

Suburb Statistics Report

Morayfield QLD 4506

Prepared on 26 Feb 2026

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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.

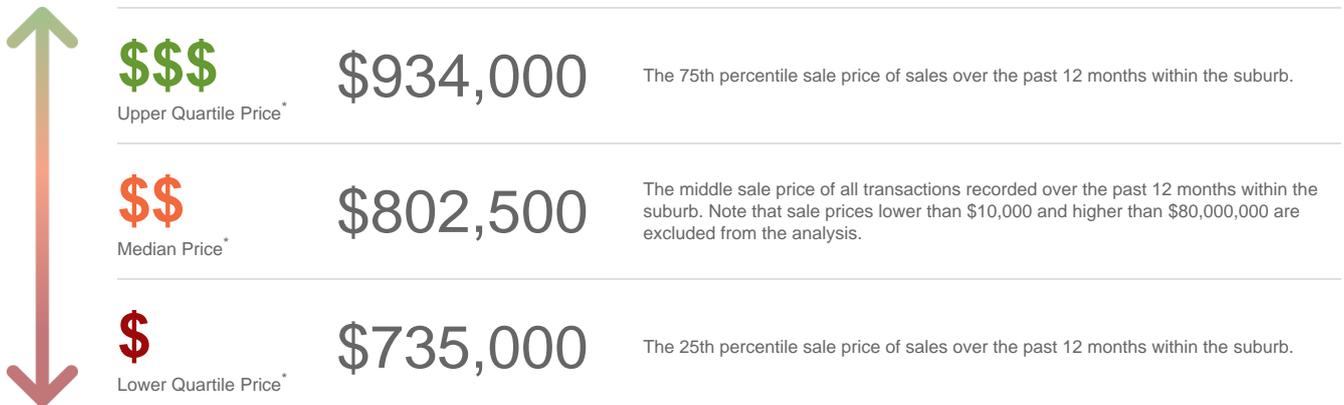
	House	Unit	Land
Average Tenure Period	9.3 years	7.9 years	-
Total Dwellings	9,948	1,070	1,644
Total New Listings	449	47	-
Median Value	\$909,594	\$641,644	-
Total Properties Listed	500	50	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

66

Properties Sold
(12 Months)

7.9

Average Tenure Period
(Years)

\$520/w

Median Asking Rent
(12 Months)

47

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

52

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$623,750

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

\$\$

Median Price*

\$580,000

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.

\$

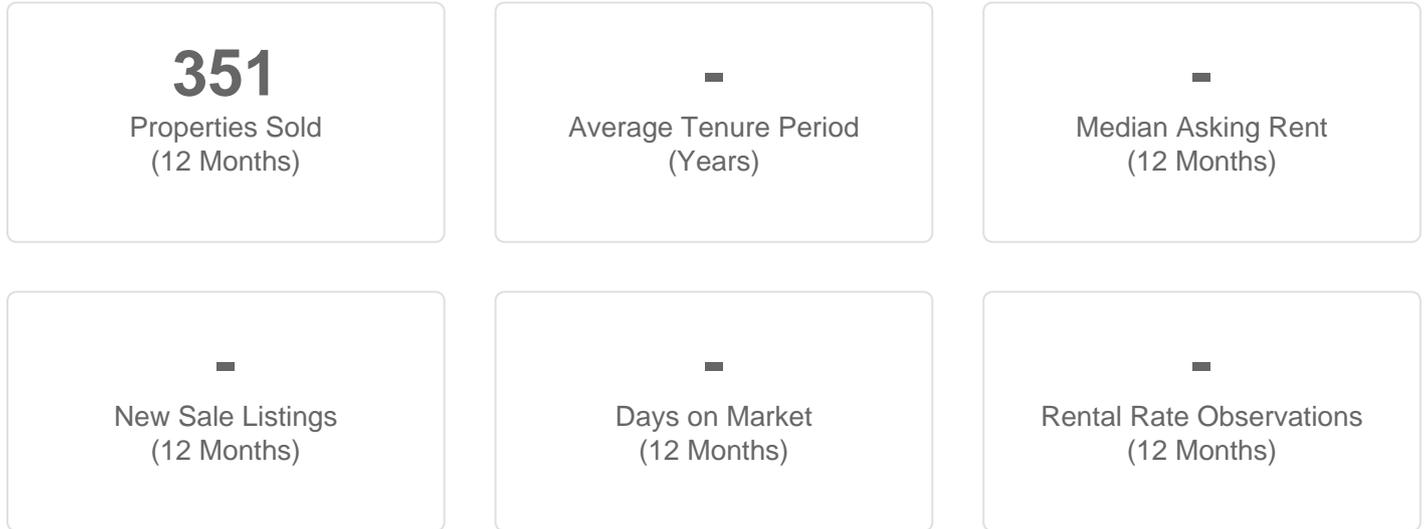
Lower Quartile Price*

\$545,000

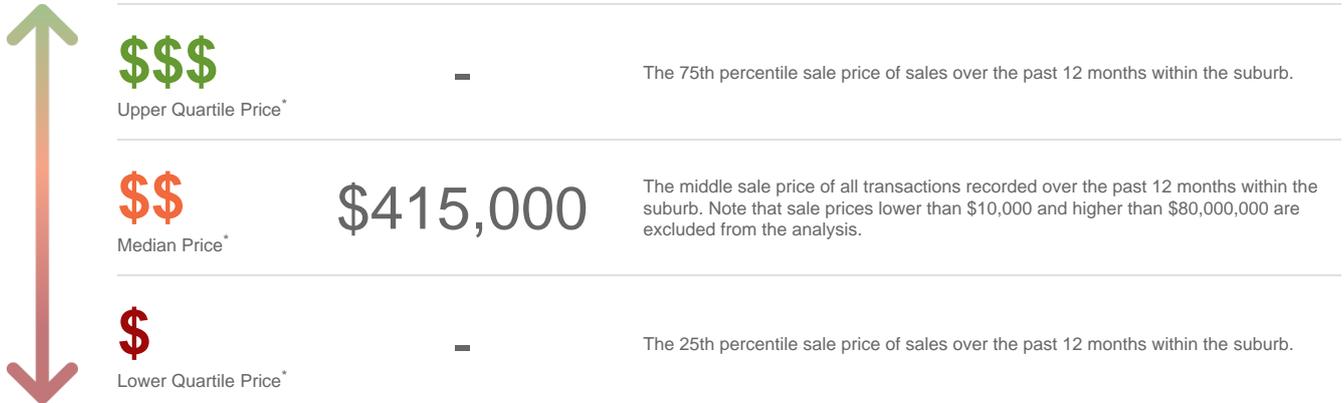
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

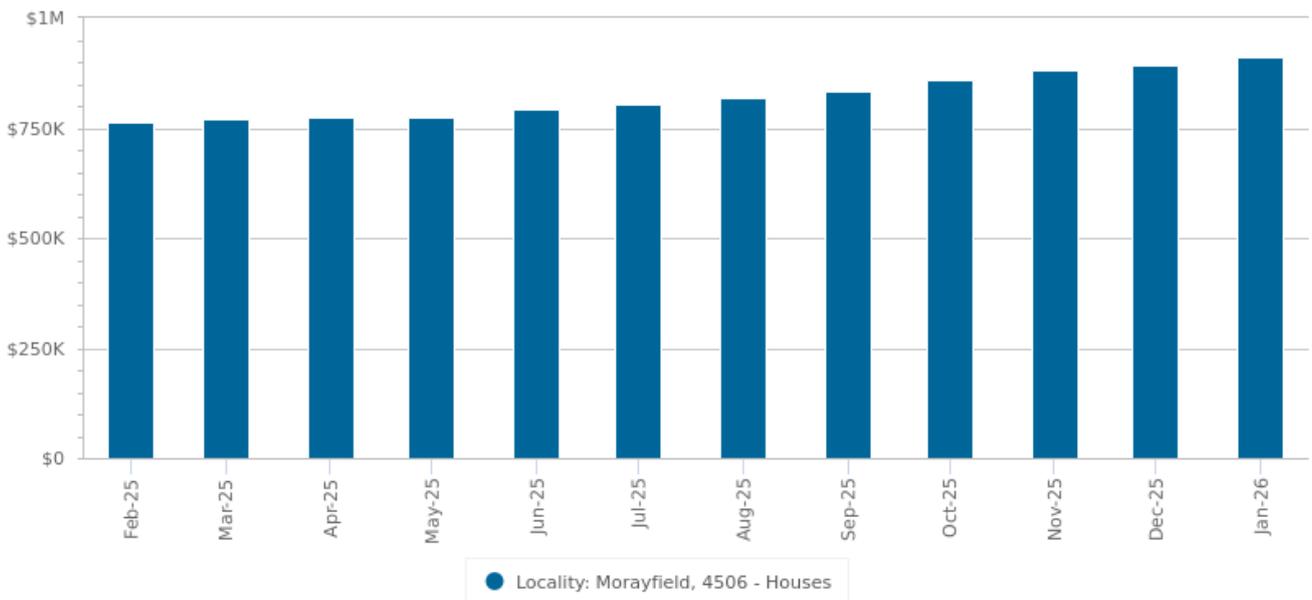
House: Recent Median Value

\$910K

Jan 2026

	Morayfield
Feb 2025	\$763,072
Mar 2025	\$771,566
Apr 2025	\$775,039
May 2025	\$774,886
Jun 2025	\$792,103
Jul 2025	\$803,506
Aug 2025	\$816,768
Sep 2025	\$834,818
Oct 2025	\$858,391
Nov 2025	\$881,124
Dec 2025	\$891,809
Jan 2026	\$909,594

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

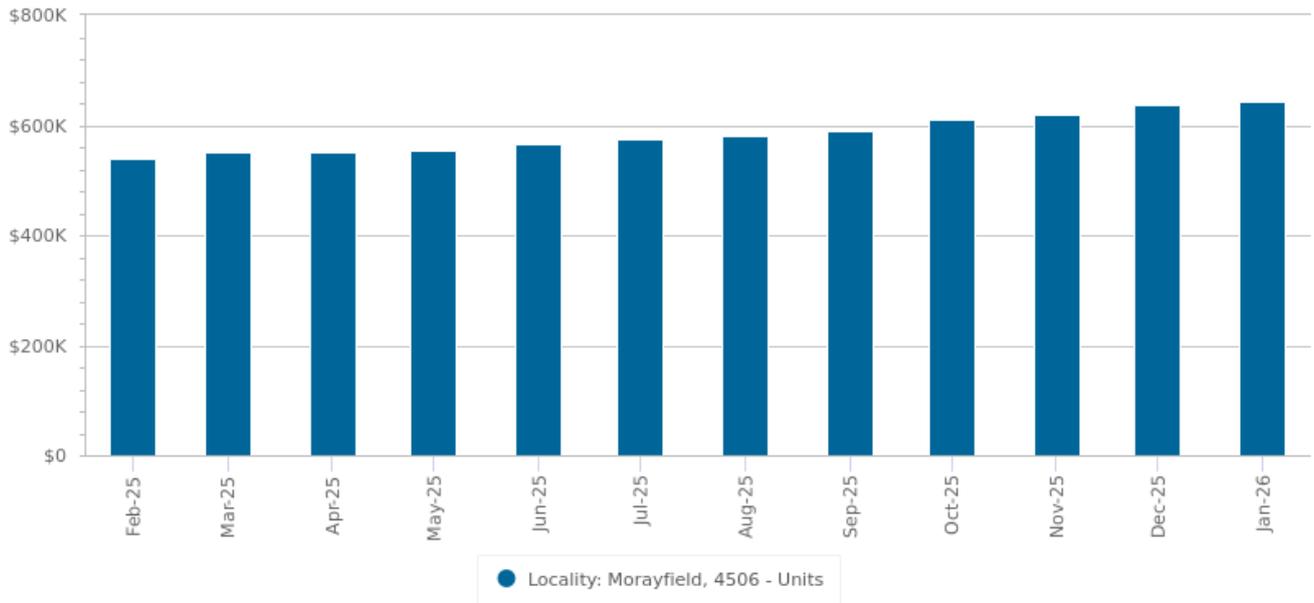
Unit: Recent Median Value

\$642K

Jan 2026

	Morayfield
Feb 2025	\$538,625
Mar 2025	\$550,867
Apr 2025	\$551,492
May 2025	\$553,255
Jun 2025	\$566,189
Jul 2025	\$575,269
Aug 2025	\$581,916
Sep 2025	\$589,807
Oct 2025	\$609,219
Nov 2025	\$620,322
Dec 2025	\$637,524
Jan 2026	\$641,644

