

# Suburb Statistics Report

Caboolture QLD 4510

Prepared on 11 Nov 2025

Griffin National Real Estate  
Mob: 07 3888 3666  
Email: [info@griffinnational.com.au](mailto:info@griffinnational.com.au)





Area Profile

Caboolture, QLD

The size of Caboolture is approximately 68.7 square kilometres. It has 69 parks covering nearly 17.8% of total area. The population of Caboolture in 2016 was 26433 people. By 2021 the population was 29534 showing a population growth of 11.7% in the area during that time. The predominant age group in Caboolture is 0-9 years. Households in Caboolture are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Caboolture work in a labourer occupation. In 2021, 54.50% of the homes in Caboolture were owner-occupied compared with 48.60% in 2016.

	House	Unit	Land
Average Tenure Period	9.1 years	8.6 years	-
Total Dwellings	10,059	1,541	1,792
Total New Listings	501	82	-
Median Value	\$831,322	\$543,690	-
Total Properties Listed	565	92	-

Market Trends

House: Market Trends

623

Properties Sold  
(12 Months)

9.1

Average Tenure Period  
(Years)

\$570/w

Median Asking Rent  
(12 Months)

501

New Sale Listings  
(12 Months)

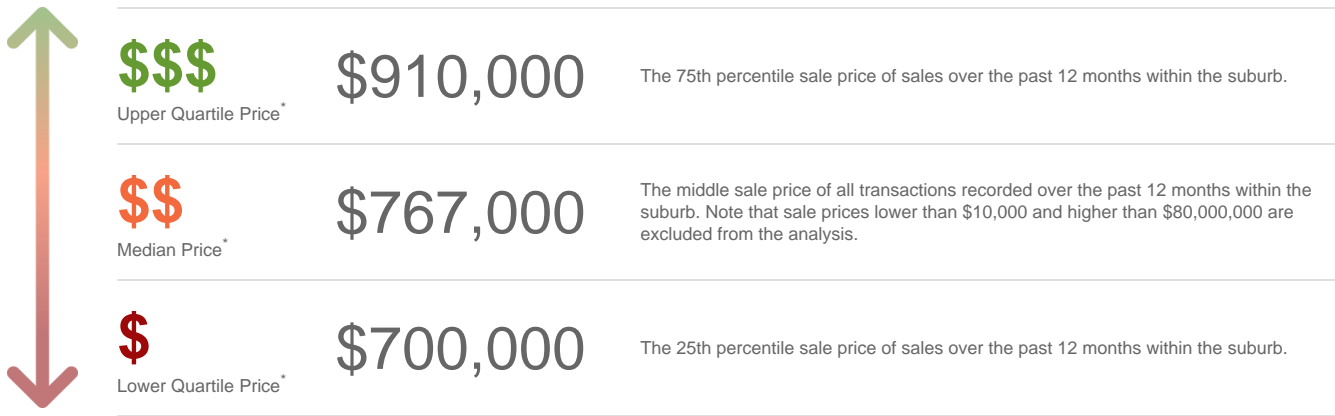
23

Days on Market  
(12 Months)

733

Rental Rate Observations  
(12 Months)

House: Median Price Quartiles

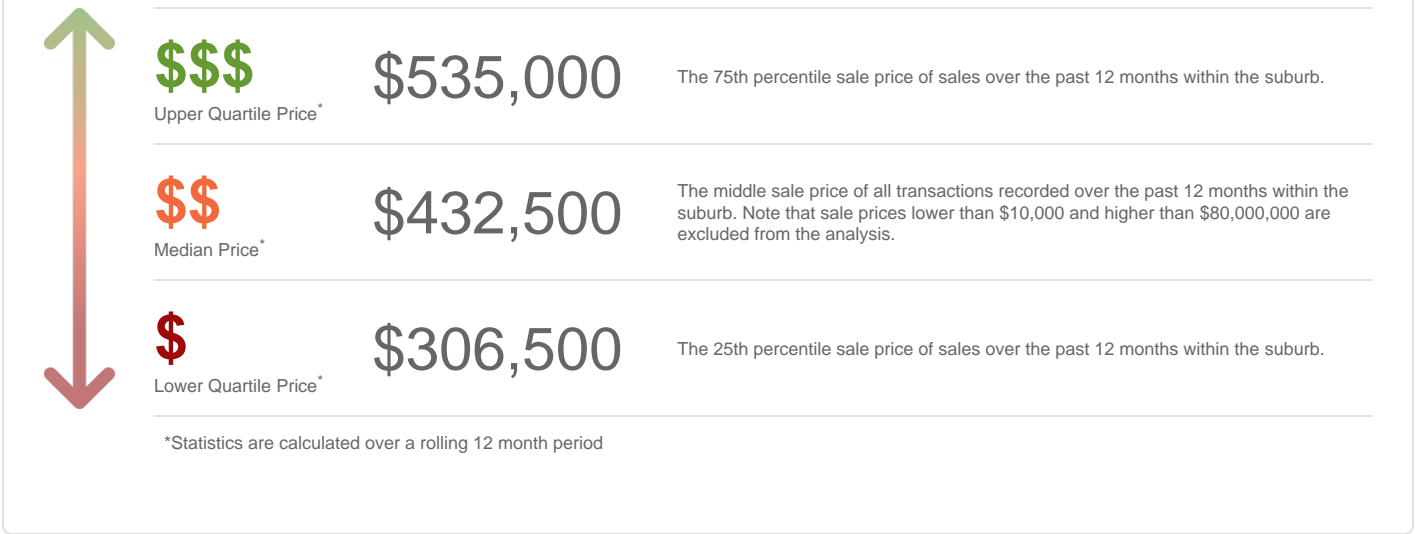


\*Statistics are calculated over a rolling 12 month period

Unit: Market Trends



Unit: Median Price Quartiles








Land: Market Trends

81 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$515,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Median Value

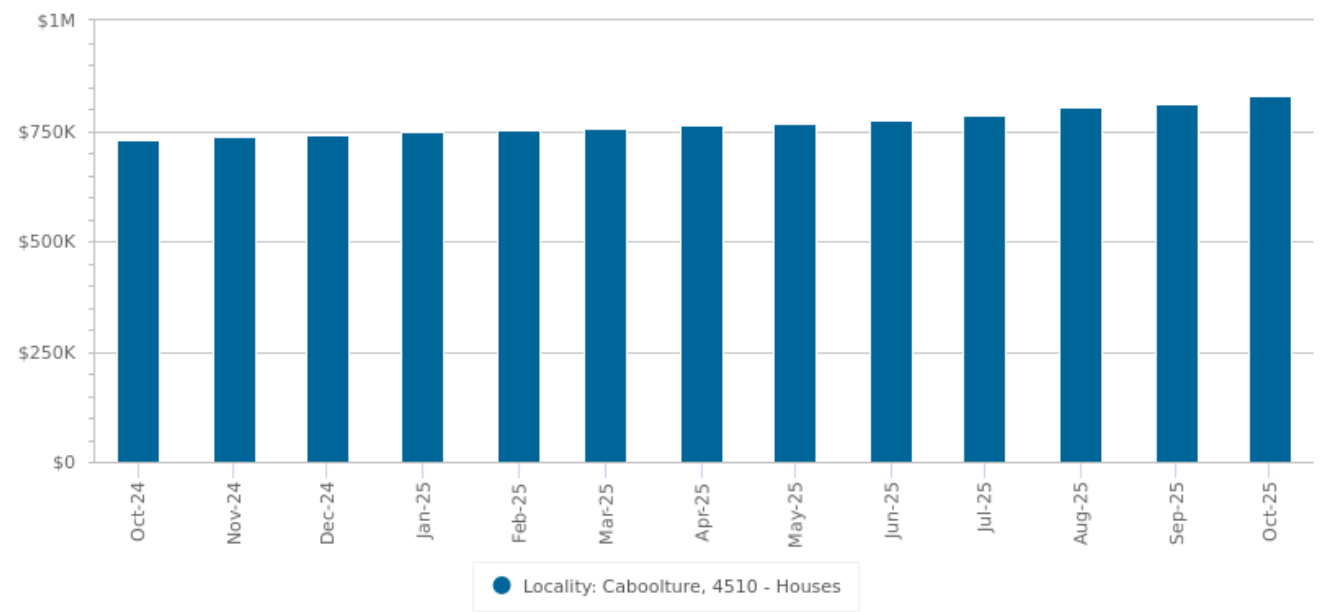
House: Recent Median Value

\$831K

Oct 2025

	Caboolture
Nov 2024	\$738,403
Dec 2024	\$740,128
Jan 2025	\$749,346
Feb 2025	\$750,062
Mar 2025	\$757,230
Apr 2025	\$761,972
May 2025	\$767,577
Jun 2025	\$774,114
Jul 2025	\$783,614
Aug 2025	\$802,636
Sep 2025	\$812,076
Oct 2025	\$831,322

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

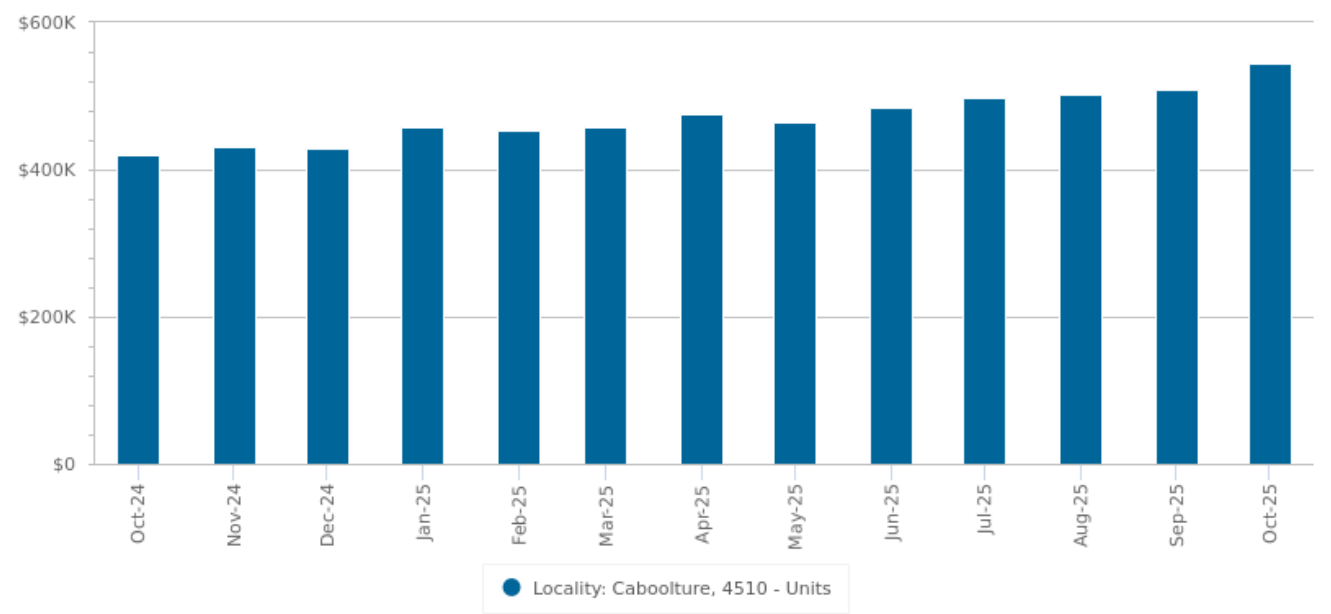
Unit: Recent Median Value

**\$544K**

Oct 2025

	Caboolture
Nov 2024	\$430,713
Dec 2024	\$429,221
Jan 2025	\$457,693
Feb 2025	\$452,666
Mar 2025	\$458,503
Apr 2025	\$476,519
May 2025	\$464,041
Jun 2025	\$483,933
Jul 2025	\$497,822
Aug 2025	\$502,874
Sep 2025	\$508,385
Oct 2025	\$543,690

