

MARKET OUTLOOK

NEWPORT

Newport combines the appeal of bayside living with exceptional connectivity, offering easy access to nearby centres, efficient transport links, and a wealth of contemporary waterfront amenities.

02
Connectivity, Employment
& Education

04
Infrastructure

05
Population &
Demographics

06
Residential Analysis

07
Rental Analysis

Prepared exclusively for

Traders In Purple

January 2026

CONNECTIVITY, EMPLOYMENT AND EDUCATION

Newport is fast emerging as one of the Moreton Bay region's most sought-after addresses, offering an enviable balance of coastal tranquillity and urban connectivity.

The suburb is just 35 kilometres from Brisbane's CBD, with efficient road links via the Bruce Highway and the Gateway Motorway. Public transport is well-served, with the nearby Kippa-Ring station providing direct rail access to Brisbane, reducing commute times and enhancing appeal for professionals and families.

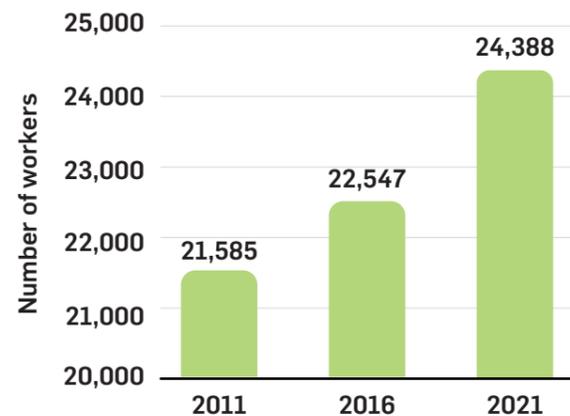
Within the suburb, thoughtfully designed walking and cycling paths link residents to parks, schools, and shopping destinations, fostering a strong sense of community. The vibrant waterfront and marina precincts offer boating, dining, and boutique retail experiences, while Newport Marketplace on Lakeview Promenade delivers everyday convenience with a curated mix of retail, lifestyle, medical, and dining options.

Major retail hubs within North Lakes and Redcliffe are within a short drive, providing supermarkets, specialty stores, and entertainment facilities. Health services are close at hand, with Redcliffe Hospital and planned expansions in the Moreton Bay region improving healthcare access. Education options are plentiful, with a range of public and private schools nearby, as well as the emerging university precinct at Petrie.

Newport's combination of strong transport links, walkable local amenity, and easy access to employment centres positions it well for sustained demand. The suburb's connectivity to Brisbane and the Sunshine Coast, coupled with its coastal lifestyle offering, supports both capital growth potential and rental appeal.

GROWTH IN WHITE COLLAR WORKERS

Newport Catchment



Source: ABS Census 2021
Note: Newport Catchment consists of Scarborough-Newport, Redcliffe, Margate-Woody Point, Clontarf and Rothwell-Kippa-Ring SA2s

EMPLOYMENT

As Queensland's newest city, Moreton Bay is experiencing significant population growth and greater employment opportunities. Newport's connectivity to Caboolture, wider Moreton Bay and Brisbane allows for greater employment opportunities, with white collar workers seeing significant growth.

The Queensland Government has allocated additional funding to expand the Metro North Hospital and Health Service workforce to 21,681 full-time equivalents (FTE) to meet increasing health care needs in Moreton Bay LGA. This will be a significant boost to population and the existing health care workforce in the region.

