

# Suburb Statistics Report

Beachmere QLD 4510

Prepared on 20 Jan 2026

Griffin National Real Estate  
Mob: 07 3888 3666  
Email: [info@griffinnational.com.au](mailto:info@griffinnational.com.au)





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	1,728	138	112
Total New Listings	93	5	-
Median Value	\$914,651	\$309,269	-
Total Properties Listed	107	7	-

Market Trends

House: Market Trends

<div>105</div> <div>Properties Sold (12 Months)</div>	<div>10.5</div> <div>Average Tenure Period (Years)</div>	<div>\$650/w</div> <div>Median Asking Rent (12 Months)</div>
<div>93</div> <div>New Sale Listings (12 Months)</div>	<div>30</div> <div>Days on Market (12 Months)</div>	<div>86</div> <div>Rental Rate Observations (12 Months)</div>


House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,195,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$837,000</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>Lower Quartile Price*</div>	<div>\$745,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>		

Unit: Market Trends

8 Properties Sold (12 Months)	7.5 Average Tenure Period (Years)	\$275/w Median Asking Rent (12 Months)
5 New Sale Listings (12 Months)	65 Days on Market (12 Months)	5 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles




	\$\$\$ Upper Quartile Price*	\$465,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$140,000	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*	\$125,000	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			



Land: Market Trends

18 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*	\$470,000	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

\$915K

Dec 2025

	Beachmere
Jan 2025	\$770,494
Feb 2025	\$774,909
Mar 2025	\$797,324
Apr 2025	\$786,395
May 2025	\$797,285
Jun 2025	\$801,510
Jul 2025	\$841,215
Aug 2025	\$834,797
Sep 2025	\$882,529
Oct 2025	\$898,430
Nov 2025	\$895,890
Dec 2025	\$914,651

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

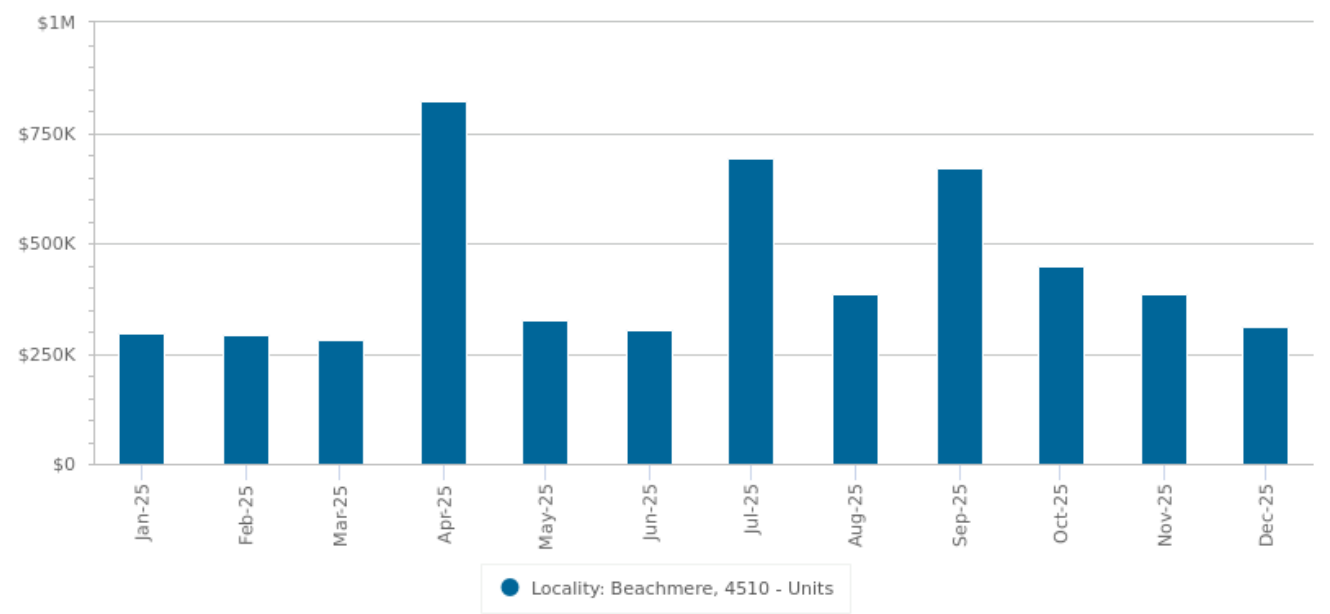
Unit: Recent Median Value

\$309K

Dec 2025

	Beachmere
Jan 2025	\$296,352
Feb 2025	\$291,099
Mar 2025	\$281,780
Apr 2025	\$821,557
May 2025	\$324,971
Jun 2025	\$302,866
Jul 2025	\$692,656
Aug 2025	\$385,913
Sep 2025	\$670,959
Oct 2025	\$449,357
Nov 2025	\$383,891
Dec 2025	\$309,269

Statistics are calculated at the end of the displayed month



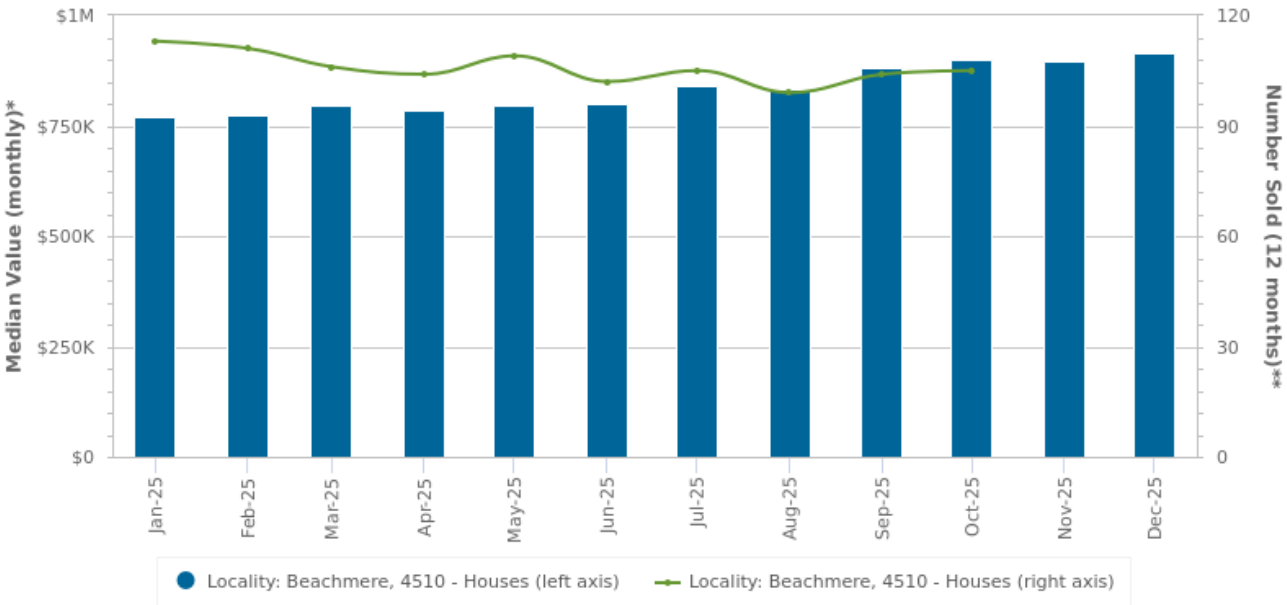
Statistics are calculated at the end of the displayed month

105  
Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$770,494	113
Feb 2025	\$774,909	111
Mar 2025	\$797,324	106
Apr 2025	\$786,395	104
May 2025	\$797,285	109
Jun 2025	\$801,510	102
Jul 2025	\$841,215	105
Aug 2025	\$834,797	99
Sep 2025	\$882,529	104
Oct 2025	\$898,430	105
Nov 2025	\$895,890	-
Dec 2025	\$914,651	-

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

8  
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$296,352	8
Feb 2025	\$291,099	9
Mar 2025	\$281,780	8
Apr 2025	\$821,557	7
May 2025	\$324,971	8
Jun 2025	\$302,866	7
Jul 2025	\$692,656	6
Aug 2025	\$385,913	6
Sep 2025	\$670,959	8
Oct 2025	\$449,357	8
Nov 2025	\$383,891	-
Dec 2025	\$309,269	-

Statistics are calculated over a rolling 12 month period



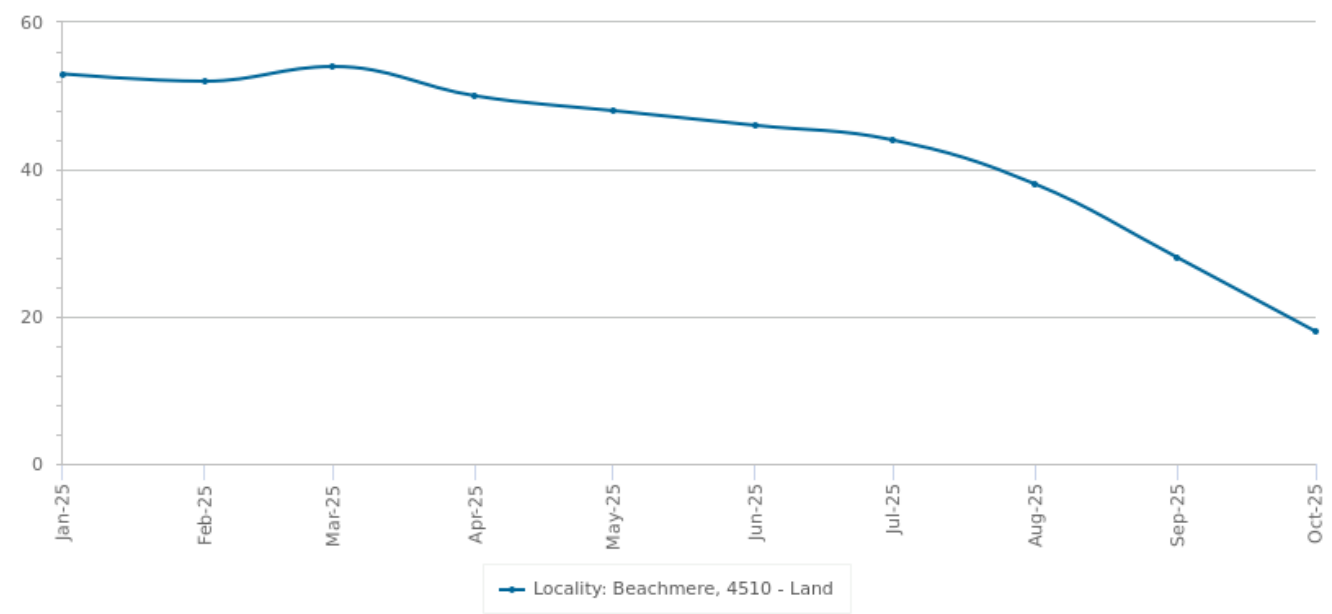
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

