ADVISEABLE

SUBURB FLYOVER REPORT

MORAYFIELD (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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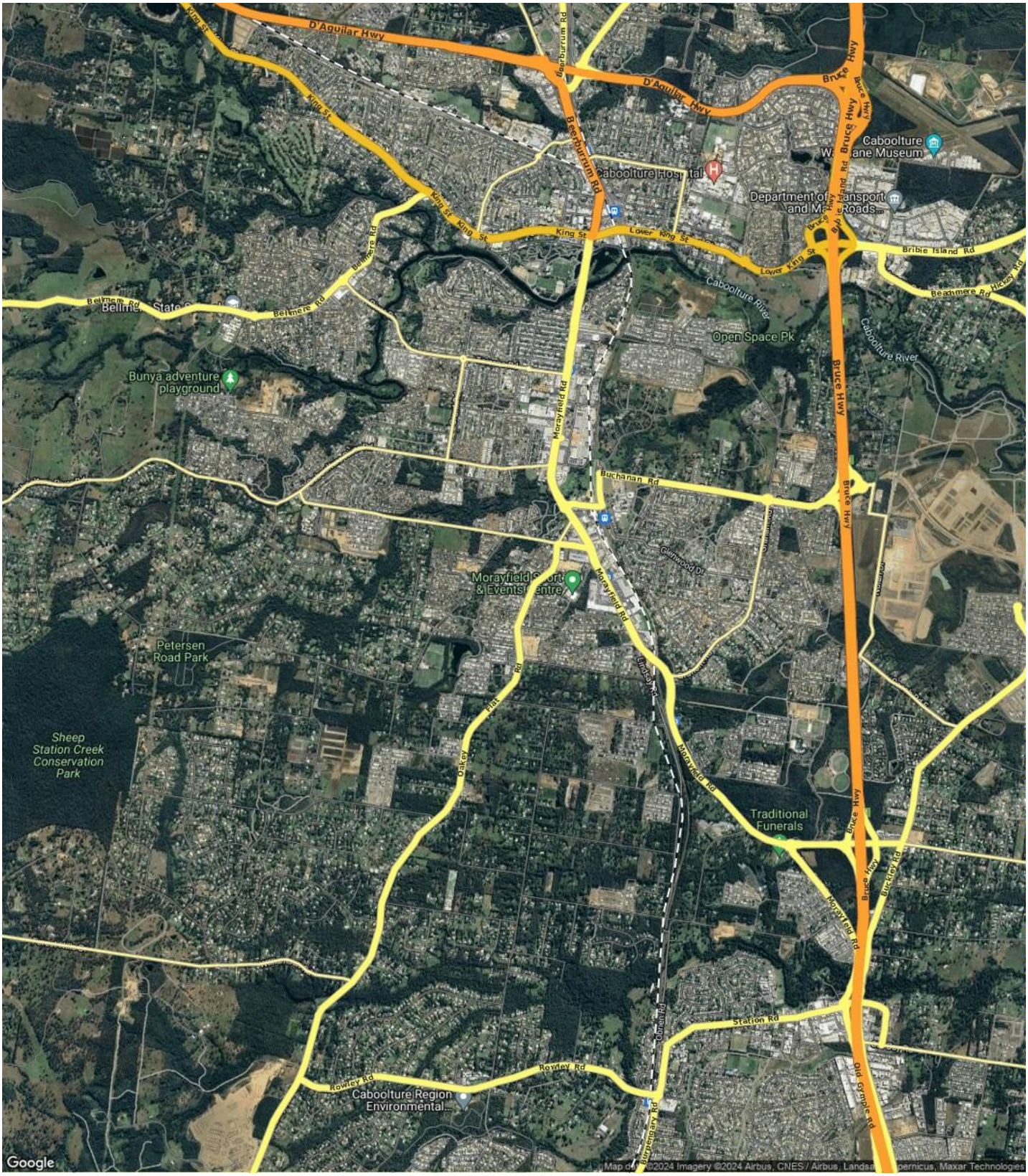
MORAYFIELD - Suburb Map



