

Bellbowrie QLD
4070



Prepared on: 07 April 2026
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Raine & Horne[®]

CoreLogic



18km
 Distance from GPO

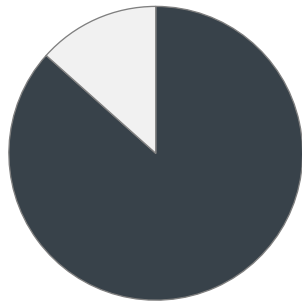


5.5k
 Population
0.6%
 5 year population change



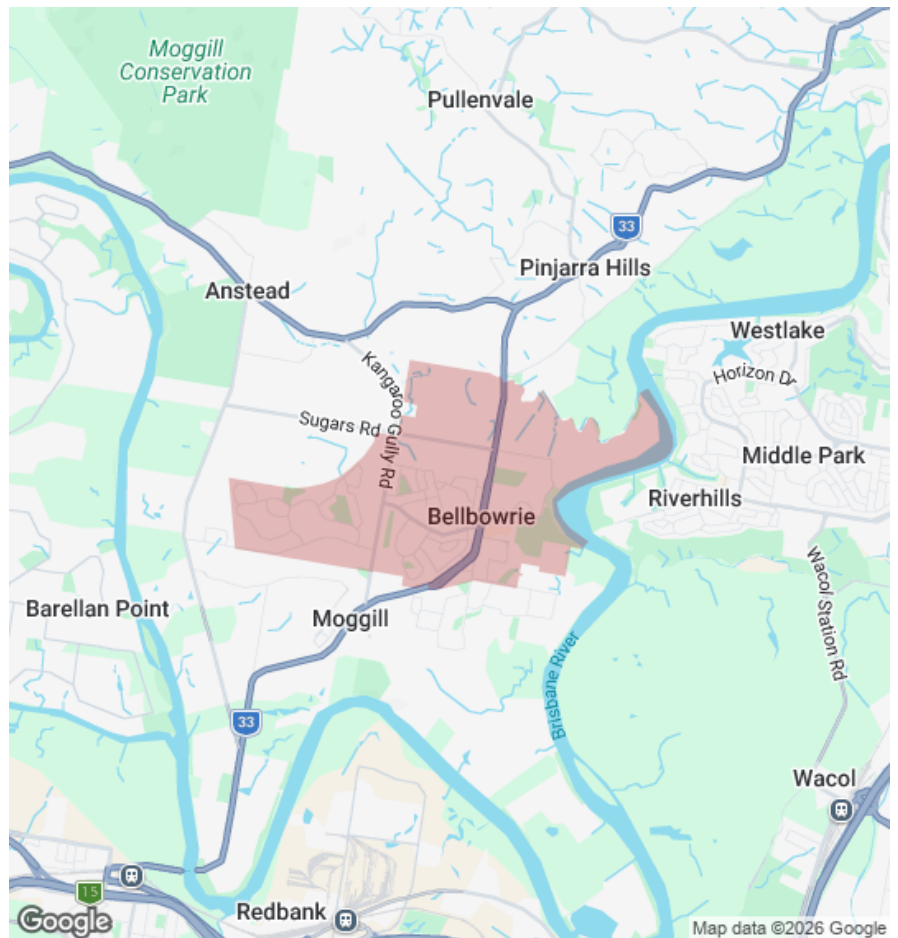
14 years
 Average length of ownership

13%



87%

■ Owner Occupiers □ Renters



The size of Bellbowrie is approximately 5.7 square kilometres. It has 21 parks covering nearly 7.6% of total area. The population of Bellbowrie in 2016 was 5462 people. By 2021 the population was 5495 showing a population growth of 0.6% in the area during that time. The predominant age group in Bellbowrie is 10-19 years. Households in Bellbowrie are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bellbowrie work in a professional occupation. In 2021, 85.40% of the homes in Bellbowrie were owner-occupied compared with 83.00% in 2016.

