

# Suburb Statistics Report

Donnybrook QLD 4510

Prepared on 24 Mar 2026

Griffin National Real Estate  
Mob: 07 3888 3666  
Email: [info@griffinnational.com.au](mailto:info@griffinnational.com.au)



## Area Profile

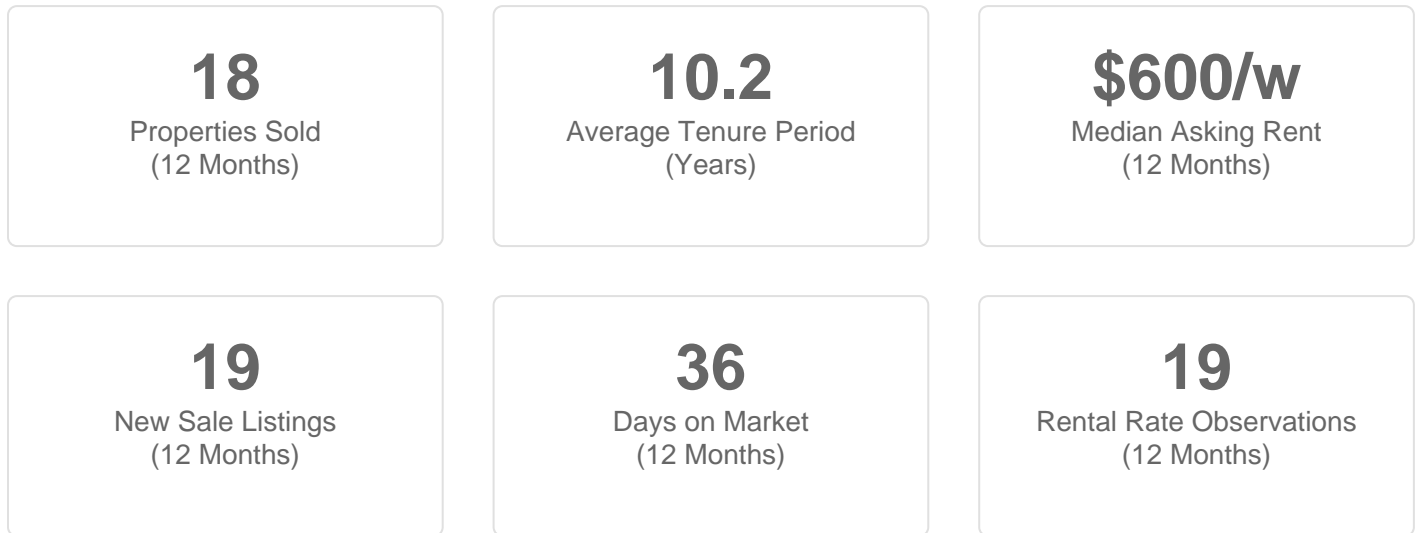
### Donnybrook, QLD

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.

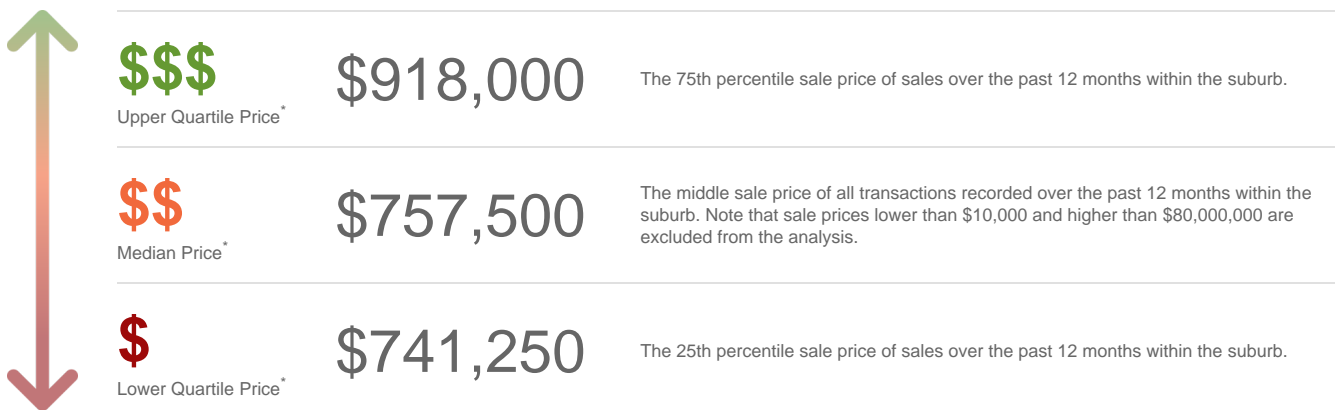
	House	Unit	Land
Average Tenure Period	10.2 years	-	-
Total Dwellings	347	2	42
Total New Listings	19	1	-
Median Value	\$925,804	\$1,141,470	-
Total Properties Listed	26	1	-

## Market Trends

### House: Market Trends



### House: Median Price Quartiles



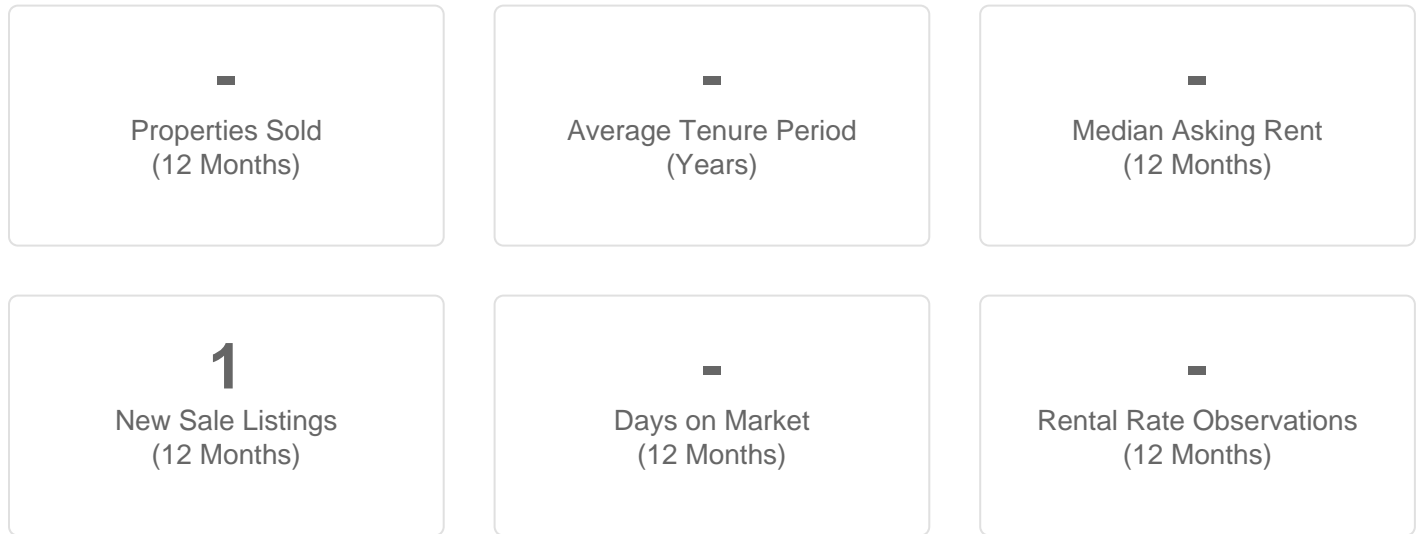
\*Statistics are calculated over a rolling 12 month period

# Suburb Statistics Report

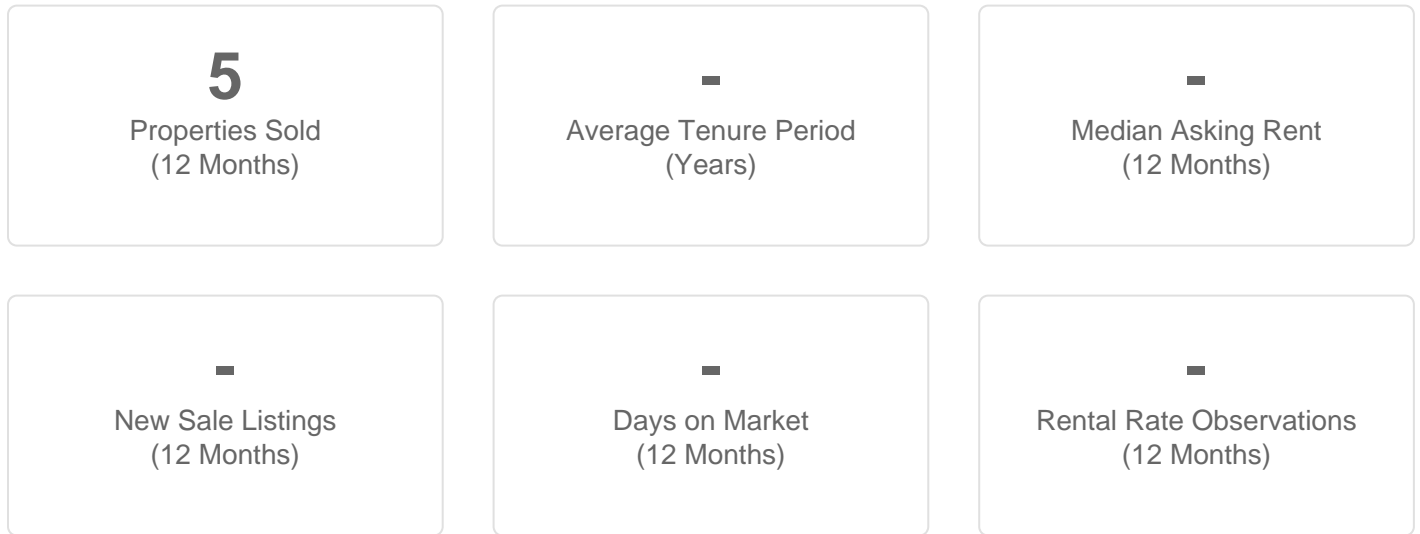
Donnybrook QLD 4510



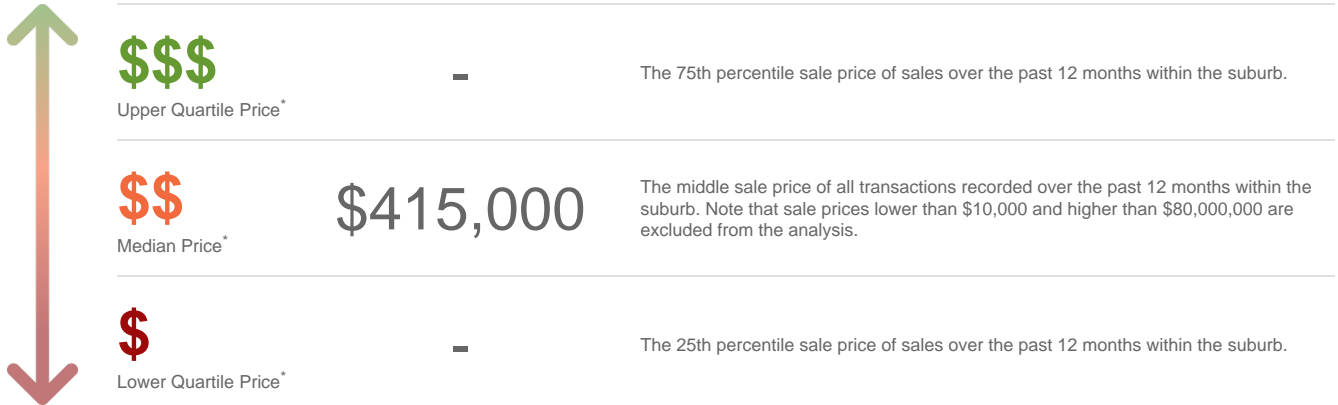
## Unit: Market Trends



## Land: Market Trends



## Land: Median Price Quartiles



\*Statistics are calculated over a rolling 12 month period

# Median Value

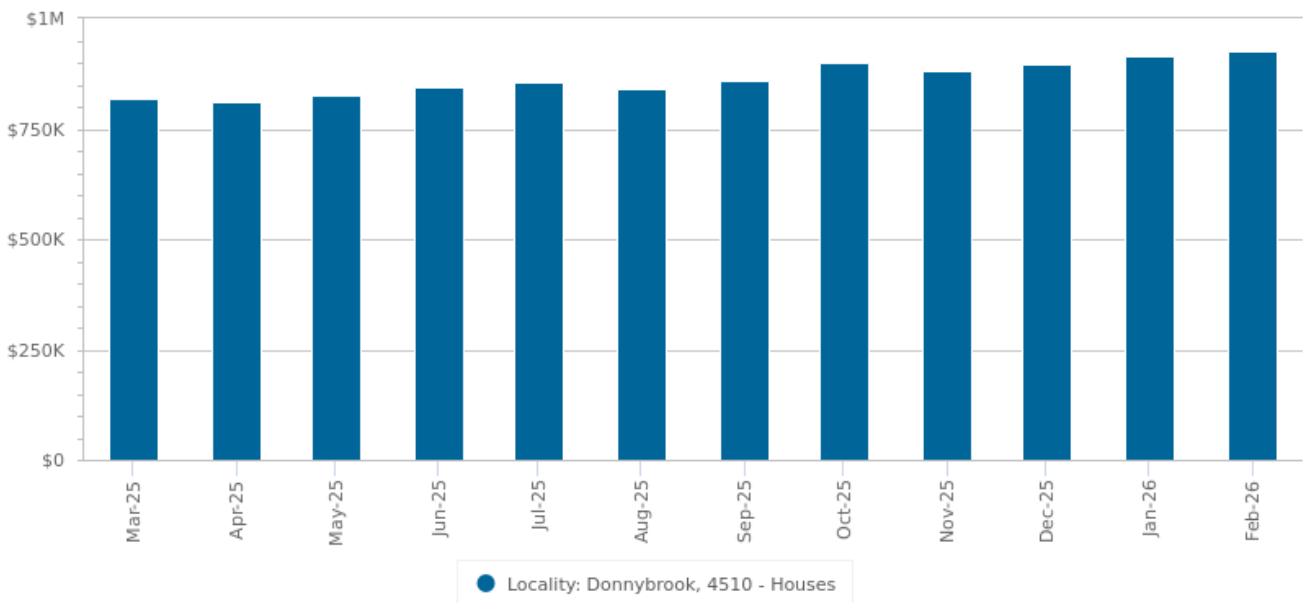
## House: Recent Median Value

**\$926K**

Feb 2026

	Donnybrook
Mar 2025	\$818,946
Apr 2025	\$811,717
May 2025	\$827,246
Jun 2025	\$842,708
Jul 2025	\$853,934
Aug 2025	\$839,523
Sep 2025	\$858,979
Oct 2025	\$900,849
Nov 2025	\$880,781
Dec 2025	\$896,336
Jan 2026	\$916,646
Feb 2026	\$925,804

