

Suburb Statistics Report

Murrumba Downs QLD 4503

Prepared on 20 Jan 2026

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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.

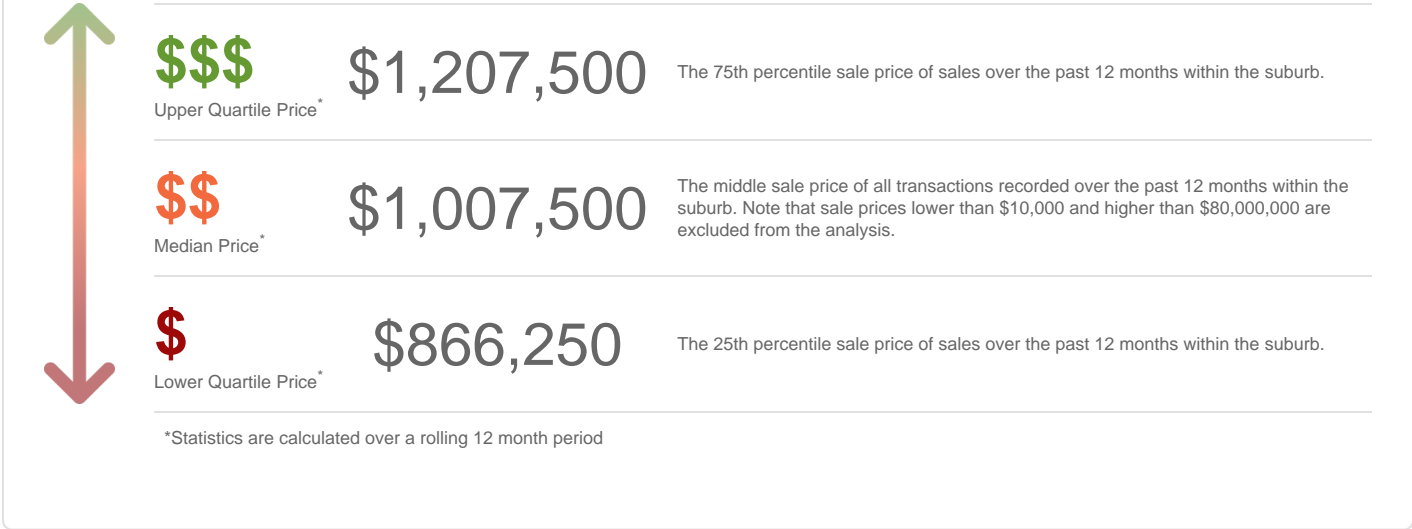
	House	Unit	Land
Average Tenure Period	11.2 years	6.5 years	-
Total Dwellings	3,263	765	109
Total New Listings	152	48	-
Median Value	\$1,129,874	\$713,264	-
Total Properties Listed	165	53	-

Market Trends

House: Market Trends



House: Median Price Quartiles



Unit: Market Trends

<div>59</div> <div>Properties Sold (12 Months)</div>	<div>6.5</div> <div>Average Tenure Period (Years)</div>	<div>\$550/w</div> <div>Median Asking Rent (12 Months)</div>
<div>48</div> <div>New Sale Listings (12 Months)</div>	<div>10.5</div> <div>Days on Market (12 Months)</div>	<div>22</div> <div>Rental Rate Observations (12 Months)</div>




Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$698,750</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$655,000</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>\$617,500</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>		

Land: Market Trends

41 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*	\$607,000	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

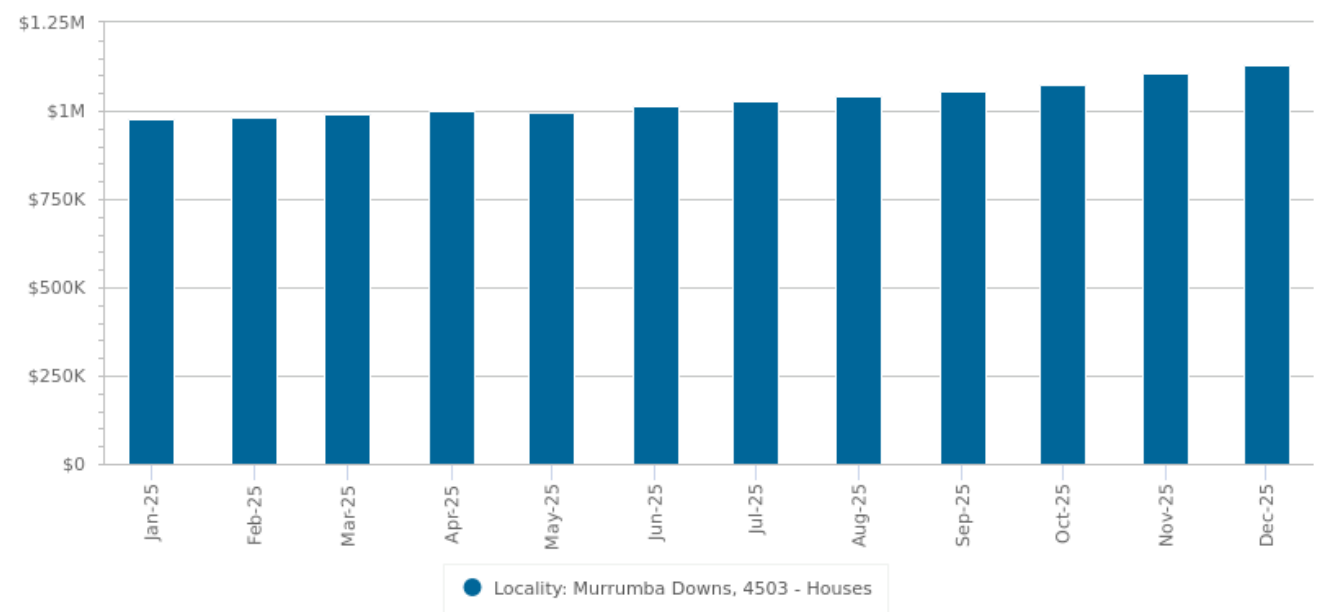
House: Recent Median Value

\$1.13M

Dec 2025

	Murrumba Downs
Jan 2025	\$975,996
Feb 2025	\$979,662
Mar 2025	\$991,301
Apr 2025	\$1,001,445
May 2025	\$997,658
Jun 2025	\$1,015,494
Jul 2025	\$1,027,031
Aug 2025	\$1,040,863
Sep 2025	\$1,054,122
Oct 2025	\$1,075,355
Nov 2025	\$1,106,743
Dec 2025	\$1,129,874

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

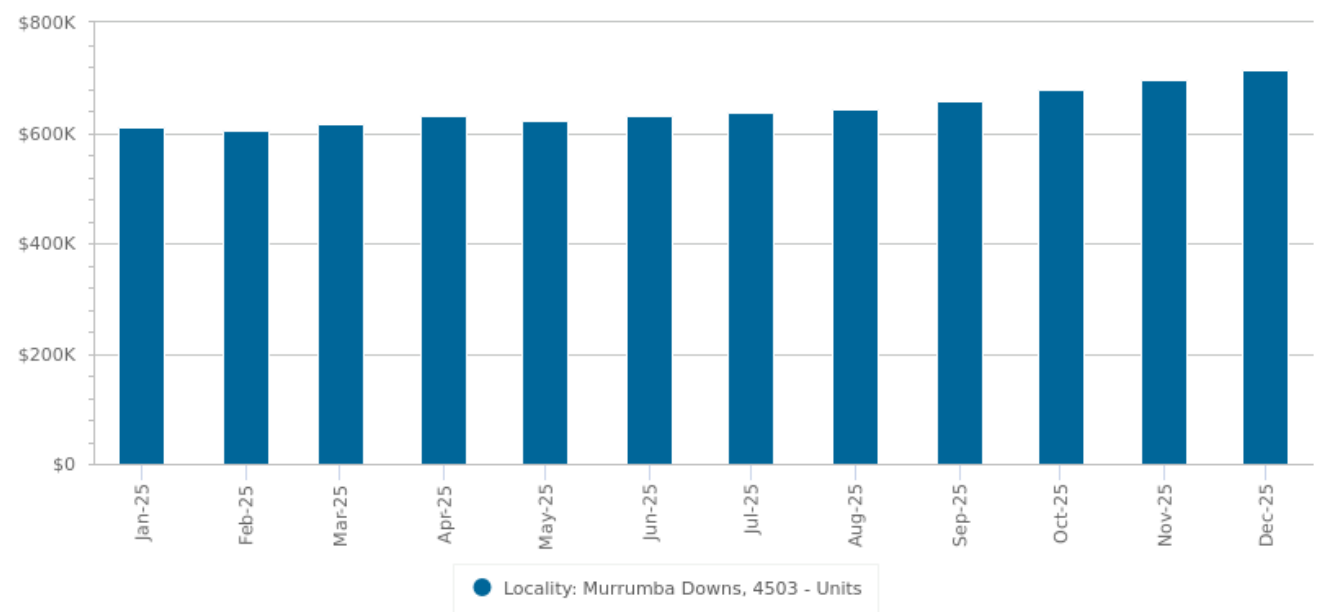
Unit: Recent Median Value

\$713K

Dec 2025

	Murrumba Downs
Jan 2025	\$610,282
Feb 2025	\$604,054
Mar 2025	\$615,802
Apr 2025	\$631,019
May 2025	\$622,632
Jun 2025	\$629,730
Jul 2025	\$637,857
Aug 2025	\$642,020
Sep 2025	\$658,373
Oct 2025	\$677,686
Nov 2025	\$697,384
Dec 2025	\$713,264

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

154

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$975,996	174
Feb 2025	\$979,662	166
Mar 2025	\$991,301	163
Apr 2025	\$1,001,445	163
May 2025	\$997,658	155
Jun 2025	\$1,015,494	155
Jul 2025	\$1,027,031	152
Aug 2025	\$1,040,863	147
Sep 2025	\$1,054,122	144
Oct 2025	\$1,075,355	154
Nov 2025	\$1,106,743	-
Dec 2025	\$1,129,874	-

