

Suburb Statistics Report

Clontarf QLD 4019

Prepared on 24 Mar 2026

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Area Profile

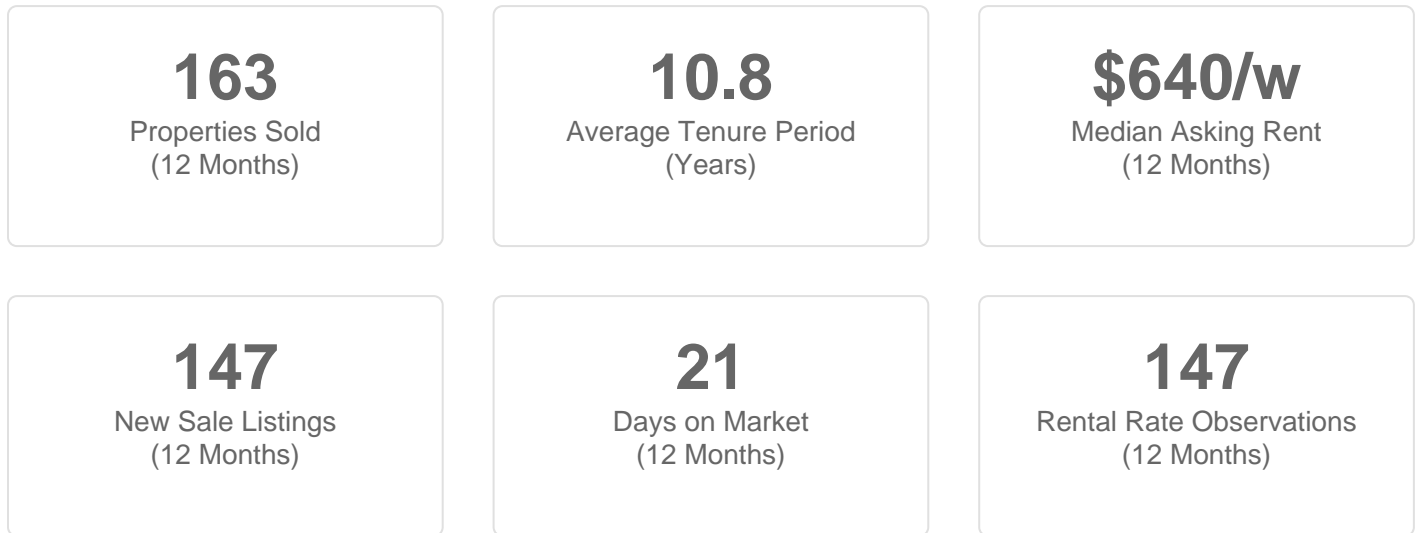
Clontarf, QLD

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.

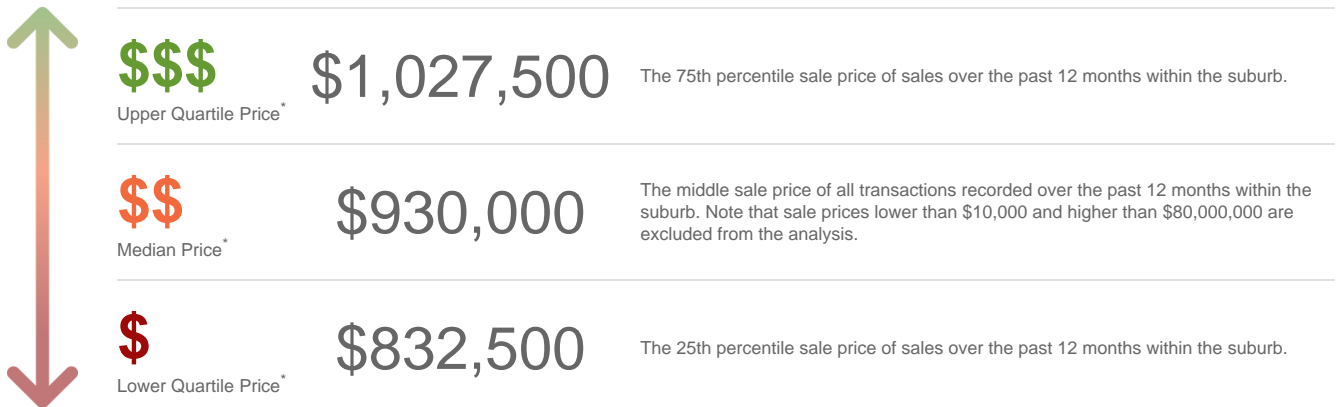
	House	Unit	Land
Average Tenure Period	10.8 years	10.5 years	-
Total Dwellings	2,950	555	61
Total New Listings	147	33	-
Median Value	\$1,009,861	\$820,035	-
Total Properties Listed	172	40	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

38

Properties Sold
(12 Months)

10.5

Average Tenure Period
(Years)

\$510/w

Median Asking Rent
(12 Months)

33

New Sale Listings
(12 Months)

25

Days on Market
(12 Months)

58

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$845,000

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

\$\$

Median Price*

\$758,500

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.

\$

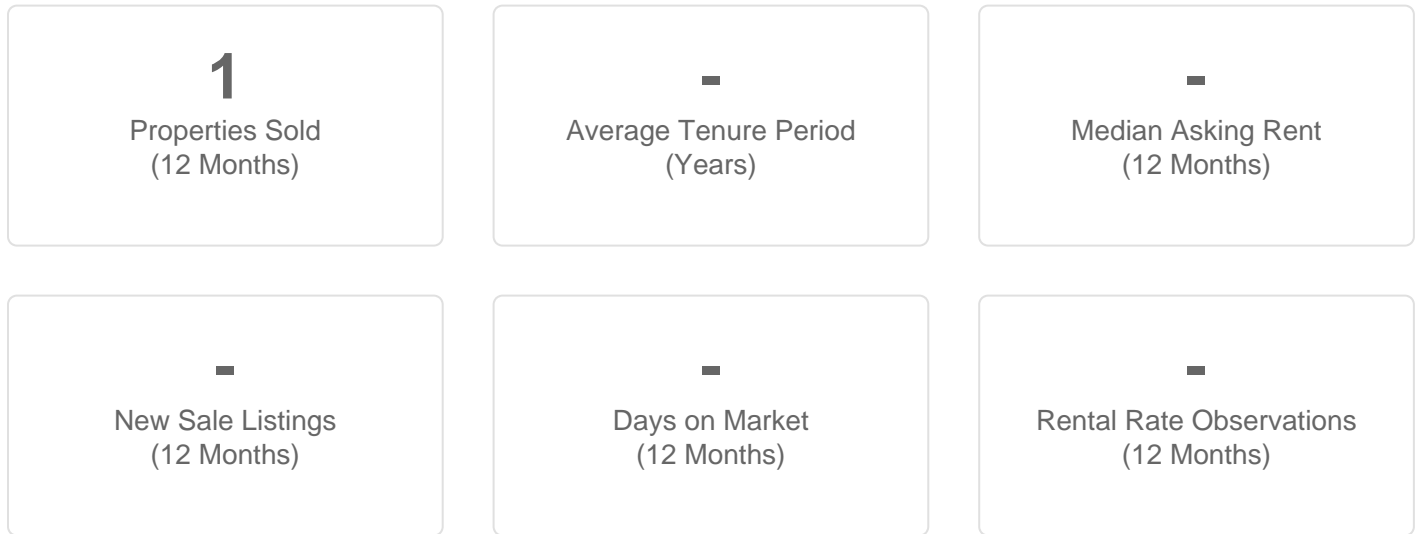
Lower Quartile Price*

\$659,000

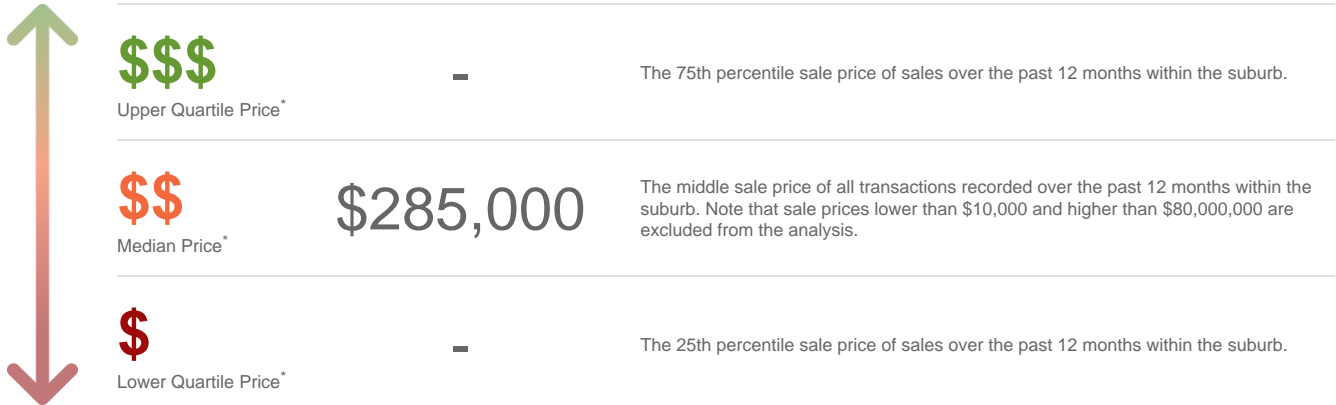
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

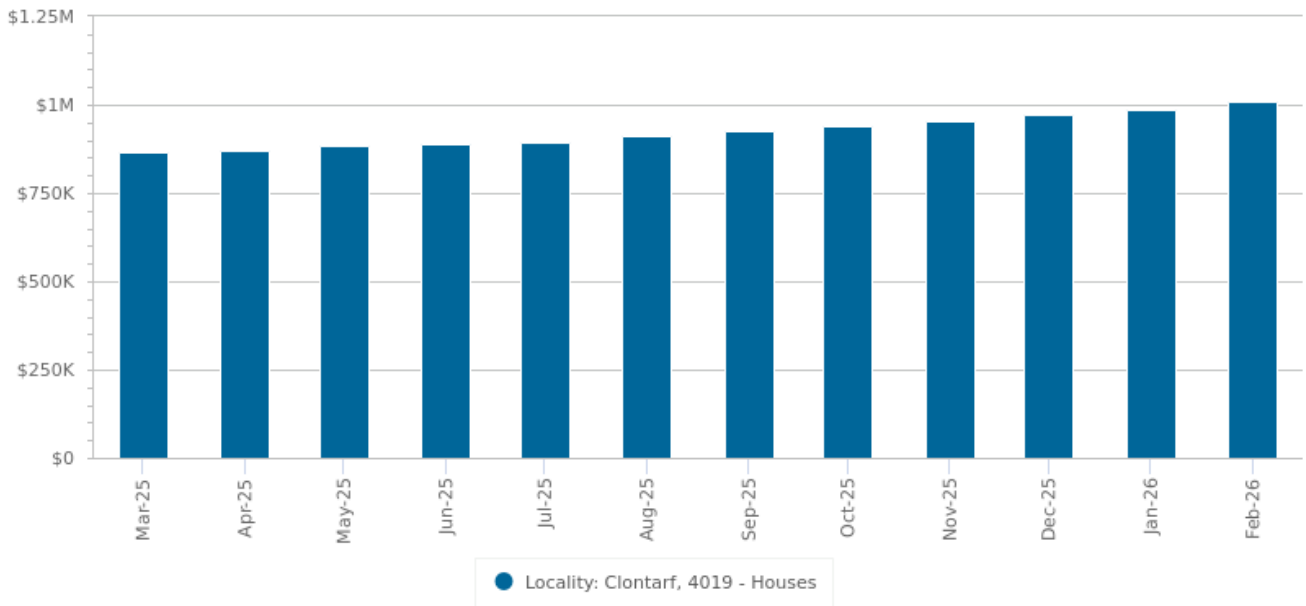
House: Recent Median Value

\$1.01M

Feb 2026

	Clontarf
Mar 2025	\$866,680
Apr 2025	\$868,936
May 2025	\$886,440
Jun 2025	\$888,622
Jul 2025	\$895,067
Aug 2025	\$912,286
Sep 2025	\$925,355
Oct 2025	\$941,116
Nov 2025	\$953,690
Dec 2025	\$970,555
Jan 2026	\$985,190
Feb 2026	\$1,009,861

