

Suburb Profile Report

Mango Hill QLD 4509

Prepared on 21 September 2023

Prepared by Griffin National Real Estate | info@griffinnational.com.au | 07 3888 3666



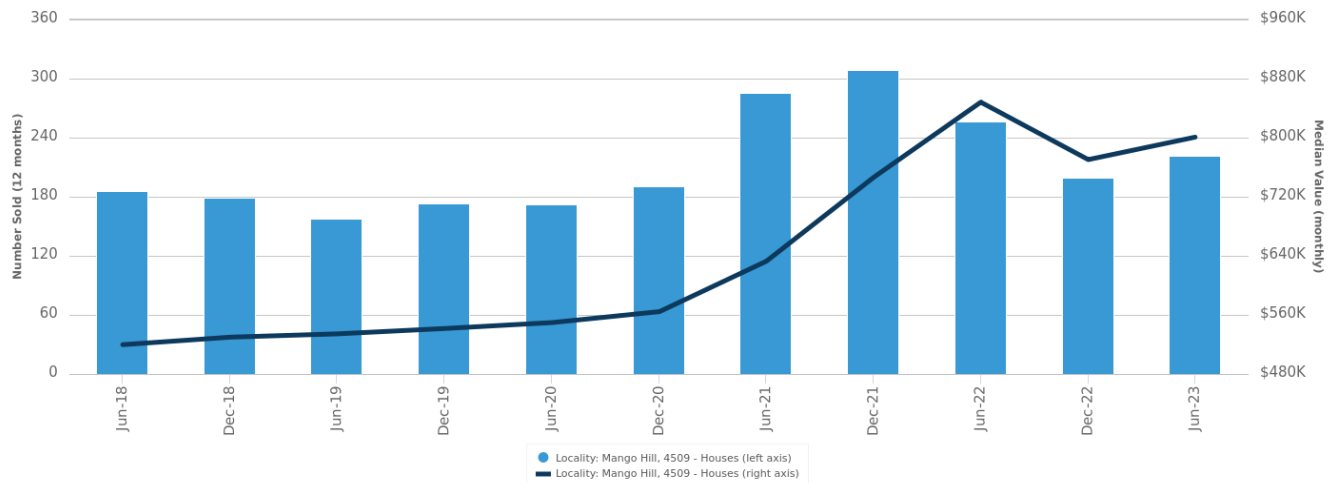
CoreLogic[®]



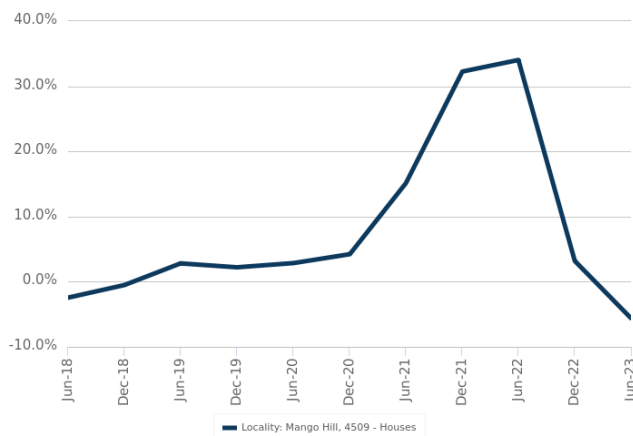


Houses: For Sale

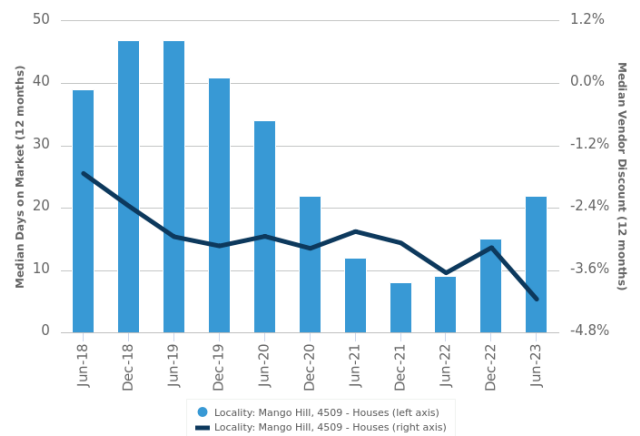
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$880,000

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

\$\$

Median Price*

\$778,000

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*

\$682,750

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



There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb



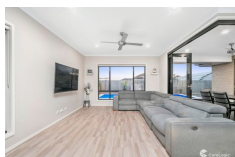
9 Quartz Crescent Mango Hill QLD 4509

Listed on 20 Sep 2023
Under Offer!



24 May Street Mango Hill QLD 4509

Sold on 19 Aug 2023
\$595,000*



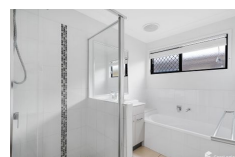
11 Tozer Street Mango Hill QLD 4509

Listed on 11 Sep 2023
Under Offer!



98 Kinsellas Road West Mango Hill QLD 4509

Sold on 11 Aug 2023
Not Disclosed



17 Beresford Street Mango Hill QLD 4509

Listed on 20 Sep 2023
Inviting Offers



62 Stodart Terrace Mango Hill QLD 4509

Sold on 21 Sep 2023
\$690,000*



3 Gordon Crescent Mango Hill QLD 4509

Listed on 20 Sep 2023
Offers Over \$879,000



83 Tattler Street Mango Hill QLD 4509

Sold on 08 Sep 2023
\$680,000*

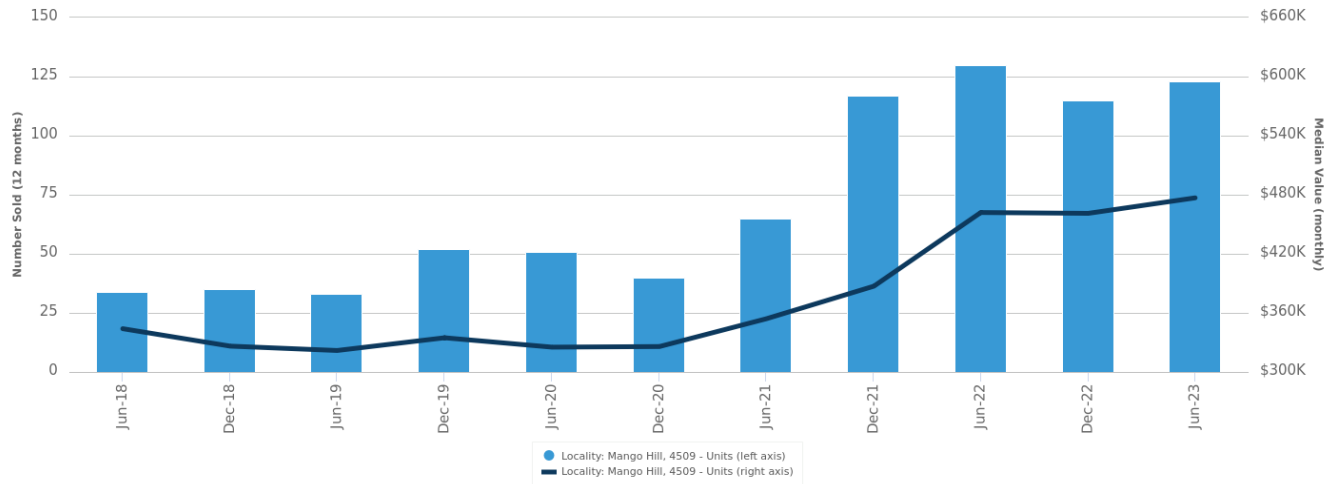


= number of houses currently On the Market or Sold within the last 6 months

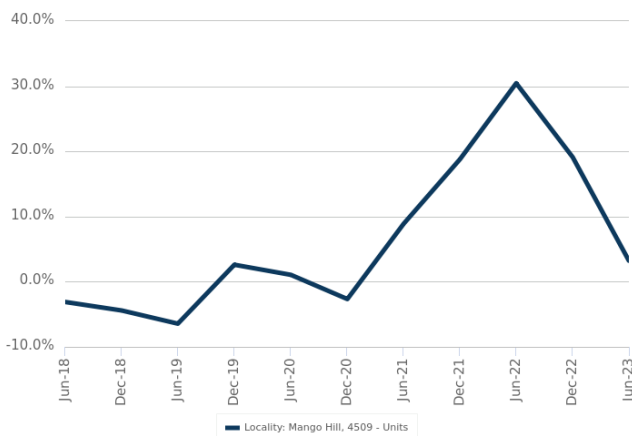
*Agent advised

Units: For Sale

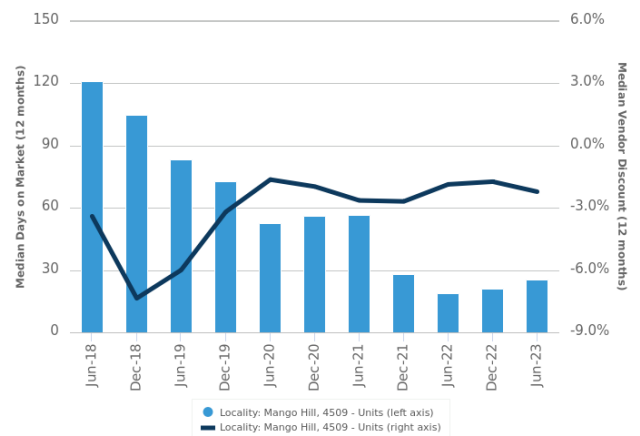
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$480,000

