

Suburb Statistics Report

Kurwongbah QLD 4503

Prepared on 24 Mar 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	15.8 years	-	-
Total Dwellings	466	-	31
Total New Listings	12	-	-
Median Value	\$1,318,644	\$759,374	-
Total Properties Listed	13	-	-

Market Trends

House: Market Trends

13

Properties Sold
(12 Months)

15.8

Average Tenure Period
(Years)

\$502.5/w

Median Asking Rent
(12 Months)

12

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

7

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$1,280,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$985,000

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*

\$906,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

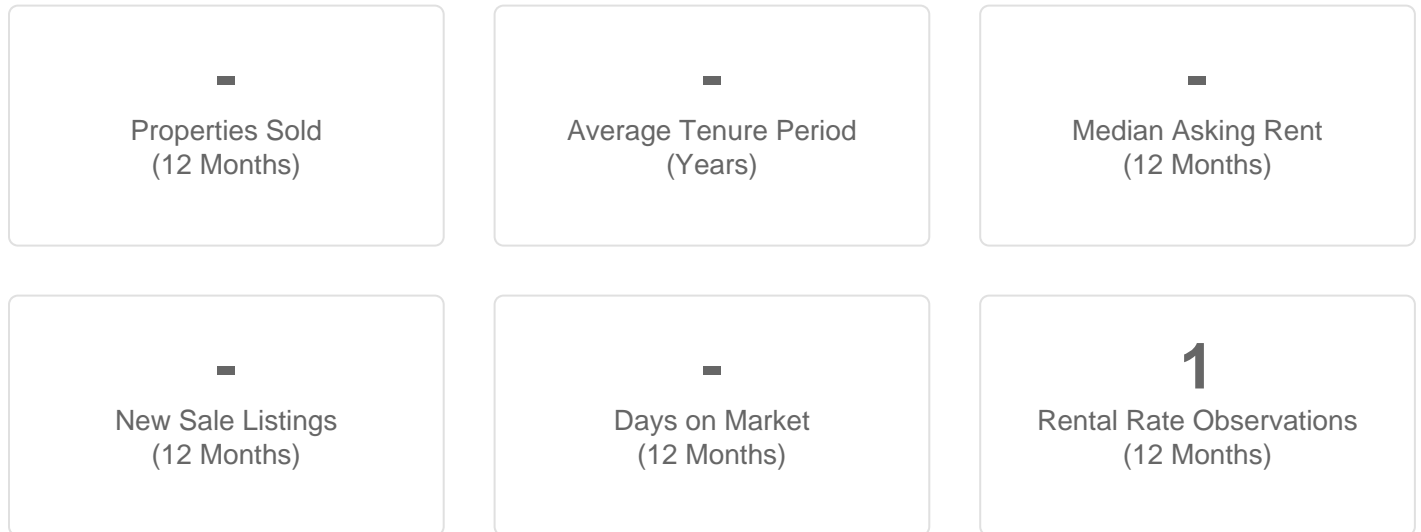
*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

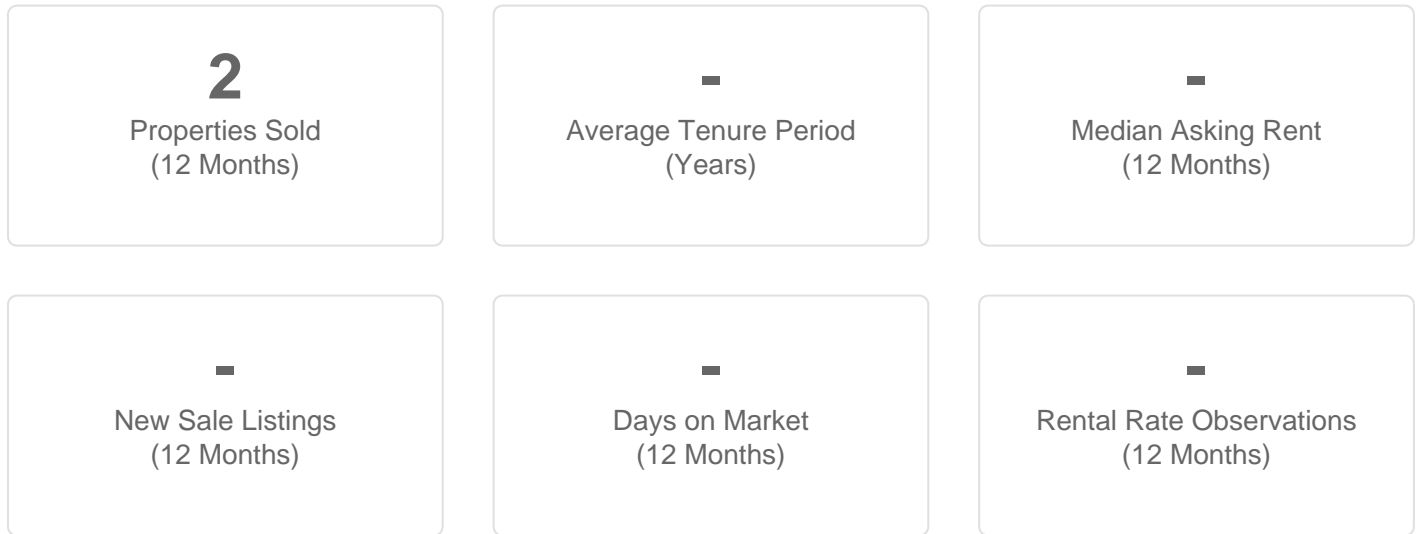
Kurwongbah QLD 4503



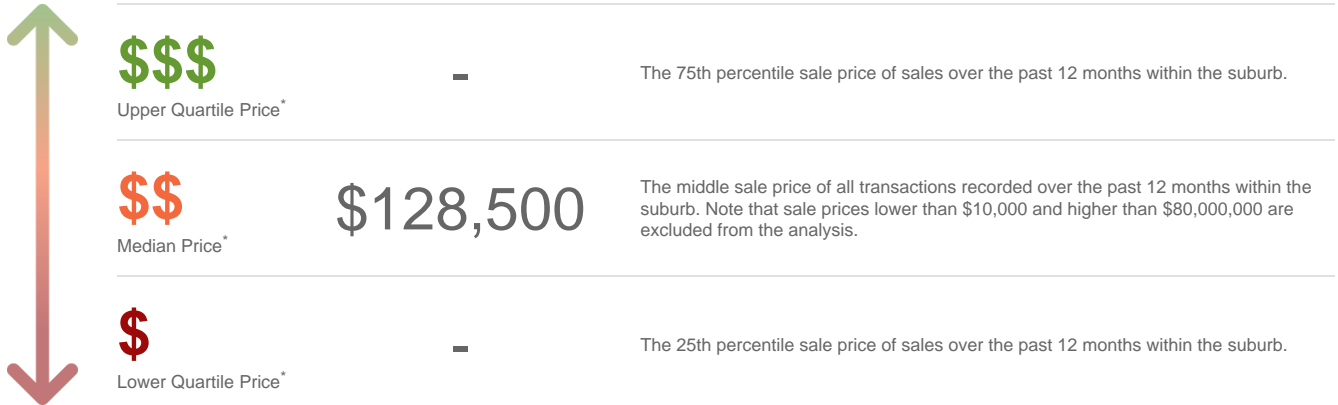
Unit: Market Trends



Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

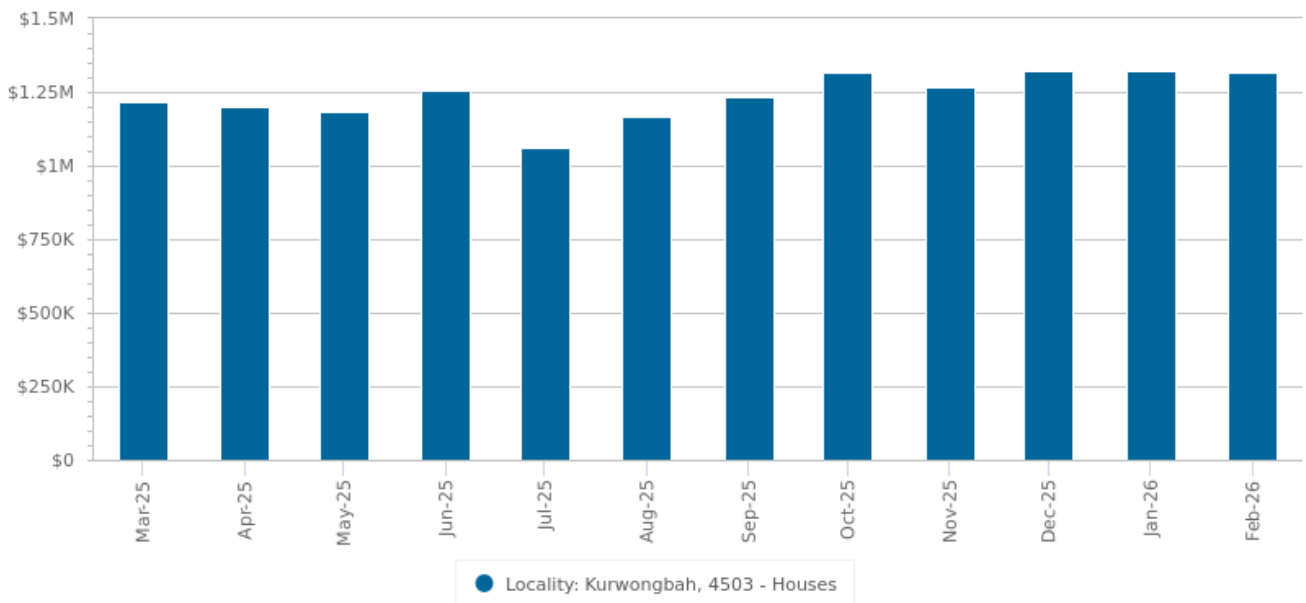
House: Recent Median Value

\$1.32M

Feb 2026

	Kurwongbah
Mar 2025	\$1,216,702
Apr 2025	\$1,199,633
May 2025	\$1,183,453
Jun 2025	\$1,255,666
Jul 2025	\$1,059,750
Aug 2025	\$1,165,682
Sep 2025	\$1,231,886
Oct 2025	\$1,319,118
Nov 2025	\$1,268,620
Dec 2025	\$1,319,564
Jan 2026	\$1,323,630
Feb 2026	\$1,318,644

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

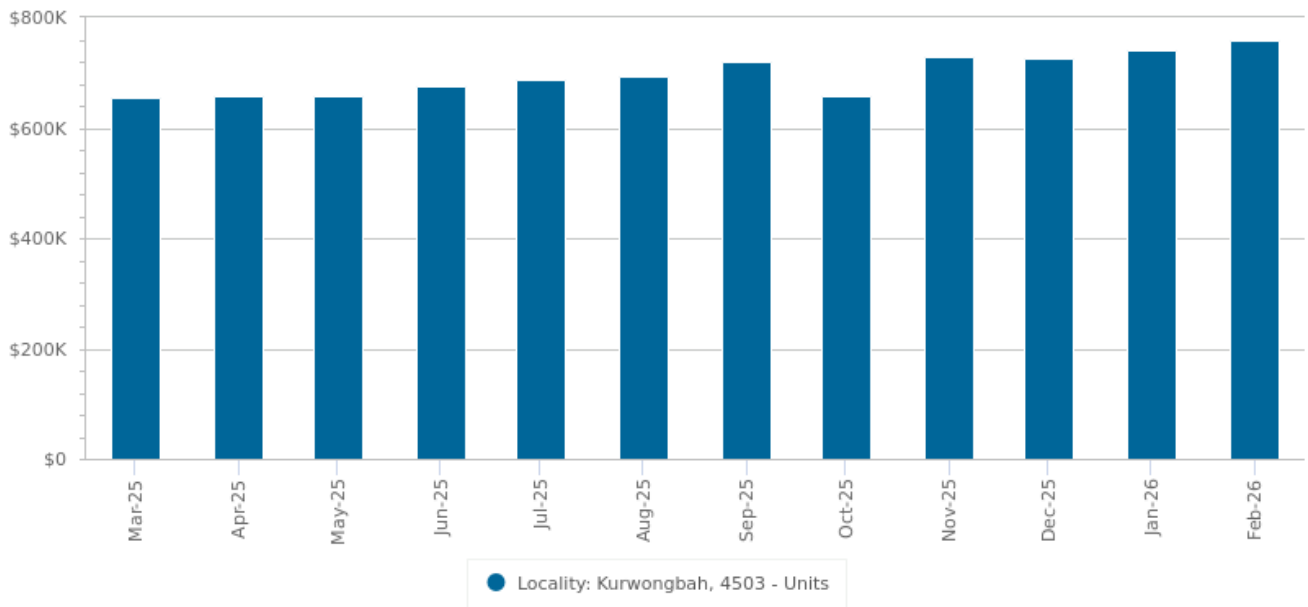
Unit: Recent Median Value

\$759K

Feb 2026

	Kurwongbah
Mar 2025	\$654,695
Apr 2025	\$658,184
May 2025	\$657,839
Jun 2025	\$674,824
Jul 2025	\$688,040
Aug 2025	\$693,520
Sep 2025	\$721,349
Oct 2025	\$656,835
Nov 2025	\$727,683
Dec 2025	\$726,642
Jan 2026	\$741,119
Feb 2026	\$759,374

