

Suburb Statistics Report

Donnybrook QLD 4510

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Area Profile

Donnybrook, QLD

The size of Donnybrook is approximately 15.7 square kilometres. It has 6 parks covering nearly 19.0% of total area. The population of Donnybrook in 2016 was 617 people. By 2021 the population was 664 showing a population growth of 7.6% in the area during that time. The predominant age group in Donnybrook is 60-69 years. Households in Donnybrook are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Donnybrook work in a managers occupation. In 2021, 70.80% of the homes in Donnybrook were owner-occupied compared with 70.40% in 2016.

	House	Unit	Land
Average Tenure Period	10.9 years	-	-
Total Dwellings	339	-	47
Total New Listings	26	-	-
Median Value	\$885,705	\$1,141,470	-
Total Properties Listed	35	-	-

Market Trends

House: Market Trends

21 Properties Sold (12 Months)	10.9 Average Tenure Period (Years)	\$595/w Median Asking Rent (12 Months)
26 New Sale Listings (12 Months)	36 Days on Market (12 Months)	18 Rental Rate Observations (12 Months)

House: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$800,000 The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$750,000 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*	\$670,000 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

1 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$404,000	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

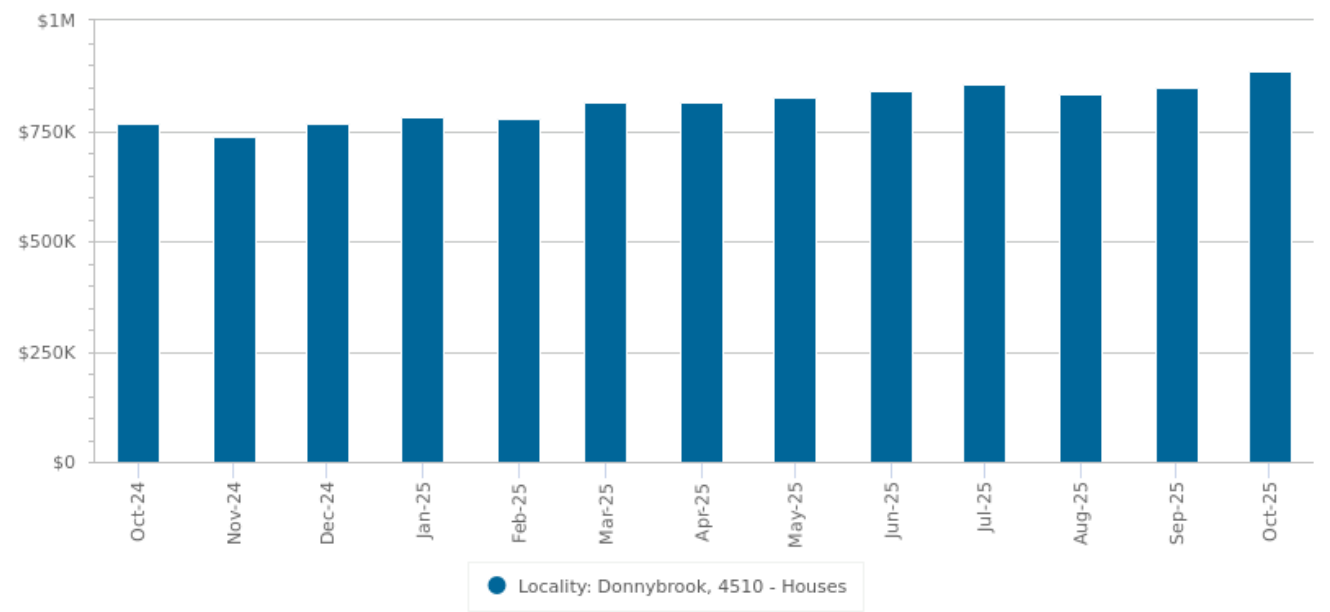
House: Recent Median Value

\$886K

Oct 2025

	Donnybrook
Nov 2024	\$736,789
Dec 2024	\$765,533
Jan 2025	\$780,480
Feb 2025	\$776,127
Mar 2025	\$814,583
Apr 2025	\$813,214
May 2025	\$827,436
Jun 2025	\$840,105
Jul 2025	\$856,162
Aug 2025	\$833,155
Sep 2025	\$848,650
Oct 2025	\$885,705

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

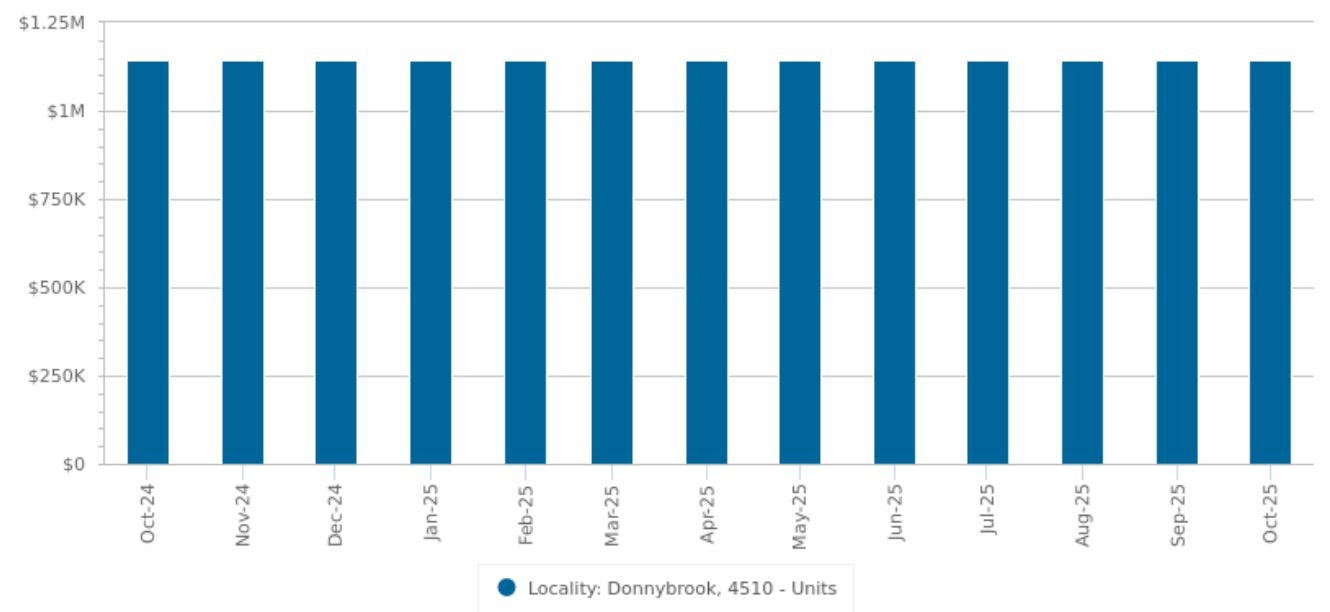
Unit: Recent Median Value

\$1.14M

Oct 2025

	Donnybrook
Nov 2024	\$1,141,470
Dec 2024	\$1,141,470
Jan 2025	\$1,141,470
Feb 2025	\$1,141,470
Mar 2025	\$1,141,470
Apr 2025	\$1,141,470
May 2025	\$1,141,470
Jun 2025	\$1,141,470
Jul 2025	\$1,141,470
Aug 2025	\$1,141,470
Sep 2025	\$1,141,470
Oct 2025	\$1,141,470

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

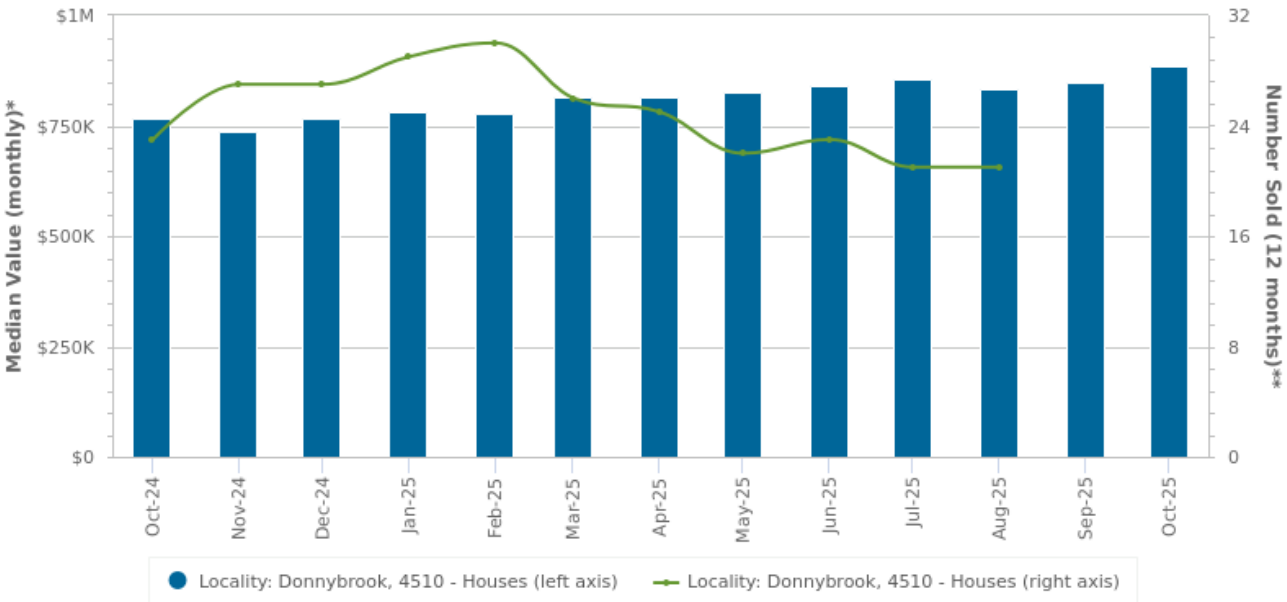
21

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$736,789	27
Dec 2024	\$765,533	27
Jan 2025	\$780,480	29
Feb 2025	\$776,127	30
Mar 2025	\$814,583	26
Apr 2025	\$813,214	25
May 2025	\$827,436	22
Jun 2025	\$840,105	23
Jul 2025	\$856,162	21
Aug 2025	\$833,155	21
Sep 2025	\$848,650	-
Oct 2025	\$885,705	-

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

	Median Value	Number Of Sold
Nov 2024	\$1,141,470	-
Dec 2024	\$1,141,470	-
Jan 2025	\$1,141,470	-
Feb 2025	\$1,141,470	-
Mar 2025	\$1,141,470	-
Apr 2025	\$1,141,470	-
May 2025	\$1,141,470	-
Jun 2025	\$1,141,470	-
Jul 2025	\$1,141,470	-
Aug 2025	\$1,141,470	-
Sep 2025	\$1,141,470	-
Oct 2025	\$1,141,470	-

