

Suburb Statistics Report

Deception Bay QLD 4508

Prepared on 20 Jan 2026

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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	10.8 years	7.3 years	-
Total Dwellings	6,626	994	206
Total New Listings	286	66	-
Median Value	\$839,104	\$649,232	-
Total Properties Listed	325	69	-

Market Trends

House: Market Trends

<div>348</div> <div>Properties Sold (12 Months)</div>	<div>10.8</div> <div>Average Tenure Period (Years)</div>	<div>\$592.5/w</div> <div>Median Asking Rent (12 Months)</div>
<div>286</div> <div>New Sale Listings (12 Months)</div>	<div>16</div> <div>Days on Market (12 Months)</div>	<div>427</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$858,500</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>\$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>\$</div> <div>Lower Quartile Price*</div>	<div>\$705,000</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

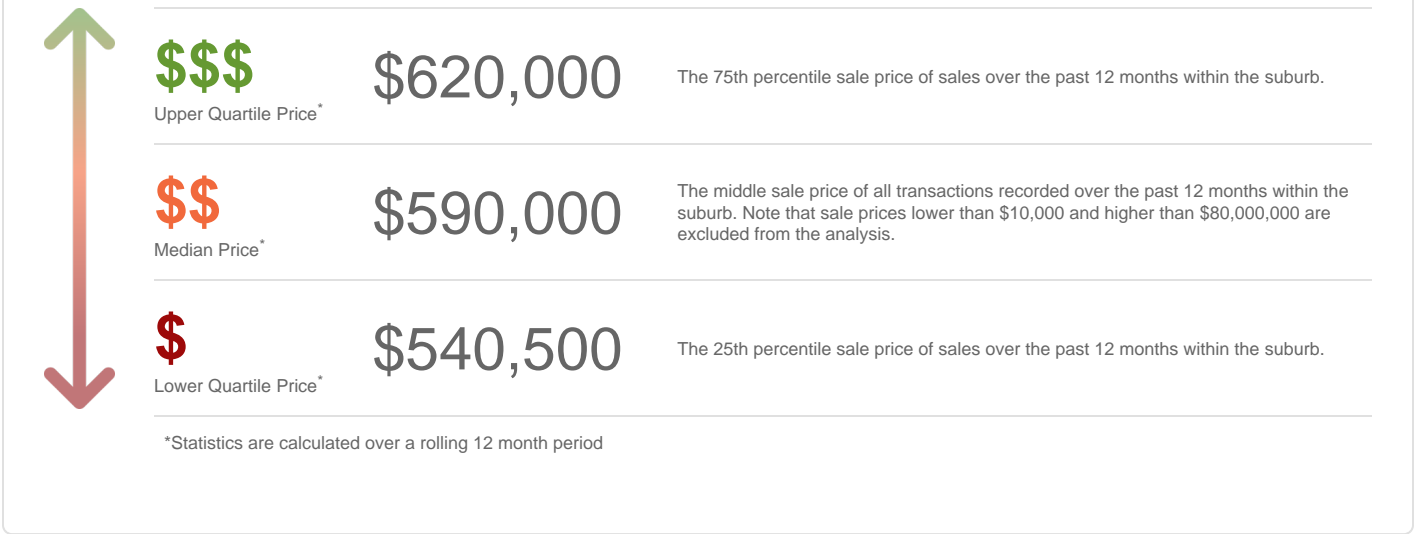
Deception Bay QLD 4508



Unit: Market Trends






Unit: Median Price Quartiles



Land: Market Trends

4 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*	\$559,000	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

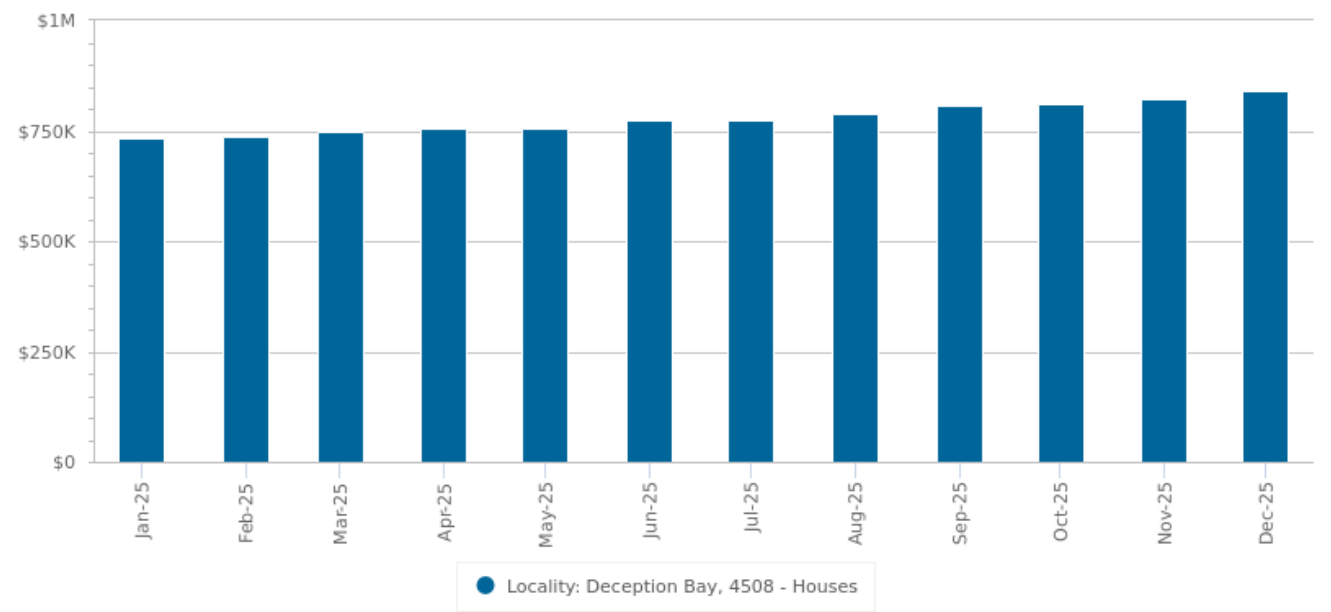
House: Recent Median Value

\$839K

Dec 2025

	Deception Bay
Jan 2025	\$734,086
Feb 2025	\$737,645
Mar 2025	\$746,643
Apr 2025	\$756,244
May 2025	\$757,054
Jun 2025	\$774,228
Jul 2025	\$775,699
Aug 2025	\$790,546
Sep 2025	\$805,839
Oct 2025	\$812,274
Nov 2025	\$822,221
Dec 2025	\$839,104

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

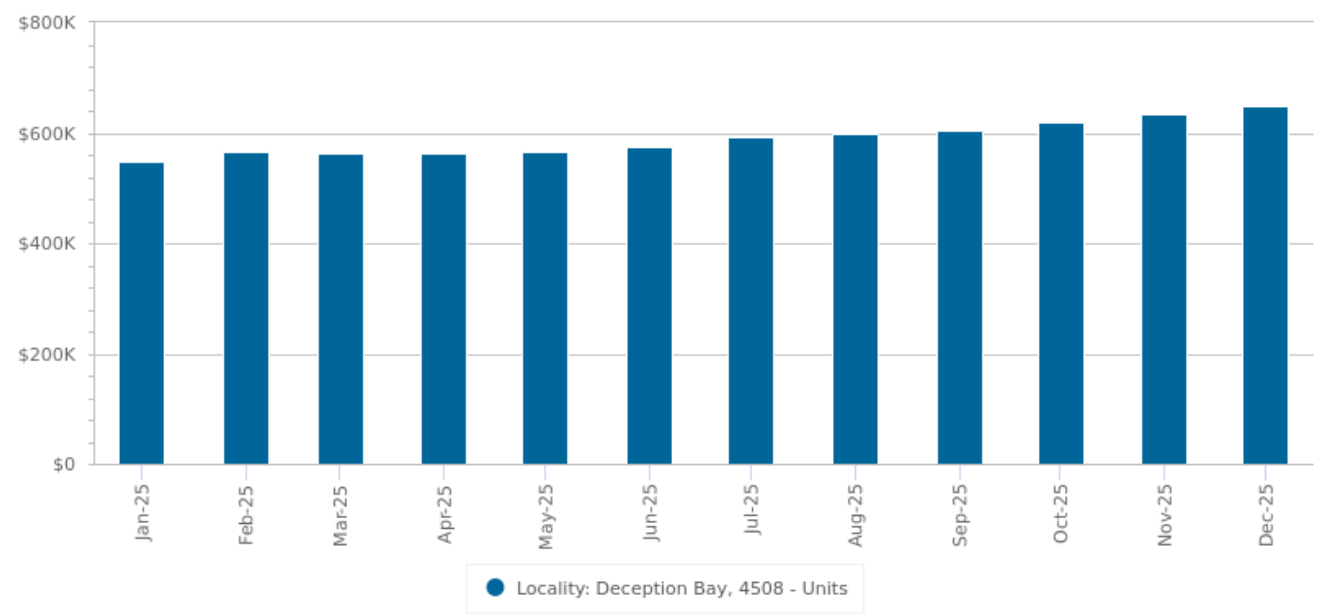
Unit: Recent Median Value

\$649K

Dec 2025

	Deception Bay
Jan 2025	\$549,107
Feb 2025	\$566,809
Mar 2025	\$563,251
Apr 2025	\$563,485
May 2025	\$566,578
Jun 2025	\$575,623
Jul 2025	\$592,198
Aug 2025	\$599,841
Sep 2025	\$604,198
Oct 2025	\$619,897
Nov 2025	\$633,322
Dec 2025	\$649,232

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

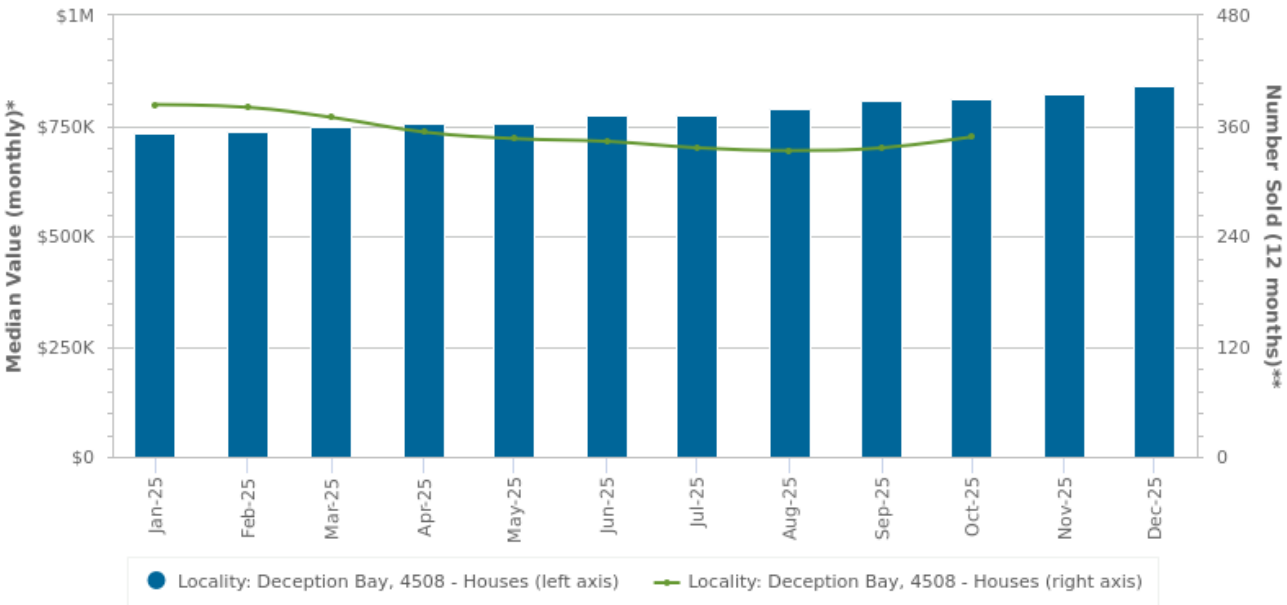
348

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$734,086	383
Feb 2025	\$737,645	380
Mar 2025	\$746,643	369
Apr 2025	\$756,244	353
May 2025	\$757,054	346
Jun 2025	\$774,228	343
Jul 2025	\$775,699	336
Aug 2025	\$790,546	333
Sep 2025	\$805,839	336
Oct 2025	\$812,274	348
Nov 2025	\$822,221	-
Dec 2025	\$839,104	-

