

Suburb Statistics Report

Kurwongbah QLD 4503

Prepared on 11 Nov 2025

Griffin National Real Estate
Mob: 07 3888 3666
Email: info@griffinnational.com.au



Area Profile

Kurwongbah, QLD

The size of Kurwongbah is approximately 42.4 square kilometres. It has 13 parks covering nearly 1.7% of total area. The population of Kurwongbah in 2016 was 1430 people. By 2021 the population was 1552 showing a population growth of 8.5% in the area during that time. The predominant age group in Kurwongbah is 10-19 years. Households in Kurwongbah are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kurwongbah work in a professional occupation. In 2021, 85.00% of the homes in Kurwongbah were owner-occupied compared with 84.30% in 2016.

	House	Unit	Land
Average Tenure Period	13.4 years	-	-
Total Dwellings	460	-	35
Total New Listings	15	-	-
Median Value	\$1,244,862	\$726,479	-
Total Properties Listed	18	-	-

Market Trends

House: Market Trends

<div>13</div> <div>Properties Sold (12 Months)</div>	<div>13.4</div> <div>Average Tenure Period (Years)</div>	<div>\$502.5/w</div> <div>Median Asking Rent (12 Months)</div>
<div>15</div> <div>New Sale Listings (12 Months)</div>	<div>14</div> <div>Days on Market (12 Months)</div>	<div>5</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,280,000</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>\$985,000</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>\$850,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

Kurwongbah QLD 4503






Unit: Market Trends

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

Land: Market Trends

2 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*	\$128,500	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

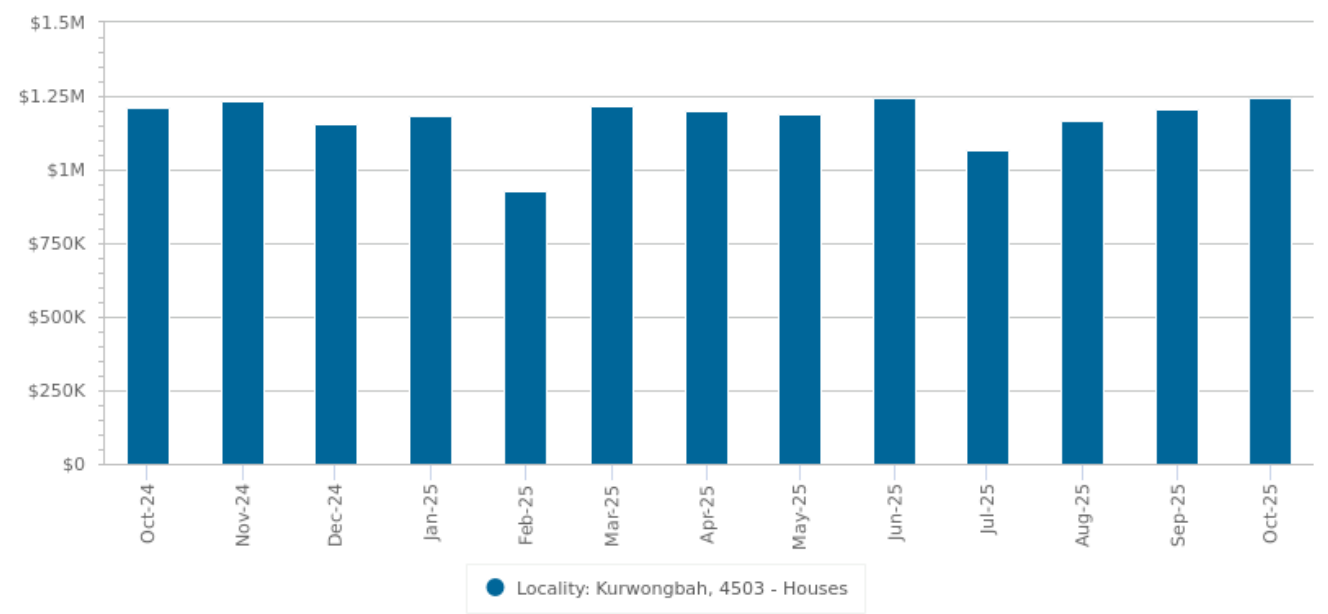
House: Recent Median Value

\$1.24M

Oct 2025

	Kurwongbah
Nov 2024	\$1,234,401
Dec 2024	\$1,153,507
Jan 2025	\$1,182,660
Feb 2025	\$926,277
Mar 2025	\$1,216,769
Apr 2025	\$1,198,913
May 2025	\$1,190,786
Jun 2025	\$1,242,117
Jul 2025	\$1,064,190
Aug 2025	\$1,166,640
Sep 2025	\$1,204,149
Oct 2025	\$1,244,862

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

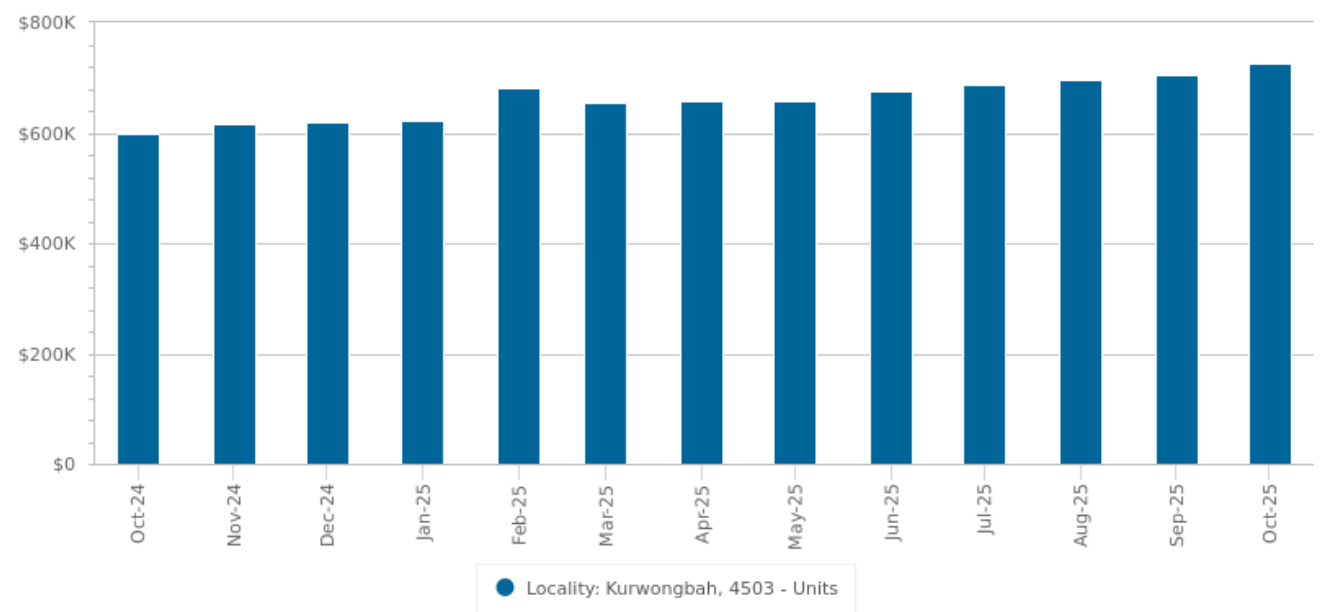
Unit: Recent Median Value

\$726K

Oct 2025

	Kurwongbah
Nov 2024	\$617,667
Dec 2024	\$620,413
Jan 2025	\$620,856
Feb 2025	\$682,290
Mar 2025	\$655,952
Apr 2025	\$657,171
May 2025	\$657,051
Jun 2025	\$674,283
Jul 2025	\$688,156
Aug 2025	\$697,070
Sep 2025	\$705,656
Oct 2025	\$726,479

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

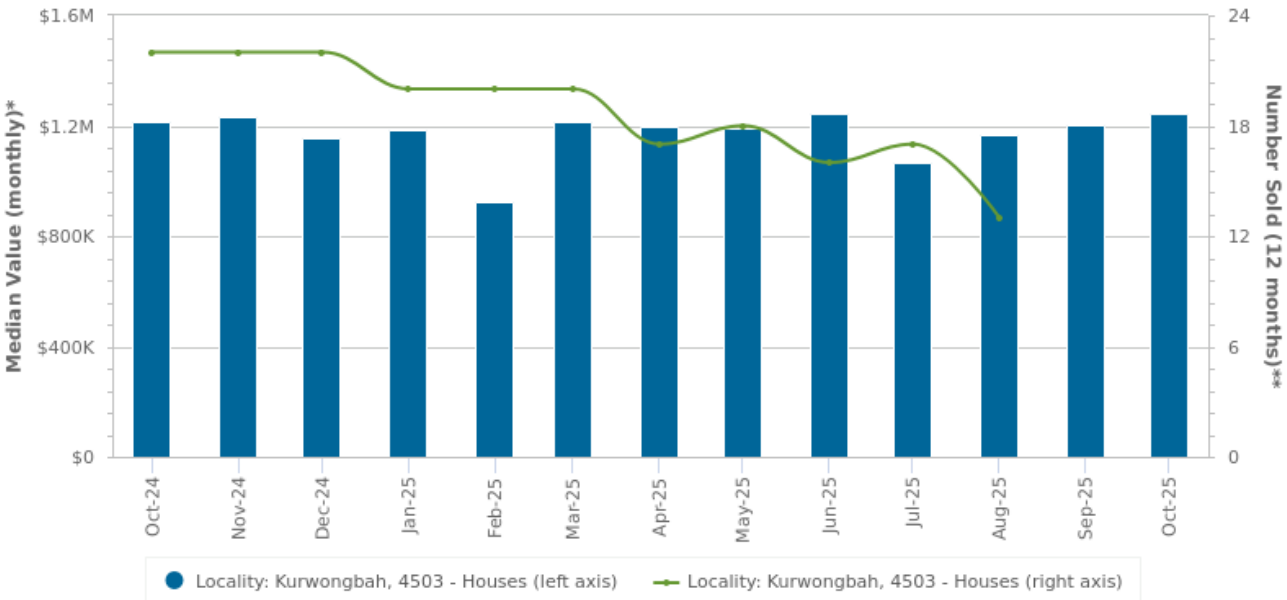
13

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$1,234,401	22
Dec 2024	\$1,153,507	22
Jan 2025	\$1,182,660	20
Feb 2025	\$926,277	20
Mar 2025	\$1,216,769	20
Apr 2025	\$1,198,913	17
May 2025	\$1,190,786	18
Jun 2025	\$1,242,117	16
Jul 2025	\$1,064,190	17
Aug 2025	\$1,166,640	13
Sep 2025	\$1,204,149	-
Oct 2025	\$1,244,862	-

