

Suburb Statistics Report

Clontarf QLD 4019

Prepared on 20 Jan 2026

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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	10.3 years	11.3 years	-
Total Dwellings	2,985	520	62
Total New Listings	148	37	-
Median Value	\$963,855	\$793,424	-
Total Properties Listed	170	41	-

Market Trends

House: Market Trends

<div>170</div> <div>Properties Sold (12 Months)</div>	<div>10.3</div> <div>Average Tenure Period (Years)</div>	<div>\$630/w</div> <div>Median Asking Rent (12 Months)</div>
<div>148</div> <div>New Sale Listings (12 Months)</div>	<div>21</div> <div>Days on Market (12 Months)</div>	<div>160</div> <div>Rental Rate Observations (12 Months)</div>




House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,023,750</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>\$913,750</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>\$816,250</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

<div>34</div> <div>Properties Sold (12 Months)</div>	<div>11.3</div> <div>Average Tenure Period (Years)</div>	<div>\$530/w</div> <div>Median Asking Rent (12 Months)</div>
<div>37</div> <div>New Sale Listings (12 Months)</div>	<div>25</div> <div>Days on Market (12 Months)</div>	<div>54</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$962,500</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>\$770,000</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>\$651,750</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

1 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

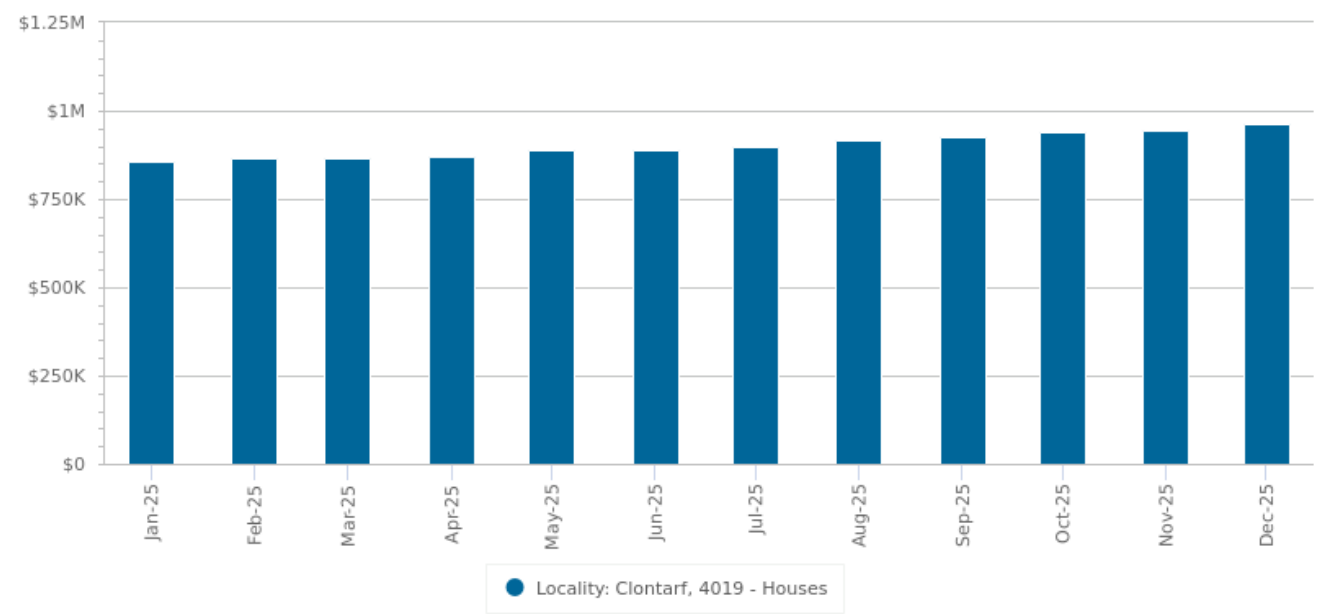
House: Recent Median Value

\$964K

Dec 2025

	Clontarf
Jan 2025	\$857,696
Feb 2025	\$865,889
Mar 2025	\$867,950
Apr 2025	\$869,905
May 2025	\$886,619
Jun 2025	\$888,758
Jul 2025	\$897,474
Aug 2025	\$914,996
Sep 2025	\$924,558
Oct 2025	\$939,258
Nov 2025	\$946,463
Dec 2025	\$963,855

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

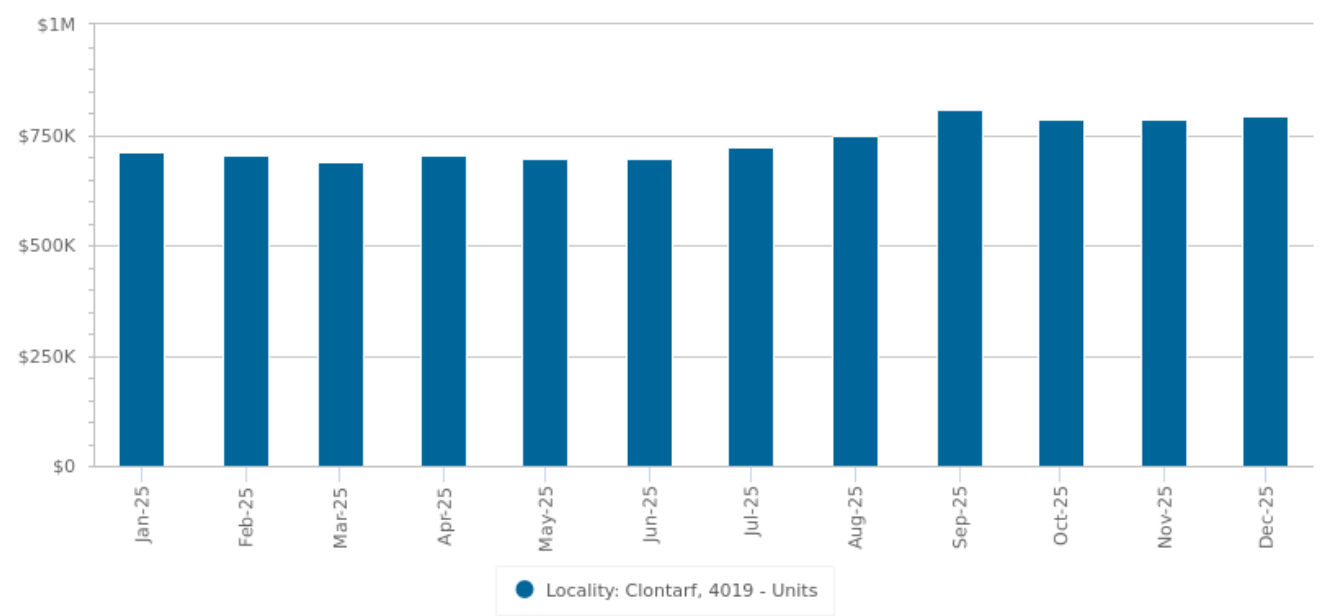
Unit: Recent Median Value

\$793K

Dec 2025

	Clontarf
Jan 2025	\$711,592
Feb 2025	\$704,367
Mar 2025	\$689,924
Apr 2025	\$702,735
May 2025	\$695,568
Jun 2025	\$695,619
Jul 2025	\$722,099
Aug 2025	\$749,959
Sep 2025	\$806,115
Oct 2025	\$785,327
Nov 2025	\$784,950
Dec 2025	\$793,424

Statistics are calculated at the end of the displayed month



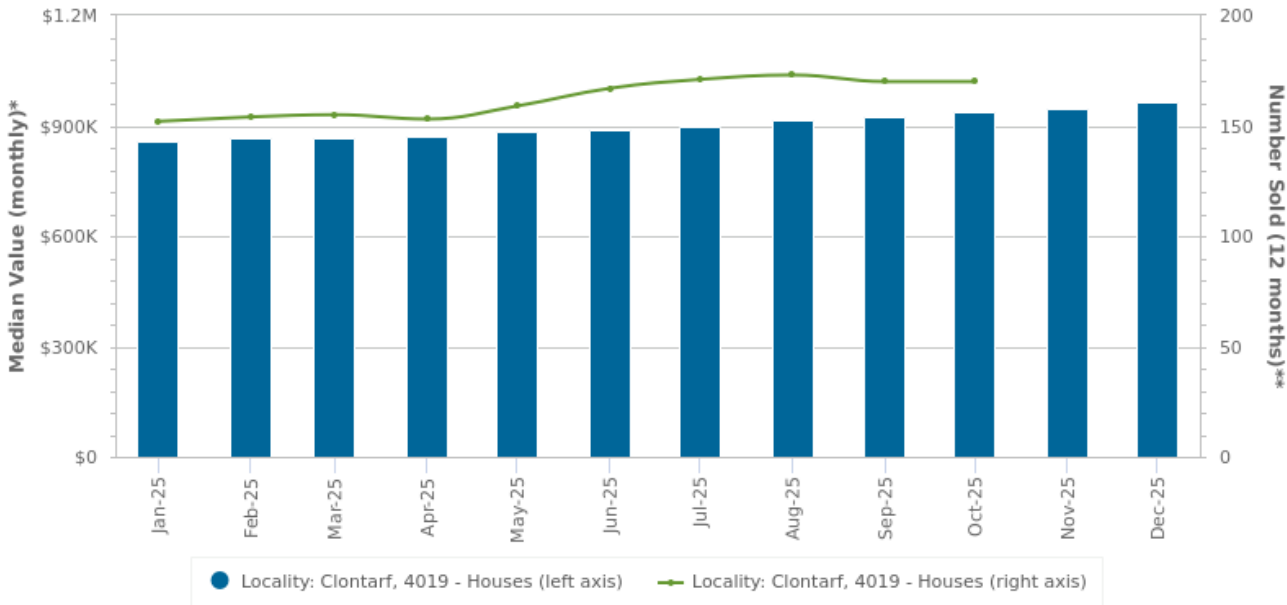
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

170
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$857,696	152
Feb 2025	\$865,889	154
Mar 2025	\$867,950	155
Apr 2025	\$869,905	153
May 2025	\$886,619	159
Jun 2025	\$888,758	167
Jul 2025	\$897,474	171
Aug 2025	\$914,996	173
Sep 2025	\$924,558	170
Oct 2025	\$939,258	170
Nov 2025	\$946,463	-
Dec 2025	\$963,855	-

Statistics are calculated over a rolling 12 month period



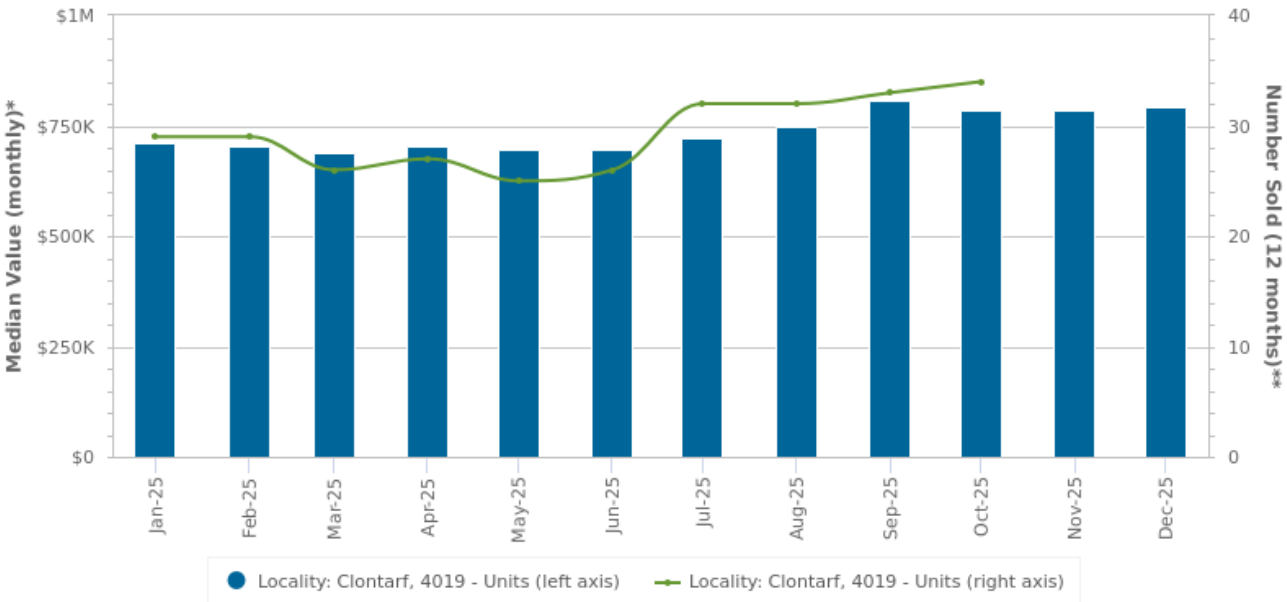
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