Statistics are calculated over a rolling 12 month period



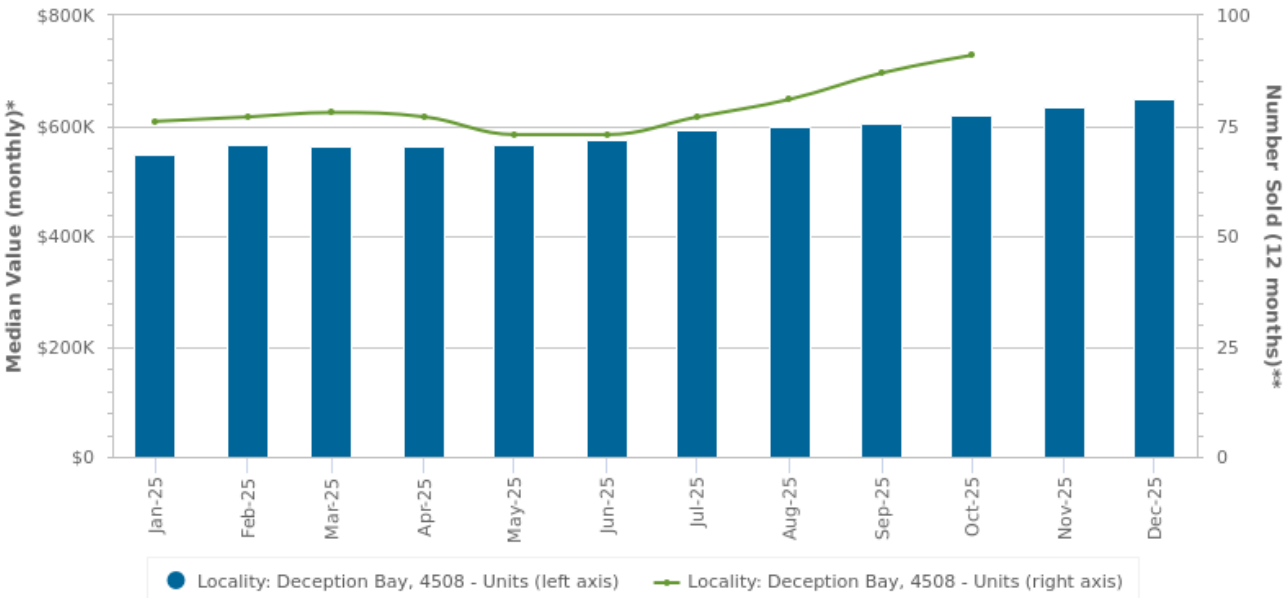
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

91
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$549,107	76
Feb 2025	\$566,809	77
Mar 2025	\$563,251	78
Apr 2025	\$563,485	77
May 2025	\$566,578	73
Jun 2025	\$575,623	73
Jul 2025	\$592,198	77
Aug 2025	\$599,841	81
Sep 2025	\$604,198	87
Oct 2025	\$619,897	91
Nov 2025	\$633,322	-
Dec 2025	\$649,232	-

Statistics are calculated over a rolling 12 month period



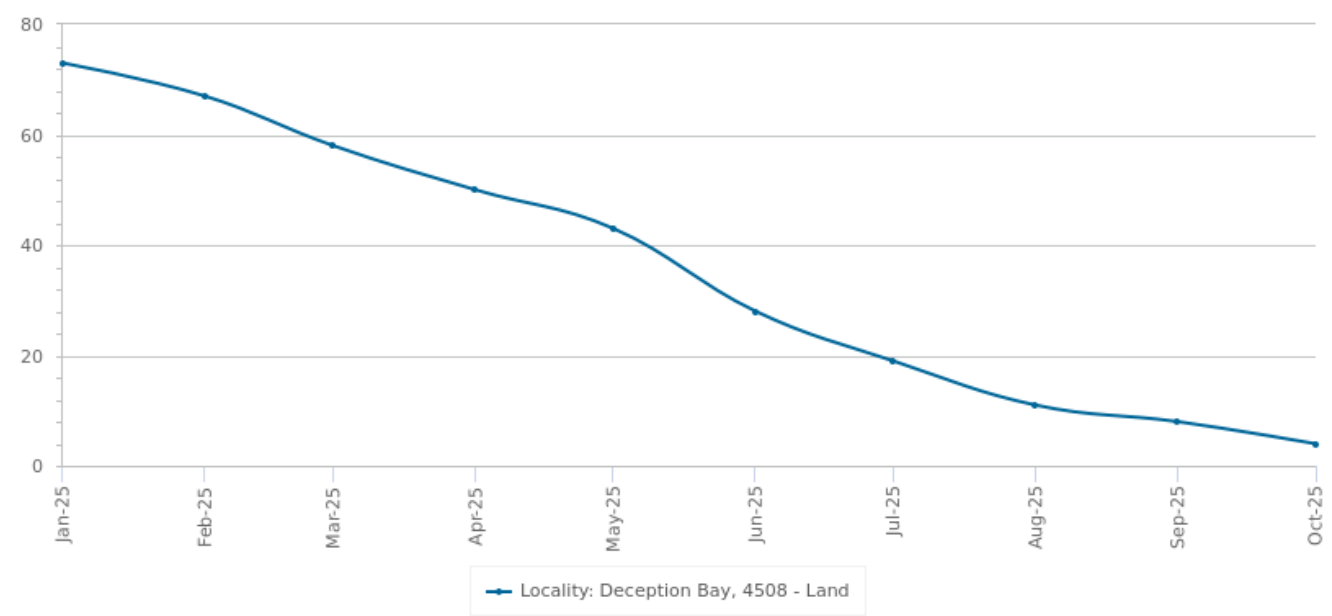
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

4
Oct 2025

	Median Value	Number Of Sold
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	-	19
Aug 2025	-	11
Sep 2025	-	8
Oct 2025	-	4

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

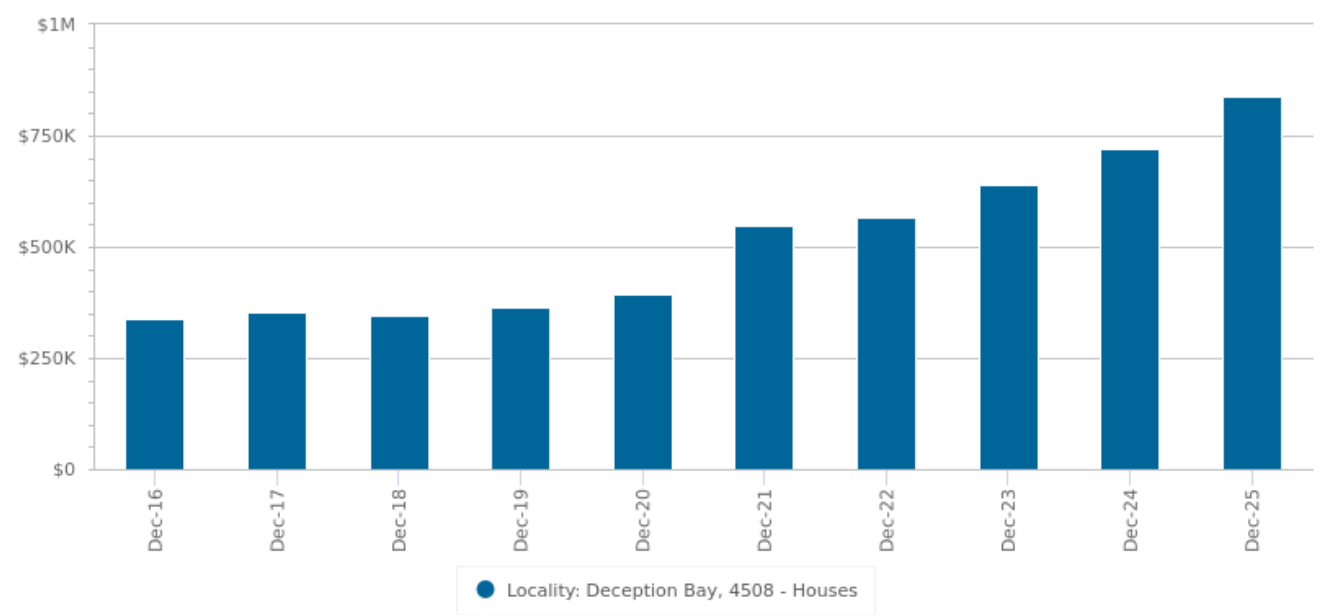
House: Median Value

\$839K

Dec 2025

	Deception Bay
Dec 2017	\$353,246
Dec 2018	\$346,317
Dec 2019	\$362,172
Dec 2020	\$395,048
Dec 2021	\$546,523
Dec 2022	\$565,899
Dec 2023	\$637,962
Dec 2024	\$719,379
Dec 2025	\$839,104
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

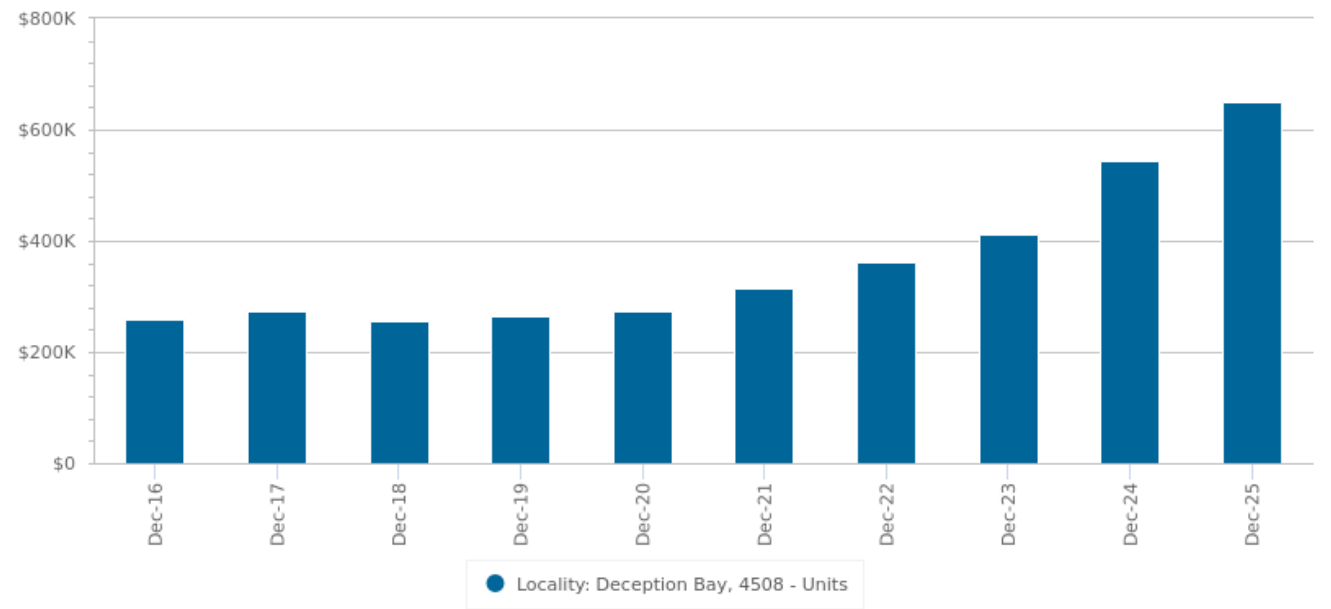
Unit: Median Value

\$649K

Dec 2025

	Deception Bay
Dec 2017	\$274,791
Dec 2018	\$255,763
Dec 2019	\$264,695
Dec 2020	\$273,407
Dec 2021	\$314,872
Dec 2022	\$362,216
Dec 2023	\$411,040
Dec 2024	\$543,761
Dec 2025	\$649,232
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