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

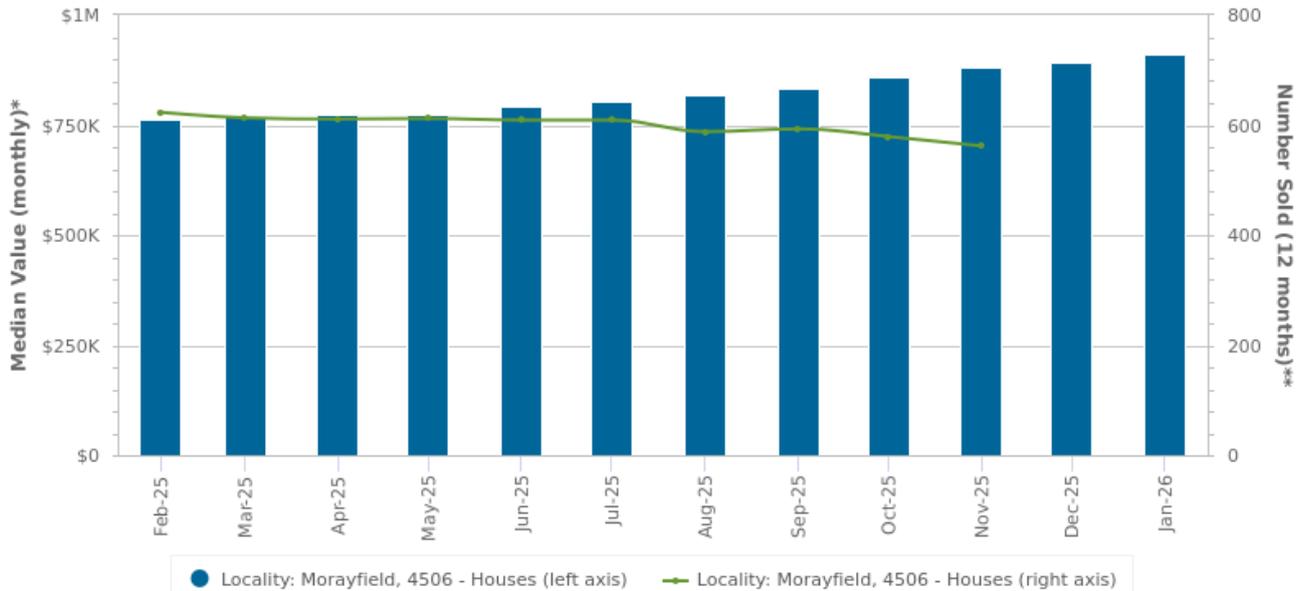
House: Median Value vs Number Sold

562

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$763,072	623
Mar 2025	\$771,566	613
Apr 2025	\$775,039	611
May 2025	\$774,886	612
Jun 2025	\$792,103	609
Jul 2025	\$803,506	609
Aug 2025	\$816,768	588
Sep 2025	\$834,818	593
Oct 2025	\$858,391	579
Nov 2025	\$881,124	562
Dec 2025	\$891,809	-
Jan 2026	\$909,594	-

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

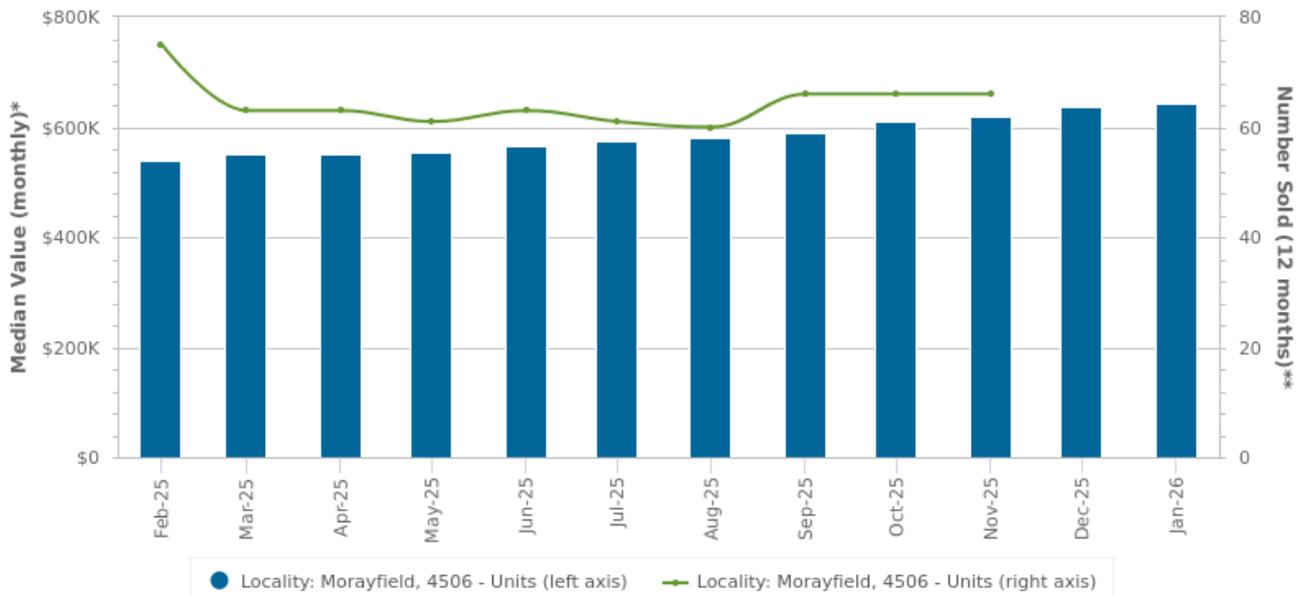
Unit: Median Value vs Number Sold

66

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$538,625	75
Mar 2025	\$550,867	63
Apr 2025	\$551,492	63
May 2025	\$553,255	61
Jun 2025	\$566,189	63
Jul 2025	\$575,269	61
Aug 2025	\$581,916	60
Sep 2025	\$589,807	66
Oct 2025	\$609,219	66
Nov 2025	\$620,322	66
Dec 2025	\$637,524	-
Jan 2026	\$641,644	-

Statistics are calculated over a rolling 12 month period



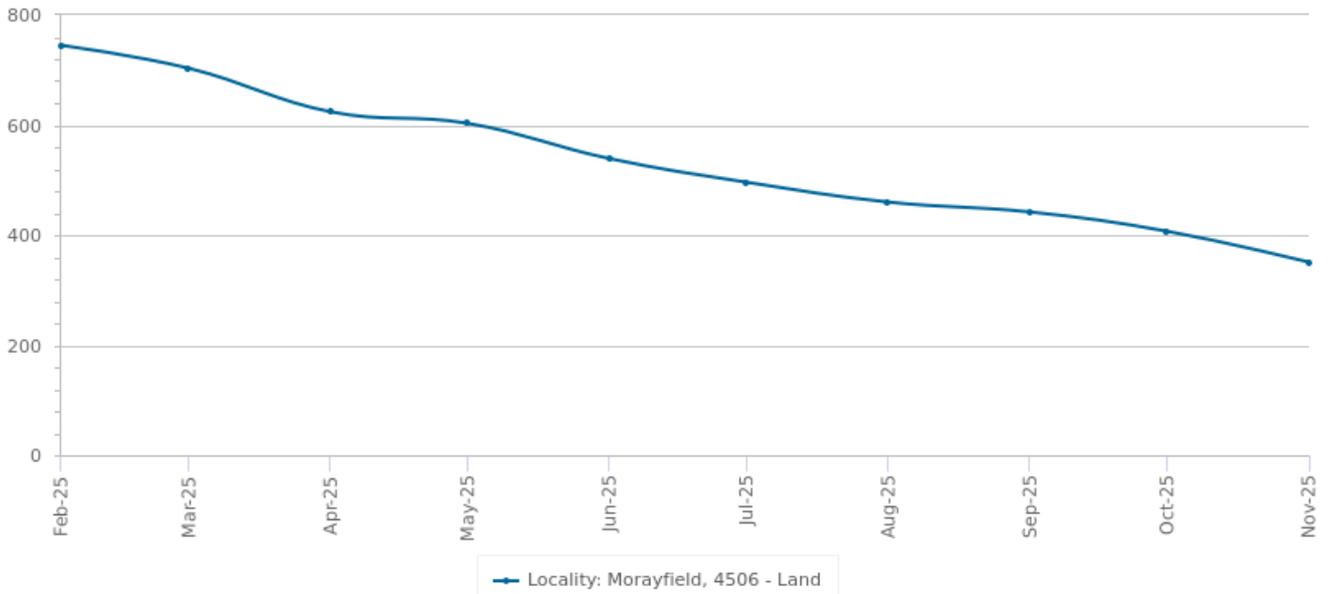
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

351
Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	828
Jan 2025	-	796
Feb 2025	-	745
Mar 2025	-	703
Apr 2025	-	624
May 2025	-	603
Jun 2025	-	539
Jul 2025	-	496
Aug 2025	-	460
Sep 2025	-	442
Oct 2025	-	407
Nov 2025	-	351

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

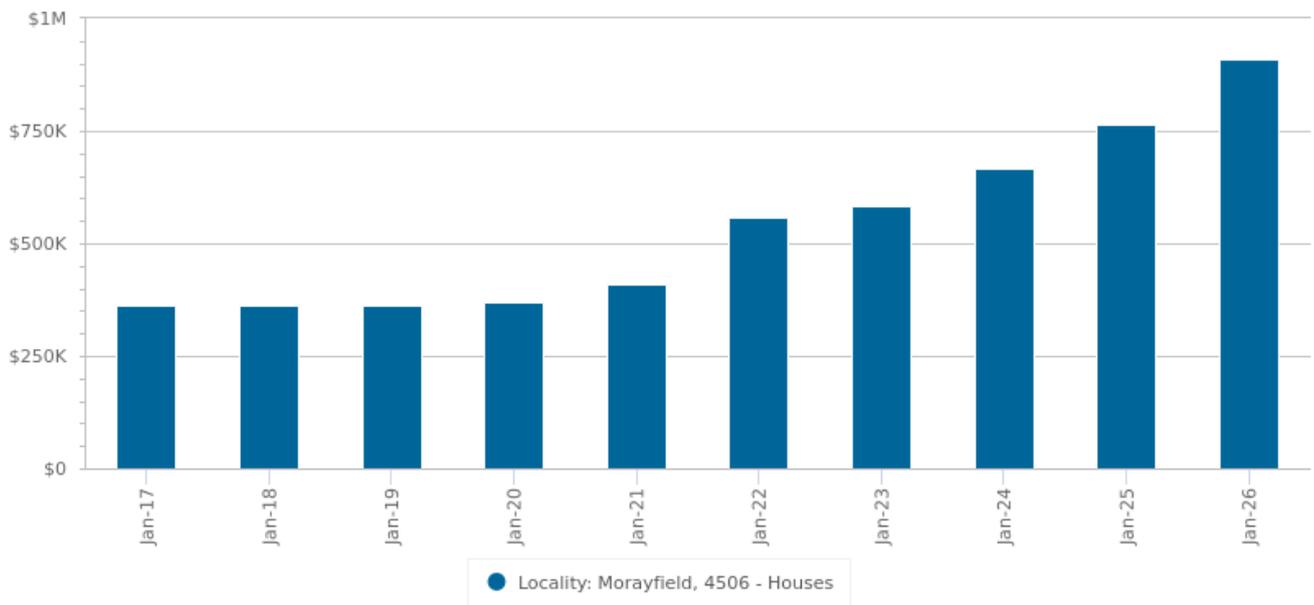
House: Median Value

\$910K

Jan 2026

	Morayfield
Jan 2017	\$360,940
Jan 2018	\$362,763
Jan 2019	\$361,098
Jan 2020	\$368,610
Jan 2021	\$408,068
Jan 2022	\$559,671
Jan 2023	\$584,955
Jan 2024	\$666,437
Jan 2025	\$764,954
Jan 2026	\$909,594

