EAST POINT BUYERS AGENCY

The South East Queensland Suburb Atlas

One table for all 280 suburbs across eight councils: what they sell and rent for, which school catchments they sit in, how far the shops and work are, where the flood and bushfire lines fall. We read them against your budget, your structure and your timeframe to find the suburb that fits.



COUNCILS COVERED

- Brisbane
- Moreton Bay
- Logan
- Ipswich
- Gold Coast
- Sunshine Coast
- Redland
- Noosa

280 suburbs · **8** councils · compiled October 2026

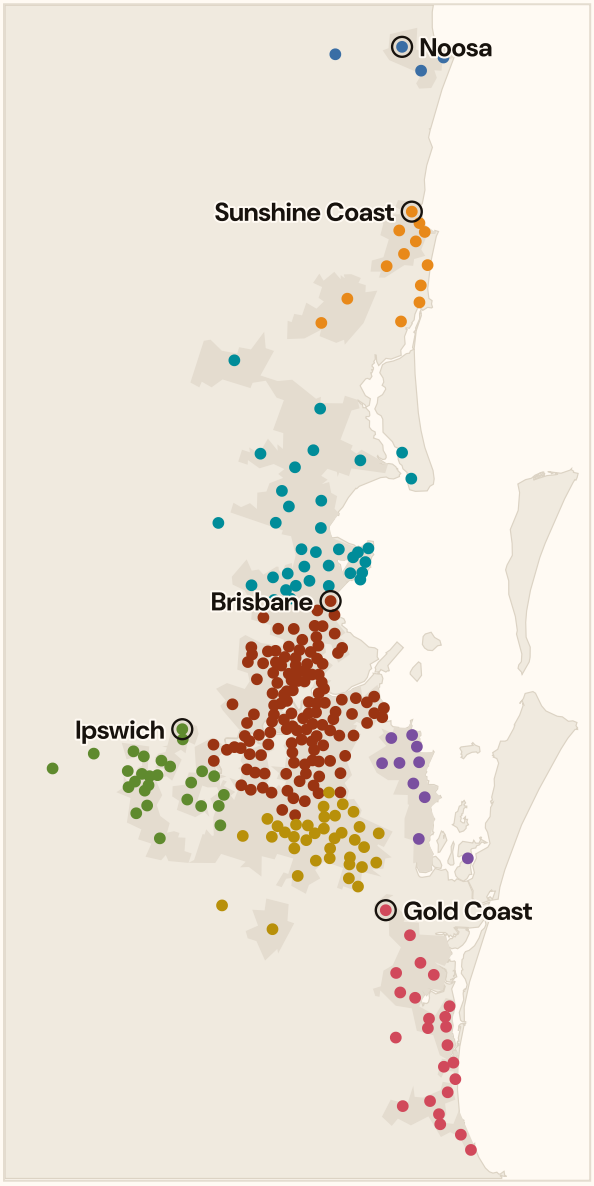
WHAT THIS IS

280 suburbs, measured the same way

Eight councils, 280 suburbs, the same eight measures on every one of them.

Each council gets two tables. The first holds the numbers. The second holds the names behind them: which school catchment, which shopping centre, which employment node, and how the suburb looked at the 2021 Census.

There are no forecasts here and no ranking. Use the atlas to narrow a long list to the eight or ten places worth a closer look.



- Brisbane **131**
- Moreton Bay **35**
- Logan **36**
- Ipswich **27**
- Gold Coast **24**
- Sunshine Coast **13**
- Redland **10**
- Noosa **4**

WHAT THIS IS

Why we made it this way

A list you can check is worth more than a list you have to take on trust.

Most property advice is an opinion you cannot go back and check. *This area is good. Demand is picking up. From experience, it's a solid bet.* What is missing is a way to hold one suburb against another on the same terms, and a reason to trust the comparison after the conversation has ended.

So every suburb here is read from the same sources, banded on the same cut-offs, and printed in the same columns. What changes between columns is when each dataset was published, and the Sources page carries that date for every one of them.

What that gets you

All 280, not a shortlist. Every suburb we cover is in this document, including the ones we would not put a client into.

A source and a date on every figure. Where a number is our reading of official mapping, the notes say so and name the instrument.

The limits printed beside the data. Flood tiers compare suburbs within one council only. Two suburbs have no flood tier. None of it is smoothed over to keep the tables looking full: the notes at the back say why, and the Sources page carries a date for every dataset.

Why the ones we would avoid are in here

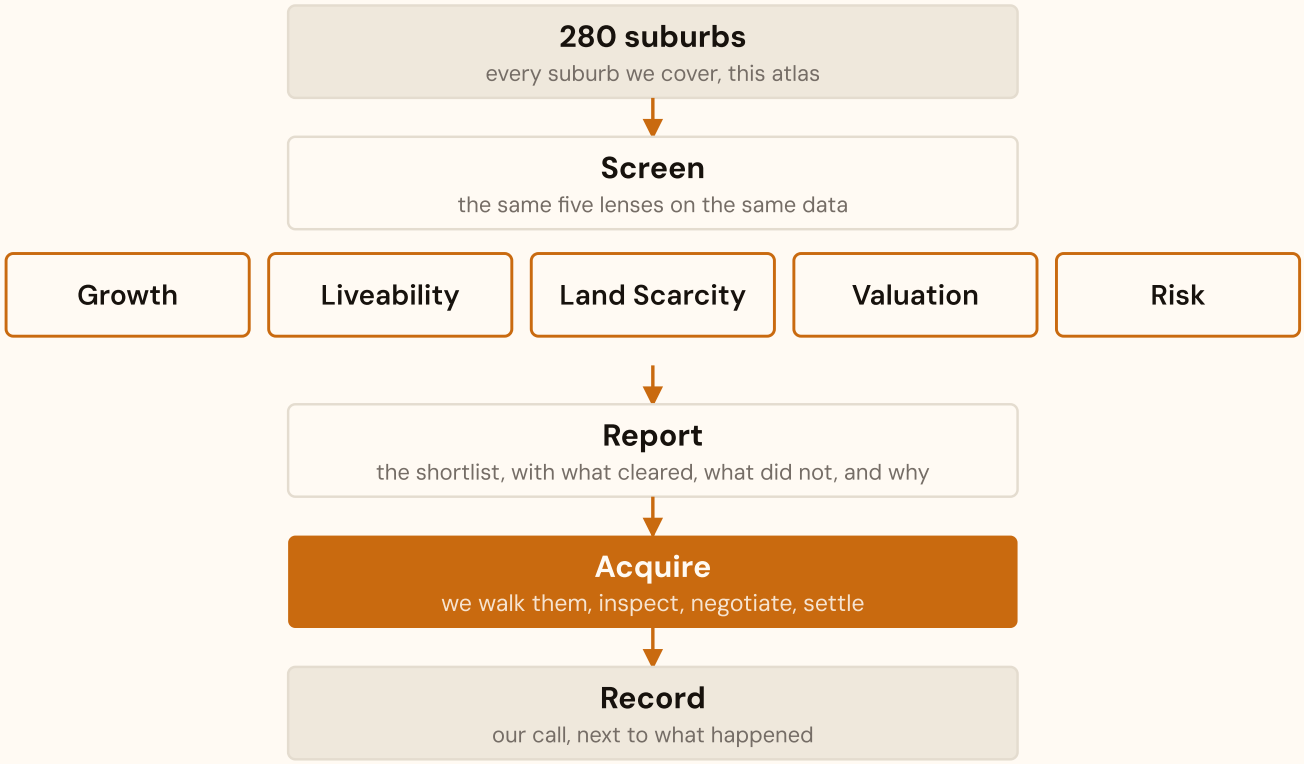
Anyone can name ten good suburbs. The work is ruling out the other 270, and that is what you are hiring us for. A list of our favourites would show the result and leave out the work. It would also be impossible to check, because nothing in it could turn out to be wrong.

We do not mark them. Whether a suburb suits you depends on what you are buying through and how long you will hold it. This document knows neither, so it does not print that verdict.

WHAT WE DO WITH THIS

How 280 becomes one

This atlas is the input. The screen is what turns it into a shortlist, and then into one recommendation you can check later.



The East Point Framework

Growth · Liveability · Land Scarcity · Valuation · Risk. The framework is five questions, asked of every suburb in the same order and scored the same way. It is the reason a recommendation can be checked a year later. The answer is not an opinion about the suburb. It is a position on five measured things. Each answer becomes a score, and clients get the working on all five.

Growth. The upside: the long-term price trend and what drives it.

Liveability. The demand floor: what keeps people wanting to live there whatever the market does.

Land Scarcity. The supply constraint: how much land is left to build on, and how tightly it is held.

Valuation. The entry price: rent return, council-area price and sale speed.

Risk. The downside: flood, bushfire and price volatility.

Three of the five use columns printed in this atlas. Growth and Land Scarcity do not, and those are the two you cannot run yourself from these tables.

WHAT WE DO WITH THIS

Where the judgement sits

What these tables feed, what they do not, and the one step in the method that is not a calculation.

Which of them this atlas shows

The columns in this book are inputs to three of the five. Flood and bushfire mapping feed Risk. Price volatility, the third Risk input, is scored inside the screen. School catchments and the distance to shops and work feed Liveability. Rent set against price is where Valuation starts. Land Scarcity is scored inside the screen from building approvals and planning data, which are not published at suburb level in a form we can print here.

Growth is not in these tables. It reads the long-term price trend and what drives it: population change and infrastructure projects. The price trend comes from licensed sales data that we cannot print. The Australian Bureau of Statistics publishes population change for statistical areas, and those areas are bigger than a suburb. Infrastructure is counted inside a five kilometre radius drawn around a point. Printing either on a suburb row would make it look more exact than it is. We score Growth inside the screen, and clients get the working.

Why the order matters

Every suburb is scored off the same data layer, applied the same way, in the same month. A suburb that clears in July cleared the same bar as one that clears in November.

Then we walk the shortlist. Field validation is the only step where a person decides, and that is deliberate. A spreadsheet cannot record the slope of a block, the noise at five in the afternoon, or what the street looks like. Everything before this step stays a calculation.

What you receive is the recommendation and the reasoning behind it: which suburbs cleared, which did not, and why. After settlement we put our original call next to what actually happened.

The screen does not move for the buyer

A self-managed super fund, a family trust, a company and an individual face different compliance questions and often different lending. The East Point Framework does not change. Houses, selected apartments, townhouses, new builds and commercial property are read the same way, because the lenses describe a location. The asset itself is tested separately.

On commercial property the framework still scores the location. The asset is tested on its lease as well: term, expiry profile, tenant, and who carries the outgoings.

COLUMN BY COLUMN

What each column means

Eight measures, and the limit on each.

Distance to the Brisbane central business district. A straight line from the middle of the suburb. Carindale is 10 km in a straight line and about 13 km by road. Use it to rank suburbs against each other. It will not estimate a commute.

Median house and median unit. The median sold price on the suburb's public profile at realestate.com.au, compiled by PropTrack and read by hand on the date in the source table. PropTrack publishes no method for this suburb-profile median, so we quote it as shown. It is not a valuation of any particular property.

Rent. The weekly rent for houses on the suburb's profile at realestate.com.au, read on the same day as the price. It covers houses of every size. The profile does not say whether it comes from what was advertised or from what was signed, so we print it as shown.

Rental yield. The figure printed on the same profile. It is gross, so it comes before rates, insurance, management, maintenance, vacancy and finance. Do not work it back from the two figures beside it. In 255 of the 280 suburbs here the published yield is higher than the price and rent give, by 0.29 points in the middle case. The notes at the back carry the worked example and how far we can explain it. Use it to order suburbs rather than to estimate a return.

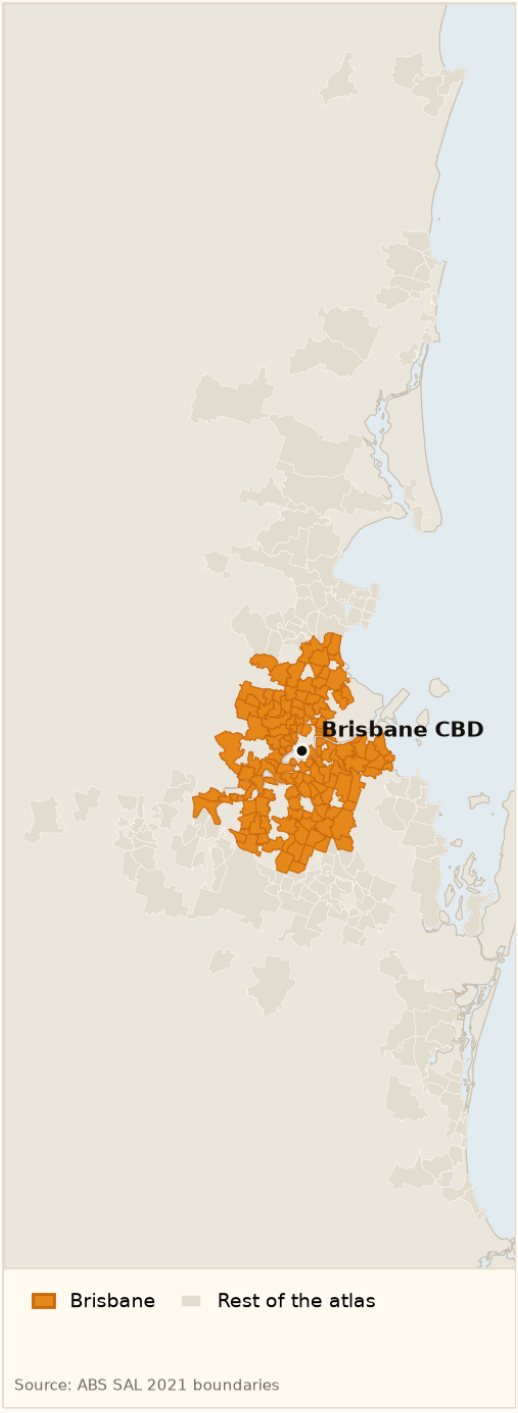
Flood. The council's tier for the suburb. Comparable within a council only. See the notes at the back.

Bushfire. The share of the suburb inside Queensland's Bushfire Prone Area mapping. It is consistent statewide, so it compares across councils.

Schools. The two Queensland state catchments the suburb sits in, with each school's Index of Community Socio-Educational Advantage, labelled ICSEA in the tables. The scale is set nationally: 1000 is the median and 100 points is one standard deviation, and it runs from about 500 to about 1300. Across this atlas the spread runs from 856 to 1178, which is far narrower. Twenty points between two suburbs is close to nothing. A hundred points is not. The band column sorts all 280 into quarters on the secondary catchment, from Top 25% down to Bottom 25%. The index describes the students' backgrounds. It does not measure teaching, and the bands rank the index rather than the schools.

Nearest shopping centre and nearest employment node. Straight-line distance from the suburb's centre to the closest one in our lists. The centre list holds every sub-regional centre and larger across the eight councils, plus the neighbourhood centres that carry a suburb on their own.

A dash in any column means the figure is not published for that suburb. It does not mean zero.



COUNCIL 1 OF 8

Brisbane

131 suburbs

131 suburbs, 2 to 20 km from the central business district.

