

Suburb Statistics Report

Kippa-Ring QLD 4021

Prepared on 11 Nov 2025

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Area Profile

Kippa-Ring, QLD

The size of Kippa-Ring is approximately 5.4 square kilometres. It has 24 parks covering nearly 12.7% of total area. The population of Kippa-Ring in 2016 was 9790 people. By 2021 the population was 9745 showing a population decline of 0.5% in the area during that time. The predominant age group in Kippa-Ring is 10-19 years. Households in Kippa-Ring are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kippa-Ring work in a trades occupation. In 2021, 62.00% of the homes in Kippa-Ring were owner-occupied compared with 61.50% in 2016.


	House	Unit	Land
Average Tenure Period	11.9 years	9.0 years	-
Total Dwellings	3,099	846	72
Total New Listings	144	40	-
Median Value	\$873,280	\$623,543	-
Total Properties Listed	161	40	-

Market Trends

House: Market Trends

<div>166</div> <div>Properties Sold (12 Months)</div>	<div>11.9</div> <div>Average Tenure Period (Years)</div>	<div>\$585/w</div> <div>Median Asking Rent (12 Months)</div>
<div>144</div> <div>New Sale Listings (12 Months)</div>	<div>17</div> <div>Days on Market (12 Months)</div>	<div>161</div> <div>Rental Rate Observations (12 Months)</div>


House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$900,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$819,500</div> <div>The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.</div>
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$750,000</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>		

Unit: Market Trends

<div>59</div> <div>Properties Sold (12 Months)</div>	<div>9.0</div> <div>Average Tenure Period (Years)</div>	<div>\$500/w</div> <div>Median Asking Rent (12 Months)</div>
<div>40</div> <div>New Sale Listings (12 Months)</div>	<div>15.5</div> <div>Days on Market (12 Months)</div>	<div>31</div> <div>Rental Rate Observations (12 Months)</div>


Unit: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$591,500</div>	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<div>\$\$</div> <div>Median Price*</div>	<div>\$555,500</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>Lower Quartile Price*</div>	<div>\$525,750</div>	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*	\$203,495	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

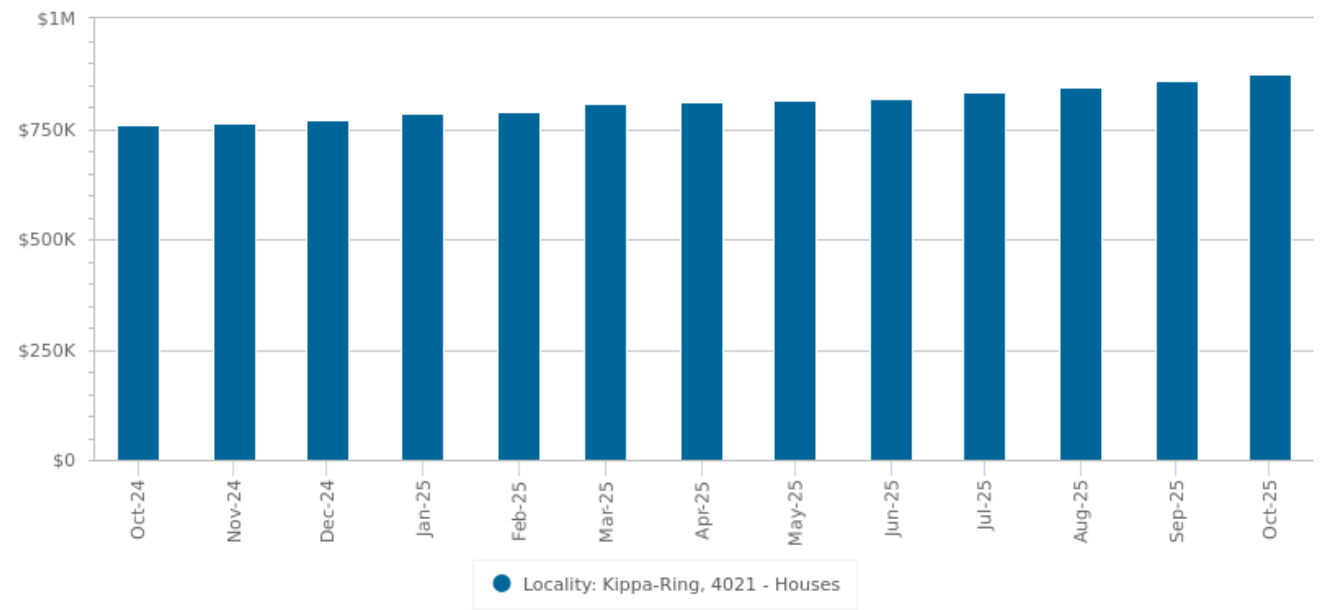
House: Recent Median Value

\$873K

Oct 2025

	Kippa-Ring
Nov 2024	\$763,736
Dec 2024	\$770,073
Jan 2025	\$786,127
Feb 2025	\$789,098
Mar 2025	\$805,917
Apr 2025	\$812,002
May 2025	\$813,982
Jun 2025	\$819,374
Jul 2025	\$831,896
Aug 2025	\$844,750
Sep 2025	\$860,221
Oct 2025	\$873,280

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

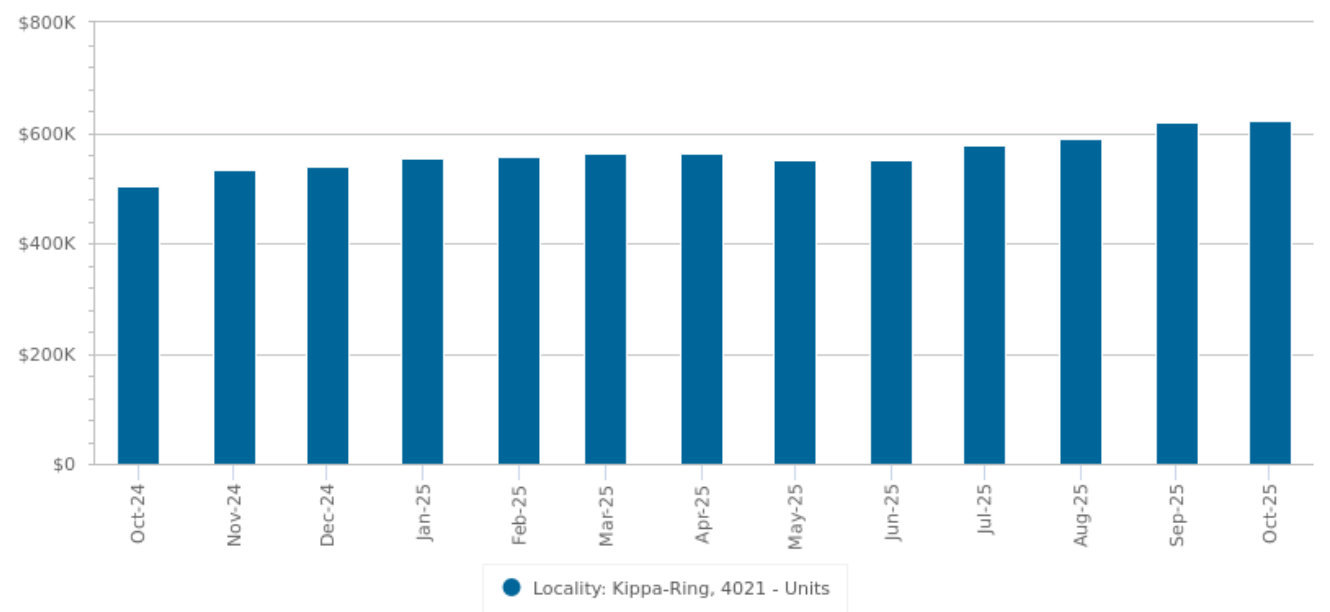
Unit: Recent Median Value

\$624K

Oct 2025

	Kippa-Ring
Nov 2024	\$534,477
Dec 2024	\$540,142
Jan 2025	\$554,750
Feb 2025	\$557,095
Mar 2025	\$563,313
Apr 2025	\$561,508
May 2025	\$552,528
Jun 2025	\$551,790
Jul 2025	\$577,417
Aug 2025	\$588,498
Sep 2025	\$618,676
Oct 2025	\$623,543

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

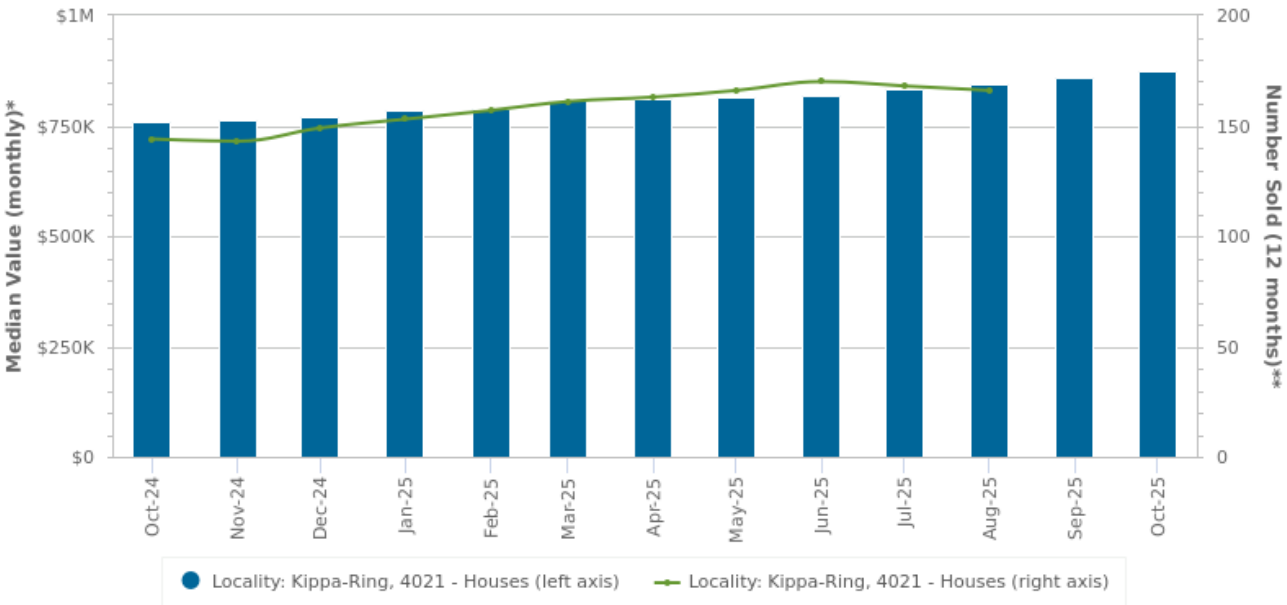
166

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$763,736	143
Dec 2024	\$770,073	149
Jan 2025	\$786,127	153
Feb 2025	\$789,098	157
Mar 2025	\$805,917	161
Apr 2025	\$812,002	163
May 2025	\$813,982	166
Jun 2025	\$819,374	170
Jul 2025	\$831,896	168
Aug 2025	\$844,750	166
Sep 2025	\$860,221	-
Oct 2025	\$873,280	-