Statistics are calculated over a rolling 12 month period



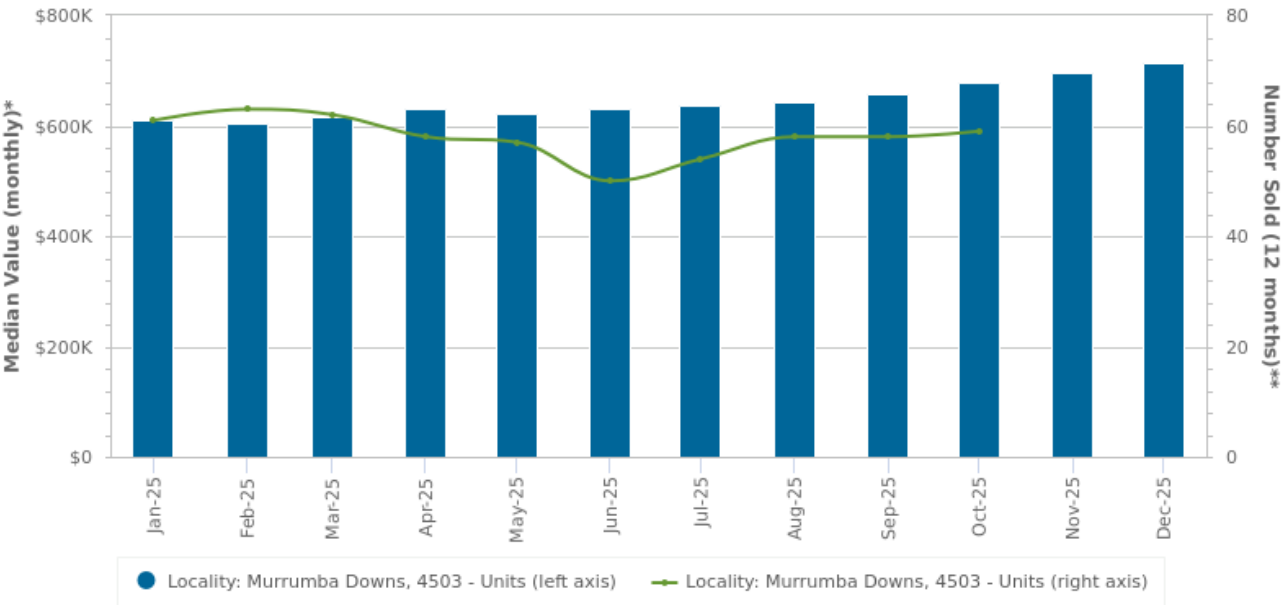
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

59
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$610,282	61
Feb 2025	\$604,054	63
Mar 2025	\$615,802	62
Apr 2025	\$631,019	58
May 2025	\$622,632	57
Jun 2025	\$629,730	50
Jul 2025	\$637,857	54
Aug 2025	\$642,020	58
Sep 2025	\$658,373	58
Oct 2025	\$677,686	59
Nov 2025	\$697,384	-
Dec 2025	\$713,264	-

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

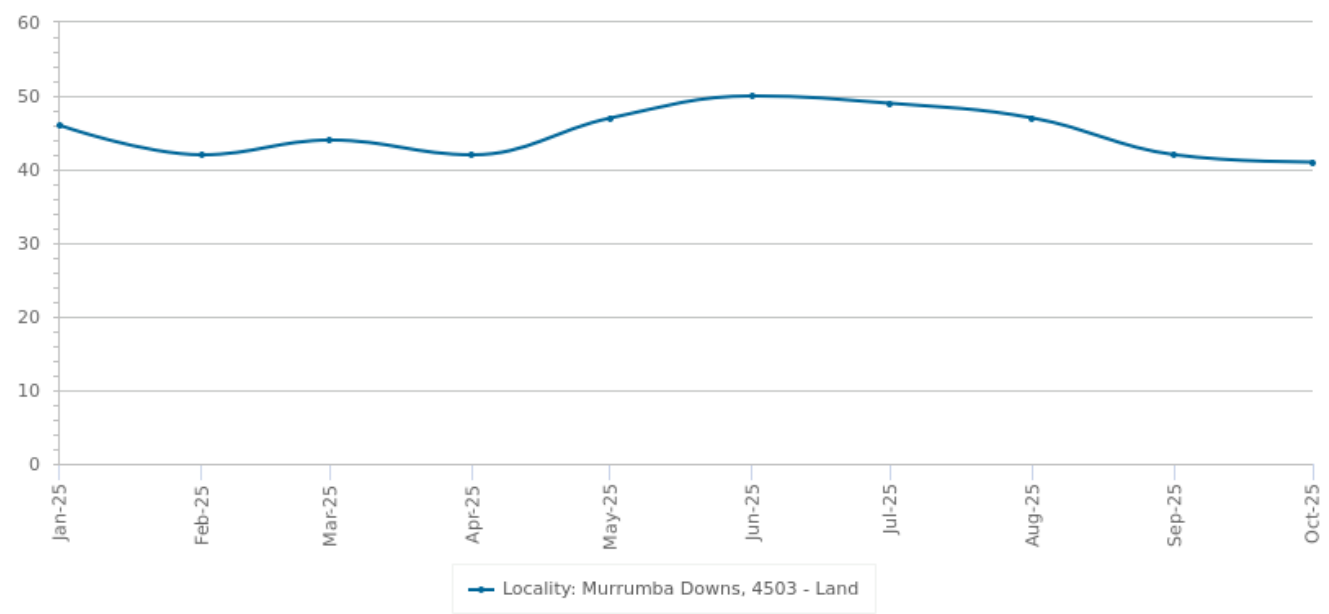
41

Oct 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	-	47
Dec 2024	-	45
Jan 2025	-	46
Feb 2025	-	42
Mar 2025	-	44
Apr 2025	-	42
May 2025	-	47
Jun 2025	-	50
Jul 2025	-	49
Aug 2025	-	47
Sep 2025	-	42
Oct 2025	-	41

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

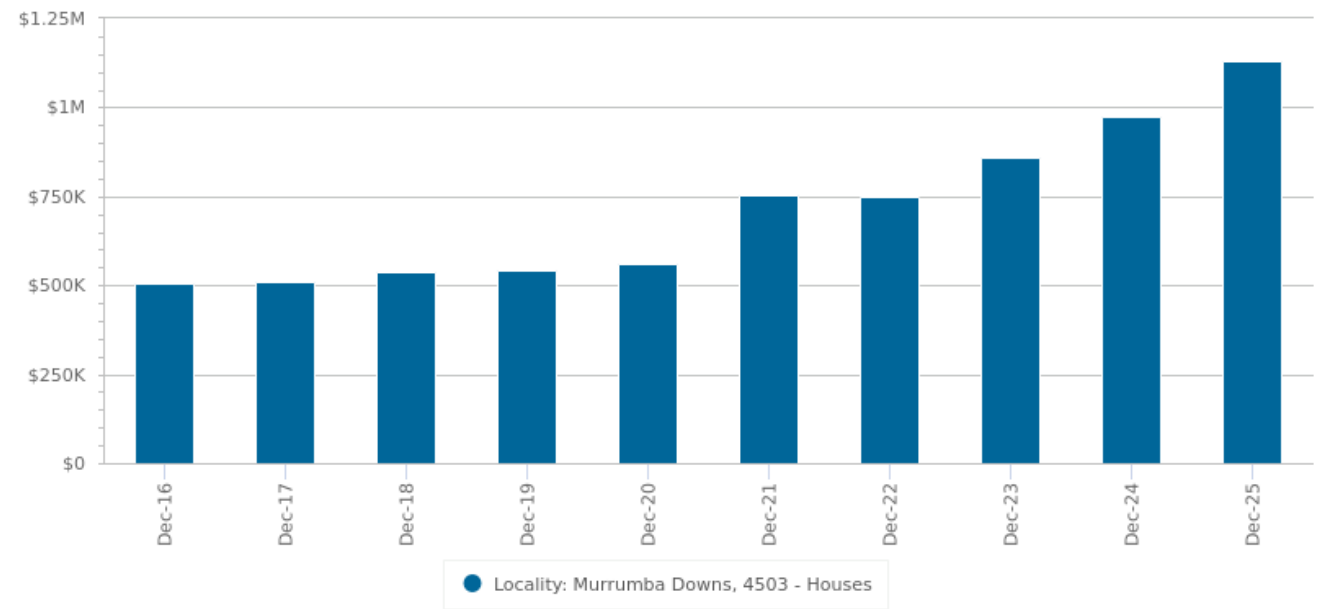
House: Median Value

\$1.13M

Dec 2025

	Murrumba Downs
Dec 2017	\$510,744
Dec 2018	\$537,943
Dec 2019	\$542,462
Dec 2020	\$558,858
Dec 2021	\$754,686
Dec 2022	\$750,114
Dec 2023	\$860,687
Dec 2024	\$972,653
Dec 2025	\$1,129,874
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

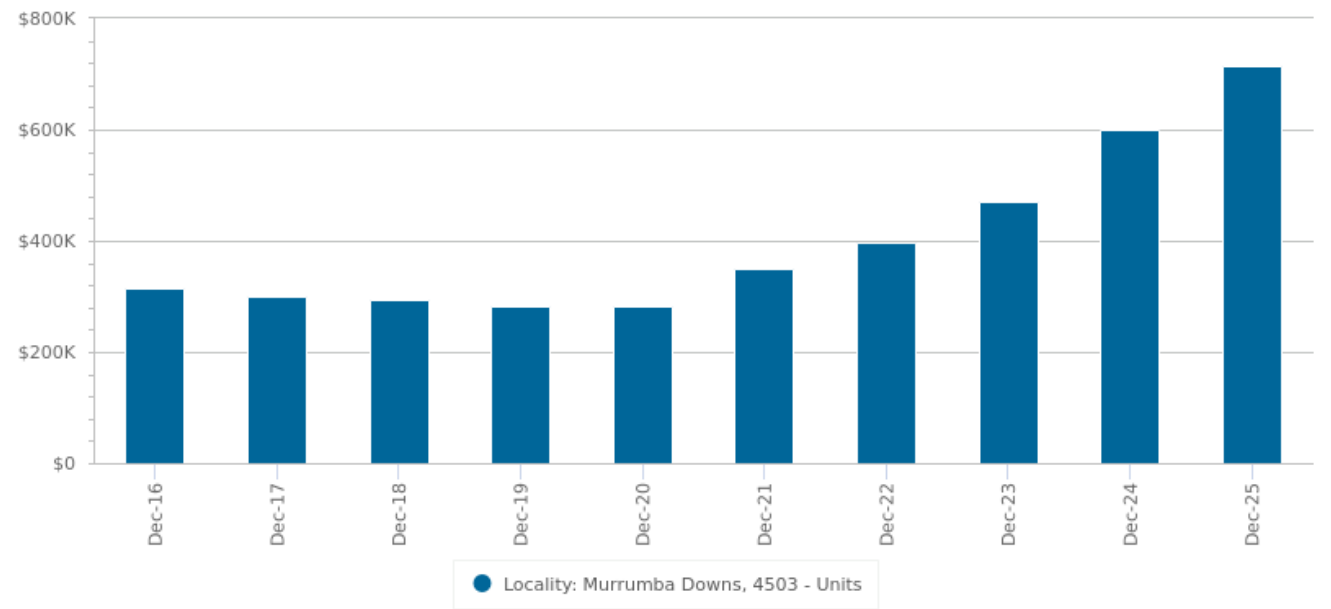
Unit: Median Value

\$713K

Dec 2025

	Murrumba Downs
Dec 2017	\$299,576
Dec 2018	\$292,689
Dec 2019	\$283,638
Dec 2020	\$283,648
Dec 2021	\$349,924
Dec 2022	\$398,440
Dec 2023	\$469,244
Dec 2024	\$600,086
Dec 2025	\$713,264
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