Statistics are calculated over a rolling 12 month period



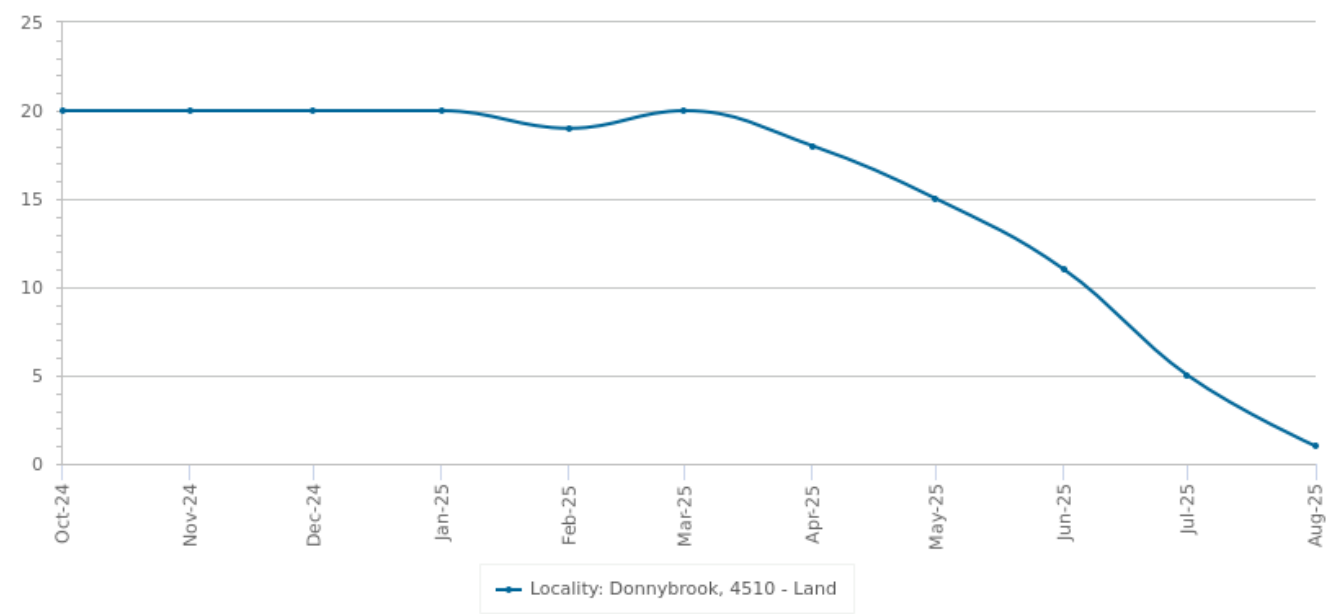
Statistics are calculated at the end of the displayed month

Land: Median Value vs Number Sold

1
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	21
Oct 2024	-	20
Nov 2024	-	20
Dec 2024	-	20
Jan 2025	-	20
Feb 2025	-	19
Mar 2025	-	20
Apr 2025	-	18
May 2025	-	15
Jun 2025	-	11
Jul 2025	-	5
Aug 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

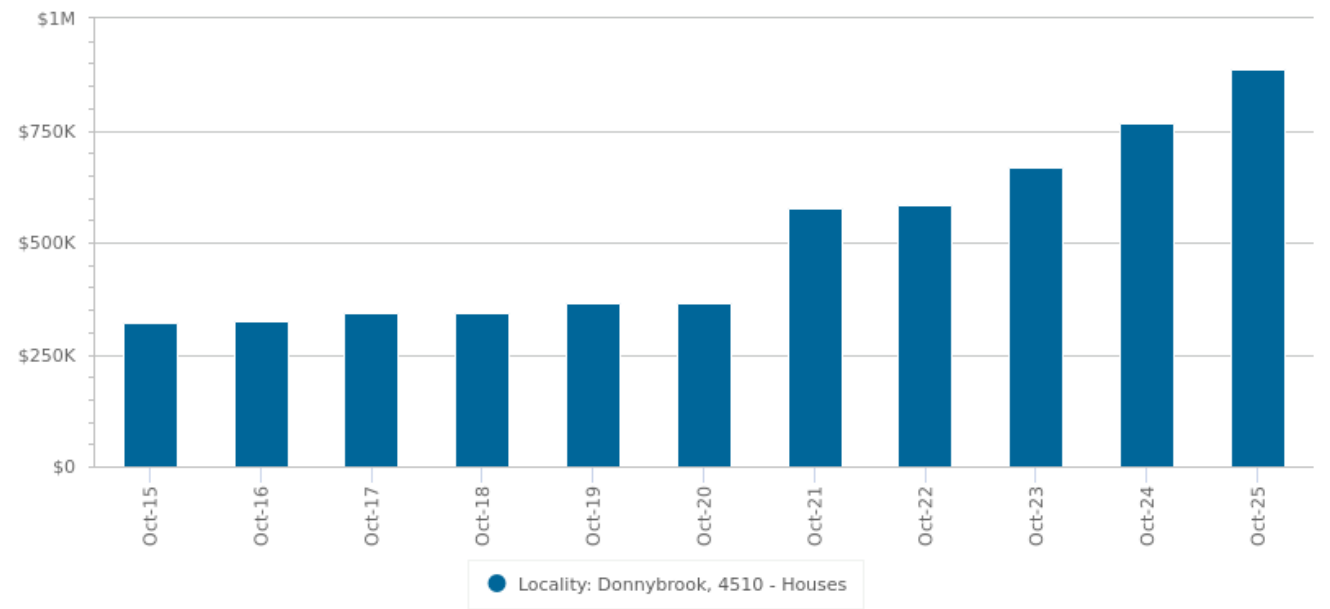
House: Median Value

\$886K

Oct 2025

	Donnybrook
Oct 2016	\$326,471
Oct 2017	\$343,763
Oct 2018	\$344,441
Oct 2019	\$364,103
Oct 2020	\$363,417
Oct 2021	\$575,212
Oct 2022	\$583,949
Oct 2023	\$667,207
Oct 2024	\$766,458
Oct 2025	\$885,705

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

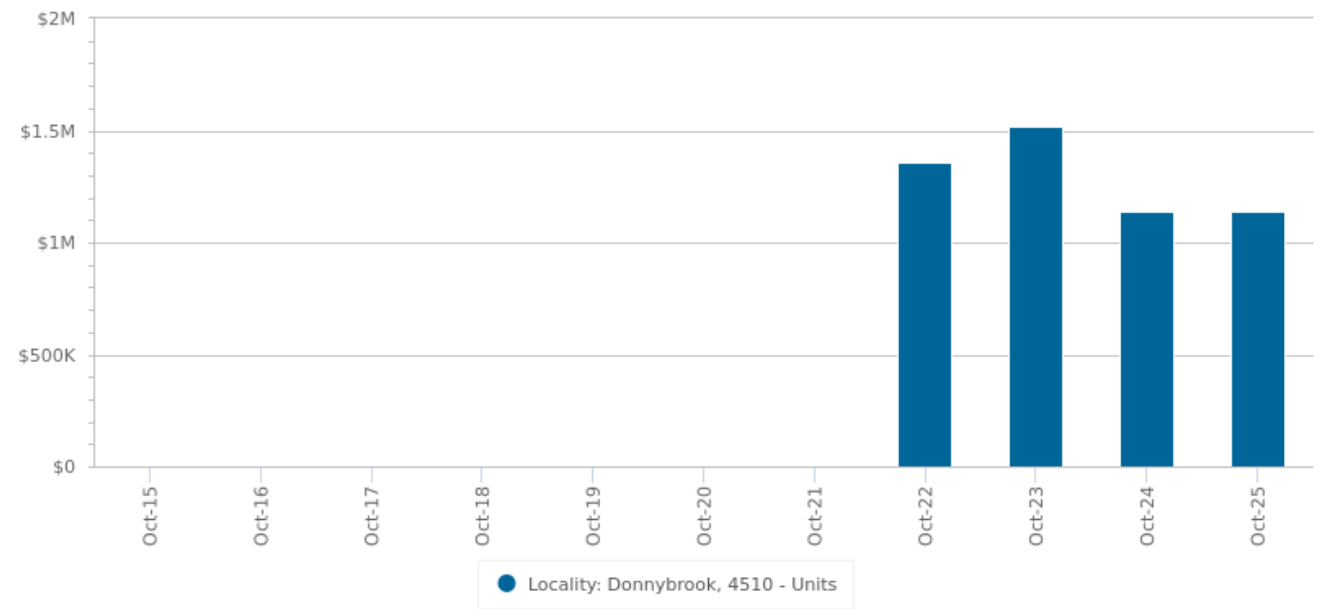
Unit: Median Value

\$1.14M

Oct 2025

	Donnybrook
Oct 2016	-
Oct 2017	-
Oct 2018	-
Oct 2019	-
Oct 2020	-
Oct 2021	-
Oct 2022	\$1,359,178
Oct 2023	\$1,520,509
Oct 2024	\$1,141,470
Oct 2025	\$1,141,470

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

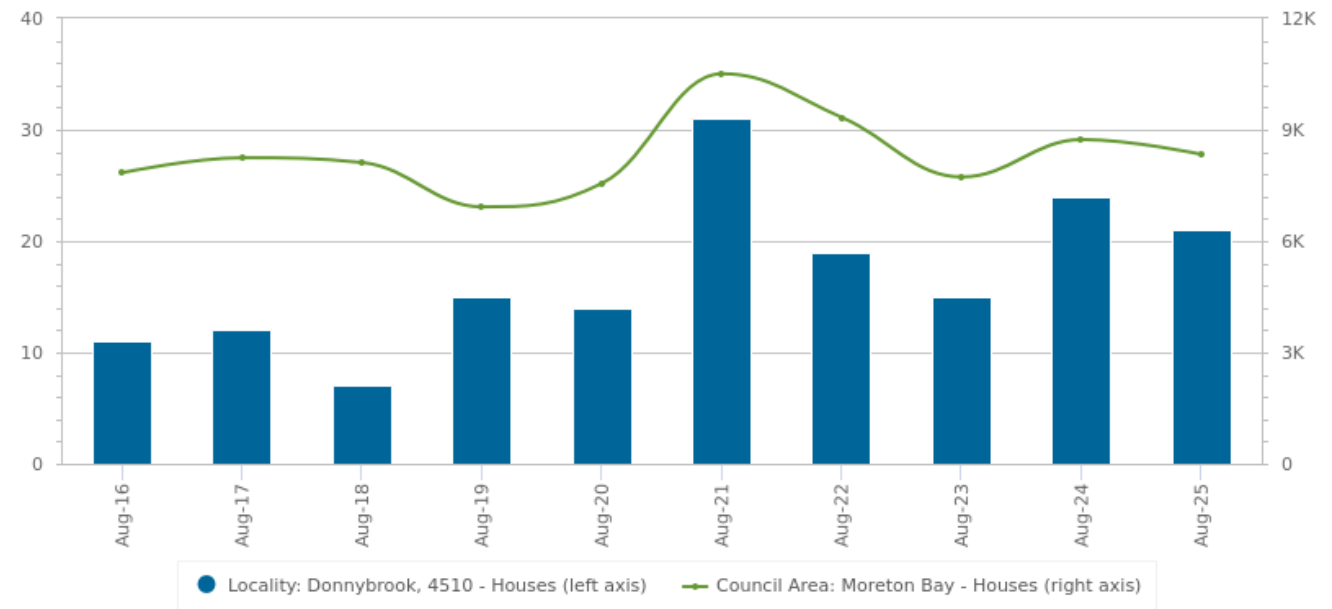
Sales Per Annum

House: Sales Per Annum

21
Aug 2025

	Donnybrook	Moreton Bay
Aug 2016	11	7845
Aug 2017	12	8246
Aug 2018	7	8116
Aug 2019	15	6922
Aug 2020	14	7561
Aug 2021	31	10508
Aug 2022	19	9329
Aug 2023	15	7728
Aug 2024	24	8737
Aug 2025	21	8335

