

Riverhills QLD  
4074



Prepared on: 07 April 2026  
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**Raine & Horne**<sup>®</sup>

**CoreLogic**



15km  
 Distance from GPO

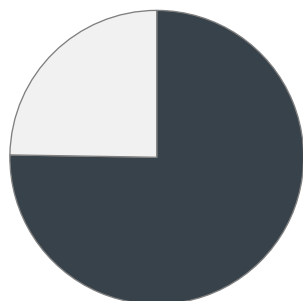


4.1k  
 Population  
 ↑ 2.0%  
 5 year population change



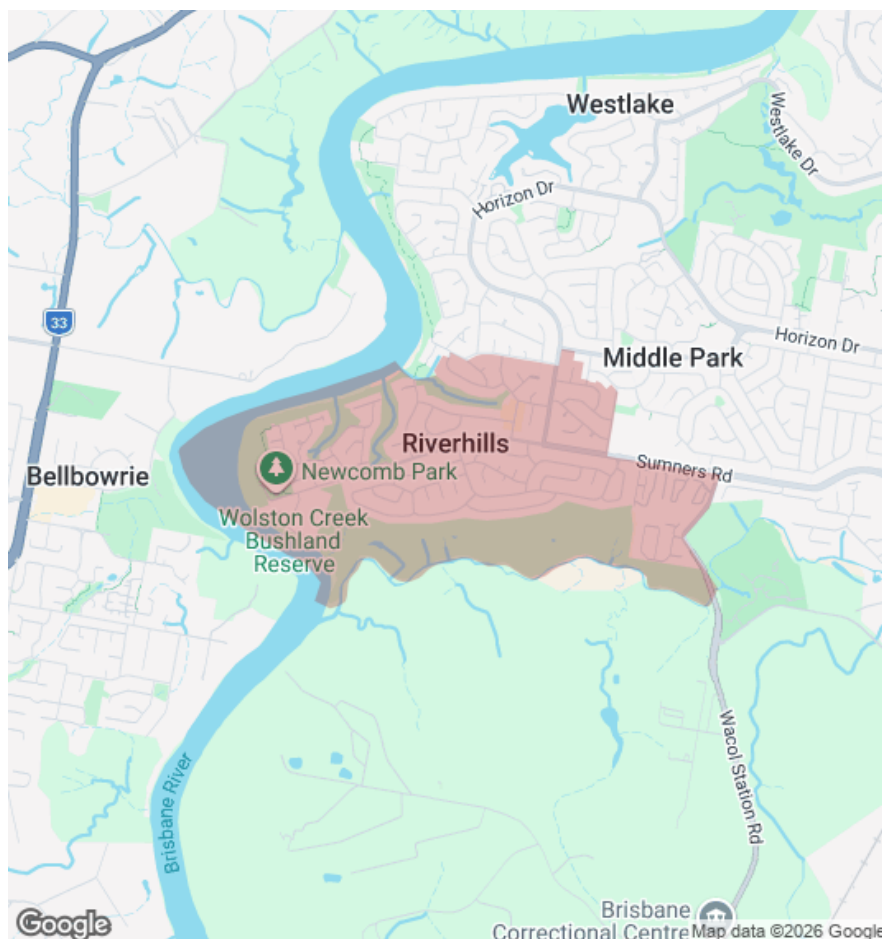
12 years  
 Average length of ownership

25%



75%

■ Owner Occupiers ■ Renters



The size of Riverhills is approximately 2.3 square kilometres. It has 4 parks covering nearly 31.0% of total area. The population of Riverhills in 2016 was 4042 people. By 2021 the population was 4121 showing a population growth of 2.0% in the area during that time. The predominant age group in Riverhills is 30-39 years. Households in Riverhills are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Riverhills work in a professional occupation. In 2021, 73.40% of the homes in Riverhills were owner-occupied compared with 71.70% in 2016.