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

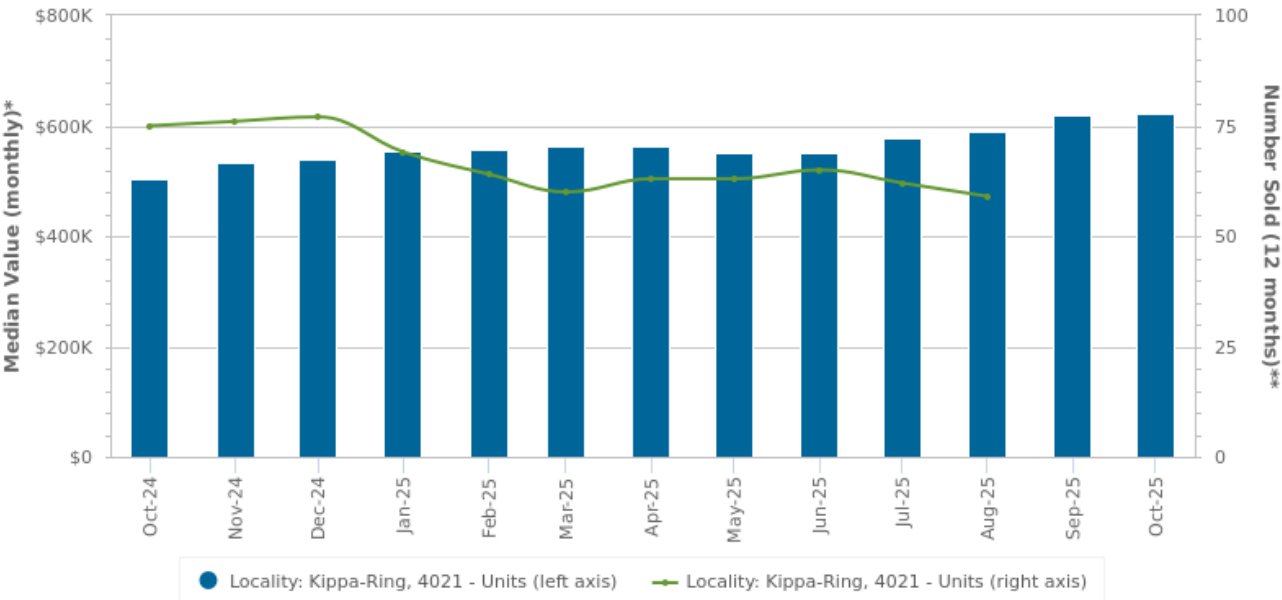
59

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$534,477	76
Dec 2024	\$540,142	77
Jan 2025	\$554,750	69
Feb 2025	\$557,095	64
Mar 2025	\$563,313	60
Apr 2025	\$561,508	63
May 2025	\$552,528	63
Jun 2025	\$551,790	65
Jul 2025	\$577,417	62
Aug 2025	\$588,498	59
Sep 2025	\$618,676	-
Oct 2025	\$623,543	-

Statistics are calculated over a rolling 12 month period



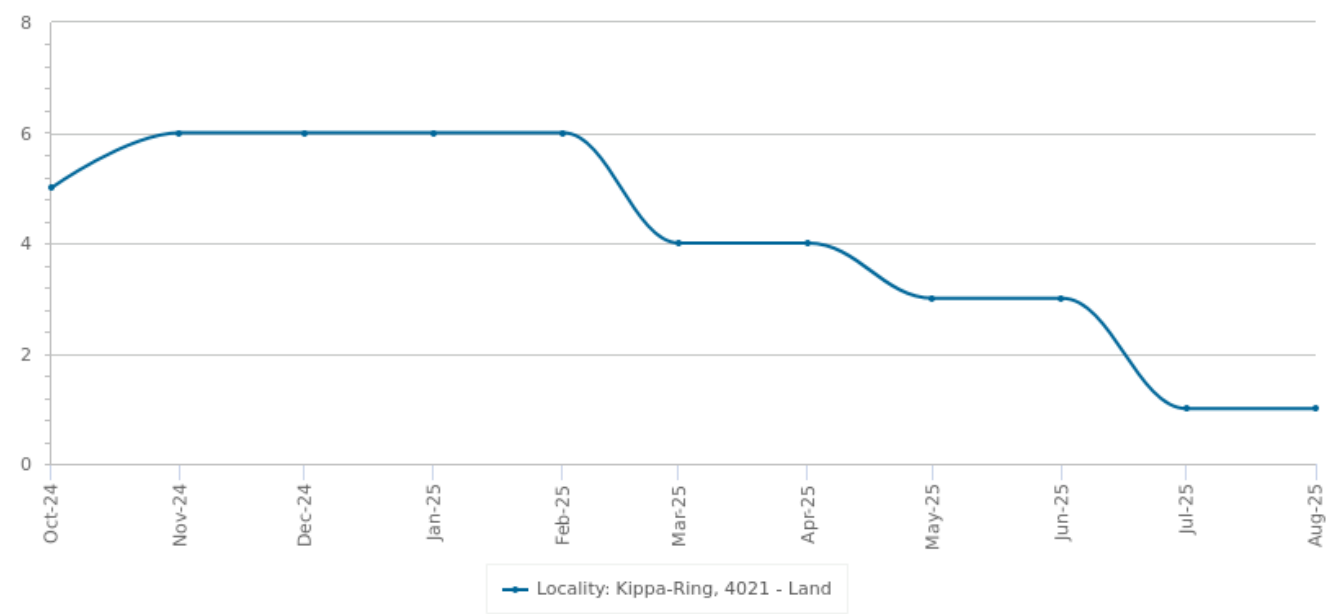
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	5
Oct 2024	-	5
Nov 2024	-	6
Dec 2024	-	6
Jan 2025	-	6
Feb 2025	-	6
Mar 2025	-	4
Apr 2025	-	4
May 2025	-	3
Jun 2025	-	3
Jul 2025	-	1
Aug 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

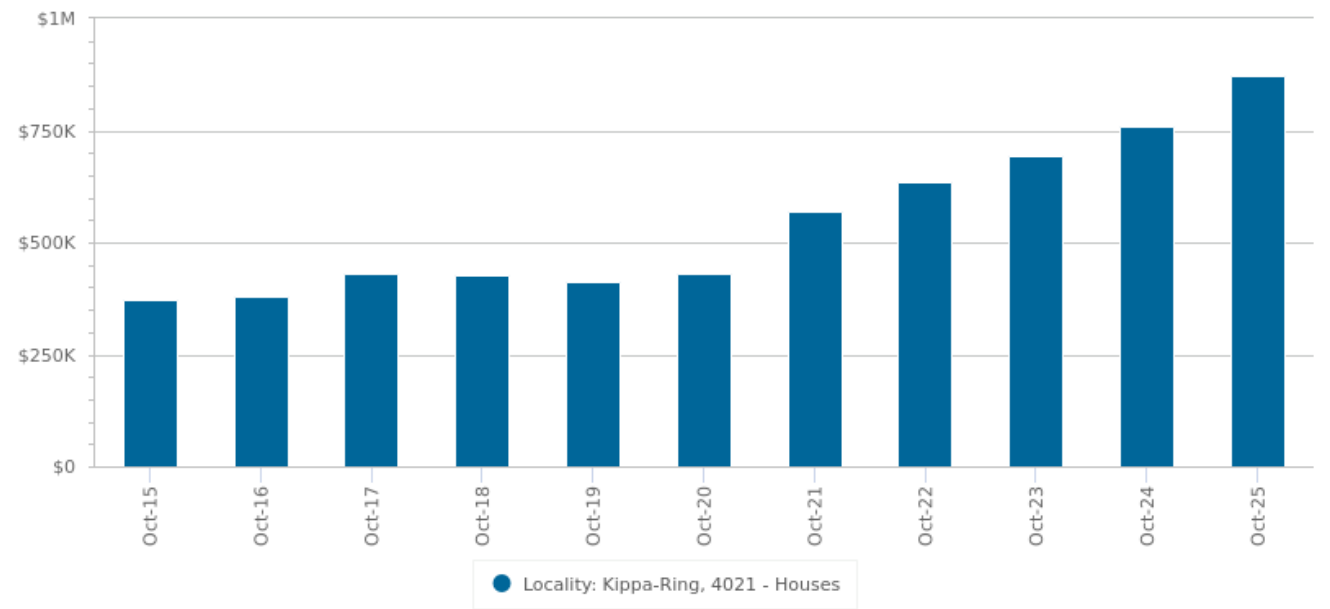
House: Median Value

\$873K

Oct 2025

	Kippa-Ring
Oct 2016	\$378,736
Oct 2017	\$429,880
Oct 2018	\$425,340
Oct 2019	\$412,180
Oct 2020	\$429,552
Oct 2021	\$570,000
Oct 2022	\$635,946
Oct 2023	\$691,649
Oct 2024	\$758,735
Oct 2025	\$873,280

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

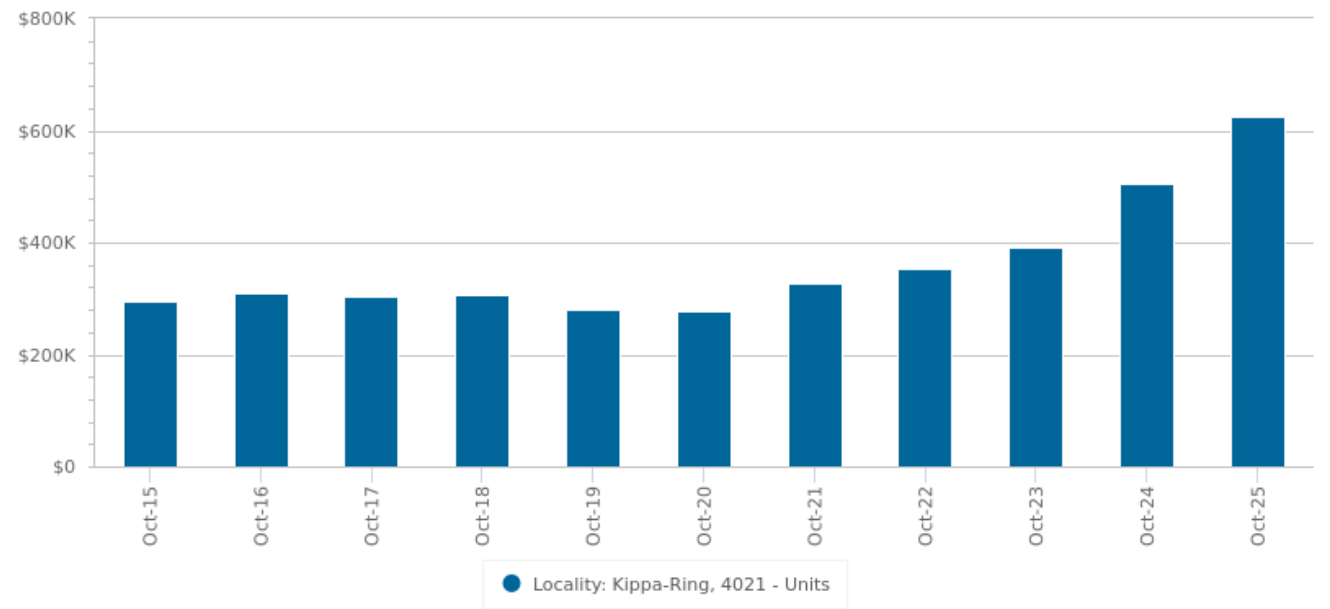
Unit: Median Value

\$624K

Oct 2025

	Kippa-Ring
Oct 2016	\$310,205
Oct 2017	\$303,935
Oct 2018	\$306,939
Oct 2019	\$280,950
Oct 2020	\$276,336
Oct 2021	\$325,821
Oct 2022	\$354,192
Oct 2023	\$391,536
Oct 2024	\$504,272
Oct 2025	\$623,543

