

# Suburb Statistics Report

Clontarf QLD 4019

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# Area Profile

## Clontarf, QLD

The size of Clontarf is approximately 9.9 square kilometres. It has 24 parks covering nearly 26.3% of total area. The population of Clontarf in 2016 was 8279 people. By 2021 the population was 8446 showing a population growth of 2.0% in the area during that time. The predominant age group in Clontarf is 50-59 years. Households in Clontarf are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clontarf work in a professional occupation. In 2021, 63.50% of the homes in Clontarf were owner-occupied compared with 62.30% in 2016.

	House	Unit	Land
Average Tenure Period	10.8 years	10.8 years	-
Total Dwellings	2,981	513	67
Total New Listings	155	35	-
Median Value	\$944,222	\$780,339	-
Total Properties Listed	183	40	-

Market Trends

House: Market Trends

<div>173</div> <div>Properties Sold (12 Months)</div>	<div>10.8</div> <div>Average Tenure Period (Years)</div>	<div>\$620/w</div> <div>Median Asking Rent (12 Months)</div>
<div>155</div> <div>New Sale Listings (12 Months)</div>	<div>22.5</div> <div>Days on Market (12 Months)</div>	<div>168</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles


<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,007,000</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>\$875,000</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>\$800,000</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

Unit: Market Trends

<div>32</div> <div>Properties Sold (12 Months)</div>	<div>10.8</div> <div>Average Tenure Period (Years)</div>	<div>\$530/w</div> <div>Median Asking Rent (12 Months)</div>
<div>35</div> <div>New Sale Listings (12 Months)</div>	<div>33</div> <div>Days on Market (12 Months)</div>	<div>48</div> <div>Rental Rate Observations (12 Months)</div>


Unit: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$887,500</div>	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<div>\$\$</div> <div>Median Price*</div>	<div>\$768,500</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>Lower Quartile Price*</div>	<div>\$635,000</div>	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

3 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*	\$285,000	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

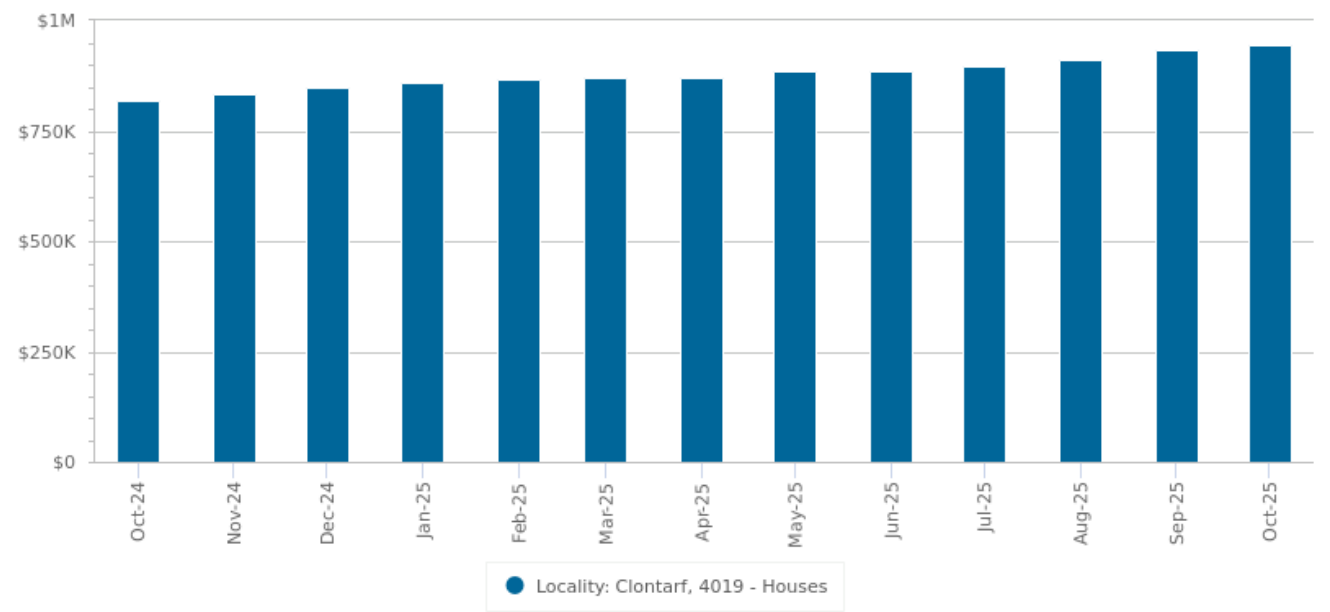
House: Recent Median Value

\$944K

Oct 2025

	Clontarf
Nov 2024	\$832,174
Dec 2024	\$847,740
Jan 2025	\$858,109
Feb 2025	\$864,877
Mar 2025	\$868,991
Apr 2025	\$870,842
May 2025	\$886,048
Jun 2025	\$886,703
Jul 2025	\$897,450
Aug 2025	\$912,163
Sep 2025	\$931,648
Oct 2025	\$944,222

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

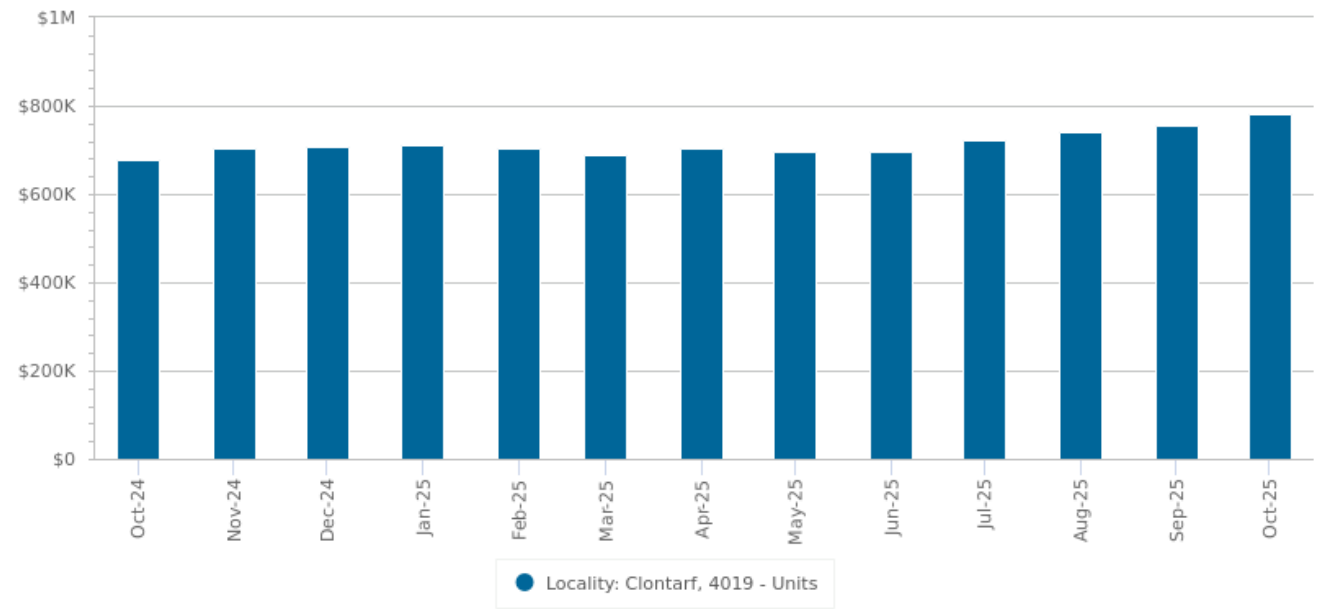
Unit: Recent Median Value

\$780K

Oct 2025

	Clontarf
Nov 2024	\$704,402
Dec 2024	\$708,218
Jan 2025	\$711,549
Feb 2025	\$704,366
Mar 2025	\$690,491
Apr 2025	\$702,739
May 2025	\$694,803
Jun 2025	\$697,098
Jul 2025	\$721,668
Aug 2025	\$742,311
Sep 2025	\$756,485
Oct 2025	\$780,339

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

173

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$832,174	150
Dec 2024	\$847,740	151
Jan 2025	\$858,109	152
Feb 2025	\$864,877	154
Mar 2025	\$868,991	155
Apr 2025	\$870,842	153
May 2025	\$886,048	160
Jun 2025	\$886,703	168
Jul 2025	\$897,450	172
Aug 2025	\$912,163	173
Sep 2025	\$931,648	-
Oct 2025	\$944,222	-

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



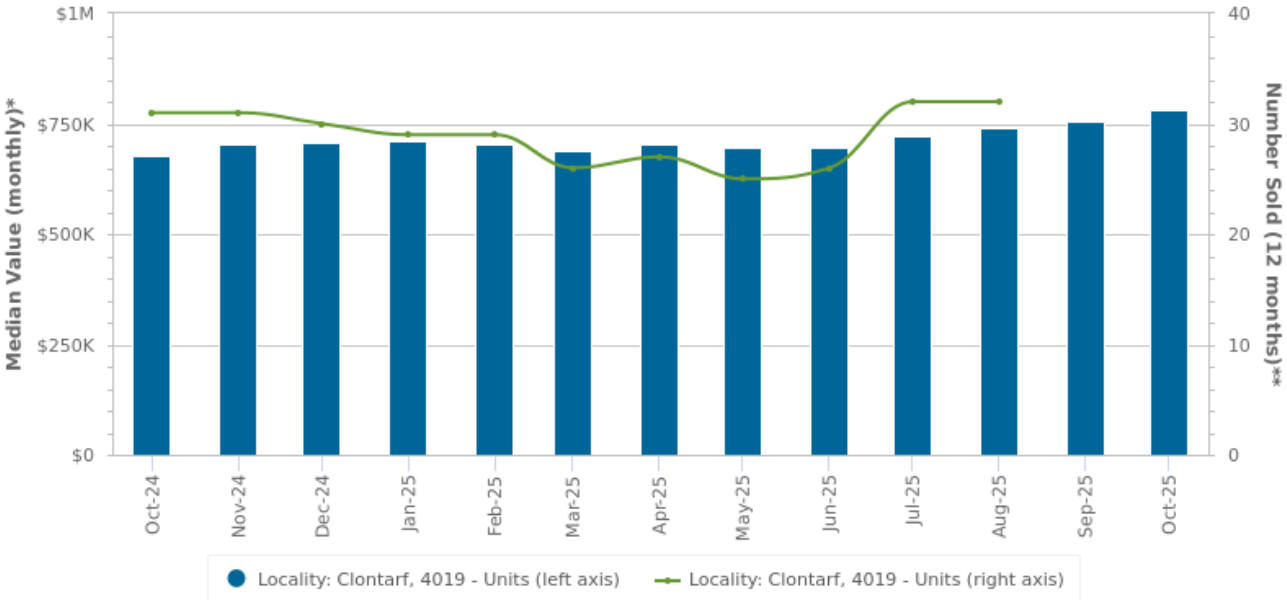
32

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$704,402	31
Dec 2024	\$708,218	30
Jan 2025	\$711,549	29
Feb 2025	\$704,366	29
Mar 2025	\$690,491	26
Apr 2025	\$702,739	27
May 2025	\$694,803	25
Jun 2025	\$697,098	26
Jul 2025	\$721,668	32
Aug 2025	\$742,311	32
Sep 2025	\$756,485	-
Oct 2025	\$780,339	-

