

Suburb Statistics Report

Bellmere QLD 4510

Prepared on 26 Feb 2026

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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.

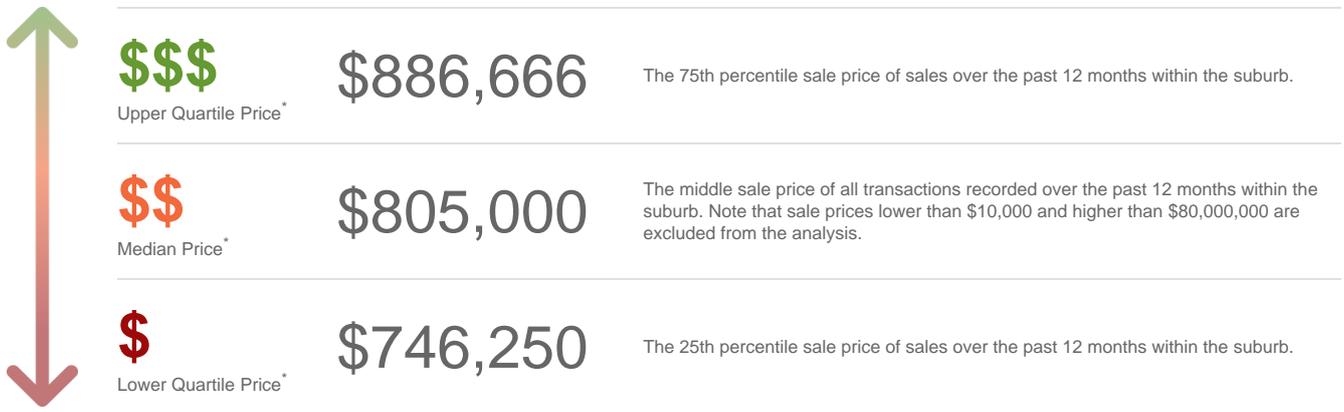
	House	Unit	Land
Average Tenure Period	10.7 years	4.8 years	-
Total Dwellings	2,176	145	112
Total New Listings	90	7	-
Median Value	\$896,760	\$659,695	-
Total Properties Listed	98	7	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

18

Properties Sold
(12 Months)

4.8

Average Tenure Period
(Years)

\$450/w

Median Asking Rent
(12 Months)

7

New Sale Listings
(12 Months)

17.5

Days on Market
(12 Months)

1

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$643,250

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

\$\$

Median Price*

\$602,500

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.

\$

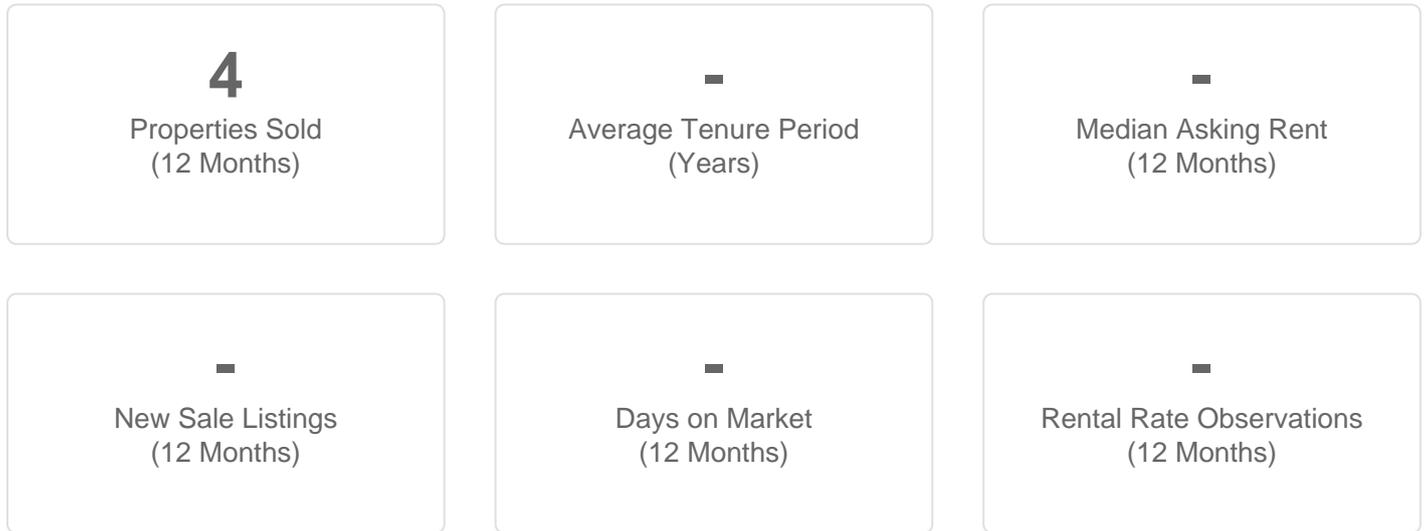
Lower Quartile Price*

\$560,250

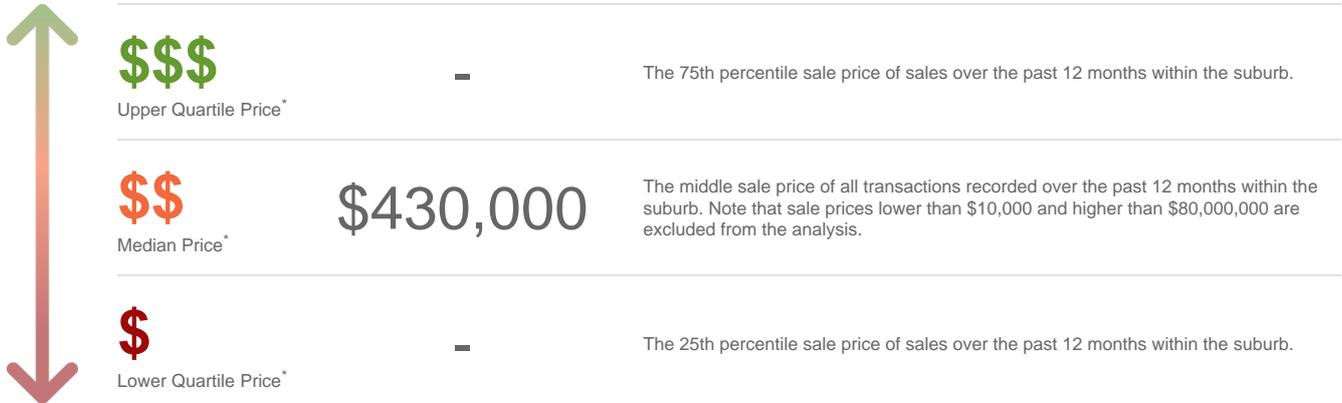
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

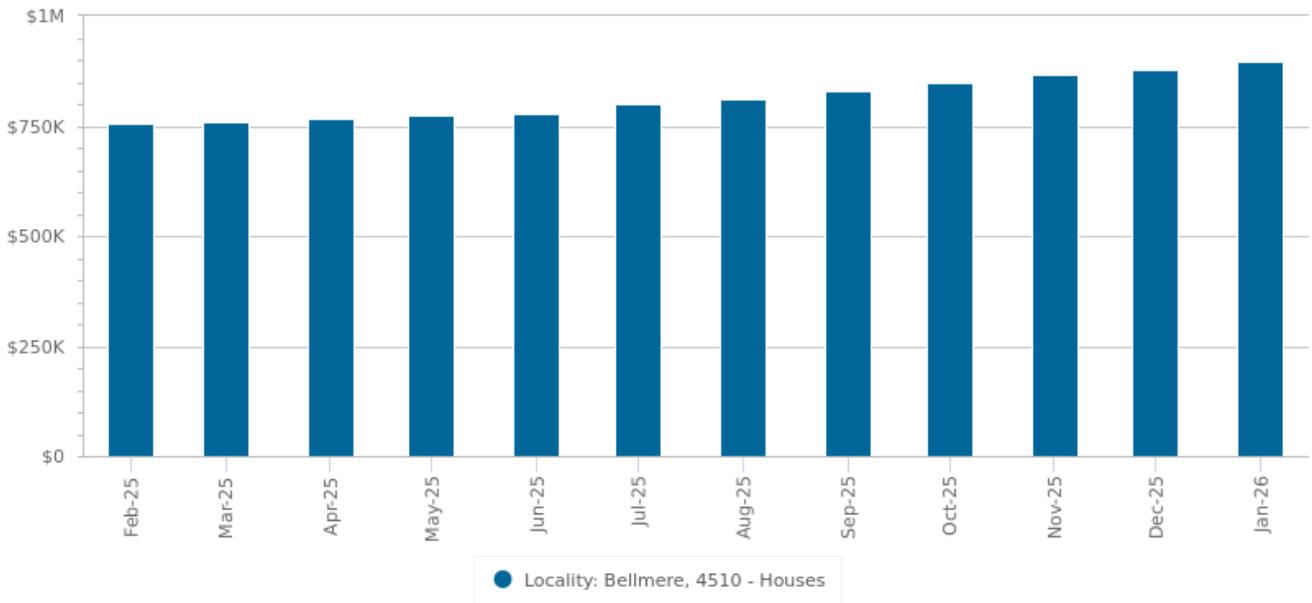
House: Recent Median Value

\$897K

Jan 2026

	Bellmere
Feb 2025	\$756,701
Mar 2025	\$757,667
Apr 2025	\$767,096
May 2025	\$773,898
Jun 2025	\$776,344
Jul 2025	\$799,233
Aug 2025	\$809,472
Sep 2025	\$827,962
Oct 2025	\$848,704
Nov 2025	\$865,962
Dec 2025	\$876,768
Jan 2026	\$896,760

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

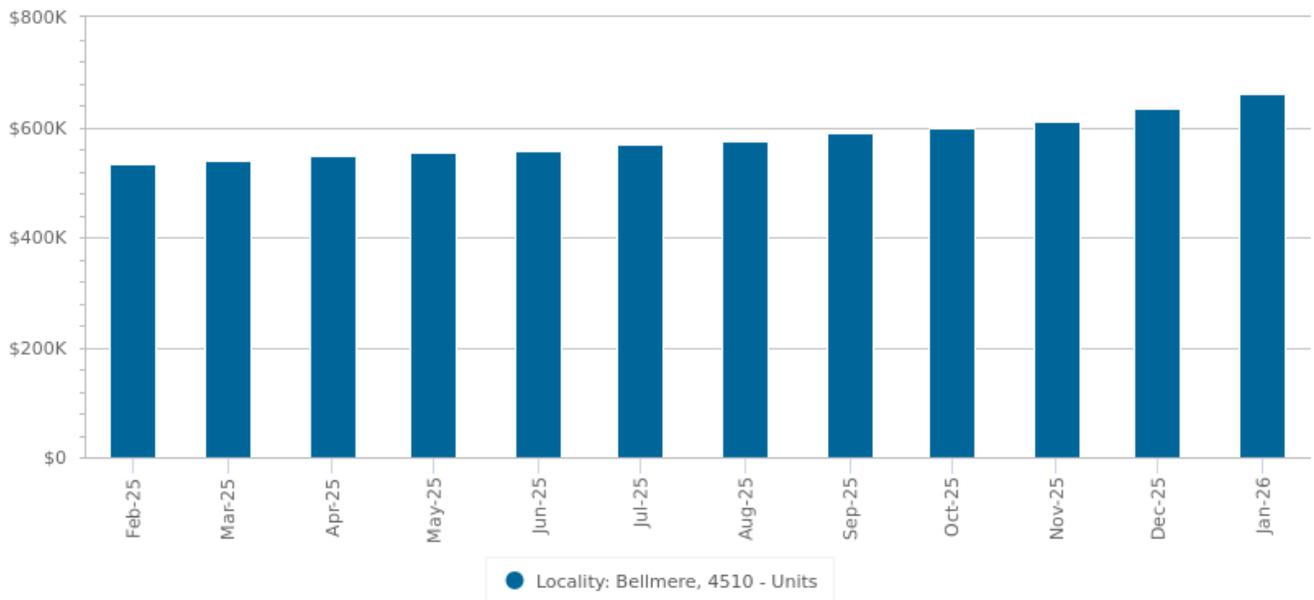
Unit: Recent Median Value

\$660K

Jan 2026

	Bellmere
Feb 2025	\$533,190
Mar 2025	\$539,065
Apr 2025	\$546,876
May 2025	\$552,696
Jun 2025	\$556,751
Jul 2025	\$568,366
Aug 2025	\$575,477
Sep 2025	\$588,745
Oct 2025	\$597,504
Nov 2025	\$611,235
Dec 2025	\$633,054
Jan 2026	\$659,695

