

Suburb Statistics Report

Murrumba Downs QLD 4503

Prepared on 11 Nov 2025

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Area Profile

Murrumba Downs, QLD

The size of Murrumba Downs is approximately 6.4 square kilometres. It has 25 parks covering nearly 19.4% of total area. The population of Murrumba Downs in 2016 was 10681 people. By 2021 the population was 10795 showing a population growth of 1.1% in the area during that time. The predominant age group in Murrumba Downs is 10-19 years. Households in Murrumba Downs are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Murrumba Downs work in a professional occupation. In 2021, 68.40% of the homes in Murrumba Downs were owner-occupied compared with 65.10% in 2016.

	House	Unit	Land
Average Tenure Period	11.5 years	6.3 years	-
Total Dwellings	3,241	766	122
Total New Listings	145	49	-
Median Value	\$1,074,924	\$666,921	-
Total Properties Listed	165	54	-

Market Trends

House: Market Trends

<div>145</div> <div>Properties Sold (12 Months)</div>	<div>11.5</div> <div>Average Tenure Period (Years)</div>	<div>\$680/w</div> <div>Median Asking Rent (12 Months)</div>
<div>145</div> <div>New Sale Listings (12 Months)</div>	<div>15</div> <div>Days on Market (12 Months)</div>	<div>149</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles


<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,200,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>↕</div>	<div>\$\$</div> <div>Median Price*</div>	<div>\$1,000,000</div> <div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$850,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

<div>58</div> <div>Properties Sold (12 Months)</div>	<div>6.3</div> <div>Average Tenure Period (Years)</div>	<div>\$560/w</div> <div>Median Asking Rent (12 Months)</div>
<div>49</div> <div>New Sale Listings (12 Months)</div>	<div>10.5</div> <div>Days on Market (12 Months)</div>	<div>15</div> <div>Rental Rate Observations (12 Months)</div>




Unit: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$666,875</div>	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<div>\$\$</div> <div>Median Price*</div>	<div>\$628,750</div>	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.
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$610,000</div>	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

44 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*	\$583,500	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	—	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

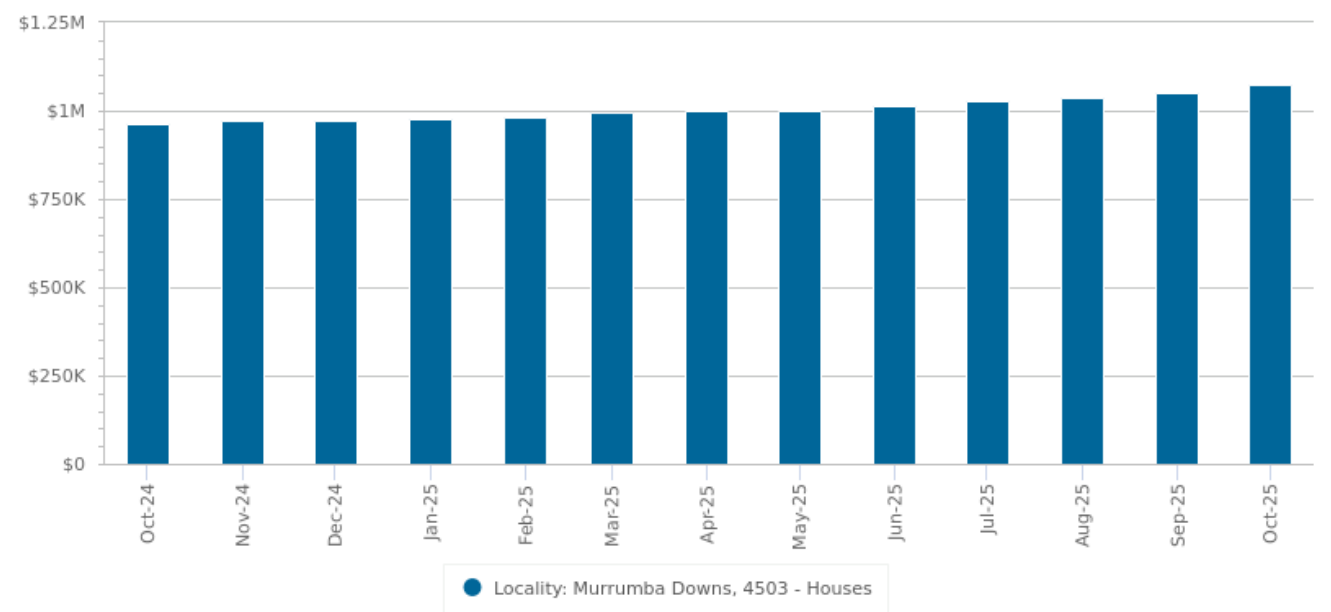
House: Recent Median Value

\$1.07M

Oct 2025

	Murrumba Downs
Nov 2024	\$971,005
Dec 2024	\$972,631
Jan 2025	\$976,011
Feb 2025	\$979,769
Mar 2025	\$996,720
Apr 2025	\$1,001,429
May 2025	\$997,801
Jun 2025	\$1,015,924
Jul 2025	\$1,026,727
Aug 2025	\$1,038,978
Sep 2025	\$1,050,959
Oct 2025	\$1,074,924

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

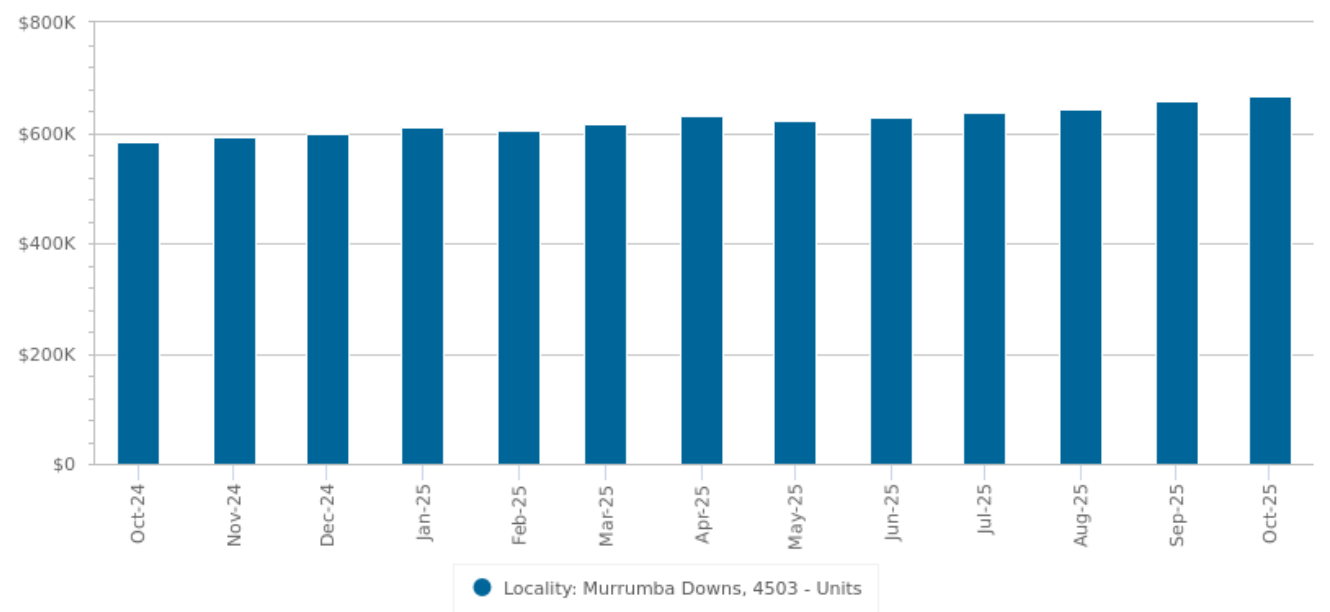
Unit: Recent Median Value

\$667K

Oct 2025

	Murrumba Downs
Nov 2024	\$592,475
Dec 2024	\$599,553
Jan 2025	\$610,363
Feb 2025	\$604,115
Mar 2025	\$615,943
Apr 2025	\$631,032
May 2025	\$622,994
Jun 2025	\$628,549
Jul 2025	\$636,764
Aug 2025	\$641,541
Sep 2025	\$657,487
Oct 2025	\$666,921

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

145

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$971,005	186
Dec 2024	\$972,631	178
Jan 2025	\$976,011	174
Feb 2025	\$979,769	166
Mar 2025	\$996,720	163
Apr 2025	\$1,001,429	163
May 2025	\$997,801	155
Jun 2025	\$1,015,924	155
Jul 2025	\$1,026,727	152
Aug 2025	\$1,038,978	145
Sep 2025	\$1,050,959	-
Oct 2025	\$1,074,924	-

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

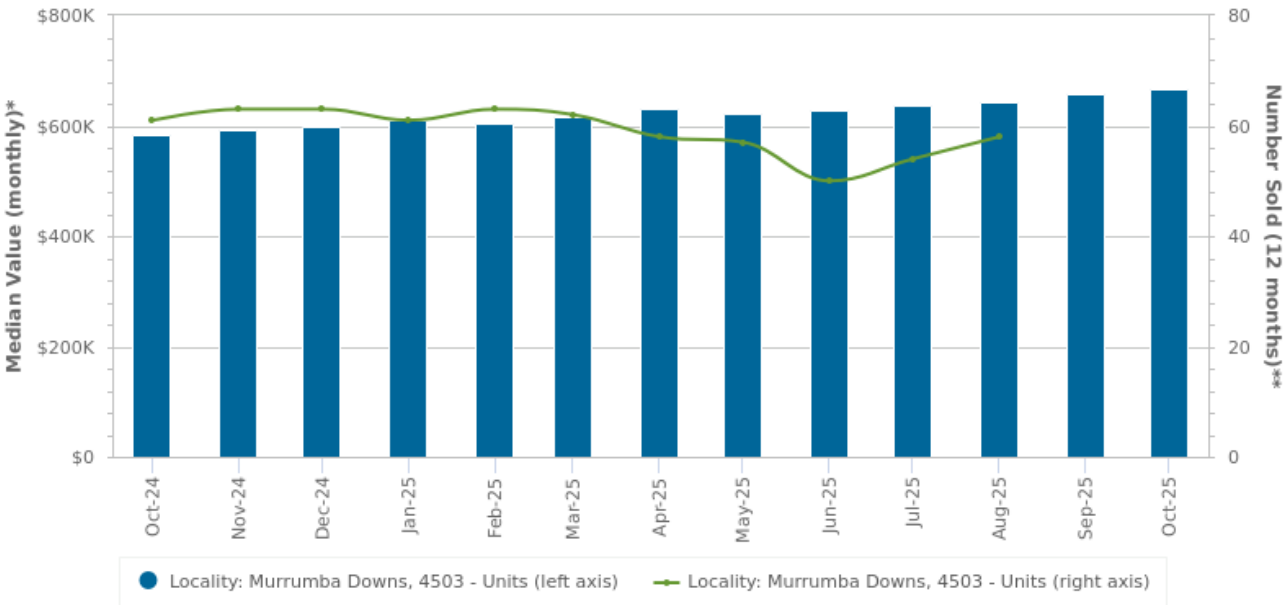
58

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$592,475	63
Dec 2024	\$599,553	63
Jan 2025	\$610,363	61
Feb 2025	\$604,115	63
Mar 2025	\$615,943	62
Apr 2025	\$631,032	58
May 2025	\$622,994	57
Jun 2025	\$628,549	50
Jul 2025	\$636,764	54
Aug 2025	\$641,541	58
Sep 2025	\$657,487	-
Oct 2025	\$666,921	-