Statistics are calculated over a rolling 12 month period



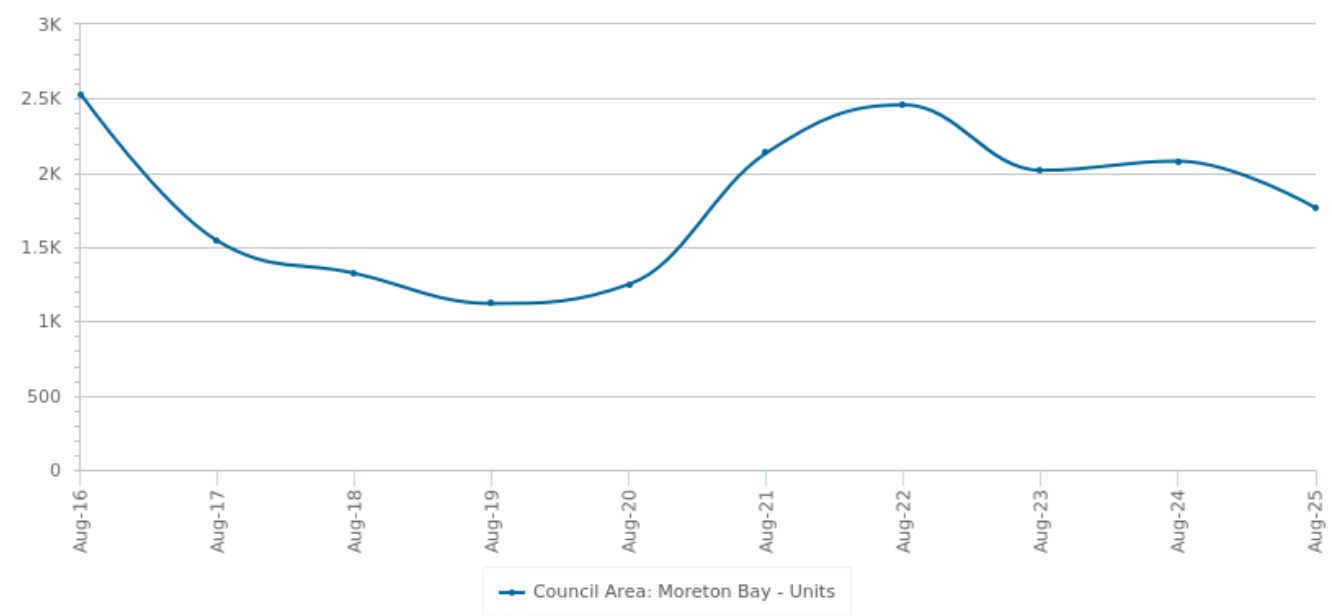
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Donnybrook	Moreton Bay
Aug 2016	0	2530
Aug 2017	0	1540
Aug 2018	0	1323
Aug 2019	0	1120
Aug 2020	0	1251
Aug 2021	0	2136
Aug 2022	0	2458
Aug 2023	0	2017
Aug 2024	0	2079
Aug 2025	0	1765

Statistics are calculated over a rolling 12 month period



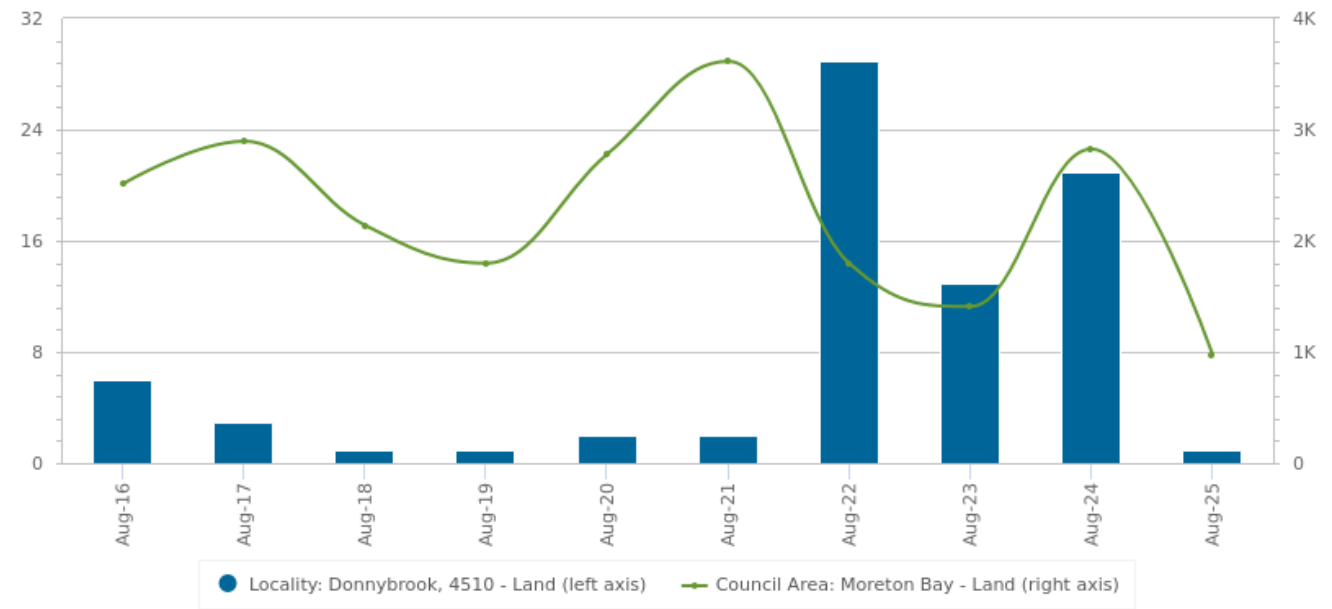
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Aug 2025

	Donnybrook	Moreton Bay
Aug 2016	6	2513
Aug 2017	3	2895
Aug 2018	1	2138
Aug 2019	1	1798
Aug 2020	2	2781
Aug 2021	2	3614
Aug 2022	29	1795
Aug 2023	13	1408
Aug 2024	21	2825
Aug 2025	1	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

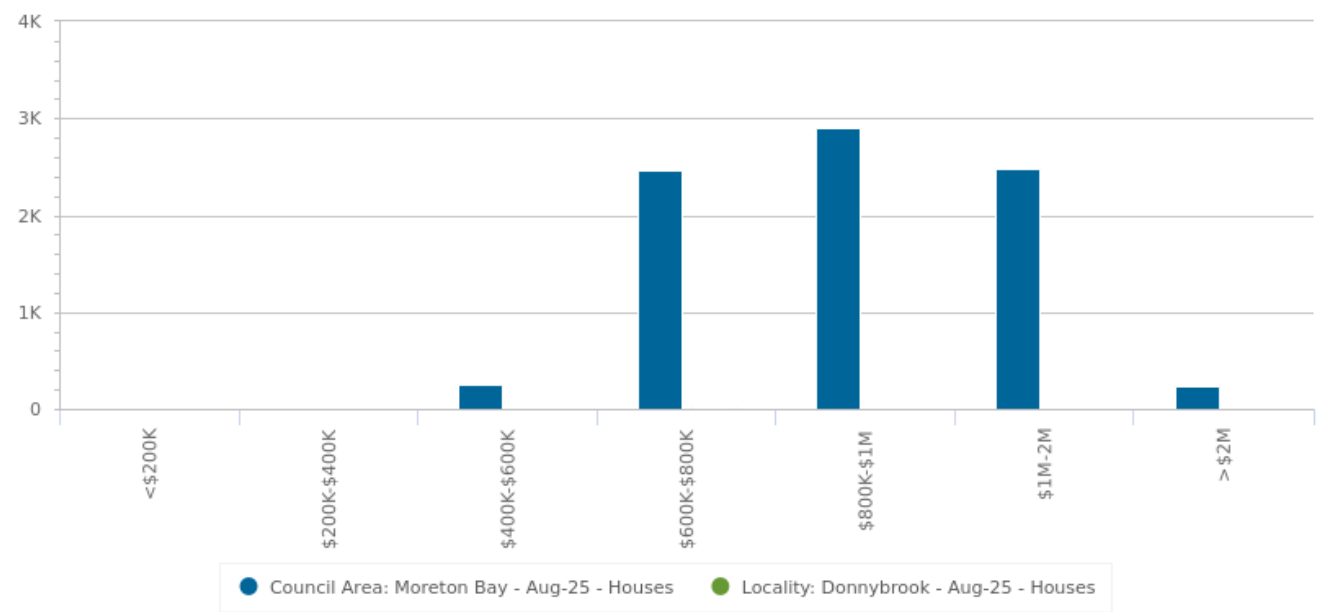
House: Sales By Price

\$16.74M

Aug 2025

	Donnybrook	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	1	249
\$600K-\$800K	14	2,458
\$800K-\$1M	3	2,908
\$1M-\$2M	3	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period

