



Westlake QLD 4074

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



15km
Distance from GPO

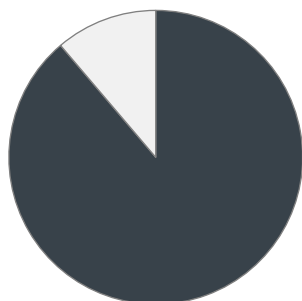


4.5k
Population
↑ 4.1%
5 year population change



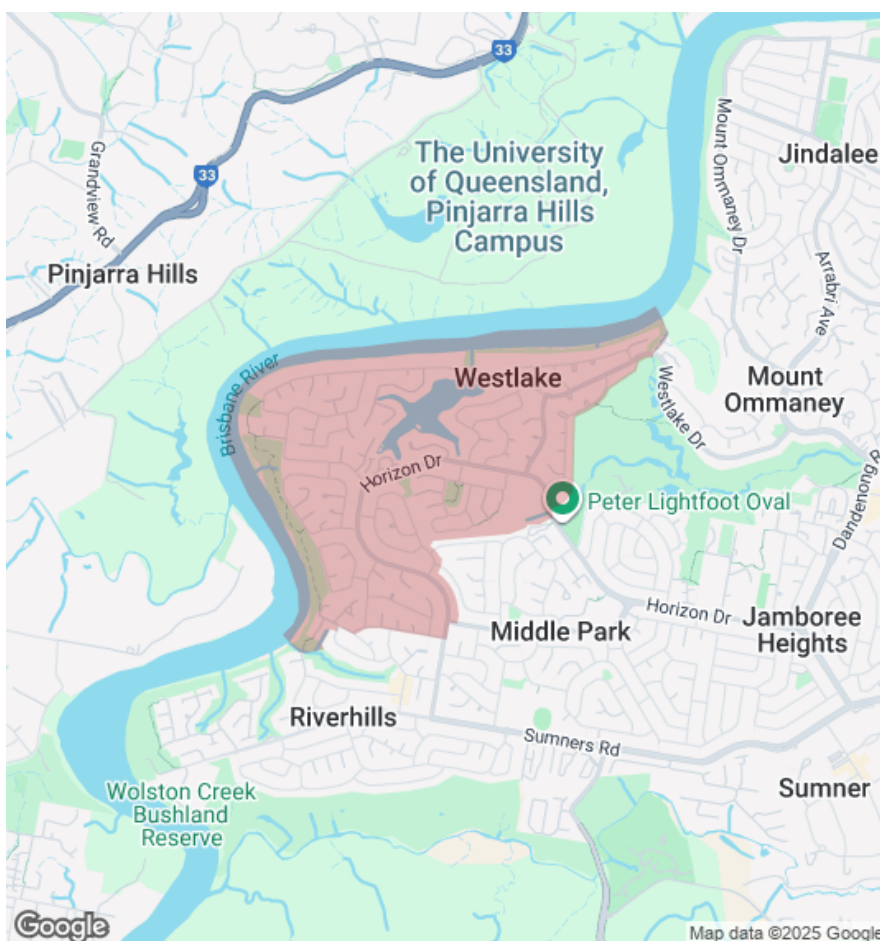
15 years
Average length of ownership

11%



89%

Owner Occupiers Renters



The size of Westlake is approximately 2.2 square kilometres. It has 8 parks covering nearly 9.1% of total area. The population of Westlake in 2016 was 4368 people. By 2021 the population was 4547 showing a population growth of 4.1% in the area during that time. The predominant age group in Westlake is 60-69 years. Households in Westlake are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Westlake work in a professional occupation. In 2021, 87.80% of the homes in Westlake were owner-occupied compared with 87.30% in 2016.

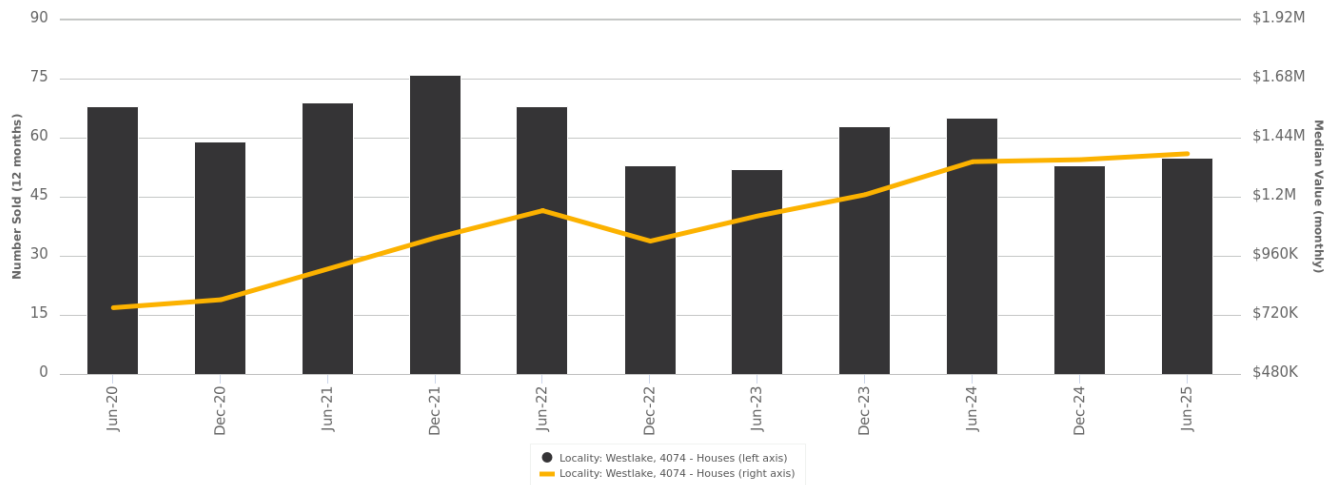
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,531	55	\$1,376,725	14
	43	3	\$818,149	2