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

\$\$

Median Price*

\$453,000

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*

\$436,750

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



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

There are no recently sold 1 bedroom Units in this suburb



32/1 Linear Drive Mango Hill QLD 4509

Listed on 19 Sep 2023
[Contact Agent!](#)



109/1 Linear Drive Mango Hill QLD 4509

Sold on 30 Aug 2023
\$402,500*



143/1 Linear Drive Mango Hill QLD 4509

Listed on 19 Sep 2023
Offer Over \$420,000



138/1 Linear Drive Mango Hill QLD 4509

Sold on 18 Aug 2023
\$400,000



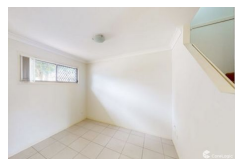
39/1 Linear Drive Mango Hill QLD 4509

Listed on 20 Sep 2023
\$460,000 Plus



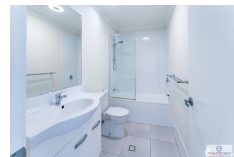
98/1 Lamington Road Mango Hill QLD 4509

Sold on 19 Sep 2023
\$527,000*



69/1 Linear Drive Mango Hill QLD 4509

Listed on 20 Sep 2023
[Make an Offer](#)



35/1-19 Bowen Street Mango Hill QLD 4509

Sold on 04 Sep 2023
\$565,000*

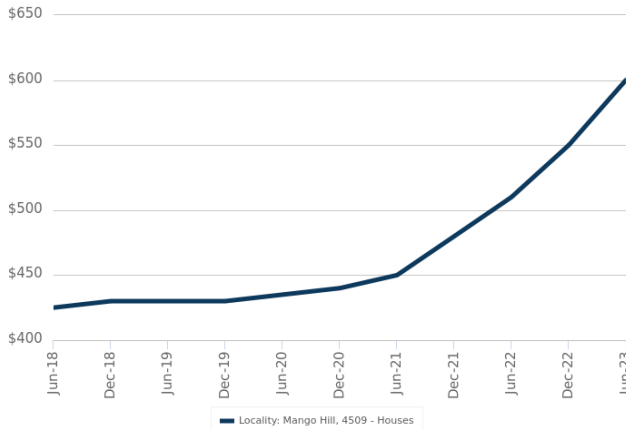


= number of units currently On the Market or Sold within the last 6 months

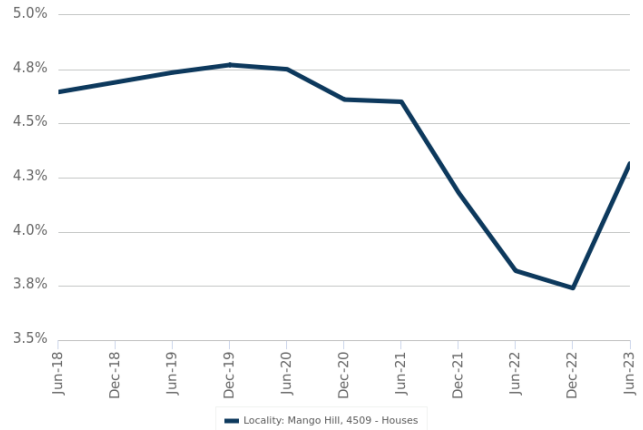
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

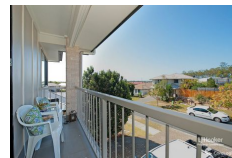
 2

 2
BEDROOMS



1/31 Challenor Street
Mango Hill QLD 4509

Listed on 18 Sep 2023
- /W



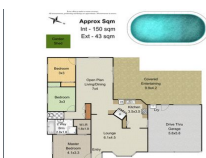
49 Tourmaline Circuit
Mango Hill QLD 4509

Listed on 26 Aug 2023
\$435/W



 10

 3
BEDROOMS



30 Talara Way Mango Hill
QLD 4509

Listed on 19 Sep 2023
\$635/W



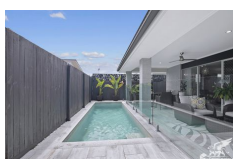
8/11 Chelmsford Road
Mango Hill QLD 4509

Listed on 18 Sep 2023
\$500/W



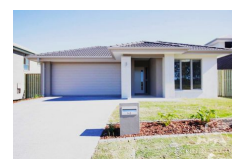
 36

 4
BEDROOMS



54 Lackmann Crescent
Mango Hill QLD 4509

Listed on 19 Sep 2023
\$950/W



143 Richard Road Mango
Hill QLD 4509

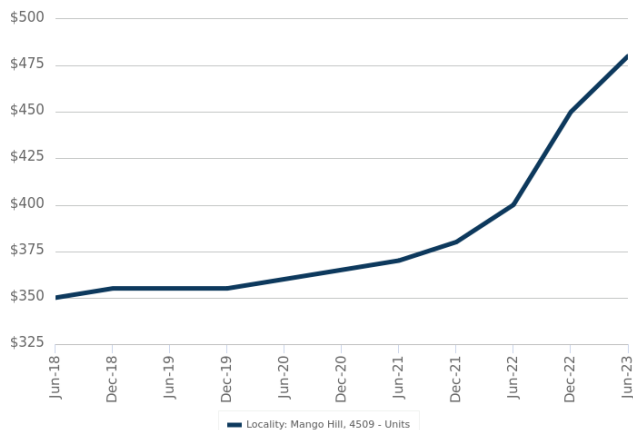
Listed on 19 Sep 2023
\$600/W



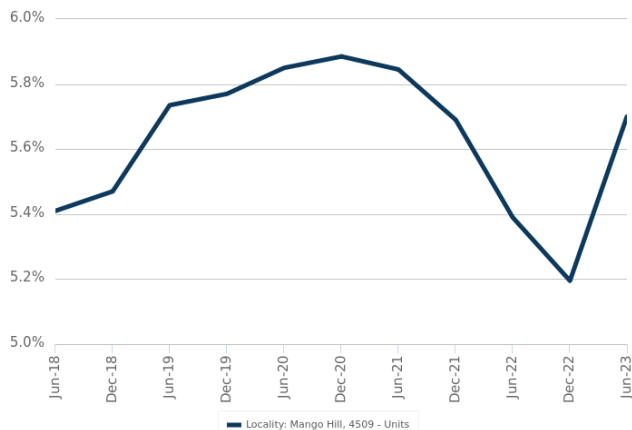
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 8

