



PROPERTY REPORT

Prepared on: 4 Jun 2025



28 Lotus Avenue Bellmere QLD 4510

5 3 4

Land: 1081m²

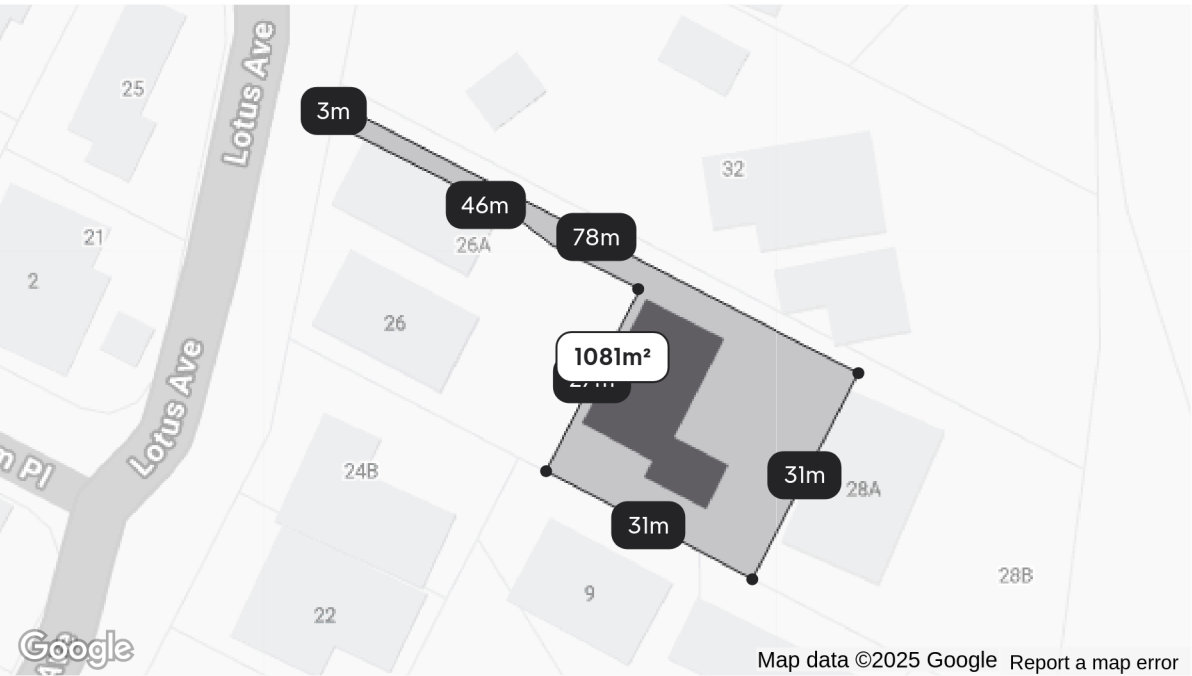
House

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TARGET PROPERTY



Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

Property history

Date	Price	Event Type	Days Listed
11/01/2023	\$880,000	Sold	28 days
13/12/2022	Buyers Mid to High \$800k's	Withdrawn	
10/05/2022	\$556,000	Sold	20 days



LEASED PROPERTIES



46 MATTHEW FLINDERS DR

Caboolture South QLD 4510

 6  2  3  -  -

Year built -

Distance 0.9km

Property type House

\$750 per week..

Last leased 27 May 2025

6 days on site



224 Bellmere Road

Bellmere QLD 4510

 5  2  2  Land: 1.43ha  -

Year built -

Distance 1.7km

Property type House

\$800 per week..

Last leased 21 Feb 2025

17 days on site



32 Christine Street

Caboolture QLD 4510

 4  2  3  -  -

Year built -

Distance 1.2km

Property type House

\$720 per week..

Last leased 30 Apr 2025

16 days on site



FOR RENT PROPERTIES



2 Humpherys Place

Caboolture QLD 4510

5 2 2 - -

Year built -

Distance 3.8km

Property type House

\$675 p/w Perfect Location

Listed on 28 May 2025

7 days on site



9 Rhiannon Ct

Bellmere QLD 4510

4 2 2 - -

Year built -

Distance 0.8km

Property type House

\$610 per week

Listed on 30 Apr 2025

35 days on site



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Bellmere market snapshot in the last 12 months

For 5+ bed houses in Bellmere. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$800 pw

