



Yarrabilba

January 2026



SALE STATISTICS (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2008 | 0 | | | | |
| 2009 | 0 | | | | |
| 2010 | 0 | | | | |
| 2011 | 0 | | | | |
| 2012 | 1 | \$ 188,000 | 0.0 % | \$ 188,000 | \$ 188,000 |
| 2013 | 28 | \$ 365,400 | 94.4 % | \$ 145,000 | \$ 525,000 |
| 2014 | 70 | \$ 372,395 | 1.9 % | \$ 134,250 | \$ 586,000 |
| 2015 | 141 | \$ 390,000 | 4.7 % | \$ 131,420 | \$ 606,500 |
| 2016 | 173 | \$ 394,142 | 1.1 % | \$ 82,865 | \$ 710,000 |
| 2017 | 198 | \$ 397,900 | 1.0 % | \$ 83,399 | \$ 655,000 |
| 2018 | 177 | \$ 404,900 | 1.8 % | \$ 114,750 | \$ 605,000 |
| 2019 | 142 | \$ 390,000 | -3.7 % | \$ 275,000 | \$ 595,000 |
| 2020 | 166 | \$ 385,000 | -1.3 % | \$ 260,000 | \$ 680,000 |
| 2021 | 426 | \$ 430,000 | 11.7 % | \$ 185,000 | \$ 990,000 |
| 2022 | 392 | \$ 550,000 | 27.9 % | \$ 335,000 | \$ 880,000 |
| 2023 | 463 | \$ 570,000 | 3.6 % | \$ 240,000 | \$ 875,000 |
| 2024 | 458 | \$ 670,000 | 17.5 % | \$ 230,000 | \$ 1,090,000 |
| 2025 | 338 | \$ 770,000 | 14.9 % | \$ 500,000 | \$ 1,255,000 |
| 2026 | 0 | | | | |

Median Sale Price

\$770k

Based on 338 recorded House sales within the last 12 months (2025)

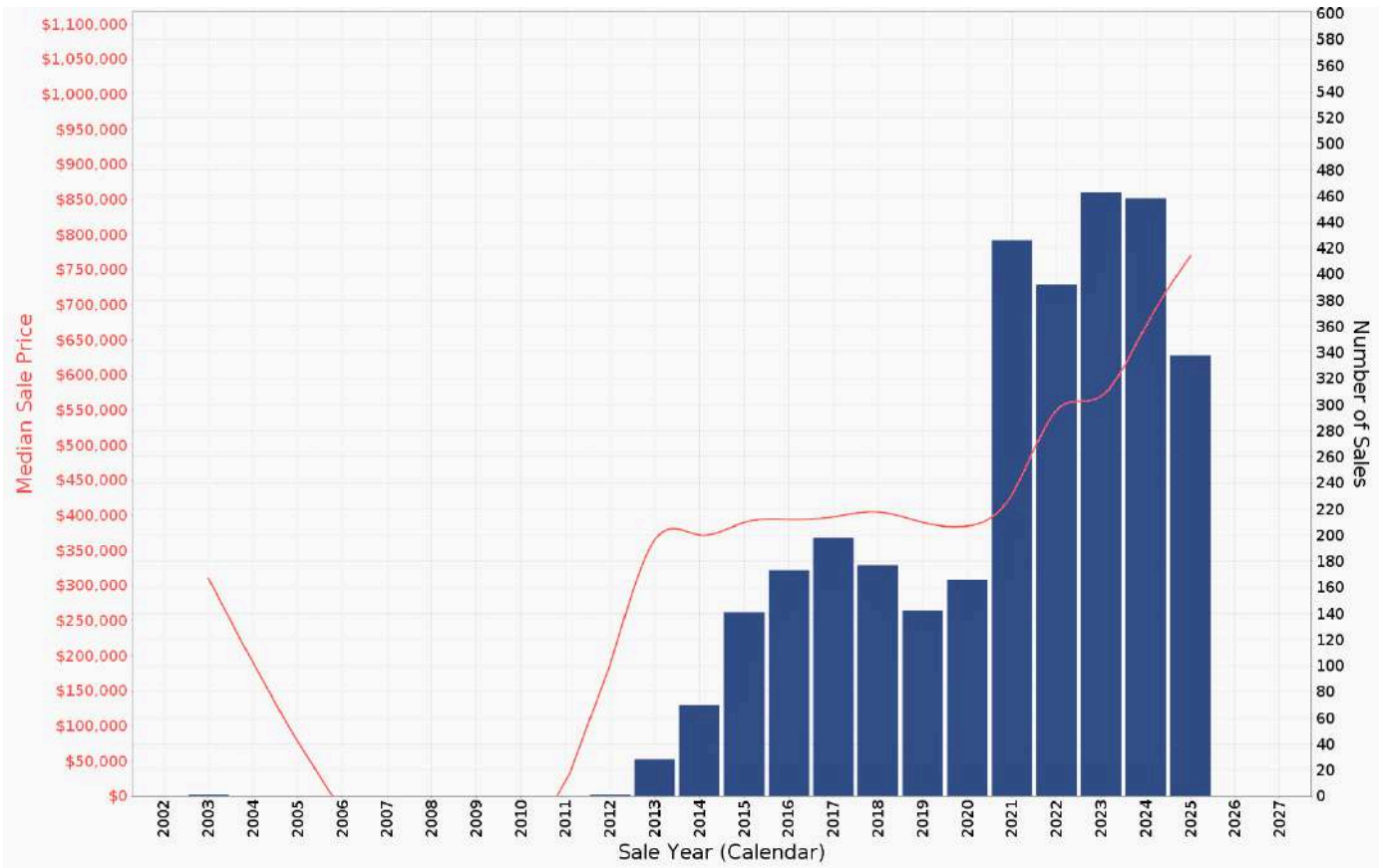
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.9%

