

Suburb Statistics Report

Donnybrook QLD 4510

Prepared on 26 Feb 2026

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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.

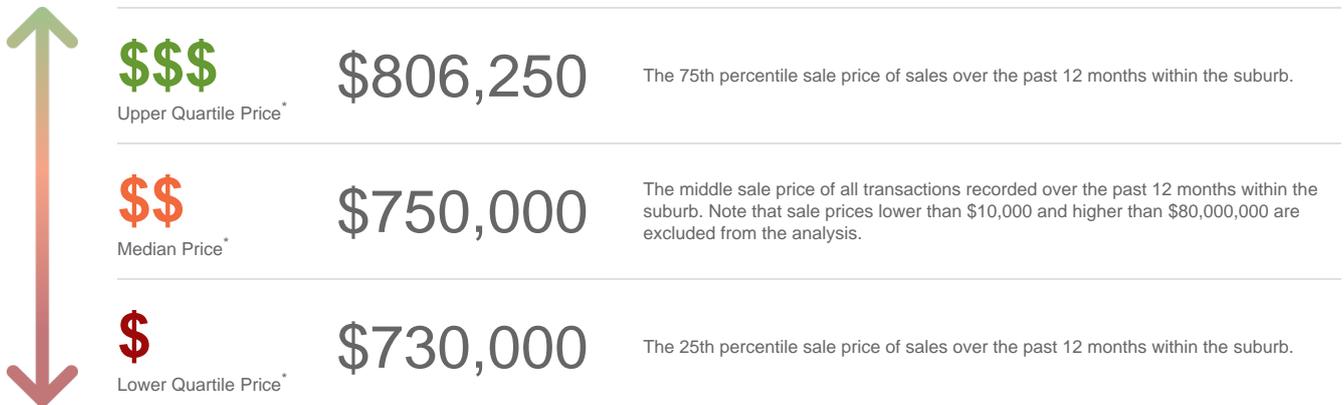
	House	Unit	Land
Average Tenure Period	10.9 years	-	-
Total Dwellings	350	1	40
Total New Listings	21	1	-
Median Value	\$935,821	\$1,141,470	-
Total Properties Listed	27	1	-

Market Trends

House: Market Trends



House: Median Price Quartiles



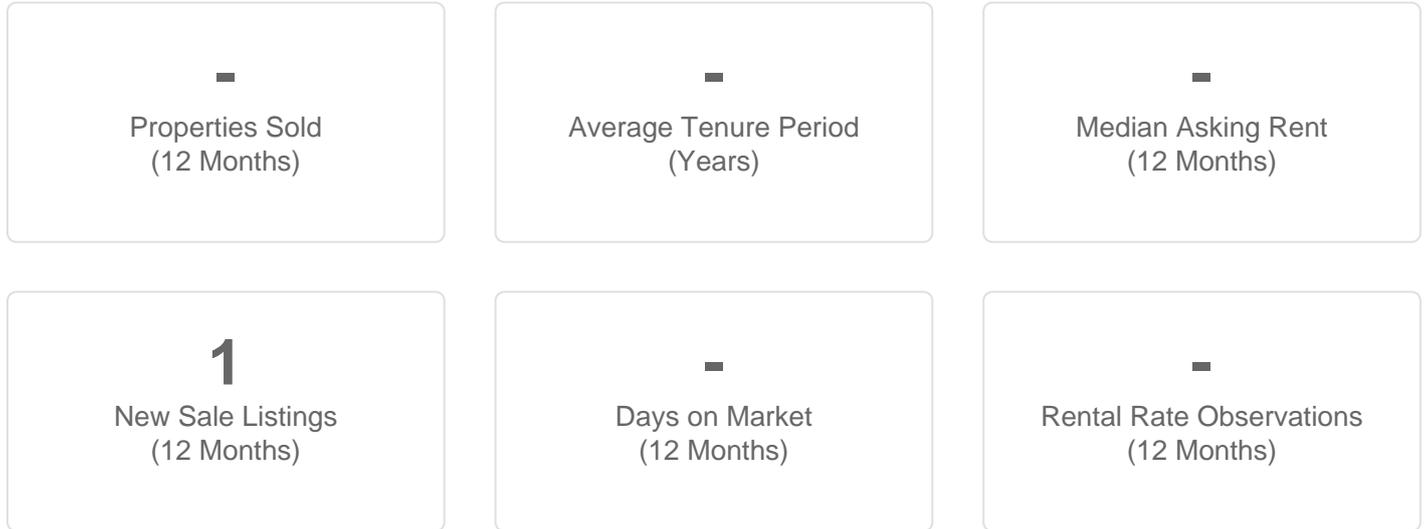
*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

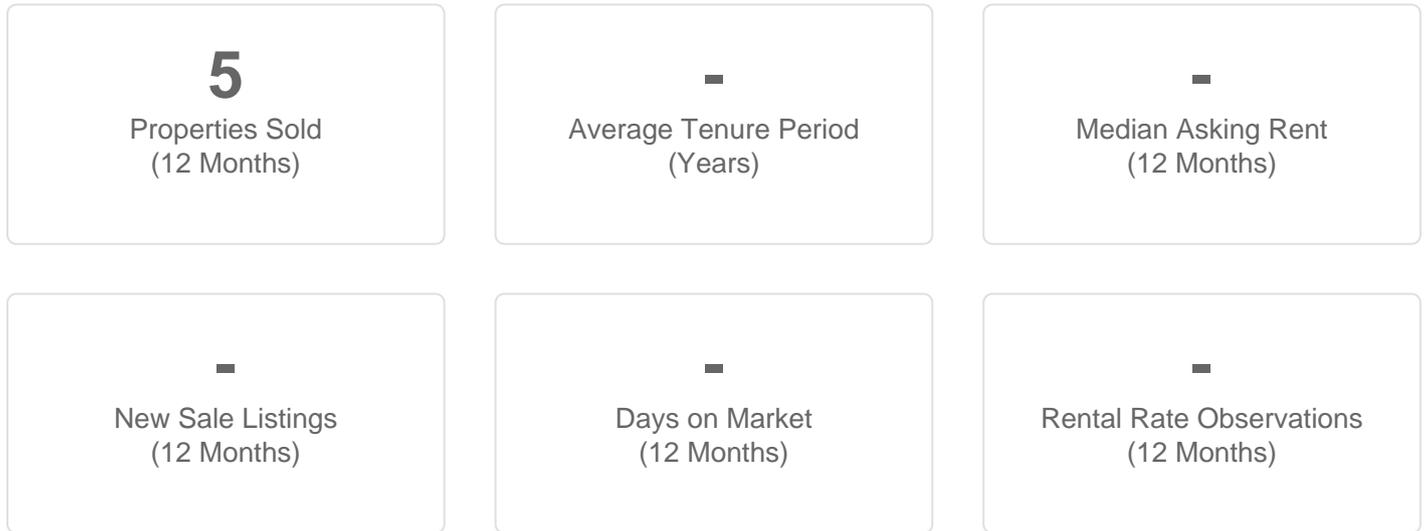
Donnybrook QLD 4510



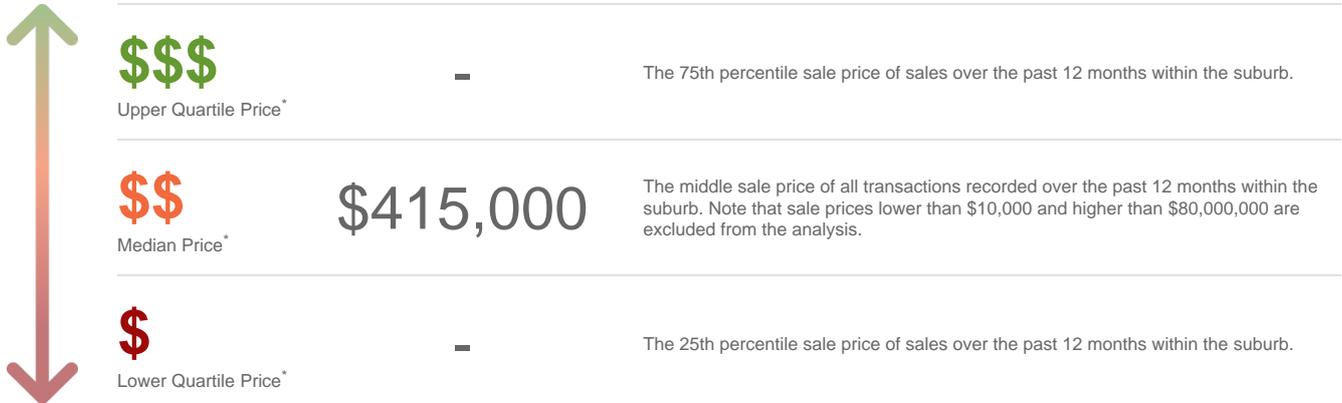
Unit: Market Trends



Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

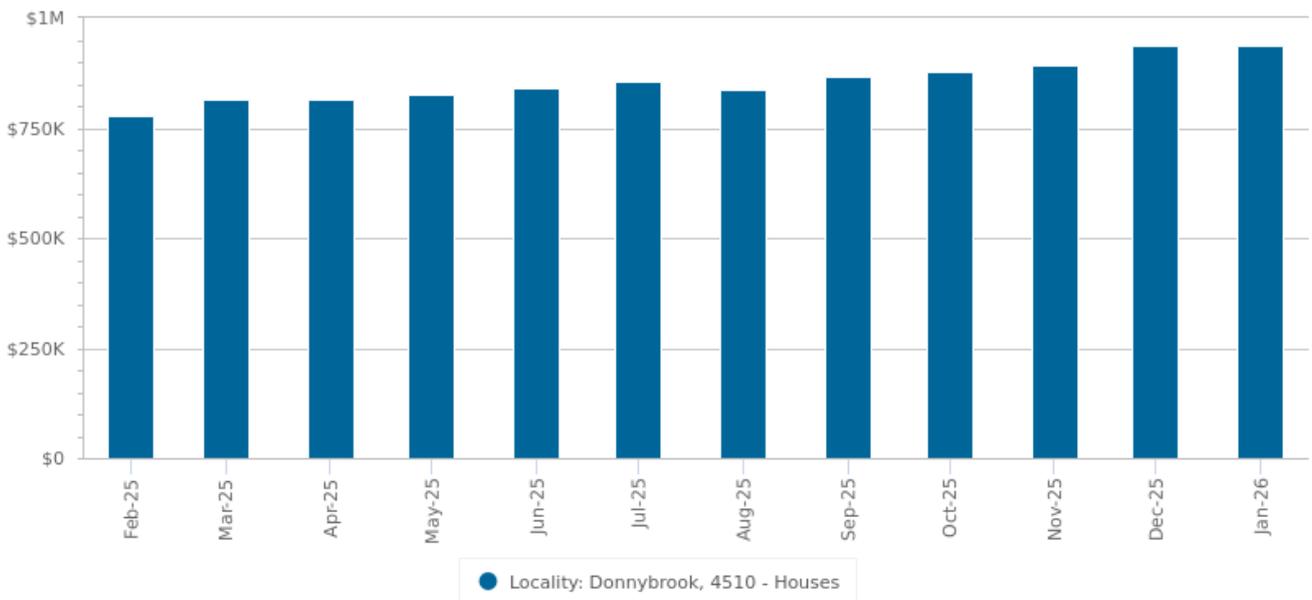
House: Recent Median Value

\$936K

Jan 2026

	Donnybrook
Feb 2025	\$775,970
Mar 2025	\$814,795
Apr 2025	\$813,228
May 2025	\$827,718
Jun 2025	\$839,476
Jul 2025	\$856,325
Aug 2025	\$838,597
Sep 2025	\$867,008
Oct 2025	\$876,896
Nov 2025	\$890,808
Dec 2025	\$935,843
Jan 2026	\$935,821

