

Suburb Statistics Report

Murrumba Downs QLD 4503

Prepared on 24 Mar 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.

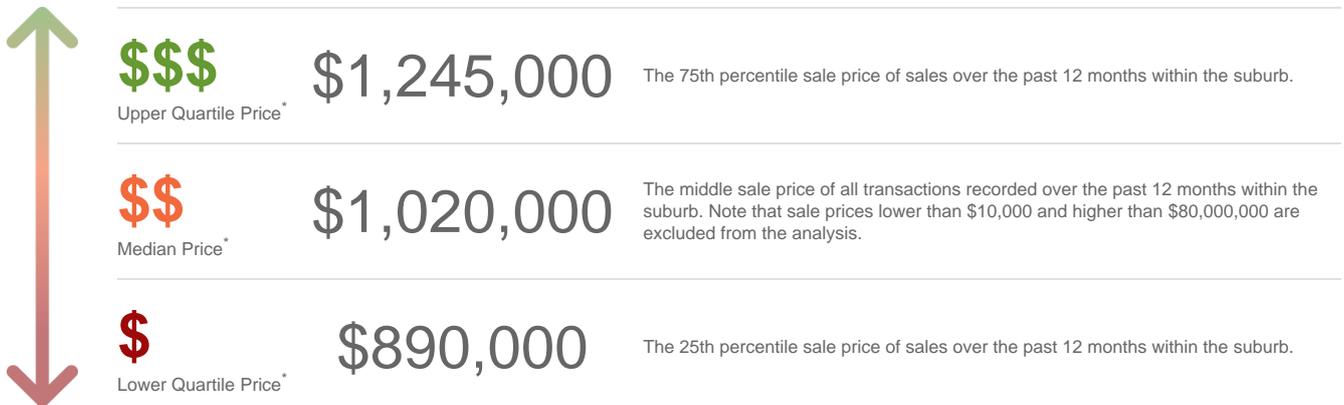
	House	Unit	Land
Average Tenure Period	11.7 years	6.6 years	-
Total Dwellings	3,242	796	105
Total New Listings	150	56	-
Median Value	\$1,177,128	\$765,357	-
Total Properties Listed	168	61	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

61

Properties Sold
(12 Months)

6.6

Average Tenure Period
(Years)

\$550/w

Median Asking Rent
(12 Months)

56

New Sale Listings
(12 Months)

12

Days on Market
(12 Months)

19

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$715,000

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

\$\$

Median Price*

\$668,750

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.

\$

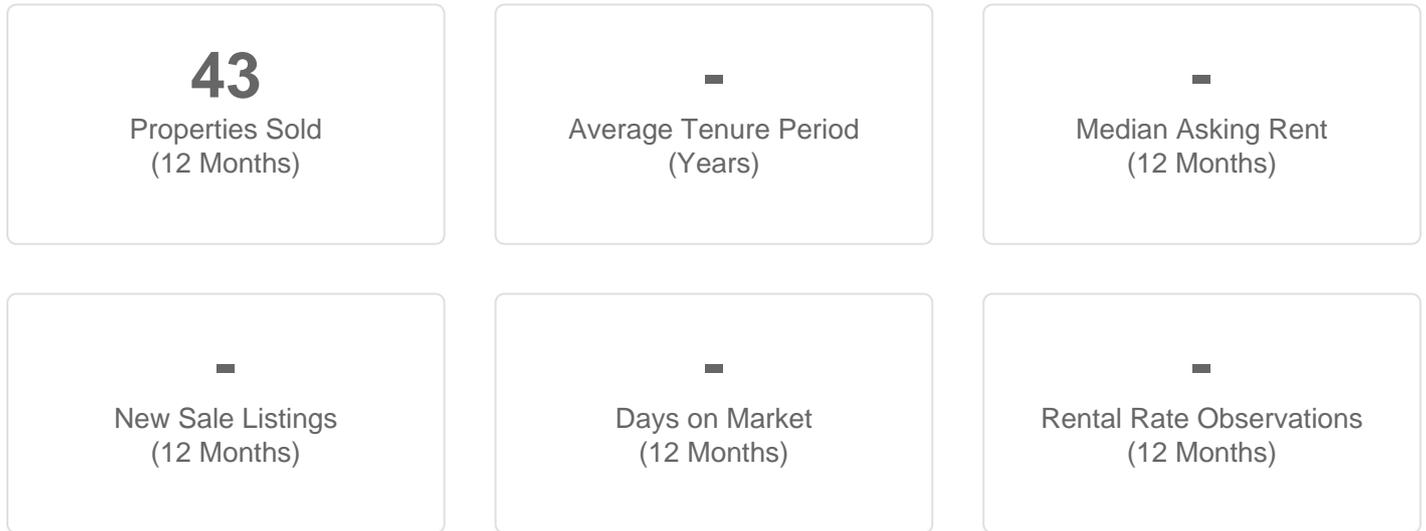
Lower Quartile Price*

\$627,500

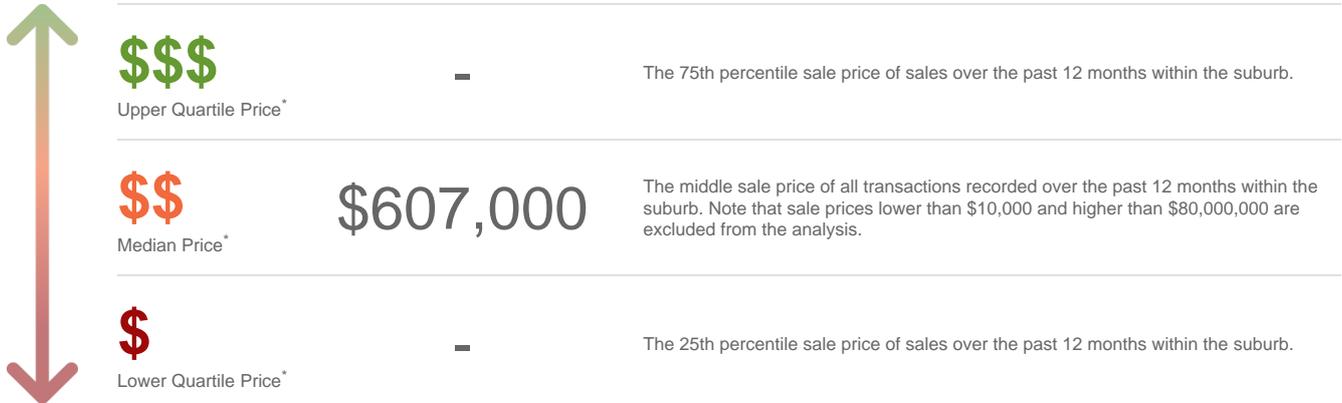
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

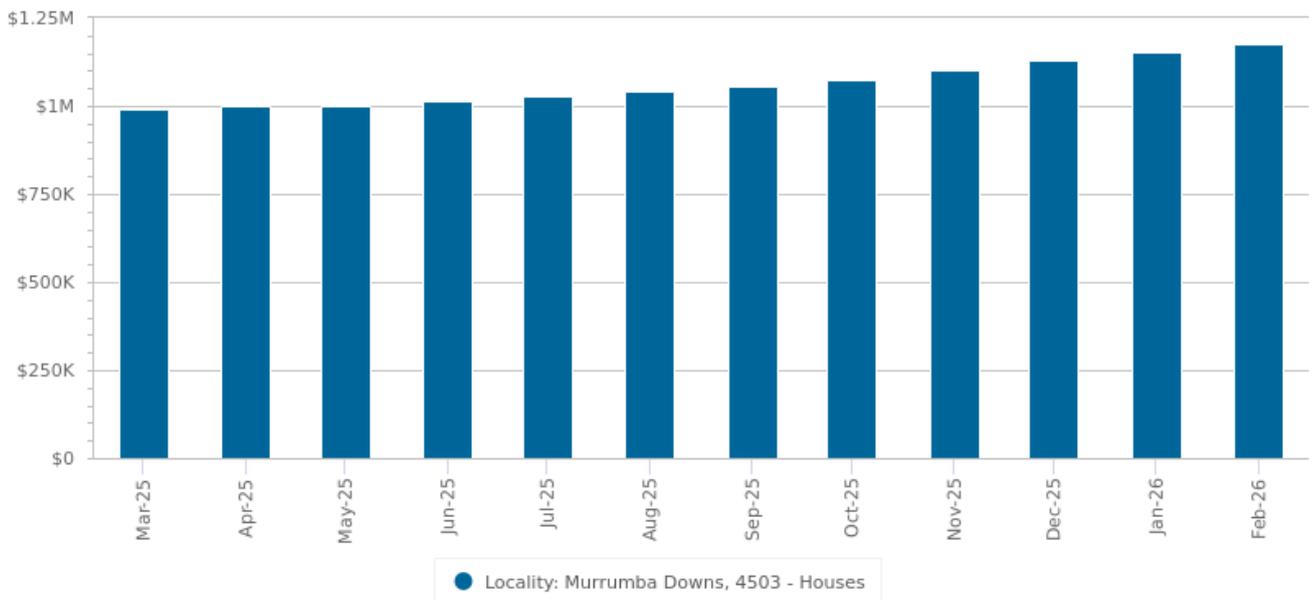
House: Recent Median Value

\$1.18M

Feb 2026

	Murrumba Downs
Mar 2025	\$991,405
Apr 2025	\$1,001,437
May 2025	\$998,259
Jun 2025	\$1,015,542
Jul 2025	\$1,027,283
Aug 2025	\$1,041,368
Sep 2025	\$1,055,688
Oct 2025	\$1,075,961
Nov 2025	\$1,102,114
Dec 2025	\$1,129,998
Jan 2026	\$1,153,736
Feb 2026	\$1,177,128

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

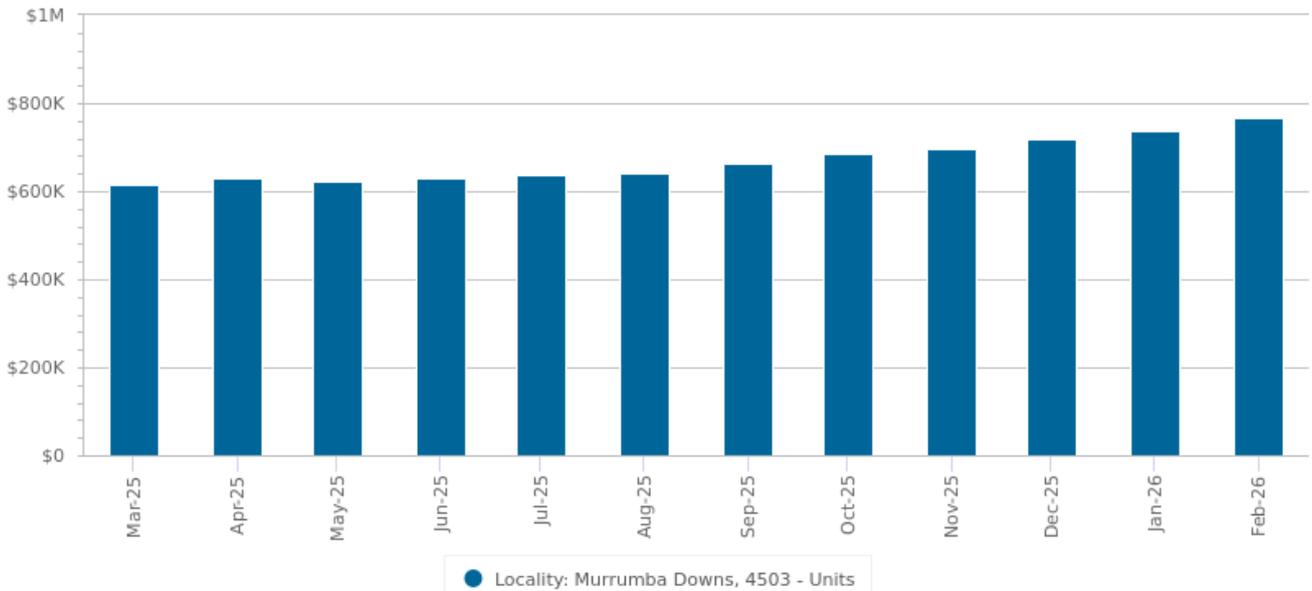
Unit: Recent Median Value

\$765K

Feb 2026

	Murrumba Downs
Mar 2025	\$615,850
Apr 2025	\$631,198
May 2025	\$622,819
Jun 2025	\$629,095
Jul 2025	\$637,820
Aug 2025	\$641,569
Sep 2025	\$663,107
Oct 2025	\$683,952
Nov 2025	\$696,652
Dec 2025	\$717,582
Jan 2026	\$737,832
Feb 2026	\$765,357

