

Suburb Statistics Report

Kurwongbah QLD 4503

Prepared on 20 Jan 2026

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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	16.4 years	-	-
Total Dwellings	464	-	32
Total New Listings	14	-	-
Median Value	\$1,349,021	\$666,194	-
Total Properties Listed	15	-	-

Market Trends

House: Market Trends

<div>12</div> <div>Properties Sold (12 Months)</div>	<div>16.4</div> <div>Average Tenure Period (Years)</div>	<div>\$502.5/w</div> <div>Median Asking Rent (12 Months)</div>
<div>14</div> <div>New Sale Listings (12 Months)</div>	<div>15</div> <div>Days on Market (12 Months)</div>	<div>6</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,220,000</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>\$969,500</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>\$</div> <div>Lower Quartile Price*</div>	<div>\$873,750</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

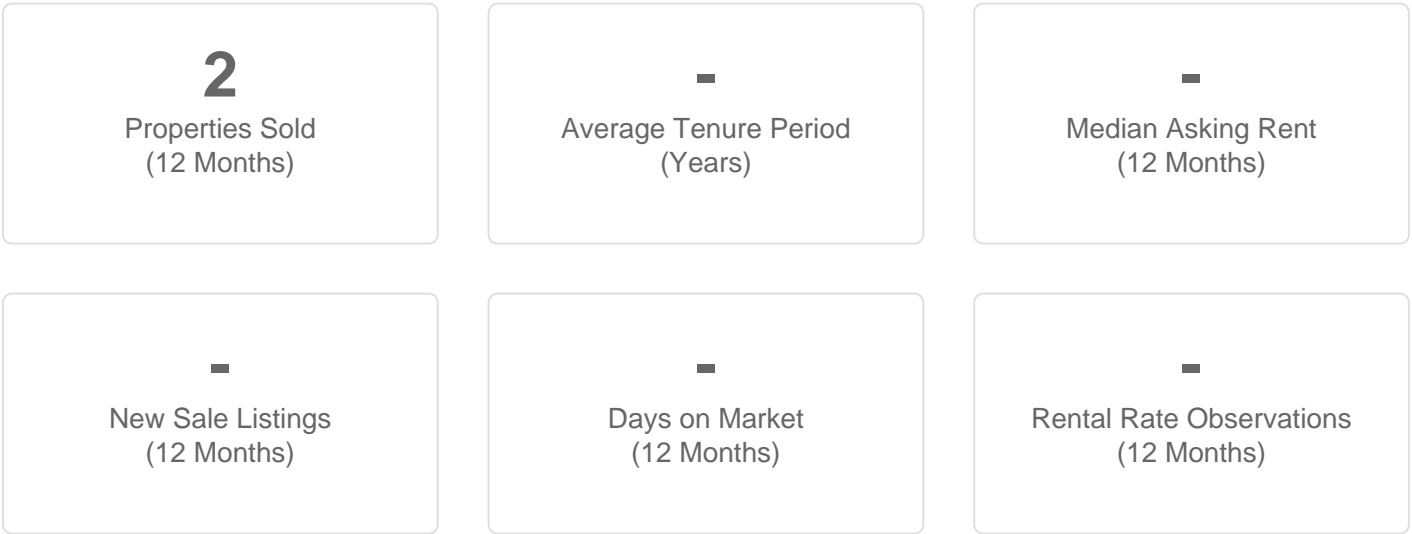
*Statistics are calculated over a rolling 12 month period



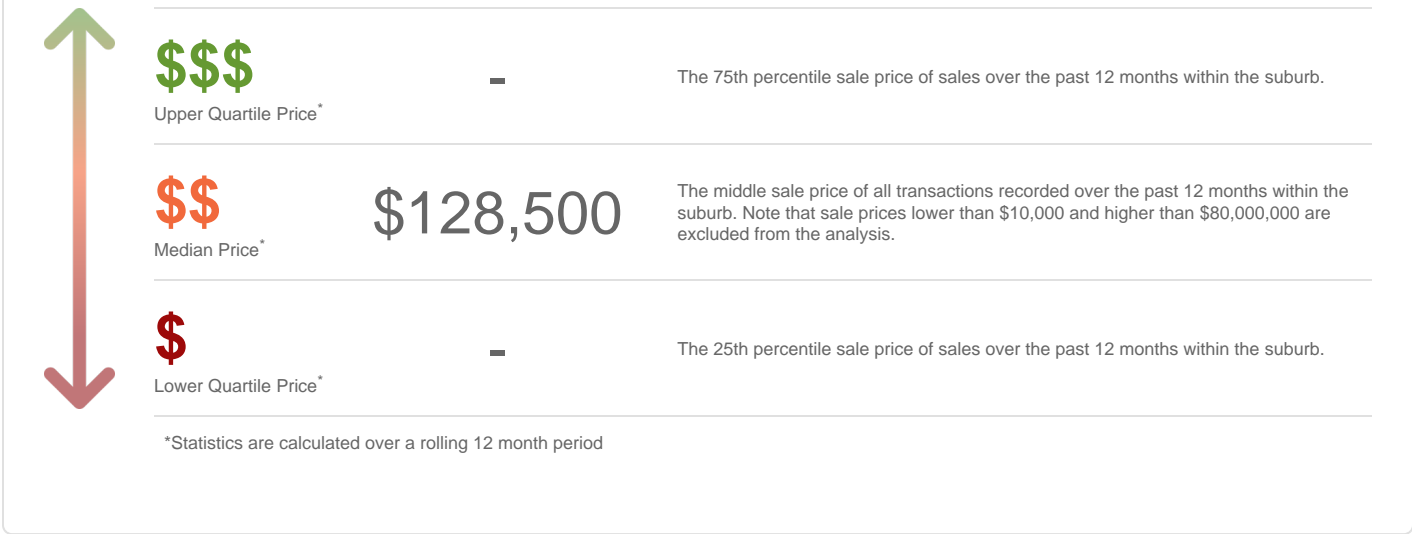
Unit: Market Trends

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

Land: Market Trends



Land: Median Price Quartiles



Median Value

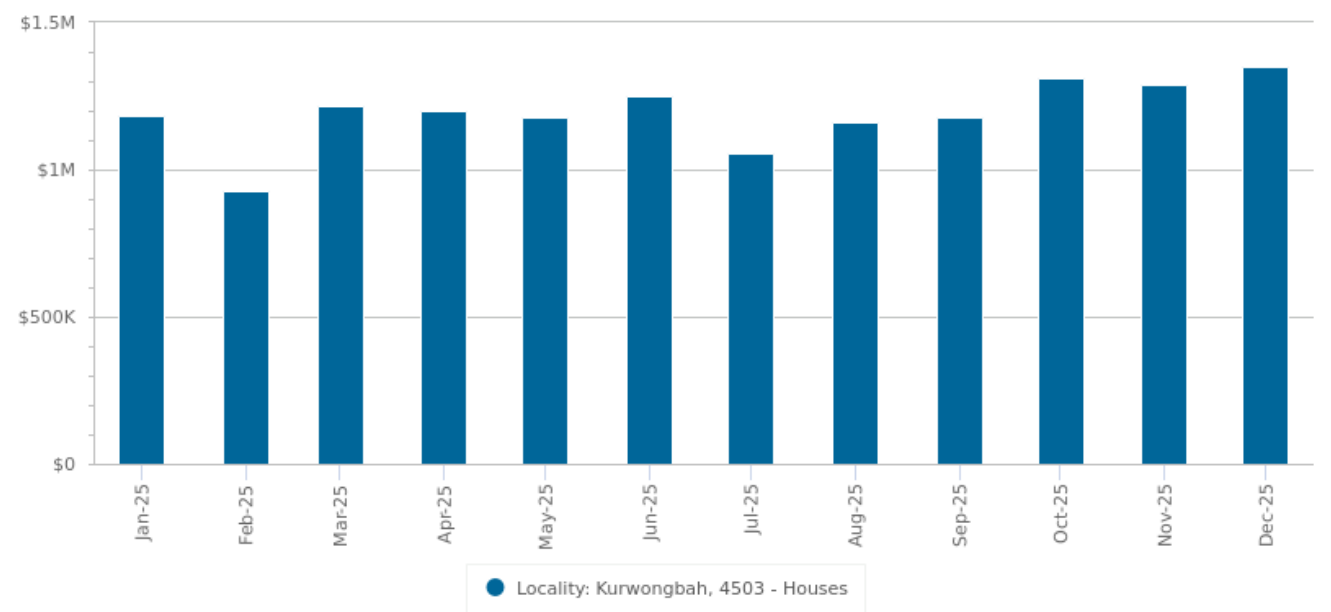
House: Recent Median Value

\$1.35M

Dec 2025

	Kurwongbah
Jan 2025	\$1,180,935
Feb 2025	\$927,590
Mar 2025	\$1,216,533
Apr 2025	\$1,198,648
May 2025	\$1,180,428
Jun 2025	\$1,249,440
Jul 2025	\$1,057,533
Aug 2025	\$1,163,276
Sep 2025	\$1,175,158
Oct 2025	\$1,308,738
Nov 2025	\$1,291,460
Dec 2025	\$1,349,021

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

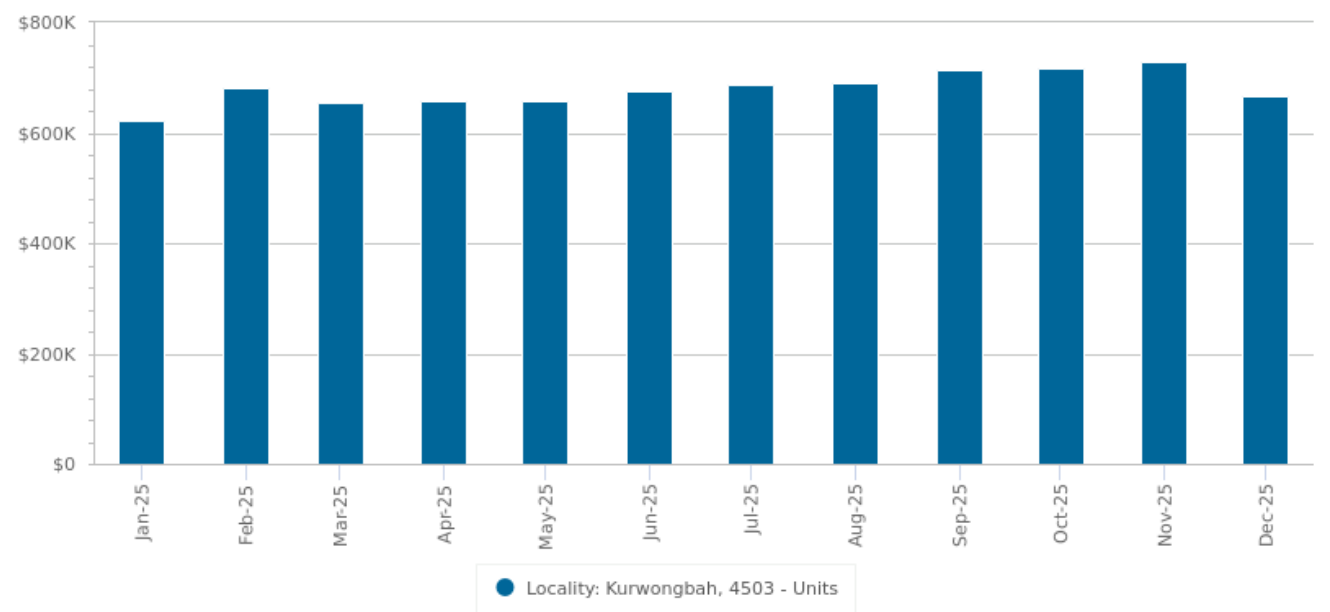
Unit: Recent Median Value

\$666K

Dec 2025

	Kurwongbah
Jan 2025	\$620,792
Feb 2025	\$682,290
Mar 2025	\$655,910
Apr 2025	\$657,139
May 2025	\$656,855
Jun 2025	\$674,322
Jul 2025	\$687,204
Aug 2025	\$691,087
Sep 2025	\$714,724
Oct 2025	\$715,635
Nov 2025	\$727,683
Dec 2025	\$666,194

