



## 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)

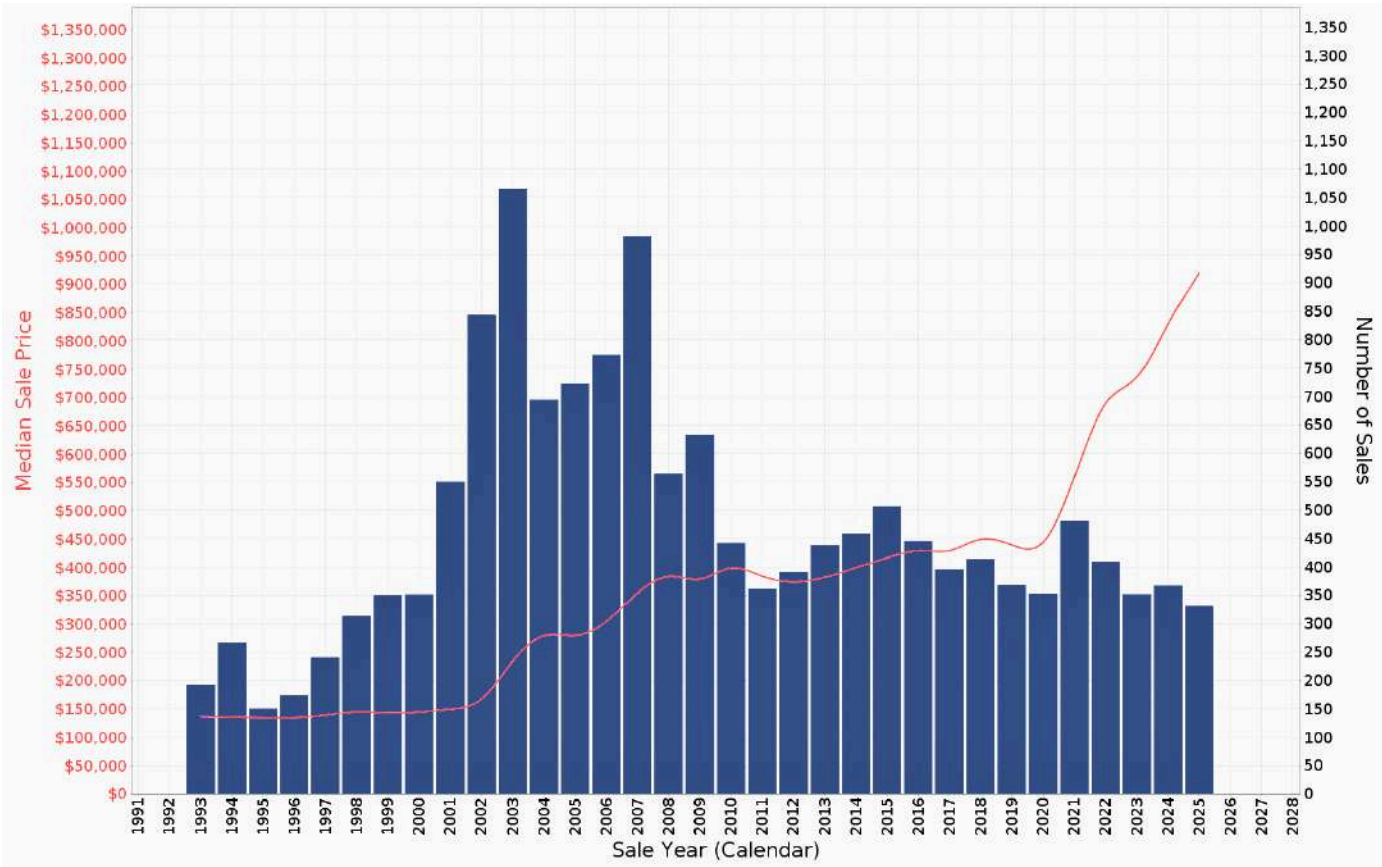
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

