

# Suburb Statistics Report

Bellbird Park QLD 4300

Prepared on 8 Mar 2025

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CoreLogic





Area Profile

Bellbird Park, QLD

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.

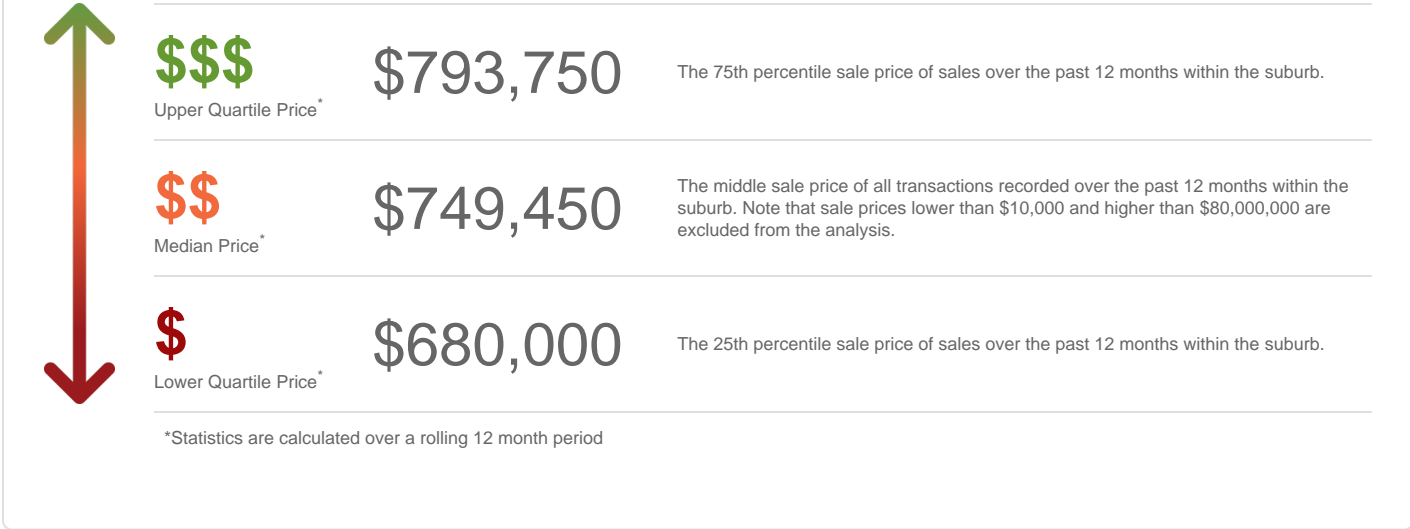
	House	Unit	Land
Average Tenure Period	8.6 years	8.5 years	-
Total Dwellings	3,310	261	461
Total New Listings	213	13	-
Median Value	\$792,162	\$469,610	-
Total Properties Listed	238	15	-

Market Trends

House: Market Trends



House: Median Price Quartiles



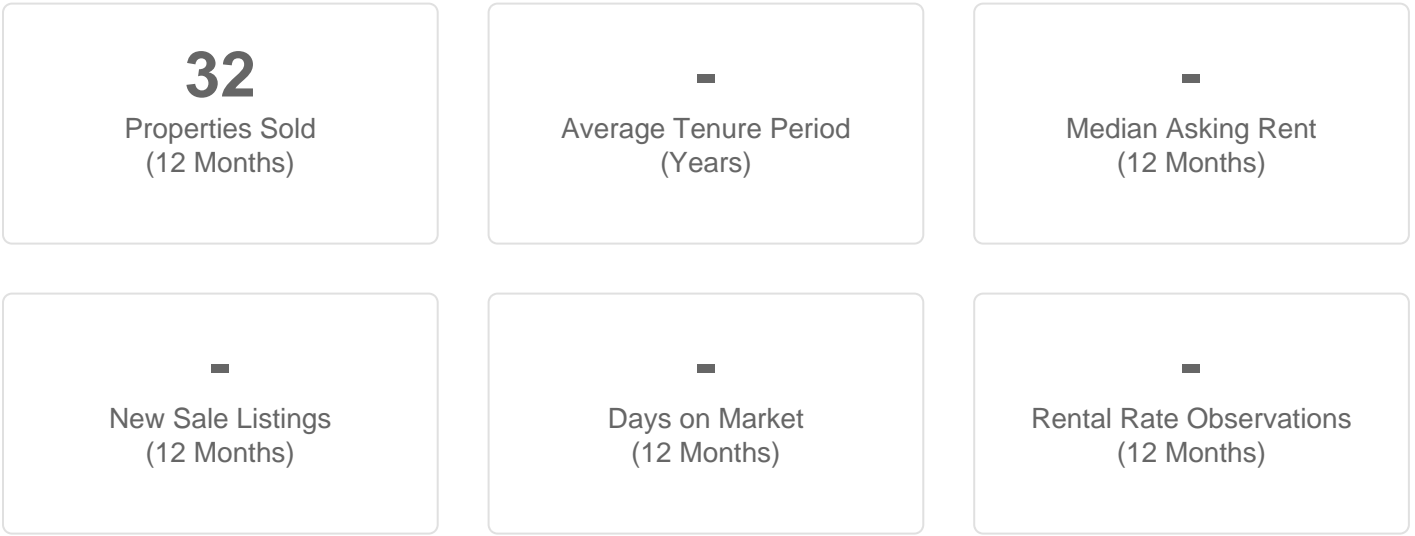
Unit: Market Trends

<div>29</div> <div>Properties Sold (12 Months)</div>	<div>8.5</div> <div>Average Tenure Period (Years)</div>	<div>\$487.5/w</div> <div>Median Asking Rent (12 Months)</div>
<div>13</div> <div>New Sale Listings (12 Months)</div>	<div>13.5</div> <div>Days on Market (12 Months)</div>	<div>12</div> <div>Rental Rate Observations (12 Months)</div>

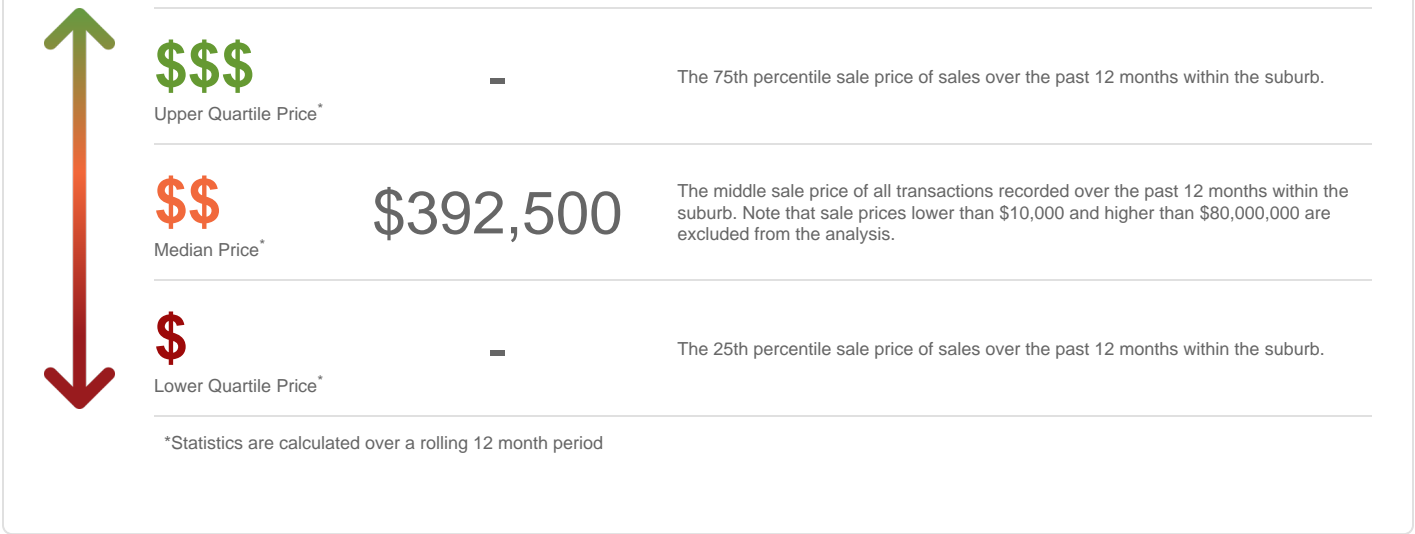
Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$530,000</div>	<div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$480,000</div>	<div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$425,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>			

Land: Market Trends



Land: Median Price Quartiles



Median Value

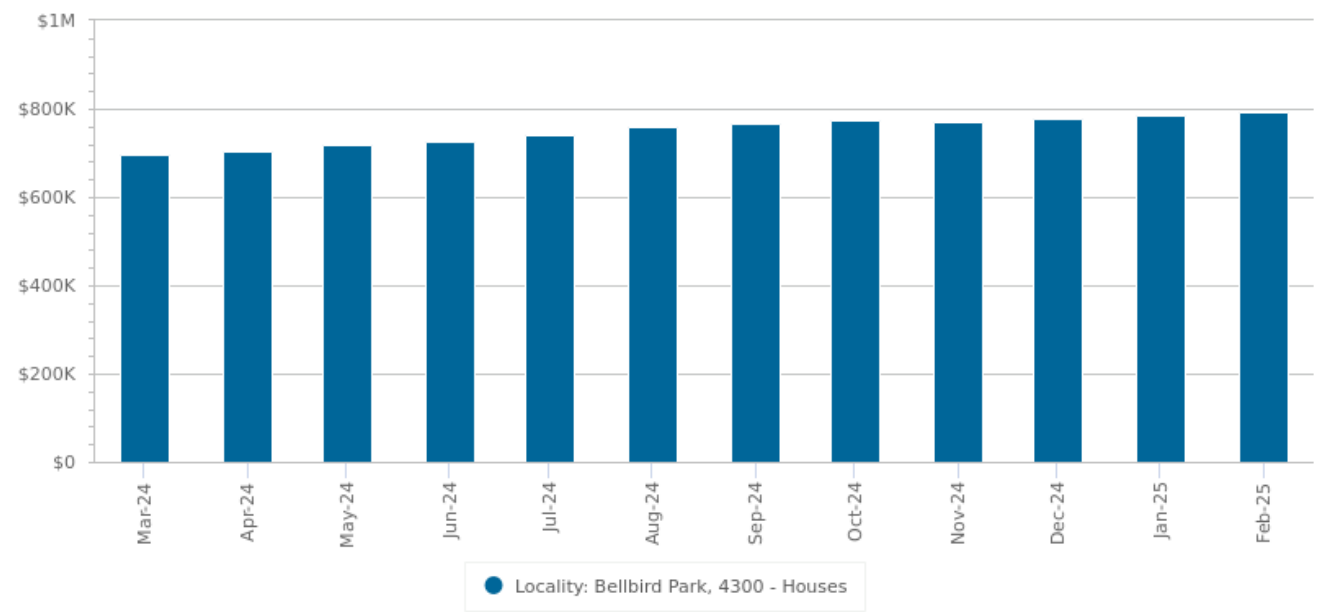
House: Recent Median Value

\$792K

Feb 2025

	Bellbird Park
Mar 2024	\$694,803
Apr 2024	\$705,120
May 2024	\$717,331
Jun 2024	\$726,000
Jul 2024	\$740,006
Aug 2024	\$760,728
Sep 2024	\$765,377
Oct 2024	\$772,443
Nov 2024	\$769,301
Dec 2024	\$779,013
Jan 2025	\$783,527
Feb 2025	\$792,162

