

Suburb Statistics Report

Mango Hill QLD 4509

Prepared on 11 Nov 2025

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



Area Profile

Mango Hill, QLD

The size of Mango Hill is approximately 14.2 square kilometres. It has 47 parks covering nearly 18.2% of total area. The population of Mango Hill in 2016 was 8434 people. By 2021 the population was 14921 showing a population growth of 76.9% in the area during that time. The predominant age group in Mango Hill is 30-39 years. Households in Mango Hill are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mango Hill work in a professional occupation. In 2021, 51.70% of the homes in Mango Hill were owner-occupied compared with 52.10% in 2016.

	House	Unit	Land
Average Tenure Period	8.0 years	6.9 years	-
Total Dwellings	3,948	1,306	1,048
Total New Listings	203	88	-
Median Value	\$1,040,445	\$693,611	-
Total Properties Listed	246	103	-

Market Trends

House: Market Trends

<div>254</div> <div>Properties Sold (12 Months)</div>	<div>8.0</div> <div>Average Tenure Period (Years)</div>	<div>\$660/w</div> <div>Median Asking Rent (12 Months)</div>
<div>203</div> <div>New Sale Listings (12 Months)</div>	<div>18</div> <div>Days on Market (12 Months)</div>	<div>443</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,063,750</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>\$908,500</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>\$801,750</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

Suburb Statistics Report

Mango Hill QLD 4509



Unit: Market Trends

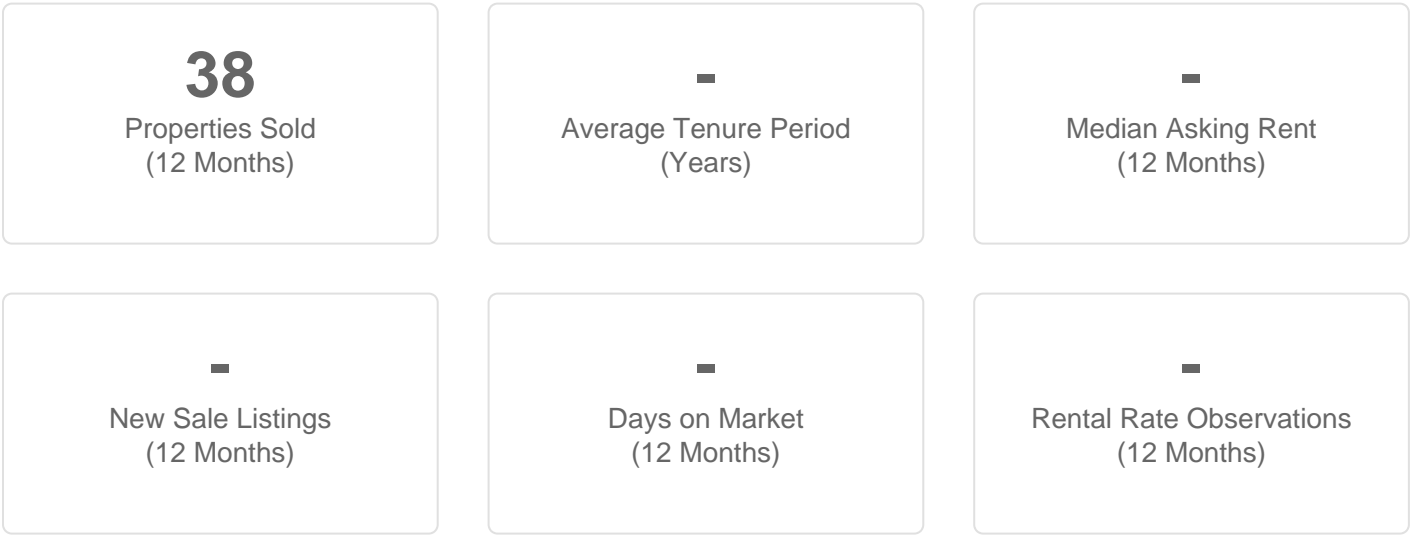
<div>106</div> <div>Properties Sold (12 Months)</div>	<div>6.9</div> <div>Average Tenure Period (Years)</div>	<div>\$590/w</div> <div>Median Asking Rent (12 Months)</div>
<div>88</div> <div>New Sale Listings (12 Months)</div>	<div>14</div> <div>Days on Market (12 Months)</div>	<div>113</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles

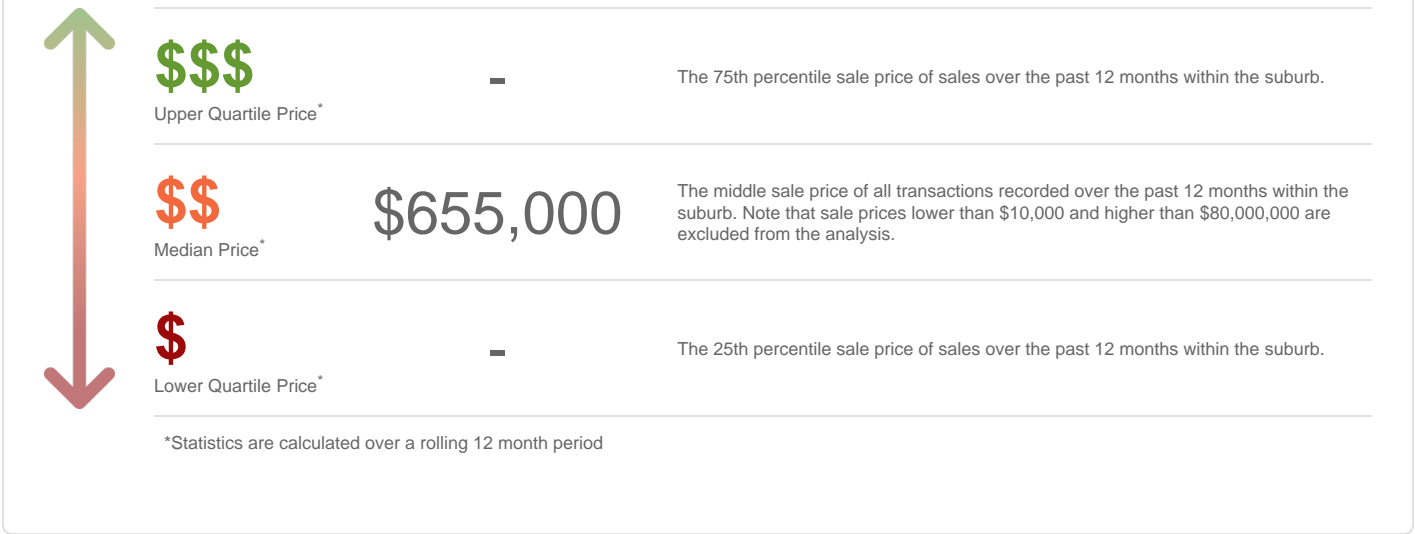
<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$669,375</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$630,000</div> <div>The middle sale price of all transactions recorded over 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>\$600,000</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

Land: Market Trends



Land: Median Price Quartiles



Median Value

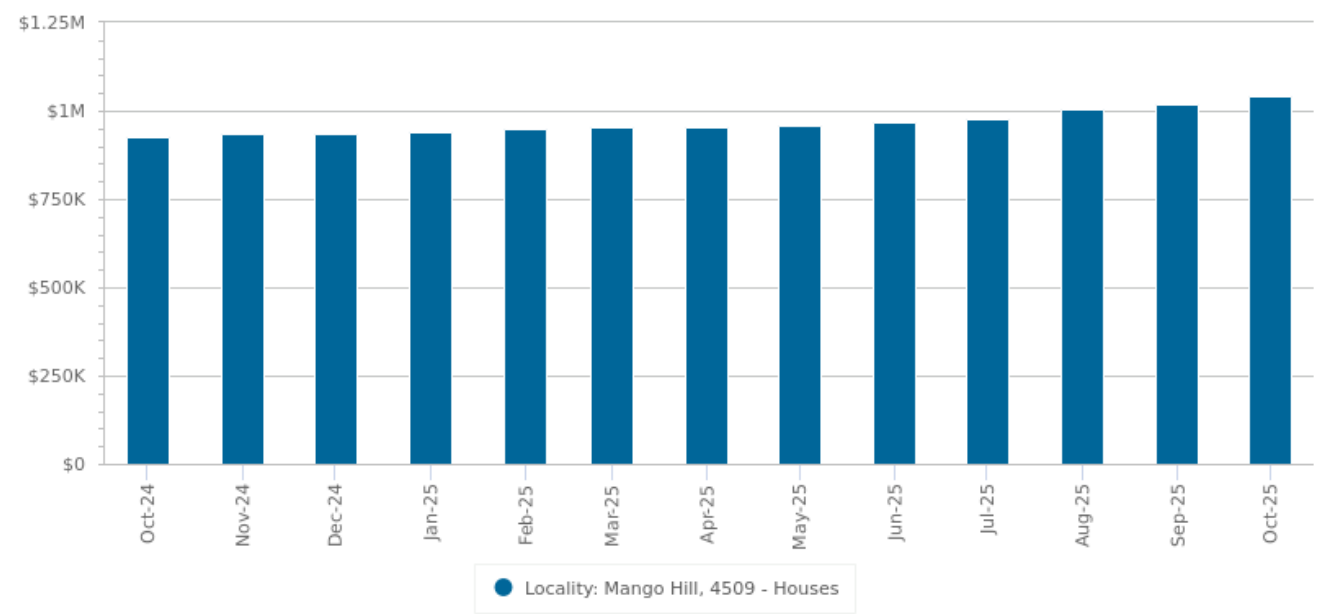
House: Recent Median Value

\$1.04M

Oct 2025

	Mango Hill
Nov 2024	\$936,907
Dec 2024	\$934,017
Jan 2025	\$941,767
Feb 2025	\$947,807
Mar 2025	\$953,353
Apr 2025	\$954,749
May 2025	\$958,215
Jun 2025	\$966,223
Jul 2025	\$975,007
Aug 2025	\$1,006,442
Sep 2025	\$1,018,791
Oct 2025	\$1,040,445

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

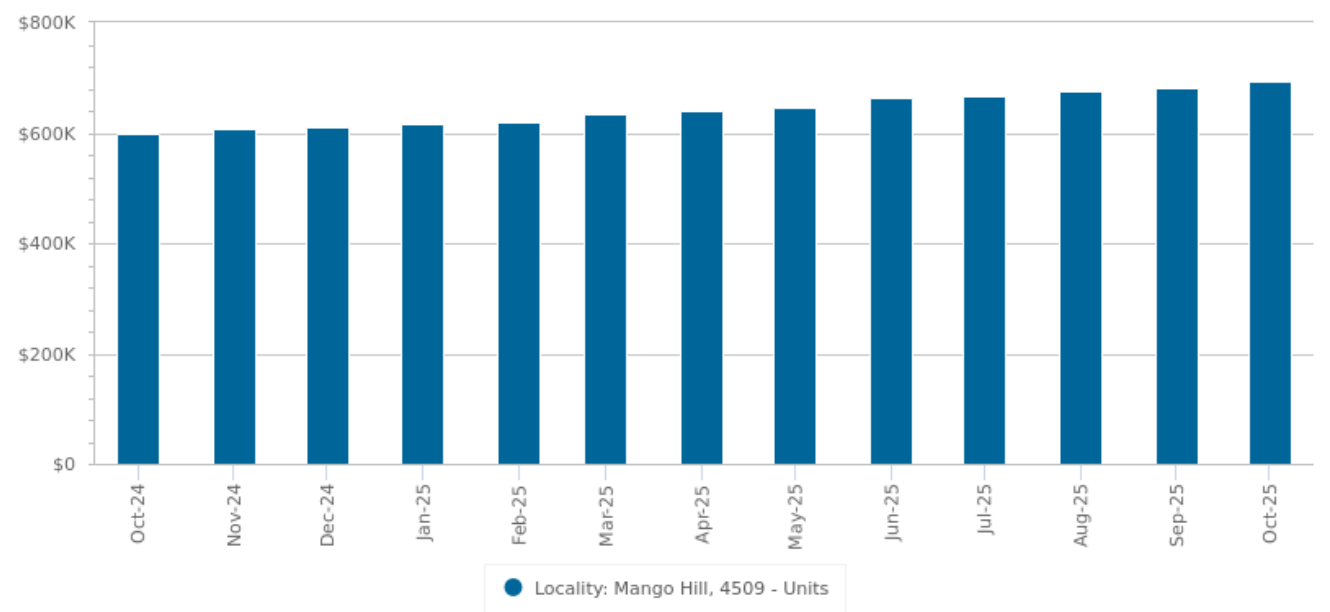
Unit: Recent Median Value

\$694K

Oct 2025

	Mango Hill
Nov 2024	\$606,467
Dec 2024	\$611,426
Jan 2025	\$617,184
Feb 2025	\$620,234
Mar 2025	\$634,991
Apr 2025	\$640,231
May 2025	\$644,630
Jun 2025	\$662,434
Jul 2025	\$665,764
Aug 2025	\$674,364
Sep 2025	\$682,215
Oct 2025	\$693,611