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

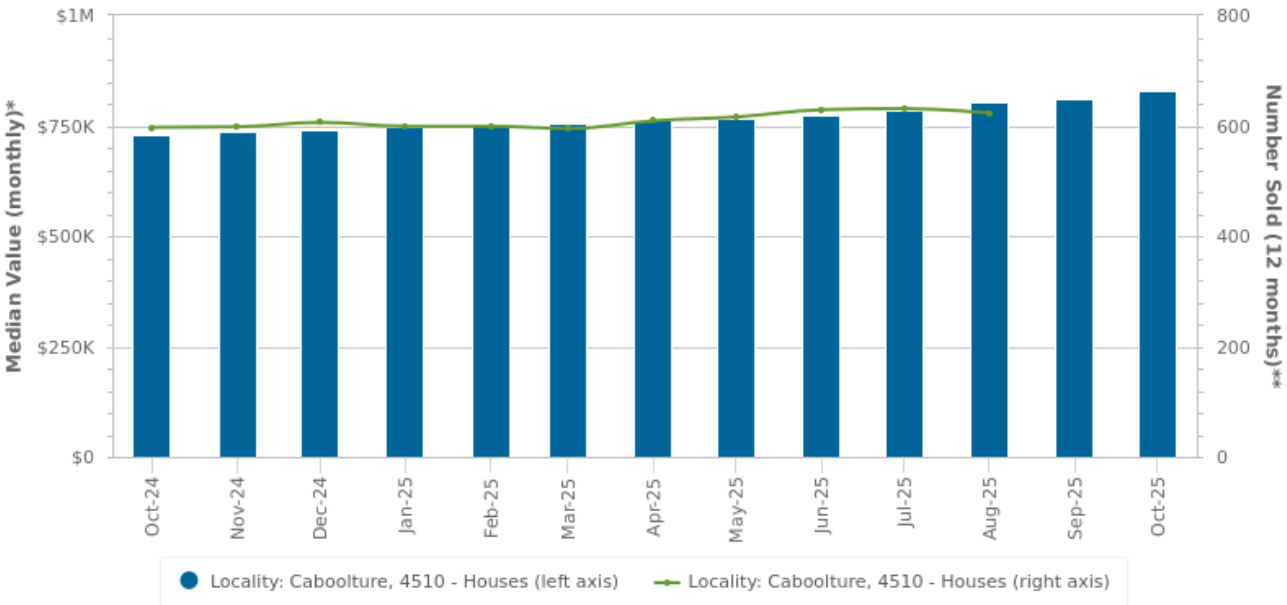
623

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$738,403	598
Dec 2024	\$740,128	606
Jan 2025	\$749,346	599
Feb 2025	\$750,062	599
Mar 2025	\$757,230	595
Apr 2025	\$761,972	609
May 2025	\$767,577	616
Jun 2025	\$774,114	629
Jul 2025	\$783,614	631
Aug 2025	\$802,636	623
Sep 2025	\$812,076	-
Oct 2025	\$831,322	-

Statistics are calculated over a rolling 12 month period



\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period



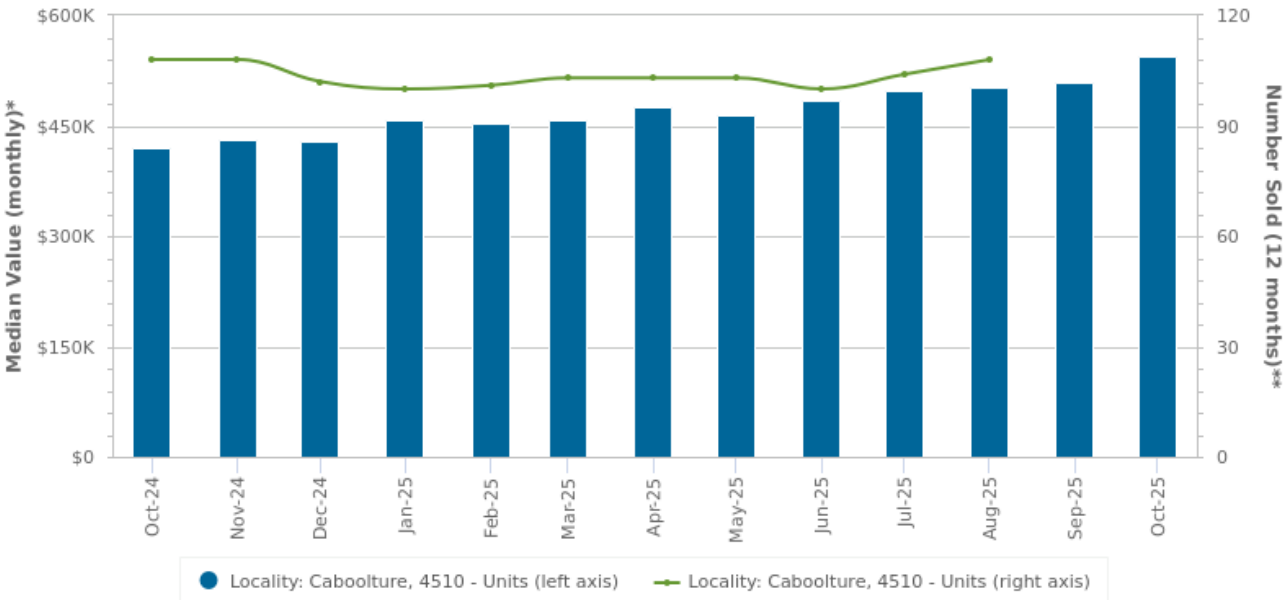
108

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$430,713	108
Dec 2024	\$429,221	102
Jan 2025	\$457,693	100
Feb 2025	\$452,666	101
Mar 2025	\$458,503	103
Apr 2025	\$476,519	103
May 2025	\$464,041	103
Jun 2025	\$483,933	100
Jul 2025	\$497,822	104
Aug 2025	\$502,874	108
Sep 2025	\$508,385	-
Oct 2025	\$543,690	-

Statistics are calculated over a rolling 12 month period



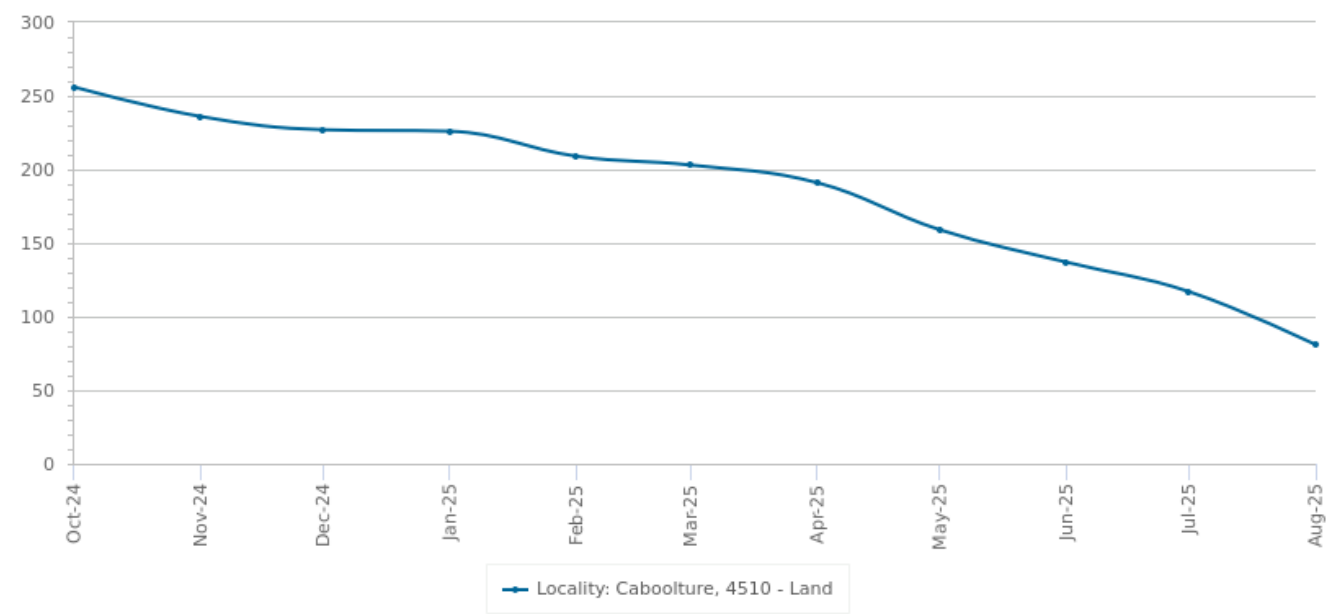
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

81  
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	262
Oct 2024	-	256
Nov 2024	-	236
Dec 2024	-	227
Jan 2025	-	226
Feb 2025	-	209
Mar 2025	-	203
Apr 2025	-	191
May 2025	-	159
Jun 2025	-	137
Jul 2025	-	117
Aug 2025	-	81

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

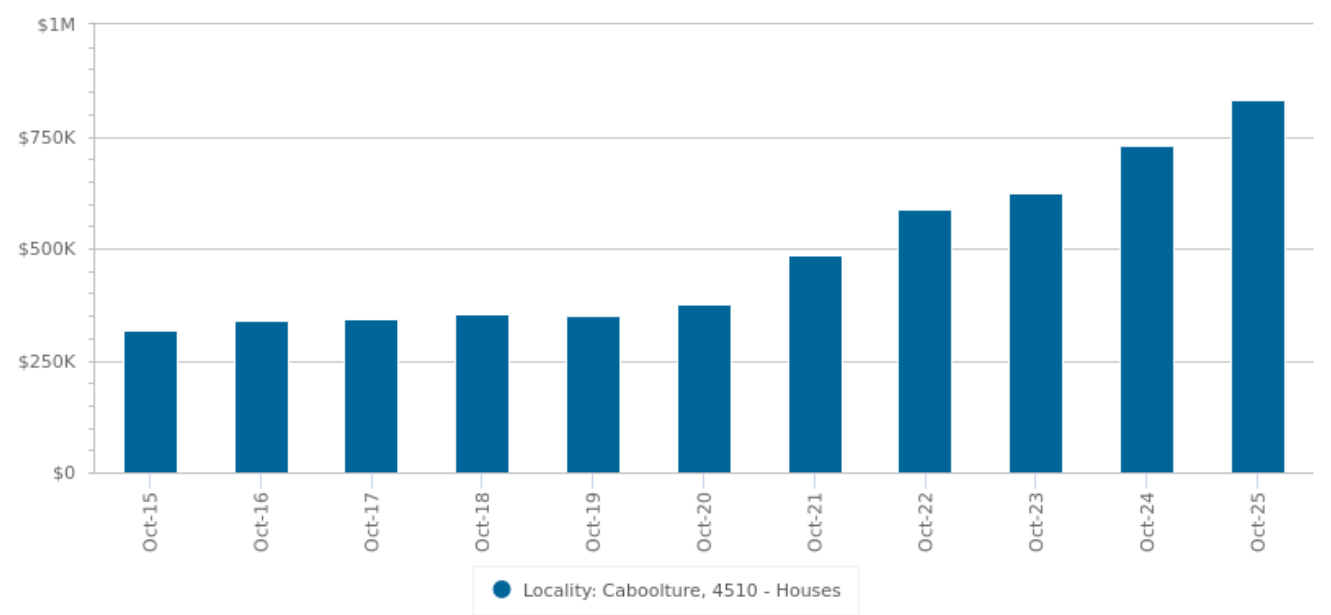
House: Median Value

\$831K

Oct 2025

	Caboolture
Oct 2016	\$340,999
Oct 2017	\$342,184
Oct 2018	\$354,785
Oct 2019	\$351,172
Oct 2020	\$375,464
Oct 2021	\$486,713
Oct 2022	\$587,554
Oct 2023	\$624,918
Oct 2024	\$730,122
Oct 2025	\$831,322

Statistics are calculated at the end of the displayed month



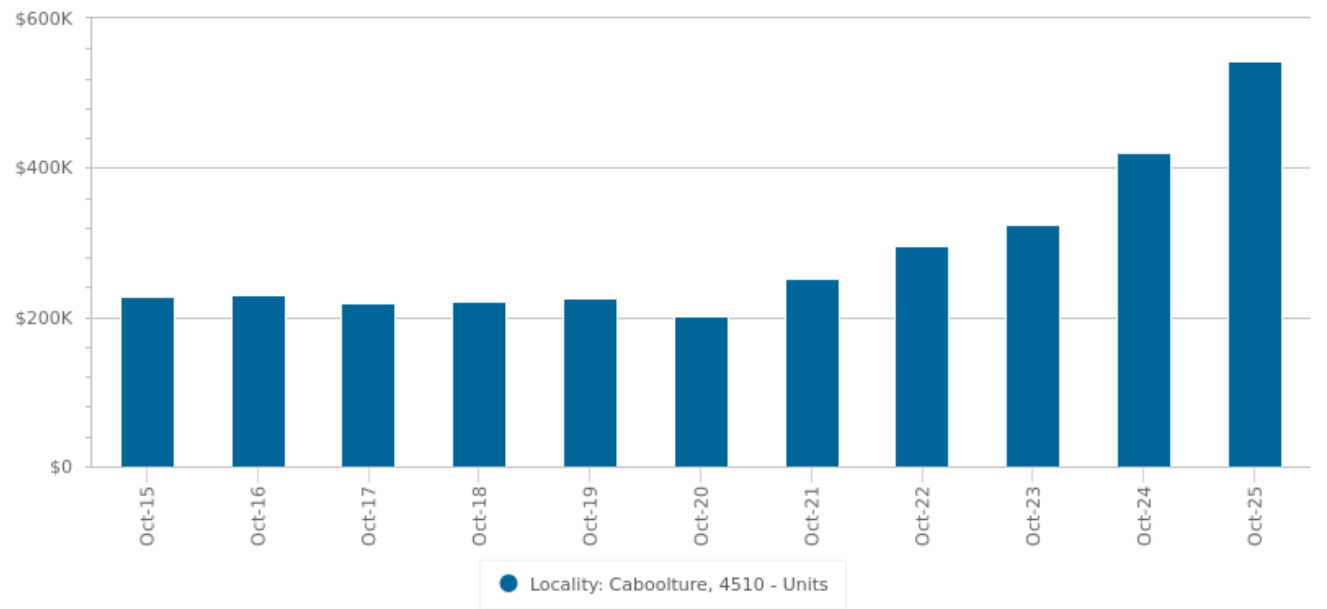
Statistics are calculated at the end of the displayed month