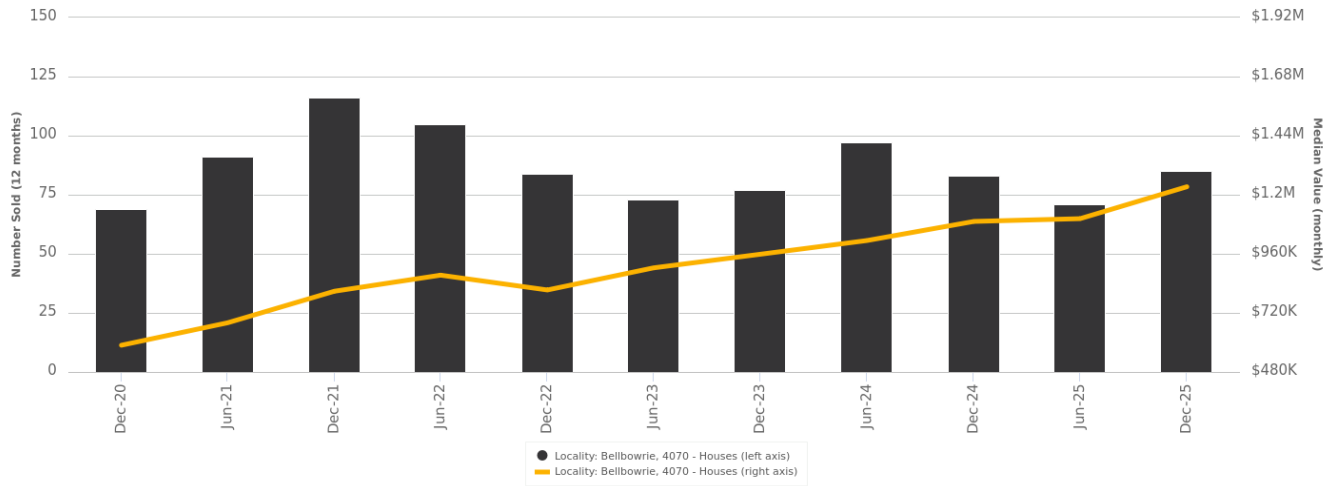
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,905	63	\$1,283,626	1
	44	1	\$991,806	0

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

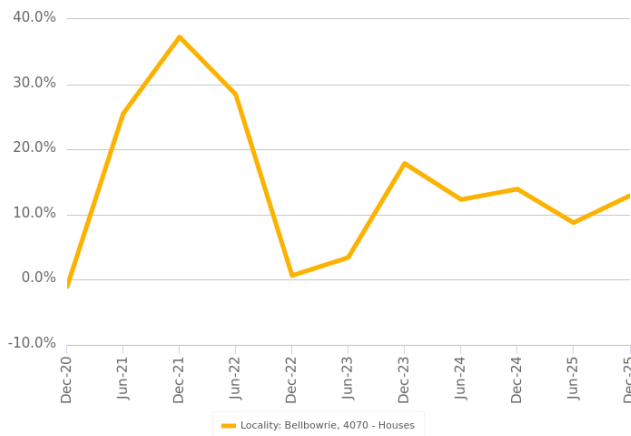


Houses: For Sale

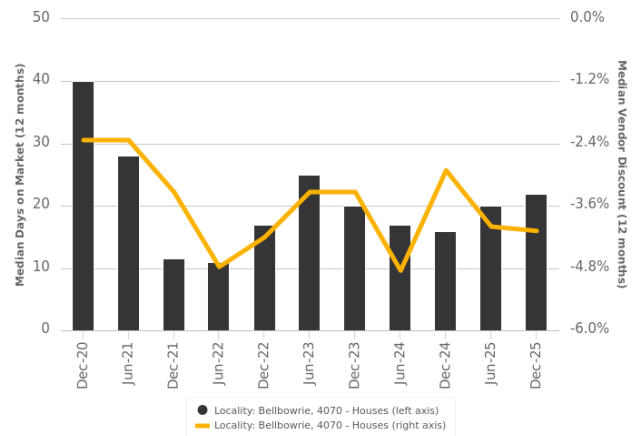
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,376,250

