

Suburb Statistics Report

Moodlu QLD 4510

Prepared on 11 Nov 2025

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Area Profile

Moodlu, QLD

The size of Moodlu is approximately 4.7 square kilometres. It has 2 parks covering nearly 1.4% of total area. The population of Moodlu in 2016 was 318 people. By 2021 the population was 285 showing a population decline of 10.4% in the area during that time. The predominant age group in Moodlu is 30-39 years. Households in Moodlu are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Moodlu work in a trades occupation. In 2021, 81.40% of the homes in Moodlu were owner-occupied compared with 80.80% in 2016.

	House	Unit	Land
Average Tenure Period	-	-	-
Total Dwellings	98	9	11
Total New Listings	1	1	-
Median Value	\$1,188,076	\$454,806	-
Total Properties Listed	2	1	-



Market Trends

House: Market Trends

<div>4</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>1</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>2</div> <div>Rental Rate Observations (12 Months)</div>



Unit: 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>
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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>
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Median Value

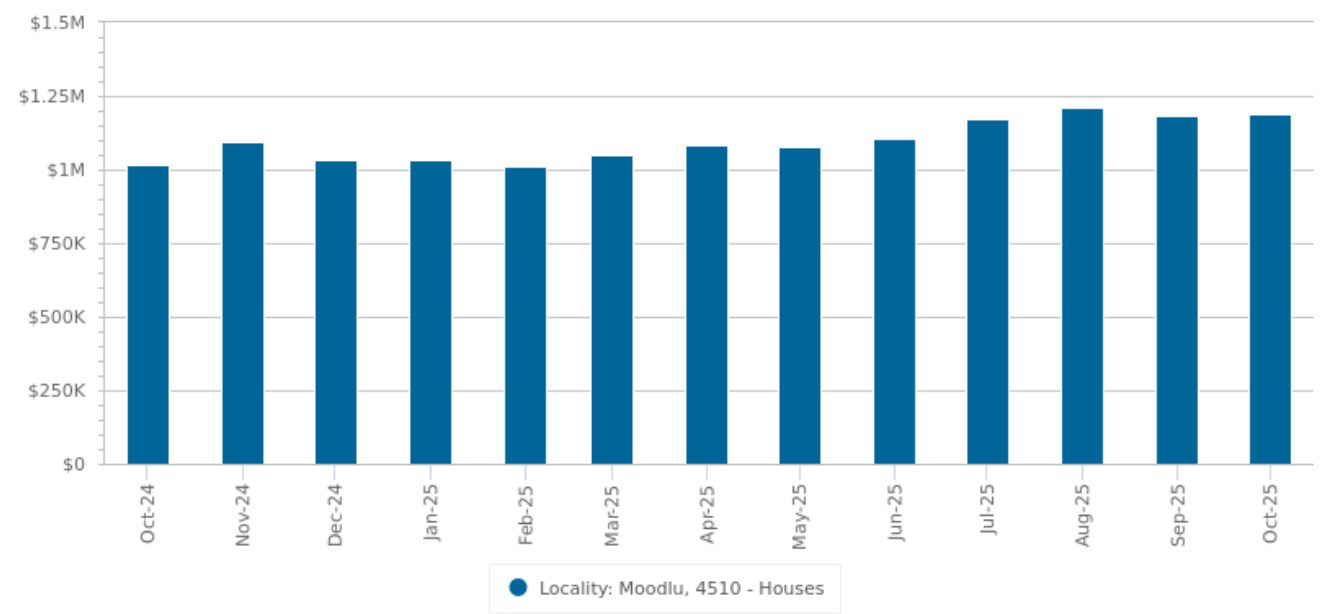
House: Recent Median Value

\$1.19M

Oct 2025

	Moodlu
Nov 2024	\$1,093,577
Dec 2024	\$1,031,390
Jan 2025	\$1,031,013
Feb 2025	\$1,011,848
Mar 2025	\$1,052,606
Apr 2025	\$1,085,341
May 2025	\$1,079,853
Jun 2025	\$1,104,797
Jul 2025	\$1,170,148
Aug 2025	\$1,209,779
Sep 2025	\$1,182,540
Oct 2025	\$1,188,076

Statistics are calculated at the end of the displayed month



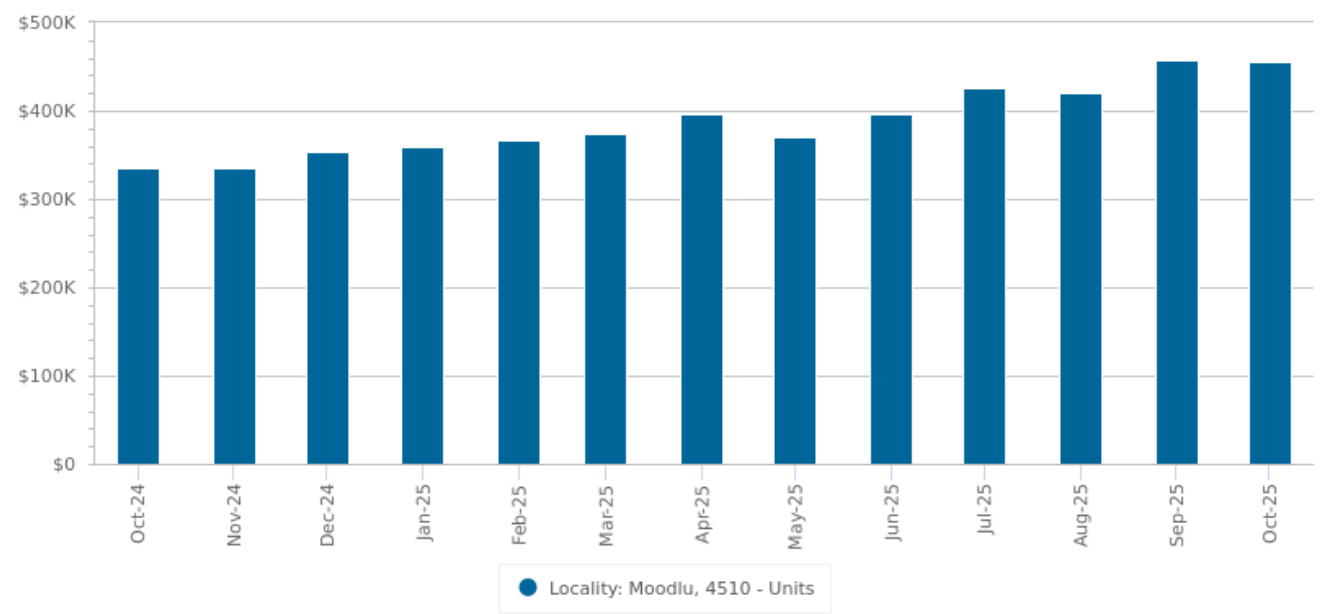
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$455K
Oct 2025

	Moodlu
Nov 2024	\$335,114
Dec 2024	\$354,559
Jan 2025	\$359,390
Feb 2025	\$367,323
Mar 2025	\$374,949
Apr 2025	\$396,827
May 2025	\$371,215
Jun 2025	\$396,892
Jul 2025	\$426,520
Aug 2025	\$420,038
Sep 2025	\$456,552
Oct 2025	\$454,806

Statistics are calculated at the end of the displayed month

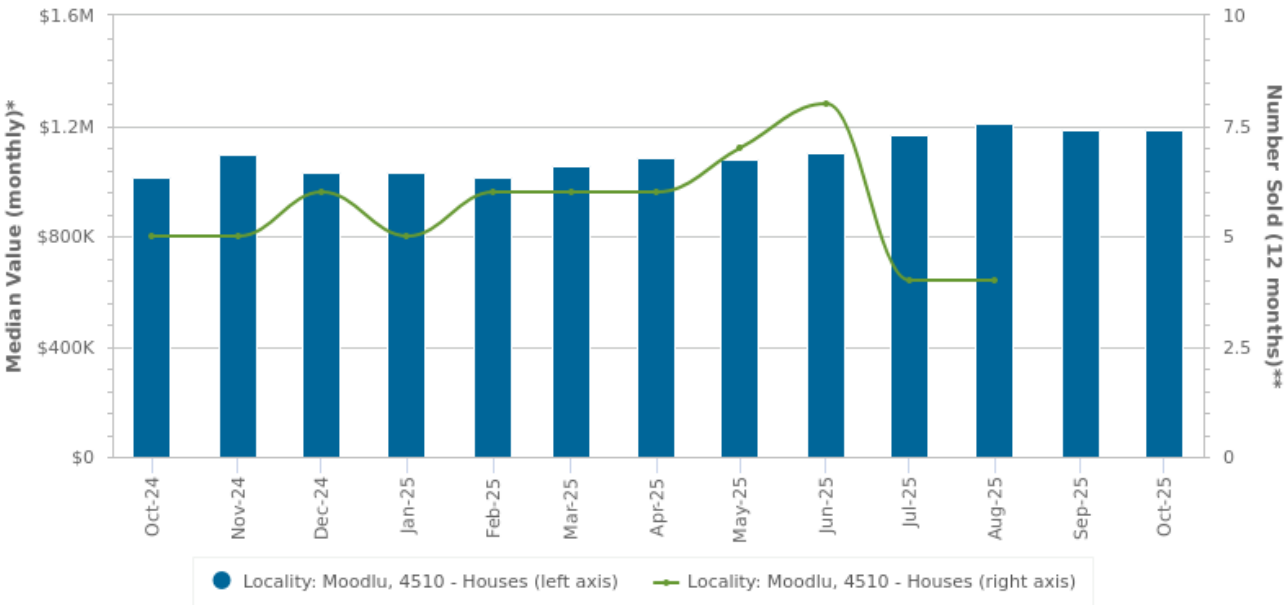


Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$1,093,577	5
Dec 2024	\$1,031,390	6
Jan 2025	\$1,031,013	5
Feb 2025	\$1,011,848	6
Mar 2025	\$1,052,606	6
Apr 2025	\$1,085,341	6
May 2025	\$1,079,853	7
Jun 2025	\$1,104,797	8
Jul 2025	\$1,170,148	4
Aug 2025	\$1,209,779	4
Sep 2025	\$1,182,540	-
Oct 2025	\$1,188,076	-

