



Forest Lake
January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	564	\$ 384,500	0.0 %	\$ 11,000	\$ 920,000
2009	632	\$ 380,000	-1.2 %	\$ 250,000	\$ 1,050,000
2010	442	\$ 399,500	5.1 %	\$ 272,000	\$ 1,070,000
2011	361	\$ 385,000	-3.6 %	\$ 46,500	\$ 750,000
2012	391	\$ 375,000	-2.6 %	\$ 226,666	\$ 840,000
2013	438	\$ 382,875	2.1 %	\$ 176,000	\$ 1,466,000
2014	458	\$ 400,000	4.5 %	\$ 265,000	\$ 855,000
2015	506	\$ 417,250	4.3 %	\$ 300,000	\$ 900,000
2016	445	\$ 430,000	3.1 %	\$ 285,000	\$ 1,250,000
2017	396	\$ 430,000	0.0 %	\$ 294,000	\$ 820,000
2018	414	\$ 450,000	4.7 %	\$ 315,000	\$ 1,700,000
2019	368	\$ 440,000	-2.2 %	\$ 290,000	\$ 980,000
2020	353	\$ 445,000	1.1 %	\$ 292,000	\$ 1,220,000
2021	481	\$ 560,000	25.8 %	\$ 325,000	\$ 1,750,000
2022	409	\$ 690,000	23.2 %	\$ 320,000	\$ 1,801,000
2023	352	\$ 736,250	6.7 %	\$ 360,000	\$ 1,560,000
2024	367	\$ 830,000	12.7 %	\$ 200,000	\$ 2,205,000
2025	331	\$ 920,000	10.8 %	\$ 320,000	\$ 3,725,000
2026	0				

Median Sale Price

\$920k

Based on 331 recorded House sales within the last 12 months (2025)

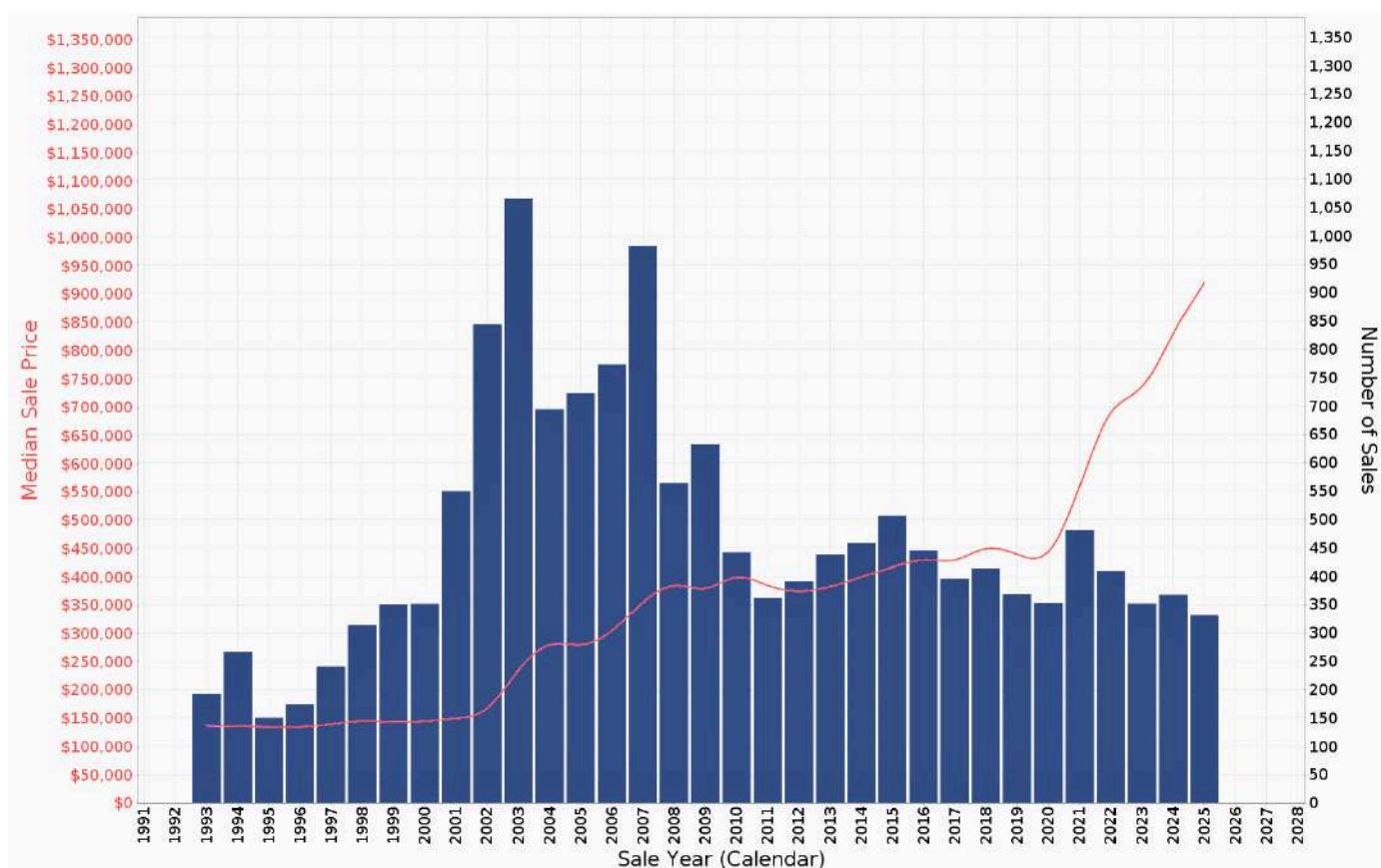
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

