

Suburb Profile Report
Morayfield QLD 4506

Prepared on 27 April 2023



CoreLogic®





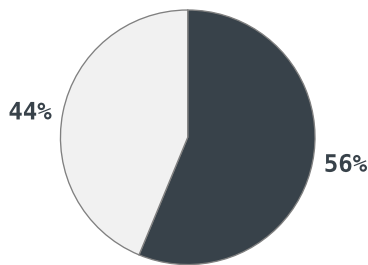
40km
Distance from GPO



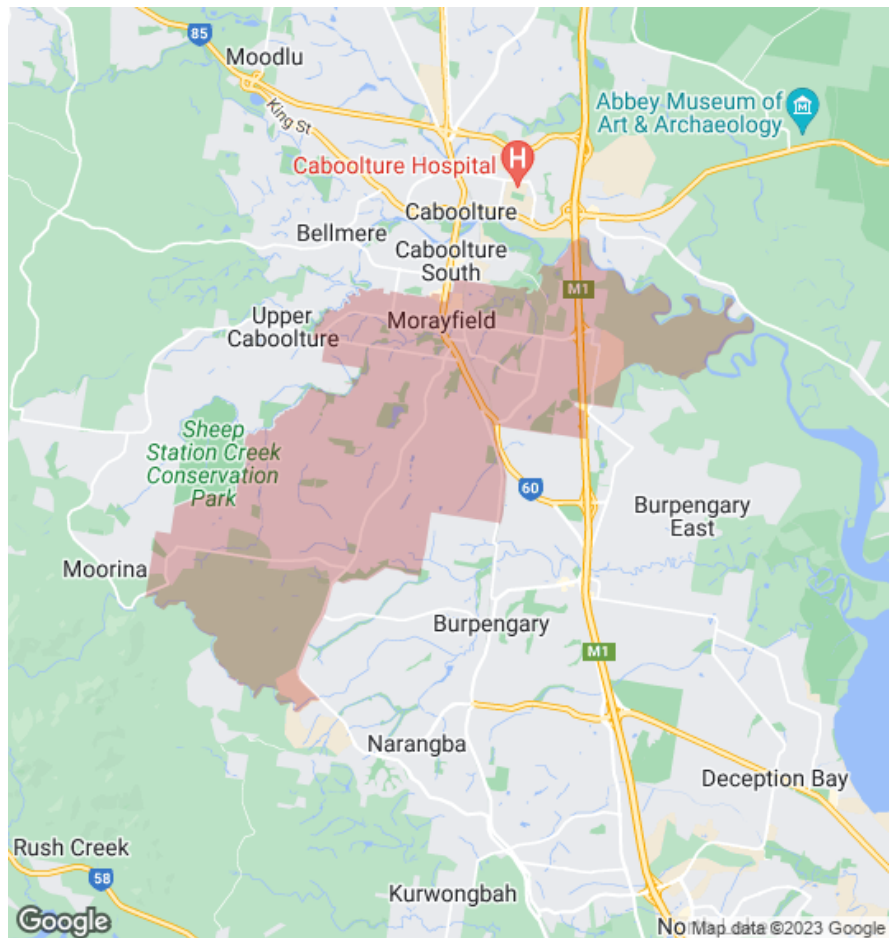
21.4k
Population
↑10.6%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Morayfield is approximately 44.5 square kilometres. It has 73 parks covering nearly 5.2% of total area. The population of Morayfield in 2011 was 19,346 people. By 2016 the population was 21,403 showing a population growth of 10.6% in the area during that time. The predominant age group in Morayfield is 0-9 years. Households in Morayfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Morayfield work in a trades occupation. In 2011, 58.3% of the homes in Morayfield were owner-occupied compared with 55.1% in 2016. Currently the median sales price of houses in the area is \$596,500.