Statistics are calculated over a rolling 12 month period

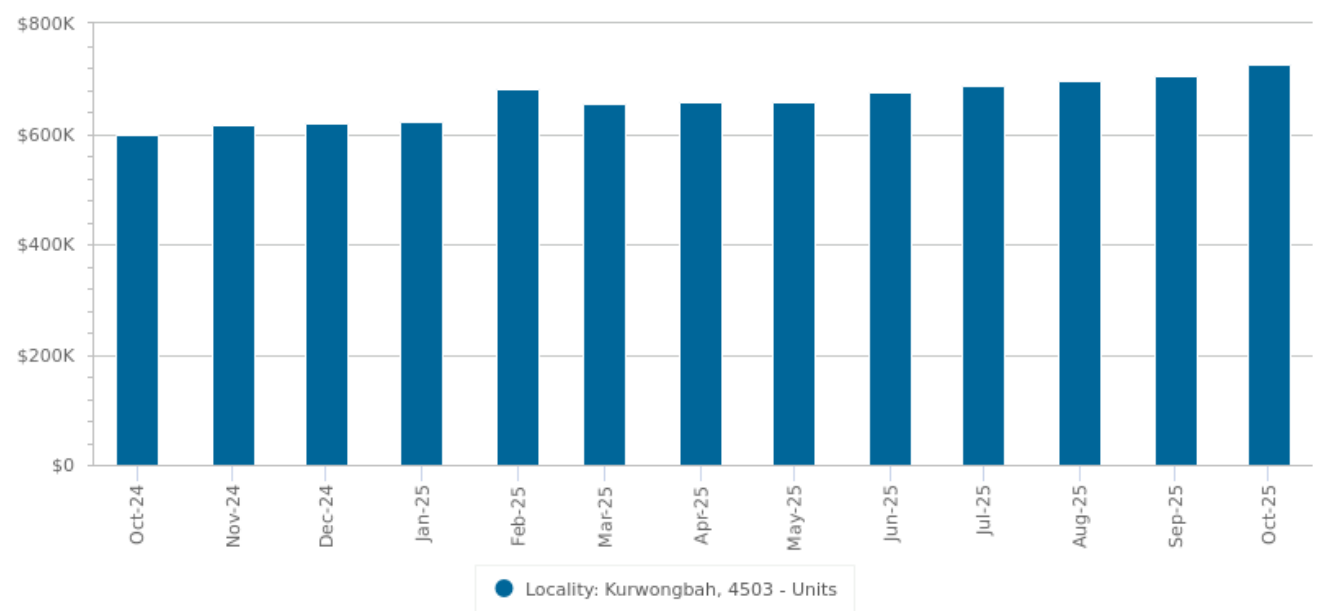


*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$617,667	-
Dec 2024	\$620,413	-
Jan 2025	\$620,856	-
Feb 2025	\$682,290	-
Mar 2025	\$655,952	-
Apr 2025	\$657,171	-
May 2025	\$657,051	-
Jun 2025	\$674,283	-
Jul 2025	\$688,156	-
Aug 2025	\$697,070	-
Sep 2025	\$705,656	-
Oct 2025	\$726,479	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

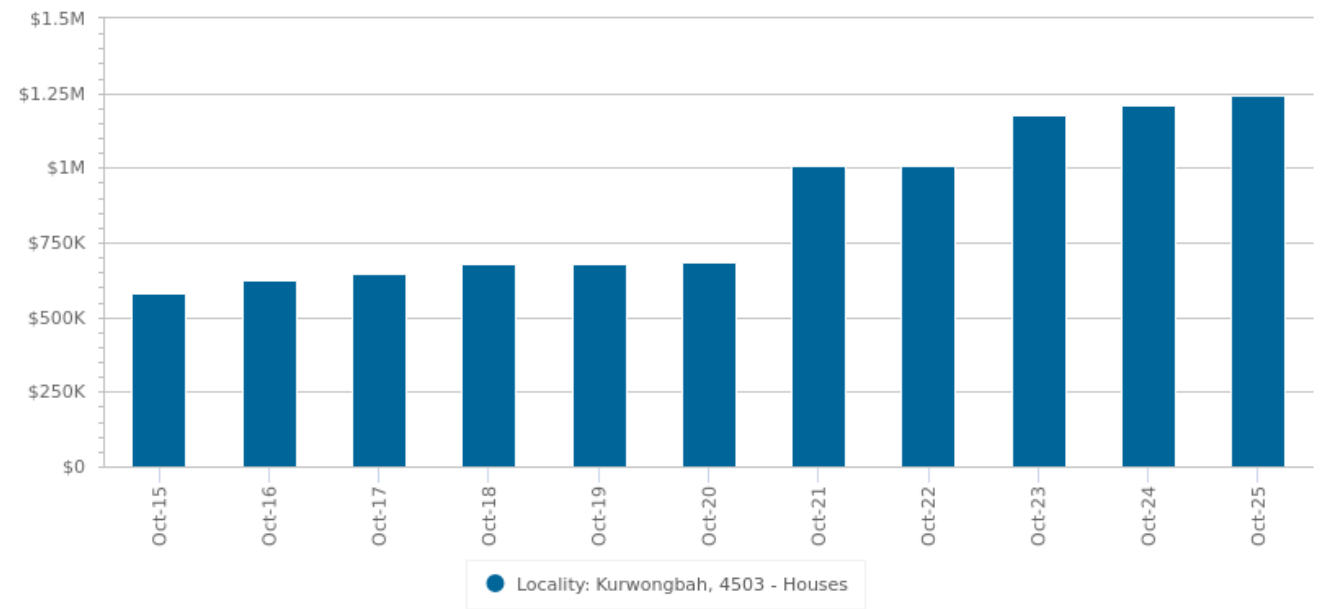
House: Median Value

\$1.24M

Oct 2025

	Kurwongbah
Oct 2016	\$626,803
Oct 2017	\$644,143
Oct 2018	\$681,558
Oct 2019	\$681,201
Oct 2020	\$683,917
Oct 2021	\$1,007,629
Oct 2022	\$1,005,492
Oct 2023	\$1,179,005
Oct 2024	\$1,212,048
Oct 2025	\$1,244,862

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

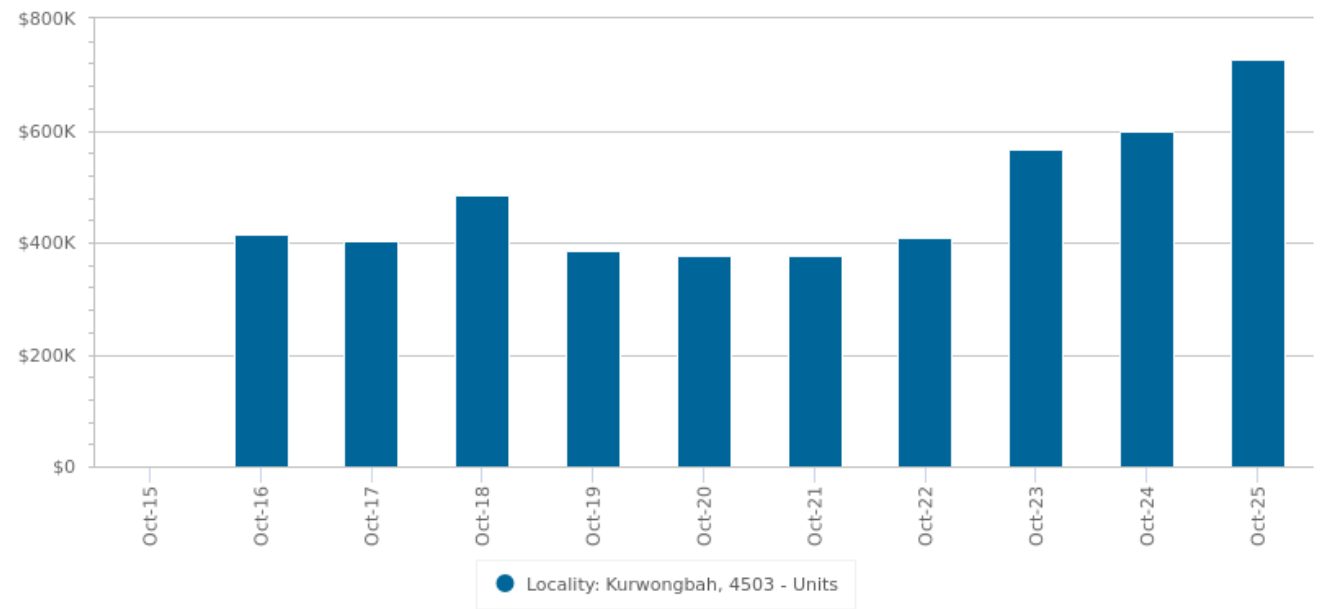
Unit: Median Value

\$726K

Oct 2025

	Kurwongbah
Oct 2016	\$415,038
Oct 2017	\$402,659
Oct 2018	\$485,963
Oct 2019	\$384,957
Oct 2020	\$377,163
Oct 2021	\$377,046
Oct 2022	\$409,164
Oct 2023	\$566,790
Oct 2024	\$597,869
Oct 2025	\$726,479

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

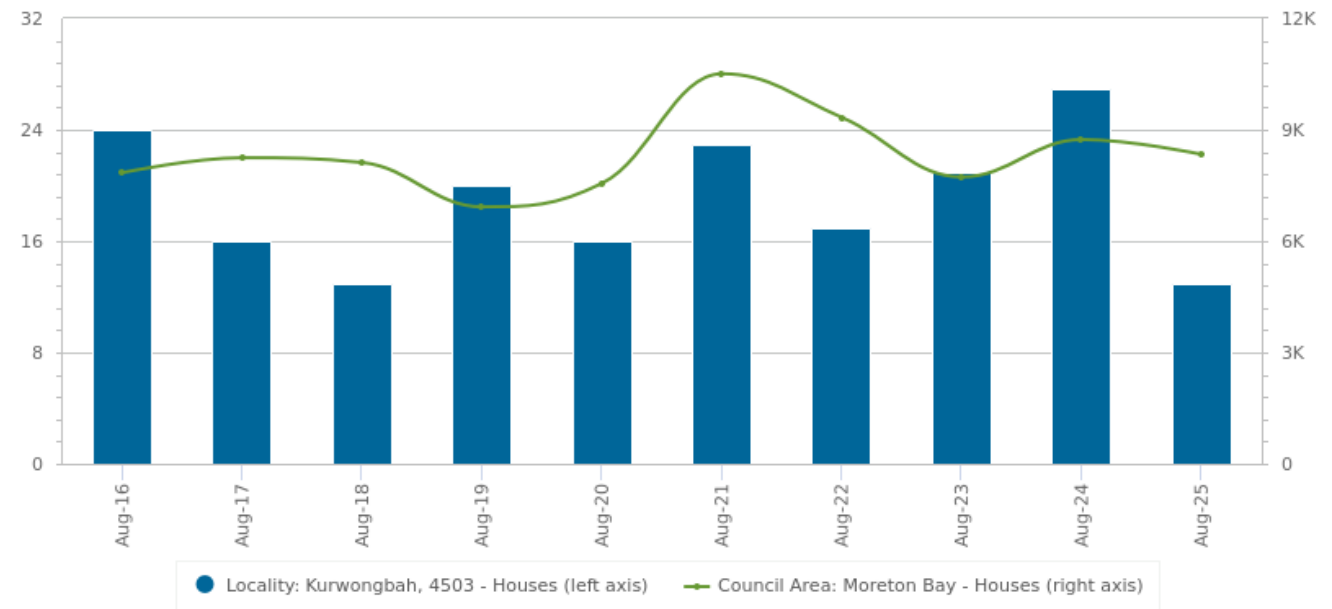
Sales Per Annum

House: Sales Per Annum

13
Aug 2025

	Kurwongbah	Moreton Bay
Aug 2016	24	7845
Aug 2017	16	8246
Aug 2018	13	8116
Aug 2019	20	6922
Aug 2020	16	7561
Aug 2021	23	10508
Aug 2022	17	9329
Aug 2023	21	7728
Aug 2024	27	8737
Aug 2025	13	8335

