

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.

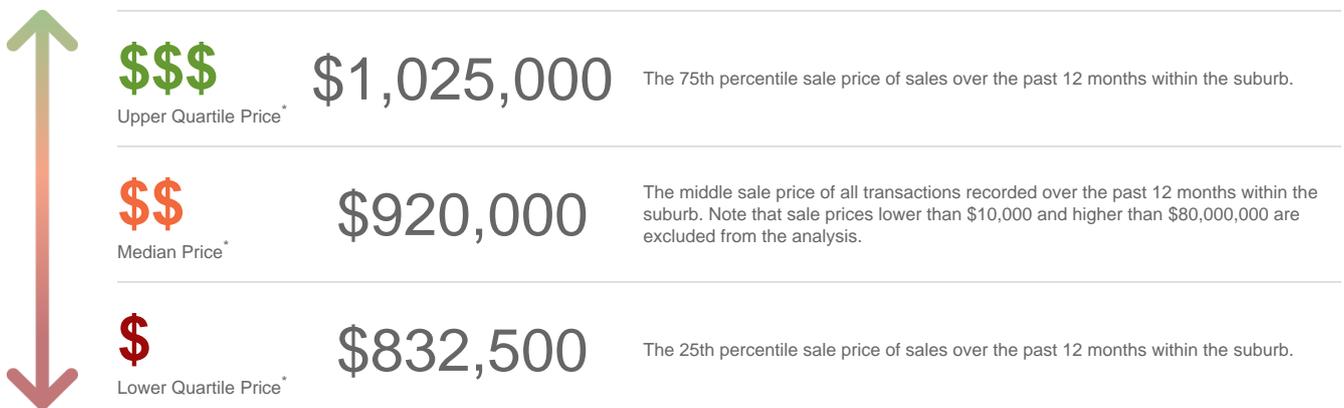
	House	Unit	Land
Average Tenure Period	10.5 years	10.7 years	-
Total Dwellings	2,983	522	62
Total New Listings	145	35	-
Median Value	\$984,097	\$802,462	-
Total Properties Listed	170	41	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

35

Properties Sold
(12 Months)

10.7

Average Tenure Period
(Years)

\$510/w

Median Asking Rent
(12 Months)

35

New Sale Listings
(12 Months)

27.5

Days on Market
(12 Months)

55

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$925,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$760,000

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.

\$

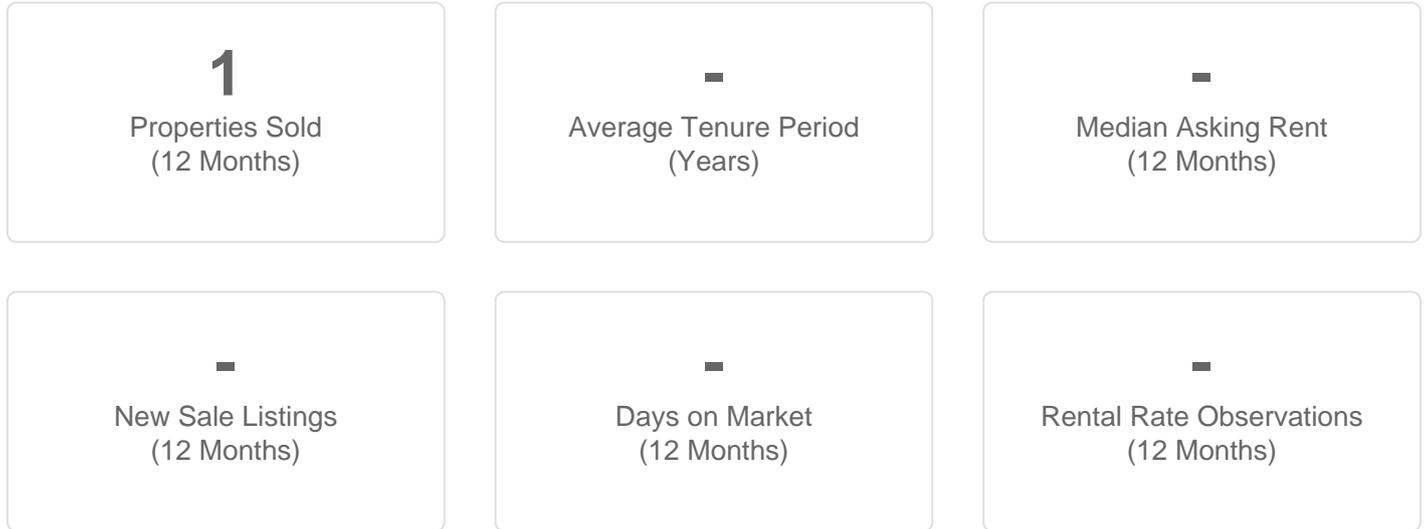
Lower Quartile Price*

\$661,000

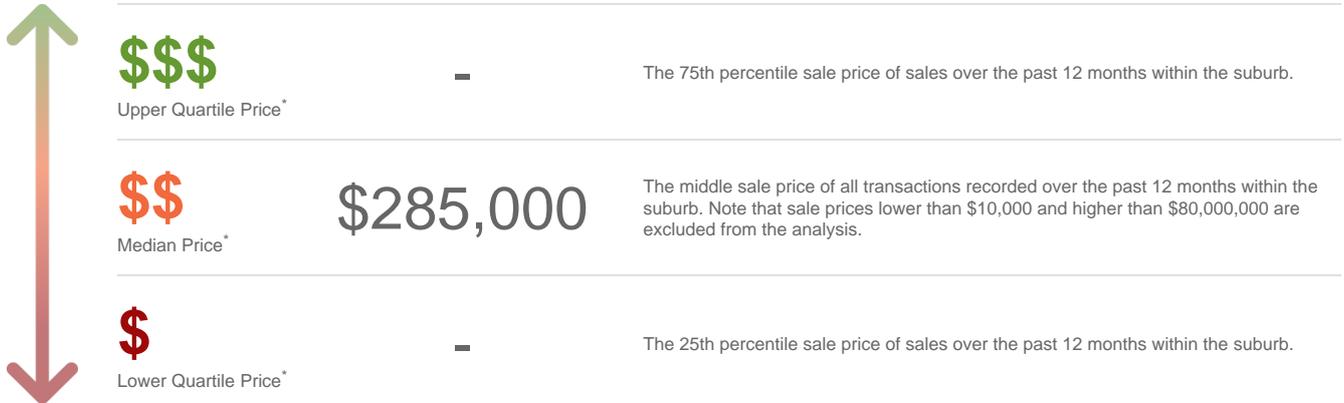
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

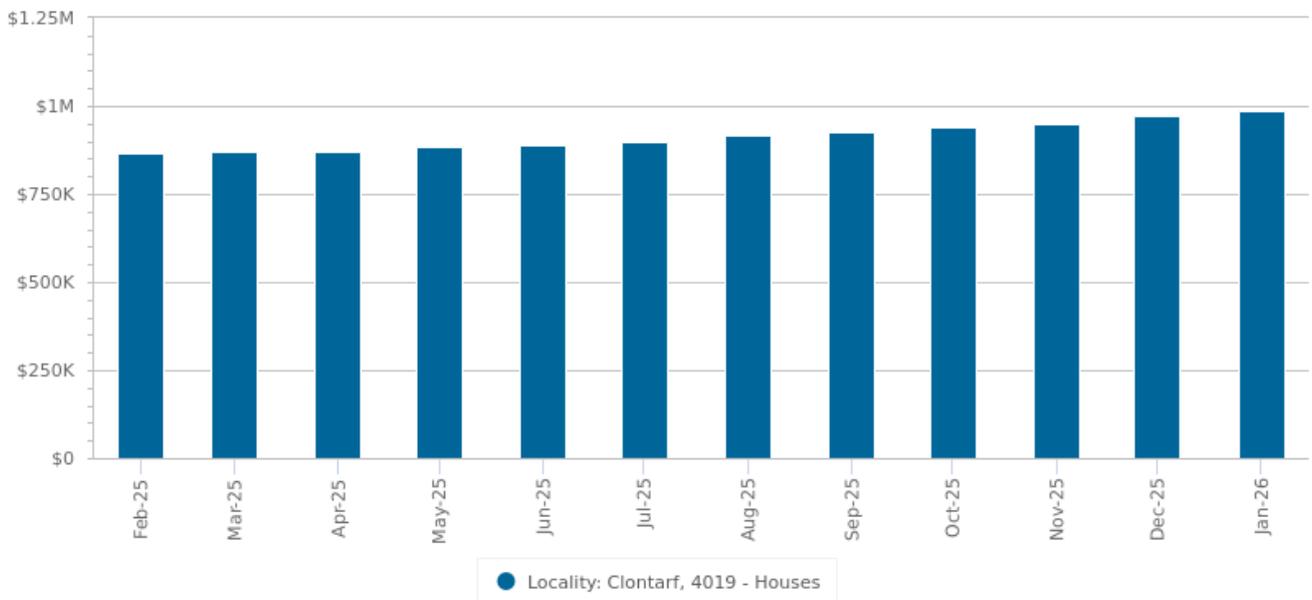
House: Recent Median Value

\$984K

Jan 2026

	Clontarf
Feb 2025	\$865,780
Mar 2025	\$868,499
Apr 2025	\$870,255
May 2025	\$886,491
Jun 2025	\$888,638
Jul 2025	\$896,605
Aug 2025	\$914,905
Sep 2025	\$924,800
Oct 2025	\$938,763
Nov 2025	\$950,370
Dec 2025	\$970,438
Jan 2026	\$984,097

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

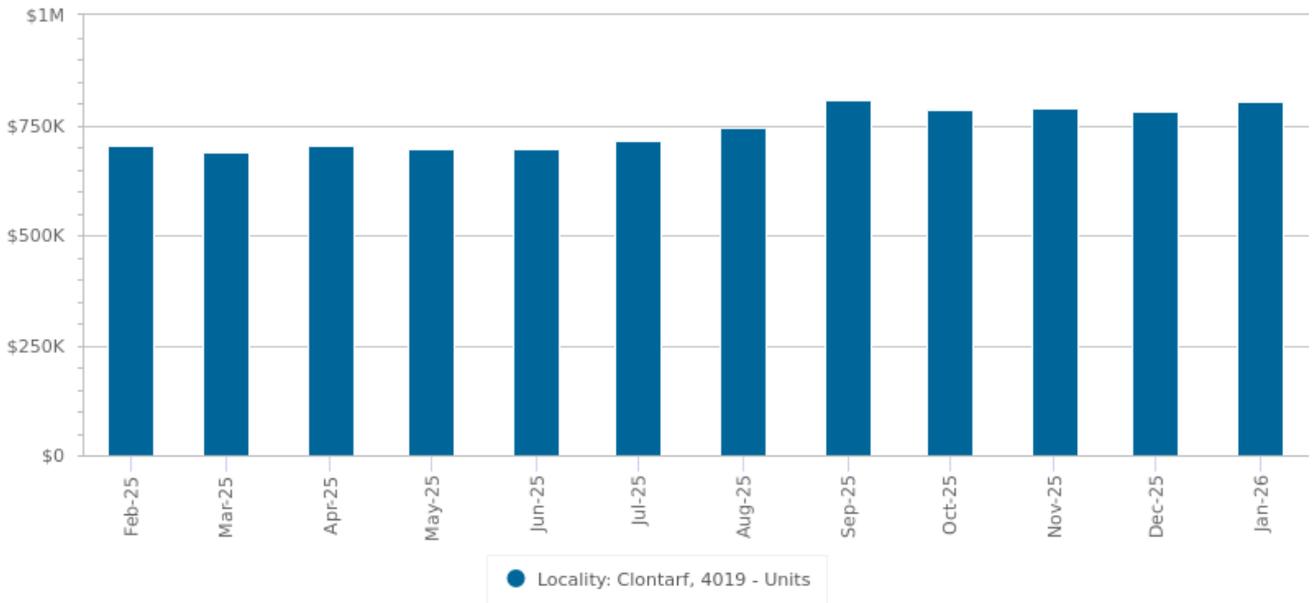
Unit: Recent Median Value

\$802K

Jan 2026

	Clontarf
Feb 2025	\$704,419
Mar 2025	\$689,923
Apr 2025	\$702,736
May 2025	\$695,143
Jun 2025	\$695,312
Jul 2025	\$714,893
Aug 2025	\$745,612
Sep 2025	\$806,407
Oct 2025	\$785,021
Nov 2025	\$787,881
Dec 2025	\$782,650
Jan 2026	\$802,462