Statistics are calculated over a rolling 12 month period



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**Statistics are calculated over a rolling 12 month period

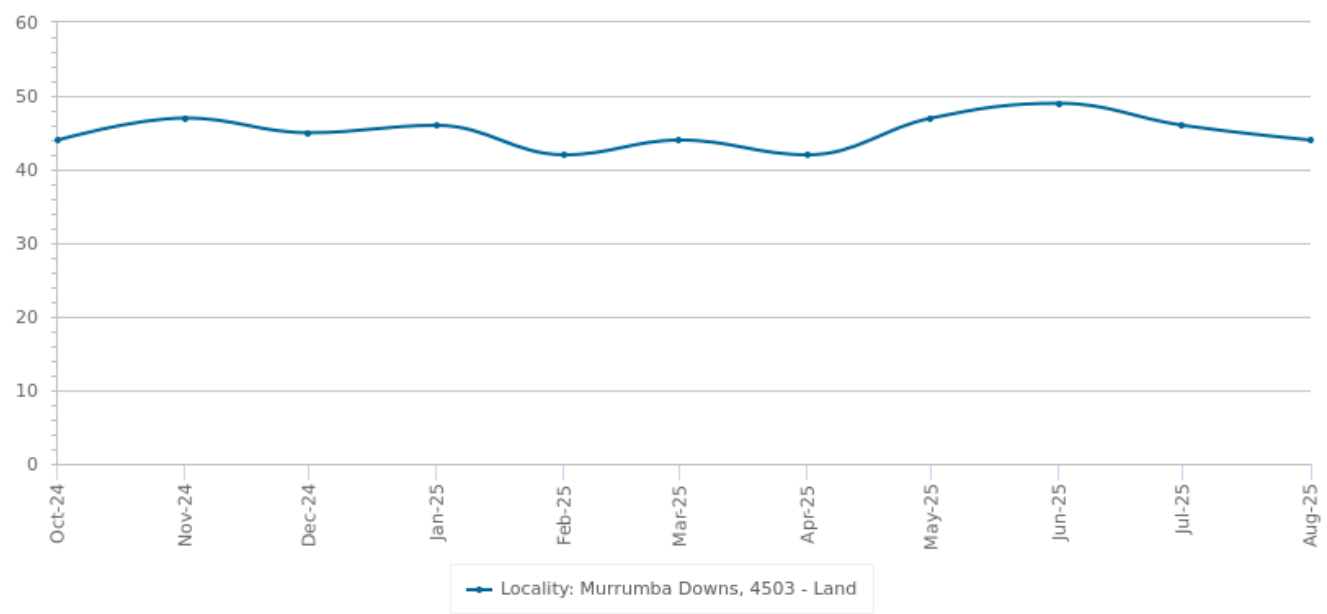
44

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	42
Oct 2024	-	44
Nov 2024	-	47
Dec 2024	-	45
Jan 2025	-	46
Feb 2025	-	42
Mar 2025	-	44
Apr 2025	-	42
May 2025	-	47
Jun 2025	-	49
Jul 2025	-	46
Aug 2025	-	44

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

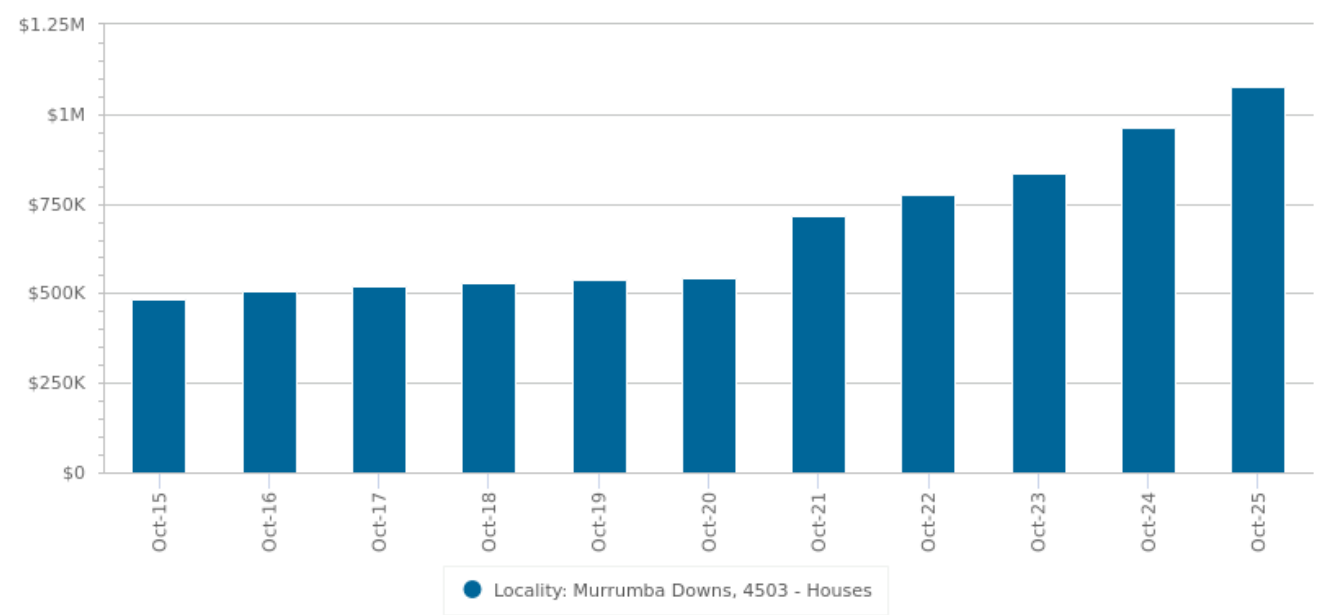
House: Median Value

\$1.07M

Oct 2025

	Murrumba Downs
Oct 2016	\$508,182
Oct 2017	\$520,767
Oct 2018	\$528,266
Oct 2019	\$539,710
Oct 2020	\$542,552
Oct 2021	\$716,188
Oct 2022	\$774,333
Oct 2023	\$834,886
Oct 2024	\$962,971
Oct 2025	\$1,074,924

Statistics are calculated at the end of the displayed month



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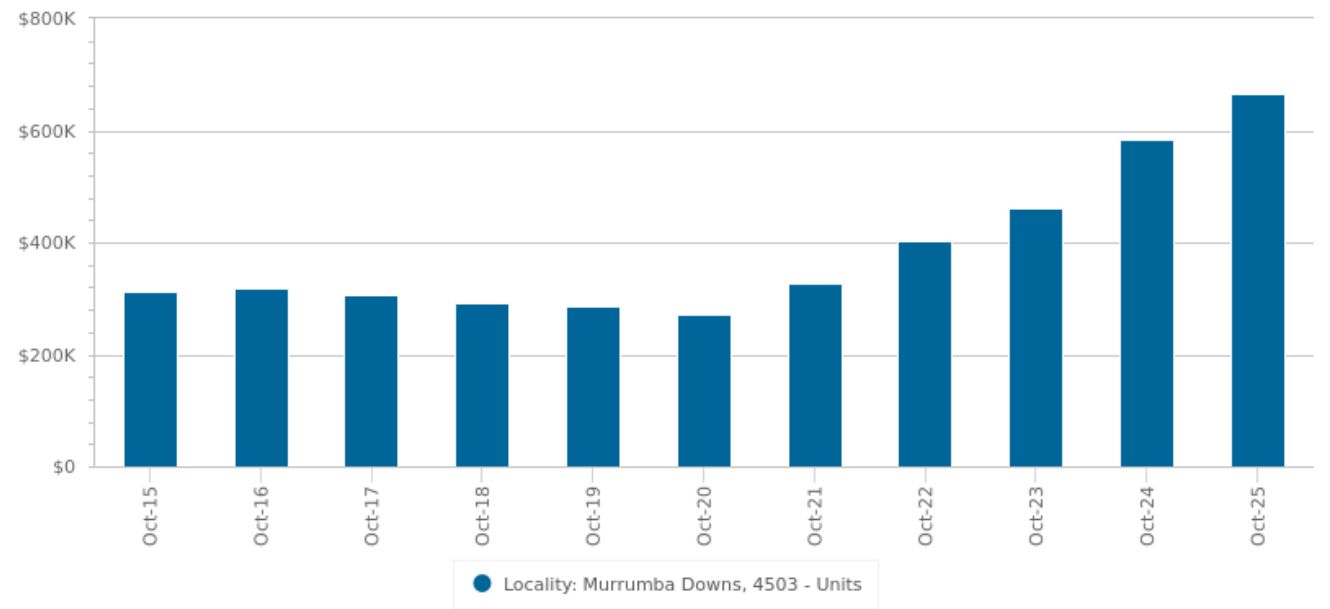
Unit: Median Value

\$667K

Oct 2025

	Murrumba Downs
Oct 2016	\$318,862
Oct 2017	\$307,816
Oct 2018	\$292,458
Oct 2019	\$287,552
Oct 2020	\$271,467
Oct 2021	\$328,319
Oct 2022	\$402,304
Oct 2023	\$460,040
Oct 2024	\$582,599
Oct 2025	\$666,921