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

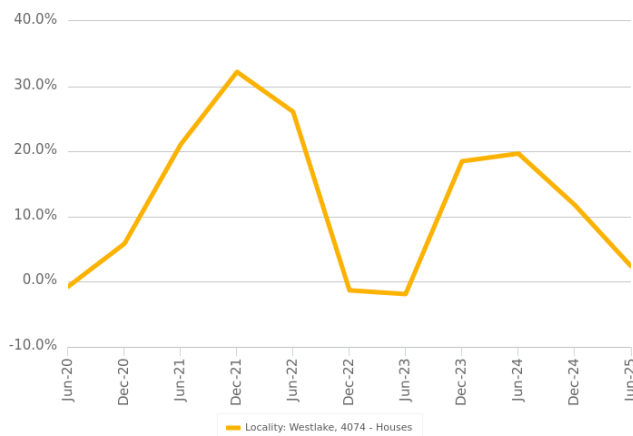


Houses: For Sale

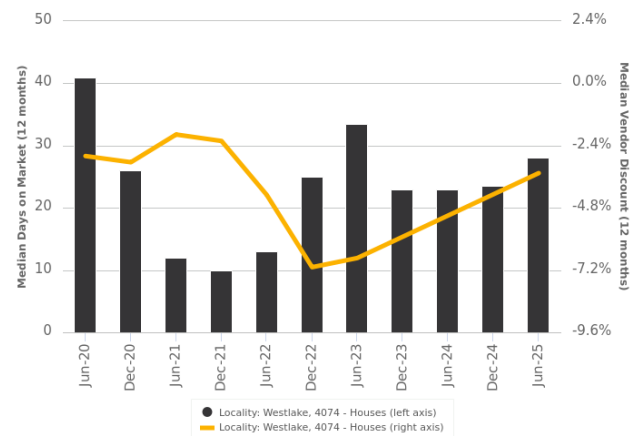
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,615,444

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

\$\$

Median Price*

\$1,330,000

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*

\$1,172,500

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



Recently Sold



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



There are no 3 bedroom Houses on the market in this suburb



**8 Raeside Street Westlake
QLD 4074**
Sold on 25 Jun 2025
\$873,000



**26 Ottawa Street Westlake
QLD 4074**
Sold on 30 May 2025
\$970,000



**48 Barcoorah Street
Westlake QLD 4074**
Listed on 07 Oct 2025
UNDER CONTRACT AT
AUCTION



**7 Yarra Close Westlake
QLD 4074**
Sold on 28 Sep 2025
Not Disclosed



**24 Bellfield Place Westlake
QLD 4074**
Listed on 07 Oct 2025
FOR SALE



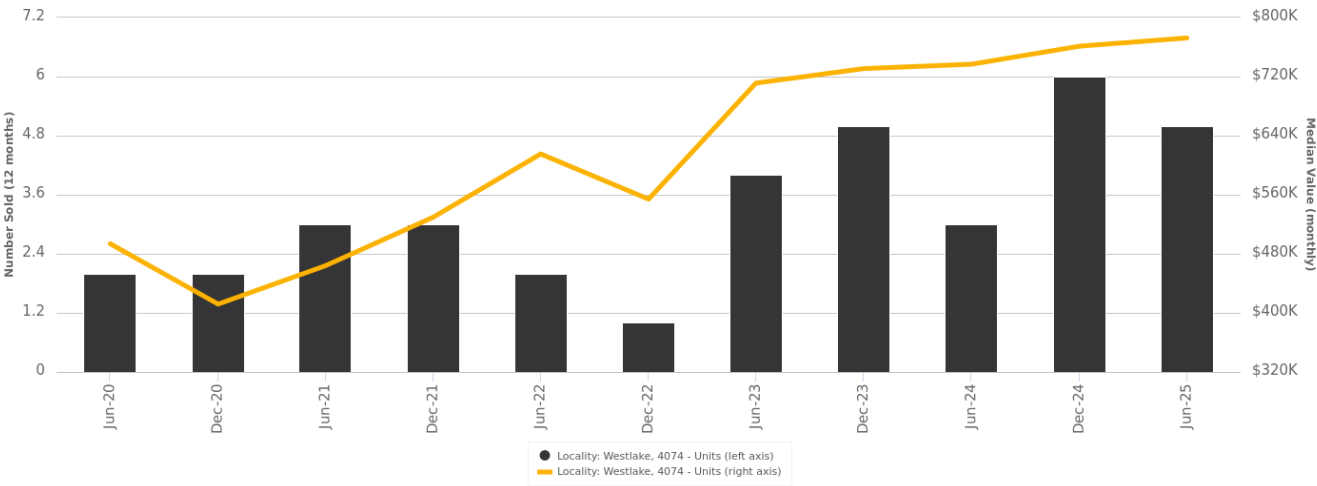
**26 Clutha Street Westlake
QLD 4074**
Sold on 19 Sep 2025
Not Disclosed