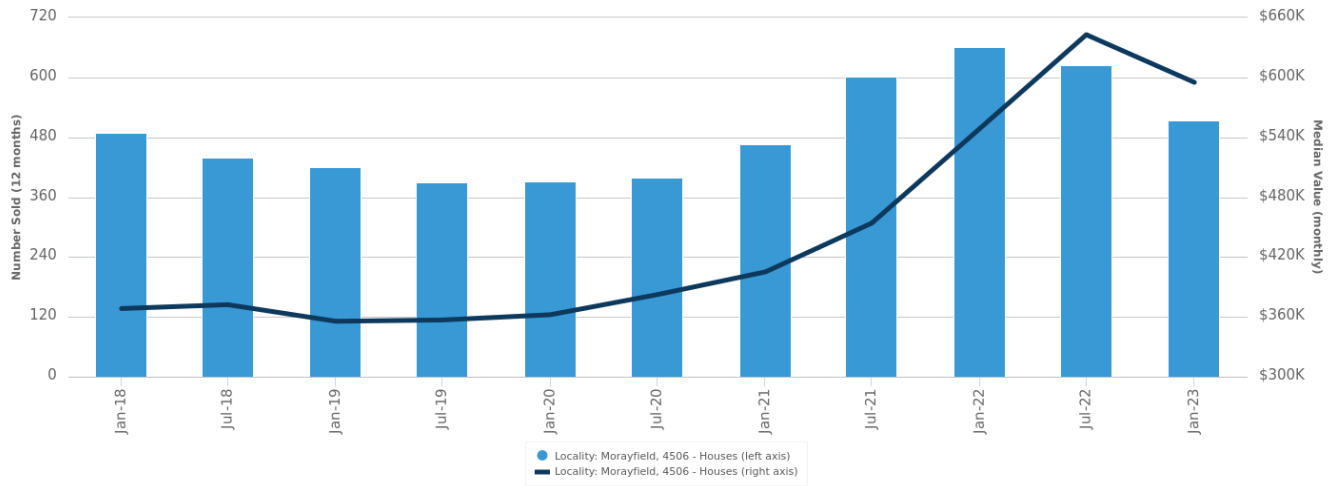
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	7,895	417	\$584,004	62
	989	53	\$395,268	7

*Total number of unique properties listed for sale over the past 12 months.

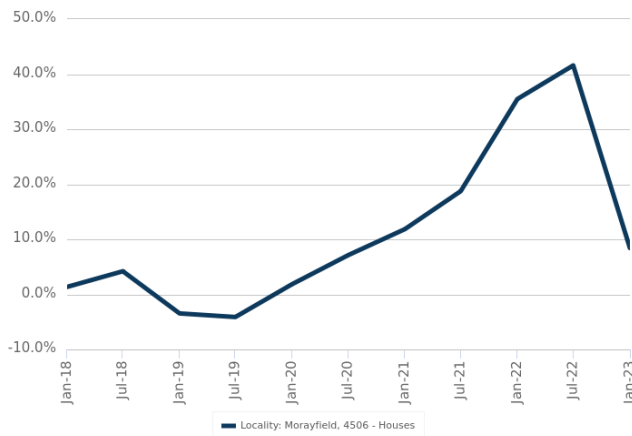


Houses: For Sale

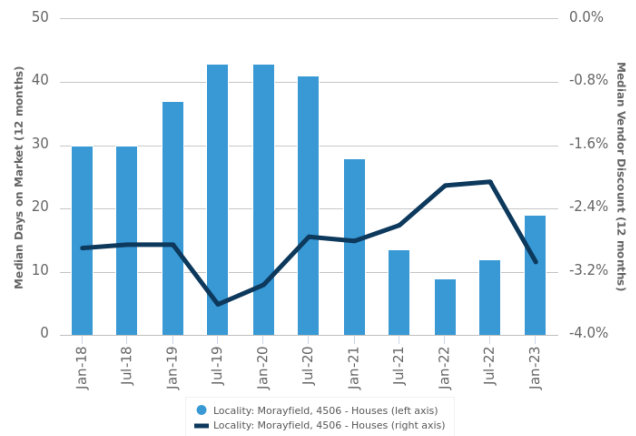
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$715,000