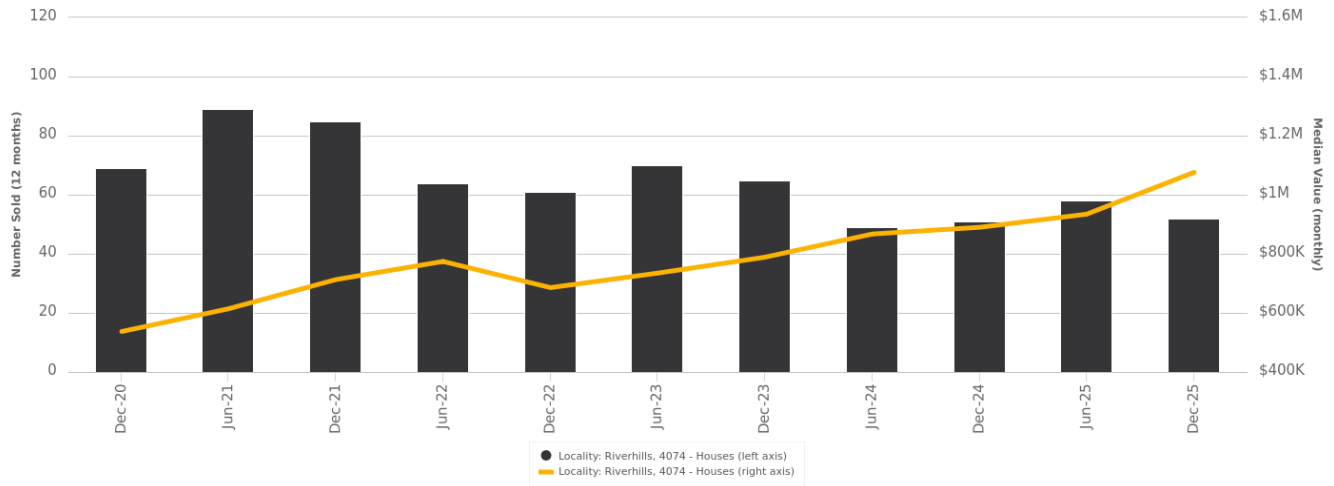
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,389	44	\$1,142,373	8
	174	13	\$862,274	4

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

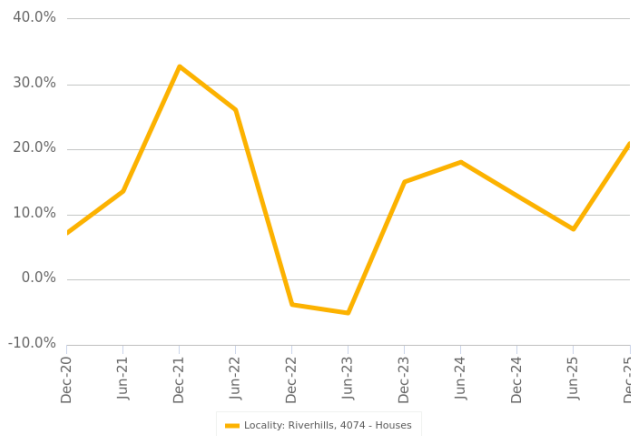


## Houses: For Sale

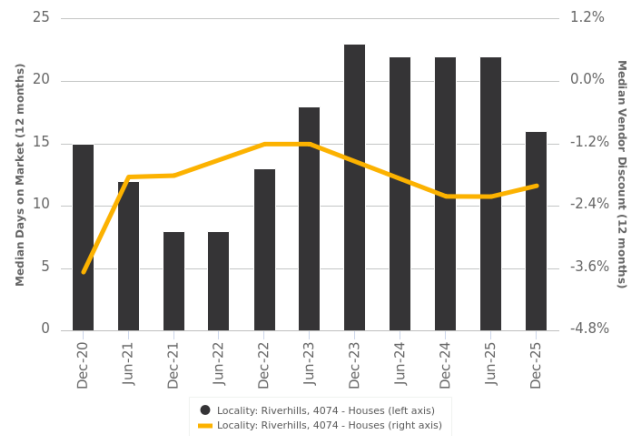
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,170,000