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MORAYFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	437	$ 272,000	0.0 %	$ 146,000	$ 1,045,000
2007	531	$ 319,000	17.3 %	$ 166,219	$ 2,500,000
2008	341	$ 338,000	6.0 %	$ 178,000	$ 880,000
2009	379	$ 345,000	2.1 %	$ 188,000	$ 2,000,000
2010	246	$ 355,000	2.9 %	$ 175,000	$ 1,675,000
2011	215	$ 327,000	-7.9 %	$ 200,000	$ 870,000
2012	251	$ 308,000	-5.8 %	$ 190,000	$ 1,100,000
2013	285	$ 310,000	0.6 %	$ 200,000	$ 950,000
2014	390	$ 330,000	6.5 %	$ 210,000	$ 800,000
2015	402	$ 340,000	3.0 %	$ 165,000	$ 930,000
2016	419	$ 355,000	4.4 %	$ 190,000	$ 3,500,000
2017	461	$ 354,000	-0.3 %	$ 197,500	$ 2,000,000
2018	418	$ 357,750	1.1 %	$ 189,000	$ 4,500,000
2019	361	$ 363,000	1.5 %	$ 165,000	$ 2,650,000
2020	435	$ 391,000	7.7 %	$ 180,000	$ 11,400,000
2021	653	$ 475,000	21.5 %	$ 223,000	$ 3,400,000
2022	536	$ 605,000	27.4 %	$ 300,000	$ 5,569,565
2023	481	$ 635,000	5.0 %	$ 225,000	$ 3,500,000
2024	405	$ 715,000	12.6 %	$ 300,000	$ 5,000,000

Median Sale Price

$700k

Based on 506 recorded House sales within the last 12 months (Oct '23 - Sep '24)

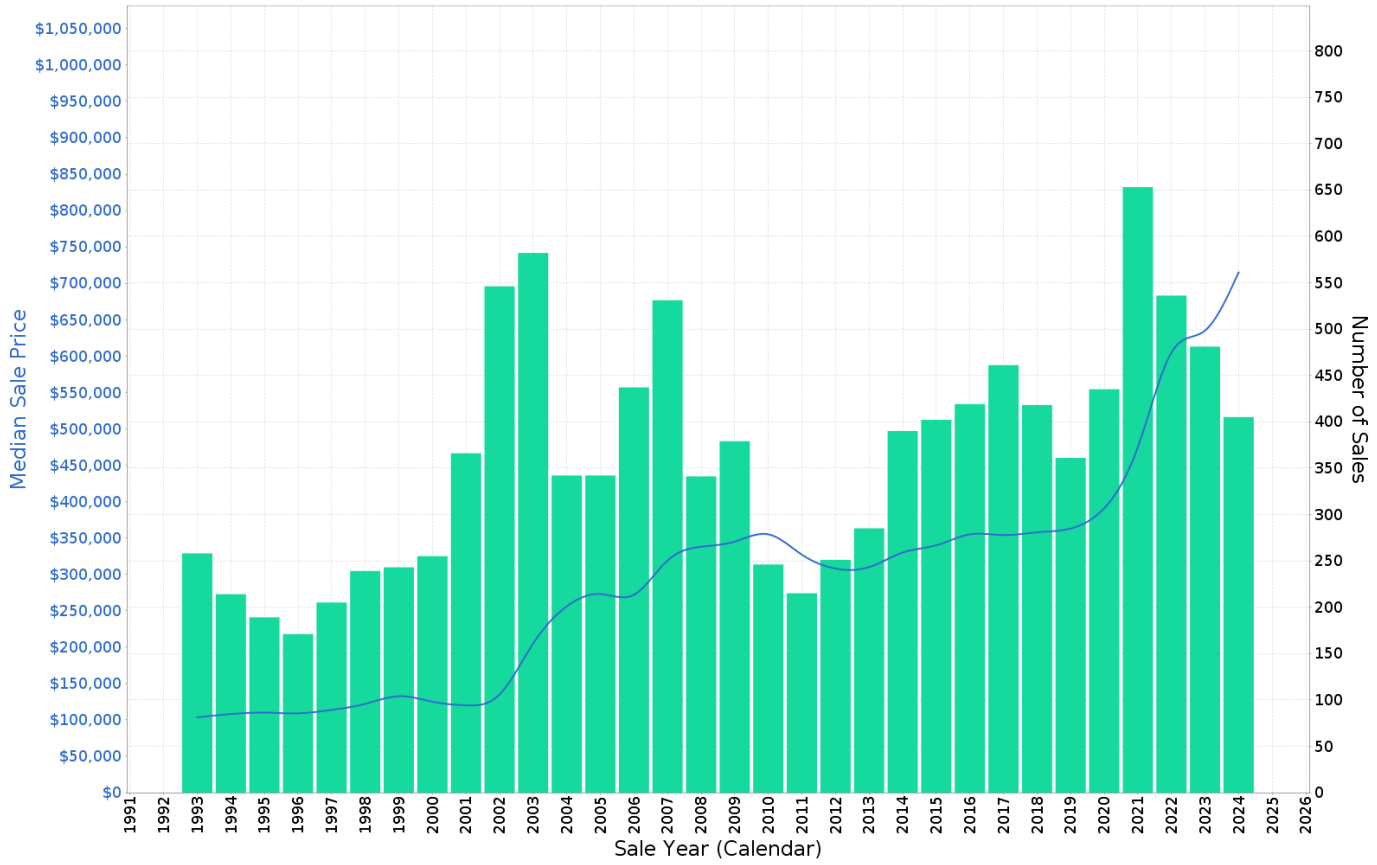
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.0%

