

Chapel Hill QLD  
4069



Prepared on: 07 April 2026  
Prepared by: Gary and Miriam

**Raine & Horne**<sup>®</sup>

**CoreLogic**



8.5km  
 Distance from GPO



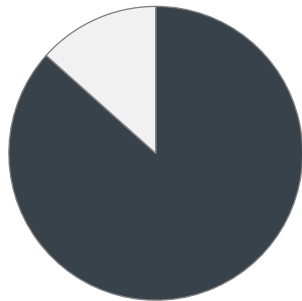
10.5k  
 Population

↑ 3.9%  
 5 year population change



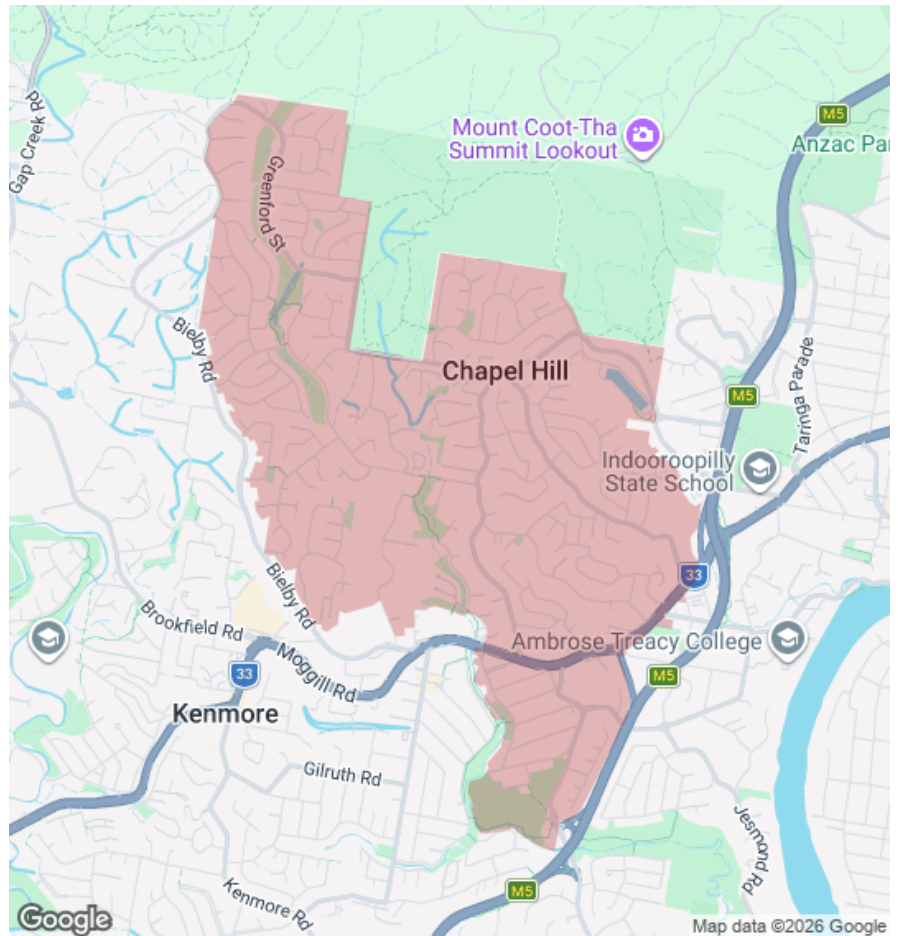
16 years  
 Average length of ownership

13%



87%

■ Owner Occupiers ■ Renters



The size of Chapel Hill is approximately 5.0 square kilometres. It has 22 parks covering nearly 12.6% of total area. The population of Chapel Hill in 2016 was 10113 people. By 2021 the population was 10511 showing a population growth of 3.9% in the area during that time. The predominant age group in Chapel Hill is 40-49 years. Households in Chapel Hill are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Chapel Hill work in a professional occupation. In 2021, 84.70% of the homes in Chapel Hill were owner-occupied compared with 83.40% in 2016.

