

Suburb Statistics Report

Meldale QLD 4510

Prepared on 11 Nov 2025

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



Area Profile

Meldale, QLD

The size of Meldale is approximately 5.7 square kilometres. It has 1 park covering nearly 0.1% of total area. The population of Meldale in 2016 was 223 people. By 2021 the population was 230 showing a population growth of 3.1% in the area during that time. The predominant age group in Meldale is 70-79 years. Households in Meldale are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Meldale work in a trades occupation. In 2021, 79.40% of the homes in Meldale were owner-occupied compared with 80.30% in 2016.


	House	Unit	Land
Average Tenure Period	4.3 years	-	-
Total Dwellings	102	-	12
Total New Listings	3	-	-
Median Value	\$1,209,881	\$401,391	-
Total Properties Listed	3	-	-

Market Trends

House: Market Trends

4 Properties Sold (12 Months)	4.3 Average Tenure Period (Years)	\$320/w Median Asking Rent (12 Months)
3 New Sale Listings (12 Months)	- Days on Market (12 Months)	1 Rental Rate Observations (12 Months)

House: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$470,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$414,500	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*	\$353,125	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

<div>1</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>-</div> <div>Rental Rate Observations (12 Months)</div>

Median Value

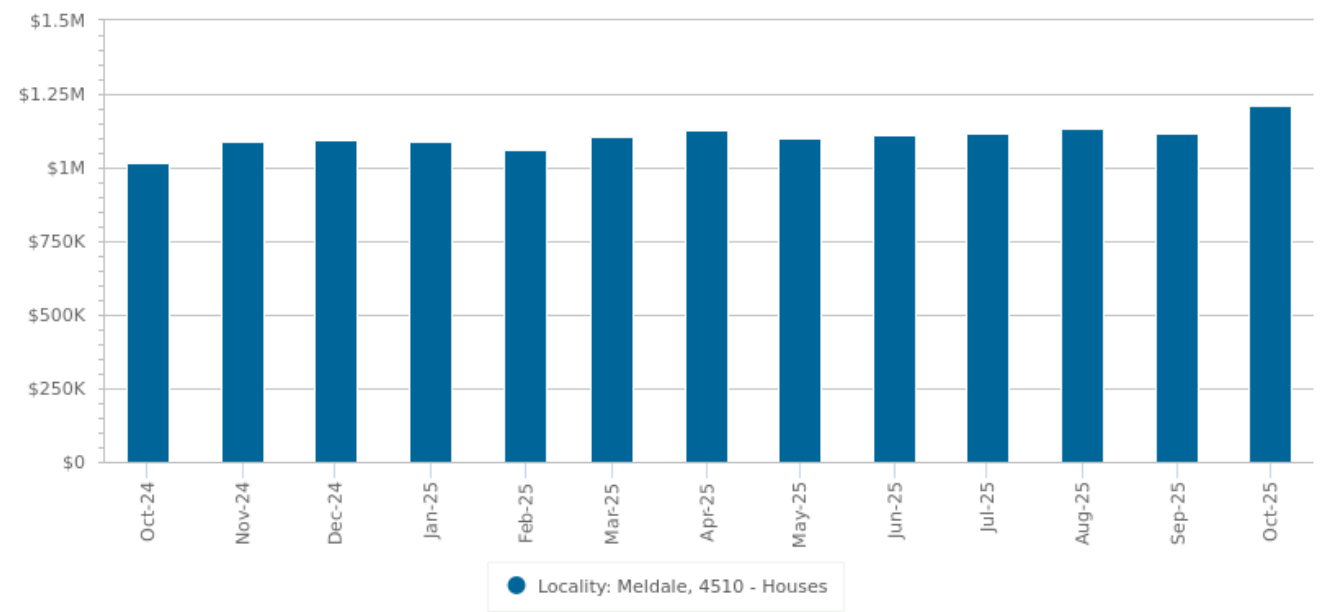
House: Recent Median Value

\$1.21M

Oct 2025

	Meldale
Nov 2024	\$1,089,849
Dec 2024	\$1,094,979
Jan 2025	\$1,086,536
Feb 2025	\$1,060,970
Mar 2025	\$1,106,736
Apr 2025	\$1,129,045
May 2025	\$1,100,622
Jun 2025	\$1,110,389
Jul 2025	\$1,114,477
Aug 2025	\$1,132,022
Sep 2025	\$1,116,800
Oct 2025	\$1,209,881

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

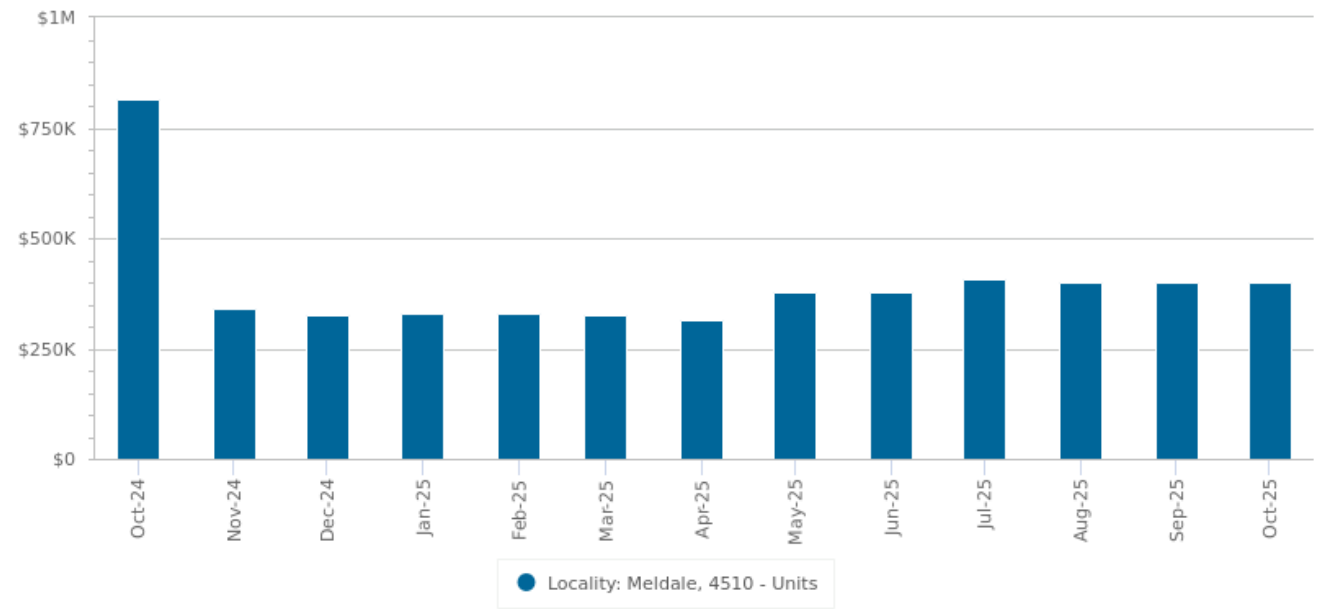
Unit: Recent Median Value

\$401K

Oct 2025

	Meldale
Nov 2024	\$339,322
Dec 2024	\$325,432
Jan 2025	\$330,356
Feb 2025	\$330,951
Mar 2025	\$324,327
Apr 2025	\$316,447
May 2025	\$377,103
Jun 2025	\$377,103
Jul 2025	\$407,933
Aug 2025	\$401,391
Sep 2025	\$401,391
Oct 2025	\$401,391

Statistics are calculated at the end of the displayed month

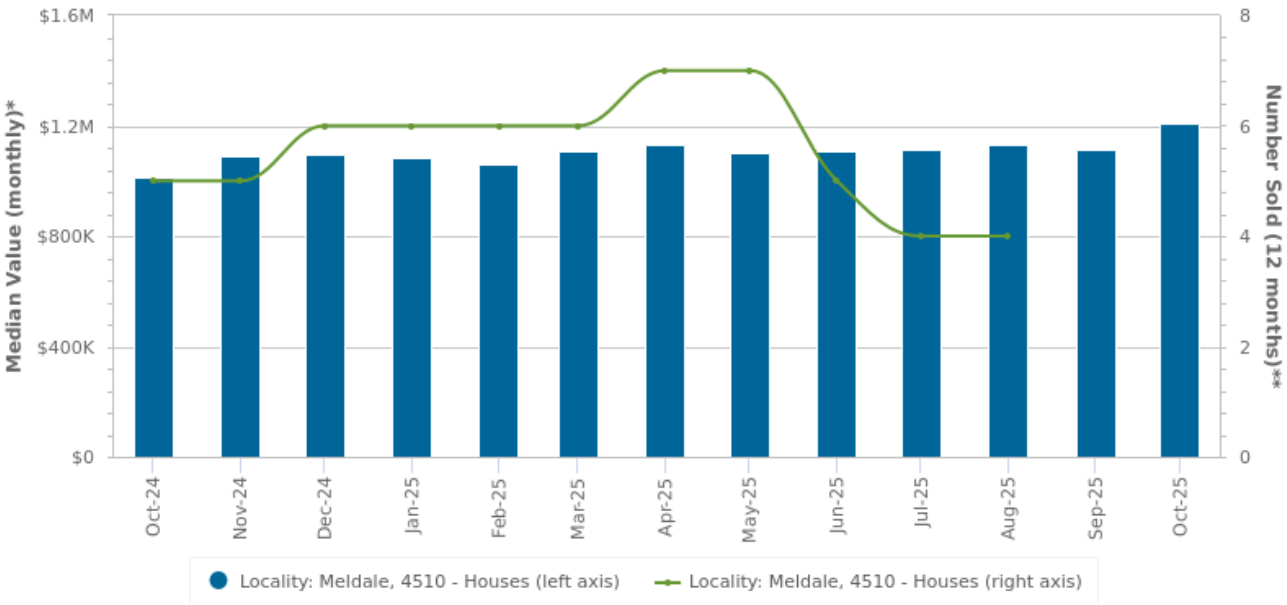


Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$1,089,849	5
Dec 2024	\$1,094,979	6
Jan 2025	\$1,086,536	6
Feb 2025	\$1,060,970	6
Mar 2025	\$1,106,736	6
Apr 2025	\$1,129,045	7
May 2025	\$1,100,622	7
Jun 2025	\$1,110,389	5
Jul 2025	\$1,114,477	4
Aug 2025	\$1,132,022	4
Sep 2025	\$1,116,800	-
Oct 2025	\$1,209,881	-