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

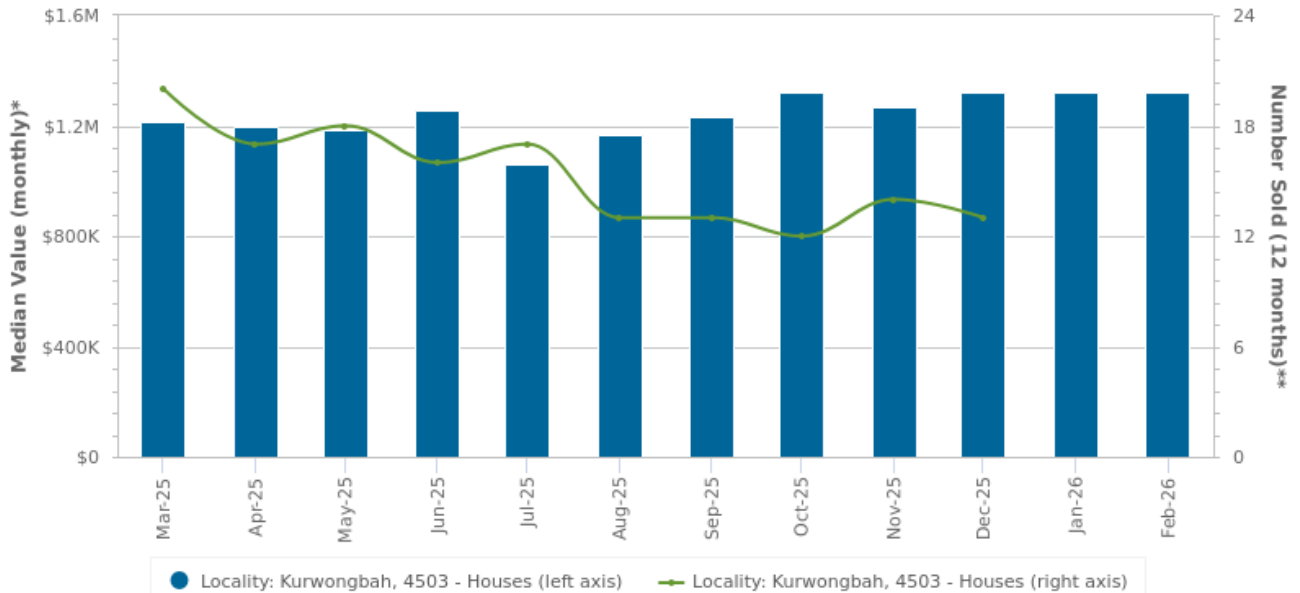
House: Median Value vs Number Sold

13

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$1,216,702	20
Apr 2025	\$1,199,633	17
May 2025	\$1,183,453	18
Jun 2025	\$1,255,666	16
Jul 2025	\$1,059,750	17
Aug 2025	\$1,165,682	13
Sep 2025	\$1,231,886	13
Oct 2025	\$1,319,118	12
Nov 2025	\$1,268,620	14
Dec 2025	\$1,319,564	13
Jan 2026	\$1,323,630	-
Feb 2026	\$1,318,644	-

Statistics are calculated over a rolling 12 month period

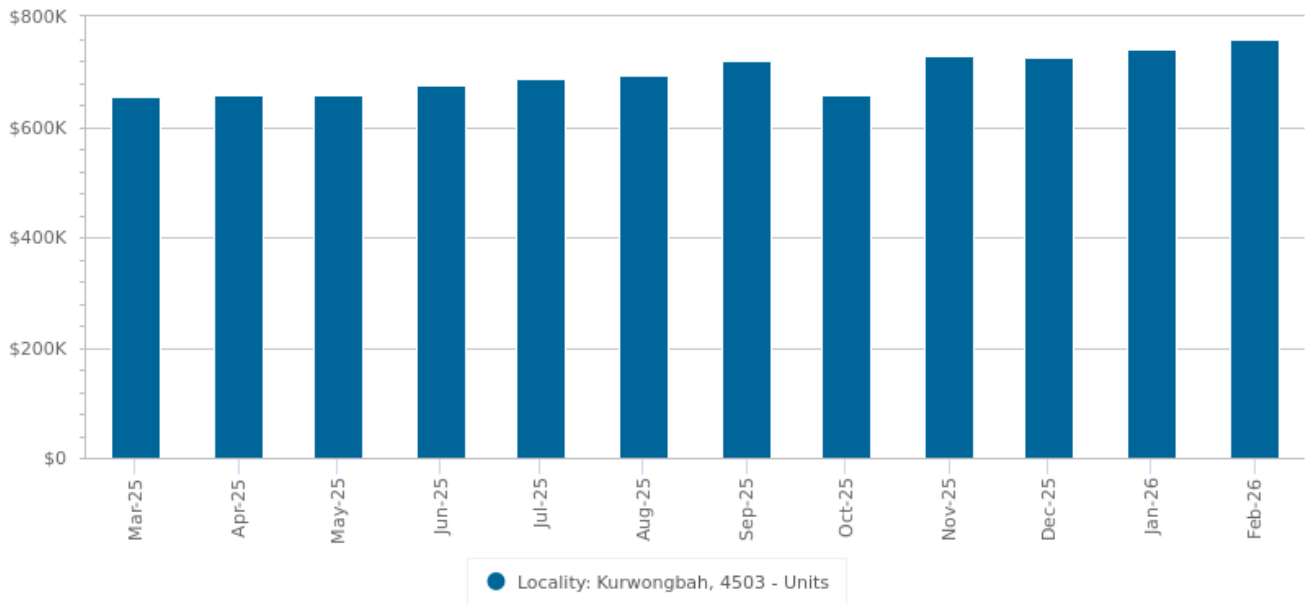


*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Mar 2025	\$654,695	-
Apr 2025	\$658,184	-
May 2025	\$657,839	-
Jun 2025	\$674,824	-
Jul 2025	\$688,040	-
Aug 2025	\$693,520	-
Sep 2025	\$721,349	-
Oct 2025	\$656,835	-
Nov 2025	\$727,683	-
Dec 2025	\$726,642	-
Jan 2026	\$741,119	-
Feb 2026	\$759,374	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

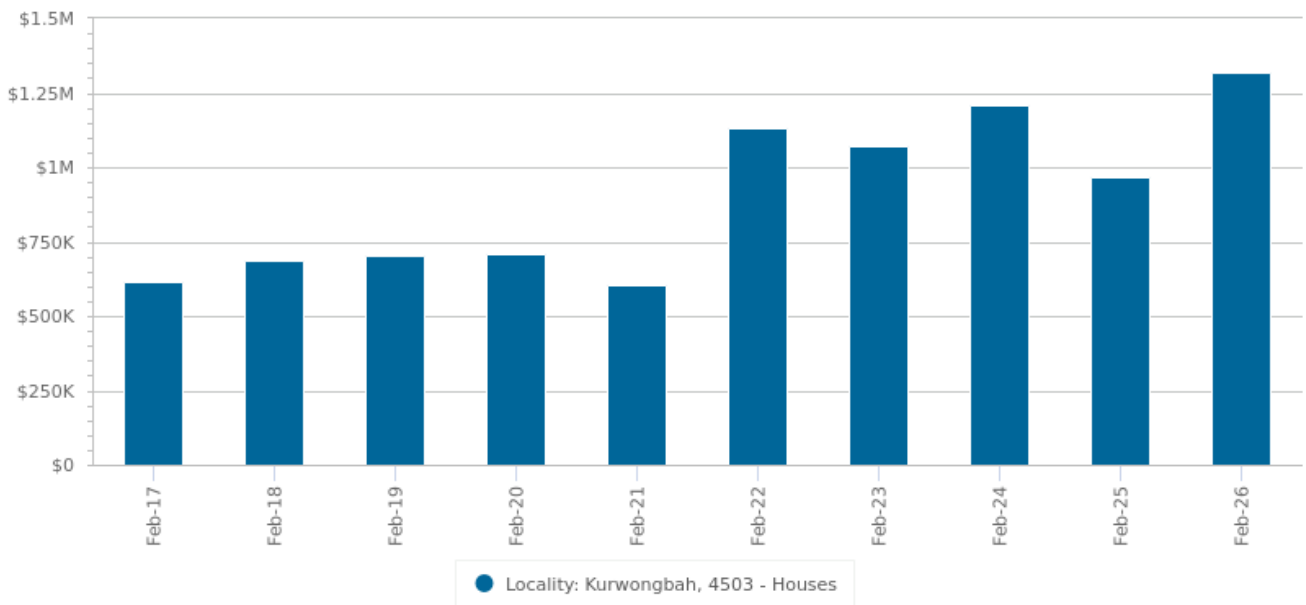
\$1.32M

Feb 2026

House: Median Value

	Kurwongbah
Feb 2017	\$613,966
Feb 2018	\$686,170
Feb 2019	\$701,236
Feb 2020	\$707,928
Feb 2021	\$605,654
Feb 2022	\$1,133,666
Feb 2023	\$1,068,804
Feb 2024	\$1,206,527
Feb 2025	\$968,429
Feb 2026	\$1,318,644

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

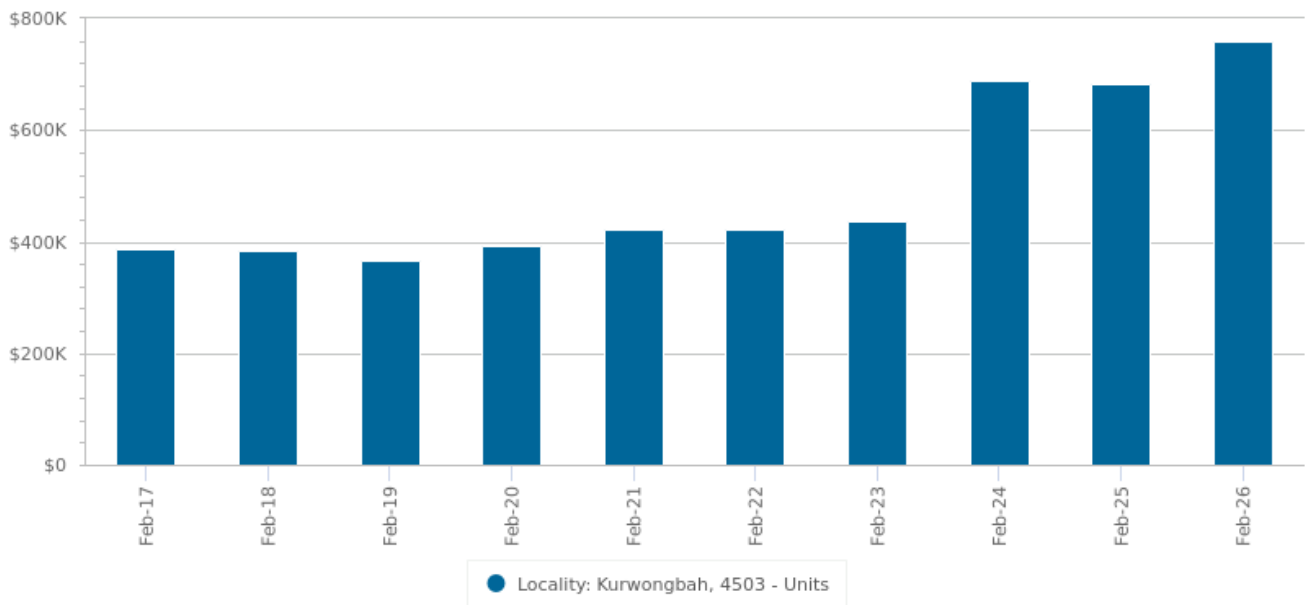
Unit: Median Value

\$759K

Feb 2026

	Kurwongbah
Feb 2017	\$388,142
Feb 2018	\$382,685
Feb 2019	\$366,391
Feb 2020	\$392,775
Feb 2021	\$421,008
Feb 2022	\$421,191
Feb 2023	\$437,012
Feb 2024	\$689,833
Feb 2025	\$682,290
Feb 2026	\$759,374