↓ Down 11.1% from this time last year

Leased volume

1

Price growth

-11.1%

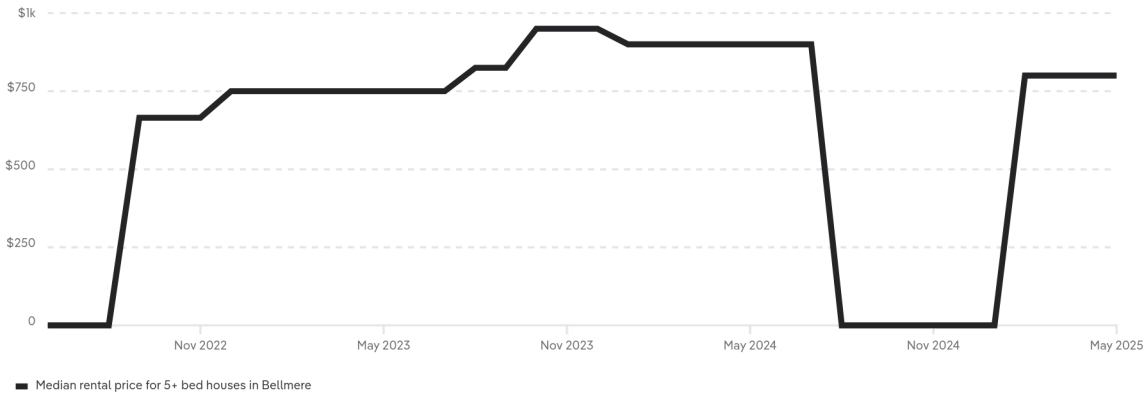
Median days on market

17 days

↑ Up 70% from this time last year

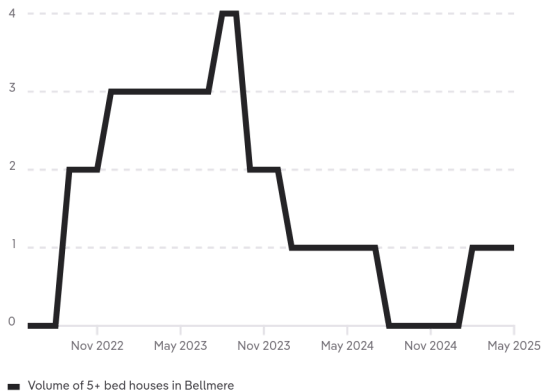
Median rental price - 3 year trend

Showing the median rental price of 5+ bed houses in Bellmere



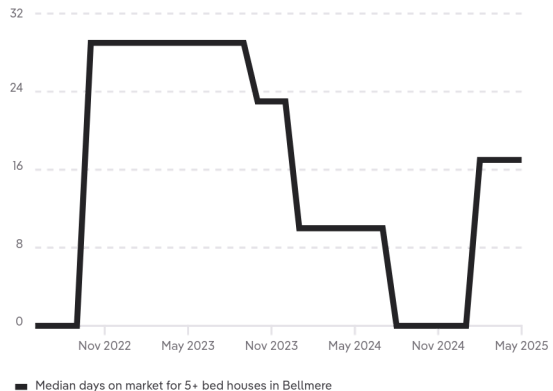
Properties leased - 3 year trend

Showing how many 5+ bed houses in Bellmere have leased



Median days on market - 3 year trend

Showing how long it takes 5+ bed houses in Bellmere to lease





Demand for similar properties

Market activity on realestate.com.au for 5+ bed houses in Bellmere

Potential renters

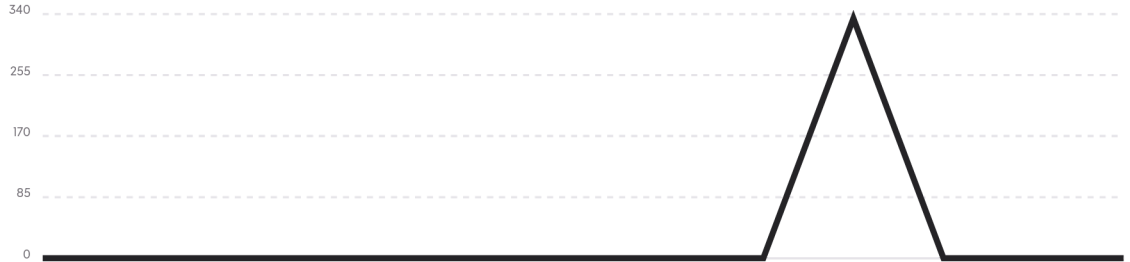
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Similar for rent

0

Potential renters

Showing the number of people who are seriously interested in listings for 5+ bed houses in Bellmere on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

28 Lotus Avenue

Bellmere QLD 4510

 5  3  4  1081m² | House

\$750 - \$800

MY RENTAL ESTIMATE





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**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

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