

STRUD

PROPERTY

SPRINGFIELD LAKES

SUBURB MARKET REPORT

QUARTER 3 - 2025

THE MARKET

Overview

Springfield Lakes, one of Greater Springfield's most sought-after suburbs, continues to show strong market performance throughout Q3 2025. Known for its picturesque lakes, master-planned community design, and modern lifestyle amenities, Springfield Lakes attracts a mix of families, professionals, and investors. The suburb's blend of established properties and contemporary homes provides a variety of housing options, while its proximity to major transport links, schools, and shopping precincts adds to its enduring appeal. This report highlights key market trends and provides insights into Q4 2025.

Market Trends

In Q3 2025, Springfield Lakes experienced a 9.4% increase in median house prices, bringing the current median to approximately \$910K. The suburb remains a popular choice for families and professionals seeking quality housing and strong community appeal within the Ipswich corridor. Compared to neighbouring suburbs such as Augustine Heights and Brookwater, Springfield Lakes continues to offer excellent value for money.

The rental market in Springfield Lakes remains competitive, with vacancy rates at 1.49%, reflecting solid demand for rental properties. Rental yields for houses are averaging 4.02%, making the suburb an attractive option for investors seeking reliable returns. Renters are primarily attracted to the area for its quiet lifestyle, large homes, and easy access to nearby employment centres. Local amenities—including Orion Springfield Central, the University of Southern Queensland (Springfield campus), local schools, and

recreational parks—contribute to the suburb's strong livability. Ongoing infrastructure projects, such as transport upgrades and commercial developments within Greater Springfield, continue to enhance the suburb's accessibility and overall growth potential.

Buyer and Seller Insights

For buyers, Springfield Lakes offers the perfect balance between lifestyle and convenience. Families are drawn to its safe, community-focused environment and abundance of schools and parks, while professionals appreciate the easy access to major employment hubs via the Centenary Highway and Springfield train station.

Investors are showing strong interest due to stable rental yields and the potential for long-term capital growth. For sellers, the market remains favourable, with properties typically selling within a short timeframe. Well-presented homes, particularly those close to schools, parks, or transport links, are attracting competitive interest and strong sale prices.

Market Outlook

Looking ahead to Q4 2025, Springfield Lakes' property market is expected to maintain steady growth, with prices forecasted to rise by a further 10%. Continued infrastructure development, combined with sustained buyer demand and limited stock, will likely support this upward trend. In conclusion, Springfield Lakes remains one of the strongest performers in the Ipswich region, offering excellent opportunities for buyers, sellers, and investors alike. Its combination of lifestyle appeal, connectivity, and growth potential ensures it will remain a highly desirable suburb in the months to come.

SPRINGFIELD LAKES

Last month Springfield Lakes had 111 properties available for rent and 63 properties for sale. Median property prices over the last year range from \$825,000 for houses to \$670,000 for units.

If you are looking for an investment property, consider houses in Springfield Lakes rent out for \$630 PW with an annual rental yield of 3.9% and units rent for \$560 PW with a rental yield of 3.9%. Springfield Lakes has seen an annual compound growth rate of 9.6% for houses and 15.5% for units

Information sourced from realestate.com.au

26KM

DISTANCE FROM GPO

5,934

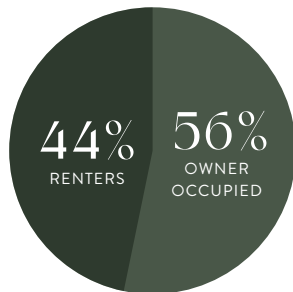
HOUSES

17,200

POPULATION

↑ 12.4%

5 YEAR POPULATION CHANGE



YOUR AREA SPECIALIST

SPRINGFIELD LAKES **BEN O'BRIEN**

Hi, I'm Ben O'Brien, Head of Sales and Senior Agent at STRUD Property, proudly helping homeowners across Springfield Lakes and the greater Ipswich region achieve exceptional results.

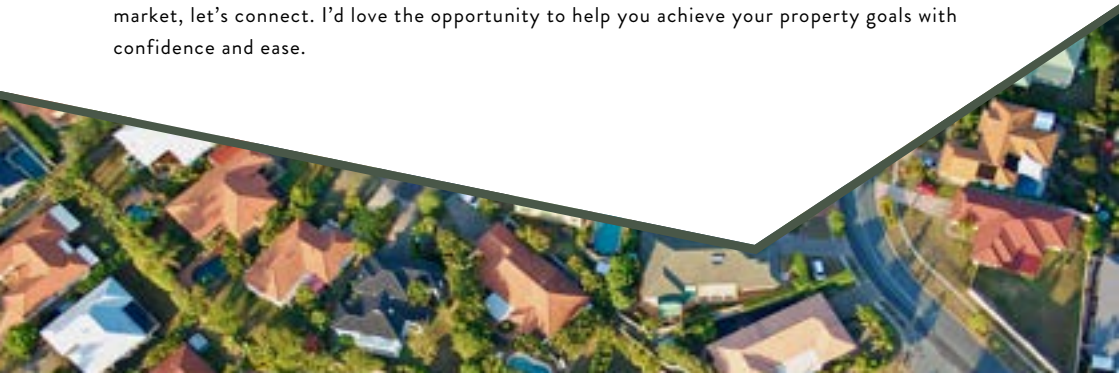
With nearly two decades in real estate, I've built my career on trust, transparency, and delivering outcomes that genuinely make a difference. Whether you're selling, buying, or simply exploring your options, I believe real estate should be an exciting journey—not a stressful one. That's why I take a fresh, no-nonsense approach, cutting through the clutter with innovative strategies that create real competition and maximise your property's value.