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

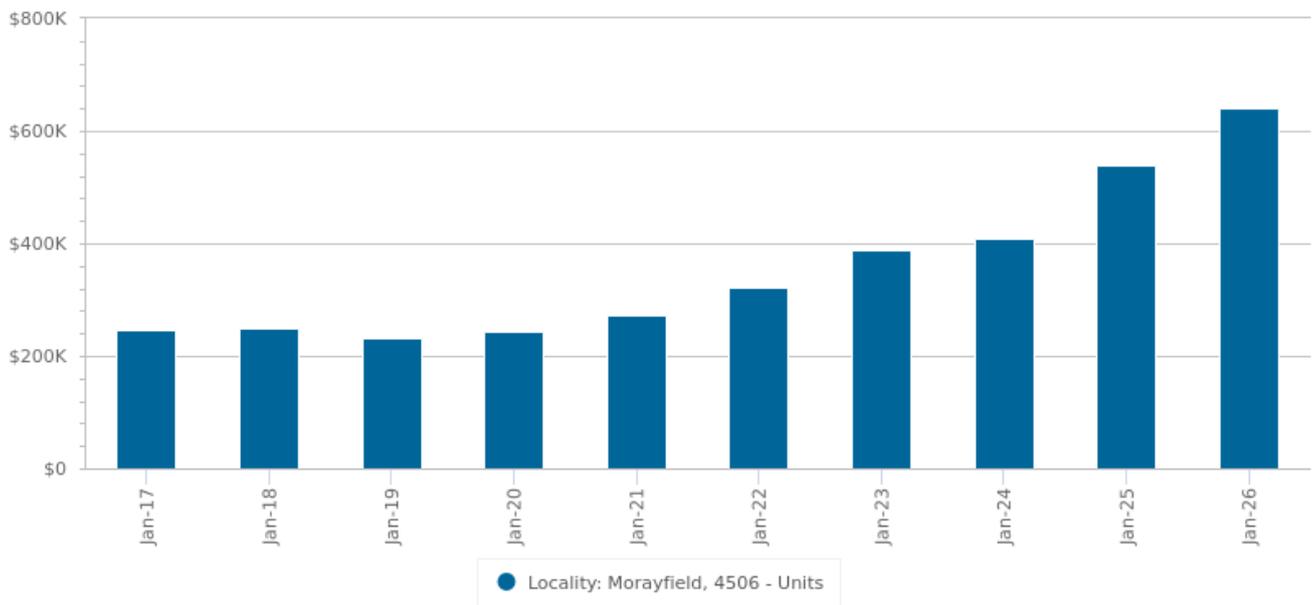
Unit: Median Value

\$642K

Jan 2026

	Morayfield
Jan 2017	\$247,421
Jan 2018	\$250,681
Jan 2019	\$232,755
Jan 2020	\$244,020
Jan 2021	\$272,886
Jan 2022	\$322,498
Jan 2023	\$389,307
Jan 2024	\$409,259
Jan 2025	\$539,861
Jan 2026	\$641,644

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

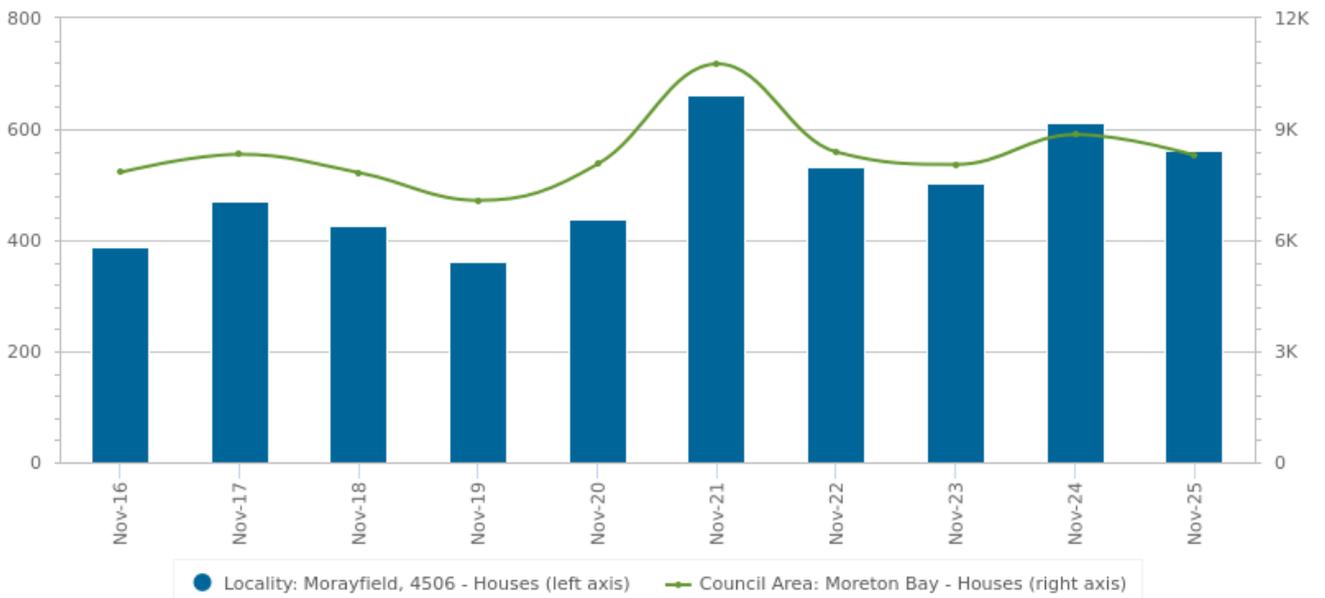
House: Sales Per Annum

562

Nov 2025

	Morayfield	Moreton Bay
Nov 2017	470	8321
Nov 2018	427	7822
Nov 2019	363	7076
Nov 2020	439	8067
Nov 2021	663	10763
Nov 2022	531	8378
Nov 2023	502	8046
Nov 2024	611	8855
Nov 2025	562	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

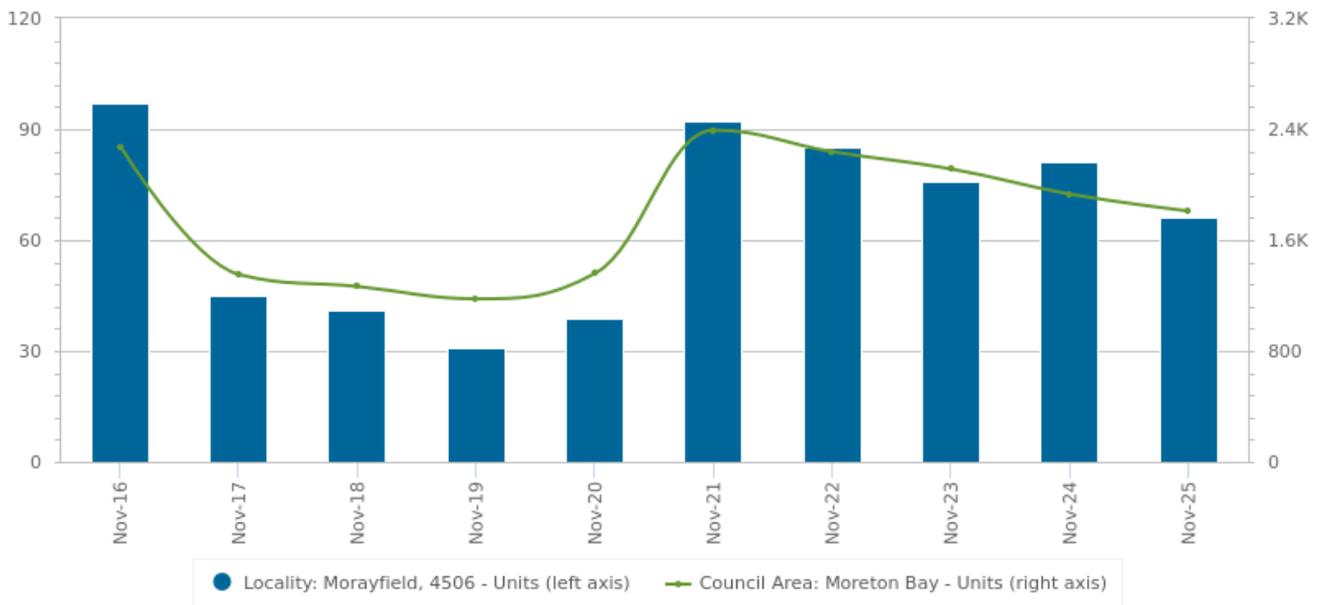
Unit: Sales Per Annum

66

Nov 2025

	Morayfield	Moreton Bay
Nov 2017	45	1351
Nov 2018	41	1265
Nov 2019	31	1176
Nov 2020	39	1361
Nov 2021	92	2393
Nov 2022	85	2237
Nov 2023	76	2113
Nov 2024	81	1931
Nov 2025	66	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



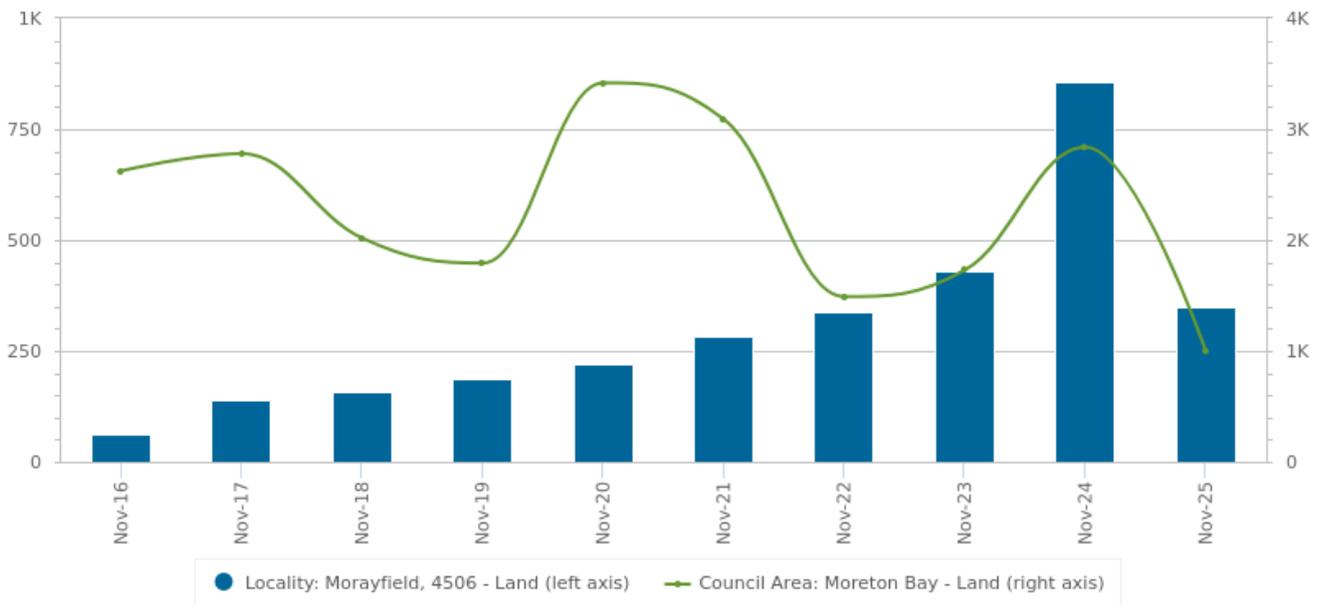
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

351
Nov 2025

	Morayfield	Moreton Bay
Nov 2017	140	2779
Nov 2018	158	2017
Nov 2019	188	1792
Nov 2020	220	3418
Nov 2021	283	3089
Nov 2022	340	1490
Nov 2023	429	1729
Nov 2024	855	2838
Nov 2025	351	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

