

Suburb Statistics Report

Bellmere QLD 4510

Prepared on 10 Nov 2025

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Area Profile

Bellmere, QLD

The size of Bellmere is approximately 23.7 square kilometres. It has 13 parks covering nearly 2.0% of total area. The population of Bellmere in 2016 was 5863 people. By 2021 the population was 6588 showing a population growth of 12.4% in the area during that time. The predominant age group in Bellmere is 0-9 years. Households in Bellmere are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Bellmere work in a labourer occupation. In 2021, 59.30% of the homes in Bellmere were owner-occupied compared with 55.50% in 2016.

	House	Unit	Land
Average Tenure Period	10.8 years	4.8 years	-
Total Dwellings	2,143	142	144
Total New Listings	81	9	-
Median Value	\$841,321	\$598,593	-
Total Properties Listed	103	12	-

Market Trends

House: Market Trends

125

Properties Sold
(12 Months)

10.8

Average Tenure Period
(Years)

\$610/w

Median Asking Rent
(12 Months)

81

New Sale Listings
(12 Months)


17

Days on Market
(12 Months)

107

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$855,000

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

\$\$

Median Price*

\$780,000


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*

\$720,000

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



*Statistics are calculated over a rolling 12 month period

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Suburb Statistics Report

Bellmere QLD 4510



Unit: Market Trends

<div>17</div> <div>Properties Sold (12 Months)</div>	<div>4.8</div> <div>Average Tenure Period (Years)</div>	<div>\$450/w</div> <div>Median Asking Rent (12 Months)</div>
<div>9</div> <div>New Sale Listings (12 Months)</div>	<div>24</div> <div>Days on Market (12 Months)</div>	<div>1</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$675,000</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>\$580,000</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>\$550,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

2 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$430,000	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*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Median Value

House: Recent Median Value

\$841K

Oct 2025

	Bellmere
Nov 2024	\$742,301
Dec 2024	\$744,539
Jan 2025	\$752,712
Feb 2025	\$754,979
Mar 2025	\$757,933
Apr 2025	\$767,686
May 2025	\$772,910
Jun 2025	\$777,201
Jul 2025	\$798,026
Aug 2025	\$809,275
Sep 2025	\$821,191
Oct 2025	\$841,321

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

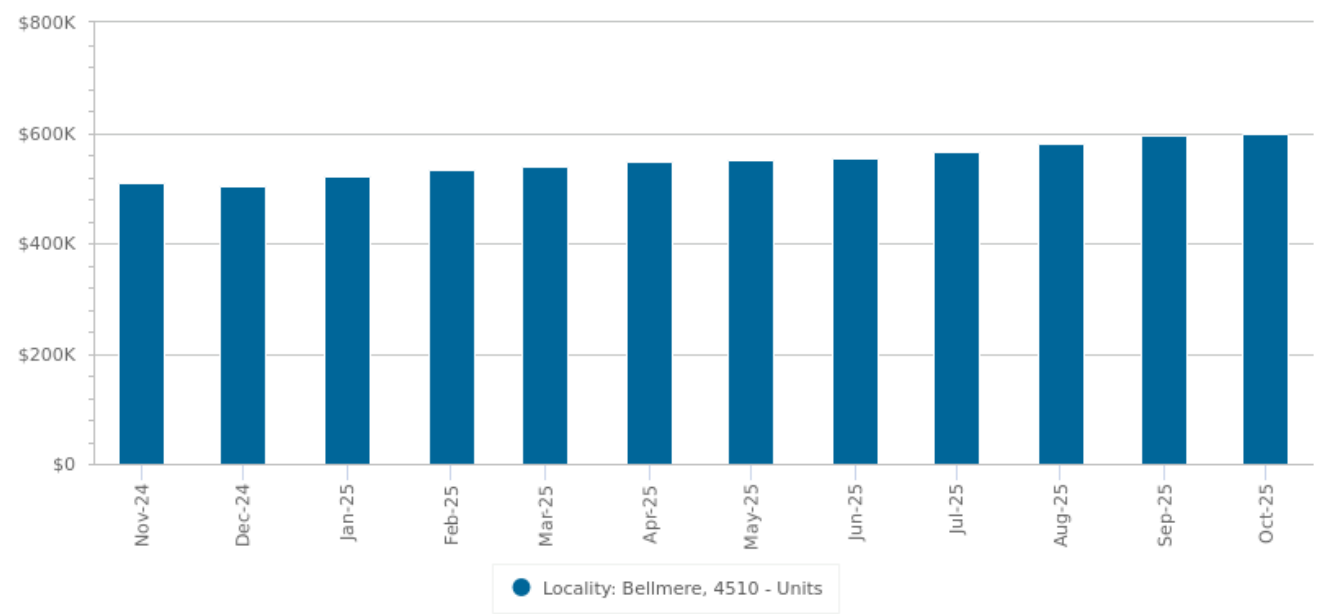
Unit: Recent Median Value

\$599K

Oct 2025

	Bellmere
Nov 2024	\$508,197
Dec 2024	\$504,139
Jan 2025	\$520,886
Feb 2025	\$533,311
Mar 2025	\$539,163
Apr 2025	\$547,331
May 2025	\$549,928
Jun 2025	\$553,853
Jul 2025	\$566,537
Aug 2025	\$579,893
Sep 2025	\$596,989
Oct 2025	\$598,593

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

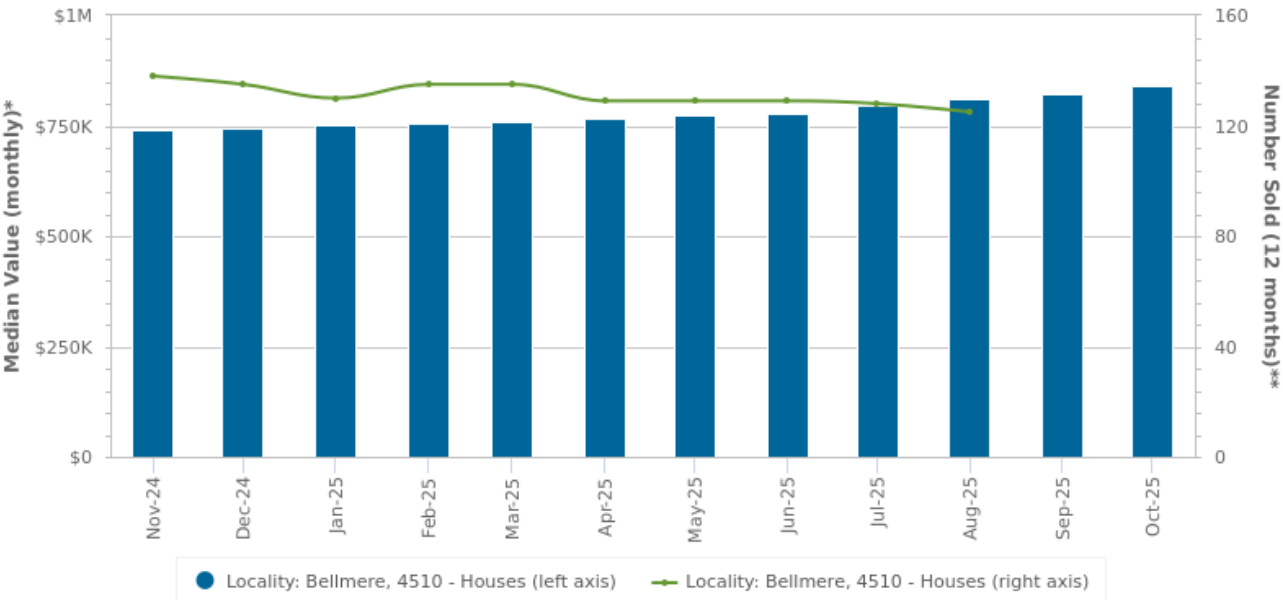
125

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$742,301	138
Dec 2024	\$744,539	135
Jan 2025	\$752,712	130
Feb 2025	\$754,979	135
Mar 2025	\$757,933	135
Apr 2025	\$767,686	129
May 2025	\$772,910	129
Jun 2025	\$777,201	129
Jul 2025	\$798,026	128
Aug 2025	\$809,275	125
Sep 2025	\$821,191	-
Oct 2025	\$841,321	-

Statistics are calculated over a rolling 12 month period



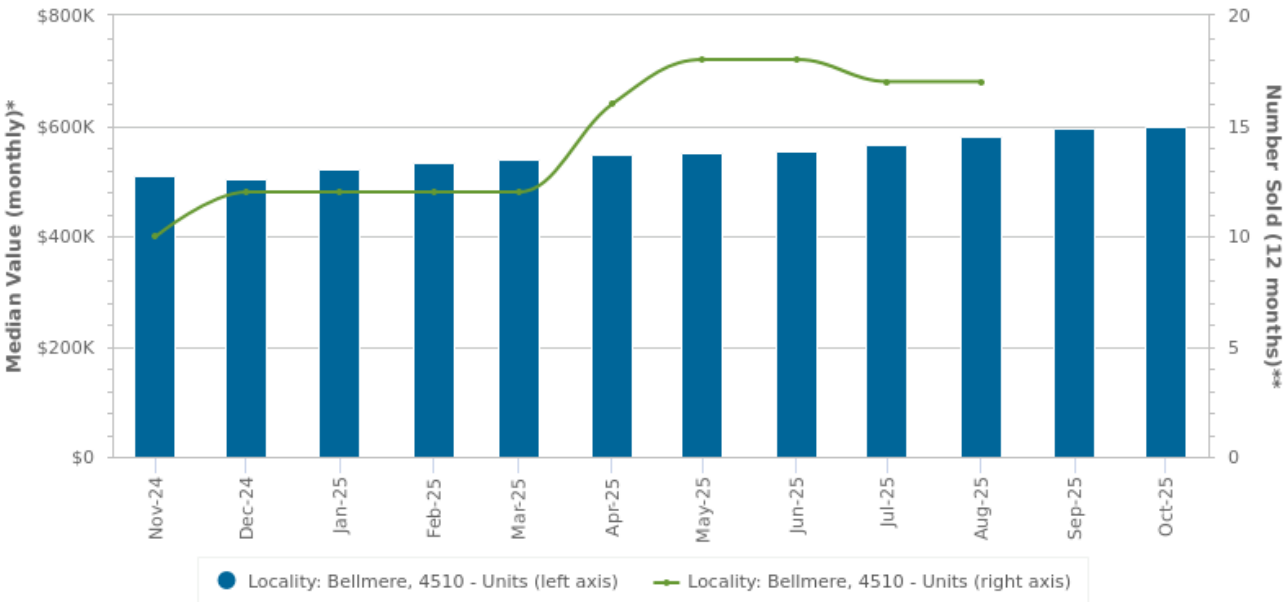
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

17
Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$508,197	10
Dec 2024	\$504,139	12
Jan 2025	\$520,886	12
Feb 2025	\$533,311	12
Mar 2025	\$539,163	12
Apr 2025	\$547,331	16
May 2025	\$549,928	18
Jun 2025	\$553,853	18
Jul 2025	\$566,537	17
Aug 2025	\$579,893	17
Sep 2025	\$596,989	-
Oct 2025	\$598,593	-

