

# Suburb Statistics Report

Woody Point QLD 4019

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Area Profile

Woody Point, QLD

The size of Woody Point is approximately 1.7 square kilometres. It has 12 parks covering nearly 15.1% of total area. The population of Woody Point in 2016 was 4418 people. By 2021 the population was 4548 showing a population growth of 2.9% in the area during that time. The predominant age group in Woody Point is 60-69 years. Households in Woody Point are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Woody Point work in a professional occupation. In 2021, 57.60% of the homes in Woody Point were owner-occupied compared with 52.10% in 2016.

	House	Unit	Land
Average Tenure Period	9.4 years	8.0 years	-
Total Dwellings	1,505	1,024	31
Total New Listings	87	50	-
Median Value	\$1,057,754	\$862,428	-
Total Properties Listed	104	60	-

Market Trends

House: Market Trends

<div>86</div> <div>Properties Sold (12 Months)</div>	<div>9.4</div> <div>Average Tenure Period (Years)</div>	<div>\$600/w</div> <div>Median Asking Rent (12 Months)</div>
<div>87</div> <div>New Sale Listings (12 Months)</div>	<div>27</div> <div>Days on Market (12 Months)</div>	<div>127</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,176,500</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>\$950,000</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>\$825,750</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

Unit: Market Trends

<div>49</div> <div>Properties Sold (12 Months)</div>	<div>8.0</div> <div>Average Tenure Period (Years)</div>	<div>\$640/w</div> <div>Median Asking Rent (12 Months)</div>
<div>50</div> <div>New Sale Listings (12 Months)</div>	<div>38.5</div> <div>Days on Market (12 Months)</div>	<div>39</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,056,000</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>\$815,000</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>\$590,000</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

<div>1</div> <div>Properties Sold (12 Months)</div>	<div>-</div> <div>Average Tenure Period (Years)</div>	<div>-</div> <div>Median Asking Rent (12 Months)</div>
<div>-</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>-</div> <div>Rental Rate Observations (12 Months)</div>

Median Value

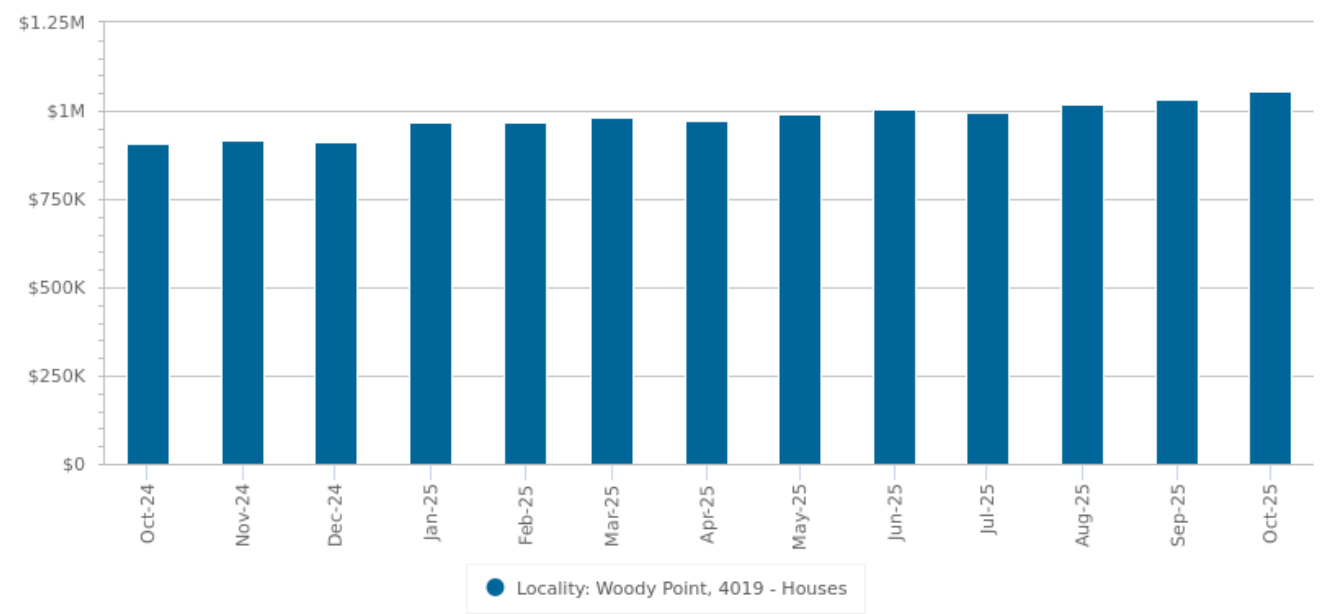
House: Recent Median Value

\$1.06M

Oct 2025

	Woody Point
Nov 2024	\$918,471
Dec 2024	\$914,280
Jan 2025	\$968,455
Feb 2025	\$967,093
Mar 2025	\$980,601
Apr 2025	\$974,177
May 2025	\$991,088
Jun 2025	\$1,002,574
Jul 2025	\$995,345
Aug 2025	\$1,019,023
Sep 2025	\$1,033,303
Oct 2025	\$1,057,754

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

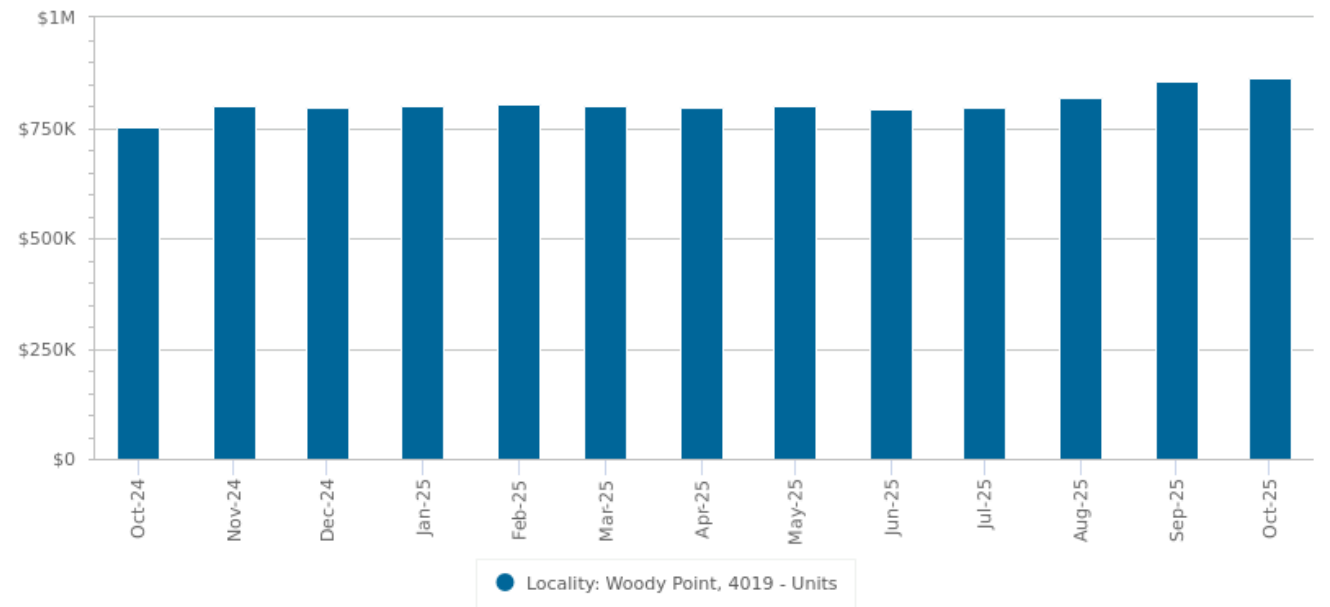
Unit: Recent Median Value

\$862K

Oct 2025

	Woody Point
Nov 2024	\$800,216
Dec 2024	\$796,980
Jan 2025	\$798,859
Feb 2025	\$801,866
Mar 2025	\$799,205
Apr 2025	\$795,018
May 2025	\$800,583
Jun 2025	\$792,533
Jul 2025	\$797,152
Aug 2025	\$817,130
Sep 2025	\$855,099
Oct 2025	\$862,428

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

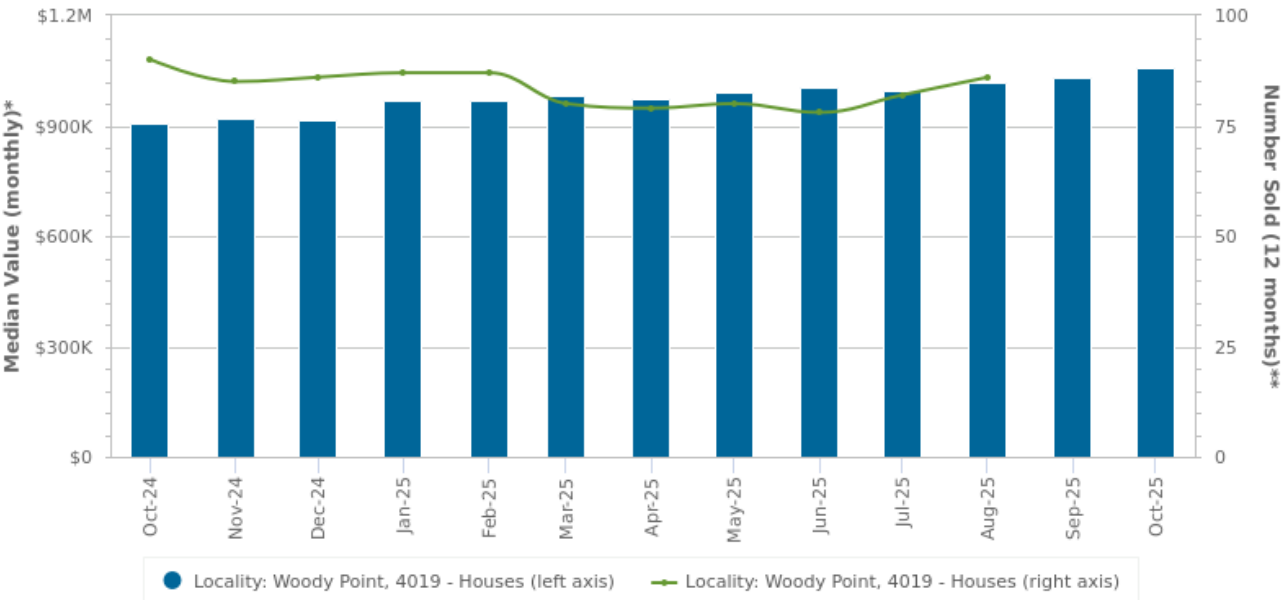
86

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$918,471	85
Dec 2024	\$914,280	86
Jan 2025	\$968,455	87
Feb 2025	\$967,093	87
Mar 2025	\$980,601	80
Apr 2025	\$974,177	79
May 2025	\$991,088	80
Jun 2025	\$1,002,574	78
Jul 2025	\$995,345	82
Aug 2025	\$1,019,023	86
Sep 2025	\$1,033,303	-
Oct 2025	\$1,057,754	-