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

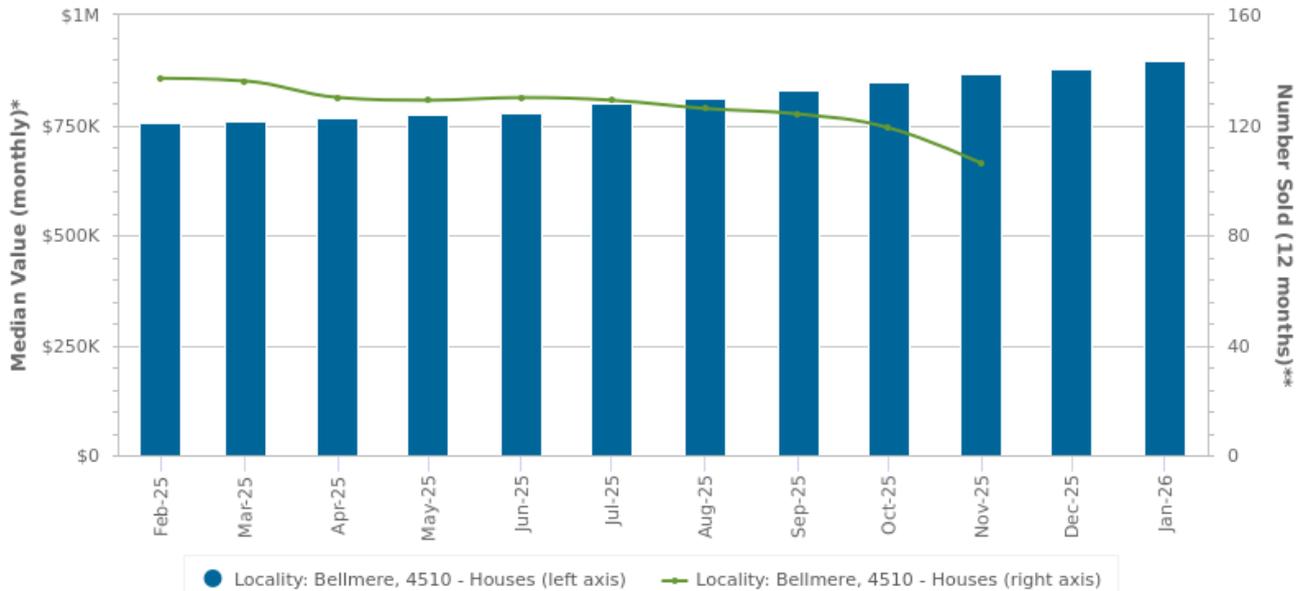
House: Median Value vs Number Sold

106

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$756,701	137
Mar 2025	\$757,667	136
Apr 2025	\$767,096	130
May 2025	\$773,898	129
Jun 2025	\$776,344	130
Jul 2025	\$799,233	129
Aug 2025	\$809,472	126
Sep 2025	\$827,962	124
Oct 2025	\$848,704	119
Nov 2025	\$865,962	106
Dec 2025	\$876,768	-
Jan 2026	\$896,760	-

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

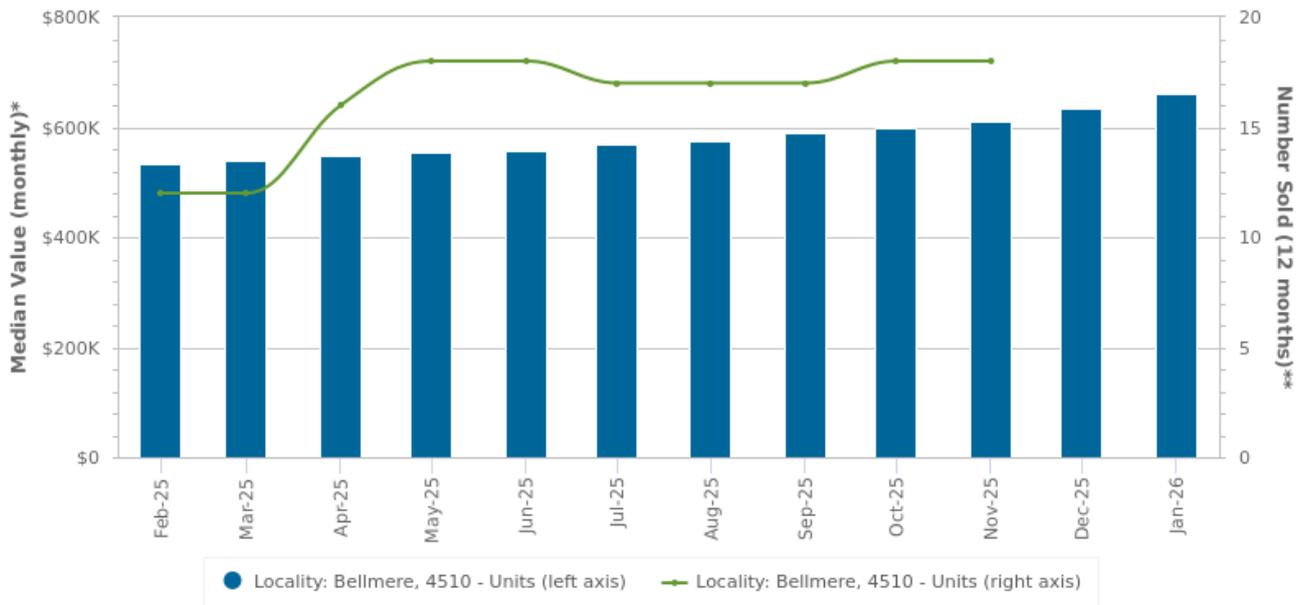
Unit: Median Value vs Number Sold

18

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$533,190	12
Mar 2025	\$539,065	12
Apr 2025	\$546,876	16
May 2025	\$552,696	18
Jun 2025	\$556,751	18
Jul 2025	\$568,366	17
Aug 2025	\$575,477	17
Sep 2025	\$588,745	17
Oct 2025	\$597,504	18
Nov 2025	\$611,235	18
Dec 2025	\$633,054	-
Jan 2026	\$659,695	-

Statistics are calculated over a rolling 12 month period



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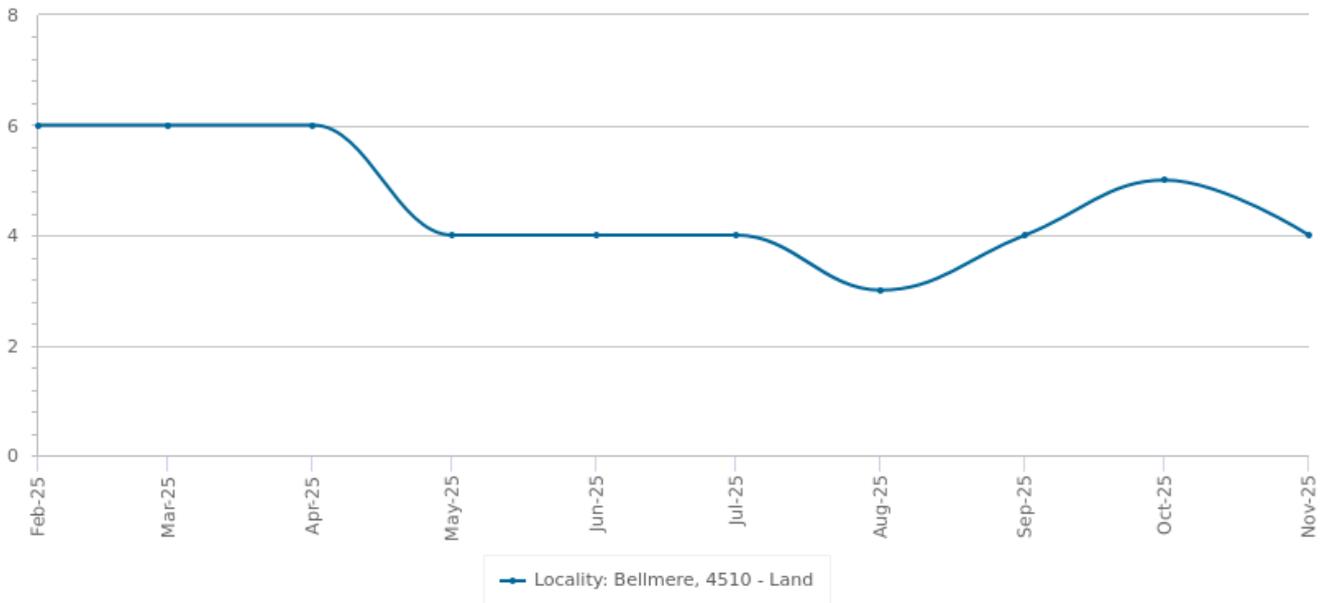
Land: Median Value vs Number Sold

4

Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	7
Jan 2025	-	6
Feb 2025	-	6
Mar 2025	-	6
Apr 2025	-	6
May 2025	-	4
Jun 2025	-	4
Jul 2025	-	4
Aug 2025	-	3
Sep 2025	-	4
Oct 2025	-	5
Nov 2025	-	4

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

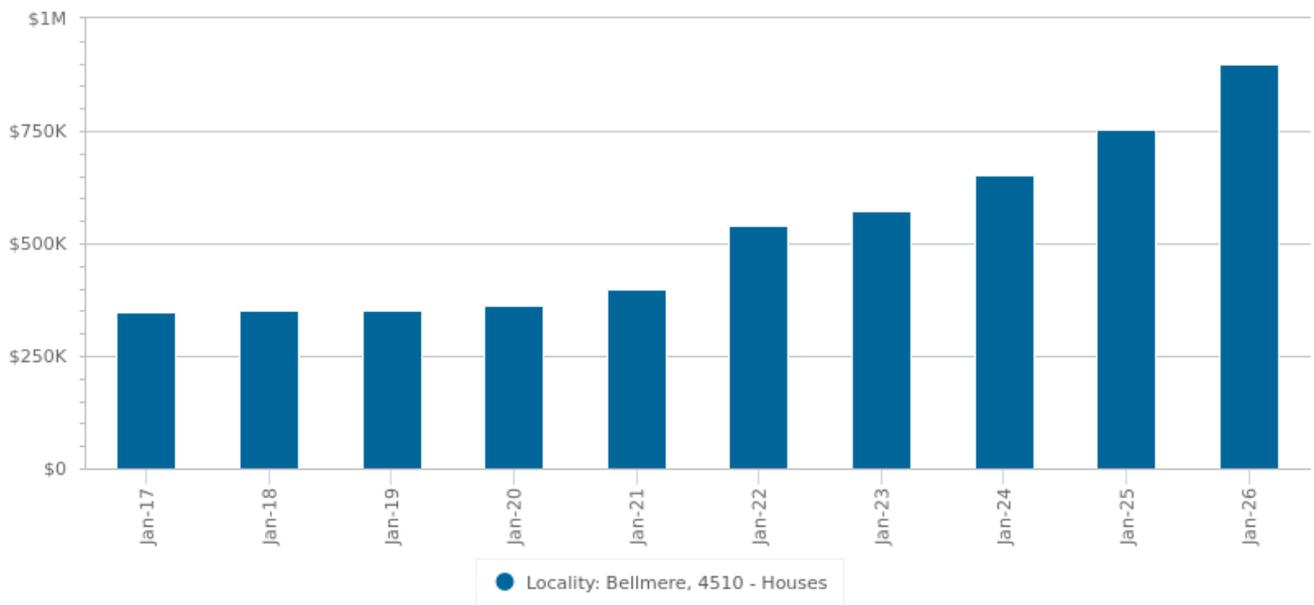
House: Median Value

\$897K

Jan 2026

	Bellmere
Jan 2017	\$346,031
Jan 2018	\$351,991
Jan 2019	\$352,259
Jan 2020	\$360,549
Jan 2021	\$398,549
Jan 2022	\$540,762
Jan 2023	\$573,863
Jan 2024	\$653,557
Jan 2025	\$752,105
Jan 2026	\$896,760

