

Suburb Statistics Report

Morayfield QLD 4506

Prepared on 11 Nov 2025

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



Area Profile

Morayfield, QLD

The size of Morayfield is approximately 44.5 square kilometres. It has 58 parks covering nearly 6.3% of total area. The population of Morayfield in 2016 was 21394 people. By 2021 the population was 24898 showing a population growth of 16.4% in the area during that time. The predominant age group in Morayfield is 20-29 years. Households in Morayfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Morayfield work in a trades occupation. In 2021, 53.30% of the homes in Morayfield were owner-occupied compared with 55.10% in 2016.

	House	Unit	Land
Average Tenure Period	9.1 years	8.5 years	-
Total Dwellings	9,379	1,049	1,813
Total New Listings	438	44	-
Median Value	\$849,871	\$594,325	-
Total Properties Listed	493	51	-

Market Trends

House: Market Trends

576

Properties Sold
(12 Months)

9.1

Average Tenure Period
(Years)

\$600/w

Median Asking Rent
(12 Months)

438

New Sale Listings
(12 Months)

16

Days on Market
(12 Months)

977

Rental Rate Observations
(12 Months)

House: Median Price Quartiles

Upper Quartile Price*

Median Price*

Lower Quartile Price*

\$\$\$

\$872,750

\$\$

\$775,000

\$

\$715,000

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

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.

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

*Statistics are calculated over a rolling 12 month period

11 Nov 2025

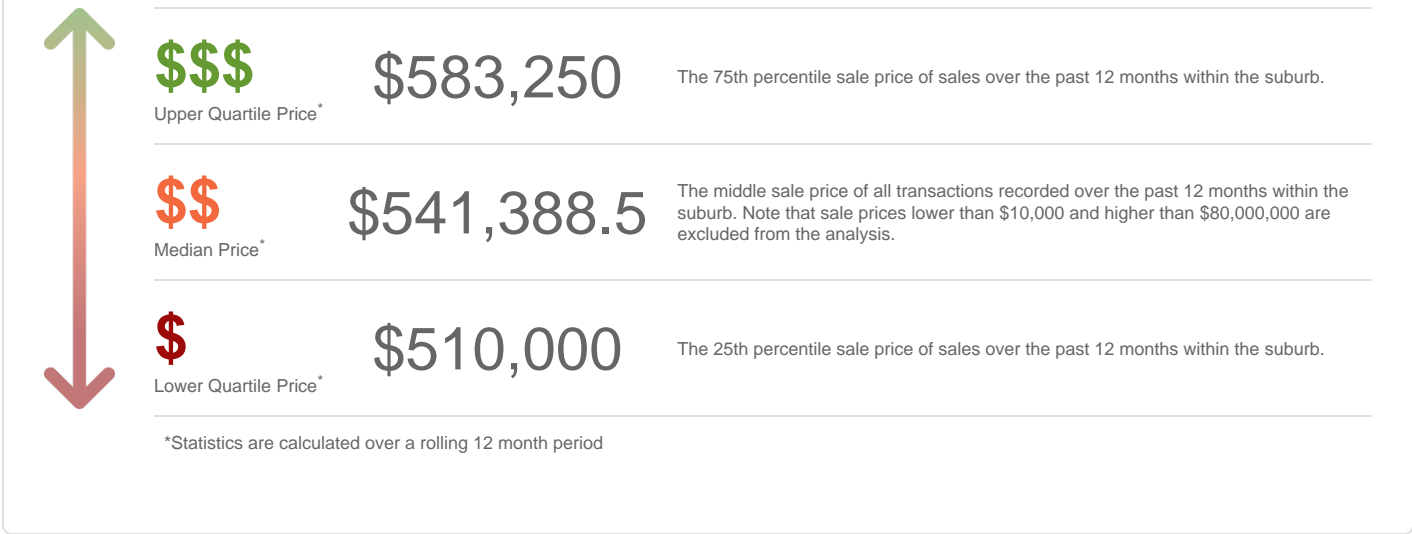
Page 3

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Unit: Market Trends



Unit: Median Price Quartiles








Land: Market Trends

278 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$417,250	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*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Median Value

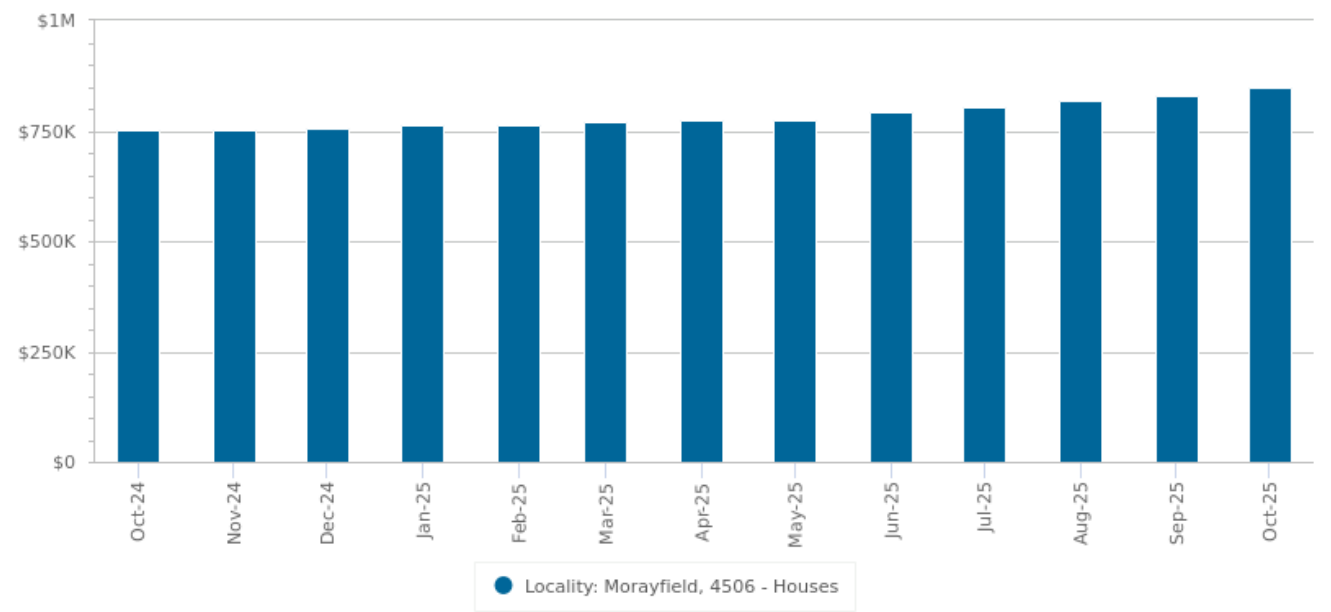
House: Recent Median Value

\$850K

Oct 2025

	Morayfield
Nov 2024	\$752,655
Dec 2024	\$754,036
Jan 2025	\$764,331
Feb 2025	\$762,984
Mar 2025	\$771,613
Apr 2025	\$774,317
May 2025	\$775,825
Jun 2025	\$791,739
Jul 2025	\$803,550
Aug 2025	\$818,616
Sep 2025	\$828,523
Oct 2025	\$849,871

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

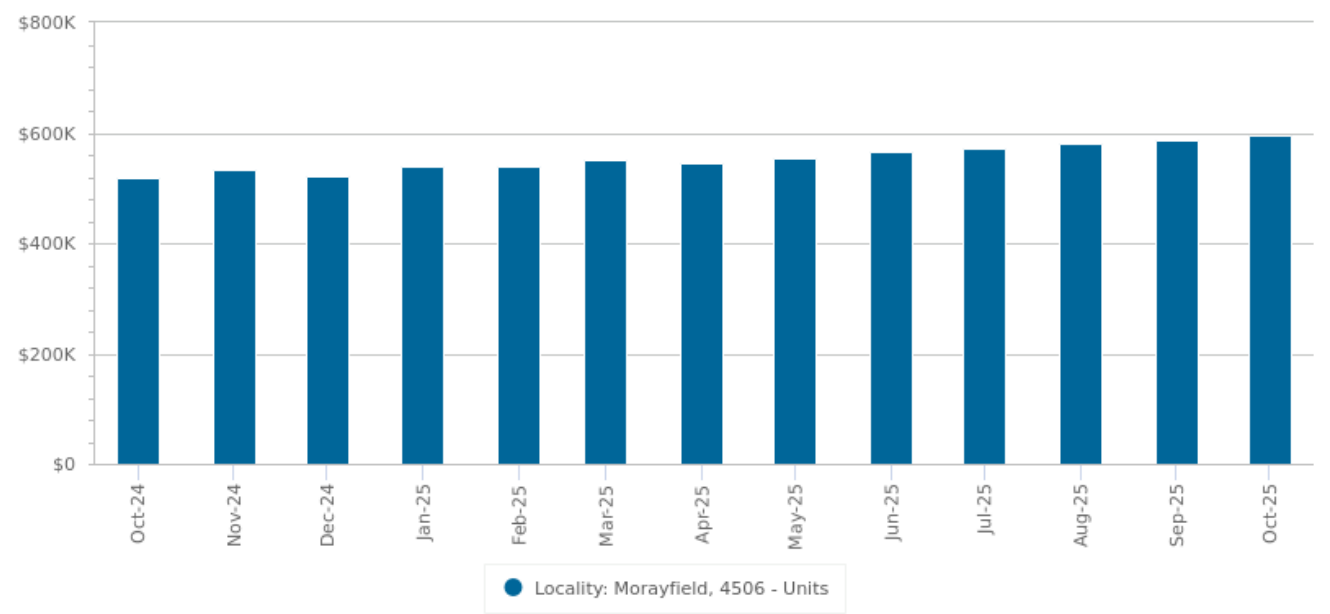
Unit: Recent Median Value

\$594K

Oct 2025

	Morayfield
Nov 2024	\$534,158
Dec 2024	\$521,765
Jan 2025	\$539,498
Feb 2025	\$538,875
Mar 2025	\$550,627
Apr 2025	\$544,685
May 2025	\$552,657
Jun 2025	\$565,878
Jul 2025	\$571,820
Aug 2025	\$580,310
Sep 2025	\$587,608
Oct 2025	\$594,325

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

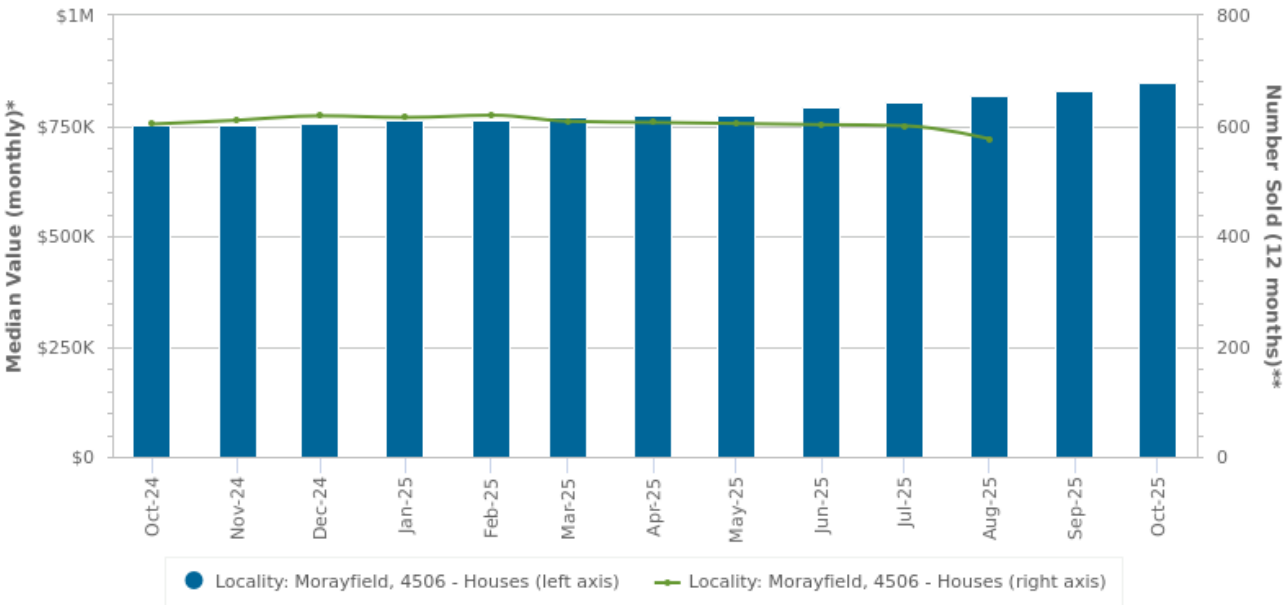
576

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$752,655	610
Dec 2024	\$754,036	618
Jan 2025	\$764,331	615
Feb 2025	\$762,984	619
Mar 2025	\$771,613	608
Apr 2025	\$774,317	606
May 2025	\$775,825	604
Jun 2025	\$791,739	602
Jul 2025	\$803,550	600
Aug 2025	\$818,616	576
Sep 2025	\$828,523	-
Oct 2025	\$849,871	-