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

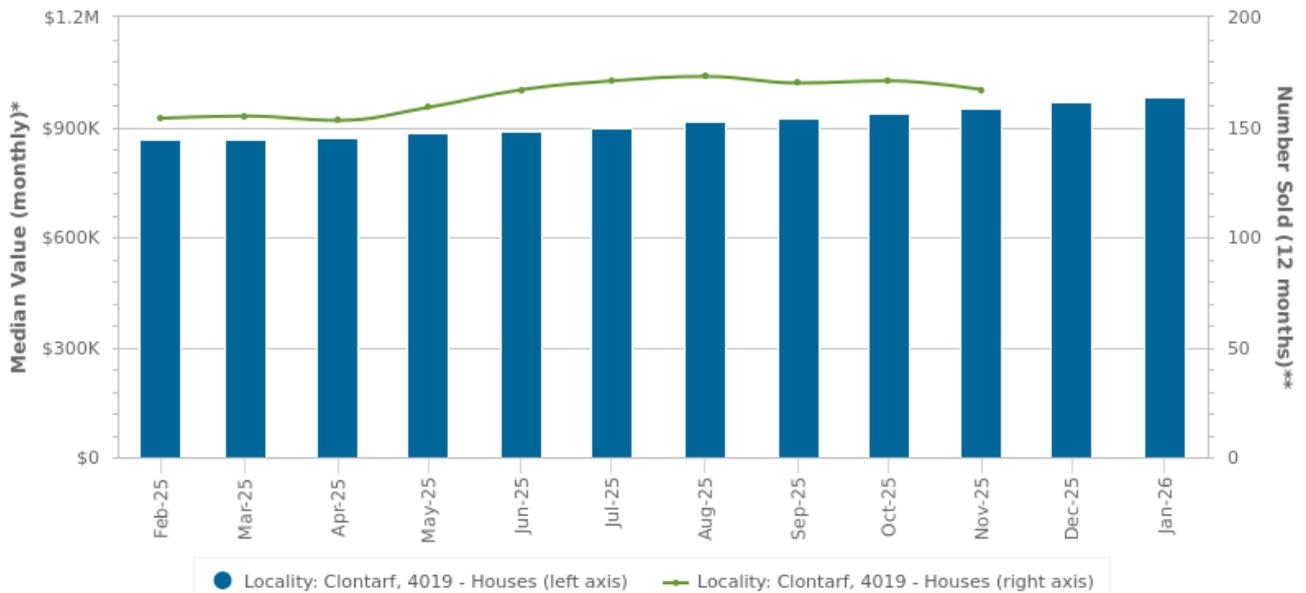
House: Median Value vs Number Sold

167

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$865,780	154
Mar 2025	\$868,499	155
Apr 2025	\$870,255	153
May 2025	\$886,491	159
Jun 2025	\$888,638	167
Jul 2025	\$896,605	171
Aug 2025	\$914,905	173
Sep 2025	\$924,800	170
Oct 2025	\$938,763	171
Nov 2025	\$950,370	167
Dec 2025	\$970,438	-
Jan 2026	\$984,097	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

35

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$704,419	29
Mar 2025	\$689,923	26
Apr 2025	\$702,736	27
May 2025	\$695,143	25
Jun 2025	\$695,312	26
Jul 2025	\$714,893	32
Aug 2025	\$745,612	32
Sep 2025	\$806,407	33
Oct 2025	\$785,021	34
Nov 2025	\$787,881	35
Dec 2025	\$782,650	-
Jan 2026	\$802,462	-

Statistics are calculated over a rolling 12 month period



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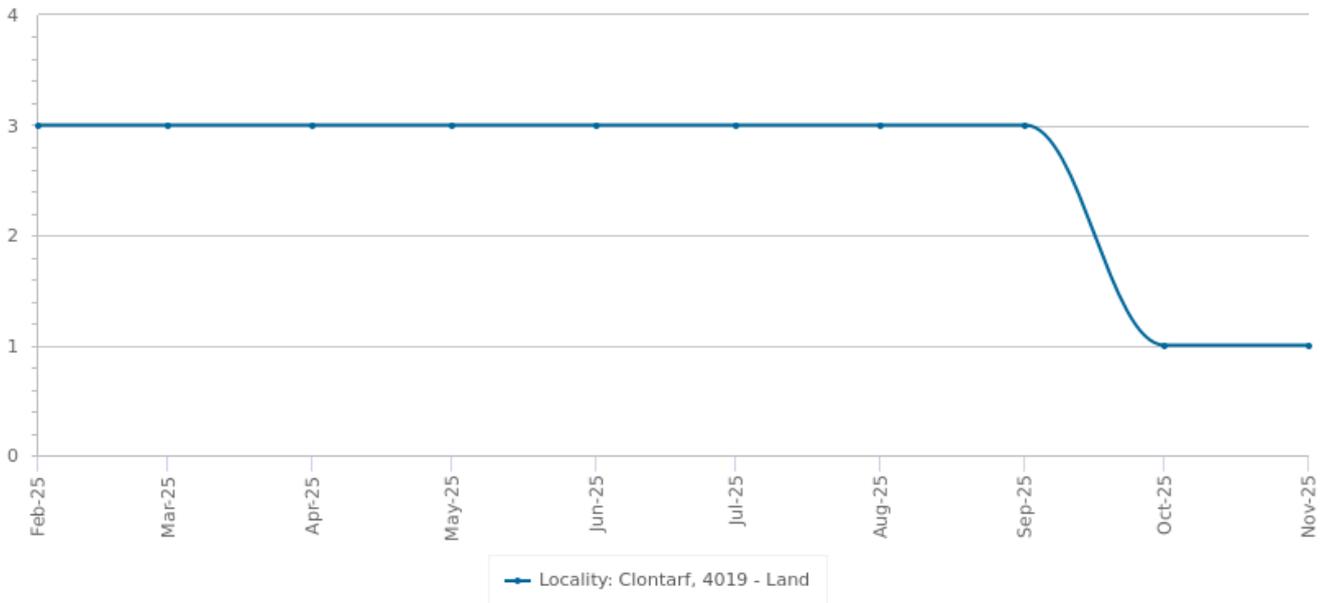
Land: Median Value vs Number Sold

1

Nov 2025

	Median Value	Number Of Sold
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
Nov 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

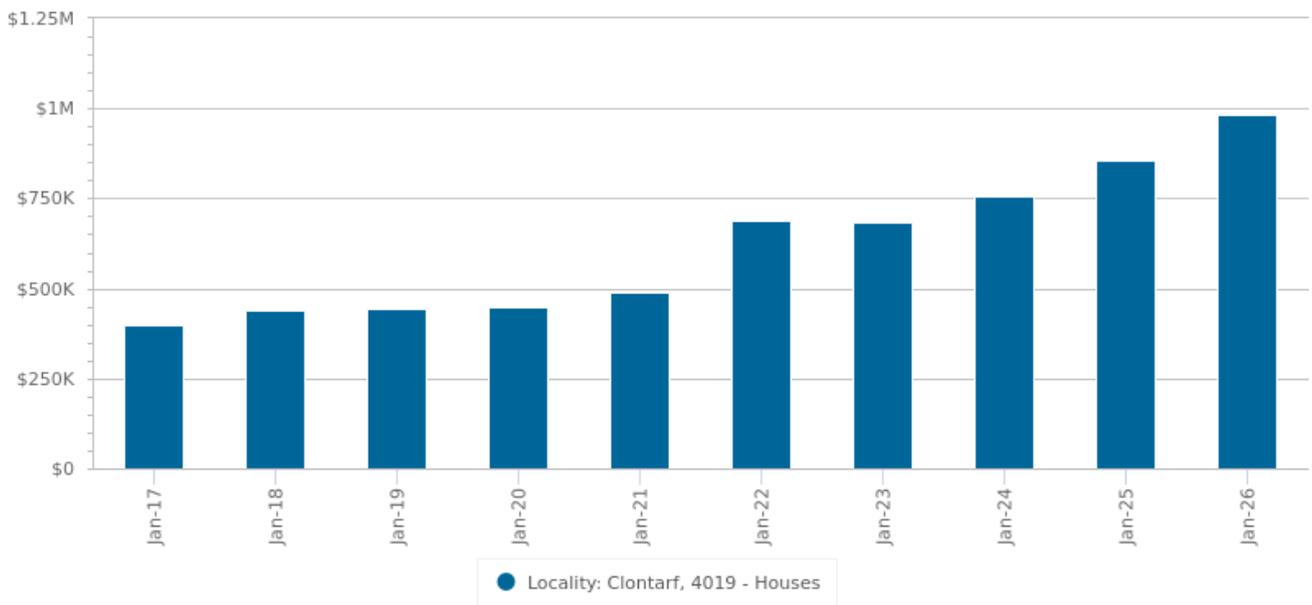
House: Median Value

\$984K

Jan 2026

	Clontarf
Jan 2017	\$398,412
Jan 2018	\$438,995
Jan 2019	\$445,750
Jan 2020	\$448,008
Jan 2021	\$487,933
Jan 2022	\$687,036
Jan 2023	\$681,862
Jan 2024	\$756,198
Jan 2025	\$857,696
Jan 2026	\$984,097

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

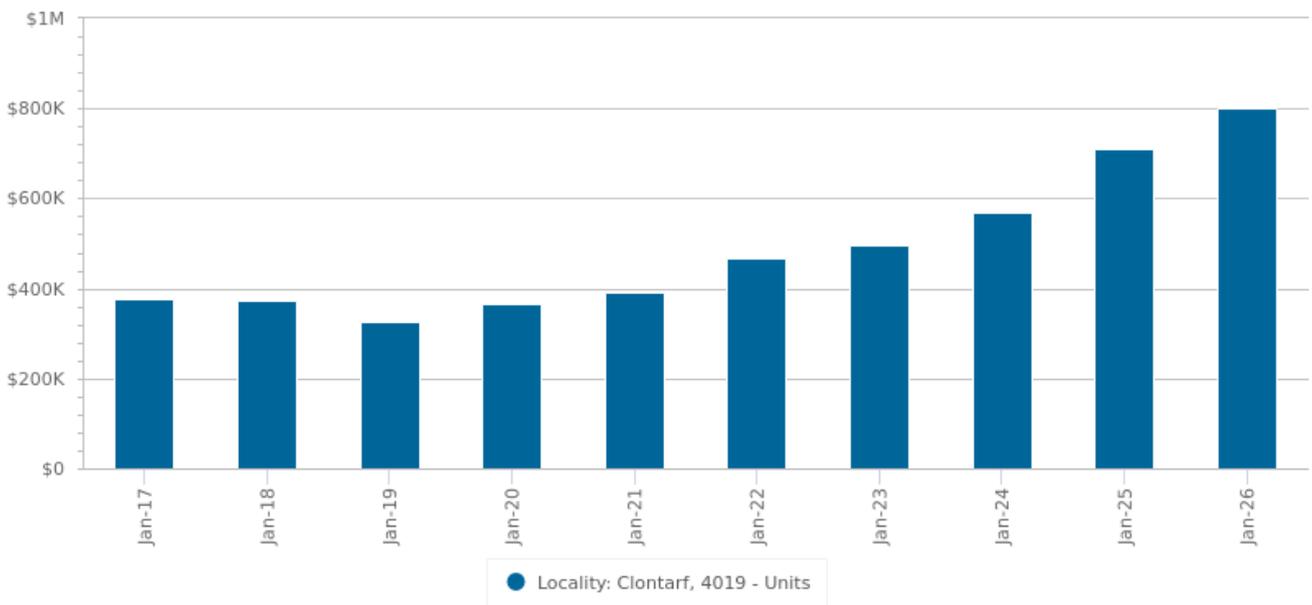
Unit: Median Value

\$802K

Jan 2026

	Clontarf
Jan 2017	\$375,950
Jan 2018	\$372,190
Jan 2019	\$327,814
Jan 2020	\$366,283
Jan 2021	\$391,963
Jan 2022	\$466,892
Jan 2023	\$497,856
Jan 2024	\$568,531
Jan 2025	\$711,592
Jan 2026	\$802,462