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

\$660K

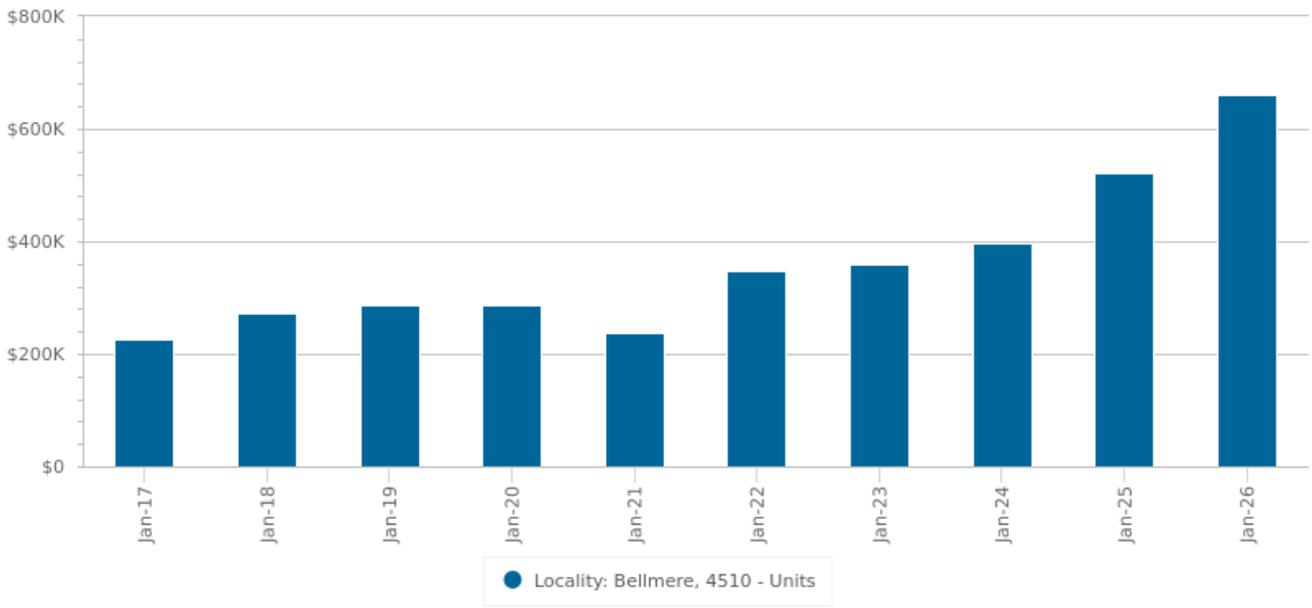
Jan 2026

Unit: Median Value

Bellmere

Jan 2017	\$226,161
Jan 2018	\$271,293
Jan 2019	\$286,458
Jan 2020	\$286,300
Jan 2021	\$237,076
Jan 2022	\$346,666
Jan 2023	\$360,671
Jan 2024	\$398,382
Jan 2025	\$521,341
Jan 2026	\$659,695

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

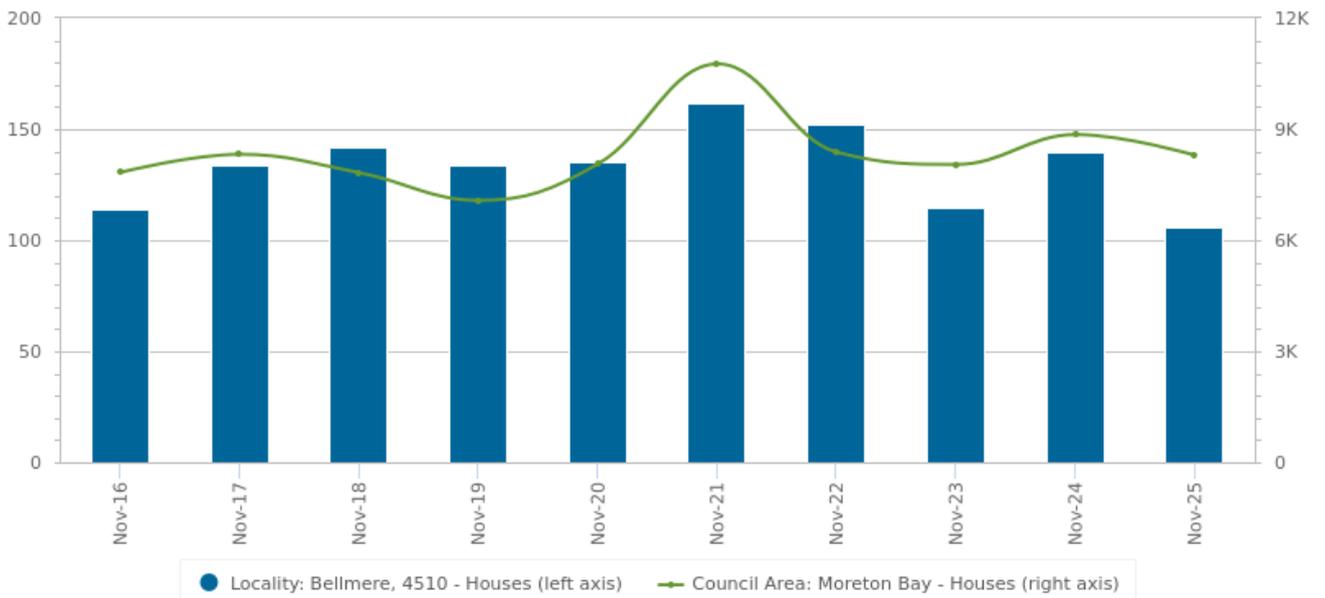
House: Sales Per Annum

106

Nov 2025

	Bellmere	Moreton Bay
Nov 2017	134	8321
Nov 2018	142	7822
Nov 2019	134	7076
Nov 2020	135	8067
Nov 2021	162	10763
Nov 2022	152	8378
Nov 2023	115	8046
Nov 2024	140	8855
Nov 2025	106	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

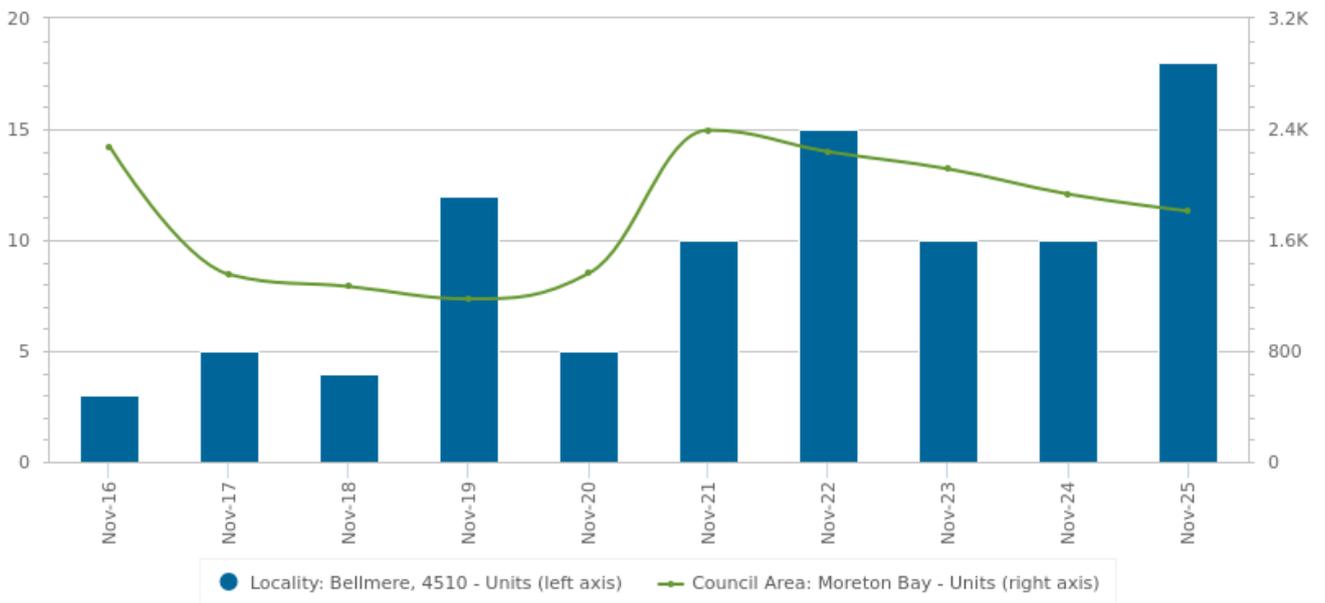
Unit: Sales Per Annum

18

Nov 2025

	Bellmere	Moreton Bay
Nov 2017	5	1351
Nov 2018	4	1265
Nov 2019	12	1176
Nov 2020	5	1361
Nov 2021	10	2393
Nov 2022	15	2237
Nov 2023	10	2113
Nov 2024	10	1931
Nov 2025	18	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

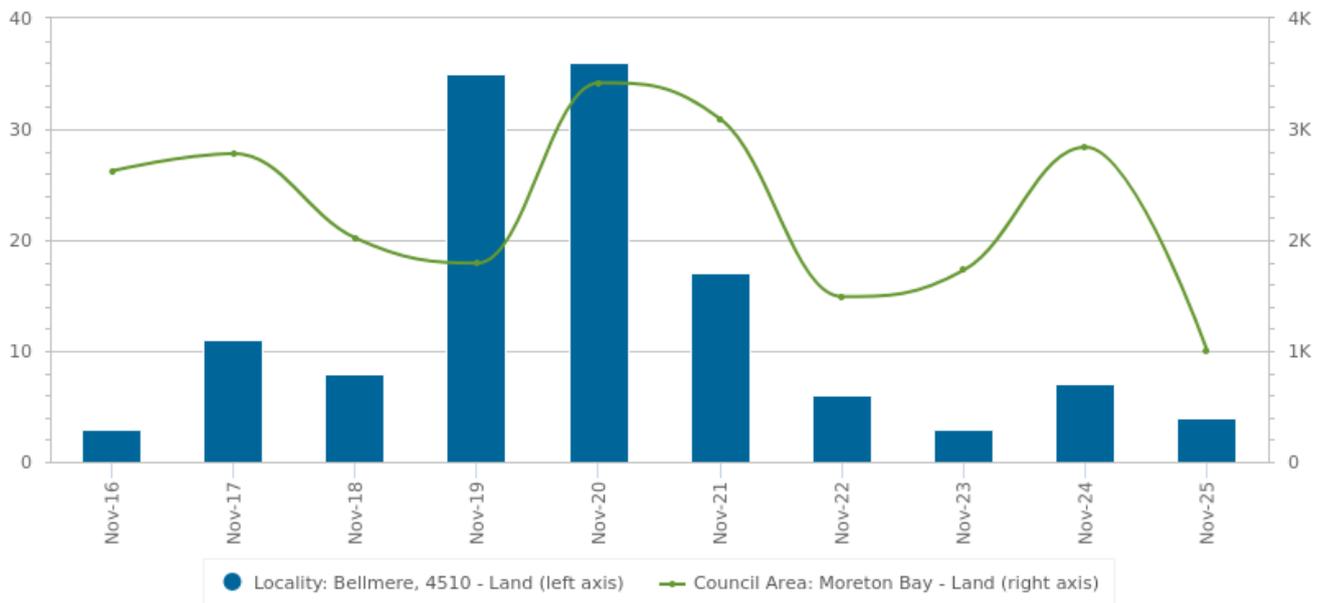
Land: Sales Per Annum

4

Nov 2025

	Bellmere	Moreton Bay
Nov 2017	11	2779
Nov 2018	8	2017
Nov 2019	35	1792
Nov 2020	36	3418
Nov 2021	17	3089
Nov 2022	6	1490
Nov 2023	3	1729
Nov 2024	7	2838
Nov 2025	4	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