Prices run from $923,750 at Inala to $3,462,500 at New Farm, which is 3.75 times, the widest spread of any council here. Yields do not follow that spread. Not one of the 131 suburbs reaches 4%. The range is 2.2% at Highgate Hill to 3.9% at Acacia Ridge and the middle sits at 3.1%, the lowest middle of the eight councils. Inala, the cheapest house market in Brisbane, costs about what the middle of Logan costs.

Brisbane City maps flood lot by lot, and 127 of these 131 suburbs sit in that dataset. Across the 128 suburbs it covers, 37 rate low, 58 medium, 31 high, and two have too few mapped lots to band. The statewide overlay covers 79 suburbs across four other councils and three Brisbane ones, and rates 74 of them low.

The range inside the council is wide. Rented dwellings run from 8% in Brookfield to 71% in Richlands. Secondary school catchments run from an index of 856 at Stretton to 1,145 at Highgate Hill.

131
SUBURBS IN THIS ATLAS

$788
MIDDLE HOUSE RENT, $/WK

31
SUBURBS AT HIGH FLOOD TIER

2–20
KM FROM THE CBD

Brisbane, table 1 of 6. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Acacia Ridge	4110	12.9	$975,000	$758,000	$600	3.9	Low	Med	Bottom 25%	872 / 963	4.2	1.9
Albany Creek	4035	13.9	$1,310,000	$960,000	$780	3.5	n/a	Med	Top 25%	1068 / 1055	4.5	4.4
Alderley	4051	5.5	$1,657,500	$867,100	$800	2.6	Low	Med	50–75%	1140 / 1001	1.9	3.6
Algester	4115	16.0	$1,150,000	$800,000	$720	3.6	Low	Med	25–50%	1041 / 1026	2.1	4.6
Annerley	4103	4.8	$1,500,000	$875,000	$775	2.7	Low	Low	25–50%	1104 / 1011	2.4	1.5
Arana Hills	4054	11.1	$1,200,000	$955,000	$750	3.6	Low	Med	50–75%	1001 / 990	3.1	6.8
Ascot	4007	5.9	$2,937,500	$900,000	$1,288	2.4	Low	Low	Top 25%	1050 / 1051	5.6	3.9
Ashgrove	4060	5.0	$2,025,000	$940,000	$950	2.8	Med	Med	Top 25%	1153 / 1123	3.8	3.6
Aspley	4034	11.4	$1,350,000	$872,000	$780	3.5	Med	Med	25–50%	1107 / 1005	0.6	2.2
Auchenflower	4066	3.0	$2,187,500	$880,000	$1,063	2.4	High	Low	Top 25%	1121 / 1138	1.3	1.2
Bald Hills	4036	18.1	$1,050,000	$780,000	$700	3.7	High	Med	50–75%	1012 / 981	2.7	5.4
Banyo	4014	11.5	$1,242,500	$792,500	$750	3.3	High	Med	25–50%	1010 / 1010	4.8	4.0
Bardon	4065	4.8	$2,150,000	$1,185,000	$990	2.5	Med	Med	Top 25%	1147 / 1123	3.1	2.9
Bellbowrie	4070	17.2	$1,300,000	$890,000	$750	3.5	Med	High	Top 25%	1099 / 1110	5.5	2.8
Belmont	4153	11.6	$1,530,000	$915,000	$980	3.5	Med	High	25–50%	1129 / 1020	3.3	5.7
Boondall	4034	14.1	$1,173,000	$870,000	$710	3.4	High	High	25–50%	1009 / 1010	5.5	3.8
Bracken Ridge	4017	16.6	$1,150,000	$840,000	$750	3.7	Med	Med	50–75%	968 / 981	4.4	5.6
Bridgeman Downs	4035	13.5	$1,630,000	$901,500	$985	3.6	Med	Med	25–50%	1036 / 1005	2.3	4.9
Brighton	4017	19.5	$1,303,000	$917,500	$750	3.3	High	Med	50–75%	1055 / 981	6.3	7.2
Brookfield	4069	12.1	$1,930,000	$2,540,000	$1,200	2.9	Med	High	Top 25%	1164 / 1110	7.3	10.1
Bulimba	4171	4.1	$2,475,000	$1,200,000	$1,270	2.5	High	Low	Top 25%	1124 / 1047	4.1	2.6
Calamvale	4116	17.2	$1,410,000	$840,000	$818	3.4	Low	Med	25–50%	1026 / 1026	1.2	4.7
Camp Hill	4152	6.0	$2,025,000	$935,800	$868	2.6	Low	Med	25–50%	— / 1020	2.4	4.4
Cannon Hill	4170	6.9	$1,778,000	$840,000	$820	2.9	Med	Med	Top 25%	1051 / 1047	0.3	1.4

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Albany Creek: lot-level flood mapping covers only 1 lot here, too few to rate the suburb.

Brisbane, table 2 of 6. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Carina	4152	7.5	$1,450,000	$1,017,500	$795	3.1	Med	Low	25–50%	1073 / 1020	1.2	2.6
Carina Heights	4152	7.7	$1,532,250	$1,001,000	$798	3.1	Low	High	25–50%	1020 / 1020	1.5	4.9
Carindale	4152	9.9	$1,818,000	$980,000	$925	3.2	Med	Med	25–50%	1129 / 1020	1.9	5.3
Chapel Hill	4069	8.2	$1,656,000	$1,635,000	$923	3.4	Med	Med	Top 25%	1171 / 1110	2.8	6.2
Chermside	4032	9.4	$1,325,000	$801,000	$700	2.9	Low	Low	Top 25%	985 / 1070	0.3	1.0
Chermside West	4032	9.6	$1,325,000	$942,000	$750	3.4	Med	Med	Top 25%	1070 / 1070	2.1	1.2
Clayfield	4011	6.2	$2,159,000	$825,000	$950	2.4	Med	Low	Top 25%	1153 / 1051	4.1	4.0
Coopers Plains	4108	10.8	$1,230,000	$857,000	$655	2.7	High	Low	Bottom 25%	972 / 963	2.6	2.2
Coorparoo	4151	4.9	$1,925,000	$876,000	$850	2.5	Med	Low	25–50%	1132 / 1032	1.8	2.8
Corinda	4075	9.3	$1,573,500	$852,000	$785	2.8	Med	Low	Top 25%	1115 / 1060	4.4	4.5
Darra	4076	13.1	$1,020,000	$798,500	$600	3.3	Med	Low	Bottom 25%	980 / 908	2.6	5.4
Doolandella	4077	16.5	$1,055,000	$773,750	$720	3.8	Low	High	50–75%	919 / 969	2.2	4.4
Drewvale	4116	20.0	$1,230,000	$741,628	$800	3.4	Low	High	Top 25%	1068 / 1068	2.4	2.4
Durack	4077	13.9	$1,005,000	$700,000	$660	3.7	Med	Med	Bottom 25%	934 / 908	4.4	2.4
East Brisbane	4169	2.7	$1,745,000	$816,000	$850	2.5	High	Low	25–50%	1077 / 1032	1.1	2.2
Eatons Hill	4037	16.8	$1,367,500	$950,656	$870	3.4	Low	High	Top 25%	1060 / 1055	5.4	4.0
Eight Mile Plains	4113	13.9	$1,657,500	$855,000	$820	3.0	Med	Med	50–75%	1085 / 973	1.8	0.7
Ellen Grove	4078	18.1	$980,000	$690,000	$650	3.8	Low	High	50–75%	905 / 969	2.6	1.6
Enoggera	4051	6.8	$1,450,000	$887,000	$770	3.1	Med	High	50–75%	1153 / 990	2.2	5.5
Everton Hills	4053	10.4	$1,251,444	$950,000	$778	3.6	Low	Med	50–75%	1001 / 990	2.4	5.1
Everton Park	4053	8.5	$1,352,500	$910,000	$750	3.2	Med	Low	50–75%	1084 / 1001	1.2	3.7
Fairfield	4103	4.2	$1,345,000	$900,000	$750	2.6	High	Low	Top 25%	1126 / 1137	2.6	1.3
Ferny Grove	4055	12.1	$1,350,000	$825,000	$795	3.3	Low	High	Top 25%	1066 / 1069	5.2	9.6
Ferny Hills	4055	13.3	$1,205,000	$1,072,500	$750	3.6	n/a	High	Top 25%	1105 / 1069	5.8	9.5

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Ferny Hills: lot-level flood mapping covers only 1 lot here, too few to rate the suburb.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Fig Tree Pocket	4069	9.0	$2,210,000	$4,725,000	$890	3.1	High	Med	Top 25%	1169 / 1110	3.3	5.9
Fitzgibbon	4018	14.5	$956,539	$810,000	$670	3.8	High	High	25–50%	962 / 1005	3.1	3.6
Forest Lake	4078	18.0	$1,018,340	$725,000	$700	3.7	Low	Med	50–75%	1033 / 969	0.6	3.4
Gaythorne	4051	7.3	$1,482,000	$846,000	$755	3.1	Med	Low	50–75%	1128 / 990	0.9	5.1
Geebung	4034	11.1	$1,335,000	$1,085,000	$720	3.0	High	Low	25–50%	1030 / 1008	2.2	0.9
Gordon Park	4031	5.9	$1,752,500	$817,500	$810	2.6	High	Low	Top 25%	995 / 1096	1.6	3.1
Graceville	4075	7.2	$1,655,200	$817,500	$935	3.2	High	Low	Top 25%	1156 / 1060	2.8	3.9
Grange	4051	5.3	$1,885,000	$1,213,000	$895	2.6	Med	Med	Top 25%	1165 / 1096	1.2	3.0
Greenslopes	4120	4.9	$1,615,000	$827,500	$795	2.7	Med	Low	Top 25%	1108 / 1137	1.7	1.9
Hamilton	4007	5.4	$2,795,000	$850,000	$1,100	2.4	Med	Low	Top 25%	1050 / 1051	4.7	3.7
Hawthorne	4171	3.4	$2,182,000	$992,500	$1,125	2.7	High	Low	Top 25%	1075 / 1047	3.4	3.0
Hemmant	4174	10.8	$1,147,500	$775,500	$800	3.6	High	Med	50–75%	964 / 981	2.6	3.2
Highgate Hill	4101	2.1	$2,030,000	$971,000	$780	2.2	Low	Low	Top 25%	1143 / 1145	2.1	1.3
Holland Park	4121	7.1	$1,650,000	$825,000	$780	2.9	Low	Low	Top 25%	1149 / 1103	3.2	4.2
Holland Park West	4121	7.3	$1,540,000	$873,025	$788	2.9	Med	Med	Top 25%	1135 / 1055	2.3	3.1
Inala	4077	14.9	$923,750	$669,181	$580	3.7	Low	Low	Bottom 25%	910 / 908	3.4	3.9
Indooroopilly	4068	6.2	$2,060,000	$935,000	$900	2.6	Med	Low	Top 25%	1165 / 1138	1.0	3.4
Jamboree Heights	4074	13.2	$1,165,000	$903,442	$700	3.5	Low	Low	Top 25%	1103 / 1049	0.9	6.5
Jindalee	4074	11.2	$1,262,500	$1,100,000	$755	3.6	High	Low	Top 25%	1082 / 1049	1.6	8.2
Kedron	4031	7.3	$1,590,000	$830,500	$775	2.7	Low	Low	25–50%	1122 / 1008	1.9	1.8
Kelvin Grove	4059	2.6	$1,572,250	$827,500	$750	2.4	Med	Low	Top 25%	1135 / 1135	2.6	1.5
Kenmore	4069	10.1	$1,515,000	$1,245,000	$880	3.1	Med	Med	Top 25%	1170 / 1110	3.6	7.5
Keperra	4054	9.5	$1,210,000	$1,043,000	$700	3.4	Med	Med	50–75%	1001 / 990	2.8	7.6
Kuraby	4112	16.7	$1,530,000	$742,500	$790	3.6	Low	High	50–75%	998 / 973	3.9	3.3

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Lota	4179	15.8	$1,400,000	$910,000	$720	3.1	High	Med	25–50%	1061 / 1035	3.3	6.0
Macgregor	4109	11.7	$1,494,000	$750,000	$780	3.1	Med	Low	25–50%	1102 / 1037	1.2	1.3
Mackenzie	4156	12.9	$1,750,000	$910,000	$950	3.5	Low	High	Top 25%	1086 / 1116	4.3	5.1
Manly	4179	15.9	$1,995,000	$995,000	$850	2.8	Low	Low	25–50%	1105 / 1035	2.9	7.6
Manly West	4179	13.9	$1,350,000	$985,000	$830	3.4	Med	Med	25–50%	992 / 1035	1.5	6.0
McDowall	4053	10.3	$1,395,000	$1,000,000	$870	3.4	Low	High	Top 25%	1120 / 1070	3.1	3.2
Middle Park	4074	14.0	$1,297,500	$735,000	$800	3.4	Med	Low	Top 25%	1103 / 1049	1.7	5.5
Milton	4064	2.0	$1,350,000	$793,000	$835	2.8	High	Low	Top 25%	1151 / 1135	2.0	0.1
Mitchelton	4053	8.4	$1,360,000	$852,500	$750	3.0	Med	Med	50–75%	1062 / 990	1.0	5.8
Moggill	4070	19.1	$1,240,000	$835,000	$775	3.5	Med	High	Top 25%	1099 / 1110	3.1	0.4
Moorooka	4105	7.2	$1,427,500	$818,000	$725	3.0	Low	Low	25–50%	1088 / 1011	4.2	3.5
Morningside	4170	5.0	$1,653,750	$966,000	$850	2.9	Med	Med	Top 25%	1075 / 1047	2.4	3.0
Mount Gravatt	4122	9.1	$1,396,750	$825,000	$750	3.0	Low	High	Top 25%	1051 / 1079	1.0	2.3
Mount Gravatt East	4122	9.1	$1,461,000	$875,100	$750	3.0	Low	Med	Top 25%	1000 / 1079	2.9	4.1
Murarrie	4172	8.3	$1,312,500	$1,040,000	$760	3.4	Med	Med	Top 25%	956 / 1047	2.2	1.2
New Farm	4005	2.0	$3,462,500	$980,000	$1,125	2.3	High	Low	Top 25%	1112 / 1086	2.0	2.3
Newmarket	4051	4.2	$1,725,000	$865,000	$810	2.7	Med	Low	Top 25%	1140 / 1135	2.7	2.3
Norman Park	4170	3.8	$1,787,500	$880,000	$925	2.7	High	Low	25–50%	1119 / 1032	2.3	3.6
Nudgee	4014	12.9	$1,367,500	$1,025,000	$825	3.3	Med	Med	25–50%	1010 / 1010	6.0	3.6
Nundah	4012	8.3	$1,580,000	$820,350	$750	2.8	Med	Low	Top 25%	1098 / 1051	3.3	4.2
Oxley	4075	11.4	$1,200,000	$820,000	$730	3.3	High	Med	Top 25%	1051 / 1060	4.0	3.5
Paddington	4064	2.9	$2,375,000	$1,145,000	$950	2.6	Med	Low	Top 25%	1151 / 1135	2.7	1.2
Pallara	4110	16.9	$1,200,000	$766,250	$750	3.5	High	High	50–75%	1062 / 969	3.8	4.7
Parkinson	4115	19.3	$1,450,000	$862,500	$850	3.3	Low	High	Top 25%	1068 / 1068	2.5	2.5