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

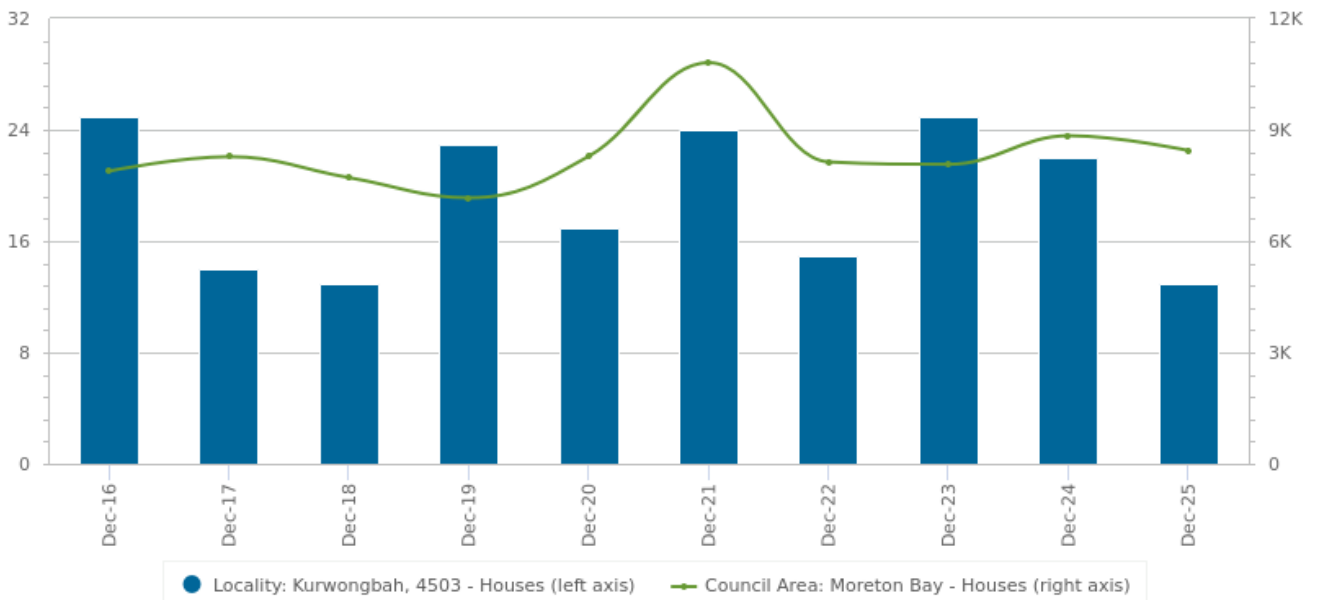
House: Sales Per Annum

13

Dec 2025

	Kurwongbah	Moreton Bay
Dec 2017	14	8275
Dec 2018	13	7708
Dec 2019	23	7167
Dec 2020	17	8294
Dec 2021	24	10807
Dec 2022	15	8132
Dec 2023	25	8068
Dec 2024	22	8840
Dec 2025	13	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



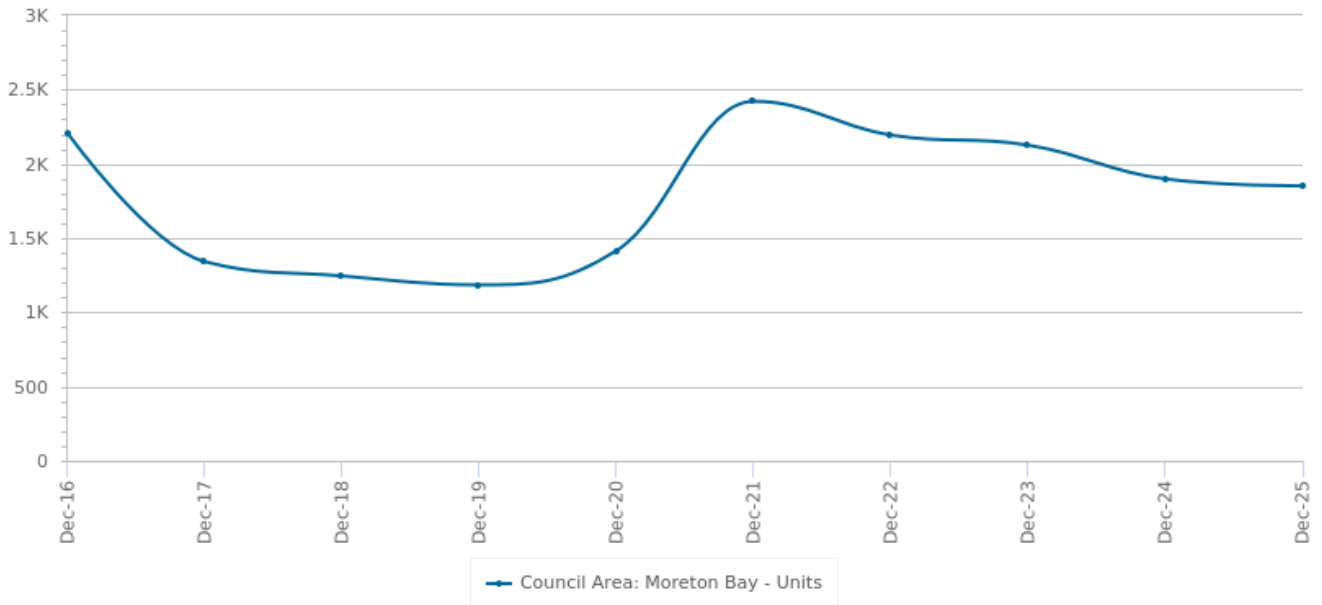
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Kurwongbah	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



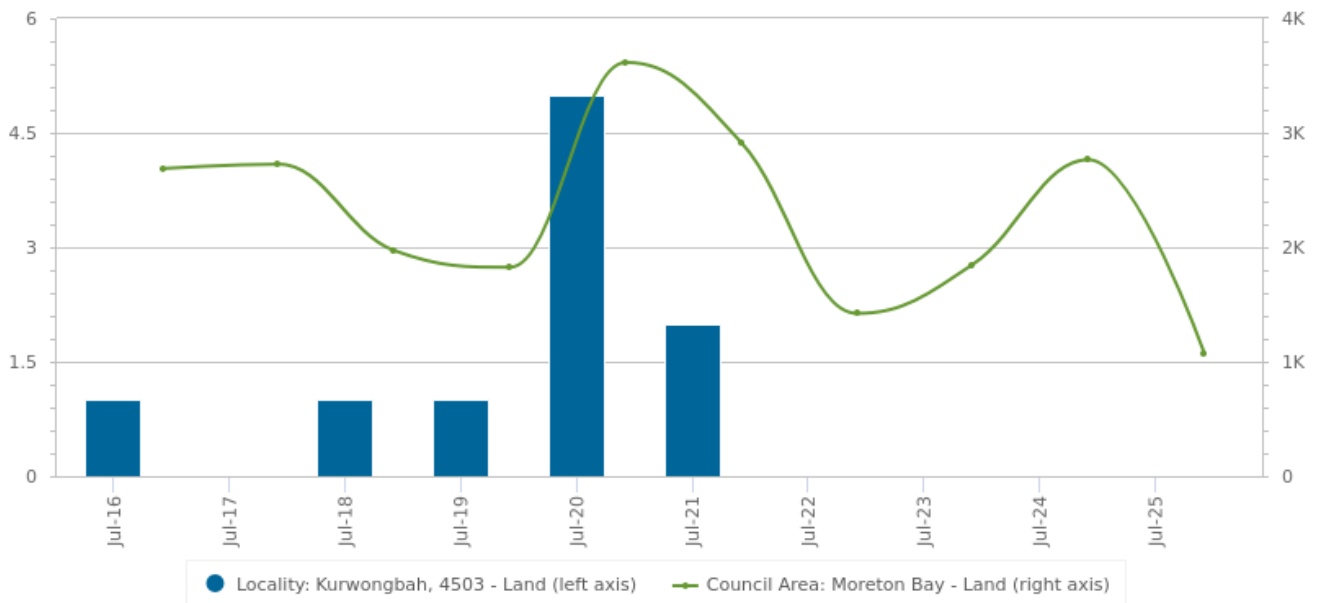
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Jul 2021

	Kurwongbah	Moreton Bay
Jul 2017	0	2726
Jul 2018	1	1971
Jul 2019	1	1825
Jul 2020	5	3615
Jul 2021	2	2913
Jul 2022	0	1422
Jul 2023	0	1850
Jul 2024	0	2765
Jul 2025	0	1074
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

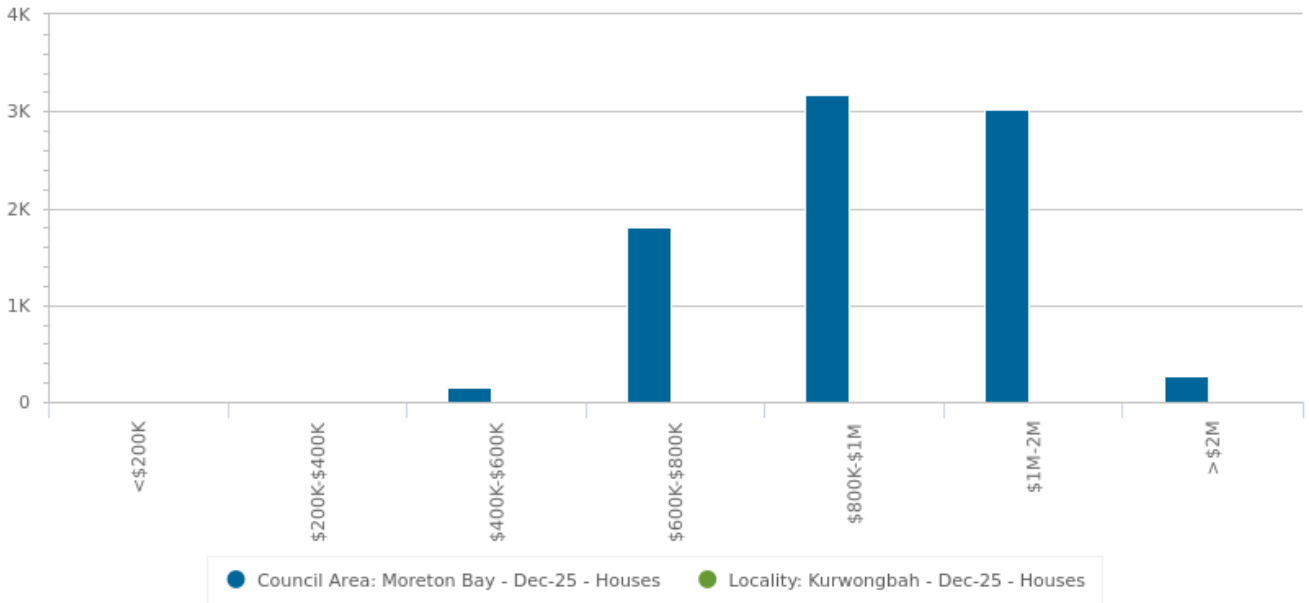
House: Sales By Price

\$16.30M

Dec 2025

	Kurwongbah	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	-	157
\$600K-\$800K	1	1,804
\$800K-\$1M	6	3,167
\$1M-\$2M	4	3,020
>\$2M	2	271