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

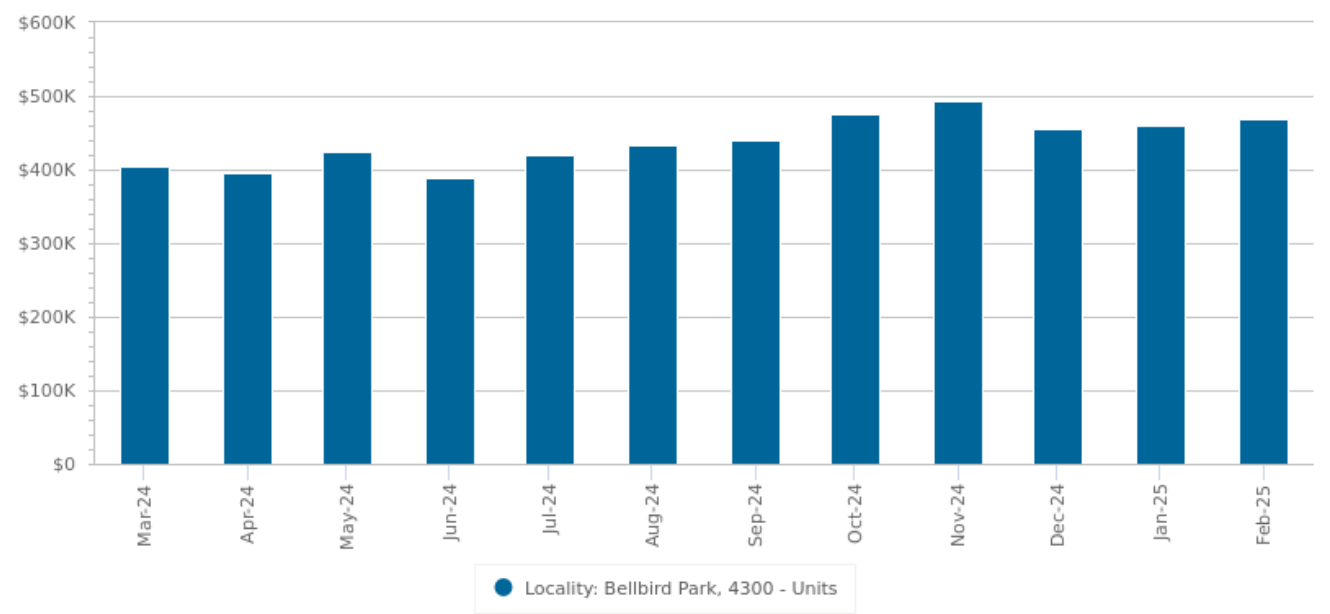
Unit: Recent Median Value

\$470K

Feb 2025

	Bellbird Park
Mar 2024	\$404,236
Apr 2024	\$395,068
May 2024	\$424,357
Jun 2024	\$389,947
Jul 2024	\$421,021
Aug 2024	\$433,225
Sep 2024	\$440,058
Oct 2024	\$475,332
Nov 2024	\$492,786
Dec 2024	\$455,391
Jan 2025	\$460,416
Feb 2025	\$469,610

Statistics are calculated at the end of the displayed month



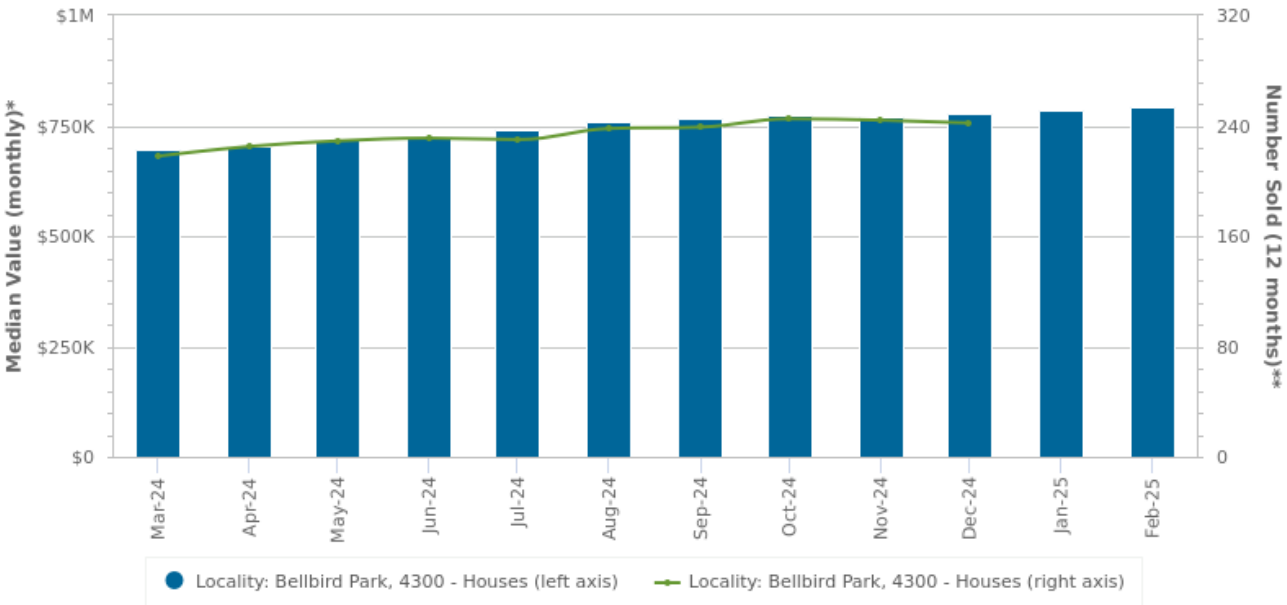
Statistics are calculated at the end of the displayed month

242  
Dec 2024

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Mar 2024	\$694,803	218
Apr 2024	\$705,120	225
May 2024	\$717,331	229
Jun 2024	\$726,000	231
Jul 2024	\$740,006	230
Aug 2024	\$760,728	238
Sep 2024	\$765,377	239
Oct 2024	\$772,443	245
Nov 2024	\$769,301	244
Dec 2024	\$779,013	242
Jan 2025	\$783,527	-
Feb 2025	\$792,162	-

Statistics are calculated over a rolling 12 month period



\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

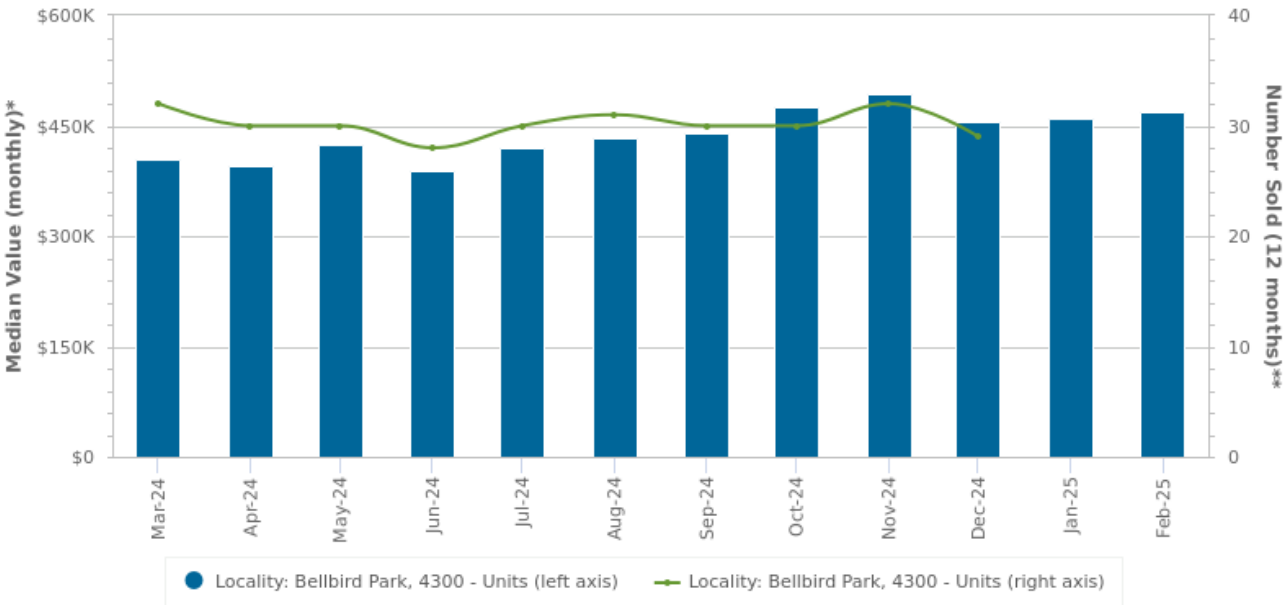


Unit: Median Value vs Number Sold

29  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$404,236	32
Apr 2024	\$395,068	30
May 2024	\$424,357	30
Jun 2024	\$389,947	28
Jul 2024	\$421,021	30
Aug 2024	\$433,225	31
Sep 2024	\$440,058	30
Oct 2024	\$475,332	30
Nov 2024	\$492,786	32
Dec 2024	\$455,391	29
Jan 2025	\$460,416	-
Feb 2025	\$469,610	-

Statistics are calculated over a rolling 12 month period



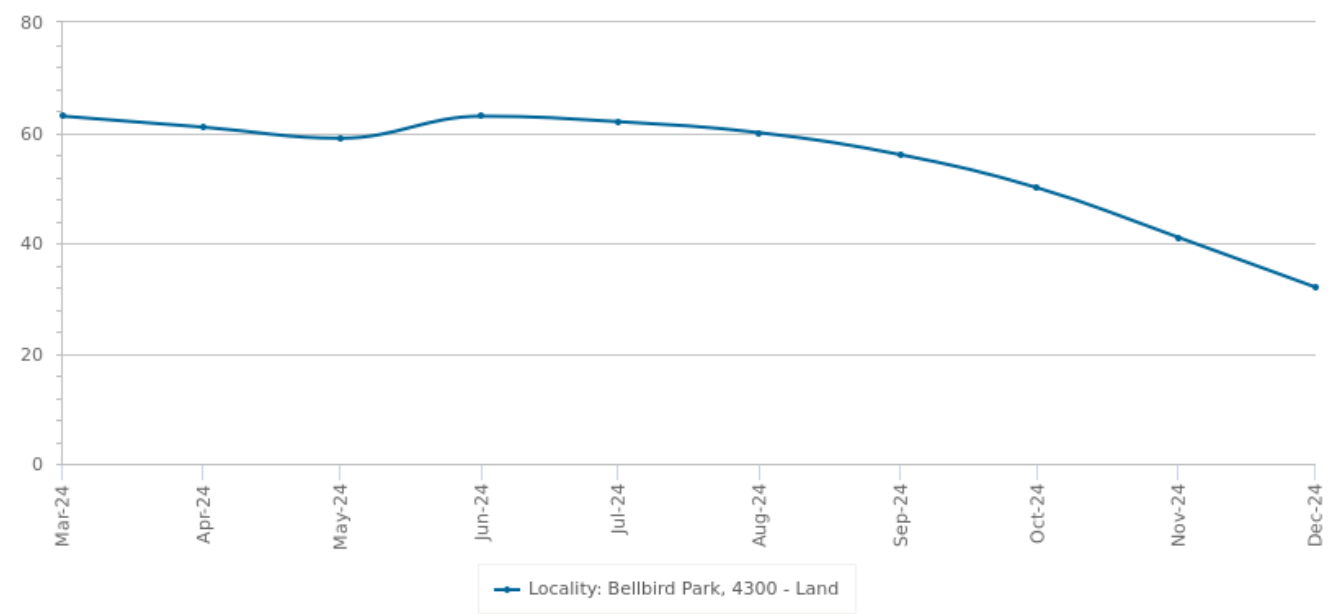
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

32  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	-	63
Apr 2024	-	61
May 2024	-	59
Jun 2024	-	63
Jul 2024	-	62
Aug 2024	-	60
Sep 2024	-	56
Oct 2024	-	50
Nov 2024	-	41
Dec 2024	-	32
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

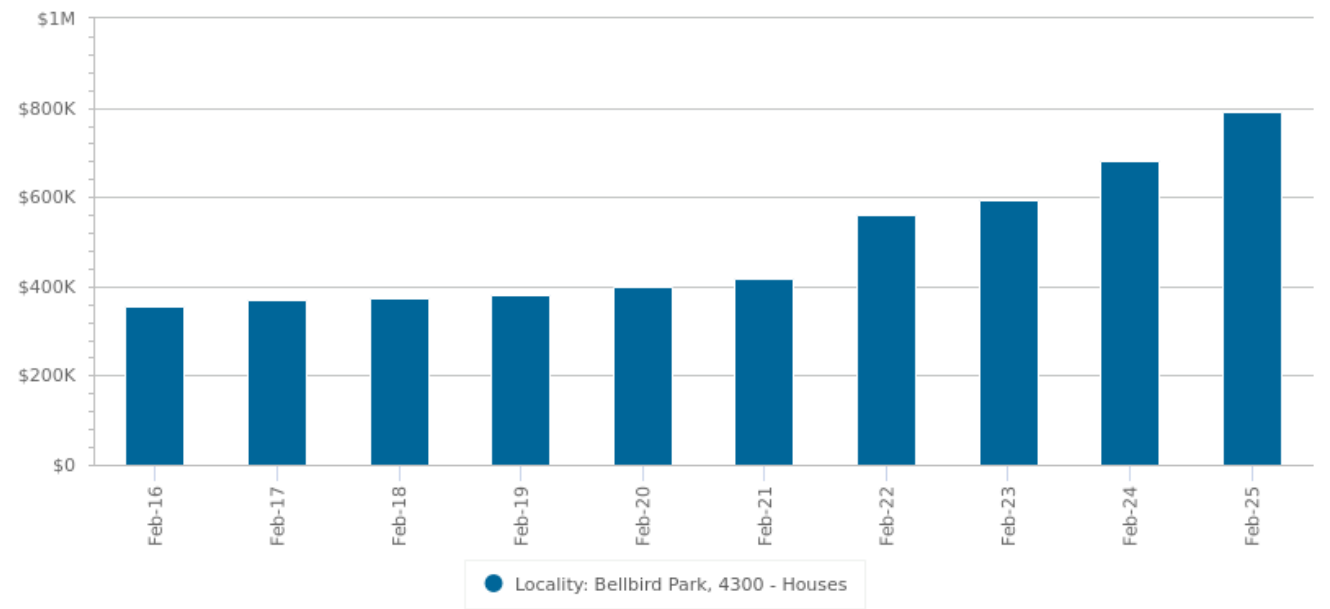
House: Median Value

\$792K

Feb 2025

	Bellbird Park
Feb 2016	\$355,935
Feb 2017	\$370,555
Feb 2018	\$372,577
Feb 2019	\$382,259
Feb 2020	\$397,819
Feb 2021	\$419,335
Feb 2022	\$560,895
Feb 2023	\$594,538
Feb 2024	\$680,315
Feb 2025	\$792,162