Current Median Price: $700,500
Previous Median Price: $620,000

Based on 979 recorded House sales compared over the last two rolling 12 month periods



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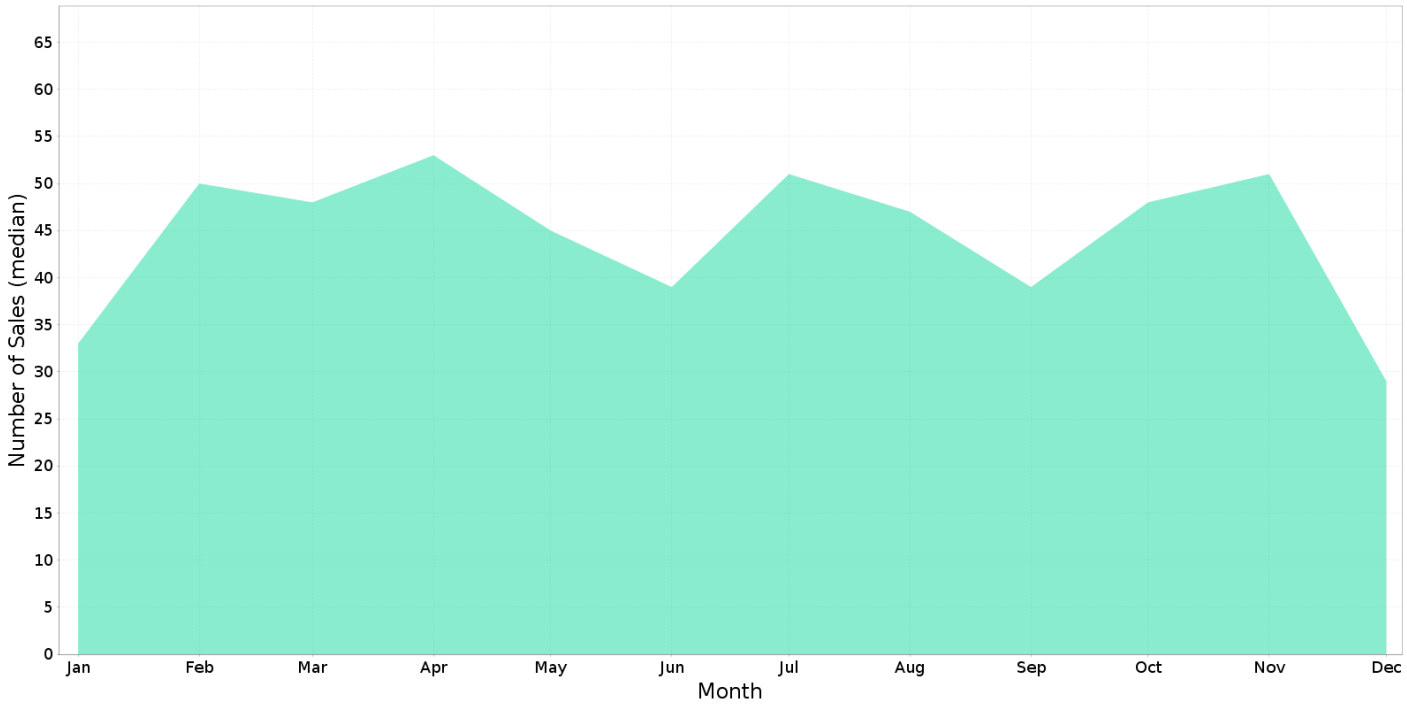
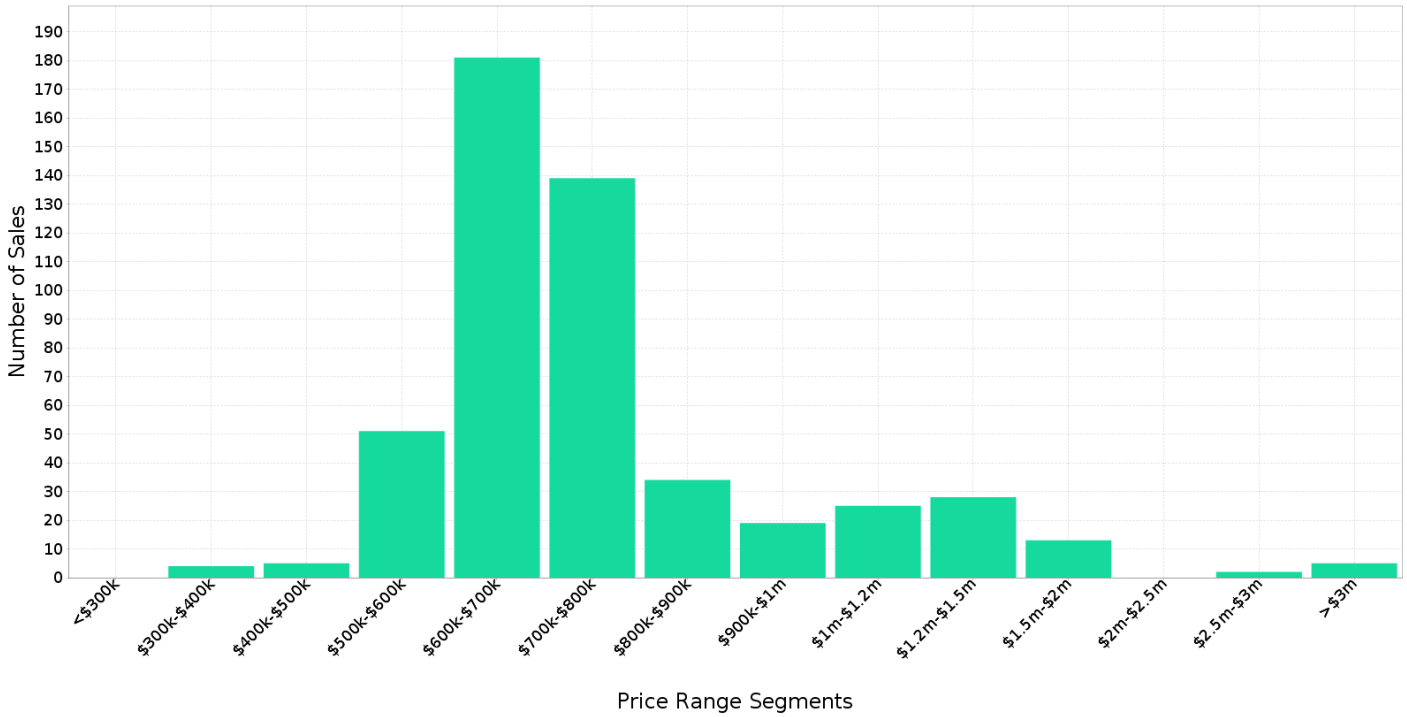
MORAYFIELD - Peak Selling Periods (3 years)