Statistics are calculated over a rolling 12 month period



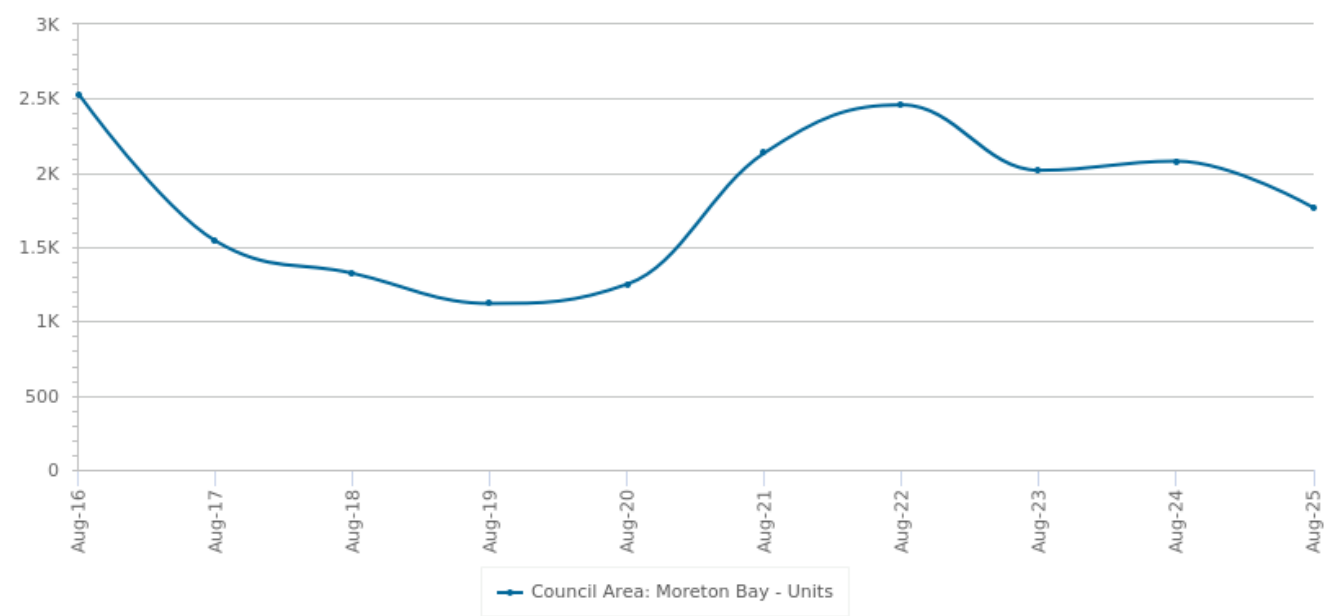
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Kurwongbah	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



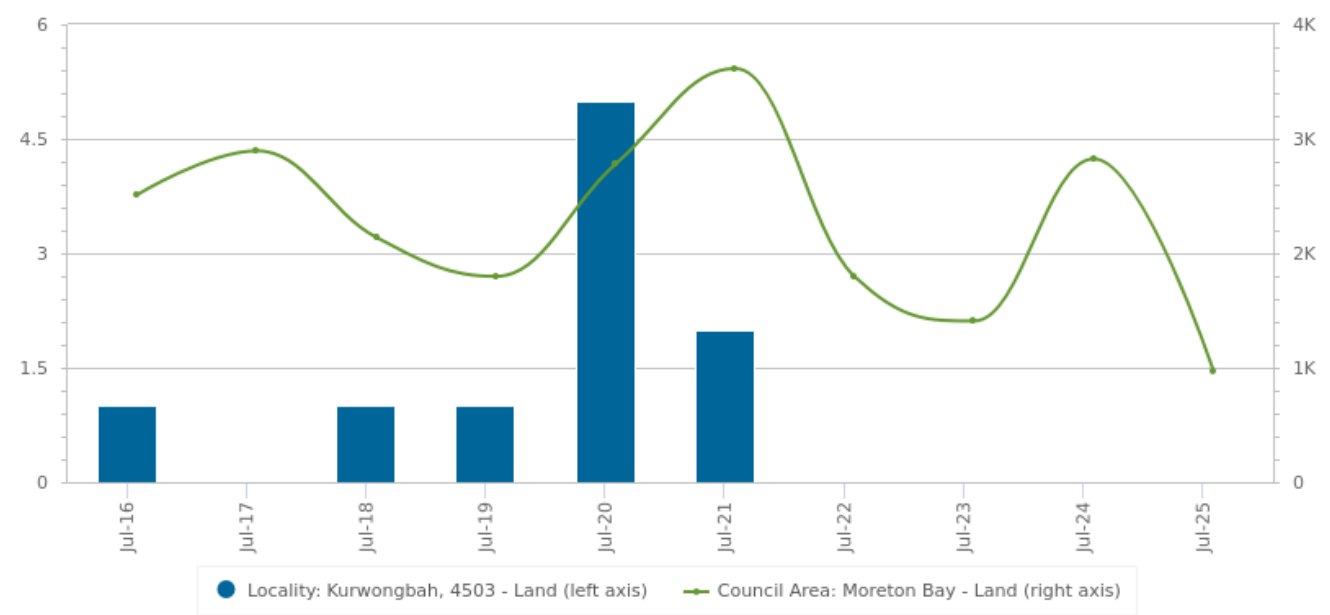
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Jul 2021

	Kurwongbah	Moreton Bay
Jul 2016	1	2513
Jul 2017	0	2895
Jul 2018	1	2138
Jul 2019	1	1798
Jul 2020	5	2781
Jul 2021	2	3614
Jul 2022	0	1795
Jul 2023	0	1408
Jul 2024	0	2825
Jul 2025	0	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

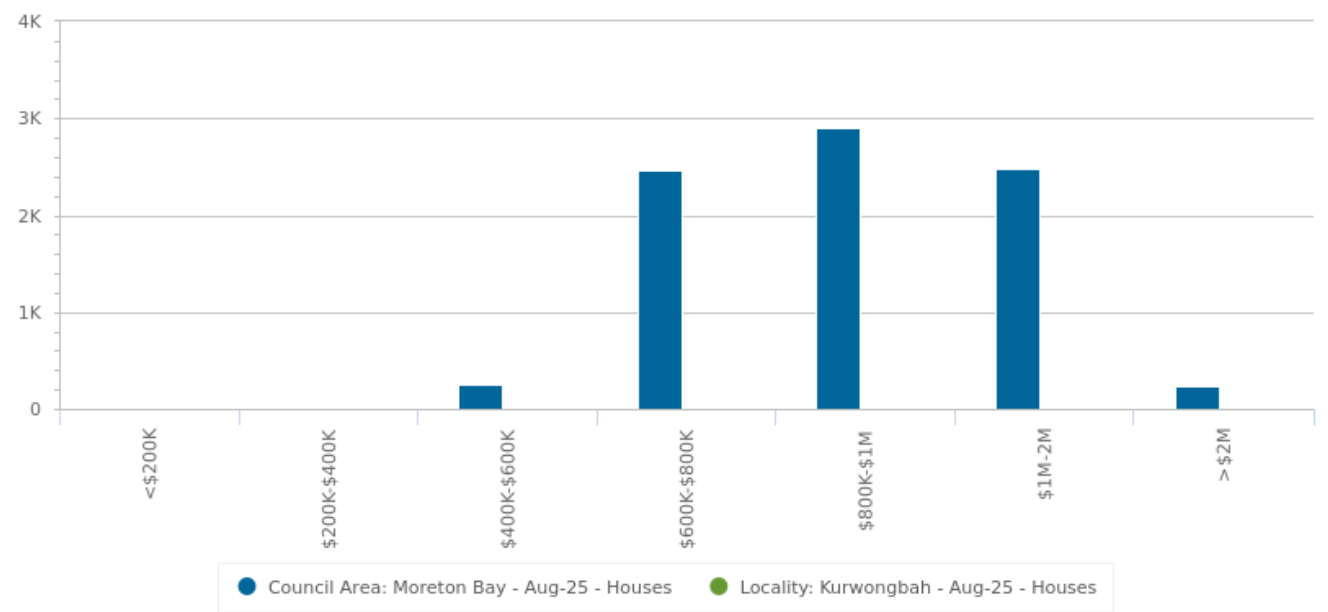
House: Sales By Price

\$17.31M

Aug 2025

	Kurwongbah	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	-	249
\$600K-\$800K	1	2,458
\$800K-\$1M	6	2,908
\$1M-\$2M	4	2,485
>\$2M	2	228