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

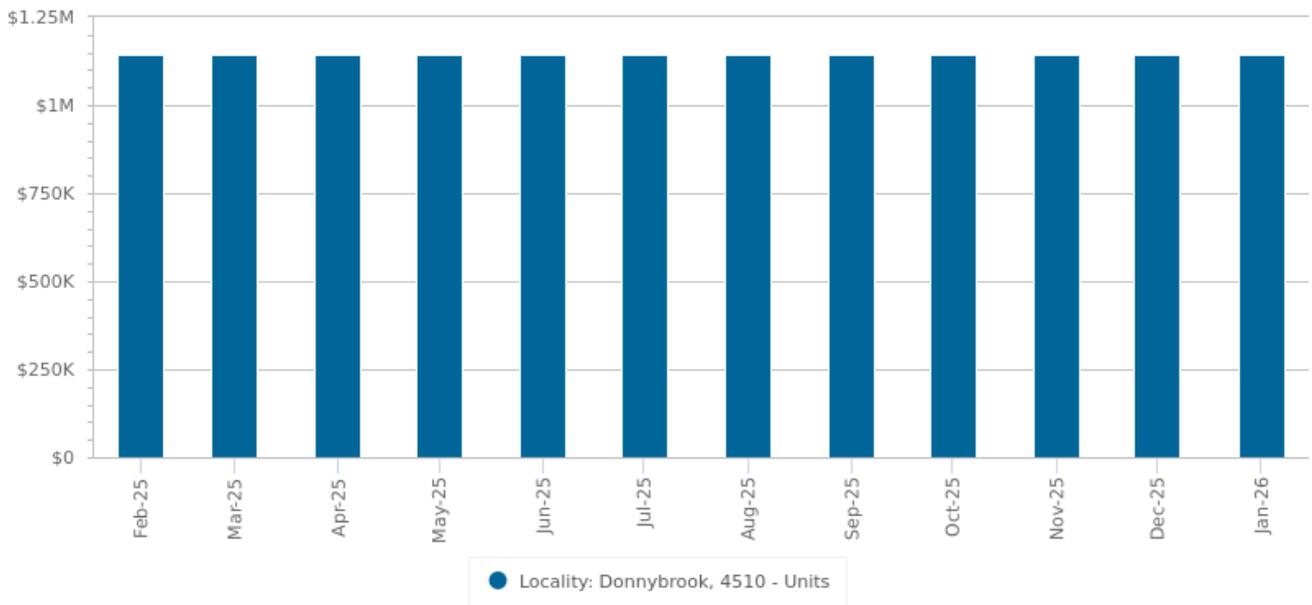
\$1.14M

Jan 2026

Unit: Recent Median Value

	Donnybrook
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
Nov 2025	\$1,141,470
Dec 2025	\$1,141,470
Jan 2026	\$1,141,470

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

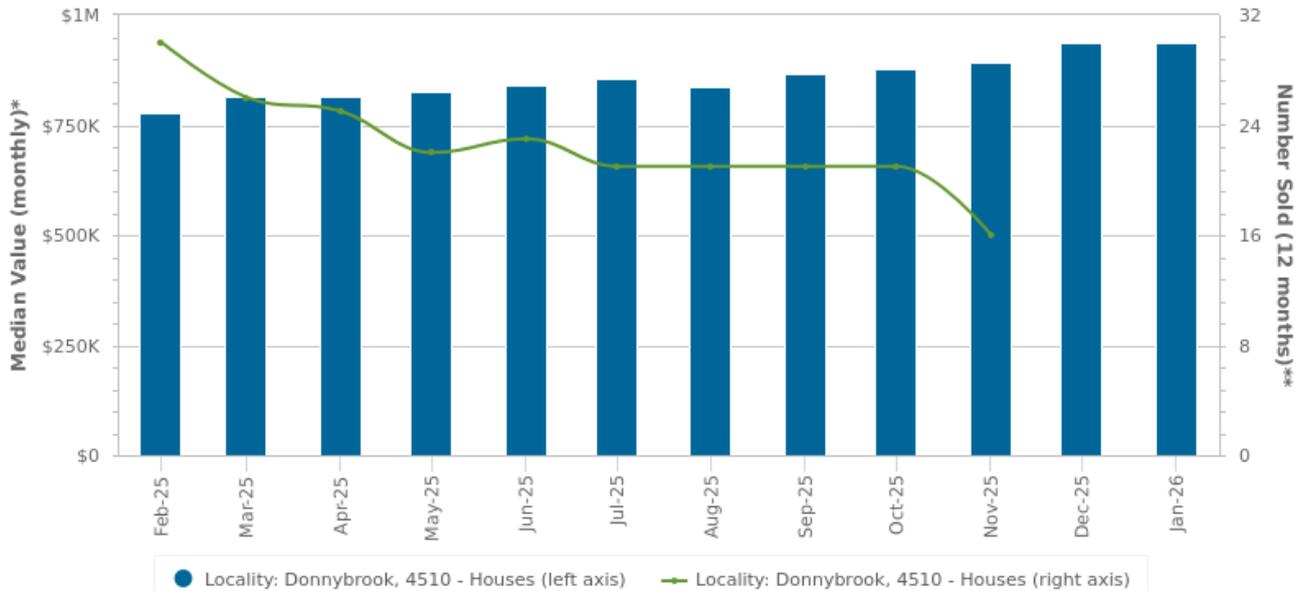
House: Median Value vs Number Sold

16

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$775,970	30
Mar 2025	\$814,795	26
Apr 2025	\$813,228	25
May 2025	\$827,718	22
Jun 2025	\$839,476	23
Jul 2025	\$856,325	21
Aug 2025	\$838,597	21
Sep 2025	\$867,008	21
Oct 2025	\$876,896	21
Nov 2025	\$890,808	16
Dec 2025	\$935,843	-
Jan 2026	\$935,821	-

Statistics are calculated over a rolling 12 month period

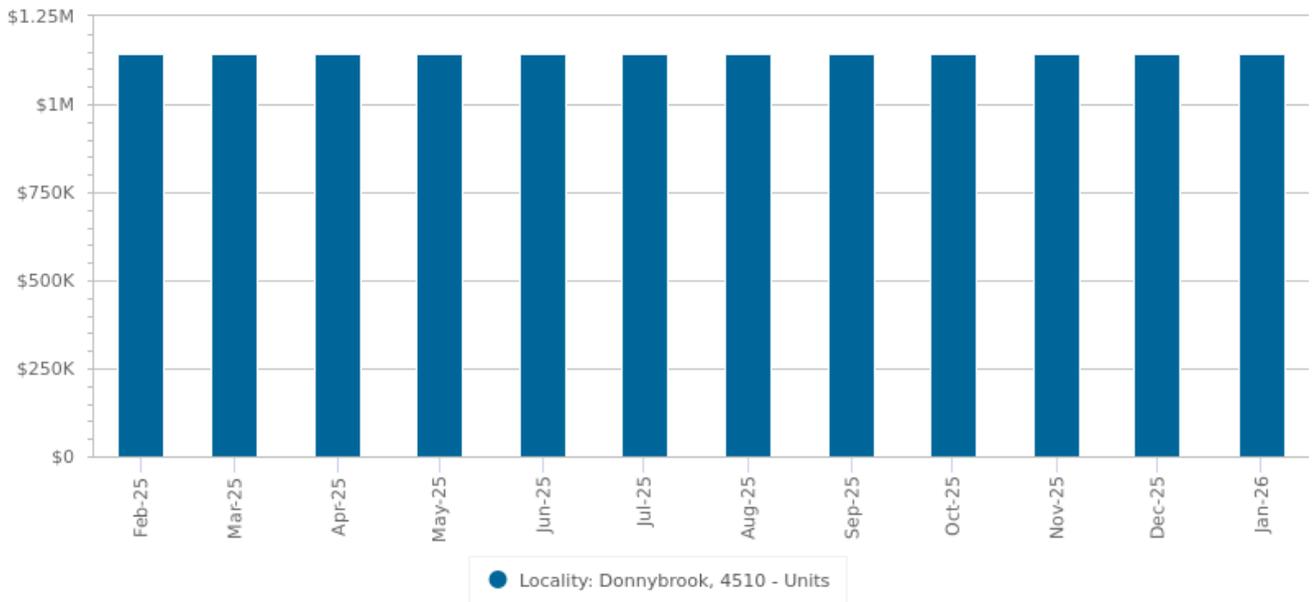


*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
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	-
Nov 2025	\$1,141,470	-
Dec 2025	\$1,141,470	-
Jan 2026	\$1,141,470	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

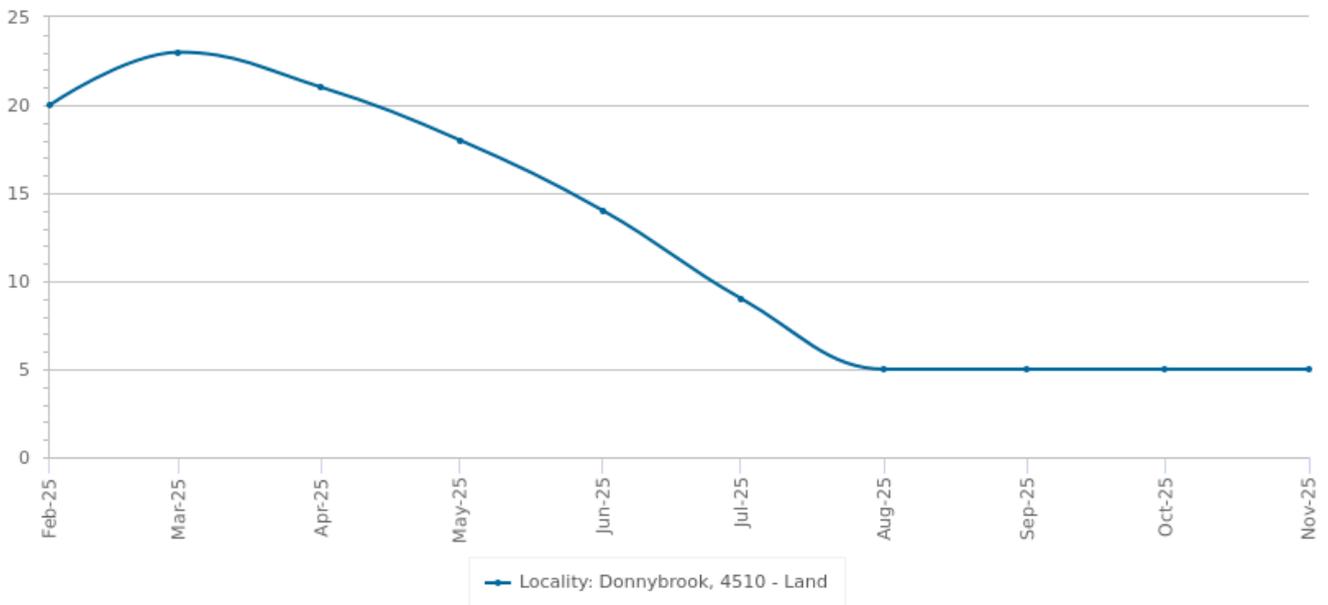
Land: Median Value vs Number Sold

5

Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	20
Jan 2025	-	20
Feb 2025	-	20
Mar 2025	-	23
Apr 2025	-	21
May 2025	-	18
Jun 2025	-	14
Jul 2025	-	9
Aug 2025	-	5
Sep 2025	-	5
Oct 2025	-	5
Nov 2025	-	5

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

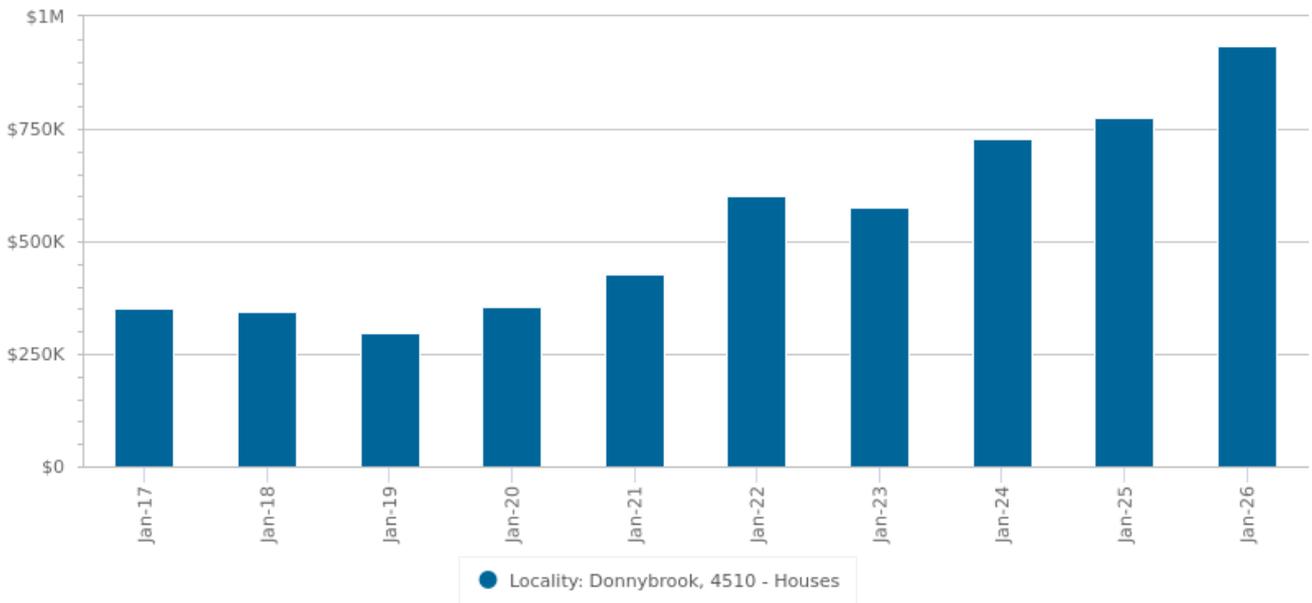
House: Median Value

\$936K

Jan 2026

	Donnybrook
Jan 2017	\$352,079
Jan 2018	\$342,848
Jan 2019	\$295,642
Jan 2020	\$354,870
Jan 2021	\$428,122
Jan 2022	\$601,362
Jan 2023	\$576,887
Jan 2024	\$726,900
Jan 2025	\$775,851
Jan 2026	\$935,821