MAJOR EMPLOYMENT SECTORS

Newport Catchment

| | Proportion of Total Employment |
|---------------------------------|--------------------------------|
| Health Care & Social Assistance | 19% |
| Construction | 11% |
| Retail Trade | 10% |
| Education & Training | 9% |

Prepared by Urbis; Source: ABS Census 2021
Note: Newport Catchment consists of Scarborough-Newport, Redcliffe, Margate-Woody Point, Clontarf and Rothwell-Kippa-Ring SA2s

EDUCATION

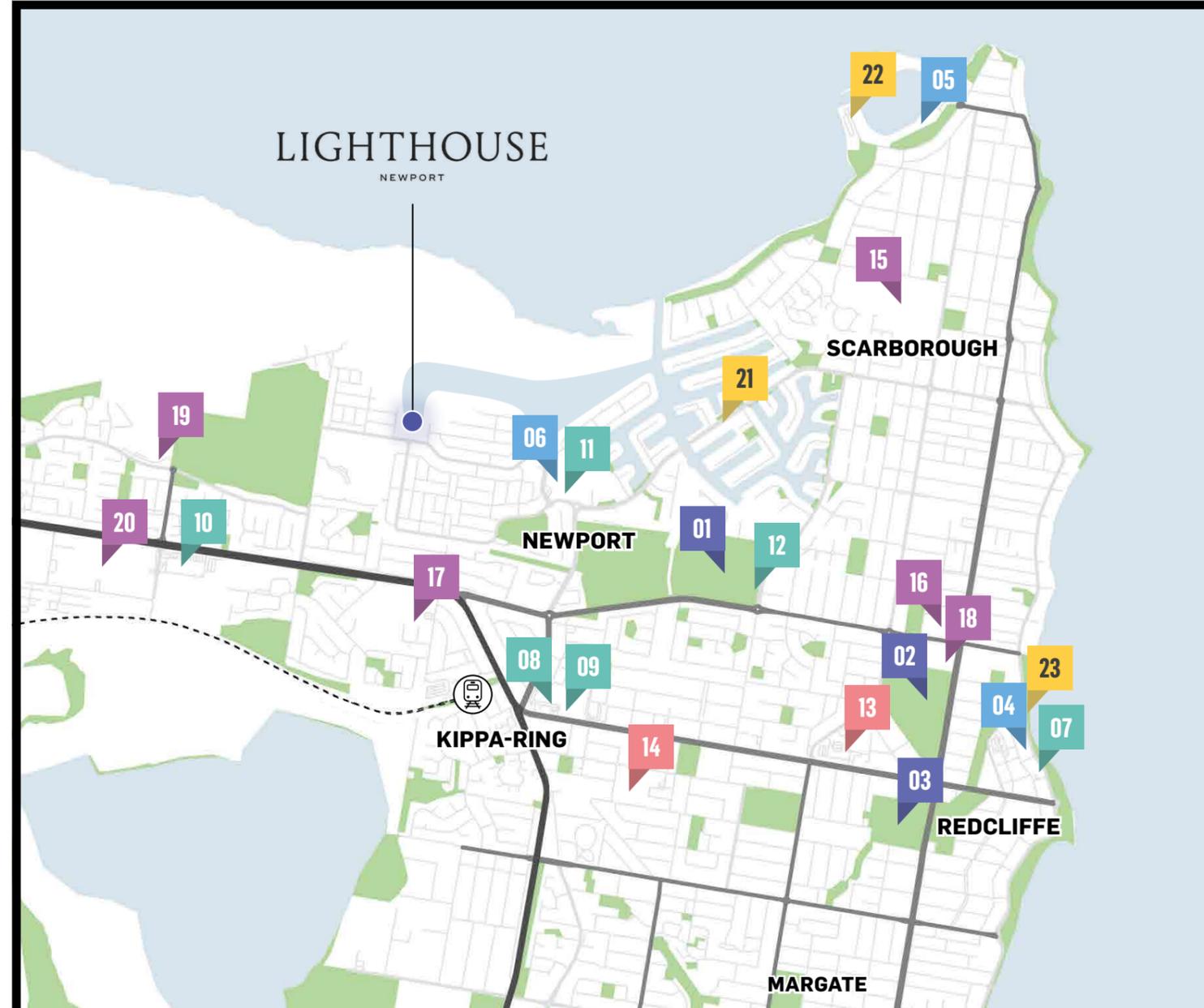
Numerous primary and secondary schools are located in proximity to the Newport Catchment. These include Redcliffe State High School, Southern Cross Catholic College Scarborough, Deception Bay State High School, Mueller College and Grace Lutheran College.