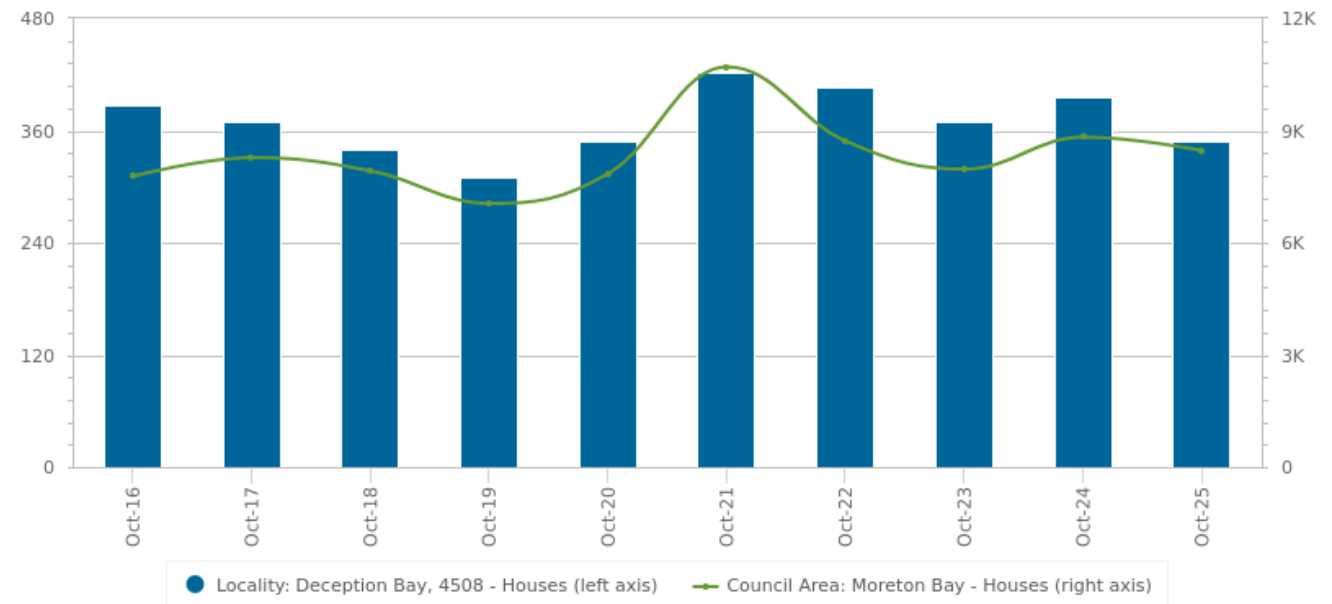
House: Sales Per Annum

348

Oct 2025

	Deception Bay	Moreton Bay
Oct 2017	369	8277
Oct 2018	340	7919
Oct 2019	310	7050
Oct 2020	348	7857
Oct 2021	422	10702
Oct 2022	407	8713
Oct 2023	370	7967
Oct 2024	396	8827
Oct 2025	348	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



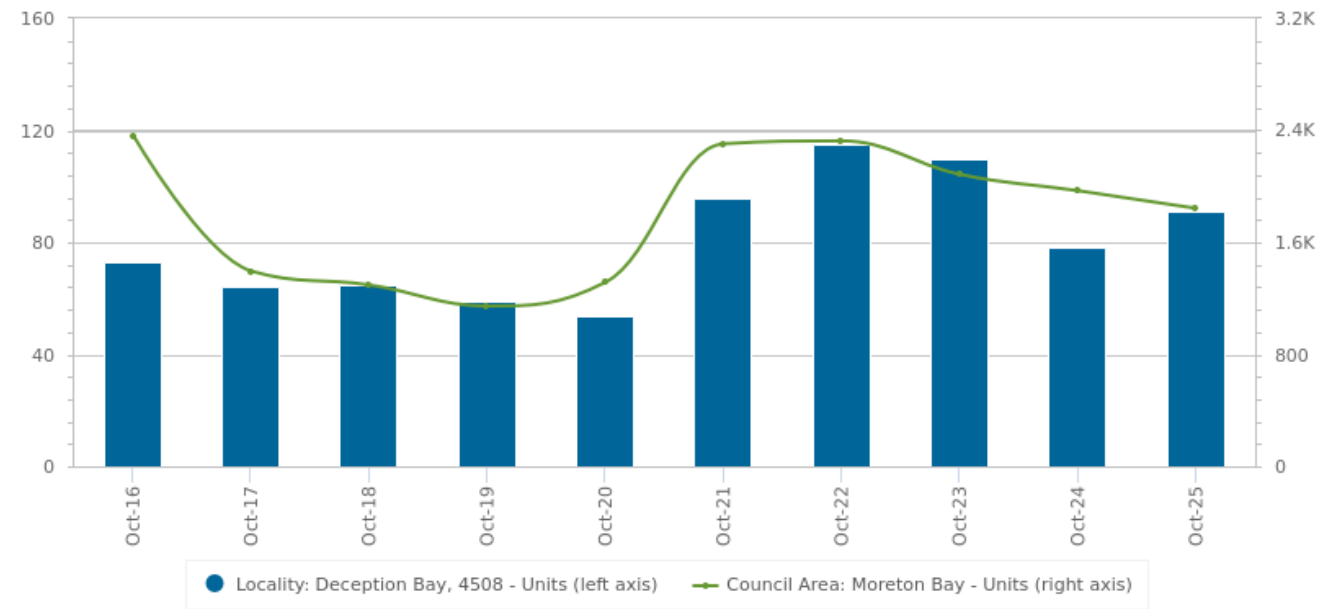
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

91
Oct 2025

	Deception Bay	Moreton Bay
Oct 2017	64	1395
Oct 2018	65	1296
Oct 2019	59	1145
Oct 2020	54	1316
Oct 2021	96	2304
Oct 2022	115	2325
Oct 2023	110	2086
Oct 2024	78	1969
Oct 2025	91	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



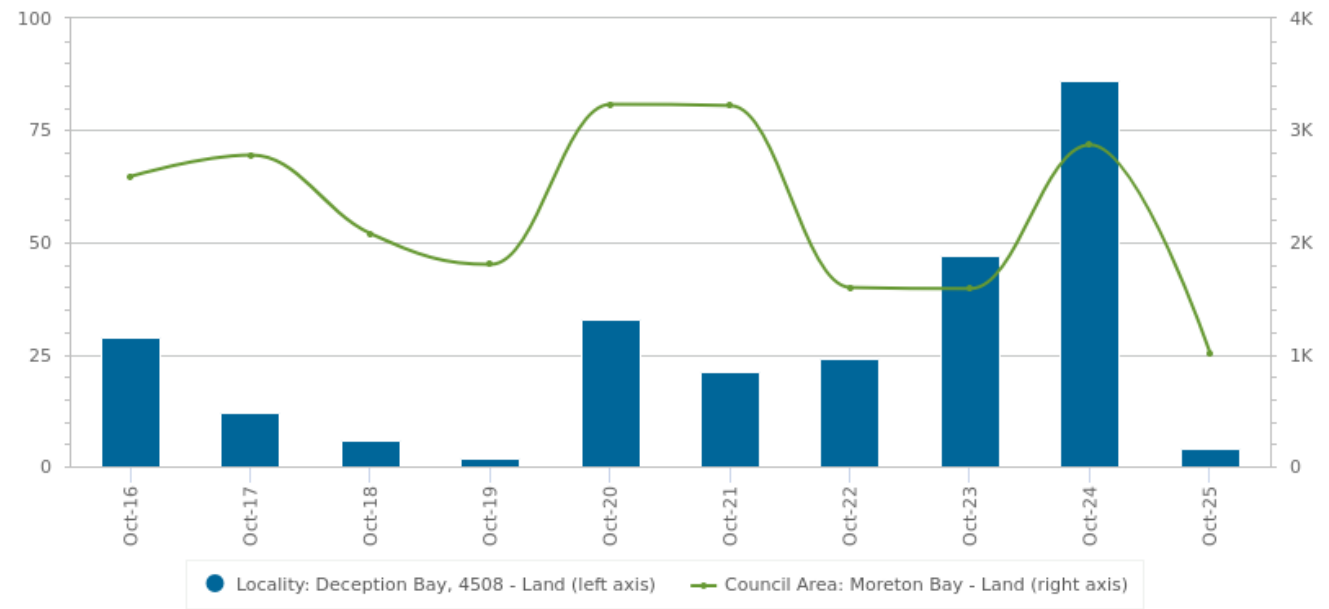
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

4
Oct 2025

	Deception Bay	Moreton Bay
Oct 2017	12	2780
Oct 2018	6	2077
Oct 2019	2	1803
Oct 2020	33	3233
Oct 2021	21	3221
Oct 2022	24	1597
Oct 2023	47	1587
Oct 2024	86	2871
Oct 2025	4	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

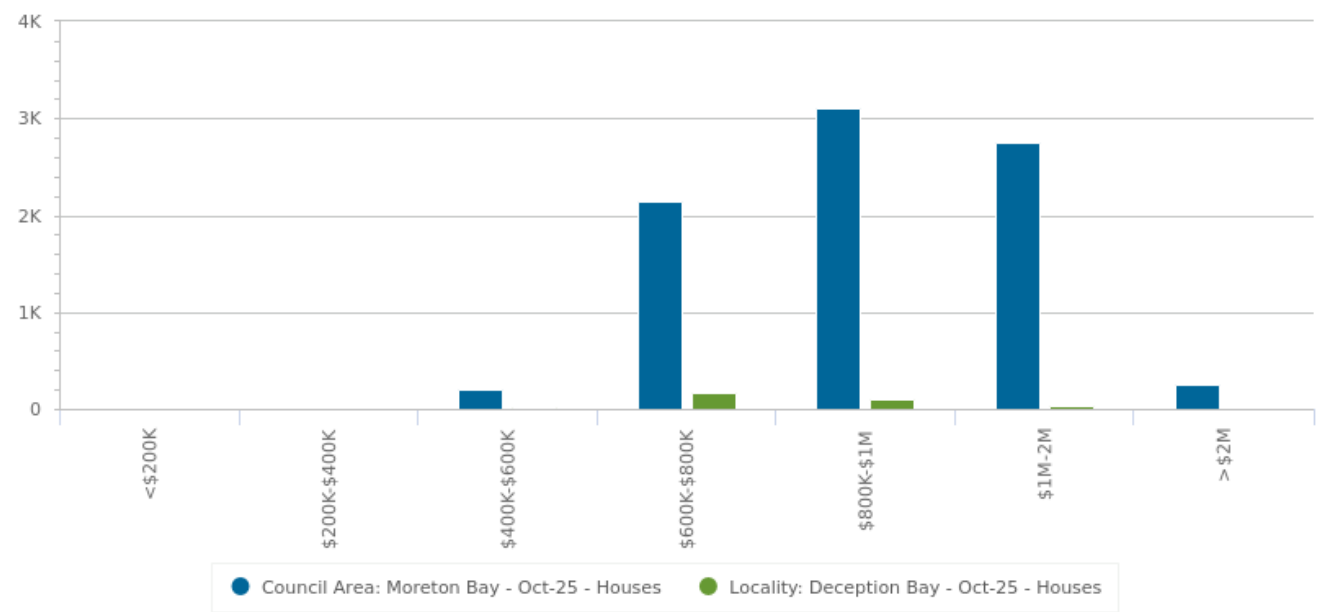
House: Sales By Price

\$285.62M

Oct 2025

	Deception Bay	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	23	196
\$600K-\$800K	177	2,137
\$800K-\$1M	108	3,107
\$1M-\$2M	39	2,755
>\$2M	1	261