Statistics are calculated at the end of the displayed month



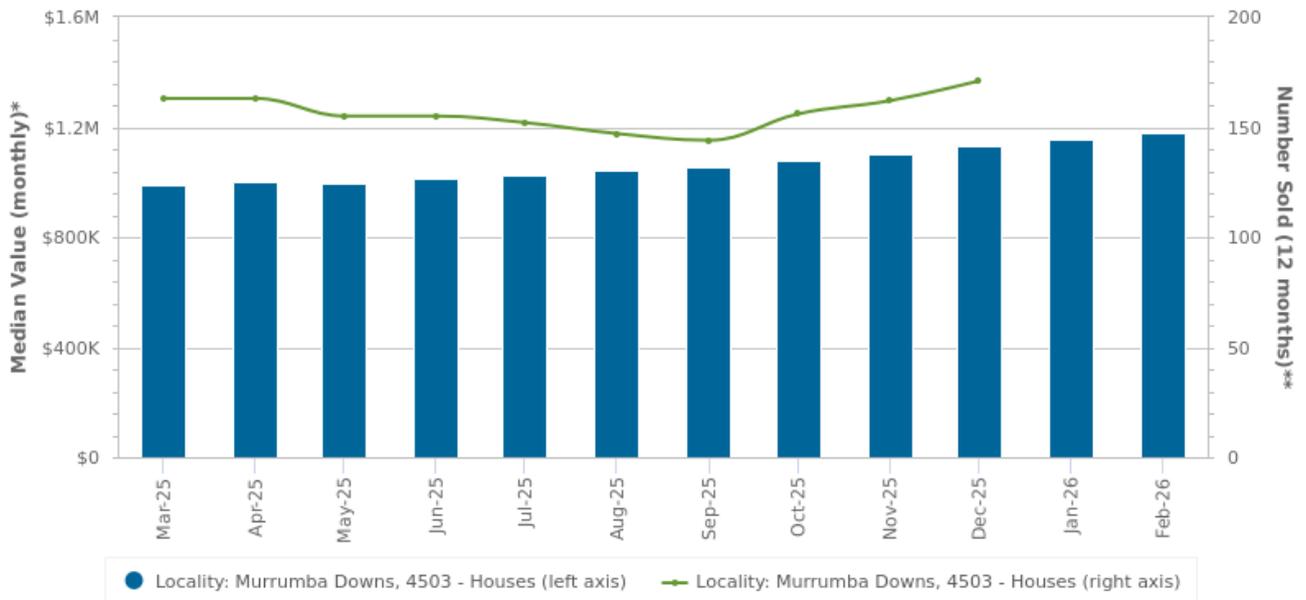
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

171
Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$991,405	163
Apr 2025	\$1,001,437	163
May 2025	\$998,259	155
Jun 2025	\$1,015,542	155
Jul 2025	\$1,027,283	152
Aug 2025	\$1,041,368	147
Sep 2025	\$1,055,688	144
Oct 2025	\$1,075,961	156
Nov 2025	\$1,102,114	162
Dec 2025	\$1,129,998	171
Jan 2026	\$1,153,736	-
Feb 2026	\$1,177,128	-

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

61

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$615,850	62
Apr 2025	\$631,198	58
May 2025	\$622,819	57
Jun 2025	\$629,095	50
Jul 2025	\$637,820	54
Aug 2025	\$641,569	58
Sep 2025	\$663,107	58
Oct 2025	\$683,952	59
Nov 2025	\$696,652	59
Dec 2025	\$717,582	61
Jan 2026	\$737,832	-
Feb 2026	\$765,357	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

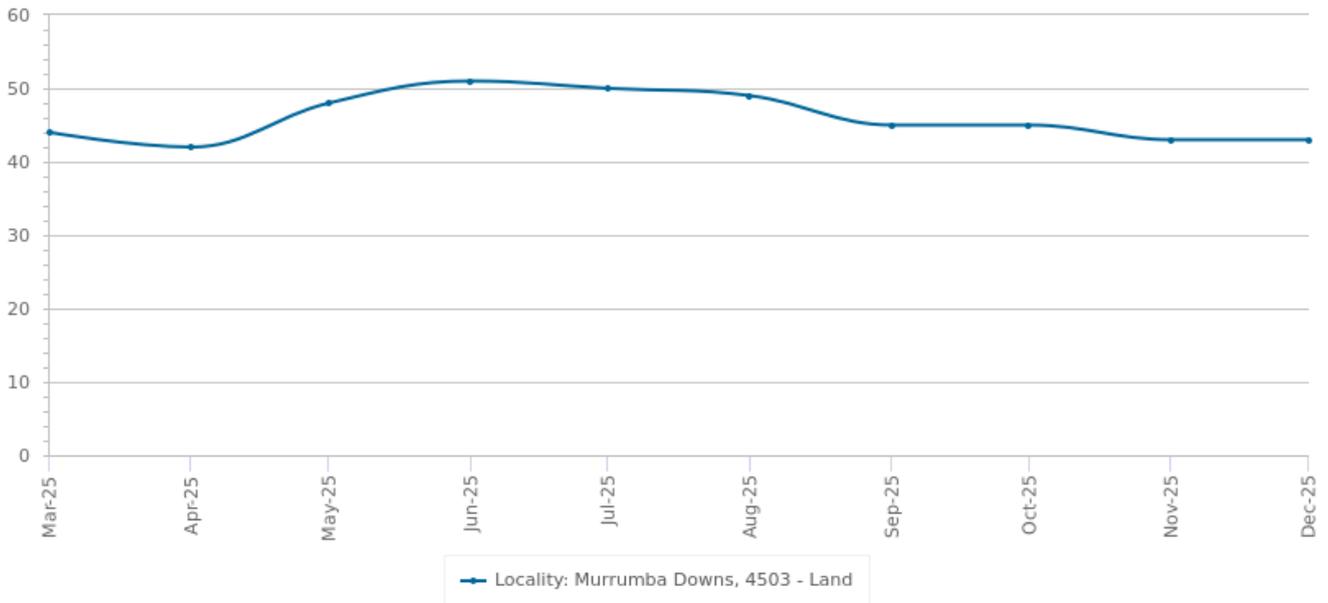
Land: Median Value vs Number Sold

43

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	46
Feb 2025	-	42
Mar 2025	-	44
Apr 2025	-	42
May 2025	-	48
Jun 2025	-	51
Jul 2025	-	50
Aug 2025	-	49
Sep 2025	-	45
Oct 2025	-	45
Nov 2025	-	43
Dec 2025	-	43

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

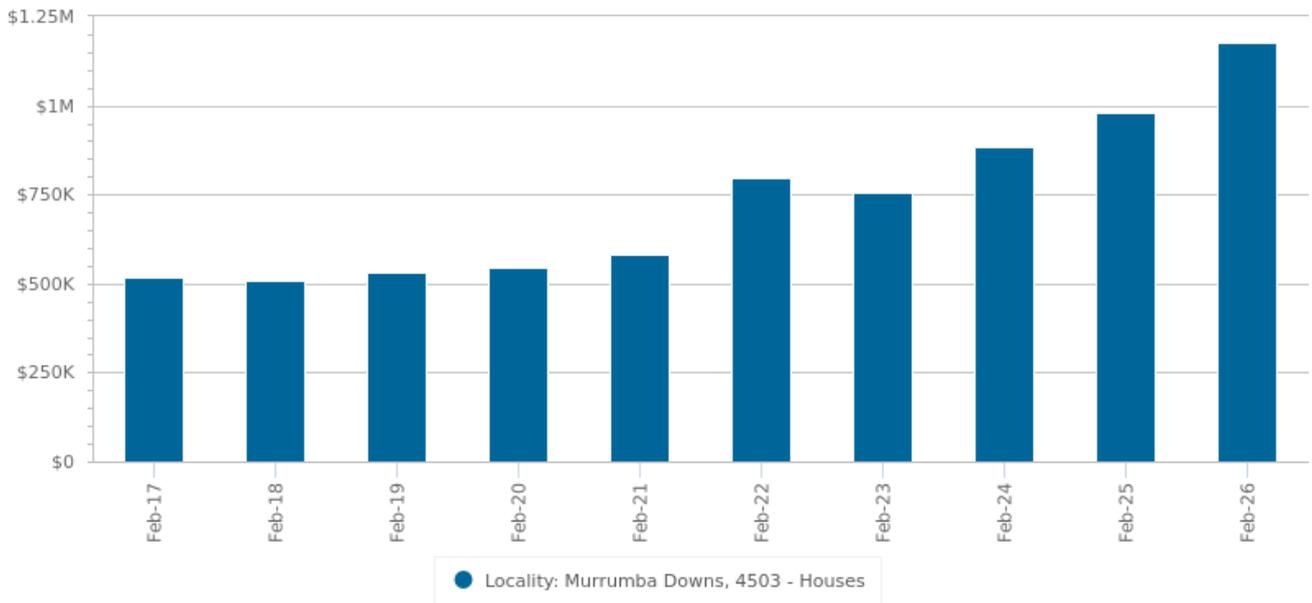
\$1.18M

Feb 2026

House: Median Value

	Murrumba Downs
Feb 2017	\$516,987
Feb 2018	\$510,393
Feb 2019	\$532,037
Feb 2020	\$545,064
Feb 2021	\$580,059
Feb 2022	\$797,215
Feb 2023	\$757,683
Feb 2024	\$883,161
Feb 2025	\$979,460
Feb 2026	\$1,177,128

Statistics are calculated at the end of the displayed month



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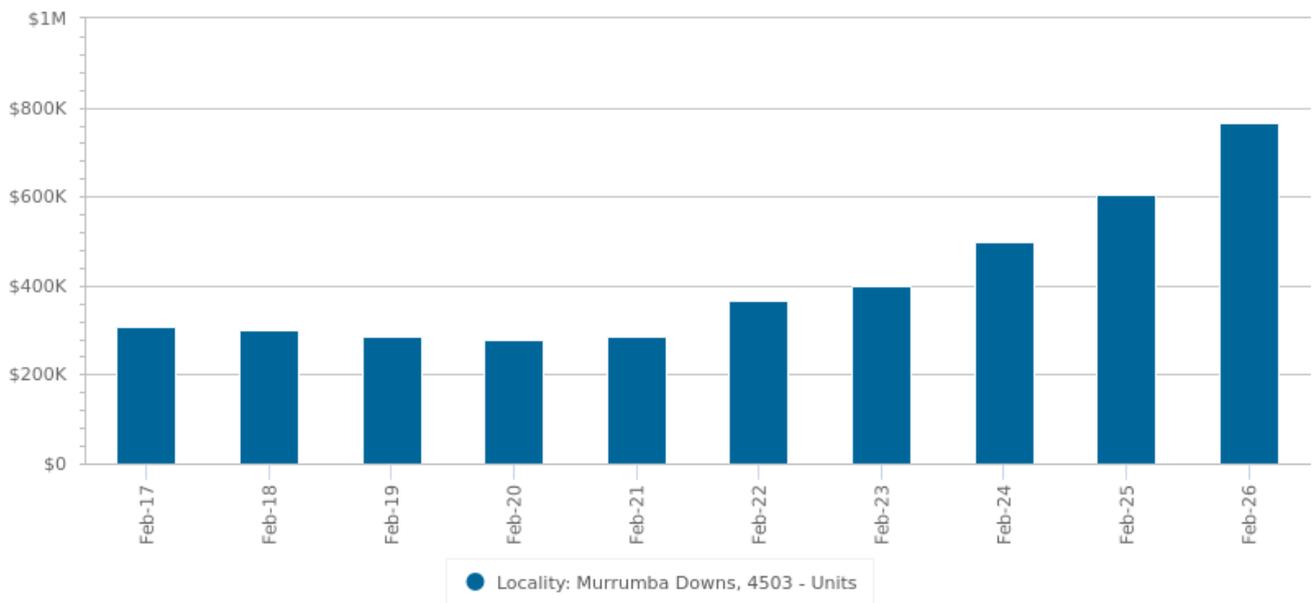
Unit: Median Value