Statistics are calculated over a rolling 12 month period



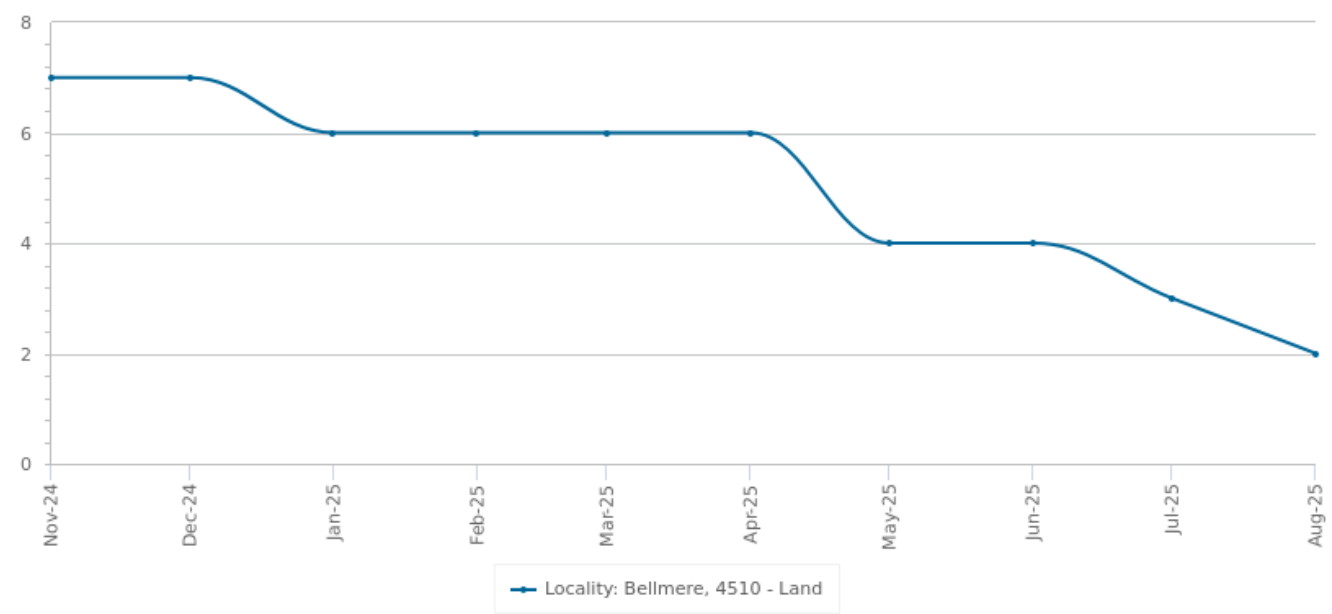
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

2
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	7
Oct 2024	-	7
Nov 2024	-	7
Dec 2024	-	7
Jan 2025	-	6
Feb 2025	-	6
Mar 2025	-	6
Apr 2025	-	6
May 2025	-	4
Jun 2025	-	4
Jul 2025	-	3
Aug 2025	-	2

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

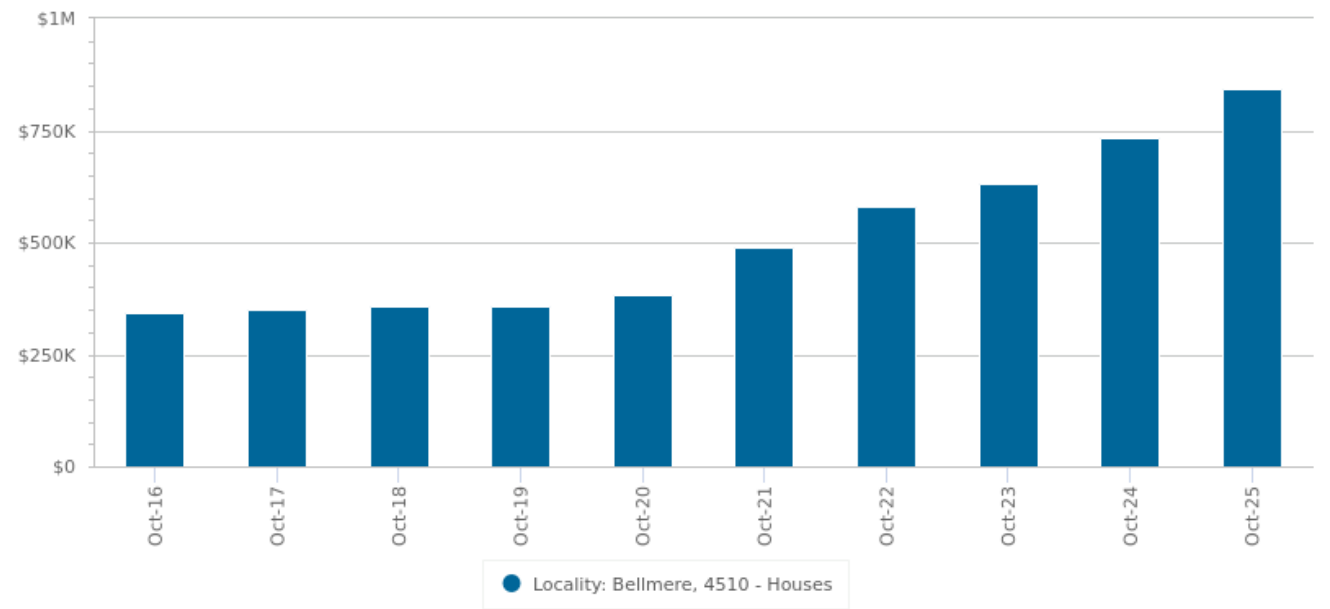
House: Median Value

\$841K

Oct 2025

	Bellmere
Oct 2016	\$341,880
Oct 2017	\$350,656
Oct 2018	\$356,367
Oct 2019	\$357,941
Oct 2020	\$382,749
Oct 2021	\$489,538
Oct 2022	\$580,563
Oct 2023	\$632,989
Oct 2024	\$734,879
Oct 2025	\$841,321

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

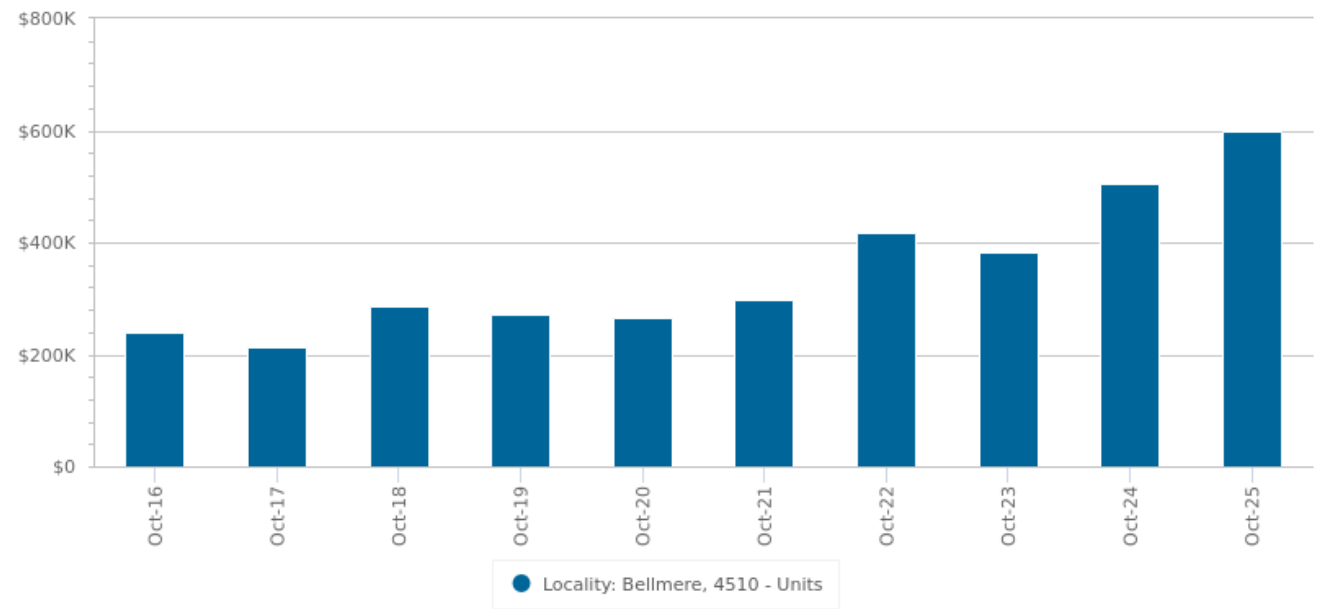
Unit: Median Value

\$599K

Oct 2025

	Bellmere
Oct 2016	\$239,177
Oct 2017	\$214,079
Oct 2018	\$285,002
Oct 2019	\$270,666
Oct 2020	\$265,649
Oct 2021	\$297,548
Oct 2022	\$417,642
Oct 2023	\$382,164
Oct 2024	\$504,939
Oct 2025	\$598,593

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

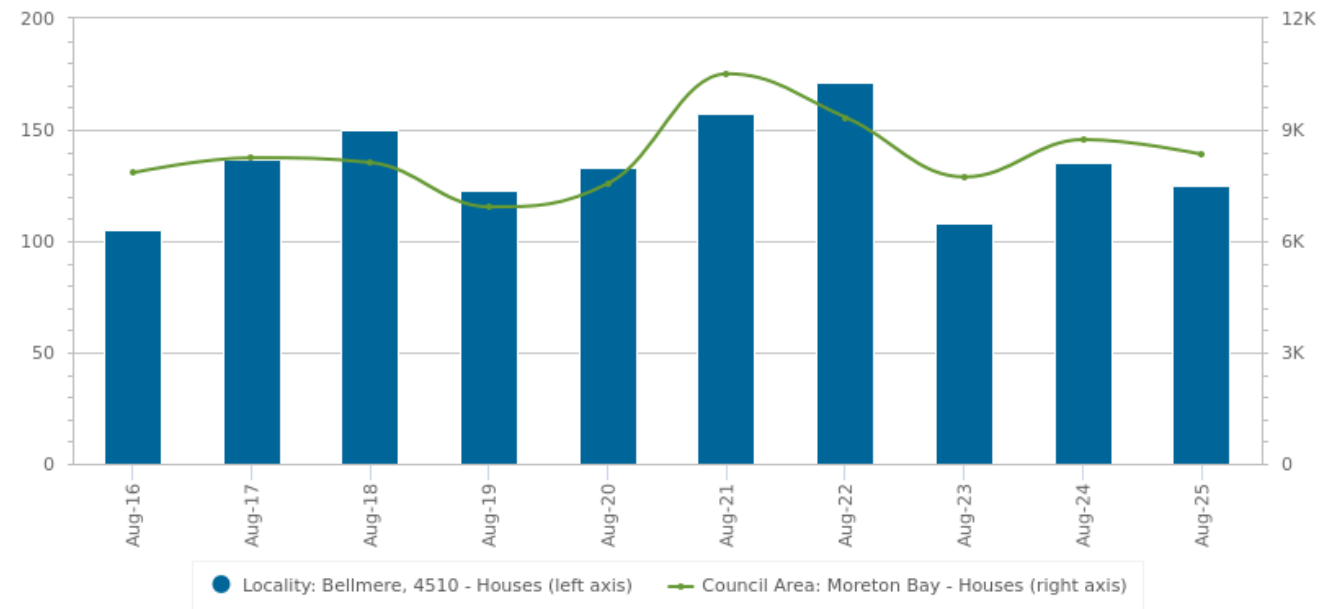
House: Sales Per Annum

125

Aug 2025

	Bellmere	Moreton Bay
Aug 2016	105	7845
Aug 2017	137	8246
Aug 2018	150	8116
Aug 2019	123	6922
Aug 2020	133	7561
Aug 2021	157	10508
Aug 2022	171	9329
Aug 2023	108	7728
Aug 2024	135	8737
Aug 2025	125	8335