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

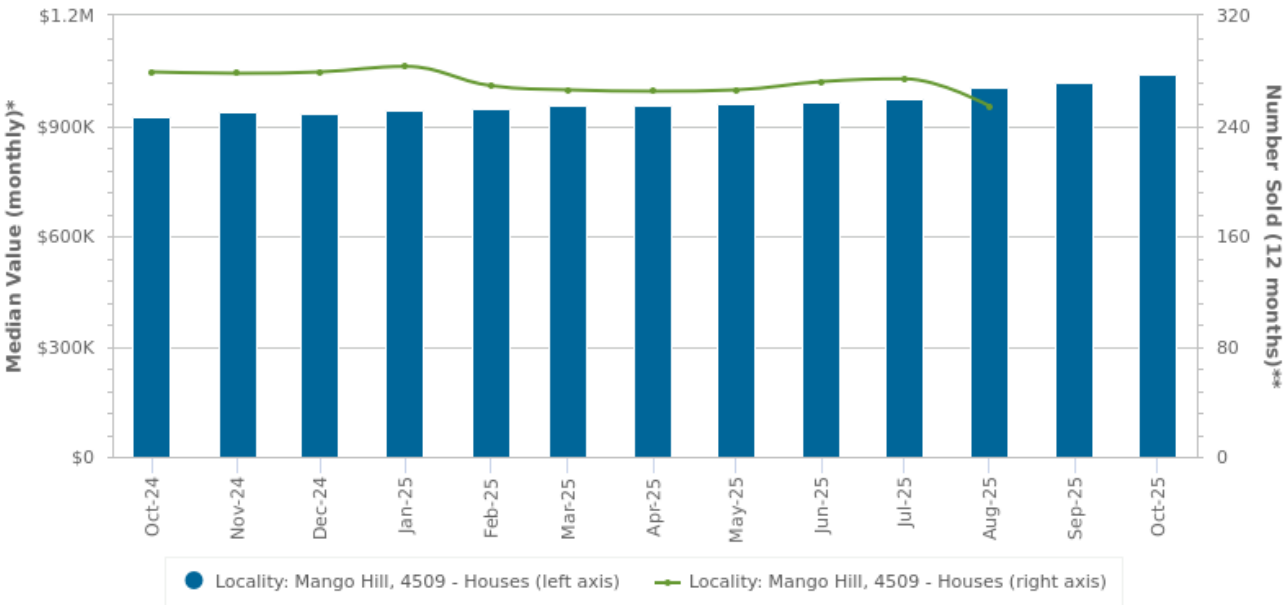
254

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$936,907	278
Dec 2024	\$934,017	279
Jan 2025	\$941,767	283
Feb 2025	\$947,807	269
Mar 2025	\$953,353	266
Apr 2025	\$954,749	265
May 2025	\$958,215	266
Jun 2025	\$966,223	272
Jul 2025	\$975,007	274
Aug 2025	\$1,006,442	254
Sep 2025	\$1,018,791	-
Oct 2025	\$1,040,445	-

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

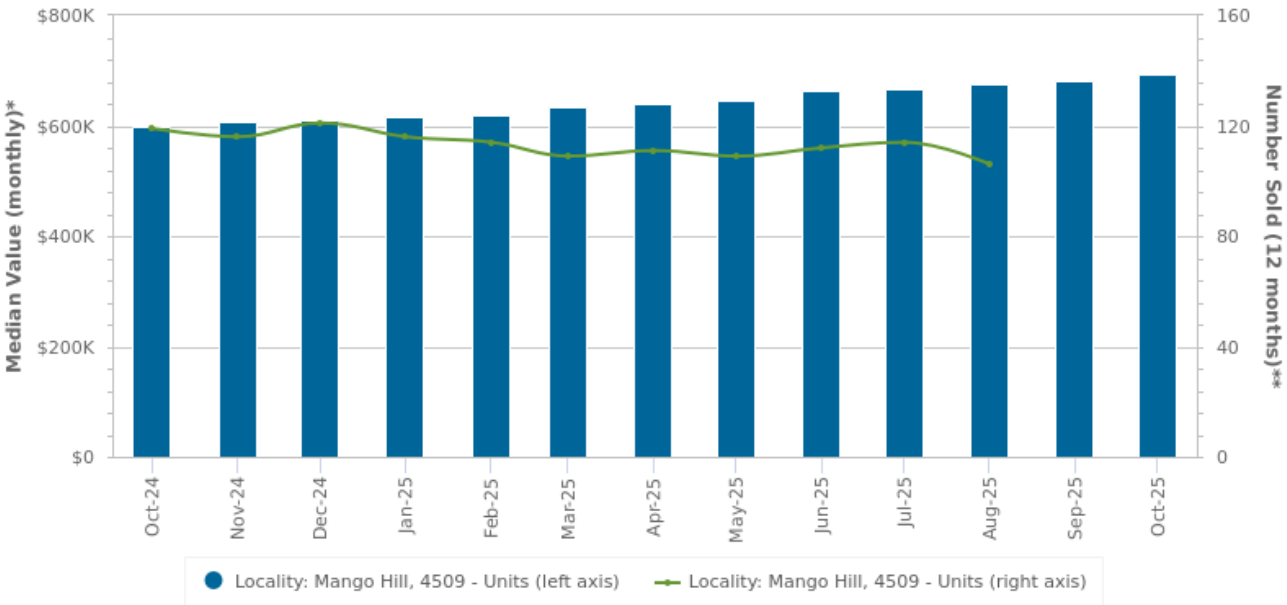
106

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$606,467	116
Dec 2024	\$611,426	121
Jan 2025	\$617,184	116
Feb 2025	\$620,234	114
Mar 2025	\$634,991	109
Apr 2025	\$640,231	111
May 2025	\$644,630	109
Jun 2025	\$662,434	112
Jul 2025	\$665,764	114
Aug 2025	\$674,364	106
Sep 2025	\$682,215	-
Oct 2025	\$693,611	-

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

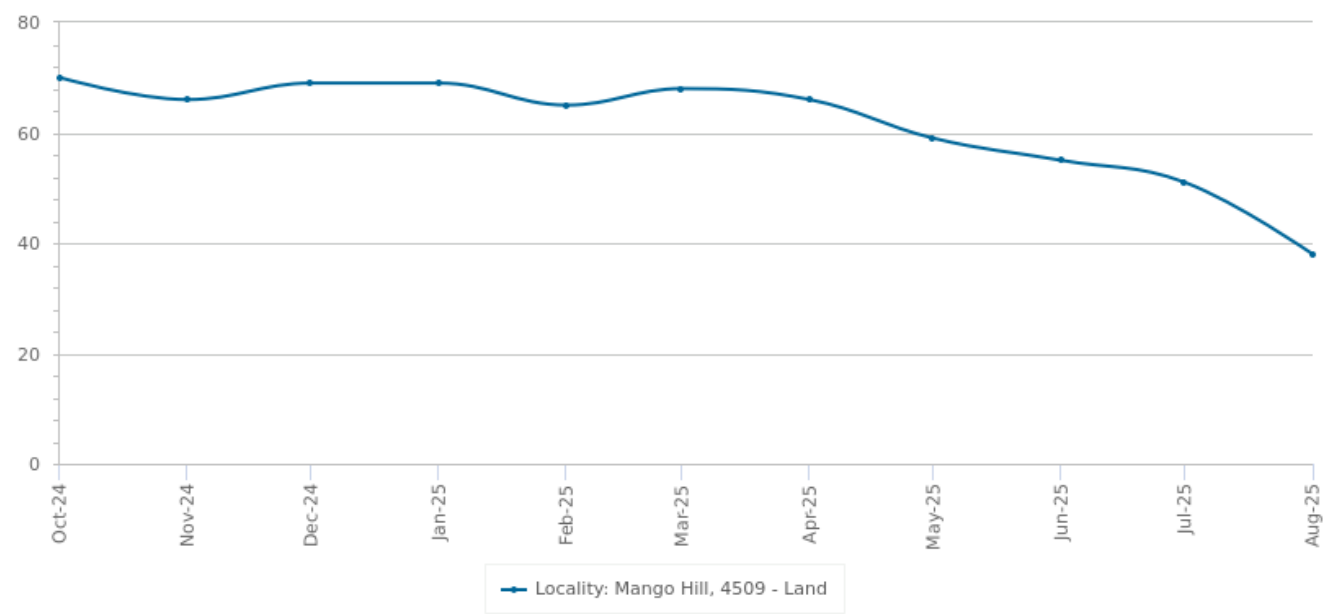
38

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	64
Oct 2024	-	70
Nov 2024	-	66
Dec 2024	-	69
Jan 2025	-	69
Feb 2025	-	65
Mar 2025	-	68
Apr 2025	-	66
May 2025	-	59
Jun 2025	-	55
Jul 2025	-	51
Aug 2025	-	38

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

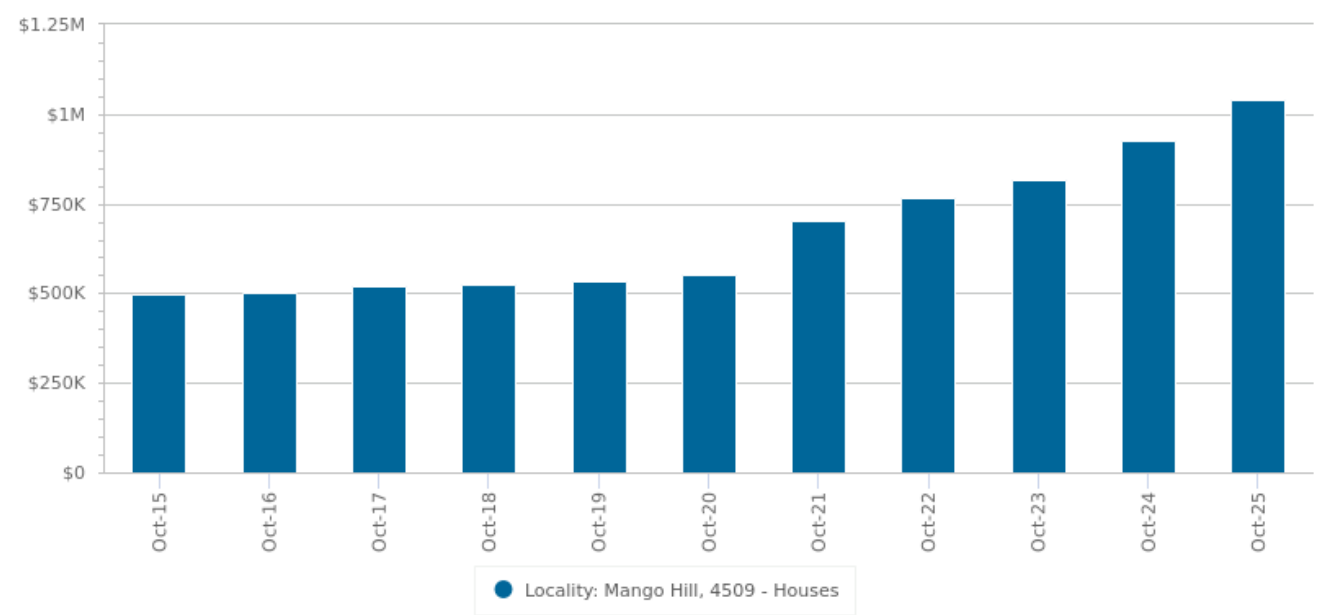
House: Median Value

\$1.04M

Oct 2025

	Mango Hill
Oct 2016	\$503,418
Oct 2017	\$519,426
Oct 2018	\$524,864
Oct 2019	\$533,514
Oct 2020	\$550,219
Oct 2021	\$703,933
Oct 2022	\$768,257
Oct 2023	\$818,418
Oct 2024	\$925,635
Oct 2025	\$1,040,445