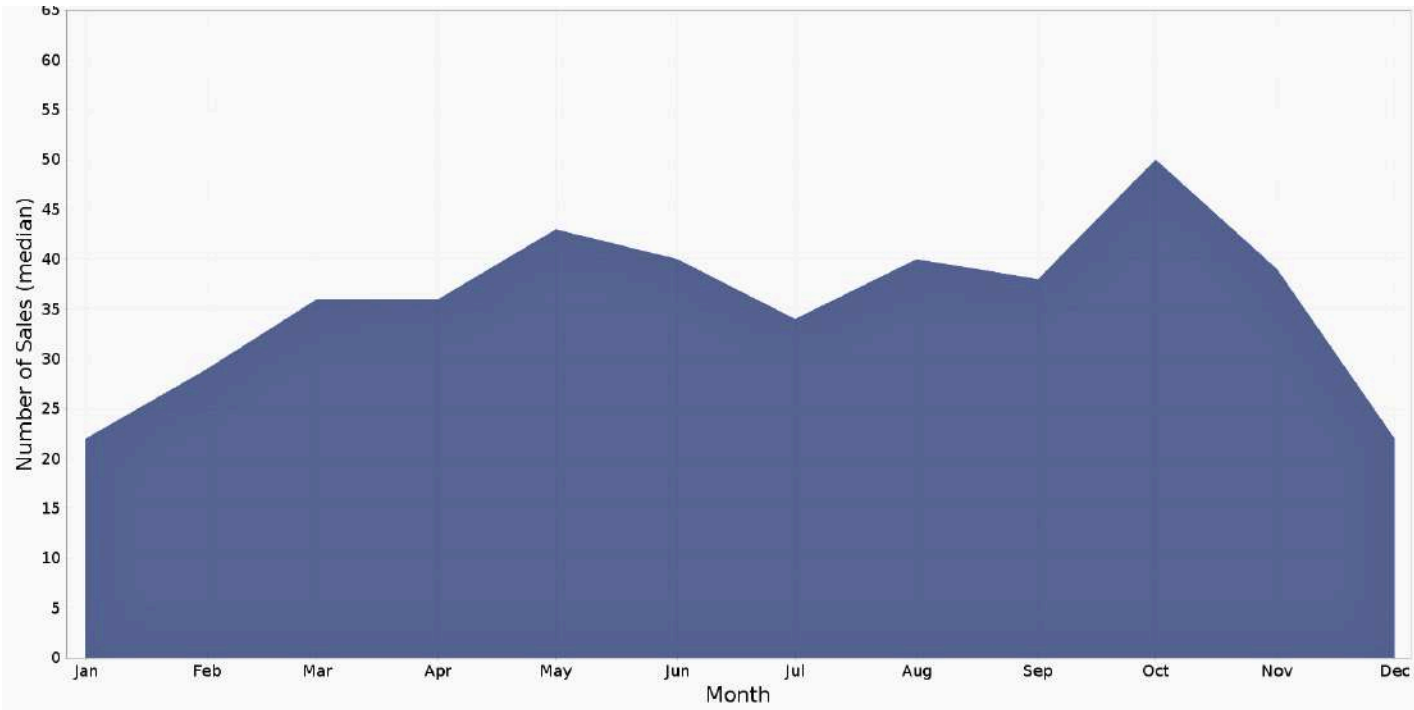
Current Median Price: \$770,000
Previous Median Price: \$670,000