Statistics are calculated over a rolling 12 month period



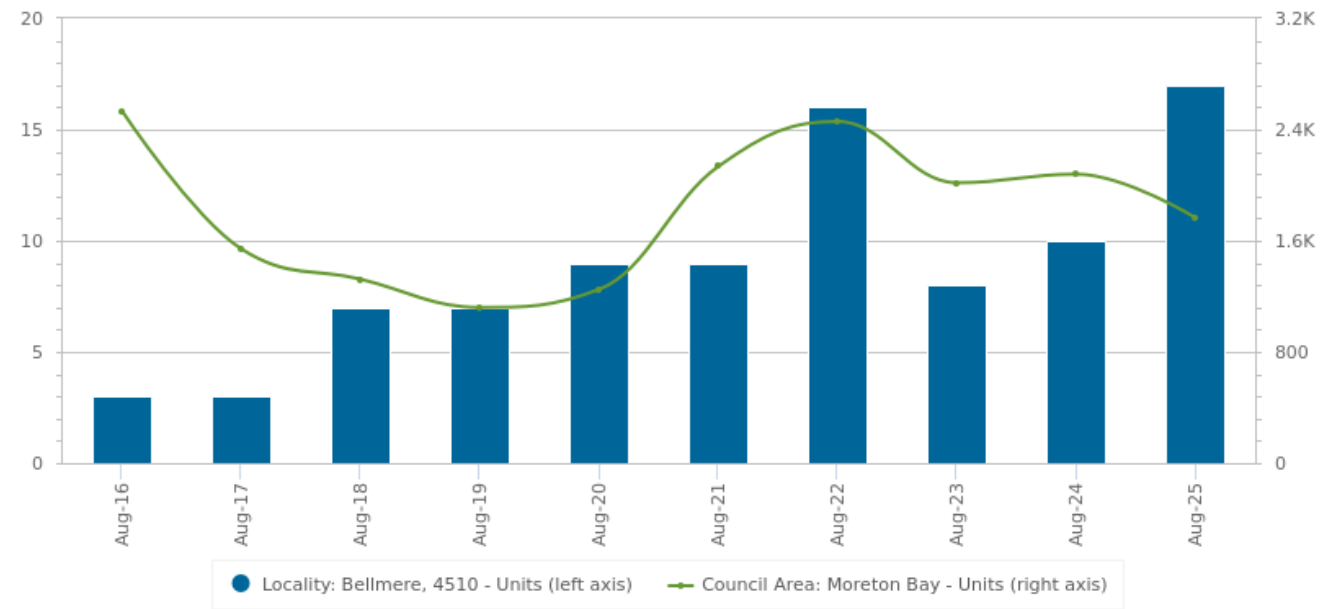
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

17
Aug 2025

	Bellmere	Moreton Bay
Aug 2016	3	2530
Aug 2017	3	1540
Aug 2018	7	1323
Aug 2019	7	1120
Aug 2020	9	1251
Aug 2021	9	2136
Aug 2022	16	2458
Aug 2023	8	2017
Aug 2024	10	2079
Aug 2025	17	1765

Statistics are calculated over a rolling 12 month period



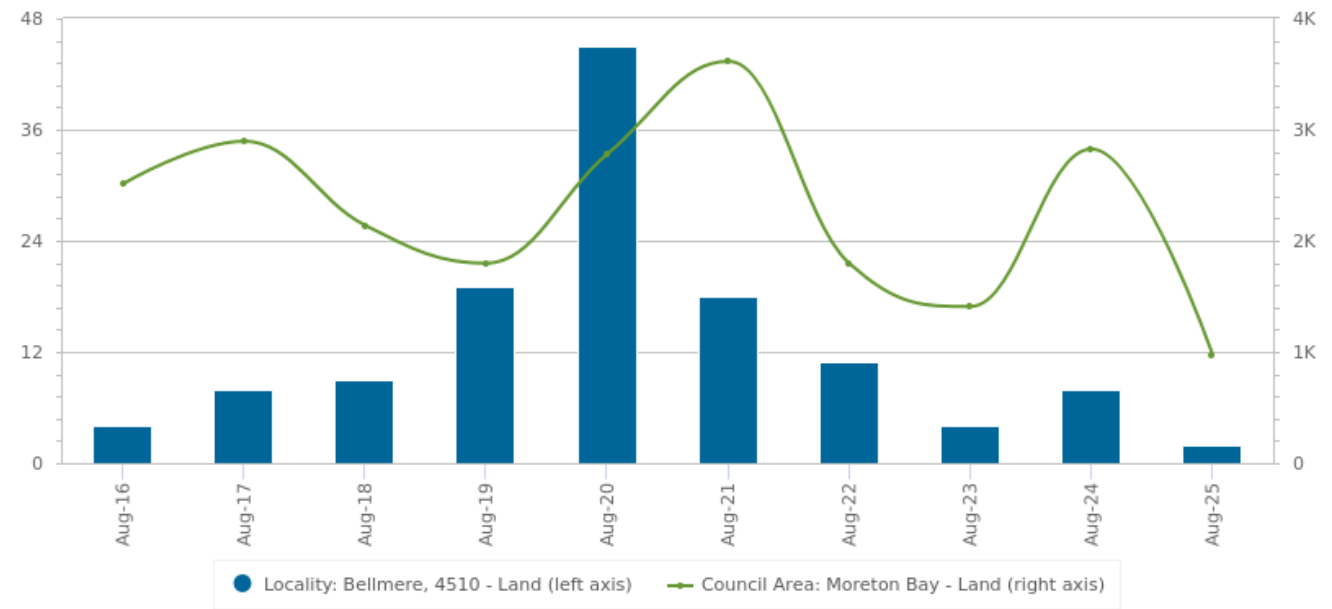
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Aug 2025

	Bellmere	Moreton Bay
Aug 2016	4	2513
Aug 2017	8	2895
Aug 2018	9	2138
Aug 2019	19	1798
Aug 2020	45	2781
Aug 2021	18	3614
Aug 2022	11	1795
Aug 2023	4	1408
Aug 2024	8	2825
Aug 2025	2	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

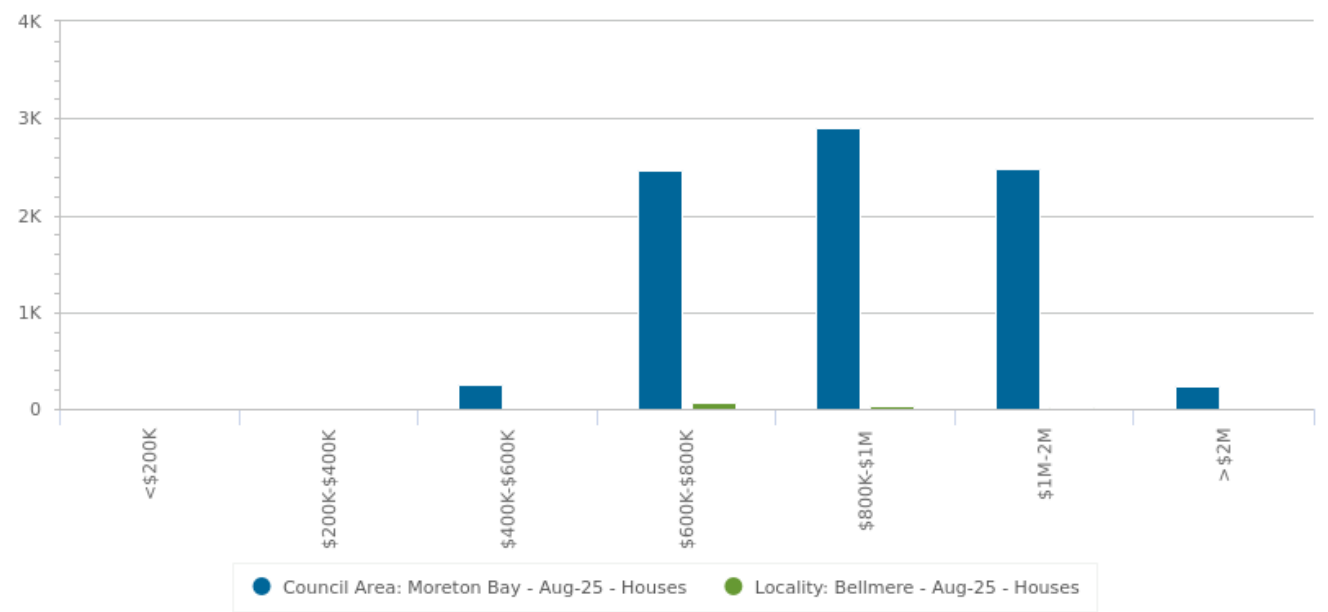
House: Sales By Price

\$118.69M

Aug 2025

	Bellmere	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	4	249
\$600K-\$800K	66	2,458
\$800K-\$1M	41	2,908
\$1M-\$2M	9	2,485
>\$2M	5	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