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

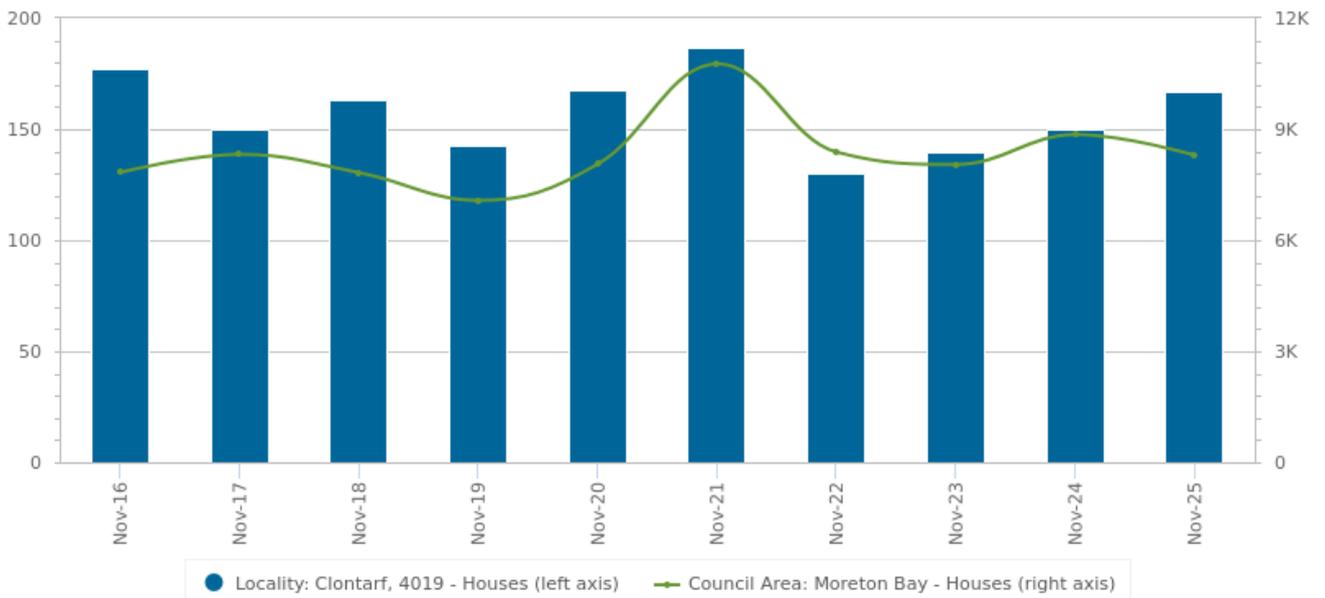
House: Sales Per Annum

167

Nov 2025

	Clontarf	Moreton Bay
Nov 2017	150	8321
Nov 2018	163	7822
Nov 2019	143	7076
Nov 2020	168	8067
Nov 2021	187	10763
Nov 2022	130	8378
Nov 2023	140	8046
Nov 2024	150	8855
Nov 2025	167	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

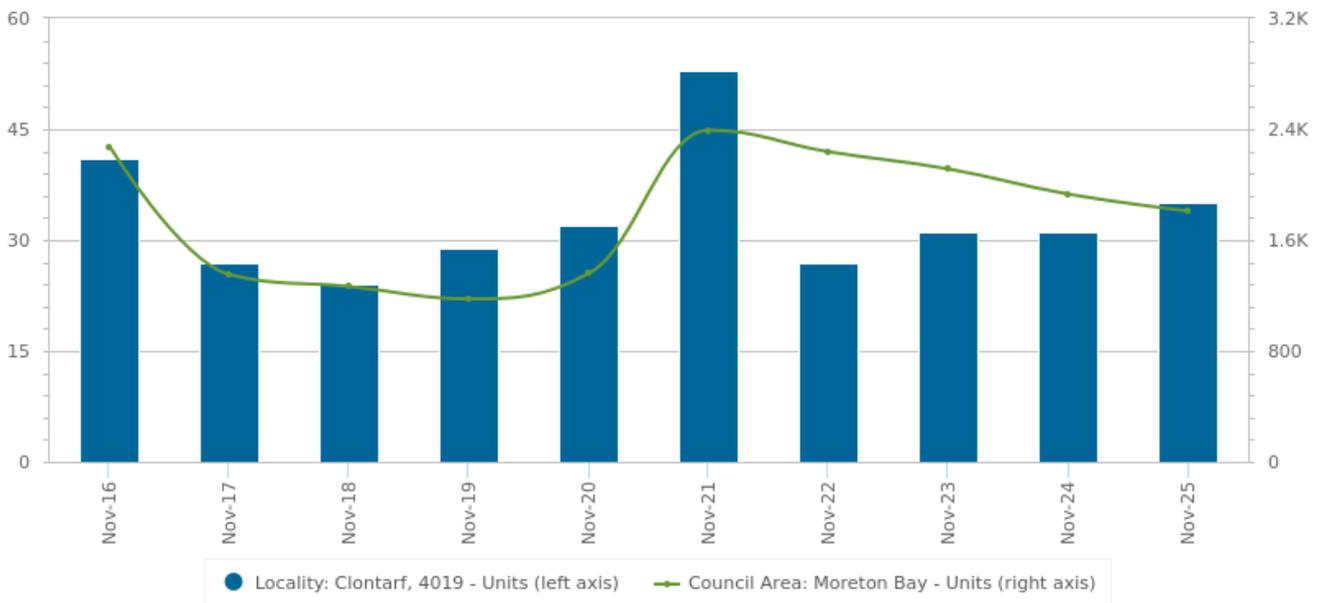
Unit: Sales Per Annum

35

Nov 2025

	Clontarf	Moreton Bay
Nov 2017	27	1351
Nov 2018	24	1265
Nov 2019	29	1176
Nov 2020	32	1361
Nov 2021	53	2393
Nov 2022	27	2237
Nov 2023	31	2113
Nov 2024	31	1931
Nov 2025	35	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

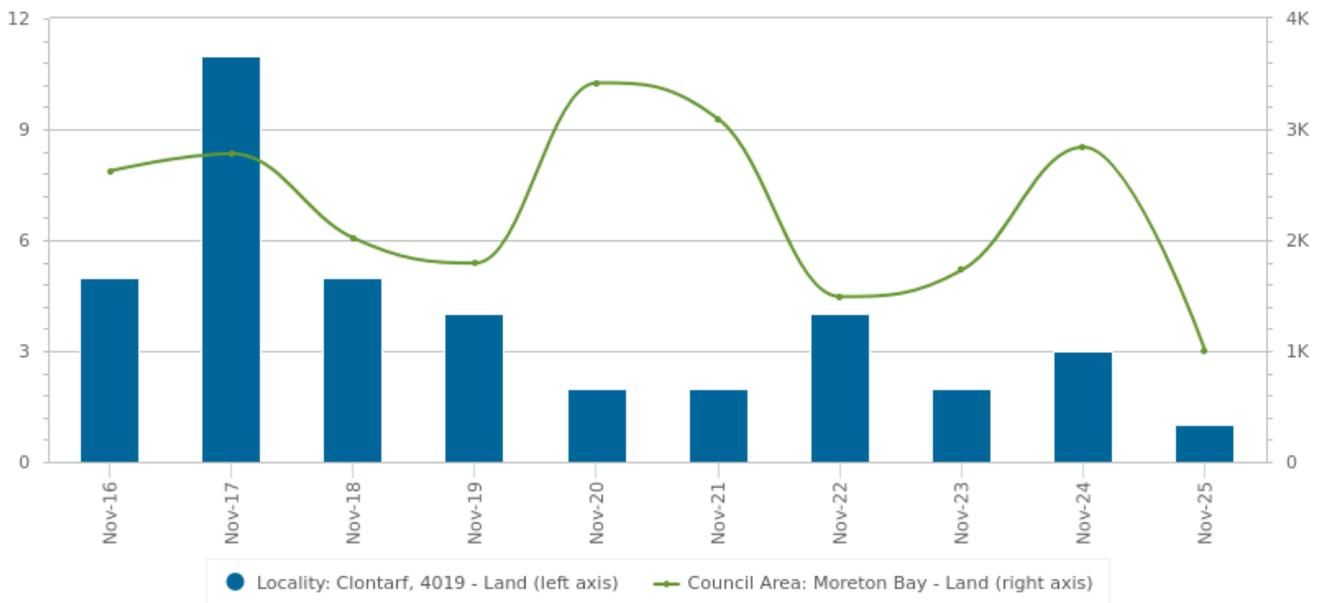
Land: Sales Per Annum

1

Nov 2025

	Clontarf	Moreton Bay
Nov 2017	11	2779
Nov 2018	5	2017
Nov 2019	4	1792
Nov 2020	2	3418
Nov 2021	2	3089
Nov 2022	4	1490
Nov 2023	2	1729
Nov 2024	3	2838
Nov 2025	1	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

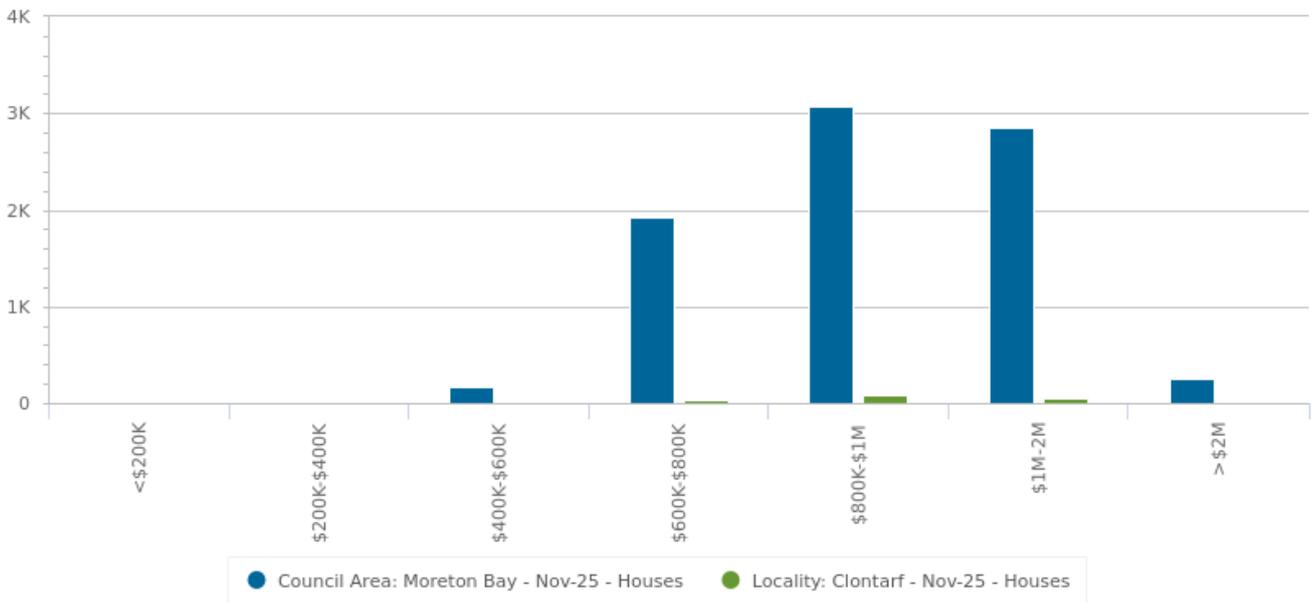
House: Sales By Price

\$159.65M

Nov 2025

	Clontarf	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	169
\$600K-\$800K	30	1,924
\$800K-\$1M	84	3,075
\$1M-\$2M	51	2,853
>\$2M	-	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

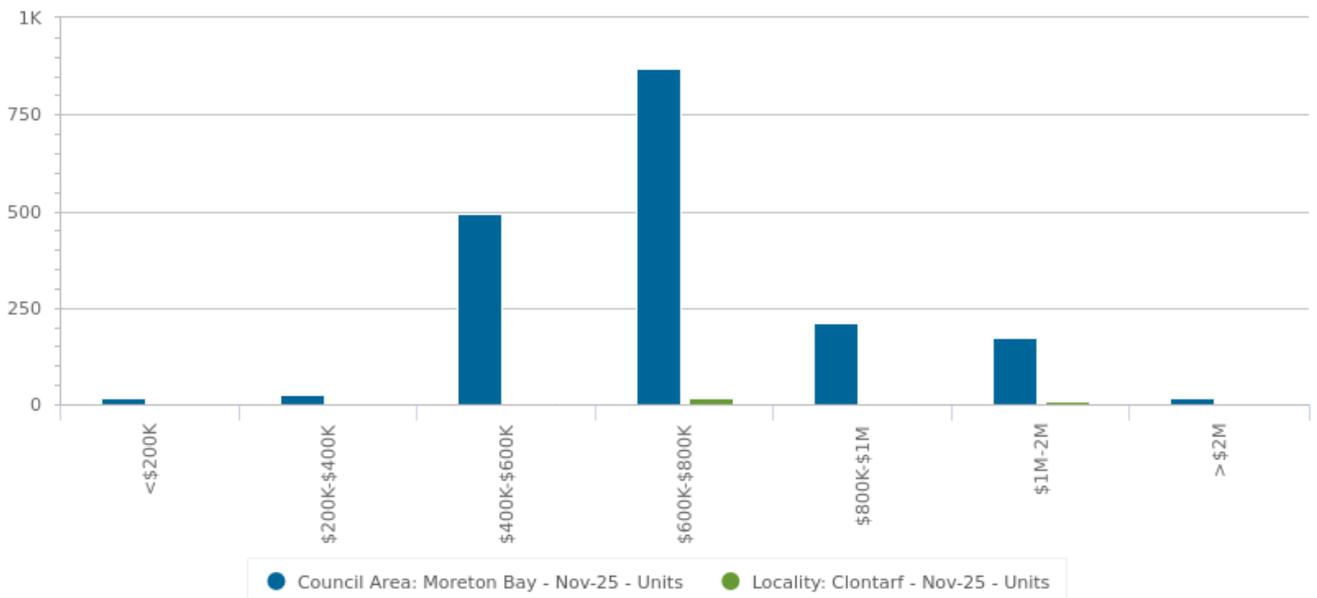
\$31.36M

Nov 2025

Unit: Sales By Price

	Clontarf	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	26
\$400K-\$600K	4	494
\$600K-\$800K	18	871
\$800K-\$1M	4	211
\$1M-\$2M	8	174
>\$2M	1	15