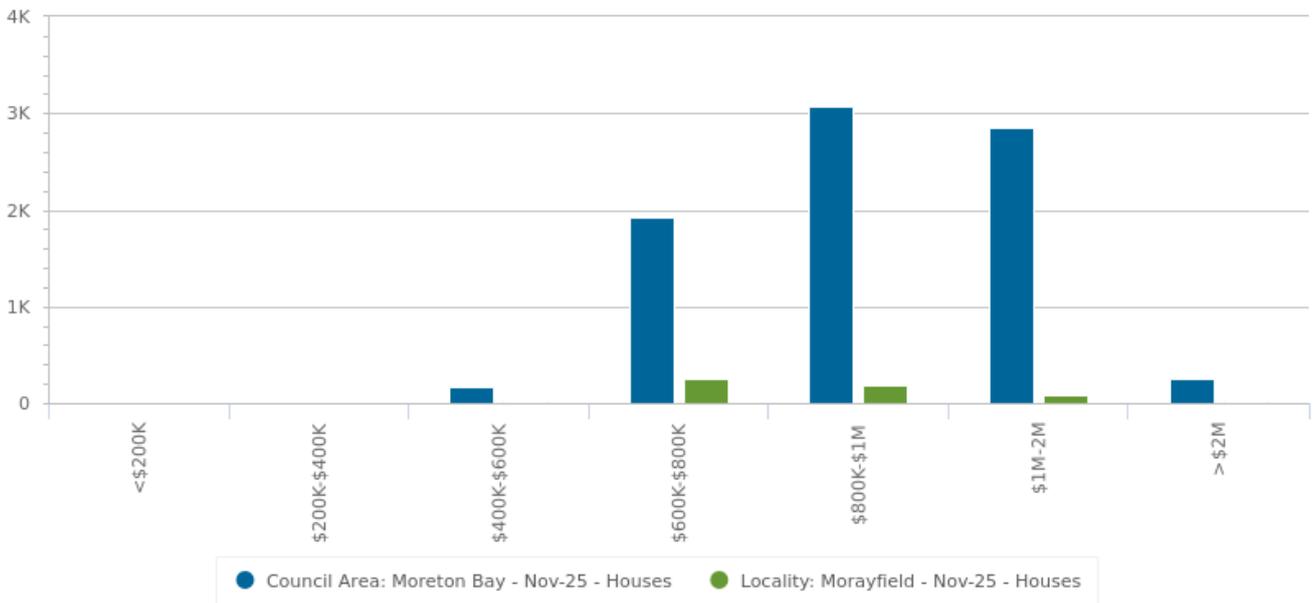
House: Sales By Price

\$520.10M

Nov 2025

	Morayfield	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	19	169
\$600K-\$800K	246	1,924
\$800K-\$1M	188	3,075
\$1M-\$2M	92	2,853
>\$2M	16	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

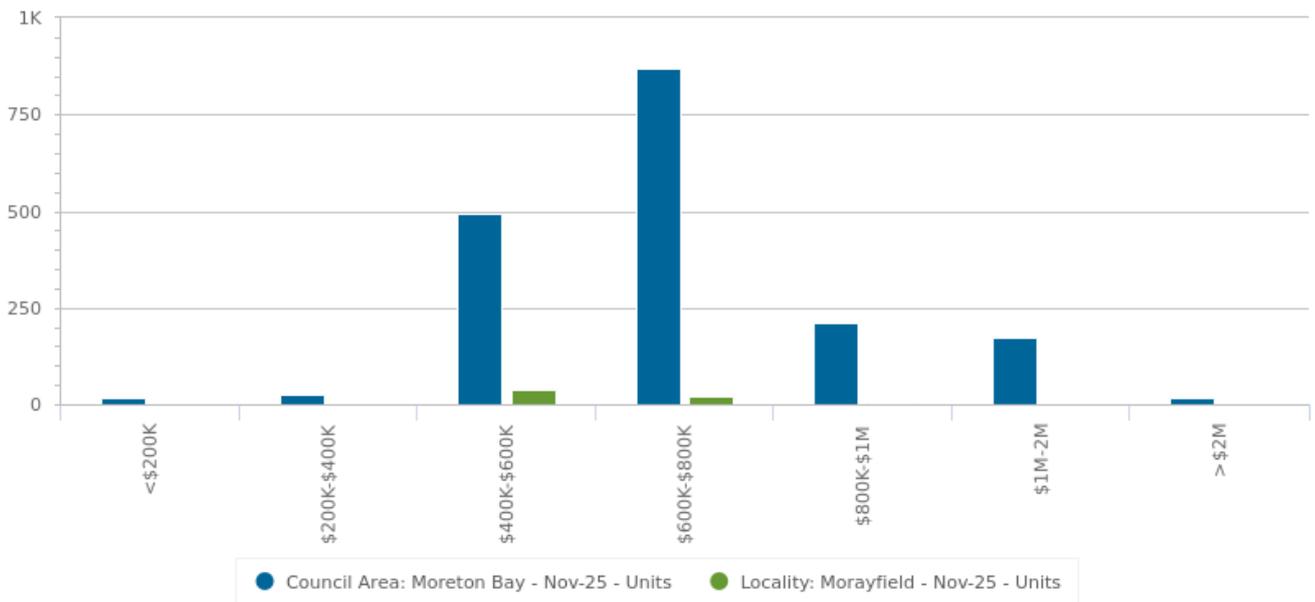
\$40.00M

Nov 2025

Unit: Sales By Price

	Morayfield	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	26
\$400K-\$600K	38	494
\$600K-\$800K	22	871
\$800K-\$1M	5	211
\$1M-\$2M	1	174
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

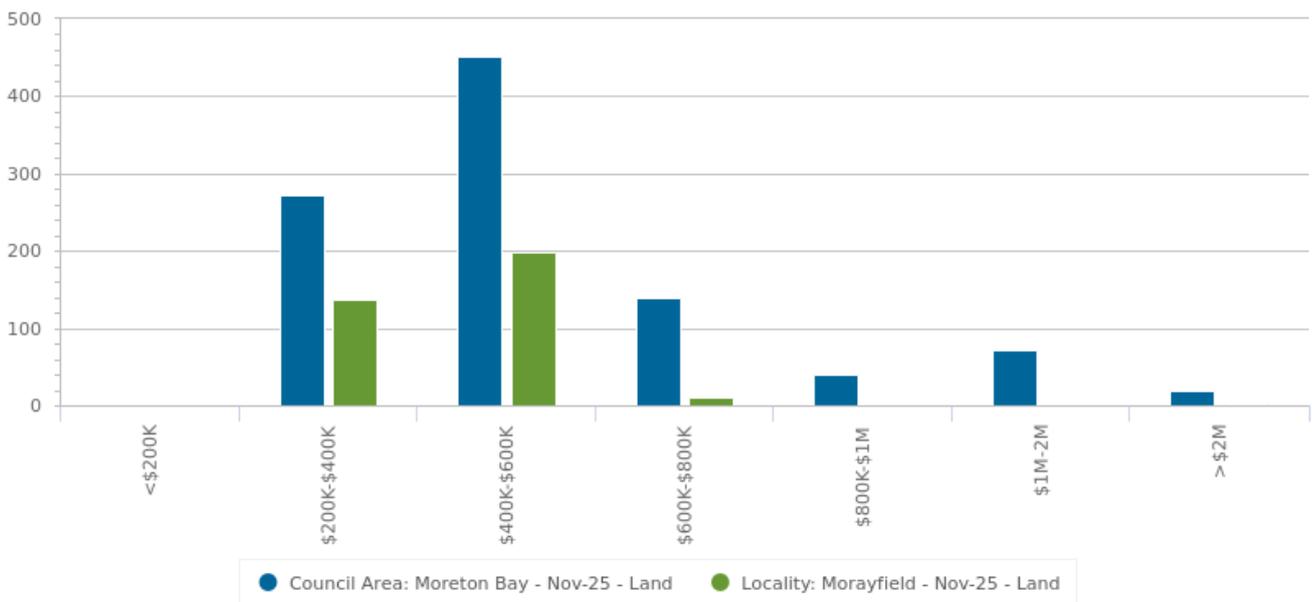


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Morayfield	Moreton Bay
<\$200K	-	1
\$200K-\$400K	138	273
\$400K-\$600K	198	451
\$600K-\$800K	11	140
\$800K-\$1M	1	40
\$1M-\$2M	1	71
>\$2M	2	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

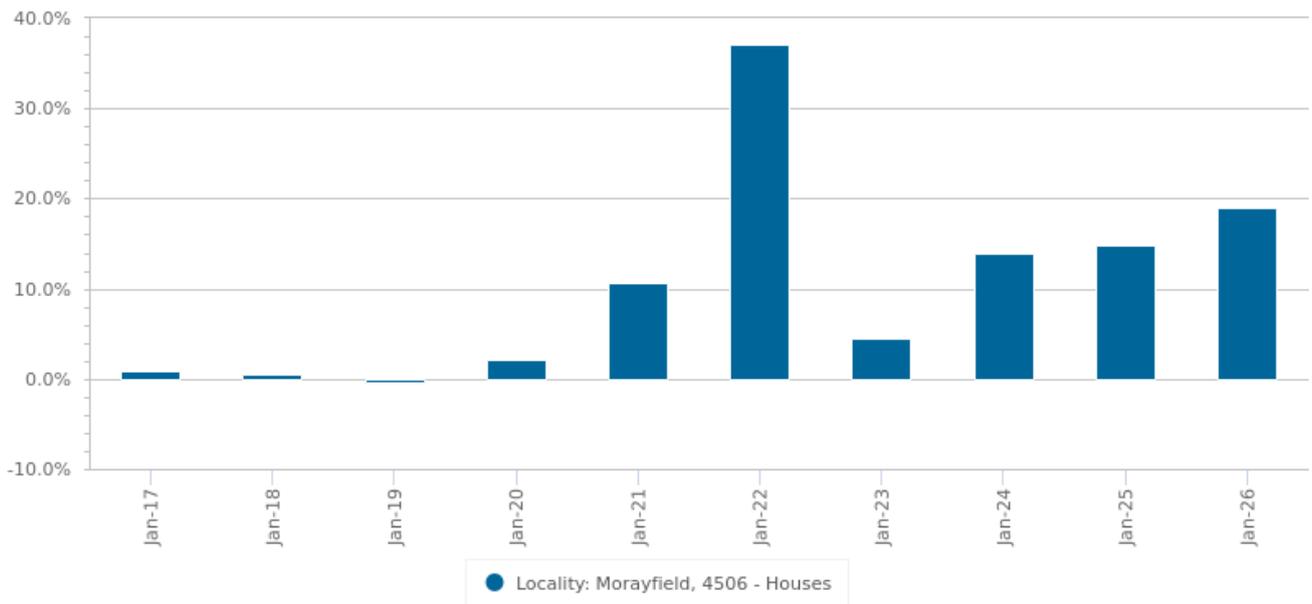
House: Change In Median Value

18.9%

Jan 2026

	Morayfield
Jan 2017	0.8%
Jan 2018	0.5%
Jan 2019	-0.5%
Jan 2020	2.1%
Jan 2021	10.7%
Jan 2022	37.2%
Jan 2023	4.5%
Jan 2024	13.9%
Jan 2025	14.8%
Jan 2026	18.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

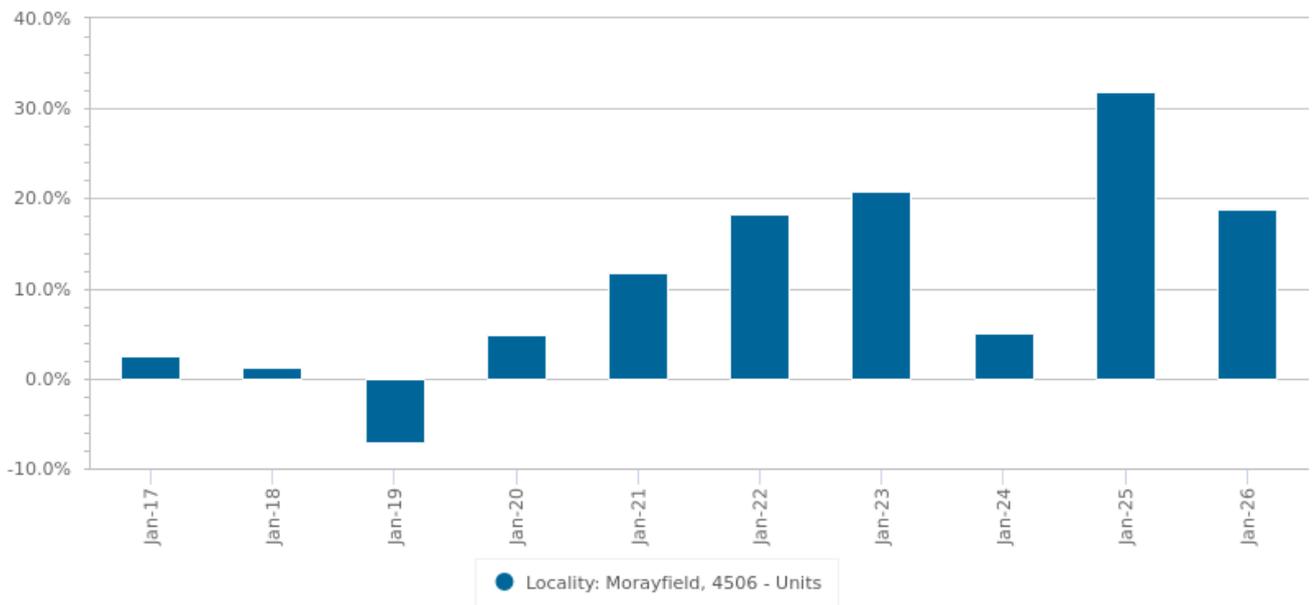
Unit: Change In Median Value

18.9%

Jan 2026

	Morayfield
Jan 2017	2.4%
Jan 2018	1.3%
Jan 2019	-7.2%
Jan 2020	4.8%
Jan 2021	11.8%
Jan 2022	18.2%
Jan 2023	20.7%
Jan 2024	5.1%
Jan 2025	31.9%
Jan 2026	18.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