Statistics are calculated over a rolling 12 month period



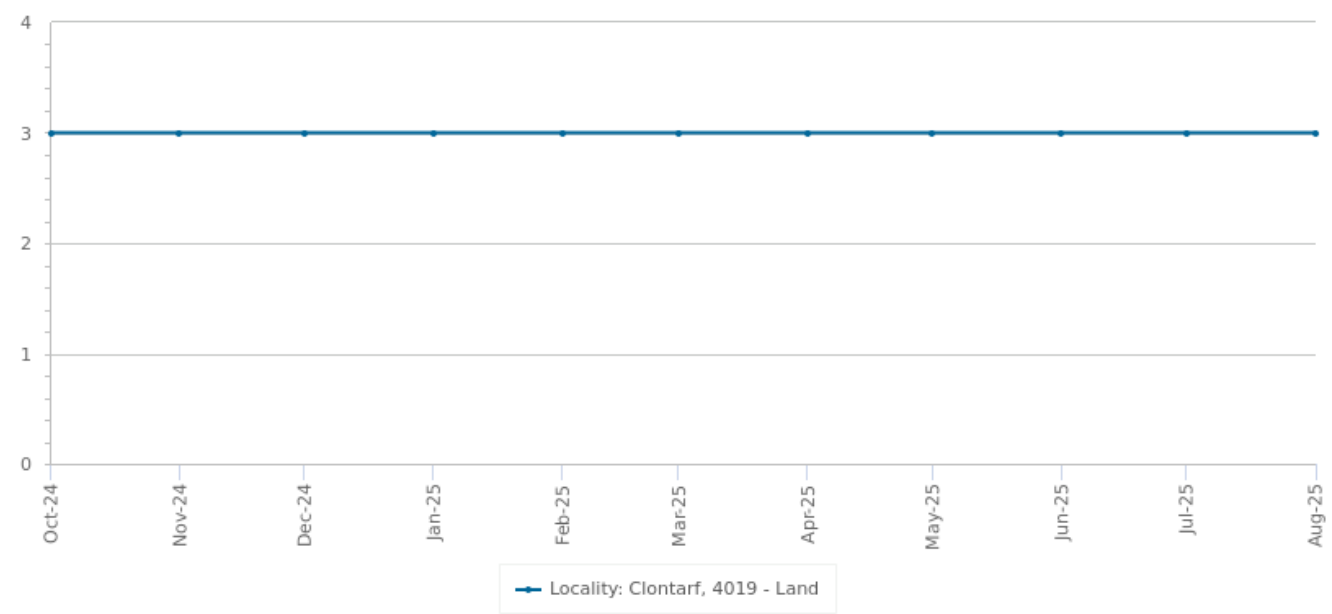
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

3  
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	2
Oct 2024	-	3
Nov 2024	-	3
Dec 2024	-	3
Jan 2025	-	3
Feb 2025	-	3
Mar 2025	-	3
Apr 2025	-	3
May 2025	-	3
Jun 2025	-	3
Jul 2025	-	3
Aug 2025	-	3

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

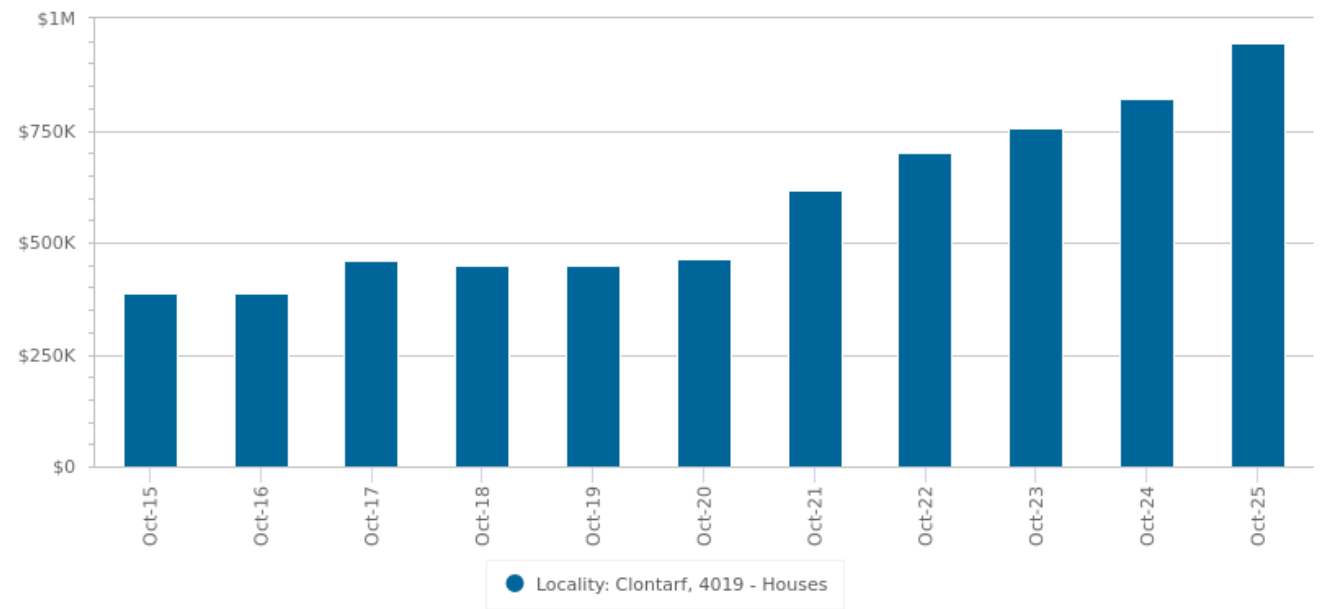
House: Median Value

\$944K

Oct 2025

	Clontarf
Oct 2016	\$388,335
Oct 2017	\$459,101
Oct 2018	\$450,318
Oct 2019	\$447,143
Oct 2020	\$464,797
Oct 2021	\$618,512
Oct 2022	\$701,088
Oct 2023	\$755,524
Oct 2024	\$819,692
Oct 2025	\$944,222

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

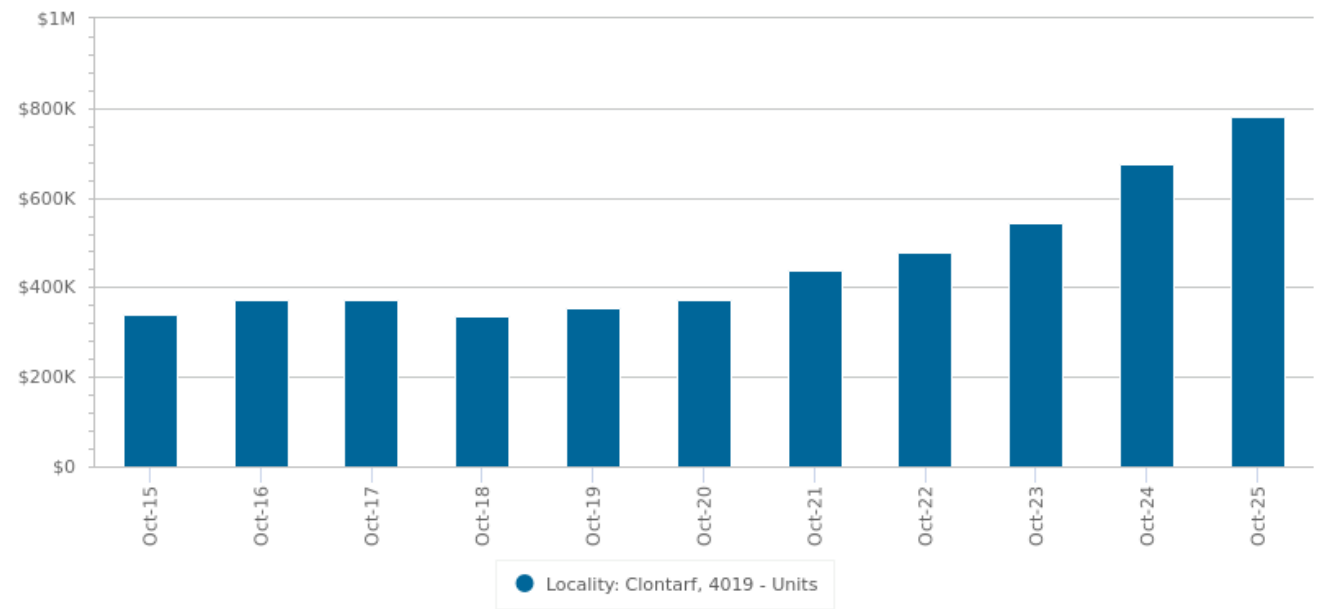
Unit: Median Value

\$780K

Oct 2025

	Clontarf
Oct 2016	\$373,669
Oct 2017	\$372,122
Oct 2018	\$335,917
Oct 2019	\$354,130
Oct 2020	\$371,296
Oct 2021	\$436,915
Oct 2022	\$476,745
Oct 2023	\$542,992
Oct 2024	\$675,940
Oct 2025	\$780,339

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

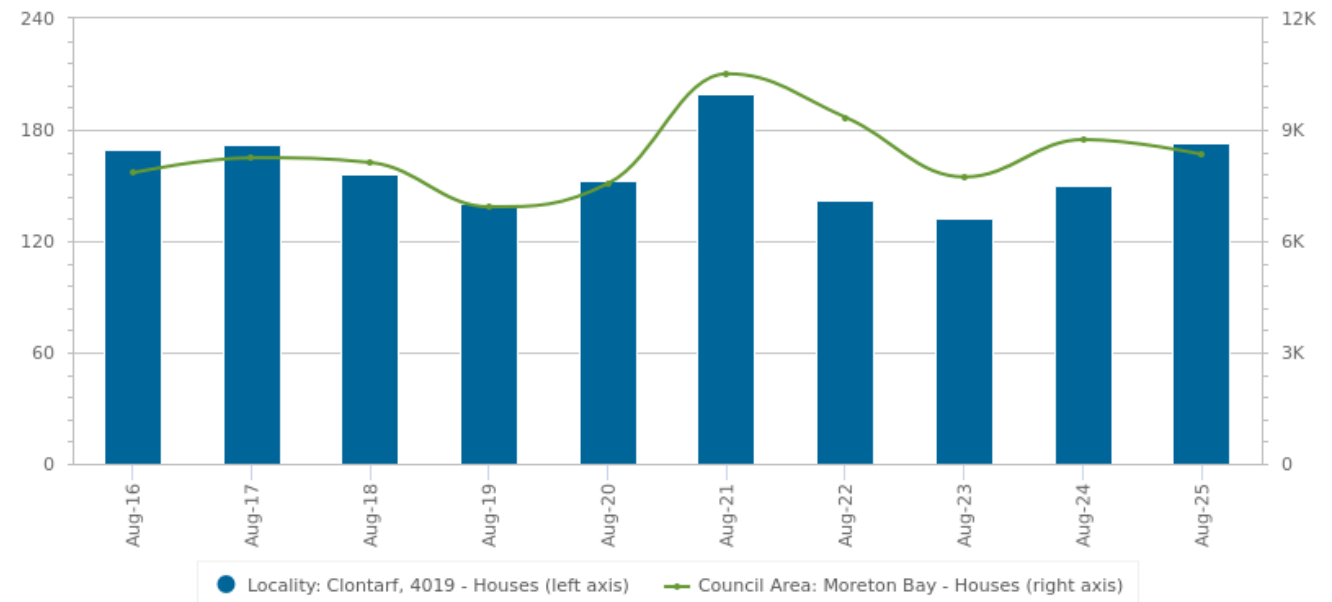
House: Sales Per Annum

173

Aug 2025

	Clontarf	Moreton Bay
Aug 2016	169	7845
Aug 2017	172	8246
Aug 2018	156	8116
Aug 2019	140	6922
Aug 2020	153	7561
Aug 2021	199	10508
Aug 2022	142	9329
Aug 2023	132	7728
Aug 2024	150	8737
Aug 2025	173	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