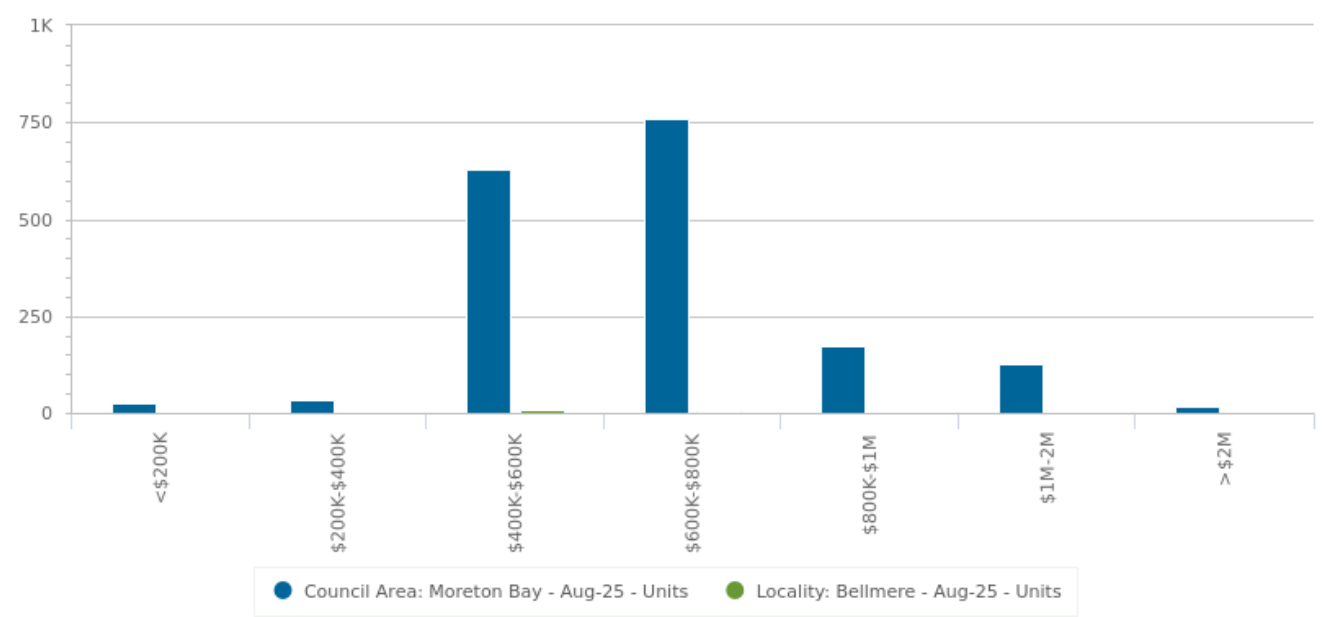
Unit: Sales By Price

\$10.74M

Aug 2025

	Bellmere	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	9	629
\$600K-\$800K	6	759
\$800K-\$1M	2	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

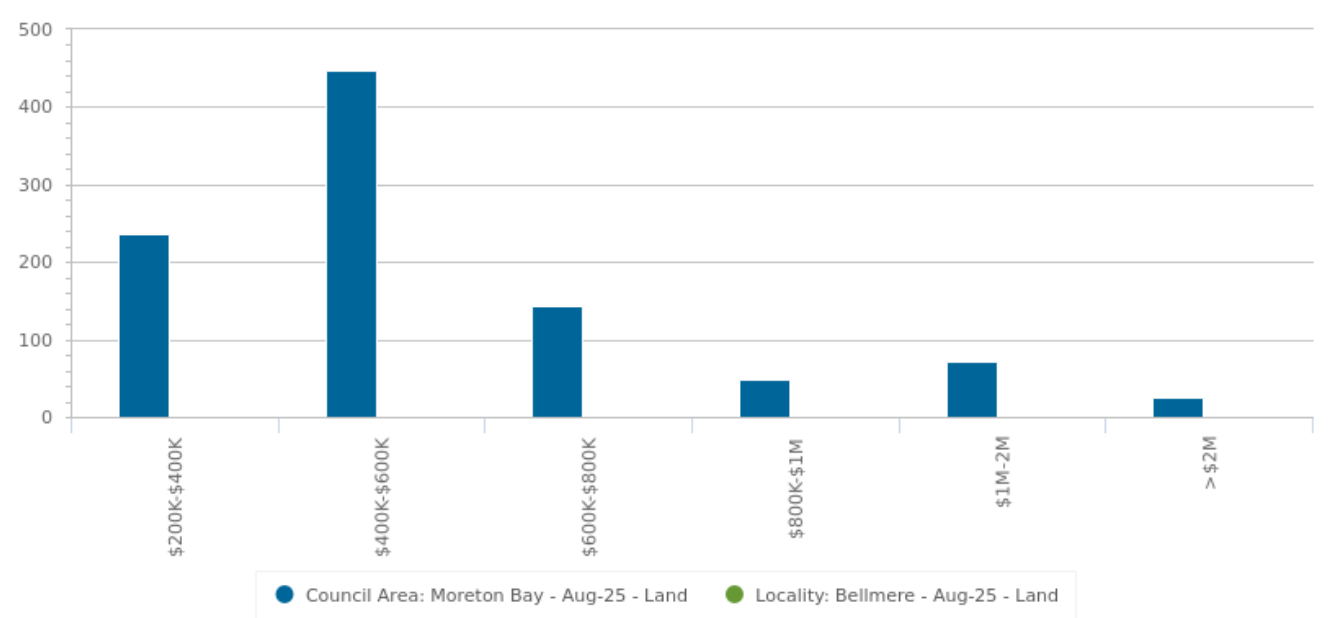


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Bellmere	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	1	448
\$600K-\$800K	1	143
\$800K-\$1M	-	49
\$1M-\$2M	-	72
>\$2M	-	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

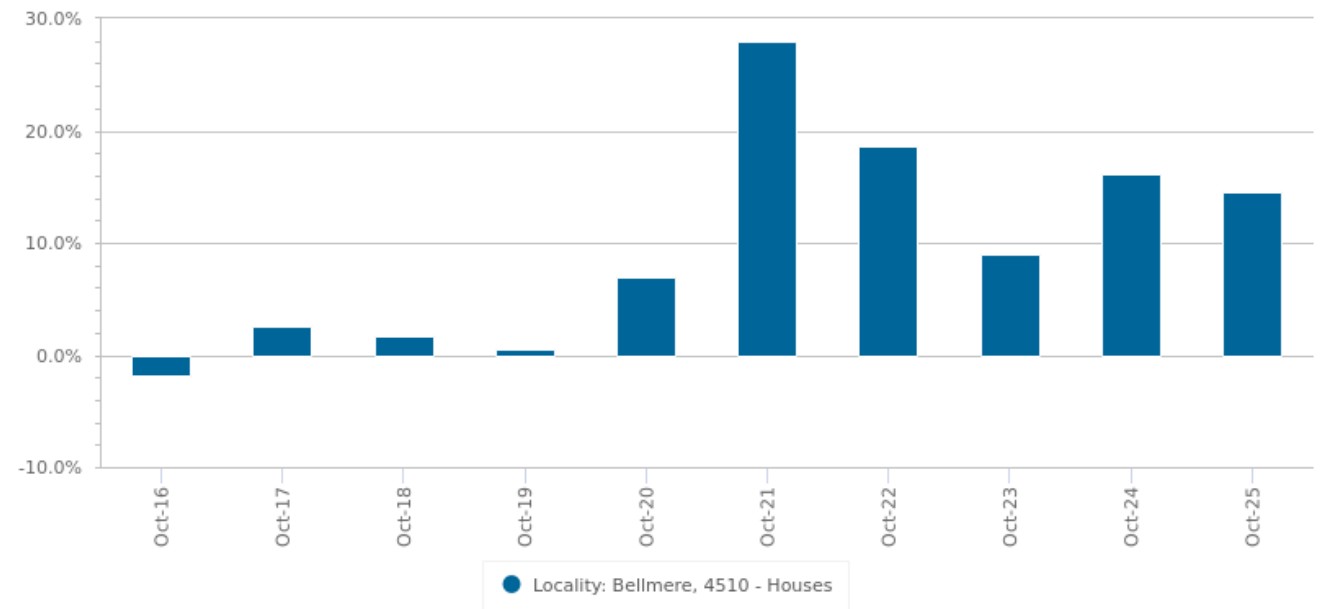
House: Change In Median Value

14.5%

Oct 2025

	Bellmere
Oct 2016	-1.8%
Oct 2017	2.6%
Oct 2018	1.6%
Oct 2019	0.4%
Oct 2020	6.9%
Oct 2021	27.9%
Oct 2022	18.6%
Oct 2023	9.0%
Oct 2024	16.1%
Oct 2025	14.5%

Statistics are calculated at the end of the displayed month



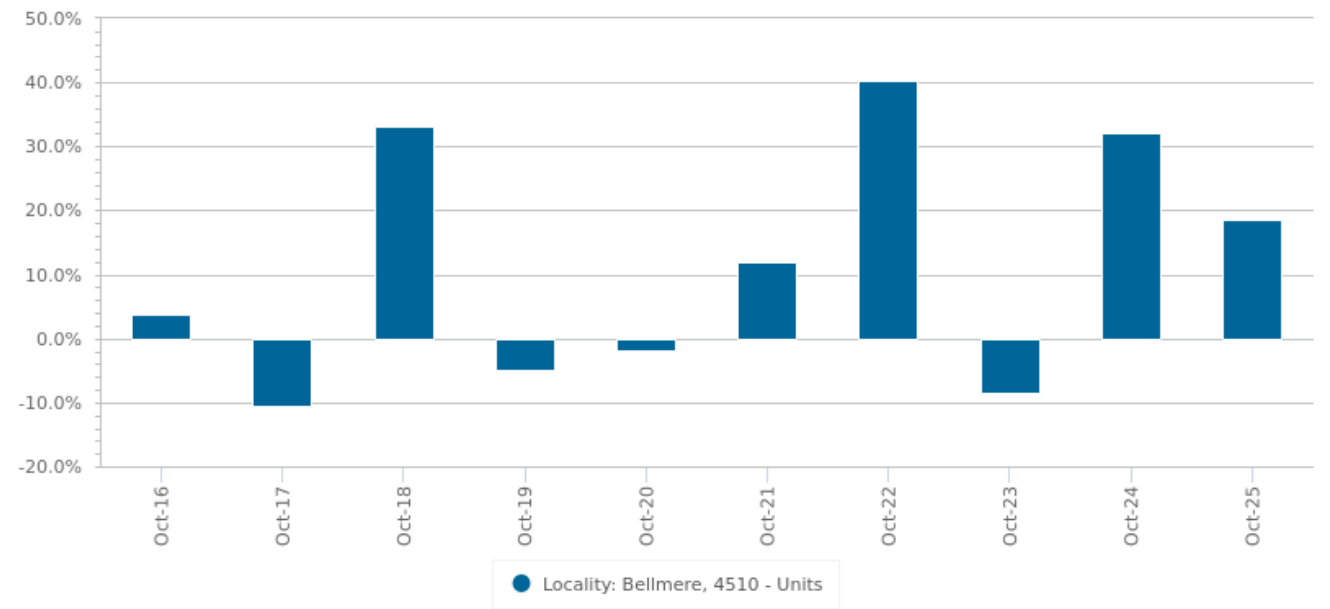
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

18.5%
Oct 2025

	Bellmere
Oct 2016	3.7%
Oct 2017	-10.5%
Oct 2018	33.1%
Oct 2019	-5.0%
Oct 2020	-1.9%
Oct 2021	12.0%
Oct 2022	40.4%
Oct 2023	-8.5%
Oct 2024	32.1%
Oct 2025	18.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