Statistics are calculated over a rolling 12 month period

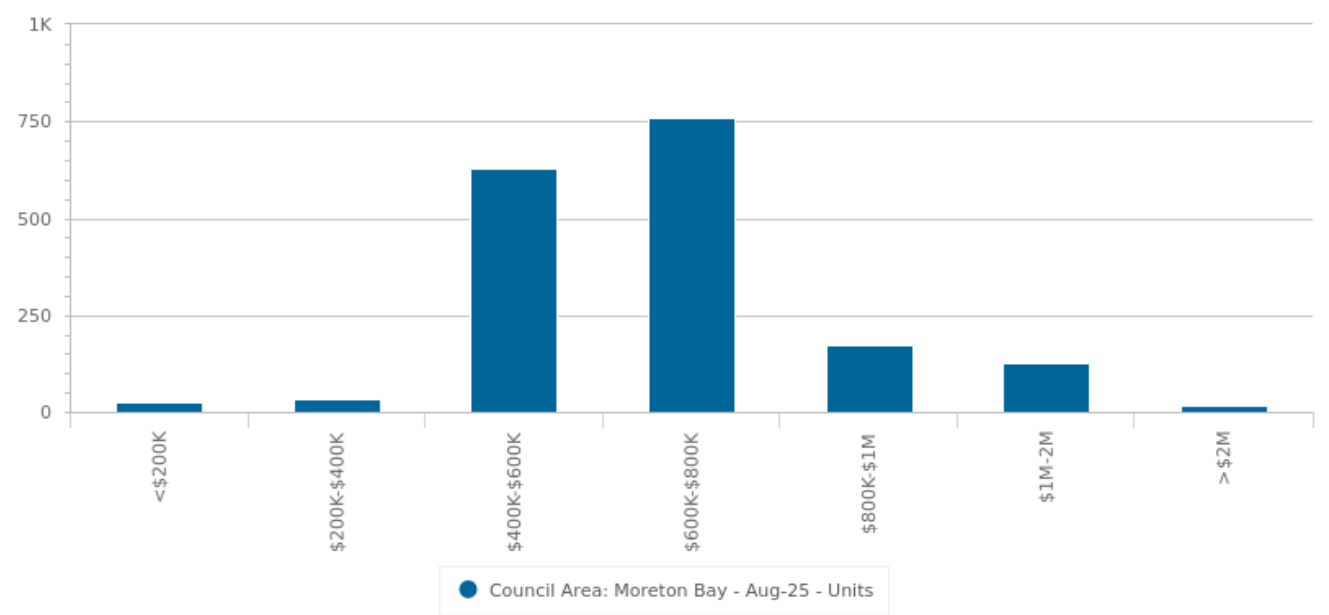


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

	Kurwongbah	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

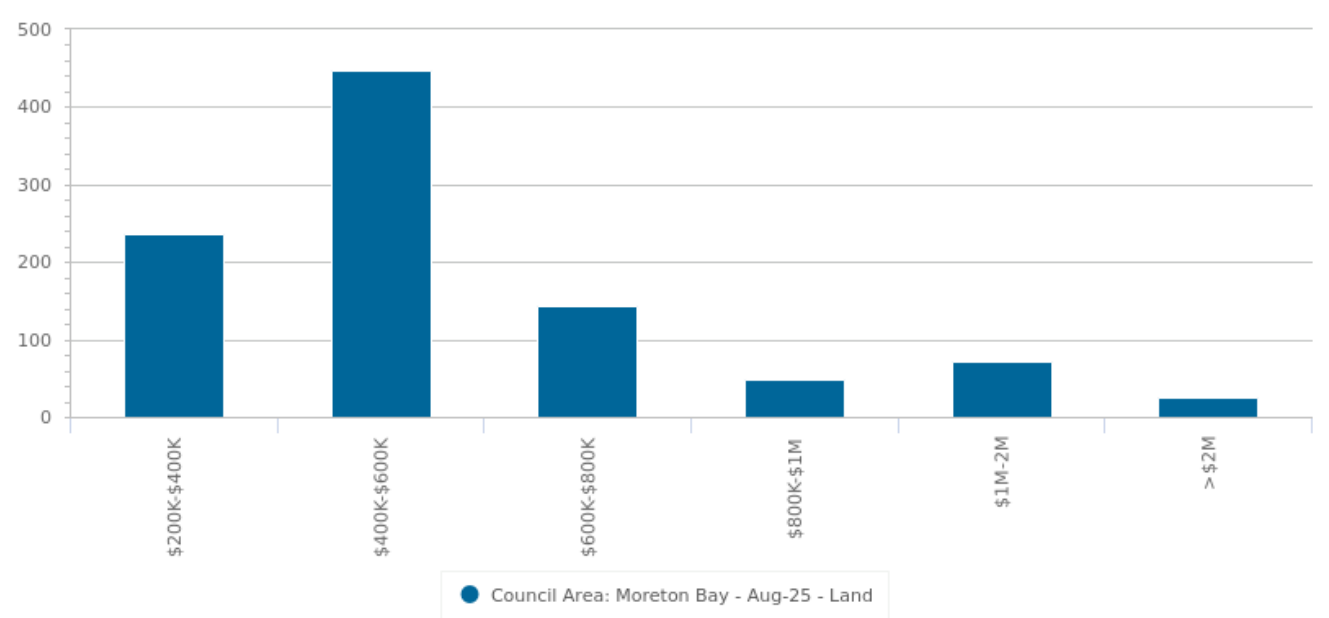


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kurwongbah	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	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

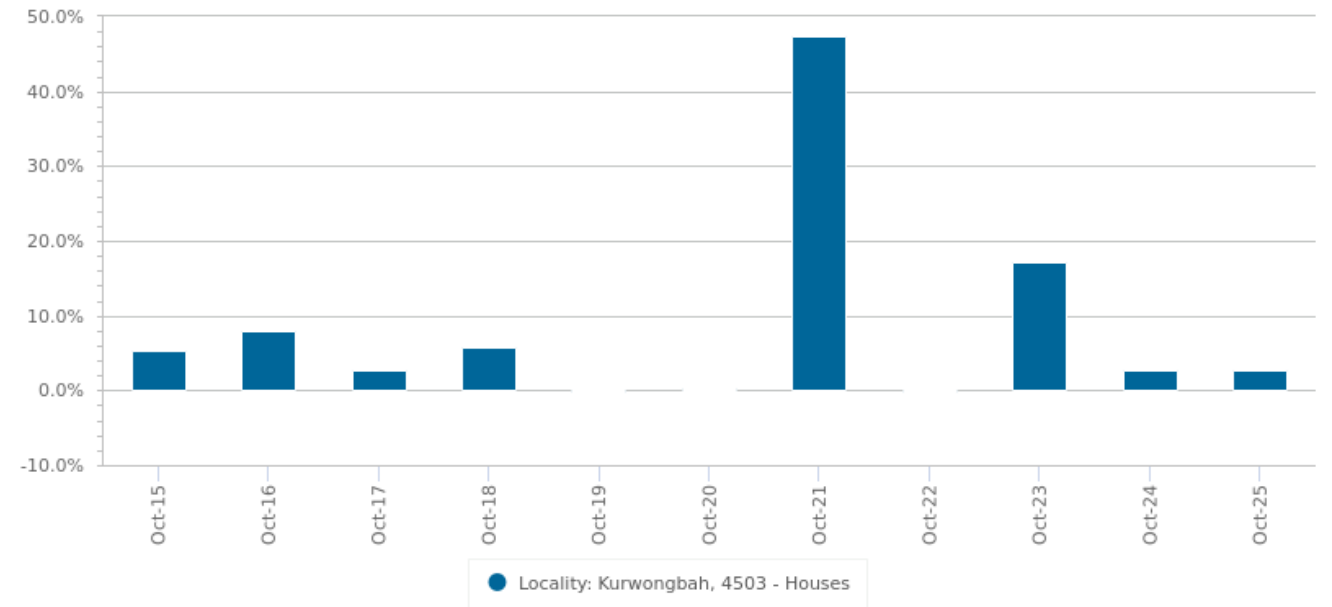
House: Change In Median Value

2.7%

Oct 2025

	Kurwongbah
Oct 2016	7.9%
Oct 2017	2.8%
Oct 2018	5.8%
Oct 2019	-0.1%
Oct 2020	0.4%
Oct 2021	47.3%
Oct 2022	-0.2%
Oct 2023	17.3%
Oct 2024	2.8%
Oct 2025	2.7%

Statistics are calculated at the end of the displayed month



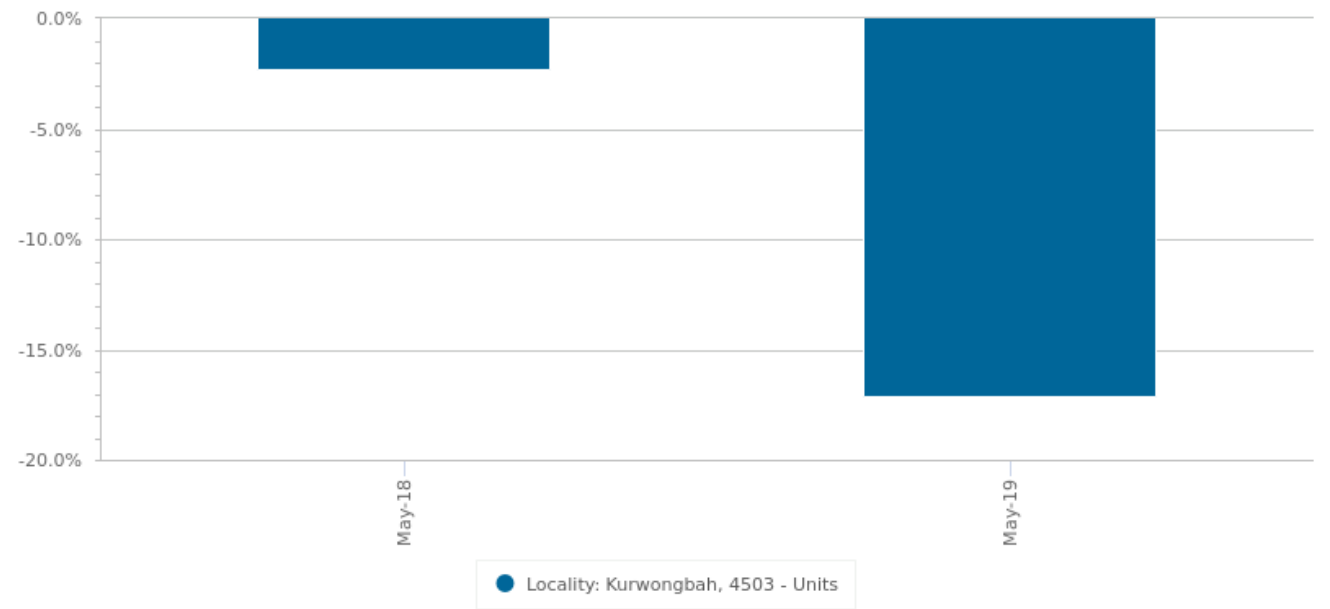
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

-17.1%
May 2019

	Kurwongbah
May 2016	-
May 2017	-
May 2018	-2.3%
May 2019	-17.1%
May 2020	-
May 2021	-
May 2022	-
May 2023	-
May 2024	-
May 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

