

Suburb Statistics Report

Scarborough QLD 4020

Prepared on 20 Jan 2026

Griffin National Real Estate
Mob: 07 3888 3666
Email: info@griffinnational.com.au



Area Profile

Scarborough, QLD

The size of Scarborough is approximately 3.3 square kilometres. It has 8 parks covering nearly 6.2% of total area. The population of Scarborough in 2016 was 8705 people. By 2021 the population was 9178 showing a population growth of 5.4% in the area during that time. The predominant age group in Scarborough is 60-69 years. Households in Scarborough are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Scarborough work in a professional occupation. In 2021, 64.80% of the homes in Scarborough were owner-occupied compared with 60.00% in 2016.

	House	Unit	Land
Average Tenure Period	8.7 years	8.1 years	-
Total Dwellings	2,779	1,469	76
Total New Listings	173	93	-
Median Value	\$1,262,334	\$1,094,876	-
Total Properties Listed	205	105	-

Market Trends

House: Market Trends

157

Properties Sold
(12 Months)

8.7

Average Tenure Period
(Years)

\$650/w

Median Asking Rent
(12 Months)

173

New Sale Listings
(12 Months)

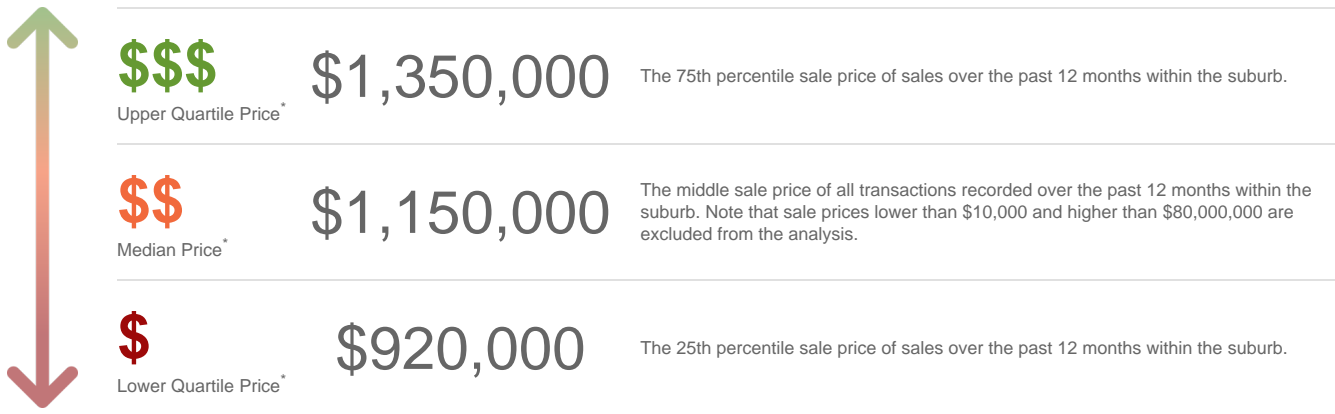
31

Days on Market
(12 Months)

197

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

<div>100</div> <div>Properties Sold (12 Months)</div>	<div>8.1</div> <div>Average Tenure Period (Years)</div>	<div>\$600/w</div> <div>Median Asking Rent (12 Months)</div>
<div>93</div> <div>New Sale Listings (12 Months)</div>	<div>37.5</div> <div>Days on Market (12 Months)</div>	<div>74</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,342,500</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>\$965,000</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>\$808,750</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

Land: Market Trends

6 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*	\$749,995	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

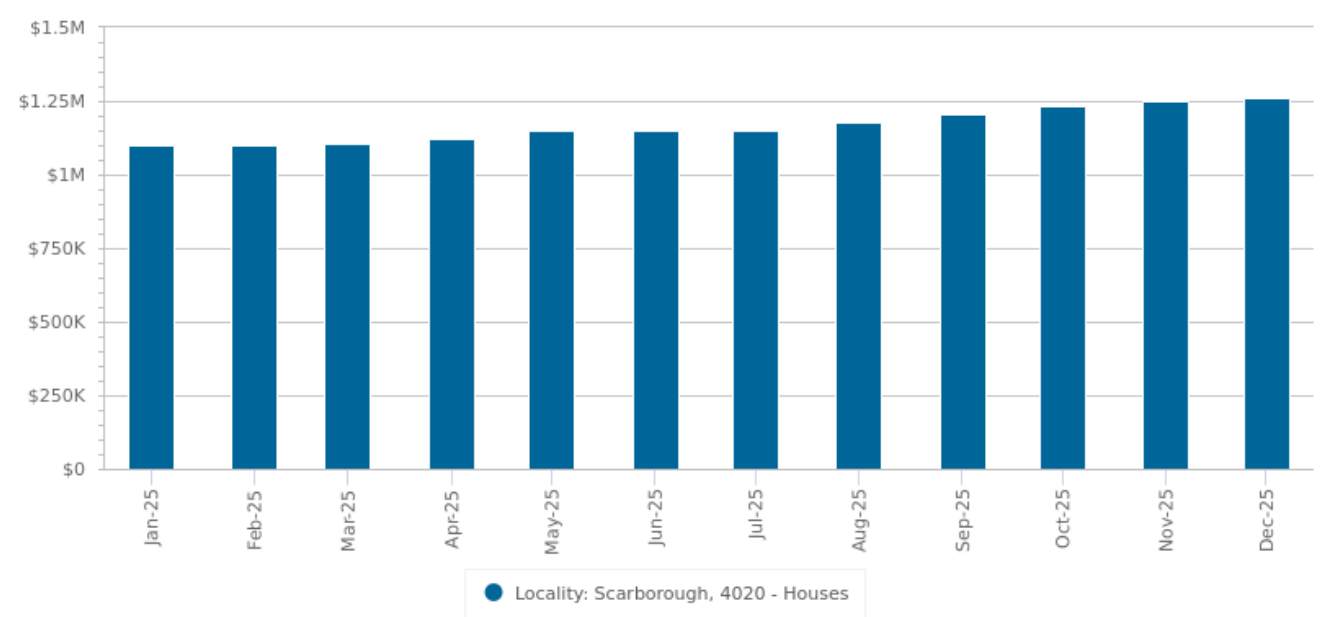
House: Recent Median Value

\$1.26M

Dec 2025

	Scarborough
Jan 2025	\$1,098,393
Feb 2025	\$1,102,170
Mar 2025	\$1,105,274
Apr 2025	\$1,119,934
May 2025	\$1,151,458
Jun 2025	\$1,149,662
Jul 2025	\$1,148,629
Aug 2025	\$1,177,836
Sep 2025	\$1,207,725
Oct 2025	\$1,231,402
Nov 2025	\$1,251,198
Dec 2025	\$1,262,334

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

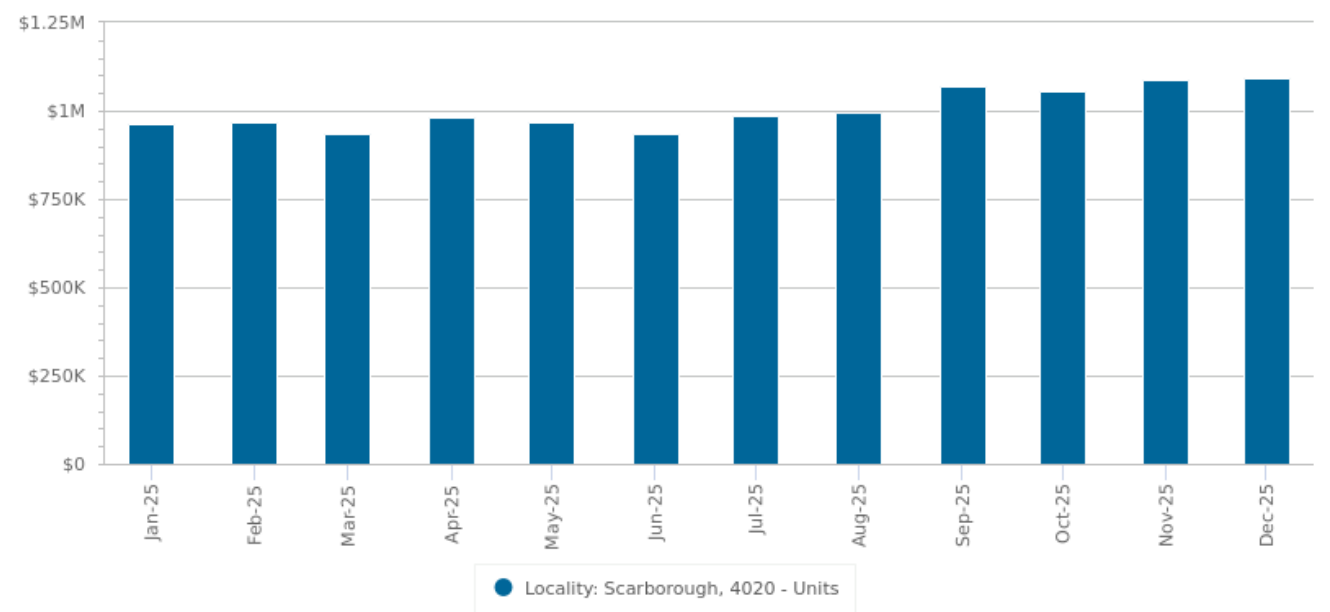
Unit: Recent Median Value

\$1.09M

Dec 2025

	Scarborough
Jan 2025	\$961,370
Feb 2025	\$966,539
Mar 2025	\$936,967
Apr 2025	\$983,333
May 2025	\$967,413
Jun 2025	\$934,621
Jul 2025	\$983,982
Aug 2025	\$997,537
Sep 2025	\$1,071,689
Oct 2025	\$1,054,861
Nov 2025	\$1,089,490
Dec 2025	\$1,094,876

Statistics are calculated at the end of the displayed month



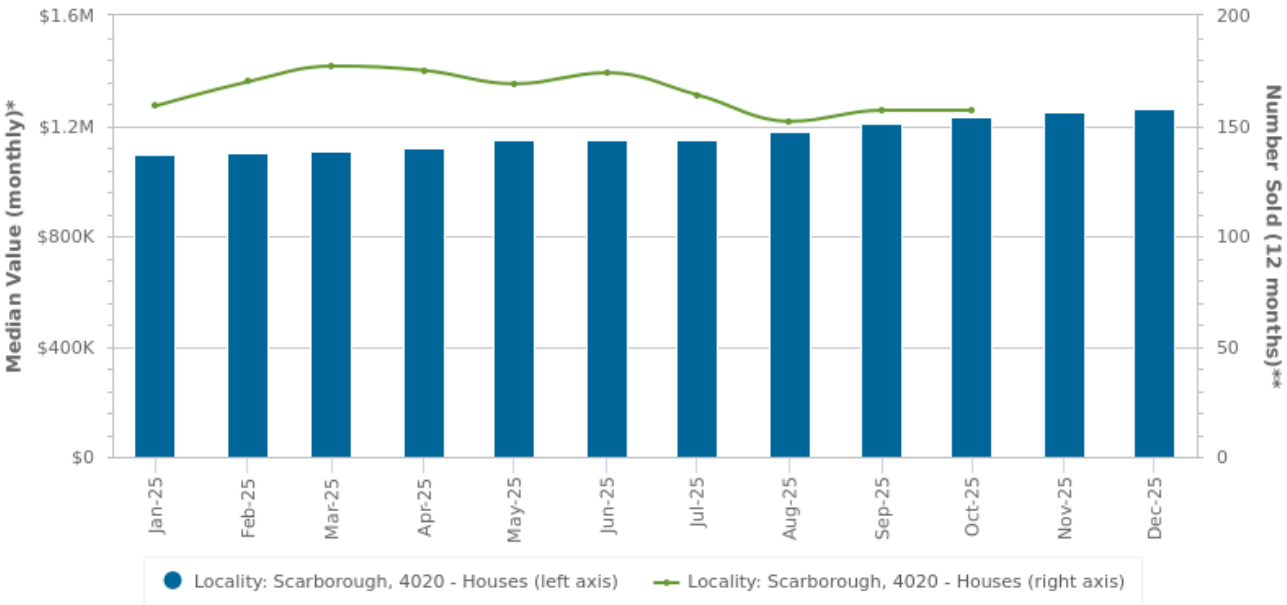
Statistics are calculated at the end of the displayed month