Based on 796 recorded House sales compared over the last two rolling 12 month periods

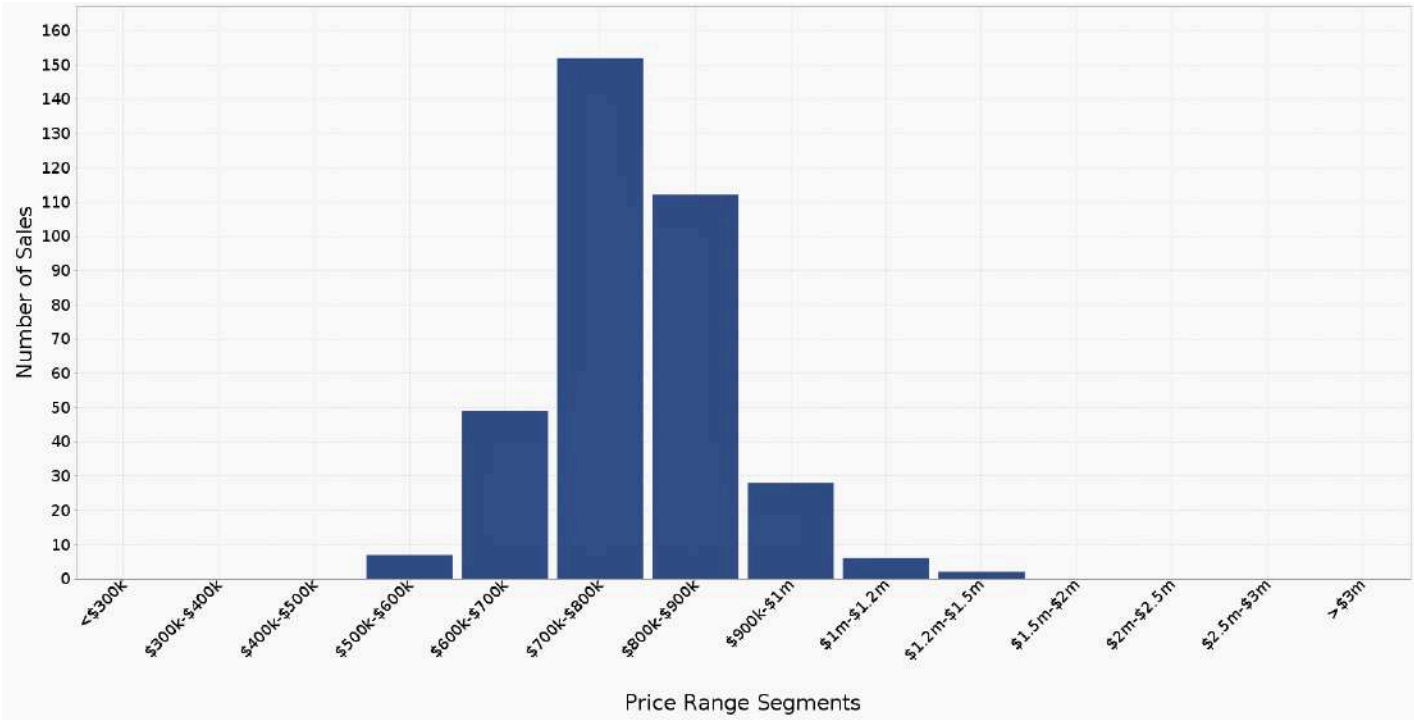


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (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.