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

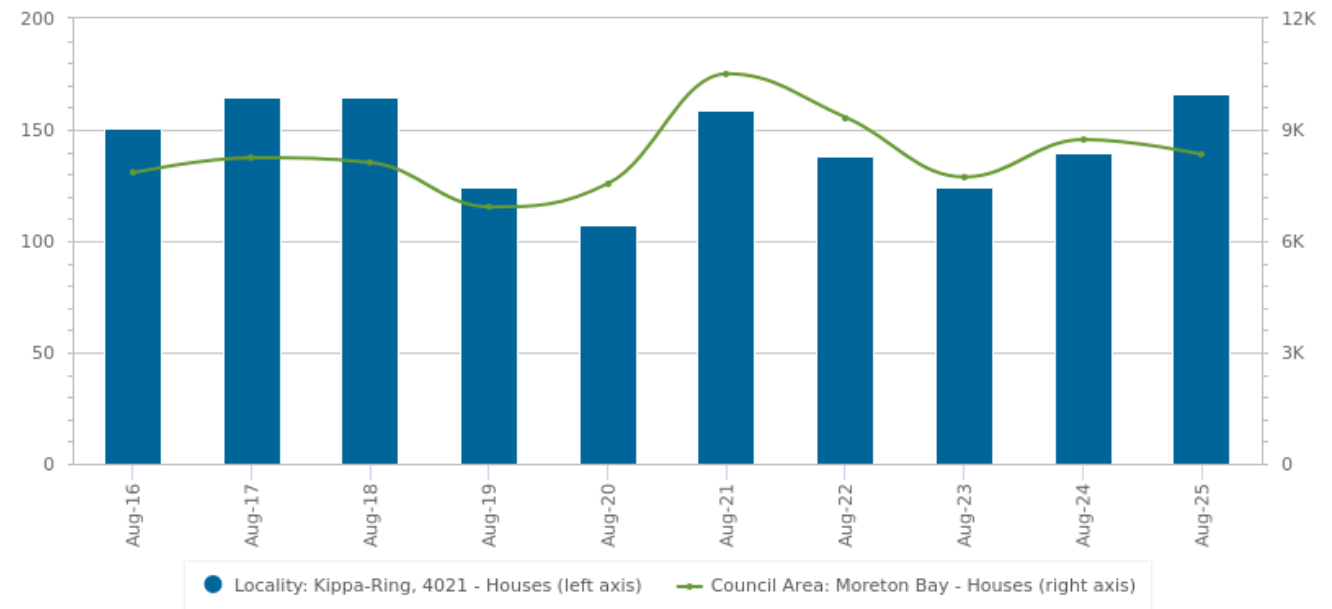
House: Sales Per Annum

166

Aug 2025

	Kippa-Ring	Moreton Bay
Aug 2016	151	7845
Aug 2017	165	8246
Aug 2018	165	8116
Aug 2019	124	6922
Aug 2020	107	7561
Aug 2021	159	10508
Aug 2022	138	9329
Aug 2023	124	7728
Aug 2024	140	8737
Aug 2025	166	8335

Statistics are calculated over a rolling 12 month period



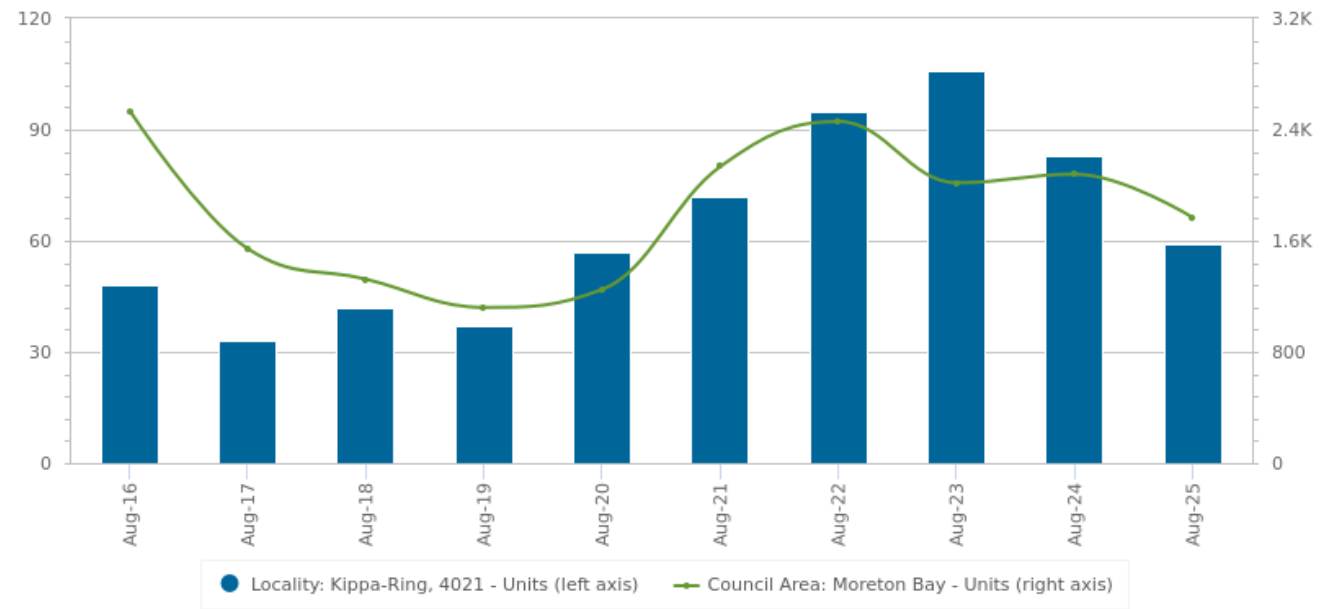
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

59
Aug 2025

	Kippa-Ring	Moreton Bay
Aug 2016	48	2530
Aug 2017	33	1540
Aug 2018	42	1323
Aug 2019	37	1120
Aug 2020	57	1251
Aug 2021	72	2136
Aug 2022	95	2458
Aug 2023	106	2017
Aug 2024	83	2079
Aug 2025	59	1765

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

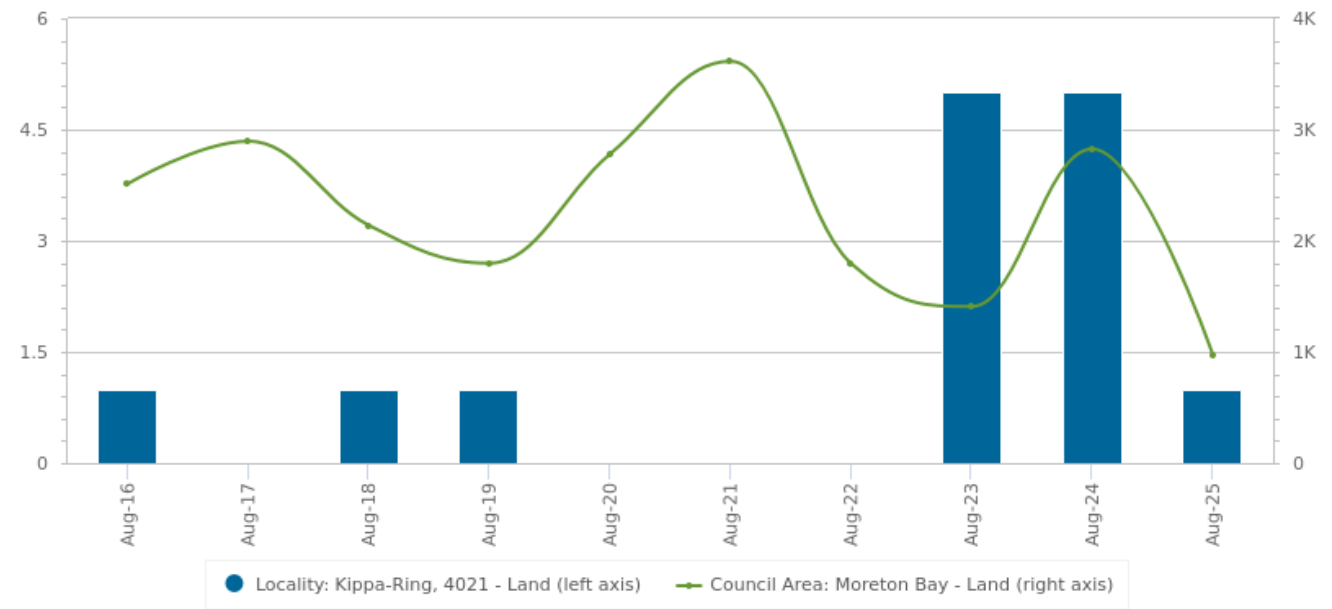
Land: Sales Per Annum

1

Aug 2025

	Kippa-Ring	Moreton Bay
Aug 2016	1	2513
Aug 2017	0	2895
Aug 2018	1	2138
Aug 2019	1	1798
Aug 2020	0	2781
Aug 2021	0	3614
Aug 2022	0	1795
Aug 2023	5	1408
Aug 2024	5	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

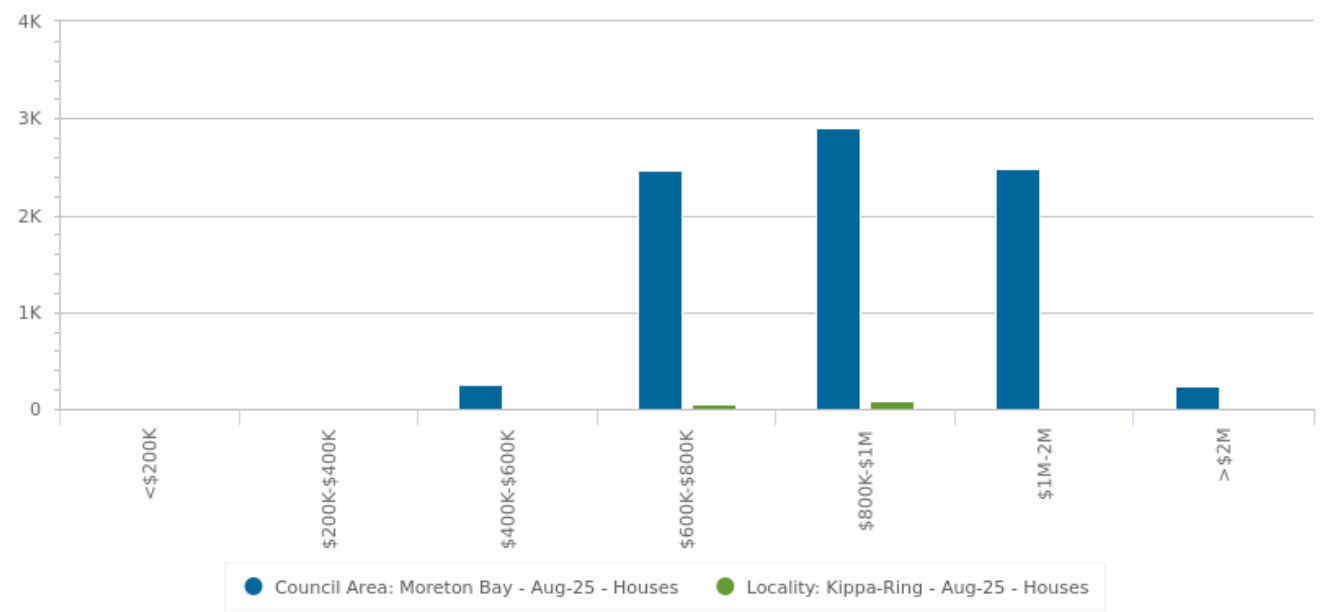
House: Sales By Price

\$136.55M

Aug 2025

	Kippa-ring	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	11	249
\$600K-\$800K	57	2,458
\$800K-\$1M	87	2,908
\$1M-\$2M	11	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