Statistics are calculated over a rolling 12 month period

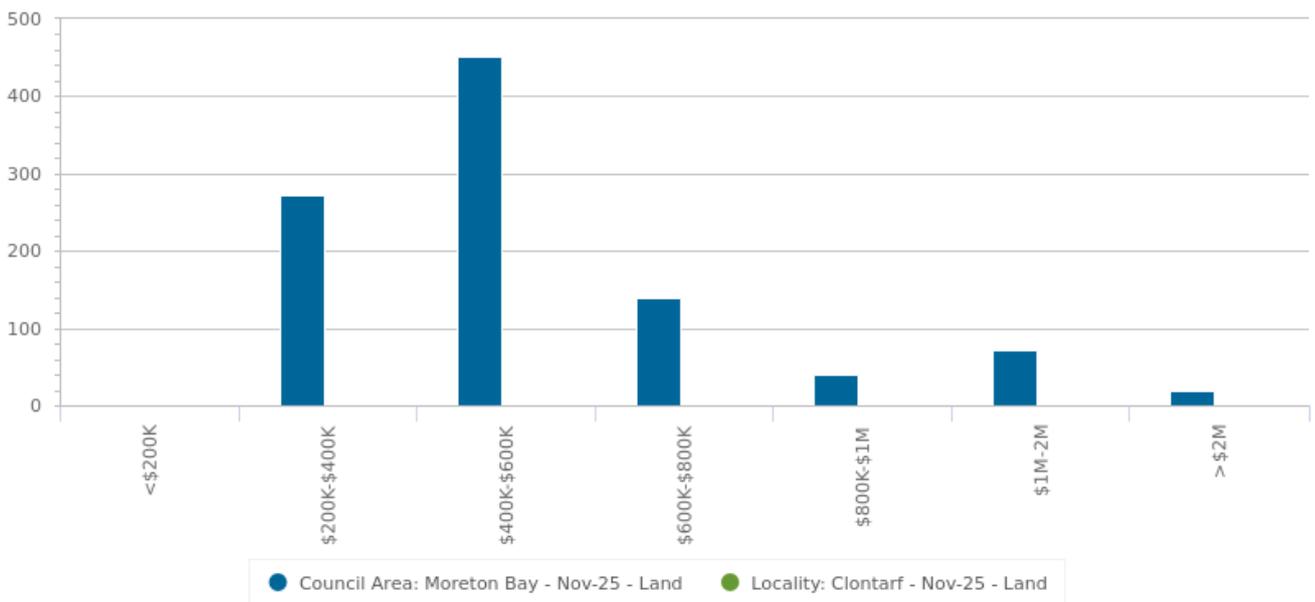


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Clontarf	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	-	451
\$600K-\$800K	-	140
\$800K-\$1M	-	40
\$1M-\$2M	-	71
>\$2M	1	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

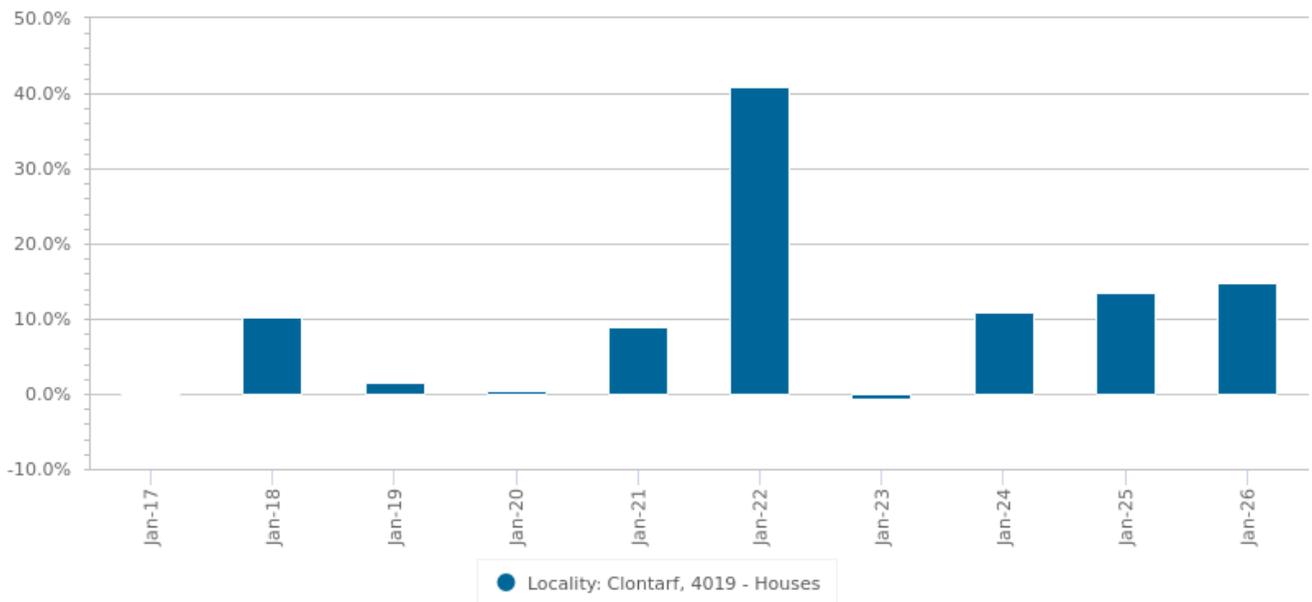
House: Change In Median Value

14.7%

Jan 2026

	Clontarf
Jan 2017	-0.3%
Jan 2018	10.2%
Jan 2019	1.5%
Jan 2020	0.5%
Jan 2021	8.9%
Jan 2022	40.8%
Jan 2023	-0.8%
Jan 2024	10.9%
Jan 2025	13.4%
Jan 2026	14.7%

Statistics are calculated at the end of the displayed month



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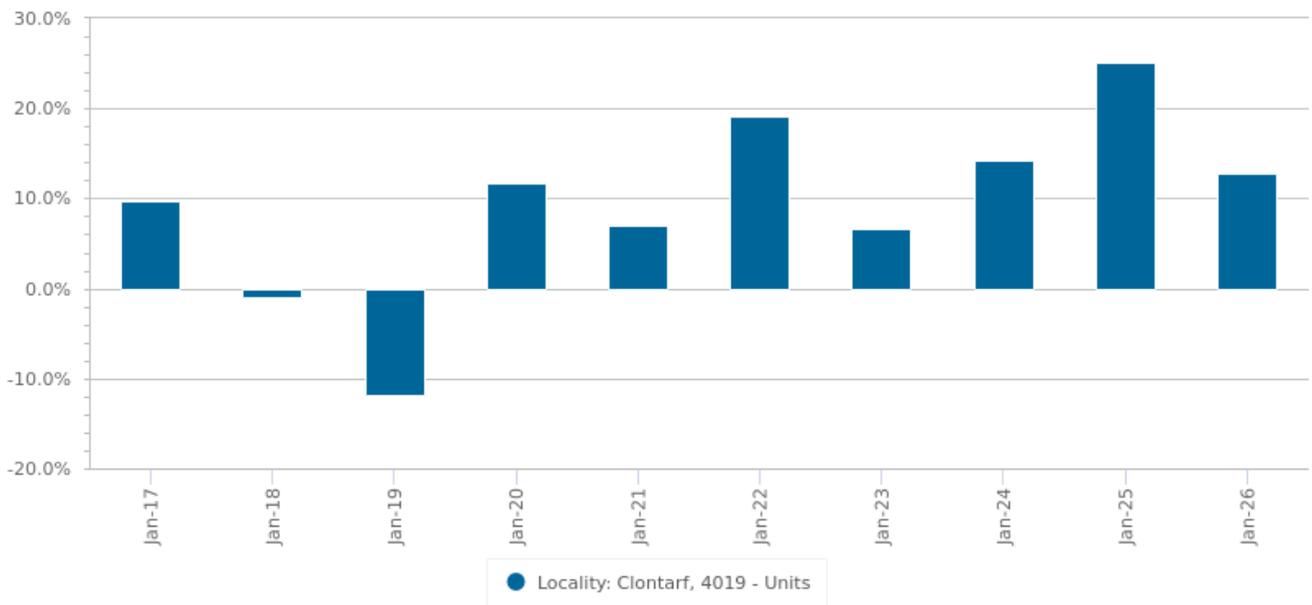
Unit: Change In Median Value

12.8%

Jan 2026

	Clontarf
Jan 2017	9.8%
Jan 2018	-1.0%
Jan 2019	-11.9%
Jan 2020	11.7%
Jan 2021	7.0%
Jan 2022	19.1%
Jan 2023	6.6%
Jan 2024	14.2%
Jan 2025	25.2%
Jan 2026	12.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

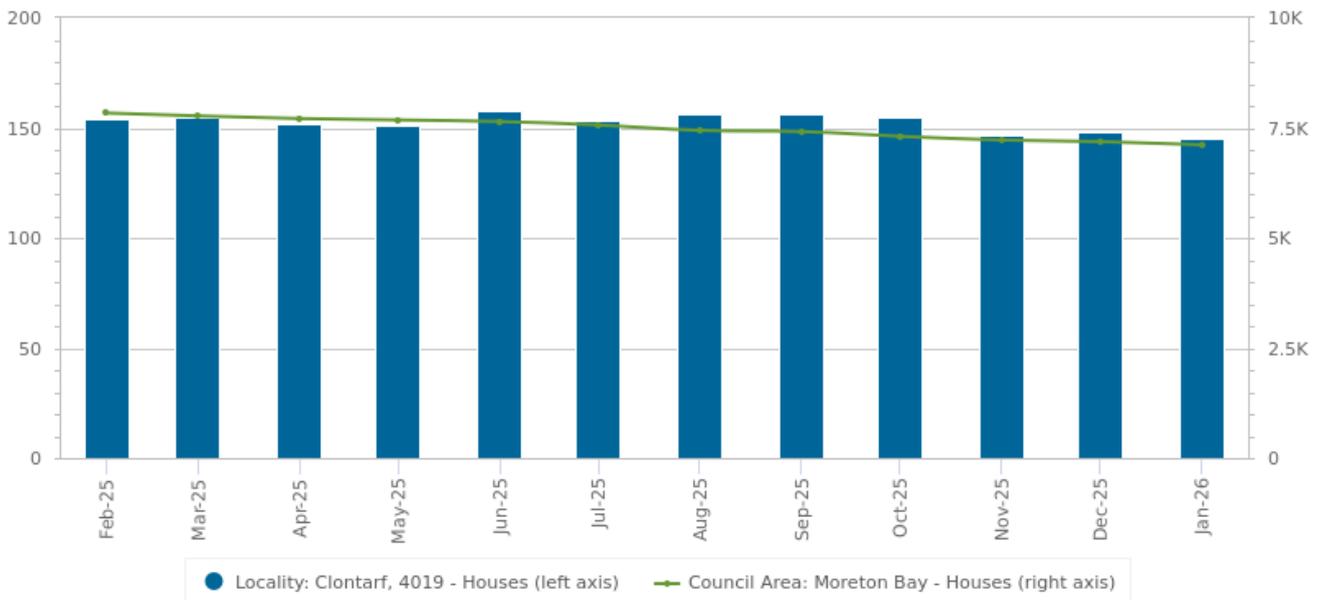
House: Number of New Listing

145

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	154	7,836
Mar 2025	155	7,770
Apr 2025	152	7,710
May 2025	151	7,678
Jun 2025	158	7,643
Jul 2025	153	7,564
Aug 2025	156	7,442
Sep 2025	156	7,415
Oct 2025	155	7,307
Nov 2025	147	7,223
Dec 2025	148	7,187
Jan 2026	145	7,116