Statistics are calculated over a rolling 12 month period

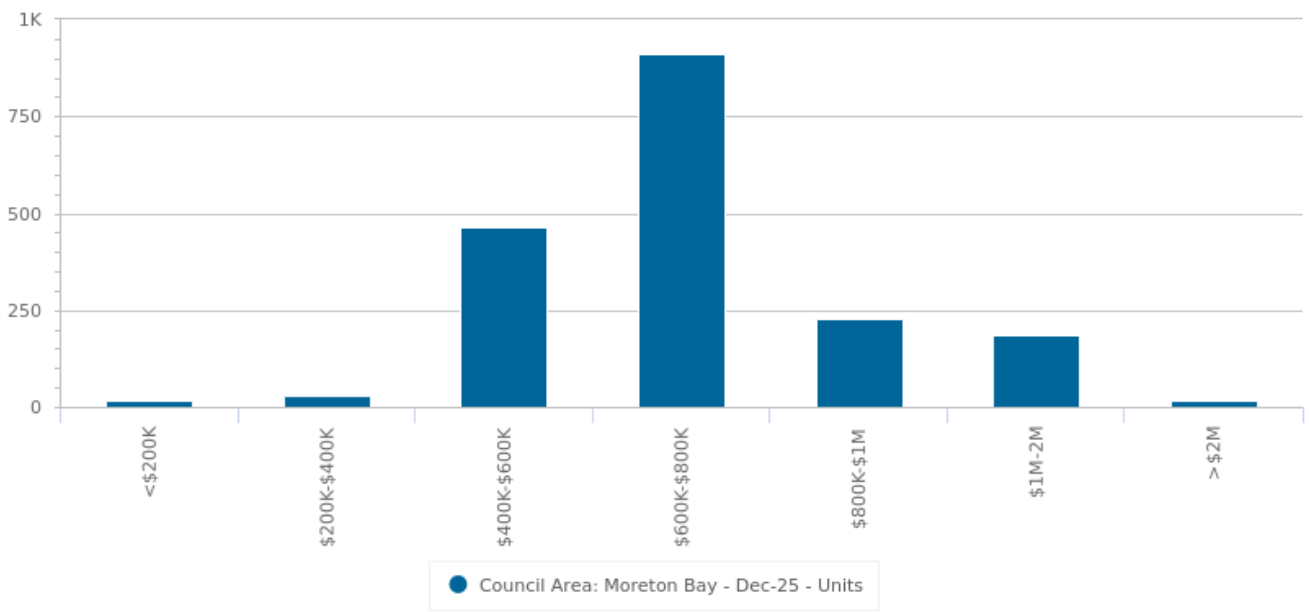


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

	Kurwongbah	Moreton Bay
<\$200K	-	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

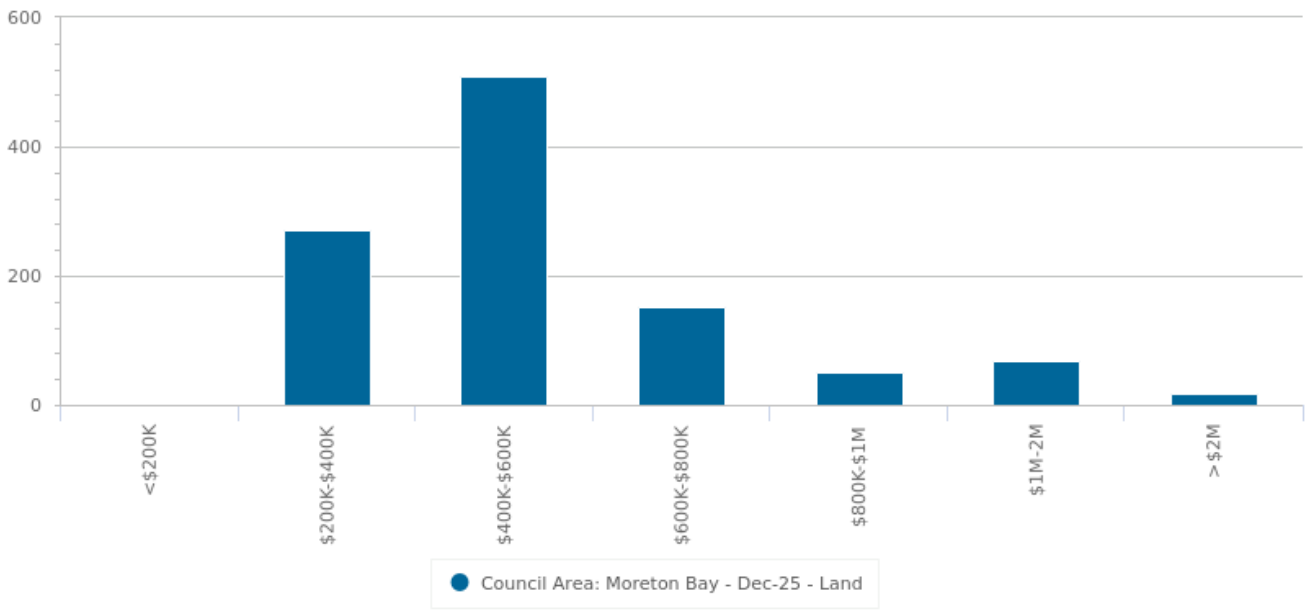


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kurwongbah	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	-	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

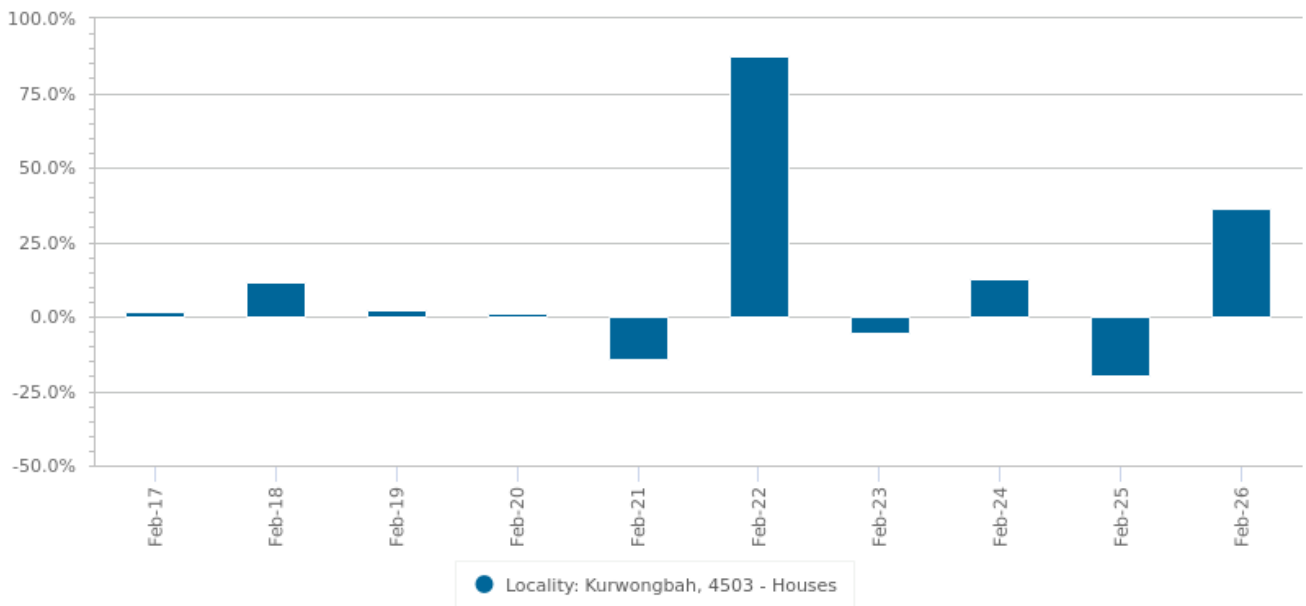
House: Change In Median Value

36.2%

Feb 2026

	Kurwongbah
Feb 2017	1.5%
Feb 2018	11.8%
Feb 2019	2.2%
Feb 2020	1.0%
Feb 2021	-14.4%
Feb 2022	87.2%
Feb 2023	-5.7%
Feb 2024	12.9%
Feb 2025	-19.7%
Feb 2026	36.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

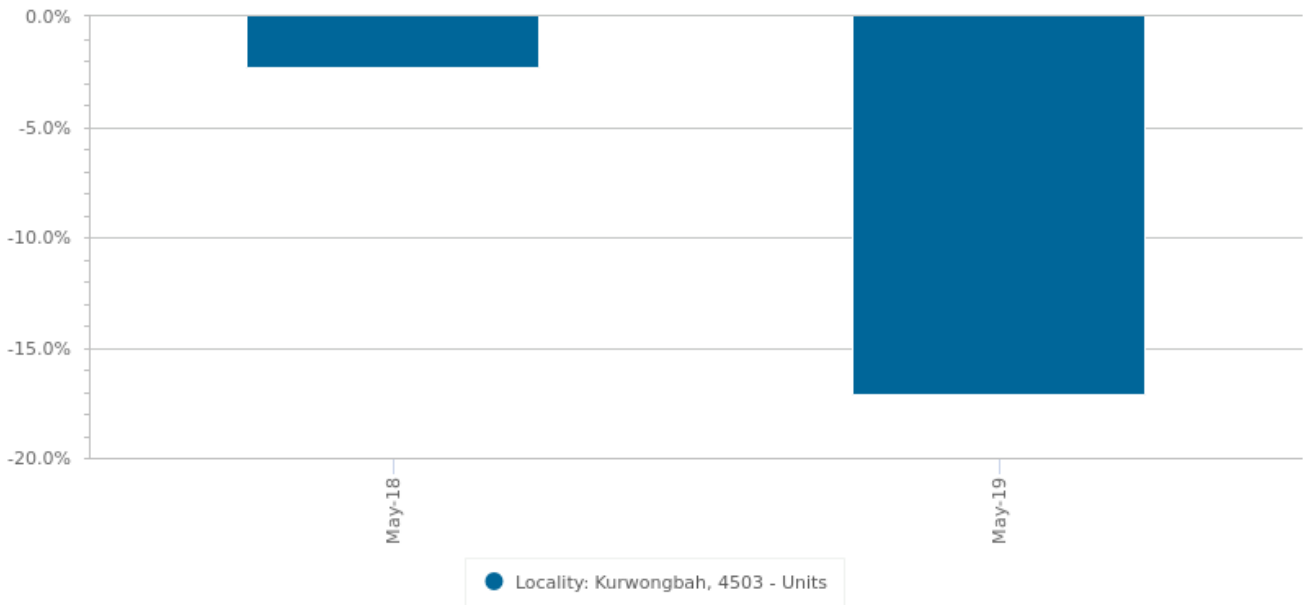
Unit: Change In Median Value

-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

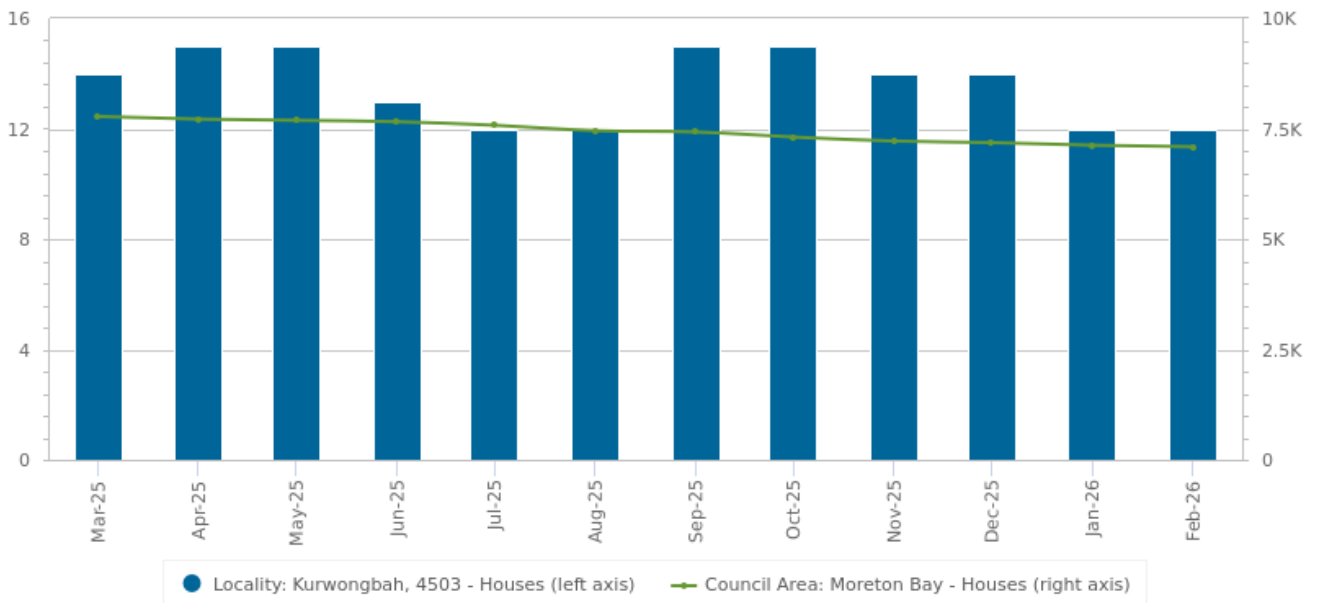
House: Number of New Listing

12

Feb 2026

	Kurwongbah	Moreton Bay
Mar 2025	14	7,777
Apr 2025	15	7,717
May 2025	15	7,691
Jun 2025	13	7,658
Jul 2025	12	7,578
Aug 2025	12	7,456
Sep 2025	15	7,426
Oct 2025	15	7,311
Nov 2025	14	7,221
Dec 2025	14	7,185
Jan 2026	12	7,126
Feb 2026	12	7,092