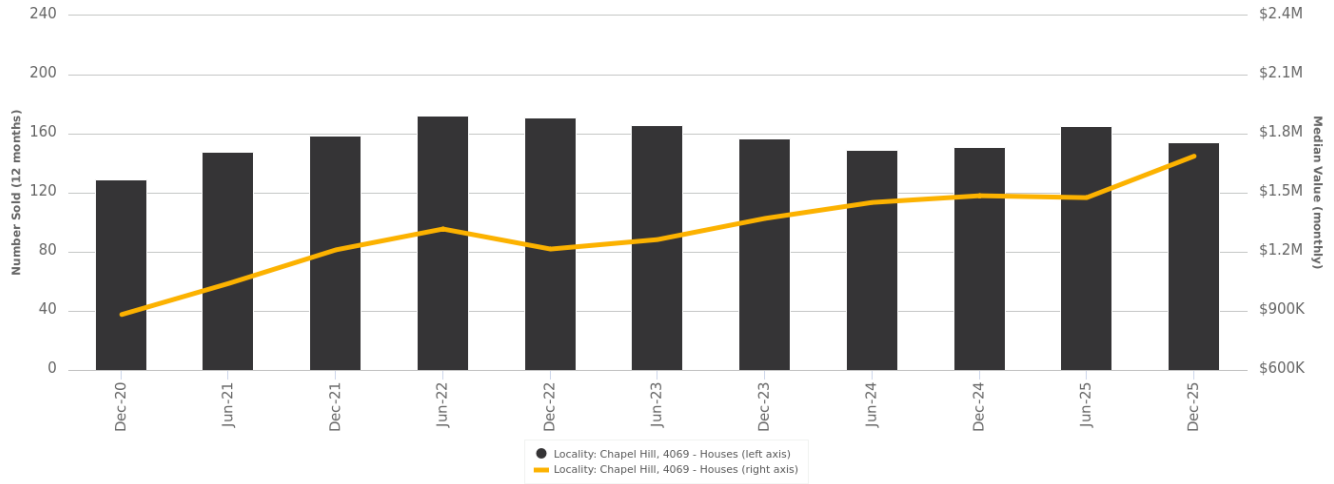
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,618	133	\$1,731,797	19
	75	3	\$1,152,323	1

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

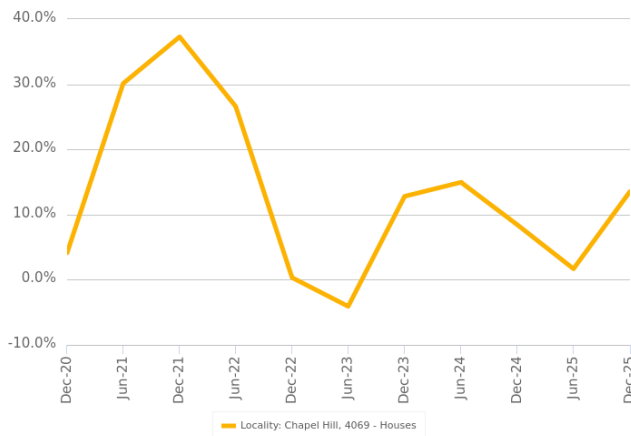


## Houses: For Sale

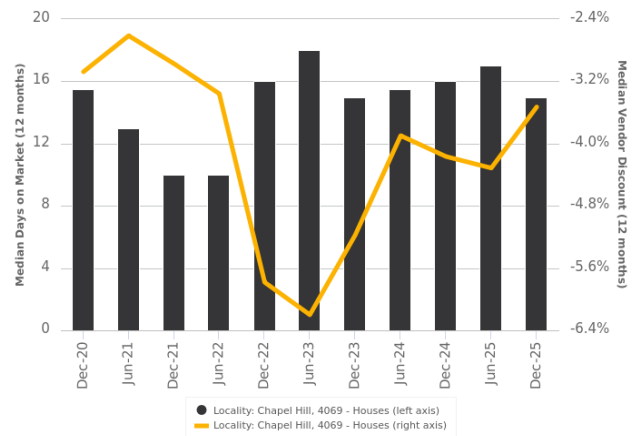
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,817,500

