

# Suburb Statistics Report

Morayfield QLD 4506

Prepared on 20 Jan 2026

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	9.3 years	8.2 years	-
Total Dwellings	9,869	1,074	1,604
Total New Listings	449	43	-
Median Value	\$892,371	\$627,600	-
Total Properties Listed	493	45	-

## Market Trends

### House: Market Trends

**577**

Properties Sold  
(12 Months)

**9.3**

Average Tenure Period  
(Years)

**\$610/w**

Median Asking Rent  
(12 Months)

**449**

New Sale Listings  
(12 Months)

**15**

Days on Market  
(12 Months)

**991**

Rental Rate Observations  
(12 Months)

### House: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$900,000**

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

**\$\$**

Median Price\*

**\$795,000**

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\*

**\$725,543.75**

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

\*Statistics are calculated over a rolling 12 month period

## Unit: Market Trends

**66**

Properties Sold  
(12 Months)

**8.2**

Average Tenure Period  
(Years)

**\$520/w**

Median Asking Rent  
(12 Months)

**43**

New Sale Listings  
(12 Months)

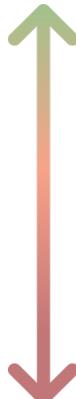
**17**

Days on Market  
(12 Months)

**51**

Rental Rate Observations  
(12 Months)

## Unit: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$620,000**

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

**\$\$**

Median Price\*

**\$560,000**

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\*

**\$535,000**

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

\*Statistics are calculated over a rolling 12 month period

## Land: Market Trends

**329**

Properties Sold  
(12 Months)

Average Tenure Period  
(Years)

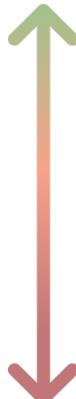
Median Asking Rent  
(12 Months)

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\*

**\$415,000**

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\*

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

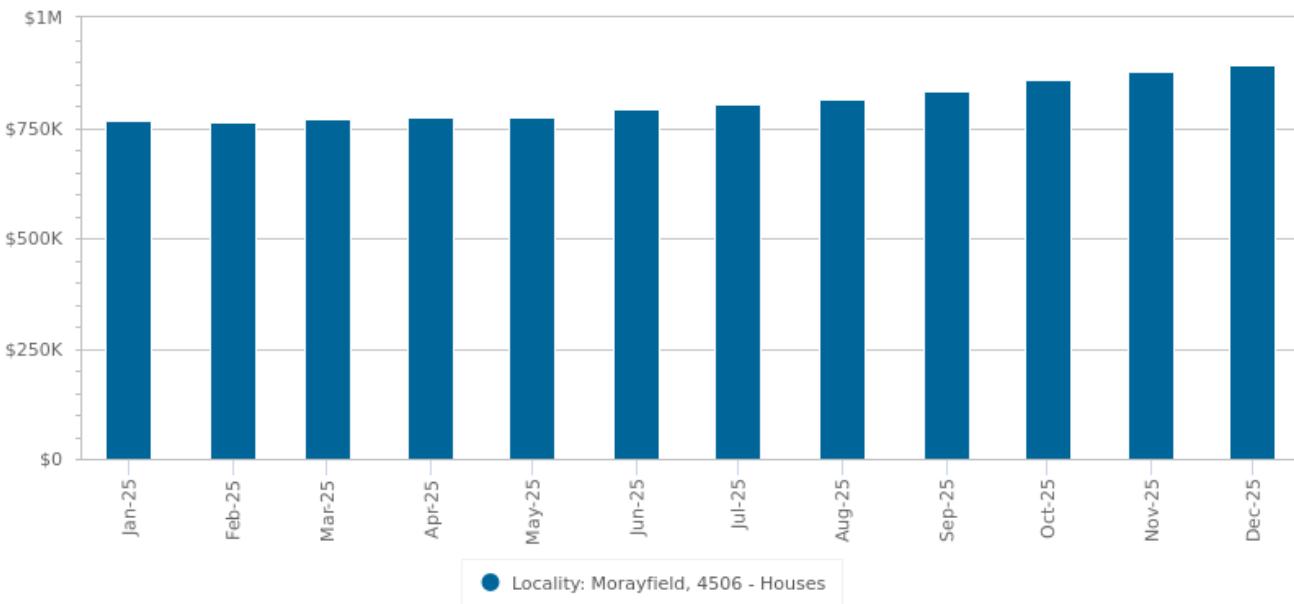
### House: Recent Median Value

**\$892K**

Dec 2025

Morayfield	
Jan 2025	\$764,954
Feb 2025	\$762,573
Mar 2025	\$771,363
Apr 2025	\$775,120
May 2025	\$774,807
Jun 2025	\$791,965
Jul 2025	\$802,730
Aug 2025	\$815,940
Sep 2025	\$834,426
Oct 2025	\$857,939
Nov 2025	\$879,253
Dec 2025	\$892,371

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

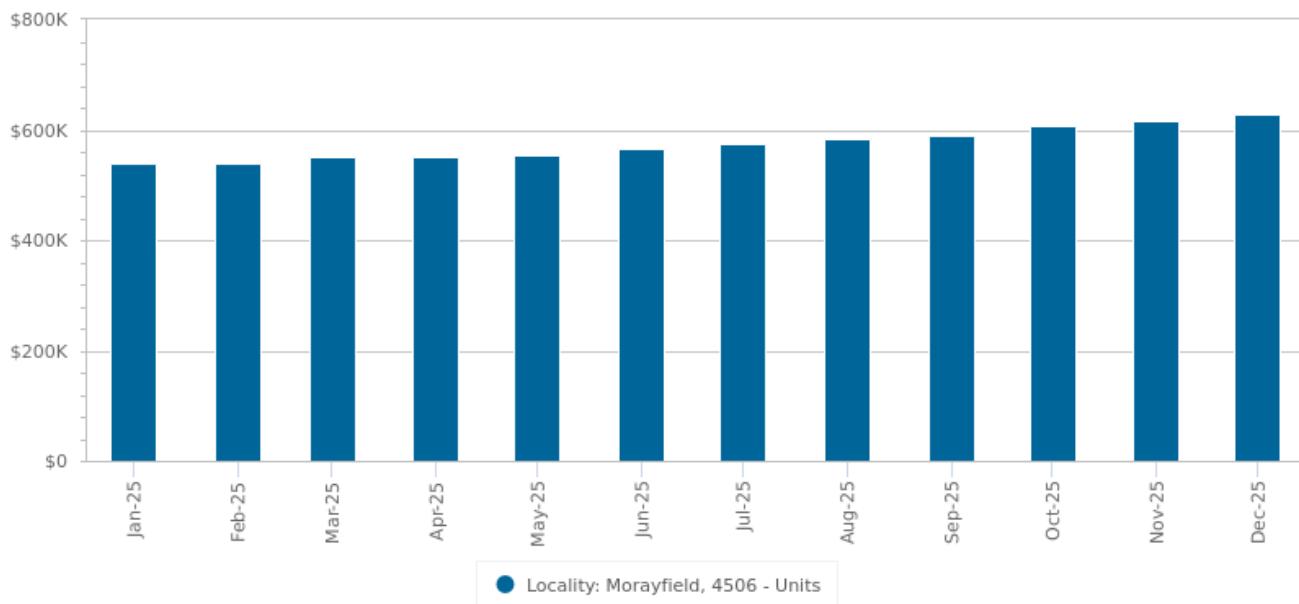
## Unit: Recent Median Value

**\$628K**

Dec 2025

Morayfield	
Jan 2025	\$539,861
Feb 2025	\$538,754
Mar 2025	\$550,874
Apr 2025	\$551,583
May 2025	\$553,279
Jun 2025	\$566,515
Jul 2025	\$576,040
Aug 2025	\$583,179
Sep 2025	\$590,730
Oct 2025	\$607,827
Nov 2025	\$616,640
Dec 2025	\$627,600

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

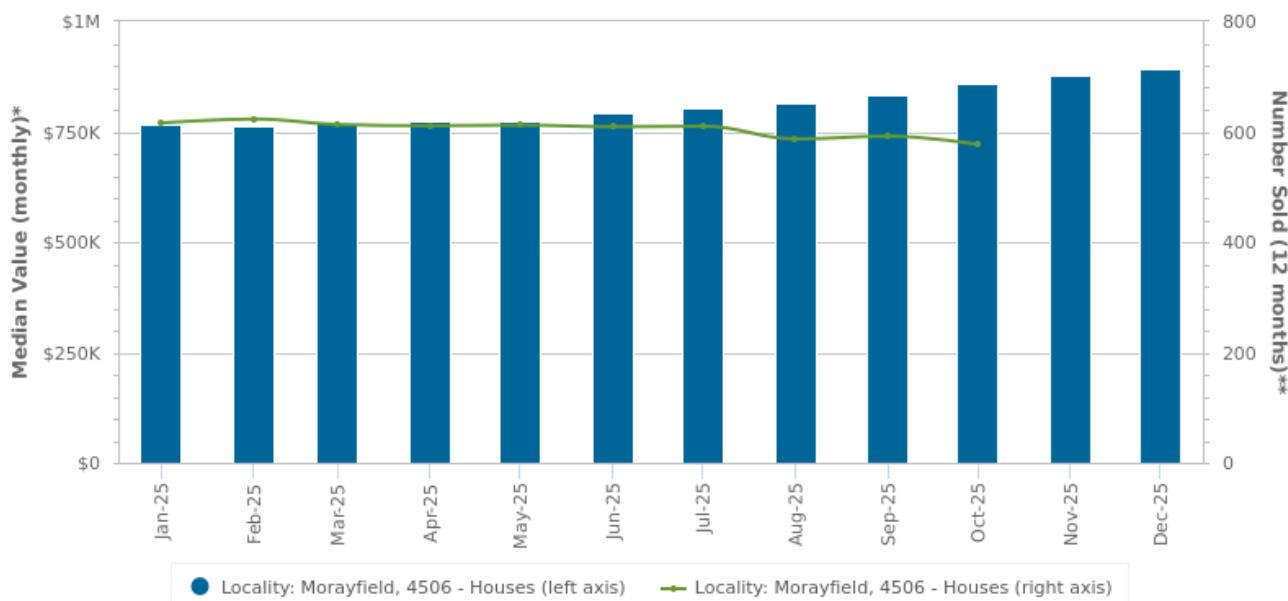
## House: Median Value vs Number Sold

**577**

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$764,954	616
Feb 2025	\$762,573	623
Mar 2025	\$771,363	613
Apr 2025	\$775,120	611
May 2025	\$774,807	612
Jun 2025	\$791,965	609
Jul 2025	\$802,730	610
Aug 2025	\$815,940	587
Sep 2025	\$834,426	592
Oct 2025	\$857,939	577
Nov 2025	\$879,253	-
Dec 2025	\$892,371	-