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

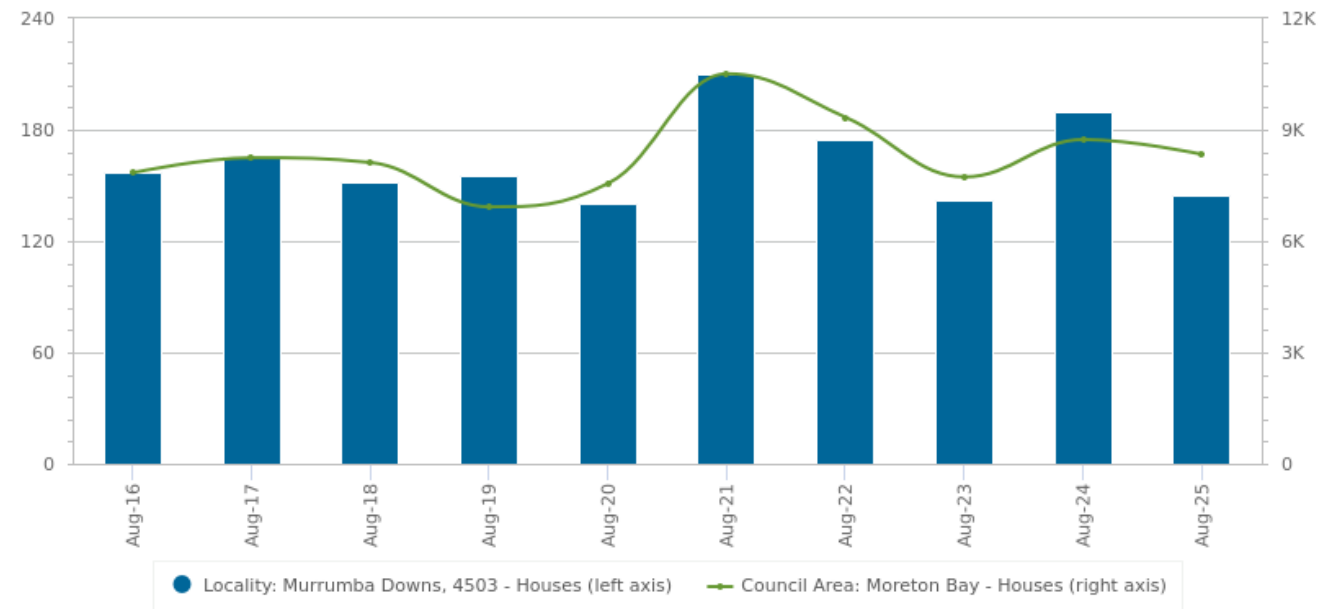
House: Sales Per Annum

145

Aug 2025

	Murrumba Downs	Moreton Bay
Aug 2016	157	7845
Aug 2017	166	8246
Aug 2018	152	8116
Aug 2019	155	6922
Aug 2020	140	7561
Aug 2021	210	10508
Aug 2022	175	9329
Aug 2023	142	7728
Aug 2024	190	8737
Aug 2025	145	8335

Statistics are calculated over a rolling 12 month period



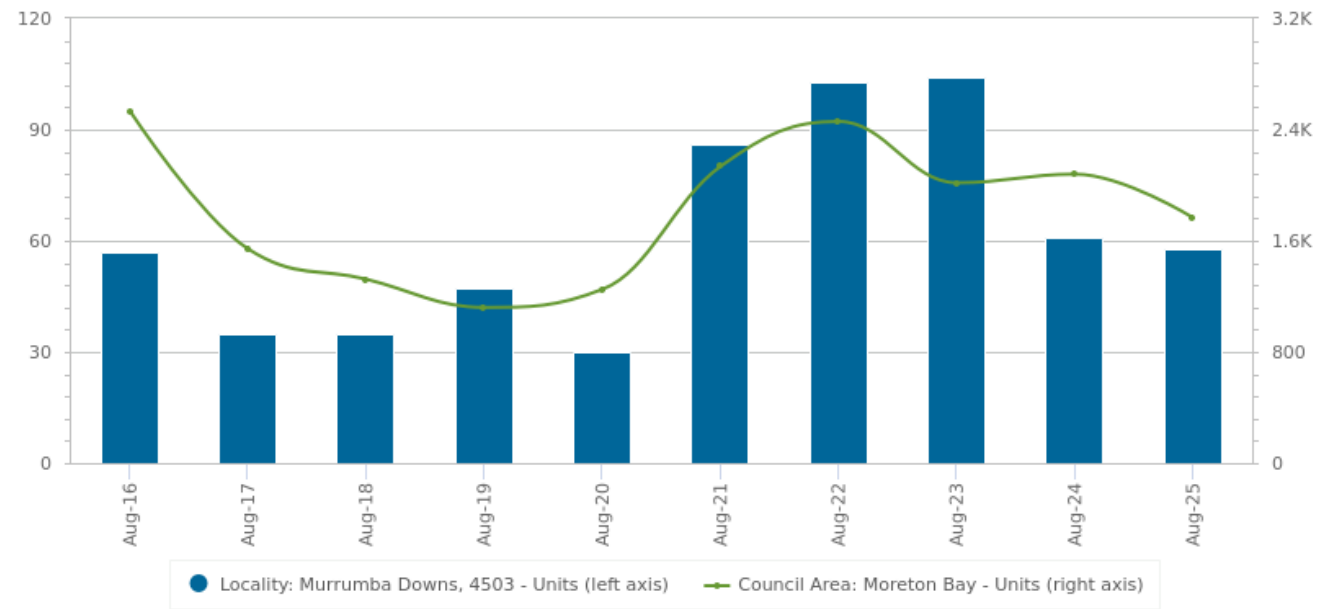
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

58
Aug 2025

	Murrumba Downs	Moreton Bay
Aug 2016	57	2530
Aug 2017	35	1540
Aug 2018	35	1323
Aug 2019	47	1120
Aug 2020	30	1251
Aug 2021	86	2136
Aug 2022	103	2458
Aug 2023	104	2017
Aug 2024	61	2079
Aug 2025	58	1765

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

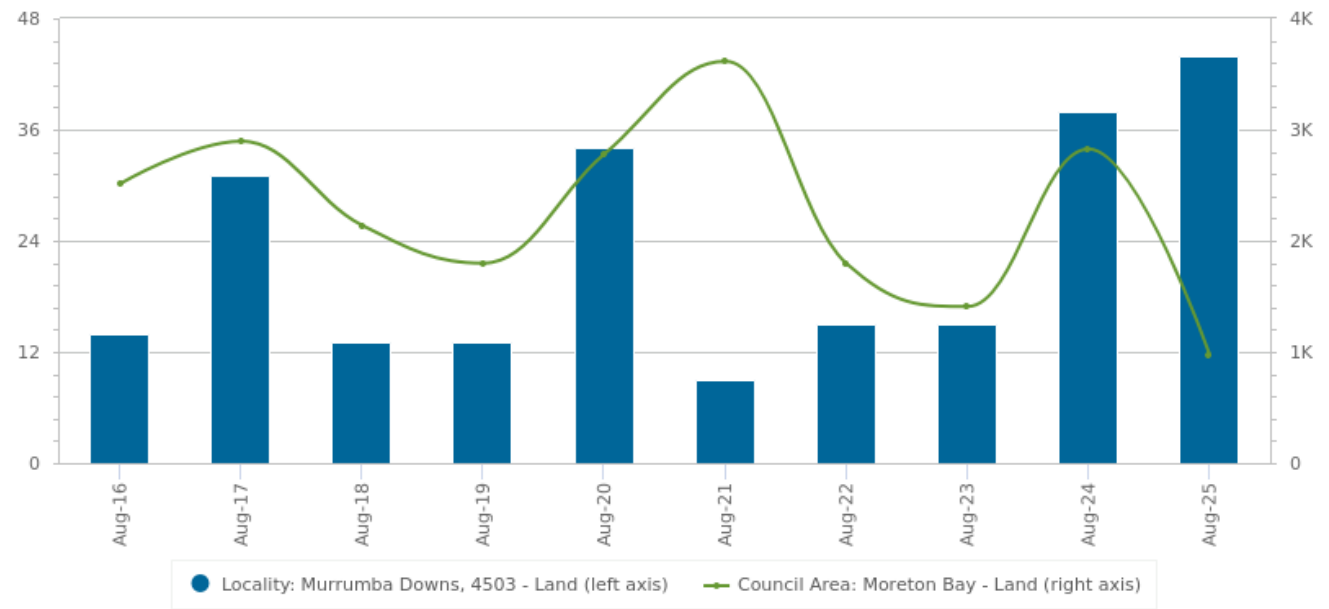
44

Aug 2025

Land: Sales Per Annum

	Murrumba Downs	Moreton Bay
Aug 2016	14	2513
Aug 2017	31	2895
Aug 2018	13	2138
Aug 2019	13	1798
Aug 2020	34	2781
Aug 2021	9	3614
Aug 2022	15	1795
Aug 2023	15	1408
Aug 2024	38	2825
Aug 2025	44	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

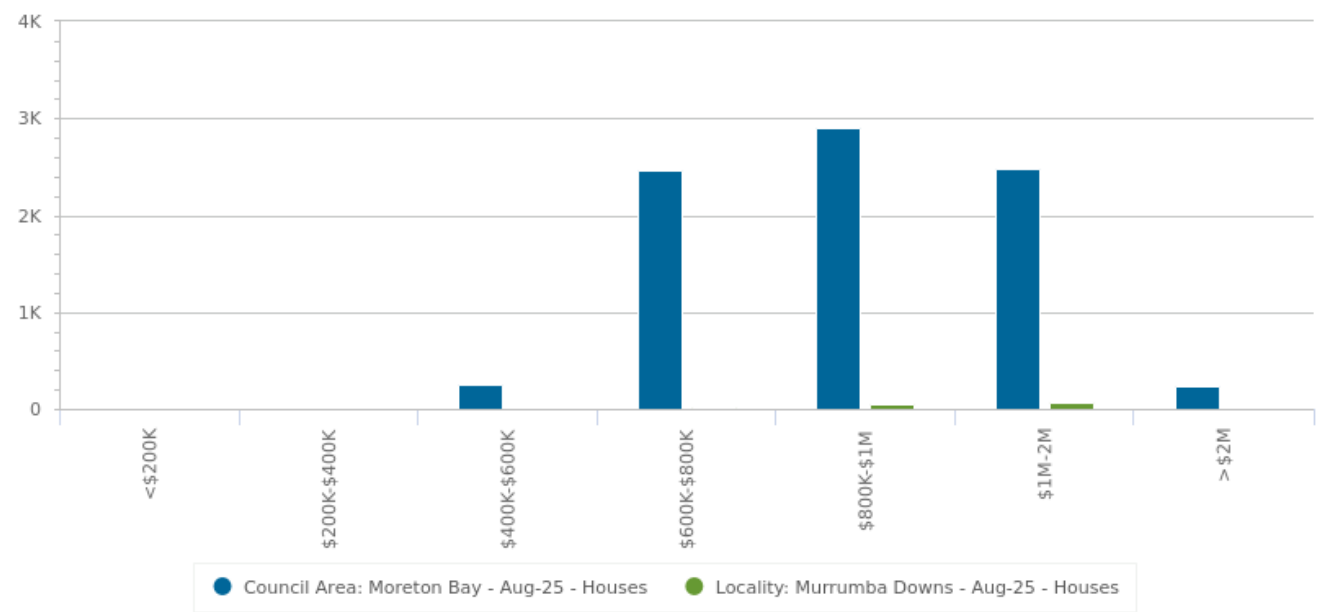
House: Sales By Price

\$151.65M

Aug 2025

	Murrumba Downs	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	18	2,458
\$800K-\$1M	51	2,908
\$1M-\$2M	73	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

