

Suburb Statistics Report

Beachmere QLD 4510

Prepared on 10 Nov 2025

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Area Profile

Beachmere, QLD

The size of Beachmere is approximately 30.2 square kilometres. It has 13 parks covering nearly 3.6% of total area. The population of Beachmere in 2016 was 4112 people. By 2021 the population was 4782 showing a population growth of 16.3% in the area during that time. The predominant age group in Beachmere is 70-79 years. Households in Beachmere are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Beachmere work in a trades occupation. In 2021, 68.60% of the homes in Beachmere were owner-occupied compared with 61.60% in 2016.

	House	Unit	Land
Average Tenure Period	10.5 years	7.5 years	-
Total Dwellings	1,694	138	128
Total New Listings	86	4	-
Median Value	\$880,126	\$373,149	-
Total Properties Listed	107	6	-

Market Trends

House: Market Trends

<div>98</div> <div>Properties Sold (12 Months)</div>	<div>10.5</div> <div>Average Tenure Period (Years)</div>	<div>\$630/w</div> <div>Median Asking Rent (12 Months)</div>
<div>86</div> <div>New Sale Listings (12 Months)</div>	<div>36</div> <div>Days on Market (12 Months)</div>	<div>68</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,120,250</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>↕</div>	<div>\$\$</div> <div>Median Price*</div>	<div>\$800,000</div> <div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$719,400</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

<div>6</div> <div>Properties Sold (12 Months)</div>	<div>7.5</div> <div>Average Tenure Period (Years)</div>	<div>\$275/w</div> <div>Median Asking Rent (12 Months)</div>
<div>4</div> <div>New Sale Listings (12 Months)</div>	<div>65</div> <div>Days on Market (12 Months)</div>	<div>4</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$465,000</div>	<div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>↕</div>	<div>\$\$</div> <div>Median Price*</div>	<div>\$140,000</div>	<div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$125,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

37 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$455,000	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*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Median Value

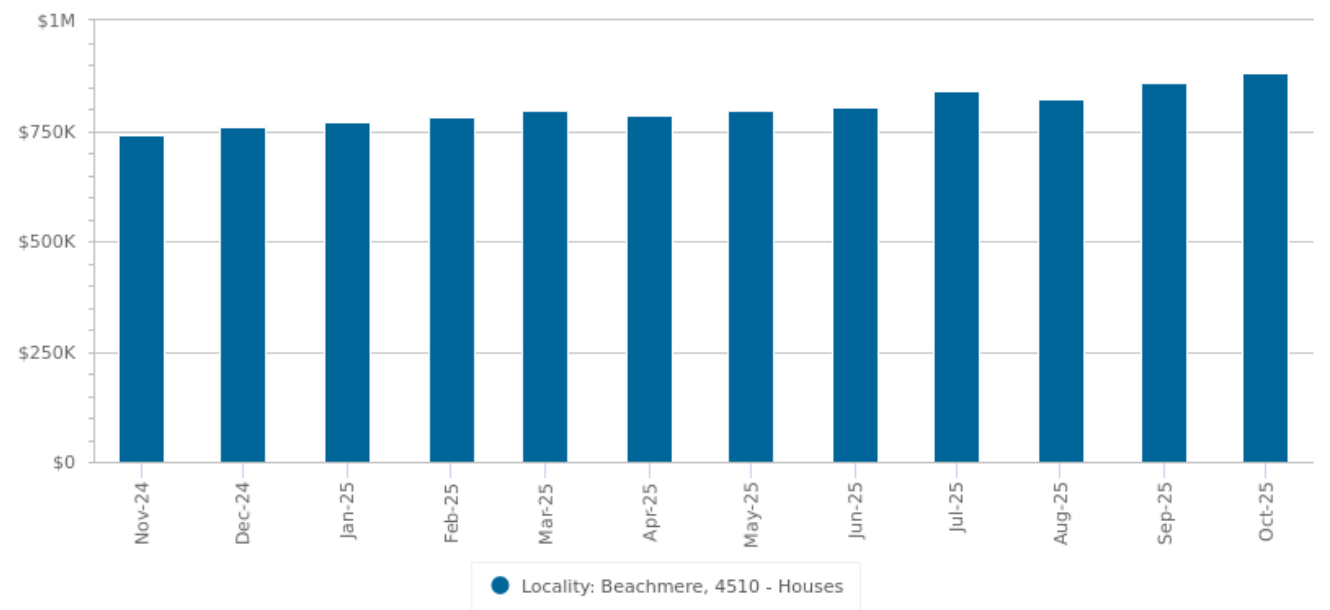
House: Recent Median Value

\$880K

Oct 2025

	Beachmere
Nov 2024	\$741,638
Dec 2024	\$758,254
Jan 2025	\$771,435
Feb 2025	\$781,390
Mar 2025	\$797,184
Apr 2025	\$786,487
May 2025	\$797,638
Jun 2025	\$805,550
Jul 2025	\$840,931
Aug 2025	\$823,942
Sep 2025	\$860,386
Oct 2025	\$880,126

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

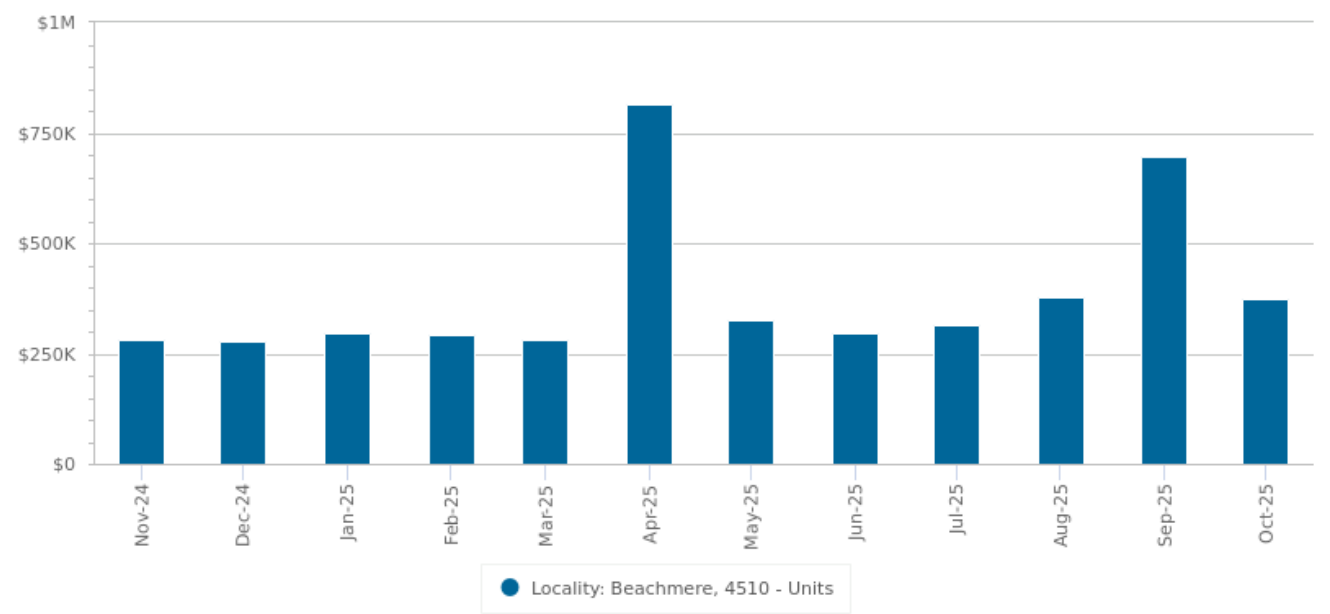
Unit: Recent Median Value

\$373K

Oct 2025

	Beachmere
Nov 2024	\$281,212
Dec 2024	\$279,341
Jan 2025	\$296,074
Feb 2025	\$290,747
Mar 2025	\$281,162
Apr 2025	\$814,593
May 2025	\$324,971
Jun 2025	\$297,635
Jul 2025	\$314,415
Aug 2025	\$377,644
Sep 2025	\$697,691
Oct 2025	\$373,149

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

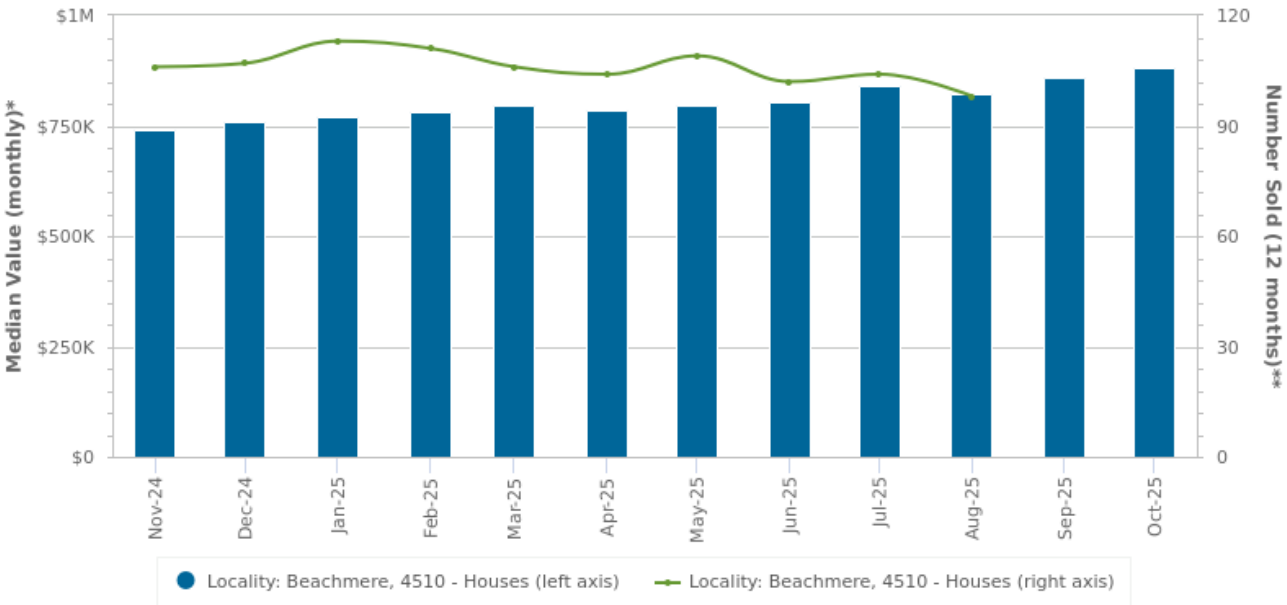
98

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$741,638	106
Dec 2024	\$758,254	107
Jan 2025	\$771,435	113
Feb 2025	\$781,390	111
Mar 2025	\$797,184	106
Apr 2025	\$786,487	104
May 2025	\$797,638	109
Jun 2025	\$805,550	102
Jul 2025	\$840,931	104
Aug 2025	\$823,942	98
Sep 2025	\$860,386	-
Oct 2025	\$880,126	-