18  
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	49
Dec 2024	-	52
Jan 2025	-	53
Feb 2025	-	52
Mar 2025	-	54
Apr 2025	-	50
May 2025	-	48
Jun 2025	-	46
Jul 2025	-	44
Aug 2025	-	38
Sep 2025	-	28
Oct 2025	-	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

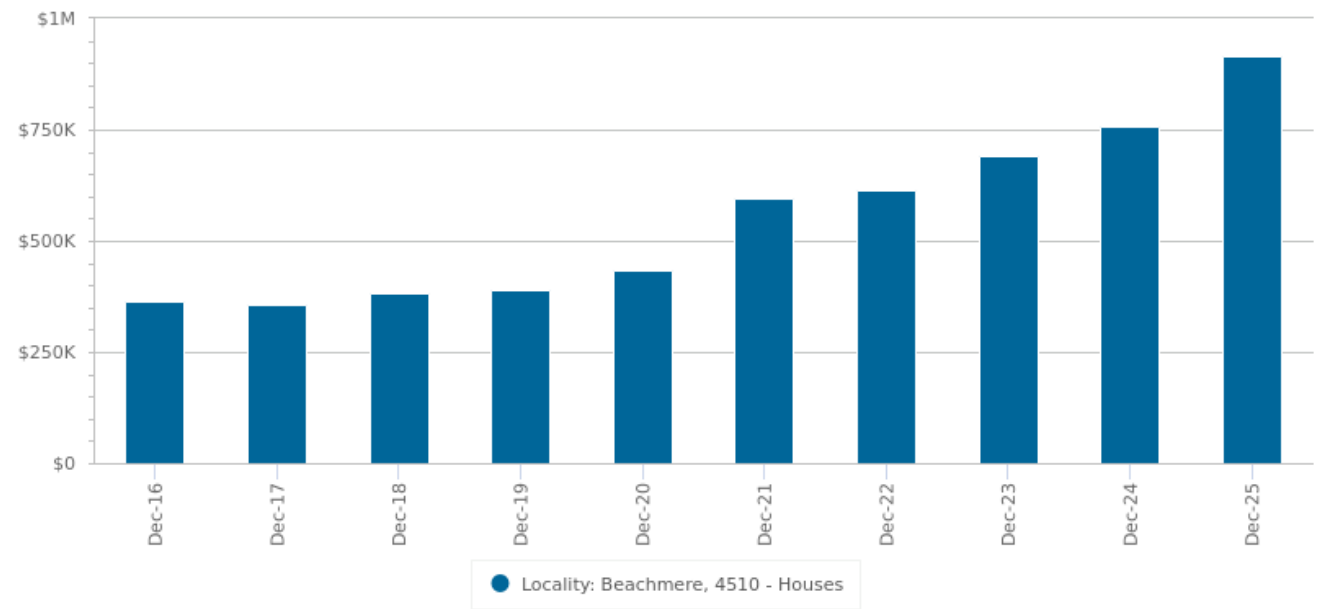
House: Median Value

\$915K

Dec 2025

	Beachmere
Dec 2017	\$358,093
Dec 2018	\$384,173
Dec 2019	\$389,449
Dec 2020	\$435,191
Dec 2021	\$594,253
Dec 2022	\$612,790
Dec 2023	\$690,873
Dec 2024	\$758,628
Dec 2025	\$914,651
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

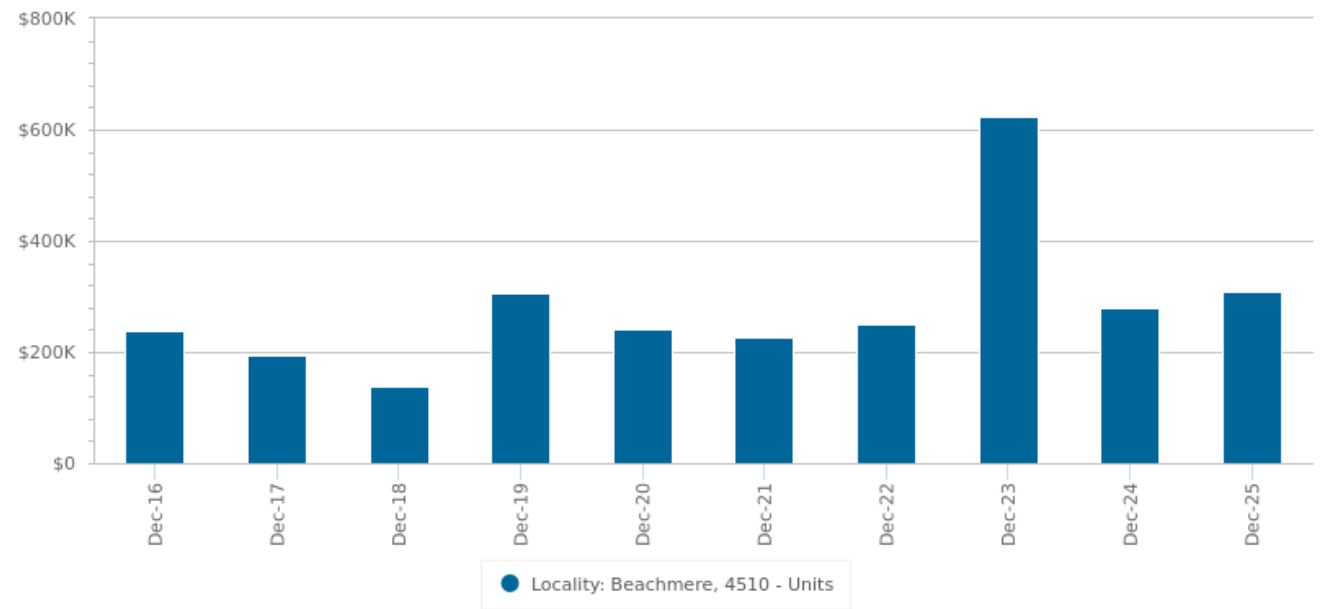
Unit: Median Value

\$309K

Dec 2025

	Beachmere
Dec 2017	\$195,028
Dec 2018	\$139,188
Dec 2019	\$304,531
Dec 2020	\$240,859
Dec 2021	\$225,433
Dec 2022	\$251,366
Dec 2023	\$622,524
Dec 2024	\$279,780
Dec 2025	\$309,269
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

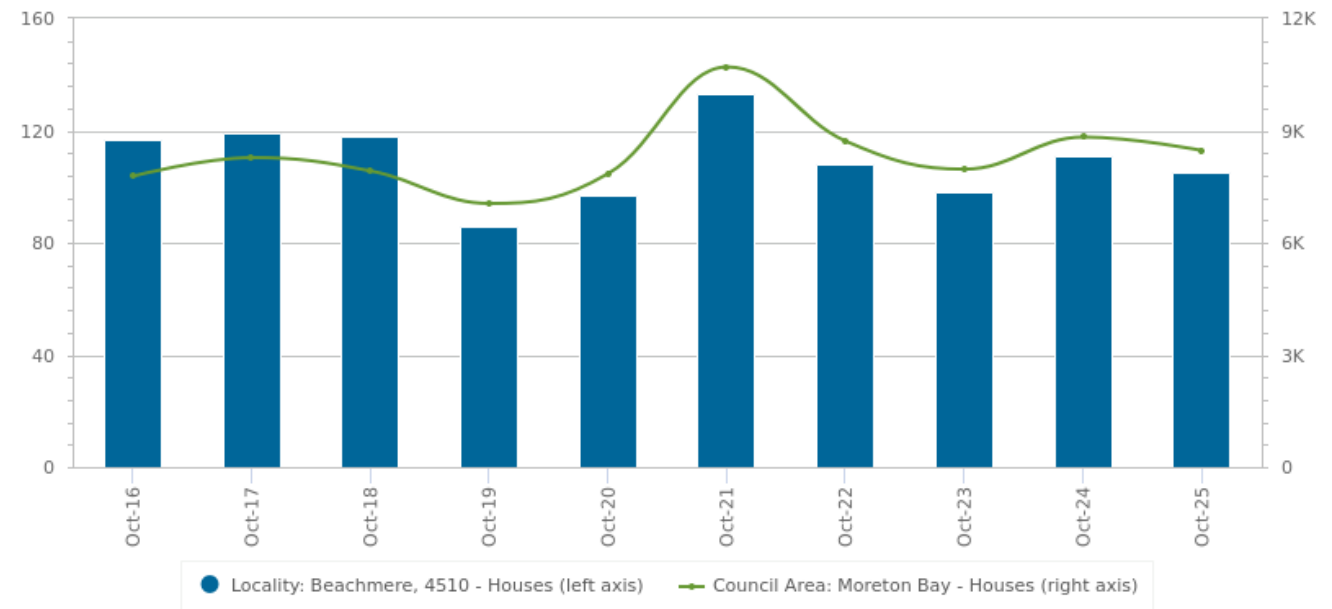
Sales Per Annum

House: Sales Per Annum

105  
Oct 2025

	Beachmere	Moreton Bay
Oct 2017	119	8277
Oct 2018	118	7919
Oct 2019	86	7050
Oct 2020	97	7857
Oct 2021	133	10702
Oct 2022	108	8713
Oct 2023	98	7967
Oct 2024	111	8827
Oct 2025	105	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