Statistics are calculated over a rolling 12 month period

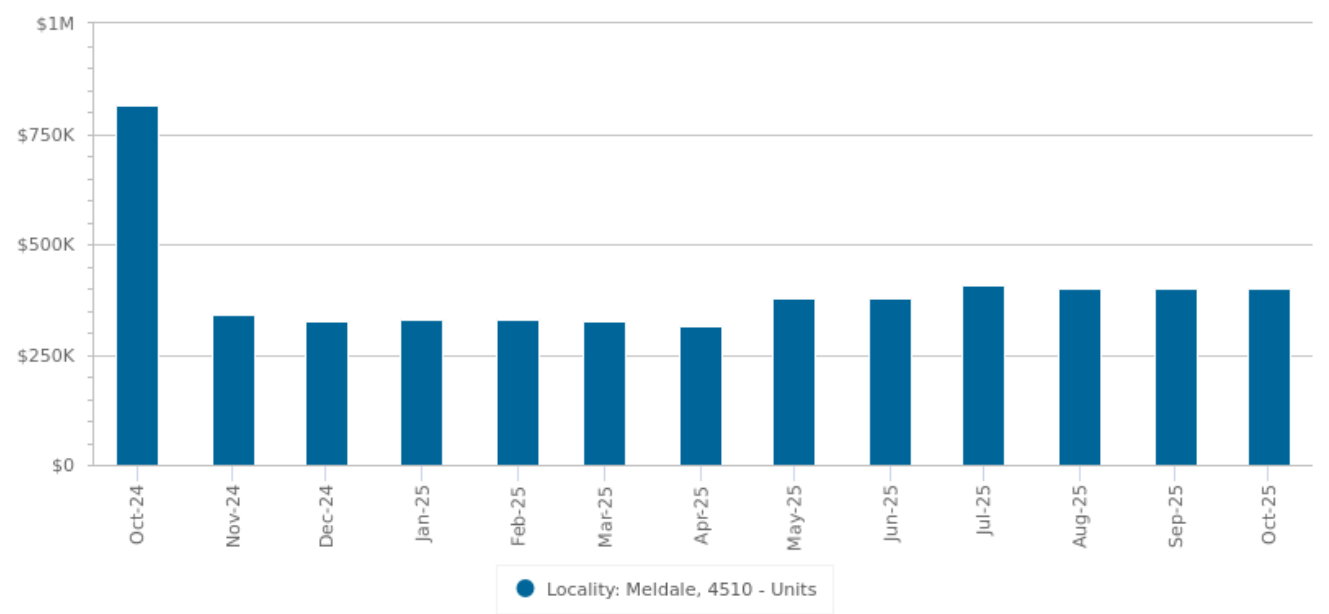


*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$339,322	-
Dec 2024	\$325,432	-
Jan 2025	\$330,356	-
Feb 2025	\$330,951	-
Mar 2025	\$324,327	-
Apr 2025	\$316,447	-
May 2025	\$377,103	-
Jun 2025	\$377,103	-
Jul 2025	\$407,933	-
Aug 2025	\$401,391	-
Sep 2025	\$401,391	-
Oct 2025	\$401,391	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated at the end of the displayed month

Land: Median Value vs Number Sold

1
Aug 2024

	Median Value	Number Of Sold
Aug 2024	-	1

Statistics are calculated over a rolling 12 month period

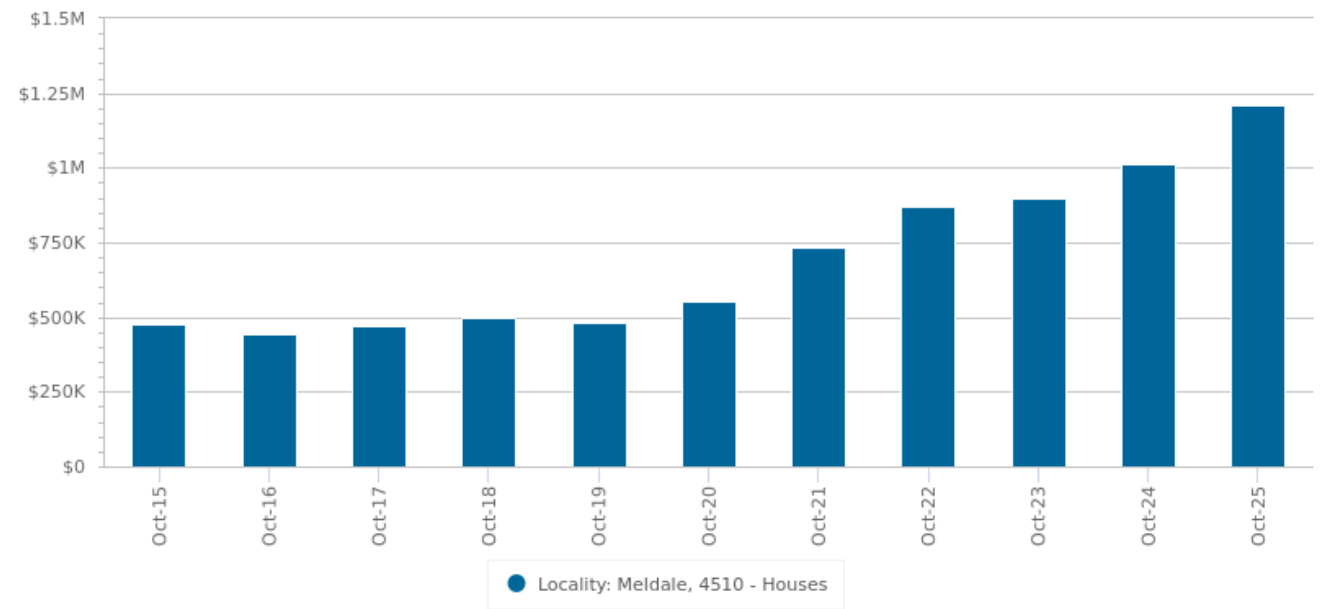
House: Median Value

\$1.21M

Oct 2025

	Meldale
Oct 2016	\$442,919
Oct 2017	\$468,471
Oct 2018	\$496,248
Oct 2019	\$479,797
Oct 2020	\$553,620
Oct 2021	\$731,652
Oct 2022	\$868,210
Oct 2023	\$895,524
Oct 2024	\$1,014,262
Oct 2025	\$1,209,881

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

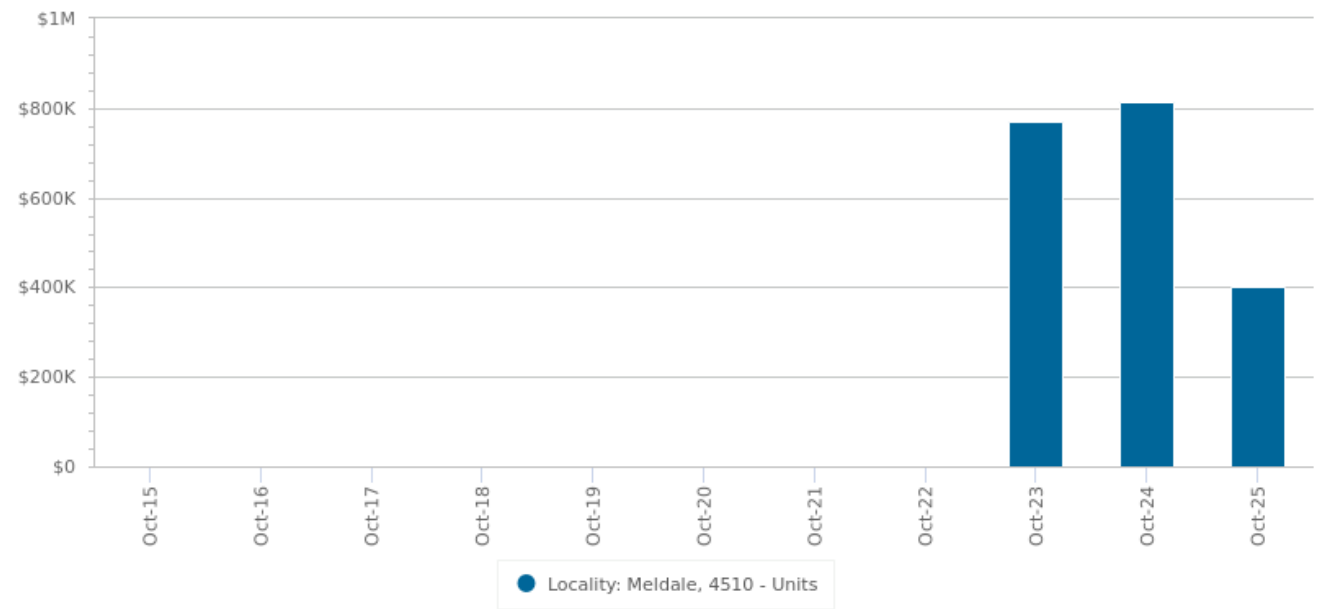
Unit: Median Value

\$401K

Oct 2025

	Meldale
Oct 2016	-
Oct 2017	-
Oct 2018	-
Oct 2019	-
Oct 2020	-
Oct 2021	-
Oct 2022	-
Oct 2023	\$771,189
Oct 2024	\$813,284
Oct 2025	\$401,391

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

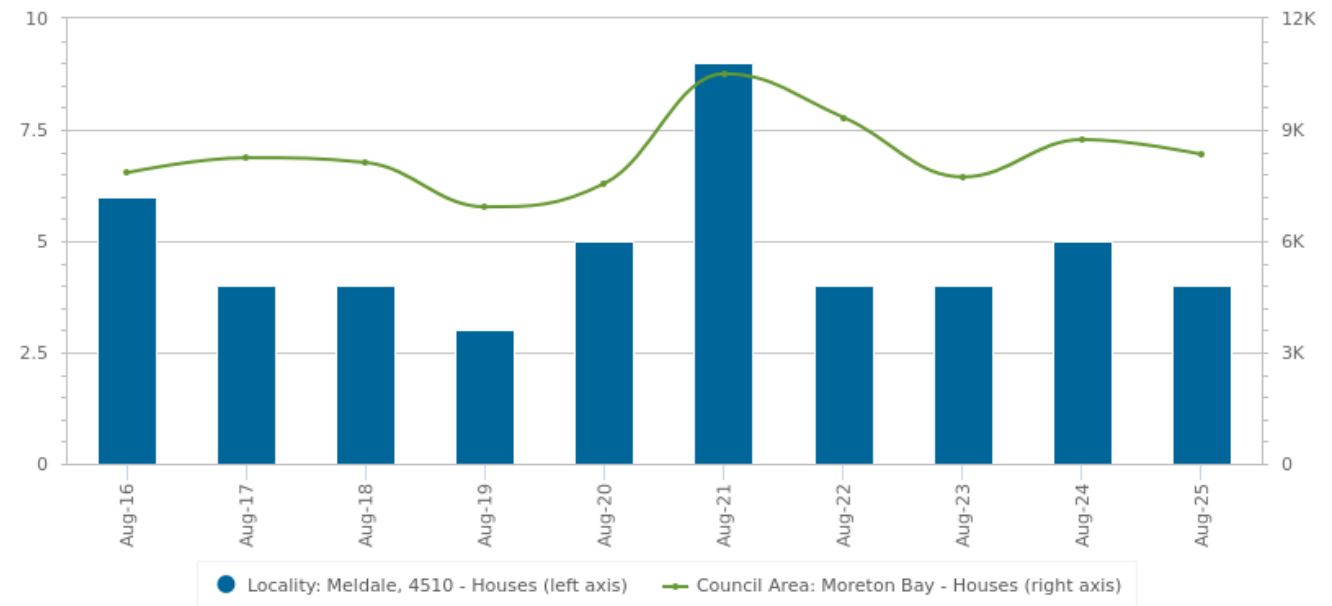
Sales Per Annum

House: Sales Per Annum

4
Aug 2025

	Meldale	Moreton Bay
Aug 2016	6	7845
Aug 2017	4	8246
Aug 2018	4	8116
Aug 2019	3	6922
Aug 2020	5	7561
Aug 2021	9	10508
Aug 2022	4	9329
Aug 2023	4	7728
Aug 2024	5	8737
Aug 2025	4	8335