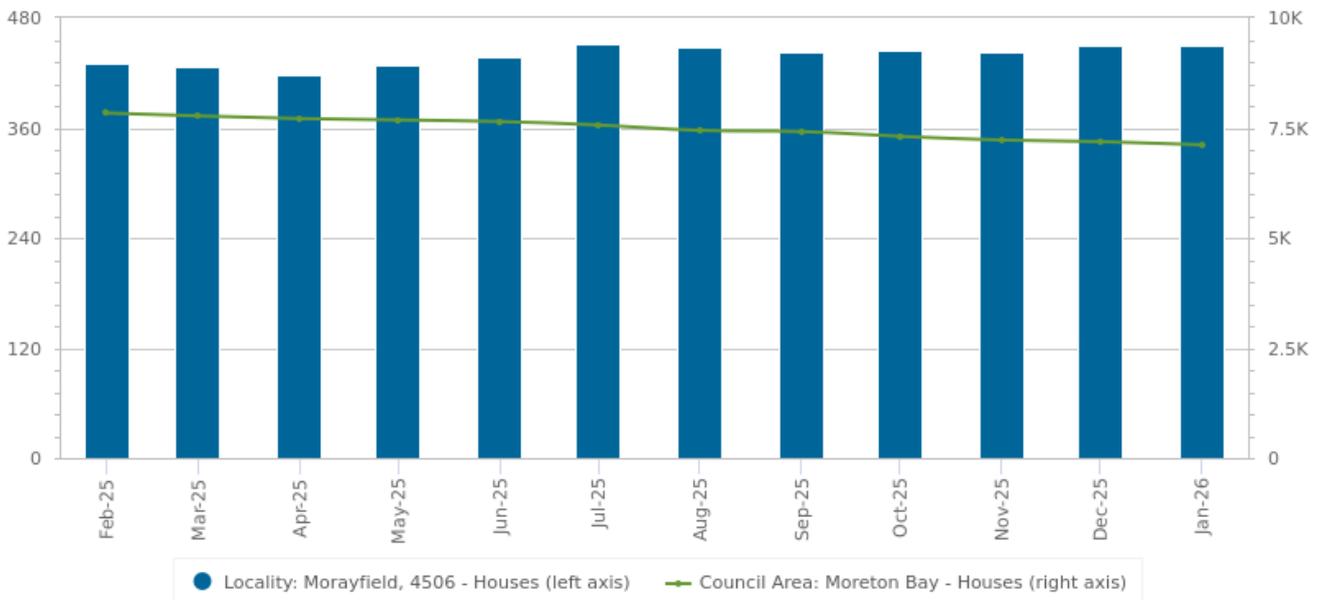
House: Number of New Listing

449

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	431	7,836
Mar 2025	427	7,770
Apr 2025	418	7,710
May 2025	429	7,678
Jun 2025	437	7,643
Jul 2025	452	7,564
Aug 2025	448	7,442
Sep 2025	442	7,415
Oct 2025	444	7,307
Nov 2025	442	7,223
Dec 2025	450	7,187
Jan 2026	449	7,116

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

47

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	61	1,550
Mar 2025	63	1,556
Apr 2025	62	1,548
May 2025	60	1,547
Jun 2025	61	1,590
Jul 2025	59	1,562
Aug 2025	57	1,553
Sep 2025	51	1,540
Oct 2025	49	1,529
Nov 2025	48	1,492
Dec 2025	47	1,491
Jan 2026	47	1,462

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

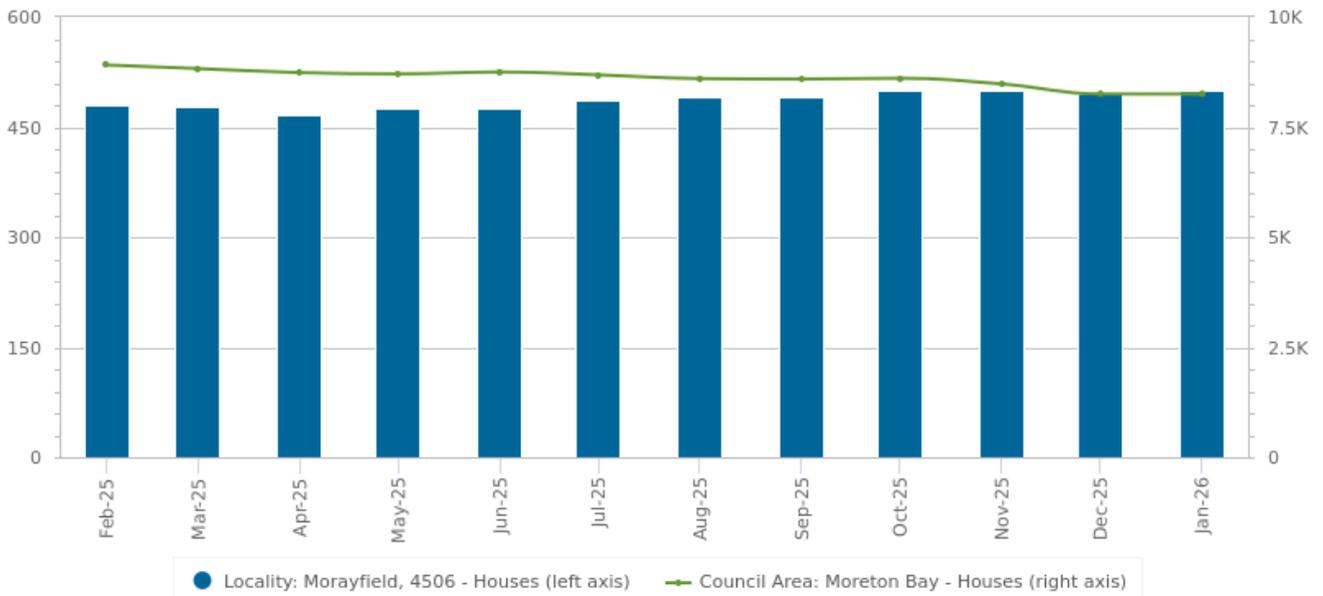
House: Total Properties Listed

500

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	479	8,909
Mar 2025	478	8,827
Apr 2025	466	8,736
May 2025	475	8,708
Jun 2025	476	8,751
Jul 2025	486	8,685
Aug 2025	492	8,600
Sep 2025	492	8,590
Oct 2025	500	8,609
Nov 2025	500	8,478
Dec 2025	495	8,250
Jan 2026	500	8,248

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

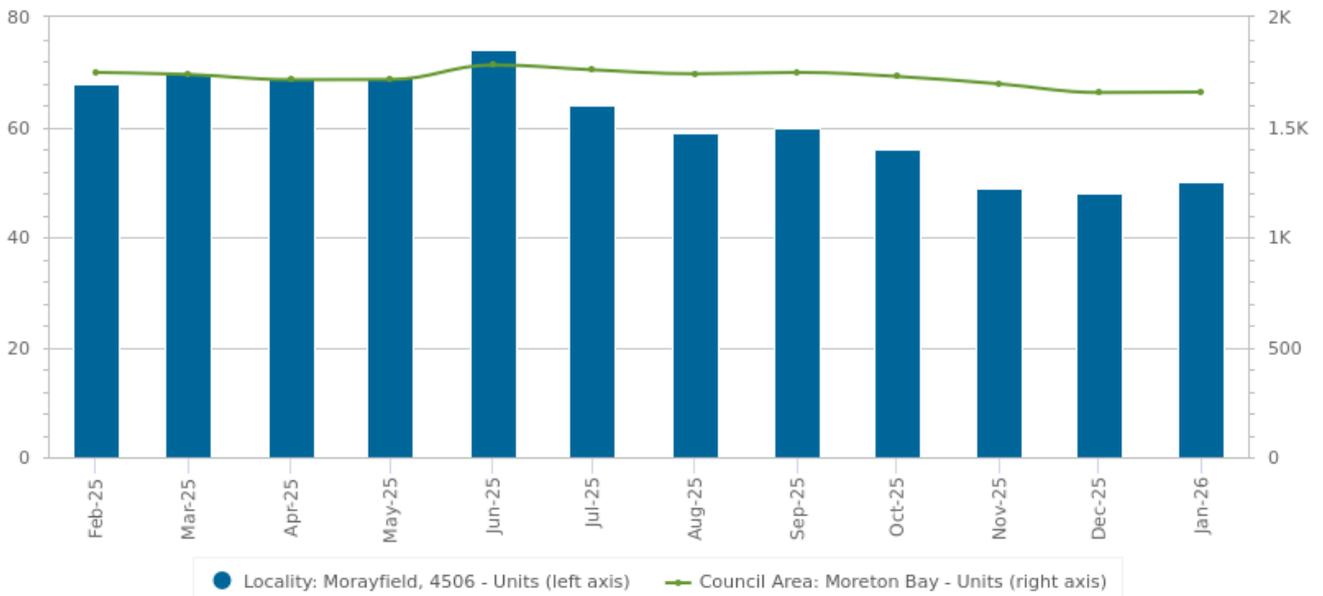
Unit: Total Properties Listed

50

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	68	1,748
Mar 2025	70	1,739
Apr 2025	69	1,715
May 2025	69	1,716
Jun 2025	74	1,782
Jul 2025	64	1,760
Aug 2025	59	1,742
Sep 2025	60	1,748
Oct 2025	56	1,730
Nov 2025	49	1,696
Dec 2025	48	1,657
Jan 2026	50	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

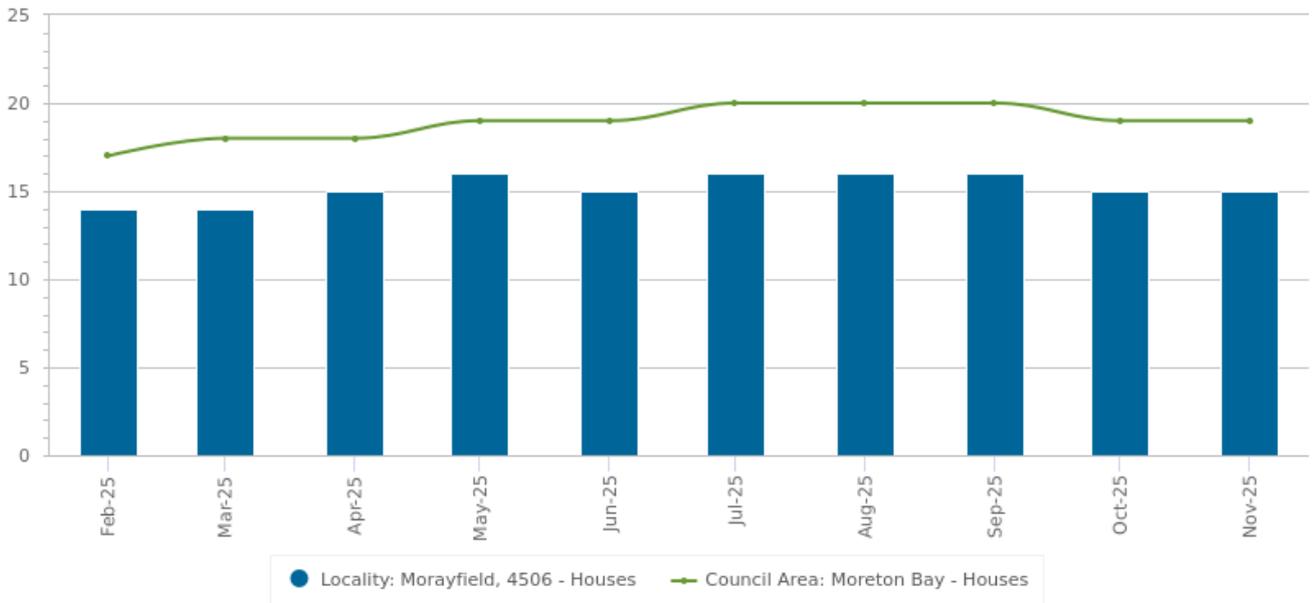
House: Median Days On Market

15

Nov 2025

	Morayfield	Moreton Bay
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	19
Jul 2025	16	20
Aug 2025	16	20
Sep 2025	16	20
Oct 2025	15	19
Nov 2025	15	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

