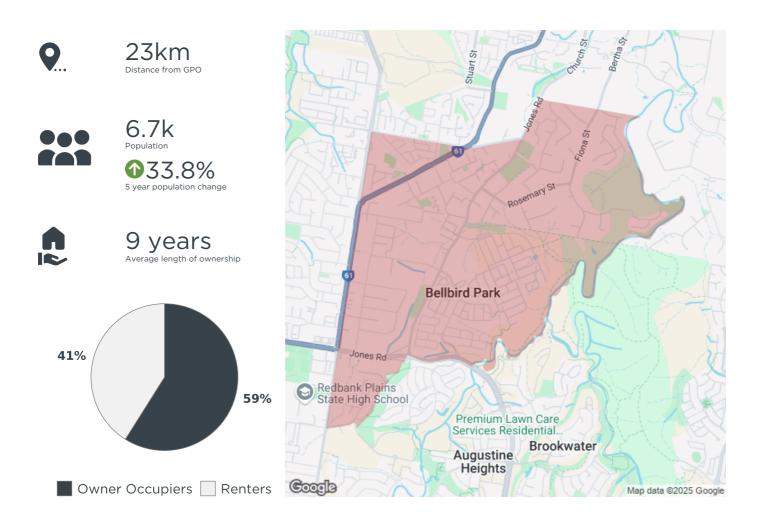
# Suburb Profile Report Bellbird Park QLD 4300

Prepared on 08 March 2025 for Optivest

Prepared by Emma Baldwin | |

## CoreLogic





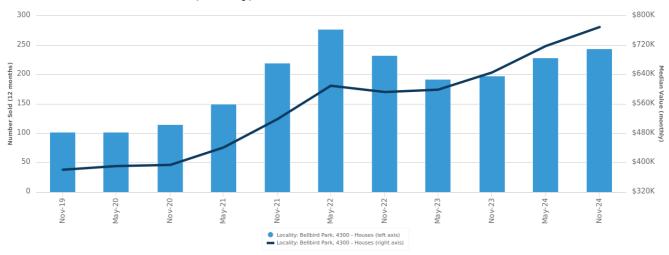
The size of Bellbird Park is approximately 6.5 square kilometres. It has 8 parks covering nearly 2.3% of total area. The population of Bellbird Park in 2011 was 5,029 people. By 2016 the population was 6,728 showing a population growth of 33.8% in the area during that time. The predominant age group in Bellbird Park is 0-9 years. Households in Bellbird Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bellbird Park work in a trades occupation. In 2011, 64.6% of the homes in Bellbird Park were owner-occupied compared with 57.4% in 2016. Currently the median sales price of houses in the area is \$749,450.

Total dwellings	Total new listings*	Median Value	Total number currently listed
3,118	213	\$792,161	41
397	13	\$469,610	1

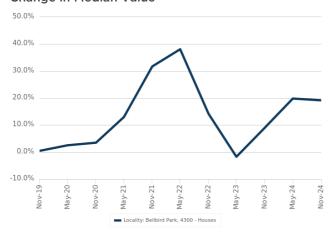
<sup>\*</sup>Total number of unique properties listed for sale over the past 12 months.

### Houses: For Sale

### Number Sold vs. Median Value (monthly)



### Change in Median Value



### Median Days on Market vs. Median Vendor Discount





\$\$\$	
	D.::

\$793,750

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

\$\$ Median Price\*

\$749,450

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

\$680,000

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

<sup>\*</sup>Statistics are calculated over a rolling 12 month period



### Houses: Market Activity Snapshot

### On The Market







9/360 Redbank Plains Road Bellbird Park QLD

CHEN & ANDREAS STAVROU!