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

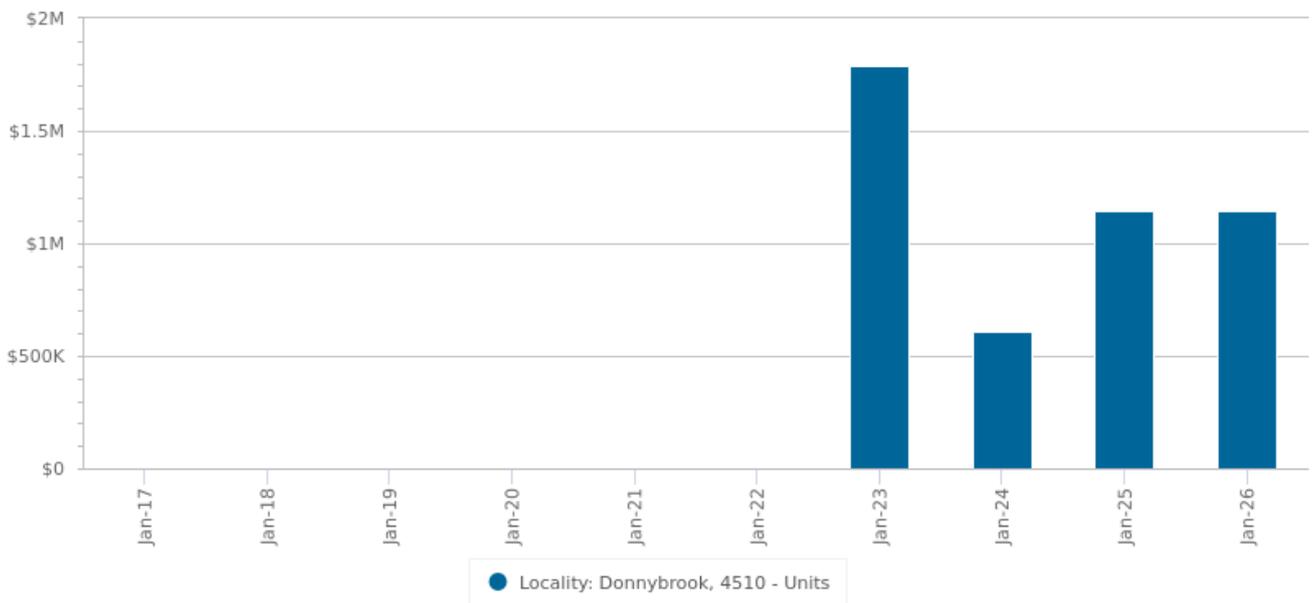
Unit: Median Value

\$1.14M

Jan 2026

	Donnybrook
Jan 2017	-
Jan 2018	-
Jan 2019	-
Jan 2020	-
Jan 2021	-
Jan 2022	-
Jan 2023	\$1,789,863
Jan 2024	\$611,112
Jan 2025	\$1,141,470
Jan 2026	\$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

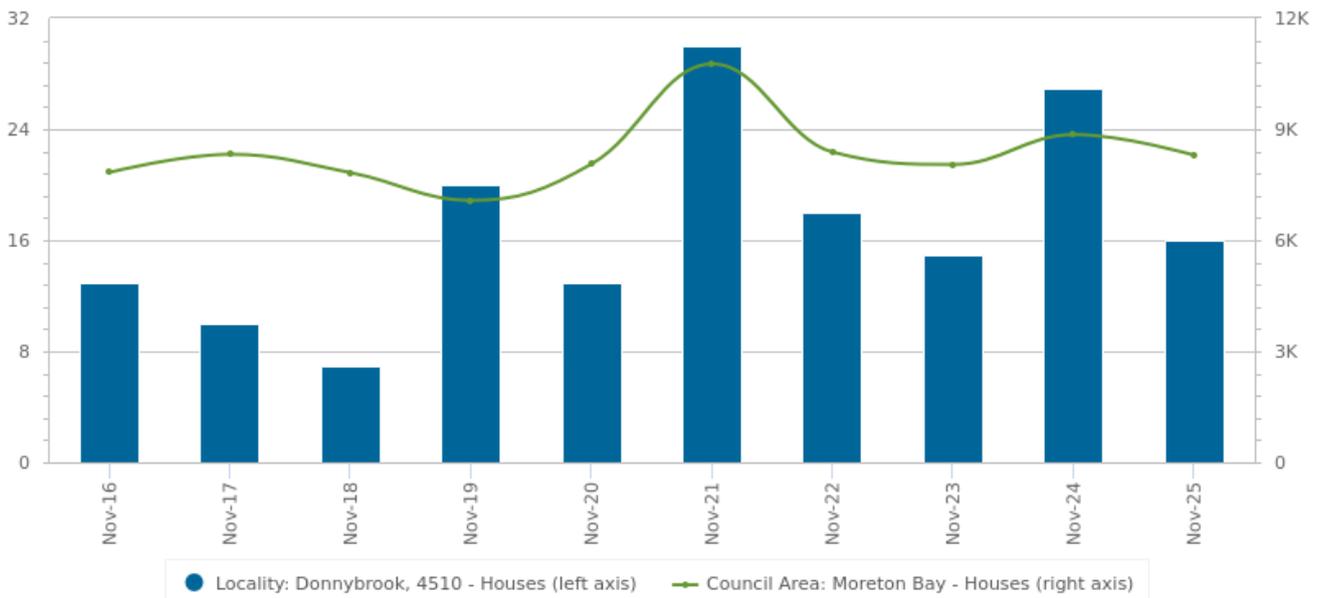
House: Sales Per Annum

16

Nov 2025

	Donnybrook	Moreton Bay
Nov 2017	10	8321
Nov 2018	7	7822
Nov 2019	20	7076
Nov 2020	13	8067
Nov 2021	30	10763
Nov 2022	18	8378
Nov 2023	15	8046
Nov 2024	27	8855
Nov 2025	16	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



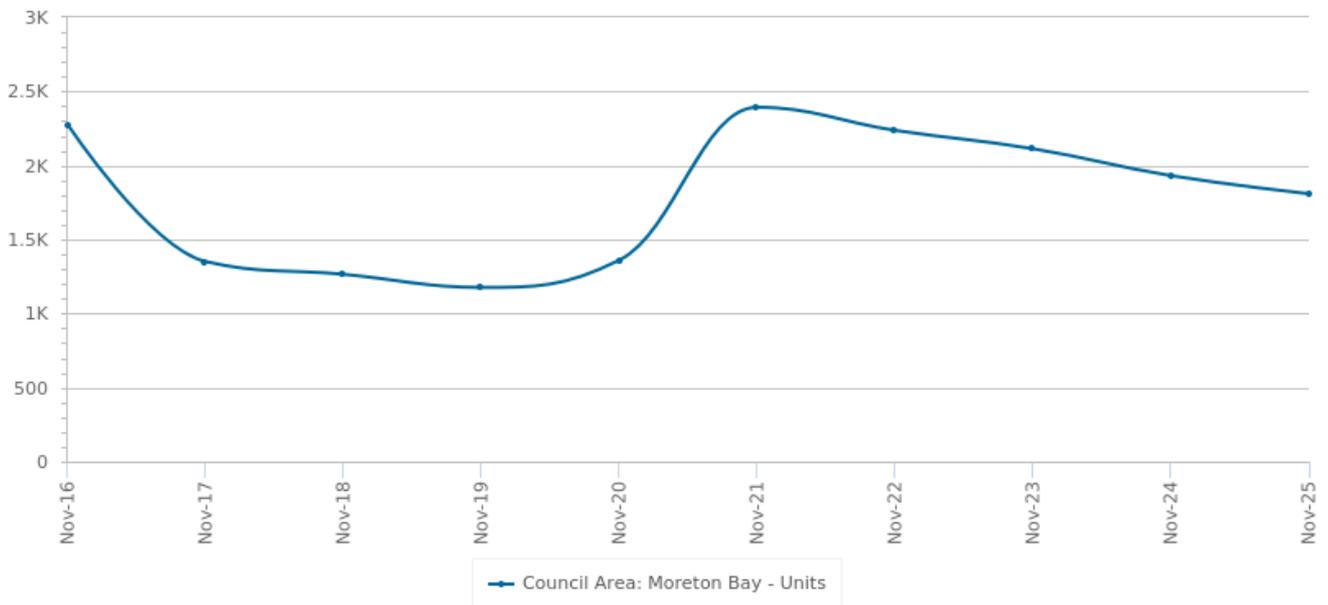
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Donnybrook	Moreton Bay
Nov 2017	0	1351
Nov 2018	0	1265
Nov 2019	0	1176
Nov 2020	0	1361
Nov 2021	0	2393
Nov 2022	0	2237
Nov 2023	0	2113
Nov 2024	0	1931
Nov 2025	0	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

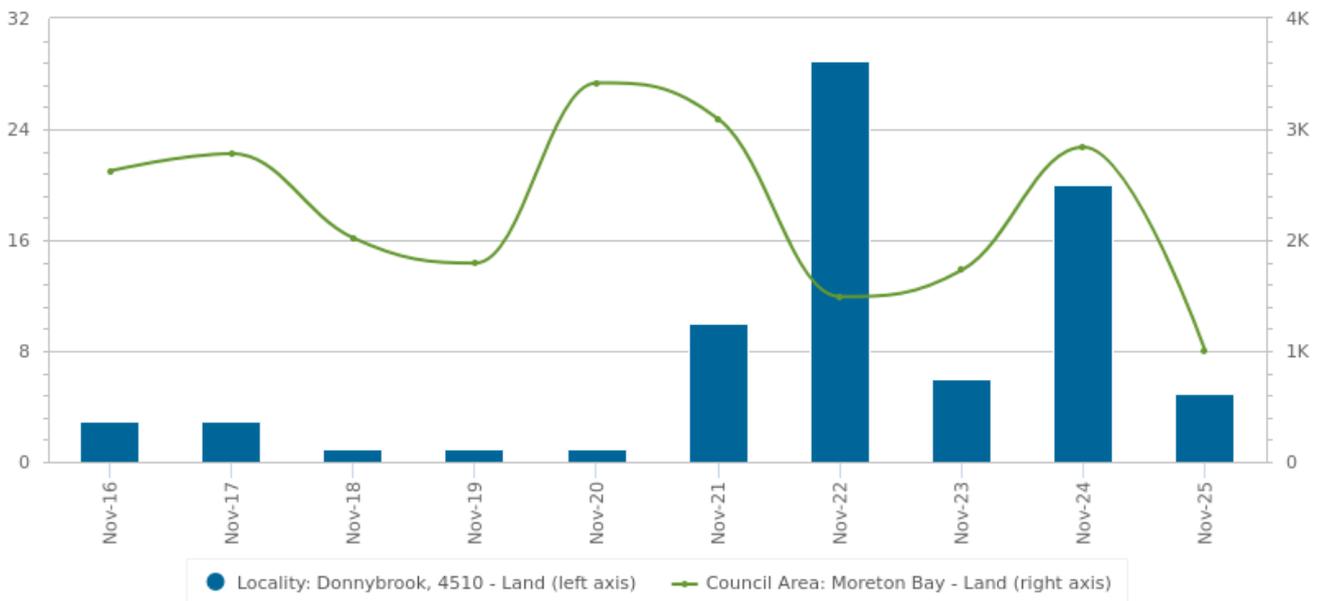
Land: Sales Per Annum

5

Nov 2025

	Donnybrook	Moreton Bay
Nov 2017	3	2779
Nov 2018	1	2017
Nov 2019	1	1792
Nov 2020	1	3418
Nov 2021	10	3089
Nov 2022	29	1490
Nov 2023	6	1729
Nov 2024	20	2838
Nov 2025	5	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