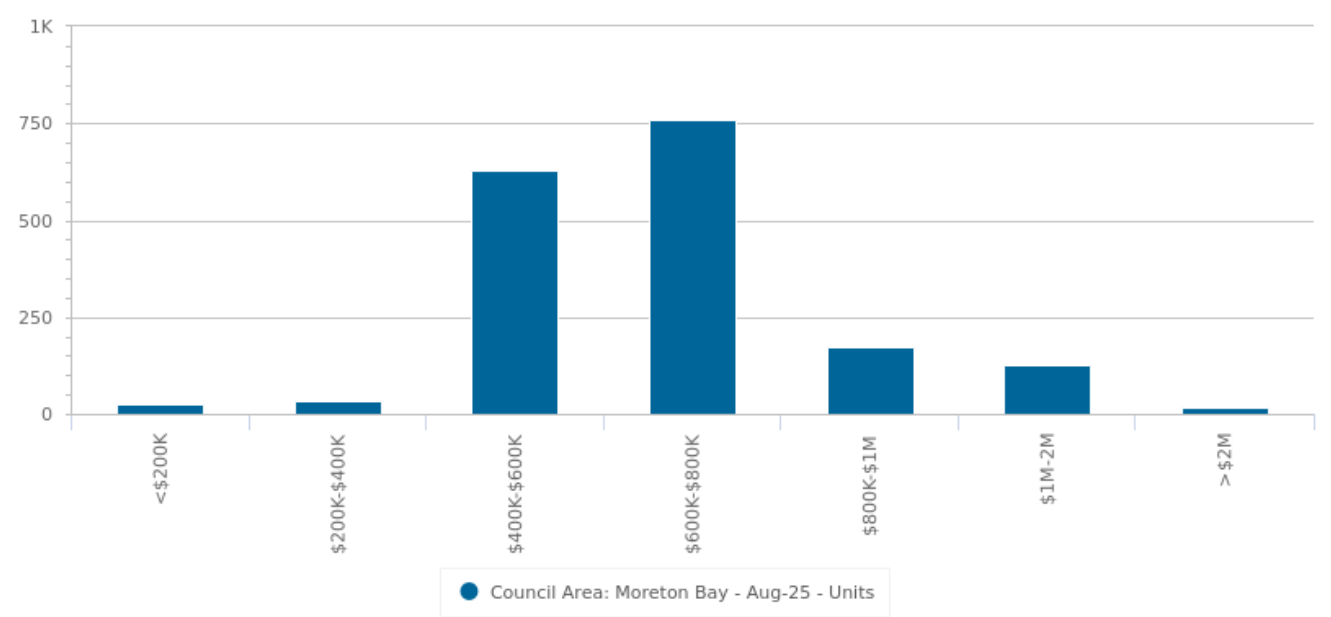


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

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

Statistics are calculated over a rolling 12 month period

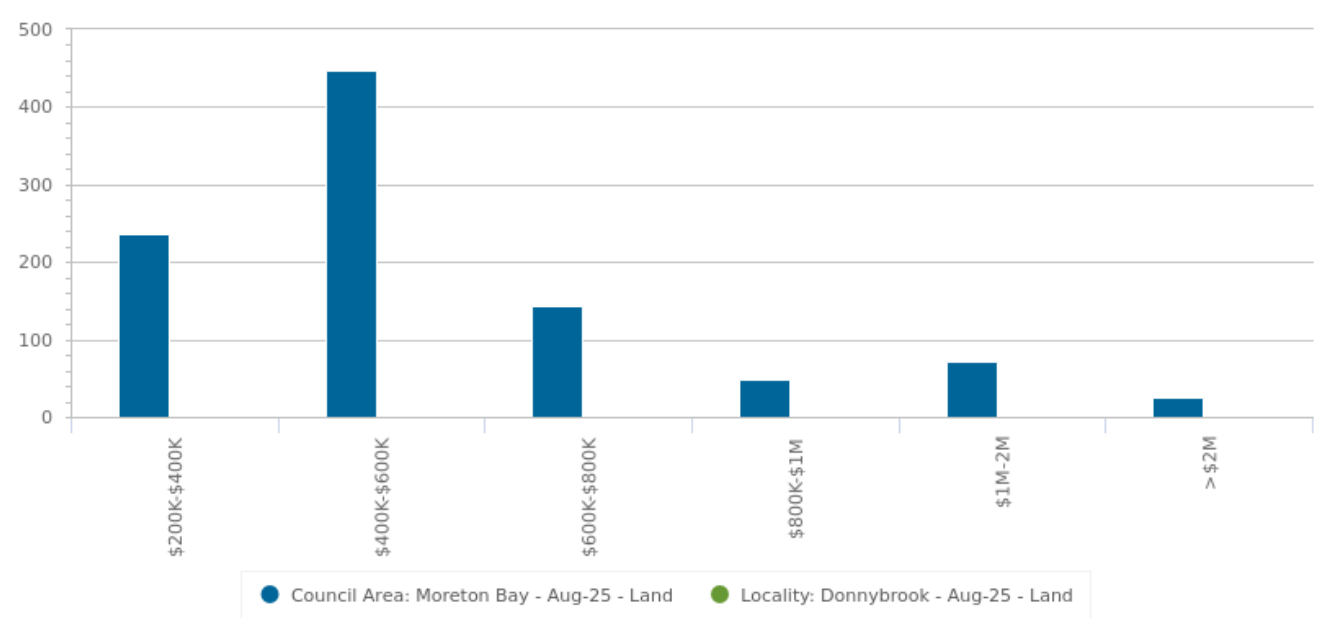


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Donnybrook	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	1	448
\$600K-\$800K	-	143
\$800K-\$1M	-	49
\$1M-\$2M	-	72
>\$2M	-	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

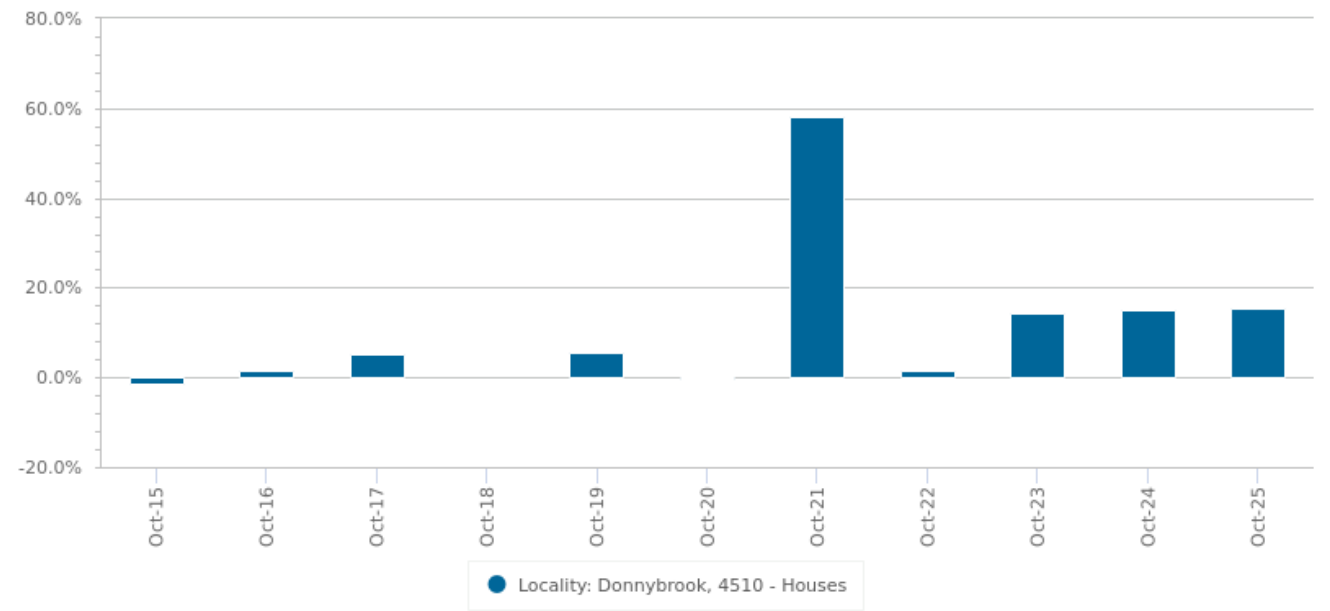
House: Change In Median Value

15.6%

Oct 2025

	Donnybrook
Oct 2016	1.5%
Oct 2017	5.3%
Oct 2018	0.2%
Oct 2019	5.7%
Oct 2020	-0.2%
Oct 2021	58.3%
Oct 2022	1.5%
Oct 2023	14.3%
Oct 2024	14.9%
Oct 2025	15.6%

Statistics are calculated at the end of the displayed month



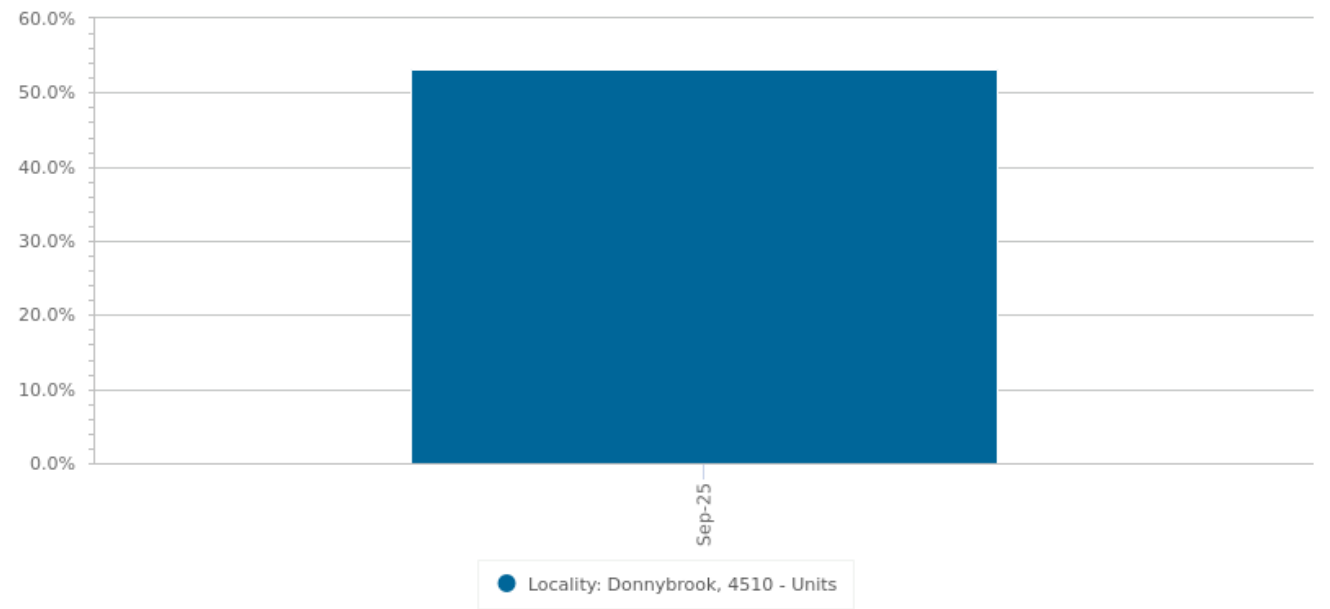
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

53.1%
Sep 2025

	Donnybrook
Sep 2016	-
Sep 2017	-
Sep 2018	-
Sep 2019	-
Sep 2020	-
Sep 2021	-
Sep 2022	-
Sep 2023	-
Sep 2024	-
Sep 2025	53.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