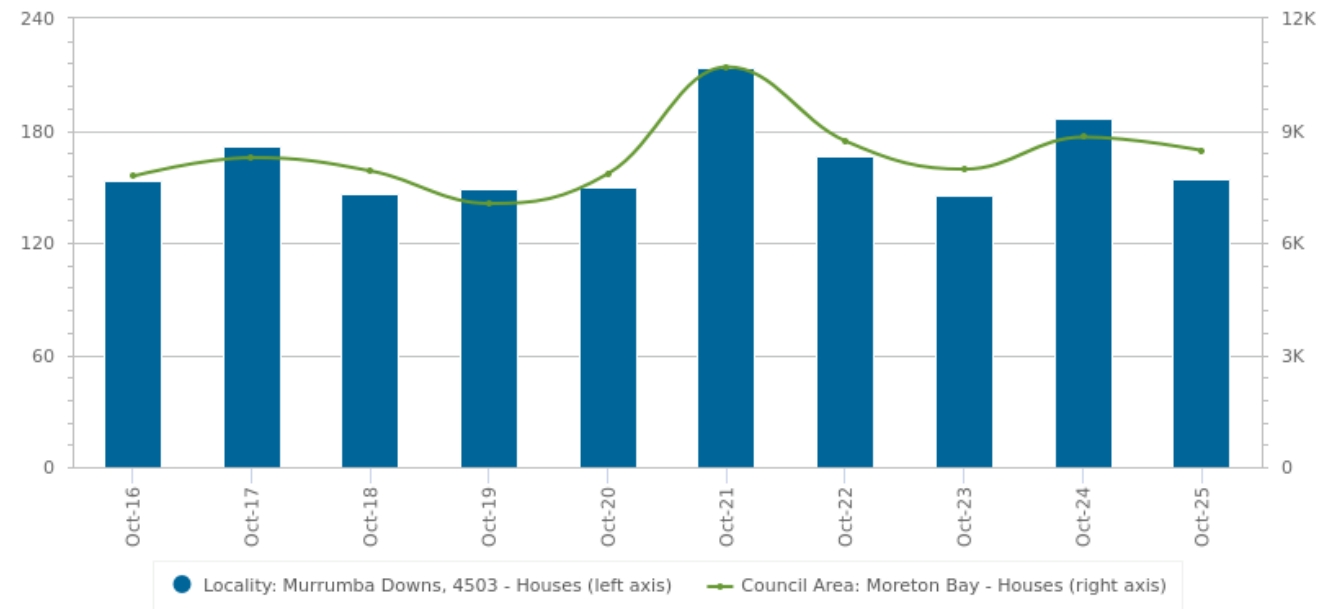
House: Sales Per Annum

154

Oct 2025

	Murrumba Downs	Moreton Bay
Oct 2017	172	8277
Oct 2018	146	7919
Oct 2019	149	7050
Oct 2020	150	7857
Oct 2021	214	10702
Oct 2022	166	8713
Oct 2023	145	7967
Oct 2024	187	8827
Oct 2025	154	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

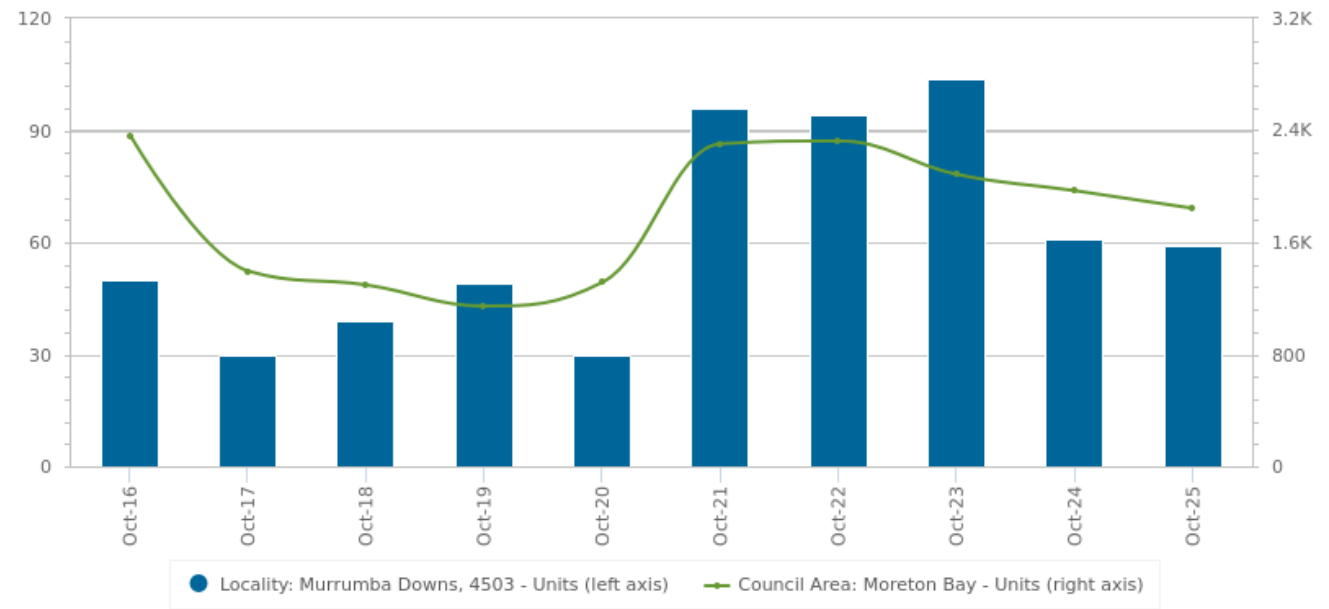
Unit: Sales Per Annum

59

Oct 2025

	Murrumba Downs	Moreton Bay
Oct 2017	30	1395
Oct 2018	39	1296
Oct 2019	49	1145
Oct 2020	30	1316
Oct 2021	96	2304
Oct 2022	94	2325
Oct 2023	104	2086
Oct 2024	61	1969
Oct 2025	59	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



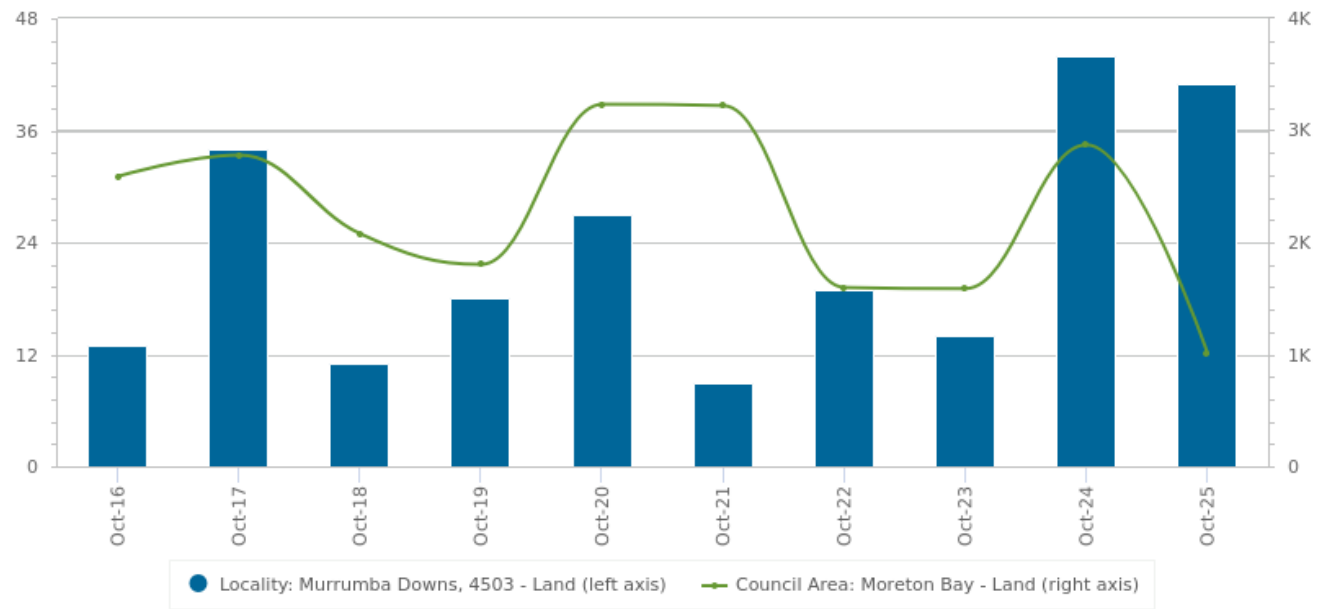
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

41
Oct 2025

	Murrumba Downs	Moreton Bay
Oct 2017	34	2780
Oct 2018	11	2077
Oct 2019	18	1803
Oct 2020	27	3233
Oct 2021	9	3221
Oct 2022	19	1597
Oct 2023	14	1587
Oct 2024	44	2871
Oct 2025	41	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

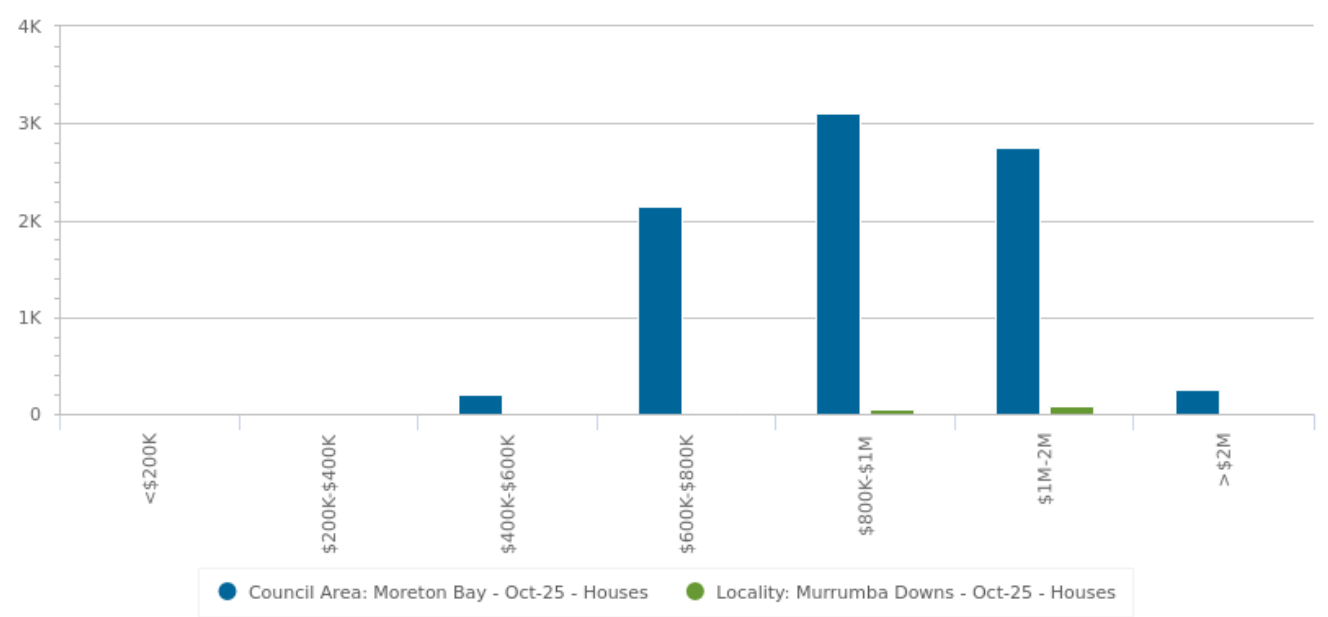
House: Sales By Price

\$163.40M

Oct 2025

	Murrumba Downs	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	2	196
\$600K-\$800K	18	2,137
\$800K-\$1M	51	3,107
\$1M-\$2M	83	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