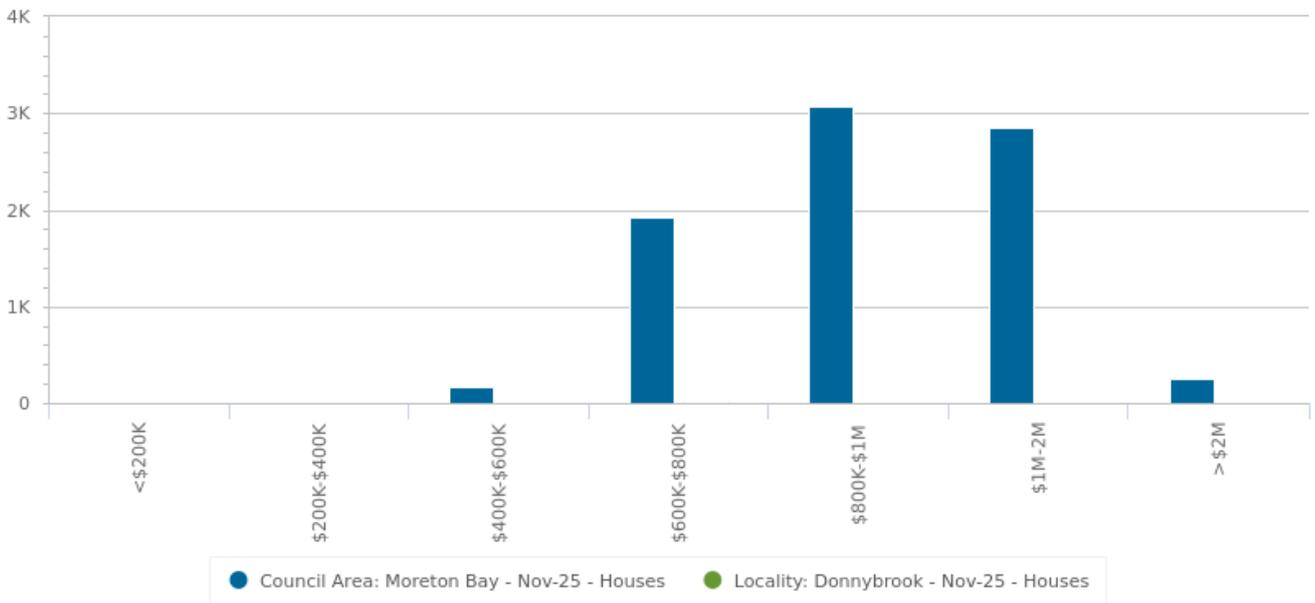
House: Sales By Price

\$13.70M

Nov 2025

	Donnybrook	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	-	169
\$600K-\$800K	11	1,924
\$800K-\$1M	2	3,075
\$1M-\$2M	3	2,853
>\$2M	-	256

Statistics are calculated over a rolling 12 month period

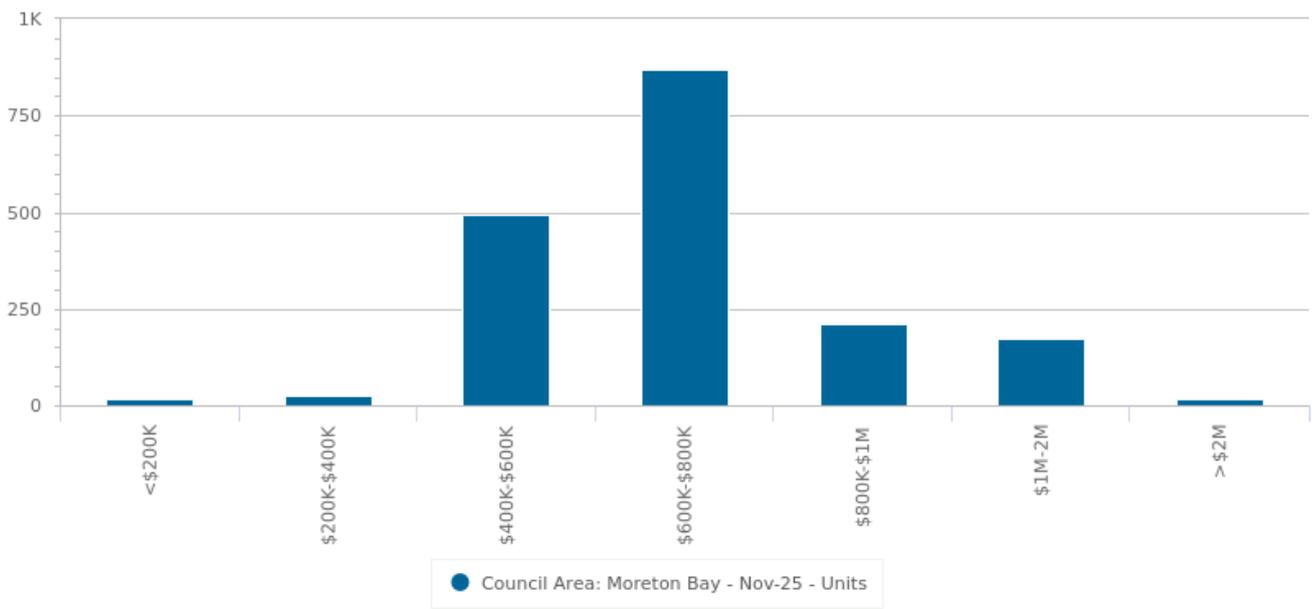


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

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

Statistics are calculated over a rolling 12 month period

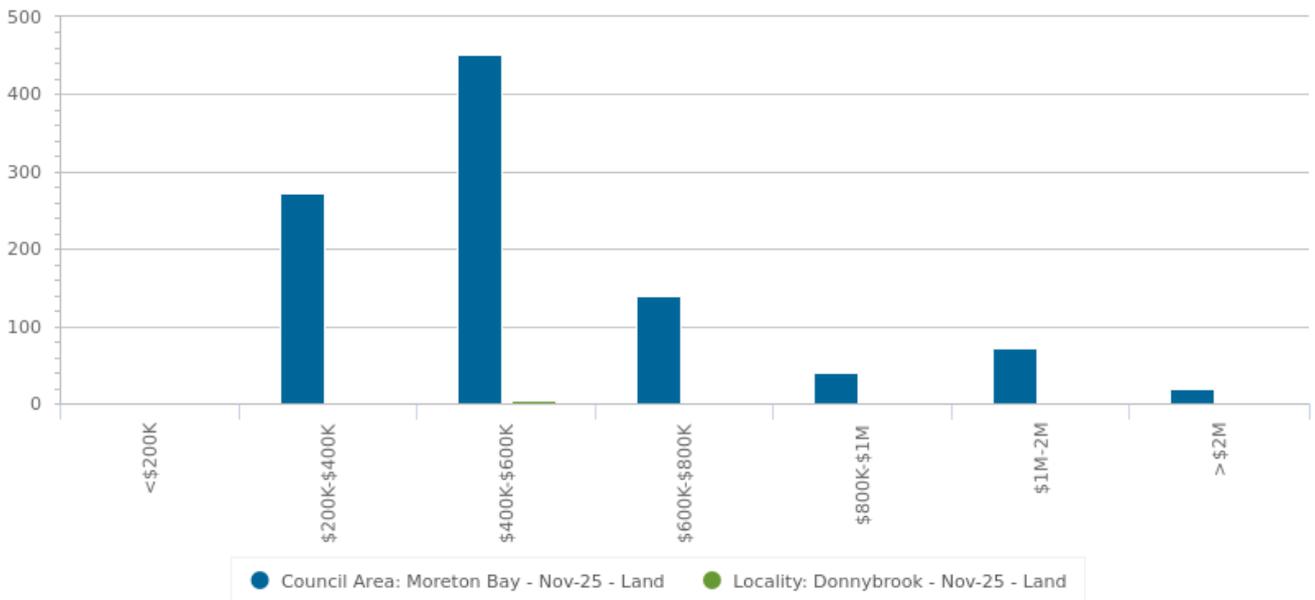


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Donnybrook	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	5	451
\$600K-\$800K	-	140
\$800K-\$1M	-	40
\$1M-\$2M	-	71
>\$2M	-	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

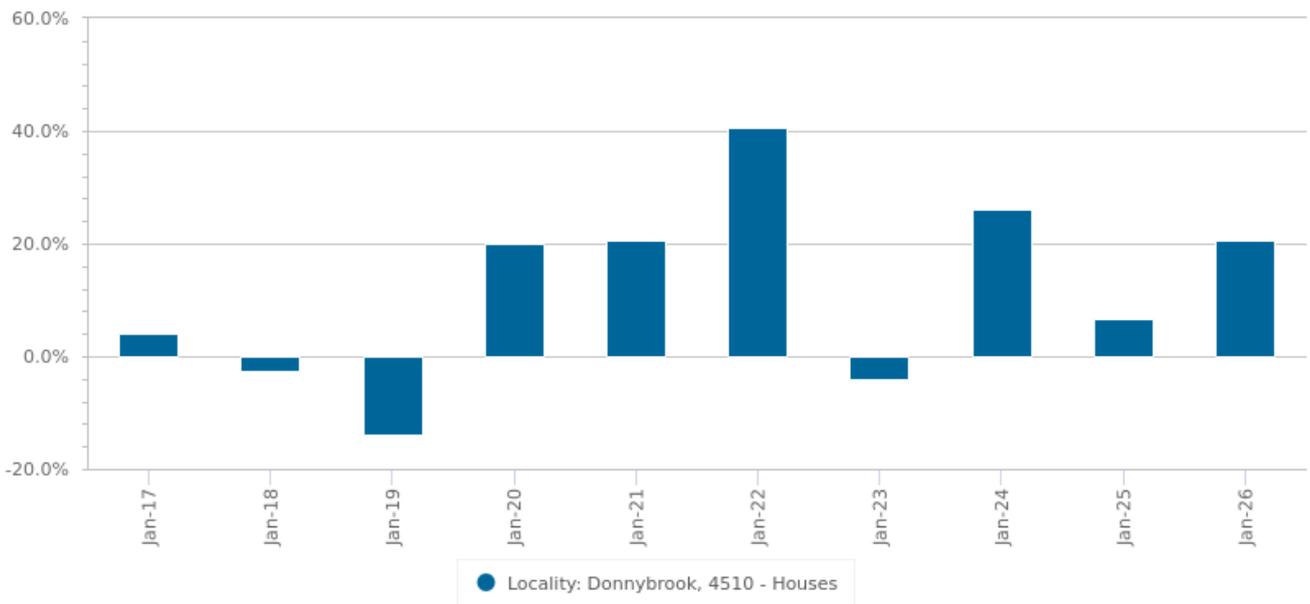
House: Change In Median Value

20.6%

Jan 2026

	Donnybrook
Jan 2017	4.1%
Jan 2018	-2.6%
Jan 2019	-13.8%
Jan 2020	20.0%
Jan 2021	20.6%
Jan 2022	40.5%
Jan 2023	-4.1%
Jan 2024	26.0%
Jan 2025	6.7%
Jan 2026	20.6%

Statistics are calculated at the end of the displayed month



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For Sale Statistics

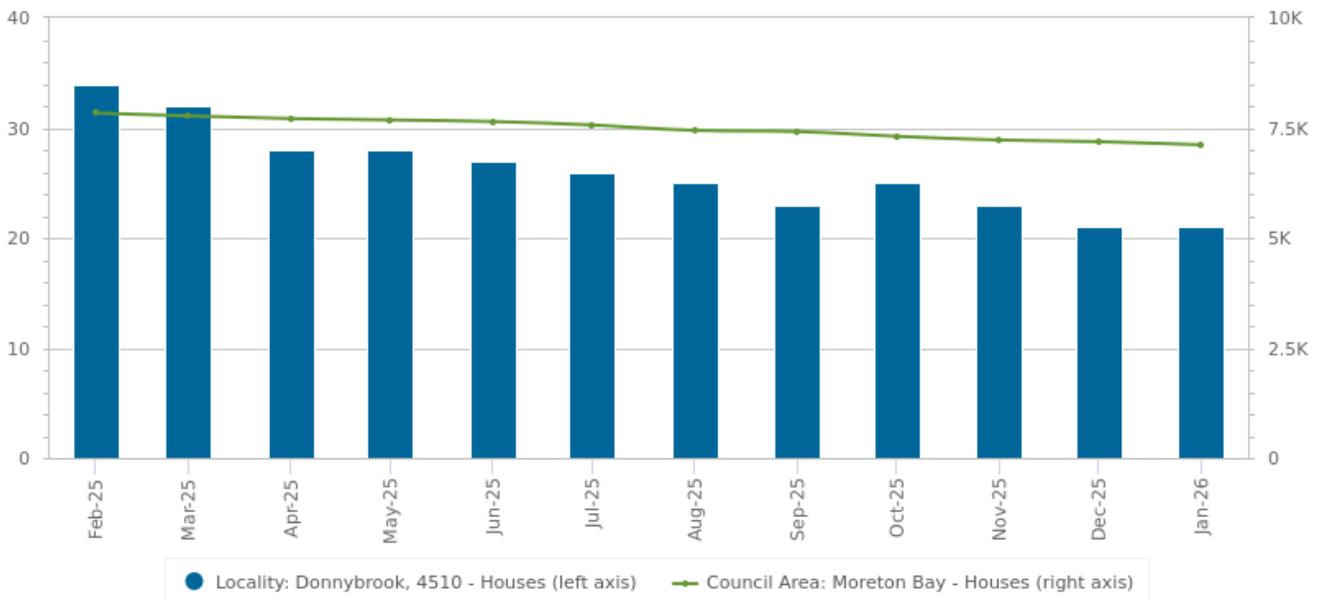
House: Number of New Listing

21

Jan 2026

	Donnybrook	Moreton Bay
Feb 2025	34	7,836
Mar 2025	32	7,770
Apr 2025	28	7,710
May 2025	28	7,678
Jun 2025	27	7,643
Jul 2025	26	7,564
Aug 2025	25	7,442
Sep 2025	23	7,415
Oct 2025	25	7,307
Nov 2025	23	7,223
Dec 2025	21	7,187
Jan 2026	21	7,116