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

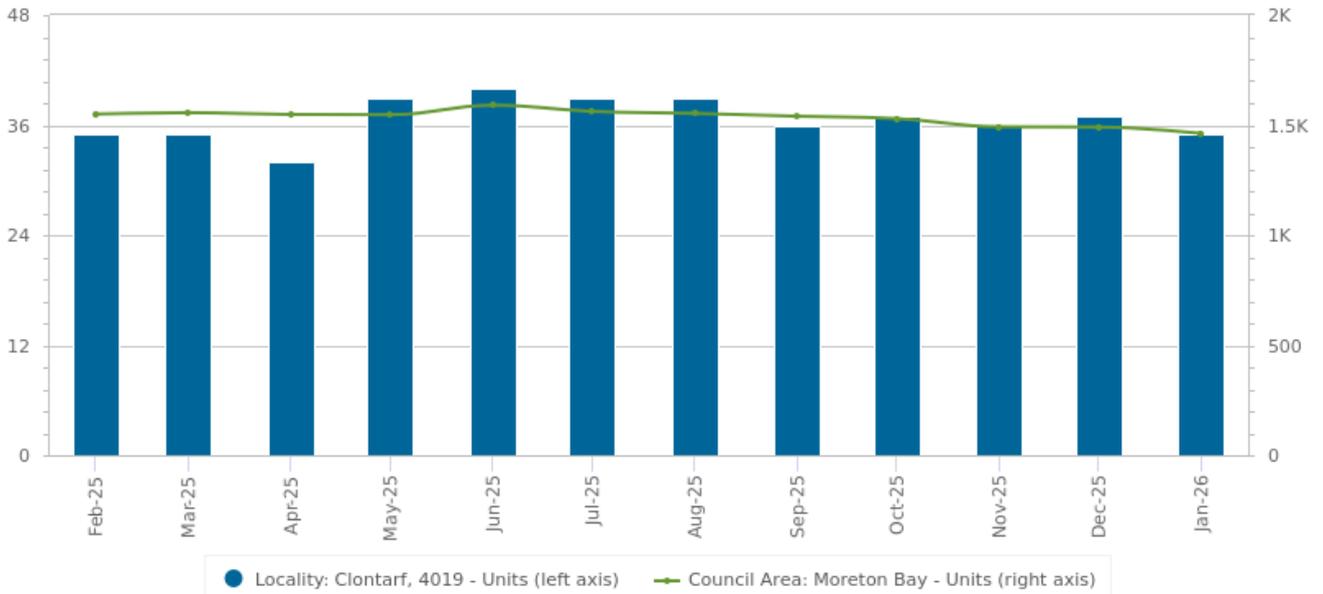
Unit: Number of New Listing

35

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	35	1,550
Mar 2025	35	1,556
Apr 2025	32	1,548
May 2025	39	1,547
Jun 2025	40	1,590
Jul 2025	39	1,562
Aug 2025	39	1,553
Sep 2025	36	1,540
Oct 2025	37	1,529
Nov 2025	36	1,492
Dec 2025	37	1,491
Jan 2026	35	1,462

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

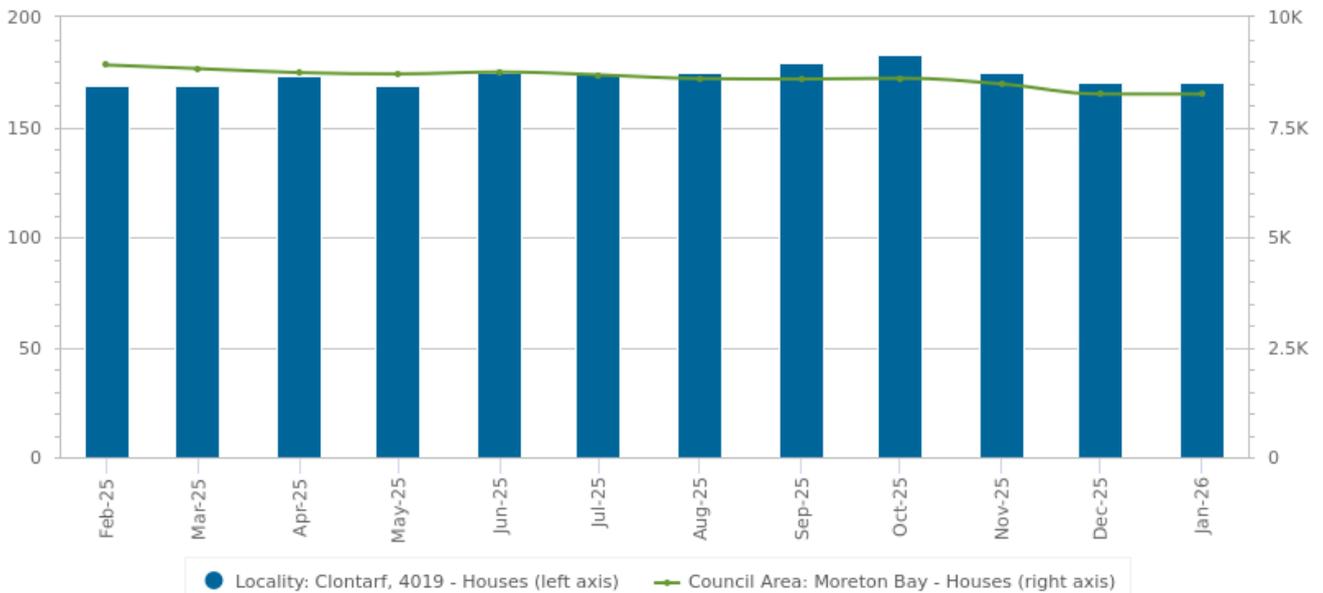
House: Total Properties Listed

170

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	169	8,909
Mar 2025	169	8,827
Apr 2025	173	8,736
May 2025	169	8,708
Jun 2025	175	8,751
Jul 2025	174	8,685
Aug 2025	175	8,600
Sep 2025	179	8,590
Oct 2025	183	8,609
Nov 2025	175	8,478
Dec 2025	170	8,250
Jan 2026	170	8,248

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

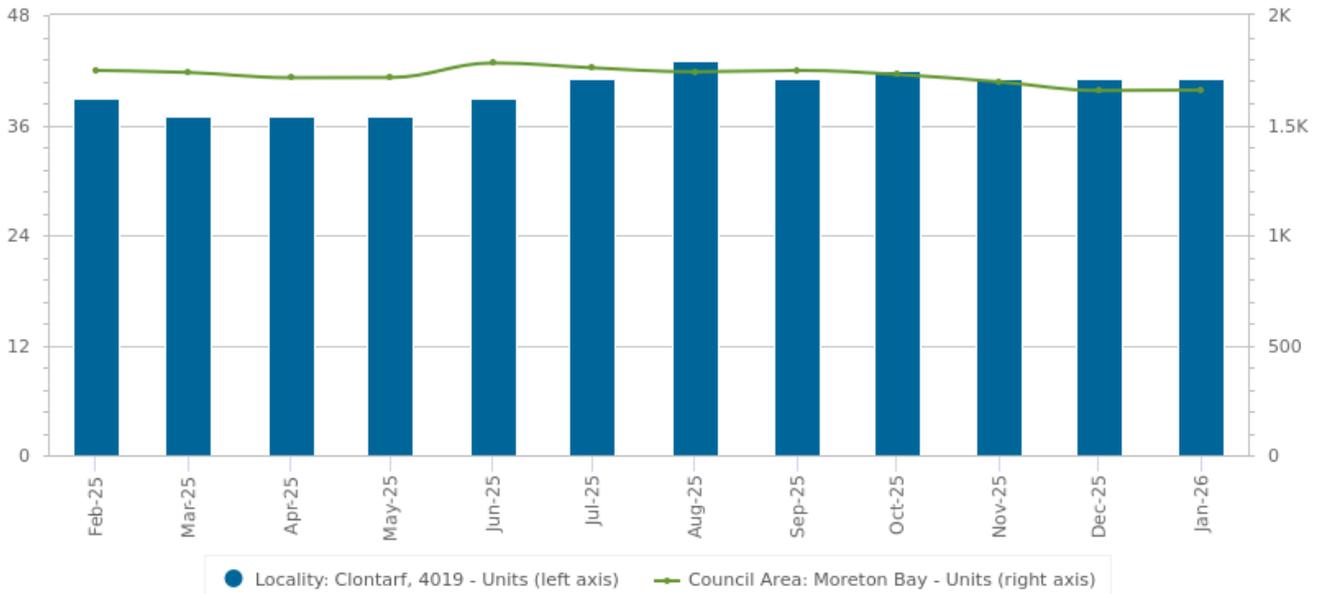
Unit: Total Properties Listed

41

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	39	1,748
Mar 2025	37	1,739
Apr 2025	37	1,715
May 2025	37	1,716
Jun 2025	39	1,782
Jul 2025	41	1,760
Aug 2025	43	1,742
Sep 2025	41	1,748
Oct 2025	42	1,730
Nov 2025	41	1,696
Dec 2025	41	1,657
Jan 2026	41	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

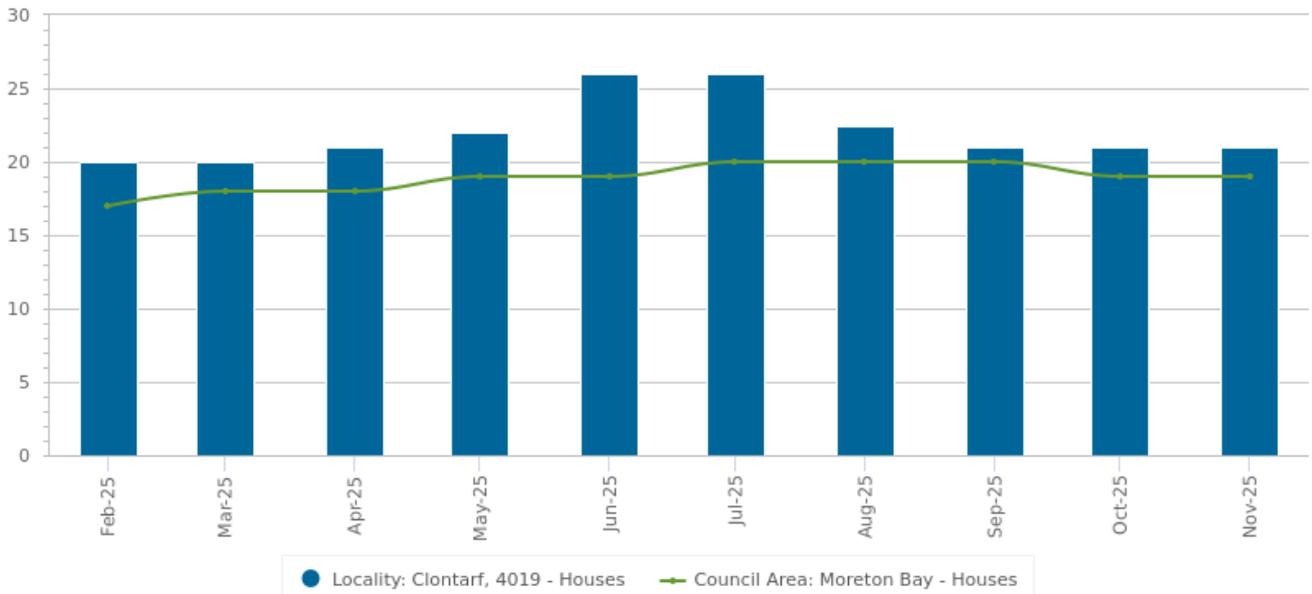
House: Median Days On Market

21

Nov 2025

	Clontarf	Moreton Bay
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
Nov 2025	21	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