157
Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$1,098,393	159
Feb 2025	\$1,102,170	170
Mar 2025	\$1,105,274	177
Apr 2025	\$1,119,934	175
May 2025	\$1,151,458	169
Jun 2025	\$1,149,662	174
Jul 2025	\$1,148,629	164
Aug 2025	\$1,177,836	152
Sep 2025	\$1,207,725	157
Oct 2025	\$1,231,402	157
Nov 2025	\$1,251,198	-
Dec 2025	\$1,262,334	-

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

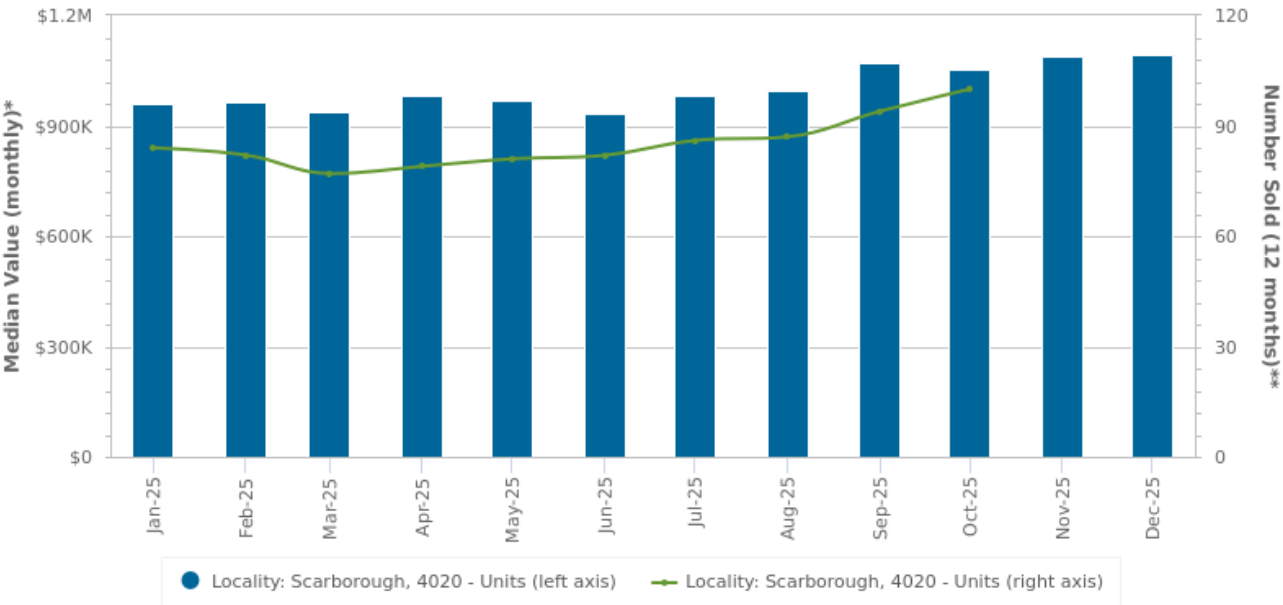
100

Oct 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$961,370	84
Feb 2025	\$966,539	82
Mar 2025	\$936,967	77
Apr 2025	\$983,333	79
May 2025	\$967,413	81
Jun 2025	\$934,621	82
Jul 2025	\$983,982	86
Aug 2025	\$997,537	87
Sep 2025	\$1,071,689	94
Oct 2025	\$1,054,861	100
Nov 2025	\$1,089,490	-
Dec 2025	\$1,094,876	-

Statistics are calculated over a rolling 12 month period



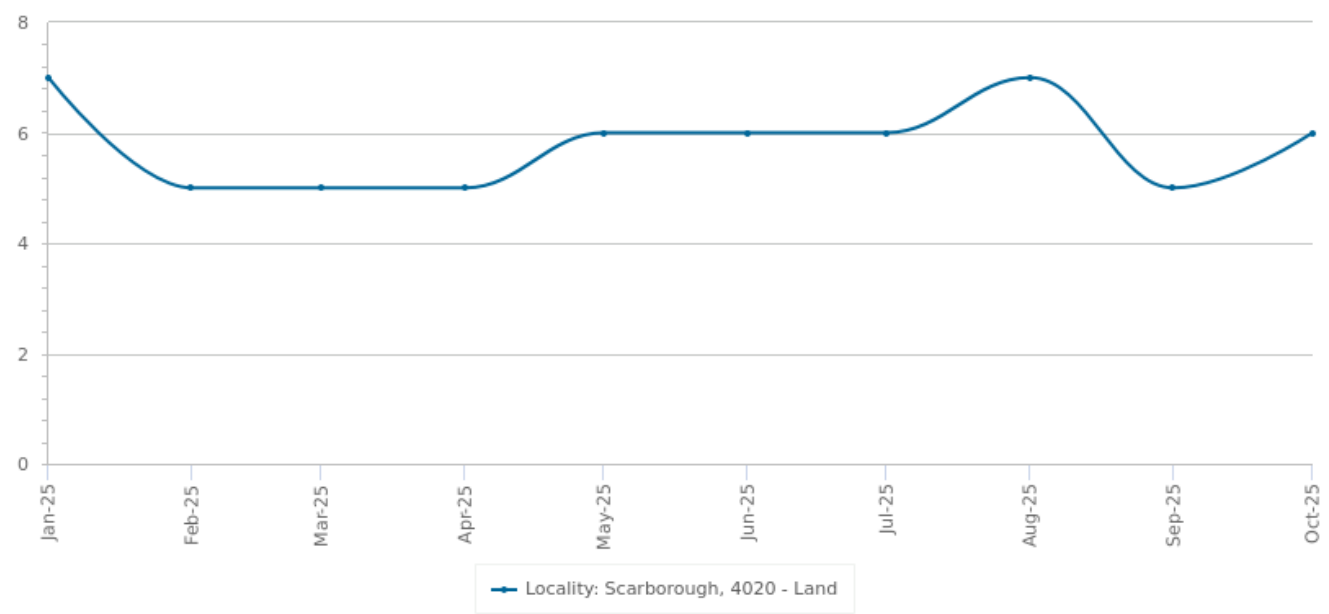
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

6
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	6
Dec 2024	-	7
Jan 2025	-	7
Feb 2025	-	5
Mar 2025	-	5
Apr 2025	-	5
May 2025	-	6
Jun 2025	-	6
Jul 2025	-	6
Aug 2025	-	7
Sep 2025	-	5
Oct 2025	-	6

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

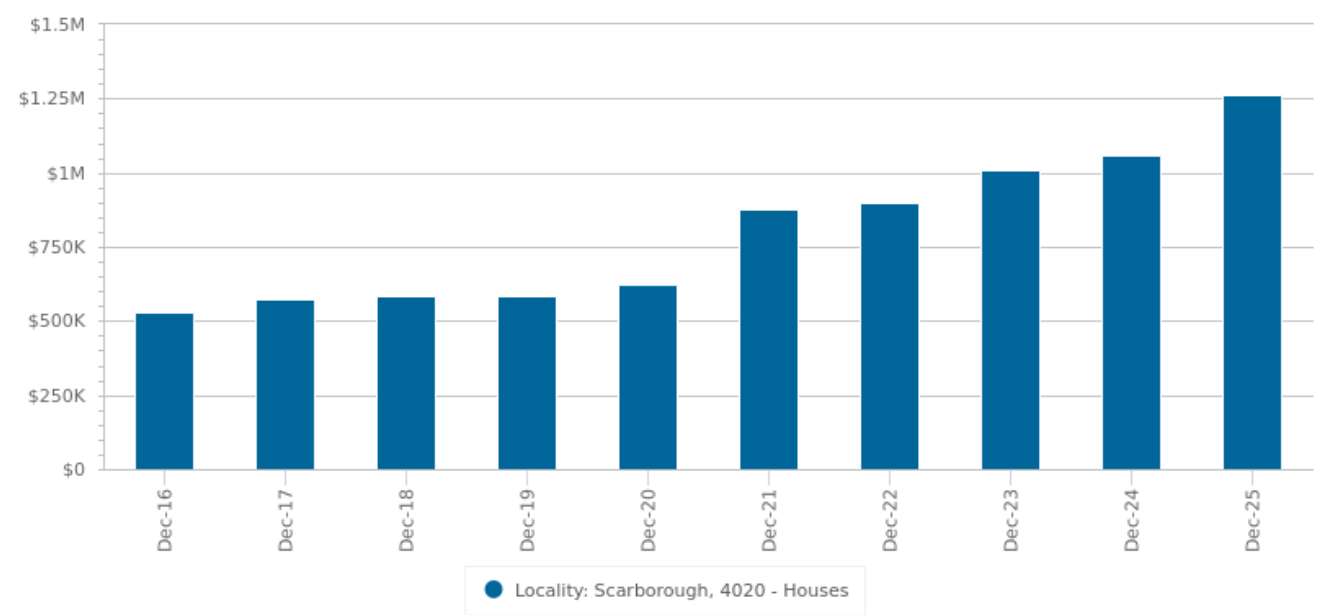
House: Median Value

\$1.26M

Dec 2025

	Scarborough
Dec 2017	\$573,081
Dec 2018	\$582,704
Dec 2019	\$582,600
Dec 2020	\$623,761
Dec 2021	\$879,269
Dec 2022	\$899,430
Dec 2023	\$1,011,898
Dec 2024	\$1,059,088
Dec 2025	\$1,262,334
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

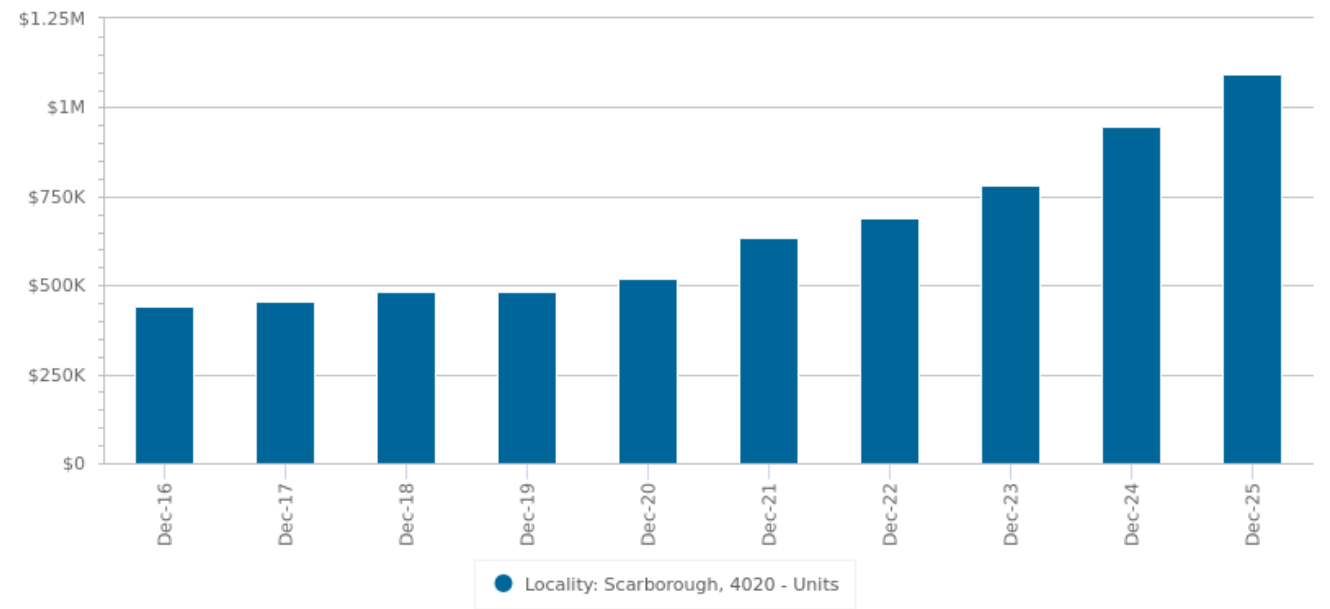
Unit: Median Value

\$1.09M

Dec 2025

	Scarborough
Dec 2017	\$457,248
Dec 2018	\$483,885
Dec 2019	\$482,683
Dec 2020	\$518,231
Dec 2021	\$634,566
Dec 2022	\$688,000
Dec 2023	\$782,980
Dec 2024	\$945,328
Dec 2025	\$1,094,876
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