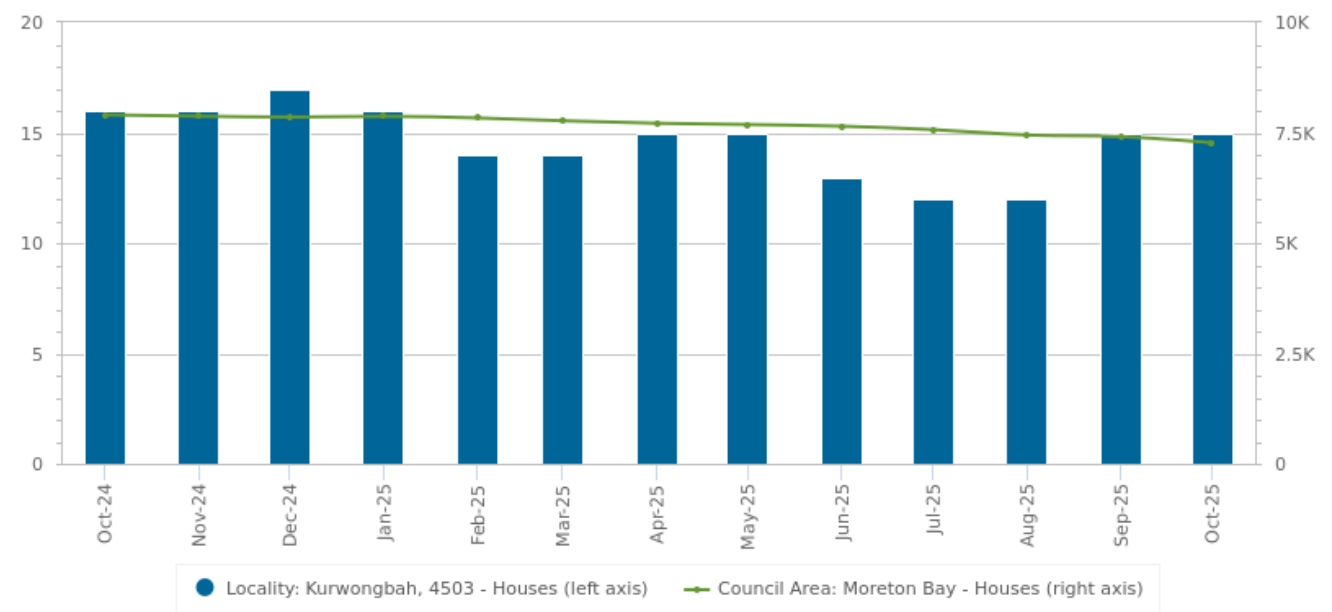
For Sale Statistics

House: Number of New Listing

15
Oct 2025

	Kurwongbah	Moreton Bay
Nov 2024	16	7,875
Dec 2024	17	7,855
Jan 2025	16	7,872
Feb 2025	14	7,834
Mar 2025	14	7,770
Apr 2025	15	7,714
May 2025	15	7,685
Jun 2025	13	7,647
Jul 2025	12	7,569
Aug 2025	12	7,448
Sep 2025	15	7,411
Oct 2025	15	7,272

Statistics are calculated over a rolling 12 month period

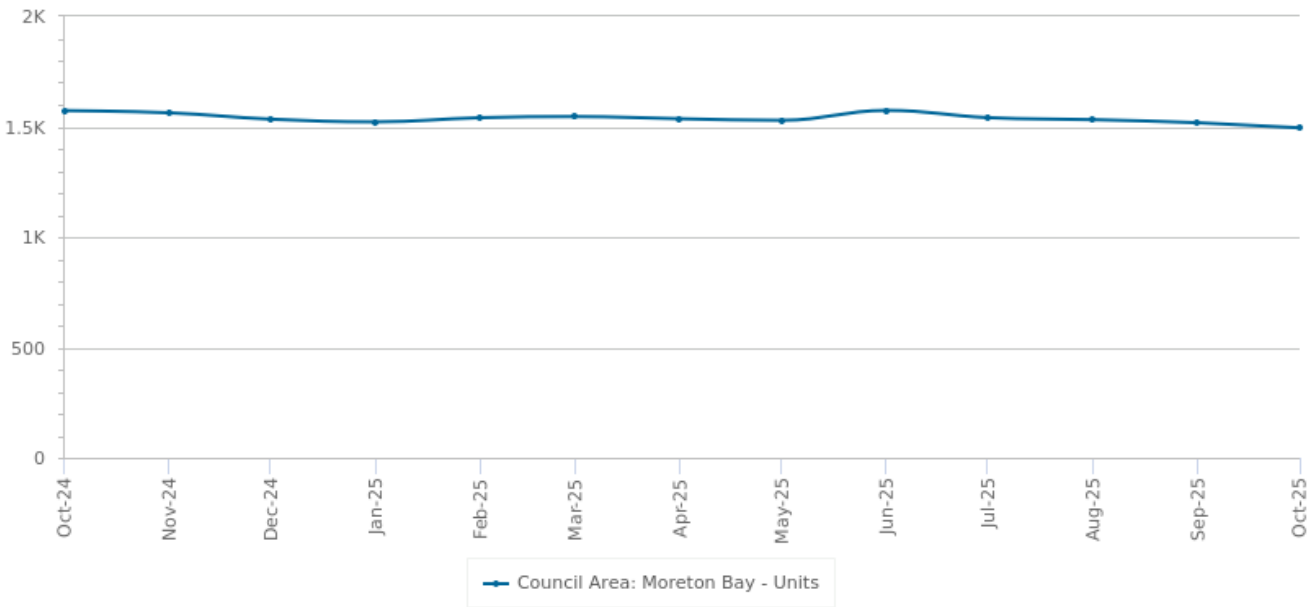


Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

	Kurwongbah	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



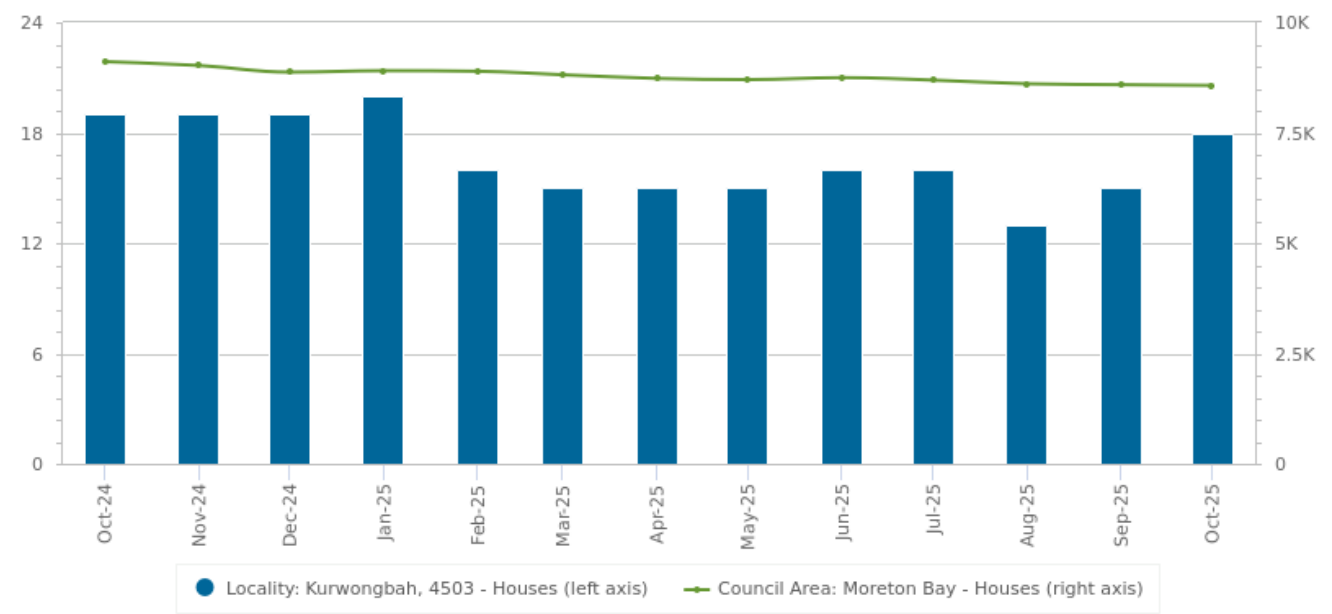
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

18
Oct 2025

	Kurwongbah	Moreton Bay
Nov 2024	19	9,023
Dec 2024	19	8,872
Jan 2025	20	8,905
Feb 2025	16	8,892
Mar 2025	15	8,812
Apr 2025	15	8,730
May 2025	15	8,703
Jun 2025	16	8,748
Jul 2025	16	8,691
Aug 2025	13	8,609
Sep 2025	15	8,588
Oct 2025	18	8,571