Statistics are calculated over a rolling 12 month period



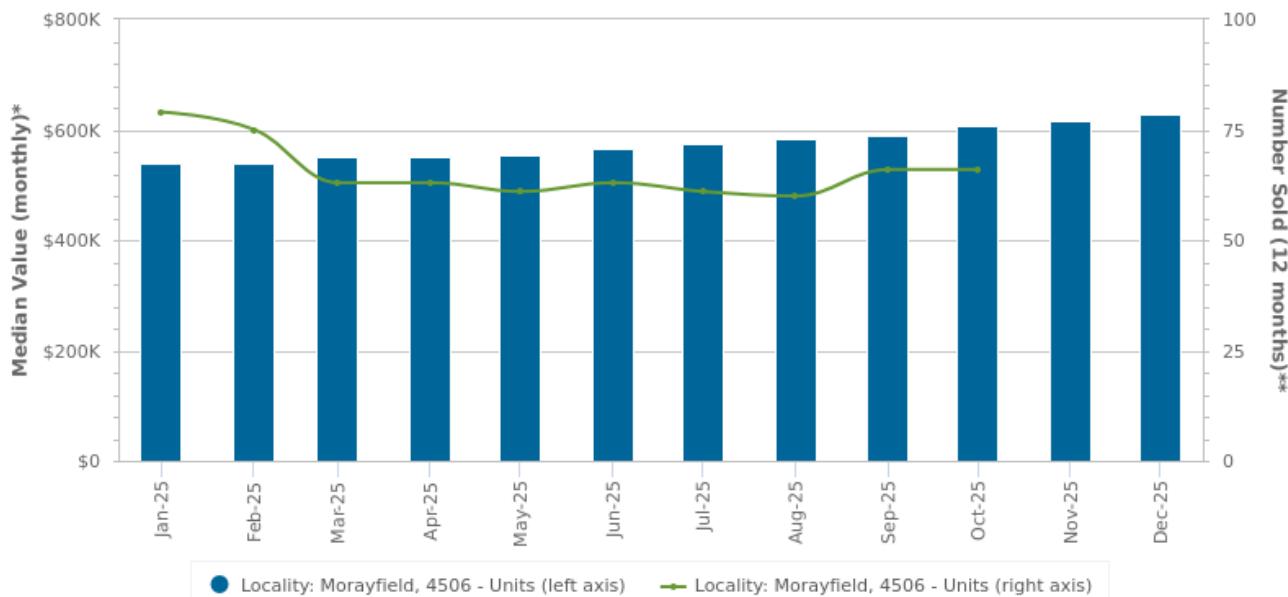
## Unit: Median Value vs Number Sold

66

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$539,861	79
Feb 2025	\$538,754	75
Mar 2025	\$550,874	63
Apr 2025	\$551,583	63
May 2025	\$553,279	61
Jun 2025	\$566,515	63
Jul 2025	\$576,040	61
Aug 2025	\$583,179	60
Sep 2025	\$590,730	66
Oct 2025	\$607,827	66
Nov 2025	\$616,640	-
Dec 2025	\$627,600	-

Statistics are calculated over a rolling 12 month period



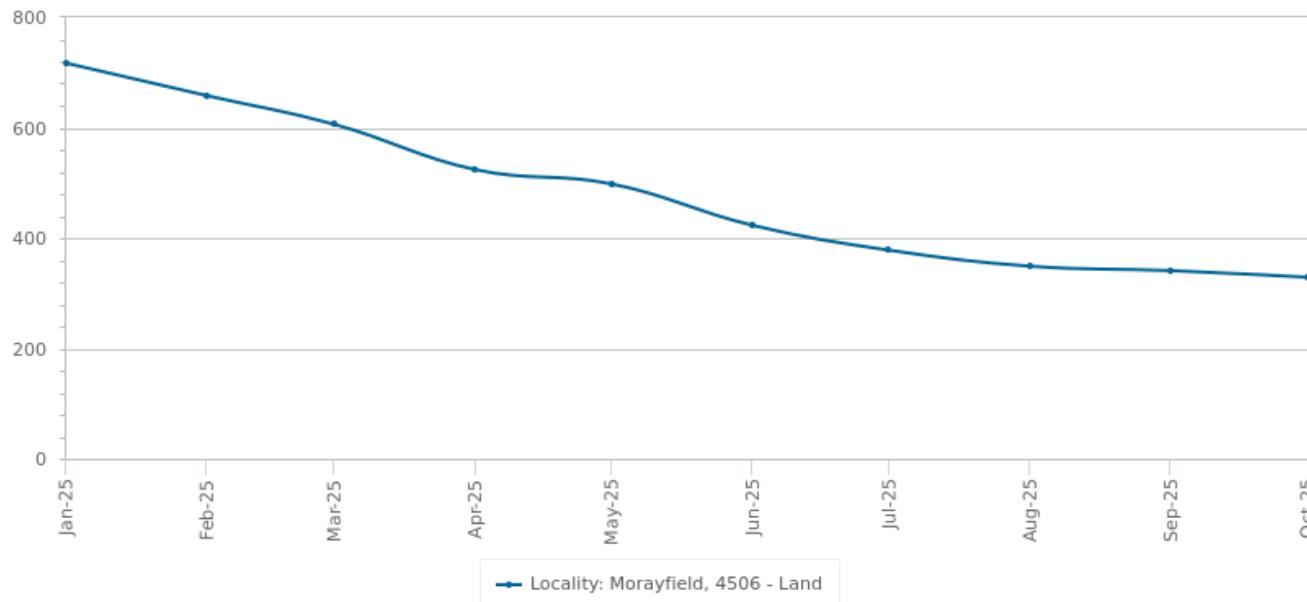
## Land: Median Value vs Number Sold

**329**

Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	793
Dec 2024	-	755
Jan 2025	-	717
Feb 2025	-	658
Mar 2025	-	606
Apr 2025	-	524
May 2025	-	498
Jun 2025	-	423
Jul 2025	-	378
Aug 2025	-	349
Sep 2025	-	341
Oct 2025	-	329

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

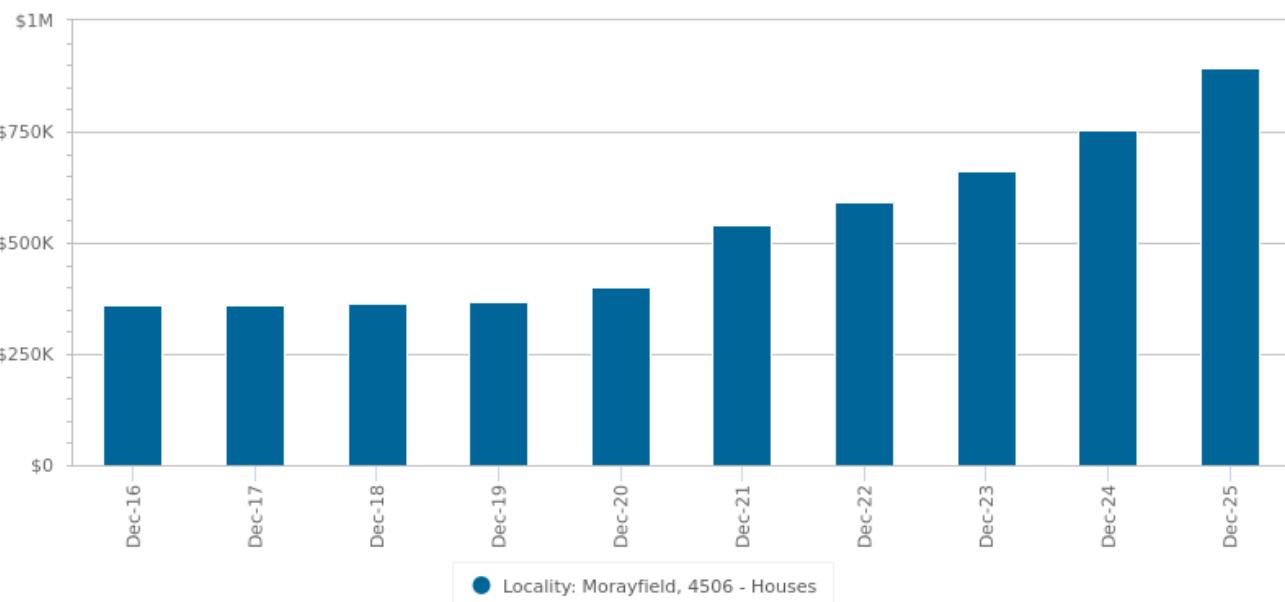
## House: Median Value

**\$892K**

Dec 2025

Morayfield	
Dec 2017	\$361,677
Dec 2018	\$362,784
Dec 2019	\$368,889
Dec 2020	\$401,852
Dec 2021	\$539,350
Dec 2022	\$590,562
Dec 2023	\$661,104
Dec 2024	\$754,376
Dec 2025	\$892,371
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Suburb Statistics Report