Statistics are calculated over a rolling 12 month period



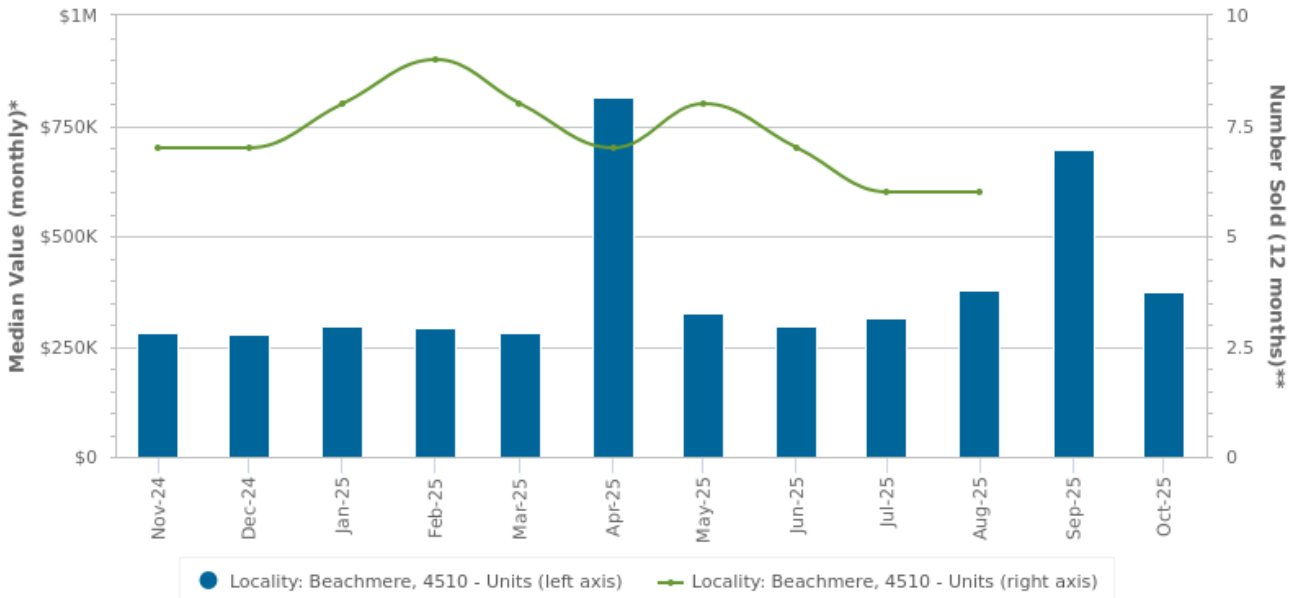
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

6
Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$281,212	7
Dec 2024	\$279,341	7
Jan 2025	\$296,074	8
Feb 2025	\$290,747	9
Mar 2025	\$281,162	8
Apr 2025	\$814,593	7
May 2025	\$324,971	8
Jun 2025	\$297,635	7
Jul 2025	\$314,415	6
Aug 2025	\$377,644	6
Sep 2025	\$697,691	-
Oct 2025	\$373,149	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

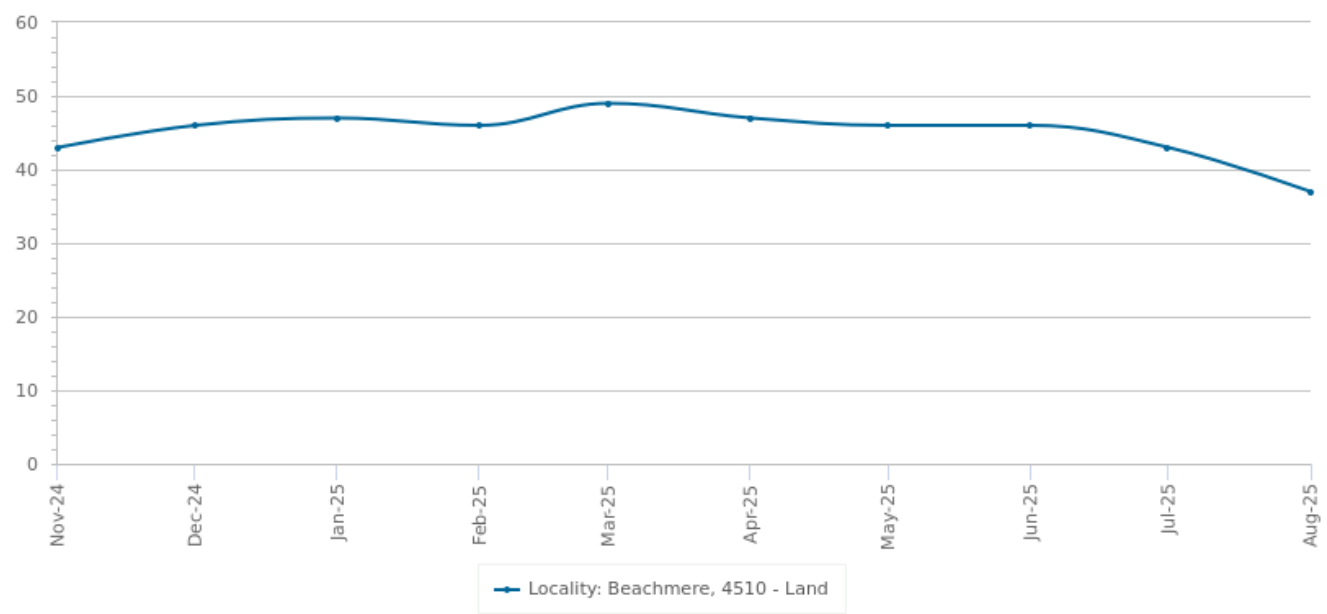
37

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	29
Oct 2024	-	41
Nov 2024	-	43
Dec 2024	-	46
Jan 2025	-	47
Feb 2025	-	46
Mar 2025	-	49
Apr 2025	-	47
May 2025	-	46
Jun 2025	-	46
Jul 2025	-	43
Aug 2025	-	37

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

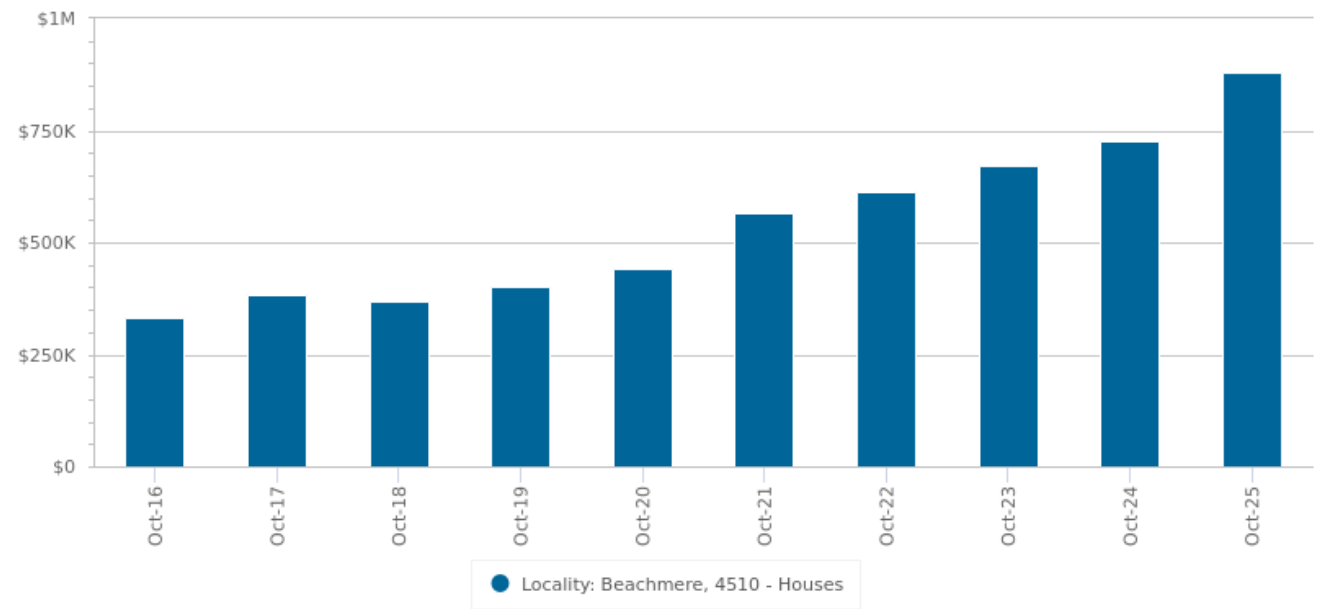
House: Median Value

\$880K

Oct 2025

	Beachmere
Oct 2016	\$330,493
Oct 2017	\$383,990
Oct 2018	\$369,596
Oct 2019	\$402,251
Oct 2020	\$440,883
Oct 2021	\$564,880
Oct 2022	\$613,578
Oct 2023	\$672,069
Oct 2024	\$725,852
Oct 2025	\$880,126

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

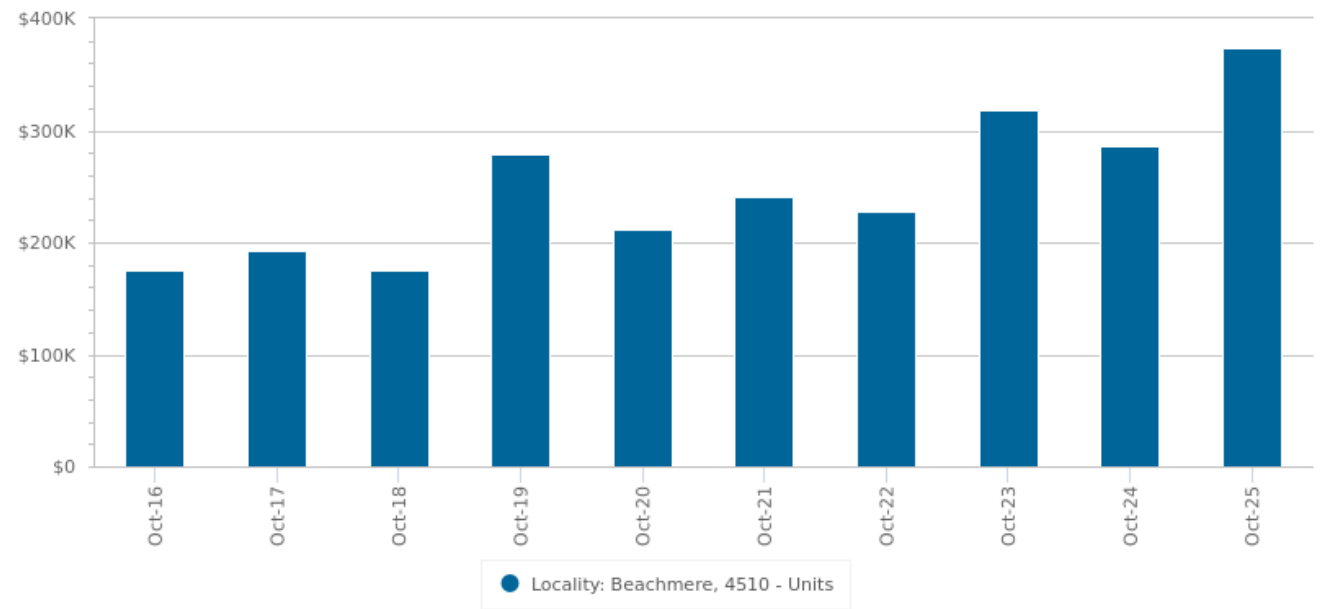
Unit: Median Value

\$373K

Oct 2025

	Beachmere
Oct 2016	\$174,556
Oct 2017	\$192,745
Oct 2018	\$174,810
Oct 2019	\$279,523
Oct 2020	\$212,229
Oct 2021	\$240,722
Oct 2022	\$227,019
Oct 2023	\$318,917
Oct 2024	\$285,731
Oct 2025	\$373,149