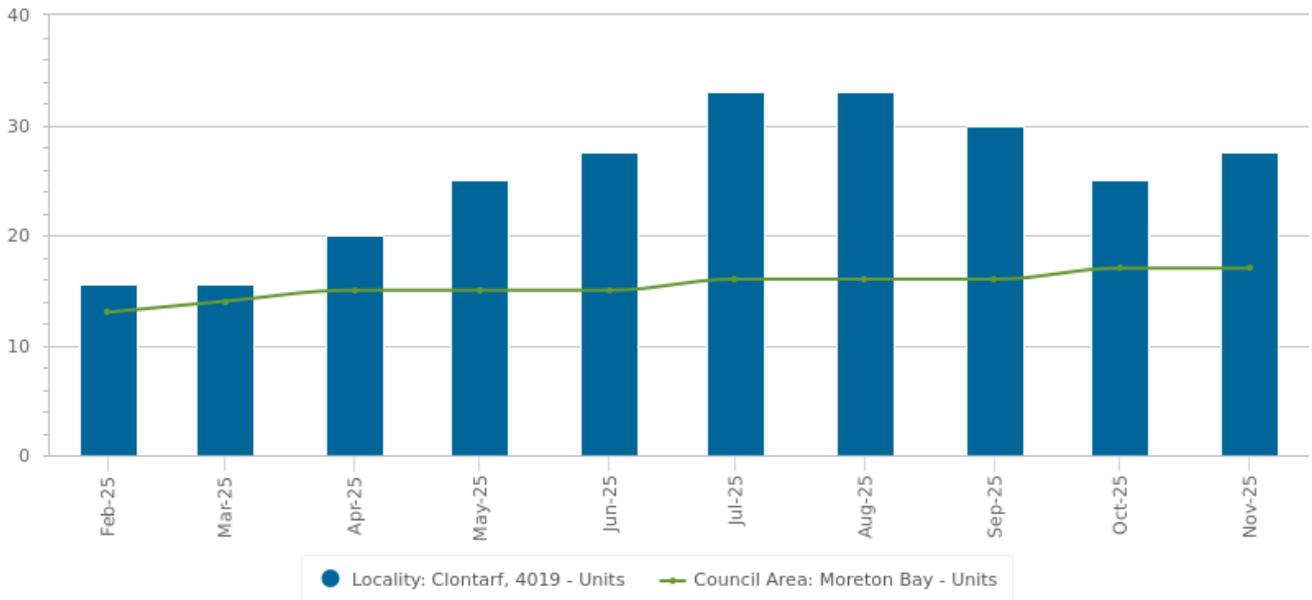
Unit: Median Days On Market

27.5

Nov 2025

	Clontarf	Moreton Bay
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
Jul 2025	33	16
Aug 2025	33	16
Sep 2025	30	16
Oct 2025	25	17
Nov 2025	27.5	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

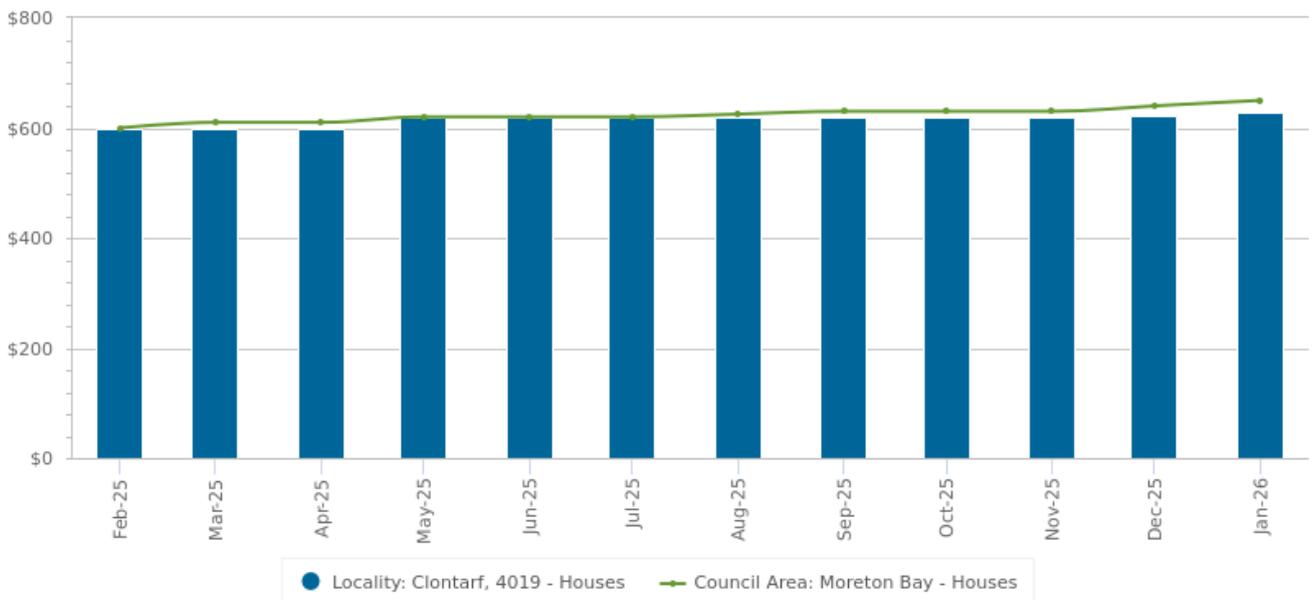
House: Median Rent

\$628/w

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	\$600/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	\$623/w	\$640/w
Jan 2026	\$628/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

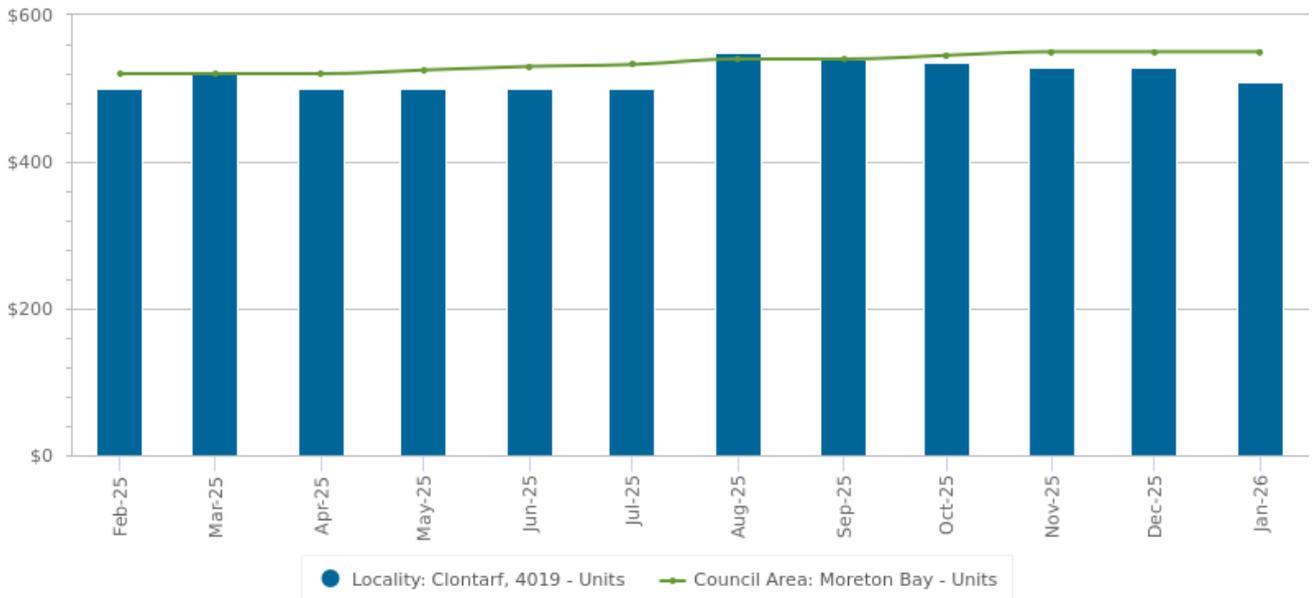
Unit: Median Rent

\$510/w

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	\$500/w	\$520/w
Mar 2025	\$525/w	\$520/w
Apr 2025	\$500/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$500/w	\$533/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$540/w	\$540/w
Oct 2025	\$535/w	\$545/w
Nov 2025	\$530/w	\$550/w
Dec 2025	\$530/w	\$550/w
Jan 2026	\$510/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

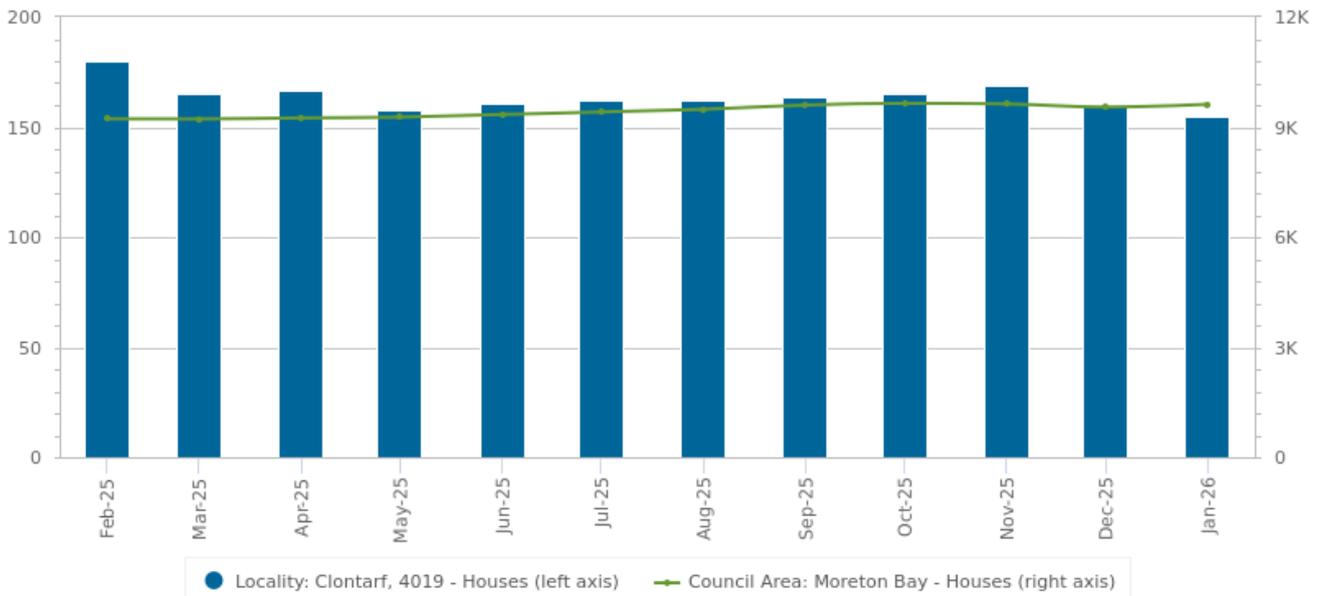
House: Rental Rate Observations

155

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	180	9,223
Mar 2025	165	9,222
Apr 2025	167	9,250
May 2025	158	9,270
Jun 2025	161	9,343
Jul 2025	162	9,411
Aug 2025	162	9,484
Sep 2025	164	9,601
Oct 2025	165	9,646
Nov 2025	169	9,629
Dec 2025	159	9,544
Jan 2026	155	9,621

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

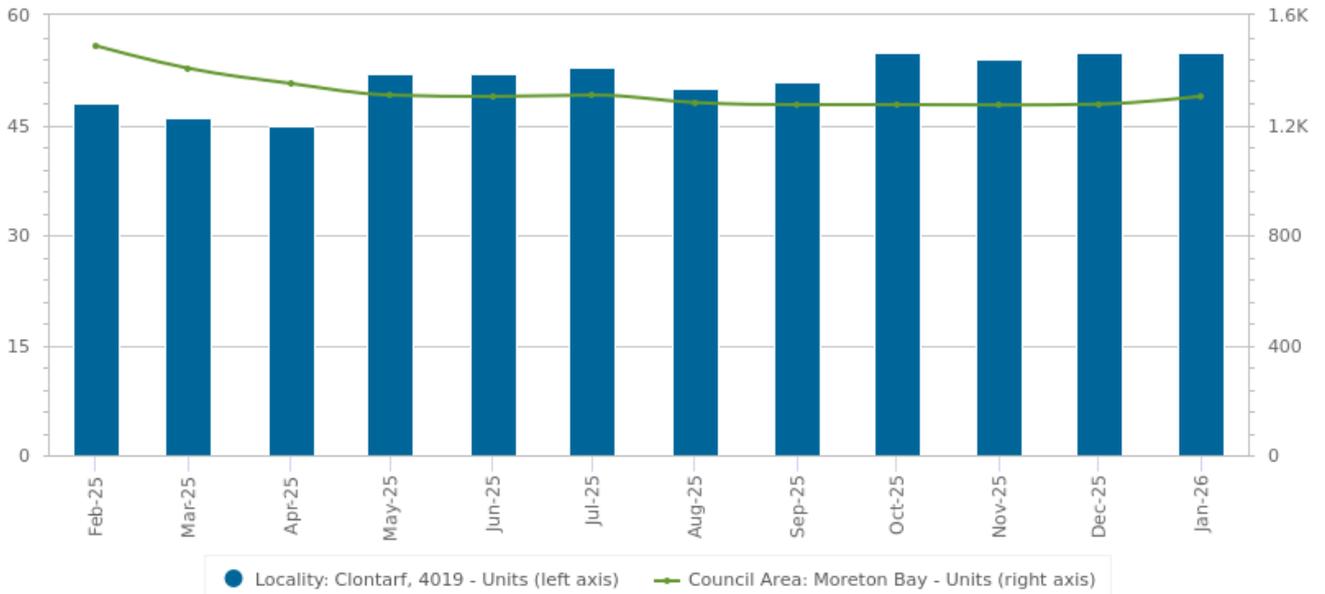
Unit: Rental Rate Observations

55

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	48	1,488
Mar 2025	46	1,406
Apr 2025	45	1,351
May 2025	52	1,309
Jun 2025	52	1,304
Jul 2025	53	1,309
Aug 2025	50	1,282
Sep 2025	51	1,274
Oct 2025	55	1,274
Nov 2025	54	1,273
Dec 2025	55	1,276
Jan 2026	55	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