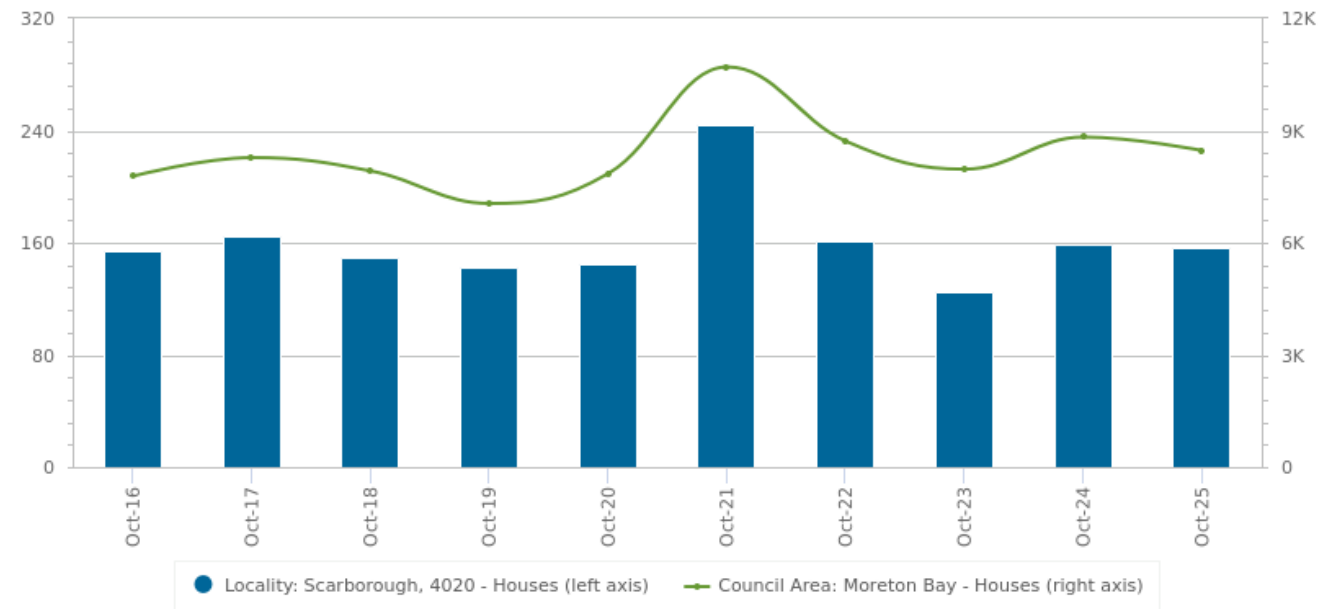
Sales Per Annum

House: Sales Per Annum

157
Oct 2025

	Scarborough	Moreton Bay
Oct 2017	165	8277
Oct 2018	149	7919
Oct 2019	142	7050
Oct 2020	145	7857
Oct 2021	244	10702
Oct 2022	161	8713
Oct 2023	125	7967
Oct 2024	159	8827
Oct 2025	157	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



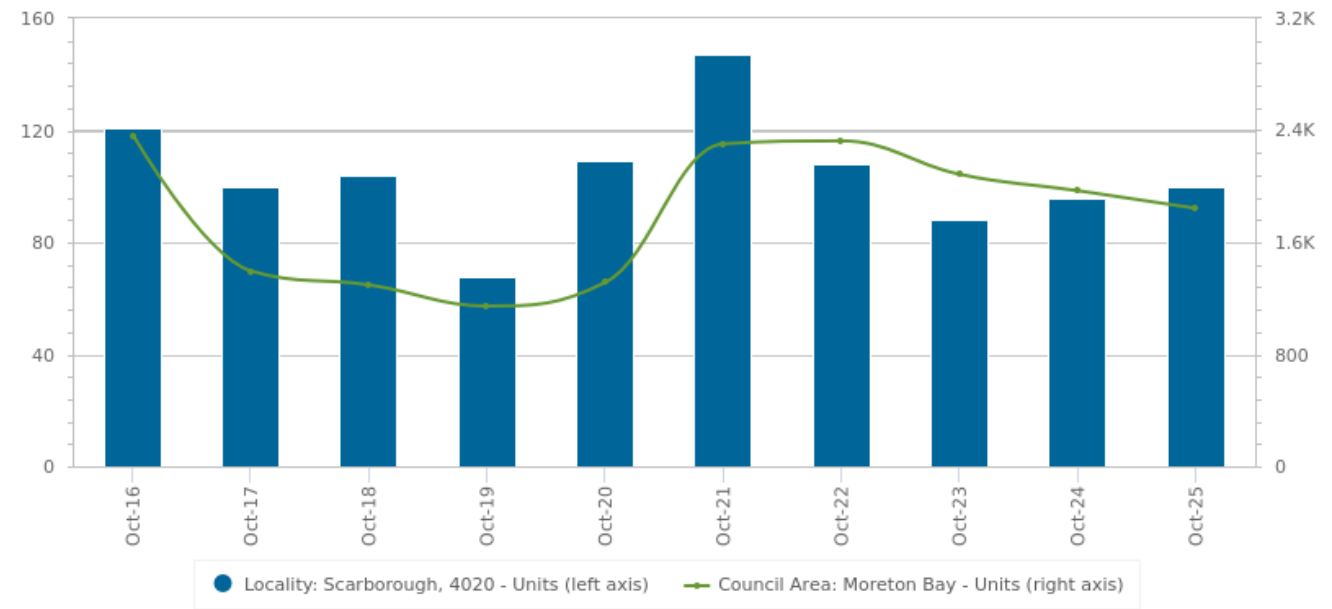
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

100
Oct 2025

	Scarborough	Moreton Bay
Oct 2017	100	1395
Oct 2018	104	1296
Oct 2019	68	1145
Oct 2020	109	1316
Oct 2021	147	2304
Oct 2022	108	2325
Oct 2023	88	2086
Oct 2024	96	1969
Oct 2025	100	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



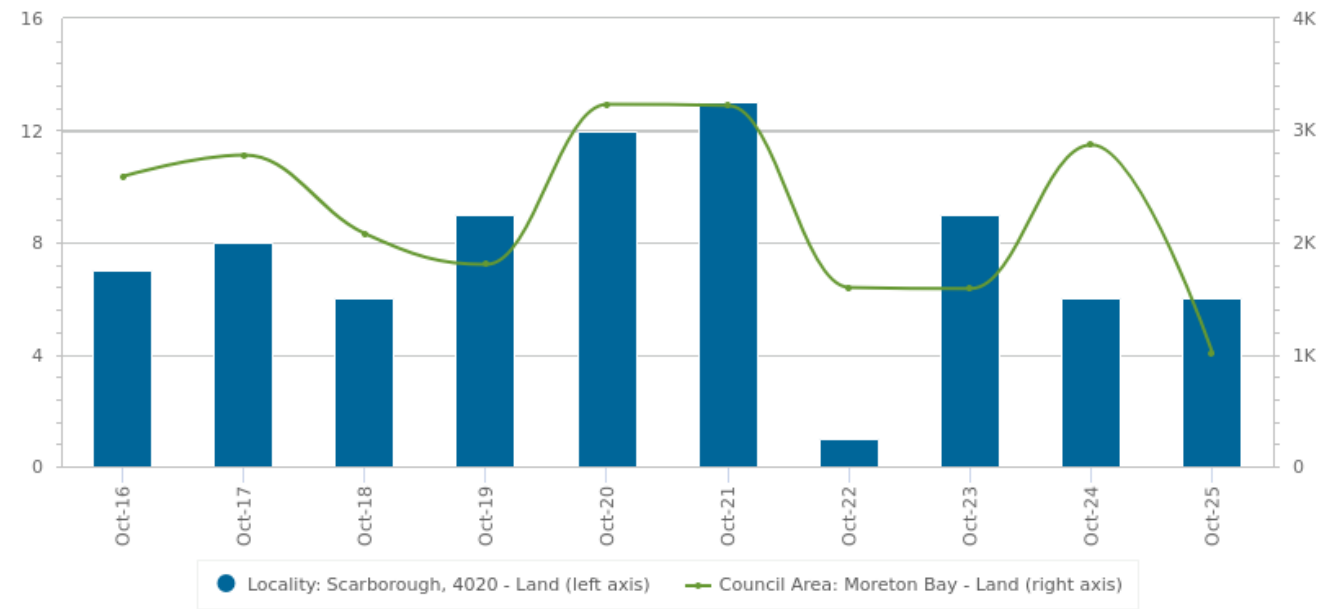
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

6
Oct 2025

	Scarborough	Moreton Bay
Oct 2017	8	2780
Oct 2018	6	2077
Oct 2019	9	1803
Oct 2020	12	3233
Oct 2021	13	3221
Oct 2022	1	1597
Oct 2023	9	1587
Oct 2024	6	2871
Oct 2025	6	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

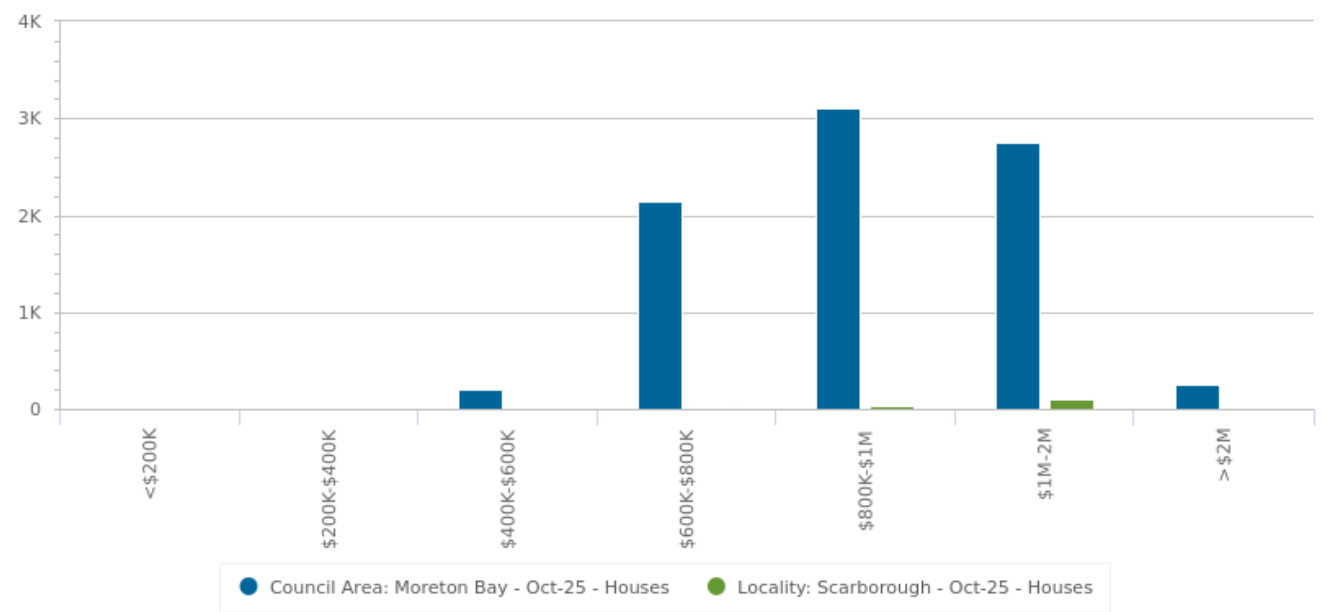
House: Sales By Price

\$191.58M

Oct 2025

	Scarborough	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	1	196
\$600K-\$800K	9	2,137
\$800K-\$1M	41	3,107
\$1M-\$2M	98	2,755
>\$2M	8	261