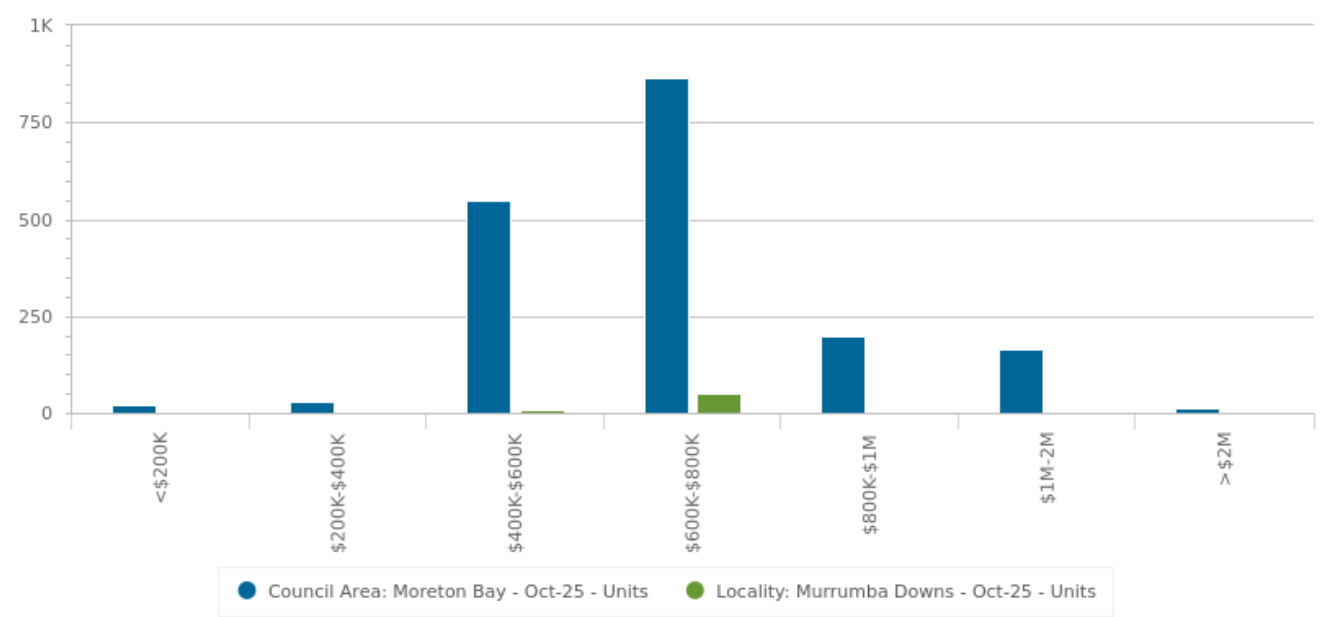
Unit: Sales By Price

\$38.90M

Oct 2025

	Murrumba Downs	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	9	549
\$600K-\$800K	49	866
\$800K-\$1M	1	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

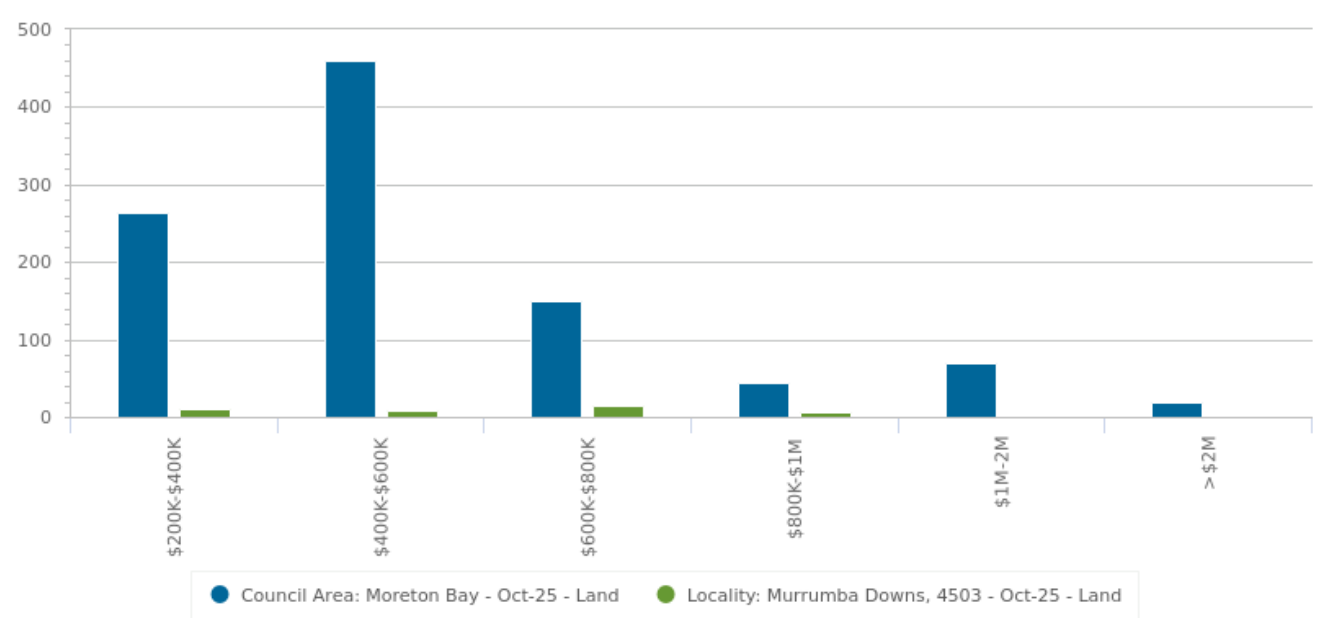


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Murrumba Downs	Moreton Bay
\$200K-\$400K	11	263
\$400K-\$600K	9	460
\$600K-\$800K	15	149
\$800K-\$1M	6	45
\$1M-\$2M	-	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

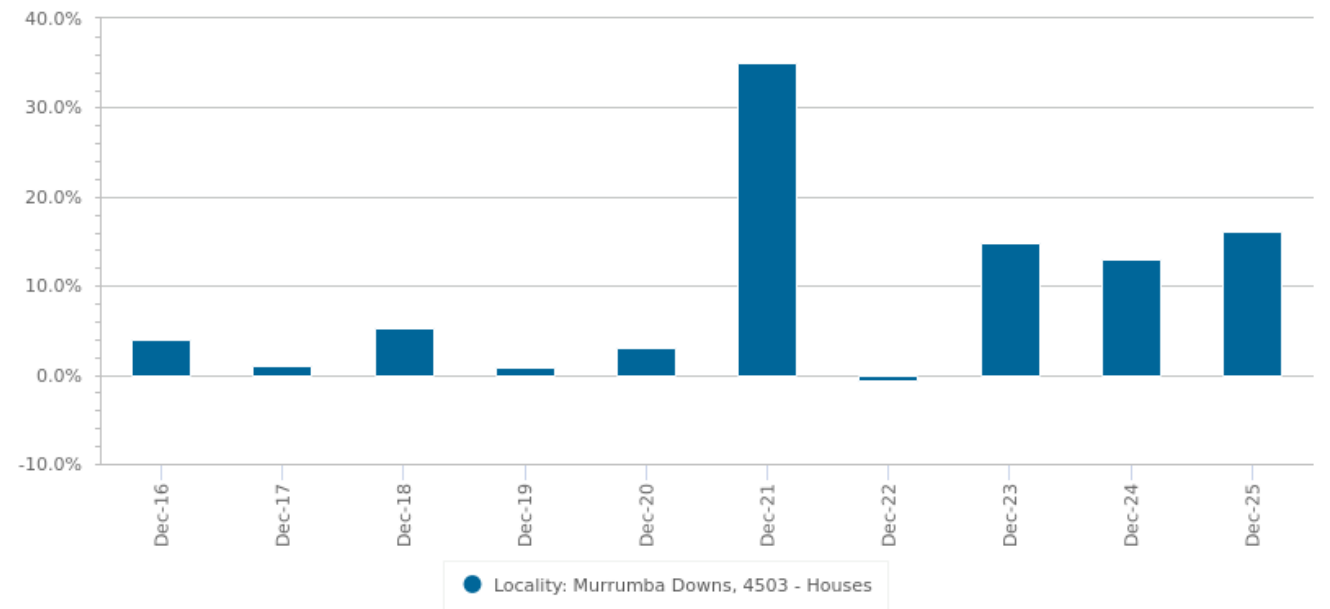
House: Change In Median Value

16.2%

Dec 2025

	Murrumba Downs
Dec 2017	1.0%
Dec 2018	5.3%
Dec 2019	0.8%
Dec 2020	3.0%
Dec 2021	35.0%
Dec 2022	-0.6%
Dec 2023	14.7%
Dec 2024	13.0%
Dec 2025	16.2%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

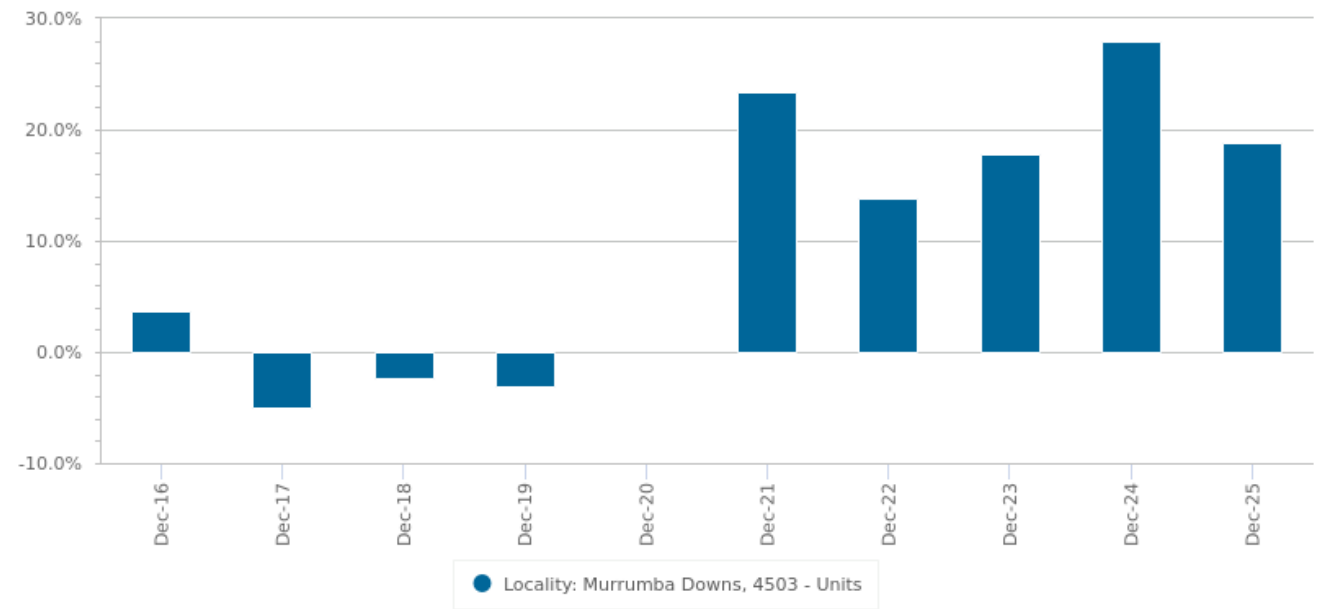
Unit: Change In Median Value

18.9%

Dec 2025

	Murrumba Downs
Dec 2017	-5.1%
Dec 2018	-2.3%
Dec 2019	-3.1%
Dec 2020	0.0%
Dec 2021	23.4%
Dec 2022	13.9%
Dec 2023	17.8%
Dec 2024	27.9%
Dec 2025	18.9%
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