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

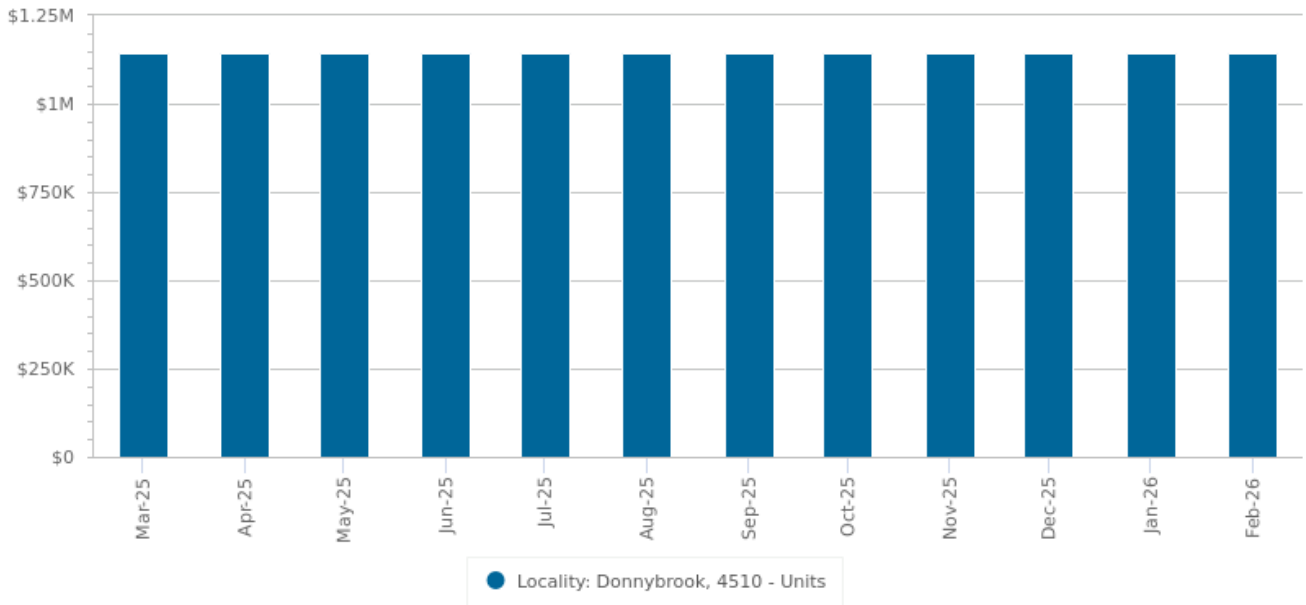
**\$1.14M**

Feb 2026

Unit: Recent Median Value

	Donnybrook
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
Feb 2026	\$1,141,470

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

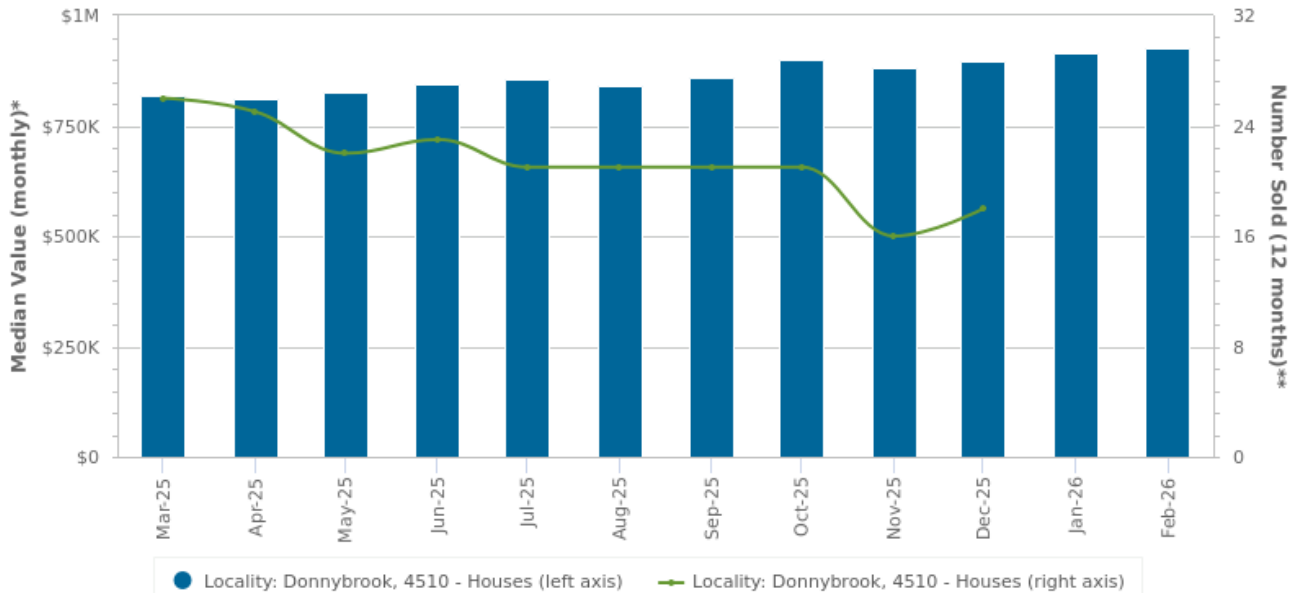
## House: Median Value vs Number Sold

18

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$818,946	26
Apr 2025	\$811,717	25
May 2025	\$827,246	22
Jun 2025	\$842,708	23
Jul 2025	\$853,934	21
Aug 2025	\$839,523	21
Sep 2025	\$858,979	21
Oct 2025	\$900,849	21
Nov 2025	\$880,781	16
Dec 2025	\$896,336	18
Jan 2026	\$916,646	-
Feb 2026	\$925,804	-

Statistics are calculated over a rolling 12 month period

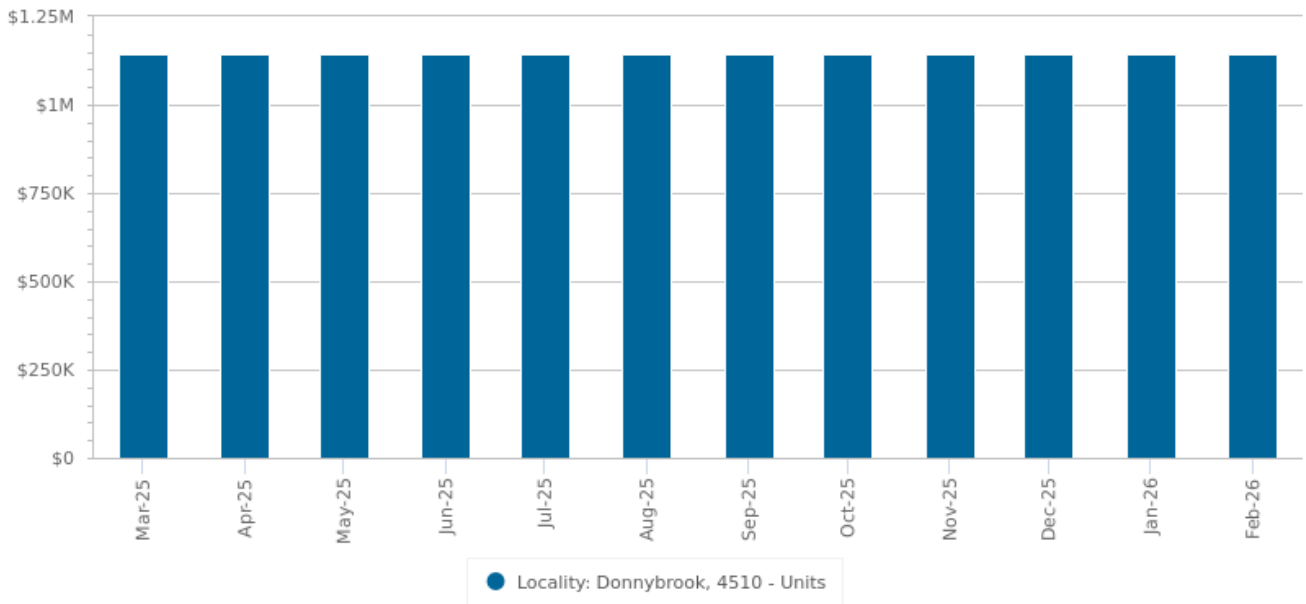


\*Statistics are calculated at the end of the displayed month  
 \*\*Statistics are calculated over a rolling 12 month period

### Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
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	-
Feb 2026	\$1,141,470	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

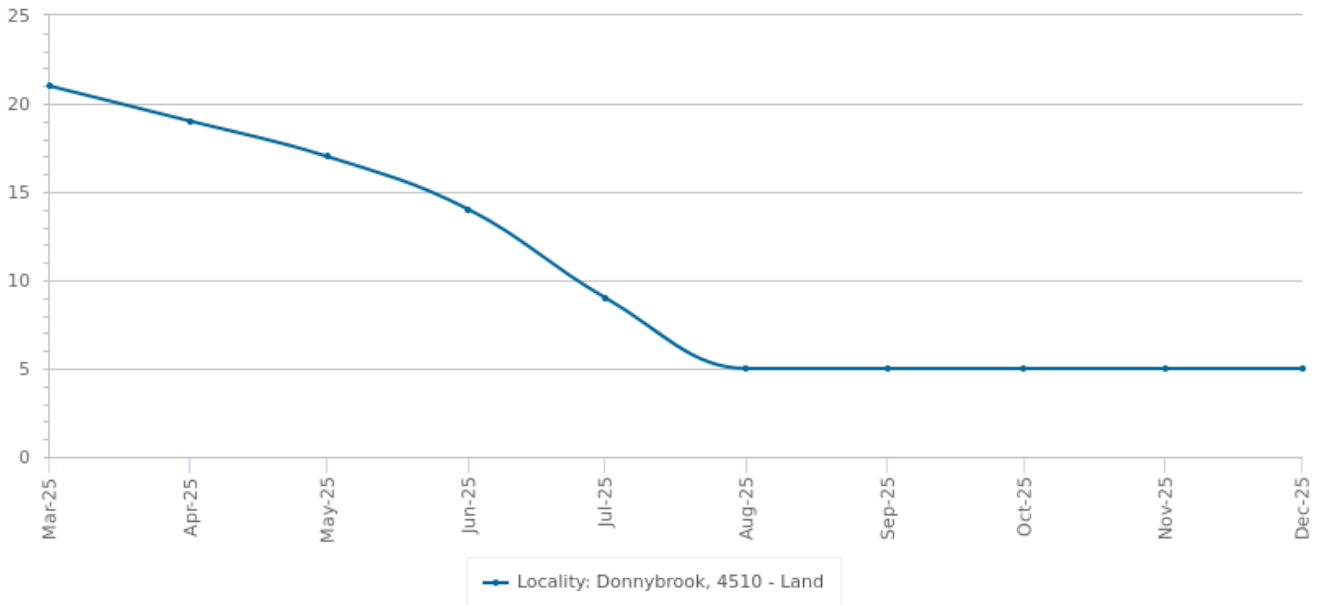
### Land: Median Value vs Number Sold

5

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	18
Feb 2025	-	18
Mar 2025	-	21
Apr 2025	-	19
May 2025	-	17
Jun 2025	-	14
Jul 2025	-	9
Aug 2025	-	5
Sep 2025	-	5
Oct 2025	-	5
Nov 2025	-	5
Dec 2025	-	5