PEAK SELLING PERIODS (3 years)



YARRABILBA – 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.

RECENTLY SOLD PROPERTIES

Median Sale Price

\$770k

Based on 338 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

+14.9%

Current Median Price: \$770,000
Previous Median Price: \$670,000

Based on 796 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

338

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

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

23 MESA ST

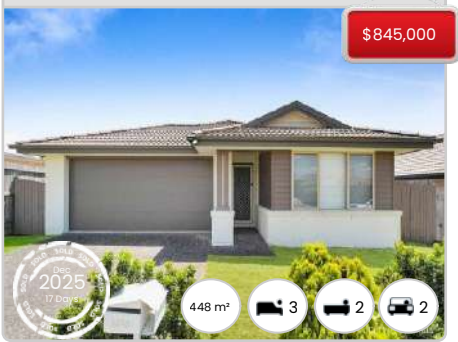


\$800,000

313 m² 4 2 2

Dec 2025 33 Days

10 LATHAM ST

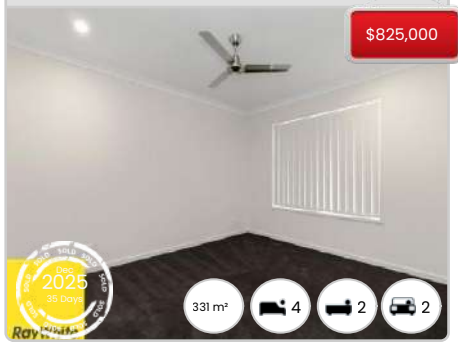


\$845,000

448 m² 3 2 2

Dec 2025 17 Days

78 WELFORD CCT

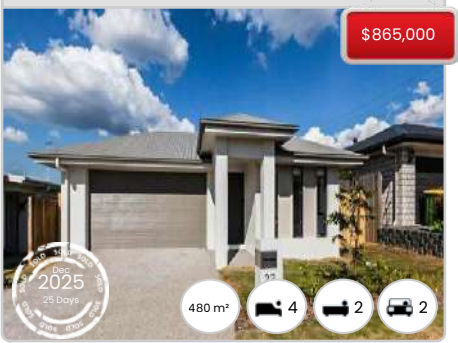


\$825,000

331 m² 4 2 2

Dec 2025 38 Days

22 TIRREL ST




\$865,000

480 m² 4 2 2

Dec 2025 26 Days

16 SEPIA ST



\$800,000

320 m² 3 2 1

Dec 2025 28 Days

47 NAMBA CCT




\$860,000

400 m² 4 2 2

Dec 2025 14 Days

9 BULBURIN ST

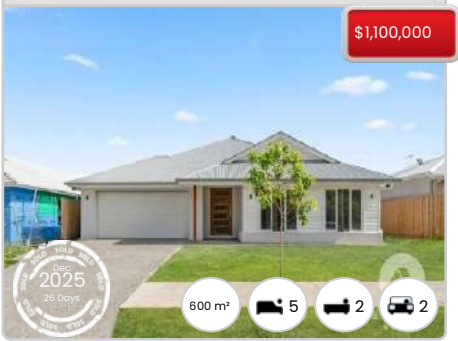


\$820,000

313 m² 4 2 2

Dec 2025 29 Days

12 FLAXTON DR

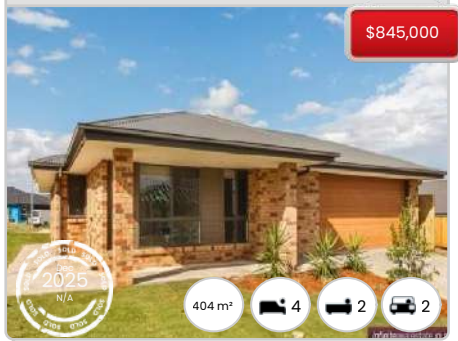


\$1,100,000

600 m² 5 2 2

Dec 2025 26 Days

48 VERDI CRCT



\$845,000

404 m² 4 2 2

Dec 2025 N/A

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.