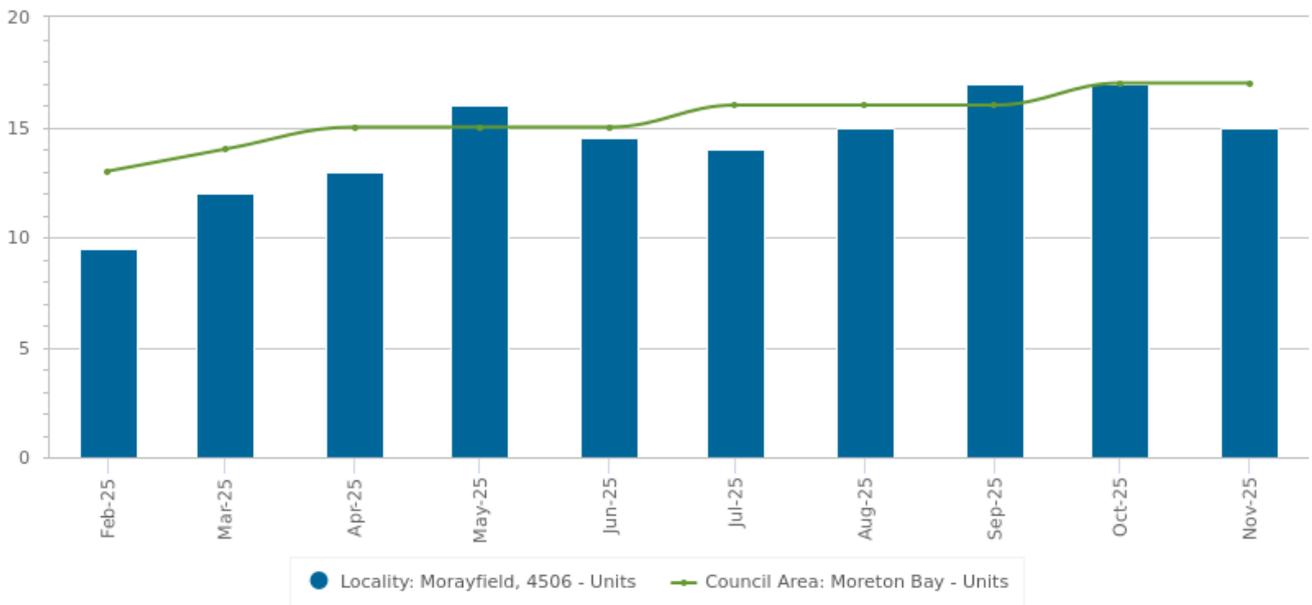
Unit: Median Days On Market

15

Nov 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

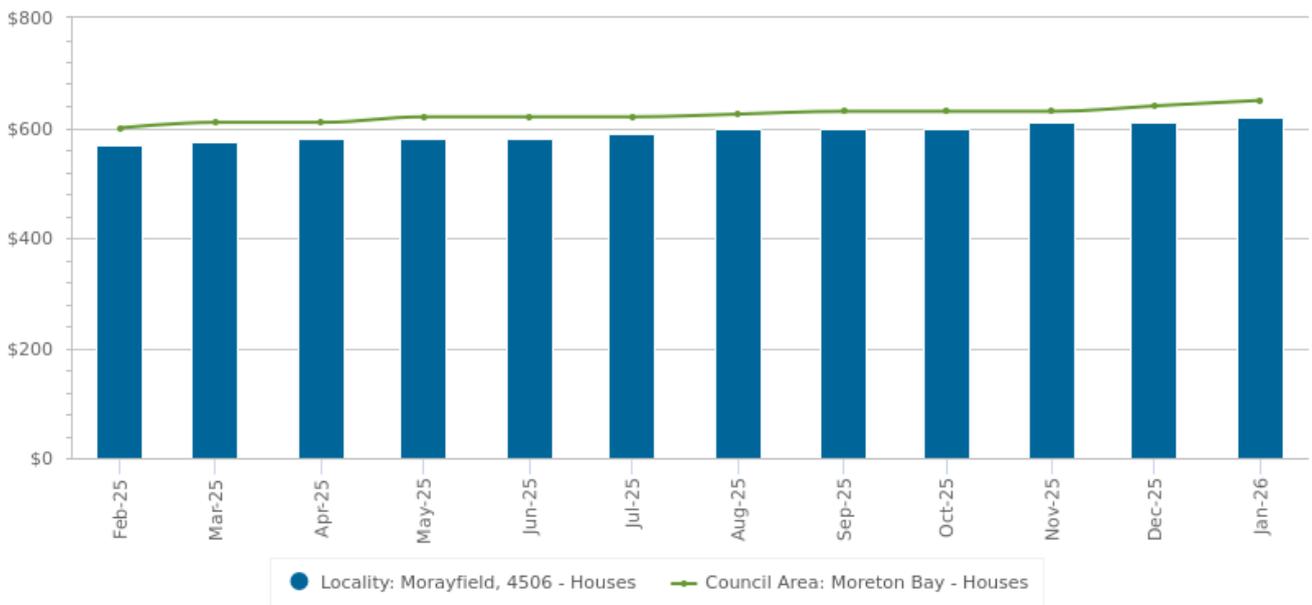
House: Median Rent

\$620/w

Jan 2026

	Morayfield	Moreton Bay
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
Jan 2026	\$620/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

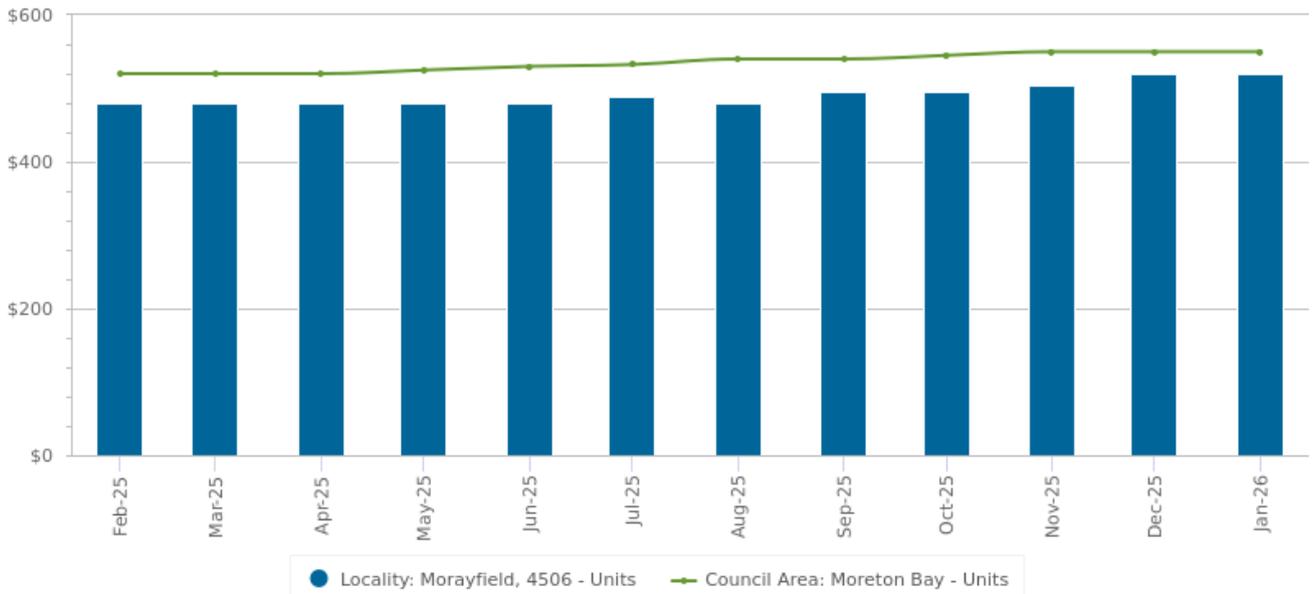
Unit: Median Rent

\$520/w

Jan 2026

	Morayfield	Moreton Bay
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	\$533/w
Aug 2025	\$480/w	\$540/w
Sep 2025	\$495/w	\$540/w
Oct 2025	\$495/w	\$545/w
Nov 2025	\$505/w	\$550/w
Dec 2025	\$520/w	\$550/w
Jan 2026	\$520/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

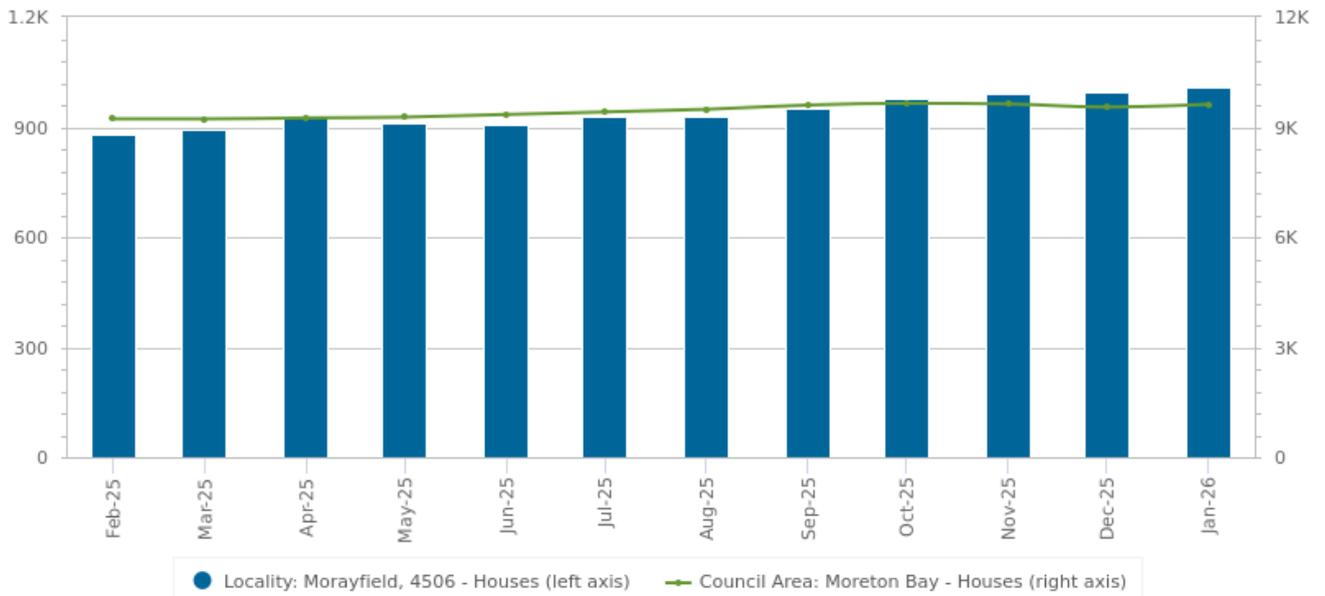
House: Rental Rate Observations

1,010

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	882	9,223
Mar 2025	895	9,222
Apr 2025	927	9,250
May 2025	911	9,270
Jun 2025	908	9,343
Jul 2025	927	9,411
Aug 2025	929	9,484
Sep 2025	950	9,601
Oct 2025	980	9,646
Nov 2025	990	9,629
Dec 2025	994	9,544
Jan 2026	1,010	9,621