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Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Red Hill	4059	2.9	$1,850,000	$985,000	$885	2.6	Med	Low	Top 25%	1170 / 1135	2.9	1.9
Richlands	4077	15.1	$1,115,000	$807,500	$730	3.7	Low	Low	Bottom 25%	910 / 908	4.3	4.4
Riverhills	4074	15.4	$1,210,000	$800,000	$700	3.6	High	Med	Top 25%	1070 / 1049	3.2	4.1
Robertson	4109	11.1	$2,550,000	$855,000	$875	2.7	Low	Low	Bottom 25%	1128 / 963	0.8	1.4
Rochedale	4123	14.8	$1,795,000	$1,125,000	$1,100	3.5	Low	High	25–50%	1112 / 1034	1.4	2.5
Rochedale South	4123	17.9	$1,184,785	$758,500	$730	3.5	Med	Med	50–75%	1028 / 991	3.6	4.0
Runcorn	4113	15.2	$1,230,000	$815,000	$710	3.5	Med	Med	50–75%	1028 / 973	2.8	3.2
Salisbury	4107	9.0	$1,330,000	$875,000	$700	3.1	Med	Med	Top 25%	1058 / 1055	3.2	2.0
Sandgate	4017	17.3	$1,415,000	$948,000	$730	3.1	Med	Med	25–50%	1057 / 1010	7.0	6.3
Sinnamon Park	4073	11.3	$1,558,888	$930,600	$840	3.3	High	Med	Top 25%	1103 / 1049	1.2	6.8
St Lucia	4067	4.0	$2,085,000	$890,000	$900	2.2	High	Low	Top 25%	1178 / 1138	1.9	0.8
Stafford	4053	6.8	$1,457,500	$770,000	$700	3.0	Low	Med	50–75%	995 / 1001	0.3	2.6
Stafford Heights	4053	8.2	$1,351,000	$995,833	$730	3.3	Low	Low	Top 25%	986 / 1070	1.7	1.7
Stretton	4116	17.9	$1,940,000	$1,046,000	$950	3.2	Low	High	Bottom 25%	884 / 856	2.0	5.1
Sunnybank	4109	12.6	$1,569,444	$890,000	$735	3.2	Med	Low	Bottom 25%	1003 / 963	0.8	2.8
Sunnybank Hills	4109	14.3	$1,401,000	$875,000	$750	3.1	Low	Low	Bottom 25%	1119 / 963	1.9	4.7
Taigum	4018	14.3	$1,115,000	$833,500	$795	3.7	High	Med	25–50%	962 / 1010	3.9	3.2
Taringa	4068	5.1	$1,852,500	$860,000	$800	2.6	Med	Low	Top 25%	1178 / 1138	0.7	3.0
Tarragindi	4121	6.7	$1,750,000	$1,450,000	$850	2.7	Low	Med	Top 25%	1139 / 1055	2.9	3.0
The Gap	4061	8.7	$1,435,000	$1,082,500	$830	3.3	Med	High	Top 25%	1145 / 1123	5.6	6.8
Tingalpa	4173	10.1	$1,225,000	$865,000	$735	3.3	High	Med	50–75%	1079 / 981	2.9	2.4
Toowong	4066	4.3	$1,900,000	$899,500	$850	2.6	Med	Med	Top 25%	1121 / 1138	1.0	2.5
Upper Kedron	4055	12.0	$1,437,500	$1,112,220	$865	3.4	Med	High	Top 25%	1066 / 1069	6.2	10.3
Upper Mount Gravatt	4122	10.9	$1,450,000	$810,000	$725	3.1	Low	Med	25–50%	1042 / 1037	1.5	1.5

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Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Wakerley	4154	13.2	$1,670,000	$897,500	$870	3.5	Med	Med	25–50%	1060 / 1035	2.8	5.5
Wavell Heights	4012	8.7	$1,650,000	$800,000	$788	2.8	Med	Low	25–50%	985 / 1008	1.5	2.4
Wilston	4051	3.9	$2,000,000	$865,000	$865	2.6	Med	Low	Top 25%	1165 / 1135	2.6	1.7
Windsor	4030	3.9	$1,705,000	$820,000	$798	2.6	High	Low	Top 25%	1140 / 1096	3.1	1.5
Wishart	4122	12.1	$1,580,000	$895,000	$850	3.1	Med	Med	Top 25%	1116 / 1116	2.3	2.0
Woolloongabba	4102	2.9	$1,518,000	$820,000	$788	2.6	High	Low	Top 25%	1127 / 1137	0.8	0.7
Wooloowin	4030	5.8	$1,755,000	$863,500	$880	2.7	Low	Low	Top 25%	1121 / 1096	3.1	3.5
Wynnum	4178	14.4	$1,435,000	$891,000	$735	3.0	Med	Low	25–50%	1022 / 1035	2.3	6.7
Wynnum West	4178	12.7	$1,220,000	$843,000	$730	3.6	Med	Med	50–75%	964 / 981	0.6	4.8
Yeronga	4104	5.1	$1,790,000	$943,500	$800	2.9	High	Low	25–50%	1126 / 1011	3.8	1.8
Zillmere	4034	12.4	$1,058,500	$750,000	$670	3.6	Med	Low	25–50%	890 / 1005	2.5	1.3

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Brisbane, names and 2021 characteristics, table 1 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Acacia Ridge	Watson Road SS	Sunnybank SHS	Sunnybank Plaza	Rocklea / Acacia Ridge	34	$1,313	84.7	49.2
Albany Creek	Albany Hills SS	Albany Creek SHS	Aspley Hypermarket	Brendale / Strathpine	40	$2,267	85.1	15.3
Alderley	Newmarket SS	Everton Park SHS	Stafford City	Herston / RBWH	35	$2,320	57.3	41.2
Algester	Algester SS	Calamvale Community College	Calamvale Central	Rocklea / Acacia Ridge	36	$1,716	80.8	30.7
Annerley	Junction Park SS	Yeronga SHS	Stockland Buranda	Woolloongabba / PA Hospital	33	$1,830	40.9	54.2
Arana Hills	Grovely SS	Mitchelton SHS	Brookside Mitchelton	Chermside health precinct	37	$2,227	86.9	20.4
Ascot	Hamilton SS	Aviation High	Stafford City	Bowen Hills / RNA	38	$2,243	42.7	40.7
Ashgrove	Oakleigh SS	The Gap SHS	Brookside Mitchelton	Milton / Toowong	38	$2,874	77.3	26.9
Aspley	Aspley SS	Aspley SHS	Aspley Hypermarket	Virginia / Geebung	43	$1,818	72.1	23.9
Auchenflower	Toowong SS	Indooroopilly SHS	Toowong Village	Milton / Toowong	32	$2,208	40.4	46.3
Bald Hills	Norris Road SS	Bracken Ridge SHS	Westfield Strathpine	Brendale / Strathpine	36	$1,931	93.8	25.5
Banyo	Earnshaw State College	Earnshaw State College	Westfield Chermside	Brisbane Airport	37	$2,121	92.2	30.9
Bardon	Bardon SS	The Gap SHS	Toowong Village	Milton / Toowong	38	$3,399	81.2	21.0
Bellbowrie	Moggill SS	Kenmore SHS	Redbank Plaza	Redbank / Bundamba	42	$2,358	97.2	13.3
Belmont	Belmont SS	Whites Hill State College	Westfield Carindale	Murarrie / Cannon Hill	39	$2,431	90.4	16.3
Boondall	Boondall SS	Sandgate District SHS	Westfield Chermside	Virginia / Geebung	38	$1,887	83.0	27.4
Bracken Ridge	Bracken Ridge SS	Bracken Ridge SHS	Westfield Strathpine	Virginia / Geebung	37	$1,972	88.3	23.8
Bridgeman Downs	Albany Creek SS	Aspley SHS	Aspley Hypermarket	Brendale / Strathpine	39	$2,878	87.6	16.9
Brighton	Brighton SS	Bracken Ridge SHS	Westfield Strathpine	North Lakes	42	$1,981	90.0	19.8
Brookfield	Brookfield SS	Kenmore SHS	Westfield Indooroopilly	Milton / Toowong	47	$3,778	95.2	8.3
Bulimba	Bulimba SS	Balmoral SHS	Brisbane CBD Queen St Mall	Bowen Hills / RNA	40	$2,805	45.7	36.8

Brisbane, names and 2021 characteristics, table 2 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Calamvale	Calamvale Community College	Calamvale Community College	Calamvale Central	Browns Plains	34	$1,874	63.8	34.3
Camp Hill	Camp Hill SIPS	Whites Hill State College	Westfield Carindale	Murarrie / Cannon Hill	35	$3,085	84.4	28.0
Cannon Hill	Cannon Hill SS	Balmoral SHS	Cannon Hill Kmart Plaza	Murarrie / Cannon Hill	34	$2,357	65.7	37.8
Carina	Mayfield SS	Whites Hill State College	Westfield Carindale	Murarrie / Cannon Hill	37	$2,064	54.7	33.1
Carina Heights	Whites Hill State College	Whites Hill State College	Westfield Carindale	Murarrie / Cannon Hill	36	$1,997	51.0	41.4
Carindale	Belmont SS	Whites Hill State College	Westfield Carindale	Murarrie / Cannon Hill	43	$2,375	88.7	14.8
Chapel Hill	Chapel Hill SS	Kenmore SHS	Westfield Indooroopilly	St Lucia / UQ	42	$2,969	97.7	13.6
Chermside	Wavell Heights SS	Craigslea SHS	Westfield Chermside	Chermside health precinct	35	$1,419	21.4	62.6
Chermside West	Craigslea SS	Craigslea SHS	Westfield Chermside	Chermside health precinct	39	$2,124	89.4	24.2
Clayfield	Eagle Junction SS	Aviation High	Westfield Chermside	Bowen Hills / RNA	37	$1,948	37.8	43.0
Coopers Plains	Coopers Plains SS	Sunnybank SHS	Sunnybank Plaza	Nathan / Griffith	33	$1,593	75.4	48.9
Coorparoo	Coorparoo SS	Coorparoo Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	35	$2,105	40.6	44.6
Corinda	Corinda SS	Corinda SHS	Westfield Mt Ommaney	Rocklea / Acacia Ridge	41	$2,188	68.8	28.1
Darra	Darra SS	Glenala SHS	Westfield Mt Ommaney	Rocklea / Acacia Ridge	36	$1,560	88.6	41.7
Doolandella	Serviceton South SS	Forest Lake SHS	Forest Lake Shopping Centre	Rocklea / Acacia Ridge	30	$1,882	72.8	44.2
Drewvale	Stretton State College	Stretton State College	Grand Plaza Browns Plains	Browns Plains	35	$2,243	94.0	20.5
Durack	Durack SS	Glenala SHS	Forest Lake Shopping Centre	Rocklea / Acacia Ridge	39	$1,264	67.8	33.1
East Brisbane	East Brisbane SS	Coorparoo Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	33	$2,056	44.0	56.1
Eatons Hill	Eatons Hill SS	Albany Creek SHS	Warner Marketplace	Brendale / Strathpine	38	$2,771	99.2	10.2
Eight Mile Plains	Warrigal Road SS	Runcorn SHS	Stockland Rochedale	Eight Mile Plains Tech Hub	36	$1,917	64.4	33.6
Ellen Grove	Carole Park SS	Forest Lake SHS	Forest Lake Shopping Centre	Wacol / Carole Park	30	$1,353	61.2	67.3

Brisbane, names and 2021 characteristics, table 3 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Enoggera	Oakleigh SS	Mitchelton SHS	Brookside Mitchelton	Milton / Toowong	31	$2,158	63.3	45.4
Everton Hills	Grovely SS	Mitchelton SHS	Brookside Mitchelton	Chermside health precinct	36	$2,335	81.2	28.1
Everton Park	Everton Park SS	Everton Park SHS	Brookside Mitchelton	Chermside health precinct	35	$2,018	60.2	40.4
Fairfield	Yeronga SS	Brisbane South State Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	32	$2,267	62.9	42.0
Ferny Grove	Ferny Grove SS	Ferny Grove SHS	Brookside Mitchelton	Chermside health precinct	41	$2,183	87.8	22.7
Ferny Hills	Patricks Road SS	Ferny Grove SHS	Brookside Mitchelton	Brendale / Strathpine	40	$2,271	95.0	13.4
Fig Tree Pocket	Fig Tree Pocket SS	Kenmore SHS	Westfield Mt Ommaney	St Lucia / UQ	40	$3,791	99.4	13.2
Fitzgibbon	Taigum SS	Aspley SHS	Aspley Hypermarket	Virginia / Geebung	35	$1,735	81.9	36.9
Forest Lake	Grand Avenue SS	Forest Lake SHS	Forest Lake Shopping Centre	Wacol / Carole Park	37	$1,921	94.9	26.0
Gaythorne	Enoggera SS	Mitchelton SHS	Brookside Mitchelton	Chermside health precinct	33	$1,759	38.6	55.9
Geebung	Geebung SS	Wavell SHS	Westfield Chermside	Virginia / Geebung	38	$2,179	93.5	26.7
Gordon Park	Stafford SS	Kedron SHS	Stafford City	Chermside health precinct	36	$2,213	56.0	39.9
Graceville	Graceville SS	Corinda SHS	Westfield Indooroopilly	St Lucia / UQ	39	$2,929	88.4	21.1
Grange	Wilston SS	Kedron SHS	Stafford City	Herston / RBWH	37	$3,278	82.1	23.9
Greenslopes	Greenslopes SS	Brisbane South State Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	34	$1,974	41.9	52.6
Hamilton	Hamilton SS	Aviation High	Cannon Hill Kmart Plaza	Bowen Hills / RNA	40	$2,069	21.4	53.7
Hawthorne	Morningside SS	Balmoral SHS	Brisbane CBD Queen St Mall	Bowen Hills / RNA	37	$3,029	61.7	36.6
Hemmant	Wynnum West SS	Brisbane Bayside State College	Wynnum Plaza	Murarrie / Cannon Hill	36	$2,141	91.1	25.0
Highgate Hill	West End SS	Brisbane SHS	Brisbane CBD Queen St Mall	St Lucia / UQ	37	$1,937	37.9	50.5
Holland Park	Holland Park SS	Cavendish Road SHS	Mt Gravatt Plaza	Nathan / Griffith	37	$2,309	81.0	34.6
Holland Park West	Marshall Road SS	Holland Park SHS	Mt Gravatt Plaza	Nathan / Griffith	36	$2,195	72.8	34.2