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

\$\$

Median Price\*

\$990,000

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\*

\$937,750

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

 1



**88/250 Sumners Road  
Riverhills QLD 4074**

Sold on 30 Nov 2025  
\$682,000

 1  
 2  
 116m<sup>2</sup>

 3

 3  
BEDROOMS



**3 Lugano Street Riverhills  
QLD 4074**

Listed on 02 Apr 2026  
FOR SALE

 2  
 1  
 550m<sup>2</sup>



**30 Paluna Street Riverhills  
QLD 4074**

Sold on 28 Jan 2026  
\$1,055,000

 1  
 1  
 551m<sup>2</sup>



**36 Prosser Street Riverhills  
QLD 4074**

Listed on 02 Apr 2026  
Under Contract

 2  
 2  
 587m<sup>2</sup>



**10 Juba Street Riverhills  
QLD 4074**

Sold on 11 Oct 2025  
\$980,000

 1  
 1  
 669m<sup>2</sup>

 4

 4  
BEDROOMS



**8 Kaputar Close Riverhills  
QLD 4074**

Listed on 02 Apr 2026  
UNDER CONTRACT

 2  
 2  
 702m<sup>2</sup>



**5 Magnet Close Riverhills  
QLD 4074**

Sold on 21 Mar 2026  
Not Disclosed

 3  
 2  
 868m<sup>2</sup>



**15 Heritage Street Riverhills  
QLD 4074**

Listed on 30 Mar 2026  
UNDER CONTRACT

 2  
 2  
 652m<sup>2</sup>



**43 Sawmill Circuit Riverhills  
QLD 4074**

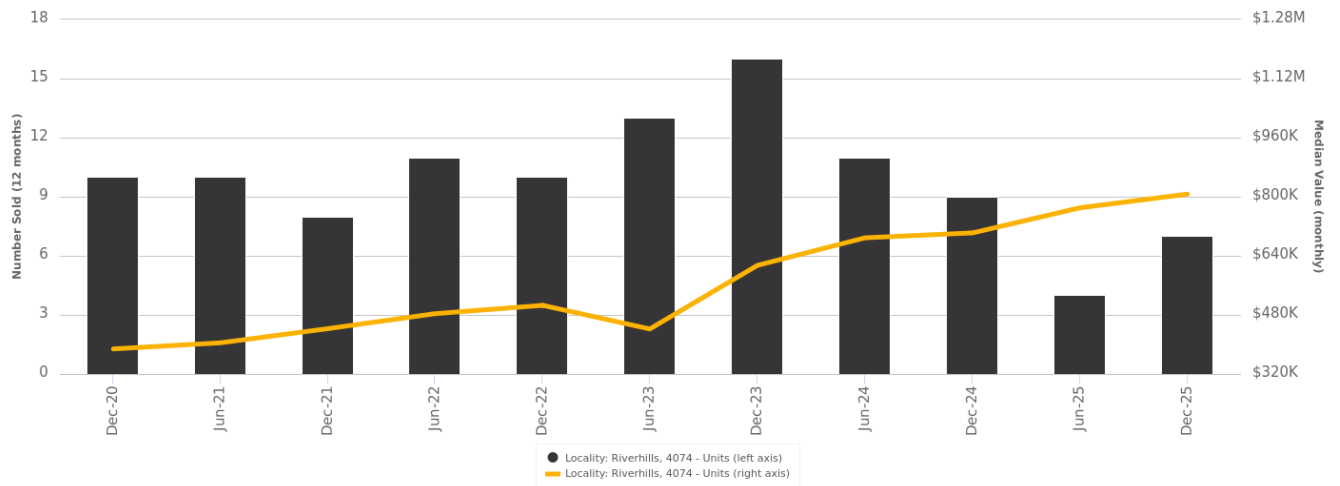
Sold on 15 Feb 2026  
\$1,485,000

 2  
 3  
 575m<sup>2</sup>

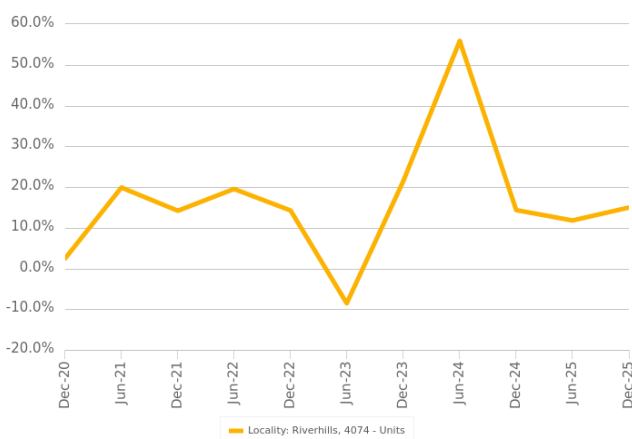
 = number of houses currently On the Market or Sold within the last 6 months

## Units: For Sale

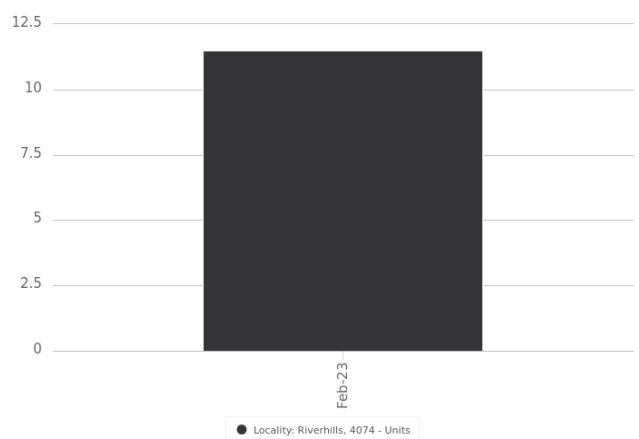
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$638,125