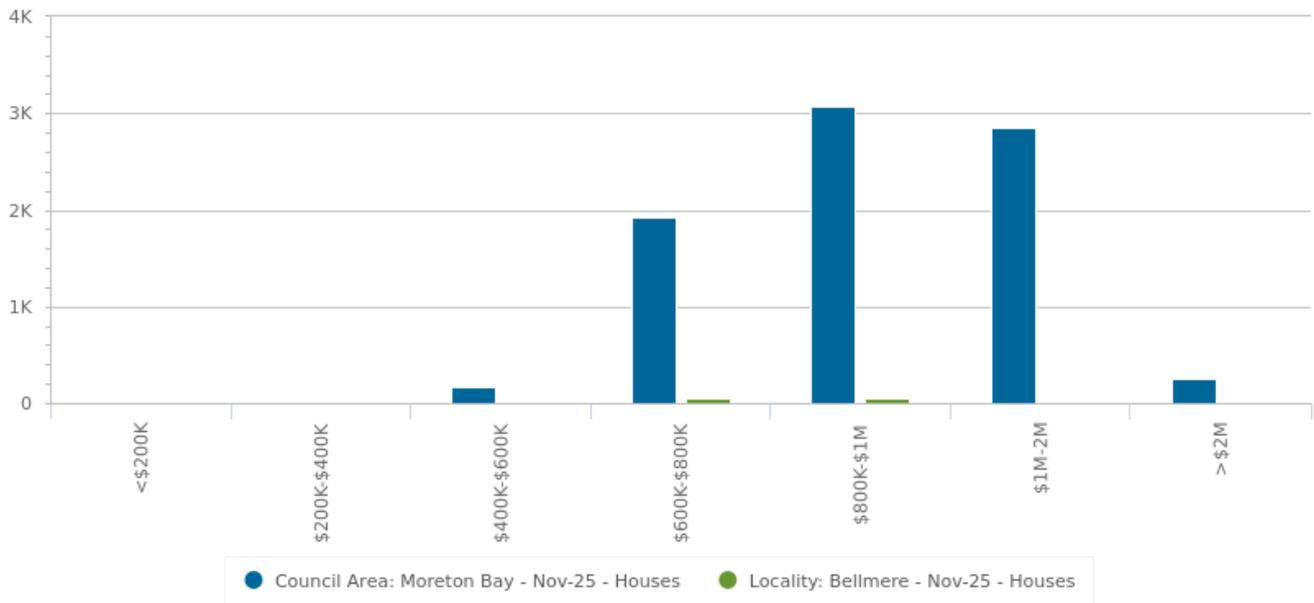
House: Sales By Price

\$106.60M

Nov 2025

	Bellmere	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	169
\$600K-\$800K	45	1,924
\$800K-\$1M	47	3,075
\$1M-\$2M	7	2,853
>\$2M	5	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

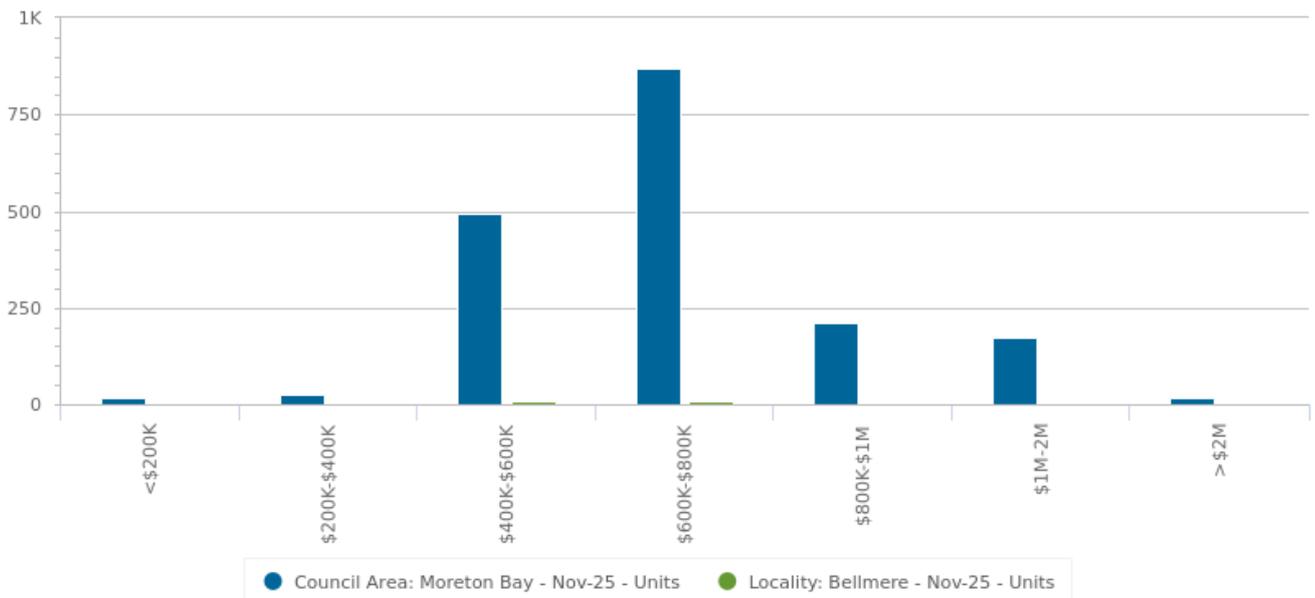
\$11.39M

Nov 2025

Unit: Sales By Price

	Bellmere	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	26
\$400K-\$600K	8	494
\$600K-\$800K	8	871
\$800K-\$1M	2	211
\$1M-\$2M	-	174
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

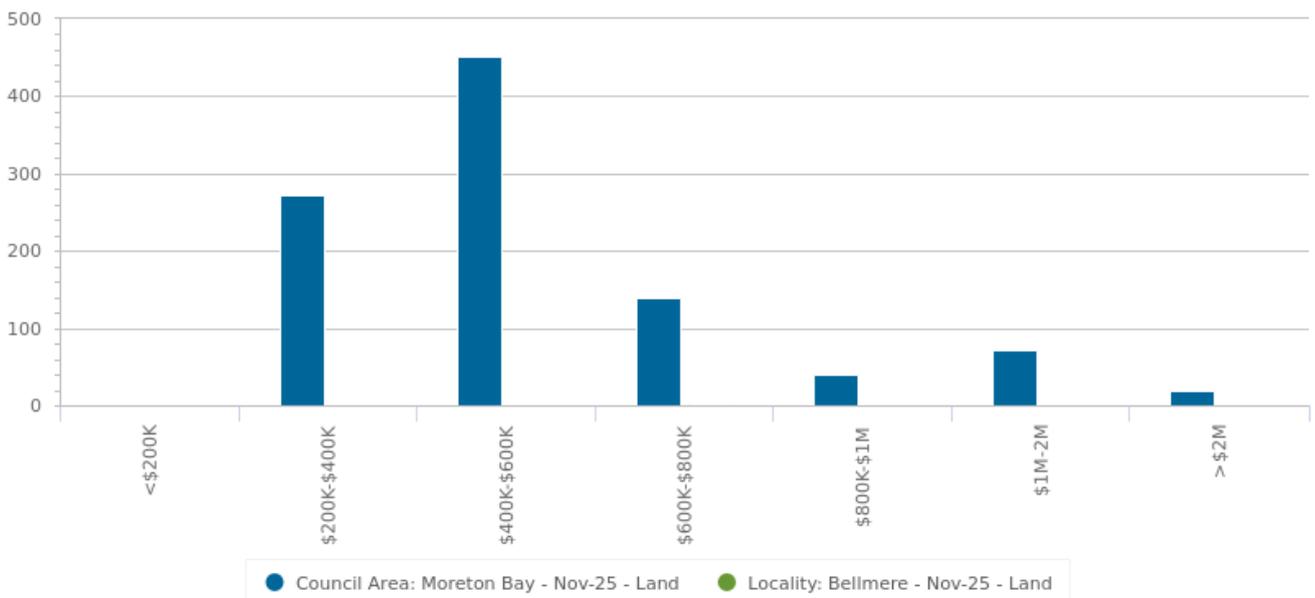


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Bellmere	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	-	451
\$600K-\$800K	3	140
\$800K-\$1M	-	40
\$1M-\$2M	1	71
>\$2M	-	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

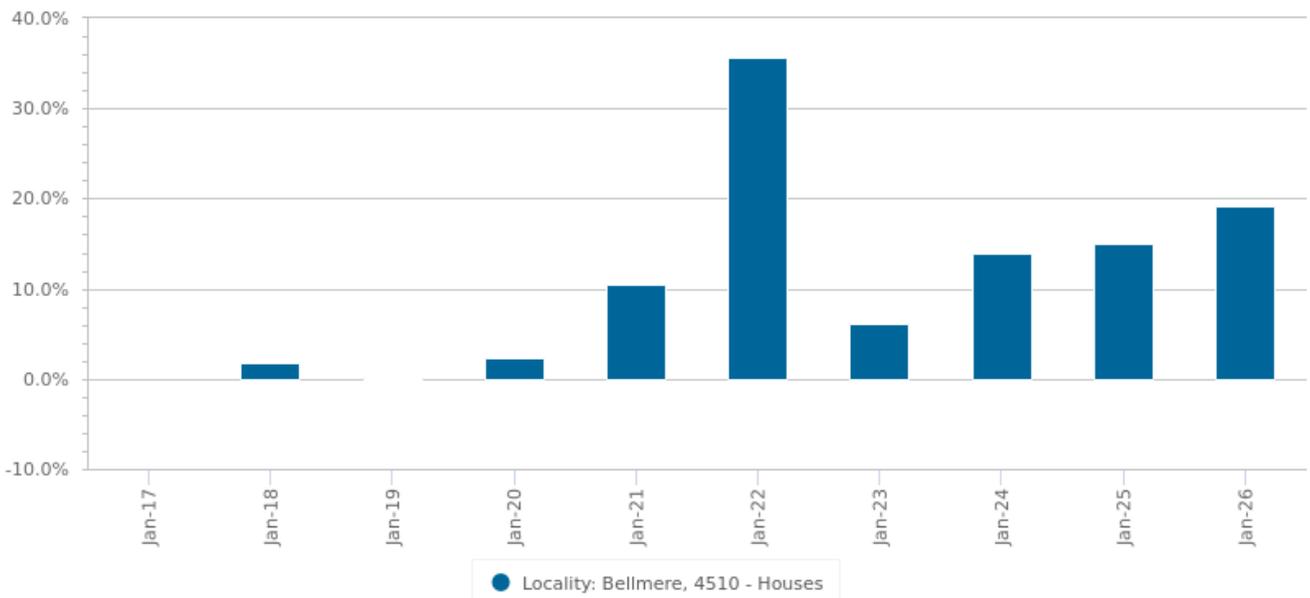
House: Change In Median Value

19.2%

Jan 2026

	Bellmere
Jan 2017	-0.1%
Jan 2018	1.7%
Jan 2019	0.1%
Jan 2020	2.4%
Jan 2021	10.5%
Jan 2022	35.7%
Jan 2023	6.1%
Jan 2024	13.9%
Jan 2025	15.1%
Jan 2026	19.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