Statistics are calculated over a rolling 12 month period

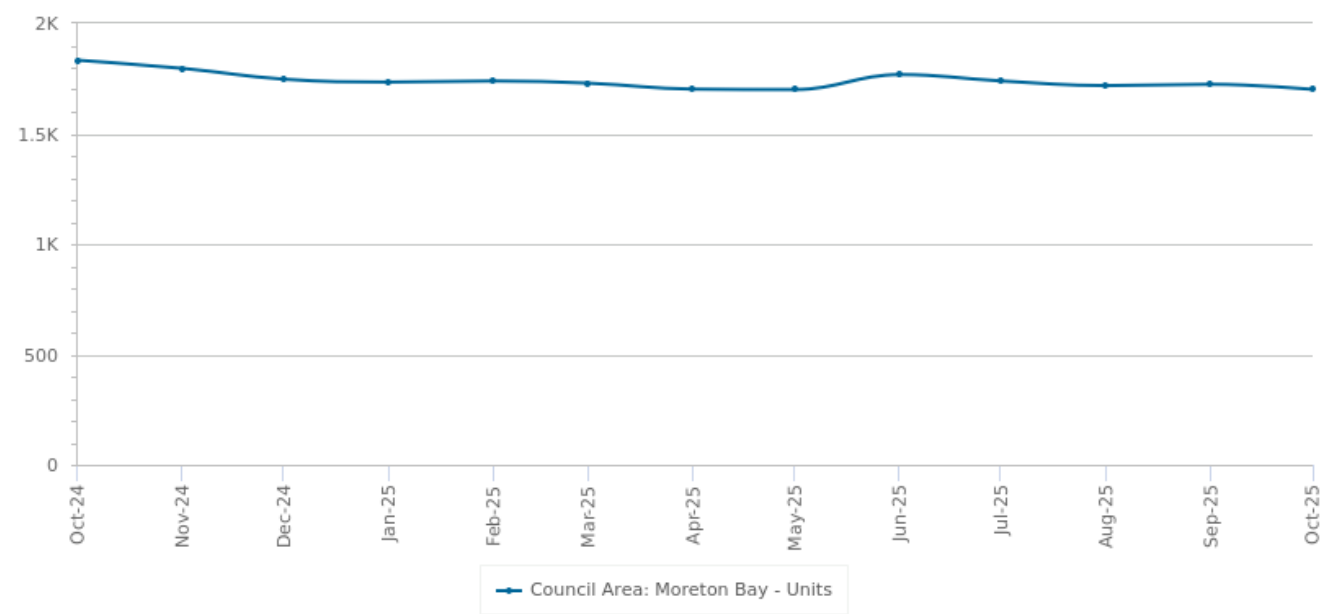


Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

	Kurwongbah	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



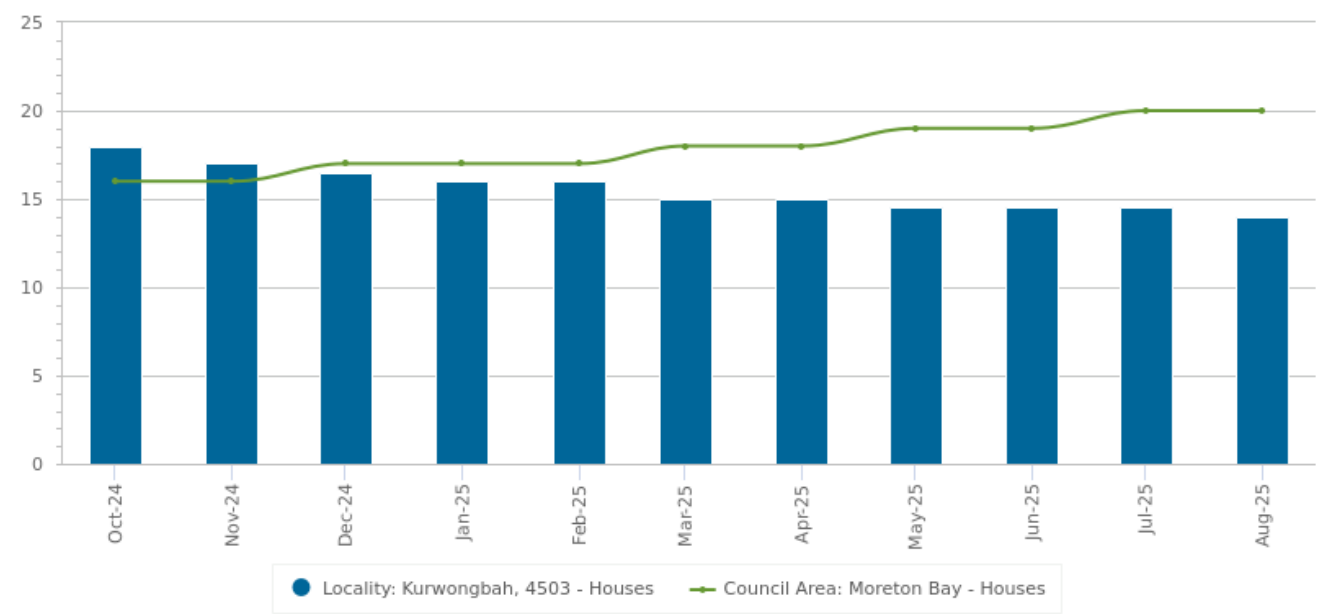
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

14
Aug 2025

	Kurwongbah	Moreton Bay
Sep 2024	28	16
Oct 2024	18	16
Nov 2024	17	16
Dec 2024	16.5	17
Jan 2025	16	17
Feb 2025	16	17
Mar 2025	15	18
Apr 2025	15	18
May 2025	14.5	19
Jun 2025	14.5	19
Jul 2025	14.5	20
Aug 2025	14	20

Statistics are calculated over a rolling 12 month period

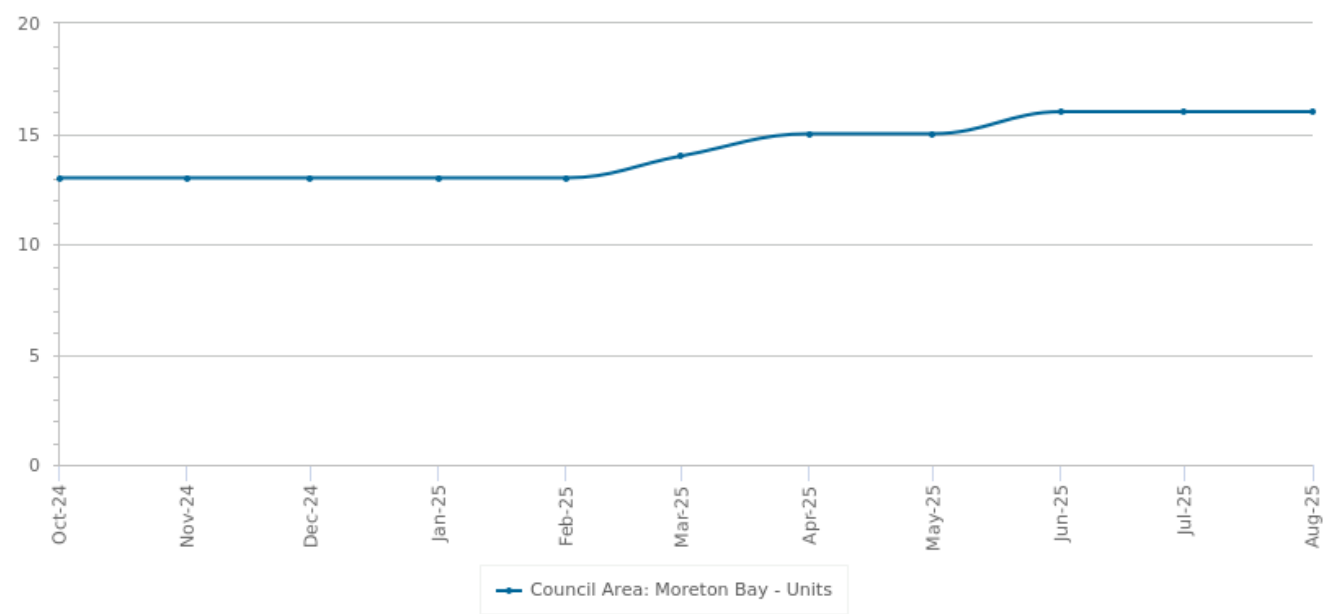


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Kurwongbah	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

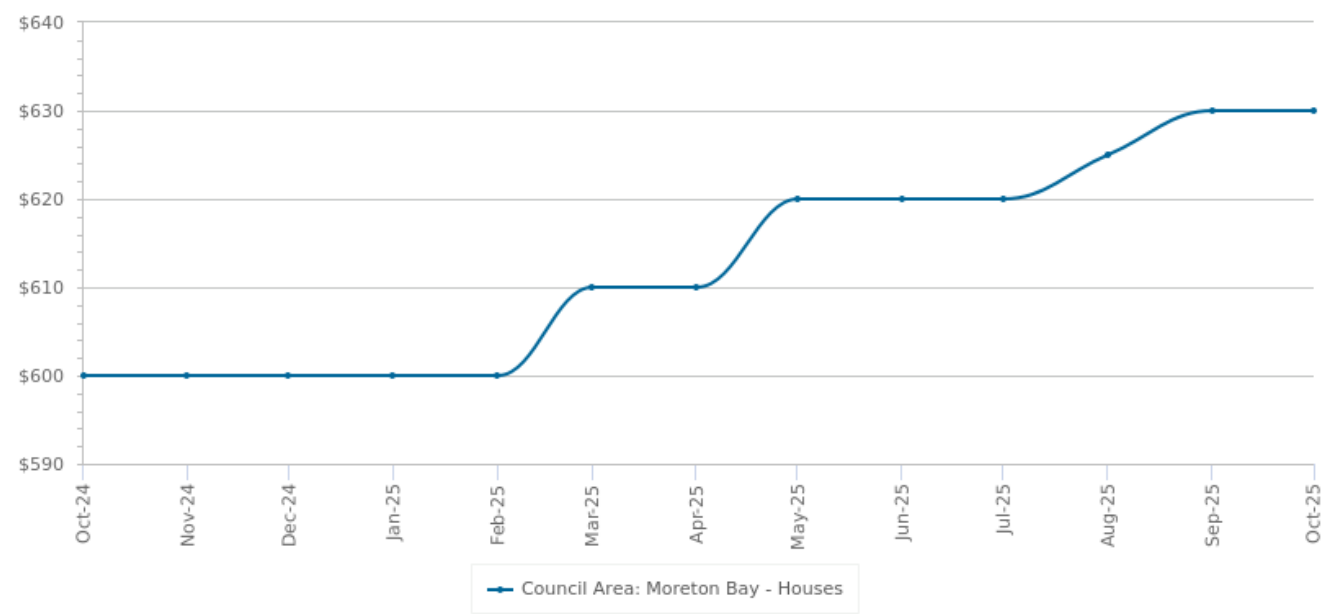
House: Median Rent

\$503/w

Feb 2020

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

Statistics are calculated over a rolling 12 month period

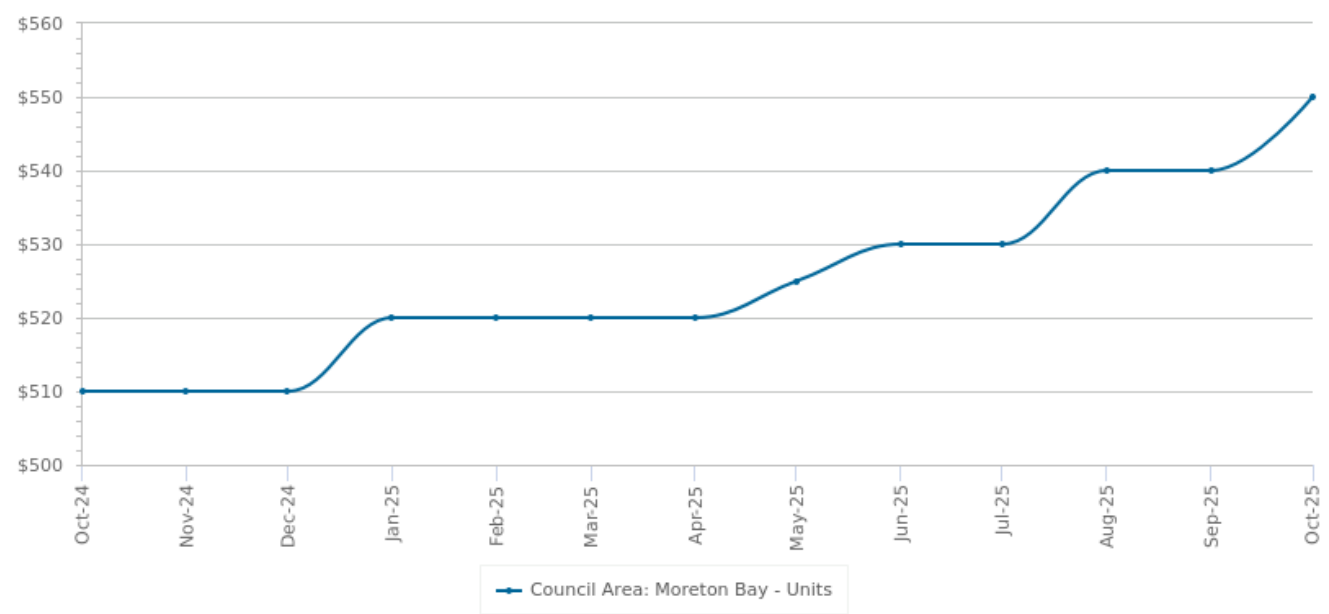


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Kurwongbah	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