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

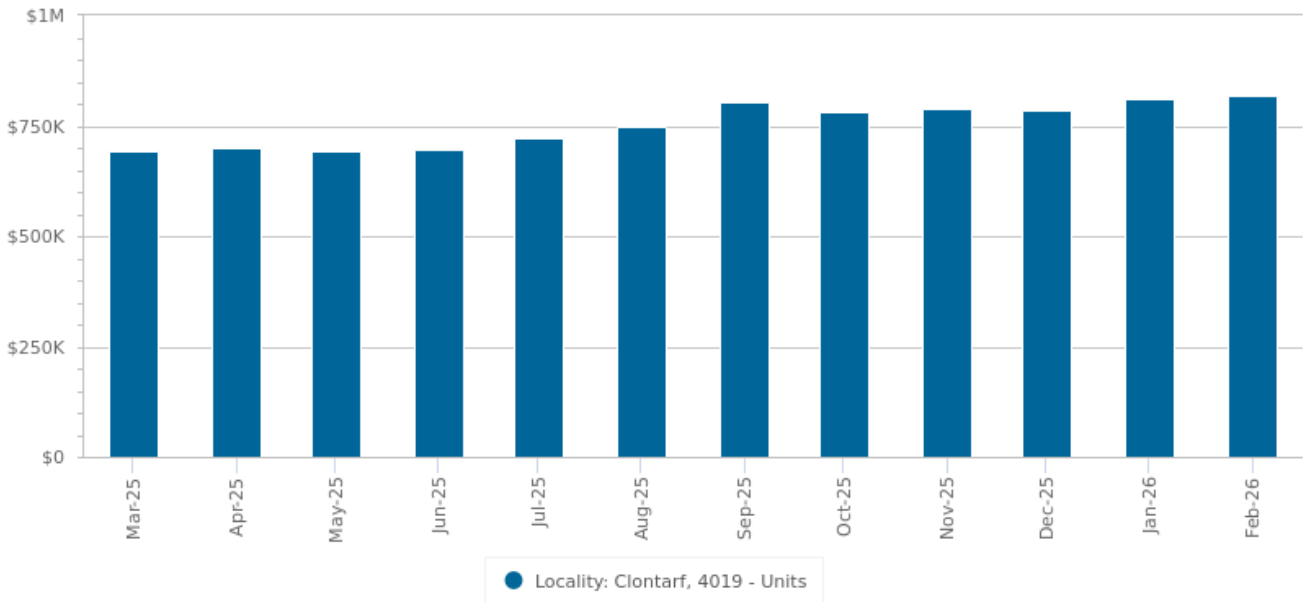
Unit: Recent Median Value

\$820K

Feb 2026

	Clontarf
Mar 2025	\$691,029
Apr 2025	\$701,379
May 2025	\$691,981
Jun 2025	\$696,214
Jul 2025	\$722,060
Aug 2025	\$746,604
Sep 2025	\$805,093
Oct 2025	\$783,140
Nov 2025	\$787,555
Dec 2025	\$784,471
Jan 2026	\$812,341
Feb 2026	\$820,035

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

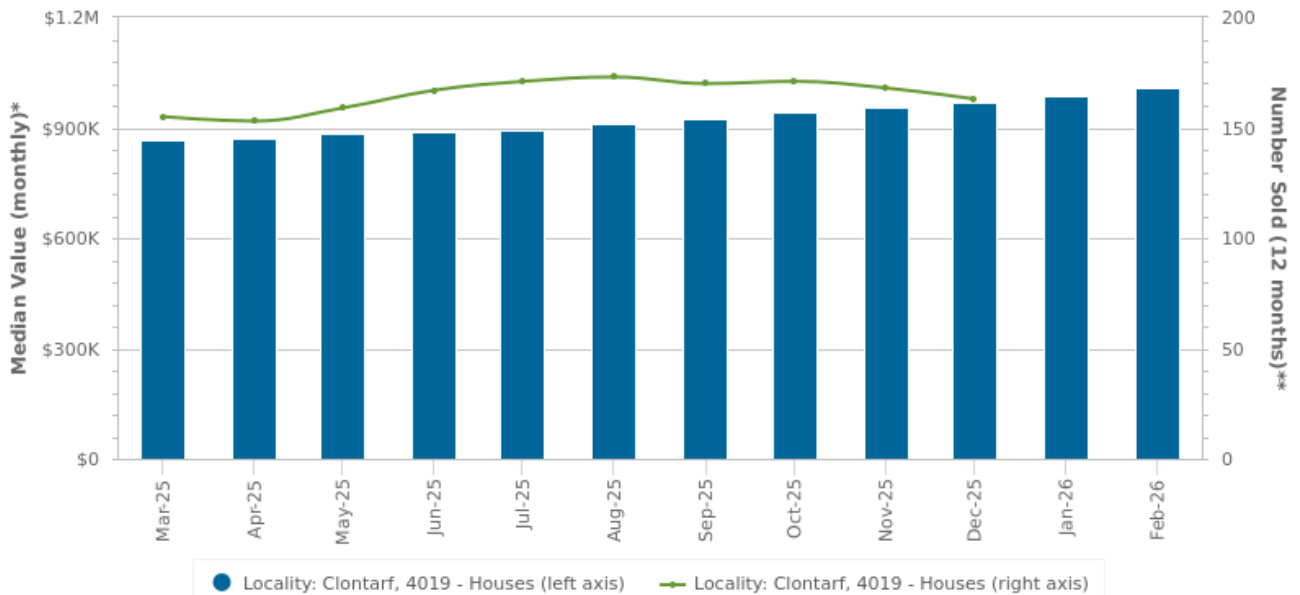
House: Median Value vs Number Sold

163

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$866,680	155
Apr 2025	\$868,936	153
May 2025	\$886,440	159
Jun 2025	\$888,622	167
Jul 2025	\$895,067	171
Aug 2025	\$912,286	173
Sep 2025	\$925,355	170
Oct 2025	\$941,116	171
Nov 2025	\$953,690	168
Dec 2025	\$970,555	163
Jan 2026	\$985,190	-
Feb 2026	\$1,009,861	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

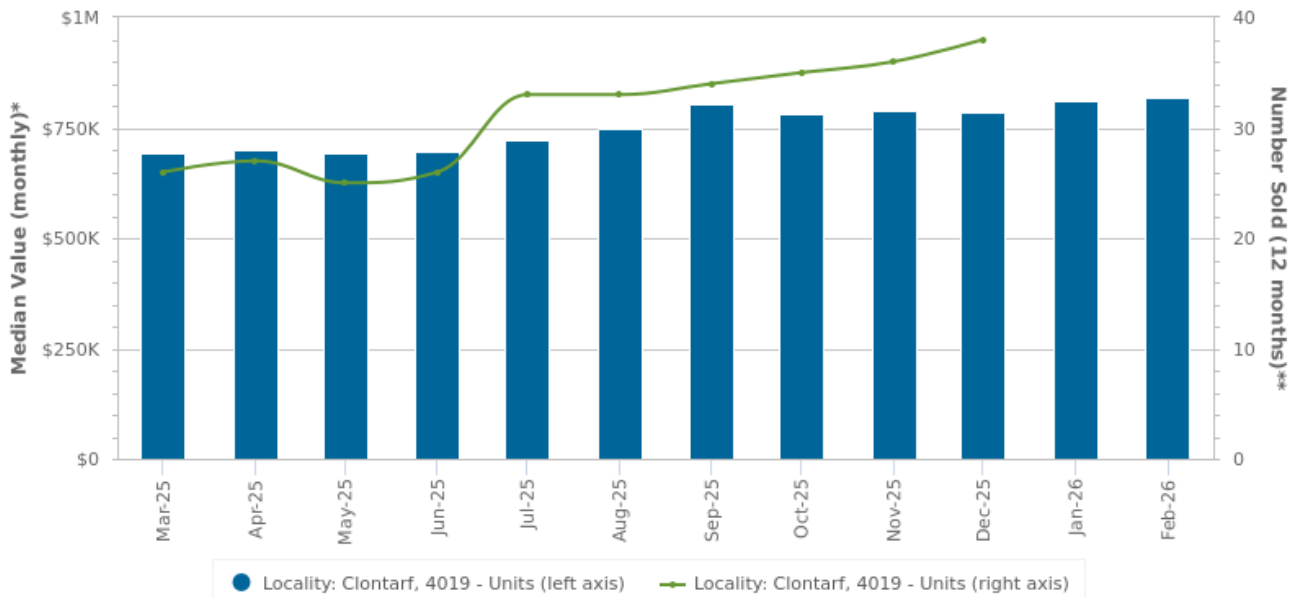
Unit: Median Value vs Number Sold

38

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$691,029	26
Apr 2025	\$701,379	27
May 2025	\$691,981	25
Jun 2025	\$696,214	26
Jul 2025	\$722,060	33
Aug 2025	\$746,604	33
Sep 2025	\$805,093	34
Oct 2025	\$783,140	35
Nov 2025	\$787,555	36
Dec 2025	\$784,471	38
Jan 2026	\$812,341	-
Feb 2026	\$820,035	-

Statistics are calculated over a rolling 12 month period



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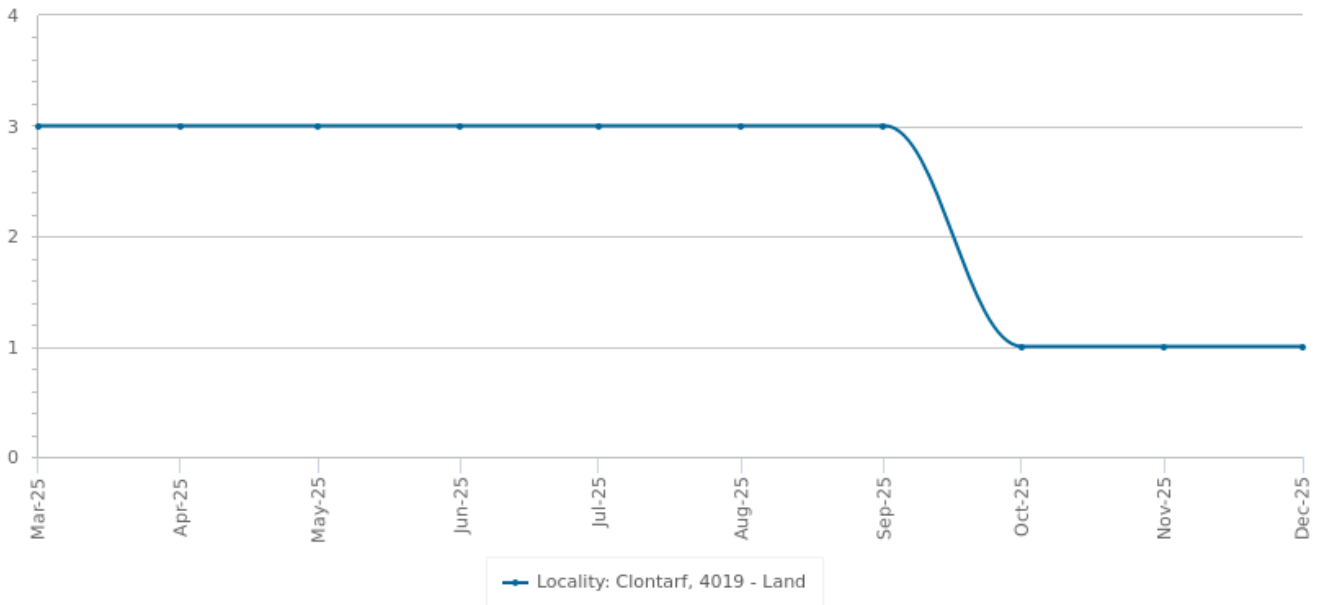
Land: Median Value vs Number Sold

1

Dec 2025

	Median Value	Number Of Sold
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
Dec 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

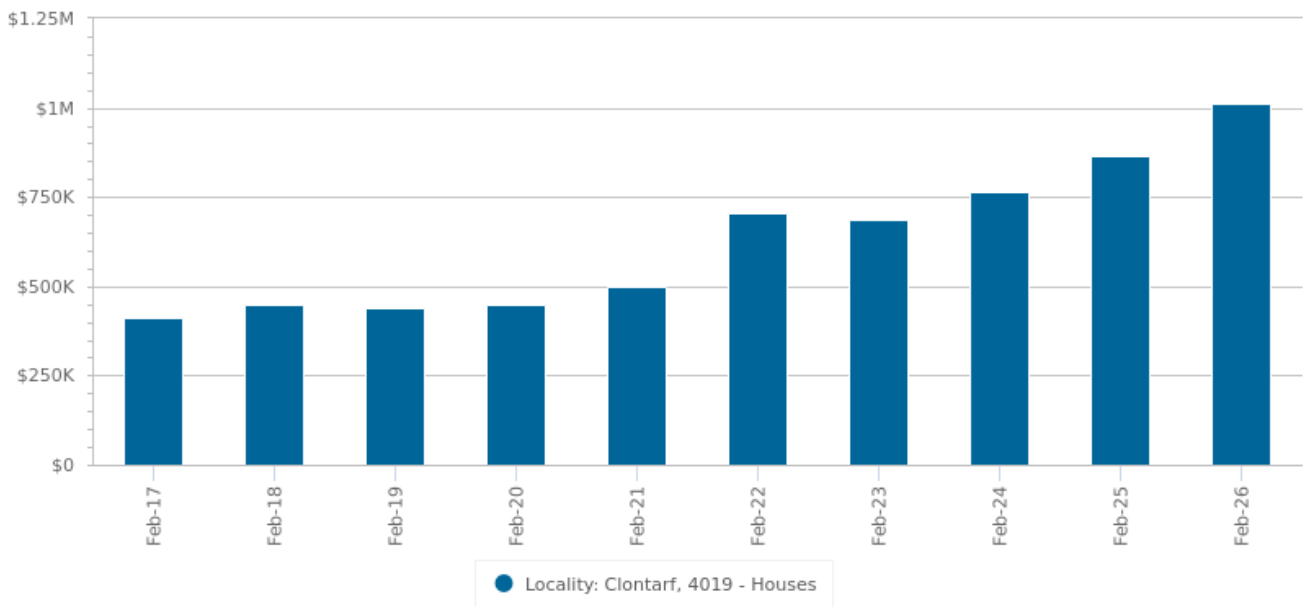
\$1.01M

Feb 2026

House: Median Value

	Clontarf
Feb 2017	\$410,410
Feb 2018	\$447,289
Feb 2019	\$437,936
Feb 2020	\$450,318
Feb 2021	\$499,429
Feb 2022	\$703,662
Feb 2023	\$686,542
Feb 2024	\$762,893
Feb 2025	\$865,780
Feb 2026	\$1,009,861