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

\$\$

Median Price\*

\$605,000

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\*

\$572,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

**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



**87/250 Sumners Road  
 Riverhills QLD 4074**

Listed on 31 Mar 2026  
 Under Contract



**3/280 Sumners Road  
 Riverhills QLD 4074**

Sold on 28 Oct 2025  
 \$722,000



**33/250 Sumners Road  
 Riverhills QLD 4074**

Listed on 30 Mar 2026  
 For sale



**80/250 Sumners Road  
 Riverhills QLD 4074**

Sold on 04 Feb 2026  
 \$375,000



**74/250 Sumners Road  
 Riverhills QLD 4074**

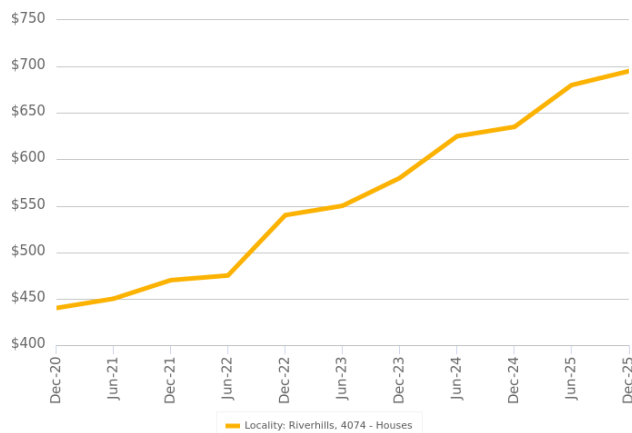
Sold on 03 Feb 2026  
 \$840,000



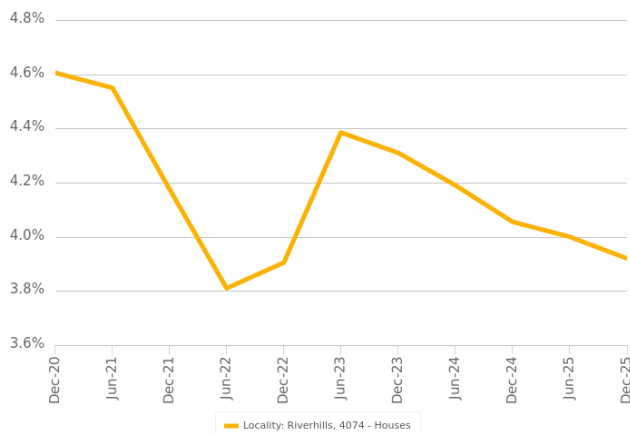
= number of units currently On the Market or Sold within the last 6 months

## 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

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

3

4  
BEDROOMS



**43 Sawmill Circuit Riverhills  
QLD 4074**

Listed on 06 Apr 2026  
\$1,000/W

2  
 3  
 575m<sup>2</sup>



**20 Loddon Street Riverhills  
QLD 4074**

Listed on 02 Apr 2026  
\$765/W

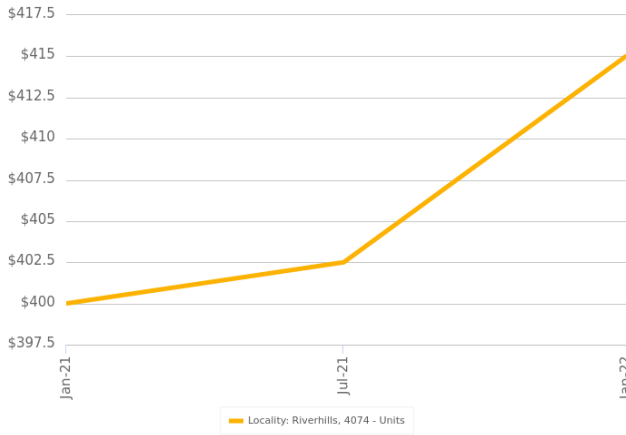
2  
 2  
 547m<sup>2</sup>



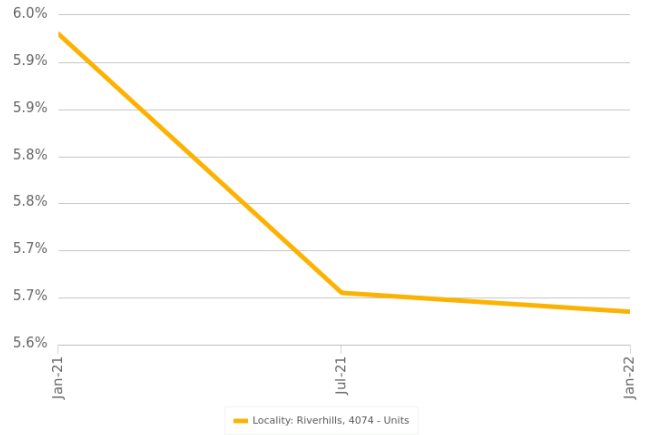
= number of houses observed as On the Market for Rent within the last month

## 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

1 3  
 BEDROOMS



**14 Sawmill Circuit Riverhills  
 QLD 4074**

Listed on 02 Apr 2026  
 \$650/W

2

2

273m<sup>2</sup>

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

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