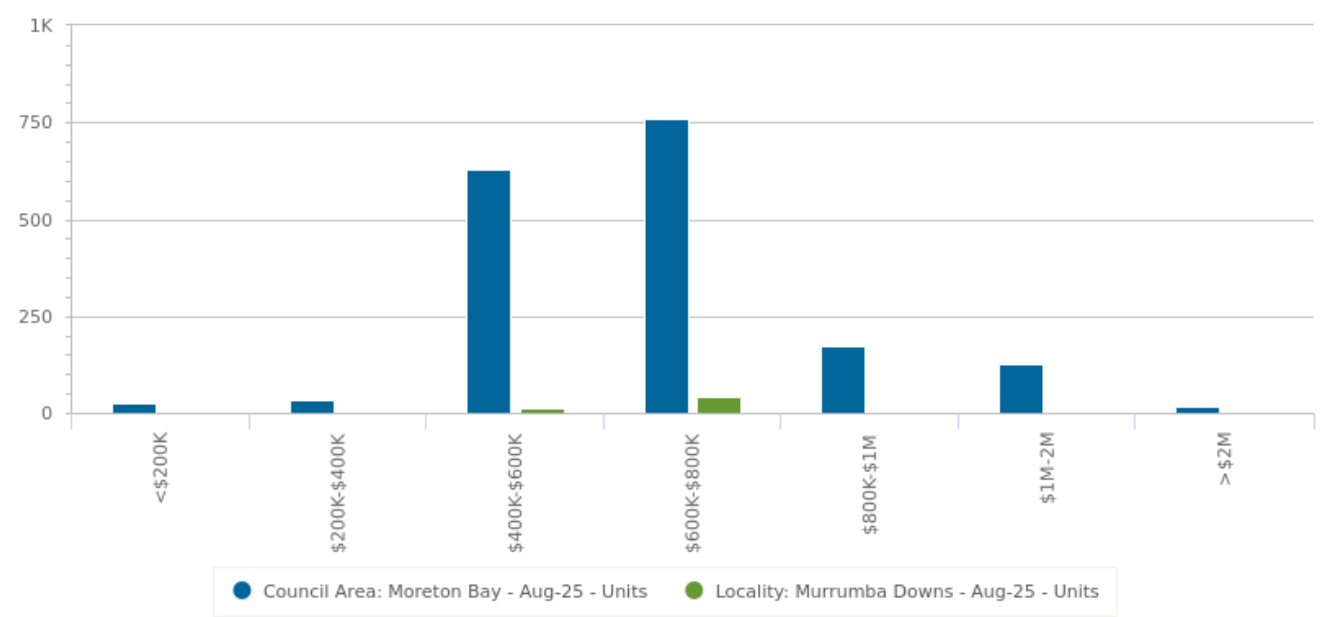
Unit: Sales By Price

\$36.78M

Aug 2025

	Murrumba Downs	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	14	629
\$600K-\$800K	44	759
\$800K-\$1M	-	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

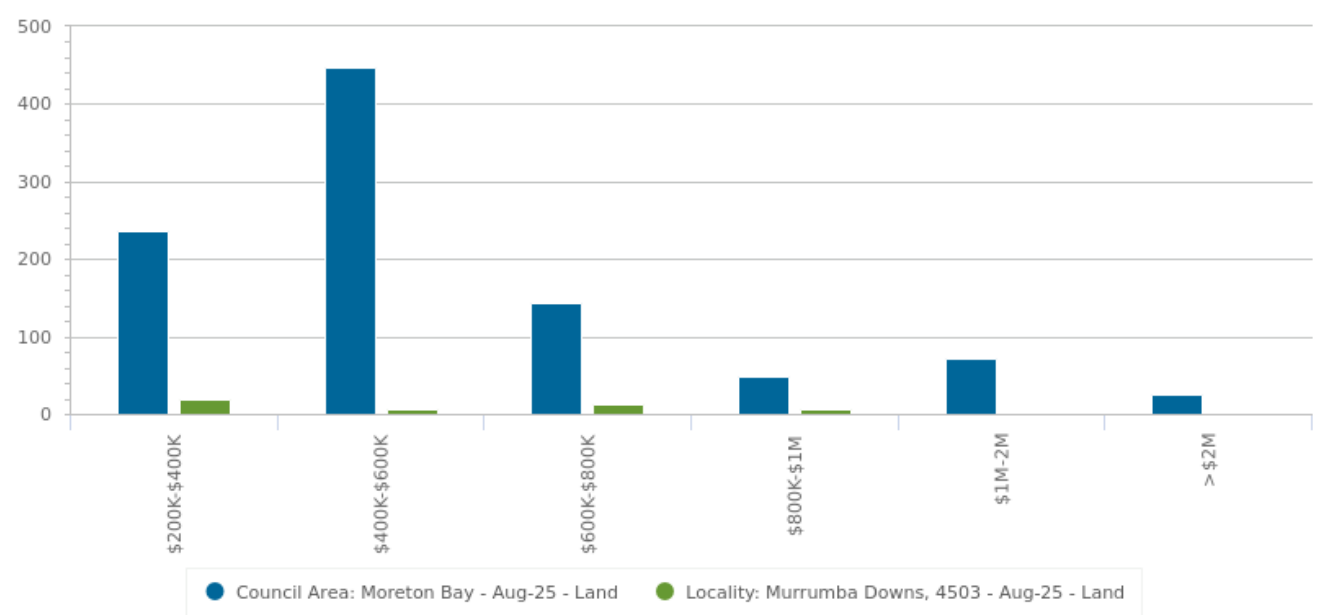


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Murrumba Downs	Moreton Bay
\$200K-\$400K	19	236
\$400K-\$600K	7	448
\$600K-\$800K	12	143
\$800K-\$1M	6	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

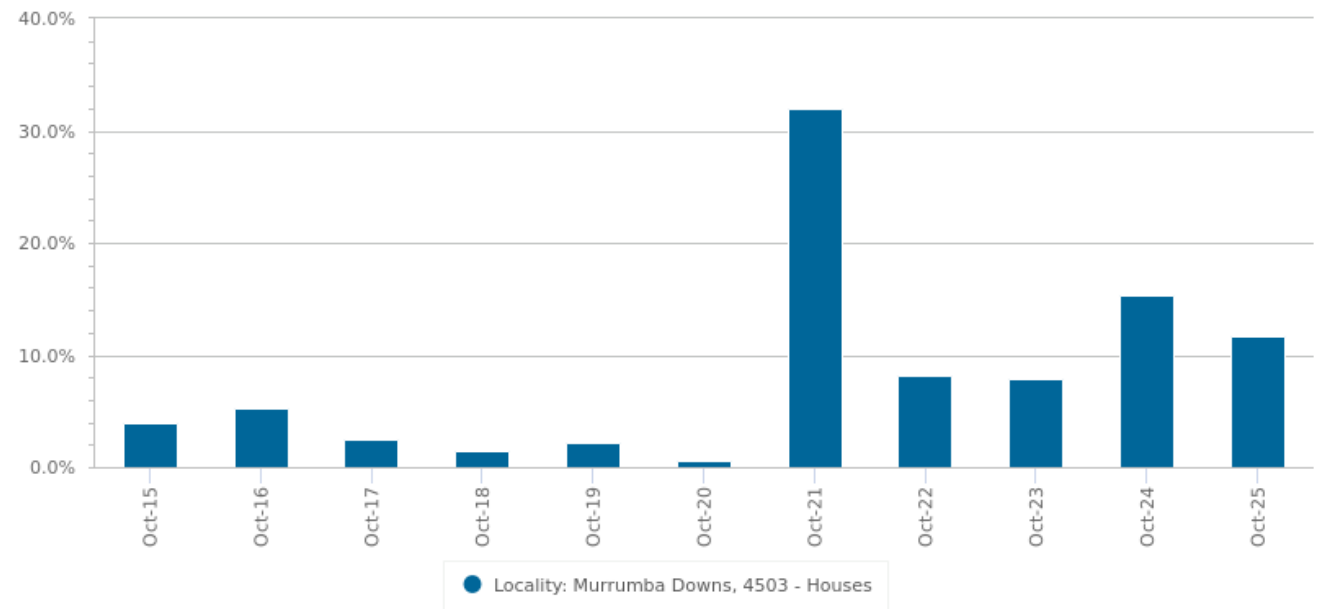
House: Change In Median Value

11.6%

Oct 2025

	Murrumba Downs
Oct 2016	5.3%
Oct 2017	2.5%
Oct 2018	1.4%
Oct 2019	2.2%
Oct 2020	0.5%
Oct 2021	32.0%
Oct 2022	8.1%
Oct 2023	7.8%
Oct 2024	15.3%
Oct 2025	11.6%

Statistics are calculated at the end of the displayed month



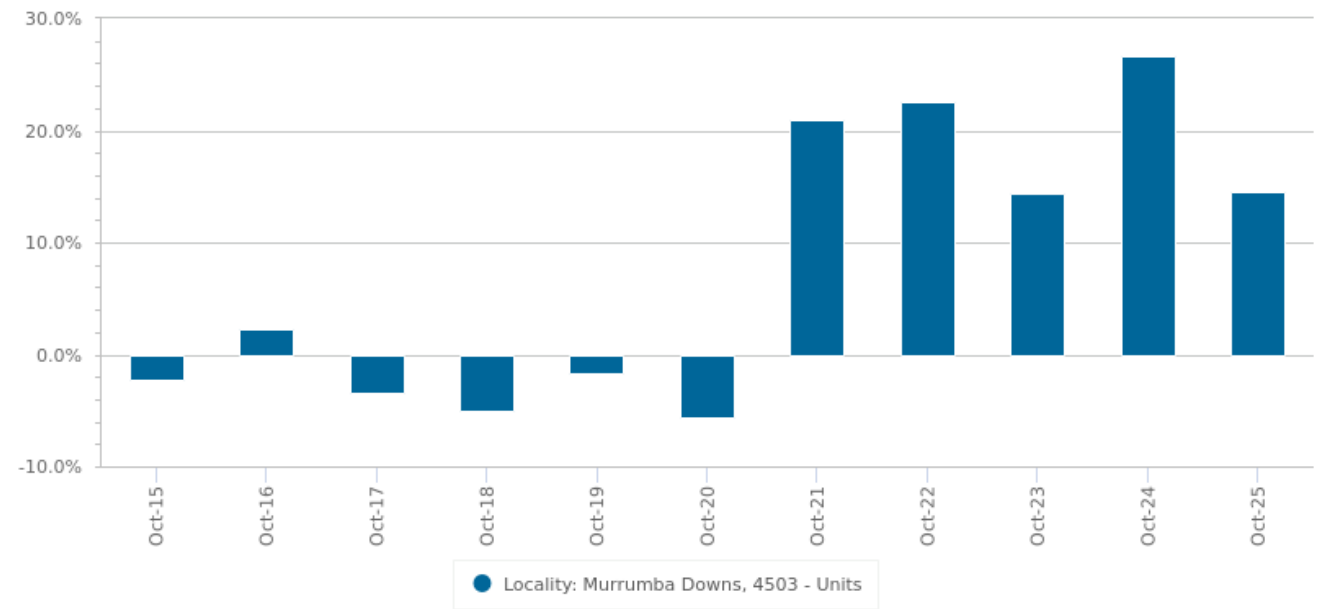
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