34
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$711,592	29
Feb 2025	\$704,367	29
Mar 2025	\$689,924	26
Apr 2025	\$702,735	27
May 2025	\$695,568	25
Jun 2025	\$695,619	26
Jul 2025	\$722,099	32
Aug 2025	\$749,959	32
Sep 2025	\$806,115	33
Oct 2025	\$785,327	34
Nov 2025	\$784,950	-
Dec 2025	\$793,424	-

Statistics are calculated over a rolling 12 month period



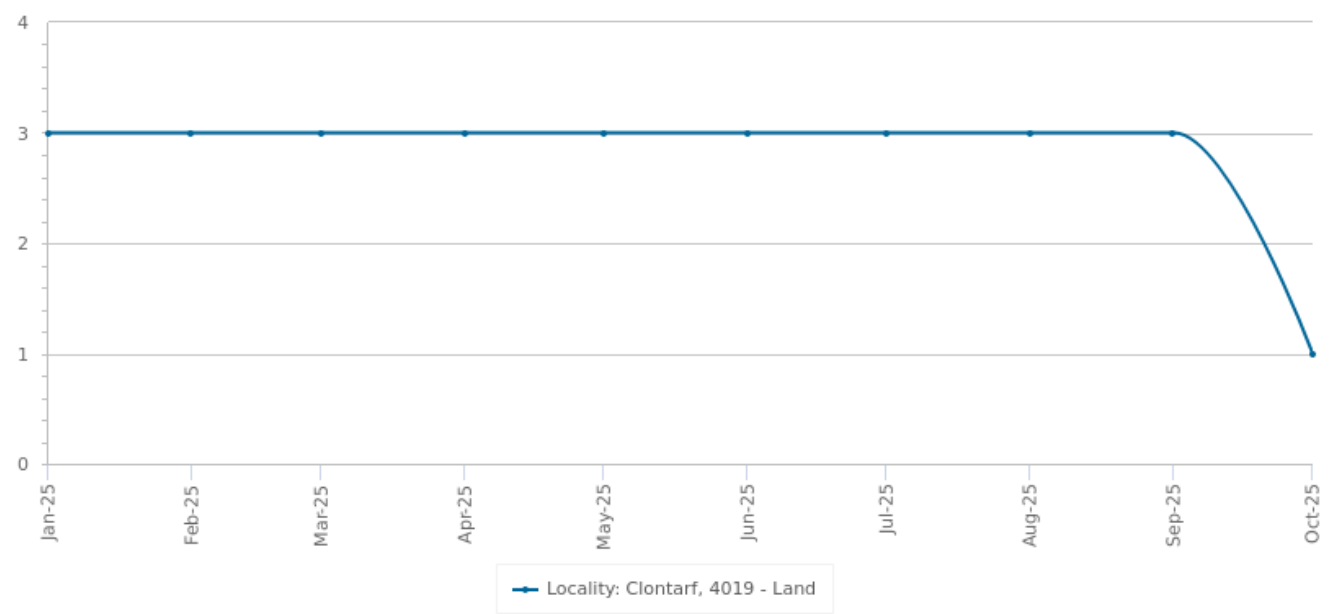
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Oct 2025

	Median Value	Number Of Sold
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
Sep 2025	-	3
Oct 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

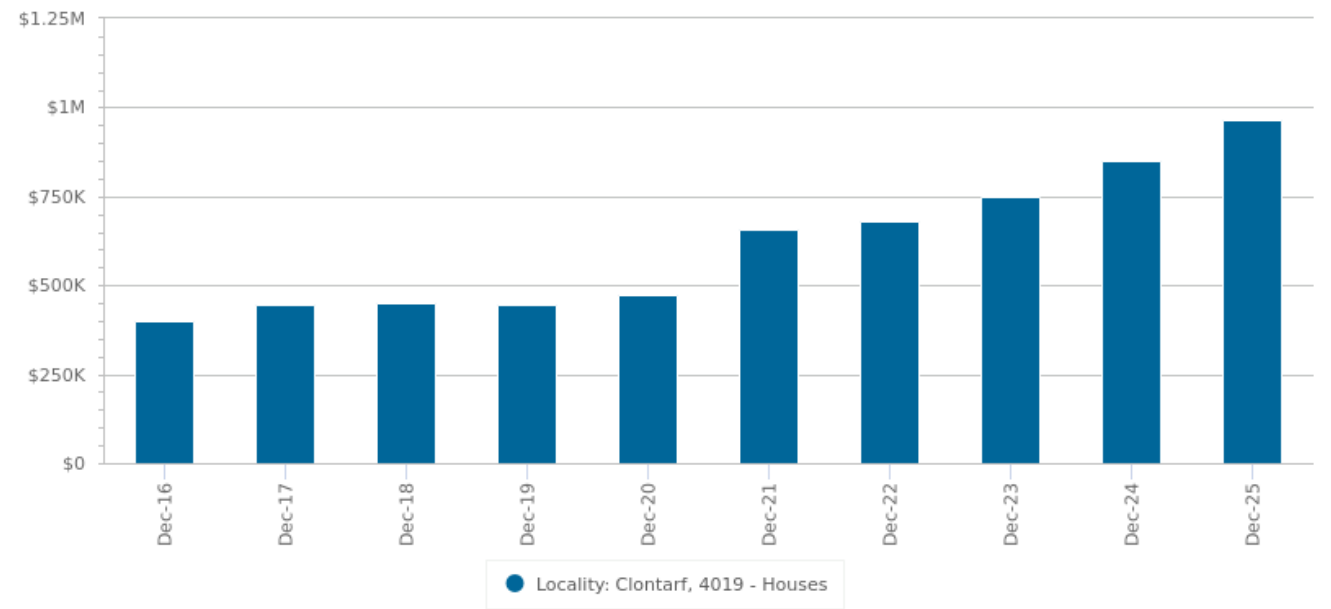
House: Median Value

\$964K

Dec 2025

	Clontarf
Dec 2017	\$444,043
Dec 2018	\$450,979
Dec 2019	\$446,226
Dec 2020	\$473,794
Dec 2021	\$658,929
Dec 2022	\$679,736
Dec 2023	\$751,183
Dec 2024	\$848,075
Dec 2025	\$963,855
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

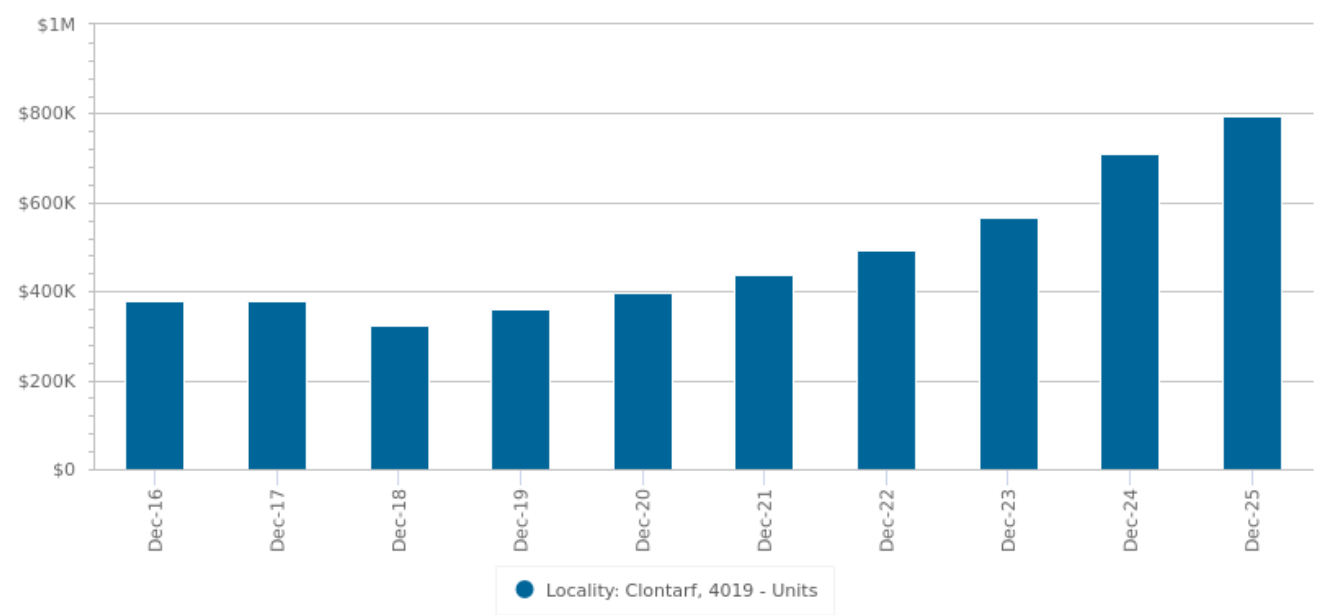
Unit: Median Value

\$793K

Dec 2025

	Clontarf
Dec 2017	\$379,028
Dec 2018	\$323,055
Dec 2019	\$360,146
Dec 2020	\$396,447
Dec 2021	\$439,098
Dec 2022	\$492,924
Dec 2023	\$567,301
Dec 2024	\$708,249
Dec 2025	\$793,424
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