MORAYFIELD - Price Range Segments (12 months)



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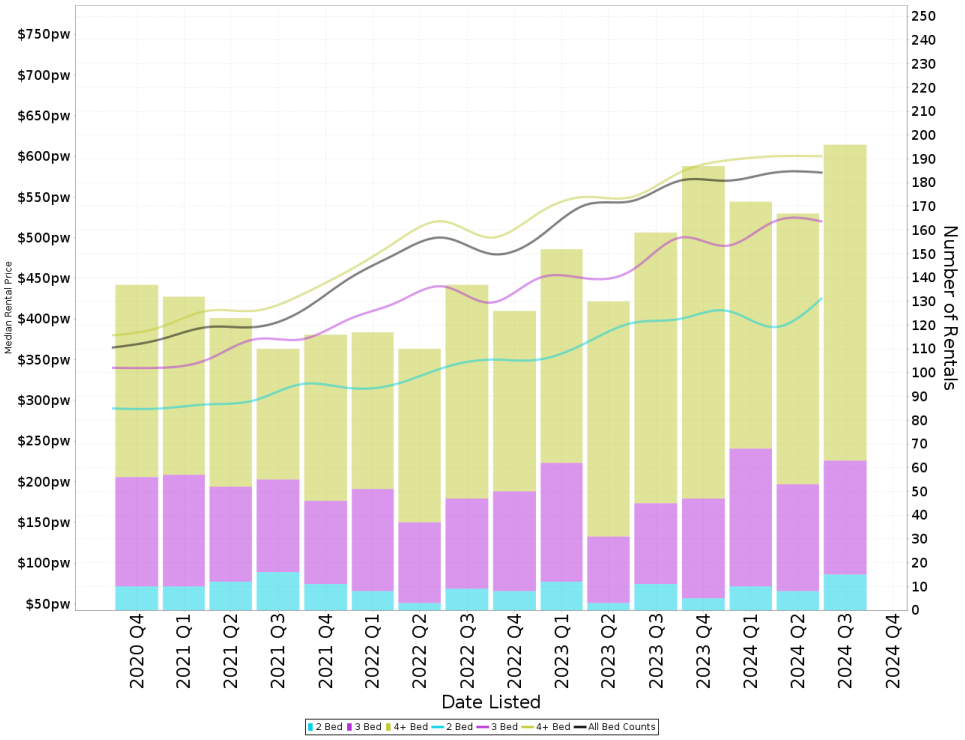
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.0%

Current Median Price: $700,500
Previous Median Price: $620,000

Based on 979 registered House sales compared over the last two rolling 12 month periods.