Statistics are calculated over a rolling 12 month period



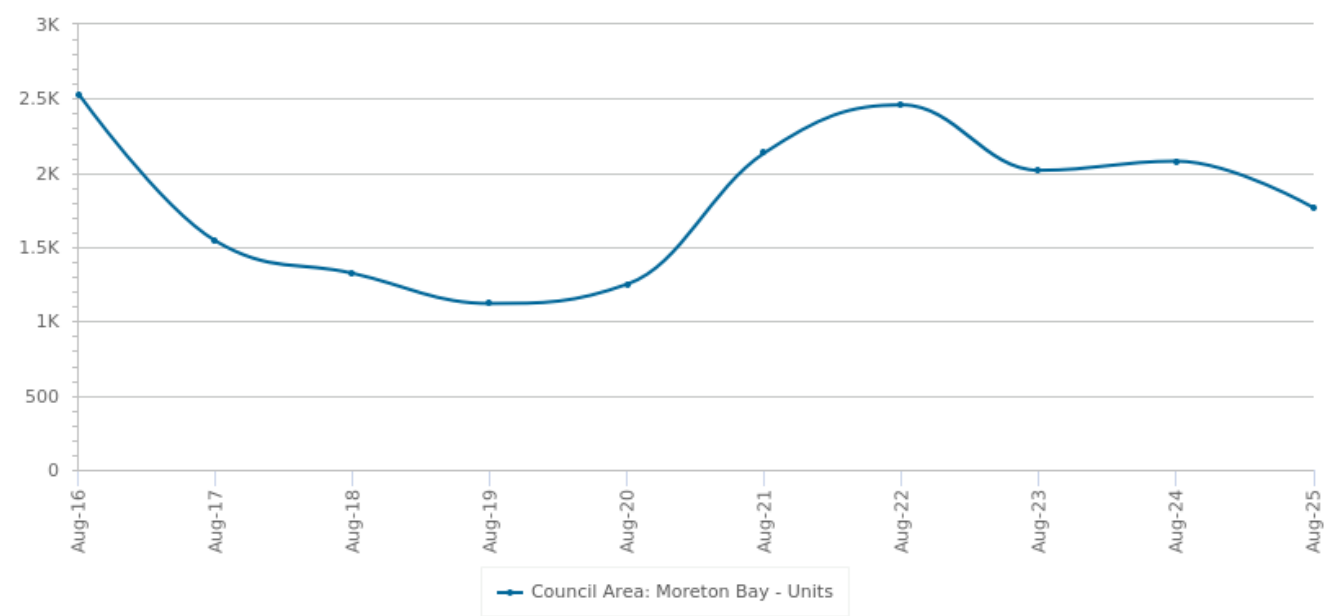
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

0

	Meldale	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



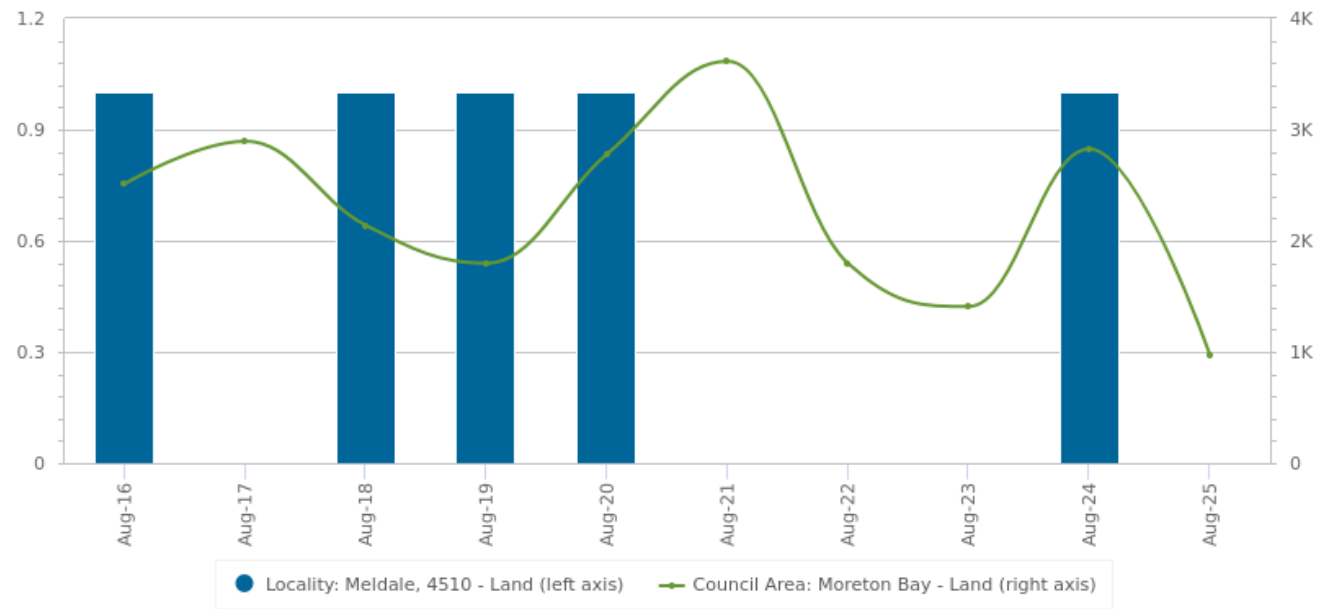
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Aug 2024