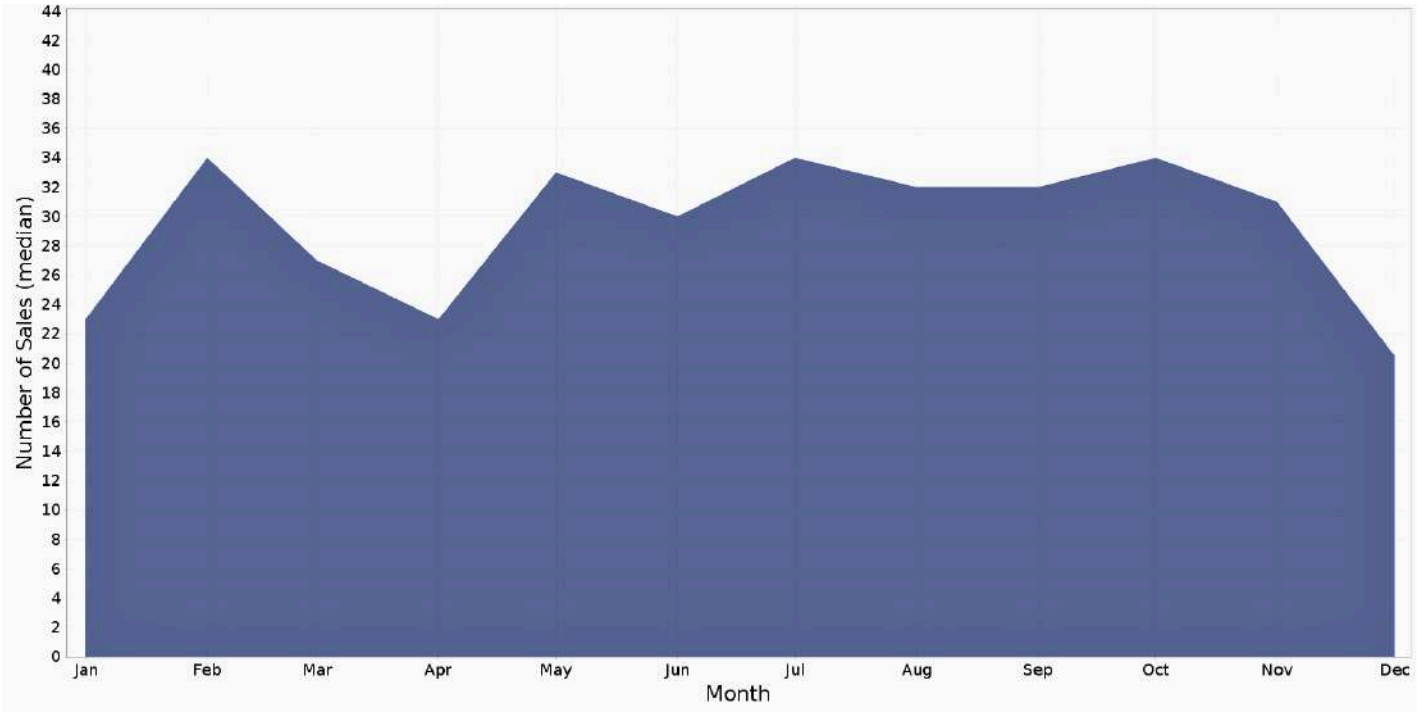
Current Median Price: \$920,000  
Previous Median Price: \$830,000

