

Suburb Profile Report
Ipswich QLD 4305

Prepared on 26 April 2023



CoreLogic®





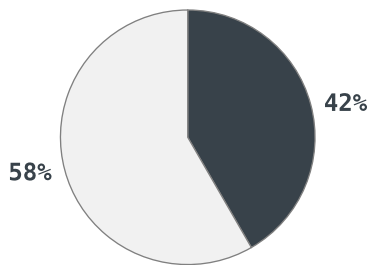
32km
Distance from GPO



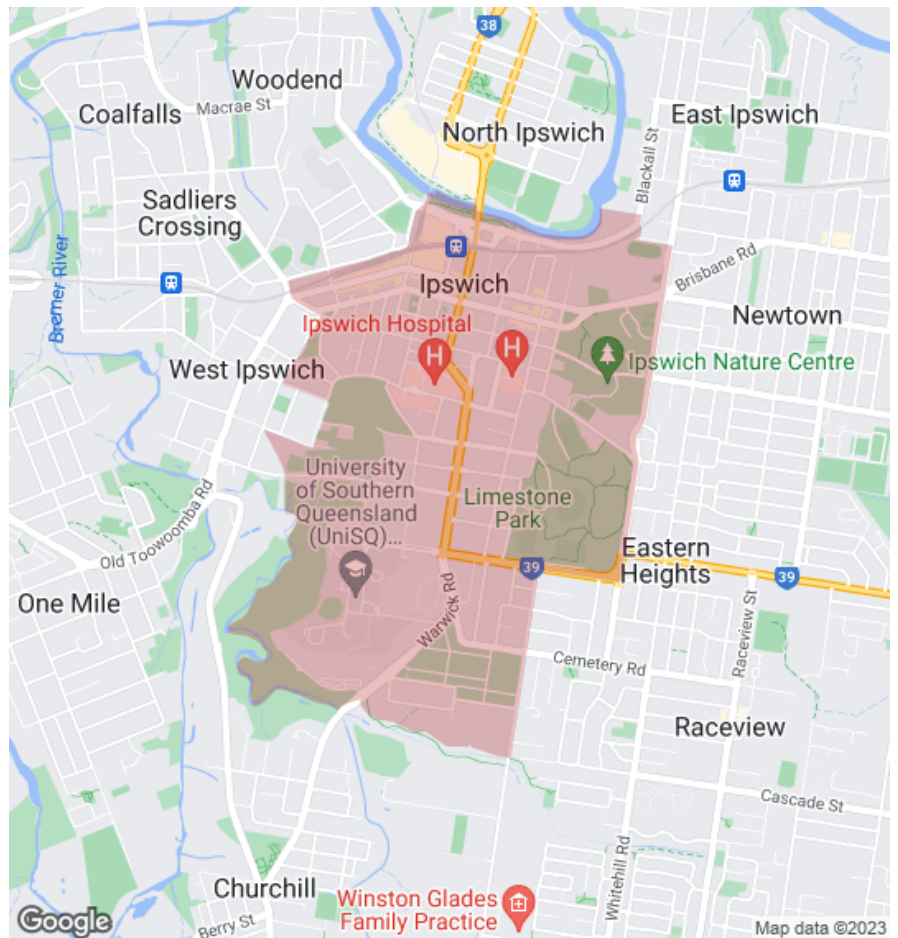
2.4k
Population
3.6%
5 year population change



13 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Ipswich is approximately 4.2 square kilometres. It has 17 parks covering nearly 19.8% of total area. The population of Ipswich in 2011 was 2,536 people. By 2016 the population was 2,445 showing a population decline of 3.6% in the area during that time. The predominant age group in Ipswich is 40-49 years. Households in Ipswich are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Ipswich work in a professional occupation. In 2011, 40.6% of the homes in Ipswich were owner-occupied compared with 41.3% in 2016. Currently the median sales price of houses in the area is \$510,000.