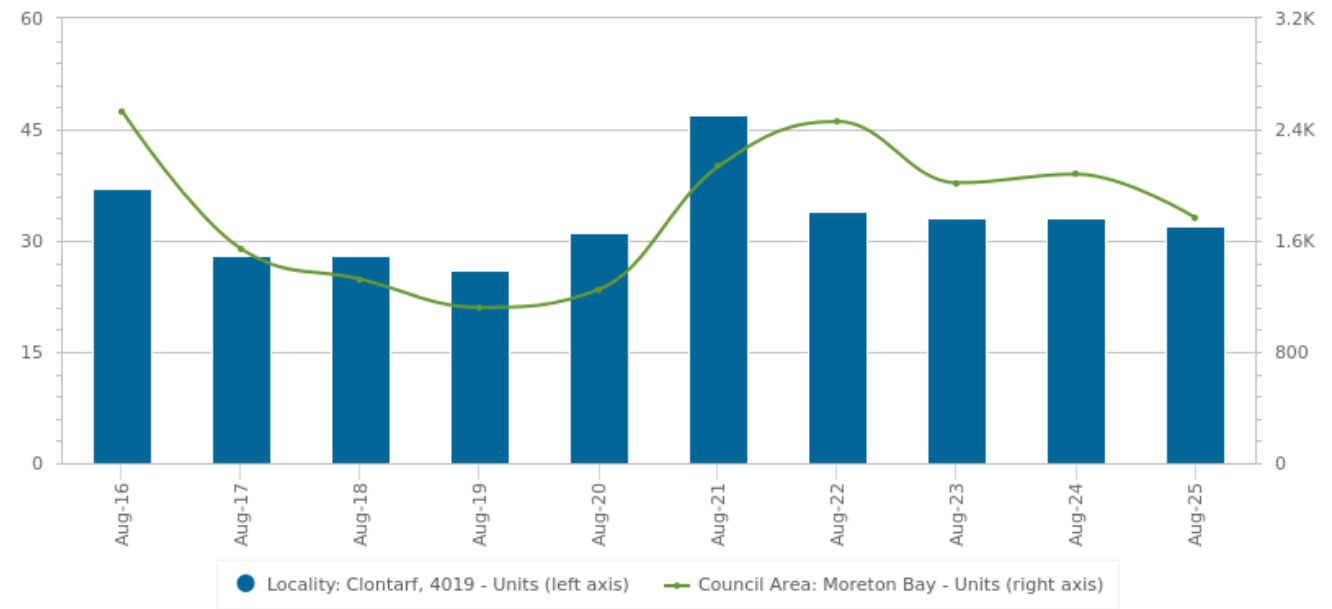


Unit: Sales Per Annum

32  
Aug 2025

	Clontarf	Moreton Bay
Aug 2016	37	2530
Aug 2017	28	1540
Aug 2018	28	1323
Aug 2019	26	1120
Aug 2020	31	1251
Aug 2021	47	2136
Aug 2022	34	2458
Aug 2023	33	2017
Aug 2024	33	2079
Aug 2025	32	1765

Statistics are calculated over a rolling 12 month period



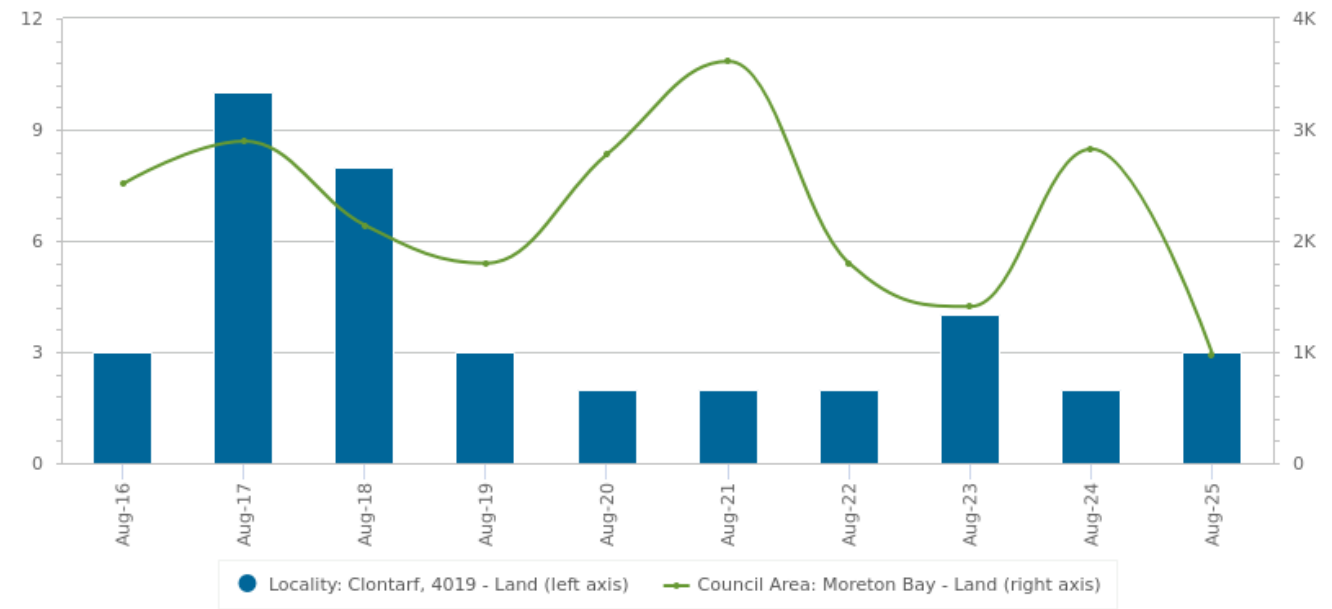
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

3  
Aug 2025

	Clontarf	Moreton Bay
Aug 2016	3	2513
Aug 2017	10	2895
Aug 2018	8	2138
Aug 2019	3	1798
Aug 2020	2	2781
Aug 2021	2	3614
Aug 2022	2	1795
Aug 2023	4	1408
Aug 2024	2	2825
Aug 2025	3	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

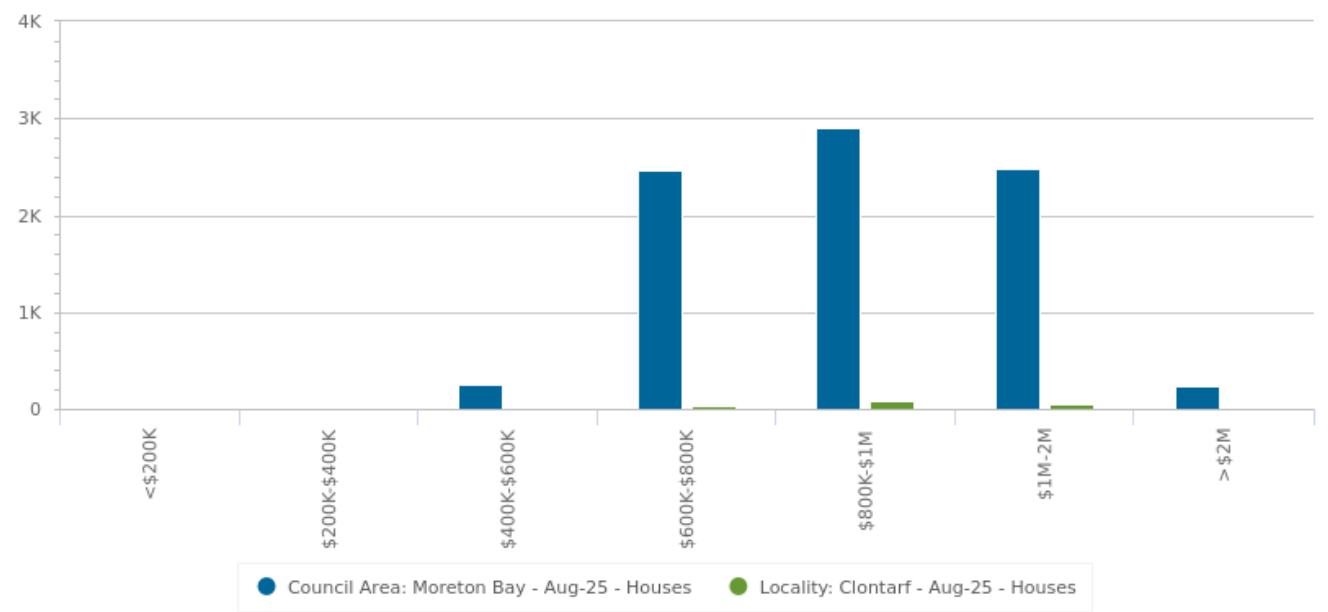
House: Sales By Price

\$162.64M

Aug 2025

	Clontarf	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	39	2,458
\$800K-\$1M	84	2,908
\$1M-\$2M	46	2,485
>\$2M	1	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

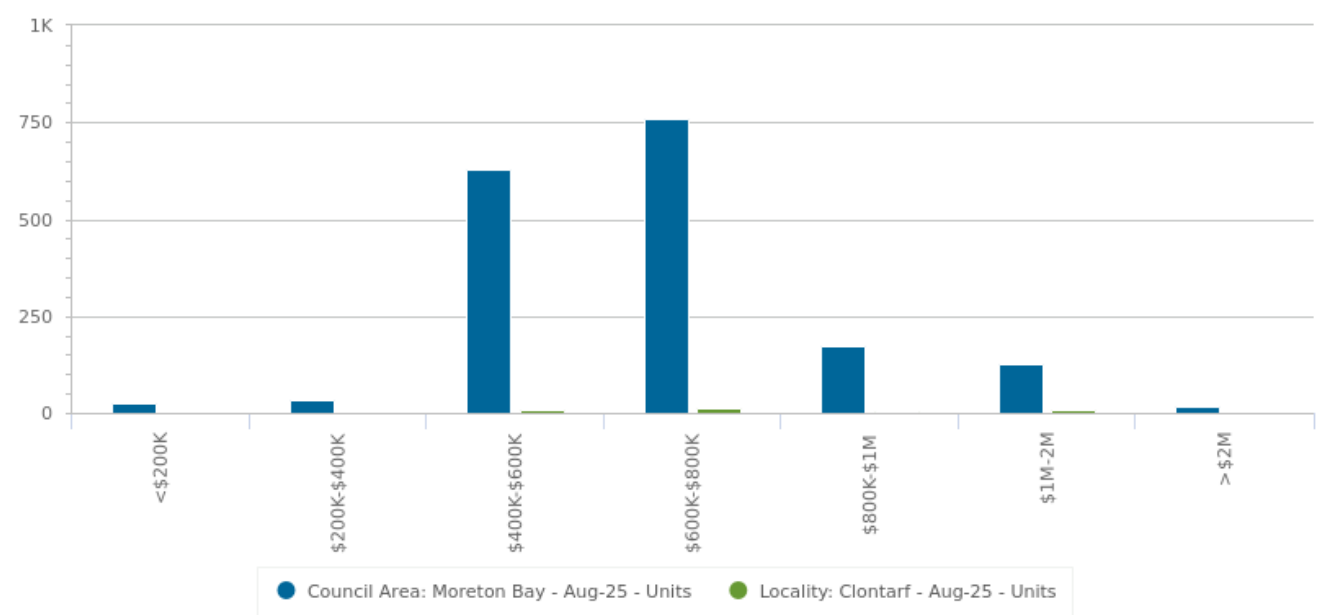
Unit: Sales By Price

\$28.04M

Aug 2025

	Clontarf	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	7	629
\$600K-\$800K	13	759
\$800K-\$1M	4	172
\$1M-\$2M	7	128
>\$2M	1	15