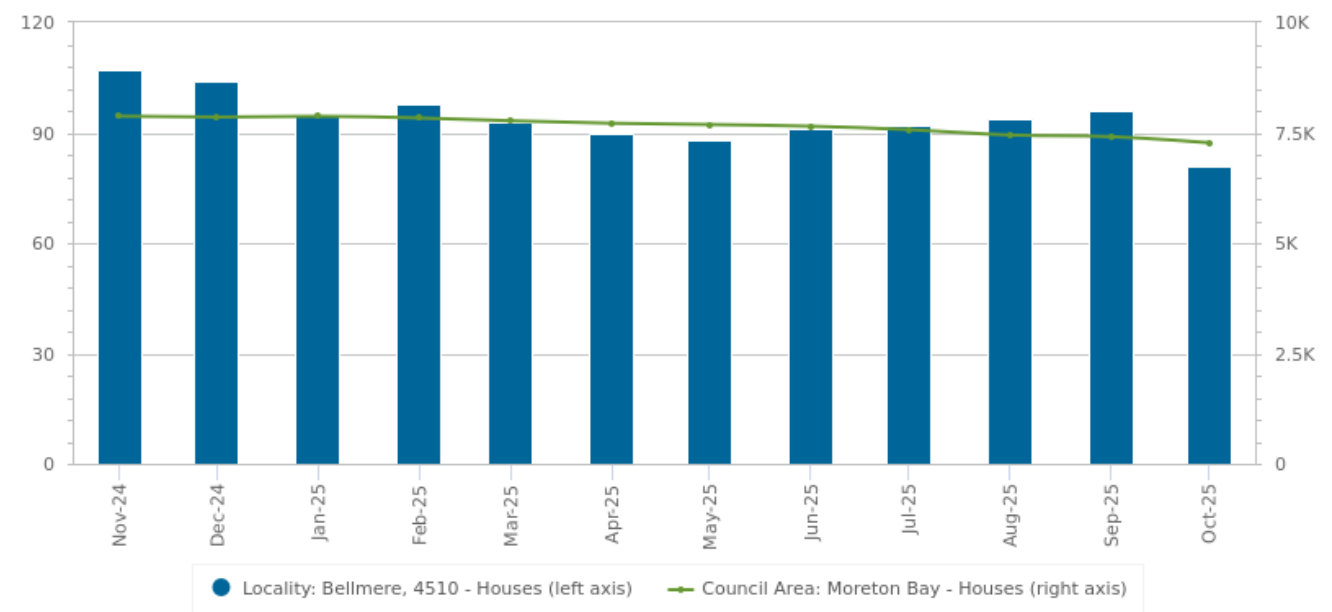
For Sale Statistics

House: Number of New Listing

81
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	107	7,875
Dec 2024	104	7,855
Jan 2025	95	7,872
Feb 2025	98	7,834
Mar 2025	93	7,770
Apr 2025	90	7,714
May 2025	88	7,685
Jun 2025	91	7,647
Jul 2025	92	7,569
Aug 2025	94	7,448
Sep 2025	96	7,411
Oct 2025	81	7,272

Statistics are calculated over a rolling 12 month period



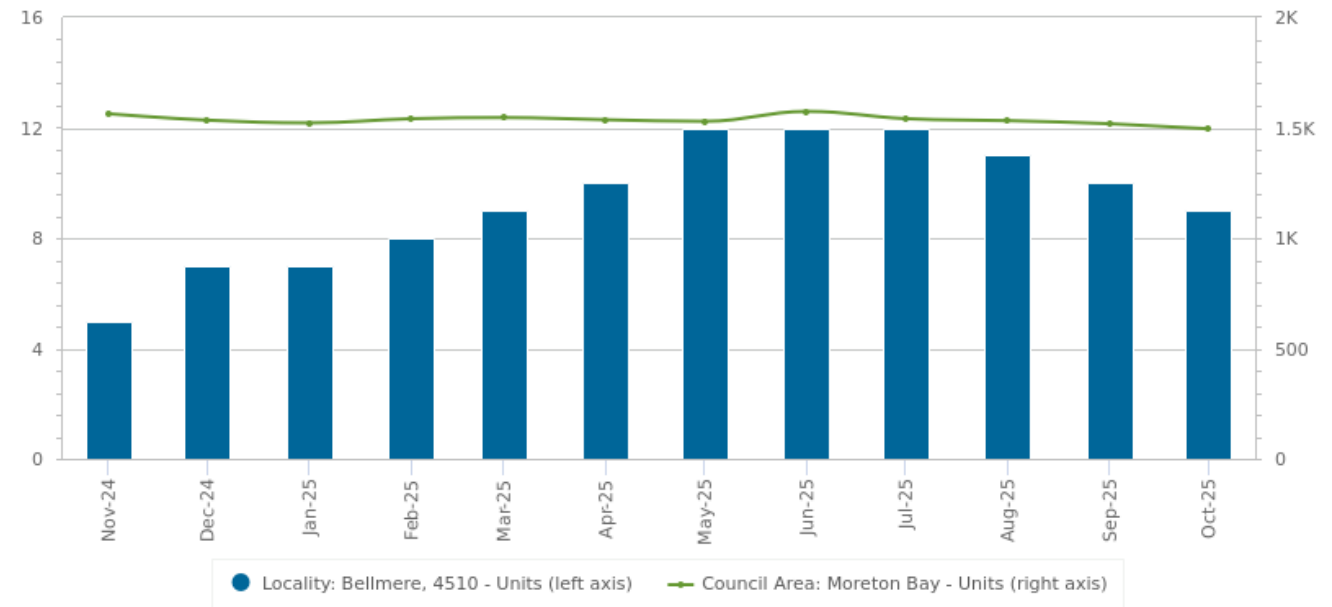
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

9
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	5	1,563
Dec 2024	7	1,534
Jan 2025	7	1,522
Feb 2025	8	1,541
Mar 2025	9	1,546
Apr 2025	10	1,536
May 2025	12	1,529
Jun 2025	12	1,574
Jul 2025	12	1,541
Aug 2025	11	1,532
Sep 2025	10	1,518
Oct 2025	9	1,495

Statistics are calculated over a rolling 12 month period



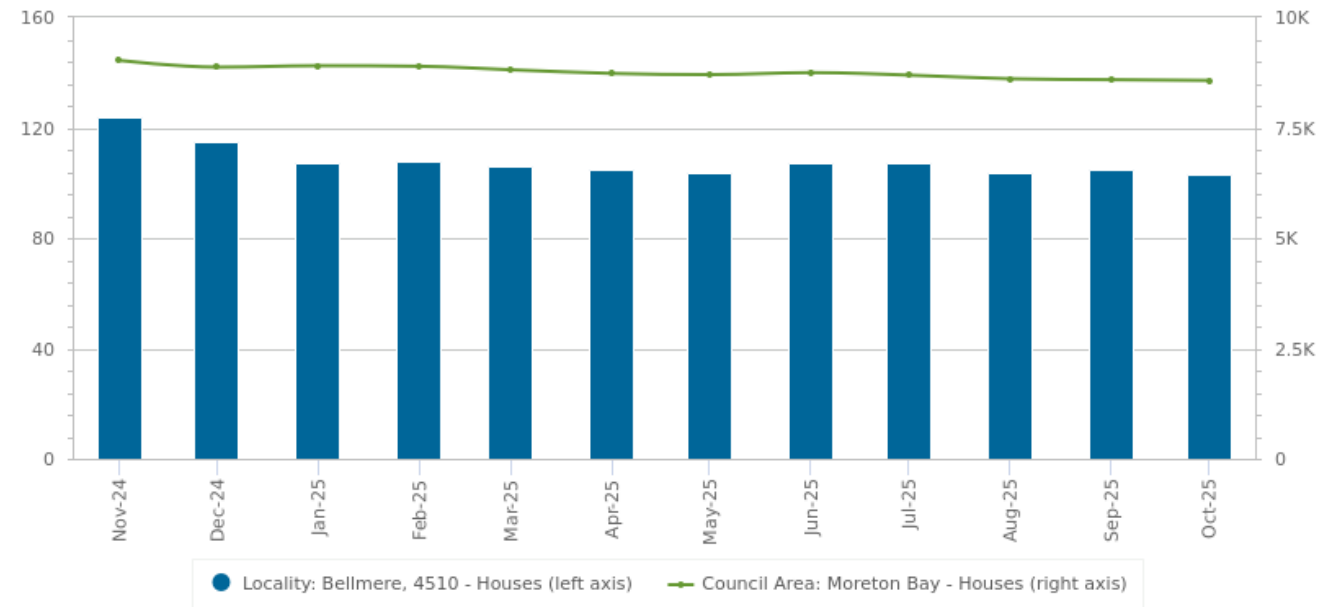
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

103
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	124	9,023
Dec 2024	115	8,872
Jan 2025	107	8,905
Feb 2025	108	8,892
Mar 2025	106	8,812
Apr 2025	105	8,730
May 2025	104	8,703
Jun 2025	107	8,748
Jul 2025	107	8,691
Aug 2025	104	8,609
Sep 2025	105	8,588
Oct 2025	103	8,571

Statistics are calculated over a rolling 12 month period



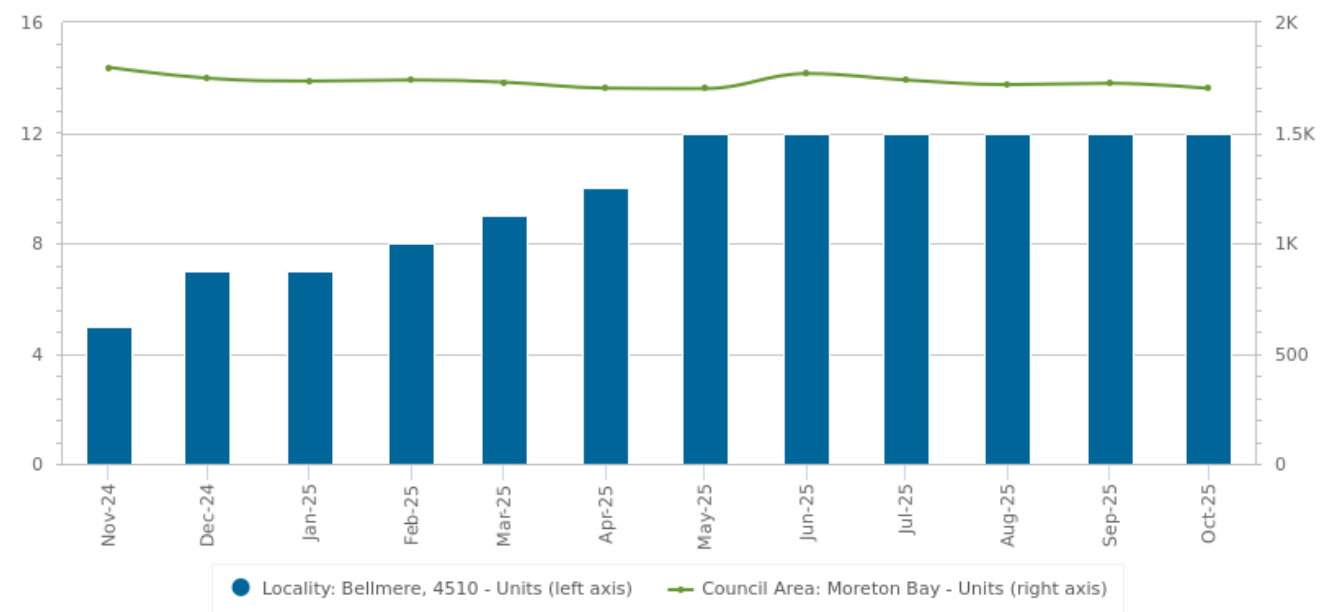
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