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

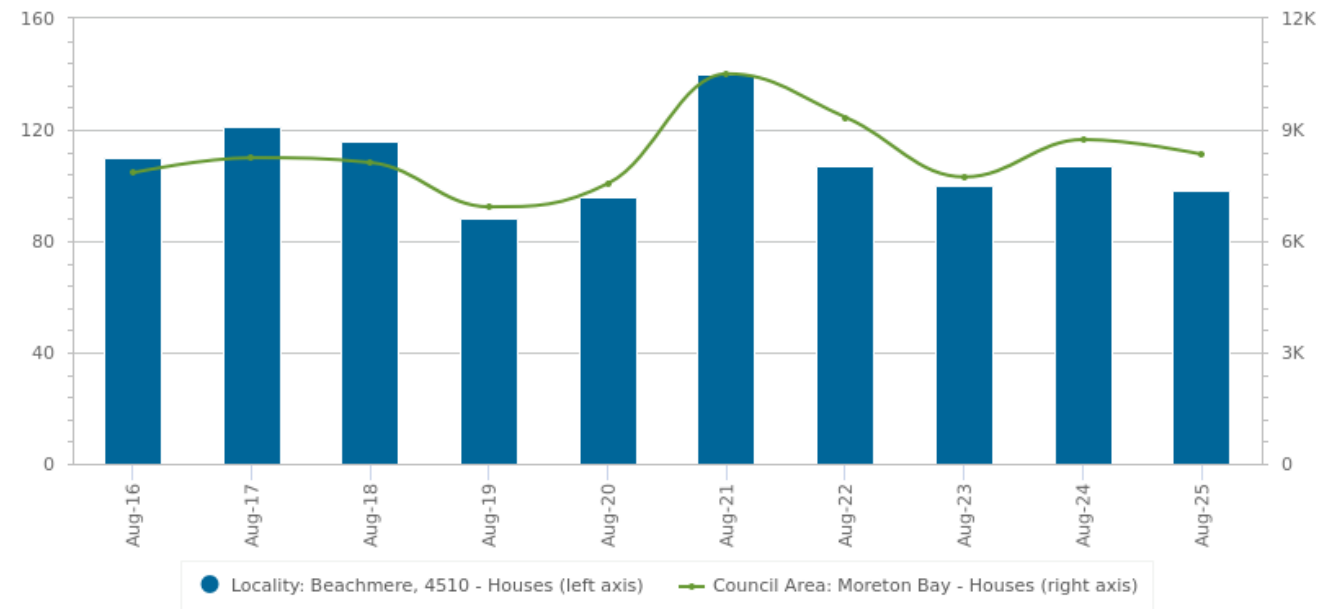
Sales Per Annum

House: Sales Per Annum

98
Aug 2025

	Beachmere	Moreton Bay
Aug 2016	110	7845
Aug 2017	121	8246
Aug 2018	116	8116
Aug 2019	88	6922
Aug 2020	96	7561
Aug 2021	140	10508
Aug 2022	107	9329
Aug 2023	100	7728
Aug 2024	107	8737
Aug 2025	98	8335

Statistics are calculated over a rolling 12 month period



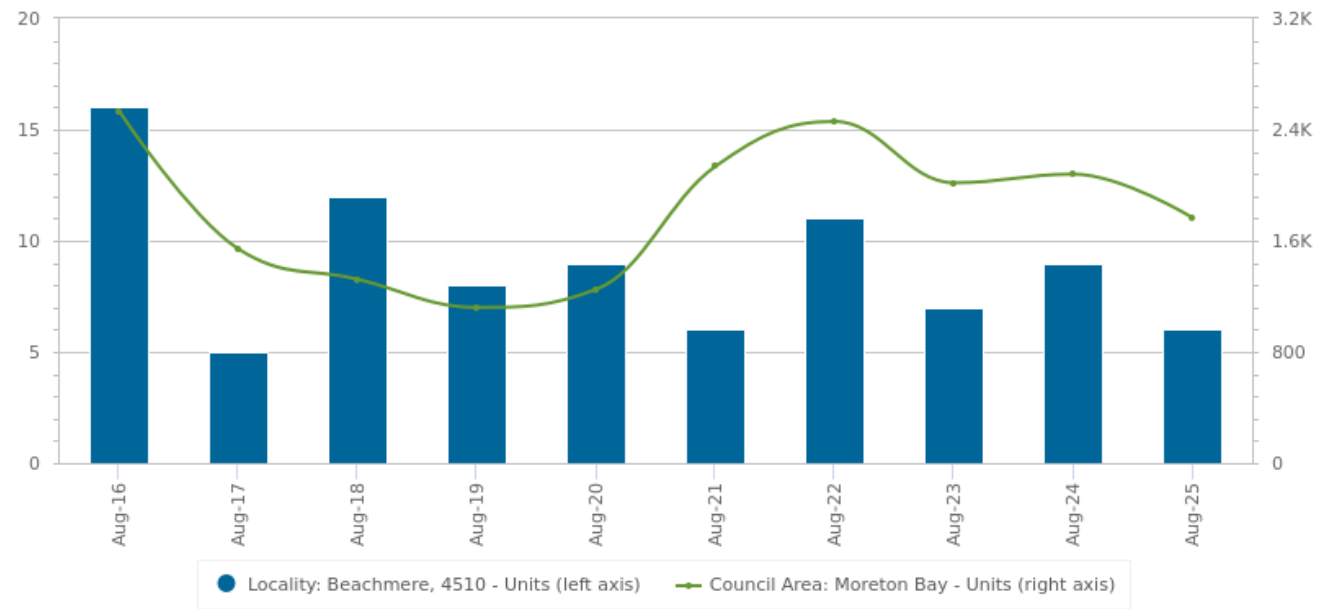
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

6
Aug 2025

	Beachmere	Moreton Bay
Aug 2016	16	2530
Aug 2017	5	1540
Aug 2018	12	1323
Aug 2019	8	1120
Aug 2020	9	1251
Aug 2021	6	2136
Aug 2022	11	2458
Aug 2023	7	2017
Aug 2024	9	2079
Aug 2025	6	1765

Statistics are calculated over a rolling 12 month period



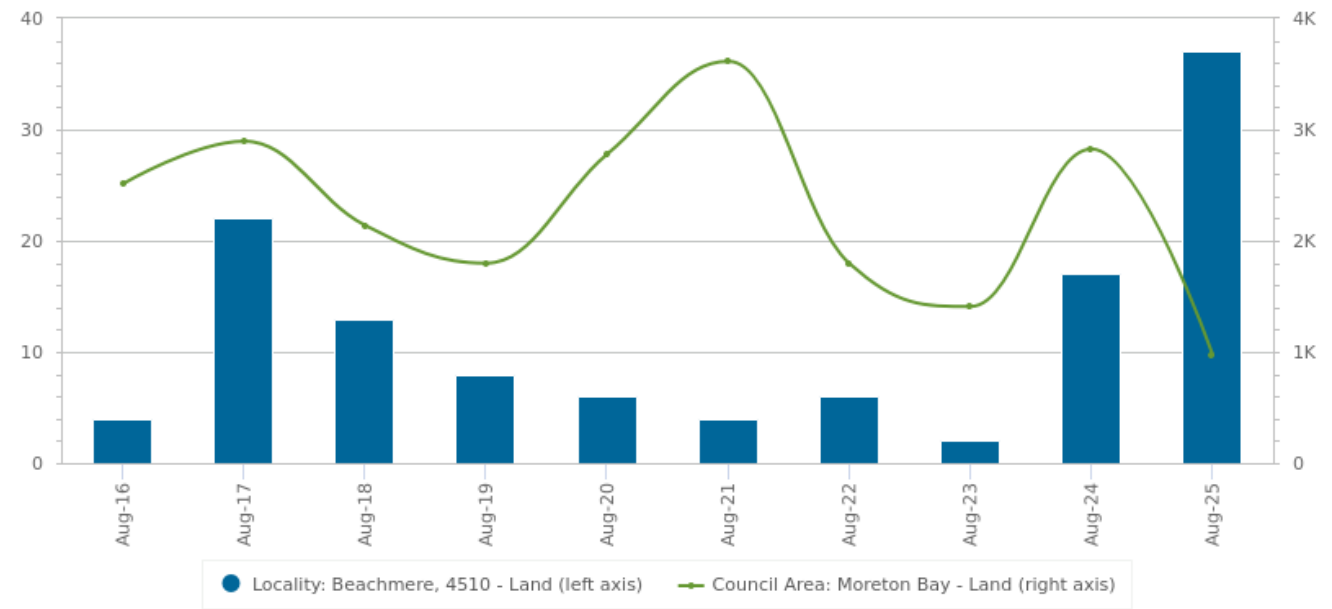
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

37
Aug 2025

	Beachmere	Moreton Bay
Aug 2016	4	2513
Aug 2017	22	2895
Aug 2018	13	2138
Aug 2019	8	1798
Aug 2020	6	2781
Aug 2021	4	3614
Aug 2022	6	1795
Aug 2023	2	1408
Aug 2024	17	2825
Aug 2025	37	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

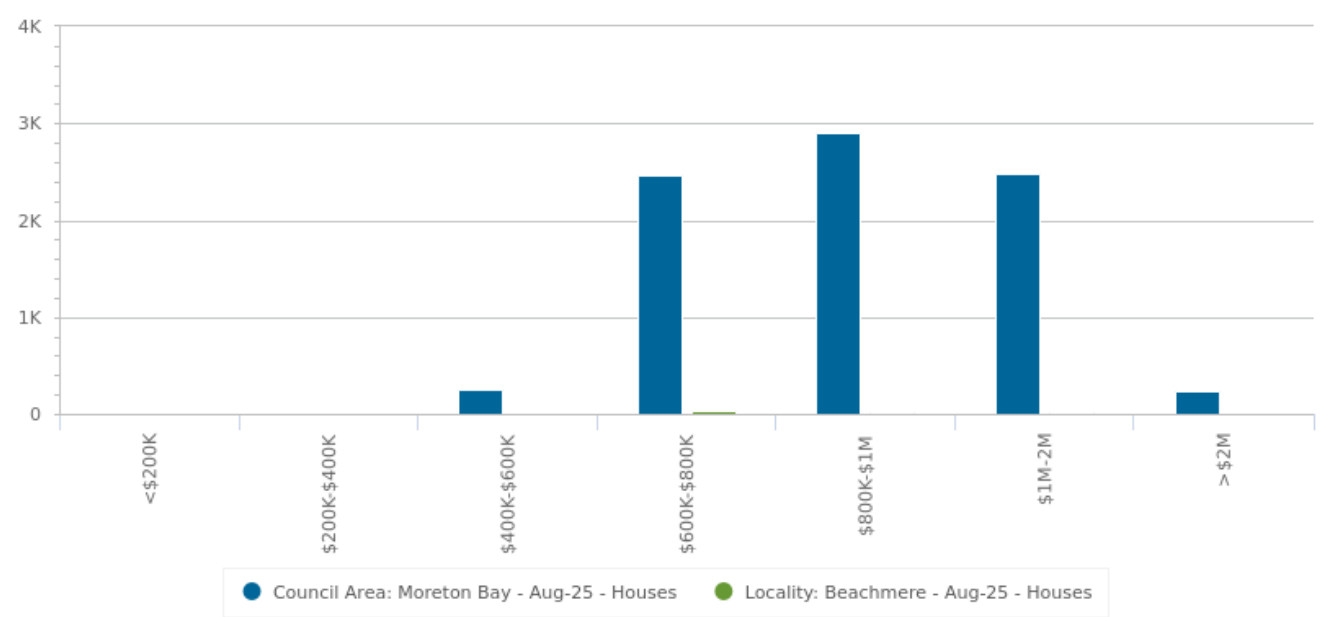
House: Sales By Price

\$94.60M

Aug 2025

	Beachmere	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	6	249
\$600K-\$800K	42	2,458
\$800K-\$1M	21	2,908
\$1M-\$2M	25	2,485
>\$2M	4	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