Statistics are calculated over a rolling 12 month period



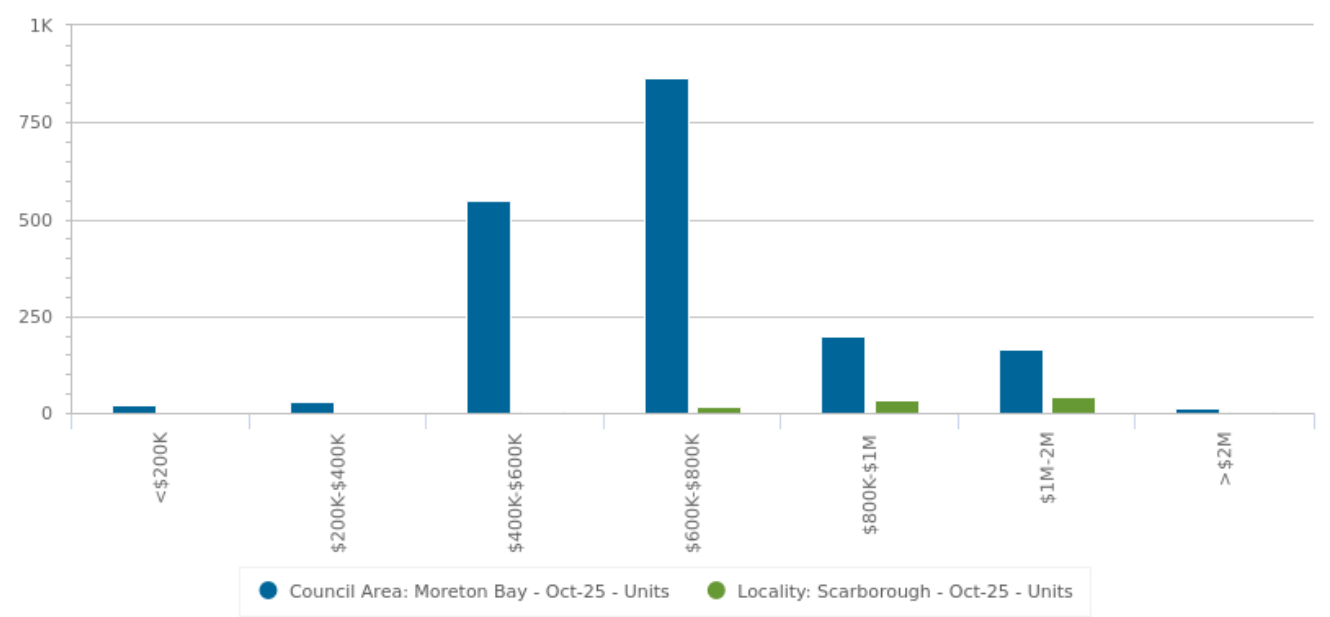
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$109.25M
Oct 2025

	Scarborough	Moreton Bay
<\$200K	-	21
\$200K-\$400K	1	29
\$400K-\$600K	4	549
\$600K-\$800K	17	866
\$800K-\$1M	32	197
\$1M-\$2M	42	166
>\$2M	4	14

Statistics are calculated over a rolling 12 month period

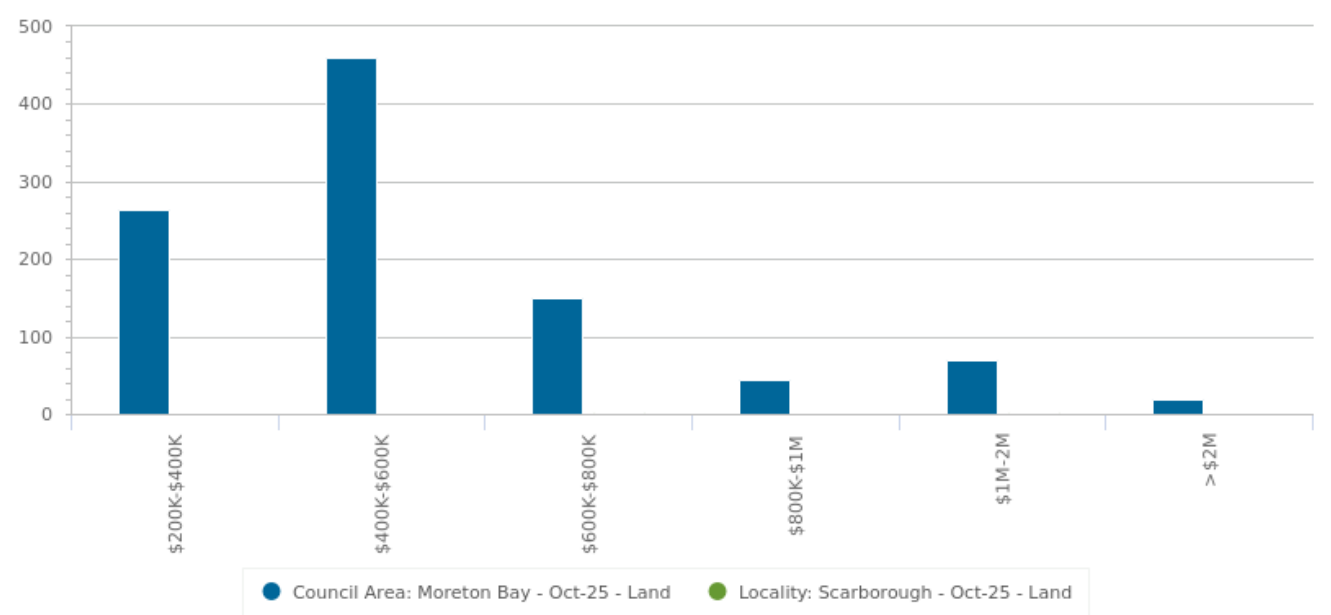


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

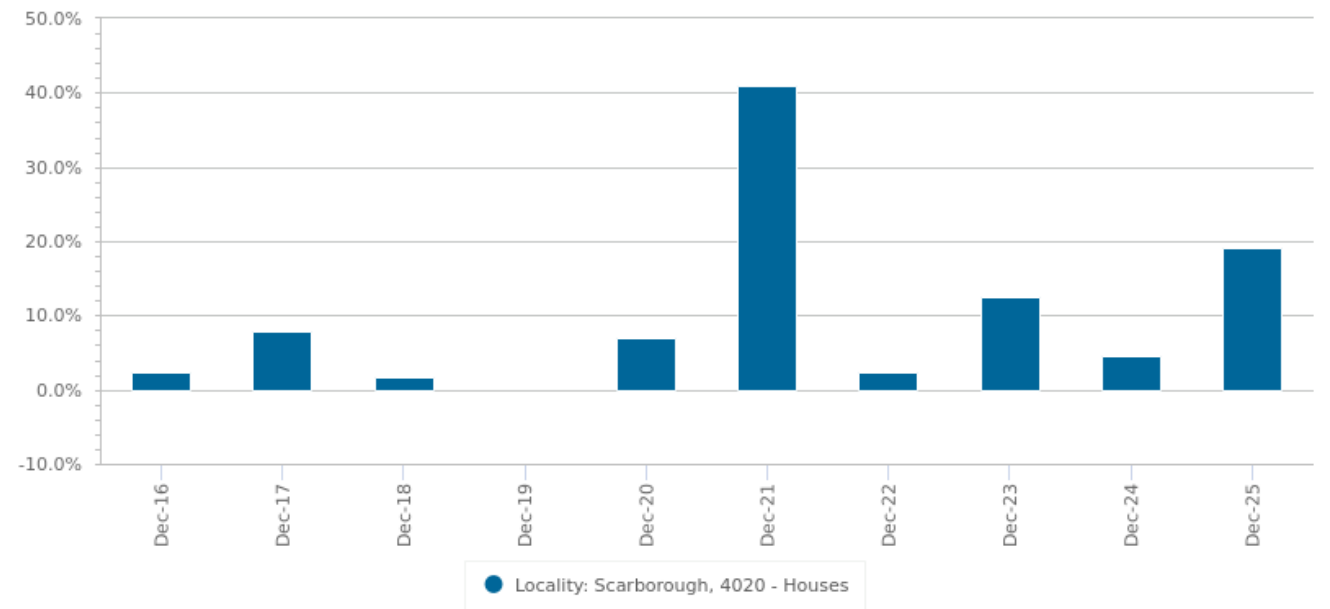
House: Change In Median Value

19.2%

Dec 2025

	Scarborough
Dec 2017	7.9%
Dec 2018	1.7%
Dec 2019	-0.0%
Dec 2020	7.1%
Dec 2021	41.0%
Dec 2022	2.3%
Dec 2023	12.5%
Dec 2024	4.7%
Dec 2025	19.2%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

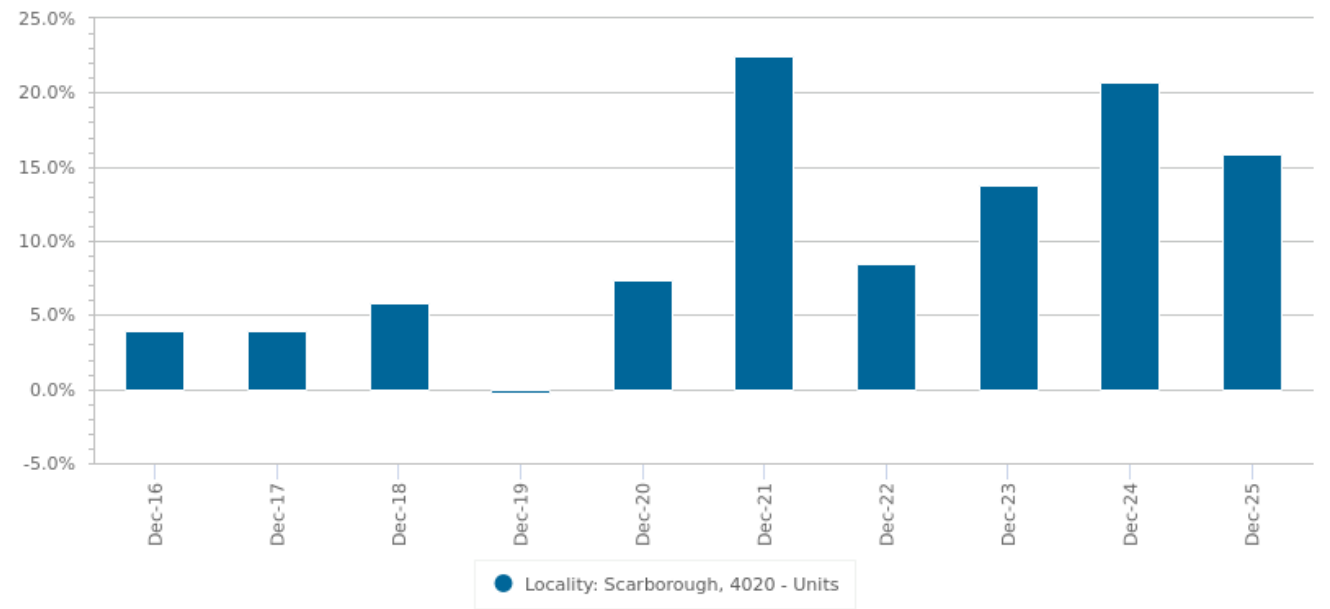
Unit: Change In Median Value

15.8%

Dec 2025

	Scarborough
Dec 2017	3.9%
Dec 2018	5.8%
Dec 2019	-0.2%
Dec 2020	7.4%
Dec 2021	22.4%
Dec 2022	8.4%
Dec 2023	13.8%
Dec 2024	20.7%
Dec 2025	15.8%
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

