

Suburb Statistics Report

Bellmere QLD 4510

Prepared on 24 Mar 2026

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Area Profile

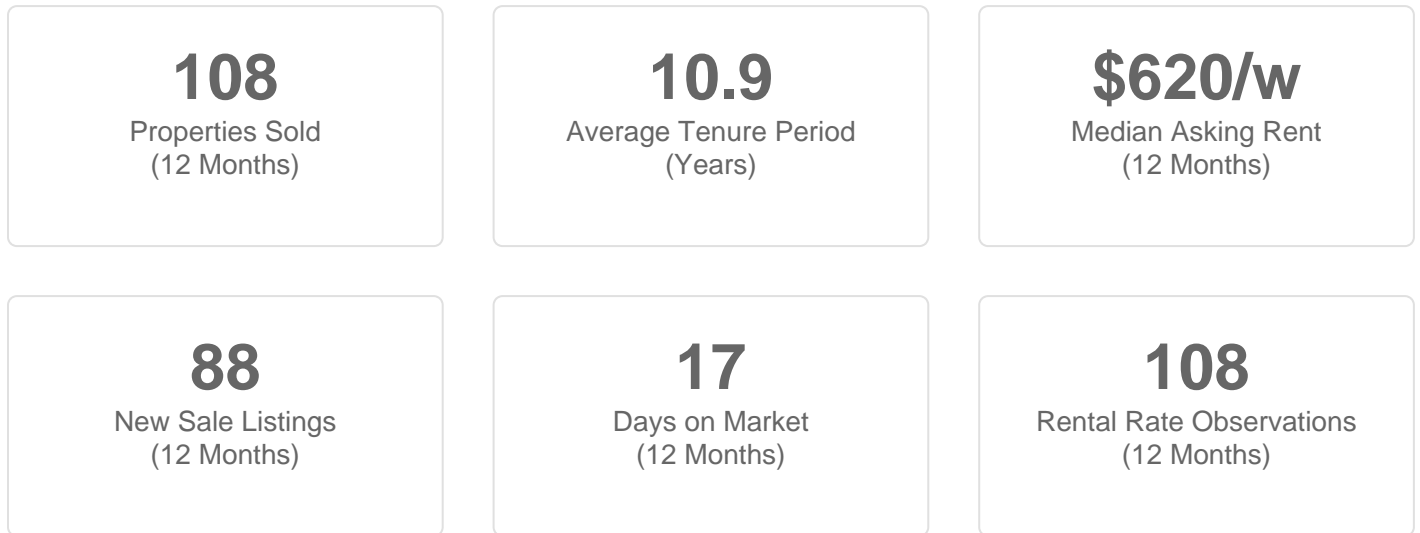
Bellmere, QLD

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.

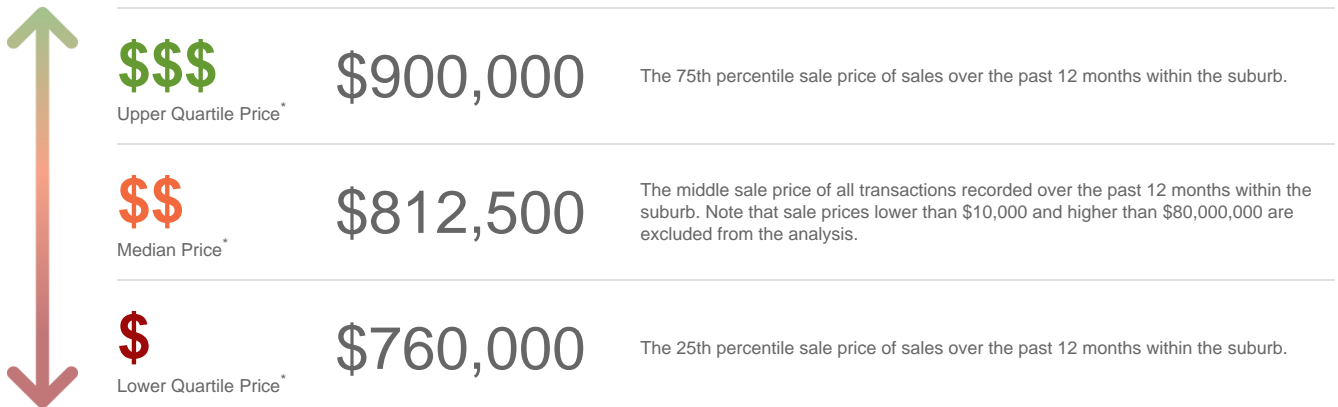
	House	Unit	Land
Average Tenure Period	10.9 years	5.0 years	-
Total Dwellings	2,171	147	119
Total New Listings	88	6	-
Median Value	\$919,298	\$644,758	-
Total Properties Listed	96	6	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

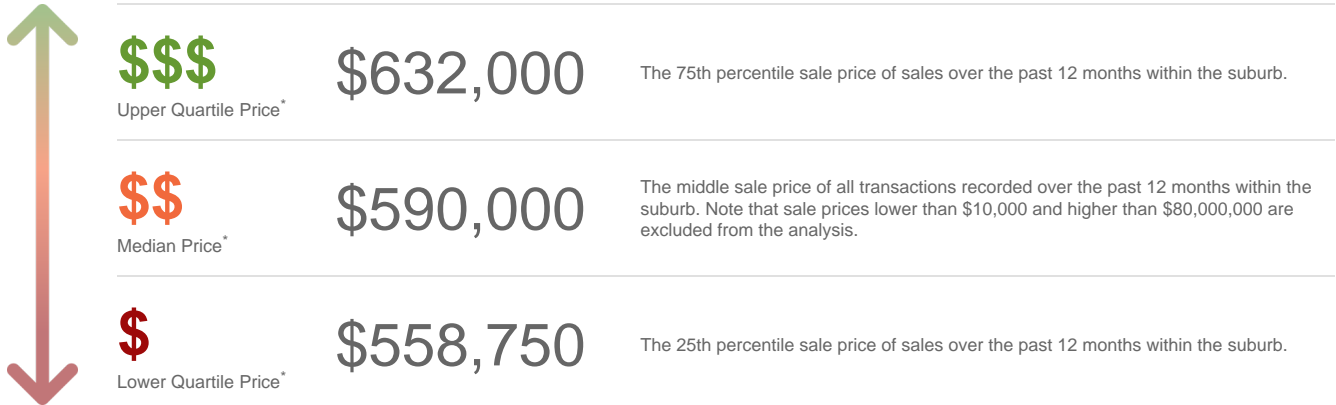
Bellmere QLD 4510



Unit: Market Trends

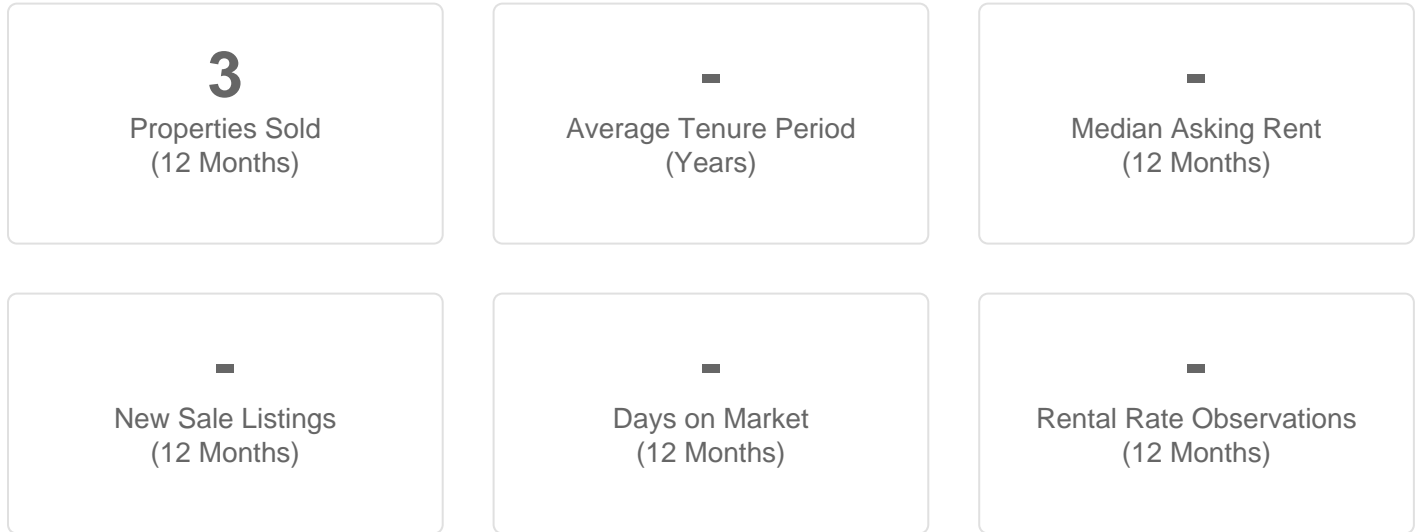


Unit: Median Price Quartiles

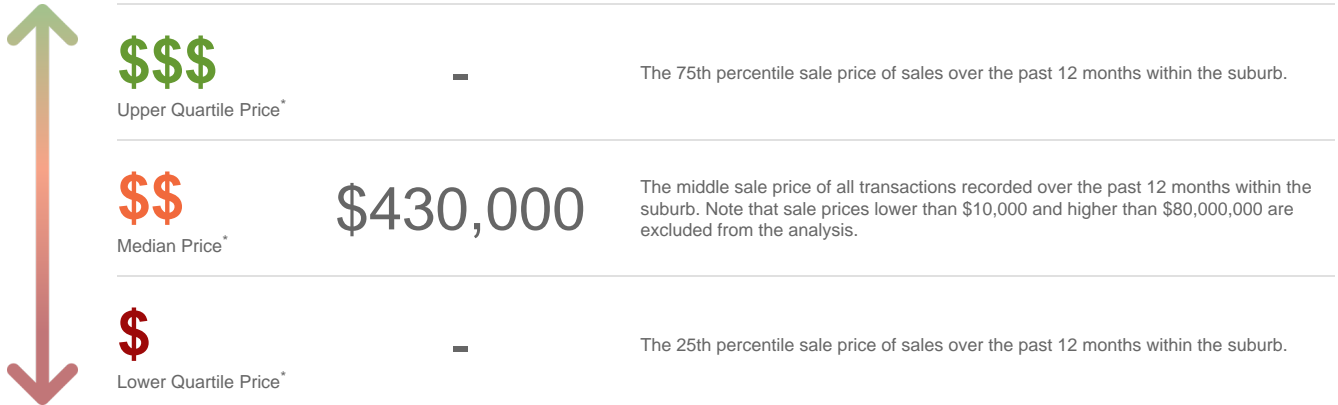


*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

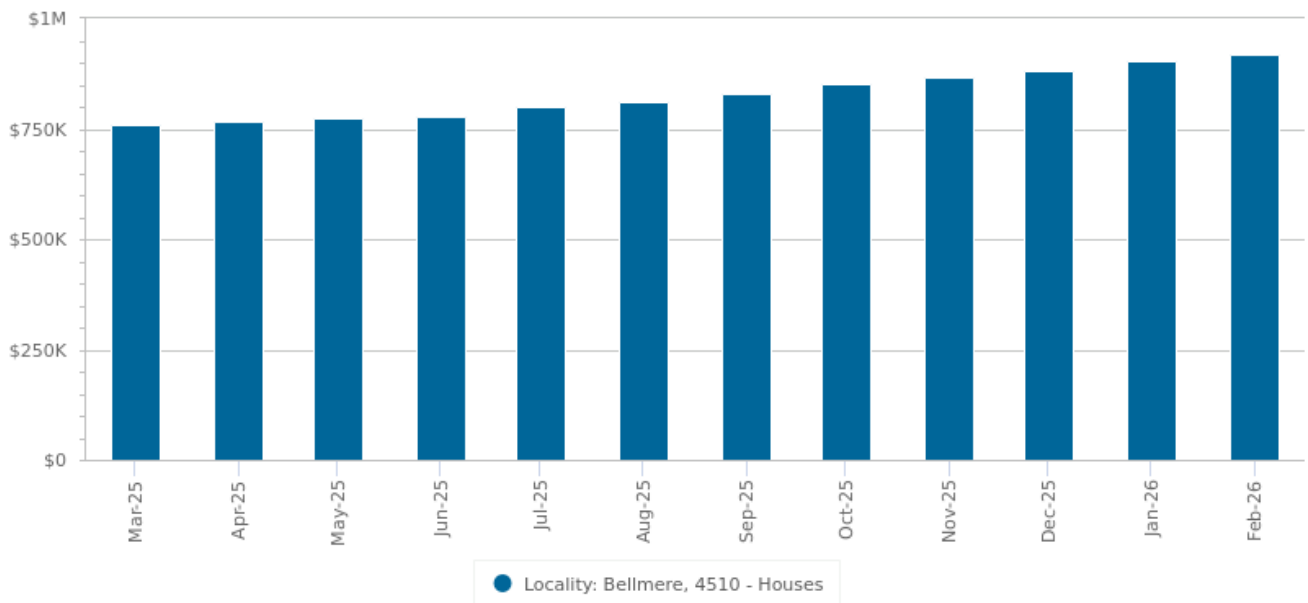
House: Recent Median Value

\$919K

Feb 2026

	Bellmere
Mar 2025	\$758,102
Apr 2025	\$766,996
May 2025	\$773,362
Jun 2025	\$778,410
Jul 2025	\$800,100
Aug 2025	\$810,524
Sep 2025	\$828,563
Oct 2025	\$851,990
Nov 2025	\$865,926
Dec 2025	\$880,892
Jan 2026	\$902,113
Feb 2026	\$919,298