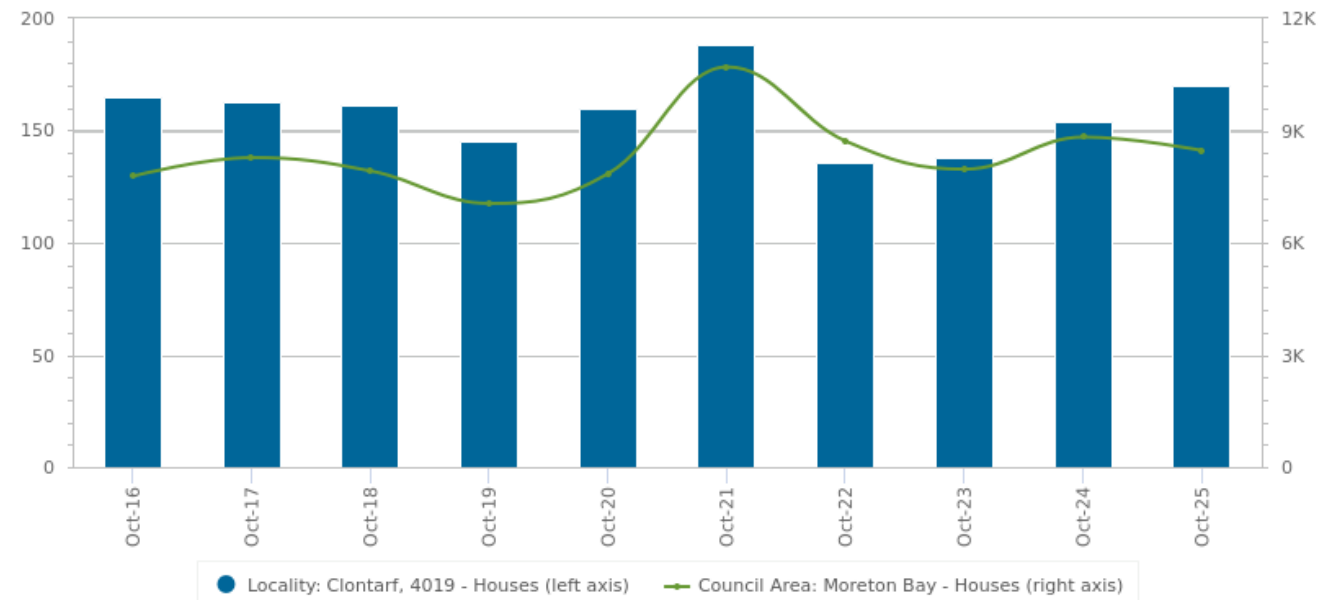
House: Sales Per Annum

170

Oct 2025

	Clontarf	Moreton Bay
Oct 2017	163	8277
Oct 2018	161	7919
Oct 2019	145	7050
Oct 2020	160	7857
Oct 2021	188	10702
Oct 2022	136	8713
Oct 2023	138	7967
Oct 2024	154	8827
Oct 2025	170	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



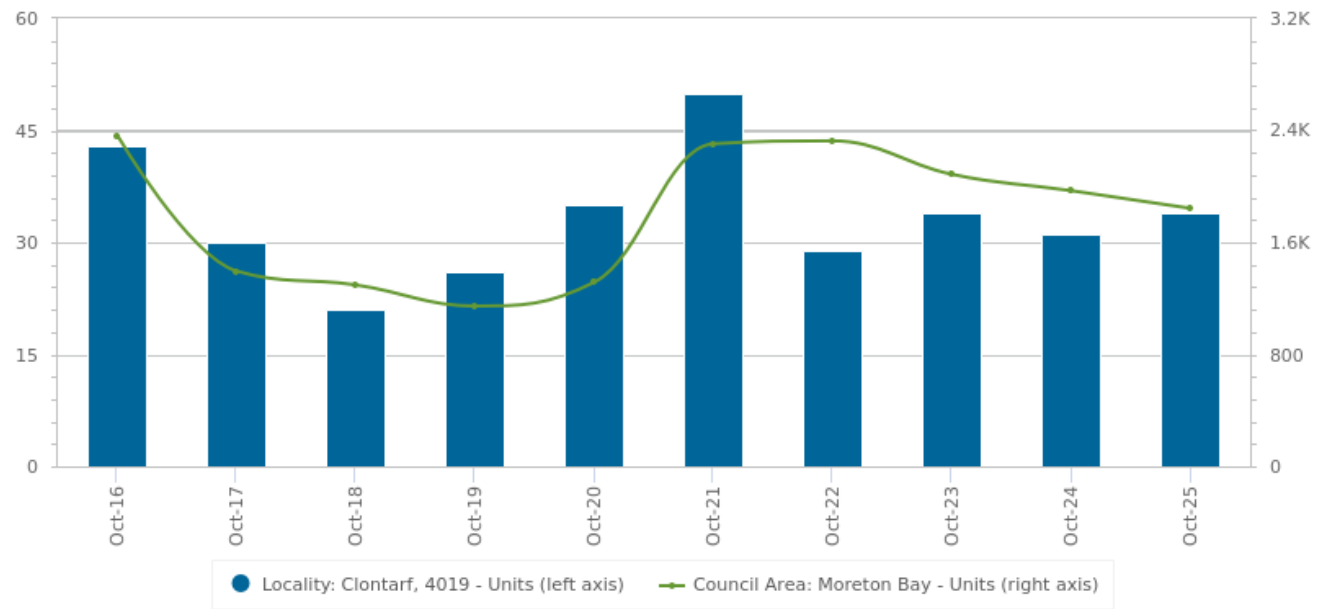
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

34
Oct 2025

	Clontarf	Moreton Bay
Oct 2017	30	1395
Oct 2018	21	1296
Oct 2019	26	1145
Oct 2020	35	1316
Oct 2021	50	2304
Oct 2022	29	2325
Oct 2023	34	2086
Oct 2024	31	1969
Oct 2025	34	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



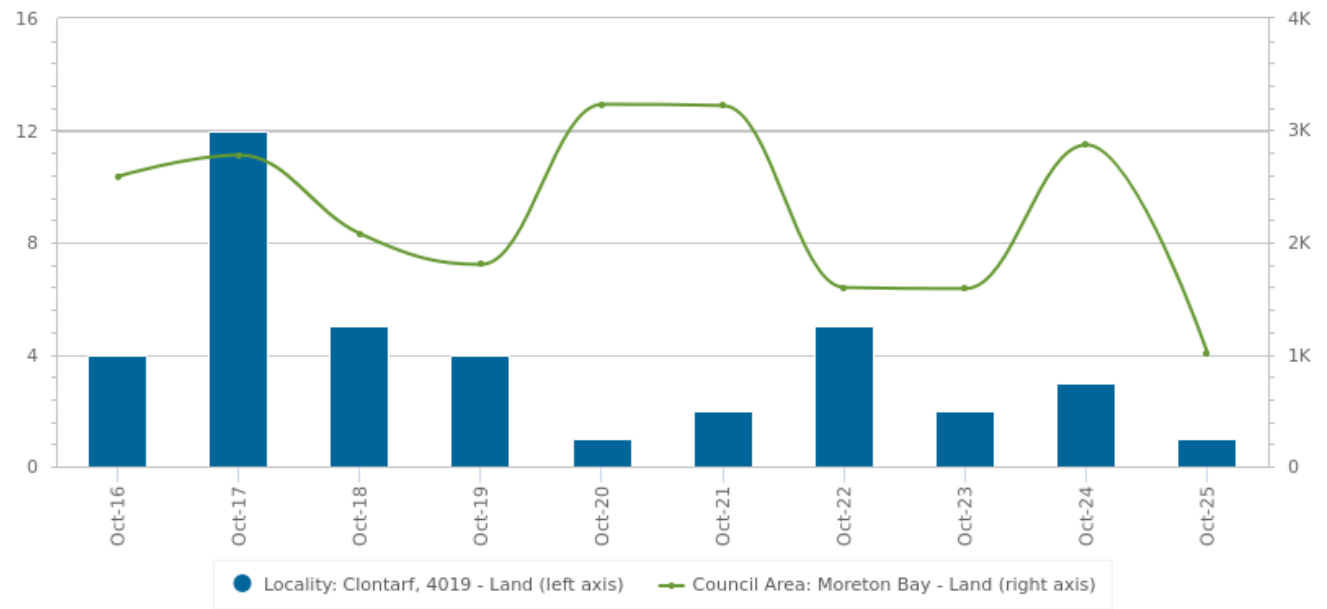
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2025

	Clontarf	Moreton Bay
Oct 2017	12	2780
Oct 2018	5	2077
Oct 2019	4	1803
Oct 2020	1	3233
Oct 2021	2	3221
Oct 2022	5	1597
Oct 2023	2	1587
Oct 2024	3	2871
Oct 2025	1	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

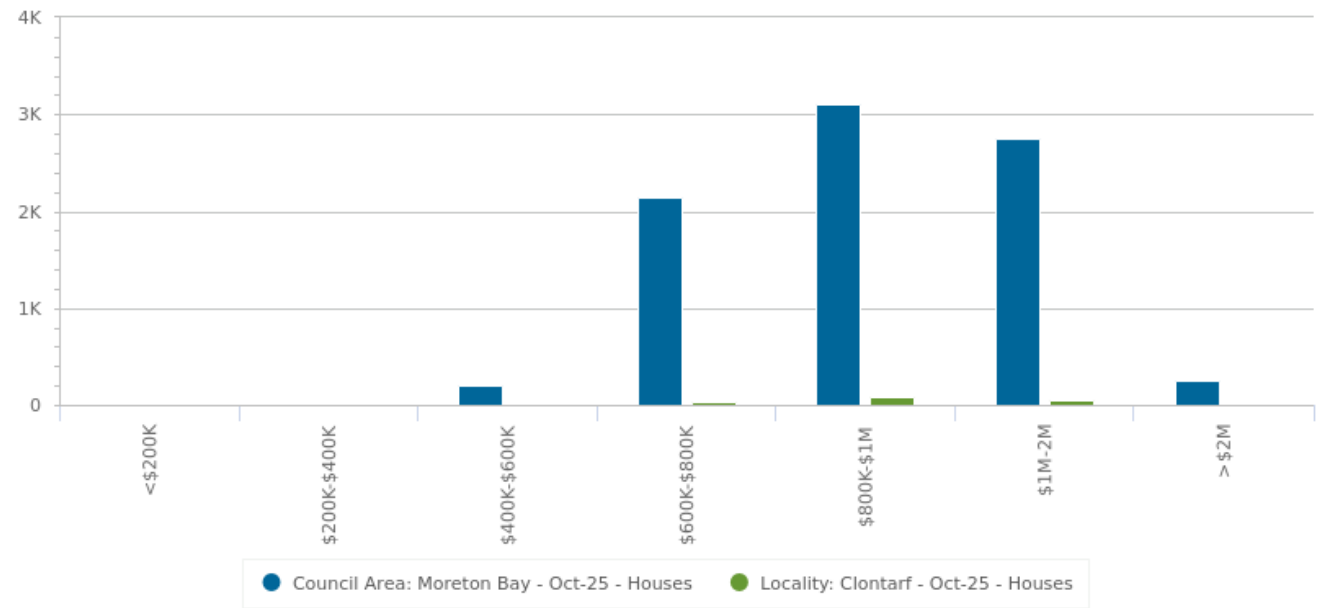
House: Sales By Price

\$161.49M

Oct 2025

	Clontarf	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	3	196
\$600K-\$800K	31	2,137
\$800K-\$1M	86	3,107
\$1M-\$2M	50	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