Statistics are calculated over a rolling 12 month period

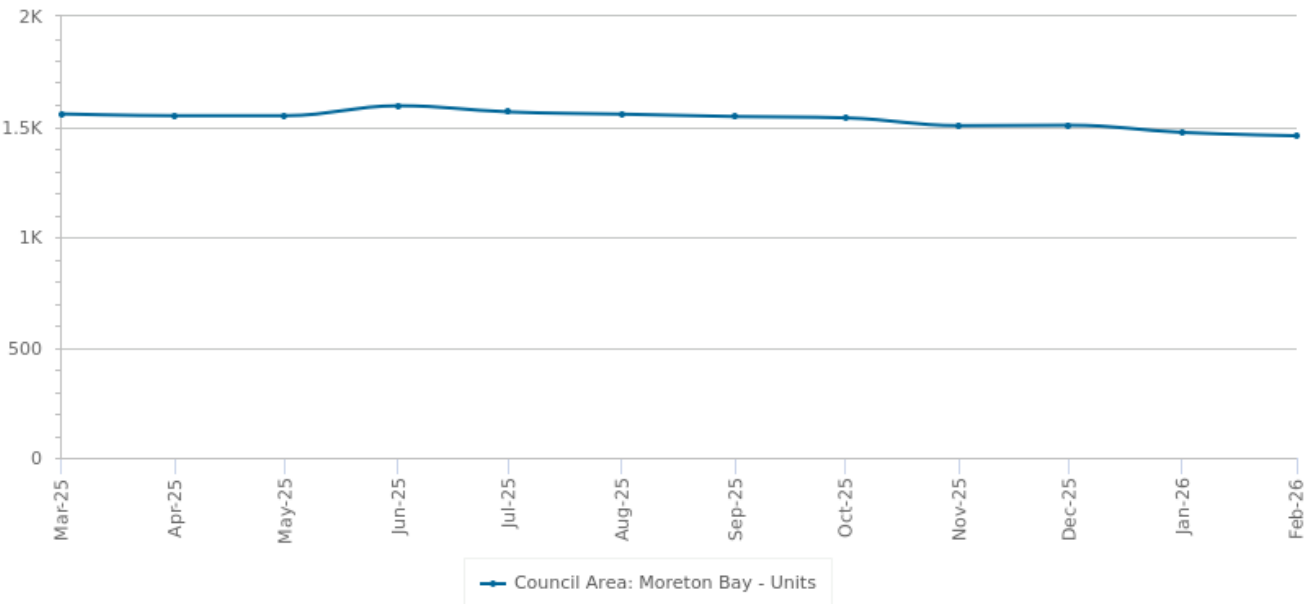


Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

	Kurwongbah	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

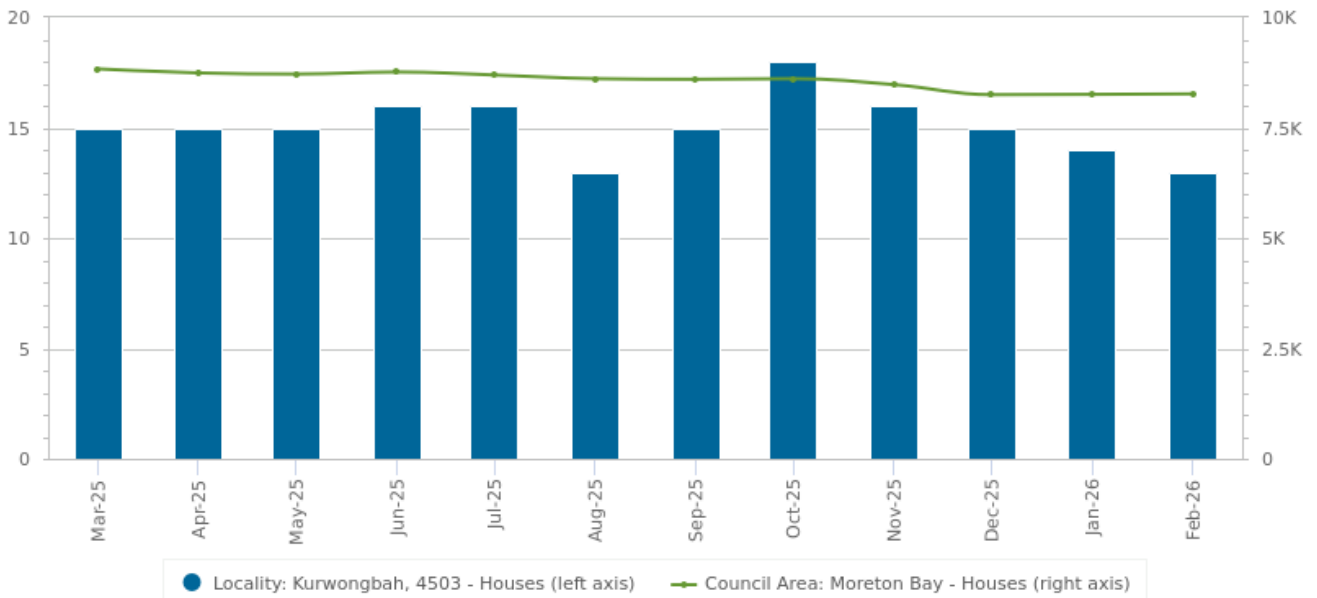
House: Total Properties Listed

13

Feb 2026

	Kurwongbah	Moreton Bay
Mar 2025	15	8,832
Apr 2025	15	8,741
May 2025	15	8,716
Jun 2025	16	8,762
Jul 2025	16	8,694
Aug 2025	13	8,611
Sep 2025	15	8,597
Oct 2025	18	8,611
Nov 2025	16	8,475
Dec 2025	15	8,248
Jan 2026	14	8,255
Feb 2026	13	8,267

Statistics are calculated over a rolling 12 month period

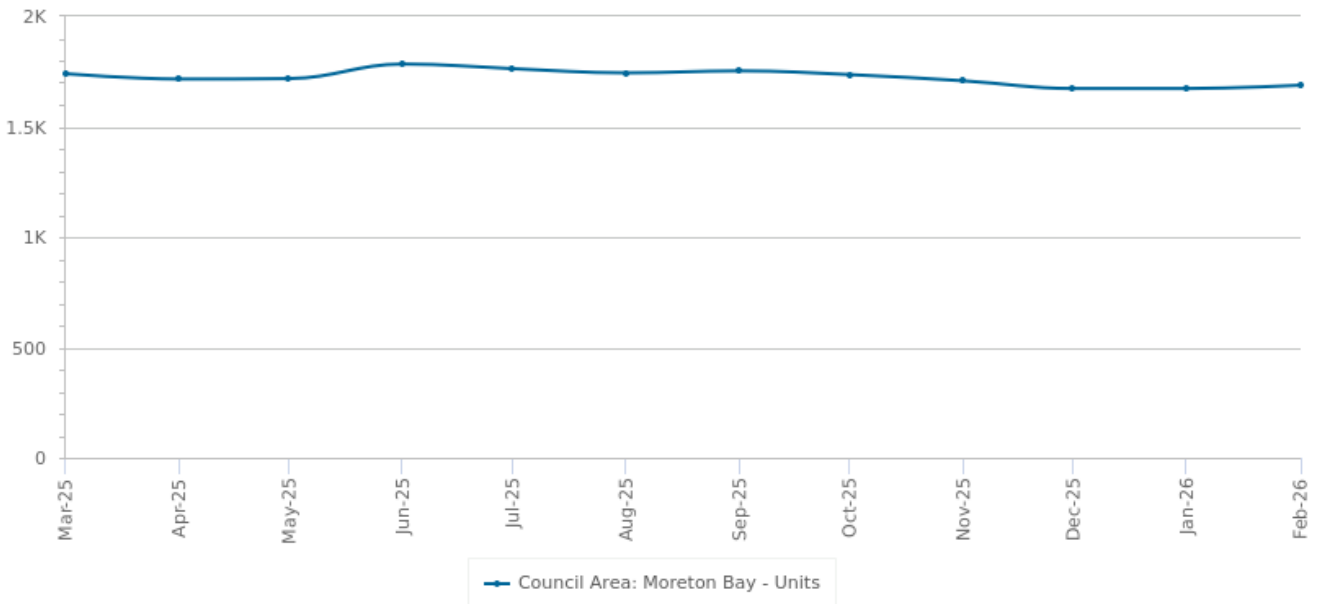


Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

	Kurwongbah	Moreton Bay
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

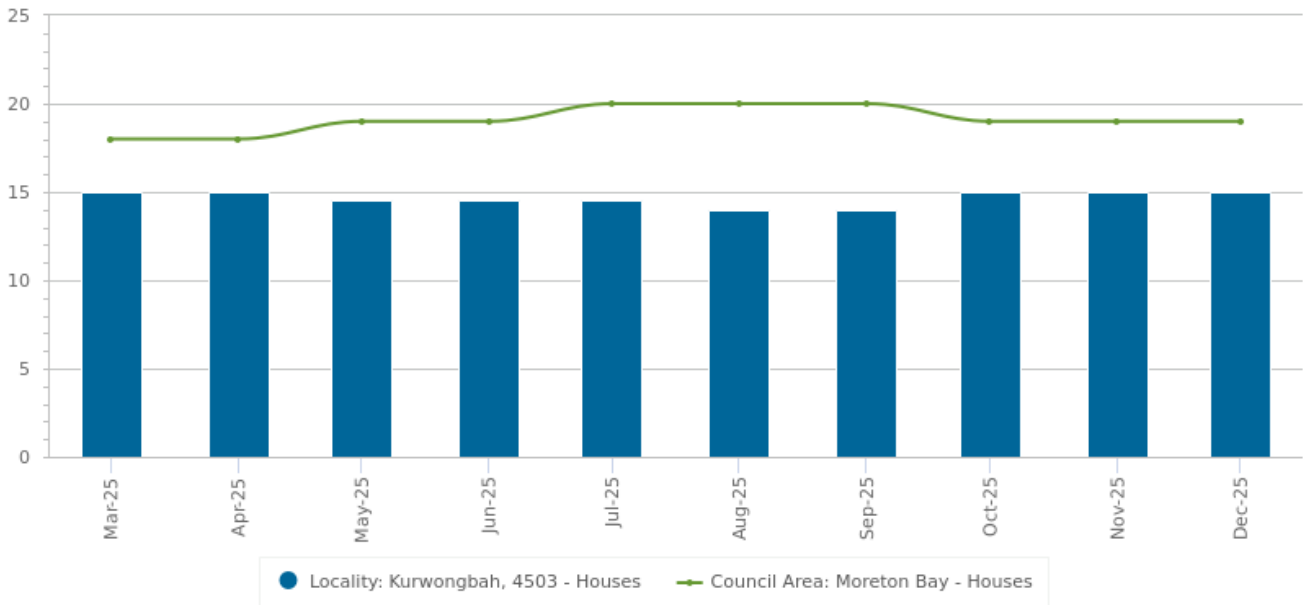
House: Median Days On Market

15

Dec 2025

	Kurwongbah	Moreton Bay
Jan 2025	16	17
Feb 2025	16	17.5
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
Nov 2025	15	19
Dec 2025	15	19

