

Suburbs of Opportunity

The S Series – Stockleigh

Stockleigh covers an area of 16.7 square kilometres and falls within the Logan Village Statistical Area, which covers a total area of 74.3 square kilometres. Stockleigh is a small rural-residential suburb with just 200 homes.

Image courtesy of Logan City Council



The suburb is bordered to the north by the Logan River and is one of a handful of the city's last remaining rural communities.

Economy and Employment

Stockleigh falls within the Logan Village employment zone which provides 1,545 jobs. The largest employment industry is construction (484 jobs), followed by manufacturing (149 jobs), retail trade (139 jobs) and transport, postal and warehousing (129 jobs).¹

Construction is underway on the \$48 million upgrade of the Waterford-Tamborine Road from Logan Village to Yarrabilba, which is due for completion in late 2019. The

project is jointly funded by Economic Development Queensland and the State Government. The project is expected to reduce travel times, improve safety and cater for future traffic growth by providing improved public and active transport facilities.² This project will directly benefit the Stockleigh community.

Population

At the time of the last Census, Stockleigh was home to 765 people which was an increase of only 70 people from the previous Census in 2011. The suburb's population is expected to remain stable over the coming years, with no plans in place for future development within the suburb.

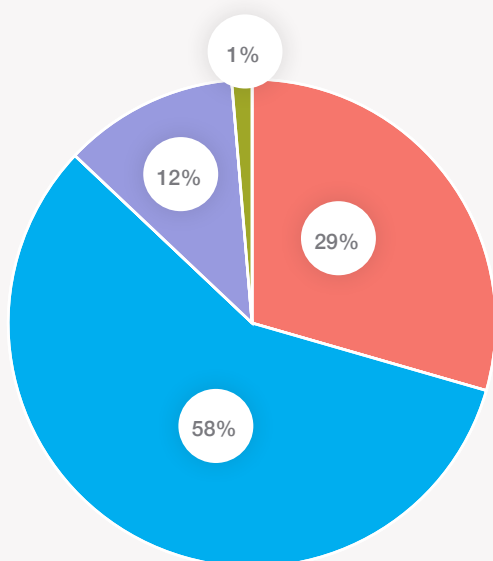
Demographics

The dwelling landscape of Stockleigh is comprised entirely of detached houses. Most homes in the suburb are large, 62% have four or more bedrooms.

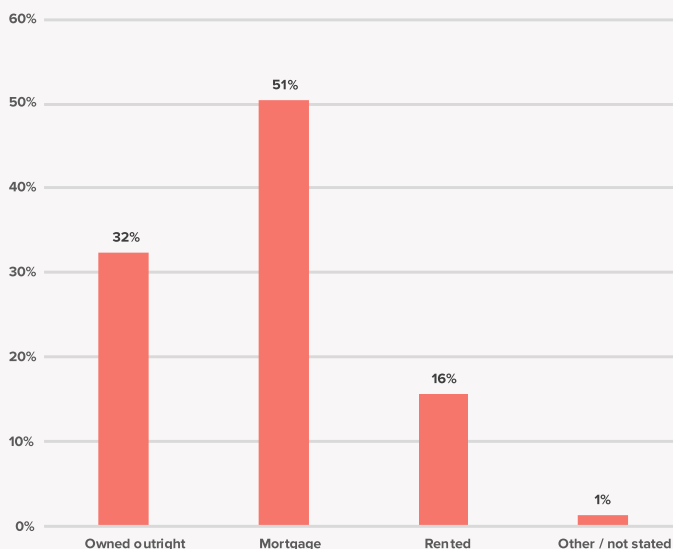
Families are the dominant household type in the suburb making up 58% of all households. Couple households account for a further 29%, and single-person and group/share households make up 12% and 1% respectively.

83% of homes in Stockleigh are occupied by homeowners. Of this, 51% are paying off their homes and 32% own their homes outright. Consequently, the rental market in Stockleigh is relatively small, with just 16% of homes occupied by renters.³

Stockleigh – Household Composition



- Couples
- Families
- Lone parent
- Group / share



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Stockleigh's population are typically high income-earners with the median family and household weekly incomes higher than those recorded for the City of Logan. The median weekly family income of \$1,859 is \$349 higher than the Logan median and the median weekly household income of \$1,861 is \$445 per week higher. However, the median weekly personal income of \$613 is \$22 per week lower than the Logan median of \$635.

Residential Market Fundamentals

Stockleigh's housing market has recorded solid growth, with median prices rising by an average of 3.7% per annum since 2014. For the year

ended December 2018, Stockleigh's median house price was \$590,000. Stockleigh is only a small market so it is unsurprising that sales volumes have been low over recent years, averaging 10 sales per annum. Across all sales made since 2014, the average block size was 29,500m².

In 2016 a new rural-residential subdivision was released to the market, which resulted in a small volume of activity across the suburb's vacant land market. For the year ended December 2018 the median price for a vacant block of land in Stockleigh was recorded at \$342,000. Since 2016, across all vacant land sales, an average block size of 5,950m² has been recorded.

1 Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2015/2016 National Input Output Tables and June 2017 Gross State Product – January 2018

2 Queensland Government – Department of Transport and Main Roads – February 2019

3 1% of dwellings with tenure type "other/not state"