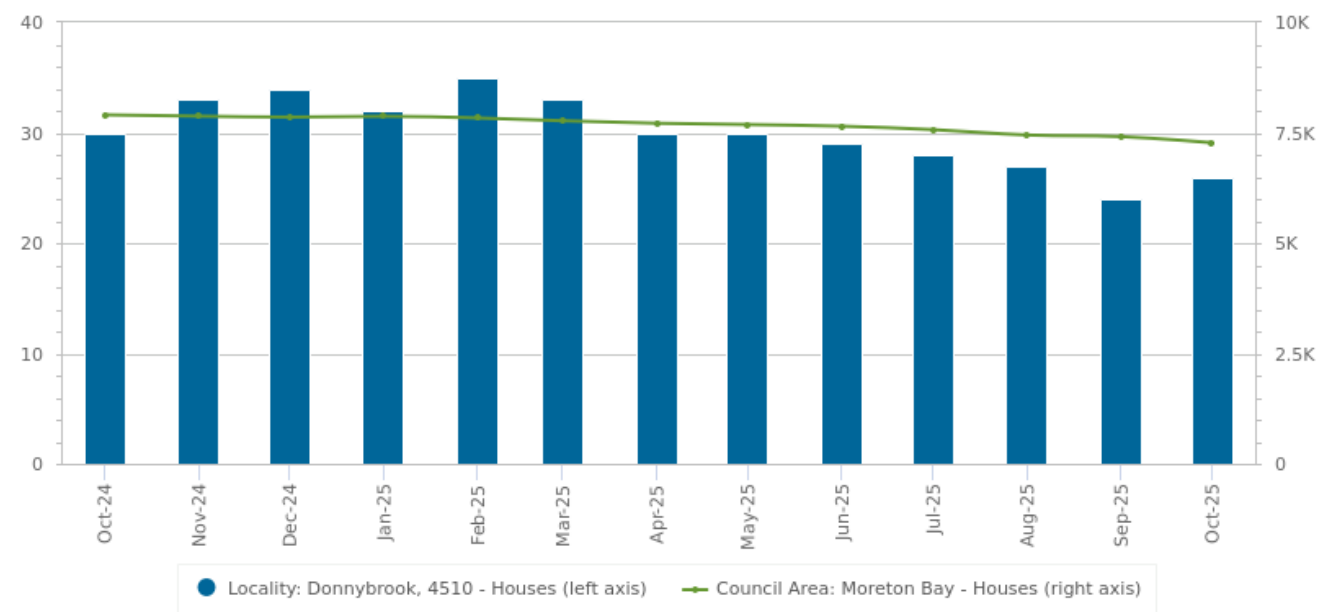
For Sale Statistics

House: Number of New Listing

26
Oct 2025

	Donnybrook	Moreton Bay
Nov 2024	33	7,875
Dec 2024	34	7,855
Jan 2025	32	7,872
Feb 2025	35	7,834
Mar 2025	33	7,770
Apr 2025	30	7,714
May 2025	30	7,685
Jun 2025	29	7,647
Jul 2025	28	7,569
Aug 2025	27	7,448
Sep 2025	24	7,411
Oct 2025	26	7,272

Statistics are calculated over a rolling 12 month period

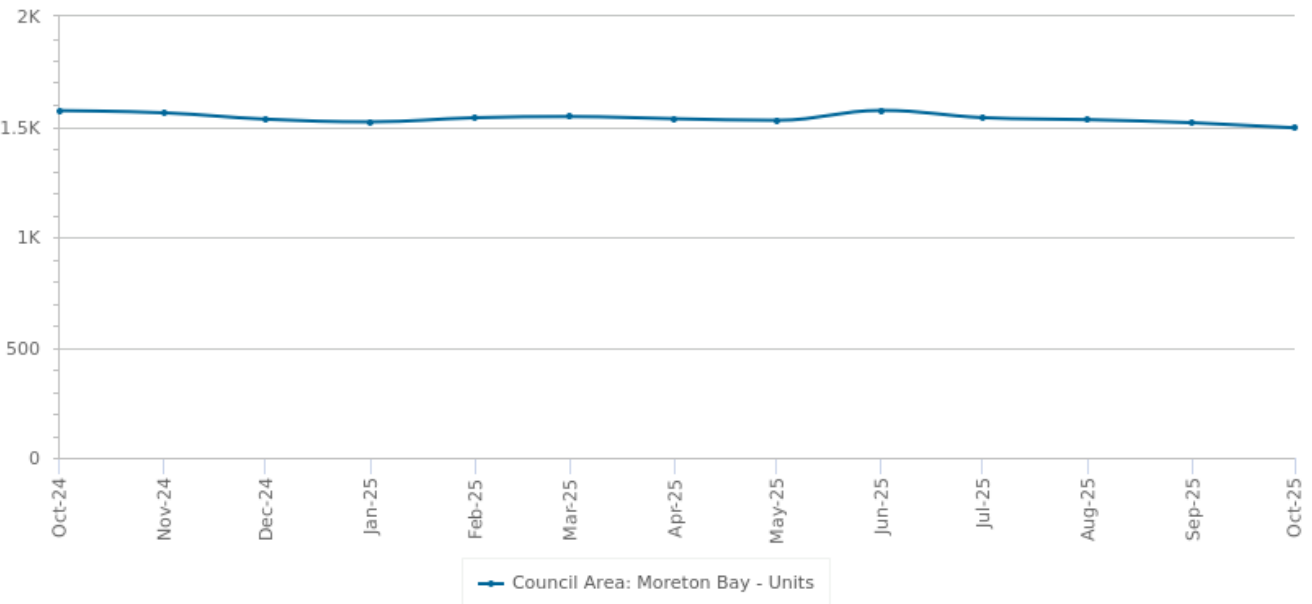


Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

	Donnybrook	Moreton Bay
Nov 2024	-	1,563
Dec 2024	-	1,534
Jan 2025	-	1,522
Feb 2025	-	1,541
Mar 2025	-	1,546
Apr 2025	-	1,536
May 2025	-	1,529
Jun 2025	-	1,574
Jul 2025	-	1,541
Aug 2025	-	1,532
Sep 2025	-	1,518
Oct 2025	-	1,495

Statistics are calculated over a rolling 12 month period



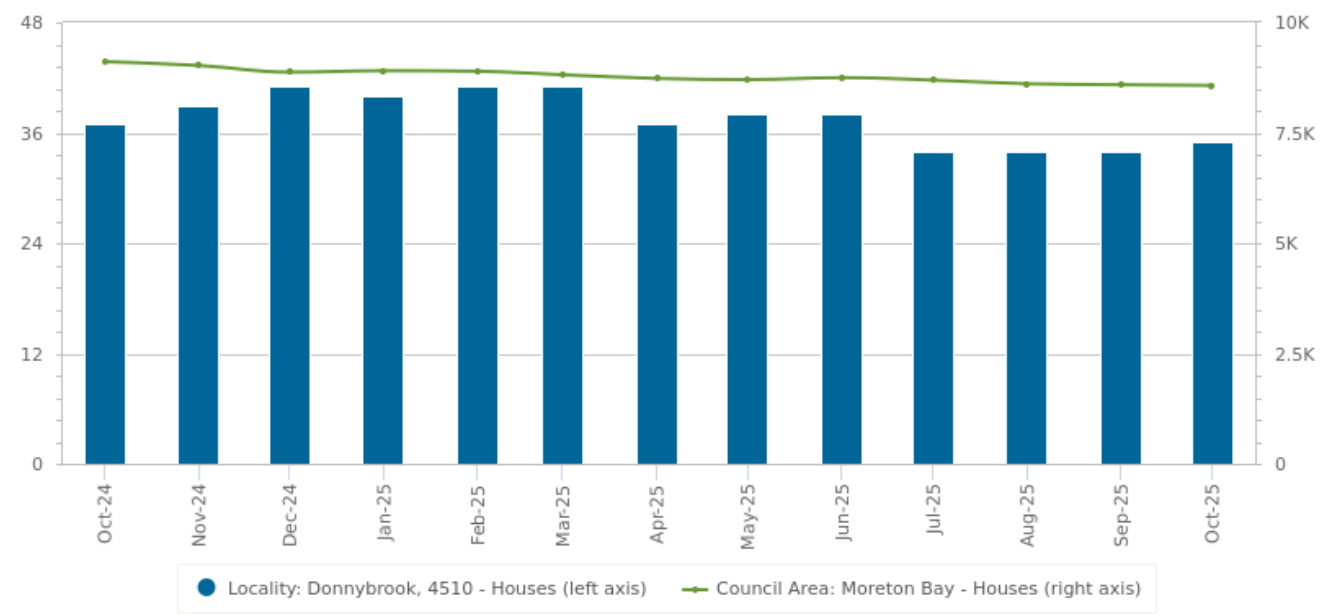
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

35
Oct 2025

	Donnybrook	Moreton Bay
Nov 2024	39	9,023
Dec 2024	41	8,872
Jan 2025	40	8,905
Feb 2025	41	8,892
Mar 2025	41	8,812
Apr 2025	37	8,730
May 2025	38	8,703
Jun 2025	38	8,748
Jul 2025	34	8,691
Aug 2025	34	8,609
Sep 2025	34	8,588
Oct 2025	35	8,571

Statistics are calculated over a rolling 12 month period

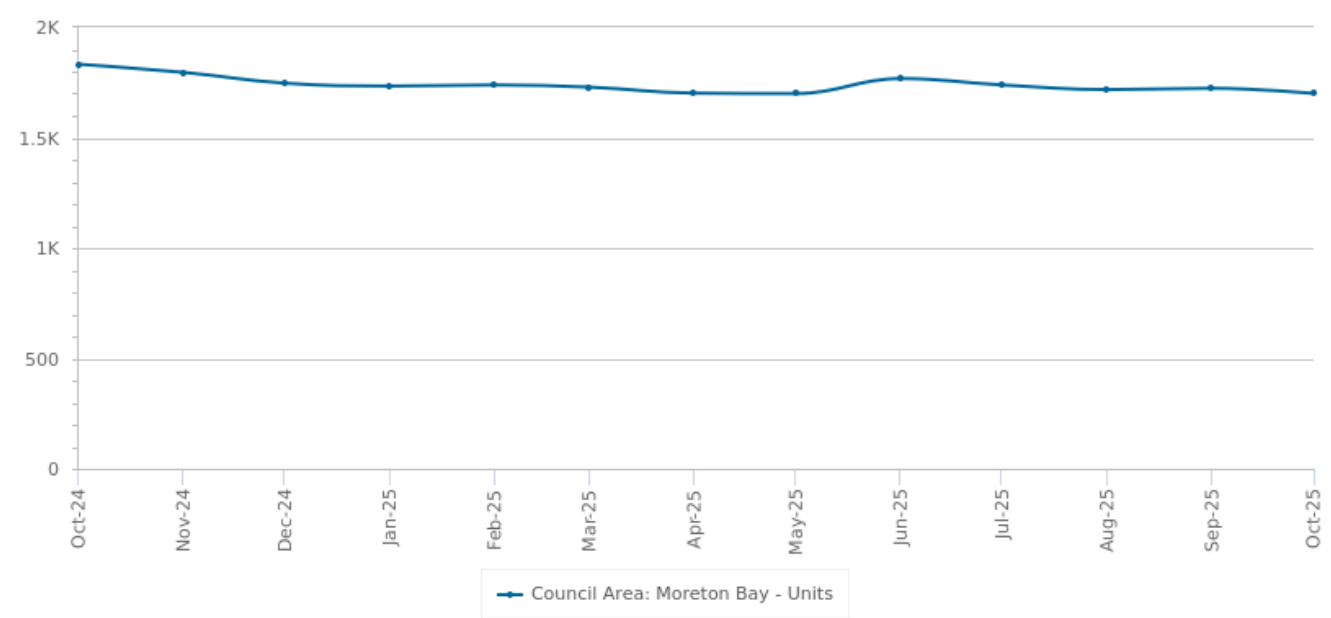


Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

	Donnybrook	Moreton Bay
Nov 2024	-	1,796
Dec 2024	-	1,747
Jan 2025	-	1,734
Feb 2025	-	1,739
Mar 2025	-	1,729
Apr 2025	-	1,702
May 2025	-	1,700
Jun 2025	-	1,768
Jul 2025	-	1,739
Aug 2025	-	1,718
Sep 2025	-	1,724
Oct 2025	-	1,701