Current Median Price: \$920,000
Previous Median Price: \$830,000

Based on 698 recorded House sales compared over the last two rolling 12 month periods

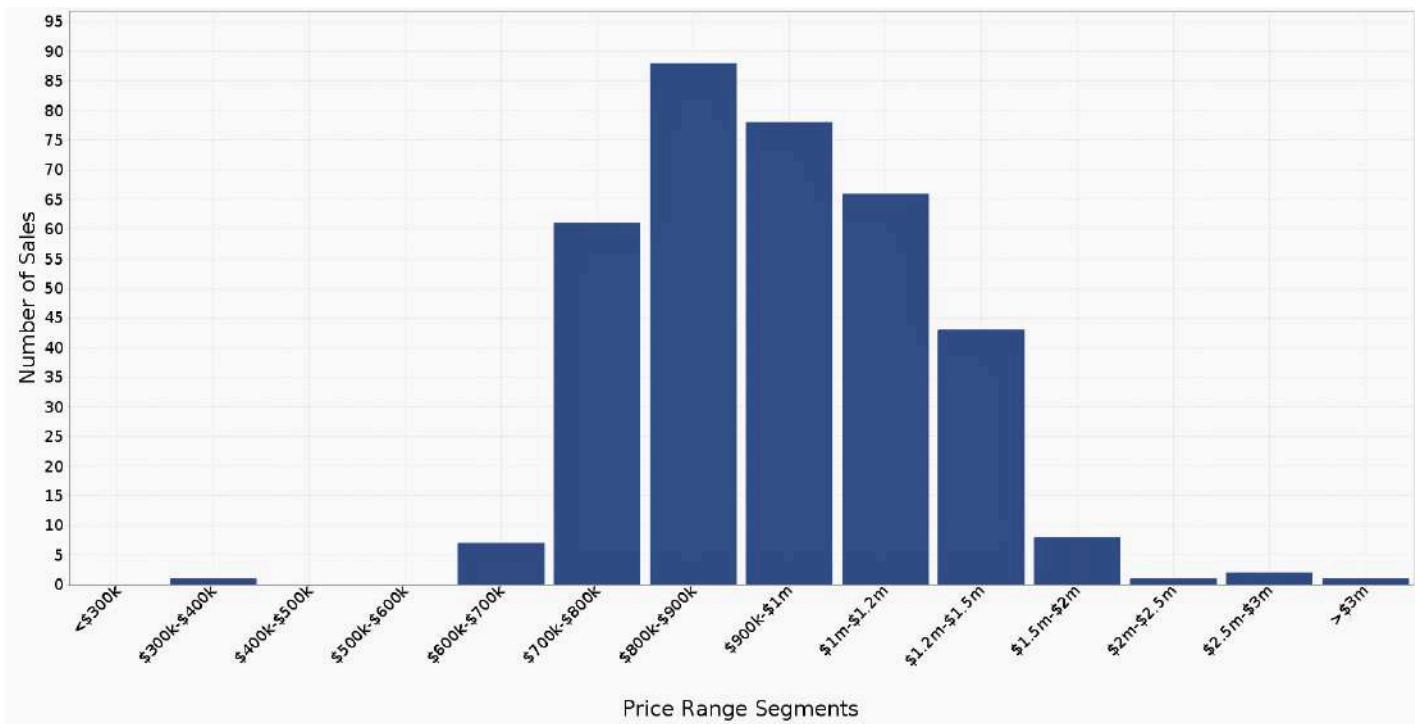


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PEAK SELLING PERIODS (3 years)