Statistics are calculated over a rolling 12 month period



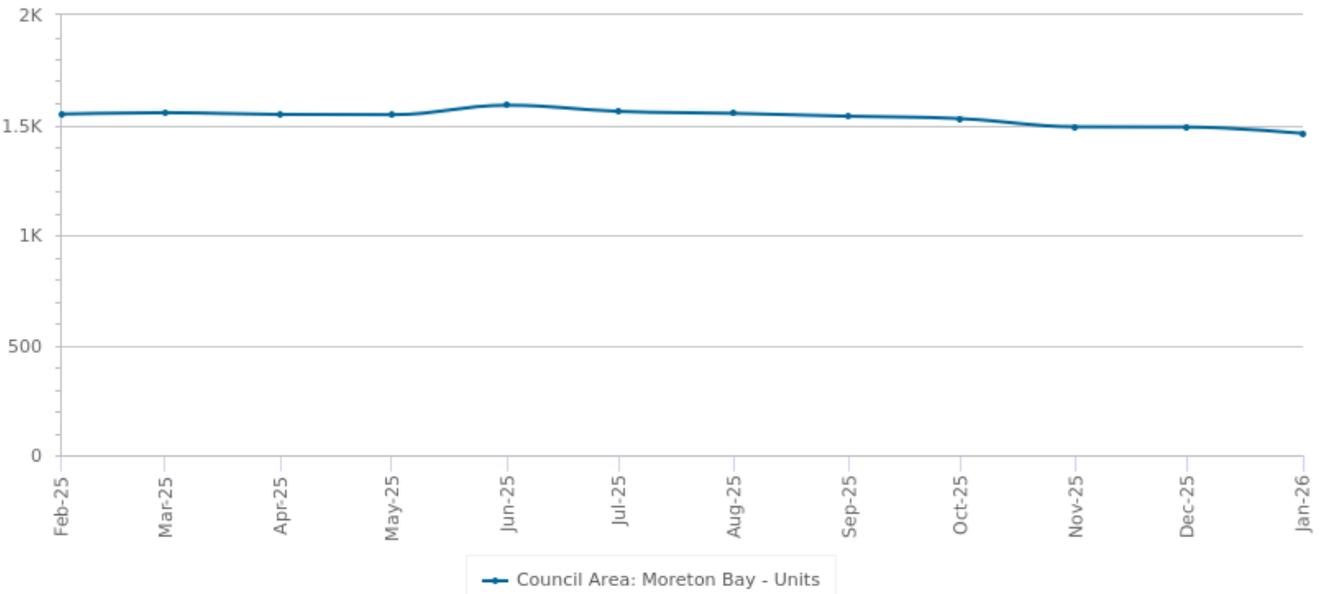
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

1
Jun 2024

	Donnybrook	Moreton Bay
Feb 2025	-	1,550
Mar 2025	-	1,556
Apr 2025	-	1,548
May 2025	-	1,547
Jun 2025	-	1,590
Jul 2025	-	1,562
Aug 2025	-	1,553
Sep 2025	-	1,540
Oct 2025	-	1,529
Nov 2025	-	1,492
Dec 2025	-	1,491
Jan 2026	-	1,462

Statistics are calculated over a rolling 12 month period



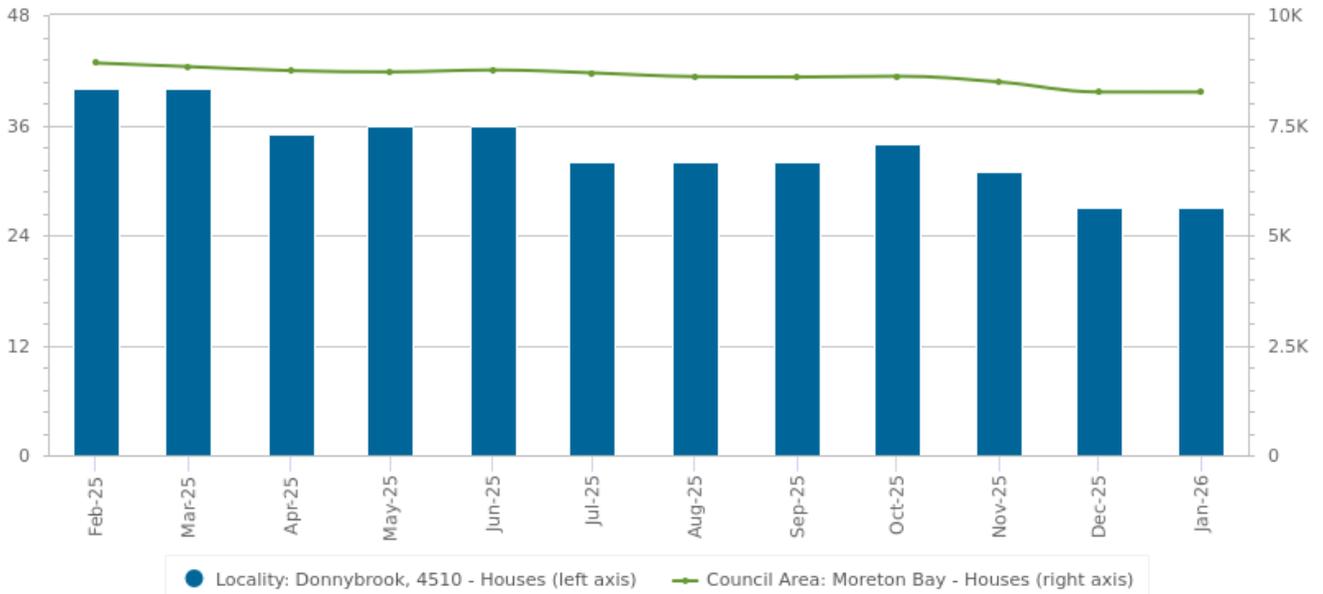
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

27
Jan 2026

	Donnybrook	Moreton Bay
Feb 2025	40	8,909
Mar 2025	40	8,827
Apr 2025	35	8,736
May 2025	36	8,708
Jun 2025	36	8,751
Jul 2025	32	8,685
Aug 2025	32	8,600
Sep 2025	32	8,590
Oct 2025	34	8,609
Nov 2025	31	8,478
Dec 2025	27	8,250
Jan 2026	27	8,248

Statistics are calculated over a rolling 12 month period



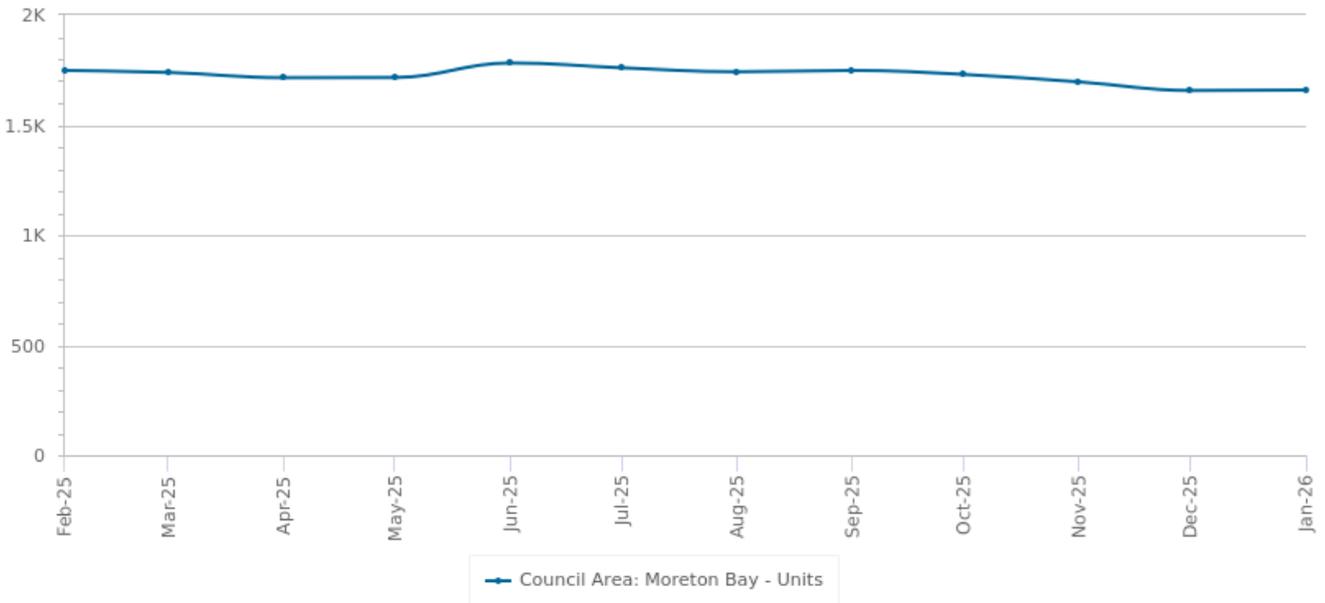
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1
Oct 2024

	Donnybrook	Moreton Bay
Feb 2025	-	1,748
Mar 2025	-	1,739
Apr 2025	-	1,715
May 2025	-	1,716
Jun 2025	-	1,782
Jul 2025	-	1,760
Aug 2025	-	1,742
Sep 2025	-	1,748
Oct 2025	-	1,730
Nov 2025	-	1,696
Dec 2025	-	1,657
Jan 2026	-	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

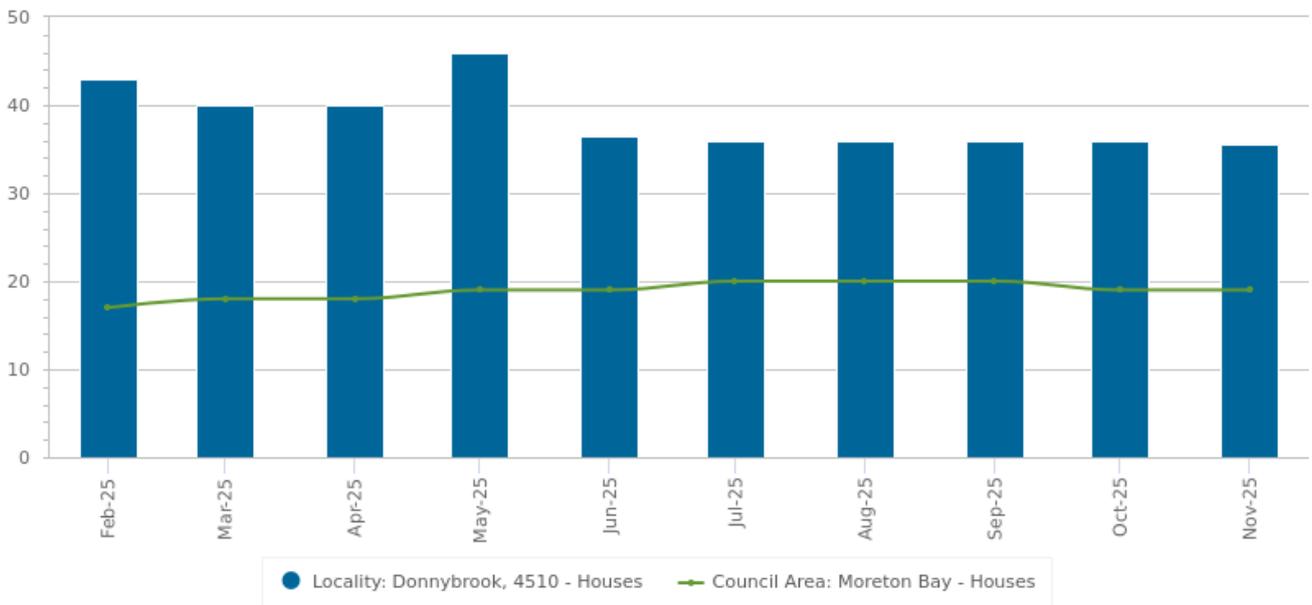
House: Median Days On Market

35.5

Nov 2025

	Donnybrook	Moreton Bay
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
Sep 2025	36	20
Oct 2025	36	19
Nov 2025	35.5	19