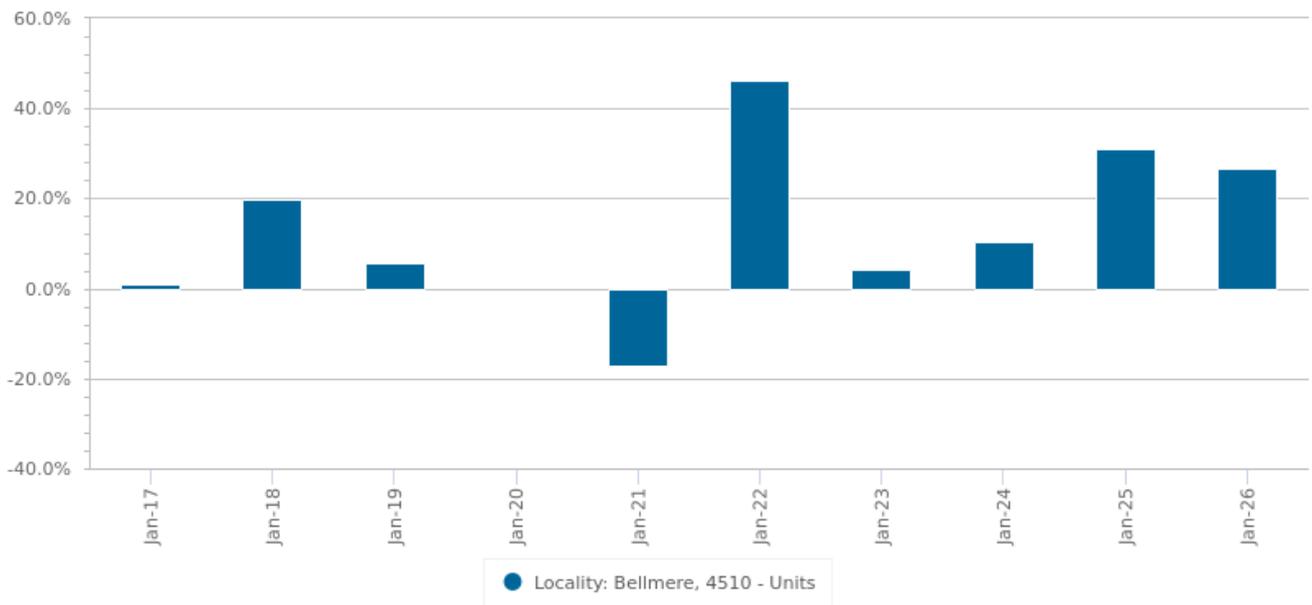
Unit: Change In Median Value

26.5%

Jan 2026

	Bellmere
Jan 2017	0.8%
Jan 2018	20.0%
Jan 2019	5.6%
Jan 2020	-0.1%
Jan 2021	-17.2%
Jan 2022	46.2%
Jan 2023	4.0%
Jan 2024	10.5%
Jan 2025	30.9%
Jan 2026	26.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

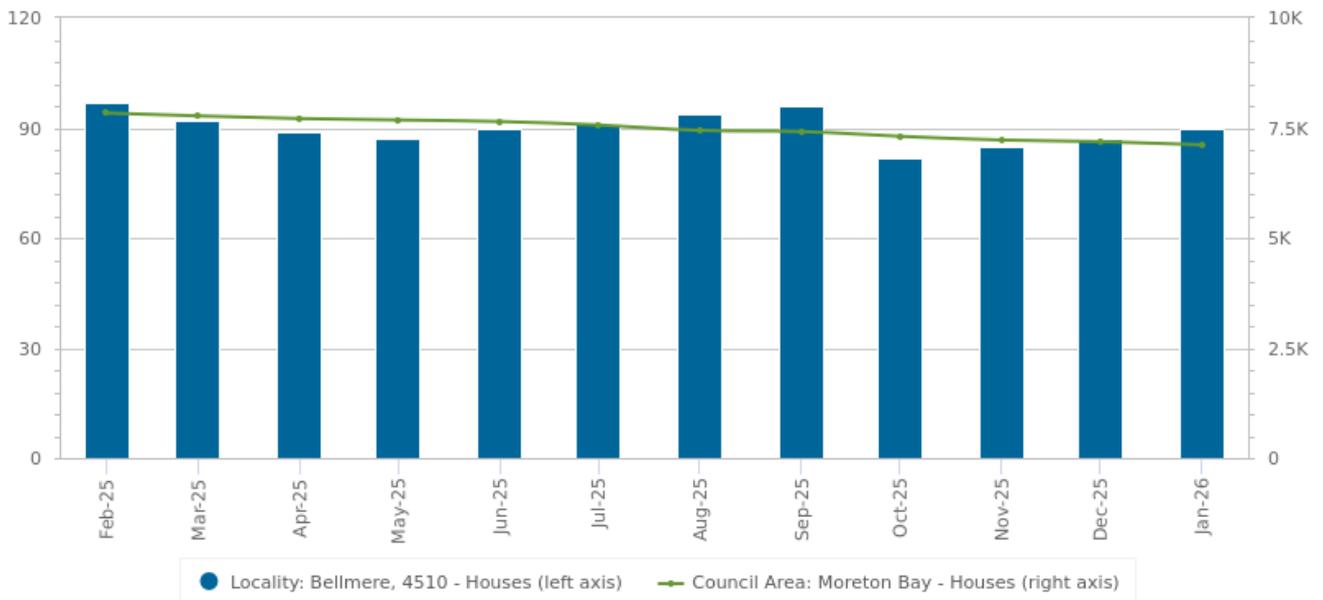
House: Number of New Listing

90

Jan 2026

	Bellmere	Moreton Bay
Feb 2025	97	7,836
Mar 2025	92	7,770
Apr 2025	89	7,710
May 2025	87	7,678
Jun 2025	90	7,643
Jul 2025	91	7,564
Aug 2025	94	7,442
Sep 2025	96	7,415
Oct 2025	82	7,307
Nov 2025	85	7,223
Dec 2025	87	7,187
Jan 2026	90	7,116

Statistics are calculated over a rolling 12 month period



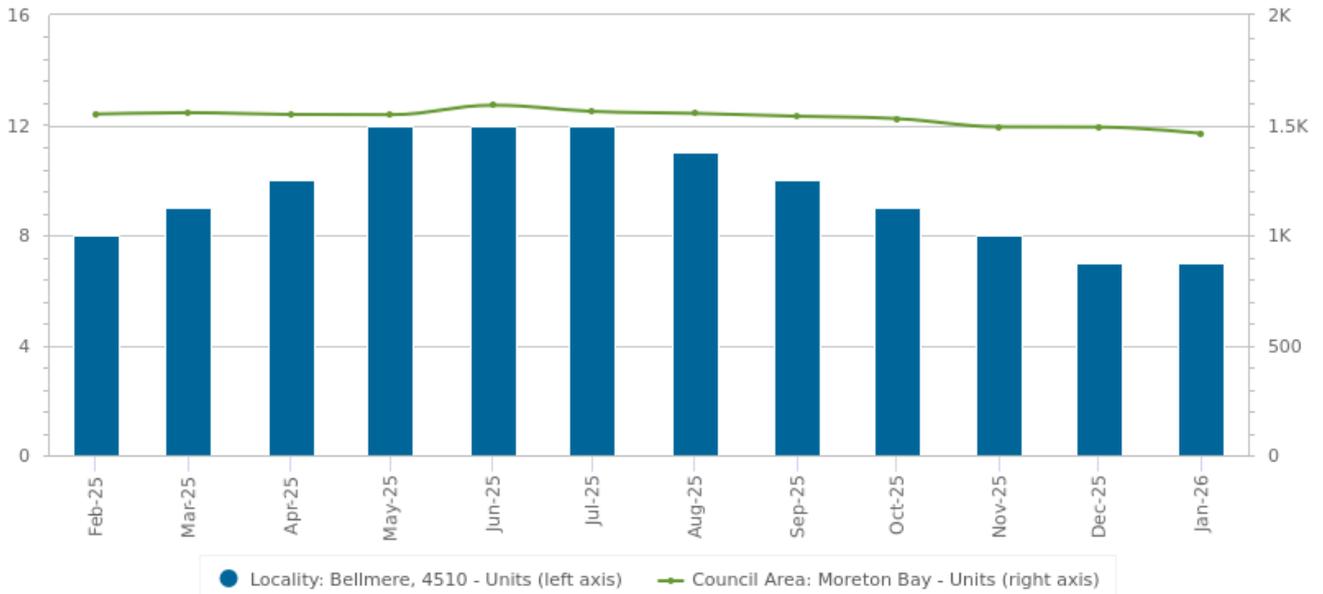
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

7
Jan 2026

	Bellmere	Moreton Bay
Feb 2025	8	1,550
Mar 2025	9	1,556
Apr 2025	10	1,548
May 2025	12	1,547
Jun 2025	12	1,590
Jul 2025	12	1,562
Aug 2025	11	1,553
Sep 2025	10	1,540
Oct 2025	9	1,529
Nov 2025	8	1,492
Dec 2025	7	1,491
Jan 2026	7	1,462

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

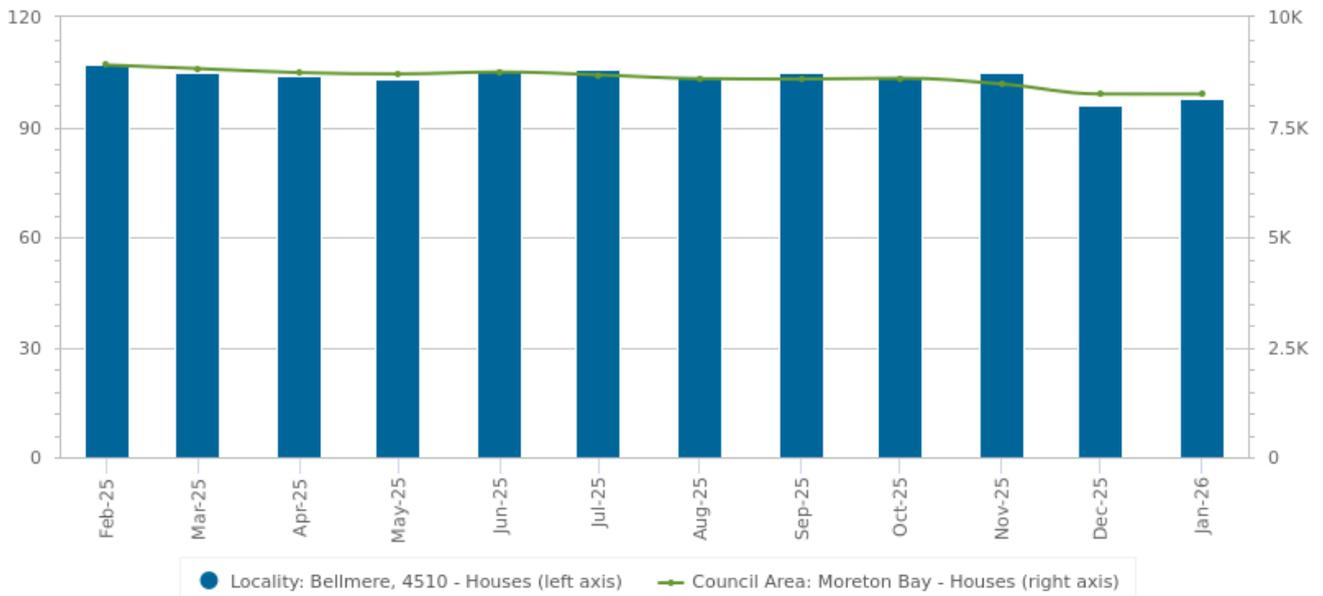
House: Total Properties Listed

98

Jan 2026

	Bellmere	Moreton Bay
Feb 2025	107	8,909
Mar 2025	105	8,827
Apr 2025	104	8,736
May 2025	103	8,708
Jun 2025	106	8,751
Jul 2025	106	8,685
Aug 2025	104	8,600
Sep 2025	105	8,590
Oct 2025	104	8,609
Nov 2025	105	8,478
Dec 2025	96	8,250
Jan 2026	98	8,248