14.5%
Oct 2025

	Murrumba Downs
Oct 2016	2.2%
Oct 2017	-3.5%
Oct 2018	-5.0%
Oct 2019	-1.7%
Oct 2020	-5.6%
Oct 2021	20.9%
Oct 2022	22.5%
Oct 2023	14.4%
Oct 2024	26.6%
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

145

Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	178	7,875
Dec 2024	174	7,855
Jan 2025	165	7,872
Feb 2025	158	7,834
Mar 2025	158	7,770
Apr 2025	151	7,714
May 2025	154	7,685
Jun 2025	145	7,647
Jul 2025	143	7,569
Aug 2025	136	7,448
Sep 2025	144	7,411
Oct 2025	145	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

49
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	52	1,563
Dec 2024	52	1,534
Jan 2025	49	1,522
Feb 2025	51	1,541
Mar 2025	50	1,546
Apr 2025	43	1,536
May 2025	36	1,529
Jun 2025	38	1,574
Jul 2025	47	1,541
Aug 2025	46	1,532
Sep 2025	46	1,518
Oct 2025	49	1,495

Statistics are calculated over a rolling 12 month period



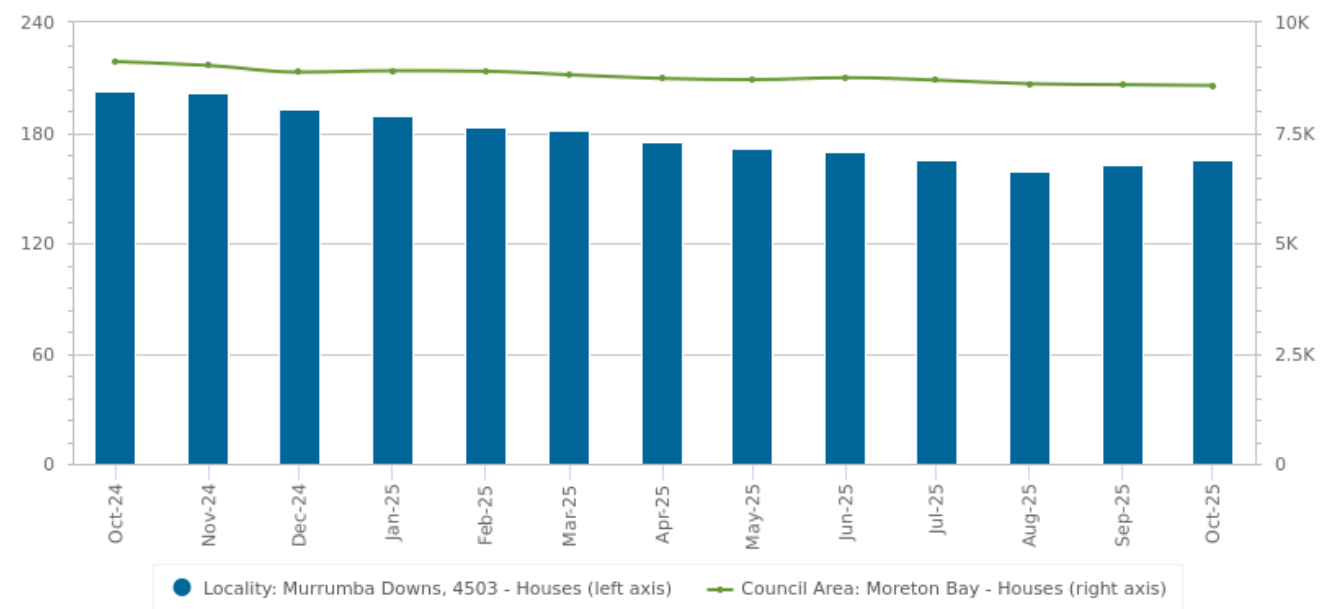
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

165
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	202	9,023
Dec 2024	193	8,872
Jan 2025	189	8,905
Feb 2025	183	8,892
Mar 2025	181	8,812
Apr 2025	175	8,730
May 2025	172	8,703
Jun 2025	170	8,748
Jul 2025	165	8,691
Aug 2025	159	8,609
Sep 2025	163	8,588
Oct 2025	165	8,571

Statistics are calculated over a rolling 12 month period



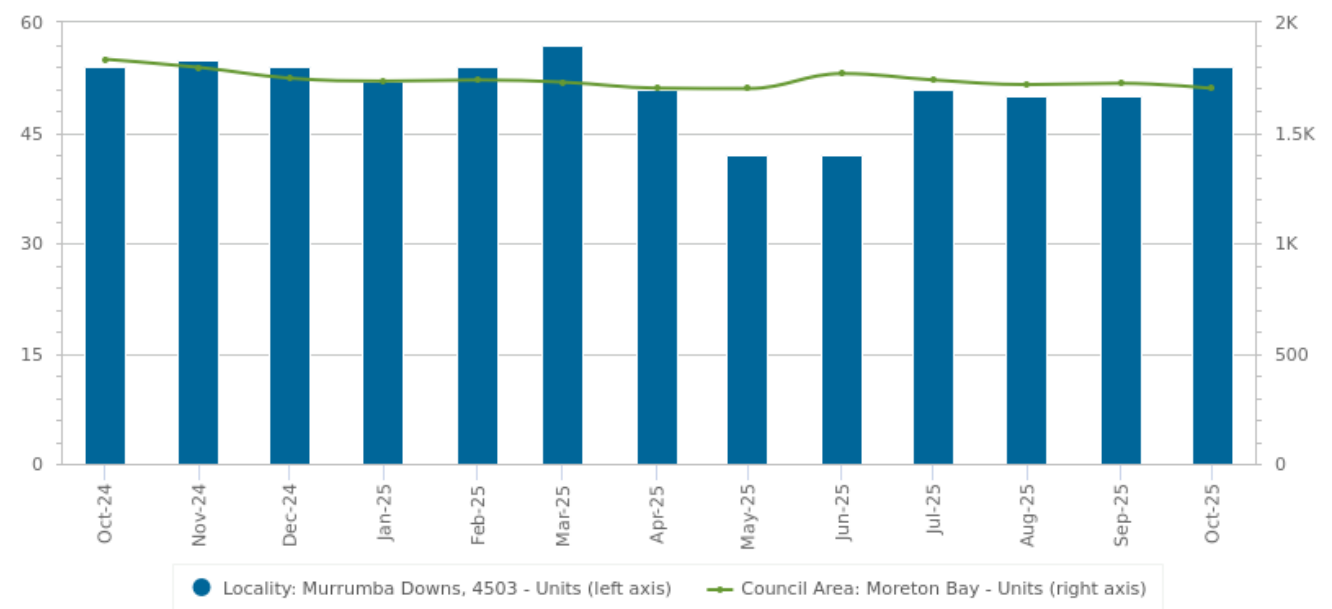
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

54
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	55	1,796
Dec 2024	54	1,747
Jan 2025	52	1,734
Feb 2025	54	1,739
Mar 2025	57	1,729
Apr 2025	51	1,702
May 2025	42	1,700
Jun 2025	42	1,768
Jul 2025	51	1,739
Aug 2025	50	1,718
Sep 2025	50	1,724
Oct 2025	54	1,701

Statistics are calculated over a rolling 12 month period



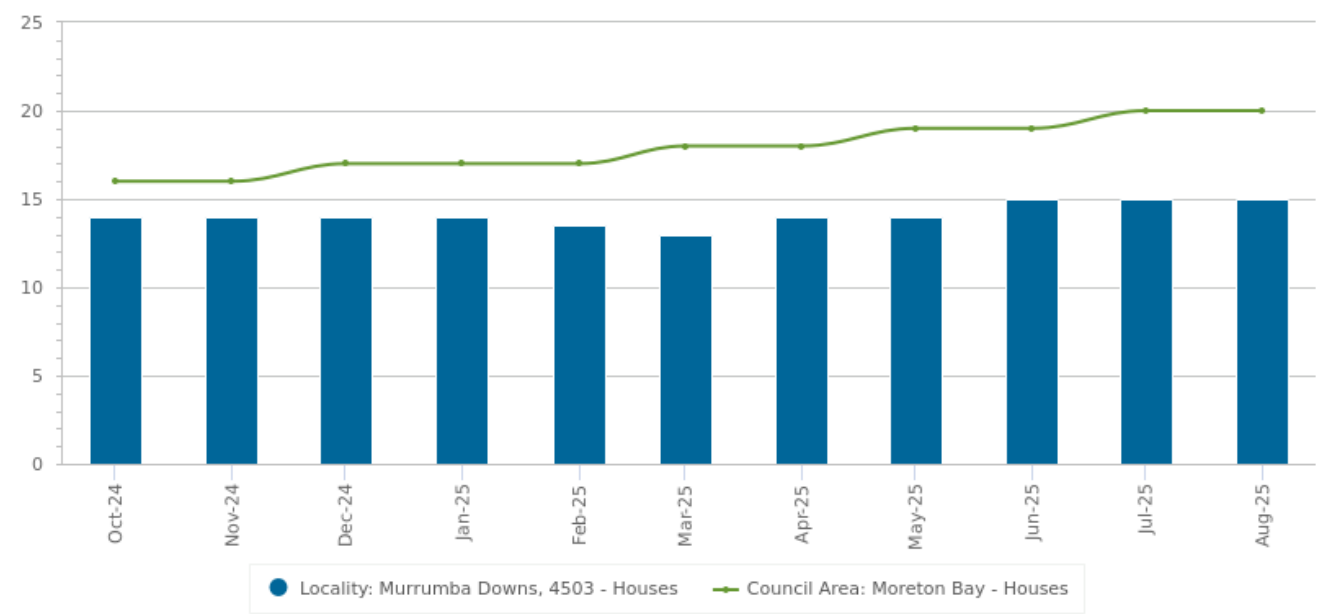
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

15
Aug 2025

	Murrumba Downs	Moreton Bay
Sep 2024	14	16
Oct 2024	14	16
Nov 2024	14	16
Dec 2024	14	17
Jan 2025	14	17
Feb 2025	13.5	17
Mar 2025	13	18
Apr 2025	14	18
May 2025	14	19
Jun 2025	15	19
Jul 2025	15	20
Aug 2025	15	20