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

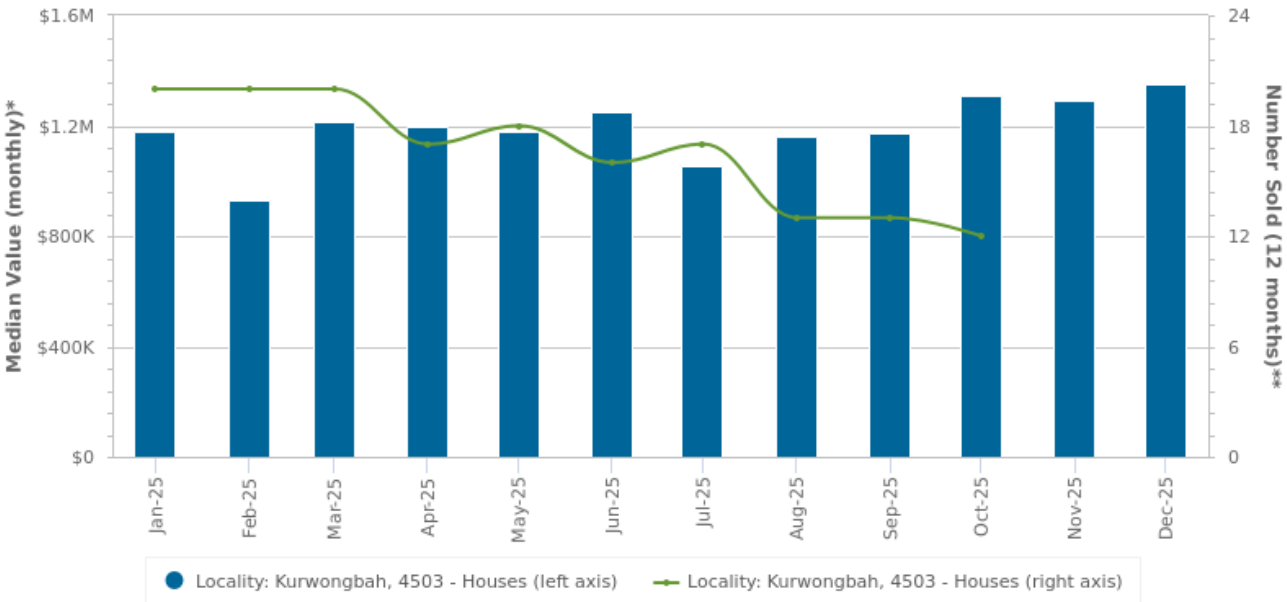
12

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$1,180,935	20
Feb 2025	\$927,590	20
Mar 2025	\$1,216,533	20
Apr 2025	\$1,198,648	17
May 2025	\$1,180,428	18
Jun 2025	\$1,249,440	16
Jul 2025	\$1,057,533	17
Aug 2025	\$1,163,276	13
Sep 2025	\$1,175,158	13
Oct 2025	\$1,308,738	12
Nov 2025	\$1,291,460	-
Dec 2025	\$1,349,021	-

Statistics are calculated over a rolling 12 month period

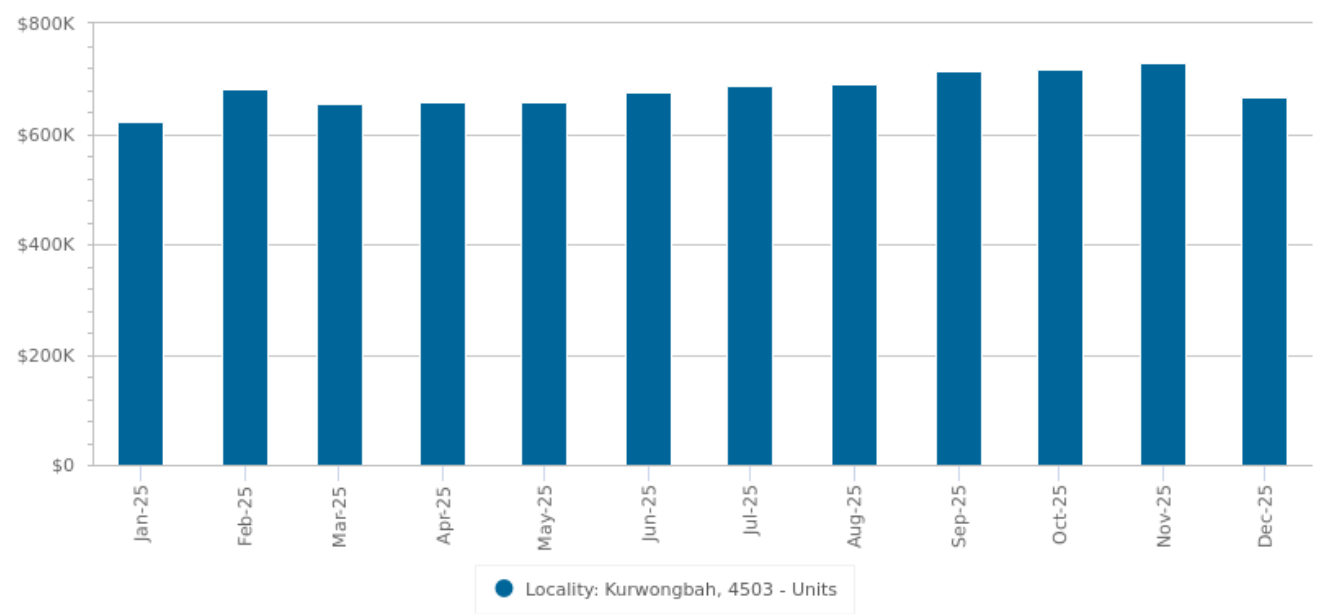


*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$620,792	-
Feb 2025	\$682,290	-
Mar 2025	\$655,910	-
Apr 2025	\$657,139	-
May 2025	\$656,855	-
Jun 2025	\$674,322	-
Jul 2025	\$687,204	-
Aug 2025	\$691,087	-
Sep 2025	\$714,724	-
Oct 2025	\$715,635	-
Nov 2025	\$727,683	-
Dec 2025	\$666,194	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

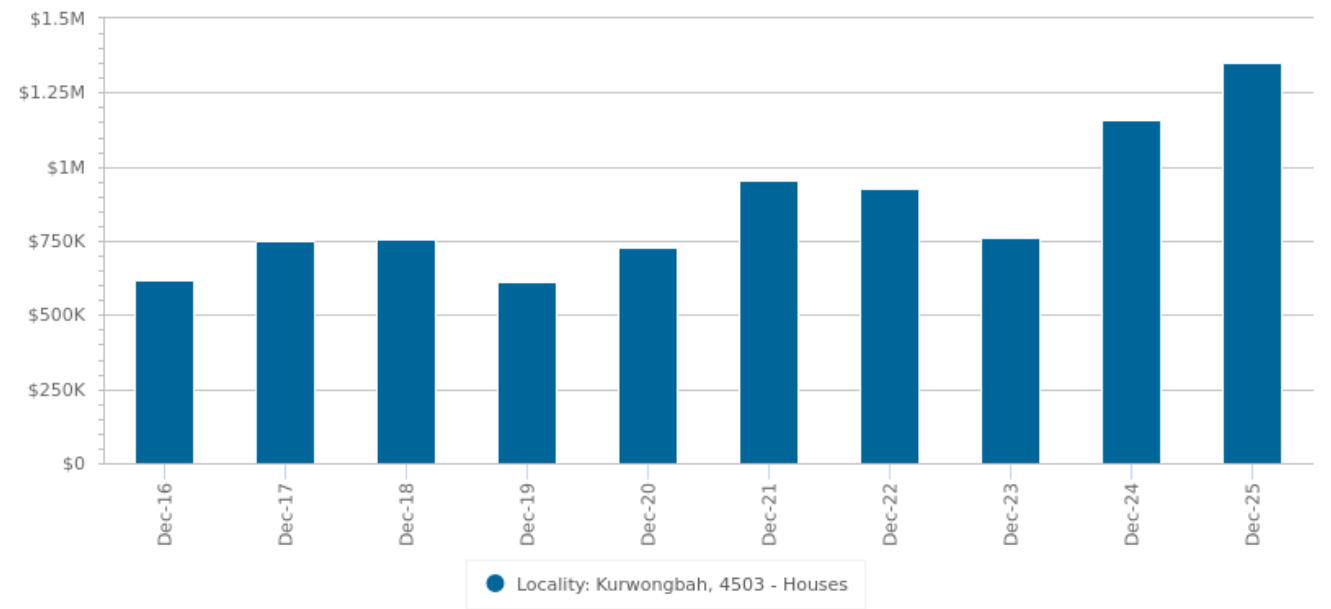
House: Median Value

\$1.35M

Dec 2025

	Kurwongbah
Dec 2017	\$751,838
Dec 2018	\$756,257
Dec 2019	\$610,034
Dec 2020	\$728,301
Dec 2021	\$954,530
Dec 2022	\$926,390
Dec 2023	\$762,026
Dec 2024	\$1,156,000
Dec 2025	\$1,349,021
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