Statistics are calculated over a rolling 12 month period



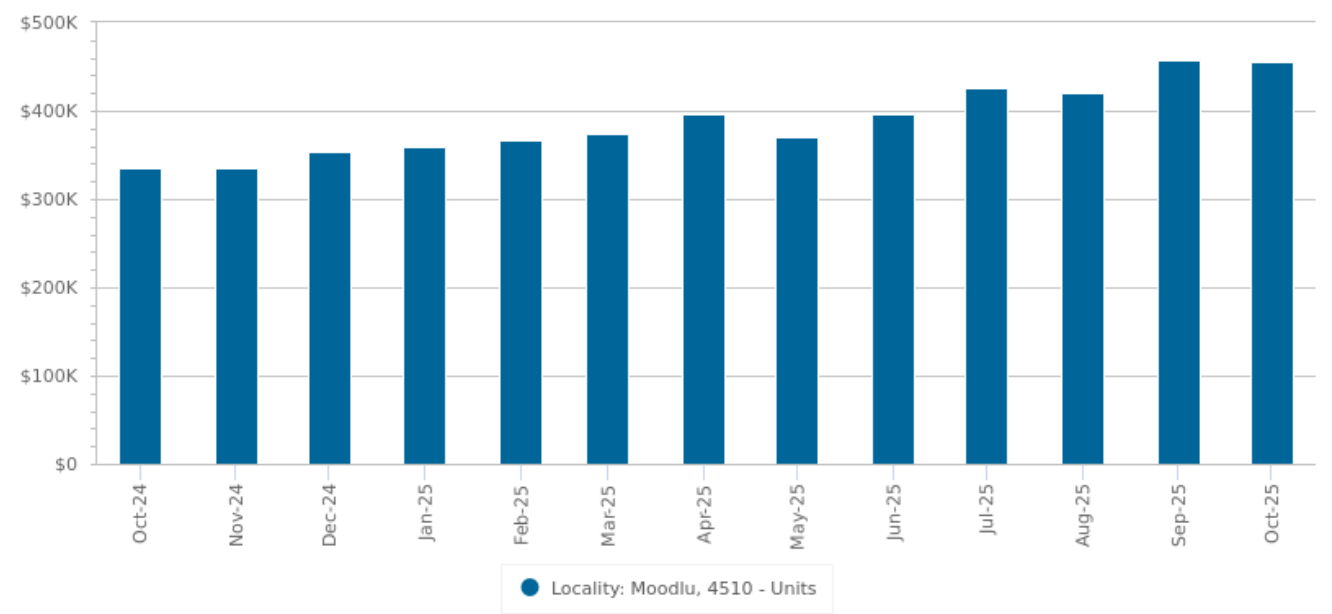
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

1
Jan 2024

	Median Value	Number Of Sold
Nov 2024	\$335,114	-
Dec 2024	\$354,559	-
Jan 2025	\$359,390	-
Feb 2025	\$367,323	-
Mar 2025	\$374,949	-
Apr 2025	\$396,827	-
May 2025	\$371,215	-
Jun 2025	\$396,892	-
Jul 2025	\$426,520	-
Aug 2025	\$420,038	-
Sep 2025	\$456,552	-
Oct 2025	\$454,806	-

Statistics are calculated over a rolling 12 month period



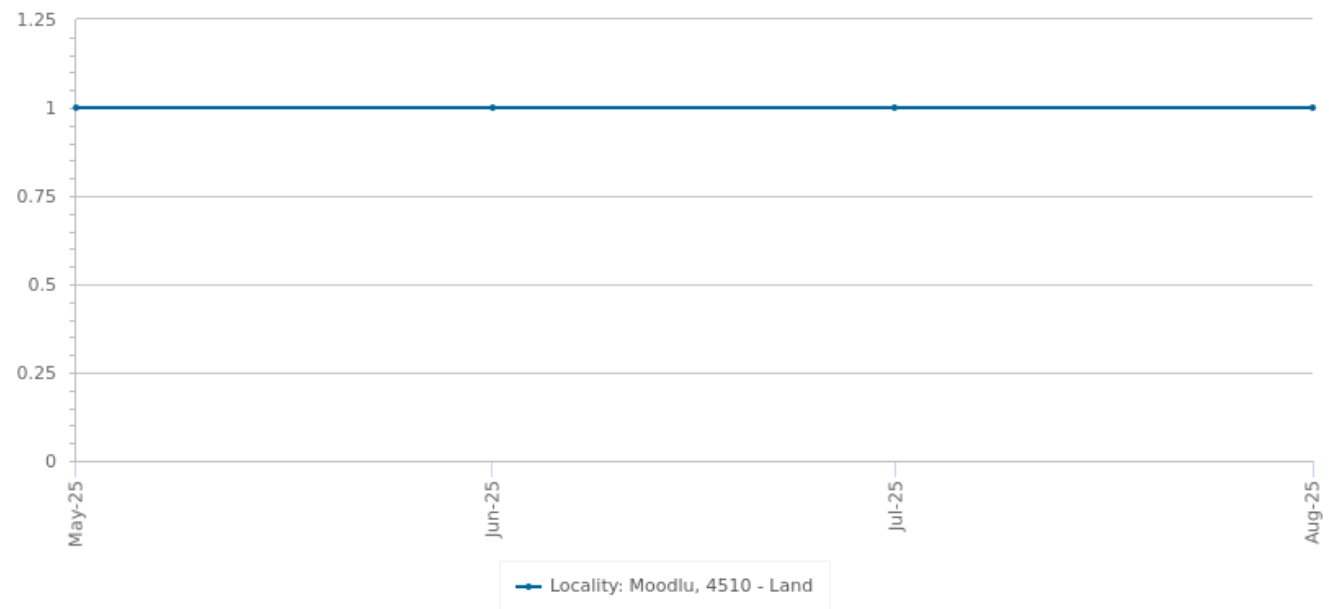
Statistics are calculated at the end of the displayed month

Land: Median Value vs Number Sold

1
Aug 2025

	Median Value	Number Of Sold
May 2025	-	1
Jun 2025	-	1
Jul 2025	-	1
Aug 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

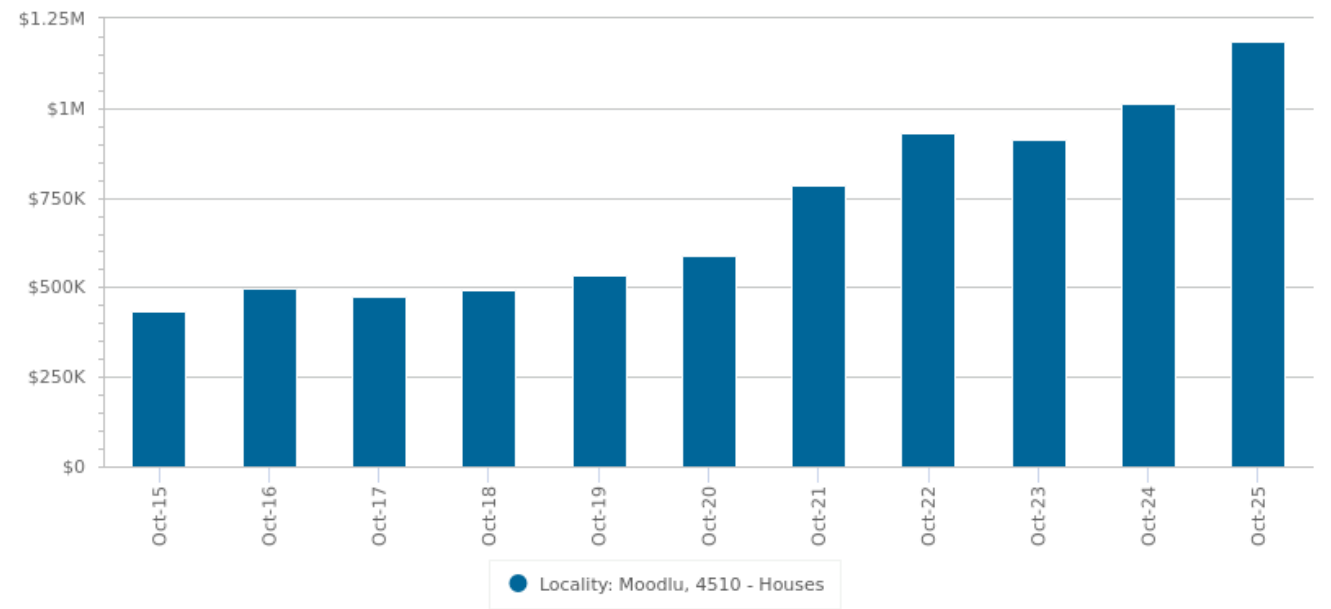
House: Median Value

\$1.19M

Oct 2025

	Moodlu
Oct 2016	\$495,591
Oct 2017	\$474,886
Oct 2018	\$492,294
Oct 2019	\$535,596
Oct 2020	\$587,240
Oct 2021	\$782,935
Oct 2022	\$928,562
Oct 2023	\$914,371
Oct 2024	\$1,014,152
Oct 2025	\$1,188,076

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

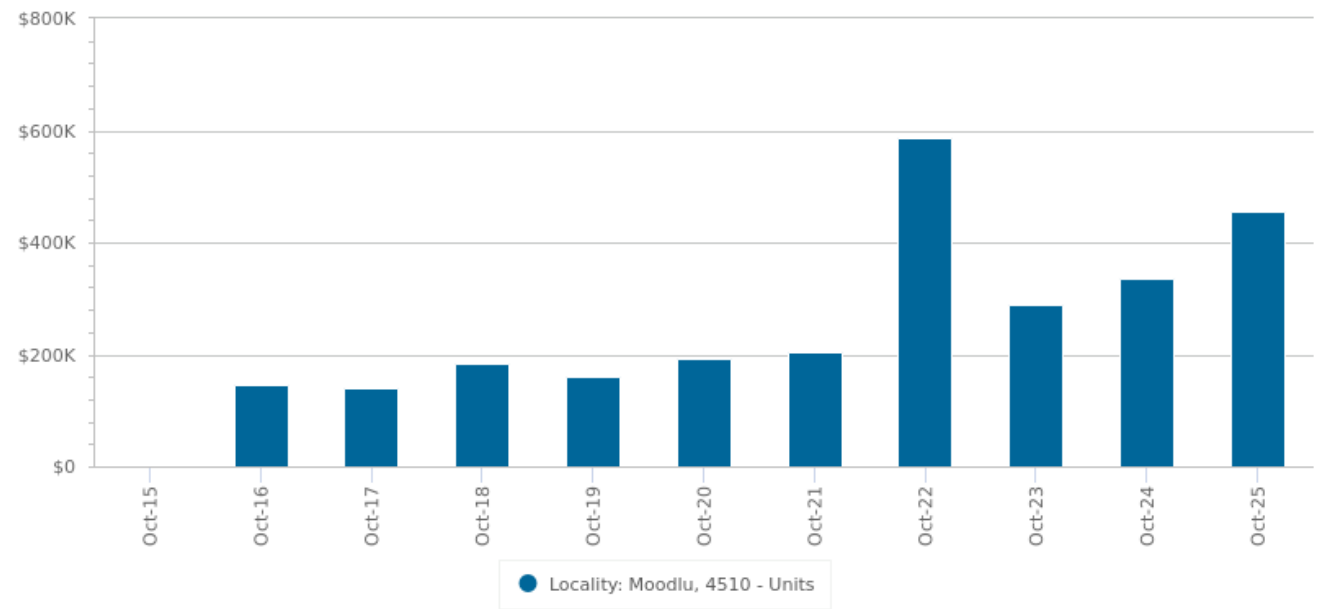
Unit: Median Value

\$455K

Oct 2025

	Moodlu
Oct 2016	\$147,313
Oct 2017	\$140,477
Oct 2018	\$184,583
Oct 2019	\$159,243
Oct 2020	\$192,570
Oct 2021	\$205,492
Oct 2022	\$586,364
Oct 2023	\$288,080
Oct 2024	\$334,328
Oct 2025	\$454,806