Statistics are calculated over a rolling 12 month period

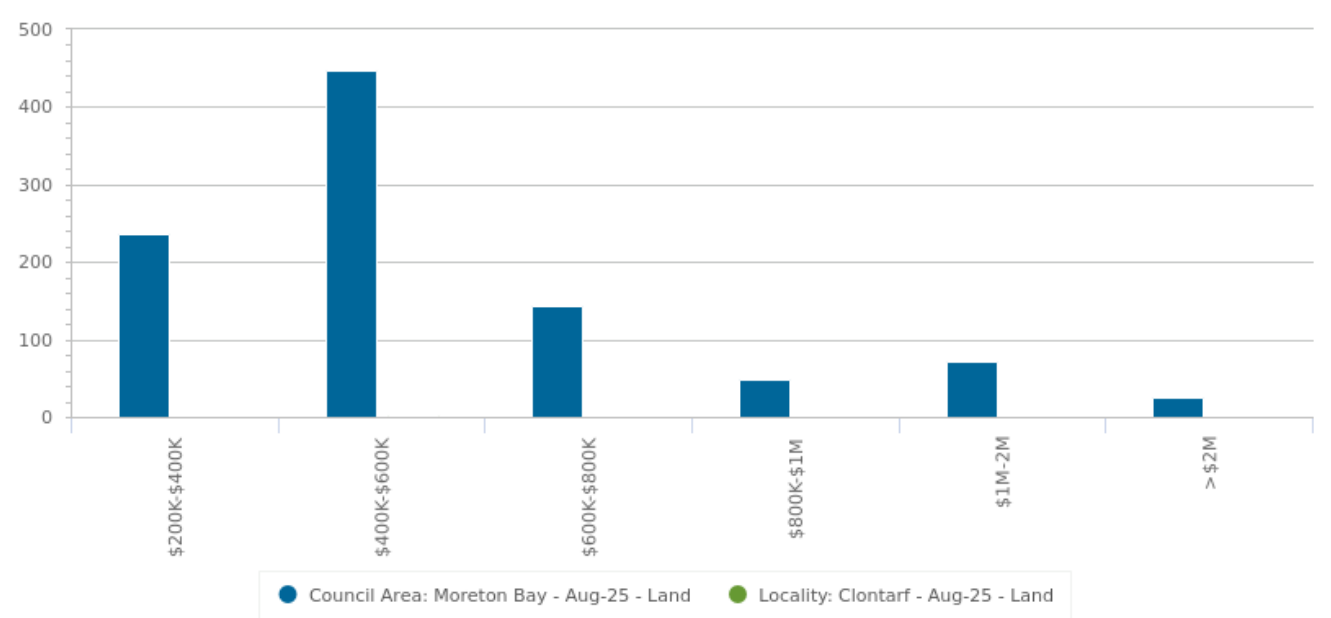


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

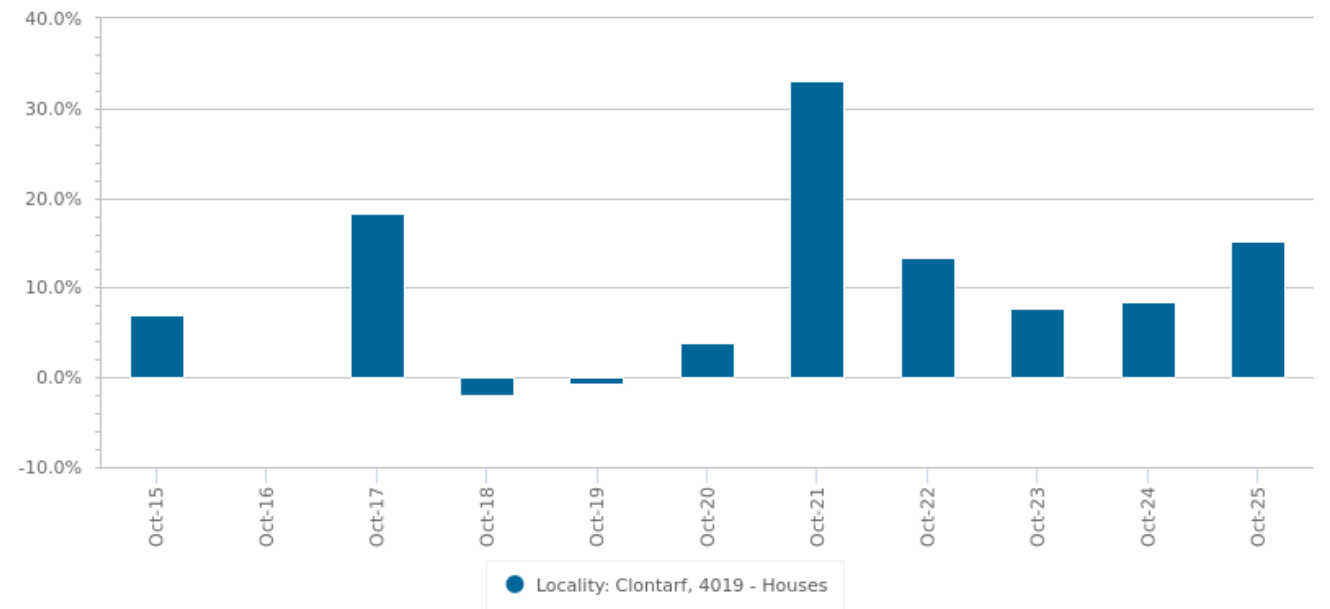
House: Change In Median Value

15.2%

Oct 2025

	Clontarf
Oct 2016	0.1%
Oct 2017	18.2%
Oct 2018	-1.9%
Oct 2019	-0.7%
Oct 2020	3.9%
Oct 2021	33.1%
Oct 2022	13.4%
Oct 2023	7.8%
Oct 2024	8.5%
Oct 2025	15.2%

Statistics are calculated at the end of the displayed month



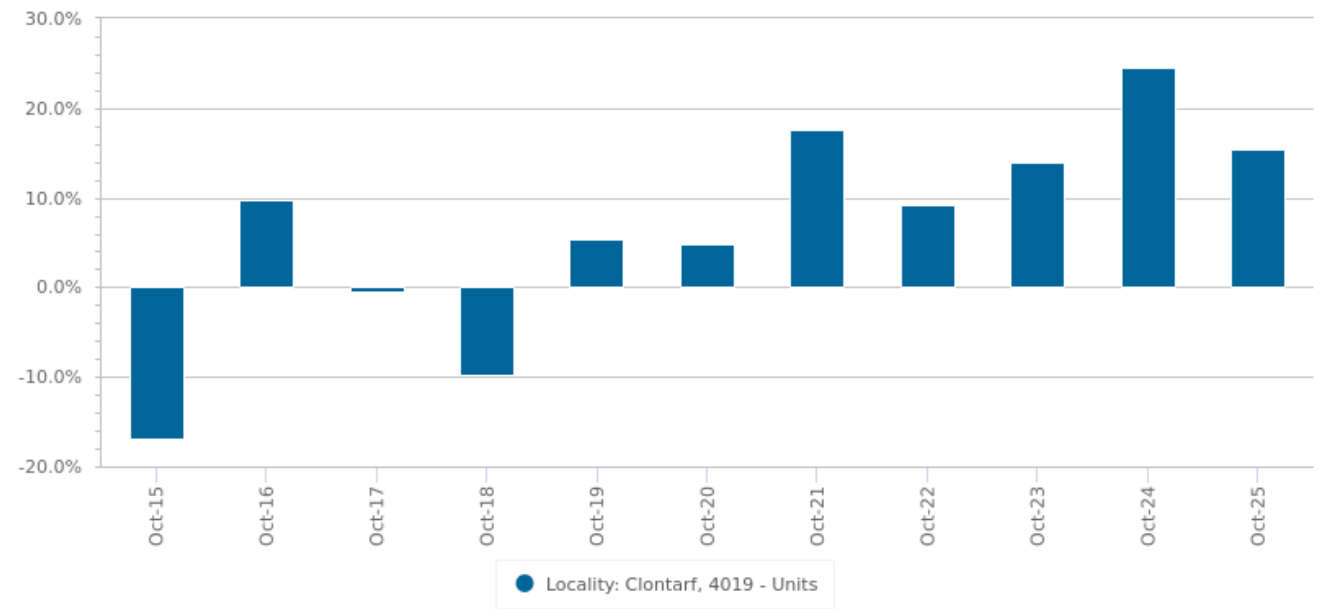
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

15.4%  
Oct 2025

	Clontarf
Oct 2016	9.7%
Oct 2017	-0.4%
Oct 2018	-9.7%
Oct 2019	5.4%
Oct 2020	4.8%
Oct 2021	17.7%
Oct 2022	9.1%
Oct 2023	13.9%
Oct 2024	24.5%
Oct 2025	15.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

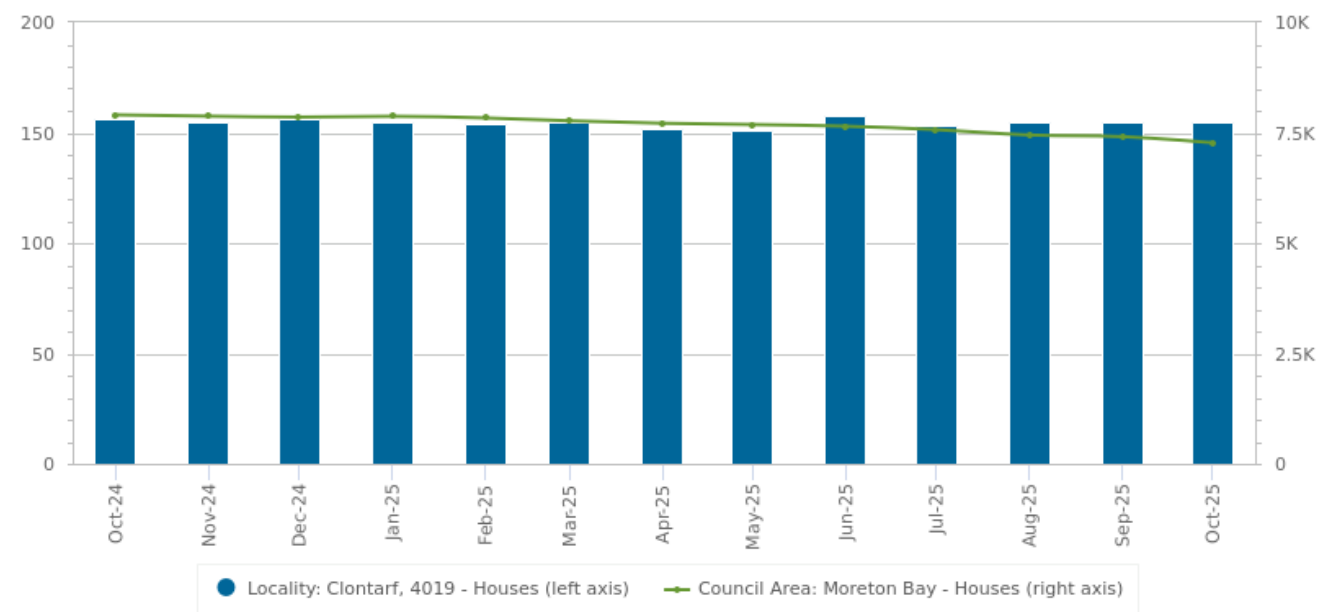
For Sale Statistics

House: Number of New Listing

155  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	155	7,875
Dec 2024	156	7,855
Jan 2025	155	7,872
Feb 2025	154	7,834
Mar 2025	155	7,770
Apr 2025	152	7,714
May 2025	151	7,685
Jun 2025	158	7,647
Jul 2025	153	7,569
Aug 2025	155	7,448
Sep 2025	155	7,411
Oct 2025	155	7,272

