

Suburb Statistics Report

Deception Bay QLD 4508

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Area Profile

Deception Bay, QLD

The size of Deception Bay is approximately 19.2 square kilometres. It has 43 parks covering nearly 25.1% of total area. The population of Deception Bay in 2016 was 19850 people. By 2021 the population was 19573 showing a population decline of 1.4% in the area during that time. The predominant age group in Deception Bay is 10-19 years. Households in Deception Bay are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Deception Bay work in a community and personal service occupation. In 2021, 58.30% of the homes in Deception Bay were owner-occupied compared with 56.20% in 2016.


	House	Unit	Land
Average Tenure Period	10.6 years	7.4 years	-
Total Dwellings	6,604	989	234
Total New Listings	290	64	-
Median Value	\$803,171	\$624,624	-
Total Properties Listed	338	69	-

Market Trends

House: Market Trends

<div>332</div> <div>Properties Sold (12 Months)</div>	<div>10.6</div> <div>Average Tenure Period (Years)</div>	<div>\$575/w</div> <div>Median Asking Rent (12 Months)</div>
<div>290</div> <div>New Sale Listings (12 Months)</div>	<div>17</div> <div>Days on Market (12 Months)</div>	<div>443</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$830,250</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>\$750,000</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>\$690,000</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>		

Suburb Statistics Report



Deception Bay QLD 4508



Unit: Market Trends

82 Properties Sold (12 Months)	7.4 Average Tenure Period (Years)	\$550/w Median Asking Rent (12 Months)
64 New Sale Listings (12 Months)	13.5 Days on Market (12 Months)	32 Rental Rate Observations (12 Months)

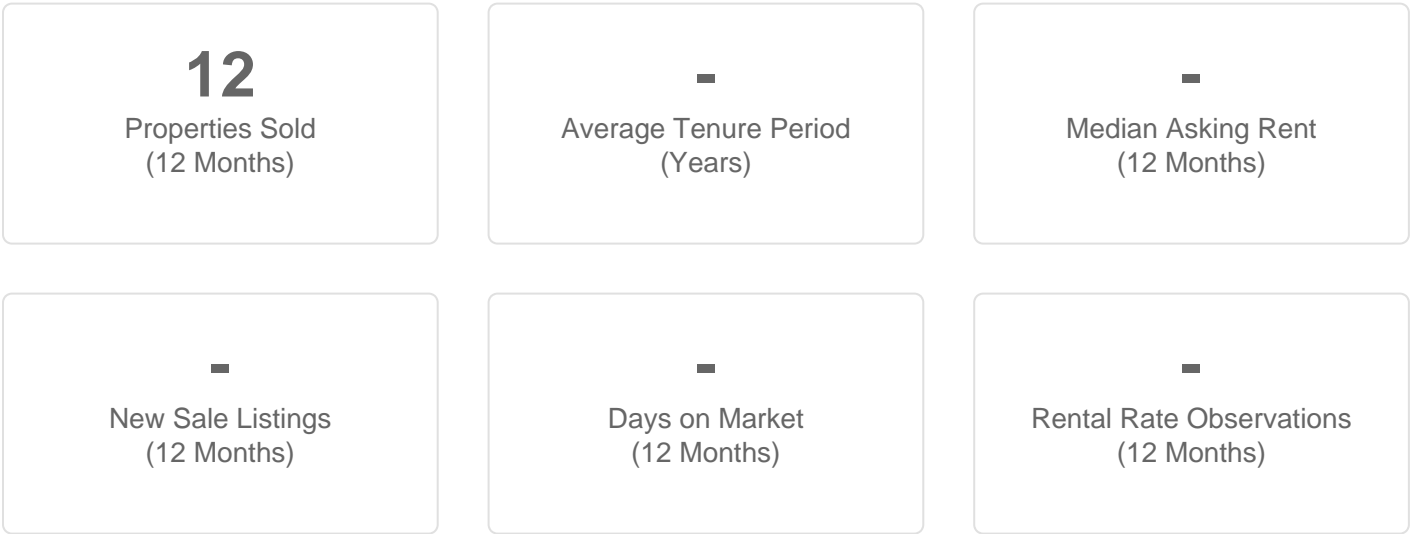
Unit: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$610,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$575,500	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*	\$540,250	The 25th percentile sale price of sales over the past 12 months within the suburb.

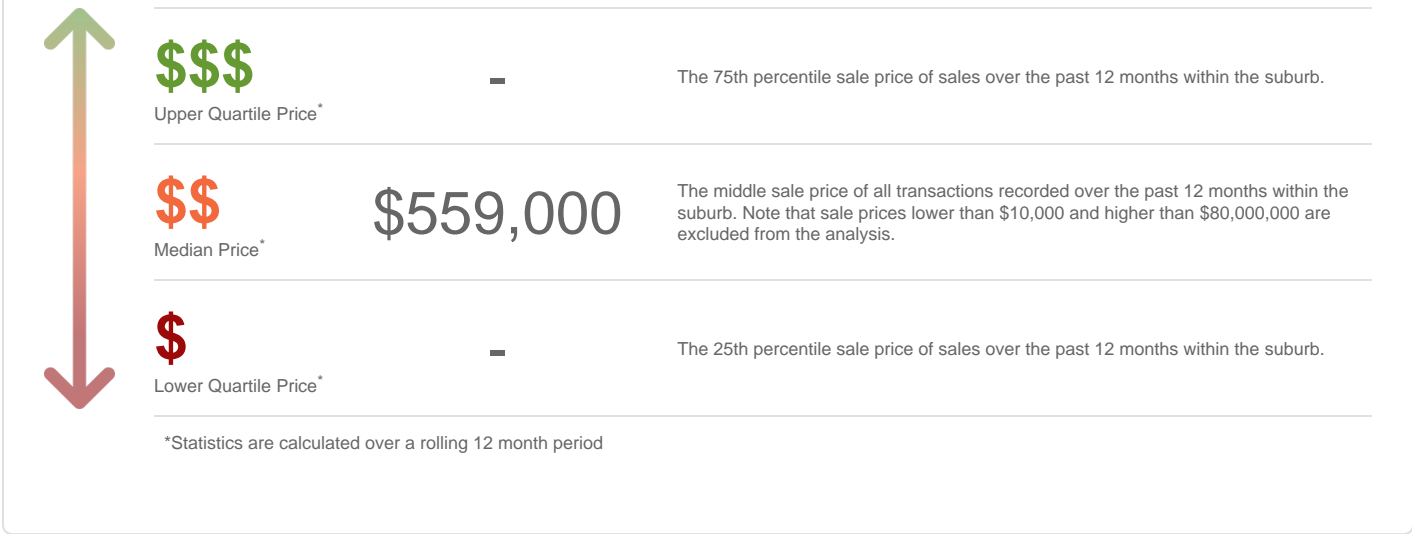
*Statistics are calculated over a rolling 12 month period



Land: Market Trends



Land: Median Price Quartiles



Median Value

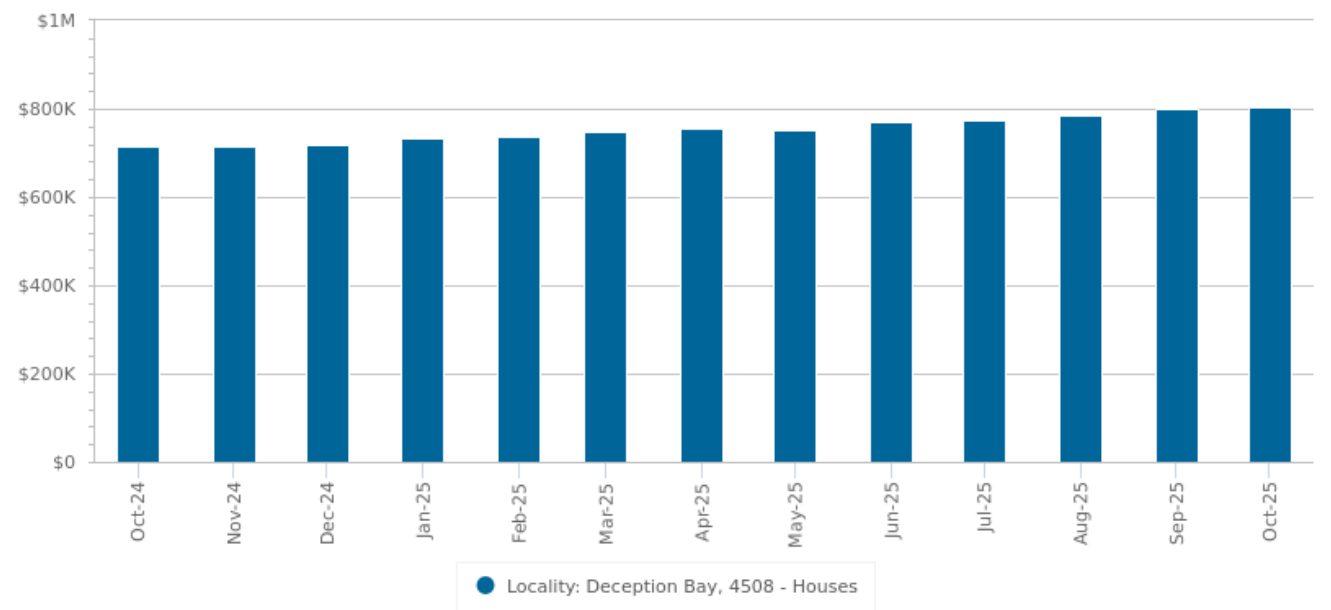
House: Recent Median Value

\$803K

Oct 2025

	Deception Bay
Nov 2024	\$714,728
Dec 2024	\$719,385
Jan 2025	\$734,170
Feb 2025	\$737,745
Mar 2025	\$746,805
Apr 2025	\$755,766
May 2025	\$753,265
Jun 2025	\$771,031
Jul 2025	\$772,448
Aug 2025	\$786,871
Sep 2025	\$798,671
Oct 2025	\$803,171

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

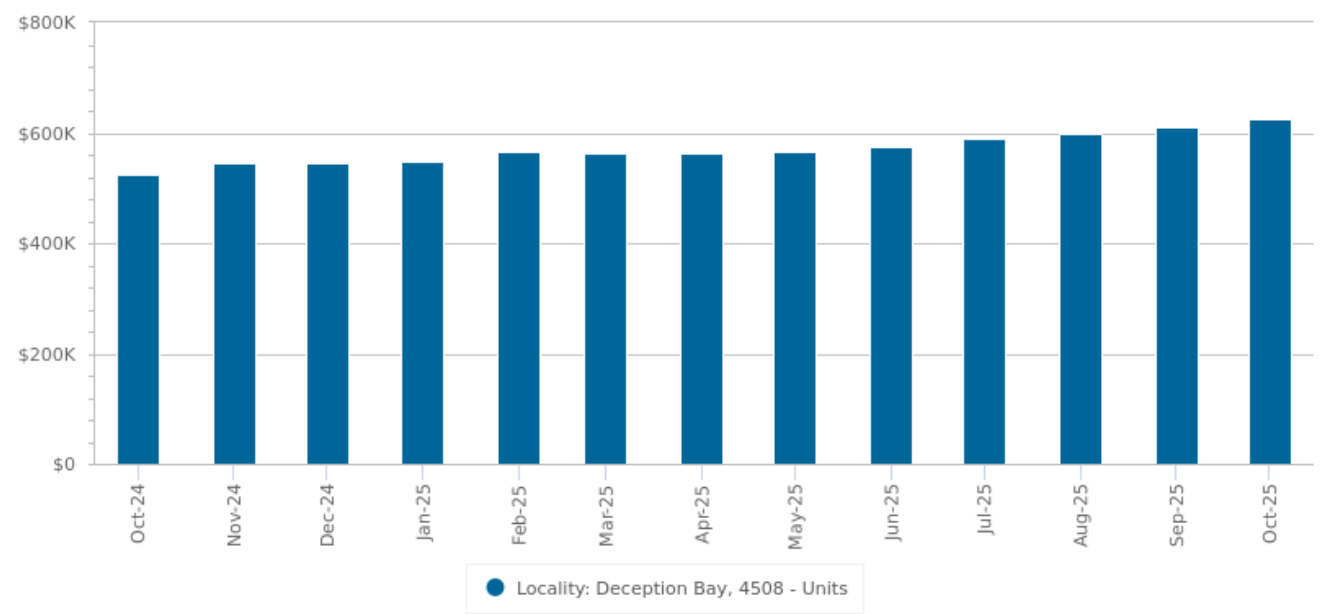
Unit: Recent Median Value

\$625K

Oct 2025

	Deception Bay
Nov 2024	\$545,434
Dec 2024	\$543,867
Jan 2025	\$549,279
Feb 2025	\$566,928
Mar 2025	\$563,246
Apr 2025	\$561,906
May 2025	\$565,909
Jun 2025	\$574,035
Jul 2025	\$589,713
Aug 2025	\$598,459
Sep 2025	\$610,959
Oct 2025	\$624,624