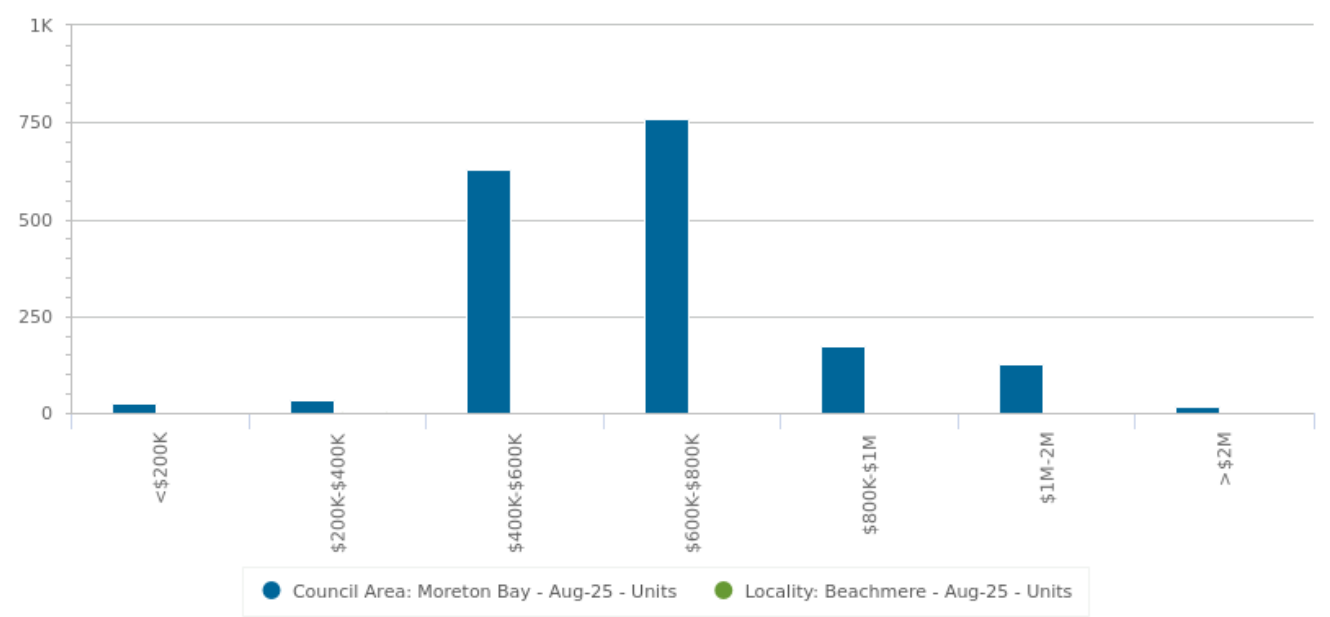
Unit: Sales By Price

\$2.49M

Aug 2025

	Beachmere	Moreton Bay
<\$200K	-	26
\$200K-\$400K	4	35
\$400K-\$600K	-	629
\$600K-\$800K	1	759
\$800K-\$1M	1	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

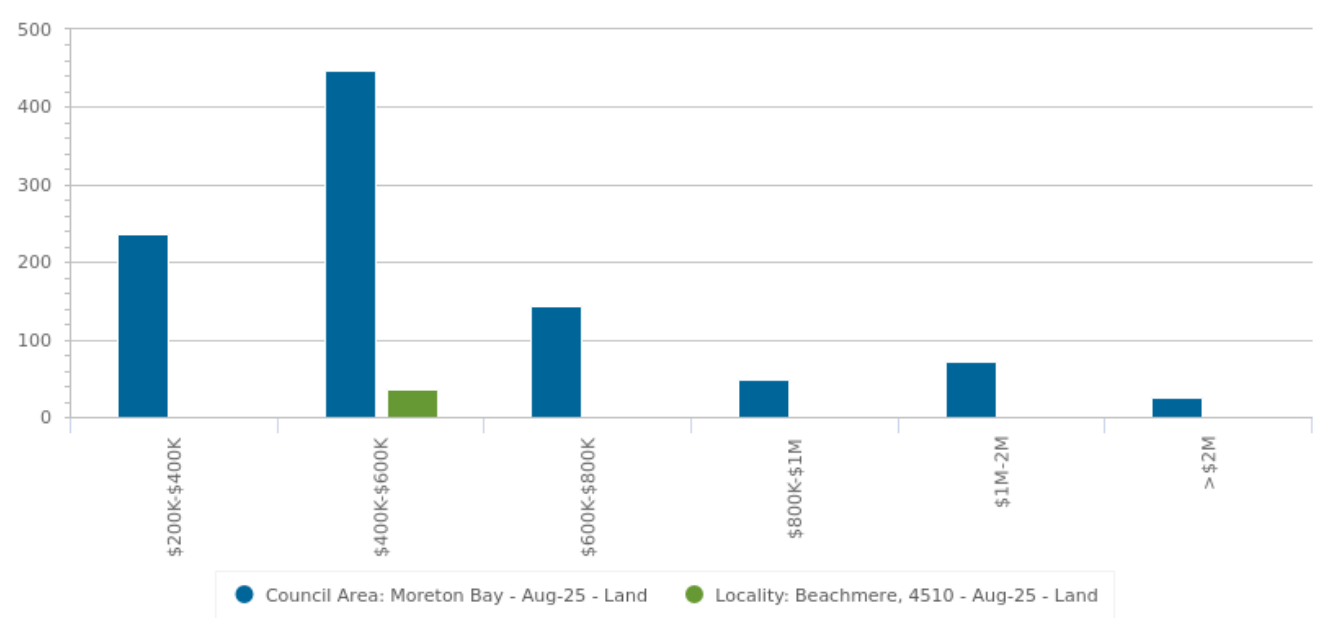


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Beachmere	Moreton Bay
\$200K-\$400K	1	236
\$400K-\$600K	35	448
\$600K-\$800K	-	143
\$800K-\$1M	-	49
\$1M-\$2M	1	72
>\$2M	-	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

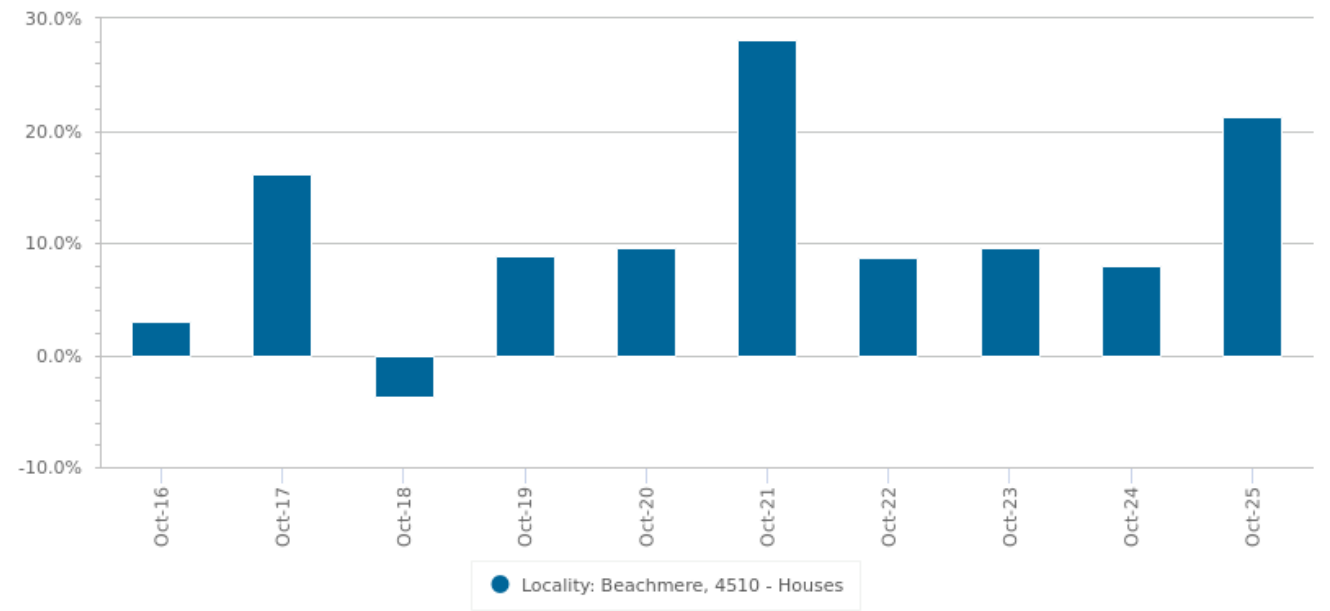
House: Change In Median Value

21.3%

Oct 2025

	Beachmere
Oct 2016	3.0%
Oct 2017	16.2%
Oct 2018	-3.7%
Oct 2019	8.8%
Oct 2020	9.6%
Oct 2021	28.1%
Oct 2022	8.6%
Oct 2023	9.5%
Oct 2024	8.0%
Oct 2025	21.3%

Statistics are calculated at the end of the displayed month



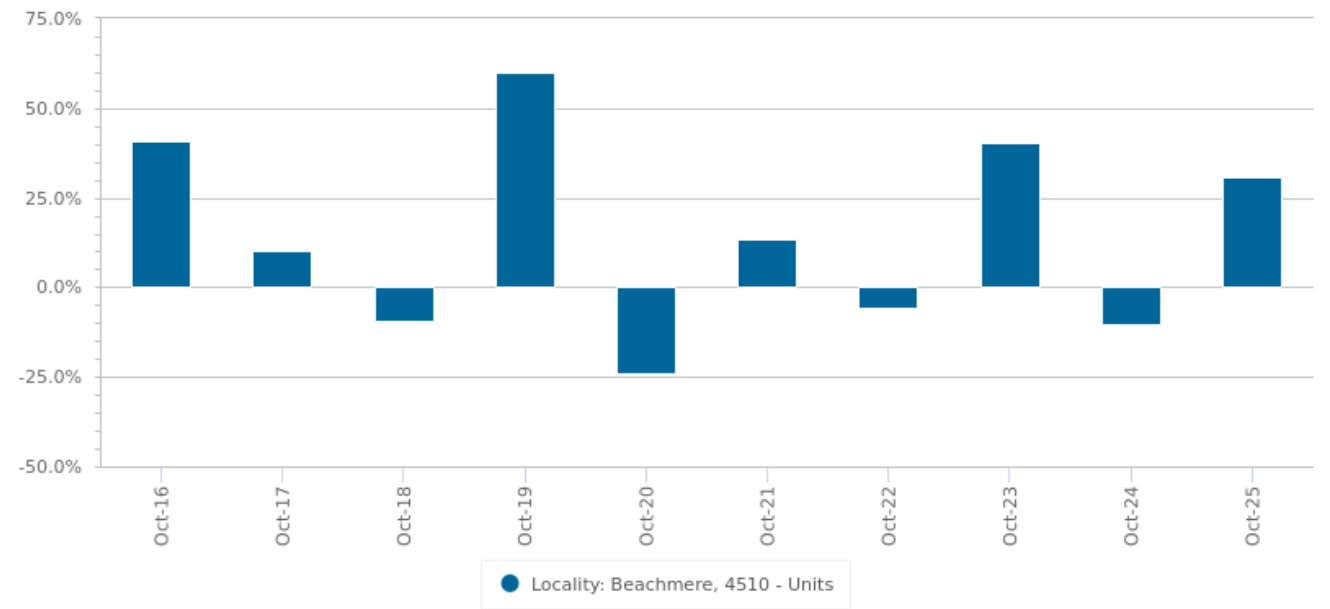
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

30.6%
Oct 2025

	Beachmere
Oct 2016	40.6%
Oct 2017	10.4%
Oct 2018	-9.3%
Oct 2019	59.9%
Oct 2020	-24.1%
Oct 2021	13.4%
Oct 2022	-5.7%
Oct 2023	40.5%
Oct 2024	-10.4%
Oct 2025	30.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