Statistics are calculated over a rolling 12 month period



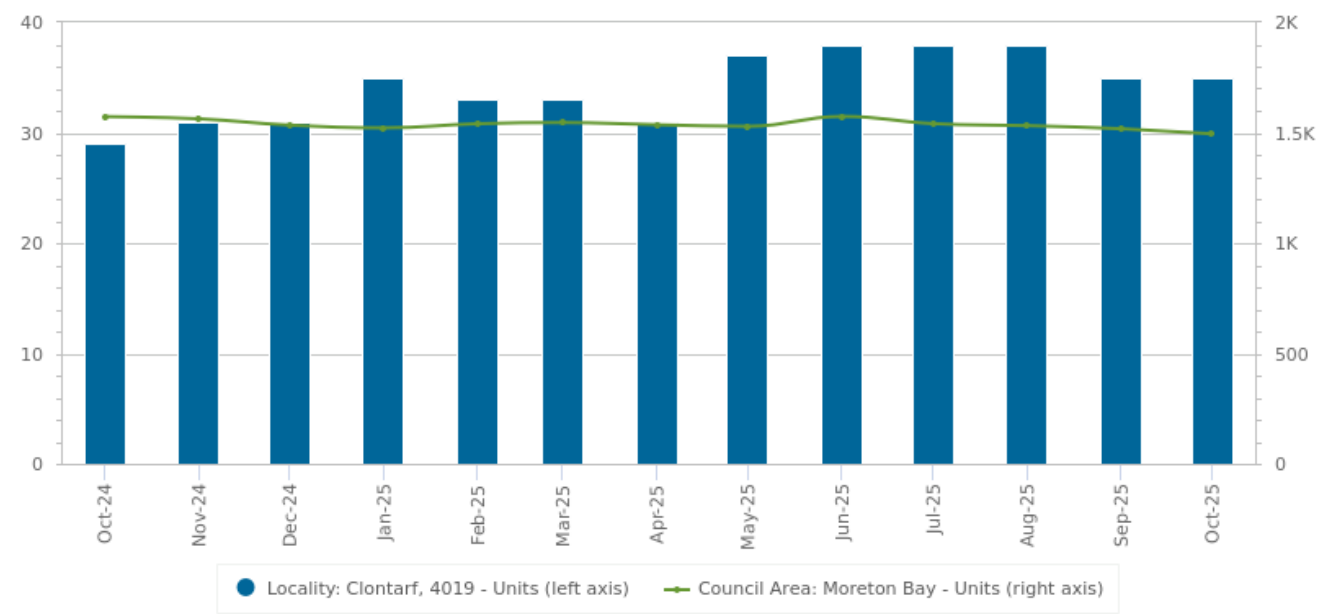
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

35  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	31	1,563
Dec 2024	31	1,534
Jan 2025	35	1,522
Feb 2025	33	1,541
Mar 2025	33	1,546
Apr 2025	31	1,536
May 2025	37	1,529
Jun 2025	38	1,574
Jul 2025	38	1,541
Aug 2025	38	1,532
Sep 2025	35	1,518
Oct 2025	35	1,495

Statistics are calculated over a rolling 12 month period



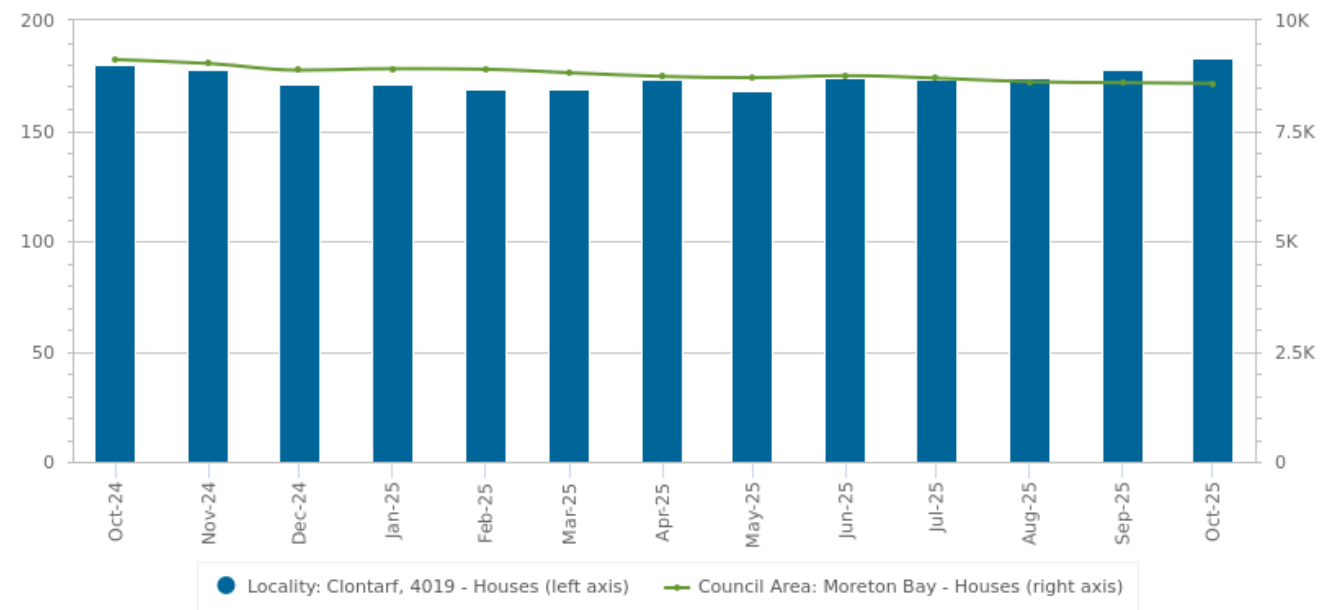
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

183  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	178	9,023
Dec 2024	171	8,872
Jan 2025	171	8,905
Feb 2025	169	8,892
Mar 2025	169	8,812
Apr 2025	173	8,730
May 2025	168	8,703
Jun 2025	174	8,748
Jul 2025	173	8,691
Aug 2025	174	8,609
Sep 2025	178	8,588
Oct 2025	183	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

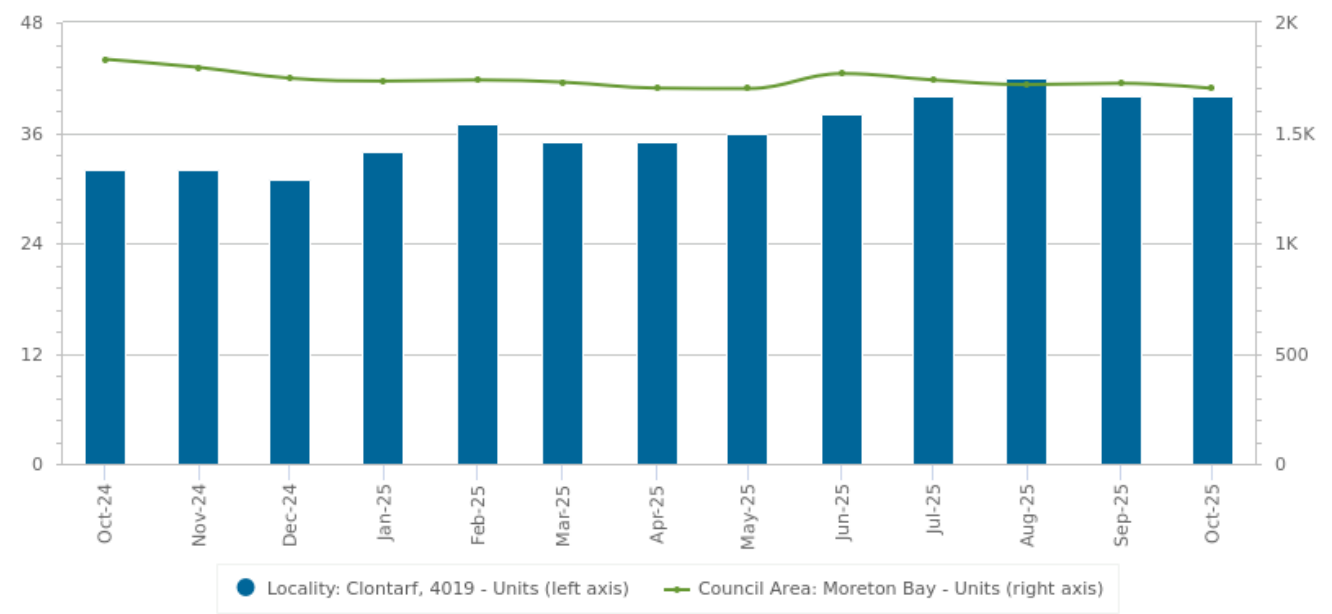


Unit: Total Properties Listed

40  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	32	1,796
Dec 2024	31	1,747
Jan 2025	34	1,734
Feb 2025	37	1,739
Mar 2025	35	1,729
Apr 2025	35	1,702
May 2025	36	1,700
Jun 2025	38	1,768
Jul 2025	40	1,739
Aug 2025	42	1,718
Sep 2025	40	1,724
Oct 2025	40	1,701

Statistics are calculated over a rolling 12 month period



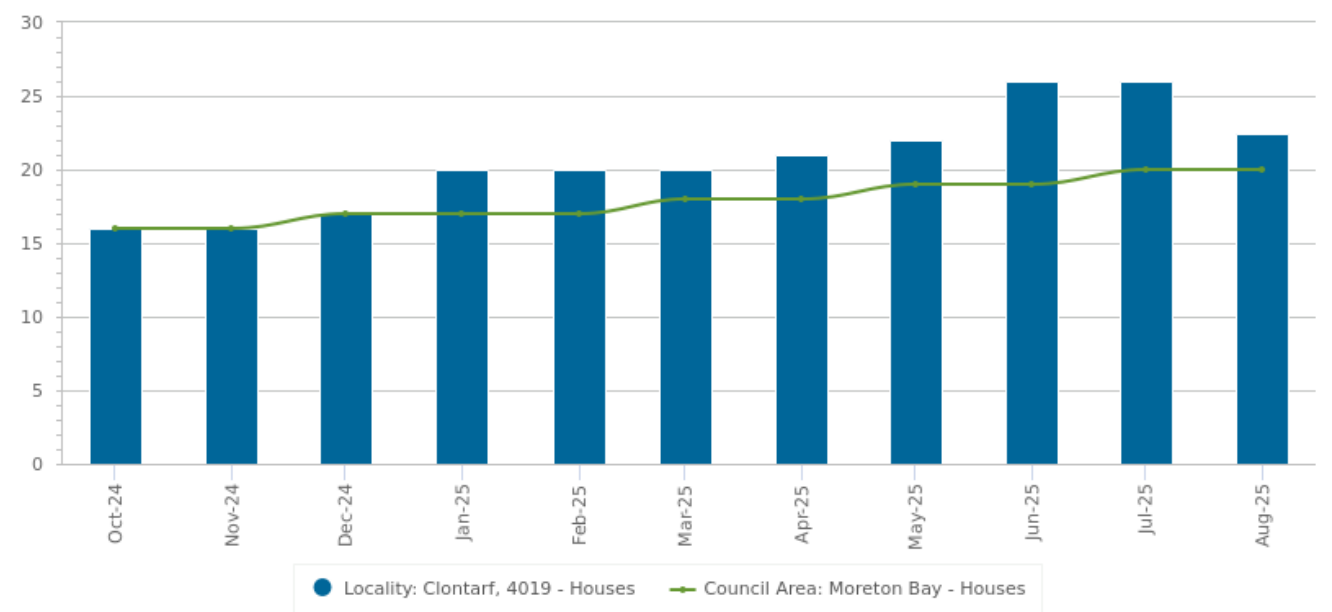
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

22.5  
Aug 2025

	Clontarf	Moreton Bay
Sep 2024	17	16
Oct 2024	16	16
Nov 2024	16	16
Dec 2024	17	17
Jan 2025	20	17
Feb 2025	20	17
Mar 2025	20	18
Apr 2025	21	18
May 2025	22	19
Jun 2025	26	19
Jul 2025	26	20
Aug 2025	22.5	20