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

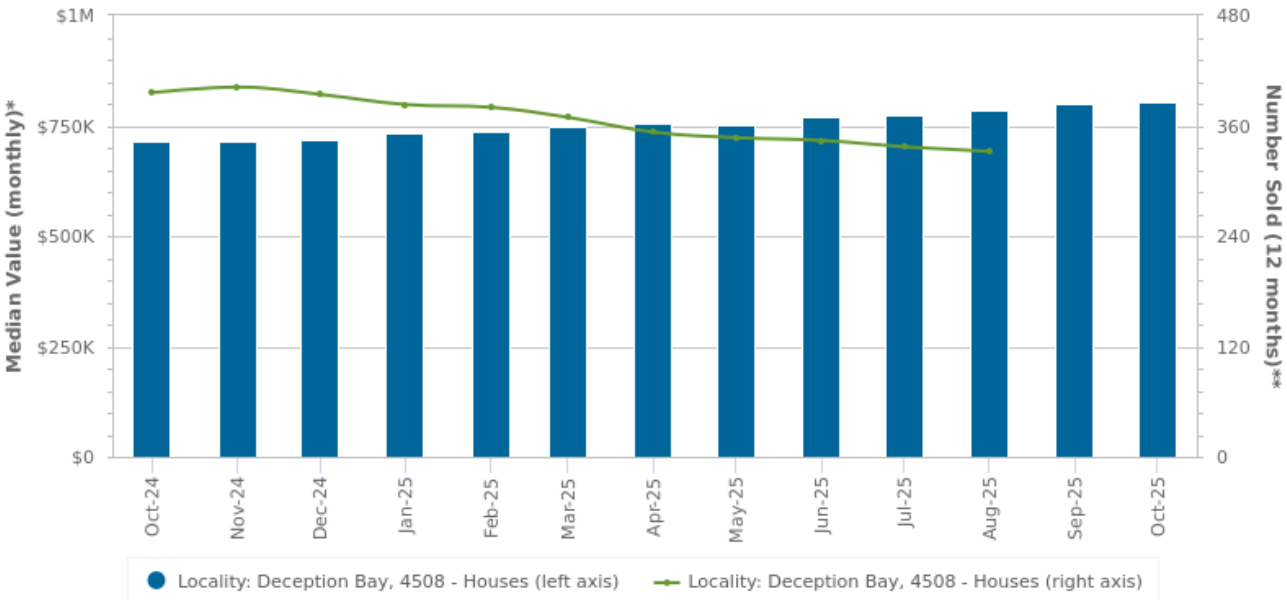
332

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$714,728	402
Dec 2024	\$719,385	394
Jan 2025	\$734,170	383
Feb 2025	\$737,745	380
Mar 2025	\$746,805	369
Apr 2025	\$755,766	353
May 2025	\$753,265	347
Jun 2025	\$771,031	344
Jul 2025	\$772,448	337
Aug 2025	\$786,871	332
Sep 2025	\$798,671	-
Oct 2025	\$803,171	-

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

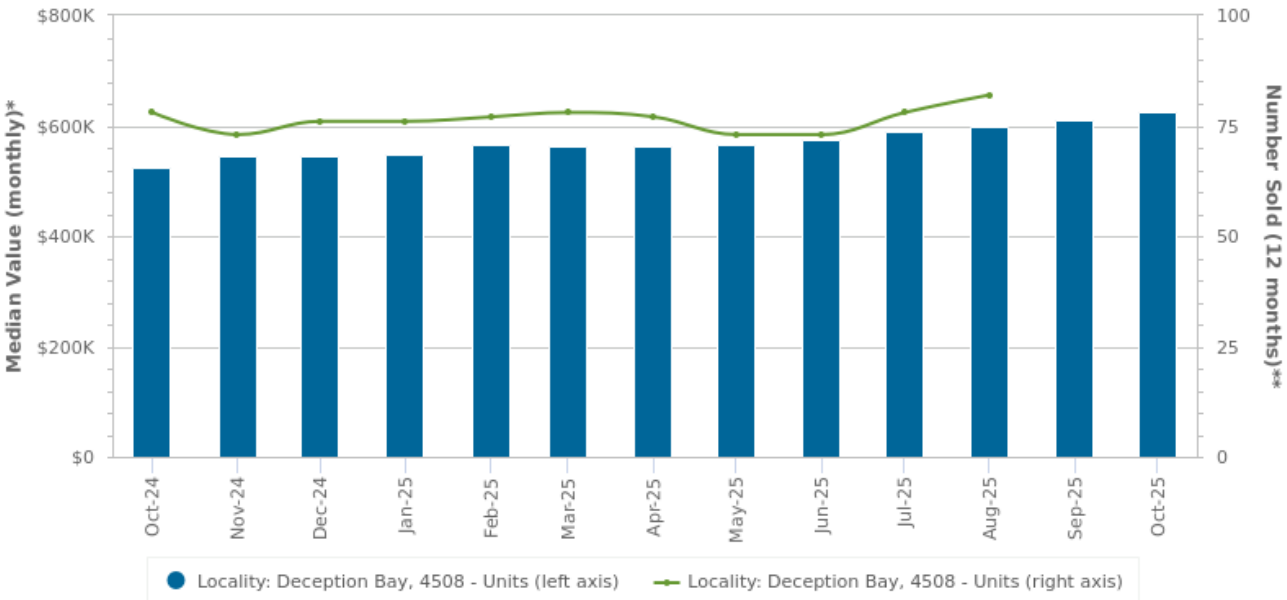
82

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$545,434	73
Dec 2024	\$543,867	76
Jan 2025	\$549,279	76
Feb 2025	\$566,928	77
Mar 2025	\$563,246	78
Apr 2025	\$561,906	77
May 2025	\$565,909	73
Jun 2025	\$574,035	73
Jul 2025	\$589,713	78
Aug 2025	\$598,459	82
Sep 2025	\$610,959	-
Oct 2025	\$624,624	-

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

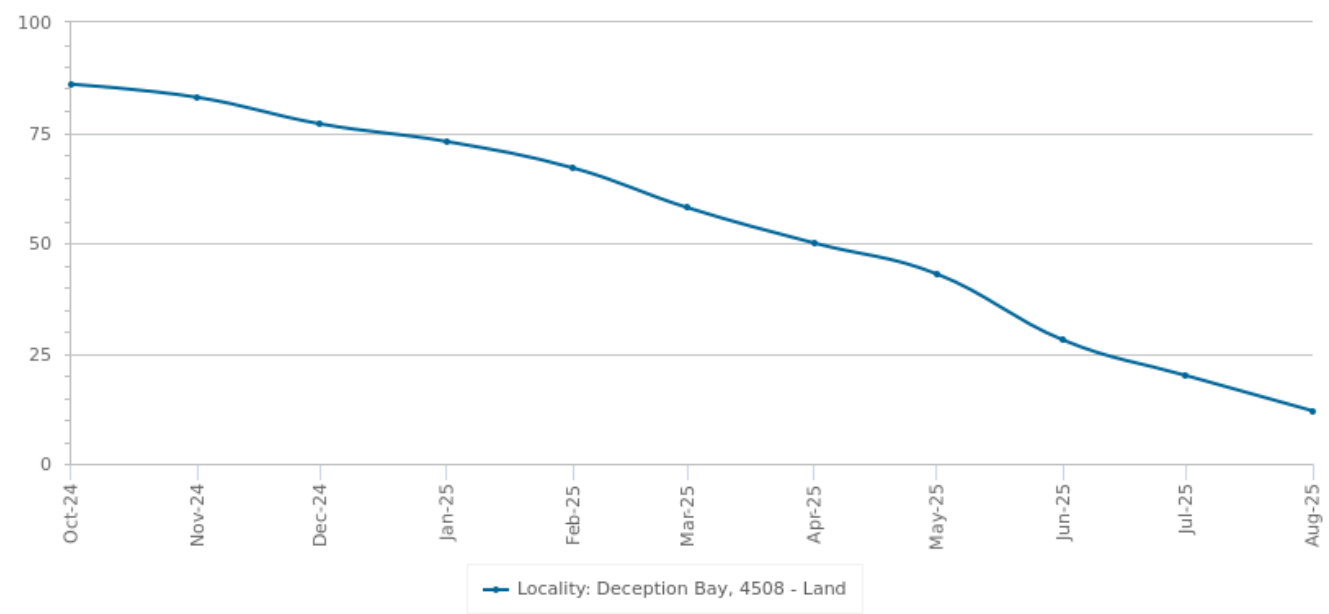
12

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	85
Oct 2024	-	86
Nov 2024	-	83
Dec 2024	-	77
Jan 2025	-	73
Feb 2025	-	67
Mar 2025	-	58
Apr 2025	-	50
May 2025	-	43
Jun 2025	-	28
Jul 2025	-	20
Aug 2025	-	12

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

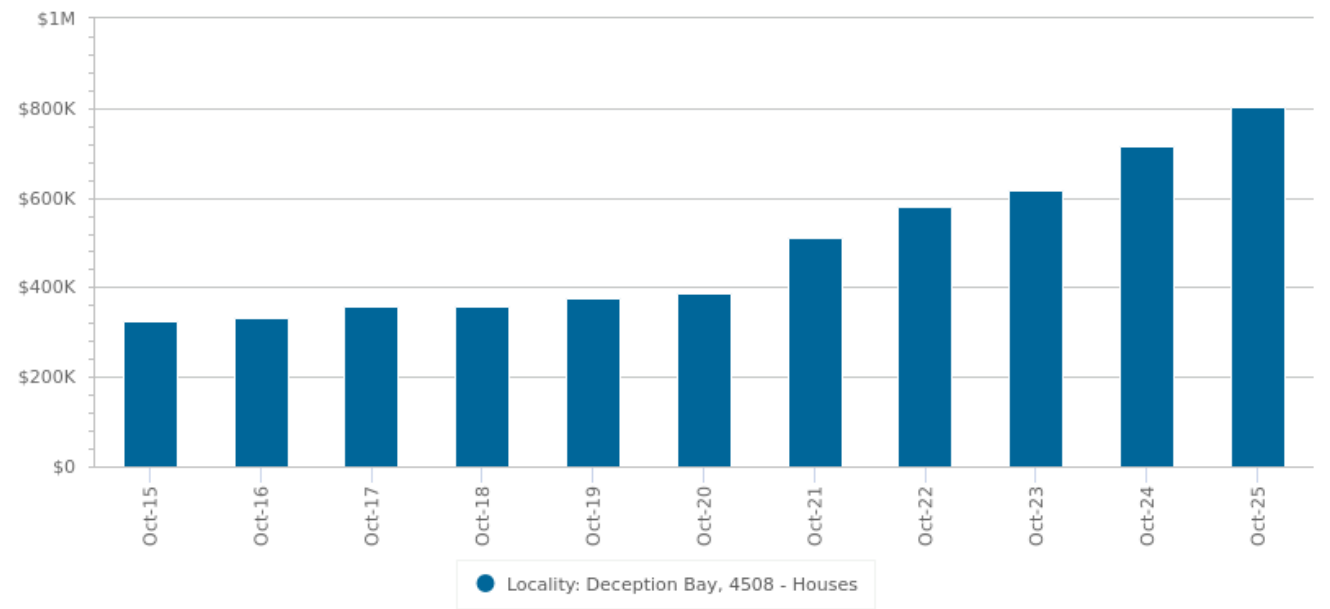
House: Median Value

\$803K

Oct 2025

	Deception Bay
Oct 2016	\$332,854
Oct 2017	\$358,675
Oct 2018	\$357,193
Oct 2019	\$374,889
Oct 2020	\$385,101
Oct 2021	\$511,467
Oct 2022	\$578,979
Oct 2023	\$617,049
Oct 2024	\$714,061
Oct 2025	\$803,171