Brisbane, names and 2021 characteristics, table 4 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Inala	Richlands East SS	Glenala SHS	Forest Lake Shopping Centre	Rocklea / Acacia Ridge	33	$998	89.1	54.9
Indooroopilly	Indooroopilly SS	Indooroopilly SHS	Westfield Indooroopilly	St Lucia / UQ	33	$2,078	46.7	44.3
Jamboree Heights	Jamboree Heights SS	Centenary SHS	Westfield Mt Ommaney	Redbank / Bundamba	37	$2,049	99.7	22.8
Jindalee	Jindalee SS	Centenary SHS	Westfield Mt Ommaney	St Lucia / UQ	39	$2,357	95.6	17.8
Kedron	Kedron SS	Wavell SHS	Westfield Chermside	Chermside health precinct	35	$2,113	59.9	42.9
Kelvin Grove	Kelvin Grove State College	Kelvin Grove State College	Brisbane CBD Queen St Mall	Herston / RBWH	28	$1,670	31.2	64.4
Kenmore	Kenmore South SS	Kenmore SHS	Westfield Mt Ommaney	St Lucia / UQ	40	$2,491	92.2	17.0
Keperra	Grovely SS	Mitchelton SHS	Brookside Mitchelton	Chermside health precinct	38	$1,652	84.3	33.3
Kuraby	Kuraby SS	Runcorn SHS	Stockland Rochedale	Eight Mile Plains Tech Hub	34	$2,136	86.4	24.4
Lota	Lota SS	Wynnum SHS	Wynnum Plaza	Capalaba	42	$2,236	95.3	22.5
Macgregor	MacGregor SS	MacGregor SHS	Market Square Sunnybank	Upper Mt Gravatt	34	$1,752	85.5	35.3
Mackenzie	Mackenzie State Primary School	Mansfield SHS	Stockland Rochedale	Eight Mile Plains Tech Hub	37	$2,988	89.9	14.7
Manly	Manly SS	Wynnum SHS	Wynnum Plaza	Capalaba	46	$2,079	70.6	30.0
Manly West	Manly West SS	Wynnum SHS	Wynnum Plaza	Murarrie / Cannon Hill	41	$2,039	78.0	22.5
McDowall	McDowall SS	Craigslea SHS	Aspley Hypermarket	Chermside health precinct	38	$2,486	87.7	22.5
Middle Park	Jamboree Heights SS	Centenary SHS	Westfield Mt Ommaney	Redbank / Bundamba	42	$2,219	94.6	16.9
Milton	Milton SS	Kelvin Grove State College	Brisbane CBD Queen St Mall	Milton / Toowong	30	$2,087	21.0	68.5
Mitchelton	Mitchelton SS	Mitchelton SHS	Brookside Mitchelton	Chermside health precinct	37	$2,228	77.8	37.1
Moggill	Moggill SS	Kenmore SHS	Redbank Plaza	Redbank / Bundamba	38	$2,415	94.2	15.7
Moorooka	Moorooka SS	Yeronga SHS	Mt Gravatt Plaza	Nathan / Griffith	36	$1,864	60.5	40.9
Morningside	Morningside SS	Balmoral SHS	Cannon Hill Kmart Plaza	Murarrie / Cannon Hill	34	$2,280	40.8	47.0

Brisbane, names and 2021 characteristics, table 5 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Mount Gravatt	Mount Gravatt SS	Mount Gravatt SHS	Mt Gravatt Plaza	Nathan / Griffith	36	$1,875	61.0	42.4
Mount Gravatt East	Mount Gravatt East SS	Mount Gravatt SHS	Mt Gravatt Plaza	Upper Mt Gravatt	35	$2,055	68.6	37.6
Murarrie	Murarrie SS	Balmoral SHS	Cannon Hill Kmart Plaza	Murarrie / Cannon Hill	35	$2,362	69.2	36.6
New Farm	New Farm SS	Fortitude Valley State Secondary College	Brisbane CBD Queen St Mall	Bowen Hills / RNA	39	$2,069	20.4	53.4
Newmarket	Newmarket SS	Kelvin Grove State College	Stafford City	Herston / RBWH	33	$2,251	54.6	45.1
Norman Park	Norman Park SS	Coorparoo Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	35	$2,879	68.9	34.6
Nudgee	Earnshaw State College	Earnshaw State College	Westfield Chermside	Brisbane Airport	37	$2,620	85.1	27.5
Nundah	Nundah SS	Aviation High	Westfield Chermside	Chermside health precinct	35	$1,769	23.5	54.8
Oxley	Oxley SS	Corinda SHS	Westfield Mt Ommaney	Rocklea / Acacia Ridge	35	$2,168	81.1	30.3
Paddington	Milton SS	Kelvin Grove State College	Toowong Village	Milton / Toowong	34	$2,775	66.2	42.8
Pallara	Pallara SS	Forest Lake SHS	Forest Lake Shopping Centre	Rocklea / Acacia Ridge	31	$2,283	94.9	27.1
Parkinson	Stretton State College	Stretton State College	Grand Plaza Browns Plains	Browns Plains	37	$2,188	86.0	19.7
Red Hill	Ithaca Creek SS	Kelvin Grove State College	Brisbane CBD Queen St Mall	Milton / Toowong	33	$2,367	64.9	45.9
Richlands	Richlands East SS	Glenala SHS	Forest Lake Shopping Centre	Wacol / Carole Park	28	$1,709	27.9	71.3
Riverhills	Middle Park SS	Centenary SHS	Westfield Mt Ommaney	Redbank / Bundamba	36	$2,059	87.0	24.8
Robertson	Robertson SS	Sunnybank SHS	Sunnybank Plaza	Nathan / Griffith	37	$1,676	71.1	32.4
Rochedale	Rochedale SS	Rochedale SHS	Stockland Rochedale	Eight Mile Plains Tech Hub	33	$2,492	91.6	20.6
Rochedale South	Rochedale South SS	Springwood SHS	Stockland Rochedale	Eight Mile Plains Tech Hub	37	$1,924	88.3	22.5
Runcorn	Runcorn Heights SS	Runcorn SHS	Calamvale Central	Eight Mile Plains Tech Hub	34	$1,742	69.4	37.8
Salisbury	Salisbury SS	Holland Park SHS	Mt Gravatt Plaza	Nathan / Griffith	35	$2,133	89.1	30.0
Sandgate	Sandgate SS	Sandgate District SHS	Aspley Hypermarket	Virginia / Geebung	49	$1,804	72.1	31.0

Brisbane, names and 2021 characteristics, table 6 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Sinnamon Park	Jamboree Heights SS	Centenary SHS	Westfield Mt Ommaney	Rocklea / Acacia Ridge	45	$2,510	85.5	14.9
St Lucia	Ironside SS	Indooroopilly SHS	Toowong Village	St Lucia / UQ	25	$1,761	33.0	53.1
Stafford	Stafford SS	Everton Park SHS	Stafford City	Chermside health precinct	35	$1,753	66.6	48.6
Stafford Heights	Stafford Heights SS	Craigslea SHS	Stafford City	Chermside health precinct	37	$2,159	96.8	29.6
Stretton	Woodridge SS	Woodridge SHS	Calamvale Central	Browns Plains	38	$2,144	98.6	13.8
Sunnybank	Sunnybank SS	Sunnybank SHS	Market Square Sunnybank	Nathan / Griffith	35	$1,586	85.8	39.4
Sunnybank Hills	Sunnybank Hills SS	Sunnybank SHS	Calamvale Central	Upper Mt Gravatt	37	$1,725	84.7	30.3
Taigum	Taigum SS	Sandgate District SHS	Aspley Hypermarket	Virginia / Geebung	40	$1,426	45.9	32.9
Taringa	Ironside SS	Indooroopilly SHS	Westfield Indooroopilly	St Lucia / UQ	33	$1,902	27.9	47.6
Tarragindi	Wellers Hill SS	Holland Park SHS	Mt Gravatt Plaza	Nathan / Griffith	37	$2,934	94.9	20.3
The Gap	The Gap SS	The Gap SHS	Brookside Mitchelton	Milton / Toowong	42	$2,573	92.0	15.2
Tingalpa	Tingalpa SS	Brisbane Bayside State College	Cannon Hill Kmart Plaza	Murarrie / Cannon Hill	38	$1,940	79.9	26.2
Toowong	Toowong SS	Indooroopilly SHS	Toowong Village	Milton / Toowong	30	$1,927	28.5	54.8
Upper Kedron	Ferny Grove SS	Ferny Grove SHS	Brookside Mitchelton	Milton / Toowong	34	$2,980	99.7	26.5
Upper Mount Gravatt	Upper Mount Gravatt SS	MacGregor SHS	Westfield Garden City	Upper Mt Gravatt	33	$1,657	57.7	44.2
Wakerley	Gumdale SS	Wynnum SHS	Wynnum Plaza	Murarrie / Cannon Hill	37	$2,952	84.1	21.8
Wavell Heights	Wavell Heights SS	Wavell SHS	Westfield Chermside	Chermside health precinct	37	$2,615	91.0	27.3
Wilston	Wilston SS	Kelvin Grove State College	Stafford City	Herston / RBWH	37	$2,971	70.3	33.9
Windsor	Windsor SS	Kedron SHS	Stafford City	Herston / RBWH	32	$2,213	49.4	54.8
Wishart	Mansfield SS	Mansfield SHS	Stockland Rochedale	Upper Mt Gravatt	39	$2,026	78.8	25.6
Woolloongabba	Buranda SS	Brisbane South State Secondary College	Stockland Buranda	Woolloongabba / PA Hospital	29	$1,863	29.8	69.6

Brisbane, names and 2021 characteristics, table 7 of 7. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Wooloowin	Wooloowin SS	Kedron SHS	Stafford City	Herston / RBWH	35	$2,113	46.1	49.4
Wynnum	Wynnum SS	Wynnum SHS	Wynnum Plaza	Murarrie / Cannon Hill	43	$1,887	70.8	34.6
Wynnum West	Wynnum West SS	Brisbane Bayside State College	Wynnum Plaza	Murarrie / Cannon Hill	39	$1,791	76.5	34.0
Yeronga	Yeronga SS	Yeronga SHS	Toowong Village	St Lucia / UQ	39	$1,932	46.8	39.0
Zillmere	Zillmere SS	Aspley SHS	Aspley Hypermarket	Virginia / Geebung	34	$1,426	54.9	53.0



COUNCIL 2 OF 8

Moreton Bay

35 suburbs

35 suburbs, 19 to 62 km out.

Prices run from $835,000 at Caboolture South to $1,645,000 at Newport, with a middle of $1,039,000. Yields run from 3.2% at Cashmere to 4.1% at North Lakes. Those 0.9 points are the narrowest yield band of any council here, and they hold across the full 19 to 62 km span, so distance from the city moves the yield very little inside Moreton Bay.

34 of the 35 rate low for flood. That reading comes from the statewide overlay, which is coarser than the lot-level mapping Brisbane City publishes. Check any specific address against the council's own map.

Bushfire is measured the same way statewide and gives a sharper signal: 13 suburbs high, seven low.

Median age runs from 29 to 67. Rented dwellings run from 6% in Cashmere to 61% in Dakabin.

35
SUBURBS IN THIS ATLAS

$680
MIDDLE HOUSE RENT, $/WK

0
SUBURBS AT HIGH FLOOD TIER

19–62
KM FROM THE CBD

Moreton Bay, table 1 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Banksia Beach	4507	49.1	$1,290,000	$750,000	$795	3.7	Low	Med	50–75%	996 / 969	19.8	18.4
Bellmere	4510	44.8	$900,000	$680,000	$650	3.9	Low	High	Bottom 25%	946 / 936	5.9	7.3
Bongaree	4507	45.5	$1,050,000	$755,000	$695	3.8	Low	High	50–75%	942 / 969	18.0	17.6
Bray Park	4500	20.5	$1,000,000	$780,000	$670	3.7	Low	Low	50–75%	973 / 991	1.5	2.5
Burpengary	4505	35.2	$1,000,000	$698,750	$670	3.8	Low	Med	50–75%	960 / 964	2.5	6.7
Burpengary East	4505	36.5	$1,130,000	$665,000	$700	3.9	Low	Med	50–75%	960 / 964	6.8	7.6
Caboolture	4510	45.4	$910,000	$635,000	$650	4.1	Low	High	Bottom 25%	938 / 942	3.5	2.3
Caboolture South	4510	42.4	$835,000	$667,500	$650	4.1	Low	Med	Bottom 25%	888 / 942	1.0	2.0
Cashmere	4500	22.8	$1,625,000	$888,445	$885	3.2	Low	High	50–75%	1072 / 991	4.6	6.4
Clontarf	4019	25.3	$1,065,000	$745,000	$675	3.6	Low	Med	Bottom 25%	969 / 948	2.5	3.1
Dakabin	4503	27.7	$991,500	$792,500	$680	4.1	Low	High	Bottom 25%	958 / 940	3.6	1.9
Dayboro	4521	35.8	$1,300,000	$689,829	$770	3.4	Low	High	50–75%	1043 / 991	11.5	16.8
Deception Bay	4508	31.9	$881,000	$700,000	$620	4.0	Low	Med	Bottom 25%	887 / 923	6.8	3.5
Elimbah	4516	52.5	$1,345,000	$1,380,000	$950	3.4	Low	High	Bottom 25%	988 / 936	9.5	9.0
Griffin	4503	22.1	$1,000,000	$790,000	$700	3.9	Low	Med	50–75%	1015 / 1001	4.1	4.0
Joyner	4500	23.1	$1,190,000	$780,000	$723	3.6	Low	High	50–75%	973 / 991	2.2	4.0
Kallangur	4503	24.8	$935,500	$741,000	$630	3.9	Low	Med	50–75%	957 / 1001	2.1	2.5
Kippa-Ring	4021	27.9	$990,000	$700,000	$650	3.8	Low	Med	Bottom 25%	951 / 948	0.5	2.1
Lawnton	4501	21.2	$990,000	$680,000	$675	3.8	Low	Med	Bottom 25%	967 / 960	2.9	1.5
Mango Hill	4509	25.4	$1,150,000	$794,500	$728	3.7	Low	Med	25–50%	1065 / 1031	3.2	2.9
Margate	4019	26.3	$1,100,000	$775,000	$650	3.4	Low	Low	Bottom 25%	974 / 948	2.4	1.7
Morayfield	4506	38.8	$940,000	$700,000	$660	3.9	Low	High	Bottom 25%	895 / 939	3.1	5.7
Murrumba Downs	4503	22.5	$1,135,000	$775,000	$740	3.6	Low	Low	50–75%	1012 / 1001	2.7	2.8
Narangba	4504	32.8	$1,039,000	$755,000	$680	3.8	Low	High	50–75%	1016 / 999	1.7	6.9

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Moreton Bay, table 2 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Newport	4020	29.5	$1,645,000	$1,320,000	$850	3.2	Low	Low	25–50%	951 / 1004	1.7	2.4
Ningi	4511	44.7	$1,000,000	$725,000	$680	3.9	Low	High	Bottom 25%	963 / 942	11.7	10.3
North Lakes	4509	27.5	$1,050,000	$817,500	$710	4.1	Low	Med	25–50%	1011 / 1018	2.4	2.2
Petrie	4502	23.3	$1,000,000	$710,000	$650	3.9	Low	Med	Bottom 25%	973 / 960	3.7	1.0
Redcliffe	4020	28.2	$1,060,000	$917,500	$663	3.6	Low	Low	25–50%	1015 / 1004	1.9	0.3
Rothwell	4022	28.9	$980,000	$742,500	$683	3.9	Low	Med	Bottom 25%	951 / 923	3.7	5.2
Scarborough	4020	30.7	$1,300,000	$1,100,000	$730	3.3	Low	Low	25–50%	1015 / 1004	3.2	2.7
Strathpine	4500	19.0	$950,000	$724,000	$660	3.7	Low	Med	Bottom 25%	976 / 960	0.7	2.9
Warner	4500	19.0	$1,150,000	$732,500	$750	3.7	Low	High	50–75%	1060 / 991	2.1	1.7
Woodford	4514	62.3	$965,000	$706,000	$700	3.8	Med	High	Bottom 25%	952 / 952	21.3	22.0
Woody Point	4019	25.0	$1,137,500	$900,000	$650	3.3	Low	Low	Bottom 25%	974 / 948	3.6	3.1