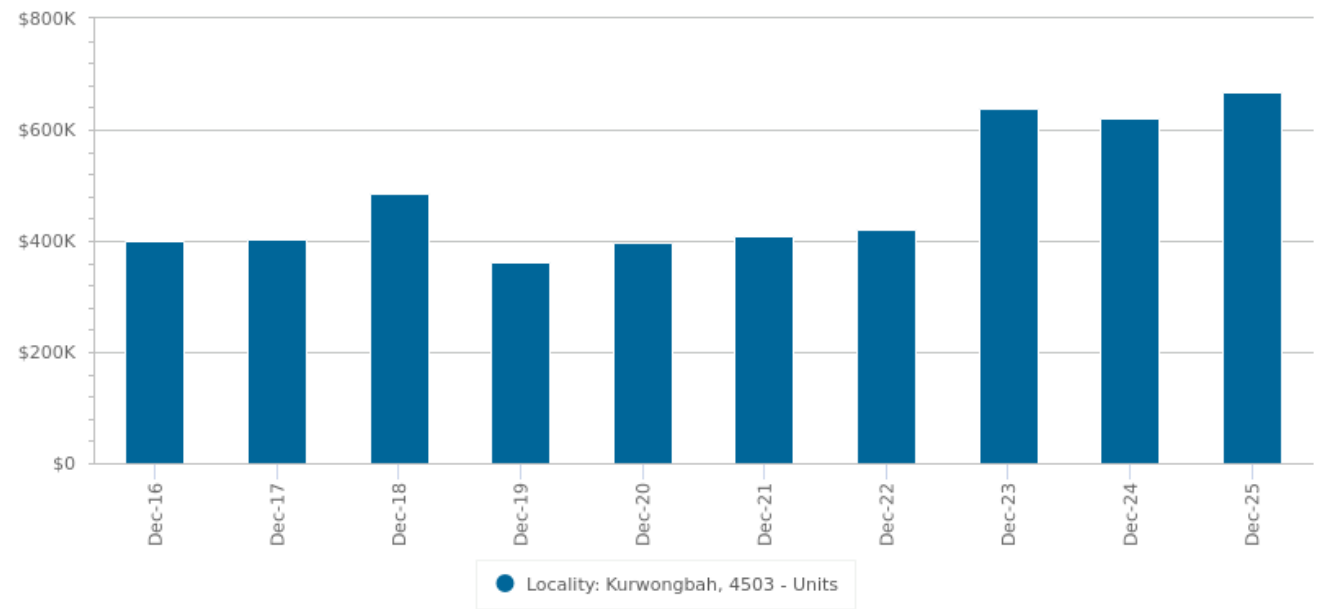
Unit: Median Value

\$666K

Dec 2025

	Kurwongbah
Dec 2017	\$402,659
Dec 2018	\$486,708
Dec 2019	\$362,777
Dec 2020	\$397,639
Dec 2021	\$410,248
Dec 2022	\$420,210
Dec 2023	\$638,252
Dec 2024	\$620,388
Dec 2025	\$666,194
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

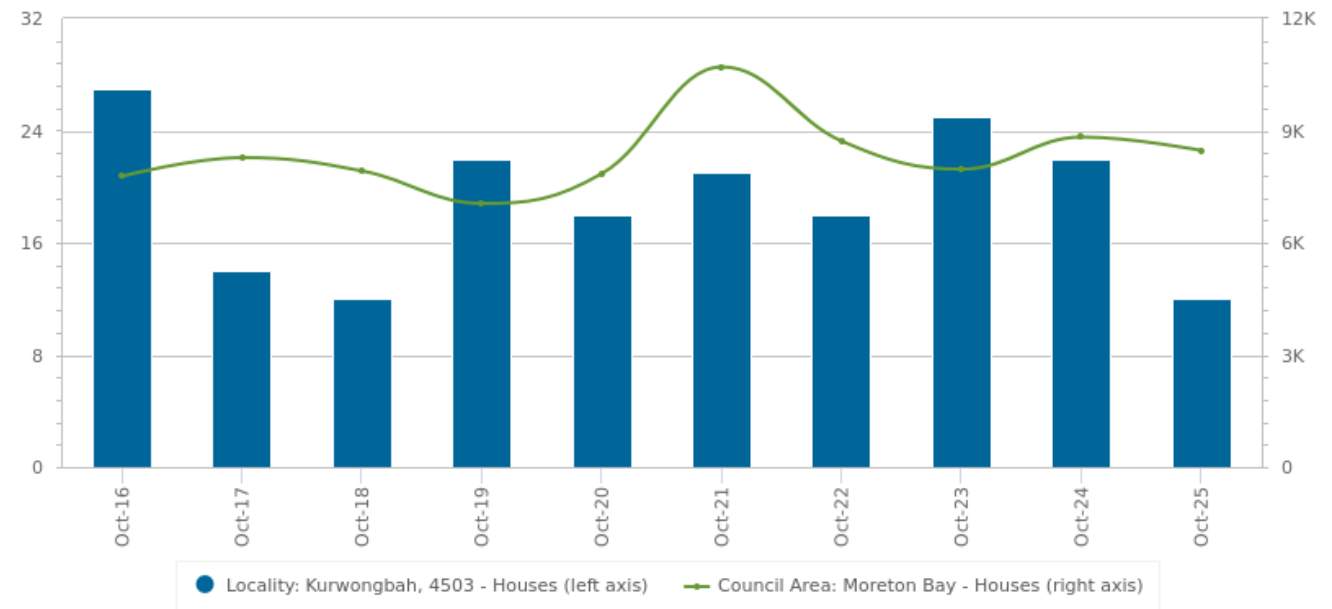
Sales Per Annum

House: Sales Per Annum

12
Oct 2025

	Kurwongbah	Moreton Bay
Oct 2017	14	8277
Oct 2018	12	7919
Oct 2019	22	7050
Oct 2020	18	7857
Oct 2021	21	10702
Oct 2022	18	8713
Oct 2023	25	7967
Oct 2024	22	8827
Oct 2025	12	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



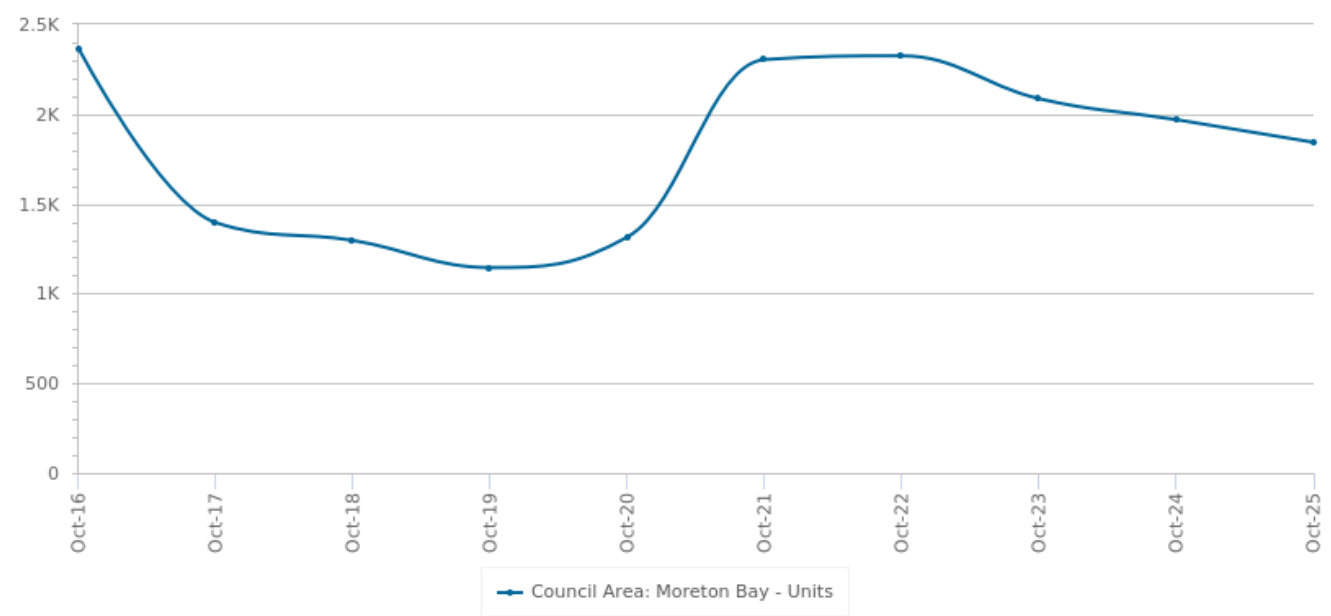
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Kurwongbah	Moreton Bay
Oct 2017	0	1395
Oct 2018	0	1296
Oct 2019	0	1145
Oct 2020	0	1316
Oct 2021	0	2304
Oct 2022	0	2325
Oct 2023	0	2086
Oct 2024	0	1969
Oct 2025	0	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



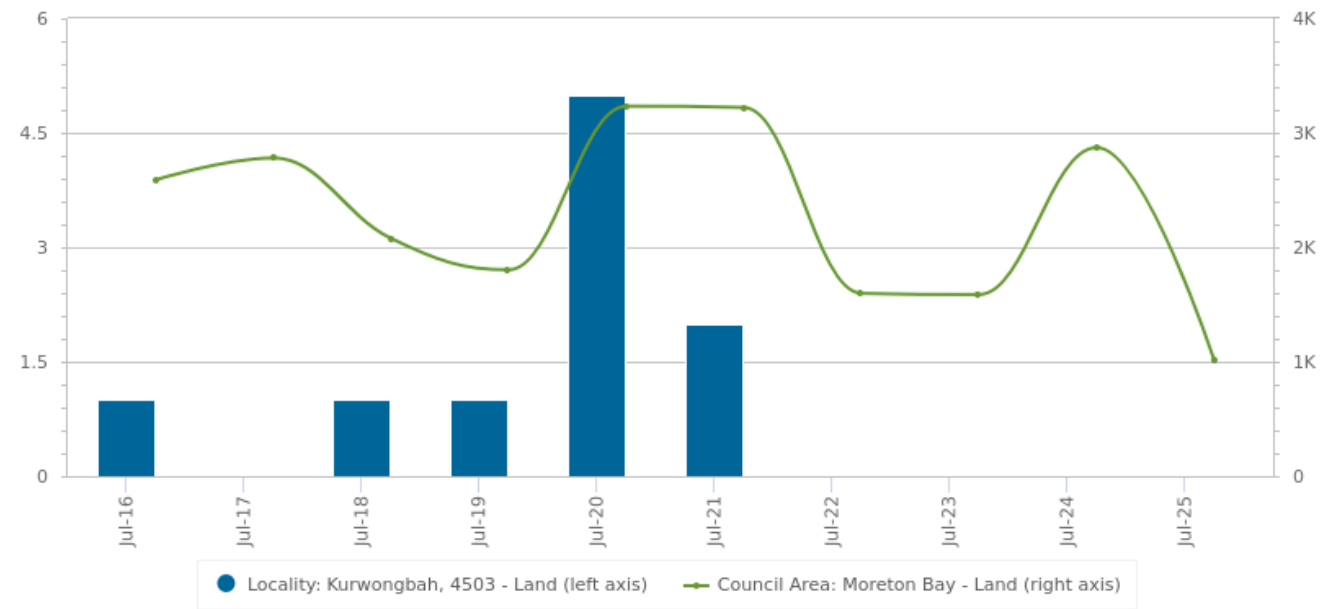
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Jul 2021

	Kurwongbah	Moreton Bay
Jul 2017	0	2780
Jul 2018	1	2077
Jul 2019	1	1803
Jul 2020	5	3233
Jul 2021	2	3221
Jul 2022	0	1597
Jul 2023	0	1587
Jul 2024	0	2871
Jul 2025	0	1009
Jul 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