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

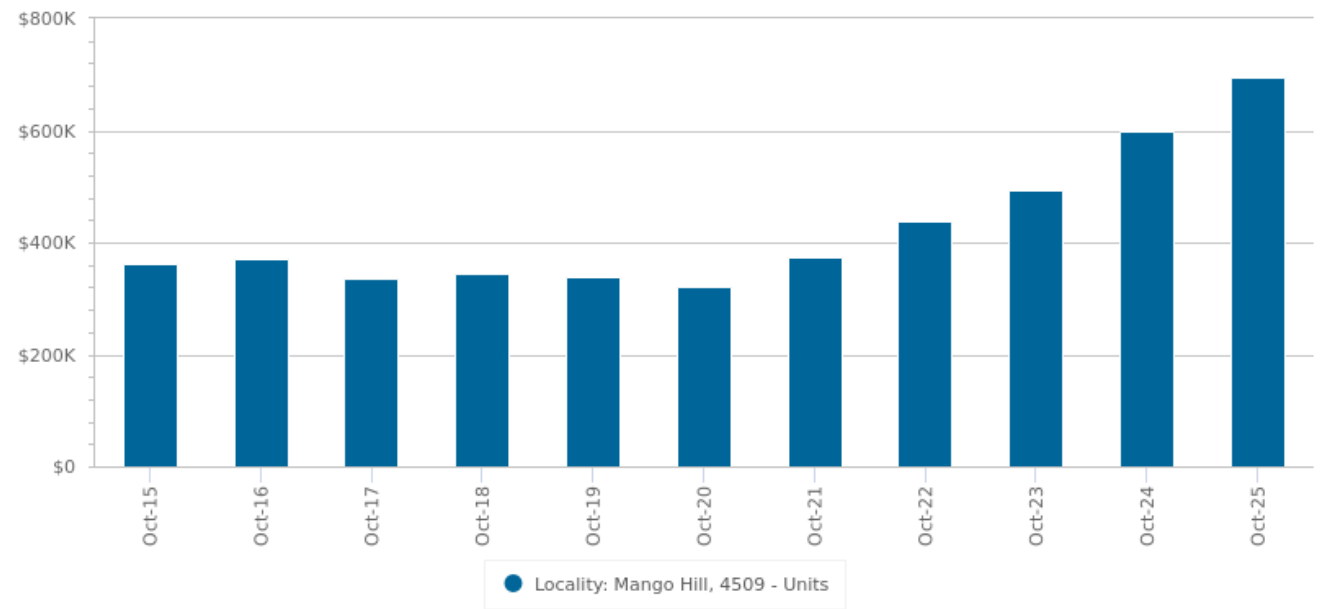
Unit: Median Value

\$694K

Oct 2025

	Mango Hill
Oct 2016	\$369,892
Oct 2017	\$335,553
Oct 2018	\$343,458
Oct 2019	\$338,134
Oct 2020	\$321,227
Oct 2021	\$372,727
Oct 2022	\$438,507
Oct 2023	\$492,615
Oct 2024	\$598,996
Oct 2025	\$693,611

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

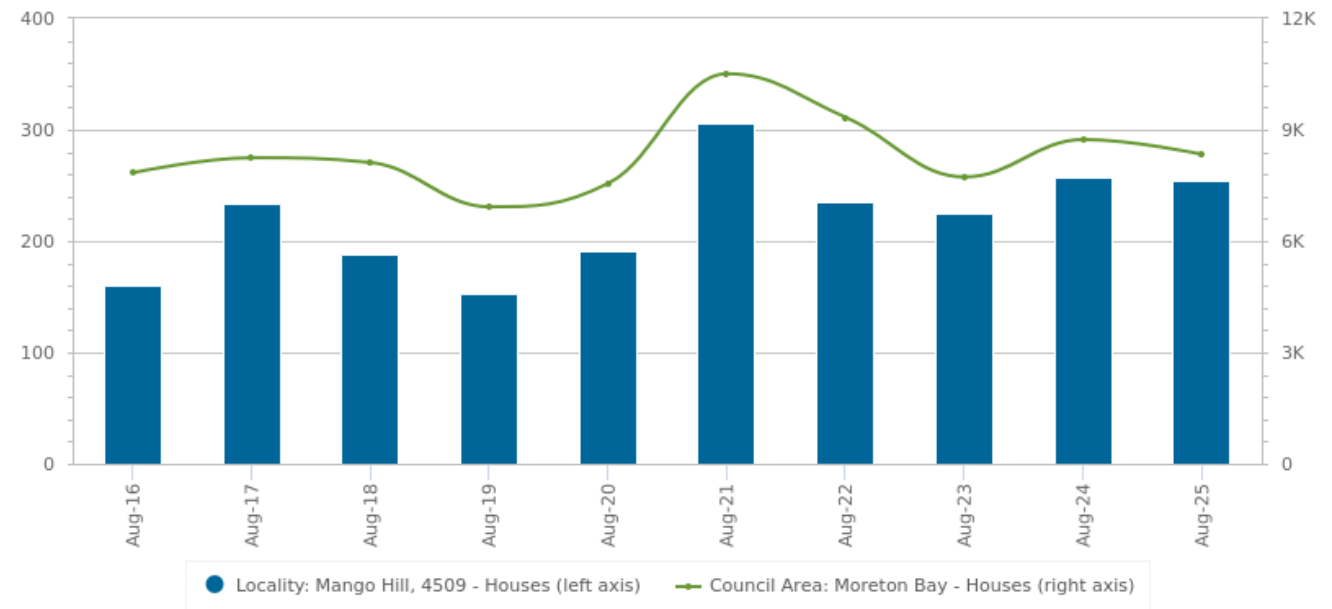
House: Sales Per Annum

254

Aug 2025

	Mango Hill	Moreton Bay
Aug 2016	161	7845
Aug 2017	234	8246
Aug 2018	188	8116
Aug 2019	153	6922
Aug 2020	191	7561
Aug 2021	306	10508
Aug 2022	235	9329
Aug 2023	225	7728
Aug 2024	258	8737
Aug 2025	254	8335

Statistics are calculated over a rolling 12 month period



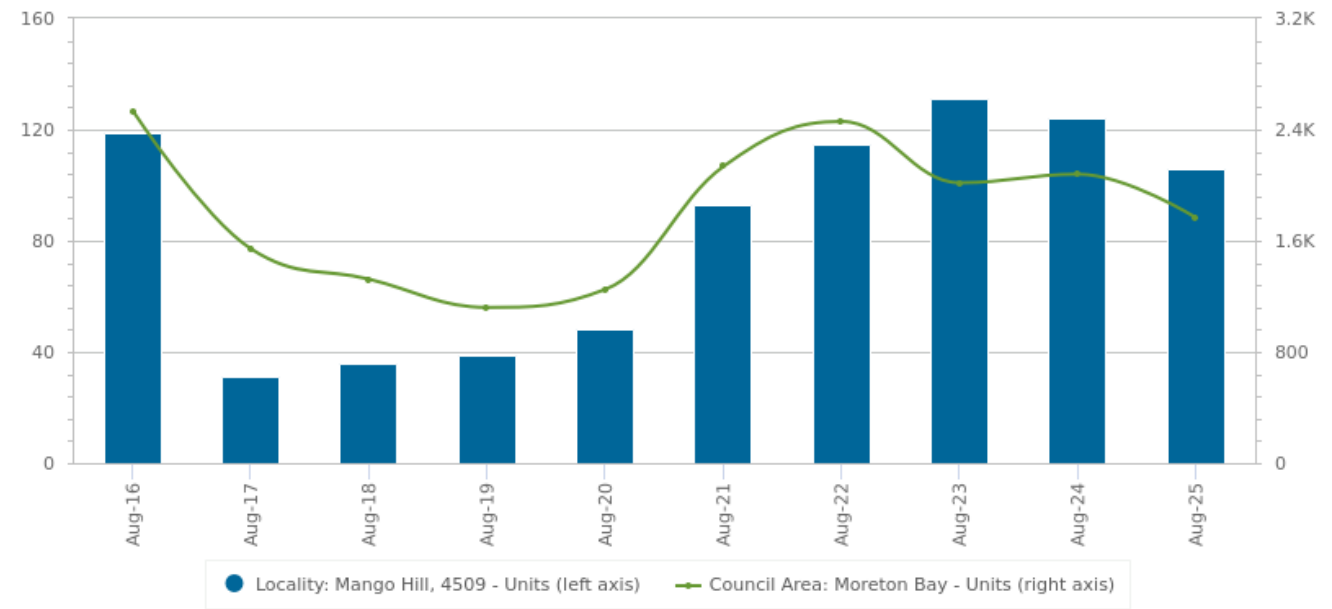
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

106
Aug 2025

	Mango Hill	Moreton Bay
Aug 2016	119	2530
Aug 2017	31	1540
Aug 2018	36	1323
Aug 2019	39	1120
Aug 2020	48	1251
Aug 2021	93	2136
Aug 2022	115	2458
Aug 2023	131	2017
Aug 2024	124	2079
Aug 2025	106	1765

Statistics are calculated over a rolling 12 month period



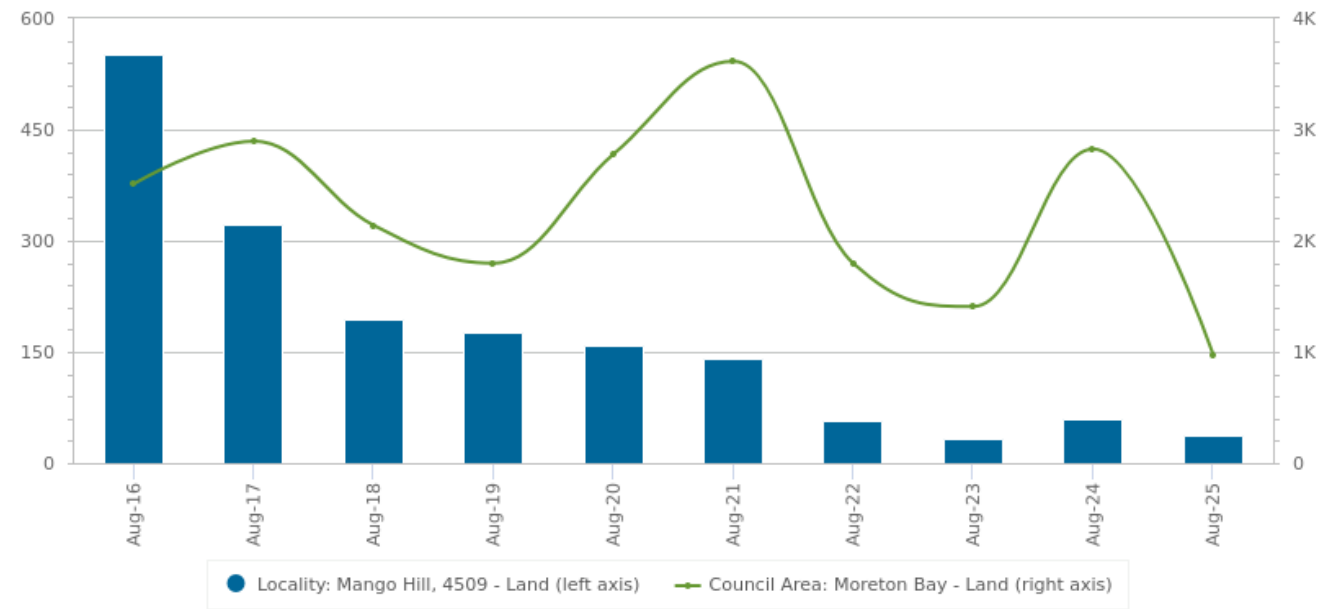
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

38
Aug 2025

	Mango Hill	Moreton Bay
Aug 2016	551	2513
Aug 2017	323	2895
Aug 2018	195	2138
Aug 2019	176	1798
Aug 2020	158	2781
Aug 2021	142	3614
Aug 2022	58	1795
Aug 2023	32	1408
Aug 2024	60	2825
Aug 2025	38	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

