

Land valuation update 2024

Queensland perspective

In March 2024, Queensland landowners across 20 local government areas (LGA) will receive new land valuations, issued by the Queensland Valuer-General, Laura Dietrich.

This will result in more than 675,000 valuation notices issued across these LGAs covering 712,000 km² across Queensland.

The date of valuation is 1 October 2023 and the valuations will take effect from 30 June 2024.

These land valuations reflect property market changes since the LGAs were last valued.

The Valuer-General is supported in their work by the State Valuation Service who has a team of almost 140 expert valuers throughout Queensland. They gather on-the-ground information, as well as undertake desktop assessments and research property sales since the last valuation. Further information about land valuations is provided at

www.qld.gov.au/landvaluation.

City of Moreton Bay

Overview of 2024 land valuation

For the City of Moreton Bay, the revaluation included 161,982 properties, with a total value of \$84,451,783,500, an overall increase of 36 per cent since the last valuation issued in 2022.

Property market changes within the City of Moreton Bay LGA are being driven by:

- Major infrastructure projects, including upgraded railway stations at Dakabin and Morayfield and Burpengary,
- Expansion of the University of the Sunshine Coast, Petrie Campus,
- Interstate/overseas buyers and investment,
- Population increases, and
- Changes to local and state government planning schemes,

Total value by land use

Land type	Value	Percentage of total land value
Commercial	\$2,515,832,100	3.0%
Industrial	\$2,963,979,400	3.5%
Primary Production	\$957,414,600	1.1%
Single Unit Residential	\$57,060,784,000	67.6%
Multi-Unit Residential	\$3,844,555,000	4.6%
Rural Residential	\$16,536,098,300	19.6%
Other	\$573,120,100	0.7%
LGA total	\$84,451,783,500	100.0%*

*The sum of percentages may not equal 100 per cent due to rounding.

Residential land

There has generally been a moderate to significant increase in median values within the residential market sectors of the City of Moreton Bay since the last valuation. The overall median value for residential land in the City of Moreton Bay is \$415,000, an increase of 31.8 per cent.

The table below shows the changes in median value of residential land in the City of Moreton Bay.

Locality	Previous median value (as at 1/10/2021)	New median value (as at 1/10/2023)	Change in median value	Number of properties ¹
Albany Creek	\$445,000	\$530,000	19.1%	5,088
Arana Hills	\$410,000	\$490,000	19.5%	2,355
Banksia Beach	\$380,000	\$510,000	34.2%	2,841
Beachmere	\$255,000	\$345,000	35.3%	1,448
Bellara	\$320,000	\$415,000	29.7%	1,276
Bellmere	\$202,500	\$305,000	50.6%	1,828
Bongaree	\$345,000	\$450,000	30.4%	2,440
Bray Park	\$330,000	\$430,000	30.3%	3,673
Brendale	\$320,000	\$385,000	20.3%	194
Burpengary	\$255,000	\$345,000	35.3%	3,630
Burpengary East	\$225,000	\$310,000	37.8%	1,837
Caboolture	\$212,500	\$295,000	38.8%	7,794
Caboolture South	\$205,000	\$285,000	39.0%	2,692
Cashmere	\$425,000	\$550,000	29.4%	835
Clontarf	\$370,000	\$445,000	20.3%	2,899
D`Aguilar	\$212,500	\$285,000	34.1%	355
Dakabin	\$285,000	\$385,000	35.1%	1,197
Dayboro	\$290,000	\$405,000	39.7%	397
Deception Bay	\$227,500	\$365,000	60.4%	6,011
Donnybrook	\$210,000	\$370,000	76.2%	331
Eatons Hill	\$390,000	\$490,000	25.6%	2,038
Elimbah	\$202,500	\$335,000	65.4%	64
Everton Hills	\$445,000	\$510,000	14.6%	2,079
Ferny Hills	\$415,000	\$500,000	20.5%	2,942
Godwin Beach	\$260,000	\$365,000	40.4%	165
Griffin	\$290,000	\$375,000	29.3%	3,904
Joyner	\$345,000	\$450,000	30.4%	1,034
Kallangur	\$280,000	\$400,000	42.9%	6,625
Kippa-Ring	\$320,000	\$410,000	28.1%	3,063
Kurwongbah	\$300,000	\$405,000	35.0%	121
Lawnton	\$325,000	\$425,000	30.8%	2,083