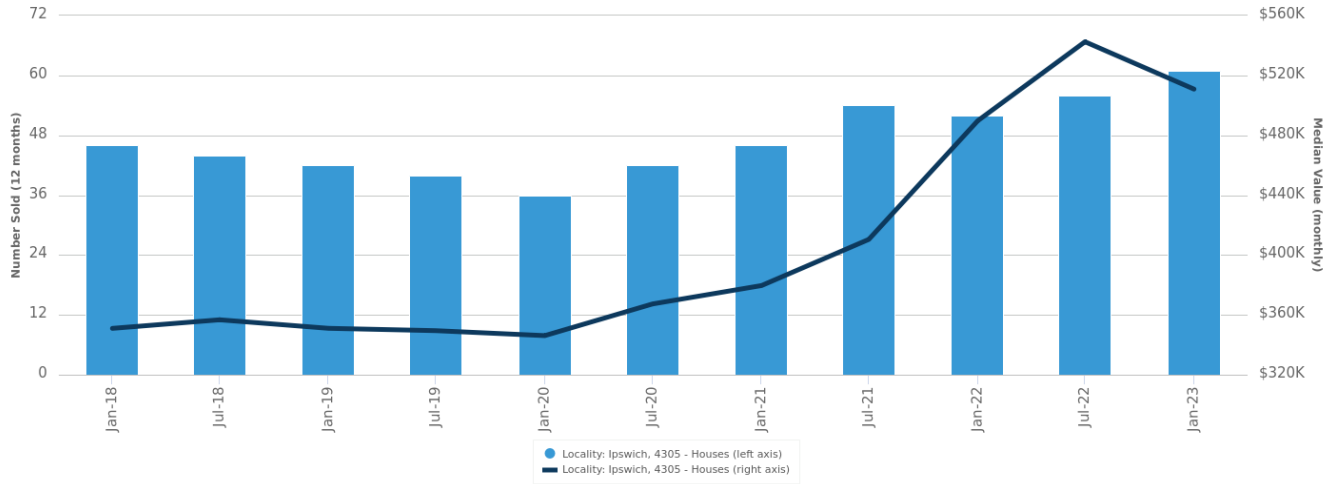
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	740	48	\$509,986	8
	413	6	\$400,579	3

*Total number of unique properties listed for sale over the past 12 months.



Houses: For Sale

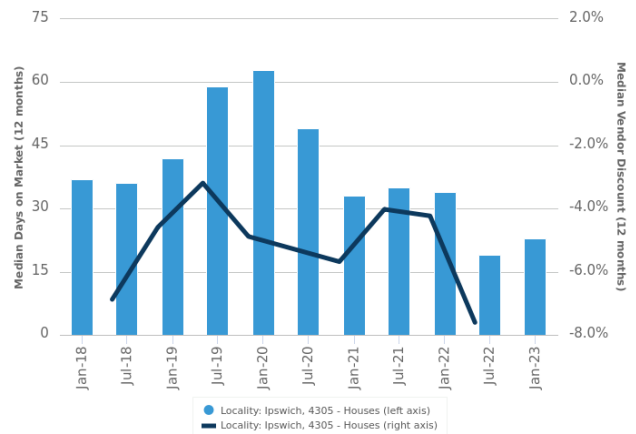
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$670,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$510,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$410,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1



