



Springfield Lakes QLD 4300

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



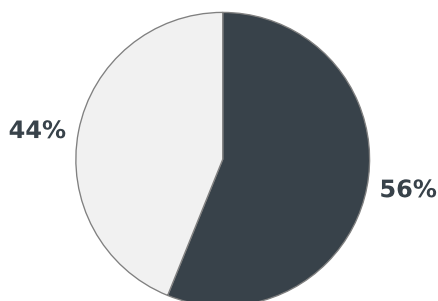
26km
Distance from GPO



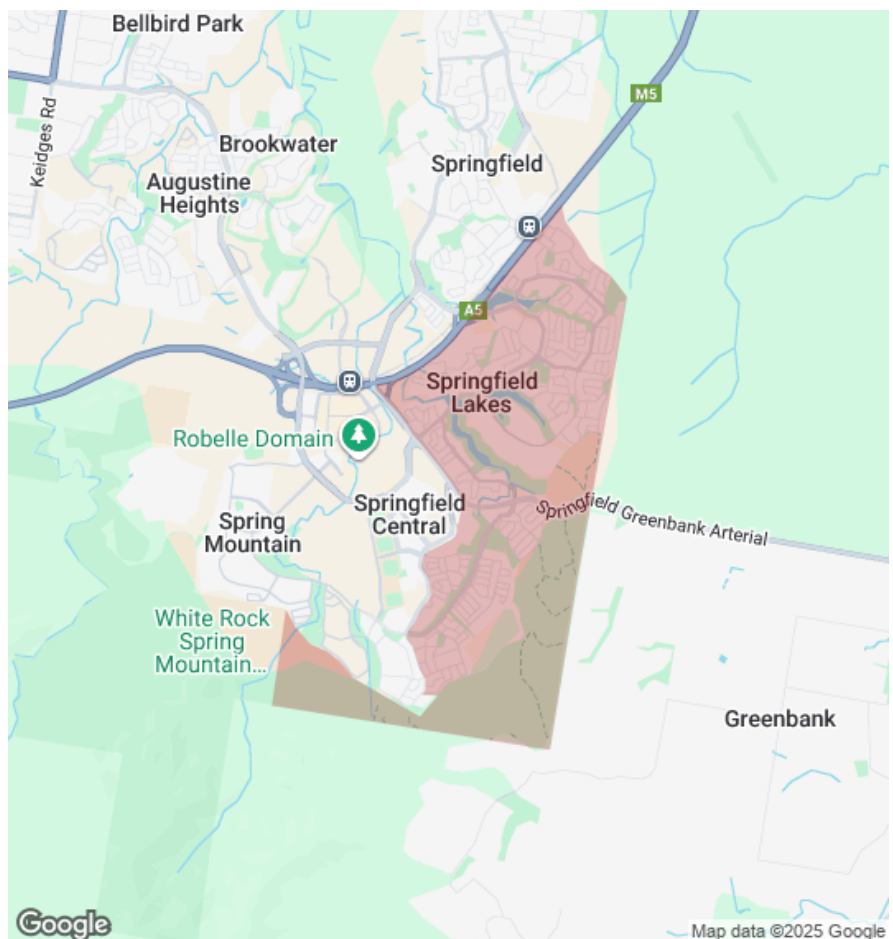
17.2k
Population
↑12.4%
5 year population change



9 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Springfield Lakes is approximately 8.8 square kilometres. It has 29 parks covering nearly 8.5% of total area. The population of Springfield Lakes in 2016 was 15318 people. By 2021 the population was 17211 showing a population growth of 12.4% in the area during that time. The predominant age group in Springfield Lakes is 30-39 years. Households in Springfield Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield Lakes work in a professional occupation. In 2021, 55.60% of the homes in Springfield Lakes were owner-occupied compared with 49.30% in 2016.