RECENTLY SOLD PROPERTIES

61 SIENNA CCT

\$843,500



Nov 2025

5 Days


4

2

2

9 MILBY ST

\$920,000



Nov 2025

N/A

480 m²

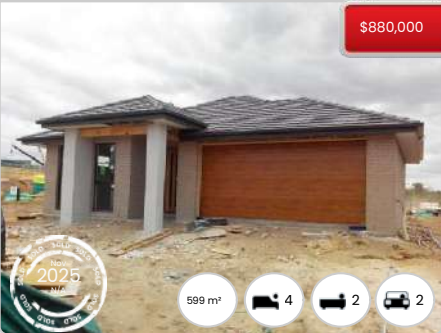
4

2

2

22 TREELINE CRCT

\$880,000



Nov 2025

2 Days

599 m²

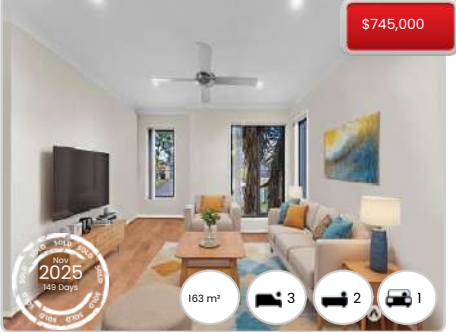
4

2

2

1 BERNARD CCT

\$745,000



Nov 2025

149 Days

163 m²

3

2

1

22 TREELINE CCT

\$880,000



Nov 2025

8 Days


4

2

-

14 BRIGHT ST

\$805,000



Nov 2025

2 Days

250 m²

4

2

1

28 NEUMANN DR

\$856,500



Nov 2025

34 Days

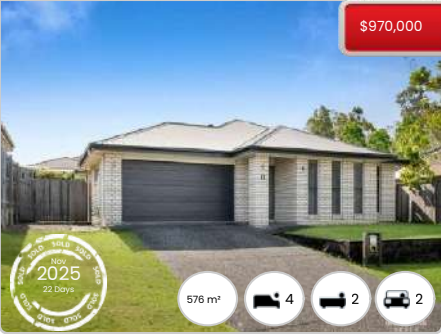
4

2

2

32 HOWARD ST

\$970,000



Nov 2025

22 Days

576 m²

4

2

2

15 FULMER ST

\$850,000



Nov 2025

4 Days

400 m²

4

2

2

26 BELLENDEN ST

\$870,000



Nov 2025

3 Days

400 m²

-

-

-

14 HIDDENVALE CRCT

\$830,000



Nov 2025

3 Days

313 m²

4

2

2

10 BARUNGA ST

\$950,000



Nov 2025

3 Days

512 m²

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.

PROPERTIES FOR RENT

Median Rental Price

\$620 /w

Based on 803 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

+4.2%

Current Median Price: \$770,000
Current Median Rent: \$620

Based on 338 recorded House sales and 803 House rentals compared over the last 12 months