6 Jackson Street Ipswich QLD 4305

Listed on 17 Apr 2023
OFFERS OVER \$399,000

2
BEDROOMS



4

10 Park Street Ipswich QLD 4305

Sold on 06 Feb 2023
\$520,000



3



17A Macalister Street Ipswich QLD 4305

Listed on 24 Apr 2023
FOR SALE NOW

3
BEDROOMS



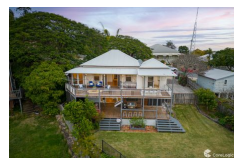
11

13 Vernon Street Ipswich QLD 4305

Sold on 20 Apr 2023
\$470,000*



3



48 Waghorn Street Ipswich QLD 4305

Listed on 04 Apr 2023
OFFERS OVER \$699,000

4
BEDROOMS



3

4 Given Court Ipswich QLD 4305

Sold on 14 Feb 2023
\$716,000*



20 Park Street Ipswich QLD 4305

Listed on 23 Mar 2023
Offers over \$890,000



34/87 Thorn Street Ipswich QLD 4305

Sold on 10 Jan 2023
\$381,650

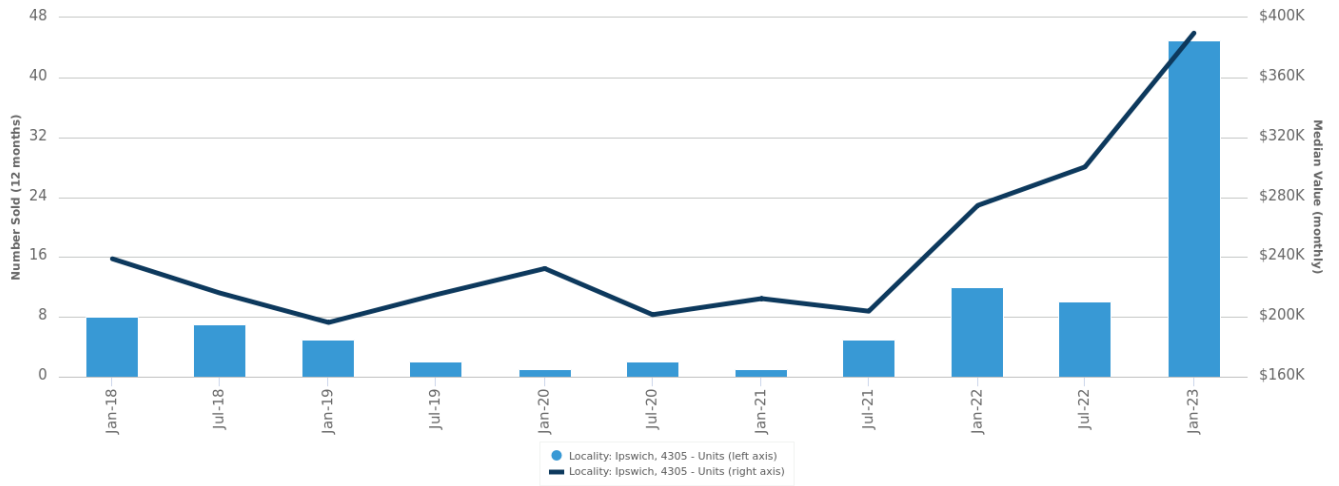


= number of houses currently On the Market or Sold within the last 6 months

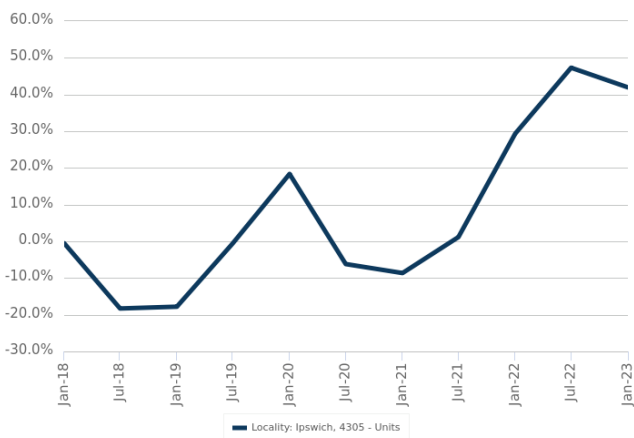
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$389,600