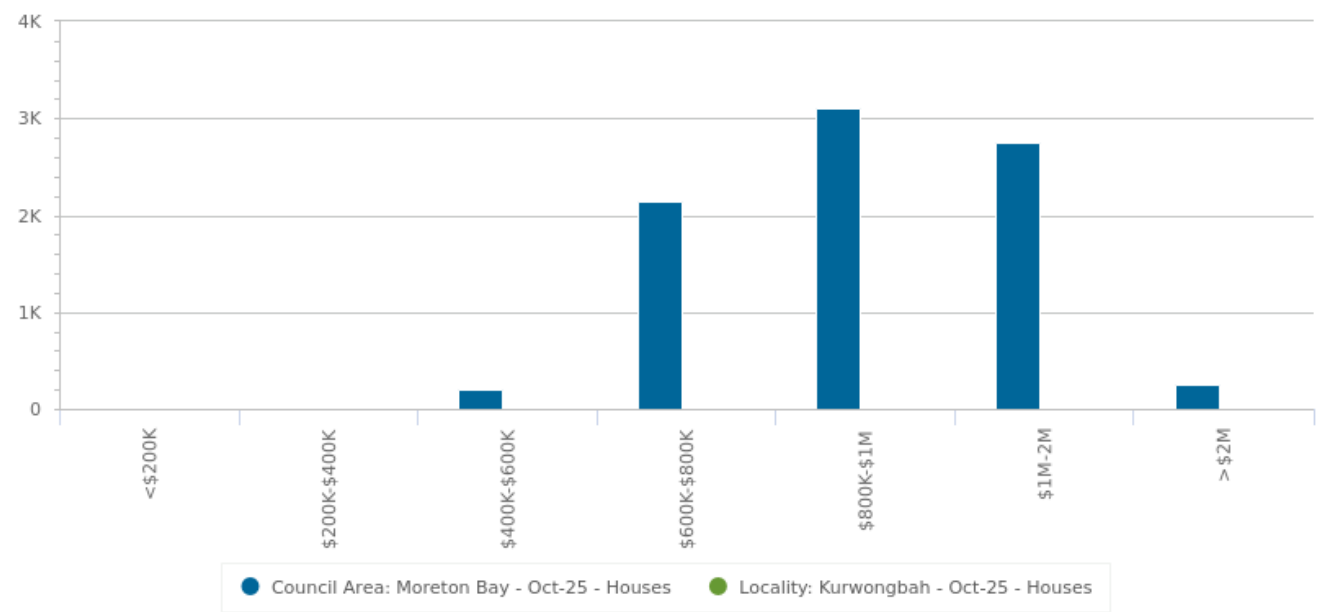
House: Sales By Price

\$14.82M

Oct 2025

	Kurwongbah	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	-	196
\$600K-\$800K	1	2,137
\$800K-\$1M	6	3,107
\$1M-\$2M	3	2,755
>\$2M	2	261

Statistics are calculated over a rolling 12 month period

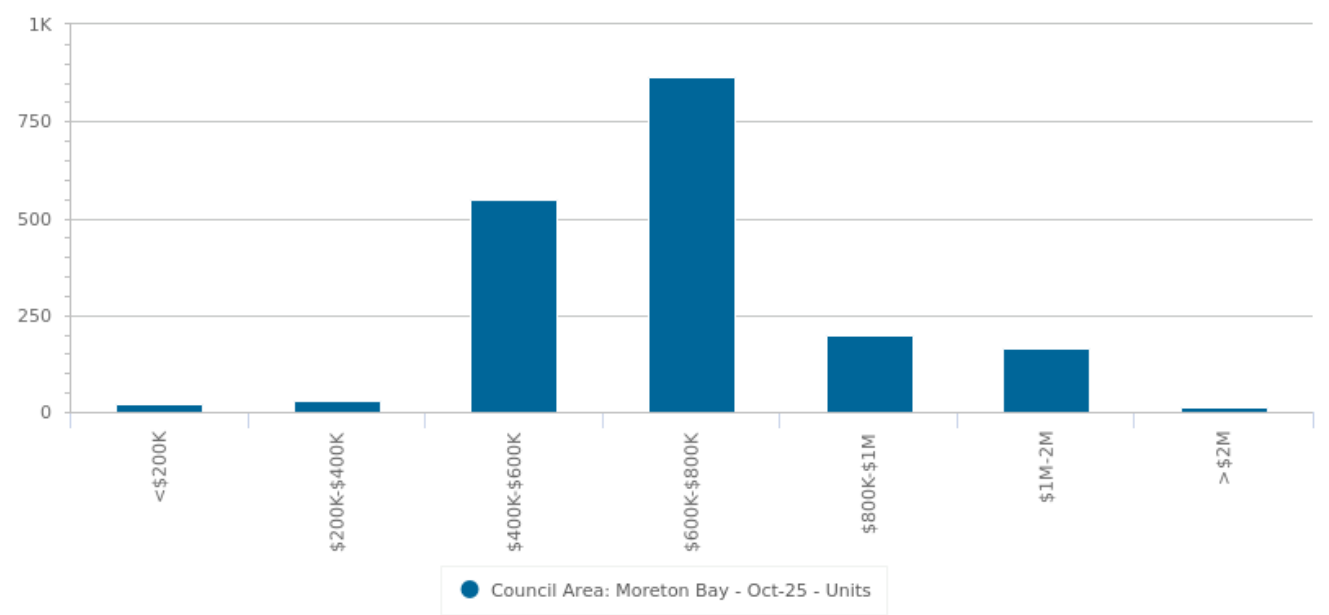


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

	Kurwongbah	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	-	549
\$600K-\$800K	-	866
\$800K-\$1M	-	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

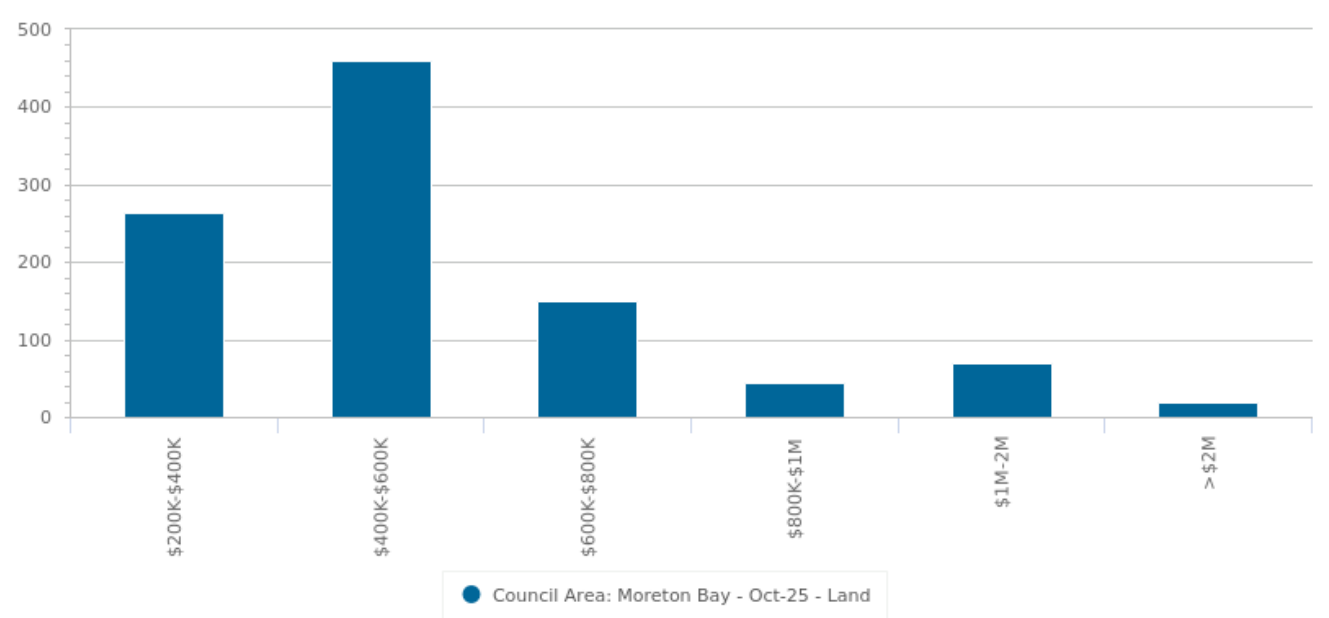


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kurwongbah	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	-	460
\$600K-\$800K	-	149
\$800K-\$1M	-	45
\$1M-\$2M	-	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

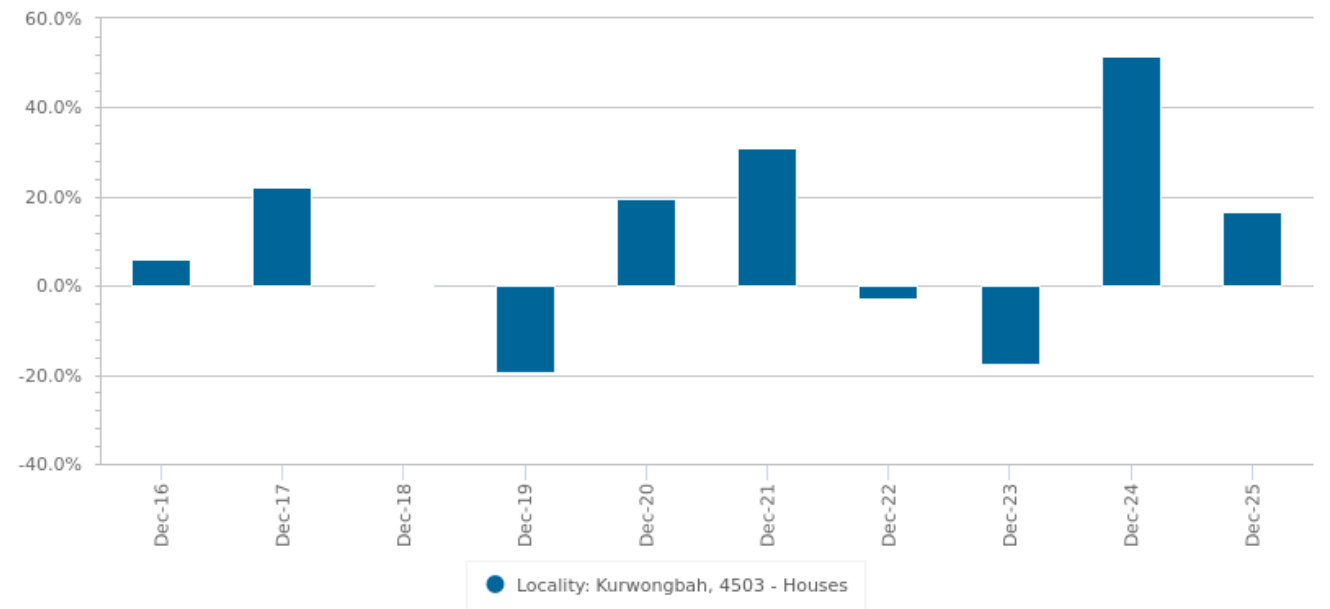
House: Change In Median Value

16.7%

Dec 2025

	Kurwongbah
Dec 2017	22.2%
Dec 2018	0.6%
Dec 2019	-19.3%
Dec 2020	19.4%
Dec 2021	31.1%
Dec 2022	-2.9%
Dec 2023	-17.7%
Dec 2024	51.7%
Dec 2025	16.7%
Dec 2026	-