Morayfield QLD 4506



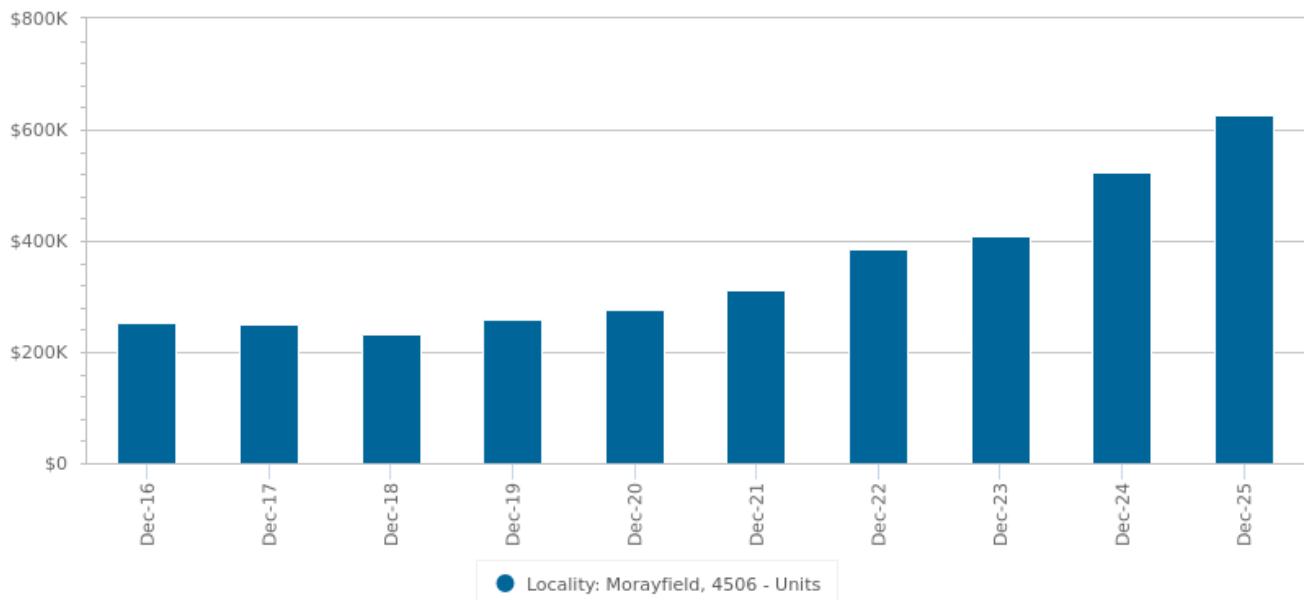
## Unit: Median Value

**\$628K**

Dec 2025

Morayfield	
Dec 2017	\$248,784
Dec 2018	\$233,147
Dec 2019	\$258,579
Dec 2020	\$275,108
Dec 2021	\$311,083
Dec 2022	\$386,225
Dec 2023	\$407,832
Dec 2024	\$522,270
Dec 2025	\$627,600
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

## Sales Per Annum

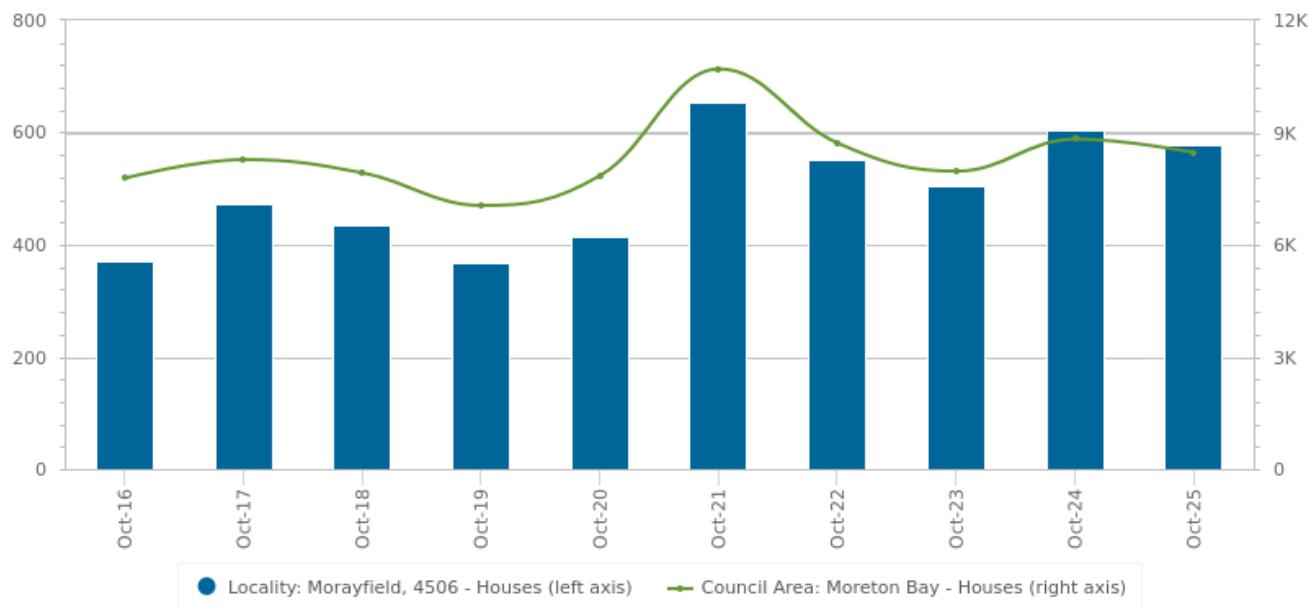
### House: Sales Per Annum

**577**

Oct 2025

	Morayfield	Moreton Bay
Oct 2017	472	8277
Oct 2018	434	7919
Oct 2019	368	7050
Oct 2020	415	7857
Oct 2021	655	10702
Oct 2022	551	8713
Oct 2023	505	7967
Oct 2024	603	8827
Oct 2025	577	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

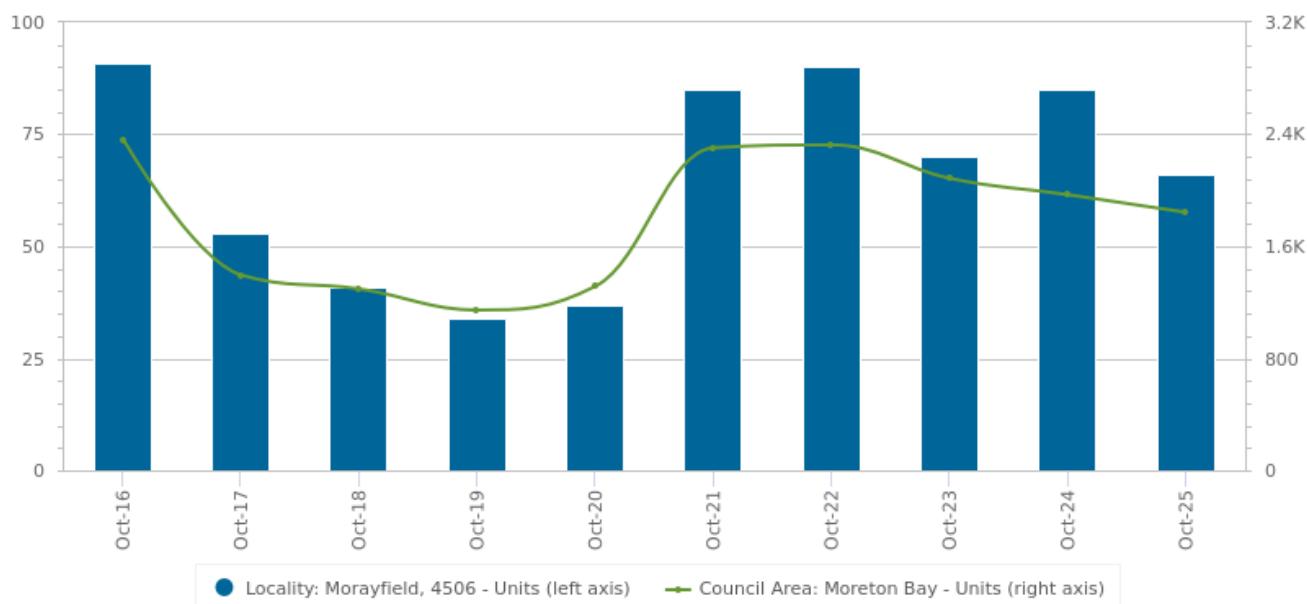
## Unit: Sales Per Annum

66

Oct 2025

	Morayfield	Moreton Bay
Oct 2017	53	1395
Oct 2018	41	1296
Oct 2019	34	1145
Oct 2020	37	1316
Oct 2021	85	2304
Oct 2022	90	2325
Oct 2023	70	2086
Oct 2024	85	1969
Oct 2025	66	1843
Oct 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

**329**

Oct 2025

	Morayfield	Moreton Bay
Oct 2017	127	2780
Oct 2018	167	2077
Oct 2019	186	1803
Oct 2020	216	3233
Oct 2021	256	3221
Oct 2022	355	1597
Oct 2023	405	1587
Oct 2024	804	2871
Oct 2025	329	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Sales By Price

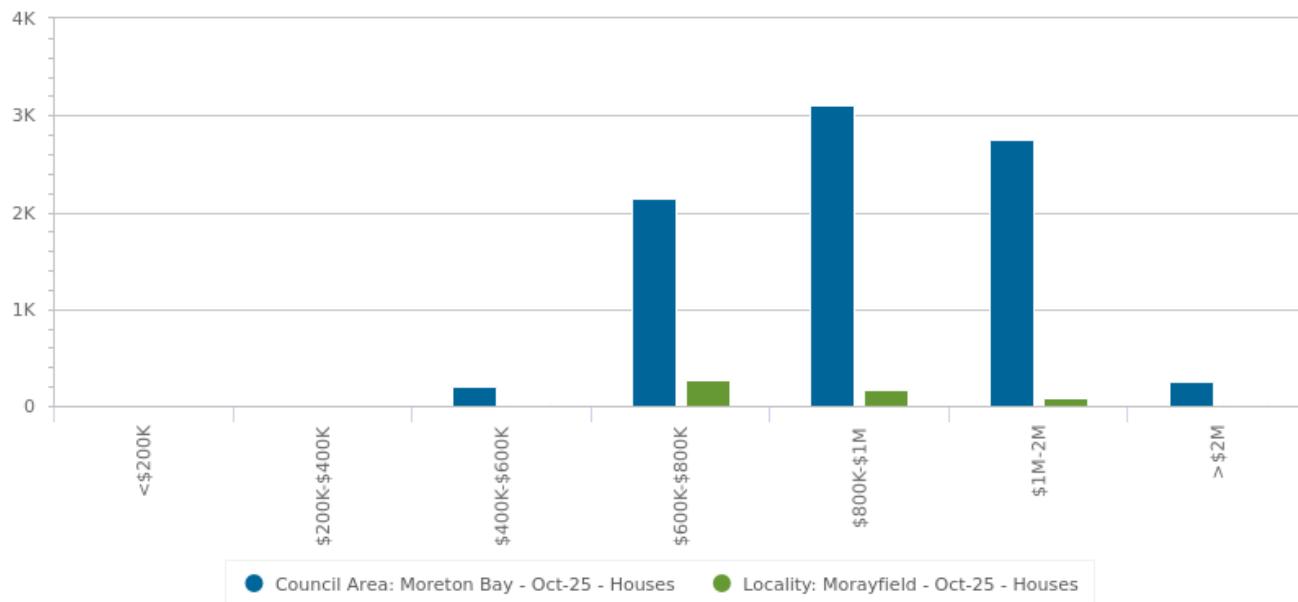
### House: Sales By Price

**\$528.15M**

Oct 2025

	Morayfield	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	23	196
\$600K-\$800K	273	2,137
\$800K-\$1M	176	3,107
\$1M-\$2M	87	2,755
>\$2M	17	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