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

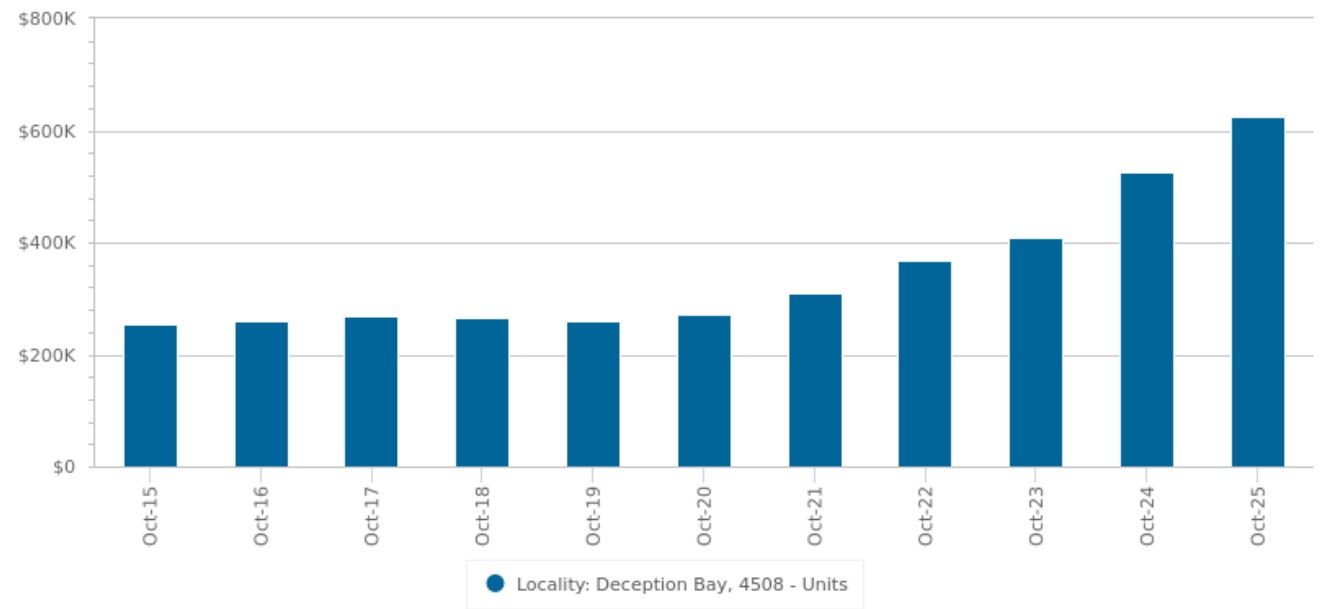
Unit: Median Value

\$625K

Oct 2025

	Deception Bay
Oct 2016	\$259,586
Oct 2017	\$268,906
Oct 2018	\$265,523
Oct 2019	\$258,630
Oct 2020	\$270,677
Oct 2021	\$308,276
Oct 2022	\$366,812
Oct 2023	\$407,800
Oct 2024	\$525,666
Oct 2025	\$624,624

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

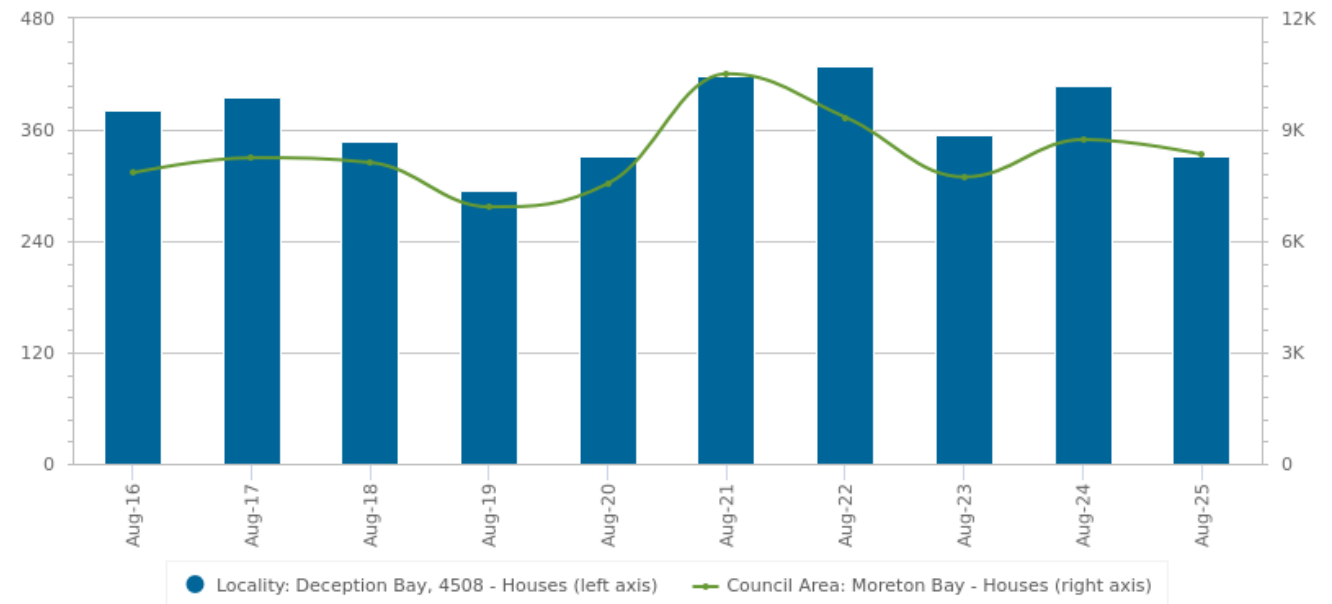
House: Sales Per Annum

332

Aug 2025

	Deception Bay	Moreton Bay
Aug 2016	382	7845
Aug 2017	396	8246
Aug 2018	347	8116
Aug 2019	294	6922
Aug 2020	331	7561
Aug 2021	418	10508
Aug 2022	429	9329
Aug 2023	355	7728
Aug 2024	408	8737
Aug 2025	332	8335

Statistics are calculated over a rolling 12 month period



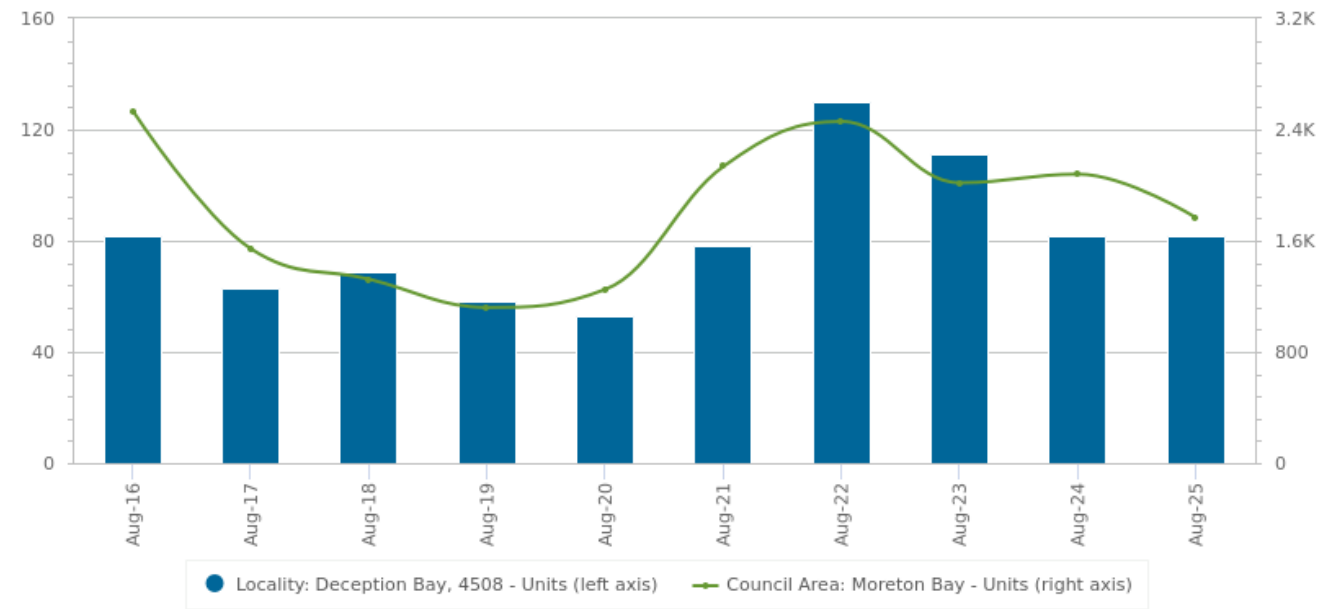
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

82
Aug 2025

	Deception Bay	Moreton Bay
Aug 2016	82	2530
Aug 2017	63	1540
Aug 2018	69	1323
Aug 2019	58	1120
Aug 2020	53	1251
Aug 2021	78	2136
Aug 2022	130	2458
Aug 2023	111	2017
Aug 2024	82	2079
Aug 2025	82	1765

Statistics are calculated over a rolling 12 month period



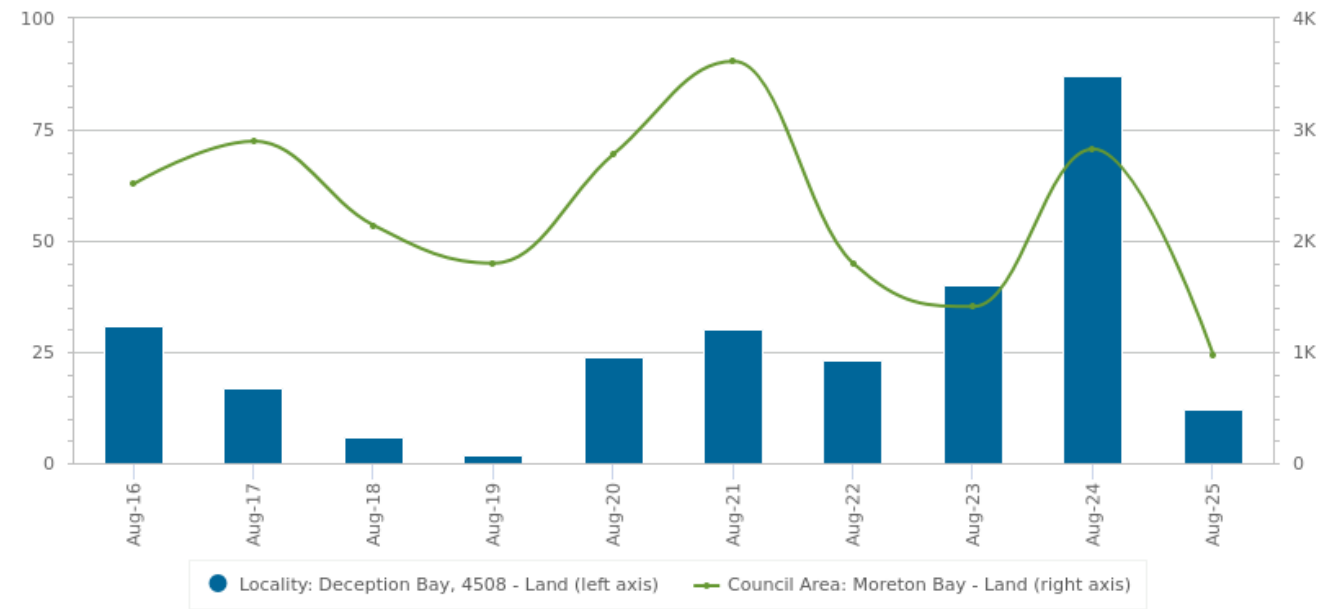
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

12
Aug 2025

	Deception Bay	Moreton Bay
Aug 2016	31	2513
Aug 2017	17	2895
Aug 2018	6	2138
Aug 2019	2	1798
Aug 2020	24	2781
Aug 2021	30	3614
Aug 2022	23	1795
Aug 2023	40	1408
Aug 2024	87	2825
Aug 2025	12	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

