

Forest Lake QLD
4078



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

CoreLogic



18km
 Distance from GPO

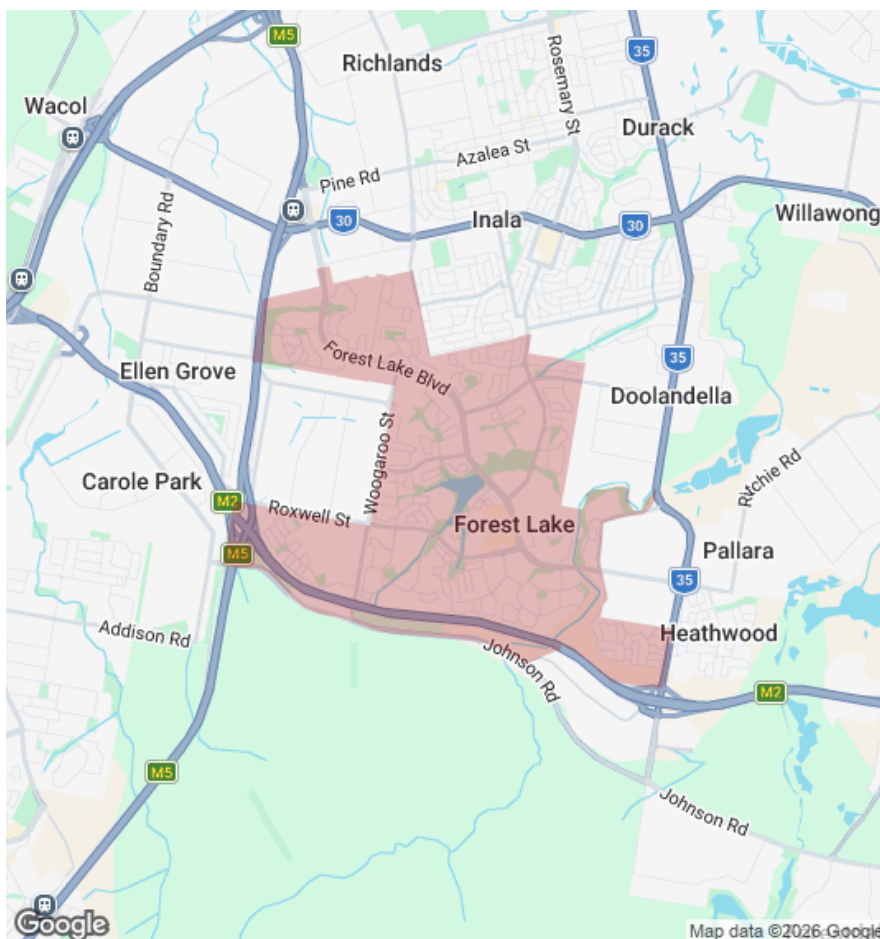
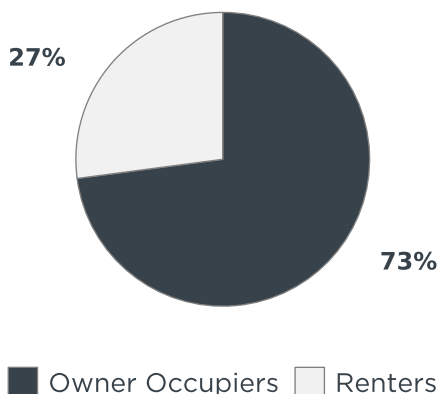


22.7k
 Population

↓ 1.0%
 5 year population change



14 years
 Average length of ownership



The size of Forest Lake is approximately 9.9 square kilometres. It has 36 parks covering nearly 15.4% of total area. The population of Forest Lake in 2016 was 22904 people. By 2021 the population was 22676 showing a population decline of 1.0% in the area during that time. The predominant age group in Forest Lake is 10-19 years. Households in Forest Lake are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Forest Lake work in a professional occupation. In 2021, 71.70% of the homes in Forest Lake were owner-occupied compared with 68.40% in 2016.