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

\$\$

Median Price*

\$596,500

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

\$

Lower Quartile Price*

\$545,000

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1

2
BEDROOMS

3



42/73-87 Caboolture River Road Morayfield

Listed on 04 Apr 2023
\$349,900



2/6 Sapphire Court Morayfield QLD 4506

Sold on 23 Feb 2023
\$320,000



28/73-87 Caboolture River Road Morayfield

Sold on 09 Jan 2023
\$310,000



18

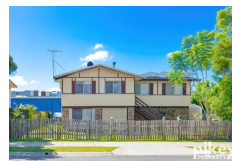
3
BEDROOMS

49



6 Melana Court Morayfield QLD 4506

Listed on 25 Apr 2023
\$575K



30 Mark Street Morayfield QLD 4506

Sold on 20 Apr 2023
\$415,000*



3 Herbert Crescent Morayfield QLD 4506

Listed on 24 Apr 2023
Submit your offer



93 Meadowview Drive Morayfield QLD 4506

Sold on 18 Apr 2023
\$529,500*



38

4
BEDROOMS

110



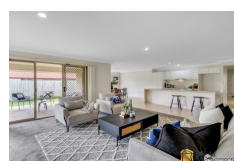
44 Laver Street Morayfield QLD 4506

Listed on 25 Apr 2023
CONTACT AGENT



7 Sheoak Street Morayfield QLD 4506

Sold on 12 Apr 2023
\$530,000*



3 Bangalow Street Morayfield QLD 4506

Listed on 24 Apr 2023
OFFERS OVER \$629,000



16 Crestridge Crescent Morayfield QLD 4506

Sold on 12 Apr 2023
\$545,000*

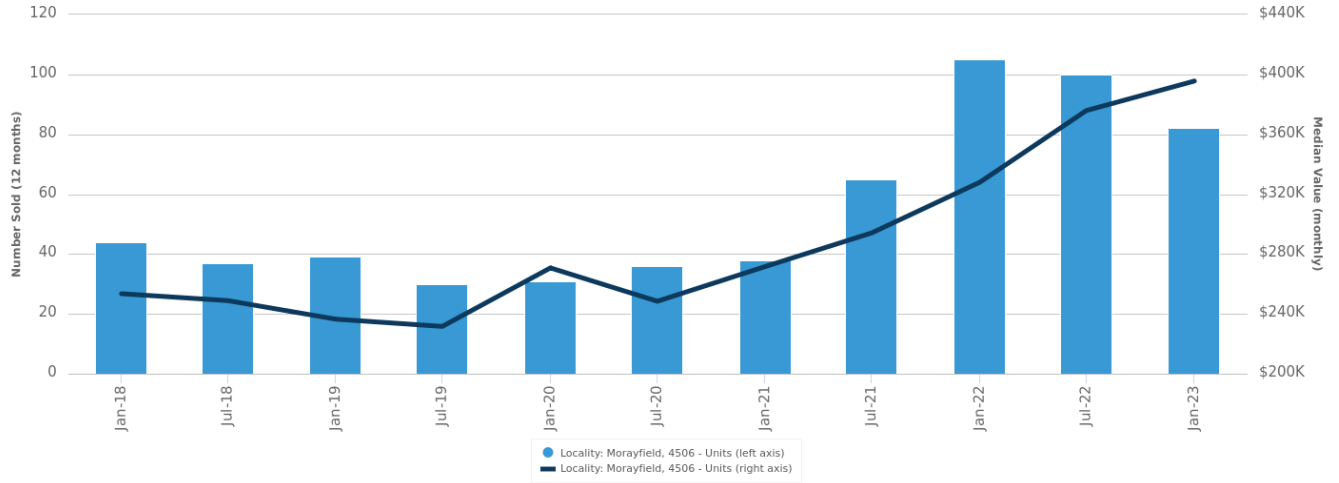


= number of houses currently On the Market or Sold within the last 6 months

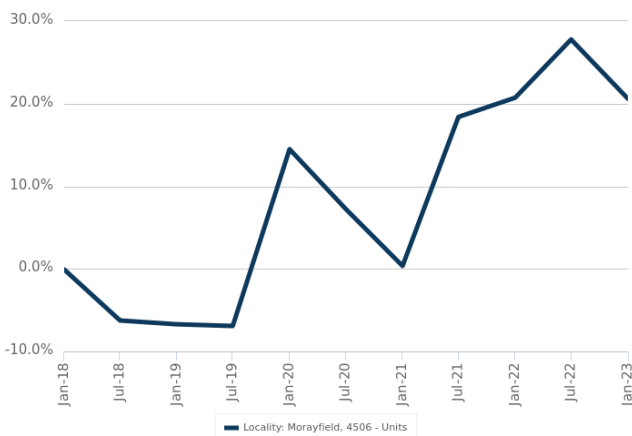
*Agent advised

Units: For Sale

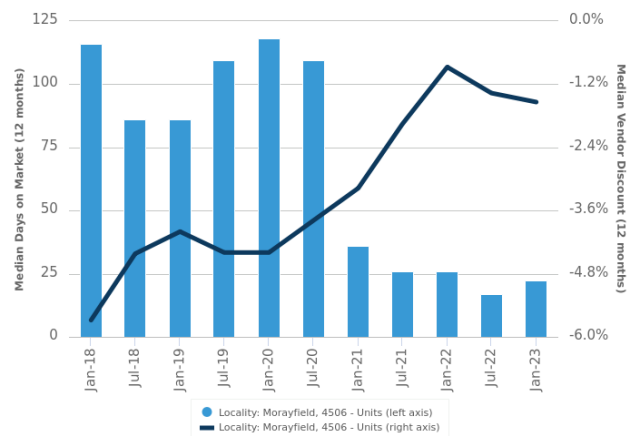
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$408,250