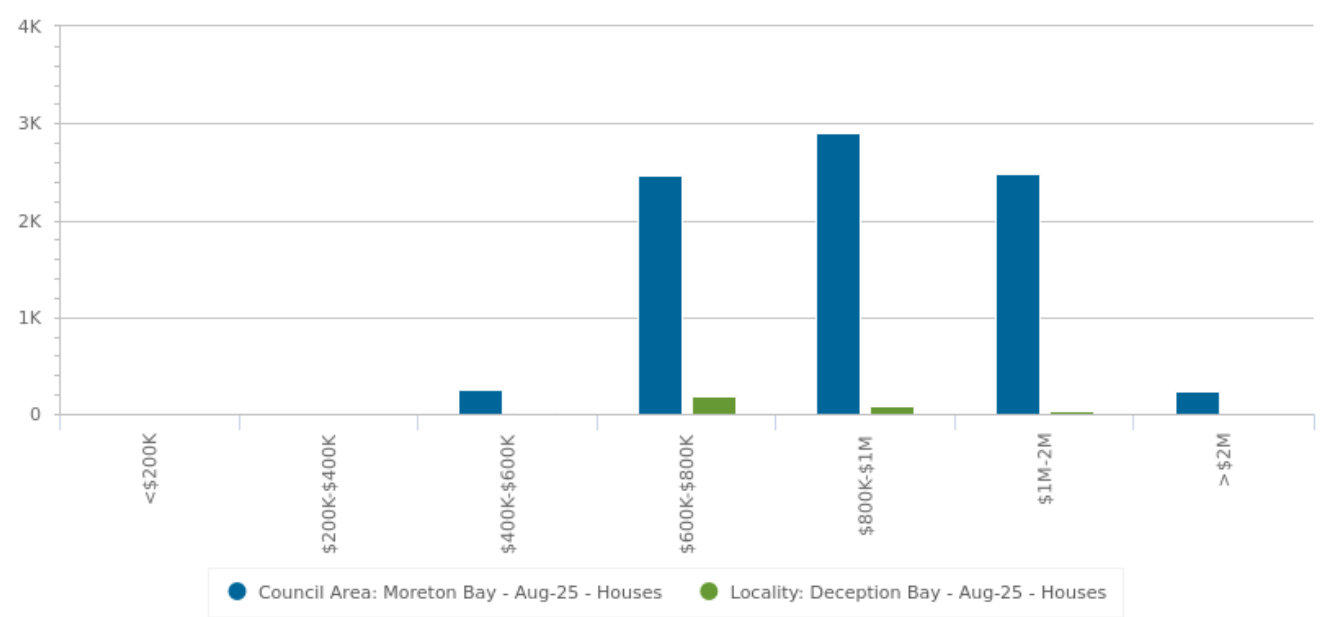
House: Sales By Price

\$268.01M

Aug 2025

	Deception Bay	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	23	249
\$600K-\$800K	190	2,458
\$800K-\$1M	79	2,908
\$1M-\$2M	39	2,485
>\$2M	1	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

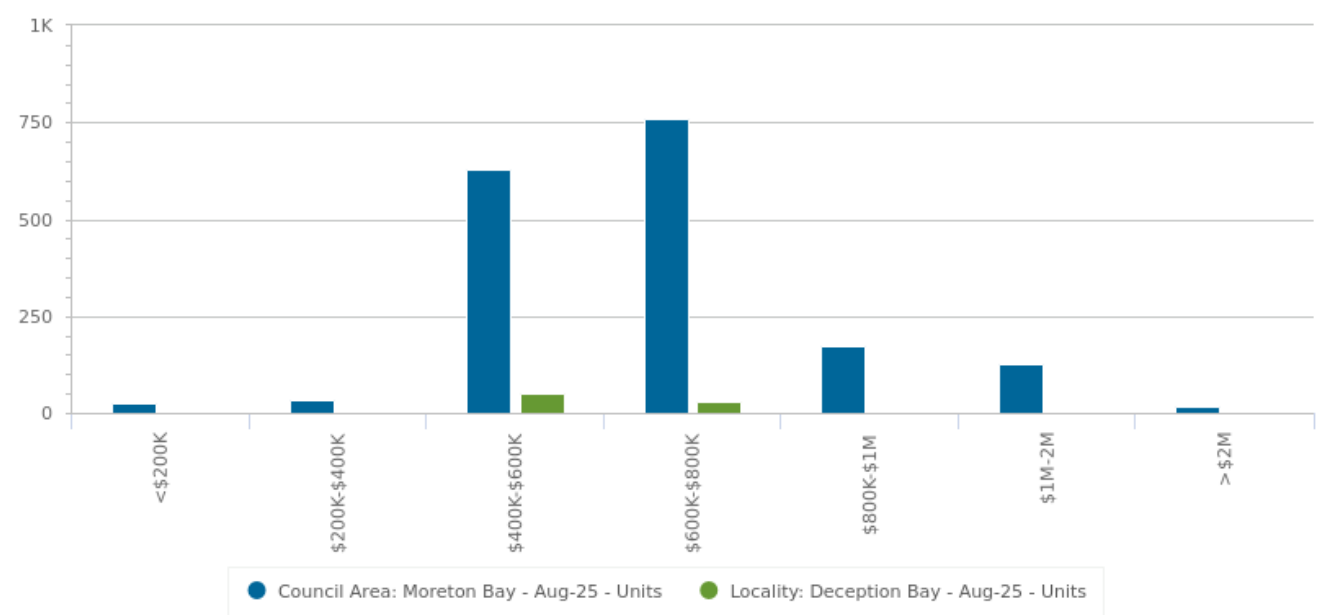
Unit: Sales By Price

\$46.93M

Aug 2025

	Deception Bay	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	50	629
\$600K-\$800K	31	759
\$800K-\$1M	1	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

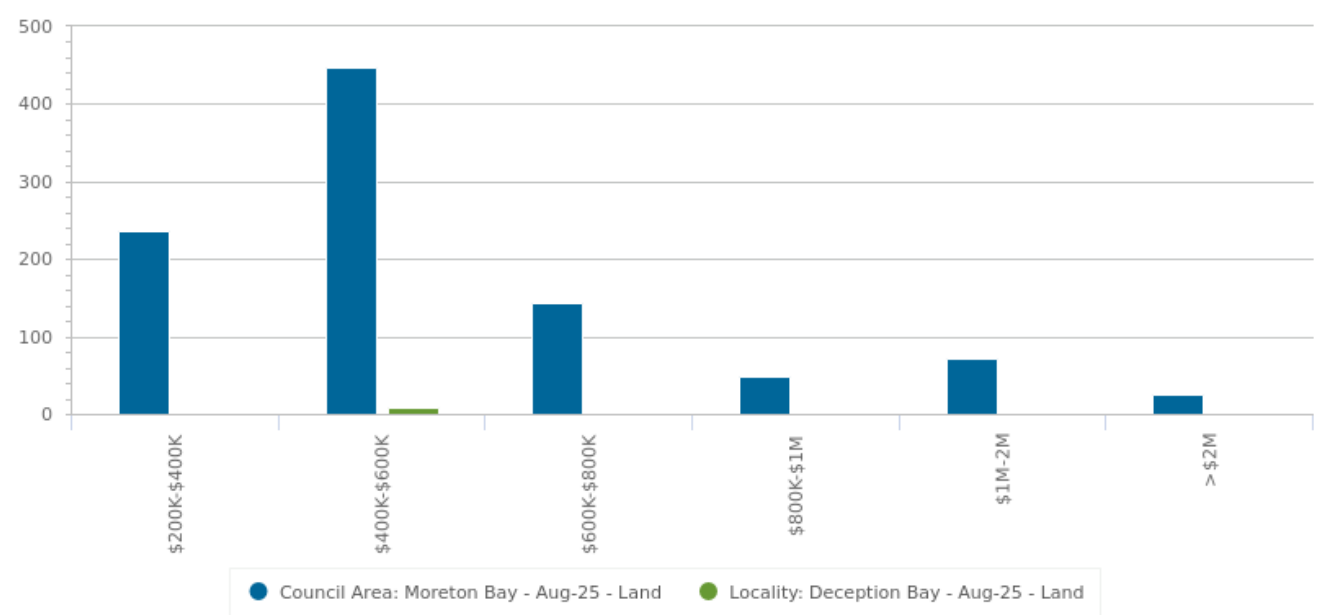


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Deception Bay	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	9	448
\$600K-\$800K	1	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

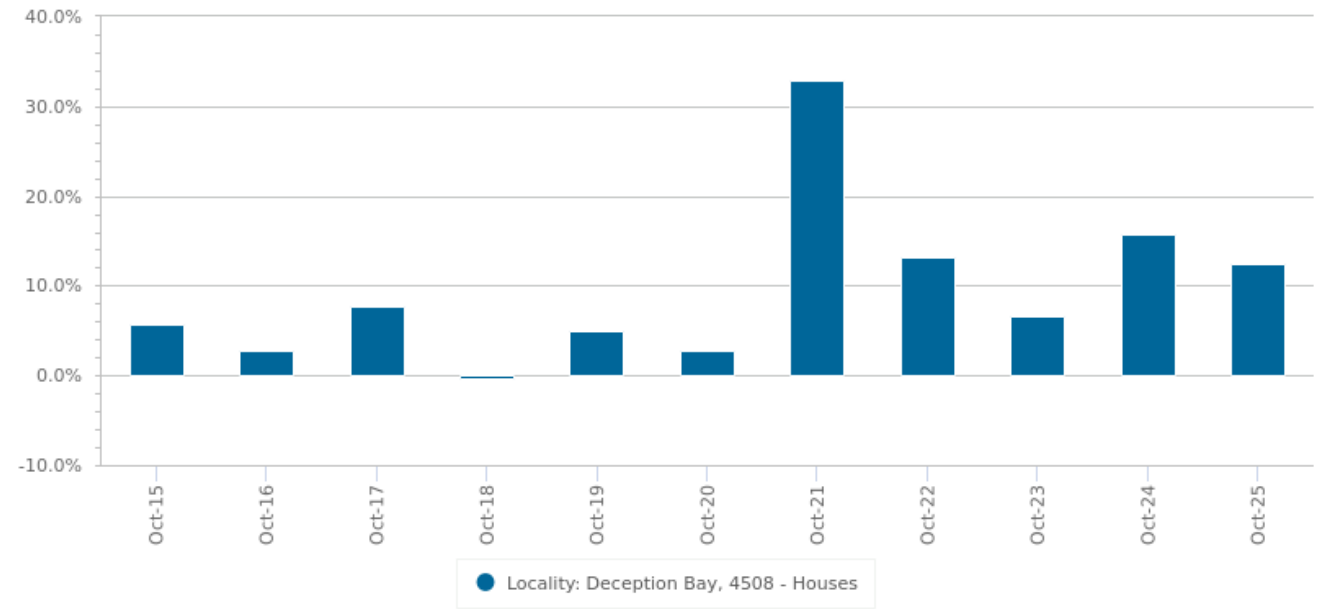
House: Change In Median Value

12.5%

Oct 2025

	Deception Bay
Oct 2016	2.8%
Oct 2017	7.8%
Oct 2018	-0.4%
Oct 2019	5.0%
Oct 2020	2.7%
Oct 2021	32.8%
Oct 2022	13.2%
Oct 2023	6.6%
Oct 2024	15.7%
Oct 2025	12.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

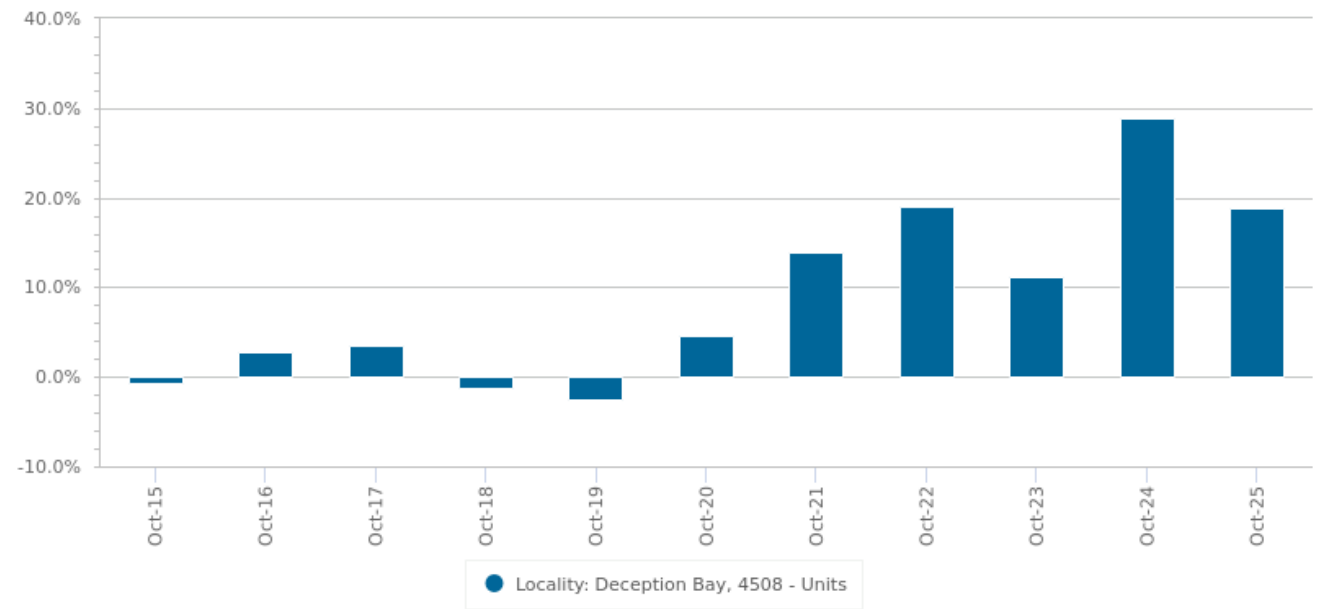
18.8%

Oct 2025

Unit: Change In Median Value

	Deception Bay
Oct 2016	2.7%
Oct 2017	3.6%
Oct 2018	-1.3%
Oct 2019	-2.6%
Oct 2020	4.7%
Oct 2021	13.9%
Oct 2022	19.0%
Oct 2023	11.2%
Oct 2024	28.9%
Oct 2025	18.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