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



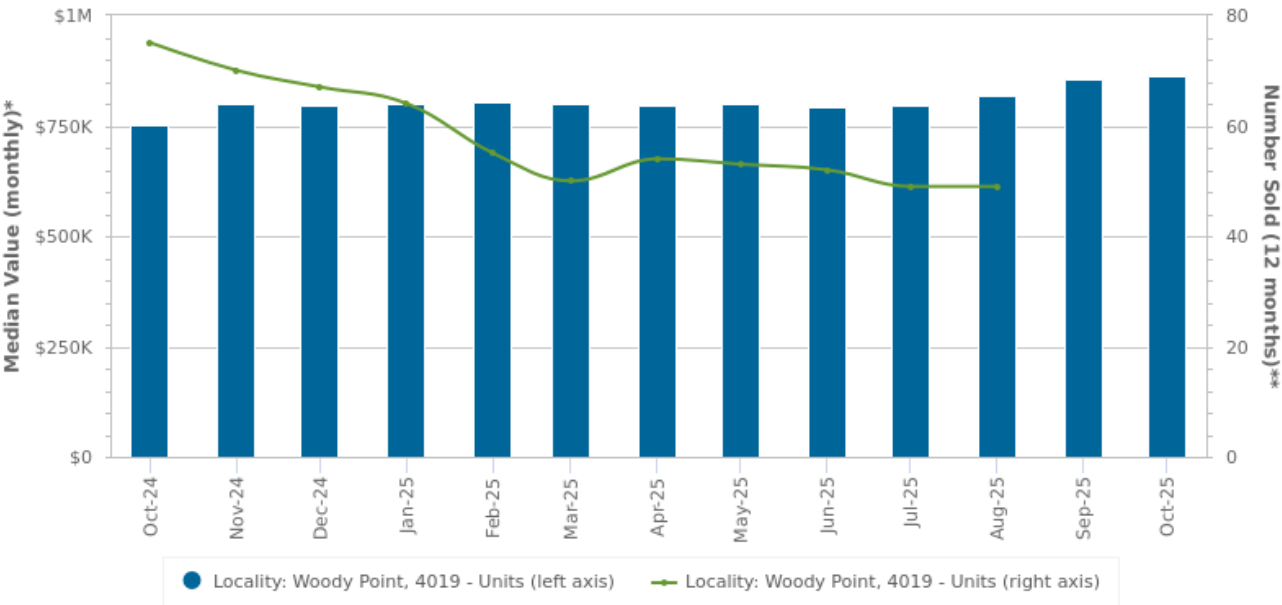
49

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$800,216	70
Dec 2024	\$796,980	67
Jan 2025	\$798,859	64
Feb 2025	\$801,866	55
Mar 2025	\$799,205	50
Apr 2025	\$795,018	54
May 2025	\$800,583	53
Jun 2025	\$792,533	52
Jul 2025	\$797,152	49
Aug 2025	\$817,130	49
Sep 2025	\$855,099	-
Oct 2025	\$862,428	-

Statistics are calculated over a rolling 12 month period



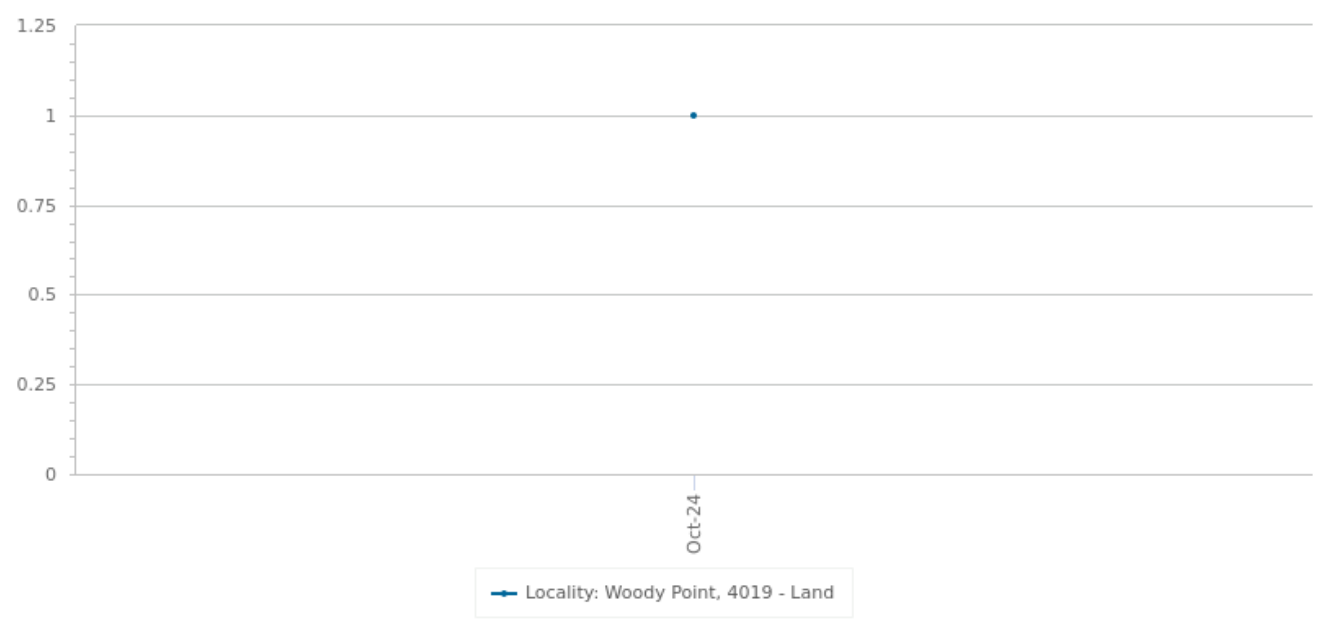
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1  
Oct 2024

	Median Value	Number Of Sold
Aug 2024	-	3
Sep 2024	-	2
Oct 2024	-	1

Statistics are calculated over a rolling 12 month period



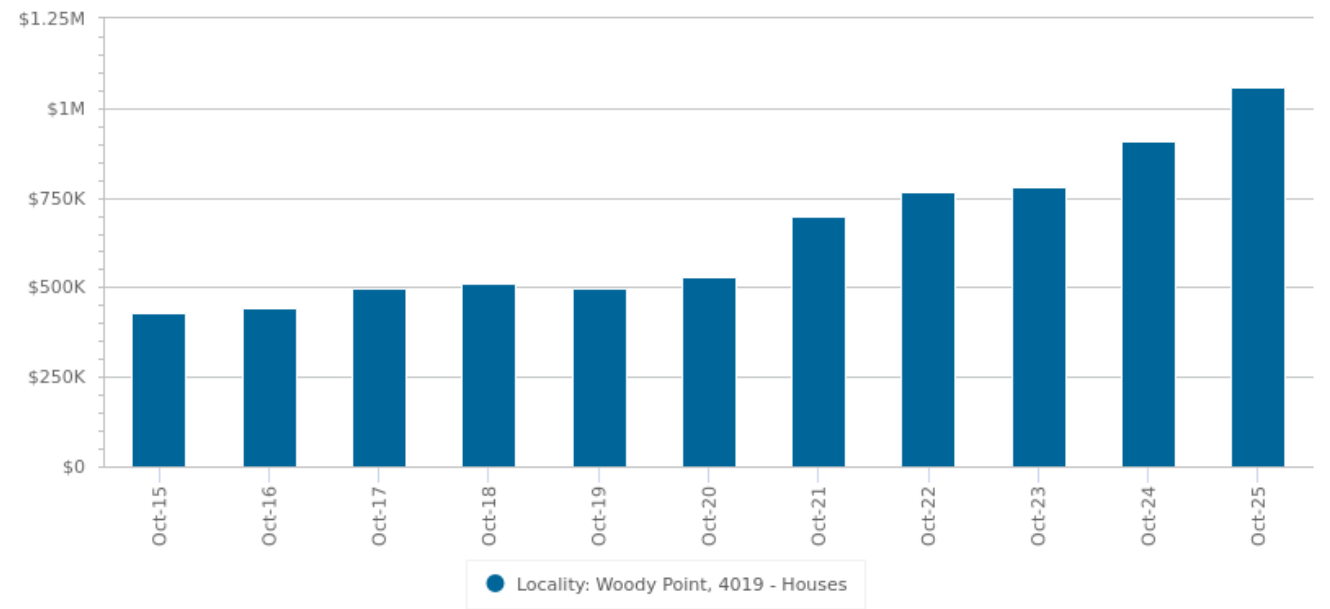
Statistics are calculated over a rolling 12 month period

House: Median Value

**\$1.06M**  
Oct 2025

	Woody Point
Oct 2016	\$442,009
Oct 2017	\$499,106
Oct 2018	\$509,944
Oct 2019	\$498,898
Oct 2020	\$530,286
Oct 2021	\$698,864
Oct 2022	\$765,252
Oct 2023	\$779,288
Oct 2024	\$906,750
Oct 2025	\$1,057,754

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

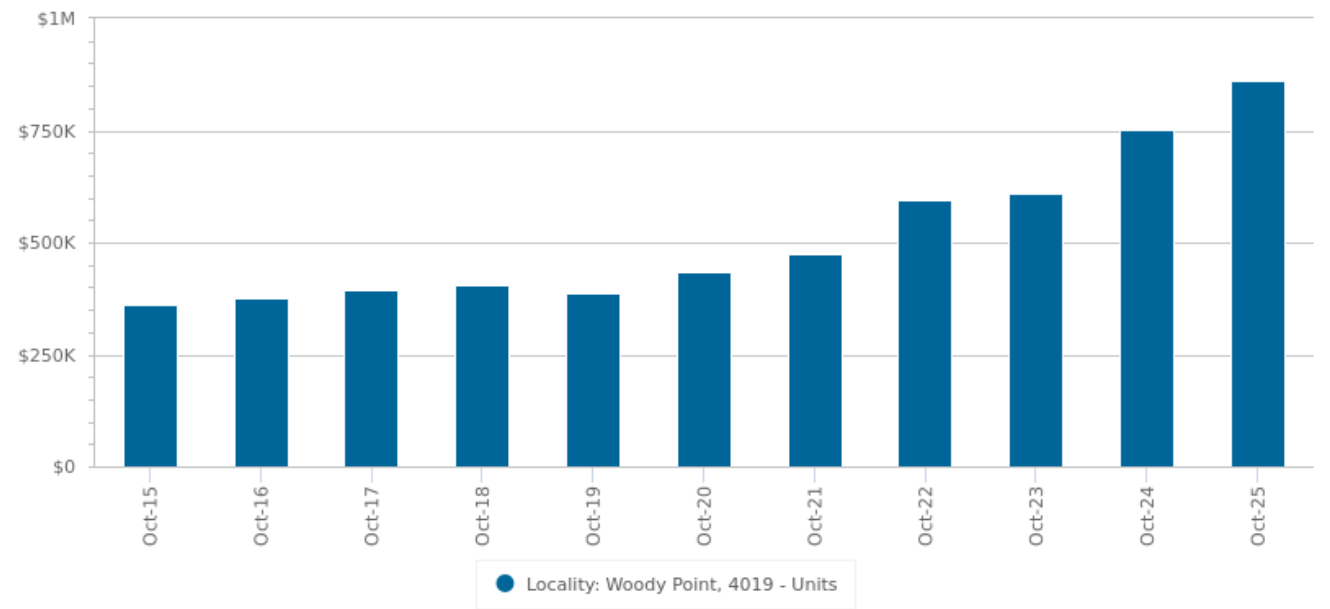
Unit: Median Value

\$862K

Oct 2025

	Woody Point
Oct 2016	\$376,804
Oct 2017	\$395,907
Oct 2018	\$406,112
Oct 2019	\$386,848
Oct 2020	\$435,976
Oct 2021	\$473,611
Oct 2022	\$593,972
Oct 2023	\$611,267
Oct 2024	\$750,642
Oct 2025	\$862,428