Statistics are calculated over a rolling 12 month period



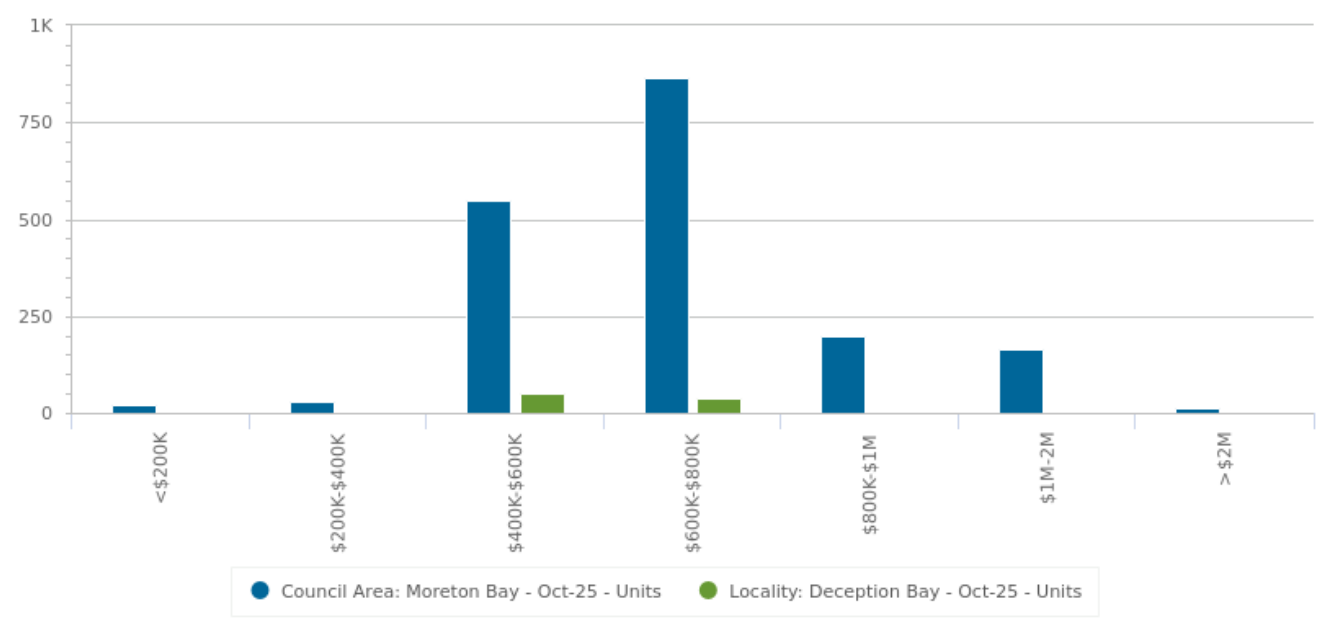
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$52.65M
Oct 2025

	Deception Bay	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	50	549
\$600K-\$800K	40	866
\$800K-\$1M	1	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

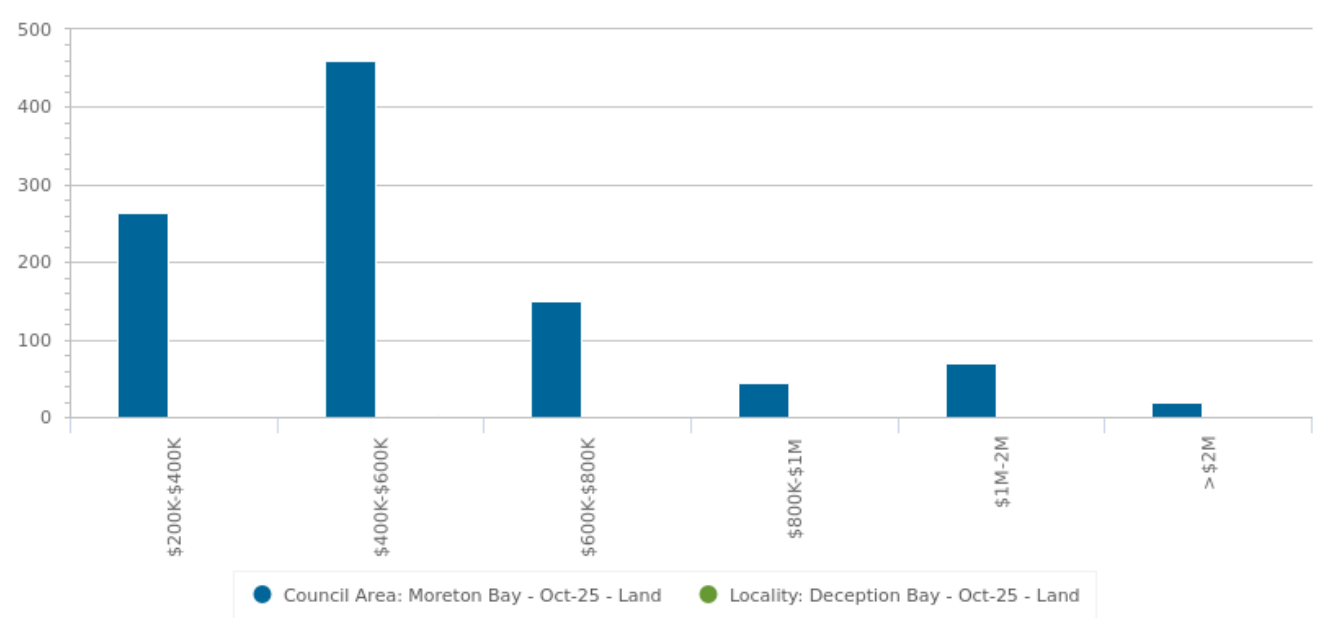


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Deception Bay	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	2	460
\$600K-\$800K	1	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

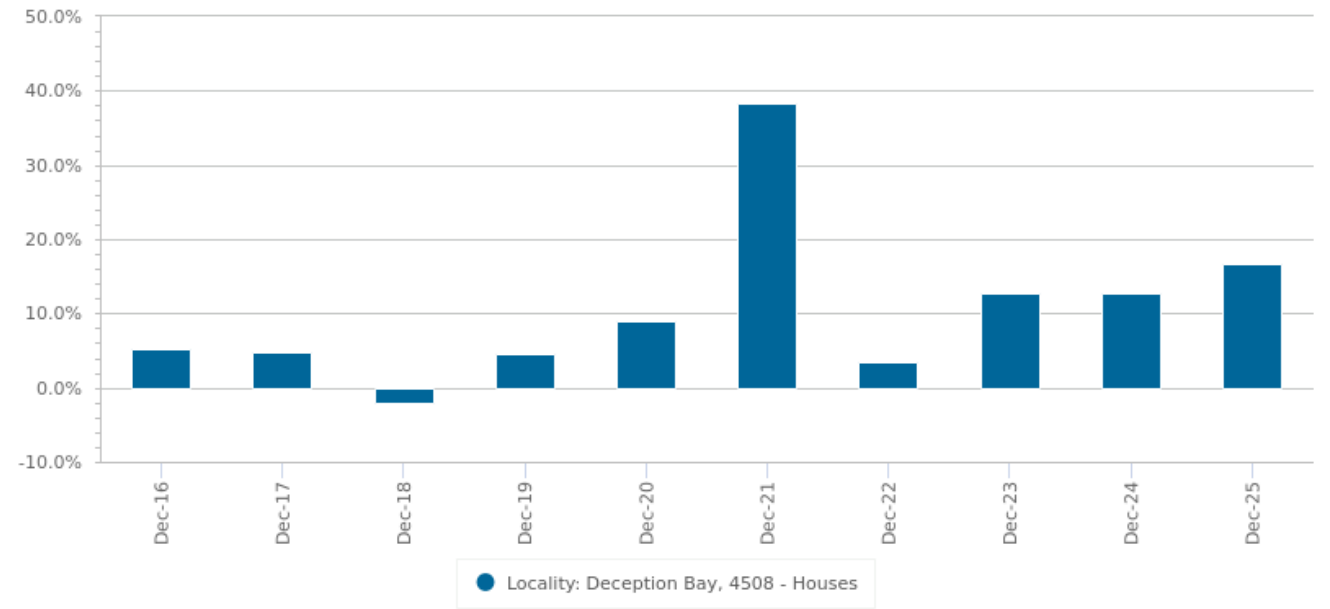
House: Change In Median Value

16.6%

Dec 2025

	Deception Bay
Dec 2017	4.7%
Dec 2018	-2.0%
Dec 2019	4.6%
Dec 2020	9.1%
Dec 2021	38.3%
Dec 2022	3.5%
Dec 2023	12.7%
Dec 2024	12.8%
Dec 2025	16.6%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

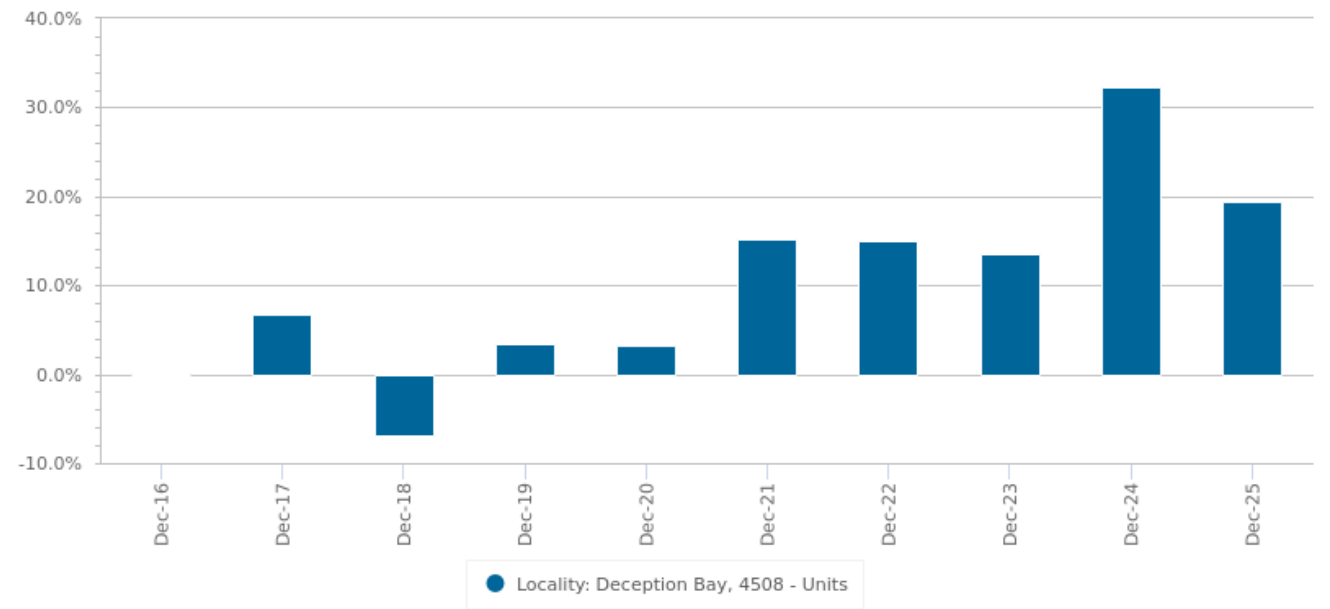
Unit: Change In Median Value

19.4%

Dec 2025

	Deception Bay
Dec 2017	6.7%
Dec 2018	-6.9%
Dec 2019	3.5%
Dec 2020	3.3%
Dec 2021	15.2%
Dec 2022	15.0%
Dec 2023	13.5%
Dec 2024	32.3%
Dec 2025	19.4%
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