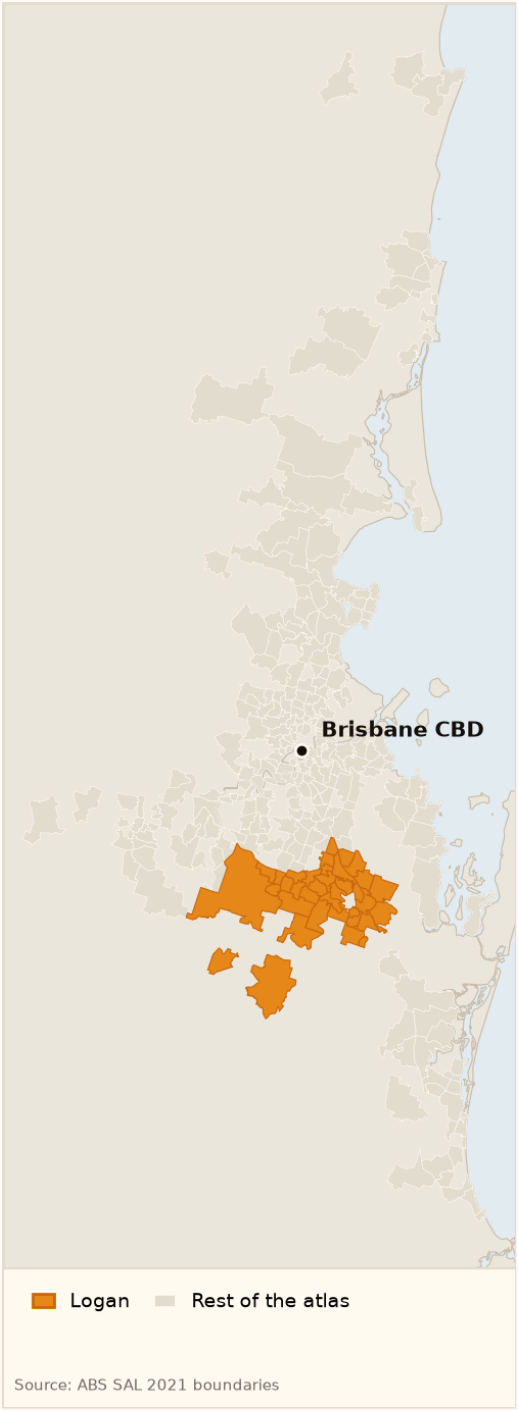
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Moreton Bay, names and 2021 characteristics, table 1 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Banksia Beach	Banksia Beach SS	Bribie Island SHS	Caboolture Square	Caboolture	59	$1,283	92.8	14.0
Bellmere	Bellmere SS	Tullawong SHS	Caboolture Square	Caboolture	34	$1,448	88.1	38.8
Bongaree	Bribie Island SS	Bribie Island SHS	Peninsula Fair Kippa-Ring	Redcliffe	67	$826	63.8	24.1
Bray Park	Bray Park SS	Bray Park SHS	Warner Marketplace	Brendale / Strathpine	37	$1,736	96.8	28.4
Burpengary	Burpengary SS	Burpengary State Secondary College	Narangba Valley Shopping Centre	Narangba industrial	36	$1,720	83.5	30.5
Burpengary East	Burpengary SS	Burpengary State Secondary College	Morayfield Shopping Centre	Narangba industrial	38	$1,821	92.3	18.8
Caboolture	Pumicestone SS	Caboolture SHS	Caboolture Square	Caboolture	36	$1,310	77.3	42.2
Caboolture South	Caboolture SS	Caboolture SHS	Morayfield Shopping Centre	Caboolture	36	$1,191	88.0	39.5
Cashmere	Mount Samson SS	Bray Park SHS	Warner Marketplace	Brendale / Strathpine	40	$2,950	99.2	5.6
Clontarf	Clontarf Beach SS	Clontarf Beach SHS	Peninsula Fair Kippa-Ring	Redcliffe	46	$1,383	78.5	33.7
Dakabin	Dakabin SS	Dakabin SHS	Westfield North Lakes	Narangba industrial	30	$1,689	57.7	61.4
Dayboro	Dayboro SS	Bray Park SHS	Narangba Valley Shopping Centre	Narangba industrial	40	$2,303	96.4	9.4
Deception Bay	Deception Bay North SS	Deception Bay SHS	Westfield North Lakes	Narangba industrial	40	$1,270	84.1	38.7
Elimbah	Elimbah SS	Tullawong SHS	Caboolture Square	Caboolture	40	$2,183	98.1	9.3
Griffin	Griffin SS	Murrumba State Secondary College	Westfield North Lakes	North Lakes	29	$2,013	72.2	53.5
Joyner	Petrie SS	Bray Park SHS	Warner Marketplace	Petrie / UniSC Moreton Bay	35	$2,299	94.7	22.2
Kallangur	Kallangur SS	Murrumba State Secondary College	Westfield North Lakes	North Lakes	35	$1,456	74.3	42.9
Kippa-Ring	Hercules Road SS	Clontarf Beach SHS	Peninsula Fair Kippa-Ring	Redcliffe	43	$1,297	77.6	35.4
Lawnton	Lawnton SS	Pine Rivers SHS	Westfield Strathpine	Petrie / UniSC Moreton Bay	37	$1,371	69.3	40.9
Mango Hill	Mango Hill SS	Mango Hill State Secondary College	Westfield North Lakes	North Lakes	31	$2,145	70.2	45.4
Margate	Humpybong SS	Clontarf Beach SHS	Peninsula Fair Kippa-Ring	Redcliffe	46	$1,231	71.6	40.9

Moreton Bay, names and 2021 characteristics, table 2 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Morayfield	Morayfield SS	Morayfield SHS	Morayfield Shopping Centre	Caboolture	34	$1,442	81.7	43.9
Murrumba Downs	Undurba SS	Murrumba State Secondary College	Westfield North Lakes	Petrie / UniSC Moreton Bay	39	$1,827	73.5	26.7
Narangba	Narangba Valley SS	Narangba Valley SHS	Narangba Valley Shopping Centre	Narangba industrial	33	$2,207	96.0	23.7
Newport	Hercules Road SS	Redcliffe SHS	Peninsula Fair Kippa-Ring	Redcliffe	43	$2,418	93.6	22.9
Ningi	Beachmere SS	Caboolture SHS	Caboolture Square	Caboolture	43	$1,473	97.9	21.7
North Lakes	Bounty Boulevard SS	North Lakes State College	Westfield North Lakes	North Lakes	35	$2,092	84.9	37.3
Petrie	Petrie SS	Pine Rivers SHS	Warner Marketplace	Petrie / UniSC Moreton Bay	38	$1,853	86.4	29.7
Redcliffe	Scarborough SS	Redcliffe SHS	Peninsula Fair Kippa-Ring	Redcliffe	52	$1,114	51.4	42.3
Rothwell	Hercules Road SS	Deception Bay SHS	Peninsula Fair Kippa-Ring	North Lakes	43	$1,305	69.5	37.0
Scarborough	Scarborough SS	Redcliffe SHS	Peninsula Fair Kippa-Ring	Redcliffe	53	$1,336	60.5	29.5
Strathpine	Strathpine SS	Pine Rivers SHS	Westfield Strathpine	Brendale / Strathpine	37	$1,556	82.3	30.7
Warner	Eatons Hill SS	Bray Park SHS	Warner Marketplace	Brendale / Strathpine	33	$2,296	91.3	30.3
Woodford	Woodford SS	Woodford SS	Caboolture Square	Caboolture	38	$1,393	95.3	19.0
Woody Point	Humpybong SS	Clontarf Beach SHS	Peninsula Fair Kippa-Ring	Redcliffe	53	$1,227	54.4	40.0



COUNCIL 3 OF 8

Logan

36 suburbs

36 suburbs, 18 to 41 km out.

Prices run from $814,000 at Logan Central to $1,990,000 at Forestdale. The cheapest and the dearest swap places on yield. Logan Central is the cheapest and the highest yielding at 4.5%, and Forestdale is the dearest and the lowest at 2.9%. The middle of the council is $943,750 and 3.9%.

Secondary catchments run from 856 at Berrinba to 1,030 at Greenbank.

24 of 36 suburbs rate high for flood on Logan City's overlay and none rate low. Bushfire is also concentrated: 13 high against three low.

36
SUBURBS IN THIS ATLAS

$680
MIDDLE HOUSE RENT, $/WK

24
SUBURBS AT HIGH FLOOD TIER

18–41
KM FROM THE CBD

Logan, table 1 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Bahrs Scrub	4207	33.2	$995,000	$200,000	$720	4.0	Med	High	50–75%	987 / 972	4.2	3.8
Beenleigh	4207	32.0	$860,000	$631,250	$620	3.8	High	Med	Bottom 25%	931 / 928	1.4	0.9
Berrinba	4117	21.8	$1,000,000	$750,000	$693	3.9	High	High	Bottom 25%	875 / 856	0.6	3.5
Boronia Heights	4124	24.4	$878,500	$722,000	$630	4.0	Med	Med	50–75%	925 / 972	2.2	3.3
Browns Plains	4118	21.6	$968,000	$715,000	$650	3.9	High	Med	Bottom 25%	934 / 943	1.8	1.8
Chambers Flat	4133	31.3	$1,302,500	$700,000	$768	3.1	High	High	50–75%	969 / 972	6.8	6.5
Cornubia	4130	28.1	$1,300,000	$759,440	$850	3.5	High	High	50–75%	1008 / 998	6.4	4.0
Crestmead	4132	25.0	$870,750	$732,500	$625	3.9	High	Med	Bottom 25%	925 / 943	3.5	0.6
Daisy Hill	4127	22.1	$1,250,000	$717,500	$750	3.6	Med	High	Bottom 25%	940 / 916	4.6	3.4
Eagleby	4207	31.9	$850,000	$675,000	$600	4.1	High	Med	Bottom 25%	921 / 928	2.5	2.7
Edens Landing	4207	29.6	$931,400	$690,000	$650	3.9	High	Med	Bottom 25%	968 / 930	4.2	3.7
Flagstone	4280	38.8	$937,500	$707,500	$630	3.9	Med	High	Bottom 25%	950 / 954	8.0	15.6
Forestdale	4118	21.7	$1,990,000	$827,976	$985	2.9	High	Med	Bottom 25%	934 / 943	3.4	3.4
Greenbank	4124	26.6	$1,071,000	$842,387	$700	3.9	High	High	25–50%	1001 / 1030	6.2	6.2
Heritage Park	4118	23.9	$1,010,500	$772,091	$750	4.0	High	High	Bottom 25%	968 / 943	2.7	3.0
Hillcrest	4118	22.1	$925,000	$680,000	$655	4.1	Med	Med	Bottom 25%	925 / 943	1.3	1.3
Holmview	4207	30.9	$902,500	$755,000	$670	4.0	High	High	Bottom 25%	968 / 930	3.6	3.1
Jimboomba	4280	40.6	$1,100,000	$815,644	$700	3.6	High	High	Bottom 25%	965 / 952	1.8	16.8
Kingston	4114	22.8	$855,500	$687,500	$600	3.9	High	Med	Bottom 25%	887 / 901	1.7	3.1
Logan Central	4114	21.0	$814,000	$531,000	$600	4.5	Med	Med	Bottom 25%	884 / 856	0.6	4.5
Logan Reserve	4133	28.7	$922,500	$450,000	$660	4.1	High	High	Bottom 25%	970 / 943	4.9	3.5
Loganholme	4129	28.7	$930,000	$760,000	$693	4.2	High	Med	50–75%	967 / 998	4.3	3.2
Loganlea	4131	25.4	$915,000	$680,000	$630	3.6	High	Med	Bottom 25%	918 / 930	1.5	1.2
Marsden	4132	23.9	$921,888	$730,000	$630	4.0	High	Med	Bottom 25%	925 / 943	1.9	1.8

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Logan, table 2 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Meadowbrook	4131	24.6	$987,500	$700,000	$700	3.7	High	Med	Bottom 25%	940 / 930	2.9	0.7
Park Ridge	4125	26.5	$950,000	$738,000	$670	3.9	Med	High	50–75%	993 / 972	2.4	3.4
Regents Park	4118	23.1	$955,500	$711,000	$680	4.1	Med	Med	Bottom 25%	954 / 943	1.4	1.4
Shailer Park	4128	25.0	$1,260,000	$697,000	$770	3.6	Med	Med	50–75%	1034 / 998	6.3	1.2
Slacks Creek	4127	21.9	$920,000	$624,750	$640	3.9	High	Med	Bottom 25%	885 / 916	2.0	3.3
Springwood	4127	20.1	$1,220,000	$715,000	$750	3.8	Med	Med	50–75%	1028 / 991	3.5	5.4
Tanah Merah	4128	26.6	$1,070,000	$777,500	$750	4.0	High	Med	50–75%	994 / 998	5.2	1.4
Underwood	4119	17.7	$1,275,000	$765,000	$800	3.9	Med	Low	50–75%	998 / 991	3.8	3.7
Waterford	4133	29.0	$920,000	$692,500	$700	3.9	High	High	Bottom 25%	955 / 930	4.5	4.3
Waterford West	4133	26.8	$871,500	$647,500	$650	4.1	High	Med	Bottom 25%	918 / 943	2.2	2.9
Windaroo	4207	34.9	$1,100,000	$748,333	$948	4.0	High	Low	50–75%	987 / 972	3.4	3.2
Woodridge	4114	19.4	$850,000	$588,000	$600	4.0	Med	Low	Bottom 25%	884 / 856	1.8	5.7

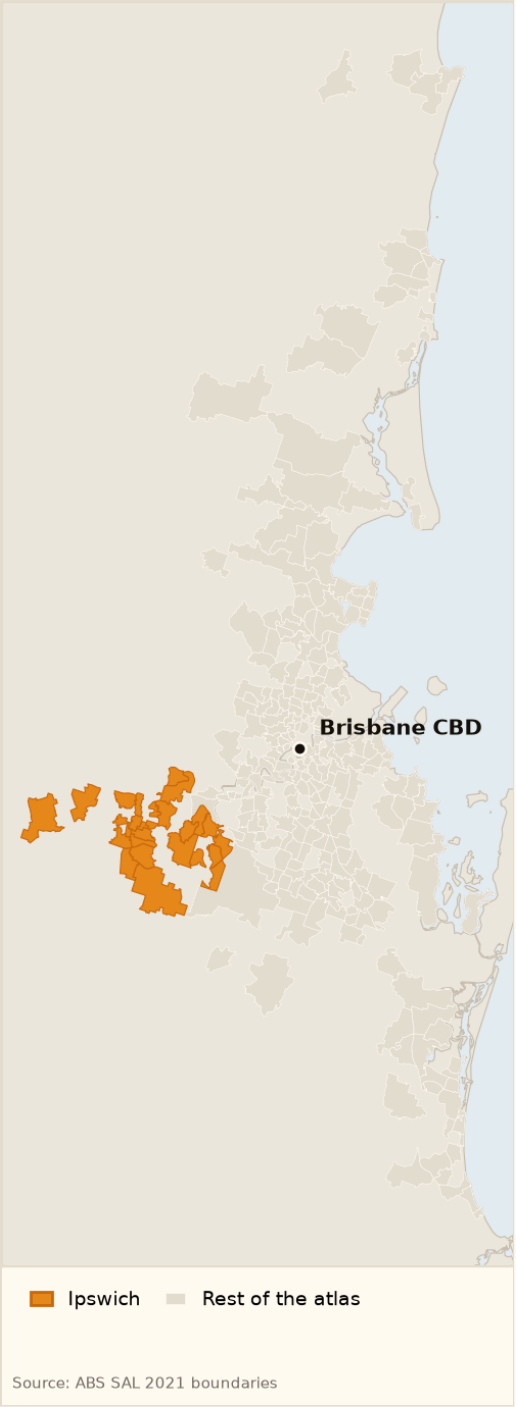
A dash means the figure is not published for that suburb. It does not mean zero. Rent and rental yield come from the same realestate.com.au suburb profile as the price, for houses of every size. Yield is gross, before rates, insurance, management, maintenance, vacancy and finance. **The yield is the profile's published figure and is not this row divided out.** How to read this gives a worked example. ICSEA runs on a national scale whose median is 1000 and whose standard deviation is 100 points. **The band ranks that index, not the schools. Flood tiers compare suburbs within one council only.** Each council maps flooding its own way. How to read this explains both.