 2
BEDROOMS



**56 John Street Mango Hill
QLD 4509**

Listed on 18 Sep 2023
\$480/W



405m²



**102/1751 Anzac Avenue
Mango Hill QLD 4509**

Listed on 06 Sep 2023
\$415/W



-

 15

 3
BEDROOMS



**20/2 McKenzie Road
Mango Hill QLD 4509**

Listed on 20 Sep 2023
- /W



147m²



**1 Lamington Road Mango
Hill QLD 4509**

Listed on 18 Sep 2023
\$550/W



2.55Ha



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

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Mapping Data

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

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Suburb Statistics Report

Prepared on 22 Sep 2023

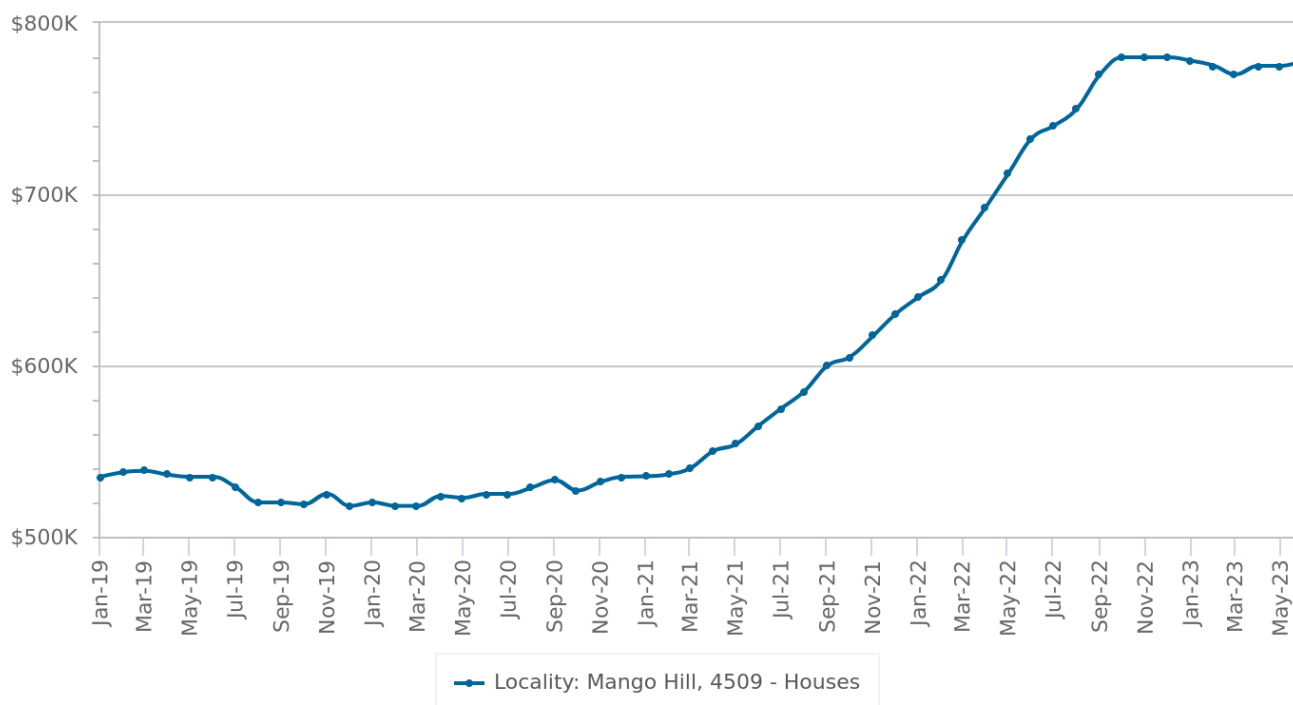
Area Profile

Median Sales Price

	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$535,000	\$520,000	\$535,250	\$640,000	\$778,000
February	\$537,700	\$518,000	\$536,500	\$650,000	\$775,000
March	\$538,450	\$518,000	\$540,000	\$673,000	\$770,000
April	\$536,250	\$523,750	\$550,000	\$692,500	\$775,000
May	\$535,000	\$522,750	\$554,000	\$712,000	\$775,000
June	\$535,000	\$525,000	\$565,000	\$732,500	\$778,000
July	\$529,000	\$525,000	\$575,000	\$740,000	n/a
August	\$520,000	\$528,750	\$585,000	\$750,000	n/a
September	\$520,000	\$533,000	\$599,900	\$770,000	n/a
October	\$519,000	\$527,000	\$605,000	\$780,000	n/a
November	\$525,000	\$532,000	\$617,250	\$780,000	n/a
December	\$518,000	\$535,000	\$630,000	\$780,000	n/a

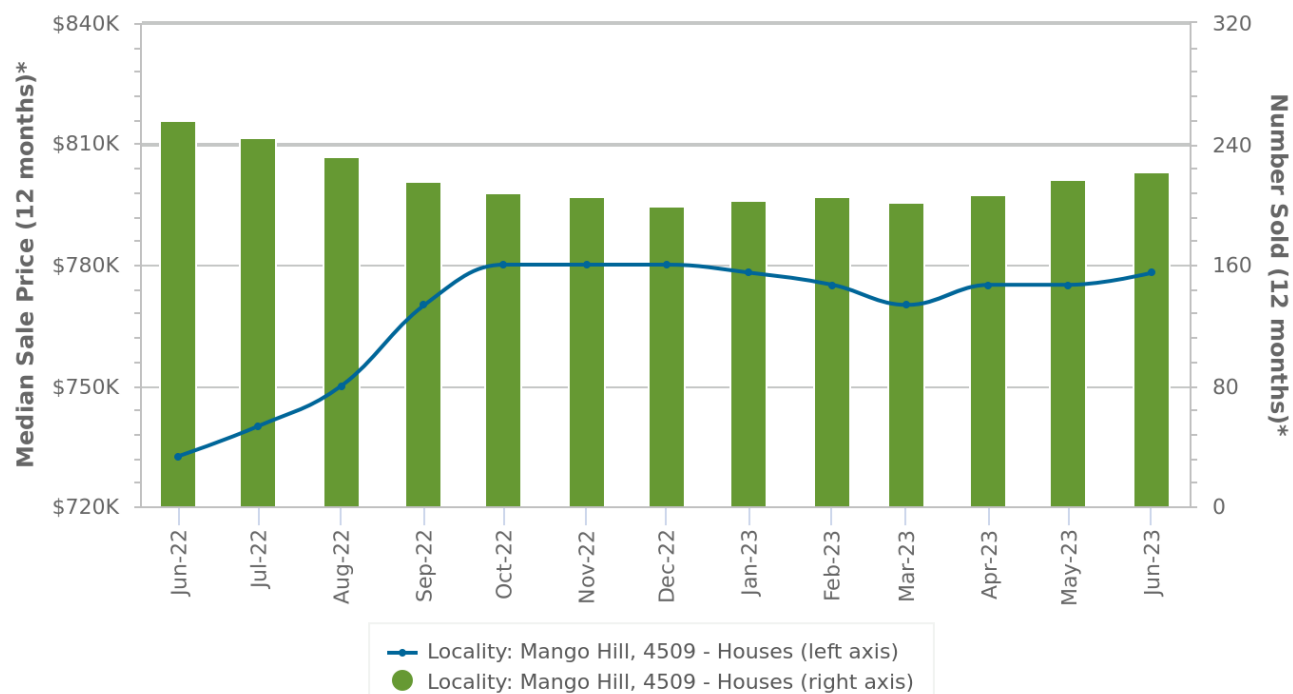
Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

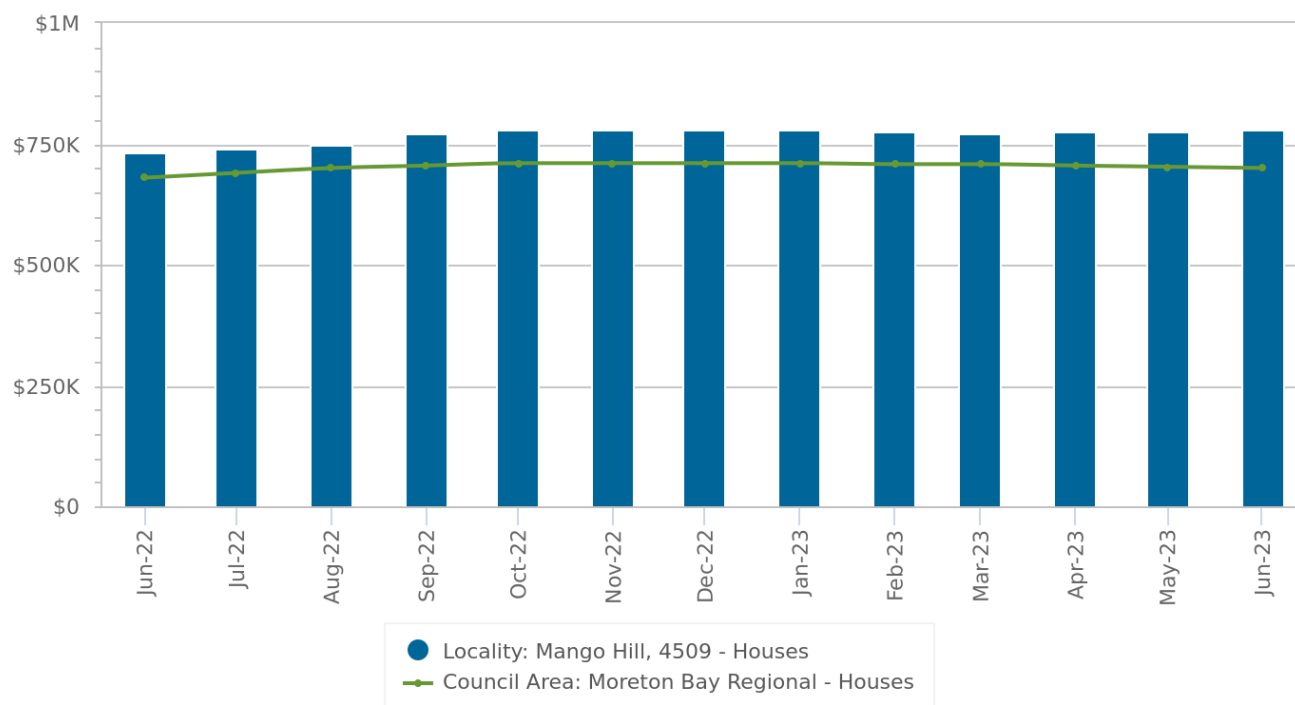
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Mango Hill Median Price	Moreton Bay Regional Median Price
June 2023	\$778,000	\$700,000
May 2023	\$775,000	\$702,600
April 2023	\$775,000	\$705,000
March 2023	\$770,000	\$708,000
February 2023	\$775,000	\$708,000
January 2023	\$778,000	\$710,000
December 2022	\$780,000	\$710,000
November 2022	\$780,000	\$710,000
October 2022	\$780,000	\$710,000
September 2022	\$770,000	\$705,000
August 2022	\$750,000	\$700,000
July 2022	\$740,000	\$690,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Mango Hill Median Price	Moreton Bay Regional Median Price
June 2023	\$453,000	\$422,000
May 2023	\$450,000	\$420,000
April 2023	\$450,000	\$420,000
March 2023	\$447,750	\$415,000
February 2023	\$444,500	\$415,000
January 2023	\$440,000	\$410,000
December 2022	\$435,000	\$410,000
November 2022	\$430,000	\$410,000
October 2022	\$427,000	\$405,000
September 2022	\$420,500	\$401,000
August 2022	\$415,000	\$400,000
July 2022	\$405,000	\$395,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