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

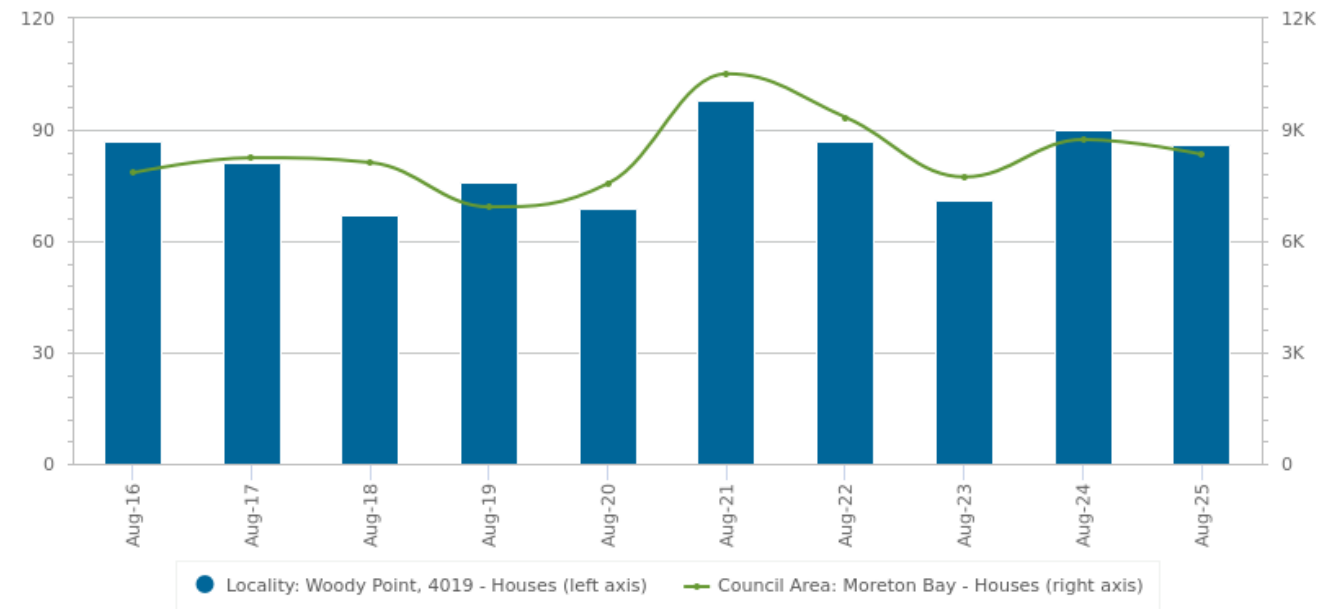
Sales Per Annum

House: Sales Per Annum

86  
Aug 2025

	Woody Point	Moreton Bay
Aug 2016	87	7845
Aug 2017	81	8246
Aug 2018	67	8116
Aug 2019	76	6922
Aug 2020	69	7561
Aug 2021	98	10508
Aug 2022	87	9329
Aug 2023	71	7728
Aug 2024	90	8737
Aug 2025	86	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

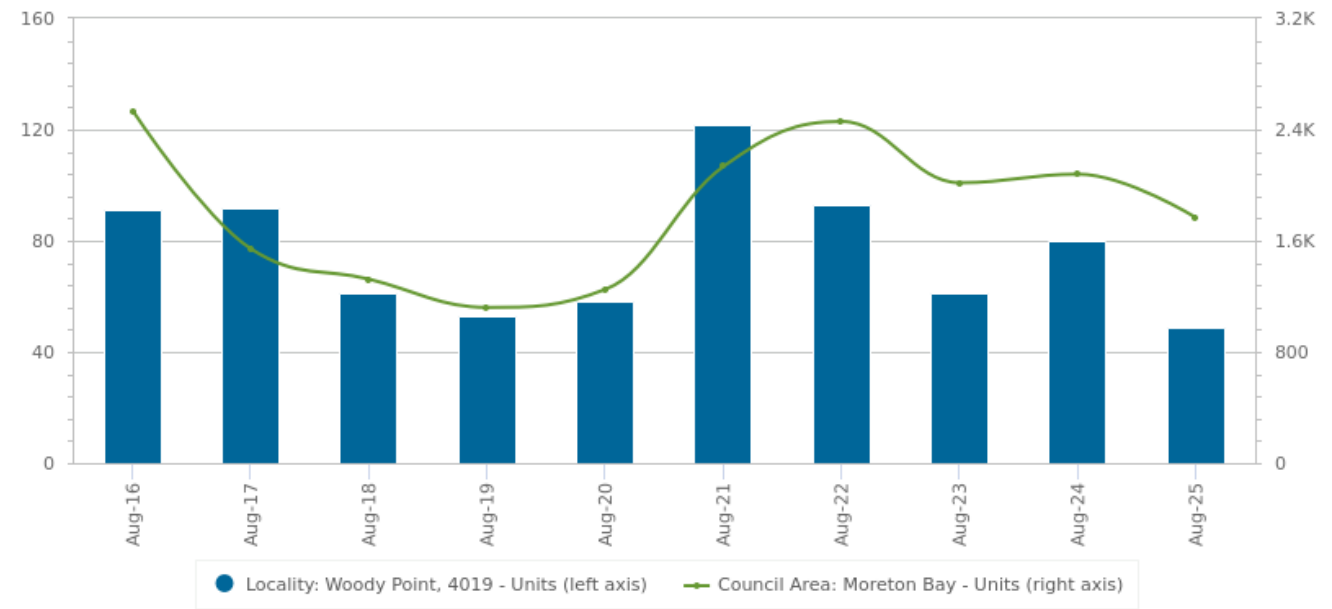


Unit: Sales Per Annum

49  
Aug 2025

	Woody Point	Moreton Bay
Aug 2016	91	2530
Aug 2017	92	1540
Aug 2018	61	1323
Aug 2019	53	1120
Aug 2020	58	1251
Aug 2021	122	2136
Aug 2022	93	2458
Aug 2023	61	2017
Aug 2024	80	2079
Aug 2025	49	1765

Statistics are calculated over a rolling 12 month period



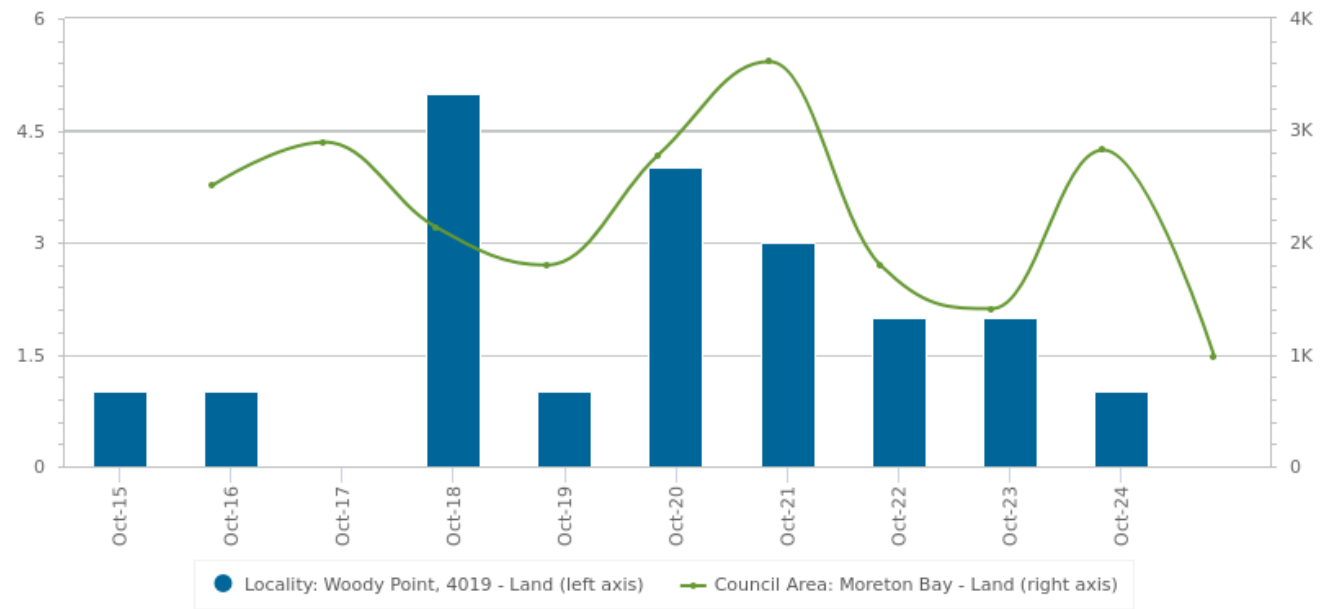
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1  
Oct 2024

	Woody Point	Moreton Bay
Aug 2016	1	2513
Aug 2017	0	2895
Aug 2018	5	2138
Aug 2019	1	1798
Aug 2020	4	2781
Aug 2021	3	3614
Aug 2022	2	1795
Aug 2023	2	1408
Aug 2024	1	2825
Aug 2025	0	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

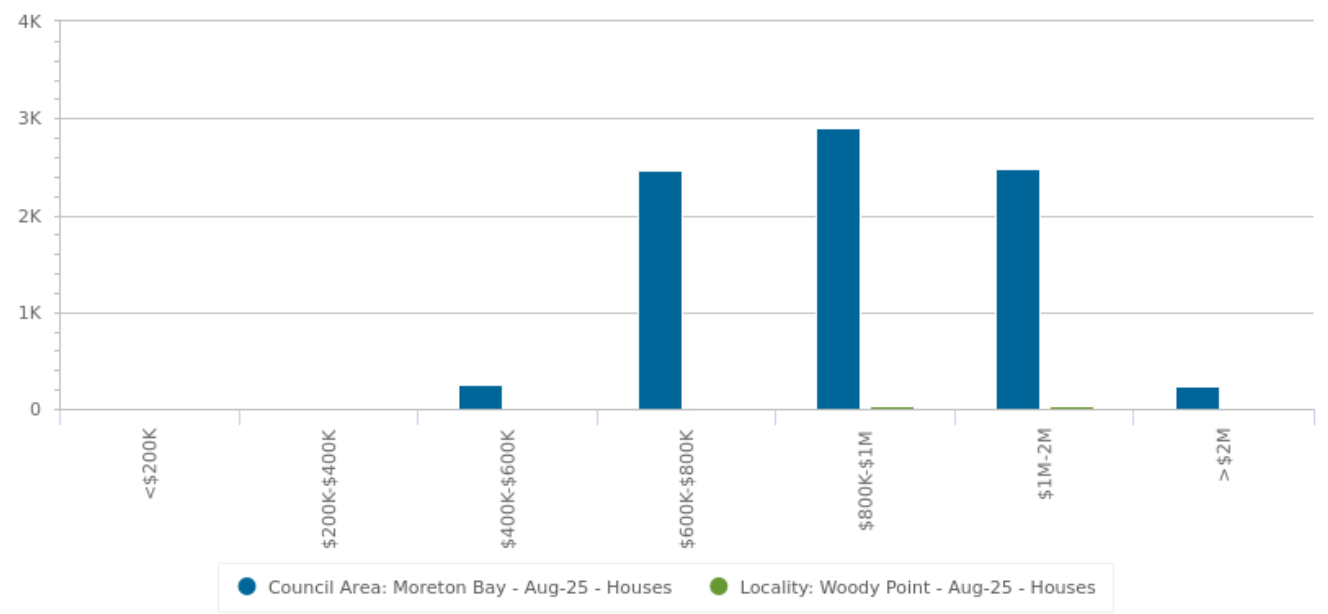
House: Sales By Price

\$87.67M

Aug 2025

	Woody Point	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	2	249
\$600K-\$800K	14	2,458
\$800K-\$1M	32	2,908
\$1M-\$2M	38	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

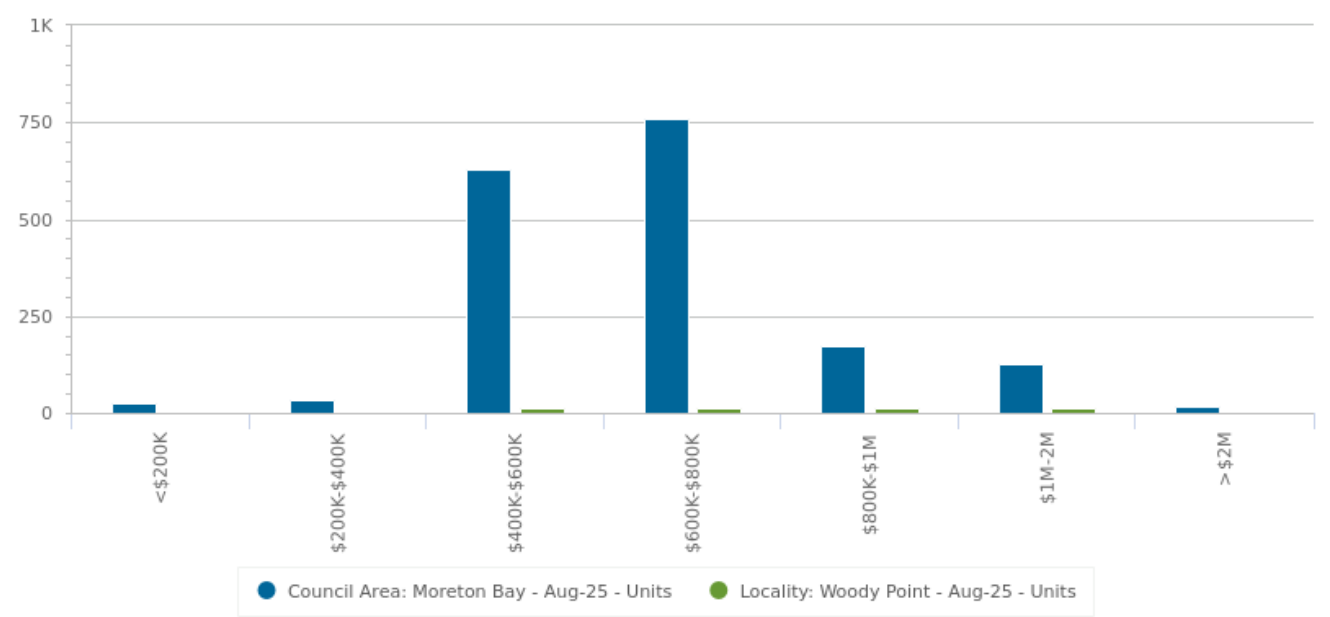
Unit: Sales By Price

\$45.60M

Aug 2025

	Woody Point	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	13	629
\$600K-\$800K	11	759
\$800K-\$1M	11	172
\$1M-\$2M	13	128
>\$2M	1	15

