

Westlake QLD
4074



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

Raine & Horne[®]

CoreLogic



15km
Distance from GPO

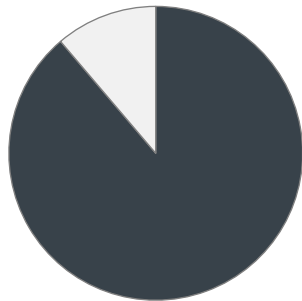


4.5k
Population
4.1%
5 year population change



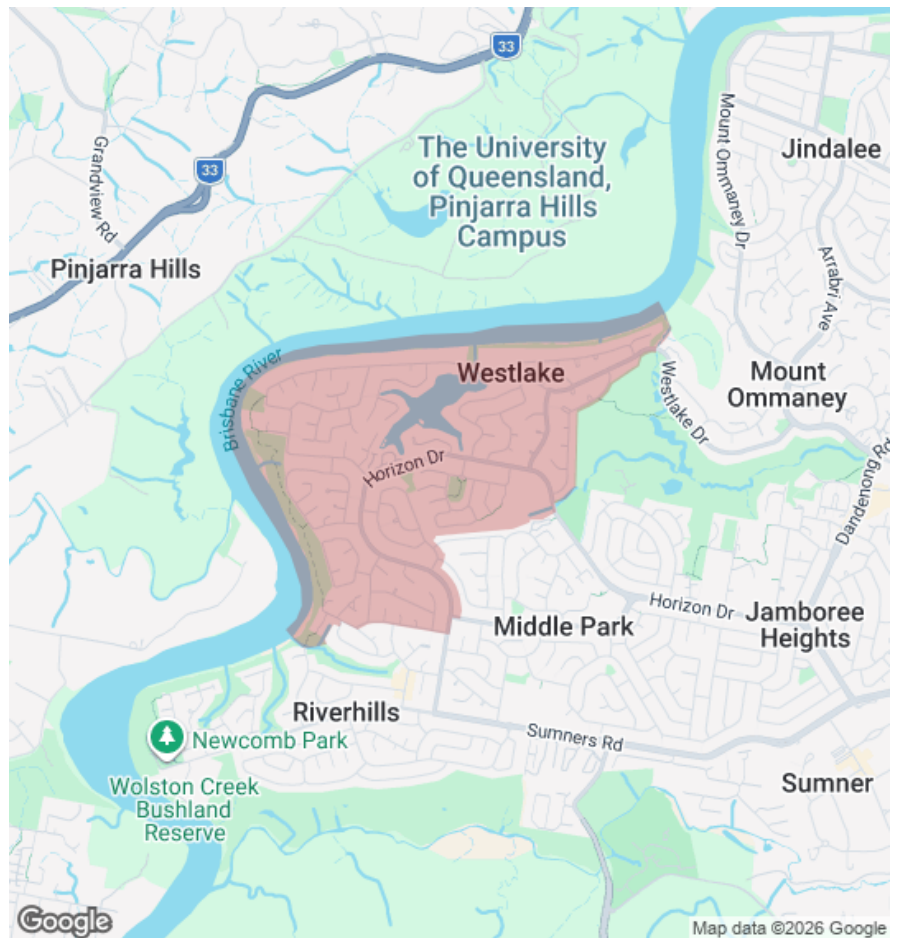
15 years
Average length of ownership

11%



89%

Owner Occupiers Renters



The size of Westlake is approximately 2.2 square kilometres. It has 8 parks covering nearly 9.1% of total area. The population of Westlake in 2016 was 4368 people. By 2021 the population was 4547 showing a population growth of 4.1% in the area during that time. The predominant age group in Westlake is 60-69 years. Households in Westlake are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Westlake work in a professional occupation. In 2021, 87.80% of the homes in Westlake were owner-occupied compared with 87.30% in 2016.