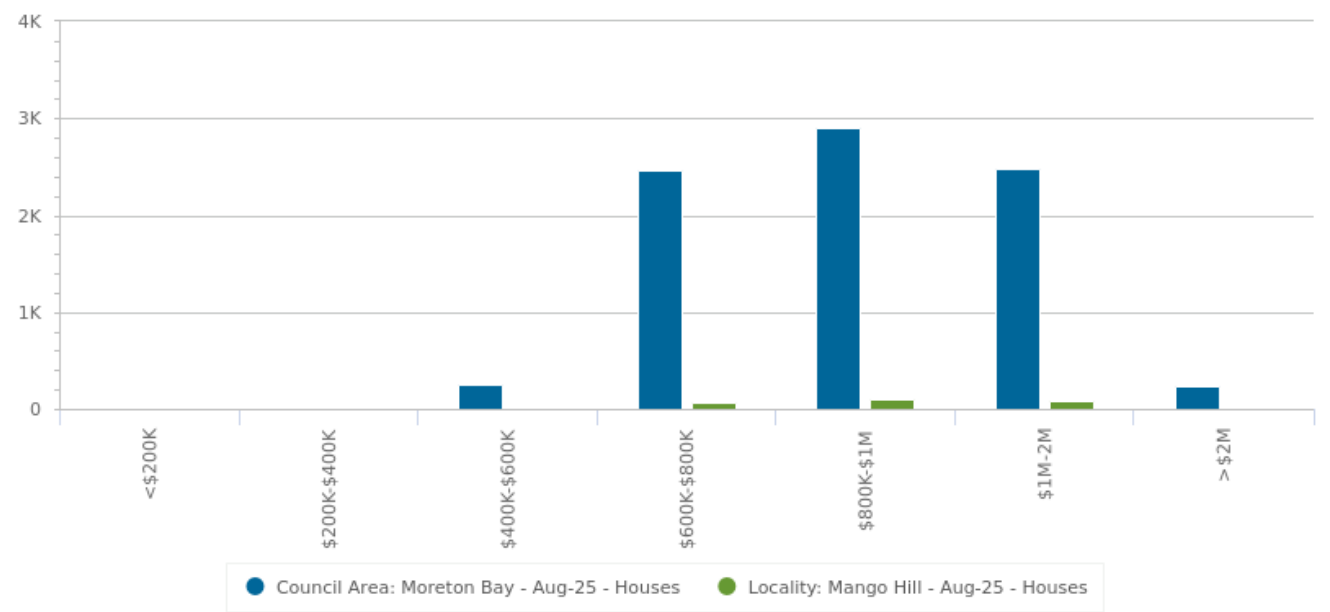
House: Sales By Price

\$240.65M

Aug 2025

	Mango Hill	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	60	2,458
\$800K-\$1M	109	2,908
\$1M-\$2M	82	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

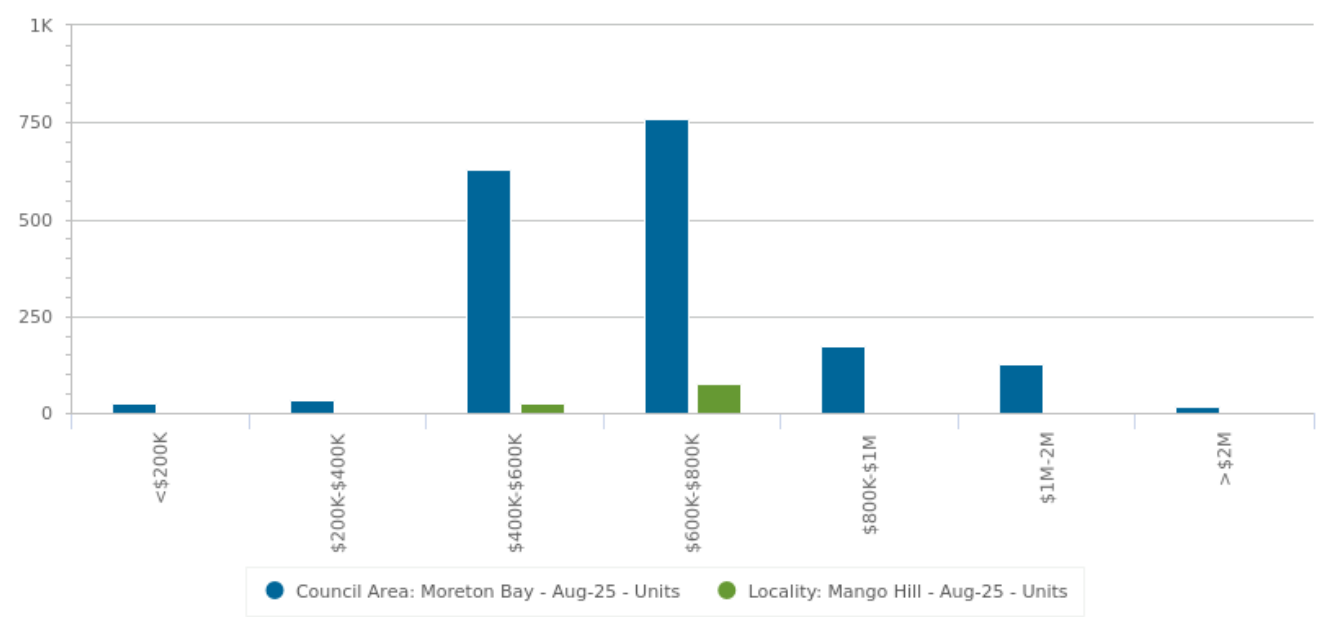
Unit: Sales By Price

\$67.85M

Aug 2025

	Mango Hill	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	26	629
\$600K-\$800K	77	759
\$800K-\$1M	2	172
\$1M-\$2M	1	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

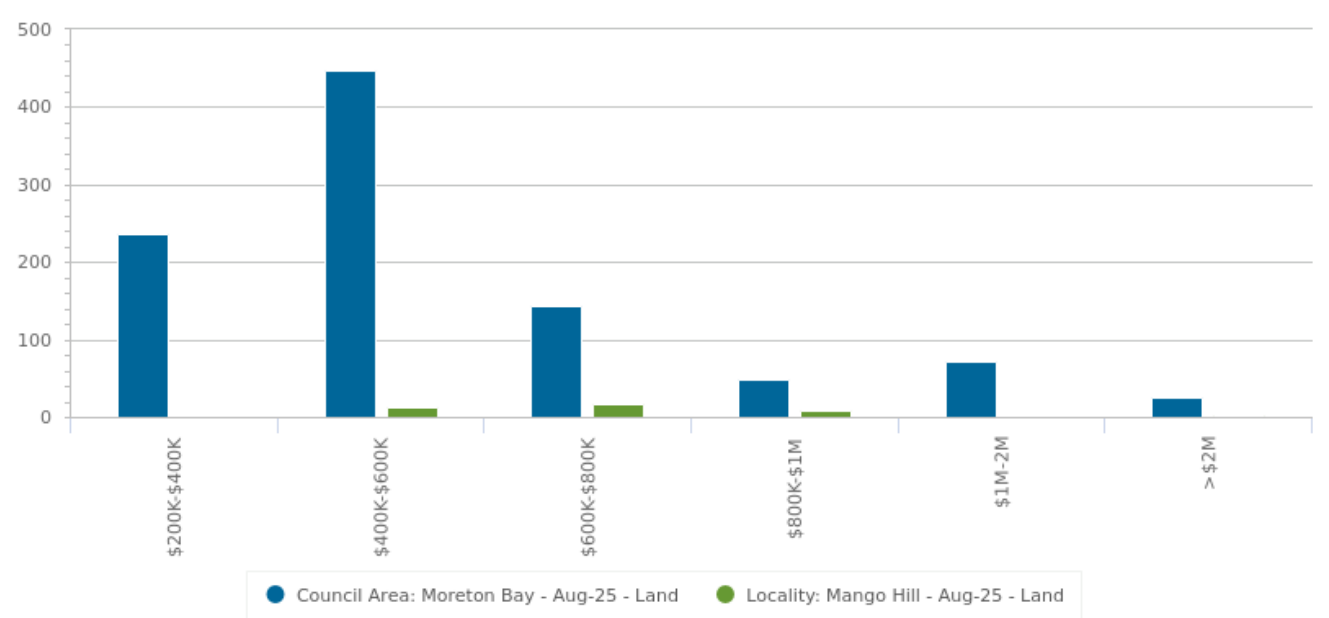


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Mango Hill	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	12	448
\$600K-\$800K	16	143
\$800K-\$1M	8	49
\$1M-\$2M	-	72
>\$2M	2	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

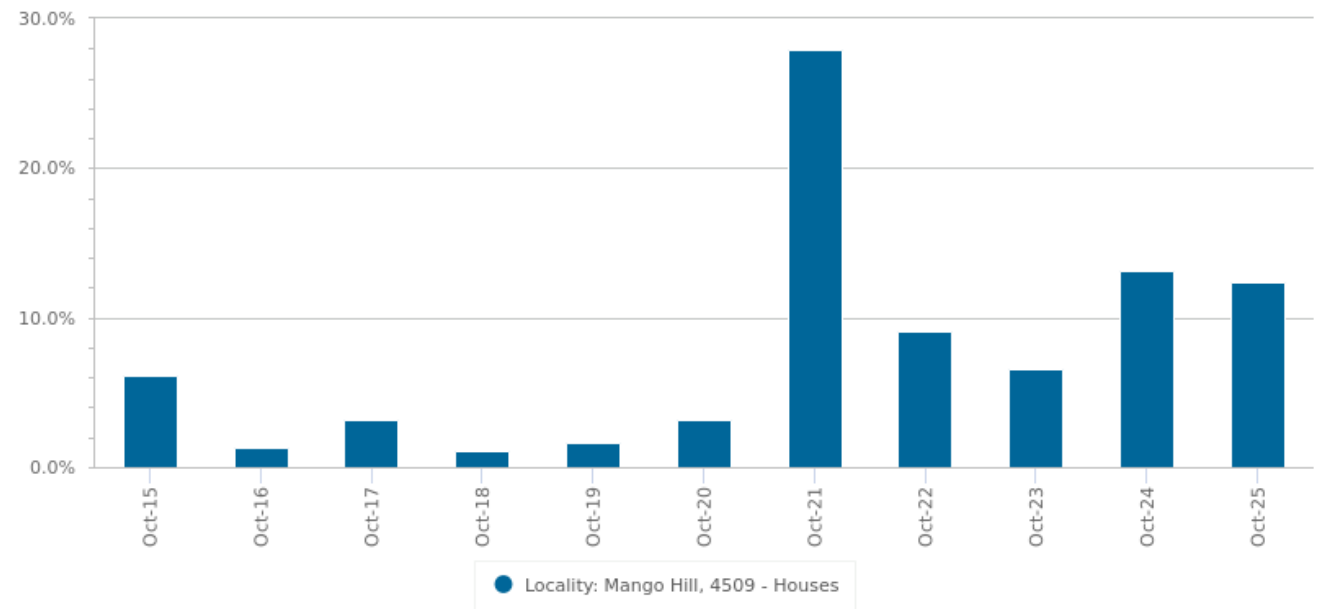
House: Change In Median Value

12.4%

Oct 2025

	Mango Hill
Oct 2016	1.3%
Oct 2017	3.2%
Oct 2018	1.0%
Oct 2019	1.6%
Oct 2020	3.1%
Oct 2021	27.9%
Oct 2022	9.1%
Oct 2023	6.5%
Oct 2024	13.1%
Oct 2025	12.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

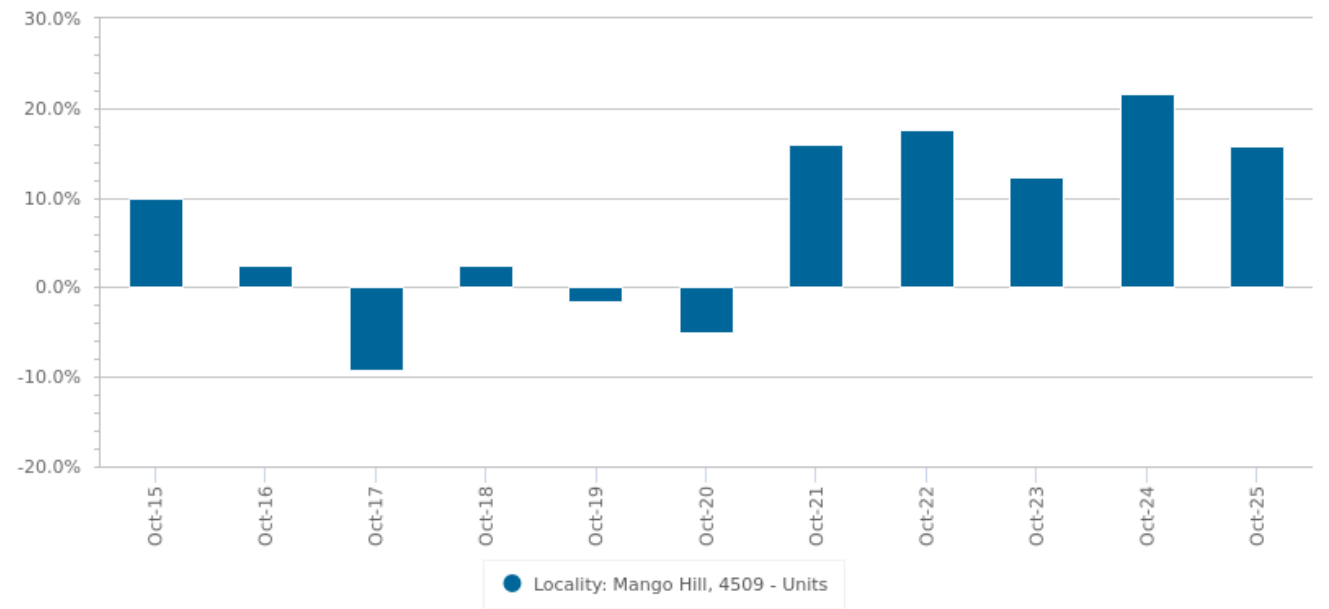
15.8%

Oct 2025

Unit: Change In Median Value

	Mango Hill
Oct 2016	2.4%
Oct 2017	-9.3%
Oct 2018	2.4%
Oct 2019	-1.6%
Oct 2020	-5.0%
Oct 2021	16.0%
Oct 2022	17.6%
Oct 2023	12.3%
Oct 2024	21.6%
Oct 2025	15.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