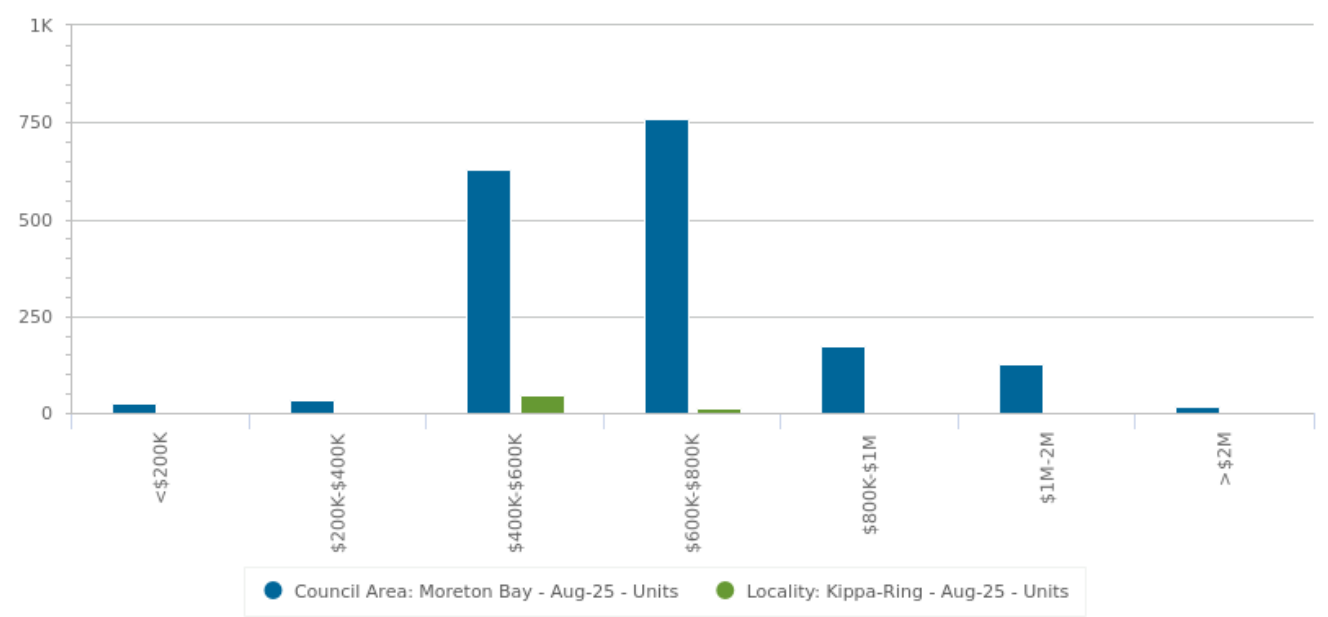
Unit: Sales By Price

\$33.14M

Aug 2025

	Kippa-ring	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	46	629
\$600K-\$800K	12	759
\$800K-\$1M	1	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

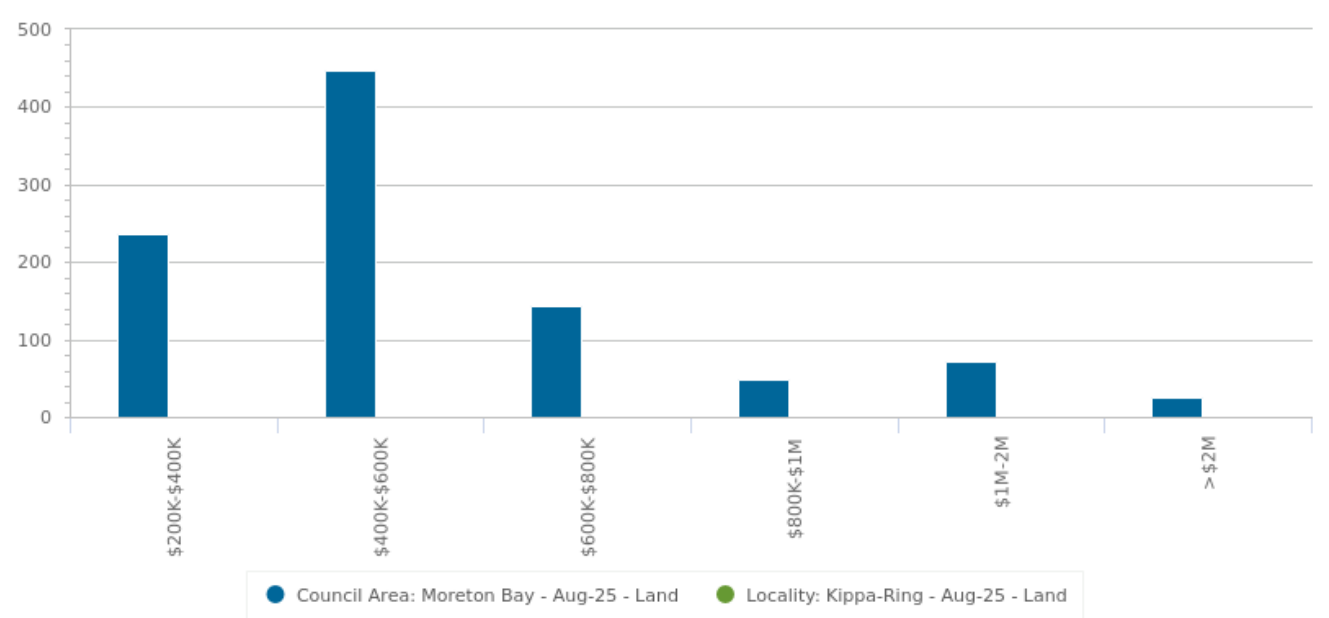


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kippa-ring	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	448
\$600K-\$800K	1	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

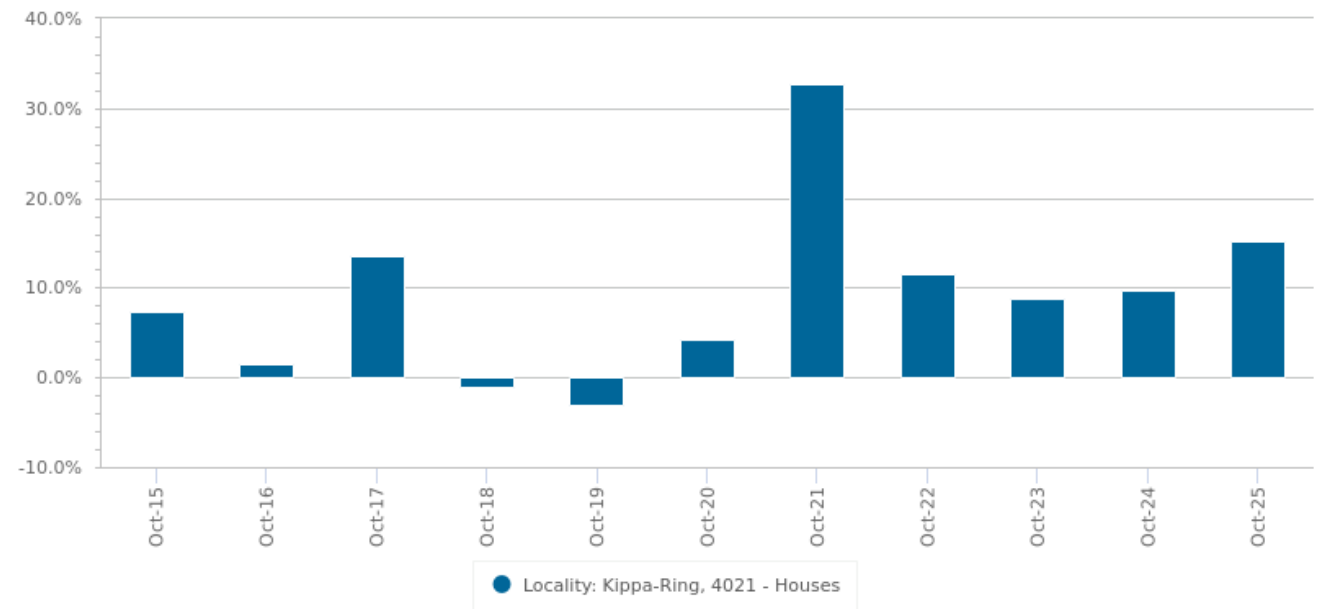
Change In Median Value

House: Change In Median Value

15.1%
Oct 2025

	Kippa-Ring
Oct 2016	1.5%
Oct 2017	13.5%
Oct 2018	-1.1%
Oct 2019	-3.1%
Oct 2020	4.2%
Oct 2021	32.7%
Oct 2022	11.6%
Oct 2023	8.8%
Oct 2024	9.7%
Oct 2025	15.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

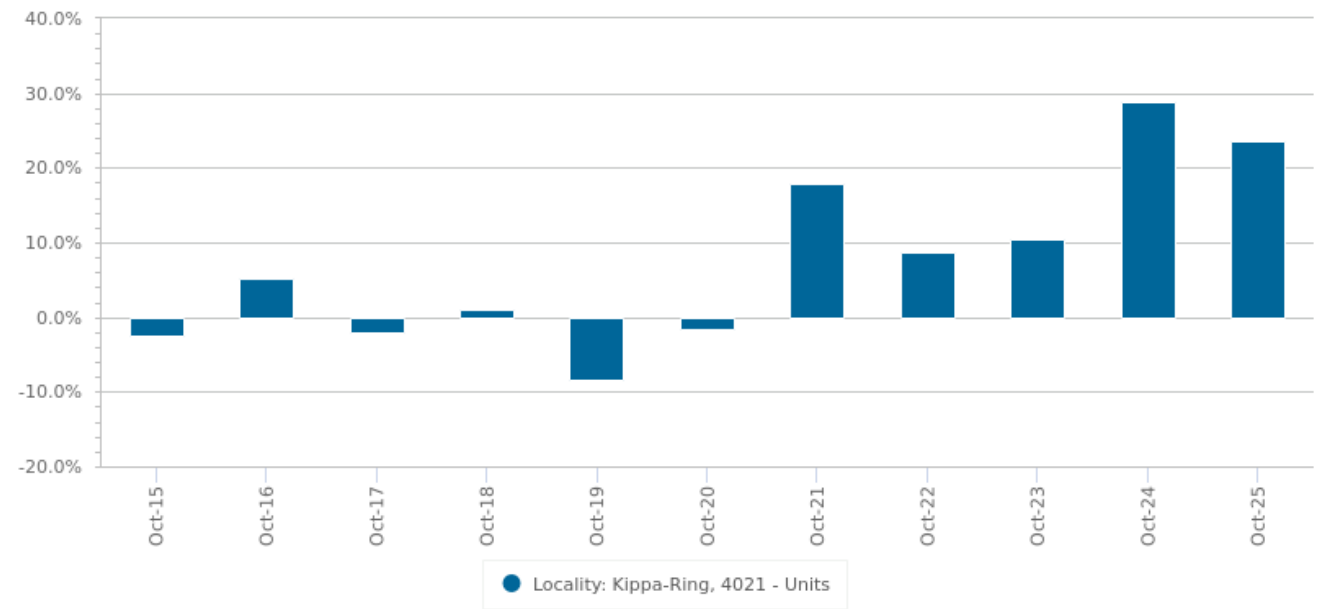
Unit: Change In Median Value

23.7%

Oct 2025

	Kippa-Ring
Oct 2016	5.1%
Oct 2017	-2.0%
Oct 2018	1.0%
Oct 2019	-8.5%
Oct 2020	-1.6%
Oct 2021	17.9%
Oct 2022	8.7%
Oct 2023	10.5%
Oct 2024	28.8%
Oct 2025	23.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