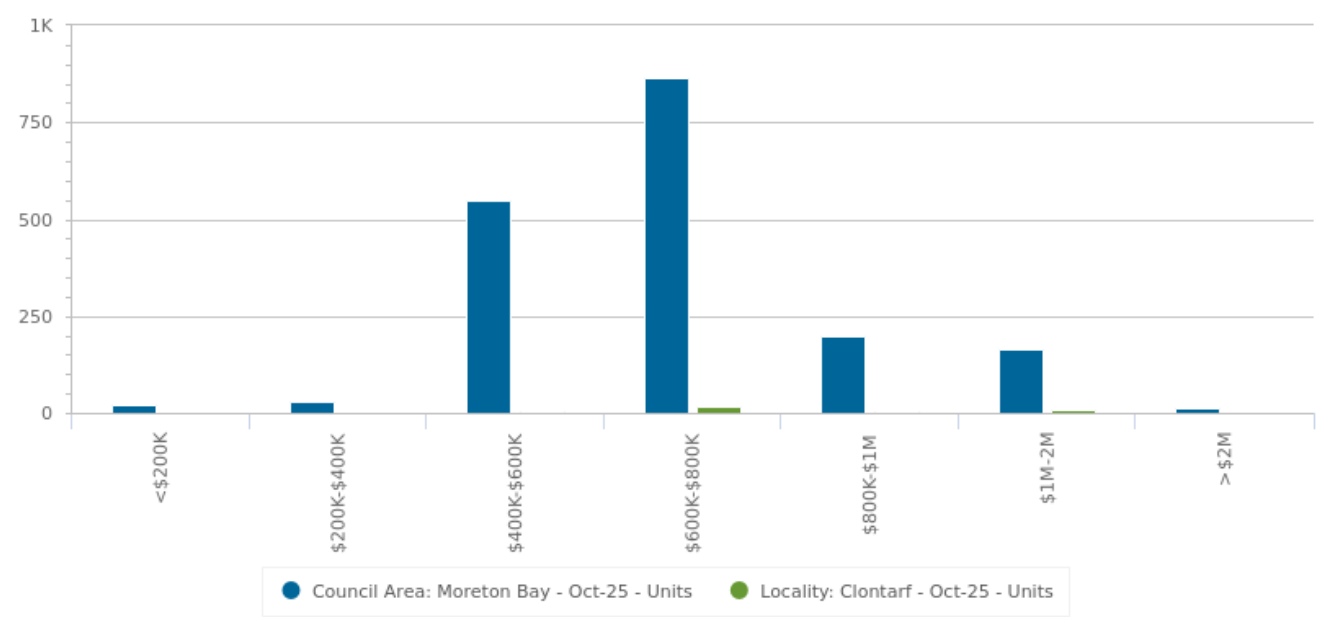
Unit: Sales By Price

\$30.51M

Oct 2025

	Clontarf	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	5	549
\$600K-\$800K	16	866
\$800K-\$1M	4	197
\$1M-\$2M	8	166
>\$2M	1	14

Statistics are calculated over a rolling 12 month period

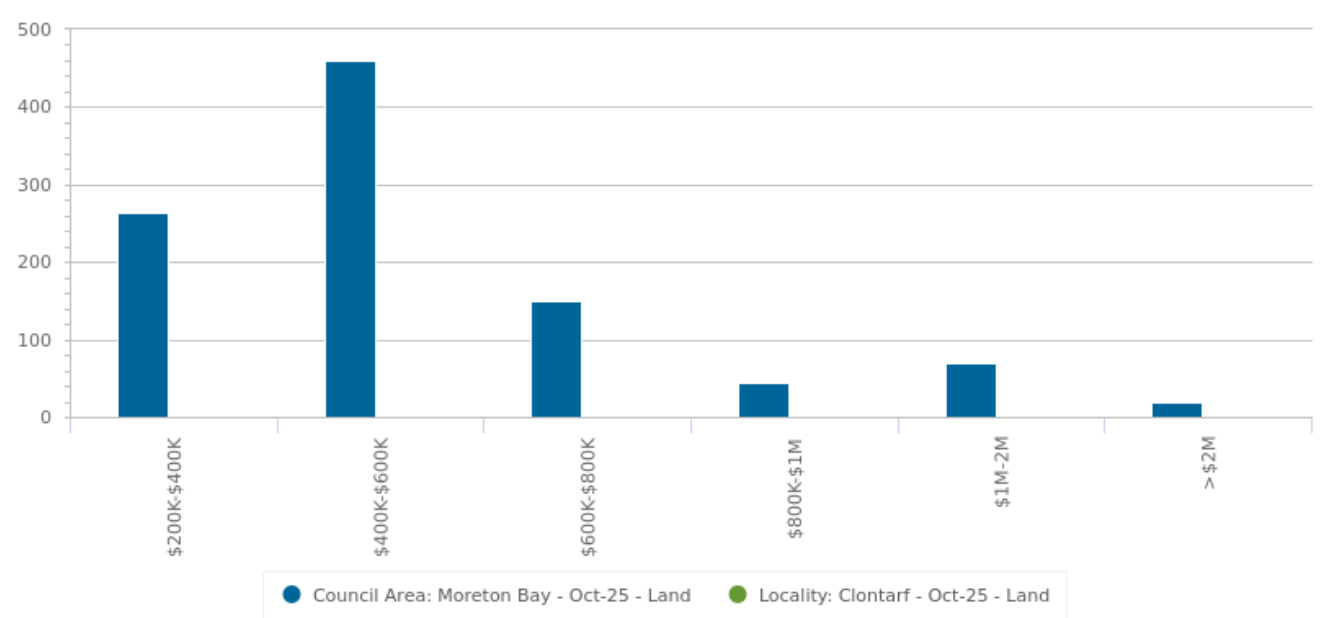


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

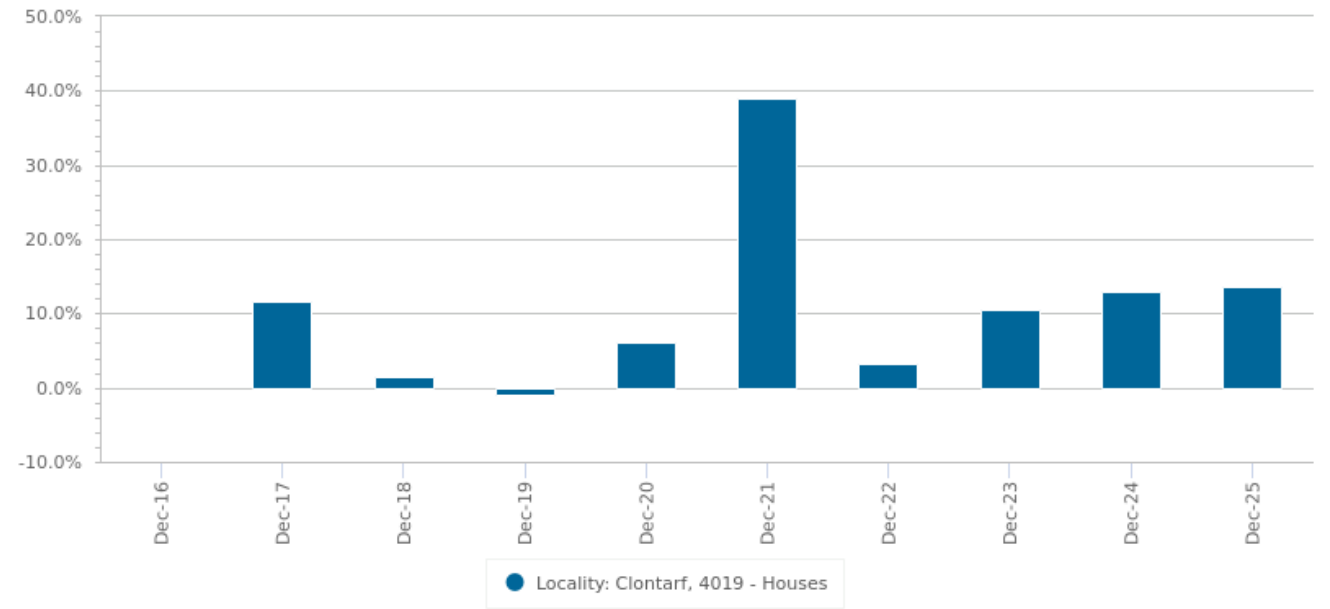
House: Change In Median Value

13.7%

Dec 2025

	Clontarf
Dec 2017	11.7%
Dec 2018	1.6%
Dec 2019	-1.1%
Dec 2020	6.2%
Dec 2021	39.1%
Dec 2022	3.2%
Dec 2023	10.5%
Dec 2024	12.9%
Dec 2025	13.7%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

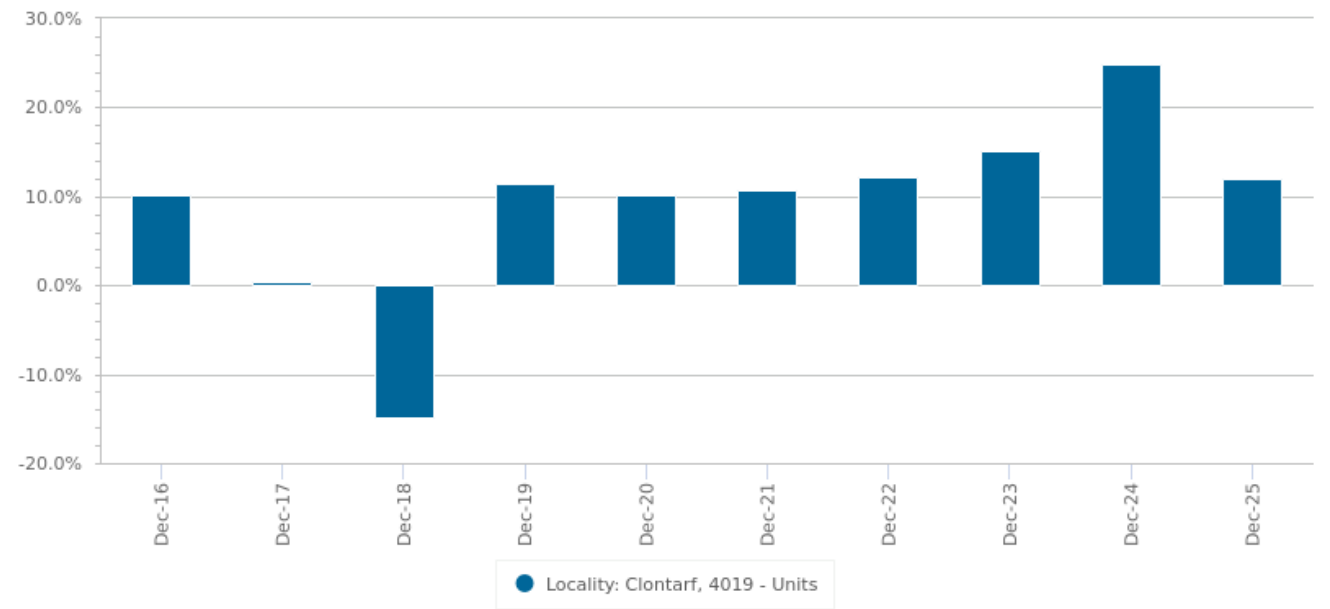
Unit: Change In Median Value

12.0%

Dec 2025

	Clontarf
Dec 2017	0.4%
Dec 2018	-14.8%
Dec 2019	11.5%
Dec 2020	10.1%
Dec 2021	10.8%
Dec 2022	12.3%
Dec 2023	15.1%
Dec 2024	24.8%
Dec 2025	12.0%
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