Statistics are calculated over a rolling 12 month period

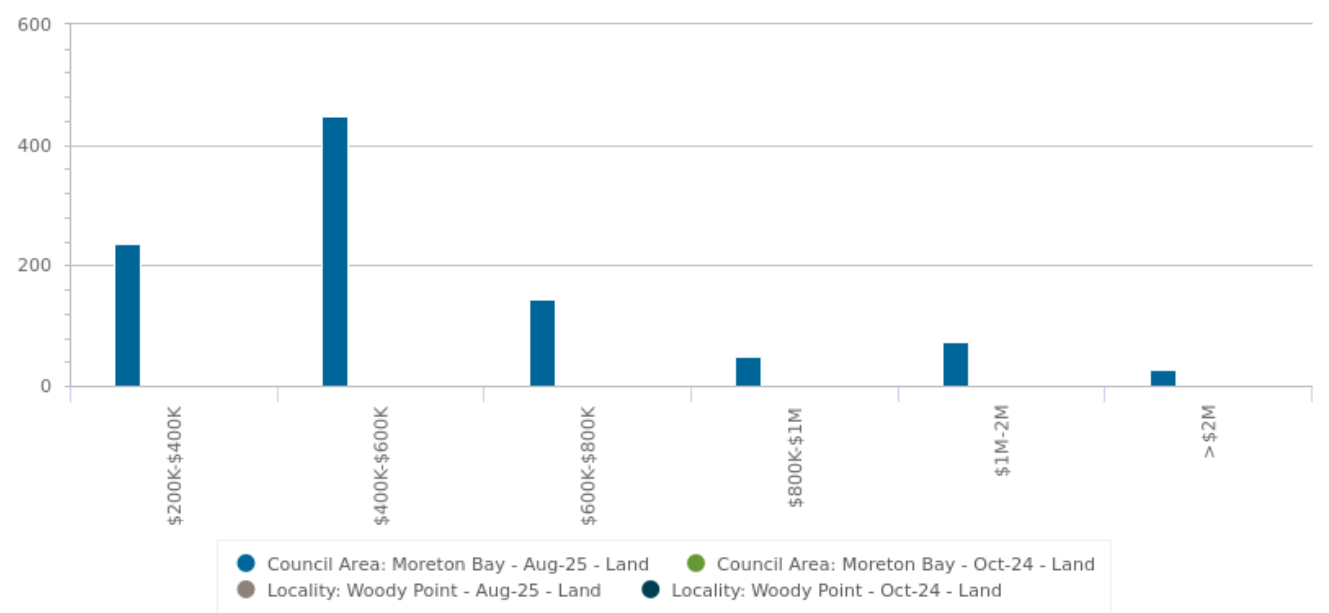


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Woody Point	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	448
\$600K-\$800K	-	143
\$800K-\$1M	-	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

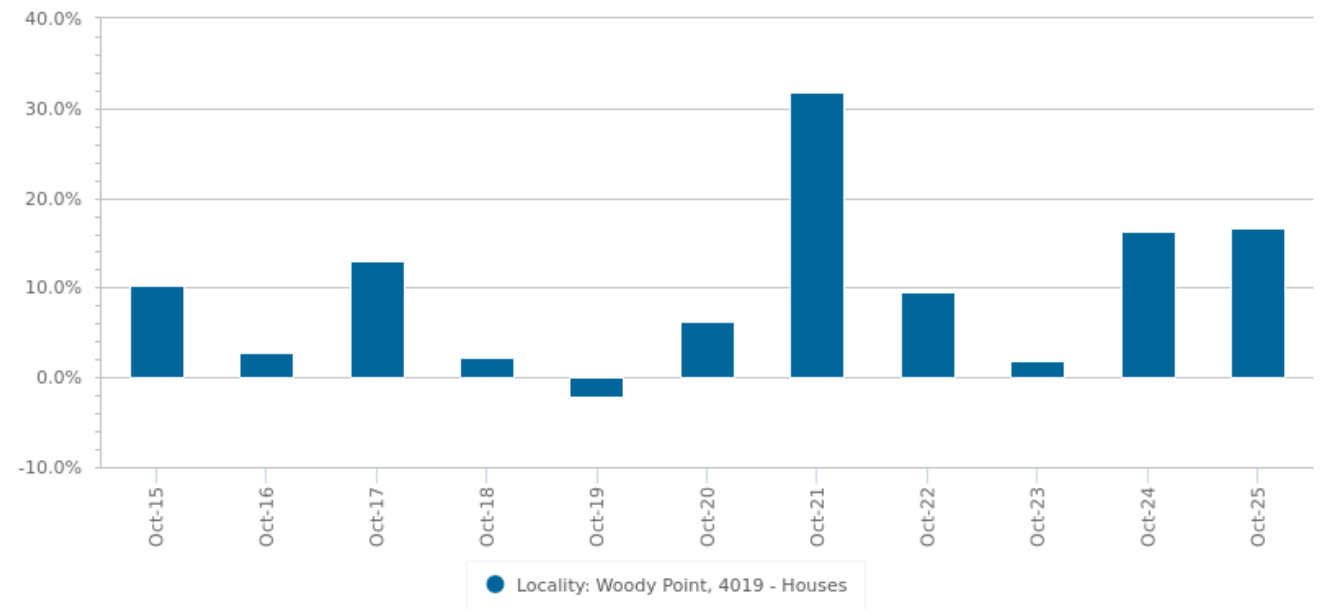
House: Change In Median Value

16.7%

Oct 2025

	Woody Point
Oct 2016	2.8%
Oct 2017	12.9%
Oct 2018	2.2%
Oct 2019	-2.2%
Oct 2020	6.3%
Oct 2021	31.8%
Oct 2022	9.5%
Oct 2023	1.8%
Oct 2024	16.4%
Oct 2025	16.7%

Statistics are calculated at the end of the displayed month



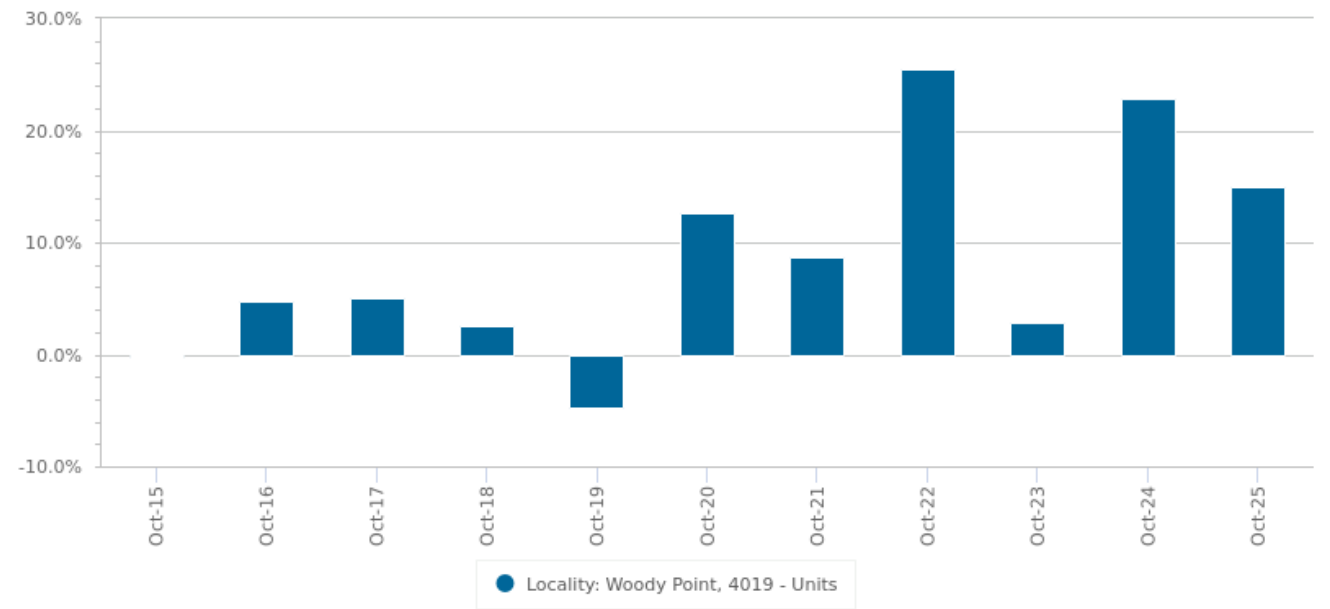
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

14.9%  
Oct 2025

	Woody Point
Oct 2016	4.7%
Oct 2017	5.1%
Oct 2018	2.6%
Oct 2019	-4.7%
Oct 2020	12.7%
Oct 2021	8.6%
Oct 2022	25.4%
Oct 2023	2.9%
Oct 2024	22.8%
Oct 2025	14.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

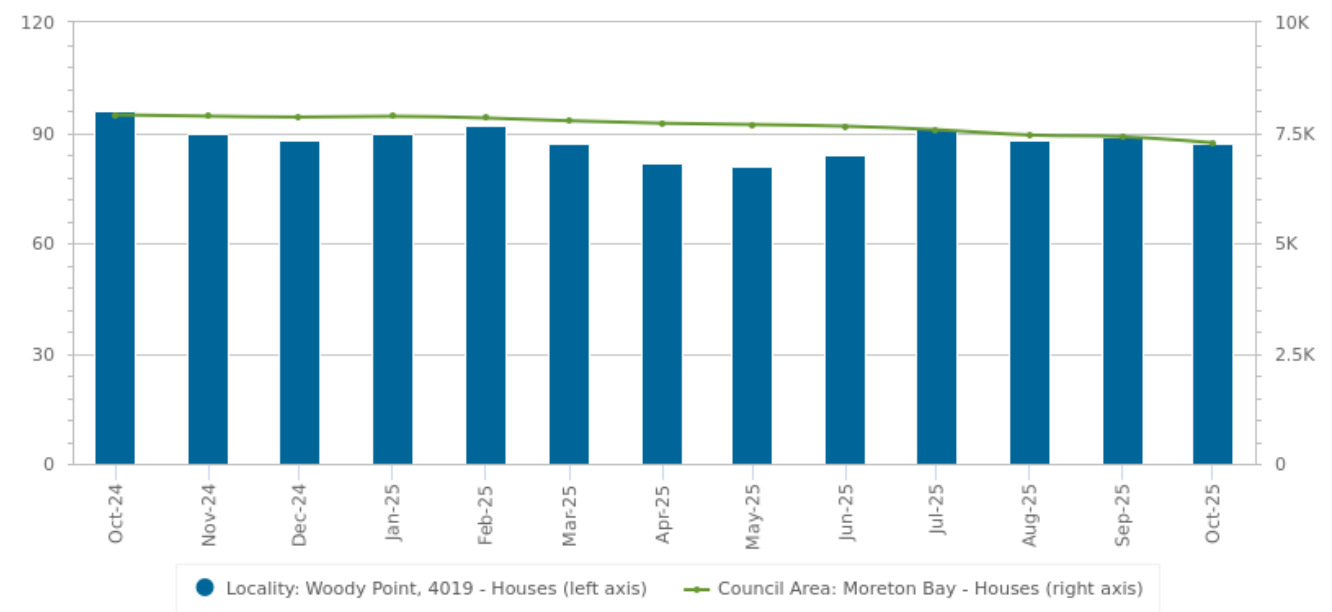
For Sale Statistics

House: Number of New Listing

87  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	90	7,875
Dec 2024	88	7,855
Jan 2025	90	7,872
Feb 2025	92	7,834
Mar 2025	87	7,770
Apr 2025	82	7,714
May 2025	81	7,685
Jun 2025	84	7,647
Jul 2025	91	7,569
Aug 2025	88	7,448
Sep 2025	89	7,411
Oct 2025	87	7,272