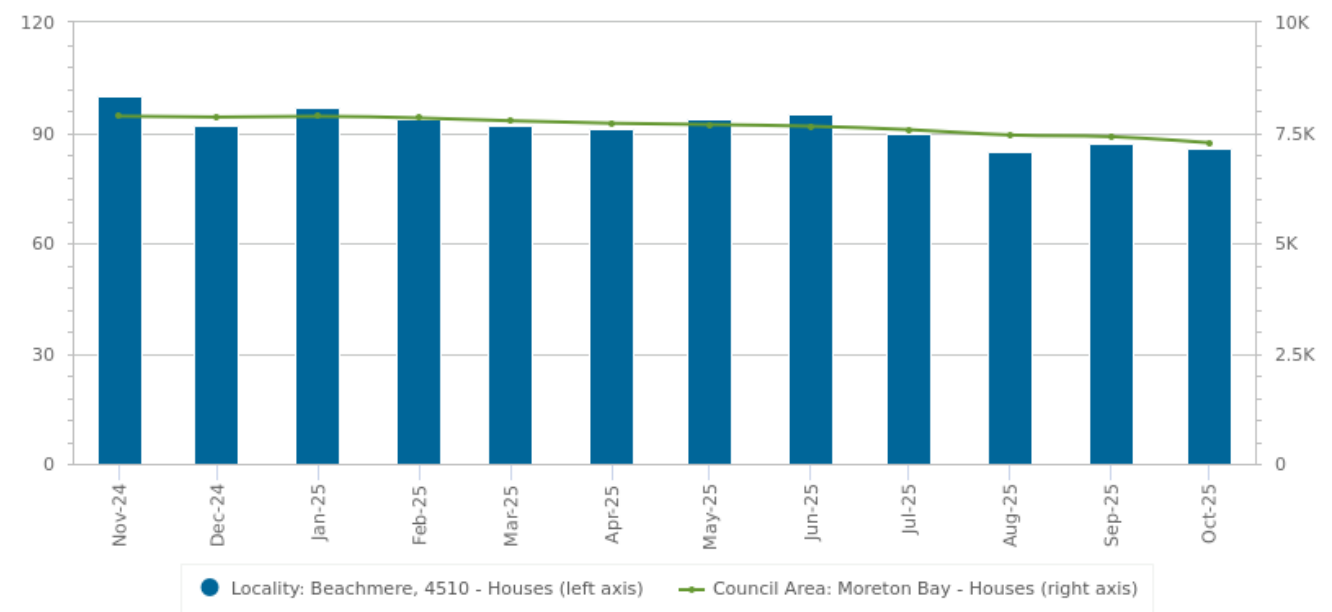
For Sale Statistics

House: Number of New Listing

86
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	100	7,875
Dec 2024	92	7,855
Jan 2025	97	7,872
Feb 2025	94	7,834
Mar 2025	92	7,770
Apr 2025	91	7,714
May 2025	94	7,685
Jun 2025	95	7,647
Jul 2025	90	7,569
Aug 2025	85	7,448
Sep 2025	87	7,411
Oct 2025	86	7,272

Statistics are calculated over a rolling 12 month period



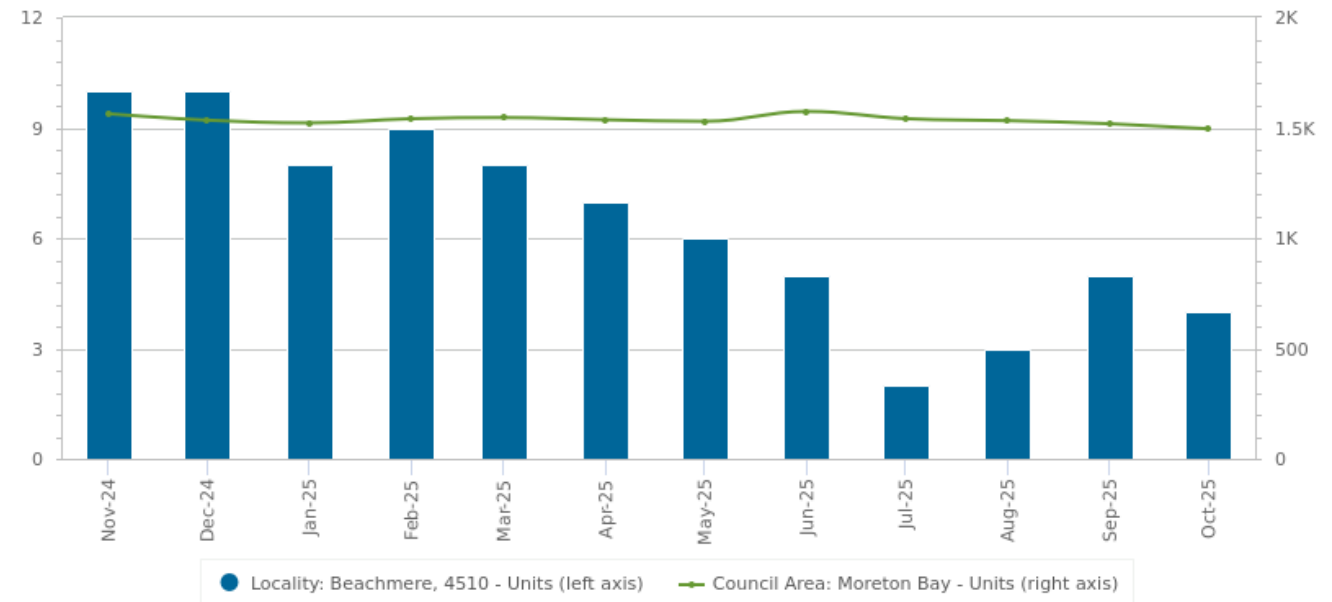
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

4
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	10	1,563
Dec 2024	10	1,534
Jan 2025	8	1,522
Feb 2025	9	1,541
Mar 2025	8	1,546
Apr 2025	7	1,536
May 2025	6	1,529
Jun 2025	5	1,574
Jul 2025	2	1,541
Aug 2025	3	1,532
Sep 2025	5	1,518
Oct 2025	4	1,495

Statistics are calculated over a rolling 12 month period



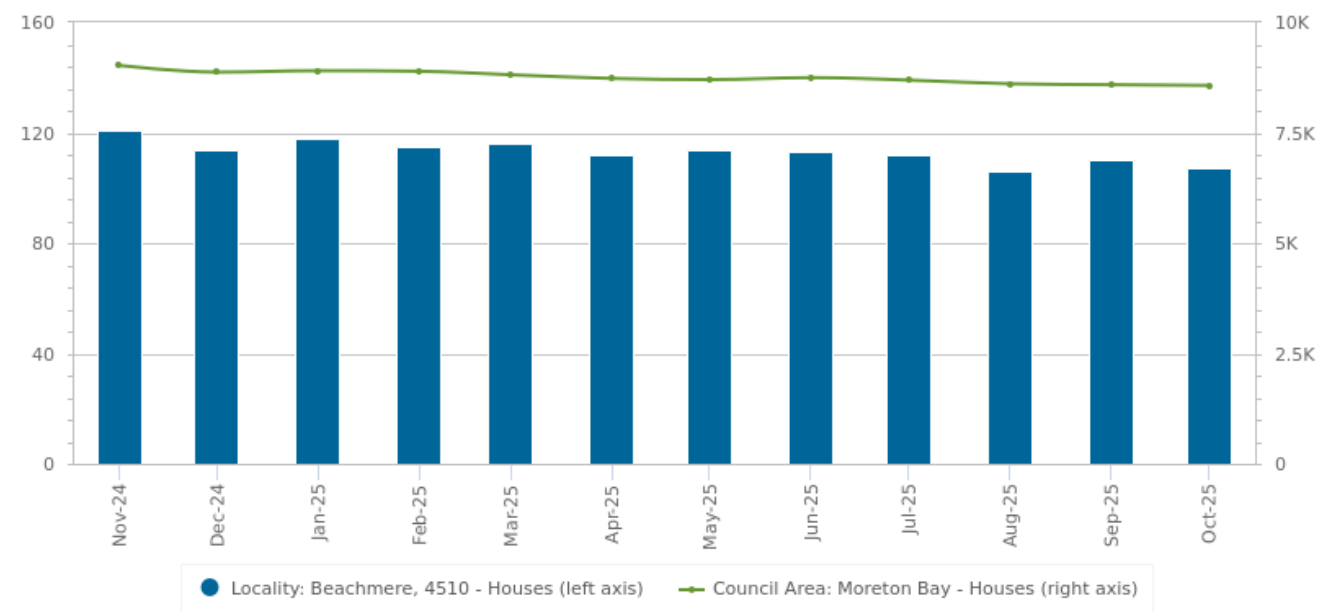
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

107
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	121	9,023
Dec 2024	114	8,872
Jan 2025	118	8,905
Feb 2025	115	8,892
Mar 2025	116	8,812
Apr 2025	112	8,730
May 2025	114	8,703
Jun 2025	113	8,748
Jul 2025	112	8,691
Aug 2025	106	8,609
Sep 2025	110	8,588
Oct 2025	107	8,571

Statistics are calculated over a rolling 12 month period



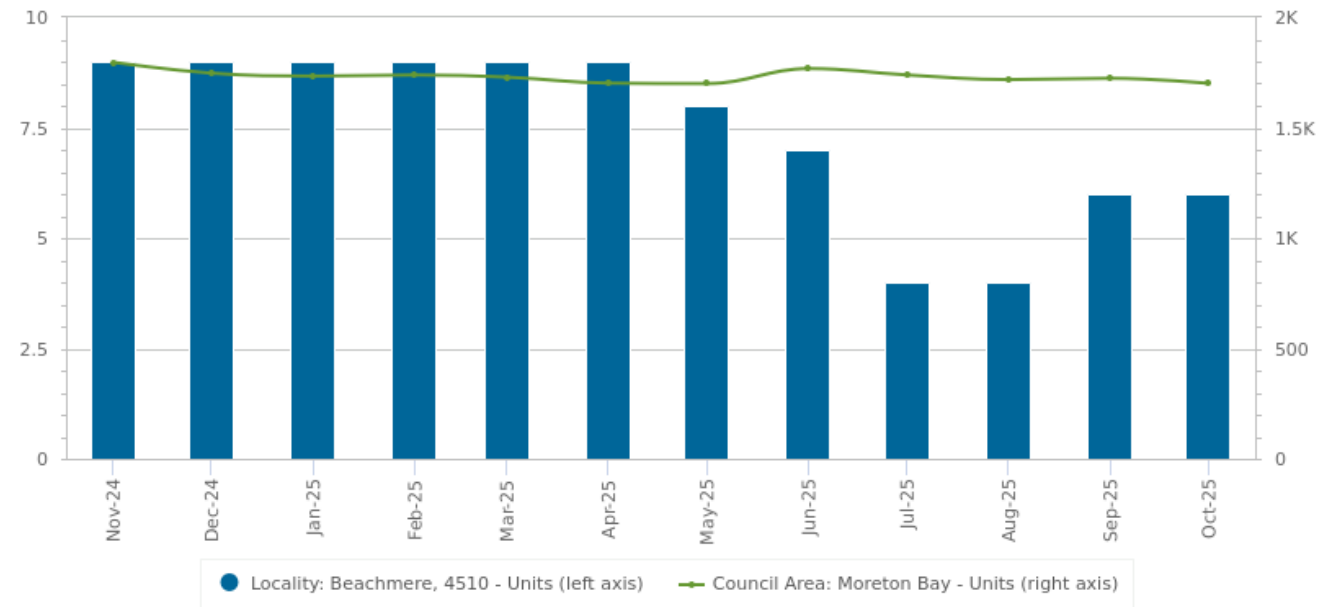
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