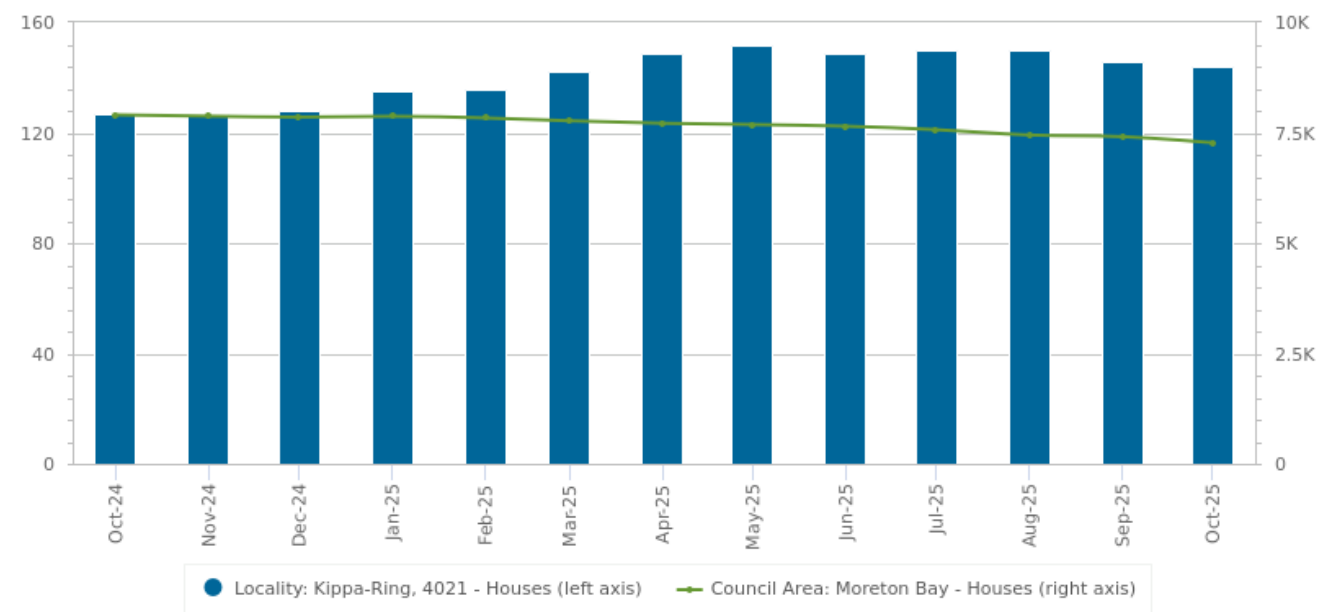
House: Number of New Listing

144

Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	127	7,875
Dec 2024	128	7,855
Jan 2025	135	7,872
Feb 2025	136	7,834
Mar 2025	142	7,770
Apr 2025	149	7,714
May 2025	152	7,685
Jun 2025	149	7,647
Jul 2025	150	7,569
Aug 2025	150	7,448
Sep 2025	146	7,411
Oct 2025	144	7,272

Statistics are calculated over a rolling 12 month period



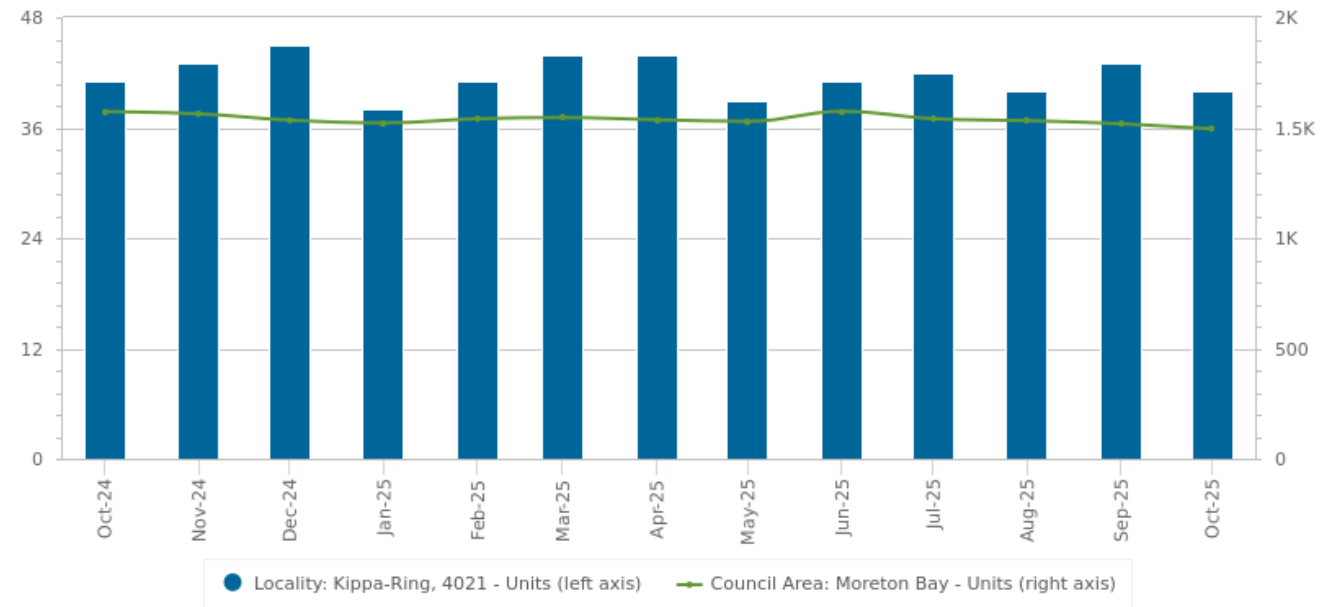
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

40
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	43	1,563
Dec 2024	45	1,534
Jan 2025	38	1,522
Feb 2025	41	1,541
Mar 2025	44	1,546
Apr 2025	44	1,536
May 2025	39	1,529
Jun 2025	41	1,574
Jul 2025	42	1,541
Aug 2025	40	1,532
Sep 2025	43	1,518
Oct 2025	40	1,495

Statistics are calculated over a rolling 12 month period



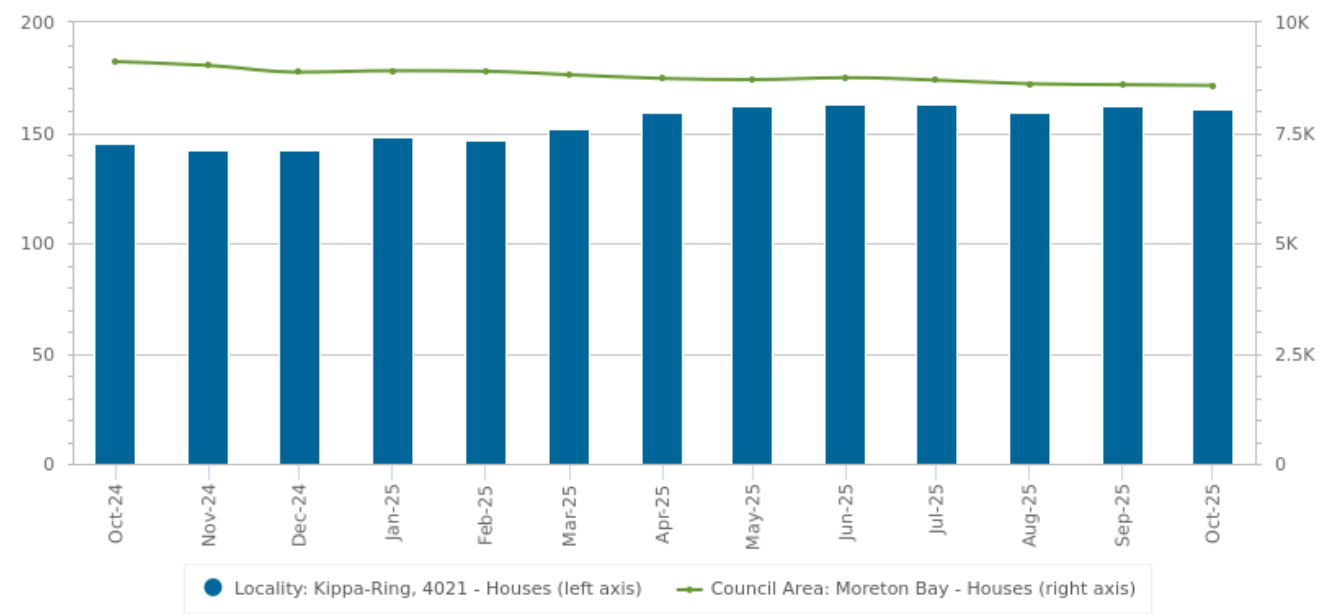
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

161
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	142	9,023
Dec 2024	142	8,872
Jan 2025	148	8,905
Feb 2025	147	8,892
Mar 2025	152	8,812
Apr 2025	159	8,730
May 2025	162	8,703
Jun 2025	163	8,748
Jul 2025	163	8,691
Aug 2025	159	8,609
Sep 2025	162	8,588
Oct 2025	161	8,571

Statistics are calculated over a rolling 12 month period



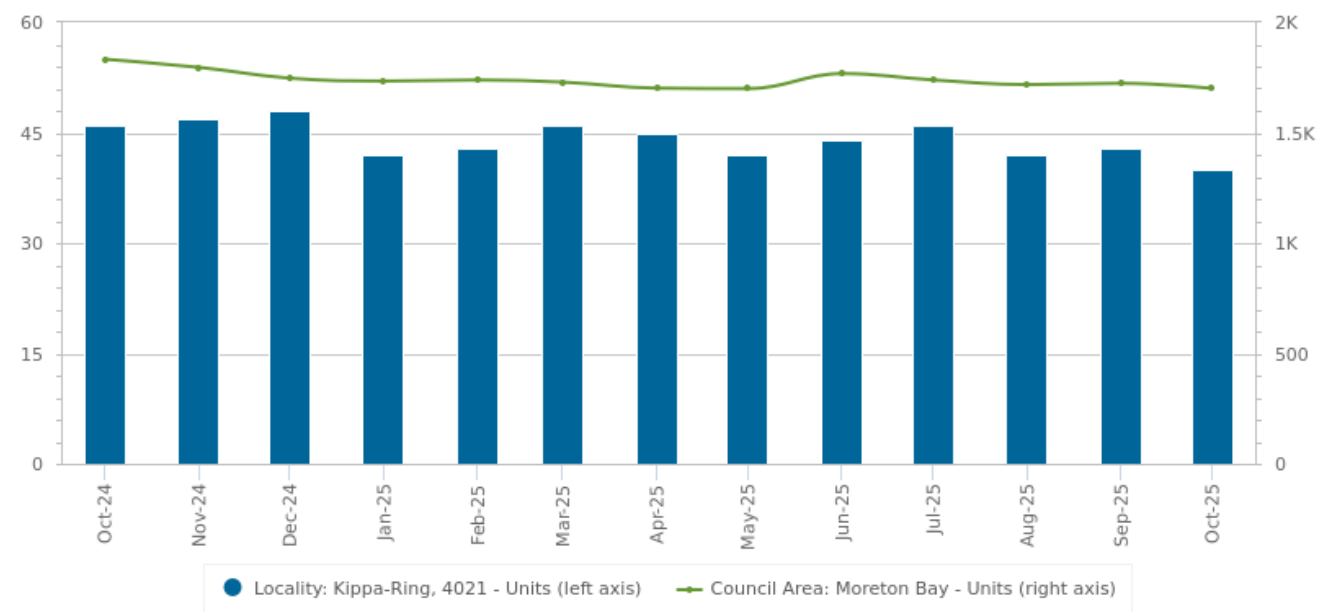
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

40
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	47	1,796
Dec 2024	48	1,747
Jan 2025	42	1,734
Feb 2025	43	1,739
Mar 2025	46	1,729
Apr 2025	45	1,702
May 2025	42	1,700
Jun 2025	44	1,768
Jul 2025	46	1,739
Aug 2025	42	1,718
Sep 2025	43	1,724
Oct 2025	40	1,701