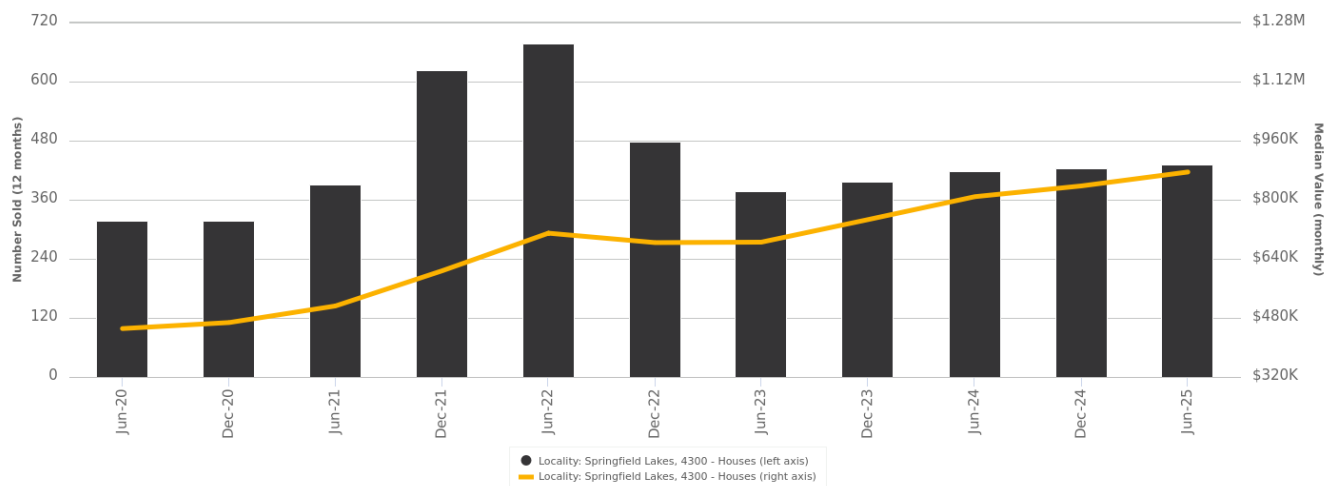
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,934	317	\$910,216	28
	294	10	\$686,786	1

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

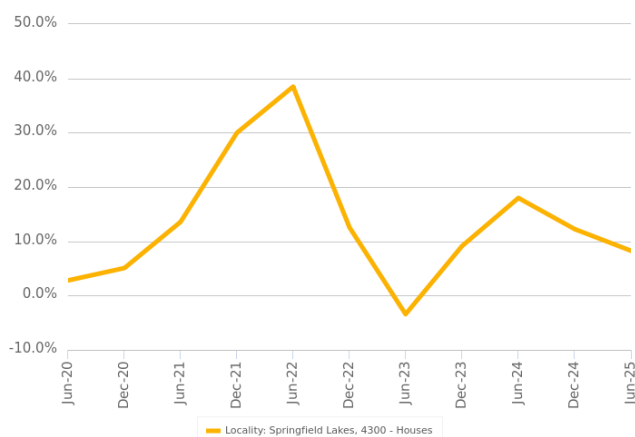


Houses: For Sale

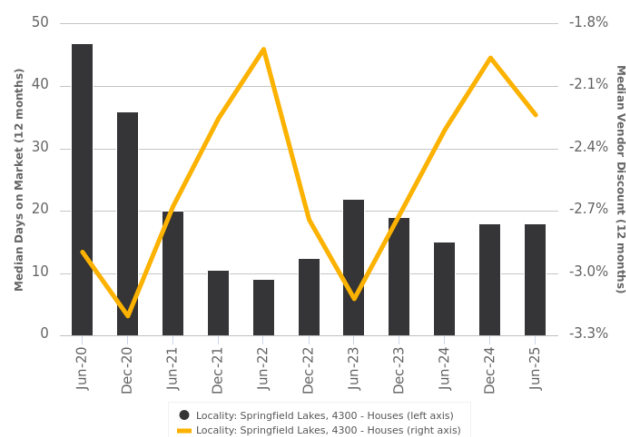
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$892,250