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

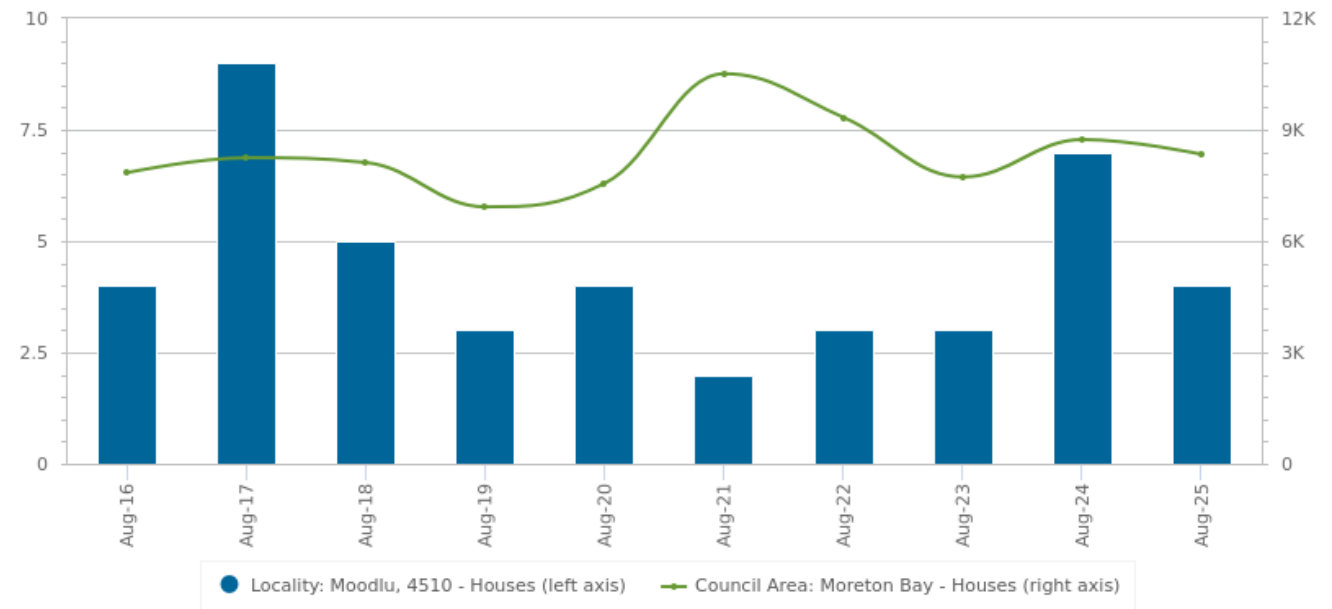
Sales Per Annum

House: Sales Per Annum

4
Aug 2025

	Moodlu	Moreton Bay
Aug 2016	4	7845
Aug 2017	9	8246
Aug 2018	5	8116
Aug 2019	3	6922
Aug 2020	4	7561
Aug 2021	2	10508
Aug 2022	3	9329
Aug 2023	3	7728
Aug 2024	7	8737
Aug 2025	4	8335

Statistics are calculated over a rolling 12 month period



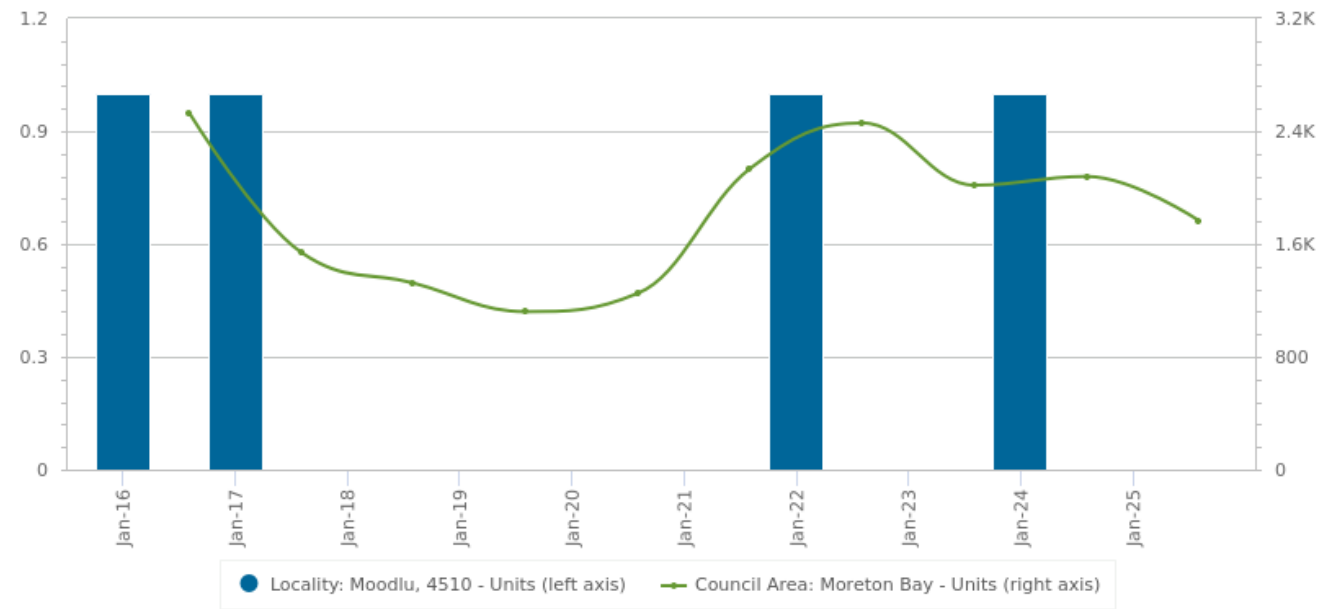
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

1
Jan 2024

	Moodlu	Moreton Bay
Aug 2016	1	2530
Aug 2017	1	1540
Aug 2018	0	1323
Aug 2019	0	1120
Aug 2020	0	1251
Aug 2021	0	2136
Aug 2022	1	2458
Aug 2023	0	2017
Aug 2024	1	2079
Aug 2025	0	1765

Statistics are calculated over a rolling 12 month period



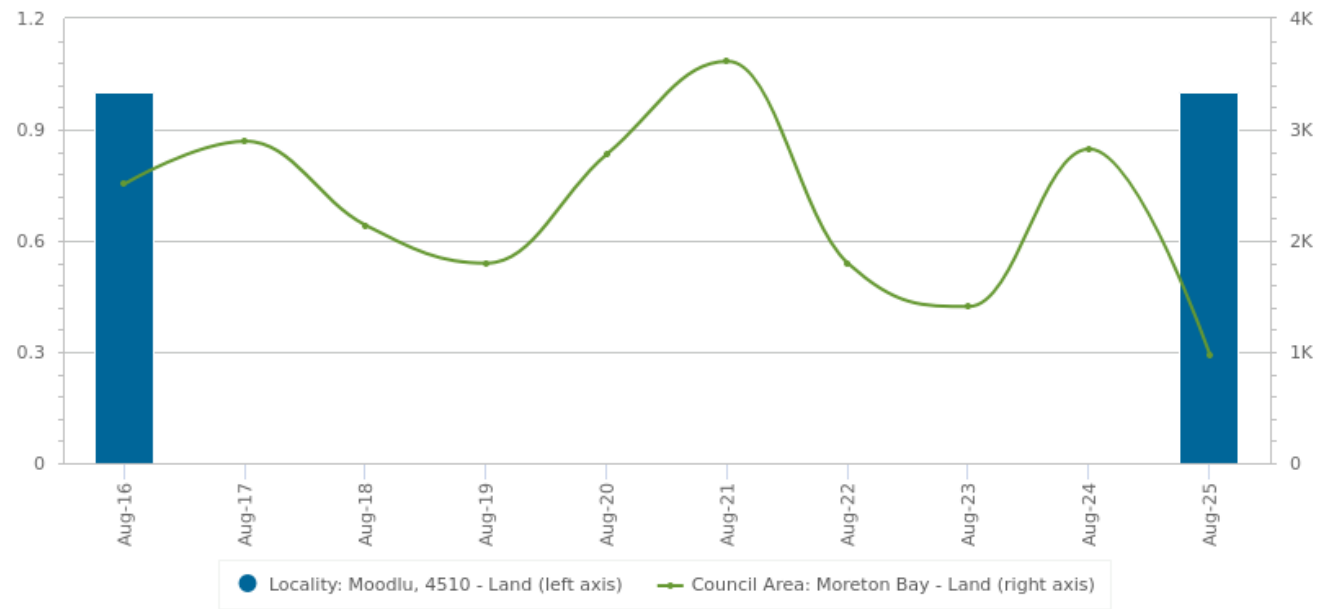
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Aug 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