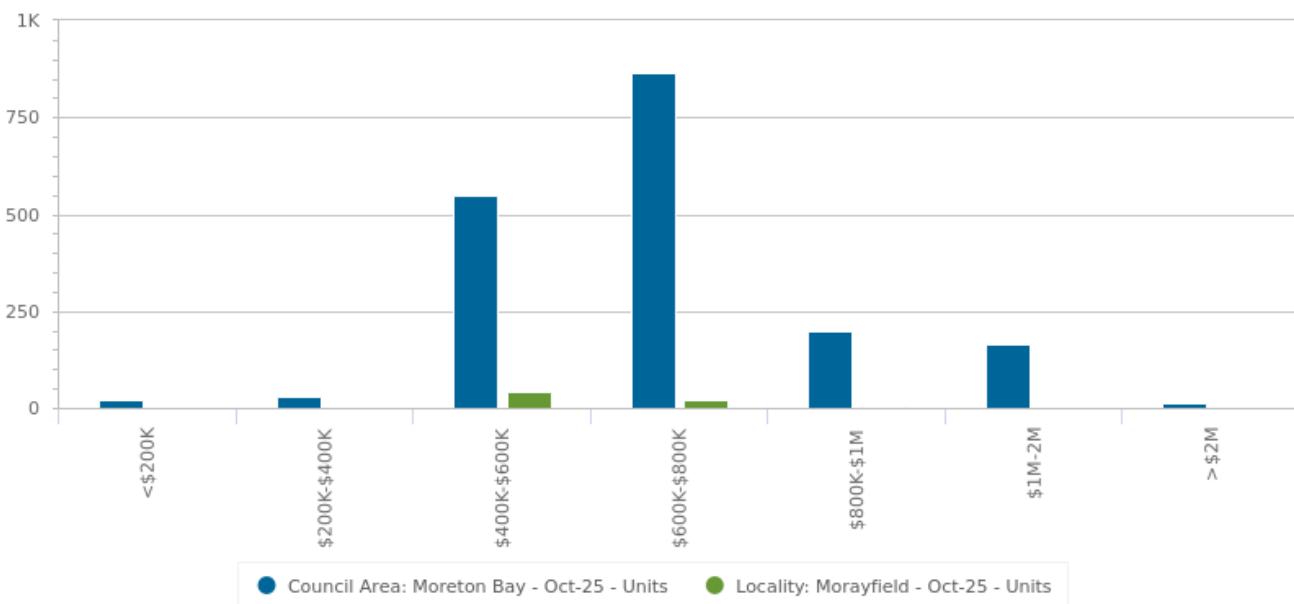
## Unit: Sales By Price

**\$39.03M**

Oct 2025

	Morayfield	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	42	549
\$600K-\$800K	19	866
\$800K-\$1M	4	197
\$1M-\$2M	1	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

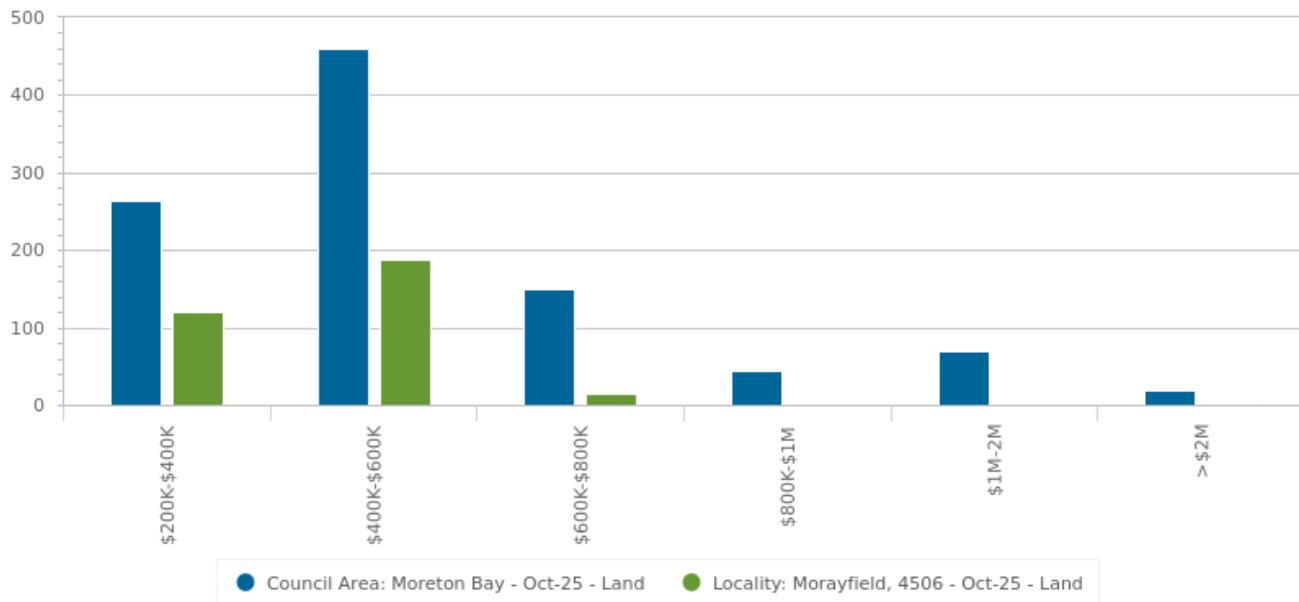


Statistics are calculated over a rolling 12 month period

## Land: Sales By Price

	Morayfield	Moreton Bay
\$200K-\$400K	121	263
\$400K-\$600K	188	460
\$600K-\$800K	15	149
\$800K-\$1M	1	45
\$1M-\$2M	1	69
>\$2M	3	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Change In Median Value

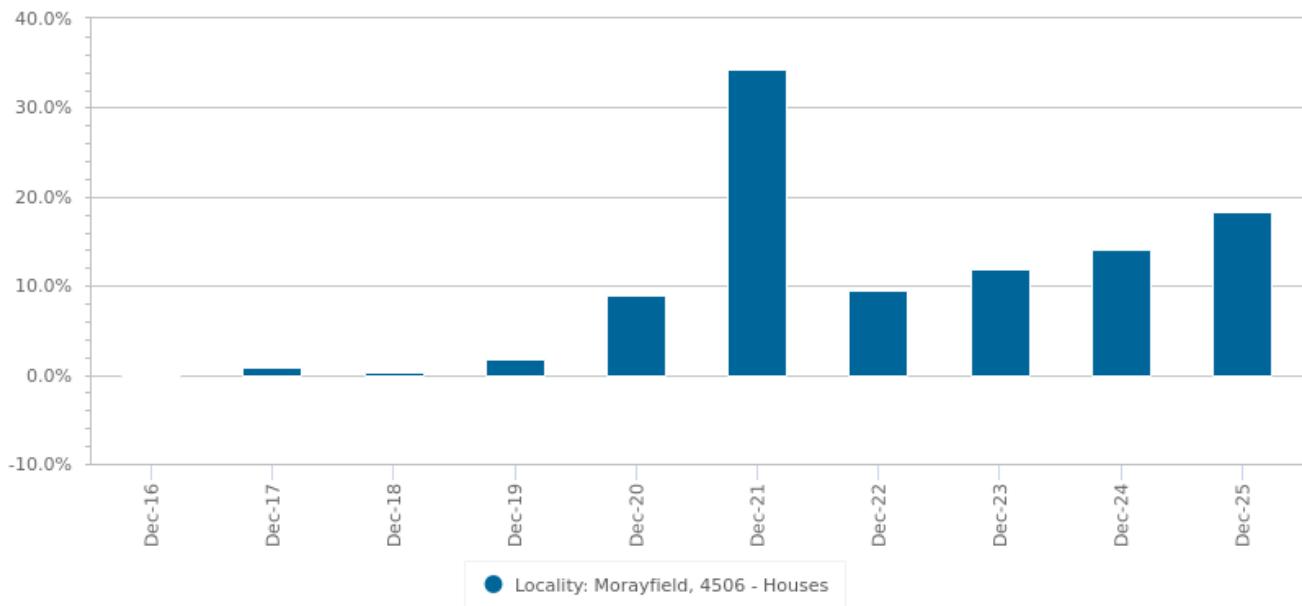
### House: Change In Median Value

**18.3%**

Dec 2025

Morayfield	
Dec 2017	0.8%
Dec 2018	0.3%
Dec 2019	1.7%
Dec 2020	8.9%
Dec 2021	34.2%
Dec 2022	9.5%
Dec 2023	11.9%
Dec 2024	14.1%
Dec 2025	18.3%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

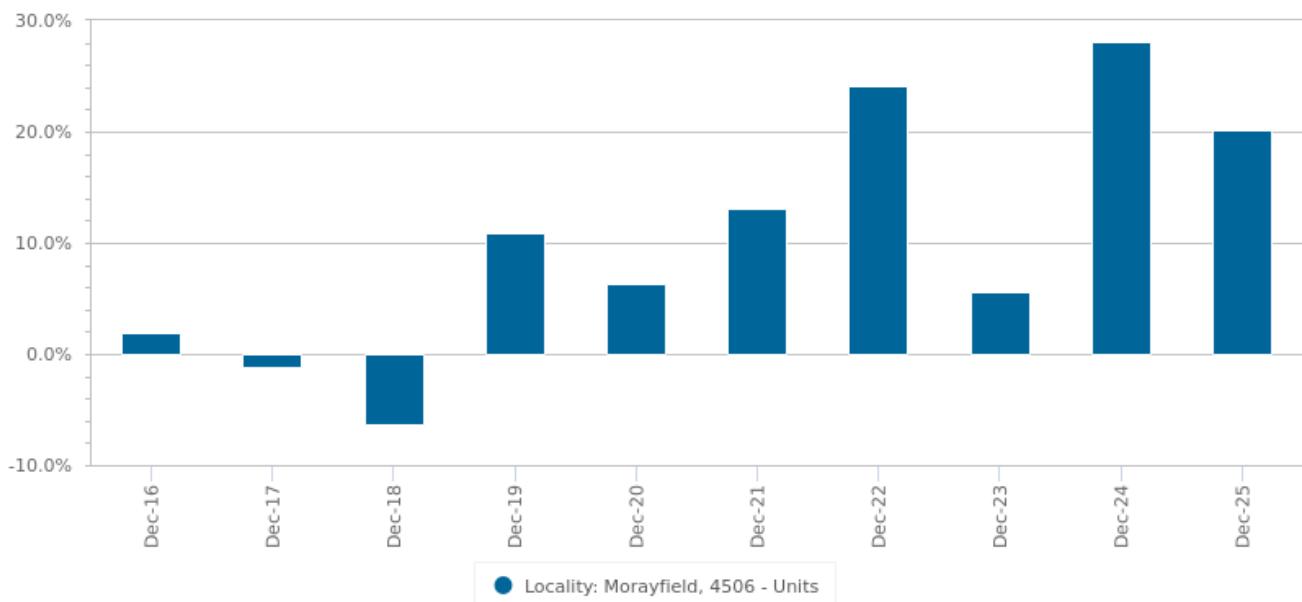
## Unit: Change In Median Value

**20.2%**

Dec 2025

Morayfield	
Dec 2017	-1.2%
Dec 2018	-6.3%
Dec 2019	10.9%
Dec 2020	6.4%
Dec 2021	13.1%
Dec 2022	24.2%
Dec 2023	5.6%
Dec 2024	28.1%
Dec 2025	20.2%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