Statistics are calculated over a rolling 12 month period



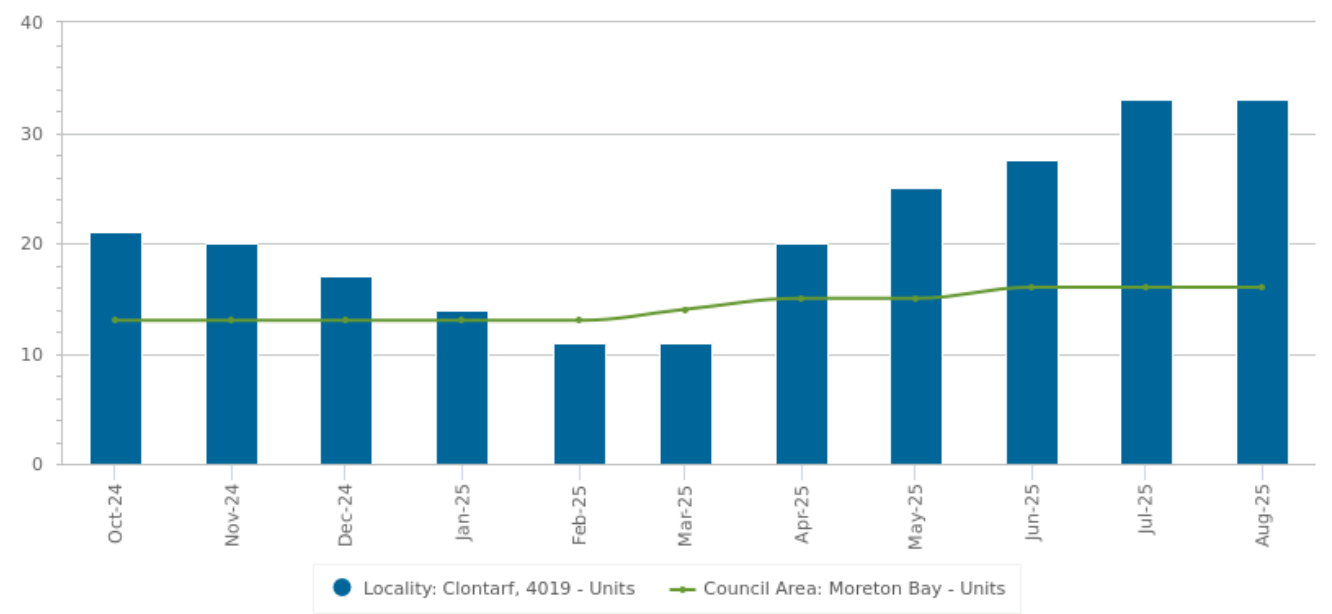
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

33  
Aug 2025

	Clontarf	Moreton Bay
Sep 2024	25	13
Oct 2024	21	13
Nov 2024	20	13
Dec 2024	17	13
Jan 2025	14	13
Feb 2025	11	13
Mar 2025	11	14
Apr 2025	20	15
May 2025	25	15
Jun 2025	27.5	16
Jul 2025	33	16
Aug 2025	33	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

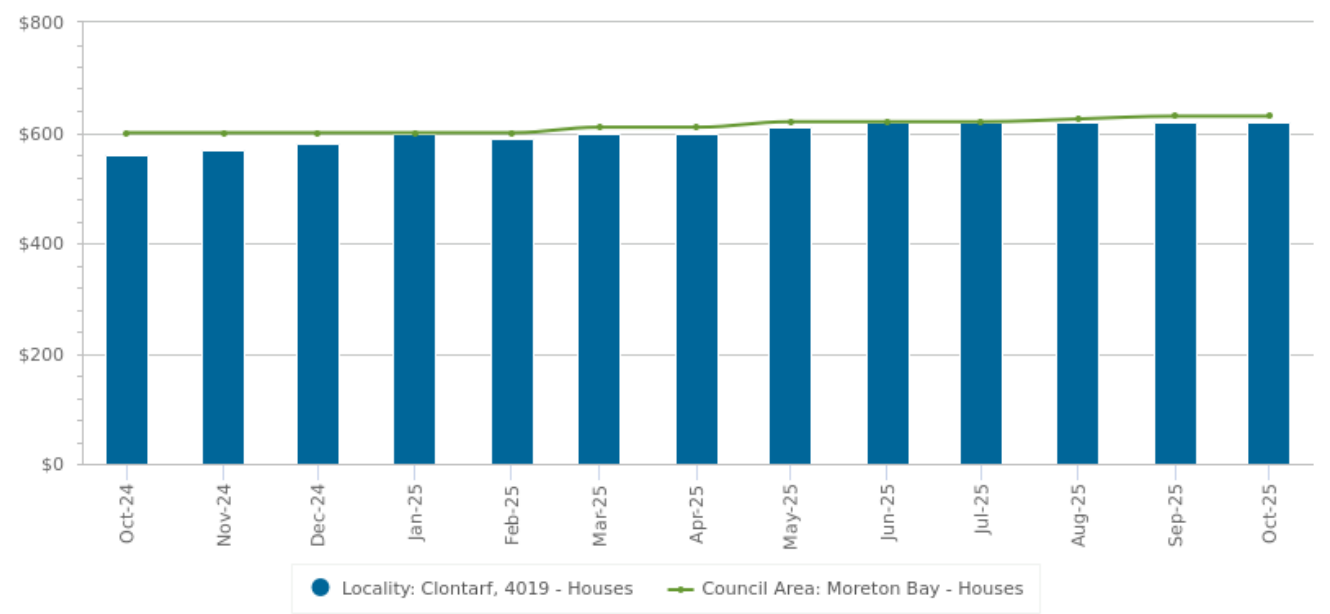
House: Median Rent

\$620/w

Oct 2025

	Clontarf	Moreton Bay
Nov 2024	\$570/w	\$600/w
Dec 2024	\$580/w	\$600/w
Jan 2025	\$600/w	\$600/w
Feb 2025	\$590/w	\$600/w
Mar 2025	\$600/w	\$610/w
Apr 2025	\$600/w	\$610/w
May 2025	\$610/w	\$620/w
Jun 2025	\$620/w	\$620/w
Jul 2025	\$620/w	\$620/w
Aug 2025	\$620/w	\$625/w
Sep 2025	\$620/w	\$630/w
Oct 2025	\$620/w	\$630/w

Statistics are calculated over a rolling 12 month period



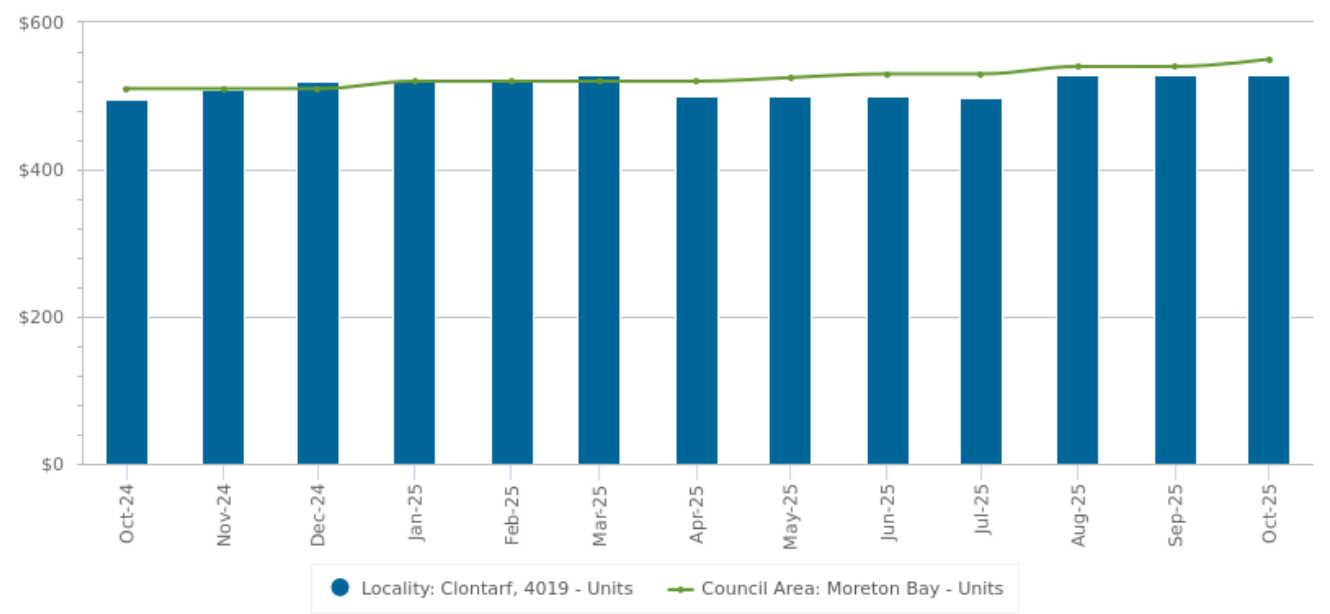
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

**\$530/w**  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	\$510/w	\$510/w
Dec 2024	\$520/w	\$510/w
Jan 2025	\$520/w	\$520/w
Feb 2025	\$520/w	\$520/w
Mar 2025	\$530/w	\$520/w
Apr 2025	\$500/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$498/w	\$530/w
Aug 2025	\$530/w	\$540/w
Sep 2025	\$530/w	\$540/w
Oct 2025	\$530/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

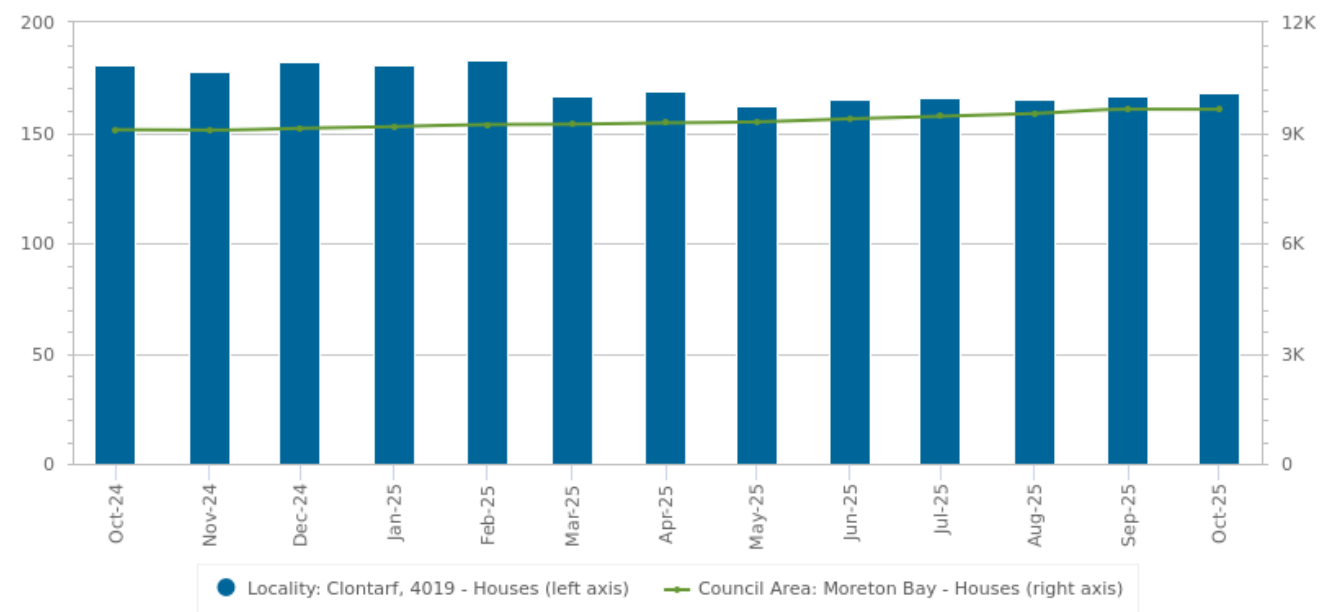


House: Rental Rate Observations

168  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	178	9,072
Dec 2024	182	9,120
Jan 2025	181	9,167
Feb 2025	183	9,222
Mar 2025	167	9,231
Apr 2025	169	9,268
May 2025	162	9,294
Jun 2025	165	9,380
Jul 2025	166	9,447
Aug 2025	165	9,523
Sep 2025	167	9,639
Oct 2025	168	9,636