Statistics are calculated over a rolling 12 month period



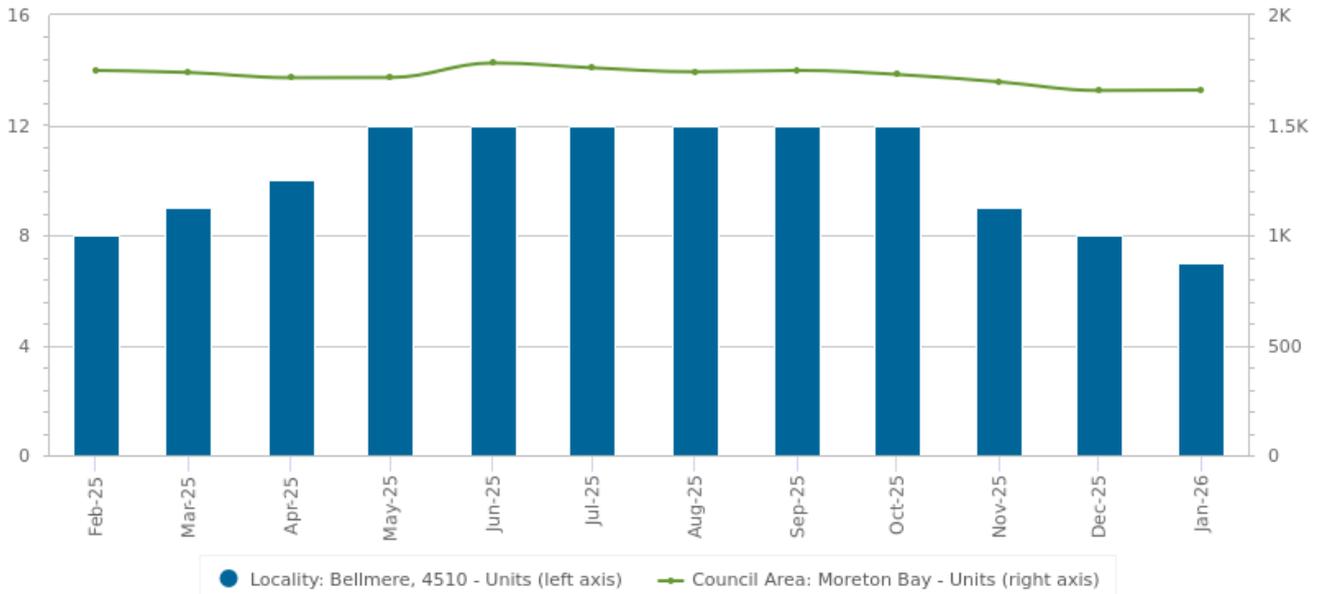
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

7
Jan 2026

	Bellmere	Moreton Bay
Feb 2025	8	1,748
Mar 2025	9	1,739
Apr 2025	10	1,715
May 2025	12	1,716
Jun 2025	12	1,782
Jul 2025	12	1,760
Aug 2025	12	1,742
Sep 2025	12	1,748
Oct 2025	12	1,730
Nov 2025	9	1,696
Dec 2025	8	1,657
Jan 2026	7	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

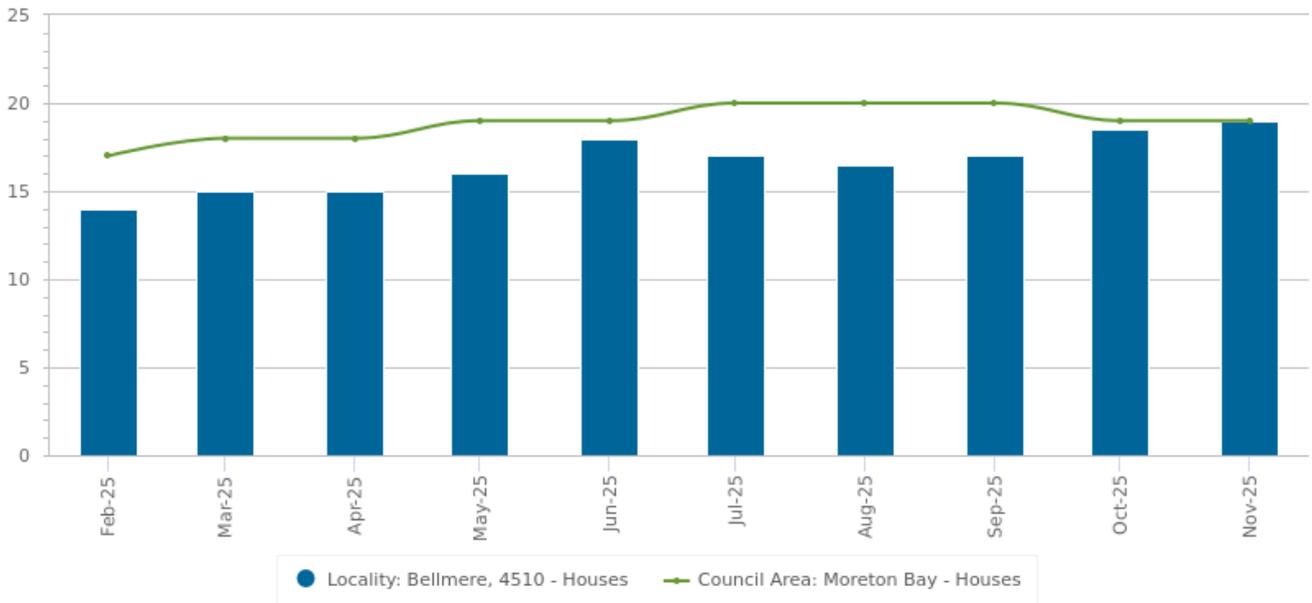
House: Median Days On Market

19

Nov 2025

	Bellmere	Moreton Bay
Dec 2024	14.5	17
Jan 2025	14.5	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	16.5	20
Sep 2025	17	20
Oct 2025	18.5	19
Nov 2025	19	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

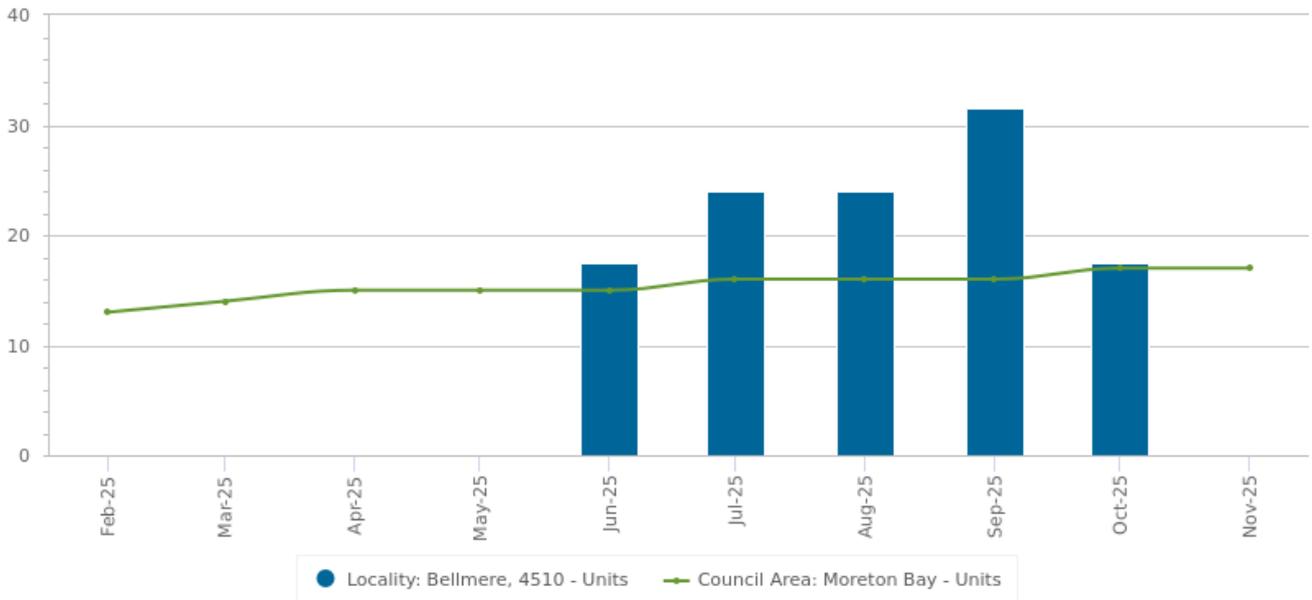
Unit: Median Days On Market

17.5

Oct 2025

	Bellmere	Moreton Bay
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	17.5	15
Jul 2025	24	16
Aug 2025	24	16
Sep 2025	31.5	16
Oct 2025	17.5	17
Nov 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

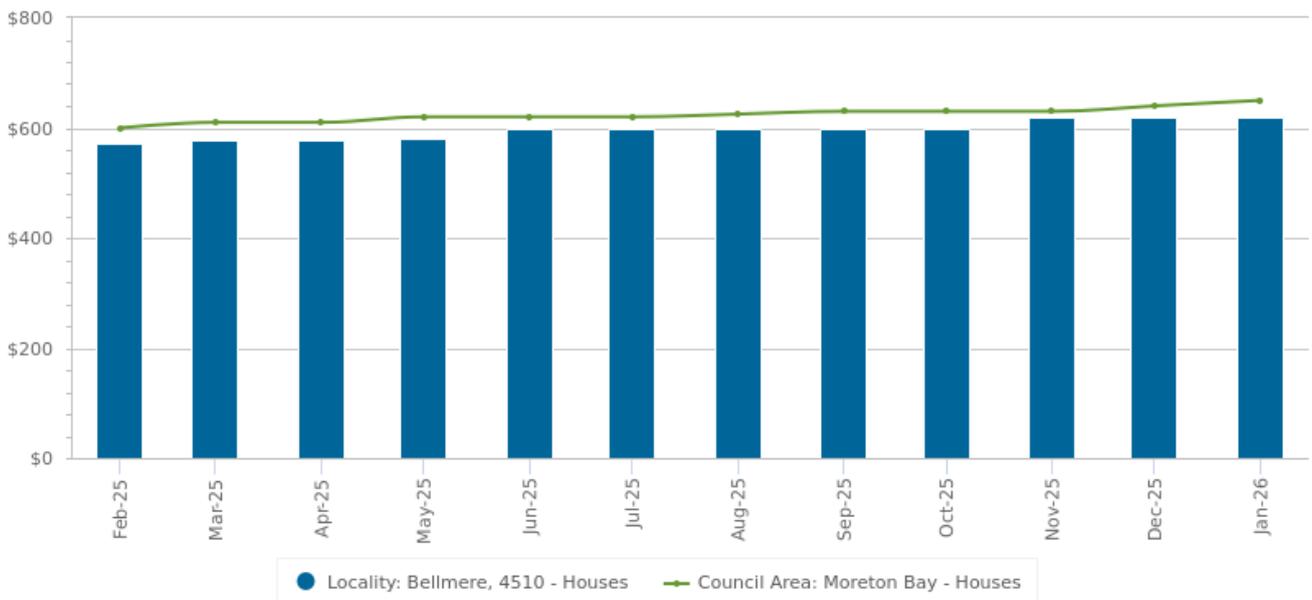
House: Median Rent

\$620/w

Jan 2026

	Bellmere	Moreton Bay
Feb 2025	\$573/w	\$600/w
Mar 2025	\$578/w	\$610/w
Apr 2025	\$578/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$600/w	\$620/w
Jul 2025	\$600/w	\$620/w
Aug 2025	\$600/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$600/w	\$630/w
Nov 2025	\$620/w	\$630/w
Dec 2025	\$620/w	\$640/w
Jan 2026	\$620/w	\$650/w

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Statistics are calculated over a rolling 12 month period

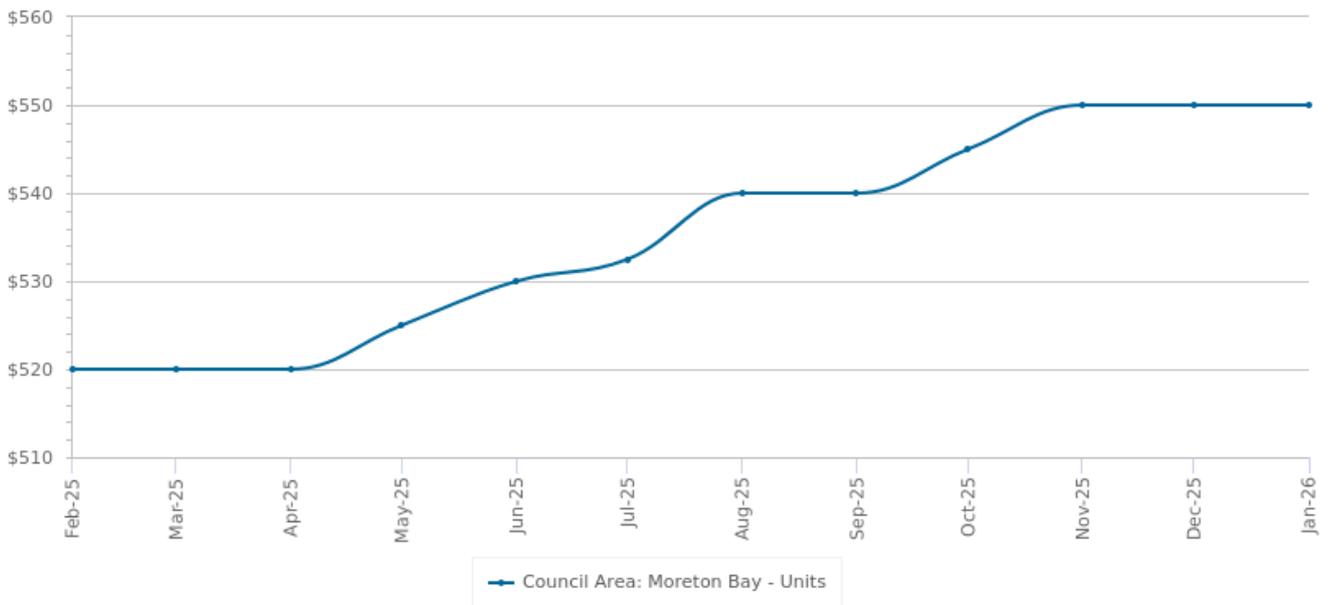
\$450/w

Jan 2024

Unit: Median Rent

	Bellmere	Moreton Bay
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$533/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