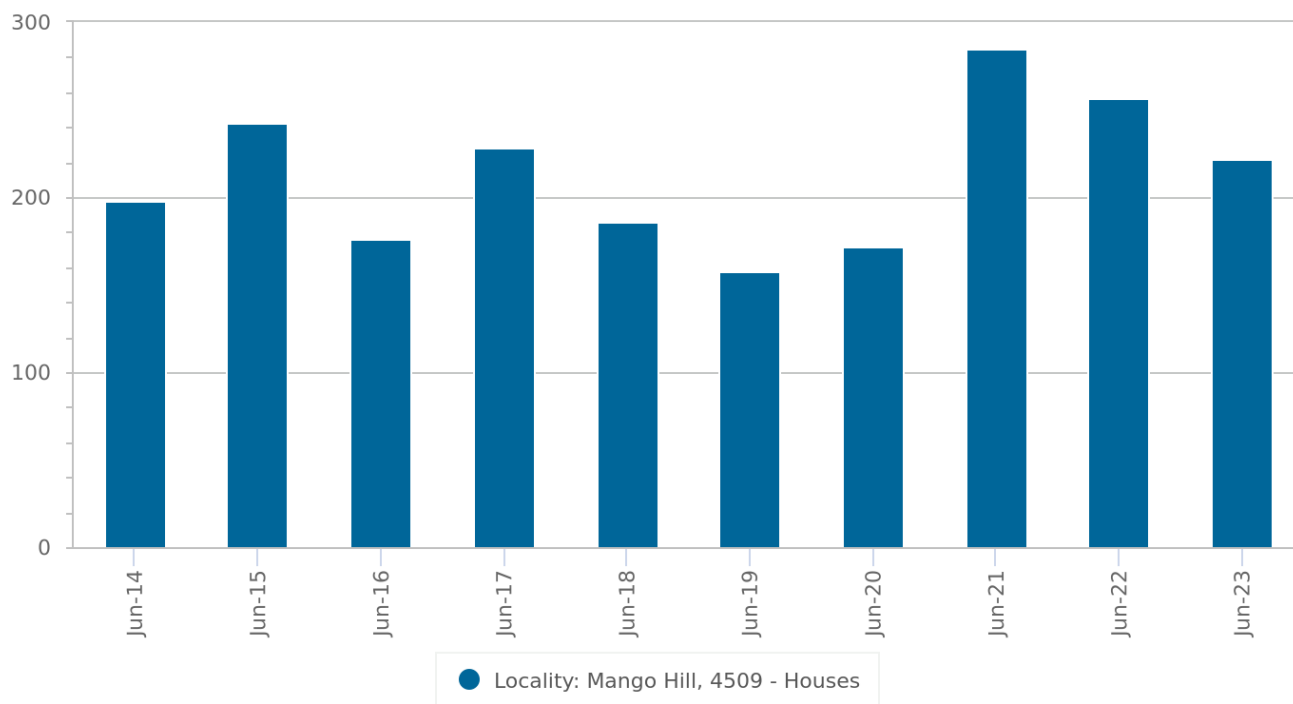
Sales Per Annum

Sales Per Annum (House)

Period Ending	Mango Hill Number
Jun 2023	222
Jun 2022	256
Jun 2021	285
Jun 2020	172
Jun 2019	158
Jun 2018	186
Jun 2017	228
Jun 2016	176
Jun 2015	242
Jun 2014	198

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



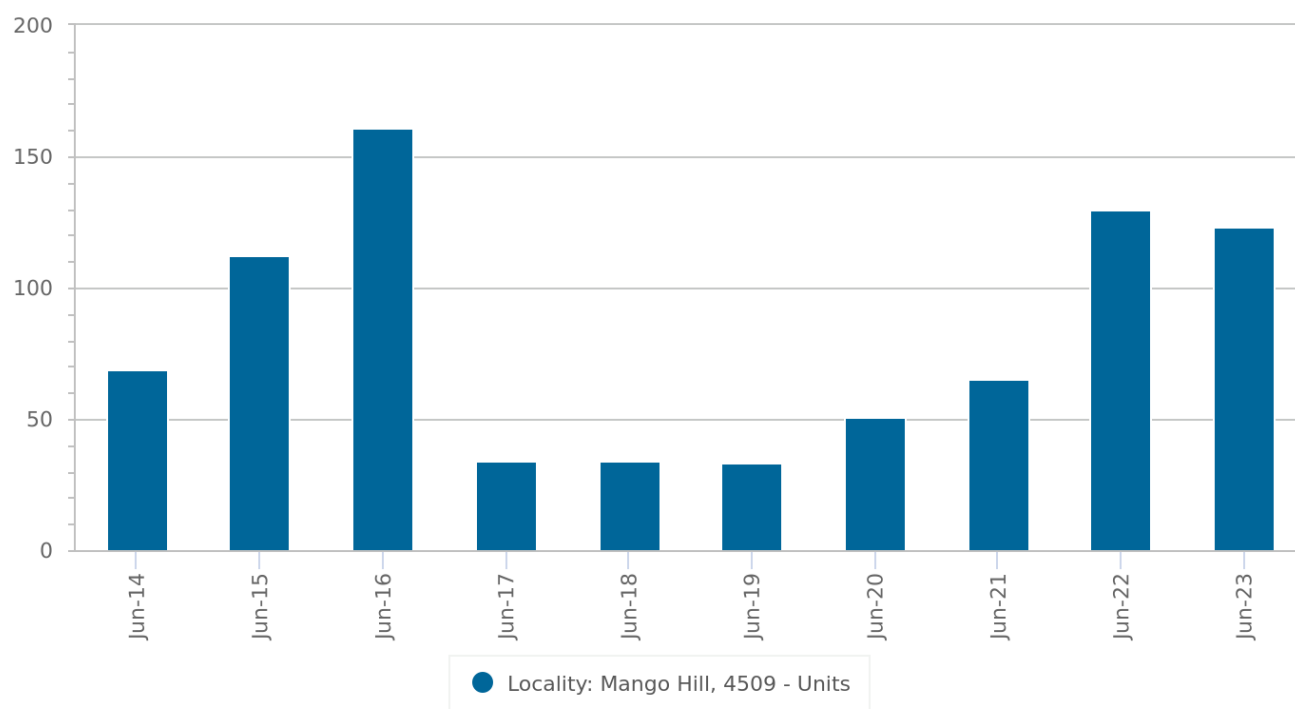
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Mango Hill Number
Jun 2023	123
Jun 2022	130
Jun 2021	65
Jun 2020	51
Jun 2019	33
Jun 2018	34
Jun 2017	34
Jun 2016	161
Jun 2015	112
Jun 2014	69