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

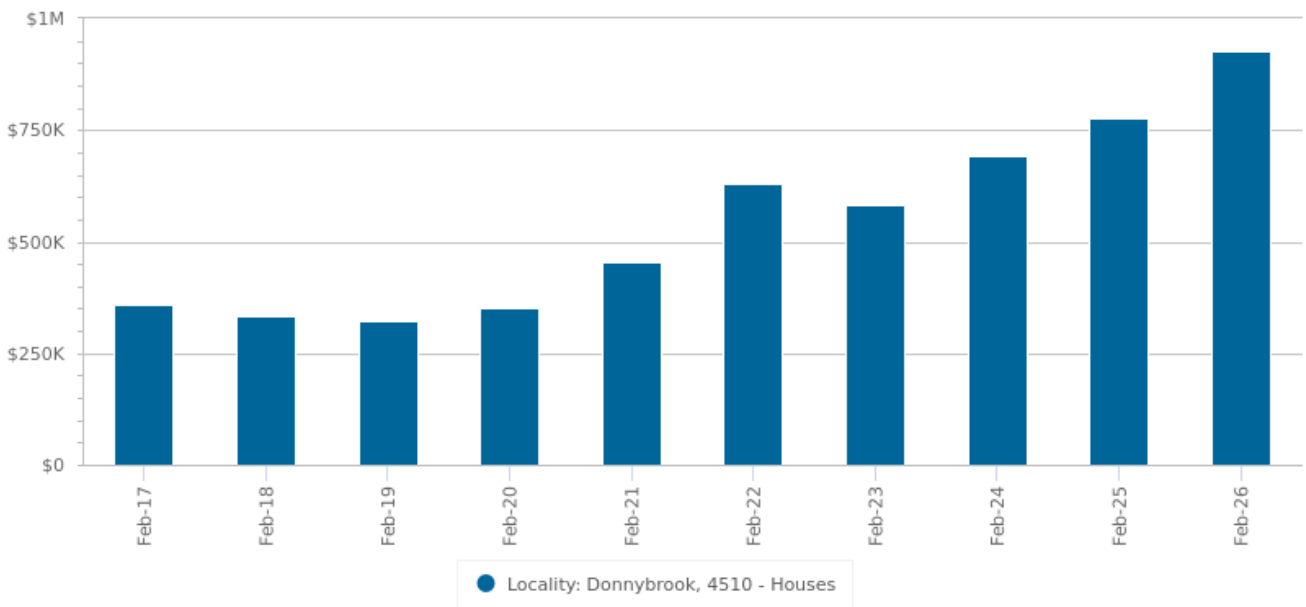
House: Median Value

**\$926K**

Feb 2026

	Donnybrook
Feb 2017	\$357,889
Feb 2018	\$335,157
Feb 2019	\$322,421
Feb 2020	\$350,338
Feb 2021	\$454,654
Feb 2022	\$630,069
Feb 2023	\$582,497
Feb 2024	\$693,672
Feb 2025	\$775,970
Feb 2026	\$925,804

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

**\$1.14M**

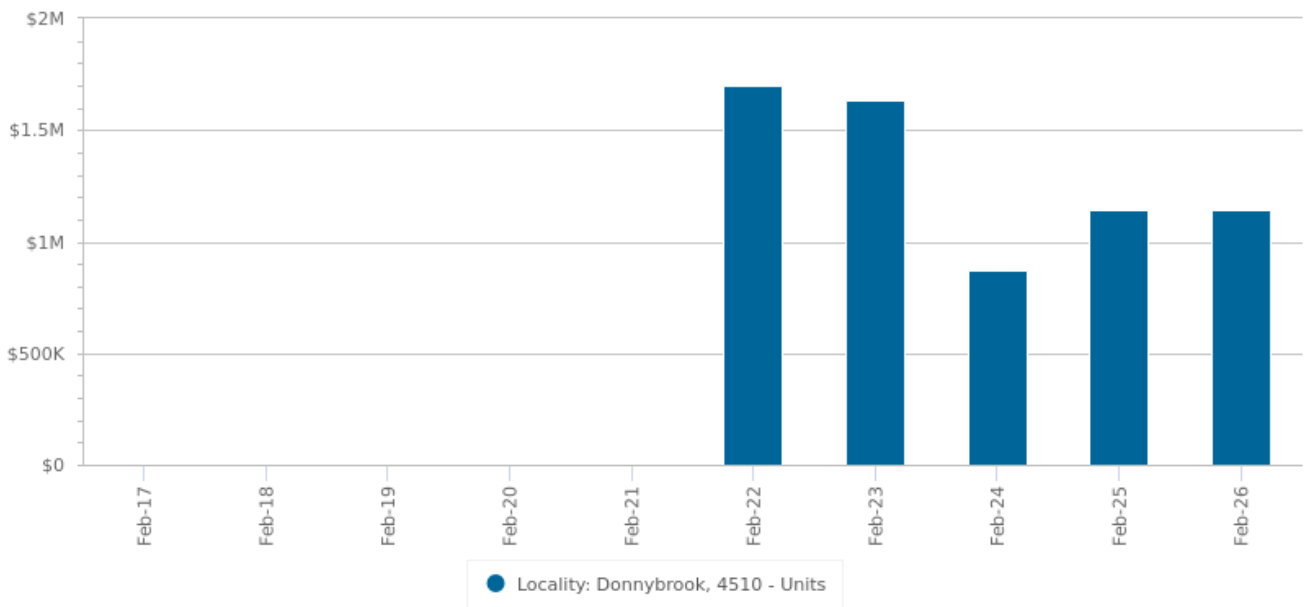
Feb 2026

Unit: Median Value

**Donnybrook**

	Donnybrook
Feb 2017	-
Feb 2018	-
Feb 2019	-
Feb 2020	-
Feb 2021	-
Feb 2022	\$1,699,918
Feb 2023	\$1,635,317
Feb 2024	\$873,650
Feb 2025	\$1,141,470
Feb 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

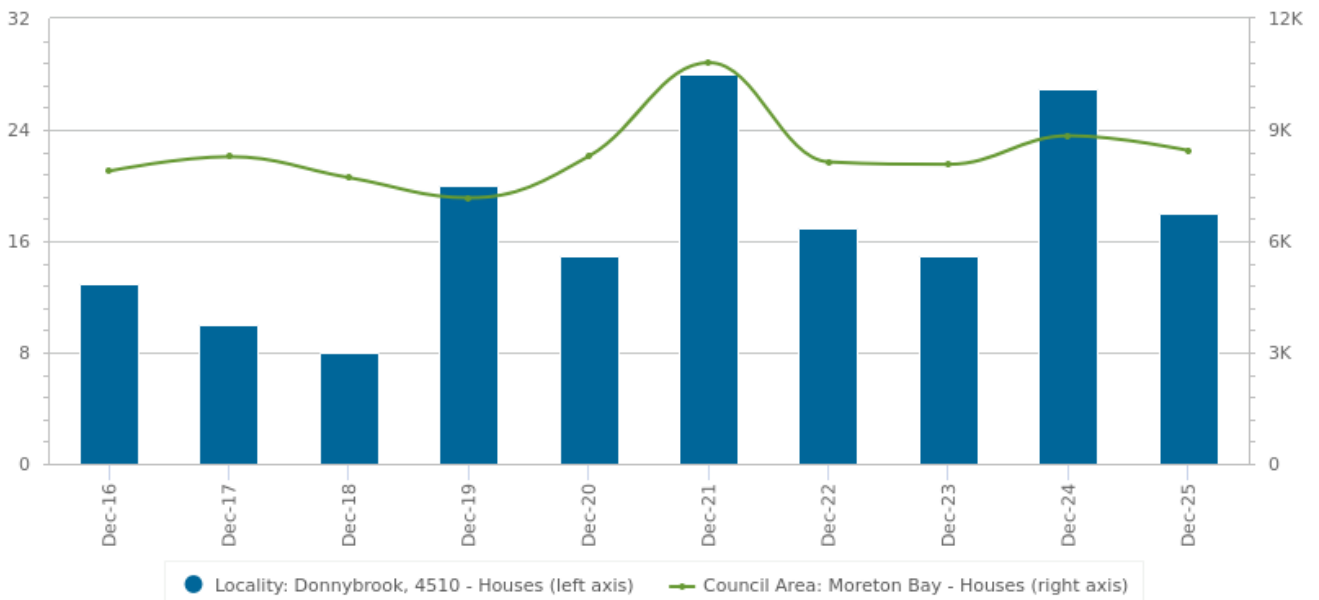
## House: Sales Per Annum

18

Dec 2025

	Donnybrook	Moreton Bay
Dec 2017	10	8275
Dec 2018	8	7708
Dec 2019	20	7167
Dec 2020	15	8294
Dec 2021	28	10807
Dec 2022	17	8132
Dec 2023	15	8068
Dec 2024	27	8840
Dec 2025	18	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



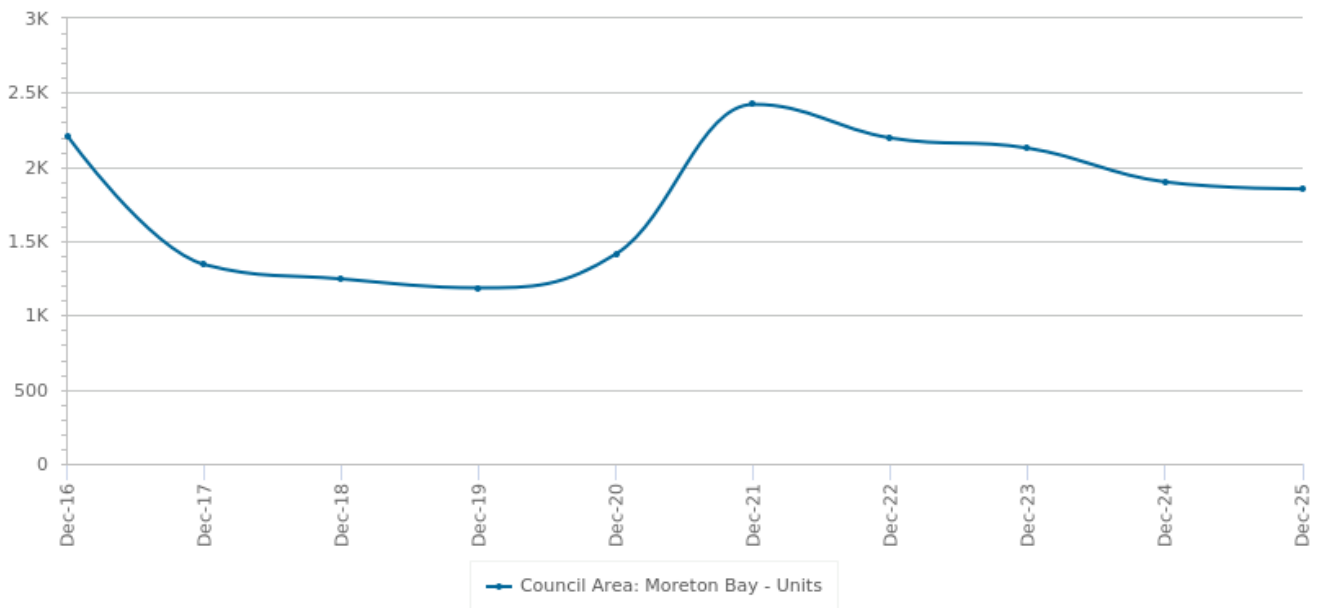
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Donnybrook	Moreton Bay
Dec 2017	0	1341
Dec 2018	0	1245
Dec 2019	0	1185
Dec 2020	0	1416
Dec 2021	0	2421
Dec 2022	0	2194
Dec 2023	0	2126
Dec 2024	0	1898
Dec 2025	0	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

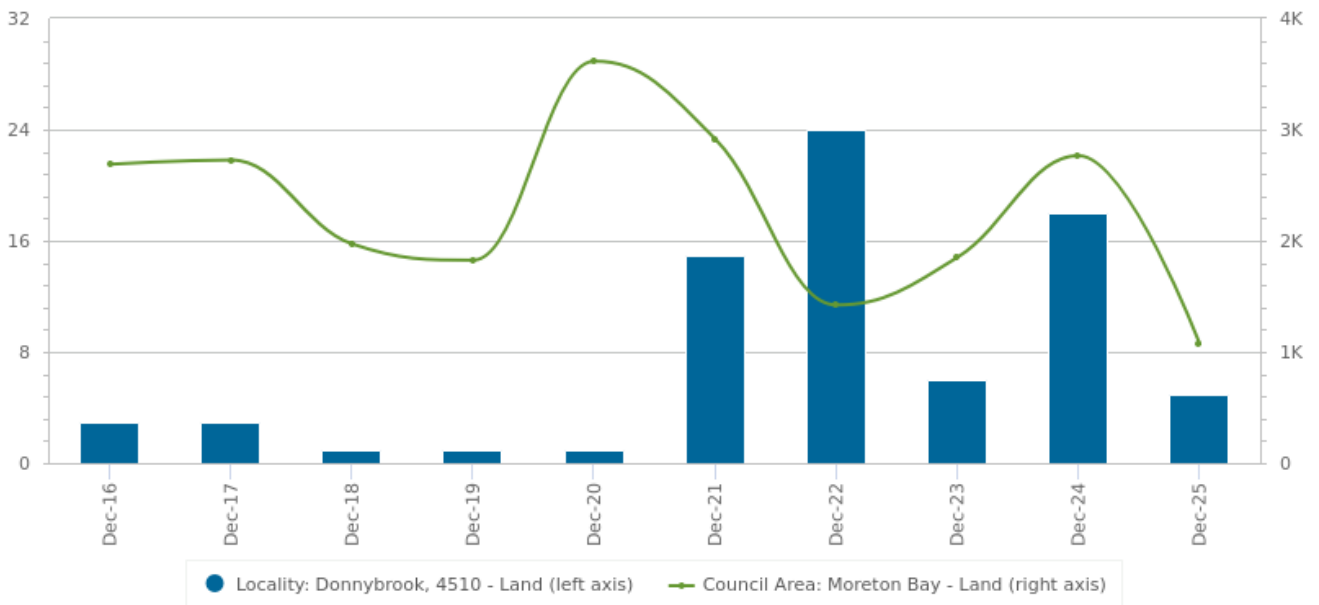
Land: Sales Per Annum

5

Dec 2025

	Donnybrook	Moreton Bay
Dec 2017	3	2726
Dec 2018	1	1971
Dec 2019	1	1825
Dec 2020	1	3615
Dec 2021	15	2913
Dec 2022	24	1422
Dec 2023	6	1850
Dec 2024	18	2765
Dec 2025	5	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Sales By Price