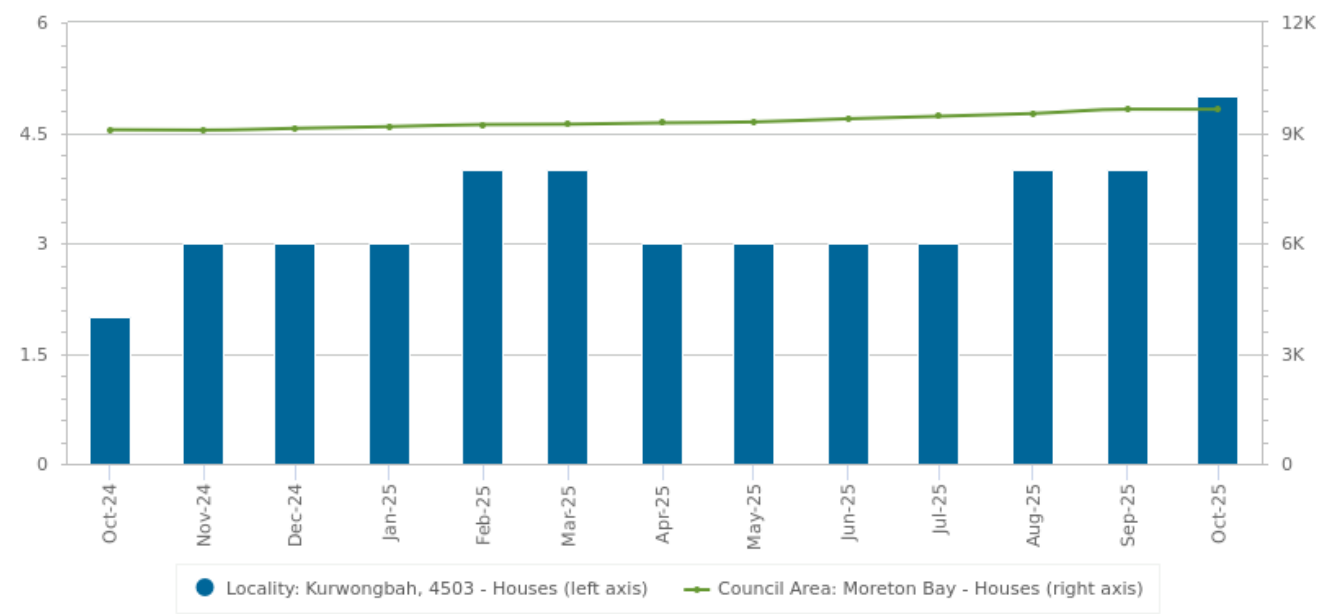
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

5
Oct 2025

	Kurwongbah	Moreton Bay
Nov 2024	3	9,072
Dec 2024	3	9,120
Jan 2025	3	9,167
Feb 2025	4	9,222
Mar 2025	4	9,231
Apr 2025	3	9,268
May 2025	3	9,294
Jun 2025	3	9,380
Jul 2025	3	9,447
Aug 2025	4	9,523
Sep 2025	4	9,639
Oct 2025	5	9,636

Statistics are calculated over a rolling 12 month period



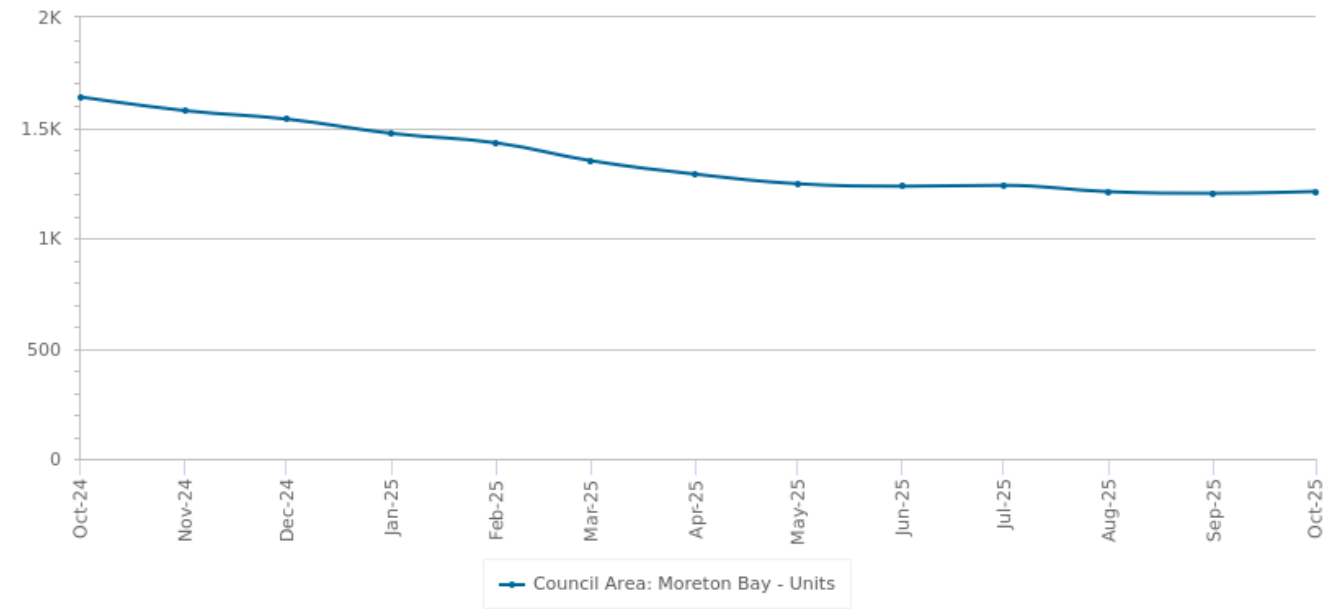
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Mar 2024

	Kurwongbah	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

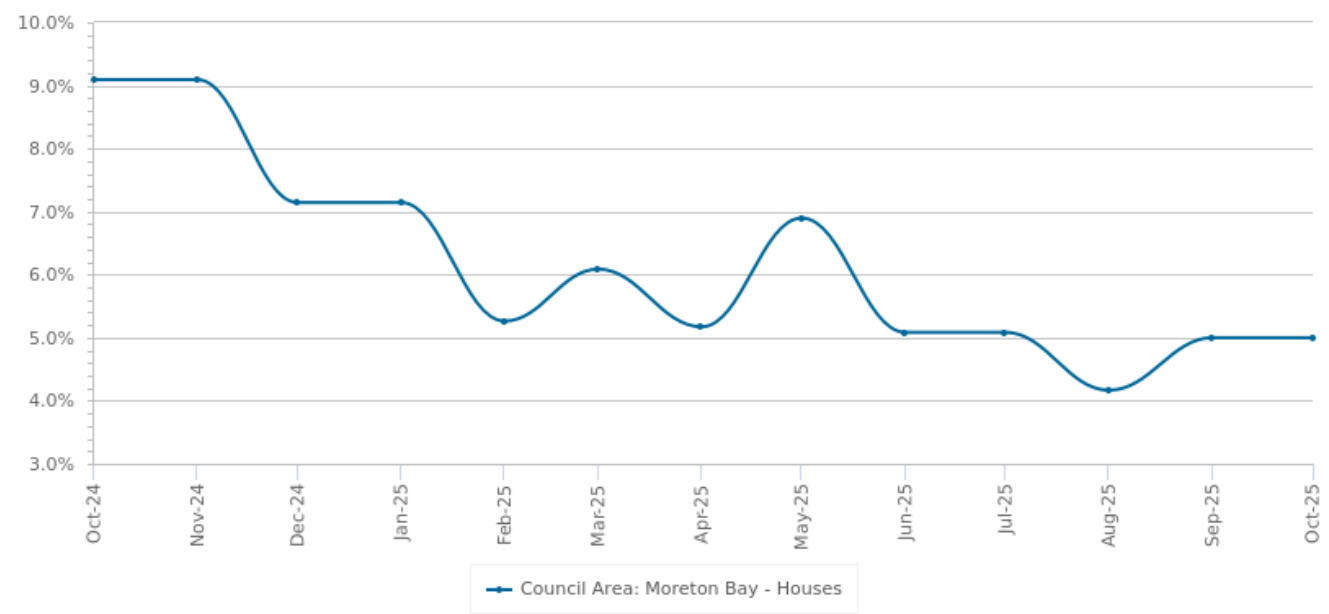
-8.6%

Feb 2020

House: Change in Rental Rate

	Kurwongbah	Moreton Bay
Nov 2024	-	9.1%
Dec 2024	-	7.1%
Jan 2025	-	7.1%
Feb 2025	-	5.3%
Mar 2025	-	6.1%
Apr 2025	-	5.2%
May 2025	-	6.9%
Jun 2025	-	5.1%
Jul 2025	-	5.1%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	-	5.0%

Statistics are calculated over a rolling 12 month period

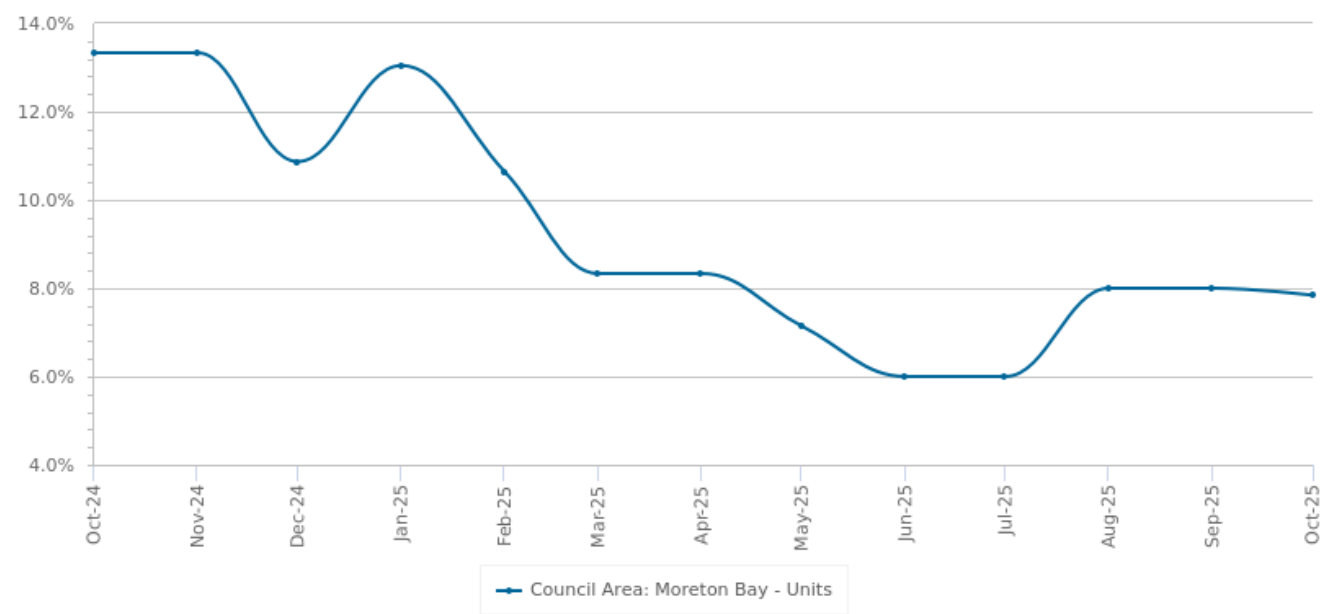


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Kurwongbah	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