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

\$\$

Median Price*

\$1,160,000

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*

\$960,000

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

Recently Sold

 0

 **2**
BEDROOMS

 0

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

 0

 **3**
BEDROOMS

 4

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



**8 Anchusa Street
Bellbowrie QLD 4070**

Sold on 19 Jan 2026
\$1,160,000

 2
 1
 1,053m²



**10 Westcott Place
Bellbowrie QLD 4070**

Sold on 11 Dec 2025
\$1,650,000

 2
 2
 2,505m²

 1

 **4**
BEDROOMS

 17



**10 Marlock Street
Bellbowrie QLD 4070**

Listed on 07 Apr 2026
FOR SALE

 2
 2
 1,025m²



**76 Lather Road Bellbowrie
QLD 4070**

Sold on 20 Mar 2026
\$1,426,014*

 1
 1
 1.01Ha



**61 Pine County Place
Bellbowrie QLD 4070**

Sold on 12 Feb 2026
\$1,175,000

 2
 2
 700m²

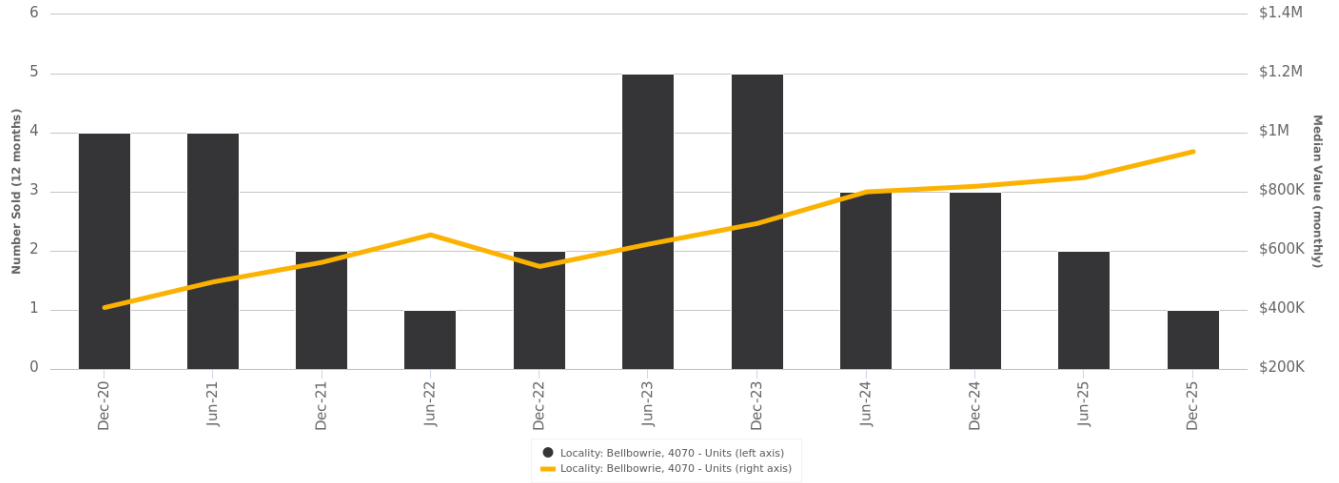


= number of houses currently On the Market or Sold within the last 6 months

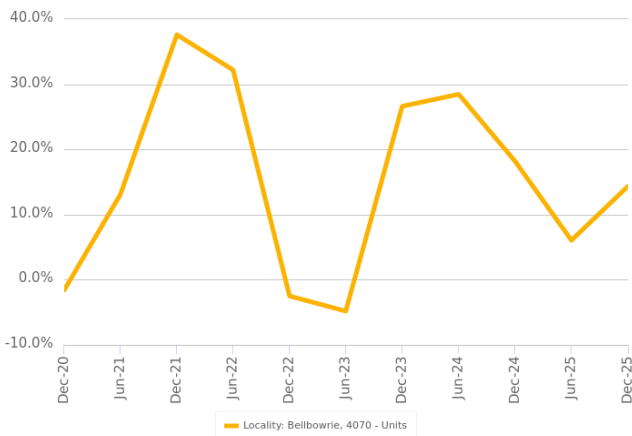
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$336,250

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

\$\$

Median Price*

\$322,500

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*

\$295,012

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



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

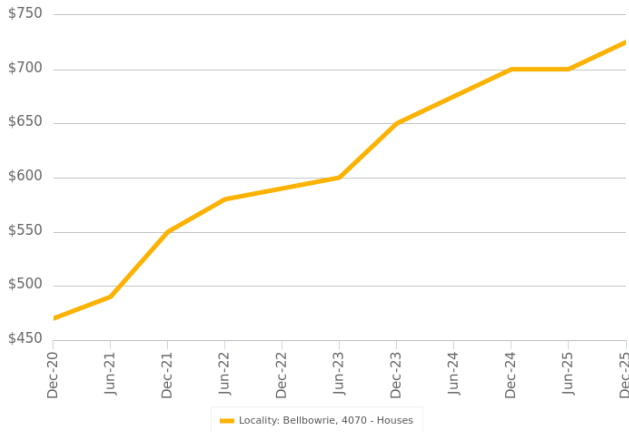
There are no recently sold 3 bedroom Units in this suburb



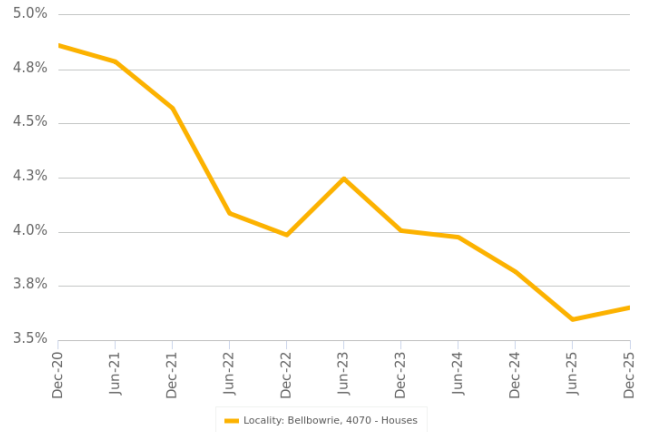
= number of units currently On the Market or Sold within the last 6 months

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

0 3 BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1 4 BEDROOMS



**8 Dougy Place Bellbowrie
 QLD 4070**

Listed on 19 Feb 2026
 \$730/W

2

2

500m²



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

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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