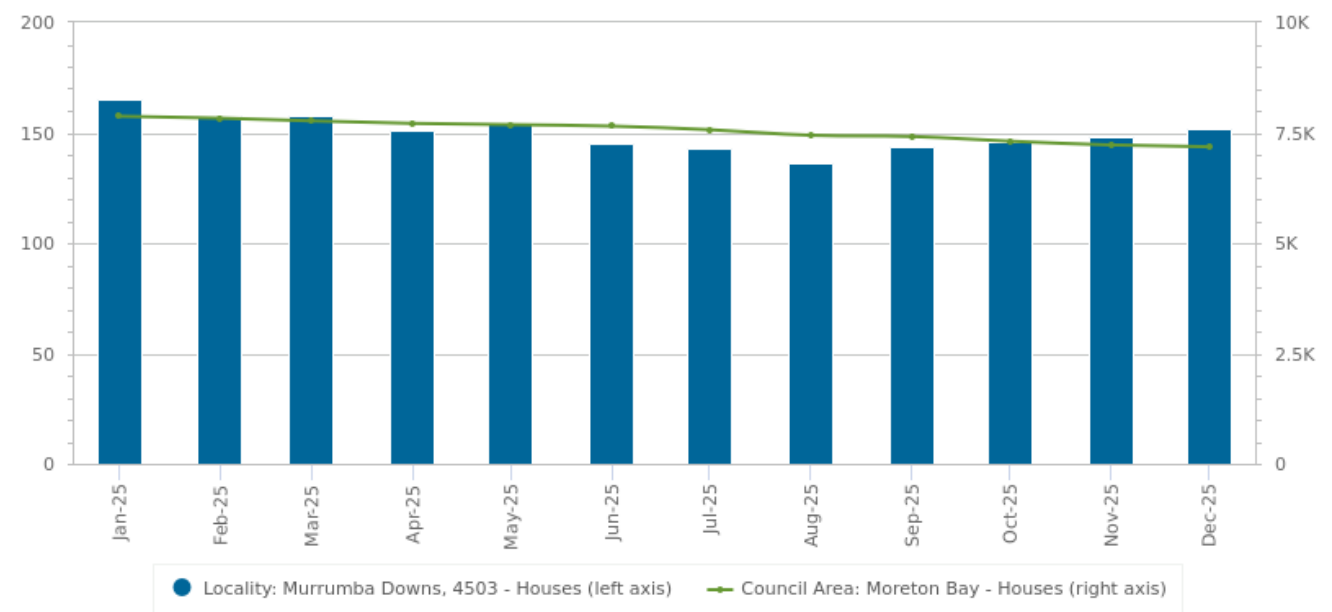
House: Number of New Listing

152

Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	165	7,873
Feb 2025	158	7,830
Mar 2025	158	7,768
Apr 2025	151	7,711
May 2025	154	7,683
Jun 2025	145	7,649
Jul 2025	143	7,567
Aug 2025	136	7,442
Sep 2025	144	7,414
Oct 2025	146	7,307
Nov 2025	148	7,223
Dec 2025	152	7,182

Statistics are calculated over a rolling 12 month period



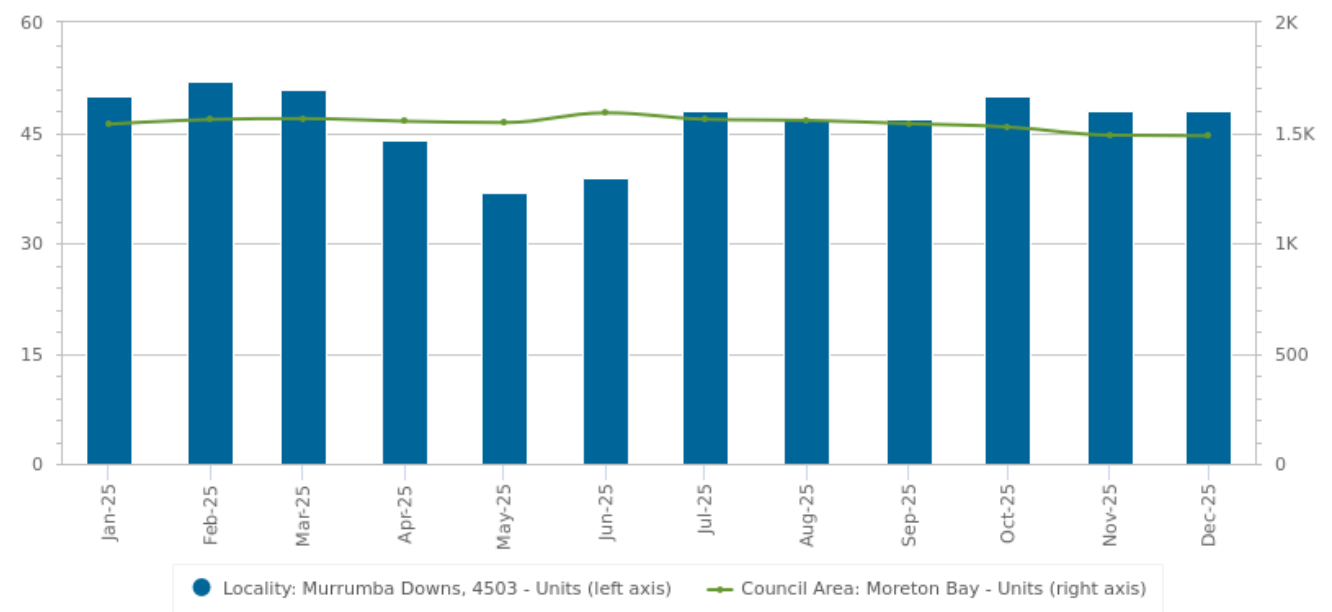
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

48
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	50	1,539
Feb 2025	52	1,560
Mar 2025	51	1,564
Apr 2025	44	1,552
May 2025	37	1,546
Jun 2025	39	1,590
Jul 2025	48	1,561
Aug 2025	47	1,556
Sep 2025	47	1,541
Oct 2025	50	1,526
Nov 2025	48	1,489
Dec 2025	48	1,486

Statistics are calculated over a rolling 12 month period



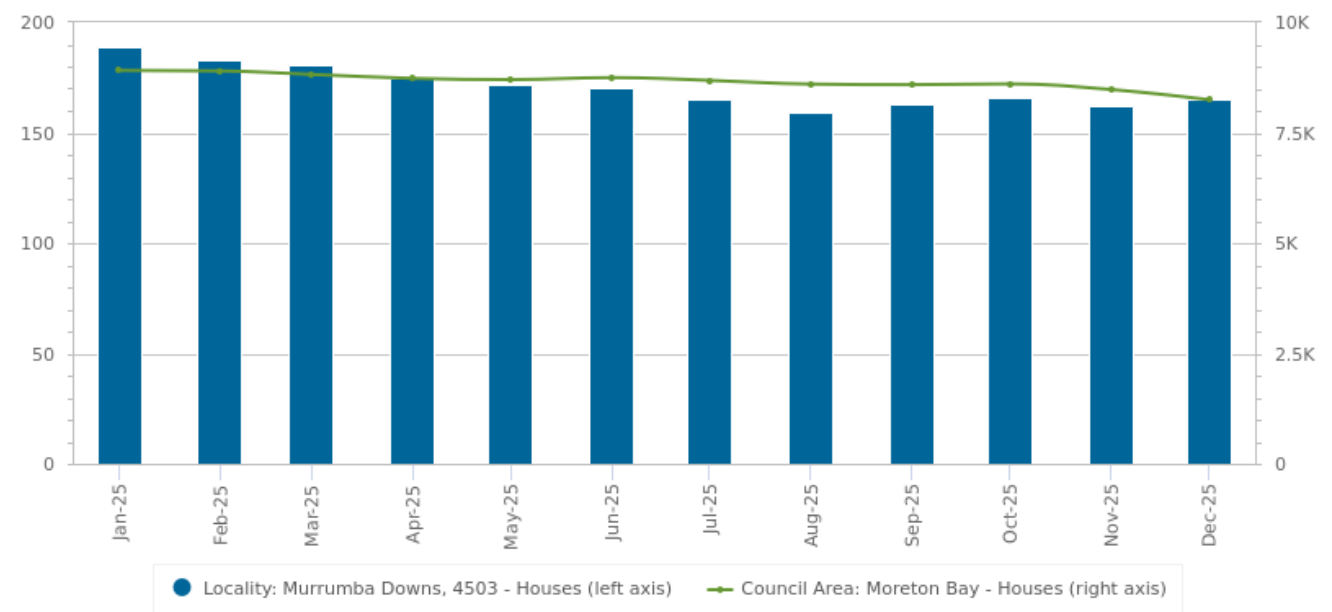
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

165
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	189	8,912
Feb 2025	183	8,900
Mar 2025	181	8,820
Apr 2025	175	8,731
May 2025	172	8,703
Jun 2025	170	8,749
Jul 2025	165	8,685
Aug 2025	159	8,601
Sep 2025	163	8,589
Oct 2025	166	8,606
Nov 2025	162	8,478
Dec 2025	165	8,247

Statistics are calculated over a rolling 12 month period



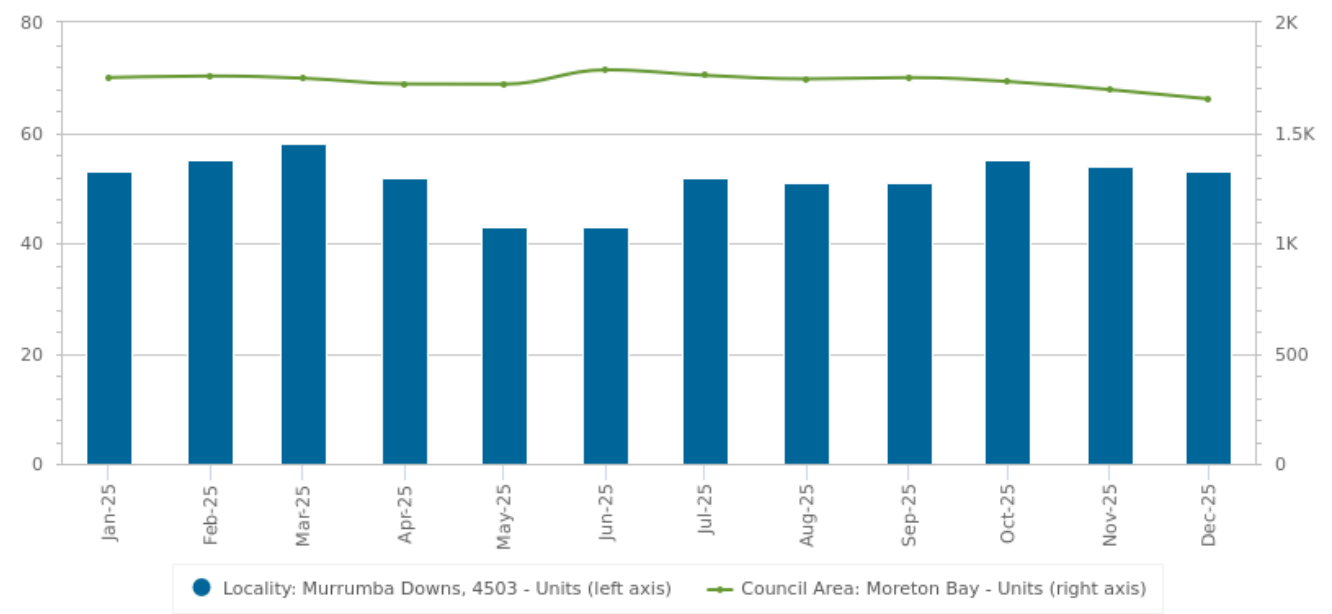
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