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$382,600

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$379,650

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

0

1
BEDROOMS

There are no 1 bedroom Units on the market in this suburb

Recently Sold

1



307/11 Ellenborough Street
Ipswich QLD

Sold on 24 Mar 2023
\$291,000*

1
 1
 328.52

2

2
BEDROOMS



4/3 Court Street Ipswich
QLD 4305

Listed on 20 Apr 2023
Not Disclosed

1
 1
 104m²



1/65 Ellenborough Street
Ipswich QLD 4305

Sold on 29 Oct 2022
\$350,000

2
 1
 168m²



2/8 South Street Ipswich
QLD 4305

Listed on 20 Apr 2023
OFFERS OVER \$229,000

1
 1
 88m²

1

3
BEDROOMS



26/54 Briggs Road Ipswich
QLD 4305

Listed on 21 Mar 2023
Offers from \$320,000

2
 2
 -



4/54 Briggs Road Ipswich
QLD 4305

Sold on 18 Apr 2023
\$340,000*

2
 2
 -



1/3A Short Street Ipswich
QLD 4305

Sold on 25 Jan 2023
\$750,000

1
 2
 350m²

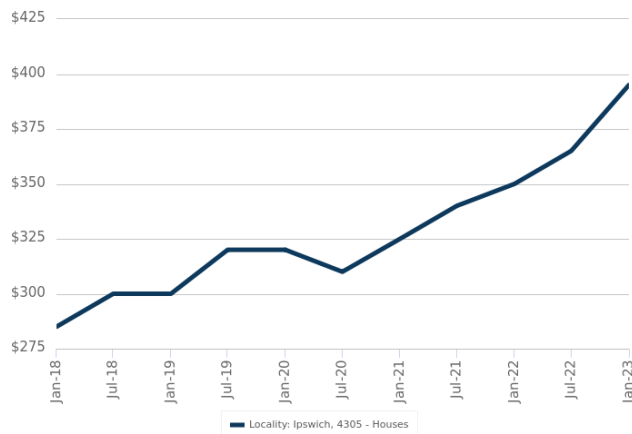


= number of units currently On the Market or Sold within the last 6 months

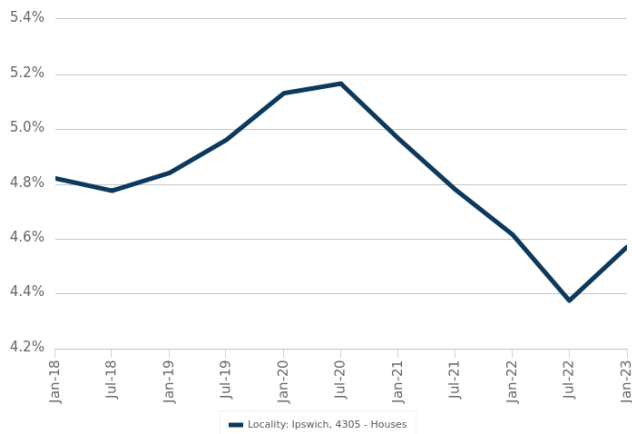
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

6

3
BEDROOMS



1 South Street Ipswich QLD 4305

Listed on 21 Apr 2023
\$520/W



516m²



22C Moffatt Street Ipswich QLD 4305

Listed on 18 Apr 2023
\$430/W



749m²

0

4
BEDROOMS

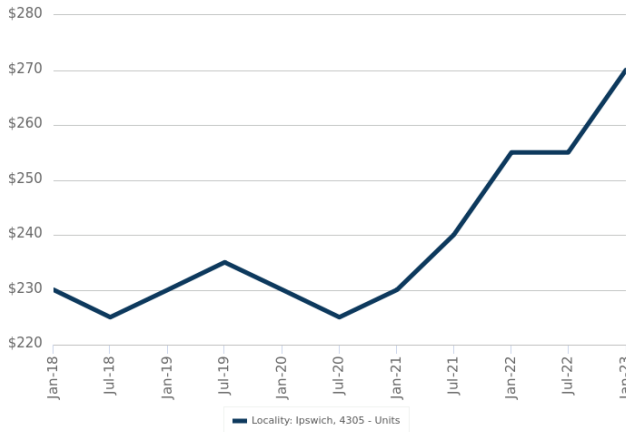
There are no 4 bedroom Houses for rent in this suburb



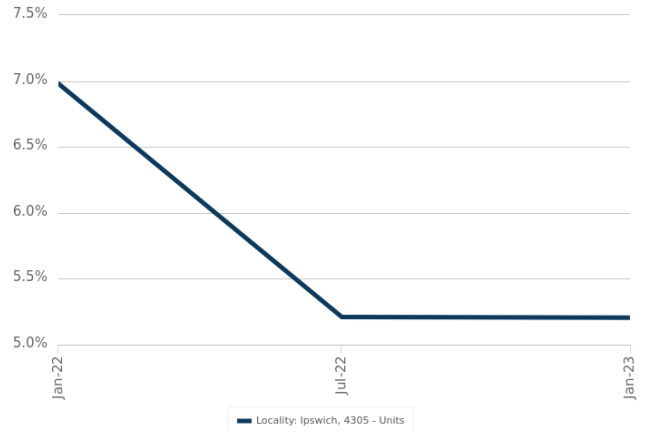
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



208A/11 Ellenborough Street Ipswich QLD

Listed on 28 Mar 2023
\$320/W



1

2
BEDROOMS



4/3 Court Street Ipswich QLD 4305

Listed on 05 Apr 2023
\$380/W



104m²

0

3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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