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

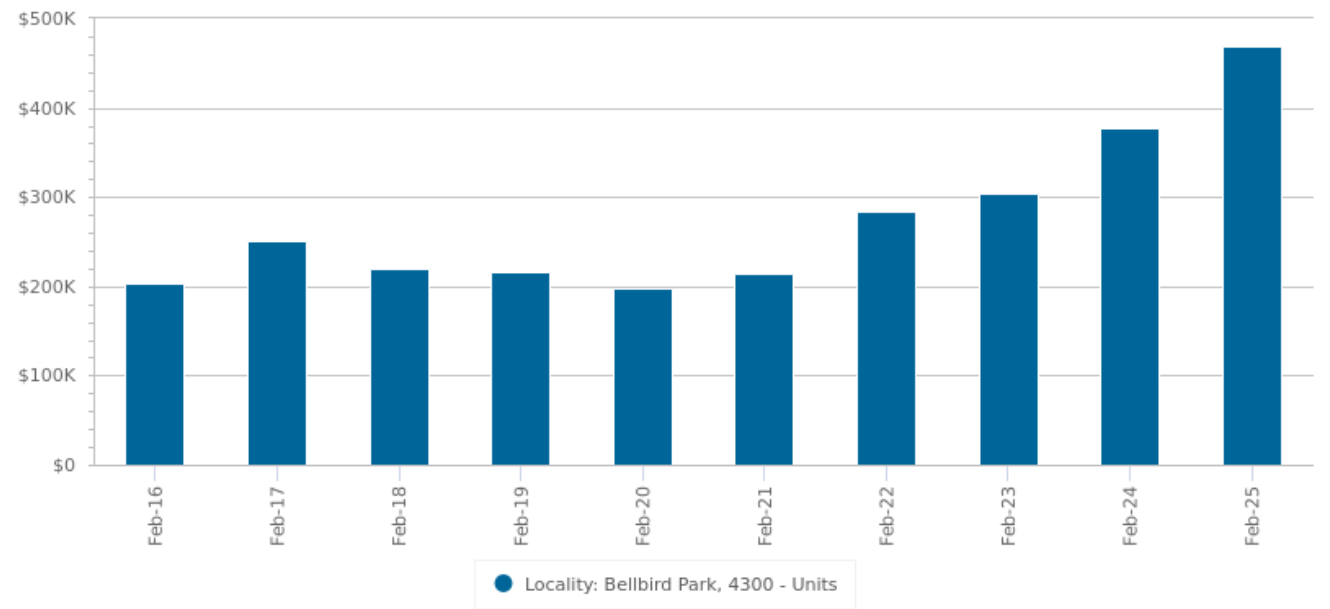
Unit: Median Value

\$470K

Feb 2025

	Bellbird Park
Feb 2016	\$203,406
Feb 2017	\$251,159
Feb 2018	\$220,340
Feb 2019	\$216,986
Feb 2020	\$197,563
Feb 2021	\$214,897
Feb 2022	\$284,428
Feb 2023	\$303,149
Feb 2024	\$376,962
Feb 2025	\$469,610

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

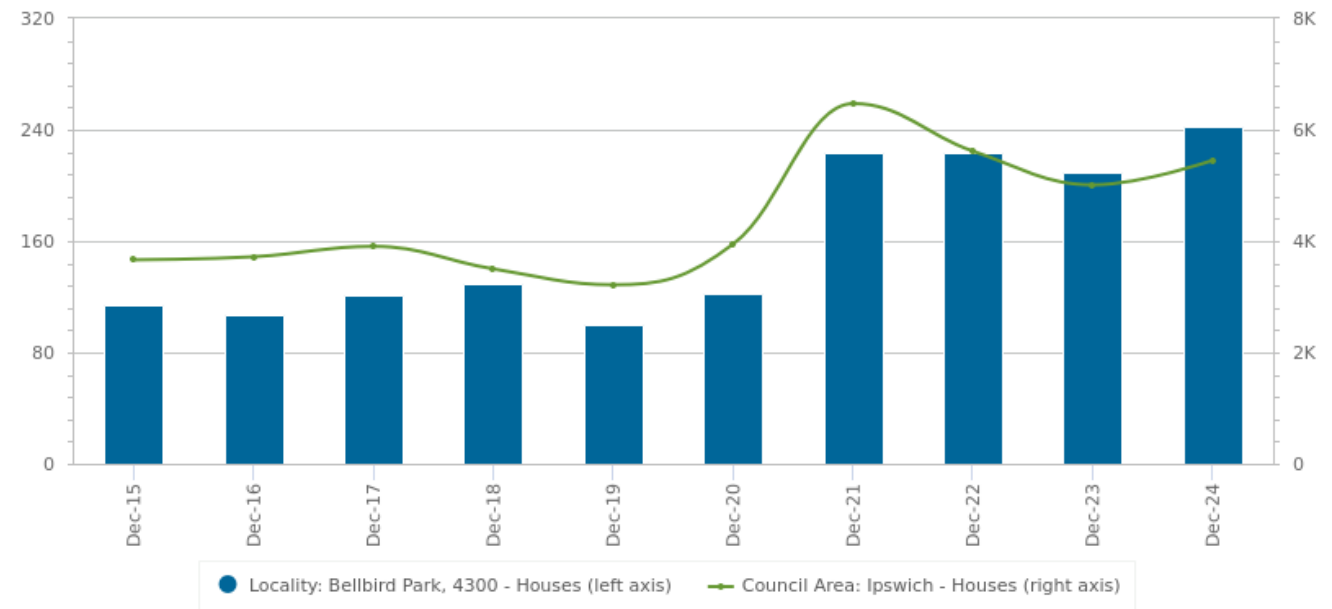
House: Sales Per Annum

242

Dec 2024

	Bellbird Park	Ipswich
Dec 2016	107	3719
Dec 2017	121	3905
Dec 2018	130	3499
Dec 2019	100	3215
Dec 2020	122	3955
Dec 2021	224	6470
Dec 2022	224	5613
Dec 2023	209	5010
Dec 2024	242	5454
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

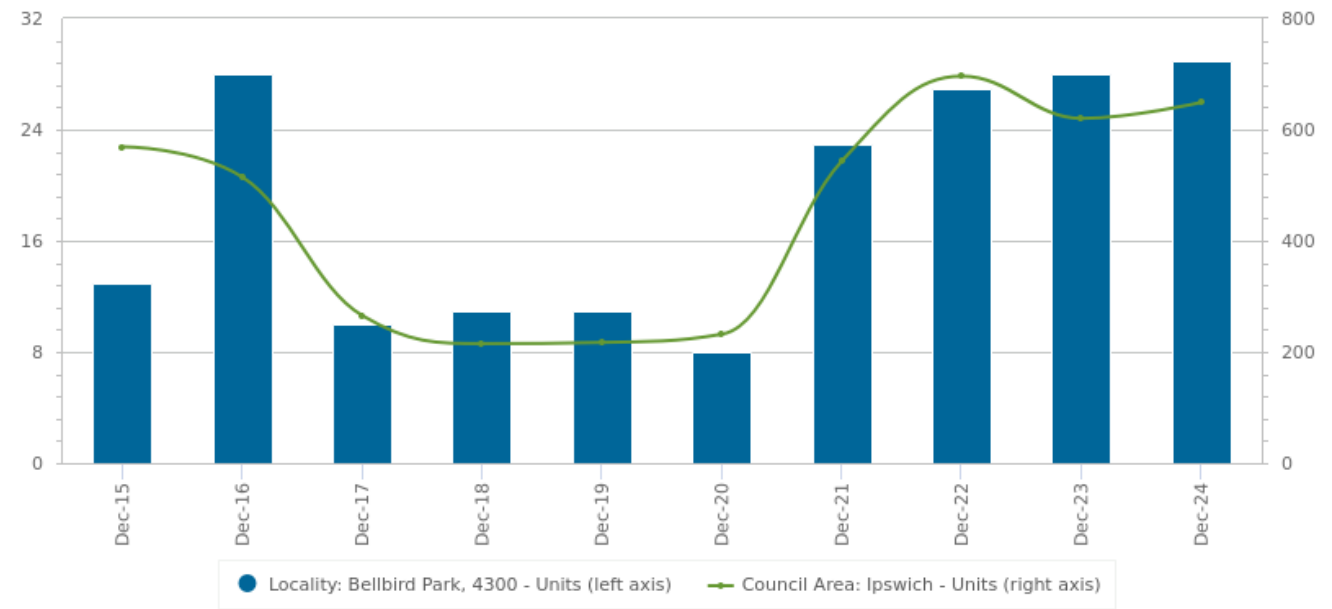


Unit: Sales Per Annum

29  
Dec 2024

	Bellbird Park	Ipswich
Dec 2016	28	514
Dec 2017	10	265
Dec 2018	11	215
Dec 2019	11	217
Dec 2020	8	232
Dec 2021	23	544
Dec 2022	27	696
Dec 2023	28	620
Dec 2024	29	649
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



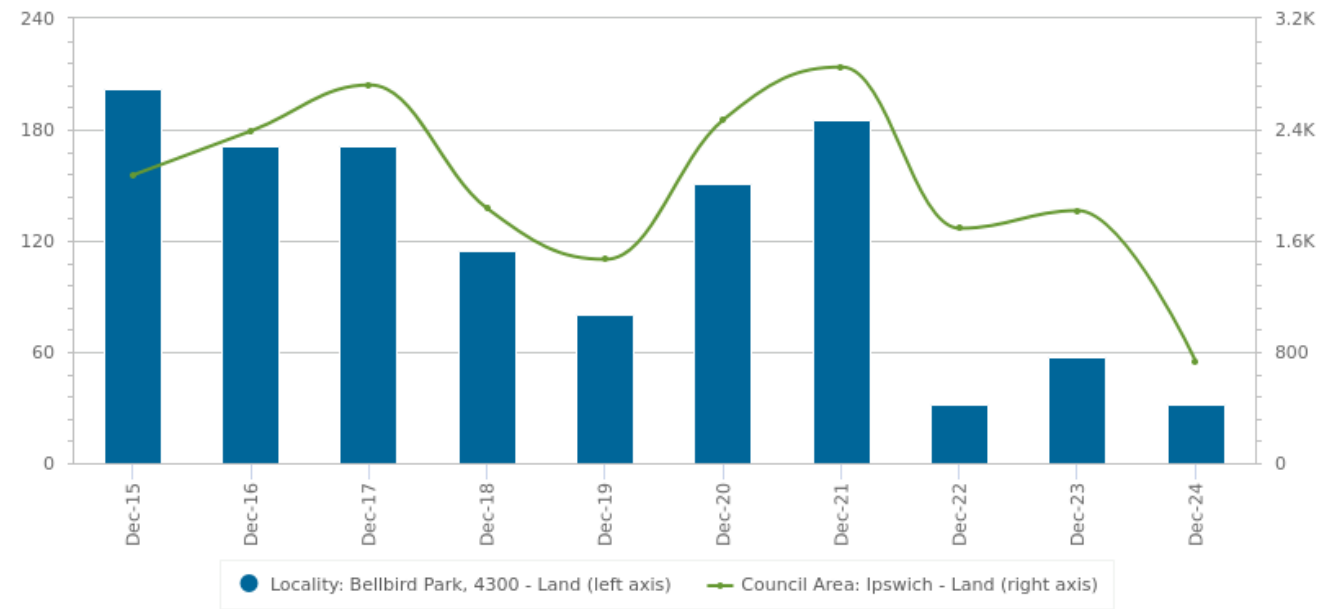
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