FOREST LAKE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$920k

Based on 331 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

Current Median Price: \$920,000
Previous Median Price: \$830,000

Based on 698 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

331

Based on recorded house sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

39 SETTLERS CCT



\$1,350,000

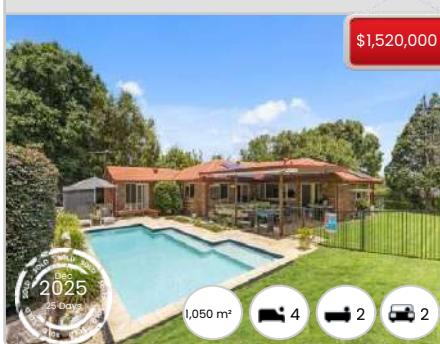
720 m²

4

2

2

17 BOUDIN PL



\$1,520,000

1,050 m²

4

2

2

\$815,000

320.0 m²

320.0 m²

32.0m

10.0m

5 HAMPSTEAD ST



\$926,000

400 m²

3

2

2

60 SOLANDER CRCT



\$842,000

320 m²

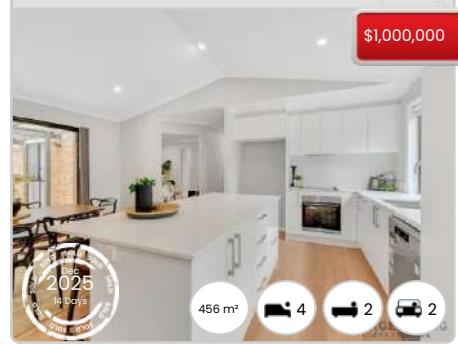
3

1

1

\$1,000,000

28 RICHMOND PL



456 m²

4

2

2

59 LAKESIDE CRES



\$1,075,000

448 m²

3

2

2

34 GLORIOUS WAY



\$880,000

320 m²

3

2

1

\$1,300,000

141 CENTENNIAL WAY



695 m²

4

2

2

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RECENTLY SOLD PROPERTIES

1 BRIDGEMAN PL



\$960,000



690 m²   

8 MALVERN PL



\$1,402,000



791 m²   

15 MANNIX PL



\$1,180,000



613 m²   

8 BATTERSEA CL



\$1,280,888



540 m²   

84 CLAREMONT PDE



\$1,520,000



640 m²   

25 IBIS CRCT



\$850,000



467 m²   

41 MACQUARIE CRCT

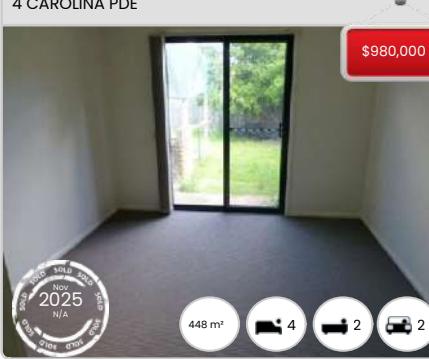


\$861,500



323 m²   

4 CAROLINA PDE



\$980,000



448 m²   

8 BELLTHORPE PL



\$1,630,000



1,271 m²   

16 ELDERSLIE PL



\$850,000



359 m²   

7 BELTANA PL



\$875,000



315 m²   

5 MCKENZIE PL



\$1,000,000



448 m²   

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Genuine Real Estate - Making a Difference

PROPERTIES FOR RENT

Median Rental Price

\$650 /w

Based on 371 recorded House rentals
within the last 12 months (2025)