\$765K

Feb 2026

	Murrumba Downs
Feb 2017	\$308,916
Feb 2018	\$299,095
Feb 2019	\$284,354
Feb 2020	\$277,170
Feb 2021	\$286,513
Feb 2022	\$365,478
Feb 2023	\$398,431
Feb 2024	\$498,009
Feb 2025	\$604,058
Feb 2026	\$765,357

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

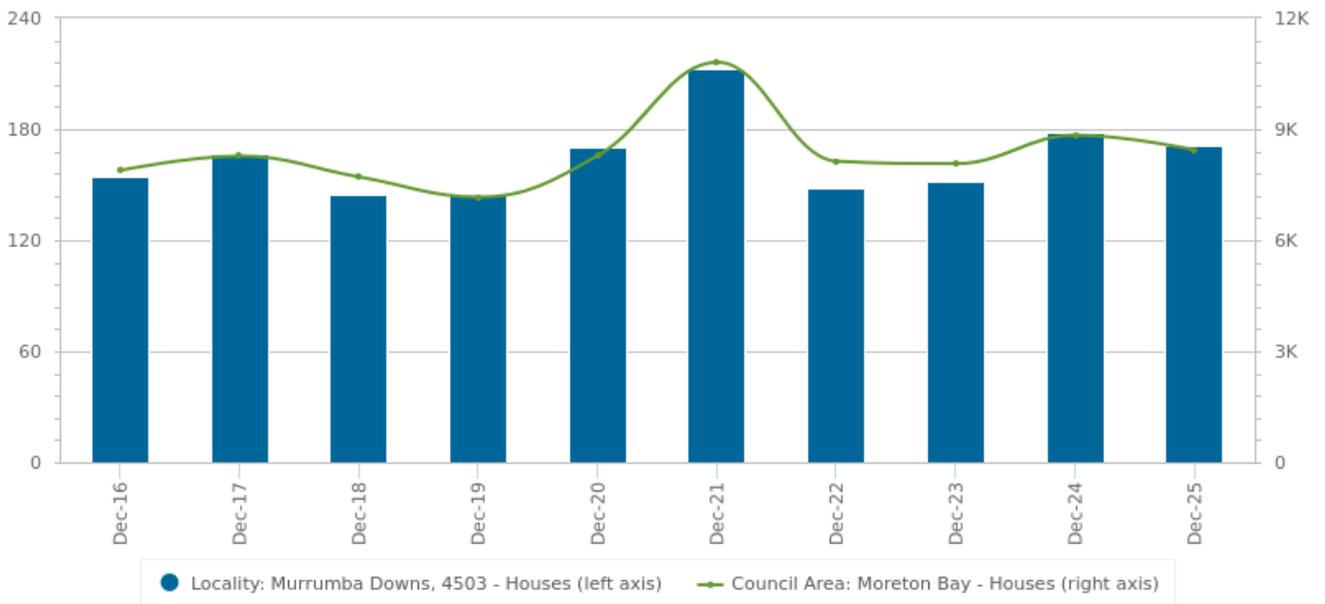
House: Sales Per Annum

171

Dec 2025

	Murrumba Downs	Moreton Bay
Dec 2017	167	8275
Dec 2018	145	7708
Dec 2019	145	7167
Dec 2020	170	8294
Dec 2021	213	10807
Dec 2022	148	8132
Dec 2023	152	8068
Dec 2024	178	8840
Dec 2025	171	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

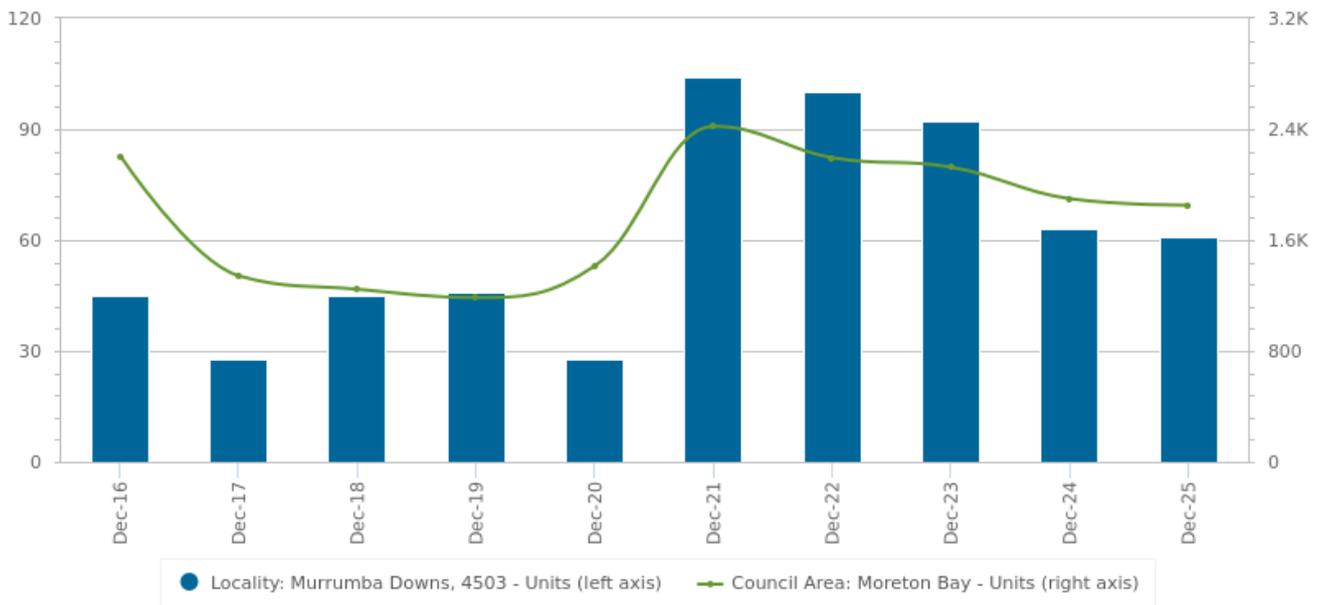
Unit: Sales Per Annum

61

Dec 2025

	Murrumba Downs	Moreton Bay
Dec 2017	28	1341
Dec 2018	45	1245
Dec 2019	46	1185
Dec 2020	28	1416
Dec 2021	104	2421
Dec 2022	100	2194
Dec 2023	92	2126
Dec 2024	63	1898
Dec 2025	61	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

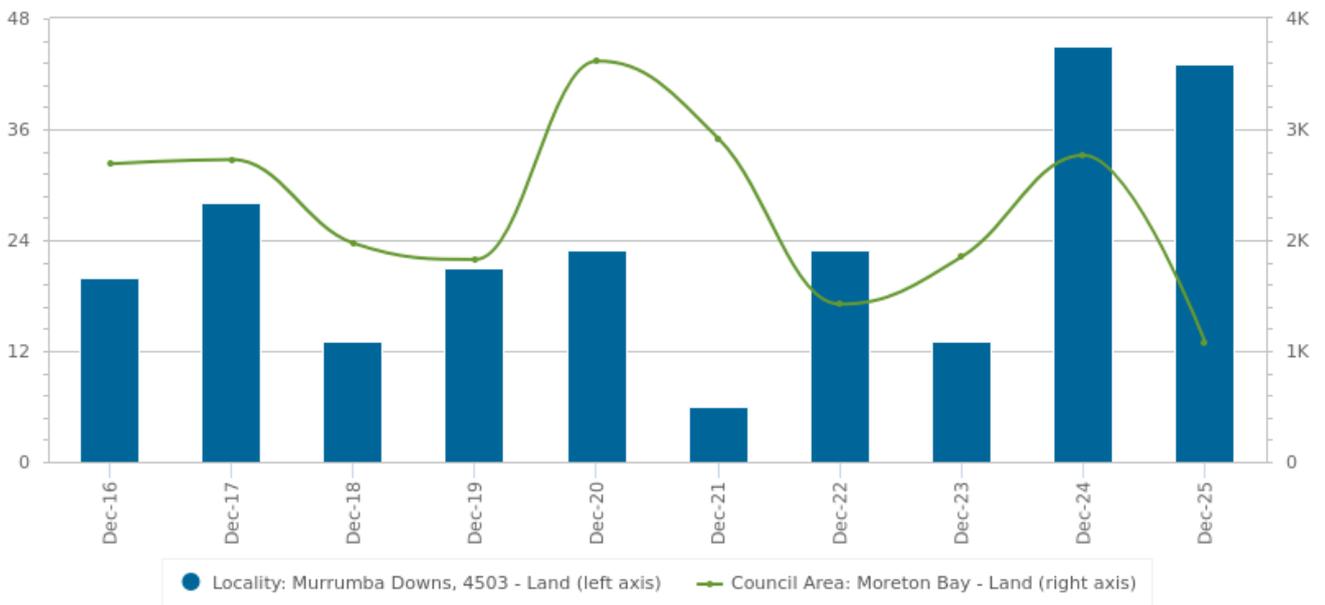
Land: Sales Per Annum

43

Dec 2025

	Murrumba Downs	Moreton Bay
Dec 2017	28	2726
Dec 2018	13	1971
Dec 2019	21	1825
Dec 2020	23	3615
Dec 2021	6	2913
Dec 2022	23	1422
Dec 2023	13	1850
Dec 2024	45	2765
Dec 2025	43	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