6
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	9	1,796
Dec 2024	9	1,747
Jan 2025	9	1,734
Feb 2025	9	1,739
Mar 2025	9	1,729
Apr 2025	9	1,702
May 2025	8	1,700
Jun 2025	7	1,768
Jul 2025	4	1,739
Aug 2025	4	1,718
Sep 2025	6	1,724
Oct 2025	6	1,701

Statistics are calculated over a rolling 12 month period



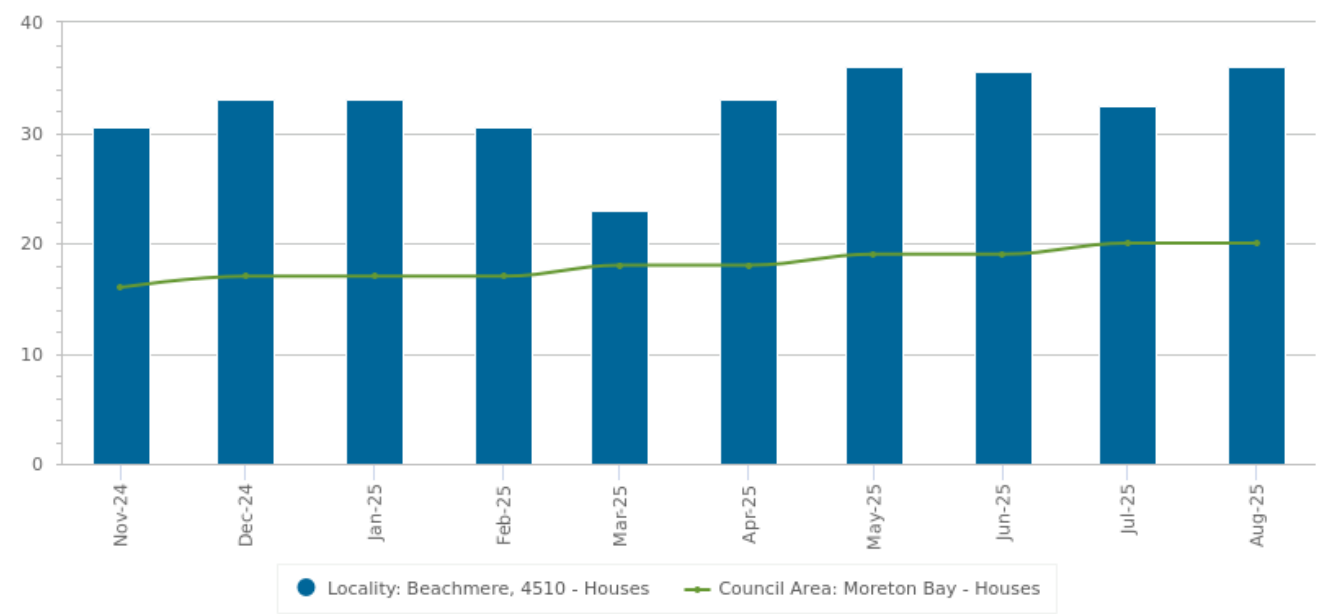
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

36
Aug 2025

	Beachmere	Moreton Bay
Sep 2024	27	16
Oct 2024	25	16
Nov 2024	30.5	16
Dec 2024	33	17
Jan 2025	33	17
Feb 2025	30.5	17
Mar 2025	23	18
Apr 2025	33	18
May 2025	36	19
Jun 2025	35.5	19
Jul 2025	32.5	20
Aug 2025	36	20

Statistics are calculated over a rolling 12 month period



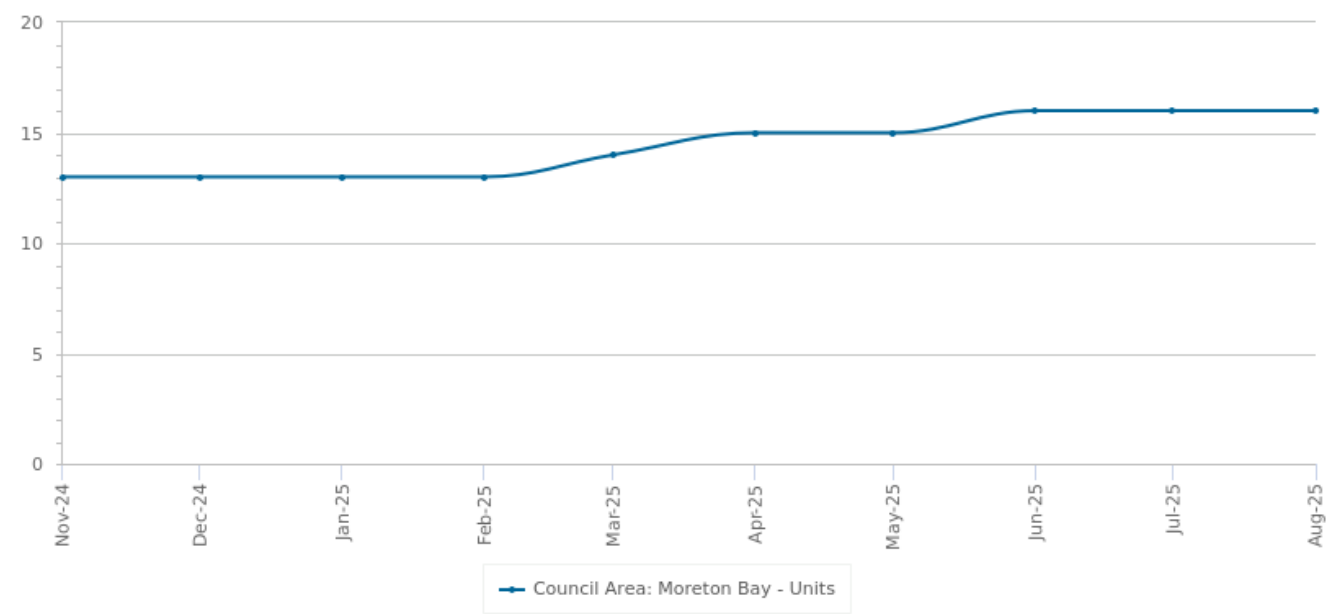
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

65
Jun 2019

	Beachmere	Moreton Bay
Sep 2024	-	13
Oct 2024	-	13
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	16
Jul 2025	-	16
Aug 2025	-	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

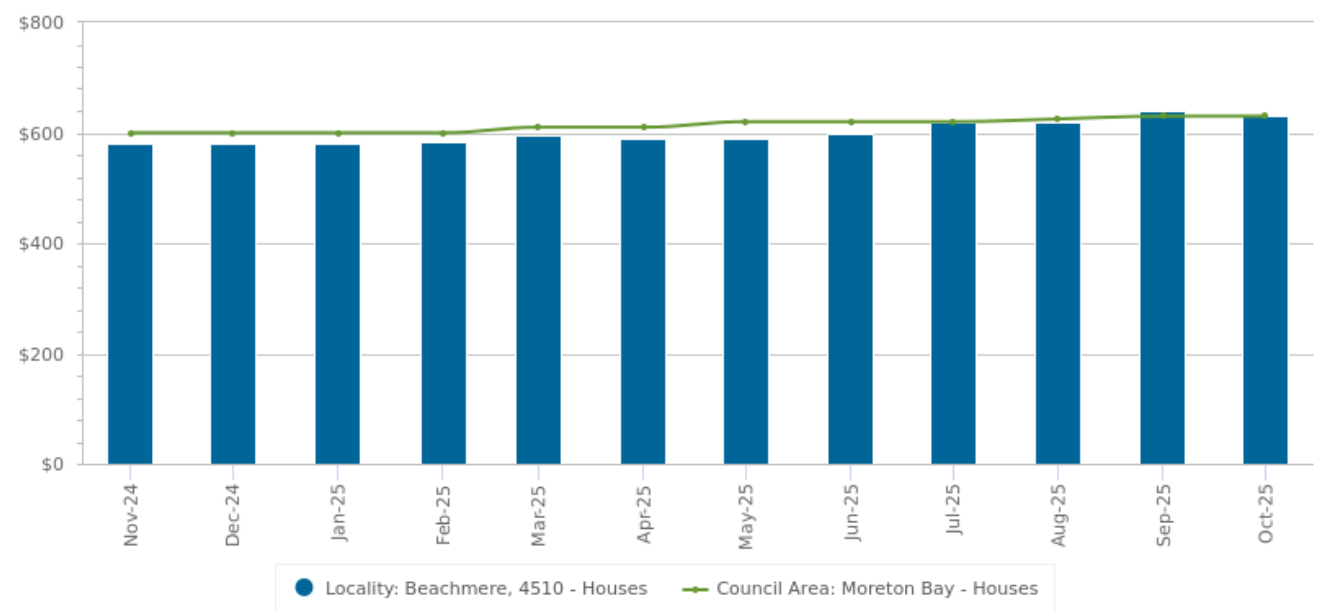
House: Median Rent

\$630/w

Oct 2025

	Beachmere	Moreton Bay
Nov 2024	\$580/w	\$600/w
Dec 2024	\$580/w	\$600/w
Jan 2025	\$580/w	\$600/w
Feb 2025	\$585/w	\$600/w
Mar 2025	\$595/w	\$610/w
Apr 2025	\$590/w	\$610/w
May 2025	\$590/w	\$620/w
Jun 2025	\$600/w	\$620/w
Jul 2025	\$620/w	\$620/w
Aug 2025	\$620/w	\$625/w
Sep 2025	\$640/w	\$630/w
Oct 2025	\$630/w	\$630/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

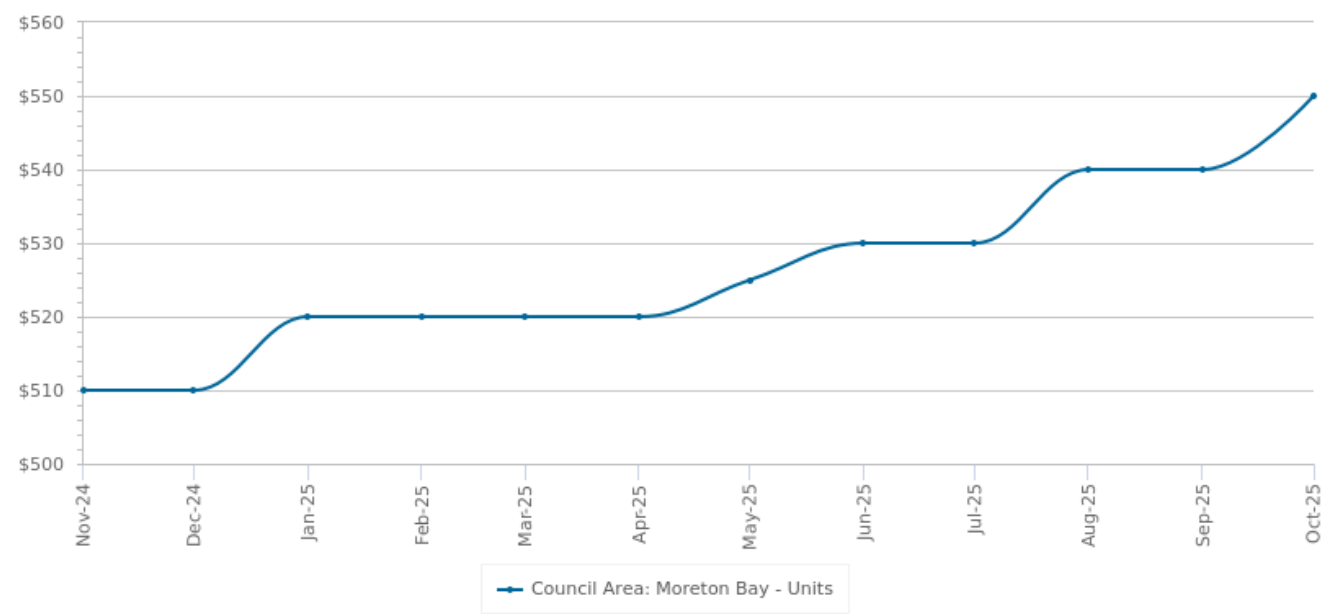
Unit: Median Rent

\$275/w

Feb 2021

	Beachmere	Moreton Bay
Nov 2024	-	\$510/w
Dec 2024	-	\$510/w
Jan 2025	-	\$520/w
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