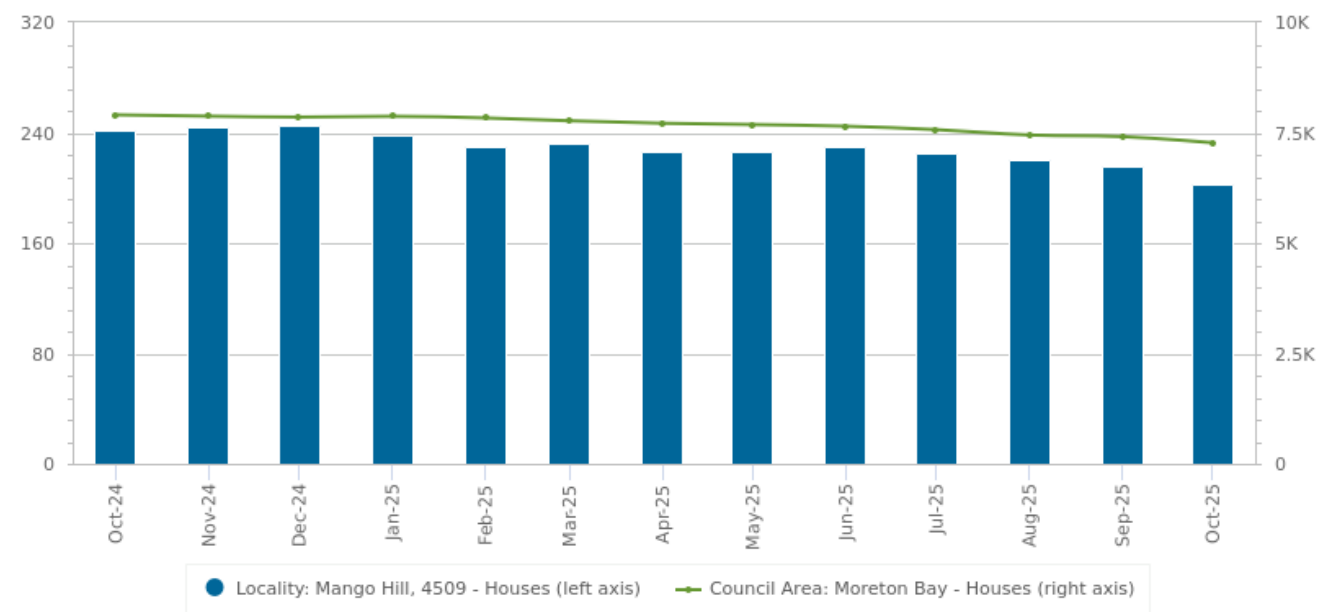
For Sale Statistics

House: Number of New Listing

203
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	244	7,875
Dec 2024	245	7,855
Jan 2025	238	7,872
Feb 2025	230	7,834
Mar 2025	232	7,770
Apr 2025	226	7,714
May 2025	226	7,685
Jun 2025	230	7,647
Jul 2025	225	7,569
Aug 2025	221	7,448
Sep 2025	216	7,411
Oct 2025	203	7,272

Statistics are calculated over a rolling 12 month period



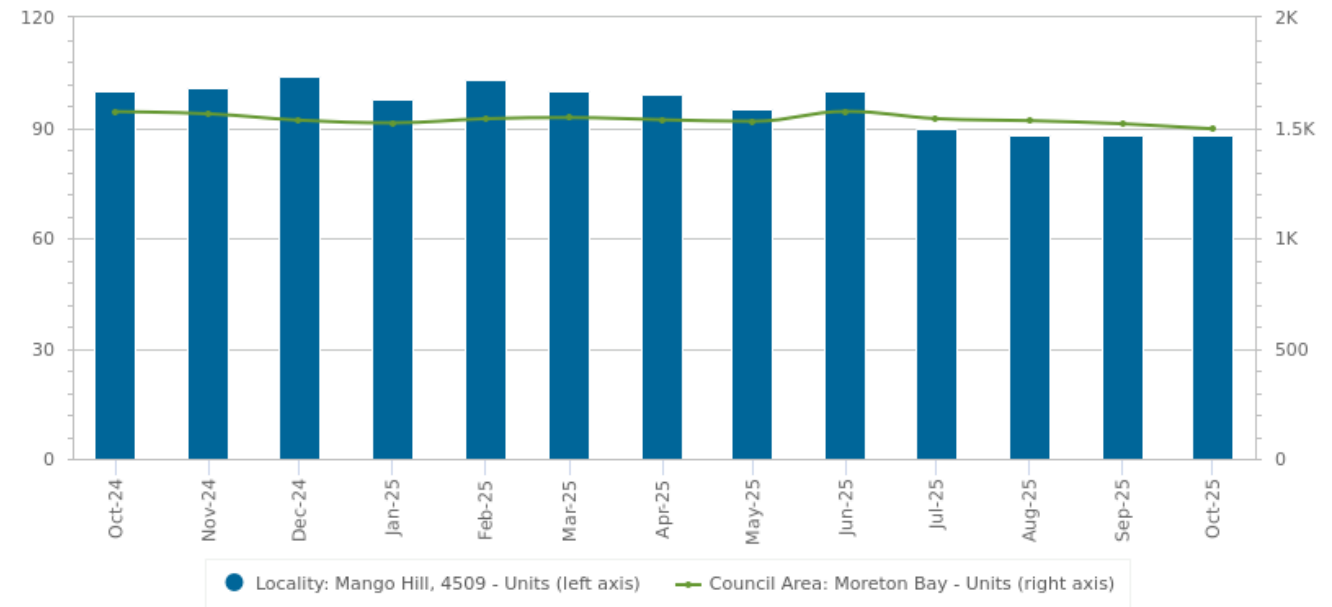
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

88
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	101	1,563
Dec 2024	104	1,534
Jan 2025	98	1,522
Feb 2025	103	1,541
Mar 2025	100	1,546
Apr 2025	99	1,536
May 2025	95	1,529
Jun 2025	100	1,574
Jul 2025	90	1,541
Aug 2025	88	1,532
Sep 2025	88	1,518
Oct 2025	88	1,495

Statistics are calculated over a rolling 12 month period



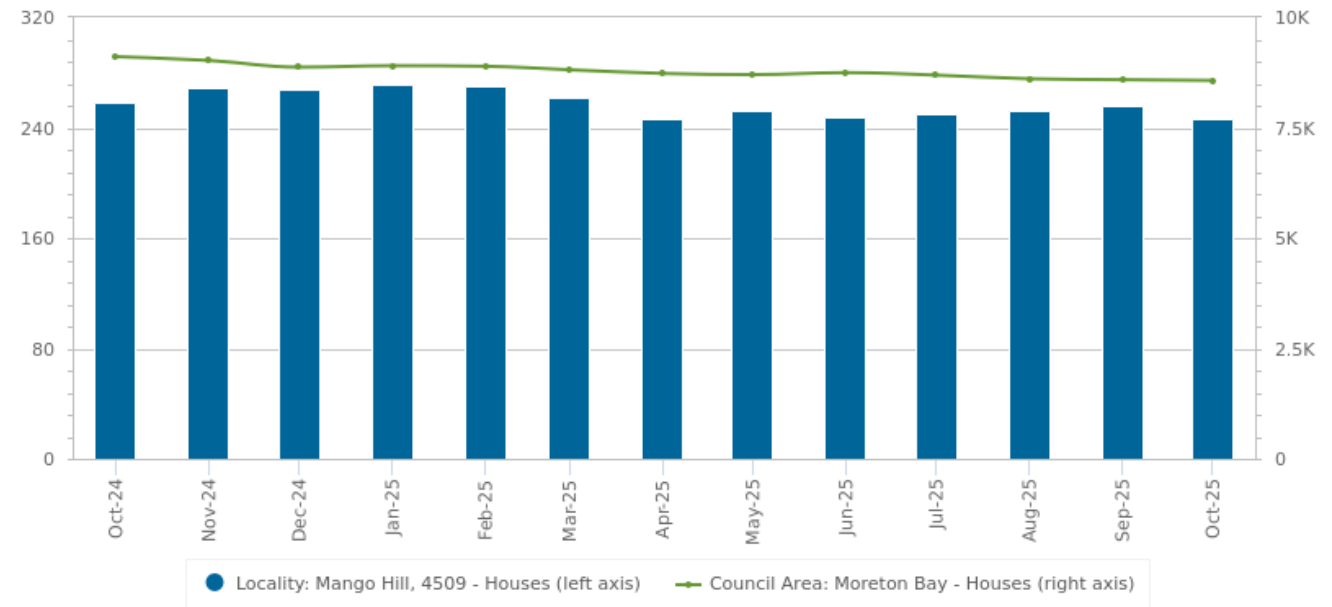
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

246
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	269	9,023
Dec 2024	268	8,872
Jan 2025	271	8,905
Feb 2025	270	8,892
Mar 2025	262	8,812
Apr 2025	247	8,730
May 2025	252	8,703
Jun 2025	248	8,748
Jul 2025	250	8,691
Aug 2025	252	8,609
Sep 2025	256	8,588
Oct 2025	246	8,571

Statistics are calculated over a rolling 12 month period



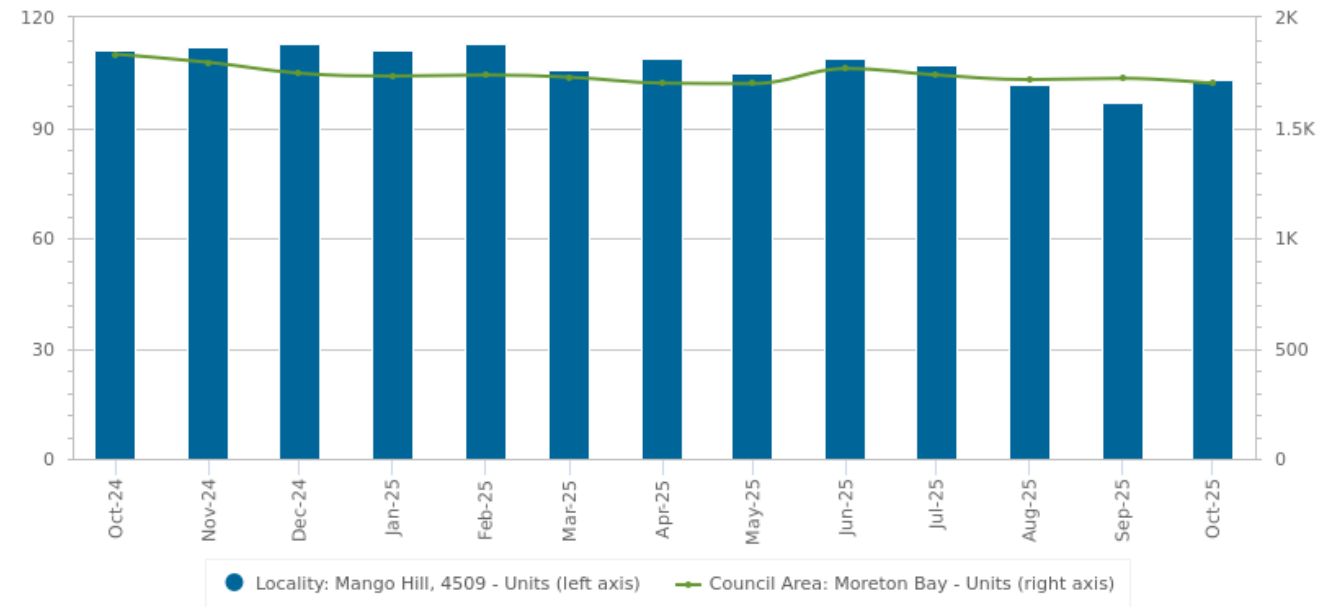
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

103
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	112	1,796
Dec 2024	113	1,747
Jan 2025	111	1,734
Feb 2025	113	1,739
Mar 2025	106	1,729
Apr 2025	109	1,702
May 2025	105	1,700
Jun 2025	109	1,768
Jul 2025	107	1,739
Aug 2025	102	1,718
Sep 2025	97	1,724
Oct 2025	103	1,701