Statistics are calculated over a rolling 12 month period



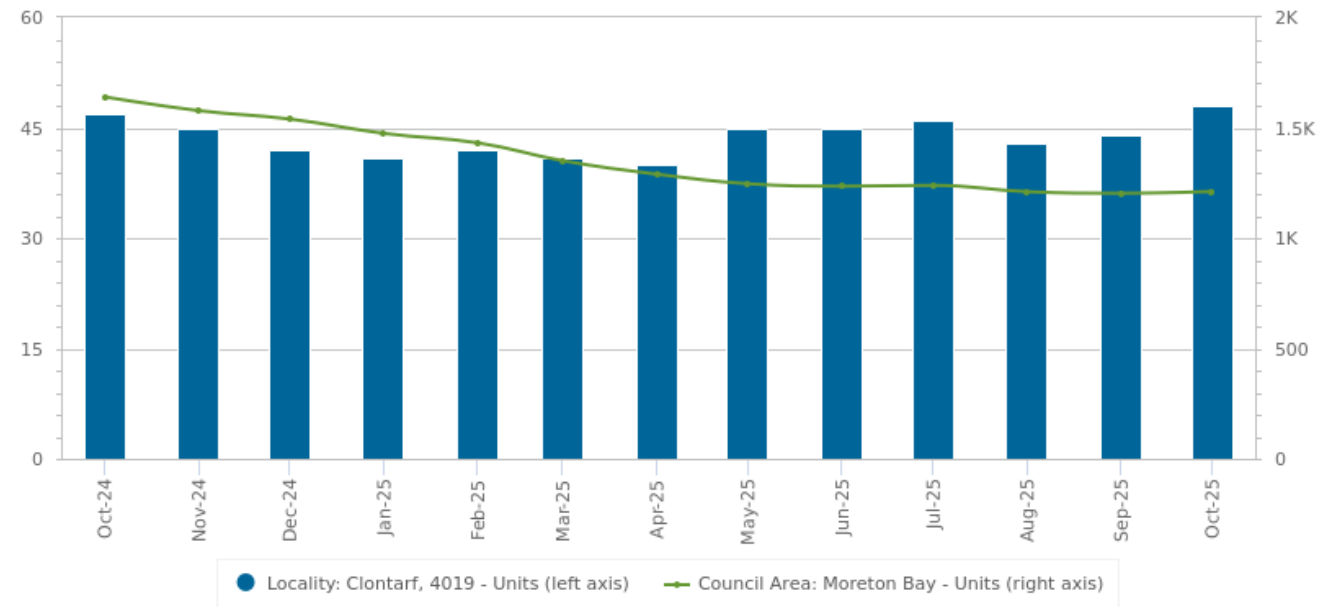
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

48  
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	45	1,577
Dec 2024	42	1,539
Jan 2025	41	1,474
Feb 2025	42	1,431
Mar 2025	41	1,350
Apr 2025	40	1,289
May 2025	45	1,246
Jun 2025	45	1,235
Jul 2025	46	1,239
Aug 2025	43	1,210
Sep 2025	44	1,203
Oct 2025	48	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

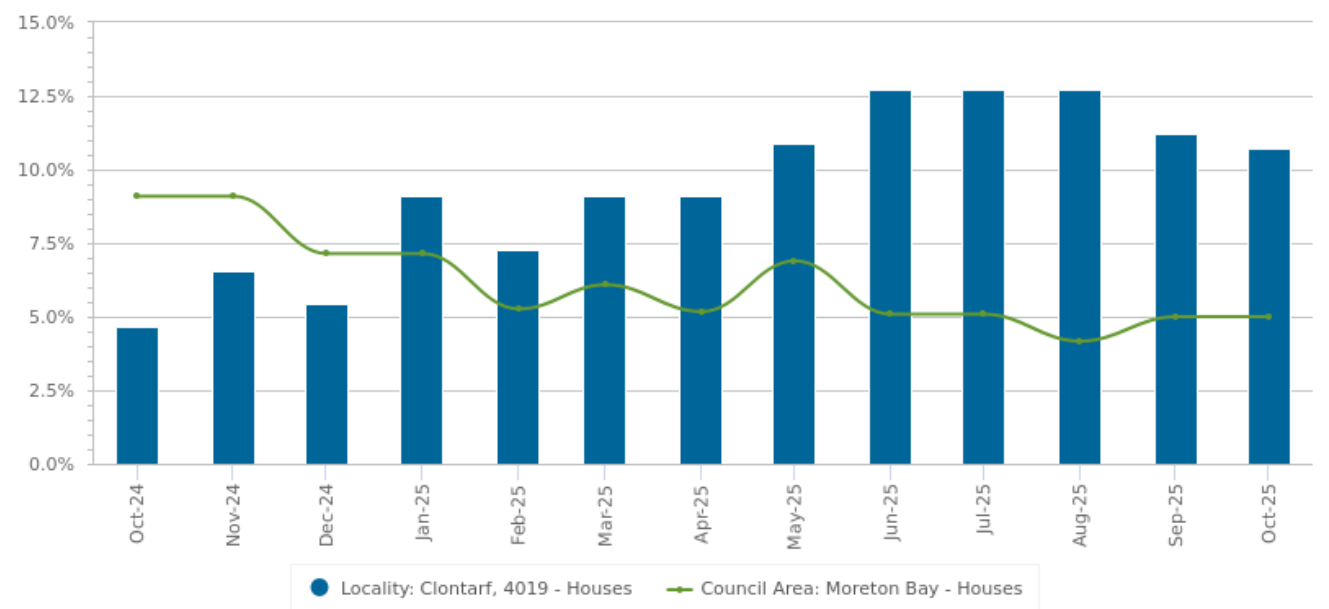
10.7%

Oct 2025

House: Change in Rental Rate

	Clontarf	Moreton Bay
Nov 2024	6.5%	9.1%
Dec 2024	5.5%	7.1%
Jan 2025	9.1%	7.1%
Feb 2025	7.3%	5.3%
Mar 2025	9.1%	6.1%
Apr 2025	9.1%	5.2%
May 2025	10.9%	6.9%
Jun 2025	12.7%	5.1%
Jul 2025	12.7%	5.1%
Aug 2025	12.7%	4.2%
Sep 2025	11.2%	5.0%
Oct 2025	10.7%	5.0%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

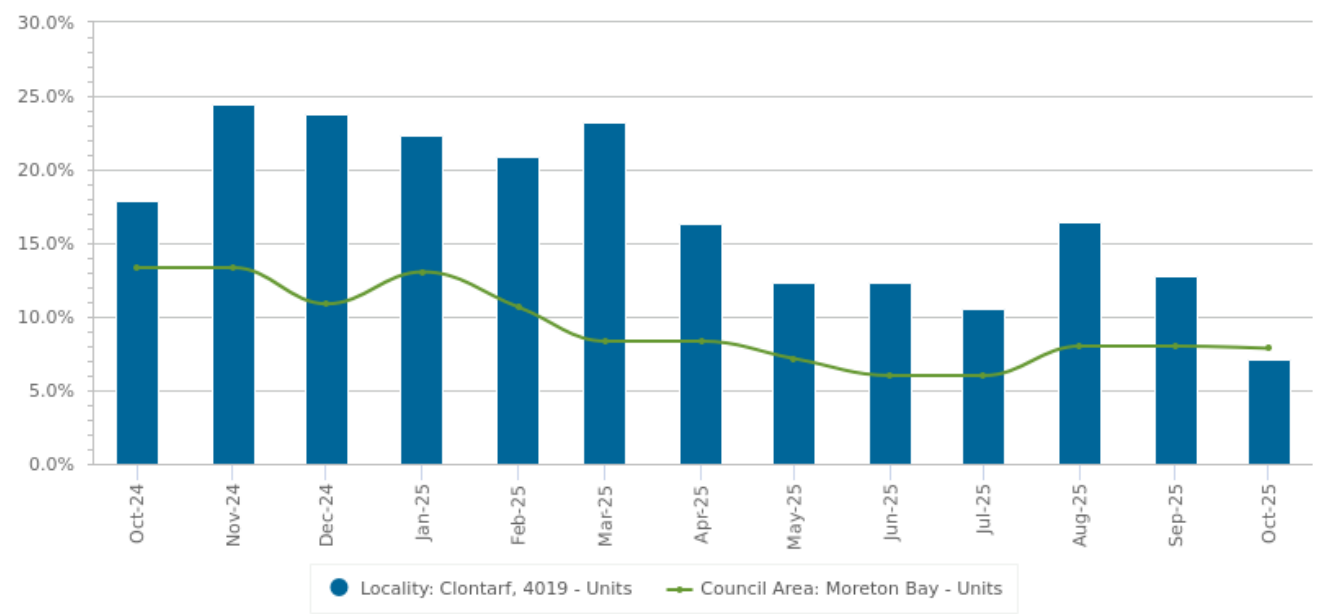
7.1%

Oct 2025

Unit: Change in Rental Rate

	Clontarf	Moreton Bay
Nov 2024	24.4%	13.3%
Dec 2024	23.8%	10.9%
Jan 2025	22.4%	13.0%
Feb 2025	20.9%	10.6%
Mar 2025	23.3%	8.3%
Apr 2025	16.3%	8.3%
May 2025	12.4%	7.1%
Jun 2025	12.4%	6.0%
Jul 2025	10.6%	6.0%
Aug 2025	16.5%	8.0%
Sep 2025	12.8%	8.0%
Oct 2025	7.1%	7.8%

Statistics are calculated over a rolling 12 month period



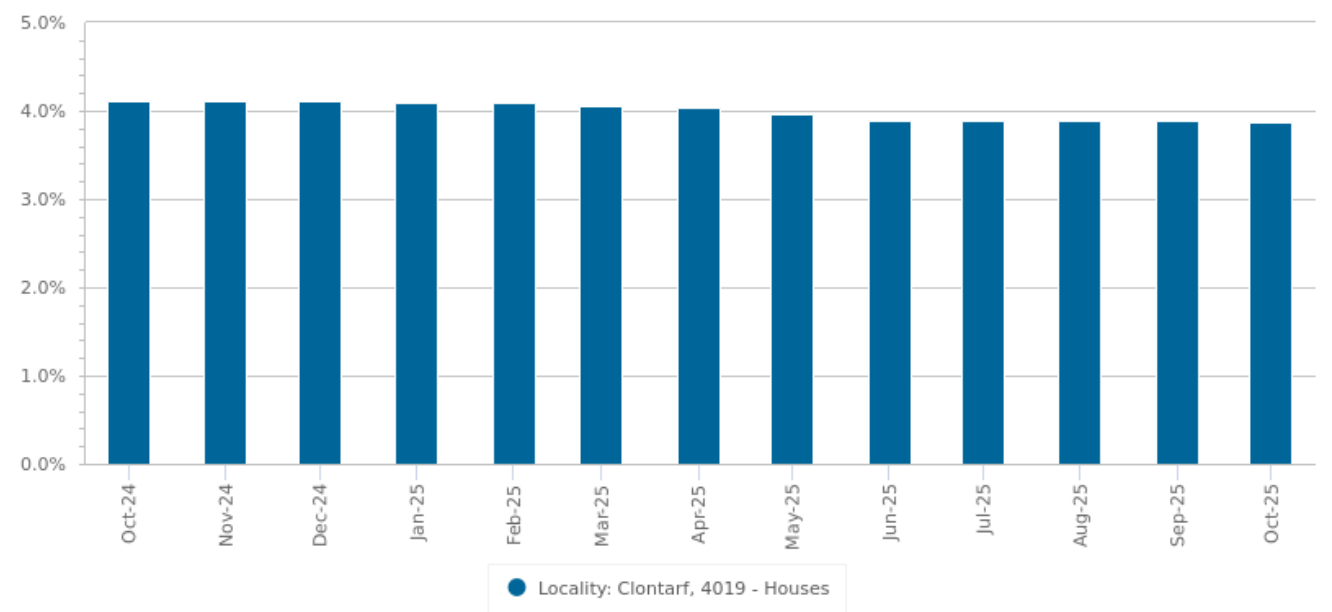
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%  
Oct 2025