## For Sale Statistics

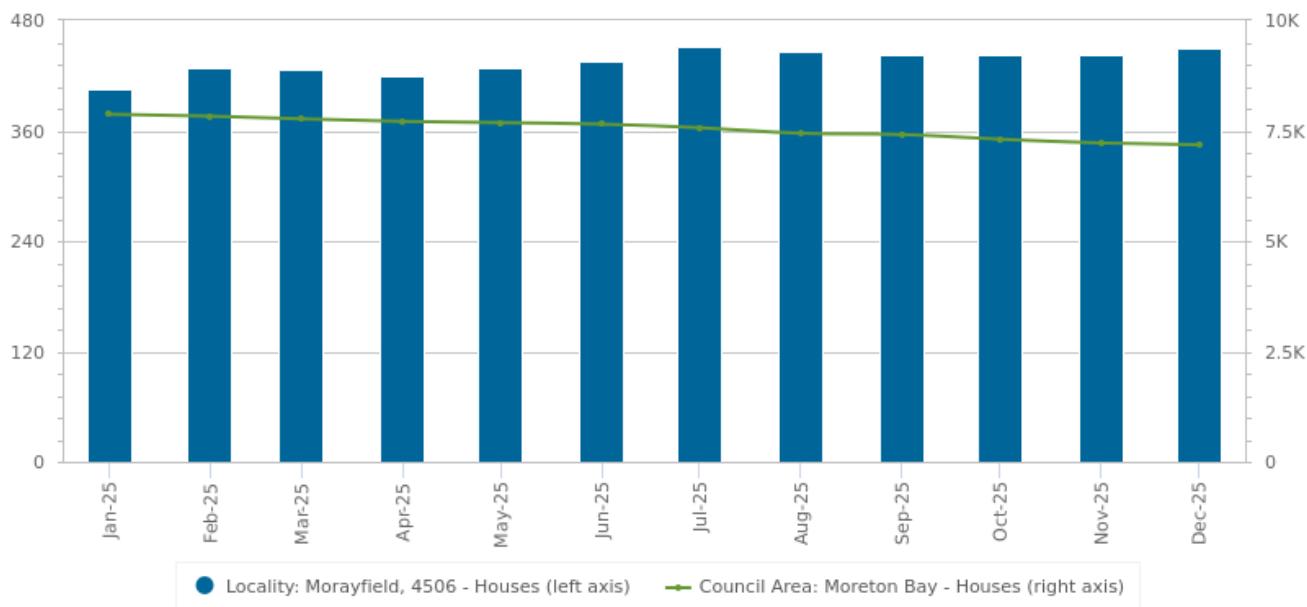
### House: Number of New Listing

**449**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	406	7,873
Feb 2025	429	7,830
Mar 2025	427	7,768
Apr 2025	419	7,711
May 2025	429	7,683
Jun 2025	436	7,649
Jul 2025	451	7,567
Aug 2025	447	7,442
Sep 2025	442	7,414
Oct 2025	443	7,307
Nov 2025	442	7,223
Dec 2025	449	7,182

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Unit: Number of New Listing

43

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	62	1,539
Feb 2025	63	1,560
Mar 2025	63	1,564
Apr 2025	61	1,552
May 2025	57	1,546
Jun 2025	59	1,590
Jul 2025	57	1,561
Aug 2025	55	1,556
Sep 2025	49	1,541
Oct 2025	47	1,526
Nov 2025	44	1,489
Dec 2025	43	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

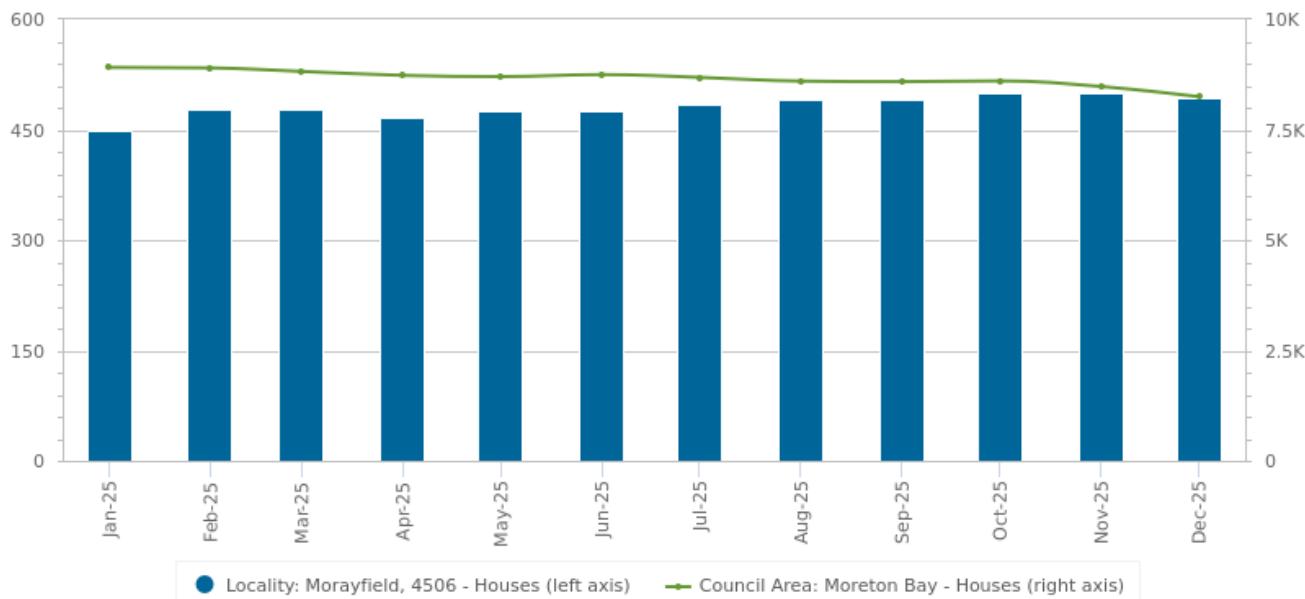
## House: Total Properties Listed

**493**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	450	8,912
Feb 2025	478	8,900
Mar 2025	478	8,820
Apr 2025	467	8,731
May 2025	475	8,703
Jun 2025	475	8,749
Jul 2025	485	8,685
Aug 2025	491	8,601
Sep 2025	492	8,589
Oct 2025	499	8,606
Nov 2025	499	8,478
Dec 2025	493	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

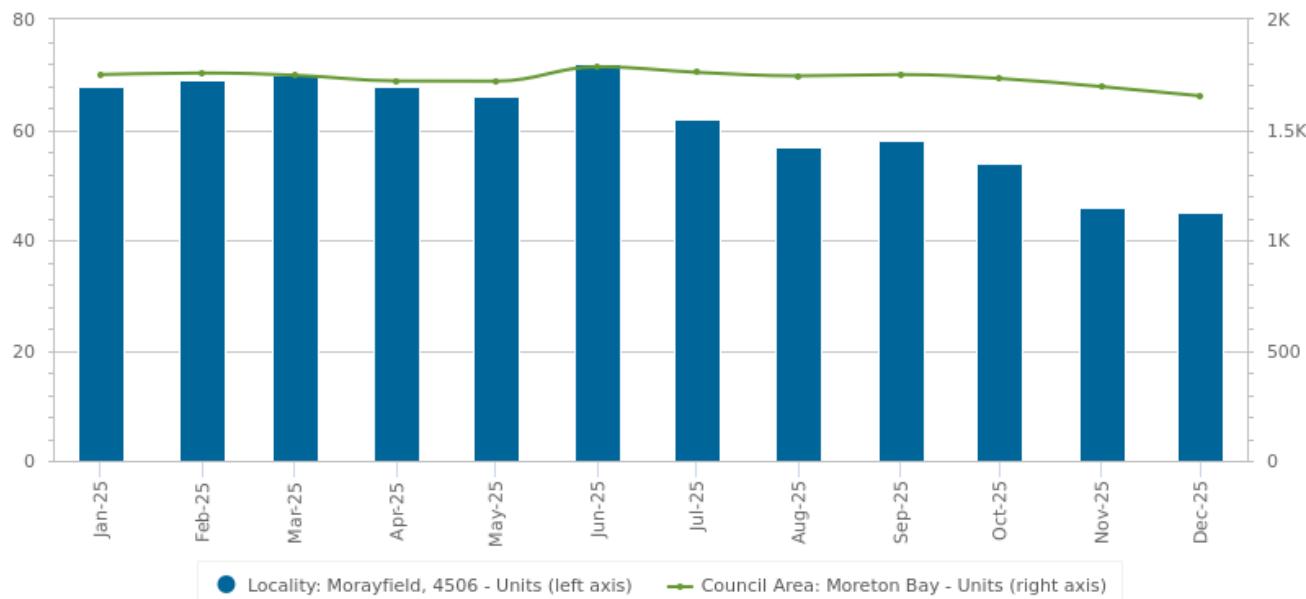
## Unit: Total Properties Listed

45

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	68	1,750
Feb 2025	69	1,757
Mar 2025	70	1,747
Apr 2025	68	1,721
May 2025	66	1,720
Jun 2025	72	1,785
Jul 2025	62	1,760
Aug 2025	57	1,744
Sep 2025	58	1,750
Oct 2025	54	1,732
Nov 2025	46	1,695
Dec 2025	45	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