Statistics are calculated over a rolling 12 month period



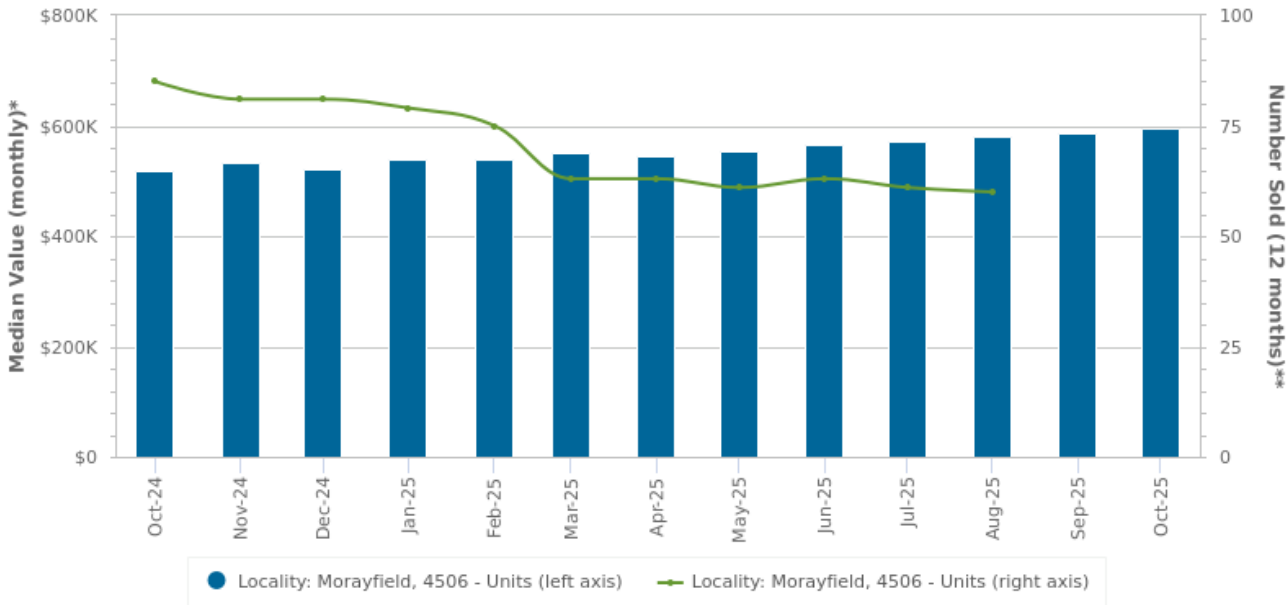
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

60
Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$534,158	81
Dec 2024	\$521,765	81
Jan 2025	\$539,498	79
Feb 2025	\$538,875	75
Mar 2025	\$550,627	63
Apr 2025	\$544,685	63
May 2025	\$552,657	61
Jun 2025	\$565,878	63
Jul 2025	\$571,820	61
Aug 2025	\$580,310	60
Sep 2025	\$587,608	-
Oct 2025	\$594,325	-

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

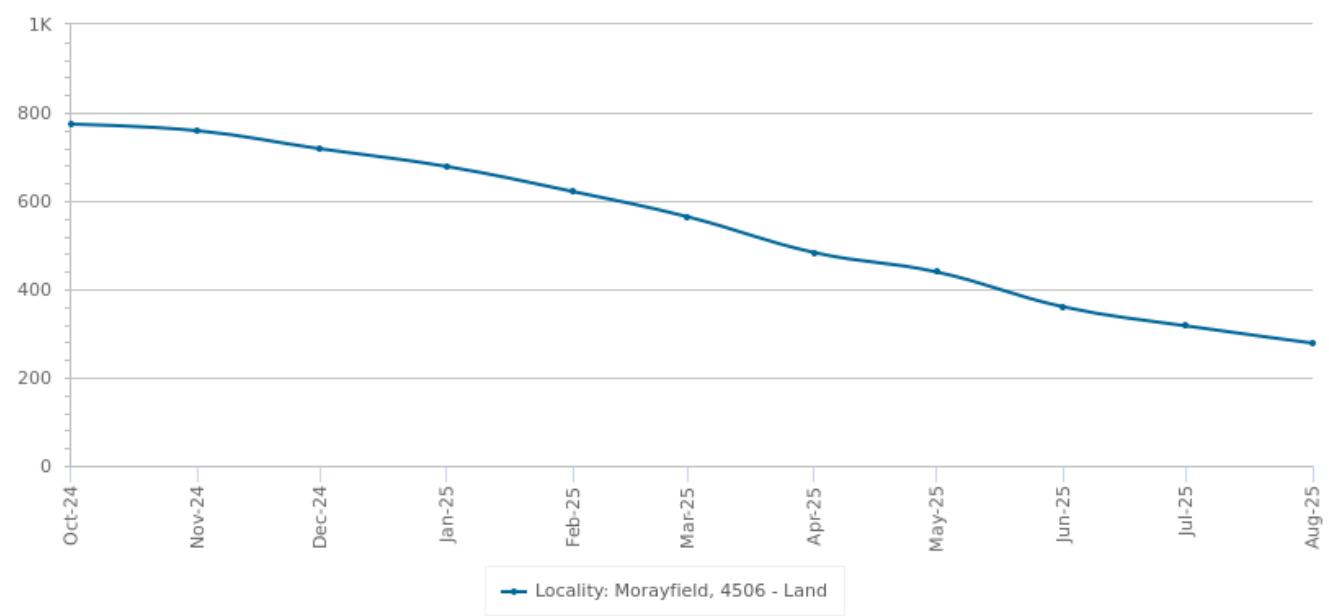
278

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	799
Oct 2024	-	774
Nov 2024	-	759
Dec 2024	-	718
Jan 2025	-	678
Feb 2025	-	621
Mar 2025	-	564
Apr 2025	-	483
May 2025	-	439
Jun 2025	-	360
Jul 2025	-	317
Aug 2025	-	278

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

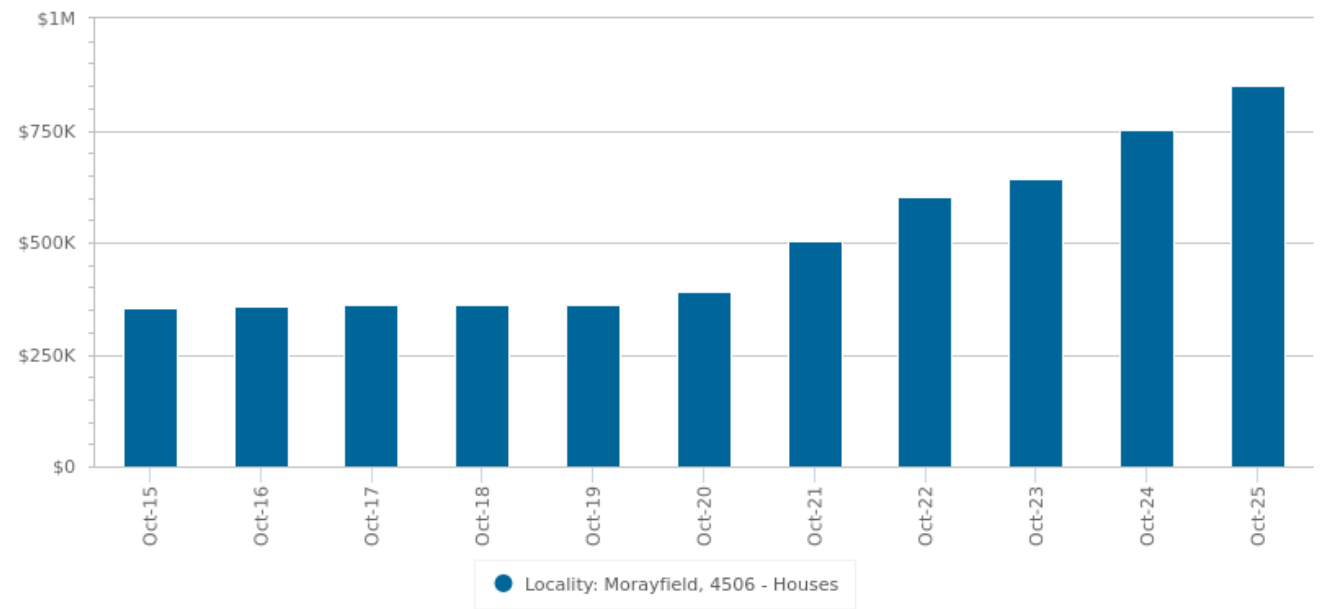
House: Median Value

\$850K

Oct 2025

	Morayfield
Oct 2016	\$357,698
Oct 2017	\$362,733
Oct 2018	\$359,801
Oct 2019	\$359,872
Oct 2020	\$392,329
Oct 2021	\$502,360
Oct 2022	\$602,641
Oct 2023	\$640,733
Oct 2024	\$751,055
Oct 2025	\$849,871

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

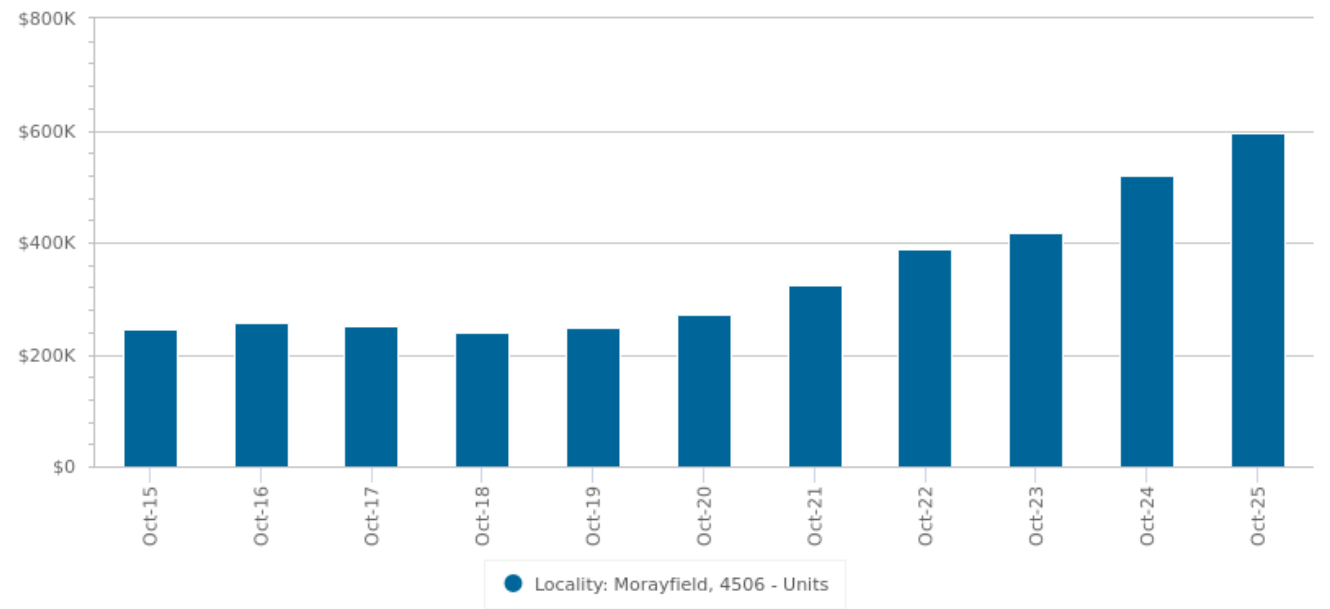
Unit: Median Value

\$594K

Oct 2025

	Morayfield
Oct 2016	\$256,358
Oct 2017	\$251,080
Oct 2018	\$239,473
Oct 2019	\$248,310
Oct 2020	\$270,133
Oct 2021	\$323,390
Oct 2022	\$387,653
Oct 2023	\$417,623
Oct 2024	\$518,963
Oct 2025	\$594,325