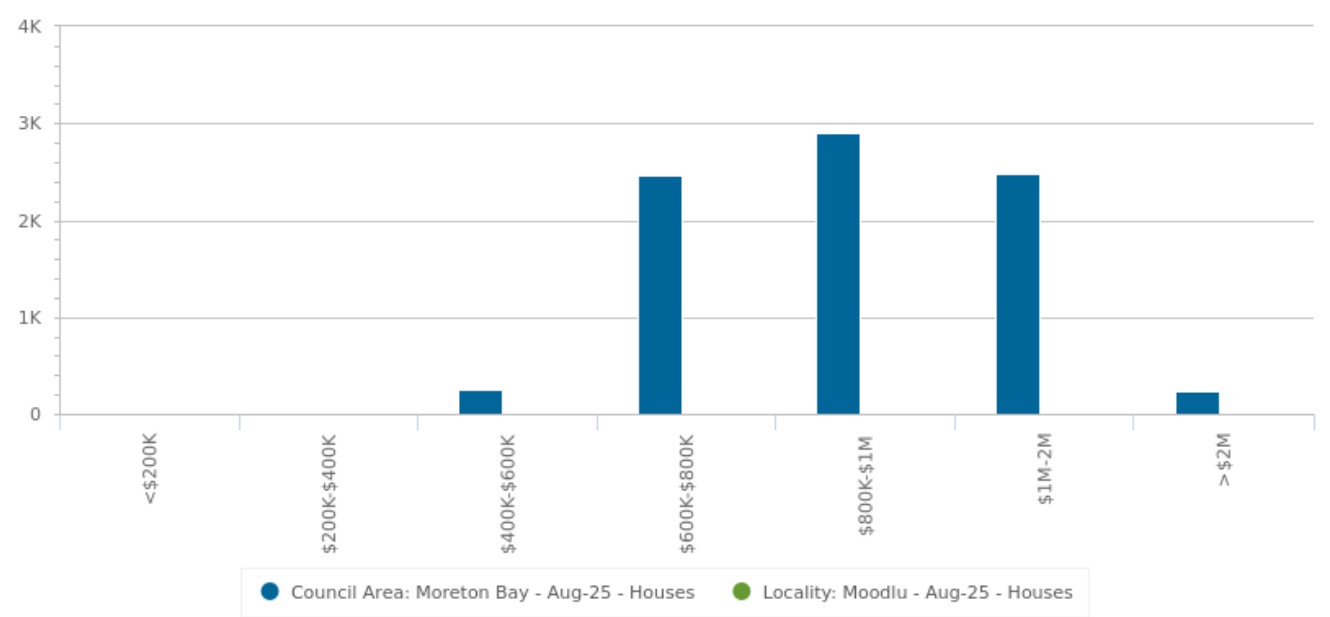
House: Sales By Price

\$8.91M

Aug 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

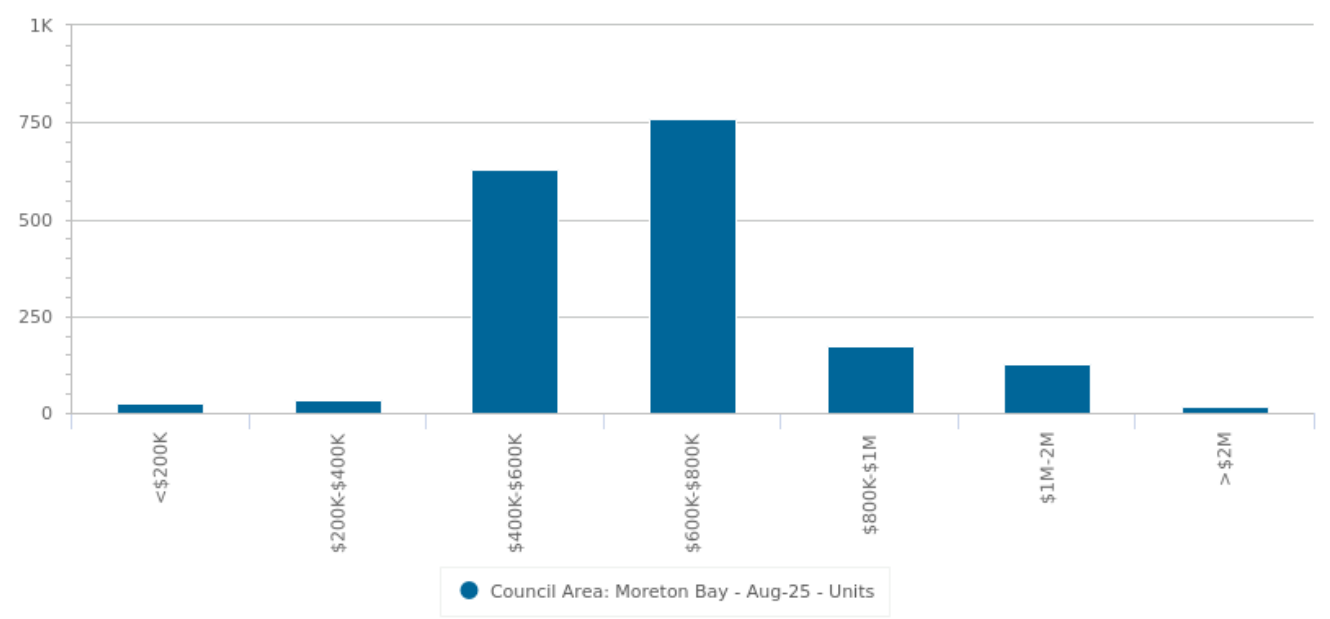
Unit: Sales By Price

\$179K

Jan 2024

	Moodlu	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

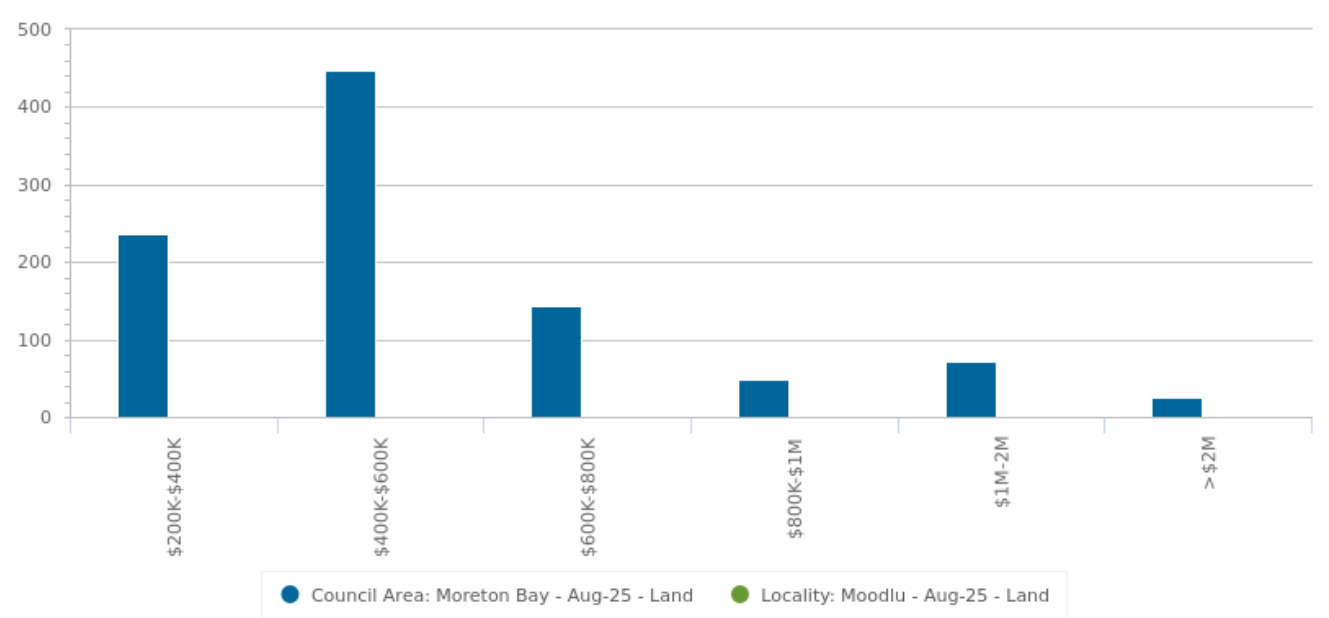


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Moodlu	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	448
\$600K-\$800K	1	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

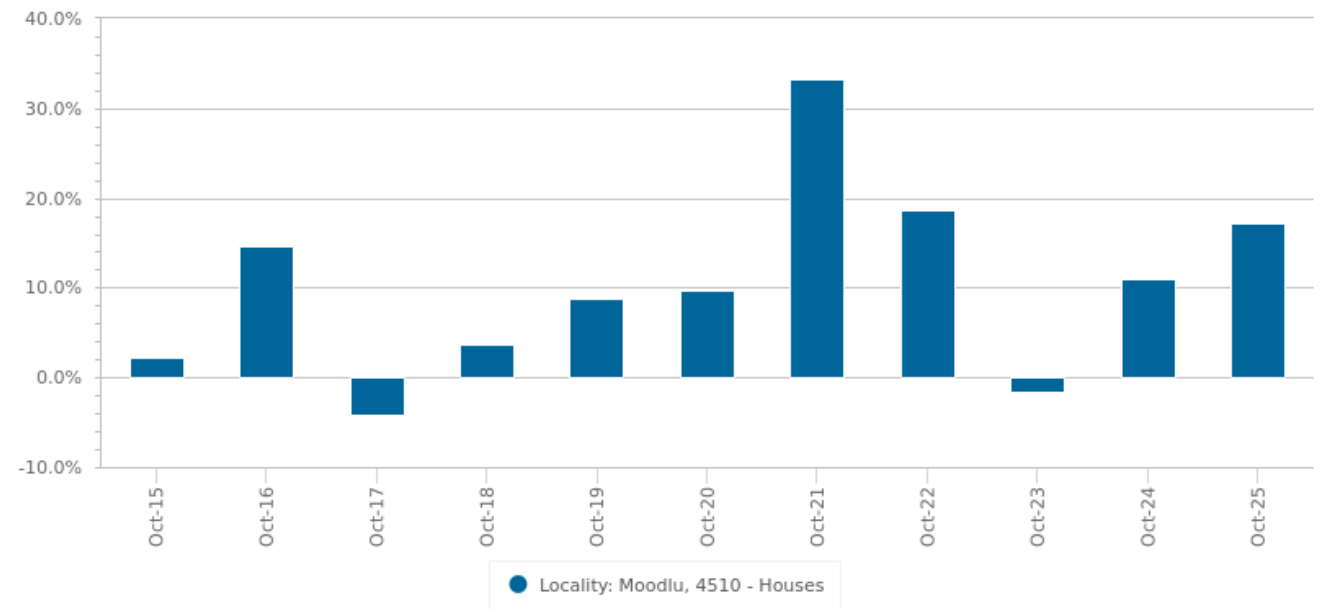
House: Change In Median Value

17.1%

Oct 2025

	Moodlu
Oct 2016	14.7%
Oct 2017	-4.2%
Oct 2018	3.7%
Oct 2019	8.8%
Oct 2020	9.6%
Oct 2021	33.3%
Oct 2022	18.6%
Oct 2023	-1.5%
Oct 2024	10.9%
Oct 2025	17.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

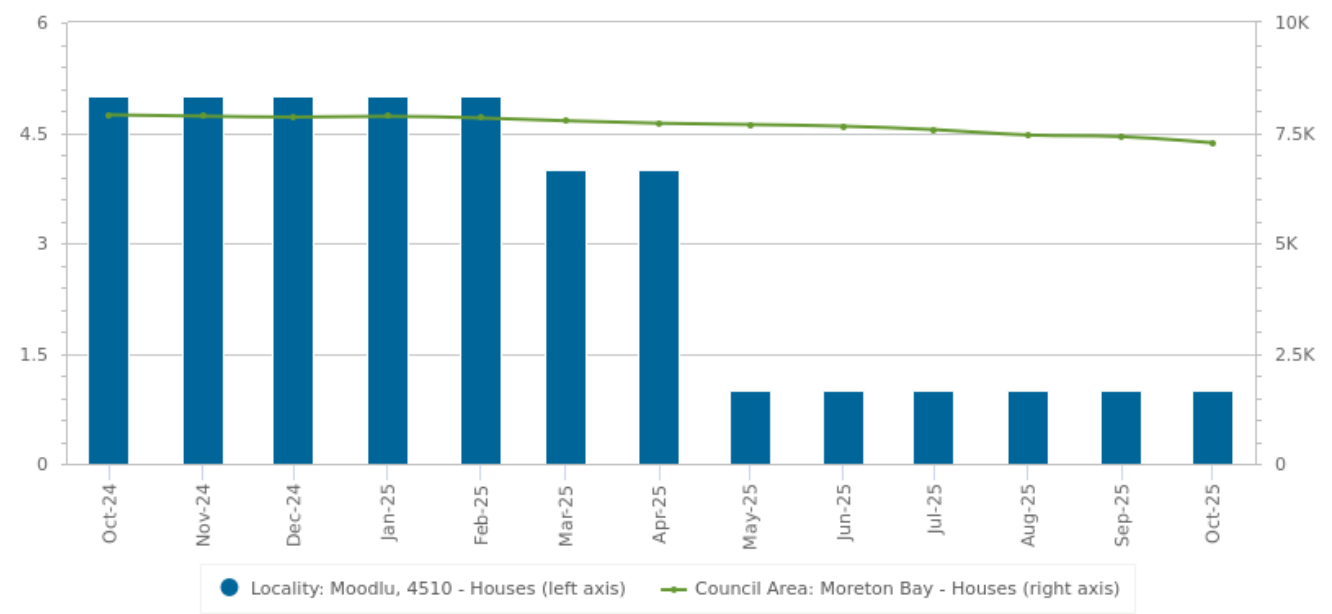
For Sale Statistics

House: Number of New Listing

1
Oct 2025

	Moodlu	Moreton Bay
Nov 2024	5	7,875
Dec 2024	5	7,855
Jan 2025	5	7,872
Feb 2025	5	7,834
Mar 2025	4	7,770
Apr 2025	4	7,714
May 2025	1	7,685
Jun 2025	1	7,647
Jul 2025	1	7,569
Aug 2025	1	7,448
Sep 2025	1	7,411
Oct 2025	1	7,272

