

Suburb Statistics Report

Burpengary East QLD 4505

Prepared on 10 Nov 2025

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Area Profile

Burpengary East, QLD

The size of Burpengary East is approximately 29.9 square kilometres. It has 19 parks covering nearly 4.2% of total area. The population of Burpengary East in 2016 was 6433 people. By 2021 the population was 9654 showing a population growth of 50.1% in the area during that time. The predominant age group in Burpengary East is 20-29 years. Households in Burpengary East are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Burpengary East work in a trades occupation. In 2021, 77.90% of the homes in Burpengary East were owner-occupied compared with 86.70% in 2016.

	House	Unit	Land
Average Tenure Period	7.4 years	4.0 years	-
Total Dwellings	3,326	214	925
Total New Listings	203	11	-
Median Value	\$1,042,816	\$675,125	-
Total Properties Listed	238	12	-

Market Trends

House: Market Trends

229 Properties Sold (12 Months)	7.4 Average Tenure Period (Years)	\$660/w Median Asking Rent (12 Months)
203 New Sale Listings (12 Months)	27 Days on Market (12 Months)	386 Rental Rate Observations (12 Months)

House: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$1,120,000 The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$920,000 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*	\$835,000 The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period		

Unit: Market Trends

14 Properties Sold (12 Months)	4.0 Average Tenure Period (Years)	- Median Asking Rent (12 Months)
11 New Sale Listings (12 Months)	- Days on Market (12 Months)	6 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$593,500	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$567,500	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*	\$550,000	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

36 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*	\$757,500	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

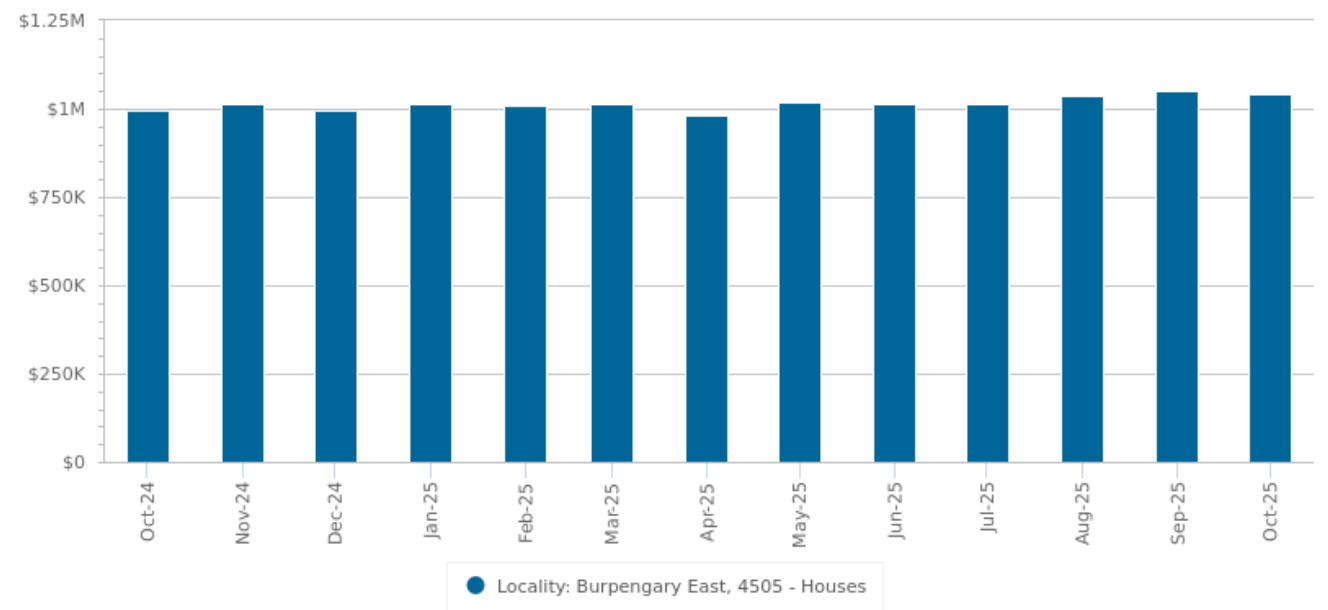
House: Recent Median Value

\$1.04M

Oct 2025

	Burpengary East
Nov 2024	\$1,011,938
Dec 2024	\$996,439
Jan 2025	\$1,013,489
Feb 2025	\$1,009,451
Mar 2025	\$1,014,203
Apr 2025	\$981,559
May 2025	\$1,020,347
Jun 2025	\$1,012,337
Jul 2025	\$1,013,892
Aug 2025	\$1,038,064
Sep 2025	\$1,052,121
Oct 2025	\$1,042,816

Statistics are calculated at the end of the displayed month



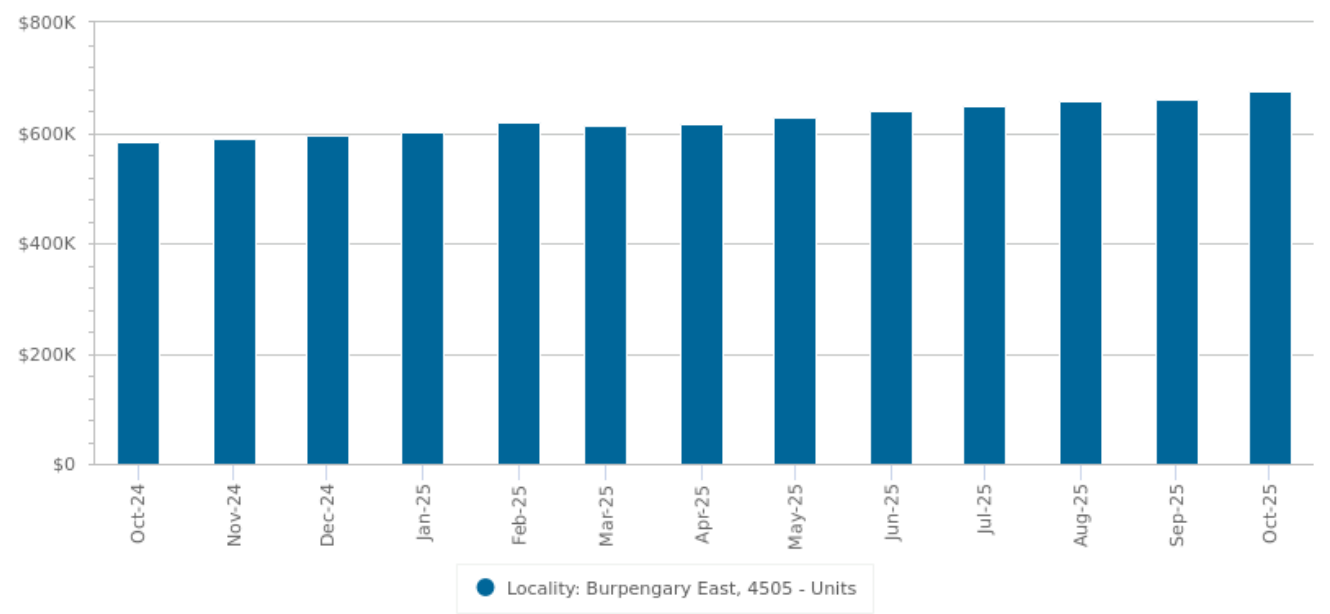
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$675K
Oct 2025

	Burpengary East
Nov 2024	\$588,543
Dec 2024	\$595,155
Jan 2025	\$602,395
Feb 2025	\$619,082
Mar 2025	\$613,313
Apr 2025	\$617,174
May 2025	\$629,073
Jun 2025	\$640,927
Jul 2025	\$650,131
Aug 2025	\$658,759
Sep 2025	\$659,279
Oct 2025	\$675,125

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

229

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$1,011,938	222
Dec 2024	\$996,439	229
Jan 2025	\$1,013,489	233
Feb 2025	\$1,009,451	230
Mar 2025	\$1,014,203	235
Apr 2025	\$981,559	242
May 2025	\$1,020,347	230
Jun 2025	\$1,012,337	229
Jul 2025	\$1,013,892	232
Aug 2025	\$1,038,064	229
Sep 2025	\$1,052,121	-
Oct 2025	\$1,042,816	-

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

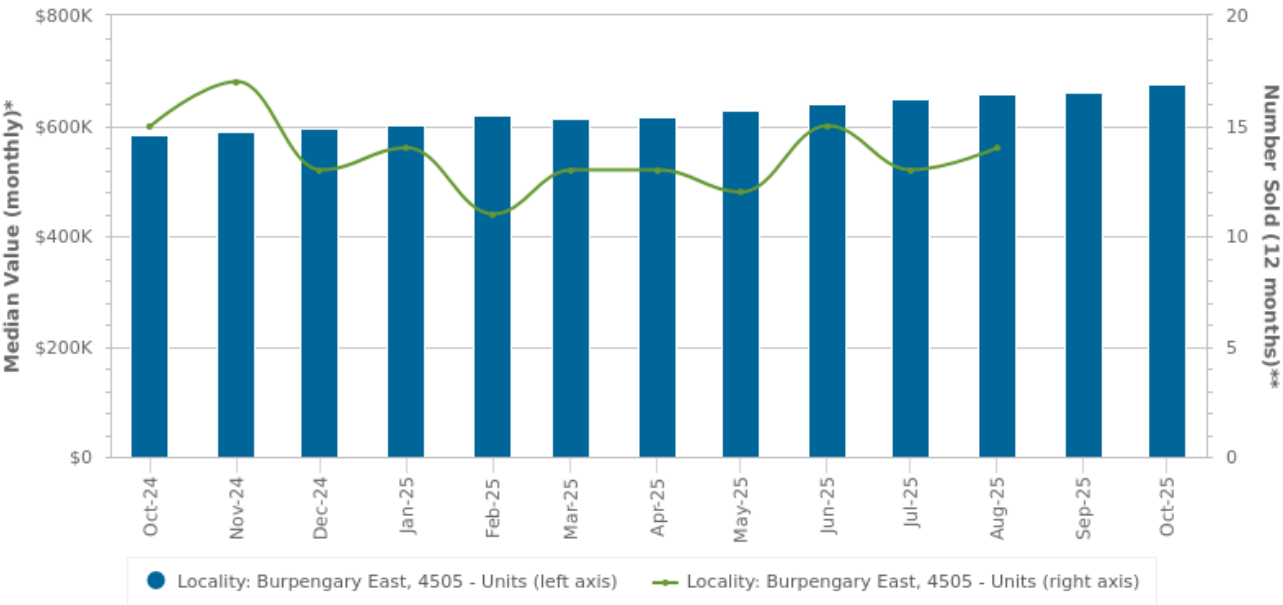
14

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$588,543	17
Dec 2024	\$595,155	13
Jan 2025	\$602,395	14
Feb 2025	\$619,082	11
Mar 2025	\$613,313	13
Apr 2025	\$617,174	13
May 2025	\$629,073	12
Jun 2025	\$640,927	15
Jul 2025	\$650,131	13
Aug 2025	\$658,759	14
Sep 2025	\$659,279	-
Oct 2025	\$675,125	-