Mango Hill	\$325,000	\$425,000	30.8%	4,042
Margate	\$380,000	\$455,000	19.7%	2,485
Meldale	\$405,000	\$530,000	30.9%	56
Morayfield	\$212,500	\$300,000	41.2%	6,861
Mount Glorious	\$182,500	\$400,000	119.2%	81
Mount Mee	\$197,500	\$265,000	34.2%	74
Mount Nebo	\$195,000	\$430,000	120.5%	121
Murrumba Downs	\$350,000	\$455,000	30.0%	3,133
Narangba	\$280,000	\$370,000	32.1%	6,739
Newport	\$440,000	\$600,000	36.4%	2,678
Ningi	\$280,000	\$405,000	44.6%	1,087
North Lakes	\$335,000	\$435,000	29.9%	6,805
Petrie	\$315,000	\$425,000	34.9%	2,927
Redcliffe	\$395,000	\$495,000	25.3%	2,762
Rothwell	\$310,000	\$390,000	25.8%	2,249
Samford Village	\$500,000	\$650,000	30.0%	228
Sandstone Point	\$285,000	\$415,000	45.6%	1,400
Scarborough	\$470,000	\$590,000	25.5%	2,564
Strathpine	\$320,000	\$415,000	29.7%	3,687
Toorbul	\$245,000	\$430,000	75.5%	457
Upper Caboolture	\$207,500	\$310,000	49.4%	933
Warner	\$350,000	\$455,000	30.0%	3,571
White Patch	\$550,000	\$660,000	20.0%	75
Woodford	\$295,000	\$340,000	15.3%	582
Woody Point	\$415,000	\$500,000	20.5%	1,306
Woorim	\$410,000	\$555,000	35.4%	722

¹ Table includes localities with a minimum of 50 properties as residential land use.

Explanatory notes:

- The residential market within all suburbs and towns increased in value, with many localities having significant increases.

Rural residential land

The table below shows the changes in median value for rural residential land in the City of Moreton Bay.

Previous median land value at 1/10/2021	New median land value at 1/10/2023	Change in median value	Number of properties
\$415,000	\$620,000	49.4%	24,351

Explanatory notes:

- The rural residential market throughout the City of Moreton Bay increased with some significant increases to various properties.

Other land uses

The table below shows the total value of land uses (other than residential and rural residential land), in the City of Moreton Bay.

Land use category	Previous total land value at 1/10/2021	New total land value at 1/10/2023	Change in total land value (%)	Number of properties
Commercial	\$1,990,987,980	\$2,515,832,100	26.4%	1,376
Industrial	\$1,913,259,100	\$2,963,979,400	54.9%	1,886
Primary Production	\$505,524,500	\$957,414,600	89.4%	762
Multi-Unit Residential	\$2,919,897,500	\$3,844,555,000	31.7%	2,473
Other	\$417,758,000	\$573,120,100	37.2%	219

Explanatory notes:

- Commercial land recorded a moderate increase due to population growth drivers and strong interstate and local interest.
- The commercial market is impacted by the expansion associated with the final North Lakes commercial subdivision and new local developments throughout the suburban hubs.
- Industrial land recorded a significant increase due to strong demand for warehousing, self-storage, and distribution centres. Reduced supply is also leading to uplift in values.
- Primary Production land recorded a significant increase due to competing pressures in the rural homesite market, strong commodity prices and lifestyle factors.
- Multi-Unit Residential land recorded a significant increase due to population growth drivers, rental demand, and competing pressures from the residential market. Increase construction costs are limiting new supply in some areas.
- Other land recorded a significant increase due to population growth drivers and strong interstate interest in englobo development land and opportunities.

More information

To view the valuation roll display listing for the City of Moreton Bay, you can:

- see [land valuations online](#)
- visit the Department of Resources, Level 4, 33 King Street, Caboolture during business hours until 30 June 2024.