

Springfield QLD  
4300



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

**CoreLogic**



23km  
Distance from GPO

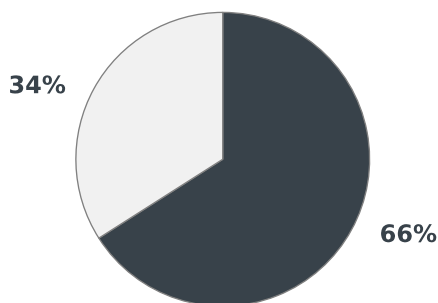


7.3k  
Population

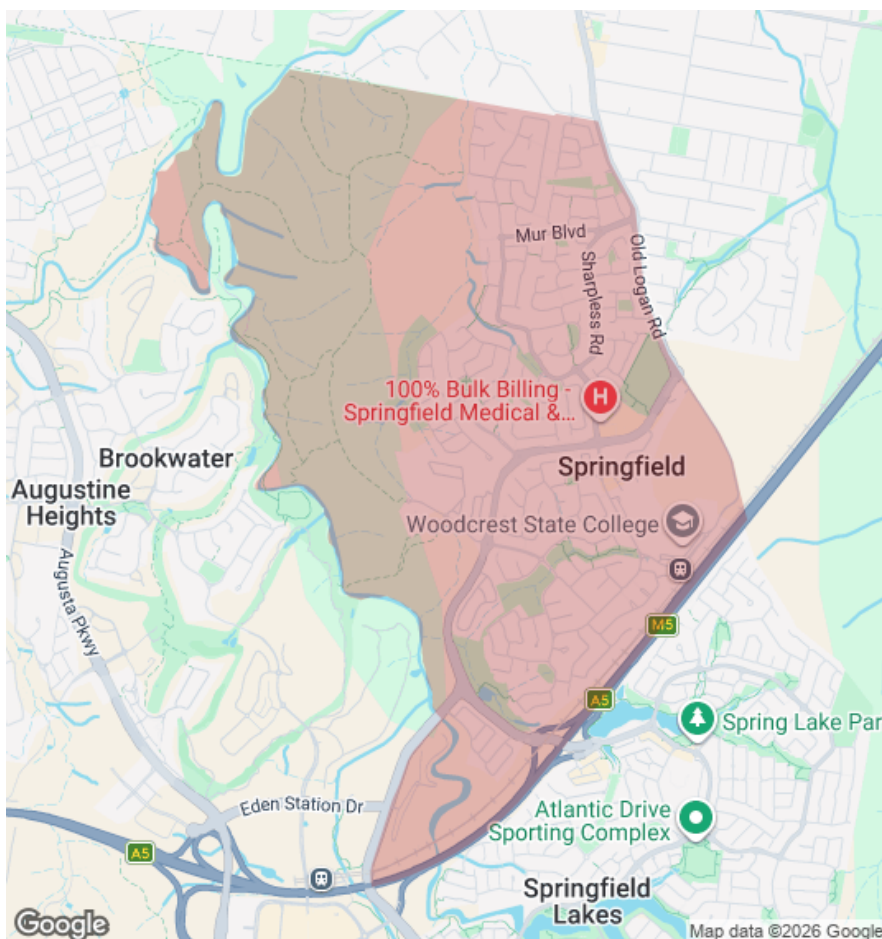
↑ 8.1%  
5 year population change



10 years  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Springfield is approximately 6.7 square kilometres. It has 19 parks covering nearly 8.8% of total area. The population of Springfield in 2016 was 6772 people. By 2021 the population was 7322 showing a population growth of 8.1% in the area during that time. The predominant age group in Springfield is 10-19 years. Households in Springfield are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield work in a professional occupation. In 2021, 65.30% of the homes in Springfield were owner-occupied compared with 62.20% in 2016.