Statistics are calculated over a rolling 12 month period



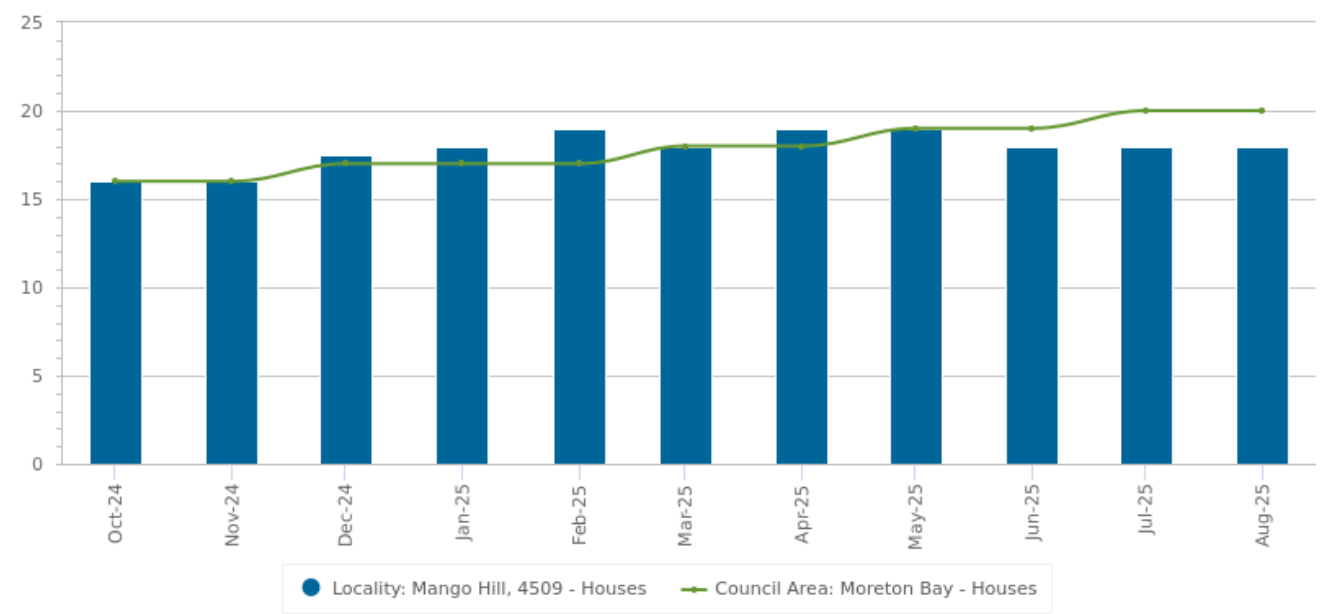
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

18
Aug 2025

	Mango Hill	Moreton Bay
Sep 2024	17	16
Oct 2024	16	16
Nov 2024	16	16
Dec 2024	17.5	17
Jan 2025	18	17
Feb 2025	19	17
Mar 2025	18	18
Apr 2025	19	18
May 2025	19	19
Jun 2025	18	19
Jul 2025	18	20
Aug 2025	18	20

Statistics are calculated over a rolling 12 month period



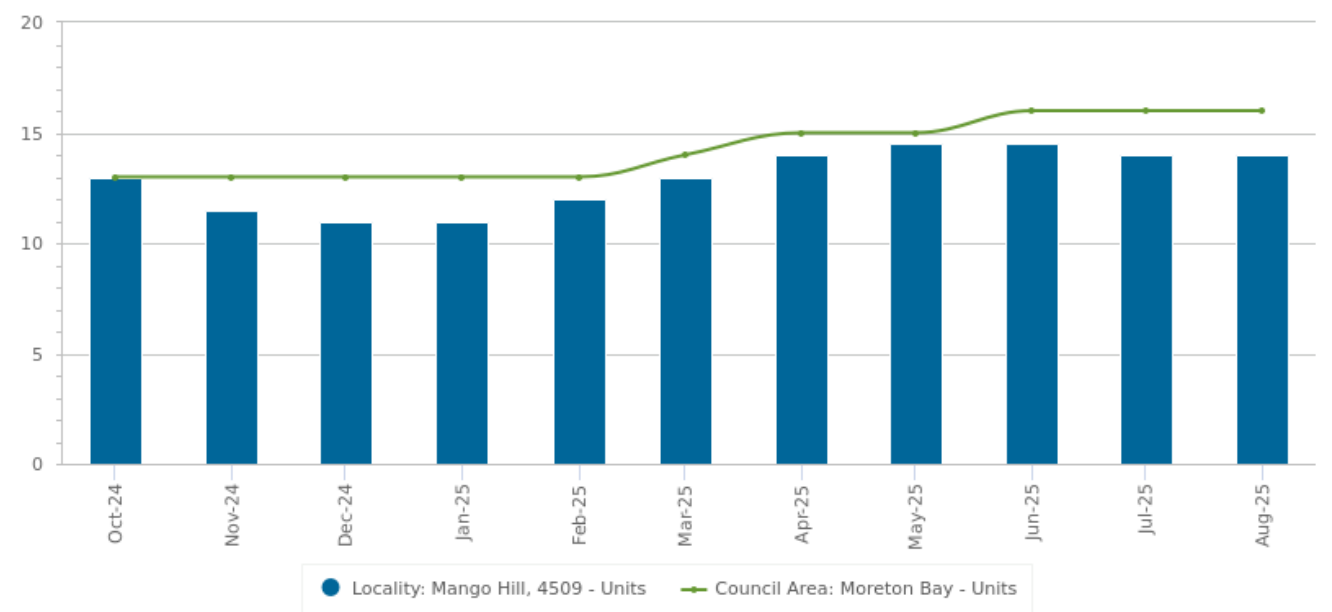
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

14
Aug 2025

	Mango Hill	Moreton Bay
Sep 2024	13	13
Oct 2024	13	13
Nov 2024	11.5	13
Dec 2024	11	13
Jan 2025	11	13
Feb 2025	12	13
Mar 2025	13	14
Apr 2025	14	15
May 2025	14.5	15
Jun 2025	14.5	16
Jul 2025	14	16
Aug 2025	14	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

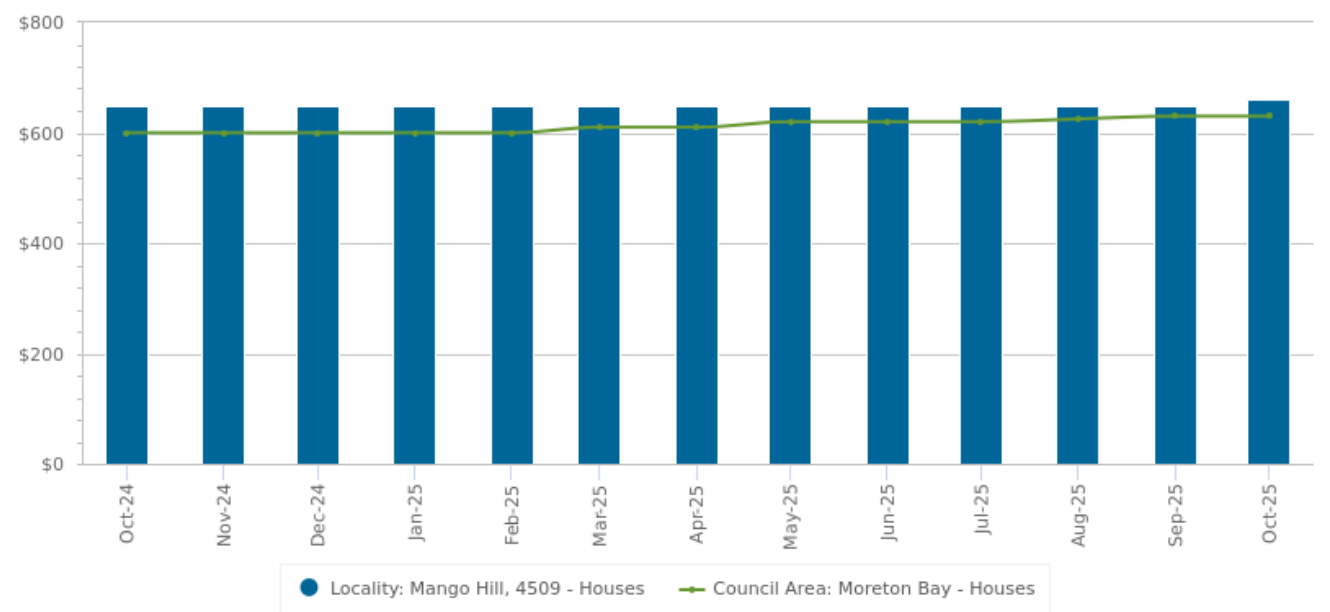
House: Median Rent

\$660/w

Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	\$650/w	\$600/w
Dec 2024	\$650/w	\$600/w
Jan 2025	\$650/w	\$600/w
Feb 2025	\$650/w	\$600/w
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$660/w	\$630/w

Statistics are calculated over a rolling 12 month period



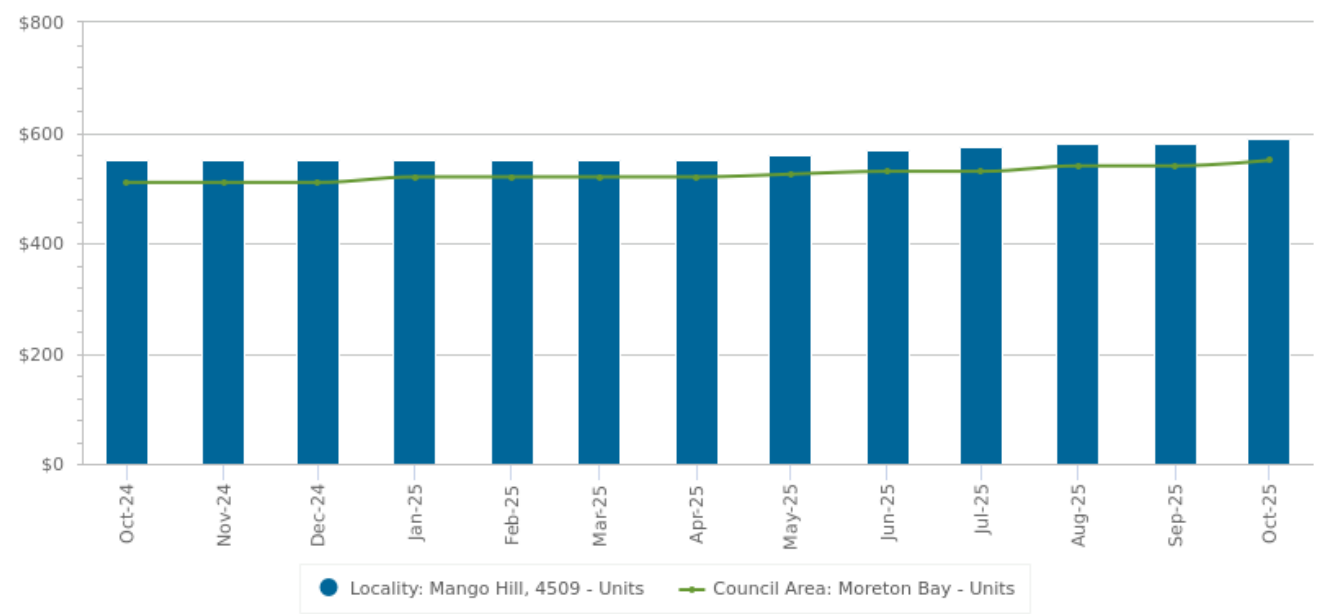
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$590/w
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	\$550/w	\$510/w
Dec 2024	\$550/w	\$510/w
Jan 2025	\$550/w	\$520/w
Feb 2025	\$550/w	\$520/w
Mar 2025	\$550/w	\$520/w
Apr 2025	\$550/w	\$520/w
May 2025	\$560/w	\$525/w
Jun 2025	\$570/w	\$530/w
Jul 2025	\$575/w	\$530/w
Aug 2025	\$580/w	\$540/w
Sep 2025	\$580/w	\$540/w
Oct 2025	\$590/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