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

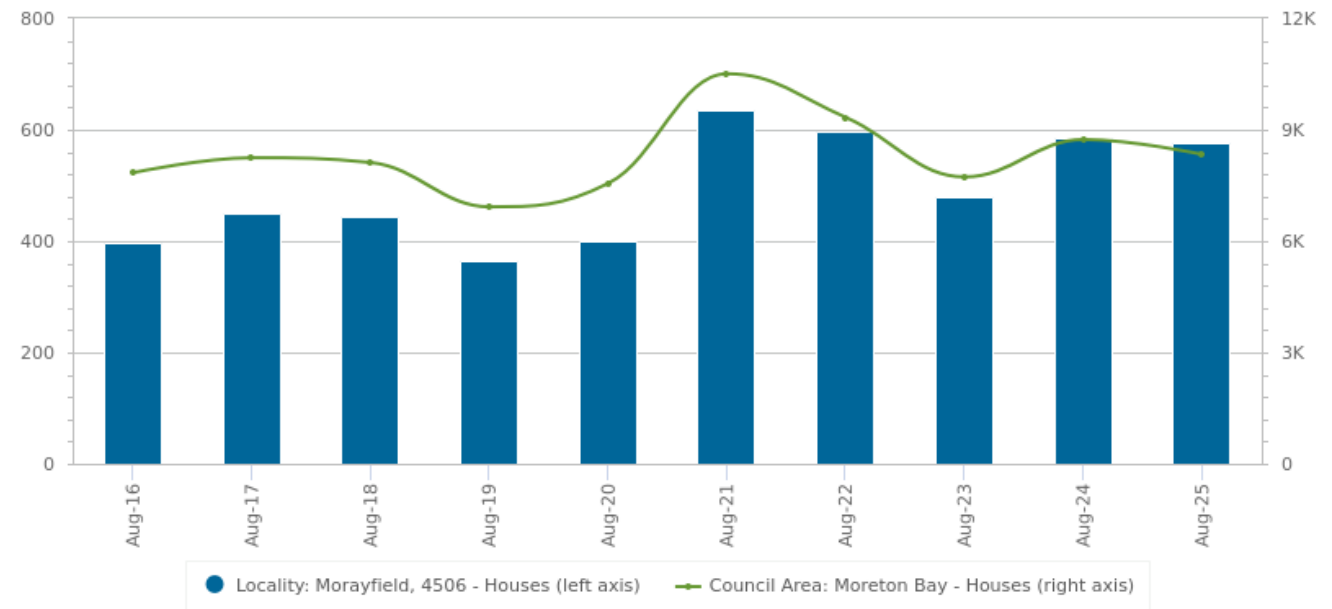
House: Sales Per Annum

576

Aug 2025

	Morayfield	Moreton Bay
Aug 2016	397	7845
Aug 2017	449	8246
Aug 2018	443	8116
Aug 2019	366	6922
Aug 2020	401	7561
Aug 2021	635	10508
Aug 2022	597	9329
Aug 2023	480	7728
Aug 2024	585	8737
Aug 2025	576	8335

Statistics are calculated over a rolling 12 month period



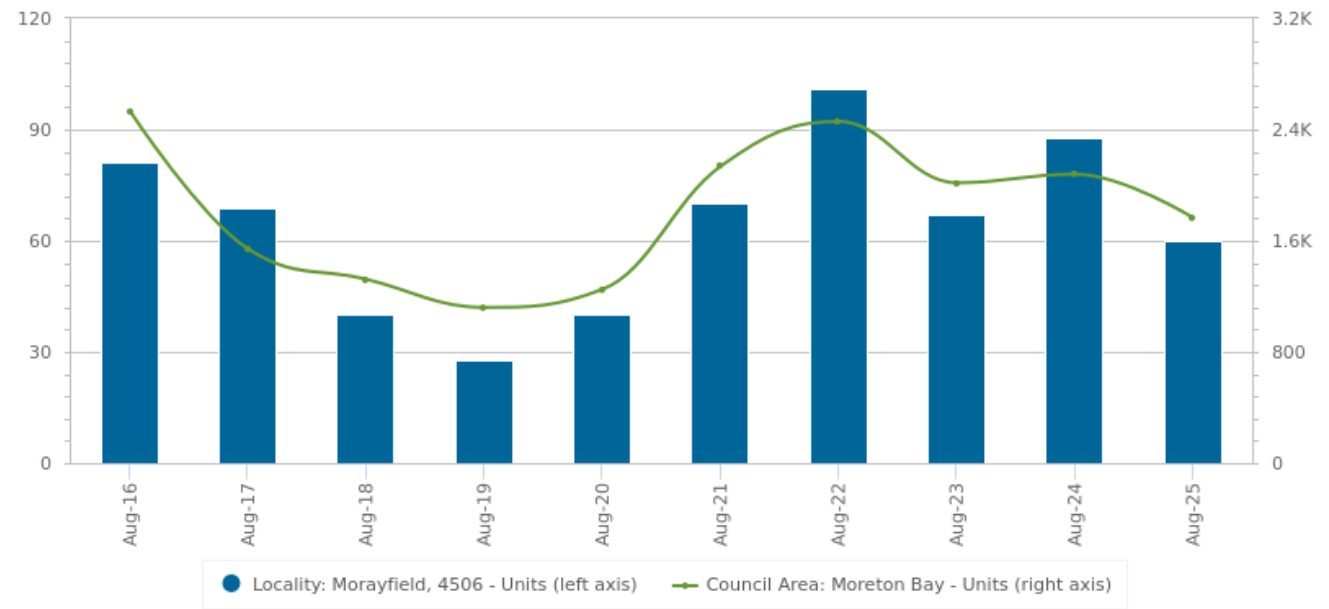
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

60
Aug 2025

	Morayfield	Moreton Bay
Aug 2016	81	2530
Aug 2017	69	1540
Aug 2018	40	1323
Aug 2019	28	1120
Aug 2020	40	1251
Aug 2021	70	2136
Aug 2022	101	2458
Aug 2023	67	2017
Aug 2024	88	2079
Aug 2025	60	1765

Statistics are calculated over a rolling 12 month period



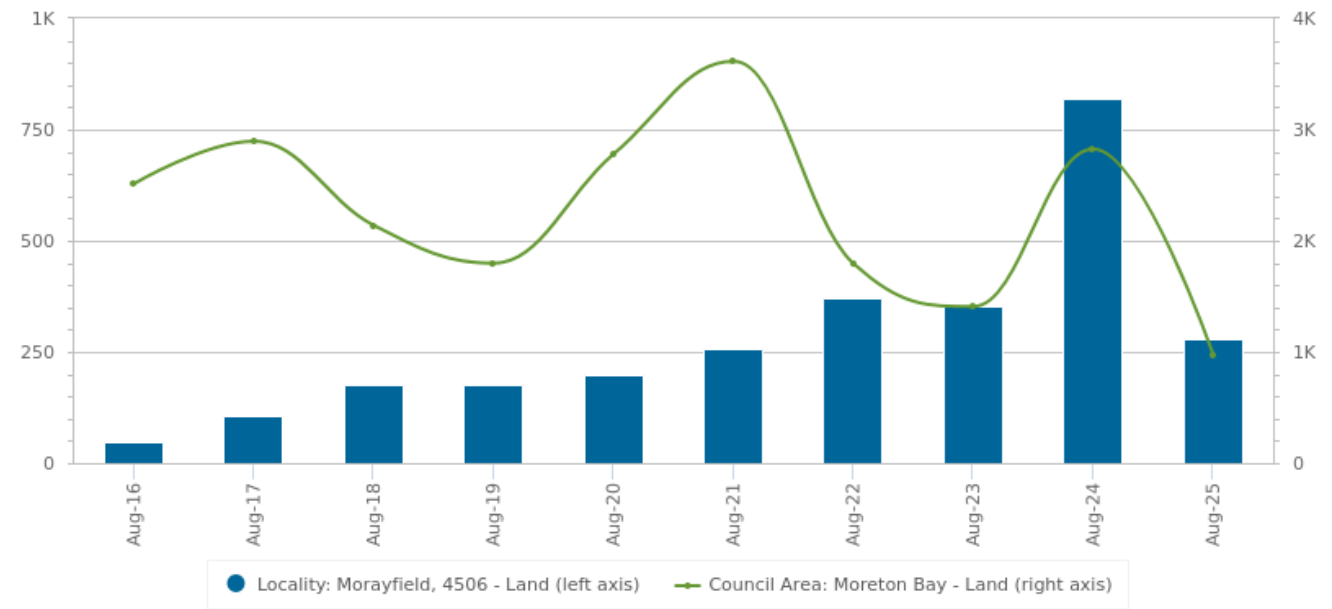
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

278
Aug 2025

	Morayfield	Moreton Bay
Aug 2016	46	2513
Aug 2017	105	2895
Aug 2018	176	2138
Aug 2019	177	1798
Aug 2020	197	2781
Aug 2021	258	3614
Aug 2022	372	1795
Aug 2023	354	1408
Aug 2024	820	2825
Aug 2025	278	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

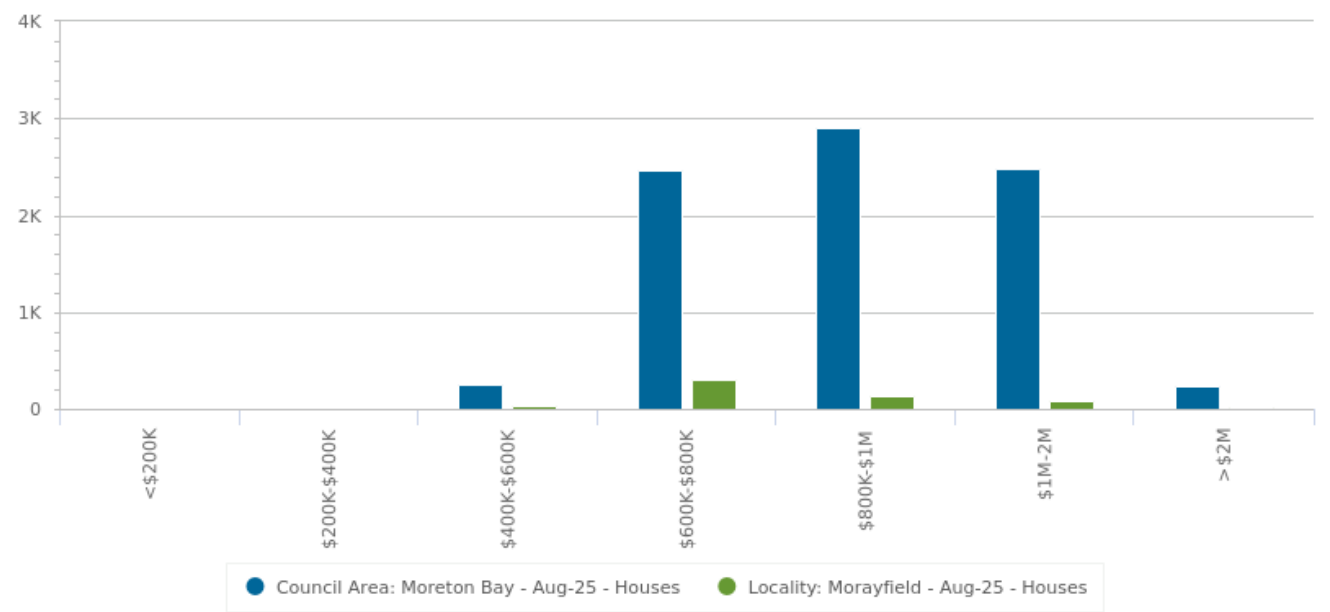
House: Sales By Price

\$519.53M

Aug 2025

	Morayfield	Moreton Bay
<\$200K	-	3
\$200K-\$400K	1	4
\$400K-\$600K	31	249
\$600K-\$800K	307	2,458
\$800K-\$1M	140	2,908
\$1M-\$2M	78	2,485
>\$2M	19	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