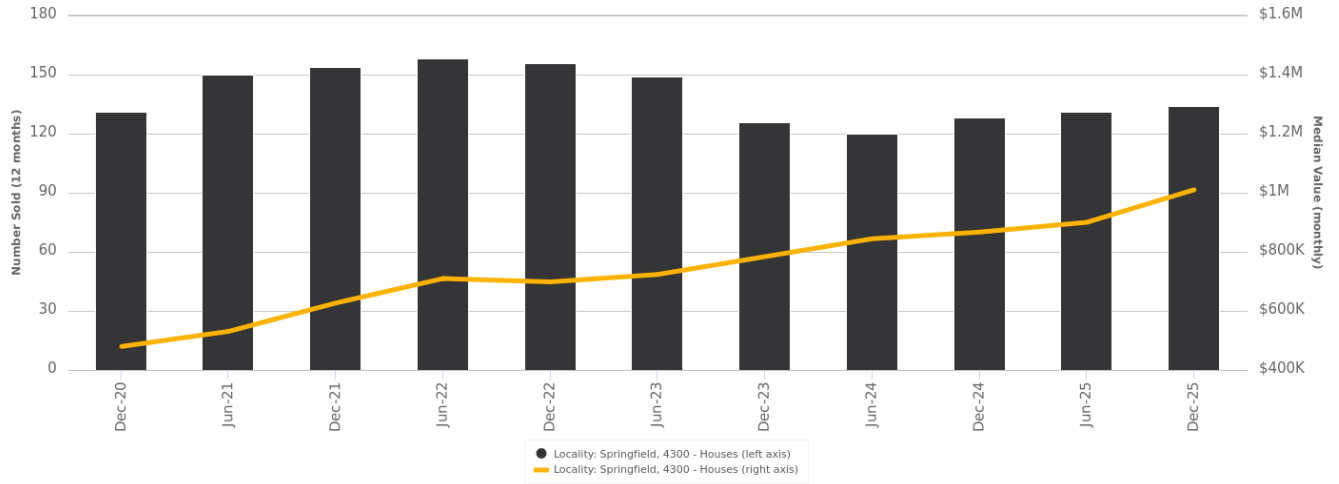
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,473	114	\$1,072,571	12
	301	20	\$777,505	2

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

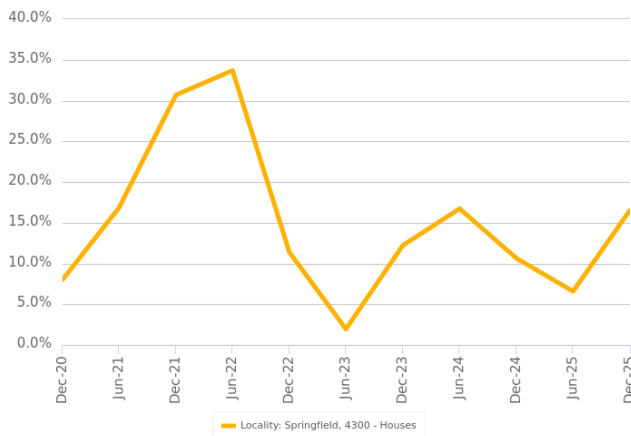


## Houses: For Sale

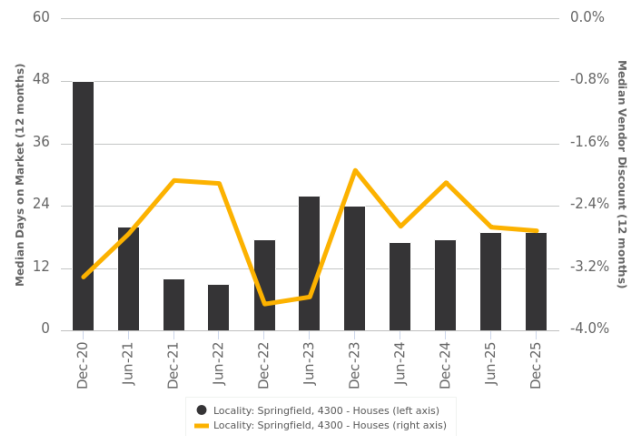
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,030,000

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

\$\$

Median Price\*

\$915,000

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 are excluded from the analysis.