Statistics are calculated over a rolling 12 month period

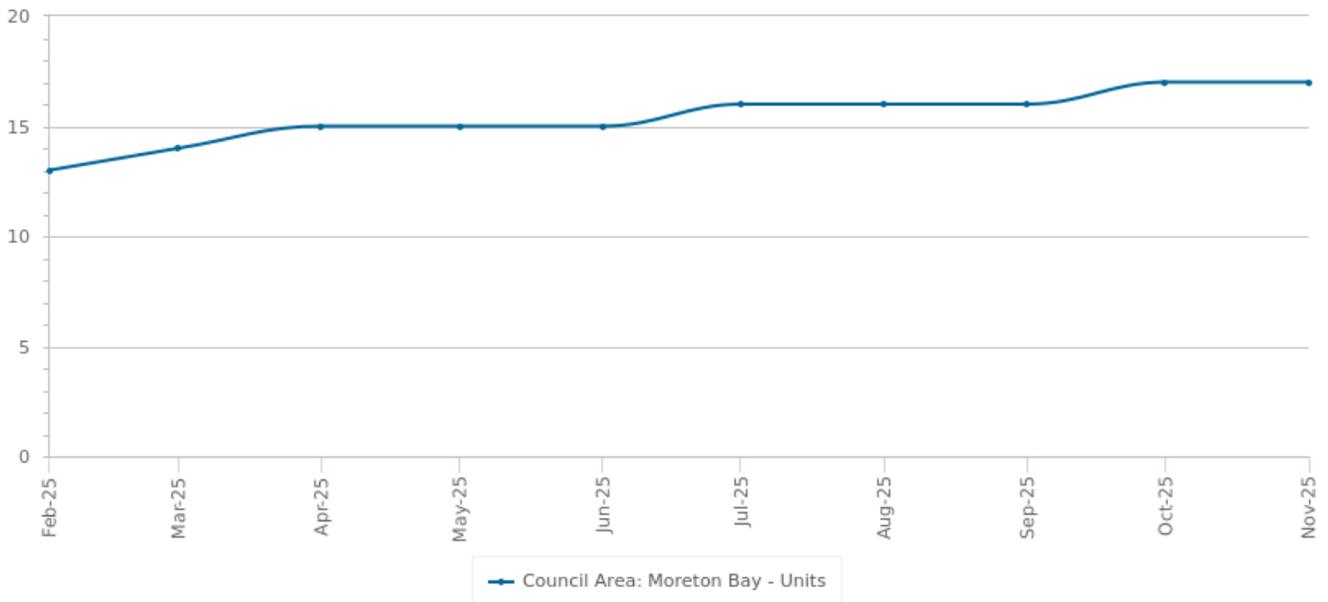


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Donnybrook	Moreton Bay
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	17
Nov 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

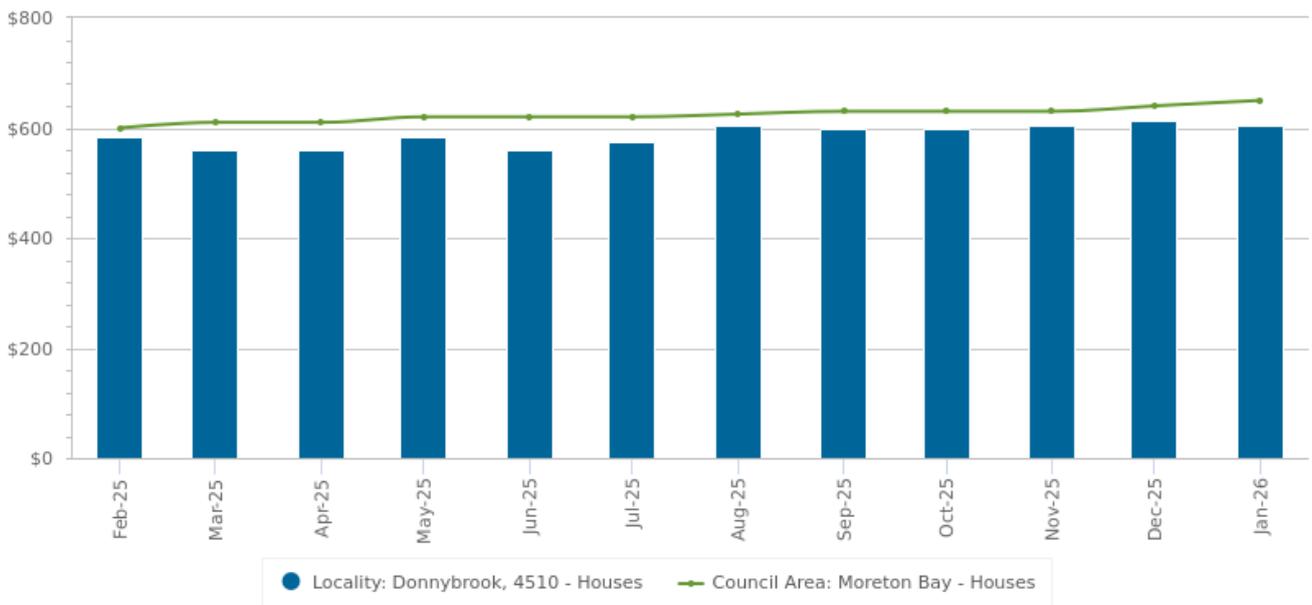
House: Median Rent

\$605/w

Jan 2026

	Donnybrook	Moreton Bay
Feb 2025	\$585/w	\$600/w
Mar 2025	\$560/w	\$610/w
Apr 2025	\$560/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	\$600/w	\$630/w
Nov 2025	\$605/w	\$630/w
Dec 2025	\$613/w	\$640/w
Jan 2026	\$605/w	\$650/w

Statistics are calculated over a rolling 12 month period

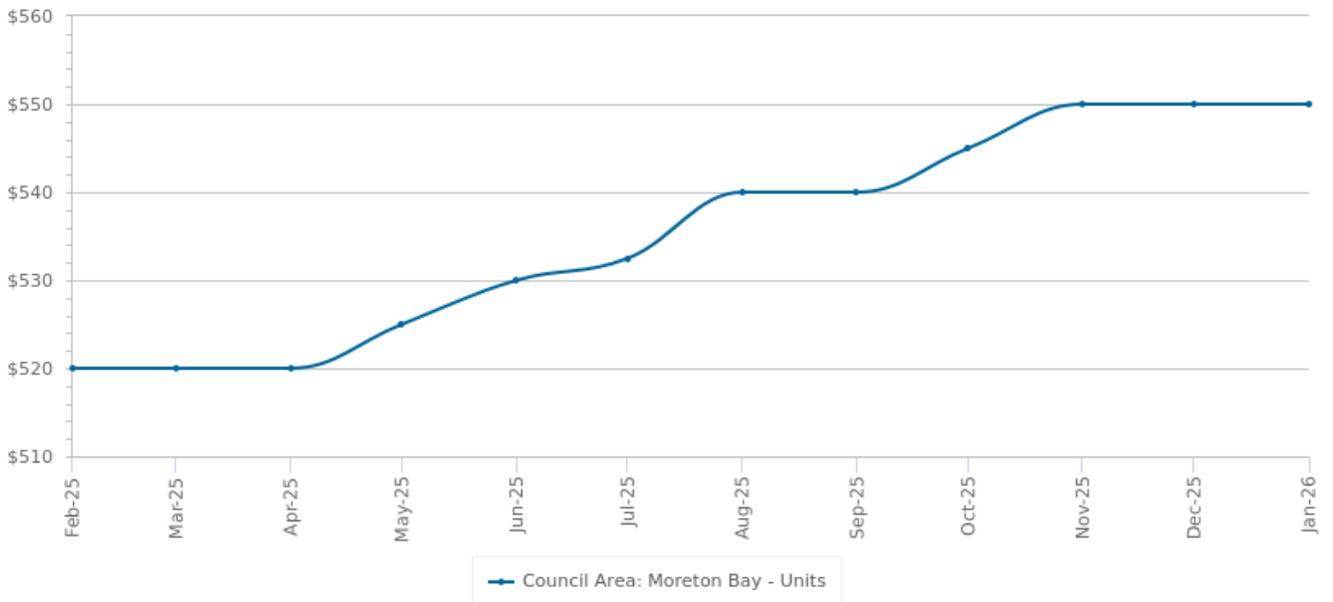


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

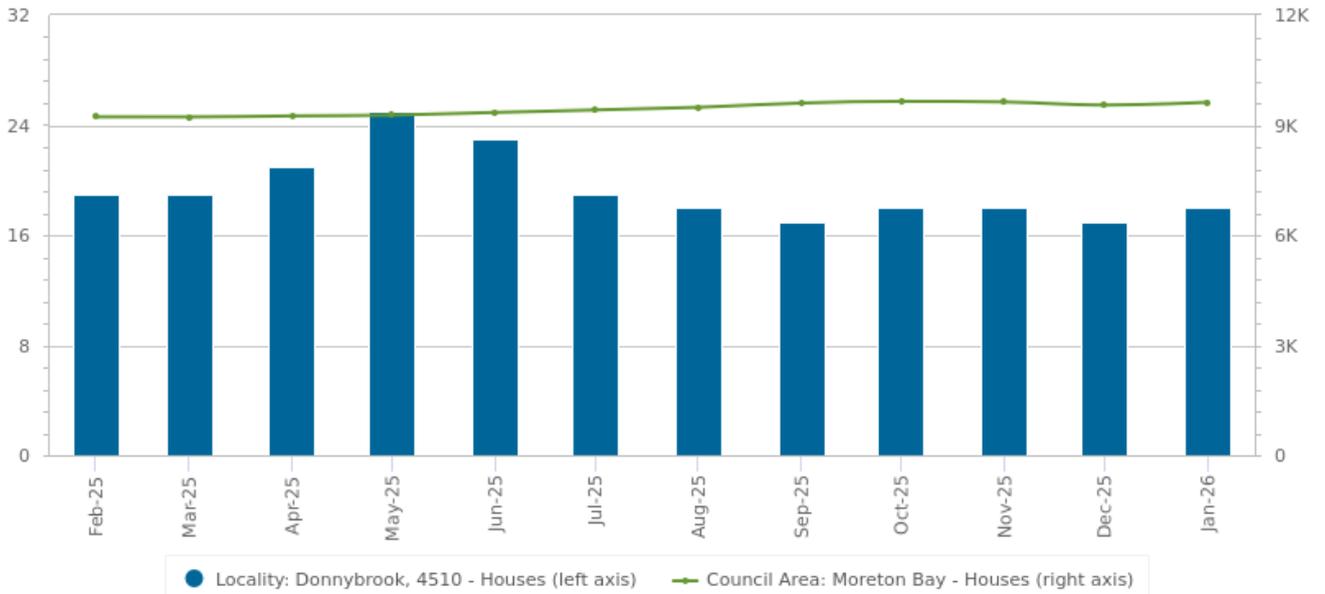
House: Rental Rate Observations

18

Jan 2026

	Donnybrook	Moreton Bay
Feb 2025	19	9,223
Mar 2025	19	9,222
Apr 2025	21	9,250
May 2025	25	9,270
Jun 2025	23	9,343
Jul 2025	19	9,411
Aug 2025	18	9,484
Sep 2025	17	9,601
Oct 2025	18	9,646
Nov 2025	18	9,629
Dec 2025	17	9,544
Jan 2026	18	9,621

Statistics are calculated over a rolling 12 month period

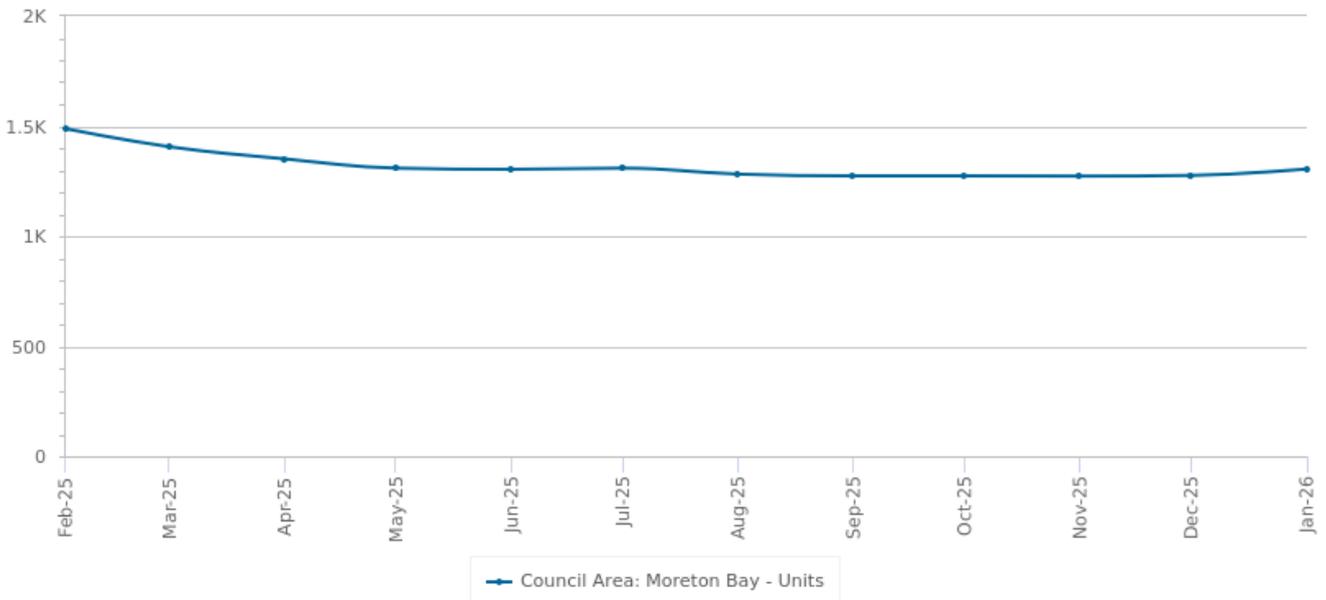


Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

	Donnybrook	Moreton Bay
Feb 2025	-	1,488
Mar 2025	-	1,406
Apr 2025	-	1,351
May 2025	-	1,309
Jun 2025	-	1,304
Jul 2025	-	1,309
Aug 2025	-	1,282
Sep 2025	-	1,274
Oct 2025	-	1,274
Nov 2025	-	1,273
Dec 2025	-	1,276
Jan 2026	-	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