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

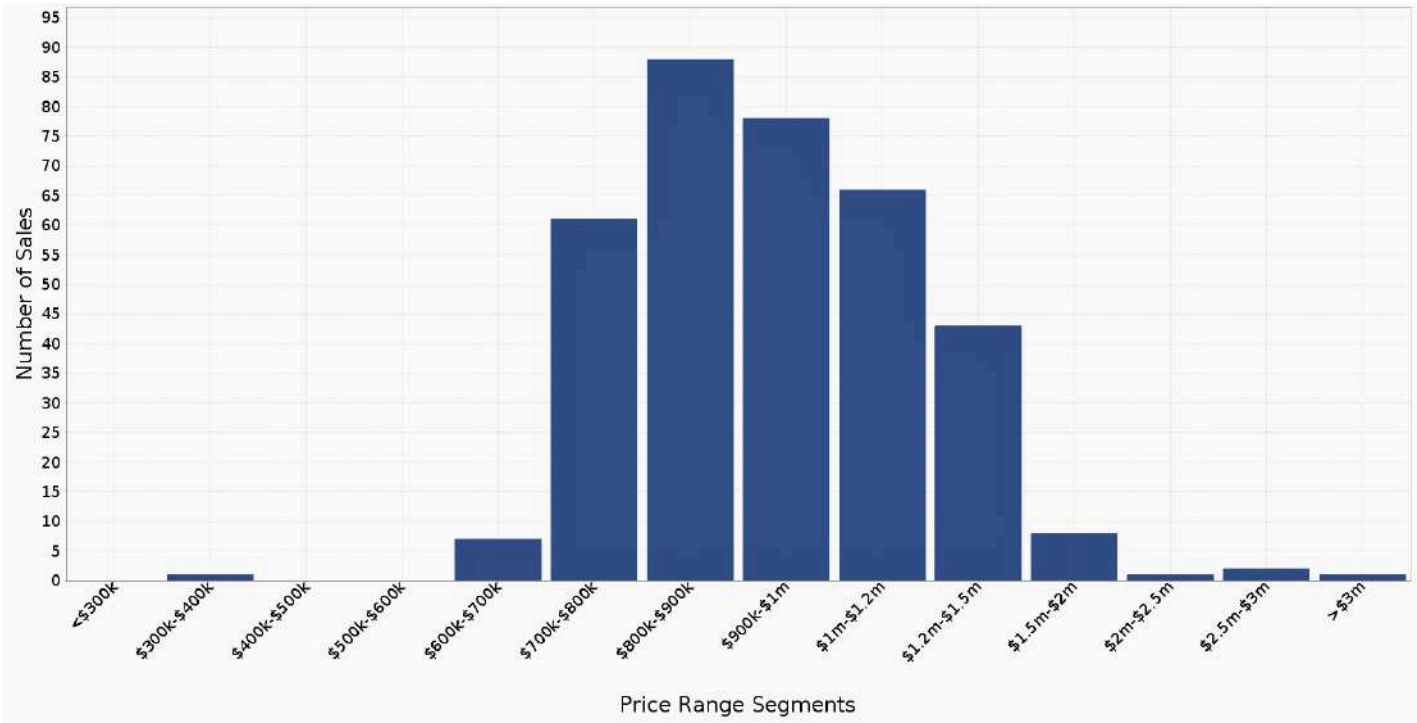


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

# PEAK SELLING PERIODS (3 years)



# FOREST LAKE – Price Range Segments (12 months)



Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

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

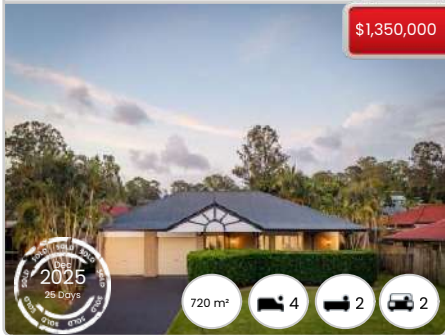
# Sold Properties

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

Dec 2025

25 Days

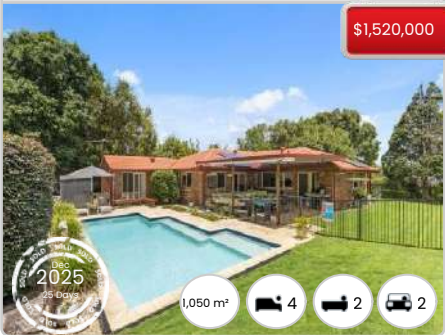
720 m<sup>2</sup>

4

2

2

17 BOUDIN PL



\$1,520,000

Dec 2025

25 Days

1,050 m<sup>2</sup>

4

2

2

14 REGENTS CRCT



\$815,000

Dec 2025

25 Days

320 m<sup>2</sup>

-

-

-

5 HAMPSTEAD ST



\$926,000

Dec 2025

N/A


400 m<sup>2</sup>

3

2

2

60 SOLANDER CRCT



\$842,000

Dec 2025

3 Days

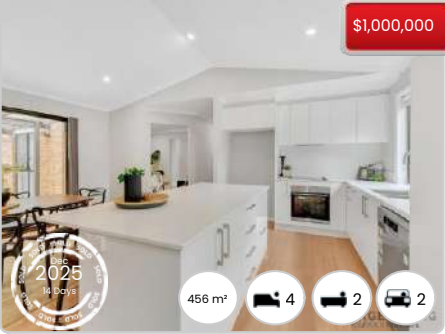
320 m<sup>2</sup>

3

1

1

28 RICHMOND PL



\$1,000,000

Dec 2025

13 Days

456 m<sup>2</sup>

4

2

2

59 LAKESIDE CRES



\$1,075,000

Nov 2025

4 Days

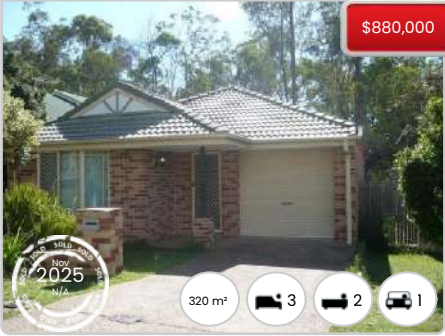
448 m<sup>2</sup>

3

2

2

34 GLORIOUS WAY



\$880,000

Nov 2025

N/A

320 m<sup>2</sup>

3

2

1

141 CENTENNIAL WAY



\$1,300,000

Nov 2025

N/A

695 m<sup>2</sup>

4

2


2

Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).