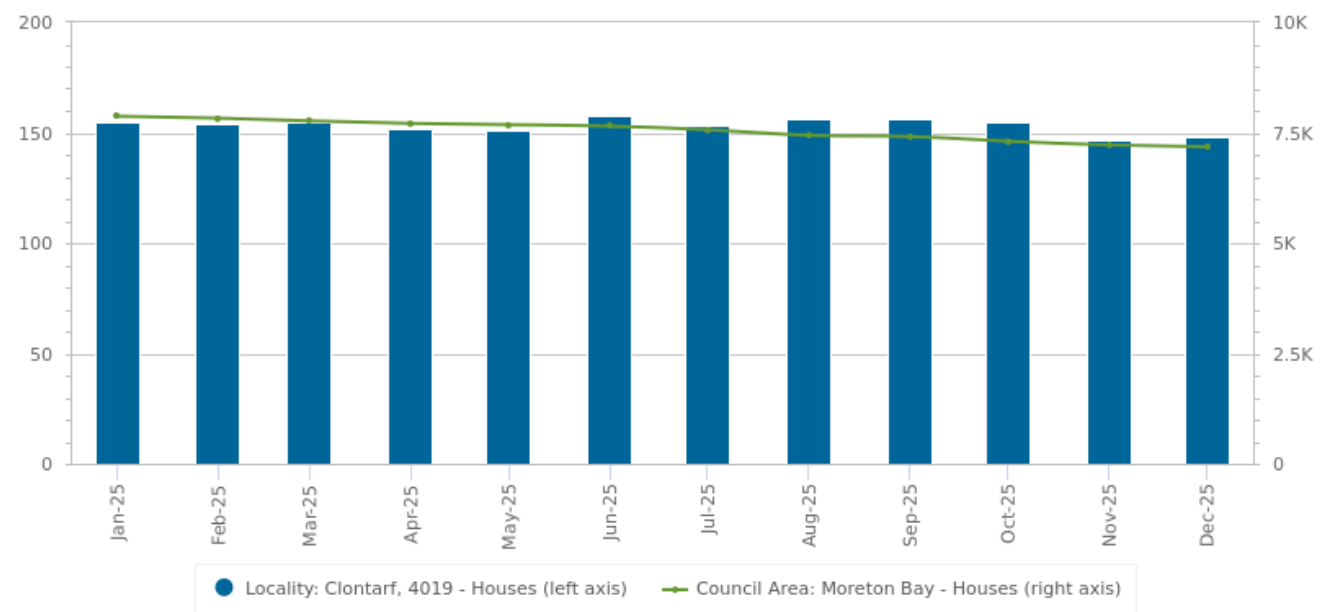
House: Number of New Listing

148

Dec 2025

	Clontarf	Moreton Bay
Jan 2025	155	7,873
Feb 2025	154	7,830
Mar 2025	155	7,768
Apr 2025	152	7,711
May 2025	151	7,683
Jun 2025	158	7,649
Jul 2025	153	7,567
Aug 2025	156	7,442
Sep 2025	156	7,414
Oct 2025	155	7,307
Nov 2025	147	7,223
Dec 2025	148	7,182

Statistics are calculated over a rolling 12 month period



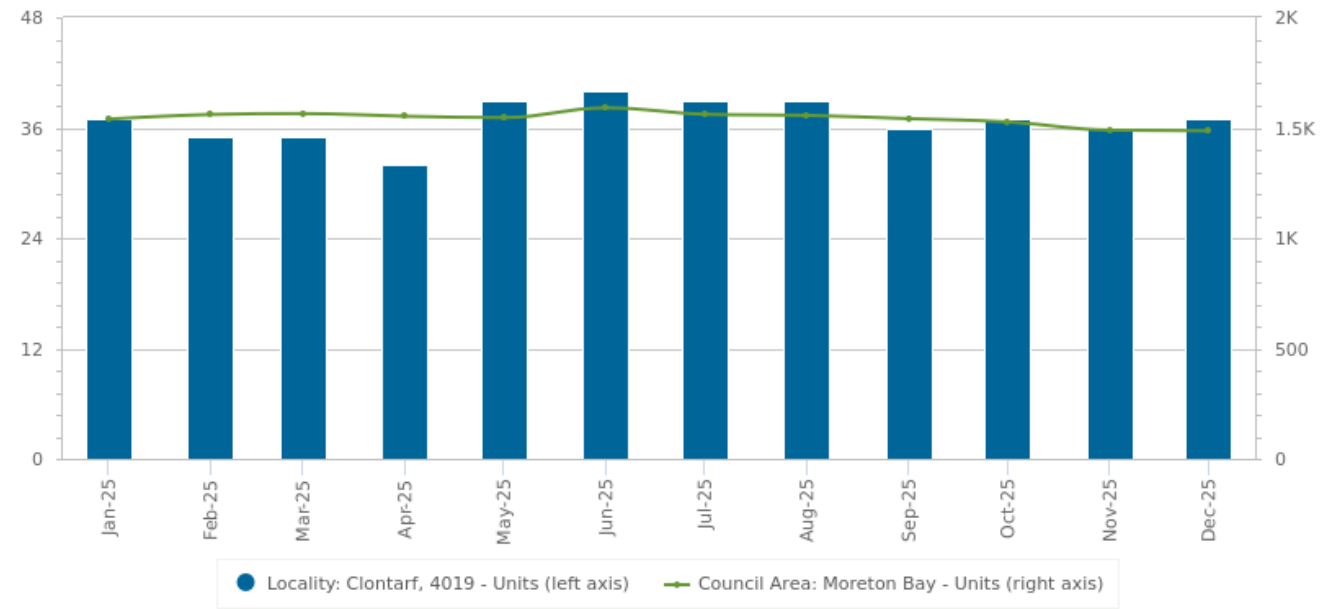
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

37
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	37	1,539
Feb 2025	35	1,560
Mar 2025	35	1,564
Apr 2025	32	1,552
May 2025	39	1,546
Jun 2025	40	1,590
Jul 2025	39	1,561
Aug 2025	39	1,556
Sep 2025	36	1,541
Oct 2025	37	1,526
Nov 2025	36	1,489
Dec 2025	37	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

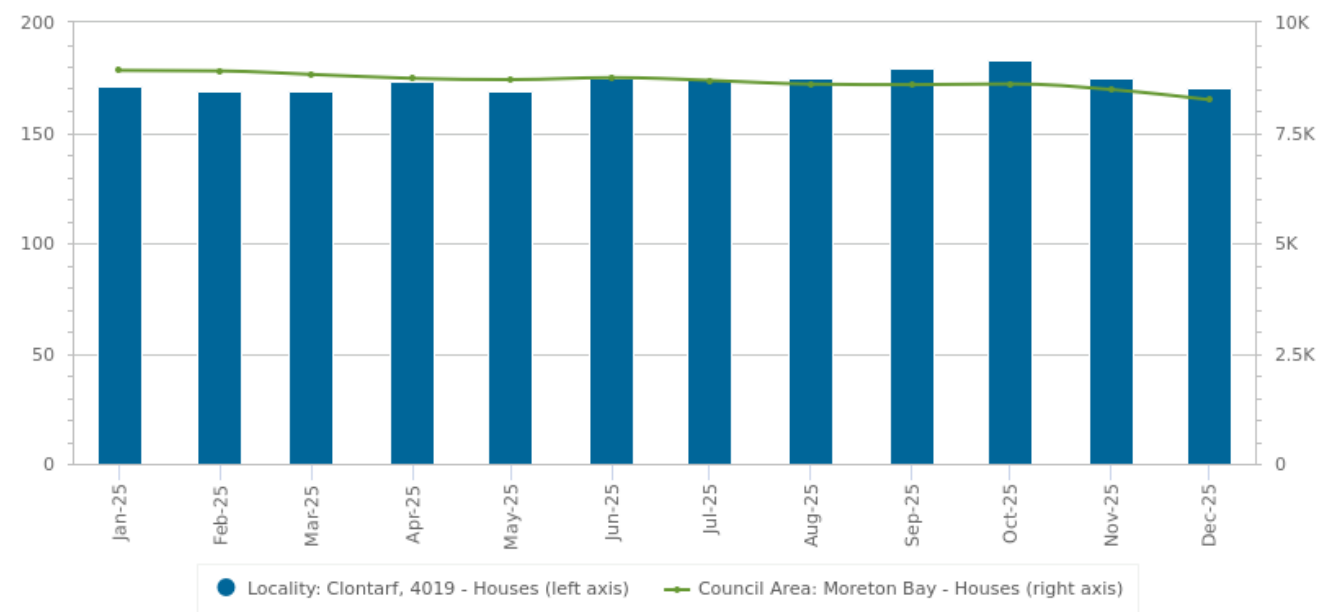
House: Total Properties Listed

170

Dec 2025

	Clontarf	Moreton Bay
Jan 2025	171	8,912
Feb 2025	169	8,900
Mar 2025	169	8,820
Apr 2025	173	8,731
May 2025	169	8,703
Jun 2025	175	8,749
Jul 2025	174	8,685
Aug 2025	175	8,601
Sep 2025	179	8,589
Oct 2025	183	8,606
Nov 2025	175	8,478
Dec 2025	170	8,247

Statistics are calculated over a rolling 12 month period



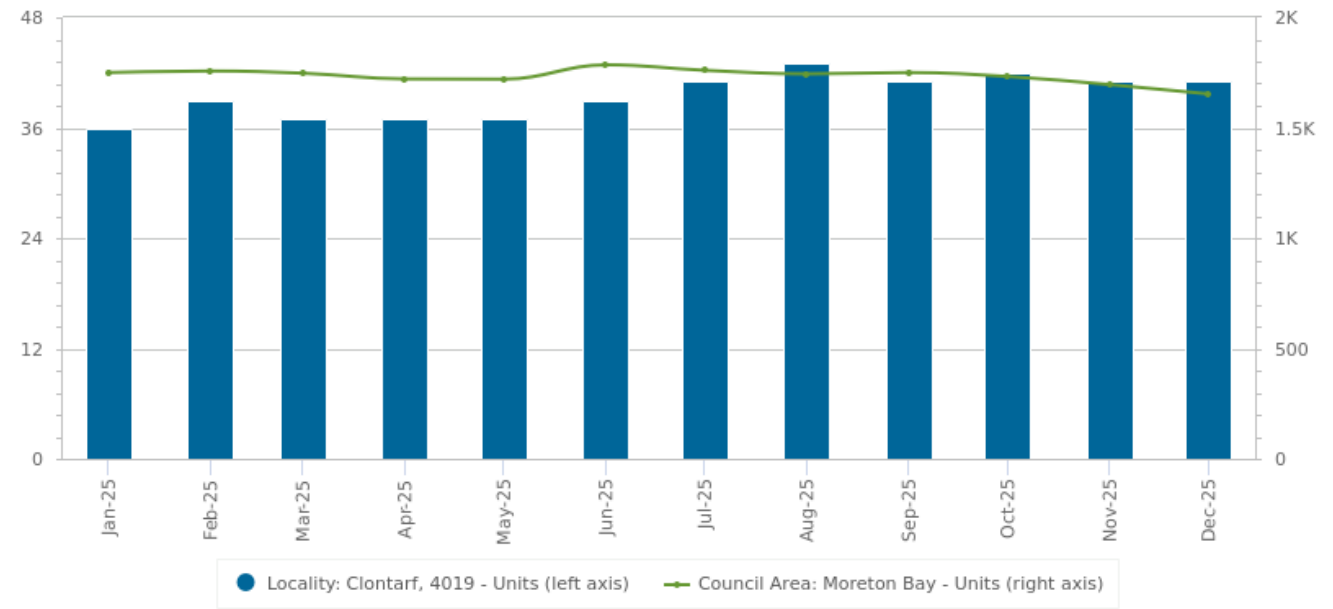
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

41
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	36	1,750
Feb 2025	39	1,757
Mar 2025	37	1,747
Apr 2025	37	1,721
May 2025	37	1,720
Jun 2025	39	1,785
Jul 2025	41	1,760
Aug 2025	43	1,744
Sep 2025	41	1,750
Oct 2025	42	1,732
Nov 2025	41	1,695
Dec 2025	41	1,653