12
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	5	1,796
Dec 2024	7	1,747
Jan 2025	7	1,734
Feb 2025	8	1,739
Mar 2025	9	1,729
Apr 2025	10	1,702
May 2025	12	1,700
Jun 2025	12	1,768
Jul 2025	12	1,739
Aug 2025	12	1,718
Sep 2025	12	1,724
Oct 2025	12	1,701

Statistics are calculated over a rolling 12 month period



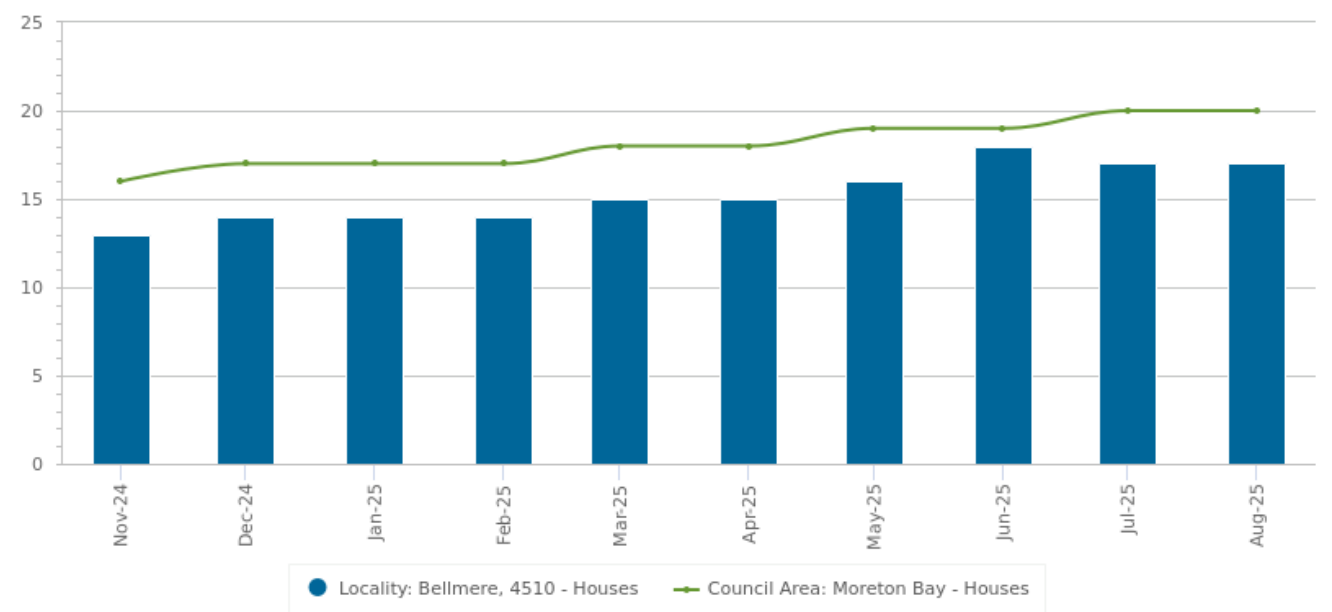
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

17
Aug 2025

	Bellmere	Moreton Bay
Sep 2024	15	16
Oct 2024	13	16
Nov 2024	13	16
Dec 2024	14	17
Jan 2025	14	17
Feb 2025	14	17
Mar 2025	15	18
Apr 2025	15	18
May 2025	16	19
Jun 2025	18	19
Jul 2025	17	20
Aug 2025	17	20

Statistics are calculated over a rolling 12 month period



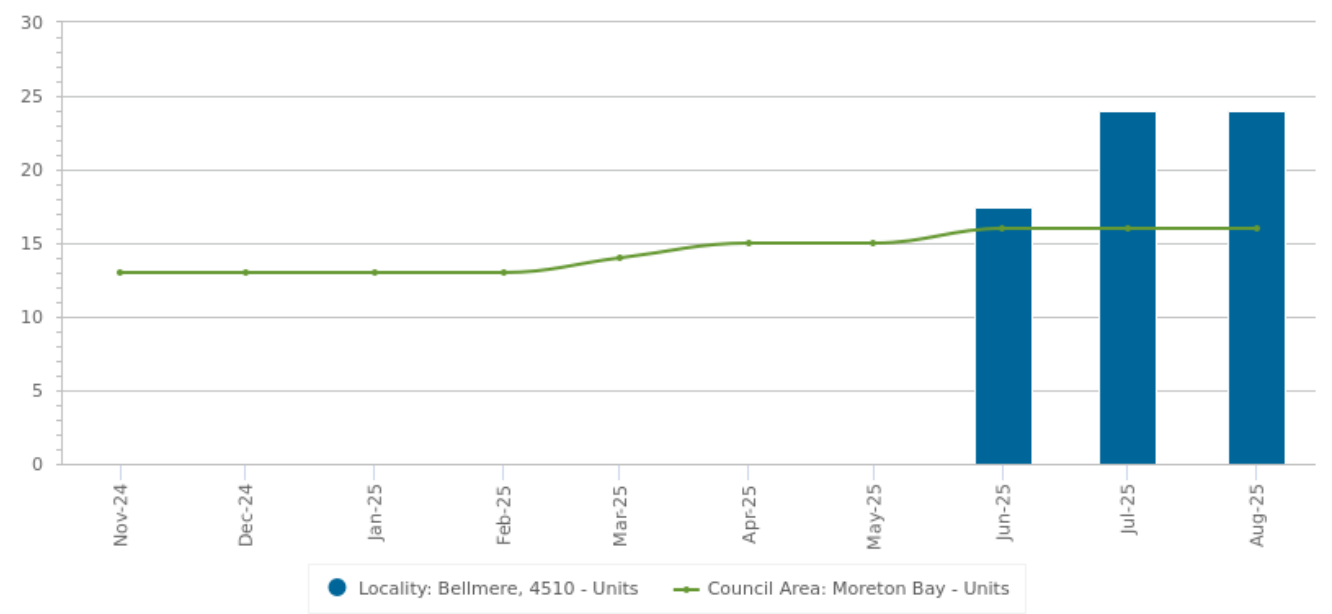
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

24
Aug 2025

	Bellmere	Moreton Bay
Sep 2024	-	13
Oct 2024	-	13
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	17.5	16
Jul 2025	24	16
Aug 2025	24	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

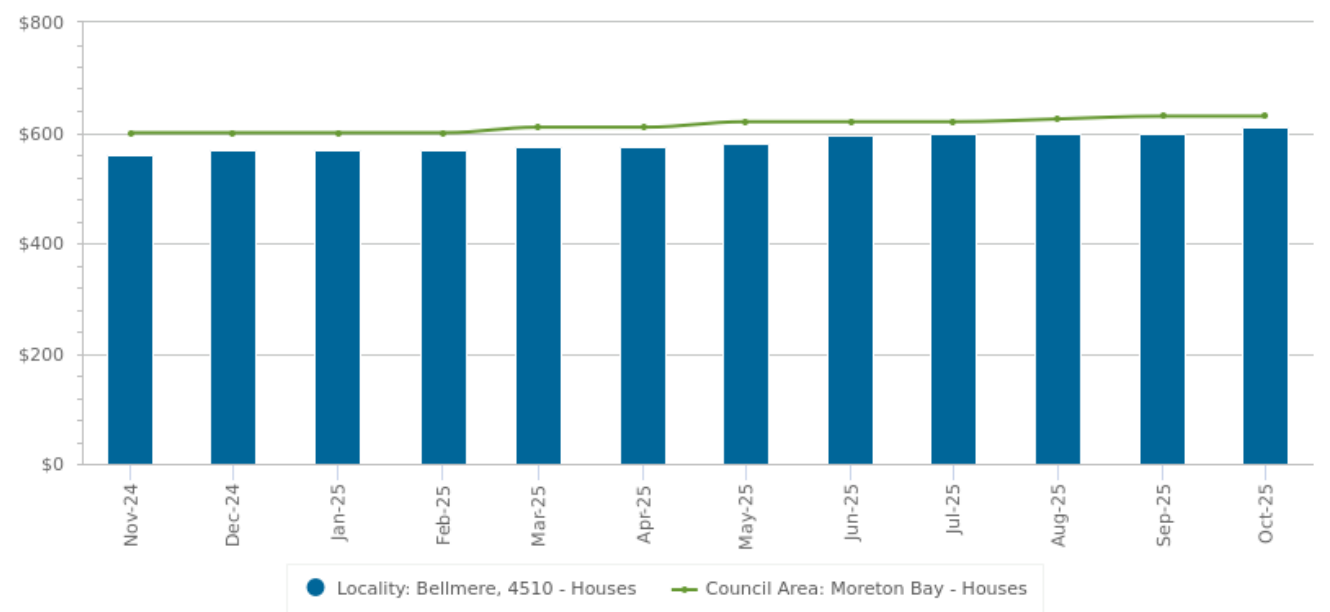
House: Median Rent

\$610/w

Oct 2025

	Bellmere	Moreton Bay
Nov 2024	\$560/w	\$600/w
Dec 2024	\$570/w	\$600/w
Jan 2025	\$570/w	\$600/w
Feb 2025	\$570/w	\$600/w
Mar 2025	\$575/w	\$610/w
Apr 2025	\$575/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$595/w	\$620/w
Jul 2025	\$600/w	\$620/w
Aug 2025	\$600/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$610/w	\$630/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