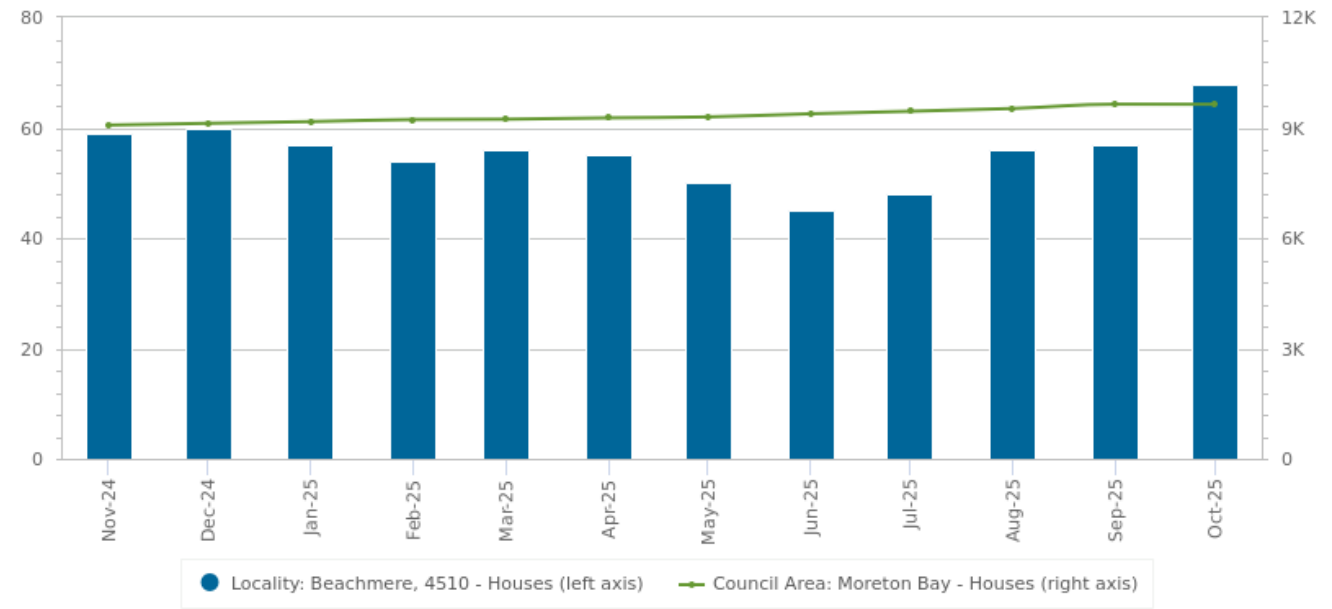
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

68
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	59	9,072
Dec 2024	60	9,120
Jan 2025	57	9,167
Feb 2025	54	9,222
Mar 2025	56	9,231
Apr 2025	55	9,268
May 2025	50	9,294
Jun 2025	45	9,380
Jul 2025	48	9,447
Aug 2025	56	9,523
Sep 2025	57	9,639
Oct 2025	68	9,636

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

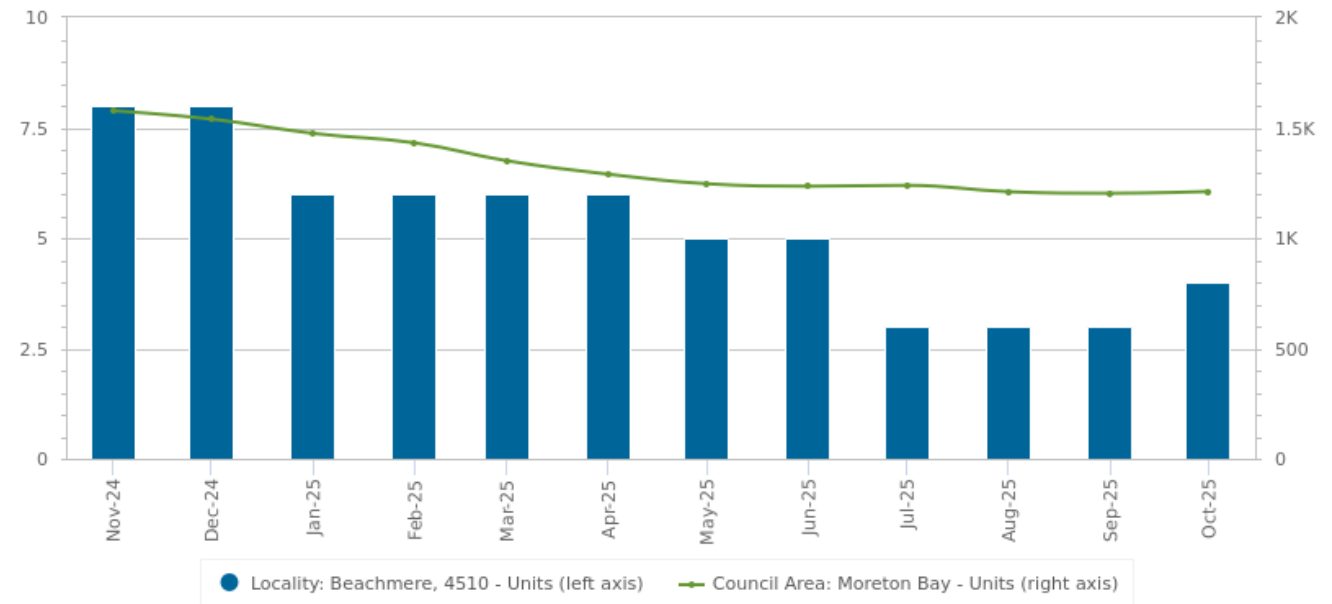
Unit: Rental Rate Observations

4

Oct 2025

	Beachmere	Moreton Bay
Nov 2024	8	1,577
Dec 2024	8	1,539
Jan 2025	6	1,474
Feb 2025	6	1,431
Mar 2025	6	1,350
Apr 2025	6	1,289
May 2025	5	1,246
Jun 2025	5	1,235
Jul 2025	3	1,239
Aug 2025	3	1,210
Sep 2025	3	1,203
Oct 2025	4	1,211

Statistics are calculated over a rolling 12 month period



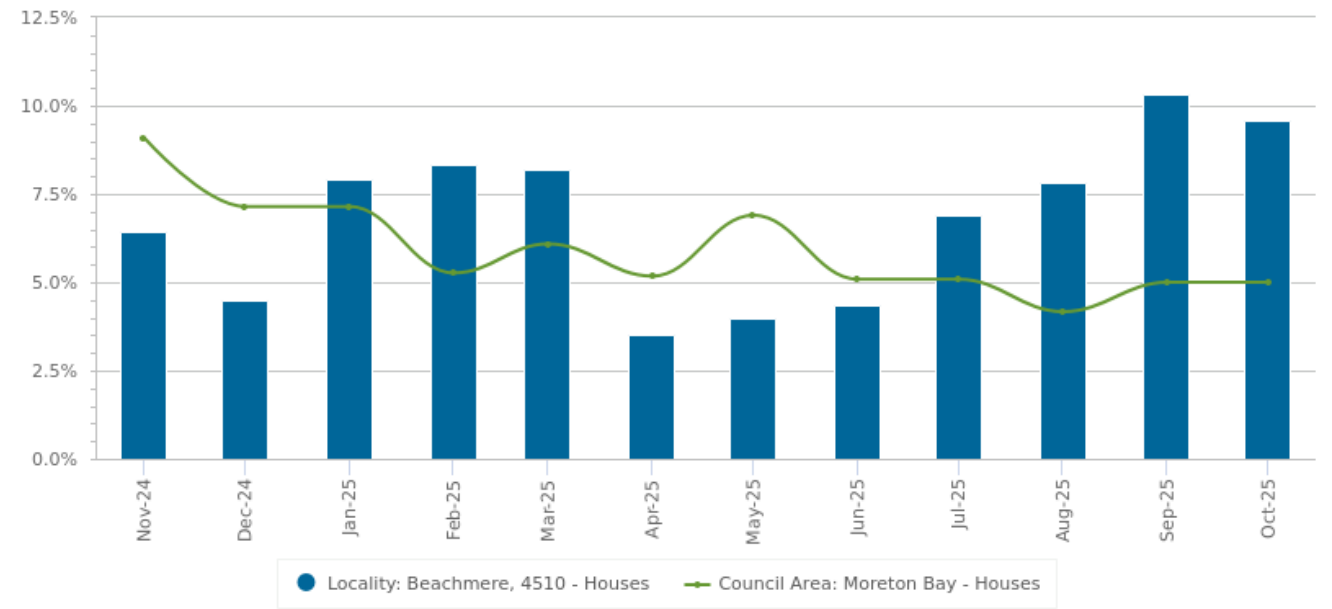
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.6%
Oct 2025

	Beachmere	Moreton Bay
Nov 2024	6.4%	9.1%
Dec 2024	4.5%	7.1%
Jan 2025	7.9%	7.1%
Feb 2025	8.3%	5.3%
Mar 2025	8.2%	6.1%
Apr 2025	3.5%	5.2%
May 2025	4.0%	6.9%
Jun 2025	4.3%	5.1%
Jul 2025	6.9%	5.1%
Aug 2025	7.8%	4.2%
Sep 2025	10.3%	5.0%
Oct 2025	9.6%	5.0%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

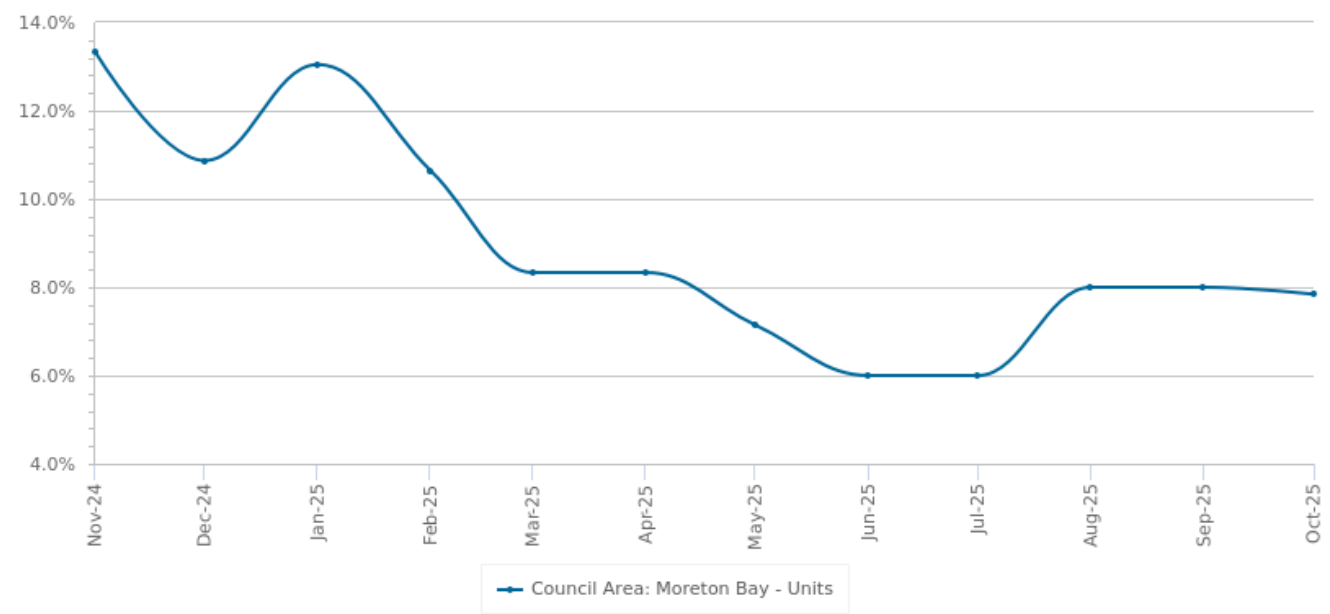
Unit: Change in Rental Rate

-10.2%

Mar 2019

	Beachmere	Moreton Bay
Nov 2024	-	13.3%
Dec 2024	-	10.9%
Jan 2025	-	13.0%
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