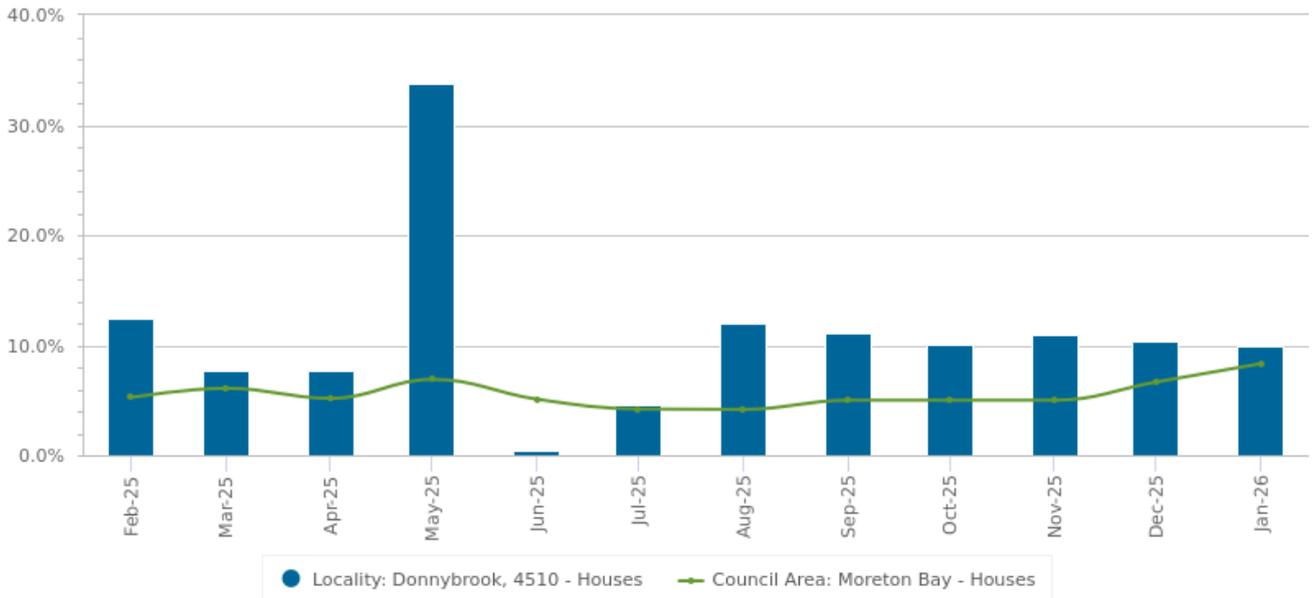
House: Change in Rental Rate

10.0%

Jan 2026

	Donnybrook	Moreton Bay
Feb 2025	12.5%	5.3%
Mar 2025	7.7%	6.1%
Apr 2025	7.7%	5.2%
May 2025	33.7%	6.9%
Jun 2025	0.4%	5.1%
Jul 2025	4.5%	4.2%
Aug 2025	12.0%	4.2%
Sep 2025	11.1%	5.0%
Oct 2025	10.1%	5.0%
Nov 2025	11.0%	5.0%
Dec 2025	10.4%	6.7%
Jan 2026	10.0%	8.3%

Statistics are calculated over a rolling 12 month period

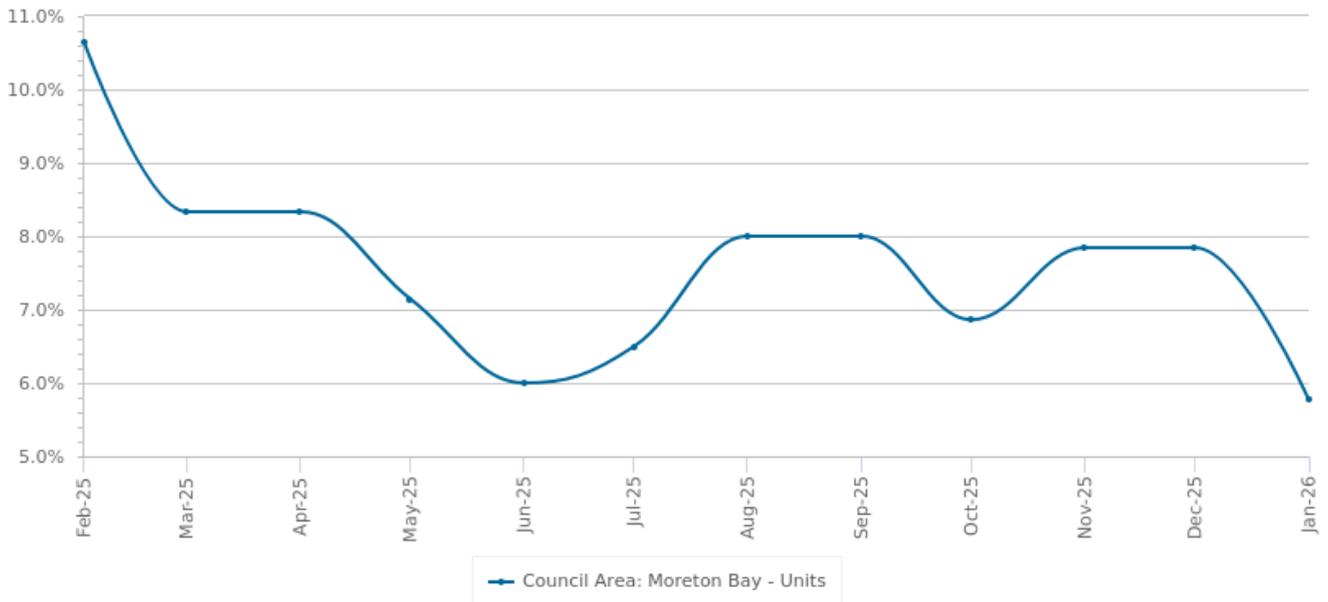


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Donnybrook	Moreton Bay
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.5%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

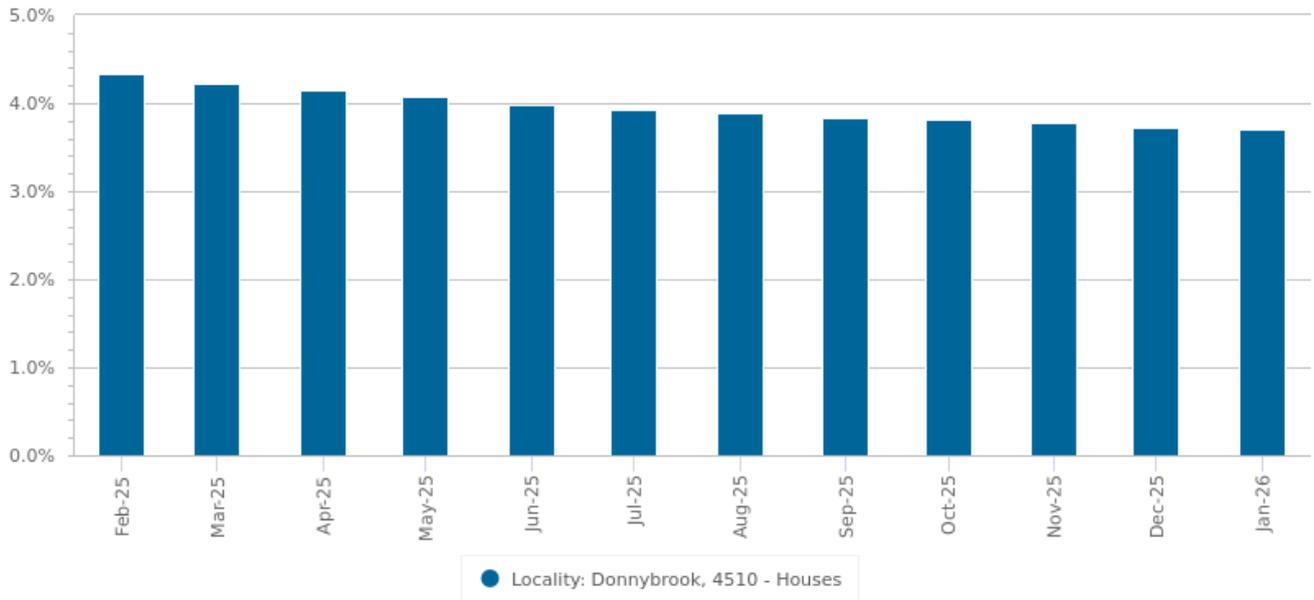
House: Value Based Rental Yield

3.7%

Jan 2026

	Donnybrook
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%
Nov 2025	3.8%
Dec 2025	3.7%
Jan 2026	3.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

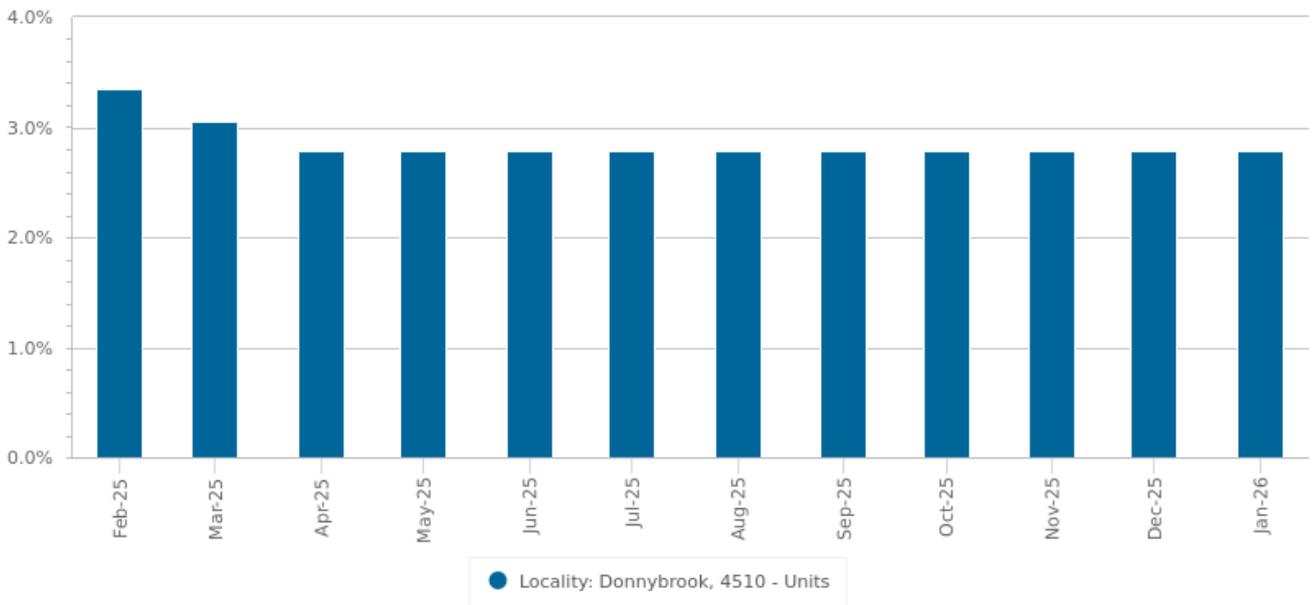
Unit: Value Based Rental Yield

2.8%

Jan 2026

	Donnybrook
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%
Nov 2025	2.8%
Dec 2025	2.8%
Jan 2026	2.8%