Statistics are calculated at the end of the displayed month



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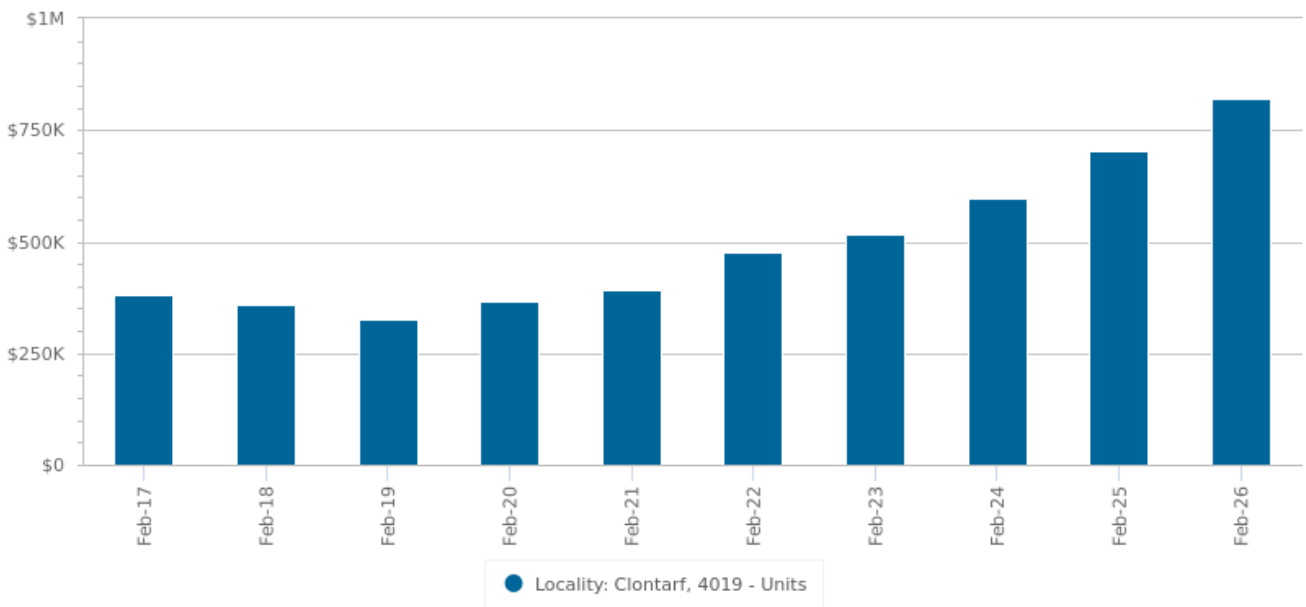
Unit: Median Value

\$820K

Feb 2026

	Clontarf
Feb 2017	\$381,201
Feb 2018	\$357,448
Feb 2019	\$326,477
Feb 2020	\$366,510
Feb 2021	\$391,935
Feb 2022	\$474,413
Feb 2023	\$514,900
Feb 2024	\$596,578
Feb 2025	\$704,419
Feb 2026	\$820,035

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

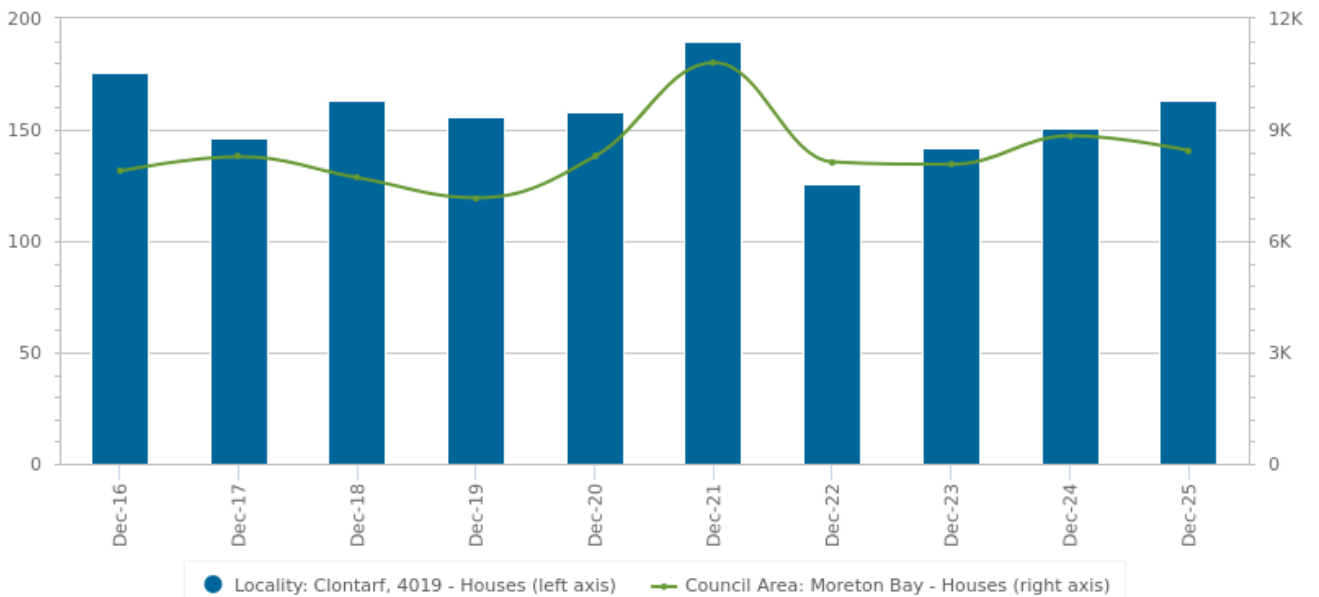
House: Sales Per Annum

163

Dec 2025

	Clontarf	Moreton Bay
Dec 2017	146	8275
Dec 2018	163	7708
Dec 2019	156	7167
Dec 2020	158	8294
Dec 2021	190	10807
Dec 2022	126	8132
Dec 2023	142	8068
Dec 2024	151	8840
Dec 2025	163	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

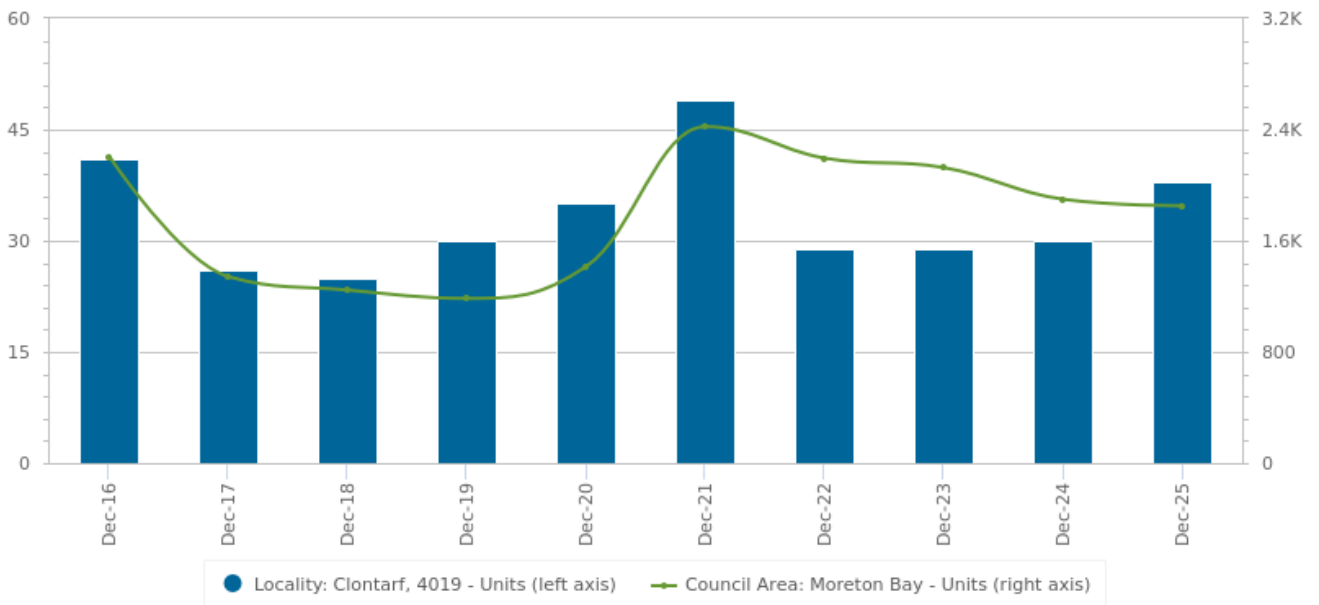
Unit: Sales Per Annum

38

Dec 2025

	Clontarf	Moreton Bay
Dec 2017	26	1341
Dec 2018	25	1245
Dec 2019	30	1185
Dec 2020	35	1416
Dec 2021	49	2421
Dec 2022	29	2194
Dec 2023	29	2126
Dec 2024	30	1898
Dec 2025	38	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

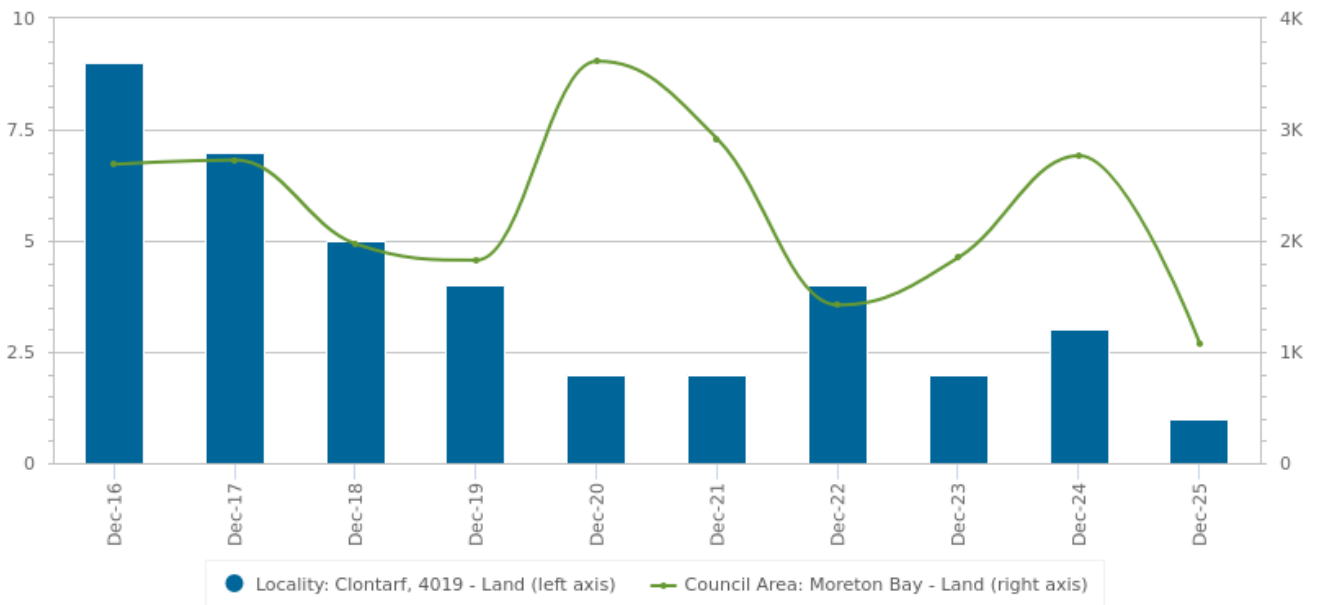
Land: Sales Per Annum

1

Dec 2025

	Clontarf	Moreton Bay
Dec 2017	7	2726
Dec 2018	5	1971
Dec 2019	4	1825
Dec 2020	2	3615
Dec 2021	2	2913
Dec 2022	4	1422
Dec 2023	2	1850
Dec 2024	3	2765
Dec 2025	1	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