At STRUD Property, I lead a high-energy team of sales professionals who are as passionate about people as they are about property. We're all about clear communication, modern marketing, and doing the little things that make a big impact. No cookie-cutter tactics—just tailored strategies designed to get you the best possible result.

What drives me? Helping people move forward. Whether it's guiding homeowners through major life transitions, coaching agents to reach new heights, or simply offering expert advice over a coffee, my focus is on adding value, building strong relationships, and making sure every client experience is a positive one.

Beyond real estate, I'm a proud husband and dad to two incredible kids. I love my footy, a round of golf, and unwinding by the water with family and friends. And if you see me out and about, there's a good chance my best mate Moose, my King Charles Cavalier, isn't far behind.

If you're thinking about selling, curious about your home's value, or just want to chat about the market, let's connect. I'd love the opportunity to help you achieve your property goals with confidence and ease.





SPRINGFIELD LAKES
AREA SPECIALIST

KEY STATS

LAST 12 MONTHS OF HOUSE SALES

317

NEW LISTINGS

↓ 10.5%

12 MONTH GROWTH

\$910K

MEDIAN SALE PRICE

↑ 9.4%

12 MONTH GROWTH

446

NUMBER OF SALES

↑ 4.9%

12 MONTH GROWTH

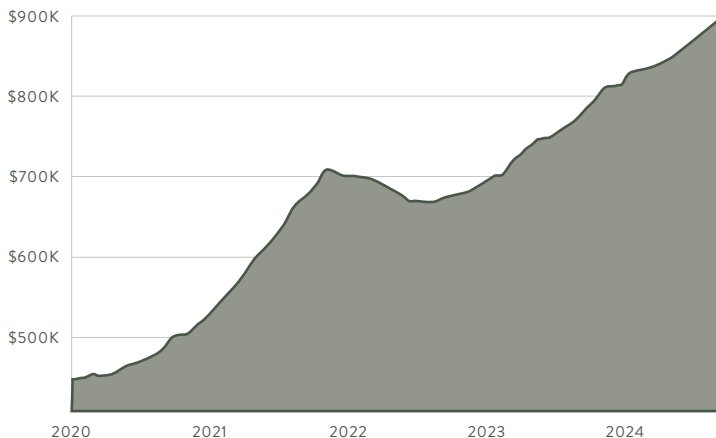
19

MEDIAN DAYS ON MARKET

↑ 11.8%

12 MONTH GROWTH

SPRINGFIELD LAKES: 5 YEAR MARKET GROWTH



Median sales price sourced from realestate.com.au. All other statistics sourced from RPdata as of 14/10/25.

TOP 4 SALES



SOLD

31 MCGREGOR PLACE, SPRINGFIELD LAKES
\$935,000

🏠 4 🚿 2 🚗 2 📏 374m²



SOLD

29 MCGREGOR PLACE, SPRINGFIELD LAKES
\$870,000

🏠 4 🚿 2 🚗 2 📏 415m²



SOLD

50 WARATAH CRESCENT, SPRINGFIELD LAKES
\$950,000

🏠 4 🚿 2 🚗 2 📏 650m²



SOLD

7 GRAMPIAN STREET, SPRINGFIELD LAKES
UNDISCLOSED

🏠 4 🚿 2 🚗 3 📏 256m²



Ben O'Brien is an excellent agent and an even better person. I interviewed a few agents from larger and smaller firms before meeting him, and I knew straight away that he was the right agent for us. Ben was competitively priced but not the cheapest, and I was happy to pay a premium for his services.

- Seller



We highly recommend Ben for anyone looking to buy or sell a home. From the first moment Ben demonstrated unmatched professionalism, expertise, and a genuine commitment to helping us achieve our goals. Don't waste any more valuable time, get Ben on your team.

- Seller



We couldn't be more grateful to Ben O'Brien and the team at STRUD Property for the incredible result they achieved for us. Ben truly went above and beyond, taking the time to understand our circumstances and guiding us through the entire process with professionalism, care, and genuine commitment.

- Seller



PREPARED BY

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