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

\$\$

Median Price*

\$805,000

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*

\$750,000

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

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

Recently Sold

 8



**16 Dry Dock Circuit
Springfield Lakes QLD**

Sold on 11 Aug 2025
\$580,000

 1
 1
 207m²



**12 Parkview Drive
Springfield Lakes QLD**

Sold on 31 Jul 2025
\$710,000

 1
 1
 343m²

 8

 3
BEDROOMS



**17 Esperance Crescent
Springfield Lakes QLD**

Listed on 07 Oct 2025
OFFERS OVER \$699,000

 1
 2
 240m²



**106 Girraween Drive
Springfield Lakes QLD**

Sold on 19 Sep 2025
\$800,000*

 1
 2
 300m²



**25 Highlands Terrace
Springfield Lakes QLD**

Listed on 07 Oct 2025
Offers Over \$899,000

 4
 2
 448m²



**6 Mountain Bell Lane
Springfield Lakes QLD**

Sold on 17 Sep 2025
\$860,000*

 1
 2
 374m²

 19

 4
BEDROOMS



**13 Glen Echo Street
Springfield Lakes QLD**

Listed on 07 Oct 2025
For Sale

 2
 2
 480m²



**69 Dry Dock Circuit
Springfield Lakes QLD**

Sold on 01 Oct 2025
\$945,000*

 2
 2
 400m²



**31 James Josey Avenue
Springfield Lakes QLD**

Listed on 07 Oct 2025
Offers Over \$1,049,000

 2
 2
 480m²



**4 Periwinkle Lane
Springfield Lakes QLD**

Sold on 18 Sep 2025
\$930,000*

 2