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

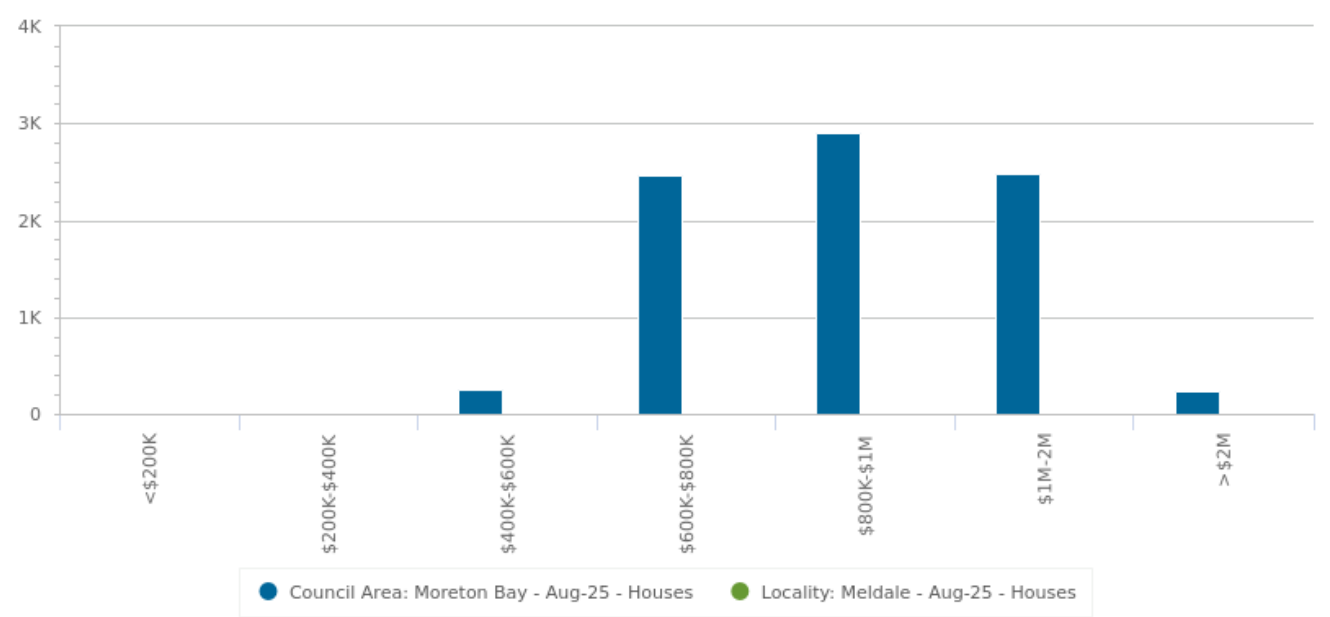
House: Sales By Price

\$4.37M

Aug 2025

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

Statistics are calculated over a rolling 12 month period

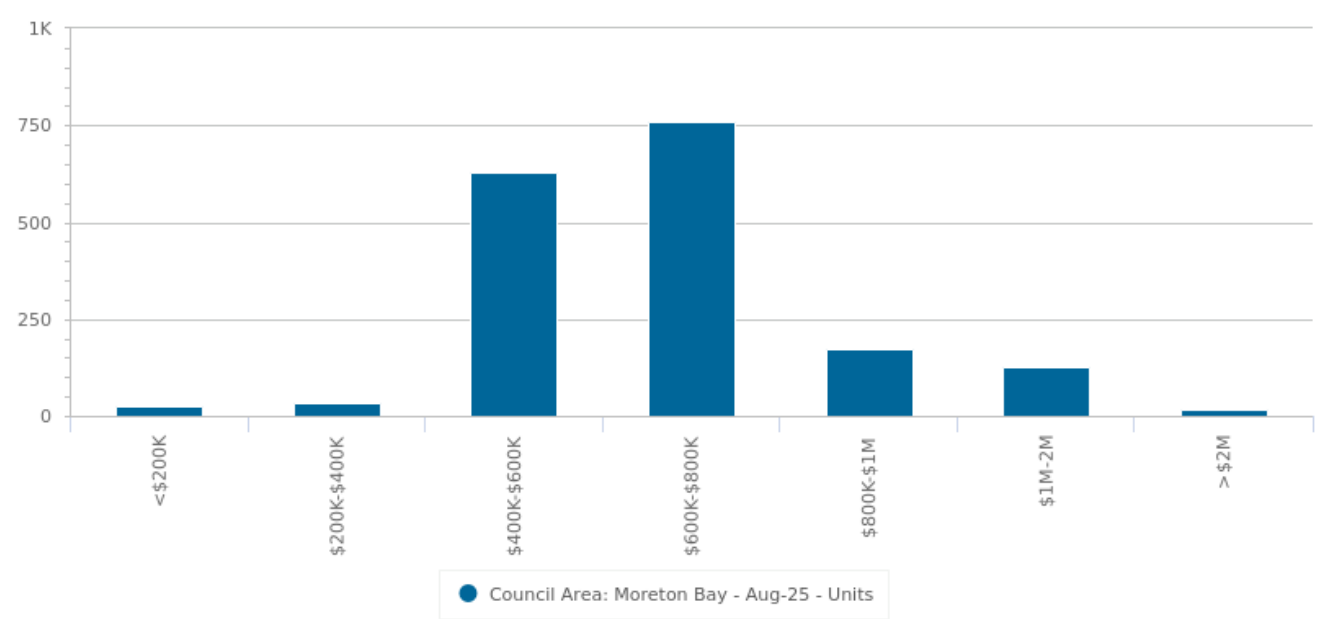


Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

	Meldale	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

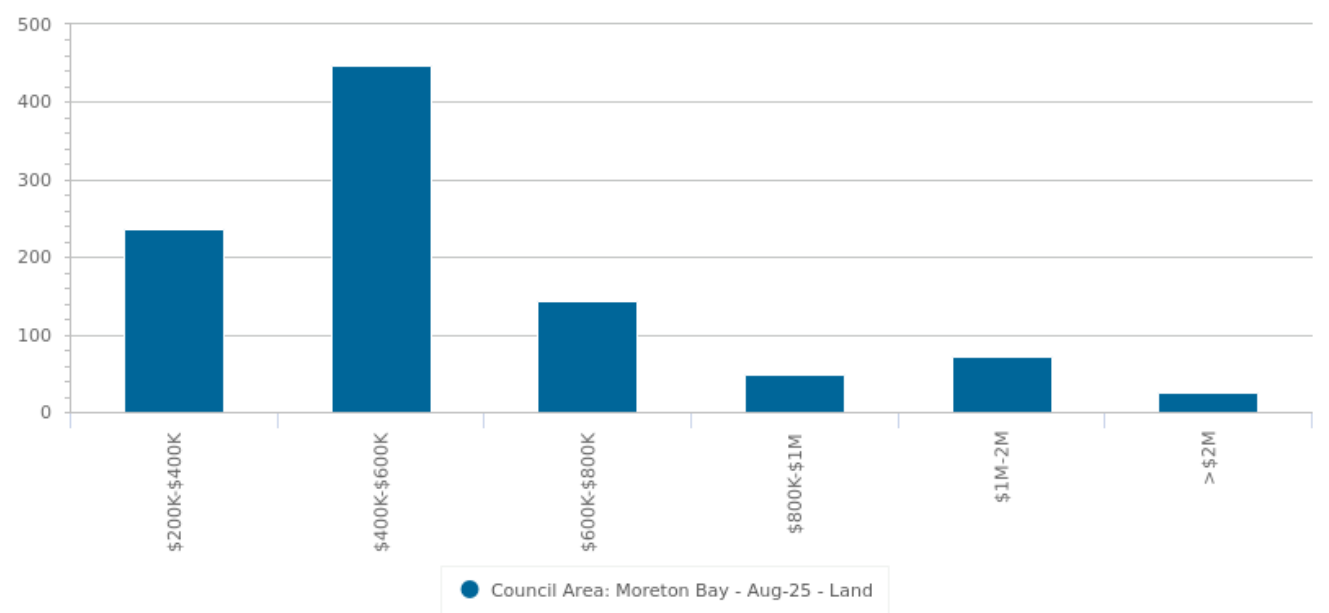


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Meldale	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

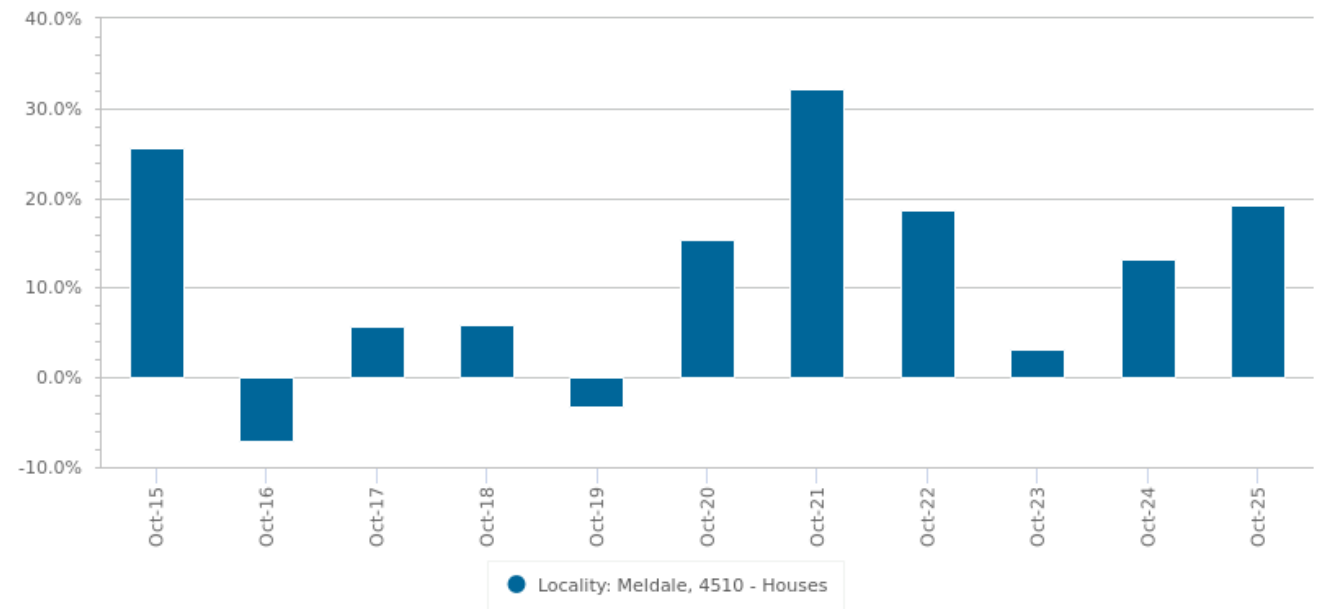
House: Change In Median Value

19.3%

Oct 2025

	Meldale
Oct 2016	-7.0%
Oct 2017	5.8%
Oct 2018	5.9%
Oct 2019	-3.3%
Oct 2020	15.4%
Oct 2021	32.2%
Oct 2022	18.7%
Oct 2023	3.1%
Oct 2024	13.3%
Oct 2025	19.3%

Statistics are calculated at the end of the displayed month



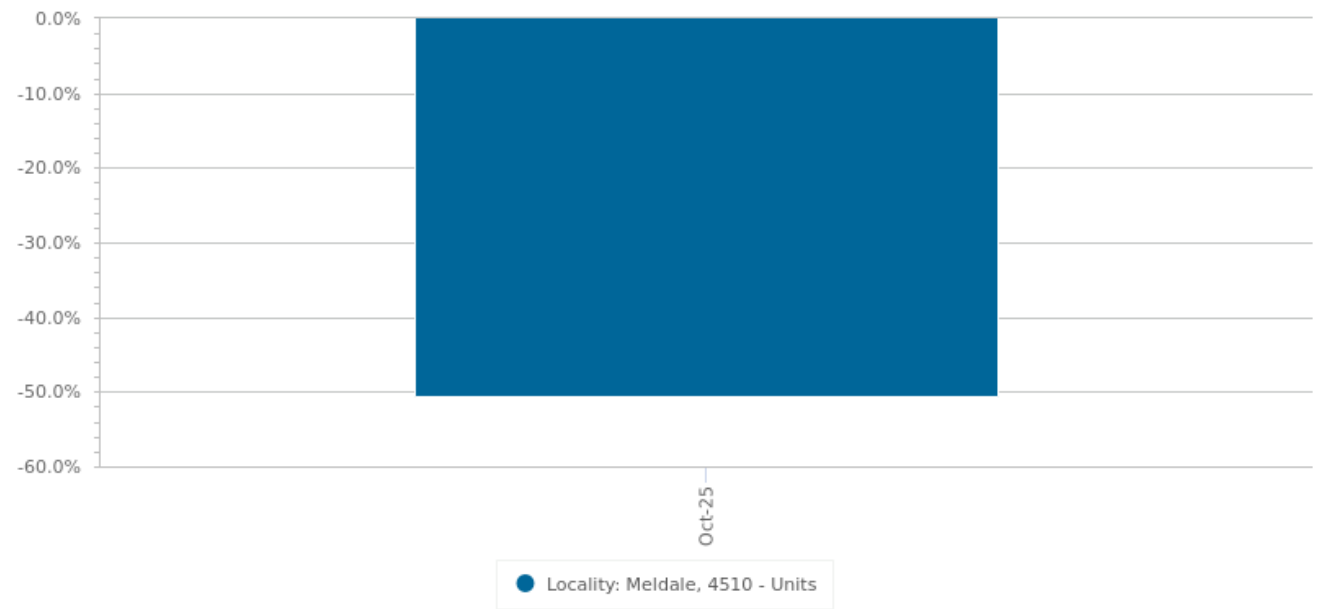
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

-50.6%
Oct 2025

	Meldale
Oct 2016	-
Oct 2017	-
Oct 2018	-
Oct 2019	-
Oct 2020	-
Oct 2021	-
Oct 2022	-
Oct 2023	-
Oct 2024	-
Oct 2025	-50.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

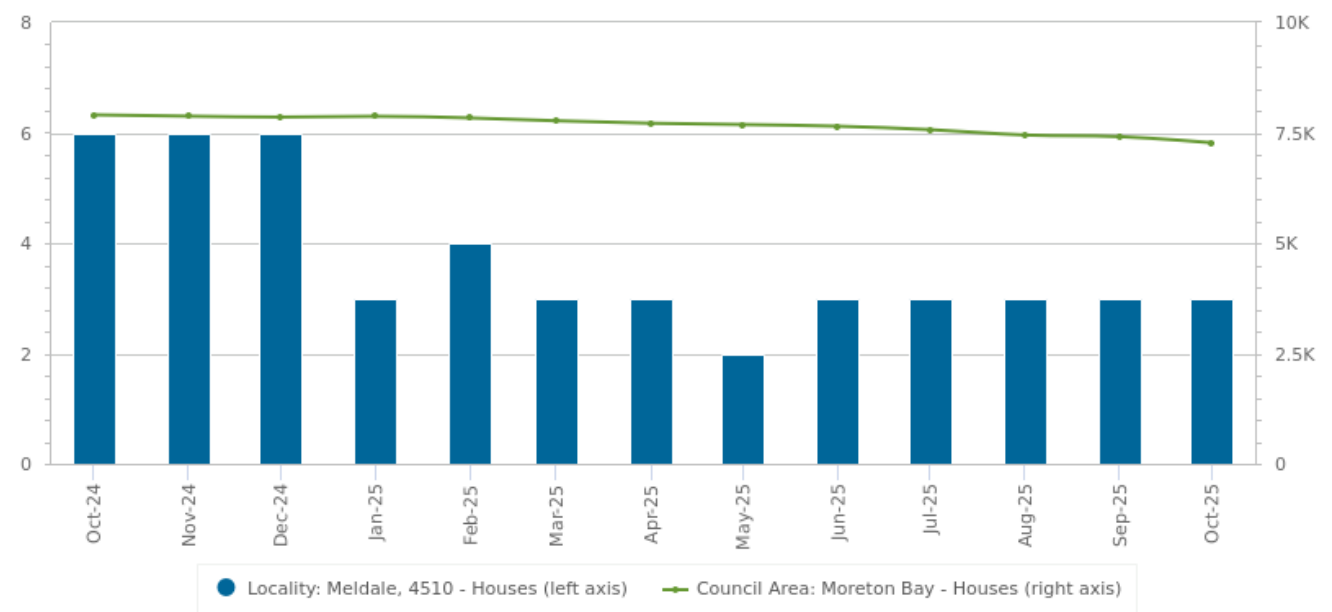
For Sale Statistics

House: Number of New Listing

3
Oct 2025

	Meldale	Moreton Bay
Nov 2024	6	7,875
Dec 2024	6	7,855
Jan 2025	3	7,872
Feb 2025	4	7,834
Mar 2025	3	7,770
Apr 2025	3	7,714
May 2025	2	7,685
Jun 2025	3	7,647
Jul 2025	3	7,569
Aug 2025	3	7,448
Sep 2025	3	7,411
Oct 2025	3	7,272