Based on a rolling 12 month period and may
differ from calendar year statistics

Rental Yield

+3.7%

Current Median Price: \$920,000
Current Median Rent: \$650

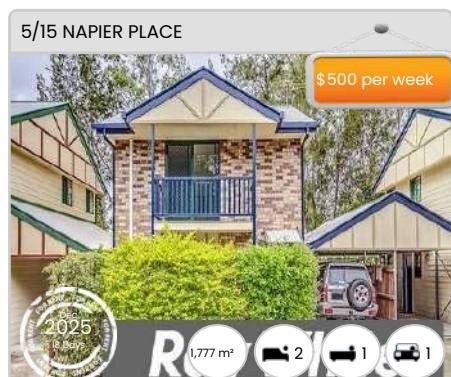
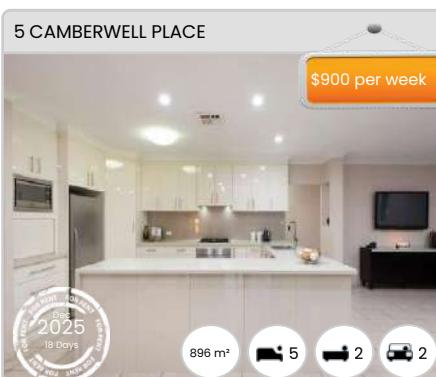
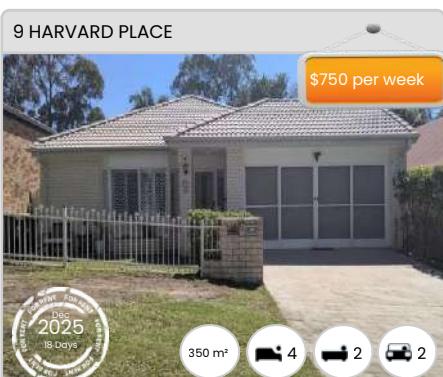
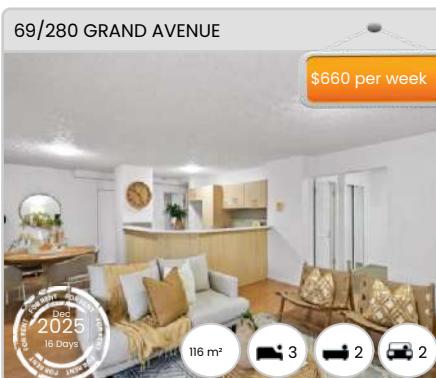
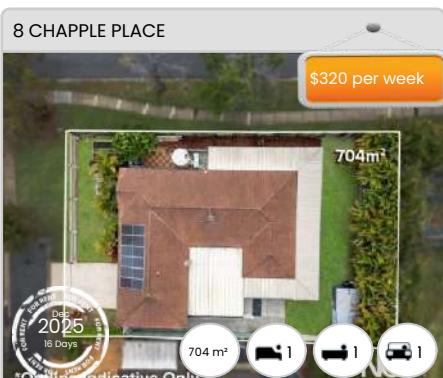
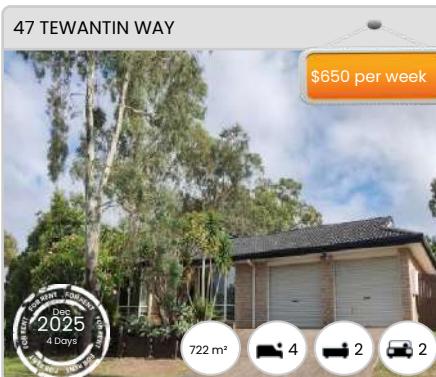
Based on 331 recorded House sales and 371 House
rentals compared over the last 12 months

Number of Rentals

371

Based on recorded house rentals
within the last 12 months (2025)

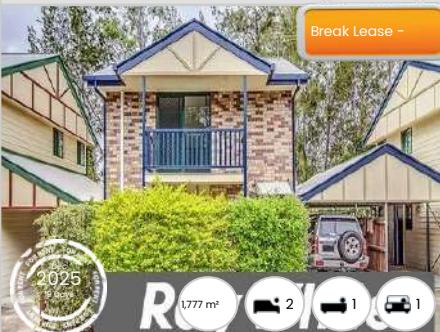
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PROPERTIES FOR RENT

4/15 Napier Place



Break Lease -

2025
22 Days

1,777 m²   

82 AUGUSTA CRESCENT

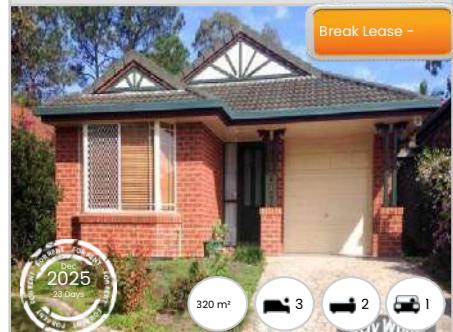


\$760 per week

2025
22 Days

670 m²   

9 Ornata Place



Break Lease -

2025
22 Days

320 m²   

8 BATTERSEA CLOSE



\$830 per week

2025
22 Days

540 m²   

1 DEAKIN PLACE



\$720 per week

2025
22 Days

727 m²   

15 BARRIER PLACE



\$950 per week

2025
22 Days

665 m²   

25 BEAUFORT PLACE



\$610 per week

2025
22 Days

672 m²   

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Please contact us to discuss your real estate goals



Navdeep Singh

Real Estate Consultant

0455 670 069
navdeepsingh@realcrats.com



Harjeet Chandi

Real Estate Consultant

0450 050 013
harjeetchandi@realcrats.com

PO Box 1974 Sunnybank Hills QLD 4109
www.realcrats.com

f **o** **in** @realcrats

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