Unit: Median Value

**\$544K**  
Oct 2025

	Caboolture
Oct 2016	\$229,716
Oct 2017	\$218,767
Oct 2018	\$221,242
Oct 2019	\$224,962
Oct 2020	\$202,160
Oct 2021	\$251,372
Oct 2022	\$295,346
Oct 2023	\$324,688
Oct 2024	\$419,671
Oct 2025	\$543,690

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

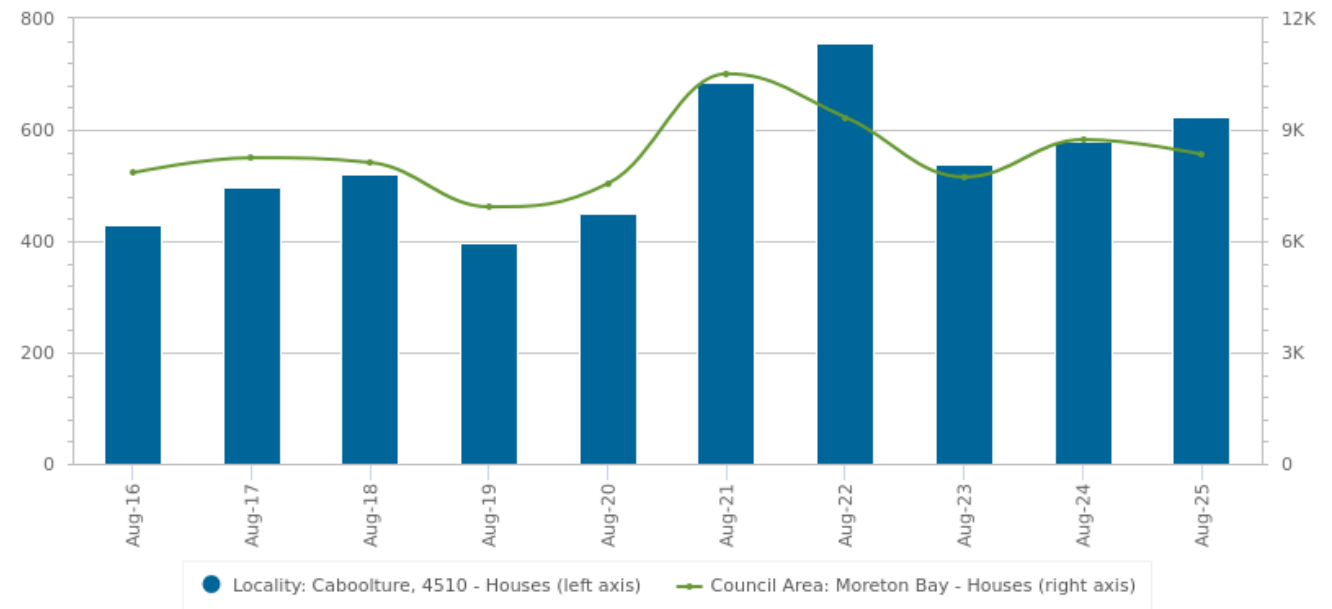
House: Sales Per Annum

623

Aug 2025

	Caboolture	Moreton Bay
Aug 2016	430	7845
Aug 2017	496	8246
Aug 2018	521	8116
Aug 2019	398	6922
Aug 2020	449	7561
Aug 2021	685	10508
Aug 2022	755	9329
Aug 2023	537	7728
Aug 2024	580	8737
Aug 2025	623	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

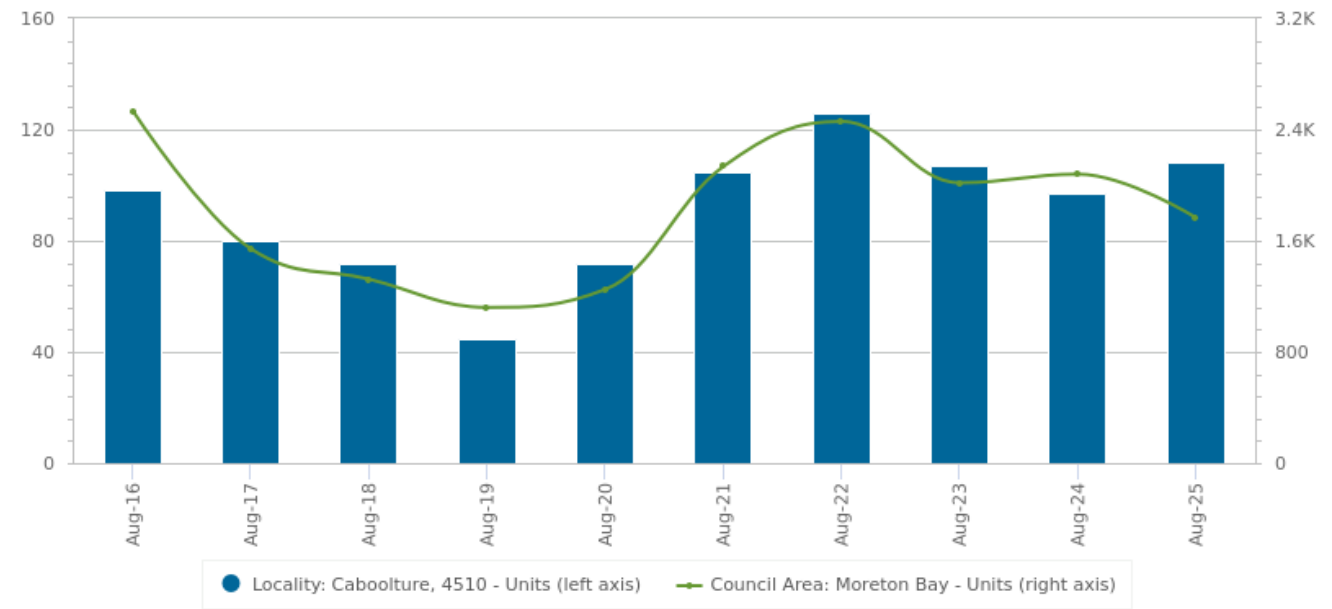


Unit: Sales Per Annum

108  
Aug 2025

	Caboolture	Moreton Bay
Aug 2016	98	2530
Aug 2017	80	1540
Aug 2018	72	1323
Aug 2019	45	1120
Aug 2020	72	1251
Aug 2021	105	2136
Aug 2022	126	2458
Aug 2023	107	2017
Aug 2024	97	2079
Aug 2025	108	1765

Statistics are calculated over a rolling 12 month period



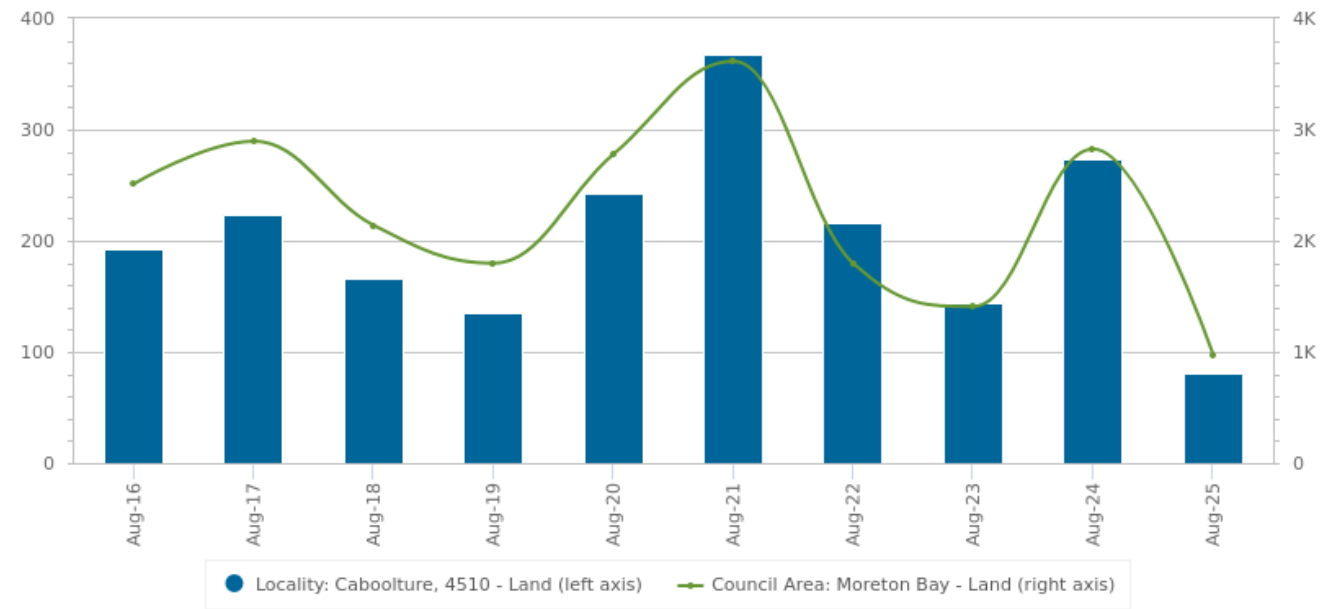
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

81  
Aug 2025

	Caboolture	Moreton Bay
Aug 2016	192	2513
Aug 2017	223	2895
Aug 2018	166	2138
Aug 2019	135	1798
Aug 2020	243	2781
Aug 2021	368	3614
Aug 2022	216	1795
Aug 2023	144	1408
Aug 2024	273	2825
Aug 2025	81	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

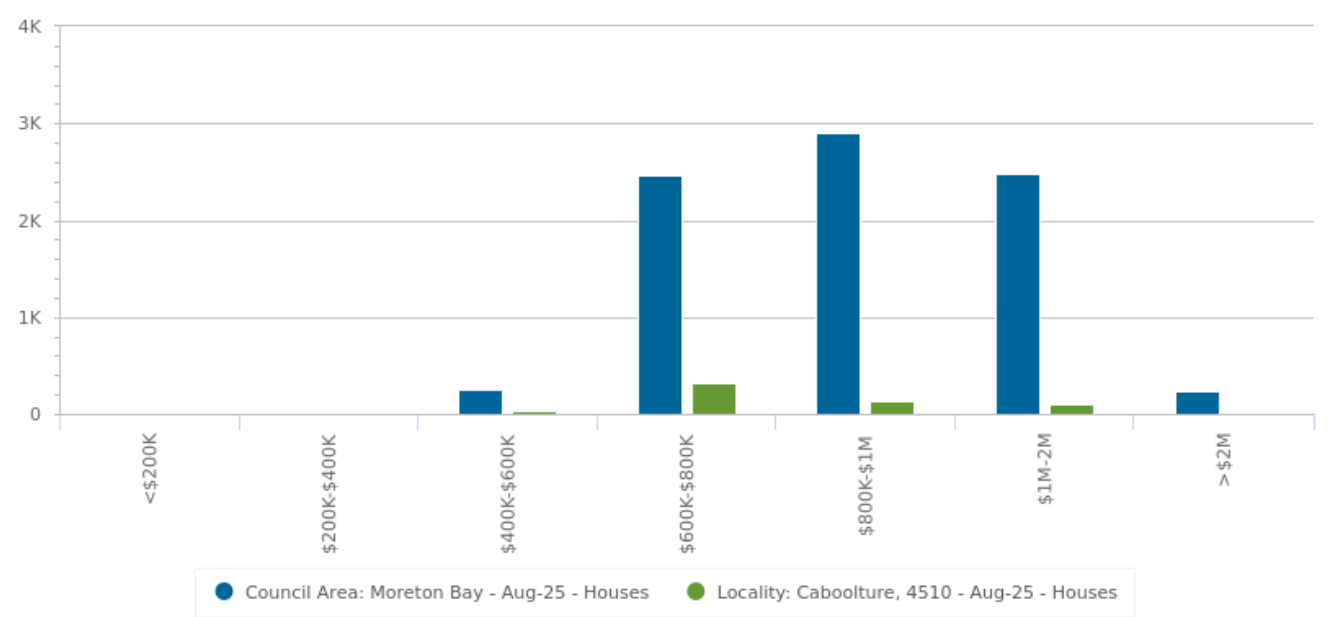
House: Sales By Price

\$530.15M

Aug 2025

	Caboolture	Moreton Bay
<\$200K	3	3
\$200K-\$400K	3	4
\$400K-\$600K	42	249
\$600K-\$800K	318	2,458
\$800K-\$1M	141	2,908
\$1M-\$2M	109	2,485
>\$2M	7	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