Statistics are calculated over a rolling 12 month period



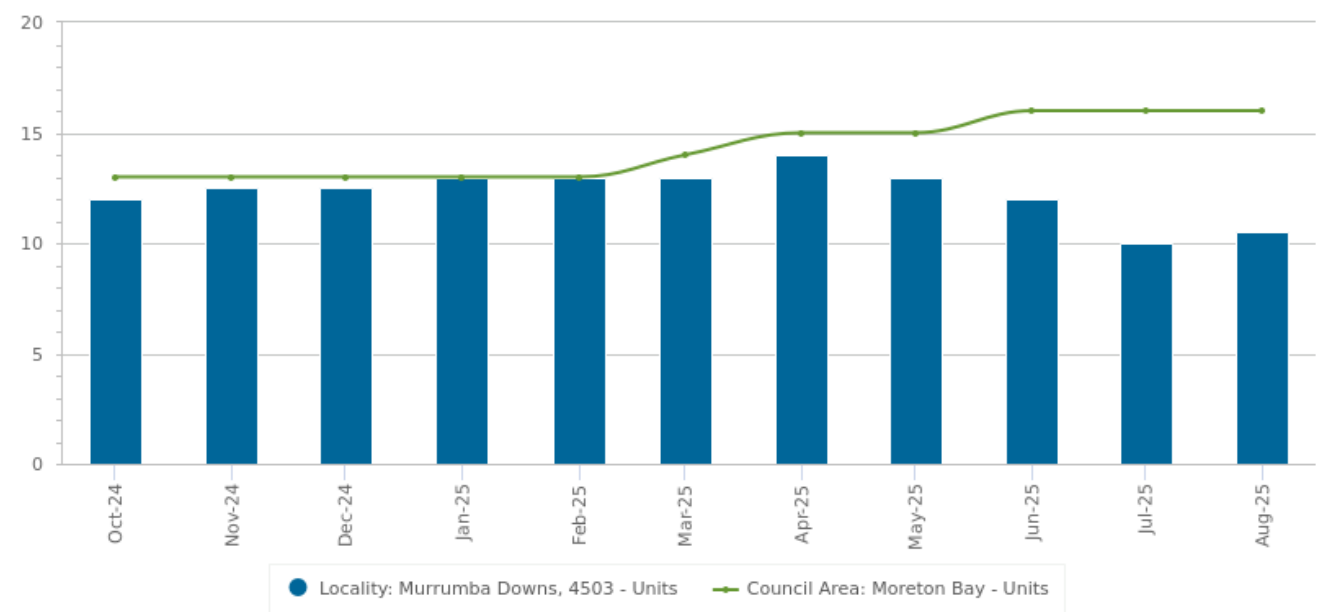
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

10.5
Aug 2025

	Murrumba Downs	Moreton Bay
Sep 2024	12	13
Oct 2024	12	13
Nov 2024	12.5	13
Dec 2024	12.5	13
Jan 2025	13	13
Feb 2025	13	13
Mar 2025	13	14
Apr 2025	14	15
May 2025	13	15
Jun 2025	12	16
Jul 2025	10	16
Aug 2025	10.5	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

House: Median Rent

\$680/w

Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	\$620/w	\$600/w
Dec 2024	\$625/w	\$600/w
Jan 2025	\$630/w	\$600/w
Feb 2025	\$630/w	\$600/w
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$670/w	\$625/w
Sep 2025	\$673/w	\$630/w
Oct 2025	\$680/w	\$630/w

Statistics are calculated over a rolling 12 month period



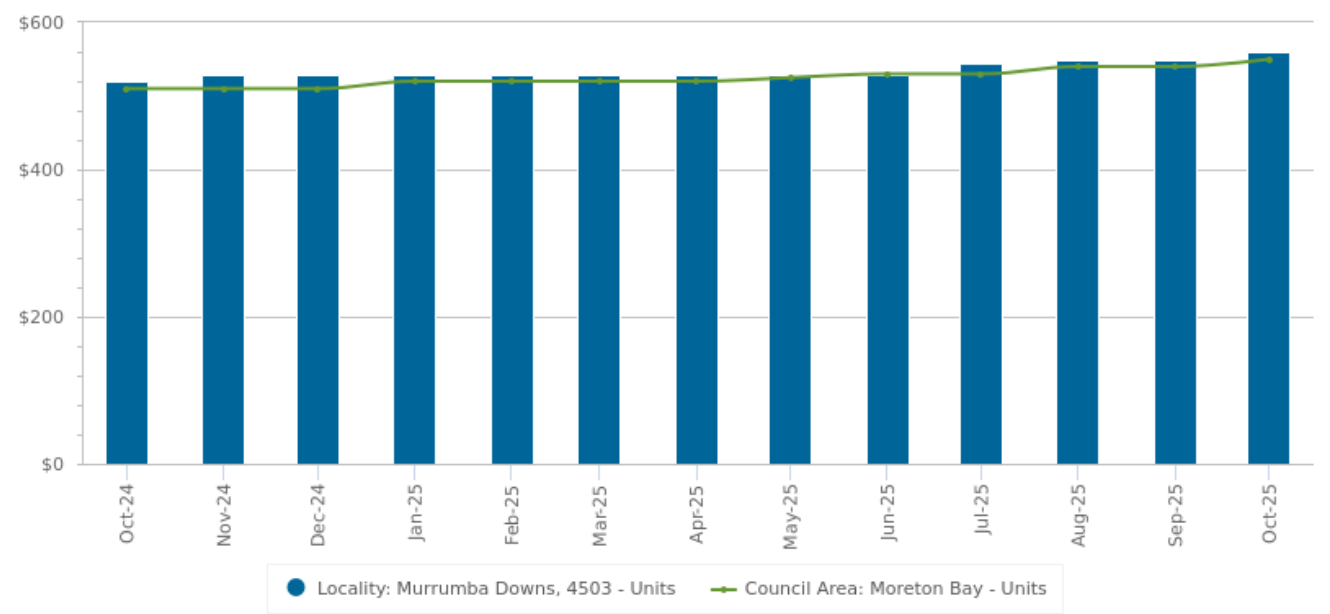
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$560/w
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	\$530/w	\$510/w
Dec 2024	\$530/w	\$510/w
Jan 2025	\$530/w	\$520/w
Feb 2025	\$530/w	\$520/w
Mar 2025	\$530/w	\$520/w
Apr 2025	\$530/w	\$520/w
May 2025	\$530/w	\$525/w
Jun 2025	\$530/w	\$530/w
Jul 2025	\$545/w	\$530/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$560/w	\$550/w

Statistics are calculated over a rolling 12 month period



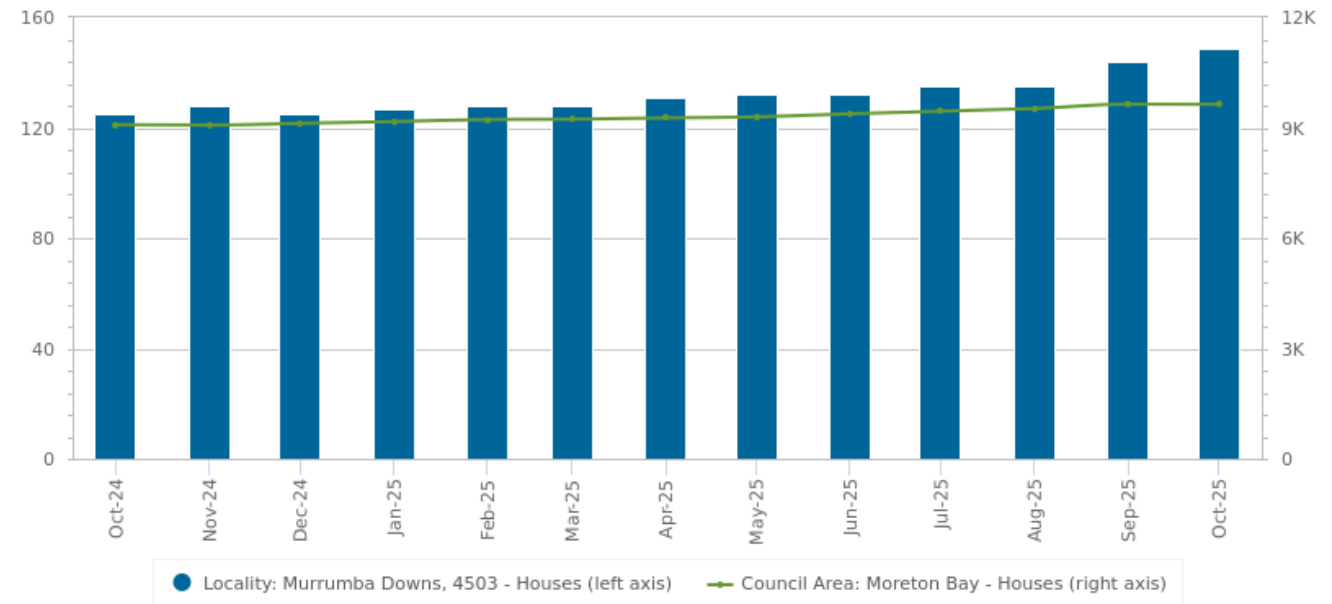
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

149
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	128	9,072
Dec 2024	125	9,120
Jan 2025	127	9,167
Feb 2025	128	9,222
Mar 2025	128	9,231
Apr 2025	131	9,268
May 2025	132	9,294
Jun 2025	132	9,380
Jul 2025	135	9,447
Aug 2025	135	9,523
Sep 2025	144	9,639
Oct 2025	149	9,636

Statistics are calculated over a rolling 12 month period



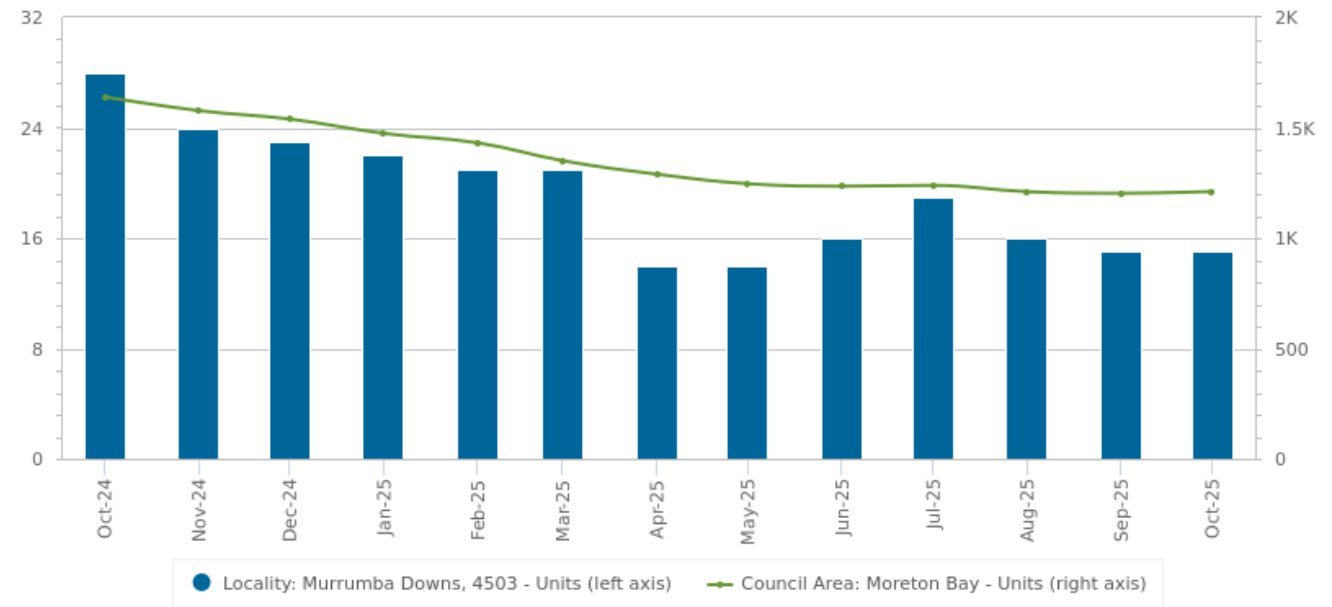
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