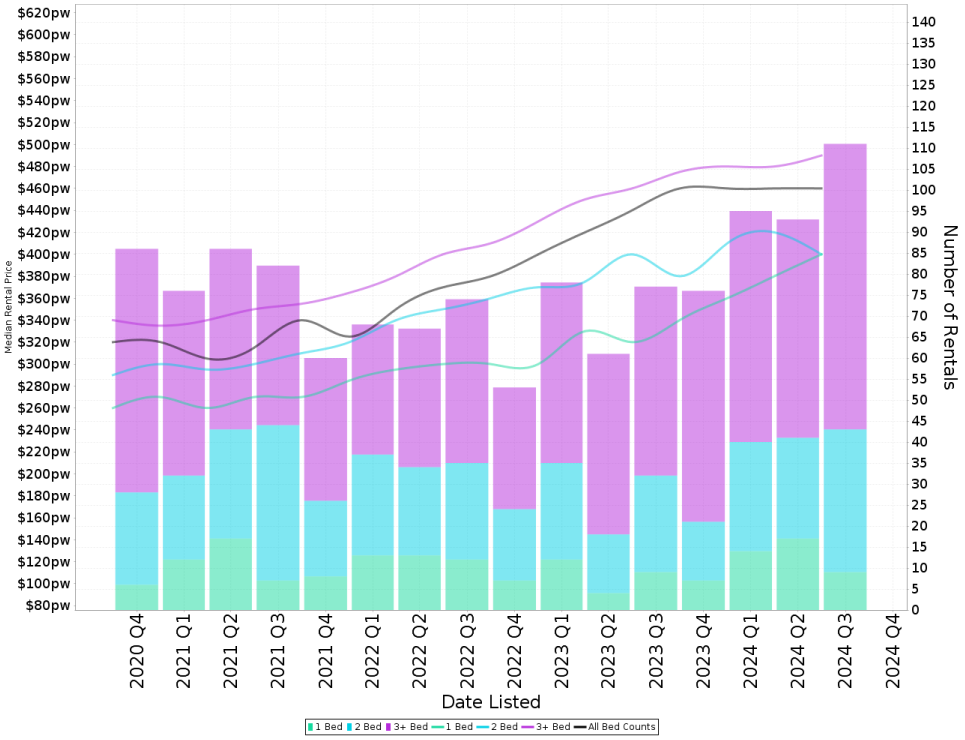
Suburb Rental Yield

+4.3%

Current Median Price: $700,500
Current Median Rent: $580

Based on 722 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.5%

Current Median Price: $529,740
Previous Median Price: $429,000

Based on 419 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $529,740
Current Median Rent: $460

Based on 375 registered Unit rentals compared over the last 12 months.

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MORAYFIELD - Recently Sold Properties

Median Sale Price

$700k

Based on 506 recorded House sales within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.0%

Current Median Price: $700,500
Previous Median Price: $620,000

Based on 979 recorded House sales compared over the last two rolling 12 month periods

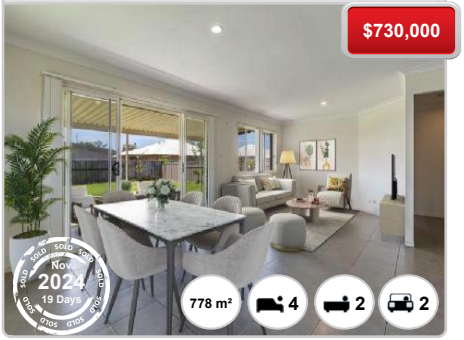
Sold Properties

506

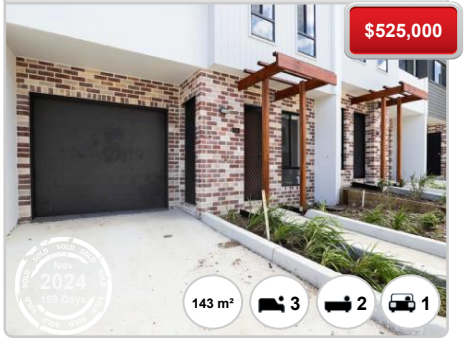
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