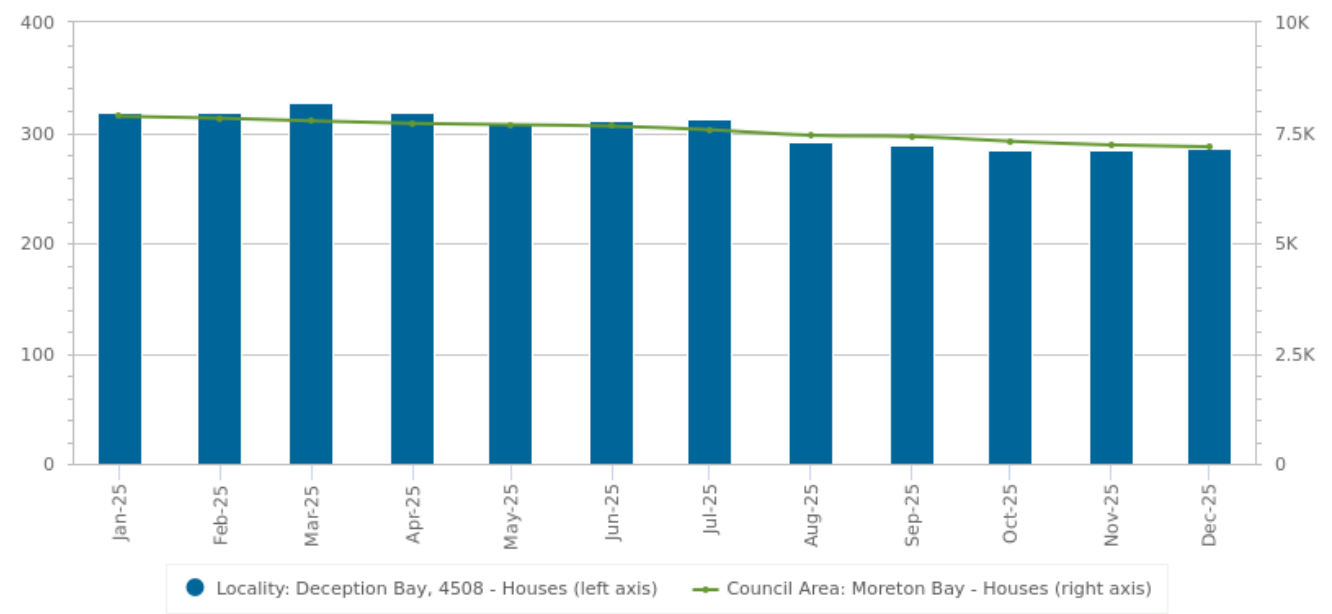
House: Number of New Listing

286

Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	319	7,873
Feb 2025	318	7,830
Mar 2025	328	7,768
Apr 2025	319	7,711
May 2025	308	7,683
Jun 2025	311	7,649
Jul 2025	313	7,567
Aug 2025	292	7,442
Sep 2025	289	7,414
Oct 2025	284	7,307
Nov 2025	284	7,223
Dec 2025	286	7,182

Statistics are calculated over a rolling 12 month period



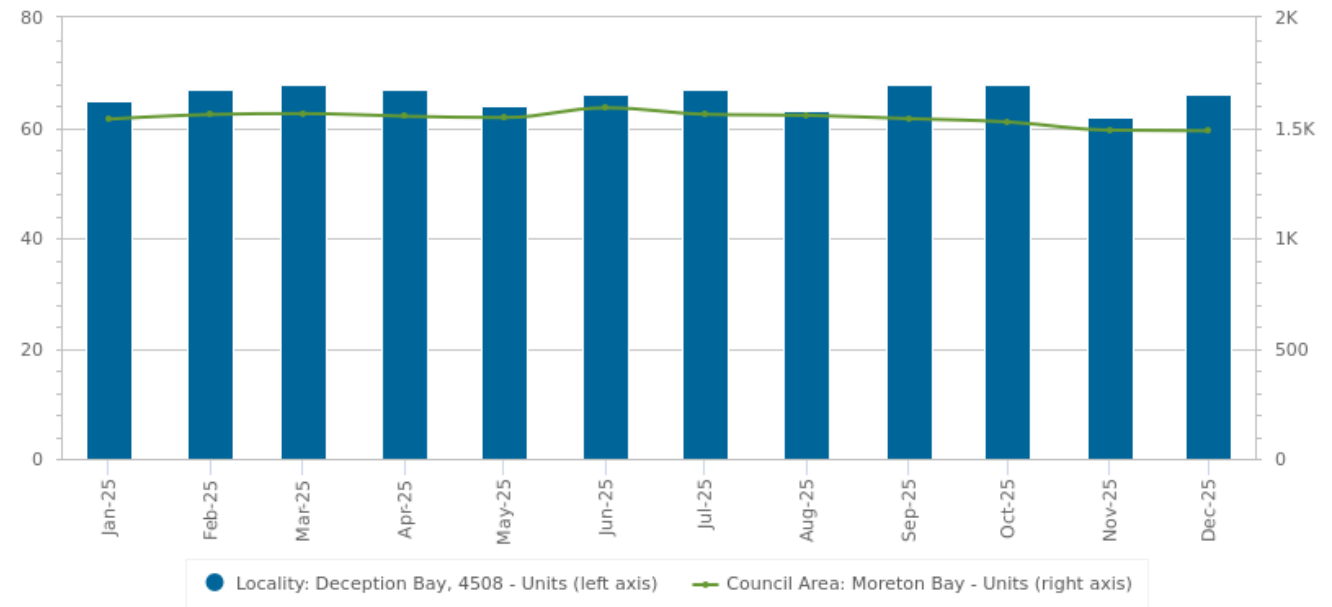
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

66
Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	65	1,539
Feb 2025	67	1,560
Mar 2025	68	1,564
Apr 2025	67	1,552
May 2025	64	1,546
Jun 2025	66	1,590
Jul 2025	67	1,561
Aug 2025	63	1,556
Sep 2025	68	1,541
Oct 2025	68	1,526
Nov 2025	62	1,489
Dec 2025	66	1,486

Statistics are calculated over a rolling 12 month period



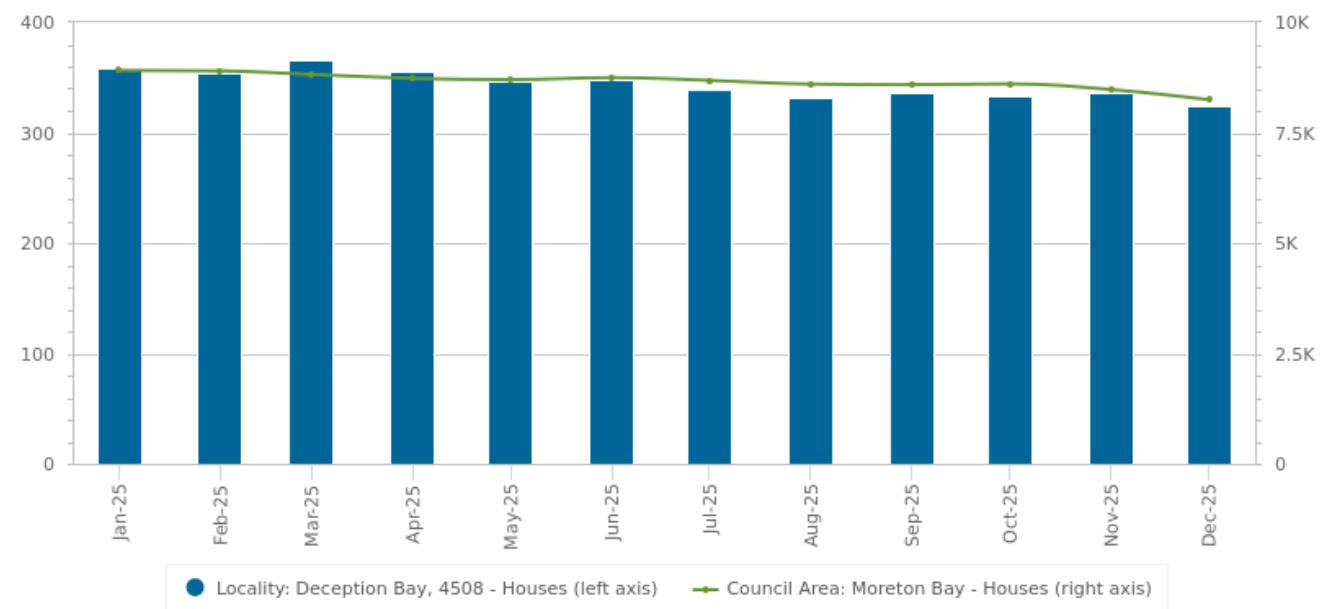
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

325
Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	359	8,912
Feb 2025	354	8,900
Mar 2025	366	8,820
Apr 2025	356	8,731
May 2025	346	8,703
Jun 2025	348	8,749
Jul 2025	339	8,685
Aug 2025	332	8,601
Sep 2025	336	8,589
Oct 2025	333	8,606
Nov 2025	337	8,478
Dec 2025	325	8,247

Statistics are calculated over a rolling 12 month period



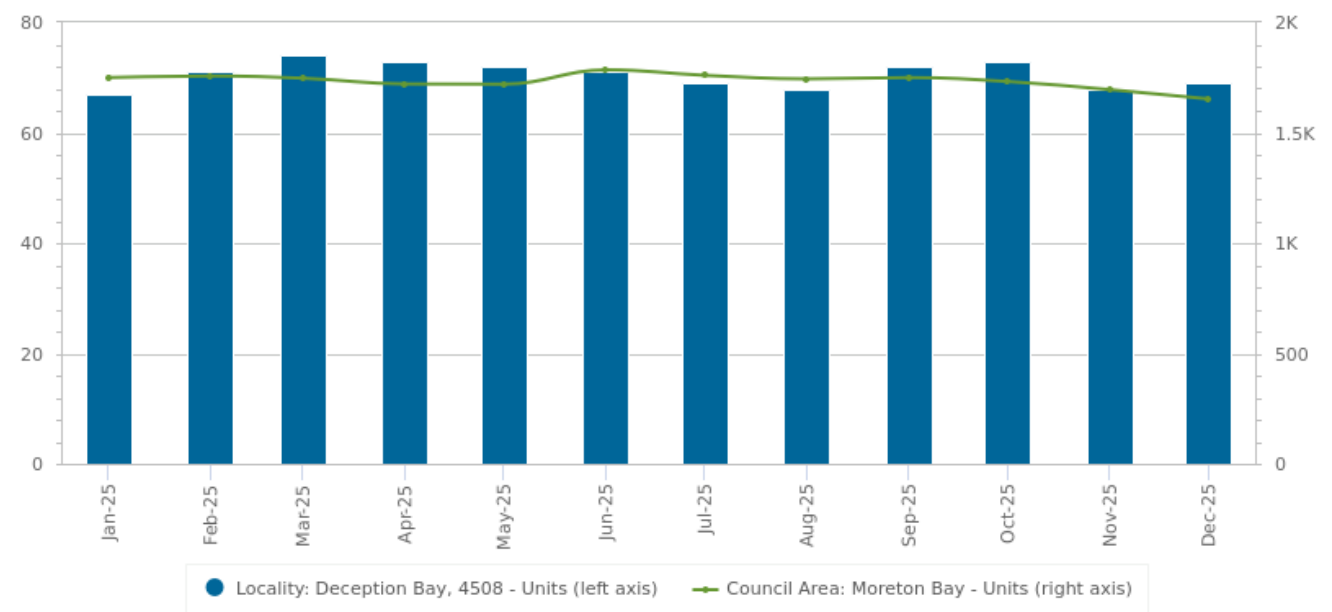
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