Statistics are calculated over a rolling 12 month period

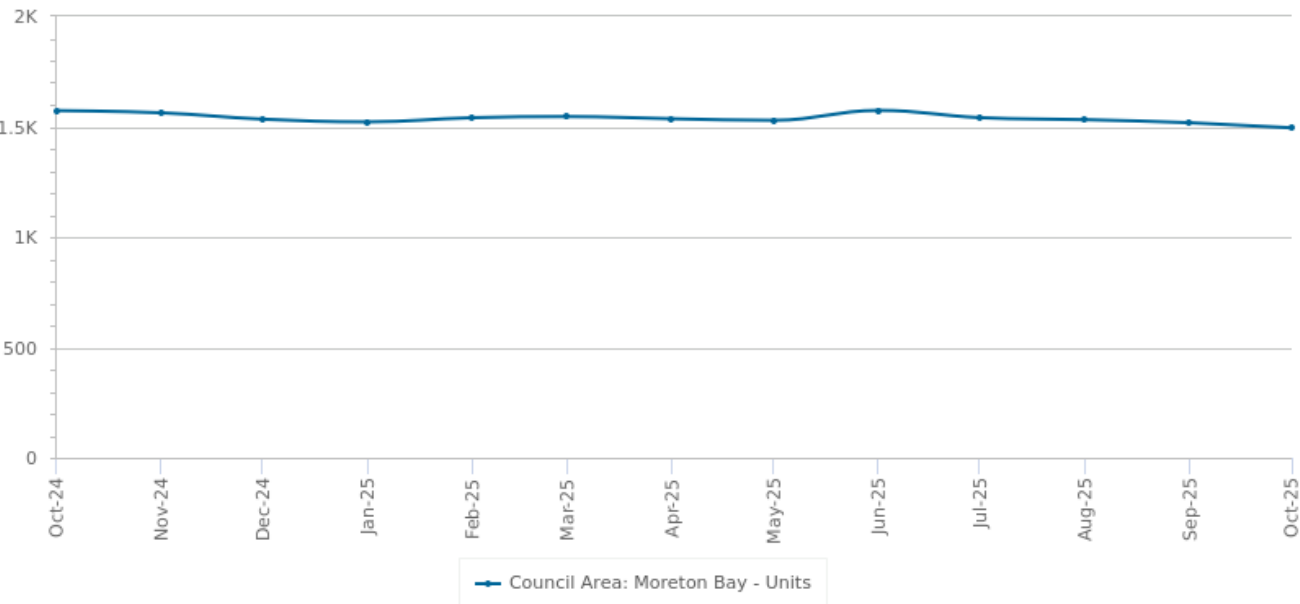


Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

	Meldale	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



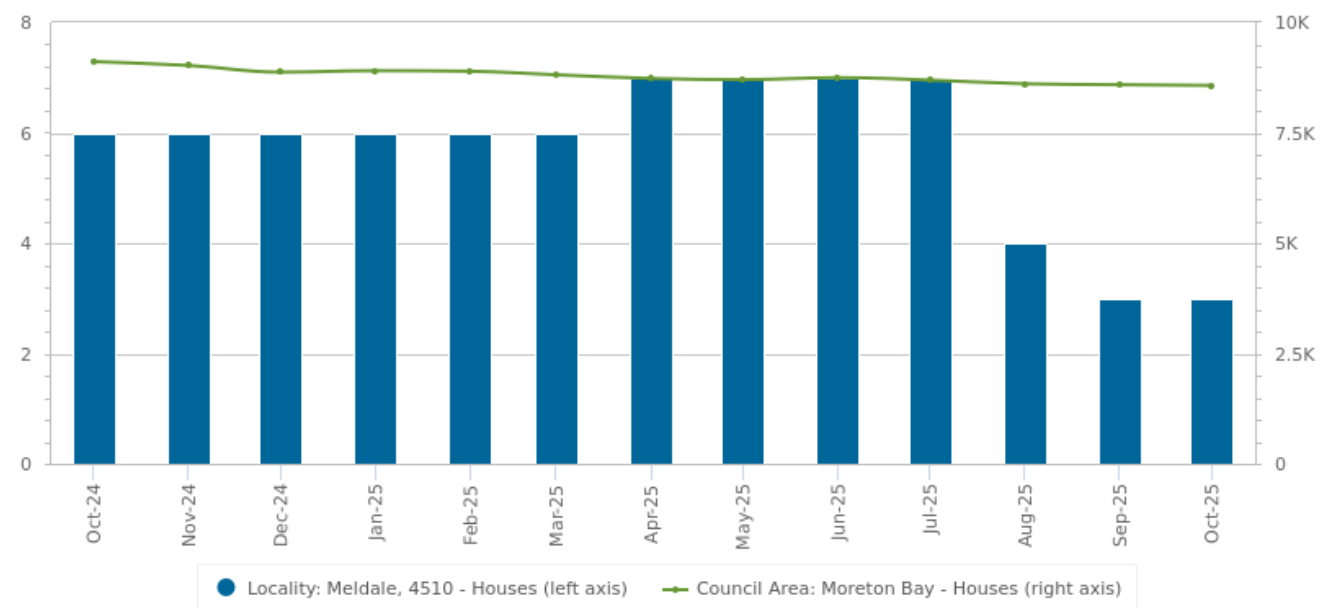
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

3
Oct 2025

	Meldale	Moreton Bay
Nov 2024	6	9,023
Dec 2024	6	8,872
Jan 2025	6	8,905
Feb 2025	6	8,892
Mar 2025	6	8,812
Apr 2025	7	8,730
May 2025	7	8,703
Jun 2025	7	8,748
Jul 2025	7	8,691
Aug 2025	4	8,609
Sep 2025	3	8,588
Oct 2025	3	8,571