53
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	53	1,750
Feb 2025	55	1,757
Mar 2025	58	1,747
Apr 2025	52	1,721
May 2025	43	1,720
Jun 2025	43	1,785
Jul 2025	52	1,760
Aug 2025	51	1,744
Sep 2025	51	1,750
Oct 2025	55	1,732
Nov 2025	54	1,695
Dec 2025	53	1,653

Statistics are calculated over a rolling 12 month period



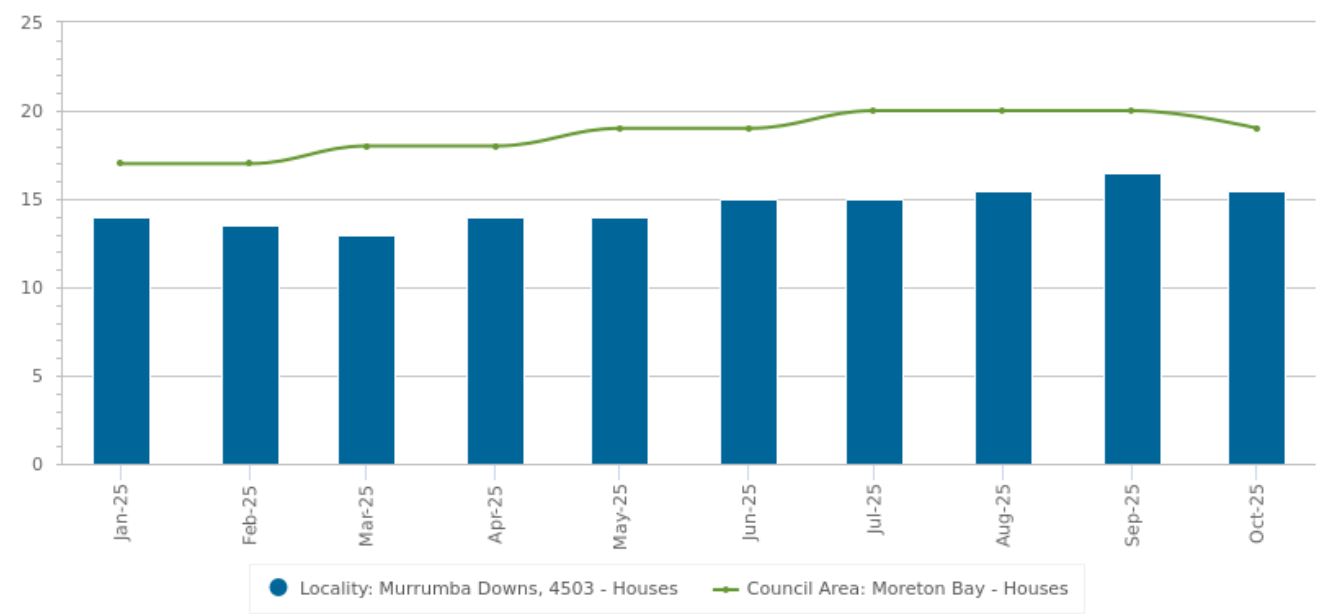
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

15.5
Oct 2025

	Murrumba Downs	Moreton Bay
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	15.5	20
Sep 2025	16.5	20
Oct 2025	15.5	19

Statistics are calculated over a rolling 12 month period



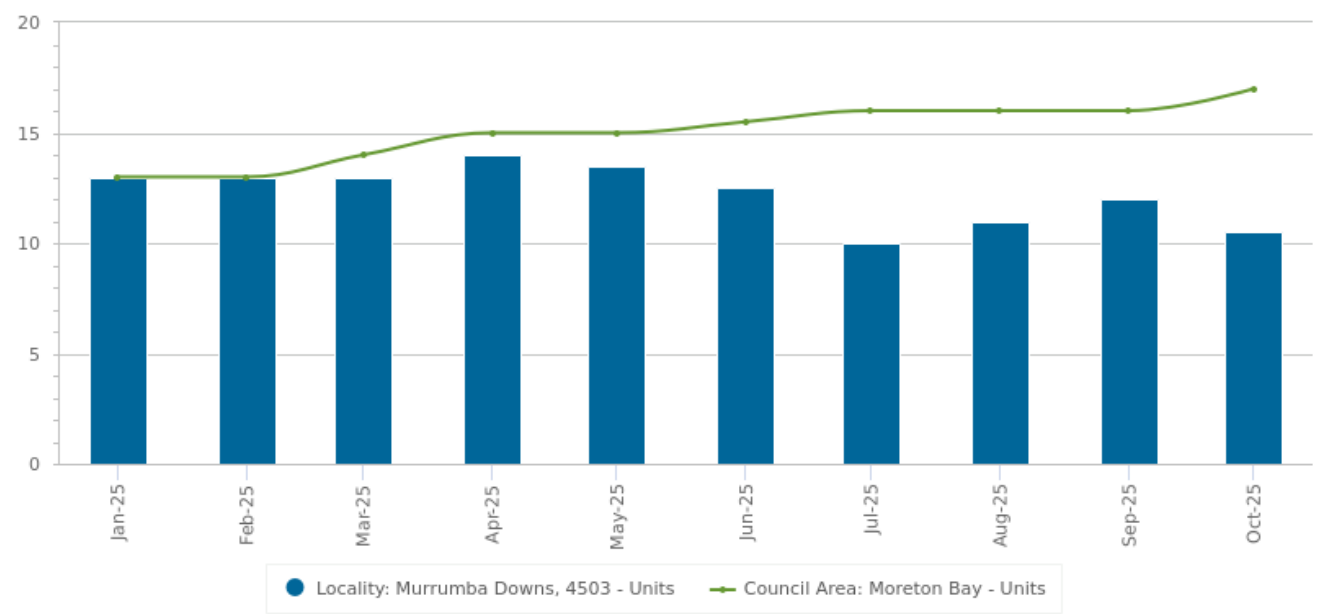
Statistics are calculated over a rolling 12 month period

10.5
Oct 2025

Unit: Median Days On Market

	Murrumba Downs	Moreton Bay
Nov 2024	13	13
Dec 2024	13	13
Jan 2025	13	13
Feb 2025	13	13
Mar 2025	13	14
Apr 2025	14	15
May 2025	13.5	15
Jun 2025	12.5	15.5
Jul 2025	10	16
Aug 2025	11	16
Sep 2025	12	16
Oct 2025	10.5	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

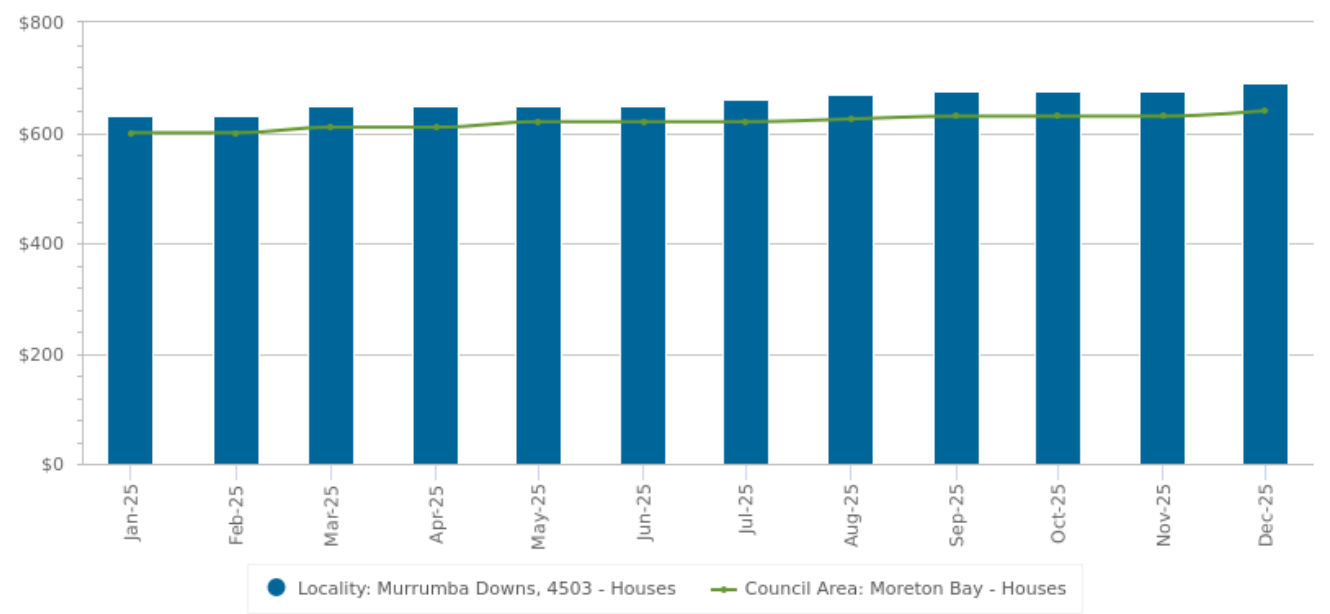
House: Median Rent

\$690/w

Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	\$633/w	\$600/w
Feb 2025	\$633/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	\$660/w	\$620/w
Aug 2025	\$670/w	\$625/w
Sep 2025	\$675/w	\$630/w
Oct 2025	\$675/w	\$630/w
Nov 2025	\$675/w	\$630/w
Dec 2025	\$690/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