69
Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	67	1,750
Feb 2025	71	1,757
Mar 2025	74	1,747
Apr 2025	73	1,721
May 2025	72	1,720
Jun 2025	71	1,785
Jul 2025	69	1,760
Aug 2025	68	1,744
Sep 2025	72	1,750
Oct 2025	73	1,732
Nov 2025	68	1,695
Dec 2025	69	1,653

Statistics are calculated over a rolling 12 month period



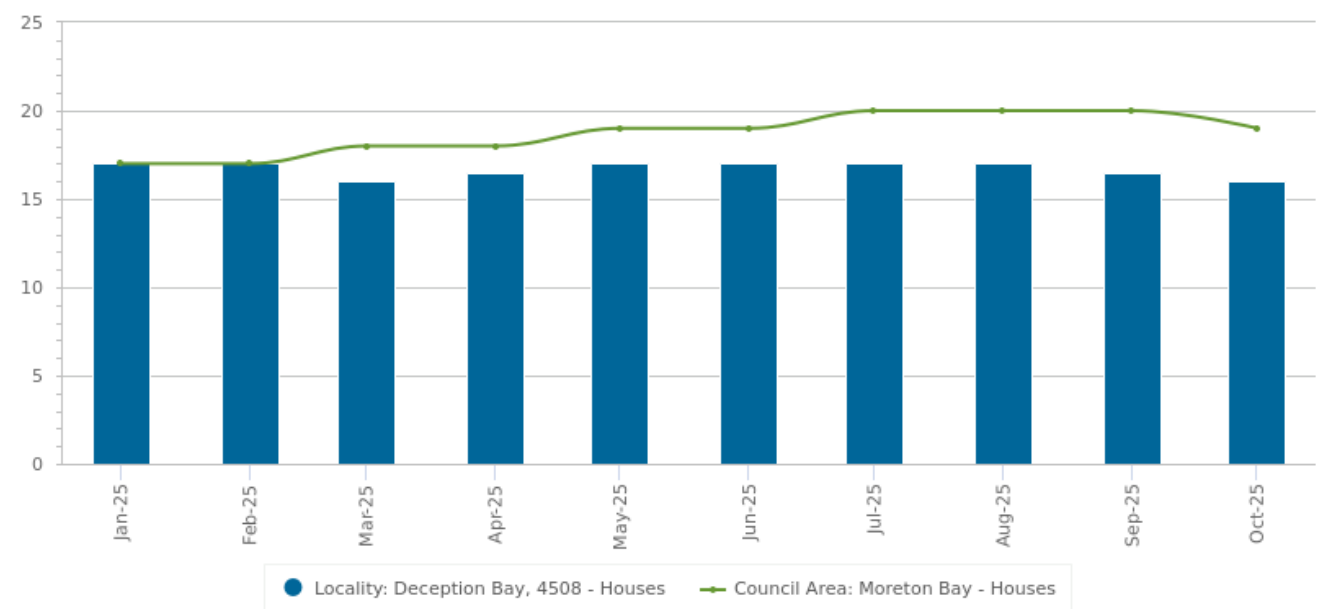
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

16
Oct 2025

	Deception Bay	Moreton Bay
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
Sep 2025	16.5	20
Oct 2025	16	19

Statistics are calculated over a rolling 12 month period



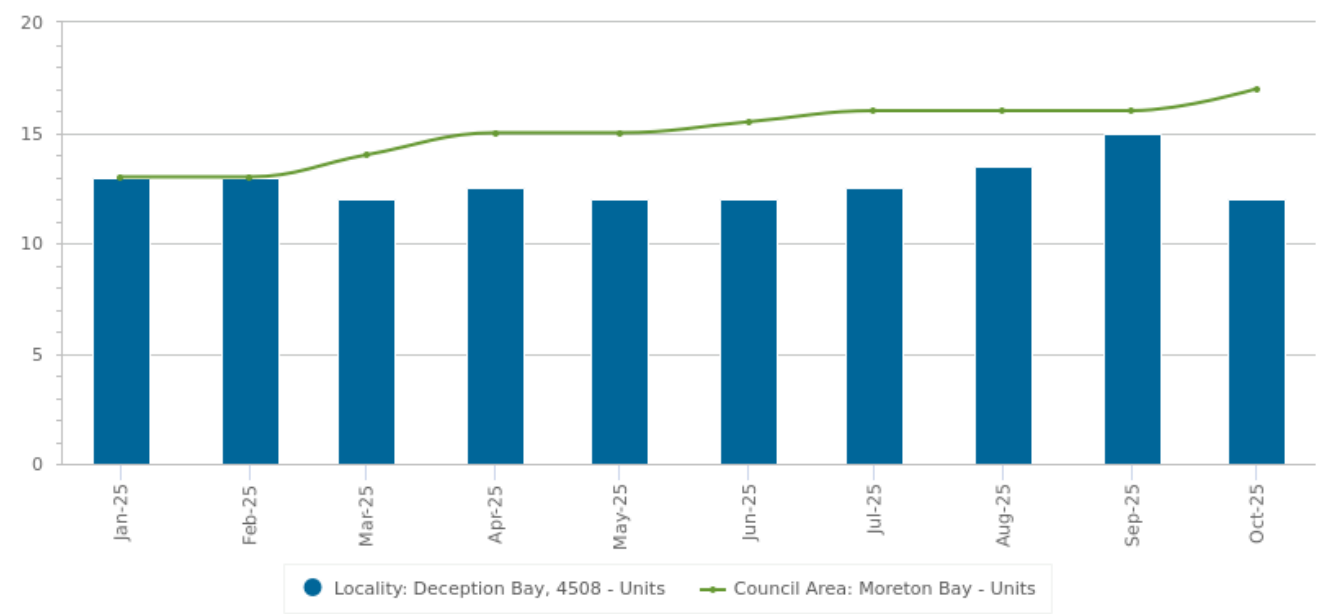
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

12
Oct 2025

	Deception Bay	Moreton Bay
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	15.5
Jul 2025	12.5	16
Aug 2025	13.5	16
Sep 2025	15	16
Oct 2025	12	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

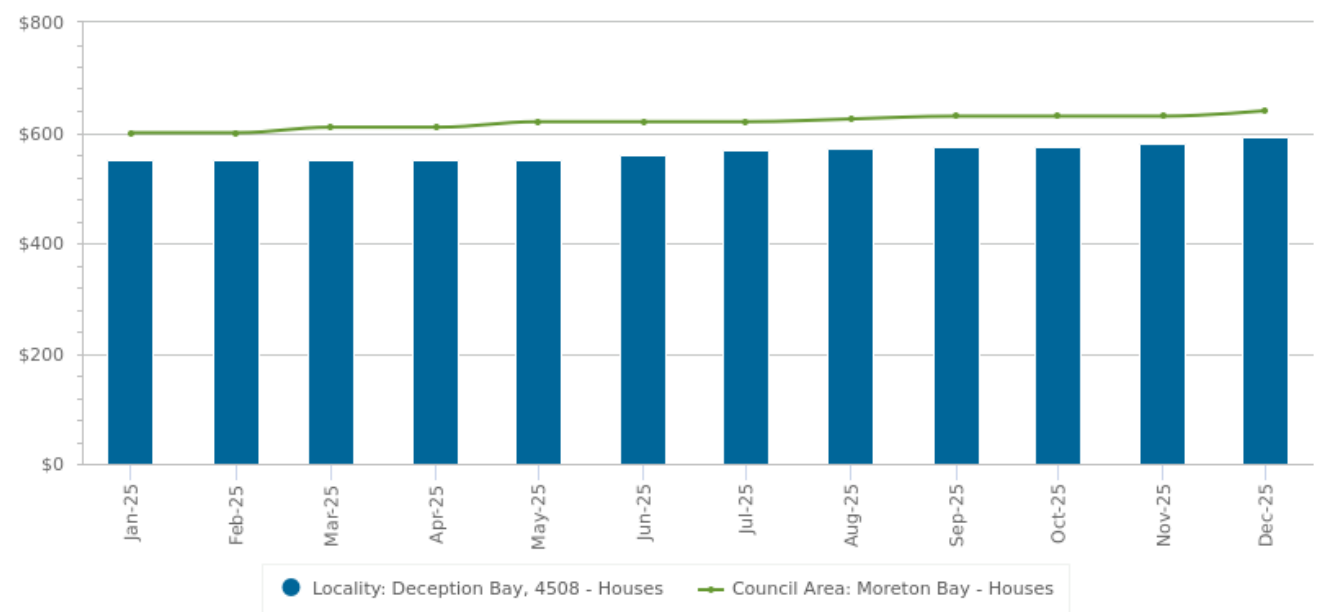
House: Median Rent

\$593/w

Dec 2025

	Deception Bay	Moreton Bay
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	\$560/w	\$620/w
Jul 2025	\$568/w	\$620/w
Aug 2025	\$573/w	\$625/w
Sep 2025	\$575/w	\$630/w
Oct 2025	\$575/w	\$630/w
Nov 2025	\$580/w	\$630/w
Dec 2025	\$593/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

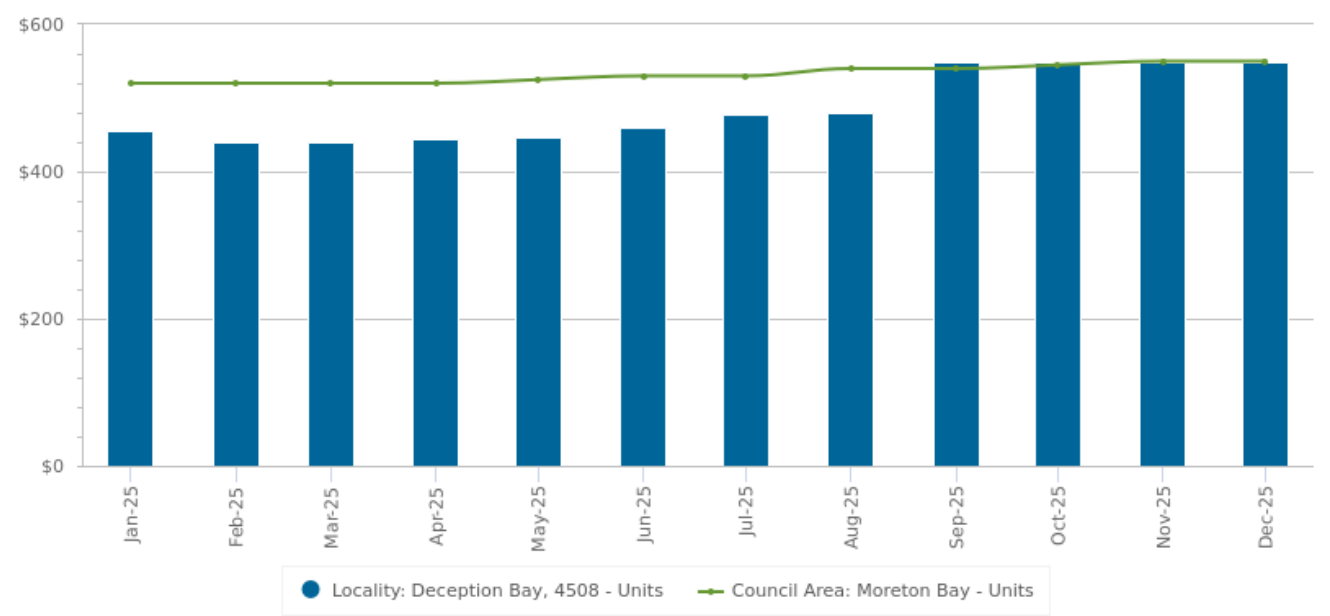
Unit: Median Rent

\$550/w

Dec 2025

	Deception Bay	Moreton Bay
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	\$545/w
Nov 2025	\$550/w	\$550/w
Dec 2025	\$550/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