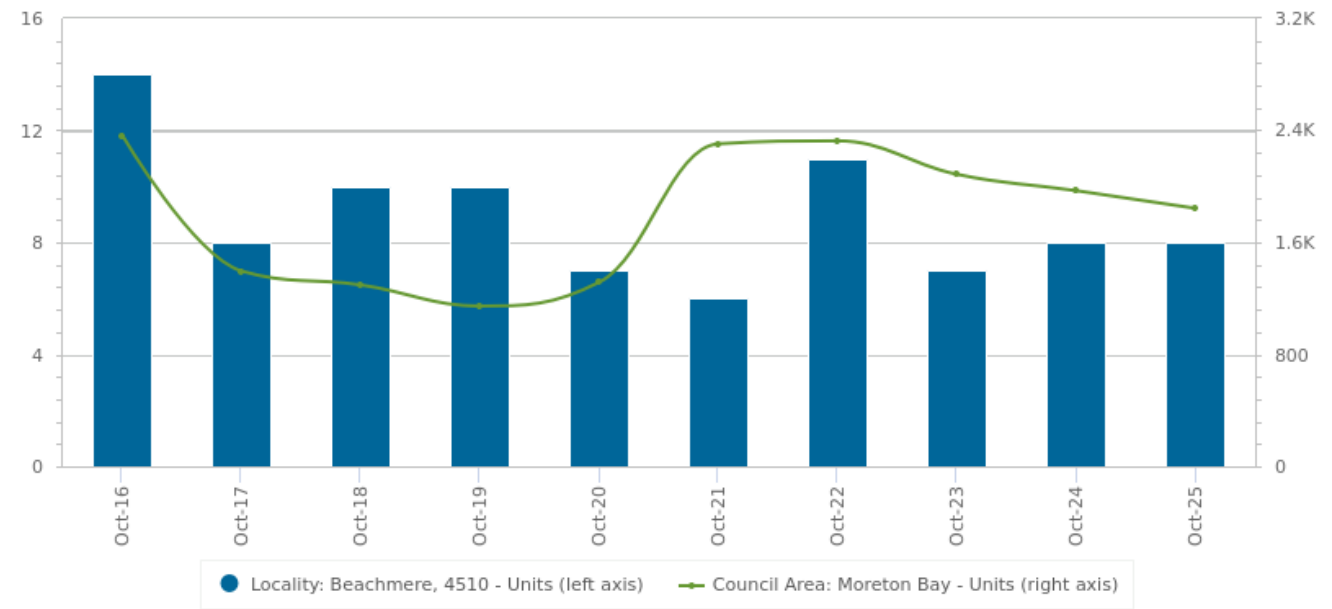


Unit: Sales Per Annum

8  
Oct 2025

	Beachmere	Moreton Bay
Oct 2017	8	1395
Oct 2018	10	1296
Oct 2019	10	1145
Oct 2020	7	1316
Oct 2021	6	2304
Oct 2022	11	2325
Oct 2023	7	2086
Oct 2024	8	1969
Oct 2025	8	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



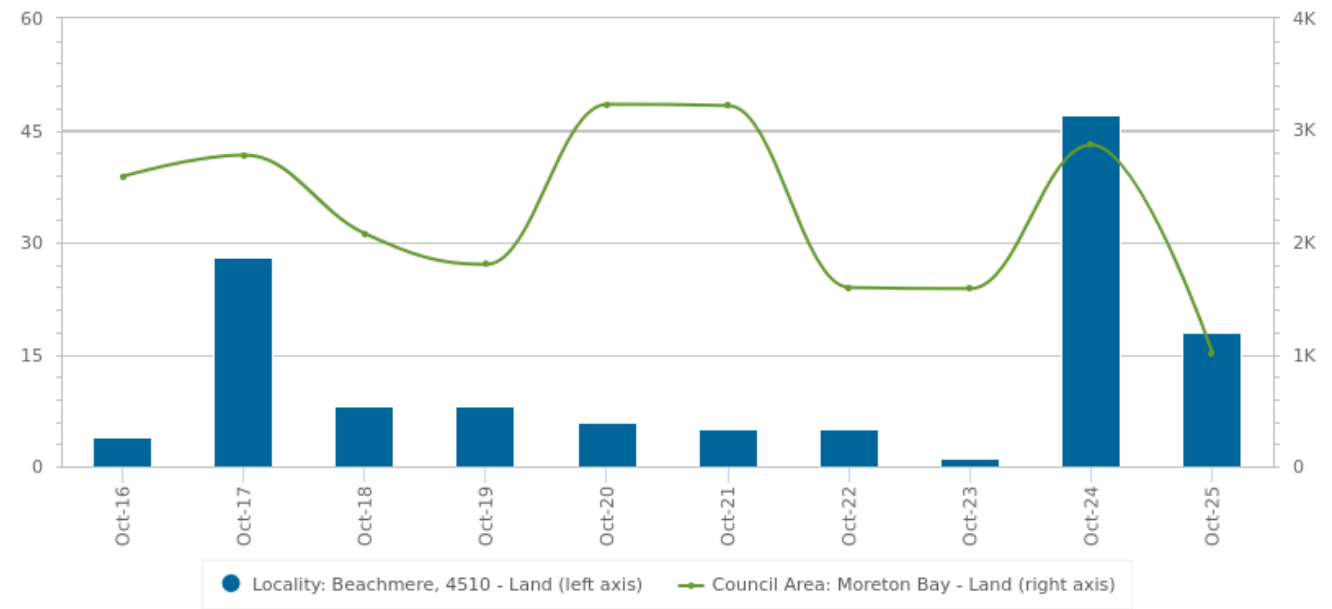
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

18  
Oct 2025

	Beachmere	Moreton Bay
Oct 2017	28	2780
Oct 2018	8	2077
Oct 2019	8	1803
Oct 2020	6	3233
Oct 2021	5	3221
Oct 2022	5	1597
Oct 2023	1	1587
Oct 2024	47	2871
Oct 2025	18	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

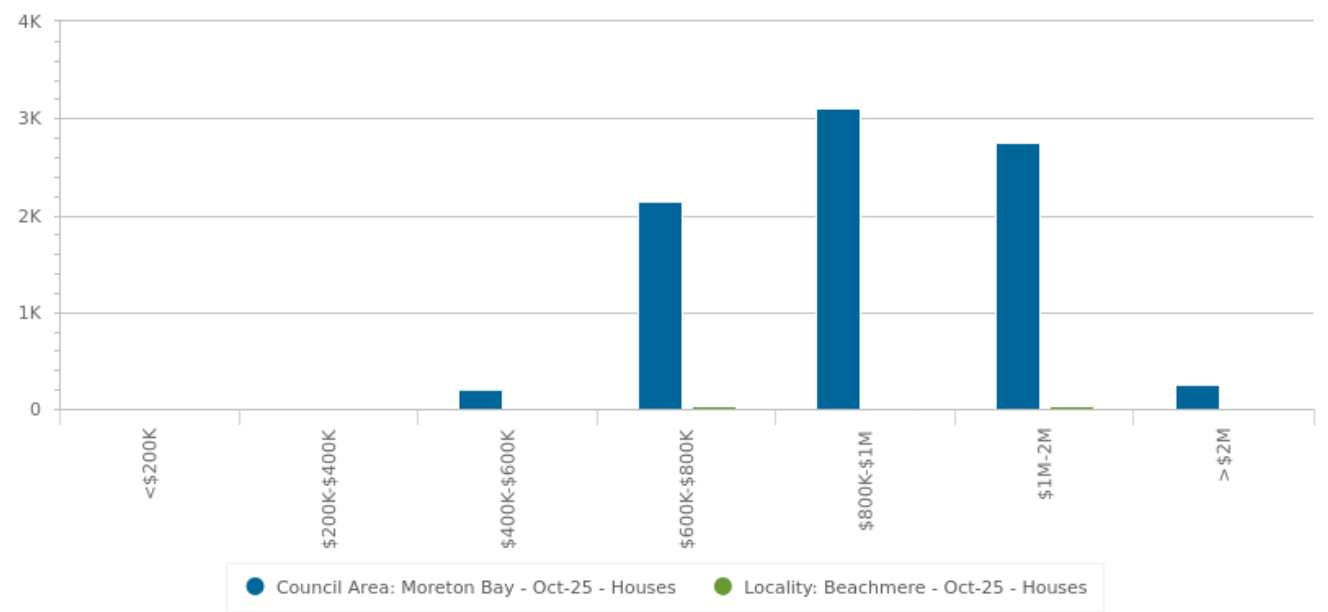
House: Sales By Price

\$106.29M

Oct 2025

	Beachmere	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	6	196
\$600K-\$800K	40	2,137
\$800K-\$1M	23	3,107
\$1M-\$2M	31	2,755
>\$2M	5	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

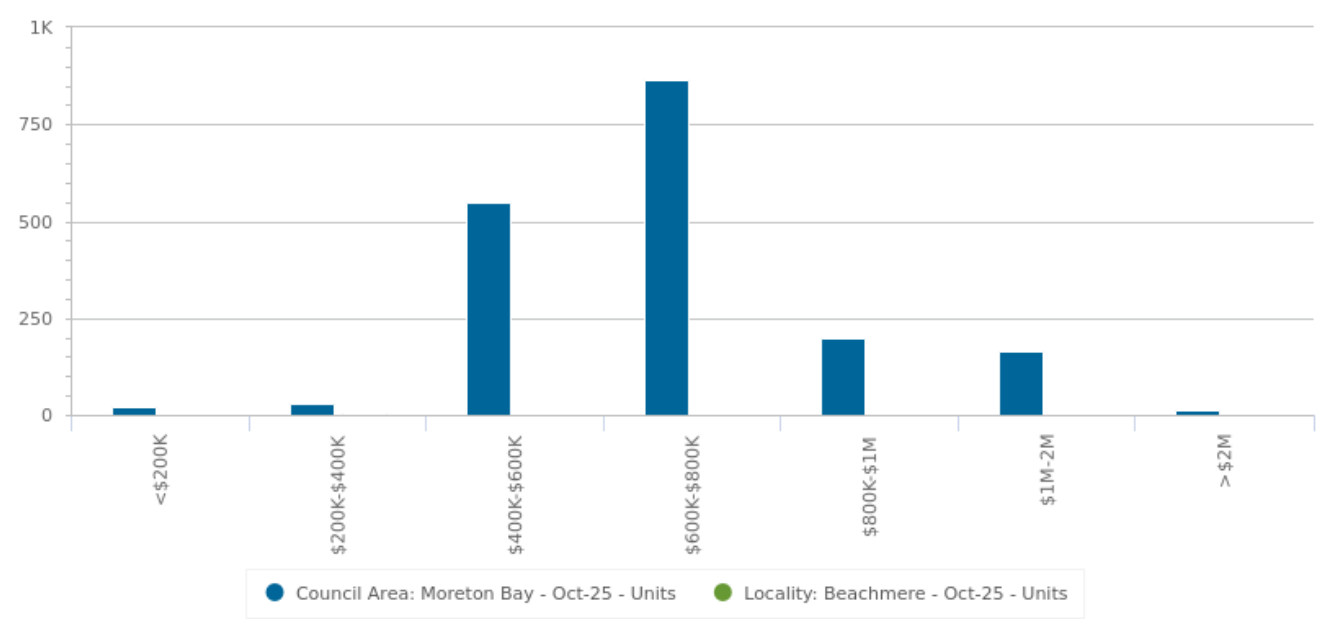
Unit: Sales By Price

\$2.98M

Oct 2025

	Beachmere	Moreton Bay
<\$200K	-	21
\$200K-\$400K	6	29
\$400K-\$600K	-	549
\$600K-\$800K	1	866
\$800K-\$1M	1	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