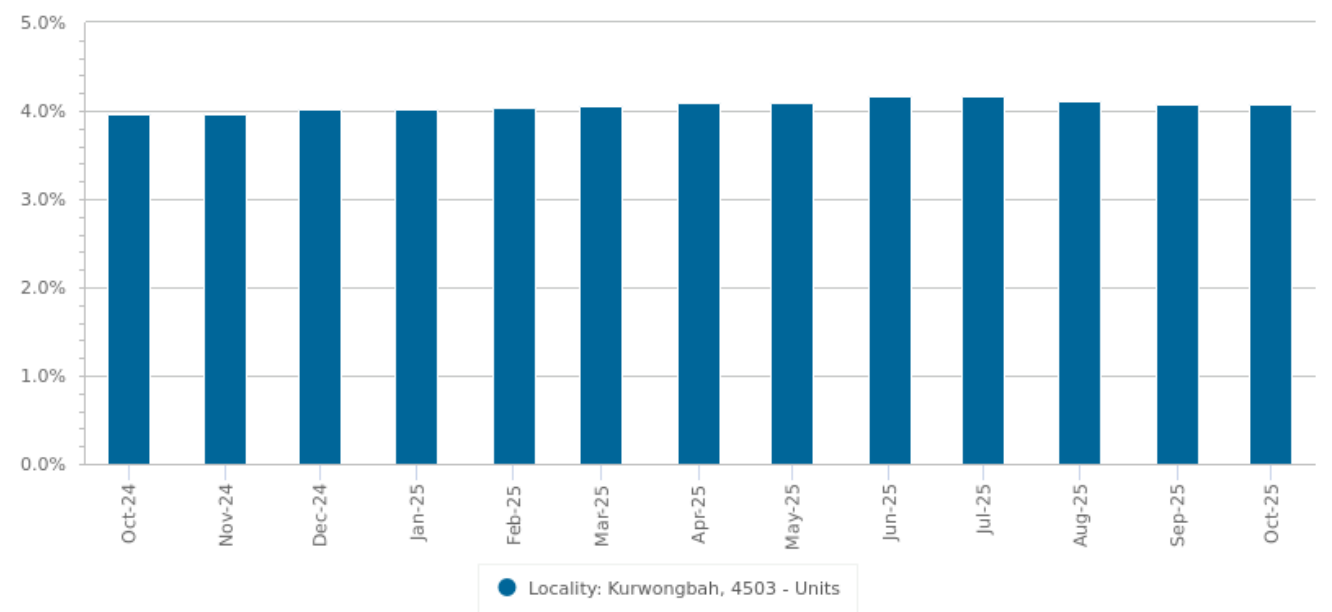
Statistics are calculated over a rolling 12 month period

Unit: Value Based Rental Yield

4.1%
Oct 2025

	Kurwongbah
Nov 2024	4.0%
Dec 2024	4.0%
Jan 2025	4.0%
Feb 2025	4.0%
Mar 2025	4.0%
Apr 2025	4.1%
May 2025	4.1%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.1%
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

Household Structure

Household Structure

	Kurwongbah	Moreton Bay
Childless Couples	39.9%	38.7%
Couples with Children	46.7%	42%
Single Parents	12.5%	17.9%
Other	0.7%	1.3%

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



Childless Couples

39.9%



Couples with Children

46.7%



Single Parents

12.5%



Other

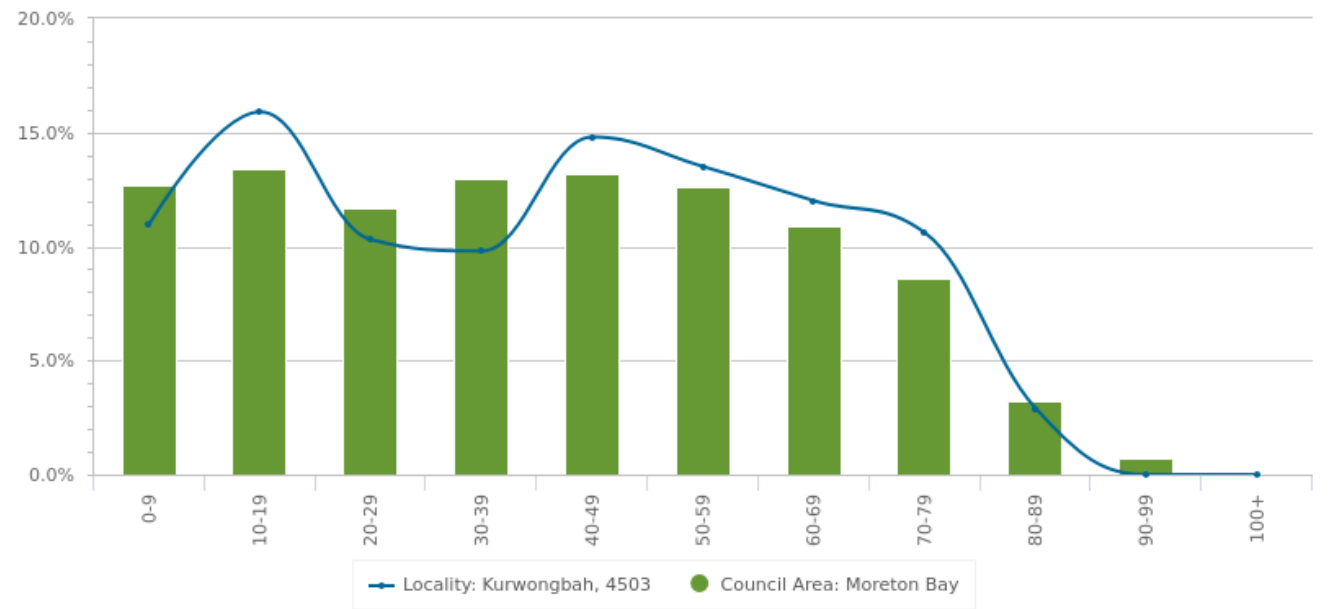
0.7%

Population Age

Population Age

	Kurwongbah	Moreton Bay
0-9	11%	12.7%
10-19	15.9%	13.4%
20-29	10.3%	11.7%
30-39	9.8%	13%
40-49	14.8%	13.2%
50-59	13.5%	12.6%
60-69	12%	10.9%
70-79	10.6%	8.6%
80-89	2.9%	3.2%
90-99	-	0.7%

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



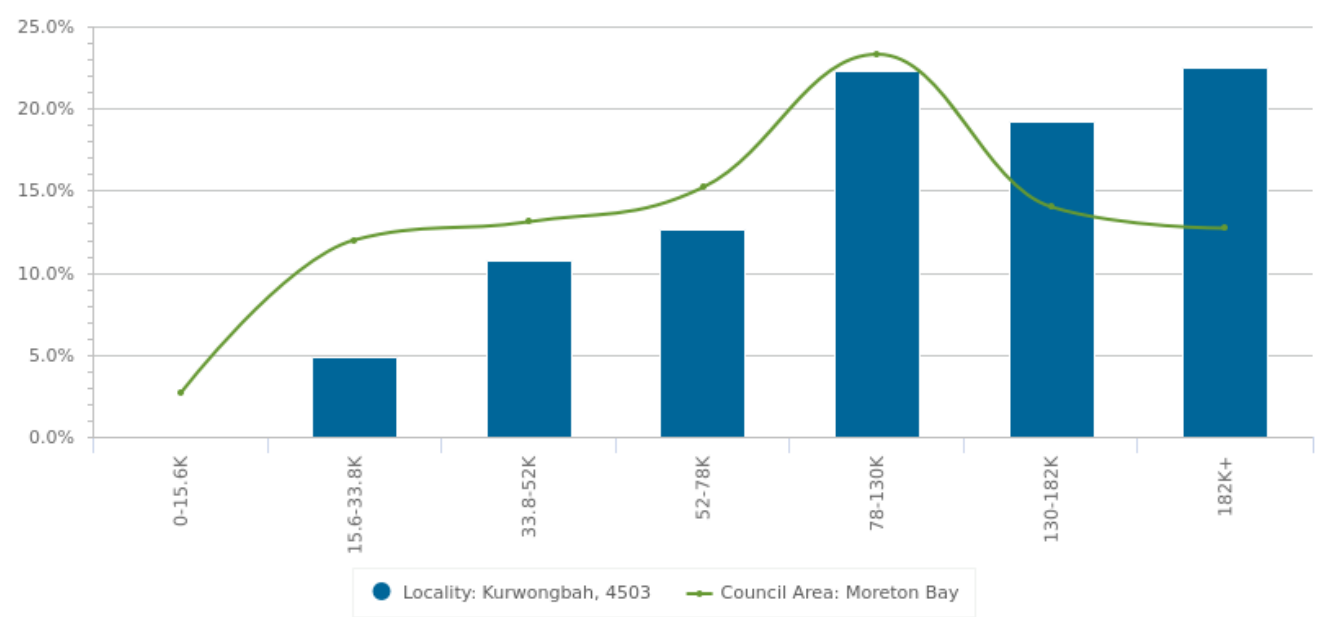
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Kurwongbah	Moreton Bay
0-15.6K	-	2.7%
15.6-33.8K	4.9%	12%
33.8-52K	10.8%	13.1%
52-78K	12.6%	15.2%
78-130K	22.3%	23.3%
130-182K	19.2%	14%
182K+	22.5%	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

	Kurwongbah	Moreton Bay
Postgrad	5%	4.9%
Graduate Diploma or Certificate	3.7%	3.3%
Bachelor	16.3%	20%
Advanced Diploma or Diploma	17.9%	17.2%
Certificate	45.1%	42.3%
Not Stated	9.7%	11.2%
Inadequately Described	1.1%	0.9%

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



Postgrad

5%



Graduate Diploma or Certificate

3.7%



Bachelor

16.3%



Advanced Diploma or Diploma

17.9%



Certificate

45.1%



Not Stated

9.7%



Inadequately Described

1.1%

Occupation

Employment By Occupation

	Kurwongbah	Moreton Bay
Professional	18.1%	17.9%
Clerical	11.9%	14.1%
Trades	15.6%	14.7%
Labourer	9.4%	10.5%
Not Stated	1.6%	1.8%
Machinery Operators and Drivers	7.2%	7.1%
Managers	15.1%	11.4%
Community and Personal Service Workers	12.6%	13.3%
Sales Workers	8.4%	9.1%

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



Professional

18.1%



Clerical

11.9%



Trades

15.6%



Labourer

9.4%



Not Stated

1.6%



Machinery Operators and Drivers

7.2%

Employment By Occupation



Managers

15.1%



Community and Personal Service
Workers

12.6%



Sales Workers

8.4%

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) 2025. 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

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2025 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.