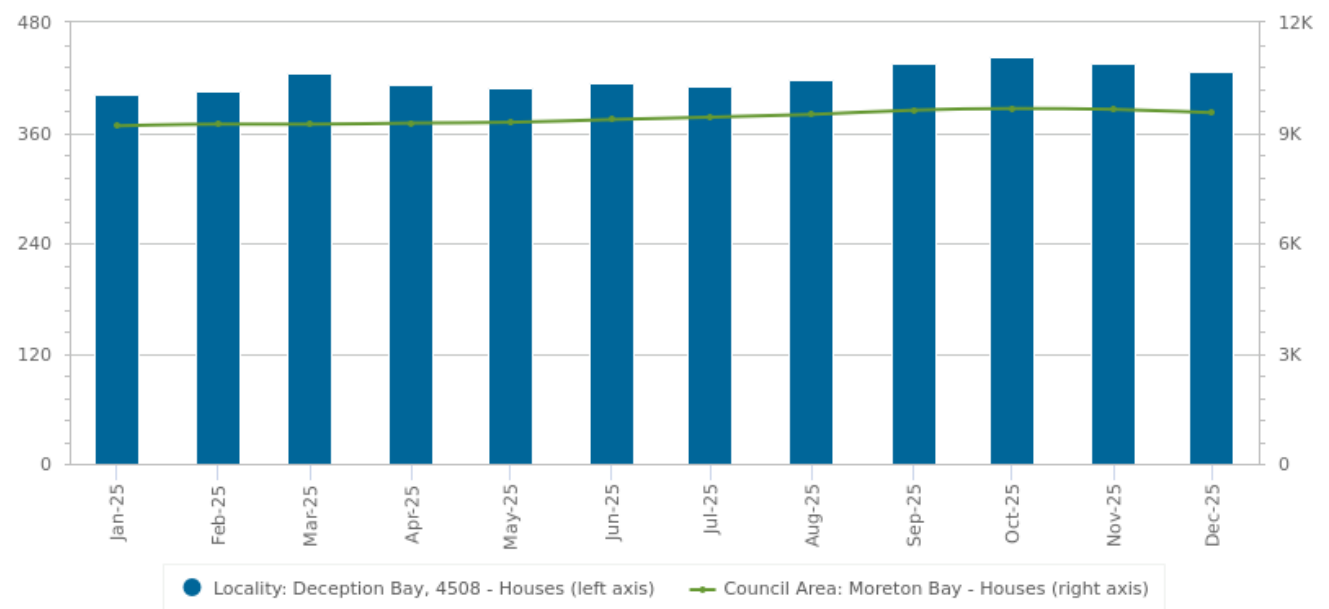
427

Dec 2025

House: Rental Rate Observations

	Deception Bay	Moreton Bay
Jan 2025	402	9,187
Feb 2025	406	9,233
Mar 2025	425	9,231
Apr 2025	413	9,263
May 2025	409	9,283
Jun 2025	414	9,360
Jul 2025	411	9,423
Aug 2025	417	9,498
Sep 2025	435	9,614
Oct 2025	443	9,658
Nov 2025	435	9,635
Dec 2025	427	9,544

Statistics are calculated over a rolling 12 month period



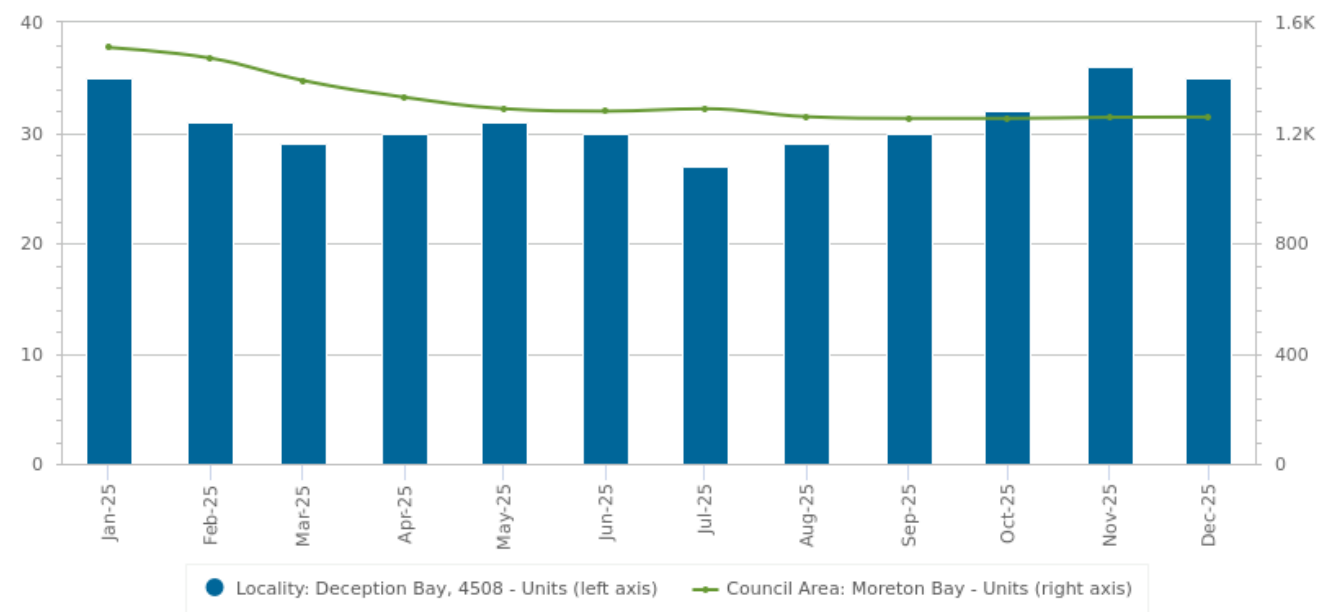
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

35
Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	35	1,509
Feb 2025	31	1,470
Mar 2025	29	1,389
Apr 2025	30	1,328
May 2025	31	1,287
Jun 2025	30	1,278
Jul 2025	27	1,287
Aug 2025	29	1,258
Sep 2025	30	1,252
Oct 2025	32	1,252
Nov 2025	36	1,256
Dec 2025	35	1,257

Statistics are calculated over a rolling 12 month period



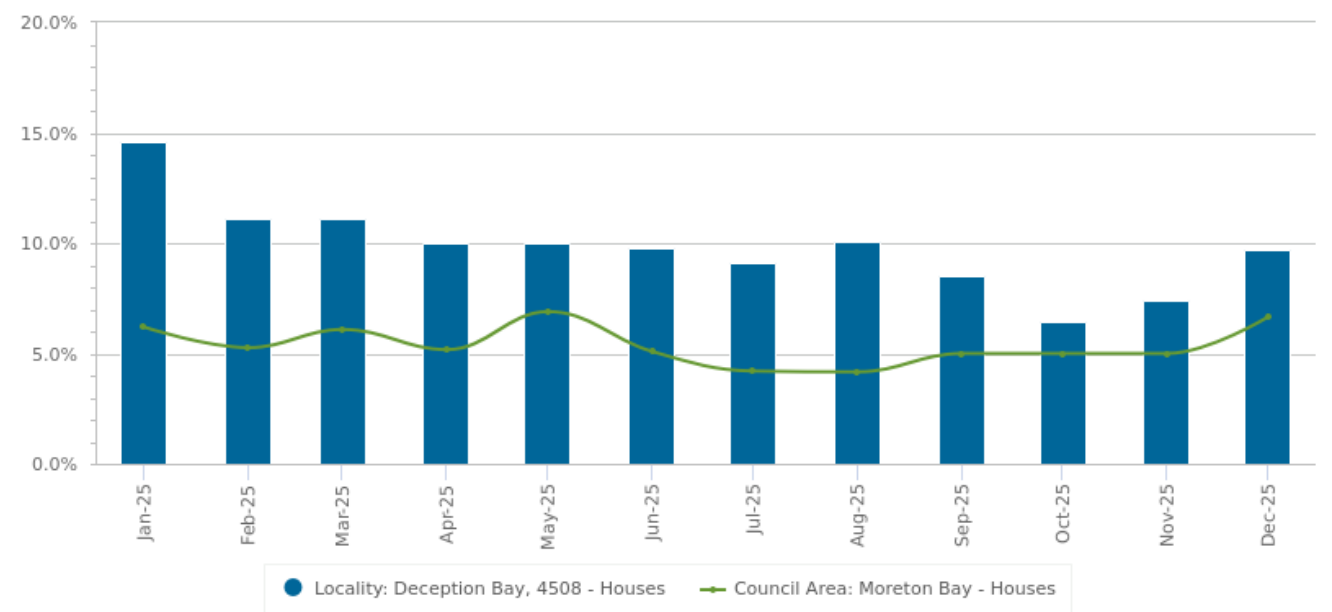
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.7%
Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	14.6%	6.2%
Feb 2025	11.1%	5.3%
Mar 2025	11.1%	6.1%
Apr 2025	10.0%	5.2%
May 2025	10.0%	6.9%
Jun 2025	9.8%	5.1%
Jul 2025	9.1%	4.2%
Aug 2025	10.1%	4.2%
Sep 2025	8.5%	5.0%
Oct 2025	6.5%	5.0%
Nov 2025	7.4%	5.0%
Dec 2025	9.7%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

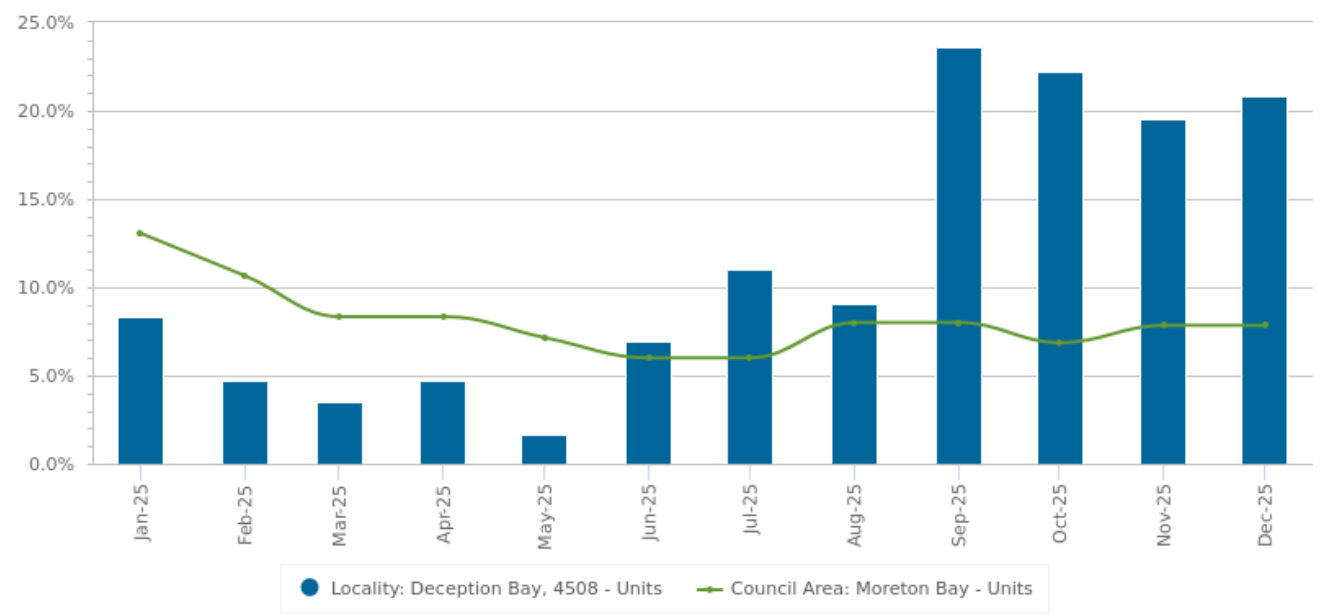
20.9%

Dec 2025

Unit: Change in Rental Rate

	Deception Bay	Moreton Bay
Jan 2025	8.3%	13.0%
Feb 2025	4.8%	10.6%
Mar 2025	3.5%	8.3%
Apr 2025	4.7%	8.3%
May 2025	1.7%	7.1%
Jun 2025	7.0%	6.0%
Jul 2025	11.0%	6.0%
Aug 2025	9.1%	8.0%
Sep 2025	23.6%	8.0%
Oct 2025	22.2%	6.9%
Nov 2025	19.6%	7.8%
Dec 2025	20.9%	7.8%