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

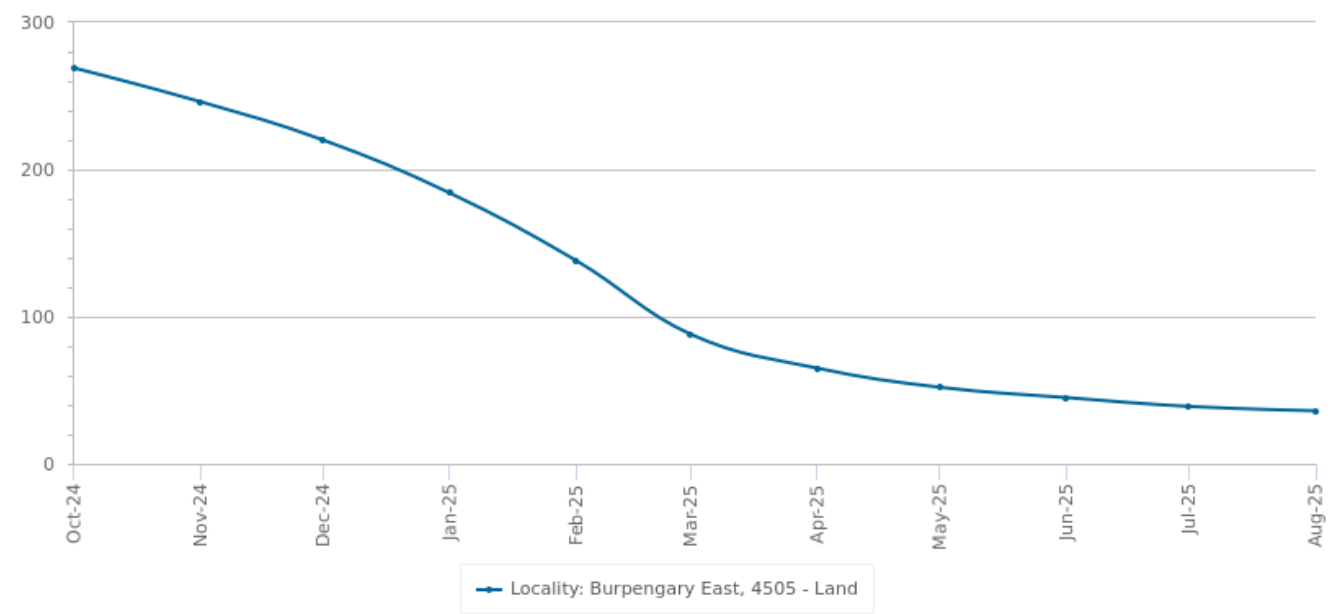
Land: Median Value vs Number Sold

36

Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	278
Oct 2024	-	269
Nov 2024	-	246
Dec 2024	-	220
Jan 2025	-	184
Feb 2025	-	138
Mar 2025	-	88
Apr 2025	-	65
May 2025	-	52
Jun 2025	-	45
Jul 2025	-	39
Aug 2025	-	36

Statistics are calculated over a rolling 12 month period



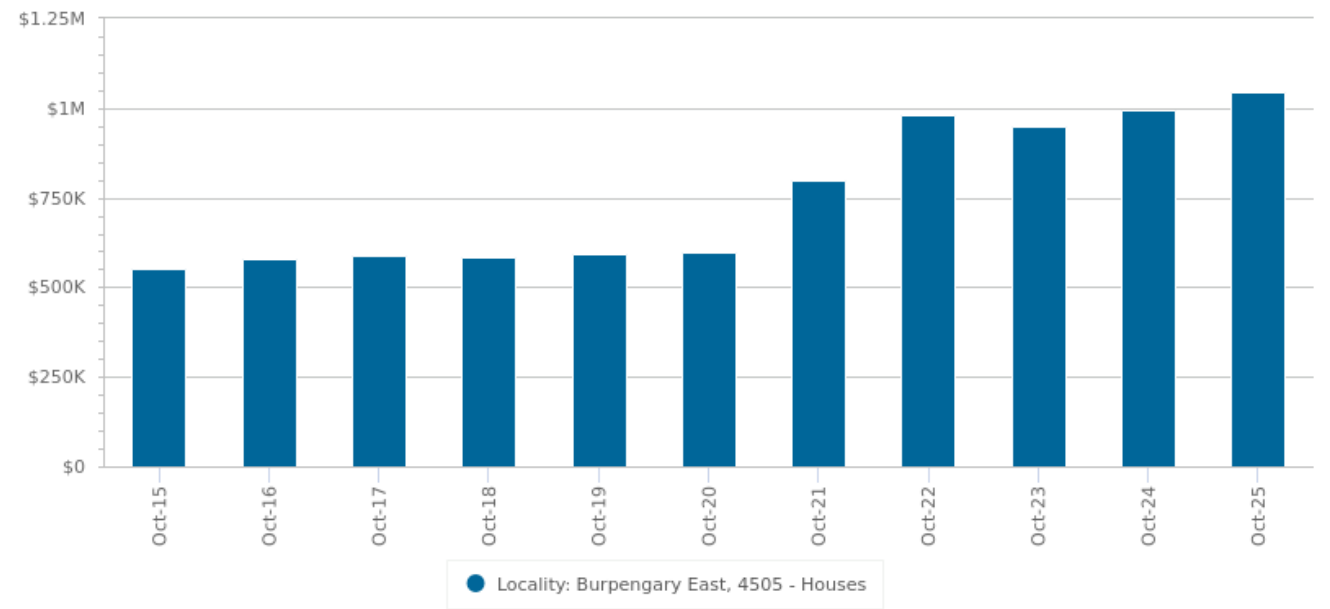
Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.04M
Oct 2025

	Burpengary East
Oct 2016	\$580,461
Oct 2017	\$589,895
Oct 2018	\$583,619
Oct 2019	\$591,808
Oct 2020	\$597,045
Oct 2021	\$799,654
Oct 2022	\$981,253
Oct 2023	\$948,465
Oct 2024	\$993,237
Oct 2025	\$1,042,816

Statistics are calculated at the end of the displayed month



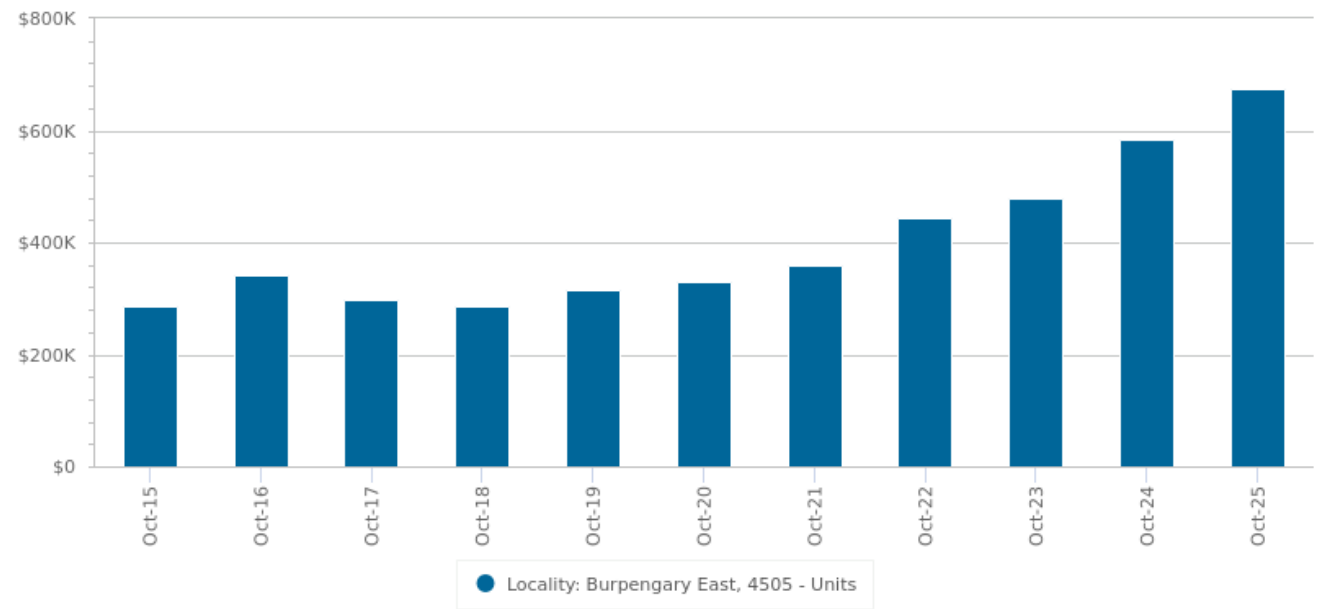
Statistics are calculated at the end of the displayed month

Unit: Median Value

\$675K
Oct 2025

	Burpengary East
Oct 2016	\$342,877
Oct 2017	\$298,965
Oct 2018	\$286,831
Oct 2019	\$315,360
Oct 2020	\$330,188
Oct 2021	\$360,308
Oct 2022	\$445,106
Oct 2023	\$478,779
Oct 2024	\$583,551
Oct 2025	\$675,125