Statistics are calculated at the end of the displayed month



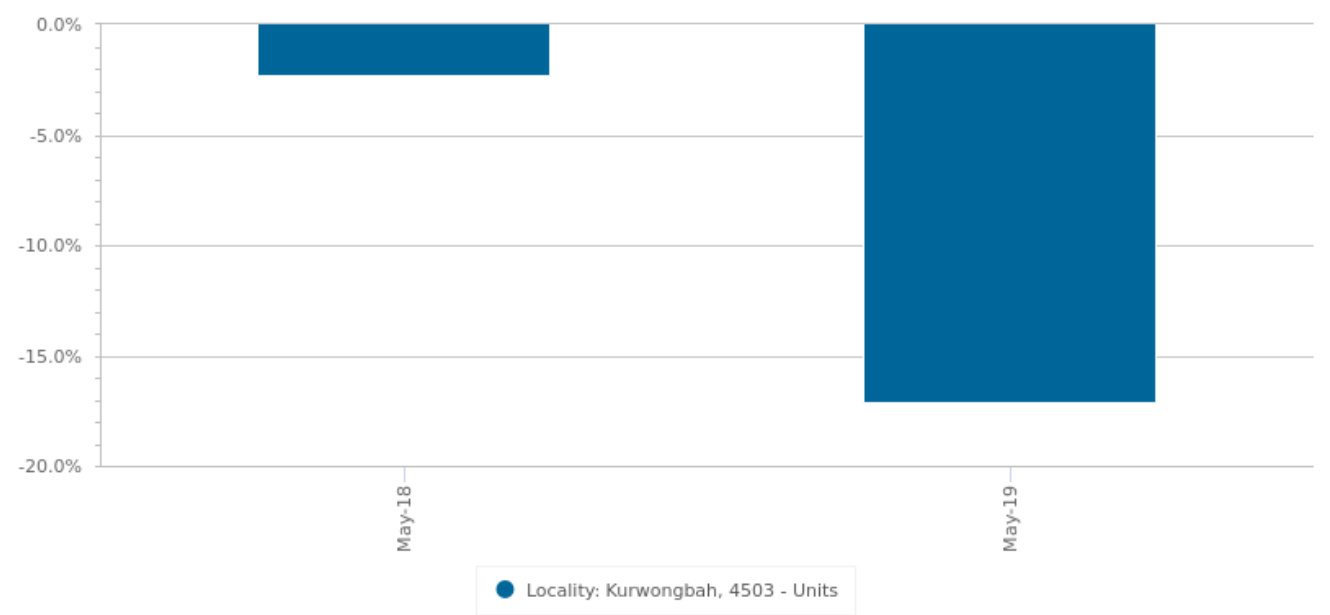
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

-17.1%
May 2019

	Kurwongbah
May 2017	-
May 2018	-2.3%
May 2019	-17.1%
May 2020	-
May 2021	-
May 2022	-
May 2023	-
May 2024	-
May 2025	-
May 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

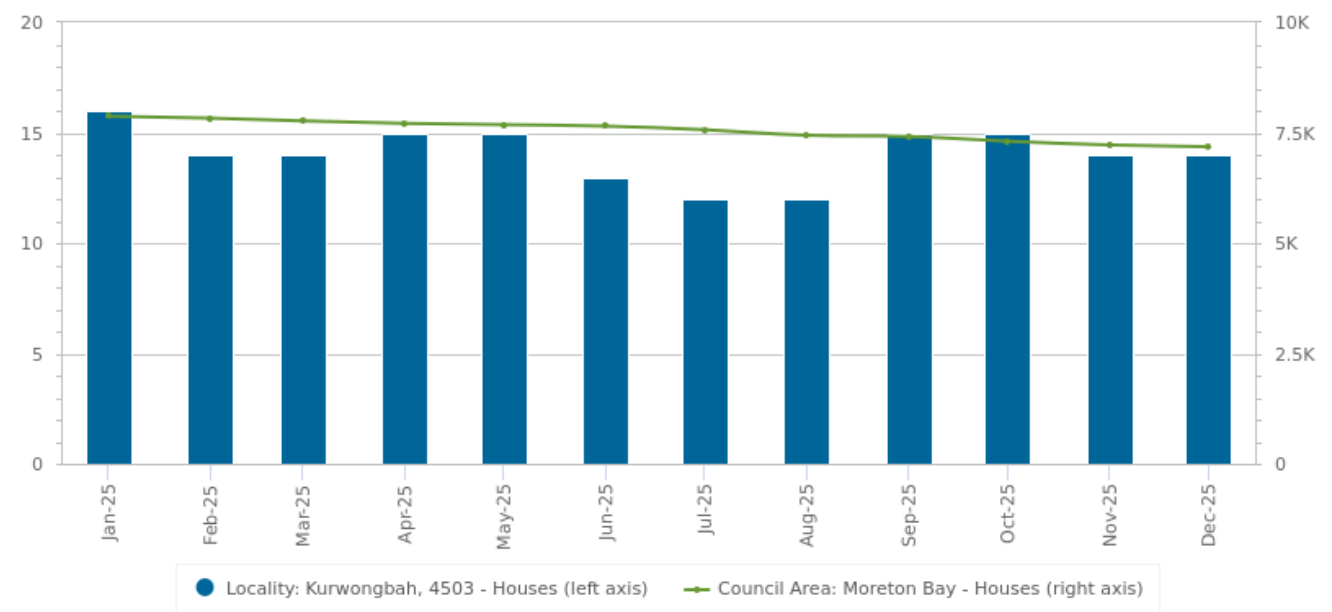
For Sale Statistics

House: Number of New Listing

14
Dec 2025

	Kurwongbah	Moreton Bay
Jan 2025	16	7,873
Feb 2025	14	7,830
Mar 2025	14	7,768
Apr 2025	15	7,711
May 2025	15	7,683
Jun 2025	13	7,649
Jul 2025	12	7,567
Aug 2025	12	7,442
Sep 2025	15	7,414
Oct 2025	15	7,307
Nov 2025	14	7,223
Dec 2025	14	7,182

Statistics are calculated over a rolling 12 month period

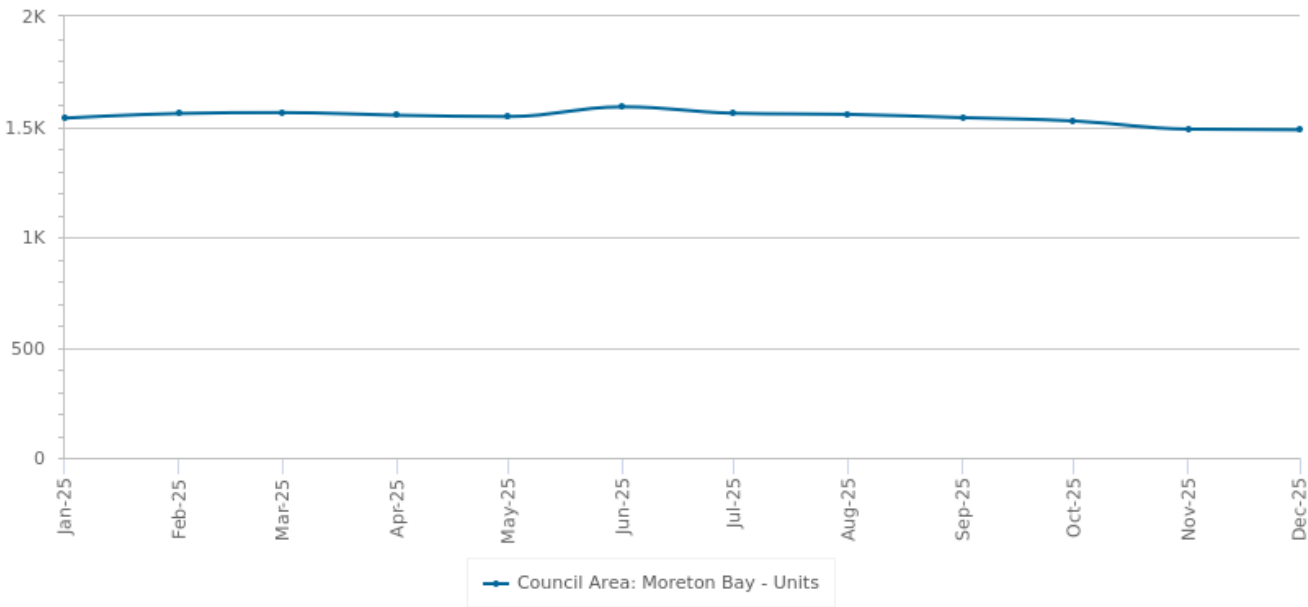


Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

	Kurwongbah	Moreton Bay
Jan 2025	-	1,539
Feb 2025	-	1,560
Mar 2025	-	1,564
Apr 2025	-	1,552
May 2025	-	1,546
Jun 2025	-	1,590
Jul 2025	-	1,561
Aug 2025	-	1,556
Sep 2025	-	1,541
Oct 2025	-	1,526
Nov 2025	-	1,489
Dec 2025	-	1,486

Statistics are calculated over a rolling 12 month period



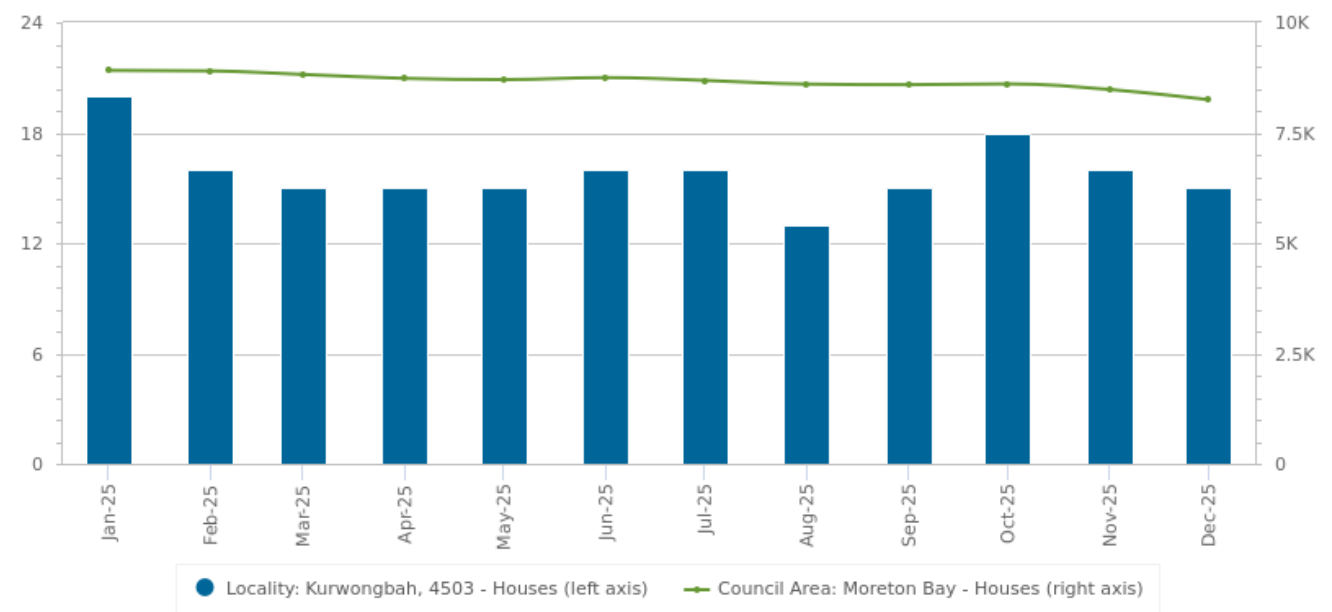
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

15
Dec 2025

	Kurwongbah	Moreton Bay
Jan 2025	20	8,912
Feb 2025	16	8,900
Mar 2025	15	8,820
Apr 2025	15	8,731
May 2025	15	8,703
Jun 2025	16	8,749
Jul 2025	16	8,685
Aug 2025	13	8,601
Sep 2025	15	8,589
Oct 2025	18	8,606
Nov 2025	16	8,478
Dec 2025	15	8,247