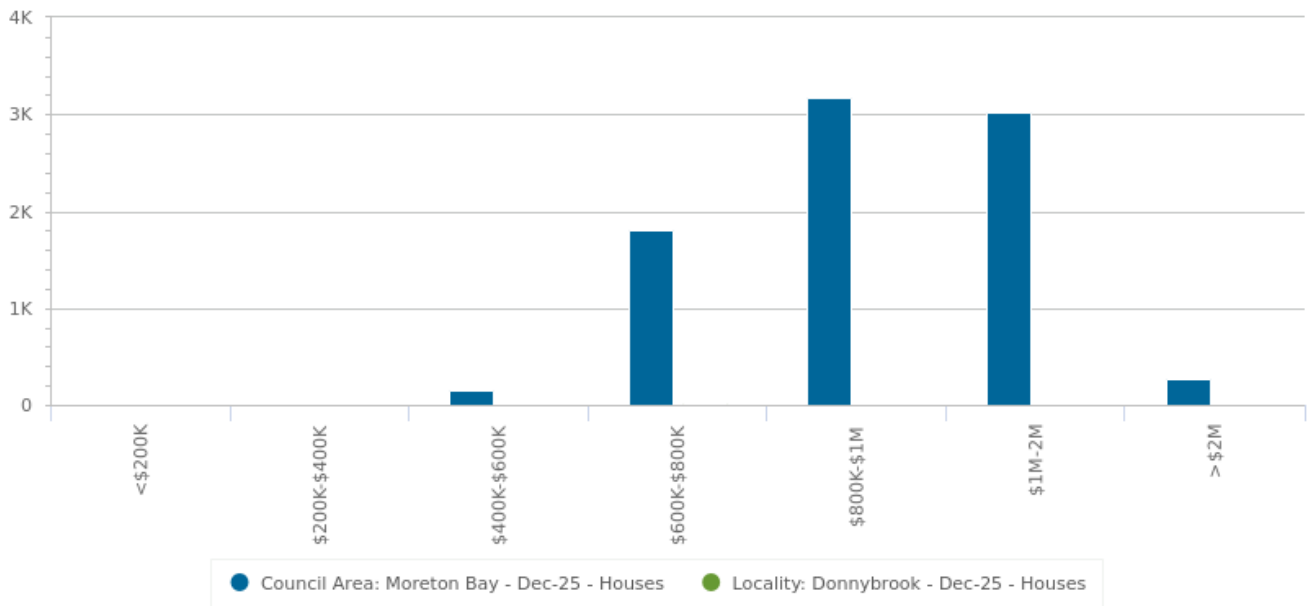
## House: Sales By Price

**\$16.05M**

Dec 2025

	Donnybrook	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	-	157
\$600K-\$800K	11	1,804
\$800K-\$1M	3	3,167
\$1M-\$2M	4	3,020
>\$2M	-	271

Statistics are calculated over a rolling 12 month period

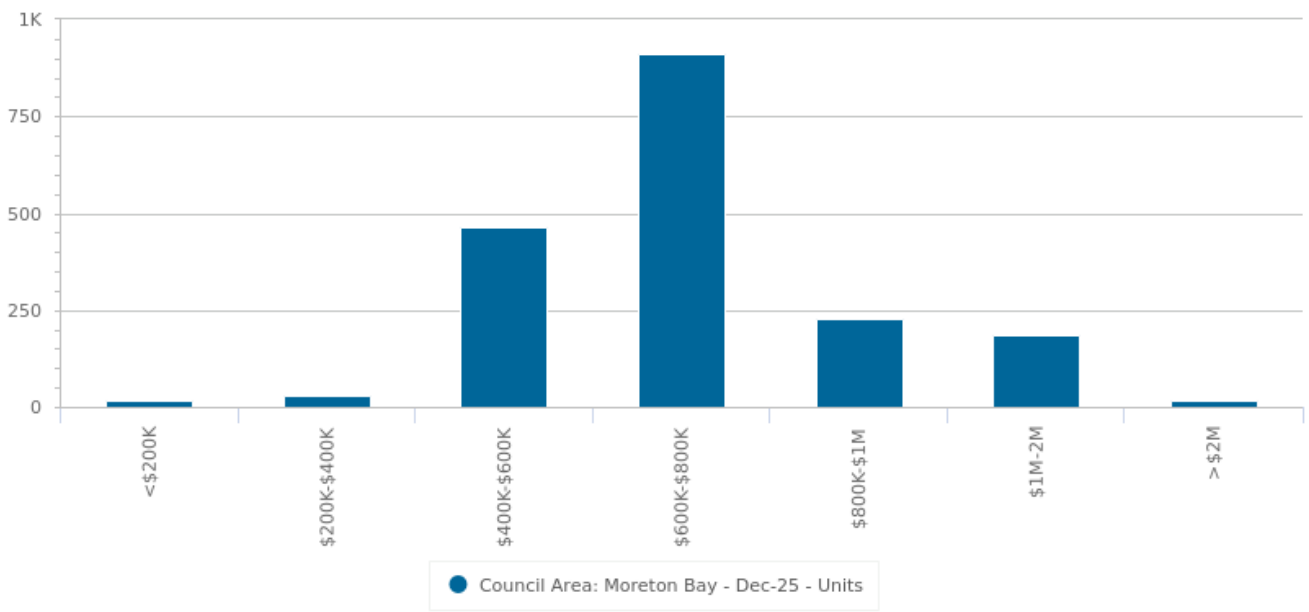


Statistics are calculated over a rolling 12 month period

### Unit: Sales By Price

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

Statistics are calculated over a rolling 12 month period

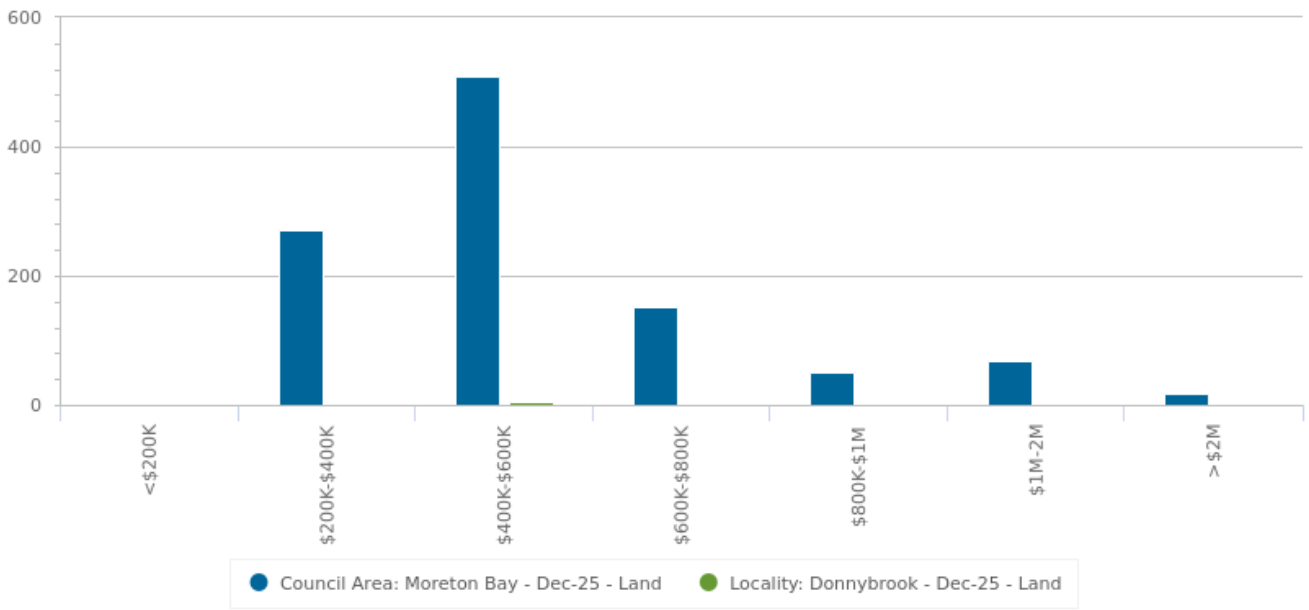


Statistics are calculated over a rolling 12 month period

### Land: Sales By Price

	Donnybrook	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	5	509
\$600K-\$800K	-	153
\$800K-\$1M	-	51
\$1M-\$2M	-	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Change In Median Value

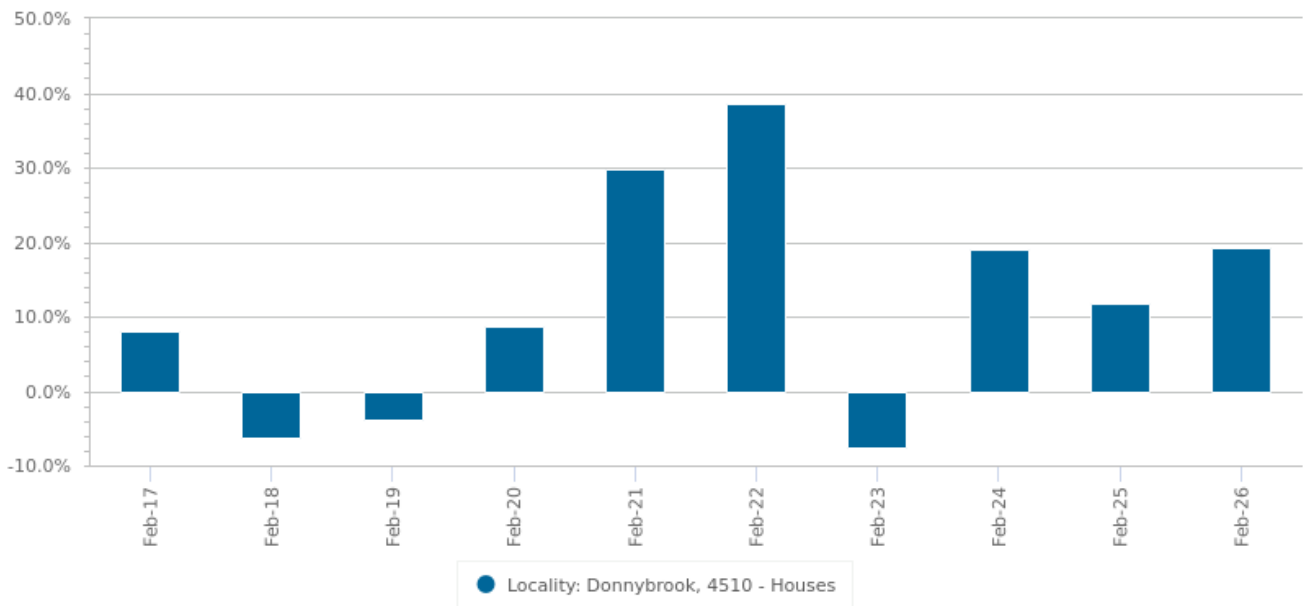
## House: Change In Median Value

**19.3%**

Feb 2026

	Donnybrook
Feb 2017	8.1%
Feb 2018	-6.4%
Feb 2019	-3.8%
Feb 2020	8.7%
Feb 2021	29.8%
Feb 2022	38.6%
Feb 2023	-7.6%
Feb 2024	19.1%
Feb 2025	11.9%
Feb 2026	19.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# For Sale Statistics