Logan, names and 2021 characteristics, table 1 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Bahrs Scrub	Windaroo SS	Windaroo Valley SHS	Beenleigh Marketplace	Beenleigh	29	$2,100	94.9	38.9
Beenleigh	Beenleigh SS	Beenleigh SHS	Beenleigh Marketplace	Beenleigh	38	$1,155	62.4	52.5
Berrinba	Berrinba East SS	Woodridge SHS	Chatswood Hills	Crestmead / Berrinba	27	$1,826	88.5	46.9
Boronia Heights	Boronia Heights SS	Park Ridge SHS	Park Ridge Town Centre	Browns Plains	34	$1,453	87.5	39.6
Browns Plains	Browns Plains SS	Browns Plains SHS	Grand Plaza Browns Plains	Browns Plains	34	$1,390	78.0	47.6
Chambers Flat	Logan Village SS	Park Ridge SHS	Park Ridge Town Centre	Crestmead / Berrinba	47	$1,356	88.7	23.9
Cornubia	Carbrook SS	Shailer Park SHS	Beenleigh Marketplace	Loganholme	40	$2,348	93.6	13.0
Crestmead	Crestmead SS	Marsden SHS	Hyperdome Loganholme	Crestmead / Berrinba	29	$1,468	96.2	45.0
Daisy Hill	Daisy Hill SS	Mabel Park SHS	Logan Central Plaza	Loganholme	38	$2,004	85.7	23.5
Eagleby	Eagleby SS	Beenleigh SHS	Beenleigh Marketplace	Beenleigh	37	$1,083	75.5	45.3
Edens Landing	Edens Landing SS	Loganlea SHS	Beenleigh Marketplace	Beenleigh	35	$1,648	82.0	29.7
Flagstone	Flagstone SS	Flagstone State Community College	Jimboomba Junction	Springfield Central	30	$2,073	98.4	22.8
Forestdale	Browns Plains SS	Browns Plains SHS	Grand Plaza Browns Plains	Browns Plains	43	$2,675	98.9	5.7
Greenbank	Greenbank SS	Springfield Central SHS	Orion Springfield Central	Springfield Central	37	$2,240	98.3	15.1
Heritage Park	Yugumbir SS	Browns Plains SHS	Park Ridge Town Centre	Browns Plains	37	$2,090	99.5	19.9
Hillcrest	Boronia Heights SS	Browns Plains SHS	Grand Plaza Browns Plains	Browns Plains	33	$1,573	81.6	39.2
Holmview	Edens Landing SS	Loganlea SHS	Beenleigh Marketplace	Beenleigh	28	$1,786	88.3	53.1
Jimboomba	Jimboomba SS	Yarrabilba State Secondary College	Jimboomba Junction	Crestmead / Berrinba	37	$2,127	96.7	13.5
Kingston	Kingston SS	Kingston State College	Hyperdome Loganholme	Meadowbrook / Logan Hospital	32	$1,181	83.4	50.6
Logan Central	Woodridge SS	Woodridge SHS	Logan Central Plaza	Meadowbrook / Logan Hospital	32	$1,013	68.8	61.4
Logan Reserve	Logan Reserve SS	Marsden SHS	Hyperdome Loganholme	Crestmead / Berrinba	27	$1,818	91.2	47.6

Logan, names and 2021 characteristics, table 2 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Loganholme	Loganholme SS	Shailer Park SHS	Beenleigh Marketplace	Loganholme	34	$1,840	92.7	29.3
Loganlea	Waterford West SS	Loganlea SHS	Hyperdome Loganholme	Meadowbrook / Logan Hospital	31	$1,282	73.8	62.0
Marsden	Burrowes SS	Marsden SHS	Hyperdome Loganholme	Crestmead / Berrinba	28	$1,409	79.4	52.5
Meadowbrook	Daisy Hill SS	Loganlea SHS	Hyperdome Loganholme	Meadowbrook / Logan Hospital	37	$1,701	84.5	36.6
Park Ridge	Corymbia SS	Park Ridge SHS	Park Ridge Town Centre	Crestmead / Berrinba	30	$1,418	81.8	50.1
Regents Park	Regents Park SS	Browns Plains SHS	Grand Plaza Browns Plains	Browns Plains	34	$1,864	98.9	24.9
Shailer Park	Kimberley Park SS	Shailer Park SHS	Logan Central Plaza	Loganholme	39	$2,227	89.8	19.4
Slacks Creek	Mabel Park SS	Mabel Park SHS	Logan Central Plaza	Meadowbrook / Logan Hospital	35	$1,301	78.5	43.0
Springwood	Chatswood Hills SS	Springwood SHS	Logan Central Plaza	Loganholme	40	$1,736	72.1	28.8
Tanah Merah	Shailer Park SS	Shailer Park SHS	Hyperdome Loganholme	Loganholme	37	$1,899	83.2	24.7
Underwood	Kuraby SS	Springwood SHS	Logan Central Plaza	Eight Mile Plains Tech Hub	34	$1,992	84.3	27.3
Waterford	Waterford SS	Loganlea SHS	Hyperdome Loganholme	Meadowbrook / Logan Hospital	32	$1,623	74.3	40.4
Waterford West	Waterford West SS	Marsden SHS	Hyperdome Loganholme	Meadowbrook / Logan Hospital	36	$1,184	74.1	40.4
Windaroo	Windaroo SS	Windaroo Valley SHS	Beenleigh Marketplace	Yatala Enterprise Area	40	$2,110	97.9	13.4
Woodridge	Woodridge North SS	Woodridge SHS	Logan Central Plaza	Eight Mile Plains Tech Hub	33	$1,043	60.1	59.8



COUNCIL 4 OF 8

Ipswich

27 suburbs

27 suburbs, 20 to 47 km out, with the lowest middle house price of the eight councils, $865,000.

Prices run from $757,000 at North Booval to $1,284,500 at Karalee, which is 1.7 times and the narrowest spread of any council here with more than four suburbs. Karalee, the dearest suburb in Ipswich, sits below the middle of Brisbane at $1,450,000, so every Ipswich suburb prices below Brisbane's middle. Rents run $550 to $768, a band of $218, also the narrowest here. Yields run 3.4% to 4.4%.

Both risk columns run high. 15 of 27 suburbs rate high for bushfire and 13 rate high for flood on Ipswich City's overlay. Check the flood and bushfire mapping at the address before the low entry price settles anything.

School catchments run from 896 at Bundamba to 1,030 at Springfield Lakes. Rented dwellings run from 12% in Karana Downs to 64% in Leichhardt.

27
SUBURBS IN THIS ATLAS

$620
MIDDLE HOUSE RENT, $/WK

13
SUBURBS AT HIGH FLOOD TIER

20–47
KM FROM THE CBD

Ipswich, table 1 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Augustine Heights	4300	25.8	$1,050,000	$803,115	$690	3.8	Low	High	Bottom 25%	1036 / 933	2.8	2.8
Brassall	4305	31.5	$850,000	$630,000	$610	3.8	High	High	Bottom 25%	901 / 925	2.9	3.8
Bundamba	4304	25.8	$825,000	$657,500	$595	3.8	High	Med	Bottom 25%	897 / 896	2.6	5.1
Camira	4300	21.1	$1,005,000	$1,057,500	$680	3.7	Med	High	50–75%	983 / 971	4.8	1.6
Churchill	4305	32.9	$824,000	$674,250	$580	4.1	High	Med	Bottom 25%	910 / 938	2.8	2.6
Collingwood Park	4301	23.9	$906,900	$630,000	$675	3.9	Med	High	Bottom 25%	981 / 962	2.1	4.7
Deebing Heights	4306	35.8	$927,000	$694,000	$640	3.8	Low	High	50–75%	1035 / 996	3.7	8.1
Eastern Heights	4305	30.3	$862,000	$640,000	$580	4.0	Low	Low	Bottom 25%	980 / 938	1.9	1.7
Flinders View	4305	31.9	$881,000	$615,000	$620	3.6	Med	High	Bottom 25%	933 / 938	3.7	4.2
Goodna	4300	20.5	$820,000	$645,000	$590	4.0	High	Med	Bottom 25%	921 / 950	2.7	3.5
Ipswich	4305	31.2	$860,000	$655,000	$590	3.8	High	Low	Bottom 25%	980 / 938	1.7	0.8
Karalee	4306	22.2	$1,284,500	$892,608	$700	3.4	High	High	Bottom 25%	1041 / 925	6.4	5.6
Karana Downs	4306	21.9	$1,059,500	$765,000	$768	3.5	Med	High	Bottom 25%	1048 / 925	8.5	7.2
Leichhardt	4305	33.5	$765,000	$720,000	$550	3.8	High	Med	Bottom 25%	862 / 938	3.0	2.8
North Booval	4304	27.3	$757,000	$675,000	$560	4.4	High	Med	Bottom 25%	878 / 925	1.9	3.5
North Ipswich	4305	29.5	$780,000	$755,000	$570	4.1	High	Med	Bottom 25%	904 / 925	1.6	2.5
Raceview	4305	30.8	$860,000	$700,000	$600	3.8	Med	Med	Bottom 25%	933 / 938	2.8	3.1
Redbank	4301	21.1	$865,000	$675,000	$600	4.0	High	High	Bottom 25%	895 / 962	0.8	2.1
Redbank Plains	4301	26.6	$855,000	$706,000	$620	4.0	Med	High	Bottom 25%	920 / 933	5.3	5.9
Ripley	4306	32.7	$902,500	$782,500	$640	3.8	Med	High	50–75%	1005 / 996	4.5	6.6
Rosewood	4340	46.6	$826,000	$673,000	$590	4.0	High	Med	Bottom 25%	908 / 920	14.6	10.2
Silkstone	4304	28.9	$845,000	$580,000	$578	4.1	Med	Low	Bottom 25%	937 / 896	0.7	2.9
South Ripley	4306	34.9	$960,000	$714,044	$640	3.7	Low	High	50–75%	1025 / 996	9.7	9.7
Springfield	4300	23.3	$1,030,000	$775,000	$690	3.8	Low	High	50–75%	971 / 971	2.9	2.9

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Ipswich, table 2 of 2. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Springfield Lakes	4300	26.3	$975,000	$770,000	$680	3.9	Low	High	25-50%	1025 / 1030	1.7	1.7
Walloon	4306	38.6	$890,500	$867,795	$620	3.9	High	High	Bottom 25%	945 / 920	9.3	4.2
Yamanto	4305	34.7	$928,000	$666,500	$640	3.8	High	Med	Bottom 25%	977 / 938	1.0	4.5