LOCAL SCHOOLS

| | Public | Private |
|-------------------|--------|---------|
| Primary Schools | 5 | 3 |
| Secondary Schools | 3 | 4 |

Prepared by Urbis; Source: Queensland Government School Directory, 2025. Universities Australia, 2025. University of the Sunshine Coast, 2025.

THERE ARE ALMOST 6,000 TERTIARY STUDENTS ENROLLED WITHIN MORETON BAY UNIVERSITY CAMPUSES.



LEGEND

- Subject Site
- Train Station

ENTERTAINMENT

- 01. Kayo Stadium
- 02. Redcliffe Showgrounds
- 03. Redcliffe Racecourse

DINING

- 04. Redcliffe Beach Dining Precinct
- 05. Scarborough Marina Dining Precinct
- 06. Newport Marketplace Dining

RETAIL

- 07. Redcliffe Markets
- 08. Peninsula Fair Shopping Centre
- 09. Kippa-Ring Shopping Centre

- 10. Bunnings Warehouse Rothwell
- 11. Newport Marketplace
- 12. Coles Redcliffe

HEALTH

- 13. Redcliffe Hospital
- 14. Peninsula Private Hospital

EDUCATION

- 15. Southern Cross Catholic College Scarborough
- 16. TAFE Queensland Redcliffe Campus

- 17. Hercules Road State School
- 18. Redcliffe State High School
- 19. Mueller College
- 20. Grace Lutheran College

WATER ACCESS

- 21. Newport Marina
- 22. Scarborough Marina
- 23. Redcliffe Jetty

INFRASTRUCTURE

Moreton Bay is undergoing major infrastructure spending across numerous sectors as the city grows including transport, sport, entertainment and education, as well as supporting the broader South East Queensland ahead of the 2032 Olympic and Paralympic Games.



BRISBANE OLYMPIC AND PARALYMPIC GAMES 2032

The 2032 Olympic and Paralympic Games are set to deliver a major economic boost to South East Queensland, placing the

region firmly in the global spotlight, elevating its profile, driving investment and infrastructure growth. With most events to be staged in new or upgraded venues across the region, South East Queensland is poised to strengthen its international reputation and drive long-term economic growth.

As part of this transformation, Newport will benefit from a major legacy project on its doorstep with the new Moreton Bay Indoor Sports Centre at Petrie. Proposed as the venue for the Games' boxing events, the Centre will have capacity for up to 10,000 spectators. Beyond 2032, it is expected to host other significant indoor sports competitions, providing an enduring community and economic benefit for the area.



SCARBOROUGH HARBOUR MASTERPLAN

\$3.9 Million (Planning)
Refurbishment of the Scarborough Harbour will create opportunities for tourism and marine

industries, with plans for a barge between Moreton Island and the Redcliffe Peninsula.



THE MILL AT MORETON BAY PDA

\$95 Million (Ongoing)
Redevelopment of the former paper mill site into a mixed-use precinct with shared use community facilities,

including sport and recreation, open space, public areas, commercial and retail. The site will also include the new Moreton Bay Indoor Sports Centre, a proposed venue for the 2032 Games, with capacity for up to 10,000 spectators.



UNIVERSITY OF THE SUNSHINE COAST MORETON BAY CAMPUS

\$100 Million (Completed late 2024)
Located within The Mill, the newly completed Stage 2 of the University of the Sunshine Coast will support anticipated growth in the region, with estimates of 10,000 students enrolled and more than 100 degrees on offer by 2035.



MORETON BAY TAFE CENTRE OF EXCELLENCE

\$60 Million (Planning)
Construction of a new TAFE campus at Petrie to commence in 2026 with a manufacturing focus, strengthening the Moreton Bay region's billion-dollar manufacturing industry.