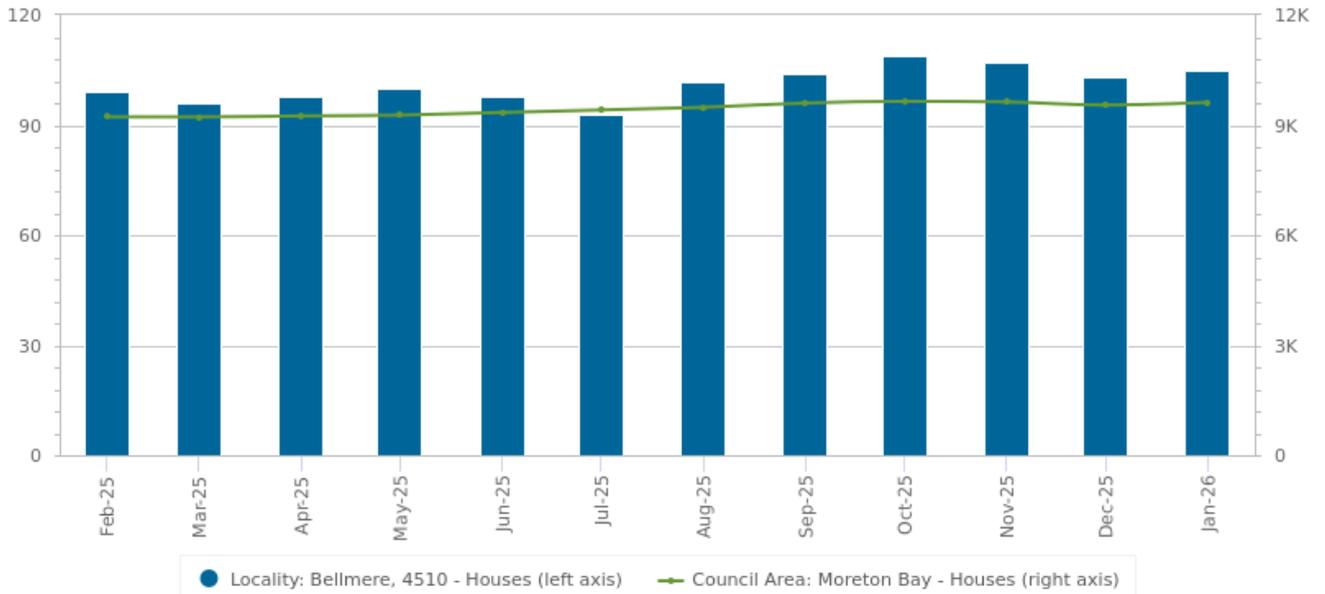
House: Rental Rate Observations

105

Jan 2026

	Bellmere	Moreton Bay
Feb 2025	99	9,223
Mar 2025	96	9,222
Apr 2025	98	9,250
May 2025	100	9,270
Jun 2025	98	9,343
Jul 2025	93	9,411
Aug 2025	102	9,484
Sep 2025	104	9,601
Oct 2025	109	9,646
Nov 2025	107	9,629
Dec 2025	103	9,544
Jan 2026	105	9,621

Statistics are calculated over a rolling 12 month period



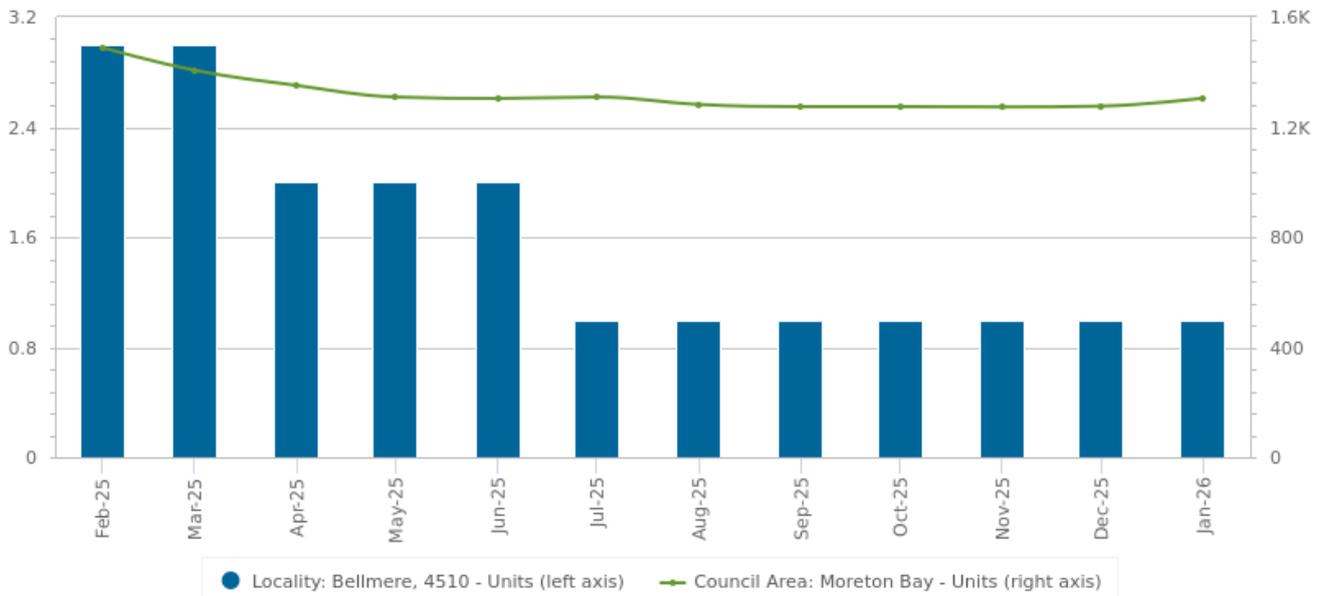
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Jan 2026

	Bellmere	Moreton Bay
Feb 2025	3	1,488
Mar 2025	3	1,406
Apr 2025	2	1,351
May 2025	2	1,309
Jun 2025	2	1,304
Jul 2025	1	1,309
Aug 2025	1	1,282
Sep 2025	1	1,274
Oct 2025	1	1,274
Nov 2025	1	1,273
Dec 2025	1	1,276
Jan 2026	1	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

8.8%

Jan 2026

	Bellmere	Moreton Bay
Feb 2025	6.0%	5.3%
Mar 2025	6.9%	6.1%
Apr 2025	6.9%	5.2%
May 2025	7.4%	6.9%
Jun 2025	11.1%	5.1%
Jul 2025	10.1%	4.2%
Aug 2025	10.6%	4.2%
Sep 2025	9.1%	5.0%
Oct 2025	9.1%	5.0%
Nov 2025	10.7%	5.0%
Dec 2025	8.8%	6.7%
Jan 2026	8.8%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

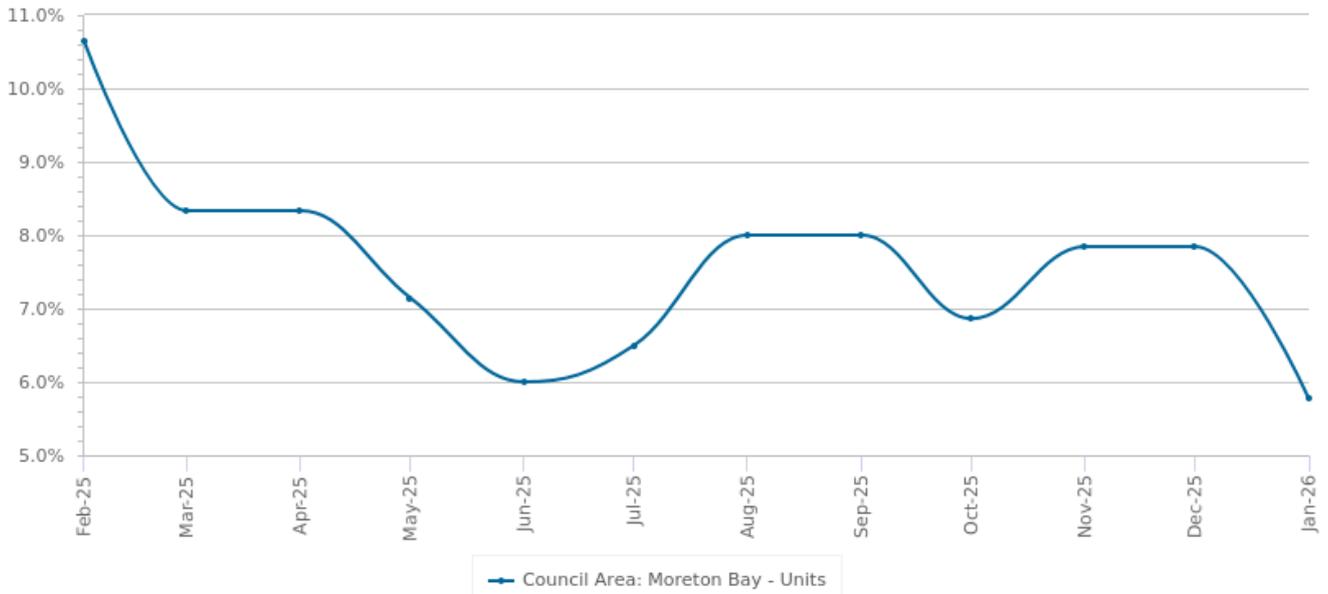
Unit: Change in Rental Rate

3.0%

Feb 2022

	Bellmere	Moreton Bay
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.5%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

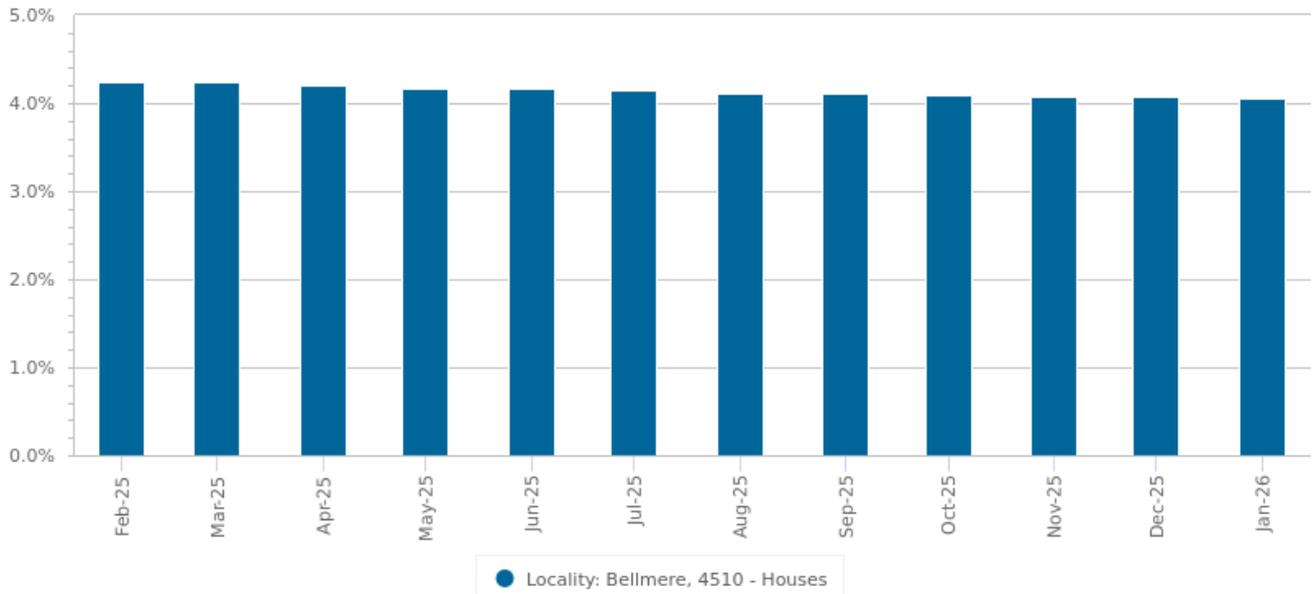
House: Value Based Rental Yield

4.1%

Jan 2026

	Bellmere
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%
Nov 2025	4.1%
Dec 2025	4.1%
Jan 2026	4.1%

