

# Springfield Lakes QLD 4300



Prepared on: 07 April 2026

Prepared by: Gary and Miriam

**Raine & Horne**<sup>®</sup>

**CoreLogic**



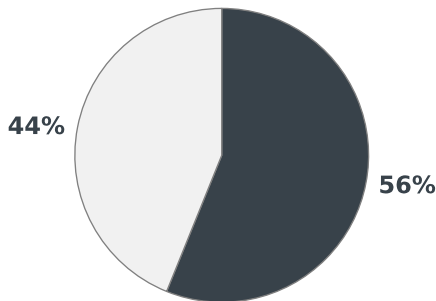
**26km**  
 Distance from GPO



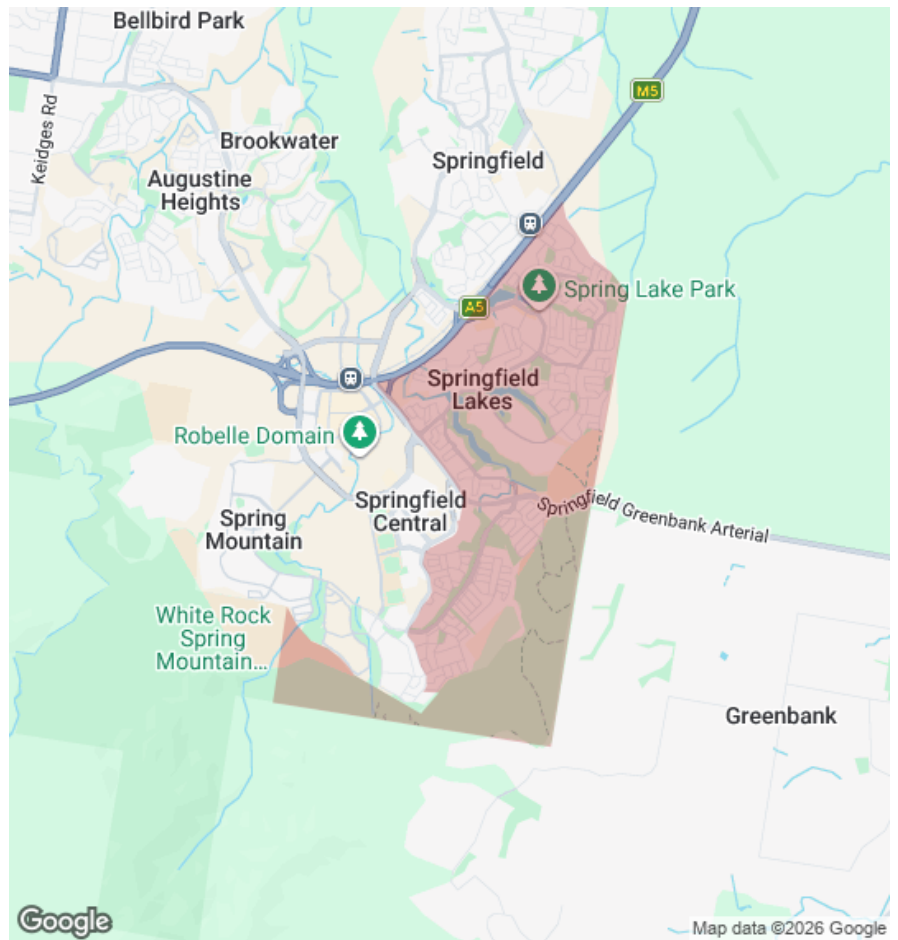
**17.2k**  
 Population  
**↑12.4%**  
 5 year population change



**9 years**  
 Average length of ownership



■ Owner Occupiers □ Renters



The size of Springfield Lakes is approximately 8.8 square kilometres. It has 29 parks covering nearly 8.5% of total area. The population of Springfield Lakes in 2016 was 15318 people. By 2021 the population was 17211 showing a population growth of 12.4% in the area during that time. The predominant age group in Springfield Lakes is 30-39 years. Households in Springfield Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield Lakes work in a professional occupation. In 2021, 55.60% of the homes in Springfield Lakes were owner-occupied compared with 49.30% in 2016.