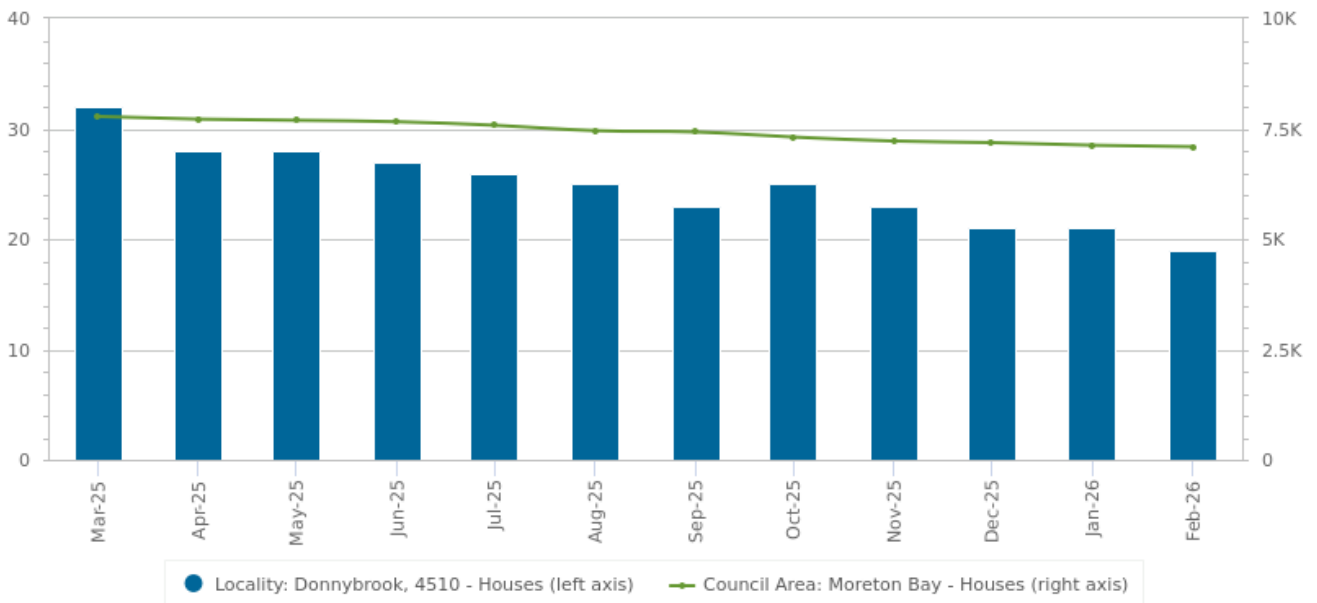
## House: Number of New Listing

19

Feb 2026

	Donnybrook	Moreton Bay
Mar 2025	32	7,777
Apr 2025	28	7,717
May 2025	28	7,691
Jun 2025	27	7,658
Jul 2025	26	7,578
Aug 2025	25	7,456
Sep 2025	23	7,426
Oct 2025	25	7,311
Nov 2025	23	7,221
Dec 2025	21	7,185
Jan 2026	21	7,126
Feb 2026	19	7,092

Statistics are calculated over a rolling 12 month period



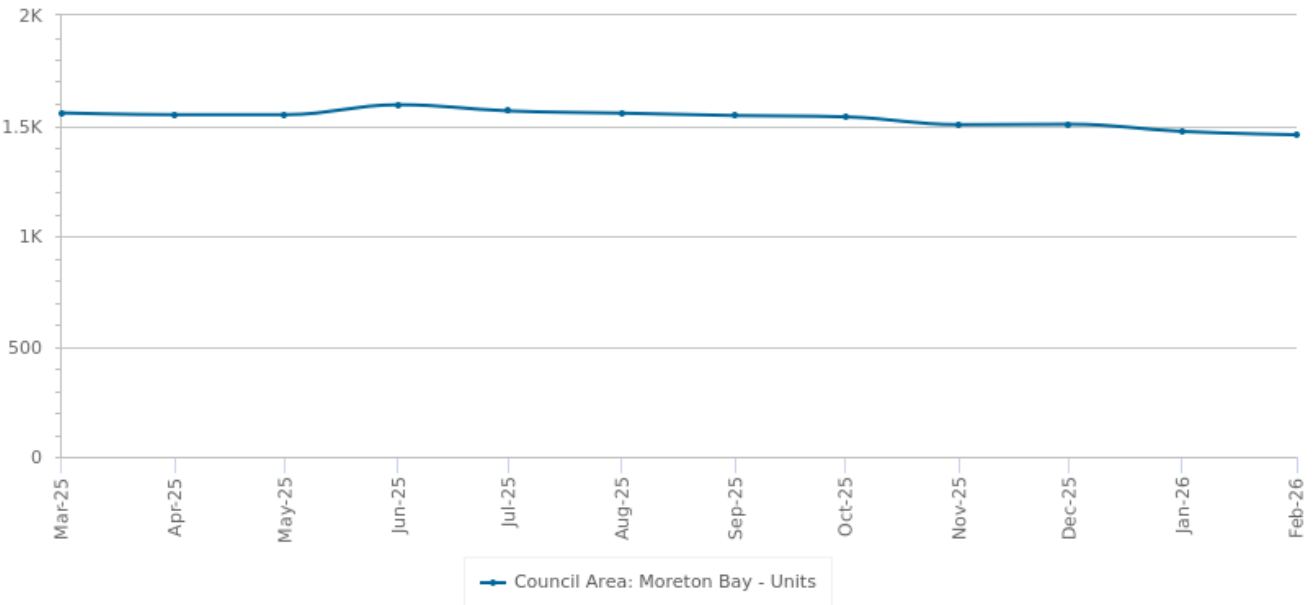
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

1  
Jun 2024

	Donnybrook	Moreton Bay
Mar 2025	-	1,558
Apr 2025	-	1,550
May 2025	-	1,550
Jun 2025	-	1,595
Jul 2025	-	1,567
Aug 2025	-	1,557
Sep 2025	-	1,546
Oct 2025	-	1,540
Nov 2025	-	1,505
Dec 2025	-	1,507
Jan 2026	-	1,474
Feb 2026	-	1,459

Statistics are calculated over a rolling 12 month period



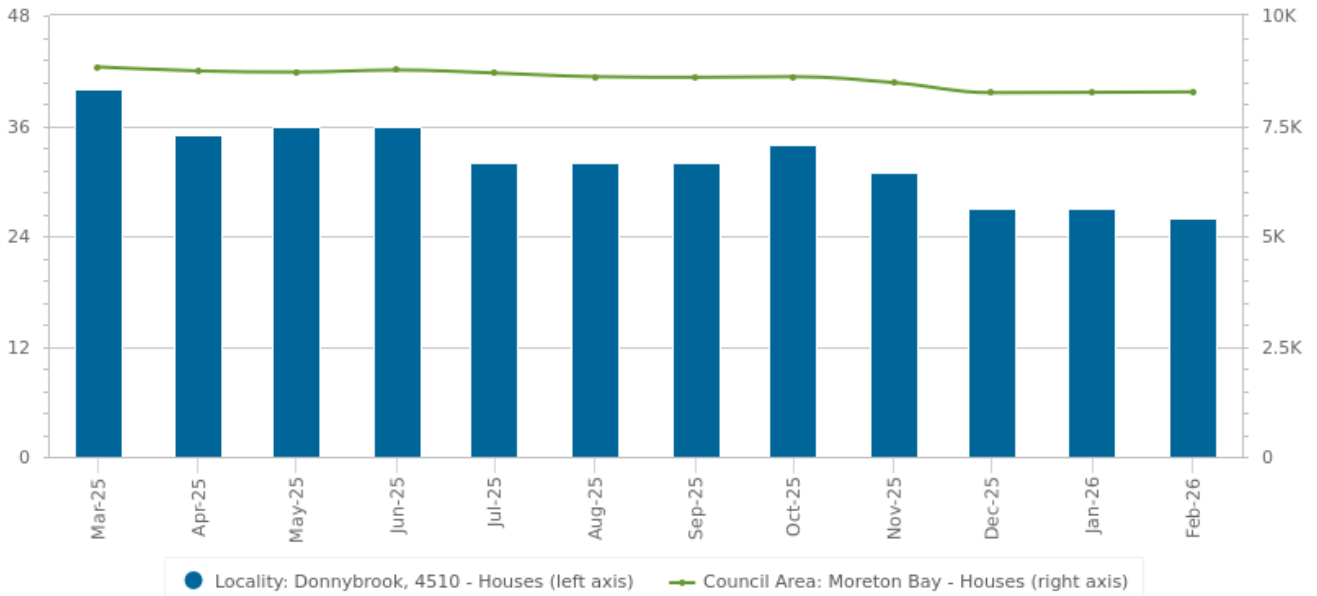
Statistics are calculated over a rolling 12 month period

## House: Total Properties Listed

**26**  
Feb 2026

	Donnybrook	Moreton Bay
Mar 2025	40	8,832
Apr 2025	35	8,741
May 2025	36	8,716
Jun 2025	36	8,762
Jul 2025	32	8,694
Aug 2025	32	8,611
Sep 2025	32	8,597
Oct 2025	34	8,611
Nov 2025	31	8,475
Dec 2025	27	8,248
Jan 2026	27	8,255
Feb 2026	26	8,267

Statistics are calculated over a rolling 12 month period



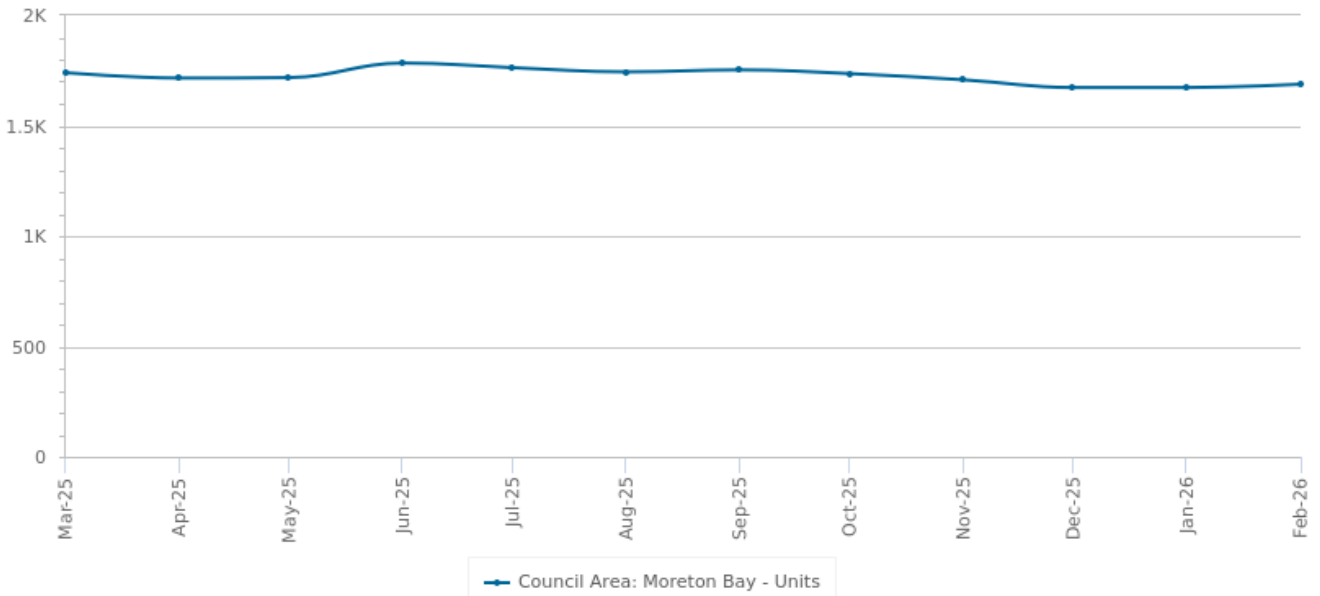
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1  
Oct 2024

	Donnybrook	Moreton Bay
Mar 2025	-	1,740
Apr 2025	-	1,716
May 2025	-	1,718
Jun 2025	-	1,784
Jul 2025	-	1,763
Aug 2025	-	1,744
Sep 2025	-	1,753
Oct 2025	-	1,736
Nov 2025	-	1,708
Dec 2025	-	1,673
Jan 2026	-	1,673
Feb 2026	-	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

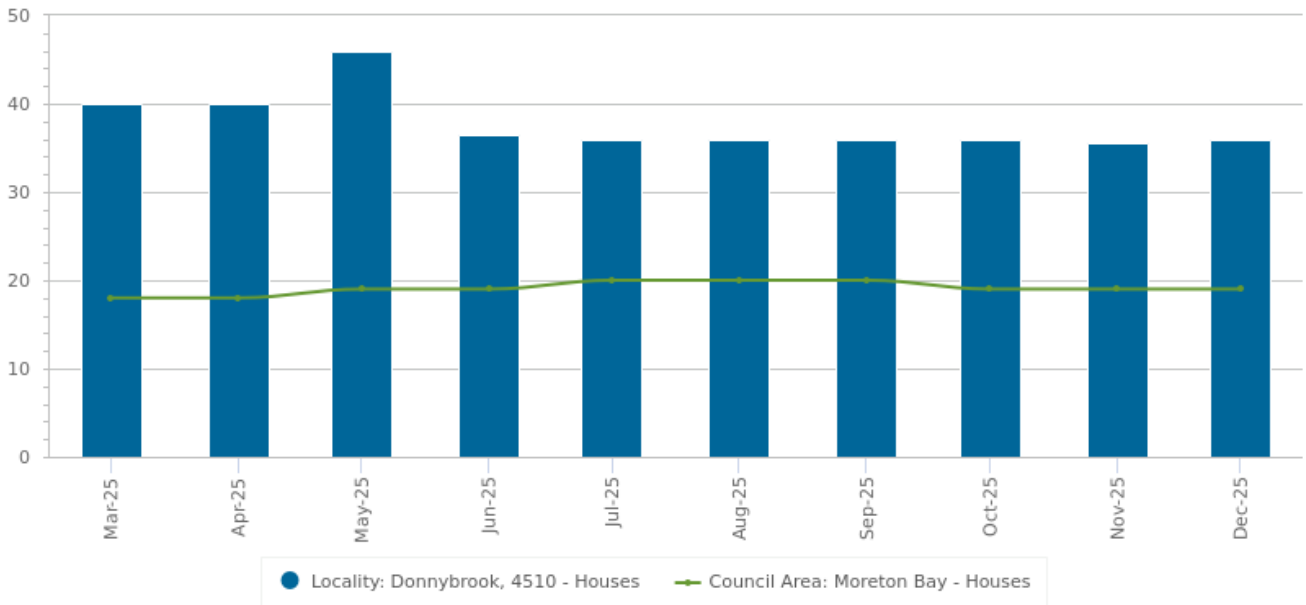
## House: Median Days On Market

36

Dec 2025

	Donnybrook	Moreton Bay
Jan 2025	46	17
Feb 2025	43	17.5
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
Dec 2025	36	19

