

Springfield QLD 4300



Prepared on: 07 October 2025
Prepared by: Gary and Miriam

Raine & Horne[®]

CoreLogic



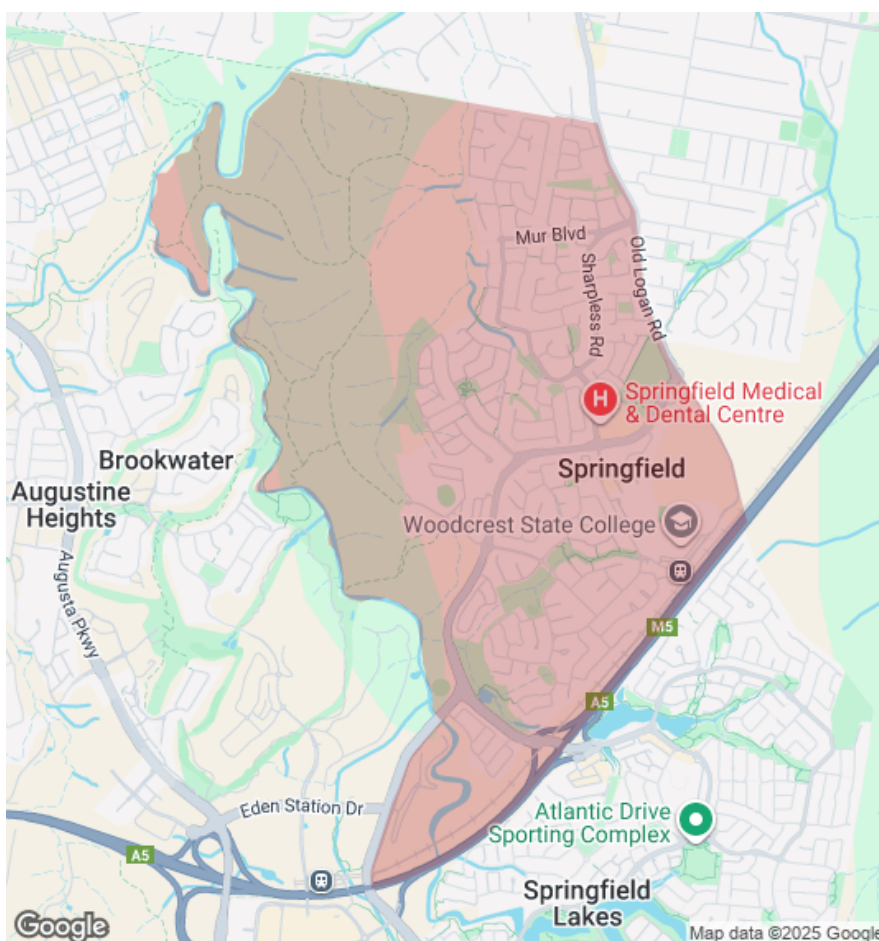
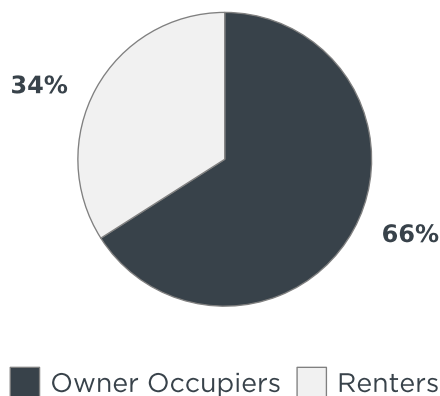
24km
Distance from GPO



7.3k
Population
↑ 8.1%
5 year population change



10 years
Average length of ownership



The size of Springfield is approximately 6.7 square kilometres. It has 19 parks covering nearly 8.8% of total area. The population of Springfield in 2016 was 6772 people. By 2021 the population was 7322 showing a population growth of 8.1% in the area during that time. The predominant age group in Springfield is 10-19 years. Households in Springfield are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield work in a professional occupation. In 2021, 65.30% of the homes in Springfield were owner-occupied compared with 62.20% in 2016.