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

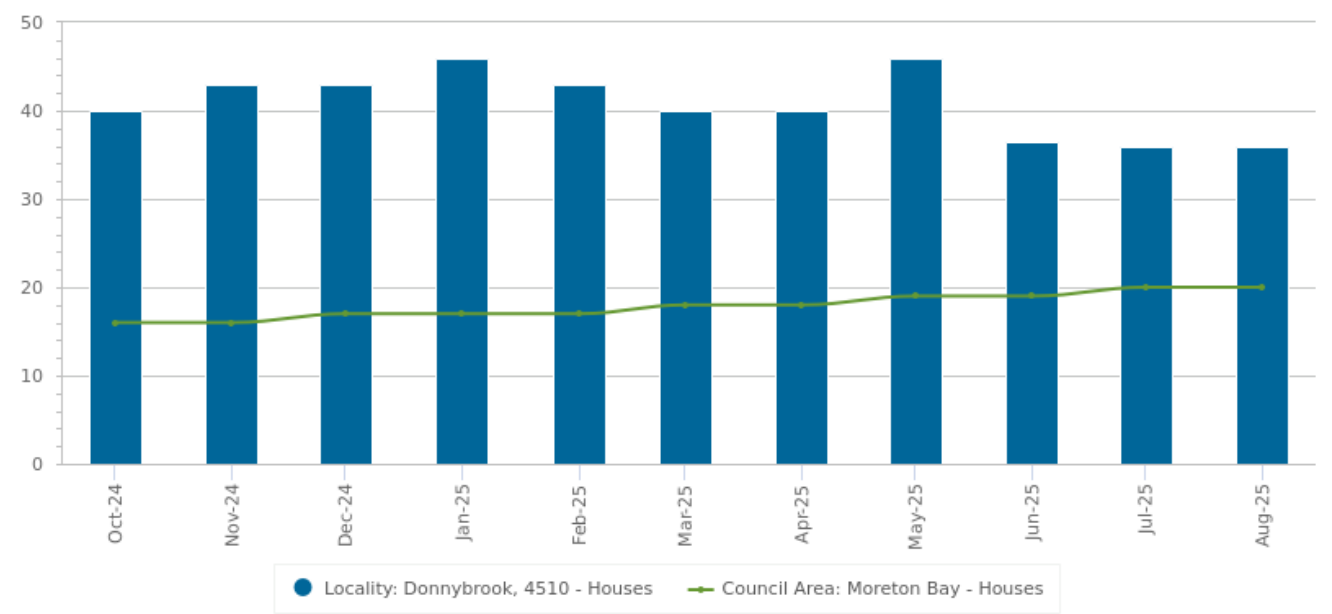
House: Median Days On Market

36

Aug 2025

	Donnybrook	Moreton Bay
Sep 2024	28.5	16
Oct 2024	40	16
Nov 2024	43	16
Dec 2024	43	17
Jan 2025	46	17
Feb 2025	43	17
Mar 2025	40	18
Apr 2025	40	18
May 2025	46	19
Jun 2025	36.5	19
Jul 2025	36	20
Aug 2025	36	20

Statistics are calculated over a rolling 12 month period

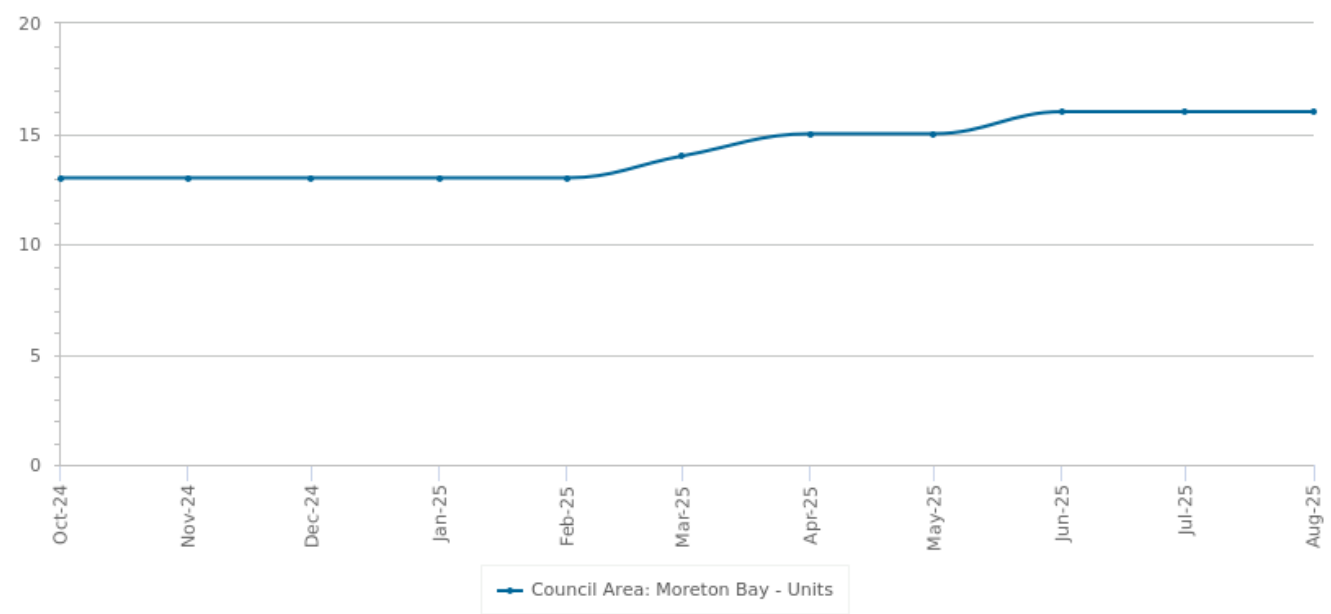


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Donnybrook	Moreton Bay
Sep 2024	-	13
Oct 2024	-	13
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	16
Jul 2025	-	16
Aug 2025	-	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

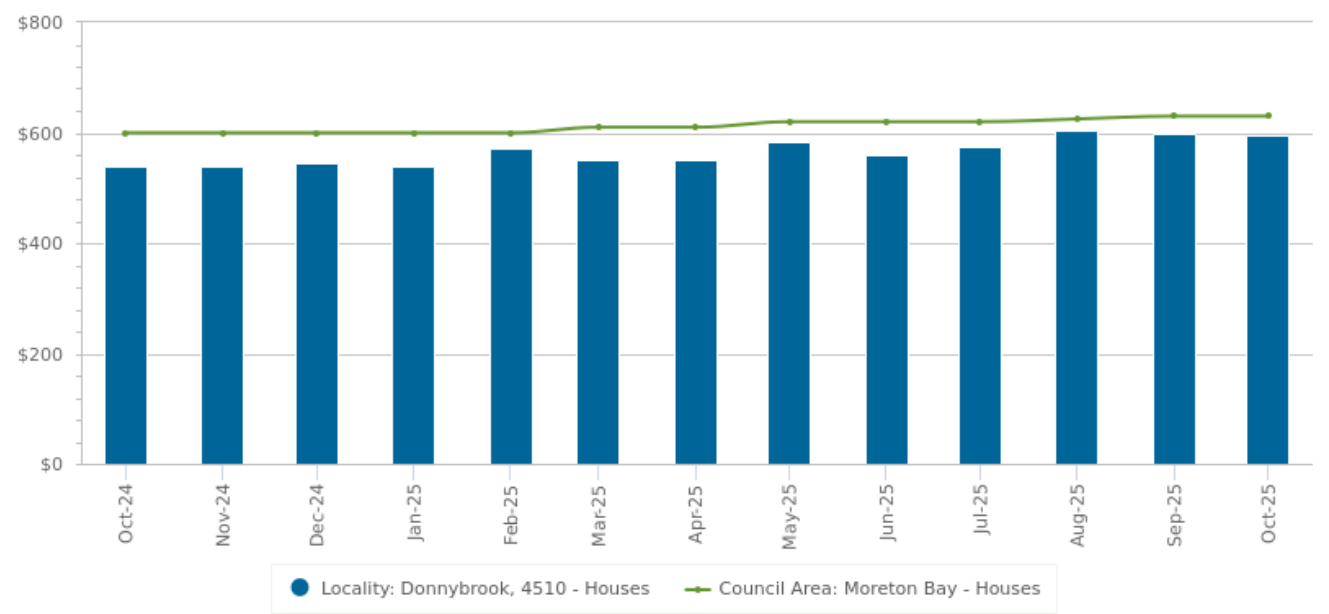
House: Median Rent

\$595/w

Oct 2025

	Donnybrook	Moreton Bay
Nov 2024	\$540/w	\$600/w
Dec 2024	\$545/w	\$600/w
Jan 2025	\$540/w	\$600/w
Feb 2025	\$573/w	\$600/w
Mar 2025	\$553/w	\$610/w
Apr 2025	\$553/w	\$610/w
May 2025	\$585/w	\$620/w
Jun 2025	\$560/w	\$620/w
Jul 2025	\$575/w	\$620/w
Aug 2025	\$605/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$595/w	\$630/w