Statistics are calculated over a rolling 12 month period

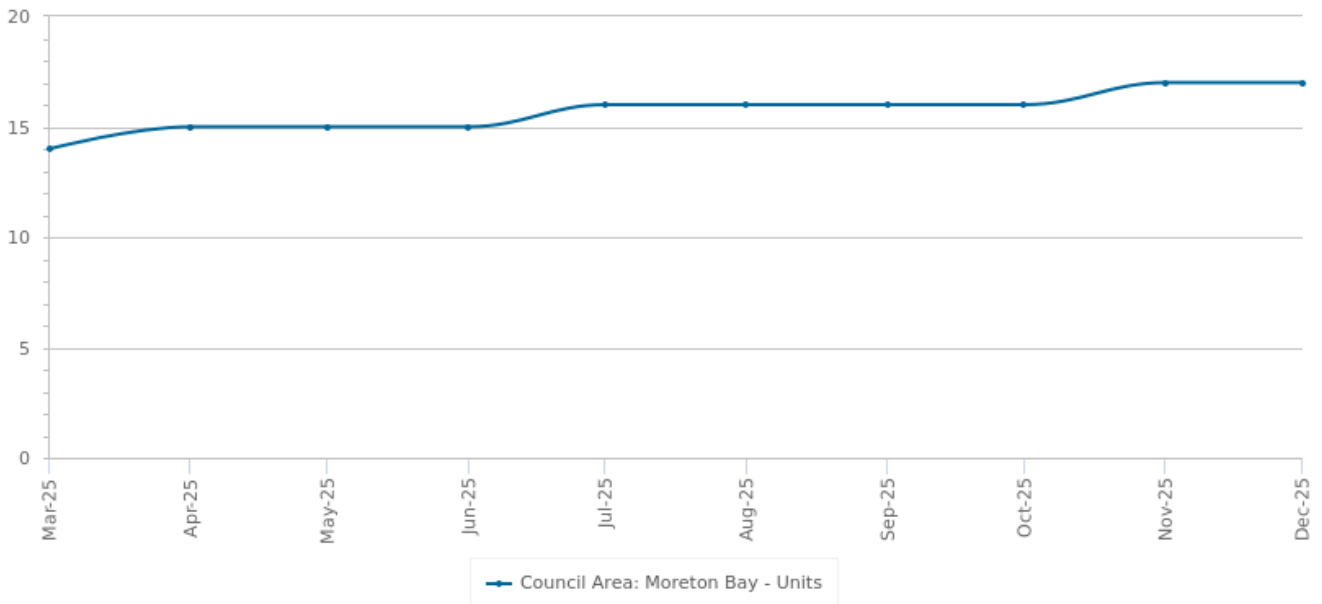


Statistics are calculated over a rolling 12 month period

### Unit: Median Days On Market

	Donnybrook	Moreton Bay
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	-	16
Nov 2025	-	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Rental Statistics

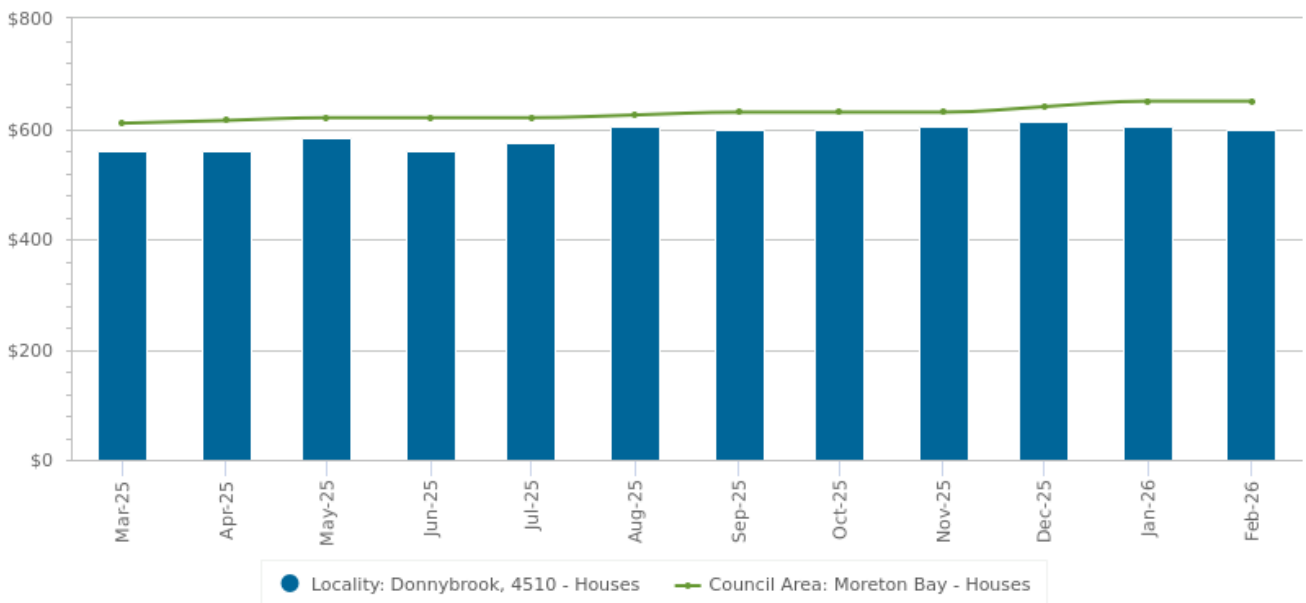
## House: Median Rent

**\$600/w**

Feb 2026

	Donnybrook	Moreton Bay
Mar 2025	\$560/w	\$610/w
Apr 2025	\$560/w	\$615/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
Feb 2026	\$600/w	\$650/w

Statistics are calculated over a rolling 12 month period

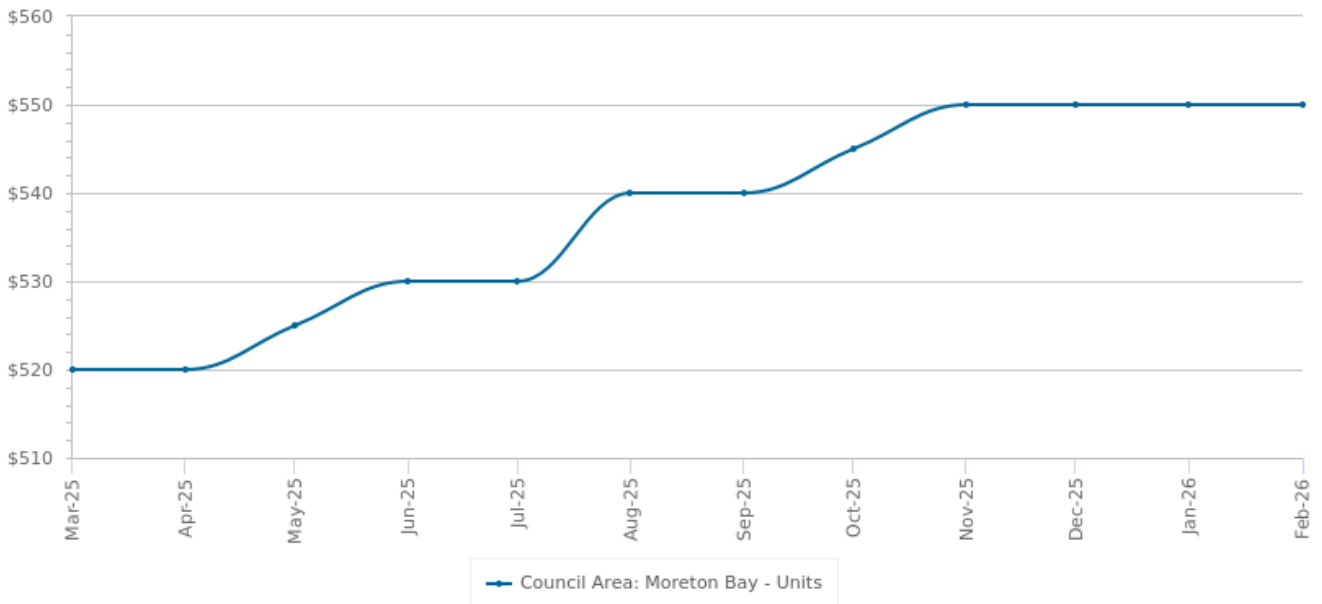


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Donnybrook	Moreton Bay
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	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

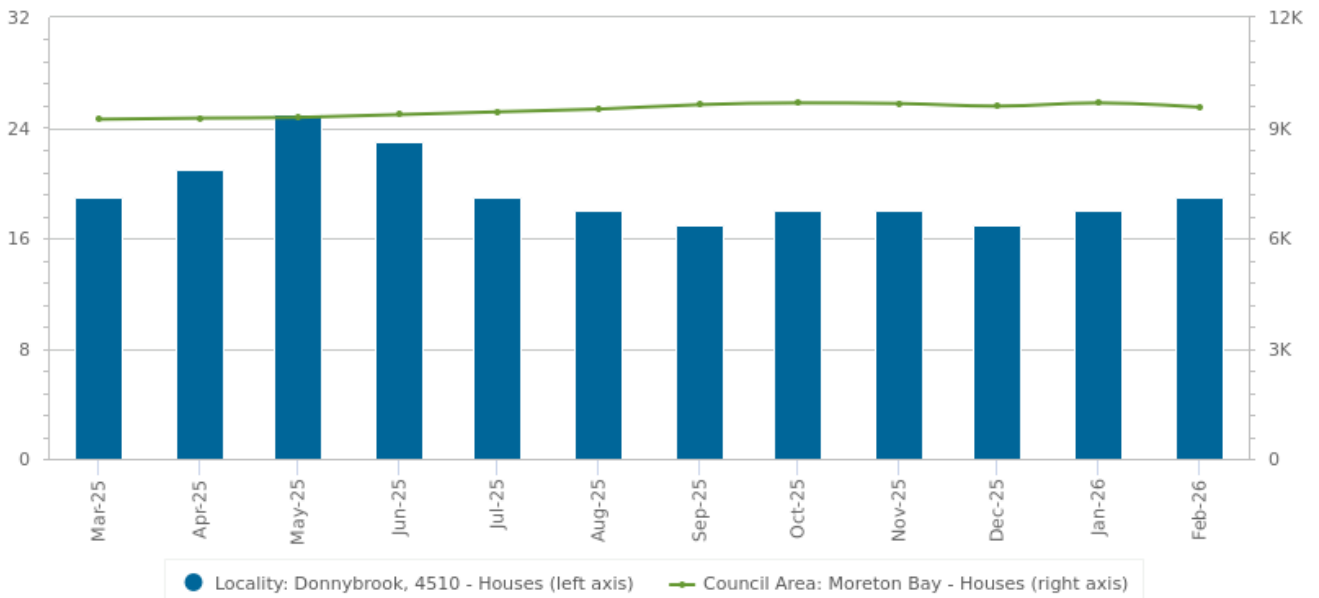
## House: Rental Rate Observations

19

Feb 2026

	Donnybrook	Moreton Bay
Mar 2025	19	9,230
Apr 2025	21	9,261
May 2025	25	9,280
Jun 2025	23	9,357
Jul 2025	19	9,431
Aug 2025	18	9,506
Sep 2025	17	9,627
Oct 2025	18	9,674
Nov 2025	18	9,658
Dec 2025	17	9,587
Jan 2026	18	9,675
Feb 2026	19	9,559