Statistics are calculated over a rolling 12 month period



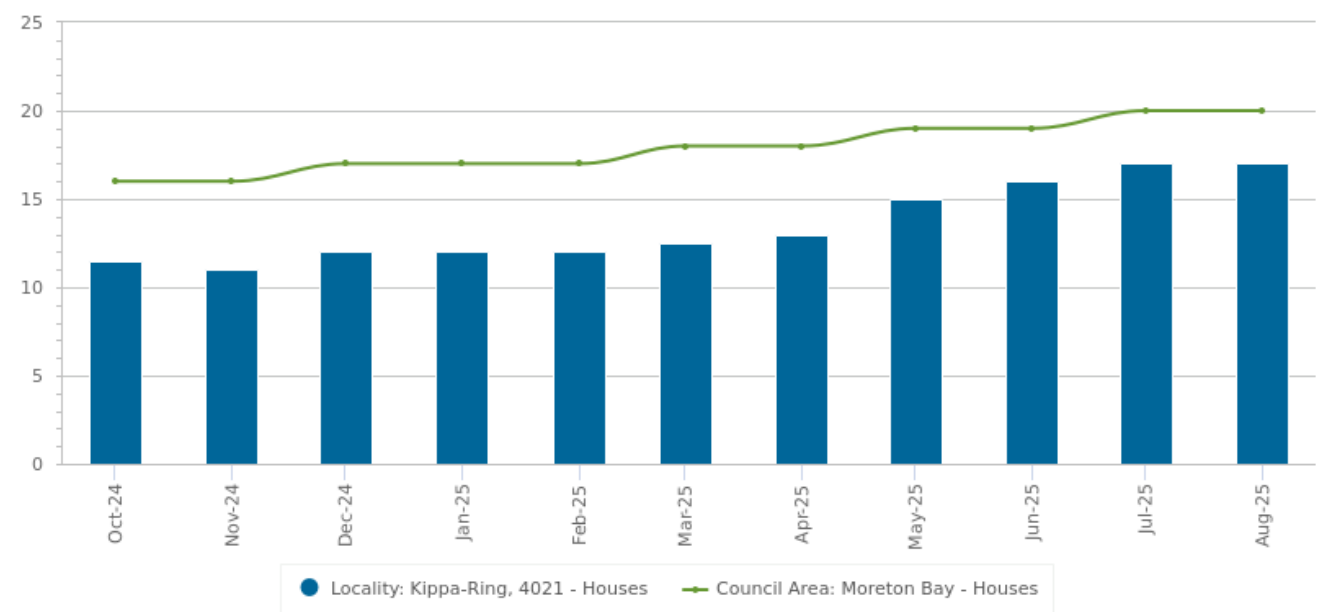
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

17
Aug 2025

	Kippa-Ring	Moreton Bay
Sep 2024	12	16
Oct 2024	11.5	16
Nov 2024	11	16
Dec 2024	12	17
Jan 2025	12	17
Feb 2025	12	17
Mar 2025	12.5	18
Apr 2025	13	18
May 2025	15	19
Jun 2025	16	19
Jul 2025	17	20
Aug 2025	17	20

Statistics are calculated over a rolling 12 month period



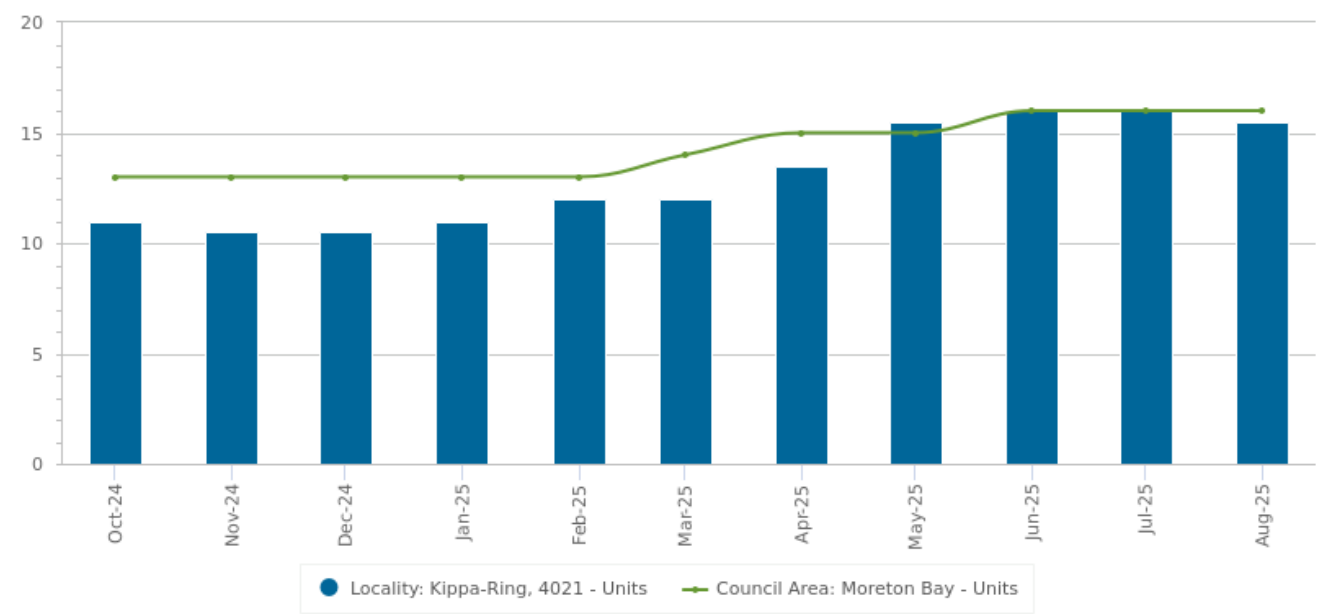
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

15.5
Aug 2025

	Kippa-Ring	Moreton Bay
Sep 2024	10	13
Oct 2024	11	13
Nov 2024	10.5	13
Dec 2024	10.5	13
Jan 2025	11	13
Feb 2025	12	13
Mar 2025	12	14
Apr 2025	13.5	15
May 2025	15.5	15
Jun 2025	16	16
Jul 2025	16	16
Aug 2025	15.5	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

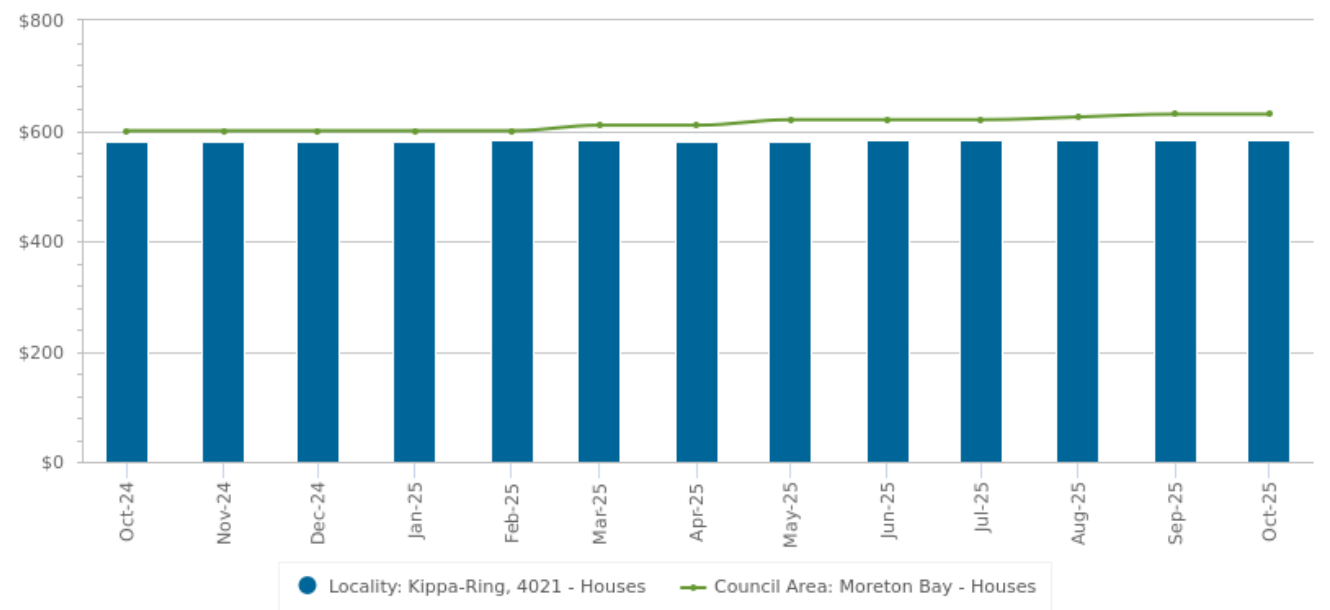
House: Median Rent

\$585/w

Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	\$580/w	\$600/w
Dec 2024	\$580/w	\$600/w
Jan 2025	\$580/w	\$600/w
Feb 2025	\$583/w	\$600/w
Mar 2025	\$585/w	\$610/w
Apr 2025	\$580/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$583/w	\$620/w
Jul 2025	\$585/w	\$620/w
Aug 2025	\$585/w	\$625/w
Sep 2025	\$583/w	\$630/w
Oct 2025	\$585/w	\$630/w

Statistics are calculated over a rolling 12 month period



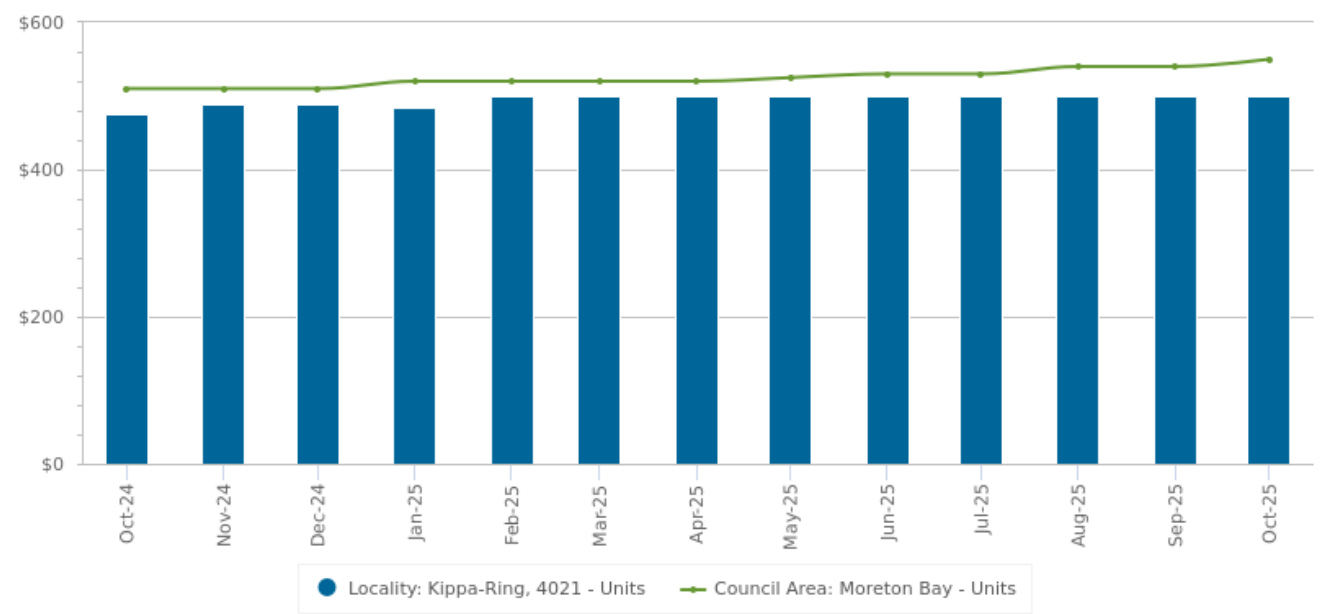
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$500/w
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	\$490/w	\$510/w
Dec 2024	\$490/w	\$510/w
Jan 2025	\$485/w	\$520/w
Feb 2025	\$500/w	\$520/w
Mar 2025	\$500/w	\$520/w
Apr 2025	\$500/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$500/w	\$530/w
Aug 2025	\$500/w	\$540/w
Sep 2025	\$500/w	\$540/w
Oct 2025	\$500/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