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

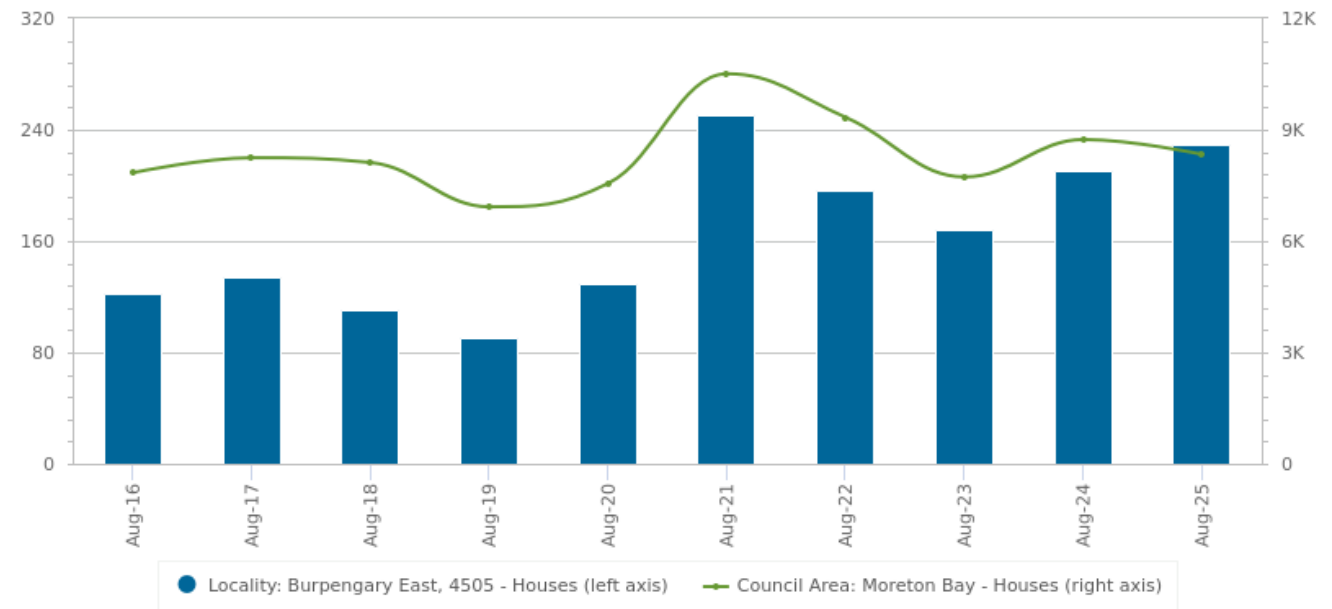
House: Sales Per Annum

229

Aug 2025

	Burpengary East	Moreton Bay
Aug 2016	122	7845
Aug 2017	134	8246
Aug 2018	111	8116
Aug 2019	91	6922
Aug 2020	130	7561
Aug 2021	251	10508
Aug 2022	197	9329
Aug 2023	168	7728
Aug 2024	211	8737
Aug 2025	229	8335

Statistics are calculated over a rolling 12 month period



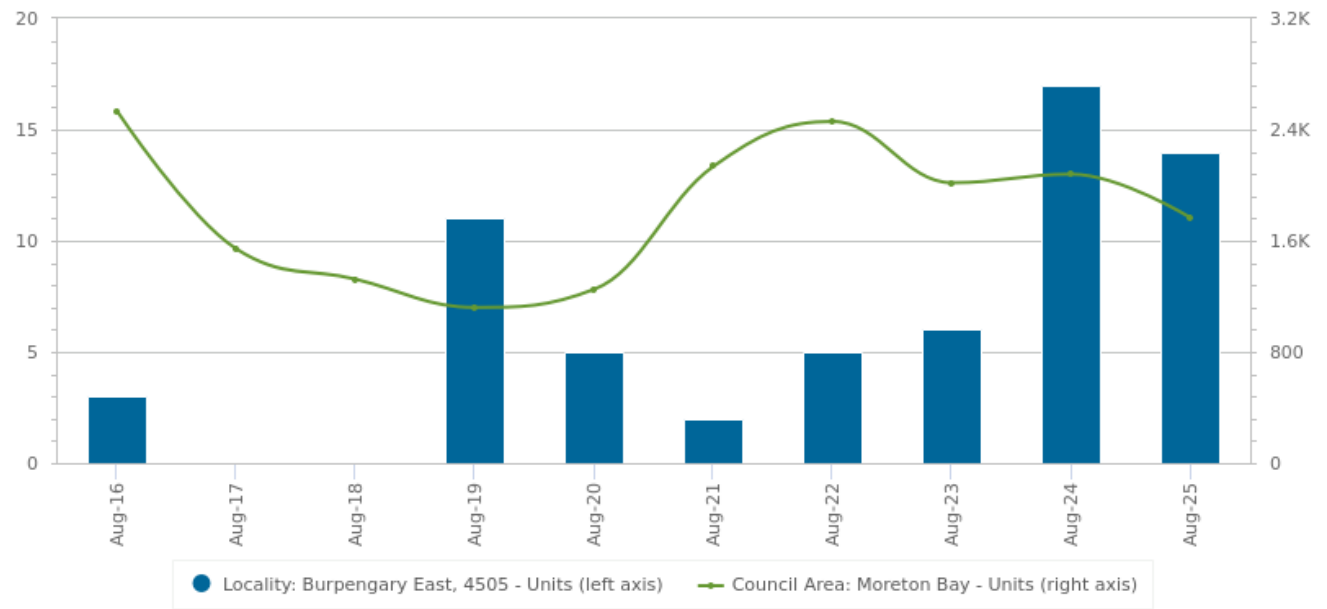
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

14
Aug 2025

	Burpengary East	Moreton Bay
Aug 2016	3	2530
Aug 2017	0	1540
Aug 2018	0	1323
Aug 2019	11	1120
Aug 2020	5	1251
Aug 2021	2	2136
Aug 2022	5	2458
Aug 2023	6	2017
Aug 2024	17	2079
Aug 2025	14	1765

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

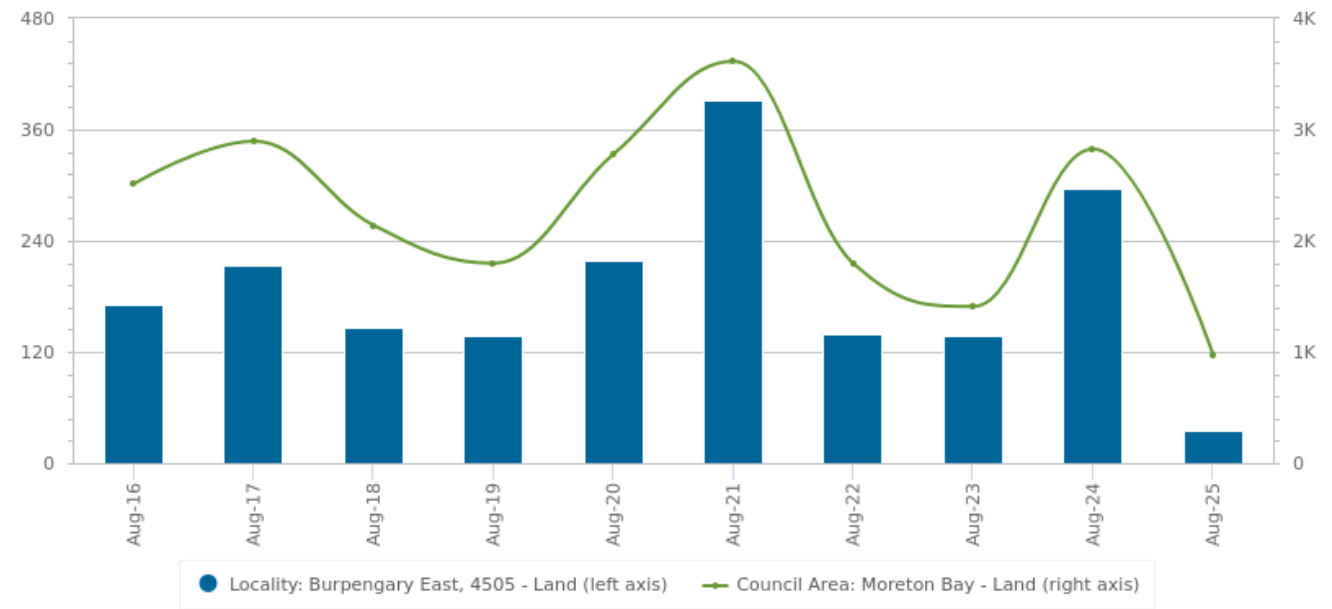
Land: Sales Per Annum

36

Aug 2025

	Burpengary East	Moreton Bay
Aug 2016	172	2513
Aug 2017	214	2895
Aug 2018	146	2138
Aug 2019	137	1798
Aug 2020	218	2781
Aug 2021	391	3614
Aug 2022	139	1795
Aug 2023	137	1408
Aug 2024	297	2825
Aug 2025	36	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

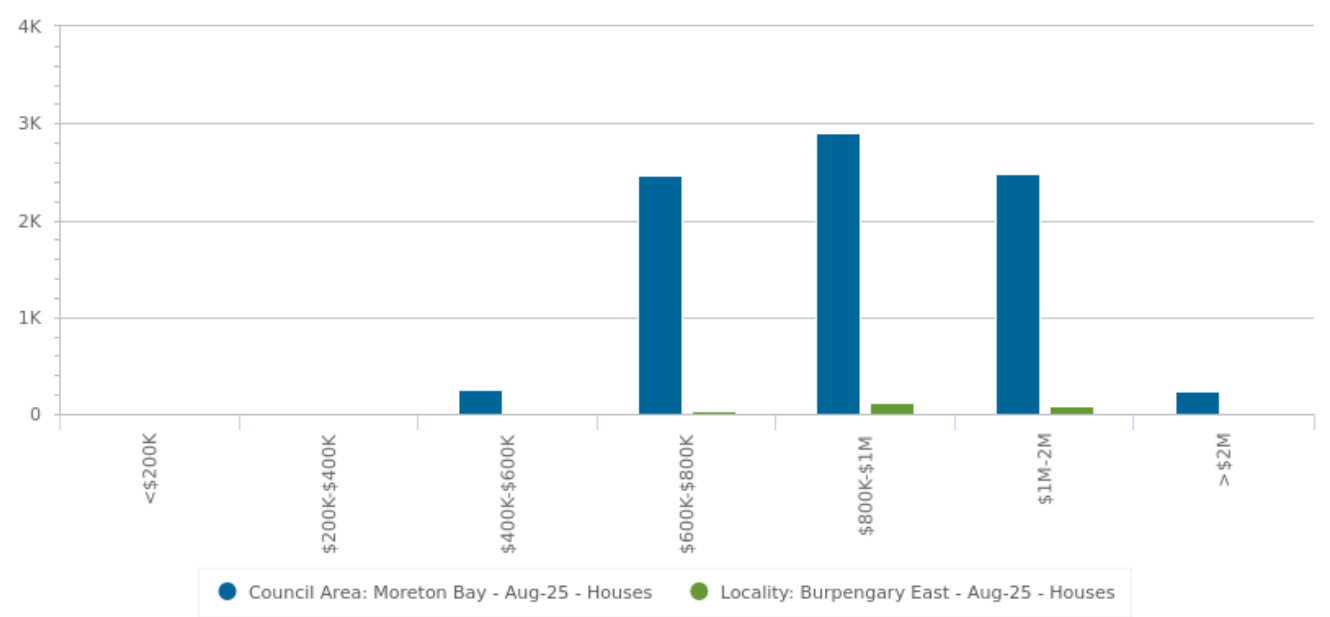
House: Sales By Price

\$233.09M

Aug 2025

	Burpengary East	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	-	249
\$600K-\$800K	36	2,458
\$800K-\$1M	115	2,908
\$1M-\$2M	76	2,485
>\$2M	2	228