Statistics are calculated over a rolling 12 month period



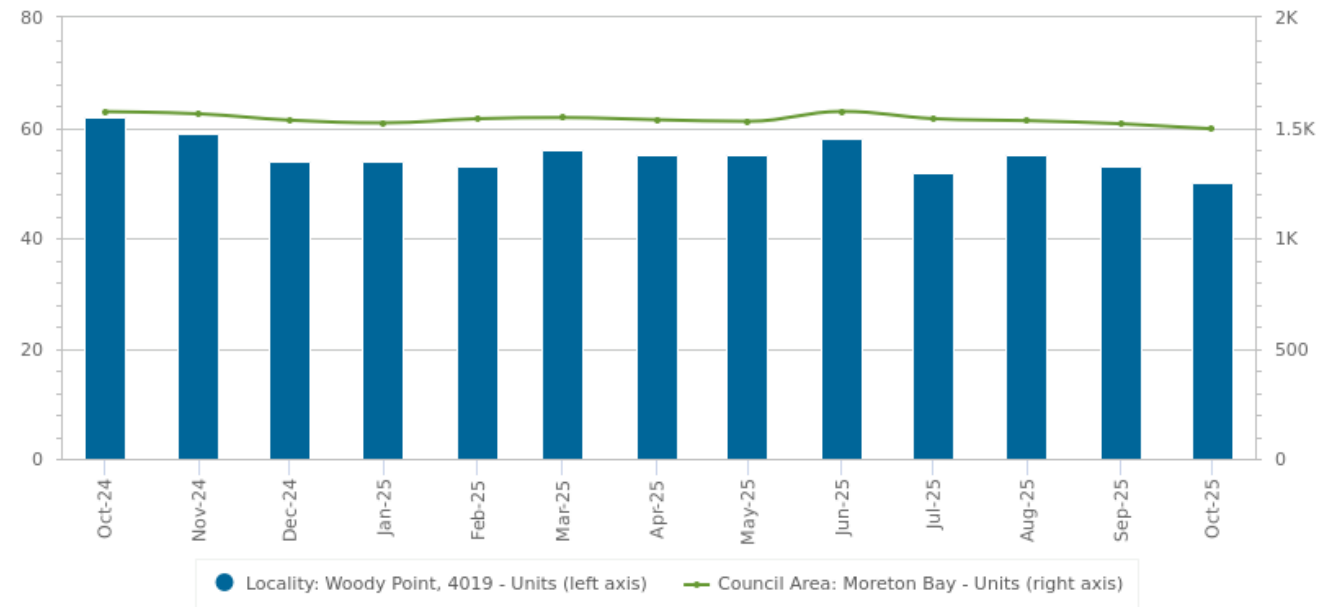
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

50  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	59	1,563
Dec 2024	54	1,534
Jan 2025	54	1,522
Feb 2025	53	1,541
Mar 2025	56	1,546
Apr 2025	55	1,536
May 2025	55	1,529
Jun 2025	58	1,574
Jul 2025	52	1,541
Aug 2025	55	1,532
Sep 2025	53	1,518
Oct 2025	50	1,495

Statistics are calculated over a rolling 12 month period



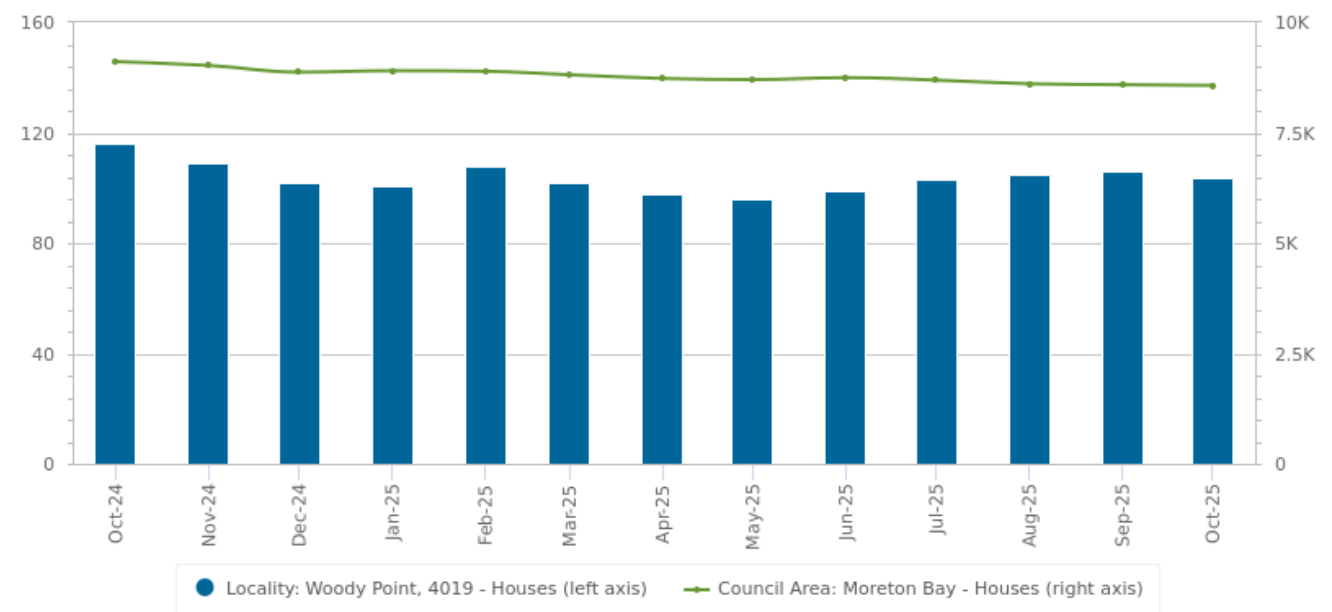
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

104  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	109	9,023
Dec 2024	102	8,872
Jan 2025	101	8,905
Feb 2025	108	8,892
Mar 2025	102	8,812
Apr 2025	98	8,730
May 2025	96	8,703
Jun 2025	99	8,748
Jul 2025	103	8,691
Aug 2025	105	8,609
Sep 2025	106	8,588
Oct 2025	104	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

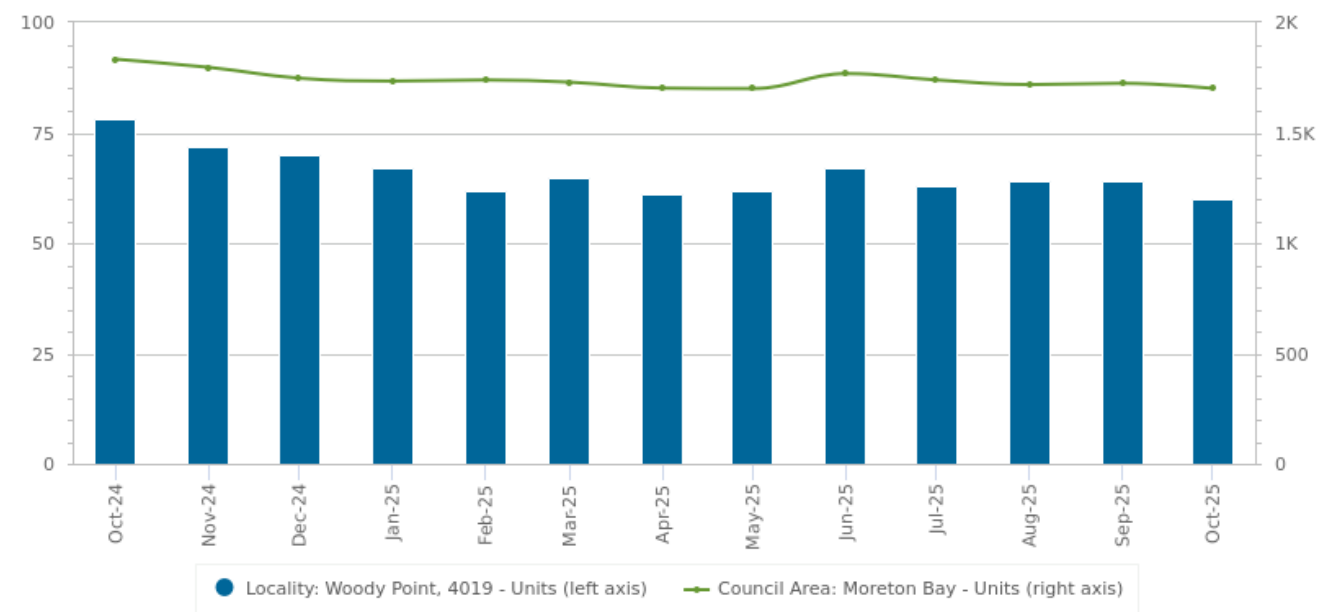


Unit: Total Properties Listed

60  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	72	1,796
Dec 2024	70	1,747
Jan 2025	67	1,734
Feb 2025	62	1,739
Mar 2025	65	1,729
Apr 2025	61	1,702
May 2025	62	1,700
Jun 2025	67	1,768
Jul 2025	63	1,739
Aug 2025	64	1,718
Sep 2025	64	1,724
Oct 2025	60	1,701

Statistics are calculated over a rolling 12 month period



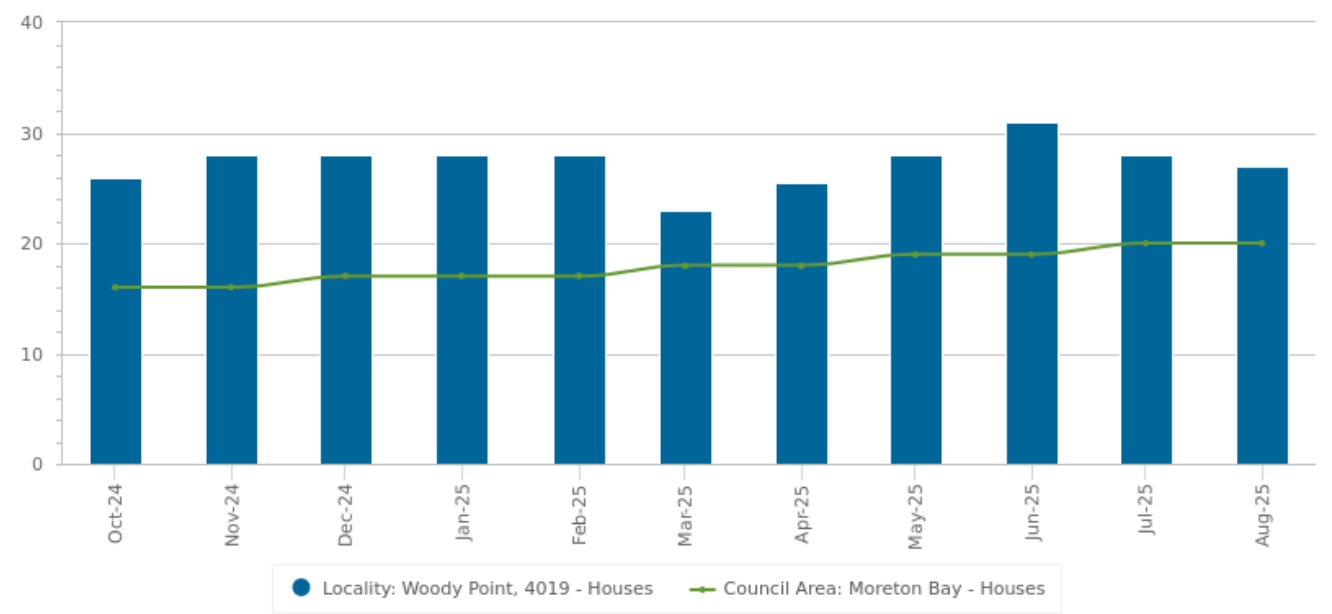
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