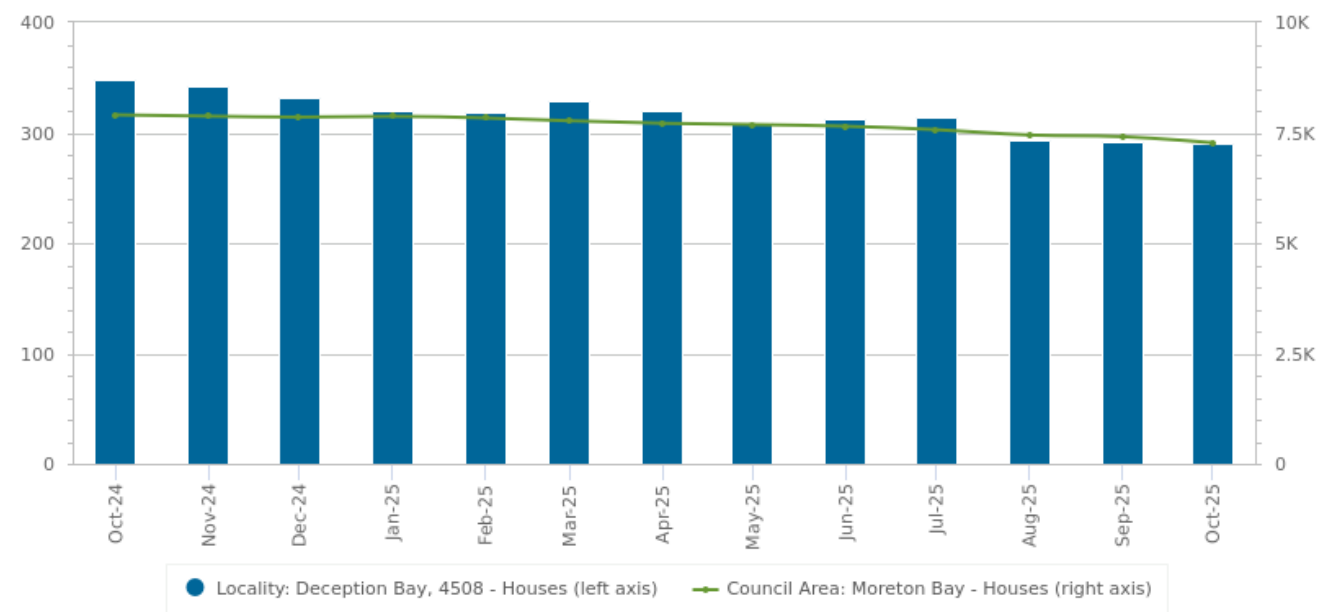
For Sale Statistics

House: Number of New Listing

290
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	342	7,875
Dec 2024	332	7,855
Jan 2025	320	7,872
Feb 2025	319	7,834
Mar 2025	329	7,770
Apr 2025	320	7,714
May 2025	309	7,685
Jun 2025	312	7,647
Jul 2025	314	7,569
Aug 2025	294	7,448
Sep 2025	292	7,411
Oct 2025	290	7,272

Statistics are calculated over a rolling 12 month period



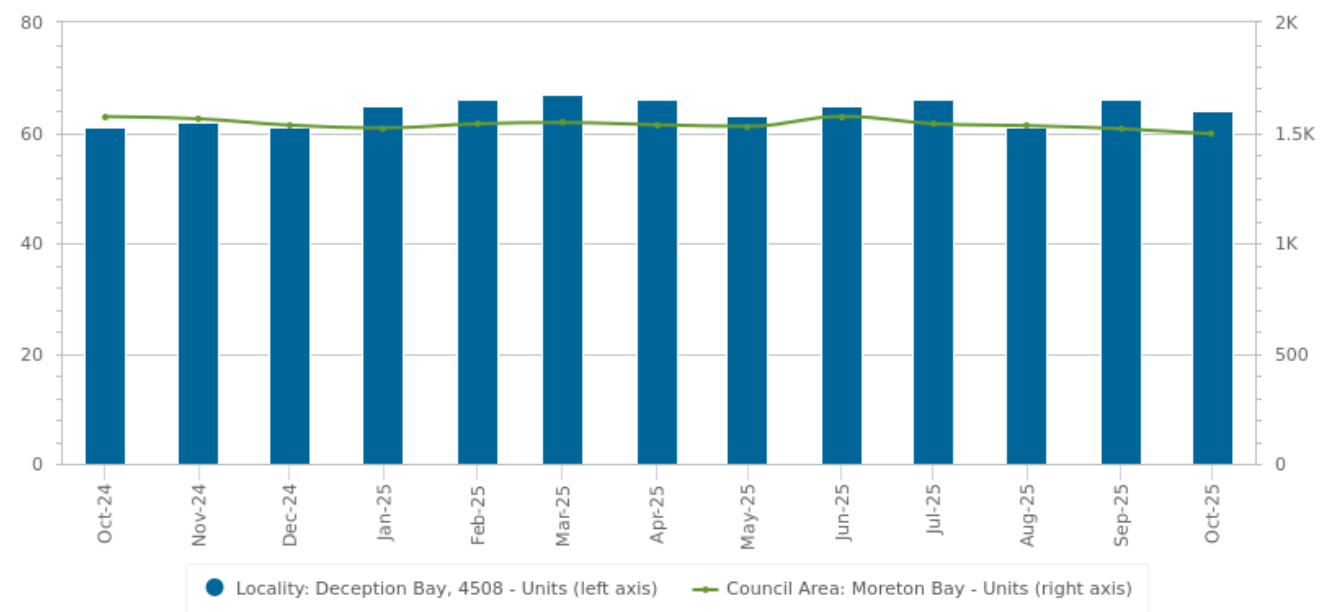
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

64
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	62	1,563
Dec 2024	61	1,534
Jan 2025	65	1,522
Feb 2025	66	1,541
Mar 2025	67	1,546
Apr 2025	66	1,536
May 2025	63	1,529
Jun 2025	65	1,574
Jul 2025	66	1,541
Aug 2025	61	1,532
Sep 2025	66	1,518
Oct 2025	64	1,495

Statistics are calculated over a rolling 12 month period



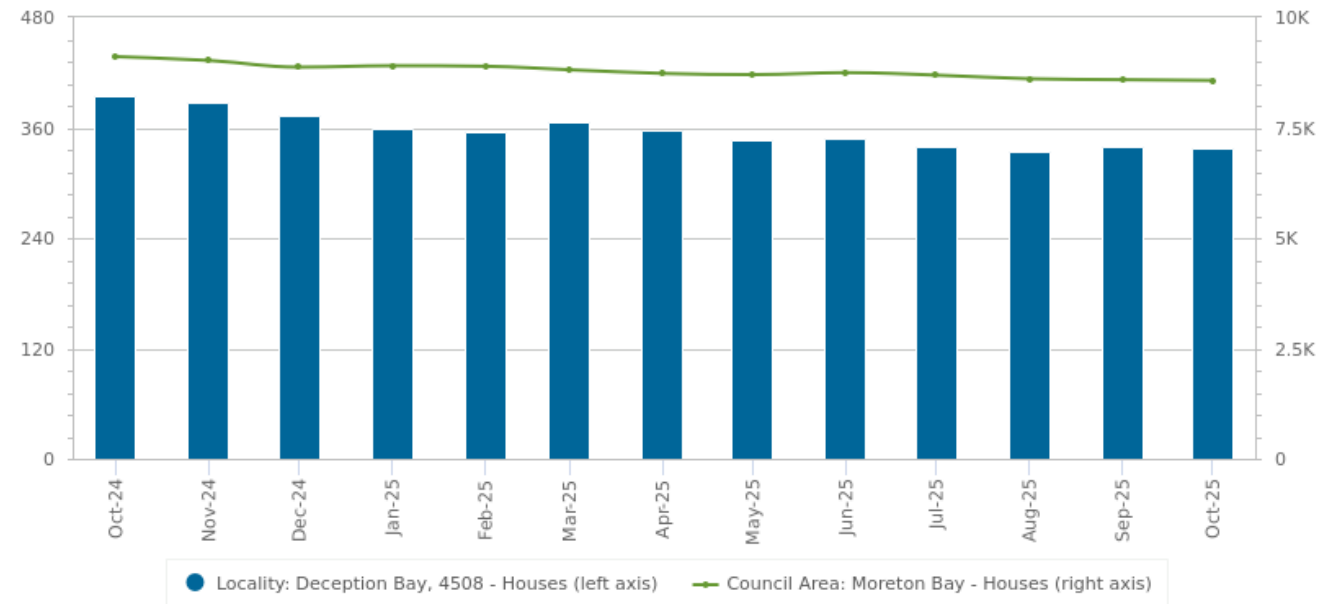
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

338
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	388	9,023
Dec 2024	374	8,872
Jan 2025	359	8,905
Feb 2025	355	8,892
Mar 2025	367	8,812
Apr 2025	357	8,730
May 2025	347	8,703
Jun 2025	349	8,748
Jul 2025	340	8,691
Aug 2025	334	8,609
Sep 2025	339	8,588
Oct 2025	338	8,571

Statistics are calculated over a rolling 12 month period



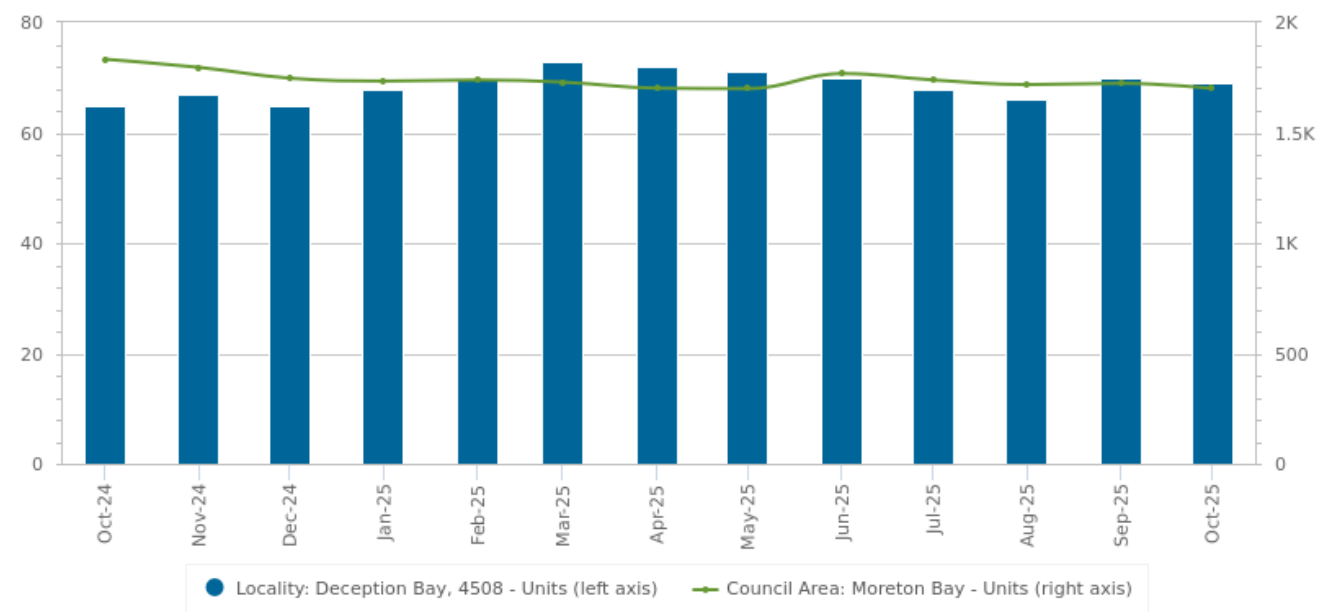
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

69
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	67	1,796
Dec 2024	65	1,747
Jan 2025	68	1,734
Feb 2025	70	1,739
Mar 2025	73	1,729
Apr 2025	72	1,702
May 2025	71	1,700
Jun 2025	70	1,768
Jul 2025	68	1,739
Aug 2025	66	1,718
Sep 2025	70	1,724
Oct 2025	69	1,701