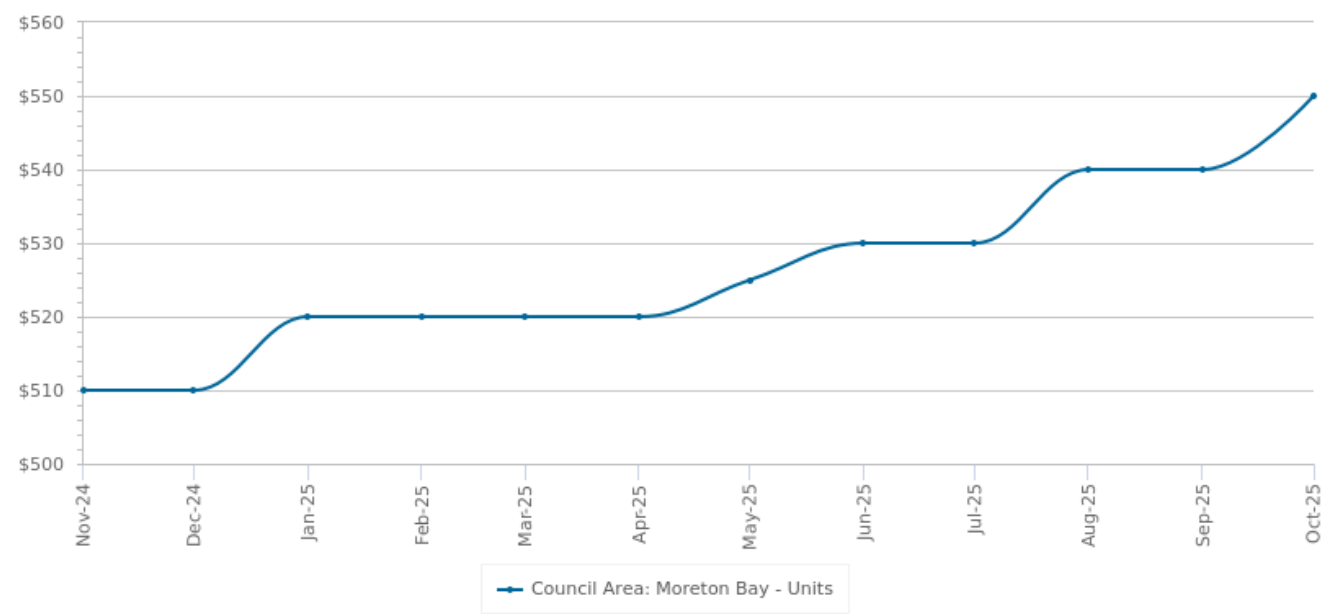
Unit: Median Rent

\$450/w

Jan 2024

	Bellmere	Moreton Bay
Nov 2024	-	\$510/w
Dec 2024	-	\$510/w
Jan 2025	-	\$520/w
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



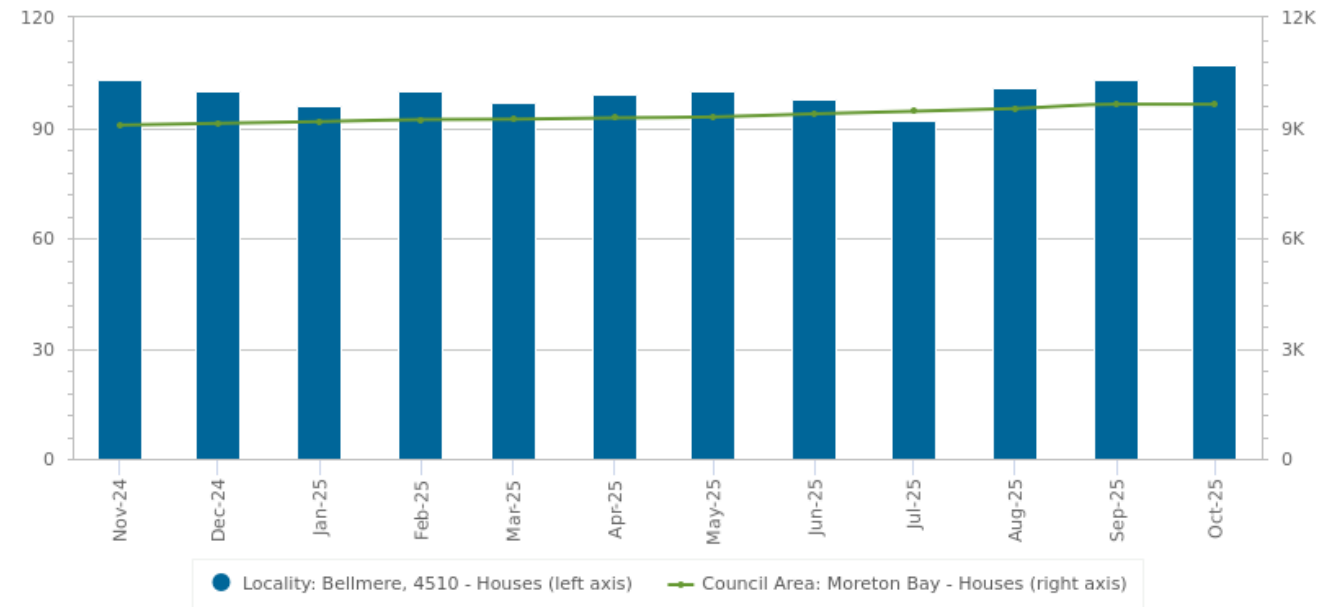
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

107
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	103	9,072
Dec 2024	100	9,120
Jan 2025	96	9,167
Feb 2025	100	9,222
Mar 2025	97	9,231
Apr 2025	99	9,268
May 2025	100	9,294
Jun 2025	98	9,380
Jul 2025	92	9,447
Aug 2025	101	9,523
Sep 2025	103	9,639
Oct 2025	107	9,636

Statistics are calculated over a rolling 12 month period



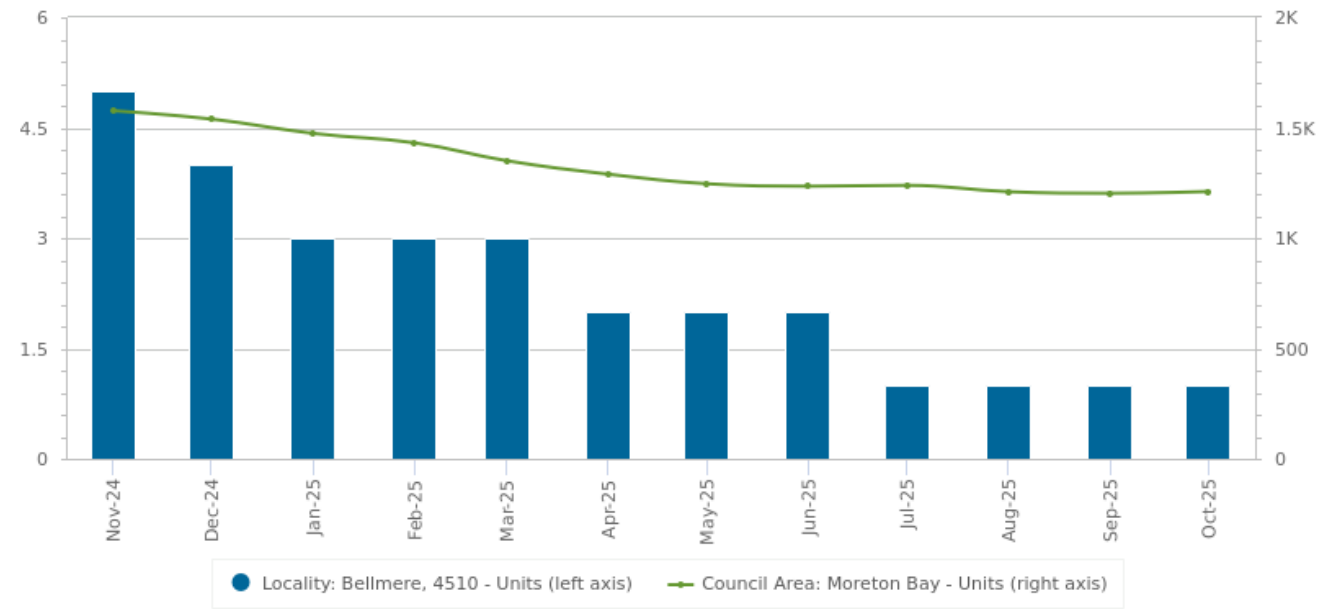
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	5	1,577
Dec 2024	4	1,539
Jan 2025	3	1,474
Feb 2025	3	1,431
Mar 2025	3	1,350
Apr 2025	2	1,289
May 2025	2	1,246
Jun 2025	2	1,235
Jul 2025	1	1,239
Aug 2025	1	1,210
Sep 2025	1	1,203
Oct 2025	1	1,211

Statistics are calculated over a rolling 12 month period



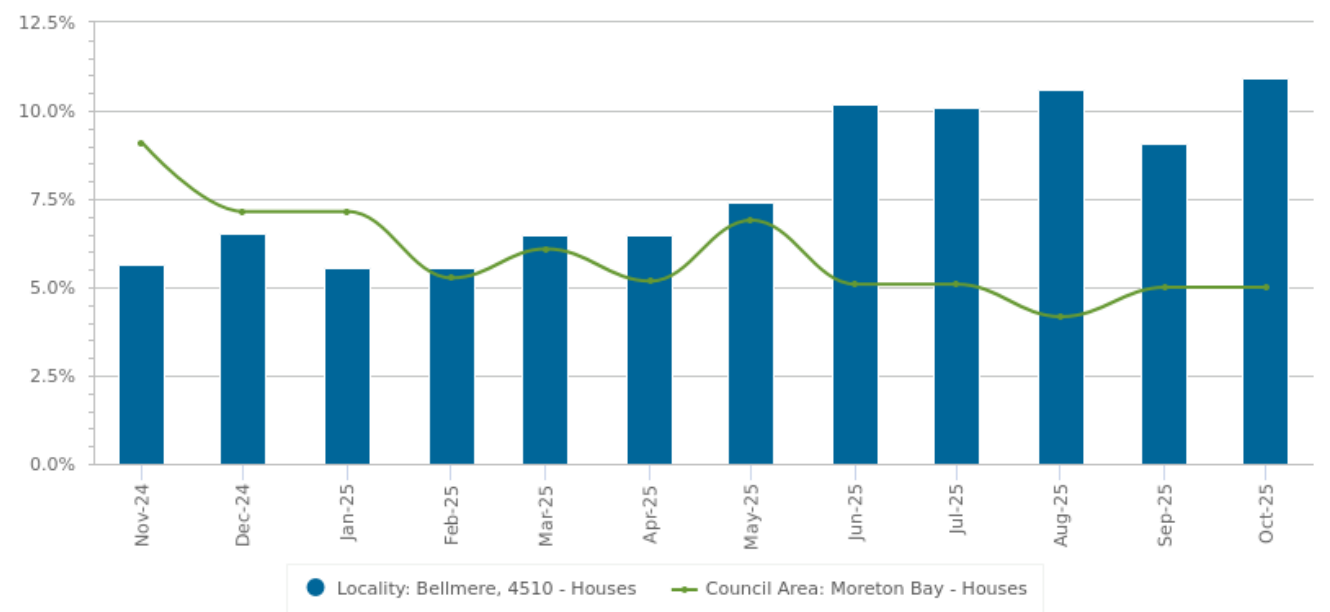
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

10.9%
Oct 2025

	Bellmere	Moreton Bay
Nov 2024	5.7%	9.1%
Dec 2024	6.5%	7.1%
Jan 2025	5.6%	7.1%
Feb 2025	5.6%	5.3%
Mar 2025	6.5%	6.1%
Apr 2025	6.5%	5.2%
May 2025	7.4%	6.9%
Jun 2025	10.2%	5.1%
Jul 2025	10.1%	5.1%
Aug 2025	10.6%	4.2%
Sep 2025	9.1%	5.0%
Oct 2025	10.9%	5.0%