Statistics are calculated over a rolling 12 month period



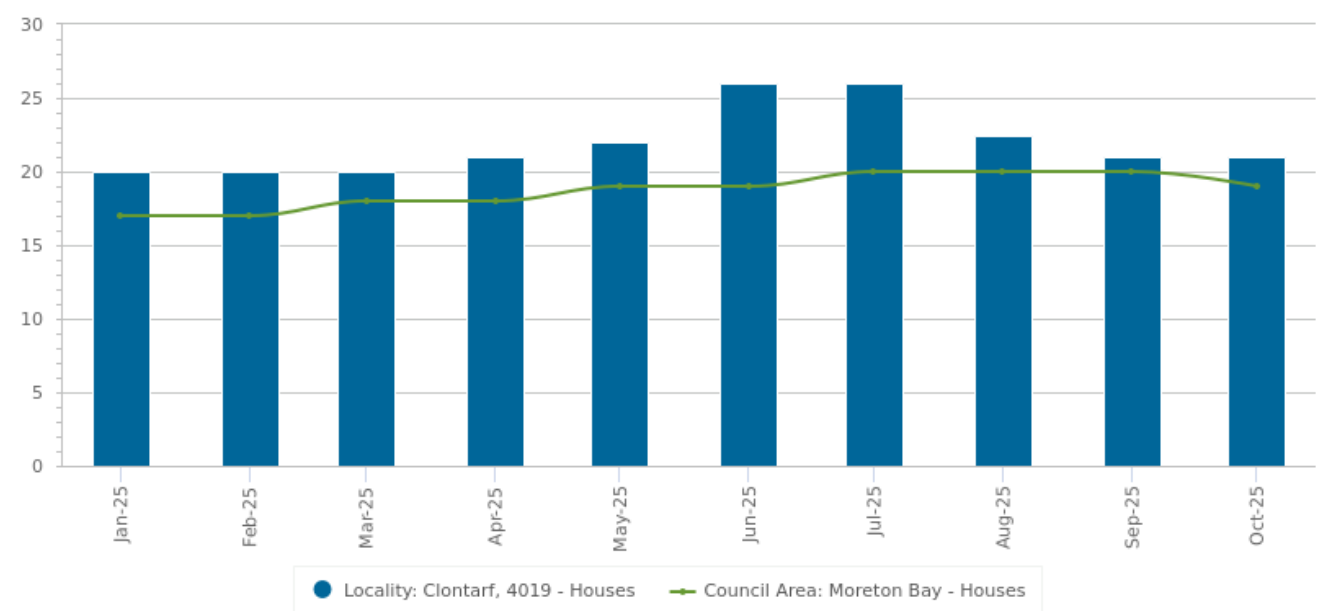
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

21
Oct 2025

	Clontarf	Moreton Bay
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
Sep 2025	21	20
Oct 2025	21	19

Statistics are calculated over a rolling 12 month period



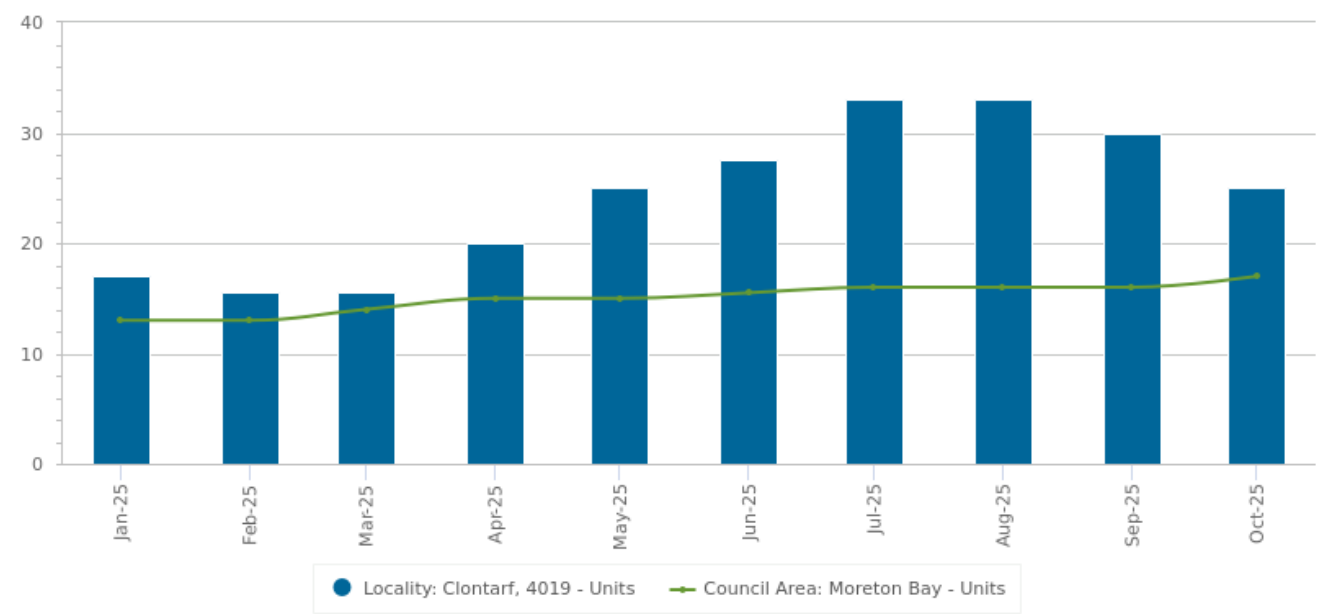
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

25
Oct 2025

	Clontarf	Moreton Bay
Nov 2024	20.5	13
Dec 2024	20	13
Jan 2025	17	13
Feb 2025	15.5	13
Mar 2025	15.5	14
Apr 2025	20	15
May 2025	25	15
Jun 2025	27.5	15.5
Jul 2025	33	16
Aug 2025	33	16
Sep 2025	30	16
Oct 2025	25	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

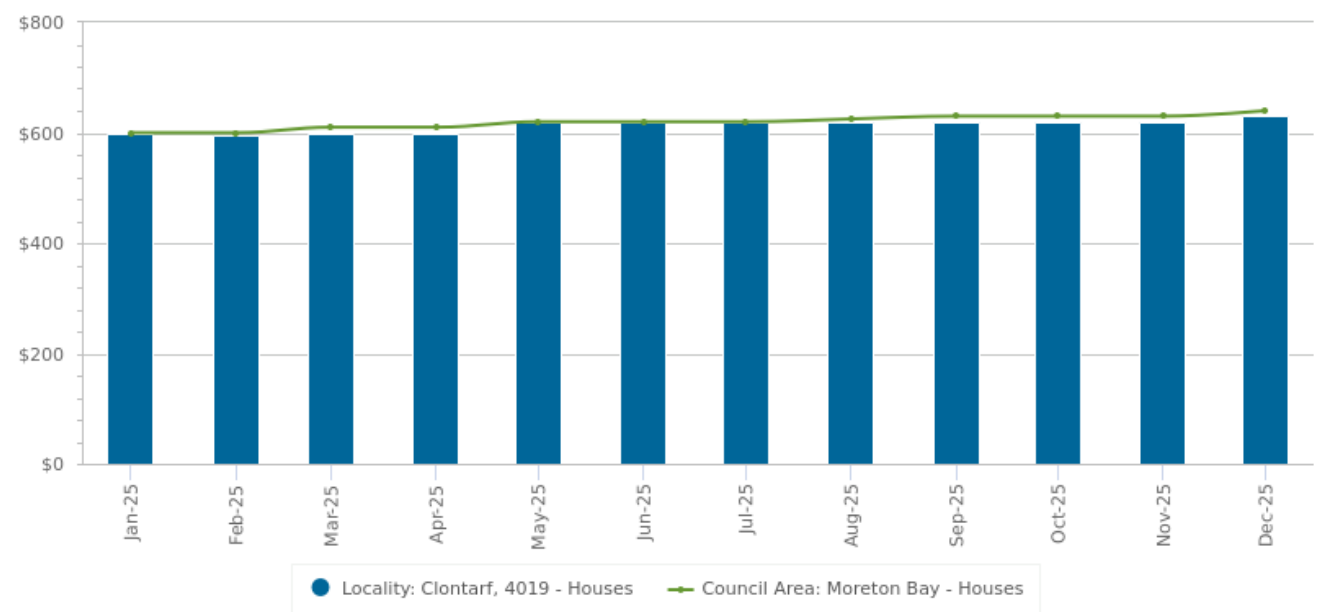
House: Median Rent

\$630/w

Dec 2025

	Clontarf	Moreton Bay
Jan 2025	\$600/w	\$600/w
Feb 2025	\$595/w	\$600/w
Mar 2025	\$600/w	\$610/w
Apr 2025	\$600/w	\$610/w
May 2025	\$620/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
Nov 2025	\$620/w	\$630/w
Dec 2025	\$630/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

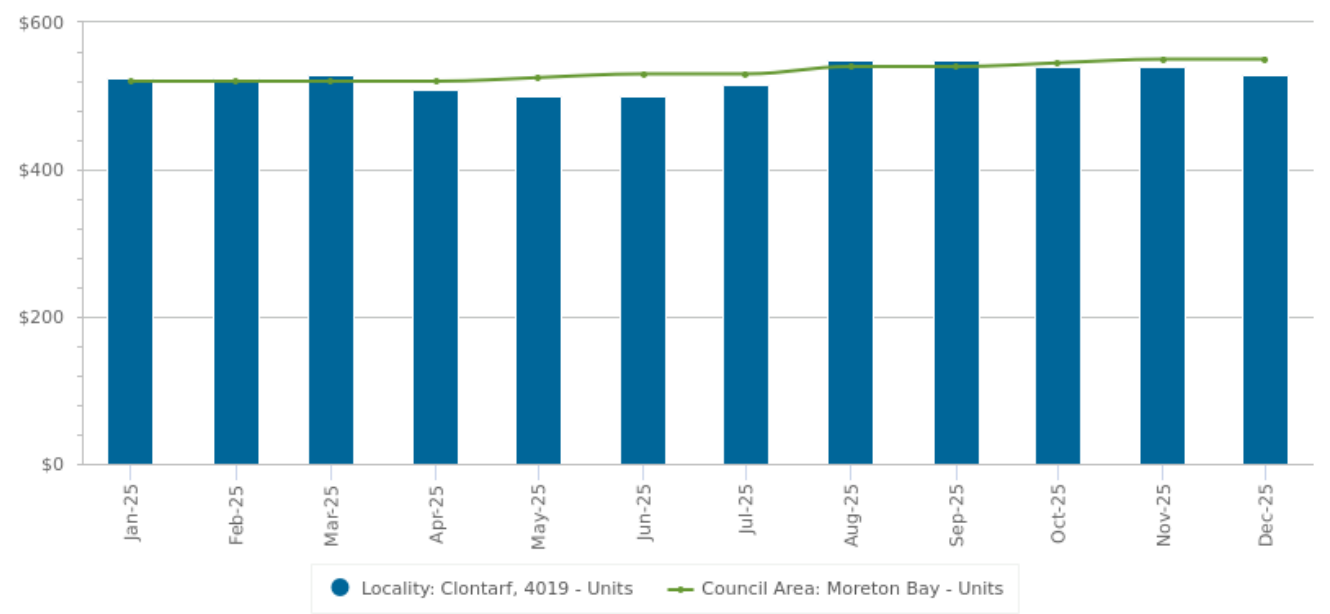
Unit: Median Rent

\$530/w

Dec 2025

	Clontarf	Moreton Bay
Jan 2025	\$525/w	\$520/w
Feb 2025	\$525/w	\$520/w
Mar 2025	\$530/w	\$520/w
Apr 2025	\$510/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$515/w	\$530/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$540/w	\$545/w
Nov 2025	\$540/w	\$550/w
Dec 2025	\$530/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