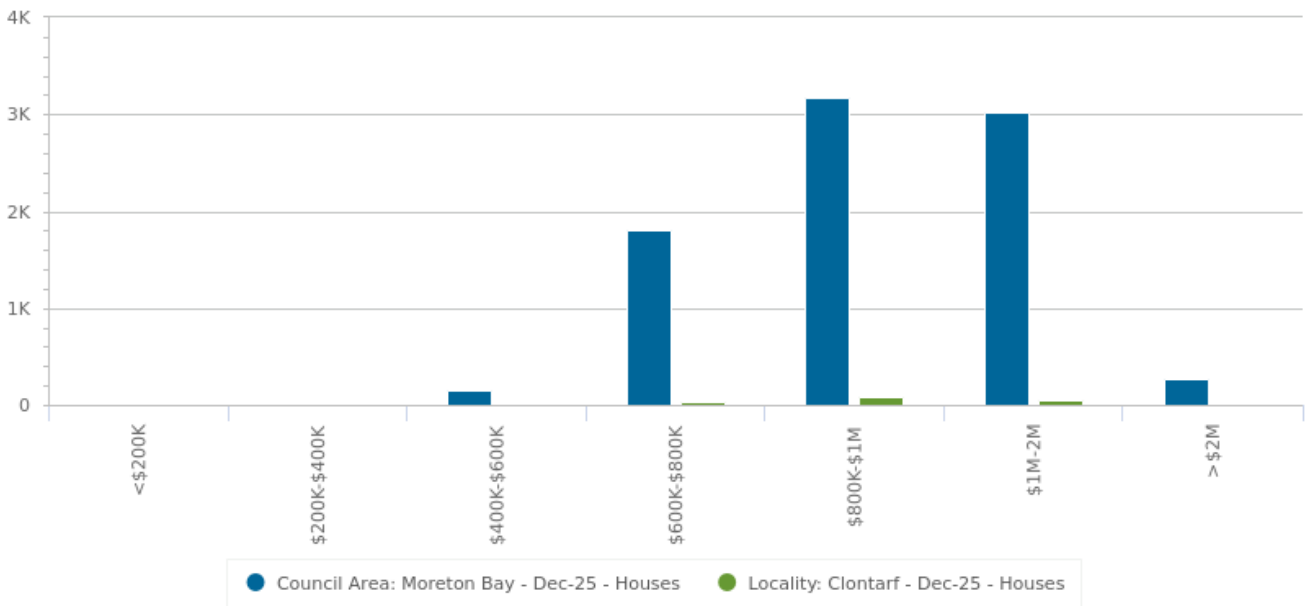
House: Sales By Price

\$156.77M

Dec 2025

	Clontarf	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	157
\$600K-\$800K	29	1,804
\$800K-\$1M	80	3,167
\$1M-\$2M	52	3,020
>\$2M	-	271

Statistics are calculated over a rolling 12 month period



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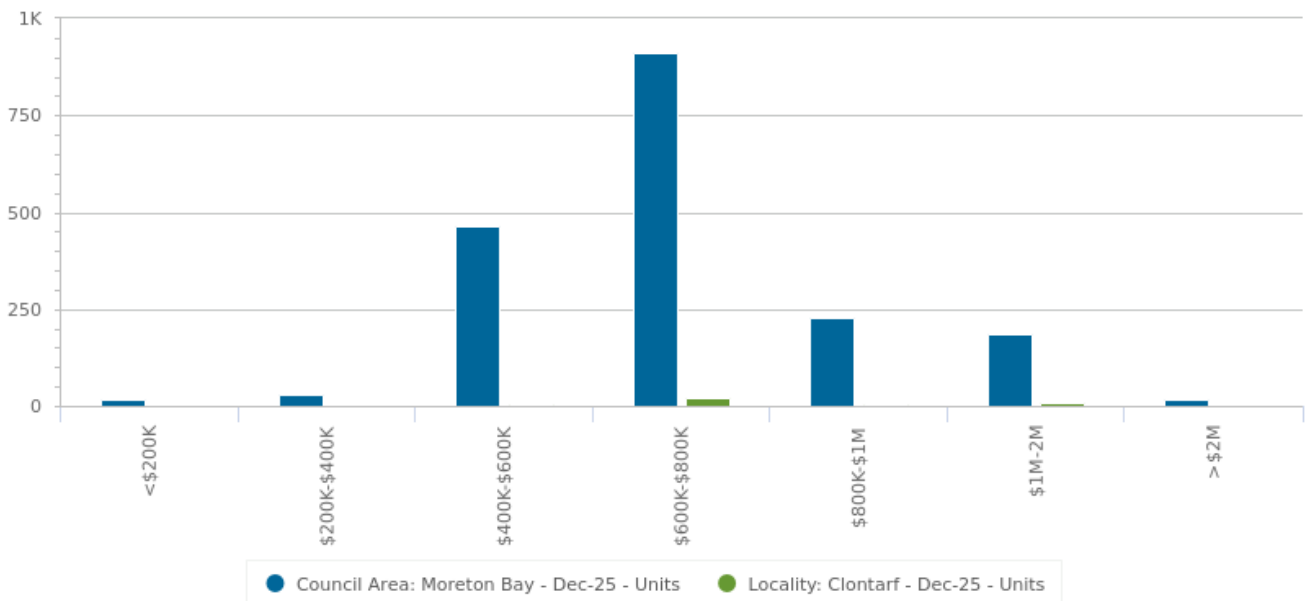
\$33.46M

Dec 2025

Unit: Sales By Price

	Clontarf	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	5	463
\$600K-\$800K	19	913
\$800K-\$1M	5	228
\$1M-\$2M	8	184
>\$2M	1	15

Statistics are calculated over a rolling 12 month period

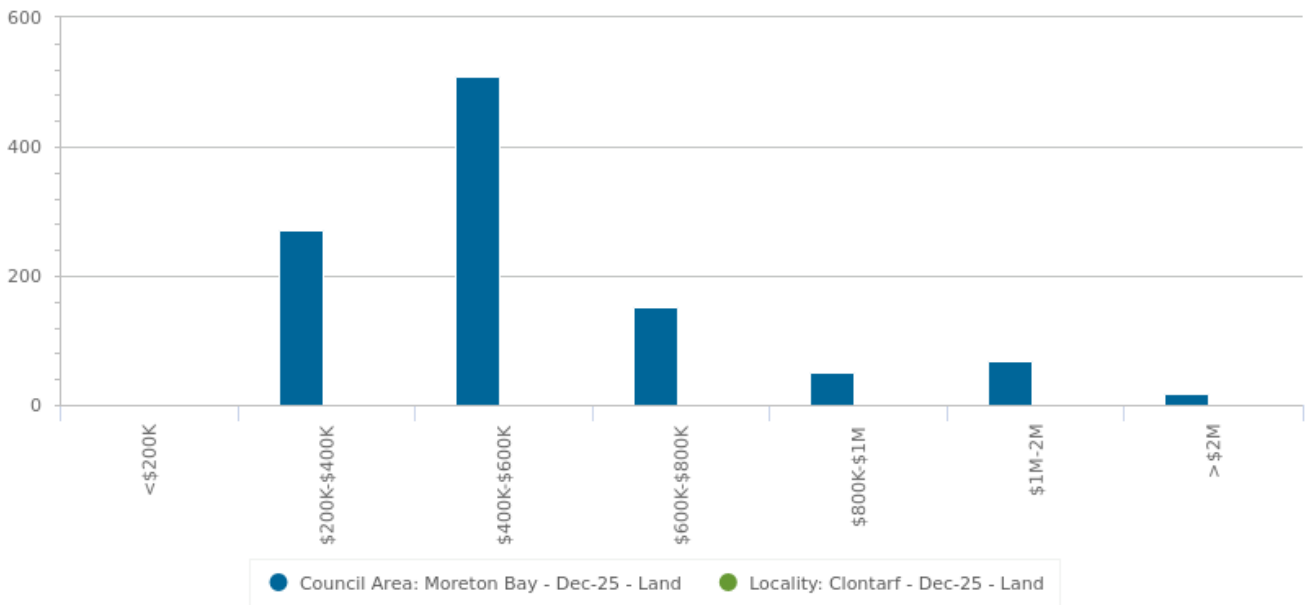


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Clontarf	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	-	509
\$600K-\$800K	-	153
\$800K-\$1M	-	51
\$1M-\$2M	-	69
>\$2M	1	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

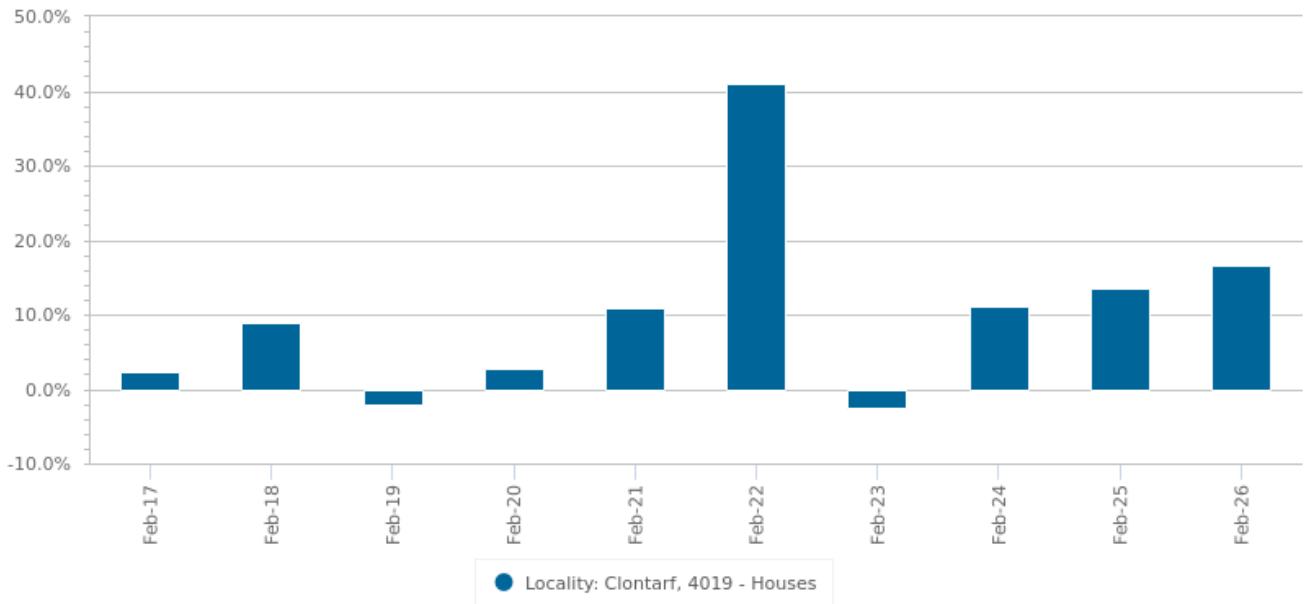
House: Change In Median Value

16.6%

Feb 2026

	Clontarf
Feb 2017	2.2%
Feb 2018	9.0%
Feb 2019	-2.1%
Feb 2020	2.8%
Feb 2021	10.9%
Feb 2022	40.9%
Feb 2023	-2.4%
Feb 2024	11.1%
Feb 2025	13.5%
Feb 2026	16.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

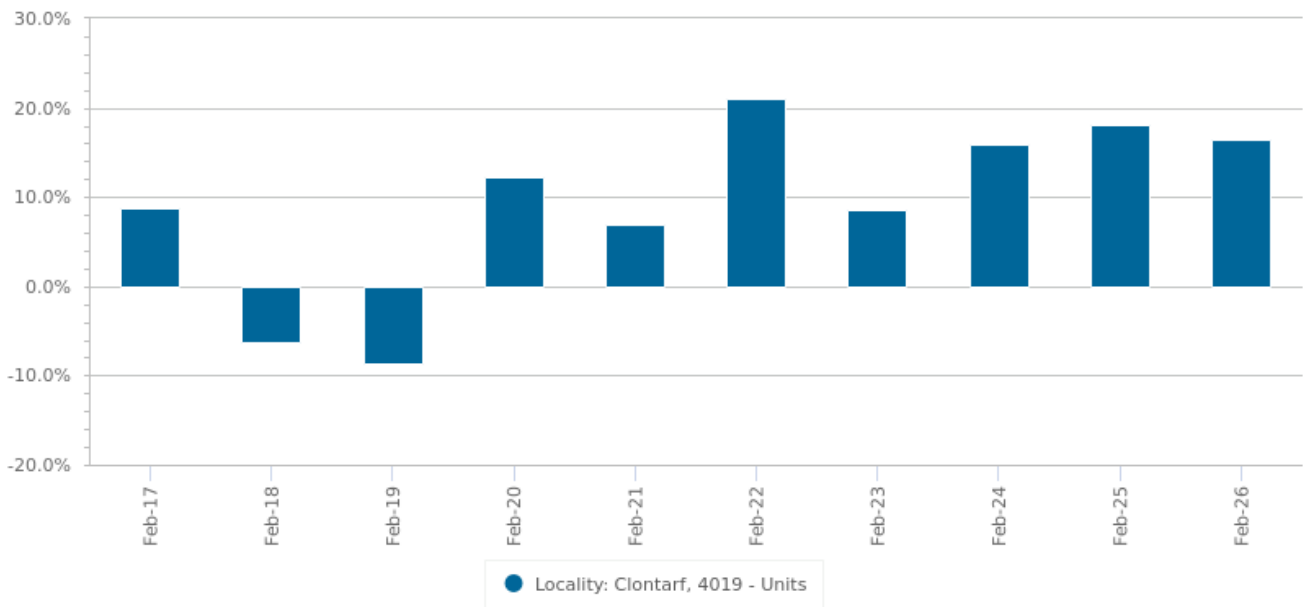
Unit: Change In Median Value

16.4%

Feb 2026

	Clontarf
Feb 2017	8.8%
Feb 2018	-6.2%
Feb 2019	-8.7%
Feb 2020	12.3%
Feb 2021	6.9%
Feb 2022	21.0%
Feb 2023	8.5%
Feb 2024	15.9%
Feb 2025	18.1%
Feb 2026	16.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