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



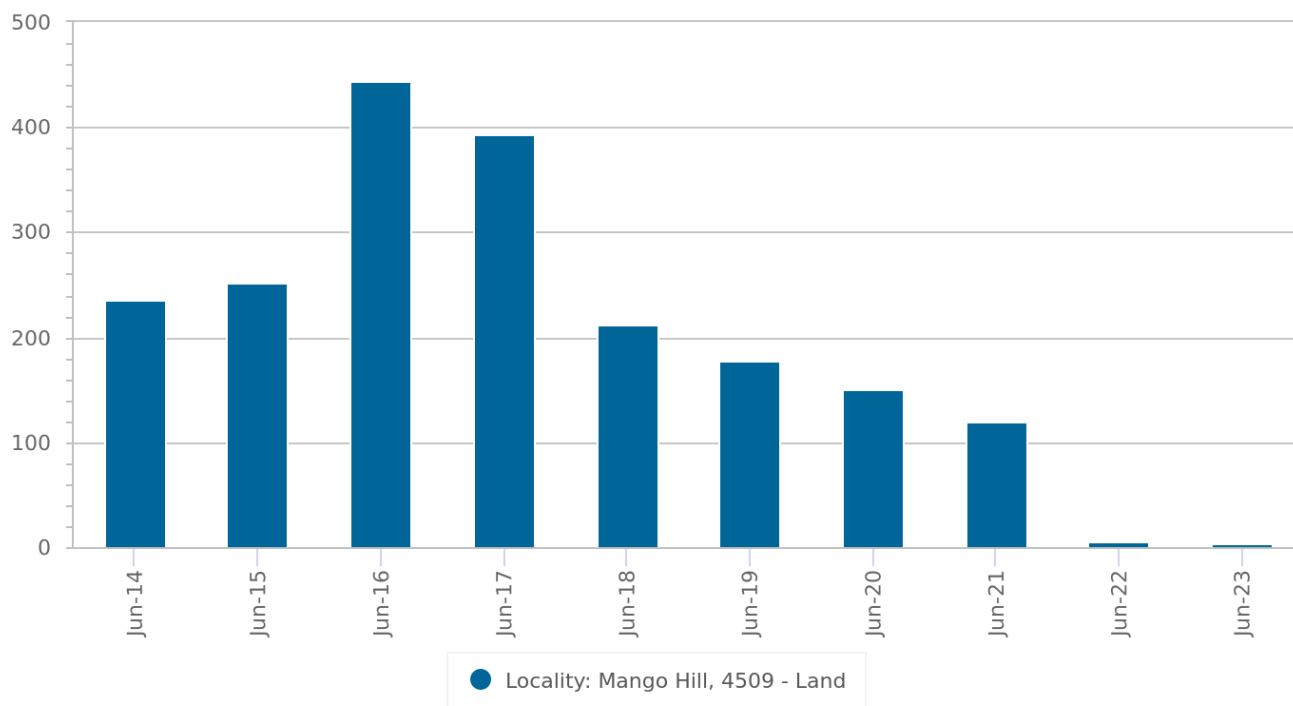
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Mango Hill Number
Jun 2023	4
Jun 2022	5
Jun 2021	119
Jun 2020	150
Jun 2019	177
Jun 2018	212
Jun 2017	394
Jun 2016	443
Jun 2015	252
Jun 2014	235

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

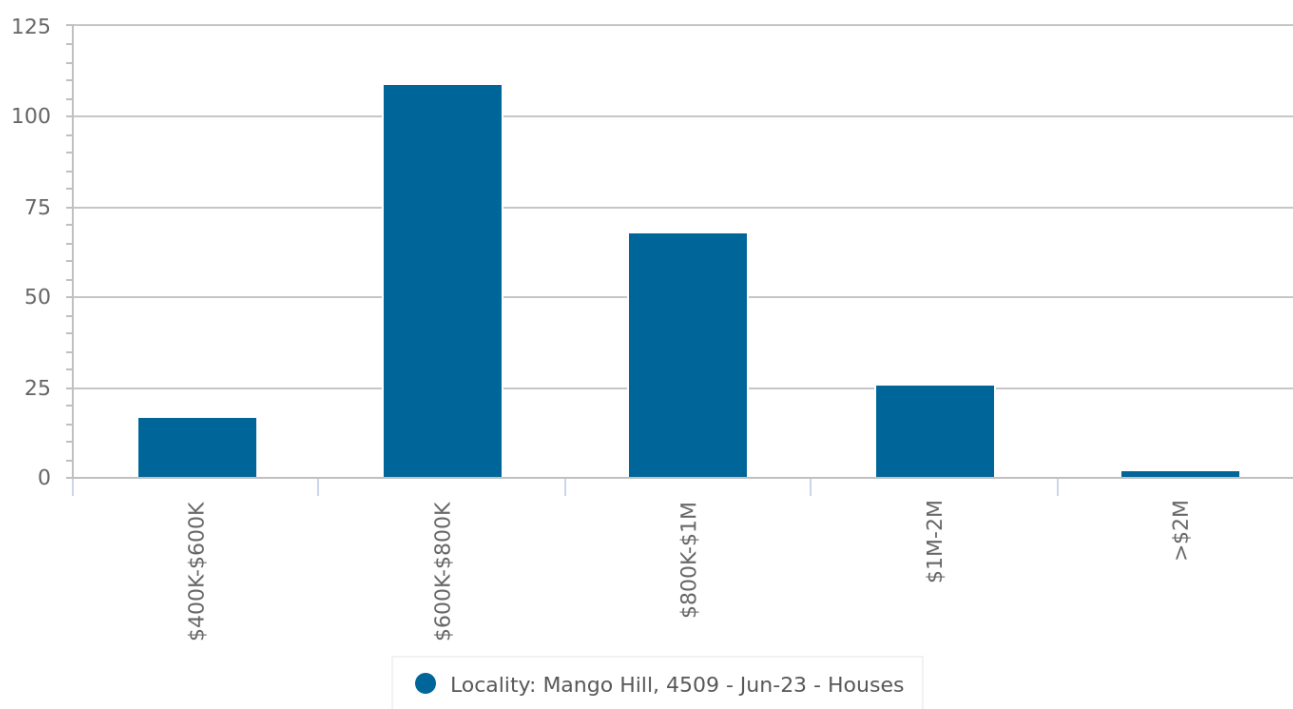
Sales By Price

Sales By Price - 12 months (House)

Price	Mango Hill	
	Number	
\$400K-\$600K	17	
\$600K-\$800K	109	
\$800K-\$1M	68	
\$1M-\$2M	26	
>\$2M	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



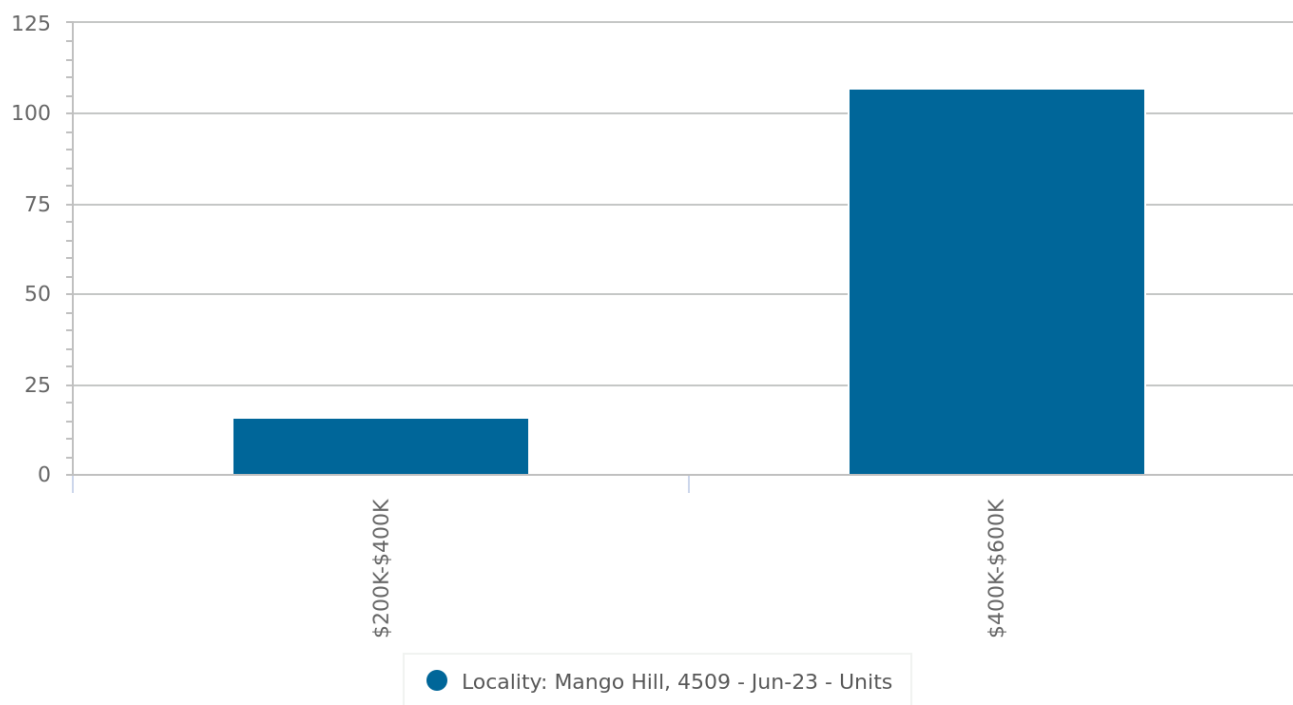
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Mango Hill	
	Number	
\$200K-\$400K	16	
\$400K-\$600K	107	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