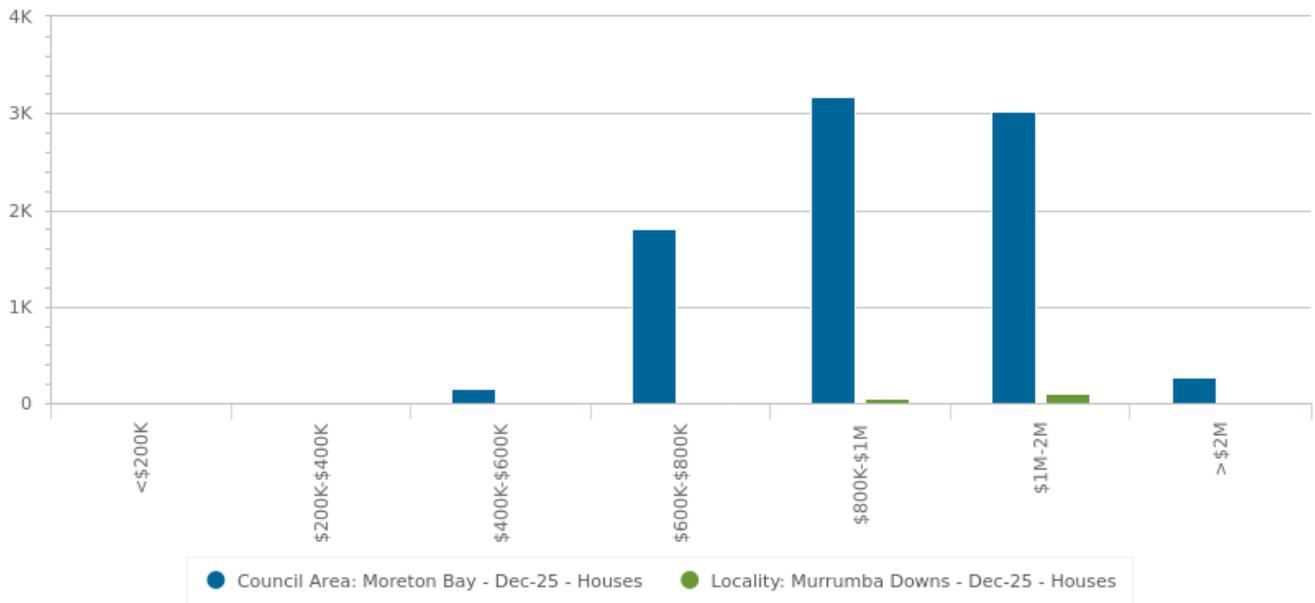
House: Sales By Price

\$187.65M

Dec 2025

	Murrumba Downs	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	157
\$600K-\$800K	17	1,804
\$800K-\$1M	55	3,167
\$1M-\$2M	96	3,020
>\$2M	1	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

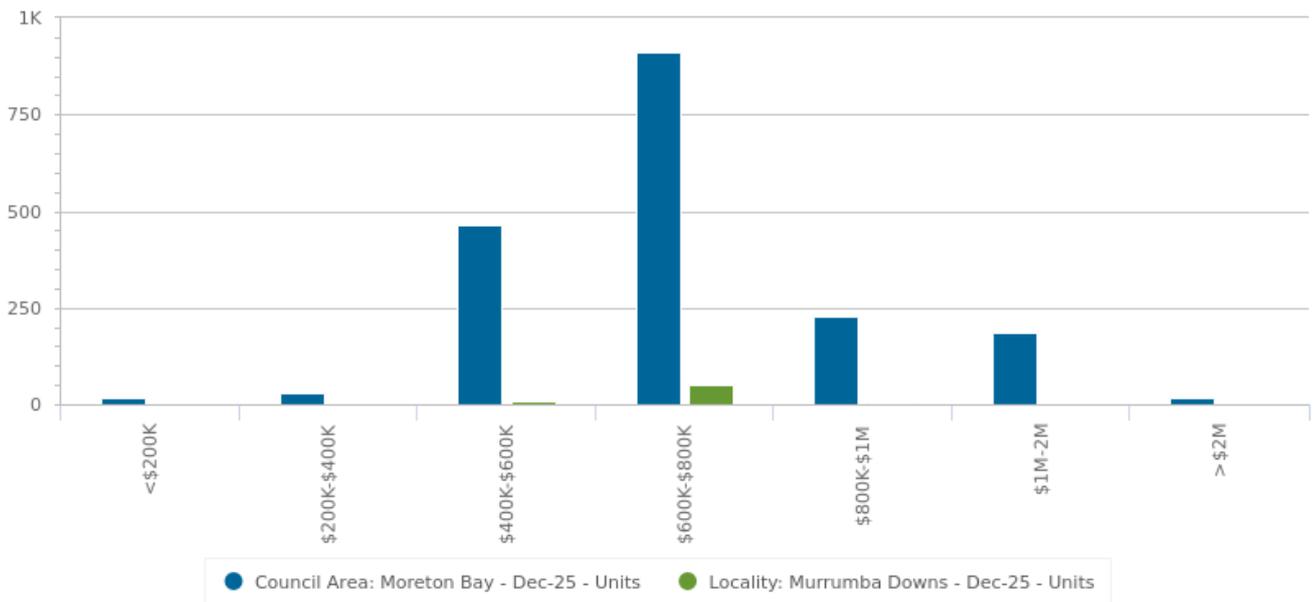
\$40.52M

Dec 2025

Unit: Sales By Price

	Murrumba Downs	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	7	463
\$600K-\$800K	50	913
\$800K-\$1M	3	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

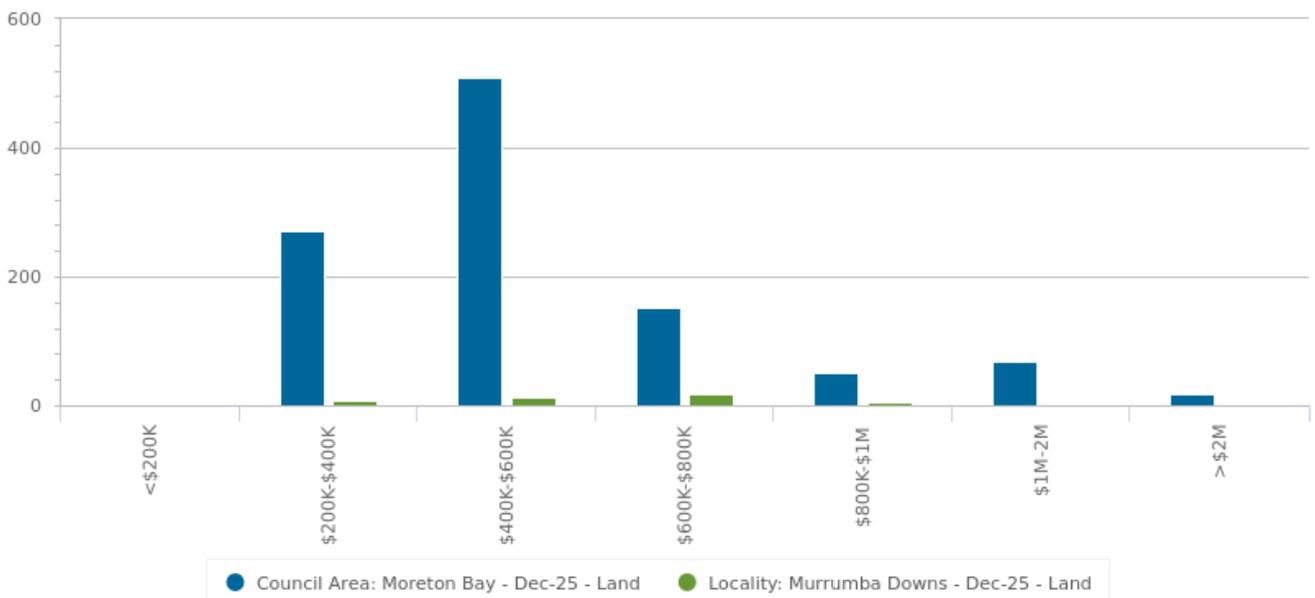


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Murrumba Downs	Moreton Bay
<\$200K	-	1
\$200K-\$400K	8	270
\$400K-\$600K	12	509
\$600K-\$800K	17	153
\$800K-\$1M	6	51
\$1M-\$2M	-	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

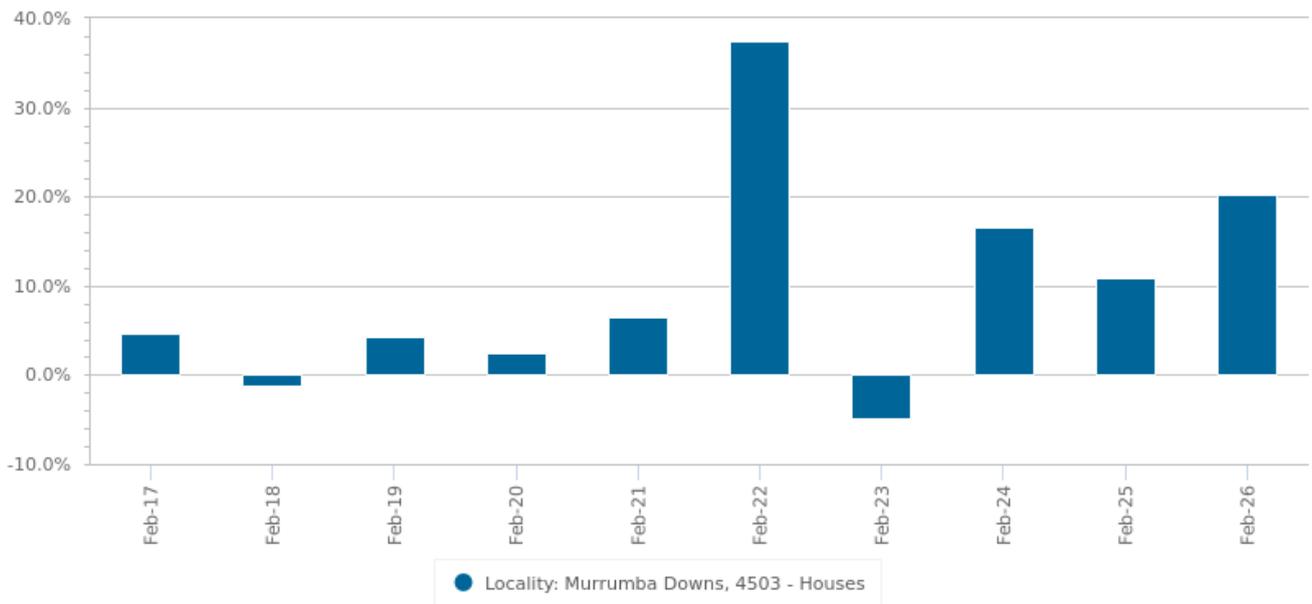
House: Change In Median Value

20.2%

Feb 2026

	Murrumba Downs
Feb 2017	4.7%
Feb 2018	-1.3%
Feb 2019	4.2%
Feb 2020	2.4%
Feb 2021	6.4%
Feb 2022	37.4%
Feb 2023	-5.0%
Feb 2024	16.6%
Feb 2025	10.9%
Feb 2026	20.2%

Statistics are calculated at the end of the displayed month



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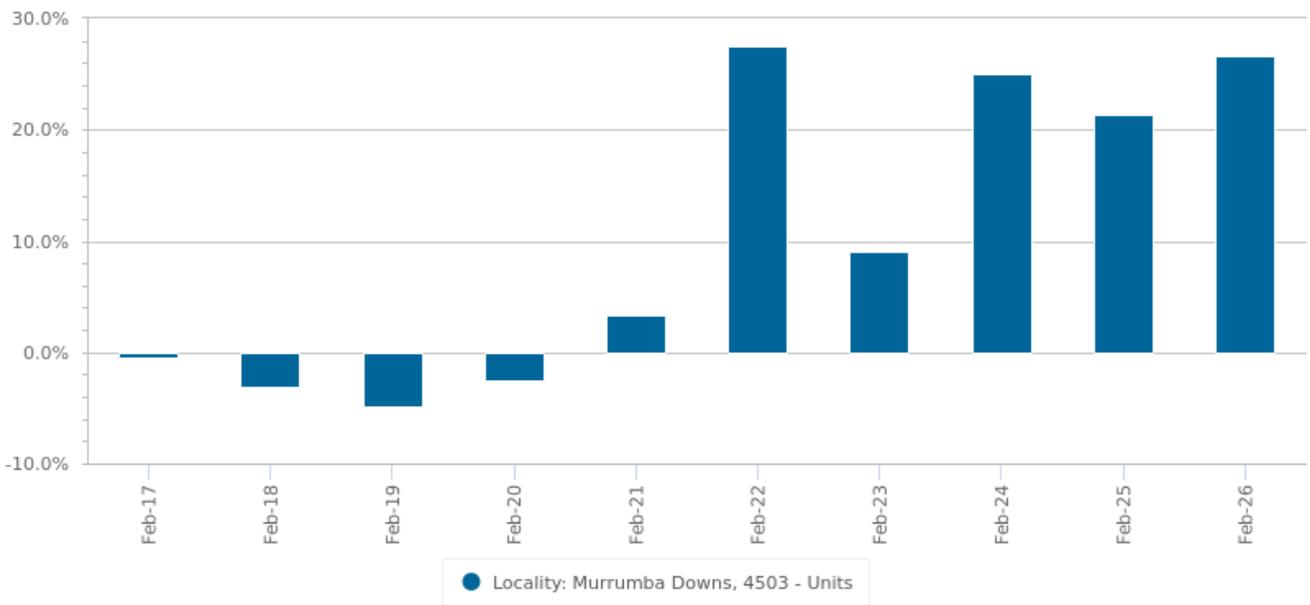
Unit: Change In Median Value