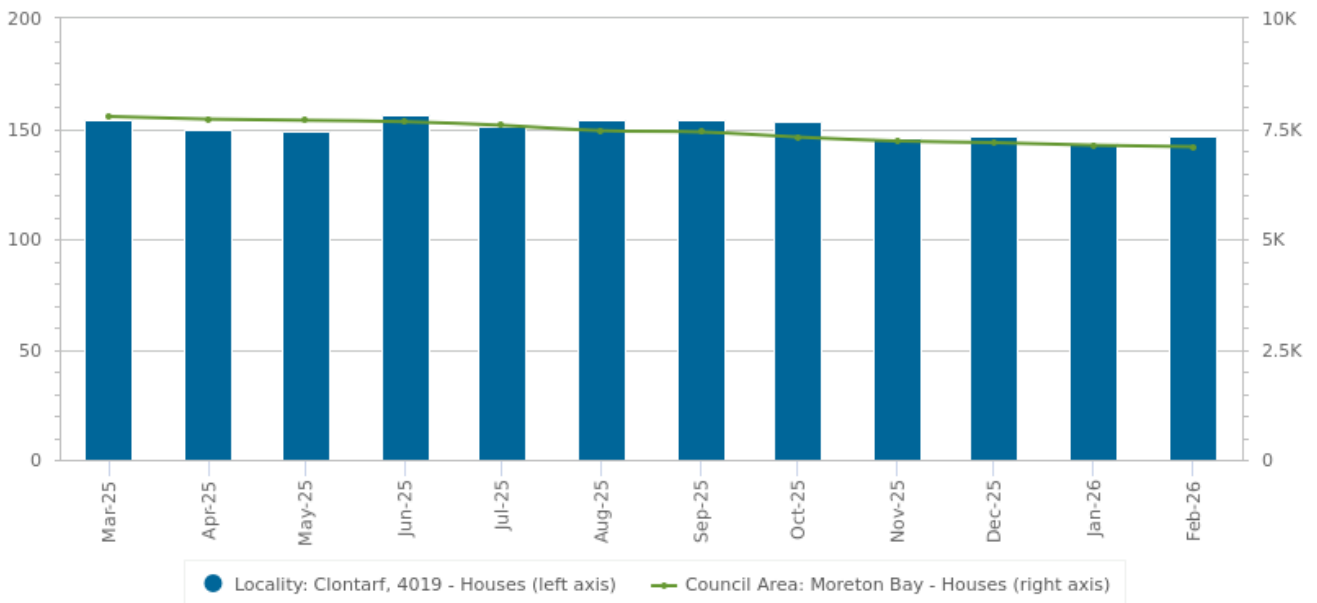
House: Number of New Listing

147

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	154	7,777
Apr 2025	150	7,717
May 2025	149	7,691
Jun 2025	156	7,658
Jul 2025	151	7,578
Aug 2025	154	7,456
Sep 2025	154	7,426
Oct 2025	153	7,311
Nov 2025	146	7,221
Dec 2025	147	7,185
Jan 2026	144	7,126
Feb 2026	147	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

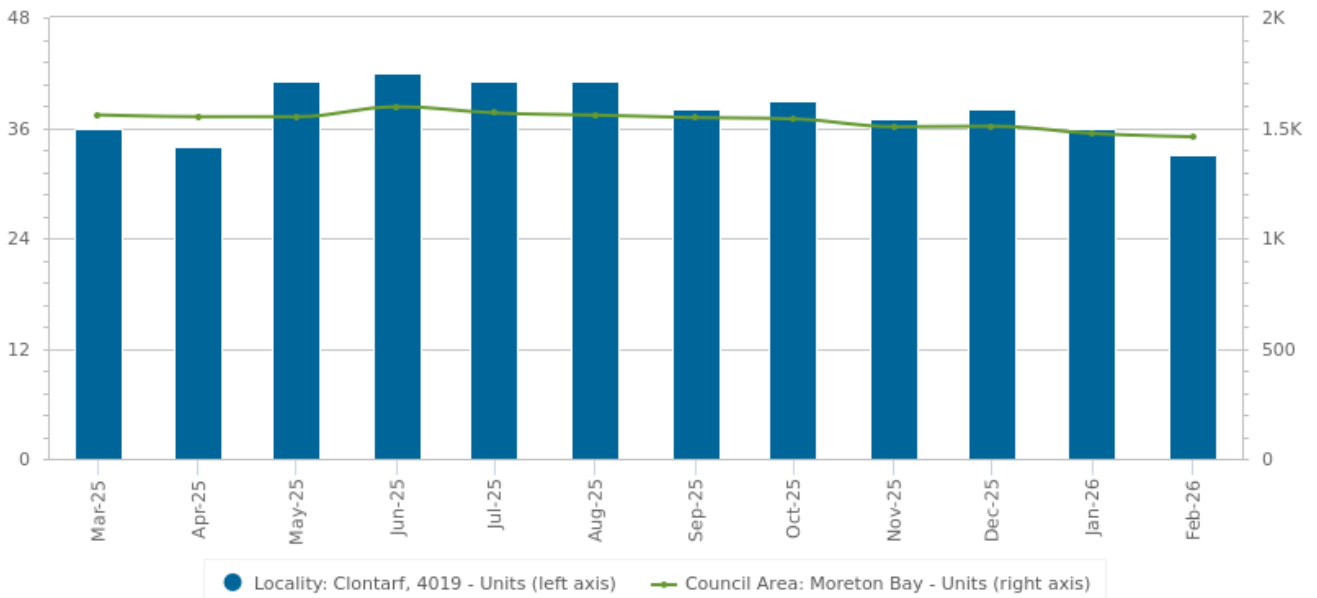
Unit: Number of New Listing

33

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	36	1,558
Apr 2025	34	1,550
May 2025	41	1,550
Jun 2025	42	1,595
Jul 2025	41	1,567
Aug 2025	41	1,557
Sep 2025	38	1,546
Oct 2025	39	1,540
Nov 2025	37	1,505
Dec 2025	38	1,507
Jan 2026	36	1,474
Feb 2026	33	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

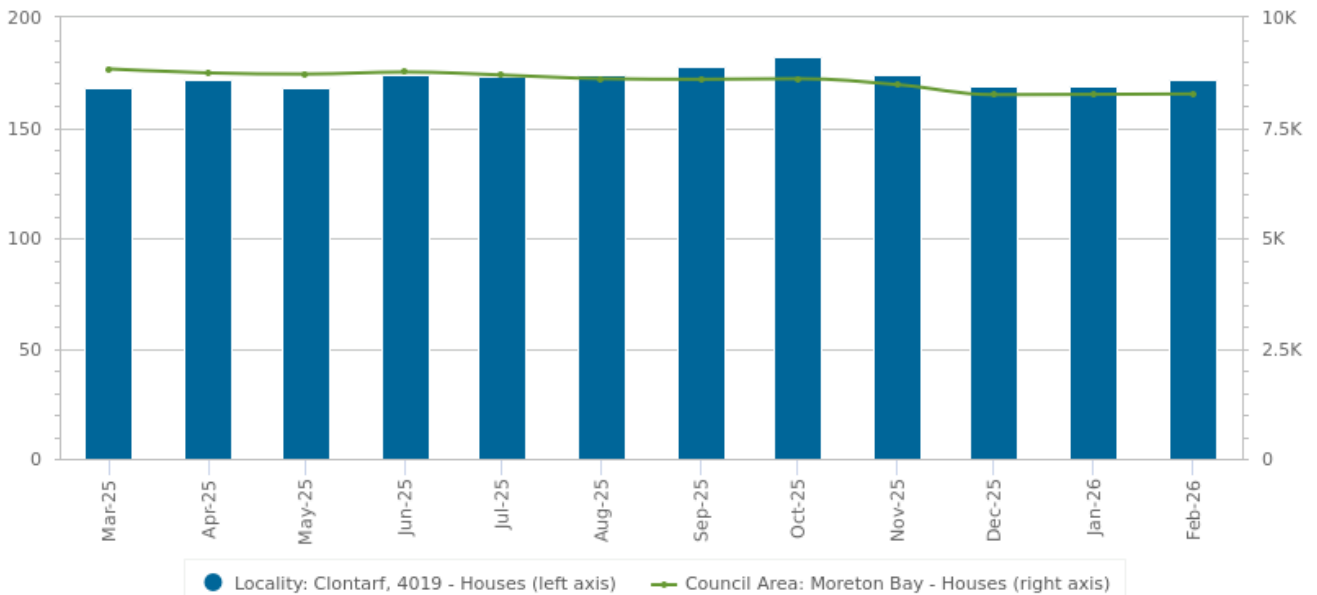
House: Total Properties Listed

172

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	168	8,832
Apr 2025	172	8,741
May 2025	168	8,716
Jun 2025	174	8,762
Jul 2025	173	8,694
Aug 2025	174	8,611
Sep 2025	178	8,597
Oct 2025	182	8,611
Nov 2025	174	8,475
Dec 2025	169	8,248
Jan 2026	169	8,255
Feb 2026	172	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

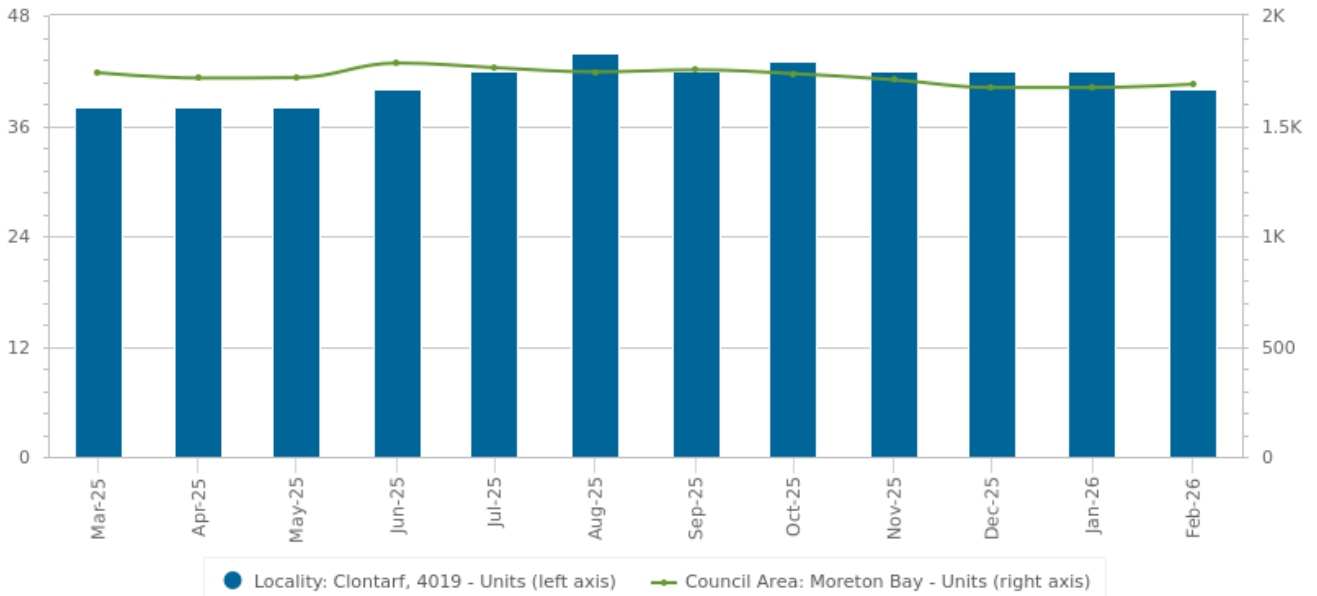
Unit: Total Properties Listed

40

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	38	1,740
Apr 2025	38	1,716
May 2025	38	1,718
Jun 2025	40	1,784
Jul 2025	42	1,763
Aug 2025	44	1,744
Sep 2025	42	1,753
Oct 2025	43	1,736
Nov 2025	42	1,708
Dec 2025	42	1,673
Jan 2026	42	1,673
Feb 2026	40	1,688

Statistics are calculated over a rolling 12 month period



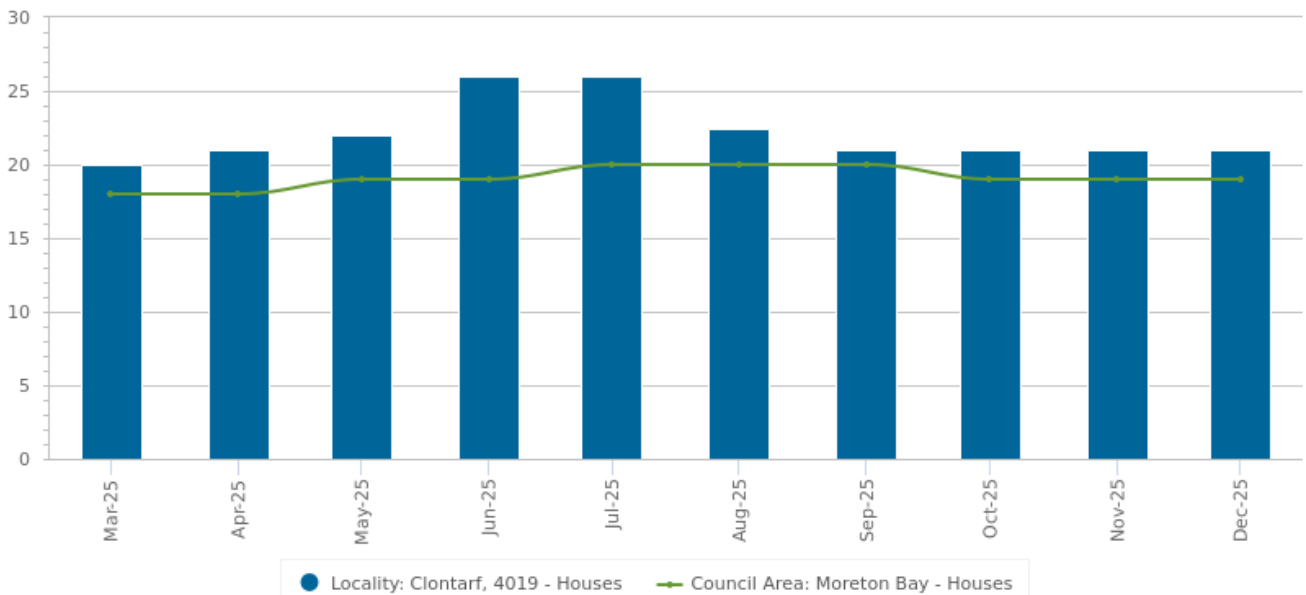
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