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

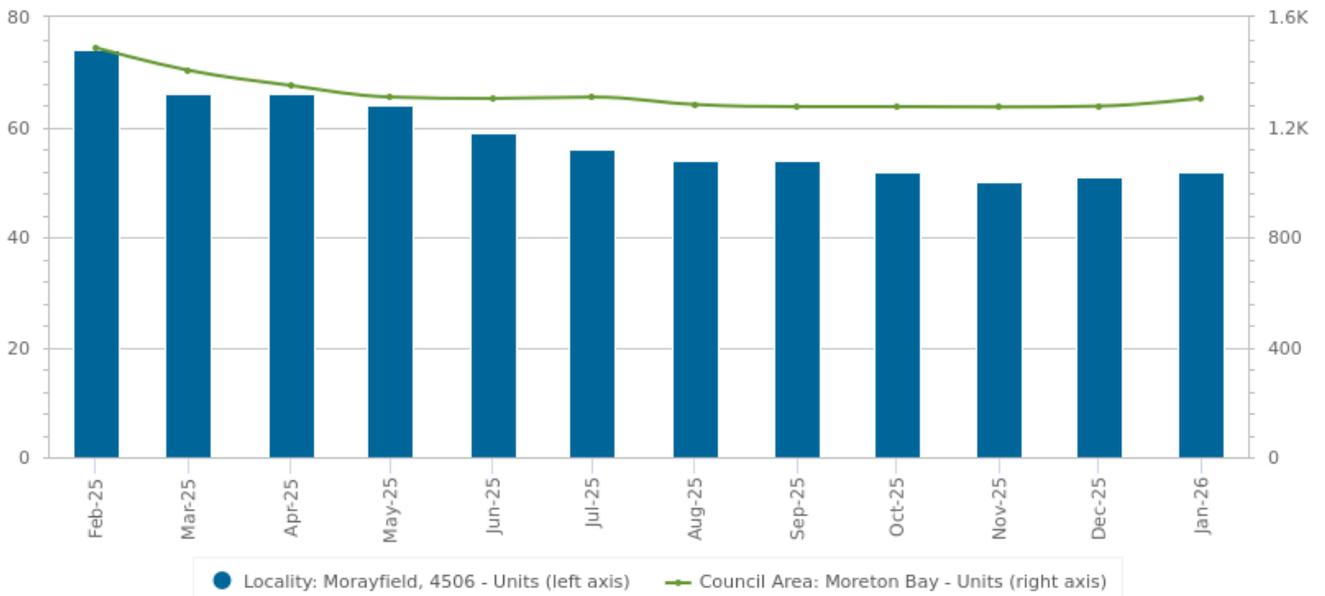
Unit: Rental Rate Observations

52

Jan 2026

	Morayfield	Moreton Bay
Feb 2025	74	1,488
Mar 2025	66	1,406
Apr 2025	66	1,351
May 2025	64	1,309
Jun 2025	59	1,304
Jul 2025	56	1,309
Aug 2025	54	1,282
Sep 2025	54	1,274
Oct 2025	52	1,274
Nov 2025	50	1,273
Dec 2025	51	1,276
Jan 2026	52	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

8.8%

Jan 2026

	Morayfield	Moreton Bay
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%
Jan 2026	8.8%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

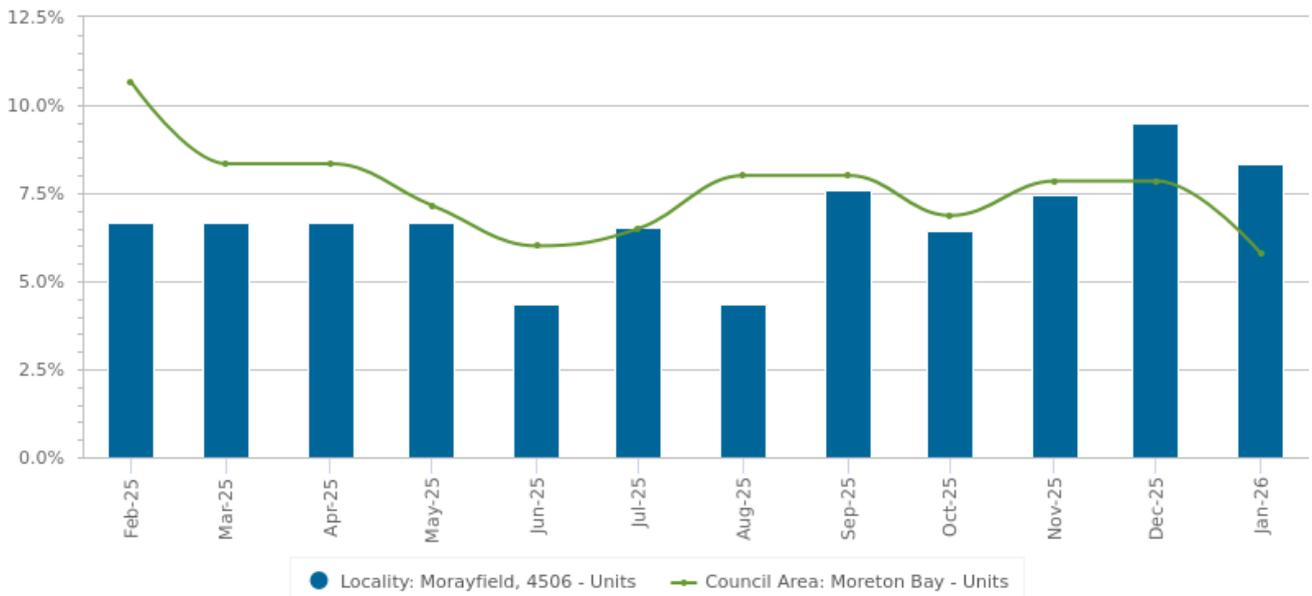
Unit: Change in Rental Rate

8.3%

Jan 2026

	Morayfield	Moreton Bay
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%	6.5%
Aug 2025	4.3%	8.0%
Sep 2025	7.6%	8.0%
Oct 2025	6.5%	6.9%
Nov 2025	7.4%	7.8%
Dec 2025	9.5%	7.8%
Jan 2026	8.3%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

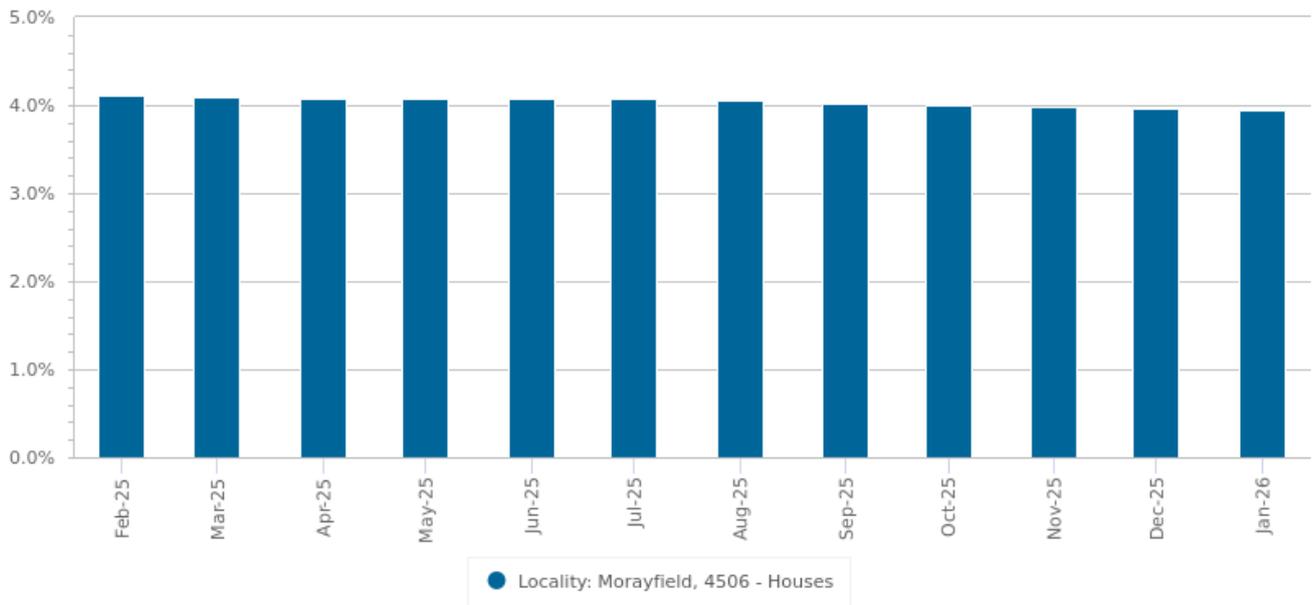
House: Value Based Rental Yield

3.9%

Jan 2026

	Morayfield
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%
Jan 2026	3.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

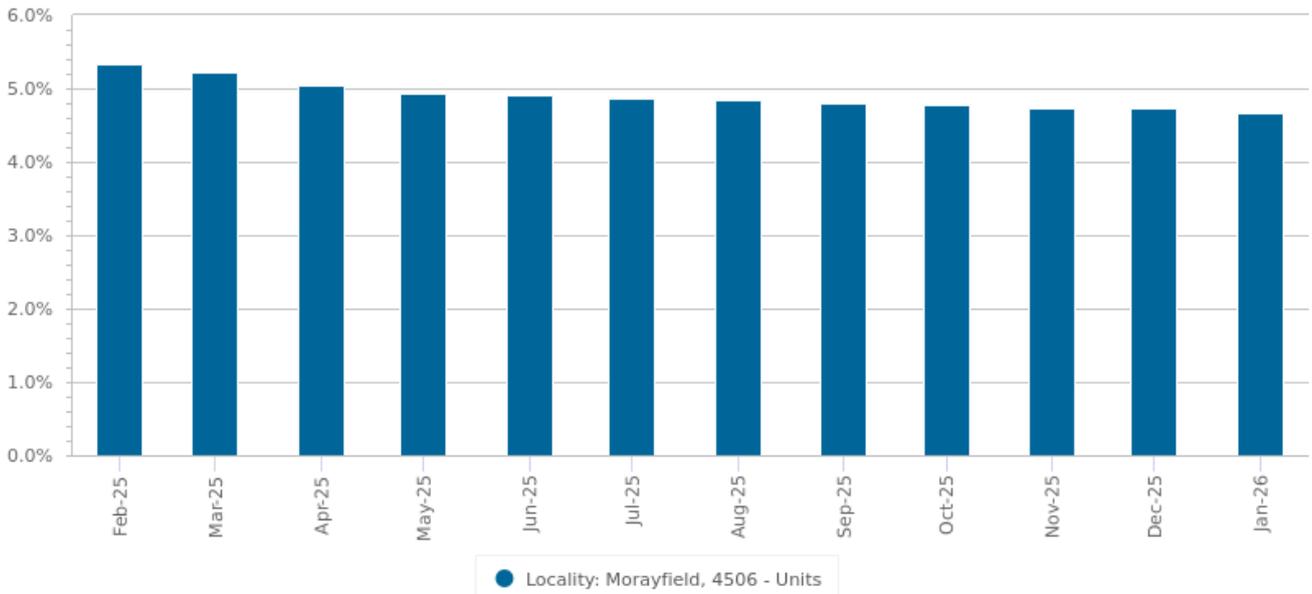
Unit: Value Based Rental Yield

4.7%

Jan 2026

	Morayfield
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%
Jan 2026	4.7%

Statistics are calculated at the end of the displayed month



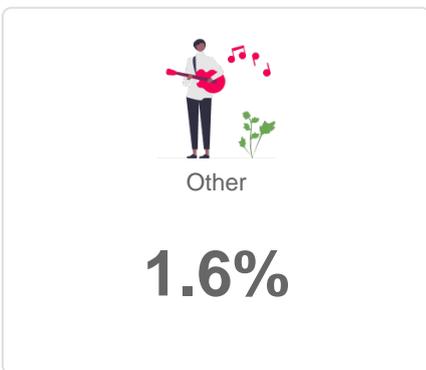
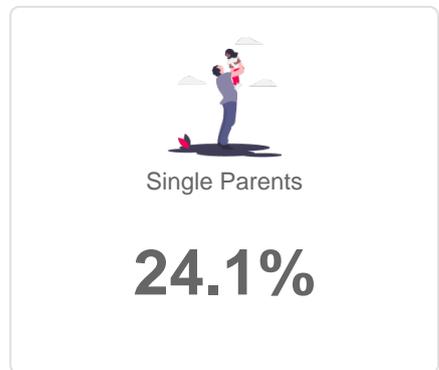
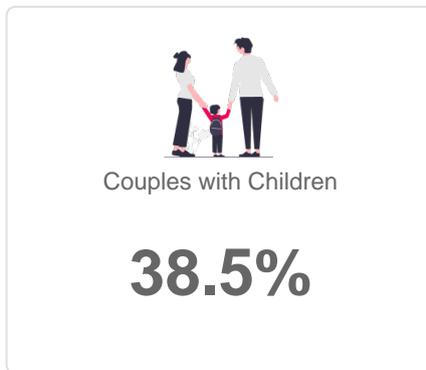
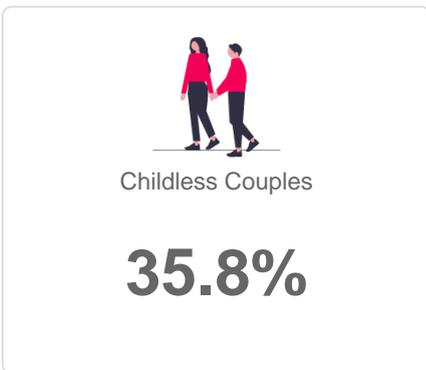
Statistics are calculated at the end of the displayed month