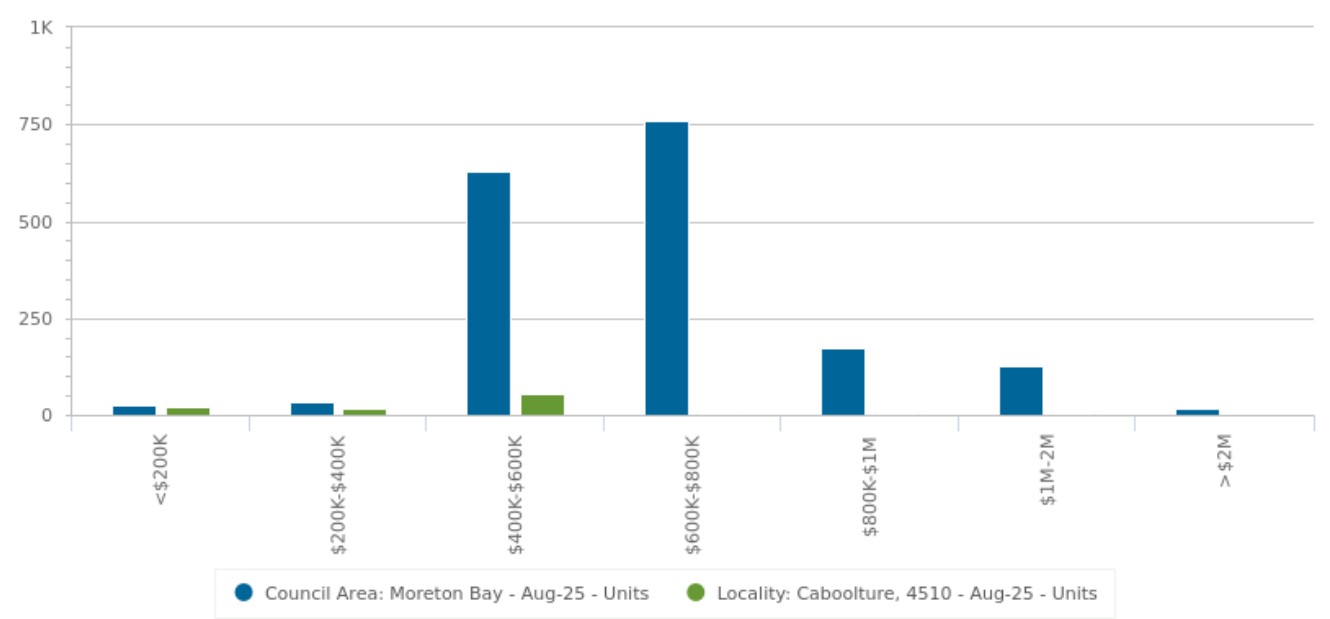
Unit: Sales By Price

\$49.39M

Aug 2025

	Caboolture	Moreton Bay
<\$200K	22	26
\$200K-\$400K	16	35
\$400K-\$600K	55	629
\$600K-\$800K	6	759
\$800K-\$1M	4	172
\$1M-\$2M	5	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

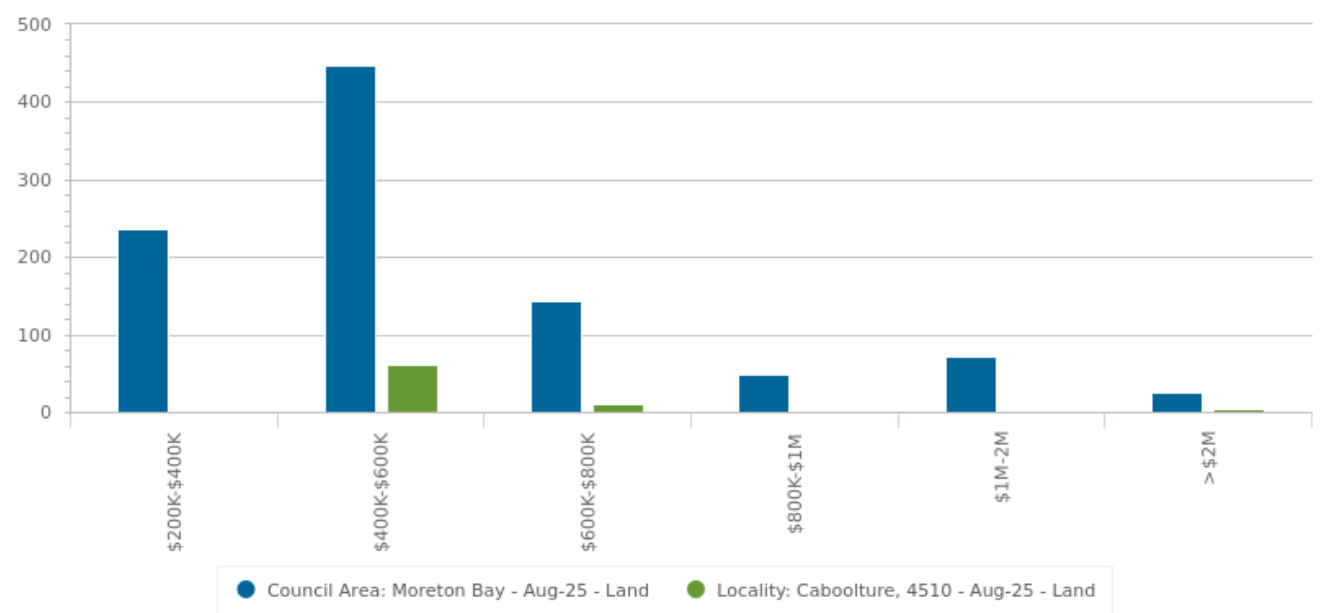


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture	Moreton Bay
\$200K-\$400K	2	236
\$400K-\$600K	62	448
\$600K-\$800K	10	143
\$800K-\$1M	-	49
\$1M-\$2M	3	72
>\$2M	4	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

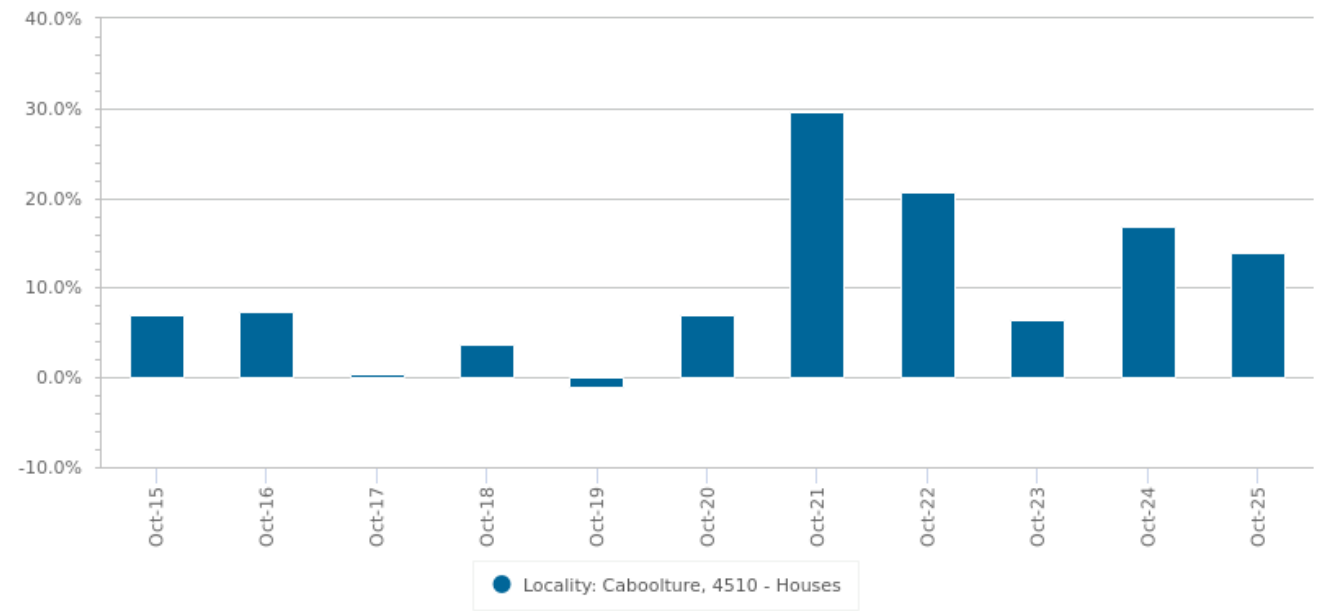
House: Change In Median Value

13.9%

Oct 2025

	Caboolture
Oct 2016	7.4%
Oct 2017	0.3%
Oct 2018	3.7%
Oct 2019	-1.0%
Oct 2020	6.9%
Oct 2021	29.6%
Oct 2022	20.7%
Oct 2023	6.4%
Oct 2024	16.8%
Oct 2025	13.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

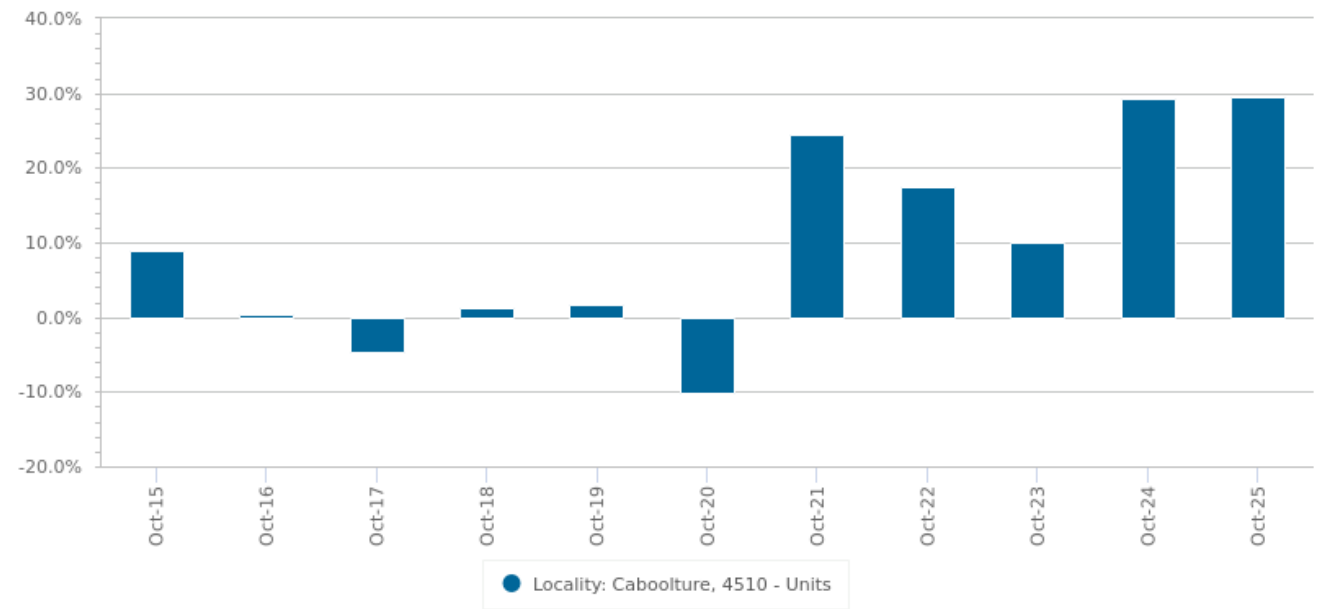
Unit: Change In Median Value

29.6%

Oct 2025

	Caboolture
Oct 2016	0.4%
Oct 2017	-4.8%
Oct 2018	1.1%
Oct 2019	1.7%
Oct 2020	-10.1%
Oct 2021	24.3%
Oct 2022	17.5%
Oct 2023	9.9%
Oct 2024	29.3%
Oct 2025	29.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