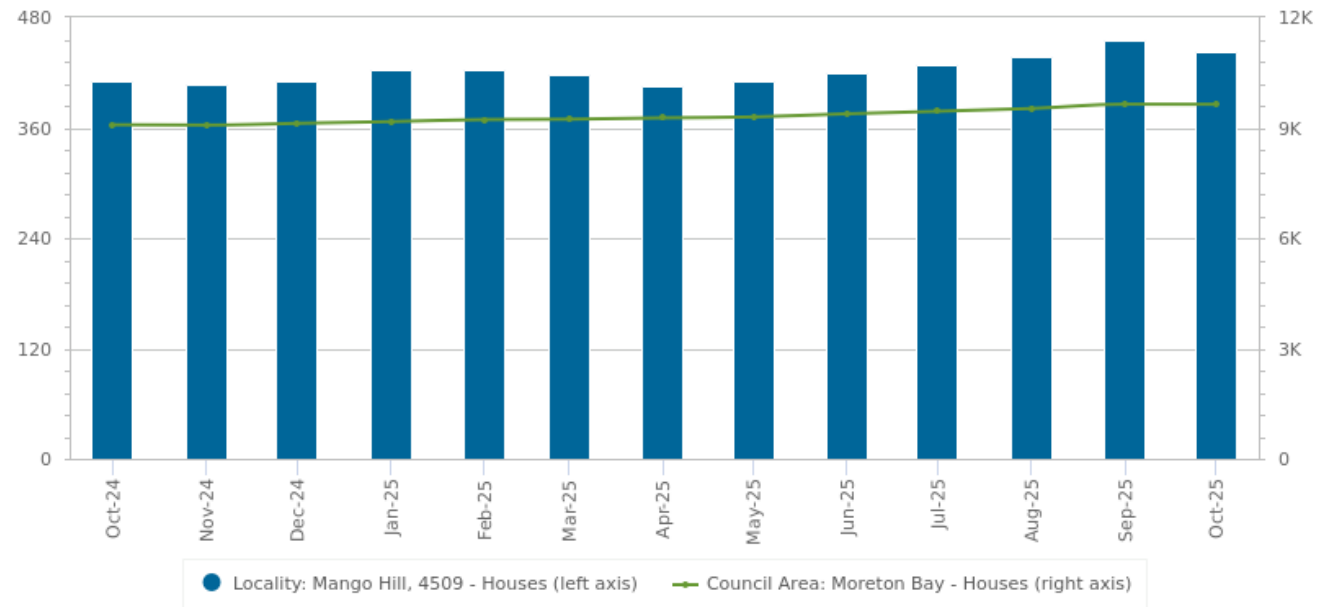
443

Oct 2025

House: Rental Rate Observations

	Mango Hill	Moreton Bay
Nov 2024	407	9,072
Dec 2024	410	9,120
Jan 2025	423	9,167
Feb 2025	423	9,222
Mar 2025	418	9,231
Apr 2025	405	9,268
May 2025	411	9,294
Jun 2025	420	9,380
Jul 2025	428	9,447
Aug 2025	438	9,523
Sep 2025	455	9,639
Oct 2025	443	9,636

Statistics are calculated over a rolling 12 month period



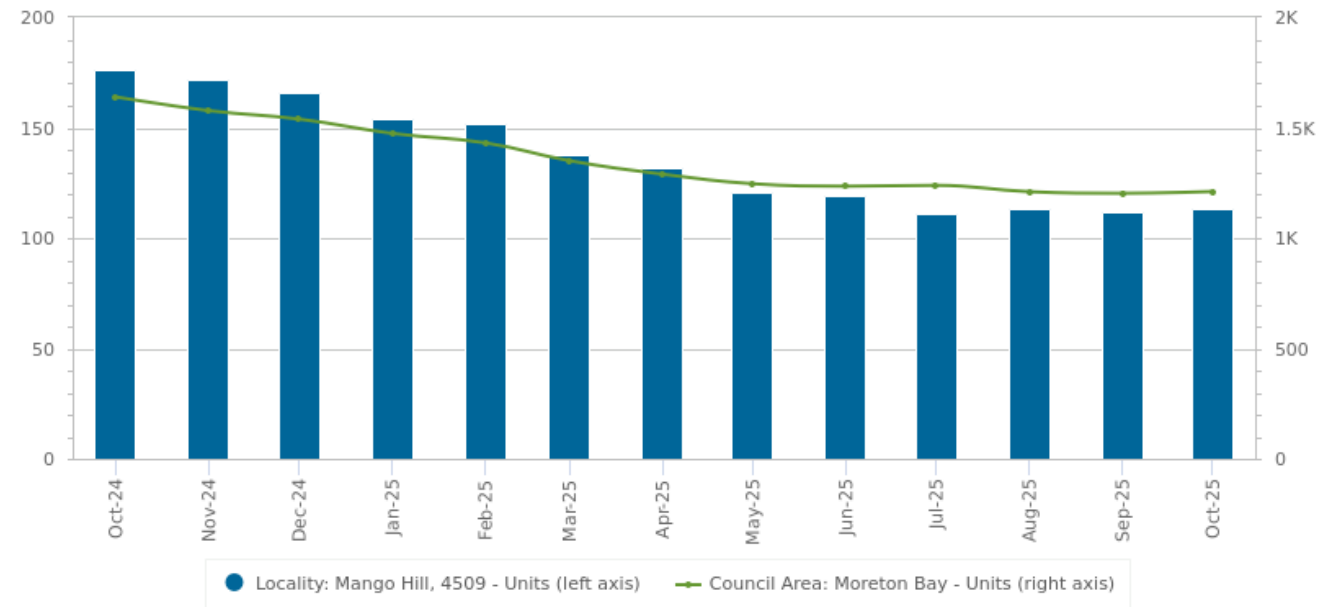
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

113
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	172	1,577
Dec 2024	166	1,539
Jan 2025	154	1,474
Feb 2025	152	1,431
Mar 2025	138	1,350
Apr 2025	132	1,289
May 2025	121	1,246
Jun 2025	119	1,235
Jul 2025	111	1,239
Aug 2025	113	1,210
Sep 2025	112	1,203
Oct 2025	113	1,211

Statistics are calculated over a rolling 12 month period



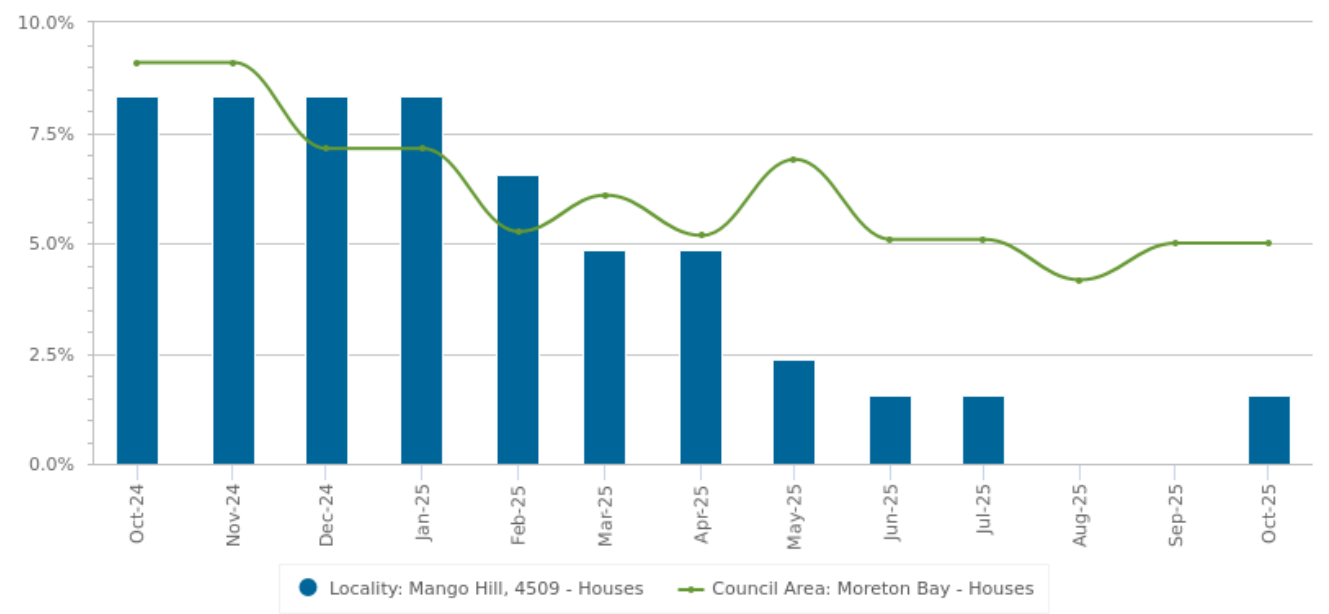
Statistics are calculated over a rolling 12 month period

1.5%
Oct 2025

House: Change in Rental Rate

	Mango Hill	Moreton Bay
Nov 2024	8.3%	9.1%
Dec 2024	8.3%	7.1%
Jan 2025	8.3%	7.1%
Feb 2025	6.6%	5.3%
Mar 2025	4.8%	6.1%
Apr 2025	4.8%	5.2%
May 2025	2.4%	6.9%
Jun 2025	1.6%	5.1%
Jul 2025	1.6%	5.1%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	1.5%	5.0%

Statistics are calculated over a rolling 12 month period



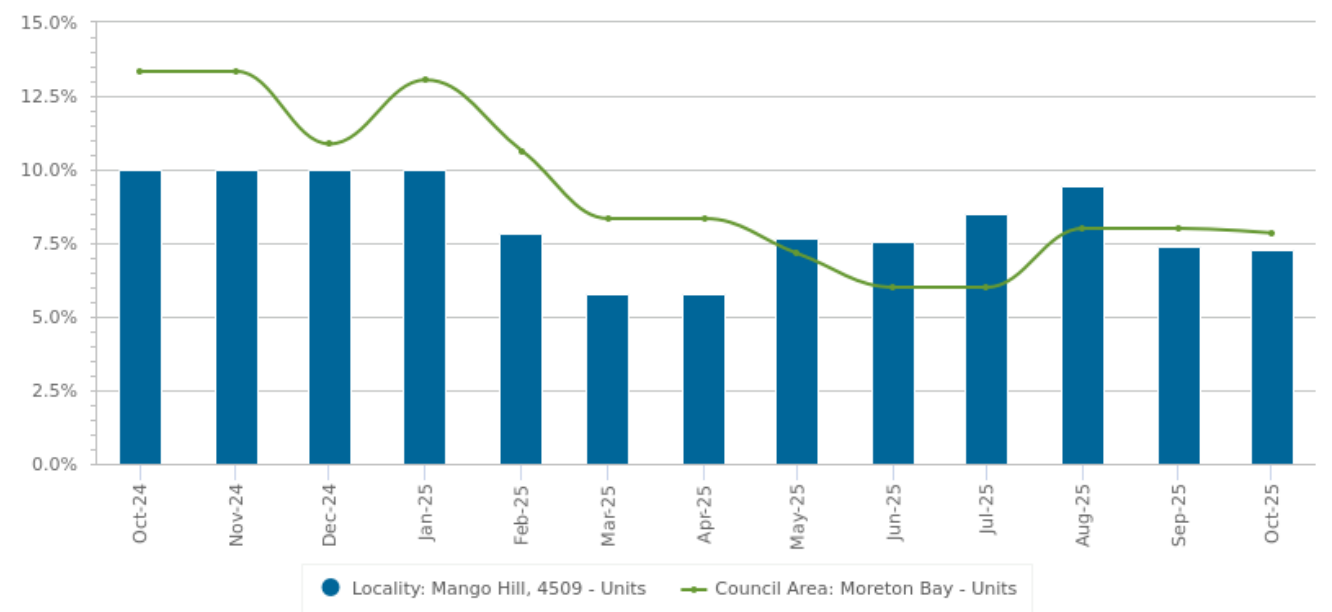
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

7.3%
Oct 2025

	Mango Hill	Moreton Bay
Nov 2024	10.0%	13.3%
Dec 2024	10.0%	10.9%
Jan 2025	10.0%	13.0%
Feb 2025	7.8%	10.6%
Mar 2025	5.8%	8.3%
Apr 2025	5.8%	8.3%
May 2025	7.7%	7.1%
Jun 2025	7.5%	6.0%
Jul 2025	8.5%	6.0%
Aug 2025	9.4%	8.0%
Sep 2025	7.4%	8.0%
Oct 2025	7.3%	7.8%