Recently Sold



59 Meadows Circuit Bellbird Park QLD 4300

Sold on 10 Sep 2024 \$510,000





Listed on 03 Mar 2025 UNDER CONTRACT! BY NICK







Listed on 05 Mar 2025 Offers Over \$729,000



5 Prantl Court Bellbird Park

Listed on 04 Mar 2025 FOR SALE











46 Verran Street Bellbird Park QLD 4300

Sold on 17 Feb 2025 \$1,050,000\*

**(1)** 24









QLD 4300





15 Troost Circuit Bellbird Park QLD 4300

Sold on 28 Jan 2025 \$661,000\*

**6** 57





55 Rosemary Street Bellbird Park QLD 4300

Listed on 08 Mar 2025 Offers Over \$1,400,000





**BEDROOMS** 



5-7 Redgum Court Bellbird

Park QLD 4300 Sold on 22 Feb 2025 \$815,000\*







29 Gramby Street Bellbird Park QLD 4300

Listed on 07 Mar 2025 **AUCTION CANCELLED** 





2 Weston Court Bellbird Park QLD 4300

Sold on 20 Feb 2025 Not Disclosed



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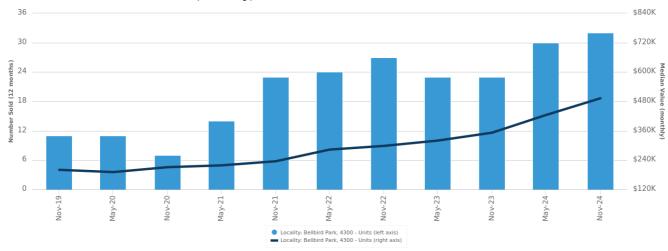
08 March 2025

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

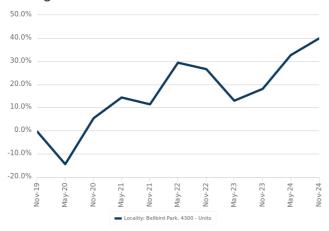
\*Agent advised

### Units: For Sale

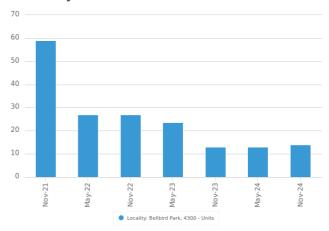
### Number Sold vs. Median Value (monthly)

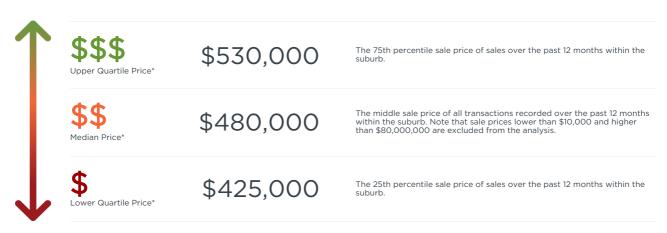


### Change in Median Value



### Median Days on Market vs. Median Vendor Discount





<sup>\*</sup>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







Sold on 17 Feb 2025

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



6/310 Redbank Plains Road Bellbird Park QLD







15/360 Redbank Plains Road Bellbird Park QLD

Sold on 19 Nov 2024 \$440,000













9/22 Buttler Street Bellbird Park QLD 4300

Listed on 04 Mar 2025 Offers By Negotiation





7/138 Marlborough Street Bellbird Park QLD 4300

Sold on 04 Dec 2024 \$488,000\*







224 Redbank Plains Road Bellbird Park QLD 4300

Sold on 01 Dec 2024 \$480,000





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

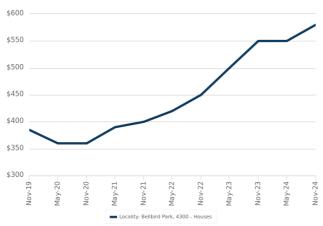
\*Agent advised





### Houses: For Rent





### Indicative Gross Rental Yield (12 months) 5.3% 5.0% 4.8% 4.5% 4.0%



### Houses: Rental Activity Snapshot

For Rent





There are no 2 bedroom Houses for rent in this suburb









22 Jones Road Bellbird Park QLD 4300

Listed on 07 Mar 2025 \$450/W







9 Eugene Street Bellbird Park QLD 4300









**1**4





11 Jaffray Street Bellbird Park QLD 4300

Listed on 07 Mar 2025 \$580/W



22 Krause Street Bellbird Park QLD 4300

Listed on 07 Mar 2025 \$600/W



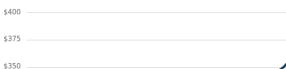


= number of houses observed as On the Market for Rent within the last month



### Units: For Rent

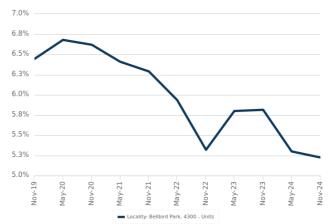
Median Asking Rent (12 months)





ality: Bellbird Park, 4300 - Units

### Indicative Gross Rental Yield (12 months)





### Units: Rental Activity Snapshot



There are no 1 bedroom Units for rent in this suburb







There are no 2 bedroom Units for rent in this suburb





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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