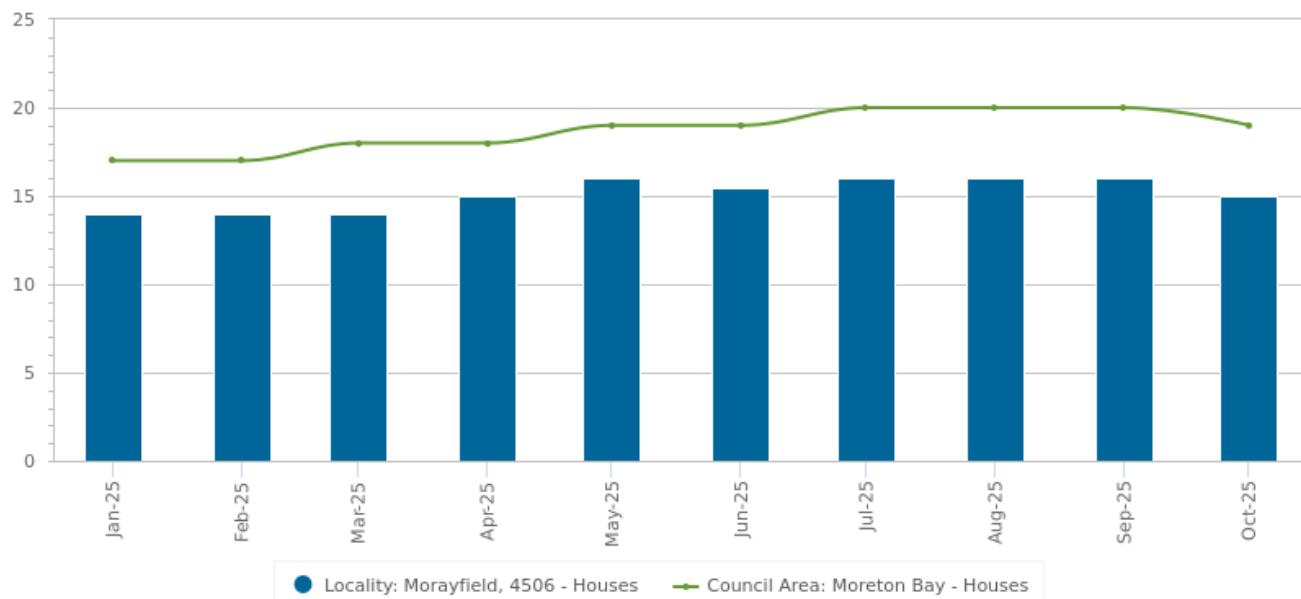
## House: Median Days On Market

15

Oct 2025

	Morayfield	Moreton Bay
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
Sep 2025	16	20
Oct 2025	15	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

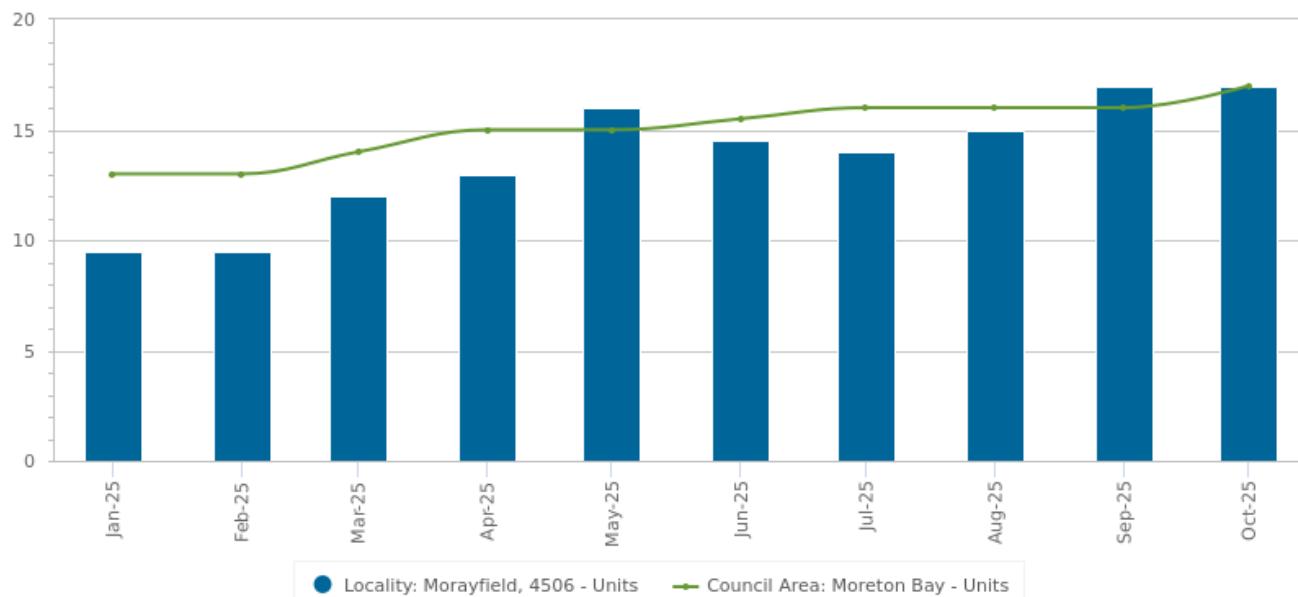
## Unit: Median Days On Market

17

Oct 2025

	Morayfield	Moreton Bay
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	15.5
Jul 2025	14	16
Aug 2025	15	16
Sep 2025	17	16
Oct 2025	17	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Rental Statistics

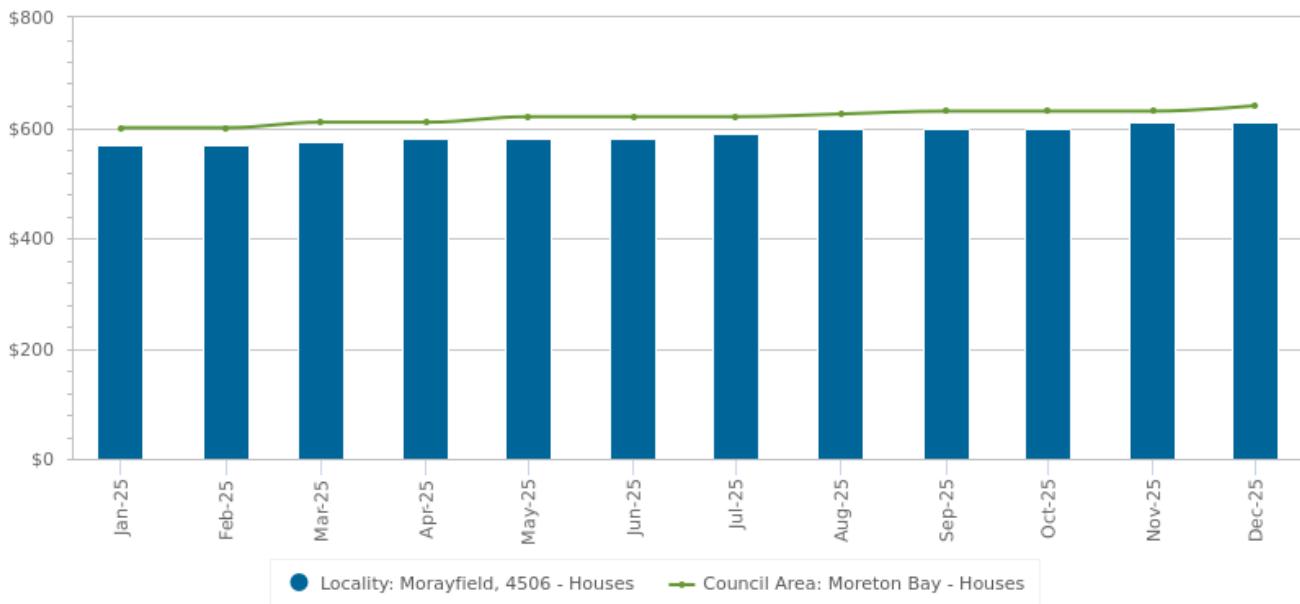
### House: Median Rent

**\$610/w**

Dec 2025

	<b>Morayfield</b>	<b>Moreton Bay</b>
Jan 2025	\$570/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
Nov 2025	\$610/w	\$630/w
Dec 2025	\$610/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

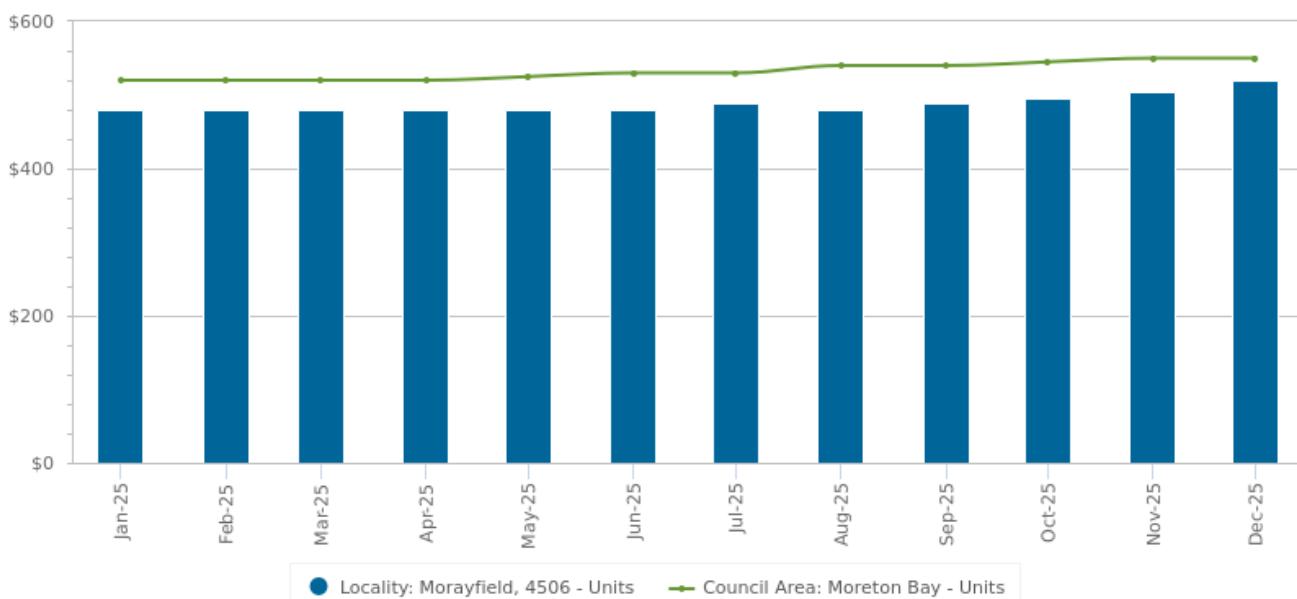
## Unit: Median Rent

**\$520/w**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	\$480/w	\$520/w
Feb 2025	\$480/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	\$495/w	\$545/w
Nov 2025	\$505/w	\$550/w
Dec 2025	\$520/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