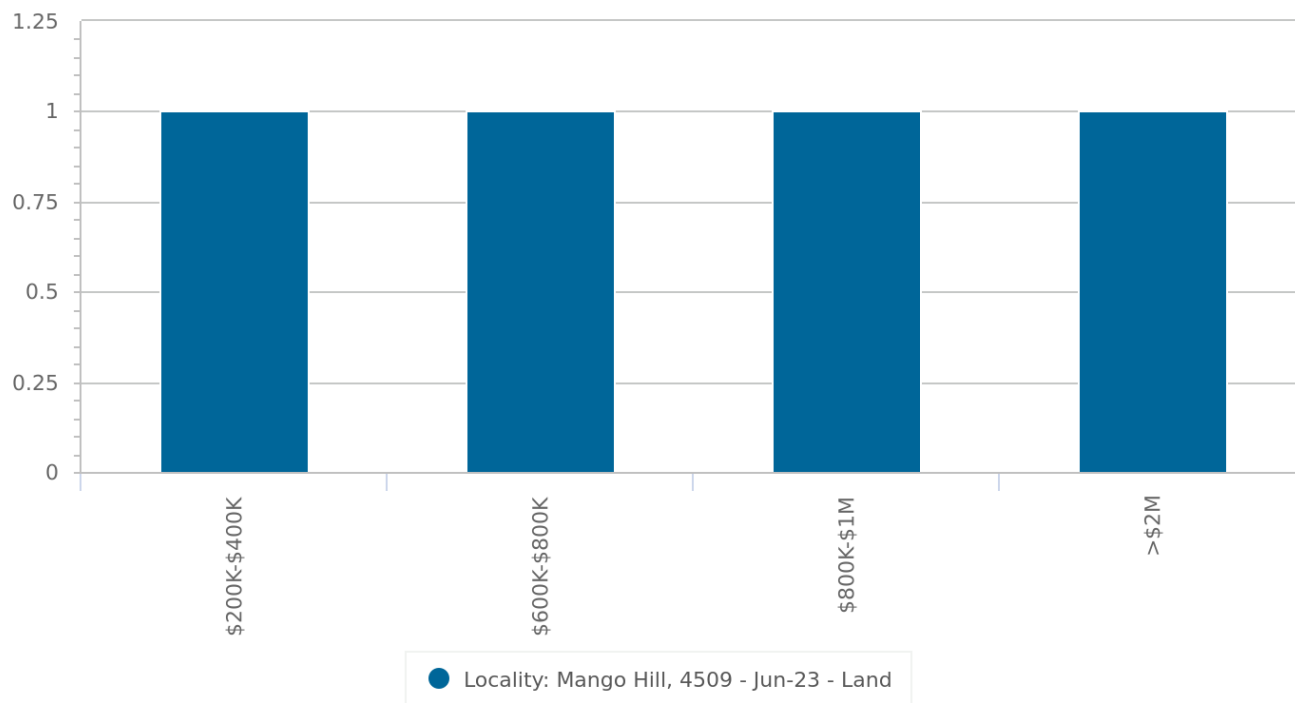
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Mango Hill	
	Number	
\$200K-\$400K	1	
\$600K-\$800K	1	
\$800K-\$1M	1	
>\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

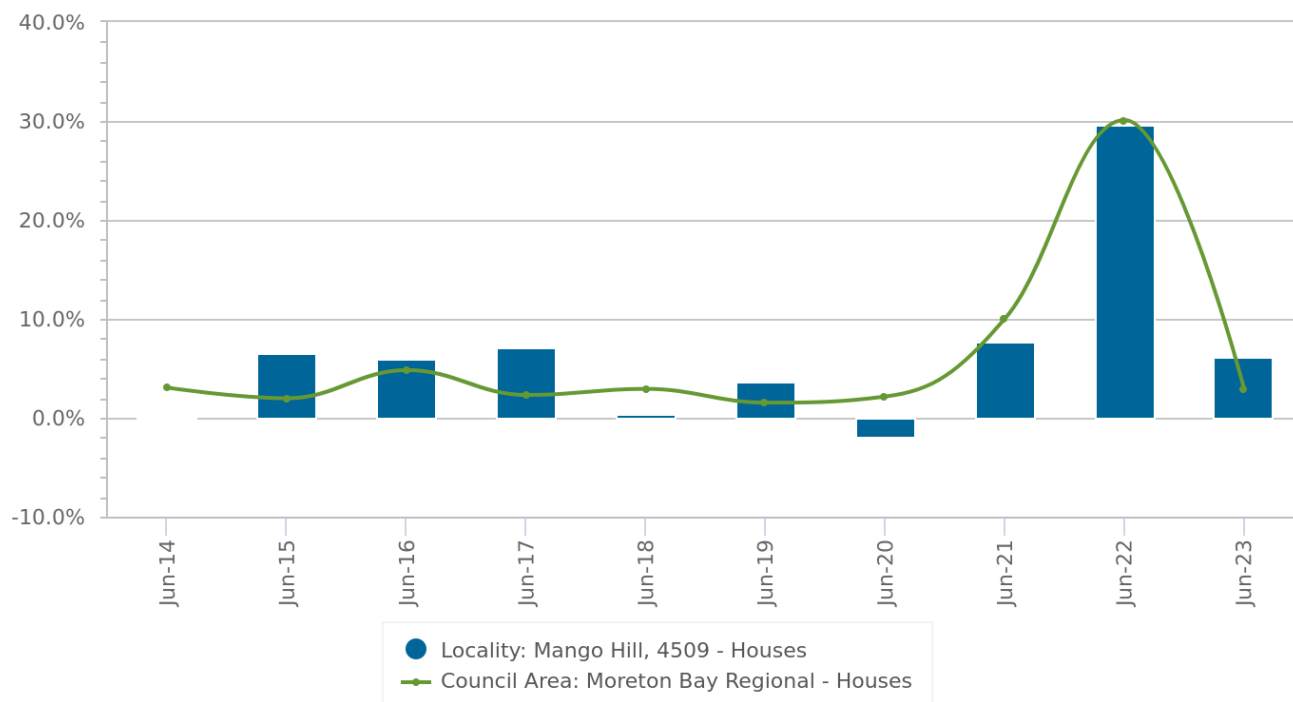
Change in Median Price

Change in Median Price (House)

Period	Mango Hill % Change	Moreton Bay Regional % Change
Jun 2023	6.21%	2.94%
Jun 2022	29.65%	30.09%
Jun 2021	7.62%	10.04%
Jun 2020	-1.87%	2.15%
Jun 2019	3.6%	1.53%
Jun 2018	0.38%	2.92%
Jun 2017	7.18%	2.3%
Jun 2016	5.96%	4.82%
Jun 2015	6.52%	1.97%
Jun 2014	-0.23%	3.04%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