 2
 580m²

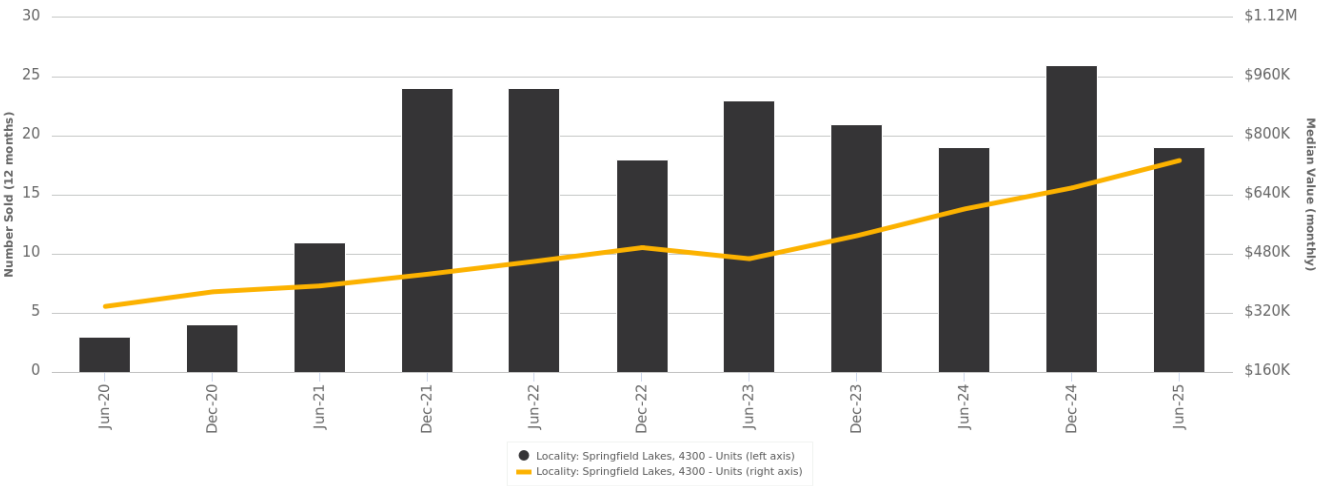


= number of houses currently On the Market or Sold within the last 6 months

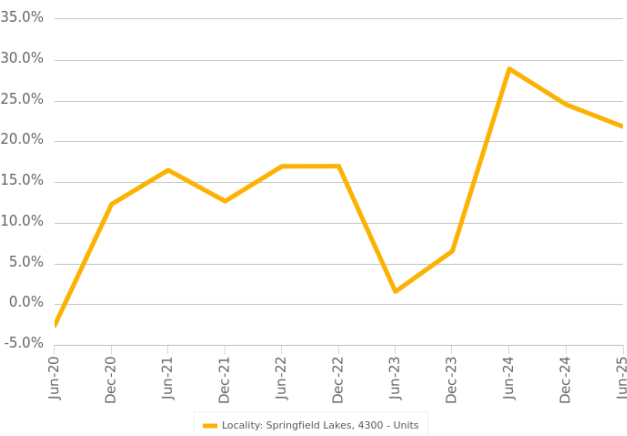
*Agent advised

Units: For Sale

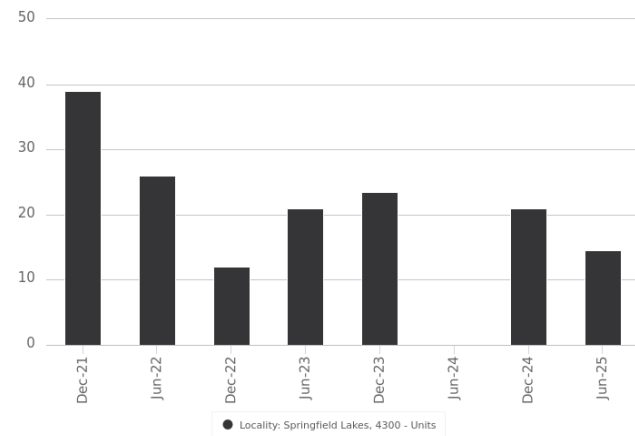
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$683,750

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

\$\$

Median Price*

\$667,500

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*

\$615,000

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

 0

 1
BEDROOMS

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

Recently Sold

 1



**51/84 The Promenade
Springfield Lakes QLD**

Sold on 22 Jul 2025
\$330,000

 1
 1
 64m²

 0

 2
BEDROOMS

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

 1



**31/84 The Promenade
Springfield Lakes QLD**

Sold on 03 Jul 2025
\$680,000

 1
 2
 115m²

 1

 3
BEDROOMS

 10



**28/8 Carnarvon Avenue
Springfield Lakes QLD**

Listed on 30 Sep 2025
Offers over 650,000.00

 2
 2
 154m²



**5/8 Carnarvon Avenue
Springfield Lakes QLD**

Sold on 17 Sep 2025
\$715,000*

 2
 2
 154m²



**48/8 Carnarvon Avenue
Springfield Lakes QLD**

Sold on 16 Sep 2025
\$715,000*

 1
 2
 154m²



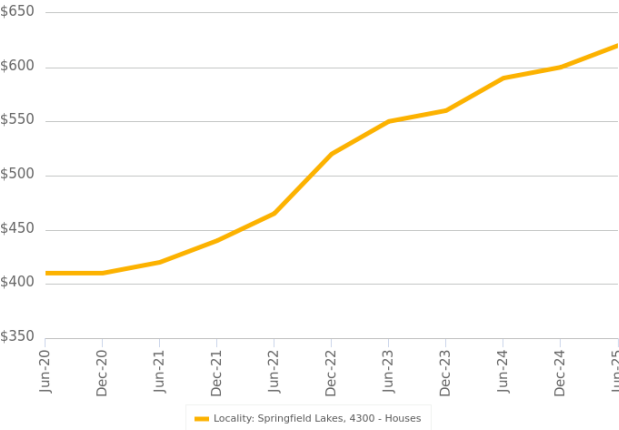
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