21
Dec 2025

	Clontarf	Moreton Bay
Jan 2025	20	17
Feb 2025	20	17.5
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
Dec 2025	21	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

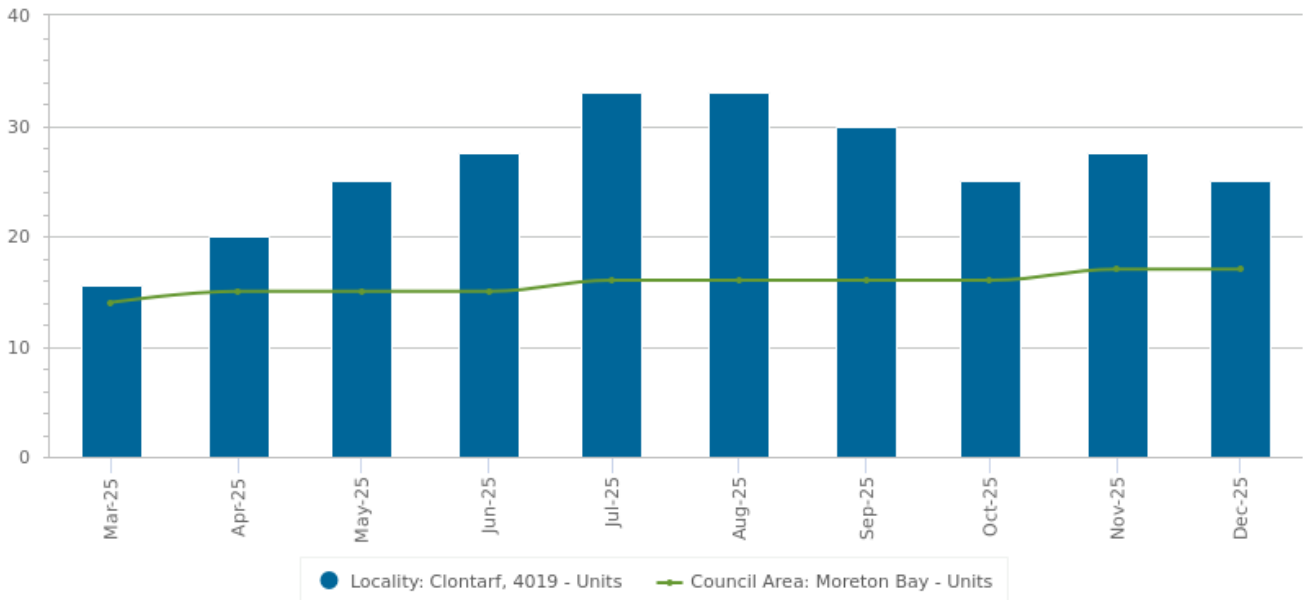
Unit: Median Days On Market

25

Dec 2025

	Clontarf	Moreton Bay
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	16
Nov 2025	27.5	17
Dec 2025	25	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

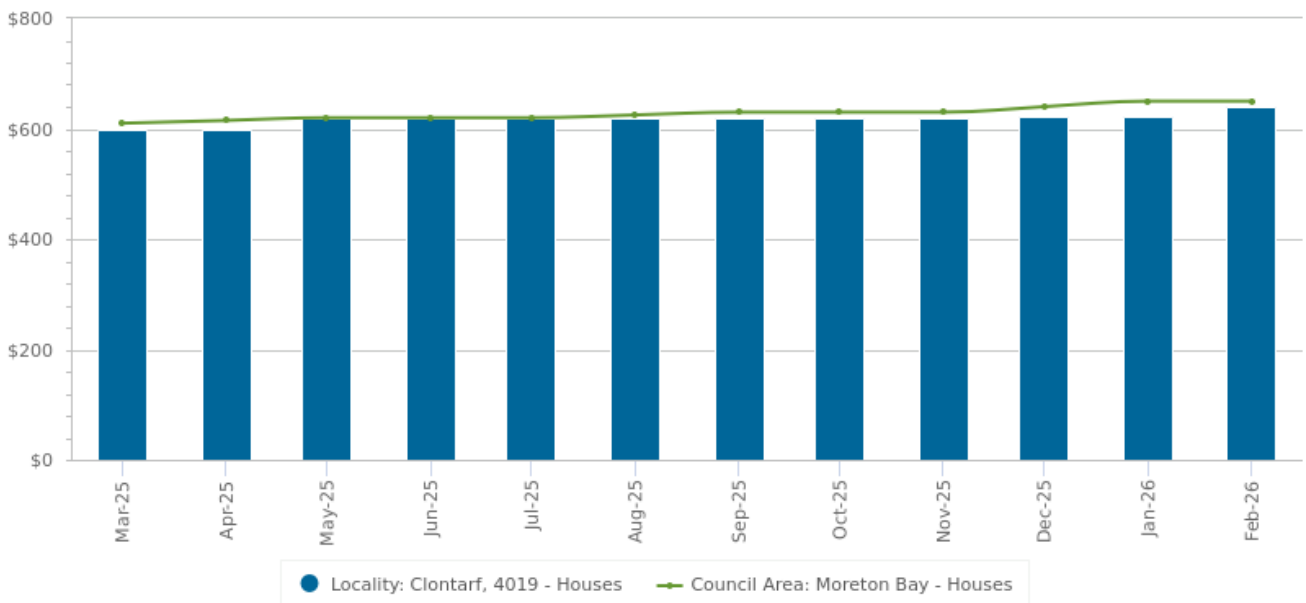
House: Median Rent

\$640/w

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	\$600/w	\$610/w
Apr 2025	\$600/w	\$615/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	\$623/w	\$650/w
Feb 2026	\$640/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

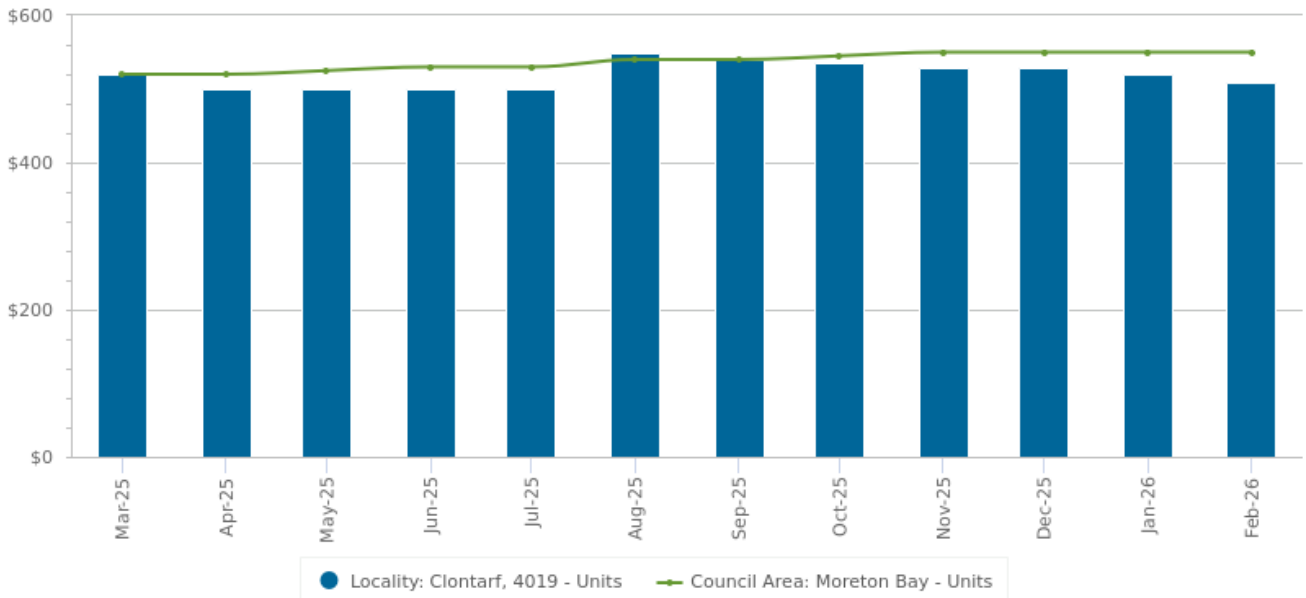
Unit: Median Rent

\$510/w

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	\$520/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	\$530/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	\$520/w	\$550/w
Feb 2026	\$510/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

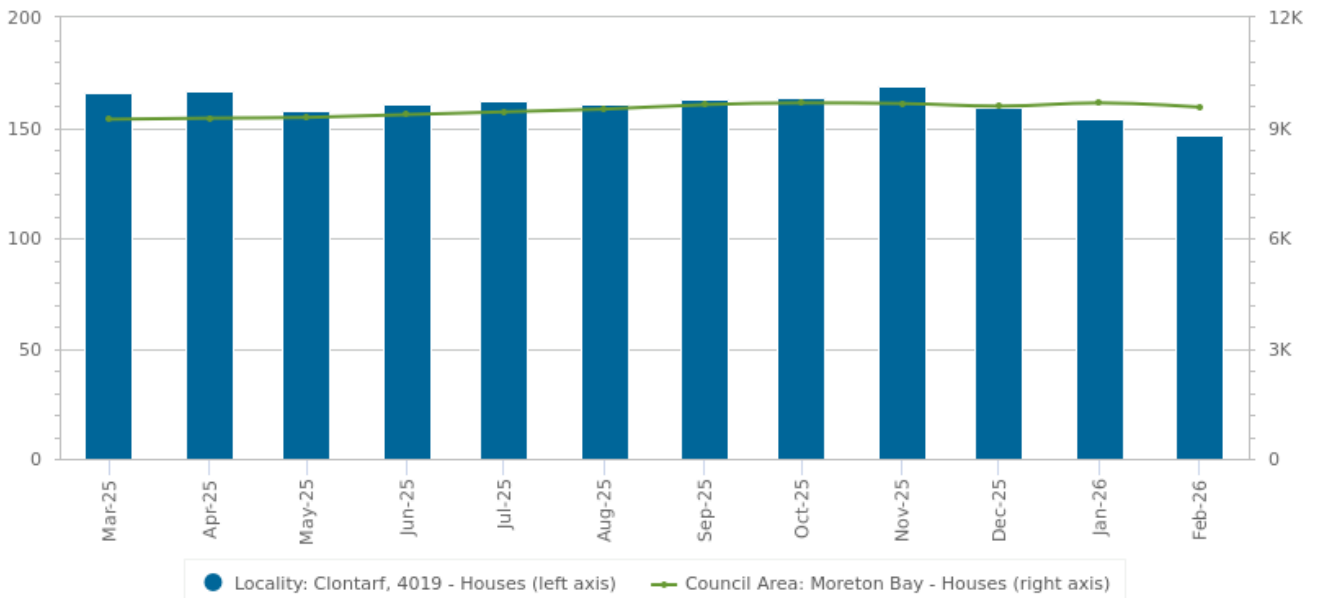
House: Rental Rate Observations

147

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	166	9,230
Apr 2025	167	9,261
May 2025	158	9,280
Jun 2025	161	9,357
Jul 2025	162	9,431
Aug 2025	161	9,506
Sep 2025	163	9,627
Oct 2025	164	9,674
Nov 2025	169	9,658
Dec 2025	159	9,587
Jan 2026	154	9,675
Feb 2026	147	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

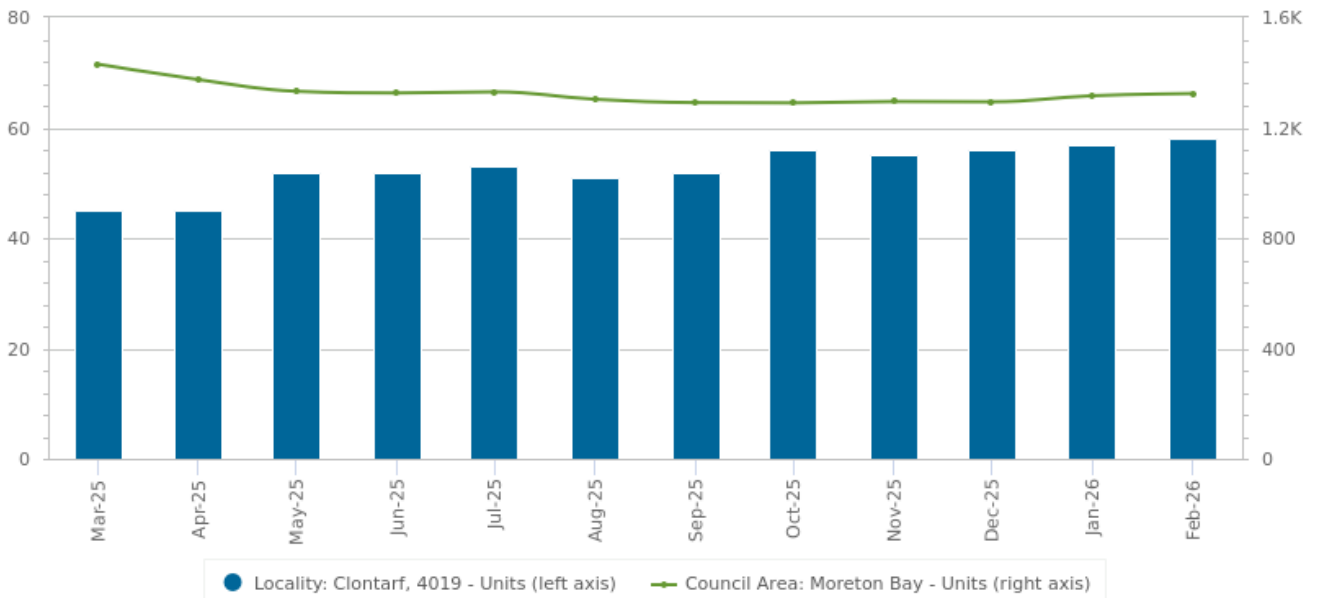
Unit: Rental Rate Observations

58

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	45	1,430
Apr 2025	45	1,374
May 2025	52	1,332
Jun 2025	52	1,326
Jul 2025	53	1,330
Aug 2025	51	1,303
Sep 2025	52	1,291
Oct 2025	56	1,290
Nov 2025	55	1,295
Dec 2025	56	1,294
Jan 2026	57	1,316
Feb 2026	58	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