26.7%

Feb 2026

	Murrumba Downs
Feb 2017	-0.4%
Feb 2018	-3.2%
Feb 2019	-4.9%
Feb 2020	-2.5%
Feb 2021	3.4%
Feb 2022	27.6%
Feb 2023	9.0%
Feb 2024	25.0%
Feb 2025	21.3%
Feb 2026	26.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

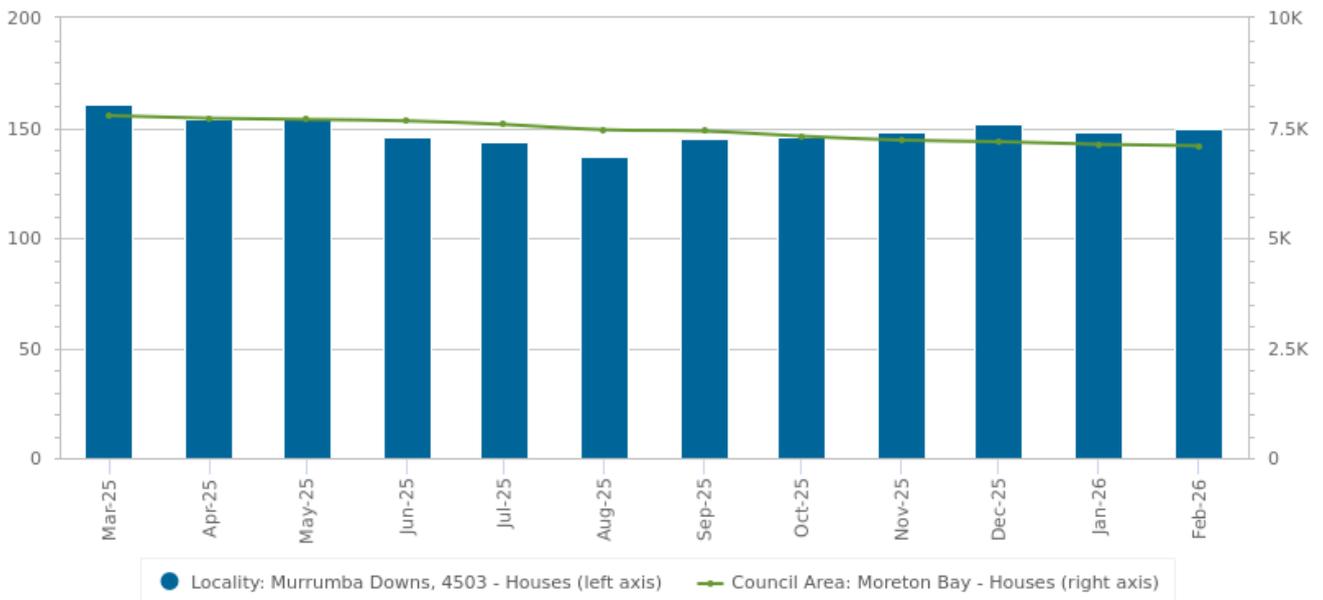
House: Number of New Listing

150

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	161	7,777
Apr 2025	154	7,717
May 2025	155	7,691
Jun 2025	146	7,658
Jul 2025	144	7,578
Aug 2025	137	7,456
Sep 2025	145	7,426
Oct 2025	146	7,311
Nov 2025	148	7,221
Dec 2025	152	7,185
Jan 2026	148	7,126
Feb 2026	150	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

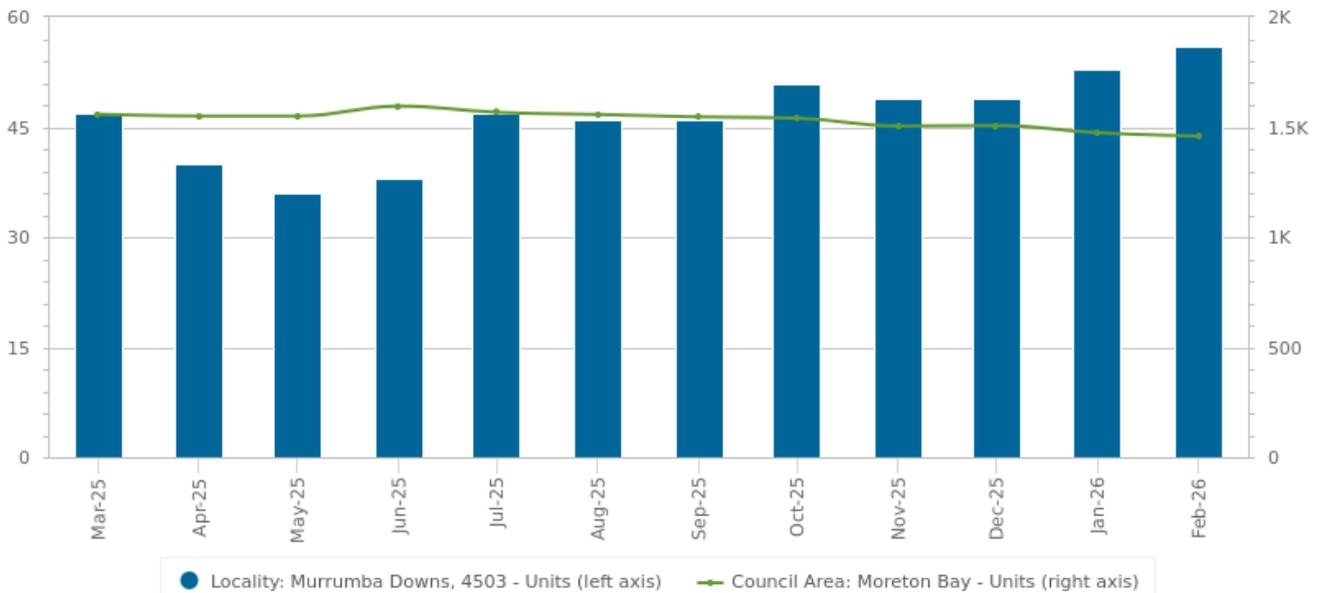
Unit: Number of New Listing

56

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	47	1,558
Apr 2025	40	1,550
May 2025	36	1,550
Jun 2025	38	1,595
Jul 2025	47	1,567
Aug 2025	46	1,557
Sep 2025	46	1,546
Oct 2025	51	1,540
Nov 2025	49	1,505
Dec 2025	49	1,507
Jan 2026	53	1,474
Feb 2026	56	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

168

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	184	8,832
Apr 2025	178	8,741
May 2025	175	8,716
Jun 2025	172	8,762
Jul 2025	166	8,694
Aug 2025	160	8,611
Sep 2025	163	8,597
Oct 2025	167	8,611
Nov 2025	162	8,475
Dec 2025	165	8,248
Jan 2026	165	8,255
Feb 2026	168	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

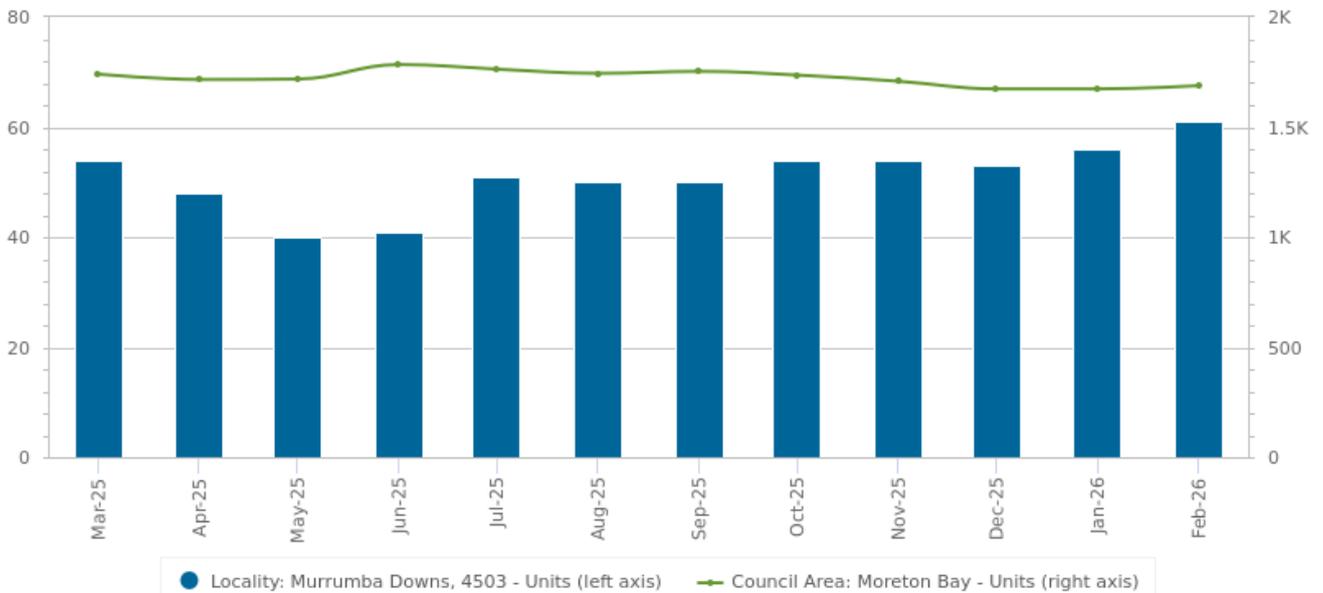
Unit: Total Properties Listed

61

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	54	1,740
Apr 2025	48	1,716
May 2025	40	1,718
Jun 2025	41	1,784
Jul 2025	51	1,763
Aug 2025	50	1,744
Sep 2025	50	1,753
Oct 2025	54	1,736
Nov 2025	54	1,708
Dec 2025	53	1,673
Jan 2026	56	1,673
Feb 2026	61	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