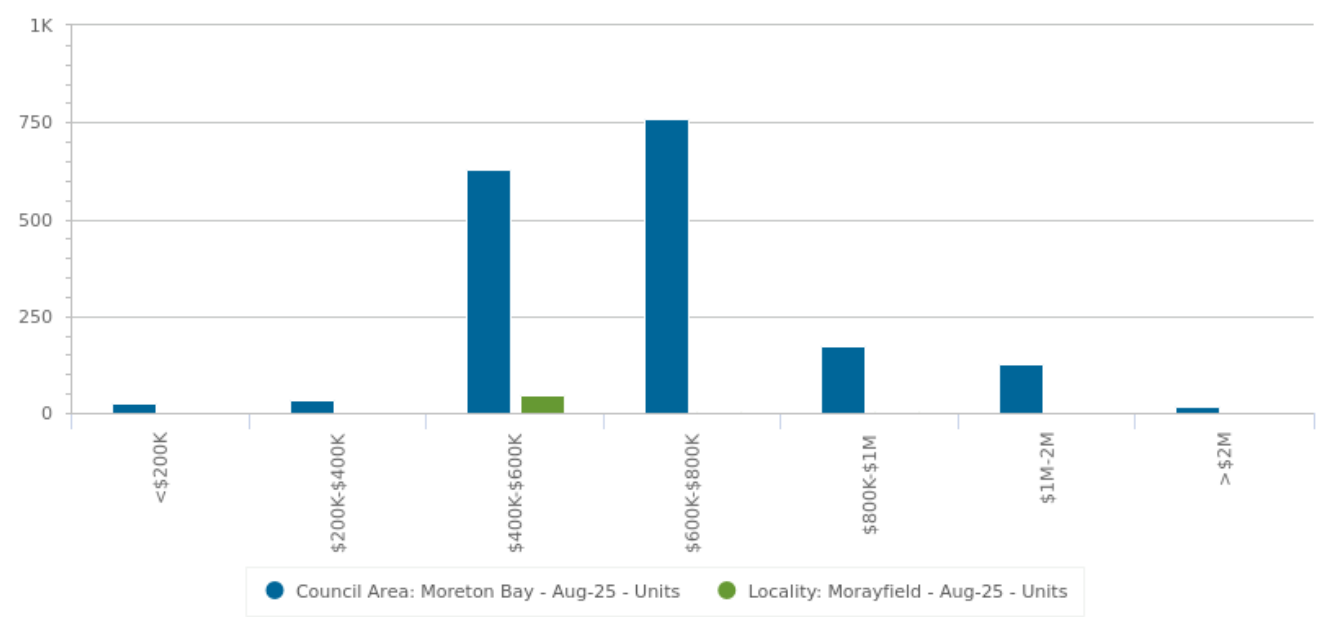
Unit: Sales By Price

\$34.35M

Aug 2025

	Morayfield	Moreton Bay
<\$200K	-	26
\$200K-\$400K	1	35
\$400K-\$600K	47	629
\$600K-\$800K	6	759
\$800K-\$1M	5	172
\$1M-\$2M	1	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

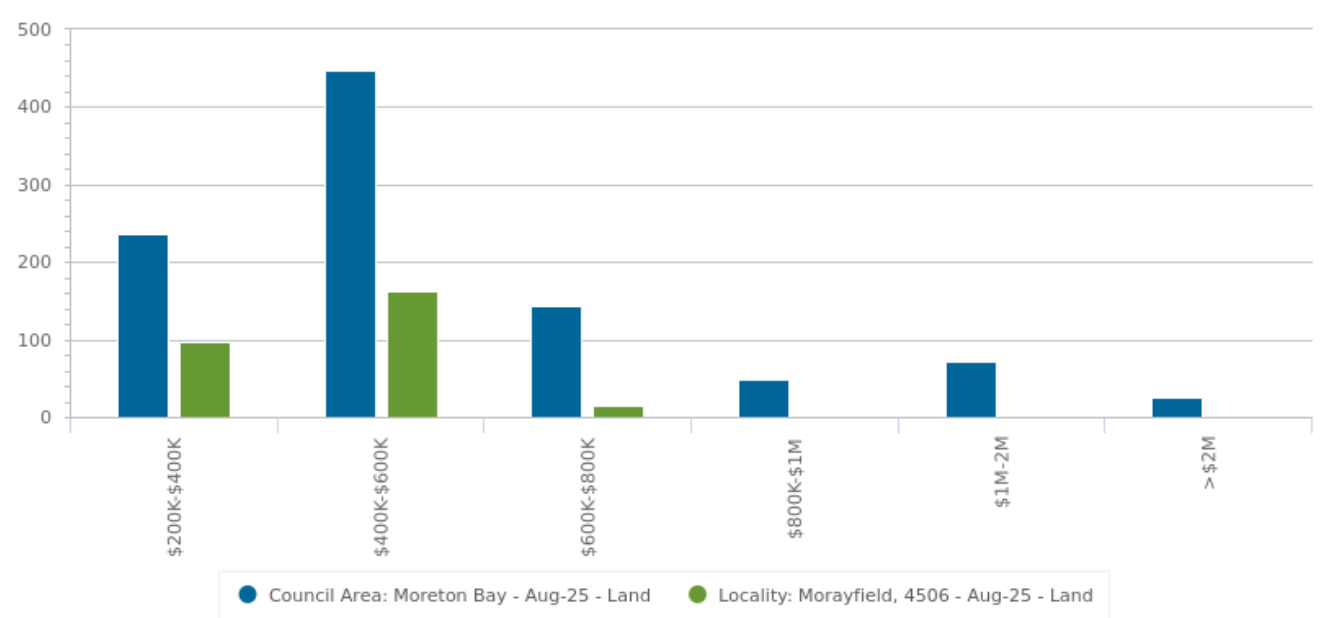


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Morayfield	Moreton Bay
\$200K-\$400K	97	236
\$400K-\$600K	163	448
\$600K-\$800K	15	143
\$800K-\$1M	-	49
\$1M-\$2M	1	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

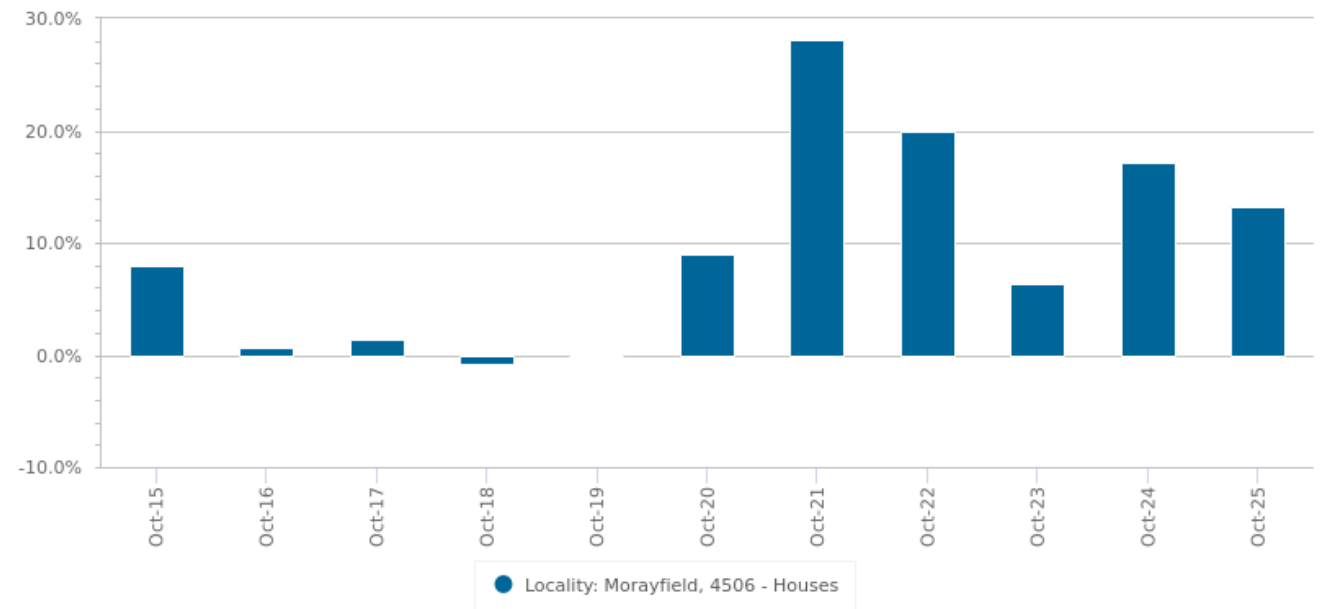
House: Change In Median Value

13.2%

Oct 2025

	Morayfield
Oct 2016	0.7%
Oct 2017	1.4%
Oct 2018	-0.8%
Oct 2019	0.0%
Oct 2020	9.0%
Oct 2021	28.0%
Oct 2022	20.0%
Oct 2023	6.3%
Oct 2024	17.2%
Oct 2025	13.2%

Statistics are calculated at the end of the displayed month



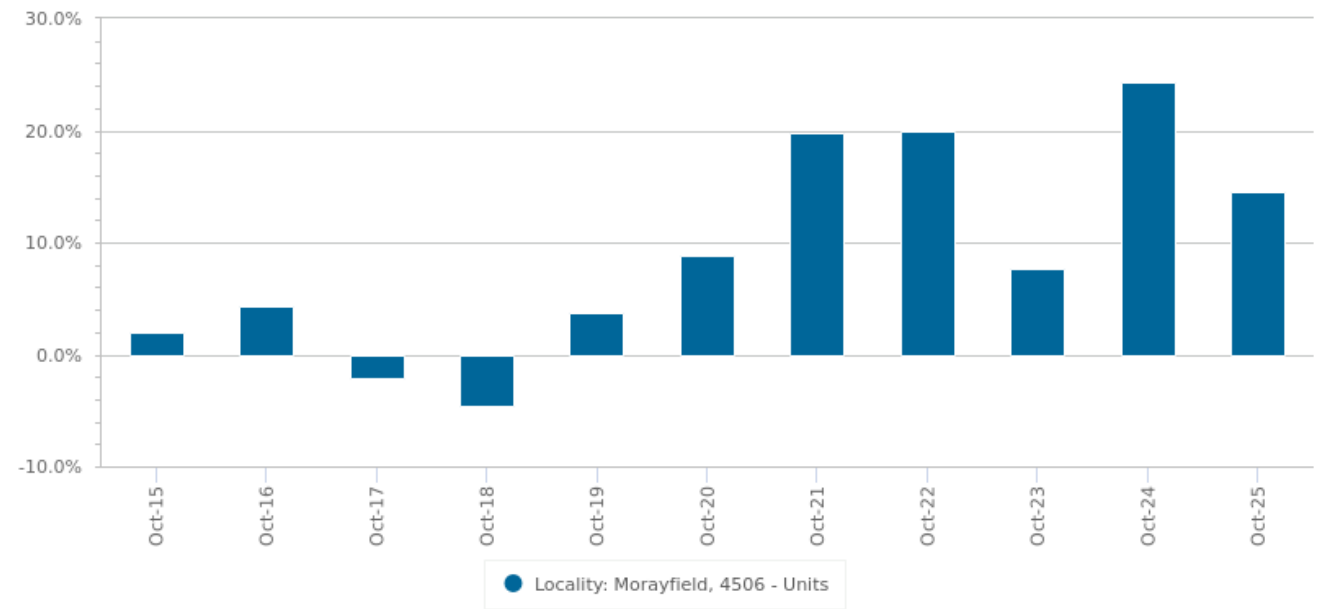
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

14.5%
Oct 2025

	Morayfield
Oct 2016	4.3%
Oct 2017	-2.1%
Oct 2018	-4.6%
Oct 2019	3.7%
Oct 2020	8.8%
Oct 2021	19.7%
Oct 2022	19.9%
Oct 2023	7.7%
Oct 2024	24.3%
Oct 2025	14.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