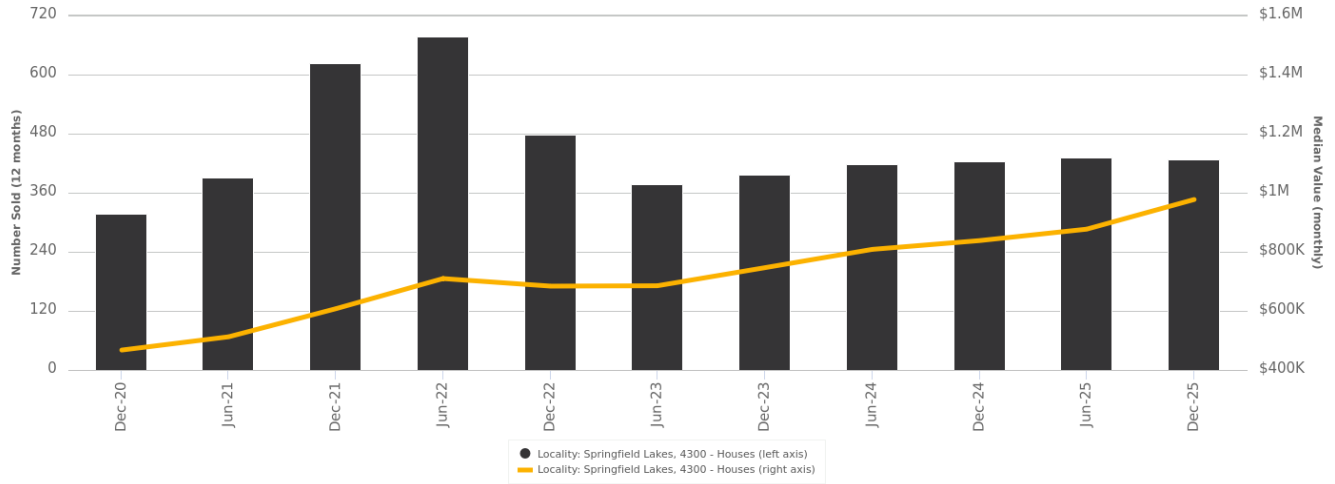
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,926	315	\$1,030,399	45
	332	12	\$784,185	1

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



## Houses: For Sale

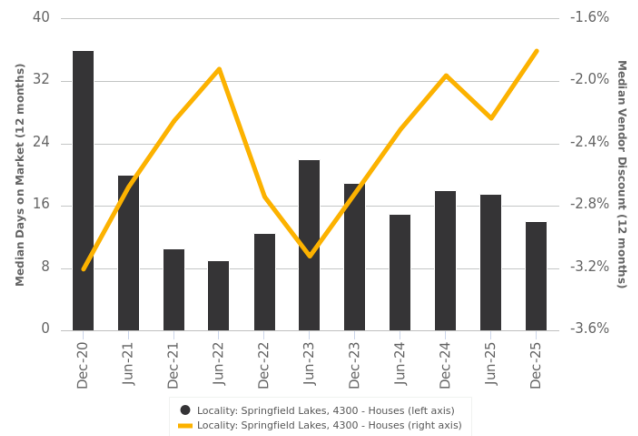
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$971,500