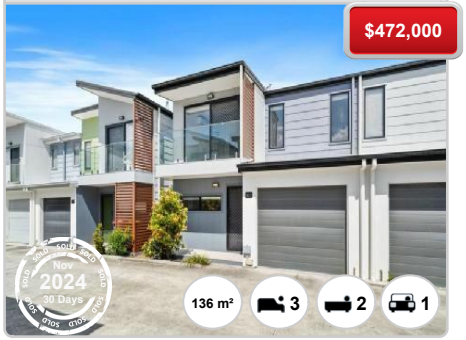
12 BUNTINE AVE



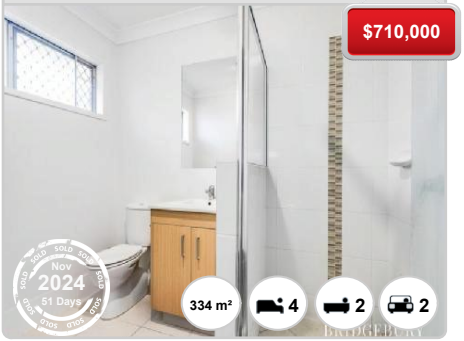
36/71 AMY ST



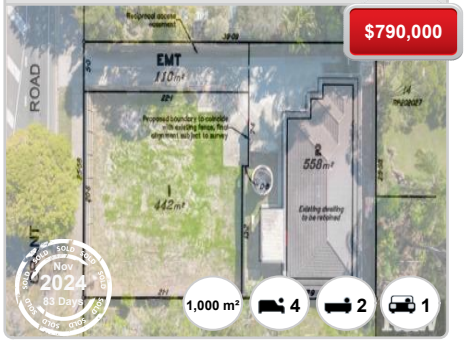
103/61 CABOOLTURE RIVER RD



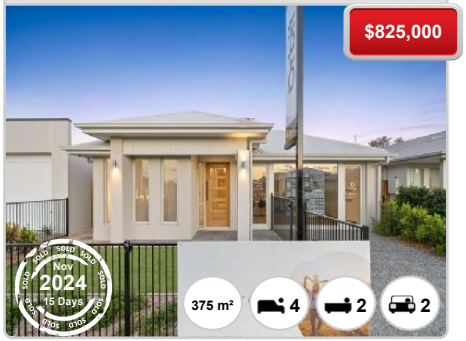
109 MEADOWVIEW DR



1/25 GRANT RD

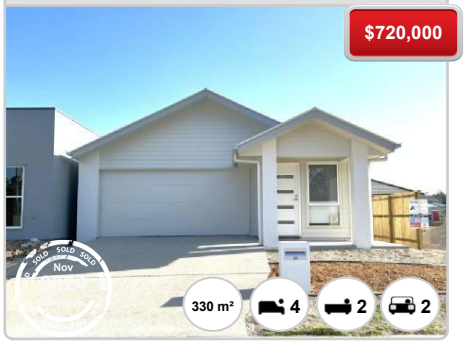


18 DESTINY ST



58 COACH ROAD RD

99 AFFINITY BVD



22 GRANT RD

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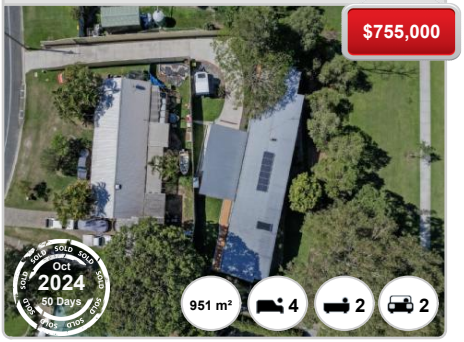
192 PETERSEN RD

A&B/69 CRONIN ST

47 BILBY DR

36A ALEXANDER CRES

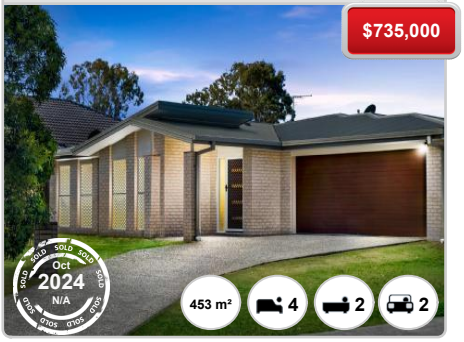


1/108 GRAHAM RD

27 RIVERBEND CRES

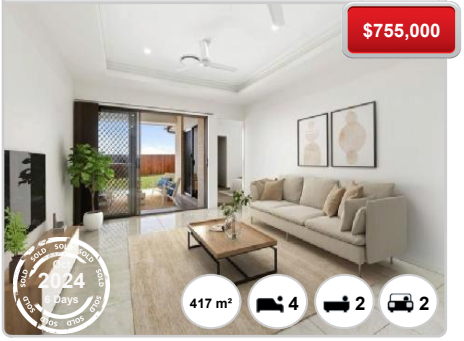
101 BILBY DR

38 FEATHER CT

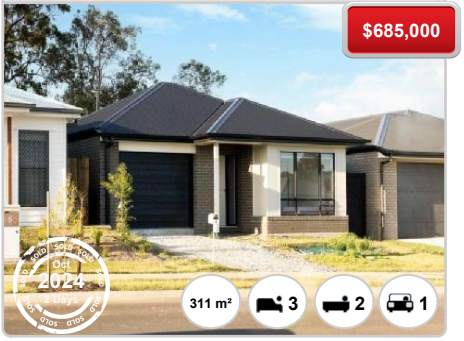


12 FENNELL CT

31 BROADWATER RD



6 BLOOM DR



18 SAPELLI ST

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MORAYFIELD - Properties For Rent