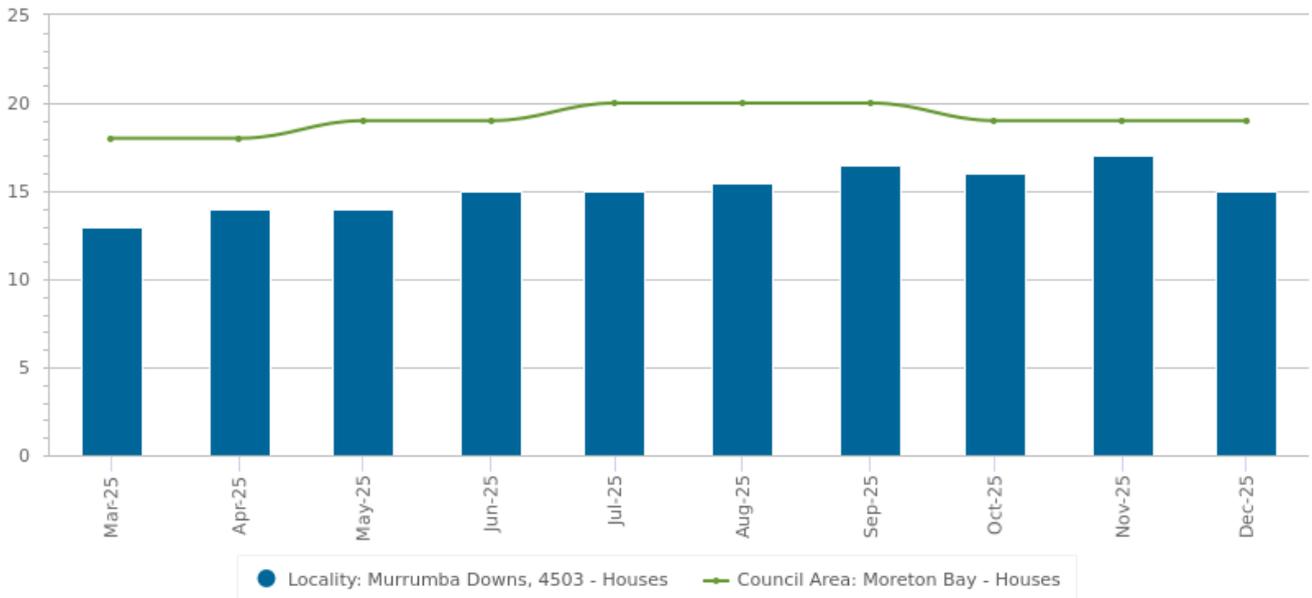
House: Median Days On Market

15

Dec 2025

	Murrumba Downs	Moreton Bay
Jan 2025	14	17
Feb 2025	13.5	17.5
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	16	19
Nov 2025	17	19
Dec 2025	15	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

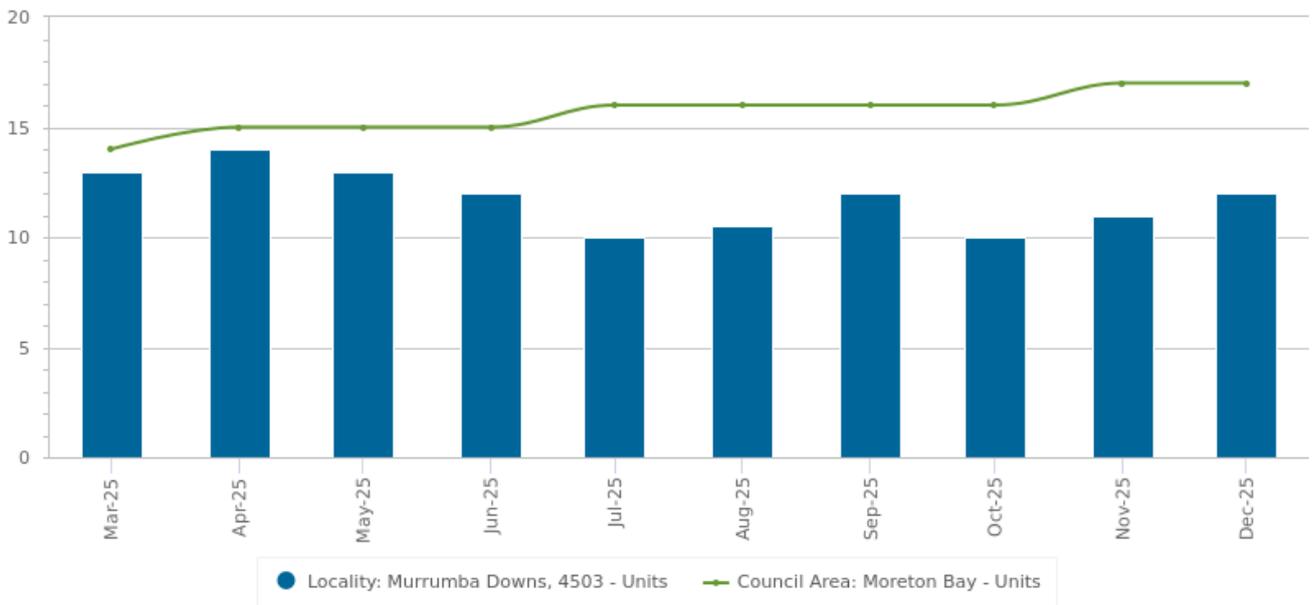
Unit: Median Days On Market

12

Dec 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

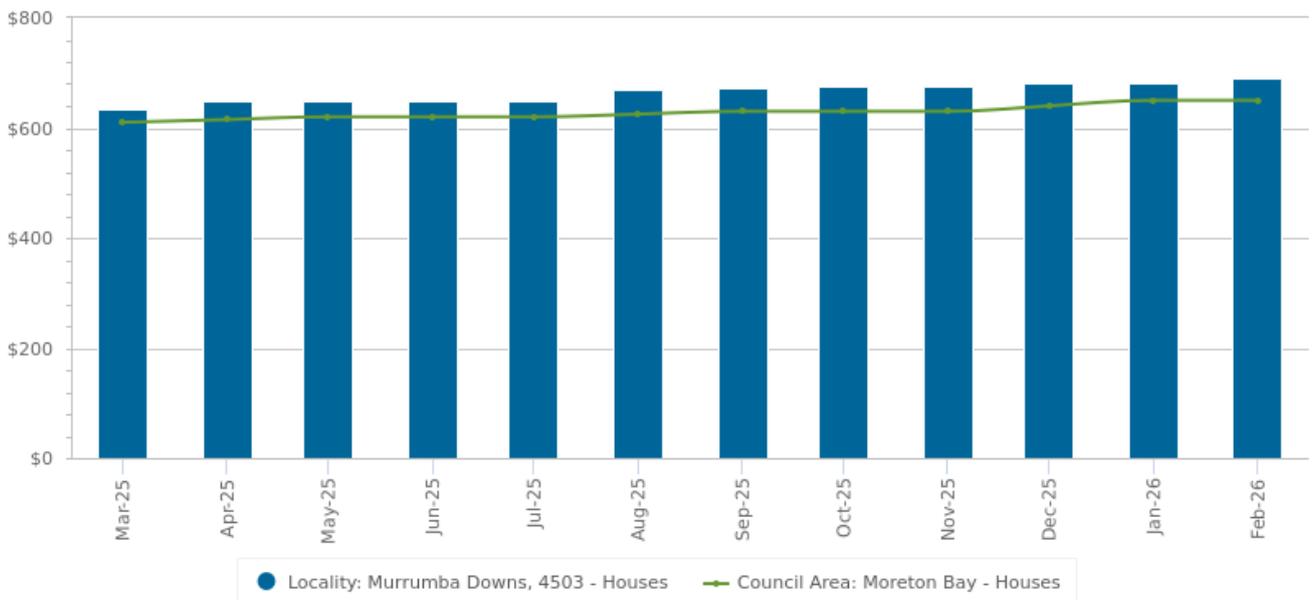
House: Median Rent

\$690/w

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	\$635/w	\$610/w
Apr 2025	\$650/w	\$615/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	\$675/w	\$630/w
Nov 2025	\$675/w	\$630/w
Dec 2025	\$680/w	\$640/w
Jan 2026	\$680/w	\$650/w
Feb 2026	\$690/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

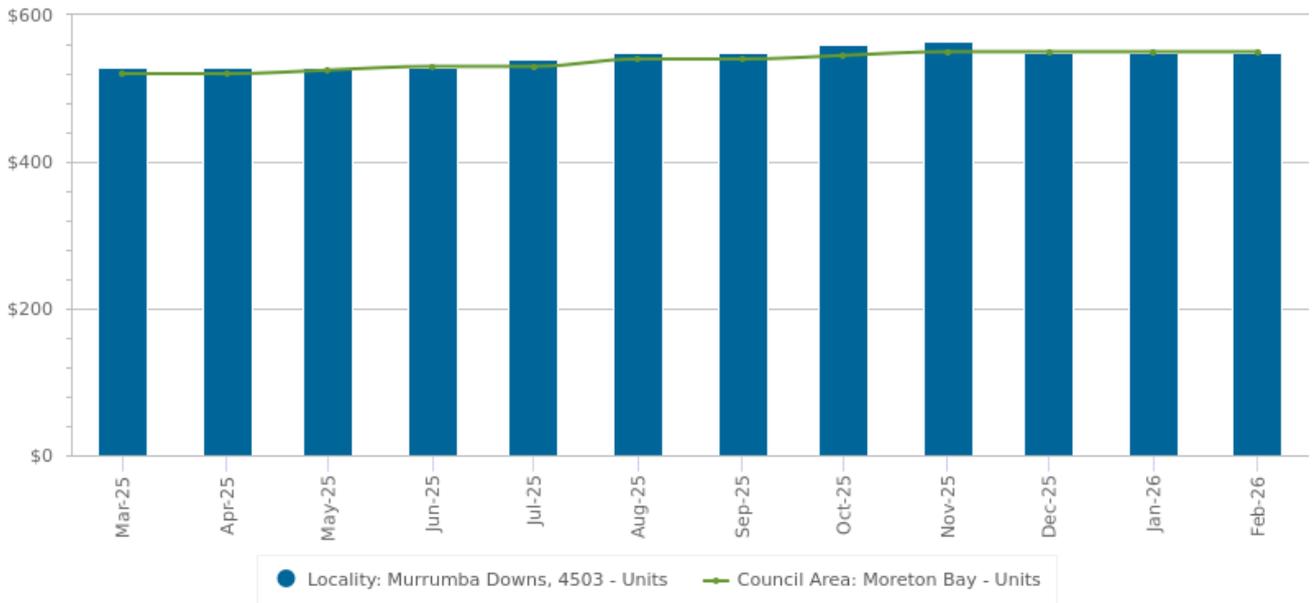
Unit: Median Rent

\$550/w

Feb 2026

	Murrumba Downs	Moreton Bay
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	\$540/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
Jan 2026	\$550/w	\$550/w
Feb 2026	\$550/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

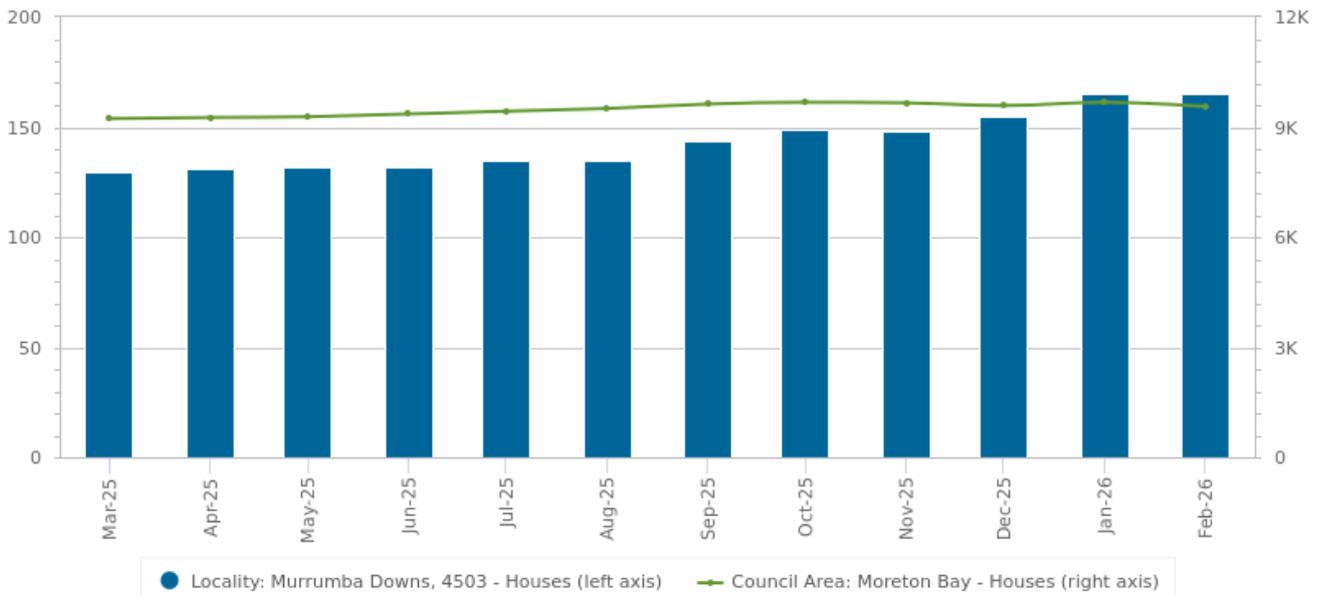
House: Rental Rate Observations

165

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	130	9,230
Apr 2025	131	9,261
May 2025	132	9,280
Jun 2025	132	9,357
Jul 2025	135	9,431
Aug 2025	135	9,506
Sep 2025	144	9,627
Oct 2025	149	9,674
Nov 2025	148	9,658
Dec 2025	155	9,587
Jan 2026	165	9,675
Feb 2026	165	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