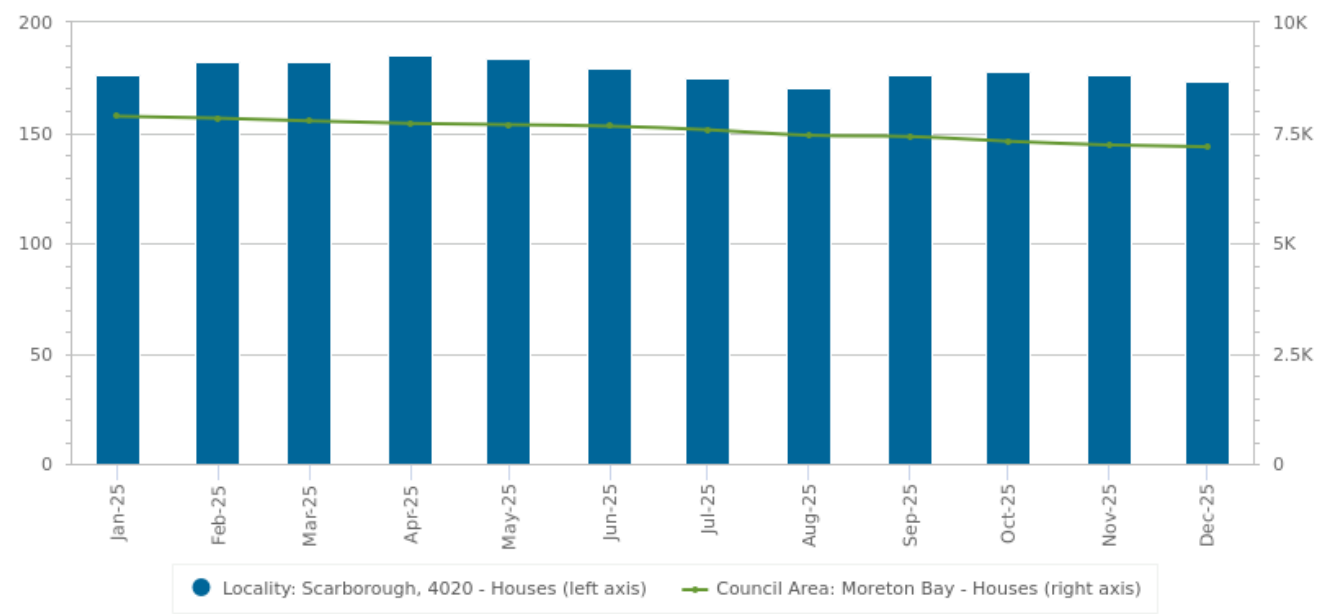
House: Number of New Listing

173

Dec 2025

	Scarborough	Moreton Bay
Jan 2025	176	7,873
Feb 2025	182	7,830
Mar 2025	182	7,768
Apr 2025	185	7,711
May 2025	184	7,683
Jun 2025	179	7,649
Jul 2025	175	7,567
Aug 2025	170	7,442
Sep 2025	176	7,414
Oct 2025	178	7,307
Nov 2025	176	7,223
Dec 2025	173	7,182

Statistics are calculated over a rolling 12 month period



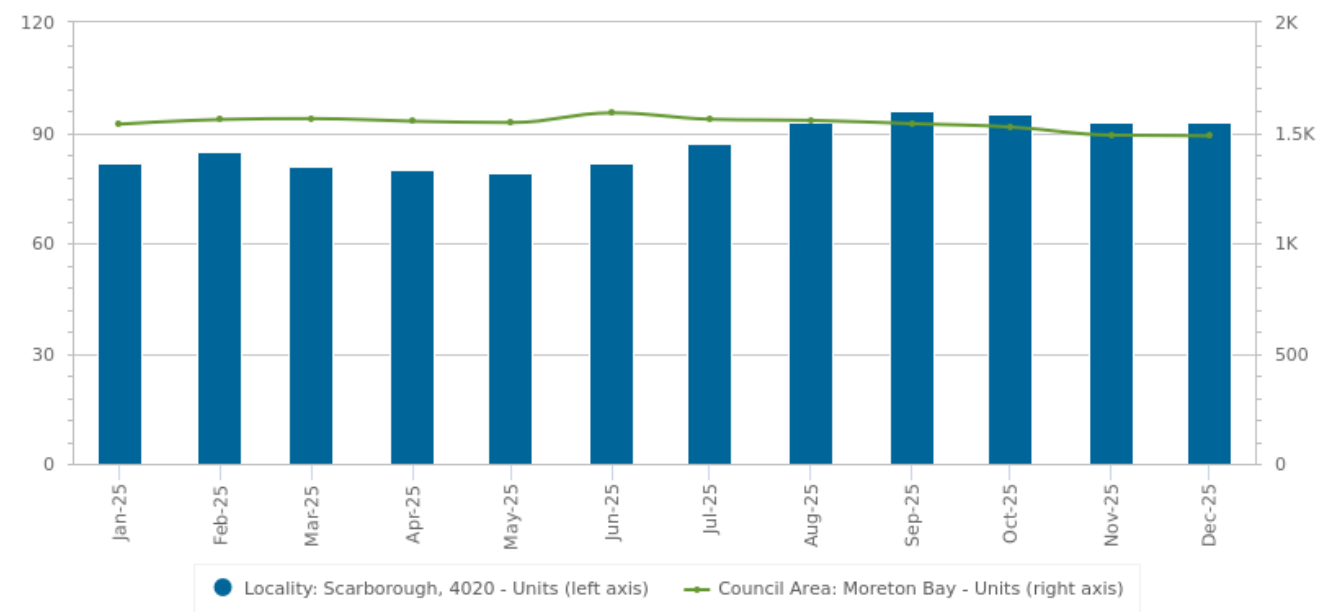
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

93
Dec 2025

	Scarborough	Moreton Bay
Jan 2025	82	1,539
Feb 2025	85	1,560
Mar 2025	81	1,564
Apr 2025	80	1,552
May 2025	79	1,546
Jun 2025	82	1,590
Jul 2025	87	1,561
Aug 2025	93	1,556
Sep 2025	96	1,541
Oct 2025	95	1,526
Nov 2025	93	1,489
Dec 2025	93	1,486

Statistics are calculated over a rolling 12 month period



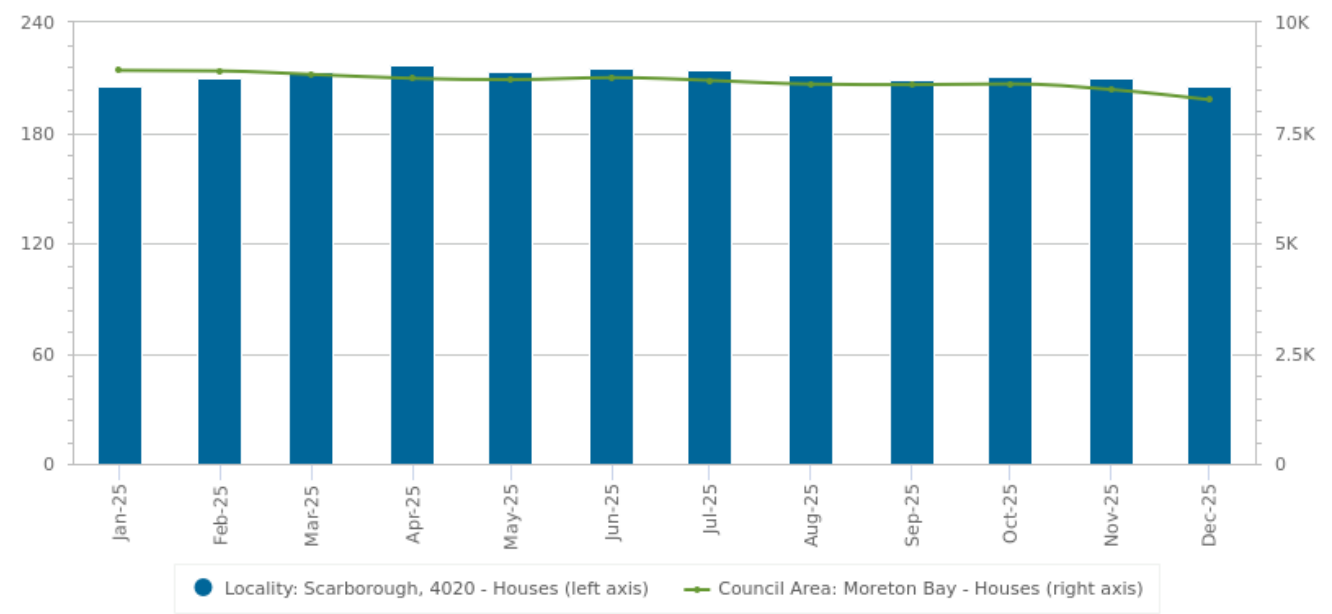
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

205
Dec 2025

	Scarborough	Moreton Bay
Jan 2025	205	8,912
Feb 2025	210	8,900
Mar 2025	213	8,820
Apr 2025	217	8,731
May 2025	213	8,703
Jun 2025	215	8,749
Jul 2025	214	8,685
Aug 2025	212	8,601
Sep 2025	209	8,589
Oct 2025	211	8,606
Nov 2025	210	8,478
Dec 2025	205	8,247

Statistics are calculated over a rolling 12 month period



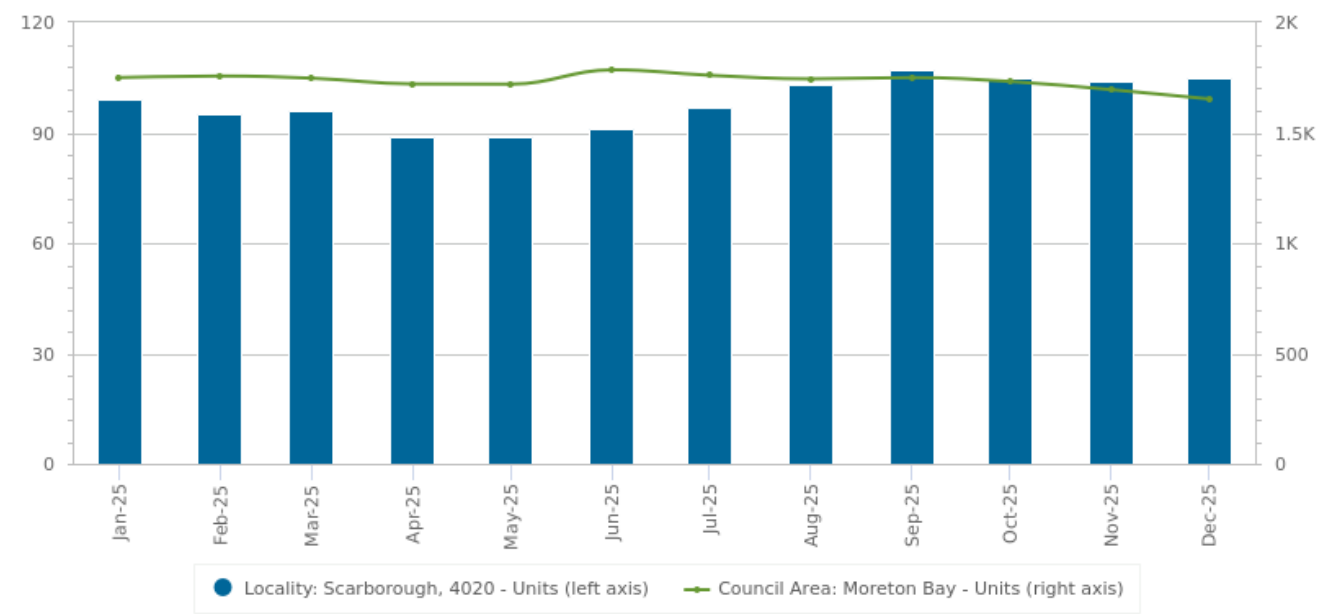
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

105
Dec 2025

	Scarborough	Moreton Bay
Jan 2025	99	1,750
Feb 2025	95	1,757
Mar 2025	96	1,747
Apr 2025	89	1,721
May 2025	89	1,720
Jun 2025	91	1,785
Jul 2025	97	1,760
Aug 2025	103	1,744
Sep 2025	107	1,750
Oct 2025	105	1,732
Nov 2025	104	1,695
Dec 2025	105	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