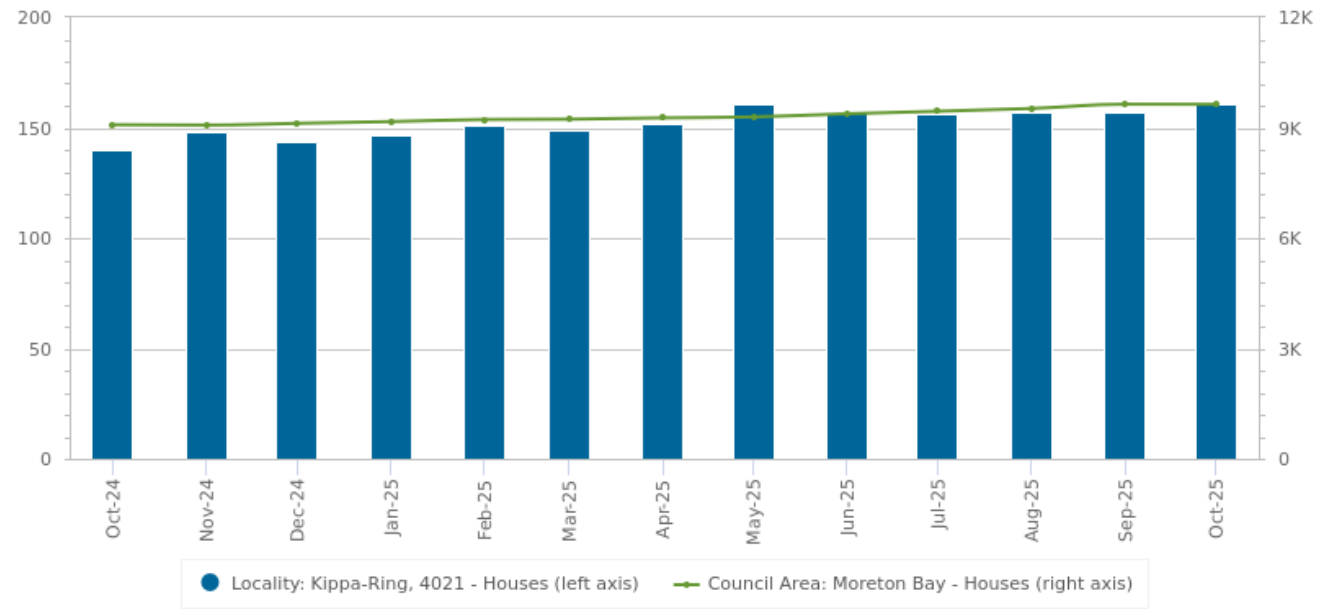
161

Oct 2025

House: Rental Rate Observations

	Kippa-Ring	Moreton Bay
Nov 2024	148	9,072
Dec 2024	144	9,120
Jan 2025	147	9,167
Feb 2025	151	9,222
Mar 2025	149	9,231
Apr 2025	152	9,268
May 2025	161	9,294
Jun 2025	157	9,380
Jul 2025	156	9,447
Aug 2025	157	9,523
Sep 2025	157	9,639
Oct 2025	161	9,636

Statistics are calculated over a rolling 12 month period



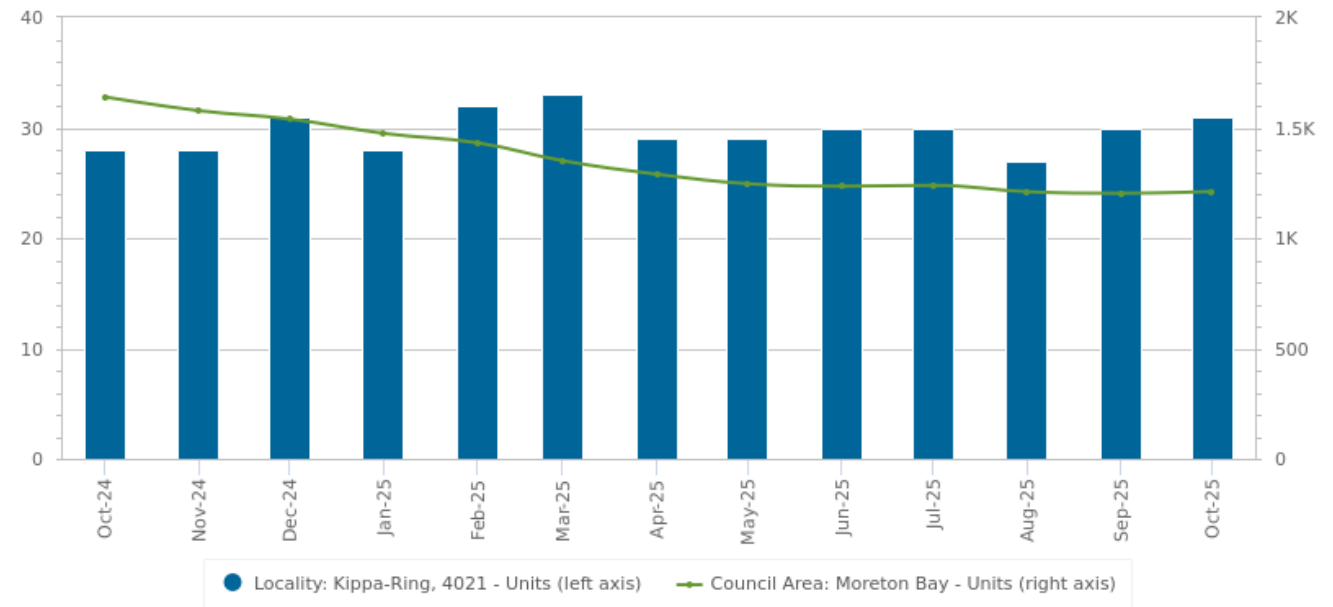
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

31
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	28	1,577
Dec 2024	31	1,539
Jan 2025	28	1,474
Feb 2025	32	1,431
Mar 2025	33	1,350
Apr 2025	29	1,289
May 2025	29	1,246
Jun 2025	30	1,235
Jul 2025	30	1,239
Aug 2025	27	1,210
Sep 2025	30	1,203
Oct 2025	31	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

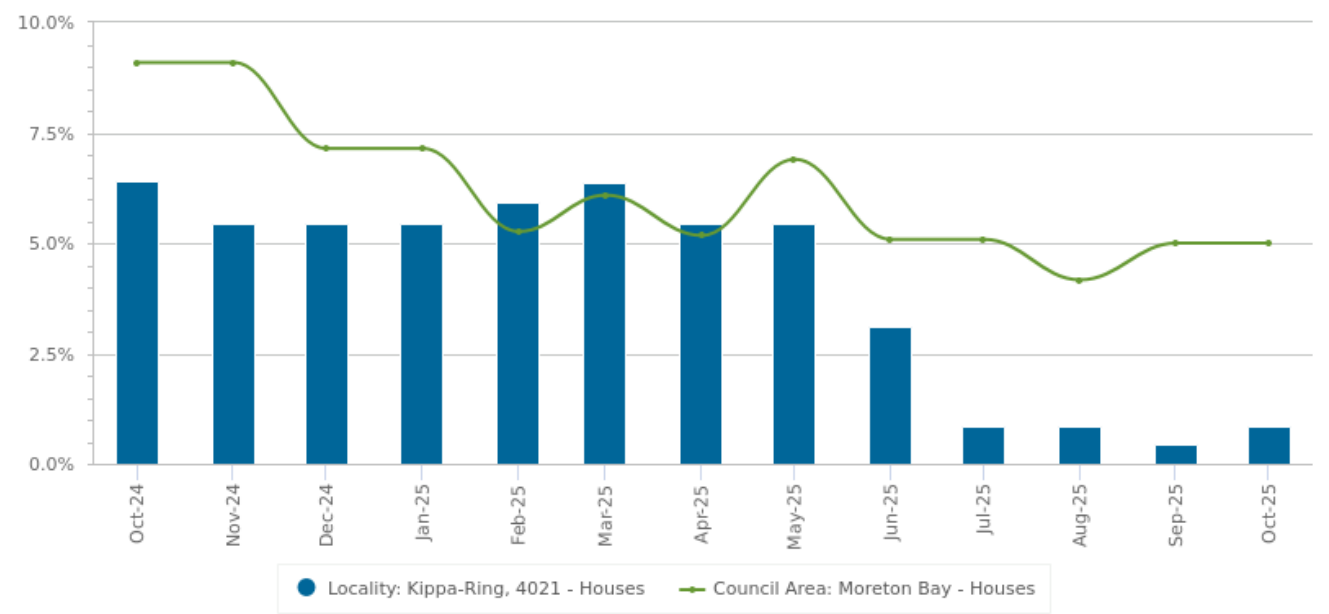
0.9%

Oct 2025

House: Change in Rental Rate

	Kippa-Ring	Moreton Bay
Nov 2024	5.5%	9.1%
Dec 2024	5.5%	7.1%
Jan 2025	5.5%	7.1%
Feb 2025	5.9%	5.3%
Mar 2025	6.4%	6.1%
Apr 2025	5.5%	5.2%
May 2025	5.5%	6.9%
Jun 2025	3.1%	5.1%
Jul 2025	0.9%	5.1%
Aug 2025	0.9%	4.2%
Sep 2025	0.4%	5.0%
Oct 2025	0.9%	5.0%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

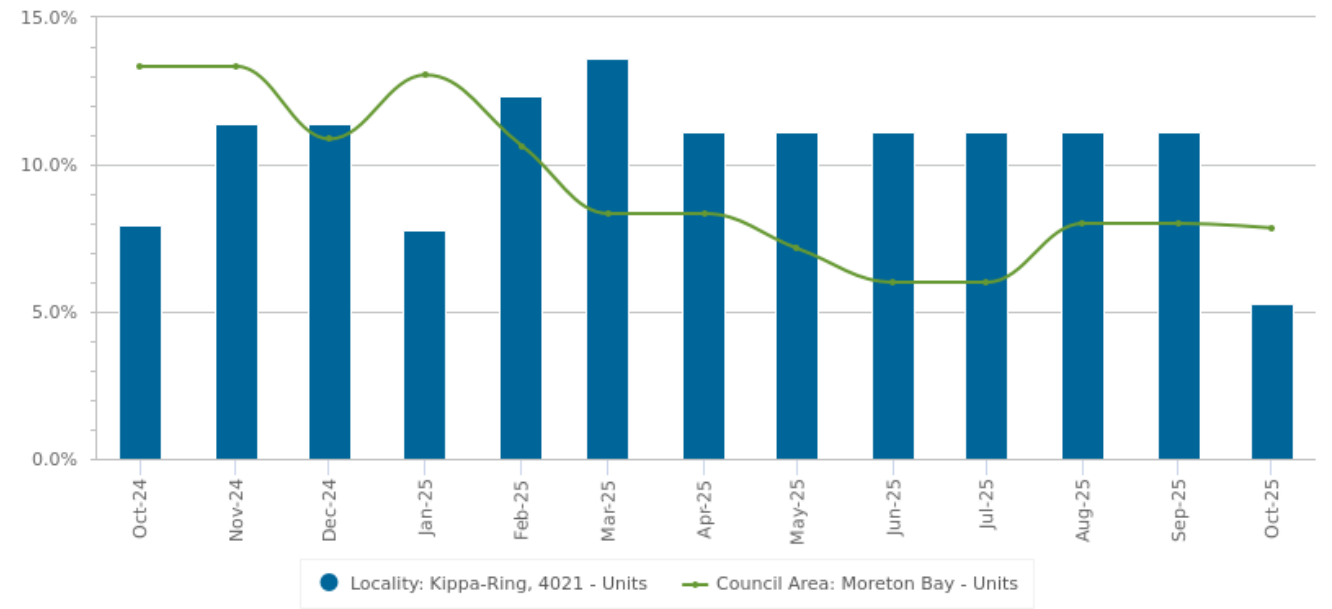
Unit: Change in Rental Rate

5.3%

Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	11.4%	13.3%
Dec 2024	11.4%	10.9%
Jan 2025	7.8%	13.0%
Feb 2025	12.4%	10.6%
Mar 2025	13.6%	8.3%
Apr 2025	11.1%	8.3%
May 2025	11.1%	7.1%
Jun 2025	11.1%	6.0%
Jul 2025	11.1%	6.0%
Aug 2025	11.1%	8.0%
Sep 2025	11.1%	8.0%
Oct 2025	5.3%	7.8%