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

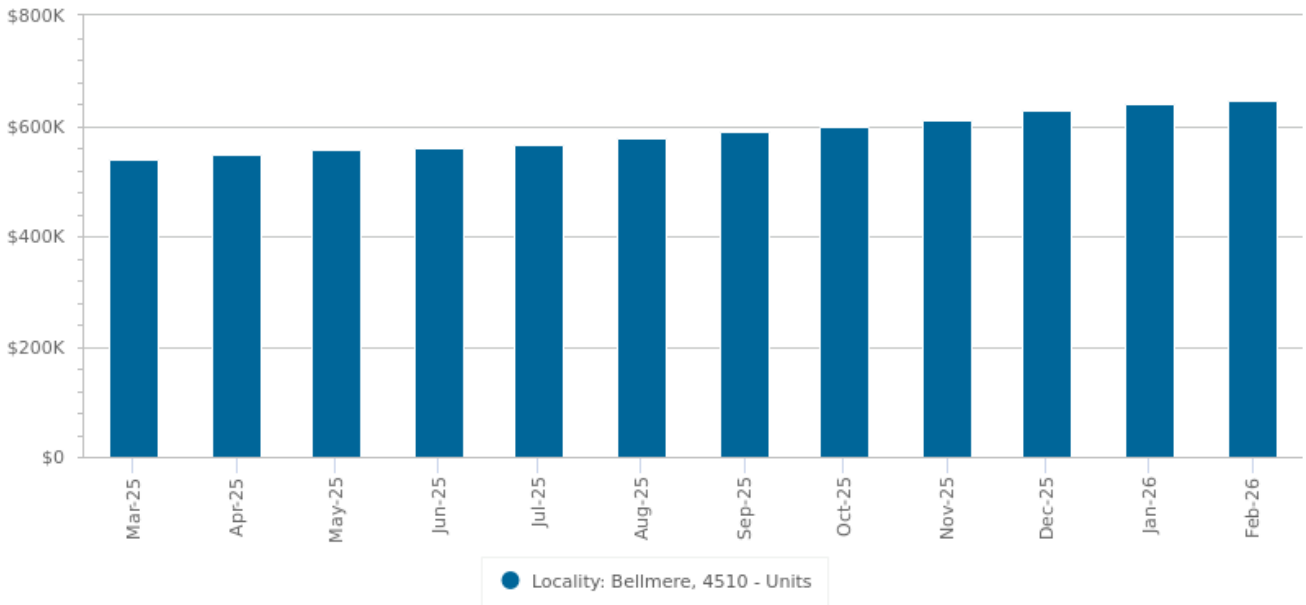
Unit: Recent Median Value

\$645K

Feb 2026

	Bellmere
Mar 2025	\$539,705
Apr 2025	\$548,754
May 2025	\$555,674
Jun 2025	\$558,779
Jul 2025	\$567,303
Aug 2025	\$576,905
Sep 2025	\$588,394
Oct 2025	\$597,751
Nov 2025	\$610,561
Dec 2025	\$629,137
Jan 2026	\$639,462
Feb 2026	\$644,758

Statistics are calculated at the end of the displayed month



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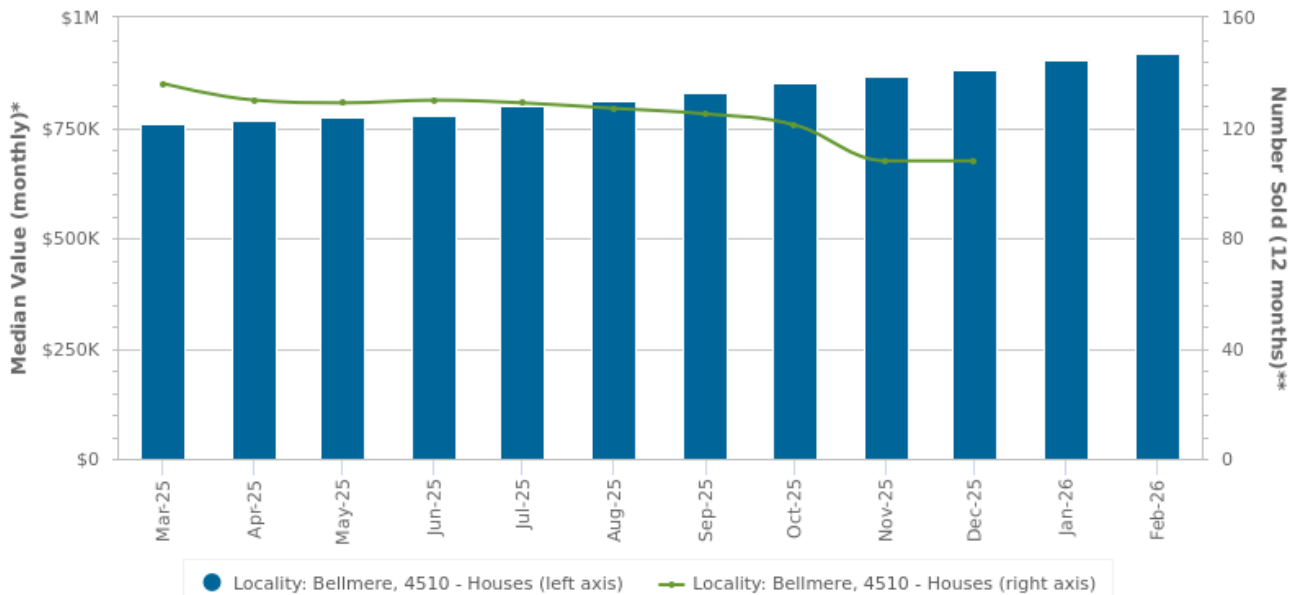
House: Median Value vs Number Sold

108

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$758,102	136
Apr 2025	\$766,996	130
May 2025	\$773,362	129
Jun 2025	\$778,410	130
Jul 2025	\$800,100	129
Aug 2025	\$810,524	127
Sep 2025	\$828,563	125
Oct 2025	\$851,990	121
Nov 2025	\$865,926	108
Dec 2025	\$880,892	108
Jan 2026	\$902,113	-
Feb 2026	\$919,298	-

Statistics are calculated over a rolling 12 month period



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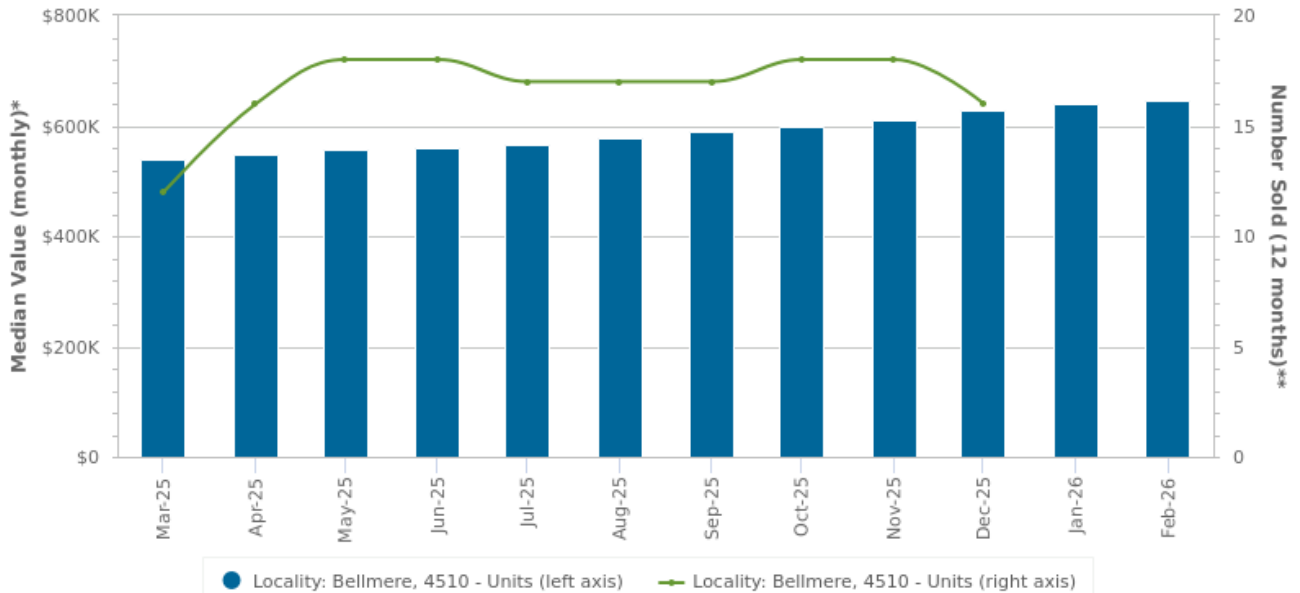
Unit: Median Value vs Number Sold

16

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$539,705	12
Apr 2025	\$548,754	16
May 2025	\$555,674	18
Jun 2025	\$558,779	18
Jul 2025	\$567,303	17
Aug 2025	\$576,905	17
Sep 2025	\$588,394	17
Oct 2025	\$597,751	18
Nov 2025	\$610,561	18
Dec 2025	\$629,137	16
Jan 2026	\$639,462	-
Feb 2026	\$644,758	-

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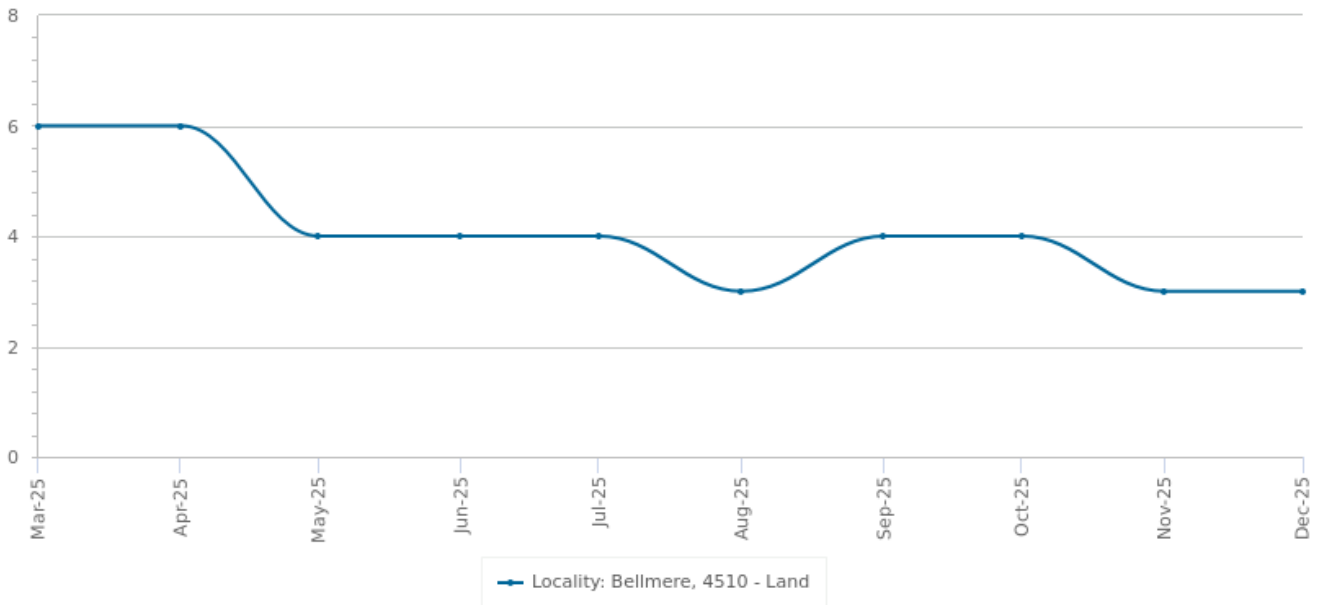
Land: Median Value vs Number Sold

3

Dec 2025

	Median Value	Number Of Sold
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	-	4
Nov 2025	-	3
Dec 2025	-	3