15
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	24	1,577
Dec 2024	23	1,539
Jan 2025	22	1,474
Feb 2025	21	1,431
Mar 2025	21	1,350
Apr 2025	14	1,289
May 2025	14	1,246
Jun 2025	16	1,235
Jul 2025	19	1,239
Aug 2025	16	1,210
Sep 2025	15	1,203
Oct 2025	15	1,211

Statistics are calculated over a rolling 12 month period



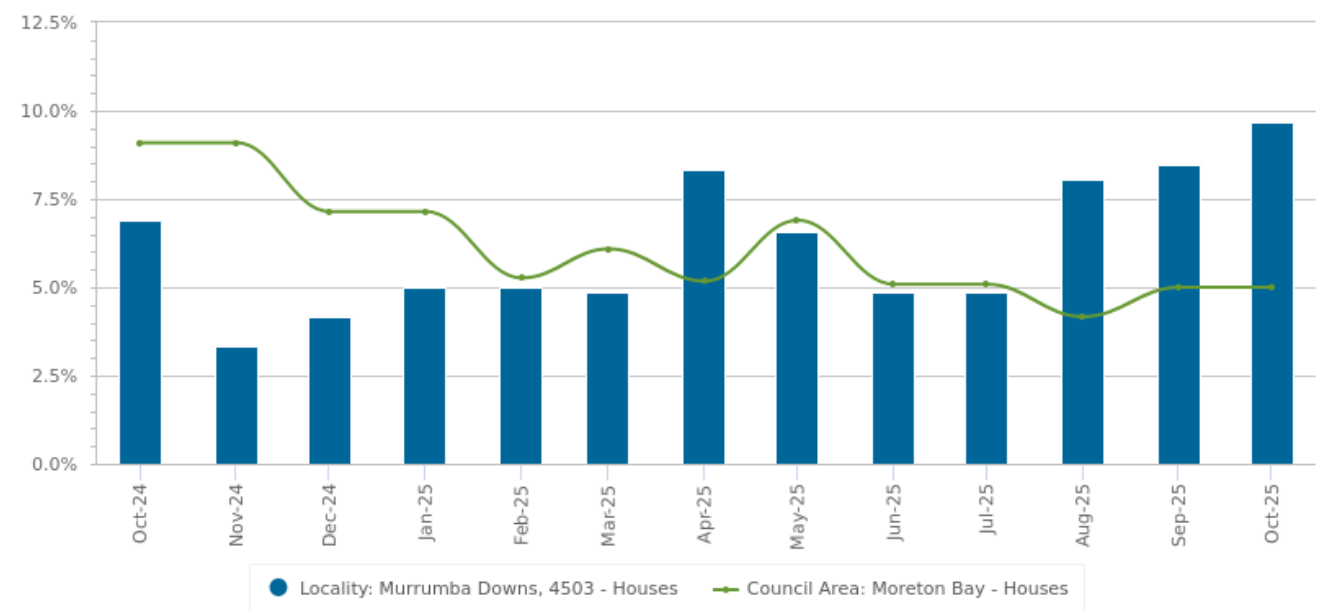
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.7%
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	3.3%	9.1%
Dec 2024	4.2%	7.1%
Jan 2025	5.0%	7.1%
Feb 2025	5.0%	5.3%
Mar 2025	4.8%	6.1%
Apr 2025	8.3%	5.2%
May 2025	6.6%	6.9%
Jun 2025	4.8%	5.1%
Jul 2025	4.8%	5.1%
Aug 2025	8.1%	4.2%
Sep 2025	8.5%	5.0%
Oct 2025	9.7%	5.0%

Statistics are calculated over a rolling 12 month period



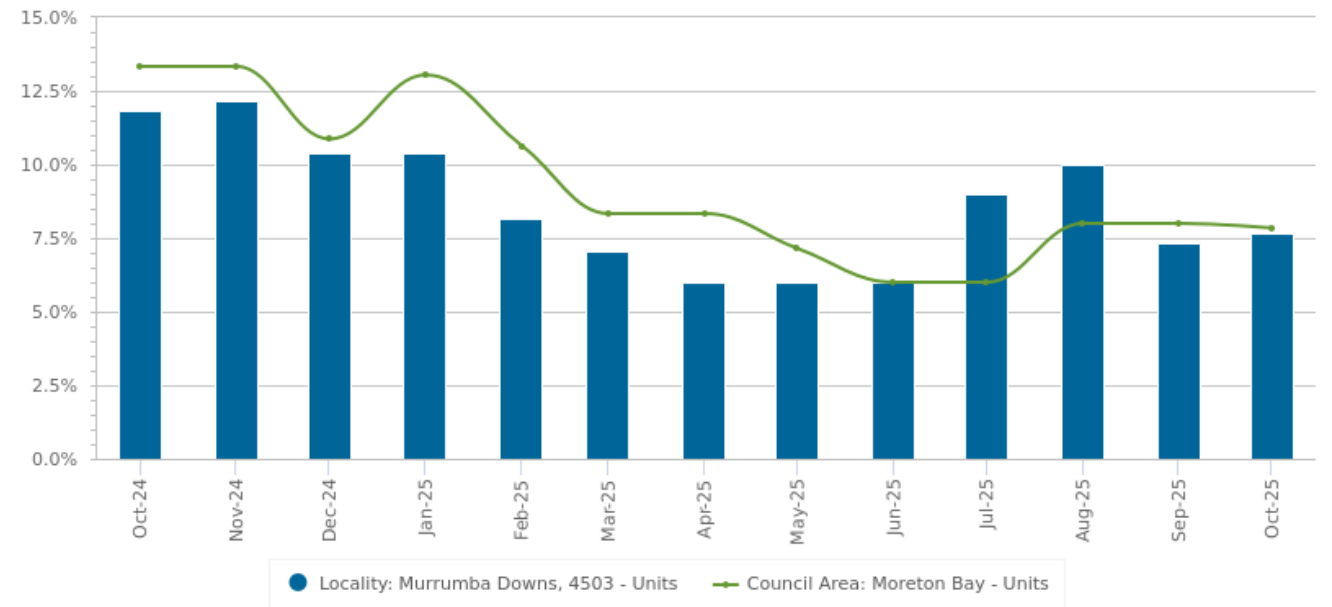
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

7.7%
Oct 2025

	Murrumba Downs	Moreton Bay
Nov 2024	12.2%	13.3%
Dec 2024	10.4%	10.9%
Jan 2025	10.4%	13.0%
Feb 2025	8.2%	10.6%
Mar 2025	7.1%	8.3%
Apr 2025	6.0%	8.3%
May 2025	6.0%	7.1%
Jun 2025	6.0%	6.0%
Jul 2025	9.0%	6.0%
Aug 2025	10.0%	8.0%
Sep 2025	7.3%	8.0%
Oct 2025	7.7%	7.8%

Statistics are calculated over a rolling 12 month period



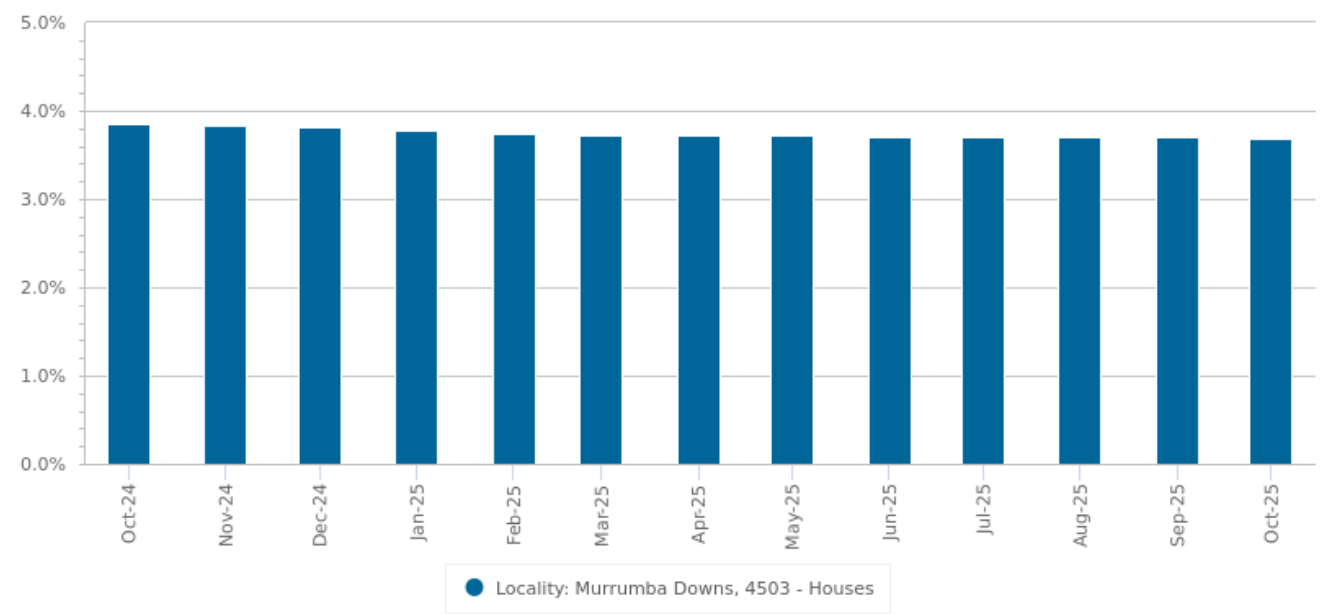
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.7%
Oct 2025