Statistics are calculated over a rolling 12 month period



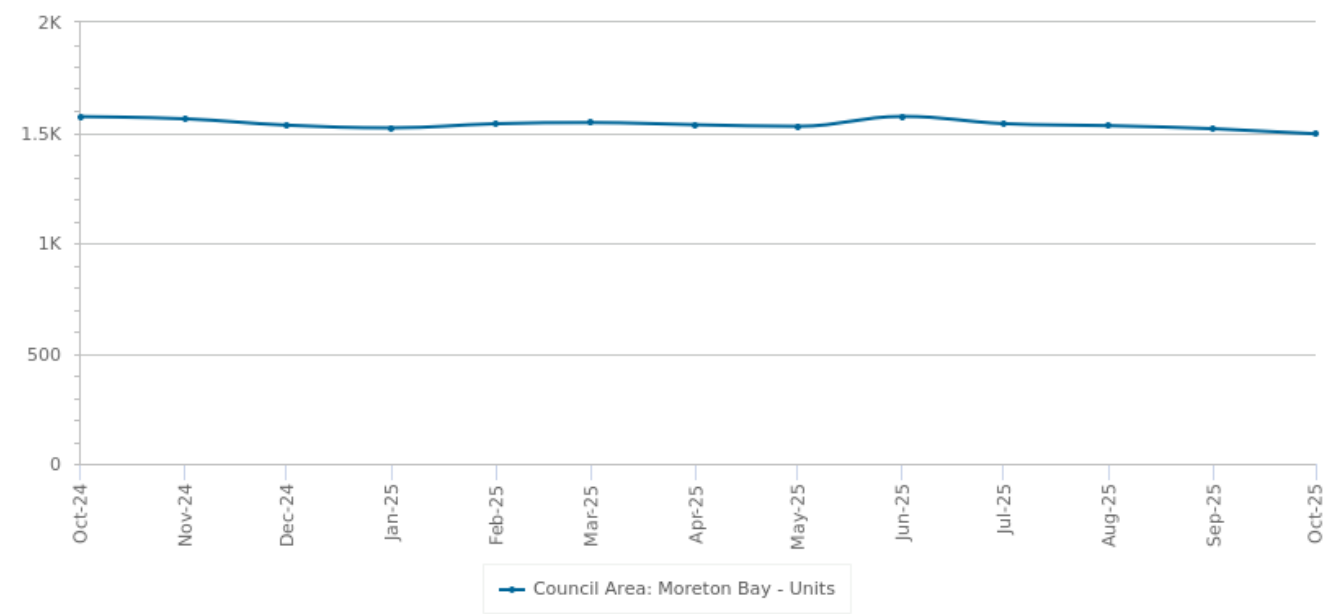
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

1
Jun 2017

	Moodlu	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



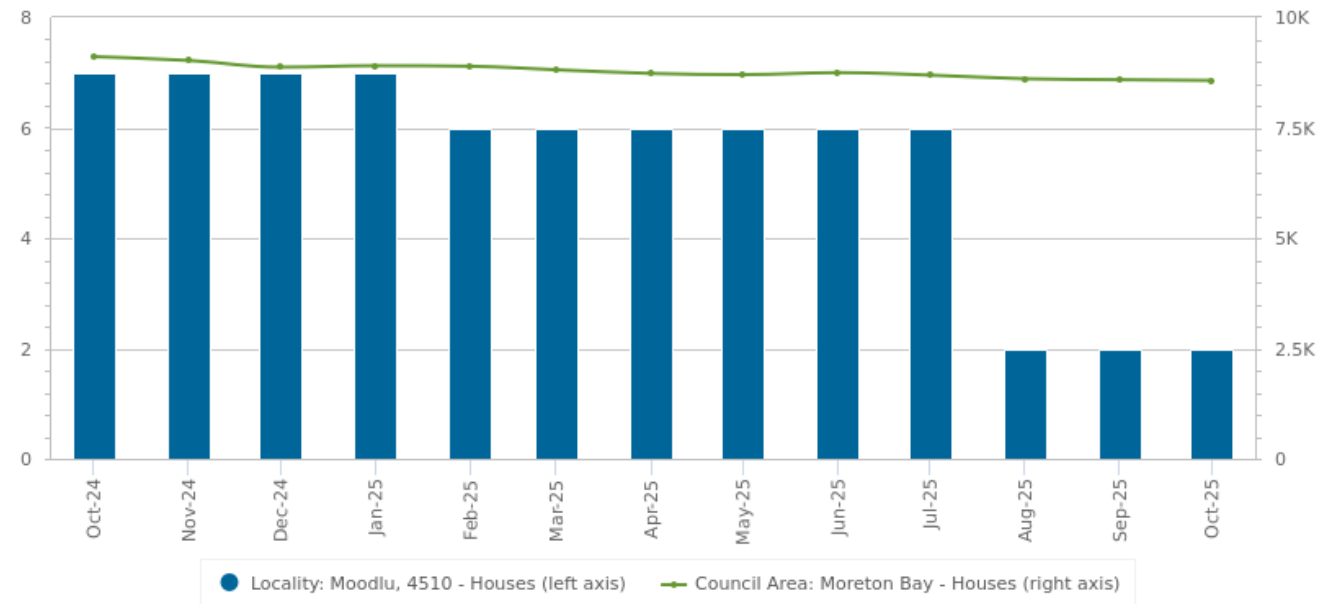
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

2
Oct 2025

	Moodlu	Moreton Bay
Nov 2024	7	9,023
Dec 2024	7	8,872
Jan 2025	7	8,905
Feb 2025	6	8,892
Mar 2025	6	8,812
Apr 2025	6	8,730
May 2025	6	8,703
Jun 2025	6	8,748
Jul 2025	6	8,691
Aug 2025	2	8,609
Sep 2025	2	8,588
Oct 2025	2	8,571

Statistics are calculated over a rolling 12 month period



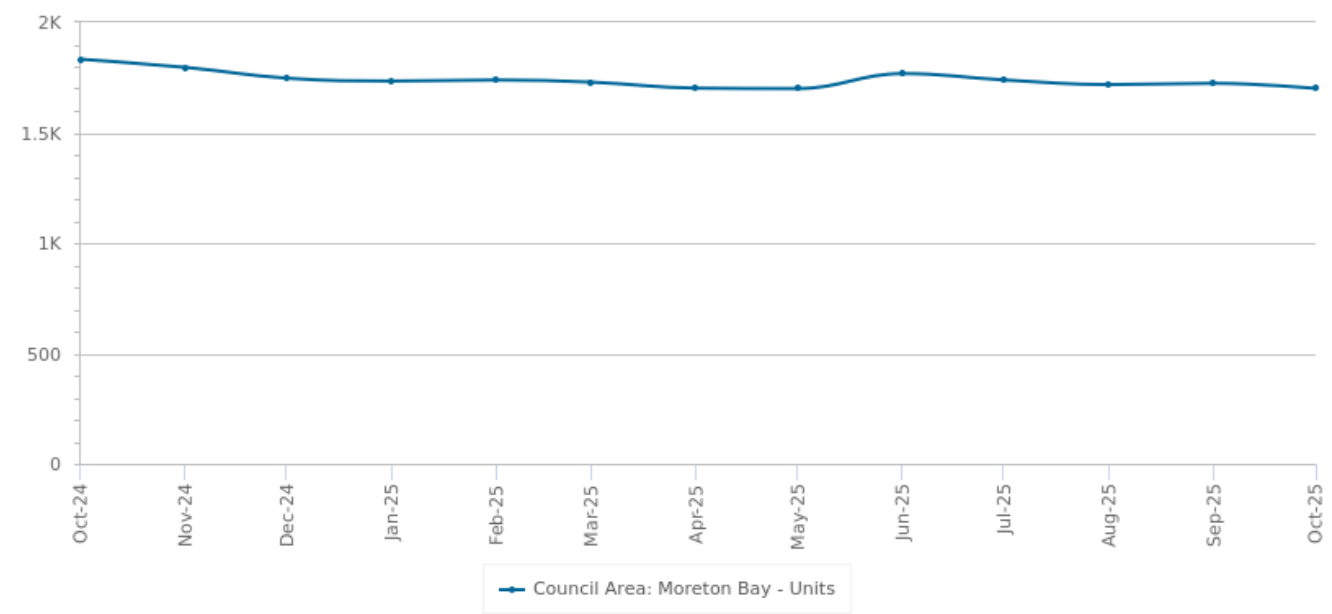
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1
Aug 2017