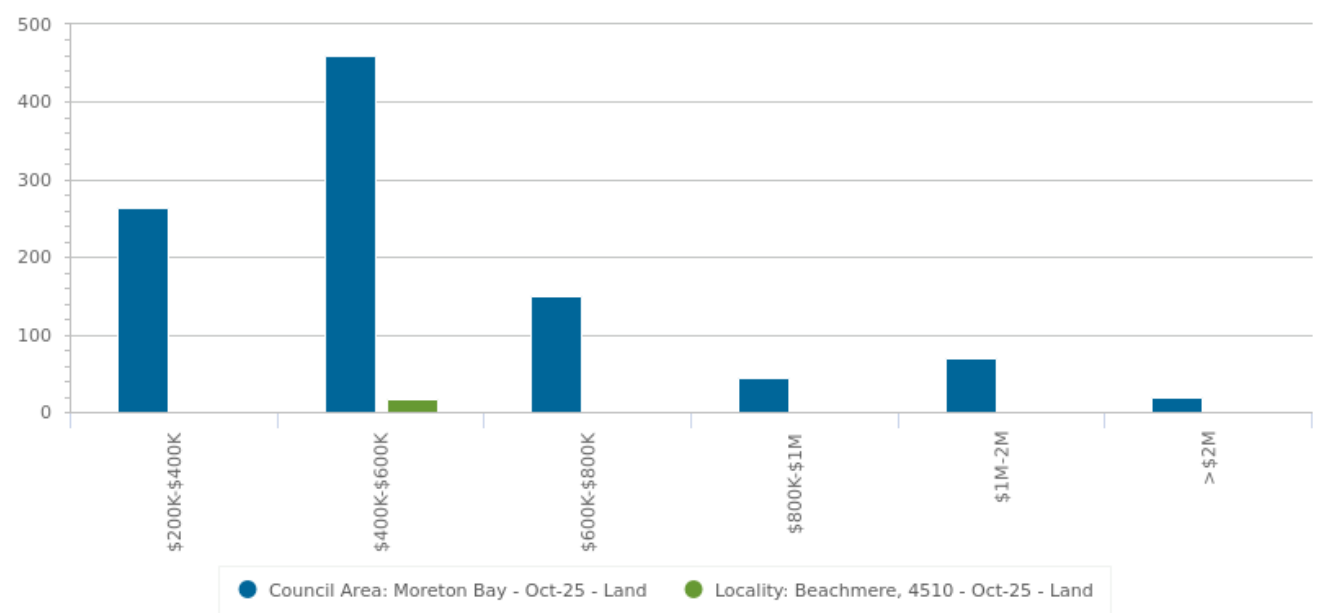


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Beachmere	Moreton Bay
\$200K-\$400K	1	263
\$400K-\$600K	16	460
\$600K-\$800K	-	149
\$800K-\$1M	-	45
\$1M-\$2M	1	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

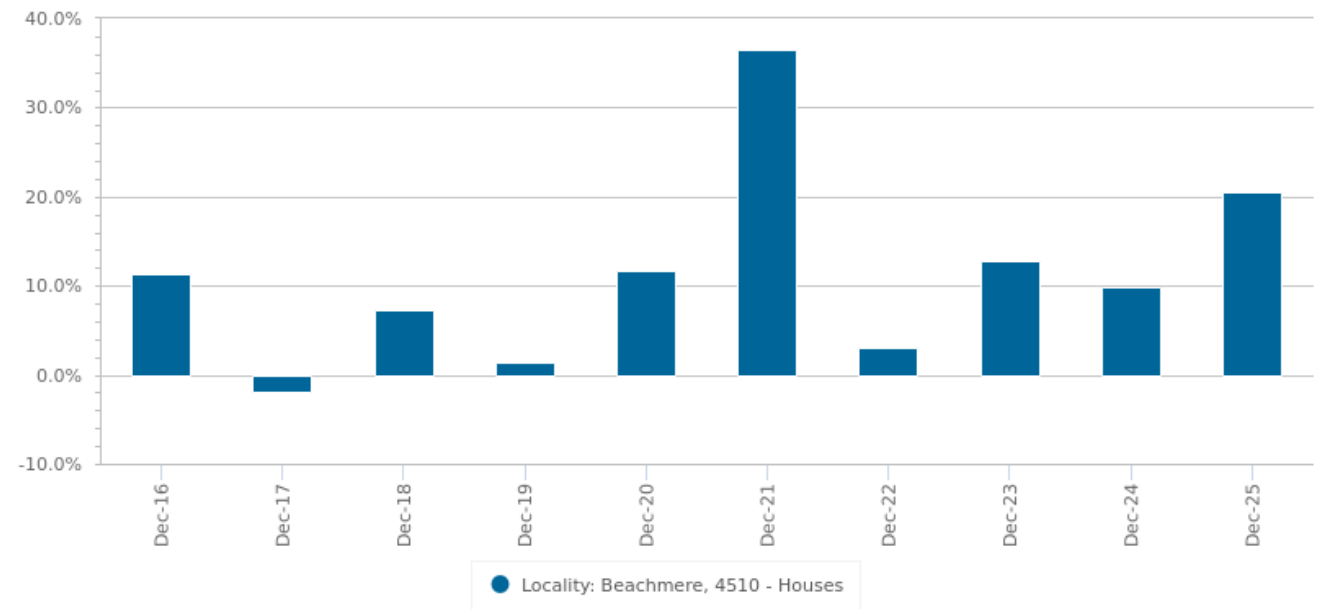
House: Change In Median Value

20.6%

Dec 2025

	Beachmere
Dec 2017	-1.9%
Dec 2018	7.3%
Dec 2019	1.4%
Dec 2020	11.7%
Dec 2021	36.5%
Dec 2022	3.1%
Dec 2023	12.7%
Dec 2024	9.8%
Dec 2025	20.6%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

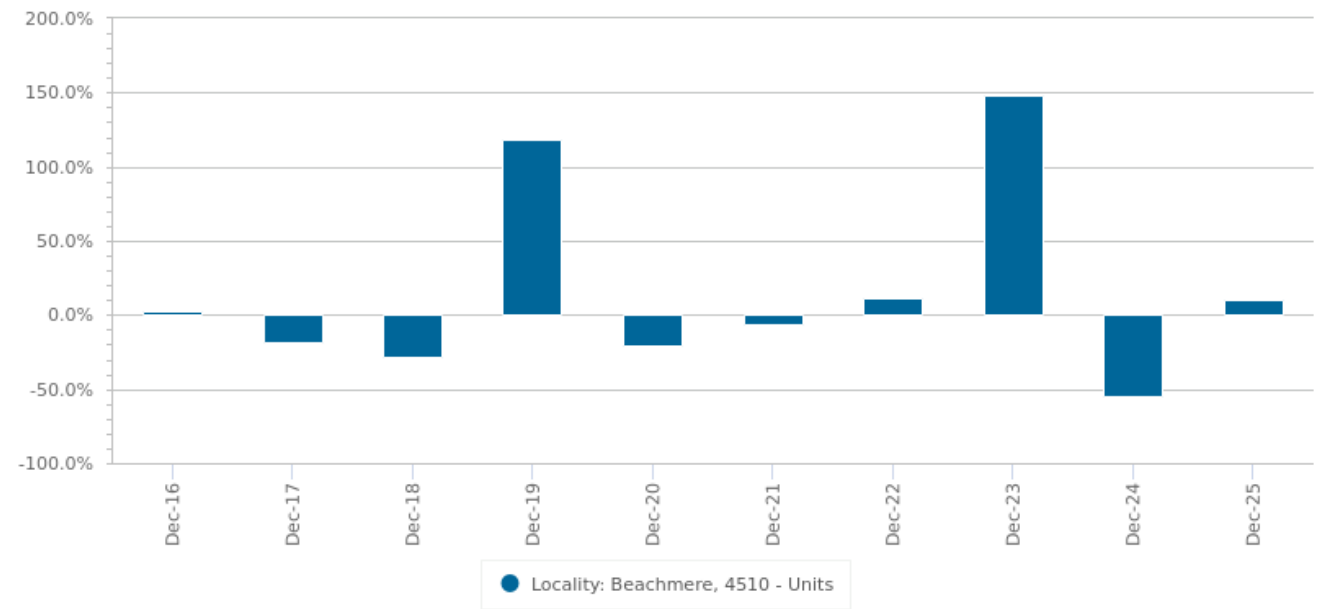
Unit: Change In Median Value

10.5%

Dec 2025

	Beachmere
Dec 2017	-18.0%
Dec 2018	-28.6%
Dec 2019	118.8%
Dec 2020	-20.9%
Dec 2021	-6.4%
Dec 2022	11.5%
Dec 2023	147.7%
Dec 2024	-55.1%
Dec 2025	10.5%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

