

# Riverview



## Suburb Overview

The suburb of Riverview is located within the Ipswich City Council LGA. It is approximately 7.8 sqkm and has 15 parks covering nearly 1.1% of the total area. Riverview is centrally positioned with access to major road infrastructure including the Cunningham Hwy, Warrego Hwy and Ipswich Mwy, facilitating easy connectivity to Ipswich CBD within approximately 15min, Springfield CBD 20min and Brisbane CBD 35min driving by car.



### Area Population 2021

85,988\*  
(2021 ABS ERP)

### Area Population Growth

+20.59%\*  
(2016-2021 ABS ERP)

### Riverview Population

+3.92%  
(Riverview 2016-2021 ABS ERP)

### Vacancy Rate

0.2%  
(Riverview SQM Research Jan 2023)

## Population

Ipswich is set to double its population by 2041 as one of the fastest growing cities in the nation and the fastest growing city in Queensland. Riverview is strategically positioned near growing suburbs such as Redbank Plains, Collingwood Park and Bellbird Park. This sets a precedent for the growth and development the surrounding suburbs will likely experience, as the region is predicted to grow over the next 20 years.

## Area Population Growth Aggregate

Area	2021	2016-21	Growth
Bellbird Park - Brookwater	18,476	+4,397	+32.31%
Redbank Plains	24,922	+5,119	+26.81%
Karalee - Barellan Point	6,933	+1,343	+24.88%
Collingwood Park - Redbank	11,884	+3,193	+37.98%
Goodna	11,066	-21	-0.19%
Bundamba	9,465	+533	+6.11%
Riverview - New Chum^	3,242	+119	+3.92%
<b>Area Total</b>	<b>85,988</b>	<b>+14,683</b>	<b>+20.59%</b>

\* These statistics are aggregated for the region. To see a breakdown refer to the table: Area Population Growth Aggregate. Report published March 2023. All times & distances indicative only.

# Growth Drivers

## South West Industrial Corridor

Riverview is identified as a Regional Economic Cluster in the most significant industrial cluster in SEQ. Riverview's strategic position in the SW Industrial Corridor, opens the opportunity for new homes that are connected to key economic activity that is driving the regions growth and stability.



## Superior Dwelling Demand

Ipswich's population growth has created the requirement for additional dwellings. It has highlighted a unique gap for a more premium product in the overall marketplace. A superior product at a reasonable price point, in a well positioned suburb like Riverview, would increase desirability sparking gentrification in the area.



## Future Urban Village

The Riverview railway station and local centre are the focal point for activity providing supporting facilities and services south of the Ipswich Mwy, that will ultimately transition into an urban village.



42%  
of all available  
industrial land  
in SEQ<sup>^</sup>



2.9%  
GRP p.a. growth  
higher than  
Australia 2.46%<sup>^</sup>

Riverview is in the most significant industrial cluster in SEQ



**Citiswich Business Park**  
350ha | \$110M Sales 2021  
Future North Stage located in Riverview



**New Job Creation**  
61,000\* Ipswich LGA 2021-41



**New Dwelling Demand**  
112,000\* Ipswich LGA 2021-41



## Enterprise & Industrial Area

Riverview has access to regionally significant major enterprise and industrial areas to the north between the future Goodna Bypass and Brisbane River providing opportunities for residents.

\* Source: Ipswich City Council 2022. Statistic projections are estimates only.  
<sup>^</sup> Statistics are in reference to Ipswich LGA. Report published March 2023.

# Riverview



## Lifestyle

Riverview is a wonderful location when it comes to lifestyle, everything you would expect from a convenient and desirable address is just minutes away. With all the facilities required to build your ideal home and lifestyle.



Located 15min from Ipswich and 35min from Brisbane CBD



Short drive from Ipswich's Major Shopping Centre



Only minutes away from Private & Public Schooling

## Local Amenities

You'll never be far from every day convenience at Riverview. A number of shopping centres can be found within a short drive, including Redbank Plaza, Town Square Redbank Plains, Goodna Shopping Centre, Collingwood Park Shopping Centre, plus Bunnings at Bundanba.

There is a new retail, dining and entertainment hub in the heart of the Ipswich CBD called Nicholas St, this is a 14min drive from Riverview. The redevelopment includes a public library, major entertainment plaza and over 14,500sqm of landscaped public space due to open mid-2021.



## Education

A choice of educational facilities can be found locally at Riverview or a short drive away ranging from pre-school to university learning. Riverview has a choice of 12 childcare, 6 primary and 3 high schools all within a 5-10min drive. Tertiary students also have access to Ipswich's very own TAFE and USC University a 10-20min drive respectively, as well as the USC Springfield campus which is only 17min drive away.



### Childcare

Lead Childcare Riverview  
Nova Star Childcare



### Primary

Riverview Primary School  
WoodLinks State School



### Secondary

St Peter Claver College  
Collingwood Park State



### Tertiary

USC Ipswich  
TAFE QLD Ipswich

# Amenities

## Transport

Riverview has its very own railway station served by trains operating to and from Ipswich connecting to Brisbane. The bus route 500 travels between Riverlink shopping centre in Ipswich and Goodna Station. Riverview has direct access to Cunningham Hwy, Warrego Hwy and Ipswich Mwy.