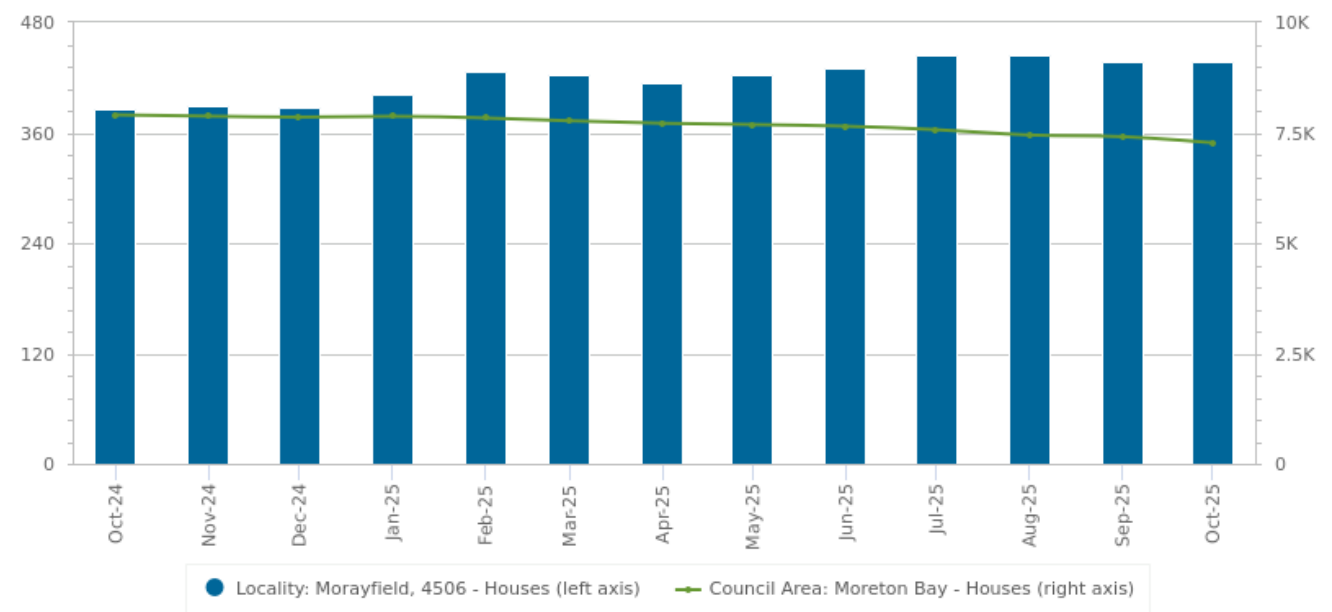
House: Number of New Listing

438

Oct 2025

	Morayfield	Moreton Bay
Nov 2024	389	7,875
Dec 2024	387	7,855
Jan 2025	402	7,872
Feb 2025	427	7,834
Mar 2025	423	7,770
Apr 2025	414	7,714
May 2025	424	7,685
Jun 2025	431	7,647
Jul 2025	445	7,569
Aug 2025	444	7,448
Sep 2025	438	7,411
Oct 2025	438	7,272

Statistics are calculated over a rolling 12 month period



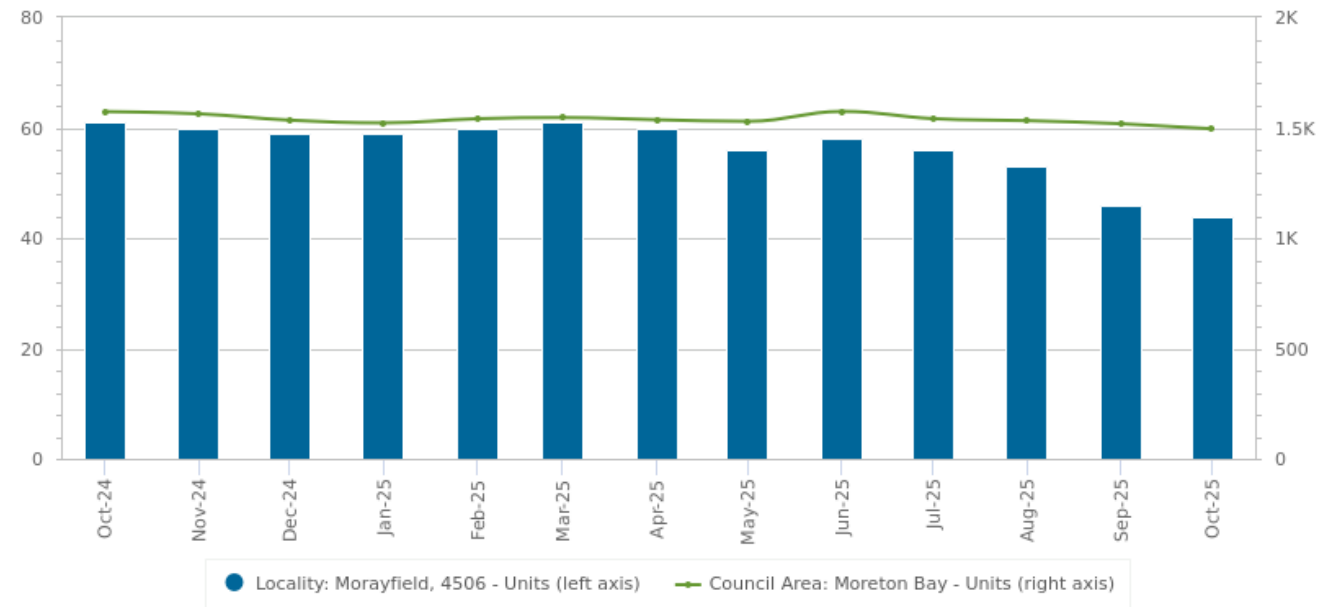
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

44
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	60	1,563
Dec 2024	59	1,534
Jan 2025	59	1,522
Feb 2025	60	1,541
Mar 2025	61	1,546
Apr 2025	60	1,536
May 2025	56	1,529
Jun 2025	58	1,574
Jul 2025	56	1,541
Aug 2025	53	1,532
Sep 2025	46	1,518
Oct 2025	44	1,495

Statistics are calculated over a rolling 12 month period



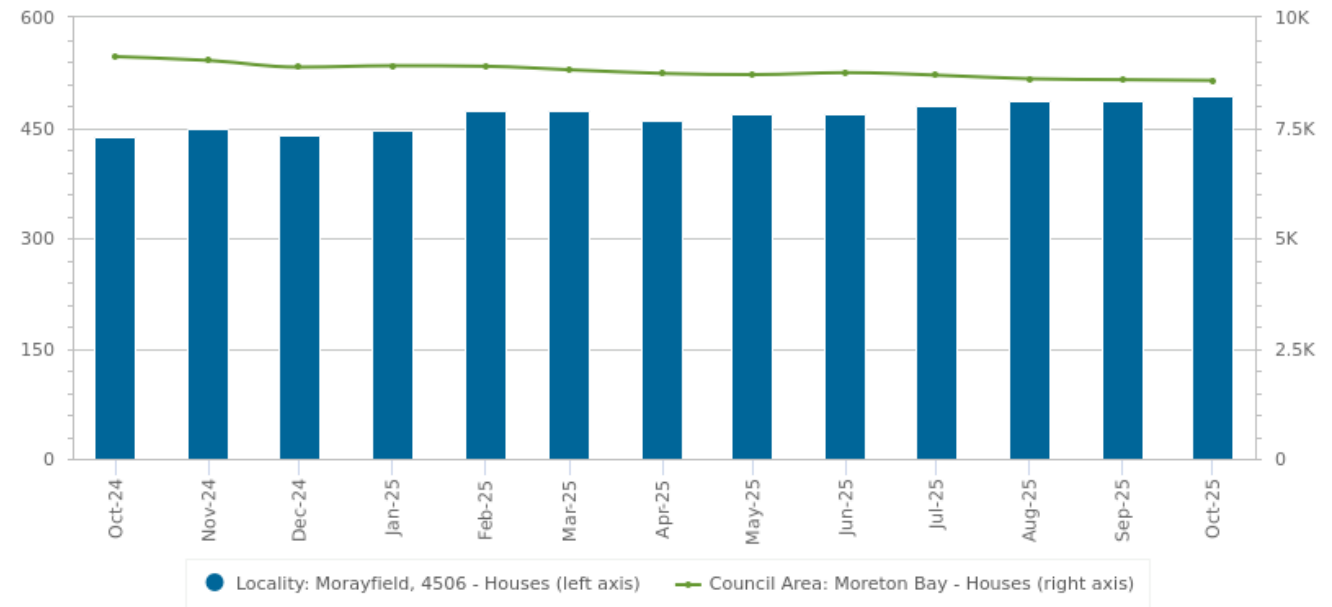
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

493
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	448	9,023
Dec 2024	439	8,872
Jan 2025	446	8,905
Feb 2025	474	8,892
Mar 2025	473	8,812
Apr 2025	461	8,730
May 2025	470	8,703
Jun 2025	469	8,748
Jul 2025	480	8,691
Aug 2025	487	8,609
Sep 2025	487	8,588
Oct 2025	493	8,571

Statistics are calculated over a rolling 12 month period



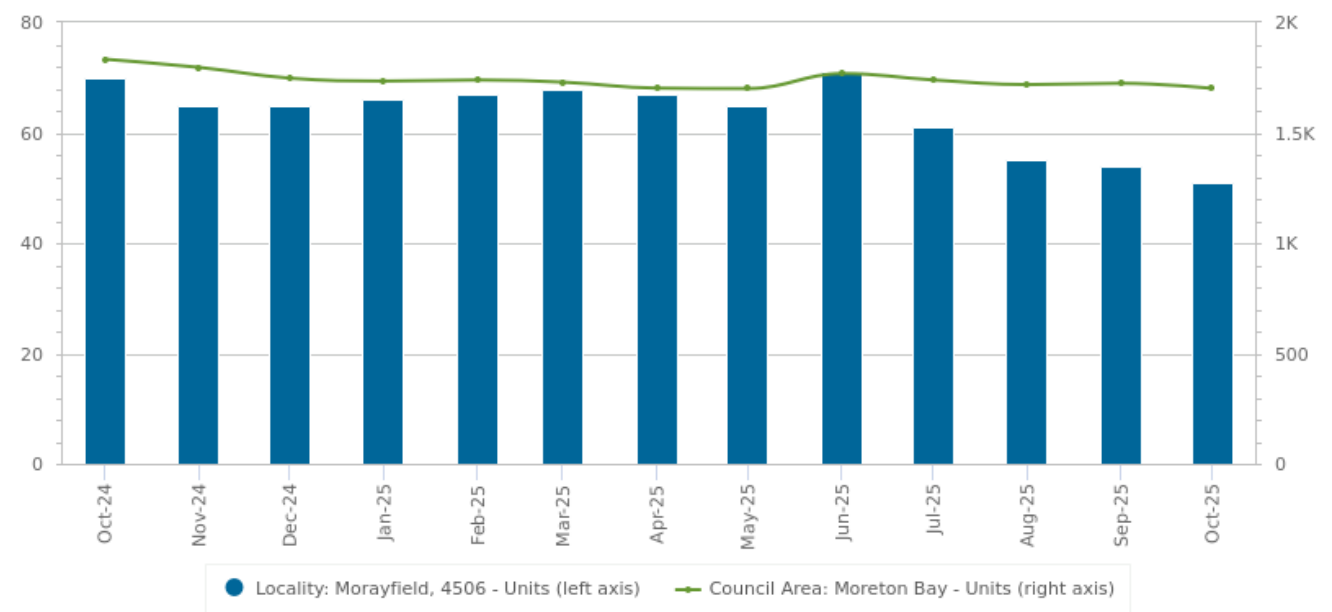
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

51
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	65	1,796
Dec 2024	65	1,747
Jan 2025	66	1,734
Feb 2025	67	1,739
Mar 2025	68	1,729
Apr 2025	67	1,702
May 2025	65	1,700
Jun 2025	71	1,768
Jul 2025	61	1,739
Aug 2025	55	1,718
Sep 2025	54	1,724
Oct 2025	51	1,701