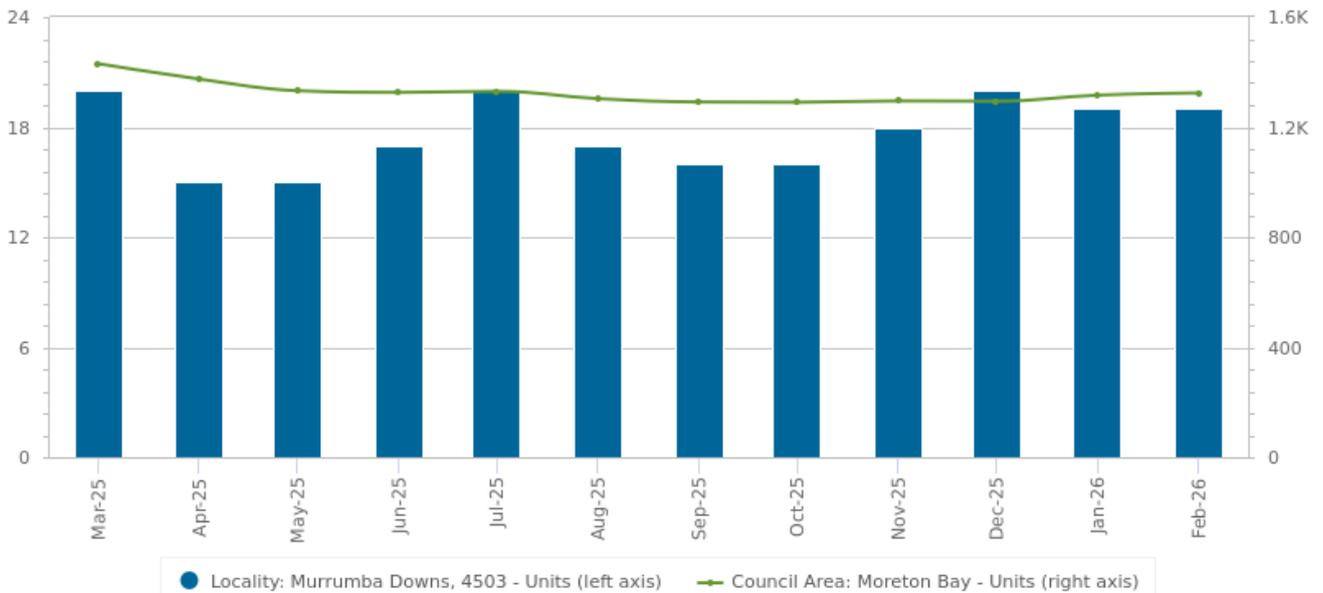
Unit: Rental Rate Observations

19

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	20	1,430
Apr 2025	15	1,374
May 2025	15	1,332
Jun 2025	17	1,326
Jul 2025	20	1,330
Aug 2025	17	1,303
Sep 2025	16	1,291
Oct 2025	16	1,290
Nov 2025	18	1,295
Dec 2025	20	1,294
Jan 2026	19	1,316
Feb 2026	19	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

10.4%

Feb 2026

	Murrumba Downs	Moreton Bay
Mar 2025	2.4%	6.1%
Apr 2025	8.3%	6.0%
May 2025	4.8%	6.9%
Jun 2025	4.8%	5.1%
Jul 2025	4.8%	4.2%
Aug 2025	8.1%	4.2%
Sep 2025	8.5%	5.0%
Oct 2025	8.9%	5.0%
Nov 2025	8.9%	5.0%
Dec 2025	8.8%	6.7%
Jan 2026	7.9%	8.3%
Feb 2026	10.4%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

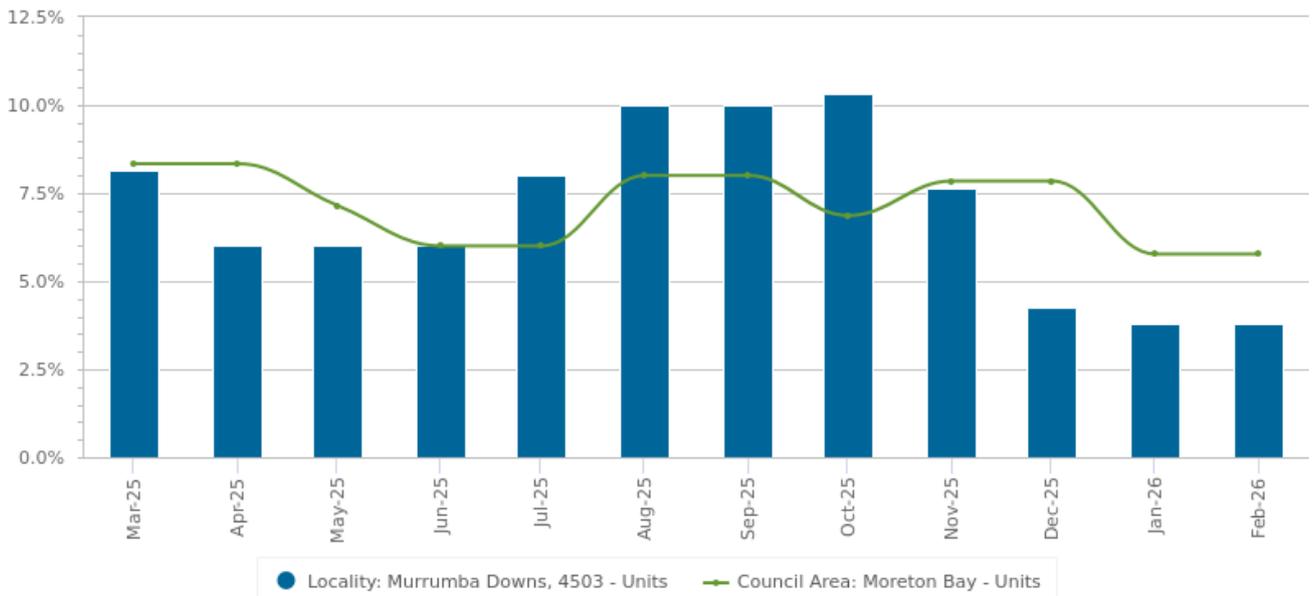
Unit: Change in Rental Rate

3.8%

Feb 2026

	Murrumba Downs	Moreton Bay
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	8.0%	6.0%
Aug 2025	10.0%	8.0%
Sep 2025	10.0%	8.0%
Oct 2025	10.3%	6.9%
Nov 2025	7.6%	7.8%
Dec 2025	4.3%	7.8%
Jan 2026	3.8%	5.8%
Feb 2026	3.8%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

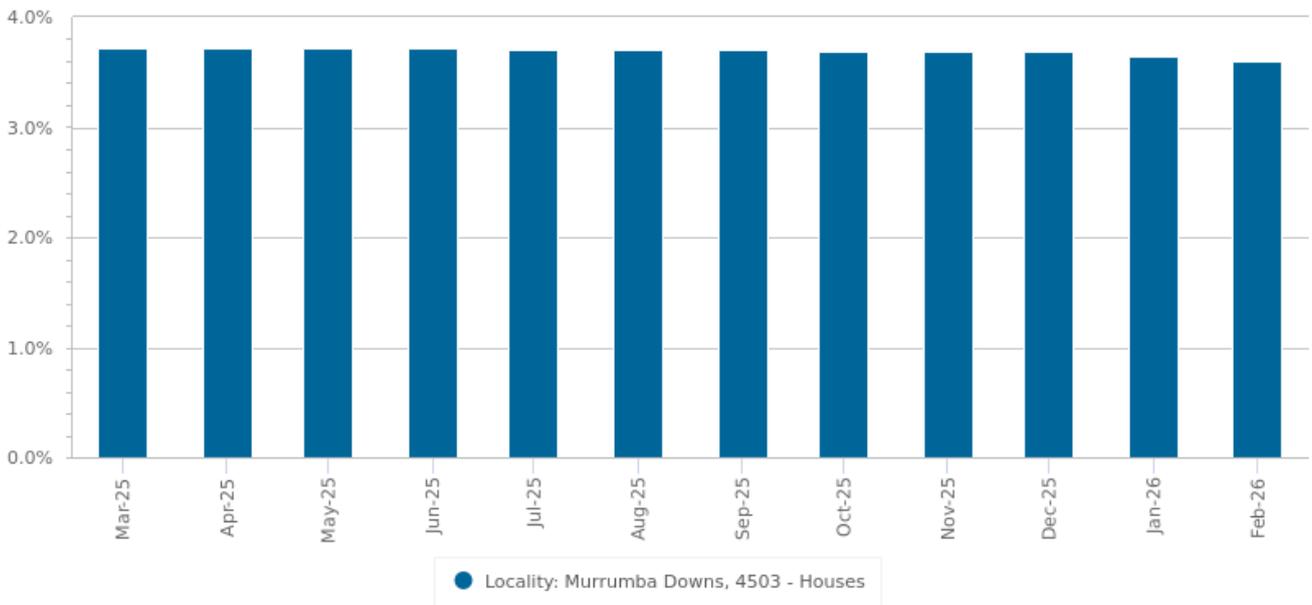
House: Value Based Rental Yield

3.6%

Feb 2026

	Murrumba Downs
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%
Jan 2026	3.6%
Feb 2026	3.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