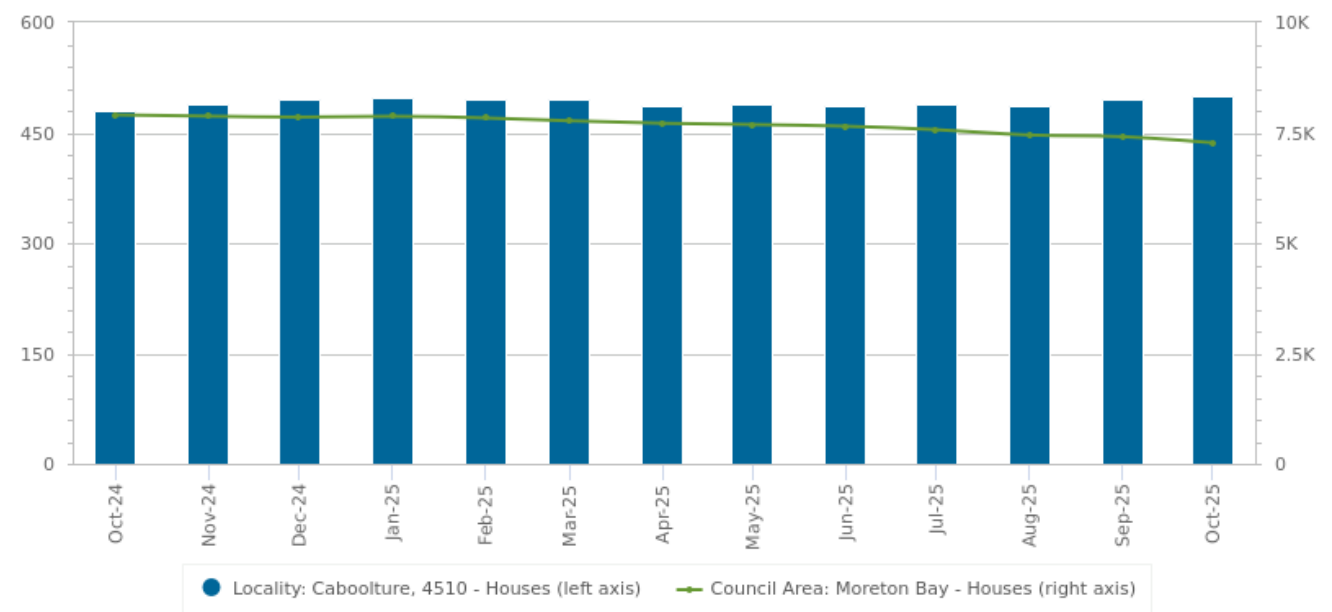
House: Number of New Listing

501

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	490	7,875
Dec 2024	496	7,855
Jan 2025	498	7,872
Feb 2025	495	7,834
Mar 2025	495	7,770
Apr 2025	486	7,714
May 2025	489	7,685
Jun 2025	487	7,647
Jul 2025	489	7,569
Aug 2025	487	7,448
Sep 2025	495	7,411
Oct 2025	501	7,272

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

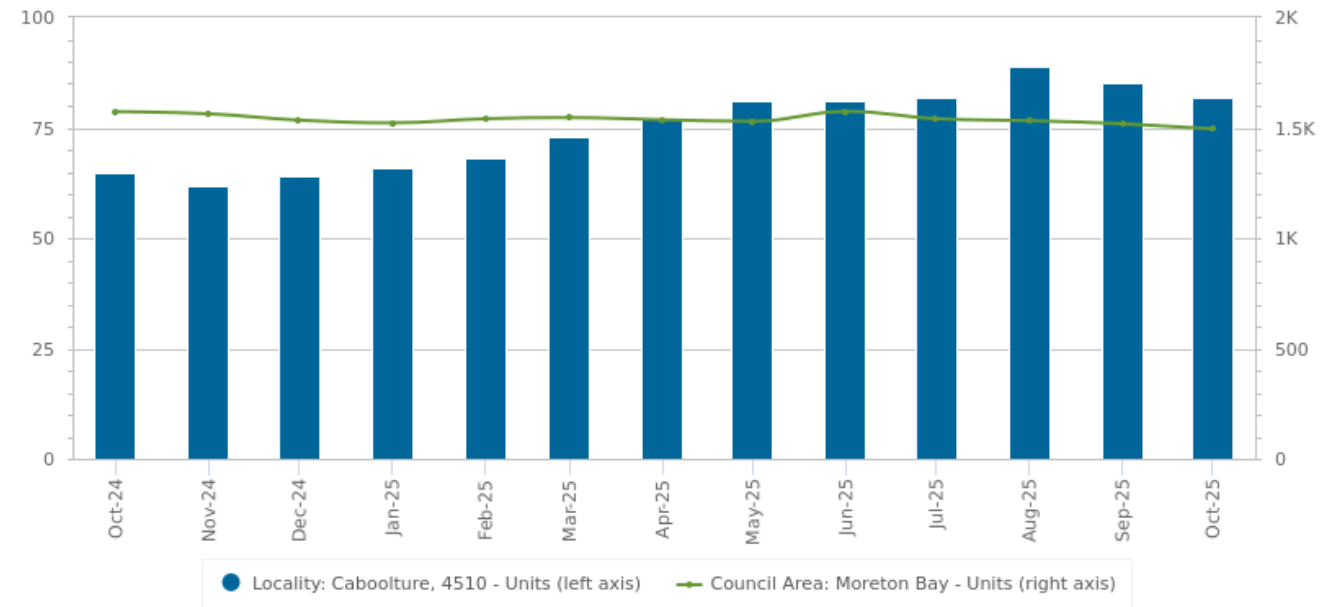
Unit: Number of New Listing

82

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	62	1,563
Dec 2024	64	1,534
Jan 2025	66	1,522
Feb 2025	68	1,541
Mar 2025	73	1,546
Apr 2025	77	1,536
May 2025	81	1,529
Jun 2025	81	1,574
Jul 2025	82	1,541
Aug 2025	89	1,532
Sep 2025	85	1,518
Oct 2025	82	1,495

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

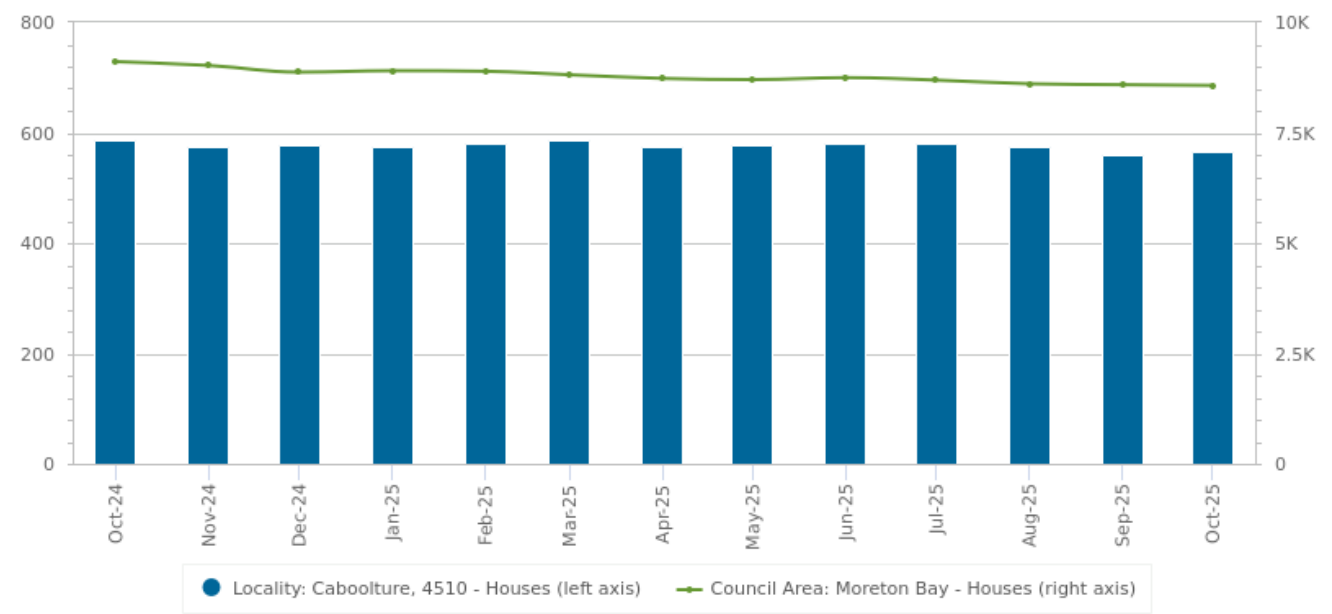
House: Total Properties Listed

565

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	576	9,023
Dec 2024	578	8,872
Jan 2025	574	8,905
Feb 2025	580	8,892
Mar 2025	587	8,812
Apr 2025	575	8,730
May 2025	577	8,703
Jun 2025	582	8,748
Jul 2025	581	8,691
Aug 2025	574	8,609
Sep 2025	561	8,588
Oct 2025	565	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

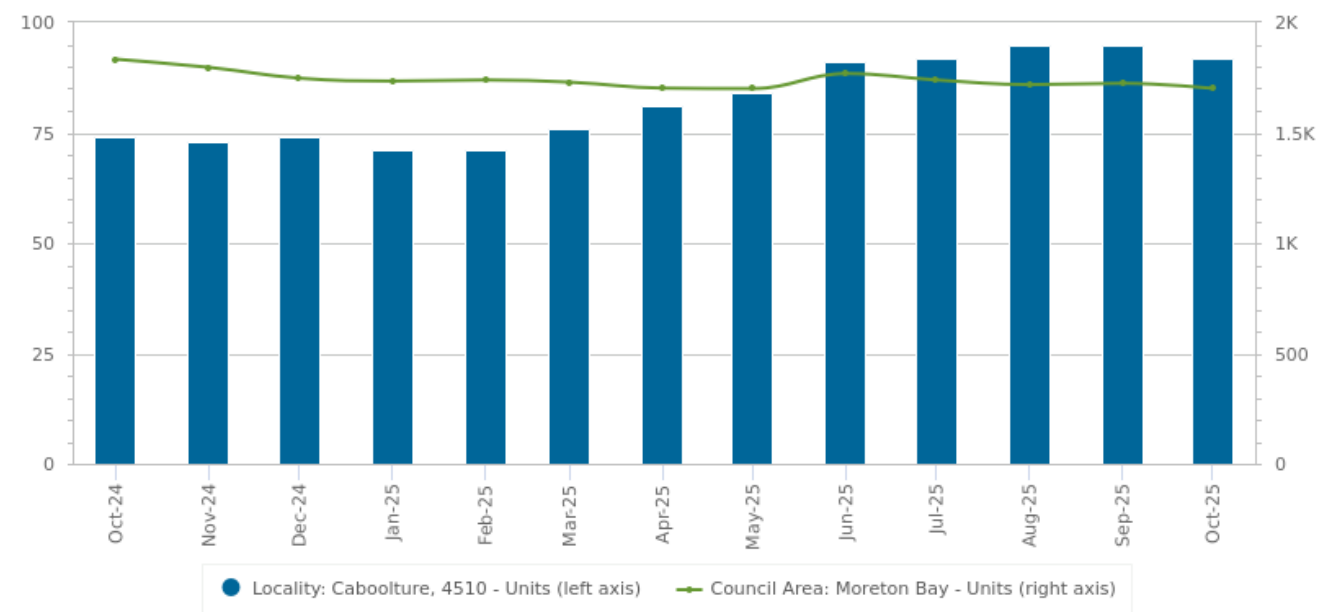


Unit: Total Properties Listed

92  
Oct 2025

	Caboolture	Moreton Bay
Nov 2024	73	1,796
Dec 2024	74	1,747
Jan 2025	71	1,734
Feb 2025	71	1,739
Mar 2025	76	1,729
Apr 2025	81	1,702
May 2025	84	1,700
Jun 2025	91	1,768
Jul 2025	92	1,739
Aug 2025	95	1,718
Sep 2025	95	1,724
Oct 2025	92	1,701