NORTH HARBOUR MARINA AND MARINE INDUSTRY PRECINCT

(Planning)
The North Harbour Marina is part of a broader mixed-use marine industry precinct proposed for the Caboolture River area, designed to create a major boating and waterfront destination in South East Queensland. The project aims to deliver a full-service marina with berths for a range of vessel sizes, vessel repair facilities, associated commercial spaces, as well as retail offerings, public waterfront access, and integration with surrounding open space and parklands.



REDCLIFFE HOSPITAL EXPANSION

\$1.5 Billion (ongoing)
By 2030, works are expected to deliver 210 extra beds, expansion of medical imaging, pharmacy and pathology, additional operating theatres, Emergency Department treatment spaces and birthing suites, and endoscopy, outpatient consult and diagnostic rooms. The construction is anticipated to create over 2,500 jobs.

DEMOGRAPHICS AND POPULATION

The Newport Catchment's resident population is projected to grow by 1.8% per annum over the next 20 years, adding around 27,500 people by 2041. With an average household size of 2.3 people, this growth will require close to 600 new dwellings each year.

The area has a significant ageing population, with the proportion of downsizers and retirees expected to increase steadily. This will continue to drive demand for low-maintenance dwellings, like apartments, located close to amenities and lifestyle features.

At the same time, the Catchment will see growth in young adults and young families, with an additional 6,050 people in these groups by 2041. Many are likely to seek rental housing in new developments that offer space, convenience and strong connections to the surrounding community.

The Newport Catchment has a balanced mix of household types, with similar proportions of couples, families and lone-person households, as well as a comparable split between owners, mortgage holders and renters. The growing proportion of residents living in apartments suggests ongoing demand of low-maintenance living options across all demographic groups

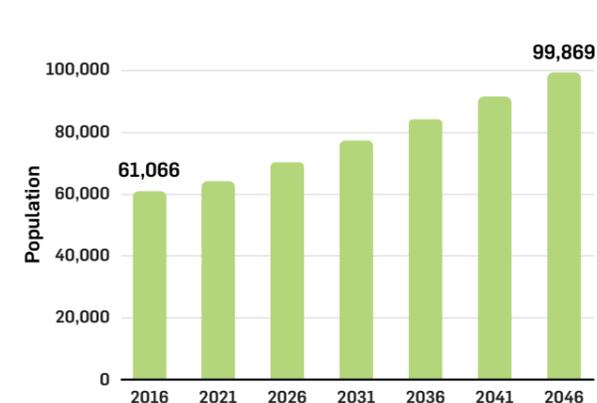
A GROWING POPULATION WILL SEE A NEED FOR AN ADDITIONAL 598 DWELLINGS ANNUALLY.

DWELLING DEMAND

| | |
|--|---------------|
| Population growth 2021–2041 | 27,501 |
| New residents per annum | 1,375 |
| Dwellings needed for incoming population | 598 |

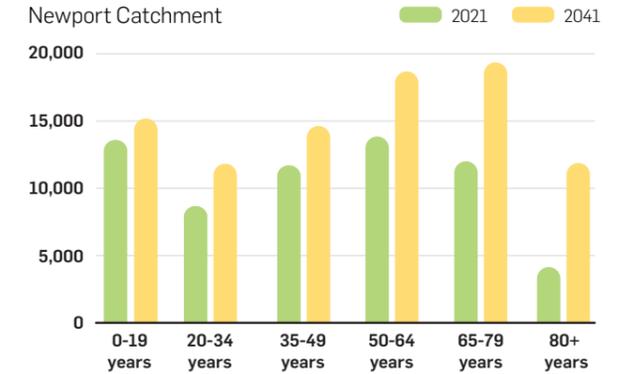
Prepared by Urbis; Source: QGSO
Newport Catchment includes: Scarborough-Newport, Redcliffe, Margate-Woody Point, Clontarf and Rothwell-Kippa-Ring SA2s

POPULATION HISTORIC AND PROJECTED GROWTH



Source: QGSO
Catchment includes: Scarborough-Newport, Redcliffe, Margate-Woody Point, Clontarf and Rothwell-Kippa-Ring SA2s