Statistics are calculated over a rolling 12 month period

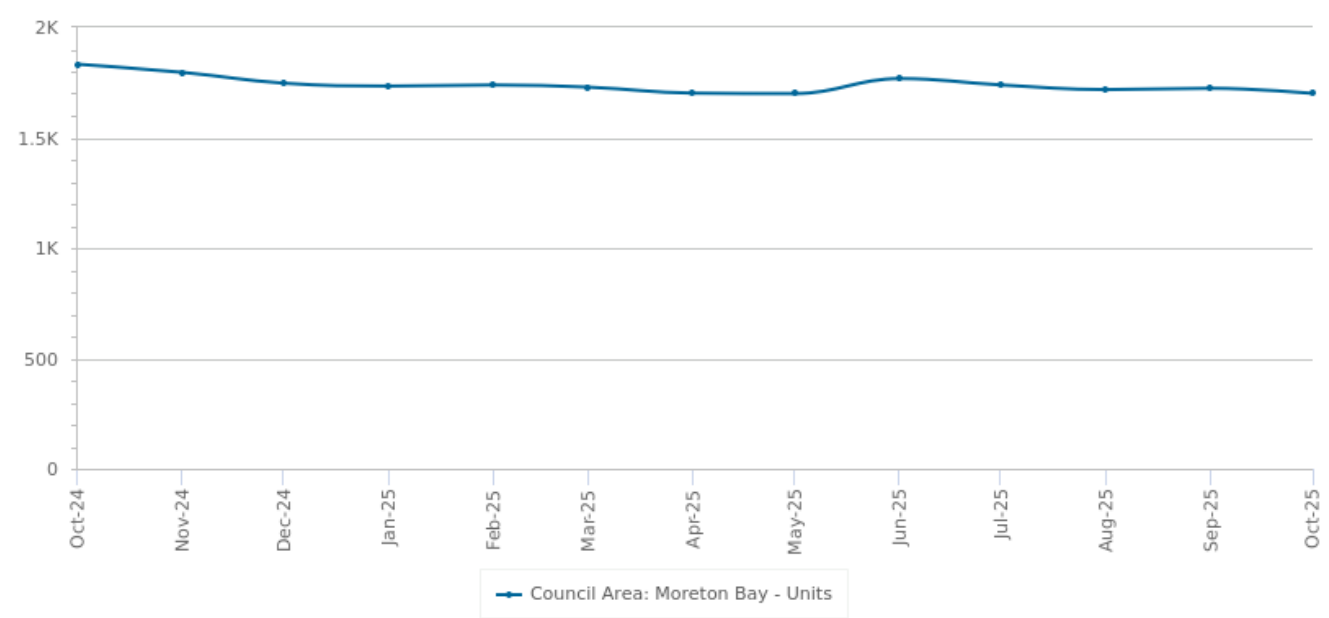


Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

	Meldale	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

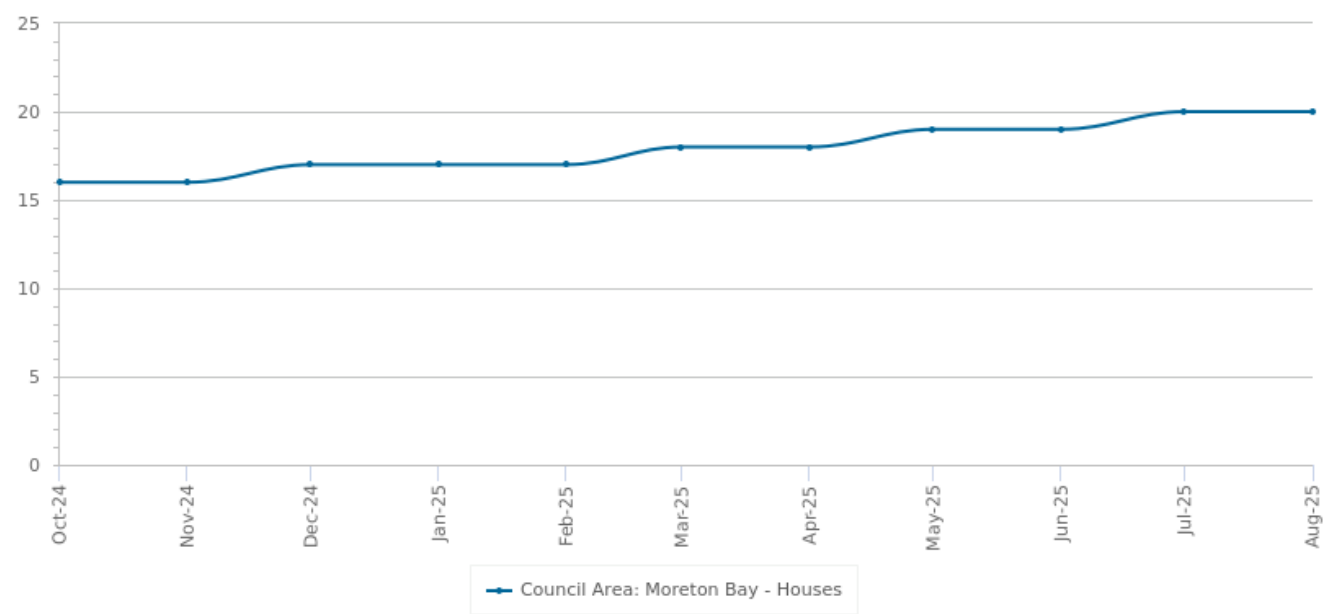


Statistics are calculated over a rolling 12 month period

House: Median Days On Market

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

Statistics are calculated over a rolling 12 month period

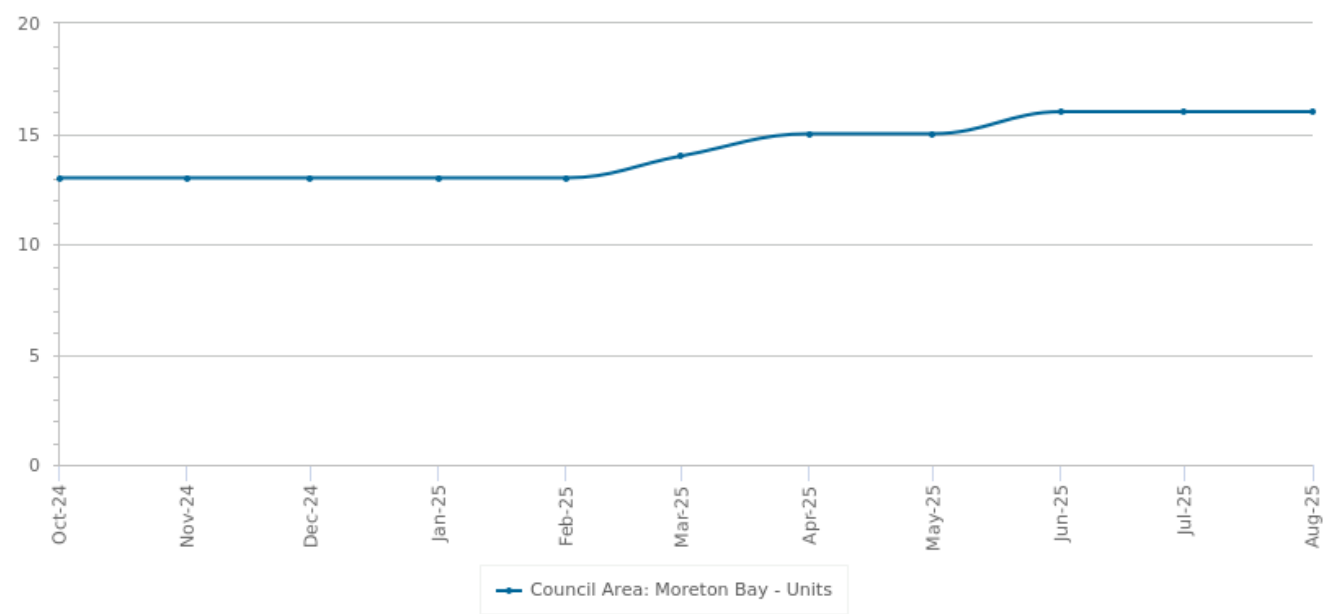


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Meldale	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

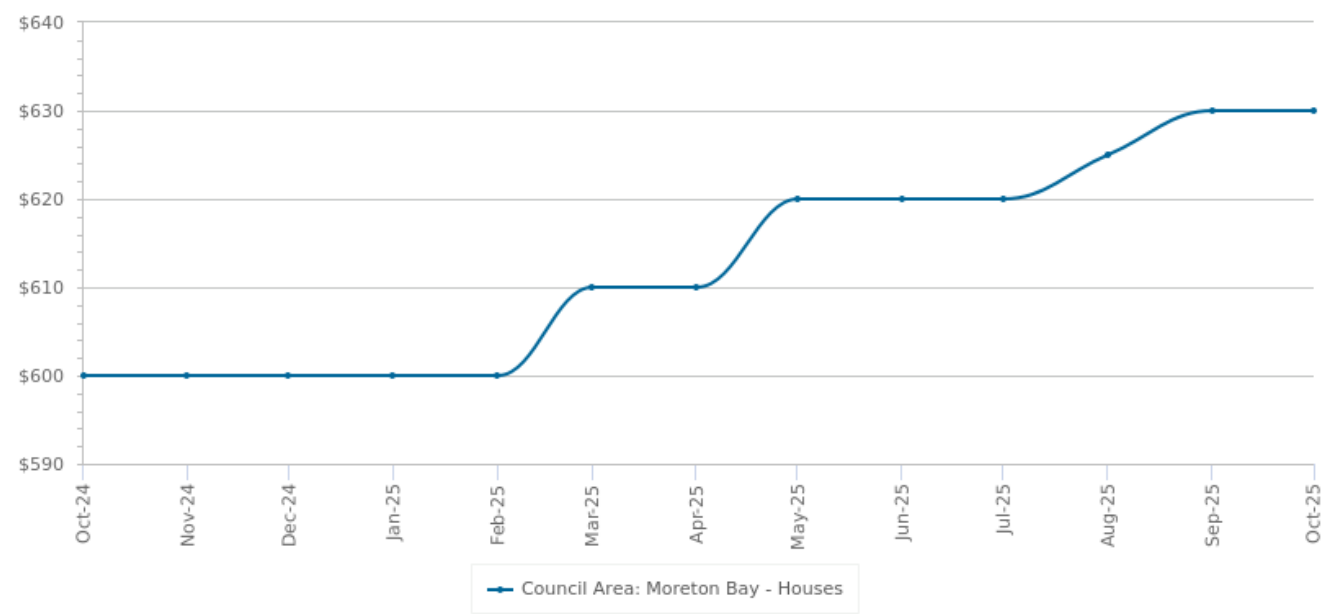
House: Median Rent

\$320/w

Apr 2012

	Meldale	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

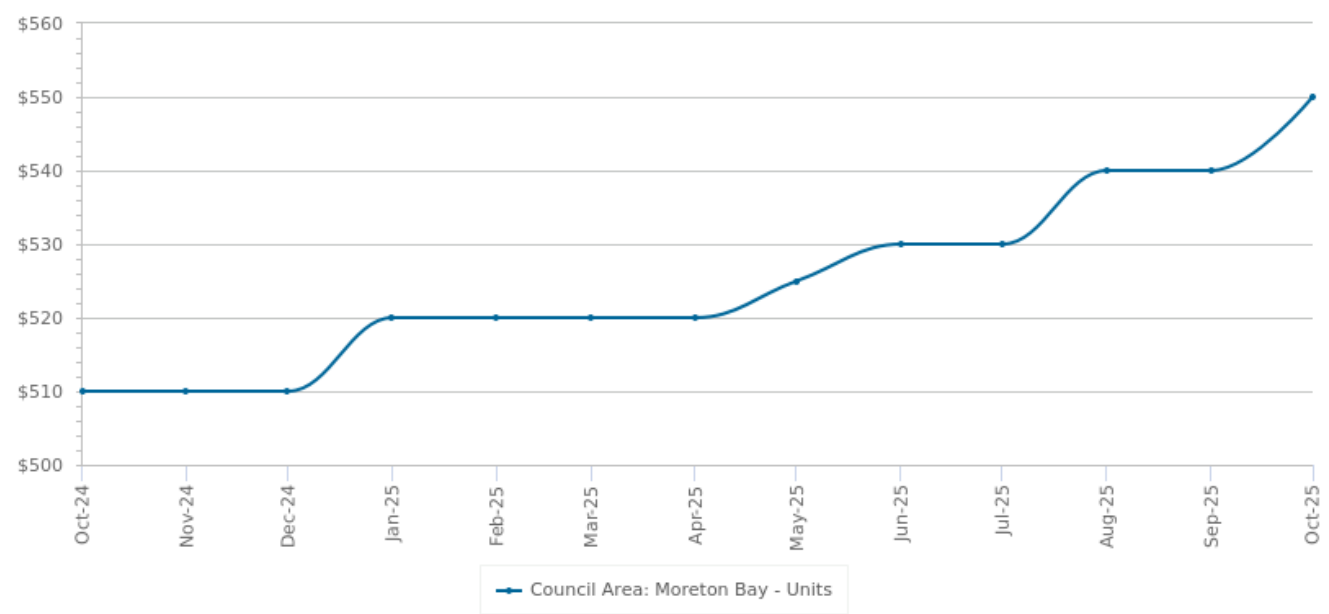


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Meldale	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



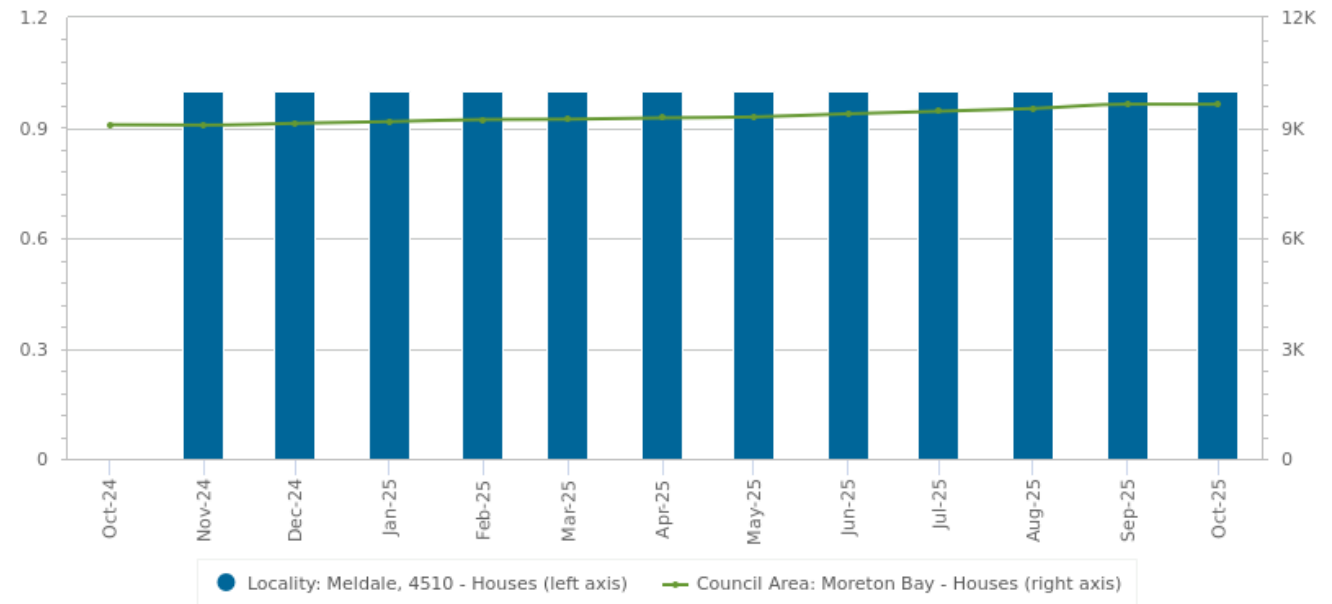
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