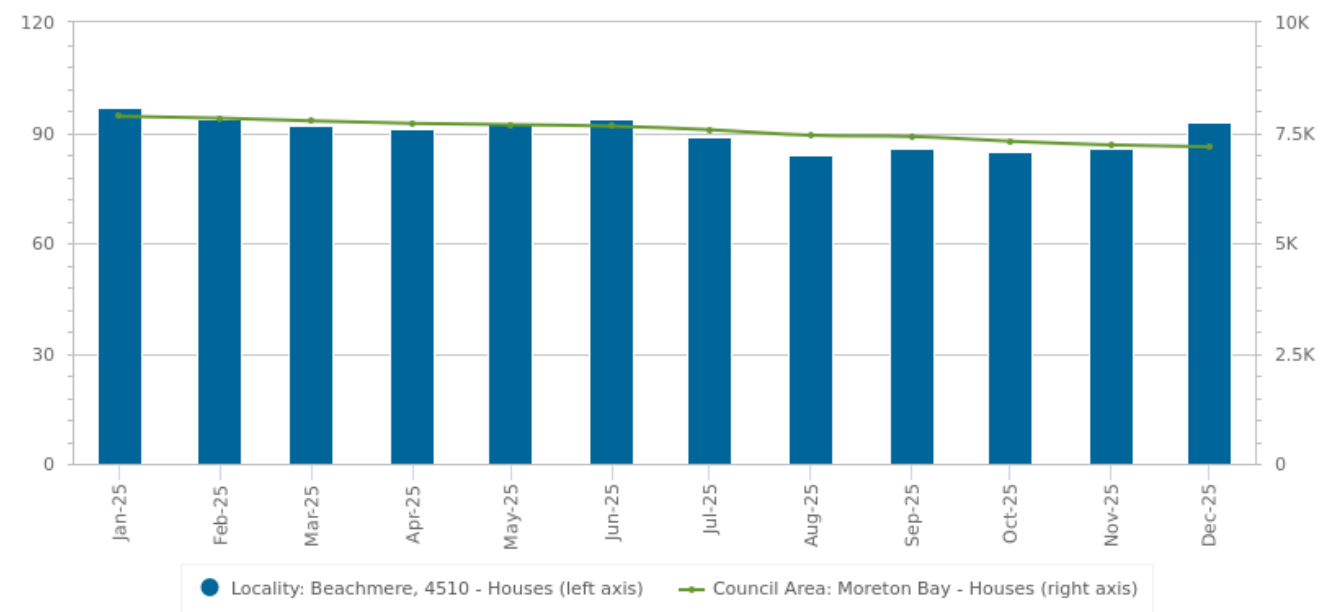
For Sale Statistics

House: Number of New Listing

93  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	97	7,873
Feb 2025	94	7,830
Mar 2025	92	7,768
Apr 2025	91	7,711
May 2025	93	7,683
Jun 2025	94	7,649
Jul 2025	89	7,567
Aug 2025	84	7,442
Sep 2025	86	7,414
Oct 2025	85	7,307
Nov 2025	86	7,223
Dec 2025	93	7,182

Statistics are calculated over a rolling 12 month period



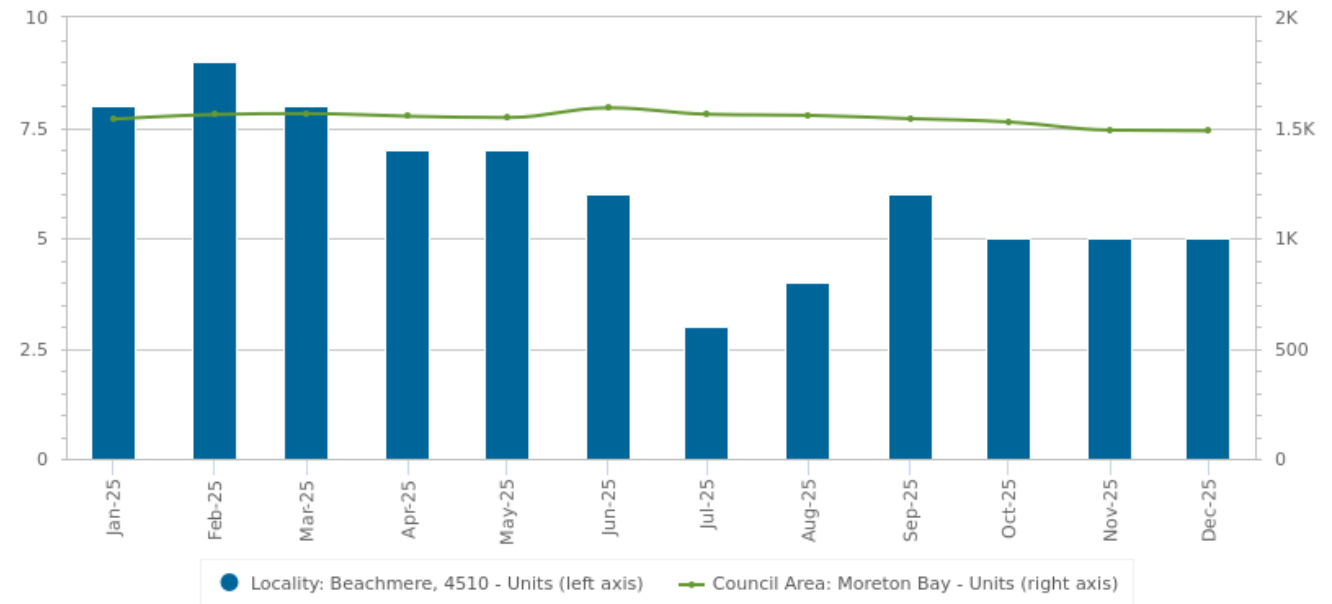
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

5  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	8	1,539
Feb 2025	9	1,560
Mar 2025	8	1,564
Apr 2025	7	1,552
May 2025	7	1,546
Jun 2025	6	1,590
Jul 2025	3	1,561
Aug 2025	4	1,556
Sep 2025	6	1,541
Oct 2025	5	1,526
Nov 2025	5	1,489
Dec 2025	5	1,486

Statistics are calculated over a rolling 12 month period



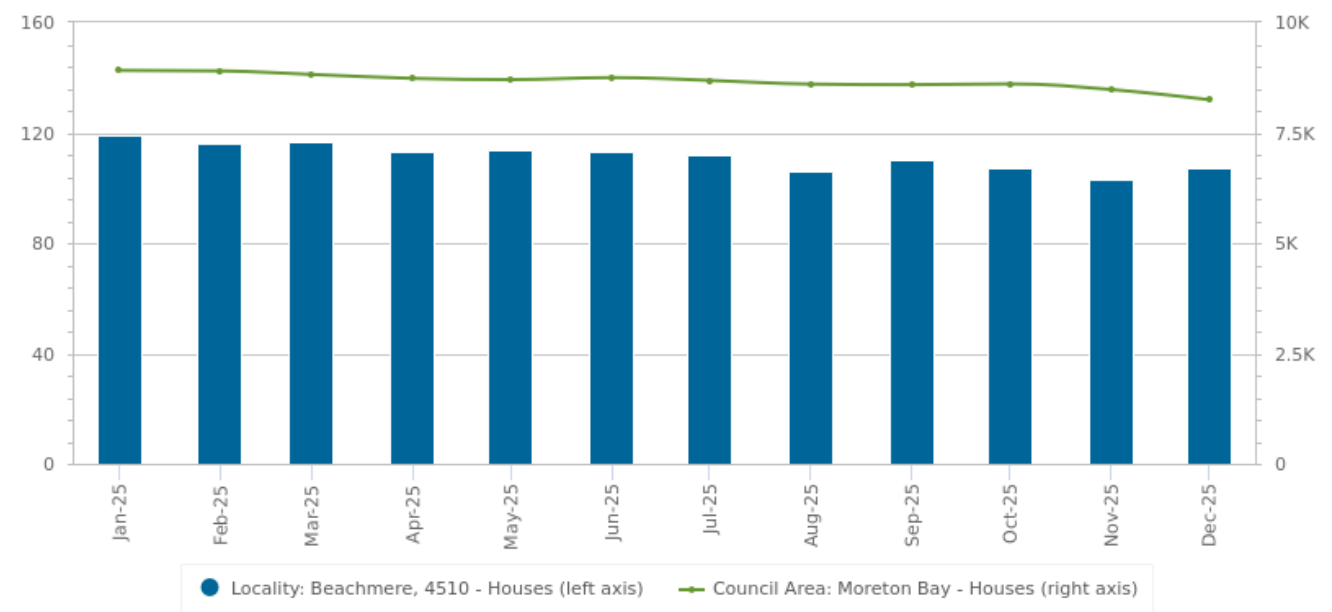
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

107  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	119	8,912
Feb 2025	116	8,900
Mar 2025	117	8,820
Apr 2025	113	8,731
May 2025	114	8,703
Jun 2025	113	8,749
Jul 2025	112	8,685
Aug 2025	106	8,601
Sep 2025	110	8,589
Oct 2025	107	8,606
Nov 2025	103	8,478
Dec 2025	107	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

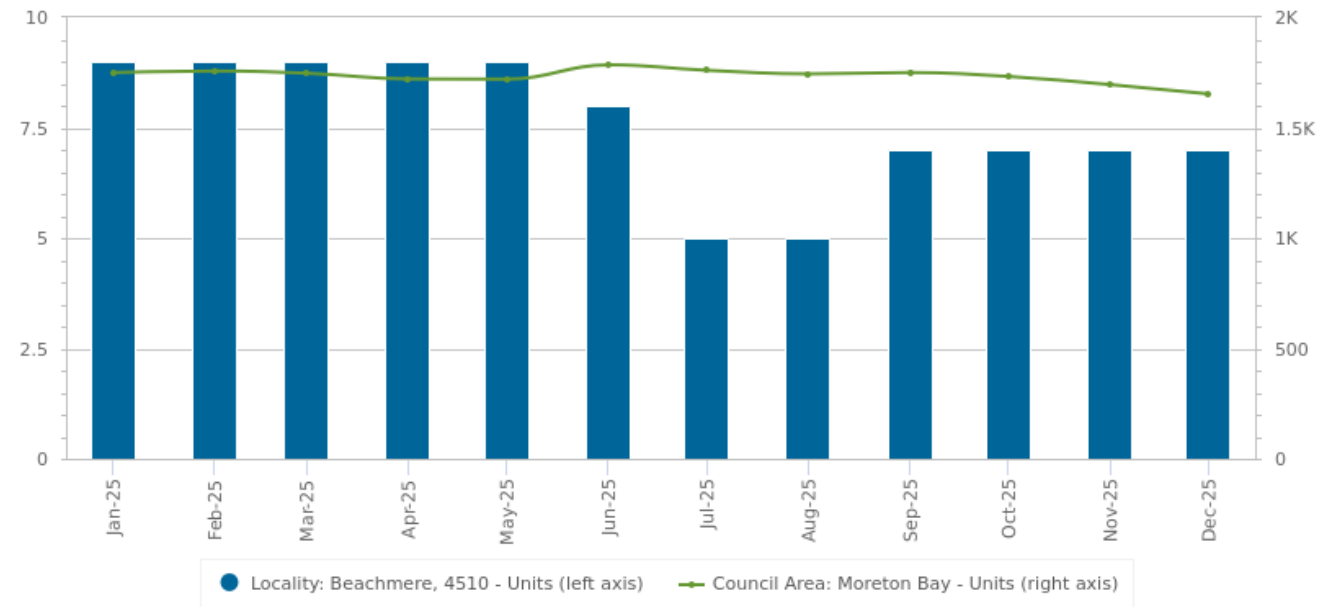


Unit: Total Properties Listed

7  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	9	1,750
Feb 2025	9	1,757
Mar 2025	9	1,747
Apr 2025	9	1,721
May 2025	9	1,720
Jun 2025	8	1,785
Jul 2025	5	1,760
Aug 2025	5	1,744
Sep 2025	7	1,750
Oct 2025	7	1,732
Nov 2025	7	1,695
Dec 2025	7	1,653