Statistics are calculated over a rolling 12 month period



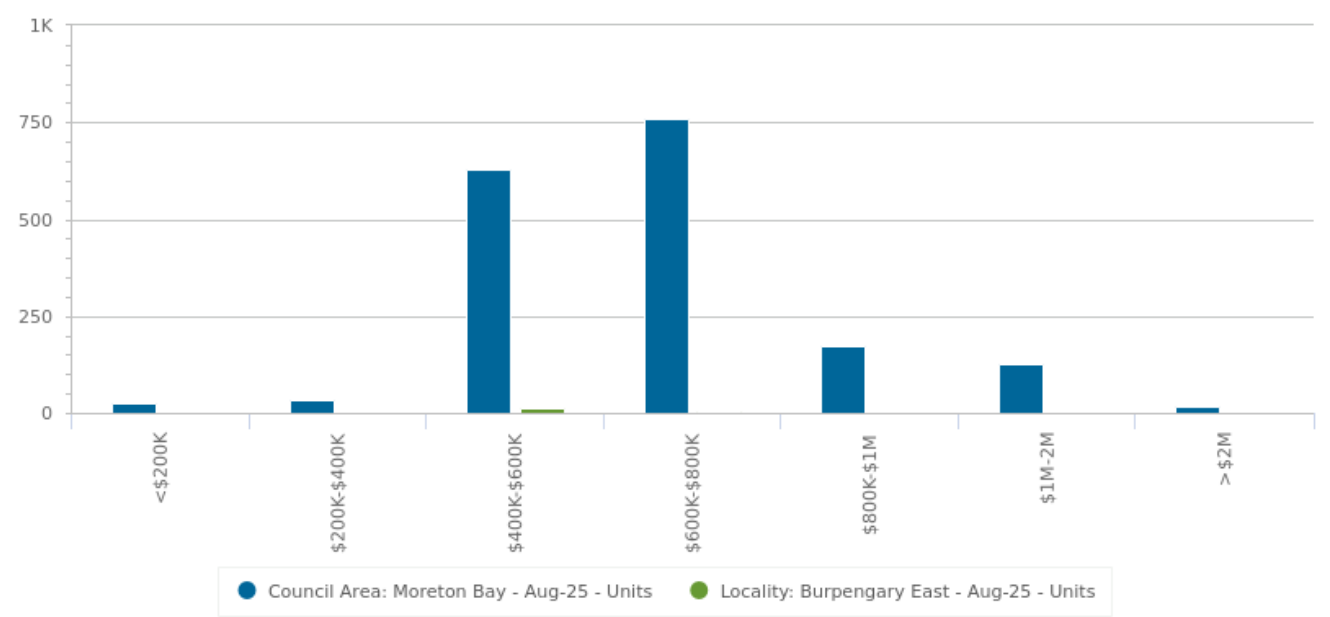
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$7.91M
Aug 2025

	Burpengary East	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	11	629
\$600K-\$800K	3	759
\$800K-\$1M	-	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

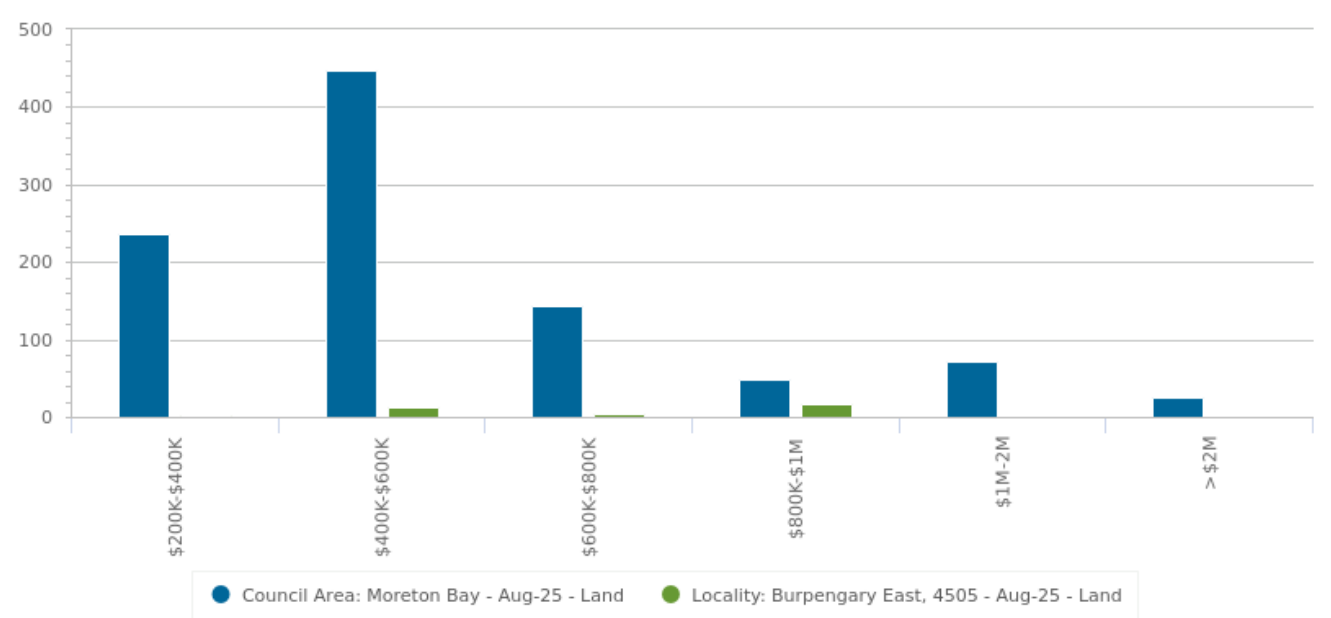


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Burpengary East	Moreton Bay
\$200K-\$400K	2	236
\$400K-\$600K	12	448
\$600K-\$800K	4	143
\$800K-\$1M	17	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

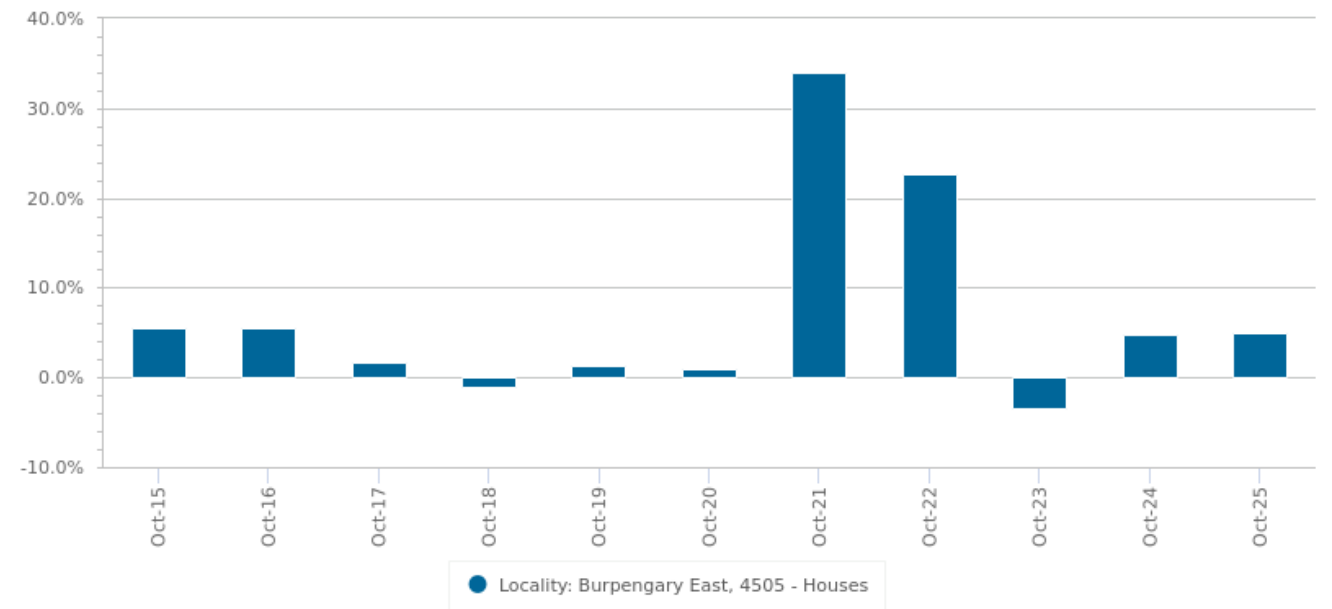
Change In Median Value

House: Change In Median Value

5.0%
Oct 2025

	Burpengary East
Oct 2016	5.5%
Oct 2017	1.6%
Oct 2018	-1.1%
Oct 2019	1.4%
Oct 2020	0.9%
Oct 2021	33.9%
Oct 2022	22.7%
Oct 2023	-3.3%
Oct 2024	4.7%
Oct 2025	5.0%