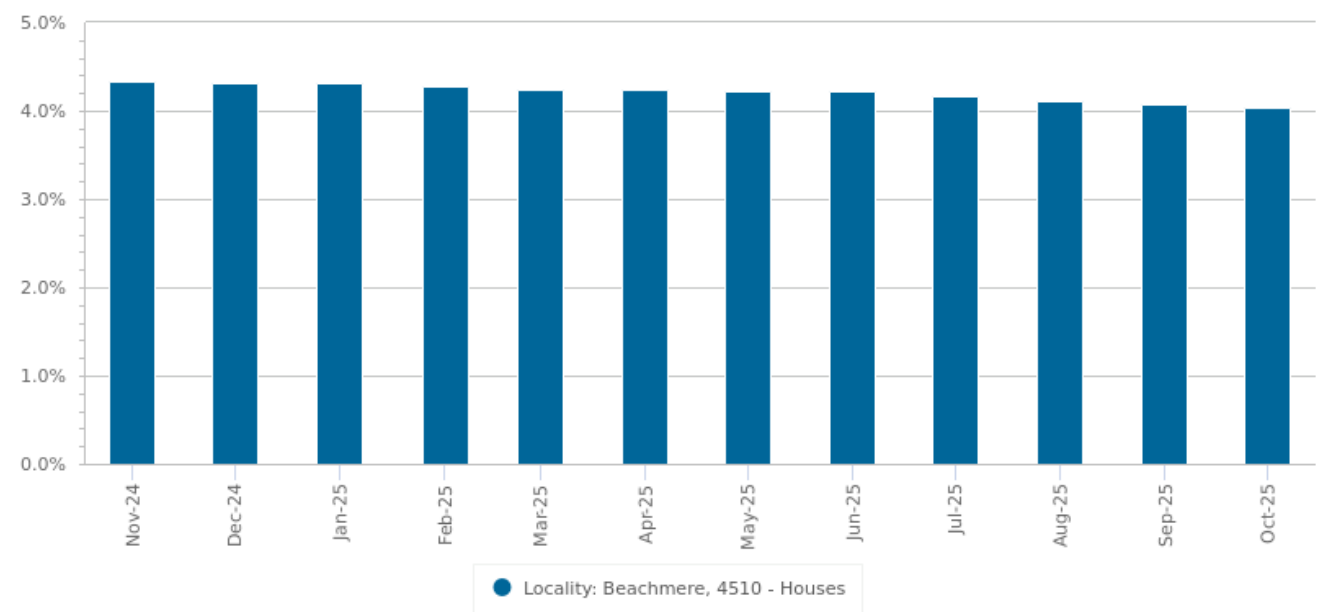
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.0%
Oct 2025

	Beachmere
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.3%
Feb 2025	4.3%
Mar 2025	4.3%
Apr 2025	4.2%
May 2025	4.2%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.1%
Sep 2025	4.1%
Oct 2025	4.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Beachmere	Moreton Bay
Childless Couples	58.5%	38.7%
Couples with Children	24.9%	42%
Single Parents	14.9%	17.9%
Other	1.3%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

58.5%



Couples with Children

24.9%



Single Parents

14.9%



Other

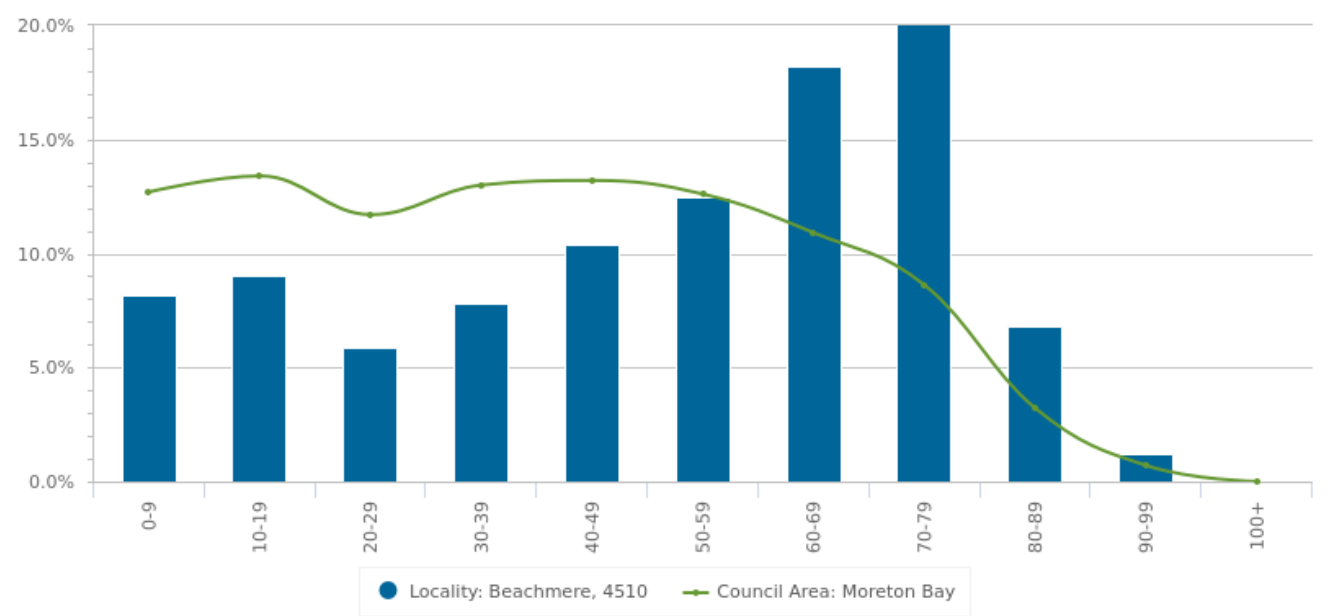
1.3%

Population Age

Population Age

	Beachmere	Moreton Bay
0-9	8.2%	12.7%
10-19	9%	13.4%
20-29	5.9%	11.7%
30-39	7.8%	13%
40-49	10.4%	13.2%
50-59	12.5%	12.6%
60-69	18.2%	10.9%
70-79	20%	8.6%
80-89	6.8%	3.2%
90-99	1.2%	0.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



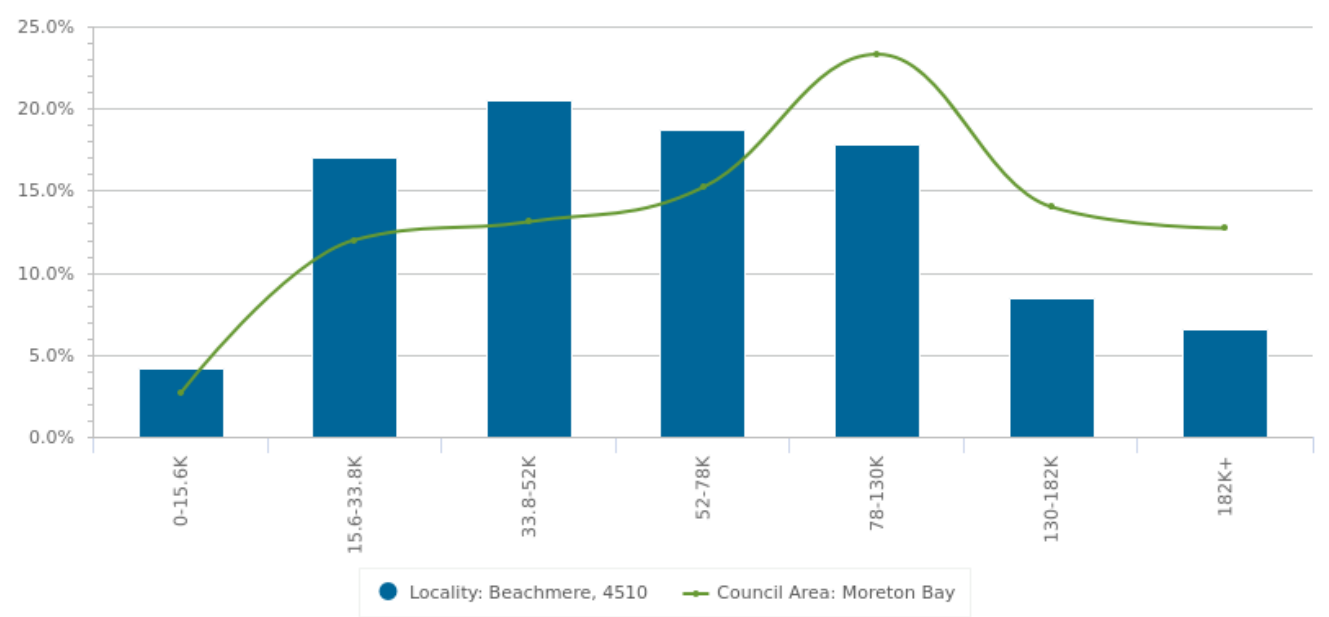
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Beachmere	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	17%	12%
33.8-52K	20.5%	13.1%
52-78K	18.7%	15.2%
78-130K	17.8%	23.3%
130-182K	8.5%	14%
182K+	6.6%	12.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Beachmere	Moreton Bay
Postgrad	3.4%	4.9%
Graduate Diploma or Certificate	2.5%	3.3%
Bachelor	14.8%	20%
Advanced Diploma or Diploma	17.1%	17.2%
Certificate	45.2%	42.3%
Not Stated	15.5%	11.2%
Inadequately Described	1.2%	0.9%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

3.4%



Graduate Diploma or Certificate

2.5%



Bachelor

14.8%



Advanced Diploma or Diploma

17.1%



Certificate

45.2%



Not Stated

15.5%



Inadequately Described

1.2%

Occupation

Employment By Occupation

	Beachmere	Moreton Bay
Professional	13.3%	17.9%
Clerical	14.1%	14.1%
Trades	15.3%	14.7%
Labourer	13.2%	10.5%
Not Stated	1.7%	1.8%
Machinery Operators and Drivers	9.4%	7.1%
Managers	9.5%	11.4%
Community and Personal Service Workers	13.1%	13.3%
Sales Workers	10.1%	9.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

13.3%



Clerical

14.1%



Trades

15.3%



Labourer

13.2%



Not Stated

1.7%



Machinery Operators and Drivers

9.4%

Employment By Occupation



Managers

9.5%



Community and Personal Service
Workers

13.1%



Sales Workers

10.1%

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