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

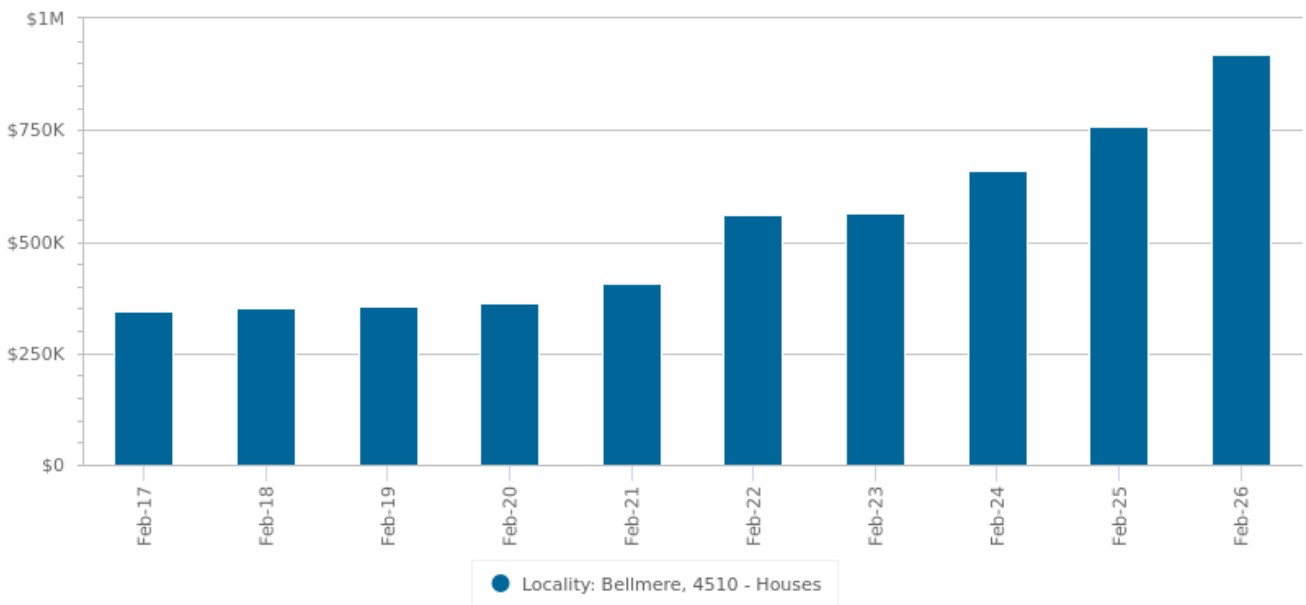
House: Median Value

\$919K

Feb 2026

	Bellmere
Feb 2017	\$343,723
Feb 2018	\$351,645
Feb 2019	\$354,945
Feb 2020	\$363,750
Feb 2021	\$407,931
Feb 2022	\$559,399
Feb 2023	\$565,396
Feb 2024	\$660,793
Feb 2025	\$756,701
Feb 2026	\$919,298

Statistics are calculated at the end of the displayed month



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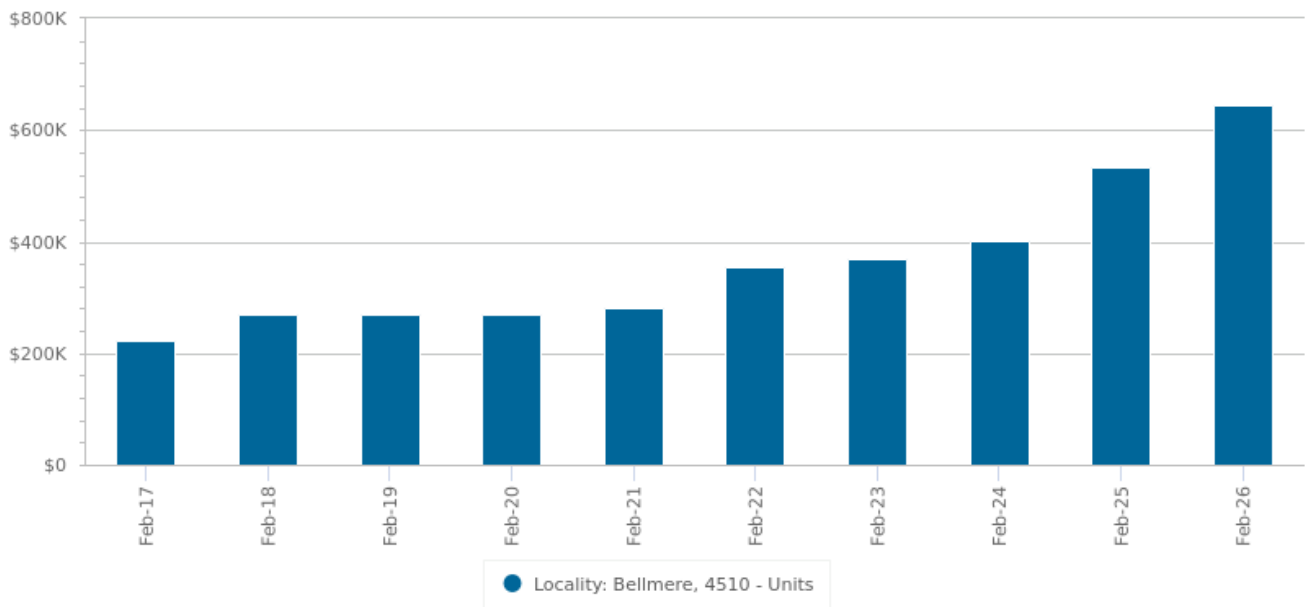
Unit: Median Value

\$645K

Feb 2026

	Bellmere
Feb 2017	\$221,266
Feb 2018	\$269,608
Feb 2019	\$270,640
Feb 2020	\$269,312
Feb 2021	\$281,699
Feb 2022	\$353,364
Feb 2023	\$369,132
Feb 2024	\$400,196
Feb 2025	\$533,190
Feb 2026	\$644,758

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

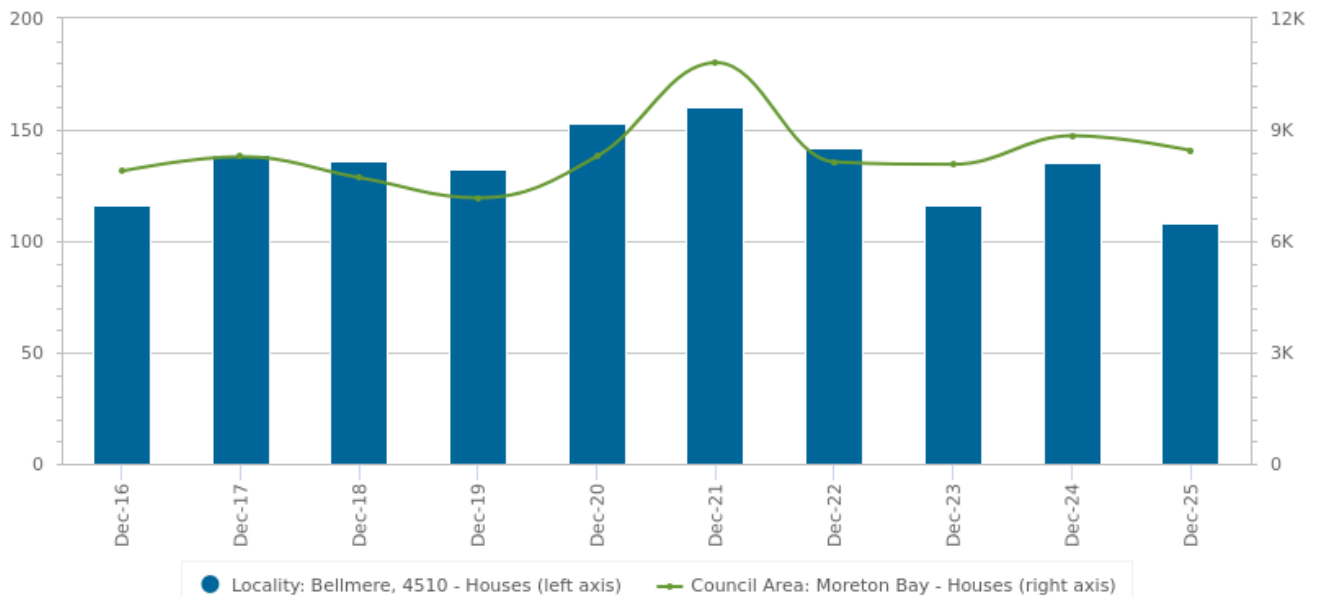
House: Sales Per Annum

108

Dec 2025

	Bellmere	Moreton Bay
Dec 2017	139	8275
Dec 2018	136	7708
Dec 2019	132	7167
Dec 2020	153	8294
Dec 2021	160	10807
Dec 2022	142	8132
Dec 2023	116	8068
Dec 2024	135	8840
Dec 2025	108	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

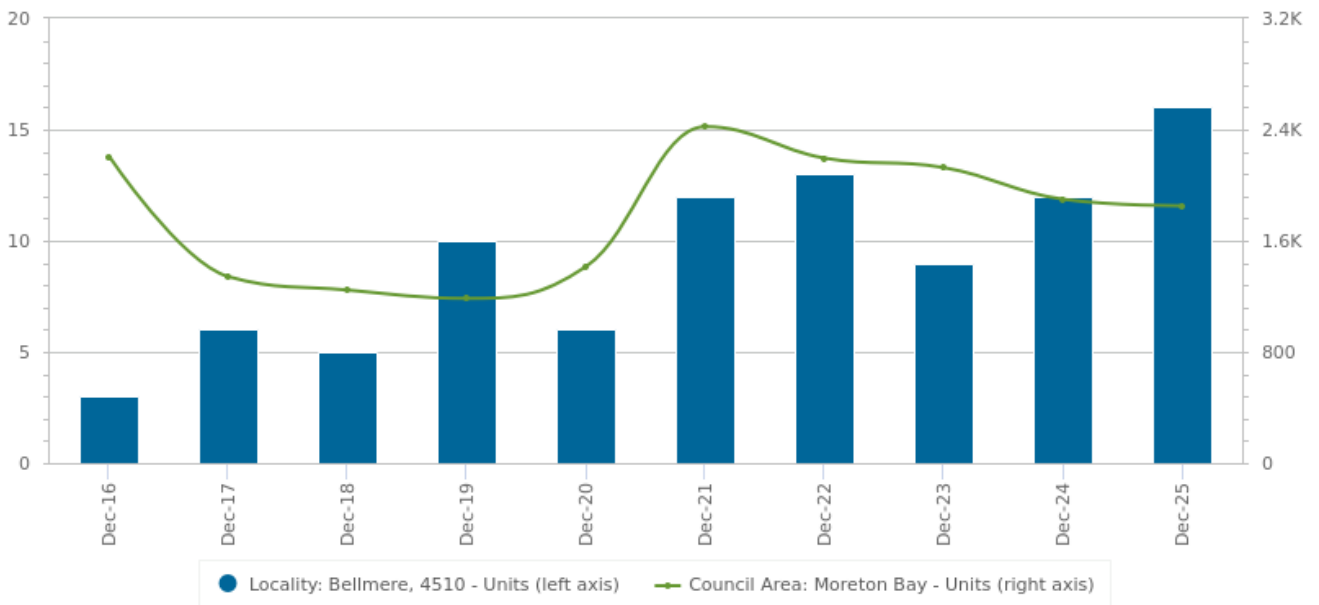
Unit: Sales Per Annum

16

Dec 2025

	Bellmere	Moreton Bay
Dec 2017	6	1341
Dec 2018	5	1245
Dec 2019	10	1185
Dec 2020	6	1416
Dec 2021	12	2421
Dec 2022	13	2194
Dec 2023	9	2126
Dec 2024	12	1898
Dec 2025	16	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

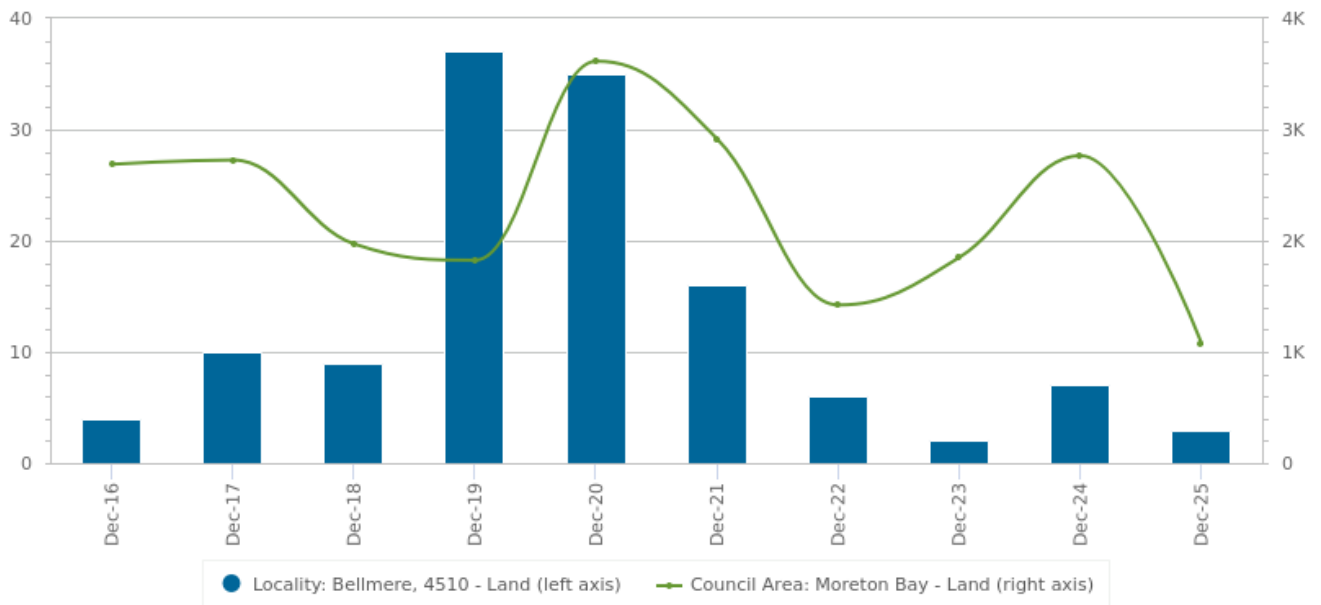
Land: Sales Per Annum

3

Dec 2025

	Bellmere	Moreton Bay
Dec 2017	10	2726
Dec 2018	9	1971
Dec 2019	37	1825
Dec 2020	35	3615
Dec 2021	16	2913
Dec 2022	6	1422
Dec 2023	2	1850
Dec 2024	7	2765
Dec 2025	3	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