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

\$\$

Median Price\*

\$865,000

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\*

\$790,000

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

 1

 2  
BEDROOMS

 7



**8 Jupiter Street Springfield Lakes QLD**

Listed on 21 Mar 2026  
Unconditional @ \$875k

 1  
 1  
 300m<sup>2</sup>



**6 Mist Lane Springfield Lakes QLD 4300**

Sold on 16 Feb 2026  
\$765,000

 1  
 1  
 207m<sup>2</sup>



**15 Creekside Drive Springfield Lakes QLD**

Sold on 23 Jan 2026  
\$730,000

 2  
 1  
 180m<sup>2</sup>

 13

 3  
BEDROOMS

 46



**6 Berkshire Place Springfield Lakes QLD**

Listed on 07 Apr 2026  
Offers Over \$949,000

 2  
 1  
 400m<sup>2</sup>



**21 Kangaroo Crescent Springfield Lakes QLD**

Sold on 01 Apr 2026  
\$1,005,000\*

 1  
 2  
 362m<sup>2</sup>



**3 Jessie Street Springfield Lakes QLD 4300**

Listed on 07 Apr 2026  
Above \$850,000

 1  
 1  
 313m<sup>2</sup>



**2 Eclipse Court Springfield Lakes QLD**

Sold on 09 Mar 2026  
\$980,000\*

 1  
 2  
 314m<sup>2</sup>

 28

 4  
BEDROOMS

 98



**7 Dianella Street Springfield Lakes QLD**

Listed on 07 Apr 2026  
Above \$1.1m

 2  
 2  
 537m<sup>2</sup>



**22 Aldworth Place Springfield Lakes QLD**

Sold on 24 Mar 2026  
\$973,000\*

 2  
 2  
 440m<sup>2</sup>



**5 Epping Lane Springfield Lakes QLD 4300**

Listed on 07 Apr 2026  
Price Guide \$989,000-  
\$1,050,000

 2  
 2  
 519m<sup>2</sup>



**20 Creekside Drive Springfield Lakes QLD**

Sold on 09 Mar 2026  
\$865,000\*

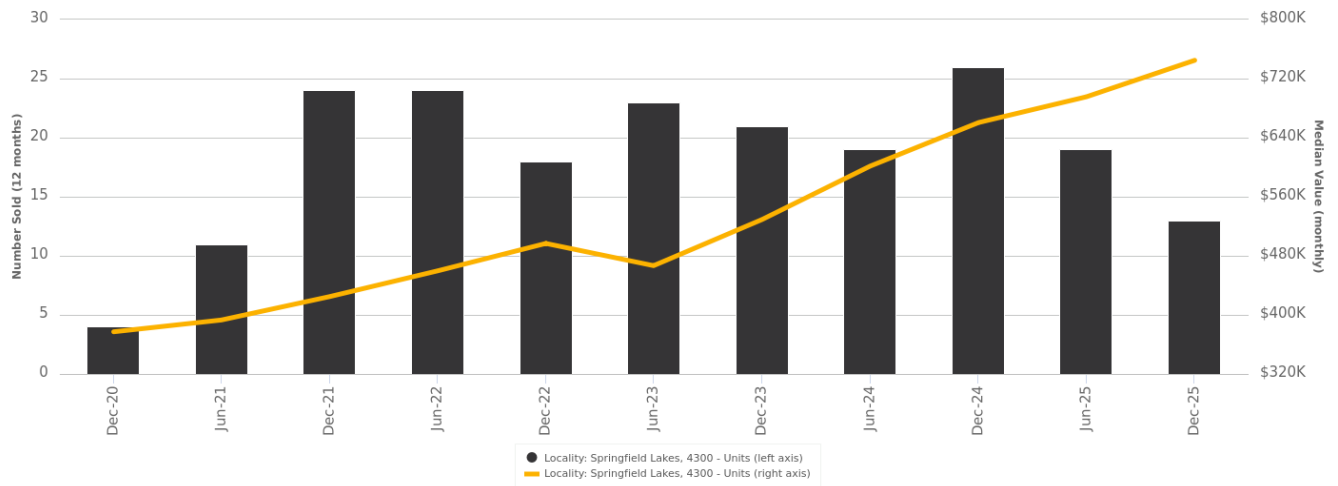
 1  
 2  
 240m<sup>2</sup>

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

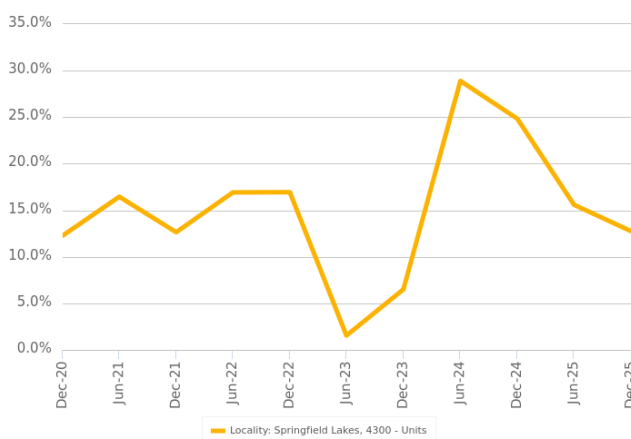
\*Agent advised

## Units: For Sale

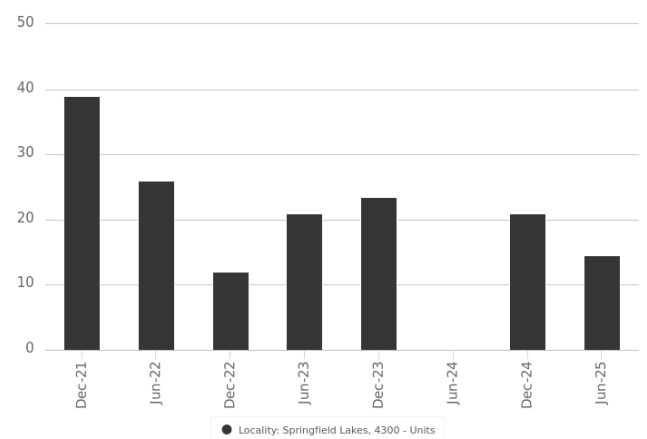
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$767,500