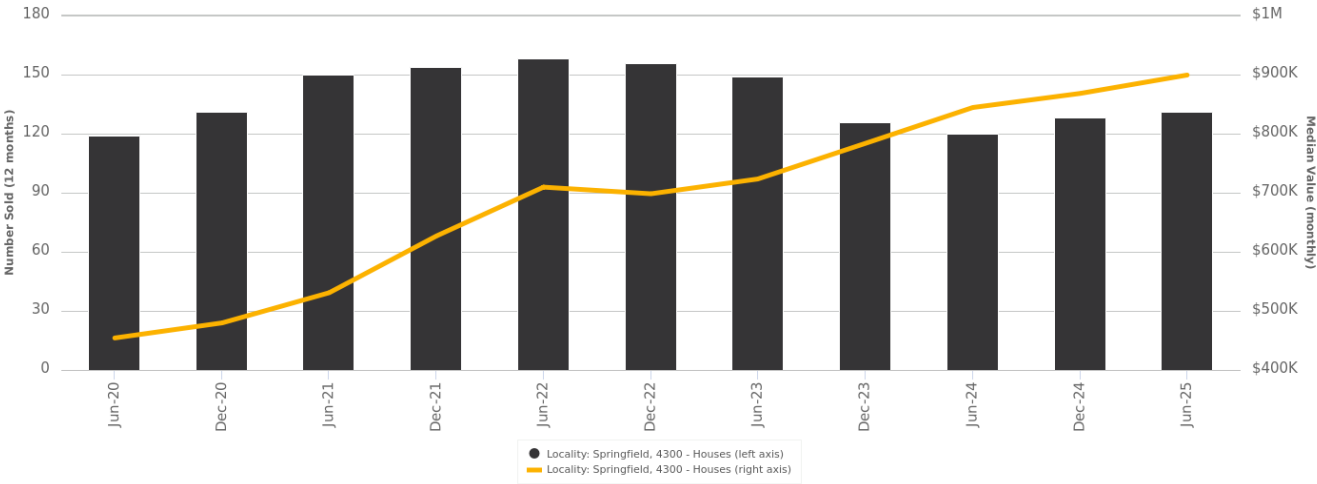
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,396	113	\$930,525	13
	288	19	\$661,103	1

*Total number of unique properties listed for sale over the past 12 months.

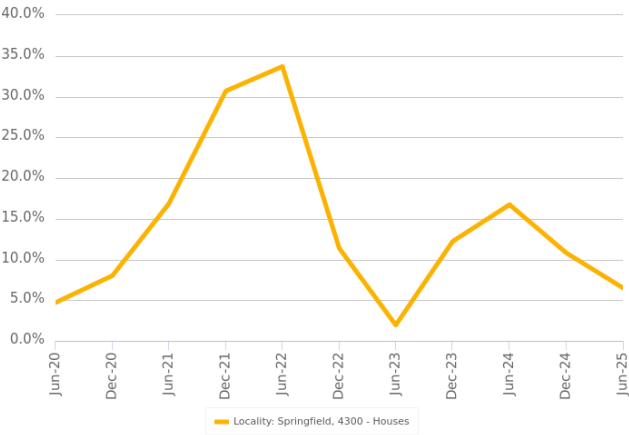


Houses: For Sale

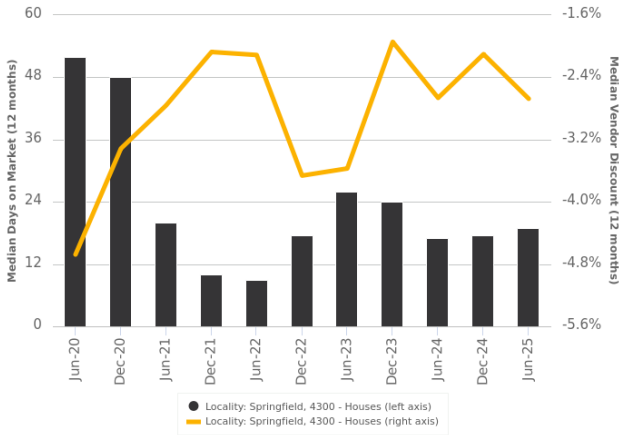
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$931,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$851,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$761,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