Statistics are calculated over a rolling 12 month period

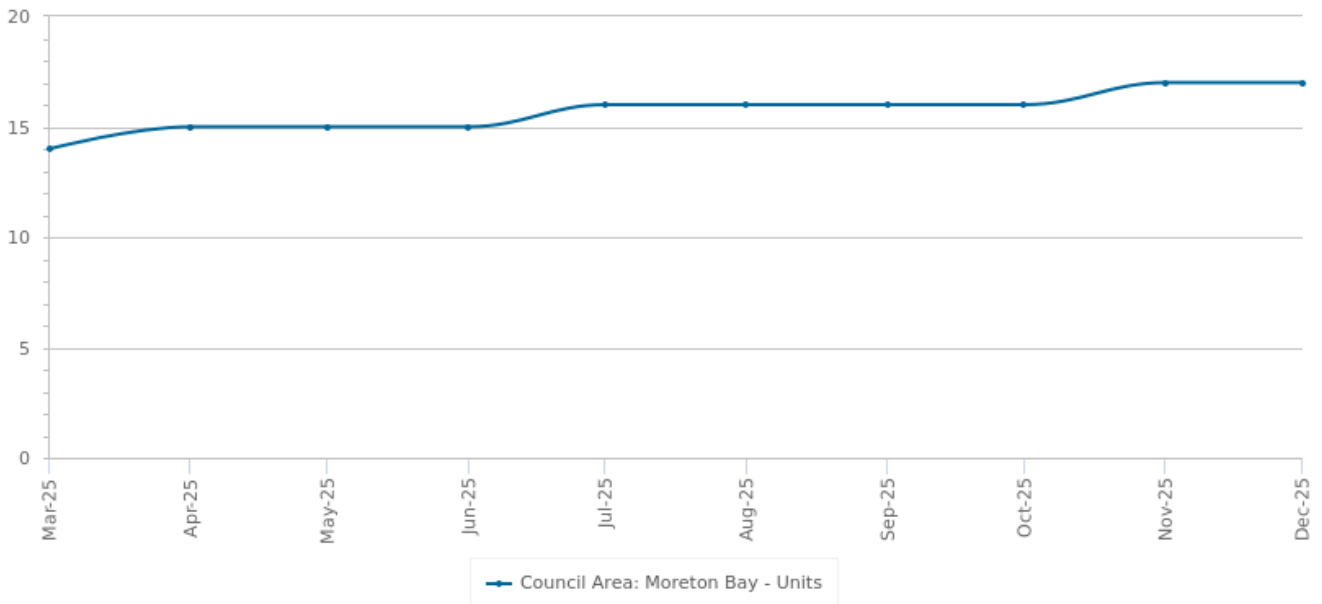


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Kurwongbah	Moreton Bay
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

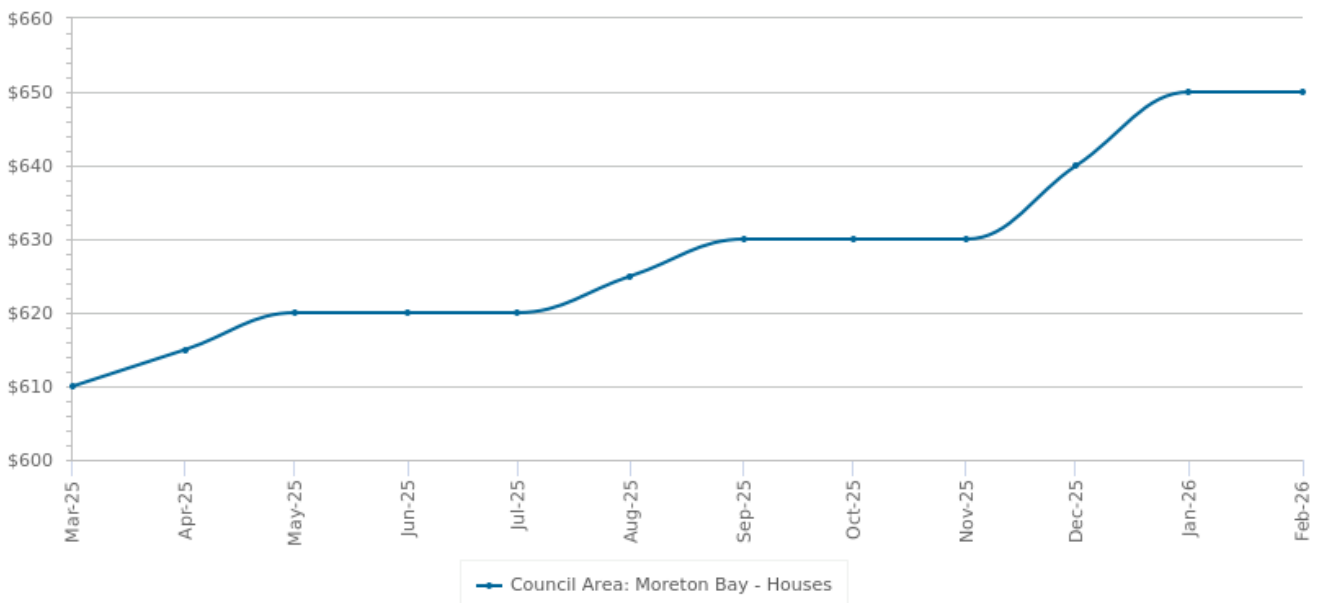
House: Median Rent

\$503/w

Feb 2020

	Kurwongbah	Moreton Bay
Mar 2025	-	\$610/w
Apr 2025	-	\$615/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
Jan 2026	-	\$650/w
Feb 2026	-	\$650/w

Statistics are calculated over a rolling 12 month period

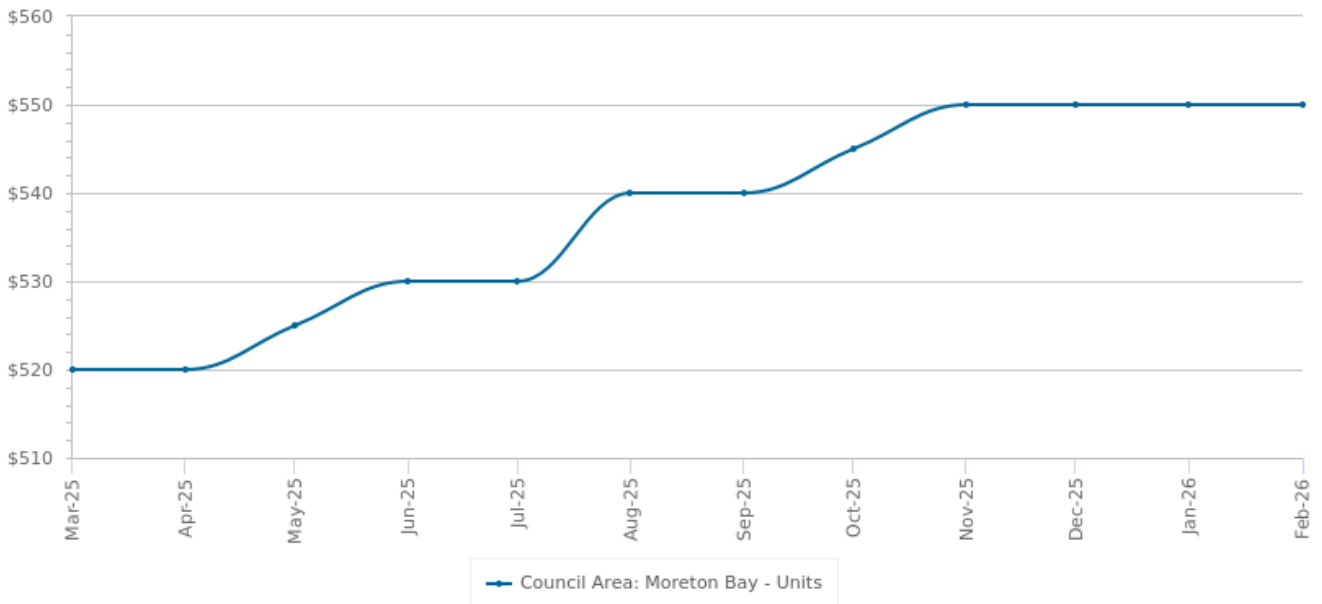


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Kurwongbah	Moreton Bay
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



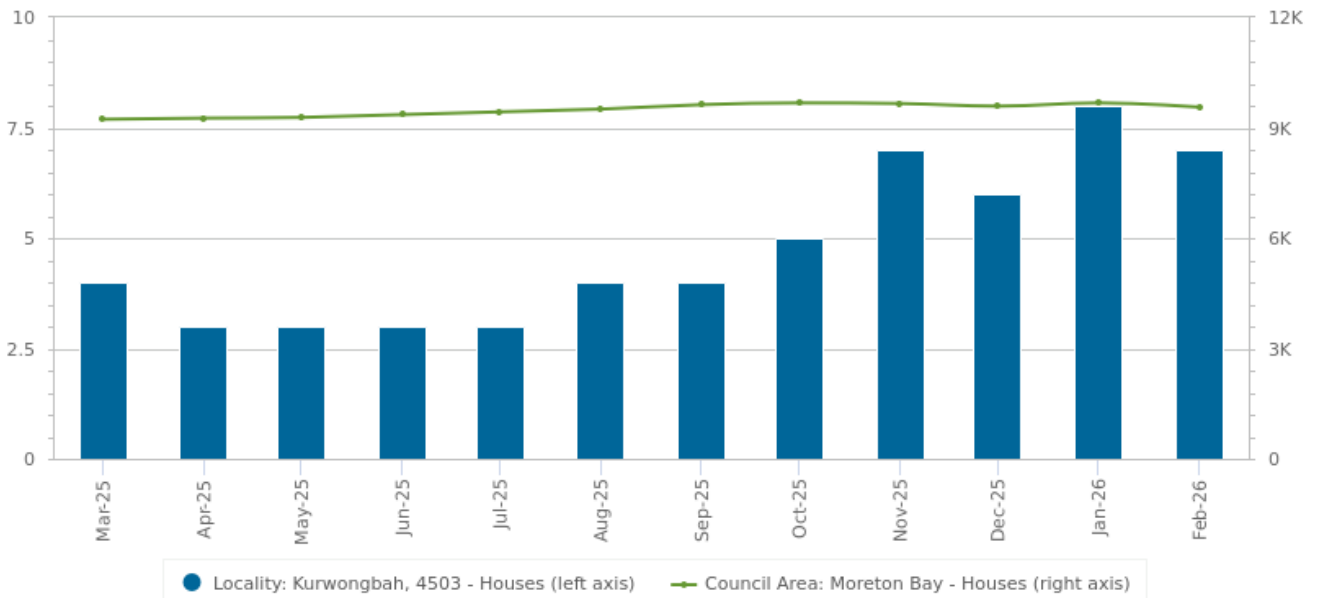
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

7
Feb 2026

	Kurwongbah	Moreton Bay
Mar 2025	4	9,230
Apr 2025	3	9,261
May 2025	3	9,280
Jun 2025	3	9,357
Jul 2025	3	9,431
Aug 2025	4	9,506
Sep 2025	4	9,627
Oct 2025	5	9,674
Nov 2025	7	9,658
Dec 2025	6	9,587
Jan 2026	8	9,675
Feb 2026	7	9,559