	Moodlu	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

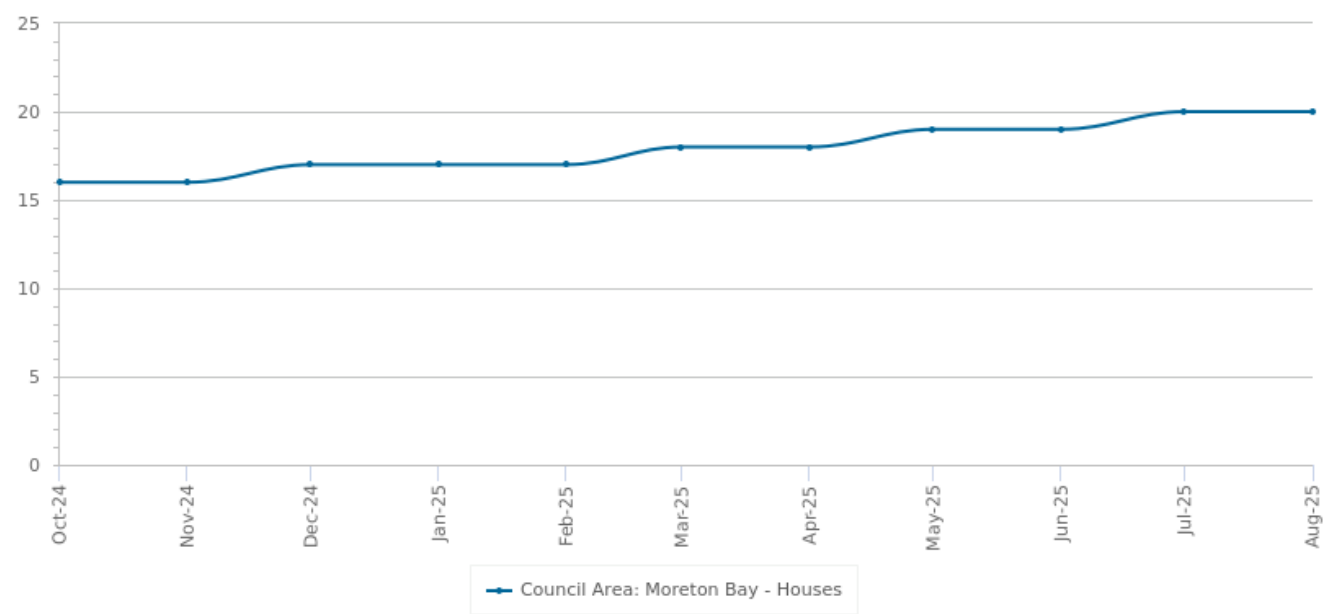


Statistics are calculated over a rolling 12 month period

House: Median Days On Market

	Moodlu	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

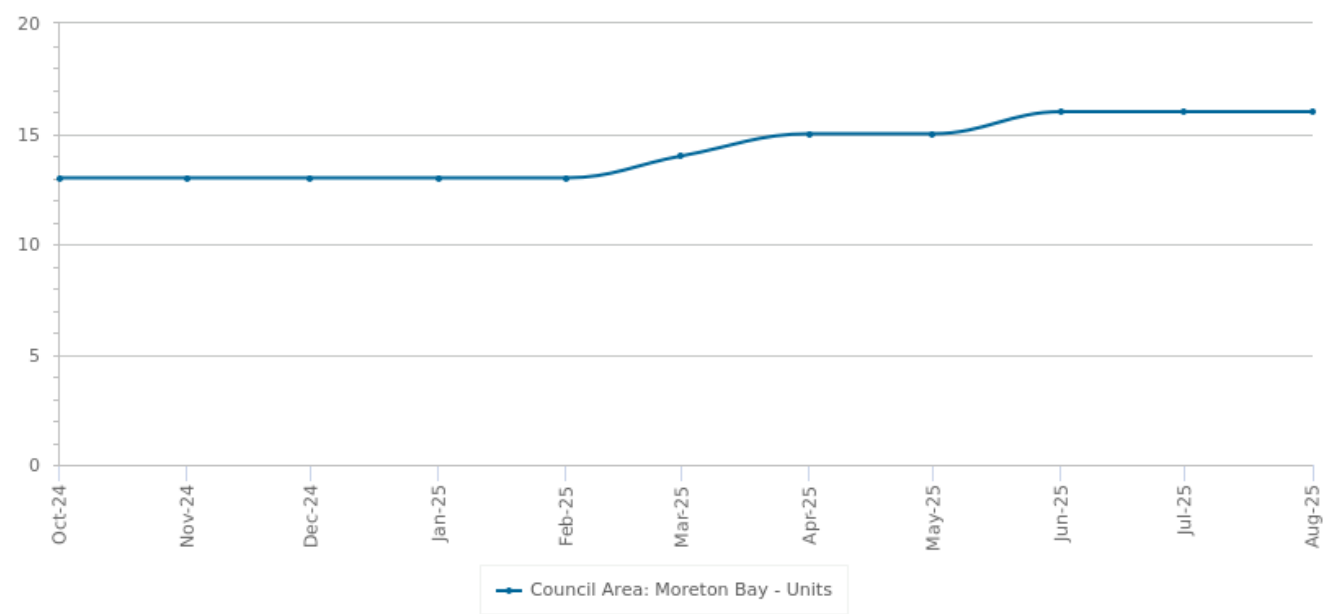


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Moodlu	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



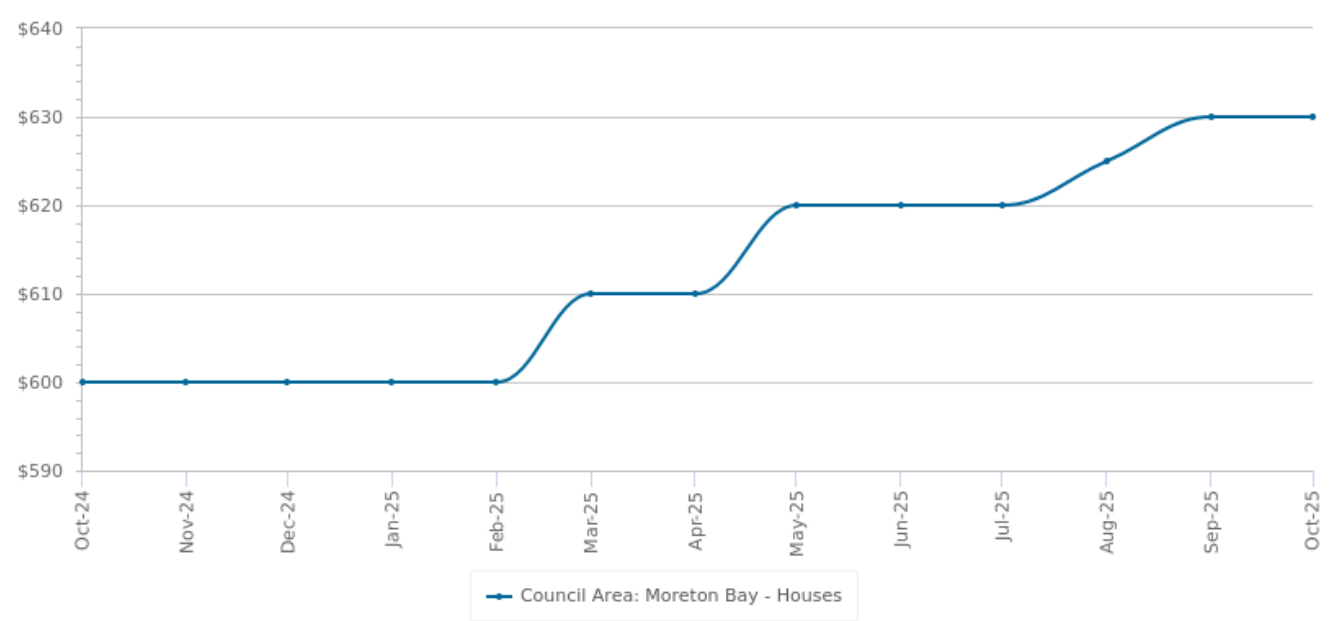
Statistics are calculated over a rolling 12 month period

Rental Statistics

House: Median Rent

	Moodlu	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

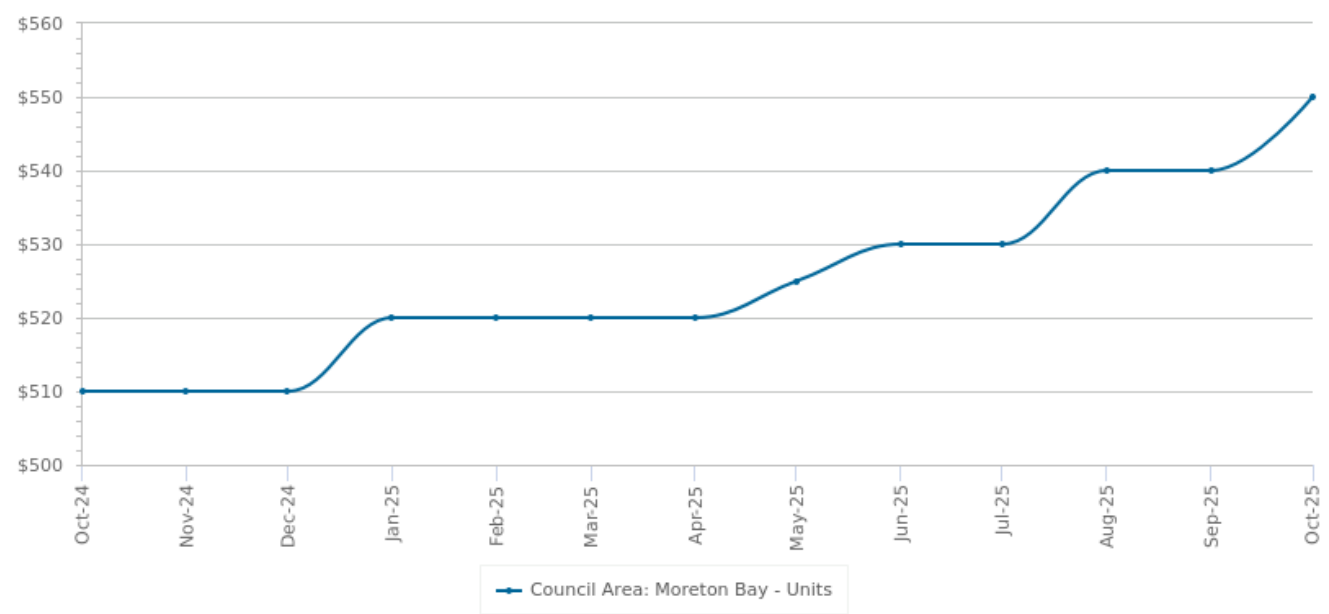


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Moodlu	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



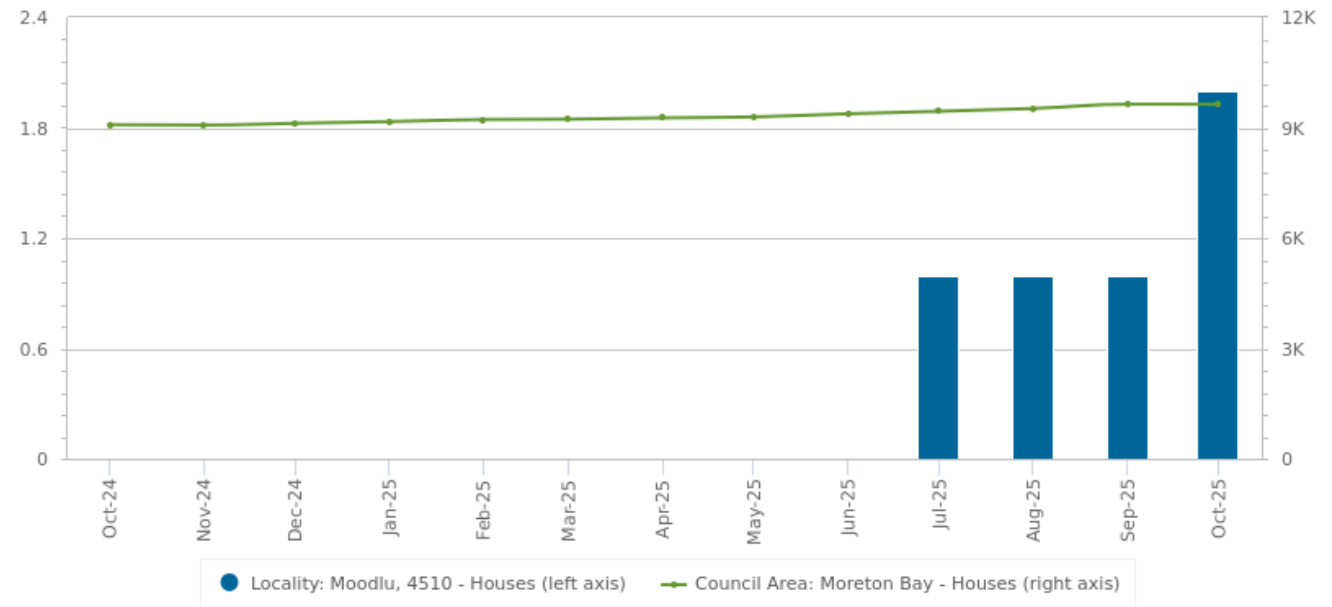
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