	Clontarf
Nov 2024	4.1%
Dec 2024	4.1%
Jan 2025	4.1%
Feb 2025	4.1%
Mar 2025	4.1%
Apr 2025	4.0%
May 2025	4.0%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%

Statistics are calculated at the end of the displayed month



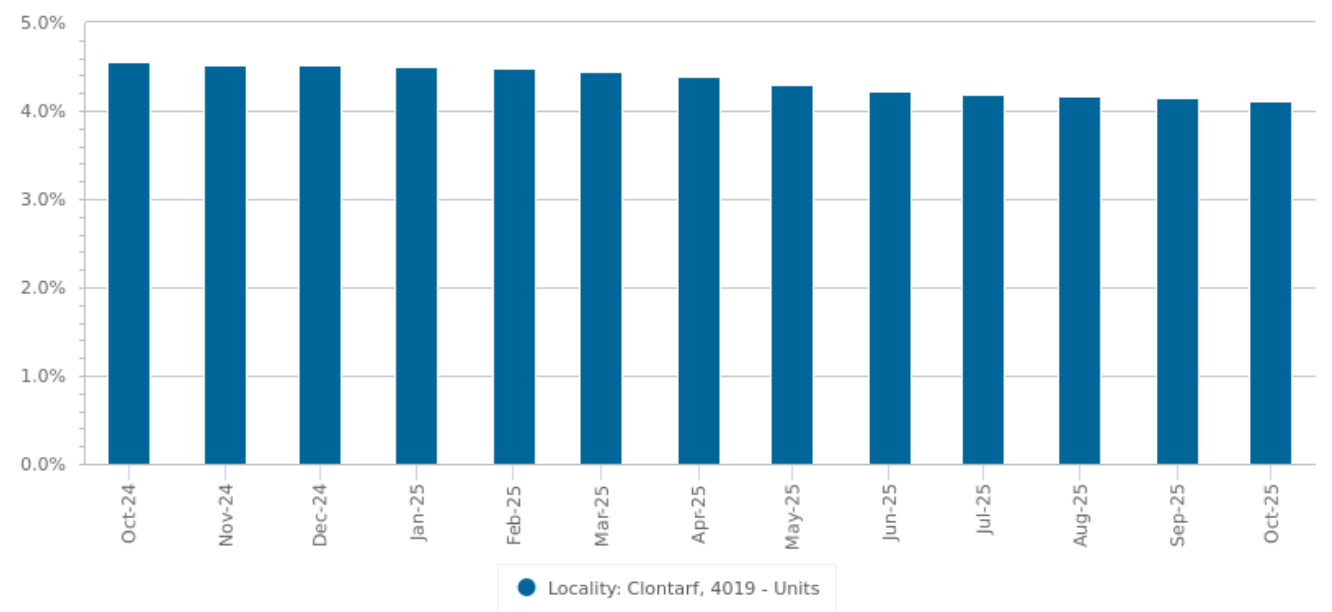
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.1%  
Oct 2025

	Clontarf
Nov 2024	4.5%
Dec 2024	4.5%
Jan 2025	4.5%
Feb 2025	4.5%
Mar 2025	4.4%
Apr 2025	4.4%
May 2025	4.3%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.2%
Sep 2025	4.2%
Oct 2025	4.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Household Structure

## Household Structure

	Clontarf	Moreton Bay
Childless Couples	43.1%	38.7%
Couples with Children	35.1%	42%
Single Parents	21%	17.9%
Other	1.1%	1.3%

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



Childless Couples

43.1%



Couples with Children

35.1%



Single Parents

21%



Other

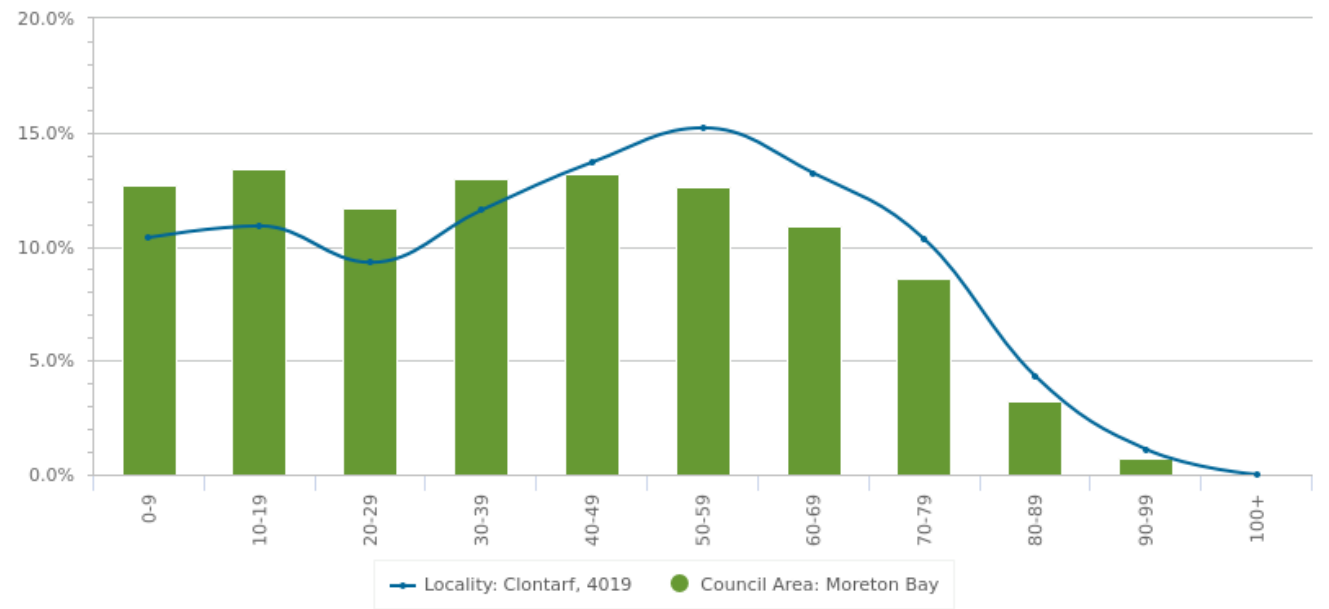
1.1%

Population Age

Population Age

	Clontarf	Moreton Bay
0-9	10.4%	12.7%
10-19	10.9%	13.4%
20-29	9.3%	11.7%
30-39	11.6%	13%
40-49	13.7%	13.2%
50-59	15.2%	12.6%
60-69	13.2%	10.9%
70-79	10.3%	8.6%
80-89	4.3%	3.2%
90-99	1.1%	0.7%

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



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

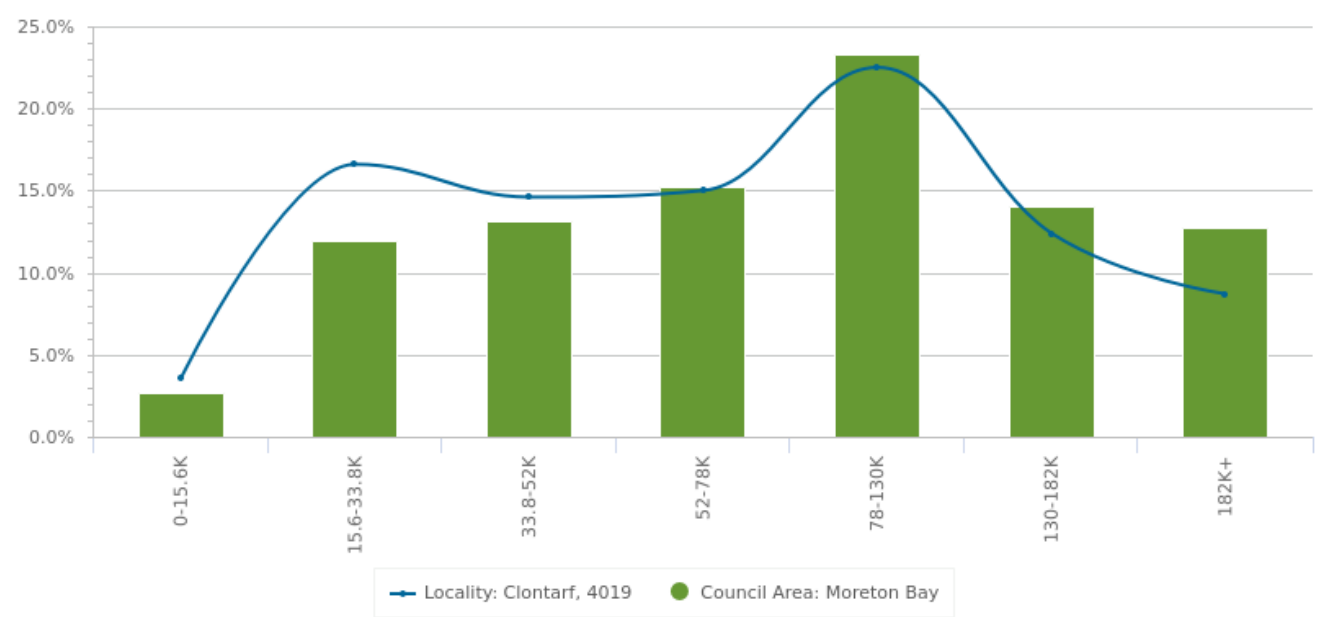


Household Income

Household Income

	Clontarf	Moreton Bay
0-15.6K	3.6%	2.7%
15.6-33.8K	16.6%	12%
33.8-52K	14.6%	13.1%
52-78K	15%	15.2%
78-130K	22.5%	23.3%
130-182K	12.4%	14%
182K+	8.7%	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

	Clontarf	Moreton Bay
Postgrad	3.4%	4.9%
Graduate Diploma or Certificate	3.7%	3.3%
Bachelor	18%	20%
Advanced Diploma or Diploma	15.7%	17.2%
Certificate	44.3%	42.3%
Not Stated	13.9%	11.2%
Inadequately Described	1.3%	0.9%

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



Postgrad

3.4%



Graduate Diploma or Certificate

3.7%



Bachelor

18%



Advanced Diploma or  
Diploma

15.7%



Certificate

44.3%



Not Stated

13.9%



Inadequately  
Described

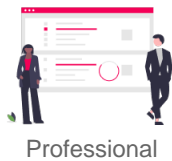
1.3%

Occupation

Employment By Occupation

	Clontarf	Moreton Bay
Professional	16.5%	17.9%
Clerical	14.5%	14.1%
Trades	16.2%	14.7%
Labourer	10.7%	10.5%
Not Stated	2%	1.8%
Machinery Operators and Drivers	7.1%	7.1%
Managers	10.8%	11.4%
Community and Personal Service Workers	13.9%	13.3%
Sales Workers	8%	9.1%

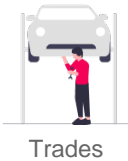
Statistics are provided by the Australian Bureau of Statistics (ABS)



16.5%



14.5%



16.2%



10.7%



2%



7.1%

Employment By Occupation



Managers

10.8%



Community and Personal Service  
Workers

13.9%



Sales Workers

8%

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