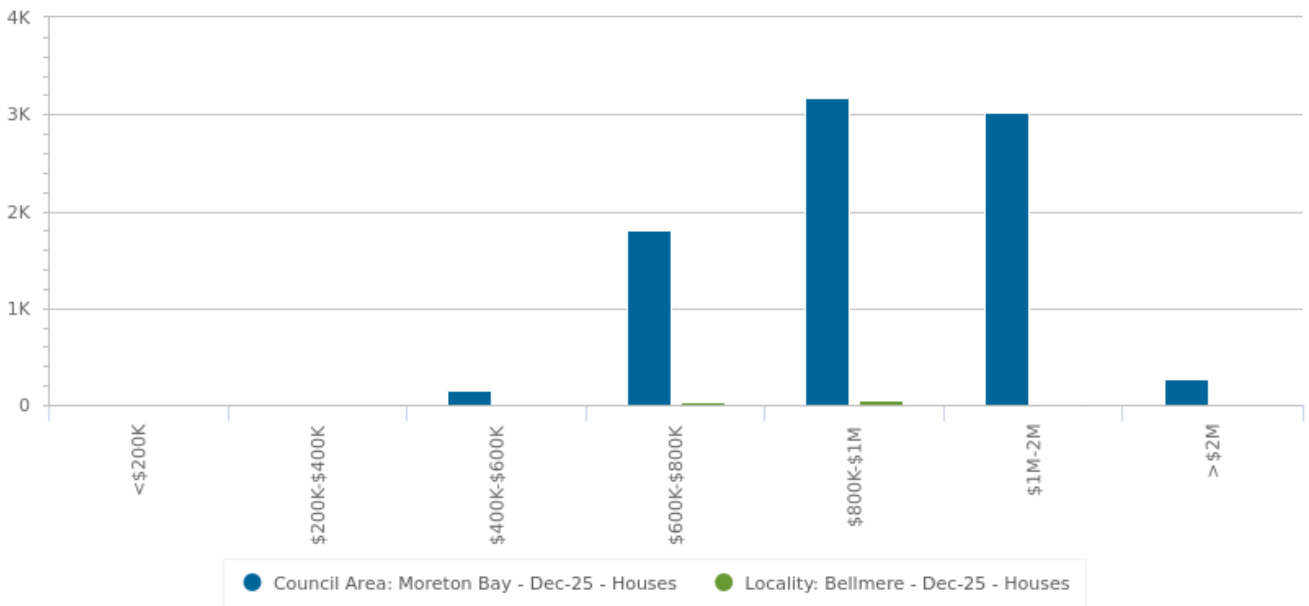
House: Sales By Price

\$112.85M

Dec 2025

	Bellmere	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	157
\$600K-\$800K	41	1,804
\$800K-\$1M	50	3,167
\$1M-\$2M	10	3,020
>\$2M	5	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

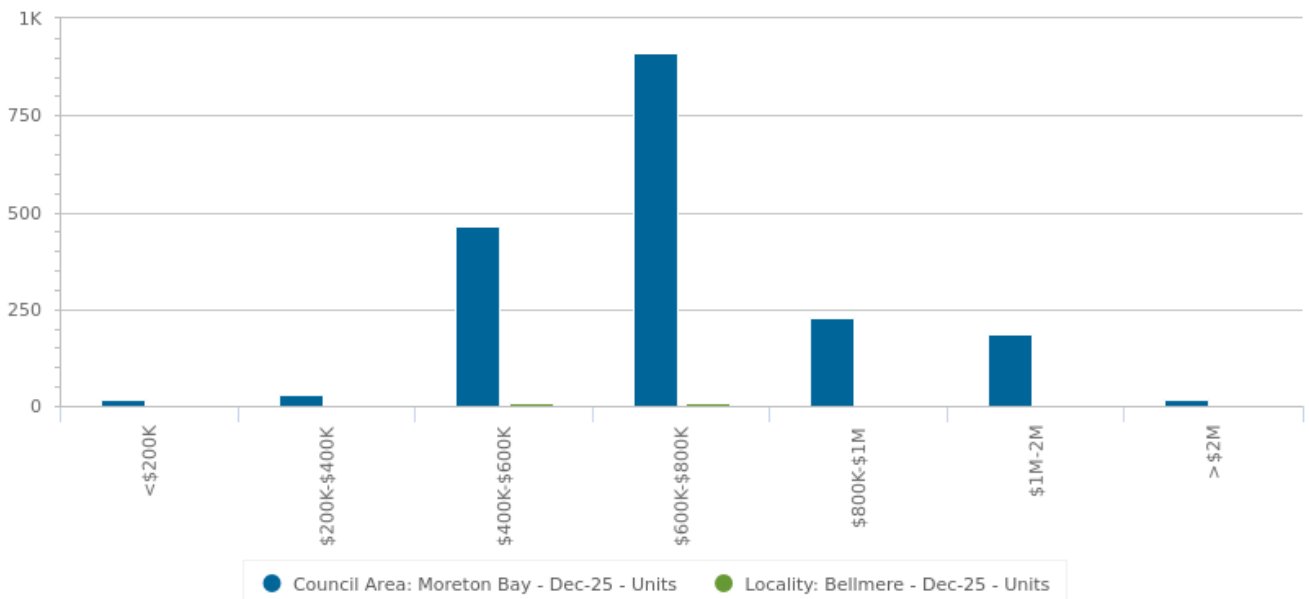
\$9.81M

Dec 2025

Unit: Sales By Price

	Bellmere	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	8	463
\$600K-\$800K	7	913
\$800K-\$1M	1	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

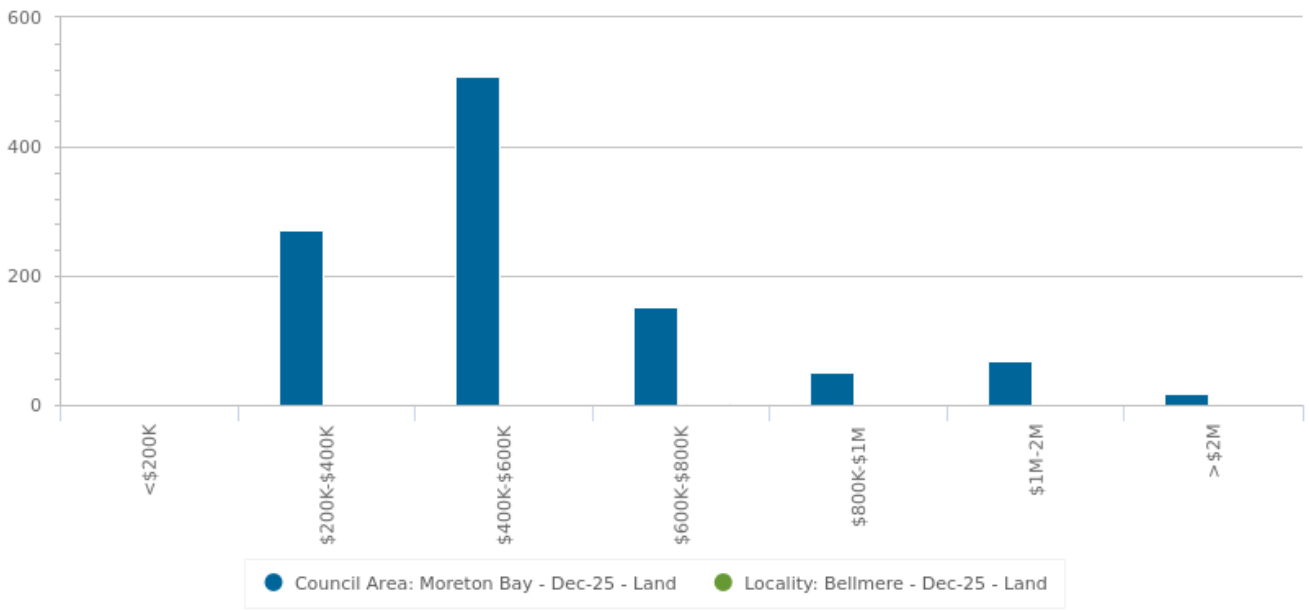


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Bellmere	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	-	509
\$600K-\$800K	3	153
\$800K-\$1M	-	51
\$1M-\$2M	-	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

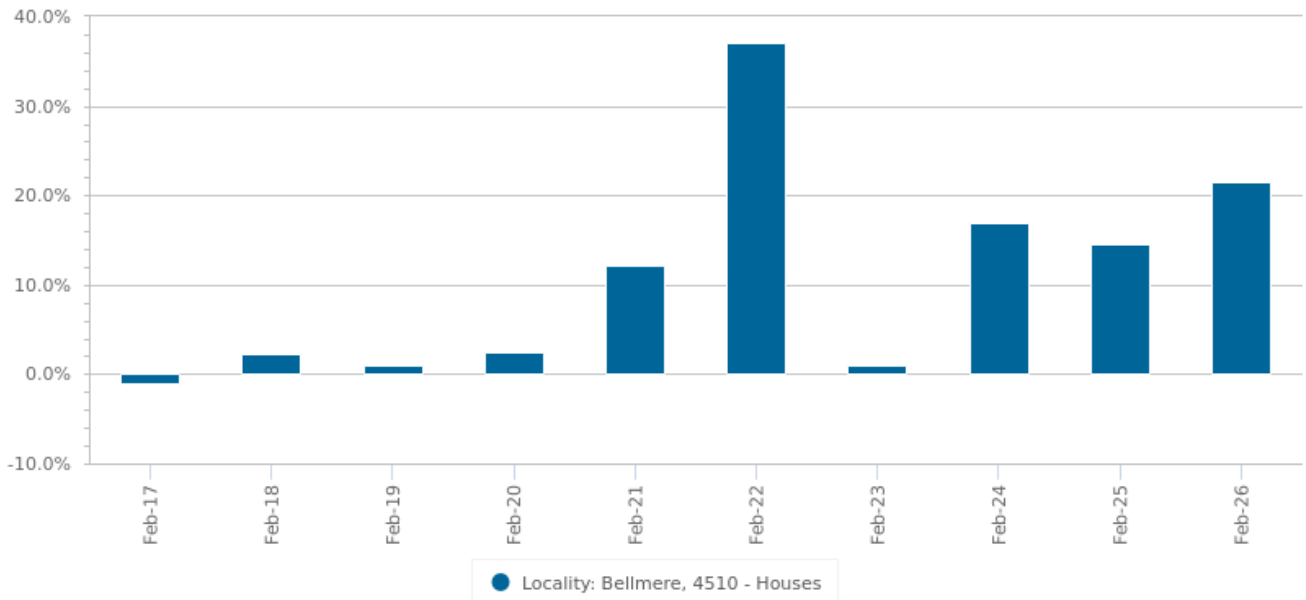
House: Change In Median Value

21.5%

Feb 2026

	Bellmere
Feb 2017	-1.1%
Feb 2018	2.3%
Feb 2019	0.9%
Feb 2020	2.5%
Feb 2021	12.1%
Feb 2022	37.1%
Feb 2023	1.1%
Feb 2024	16.9%
Feb 2025	14.5%
Feb 2026	21.5%

Statistics are calculated at the end of the displayed month



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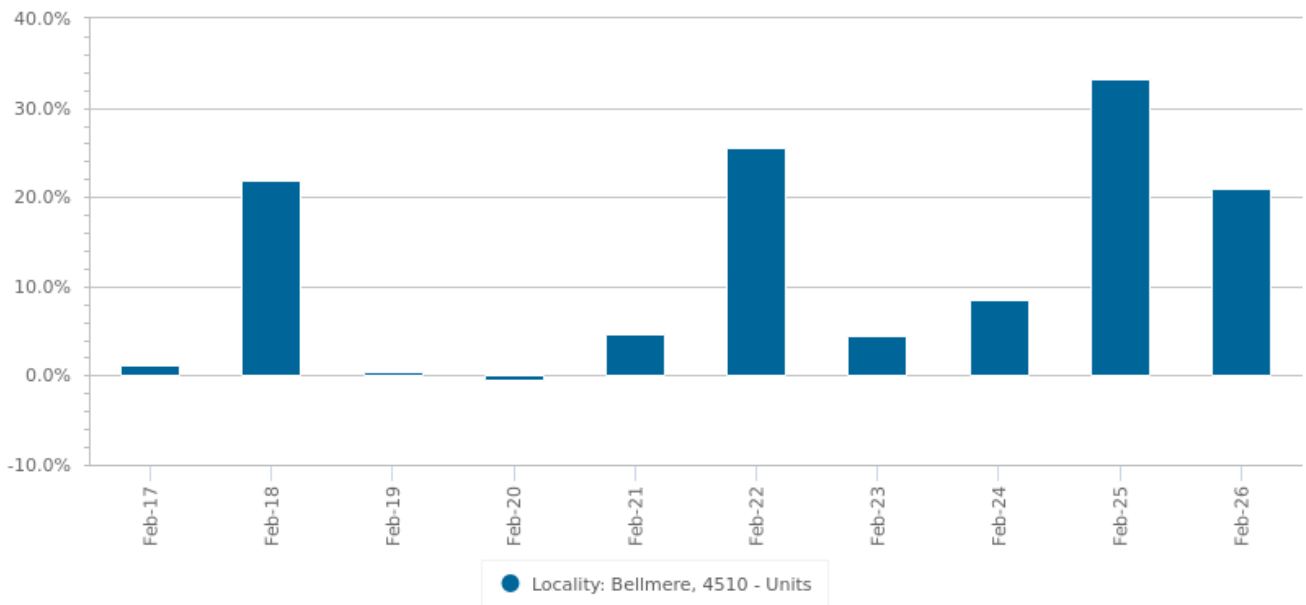
Unit: Change In Median Value