2
Oct 2025

	Moodlu	Moreton Bay
Nov 2024	-	9,072
Dec 2024	-	9,120
Jan 2025	-	9,167
Feb 2025	-	9,222
Mar 2025	-	9,231
Apr 2025	-	9,268
May 2025	-	9,294
Jun 2025	-	9,380
Jul 2025	1	9,447
Aug 2025	1	9,523
Sep 2025	1	9,639
Oct 2025	2	9,636

Statistics are calculated over a rolling 12 month period

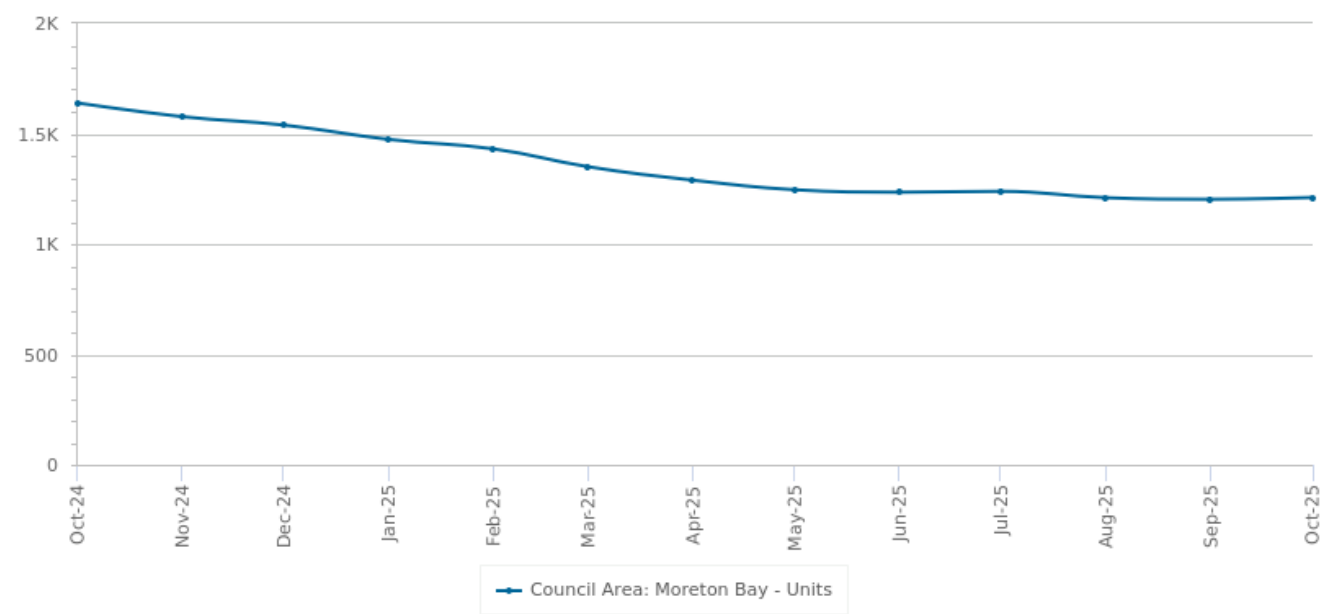


Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

	Moodlu	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

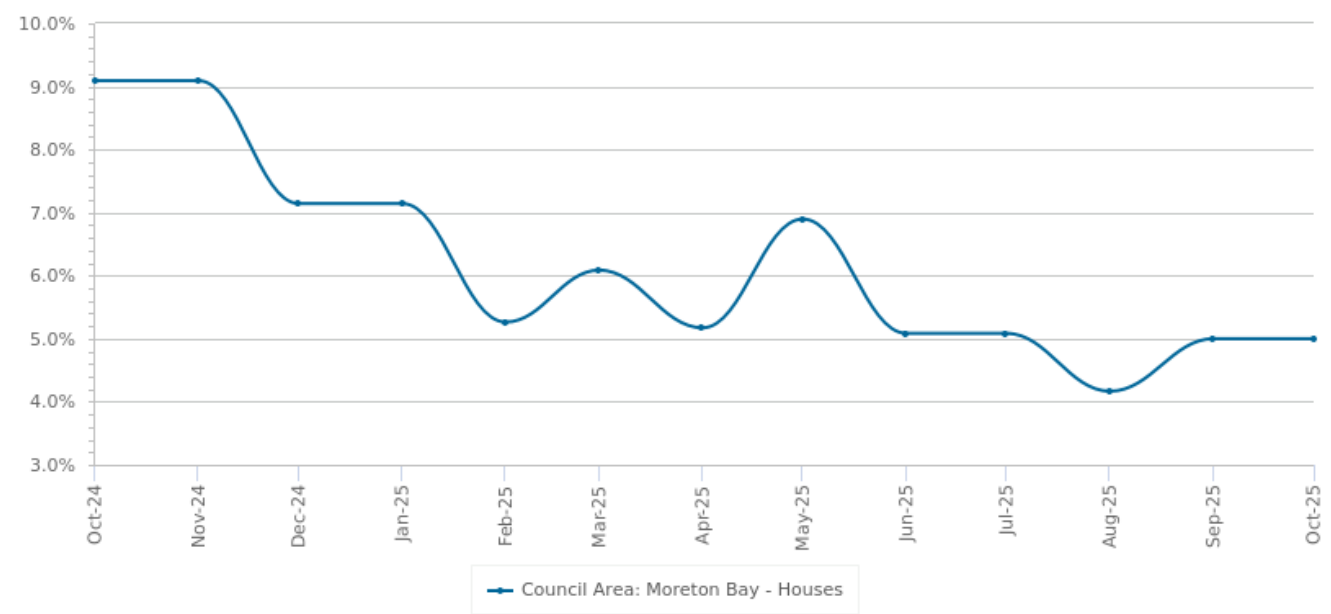


Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

	Moodlu	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

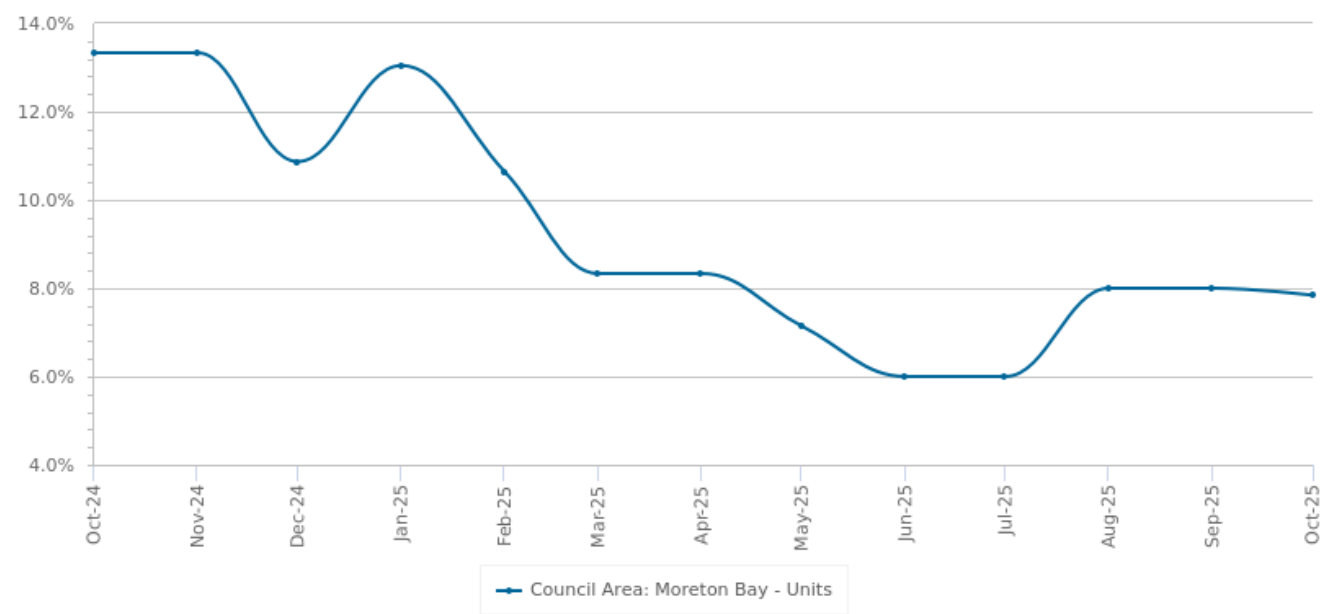


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Moodlu	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



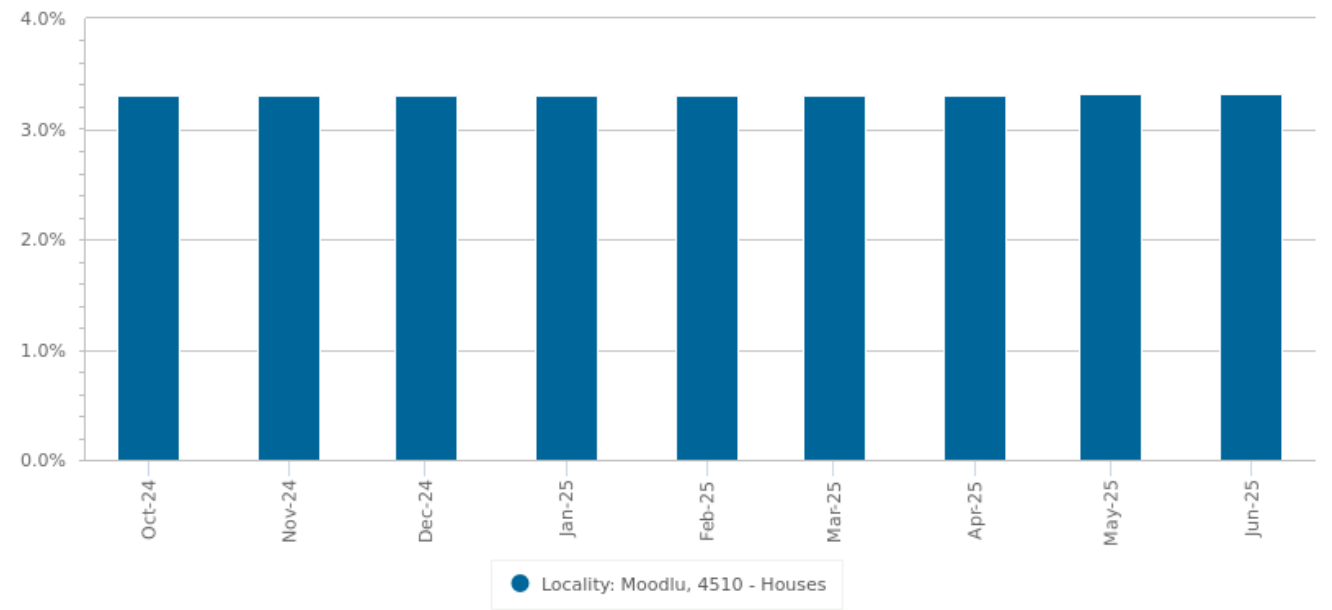
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.3%
Jun 2025