Statistics are calculated over a rolling 12 month period

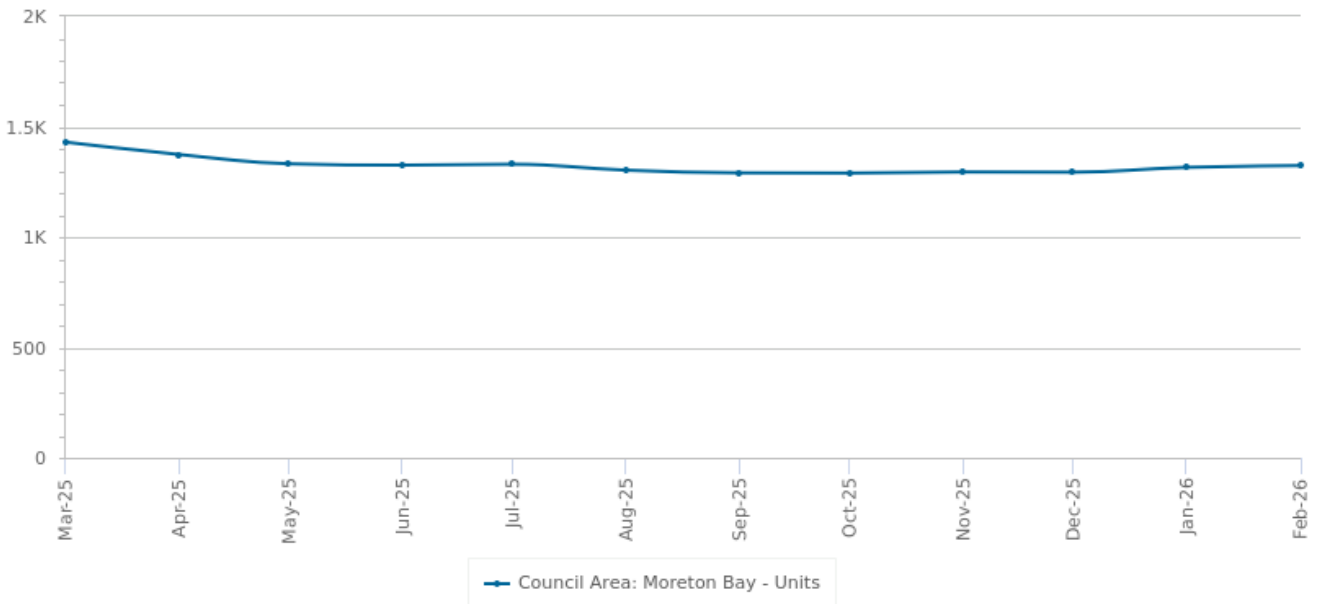


Statistics are calculated over a rolling 12 month period

### Unit: Rental Rate Observations

	Donnybrook	Moreton Bay
Mar 2025	-	1,430
Apr 2025	-	1,374
May 2025	-	1,332
Jun 2025	-	1,326
Jul 2025	-	1,330
Aug 2025	-	1,303
Sep 2025	-	1,291
Oct 2025	-	1,290
Nov 2025	-	1,295
Dec 2025	-	1,294
Jan 2026	-	1,316
Feb 2026	-	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

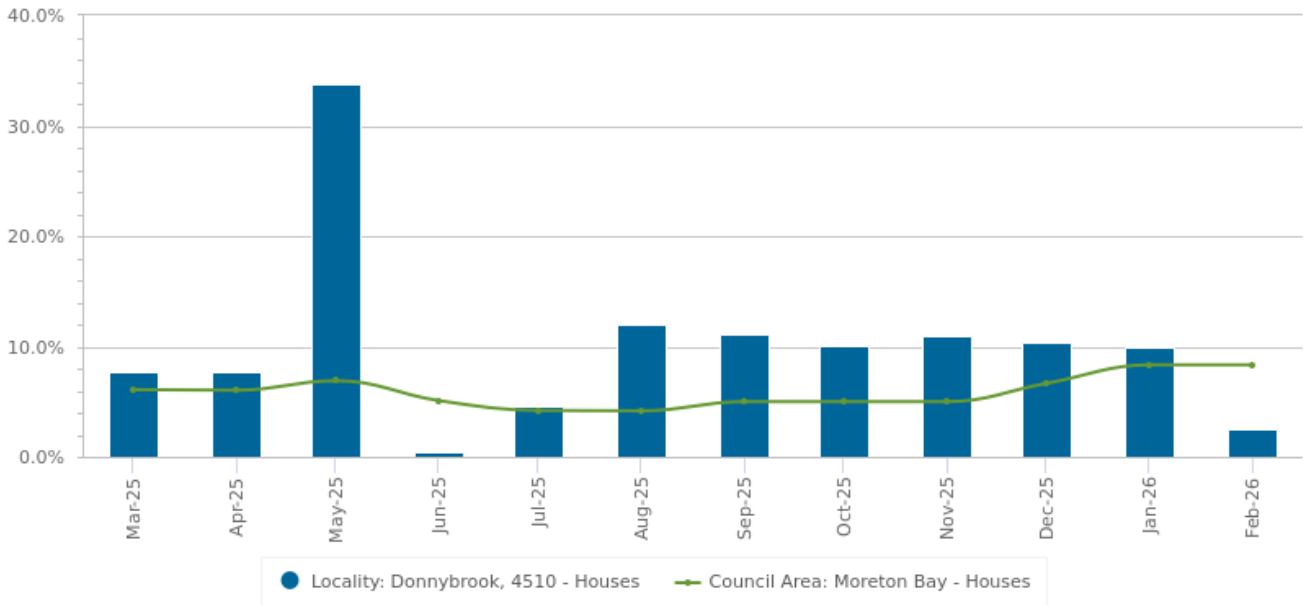
### House: Change in Rental Rate

**2.6%**

Feb 2026

	Donnybrook	Moreton Bay
Mar 2025	7.7%	6.1%
Apr 2025	7.7%	6.0%
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%
Feb 2026	2.6%	8.3%

Statistics are calculated over a rolling 12 month period

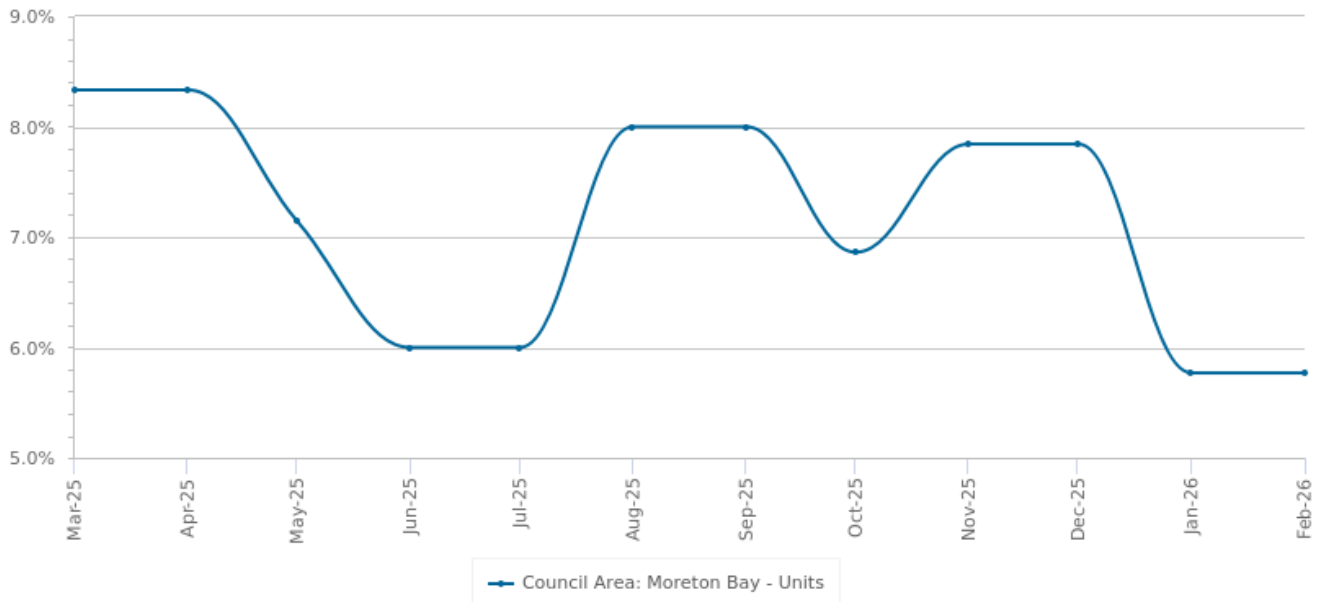


Statistics are calculated over a rolling 12 month period

### Unit: Change in Rental Rate

	Donnybrook	Moreton Bay
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	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

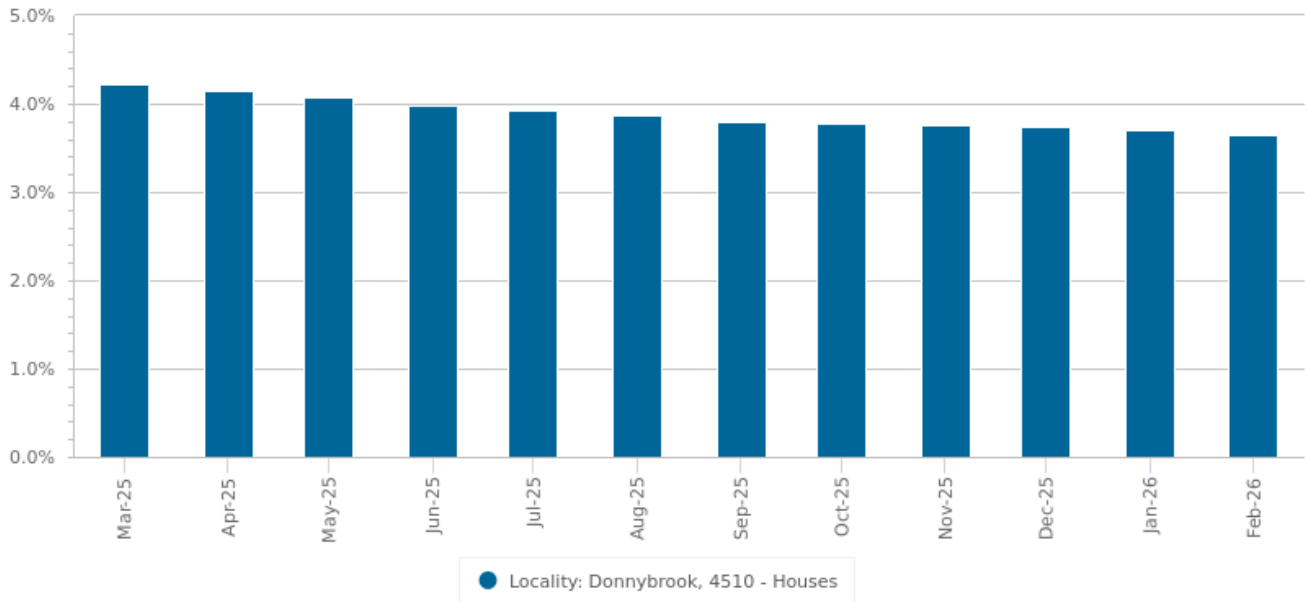
### House: Value Based Rental Yield

**3.7%**

Feb 2026

	Donnybrook
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%
Feb 2026	3.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

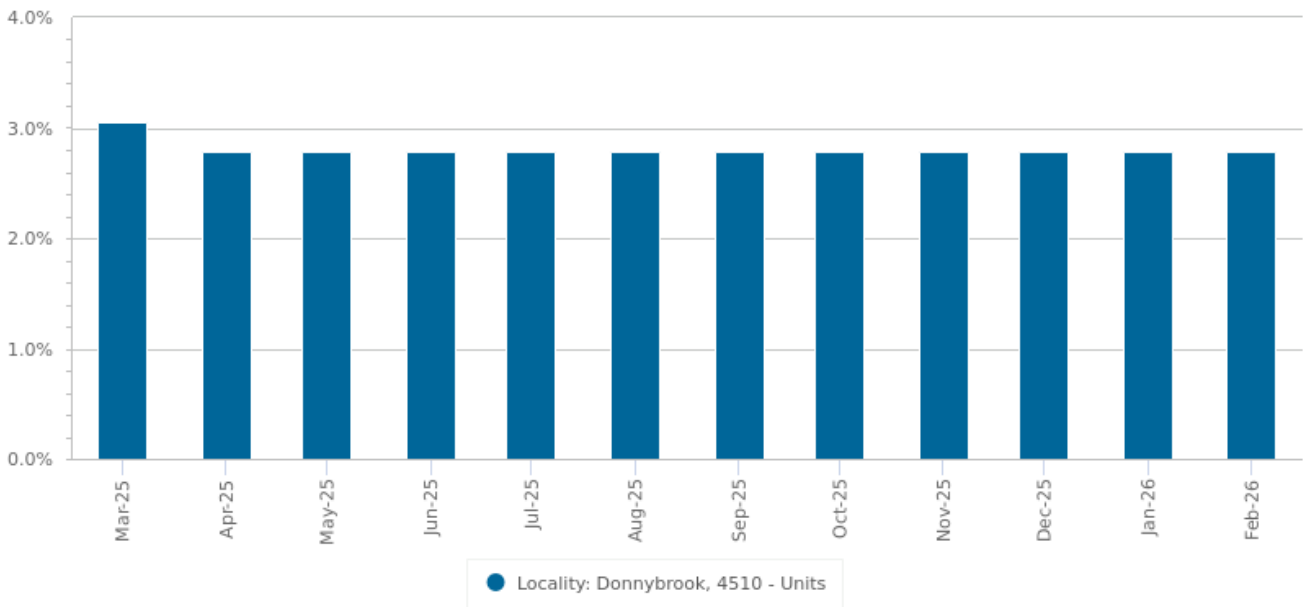
Unit: Value Based Rental Yield

2.8%

Feb 2026

	Donnybrook
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%
Feb 2026	2.8%

Statistics are calculated at the end of the displayed month



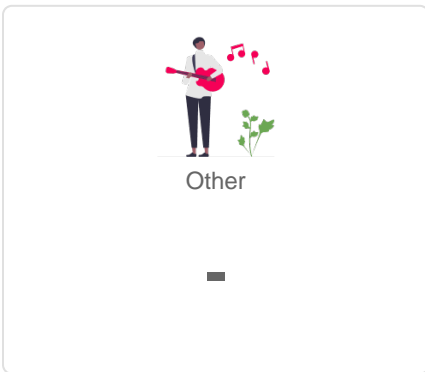
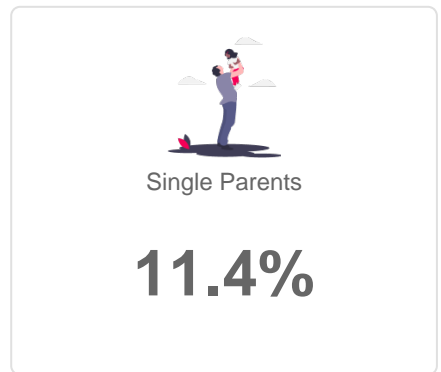
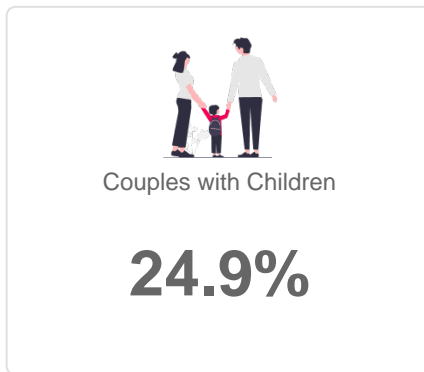
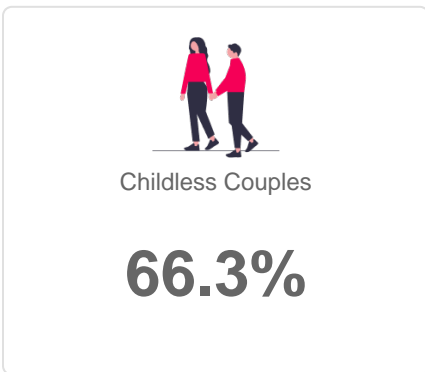
Statistics are calculated at the end of the displayed month