20.9%

Feb 2026

	Bellmere
Feb 2017	1.1%
Feb 2018	21.8%
Feb 2019	0.4%
Feb 2020	-0.5%
Feb 2021	4.6%
Feb 2022	25.4%
Feb 2023	4.5%
Feb 2024	8.4%
Feb 2025	33.2%
Feb 2026	20.9%

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For Sale Statistics

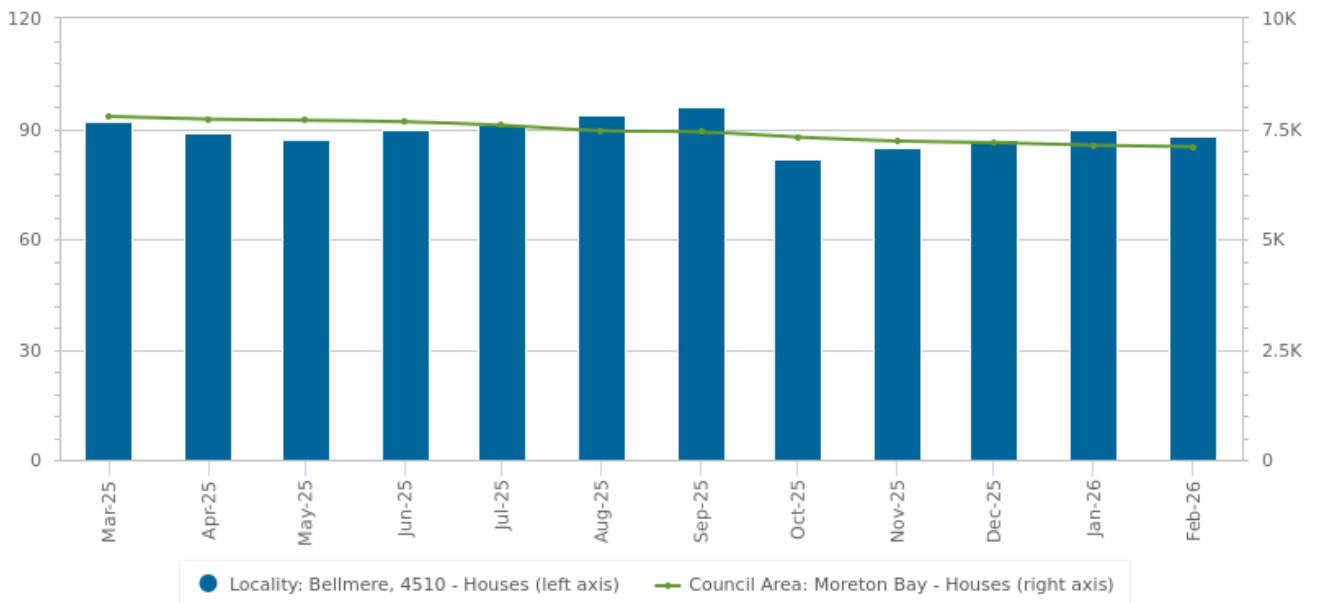
House: Number of New Listing

88

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	92	7,777
Apr 2025	89	7,717
May 2025	87	7,691
Jun 2025	90	7,658
Jul 2025	91	7,578
Aug 2025	94	7,456
Sep 2025	96	7,426
Oct 2025	82	7,311
Nov 2025	85	7,221
Dec 2025	87	7,185
Jan 2026	90	7,126
Feb 2026	88	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

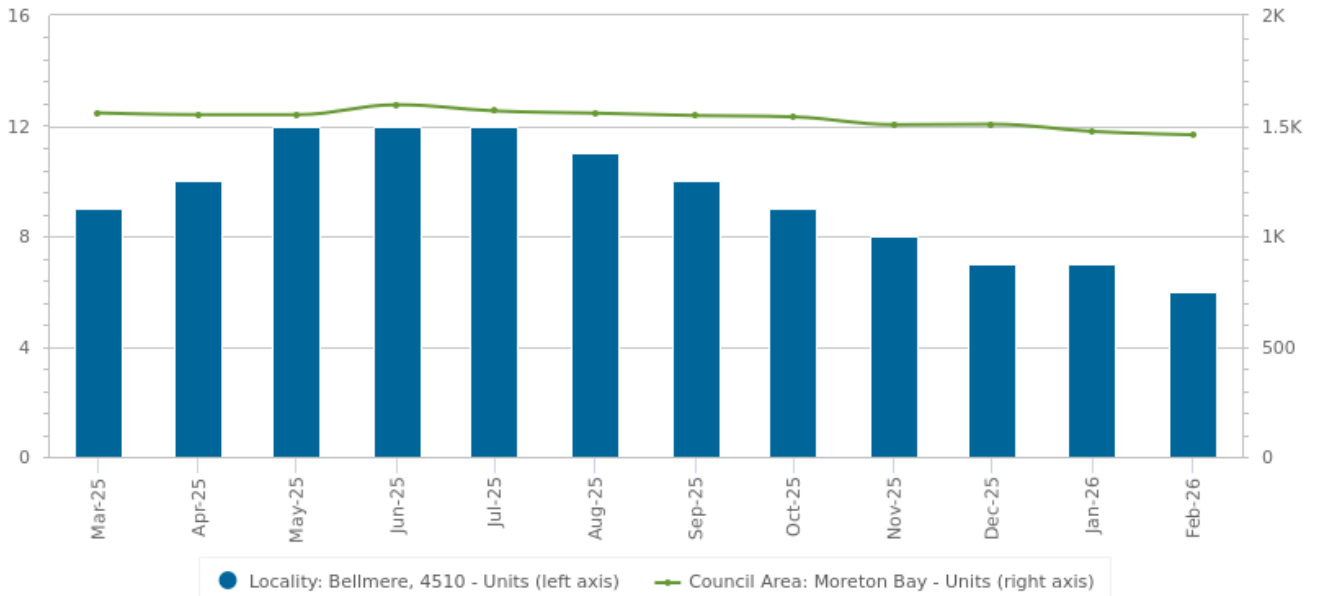
Unit: Number of New Listing

6

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	9	1,558
Apr 2025	10	1,550
May 2025	12	1,550
Jun 2025	12	1,595
Jul 2025	12	1,567
Aug 2025	11	1,557
Sep 2025	10	1,546
Oct 2025	9	1,540
Nov 2025	8	1,505
Dec 2025	7	1,507
Jan 2026	7	1,474
Feb 2026	6	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

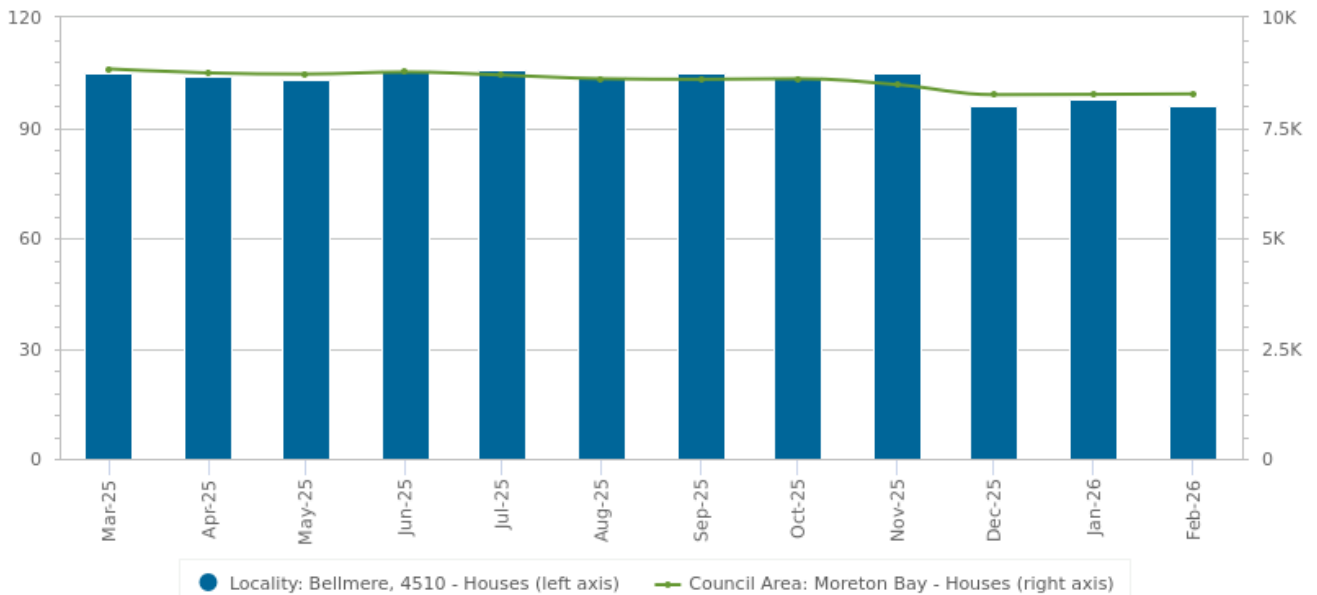
House: Total Properties Listed

96

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	105	8,832
Apr 2025	104	8,741
May 2025	103	8,716
Jun 2025	106	8,762
Jul 2025	106	8,694
Aug 2025	104	8,611
Sep 2025	105	8,597
Oct 2025	104	8,611
Nov 2025	105	8,475
Dec 2025	96	8,248
Jan 2026	98	8,255
Feb 2026	96	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

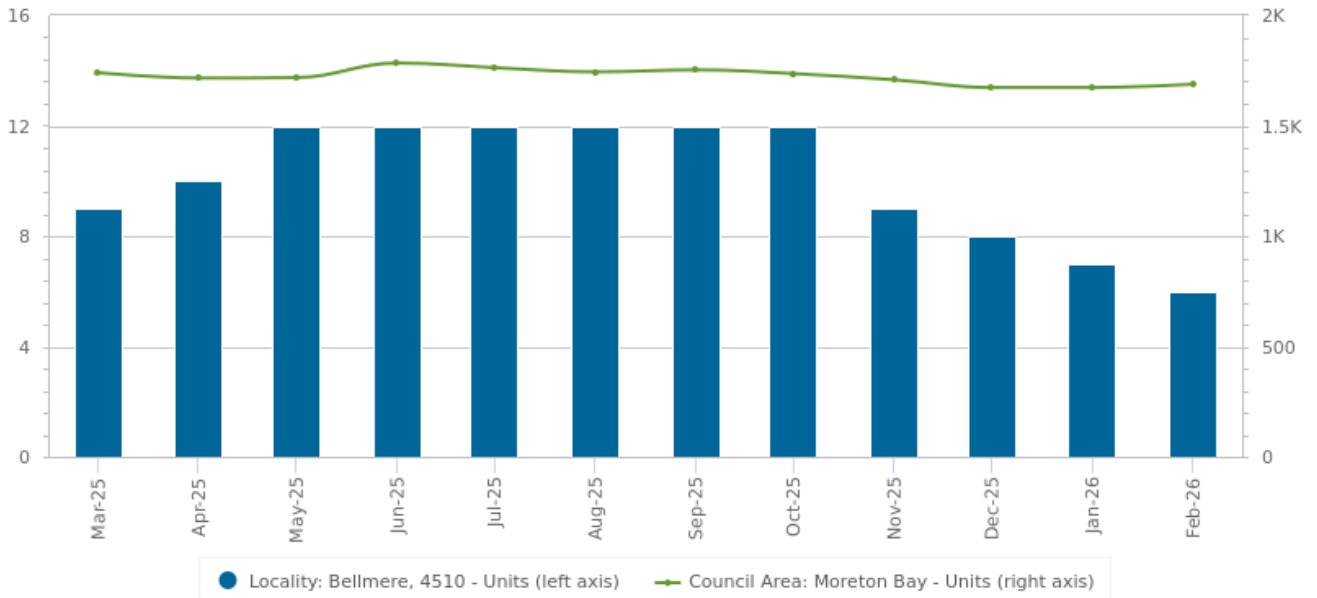
Unit: Total Properties Listed

6

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	9	1,740
Apr 2025	10	1,716
May 2025	12	1,718
Jun 2025	12	1,784
Jul 2025	12	1,763
Aug 2025	12	1,744
Sep 2025	12	1,753
Oct 2025	12	1,736
Nov 2025	9	1,708
Dec 2025	8	1,673
Jan 2026	7	1,673
Feb 2026	6	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