Statistics are calculated over a rolling 12 month period

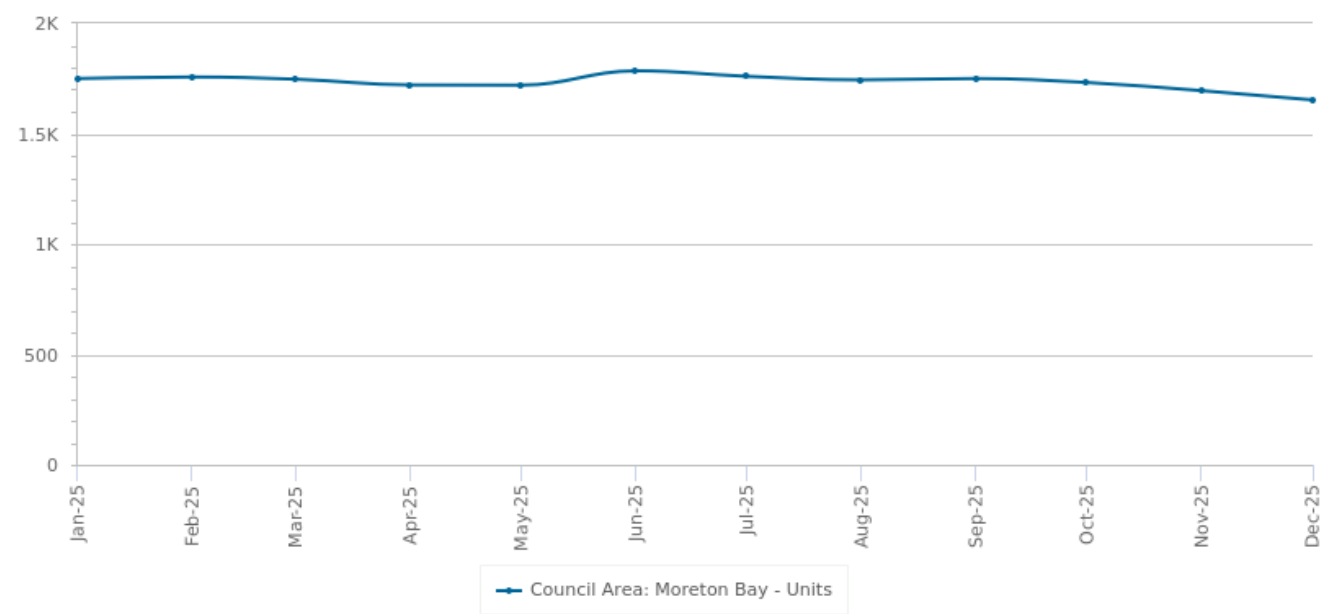


Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

	Kurwongbah	Moreton Bay
Jan 2025	-	1,750
Feb 2025	-	1,757
Mar 2025	-	1,747
Apr 2025	-	1,721
May 2025	-	1,720
Jun 2025	-	1,785
Jul 2025	-	1,760
Aug 2025	-	1,744
Sep 2025	-	1,750
Oct 2025	-	1,732
Nov 2025	-	1,695
Dec 2025	-	1,653

Statistics are calculated over a rolling 12 month period



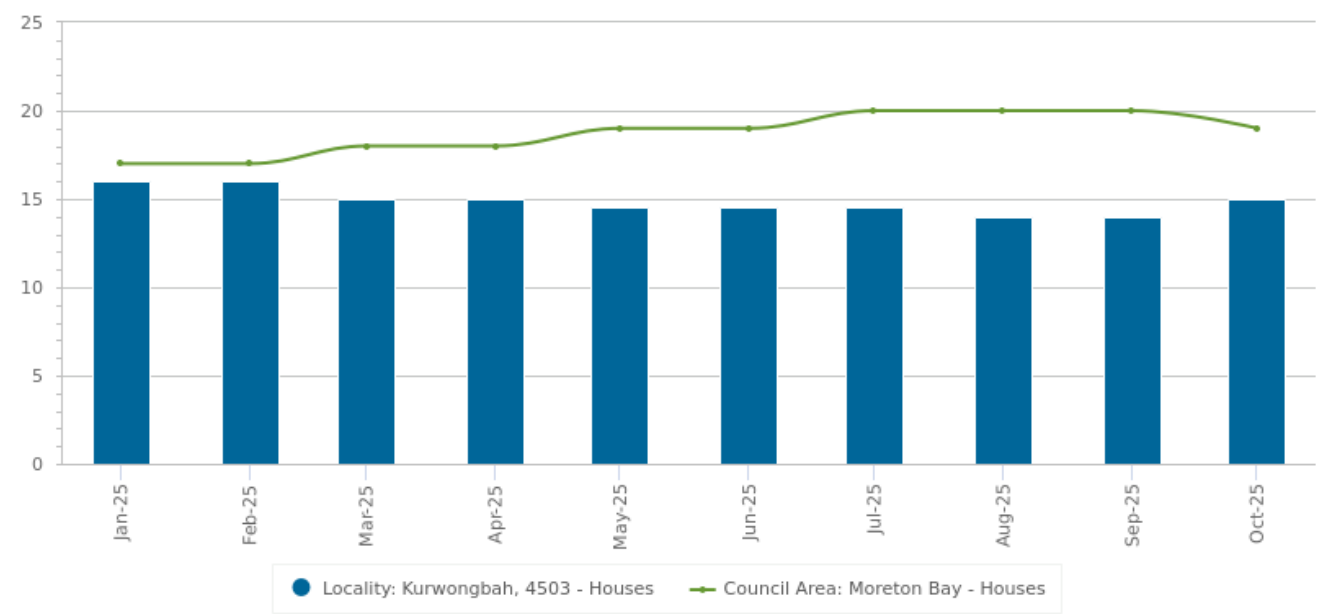
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

15
Oct 2025

	Kurwongbah	Moreton Bay
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
Sep 2025	14	20
Oct 2025	15	19

Statistics are calculated over a rolling 12 month period

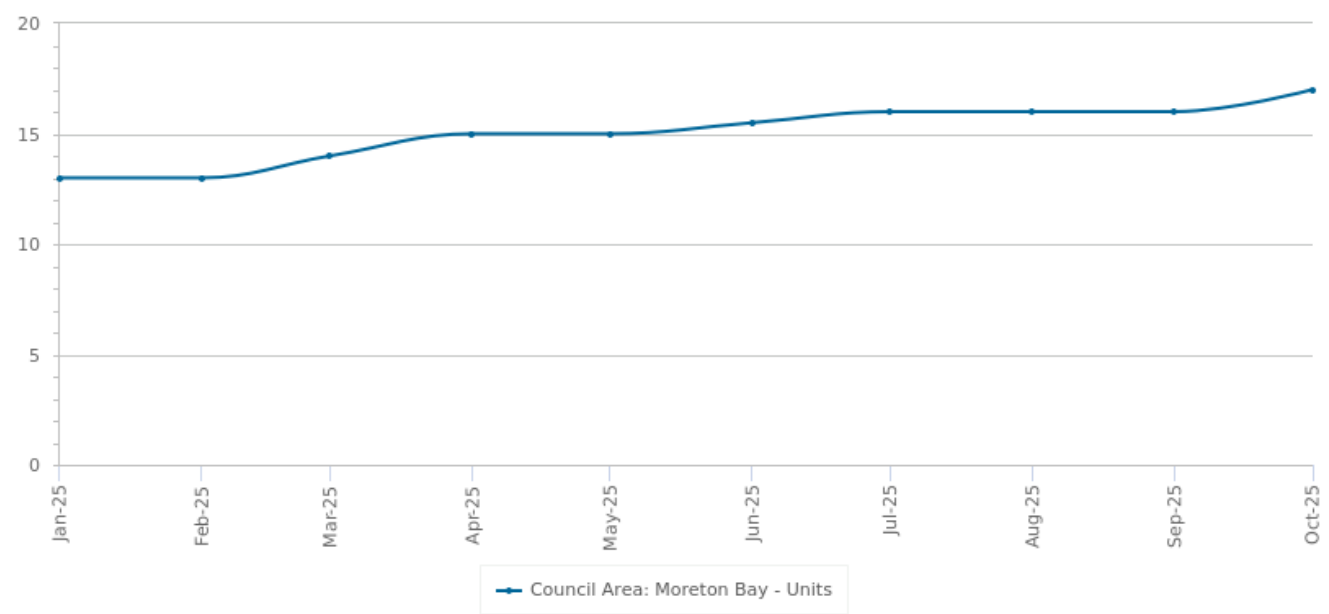


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Kurwongbah	Moreton Bay
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15.5
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

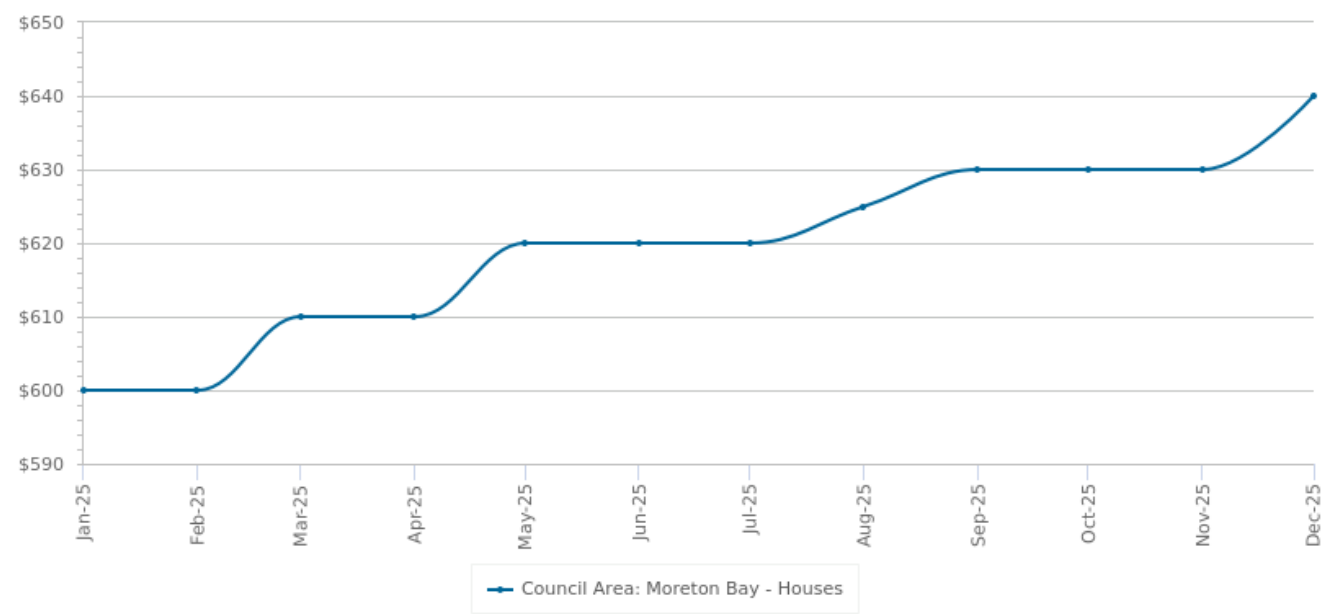
House: Median Rent

\$503/w

Feb 2020

	Kurwongbah	Moreton Bay
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
Nov 2025	-	\$630/w
Dec 2025	-	\$640/w