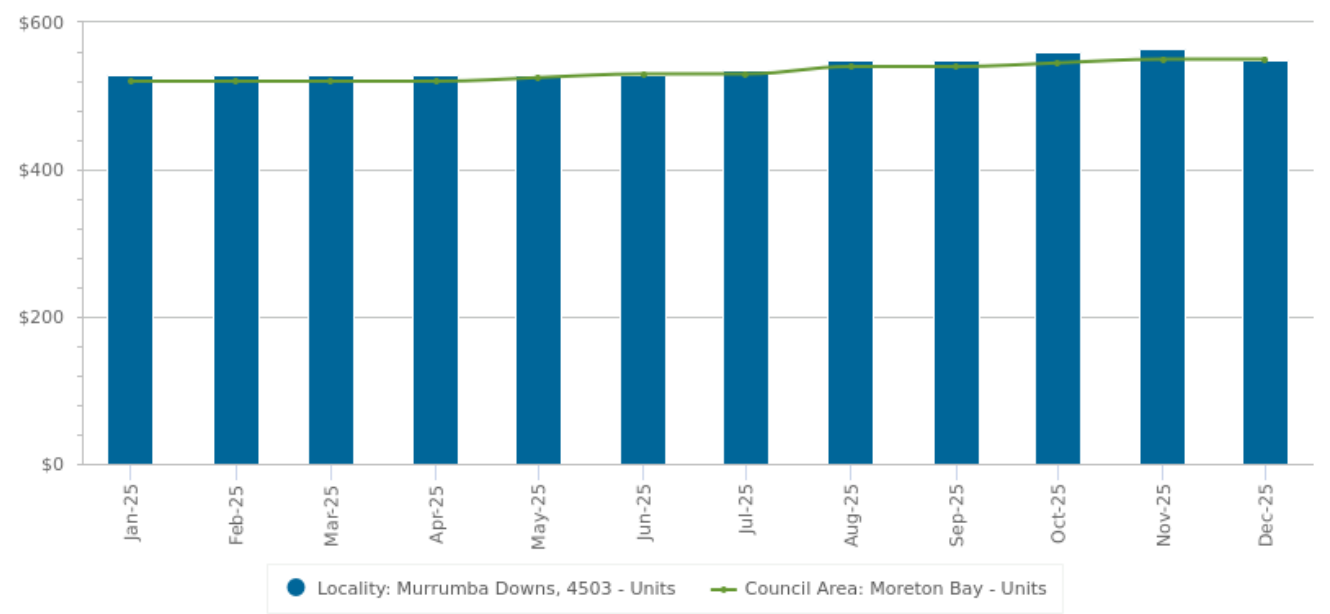
Unit: Median Rent

\$550/w

Dec 2025

	Murrumba Downs	Moreton Bay
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	\$535/w	\$530/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$560/w	\$545/w
Nov 2025	\$565/w	\$550/w
Dec 2025	\$550/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

153
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	126	9,187
Feb 2025	127	9,233
Mar 2025	128	9,231
Apr 2025	130	9,263
May 2025	131	9,283
Jun 2025	131	9,360
Jul 2025	134	9,423
Aug 2025	133	9,498
Sep 2025	142	9,614
Oct 2025	147	9,658
Nov 2025	146	9,635
Dec 2025	153	9,544

Statistics are calculated over a rolling 12 month period



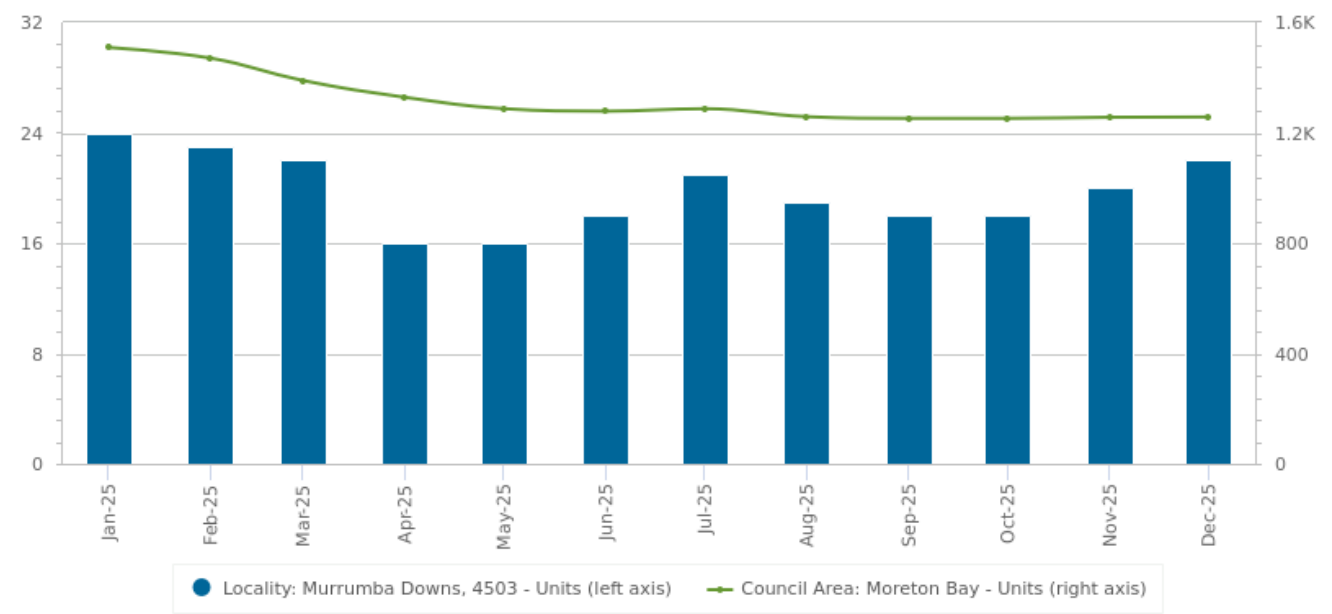
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

22
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	24	1,509
Feb 2025	23	1,470
Mar 2025	22	1,389
Apr 2025	16	1,328
May 2025	16	1,287
Jun 2025	18	1,278
Jul 2025	21	1,287
Aug 2025	19	1,258
Sep 2025	18	1,252
Oct 2025	18	1,252
Nov 2025	20	1,256
Dec 2025	22	1,257

Statistics are calculated over a rolling 12 month period



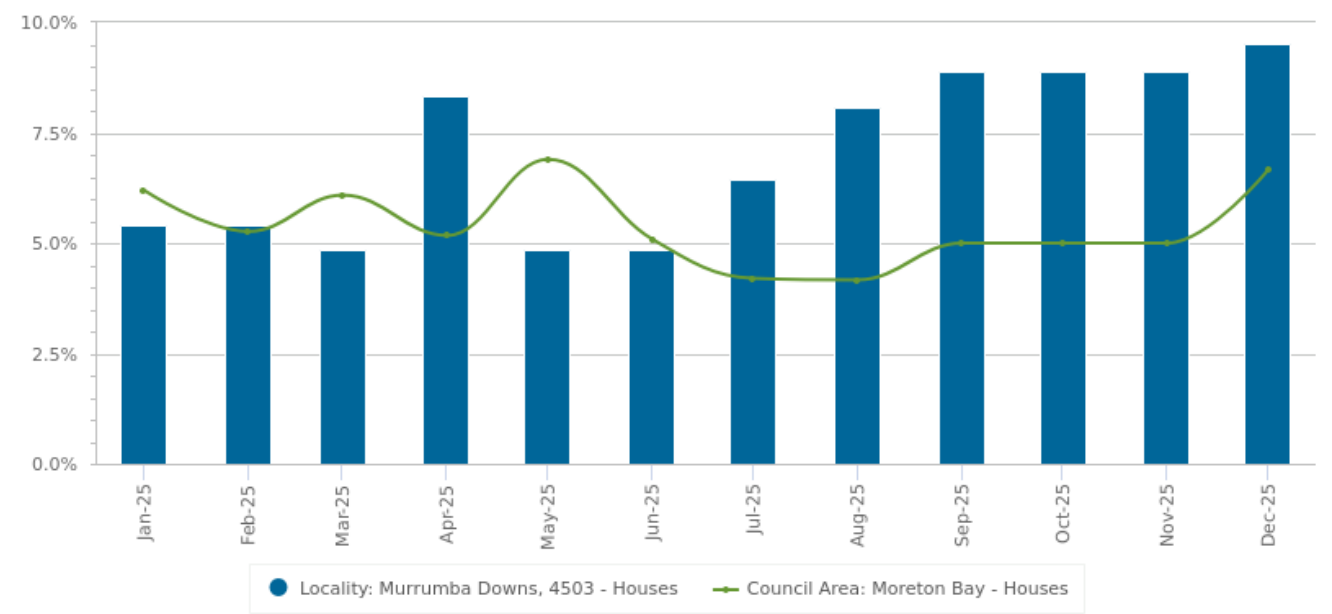
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.5%
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	5.4%	6.2%
Feb 2025	5.4%	5.3%
Mar 2025	4.8%	6.1%
Apr 2025	8.3%	5.2%
May 2025	4.8%	6.9%
Jun 2025	4.8%	5.1%
Jul 2025	6.5%	4.2%
Aug 2025	8.1%	4.2%
Sep 2025	8.9%	5.0%
Oct 2025	8.9%	5.0%
Nov 2025	8.9%	5.0%
Dec 2025	9.5%	6.7%

Statistics are calculated over a rolling 12 month period



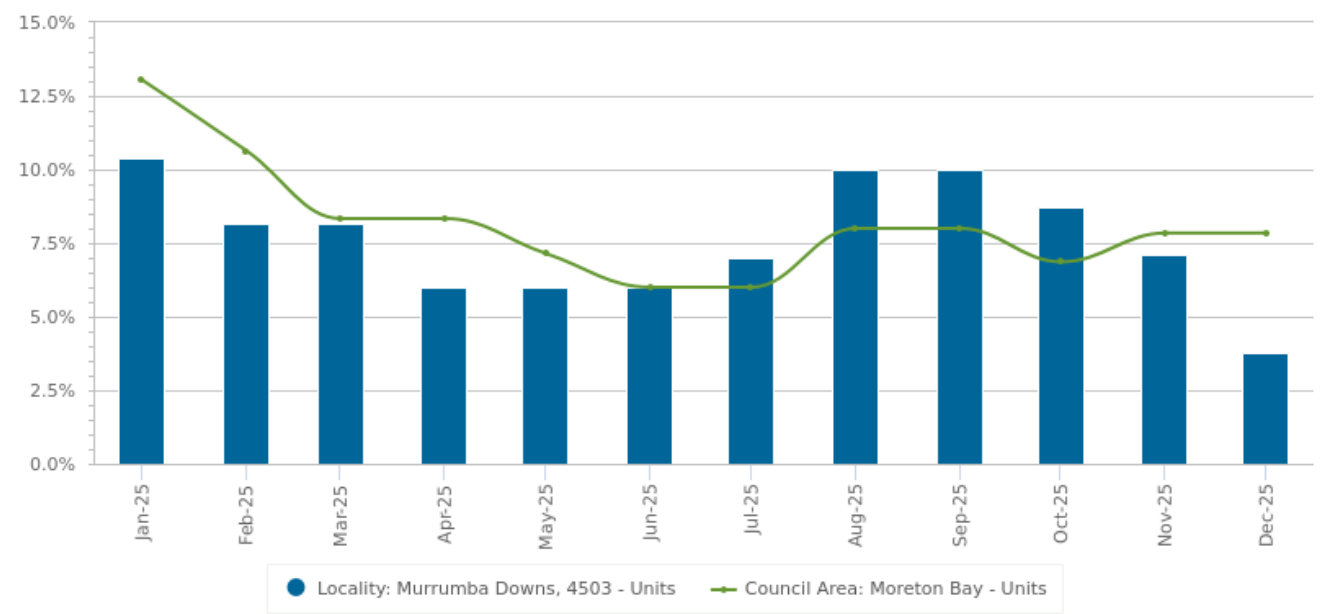
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