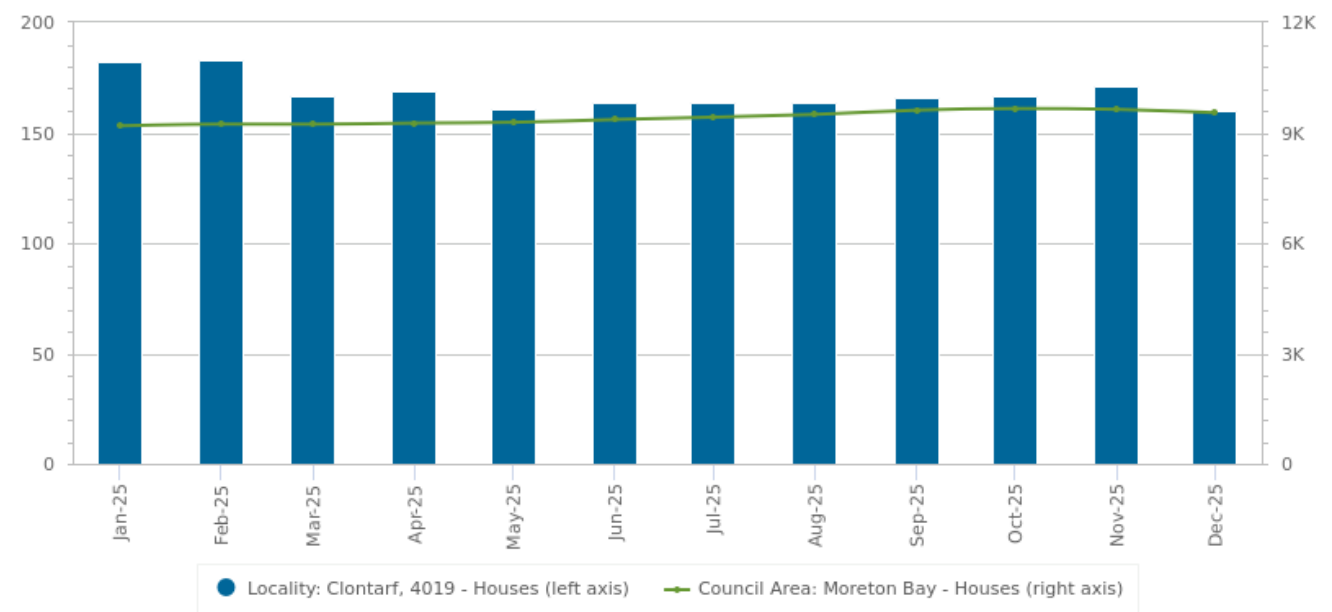
House: Rental Rate Observations

160

Dec 2025

	Clontarf	Moreton Bay
Jan 2025	182	9,187
Feb 2025	183	9,233
Mar 2025	167	9,231
Apr 2025	169	9,263
May 2025	161	9,283
Jun 2025	164	9,360
Jul 2025	164	9,423
Aug 2025	164	9,498
Sep 2025	166	9,614
Oct 2025	167	9,658
Nov 2025	171	9,635
Dec 2025	160	9,544

Statistics are calculated over a rolling 12 month period



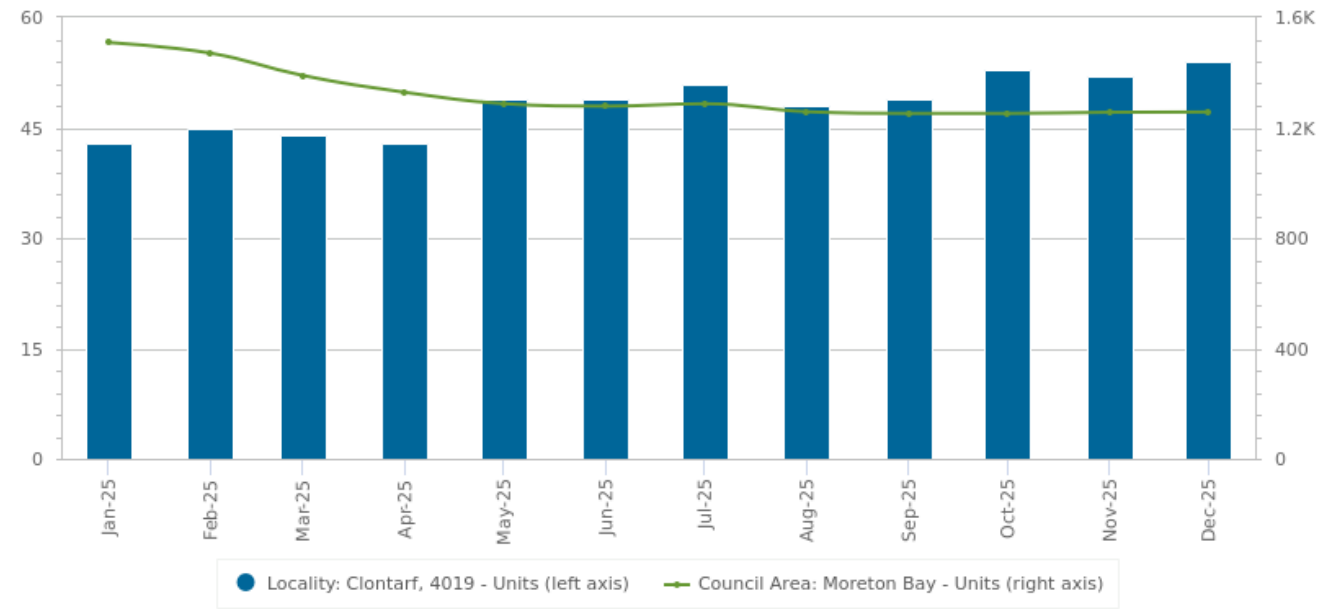
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

54
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	43	1,509
Feb 2025	45	1,470
Mar 2025	44	1,389
Apr 2025	43	1,328
May 2025	49	1,287
Jun 2025	49	1,278
Jul 2025	51	1,287
Aug 2025	48	1,258
Sep 2025	49	1,252
Oct 2025	53	1,252
Nov 2025	52	1,256
Dec 2025	54	1,257

Statistics are calculated over a rolling 12 month period



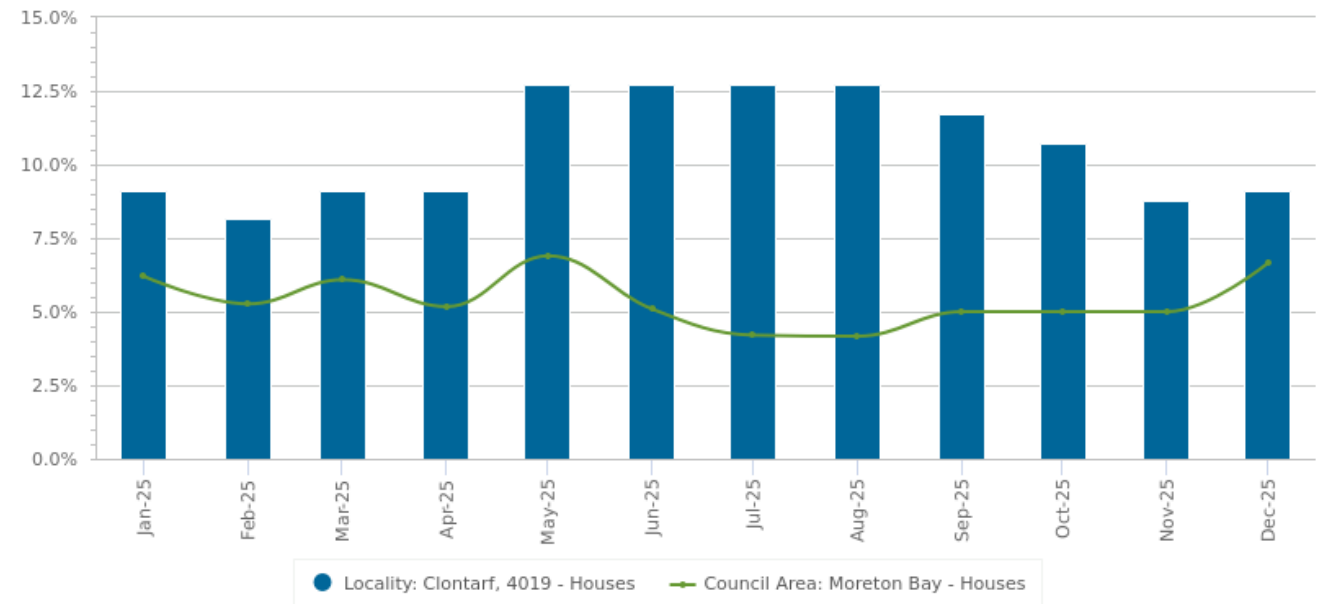
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.1%
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	9.1%	6.2%
Feb 2025	8.2%	5.3%
Mar 2025	9.1%	6.1%
Apr 2025	9.1%	5.2%
May 2025	12.7%	6.9%
Jun 2025	12.7%	5.1%
Jul 2025	12.7%	4.2%
Aug 2025	12.7%	4.2%
Sep 2025	11.7%	5.0%
Oct 2025	10.7%	5.0%
Nov 2025	8.8%	5.0%
Dec 2025	9.1%	6.7%

Statistics are calculated over a rolling 12 month period



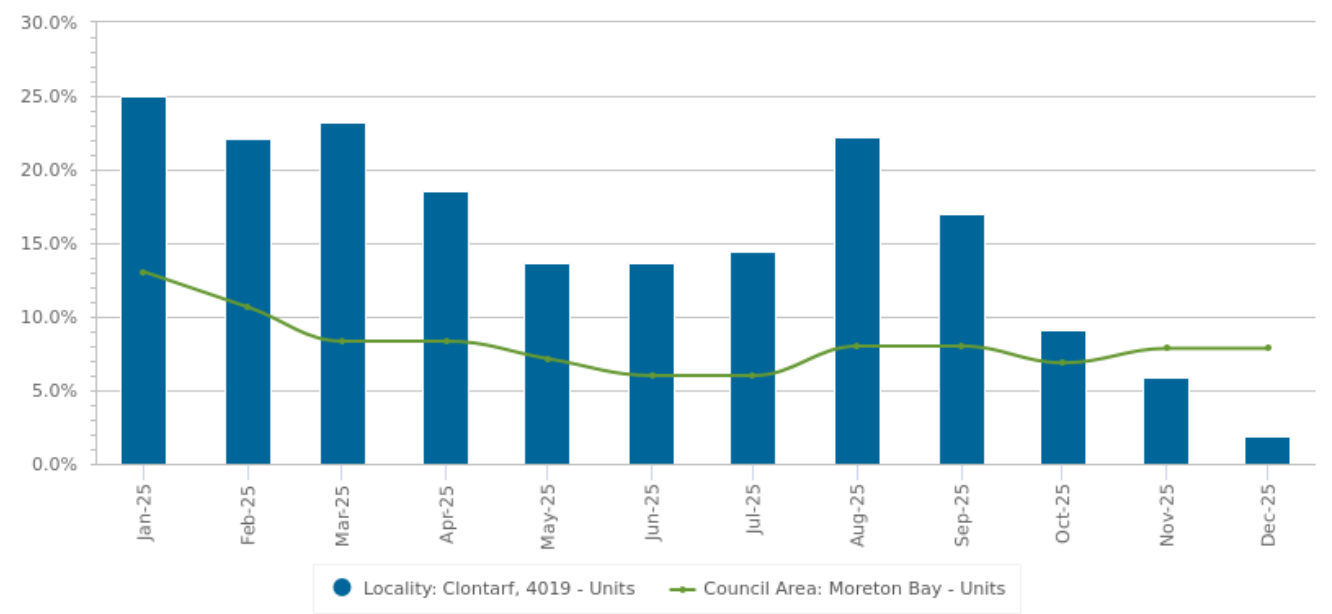
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