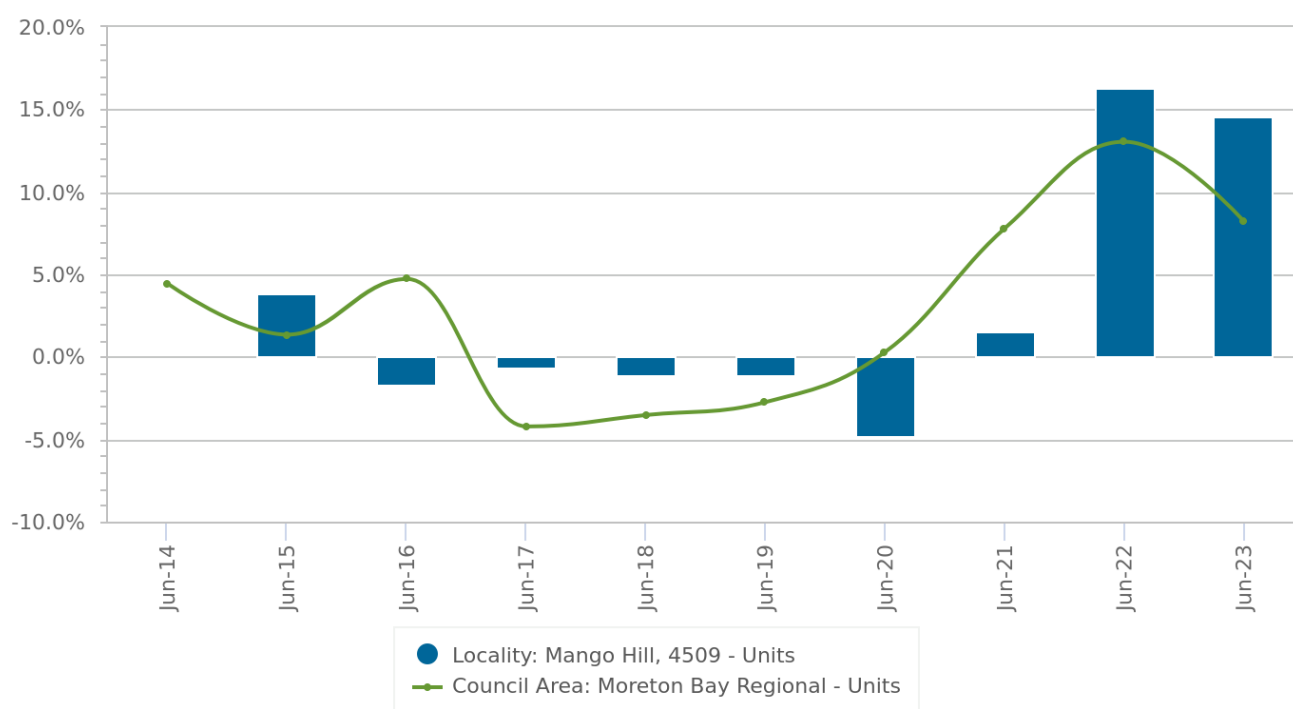
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Mango Hill % Change	Moreton Bay Regional % Change
Jun 2023	14.54%	8.21%
Jun 2022	16.32%	13.04%
Jun 2021	1.49%	7.81%
Jun 2020	-4.83%	0.31%
Jun 2019	-1.12%	-2.74%
Jun 2018	-1.11%	-3.53%
Jun 2017	-0.69%	-4.23%
Jun 2016	-1.68%	4.72%
Jun 2015	3.86%	1.35%
Jun 2014	0%	4.43%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



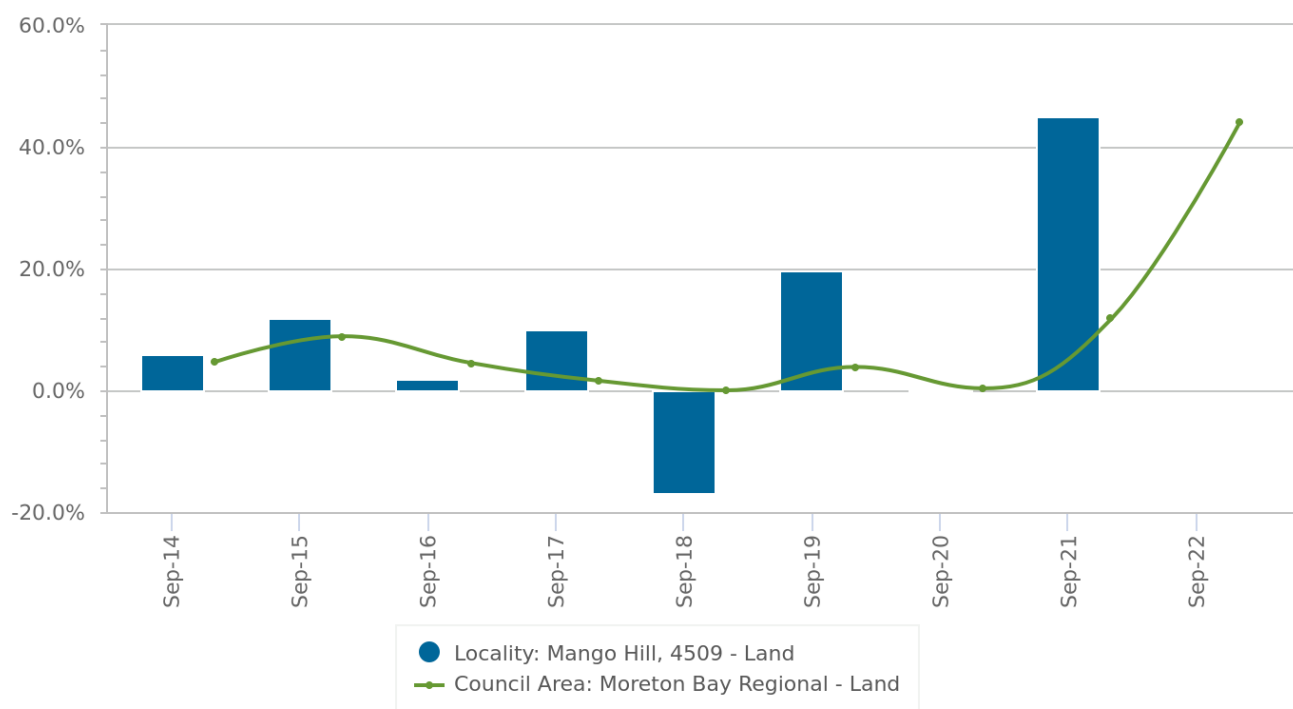
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Mango Hill % Change	Moreton Bay Regional % Change
Sep 2021	45.1%	0.32%
Sep 2020	0.35%	3.85%
Sep 2019	19.75%	0%
Sep 2018	-16.78%	1.56%
Sep 2017	10%	4.49%
Sep 2016	1.96%	8.89%
Sep 2015	11.84%	4.65%
Sep 2014	6.05%	0%
Sep 2013	0%	0%
Sep 2012	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

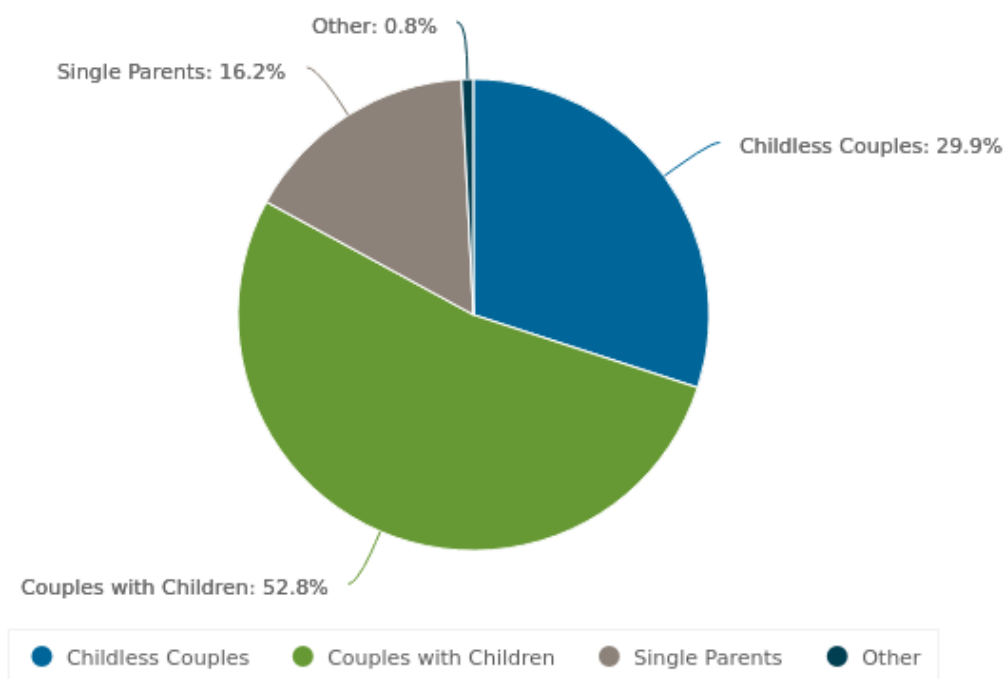
Household

Household Structure

Type	Percent
Couples with Children	52.8
Childless Couples	29.9
Single Parents	16.2
Other	0.8