27  
Aug 2025

	Woody Point	Moreton Bay
Sep 2024	23	16
Oct 2024	26	16
Nov 2024	28	16
Dec 2024	28	17
Jan 2025	28	17
Feb 2025	28	17
Mar 2025	23	18
Apr 2025	25.5	18
May 2025	28	19
Jun 2025	31	19
Jul 2025	28	20
Aug 2025	27	20

Statistics are calculated over a rolling 12 month period



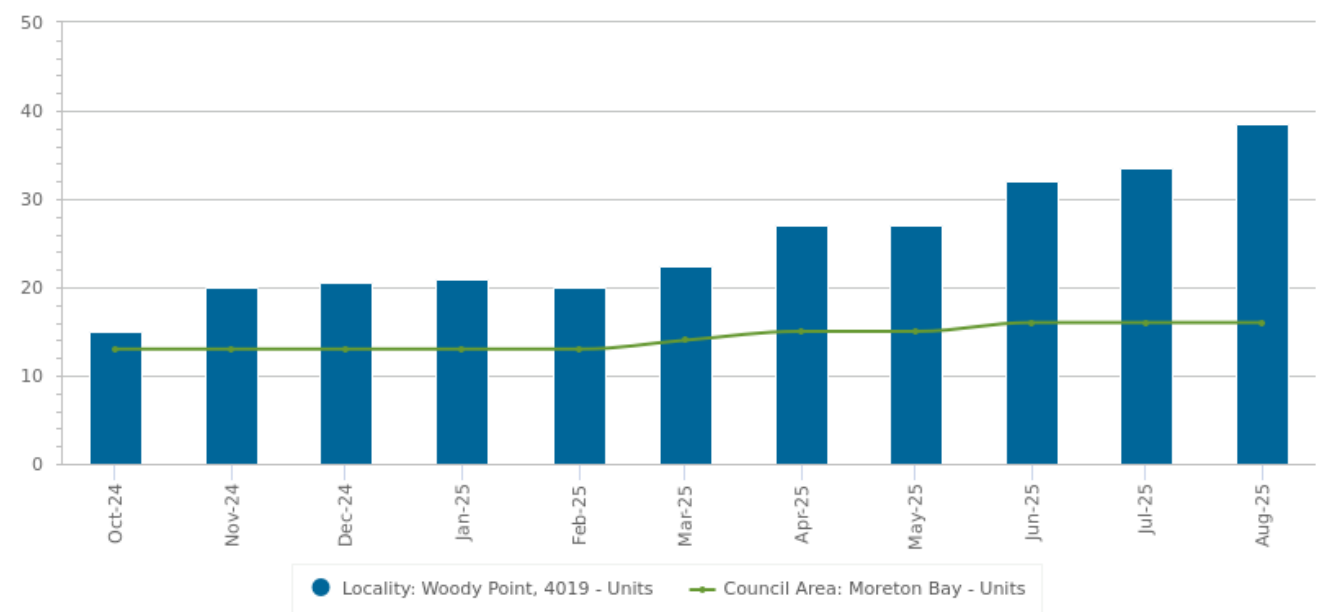
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

38.5  
Aug 2025

	Woody Point	Moreton Bay
Sep 2024	14	13
Oct 2024	15	13
Nov 2024	20	13
Dec 2024	20.5	13
Jan 2025	21	13
Feb 2025	20	13
Mar 2025	22.5	14
Apr 2025	27	15
May 2025	27	15
Jun 2025	32	16
Jul 2025	33.5	16
Aug 2025	38.5	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

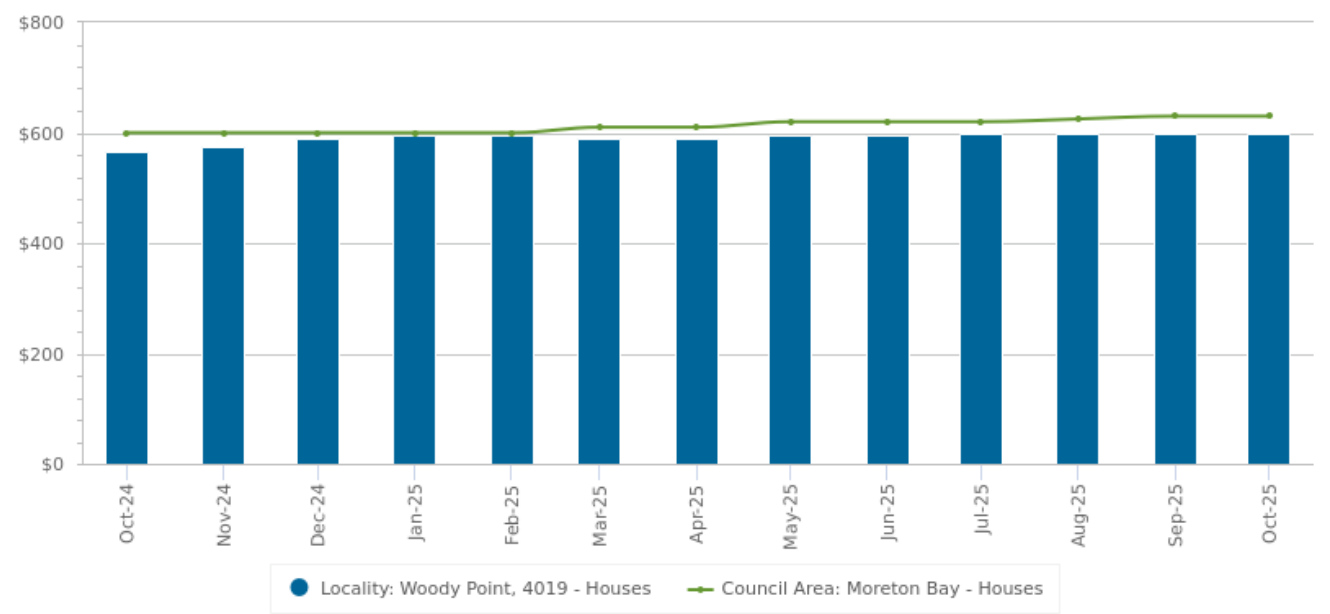
House: Median Rent

\$600/w

Oct 2025

	Woody Point	Moreton Bay
Nov 2024	\$575/w	\$600/w
Dec 2024	\$590/w	\$600/w
Jan 2025	\$595/w	\$600/w
Feb 2025	\$595/w	\$600/w
Mar 2025	\$590/w	\$610/w
Apr 2025	\$590/w	\$610/w
May 2025	\$595/w	\$620/w
Jun 2025	\$595/w	\$620/w
Jul 2025	\$598/w	\$620/w
Aug 2025	\$600/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$600/w	\$630/w

Statistics are calculated over a rolling 12 month period



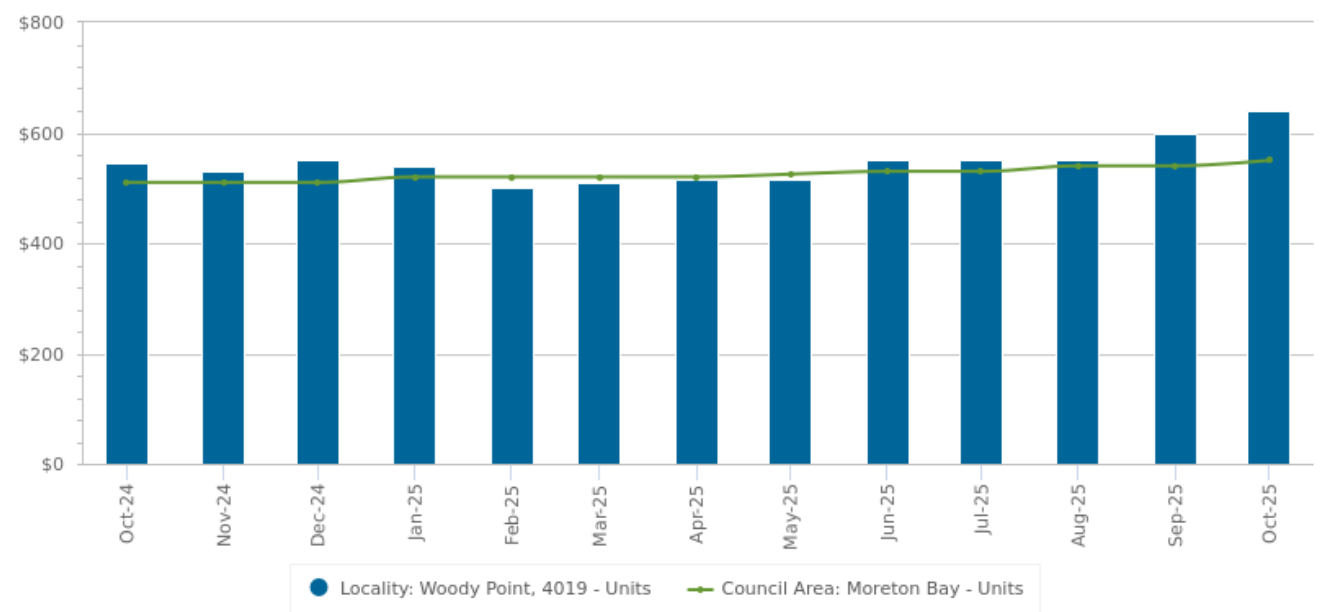
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

**\$640/w**  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	\$530/w	\$510/w
Dec 2024	\$550/w	\$510/w
Jan 2025	\$540/w	\$520/w
Feb 2025	\$500/w	\$520/w
Mar 2025	\$510/w	\$520/w
Apr 2025	\$515/w	\$520/w
May 2025	\$515/w	\$525/w
Jun 2025	\$550/w	\$530/w
Jul 2025	\$550/w	\$530/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$600/w	\$540/w
Oct 2025	\$640/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

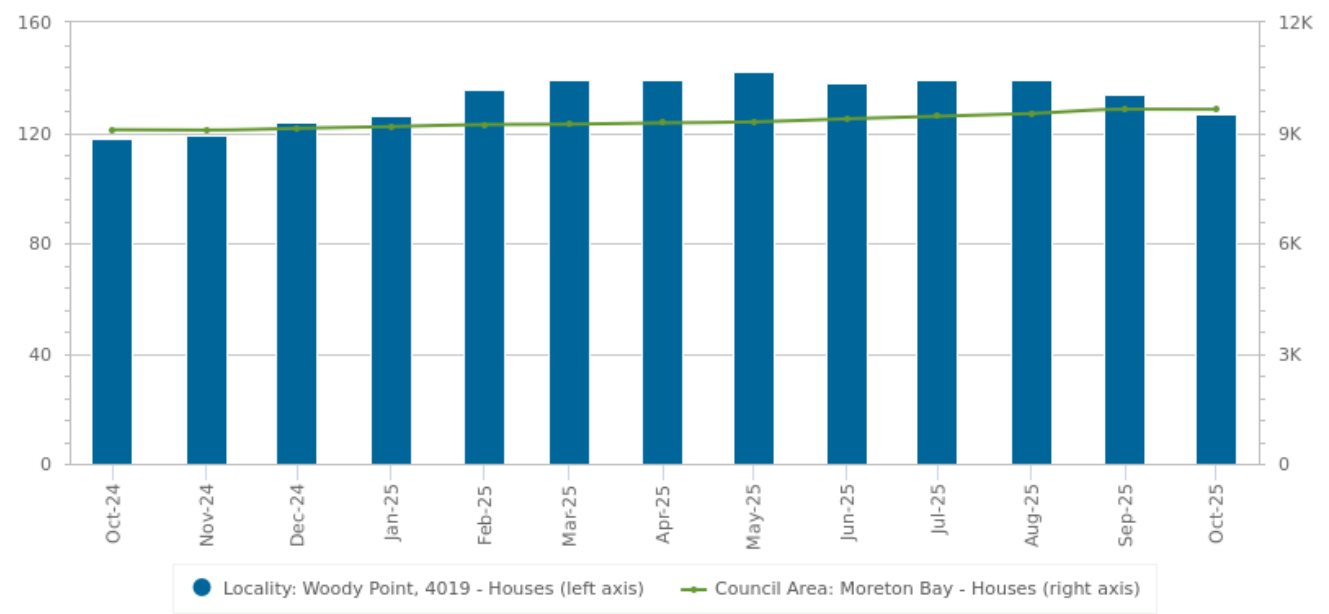


127  
Oct 2025

House: Rental Rate Observations

	Woody Point	Moreton Bay
Nov 2024	119	9,072
Dec 2024	124	9,120
Jan 2025	126	9,167
Feb 2025	136	9,222
Mar 2025	139	9,231
Apr 2025	139	9,268
May 2025	142	9,294
Jun 2025	138	9,380
Jul 2025	139	9,447
Aug 2025	139	9,523
Sep 2025	134	9,639
Oct 2025	127	9,636