AGE GROUP CHANGES



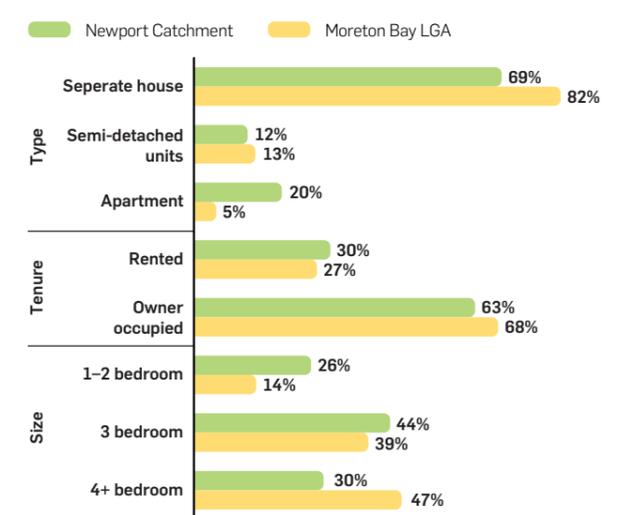
Source: QGSO
Newport Catchment includes: Scarborough-Newport, Redcliffe, Margate-Woody Point, Clontarf and Rothwell-Kippa-Ring SA2s

WHO LIVES IN THE NEWPORT CATCHMENT?

| | Newport Catchment | Moreton Bay LGA |
|--------------------------------|-------------------|------------------|
| People | | |
| Average age | 45.1 | 39.3 |
| Average household income | \$95,500 | \$110,400 |
| White collar workers | 67.9% | 67.1% |
| Born overseas | 24.1% | 21.9% |
| Household | | |
| Couple family with no children | 28.7% | 28.4% |
| Family with children | 34.9% | 45.6% |
| Lone person household | 32.4% | 22.0% |

Source: ABS Census 2021

DWELLING TYPES



Source: ABS Census 2021

RESIDENTIAL MARKET

Median apartment sale prices in Newport have grown 14.8% per annum over the past 10 years, with median house prices increasing by only 4.6% per annum over the same period, illustrating the high premiums paid for new apartments across the suburb.

Dwelling delivery across the area is slowing, and with demand for 598 new dwellings per annum over the next 20 years, it is clear that supply is not keeping pace. Lower development activity, coupled with projected population growth, will continue to widen the demand-supply imbalance and place upward pressure on prices.

The Newport Catchment has experienced robust price growth in recent years. Since 2020, house prices have risen at an average of 16.1% per annum, reflecting sustained demand. Apartments have also performed strongly, supported by the delivery of high-quality projects, with 18% of sales achieving prices above \$1 million, a clear indicator of the market's appetite for well-located, highly liveable homes.

MEDIAN PRICE COMPARISON

| | Newport | Newport Catchment | Moreton Bay LGA | Newport Premium |
|-------|---------|-------------------|-----------------|-----------------|
| Unit | \$1.55m | \$720k | \$627k | 147% |
| House | \$1.3m | \$915k | \$880k | 48% |

Source: Pricefinder
Catchment includes: Scarborough, Newport, Redcliffe, Margate, Woody Point, Clontarf, Rothwell and Kippa-Ring *2025 to date

CATCHMENT PROPERTY MARKET



Source: Pricefinder
Catchment includes: Scarborough, Newport, Redcliffe, Margate, Woody Point, Clontarf, Rothwell and Kippa-Ring

Newport itself is achieving a clear premium over the wider catchment, reflecting the suburb's strong appeal. With a median unit price of \$1,550,000, Newport's values are more than double those of the broader area. This is underpinned by rapid growth of 14.8% over the past 12 months and an average of 17.1% per annum over the past five years.

These trends point to a sustained period of strong pricing, with demand likely to remain high for liveable and connected apartments.

MEDIAN UNIT PRICE GROWTH IN NEWPORT RECORDED 14.8% OVER 12 MONTHS.