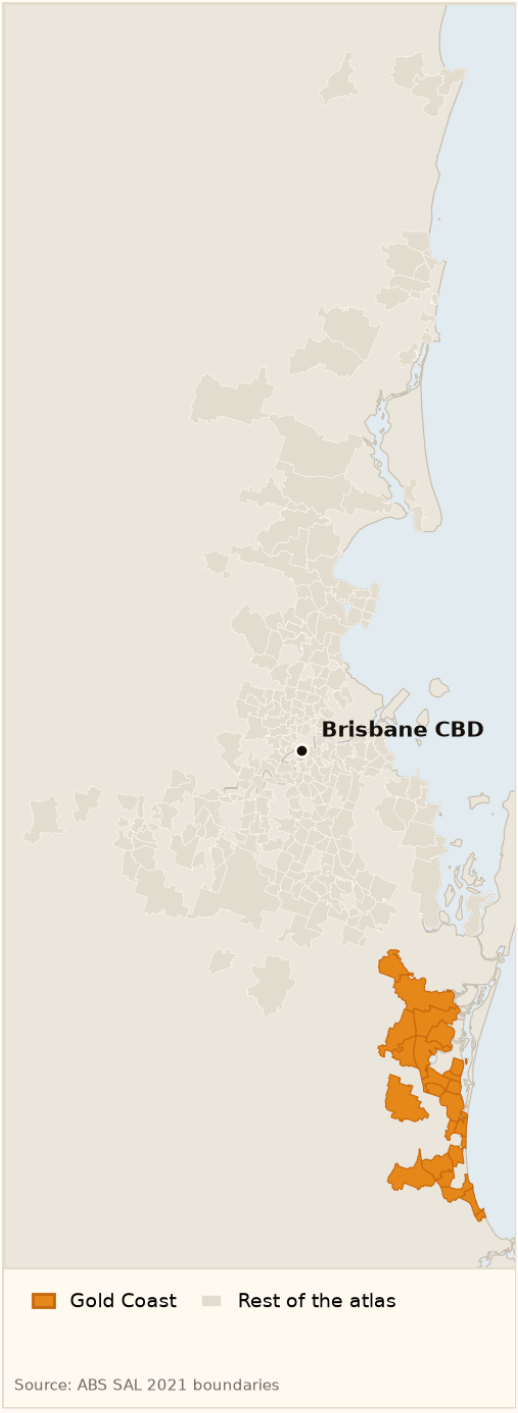
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Ipswich, names and 2021 characteristics, table 1 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Augustine Heights	Augusta SS	Redbank Plains SHS	Orion Springfield Central	Springfield Central	31	$2,484	95.4	39.9
Brassall	Brassall SS	Ipswich SHS	Riverlink Ipswich	Ipswich CBD	34	$1,408	80.1	46.7
Bundamba	Bundamba SS	Bundamba State Secondary College	Westfield Booval	Ipswich CBD	35	$1,383	83.8	41.6
Camira	Camira SS	Woodcrest State College	Forest Lake Shopping Centre	Wacol / Carole Park	38	$1,927	94.4	18.4
Churchill	Churchill SS	Bremer SHS	Yamanto Central	Ipswich CBD	34	$1,174	84.8	39.1
Collingwood Park	WoodLinks SS	Collingwood Park State Secondary College	Redbank Plaza	Redbank / Bundamba	31	$1,755	91.7	35.2
Deebing Heights	Deebing Heights SS	Ripley Valley State Secondary College	Yamanto Central	Ipswich CBD	29	$2,225	99.2	36.1
Eastern Heights	Ipswich Central SS	Bremer SHS	Westfield Booval	Ipswich CBD	45	$1,370	88.4	29.1
Flinders View	Raceview SS	Bremer SHS	Yamanto Central	Ipswich CBD	38	$1,850	95.2	29.8
Goodna	Goodna SS	Bellbird Park State Secondary College	Redbank Plaza	Redbank / Bundamba	33	$1,337	82.4	48.0
Ipswich	Ipswich Central SS	Bremer SHS	Riverlink Ipswich	Ipswich CBD	45	$1,134	67.1	55.0
Karalee	Karalee SS	Ipswich SHS	Redbank Plaza	Redbank / Bundamba	37	$2,559	98.2	13.1
Karana Downs	Mount Crosby SS	Ipswich SHS	Redbank Plaza	Redbank / Bundamba	41	$2,255	94.1	11.6
Leichhardt	Leichhardt SS	Bremer SHS	Riverlink Ipswich	Ipswich CBD	31	$1,109	91.5	63.8
North Booval	Ipswich East SS	Ipswich SHS	Westfield Booval	Ipswich CBD	33	$1,327	85.3	46.1
North Ipswich	Ipswich North SS	Ipswich SHS	Riverlink Ipswich	Ipswich CBD	38	$1,422	91.4	31.1
Raceview	Raceview SS	Bremer SHS	Westfield Booval	Ipswich CBD	35	$1,432	82.5	39.8
Redbank	Redbank SS	Collingwood Park State Secondary College	Redbank Plaza	Redbank / Bundamba	30	$1,321	67.5	55.0
Redbank Plains	Redbank Plains SS	Redbank Plains SHS	Redbank Plaza	Springfield Central	27	$1,516	85.3	57.8
Ripley	Ripley Central SS	Ripley Valley State Secondary College	Yamanto Central	Ipswich CBD	29	$1,906	91.4	41.4
Rosewood	Rosewood SS	Rosewood SHS	Yamanto Central	Amberley RAAF Base	39	$1,233	91.5	41.0

Ipswich, names and 2021 characteristics, table 2 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Silkstone	Silkstone SS	Bundamba State Secondary College	Westfield Booval	Ipswich CBD	38	$1,319	92.9	36.5
South Ripley	Ripley Valley SS	Ripley Valley State Secondary College	Orion Springfield Central	Springfield Central	27	$2,182	96.5	45.2
Springfield	Woodcrest State College	Woodcrest State College	Orion Springfield Central	Springfield Central	32	$2,176	86.8	33.3
Springfield Lakes	Springfield Lakes SS	Springfield Central SHS	Orion Springfield Central	Springfield Central	31	$2,184	96.0	43.1
Walloon	Walloon SS	Rosewood SHS	Riverlink Ipswich	Amberley RAAF Base	35	$1,815	98.0	28.5
Yamanto	Amberley District SS	Bremer SHS	Yamanto Central	Ipswich CBD	35	$1,925	96.3	31.1



COUNCIL 5 OF 8

Gold Coast

24 suburbs

24 suburbs, 41 to 87 km from Brisbane's central business district, the widest spread of any council here.

The middle yield is 4.2%, the highest of the eight councils, and high rents carry it rather than low prices. Prices run from $1,000,000 at Pimpama to $2,560,000 at Bundall, with a middle of $1,349,000, third of the eight. Bundall rents at $1,425 a week, the highest rent in this atlas. Yields run from 2.9% at Surfers Paradise to 4.6% at Nerang.

All 24 rate low for flood. No lot-level flood mapping for the Gold Coast reached our sources, so every suburb is banded off the statewide overlay. That overlay maps floodplain at a coarser grain than Brisbane City's lot-level dataset, and it does not resolve canals and creek lines. On this coastline, treat the column as unmeasured and go to the council's own mapping.

Bushfire, measured consistently statewide, puts seven of the 24 high. Rented dwellings run from 19% in Helensvale to 58% in Southport.

24
SUBURBS IN THIS ATLAS

$1,000
MIDDLE HOUSE RENT, $/WK

0
SUBURBS AT HIGH FLOOD TIER

41–87
KM FROM THE CBD

Gold Coast, table 1 of 1. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Arundel	4214	61.8	$1,322,500	$866,500	$950	4.1	Low	High	50–75%	1035 / 977	2.6	3.0
Biggera Waters	4216	62.6	$1,390,000	$850,000	$940	3.5	Low	Low	50–75%	1030 / 977	0.5	3.5
Broadbeach	4218	73.8	$1,110,000	$1,100,000	$850	3.0	Low	Low	25–50%	1082 / 1029	1.1	1.9
Bundall	4217	70.9	$2,560,000	$792,750	$1,425	3.3	Low	Low	Top 25%	1089 / 1064	3.6	1.1
Burleigh Heads	4220	81.3	$1,950,000	$1,252,500	$1,300	3.6	Low	Med	25–50%	1042 / 1032	1.1	3.4
Coomera	4209	52.2	$1,080,000	$825,500	$820	4.2	Low	High	50–75%	996 / 997	2.6	2.6
Currumbin	4223	86.8	$1,975,000	$1,067,500	$1,200	3.6	Low	High	25–50%	1017 / 1022	1.3	9.3
Helensvale	4212	57.0	$1,381,944	$804,000	$1,200	4.4	Low	Med	25–50%	1015 / 1017	2.9	5.8
Hope Island	4212	55.2	$1,775,000	$940,000	$1,250	3.9	Low	Low	25–50%	1009 / 1017	4.8	4.8
Labrador	4215	64.5	$1,315,000	$836,269	$850	4.2	Low	Low	25–50%	997 / 1031	2.1	2.2
Mermaid Waters	4218	75.4	$2,400,000	$950,000	$1,400	3.2	Low	Low	25–50%	1053 / 1029	1.6	4.3
Mudgeeraba	4213	76.4	$1,368,000	$985,000	$1,000	4.2	Low	High	25–50%	1041 / 1026	4.0	4.0
Nerang	4211	63.5	$1,130,000	$795,000	$875	4.6	Low	High	50–75%	979 / 970	3.3	4.9
Ormeau	4208	40.8	$1,137,750	$810,000	$800	4.3	Low	Med	50–75%	1005 / 996	7.8	5.1
Oxenford	4210	55.7	$1,200,000	$802,500	$900	4.2	Low	Med	25–50%	993 / 1017	4.0	6.0
Palm Beach	4221	83.8	$2,100,000	$1,230,000	$1,375	3.2	Low	Low	25–50%	1059 / 1022	2.2	6.6
Parkwood	4214	63.4	$1,330,000	$870,000	$950	4.2	Low	Med	50–75%	1035 / 977	3.4	1.5
Pimpama	4209	47.6	$1,000,000	$855,000	$775	4.3	Low	High	50–75%	1003 / 966	4.5	4.5
Robina	4226	76.0	$1,430,000	$1,017,000	$1,000	4.2	Low	Low	25–50%	1055 / 1026	1.1	1.1
Runaway Bay	4216	61.5	$1,860,000	$1,100,500	$1,195	3.5	Low	Med	50–75%	1030 / 977	0.3	5.3
Southport	4215	67.1	$1,230,000	$805,000	$890	3.5	Low	Med	50–75%	1012 / 968	1.6	2.4
Surfers Paradise	4217	71.1	$1,968,750	$865,000	$1,200	2.9	Low	Low	50–75%	1035 / 968	3.8	1.0
Upper Coomera	4209	52.1	$1,120,000	$870,000	$875	4.5	Low	High	50–75%	1026 / 964	3.9	3.9
Varsity Lakes	4227	78.6	$1,303,500	$932,900	$1,050	4.3	Low	Low	Top 25%	1065 / 1065	2.8	1.4

A dash means the figure is not published for that suburb. It does not mean zero. Rent and rental yield come from the same realestate.com.au suburb profile as the price, for houses of every size. Yield is gross, before rates, insurance, management, maintenance, vacancy and finance. **The yield is the profile's published figure and is not this row divided out.** How to read this gives a worked example. ICSEA runs on a national scale whose median is 1000 and whose standard deviation is 100 points. **The band ranks that index, not the schools. Flood tiers compare suburbs within one council only.** Each council maps flooding its own way. How to read this explains both.

Gold Coast, names and 2021 characteristics, table 1 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Arundel	Arundel SS	Coombabah SHS	Harbour Town Biggera Waters	Southport CBD / GCUH	41	$1,682	82.7	27.7
Biggera Waters	Biggera Waters SS	Coombabah SHS	Harbour Town Biggera Waters	Southport CBD / GCUH	44	$1,314	20.4	46.9
Broadbeach	Broadbeach SS	Merrimac SHS	Pacific Fair	Surfers Paradise	46	$1,419	0.3	49.5
Bundall	Benowa SS	Benowa SHS	Pacific Fair	Bundall	41	$1,957	73.6	26.0
Burleigh Heads	Caningeraba SS	Miami SHS	Stockland Burleigh Heads	Varsity Lakes	42	$1,701	39.0	33.5
Coomera	Picnic Creek SS	Foxwell State Secondary College	Westfield Coomera	Coomera / Helensvale	29	$1,930	72.8	53.7
Currumbin	Currumbin SS	Palm Beach-Currumbin SHS	The Pines Elanora	Varsity Lakes	42	$1,830	45.8	29.9
Helensvale	Helensvale SS	Helensvale SHS	Westfield Helensvale	Coomera / Helensvale	41	$2,014	81.3	19.0
Hope Island	Coombabah SS	Helensvale SHS	Westfield Coomera	Coomera / Helensvale	50	$1,934	59.4	27.4
Labrador	Labrador SS	Southport SHS	Harbour Town Biggera Waters	Southport CBD / GCUH	45	$1,188	19.0	46.4
Mermaid Waters	Miami SS	Merrimac SHS	Pacific Fair	Surfers Paradise	40	$1,766	59.5	28.8
Mudgeeraba	Mudgeeraba Creek SS	Robina SHS	Robina Town Centre	Robina	39	$1,893	78.0	23.3
Nerang	Nerang SS	Nerang SHS	Nerang Mall	Molendinar / Ashmore	40	$1,423	61.4	30.9
Ormeau	Norfolk Village SS	Ormeau Woods SHS	Beenleigh Marketplace	Yatala Enterprise Area	33	$2,067	91.0	29.7
Oxenford	Oxenford SS	Helensvale SHS	Westfield Helensvale	Coomera / Helensvale	37	$1,832	73.4	24.4
Palm Beach	Palm Beach SS	Palm Beach-Currumbin SHS	The Pines Elanora	Varsity Lakes	39	$1,721	40.9	37.0
Parkwood	Arundel SS	Coombabah SHS	Harbour Town Biggera Waters	Molendinar / Ashmore	37	$2,064	90.5	29.8
Pimpama	Gainsborough SS	Pimpama State Secondary College	Westfield Coomera	Coomera / Helensvale	29	$1,863	80.8	56.9
Robina	Robina SS	Robina SHS	Robina Town Centre	Robina	39	$1,758	54.6	33.0
Runaway Bay	Biggera Waters SS	Coombabah SHS	Runaway Bay Centre	Southport CBD / GCUH	54	$1,382	45.3	24.3
Southport	Southport SS	Keebra Park SHS	Australia Fair Southport	Southport CBD / GCUH	37	$1,268	23.8	57.9

Gold Coast, names and 2021 characteristics, table 2 of 2. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Surfers Paradise	Surfers Paradise SS	Keebra Park SHS	Pacific Fair	Surfers Paradise	42	$1,323	10.0	51.2
Upper Coomera	Highland Reserve SS	Upper Coomera State College	Westfield Coomera	Coomera / Helensvale	33	$1,991	80.8	34.2
Varsity Lakes	Varsity College	Varsity College	Robina Town Centre	Varsity Lakes	36	$1,646	42.6	43.3



COUNCIL 6 OF 8

Sunshine Coast

13 suburbs

13 suburbs, 68 to 91 km out.

Prices start at $1,070,000 at Palmview, the second highest floor of the eight councils, and reach $2,200,000 at Alexandra Headland. Yields run from 2.8% at Alexandra Headland to 4.1% at Sippy Downs. The dearest suburb and the thinnest yield are the same place.

All 13 rate low for flood, again off the statewide overlay rather than lot-level mapping.

Bushfire is the measured risk here: six suburbs high and one low.

Median age runs from 29 to 58. Rented dwellings run from 13% in Pelican Waters to 43% in Caloundra.