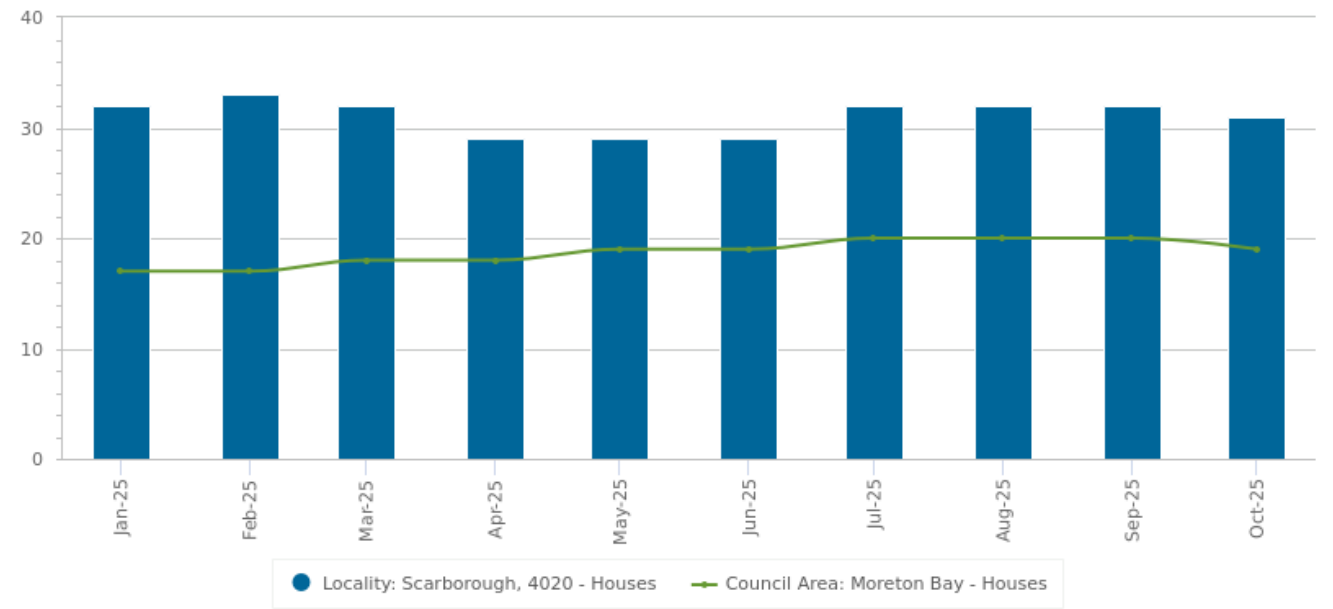
House: Median Days On Market

31

Oct 2025

	Scarborough	Moreton Bay
Nov 2024	33.5	16
Dec 2024	33	17
Jan 2025	32	17
Feb 2025	33	17
Mar 2025	32	18
Apr 2025	29	18
May 2025	29	19
Jun 2025	29	19
Jul 2025	32	20
Aug 2025	32	20
Sep 2025	32	20
Oct 2025	31	19

Statistics are calculated over a rolling 12 month period



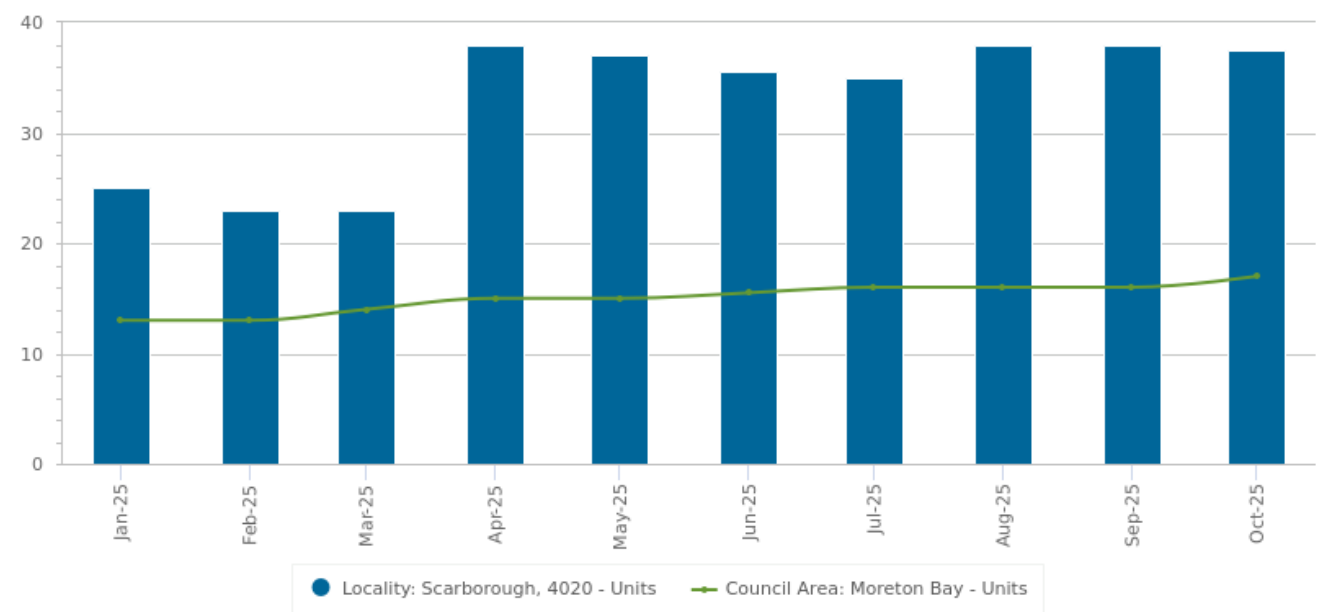
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

37.5
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	29	13
Dec 2024	28	13
Jan 2025	25	13
Feb 2025	23	13
Mar 2025	23	14
Apr 2025	38	15
May 2025	37	15
Jun 2025	35.5	15.5
Jul 2025	35	16
Aug 2025	38	16
Sep 2025	38	16
Oct 2025	37.5	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

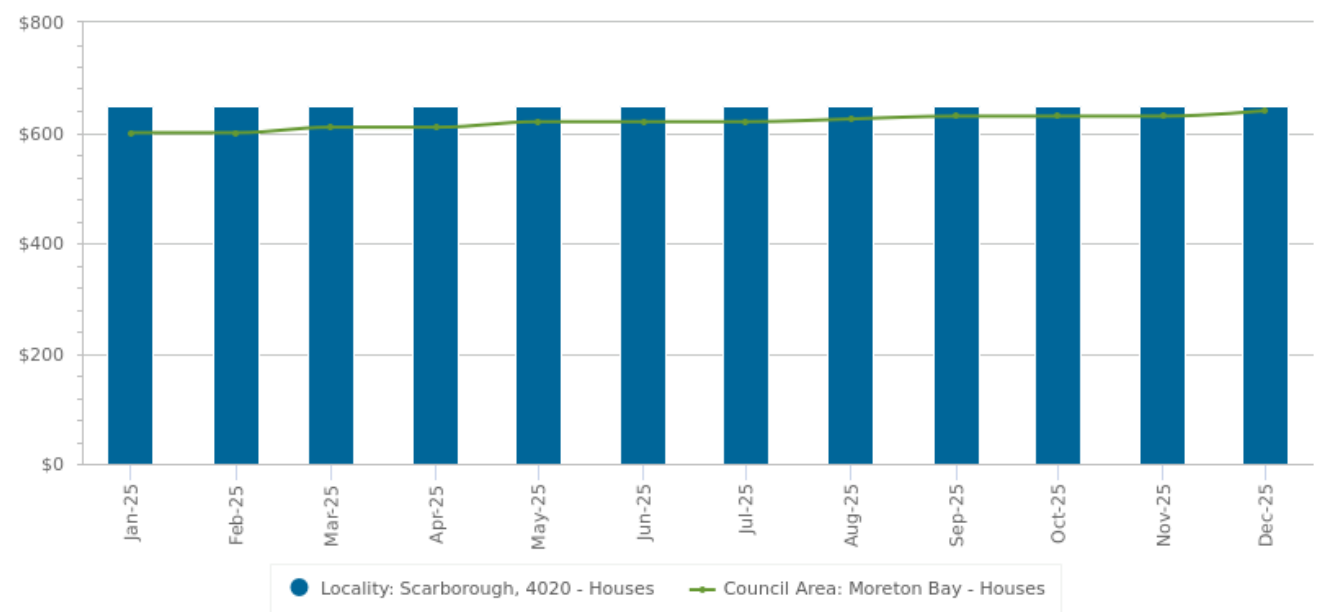
House: Median Rent

\$650/w

Dec 2025

	Scarborough	Moreton Bay
Jan 2025	\$650/w	\$600/w
Feb 2025	\$650/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	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$650/w	\$630/w
Nov 2025	\$650/w	\$630/w
Dec 2025	\$650/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

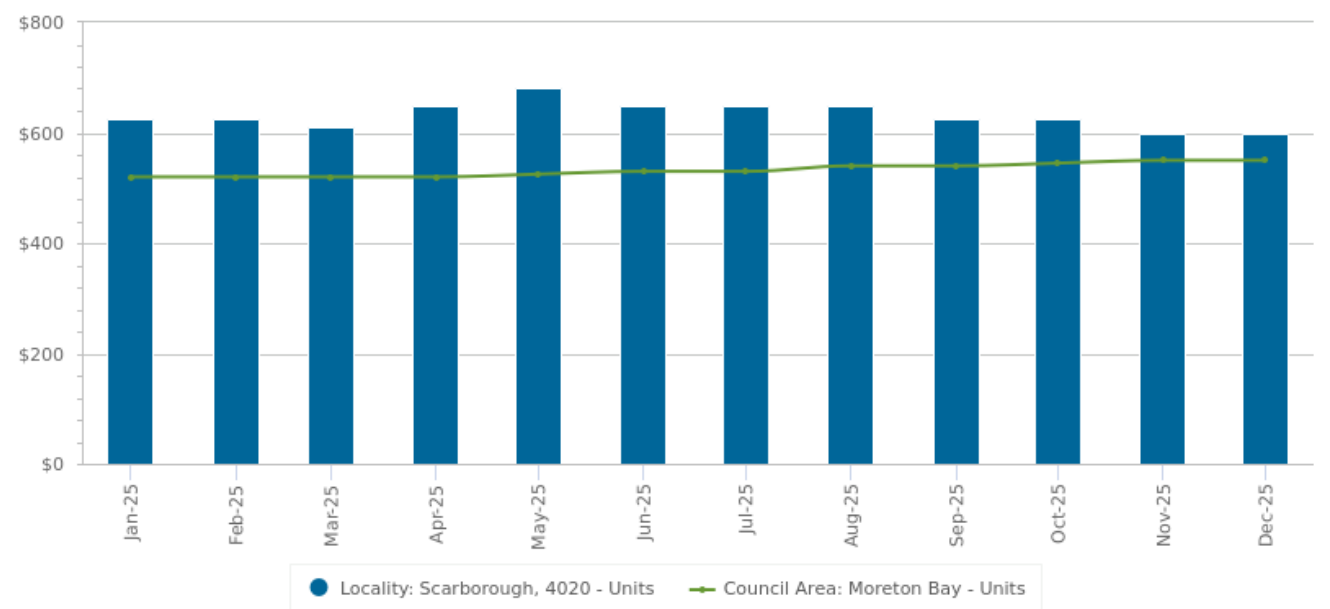
Unit: Median Rent

\$600/w

Dec 2025

	Scarborough	Moreton Bay
Jan 2025	\$625/w	\$520/w
Feb 2025	\$625/w	\$520/w
Mar 2025	\$610/w	\$520/w
Apr 2025	\$650/w	\$520/w
May 2025	\$680/w	\$525/w
Jun 2025	\$650/w	\$530/w
Jul 2025	\$650/w	\$530/w
Aug 2025	\$650/w	\$540/w
Sep 2025	\$625/w	\$540/w
Oct 2025	\$625/w	\$545/w
Nov 2025	\$600/w	\$550/w
Dec 2025	\$600/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