Statistics are calculated over a rolling 12 month period



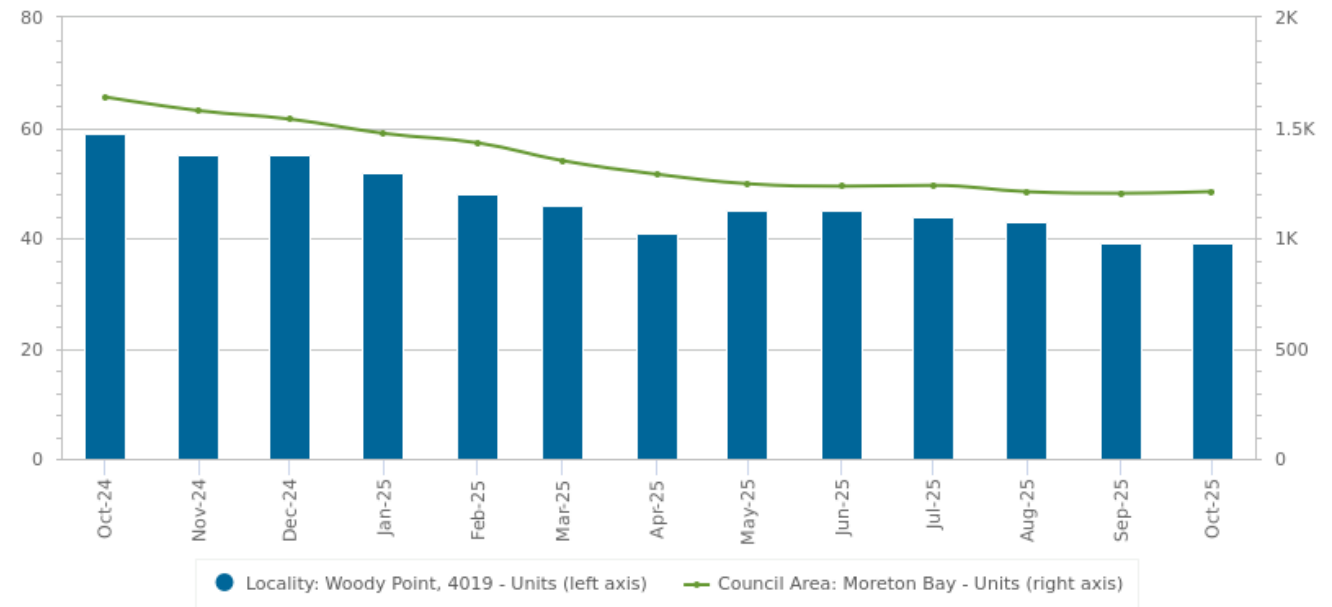
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

39  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	55	1,577
Dec 2024	55	1,539
Jan 2025	52	1,474
Feb 2025	48	1,431
Mar 2025	46	1,350
Apr 2025	41	1,289
May 2025	45	1,246
Jun 2025	45	1,235
Jul 2025	44	1,239
Aug 2025	43	1,210
Sep 2025	39	1,203
Oct 2025	39	1,211

Statistics are calculated over a rolling 12 month period



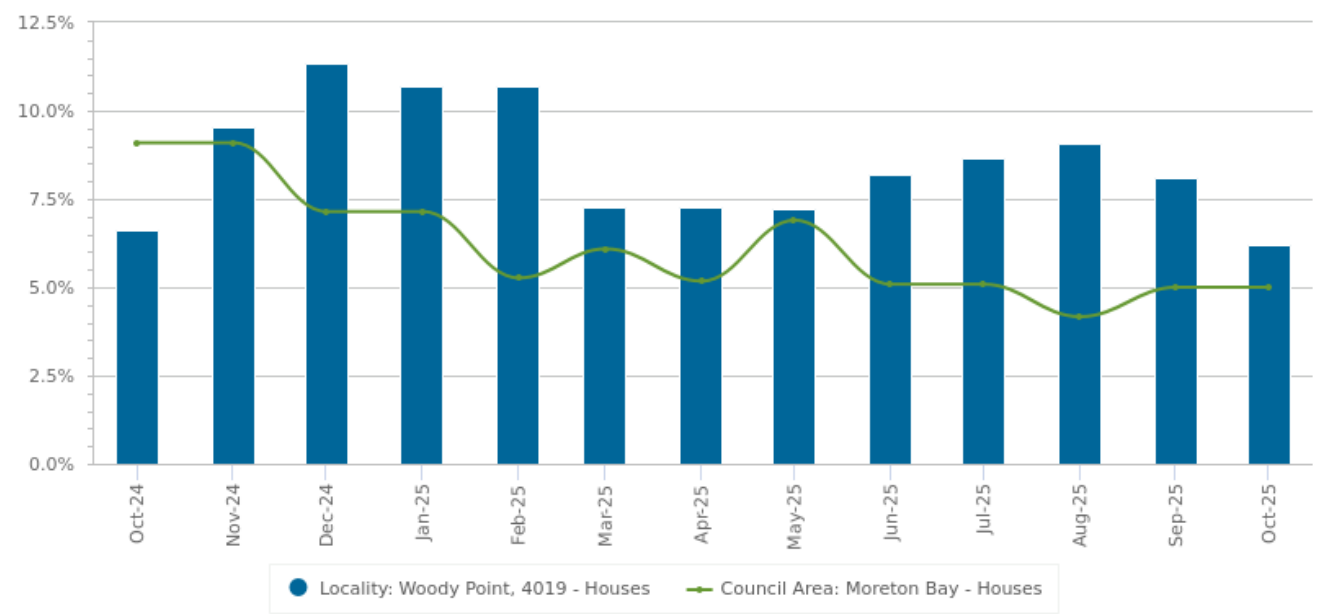
Statistics are calculated over a rolling 12 month period

6.2%  
Oct 2025

House: Change in Rental Rate

	Woody Point	Moreton Bay
Nov 2024	9.5%	9.1%
Dec 2024	11.3%	7.1%
Jan 2025	10.7%	7.1%
Feb 2025	10.7%	5.3%
Mar 2025	7.3%	6.1%
Apr 2025	7.3%	5.2%
May 2025	7.2%	6.9%
Jun 2025	8.2%	5.1%
Jul 2025	8.6%	5.1%
Aug 2025	9.1%	4.2%
Sep 2025	8.1%	5.0%
Oct 2025	6.2%	5.0%

Statistics are calculated over a rolling 12 month period



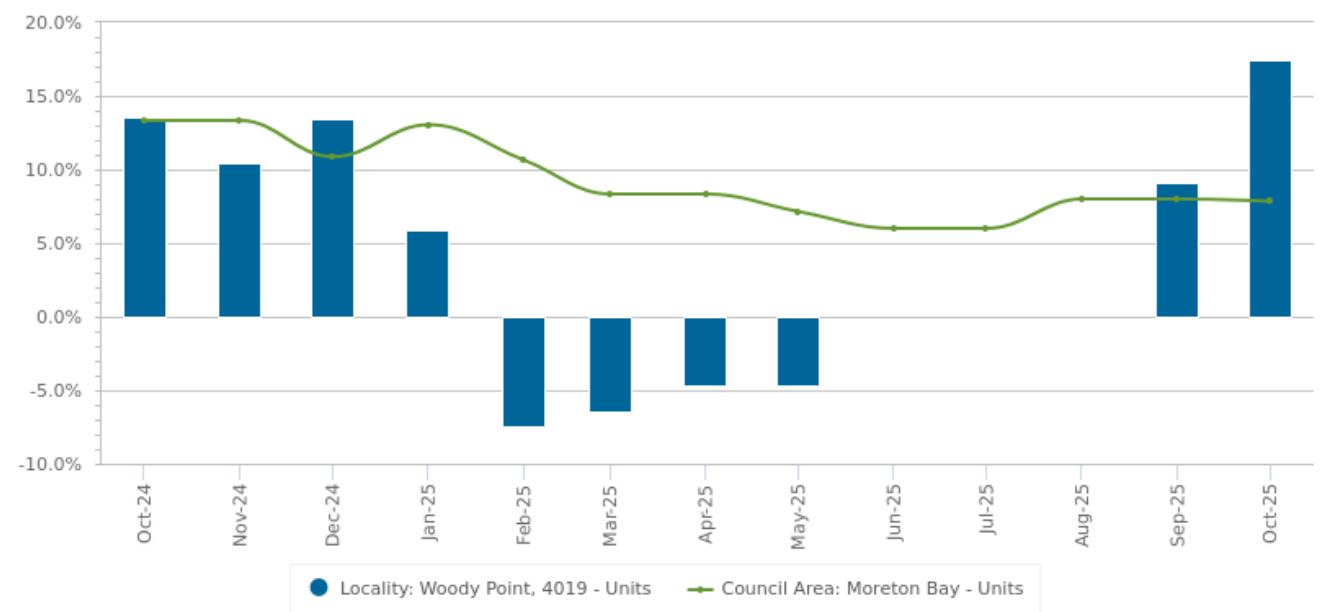
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

17.4%  
Oct 2025

	Woody Point	Moreton Bay
Nov 2024	10.4%	13.3%
Dec 2024	13.4%	10.9%
Jan 2025	5.9%	13.0%
Feb 2025	-7.4%	10.6%
Mar 2025	-6.4%	8.3%
Apr 2025	-4.6%	8.3%
May 2025	-4.6%	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	9.1%	8.0%
Oct 2025	17.4%	7.8%

Statistics are calculated over a rolling 12 month period



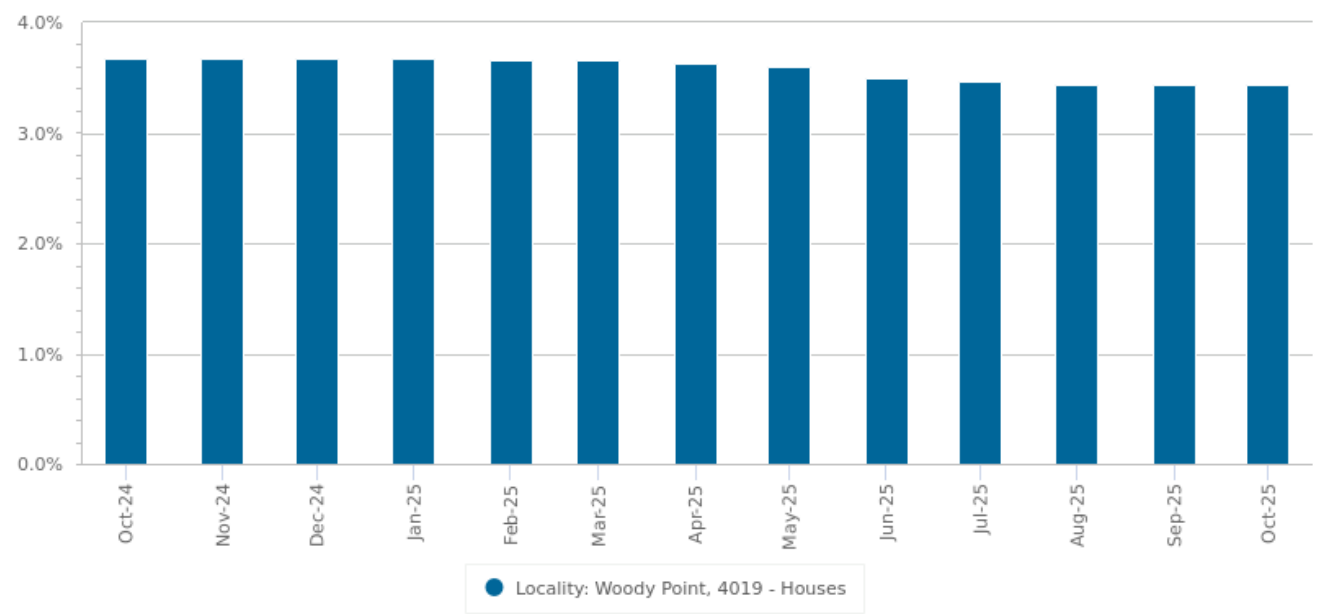
Statistics are calculated over a rolling 12 month period