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

\$\$

Median Price*

\$366,250

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*

\$333,125

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

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

0

1
BEDROOMS

Recently Sold

0

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

1

2
BEDROOMS

4



3/73-87 Caboolture River Road Morayfield

Listed on 01 Mar 2023
Offers Over \$300,000

1
 1
 196m²



83/73-87 Caboolture River Road Morayfield

Sold on 17 Apr 2023
\$329,900*

1
 1
 191m²



40/73-87 Caboolture River Road Morayfield

Sold on 01 Mar 2023
\$320,000

1
 1
 195m²

6

3
BEDROOMS

20



9/71 Amy Street Morayfield QLD 4506

Listed on 24 Apr 2023
Contact Agent

1
 2
 135m²



15 Waratah Way Morayfield QLD 4506

Sold on 18 Apr 2023
Not Disclosed

1
 2
 1.59Ha



42/61 Caboolture River Road Morayfield QLD

Listed on 13 Apr 2023
\$392K Neg

1
 2
 136m²



72/71 Amy Street Morayfield QLD 4506

Sold on 08 Mar 2023
\$430,000

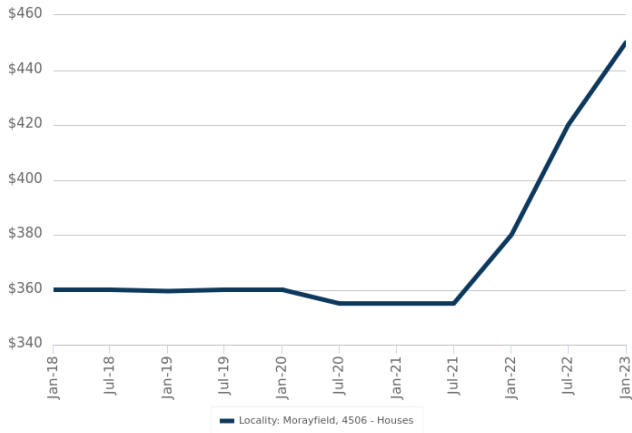
1
 2
 128m²

= number of units currently On the Market or Sold within the last 6 months

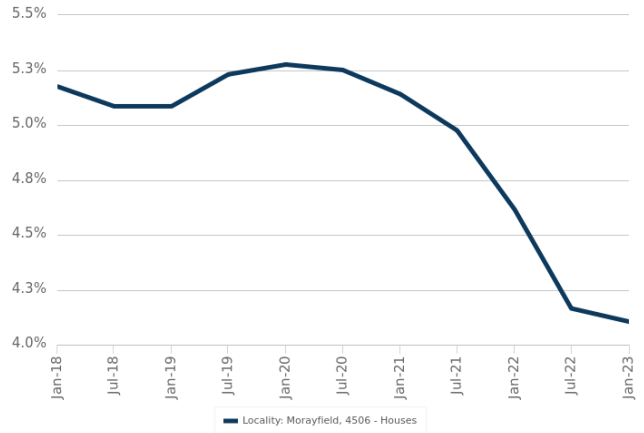
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

5

2
BEDROOMS



34 Burbury Road
Morayfield QLD 4506

Listed on 20 Apr 2023
\$300/W



350m²



2/93 Cronin Street