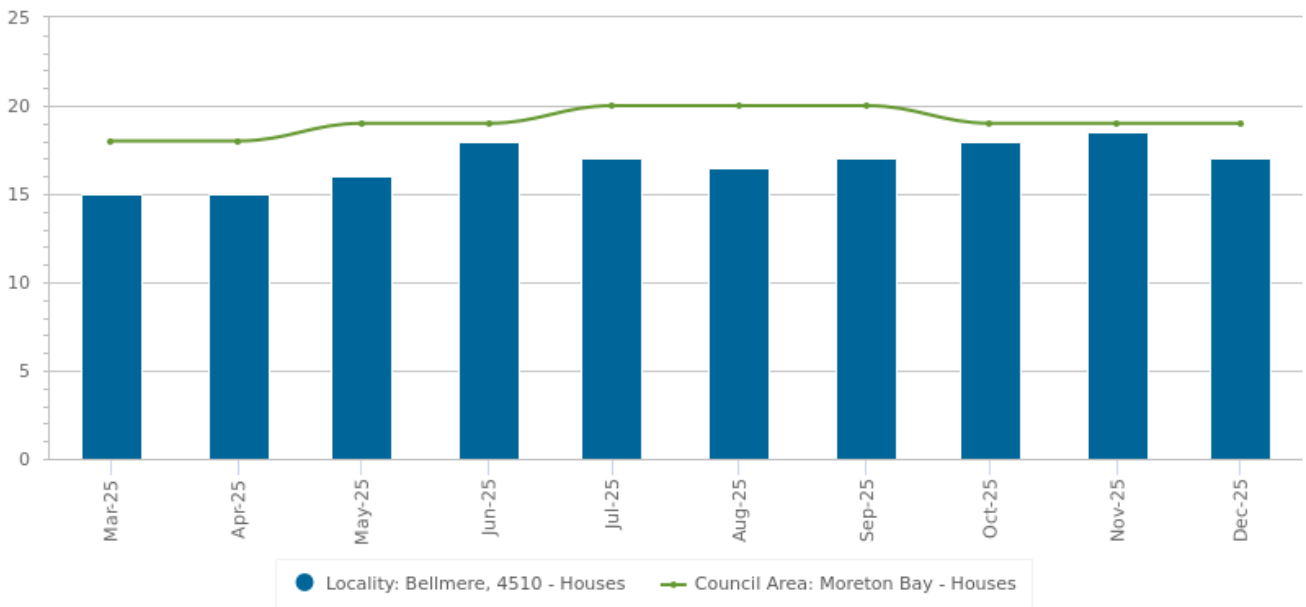
House: Median Days On Market

17

Dec 2025

	Bellmere	Moreton Bay
Jan 2025	14.5	17
Feb 2025	14	17.5
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	19
Nov 2025	18.5	19
Dec 2025	17	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

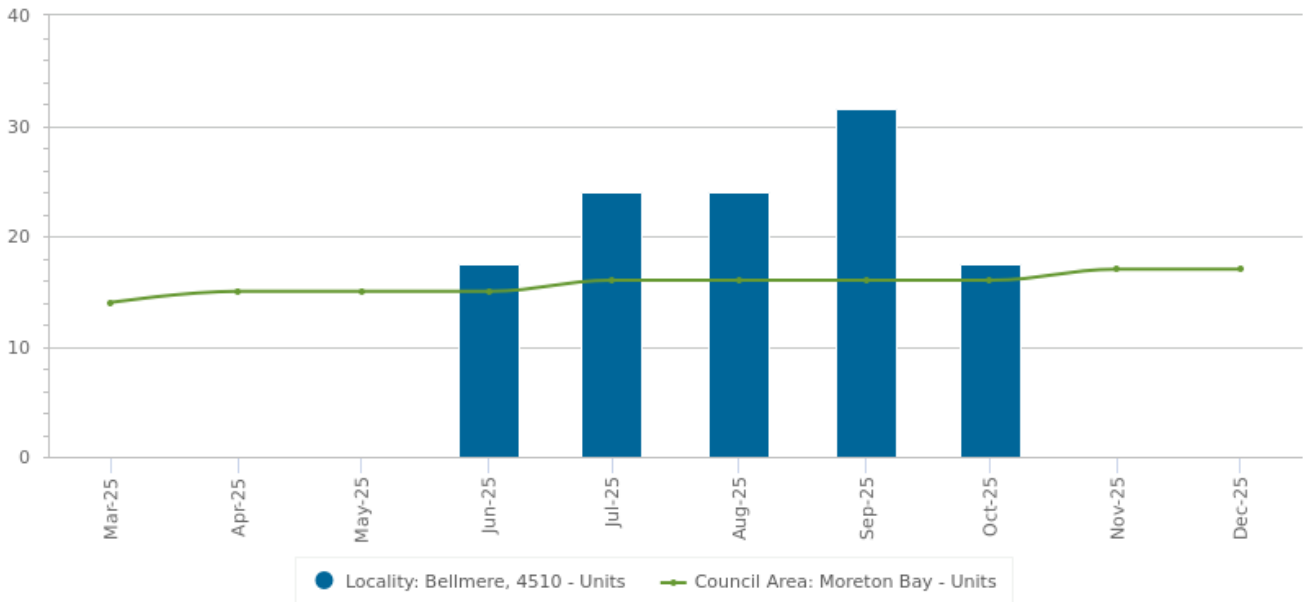
Unit: Median Days On Market

17.5

Oct 2025

	Bellmere	Moreton Bay
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	16
Nov 2025	-	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

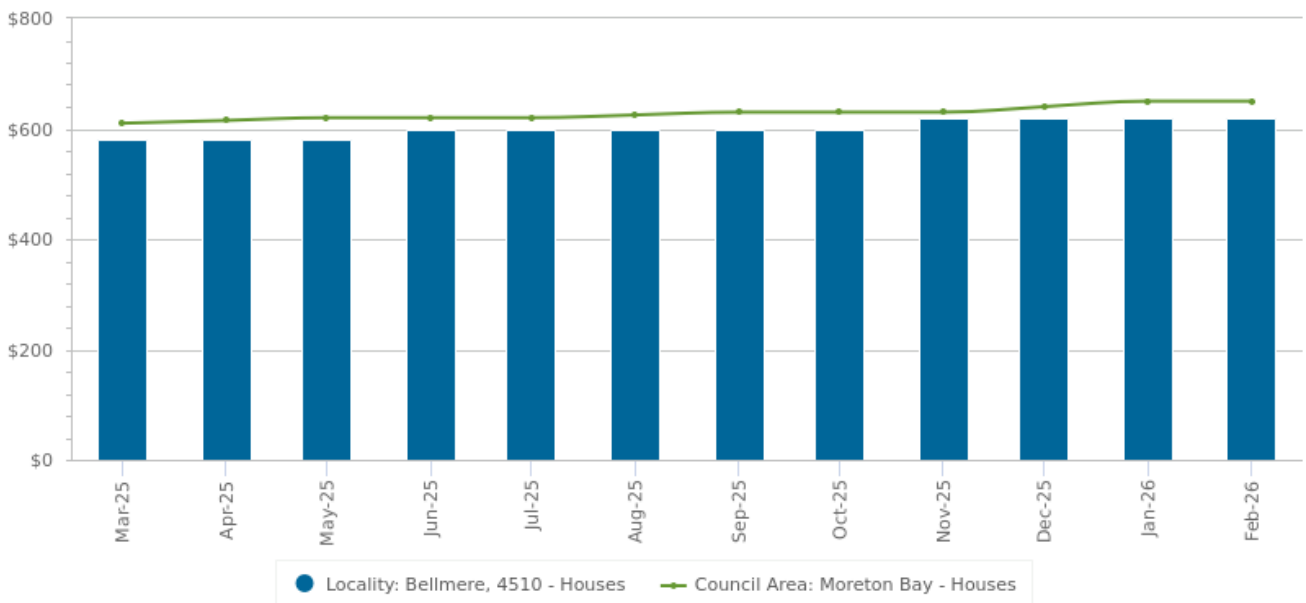
House: Median Rent

\$620/w

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	\$580/w	\$610/w
Apr 2025	\$580/w	\$615/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
Feb 2026	\$620/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

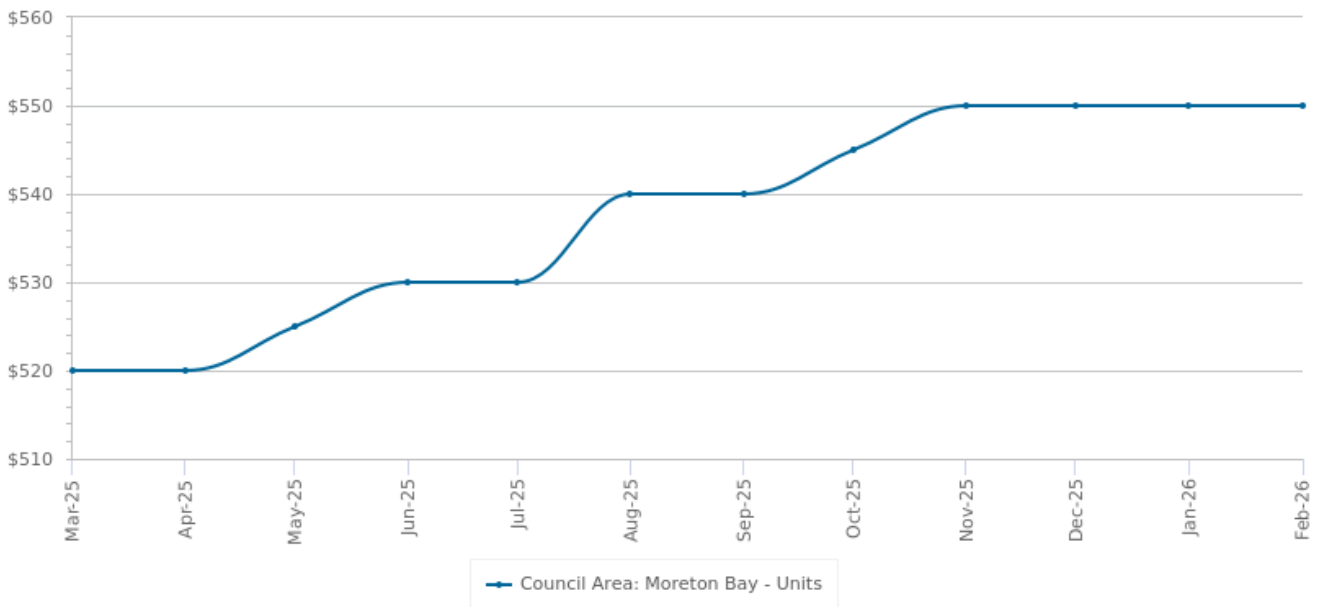
Unit: Median Rent

\$450/w

Jan 2024

	Bellmere	Moreton Bay
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	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

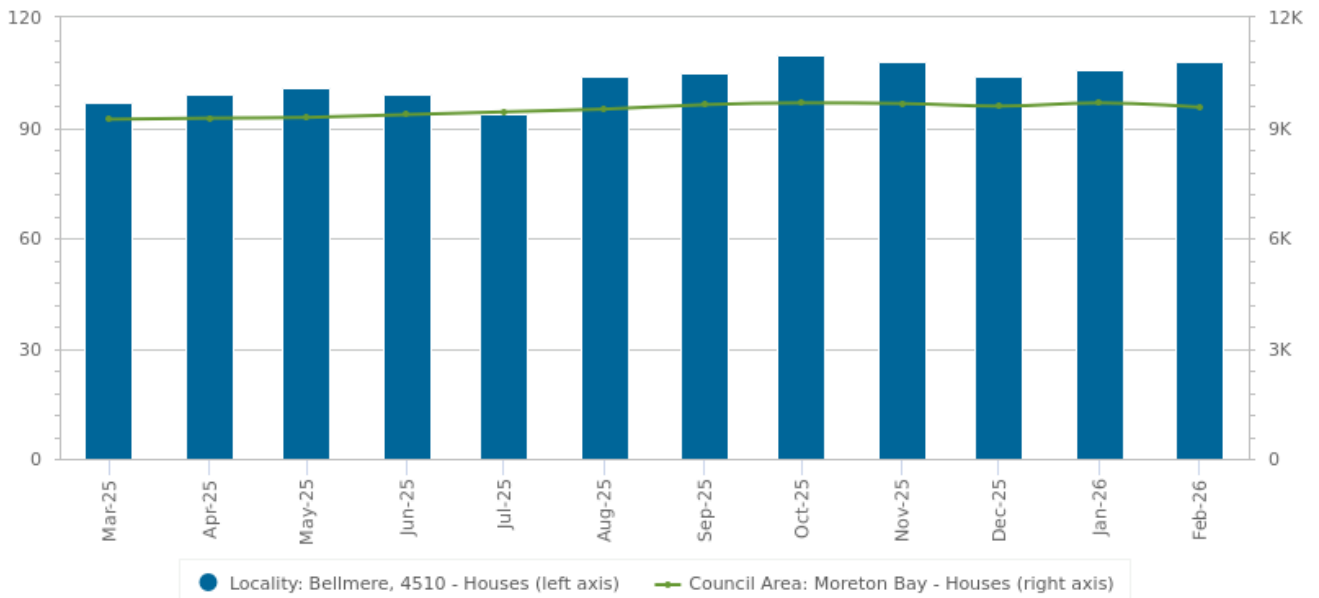
House: Rental Rate Observations

108

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	97	9,230
Apr 2025	99	9,261
May 2025	101	9,280
Jun 2025	99	9,357
Jul 2025	94	9,431
Aug 2025	104	9,506
Sep 2025	105	9,627
Oct 2025	110	9,674
Nov 2025	108	9,658
Dec 2025	104	9,587
Jan 2026	106	9,675
Feb 2026	108	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