Statistics are calculated at the end of the displayed month



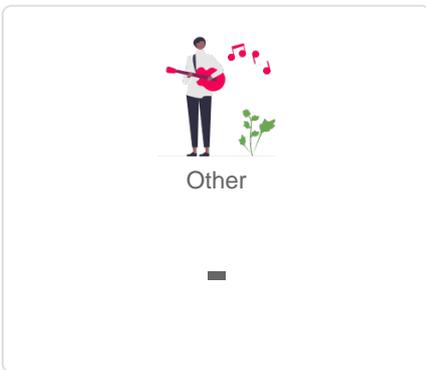
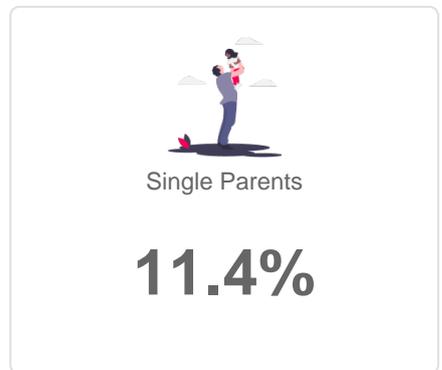
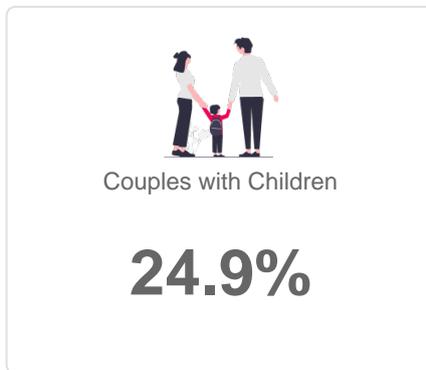
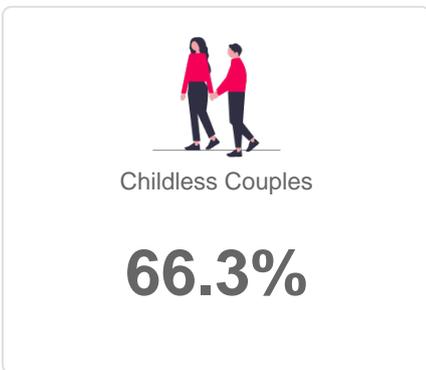
Statistics are calculated at the end of the displayed month

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)

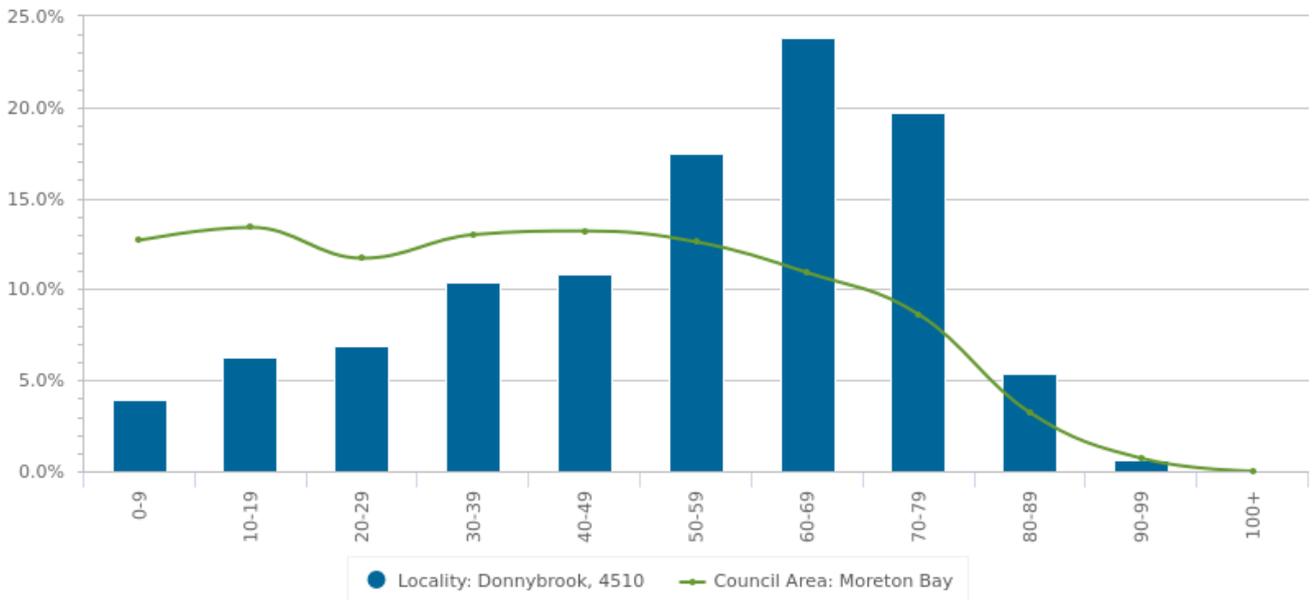


Population Age

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)



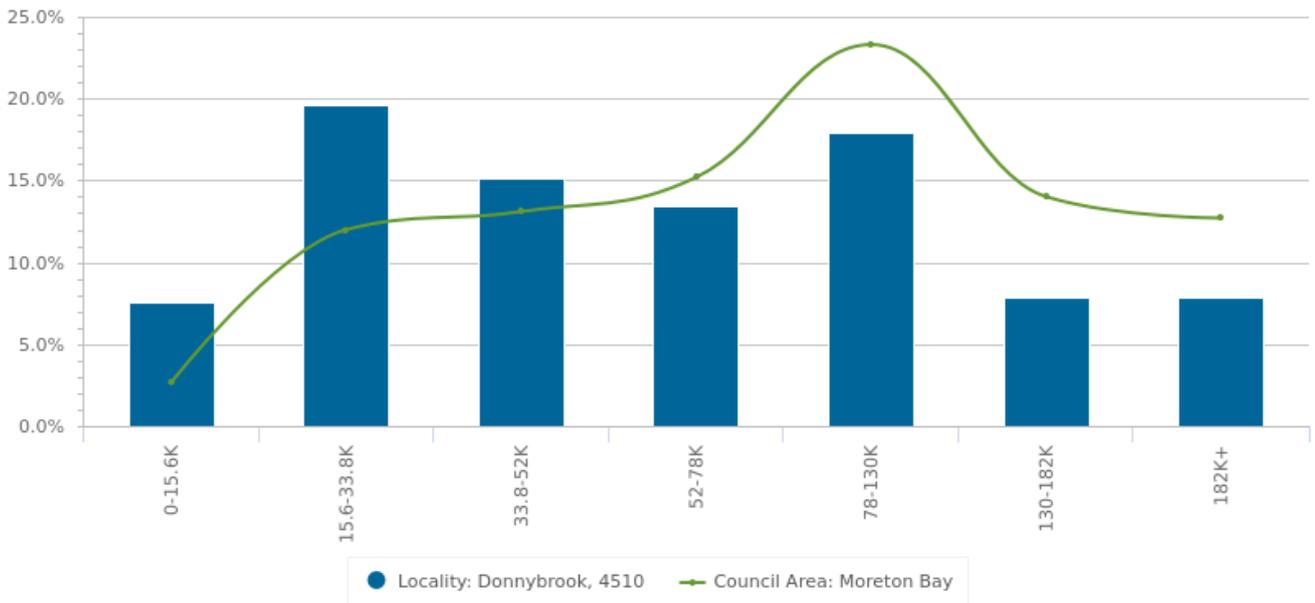
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



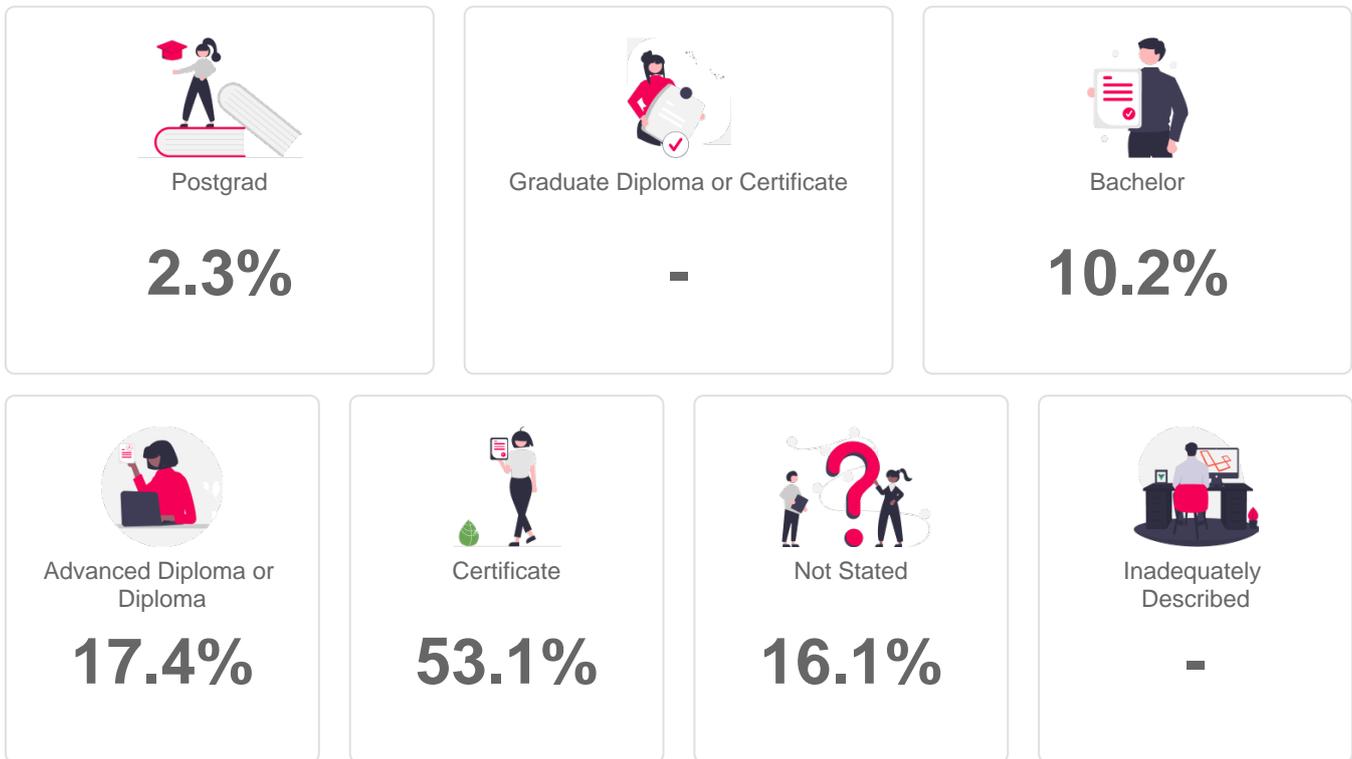
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

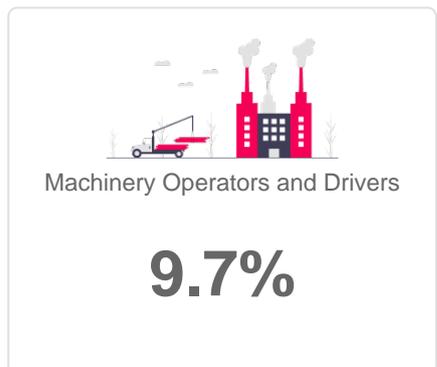
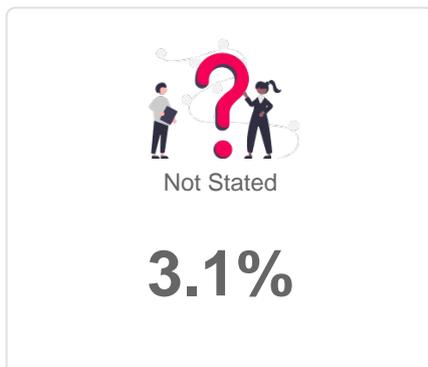
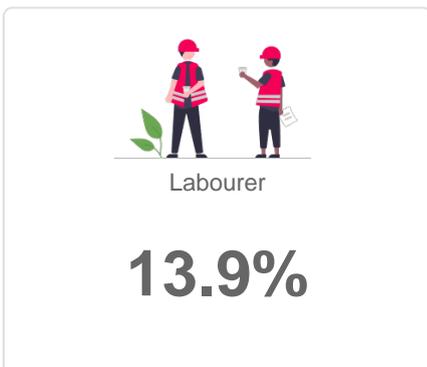
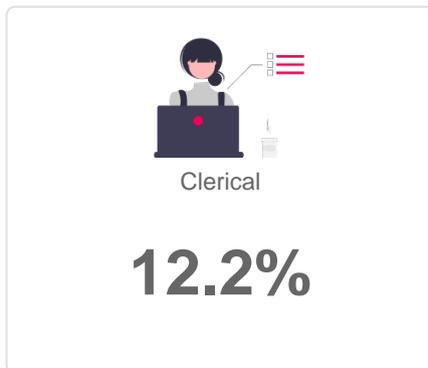
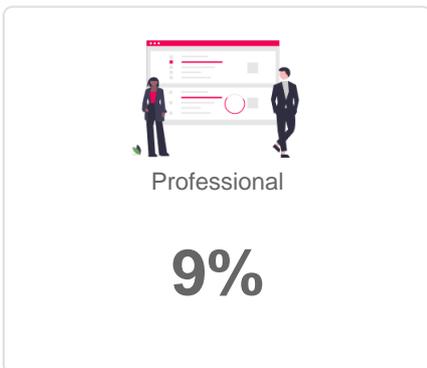


Occupation

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)



Employment By Occupation



Managers

16.7%



Community and Personal Service
Workers

12.2%



Sales Workers

10.4%

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