Statistics are calculated over a rolling 12 month period

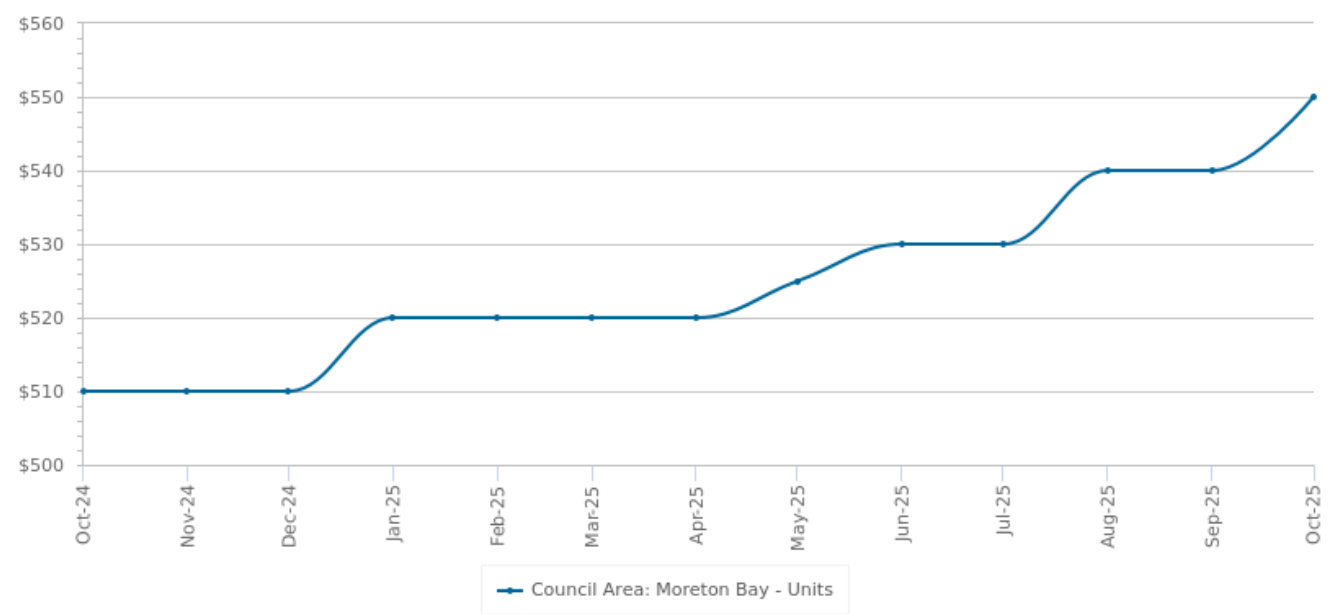


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Donnybrook	Moreton Bay
Nov 2024	-	\$510/w
Dec 2024	-	\$510/w
Jan 2025	-	\$520/w
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



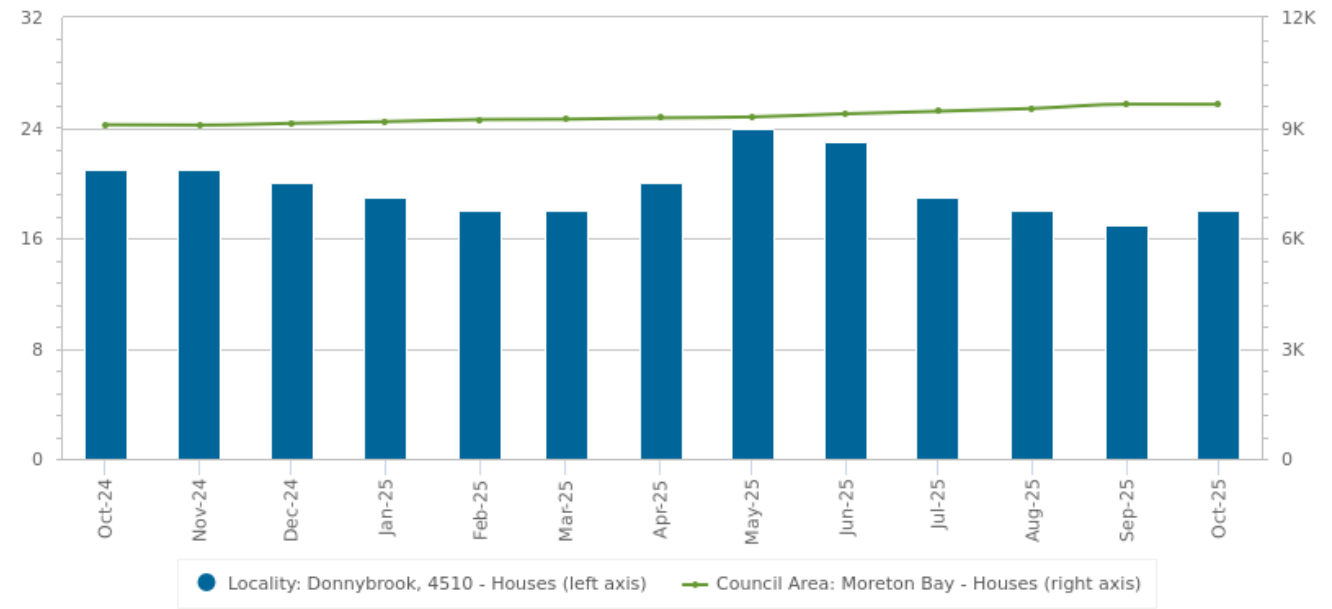
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

18
Oct 2025

	Donnybrook	Moreton Bay
Nov 2024	21	9,072
Dec 2024	20	9,120
Jan 2025	19	9,167
Feb 2025	18	9,222
Mar 2025	18	9,231
Apr 2025	20	9,268
May 2025	24	9,294
Jun 2025	23	9,380
Jul 2025	19	9,447
Aug 2025	18	9,523
Sep 2025	17	9,639
Oct 2025	18	9,636

Statistics are calculated over a rolling 12 month period

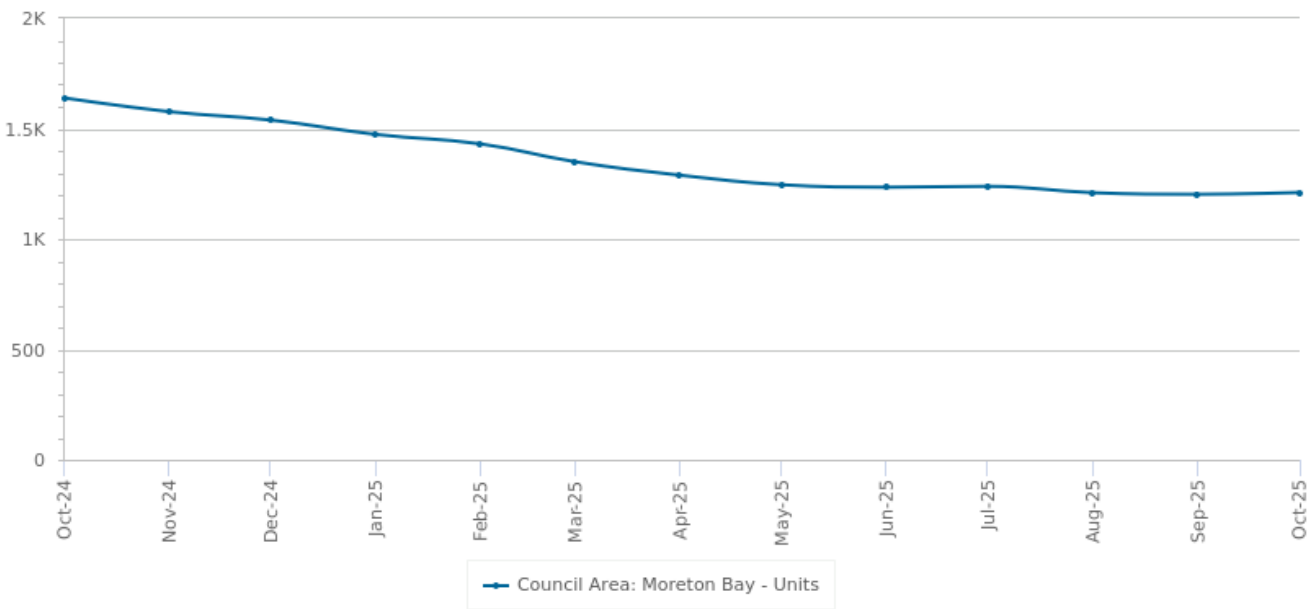


Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

	Donnybrook	Moreton Bay
Nov 2024	-	1,577
Dec 2024	-	1,539
Jan 2025	-	1,474
Feb 2025	-	1,431
Mar 2025	-	1,350
Apr 2025	-	1,289
May 2025	-	1,246
Jun 2025	-	1,235
Jul 2025	-	1,239
Aug 2025	-	1,210
Sep 2025	-	1,203
Oct 2025	-	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

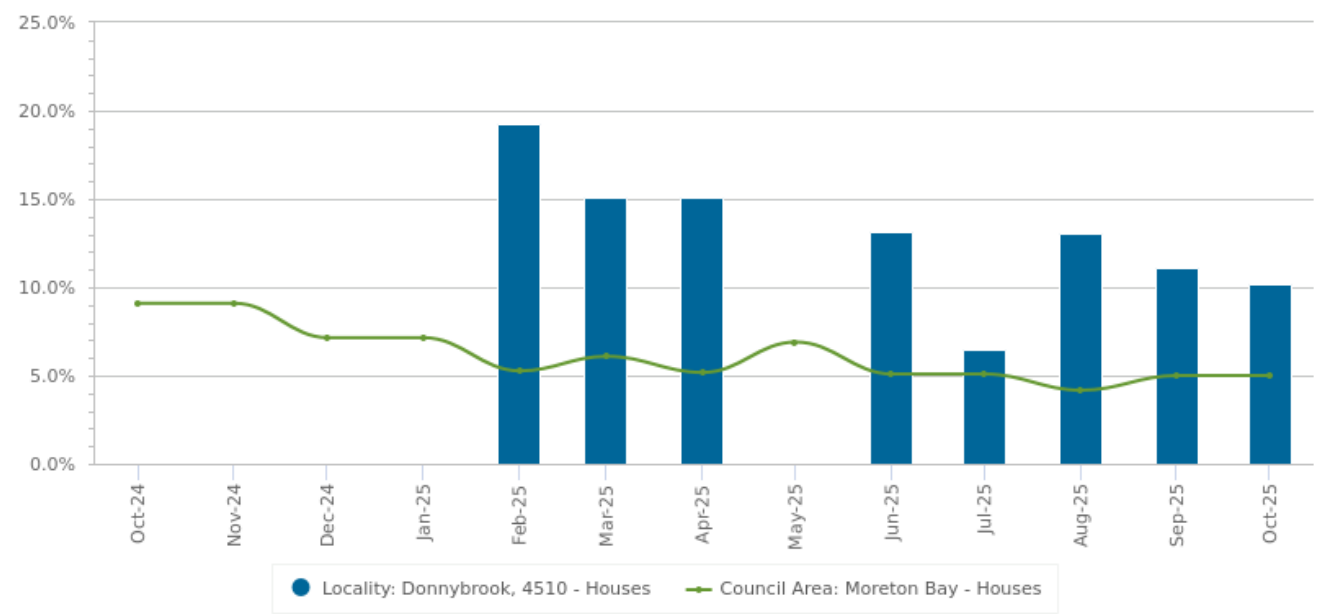
10.2%

Oct 2025

House: Change in Rental Rate

	Donnybrook	Moreton Bay
Nov 2024	-	9.1%
Dec 2024	-	7.1%
Jan 2025	-	7.1%
Feb 2025	19.3%	5.3%
Mar 2025	15.1%	6.1%
Apr 2025	15.1%	5.2%
May 2025	-	6.9%
Jun 2025	13.1%	5.1%
Jul 2025	6.5%	5.1%
Aug 2025	13.1%	4.2%
Sep 2025	11.1%	5.0%
Oct 2025	10.2%	5.0%