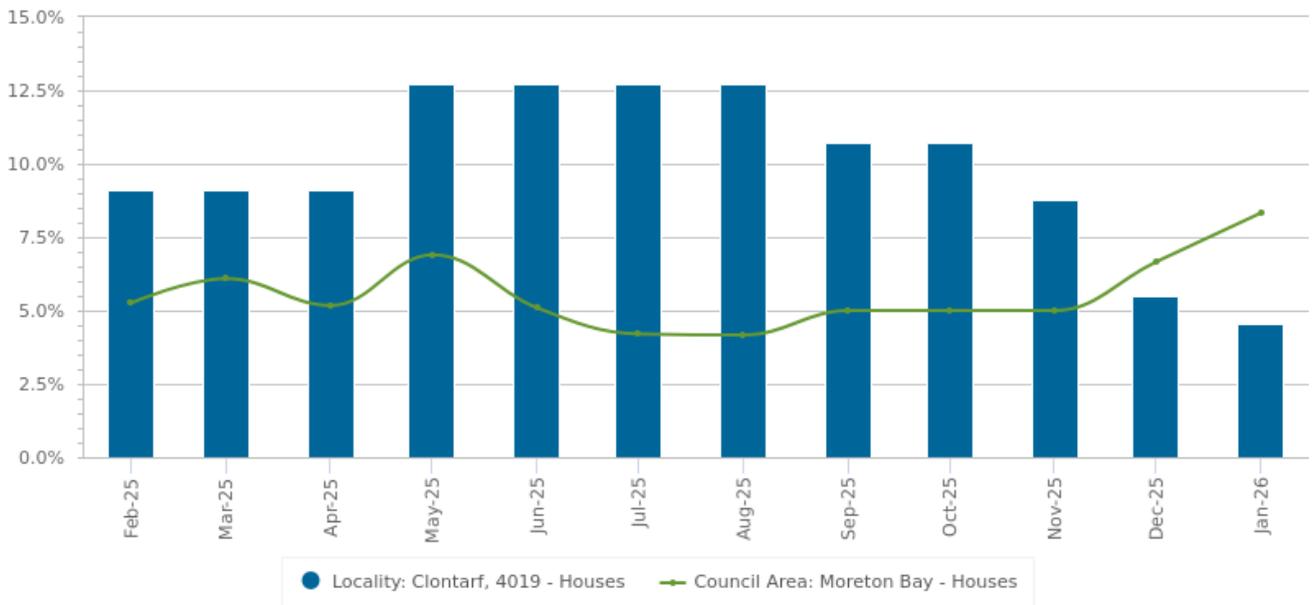
House: Change in Rental Rate

4.6%

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	9.1%	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	10.7%	5.0%
Oct 2025	10.7%	5.0%
Nov 2025	8.8%	5.0%
Dec 2025	5.5%	6.7%
Jan 2026	4.6%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

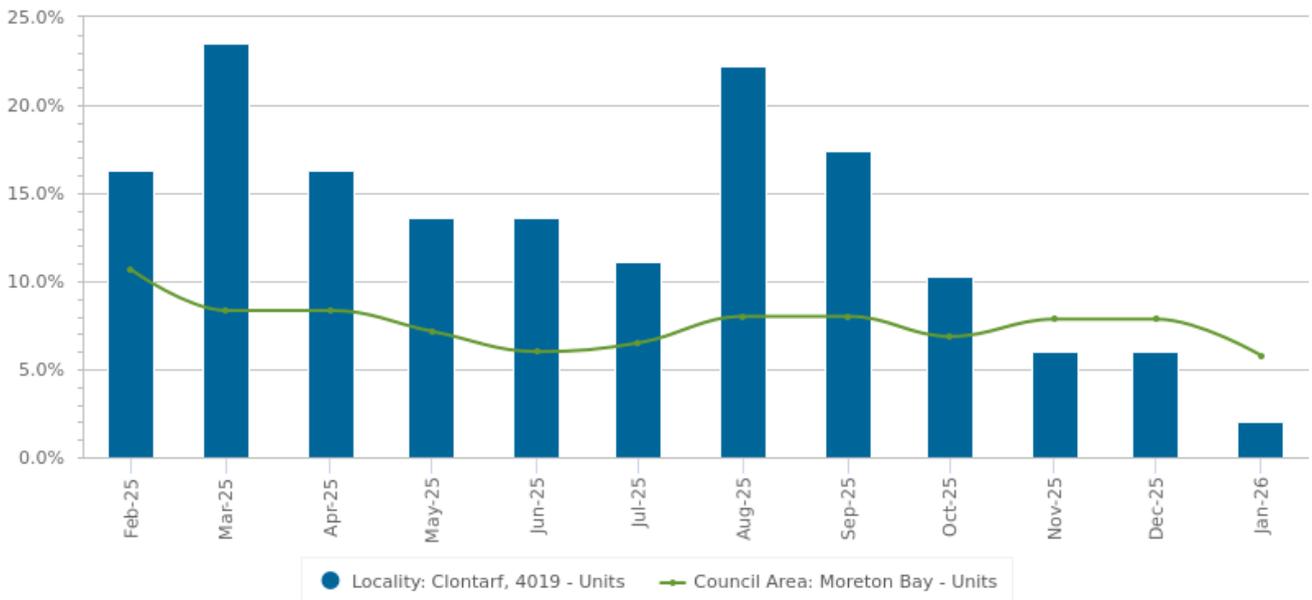
Unit: Change in Rental Rate

2.0%

Jan 2026

	Clontarf	Moreton Bay
Feb 2025	16.3%	10.6%
Mar 2025	23.5%	8.3%
Apr 2025	16.3%	8.3%
May 2025	13.6%	7.1%
Jun 2025	13.6%	6.0%
Jul 2025	11.1%	6.5%
Aug 2025	22.2%	8.0%
Sep 2025	17.4%	8.0%
Oct 2025	10.3%	6.9%
Nov 2025	6.0%	7.8%
Dec 2025	6.0%	7.8%
Jan 2026	2.0%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

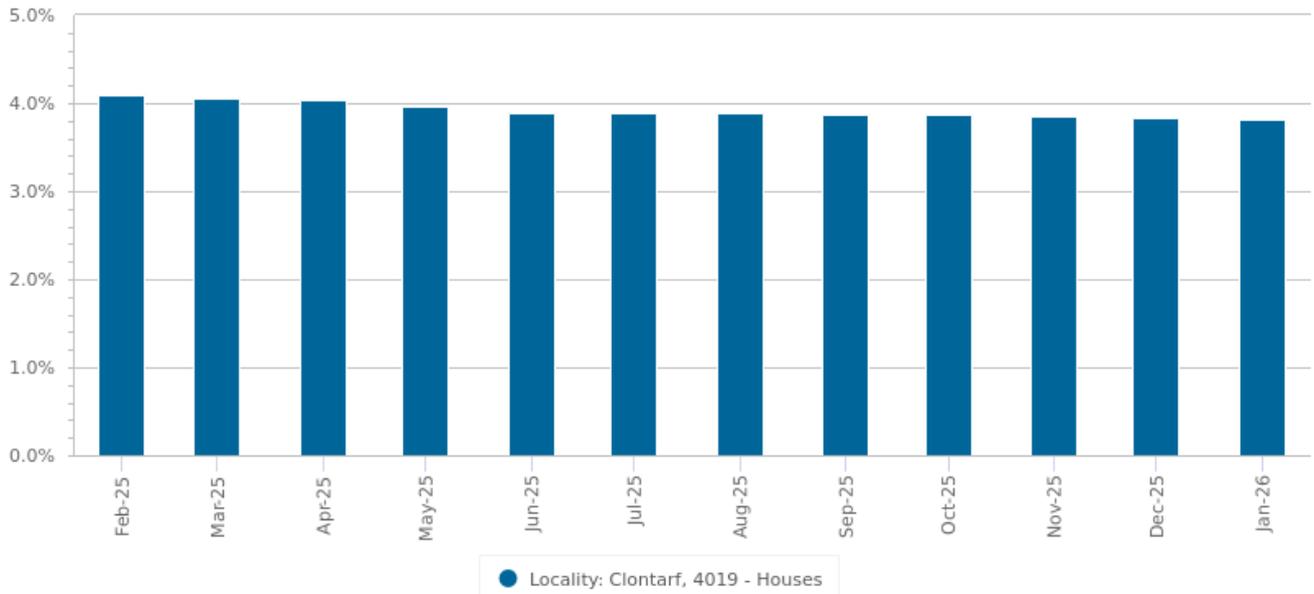
House: Value Based Rental Yield

3.8%

Jan 2026

	Clontarf
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%
Jan 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

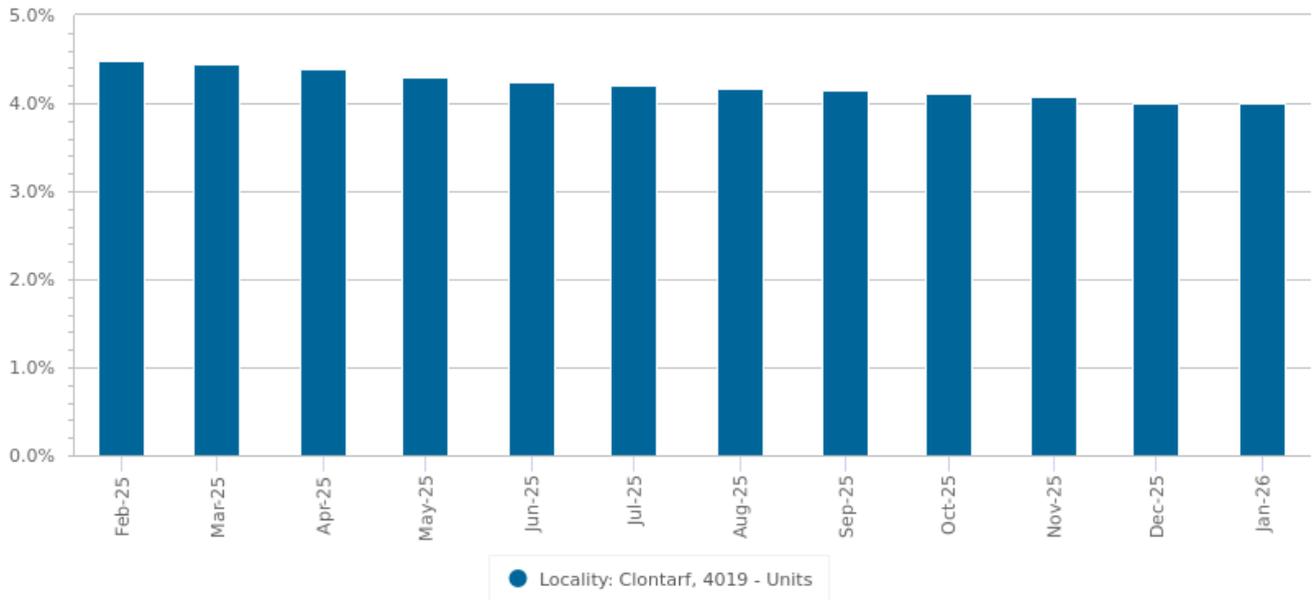
Unit: Value Based Rental Yield

4.0%

Jan 2026

	Clontarf
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	4.1%
Dec 2025	4.0%
Jan 2026	4.0%