Statistics are calculated over a rolling 12 month period

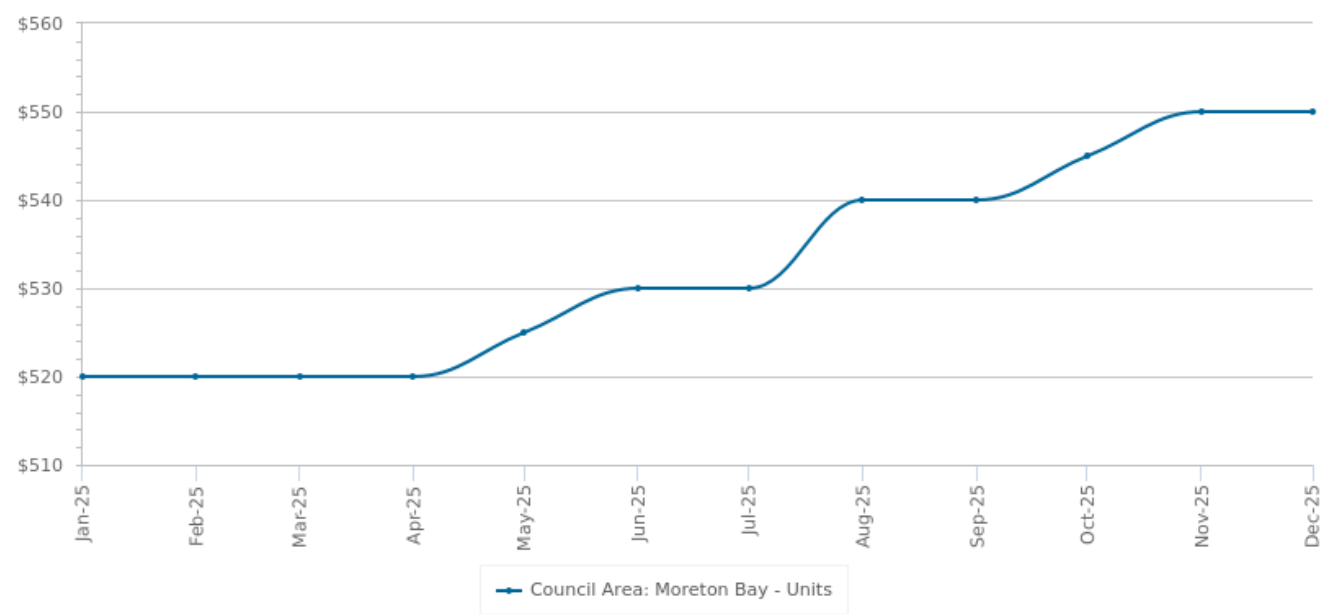


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Kurwongbah	Moreton Bay
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	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



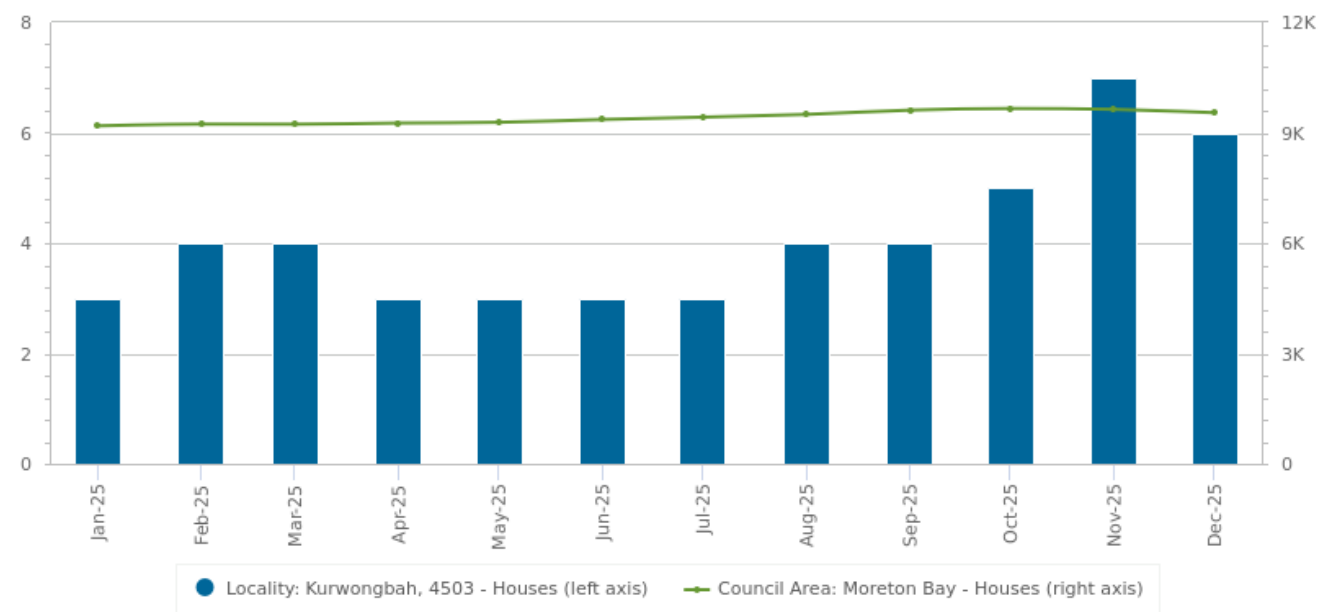
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

6
Dec 2025

	Kurwongbah	Moreton Bay
Jan 2025	3	9,187
Feb 2025	4	9,233
Mar 2025	4	9,231
Apr 2025	3	9,263
May 2025	3	9,283
Jun 2025	3	9,360
Jul 2025	3	9,423
Aug 2025	4	9,498
Sep 2025	4	9,614
Oct 2025	5	9,658
Nov 2025	7	9,635
Dec 2025	6	9,544

Statistics are calculated over a rolling 12 month period



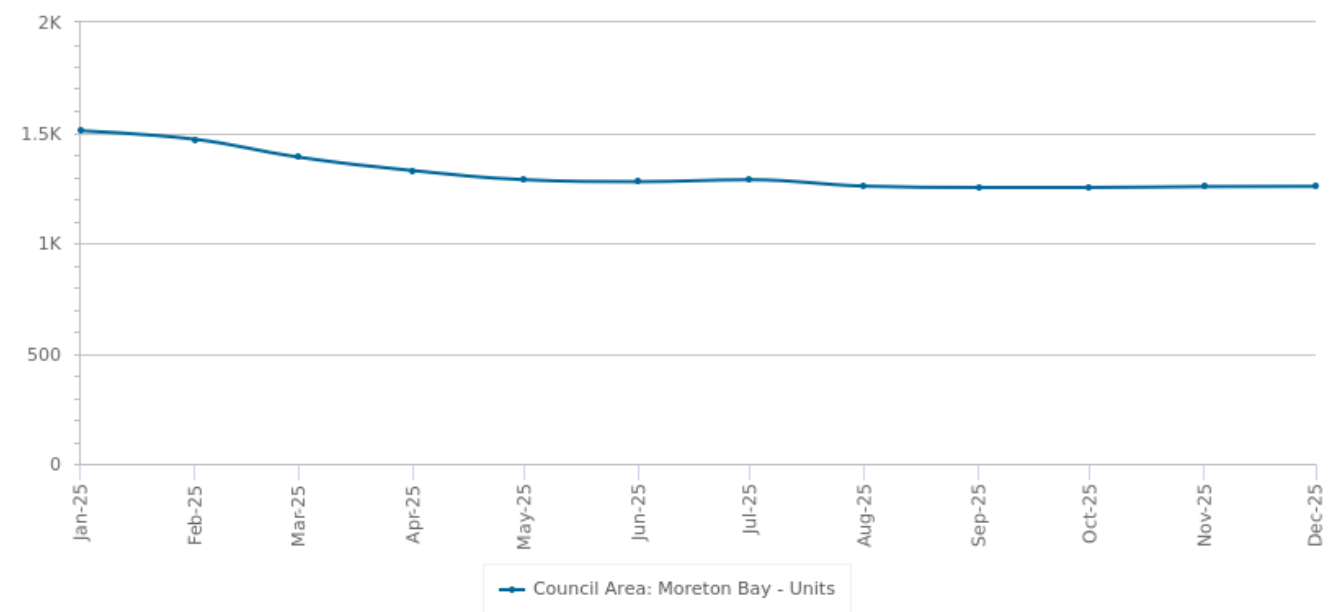
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Mar 2024

	Kurwongbah	Moreton Bay
Jan 2025	-	1,509
Feb 2025	-	1,470
Mar 2025	-	1,389
Apr 2025	-	1,328
May 2025	-	1,287
Jun 2025	-	1,278
Jul 2025	-	1,287
Aug 2025	-	1,258
Sep 2025	-	1,252
Oct 2025	-	1,252
Nov 2025	-	1,256
Dec 2025	-	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

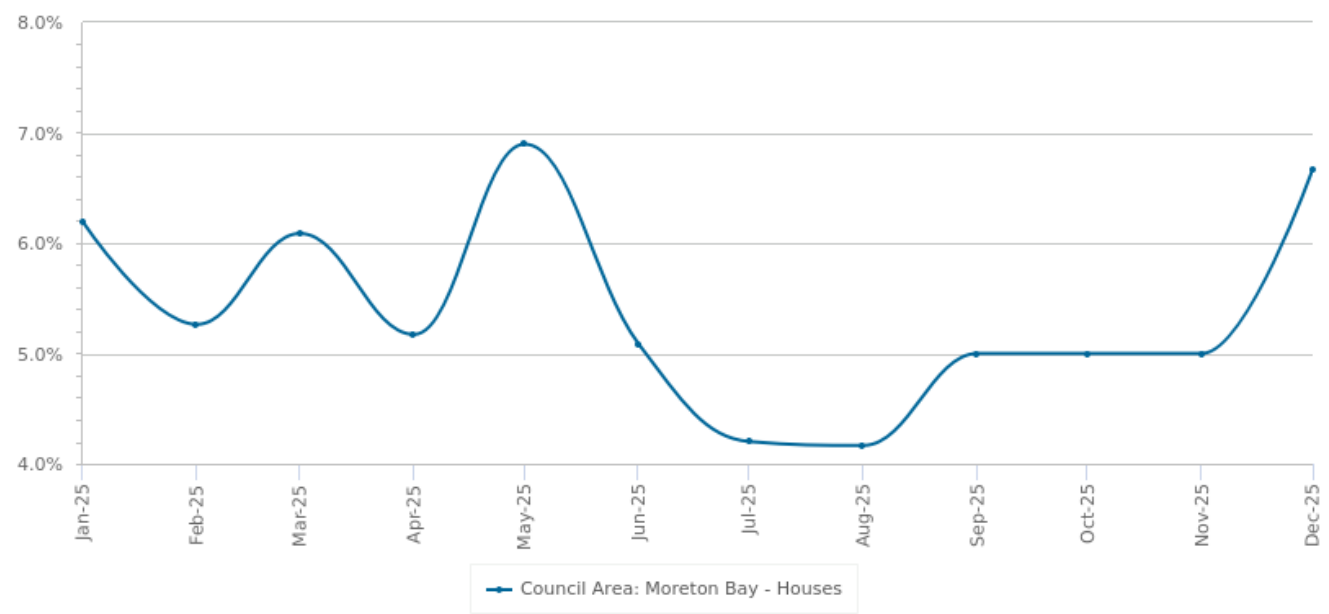
-8.6%

Feb 2020

House: Change in Rental Rate

	Kurwongbah	Moreton Bay
Jan 2025	-	6.2%
Feb 2025	-	5.3%
Mar 2025	-	6.1%
Apr 2025	-	5.2%
May 2025	-	6.9%
Jun 2025	-	5.1%
Jul 2025	-	4.2%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	-	5.0%
Nov 2025	-	5.0%
Dec 2025	-	6.7%