**Road**  
Direct Access  
Ipswich Motorway



**Bus**  
Route 500  
Walking Distance



**Airport**  
35min drive  
Brisbane Airport



**Train**  
Riverview Station  
Dinmore Station

## Medical



### Hospitals

Riverview is located 15min from Ipswich Hospital, 16min from Canossa Private and 18min from Springfield Mater Private Hospital.



### Medical & Dental

Medical and Dental services are available for residents within a short 5min drive from Riverview at the Redbank Plaza.



## Sports & Parks

Riverview encourages active lifestyles with a number of parks and playing fields. There are 14 parks locally and Sports Field Riverview which has a soccer field. North Ipswich Reserve is 13min away featuring ALF, Cricket & Rugby League.

## Recreation

White Rock Spring Mountain Conservation Estate is 20min from Riverview with 2,500ha of regionally significant bushland featuring extensive forested ridges, escarpments and valleys that are home to an amazing array of plant and wildlife species.

# Tenancy Summary



## Riverview

Households in Riverview are primarily single parents and are likely to be repaying \$1000 - \$1399\* per month on mortgage repayments. In general, people in Riverview work in a labourer occupation.

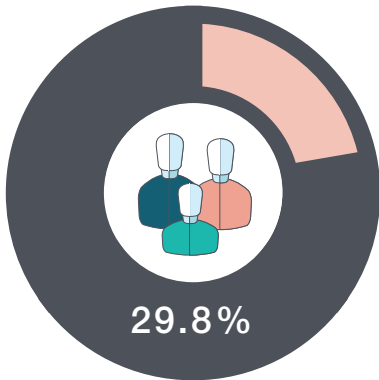


**Median Age:**  
37 Years SQM Research 2021

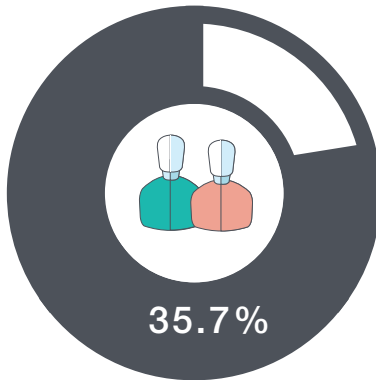


**Owner-Occupied:**  
43.4% ABS 2021

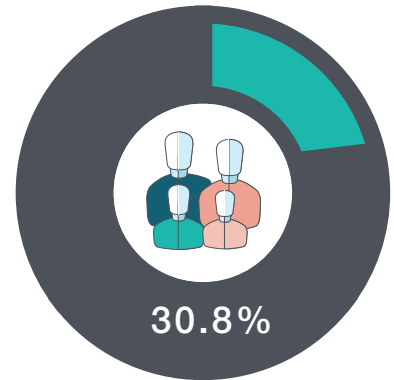
## Household Demographics in Riverview<sup>^</sup>



Singles  
Parents

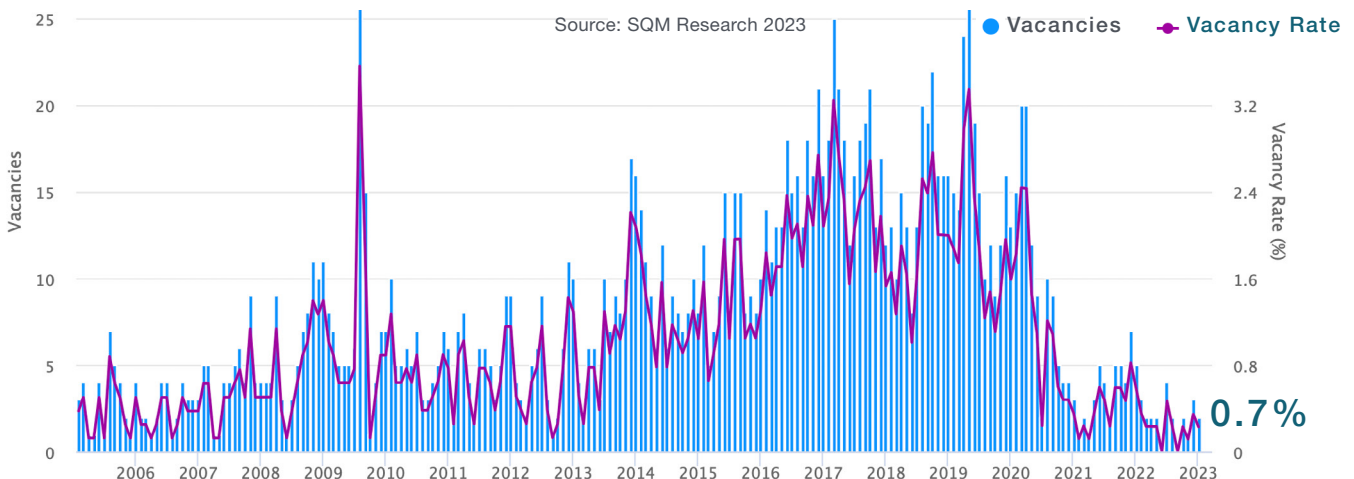


Childless  
Couples



Couples  
with Children

## Residential Vacancy Rates



\* Source: Corelogic RP Data. Repayments will vary according to the loan amount, term and interest rate. Prospective buyers should seek their own professional advice as to affordability. <sup>^</sup> Source: Australian Census 2021. Report published March 2023.