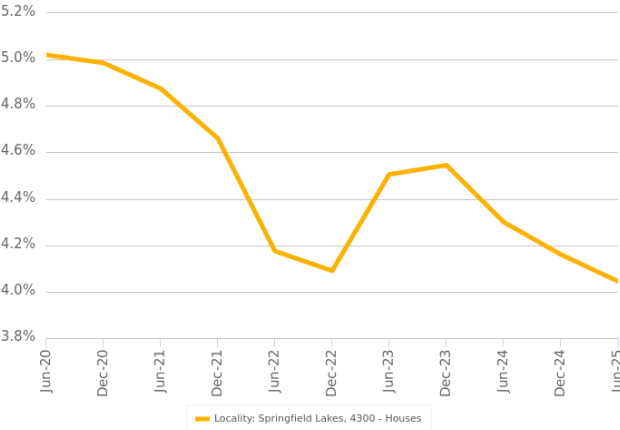


Houses: For Rent

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



9



3

BEDROOMS



6 Jupiter Street Springfield Lakes QLD

Listed on 07 Oct 2025
\$590/W



1



2



300m²



9 Madeira Street Springfield Lakes QLD

Listed on 07 Oct 2025
\$650/W



2



2



300m²



36



4

BEDROOMS



8 Cascades Street Springfield Lakes QLD

Listed on 07 Oct 2025
\$590/W



2



2



300m²



34 Chamomile Street Springfield Lakes QLD

Listed on 07 Oct 2025
\$720/W



2



2



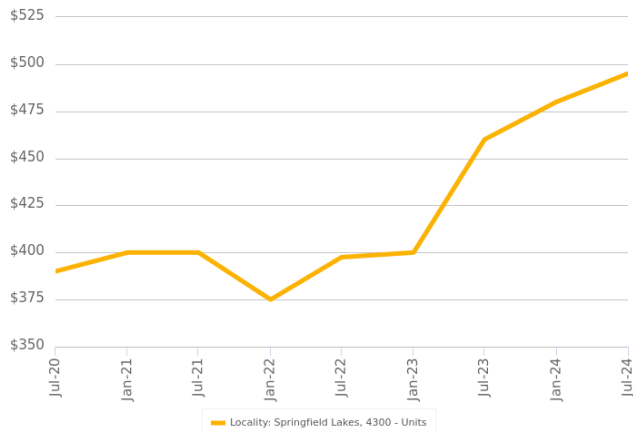
623m²



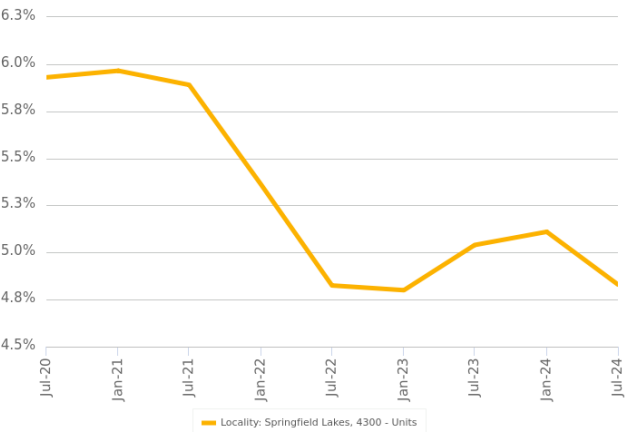
= number of houses observed as On the Market for Rent within the last month

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



3



3

BEDROOMS



**35 Tea Trees Avenue
Springfield Lakes QLD**

Listed on 07 Oct 2025
\$600/W



2



**70/5 Spring Avenue
Springfield Lakes QLD**

Listed on 01 Oct 2025
\$630/W



1



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

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