Statistics are calculated at the end of the displayed month



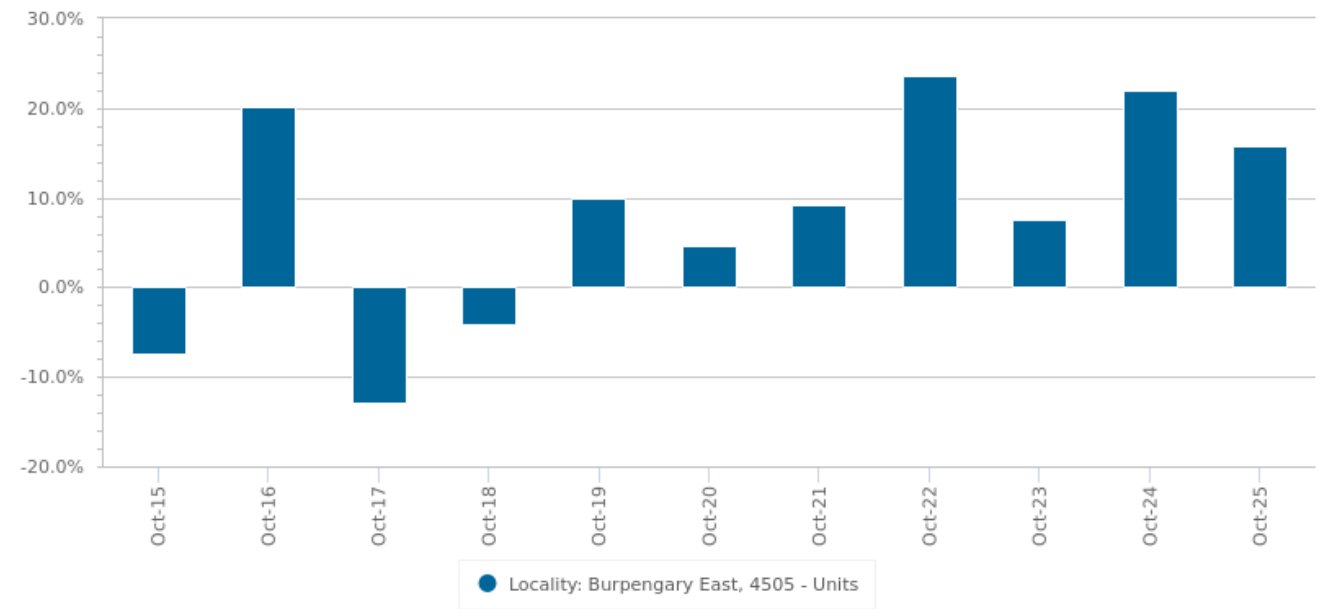
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

15.7%
Oct 2025

	Burpengary East
Oct 2016	20.1%
Oct 2017	-12.8%
Oct 2018	-4.1%
Oct 2019	9.9%
Oct 2020	4.7%
Oct 2021	9.1%
Oct 2022	23.5%
Oct 2023	7.6%
Oct 2024	21.9%
Oct 2025	15.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

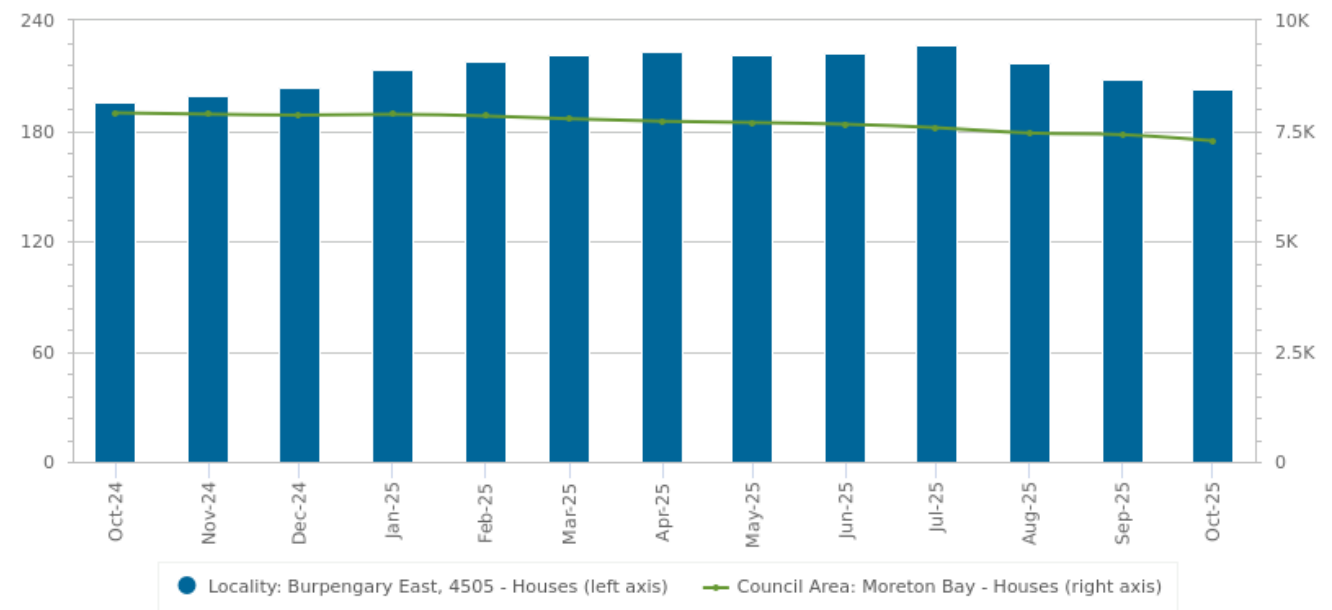
For Sale Statistics

House: Number of New Listing

203
Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	199	7,875
Dec 2024	204	7,855
Jan 2025	213	7,872
Feb 2025	218	7,834
Mar 2025	221	7,770
Apr 2025	223	7,714
May 2025	221	7,685
Jun 2025	222	7,647
Jul 2025	227	7,569
Aug 2025	217	7,448
Sep 2025	208	7,411
Oct 2025	203	7,272

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

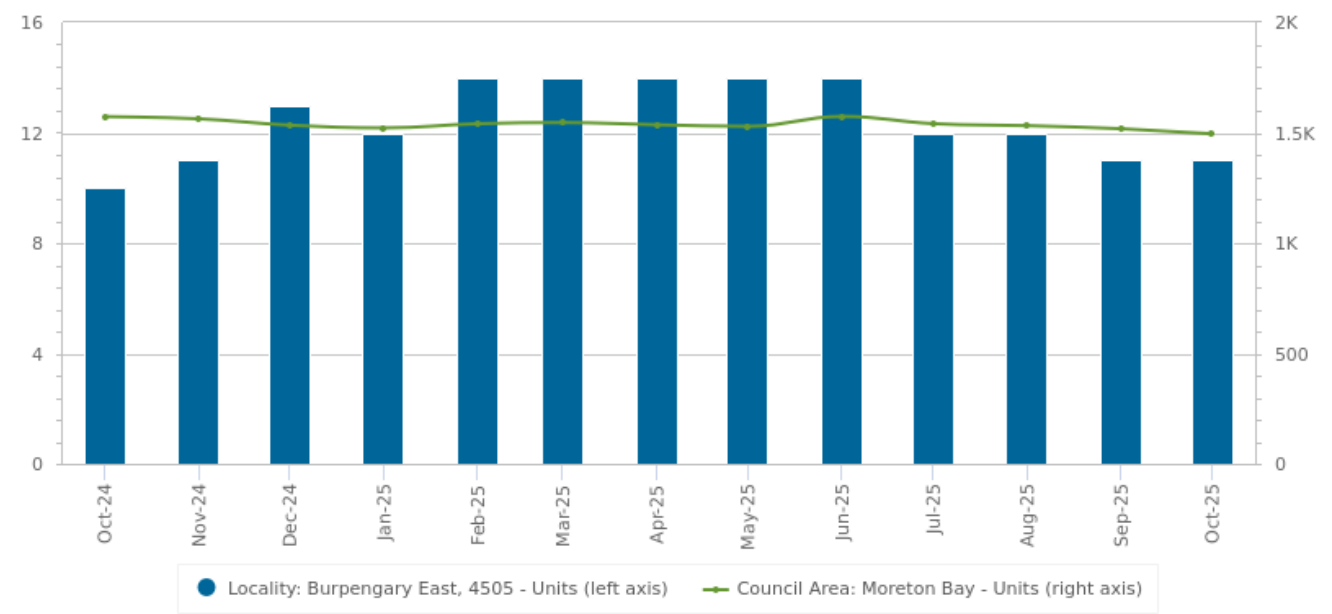
Unit: Number of New Listing

11

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	11	1,563
Dec 2024	13	1,534
Jan 2025	12	1,522
Feb 2025	14	1,541
Mar 2025	14	1,546
Apr 2025	14	1,536
May 2025	14	1,529
Jun 2025	14	1,574
Jul 2025	12	1,541
Aug 2025	12	1,532
Sep 2025	11	1,518
Oct 2025	11	1,495

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

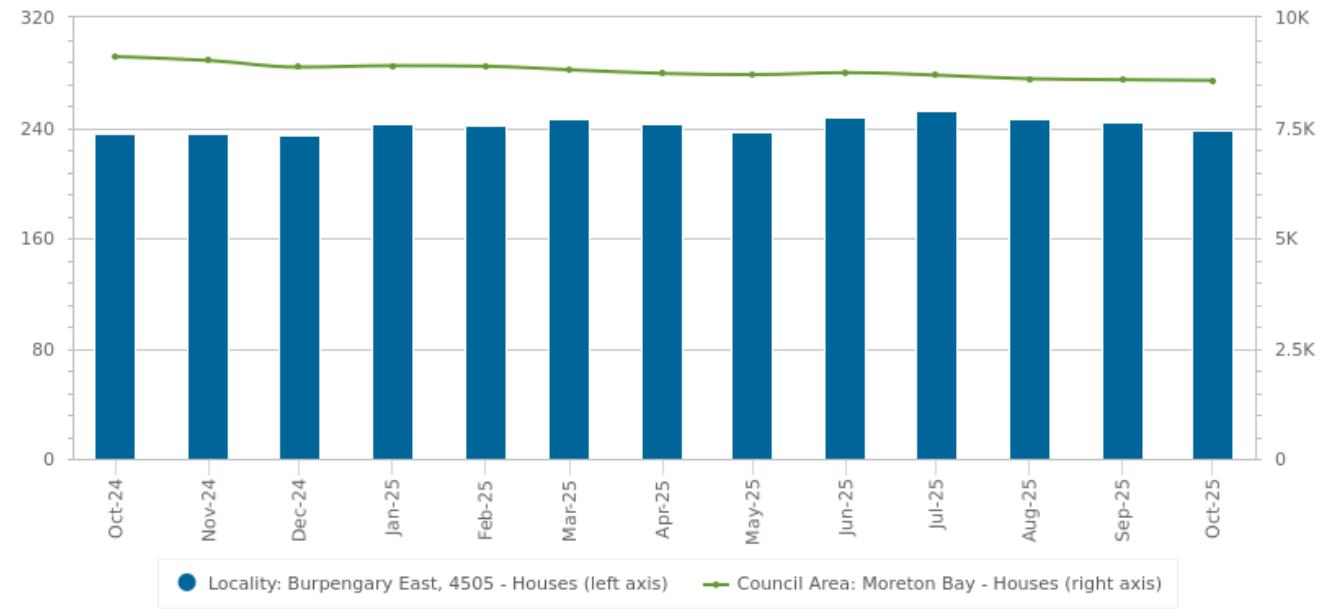
House: Total Properties Listed

238

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	236	9,023
Dec 2024	235	8,872
Jan 2025	243	8,905
Feb 2025	242	8,892
Mar 2025	246	8,812
Apr 2025	243	8,730
May 2025	237	8,703
Jun 2025	248	8,748
Jul 2025	252	8,691
Aug 2025	246	8,609
Sep 2025	244	8,588
Oct 2025	238	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