Statistics are calculated over a rolling 12 month period



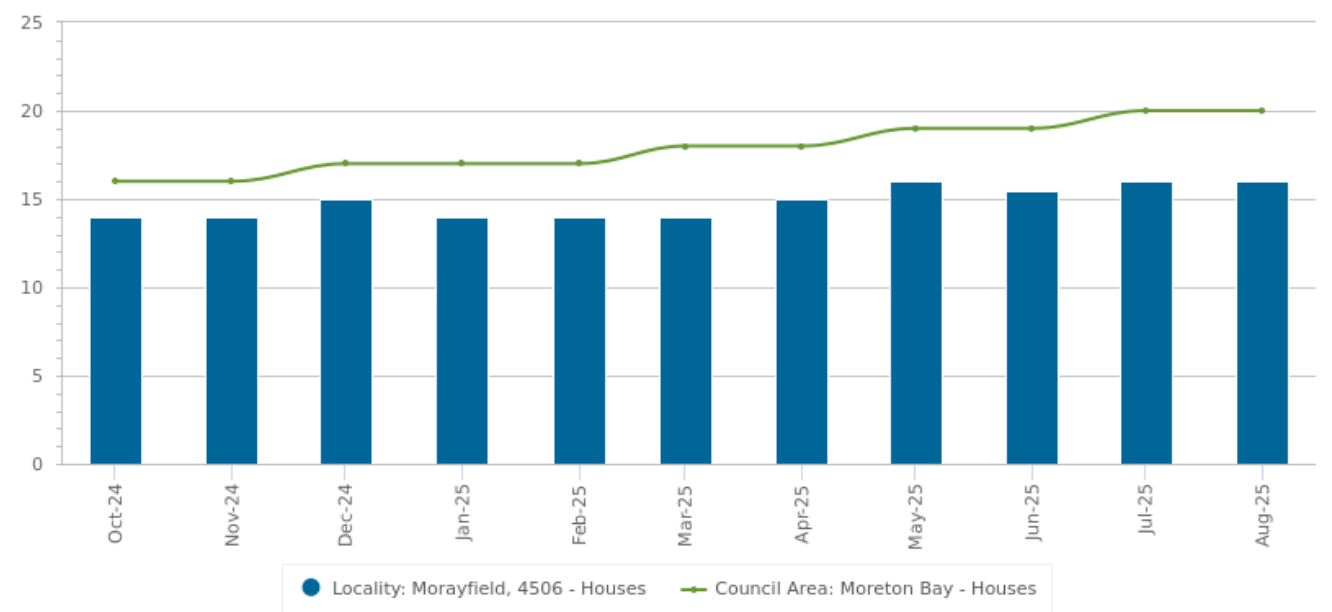
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

16
Aug 2025

	Morayfield	Moreton Bay
Sep 2024	14	16
Oct 2024	14	16
Nov 2024	14	16
Dec 2024	15	17
Jan 2025	14	17
Feb 2025	14	17
Mar 2025	14	18
Apr 2025	15	18
May 2025	16	19
Jun 2025	15.5	19
Jul 2025	16	20
Aug 2025	16	20

Statistics are calculated over a rolling 12 month period



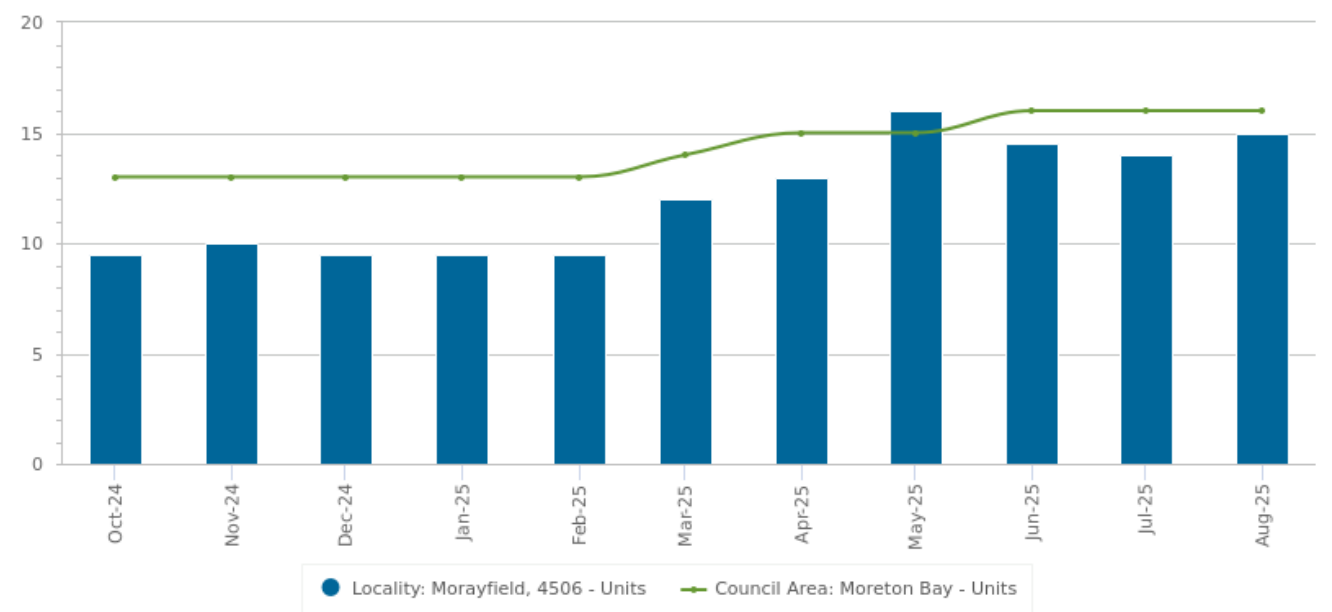
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

15
Aug 2025

	Morayfield	Moreton Bay
Sep 2024	8.5	13
Oct 2024	9.5	13
Nov 2024	10	13
Dec 2024	9.5	13
Jan 2025	9.5	13
Feb 2025	9.5	13
Mar 2025	12	14
Apr 2025	13	15
May 2025	16	15
Jun 2025	14.5	16
Jul 2025	14	16
Aug 2025	15	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

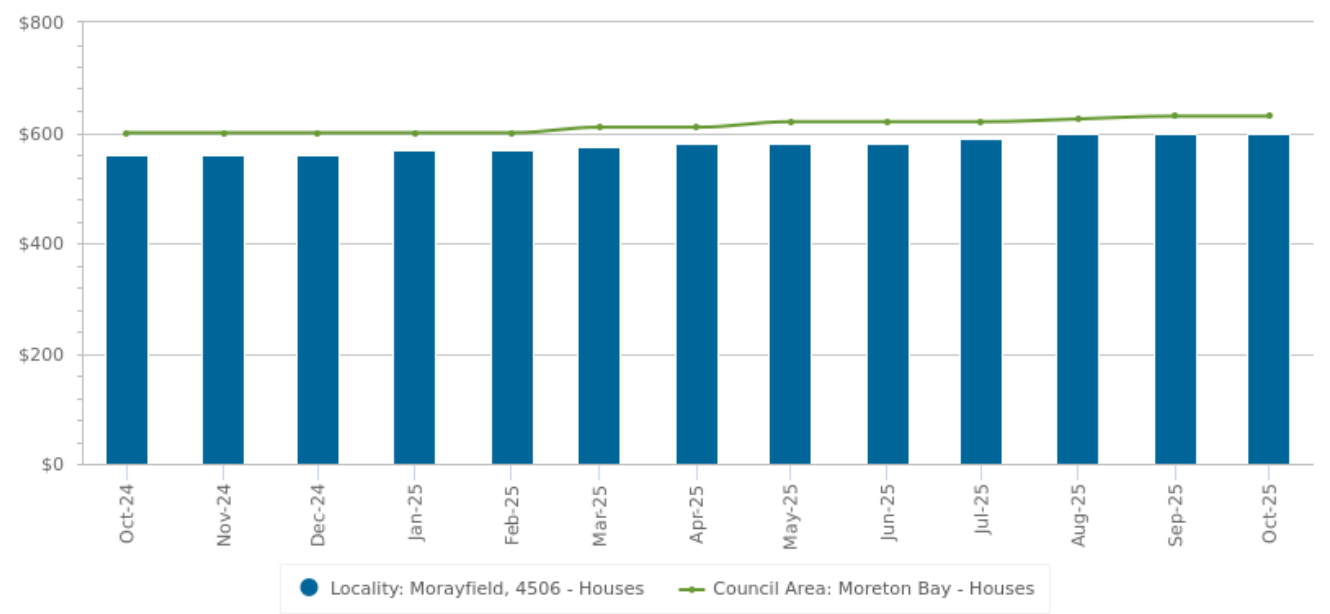
House: Median Rent

\$600/w

Oct 2025

	Morayfield	Moreton Bay
Nov 2024	\$560/w	\$600/w
Dec 2024	\$560/w	\$600/w
Jan 2025	\$568/w	\$600/w
Feb 2025	\$570/w	\$600/w
Mar 2025	\$575/w	\$610/w
Apr 2025	\$580/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$580/w	\$620/w
Jul 2025	\$590/w	\$620/w
Aug 2025	\$600/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$600/w	\$630/w

Statistics are calculated over a rolling 12 month period



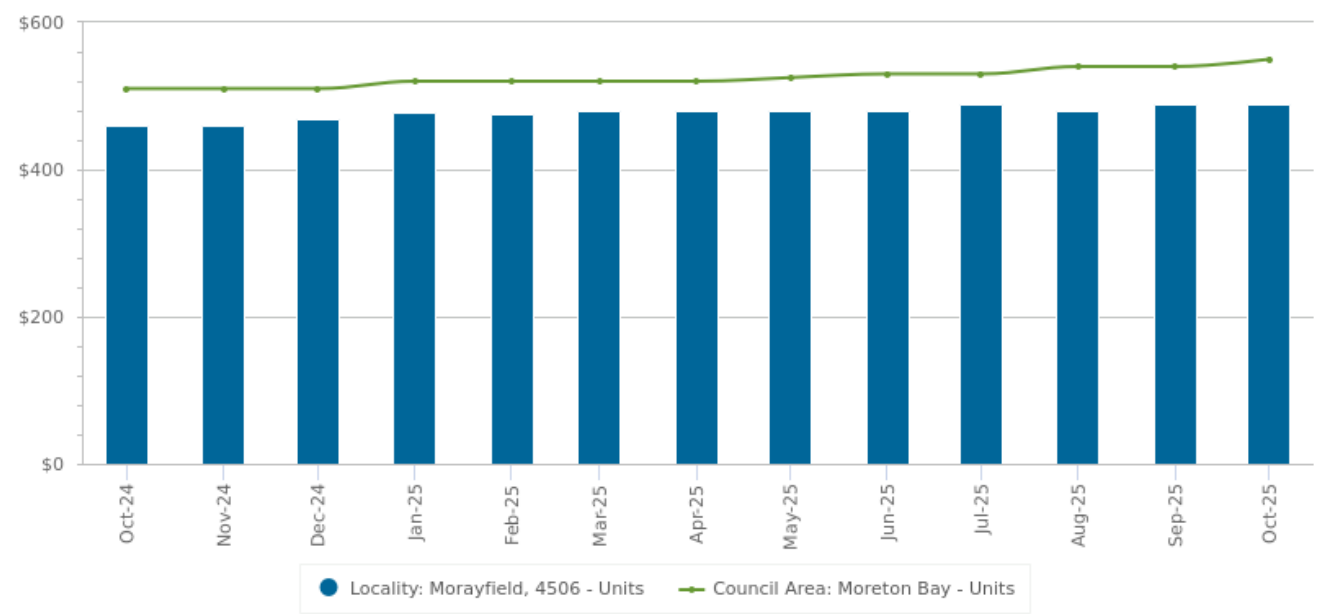
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$490/w
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	\$460/w	\$510/w
Dec 2024	\$470/w	\$510/w
Jan 2025	\$478/w	\$520/w
Feb 2025	\$475/w	\$520/w
Mar 2025	\$480/w	\$520/w
Apr 2025	\$480/w	\$520/w
May 2025	\$480/w	\$525/w
Jun 2025	\$480/w	\$530/w
Jul 2025	\$490/w	\$530/w
Aug 2025	\$480/w	\$540/w
Sep 2025	\$490/w	\$540/w
Oct 2025	\$490/w	\$550/w