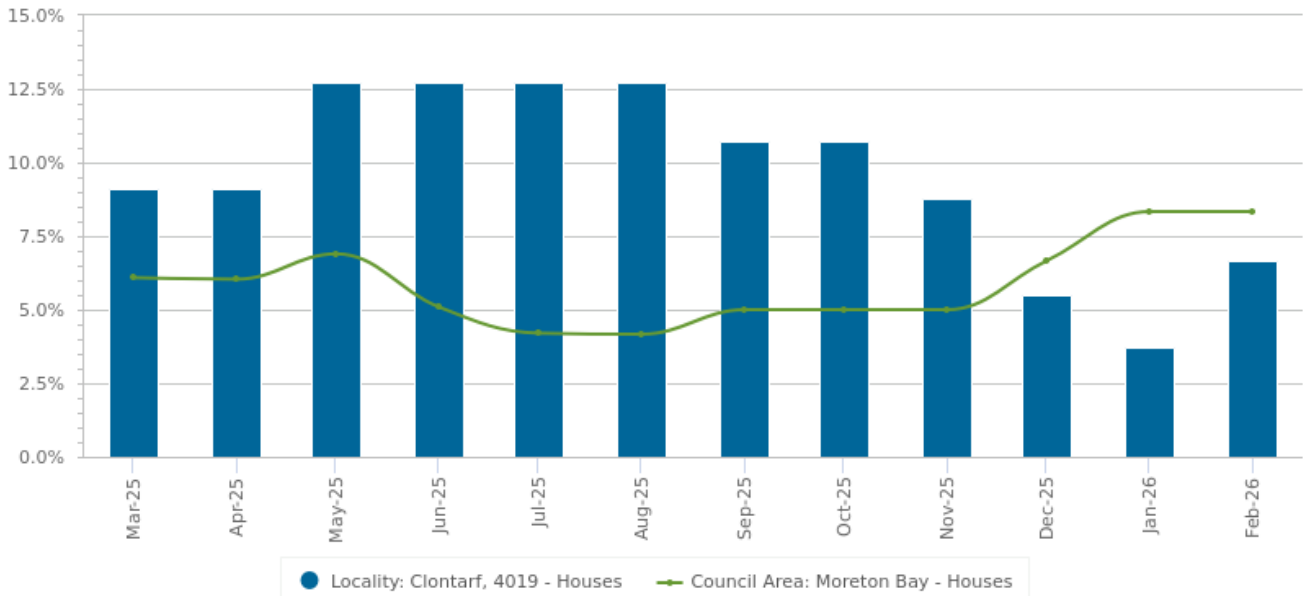
House: Change in Rental Rate

6.7%

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	9.1%	6.1%
Apr 2025	9.1%	6.0%
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	3.8%	8.3%
Feb 2026	6.7%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

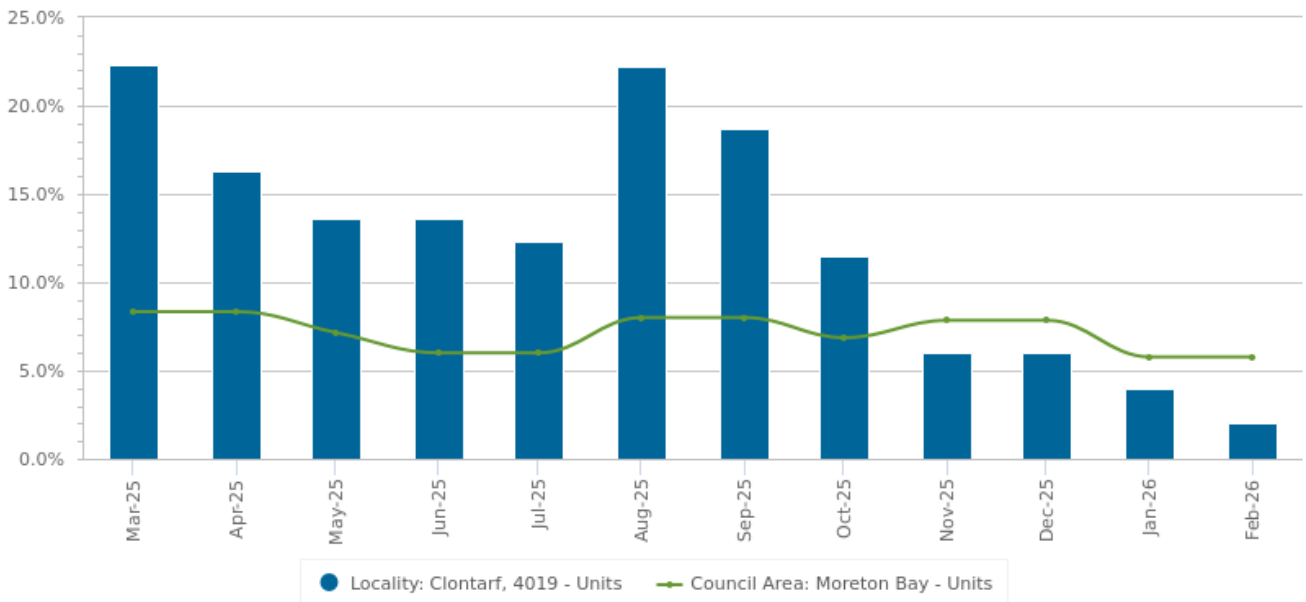
Unit: Change in Rental Rate

2.0%

Feb 2026

	Clontarf	Moreton Bay
Mar 2025	22.4%	8.3%
Apr 2025	16.3%	8.3%
May 2025	13.6%	7.1%
Jun 2025	13.6%	6.0%
Jul 2025	12.4%	6.0%
Aug 2025	22.2%	8.0%
Sep 2025	18.7%	8.0%
Oct 2025	11.5%	6.9%
Nov 2025	6.0%	7.8%
Dec 2025	6.0%	7.8%
Jan 2026	4.0%	5.8%
Feb 2026	2.0%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

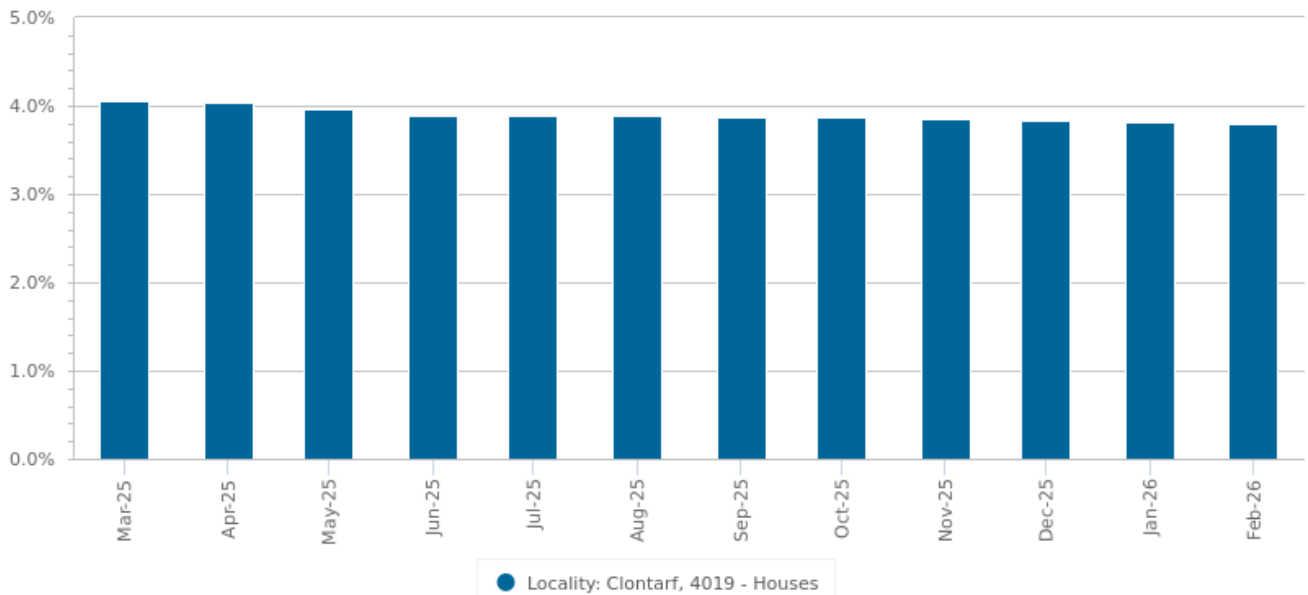
House: Value Based Rental Yield

3.8%

Feb 2026

	Clontarf
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%
Feb 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

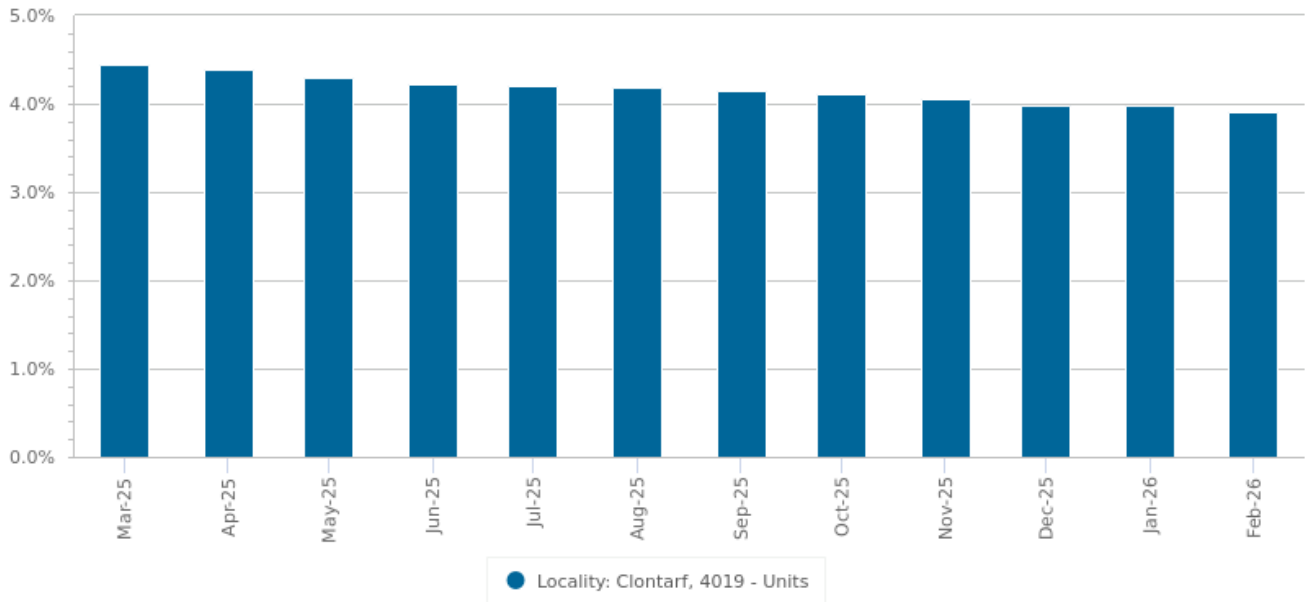
Unit: Value Based Rental Yield

3.9%

Feb 2026

	Clontarf
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%
Jan 2026	4.0%
Feb 2026	3.9%