Statistics are calculated over a rolling 12 month period



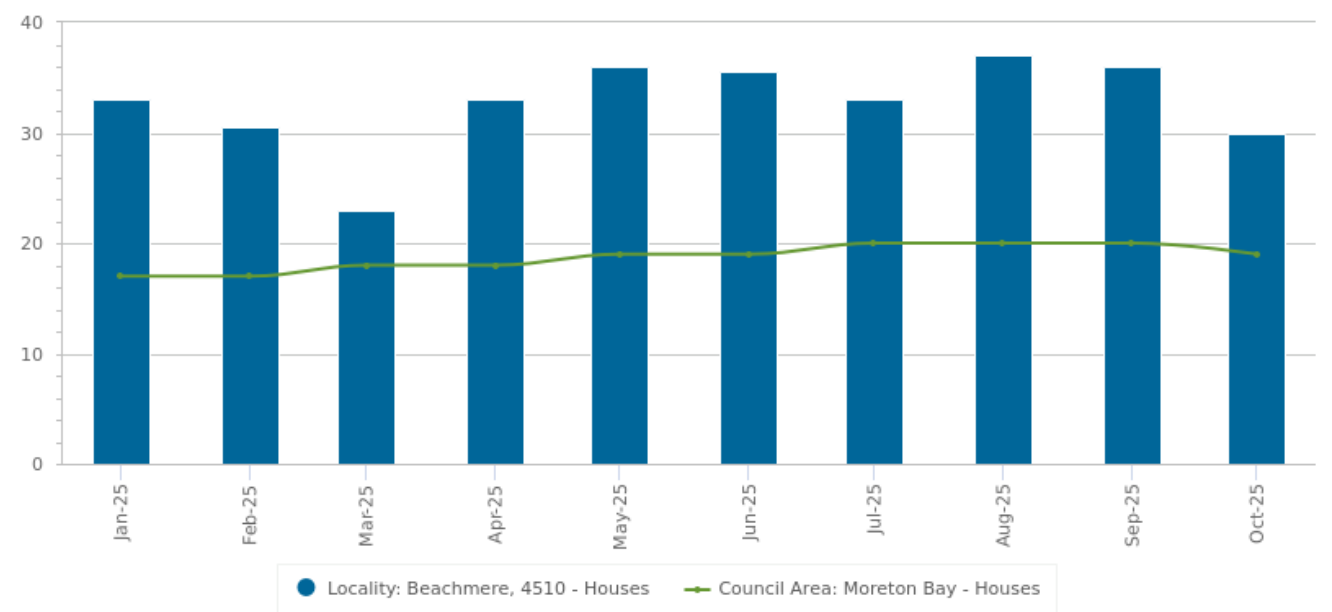
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

30  
Oct 2025

	Beachmere	Moreton Bay
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	33	20
Aug 2025	37	20
Sep 2025	36	20
Oct 2025	30	19

Statistics are calculated over a rolling 12 month period



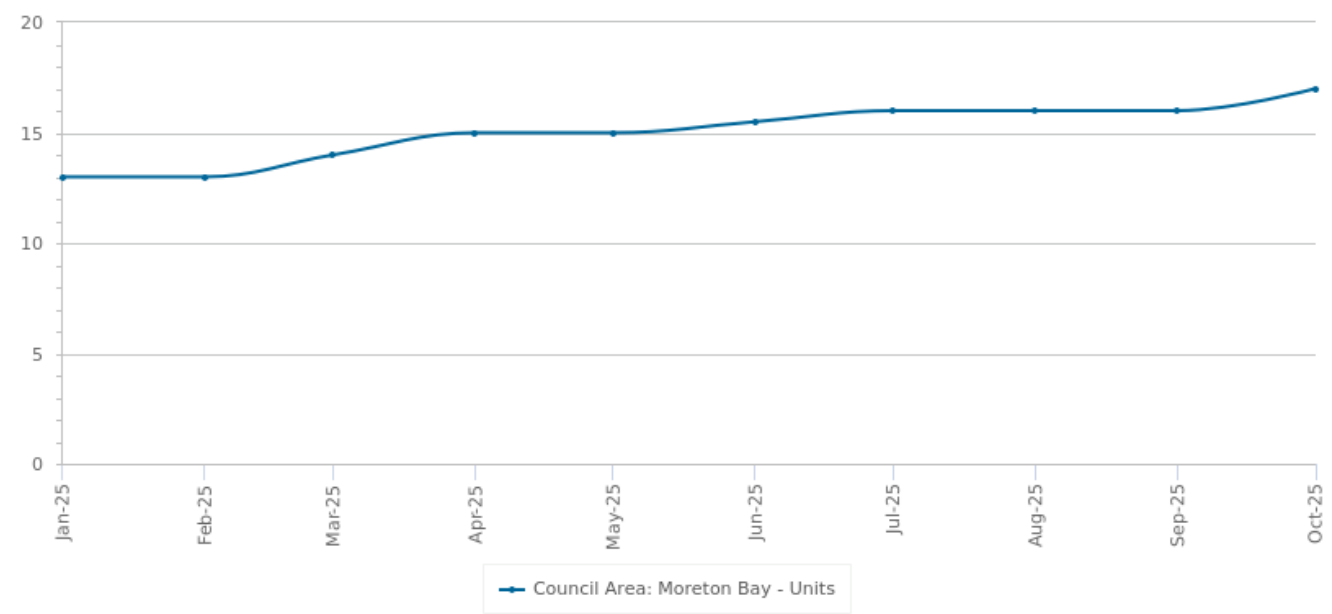
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

65  
Jun 2019

	Beachmere	Moreton Bay
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15.5
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

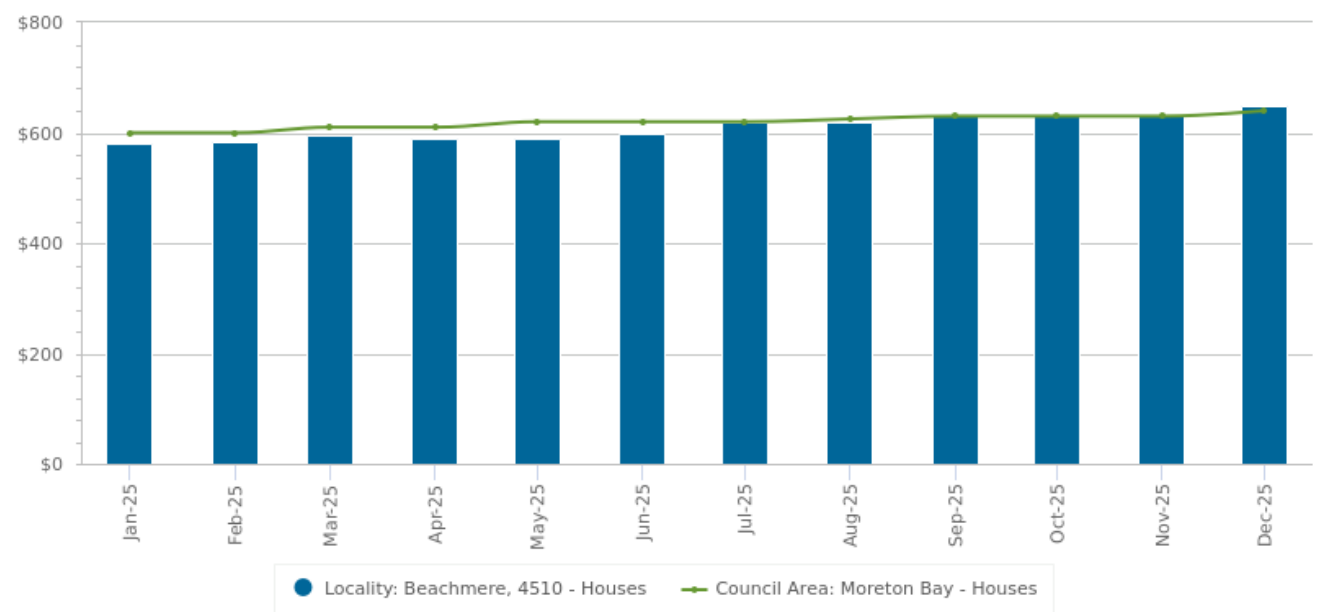
House: Median Rent

\$650/w

Dec 2025

	Beachmere	Moreton Bay
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	\$630/w	\$630/w
Oct 2025	\$630/w	\$630/w
Nov 2025	\$630/w	\$630/w
Dec 2025	\$650/w	\$640/w

Statistics are calculated over a rolling 12 month period



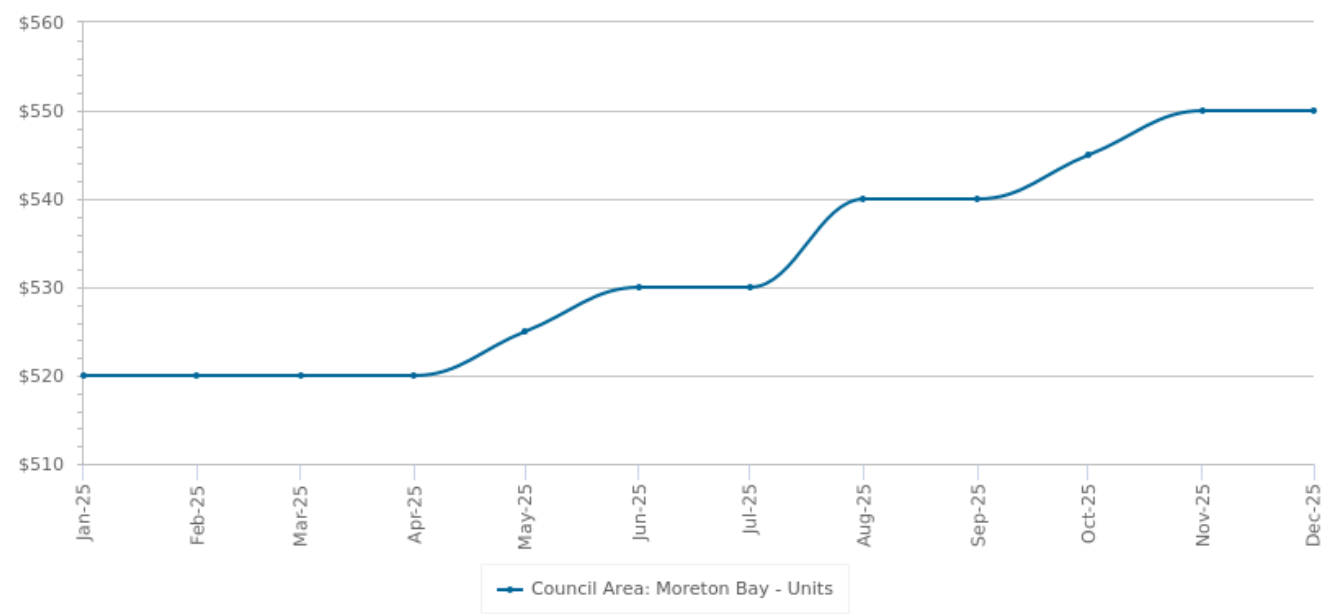
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