1
Oct 2025

	Meldale	Moreton Bay
Nov 2024	1	9,072
Dec 2024	1	9,120
Jan 2025	1	9,167
Feb 2025	1	9,222
Mar 2025	1	9,231
Apr 2025	1	9,268
May 2025	1	9,294
Jun 2025	1	9,380
Jul 2025	1	9,447
Aug 2025	1	9,523
Sep 2025	1	9,639
Oct 2025	1	9,636

Statistics are calculated over a rolling 12 month period

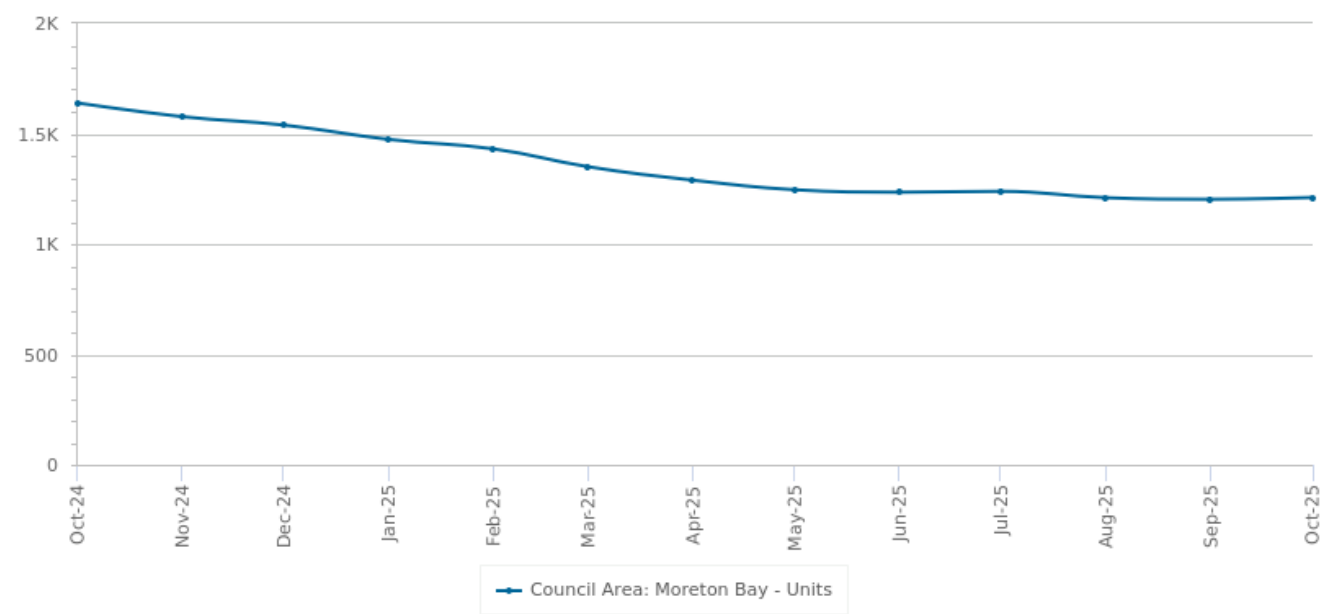


Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

	Meldale	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

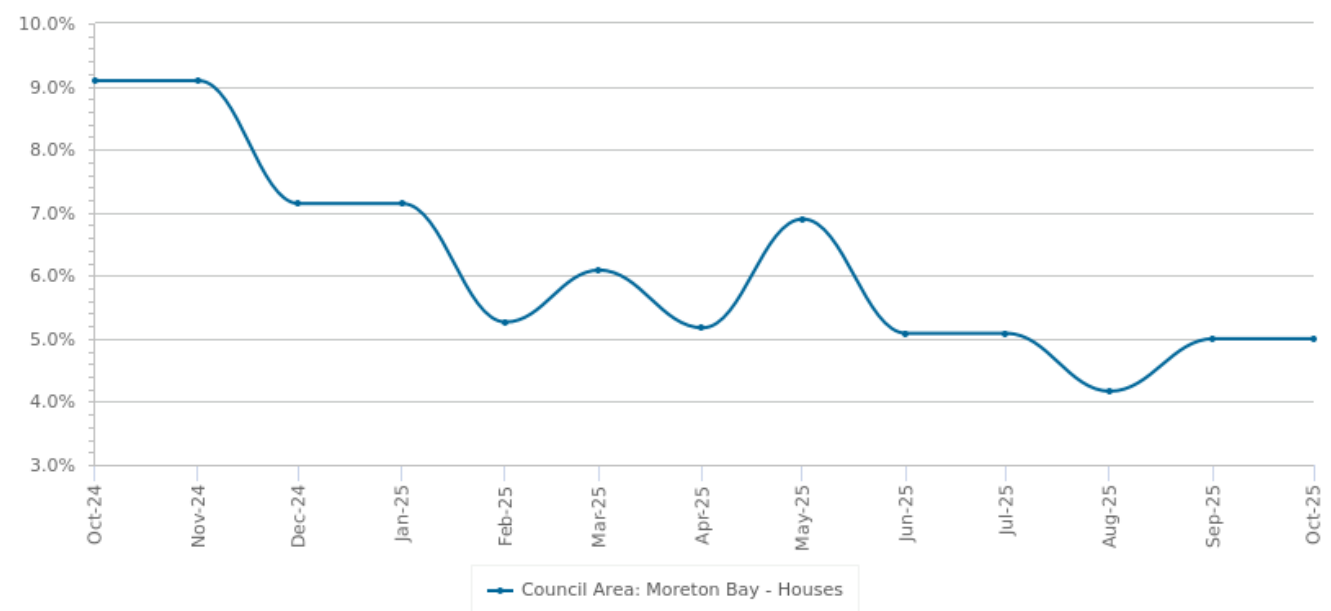


Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

	Meldale	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

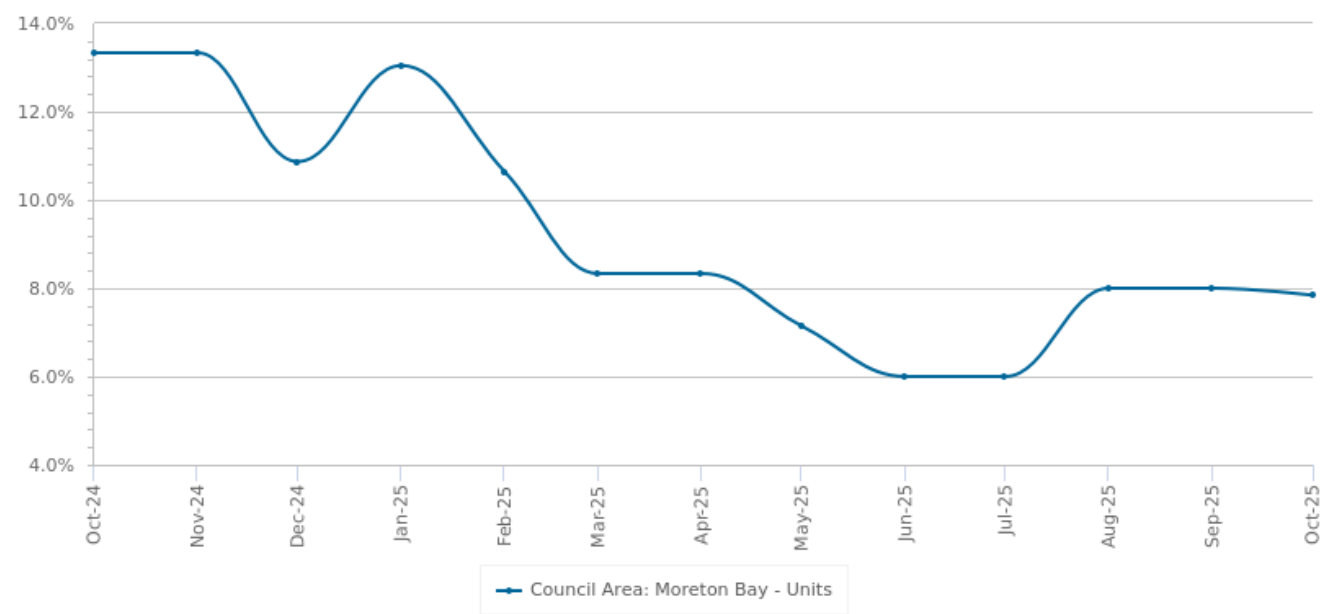


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Meldale	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



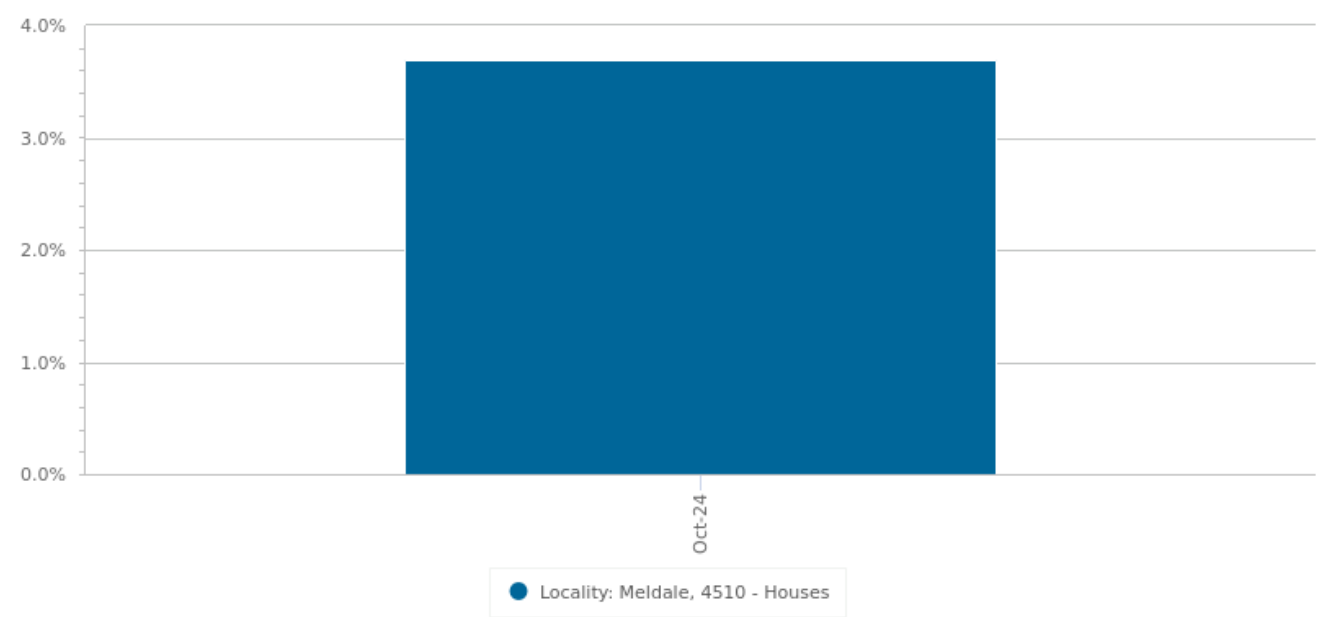
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.7%
Oct 2024