Median Rental Price

$580 /w

Based on 722 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.3%

Current Median Price: $700,500
Current Median Rent: $580

Based on 506 recorded House sales and 722 House rentals compared over the last 12 months

Number of Rentals

722

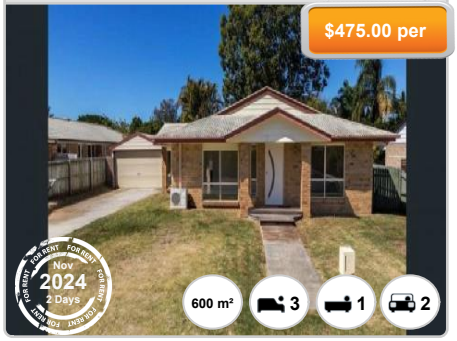
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

21B Rana Street

21A Rana Street

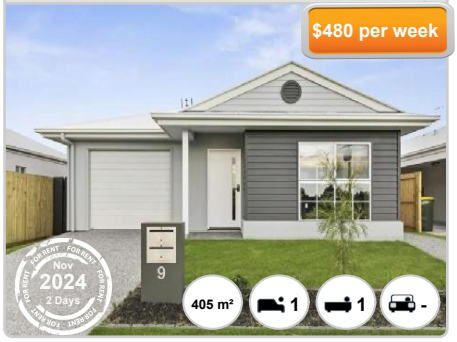
35 HILLMONT CRESCENT



19 Shine Street

13 MAGNETIC STREET

2/9 BIRT STREET



17 SIENNA DRIVE

10 GRANT ROAD

43B TRANQUILLITY BOULEVARD

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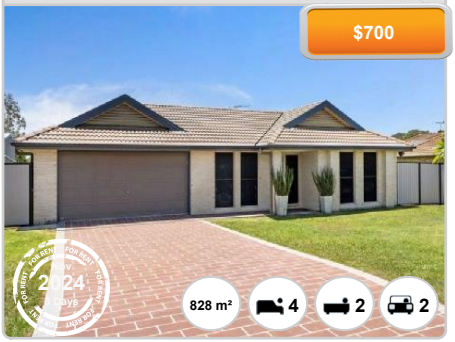
8 WOLLEMI COURT



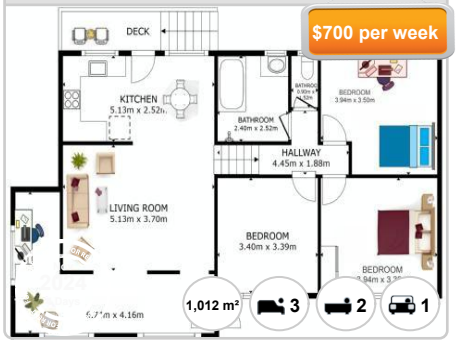
27 RANA STREET

28 CITRONELLA STREET

32 ACEMIA DRIVE

2/89 CRONIN STREET

6 Cascade Street



18 WELLSIDE STREET

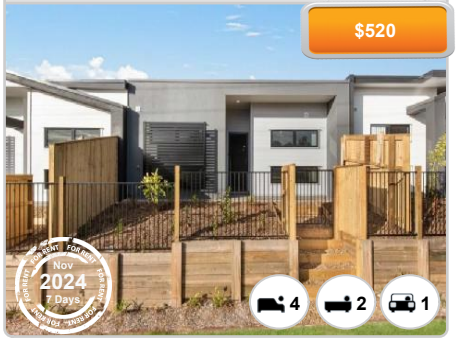
36B Lanita Chase

36A Lanita Chase

23 RANA STREET

1/11-29 WOODROSE ROAD

22 AMAROO STREET



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