Statistics are calculated at the end of the displayed month



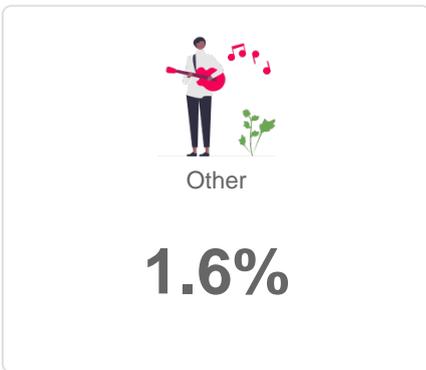
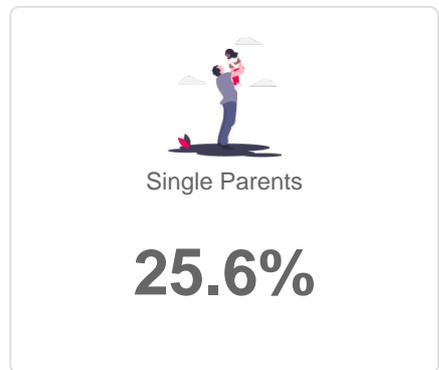
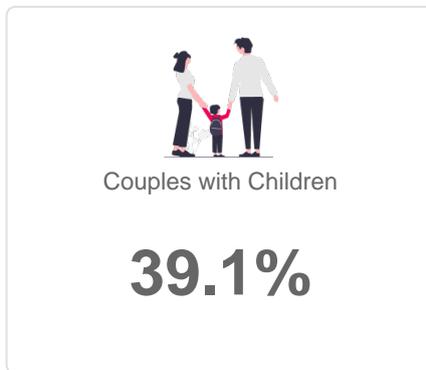
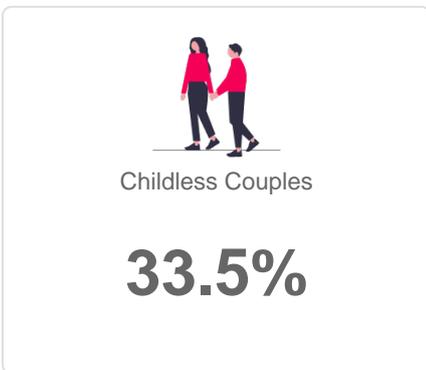
Statistics are calculated at the end of the displayed month

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)



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)



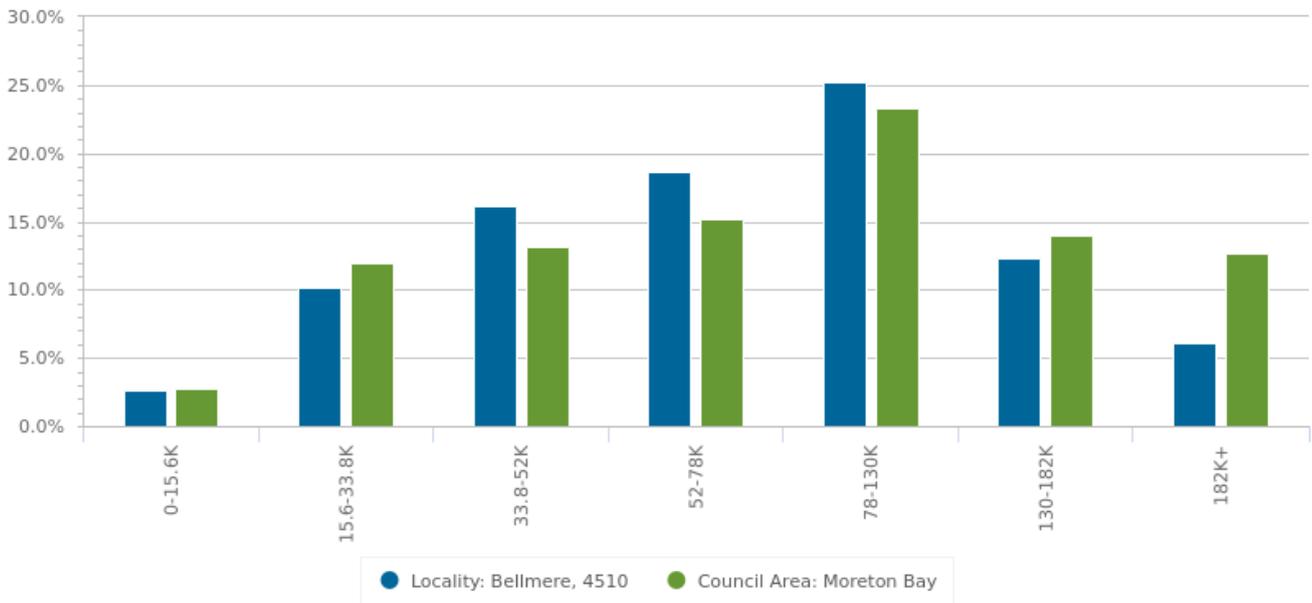
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



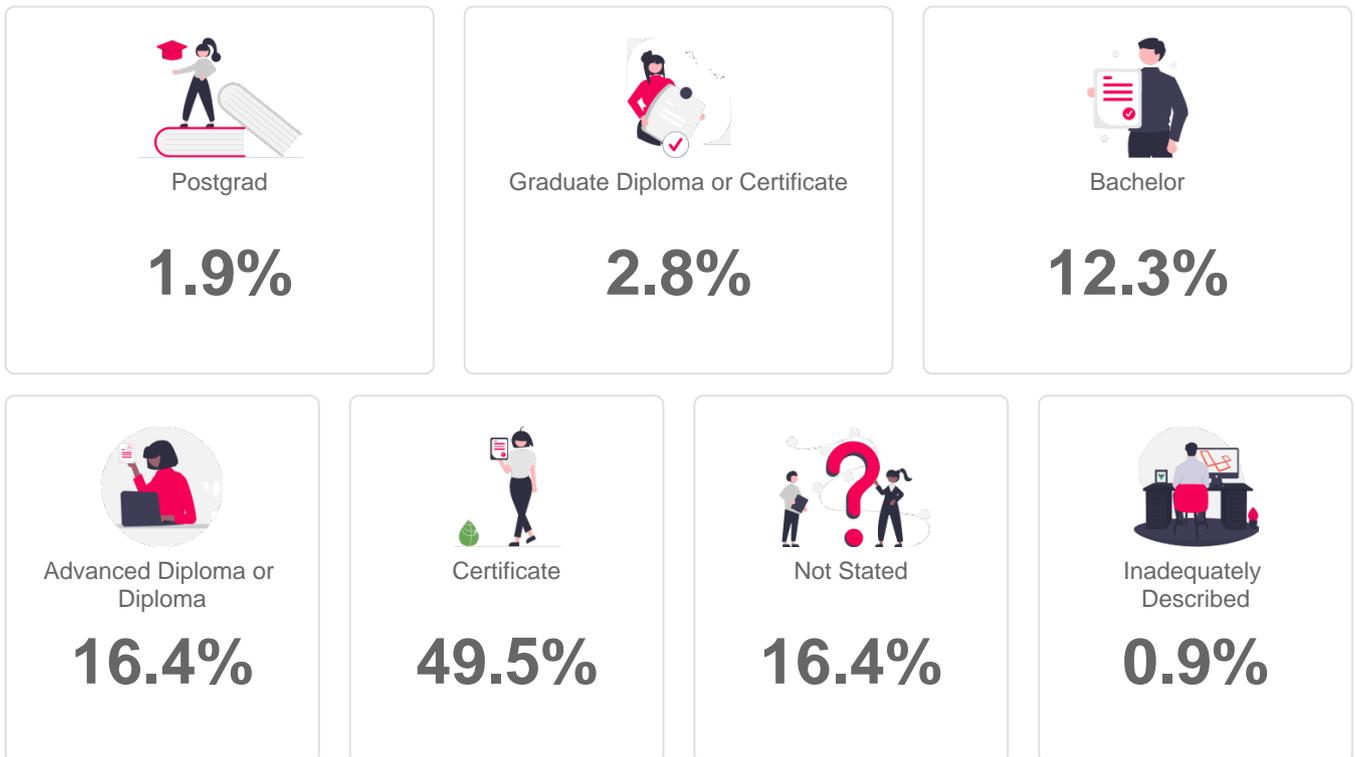
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

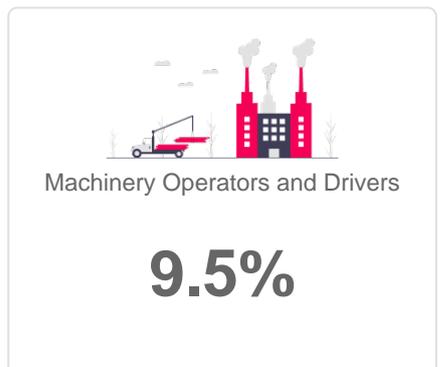
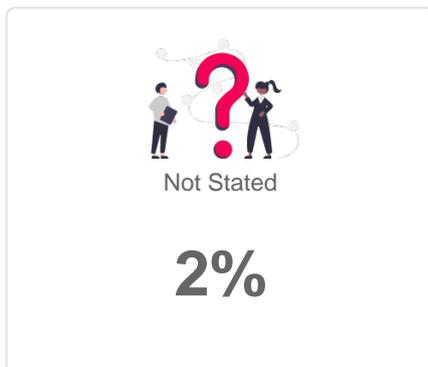
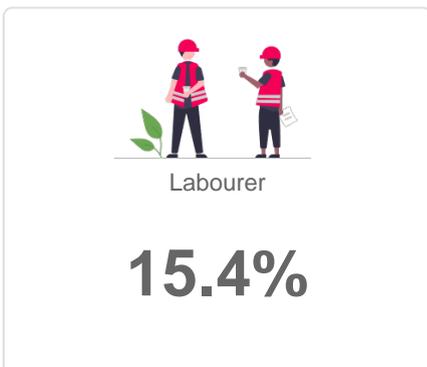
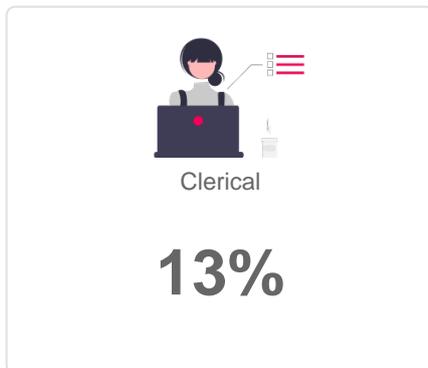
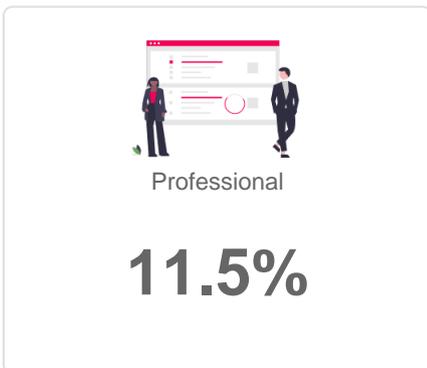


Occupation

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)



Employment By Occupation



Managers

9.3%



Community and Personal Service
Workers

14.5%



Sales Workers

10%

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