32  
Dec 2024

	Bellbird Park	Ipswich
Dec 2016	171	2391
Dec 2017	171	2721
Dec 2018	115	1830
Dec 2019	80	1466
Dec 2020	151	2474
Dec 2021	185	2850
Dec 2022	32	1689
Dec 2023	57	1817
Dec 2024	32	726
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

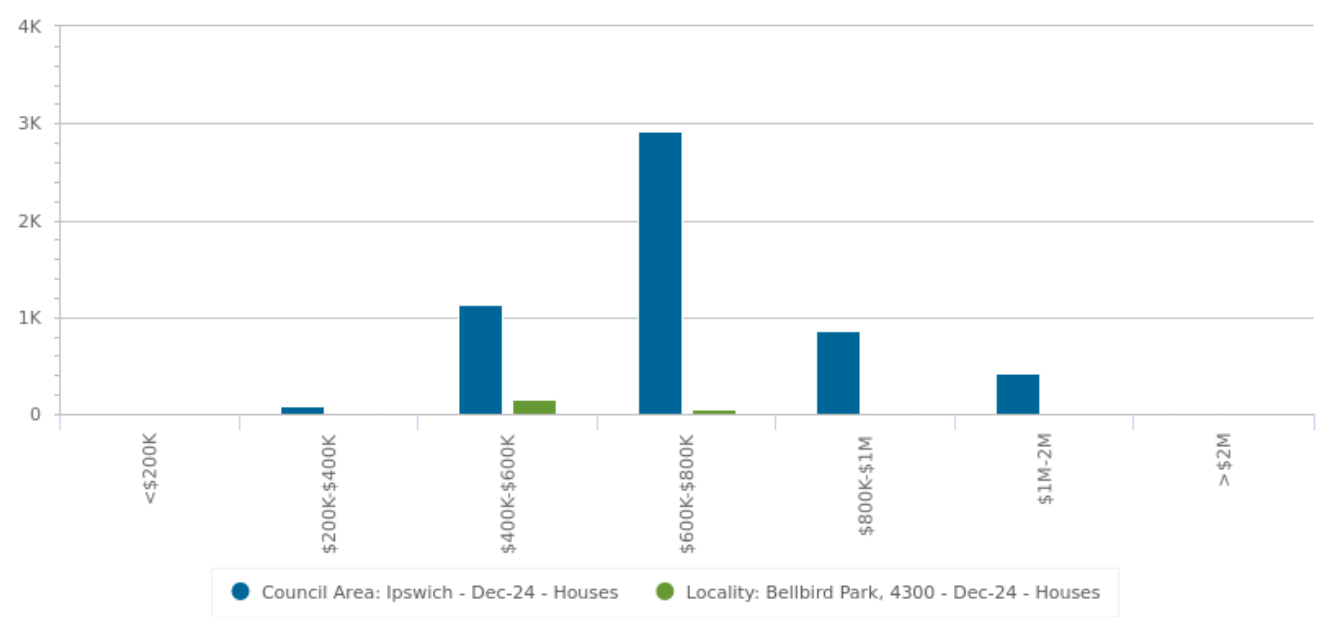
House: Sales By Price

\$183.54M

Dec 2024

	Bellbird Park	Ipswich
<\$200K	-	8
\$200K-\$400K	2	88
\$400K-\$600K	21	1,132
\$600K-\$800K	160	2,918
\$800K-\$1M	45	858
\$1M-\$2M	13	429
>\$2M	1	21

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

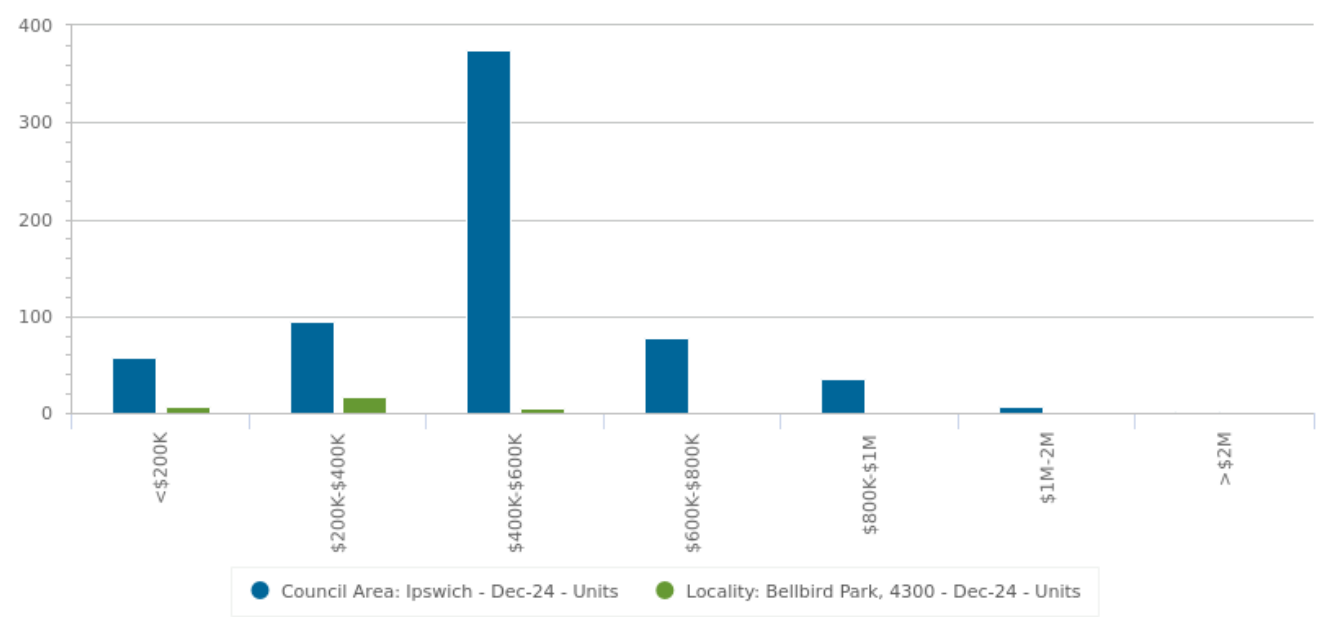
Unit: Sales By Price

\$14.92M

Dec 2024

	Bellbird Park	Ipswich
<\$200K	-	57
\$200K-\$400K	7	95
\$400K-\$600K	17	374
\$600K-\$800K	-	77
\$800K-\$1M	5	36
\$1M-\$2M	-	7
>\$2M	-	2

Statistics are calculated over a rolling 12 month period

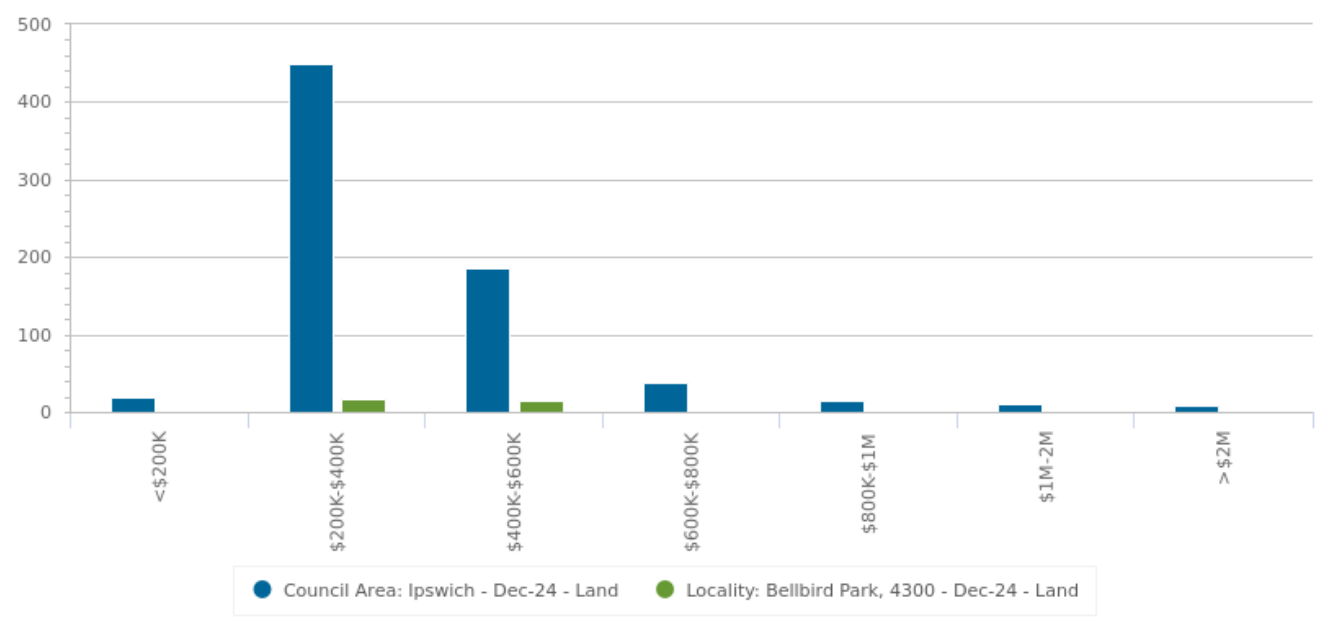


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Bellbird Park	Ipswich
<\$200K	1	20
\$200K-\$400K	17	450
\$400K-\$600K	14	186
\$600K-\$800K	-	37
\$800K-\$1M	-	15
\$1M-\$2M	-	10
>\$2M	-	8

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

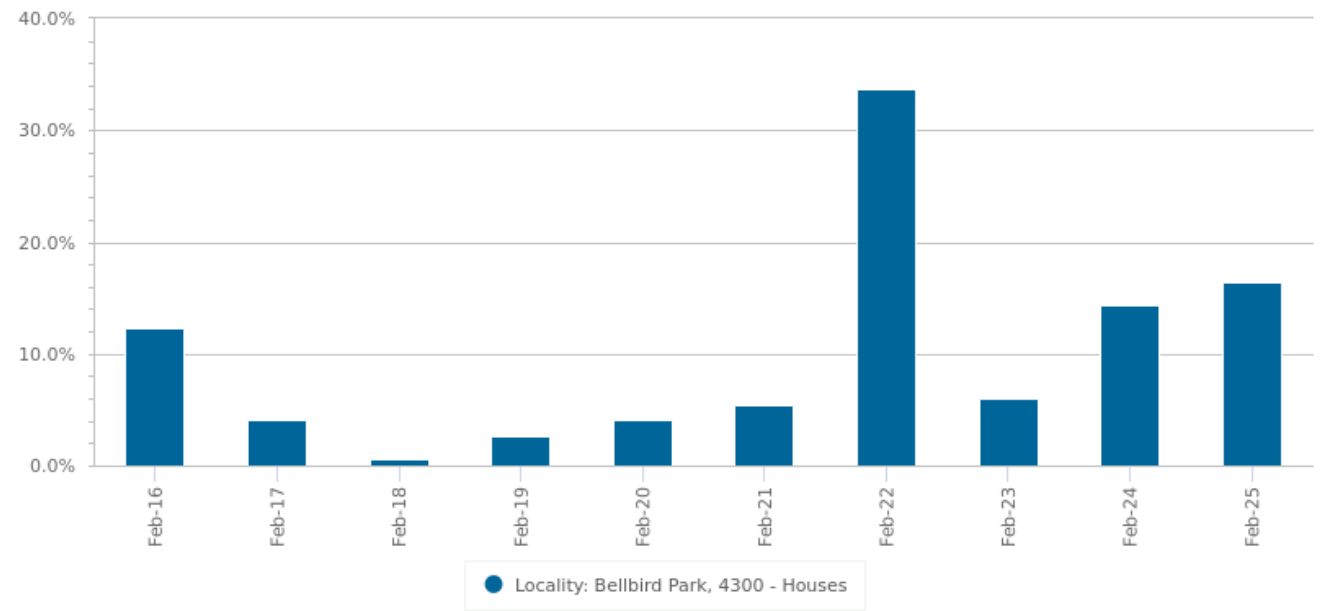
House: Change In Median Value

16.4%

Feb 2025

	Bellbird Park
Feb 2016	12.3%
Feb 2017	4.1%
Feb 2018	0.5%
Feb 2019	2.6%
Feb 2020	4.1%
Feb 2021	5.4%
Feb 2022	33.8%
Feb 2023	6.0%
Feb 2024	14.4%
Feb 2025	16.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