Statistics are calculated over a rolling 12 month period



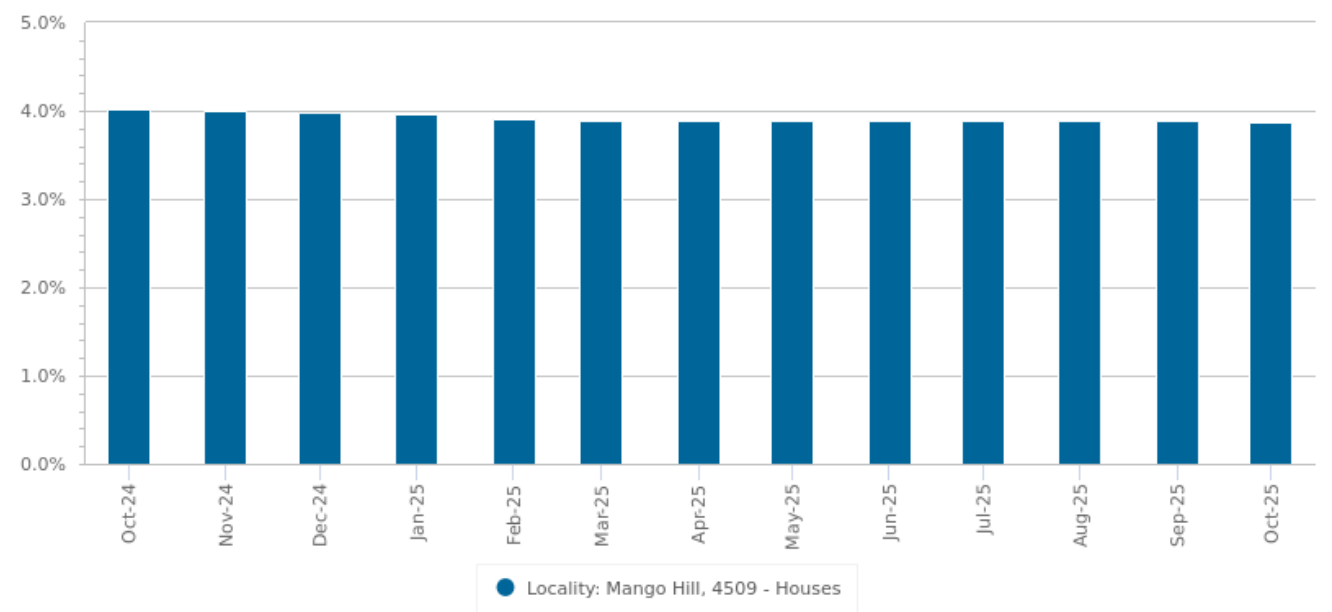
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%
Oct 2025

	Mango Hill
Nov 2024	4.0%
Dec 2024	4.0%
Jan 2025	4.0%
Feb 2025	3.9%
Mar 2025	3.9%
Apr 2025	3.9%
May 2025	3.9%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%

Statistics are calculated at the end of the displayed month



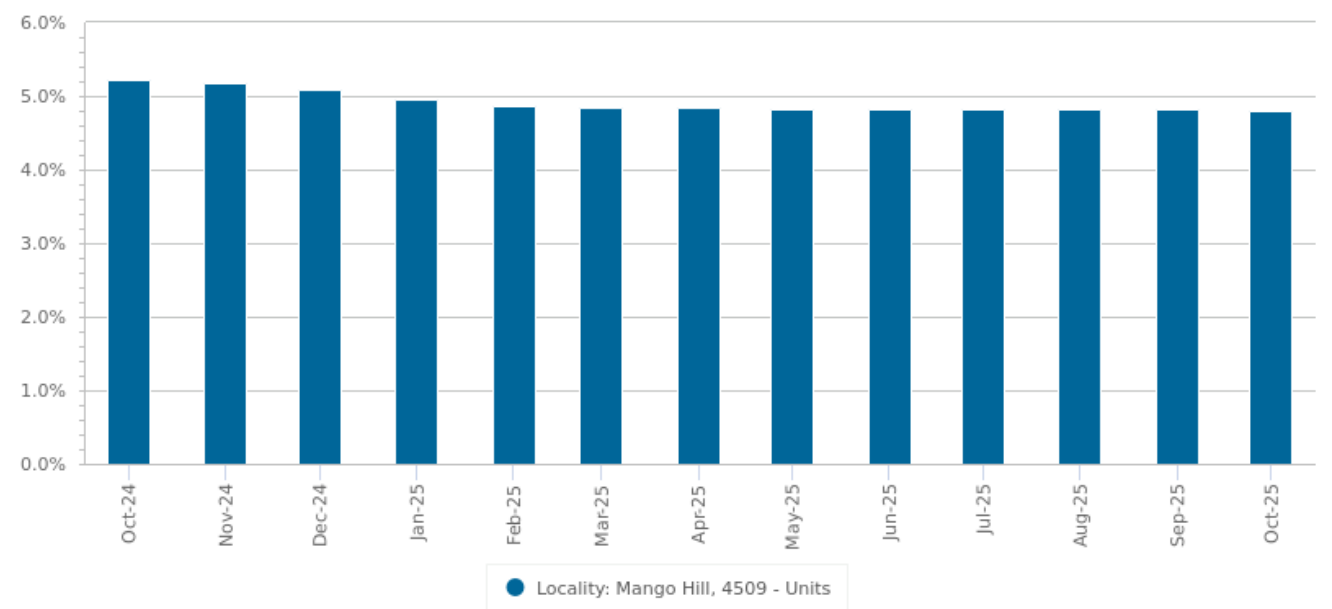
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%
Oct 2025

	Mango Hill
Nov 2024	5.2%
Dec 2024	5.1%
Jan 2025	5.0%
Feb 2025	4.9%
Mar 2025	4.8%
Apr 2025	4.8%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.8%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Mango Hill	Moreton Bay
Childless Couples	24.6%	38.7%
Couples with Children	56.2%	42%
Single Parents	18.3%	17.9%
Other	1%	1.3%

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



Childless Couples

24.6%



Couples with Children

56.2%



Single Parents

18.3%



Other

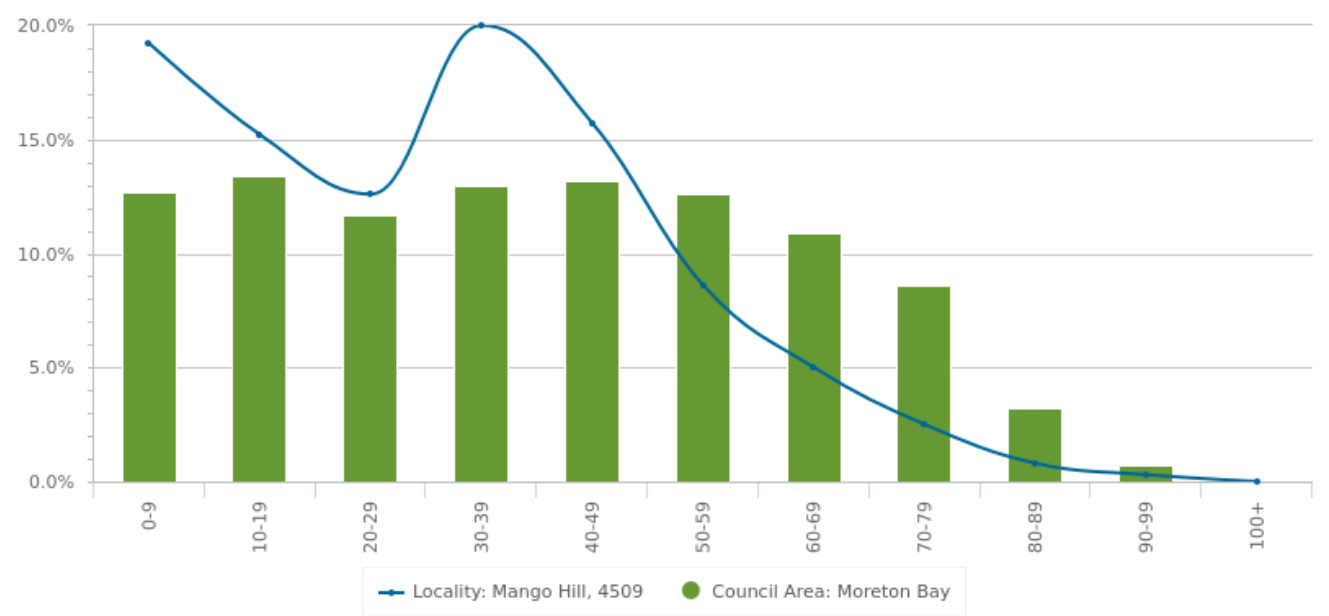
1%

Population Age

Population Age

	Mango Hill	Moreton Bay
0-9	19.2%	12.7%
10-19	15.2%	13.4%
20-29	12.6%	11.7%
30-39	20%	13%
40-49	15.7%	13.2%
50-59	8.6%	12.6%
60-69	5%	10.9%
70-79	2.5%	8.6%
80-89	0.8%	3.2%
90-99	0.3%	0.7%

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



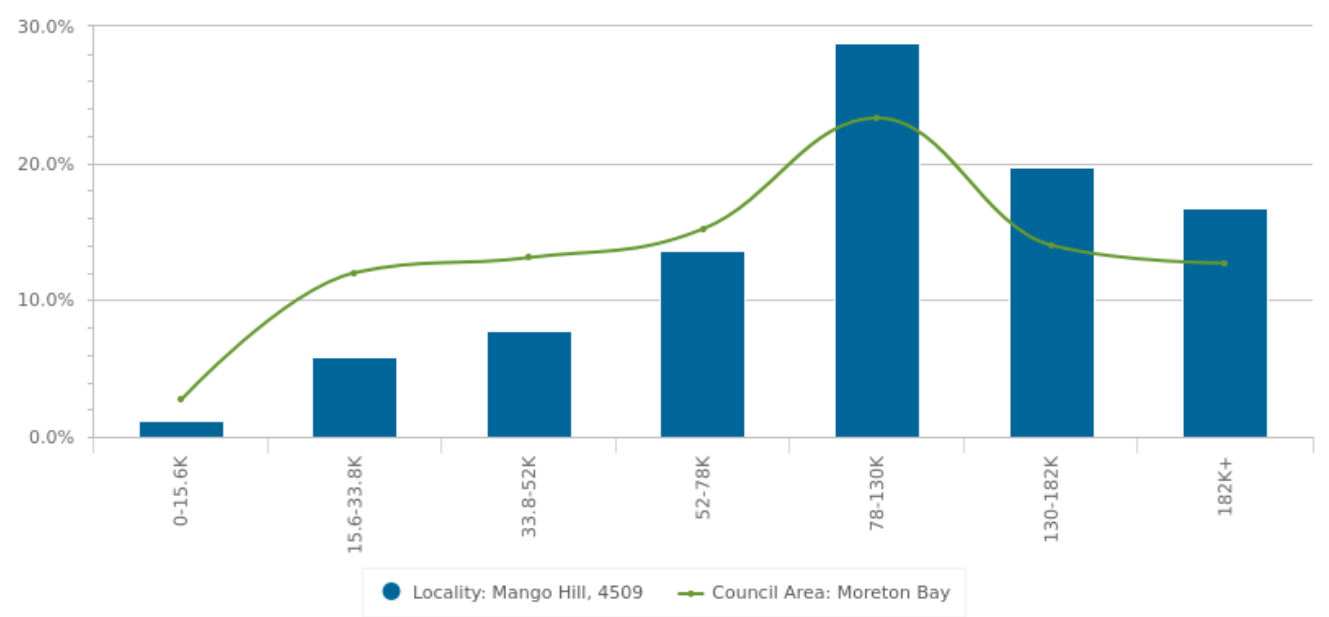
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Mango Hill	Moreton Bay
0-15.6K	1.2%	2.7%
15.6-33.8K	5.8%	12%
33.8-52K	7.8%	13.1%
52-78K	13.6%	15.2%
78-130K	28.8%	23.3%
130-182K	19.7%	14%
182K+	16.7%	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

	Mango Hill	Moreton Bay
Postgrad	8.8%	4.9%
Graduate Diploma or Certificate	3.2%	3.3%
Bachelor	28.6%	20%
Advanced Diploma or Diploma	17.1%	17.2%
Certificate	33.3%	42.3%
Not Stated	7.9%	11.2%
Inadequately Described	1.1%	0.9%

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



Postgrad

8.8%



Graduate Diploma or Certificate

3.2%



Bachelor

28.6%



Advanced Diploma or
Diploma

17.1%



Certificate

33.3%



Not Stated

7.9%



Inadequately
Described

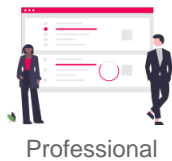
1.1%

Occupation

Employment By Occupation

	Mango Hill	Moreton Bay
Professional	22.9%	17.9%
Clerical	13.4%	14.1%
Trades	11.9%	14.7%
Labourer	8.3%	10.5%
Not Stated	1.6%	1.8%
Machinery Operators and Drivers	6.6%	7.1%
Managers	11.4%	11.4%
Community and Personal Service Workers	14.1%	13.3%
Sales Workers	9.6%	9.1%

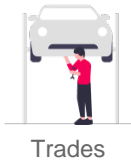
Statistics are provided by the Australian Bureau of Statistics (ABS)



22.9%



13.4%



11.9%



8.3%



1.6%



6.6%

Employment By Occupation



Managers

11.4%



Community and Personal Service
Workers

14.1%



Sales Workers

9.6%

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.