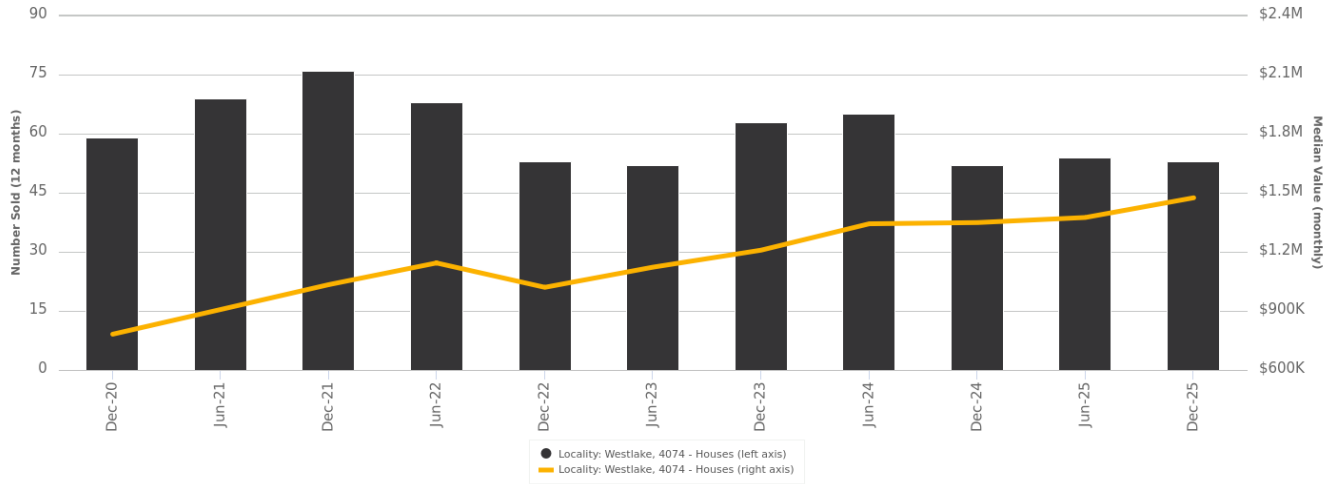
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,530	42	\$1,660,054	12
	45	4	\$913,689	1

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

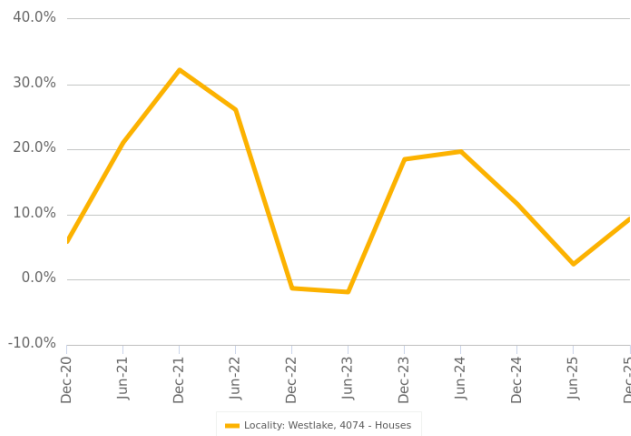


Houses: For Sale

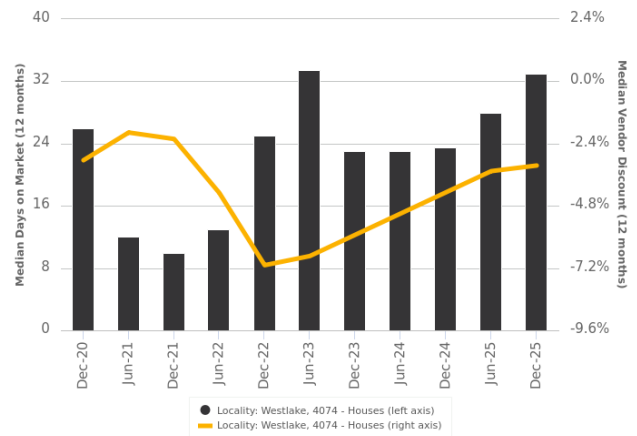
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,700,000