Statistics are calculated over a rolling 12 month period



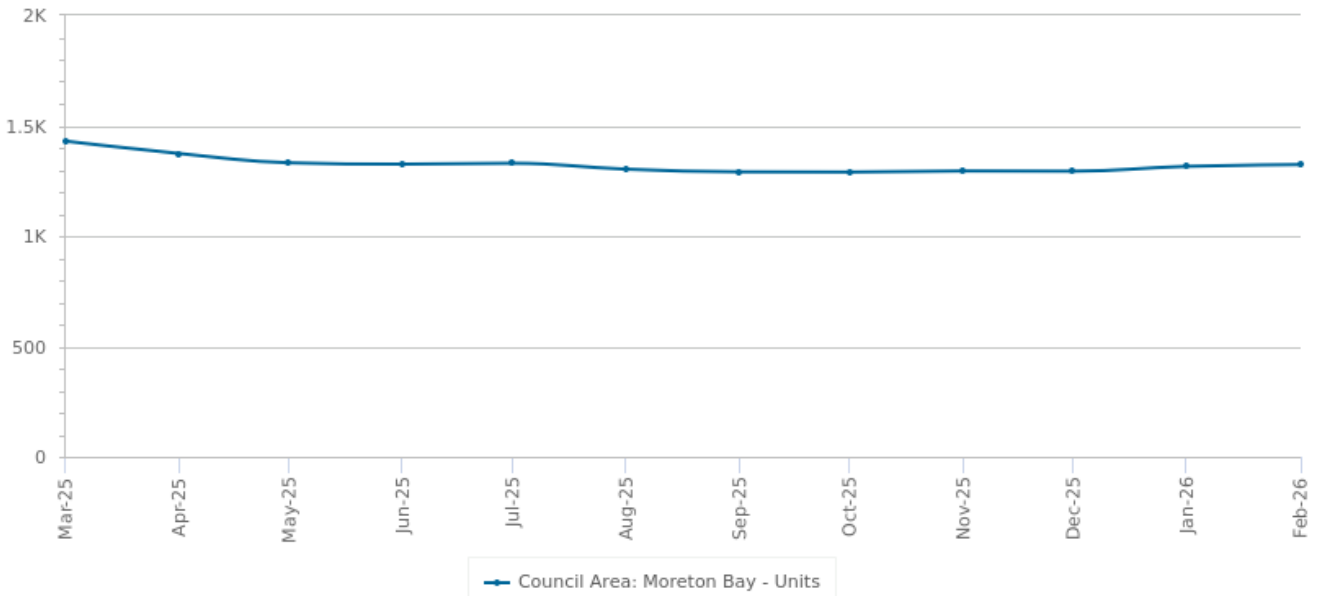
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Mar 2024

	Kurwongbah	Moreton Bay
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

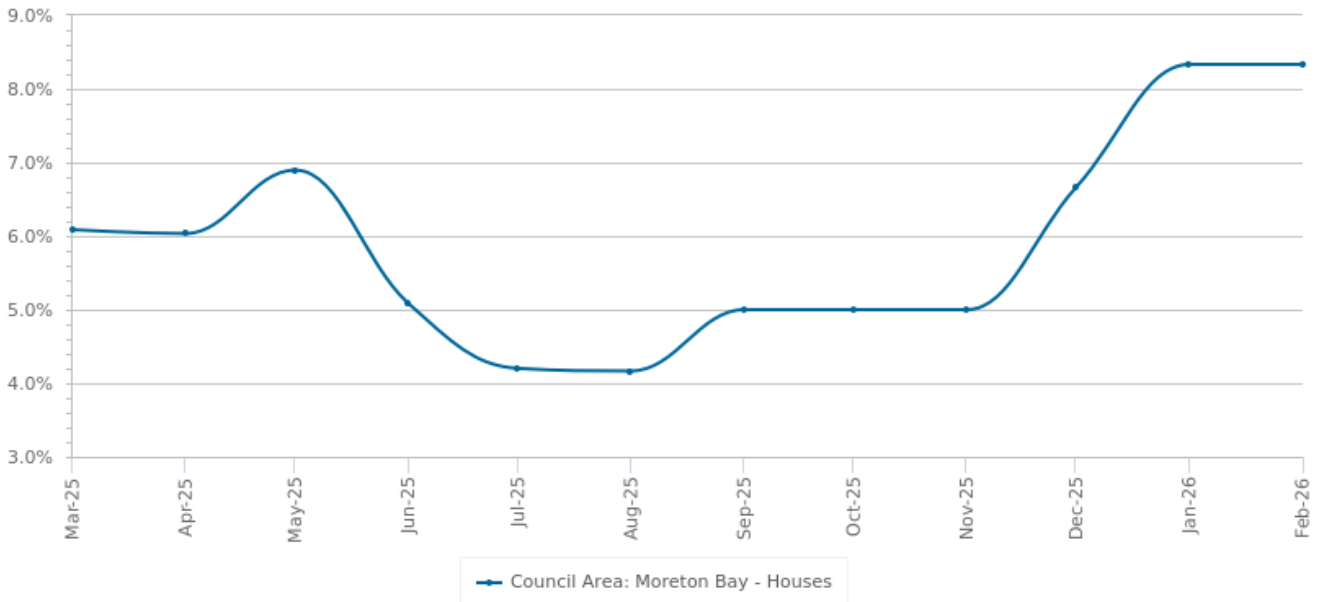
House: Change in Rental Rate

-8.6%

Feb 2020

	Kurwongbah	Moreton Bay
Mar 2025	-	6.1%
Apr 2025	-	6.0%
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%
Jan 2026	-	8.3%
Feb 2026	-	8.3%

Statistics are calculated over a rolling 12 month period

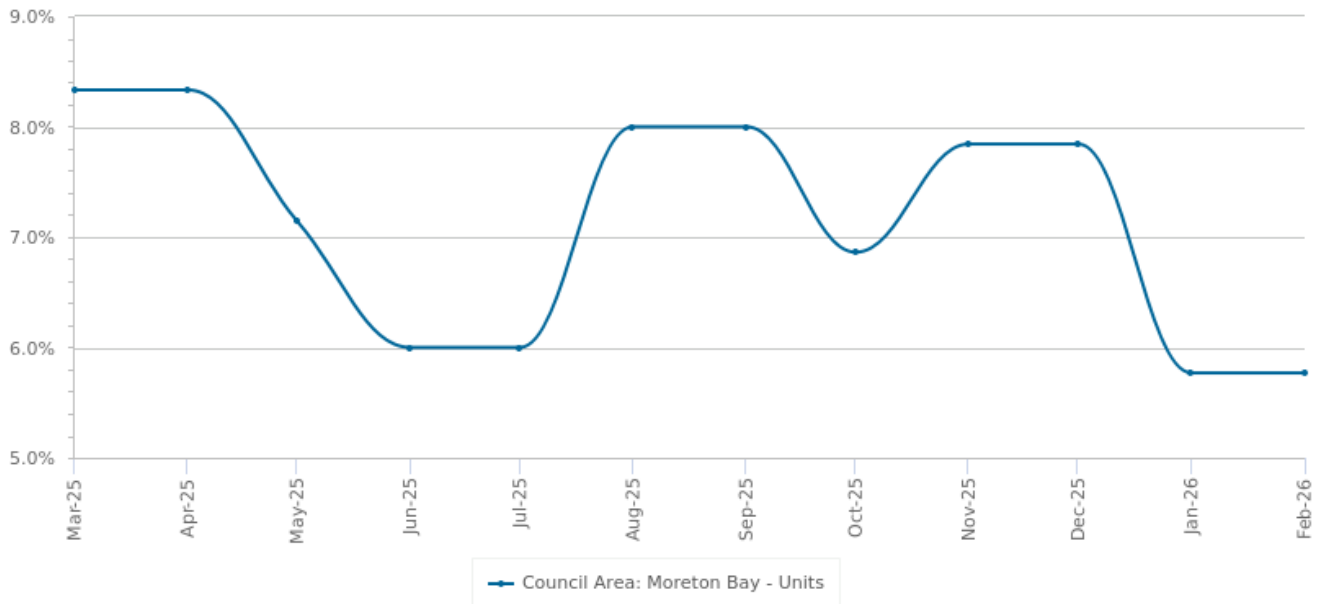


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Kurwongbah	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

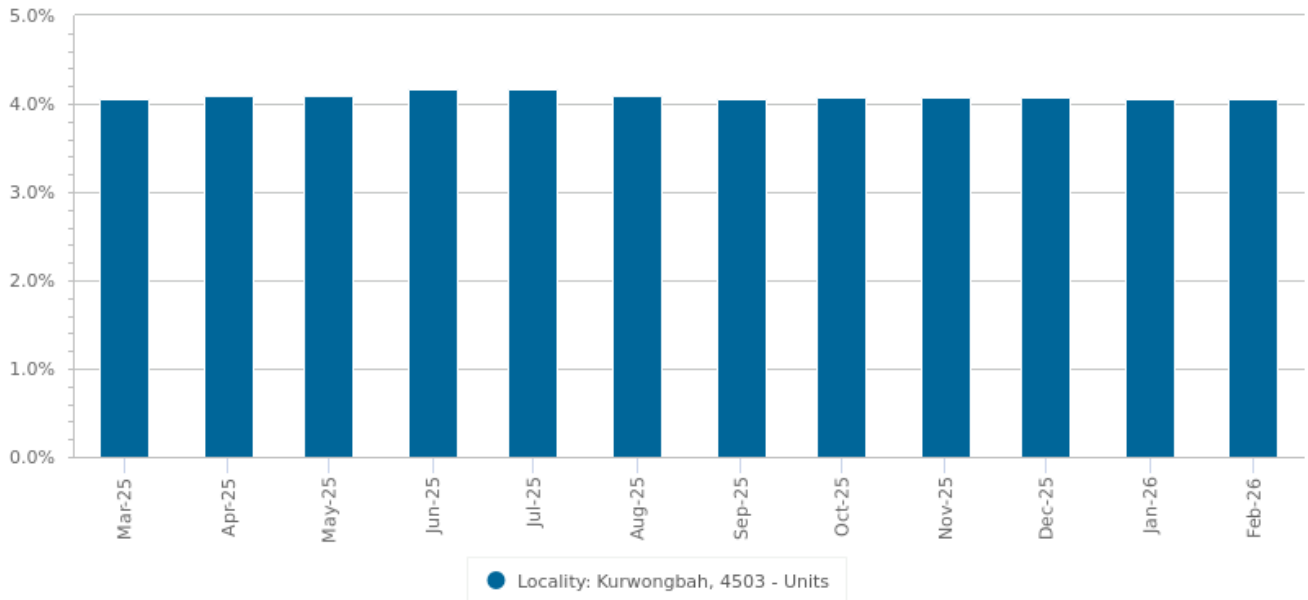
Unit: Value Based Rental Yield

4.0%

Feb 2026

	Kurwongbah
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	4.0%
Oct 2025	4.1%
Nov 2025	4.1%
Dec 2025	4.1%
Jan 2026	4.0%
Feb 2026	4.0%

Statistics are calculated at the end of the displayed month



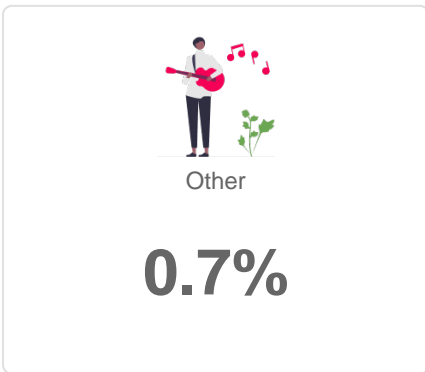
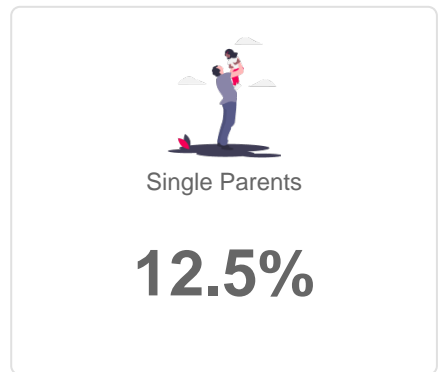
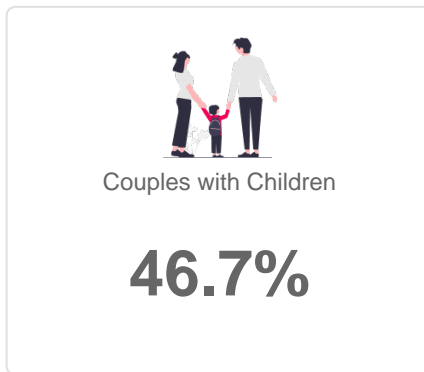
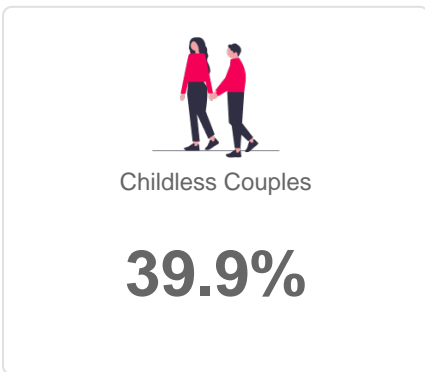
Statistics are calculated at the end of the displayed month