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)

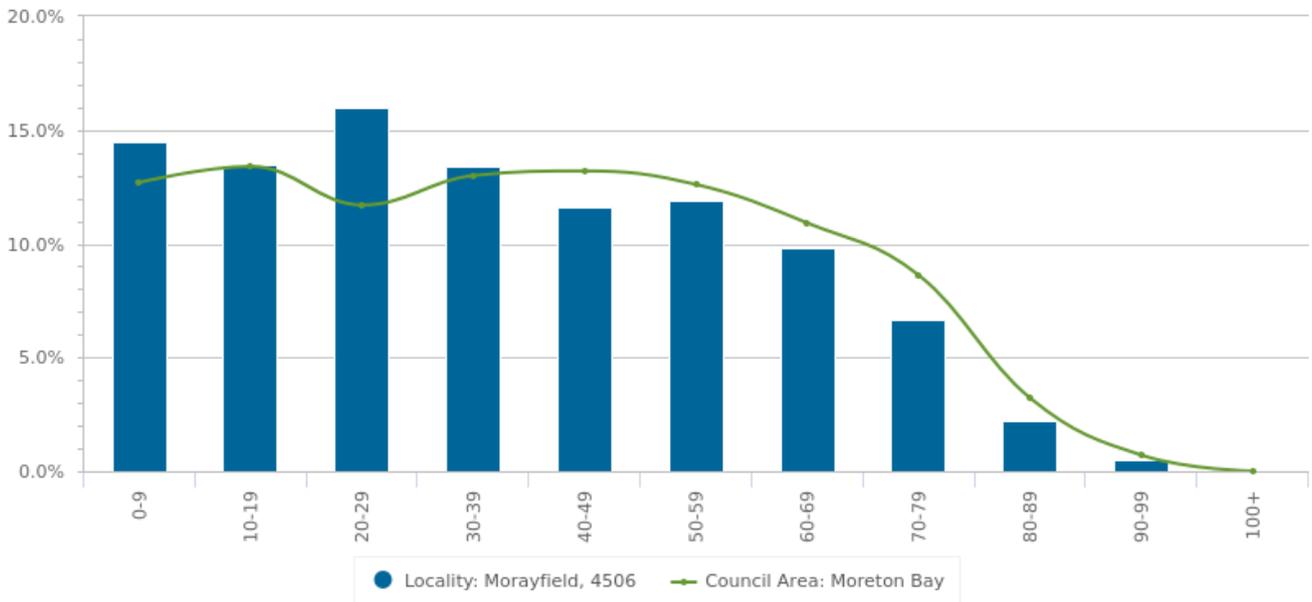


Population Age

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)



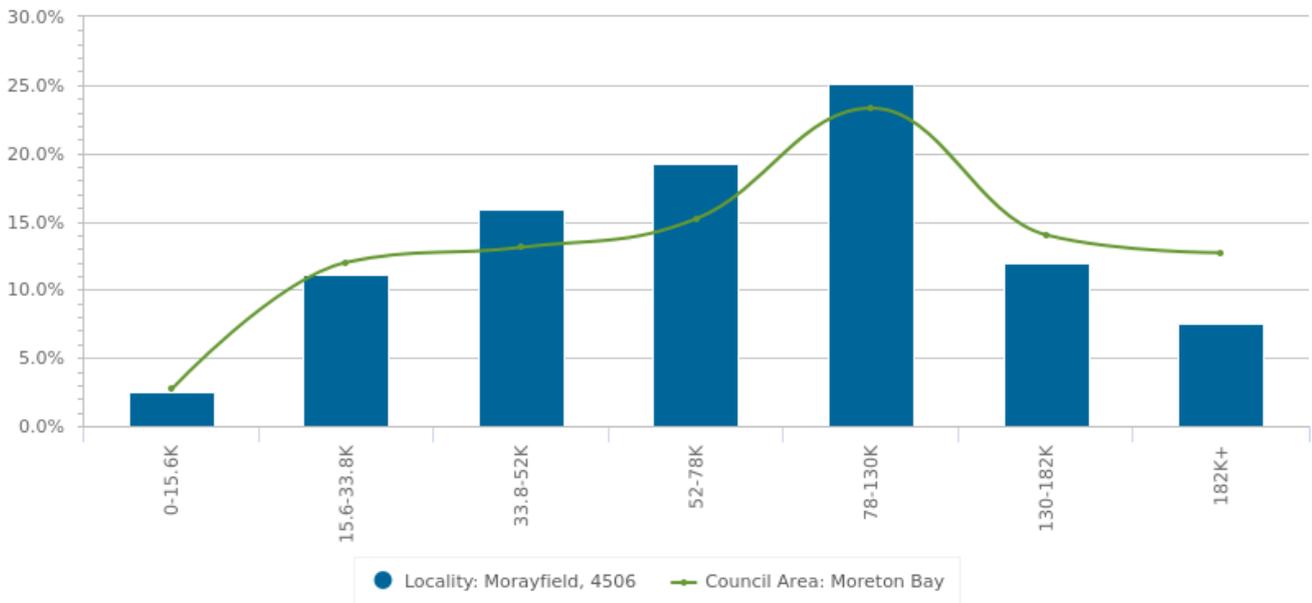
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



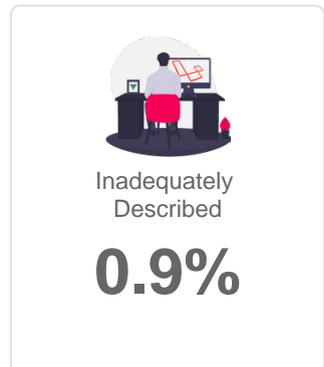
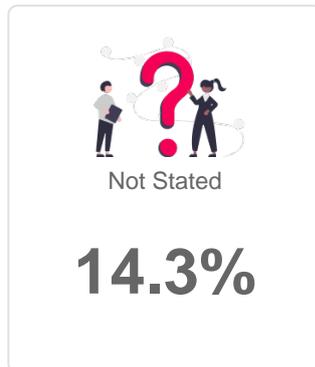
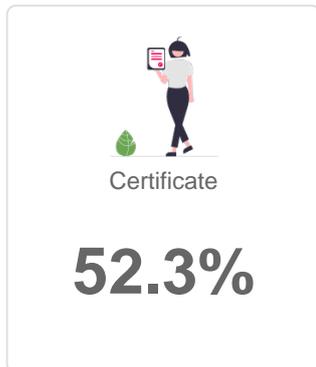
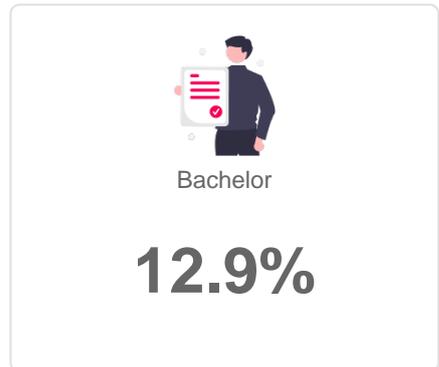
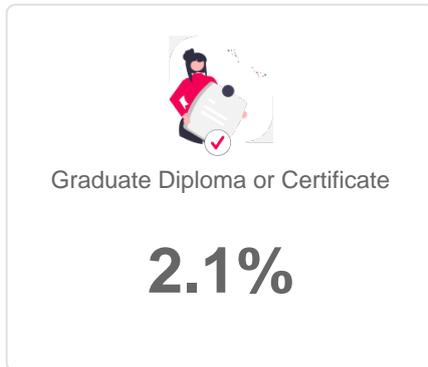
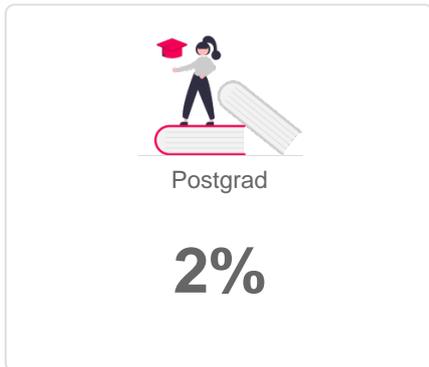
Statistics are provided by the Australian Bureau of Statistics (ABS)

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%

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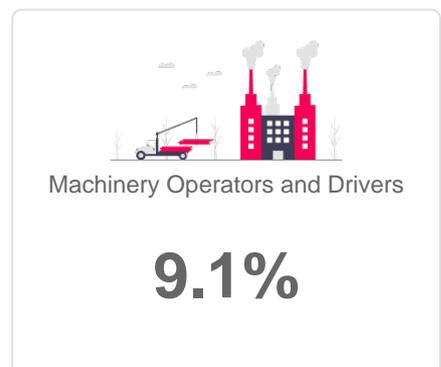
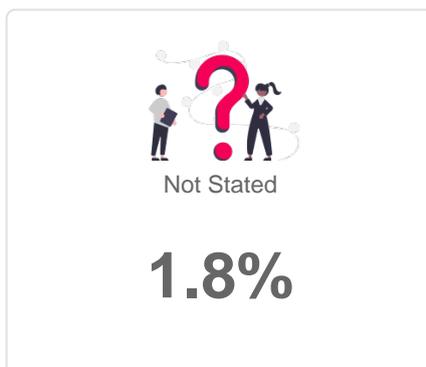
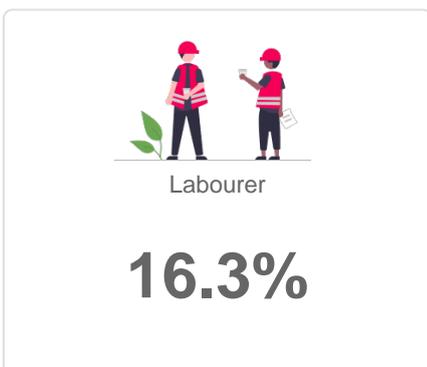
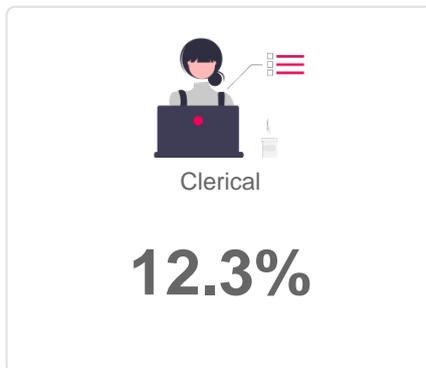
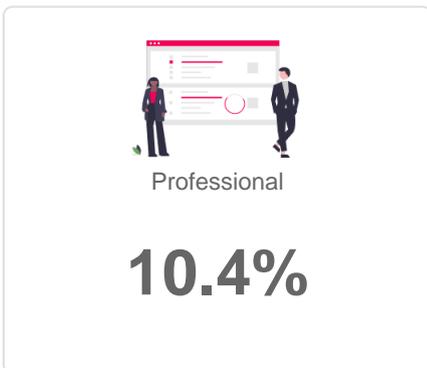


Occupation

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%

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Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.5%



Sales Workers

10.4%

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