Statistics are calculated over a rolling 12 month period



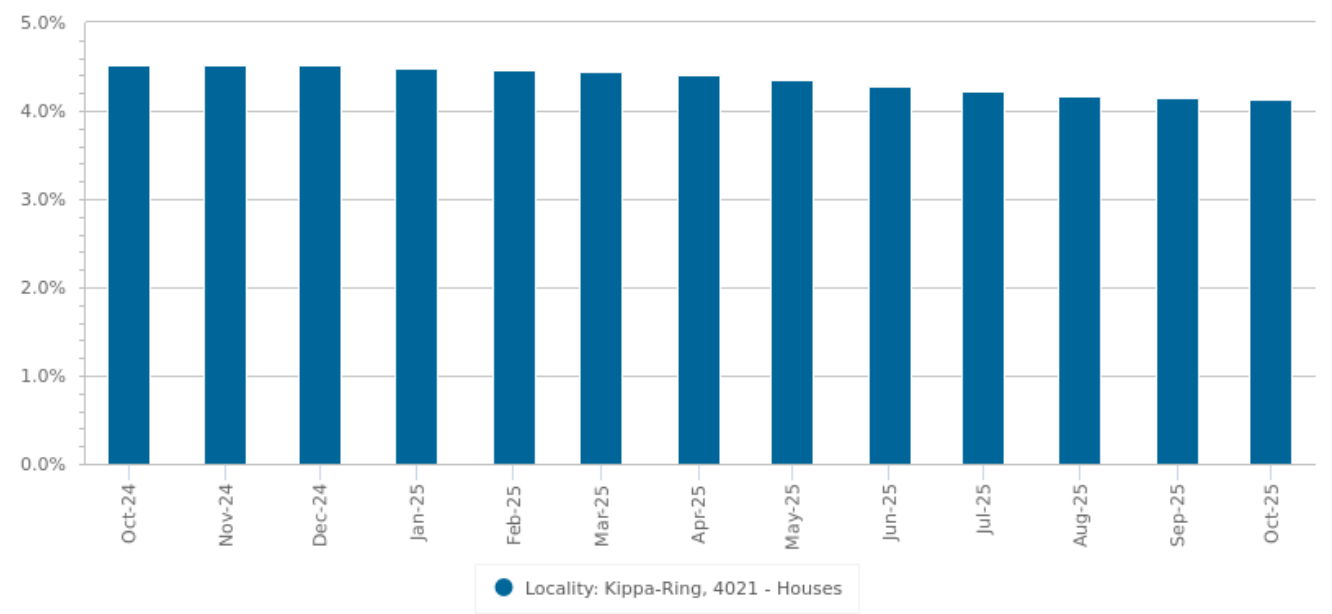
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%
Oct 2025

	Kippa-Ring
Nov 2024	4.5%
Dec 2024	4.5%
Jan 2025	4.5%
Feb 2025	4.5%
Mar 2025	4.4%
Apr 2025	4.4%
May 2025	4.3%
Jun 2025	4.3%
Jul 2025	4.2%
Aug 2025	4.2%
Sep 2025	4.1%
Oct 2025	4.1%

Statistics are calculated at the end of the displayed month



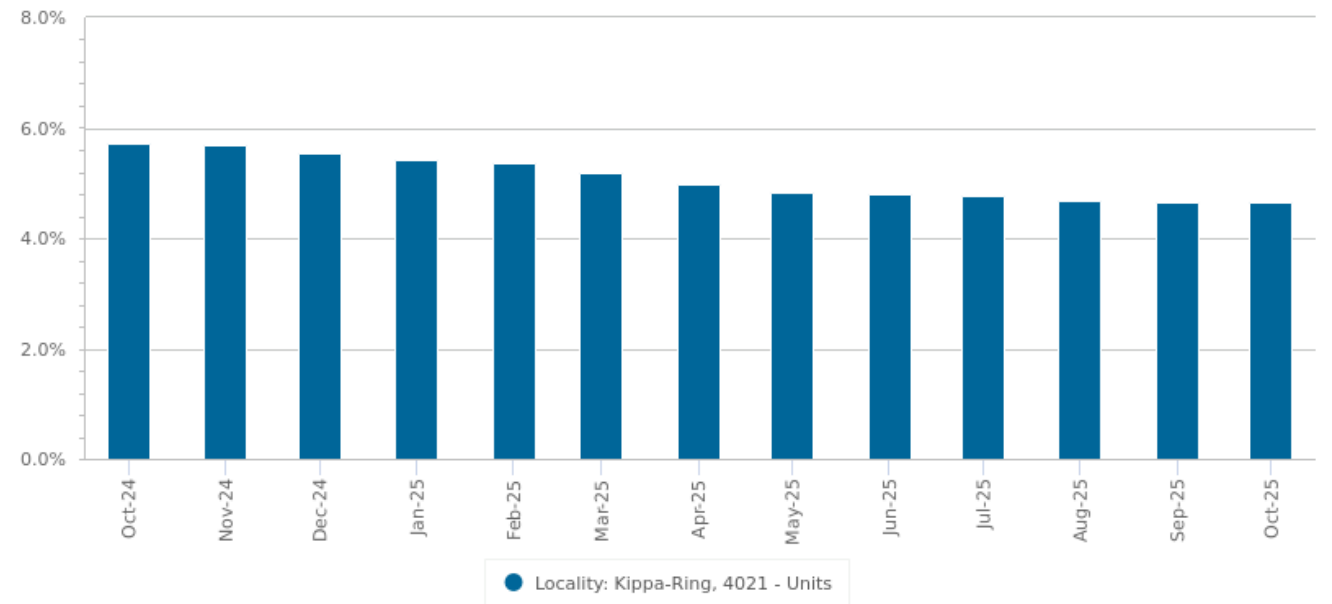
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.6%
Oct 2025

	Kippa-Ring
Nov 2024	5.7%
Dec 2024	5.5%
Jan 2025	5.4%
Feb 2025	5.4%
Mar 2025	5.2%
Apr 2025	5.0%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.8%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Kippa-Ring	Moreton Bay
Childless Couples	36.8%	38.7%
Couples with Children	37.2%	42%
Single Parents	23.7%	17.9%
Other	2.1%	1.3%

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



Childless Couples

36.8%



Couples with Children

37.2%



Single Parents

23.7%



Other

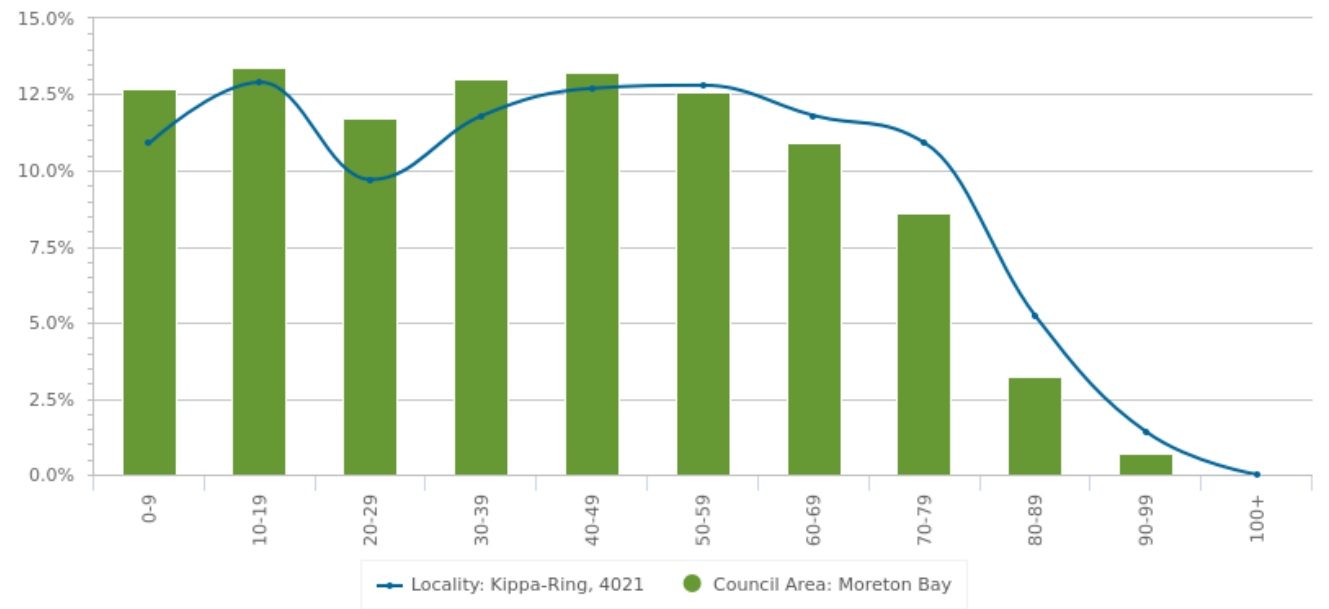
2.1%

Population Age

Population Age

	Kippa-ring	Moreton Bay
0-9	10.9%	12.7%
10-19	12.9%	13.4%
20-29	9.7%	11.7%
30-39	11.8%	13%
40-49	12.7%	13.2%
50-59	12.8%	12.6%
60-69	11.8%	10.9%
70-79	10.9%	8.6%
80-89	5.2%	3.2%
90-99	1.4%	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

	Kippa-Ring	Moreton Bay
0-15.6K	3%	2.7%
15.6-33.8K	17.2%	12%
33.8-52K	15.8%	13.1%
52-78K	17.7%	15.2%
78-130K	22.4%	23.3%
130-182K	10.7%	14%
182K+	6.7%	12.7%

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

Education

Education By Qualification

	Kippa-Ring	Moreton Bay
Postgrad	2.6%	4.9%
Graduate Diploma or Certificate	2.3%	3.3%
Bachelor	14.7%	20%
Advanced Diploma or Diploma	15.9%	17.2%
Certificate	45.8%	42.3%
Not Stated	17.7%	11.2%
Inadequately Described	1.1%	0.9%

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



Postgrad

2.6%



Graduate Diploma or Certificate

2.3%



Bachelor

14.7%



Advanced Diploma or
Diploma

15.9%



Certificate

45.8%



Not Stated

17.7%



Inadequately
Described

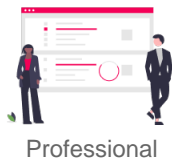
1.1%

Occupation

Employment By Occupation

	Kippa-Ring	Moreton Bay
Professional	12.8%	17.9%
Clerical	13.8%	14.1%
Trades	16.3%	14.7%
Labourer	13.8%	10.5%
Not Stated	1.6%	1.8%
Machinery Operators and Drivers	9.8%	7.1%
Managers	8.6%	11.4%
Community and Personal Service Workers	14.7%	13.3%
Sales Workers	8.6%	9.1%

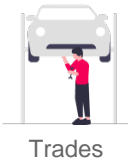
Statistics are provided by the Australian Bureau of Statistics (ABS)



12.8%



13.8%



16.3%



13.8%



1.6%



9.8%

Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.7%



Sales Workers

8.6%

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