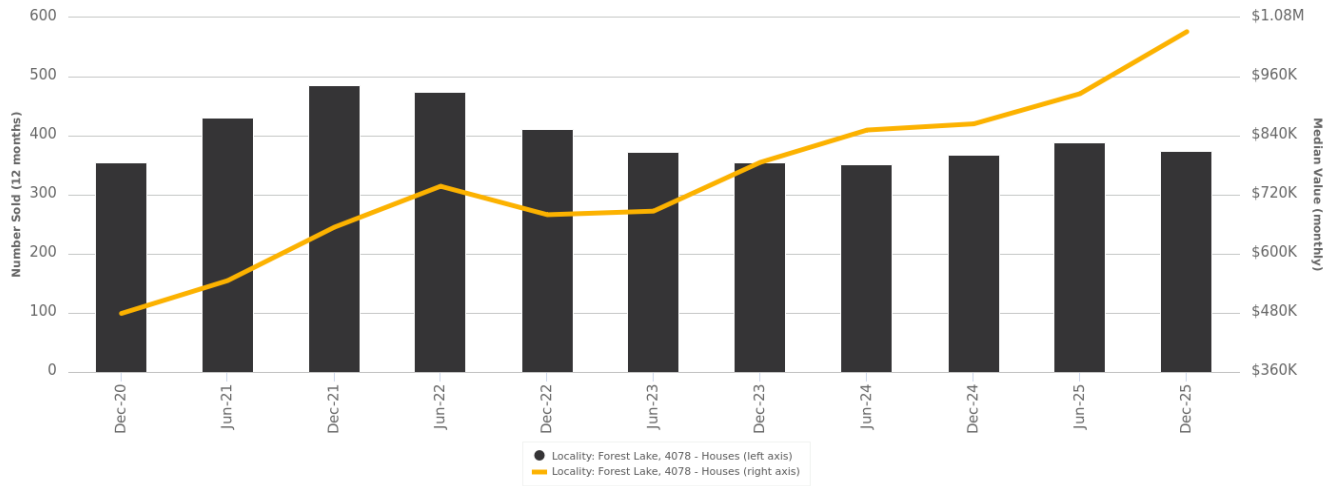
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	7,806	335	\$1,130,944	53
	404	14	\$676,916	0

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

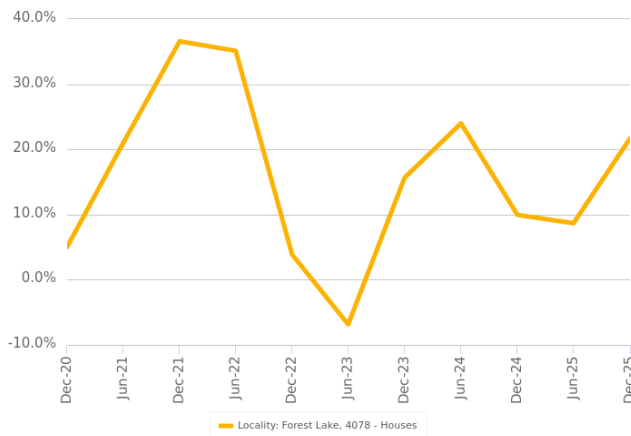


Houses: For Sale

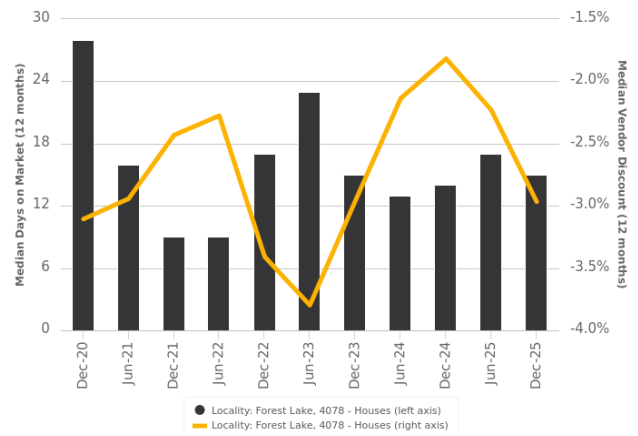
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,108,750

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

\$\$

Median Price*

\$940,500

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*

\$831,250

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

 19

 3
BEDROOMS

 73



13 Bridgeman Place Forest Lake QLD 4078

Listed on 07 Apr 2026
FOR SALE

 1
 1
 320m²



19 Amara Crescent Forest Lake QLD 4078

Sold on 02 Apr 2026
\$896,000*

 1
 1
 320m²



20 Mahogany Place Forest Lake QLD 4078

Listed on 06 Apr 2026
Ready To Move In - Submit Your Offers!