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

\$\$

Median Price\*

\$1,613,850

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\*

\$1,391,250

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

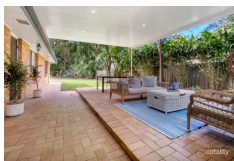
 0

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

 6

 3  
BEDROOMS

 11



**32 Lant Street Chapel Hill QLD 4069**  
 Listed on 07 Apr 2026  
 Price Guide \$1,050,000 - \$1,200,000

 2  
 1  
 1  
 546m<sup>2</sup>



**7 Kiandra Street Chapel Hill QLD 4069**  
 Sold on 27 Mar 2026  
 \$1,200,000\*

 1  
 3  
 1  
 607m<sup>2</sup>



**19/70 Fleming Road Chapel Hill QLD 4069**  
 Listed on 02 Apr 2026  
 \$1,699,000

 2  
 2  
 1



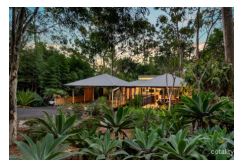
**43 Struan Street Chapel Hill QLD 4069**  
 Sold on 26 Mar 2026  
 \$1,320,000\*

 1  
 1  
 1  
 584m<sup>2</sup>

 4

 4  
BEDROOMS

 34



**18 Ludlow Street Chapel Hill QLD 4069**  
 Listed on 04 Apr 2026  
 Under Contract

 2  
 2  
 1  
 1,093m<sup>2</sup>



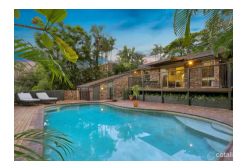
**2B Goolman Street Chapel Hill QLD 4069**  
 Sold on 25 Mar 2026  
 \$1,660,000\*

 2  
 2  
 1  
 954m<sup>2</sup>



**22 Nankoor Street Chapel Hill QLD 4069**  
 Listed on 02 Apr 2026  
 Offers Over \$1,790,000

 3  
 3  
 1  
 895m<sup>2</sup>



**14 Nankoor Street Chapel Hill QLD 4069**  
 Sold on 24 Mar 2026  
 \$1,790,000\*

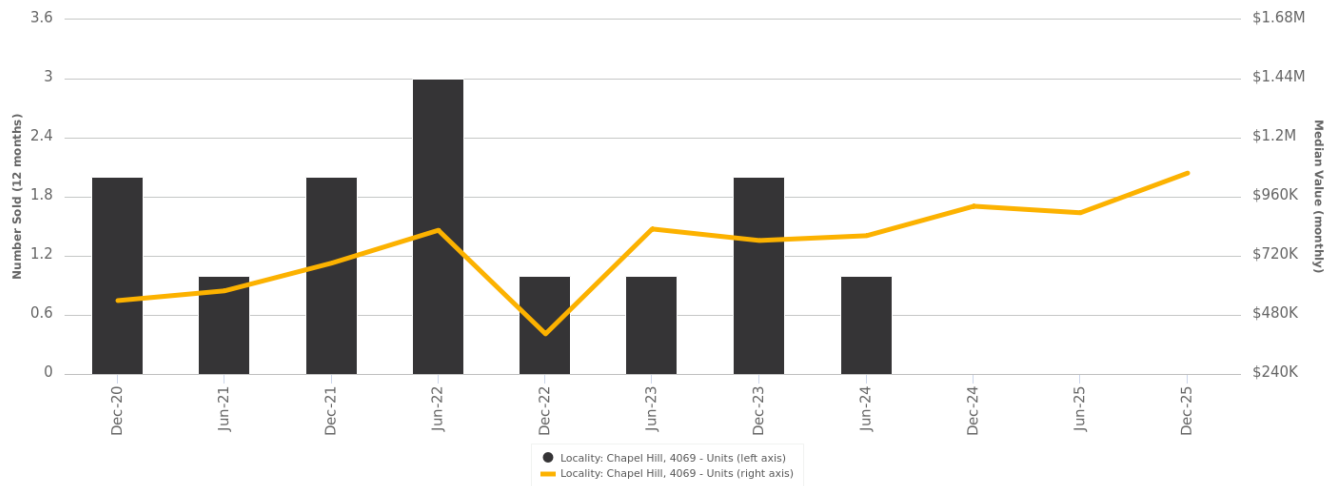
 2  
 2  
 1  
 778m<sup>2</sup>

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

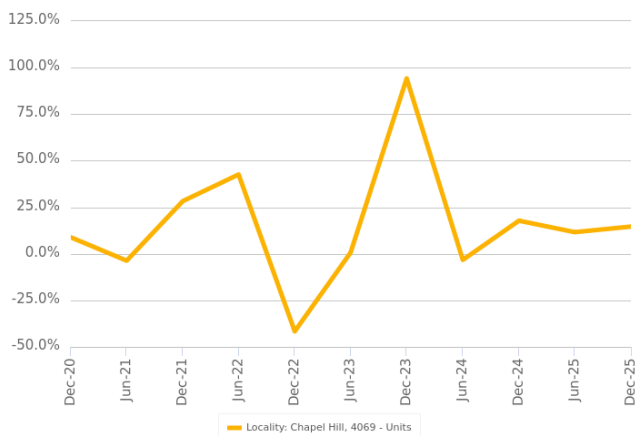
\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$182,500