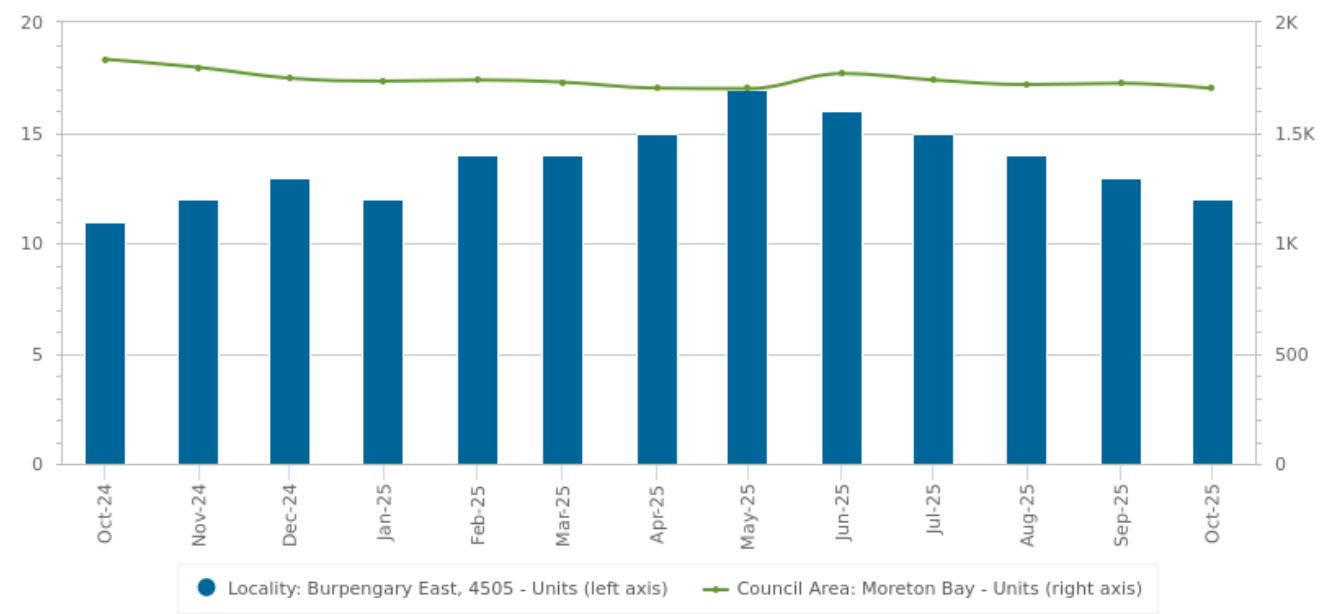
Unit: Total Properties Listed

12

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	12	1,796
Dec 2024	13	1,747
Jan 2025	12	1,734
Feb 2025	14	1,739
Mar 2025	14	1,729
Apr 2025	15	1,702
May 2025	17	1,700
Jun 2025	16	1,768
Jul 2025	15	1,739
Aug 2025	14	1,718
Sep 2025	13	1,724
Oct 2025	12	1,701

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

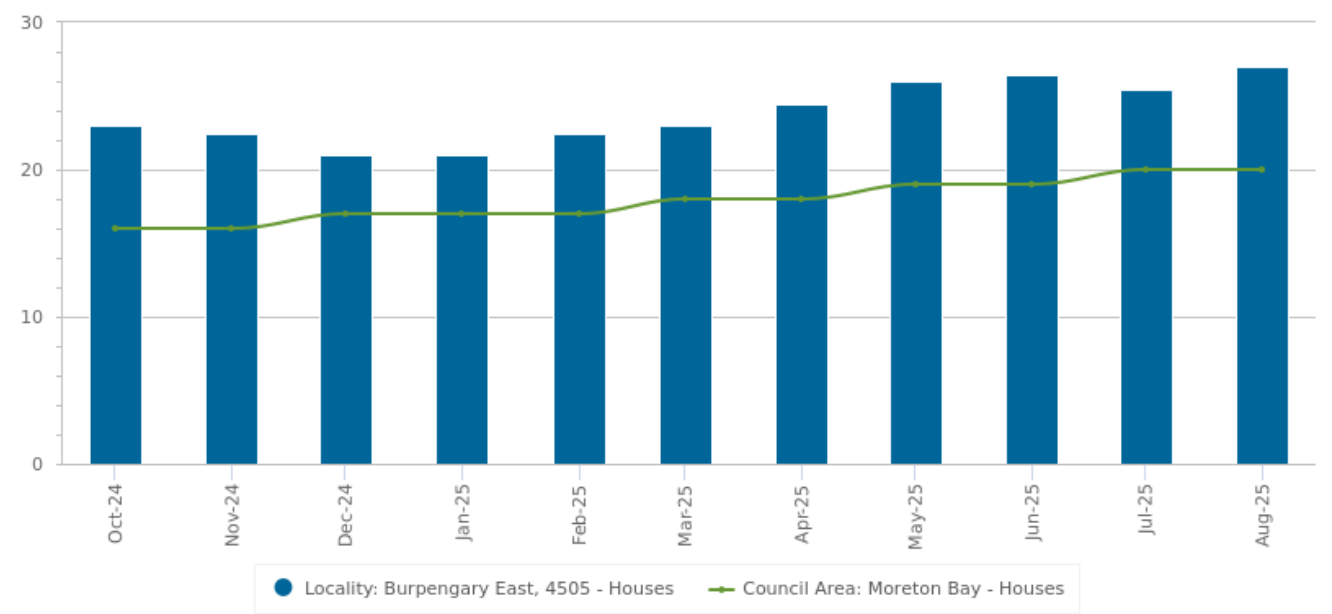
House: Median Days On Market

27

Aug 2025

	Burpengary East	Moreton Bay
Sep 2024	22	16
Oct 2024	23	16
Nov 2024	22.5	16
Dec 2024	21	17
Jan 2025	21	17
Feb 2025	22.5	17
Mar 2025	23	18
Apr 2025	24.5	18
May 2025	26	19
Jun 2025	26.5	19
Jul 2025	25.5	20
Aug 2025	27	20

Statistics are calculated over a rolling 12 month period

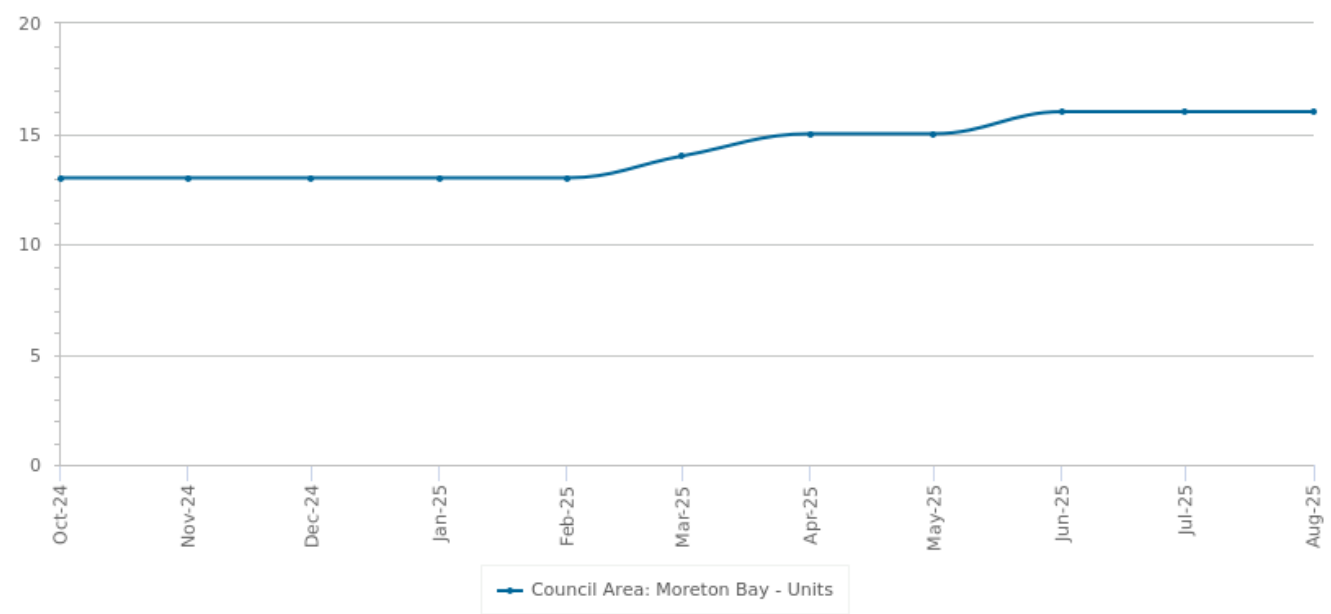


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Burpengary East	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

\$660/w

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	\$628/w	\$600/w
Dec 2024	\$630/w	\$600/w
Jan 2025	\$630/w	\$600/w
Feb 2025	\$640/w	\$600/w
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$660/w	\$630/w

Statistics are calculated over a rolling 12 month period

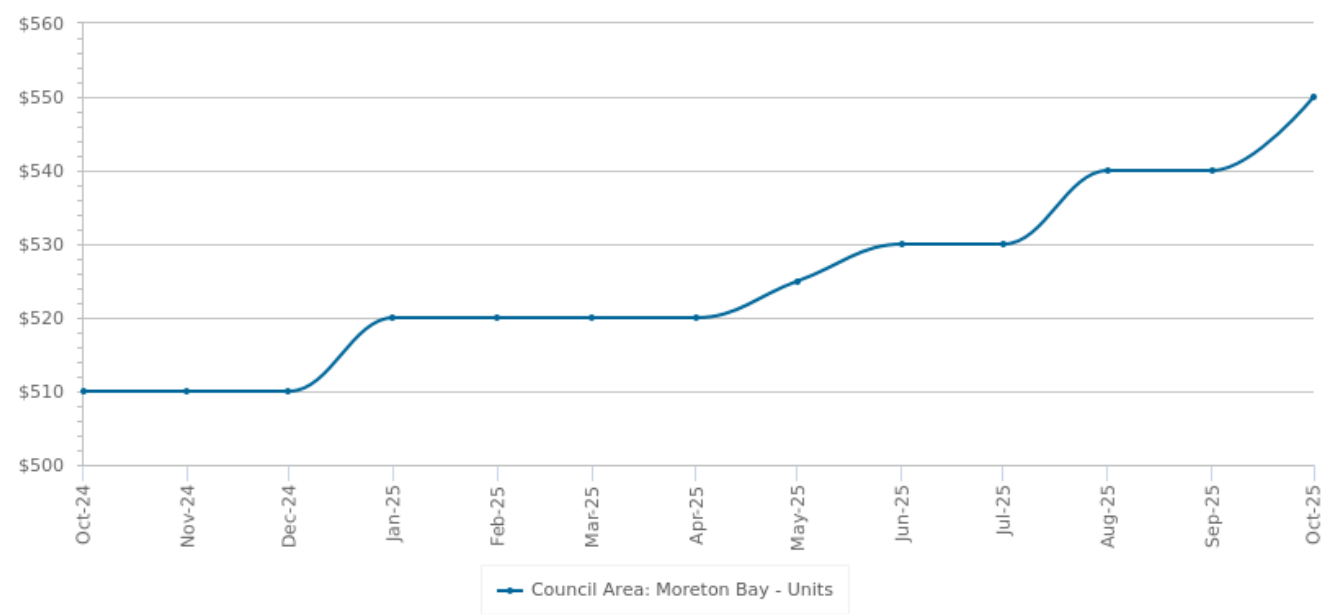


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Burpengary East	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