Statistics are calculated over a rolling 12 month period



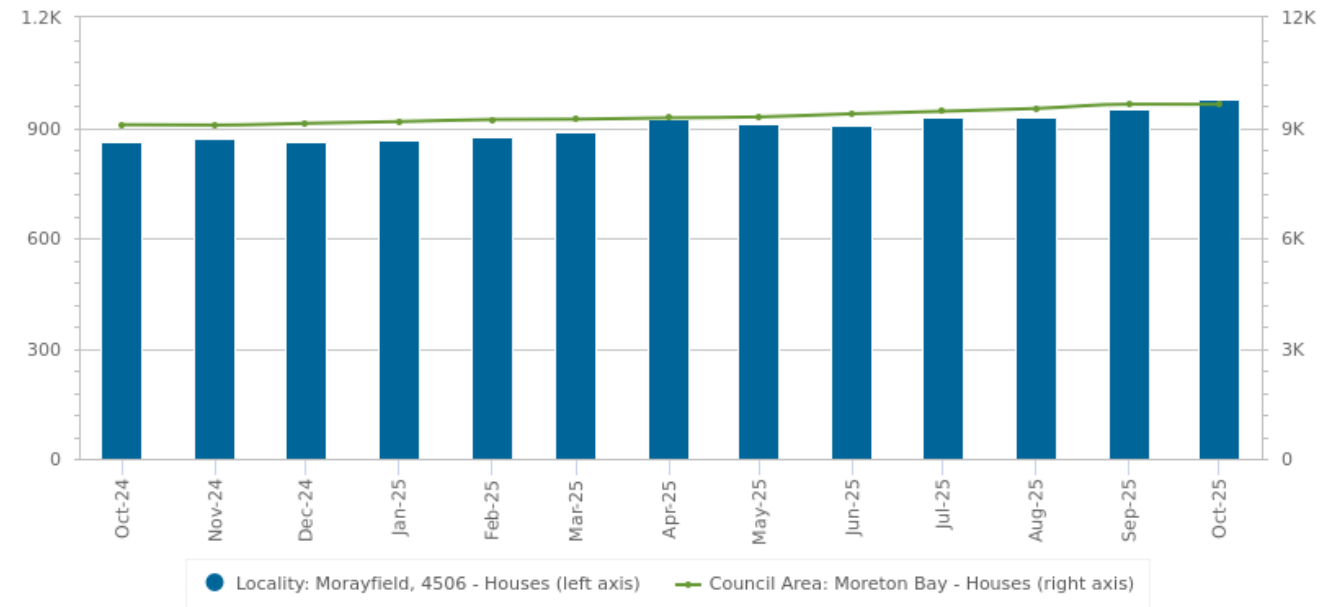
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

977
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	870	9,072
Dec 2024	864	9,120
Jan 2025	868	9,167
Feb 2025	876	9,222
Mar 2025	890	9,231
Apr 2025	923	9,268
May 2025	909	9,294
Jun 2025	907	9,380
Jul 2025	929	9,447
Aug 2025	931	9,523
Sep 2025	953	9,639
Oct 2025	977	9,636

Statistics are calculated over a rolling 12 month period



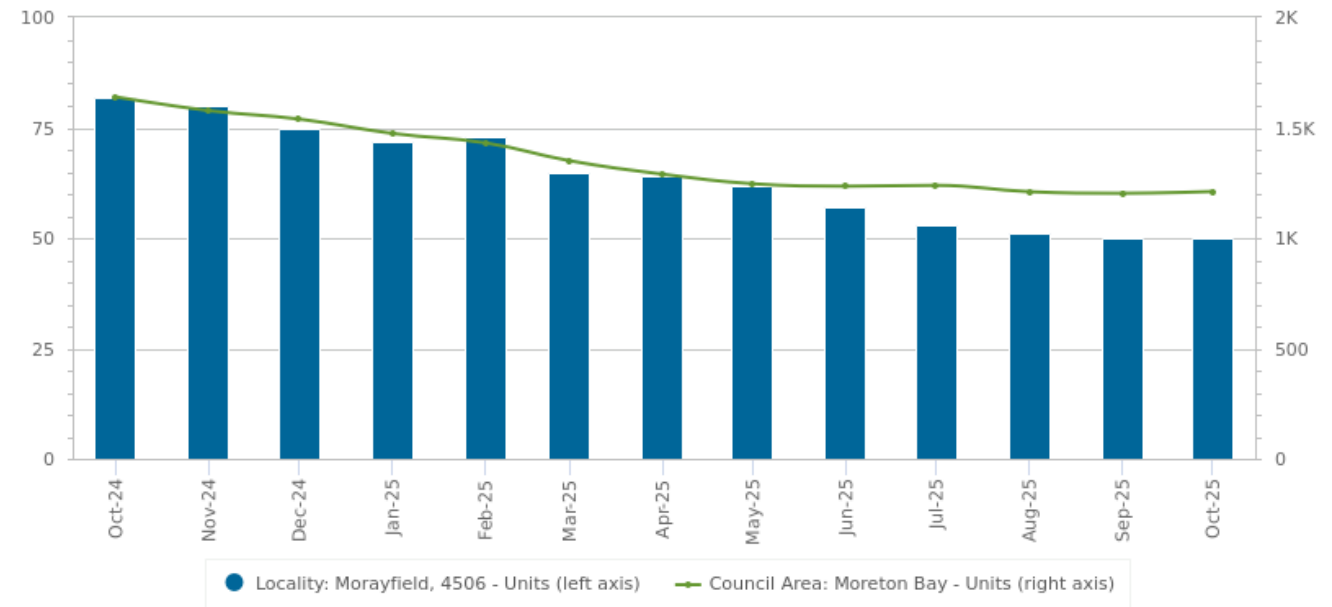
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

50
Oct 2025

	Morayfield	Moreton Bay
Nov 2024	80	1,577
Dec 2024	75	1,539
Jan 2025	72	1,474
Feb 2025	73	1,431
Mar 2025	65	1,350
Apr 2025	64	1,289
May 2025	62	1,246
Jun 2025	57	1,235
Jul 2025	53	1,239
Aug 2025	51	1,210
Sep 2025	50	1,203
Oct 2025	50	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

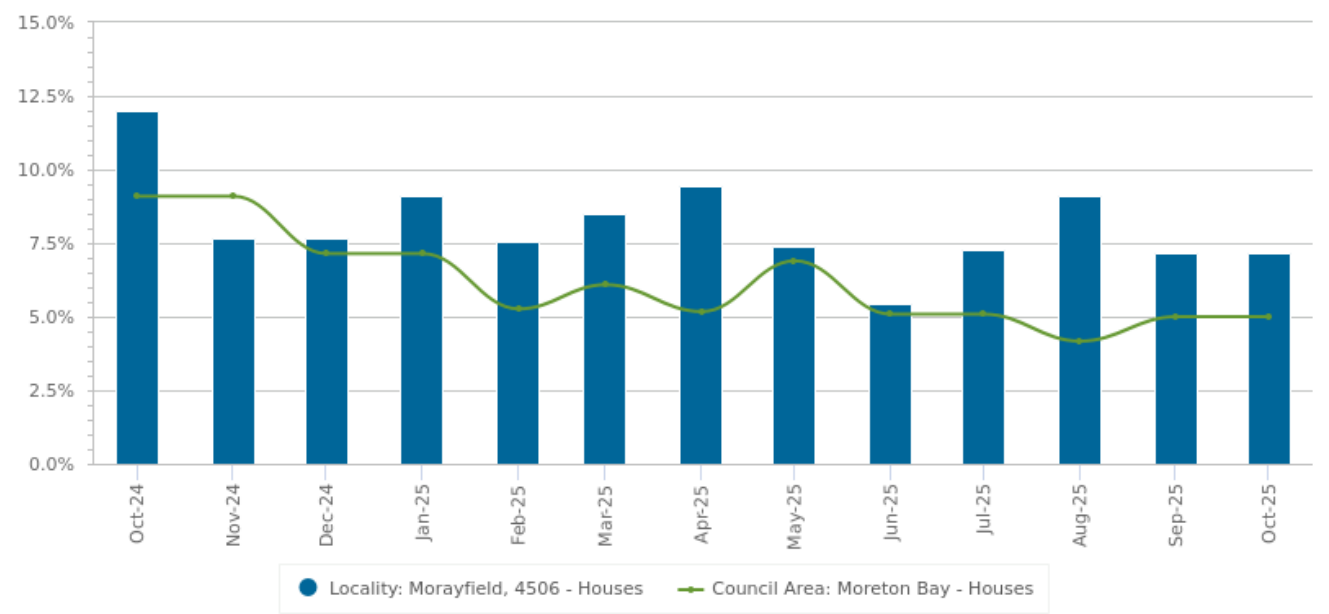
7.1%

Oct 2025

House: Change in Rental Rate

	Morayfield	Moreton Bay
Nov 2024	7.7%	9.1%
Dec 2024	7.7%	7.1%
Jan 2025	9.1%	7.1%
Feb 2025	7.5%	5.3%
Mar 2025	8.5%	6.1%
Apr 2025	9.4%	5.2%
May 2025	7.4%	6.9%
Jun 2025	5.5%	5.1%
Jul 2025	7.3%	5.1%
Aug 2025	9.1%	4.2%
Sep 2025	7.1%	5.0%
Oct 2025	7.1%	5.0%

Statistics are calculated over a rolling 12 month period



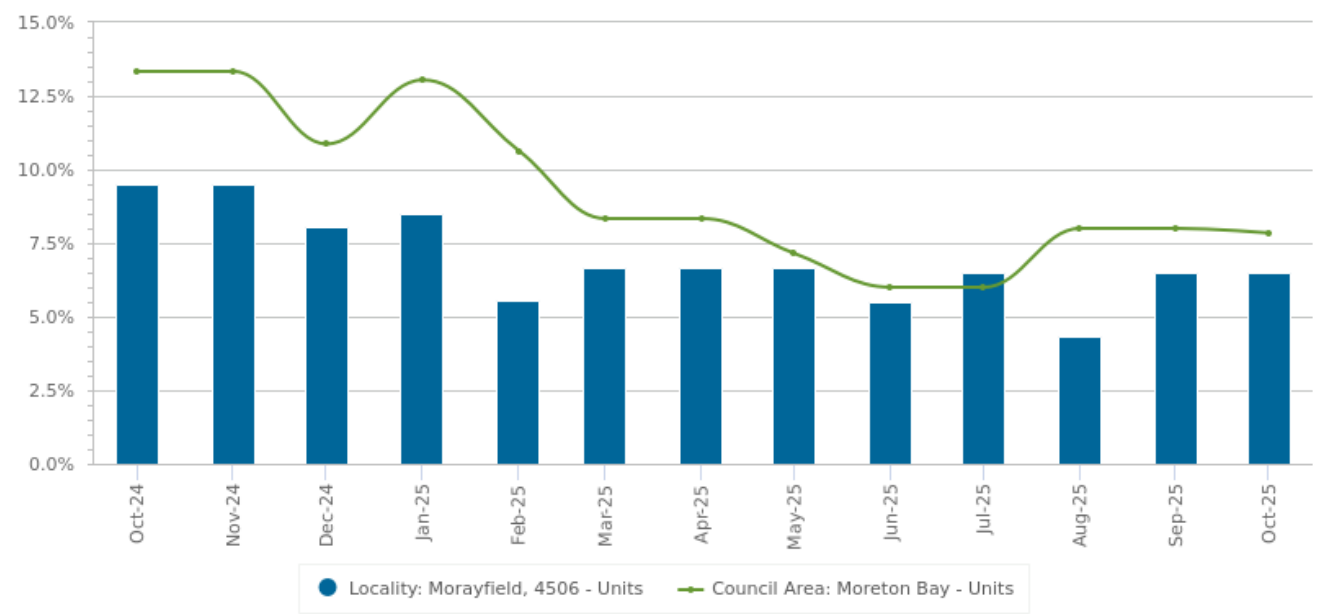
Statistics are calculated over a rolling 12 month period

6.5%
Oct 2025

Unit: Change in Rental Rate

	Morayfield	Moreton Bay
Nov 2024	9.5%	13.3%
Dec 2024	8.0%	10.9%
Jan 2025	8.5%	13.0%
Feb 2025	5.6%	10.6%
Mar 2025	6.7%	8.3%
Apr 2025	6.7%	8.3%
May 2025	6.7%	7.1%
Jun 2025	5.5%	6.0%
Jul 2025	6.5%	6.0%
Aug 2025	4.3%	8.0%
Sep 2025	6.5%	8.0%
Oct 2025	6.5%	7.8%