3.4%  
Oct 2025

House: Value Based Rental Yield

	Woody Point
Nov 2024	3.7%
Dec 2024	3.7%
Jan 2025	3.7%
Feb 2025	3.7%
Mar 2025	3.7%
Apr 2025	3.6%
May 2025	3.6%
Jun 2025	3.5%
Jul 2025	3.5%
Aug 2025	3.4%
Sep 2025	3.4%
Oct 2025	3.4%

Statistics are calculated at the end of the displayed month



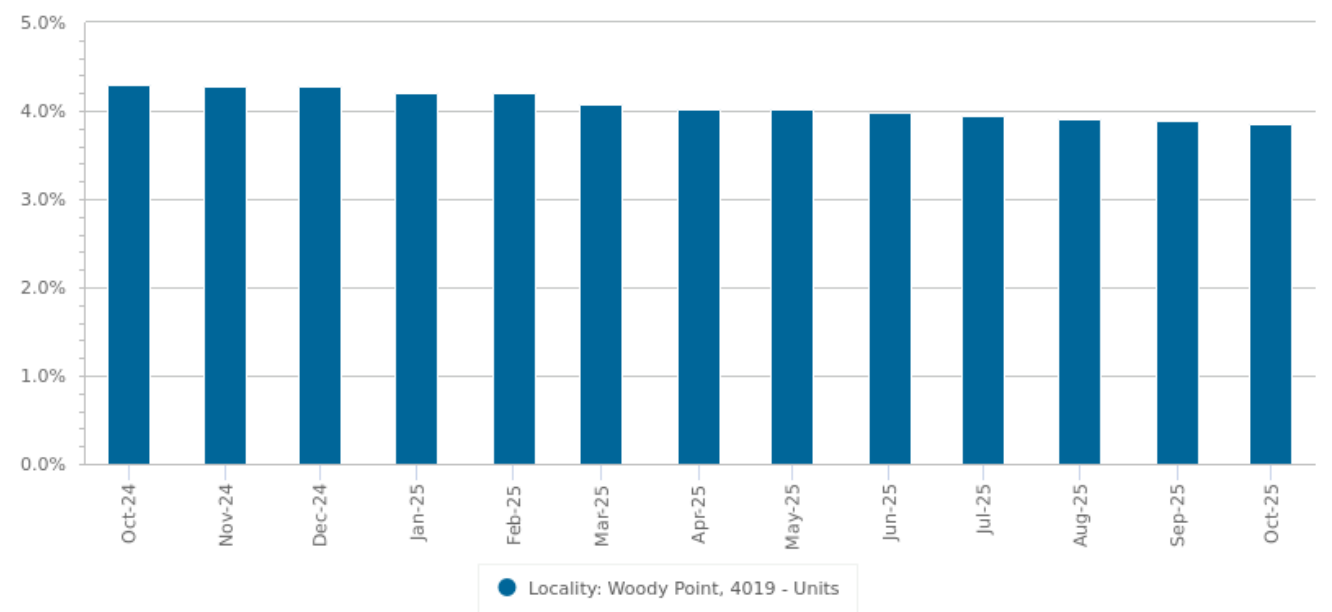
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

3.9%  
Oct 2025

	Woody Point
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.2%
Feb 2025	4.2%
Mar 2025	4.1%
Apr 2025	4.0%
May 2025	4.0%
Jun 2025	4.0%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Woody Point	Moreton Bay
Childless Couples	52.2%	38.7%
Couples with Children	25.9%	42%
Single Parents	20.1%	17.9%
Other	1.5%	1.3%

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



Childless Couples

52.2%



Couples with Children

25.9%



Single Parents

20.1%



Other

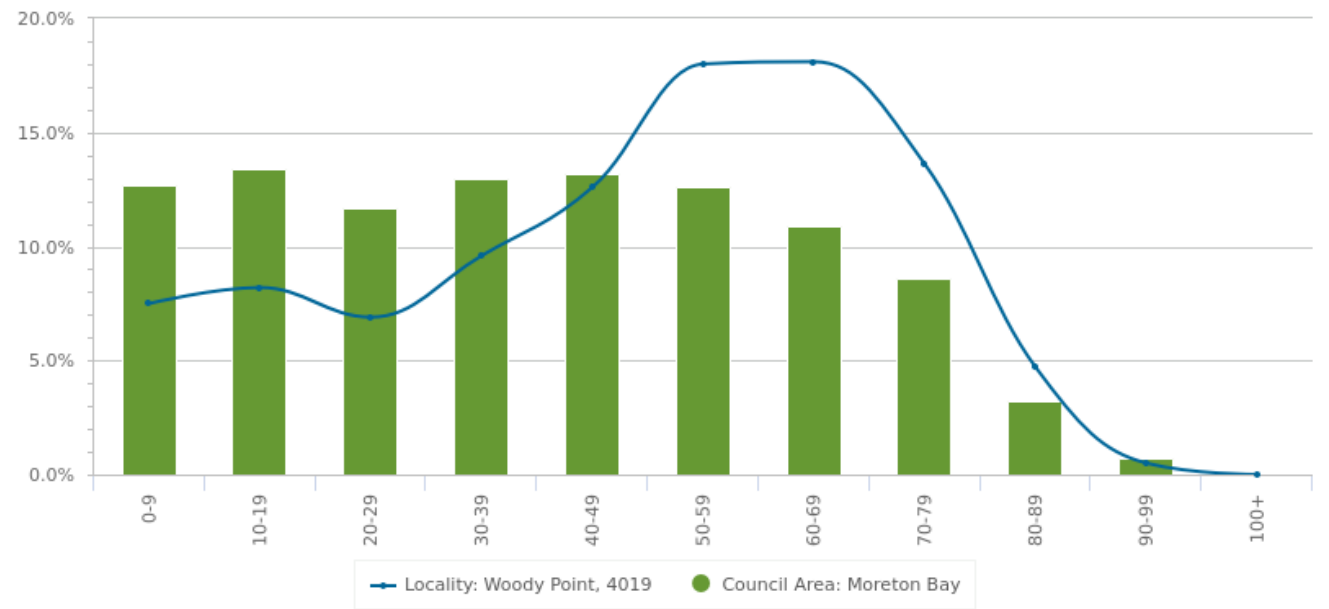
1.5%

Population Age

Population Age

	Woody Point	Moreton Bay
0-9	7.5%	12.7%
10-19	8.2%	13.4%
20-29	6.9%	11.7%
30-39	9.6%	13%
40-49	12.6%	13.2%
50-59	18%	12.6%
60-69	18.1%	10.9%
70-79	13.6%	8.6%
80-89	4.7%	3.2%
90-99	0.5%	0.7%

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



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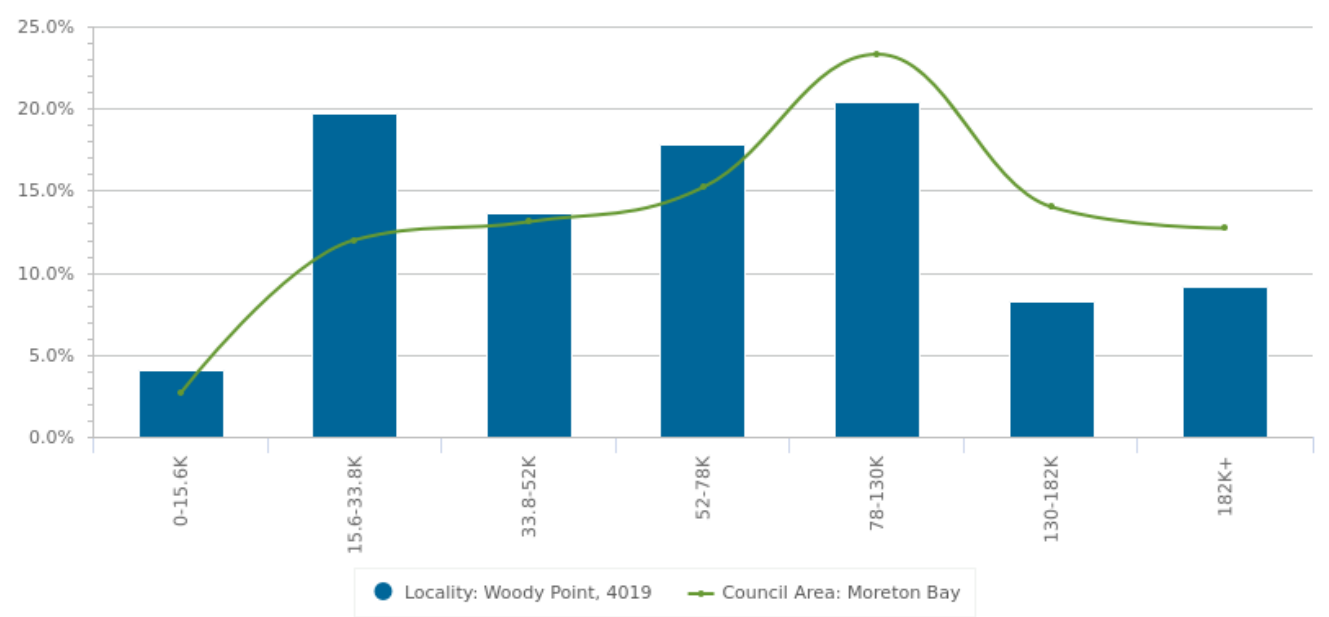


Household Income

Household Income

	Woody Point	Moreton Bay
0-15.6K	4.1%	2.7%
15.6-33.8K	19.7%	12%
33.8-52K	13.6%	13.1%
52-78K	17.8%	15.2%
78-130K	20.4%	23.3%
130-182K	8.3%	14%
182K+	9.2%	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

	Woody Point	Moreton Bay
Postgrad	6.8%	4.9%
Graduate Diploma or Certificate	4.9%	3.3%
Bachelor	19.8%	20%
Advanced Diploma or Diploma	16.5%	17.2%
Certificate	38.6%	42.3%
Not Stated	11.8%	11.2%
Inadequately Described	1.3%	0.9%

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



Postgrad

6.8%



Graduate Diploma or Certificate

4.9%



Bachelor

19.8%



Advanced Diploma or Diploma

16.5%



Certificate

38.6%



Not Stated

11.8%



Inadequately Described

1.3%

Occupation

Employment By Occupation

	Woody Point	Moreton Bay
Professional	20.6%	17.9%
Clerical	14.4%	14.1%
Trades	13.1%	14.7%
Labourer	8.1%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	6.3%	7.1%
Managers	12.5%	11.4%
Community and Personal Service Workers	14.5%	13.3%
Sales Workers	8.4%	9.1%

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



Professional

20.6%



Clerical

14.4%



Trades

13.1%



Labourer

8.1%



Not Stated

1.8%



Machinery Operators and Drivers

6.3%

Employment By Occupation



Managers

12.5%



Community and Personal Service  
Workers

14.5%



Sales Workers

8.4%

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