386

Oct 2025

House: Rental Rate Observations

	Burpengary East	Moreton Bay
Nov 2024	292	9,072
Dec 2024	307	9,120
Jan 2025	315	9,167
Feb 2025	331	9,222
Mar 2025	340	9,231
Apr 2025	347	9,268
May 2025	353	9,294
Jun 2025	374	9,380
Jul 2025	384	9,447
Aug 2025	390	9,523
Sep 2025	388	9,639
Oct 2025	386	9,636

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

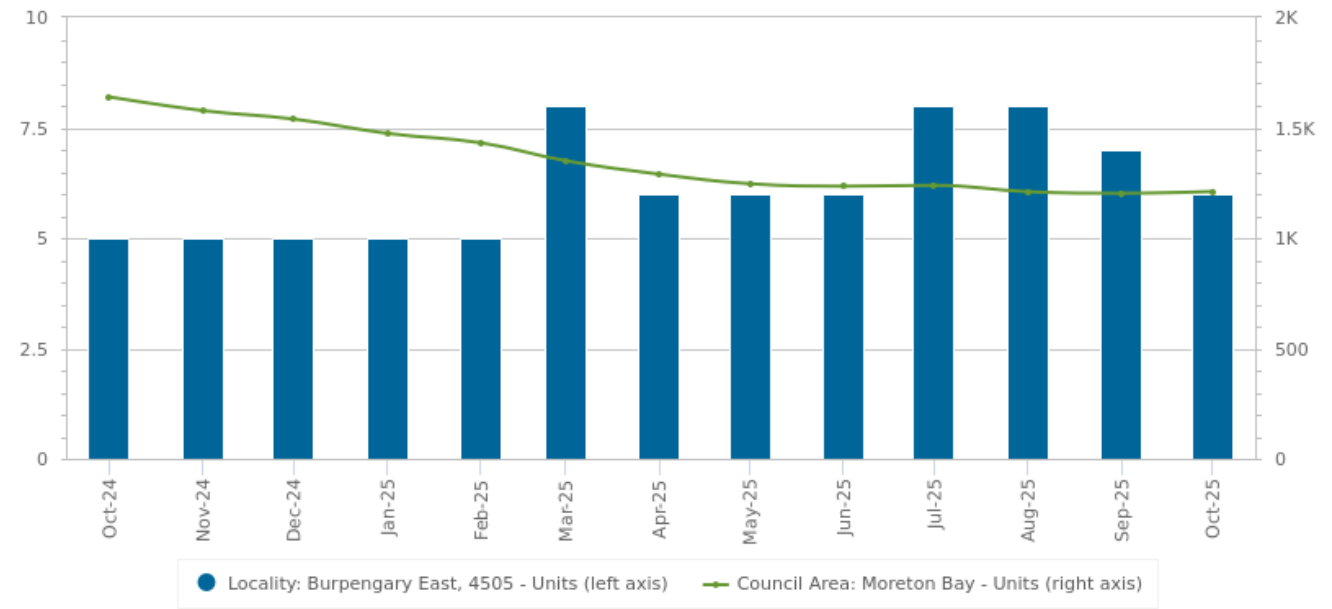
Unit: Rental Rate Observations

6

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	5	1,577
Dec 2024	5	1,539
Jan 2025	5	1,474
Feb 2025	5	1,431
Mar 2025	8	1,350
Apr 2025	6	1,289
May 2025	6	1,246
Jun 2025	6	1,235
Jul 2025	8	1,239
Aug 2025	8	1,210
Sep 2025	7	1,203
Oct 2025	6	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

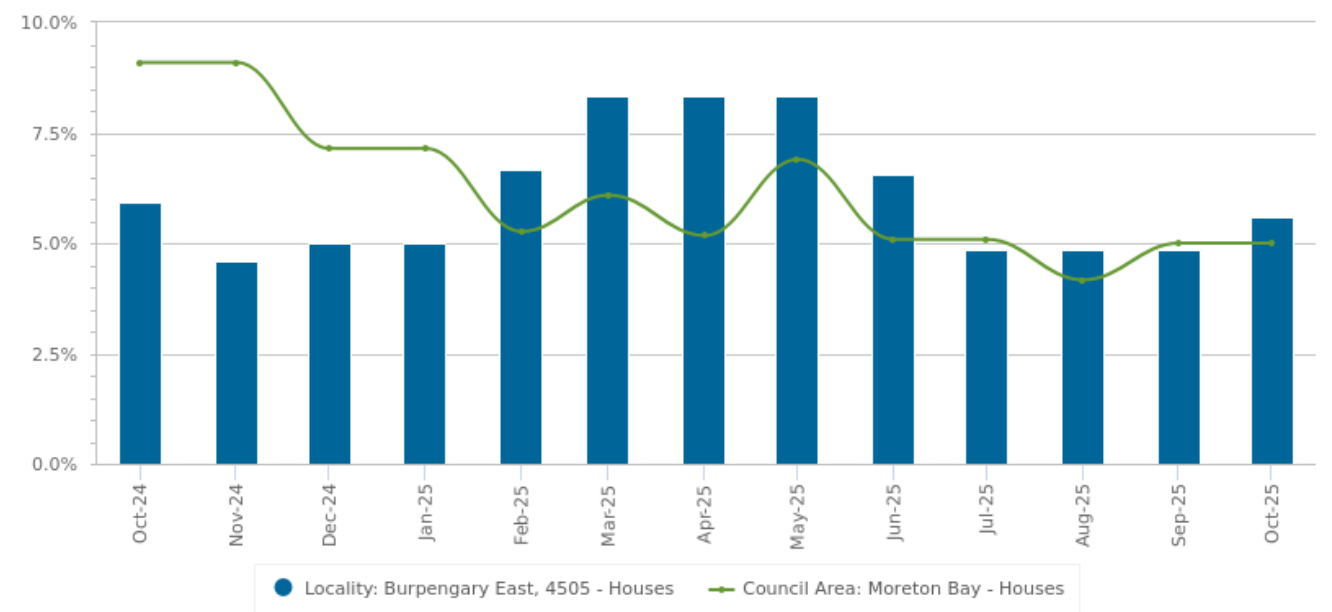
House: Change in Rental Rate

5.6%

Oct 2025

	Burpengary East	Moreton Bay
Nov 2024	4.6%	9.1%
Dec 2024	5.0%	7.1%
Jan 2025	5.0%	7.1%
Feb 2025	6.7%	5.3%
Mar 2025	8.3%	6.1%
Apr 2025	8.3%	5.2%
May 2025	8.3%	6.9%
Jun 2025	6.6%	5.1%
Jul 2025	4.8%	5.1%
Aug 2025	4.8%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	5.6%	5.0%

Statistics are calculated over a rolling 12 month period

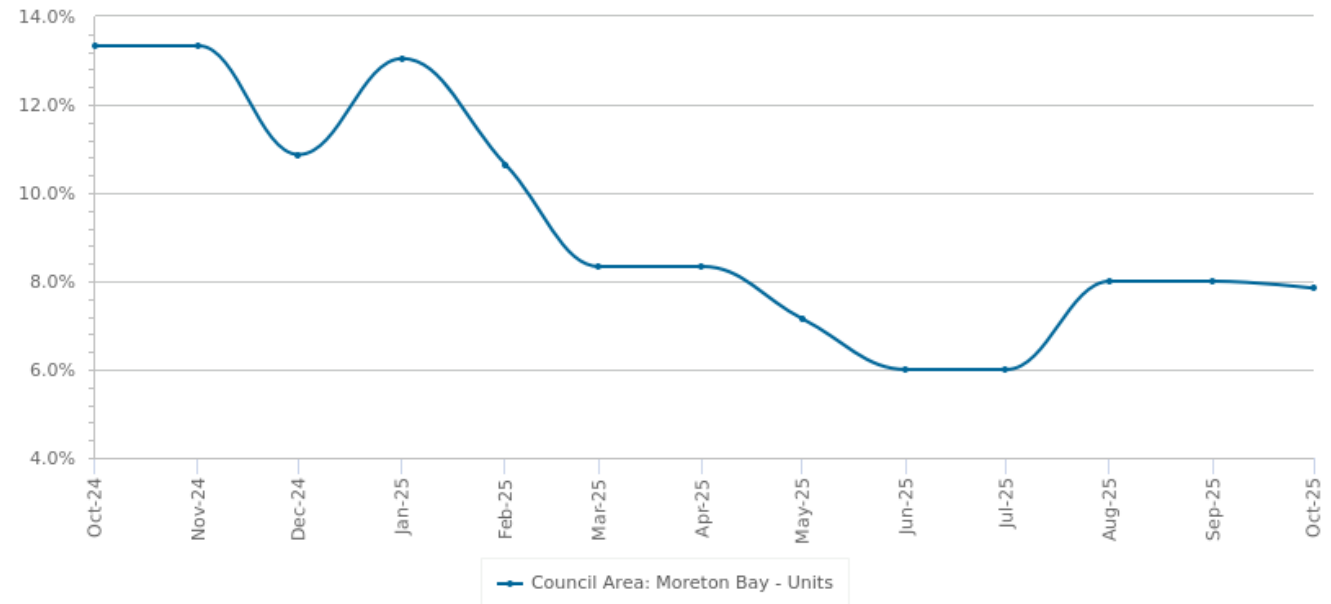


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Burpengary East	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