3.8%
Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	10.4%	13.0%
Feb 2025	8.2%	10.6%
Mar 2025	8.2%	8.3%
Apr 2025	6.0%	8.3%
May 2025	6.0%	7.1%
Jun 2025	6.0%	6.0%
Jul 2025	7.0%	6.0%
Aug 2025	10.0%	8.0%
Sep 2025	10.0%	8.0%
Oct 2025	8.7%	6.9%
Nov 2025	7.1%	7.8%
Dec 2025	3.8%	7.8%

Statistics are calculated over a rolling 12 month period



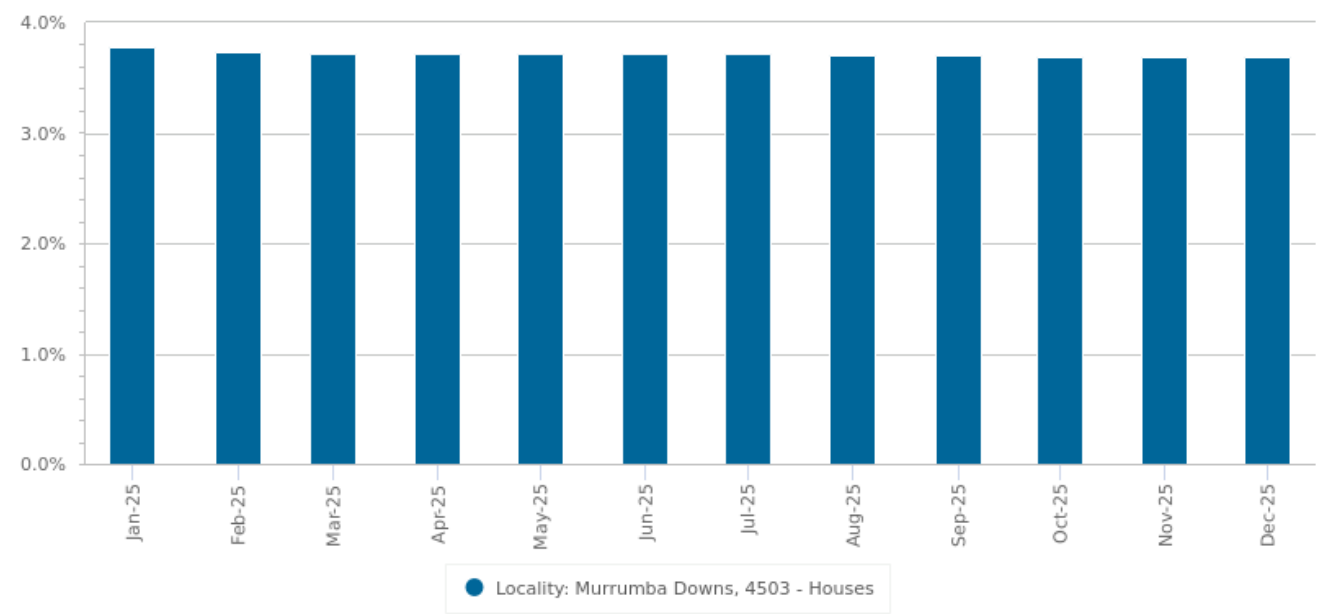
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.7%
Dec 2025

	Murrumba Downs
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%
Nov 2025	3.7%
Dec 2025	3.7%

Statistics are calculated at the end of the displayed month



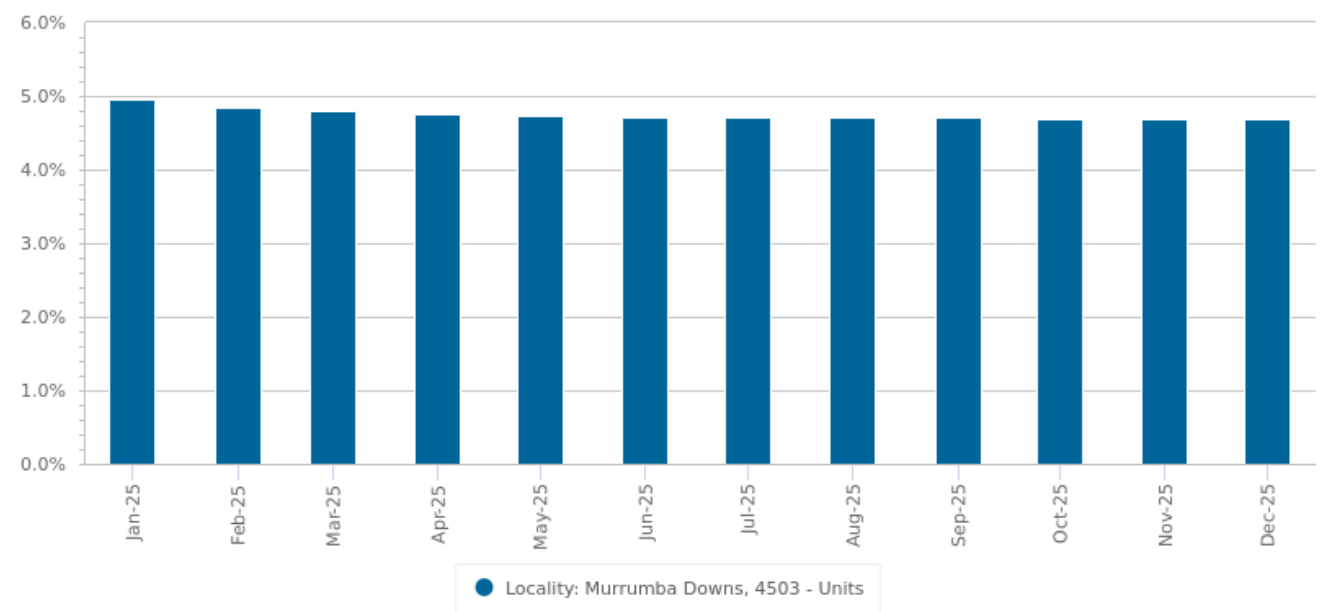
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.7%
Dec 2025

	Murrumba Downs
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%
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

	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

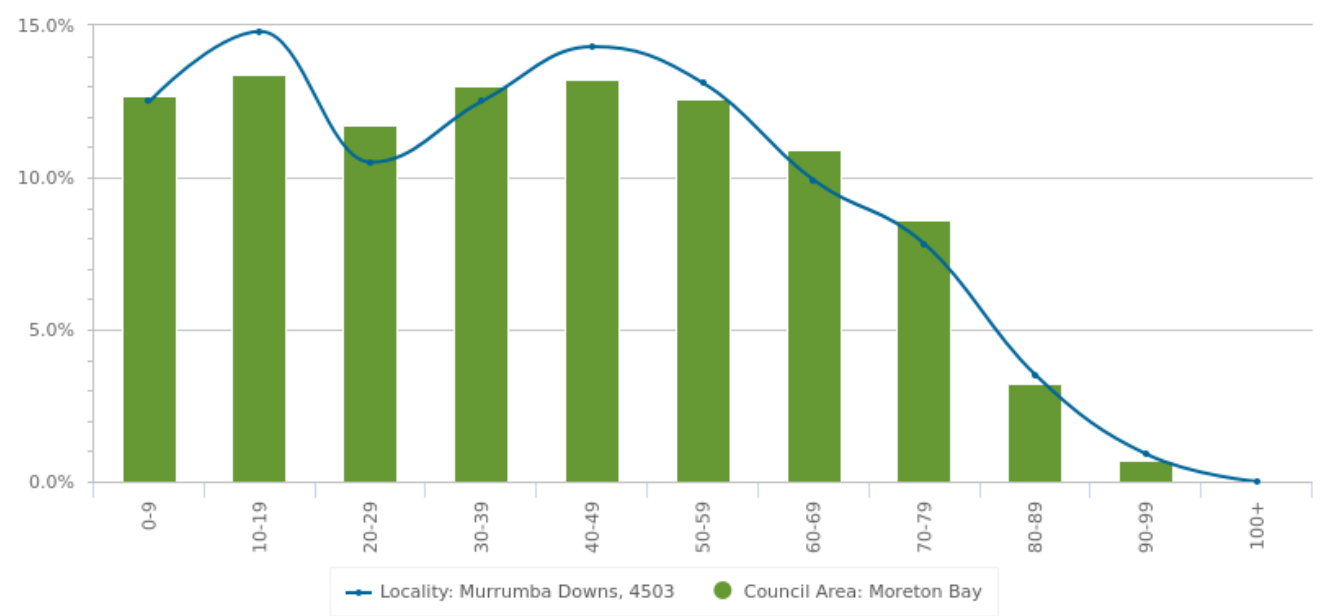
1.1%

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)



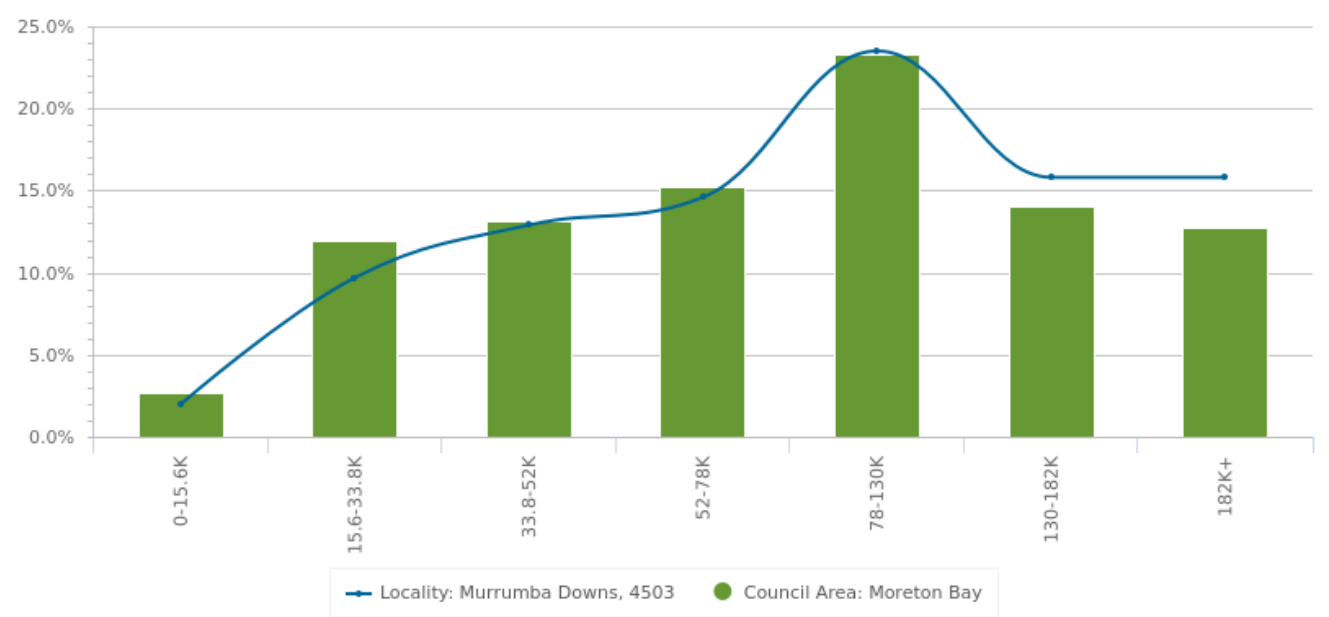
Statistics are provided by the Australian Bureau of Statistics (ABS)

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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