Statistics are calculated over a rolling 12 month period

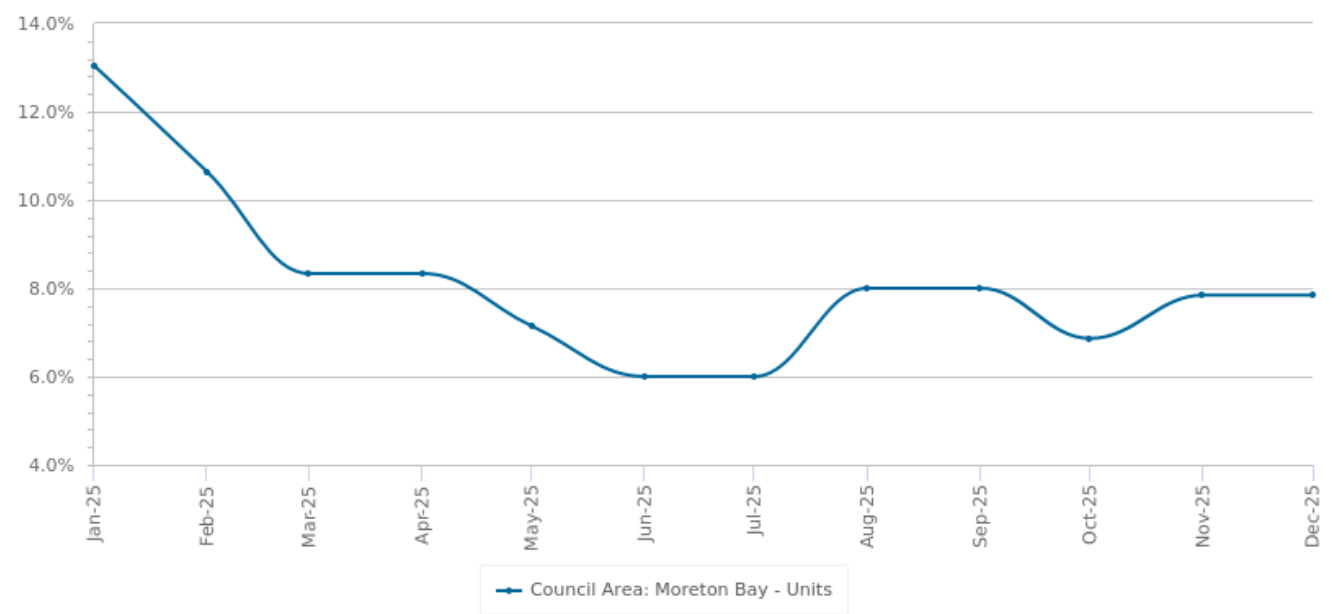


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Kurwongbah	Moreton Bay
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	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



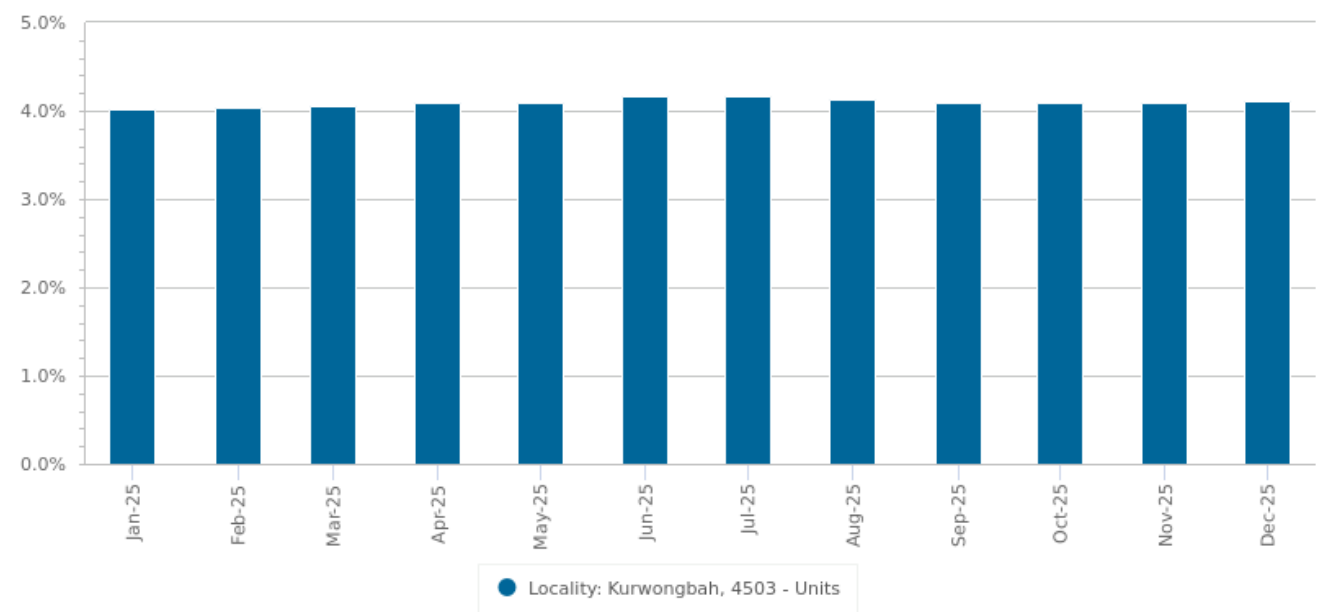
Statistics are calculated over a rolling 12 month period

Unit: Value Based Rental Yield

4.1%
Dec 2025

	Kurwongbah
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%
Nov 2025	4.1%
Dec 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

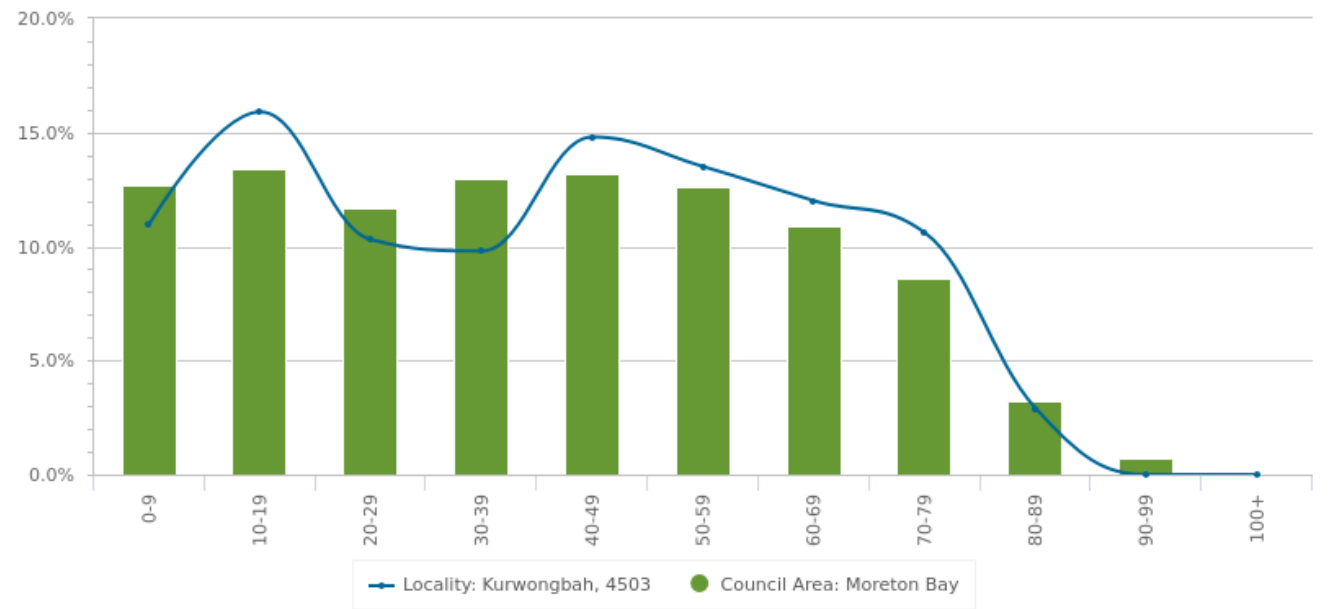
0.7%

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)



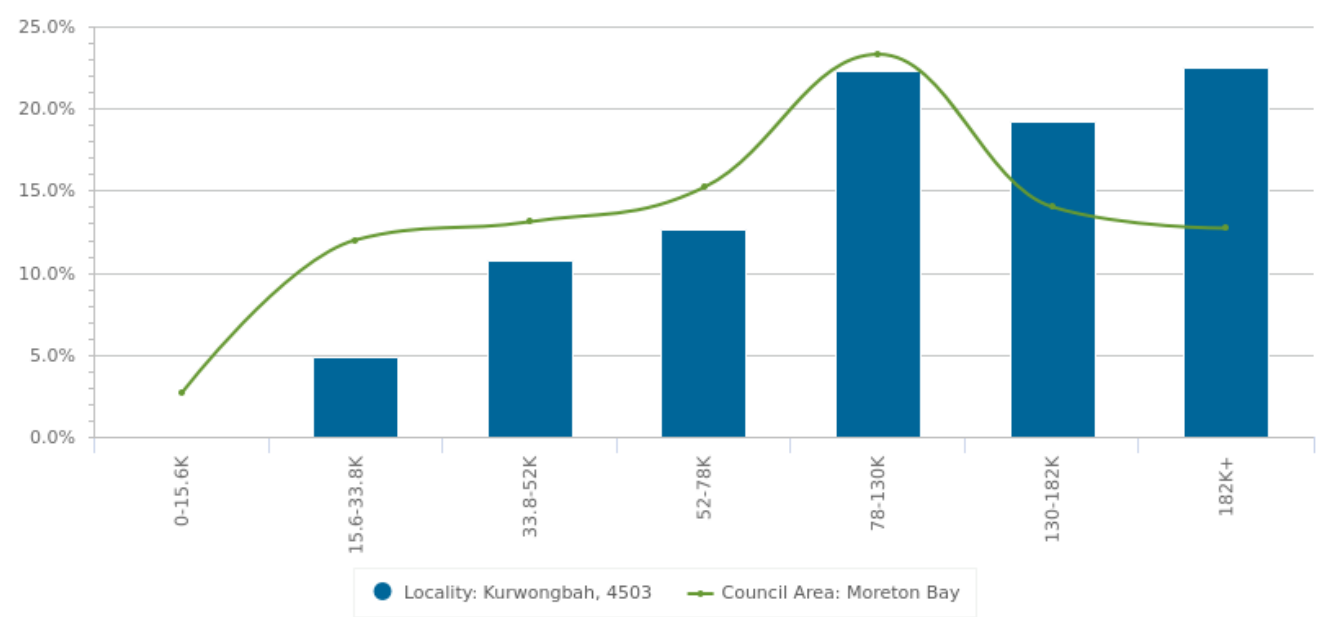
Statistics are provided by the Australian Bureau of Statistics (ABS)

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%

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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%

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