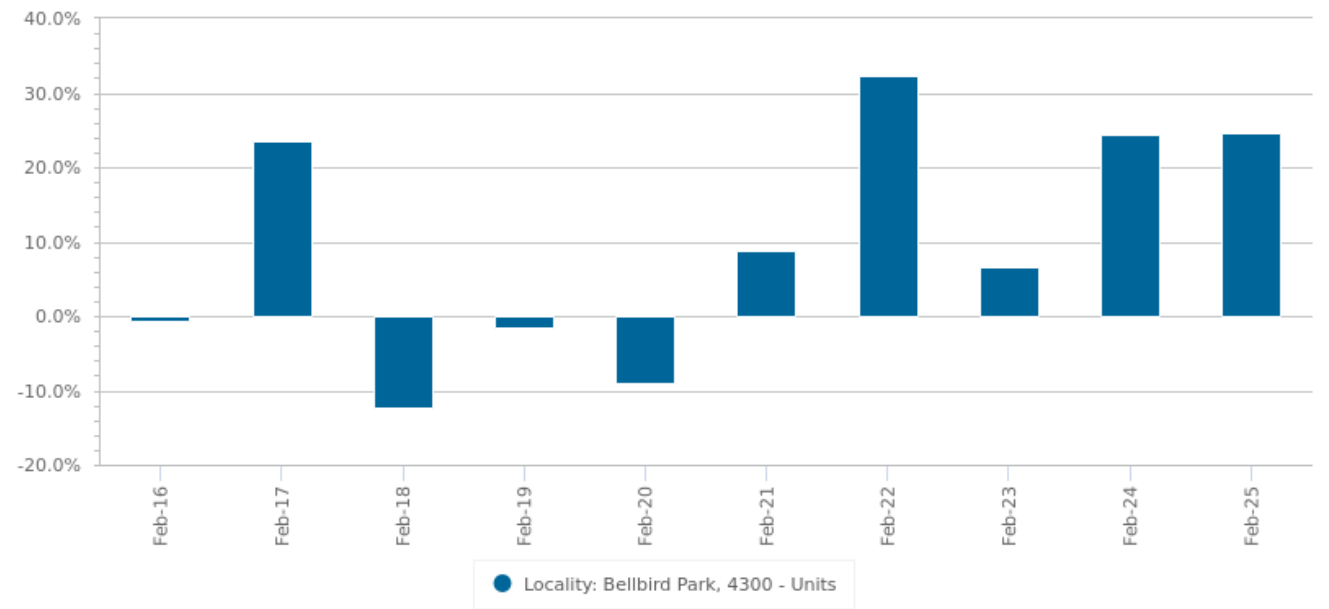
24.6%

Feb 2025

Unit: Change In Median Value

	Bellbird Park
Feb 2016	-0.6%
Feb 2017	23.5%
Feb 2018	-12.3%
Feb 2019	-1.5%
Feb 2020	-9.0%
Feb 2021	8.8%
Feb 2022	32.4%
Feb 2023	6.6%
Feb 2024	24.3%
Feb 2025	24.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

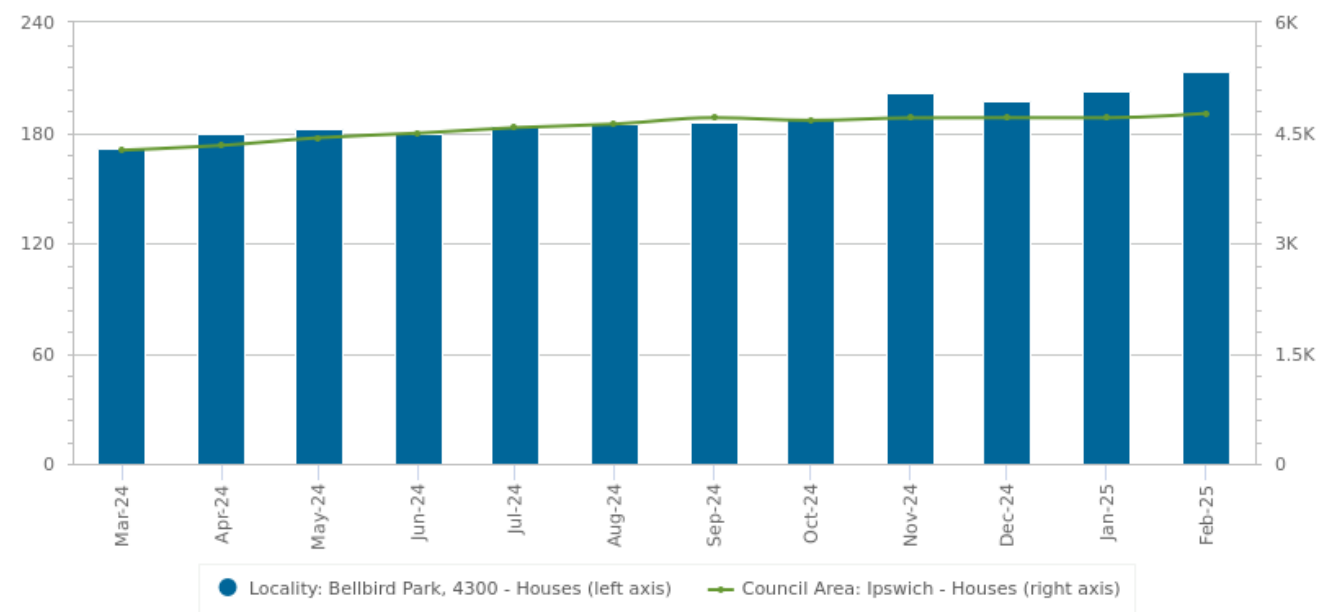
House: Number of New Listing

213

Feb 2025

	Bellbird Park	Ipswich
Mar 2024	172	4,263
Apr 2024	180	4,328
May 2024	182	4,432
Jun 2024	180	4,494
Jul 2024	184	4,569
Aug 2024	185	4,618
Sep 2024	186	4,704
Oct 2024	188	4,668
Nov 2024	202	4,702
Dec 2024	197	4,704
Jan 2025	203	4,703
Feb 2025	213	4,764

Statistics are calculated over a rolling 12 month period



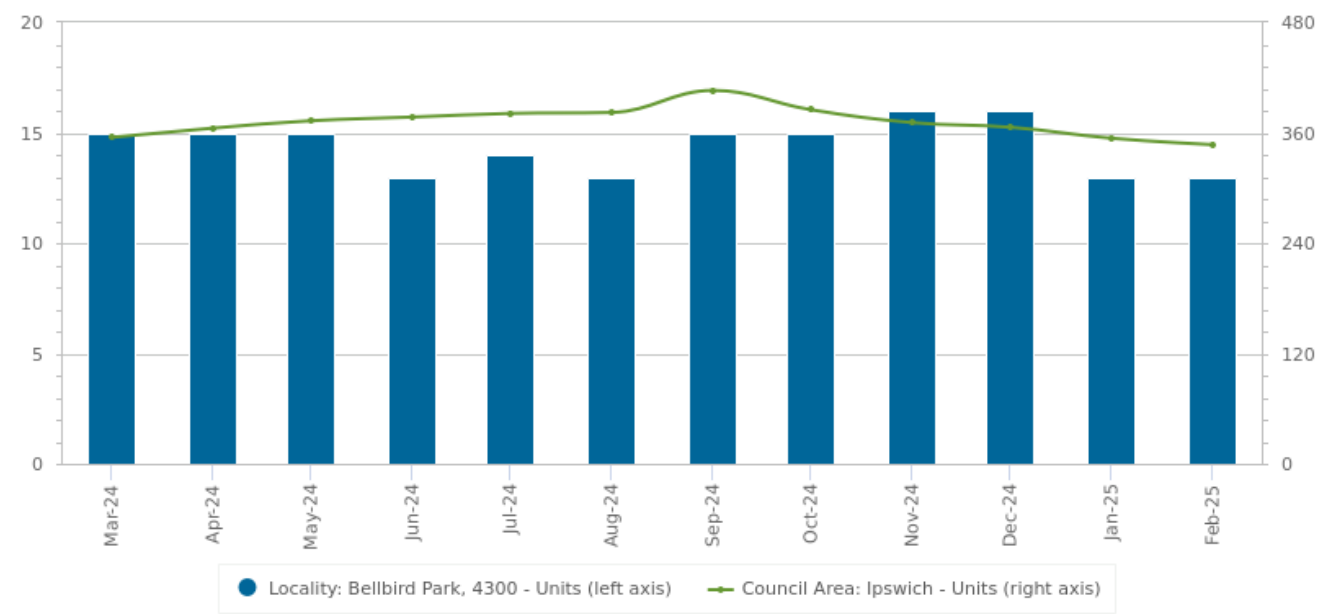
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

13  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	15	355
Apr 2024	15	365
May 2024	15	373
Jun 2024	13	377
Jul 2024	14	381
Aug 2024	13	382
Sep 2024	15	406
Oct 2024	15	385
Nov 2024	16	371
Dec 2024	16	366
Jan 2025	13	354
Feb 2025	13	347

Statistics are calculated over a rolling 12 month period



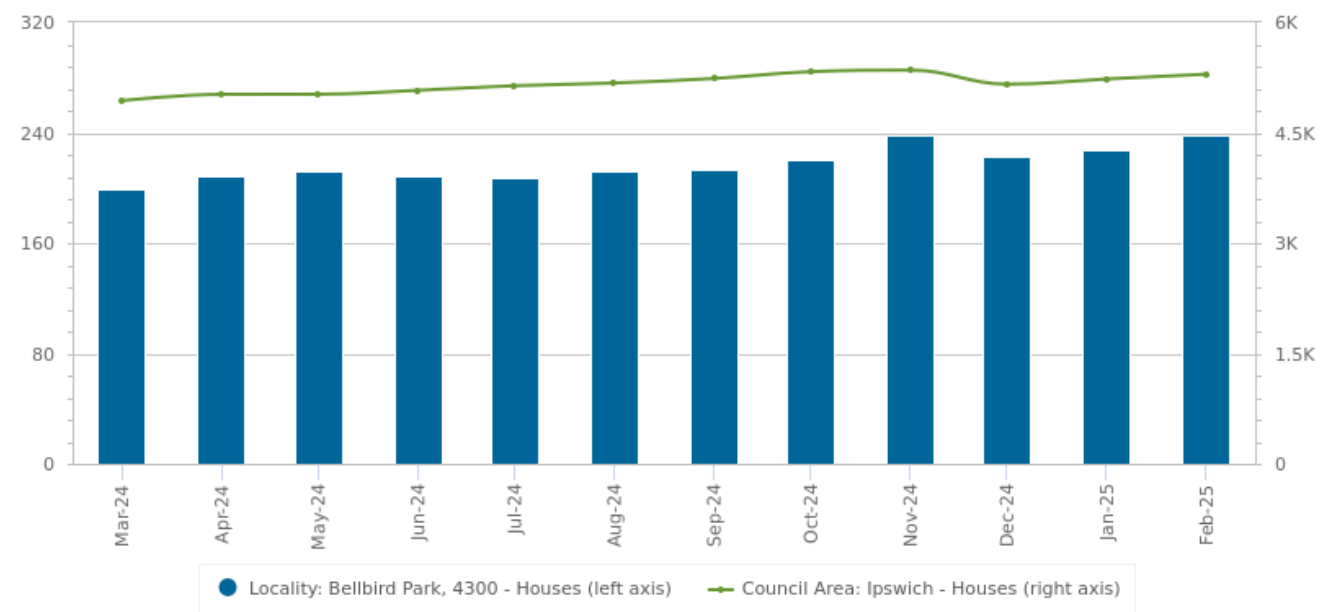
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

238  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	199	4,938
Apr 2024	209	5,022
May 2024	212	5,023
Jun 2024	209	5,077
Jul 2024	207	5,139
Aug 2024	212	5,176
Sep 2024	213	5,238
Oct 2024	221	5,330
Nov 2024	238	5,351
Dec 2024	223	5,160
Jan 2025	227	5,231
Feb 2025	238	5,296