13
SUBURBS IN THIS ATLAS

$880
MIDDLE HOUSE RENT, $/WK

0
SUBURBS AT HIGH FLOOD TIER

68–91
KM FROM THE CBD

Sunshine Coast, table 1 of 1. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Alexandra Headland	4572	89.1	$2,200,000	$910,000	$1,100	2.8	Low	Med	25–50%	1064 / 1011	2.7	2.7
Beerwah	4519	68.4	$1,135,889	$793,500	$780	3.8	Low	High	50–75%	950 / 970	17.9	16.8
Bokarina	4575	81.9	$1,717,500	$1,200,000	$1,100	3.0	Low	Med	25–50%	1034 / 1034	4.1	1.9
Buderim	4556	87.2	$1,440,000	$857,000	$980	3.7	Low	High	25–50%	1096 / 1042	4.3	4.3
Caloundra	4551	75.3	$1,275,000	$862,500	$660	3.2	Low	Med	25–50%	1027 / 1004	0.6	1.7
Currimundi	4551	78.4	$1,240,000	$890,000	$808	3.9	Low	Med	25–50%	1035 / 1013	3.8	2.7
Landsborough	4550	73.8	$1,075,000	$816,000	$800	4.0	Low	High	50–75%	989 / 970	13.3	12.0
Maroochydore	4558	91.0	$1,300,000	$910,000	$900	3.7	Low	Med	25–50%	969 / 1011	0.4	0.4
Mooloolaba	4557	87.8	$1,883,000	$865,500	$968	2.9	Low	Low	25–50%	1064 / 1043	2.6	2.6
Mountain Creek	4557	85.6	$1,267,750	$861,500	$880	3.8	Low	High	25–50%	1055 / 1043	2.9	2.9
Palmview	4553	80.5	$1,070,000	$845,000	$800	4.1	Low	High	25–50%	1037 / 1021	8.6	5.4
Pelican Waters	4551	71.2	$1,605,000	$1,240,000	$990	3.4	Low	Med	25–50%	1015 / 1004	4.0	4.2
Sippy Downs	4556	83.2	$1,085,000	$760,000	$805	4.1	Low	High	25–50%	1042 / 1042	5.5	4.2

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Sunshine Coast, names and 2021 characteristics, table 1 of 1. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Alexandra Headland	Mooloolaba SS	Maroochydore SHS	Sunshine Plaza Maroochydore	Maroochydore CBD	47	$1,682	35.6	37.5
Beerwah	Beerwah SS	Beerwah SHS	Stockland Caloundra	Caloundra	40	$1,512	85.8	26.5
Bokarina	Kawana Waters State College	Kawana Waters State College	Kawana Shoppingworld	Birtinya / SCUH	37	$2,429	98.6	25.7
Buderim	Buderim Mountain SS	Chancellor State College	Sunshine Plaza Maroochydore	Maroochydore CBD	46	$1,729	73.3	20.7
Caloundra	Caloundra SS	Caloundra SHS	Stockland Caloundra	Caloundra	58	$980	23.6	42.6
Currimundi	Talara Primary College	Meridan State College	Stockland Caloundra	Birtinya / SCUH	45	$1,467	81.8	24.6
Landsborough	Landsborough SS	Beerwah SHS	Stockland Caloundra	Caloundra	40	$1,620	87.8	22.7
Maroochydore	Maroochydore SS	Maroochydore SHS	Sunshine Plaza Maroochydore	Maroochydore CBD	47	$1,360	37.5	42.1
Mooloolaba	Mooloolaba SS	Mountain Creek SHS	Kawana Shoppingworld	Kawana	44	$1,506	38.5	41.5
Mountain Creek	Brightwater SS	Mountain Creek SHS	Kawana Shoppingworld	Kawana	37	$1,911	77.7	36.5
Palmview	Palmview State Primary School	Palmview State Secondary College	Kawana Shoppingworld	Birtinya / SCUH	29	$2,306	92.8	24.5
Pelican Waters	Golden Beach SS	Caloundra SHS	Stockland Caloundra	Caloundra	55	$1,552	88.0	12.6
Sippy Downs	Chancellor State College	Chancellor State College	Kawana Shoppingworld	Birtinya / SCUH	33	$1,484	64.3	33.2



COUNCIL 7 OF 8

Redland

10 suburbs

10 suburbs, 18 to 42 km out.

Redland holds the widest yield band in this atlas at 1.9 points, and one suburb makes it. Russell Island is the cheapest house market in the atlas at $520,000 and the highest yielding at 5.4%. Take it out and the other nine run $1,055,000 to $1,405,000 and 3.5% to 3.9%, a band of 0.4 points.

No suburb in Redland rates low for bushfire. Five are high and five medium. Seven of the ten also rate high for flood on Redland City's mapping.

Russell Island is 42 km out and reached by ferry. Cleveland and Thornlands sit on the mainland in a different market.

Median age runs 36 to 59. Rented dwellings stay between 19% and 29%, the narrowest tenure range of any council with more than four suburbs.

10
SUBURBS IN THIS ATLAS

$780
MIDDLE HOUSE RENT, $/WK

7
SUBURBS AT HIGH FLOOD TIER

18–42
KM FROM THE CBD

Redland, table 1 of 1. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Alexandra Hills	4161	21.3	$1,055,000	$830,000	$720	3.8	Med	High	50–75%	971 / 984	3.5	2.4
Birkdale	4159	18.5	$1,300,500	$830,000	$820	3.7	High	Med	50–75%	993 / 984	3.0	3.3
Capalaba	4157	19.3	$1,103,750	$760,000	$750	3.9	Med	High	50–75%	988 / 982	2.3	2.5
Cleveland	4163	24.9	$1,300,000	$875,000	$810	3.5	High	Med	25–50%	1009 / 1026	0.8	1.7
Ormiston	4160	23.1	$1,405,000	$815,000	$850	3.5	High	Med	25–50%	1058 / 1026	2.2	3.4
Redland Bay	4165	32.9	$1,200,000	$885,000	$780	3.7	Low	High	50–75%	1011 / 965	6.8	11.7
Russell Island	4184	41.9	$520,000	$782,148	$470	5.4	High	High	50–75%	922 / 965	13.9	17.2
Thornlands	4164	25.7	$1,235,000	$825,000	$780	3.8	High	High	25–50%	1008 / 1026	3.0	3.2
Victoria Point	4165	28.9	$1,160,000	$825,000	$780	3.7	High	Med	50–75%	960 / 965	0.6	6.2
Wellington Point	4160	21.4	$1,402,500	$888,000	$850	3.6	High	Med	50–75%	1033 / 984	4.3	5.1

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Redland, names and 2021 characteristics, table 1 of 1. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Alexandra Hills	Vienna Woods SS	Alexandra Hills SHS	Capalaba Central	Cleveland / Redland Hospital	38	$1,829	93.3	21.9
Birkdale	Birkdale South SS	Wellington Point SHS	Capalaba Central	Capalaba	43	$1,903	83.9	19.0
Capalaba	Coolnwynpin SS	Capalaba State College	Capalaba Central	Capalaba	39	$1,747	77.7	25.9
Cleveland	Cleveland SS	Cleveland District SHS	Stockland Cleveland	Cleveland / Redland Hospital	51	$1,430	60.4	29.4
Ormiston	Ormiston SS	Cleveland District SHS	Stockland Cleveland	Cleveland / Redland Hospital	47	$1,913	75.6	20.2
Redland Bay	Scenic Shores SS	Victoria Point SHS	Victoria Point Shopping Centre	Beenleigh	40	$2,046	94.3	22.5
Russell Island	Russell Island SS	Victoria Point SHS	Victoria Point Shopping Centre	Yatala Enterprise Area	59	$756	98.8	25.5
Thornlands	Bay View SS	Cleveland District SHS	Victoria Point Shopping Centre	Cleveland / Redland Hospital	36	$2,218	87.3	25.9
Victoria Point	Victoria Point SS	Victoria Point SHS	Victoria Point Shopping Centre	Cleveland / Redland Hospital	49	$1,511	80.8	19.9
Wellington Point	Wellington Point SS	Wellington Point SHS	Stockland Cleveland	Cleveland / Redland Hospital	43	$2,197	89.1	20.0



COUNCIL 8 OF 8

Noosa

4 suburbs

4 suburbs, 116 to 120 km from Brisbane's central business district.

Noosa has the highest middle price of the eight councils at $1,642,500, across four suburbs. Prices run from $1,236,111 at Cooroy to $2,025,000 at Noosa Heads. Noosa Heads rents at $1,400 a week and still yields the least of the four at 2.7%. Cooroy is the cheapest and yields the most at 4.0%.

All four rate high for flood and all four rate high for bushfire. No other council here does that.

Median age runs 50 to 56, the oldest band here.

4
SUBURBS IN THIS ATLAS

$1,280
MIDDLE HOUSE RENT, $/WK

4
SUBURBS AT HIGH FLOOD TIER

116–120
KM FROM THE CBD

Noosa, table 1 of 1. Every figure's source and date is on the Sources page.

Suburb	Postcode	CBD km, straight line	Median house $	Median unit $	Rent $/week, houses	Rental yield % gross, houses	Flood council mapping, see note	Bushfire statewide mapping	School band secondary catchment, quarters of all 280	Schools ICSEA, primary / secondary	Nearest shopping centre km	Nearest job node km
Cooroy	4563	116.3	$1,236,111	$860,000	$835	4.0	High	High	25–50%	1006 / 1012	14.7	14.7
Noosa Heads	4567	119.3	$2,025,000	$1,910,000	$1,400	2.7	High	High	25–50%	1083 / 1043	4.8	4.8
Noosaville	4566	116.4	$2,012,500	$1,022,500	$1,280	3.4	High	High	25–50%	1039 / 1043	1.5	1.5
Tewantin	4565	119.6	$1,272,500	$788,000	$900	3.9	High	High	25–50%	1018 / 1043	4.0	4.0

A dash means the figure is not published for that suburb. It does not mean zero. Rent and rental yield come from the same realestate.com.au suburb profile as the price, for houses of every size. Yield is gross, before rates, insurance, management, maintenance, vacancy and finance. **The yield is the profile's published figure and is not this row divided out.** How to read this gives a worked example. ICSEA runs on a national scale whose median is 1000 and whose standard deviation is 100 points. **The band ranks that index, not the schools. Flood tiers compare suburbs within one council only.** Each council maps flooding its own way. How to read this explains both.

Noosa, names and 2021 characteristics, table 1 of 1. School columns show the state catchment, which can differ from the closest school.

Suburb	Primary school (catchment)	Secondary school (catchment)	Nearest shopping centre	Nearest employment node	Median age years, 2021	Household income $/week, 2021	Separate houses % of dwellings, 2021	Rented % of dwellings, 2021
Cooroy	Cooroy SS	Noosa District SHS	Noosa Civic	Noosa Junction / Noosaville	50	$1,289	87.8	20.0
Noosa Heads	Sunshine Beach SS	Sunshine Beach SHS	Noosa Civic	Noosa Junction / Noosaville	54	$1,843	71.7	24.2
Noosaville	Noosaville SS	Sunshine Beach SHS	Noosa Civic	Noosa Junction / Noosaville	56	$1,399	60.7	21.9
Tewantin	Tewantin SS	Sunshine Beach SHS	Noosa Civic	Noosa Junction / Noosaville	52	$1,263	82.2	25.5

BEFORE YOU ACT ON ANY OF IT

Four things a suburb table cannot answer

Every figure in this atlas describes a suburb. You are buying one property, through one structure, at one price. Here is what the table leaves open, and what we do about each one.

The table cannot	What we do
Tell you about one address. Two houses three streets apart can sit on opposite sides of a flood line or a catchment boundary.	We check flood mapping, school catchment and zoning at the address before you make an offer.
Be neutral about its bands. The data is official. Where we drew the flood, bushfire, shopping and job bands is our call.	We show the working on any band you ask about. The screen also scores Growth, which these tables leave out.
Know your situation. Income, borrowing, tax, structure and timeframe change which suburb fits.	We start with a written brief of your budget, structure and timeframe, and filter the shortlist against it. For an SMSF, trust or company, your accountant and solicitor see the structure first.
Value a property. A suburb median is not the price of a house.	Before an offer, we compare the property against recent sales of similar houses nearby.

WHO DOES THE WORK

Led by an award-winning accountant who became a buyer's agent



Tony Nam

DIRECTOR · LICENSED REAL ESTATE AGENT · CPA

Tony leads every East Point purchase: search, due diligence, offer strategy, negotiation and settlement. He runs each one the way he ran a set of accounts, with the price, the risk and the case for every offer written down before a client commits.

Before East Point he spent 15 years in accounting, finance and real estate, including Nestlé and its Nespresso business, inside the Fortune Global 100. He graduated from Macquarie University, and in 2025 Accounting Times named him Corporate Accountant of the Year – Retail.



Ranna Im

DATA & STRATEGY · CPA

Ranna built the East Point Framework and the data behind this atlas. She graduated from UNSW and spent her career in finance at Fortune Global 100 companies.

QLD LREA 4479755 · CPA Australia 9800778 · ABN 67 691 448 558 · Level 18, 324 Queen Street, Brisbane

IF YOU WANT TO GO FURTHER

You do not need to have picked a suburb

Book a 30-minute Methodology Walk-through. It is free and commits you to nothing. Bring a suburb from these tables if one has your attention, or bring none. We run the East Point Framework against what you are actually buying and show you what we would check before an offer. You leave knowing whether we are any use to you.

Bring three things

1. Your budget.
2. What you are buying through: yourself, an SMSF, a trust or a company.
3. Your timeframe, and any suburbs you are weighing.

Book a Methodology Walk-through

30 minutes · free

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Every figure here has a source and a date (page 52). Where our numbers and the published ones disagree, we show both (page 51). General information only. See Important, page 52.

NOTES

Conditions on two columns

Two columns in this atlas do not behave the way the rest do. None of it is a gap in the data. Each one tells you something about the suburb or about the mapping.

Flood tiers compare suburbs within one council only

Each council maps flooding differently. Brisbane City publishes it lot by lot. Logan, Ipswich and Redland publish overlays. The Gold Coast, Sunshine Coast, Moreton Bay and Noosa have only the statewide Queensland Floodplain Assessment Overlay, which is coarser, was completed in 2013, and is superseded wherever a council has since done detailed modelling.

The two instruments give different spreads. Brisbane City's lot-level dataset covers 128 suburbs and rates 37 low, 58 medium and 31 high. The statewide overlay covers 79 suburbs and rates 74 of them low. Compare Bulimba against Bardon. Do not compare it against Southport.

Albany Creek and Ferny Hills have no tier at all. Brisbane's lot-level mapping reaches one lot in each, which is too small a sample to rate a suburb on.

The rental yield is not this row divided out

In 255 of the 280 suburbs here the published yield is higher than the price and rent in the same row produce, by 0.29 points in the middle case. Acacia Ridge prints 3.9%, and $600 a week on $975,000 is 3.20%.

The structural reason is that the two figures count different houses. The price is a median of houses that sold over twelve months. The rent is a figure for houses let now. Those are two different sets of houses in two different periods, so dividing one by the other does not describe either of them.

One explanation can be tested on these 280 rows, and it is worth seeing how far it gets. Where few homes are rented, the houses that do rent are a small and unrepresentative part of the suburb, so the rent median can sit low against the sale median and the division understates the yield. The direction holds. In the quarter of suburbs with the fewest rented homes, 6% to 24%, the gap runs 0.32 points. In the quarter with the most, 43% to 71%, it runs 0.25. But that whole effect is 0.07 points against a median gap of 0.29, so it accounts for a small part of it and no more.

Beyond that we do not know. The profile does not publish how it works the yield out, and we would rather say so than invent a reason. We print the published figure, and the price and the rent beside it, so you can see the difference instead of taking ours on trust.

The eight measures were collected at different times

Census figures are from 2021. Price, rent and rental yield come off one profile read on one day, so those three share a date for each suburb. The Sources page carries the date for each dataset.

REFERENCE

Sources and dates

Every figure comes from a public source. Price, rent and rental yield come off one realestate.com.au page per suburb, read on the same day. The dataset list and the day each suburb was read are in our working file and available on request.

Source	What it covers	As at
Government	ABS 2021 Census. Queensland Department of Education school catchments and ACARA ICSEA. Council and state flood mapping. Queensland Fire Department bushfire mapping.	Census 2021 · catchments 2026 · bushfire 2017
Market	Median price, rent and rental yield from realestate.com.au suburb profiles (PropTrack data), read by hand.	October 2026
East Point analysis	Distance to the nearest major shopping centre and employment node, calculated from public location lists.	September to October 2026

Every column is filled for all 280 suburbs.

Important

This atlas is general information about South East Queensland suburbs. It is not tax, legal or financial advice. It is not personal advice, a recommendation to buy or sell, or a valuation, and it does not take account of your objectives, financial situation or needs. Figures come from the public sources listed earlier with the date each was collected. They can change without notice and may contain errors. Seek advice from a licensed professional before acting, and for a purchase through a self-managed super fund, trust or company take advice on the structure first. East Point Property Buyers Agency Pty Ltd · Australian Business Number 67 691 448 558.

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