**\$275/w**  
Feb 2021

	Beachmere	Moreton Bay
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	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

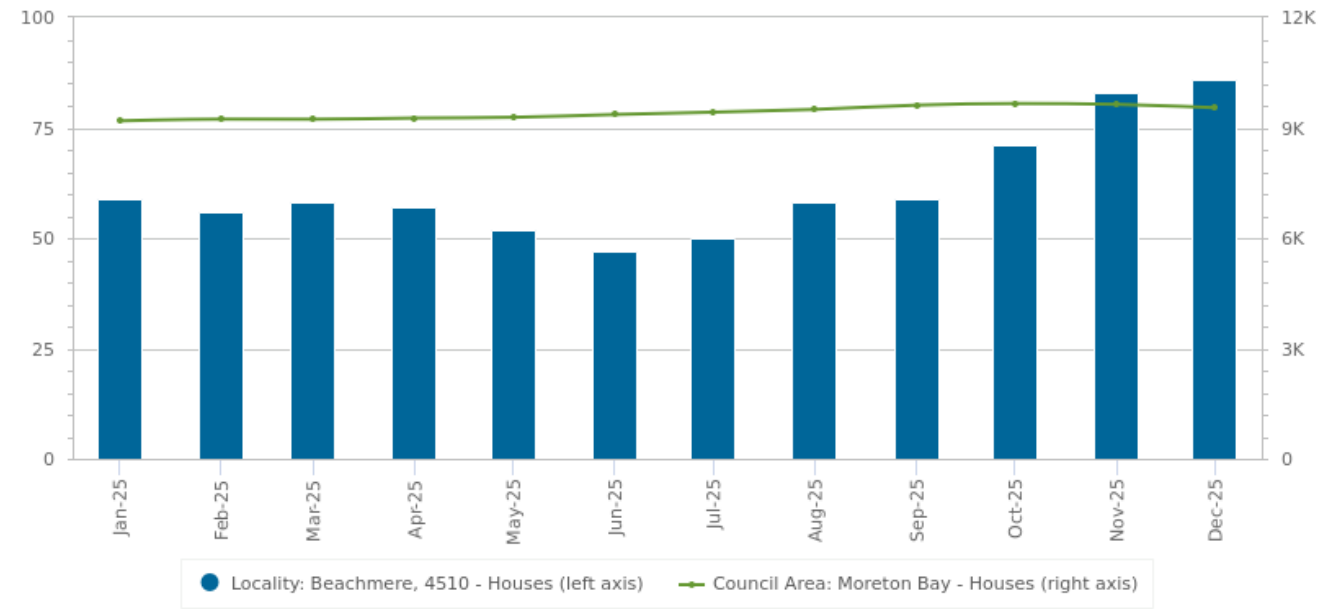


House: Rental Rate Observations

86  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	59	9,187
Feb 2025	56	9,233
Mar 2025	58	9,231
Apr 2025	57	9,263
May 2025	52	9,283
Jun 2025	47	9,360
Jul 2025	50	9,423
Aug 2025	58	9,498
Sep 2025	59	9,614
Oct 2025	71	9,658
Nov 2025	83	9,635
Dec 2025	86	9,544

Statistics are calculated over a rolling 12 month period



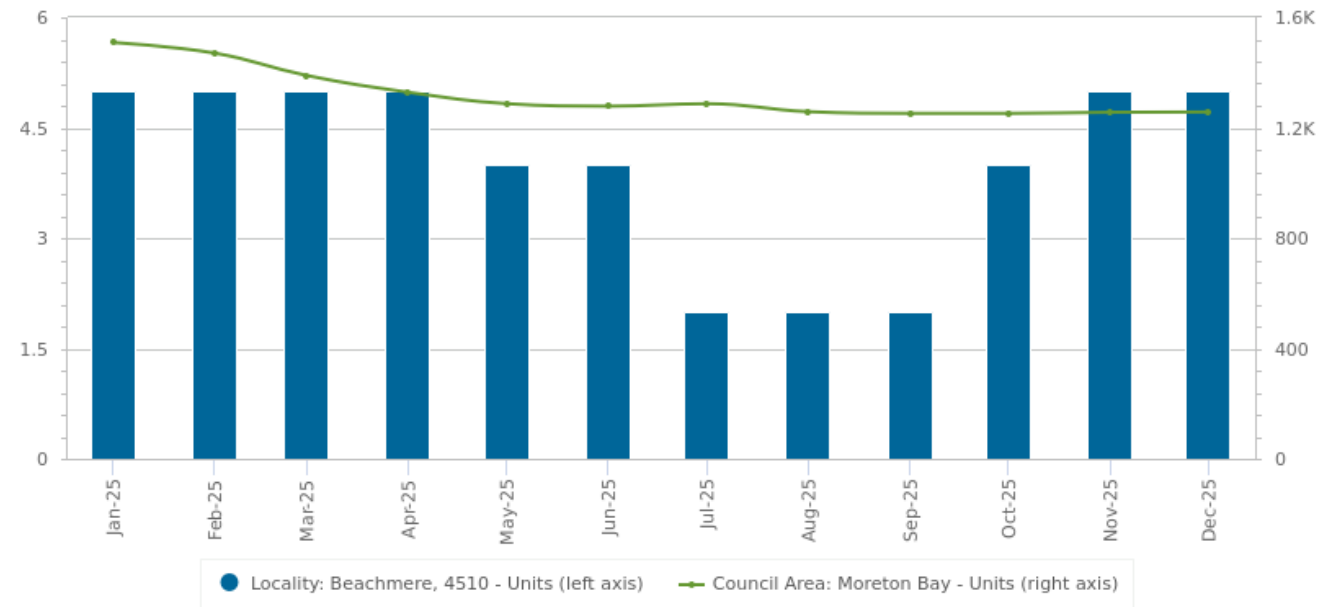
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

5  
Dec 2025

	Beachmere	Moreton Bay
Jan 2025	5	1,509
Feb 2025	5	1,470
Mar 2025	5	1,389
Apr 2025	5	1,328
May 2025	4	1,287
Jun 2025	4	1,278
Jul 2025	2	1,287
Aug 2025	2	1,258
Sep 2025	2	1,252
Oct 2025	4	1,252
Nov 2025	5	1,256
Dec 2025	5	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

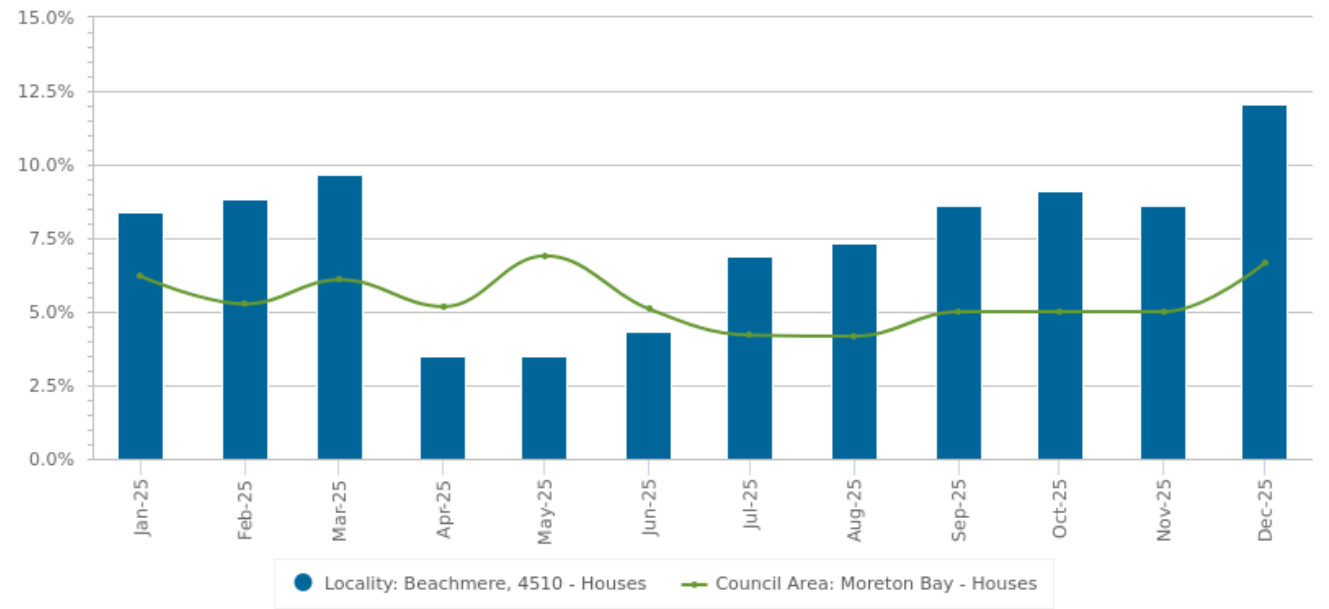
12.1%

Dec 2025

House: Change in Rental Rate

	Beachmere	Moreton Bay
Jan 2025	8.4%	6.2%
Feb 2025	8.8%	5.3%
Mar 2025	9.7%	6.1%
Apr 2025	3.5%	5.2%
May 2025	3.5%	6.9%
Jun 2025	4.3%	5.1%
Jul 2025	6.9%	4.2%
Aug 2025	7.4%	4.2%
Sep 2025	8.6%	5.0%
Oct 2025	9.1%	5.0%
Nov 2025	8.6%	5.0%
Dec 2025	12.1%	6.7%