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

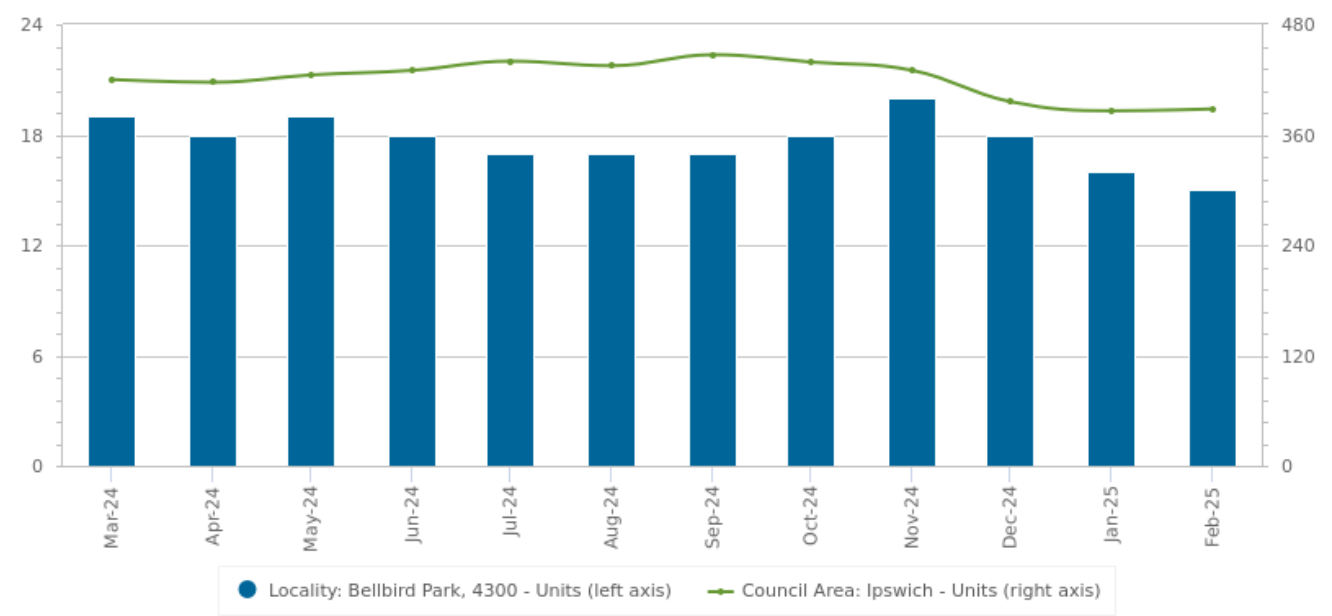


Unit: Total Properties Listed

15  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	19	420
Apr 2024	18	417
May 2024	19	425
Jun 2024	18	430
Jul 2024	17	440
Aug 2024	17	435
Sep 2024	17	447
Oct 2024	18	439
Nov 2024	20	430
Dec 2024	18	396
Jan 2025	16	386
Feb 2025	15	388

Statistics are calculated over a rolling 12 month period



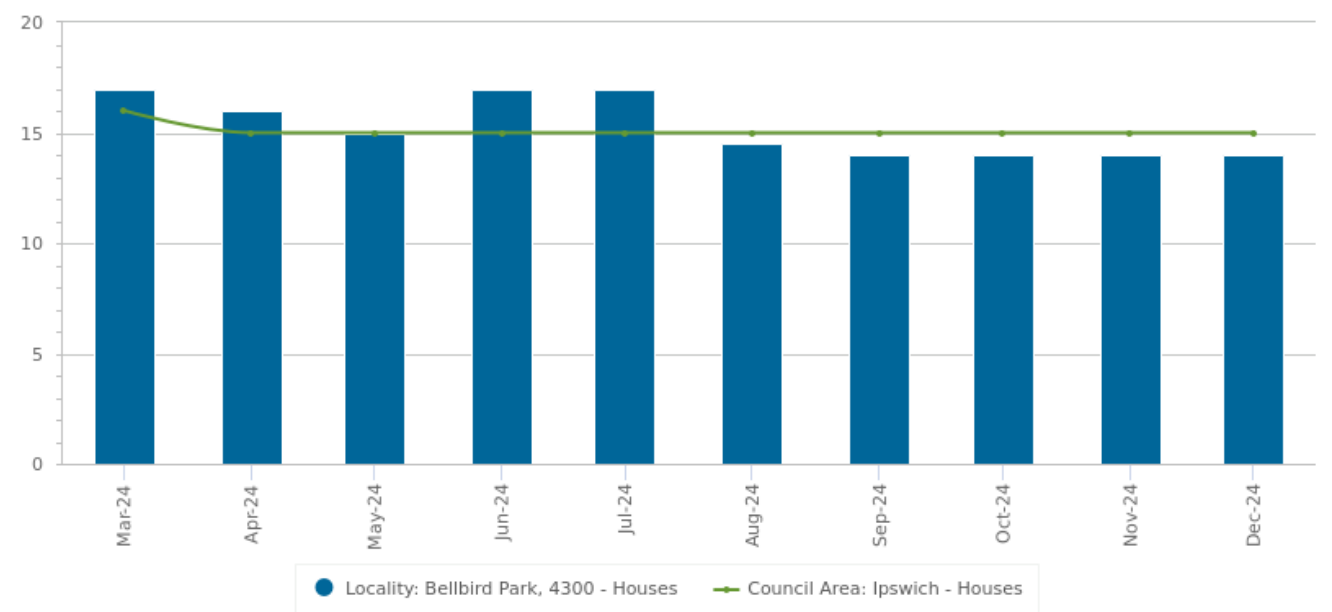
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

14  
Dec 2024

	Bellbird Park	Ipswich
Mar 2024	17	16
Apr 2024	16	15
May 2024	15	15
Jun 2024	17	15
Jul 2024	17	15
Aug 2024	14.5	15
Sep 2024	14	15
Oct 2024	14	15
Nov 2024	14	15
Dec 2024	14	15
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



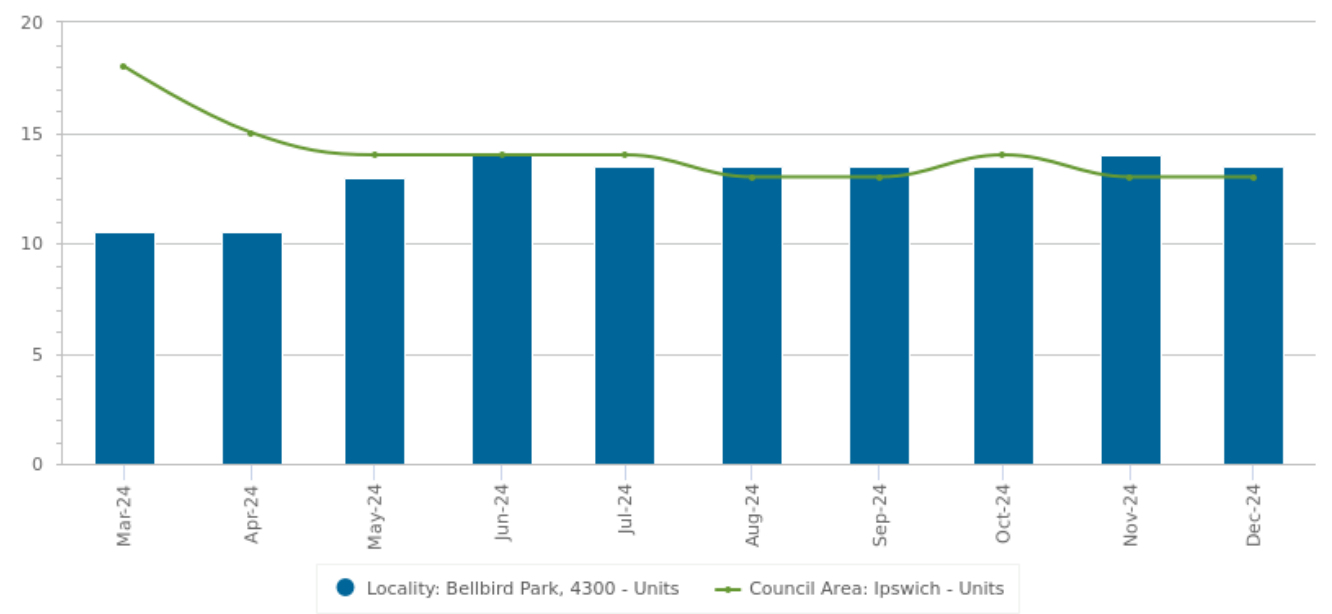
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13.5  
Dec 2024

	Bellbird Park	Ipswich
Mar 2024	10.5	18
Apr 2024	10.5	15
May 2024	13	14
Jun 2024	14	14
Jul 2024	13.5	14
Aug 2024	13.5	13
Sep 2024	13.5	13
Oct 2024	13.5	14
Nov 2024	14	13
Dec 2024	13.5	13
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

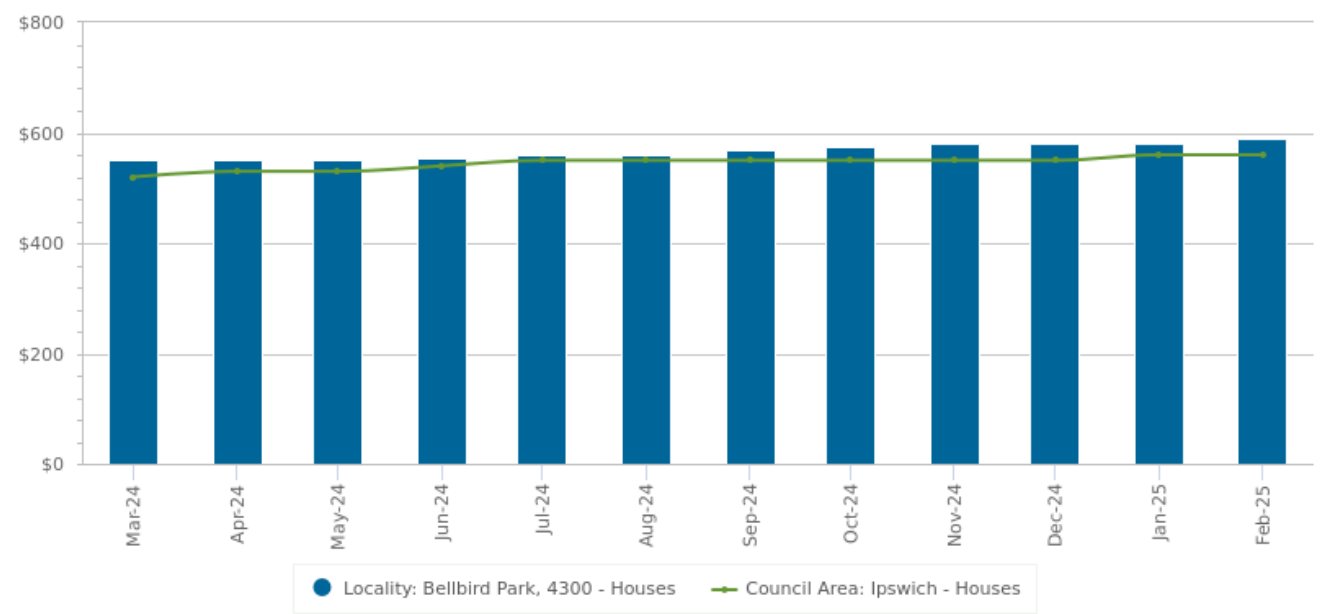
House: Median Rent

\$590/w

Feb 2025

	Bellbird Park	Ipswich
Mar 2024	\$550/w	\$520/w
Apr 2024	\$550/w	\$530/w
May 2024	\$550/w	\$530/w
Jun 2024	\$555/w	\$540/w
Jul 2024	\$560/w	\$550/w
Aug 2024	\$560/w	\$550/w
Sep 2024	\$570/w	\$550/w
Oct 2024	\$575/w	\$550/w
Nov 2024	\$580/w	\$550/w
Dec 2024	\$580/w	\$550/w
Jan 2025	\$580/w	\$560/w
Feb 2025	\$590/w	\$560/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$488/w  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	\$350/w	\$405/w
Apr 2024	\$350/w	\$420/w
May 2024	\$350/w	\$430/w
Jun 2024	\$350/w	\$430/w
Jul 2024	\$360/w	\$440/w
Aug 2024	\$370/w	\$450/w
Sep 2024	\$380/w	\$450/w
Oct 2024	\$380/w	\$450/w
Nov 2024	\$380/w	\$450/w
Dec 2024	\$430/w	\$450/w
Jan 2025	\$488/w	\$450/w
Feb 2025	\$488/w	\$460/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

