

Suburbs of Opportunity

The M Series – Munruben

Munruben is a semi-rural community covering an area of 12.5 square kilometres. Munruben falls within the Munruben – Park Ridge South Statistical Area which covers 20.8 square kilometres.



Munruben is home to Wearing Park, which is a large recreation and nature reserve which runs west from the Mount Lindsay Highway. The park contains a children's playground, basketball half court, skateboard facility and picnic area.

Economy and Employment

The Munruben – Park Ridge South Employment Zone is small, with just 397 jobs. The largest industry of employment is construction (125 jobs) followed by administrative and support services (58), transport, postal and warehousing (52 jobs), and public administration and safety (30 jobs).¹

Population

At the time of the last Census, Munruben was home to 2,871 people, which was an increase of 62 people from the 2011 Census. With no new residential development currently proposed for Munruben, its population is expected to remain relatively stable over the years ahead.

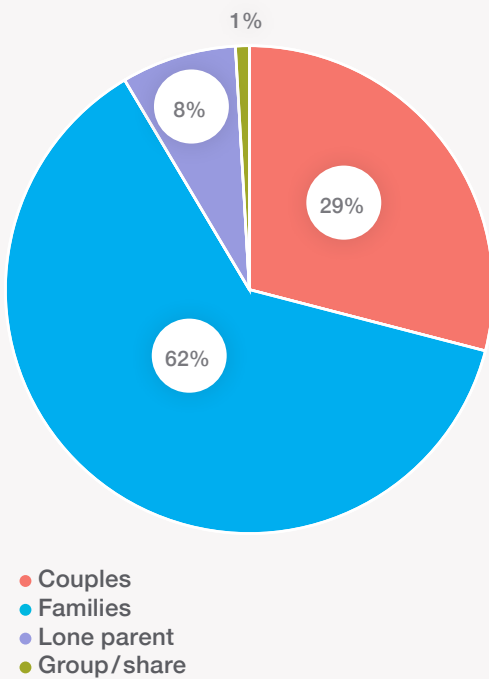
Demographics

As with many semi-rural communities, all dwellings in Munruben's are detached houses. The majority (72%) of these houses have four or more bedrooms.

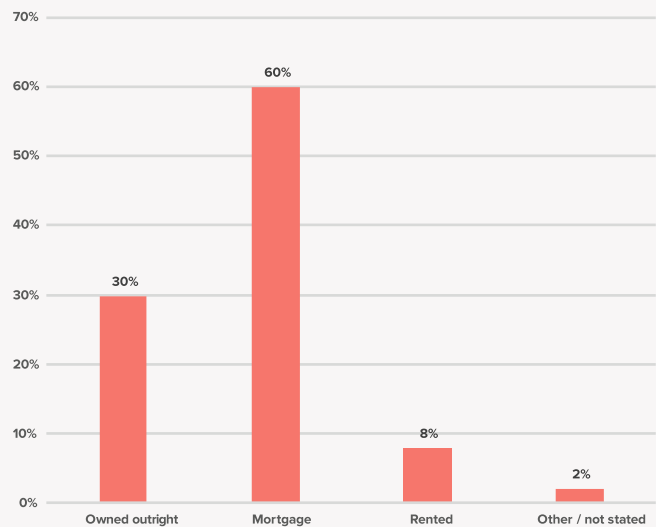
Rates of home-ownership in Munruben are high, with 90% of all dwellings occupied by households who are paying off a mortgage (60%) or own their homes outright (30%). Consequently, the suburb's rental market is small, accounting for only 8% of all dwellings.²

The suburb is primarily populated by families who make up 62% of all households, followed by couples (29%), single-person (8%) and group/share households (1%). The suburb's median age sits at 40, which is 6 years older than the median age of the broader Logan population.

Munruben – Household Composition



Munruben – Household Tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census – February 2019

Munruben's population is typically affluent with the median weekly personal, family and household incomes all higher than those recorded throughout the City of Logan. At the time of the last Census, the median weekly personal income was \$729 per week (\$94 higher than Logan), the family income was \$1,973 per week (\$427 higher than Logan) and the combined household income was \$2,024 (\$608 higher than Logan).

The suburb's working population is employed mainly in technical and trades occupations (22%), clerical and administrative roles (16%) and professional occupations (12%).

The median monthly mortgage repayment in Munruben was recorded at \$1,950 which is 13% higher than the Logan median.

Residential Market Fundamentals

Munruben's housing market has recorded solid growth over the past five years with its median house price growing at an average of 4.6% per annum. For the year ended December 2018 the median house price sat at \$610,000. Over the past five years, the total growth in Munruben's median house price has been 20.8%, or \$105,000. Across all sales made since 2014 an average block size of 7,850m² was recorded. Homes within the suburb are tightly held with an average of only 32 sales per annum.

¹ Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014/2015 National Input Output Tables and June 2017 Gross State Product.

² 2% of dwellings with tenure type "other/not stated"