Statistics are calculated over a rolling 12 month period



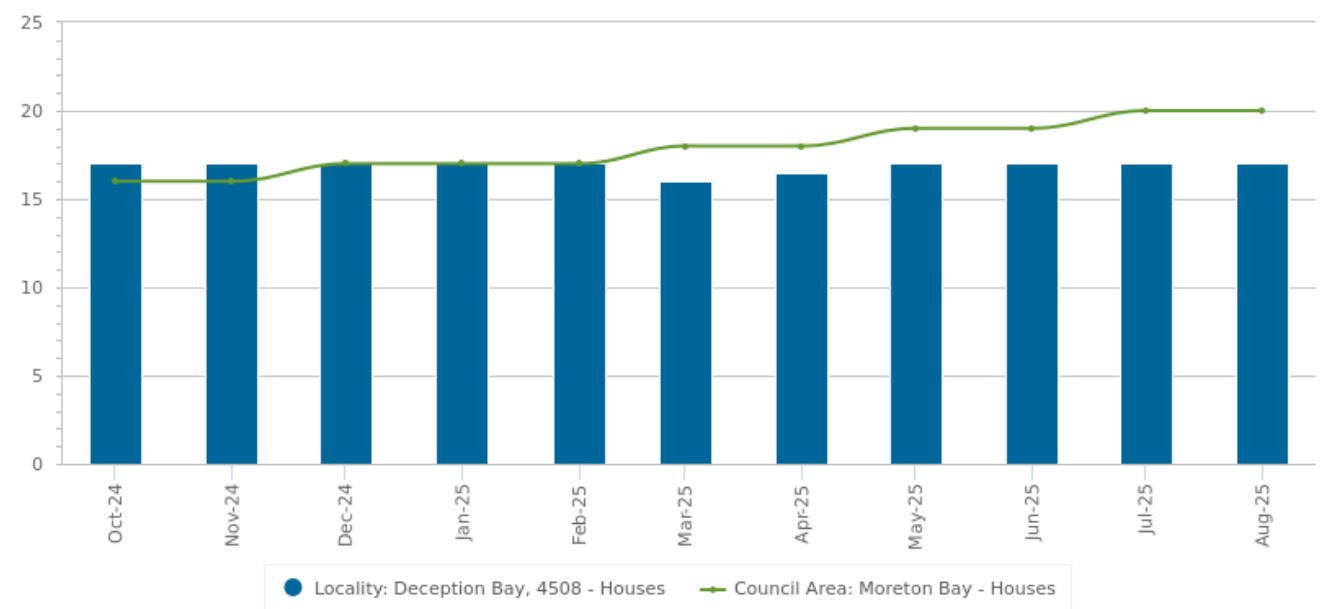
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

17
Aug 2025

	Deception Bay	Moreton Bay
Sep 2024	16	16
Oct 2024	17	16
Nov 2024	17	16
Dec 2024	17	17
Jan 2025	17	17
Feb 2025	17	17
Mar 2025	16	18
Apr 2025	16.5	18
May 2025	17	19
Jun 2025	17	19
Jul 2025	17	20
Aug 2025	17	20

Statistics are calculated over a rolling 12 month period



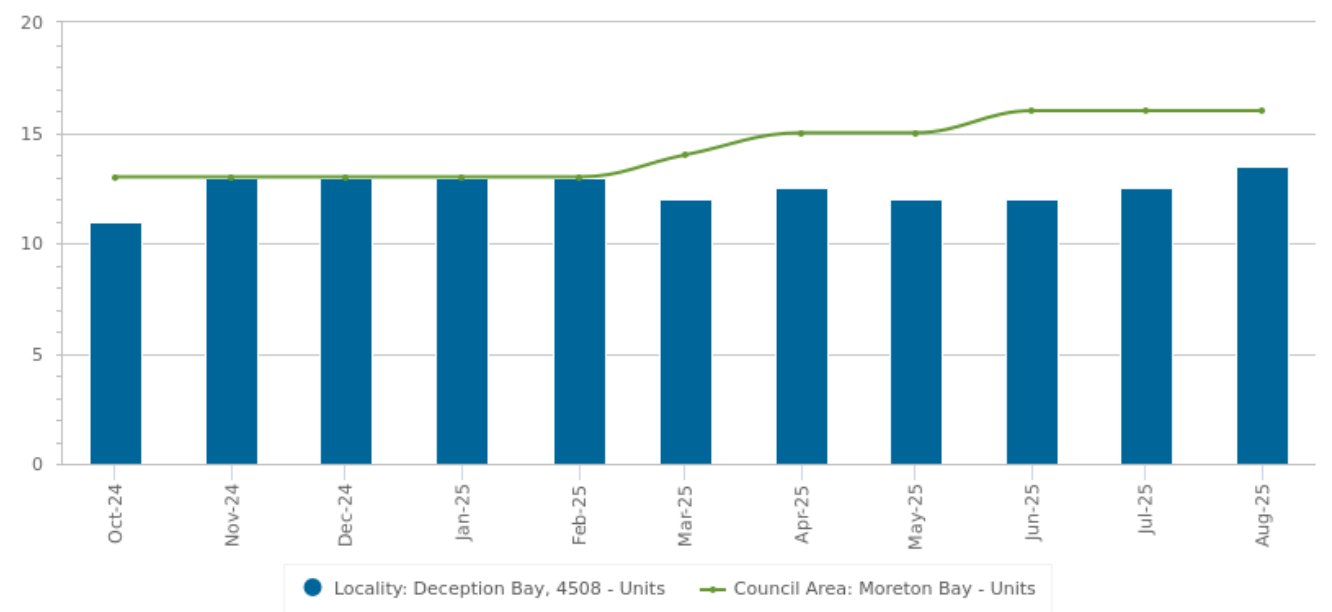
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13.5
Aug 2025

	Deception Bay	Moreton Bay
Sep 2024	12	13
Oct 2024	11	13
Nov 2024	13	13
Dec 2024	13	13
Jan 2025	13	13
Feb 2025	13	13
Mar 2025	12	14
Apr 2025	12.5	15
May 2025	12	15
Jun 2025	12	16
Jul 2025	12.5	16
Aug 2025	13.5	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

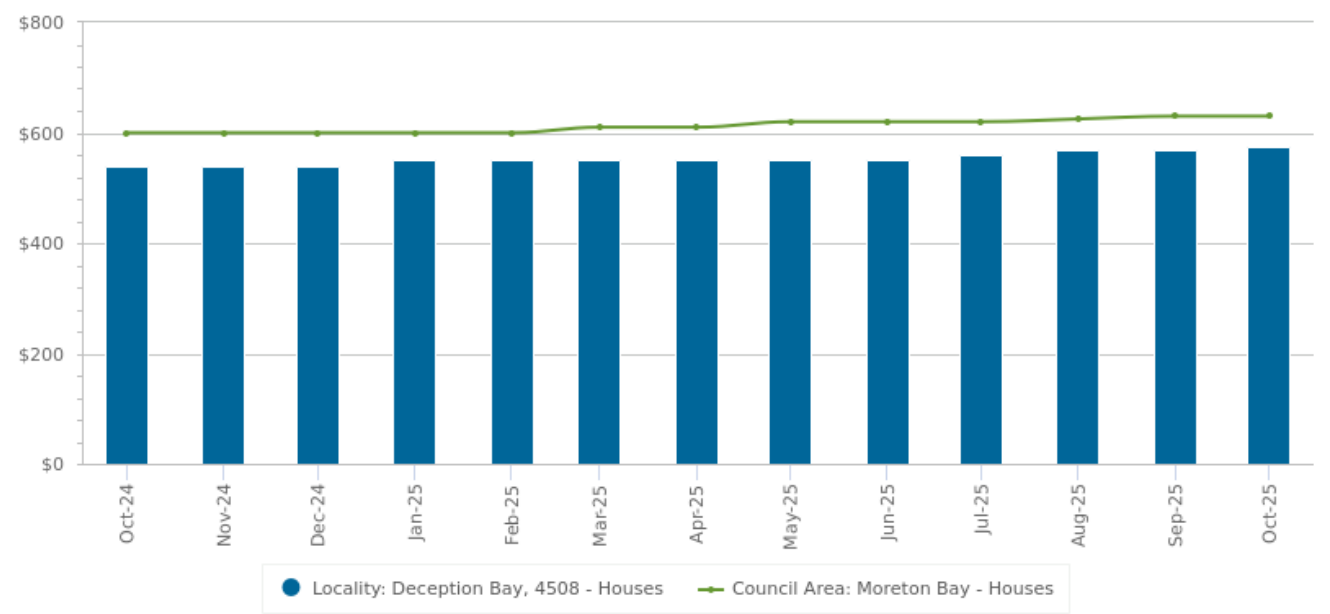
House: Median Rent

\$575/w

Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	\$540/w	\$600/w
Dec 2024	\$540/w	\$600/w
Jan 2025	\$550/w	\$600/w
Feb 2025	\$550/w	\$600/w
Mar 2025	\$550/w	\$610/w
Apr 2025	\$550/w	\$610/w
May 2025	\$550/w	\$620/w
Jun 2025	\$550/w	\$620/w
Jul 2025	\$560/w	\$620/w
Aug 2025	\$570/w	\$625/w
Sep 2025	\$570/w	\$630/w
Oct 2025	\$575/w	\$630/w

Statistics are calculated over a rolling 12 month period



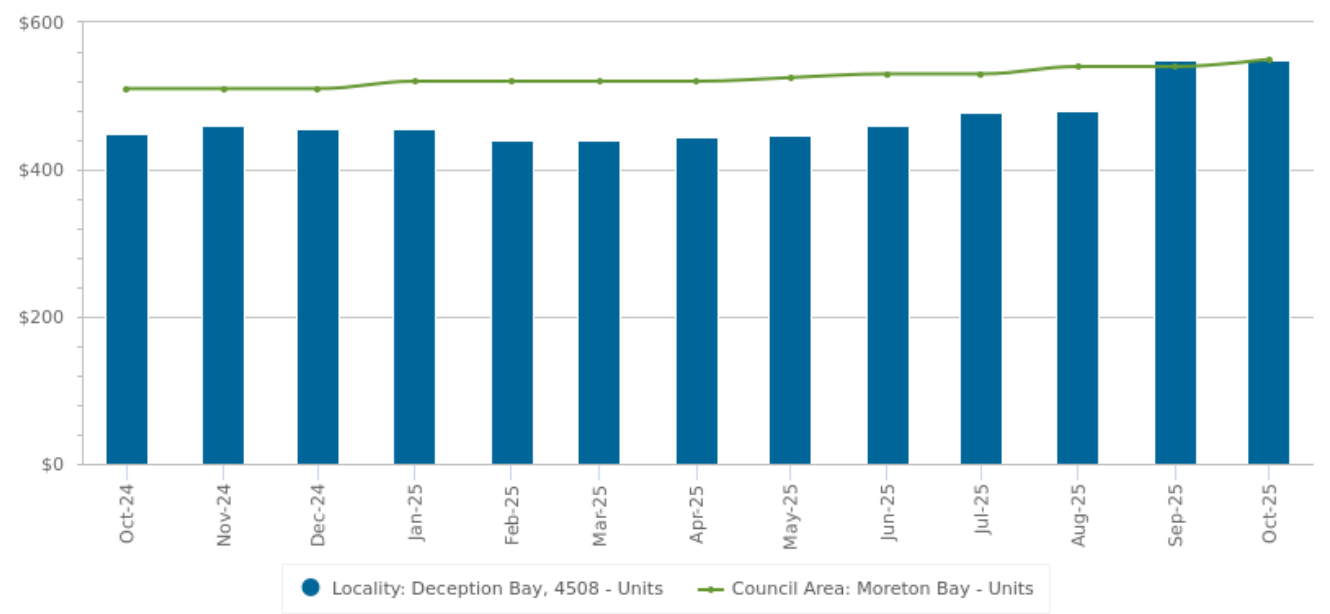
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$550/w
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	\$460/w	\$510/w
Dec 2024	\$455/w	\$510/w
Jan 2025	\$455/w	\$520/w
Feb 2025	\$440/w	\$520/w
Mar 2025	\$440/w	\$520/w
Apr 2025	\$445/w	\$520/w
May 2025	\$448/w	\$525/w
Jun 2025	\$460/w	\$530/w
Jul 2025	\$478/w	\$530/w
Aug 2025	\$480/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$550/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