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

\$\$

Median Price*

\$1,370,000

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*

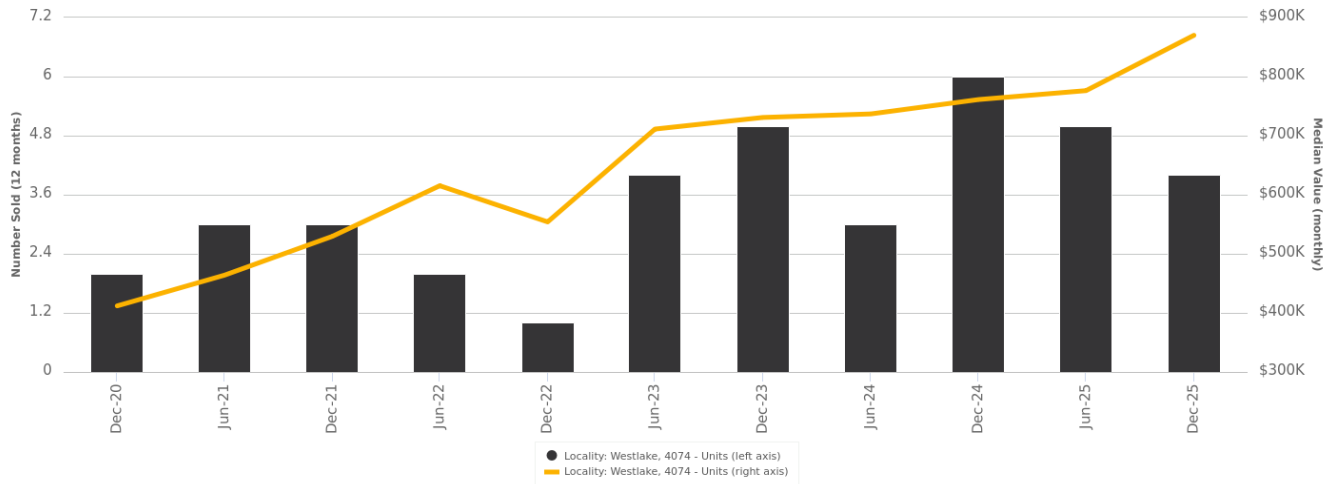
\$1,200,888

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

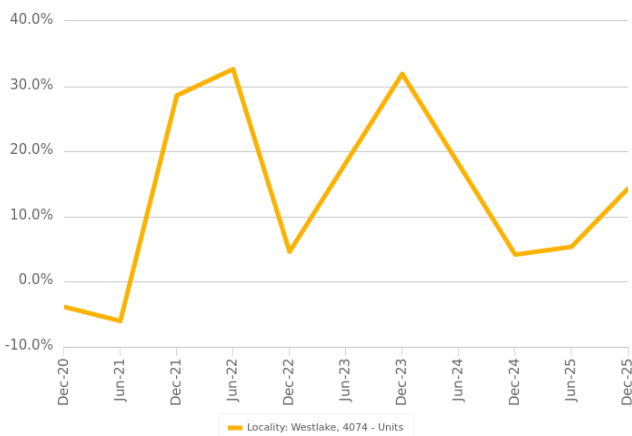
*Statistics are calculated over a rolling 12 month period

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$231,500

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

\$\$

Median Price*

\$215,000

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*

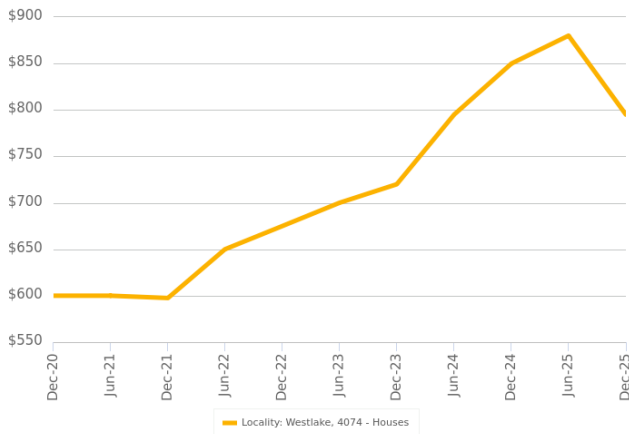
\$203,000

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

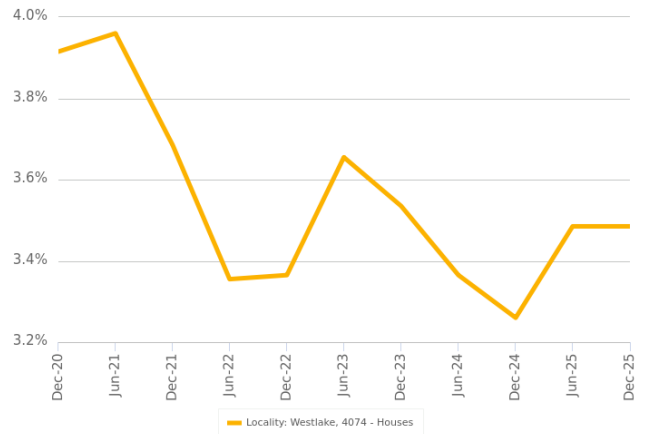
*Statistics are calculated over a rolling 12 month period

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

1

4
BEDROOMS



**5 Bellambi Place Westlake
QLD 4074**

Listed on 07 Apr 2026
\$1,100/W

2

2

844m²





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

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

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