 2
 2
 448m²



41 Saint James Street Forest Lake QLD 4078

Sold on 27 Mar 2026
\$1,150,000*

 2
 1
 439m²

 25

 4
BEDROOMS

 66



37 Alexandrina Circuit Forest Lake QLD 4078

Listed on 07 Apr 2026
Offers invited over \$1,725,000

 2
 2
 504m²



4 Piccadilly Place Forest Lake QLD 4078

Sold on 28 Mar 2026
\$1,085,000*

 2
 2
 448m²



5 Carpentaria Way Forest Lake QLD 4078

Listed on 07 Apr 2026
\$1,495,000 neg

 4
 2
 700m²



3 Berrington Close Forest Lake QLD 4078

Sold on 09 Mar 2026
\$1,165,000

 2
 2
 607m²

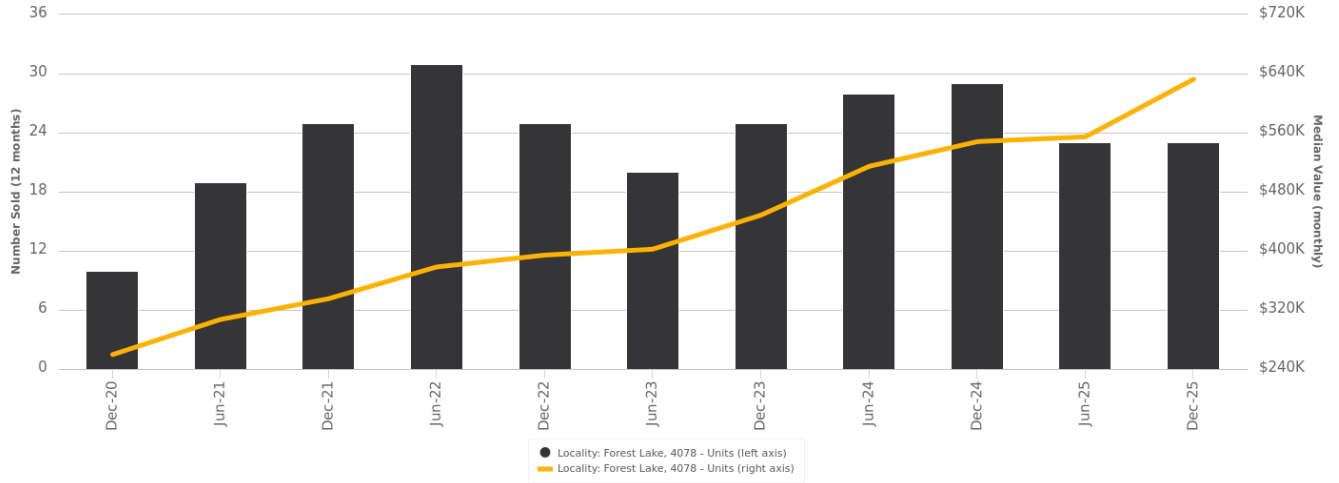


= number of houses currently On the Market or Sold within the last 6 months

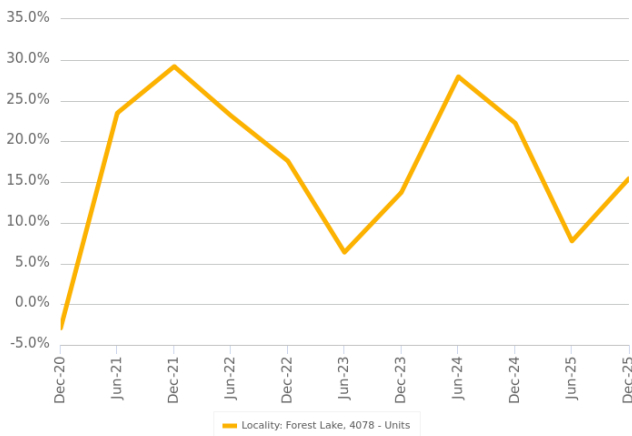
*Agent advised

Units: For Sale

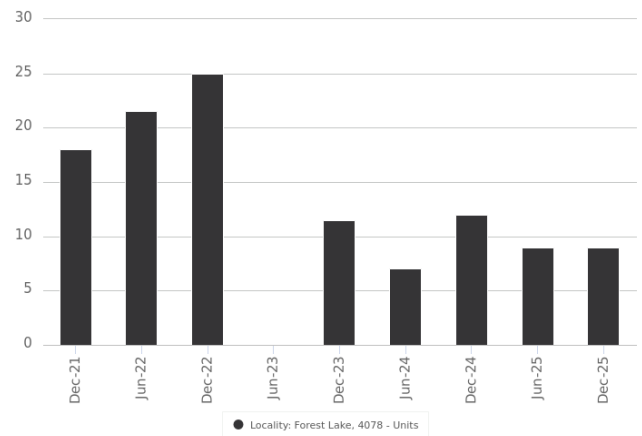
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$708,750