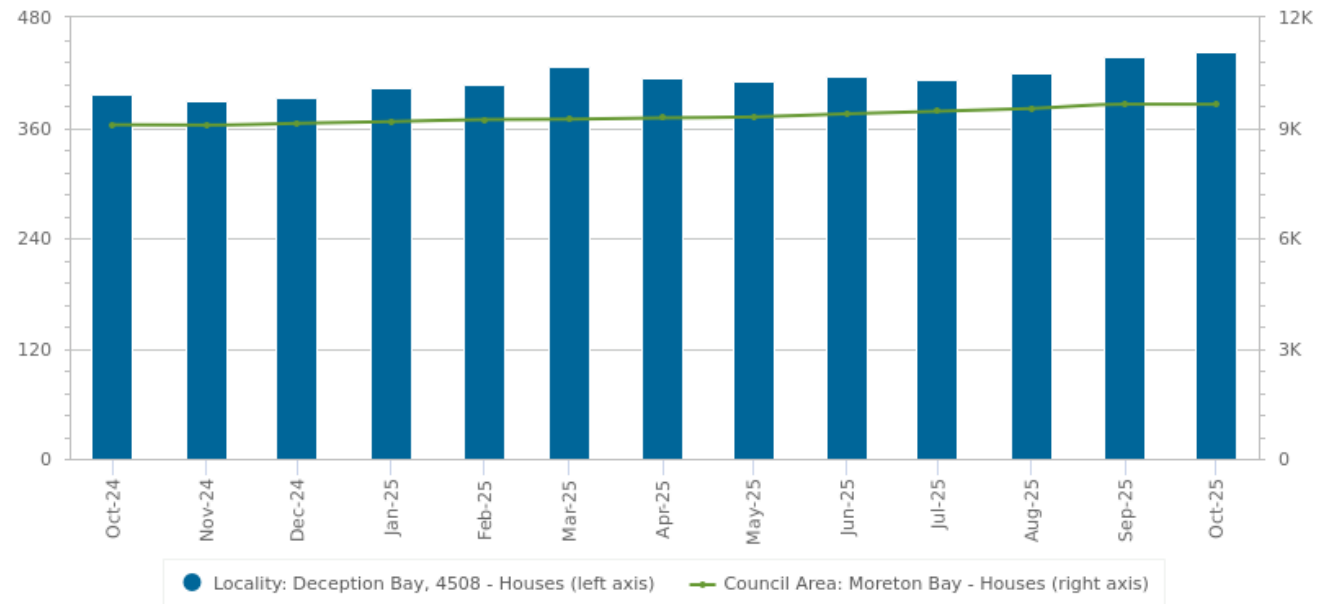
443

Oct 2025

House: Rental Rate Observations

	Deception Bay	Moreton Bay
Nov 2024	389	9,072
Dec 2024	393	9,120
Jan 2025	404	9,167
Feb 2025	408	9,222
Mar 2025	427	9,231
Apr 2025	415	9,268
May 2025	411	9,294
Jun 2025	416	9,380
Jul 2025	413	9,447
Aug 2025	420	9,523
Sep 2025	438	9,639
Oct 2025	443	9,636

Statistics are calculated over a rolling 12 month period



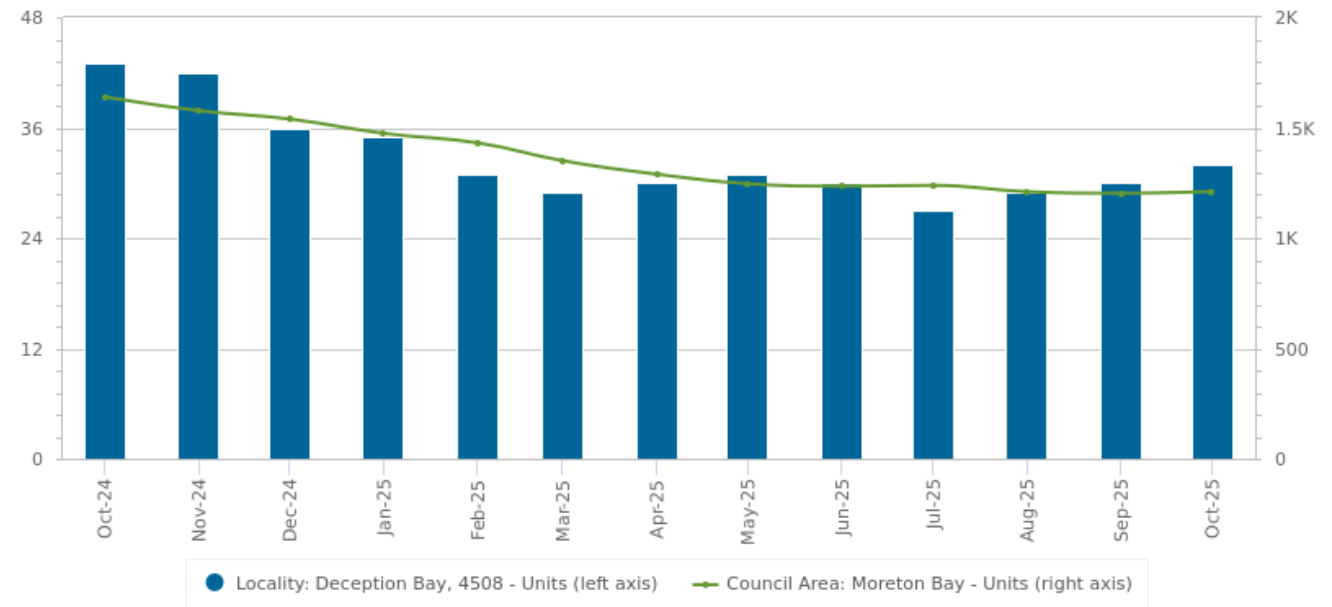
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

32
Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	42	1,577
Dec 2024	36	1,539
Jan 2025	35	1,474
Feb 2025	31	1,431
Mar 2025	29	1,350
Apr 2025	30	1,289
May 2025	31	1,246
Jun 2025	30	1,235
Jul 2025	27	1,239
Aug 2025	29	1,210
Sep 2025	30	1,203
Oct 2025	32	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

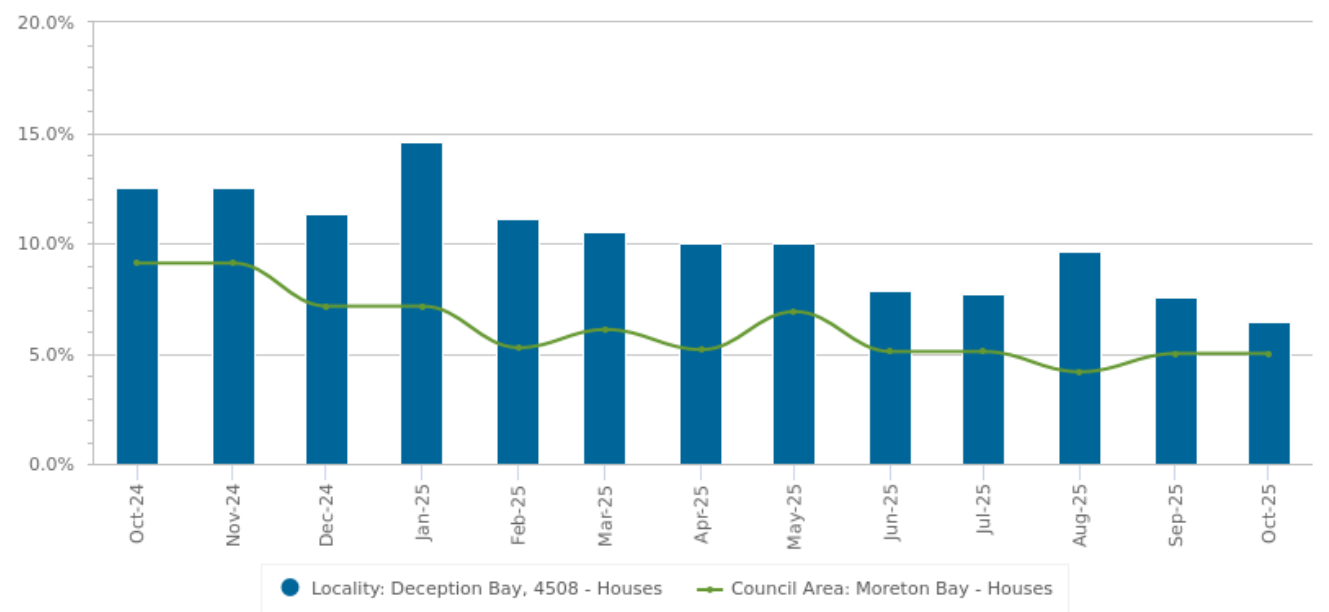
6.5%

Oct 2025

House: Change in Rental Rate

	Deception Bay	Moreton Bay
Nov 2024	12.5%	9.1%
Dec 2024	11.3%	7.1%
Jan 2025	14.6%	7.1%
Feb 2025	11.1%	5.3%
Mar 2025	10.6%	6.1%
Apr 2025	10.0%	5.2%
May 2025	10.0%	6.9%
Jun 2025	7.8%	5.1%
Jul 2025	7.7%	5.1%
Aug 2025	9.6%	4.2%
Sep 2025	7.5%	5.0%
Oct 2025	6.5%	5.0%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

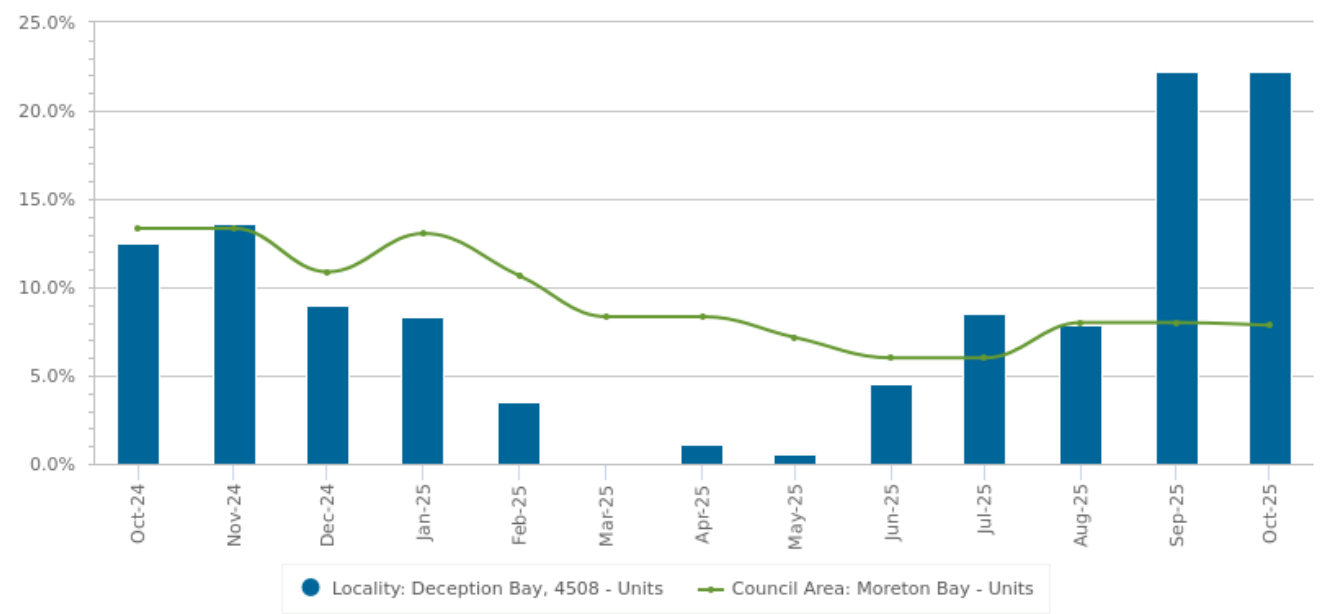
Unit: Change in Rental Rate

22.2%

Oct 2025

	Deception Bay	Moreton Bay
Nov 2024	13.6%	13.3%
Dec 2024	9.0%	10.9%
Jan 2025	8.3%	13.0%
Feb 2025	3.5%	10.6%
Mar 2025	-	8.3%
Apr 2025	1.1%	8.3%
May 2025	0.6%	7.1%
Jun 2025	4.5%	6.0%
Jul 2025	8.5%	6.0%
Aug 2025	7.9%	8.0%
Sep 2025	22.2%	8.0%
Oct 2025	22.2%	7.8%