\$

Lower Quartile Price\*

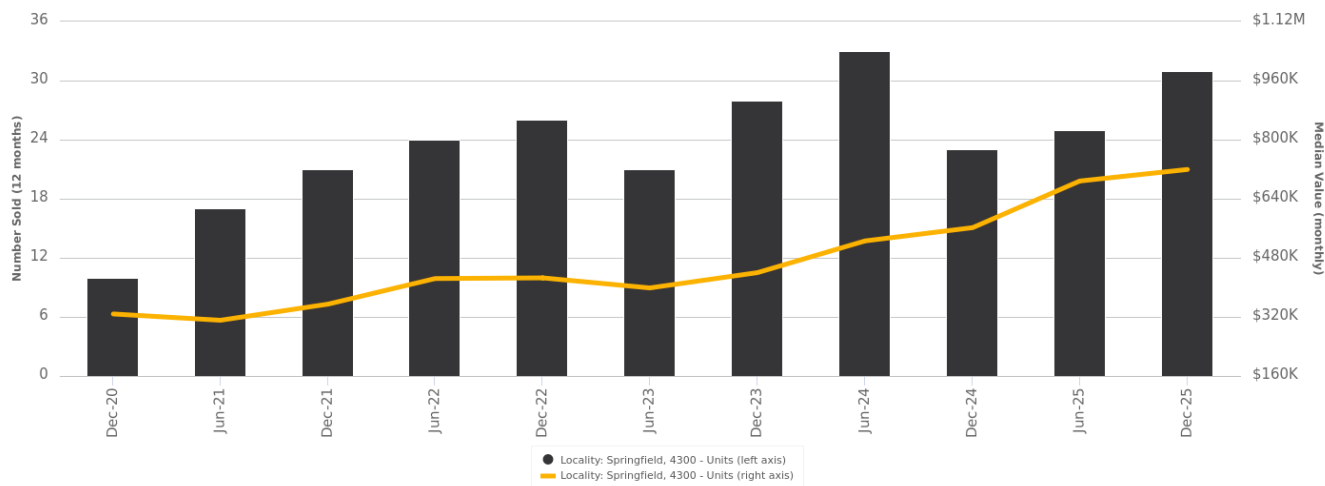
\$817,250

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

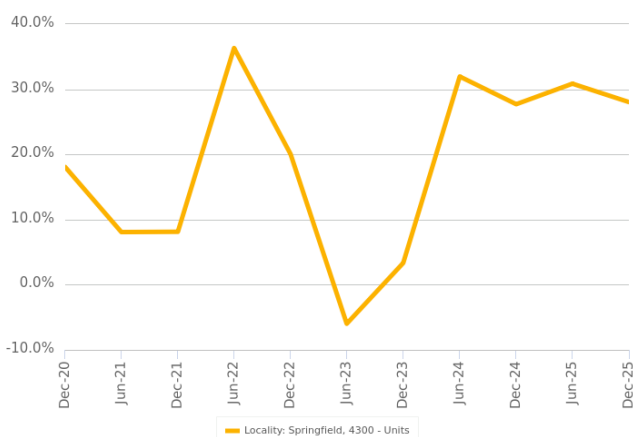
\*Statistics are calculated over a rolling 12 month period

## Units: For Sale

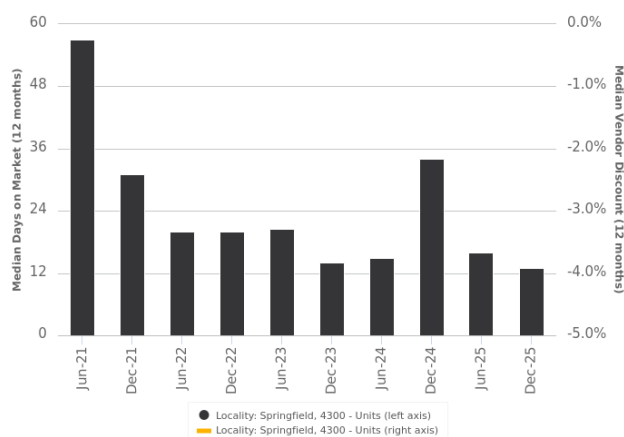
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$750,000