	Meldale
Aug 2024	3.7%
Sep 2024	3.7%
Oct 2024	3.7%

Statistics are calculated at the end of the displayed month



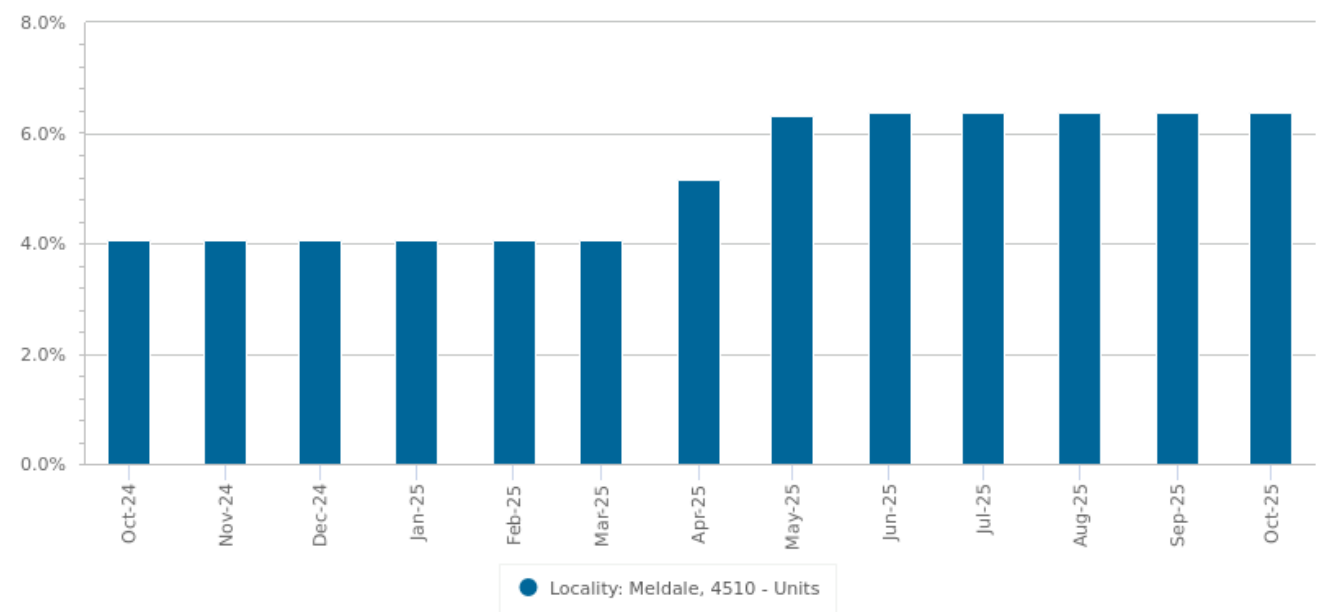
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

6.4%
Oct 2025

	Meldale
Nov 2024	4.1%
Dec 2024	4.1%
Jan 2025	4.1%
Feb 2025	4.1%
Mar 2025	4.1%
Apr 2025	5.2%
May 2025	6.3%
Jun 2025	6.4%
Jul 2025	6.4%
Aug 2025	6.4%
Sep 2025	6.4%
Oct 2025	6.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Meldale	Moreton Bay
Childless Couples	67.6%	38.7%
Couples with Children	32.4%	42%
Single Parents	11.8%	17.9%
Other	-	1.3%

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



Childless Couples

67.6%



Couples with Children

32.4%



Single Parents

11.8%



Other

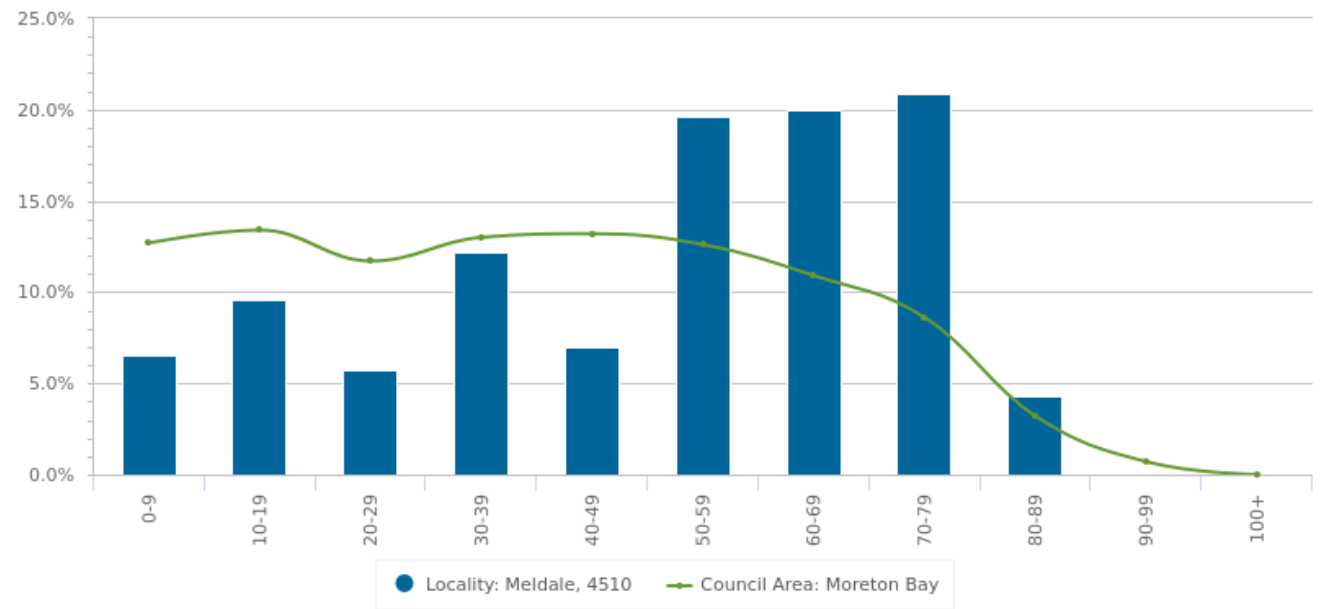
-

Population Age

Population Age

	Meldale	Moreton Bay
0-9	6.5%	12.7%
10-19	9.6%	13.4%
20-29	5.7%	11.7%
30-39	12.2%	13%
40-49	7%	13.2%
50-59	19.6%	12.6%
60-69	20%	10.9%
70-79	20.9%	8.6%
80-89	4.3%	3.2%
90-99	-	0.7%

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



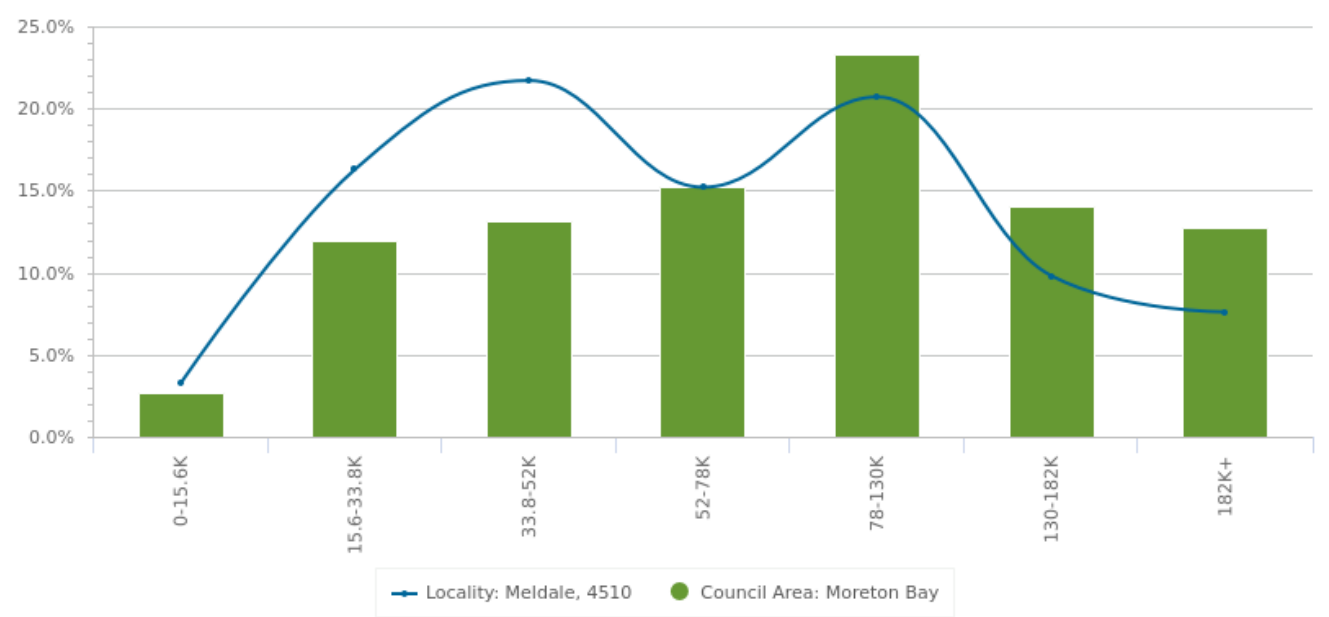
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Meldale	Moreton Bay
0-15.6K	3.3%	2.7%
15.6-33.8K	16.3%	12%
33.8-52K	21.7%	13.1%
52-78K	15.2%	15.2%
78-130K	20.7%	23.3%
130-182K	9.8%	14%
182K+	7.6%	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

	Meldale	Moreton Bay
Postgrad	5.4%	4.9%
Graduate Diploma or Certificate	-	3.3%
Bachelor	14.4%	20%
Advanced Diploma or Diploma	9.9%	17.2%
Certificate	45%	42.3%
Not Stated	21.6%	11.2%
Inadequately Described	-	0.9%

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



Postgrad

5.4%



Graduate Diploma or Certificate

-



Bachelor

14.4%



Advanced Diploma or Diploma

9.9%



Certificate

45%



Not Stated

21.6%



Inadequately Described

-

Occupation

Employment By Occupation

	Meldale	Moreton Bay
Professional	8.7%	17.9%
Clerical	9.8%	14.1%
Trades	25%	14.7%
Labourer	17.4%	10.5%
Not Stated	5.4%	1.8%
Machinery Operators and Drivers	12%	7.1%
Managers	6.5%	11.4%
Community and Personal Service Workers	9.8%	13.3%
Sales Workers	10.9%	9.1%

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



Professional

8.7%



Clerical

9.8%



Trades

25%



Labourer

17.4%



Not Stated

5.4%



Machinery Operators and Drivers

12%

Employment By Occupation



Managers

6.5%



Community and Personal Service
Workers

9.8%



Sales Workers

10.9%

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.