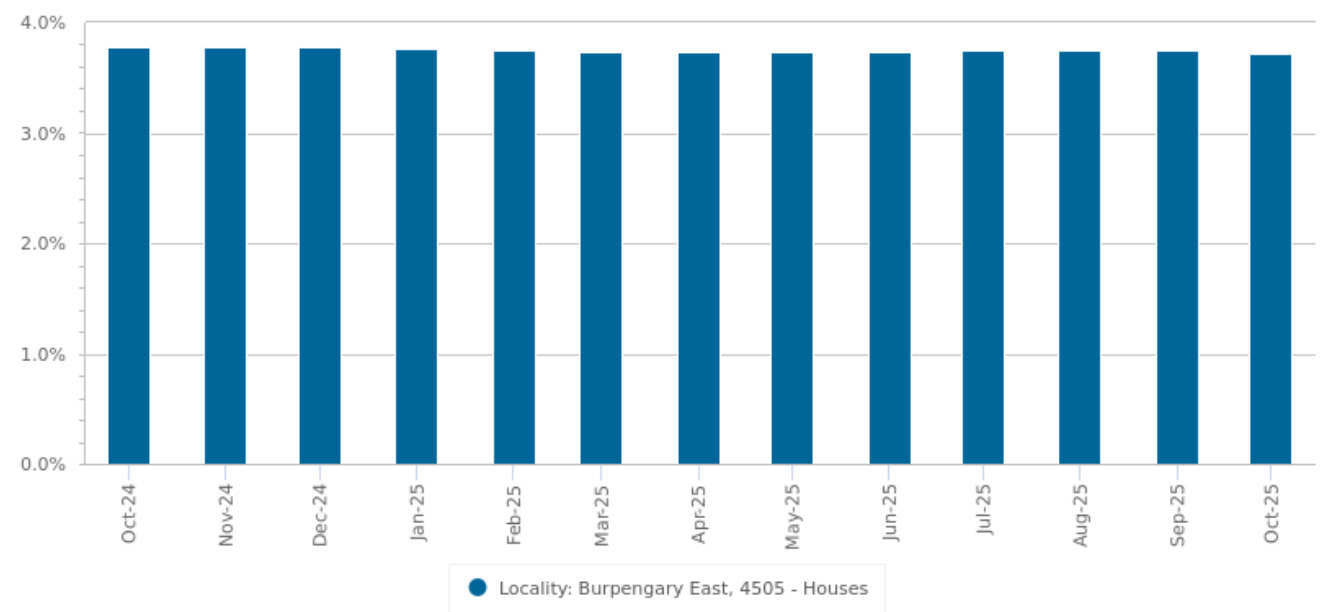
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.7%
Oct 2025

	Burpengary East
Nov 2024	3.8%
Dec 2024	3.8%
Jan 2025	3.8%
Feb 2025	3.7%
Mar 2025	3.7%
Apr 2025	3.7%
May 2025	3.7%
Jun 2025	3.7%
Jul 2025	3.8%
Aug 2025	3.8%
Sep 2025	3.8%
Oct 2025	3.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Burpengary East	Moreton Bay
Childless Couples	43.6%	38.7%
Couples with Children	43.2%	42%
Single Parents	12.3%	17.9%
Other	1.3%	1.3%

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



Childless Couples

43.6%



Couples with Children

43.2%



Single Parents

12.3%



Other

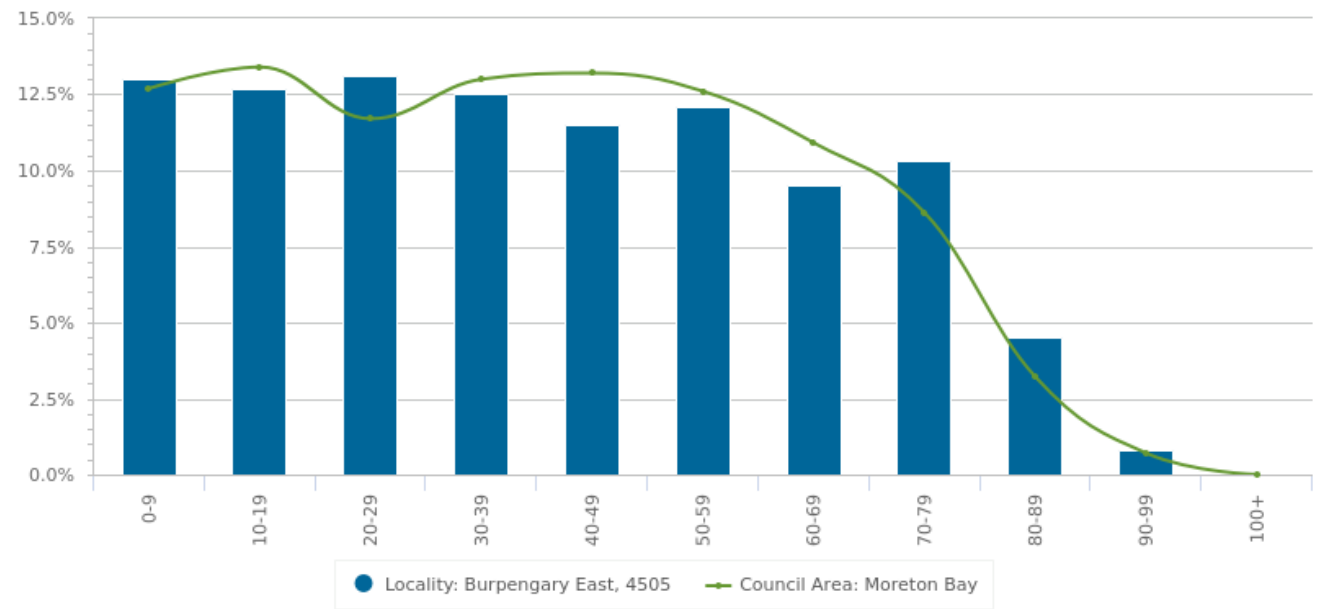
1.3%

Population Age

Population Age

	Burpengary East	Moreton Bay
0-9	13%	12.7%
10-19	12.7%	13.4%
20-29	13.1%	11.7%
30-39	12.5%	13%
40-49	11.5%	13.2%
50-59	12.1%	12.6%
60-69	9.5%	10.9%
70-79	10.3%	8.6%
80-89	4.5%	3.2%
90-99	0.8%	0.7%

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



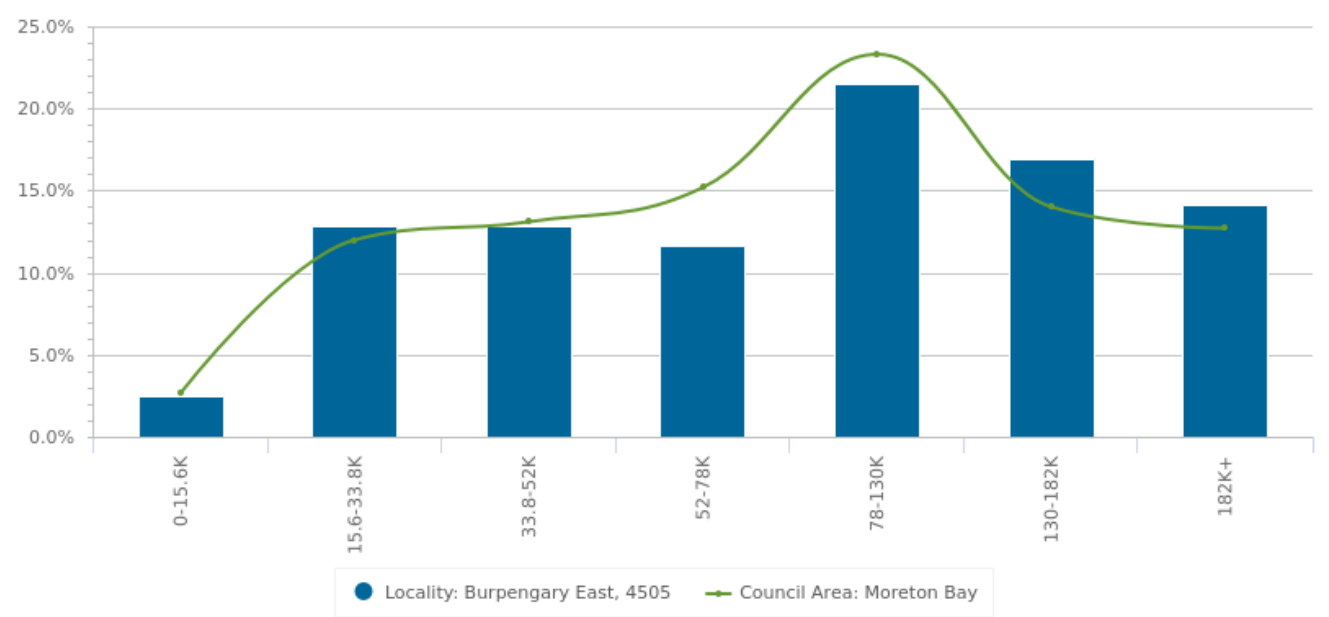
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Burpengary East	Moreton Bay
0-15.6K	2.5%	2.7%
15.6-33.8K	12.8%	12%
33.8-52K	12.8%	13.1%
52-78K	11.7%	15.2%
78-130K	21.5%	23.3%
130-182K	16.9%	14%
182K+	14.1%	12.7%

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



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Education

Education By Qualification

	Burpengary East	Moreton Bay
Postgrad	2.7%	4.9%
Graduate Diploma or Certificate	2.7%	3.3%
Bachelor	16.2%	20%
Advanced Diploma or Diploma	16.9%	17.2%
Certificate	49.4%	42.3%
Not Stated	10.8%	11.2%
Inadequately Described	1.3%	0.9%

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



Postgrad

2.7%



Graduate Diploma or Certificate

2.7%



Bachelor

16.2%



Advanced Diploma or
Diploma

16.9%



Certificate

49.4%



Not Stated

10.8%



Inadequately
Described

1.3%

Occupation

Employment By Occupation

	Burpengary East	Moreton Bay
Professional	15.1%	17.9%
Clerical	15.2%	14.1%
Trades	17.3%	14.7%
Labourer	10.4%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	8%	7.1%
Managers	11%	11.4%
Community and Personal Service Workers	12.6%	13.3%
Sales Workers	8.3%	9.1%

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



Professional

15.1%



Clerical

15.2%



Trades

17.3%



Labourer

10.4%



Not Stated

2.1%



Machinery Operators and Drivers

8%

Employment By Occupation



Managers

11%



Community and Personal Service
Workers

12.6%



Sales Workers

8.3%

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