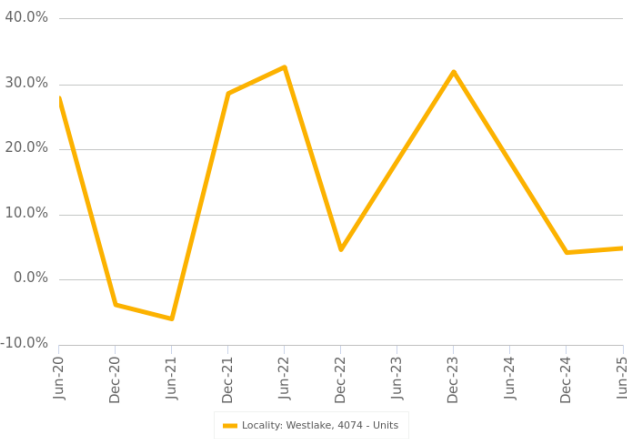
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$231,500

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

\$\$

Median Price*

\$215,000

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*

\$203,000

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



Recently Sold



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



**45/241 Horizon Drive
Westlake QLD 4074**

Listed on 01 Oct 2025
FOR SALE



**8/241 Horizon Drive
Westlake QLD 4074**

Sold on 09 Jun 2025
\$669,184



**3/241 Horizon Drive
Westlake QLD 4074**

Listed on 25 Sep 2025
FOR SALE

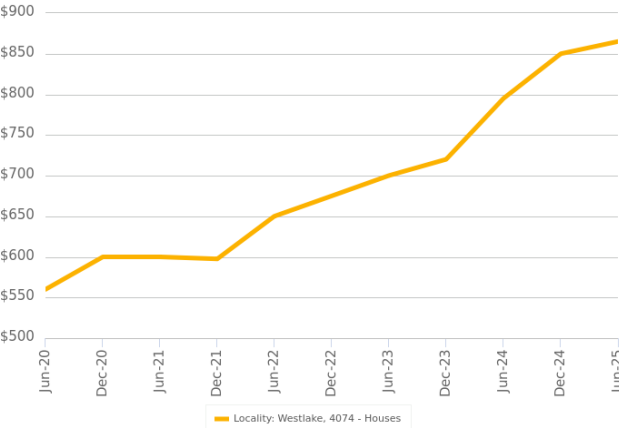


= number of units currently On the Market or Sold within the last 6 months

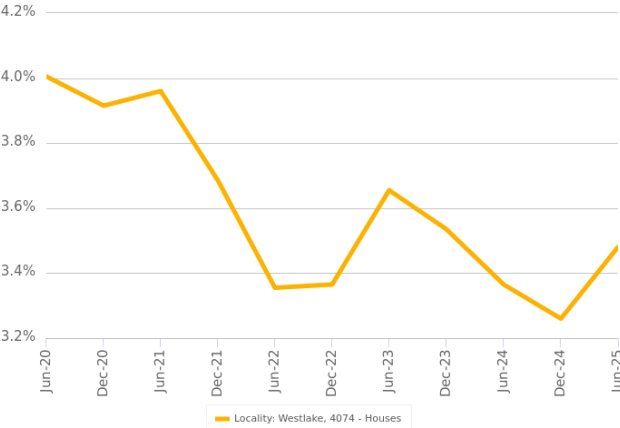


Houses: For Rent

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

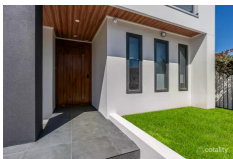


1



3

BEDROOMS



240 Horizon Drive
Westlake QLD 4074

Listed on 29 Sep 2025
\$1,000/W



-



2



418m²



0



4

BEDROOMS

There are no 4 bedroom Houses for rent in this suburb



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

 Units: For Rent

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



0



3

BEDROOMS

There are no 3 bedroom Units for rent in this suburb



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

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