Morayfield QLD 4506

Listed on 19 Apr 2023
\$350/W



-

16

3
BEDROOMS



17/11-29 Woodrose Road
Morayfield QLD 4506

Listed on 24 Apr 2023
\$500/W



400m²



18/11-29 Woodrose Road
Morayfield QLD 4506

Listed on 24 Apr 2023
\$430/W



400m²

31

4
BEDROOMS



18 Nelson Court
Morayfield QLD 4506

Listed on 24 Apr 2023
\$520/W



453m²



58 Ridgegarden Drive
Morayfield QLD 4506

Listed on 24 Apr 2023
\$520/W



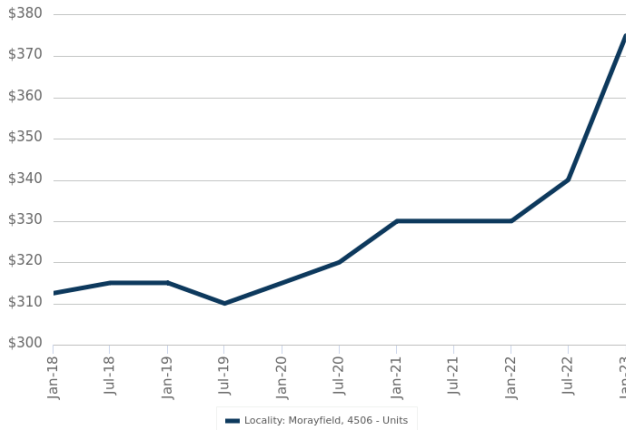
600m²



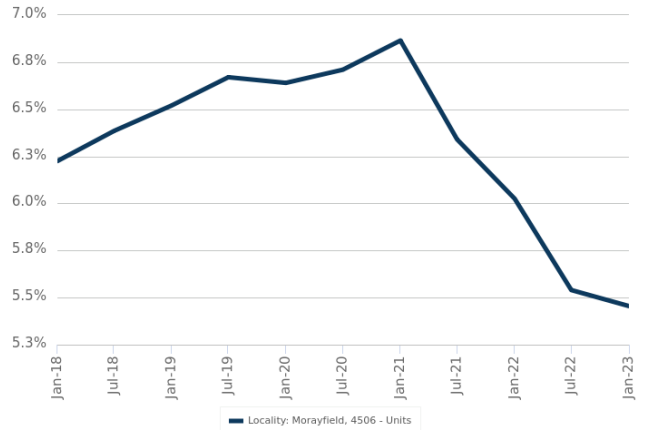
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



**6A Beech Drive Morayfield
QLD 4506**

Listed on 20 Apr 2023
\$285/W



1

2
BEDROOMS



**27/5-9 Grant Road
Morayfield QLD 4506**

Listed on 12 Apr 2023
\$360/W



213m²

8

3
BEDROOMS



**63/15 Waratah Way
Morayfield QLD 4506**

Listed on 24 Apr 2023
\$480/W



139m²



**66/15 Waratah Way
Morayfield QLD 4506**

Listed on 24 Apr 2023
\$425/W



139m²



= number of units observed as On the Market for Rent within the last month

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

CoreLogic Standard Disclaimer

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

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. 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

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: customercare@corelogic.com.au