Number of Rentals

803

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

2 GRASSLANDS STREET



\$610 per week

Jan 2026

1 Day

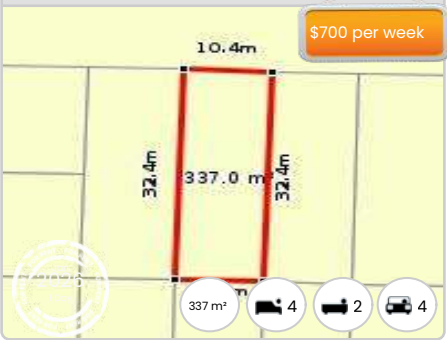
596 m²

4

2

2

11 DORRIGO STREET



\$700 per week

Dec 2025

4 Days


337 m²

4

2

4

49 HIGHLANDS STREET



\$630 per week

Dec 2025

4 Days


767 m²

4

2

2

1 SIGWELL STREET



\$650 per week

Dec 2025

4 Days

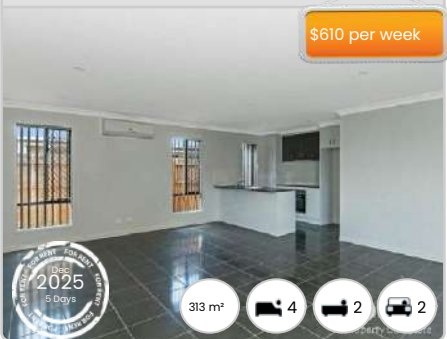
373 m²

4

2

2

62 SOMMER STREET



\$610 per week

Dec 2025

5 Days

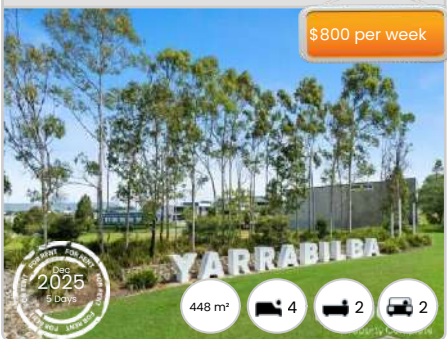
313 m²

4

2

2

19 WELLINGTON CIRCUIT



\$800 per week

Dec 2025

5 Days

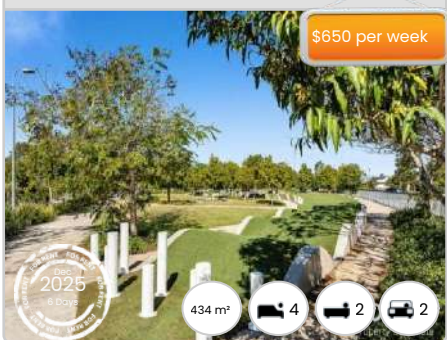
448 m²

4

2

2

22 OLIVINE CIRCUIT



\$650 per week

Dec 2025

6 Days


434 m²

4

2

2

16 SOMMER STREET



\$530 per week

Dec 2025

6 Days

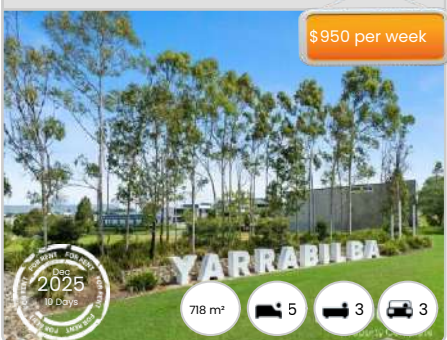
250 m²

3

2

2

24 BELLENDEN STREET



\$950 per week

Dec 2025

10 Days

718 m²

5

3

3

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.

PROPERTIES FOR RENT

62 LIVERPOOL CIRCUIT

\$600 per week



263 m²

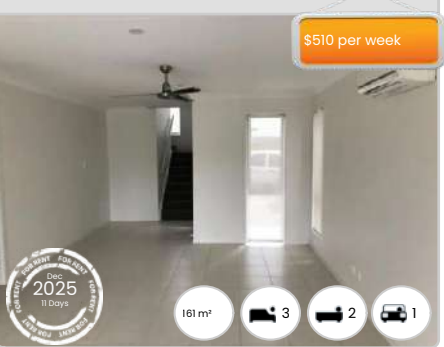
3

2

2

2/9 DANIELS LANE

\$510 per week



161 m²

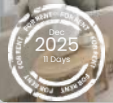
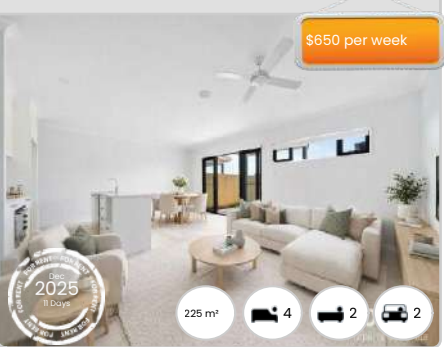
3