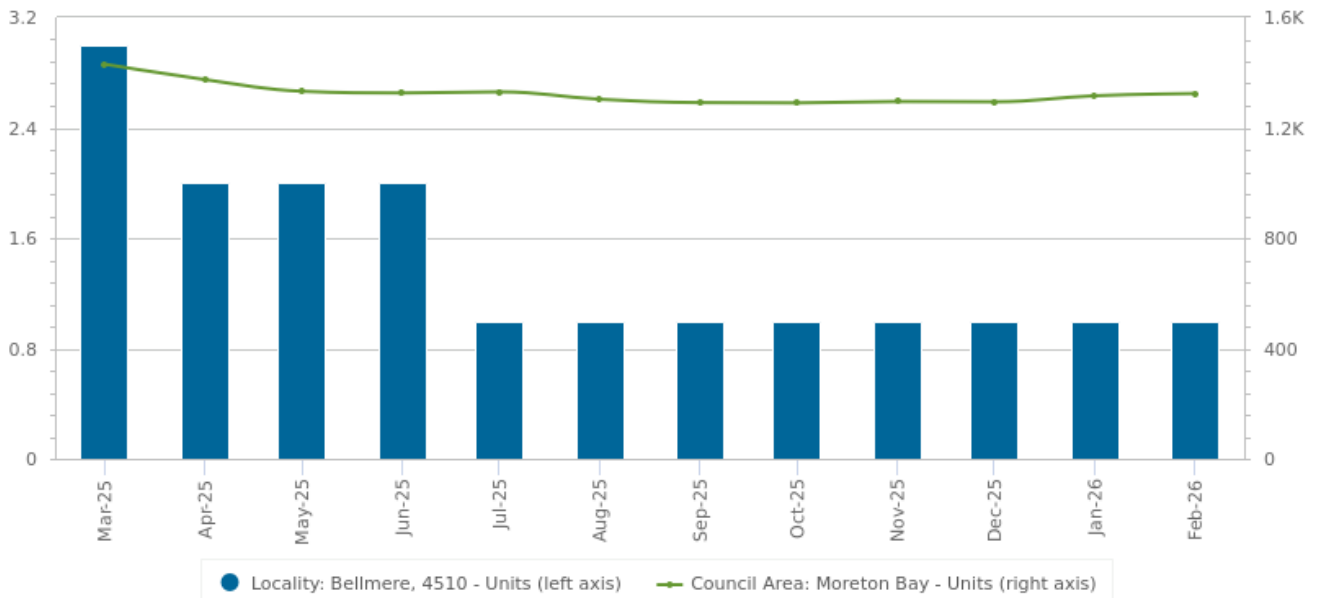
Unit: Rental Rate Observations

1

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	3	1,430
Apr 2025	2	1,374
May 2025	2	1,332
Jun 2025	2	1,326
Jul 2025	1	1,330
Aug 2025	1	1,303
Sep 2025	1	1,291
Oct 2025	1	1,290
Nov 2025	1	1,295
Dec 2025	1	1,294
Jan 2026	1	1,316
Feb 2026	1	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

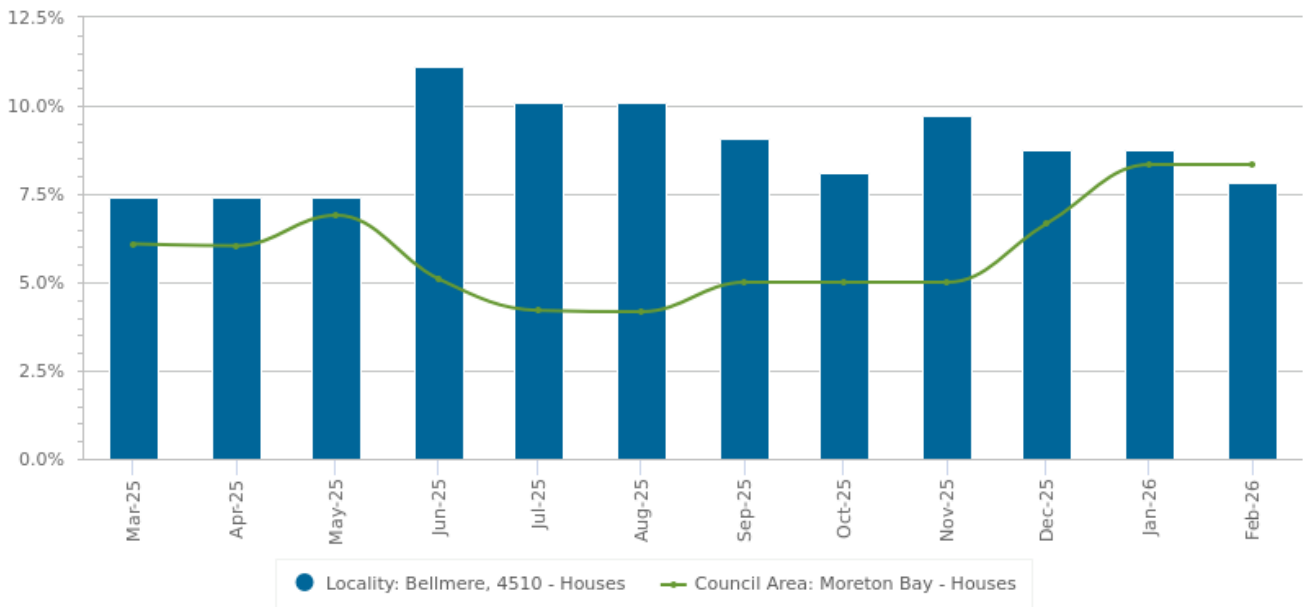
House: Change in Rental Rate

7.8%

Feb 2026

	Bellmere	Moreton Bay
Mar 2025	7.4%	6.1%
Apr 2025	7.4%	6.0%
May 2025	7.4%	6.9%
Jun 2025	11.1%	5.1%
Jul 2025	10.1%	4.2%
Aug 2025	10.1%	4.2%
Sep 2025	9.1%	5.0%
Oct 2025	8.1%	5.0%
Nov 2025	9.7%	5.0%
Dec 2025	8.8%	6.7%
Jan 2026	8.8%	8.3%
Feb 2026	7.8%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

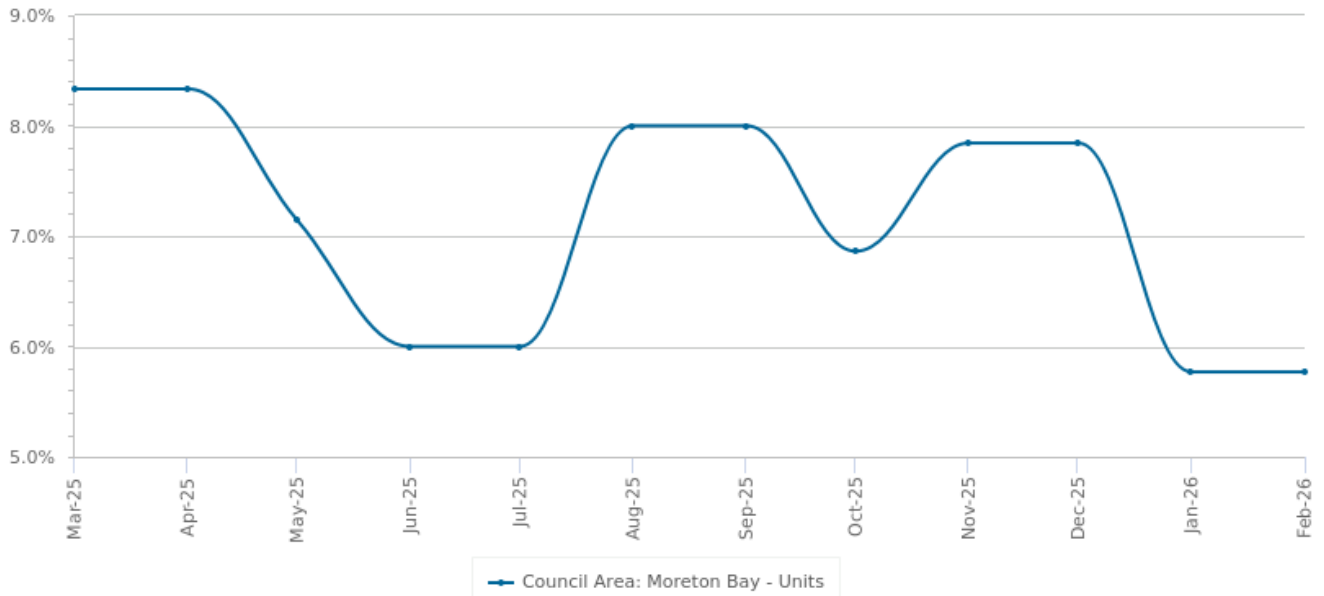
Unit: Change in Rental Rate

3.0%

Feb 2022

	Bellmere	Moreton Bay
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	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

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Statistics are calculated over a rolling 12 month period

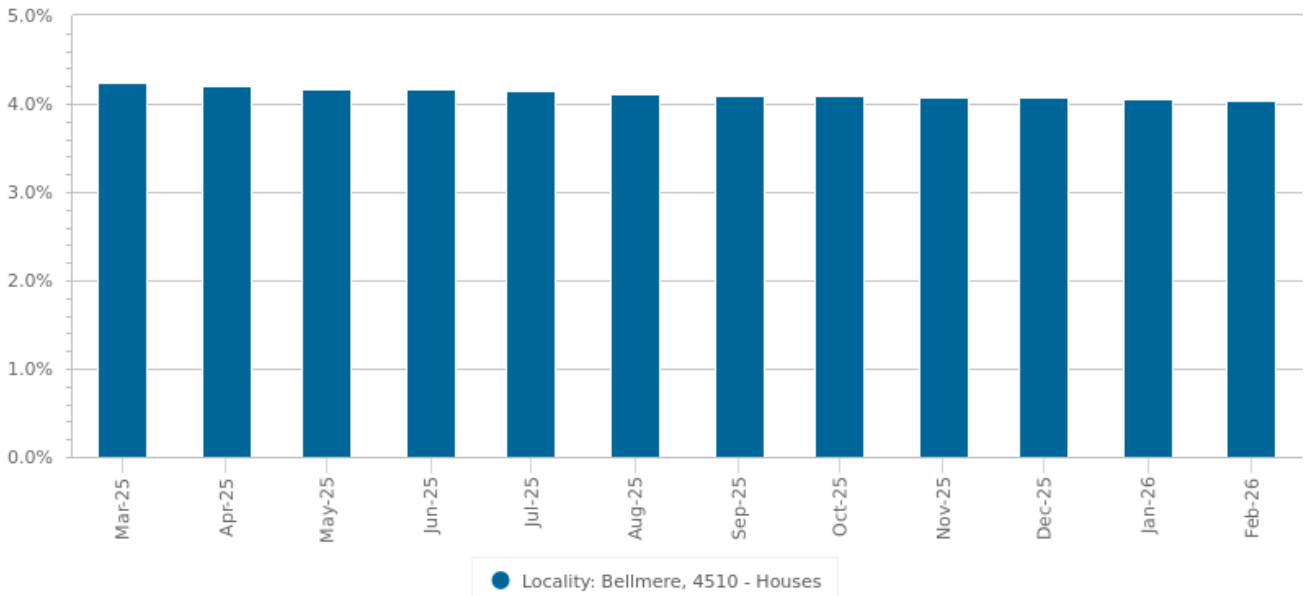
House: Value Based Rental Yield

4.0%

Feb 2026

	Bellmere
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%
Feb 2026	4.0%

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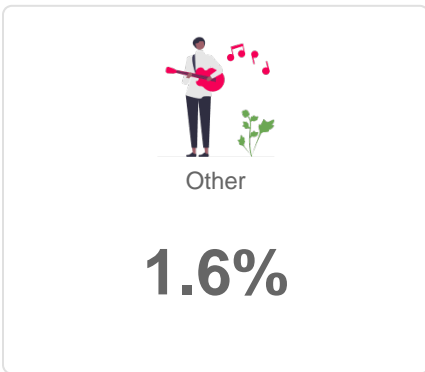
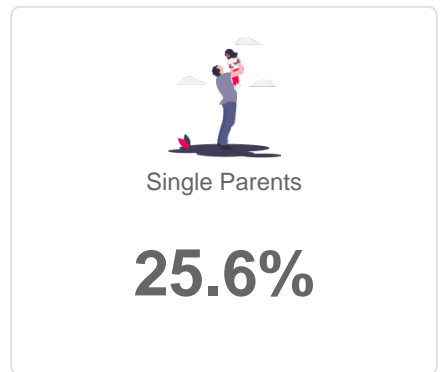
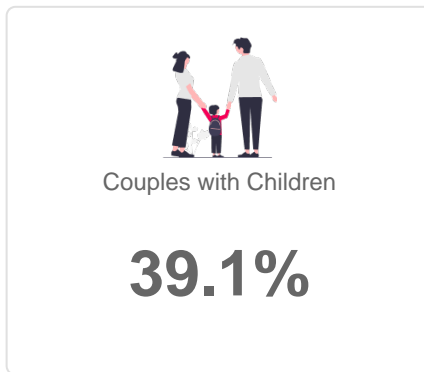
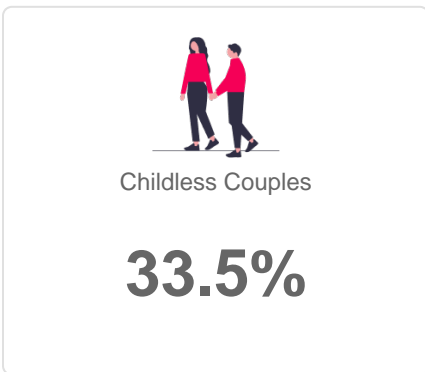
Statistics are calculated at the end of the displayed month