UNIT PRICE GROWTH

| | 1yr growth | 2yr growth | 5yr growth | 10yr growth |
|-----------------|------------|------------|------------|-------------|
| Newport | 14.8% | 15.5% | 17.1% | 14.8% |
| Catchment | 7.5% | 13.4% | 11.4% | 6.6% |
| Moreton Bay LGA | 9.0% | 15.4% | 11.7% | 5.9% |

Source: Pricefinder
Catchment includes: Scarborough, Newport, Redcliffe, Margate, Woody Point, Clontarf, Rothwell and Kippa-Ring

RENTAL MARKET

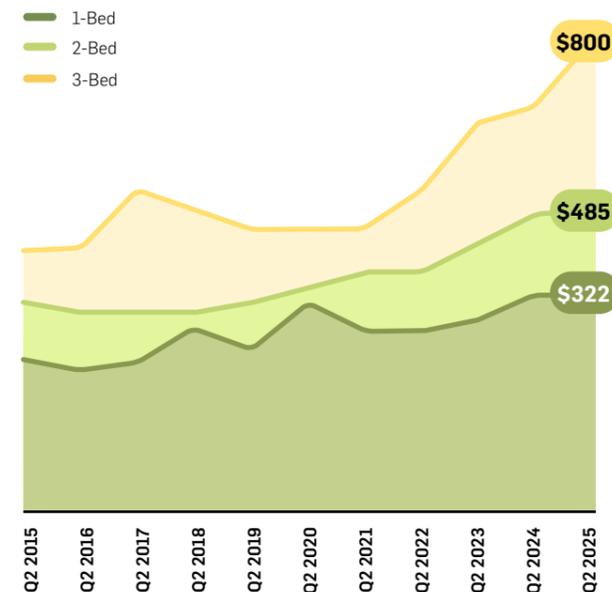
South East Queensland has experienced strong rental growth and declining vacancy rates for several years. The current housing crisis is keeping demand for rental properties high, and Newport and its surrounding catchment are no exception. With its bayside location, accessibility to Brisbane, and solid investment potential, the area remains a sought-after destination for renters.

New and near-new apartments are achieving strong premiums over older, established stock. Three-bedroom apartments are commanding a significant premium of around \$200 per week. As at the end of June 2025, there were 630 three-bedroom bonds held which is the highest number recorded since data collection began.

Across the 4020 postcode, short-term median weekly rental growth has been robust. Over the past two years, annual growth has been at least 7.2%, with larger apartments seeing the most pronounced increases. Two-bedroom apartments have shown the most consistent growth, averaging 7.6% per annum over the past five years. Three-bedroom apartments have demonstrated significant growth over the same period, recording 12.2% growth per annum, with strong rental growth likely to continue. This pattern reflects high demand for larger apartment product types.

Residential vacancy in the postcode is currently at 0.8%, an extremely low level. This sharp disconnect between supply and demand is creating a highly competitive rental market and continuing to place upward pressure on prices.

MEDIAN WEEKLY RENTS FOR APARTMENTS



Source: RTA at Q2 2025
Postcode 4020: Newport, Redcliffe, Redcliffe North, Scarborough

MEDIAN RENT COMPARISON

| | | | |
|-------|-------------------|-------|-------------|
| 2-bed | Newport Catchment | \$485 | 8% Premium |
| | Moreton Bay LGA | \$450 | |
| 3-bed | Newport Catchment | \$800 | 45% Premium |
| | Moreton Bay LGA | \$550 | |

Prepared by Urbis; Source: RTA at Q2 2025 Postcode 4020: Newport, Redcliffe, Redcliffe North, Scarborough
Catchment: figures are averages of postcodes 4019, 4020, 4021

DEMAND REMAINS STRONG FOR RENTAL PROPERTIES ACROSS THE CATCHMENT WITH RISING RENTS AND A DECLINING VACANCY RATE.