Statistics are calculated over a rolling 12 month period



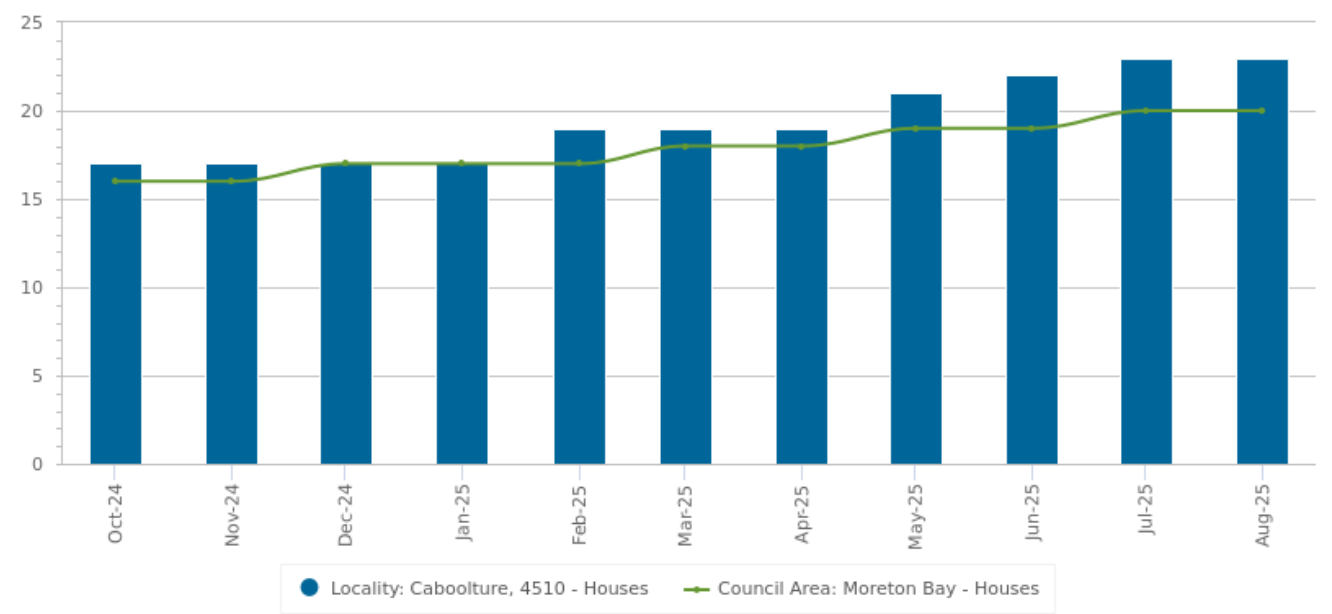
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

23  
Aug 2025

	Caboolture	Moreton Bay
Sep 2024	16.5	16
Oct 2024	17	16
Nov 2024	17	16
Dec 2024	17	17
Jan 2025	17	17
Feb 2025	19	17
Mar 2025	19	18
Apr 2025	19	18
May 2025	21	19
Jun 2025	22	19
Jul 2025	23	20
Aug 2025	23	20

Statistics are calculated over a rolling 12 month period



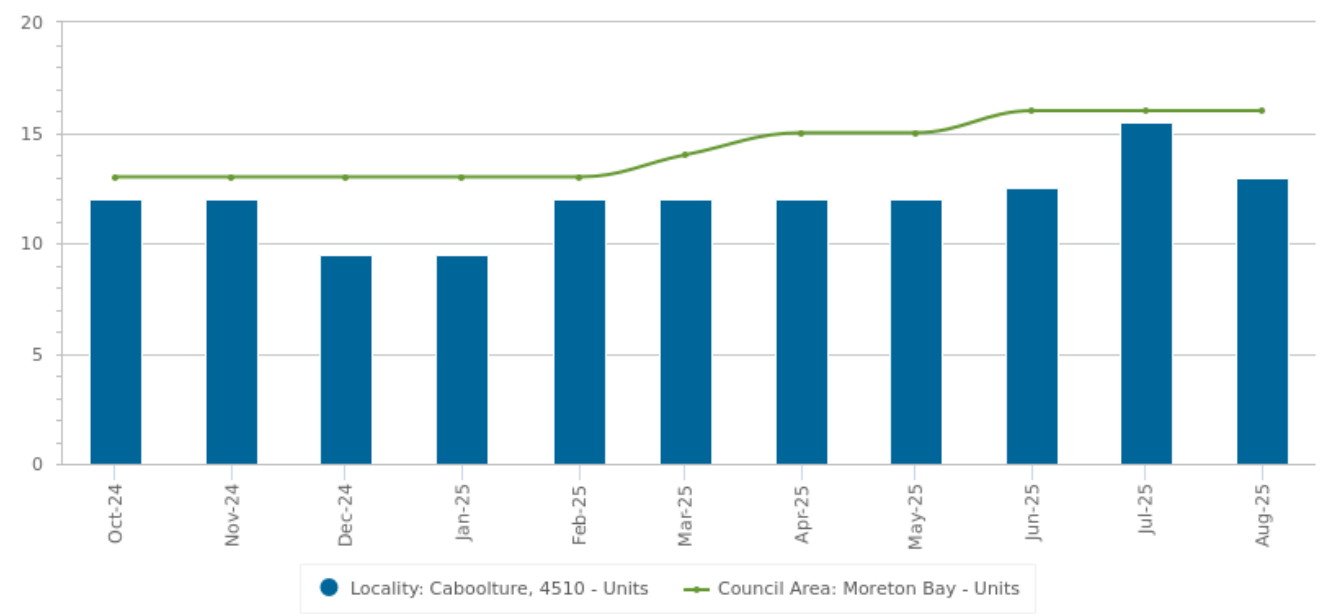
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13  
Aug 2025

	Caboolture	Moreton Bay
Sep 2024	11	13
Oct 2024	12	13
Nov 2024	12	13
Dec 2024	9.5	13
Jan 2025	9.5	13
Feb 2025	12	13
Mar 2025	12	14
Apr 2025	12	15
May 2025	12	15
Jun 2025	12.5	16
Jul 2025	15.5	16
Aug 2025	13	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

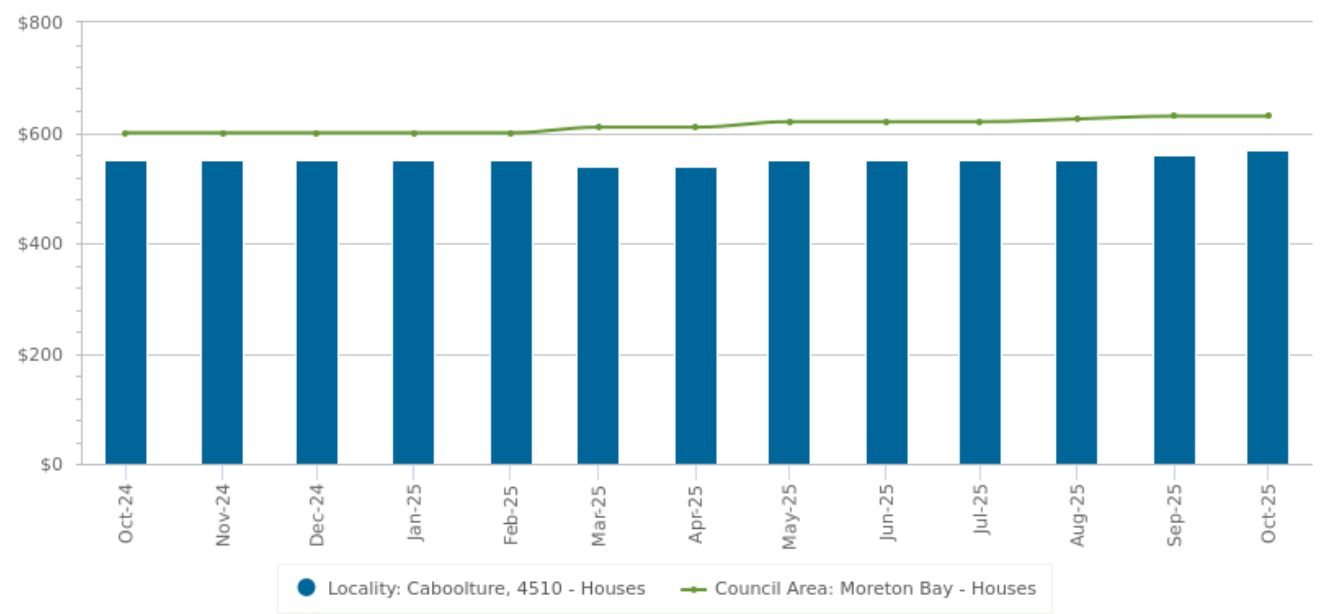
House: Median Rent

\$570/w

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	\$550/w	\$600/w
Dec 2024	\$550/w	\$600/w
Jan 2025	\$550/w	\$600/w
Feb 2025	\$550/w	\$600/w
Mar 2025	\$540/w	\$610/w
Apr 2025	\$540/w	\$610/w
May 2025	\$550/w	\$620/w
Jun 2025	\$550/w	\$620/w
Jul 2025	\$550/w	\$620/w
Aug 2025	\$550/w	\$625/w
Sep 2025	\$560/w	\$630/w
Oct 2025	\$570/w	\$630/w

Statistics are calculated over a rolling 12 month period



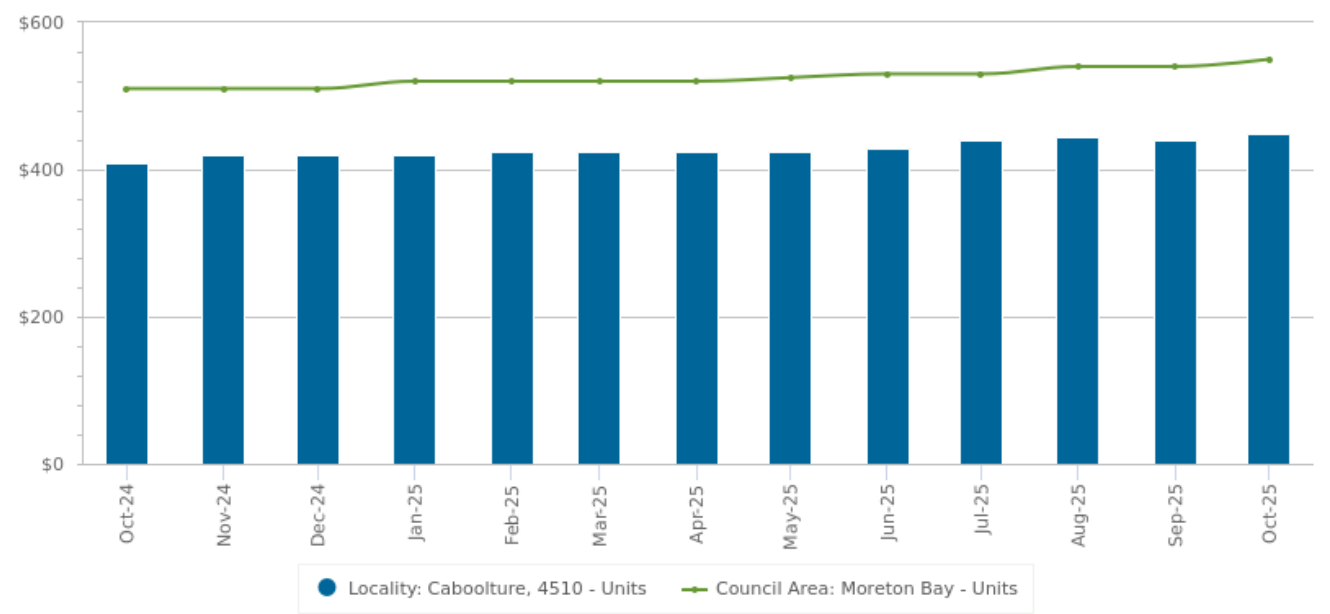
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$450/w  
Oct 2025

	Caboolture	Moreton Bay
Nov 2024	\$420/w	\$510/w
Dec 2024	\$420/w	\$510/w
Jan 2025	\$420/w	\$520/w
Feb 2025	\$425/w	\$520/w
Mar 2025	\$425/w	\$520/w
Apr 2025	\$425/w	\$520/w
May 2025	\$425/w	\$525/w
Jun 2025	\$430/w	\$530/w
Jul 2025	\$440/w	\$530/w
Aug 2025	\$445/w	\$540/w
Sep 2025	\$440/w	\$540/w
Oct 2025	\$450/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