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)

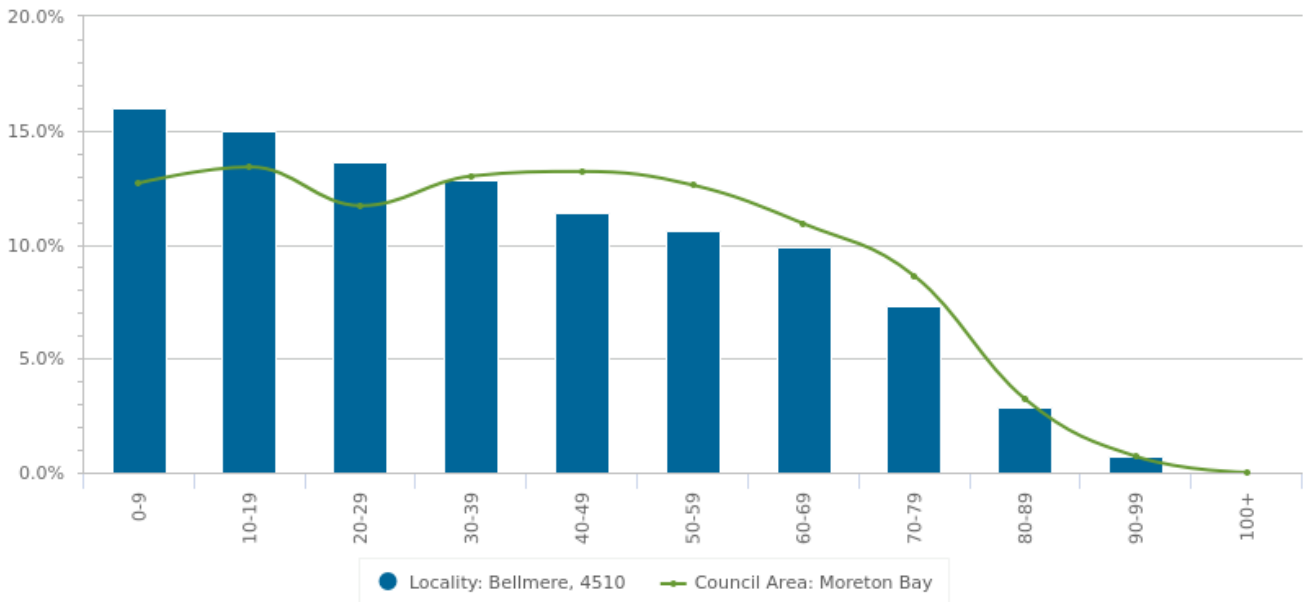


Population Age

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)



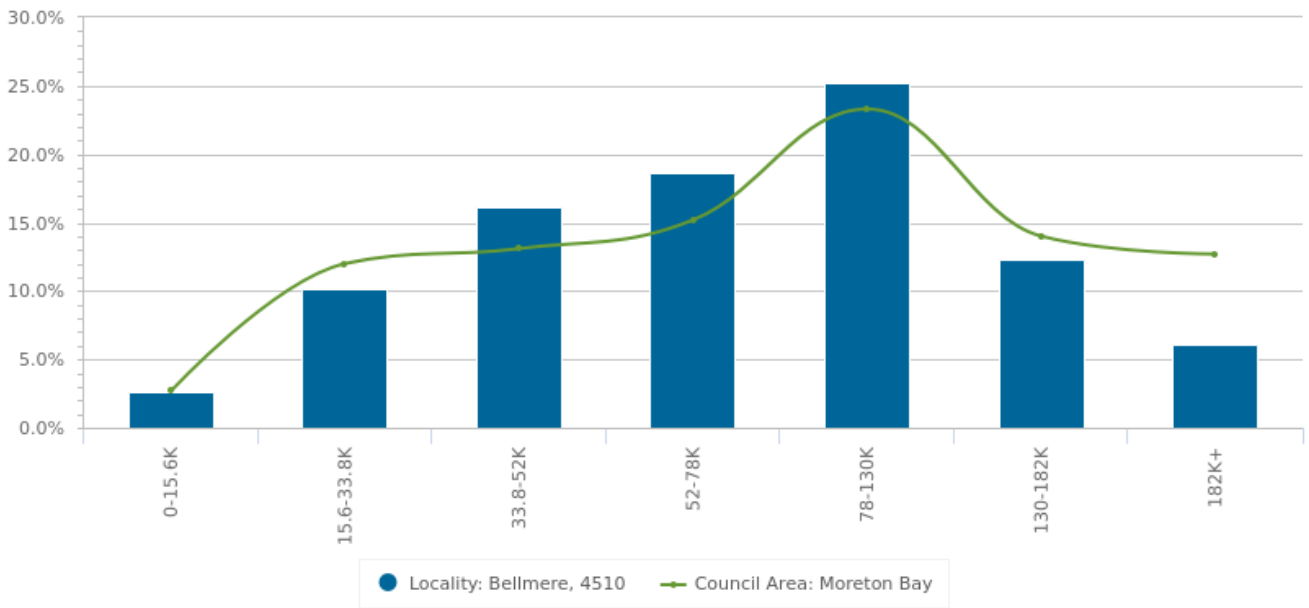
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



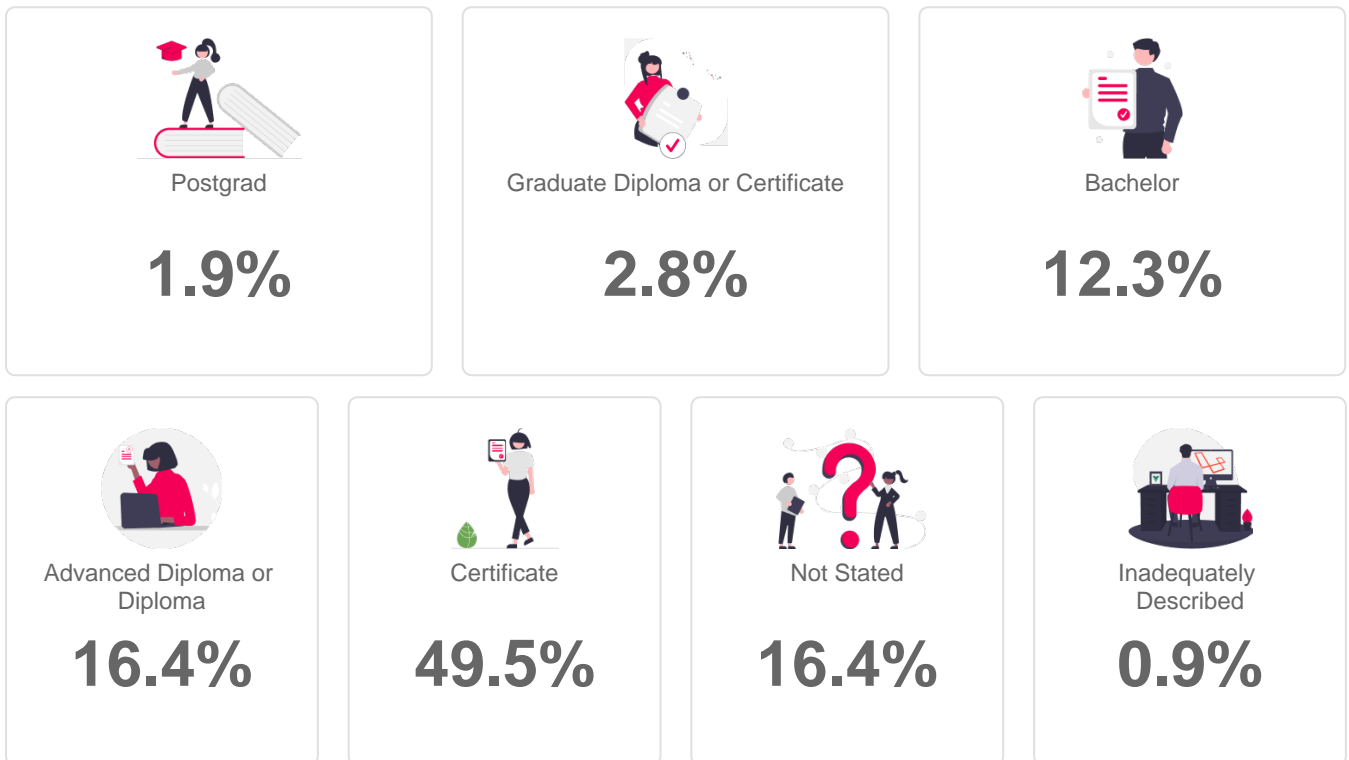
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

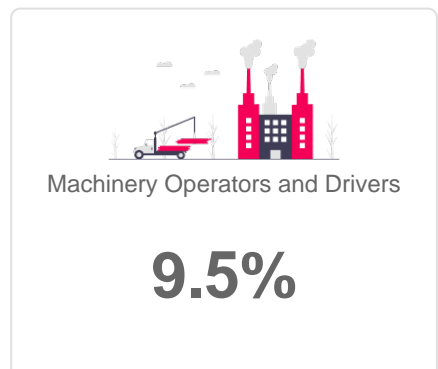
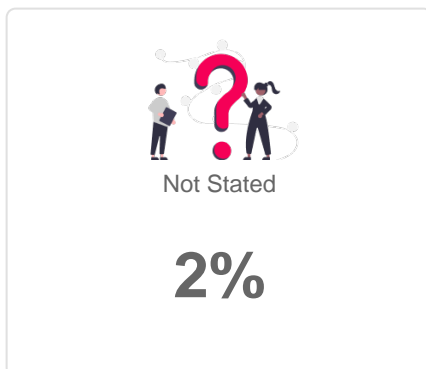
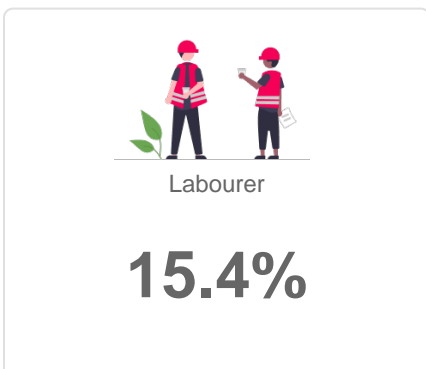
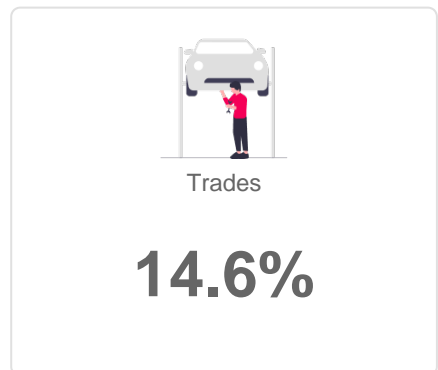
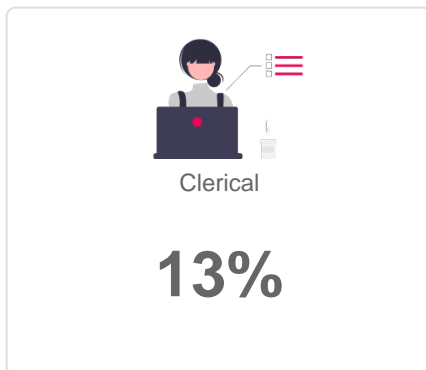
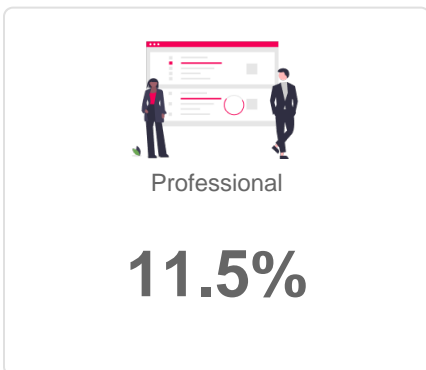


Occupation

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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