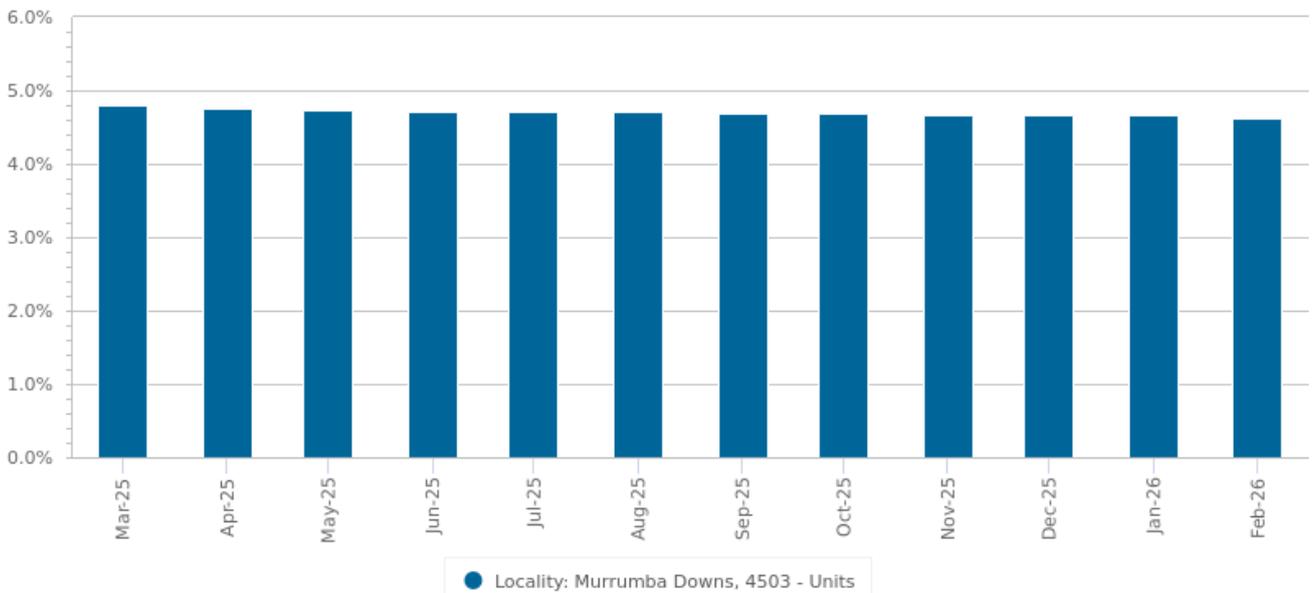
Unit: Value Based Rental Yield

4.6%

Feb 2026

	Murrumba Downs
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%
Jan 2026	4.7%
Feb 2026	4.6%

Statistics are calculated at the end of the displayed month



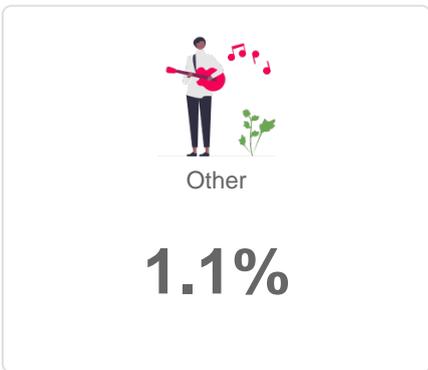
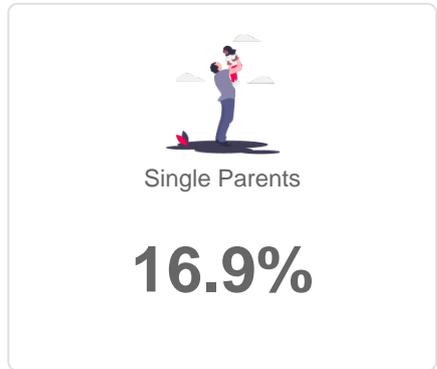
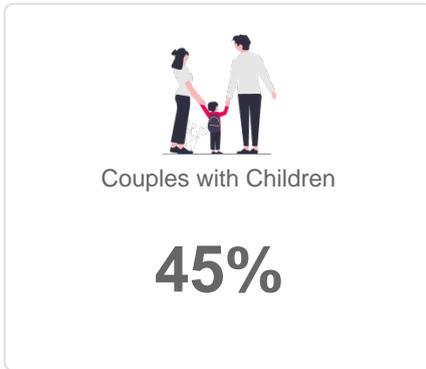
Statistics are calculated at the end of the displayed month

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)

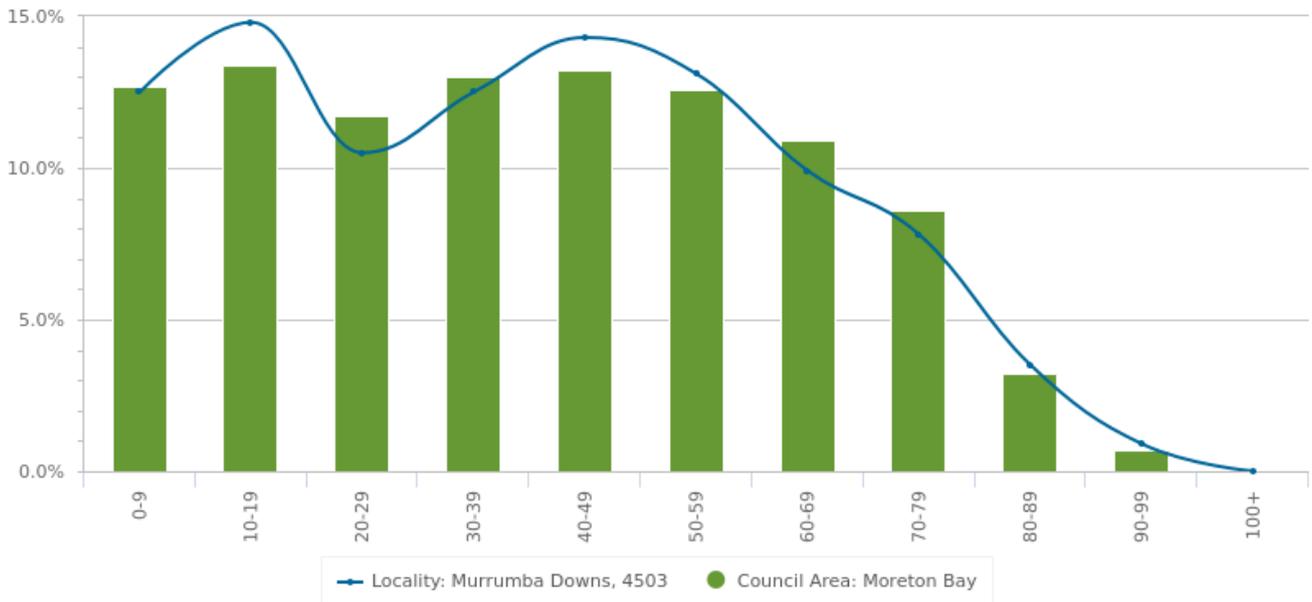


Population Age

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)



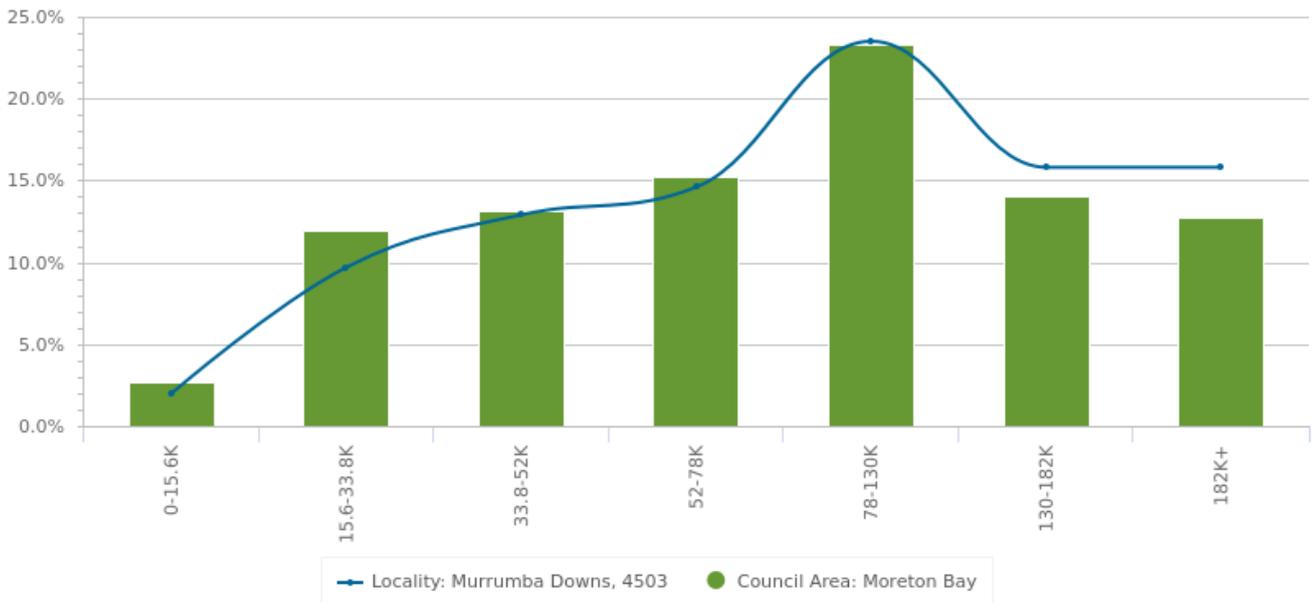
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



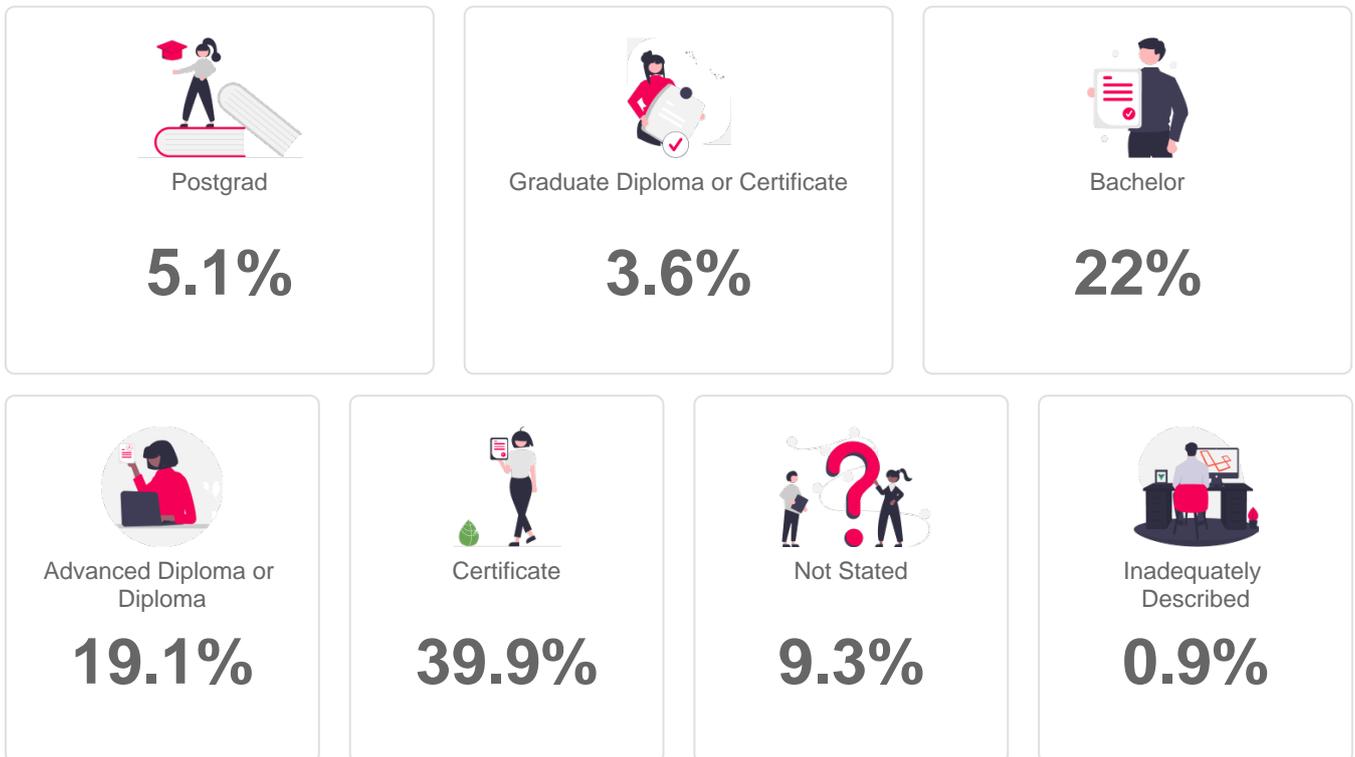
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



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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