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Kirwan Tops Townsville Property Sales for 2025

August 1, 2025

— Categories: Real Estate



The Townsville suburb of Kirwan has emerged as the most in-demand location for property buyers, with 512 homes sold in the 2024–2025 financial year, according to the latest data from PropTrack.

Kirwan outpaced other suburbs in the region by a wide margin. The second most active suburb was Kelso, with 288 home sales, followed by Burdell (254), North Ward (250), and Mount Louisa (194).

In total, 5,716 residential properties were sold across the Townsville region in the 12 months ending June 2025, averaging about 16 sales per day. The figures include both houses and units, revealing clear patterns in buyer preferences across different areas.

The top five suburbs for house sales were:

- Kirwan – 449 houses
- Kelso – 288
- Burdell – 254
- Mount Louisa – 194
- Bushland Beach – 181

For unit sales, North Ward led with 210 units, followed by Townsville City (175), West End (91), Rosslea (67), and South Townsville (64).

Ray White Townsville Managing Director Giovanni Spinella said the sales volume correlates with both population size and popularity. “The top five suburbs are also the most sought-after in Townsville right now,” Mr Spinella said.

“Kirwan appeals to families, North Ward is seen as a lifestyle location, and suburbs like Mount Louisa and Burdell offer modern homes in newly developed areas.”

Affordability remains a key factor driving demand. Spinella noted that Kelso, Rasmussen, and Condon remain within the first-home buyer price range, typically around \$550,000 to \$600,000.

“Kirwan has been performing well, with homes in the \$550,000–\$600,000 bracket still attracting strong interest,” he said. “Mount Louisa is popular too, with prices ranging from \$600,000 to \$700,000 still reachable for many buyers and investors.”

Investor activity is also strong in these suburbs, particularly in low-maintenance properties where potential rental yields are a key consideration.

Notably, a home at 31 Octagonal Crescent in Kelso sold for \$900,000 in May 2025, while a property on Valencia Street in Kirwan changed hands for \$745,000, highlighting the diverse pricing even within top-performing suburbs.

PropTrack's July Home Price Index revealed Townsville's median house price rose for the 25th straight month, reaching \$551,000. That marks a 16.69% increase year-on-year, and a 1.21% rise over the previous quarter, reinforcing the region's ongoing property boom.

With consistent demand and steady price growth, Townsville continues to be a focal point for both homebuyers and investors in regional Queensland.