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)

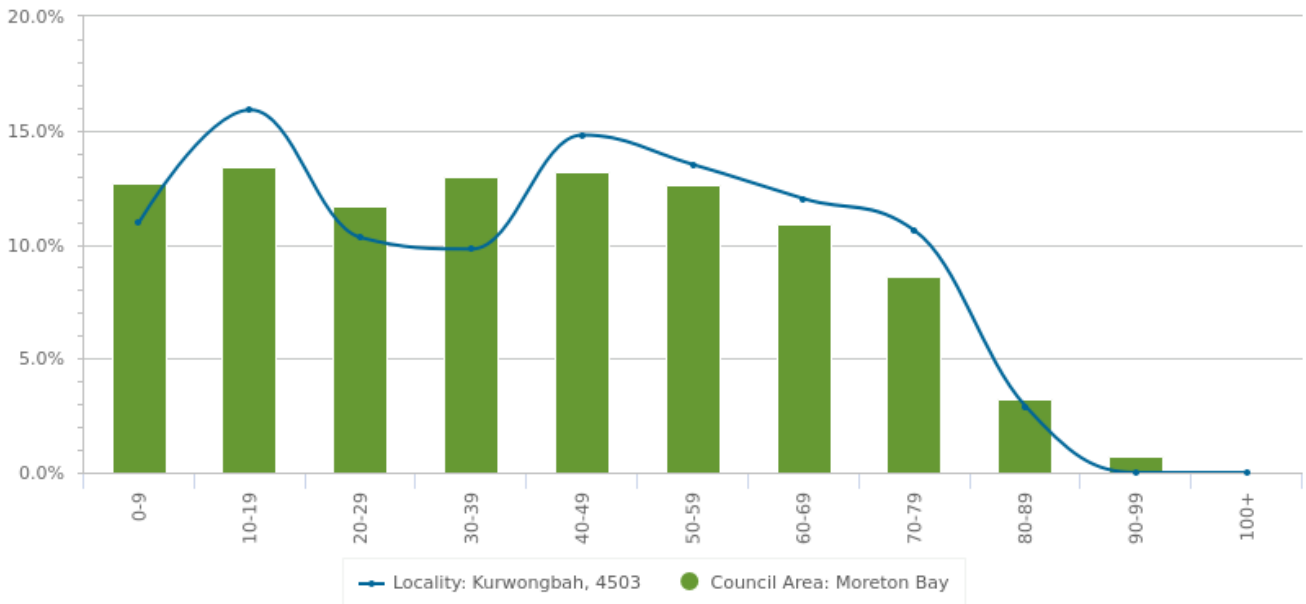


Population Age

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)



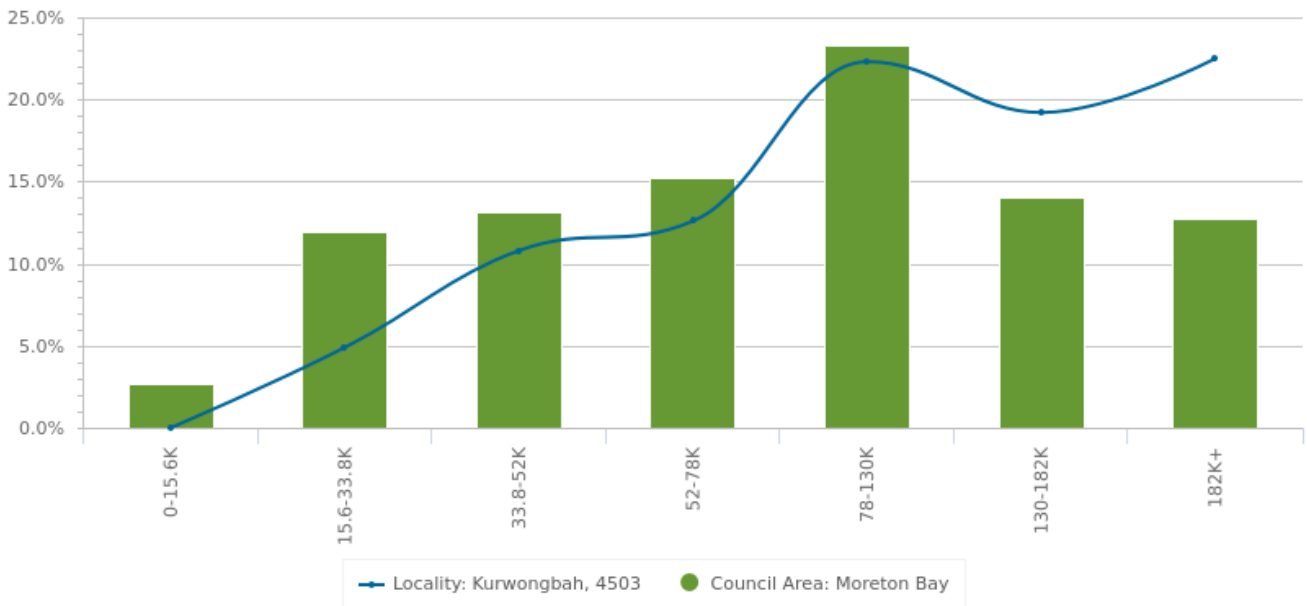
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



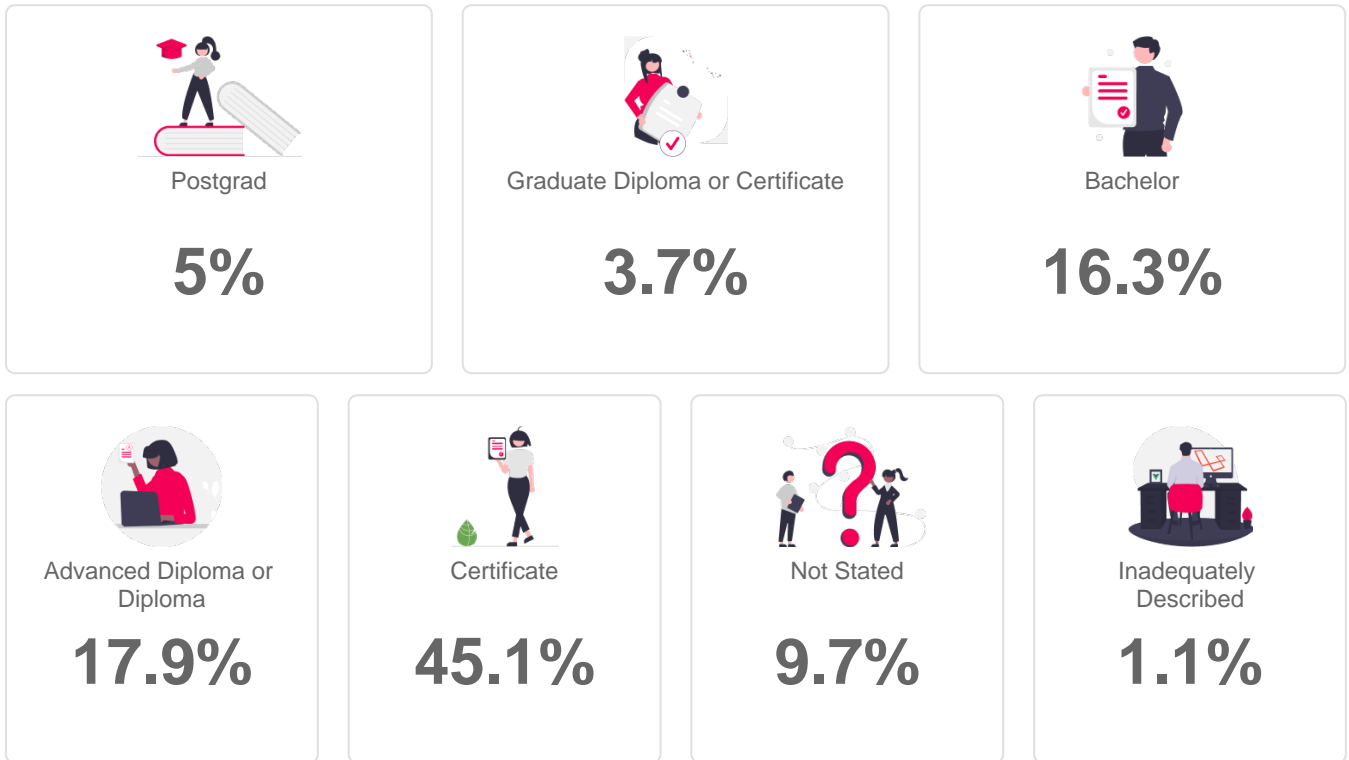
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

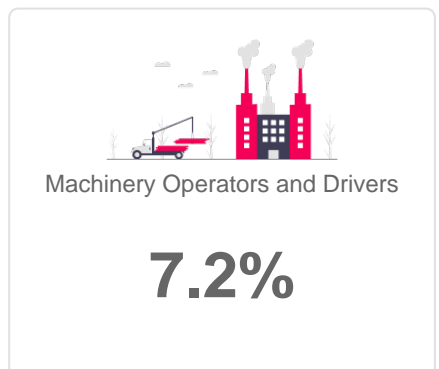
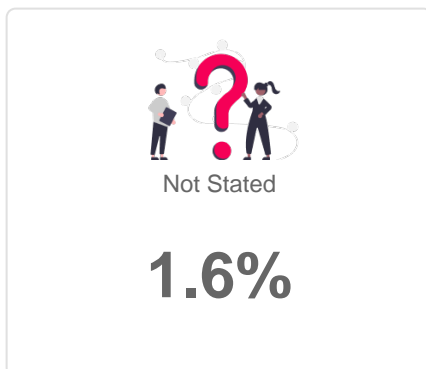
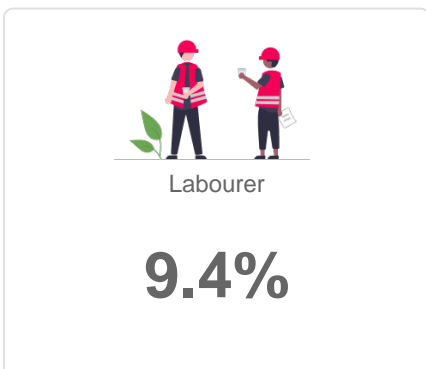
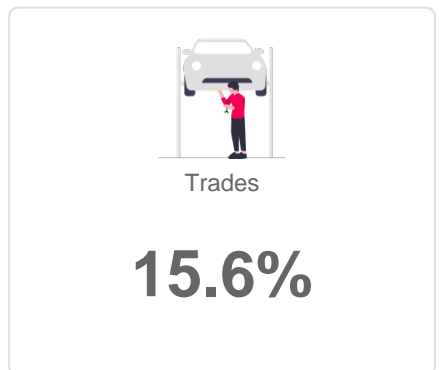
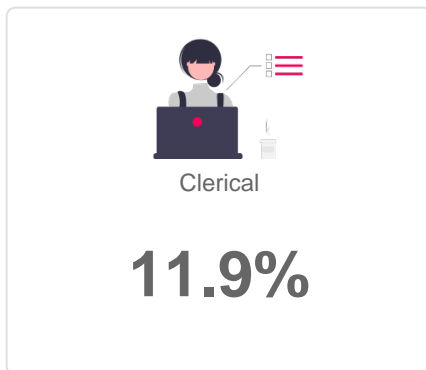
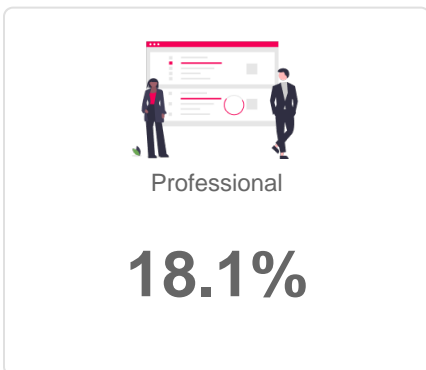


Occupation

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)



Employment By Occupation



Managers

15.1%



Community and Personal Service
Workers

12.6%



Sales Workers

8.4%

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