Statistics are calculated over a rolling 12 month period



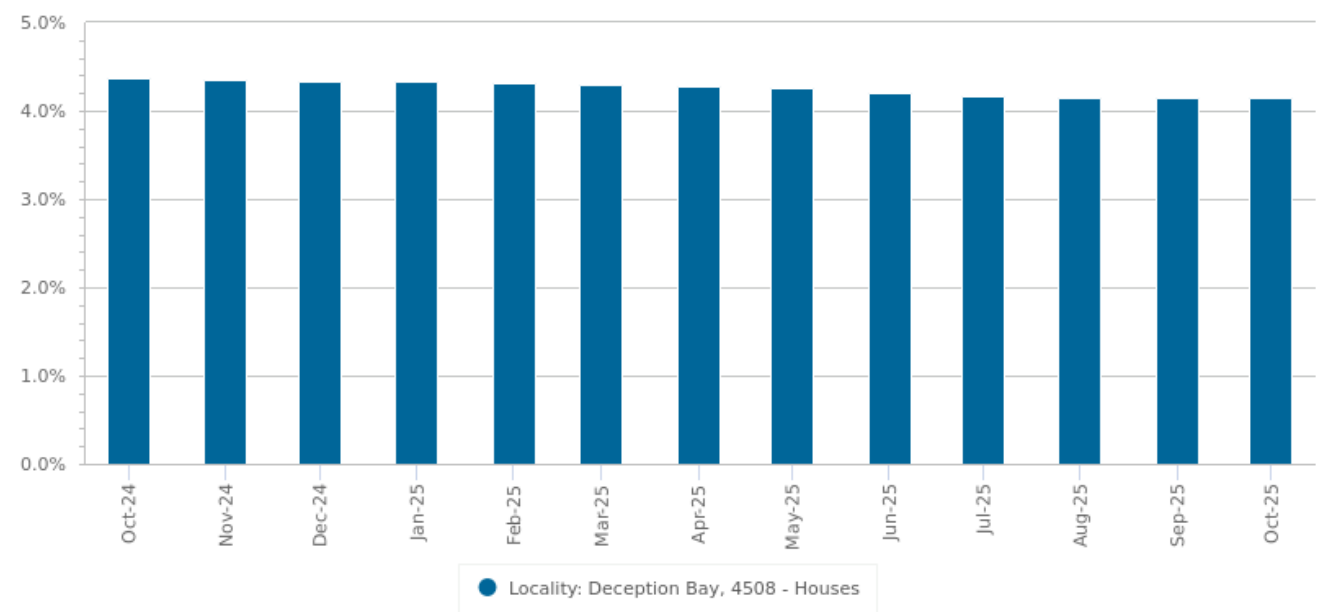
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%
Oct 2025

	Deception Bay
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.3%
Feb 2025	4.3%
Mar 2025	4.3%
Apr 2025	4.3%
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



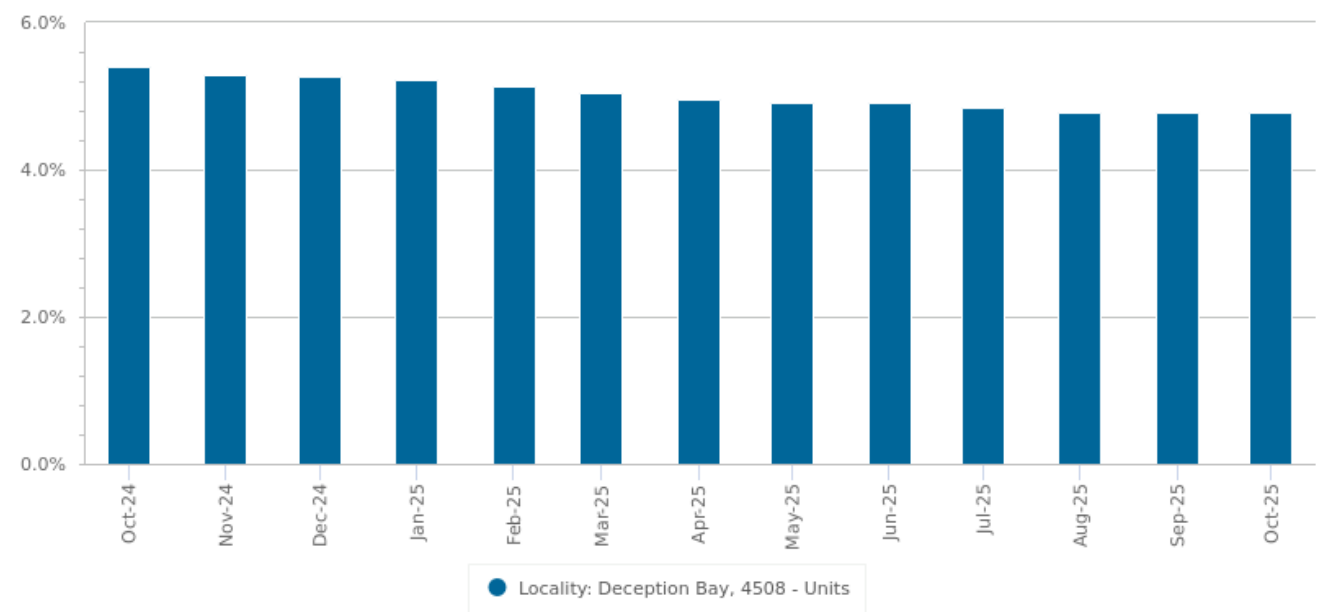
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%
Oct 2025

	Deception Bay
Nov 2024	5.3%
Dec 2024	5.3%
Jan 2025	5.2%
Feb 2025	5.1%
Mar 2025	5.0%
Apr 2025	5.0%
May 2025	4.9%
Jun 2025	4.9%
Jul 2025	4.8%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Deception Bay	Moreton Bay
Childless Couples	36.1%	38.7%
Couples with Children	36%	42%
Single Parents	25.8%	17.9%
Other	2%	1.3%

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



Childless Couples

36.1%



Couples with Children

36%



Single Parents

25.8%



Other

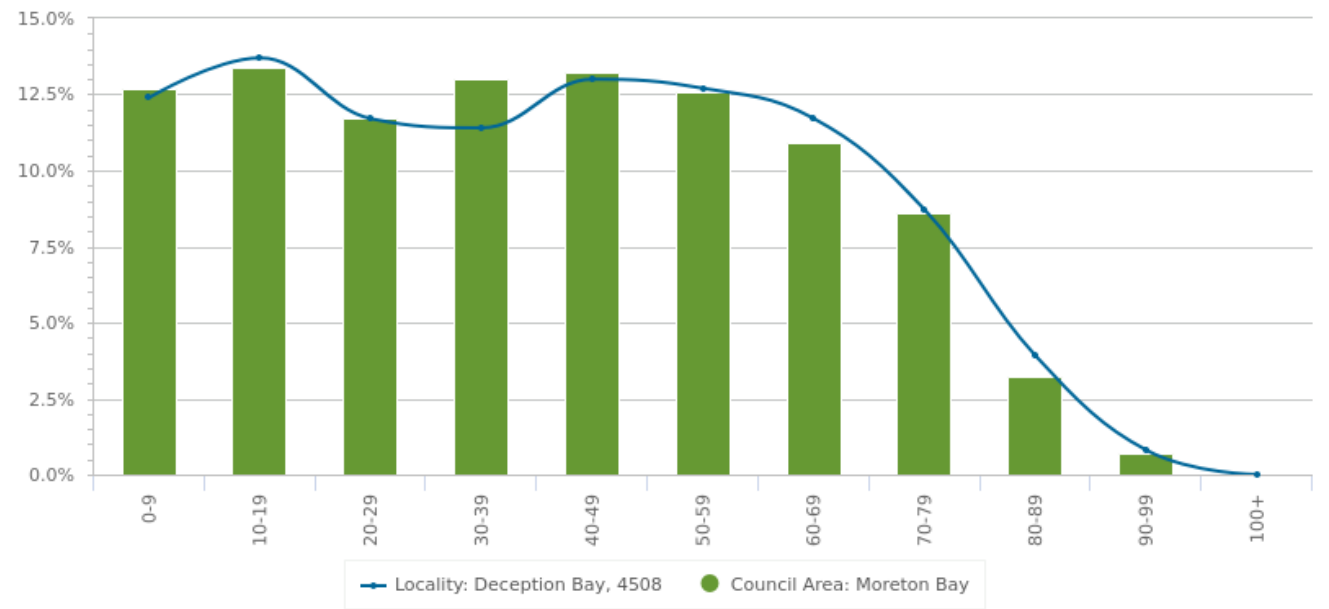
2%

Population Age

Population Age

	Deception Bay	Moreton Bay
0-9	12.4%	12.7%
10-19	13.7%	13.4%
20-29	11.7%	11.7%
30-39	11.4%	13%
40-49	13%	13.2%
50-59	12.7%	12.6%
60-69	11.7%	10.9%
70-79	8.7%	8.6%
80-89	3.9%	3.2%
90-99	0.8%	0.7%

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



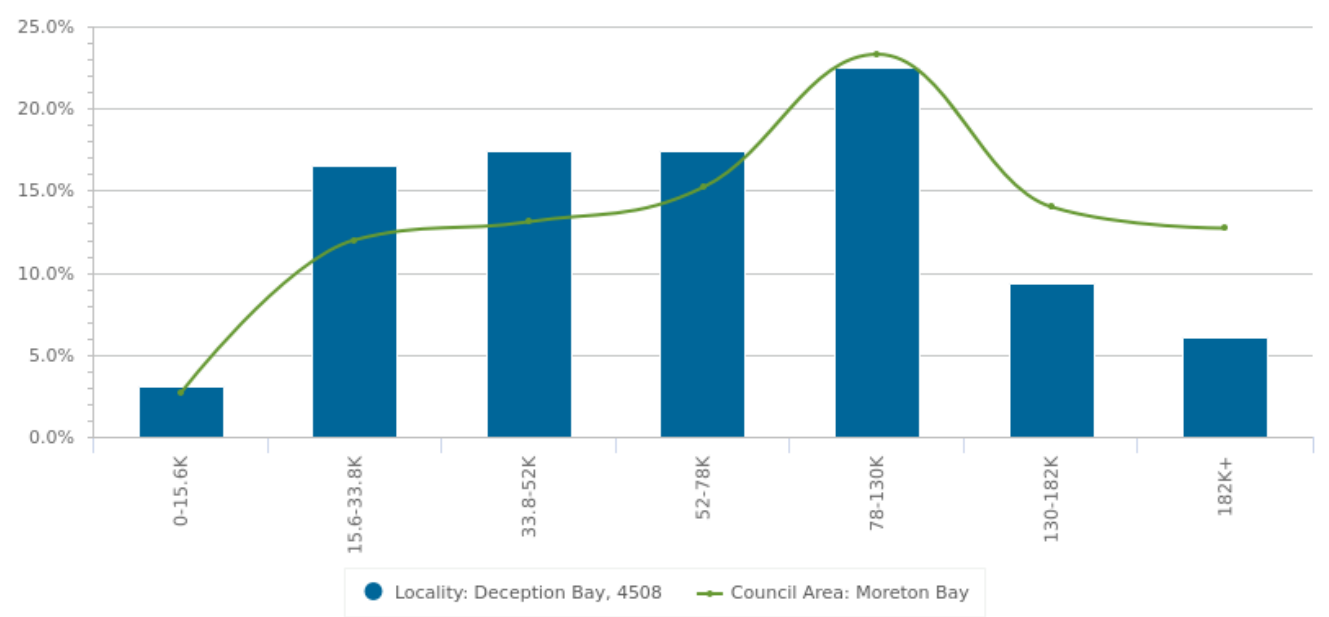
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Deception Bay	Moreton Bay
0-15.6K	3.1%	2.7%
15.6-33.8K	16.5%	12%
33.8-52K	17.4%	13.1%
52-78K	17.4%	15.2%
78-130K	22.5%	23.3%
130-182K	9.4%	14%
182K+	6.1%	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

	Deception Bay	Moreton Bay
Postgrad	2%	4.9%
Graduate Diploma or Certificate	2.1%	3.3%
Bachelor	12.9%	20%
Advanced Diploma or Diploma	14.8%	17.2%
Certificate	50.1%	42.3%
Not Stated	17.1%	11.2%
Inadequately Described	1%	0.9%

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



Postgrad

2%



Graduate Diploma or Certificate

2.1%



Bachelor

12.9%



Advanced Diploma or
Diploma

14.8%



Certificate

50.1%



Not Stated

17.1%



Inadequately
Described

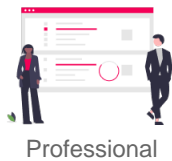
1%

Occupation

Employment By Occupation

	Deception Bay	Moreton Bay
Professional	11.8%	17.9%
Clerical	12%	14.1%
Trades	15.4%	14.7%
Labourer	14.8%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	10.2%	7.1%
Managers	7.7%	11.4%
Community and Personal Service Workers	16.3%	13.3%
Sales Workers	9.7%	9.1%

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



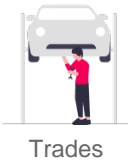
Professional

11.8%



Clerical

12%



Trades

15.4%



Labourer

14.8%



Not Stated

2.1%



Machinery Operators and Drivers

10.2%

Employment By Occupation



Managers

7.7%



Community and Personal Service
Workers

16.3%



Sales Workers

9.7%

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