	Moodlu
Aug 2024	3.3%
Sep 2024	3.3%
Oct 2024	3.3%
Nov 2024	3.3%
Dec 2024	3.3%
Jan 2025	3.3%
Feb 2025	3.3%
Mar 2025	3.3%
Apr 2025	3.3%
May 2025	3.3%
Jun 2025	3.3%

Statistics are calculated at the end of the displayed month



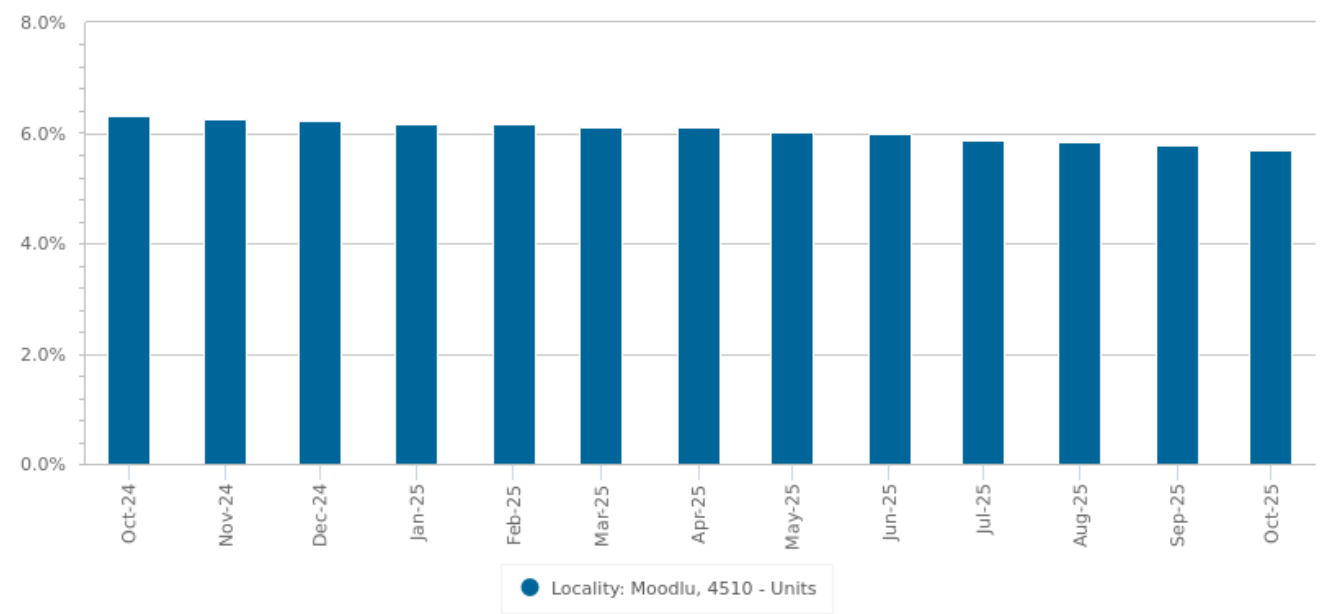
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.7%
Oct 2025

	Moodlu
Nov 2024	6.3%
Dec 2024	6.2%
Jan 2025	6.2%
Feb 2025	6.2%
Mar 2025	6.1%
Apr 2025	6.1%
May 2025	6.0%
Jun 2025	6.0%
Jul 2025	5.9%
Aug 2025	5.8%
Sep 2025	5.8%
Oct 2025	5.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Moodlu	Moreton Bay
Childless Couples	46.3%	38.7%
Couples with Children	45%	42%
Single Parents	12.5%	17.9%
Other	-	1.3%

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



Childless Couples

46.3%



Couples with Children

45%



Single Parents

12.5%



Other

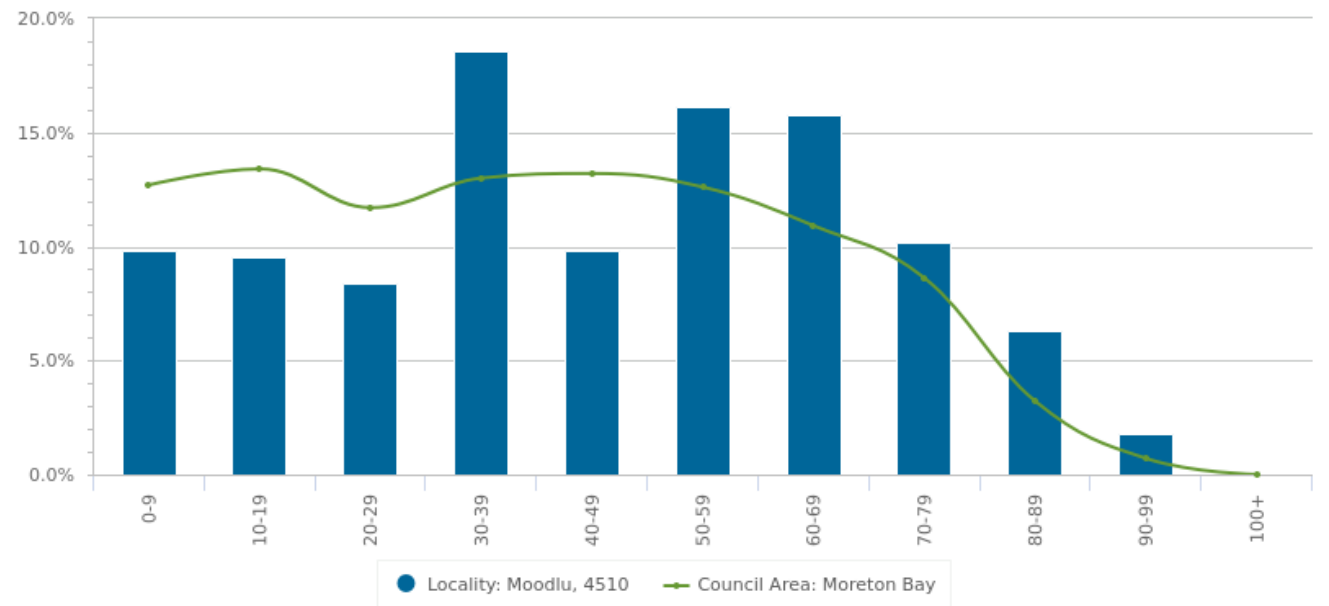
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Population Age

Population Age

	Moodlu	Moreton Bay
0-9	9.8%	12.7%
10-19	9.5%	13.4%
20-29	8.4%	11.7%
30-39	18.6%	13%
40-49	9.8%	13.2%
50-59	16.1%	12.6%
60-69	15.8%	10.9%
70-79	10.2%	8.6%
80-89	6.3%	3.2%
90-99	1.8%	0.7%

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



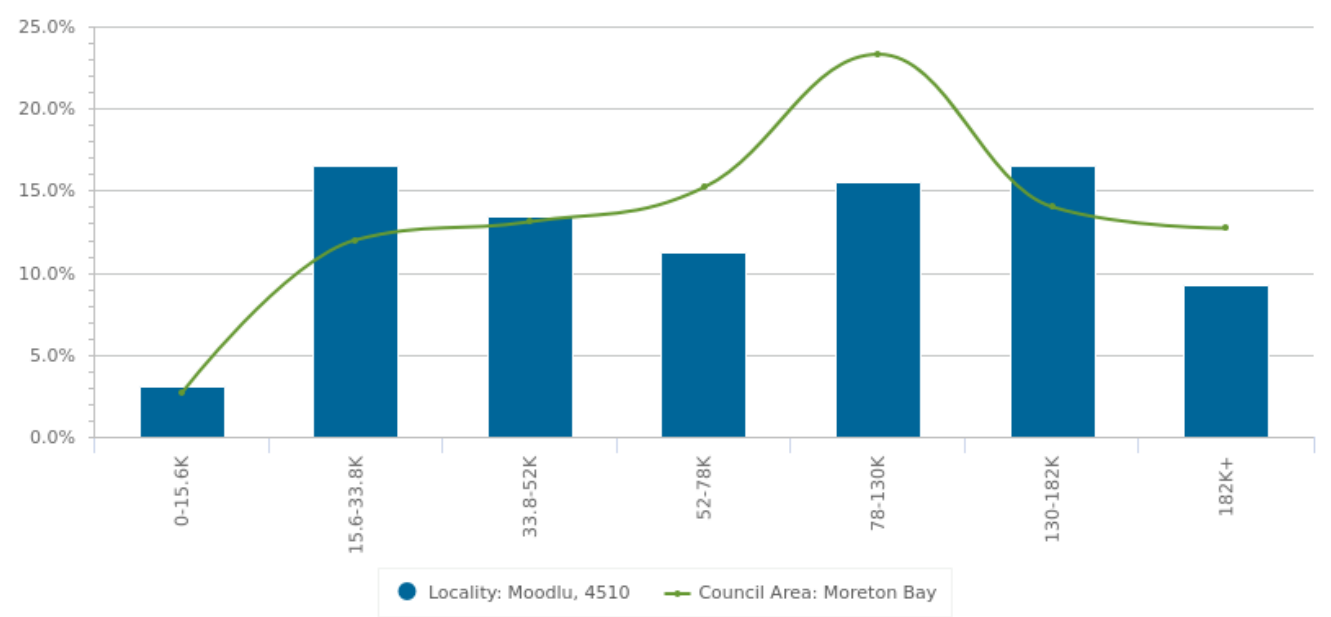
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Moodlu	Moreton Bay
0-15.6K	3.1%	2.7%
15.6-33.8K	16.5%	12%
33.8-52K	13.4%	13.1%
52-78K	11.3%	15.2%
78-130K	15.5%	23.3%
130-182K	16.5%	14%
182K+	9.3%	12.7%

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



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Education

Education By Qualification

	Moodlu	Moreton Bay
Postgrad	2.7%	4.9%
Graduate Diploma or Certificate	6.2%	3.3%
Bachelor	17.8%	20%
Advanced Diploma or Diploma	10.3%	17.2%
Certificate	47.9%	42.3%
Not Stated	11%	11.2%
Inadequately Described	-	0.9%

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



Postgrad

2.7%



Graduate Diploma or Certificate

6.2%



Bachelor

17.8%



Advanced Diploma or
Diploma

10.3%



Certificate

47.9%



Not Stated

11%



Inadequately
Described

-

Occupation

Employment By Occupation

	Moodlu	Moreton Bay
Professional	13.9%	17.9%
Clerical	9.6%	14.1%
Trades	19.1%	14.7%
Labourer	13%	10.5%
Not Stated	-	1.8%
Machinery Operators and Drivers	7.8%	7.1%
Managers	13%	11.4%
Community and Personal Service Workers	12.2%	13.3%
Sales Workers	8.7%	9.1%

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



Professional

13.9%



Clerical

9.6%



Trades

19.1%



Labourer

13%



Not Stated

-



Machinery Operators and Drivers

7.8%

Employment By Occupation



Managers

13%



Community and Personal Service
Workers

12.2%



Sales Workers

8.7%

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