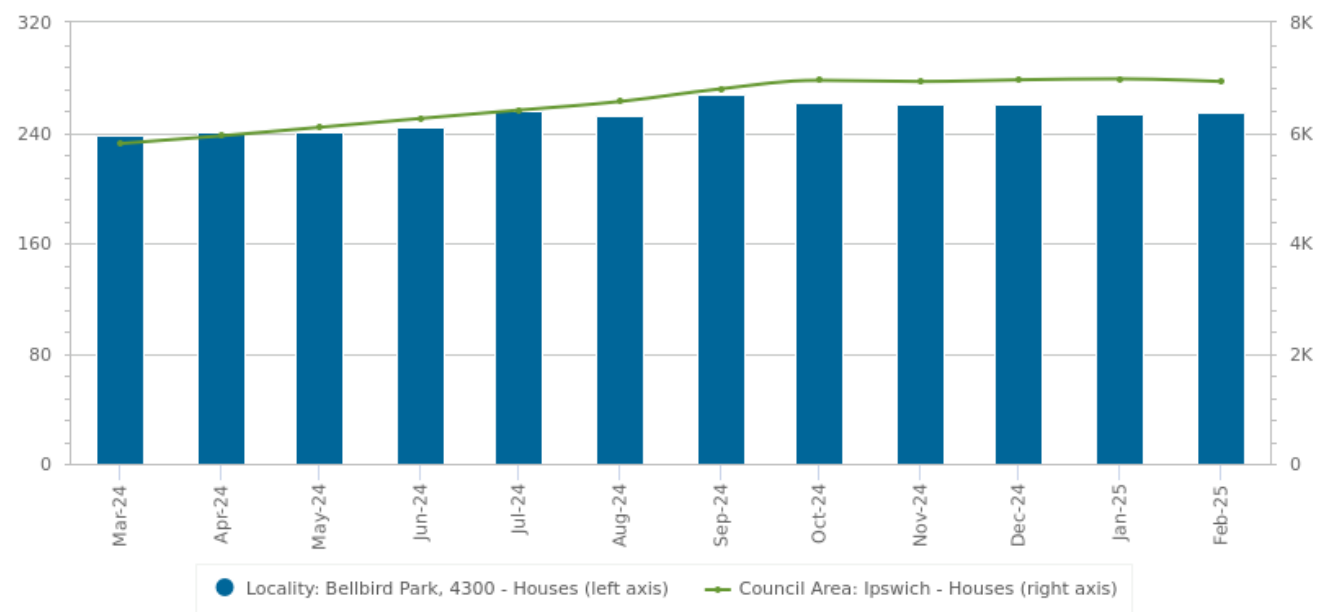


255  
Feb 2025

House: Rental Rate Observations

	Bellbird Park	Ipswich
Mar 2024	238	5,804
Apr 2024	241	5,944
May 2024	241	6,098
Jun 2024	244	6,259
Jul 2024	256	6,410
Aug 2024	253	6,566
Sep 2024	268	6,796
Oct 2024	262	6,950
Nov 2024	261	6,928
Dec 2024	261	6,959
Jan 2025	254	6,977
Feb 2025	255	6,928

Statistics are calculated over a rolling 12 month period



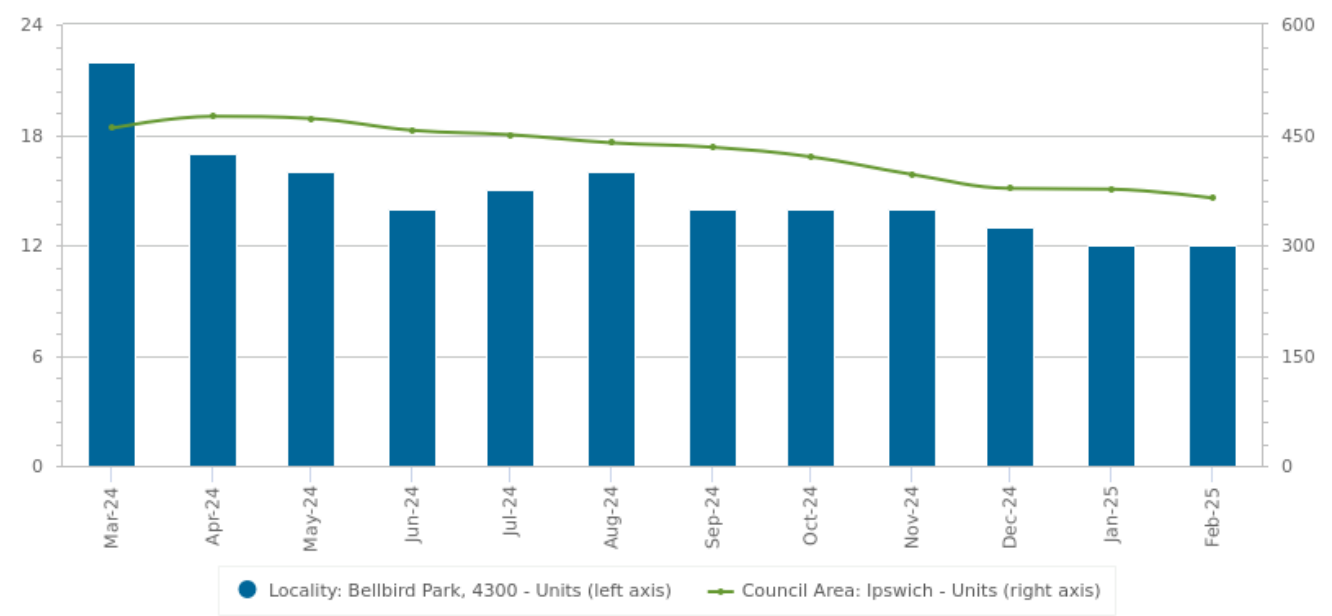
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

12  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	22	459
Apr 2024	17	475
May 2024	16	472
Jun 2024	14	456
Jul 2024	15	450
Aug 2024	16	439
Sep 2024	14	433
Oct 2024	14	420
Nov 2024	14	396
Dec 2024	13	377
Jan 2025	12	376
Feb 2025	12	364

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

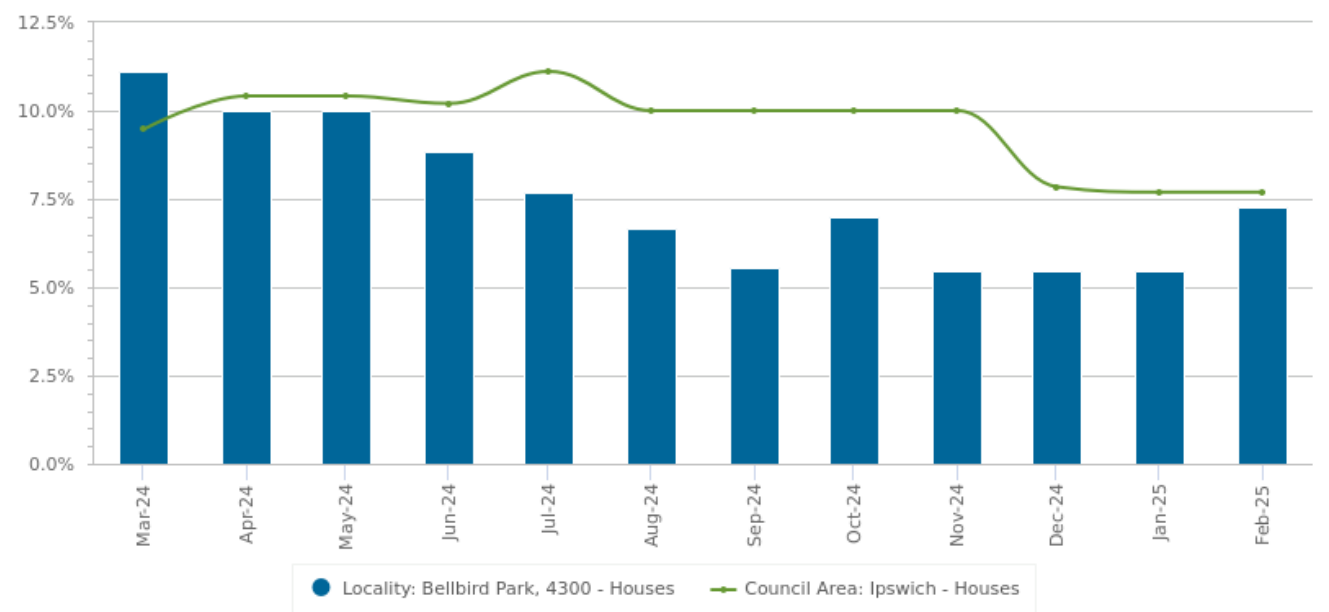
7.3%

Feb 2025

House: Change in Rental Rate

	Bellbird Park	Ipswich
Mar 2024	11.1%	9.5%
Apr 2024	10.0%	10.4%
May 2024	10.0%	10.4%
Jun 2024	8.8%	10.2%
Jul 2024	7.7%	11.1%
Aug 2024	6.7%	10.0%
Sep 2024	5.6%	10.0%
Oct 2024	7.0%	10.0%
Nov 2024	5.5%	10.0%
Dec 2024	5.5%	7.8%
Jan 2025	5.5%	7.7%
Feb 2025	7.3%	7.7%

Statistics are calculated over a rolling 12 month period



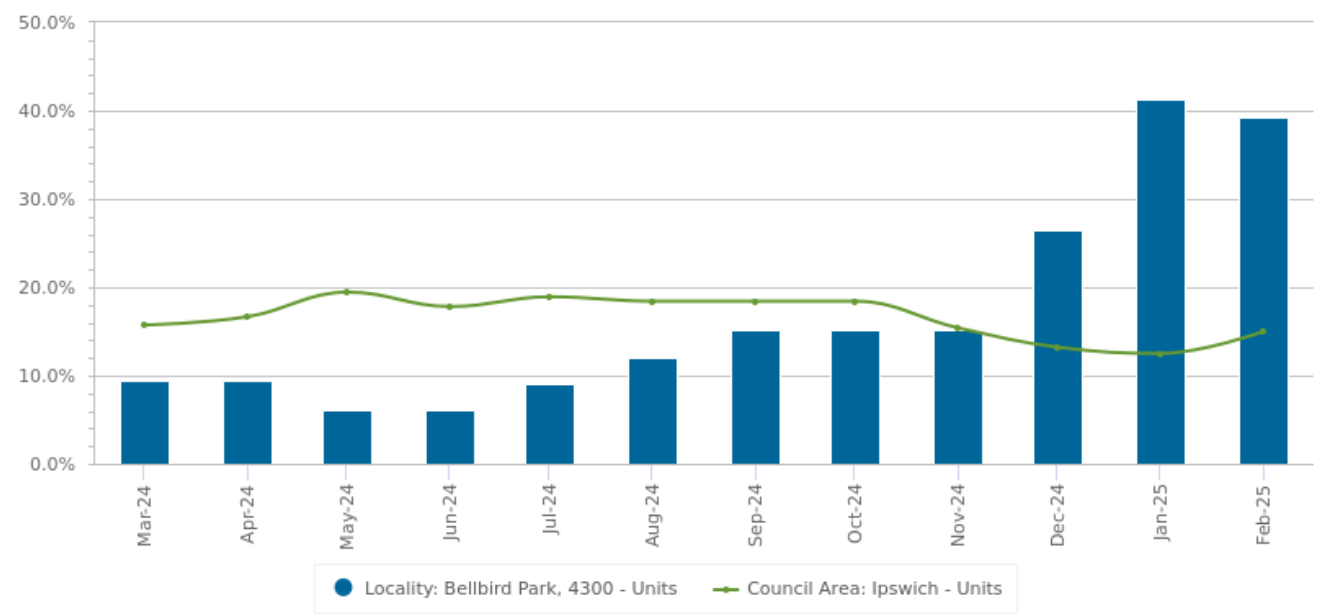
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

39.3%  
Feb 2025

	Bellbird Park	Ipswich
Mar 2024	9.4%	15.7%
Apr 2024	9.4%	16.7%
May 2024	6.1%	19.4%
Jun 2024	6.1%	17.8%
Jul 2024	9.1%	18.9%
Aug 2024	12.1%	18.4%
Sep 2024	15.2%	18.4%
Oct 2024	15.2%	18.4%
Nov 2024	15.2%	15.4%
Dec 2024	26.5%	13.2%
Jan 2025	41.3%	12.5%
Feb 2025	39.3%	15.0%