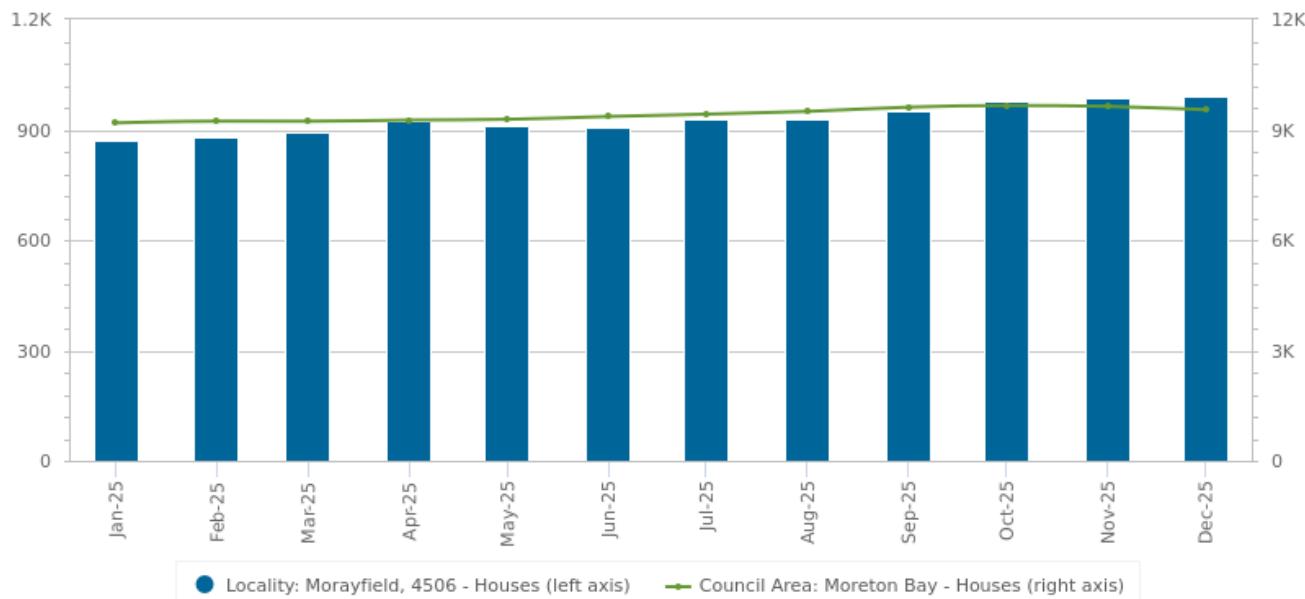
## House: Rental Rate Observations

**991**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	871	9,187
Feb 2025	880	9,233
Mar 2025	893	9,231
Apr 2025	925	9,263
May 2025	909	9,283
Jun 2025	906	9,360
Jul 2025	927	9,423
Aug 2025	929	9,498
Sep 2025	950	9,614
Oct 2025	979	9,658
Nov 2025	988	9,635
Dec 2025	991	9,544

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

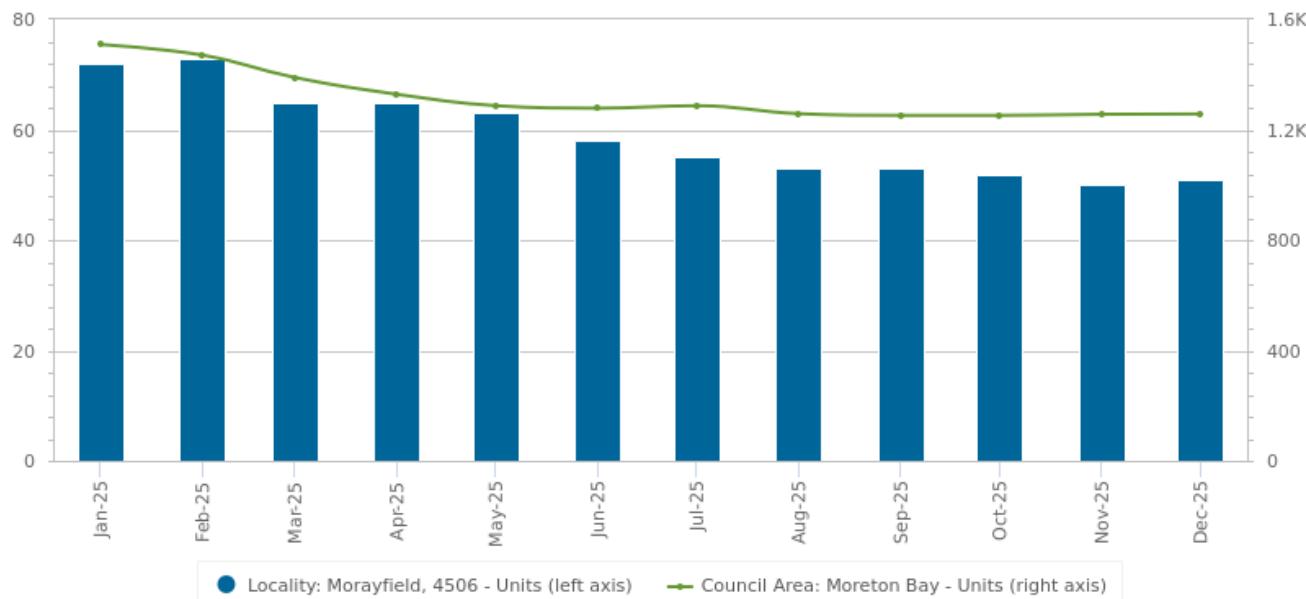
## Unit: Rental Rate Observations

51

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	72	1,509
Feb 2025	73	1,470
Mar 2025	65	1,389
Apr 2025	65	1,328
May 2025	63	1,287
Jun 2025	58	1,278
Jul 2025	55	1,287
Aug 2025	53	1,258
Sep 2025	53	1,252
Oct 2025	52	1,252
Nov 2025	50	1,256
Dec 2025	51	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## House: Change in Rental Rate

**8.9%**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	9.6%	6.2%
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%	4.2%
Aug 2025	9.1%	4.2%
Sep 2025	7.1%	5.0%
Oct 2025	7.1%	5.0%
Nov 2025	8.9%	5.0%
Dec 2025	8.9%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

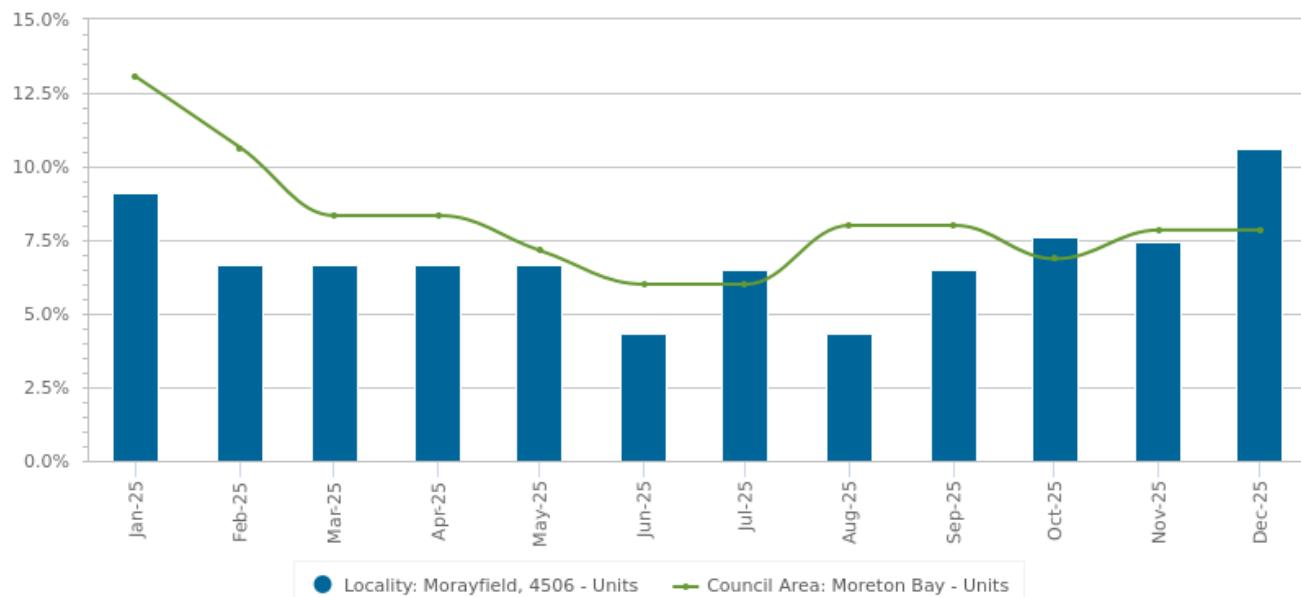
## Unit: Change in Rental Rate

**10.6%**

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	9.1%	13.0%
Feb 2025	6.7%	10.6%
Mar 2025	6.7%	8.3%
Apr 2025	6.7%	8.3%
May 2025	6.7%	7.1%
Jun 2025	4.3%	6.0%
Jul 2025	6.5%	6.0%
Aug 2025	4.3%	8.0%
Sep 2025	6.5%	8.0%
Oct 2025	7.6%	6.9%
Nov 2025	7.4%	7.8%
Dec 2025	10.6%	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