# 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)

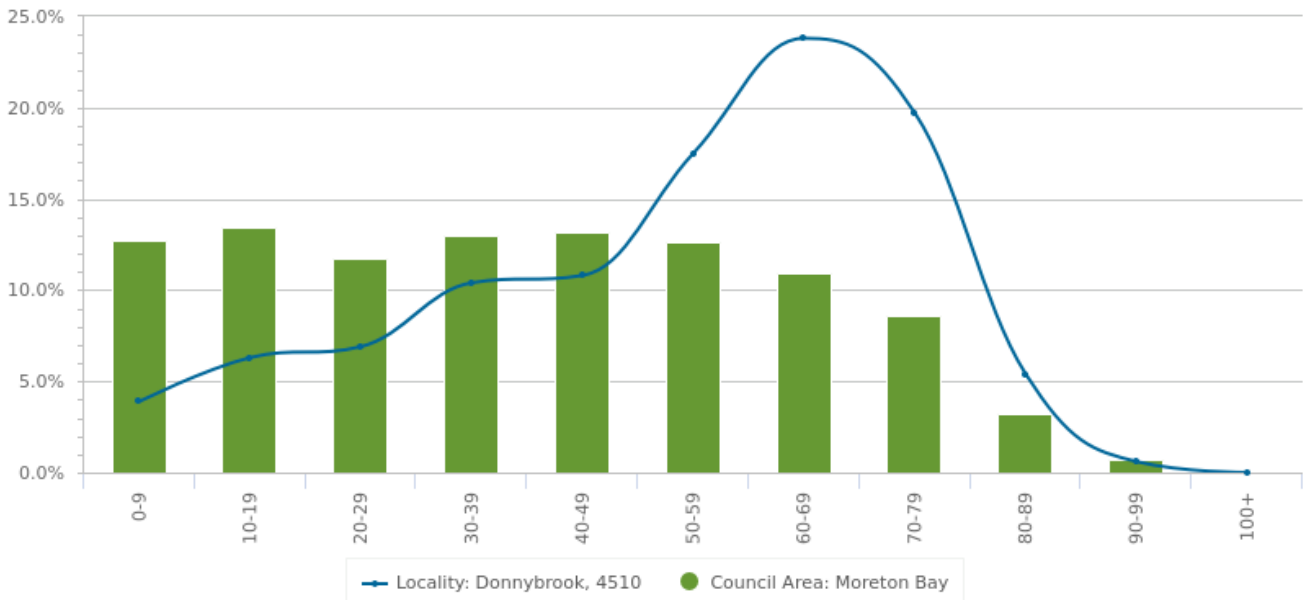


# Population Age

## 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)



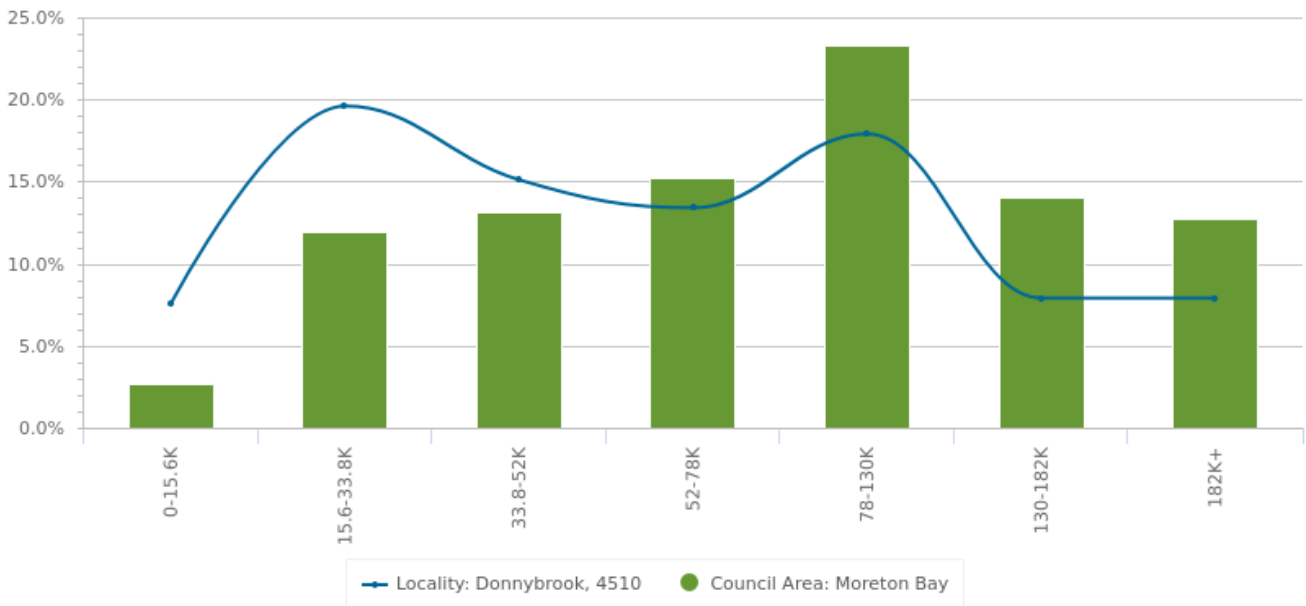
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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)



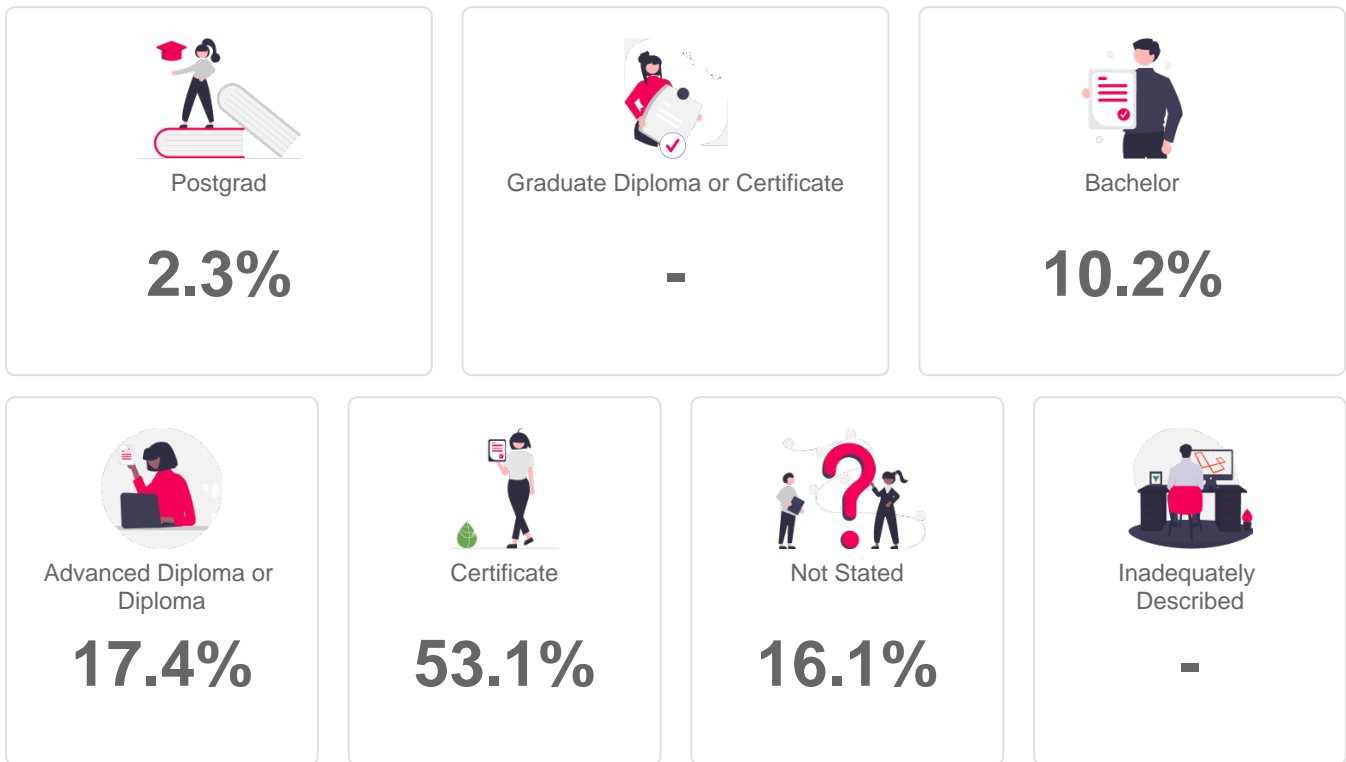
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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)

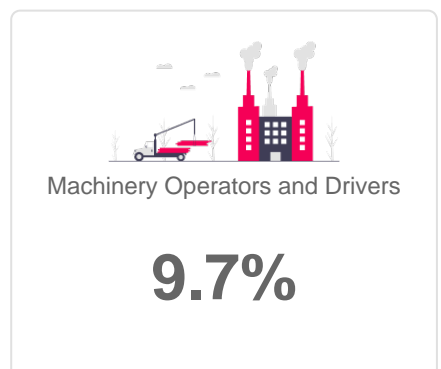
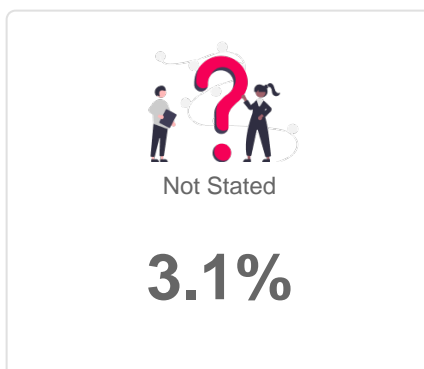
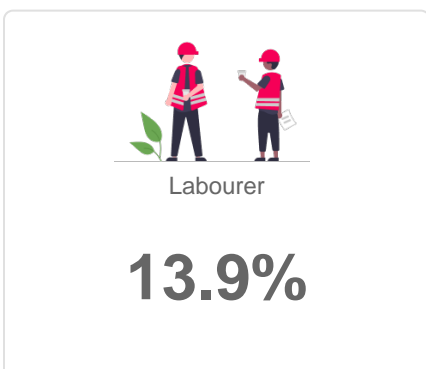
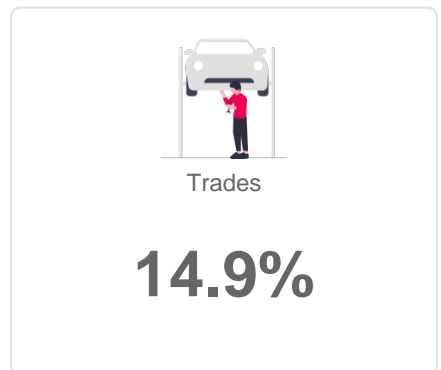
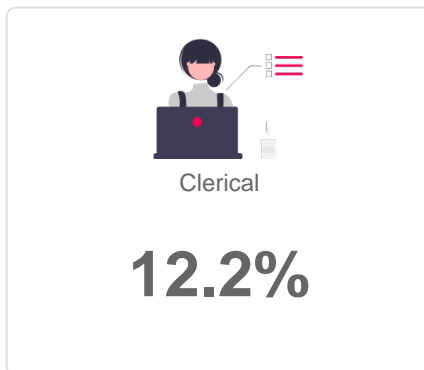
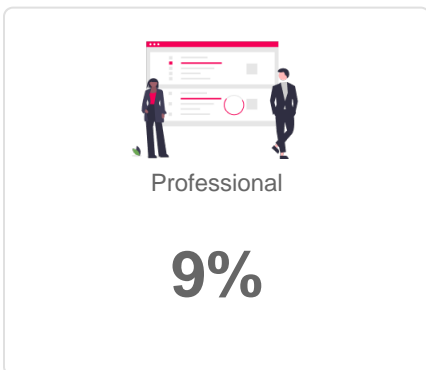


# Occupation

## 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%**

## Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.