# RECENTLY SOLD PROPERTIES

1 BRIDGEMAN PL




\$960,000







690 m<sup>2</sup>   

8 MALVERN PL

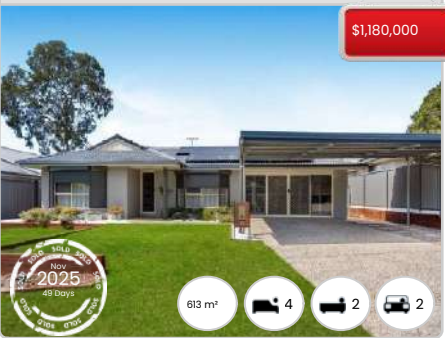


\$1,402,000



791 m<sup>2</sup>   

15 MANNIX PL



\$1,180,000




613 m<sup>2</sup>   

8 BATTERSEA CL

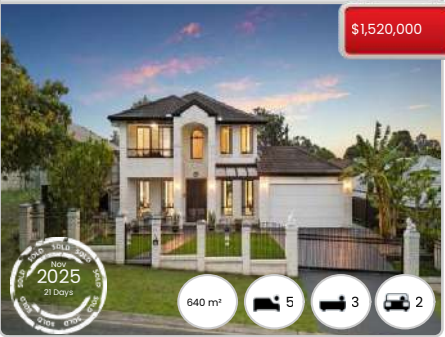


\$1,280,888







540 m<sup>2</sup>   

84 CLAREMONT PDE



\$1,520,000



640 m<sup>2</sup>   

25 IBIS CRCT



\$850,000



467 m<sup>2</sup>   

41 MACQUARIE CRCT

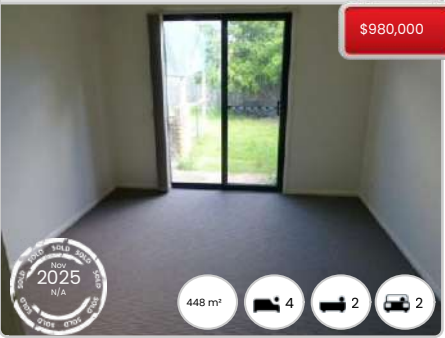


\$861,500







323 m<sup>2</sup>   

4 CAROLINA PDE

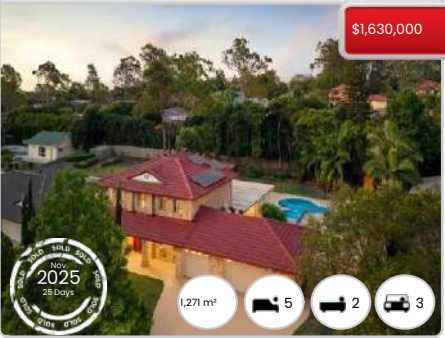


\$980,000







448 m<sup>2</sup>   

8 BELLTHORPE PL




\$1,630,000







1,271 m<sup>2</sup>   

16 ELDERSLIE PL

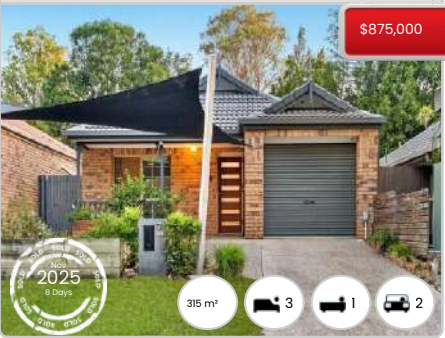


\$850,000







359 m<sup>2</sup>   

7 BELTANA PL

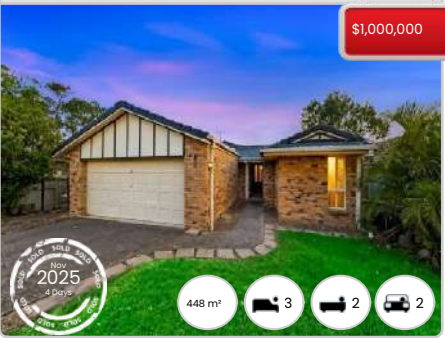


\$875,000







315 m<sup>2</sup>   

5 MCKENZIE PL



\$1,000,000



448 m<sup>2</sup>   

Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).



# 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)

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

11 LIBERTY STREET

\$650 per week

621 m²

4 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 4 Days

47 TEWANTIN WAY

\$650 per week

722 m²