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

\$\$

Median Price\*

\$657,750

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\*

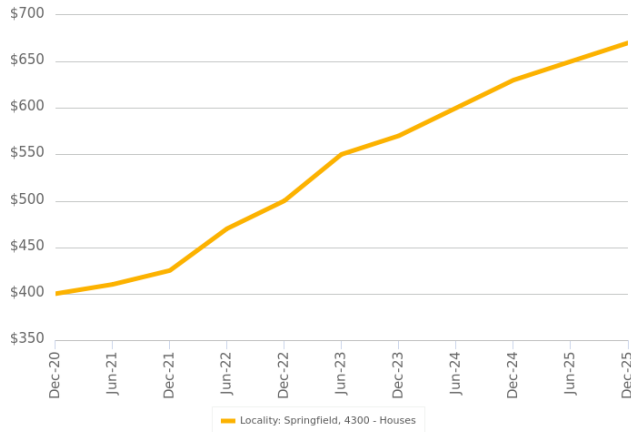
\$605,000

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

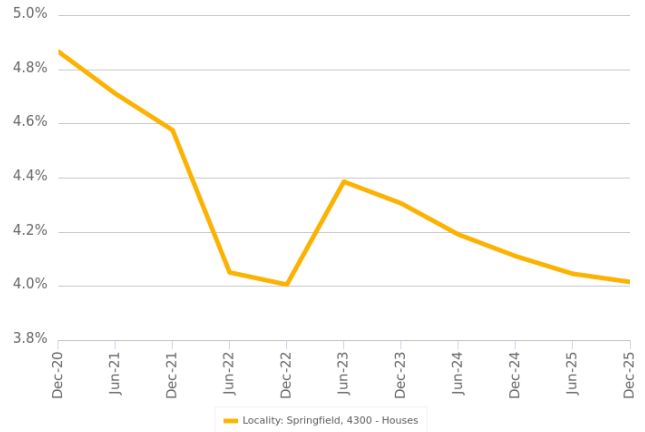
\*Statistics are calculated over a rolling 12 month period

## Houses: 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

5

4  
BEDROOMS



**17 Banksia Way Springfield QLD 4300**

Listed on 02 Apr 2026  
\$720/W

2  
 2  
 280m<sup>2</sup>



**9 Escarpment Drive Springfield QLD 4300**

Listed on 01 Apr 2026  
\$720/W

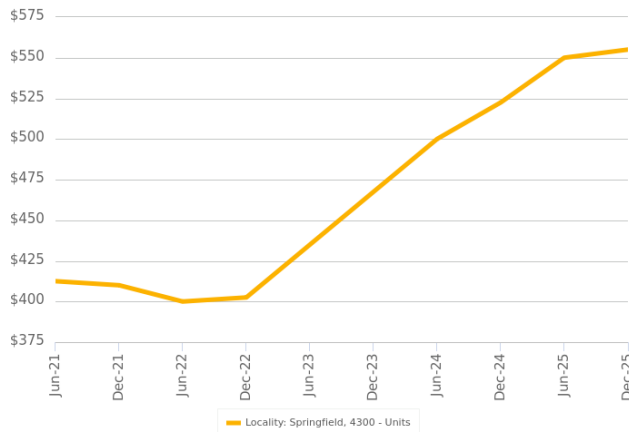
2  
 2  
 396m<sup>2</sup>



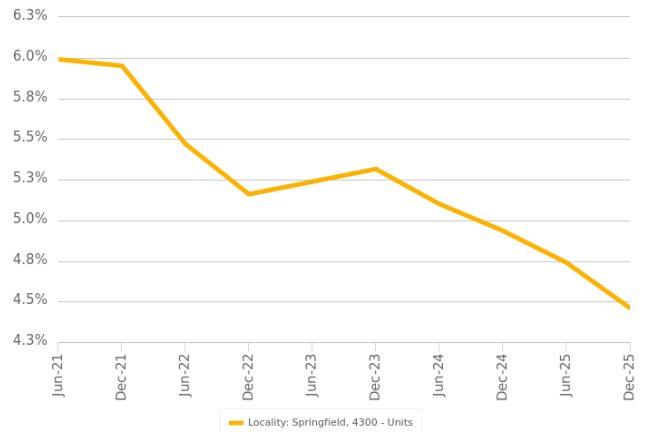
= number of houses observed as On the Market for Rent within the last month

## 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

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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