Statistics are calculated over a rolling 12 month period



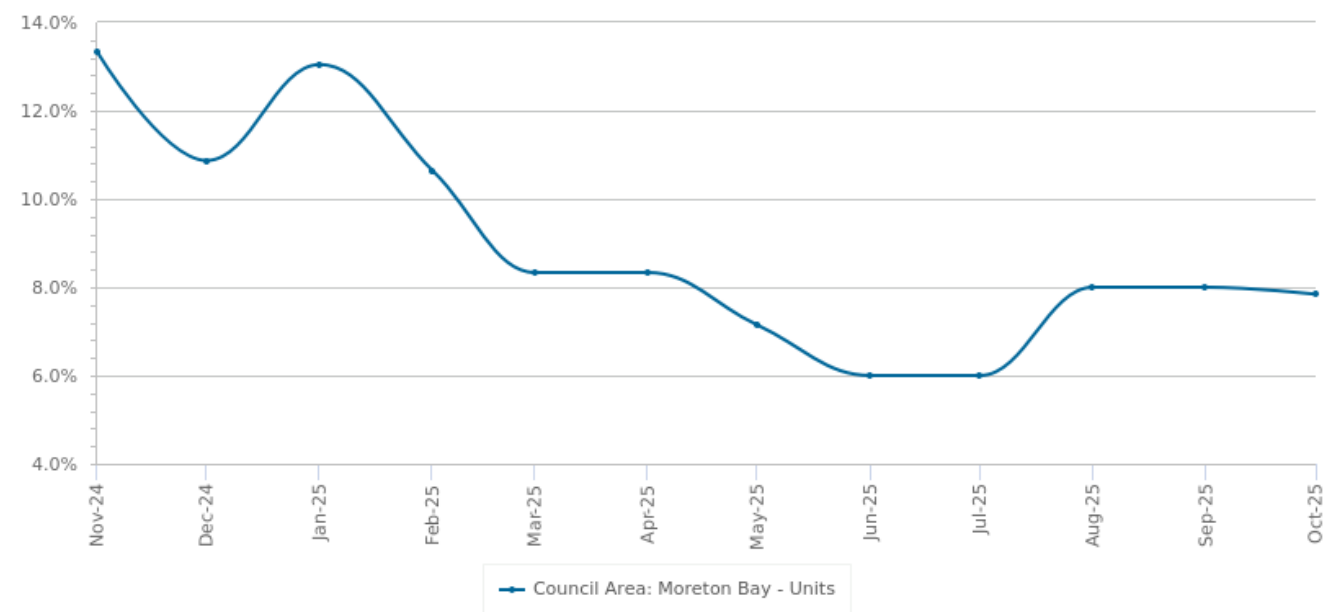
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

3.0%
Feb 2022

	Bellmere	Moreton Bay
Nov 2024	-	13.3%
Dec 2024	-	10.9%
Jan 2025	-	13.0%
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%
Oct 2025

	Bellmere
Nov 2024	4.4%
Dec 2024	4.3%
Jan 2025	4.3%
Feb 2025	4.2%
Mar 2025	4.2%
Apr 2025	4.2%
May 2025	4.2%
Jun 2025	4.2%
Jul 2025	4.1%
Aug 2025	4.1%
Sep 2025	4.1%
Oct 2025	4.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Bellmere	Moreton Bay
Childless Couples	33.5%	38.7%
Couples with Children	39.1%	42%
Single Parents	25.6%	17.9%
Other	1.6%	1.3%

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



Childless Couples

33.5%



Couples with Children

39.1%



Single Parents

25.6%



Other

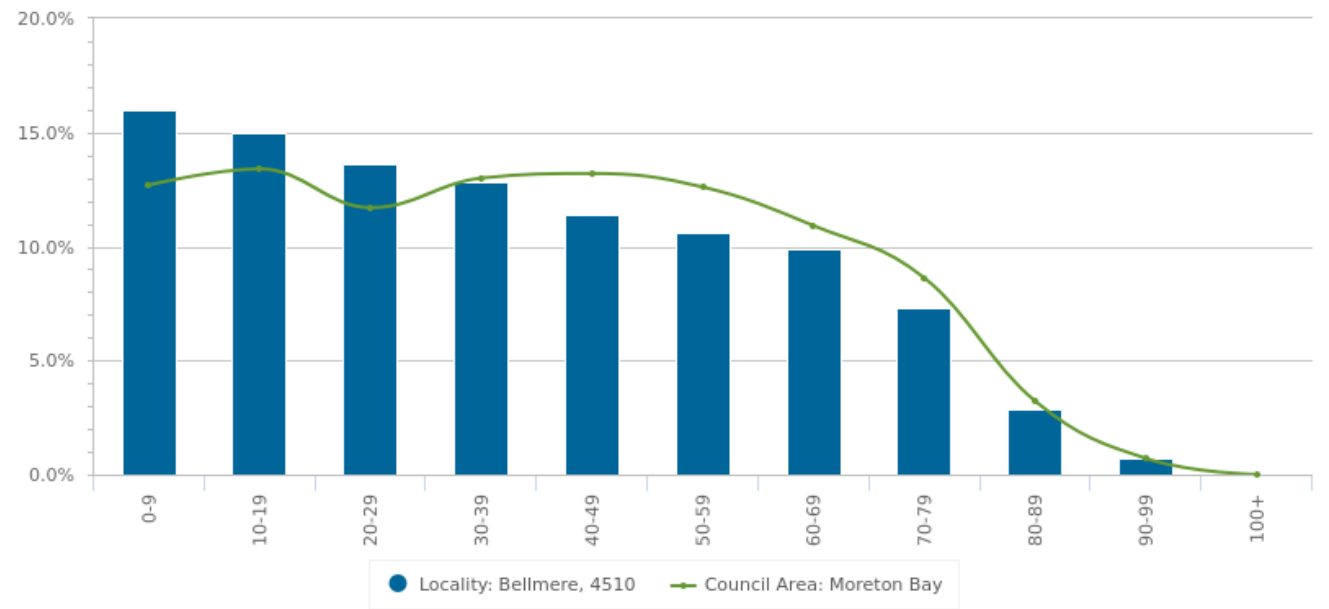
1.6%

Population Age

Population Age

	Bellmere	Moreton Bay
0-9	16%	12.7%
10-19	15%	13.4%
20-29	13.6%	11.7%
30-39	12.8%	13%
40-49	11.4%	13.2%
50-59	10.6%	12.6%
60-69	9.9%	10.9%
70-79	7.3%	8.6%
80-89	2.9%	3.2%
90-99	0.7%	0.7%

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



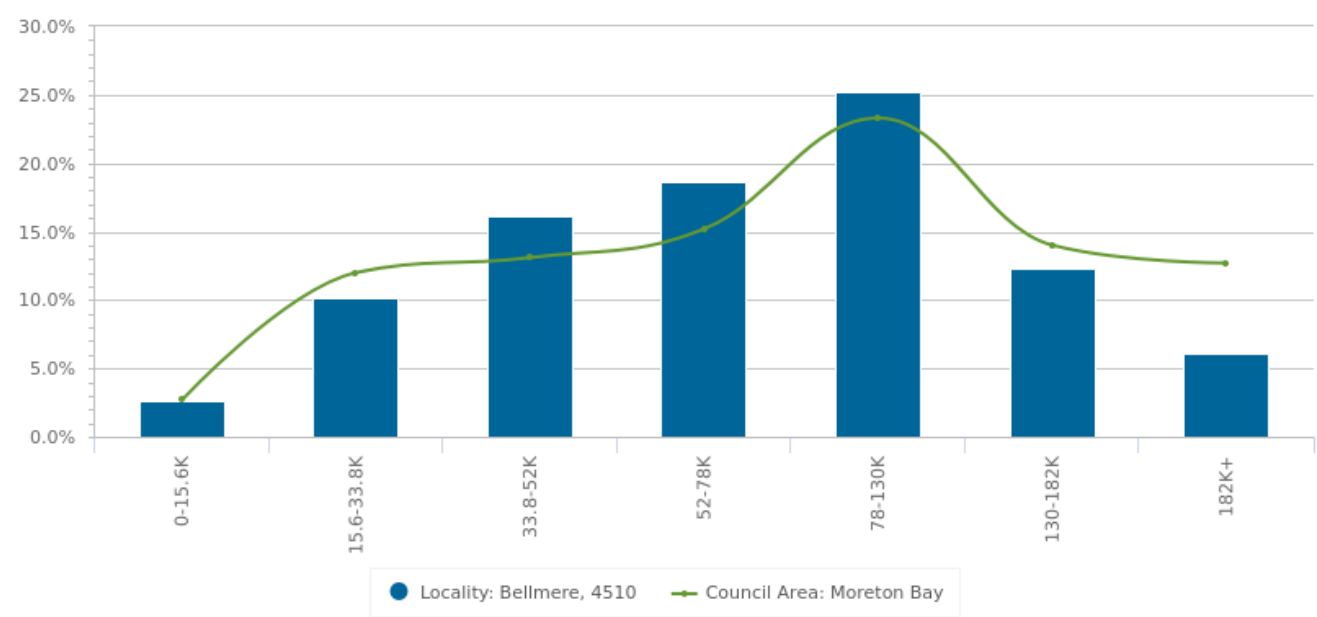
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Bellmere	Moreton Bay
0-15.6K	2.6%	2.7%
15.6-33.8K	10.1%	12%
33.8-52K	16.1%	13.1%
52-78K	18.7%	15.2%
78-130K	25.2%	23.3%
130-182K	12.3%	14%
182K+	6.1%	12.7%

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



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Education

Education By Qualification

	Bellmere	Moreton Bay
Postgrad	1.9%	4.9%
Graduate Diploma or Certificate	2.8%	3.3%
Bachelor	12.3%	20%
Advanced Diploma or Diploma	16.4%	17.2%
Certificate	49.5%	42.3%
Not Stated	16.4%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

1.9%



Graduate Diploma or Certificate

2.8%



Bachelor

12.3%



Advanced Diploma or
Diploma

16.4%



Certificate

49.5%



Not Stated

16.4%



Inadequately
Described

0.9%

Occupation

Employment By Occupation

	Bellmere	Moreton Bay
Professional	11.5%	17.9%
Clerical	13%	14.1%
Trades	14.6%	14.7%
Labourer	15.4%	10.5%
Not Stated	2%	1.8%
Machinery Operators and Drivers	9.5%	7.1%
Managers	9.3%	11.4%
Community and Personal Service Workers	14.5%	13.3%
Sales Workers	10%	9.1%

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



Professional

11.5%



Clerical

13%



Trades

14.6%



Labourer

15.4%



Not Stated

2%



Machinery Operators and Drivers

9.5%

Employment By Occupation



Managers

9.3%



Community and Personal Service
Workers

14.5%



Sales Workers

10%

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