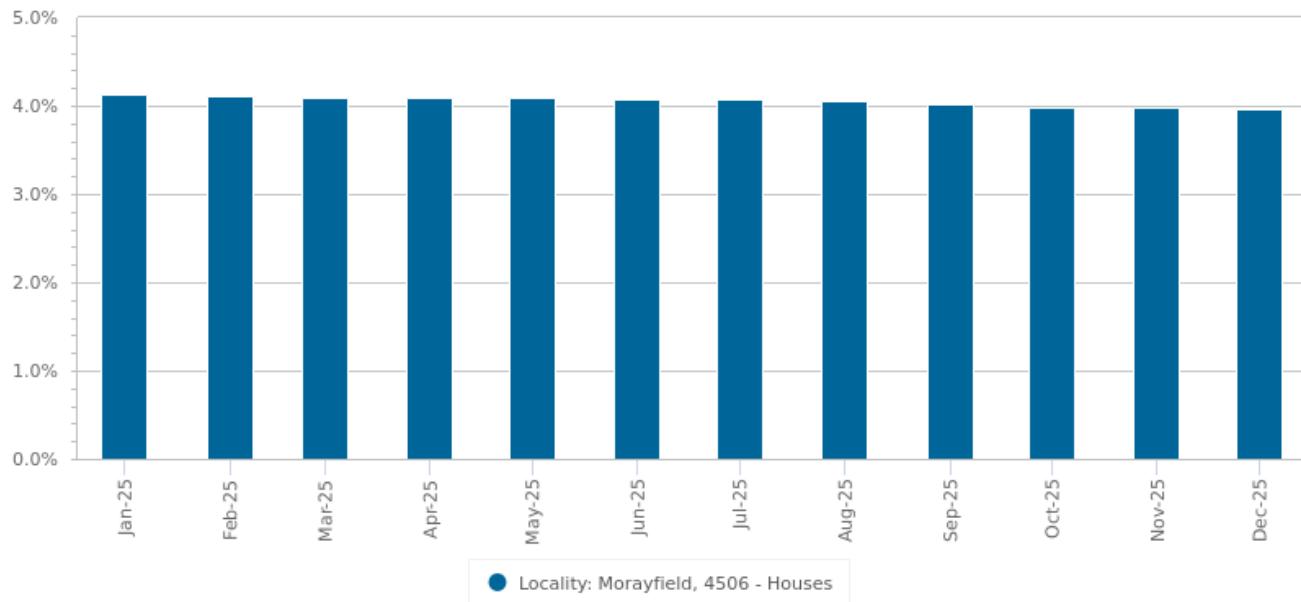
## House: Value Based Rental Yield

**4.0%**

Dec 2025

Morayfield	
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%
Nov 2025	4.0%
Dec 2025	4.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

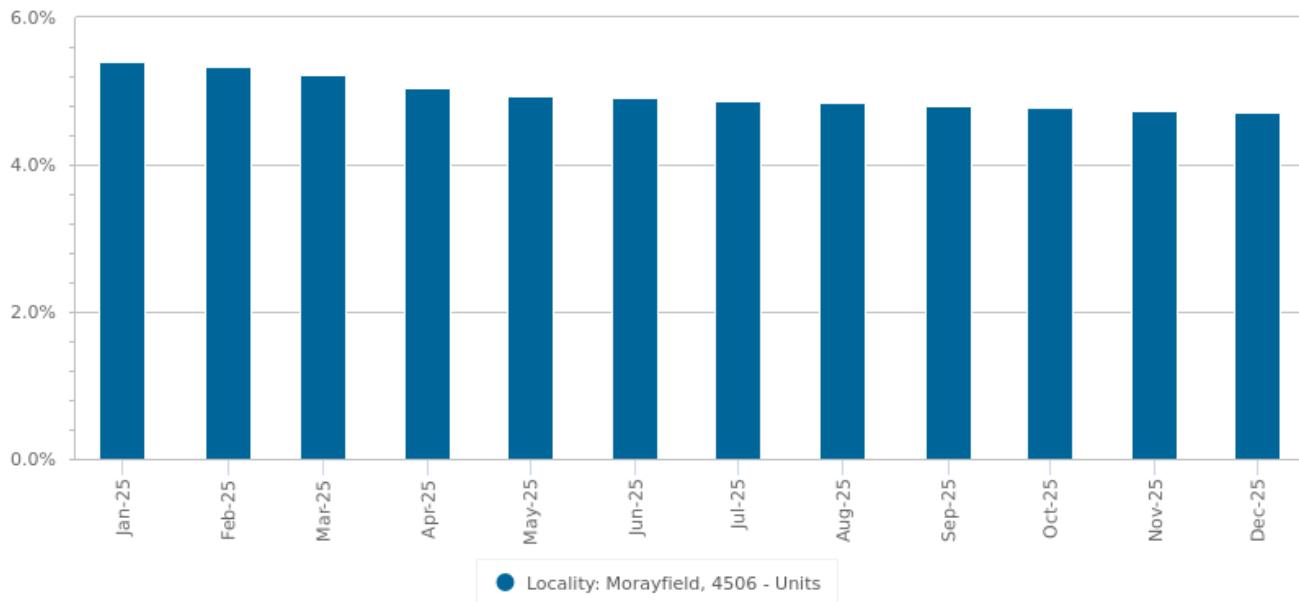
## Unit: Value Based Rental Yield

**4.7%**

Dec 2025

Morayfield	
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%
Nov 2025	4.7%
Dec 2025	4.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

## Household Structure

### Household Structure

	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

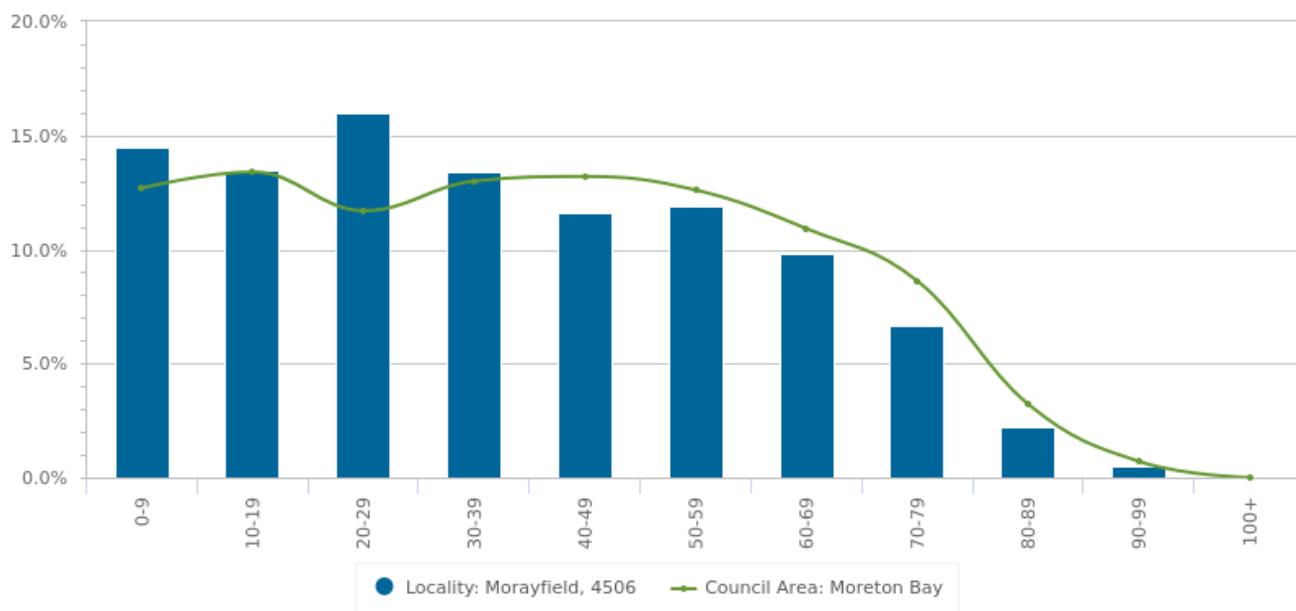
**1.6%**

## 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)



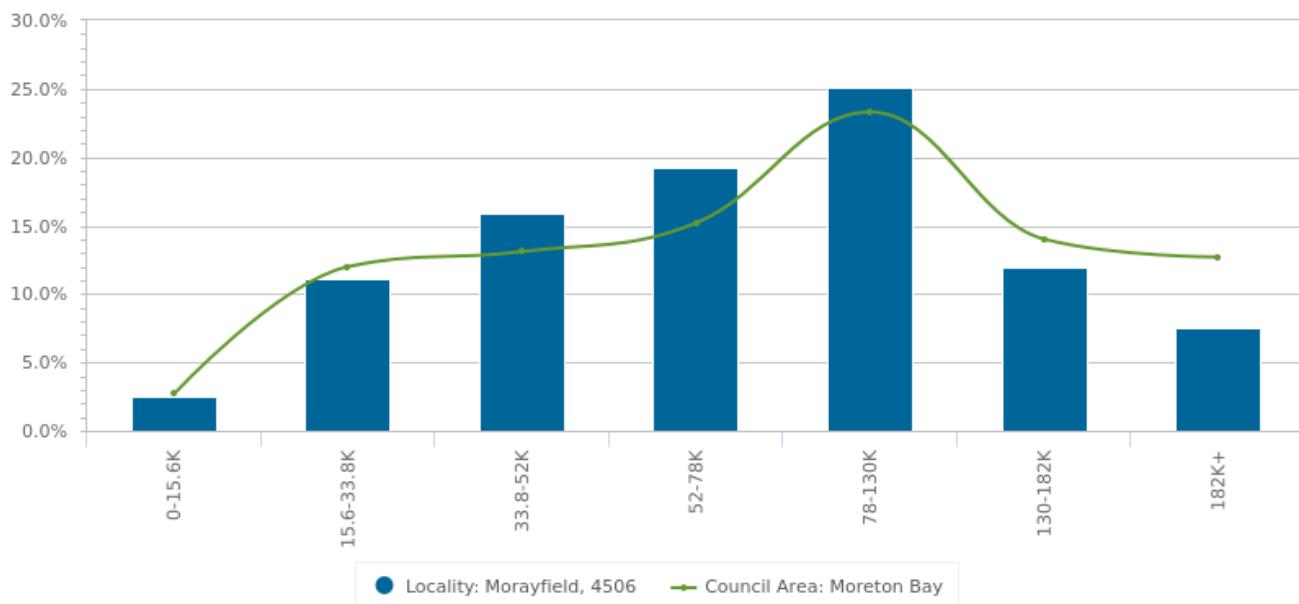
Statistics are provided by the Australian Bureau of Statistics (ABS)

## 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)



Professional

**10.4%**

Clerical

**12.3%**

Trades

**16.5%**

Labourer

**16.3%**

Not Stated

**1.8%**

Machinery Operators and Drivers

**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) 2026. 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](http://www.propertydatacodeofconduct.com.au)

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 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.