Statistics are calculated over a rolling 12 month period



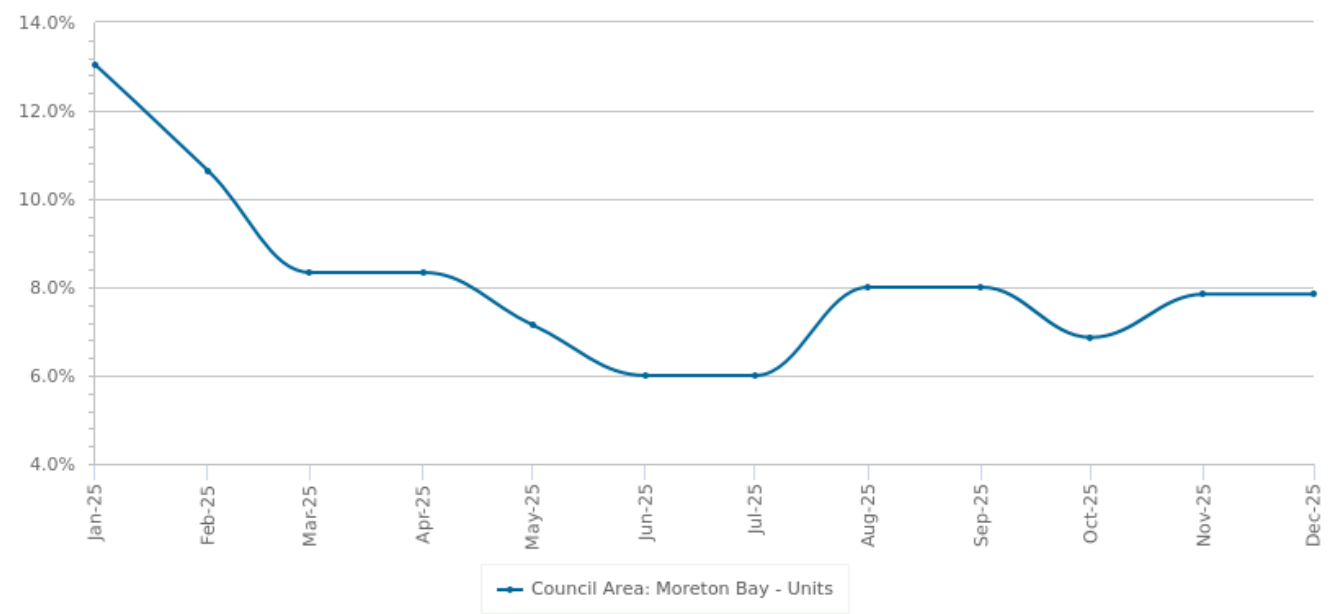
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

-8.6%  
Mar 2019

	Beachmere	Moreton Bay
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	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



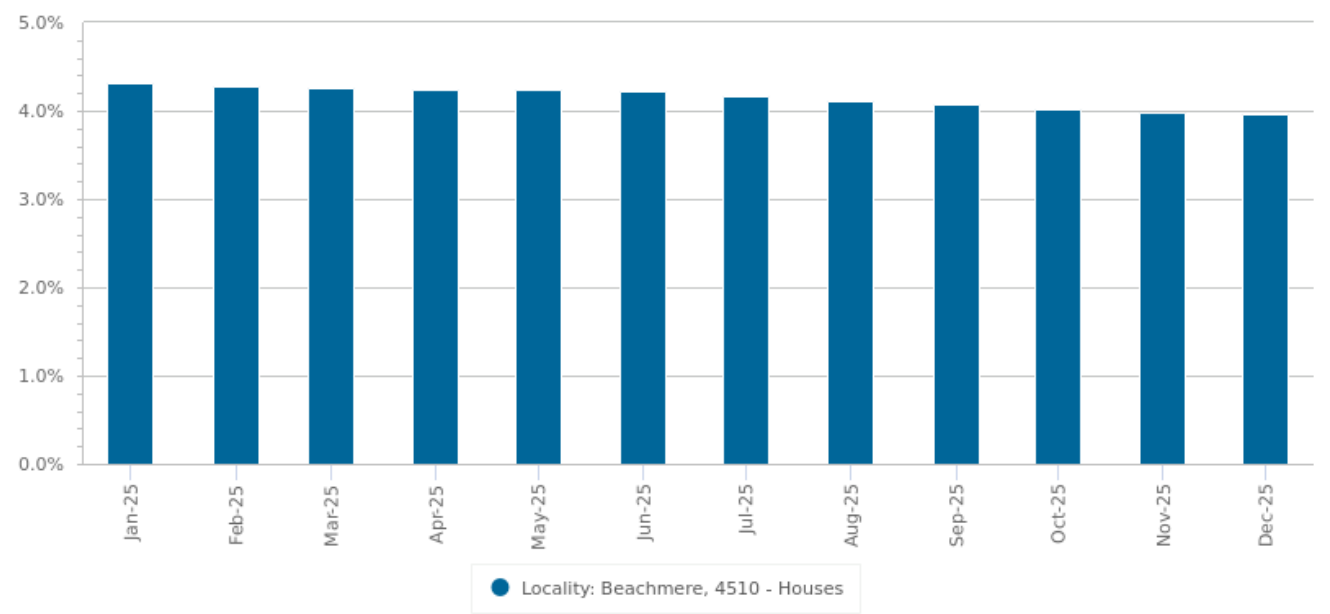
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.0%  
Dec 2025

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

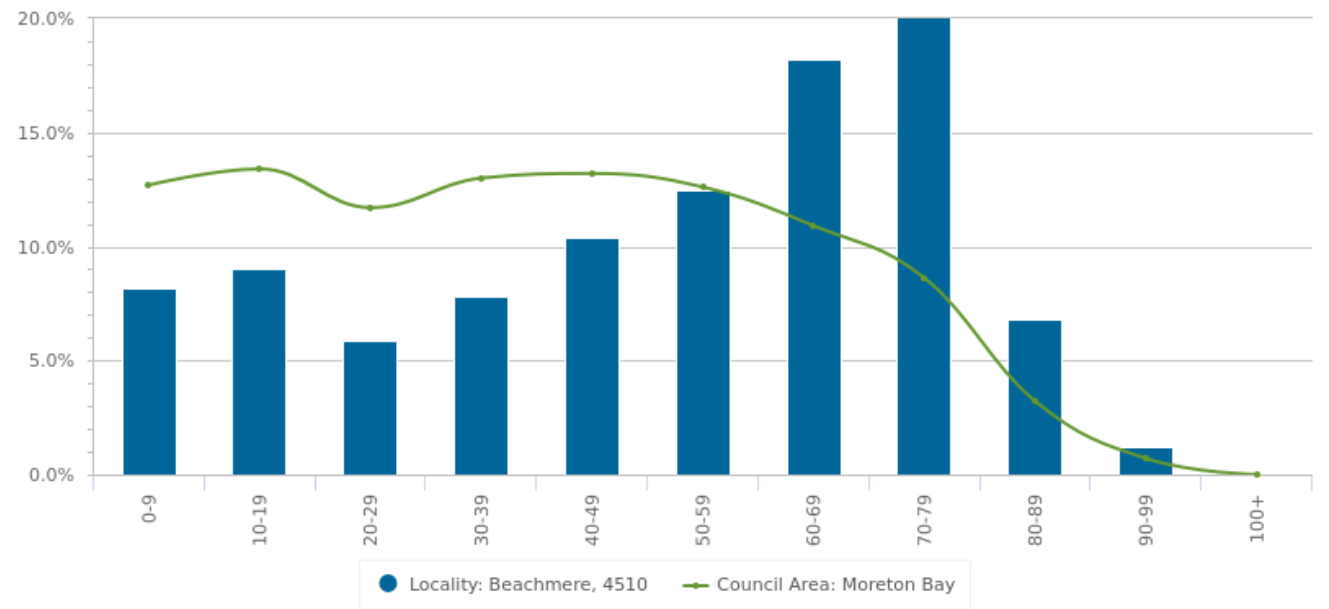
1.3%

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)



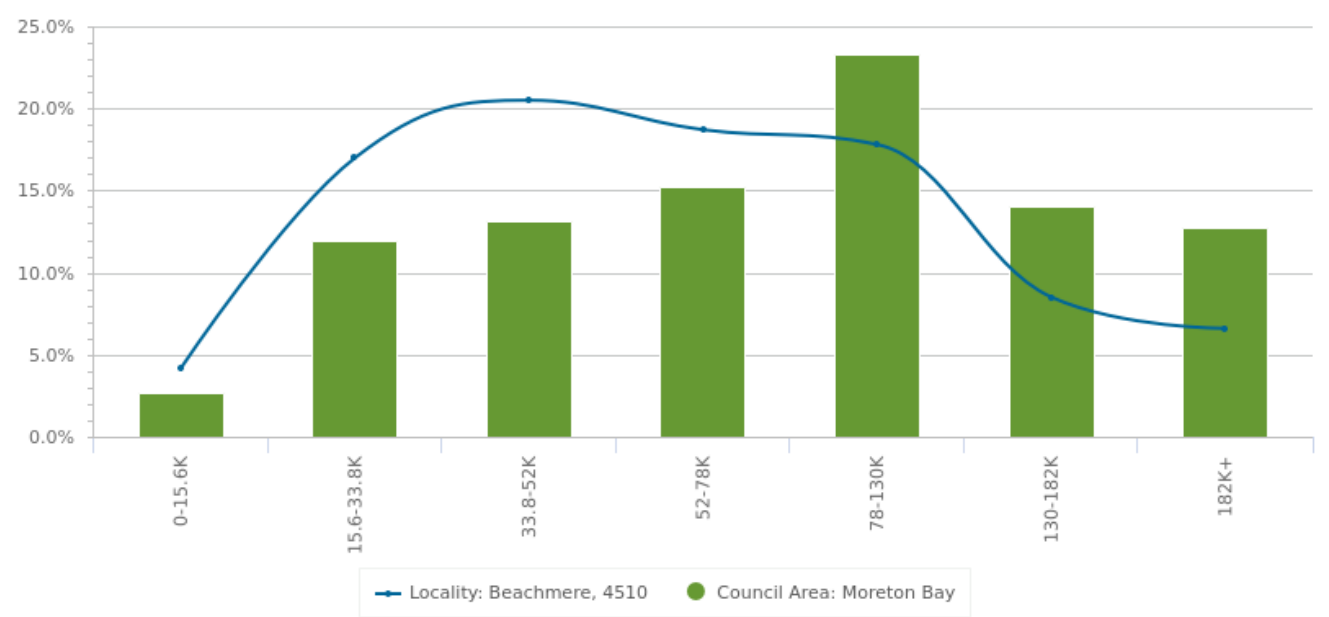
Statistics are provided by the Australian Bureau of Statistics (ABS)

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%

## Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.