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

\$\$

Median Price\*

\$170,000

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\*

\$162,499

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



**25/43 Moordale Street  
 Chapel Hill QLD 4069**

Sold on 03 Dec 2025  
 \$850,000



**30/43 Moordale Street  
 Chapel Hill QLD 4069**

Listed on 26 Mar 2026  
 Price on Request



**70 Fleming Road Chapel  
 Hill QLD 4069**

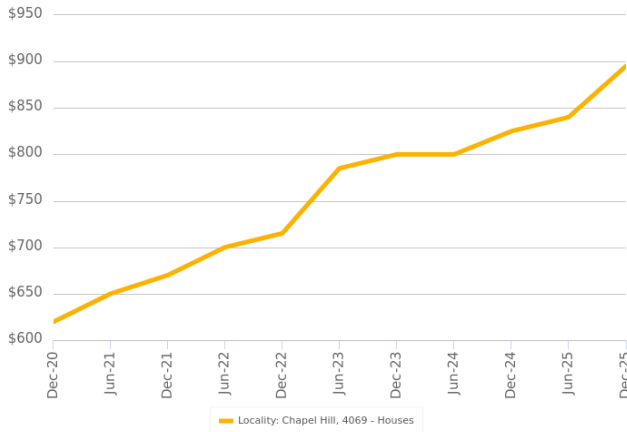
Sold on 01 Dec 2025  
 Not Disclosed



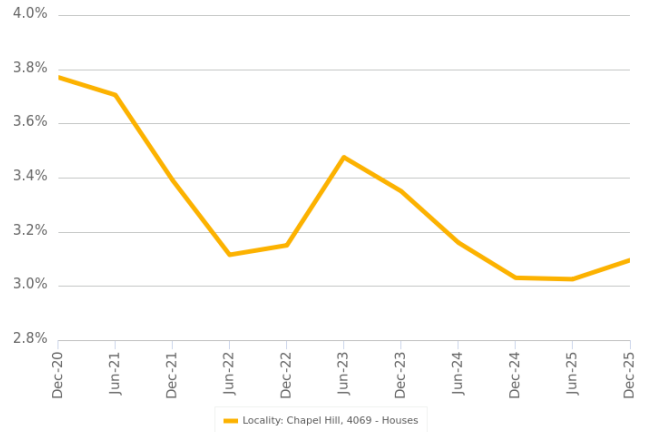
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

1

2  
BEDROOMS



**1 Ootana Street Chapel Hill QLD 4069**

Listed on 06 Apr 2026  
\$640/W



602m<sup>2</sup>

5

3  
BEDROOMS

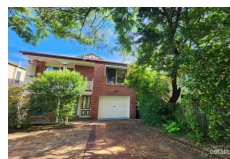


**58 Moordale Street Chapel Hill QLD 4069**

Listed on 07 Apr 2026  
\$650/W



589m<sup>2</sup>



**31 Burns Parade Chapel Hill QLD 4069**

Listed on 01 Apr 2026  
\$795/W



461m<sup>2</sup>

4

4  
BEDROOMS

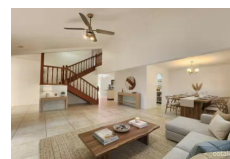


**14 Lancaster Place Chapel Hill QLD 4069**

Listed on 07 Apr 2026  
\$1,170/W



450m<sup>2</sup>



**1 Tangmere Street Chapel Hill QLD 4069**

Listed on 02 Apr 2026  
\$1,100/W



783m<sup>2</sup>



= 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

## DISCLAIMER

### Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

© Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved

### Cotality Standard Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.

### Mapping Data

A map showing boundaries of a property is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose, then you can order these separately from Cotality or the relevant government body.

### State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**  
Outside Australia: **(+61) 7 3114 9999**  
Email us: [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)