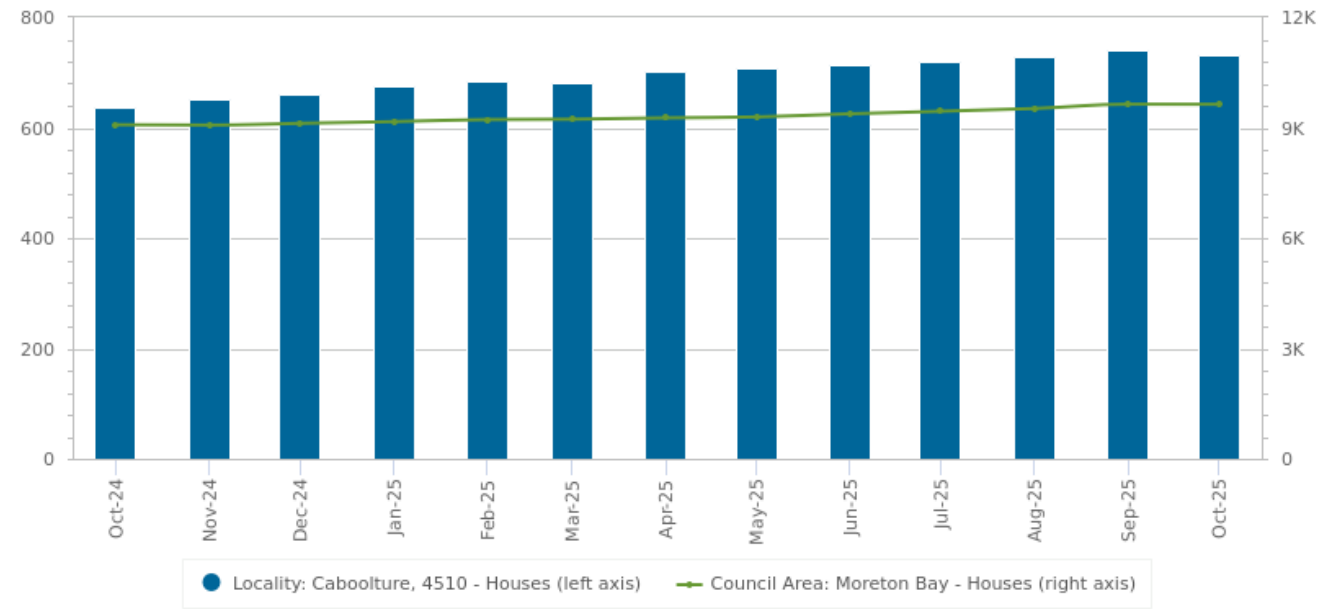


House: Rental Rate Observations

733  
Oct 2025

	Caboolture	Moreton Bay
Nov 2024	653	9,072
Dec 2024	662	9,120
Jan 2025	676	9,167
Feb 2025	683	9,222
Mar 2025	682	9,231
Apr 2025	703	9,268
May 2025	709	9,294
Jun 2025	715	9,380
Jul 2025	720	9,447
Aug 2025	730	9,523
Sep 2025	740	9,639
Oct 2025	733	9,636

Statistics are calculated over a rolling 12 month period



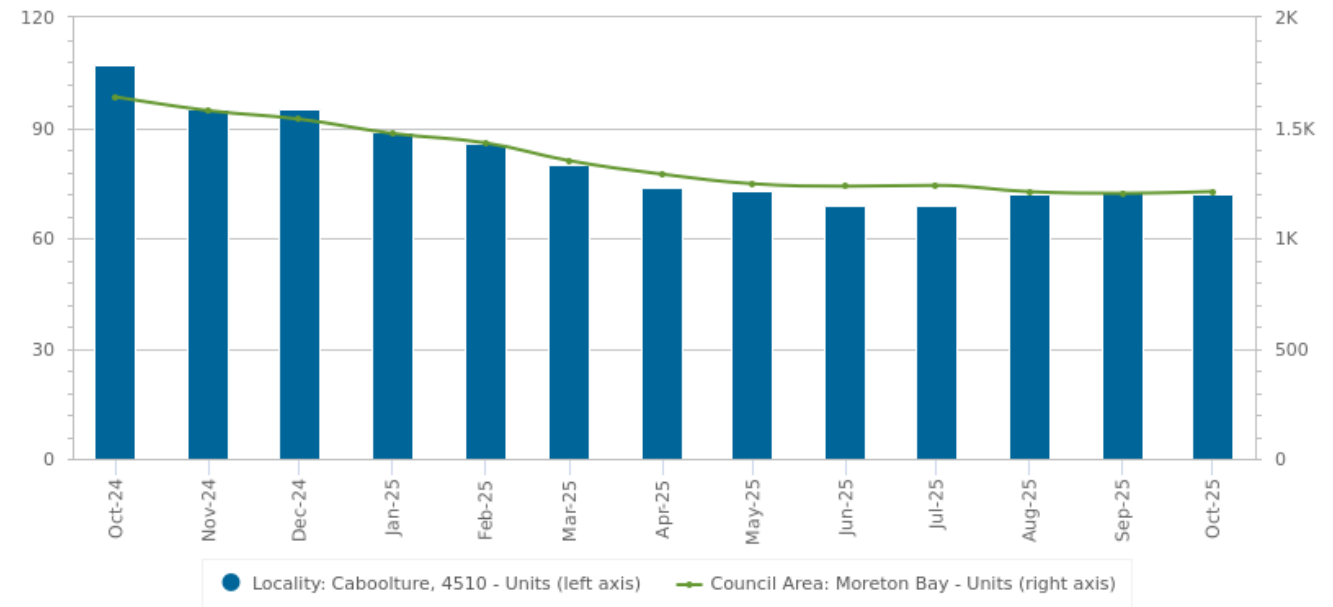
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

72  
Oct 2025

	Caboolture	Moreton Bay
Nov 2024	95	1,577
Dec 2024	95	1,539
Jan 2025	89	1,474
Feb 2025	86	1,431
Mar 2025	80	1,350
Apr 2025	74	1,289
May 2025	73	1,246
Jun 2025	69	1,235
Jul 2025	69	1,239
Aug 2025	72	1,210
Sep 2025	73	1,203
Oct 2025	72	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

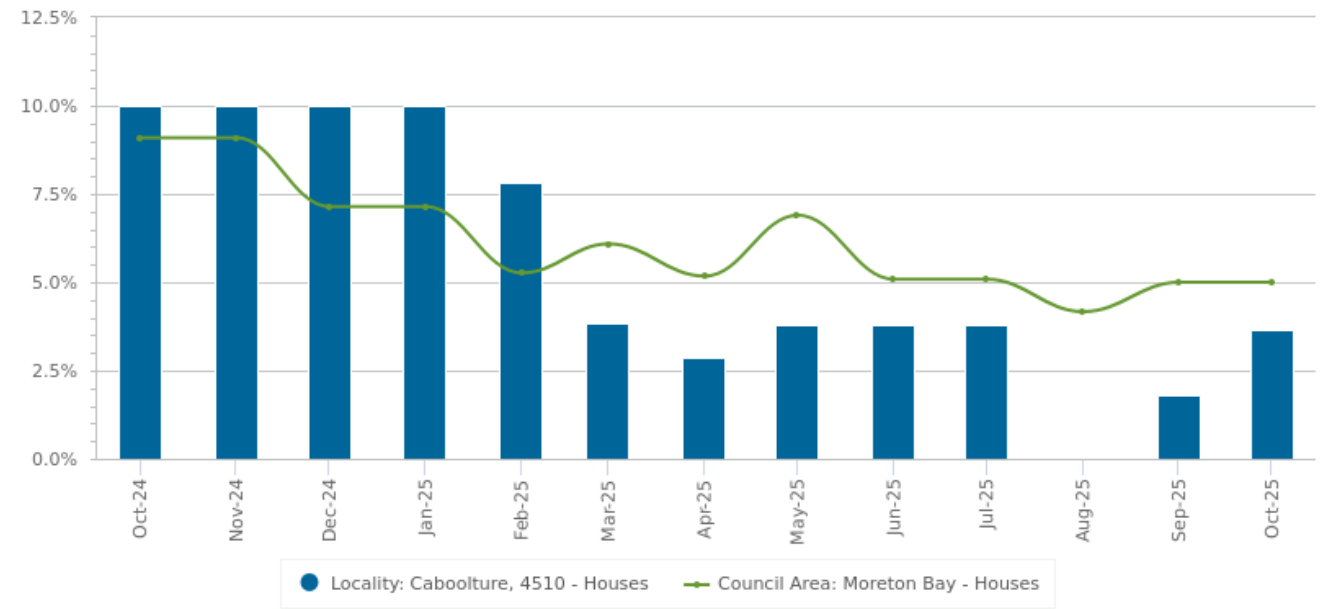
House: Change in Rental Rate

3.6%

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	10.0%	9.1%
Dec 2024	10.0%	7.1%
Jan 2025	10.0%	7.1%
Feb 2025	7.8%	5.3%
Mar 2025	3.8%	6.1%
Apr 2025	2.9%	5.2%
May 2025	3.8%	6.9%
Jun 2025	3.8%	5.1%
Jul 2025	3.8%	5.1%
Aug 2025	-	4.2%
Sep 2025	1.8%	5.0%
Oct 2025	3.6%	5.0%

Statistics are calculated over a rolling 12 month period



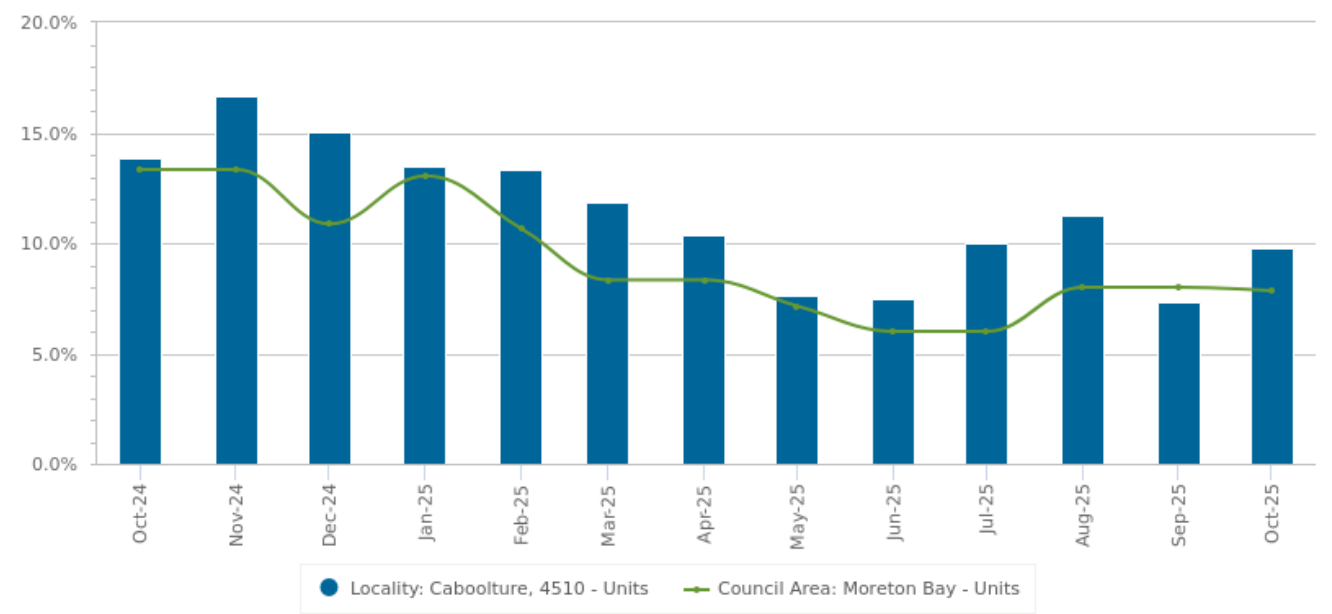
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

9.8%  
Oct 2025

	Caboolture	Moreton Bay
Nov 2024	16.7%	13.3%
Dec 2024	15.1%	10.9%
Jan 2025	13.5%	13.0%
Feb 2025	13.3%	10.6%
Mar 2025	11.8%	8.3%
Apr 2025	10.4%	8.3%
May 2025	7.6%	7.1%
Jun 2025	7.5%	6.0%
Jul 2025	10.0%	6.0%
Aug 2025	11.3%	8.0%
Sep 2025	7.3%	8.0%
Oct 2025	9.8%	7.8%