NEW APARTMENT RENTAL PREMIUM

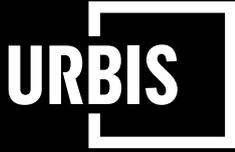
| | Established market | New & near market | Premium for new & near new product |
|-------|--------------------|-------------------|------------------------------------|
| 1-Bed | \$322 | \$455 | \$133 |
| 2-Bed | \$485 | \$850 | \$365 |
| 3-Bed | \$800 | \$1,000 | \$200 |

Source: RTA at Q2 2025, realestate.com.au
Postcode 4020: Newport, Redcliffe, Redcliffe North, Scarborough
Correct at time of writing, October 2025

RESIDENTIAL VACANCY RATE



Source: SQM at September 2025
Postcode 4020: Newport, Redcliffe, Redcliffe North, Scarborough



This publication was prepared by Urbis Ltd on the instruction, and for the sole use and benefit of Traders in Purple for the purpose set out in the publication and not for any other purpose or use. The publication is not suitable for use by, may not be relied on by and may not be provided to any other party without the specific approval of Urbis Ltd. All opinions, estimates, forecasts, projections, conclusions and recommendations and underlying assumptions contained in the publication (Content) are made and expressed by Urbis in good faith, in the reasonable belief they are correct and not misleading as at the date of the publication. These are made and expressed as at the date of this publication on the basis of and in reliance on the data and information sourced by Urbis from reputable third party suppliers and the instructing party and after taking account of reasonably foreseeable circumstances and events. The Content may be affected by data and information arising, or unforeseen risks, events or circumstances occurring, after the date of this publication, the likelihood and effect of which is not capable of prior assessment. The Content may be affected by known risks, events or circumstances the impact of which is not capable of assessment as at the date of the publication. Achievement of the Content will also depend, among other things, on the action of others. It should be noted that past performance is not necessarily a reliable indication of future performance. The effects (both directly and indirectly) of the COVID-19 pandemic on economic conditions and the resulting uncertainty in markets is impacting the Australian real estate market with market conditions changing daily. The extent of its impact and how long it will last is unknown. This publication assumes (unless otherwise stated) the COVID-19 pandemic has not materially impacted the Content. However, as at the date of this publication we consider there is a significant level of market uncertainty (including as a result of the COVID-19 pandemic) and the Content may change (or may have changed) significantly and unexpectedly over a relatively short period of time (including as a result of factors of which Urbis could not have reasonably been aware as at the publication date). Clearly the COVID-19 pandemic and its impact is an important risk factor you must carefully consider when making any decisions regarding assets or business activities to which this publication relates. Any Content addressing the impact of the COVID-19 pandemic on the asset(s) and any business operations to which the publication relates or the Australian economy more broadly is (unless otherwise specifically stated in the publication) unsupported by specific and reliable data and information and must not be relied on. Urbis has made all reasonable efforts and inquiries it believes necessary in preparing the publication but has not independently verified the data and information on which it has relied (unless otherwise stated) and is not responsible for confirming the completeness or accuracy of such data and information. Urbis accepts no responsibility for the accuracy or completeness of any such data and information and is not, to the extent permitted by law, liable to any person for loss or damage as a result of any error in the Content attributable to such errors or omissions in the data or information, including in or as a result of its reliance on data and information provided by the instructing party or another person, other than errors or omissions made by Urbis acting recklessly. The information and data is subject to change without notice and Urbis is under no obligation to update the information or data or correct any Content which may change over time. This publication and its content do not represent financial or other professional advice and should not be regarded as such. It has been prepared without taking account your financial situation, investment objectives or any other specific needs or requirements. Before acting on any information in this publication, you should fully consider the appropriateness of the information, having regard to your objectives, financial or taxation situation and needs and, if necessary, seek appropriate professional advice. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, this publication (and any part of it) may not, in any form or by any means (electronic or mechanical), be reproduced, recorded, introduced into or stored in a retrievals system, transmitted or copied (including photocopied) or otherwise up loaded to the worldwide web without the prior written permission of Urbis. Enquires should be addressed to the publishers.