Statistics are calculated over a rolling 12 month period



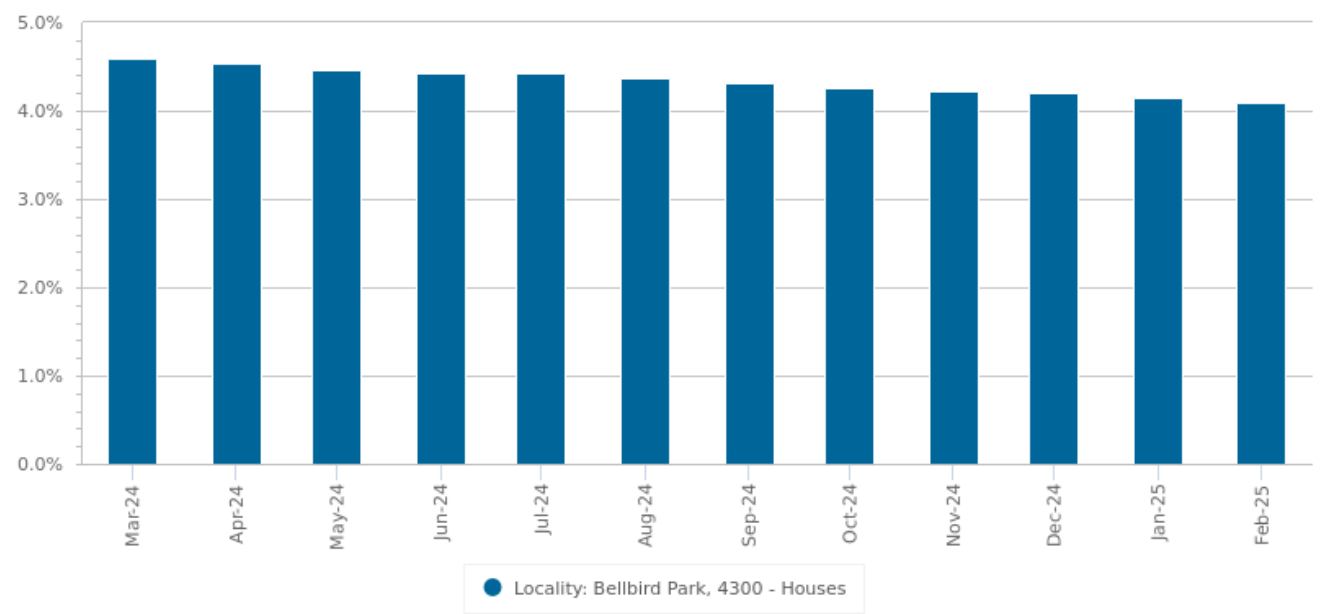
Statistics are calculated over a rolling 12 month period

4.1%  
Feb 2025

House: Value Based Rental Yield

	Bellbird Park
Mar 2024	4.6%
Apr 2024	4.5%
May 2024	4.5%
Jun 2024	4.4%
Jul 2024	4.4%
Aug 2024	4.4%
Sep 2024	4.3%
Oct 2024	4.3%
Nov 2024	4.2%
Dec 2024	4.2%
Jan 2025	4.1%
Feb 2025	4.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

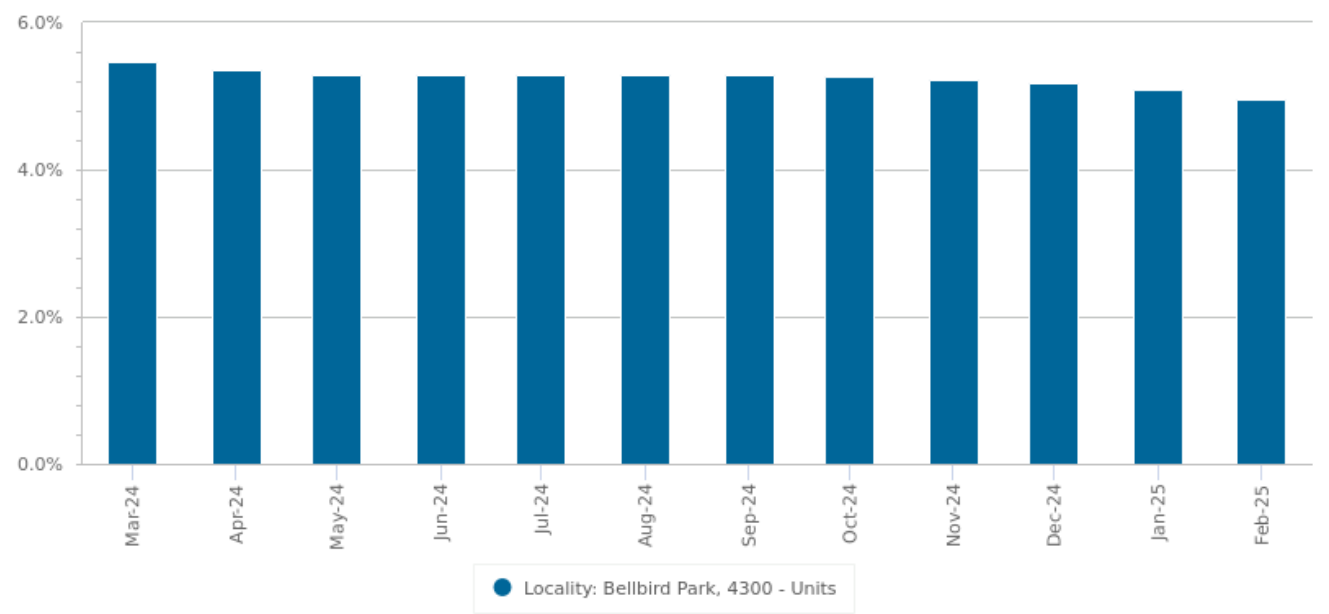
5.0%

Feb 2025

Unit: Value Based Rental Yield

	Bellbird Park
Mar 2024	5.5%
Apr 2024	5.4%
May 2024	5.3%
Jun 2024	5.3%
Jul 2024	5.3%
Aug 2024	5.3%
Sep 2024	5.3%
Oct 2024	5.3%
Nov 2024	5.2%
Dec 2024	5.2%
Jan 2025	5.1%
Feb 2025	5.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Bellbird Park	Ipswich
Childless Couples	29.5%	31.7%
Couples with Children	49.2%	45.7%
Single Parents	19.1%	20.9%
Other	2.4%	1.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

29.5%



Couples with Children

49.2%



Single Parents

19.1%



Other

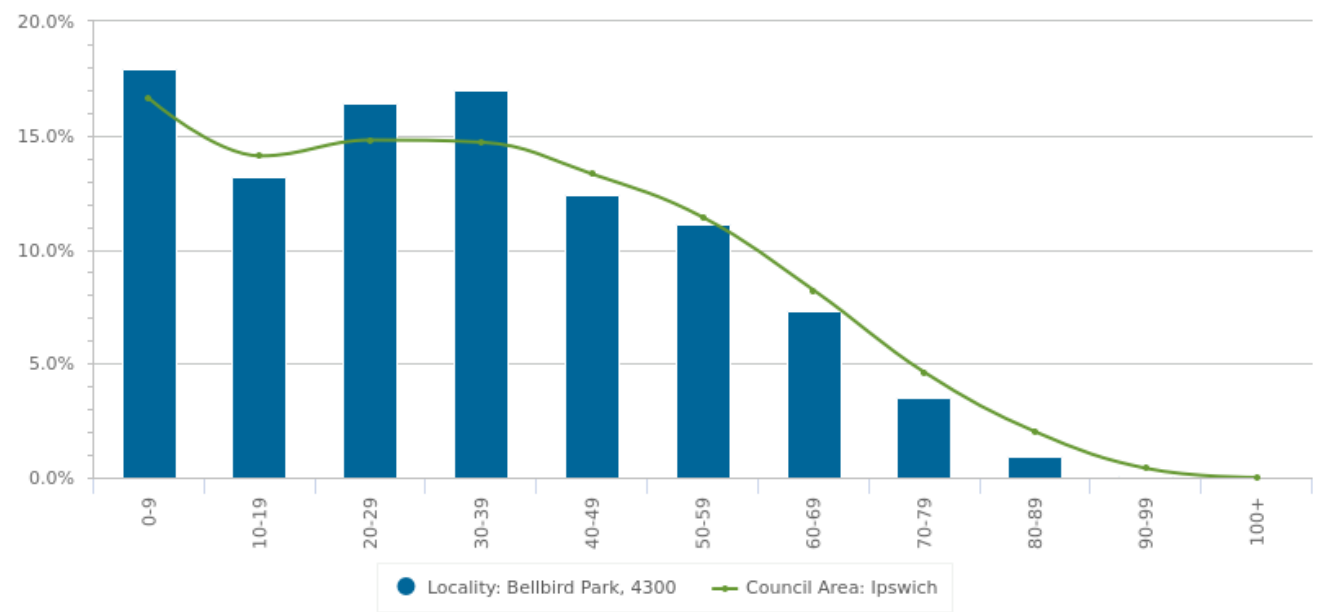
2.4%

Population Age

Population Age

	Bellbird Park	Ipswich
0-9	17.9%	16.6%
10-19	13.2%	14.1%
20-29	16.4%	14.8%
30-39	17%	14.7%
40-49	12.4%	13.3%
50-59	11.1%	11.4%
60-69	7.3%	8.2%
70-79	3.5%	4.6%
80-89	0.9%	2%
90-99	0.1%	0.4%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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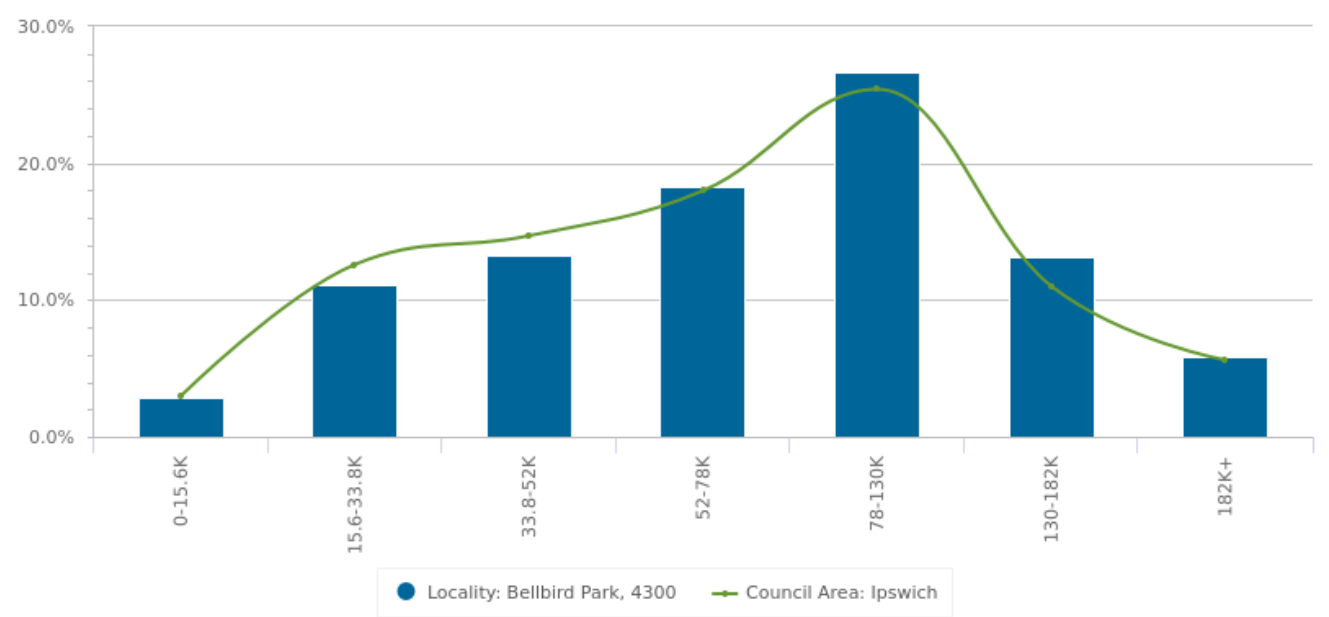


Household Income

Household Income

	Bellbird Park	Ipswich
0-15.6K	2.9%	3%
15.6-33.8K	11.1%	12.6%
33.8-52K	13.3%	14.7%
52-78K	18.3%	18%
78-130K	26.7%	25.4%
130-182K	13.2%	11%
182K+	5.9%	5.6%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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Education

Education By Qualification

	Bellbird Park	Ipswich
Postgrad	3.5%	3.6%
Graduate Diploma or Certificate	2.1%	2.3%
Bachelor	15.8%	16%
Advanced Diploma or Diploma	15.7%	15.7%
Certificate	44.5%	44.3%
Not Stated	17.3%	17.2%
Inadequately Described	0.8%	1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

3.5%



Graduate Diploma or Certificate

2.1%



Bachelor

15.8%



Advanced Diploma or  
Diploma

15.7%



Certificate

44.5%



Not Stated

17.3%



Inadequately  
Described

0.8%

Occupation

Employment By Occupation

	Bellbird Park	Ipswich
Professional	14.7%	14.5%
Clerical	13.8%	14.6%
Trades	15.7%	15.1%
Labourer	12.6%	12.6%
Not Stated	1.9%	1.8%
Machinery Operators and Drivers	10.7%	9.9%
Managers	9.1%	9%
Community and Personal Service Workers	12.4%	12.8%
Sales Workers	9.4%	9.6%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

14.7%



Clerical

13.8%



Trades

15.7%



Labourer

12.6%



Not Stated

1.9%



Machinery Operators and Drivers

10.7%

Employment By Occupation



Managers

9.1%



Community and Personal Service  
Workers

12.4%



Sales Workers

9.4%

## Disclaimer

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