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

Household Structure



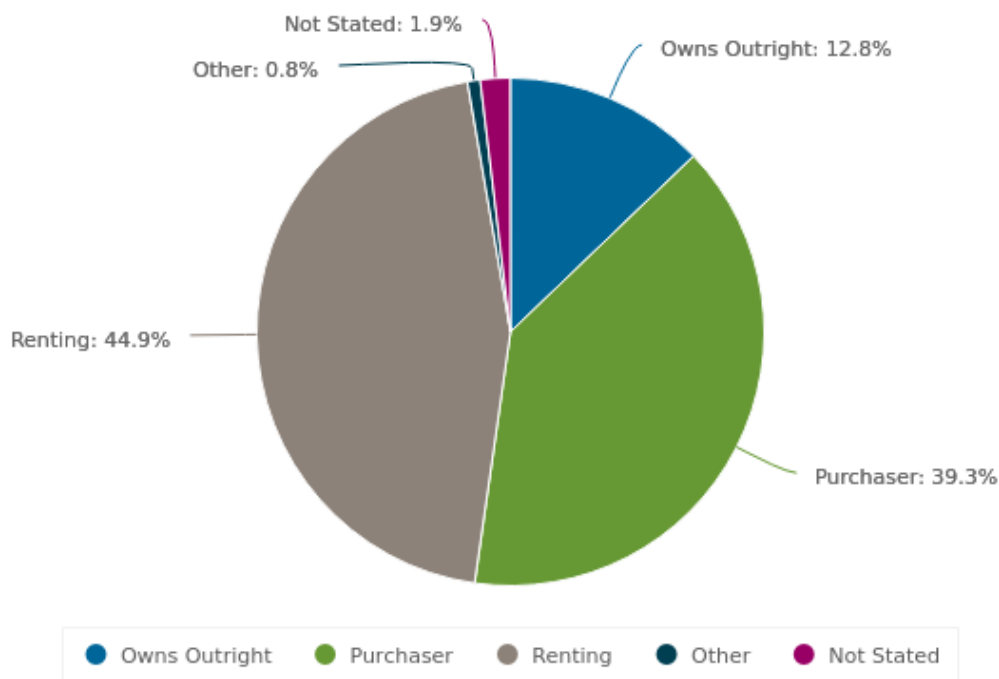
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	44.9
Purchaser	39.3
Owns Outright	12.8
Not Stated	1.9
Other	0.8

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

Household Occupancy



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

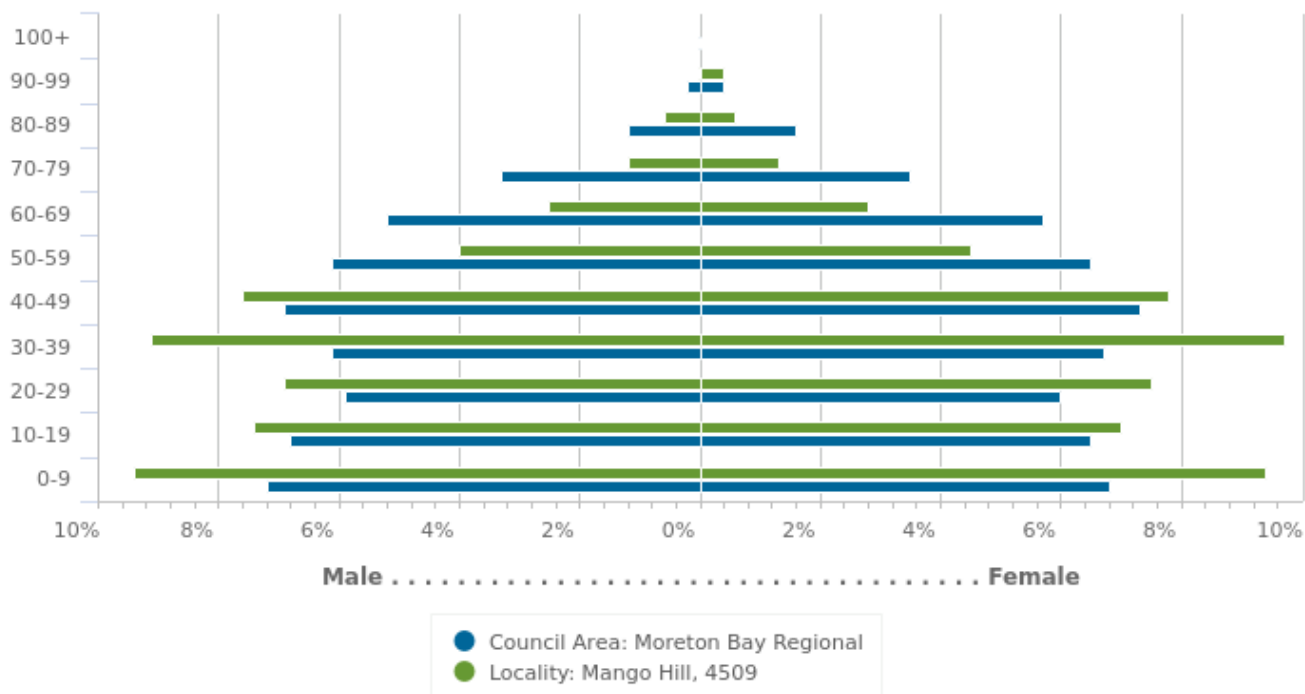
Age Sex Ratio

Age Sex Ratio

Age Group	Mango Hill		Moreton Bay Regional	
	Male %	Female %	Male %	Female %
0-9	9.4	9.4	7.2	6.8
10-19	7.4	7.0	6.8	6.5
20-29	6.9	7.5	5.9	6.0
30-39	9.1	9.7	6.1	6.7
40-49	7.6	7.8	6.9	7.3
50-59	4.0	4.5	6.1	6.5
60-69	2.5	2.8	5.2	5.7
70-79	1.2	1.3	3.3	3.5
80-89	0.6	0.6	1.2	1.6
90-99	0.0	0.4	0.2	0.4
100+	n/a	n/a	0.0	0.0

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

Age Sex Ratio



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

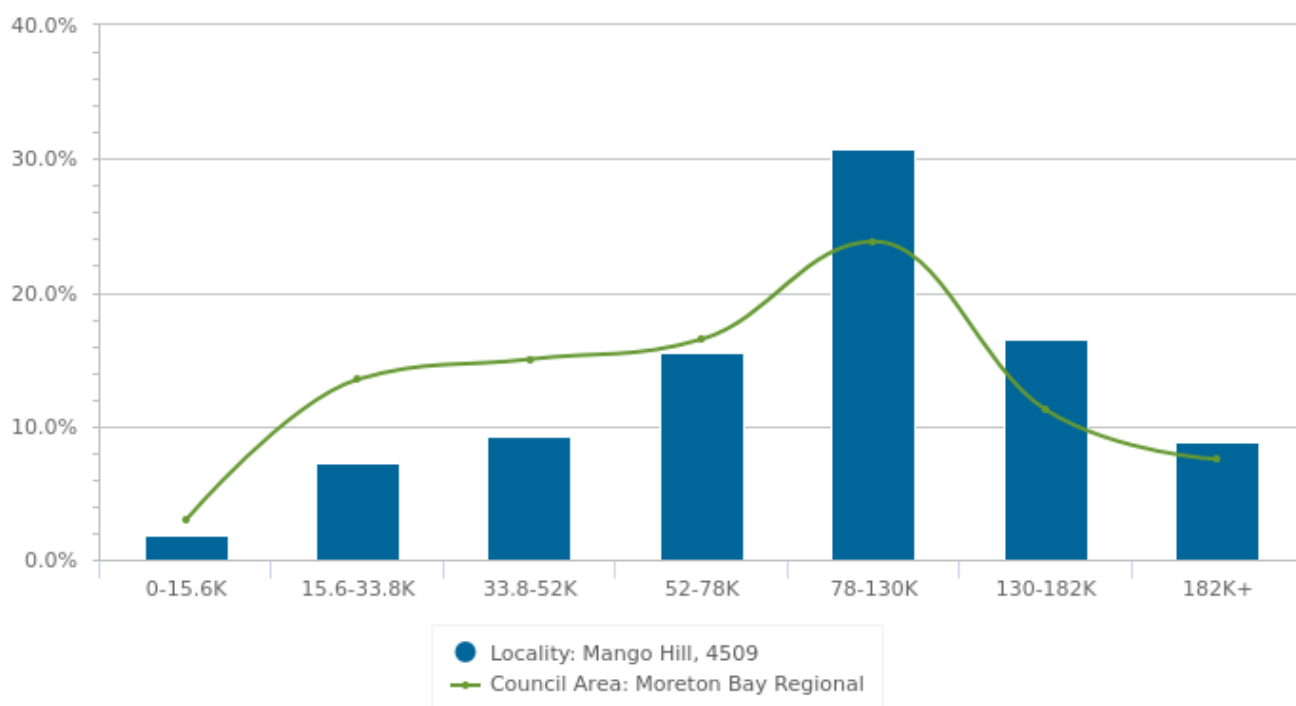
Household Income

Household Income

Income Range	Mango Hill %	Moreton Bay Regional %
0-15.6K	1.9	3.0
15.6-33.8K	7.3	13.5
33.8-52K	9.3	15.0
52-78K	15.5	16.5
78-130K	30.8	23.8
130-182K	16.5	11.2
182K+	8.8	7.5

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

Household Income



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

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