1.9%
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	25.0%	13.0%
Feb 2025	22.1%	10.6%
Mar 2025	23.3%	8.3%
Apr 2025	18.6%	8.3%
May 2025	13.6%	7.1%
Jun 2025	13.6%	6.0%
Jul 2025	14.4%	6.0%
Aug 2025	22.2%	8.0%
Sep 2025	17.0%	8.0%
Oct 2025	9.1%	6.9%
Nov 2025	5.9%	7.8%
Dec 2025	1.9%	7.8%

Statistics are calculated over a rolling 12 month period



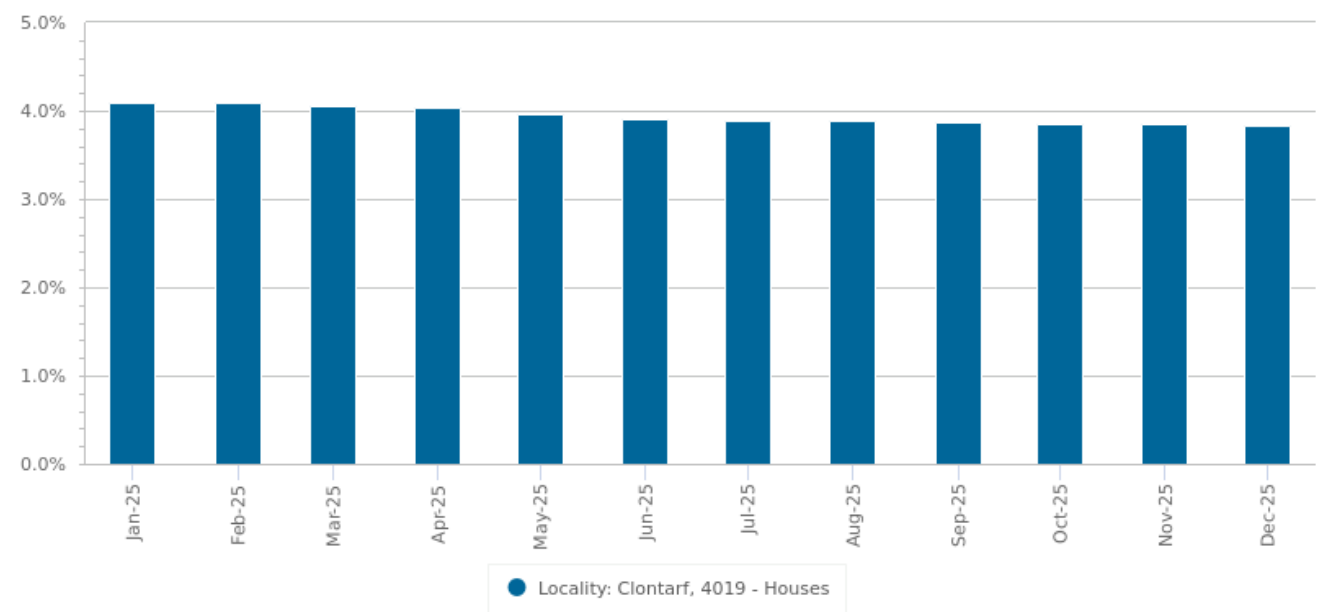
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.8%
Dec 2025

	Clontarf
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%
Nov 2025	3.9%
Dec 2025	3.8%

Statistics are calculated at the end of the displayed month



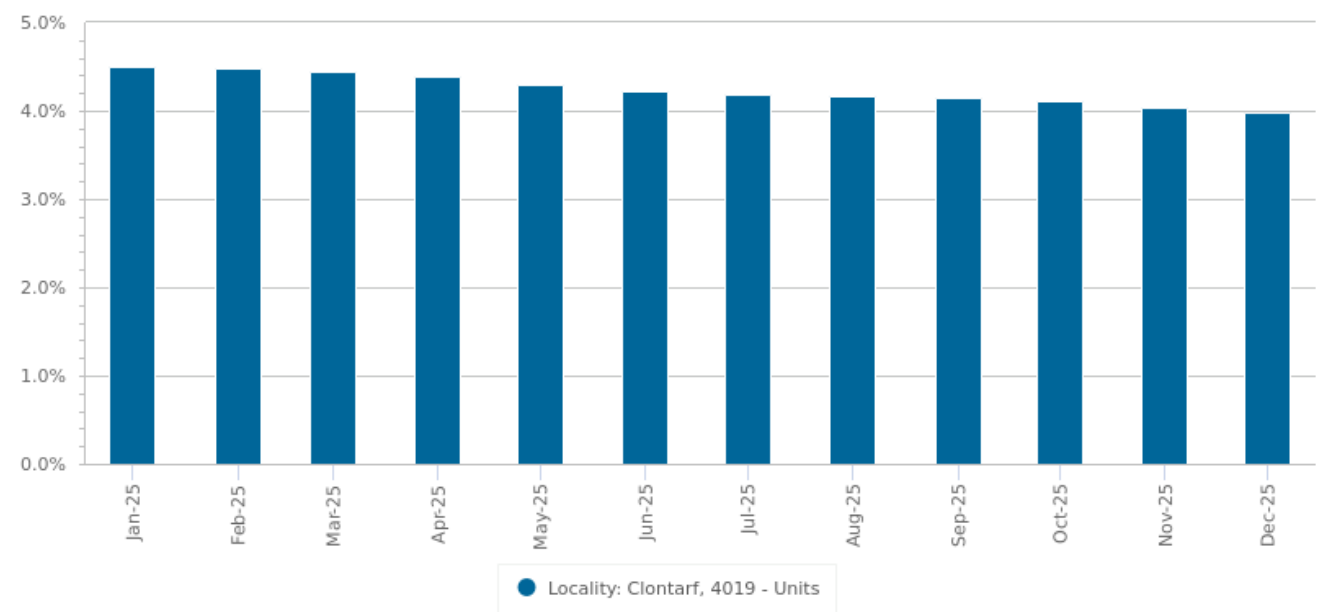
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.0%
Dec 2025

	Clontarf
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%
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

	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

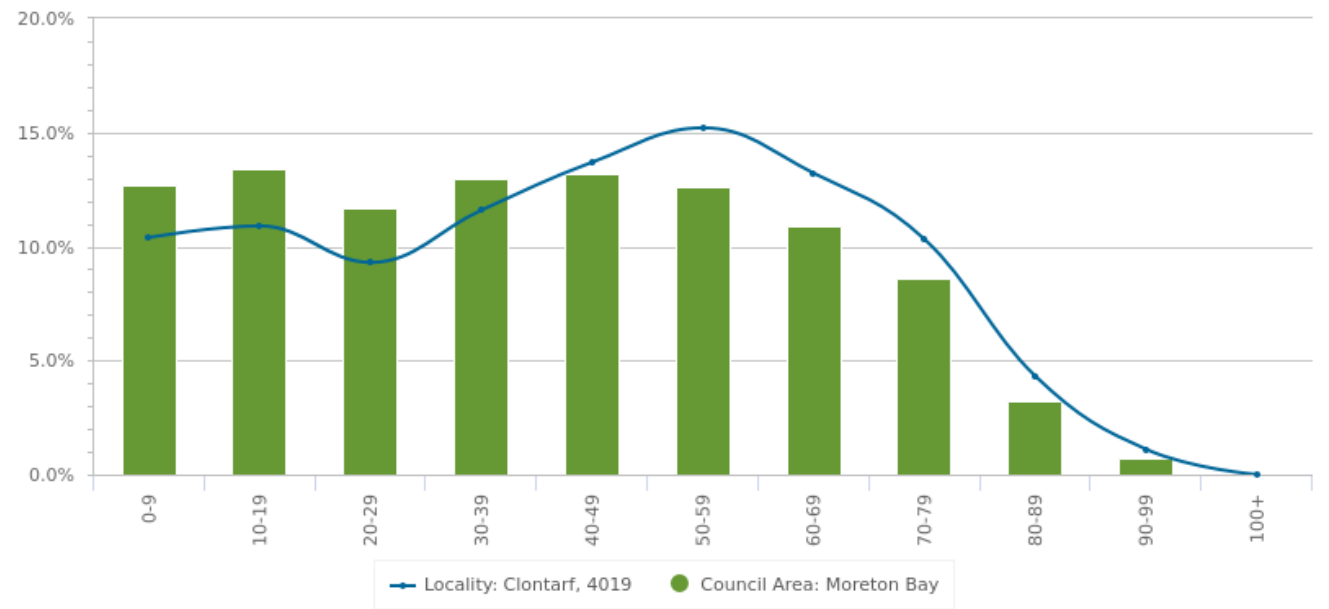
1.1%

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)



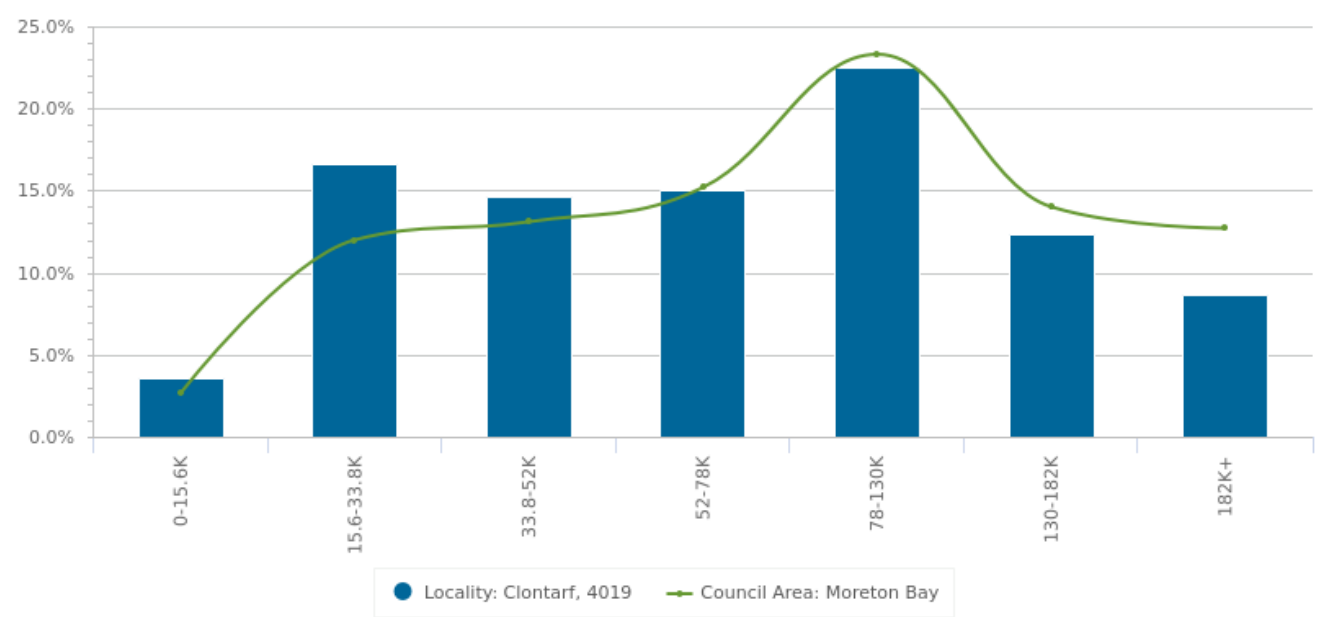
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



Professional

16.5%



Clerical

14.5%



Trades

16.2%



Labourer

10.7%



Not Stated

2%



Machinery Operators and Drivers

7.1%

Employment By Occupation



Managers

10.8%



Community and Personal Service
Workers

13.9%



Sales Workers

8%

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