4 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 4 Days

82 SERRATA CIRCUIT

\$625 per week

476 m²

3 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 8 Days

8 CHAPPLE PLACE

\$320 per week

704 m²

1 Bed, 1 Bathroom, 1 Car Space

Dec 2025 16 Days

\*Prices Indicative Only

69/280 GRAND AVENUE

\$660 per week

116 m²

3 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 16 Days

37 MORAN CRESCENT

\$750 per week

504 m²

4 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 15 Days

9 HARVARD PLACE

\$750 per week

350 m²

4 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 16 Days

5 CAMBERWELL PLACE

\$900 per week

896 m²

5 Beds, 2 Bathrooms, 2 Car Spaces

Dec 2025 16 Days

5/15 NAPIER PLACE

\$500 per week

1,777 m²

2 Beds, 1 Bathroom, 1 Car Space

Dec 2025 8 Days

Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

# PROPERTIES FOR RENT

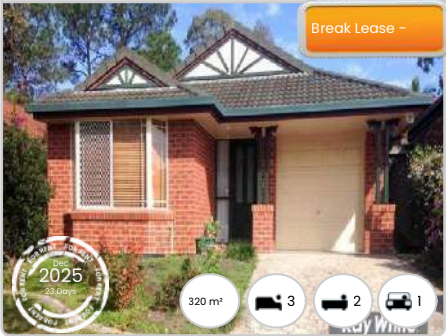
4/15 Napier Place



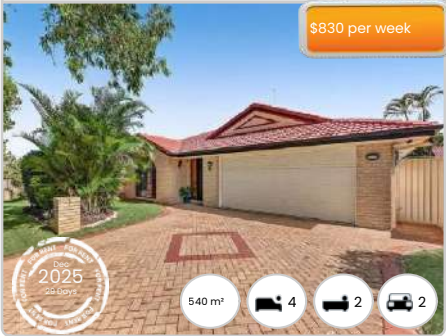
82 AUGUSTA CRESCENT



9 Ornata Place



8 BATTERSEA CLOSE



1 DEAKIN PLACE



15 BARRIER PLACE



25 BEAUFONT PLACE



Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).





*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](http://www.realcrats.com)

[f](#) [@](#) [in](#) @realcrats

Genuine Real Estate – Making a Difference