2

1

36 WILLANDRA STREET

\$650 per week



225 m²

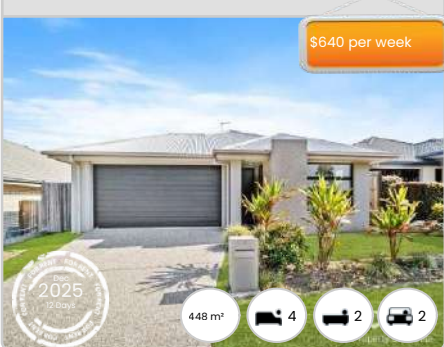
4

2

2

1 FOXH COURT

\$640 per week



448 m²

4

2

2

20 BARUNGA STREET

\$675 per week



336 m²

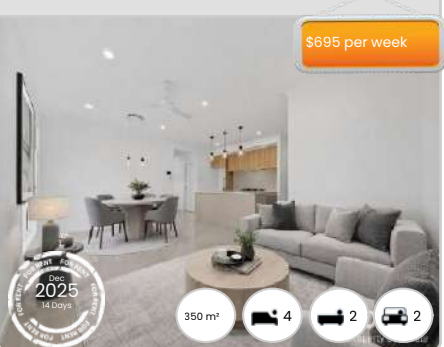
4

2

2

16 HAMMERSLEY ROAD

\$695 per week



350 m²

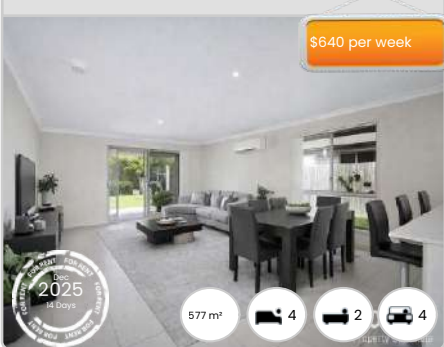
4

2

2

38 AUTUMNFIELD AVENUE

\$640 per week



577 m²

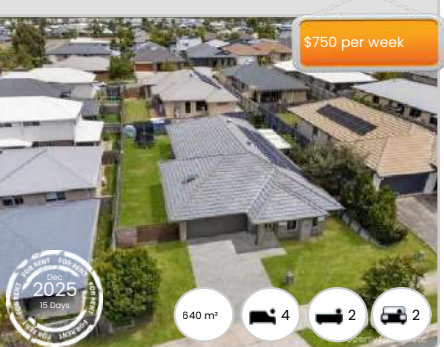
4

2

4

21 GREENSTONE STREET

\$750 per week



640 m²

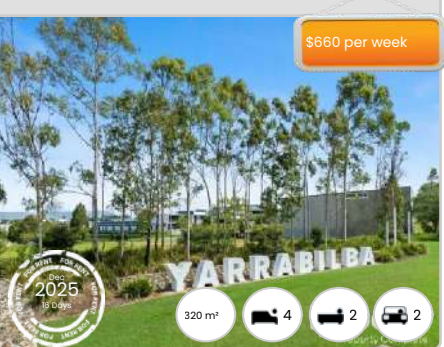
4

2

2

77 SUMMERVIEW AVENUE

\$660 per week



320 m²

4

2

2

35 HEXHAM STREET

\$700 per week



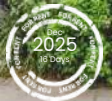
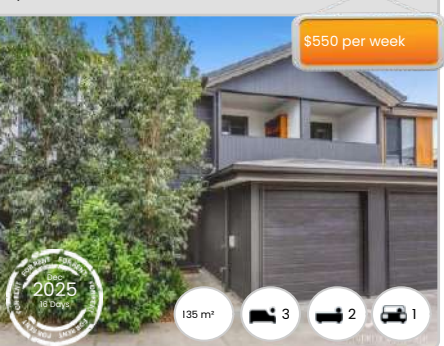
4

2

2

11/8 HIGHLANDS STREET

\$550 per week



135 m²

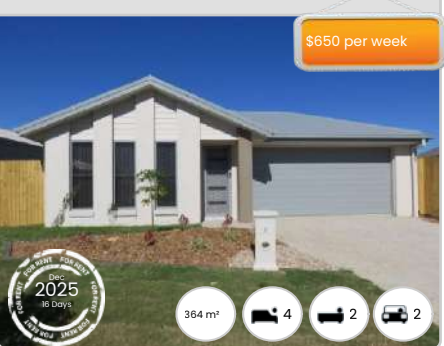
3

2

1

3 MESA STREET

\$650 per week



364 m²

4

2

2



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

Genuine Real Estate – Making a Difference