	Murrumba Downs
Nov 2024	3.8%
Dec 2024	3.8%
Jan 2025	3.8%
Feb 2025	3.7%
Mar 2025	3.7%
Apr 2025	3.7%
May 2025	3.7%
Jun 2025	3.7%
Jul 2025	3.7%
Aug 2025	3.7%
Sep 2025	3.7%
Oct 2025	3.7%

Statistics are calculated at the end of the displayed month



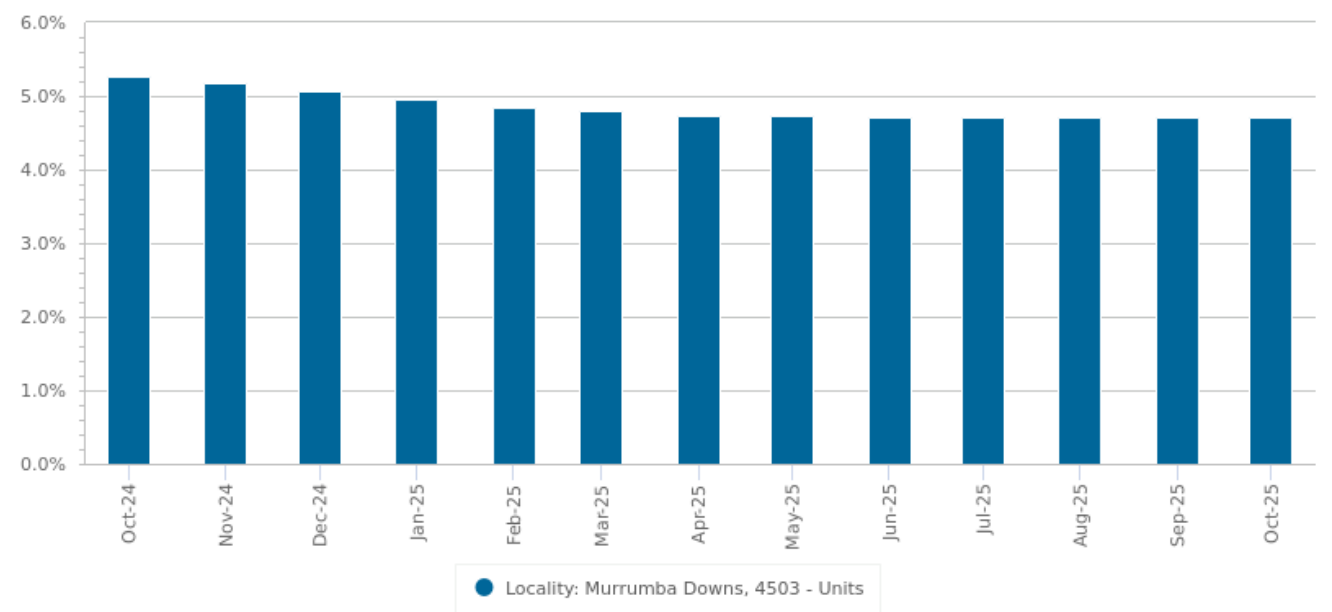
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.7%
Oct 2025

	Murrumba Downs
Nov 2024	5.2%
Dec 2024	5.1%
Jan 2025	5.0%
Feb 2025	4.8%
Mar 2025	4.8%
Apr 2025	4.7%
May 2025	4.7%
Jun 2025	4.7%
Jul 2025	4.7%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 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

	Murrumba Downs	Moreton Bay
Childless Couples	37.3%	38.7%
Couples with Children	45%	42%
Single Parents	16.9%	17.9%
Other	1.1%	1.3%

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



Childless Couples

37.3%



Couples with Children

45%



Single Parents

16.9%



Other

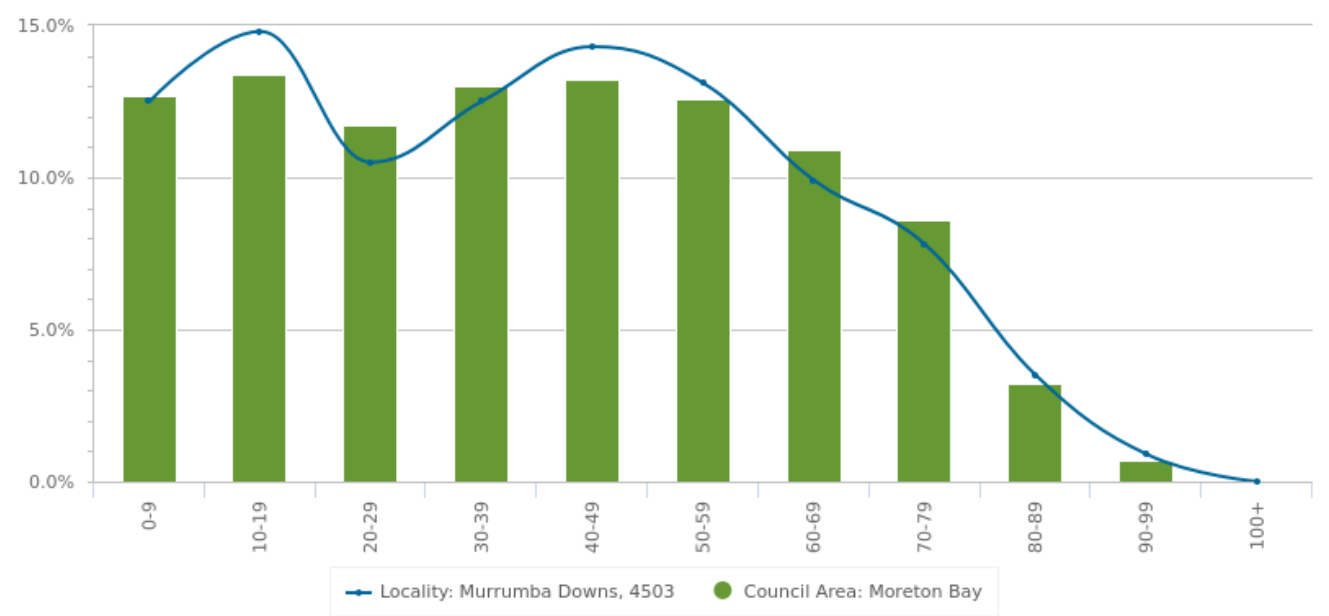
1.1%

Population Age

Population Age

	Murrumba Downs	Moreton Bay
0-9	12.5%	12.7%
10-19	14.8%	13.4%
20-29	10.5%	11.7%
30-39	12.5%	13%
40-49	14.3%	13.2%
50-59	13.1%	12.6%
60-69	9.9%	10.9%
70-79	7.8%	8.6%
80-89	3.5%	3.2%
90-99	0.9%	0.7%

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



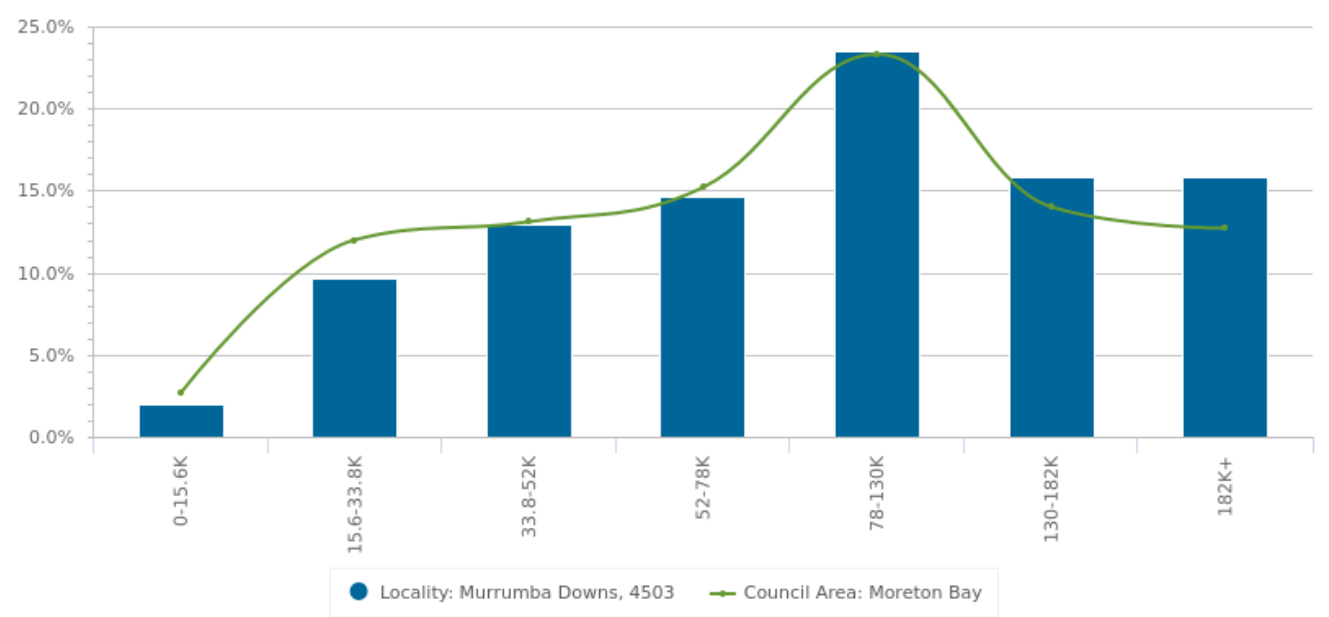
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Murrumba Downs	Moreton Bay
0-15.6K	2%	2.7%
15.6-33.8K	9.7%	12%
33.8-52K	12.9%	13.1%
52-78K	14.6%	15.2%
78-130K	23.5%	23.3%
130-182K	15.8%	14%
182K+	15.8%	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

	Murrumba Downs	Moreton Bay
Postgrad	5.1%	4.9%
Graduate Diploma or Certificate	3.6%	3.3%
Bachelor	22%	20%
Advanced Diploma or Diploma	19.1%	17.2%
Certificate	39.9%	42.3%
Not Stated	9.3%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

5.1%



Graduate Diploma or Certificate

3.6%



Bachelor

22%



Advanced Diploma or
Diploma

19.1%



Certificate

39.9%



Not Stated

9.3%



Inadequately
Described

0.9%

Occupation

Employment By Occupation

	Murrumba Downs	Moreton Bay
Professional	18.6%	17.9%
Clerical	15.3%	14.1%
Trades	13.2%	14.7%
Labourer	8.6%	10.5%
Not Stated	1.4%	1.8%
Machinery Operators and Drivers	6.5%	7.1%
Managers	13.4%	11.4%
Community and Personal Service Workers	13%	13.3%
Sales Workers	10.2%	9.1%

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



Professional

18.6%



Clerical

15.3%



Trades

13.2%



Labourer

8.6%



Not Stated

1.4%



Machinery Operators and Drivers

6.5%

Employment By Occupation



Managers

13.4%



Community and Personal Service
Workers

13%



Sales Workers

10.2%

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