



Chapel Hill

QUARTERLY UPDATE



QUARTERLY MARKET REVIEW

The Chapel Hill market has entered 2025 at a slower pace. After a noticeable increase in stock late last year, buyer activity has tapered off, and competition has softened across most segments. While a handful of standout results have shown that well-positioned properties can still achieve premium prices, overall demand has been more selective. Open home traffic is down, days on market have edged up, and buyers are taking a more cautious approach. That said, the fundamentals of the suburb remain strong, and sentiment could shift quickly. If interest rates drop 2–3 more times we're likely to see renewed confidence and momentum return heading into the mid-year period.



\$1,507,500
Median house price



2854 buyers
Seriously looking in Chapel
Hill in the past month



\$800
Median rental price



-0.6%
March growth
+16%
Annual Growth



21 Homes
On the market



24 Homes
Sold since Jan 1st



39%
Auction clearance rate



4.10%
Current
interest rate

RECENT SALES



Video Testimonial



8A Narnoo Street, Chapel Hill

- Listing price: **\$1,850,000 - \$2,050,000**
- Sale price: **\$2,000,000**
- 18 group inspections, 2 offers.
- 1 week on the market.

The Story:

This property was on the market in November last year with another Chapel Hill agent for 6.5 weeks with no result.

We listed the property, negotiated 2 strong offers after the first open home and sold for \$2,000,000.



15 Fimbriata Close, Chapel Hill

- Listing price: **Offers over \$2,000,000**
- Sale price: **\$2,100,000**
- 28 group inspections, 3 offers.
- 3 weeks on the market.

"Harry and Jeff are true 5 star agents. My work is minimal because they help to handle all the negotiations along the way... Communication skills are at perfection level. I would recommend them to anyone in the area."

- seller review

FOR SALE



87A Ludlow Street, Chapel Hill

4 BEDROOM | 1 BATHROOM | 2 CARSPACE

Set in a peaceful and convenient location, this inviting family home offers a seamless blend of space, comfort, and practicality. The expansive entertainment deck is the true highlight, providing a private retreat surrounded by lush greenery—perfect for entertaining or unwinding in nature. Featuring hardwood timber floors and multiple living areas, this home is an ideal choice for families seeking a relaxed lifestyle in a prime location.



HARRY CONIAS

Sales Agent

M 0428 087 818

E harry@arthurconias.com.au



LOCAL NEWS

Barks, Bands & Bites Postponed Due to Weather Forecast

The much-anticipated Barks, Bands & Bites community event in Chapel Hill has been postponed due to forecasted poor weather. Originally scheduled for Sunday, 30 March to coincide with National Neighbour Day, the event will now tentatively take place on 18 May at Greenhill Reservoir on Russell Terrace.

Planned as a family- and pet-friendly celebration, the event was designed to bring the Chapel Hill community together with live music, local food stalls, and activities for dog lovers. A major highlight was to be a performance by the 25-piece South Brisbane Federal Band, known as The Feds, supported by Brisbane City Council as part of its Bands in the Park program.

In addition to live music, the event was set to feature a variety of local food and beverage vendors, including TurkishTucker, Two Fine Hounds Espresso, Bob Ice Cream, and House of Poffertjes, among others. Attendees were also looking forward to free digital dog portraits from Happy Paws Studio and giveaways from pet-focused businesses such as Floof, Bow Tie Pets, and Scallywags Pet Supplies.

While the delay is disappointing for many residents, organisers are committed to delivering the full experience in May, weather permitting. The rescheduled event promises to celebrate community, music, and furry friends in a meaningful and memorable way.

Source: Chapelhillnews.com.au





HARRY CONIAS

Arthur Conias Real Estate
530 Milton Rd,
Toowong QLD 4066

0428 087 818
harry@arthurconias.com.au

 @harryconias_property

 @harryconiasproperty

**Arthur
Conias**
Real Estate