Statistics are calculated at the end of the displayed month



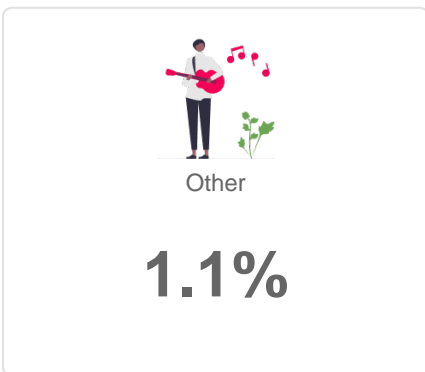
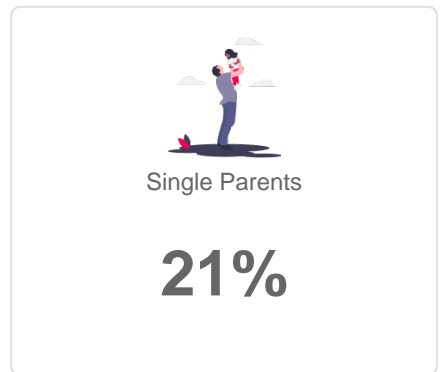
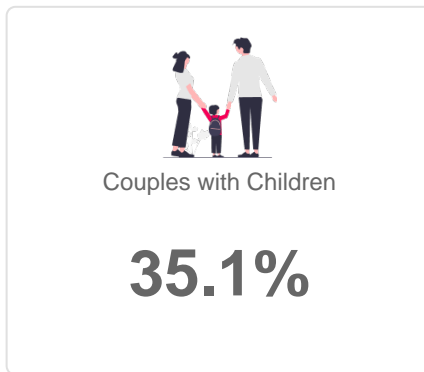
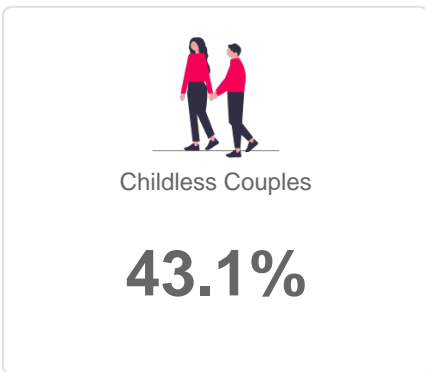
Statistics are calculated at the end of the displayed month

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)

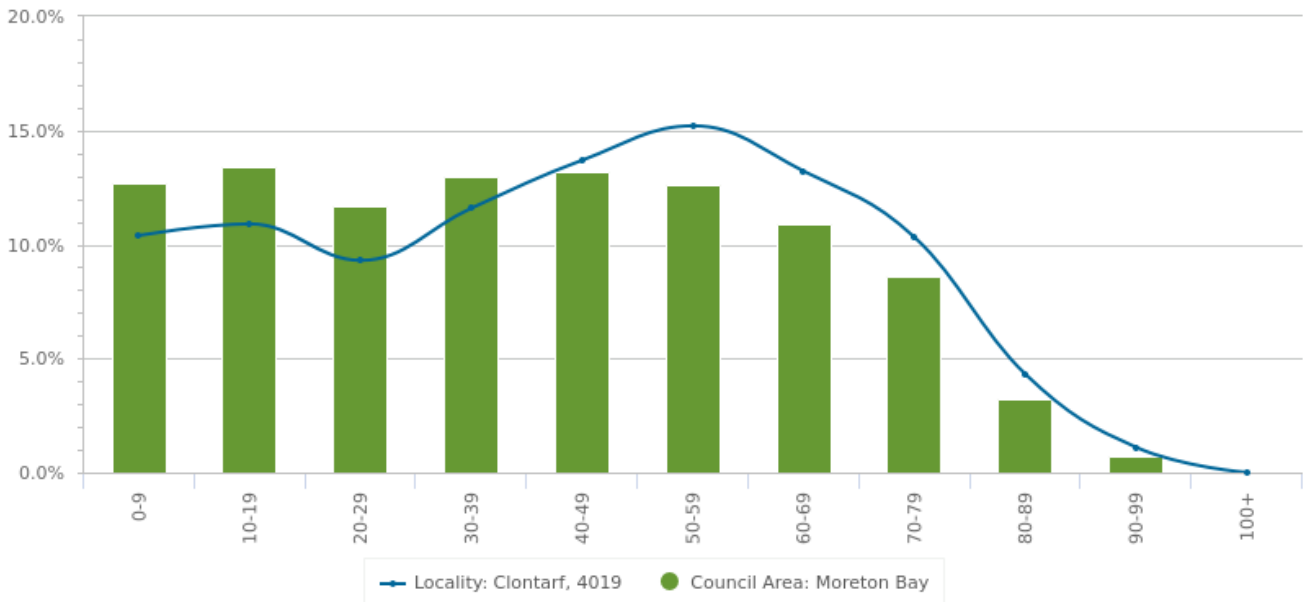


Population Age

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)



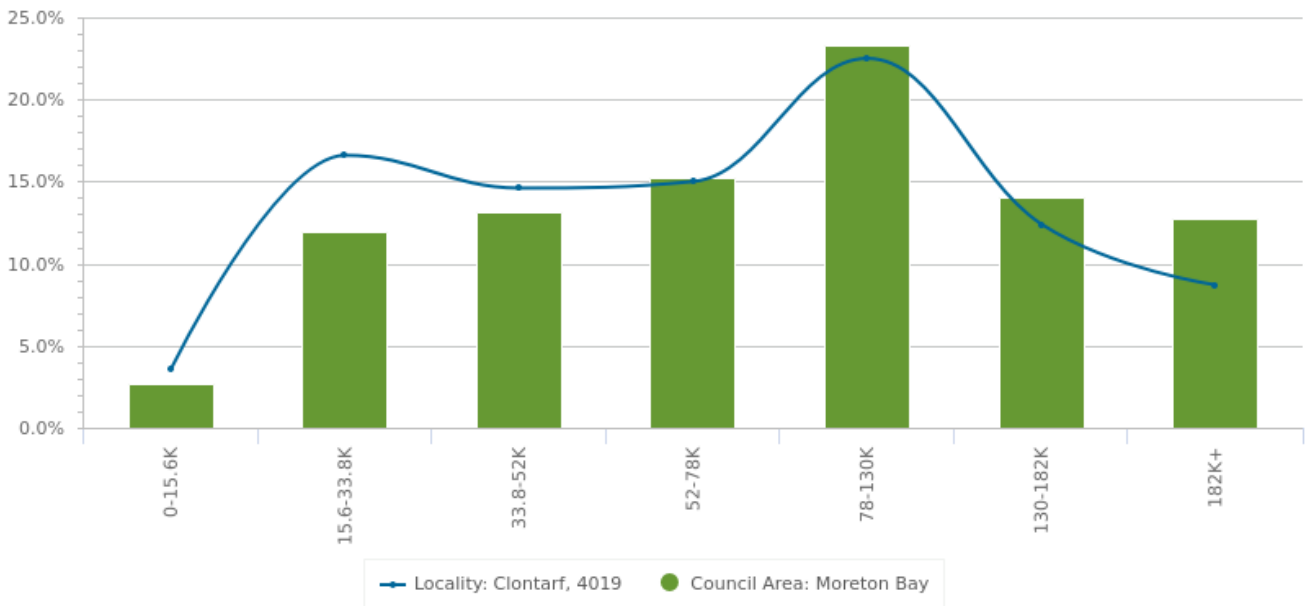
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



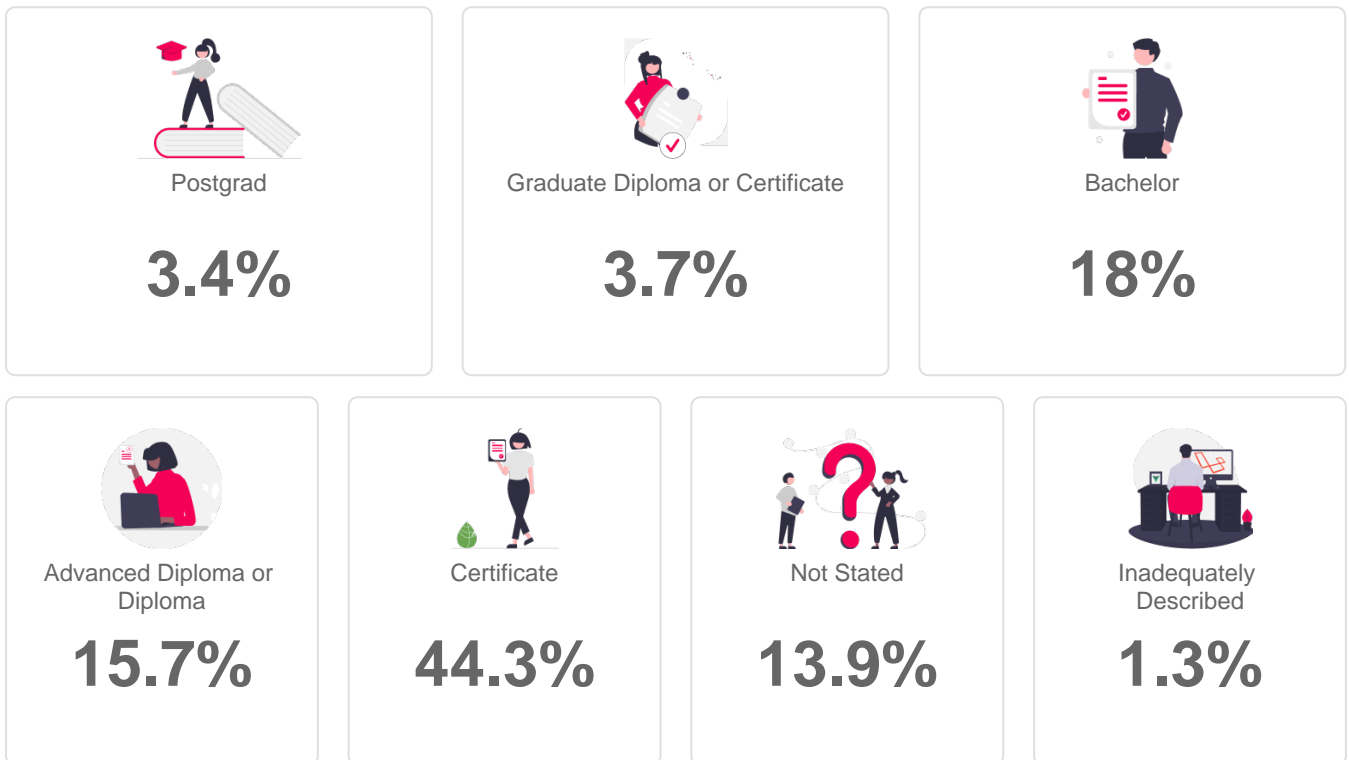
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

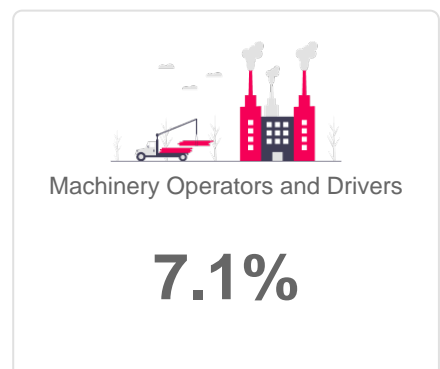
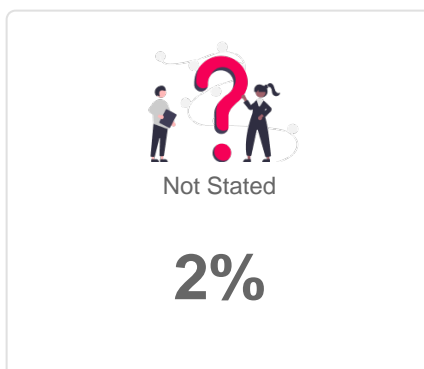
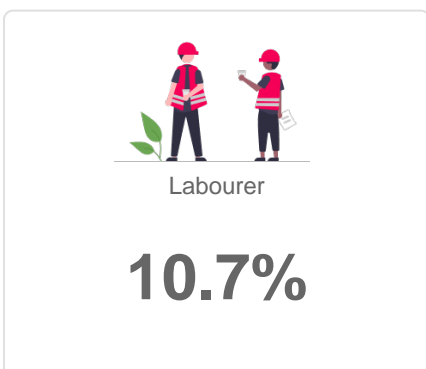
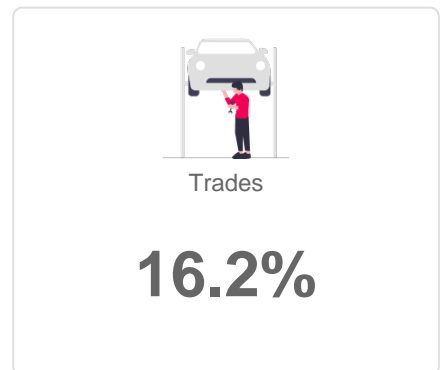
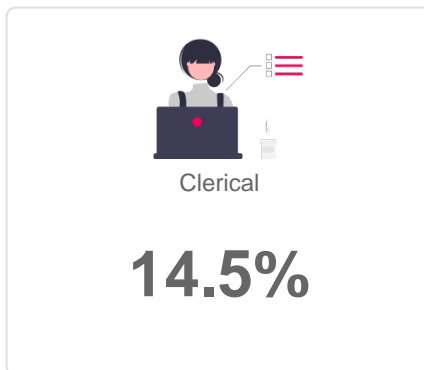
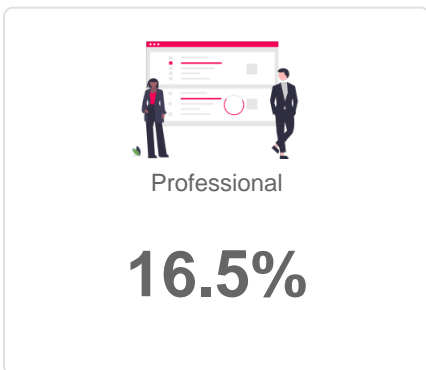


Occupation

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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