Statistics are calculated over a rolling 12 month period



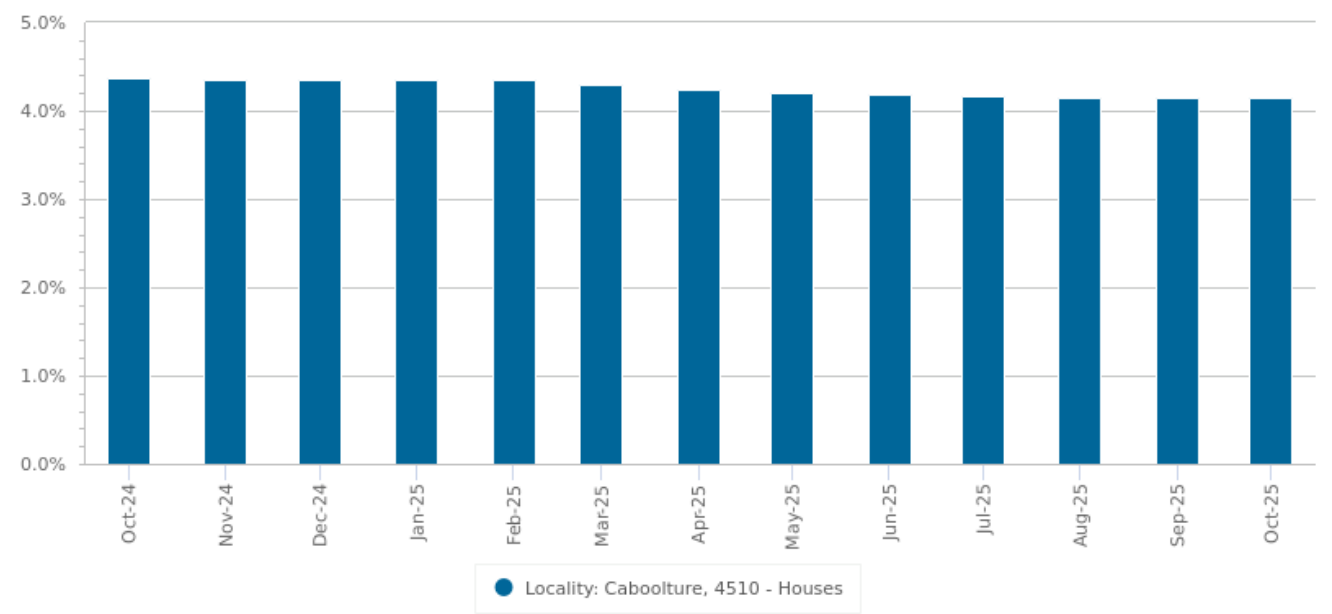
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%  
Oct 2025

	Caboolture
Nov 2024	4.4%
Dec 2024	4.4%
Jan 2025	4.3%
Feb 2025	4.3%
Mar 2025	4.3%
Apr 2025	4.2%
May 2025	4.2%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.2%
Sep 2025	4.2%
Oct 2025	4.1%

Statistics are calculated at the end of the displayed month



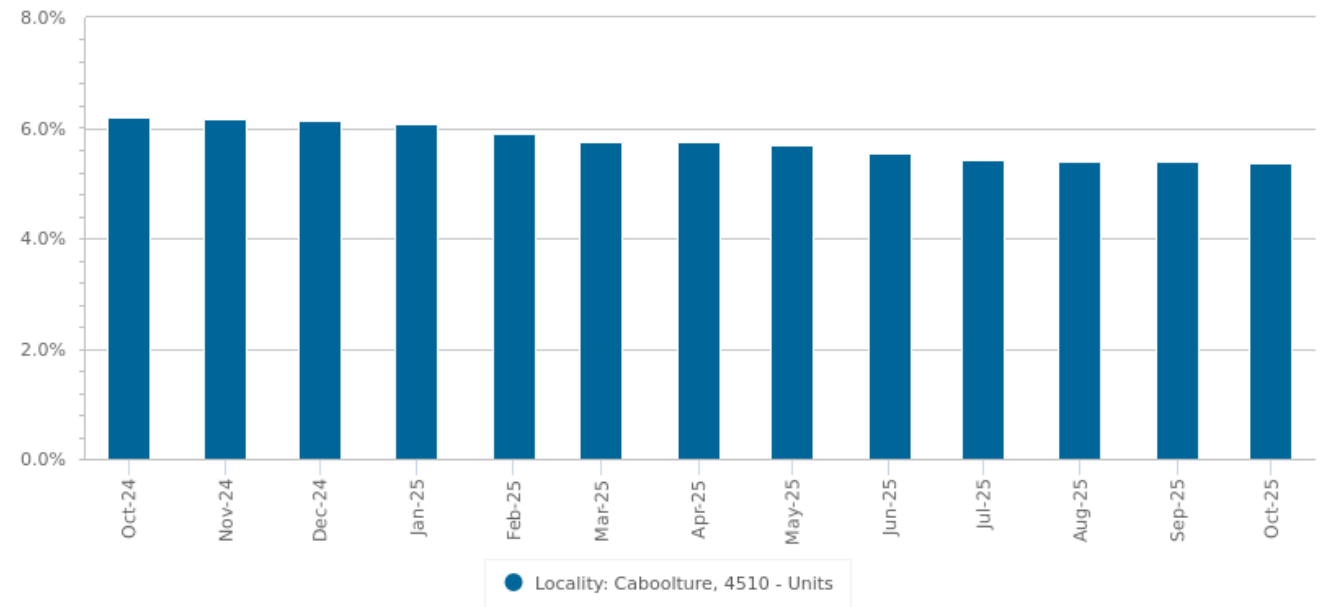
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.3%  
Oct 2025

	Caboolture
Nov 2024	6.2%
Dec 2024	6.1%
Jan 2025	6.1%
Feb 2025	5.9%
Mar 2025	5.8%
Apr 2025	5.8%
May 2025	5.7%
Jun 2025	5.5%
Jul 2025	5.4%
Aug 2025	5.4%
Sep 2025	5.4%
Oct 2025	5.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Caboolture	Moreton Bay
Childless Couples	35.5%	38.7%
Couples with Children	38.2%	42%
Single Parents	24.6%	17.9%
Other	1.8%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

35.5%



Couples with Children

38.2%



Single Parents

24.6%



Other

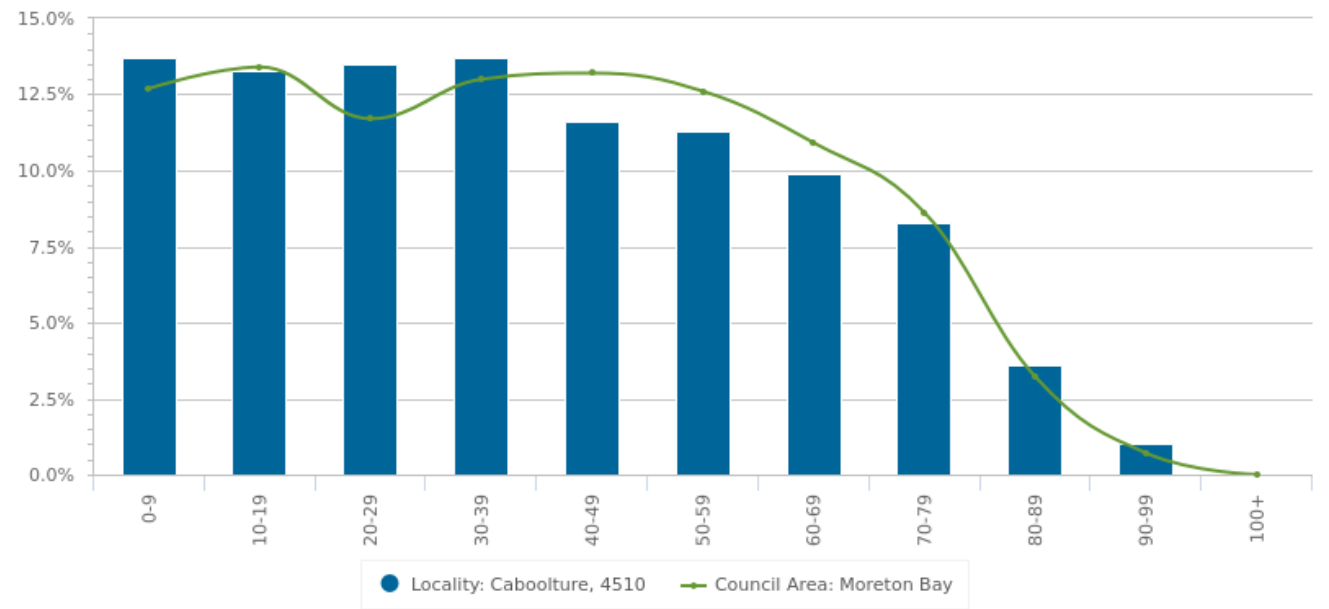
1.8%

Population Age

Population Age

	Caboolture	Moreton Bay
0-9	13.7%	12.7%
10-19	13.3%	13.4%
20-29	13.5%	11.7%
30-39	13.7%	13%
40-49	11.6%	13.2%
50-59	11.3%	12.6%
60-69	9.9%	10.9%
70-79	8.3%	8.6%
80-89	3.6%	3.2%
90-99	1%	0.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Statistics are provided by the Australian Bureau of Statistics (ABS)

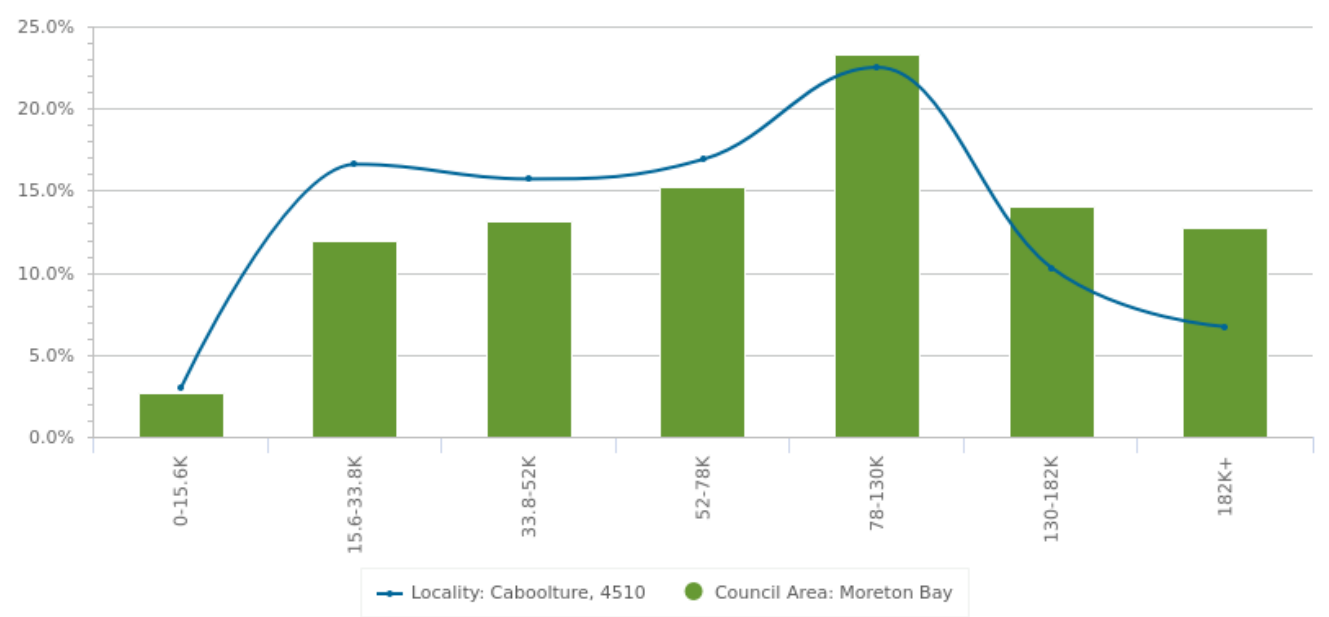


Household Income

Household Income

	Caboolture	Moreton Bay
0-15.6K	3%	2.7%
15.6-33.8K	16.6%	12%
33.8-52K	15.7%	13.1%
52-78K	16.9%	15.2%
78-130K	22.5%	23.3%
130-182K	10.3%	14%
182K+	6.7%	12.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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Education

Education By Qualification

	Caboolture	Moreton Bay
Postgrad	2.1%	4.9%
Graduate Diploma or Certificate	1.9%	3.3%
Bachelor	13.3%	20%
Advanced Diploma or Diploma	15.4%	17.2%
Certificate	47.8%	42.3%
Not Stated	18.4%	11.2%
Inadequately Described	1%	0.9%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

2.1%



Graduate Diploma or Certificate

1.9%



Bachelor

13.3%



Advanced Diploma or  
Diploma

15.4%



Certificate

47.8%



Not Stated

18.4%



Inadequately  
Described

1%

Occupation

Employment By Occupation

	Caboolture	Moreton Bay
Professional	11%	17.9%
Clerical	11.5%	14.1%
Trades	15.4%	14.7%
Labourer	17.7%	10.5%
Not Stated	2.4%	1.8%
Machinery Operators and Drivers	9.4%	7.1%
Managers	8%	11.4%
Community and Personal Service Workers	15.2%	13.3%
Sales Workers	9.4%	9.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

11%



Clerical

11.5%



Trades

15.4%



Labourer

17.7%



Not Stated

2.4%



Machinery Operators and Drivers

9.4%

Employment By Occupation



Managers

8%



Community and Personal Service  
Workers

15.2%



Sales Workers

9.4%

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