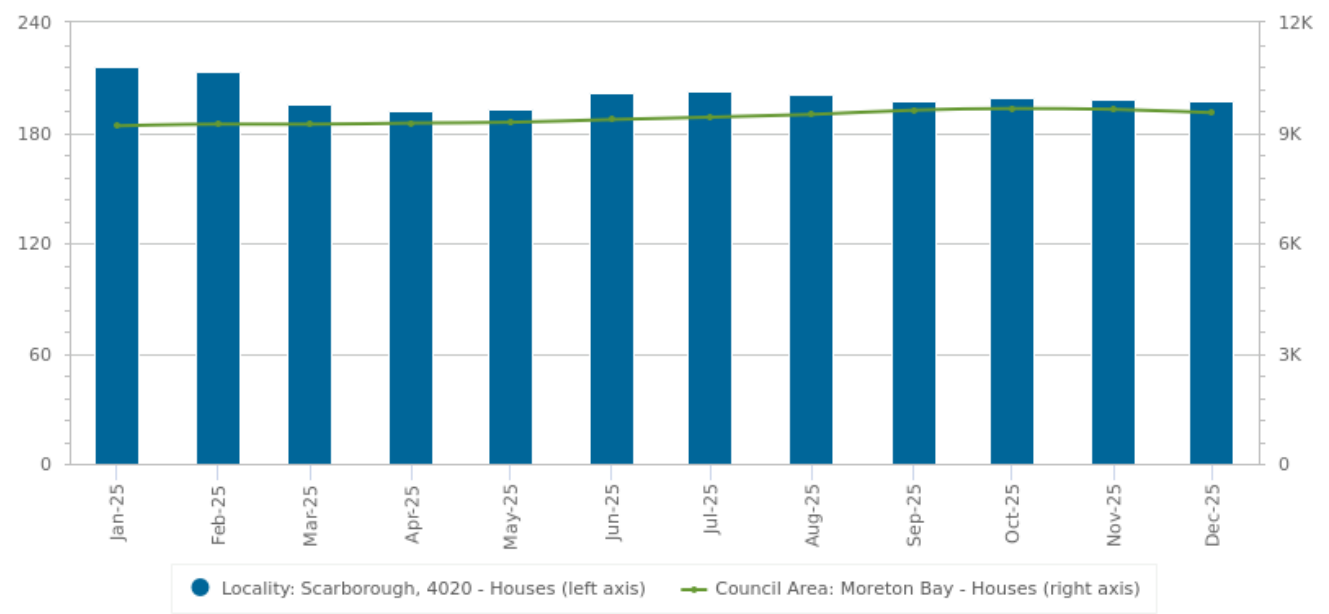
197

Dec 2025

House: Rental Rate Observations

	Scarborough	Moreton Bay
Jan 2025	216	9,187
Feb 2025	213	9,233
Mar 2025	196	9,231
Apr 2025	192	9,263
May 2025	193	9,283
Jun 2025	202	9,360
Jul 2025	203	9,423
Aug 2025	201	9,498
Sep 2025	197	9,614
Oct 2025	199	9,658
Nov 2025	198	9,635
Dec 2025	197	9,544

Statistics are calculated over a rolling 12 month period



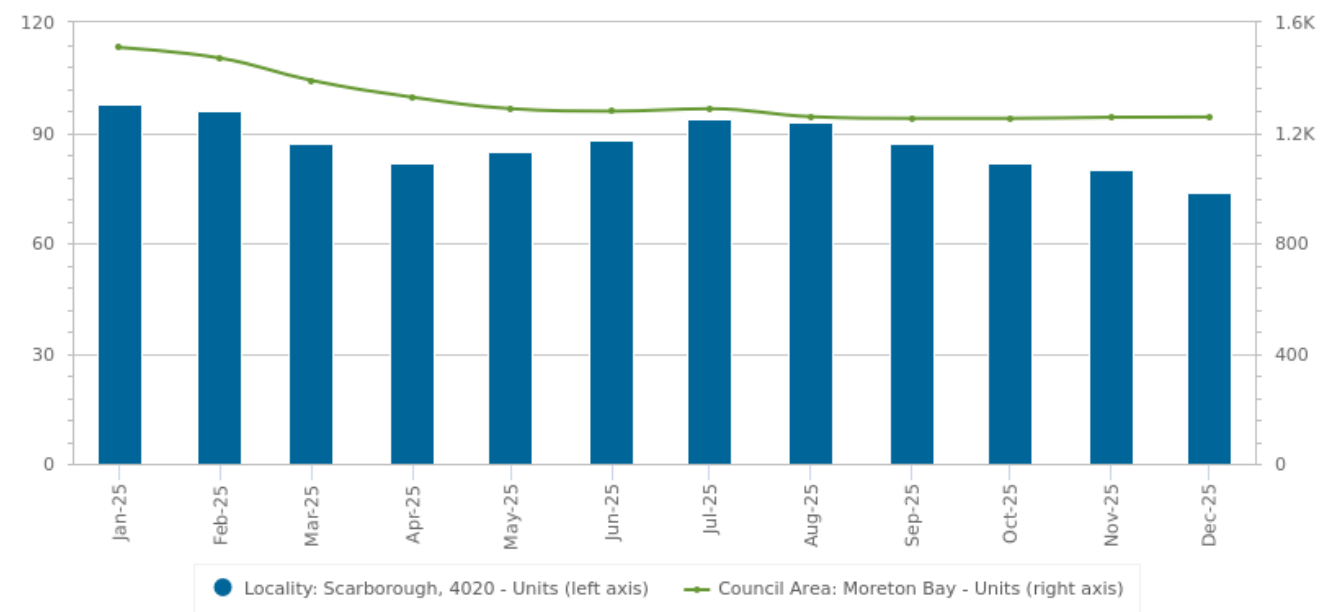
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

74
Dec 2025

	Scarborough	Moreton Bay
Jan 2025	98	1,509
Feb 2025	96	1,470
Mar 2025	87	1,389
Apr 2025	82	1,328
May 2025	85	1,287
Jun 2025	88	1,278
Jul 2025	94	1,287
Aug 2025	93	1,258
Sep 2025	87	1,252
Oct 2025	82	1,252
Nov 2025	80	1,256
Dec 2025	74	1,257

Statistics are calculated over a rolling 12 month period



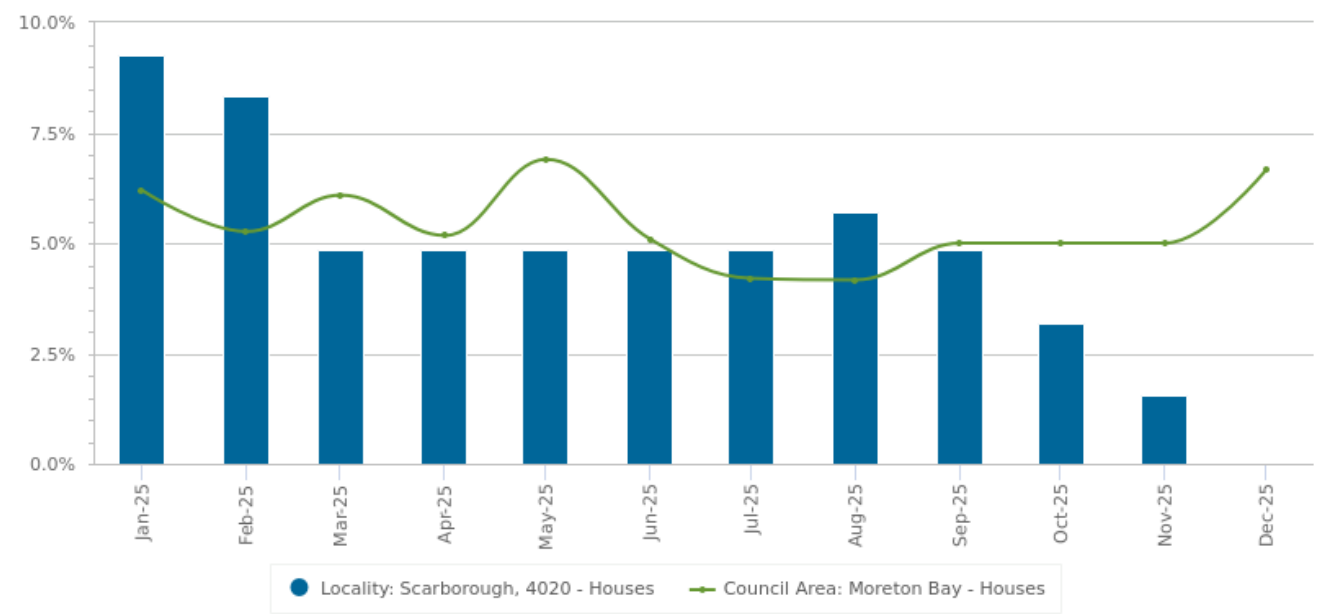
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

Dec 2025

	Scarborough	Moreton Bay
Jan 2025	9.2%	6.2%
Feb 2025	8.3%	5.3%
Mar 2025	4.8%	6.1%
Apr 2025	4.8%	5.2%
May 2025	4.8%	6.9%
Jun 2025	4.8%	5.1%
Jul 2025	4.8%	4.2%
Aug 2025	5.7%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	3.2%	5.0%
Nov 2025	1.6%	5.0%
Dec 2025	-	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

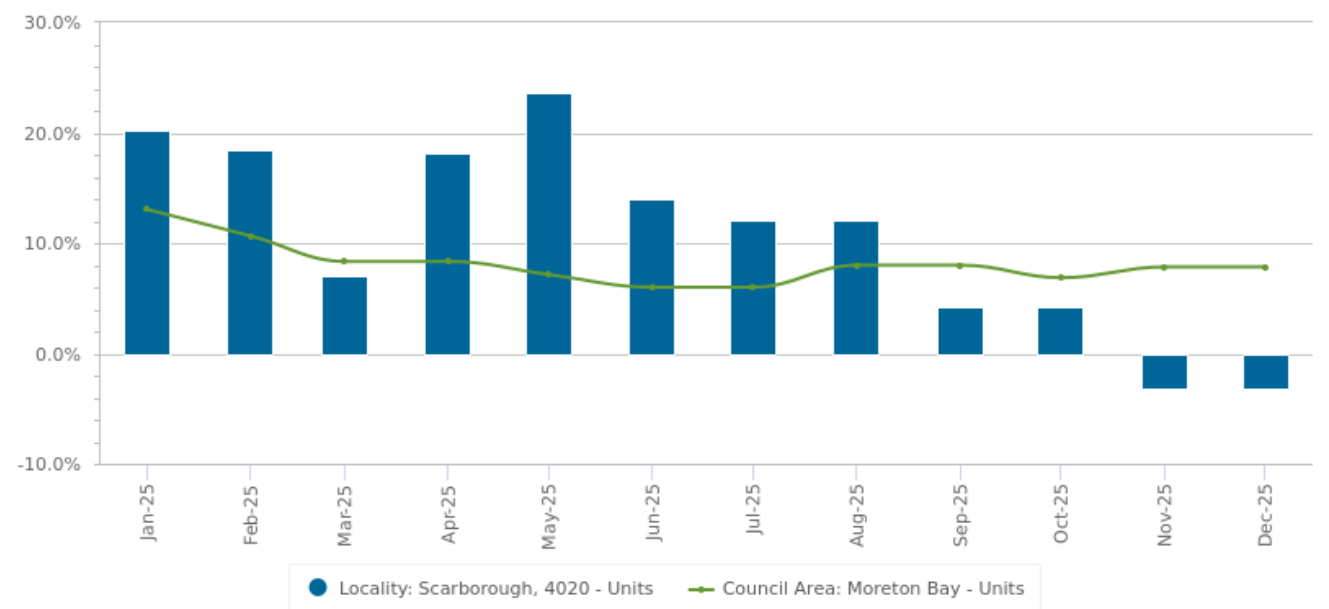
-3.2%

Dec 2025

Unit: Change in Rental Rate

	Scarborough	Moreton Bay
Jan 2025	20.2%	13.0%
Feb 2025	18.5%	10.6%
Mar 2025	7.0%	8.3%
Apr 2025	18.2%	8.3%
May 2025	23.6%	7.1%
Jun 2025	14.0%	6.0%
Jul 2025	12.1%	6.0%
Aug 2025	12.1%	8.0%
Sep 2025	4.2%	8.0%
Oct 2025	4.2%	6.9%
Nov 2025	-3.2%	7.8%
Dec 2025	-3.2%	7.8%