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

\$\$

Median Price\*

\$715,000

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\*

\$696,750

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

\*Statistics are calculated over a rolling 12 month period

**Units:** Market Activity Snapshot

On The Market

0

1  
BEDROOMS

There are no 1 bedroom Units on the market in this suburb

Recently Sold

1



**55/84 The Promenade  
Springfield Lakes QLD**

Sold on 22 Feb 2026  
\$615,000

1  
 1  
 61m<sup>2</sup>

0

2  
BEDROOMS

There are no 2 bedroom Units on the market in this suburb



**16/84 The Promenade  
Springfield Lakes QLD**

Sold on 09 Mar 2026  
\$790,000

1  
 2  
 65m<sup>2</sup>



**5/84 The Promenade  
Springfield Lakes QLD**

Sold on 13 Jan 2026  
\$775,000

-  
 2  
 60m<sup>2</sup>

1

3  
BEDROOMS



**6/17 Springfield Lakes  
Boulevard Springfield**

Listed on 07 Apr 2026  
Best Offers By 13th April Unless  
Sold Prior

-  
 2  
 140m<sup>2</sup>



**55 Springfield Central  
Boulevard Springfield**

Sold on 01 Apr 2026  
\$785,000\*

2  
 2  
 180m<sup>2</sup>



**38/5 Spring Avenue  
Springfield Lakes QLD**

Sold on 26 Feb 2026  
\$695,000

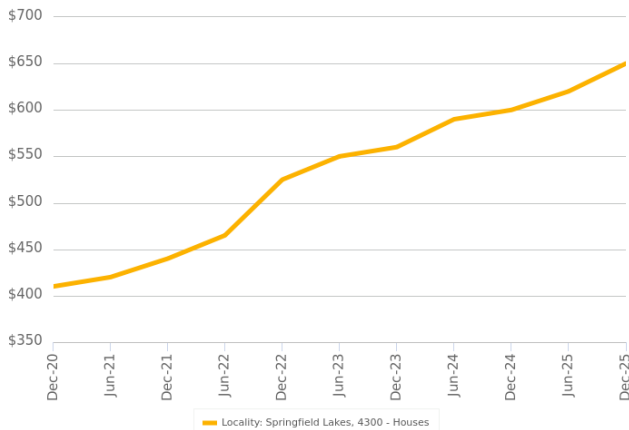
2  
 2  
 140m<sup>2</sup>

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

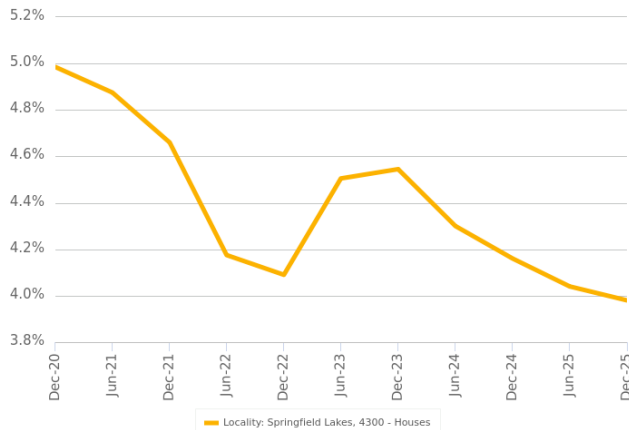