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

\$\$

Median Price*

\$559,000

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*

\$550,000

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



3/8 Ashton Way Forest Lake QLD 4078

Sold on 20 Feb 2026
 \$797,000



53/280 Grand Avenue Forest Lake QLD 4078

Sold on 27 Nov 2025
 \$665,000



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



69/280 Grand Avenue Forest Lake QLD 4078

Sold on 13 Dec 2025
 Not Disclosed



139/39 Tewanin Way Forest Lake QLD 4078

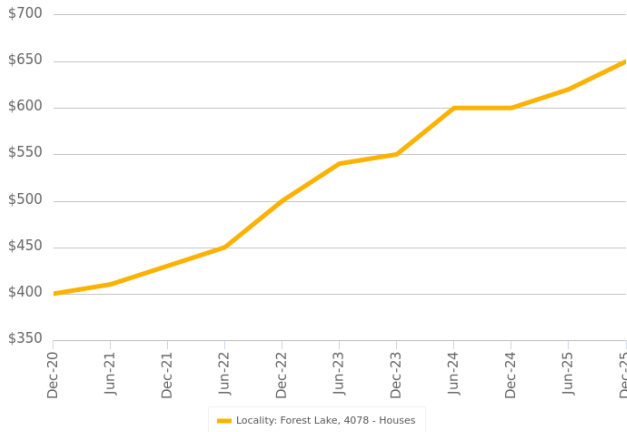
Sold on 19 Nov 2025
 \$550,000



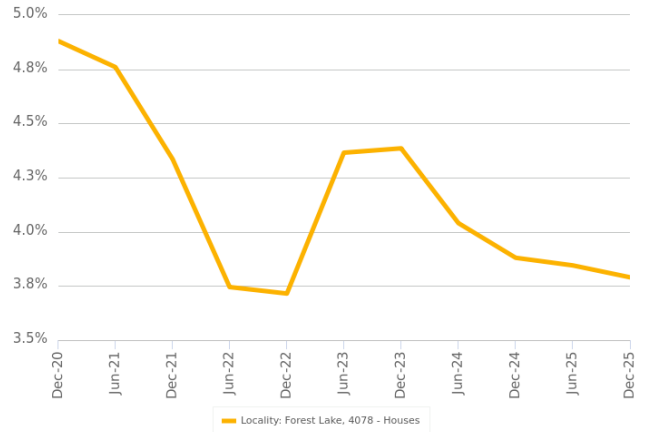
= number of units currently On the Market or Sold within the last 6 months

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

8

3
BEDROOMS



6 Landsborough Place Forest Lake QLD 4078

Listed on 07 Apr 2026
\$620/W

2

2

672m²



3 Yale Circuit Forest Lake QLD 4078

Listed on 05 Apr 2026
\$600/W

1

1

448m²

9

4
BEDROOMS



5 Baccata Place Forest Lake QLD 4078

Listed on 06 Apr 2026
\$850/W

-

2

652m²



35 Solander Circuit Forest Lake QLD 4078

Listed on 01 Apr 2026
\$760/W

2

2

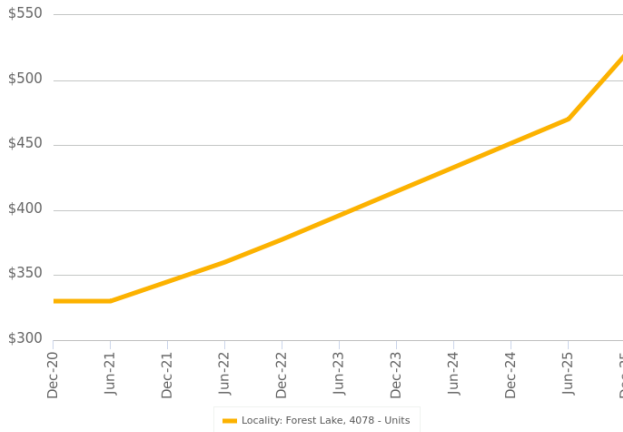
719m²



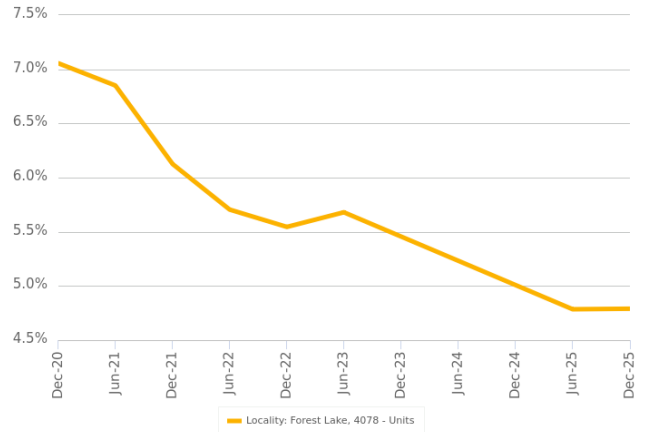
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)

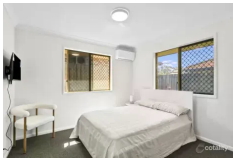


Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



16 Bullen Circuit Forest Lake QLD 4078

Listed on 11 Mar 2026
 \$330/W

1

1

375m²

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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