Statistics are calculated over a rolling 12 month period

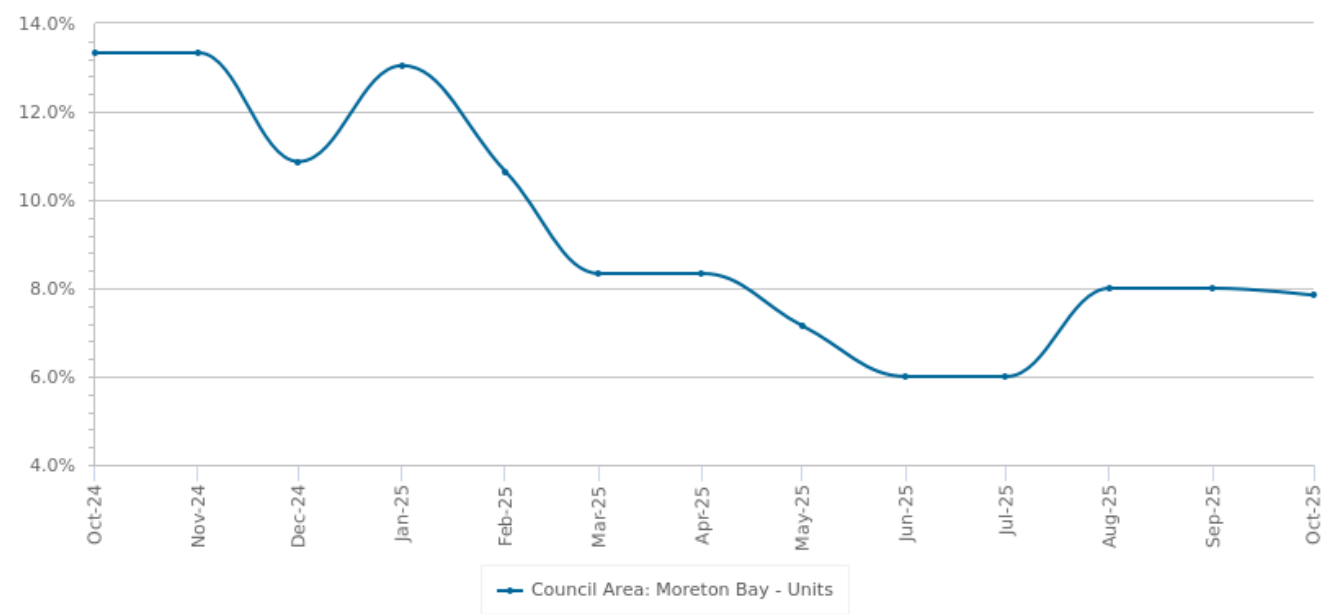


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Donnybrook	Moreton Bay
Nov 2024	-	13.3%
Dec 2024	-	10.9%
Jan 2025	-	13.0%
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



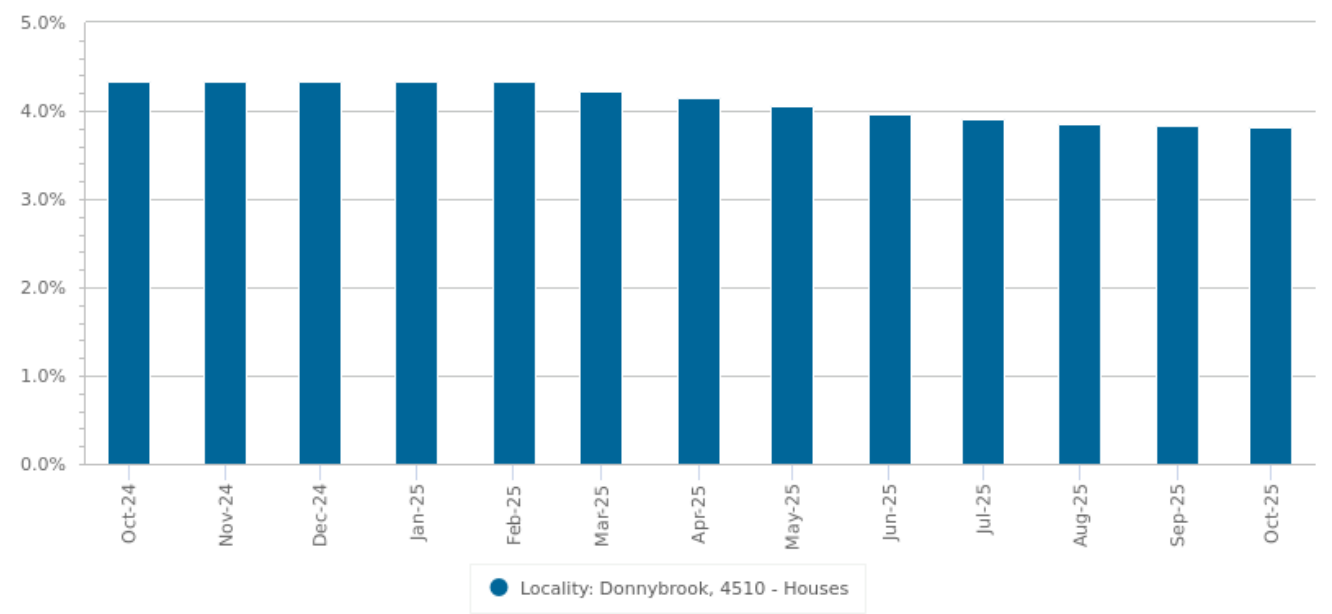
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.8%
Oct 2025

	Donnybrook
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.3%
Feb 2025	4.3%
Mar 2025	4.2%
Apr 2025	4.2%
May 2025	4.1%
Jun 2025	4.0%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.8%
Oct 2025	3.8%

Statistics are calculated at the end of the displayed month



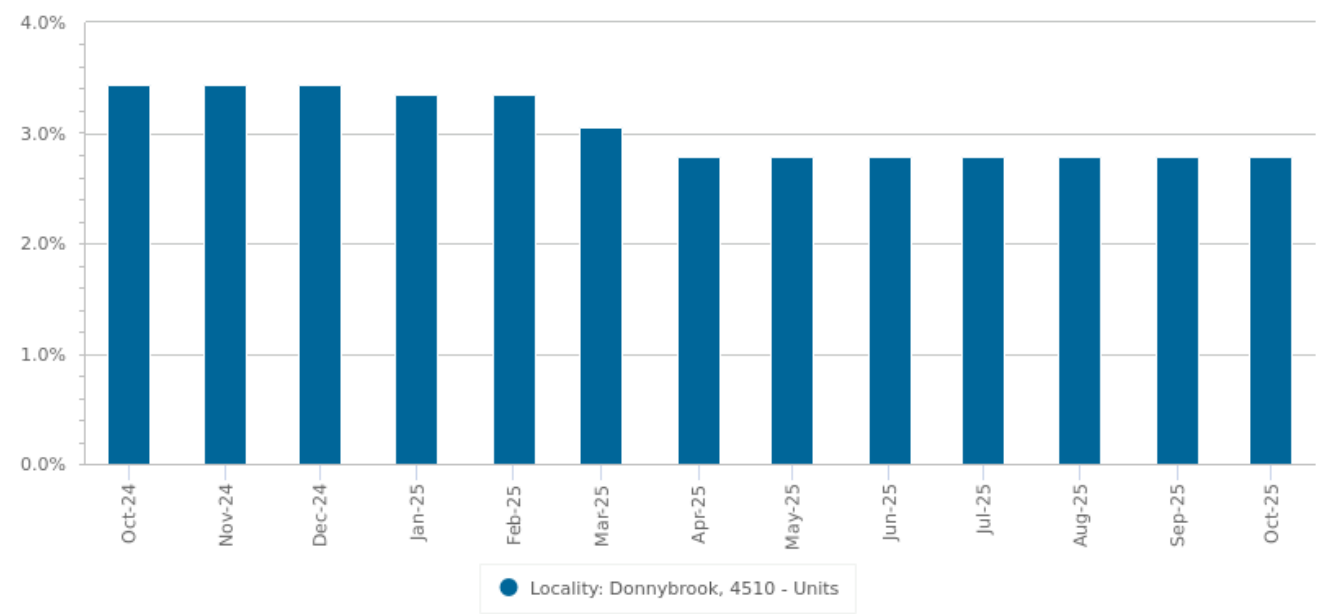
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

2.8%
Oct 2025

	Donnybrook
Nov 2024	3.4%
Dec 2024	3.4%
Jan 2025	3.4%
Feb 2025	3.4%
Mar 2025	3.1%
Apr 2025	2.8%
May 2025	2.8%
Jun 2025	2.8%
Jul 2025	2.8%
Aug 2025	2.8%
Sep 2025	2.8%
Oct 2025	2.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Donnybrook	Moreton Bay
Childless Couples	66.3%	38.7%
Couples with Children	24.9%	42%
Single Parents	11.4%	17.9%
Other	-	1.3%

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



Childless Couples

66.3%



Couples with Children

24.9%



Single Parents

11.4%



Other

-

Population Age

Population Age

	Donnybrook	Moreton Bay
0-9	3.9%	12.7%
10-19	6.3%	13.4%
20-29	6.9%	11.7%
30-39	10.4%	13%
40-49	10.8%	13.2%
50-59	17.5%	12.6%
60-69	23.8%	10.9%
70-79	19.7%	8.6%
80-89	5.4%	3.2%
90-99	0.6%	0.7%

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

Household Income

Household Income

	Donnybrook	Moreton Bay
0-15.6K	7.6%	2.7%
15.6-33.8K	19.6%	12%
33.8-52K	15.1%	13.1%
52-78K	13.4%	15.2%
78-130K	17.9%	23.3%
130-182K	7.9%	14%
182K+	7.9%	12.7%

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

Education

Education By Qualification

	Donnybrook	Moreton Bay
Postgrad	2.3%	4.9%
Graduate Diploma or Certificate	-	3.3%
Bachelor	10.2%	20%
Advanced Diploma or Diploma	17.4%	17.2%
Certificate	53.1%	42.3%
Not Stated	16.1%	11.2%
Inadequately Described	-	0.9%

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



Postgrad

2.3%



Graduate Diploma or Certificate

-



Bachelor

10.2%



Advanced Diploma or
Diploma

17.4%



Certificate

53.1%



Not Stated

16.1%



Inadequately
Described

-

Occupation

Employment By Occupation

	Donnybrook	Moreton Bay
Professional	9%	17.9%
Clerical	12.2%	14.1%
Trades	14.9%	14.7%
Labourer	13.9%	10.5%
Not Stated	3.1%	1.8%
Machinery Operators and Drivers	9.7%	7.1%
Managers	16.7%	11.4%
Community and Personal Service Workers	12.2%	13.3%
Sales Workers	10.4%	9.1%

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



Professional

9%



Clerical

12.2%



Trades

14.9%



Labourer

13.9%



Not Stated

3.1%



Machinery Operators and Drivers

9.7%

Employment By Occupation



Managers

16.7%



Community and Personal Service
Workers

12.2%



Sales Workers

10.4%

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