\*Agent advised

## 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

7

3  
BEDROOMS



**13 Caper Close Springfield Lakes QLD 4300**

Listed on 07 Apr 2026  
\$680/W

2

2

610m<sup>2</sup>



**4 Rocky Cape Street Springfield Lakes QLD**

Listed on 07 Apr 2026  
\$600/W

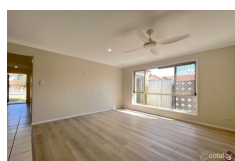
1

2

353m<sup>2</sup>

19

4  
BEDROOMS



**24 Viewpoint Drive Springfield Lakes QLD**

Listed on 07 Apr 2026  
\$700/W

2

2

400m<sup>2</sup>



**47 Esperance Crescent Springfield Lakes QLD**

Listed on 06 Apr 2026  
\$680/W

1

2

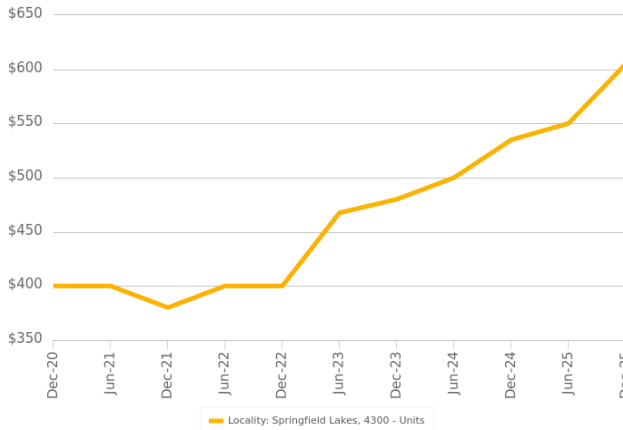
400m<sup>2</sup>



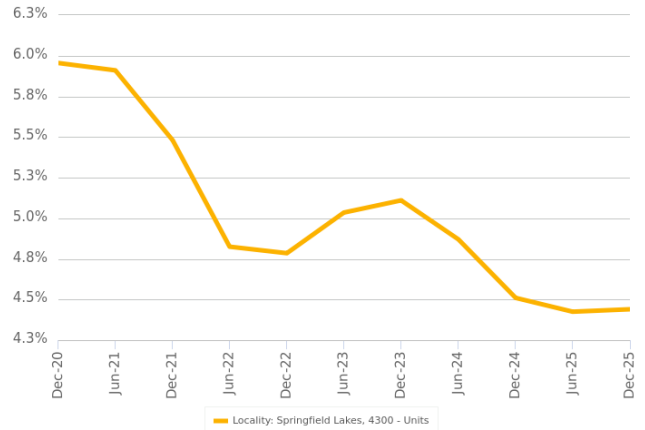
= number of houses observed as On the Market for Rent within the last month

## 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

3

2  
BEDROOMS



**26/84 The Promenade  
Springfield Lakes QLD**

Listed on 04 Apr 2026  
\$580/W



63m<sup>2</sup>



**16/84 The Promenade  
Springfield Lakes QLD**

Listed on 02 Apr 2026  
\$650/W



65m<sup>2</sup>

2

3  
BEDROOMS



**77/5 Spring Avenue  
Springfield Lakes QLD**

Listed on 07 Apr 2026  
\$600/W



139m<sup>2</sup>



**45/5 Spring Avenue  
Springfield Lakes QLD**

Listed on 24 Mar 2026  
\$610/W



139m<sup>2</sup>



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

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