Statistics are calculated over a rolling 12 month period



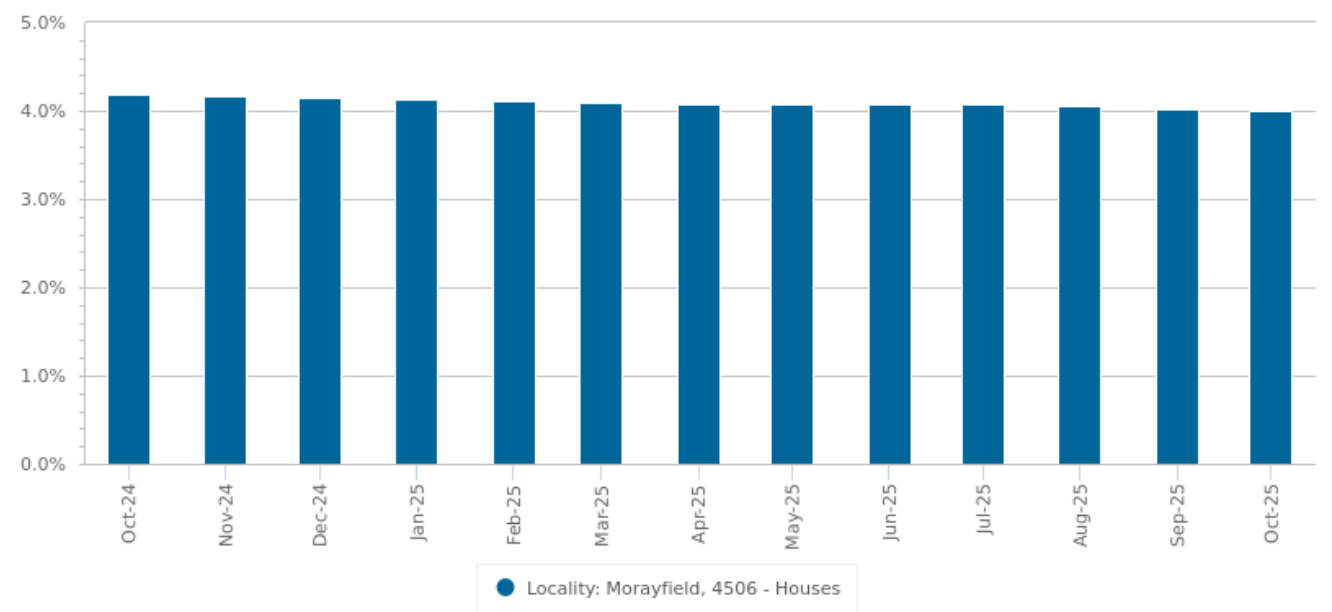
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.0%
Oct 2025

	Morayfield
Nov 2024	4.2%
Dec 2024	4.1%
Jan 2025	4.1%
Feb 2025	4.1%
Mar 2025	4.1%
Apr 2025	4.1%
May 2025	4.1%
Jun 2025	4.1%
Jul 2025	4.1%
Aug 2025	4.0%
Sep 2025	4.0%
Oct 2025	4.0%

Statistics are calculated at the end of the displayed month



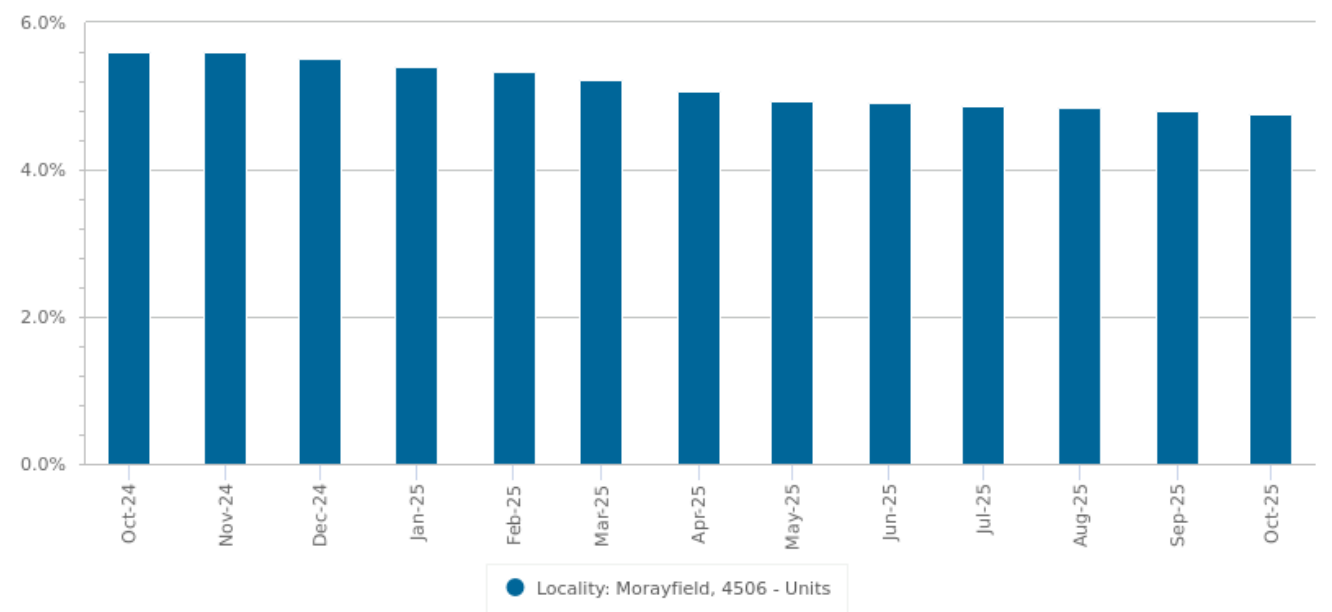
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%
Oct 2025

	Morayfield
Nov 2024	5.6%
Dec 2024	5.5%
Jan 2025	5.4%
Feb 2025	5.3%
Mar 2025	5.2%
Apr 2025	5.1%
May 2025	4.9%
Jun 2025	4.9%
Jul 2025	4.9%
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

	Morayfield	Moreton Bay
Childless Couples	35.8%	38.7%
Couples with Children	38.5%	42%
Single Parents	24.1%	17.9%
Other	1.6%	1.3%

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



Childless Couples

35.8%



Couples with Children

38.5%



Single Parents

24.1%



Other

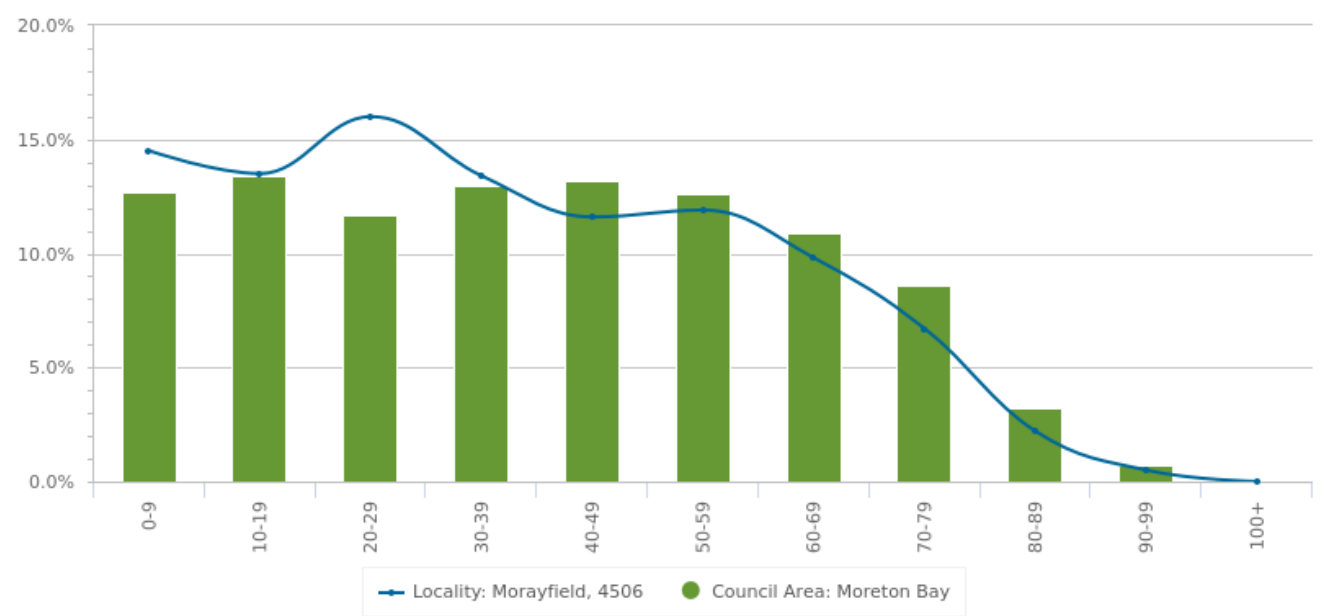
1.6%

Population Age

Population Age

	Morayfield	Moreton Bay
0-9	14.5%	12.7%
10-19	13.5%	13.4%
20-29	16%	11.7%
30-39	13.4%	13%
40-49	11.6%	13.2%
50-59	11.9%	12.6%
60-69	9.8%	10.9%
70-79	6.7%	8.6%
80-89	2.2%	3.2%
90-99	0.5%	0.7%

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



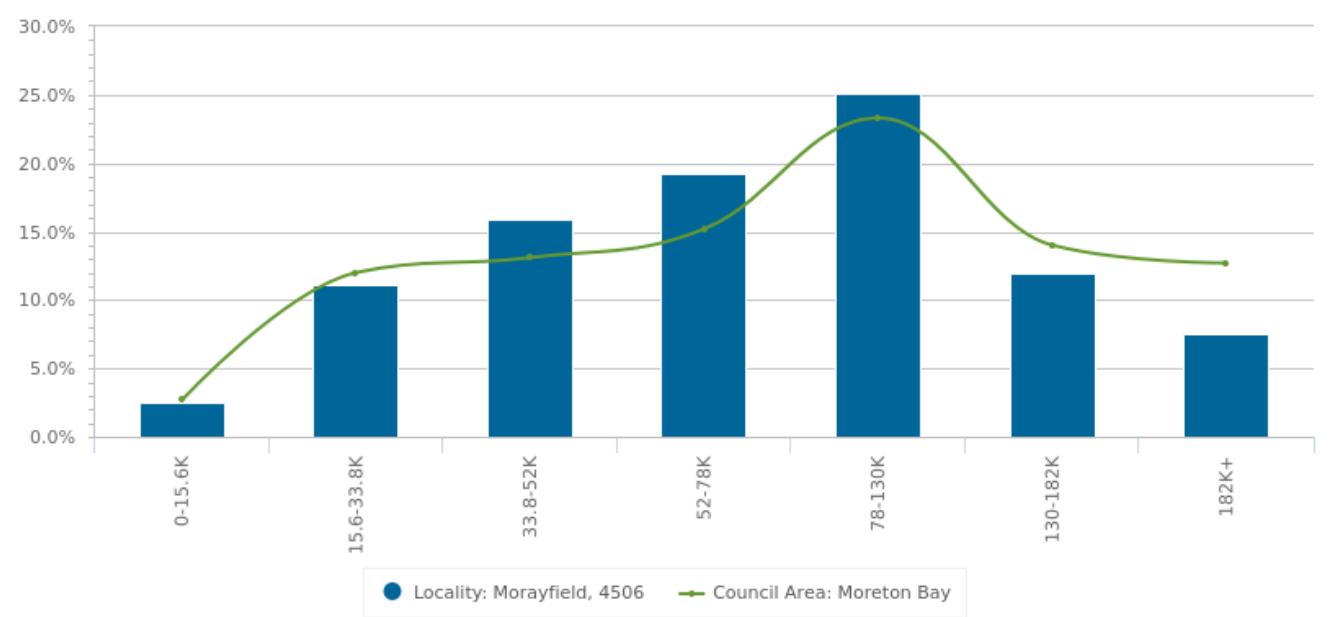
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Morayfield	Moreton Bay
0-15.6K	2.5%	2.7%
15.6-33.8K	11.1%	12%
33.8-52K	15.9%	13.1%
52-78K	19.2%	15.2%
78-130K	25.1%	23.3%
130-182K	11.9%	14%
182K+	7.5%	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

	Morayfield	Moreton Bay
Postgrad	2%	4.9%
Graduate Diploma or Certificate	2.1%	3.3%
Bachelor	12.9%	20%
Advanced Diploma or Diploma	15.5%	17.2%
Certificate	52.3%	42.3%
Not Stated	14.3%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

2%



Graduate Diploma or Certificate

2.1%



Bachelor

12.9%



Advanced Diploma or
Diploma

15.5%



Certificate

52.3%



Not Stated

14.3%



Inadequately
Described

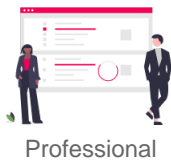
0.9%

Occupation

Employment By Occupation

	Morayfield	Moreton Bay
Professional	10.4%	17.9%
Clerical	12.3%	14.1%
Trades	16.5%	14.7%
Labourer	16.3%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	9.1%	7.1%
Managers	8.6%	11.4%
Community and Personal Service Workers	14.5%	13.3%
Sales Workers	10.4%	9.1%

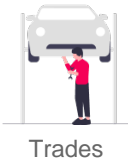
Statistics are provided by the Australian Bureau of Statistics (ABS)



10.4%



12.3%



16.5%



16.3%



1.8%



9.1%

Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.5%



Sales Workers

10.4%

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.