Statistics are calculated over a rolling 12 month period



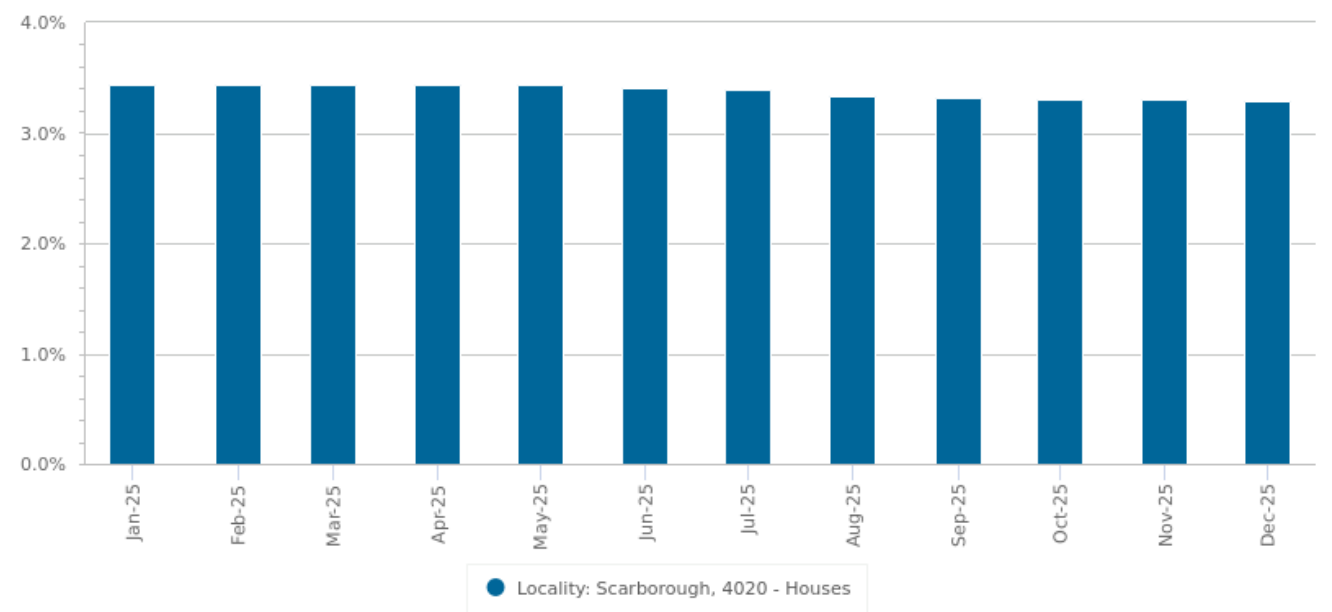
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.3%
Dec 2025

	Scarborough
Jan 2025	3.4%
Feb 2025	3.4%
Mar 2025	3.4%
Apr 2025	3.4%
May 2025	3.4%
Jun 2025	3.4%
Jul 2025	3.4%
Aug 2025	3.3%
Sep 2025	3.3%
Oct 2025	3.3%
Nov 2025	3.3%
Dec 2025	3.3%

Statistics are calculated at the end of the displayed month



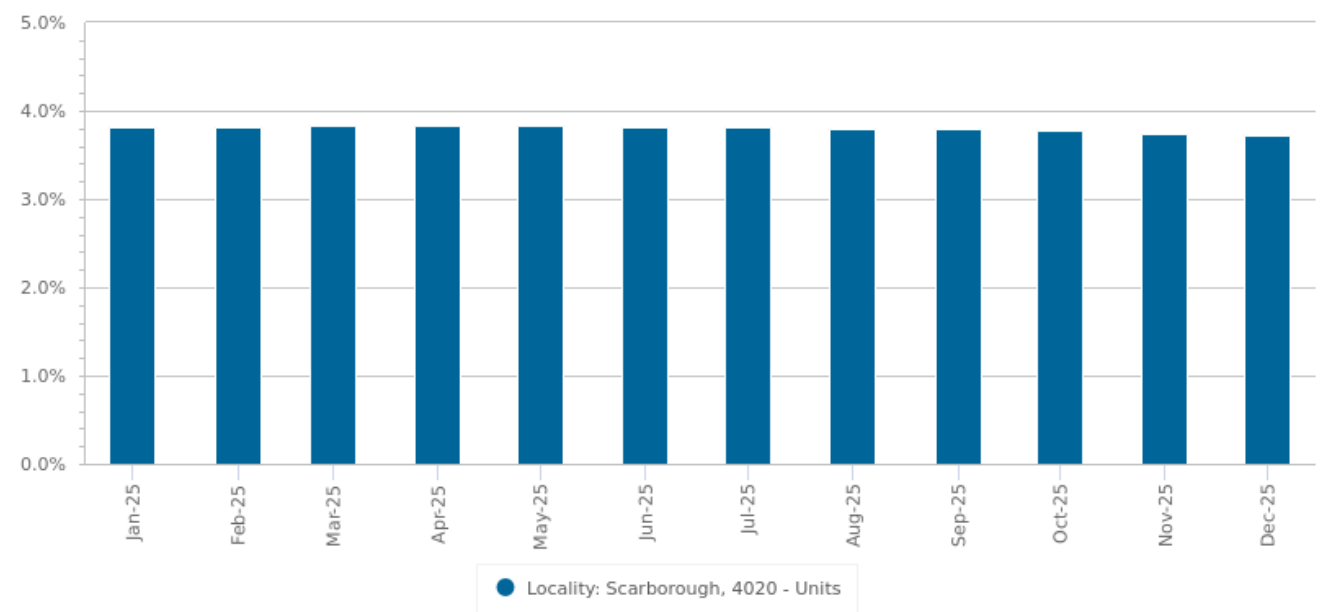
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

3.7%
Dec 2025

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

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Scarborough	Moreton Bay
Childless Couples	52.4%	38.7%
Couples with Children	30.2%	42%
Single Parents	16.3%	17.9%
Other	1.3%	1.3%

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



Childless Couples

52.4%



Couples with Children

30.2%



Single Parents

16.3%



Other

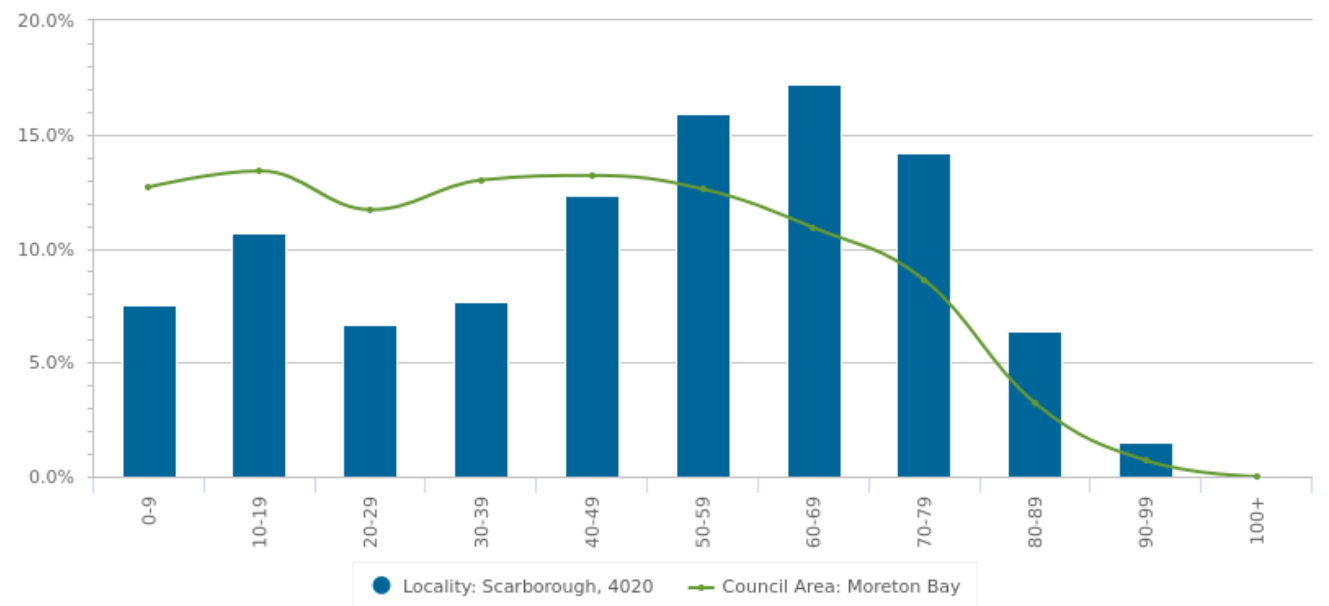
1.3%

Population Age

Population Age

	Scarborough	Moreton Bay
0-9	7.5%	12.7%
10-19	10.7%	13.4%
20-29	6.7%	11.7%
30-39	7.7%	13%
40-49	12.3%	13.2%
50-59	15.9%	12.6%
60-69	17.2%	10.9%
70-79	14.2%	8.6%
80-89	6.4%	3.2%
90-99	1.5%	0.7%
100+	0.1%	-

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



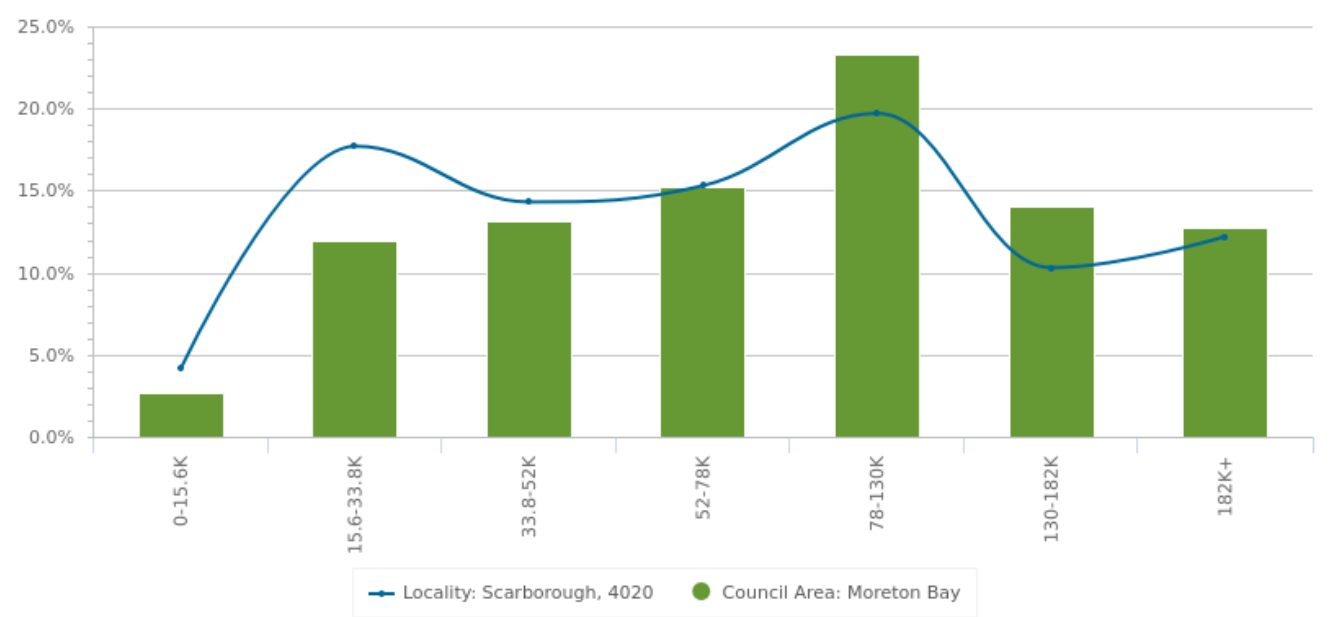
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Scarborough	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	17.7%	12%
33.8-52K	14.3%	13.1%
52-78K	15.3%	15.2%
78-130K	19.7%	23.3%
130-182K	10.3%	14%
182K+	12.2%	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

	Scarborough	Moreton Bay
Postgrad	7.1%	4.9%
Graduate Diploma or Certificate	4.6%	3.3%
Bachelor	22%	20%
Advanced Diploma or Diploma	19.4%	17.2%
Certificate	33.5%	42.3%
Not Stated	12.5%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

7.1%



Graduate Diploma or Certificate

4.6%



Bachelor

22%



Advanced Diploma or
Diploma

19.4%



Certificate

33.5%



Not Stated

12.5%



Inadequately
Described

0.9%

Occupation

Employment By Occupation

	Scarborough	Moreton Bay
Professional	23%	17.9%
Clerical	14.1%	14.1%
Trades	12.6%	14.7%
Labourer	8.3%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	5.2%	7.1%
Managers	13.7%	11.4%
Community and Personal Service Workers	13%	13.3%
Sales Workers	8.2%	9.1%

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



Professional

23%



Clerical

14.1%



Trades

12.6%



Labourer

8.3%



Not Stated

1.8%



Machinery Operators and Drivers

5.2%

Employment By Occupation



Managers

13.7%



Community and Personal Service
Workers

13%



Sales Workers

8.2%

Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.