Statistics are calculated at the end of the displayed month



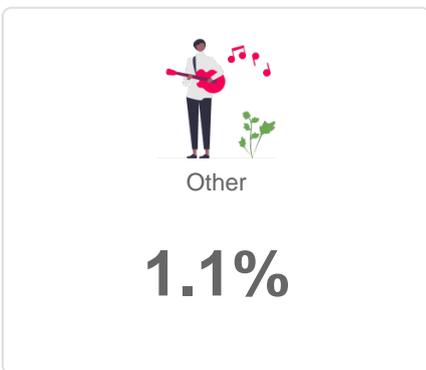
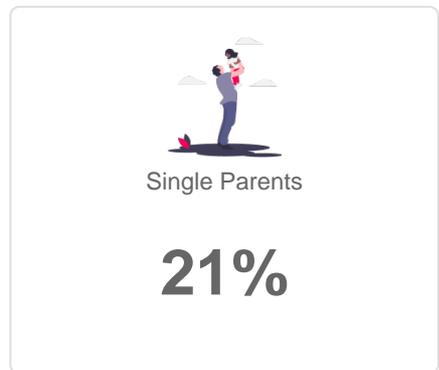
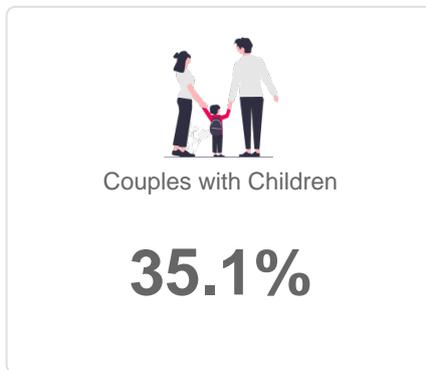
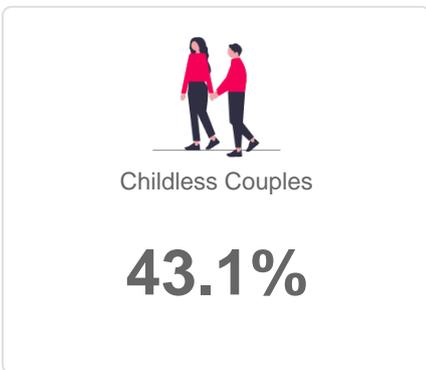
Statistics are calculated at the end of the displayed month

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)

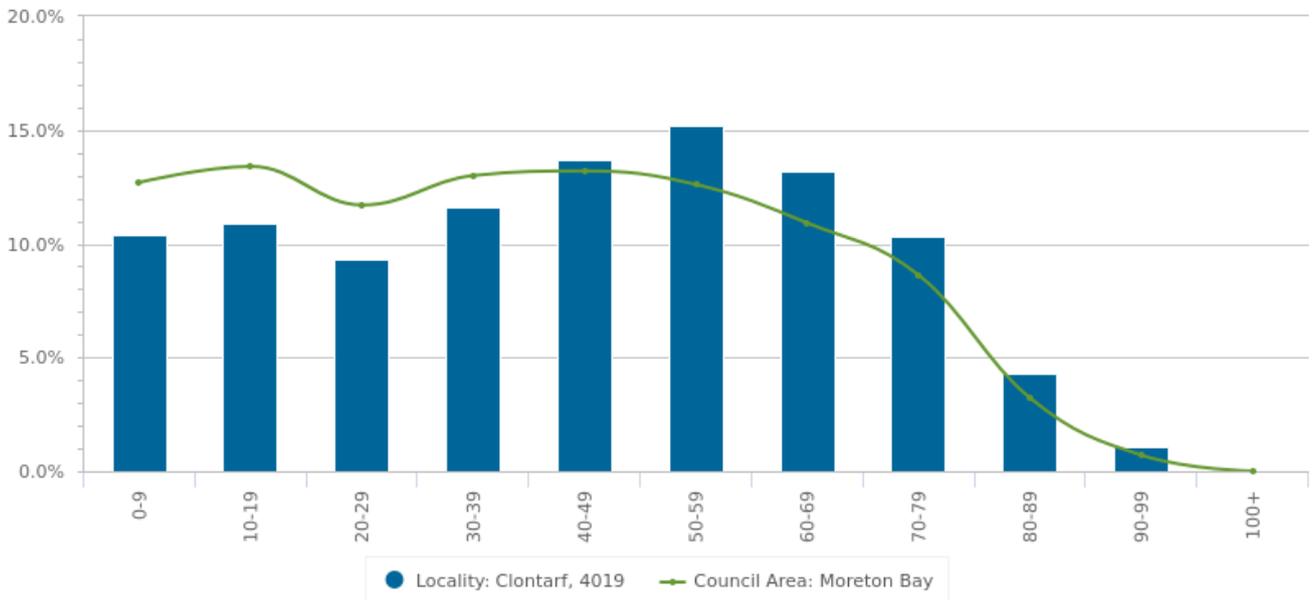


Population Age

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)



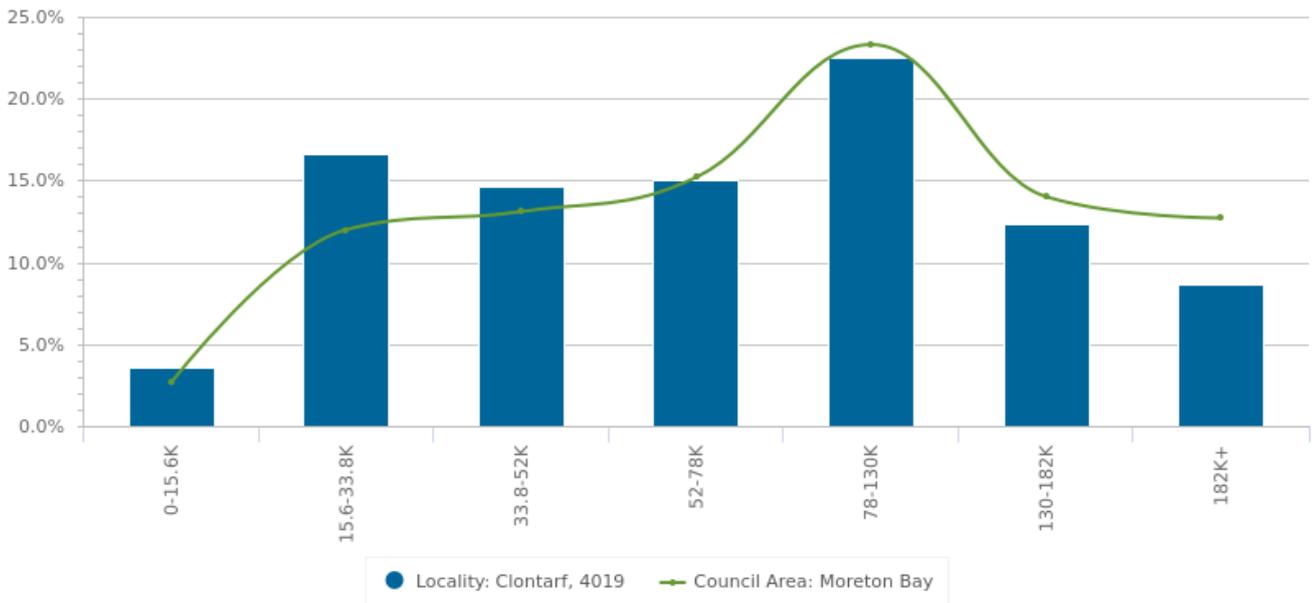
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



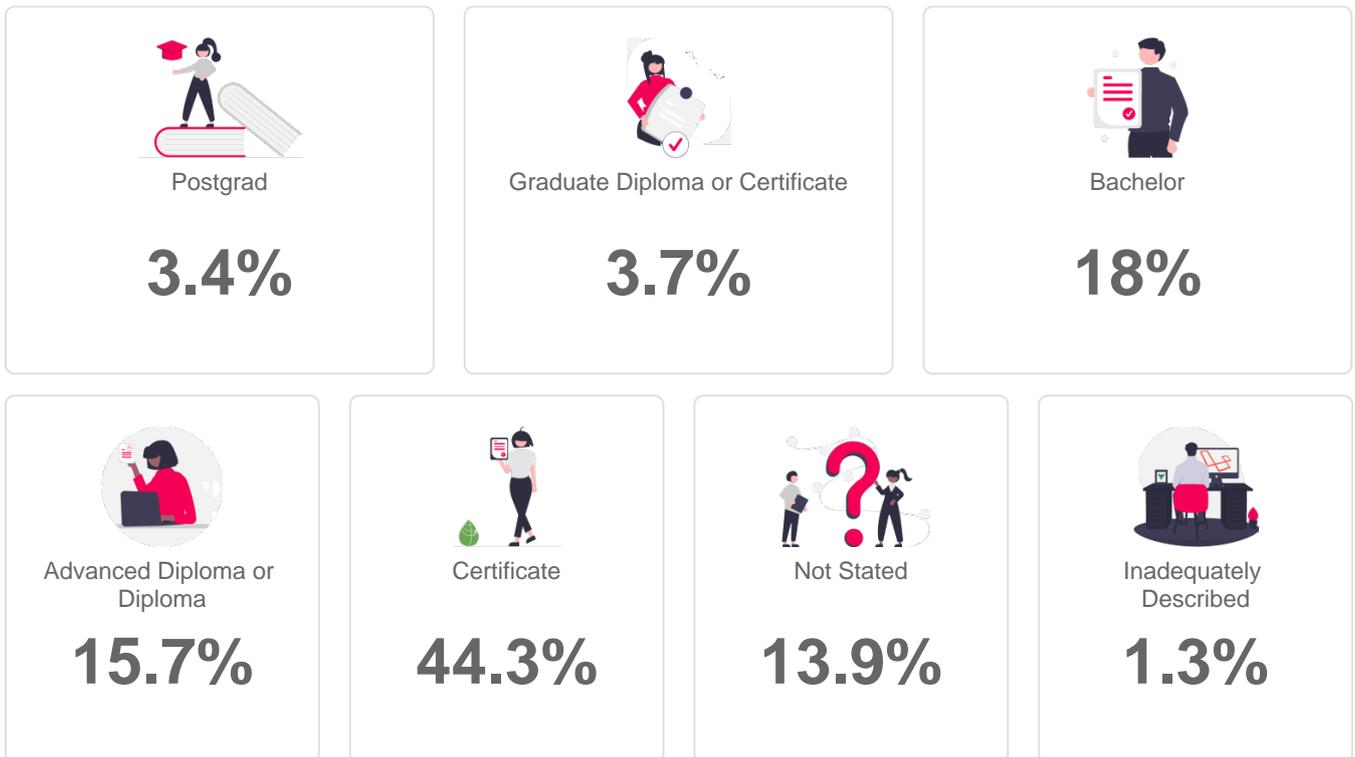
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

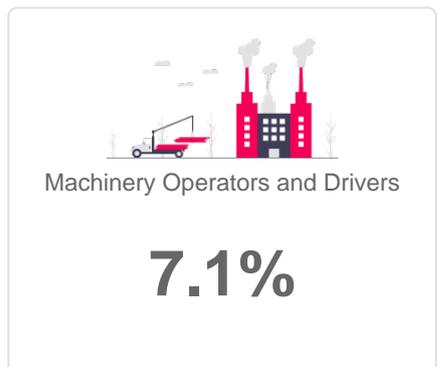
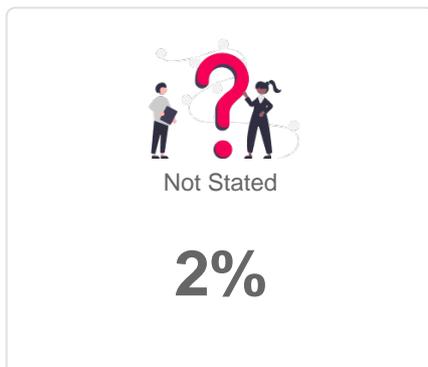
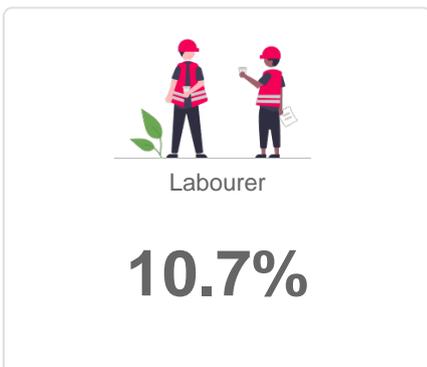
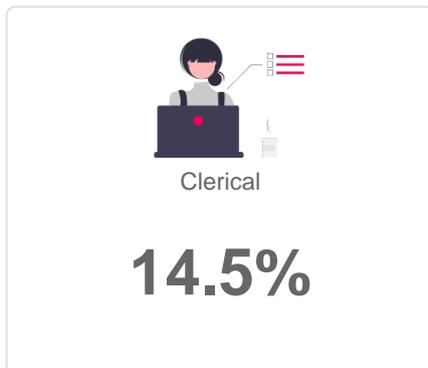
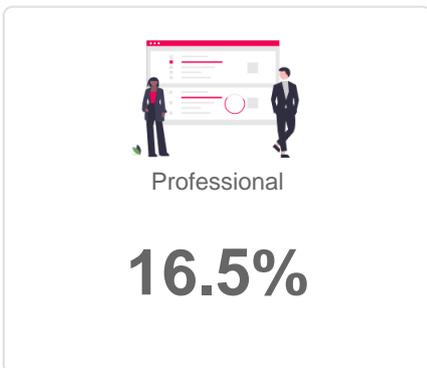


Occupation

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)



Employment By Occupation



Managers

10.8%



Community and Personal Service
Workers

13.9%



Sales Workers

8%

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