Statistics are calculated over a rolling 12 month period



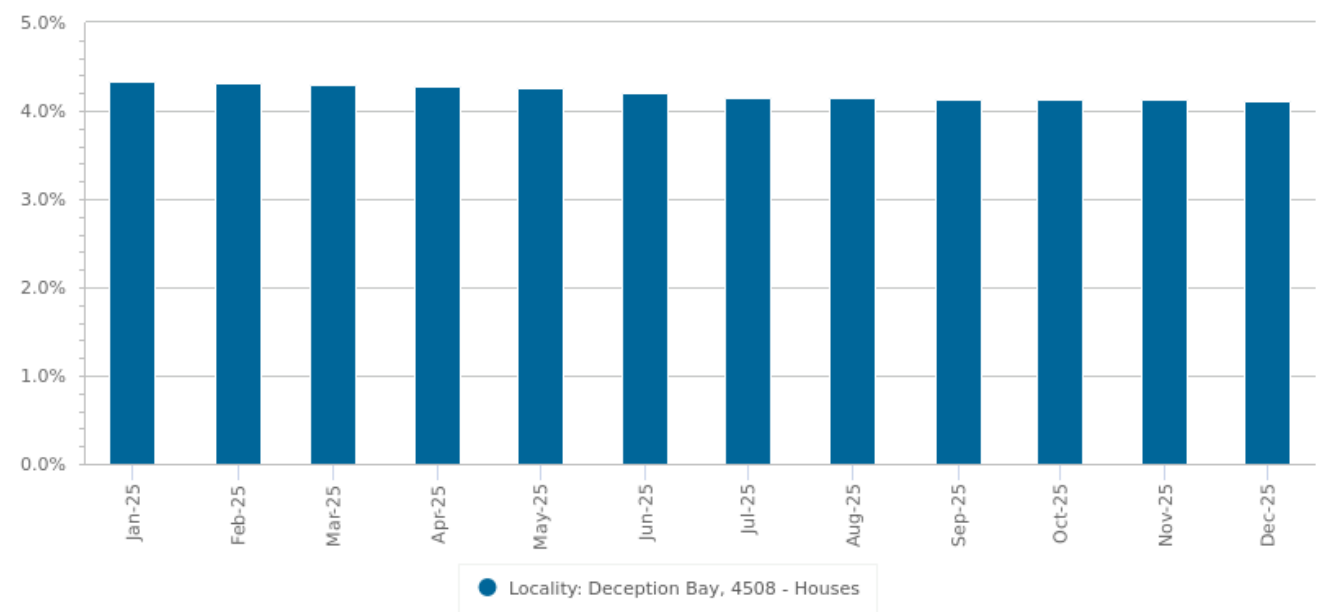
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%
Dec 2025

	Deception Bay
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	4.1%
Sep 2025	4.1%
Oct 2025	4.1%
Nov 2025	4.1%
Dec 2025	4.1%

Statistics are calculated at the end of the displayed month



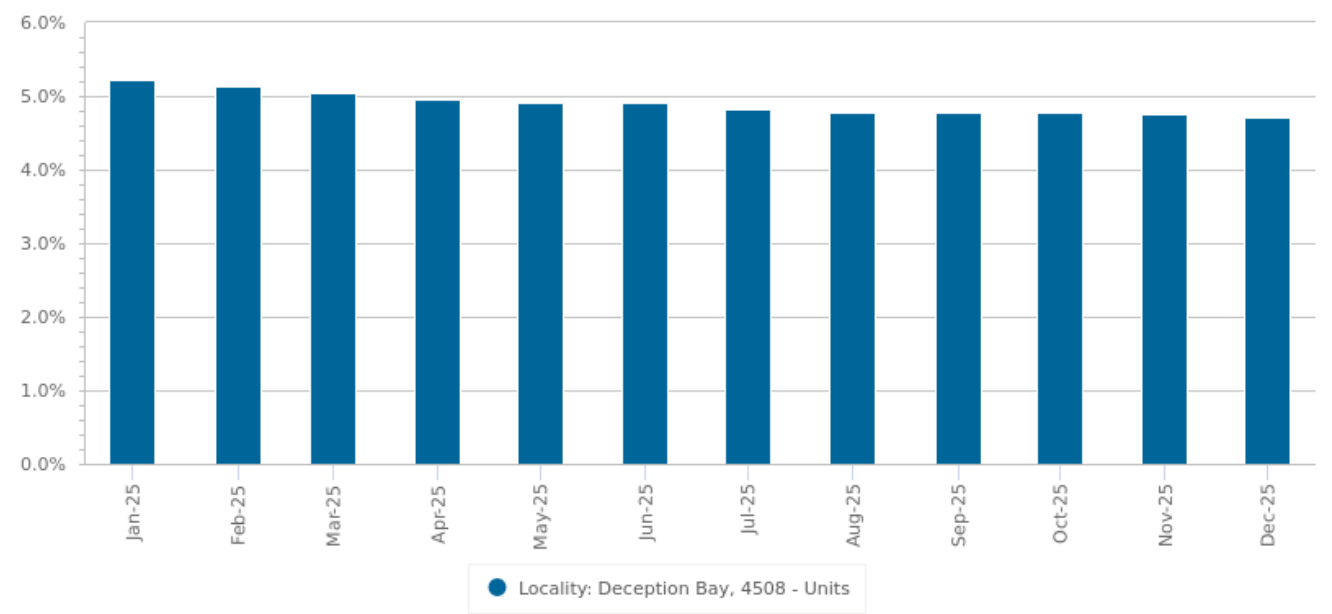
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.7%
Dec 2025

	Deception Bay
Jan 2025	5.2%
Feb 2025	5.1%
Mar 2025	5.0%
Apr 2025	4.9%
May 2025	4.9%
Jun 2025	4.9%
Jul 2025	4.8%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%
Nov 2025	4.7%
Dec 2025	4.7%

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

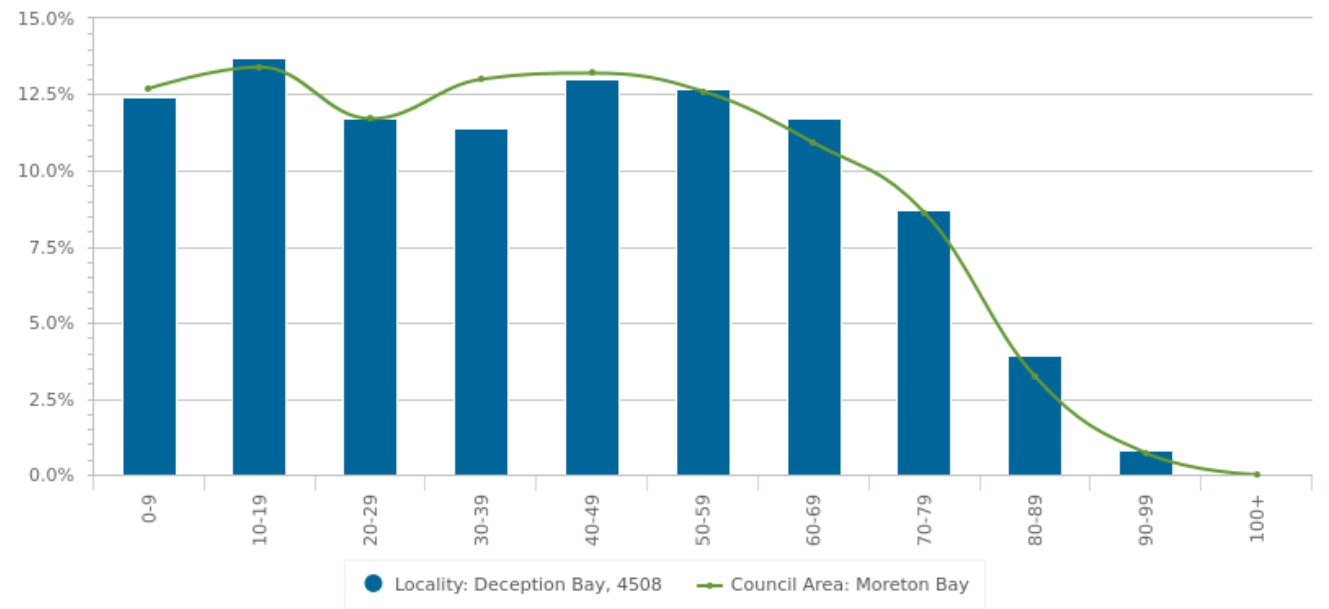
2%

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)



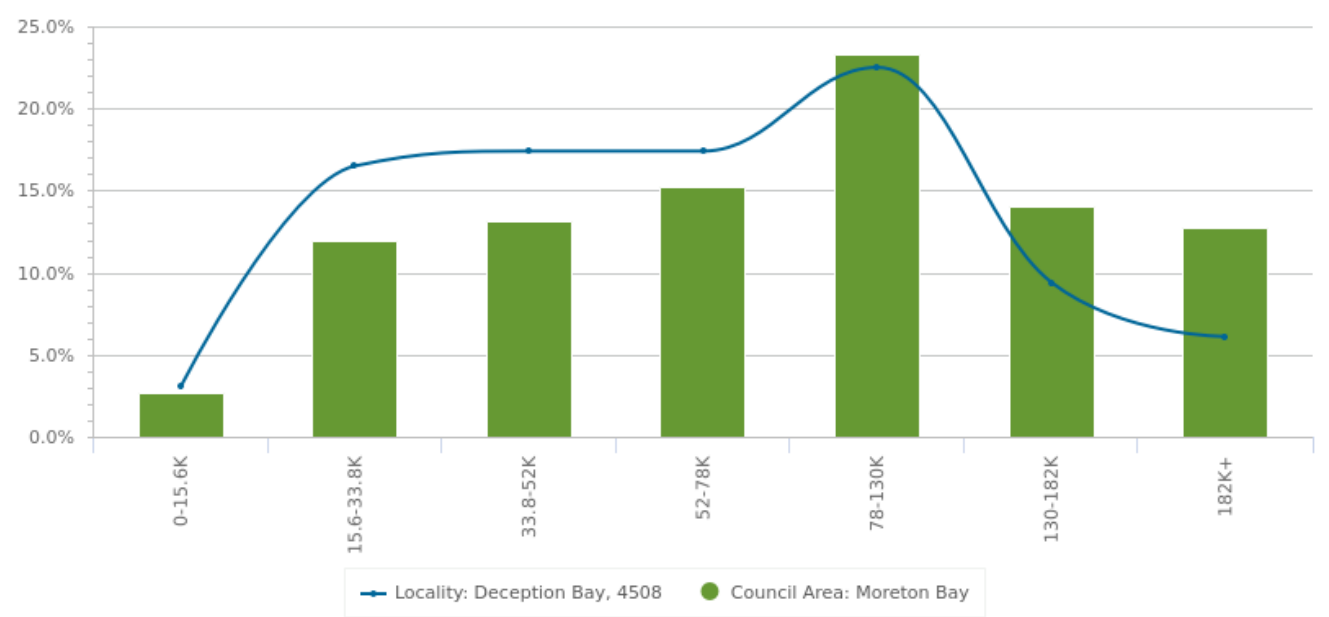
Statistics are provided by the Australian Bureau of Statistics (ABS)

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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