 0

 2
BEDROOMS

Recently Sold

 0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

 4

 3
BEDROOMS

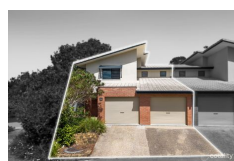
 11



**36 Ravenswood Lane
Springfield QLD 4300**

Listed on 07 Oct 2025
UNDER CONTRACT!

 1
 1
 495m²



**26/13-23 Springfield
College Drive Springfield**

Sold on 16 Sep 2025
\$695,000*

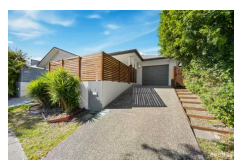
 2
 2
 287m²



**5 Olivine Place Springfield
QLD 4300**

Listed on 03 Oct 2025
By Negotiation

 1
 1
 452m²



**3 Jasper Way Springfield
QLD 4300**

Sold on 26 Aug 2025
\$765,000

 1
 2
 240m²

 6

 4
BEDROOMS

 46



**110 Panorama Drive
Springfield QLD 4300**

Listed on 07 Oct 2025
FOR SALE

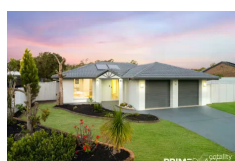
 2
 2
 424m²



**60 Sunview Road
Springfield QLD 4300**

Sold on 25 Sep 2025
\$1,041,300*

 2
 2
 794m²



**26 Sapphire Street
Springfield QLD 4300**

Listed on 07 Oct 2025
Sold Now \$980,000 by Aman
Dhillon

 2
 2
 646m²



**17 Hillview Street
Springfield QLD 4300**

Sold on 15 Sep 2025
Not Disclosed

 2
 2
 737m²

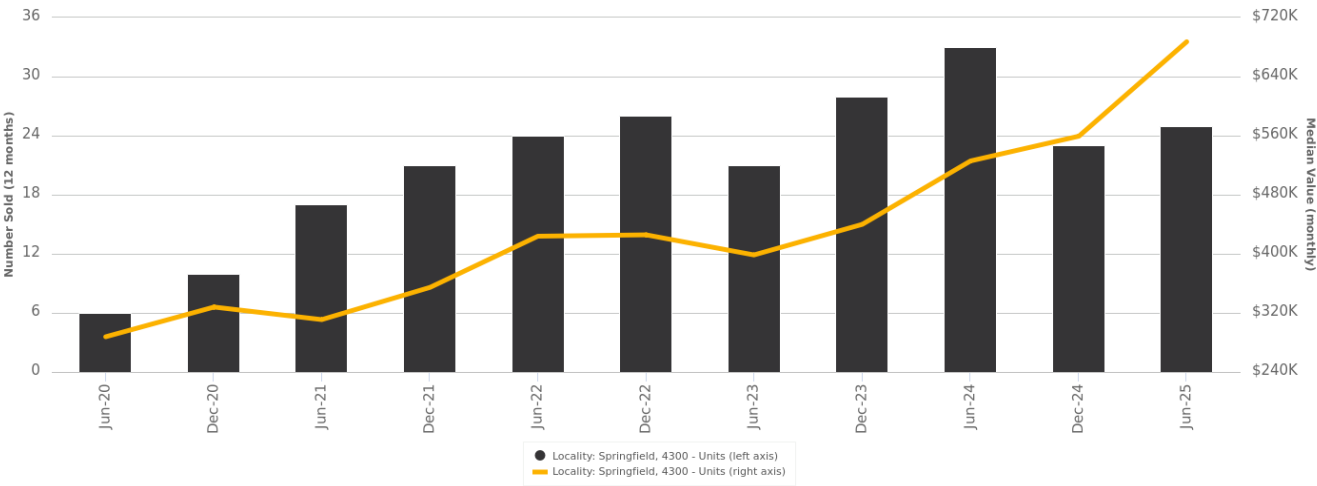


= number of houses currently On the Market or Sold within the last 6 months

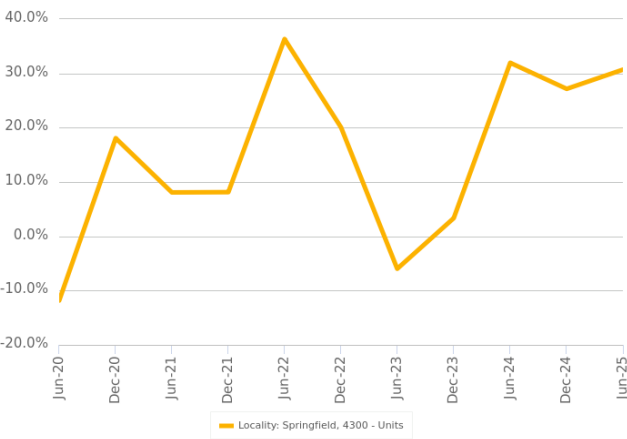
*Agent advised

Units: For Sale

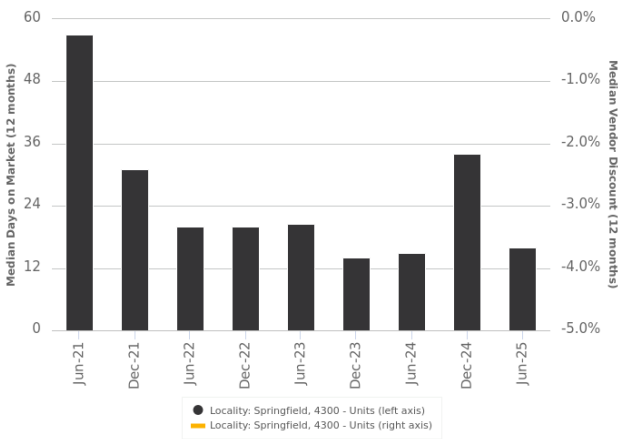
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$657,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$615,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$595,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

 Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



**34/21 Springfield Parkway
Springfield QLD 4300**

Listed on 29 Sep 2025
Another Awesome Result by
GARY SINGH



**47/9 Springfield College
Drive Springfield QLD**

Sold on 05 Aug 2025
\$735,000



**66/13-23 Springfield
College Drive Springfield**

Sold on 30 Jul 2025
\$690,000

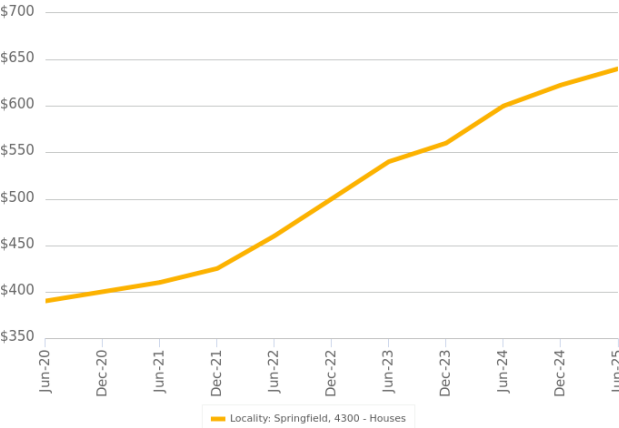


= number of units currently On the Market or Sold within the last 6 months

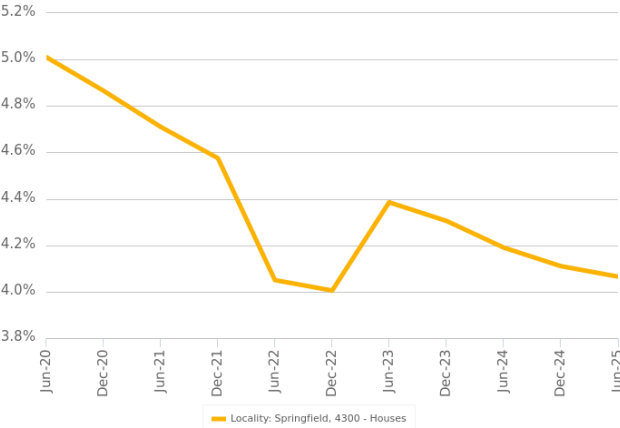


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

5

3
BEDROOMS



9 Mino Street Springfield
QLD 4300

Listed on 07 Oct 2025
\$540/W

2

2

726m²



41 Vistula Circuit
Springfield QLD 4300

Listed on 03 Oct 2025
\$570/W

1

2

319m²

8

4
BEDROOMS



94 Sunview Road
Springfield QLD 4300

Listed on 05 Oct 2025
\$770/W

4

2

583m²



32 Thornbill Crescent
Springfield QLD 4300

Listed on 04 Oct 2025
\$725/W

2

2

320m²

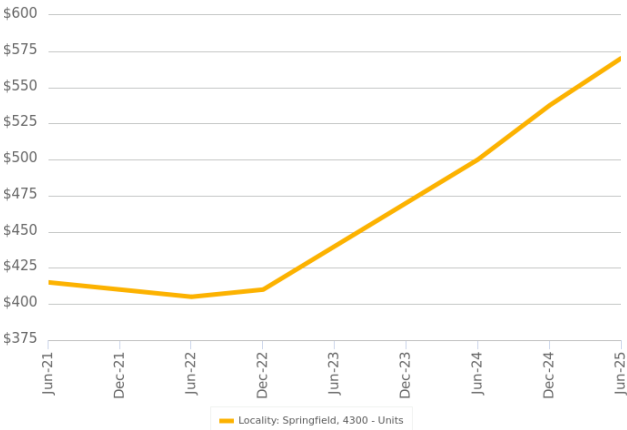


= number of houses observed as On the Market for Rent within the last month

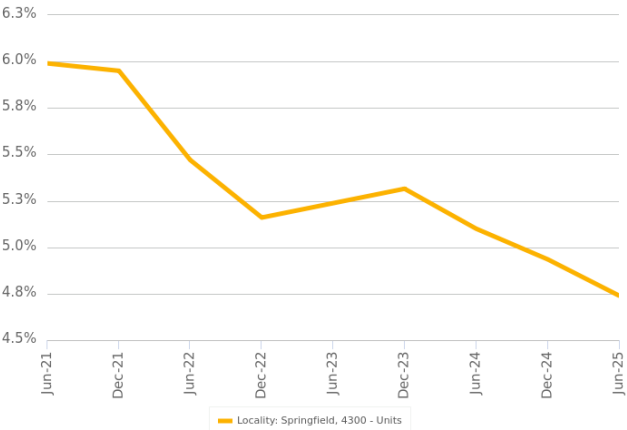


Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



0



1

BEDROOMS

There are no 1 bedroom Units for rent in this suburb



0



2

BEDROOMS

There are no 2 bedroom Units for rent in this suburb



1



3

BEDROOMS



13-23 Springfield College Drive Springfield QLD

Listed on 03 Oct 2025
\$600/W



2



2



3.90Ha



= number of units observed as On the Market for Rent within the last month

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