

# Suburb Statistics Report

Caboolture South QLD 4510

Prepared on 11 Nov 2025

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Area Profile

Caboolture South, QLD

The size of Caboolture South is approximately 4.4 square kilometres. It has 11 parks covering nearly 10.7% of total area. The population of Caboolture South in 2016 was 5300 people. By 2021 the population was 7539 showing a population growth of 42.2% in the area during that time. The predominant age group in Caboolture South is 20-29 years. Households in Caboolture South are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Caboolture South work in a labourer occupation. In 2021, 57.70% of the homes in Caboolture South were owner-occupied compared with 50.50% in 2016.


	House	Unit	Land
Average Tenure Period	7.4 years	9.0 years	-
Total Dwellings	2,837	234	226
Total New Listings	149	12	-
Median Value	\$784,938	\$574,632	-
Total Properties Listed	173	15	-

Market Trends

House: Market Trends

<div>166</div> <div>Properties Sold (12 Months)</div>	<div>7.4</div> <div>Average Tenure Period (Years)</div>	<div>\$595/w</div> <div>Median Asking Rent (12 Months)</div>
<div>149</div> <div>New Sale Listings (12 Months)</div>	<div>23</div> <div>Days on Market (12 Months)</div>	<div>222</div> <div>Rental Rate Observations (12 Months)</div>


House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$779,500</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$729,950</div> <div>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.</div>
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$690,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>		

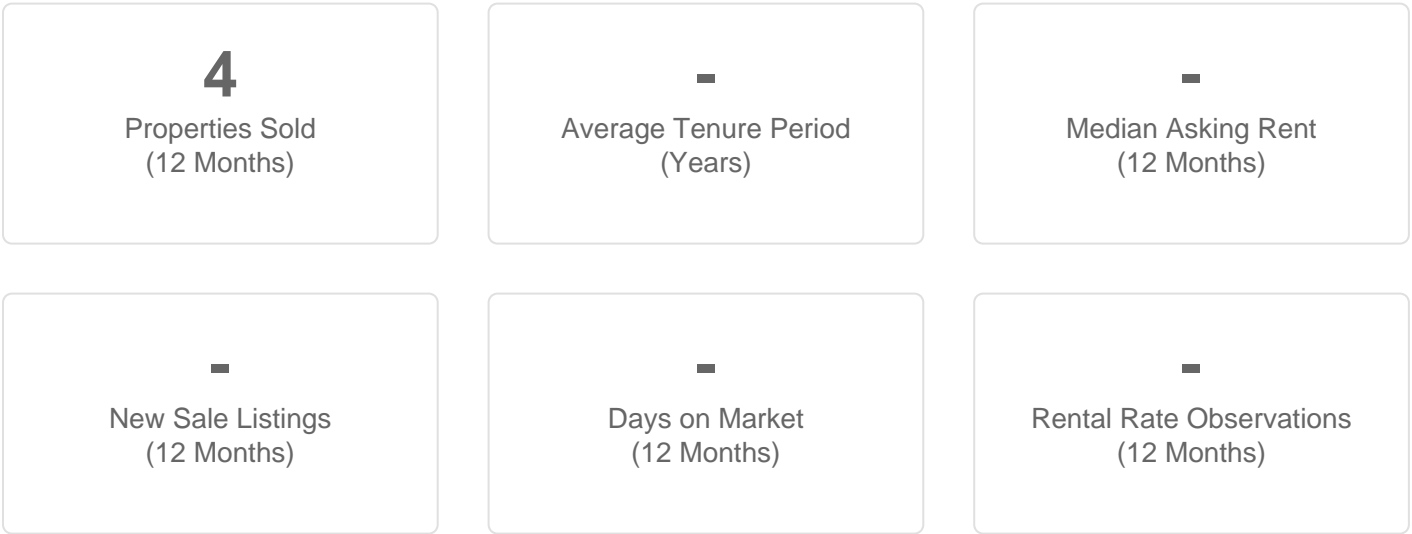
Unit: Market Trends

<div>12</div> <div>Properties Sold (12 Months)</div>	<div>9.0</div> <div>Average Tenure Period (Years)</div>	<div>\$470/w</div> <div>Median Asking Rent (12 Months)</div>
<div>12</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>11</div> <div>Rental Rate Observations (12 Months)</div>

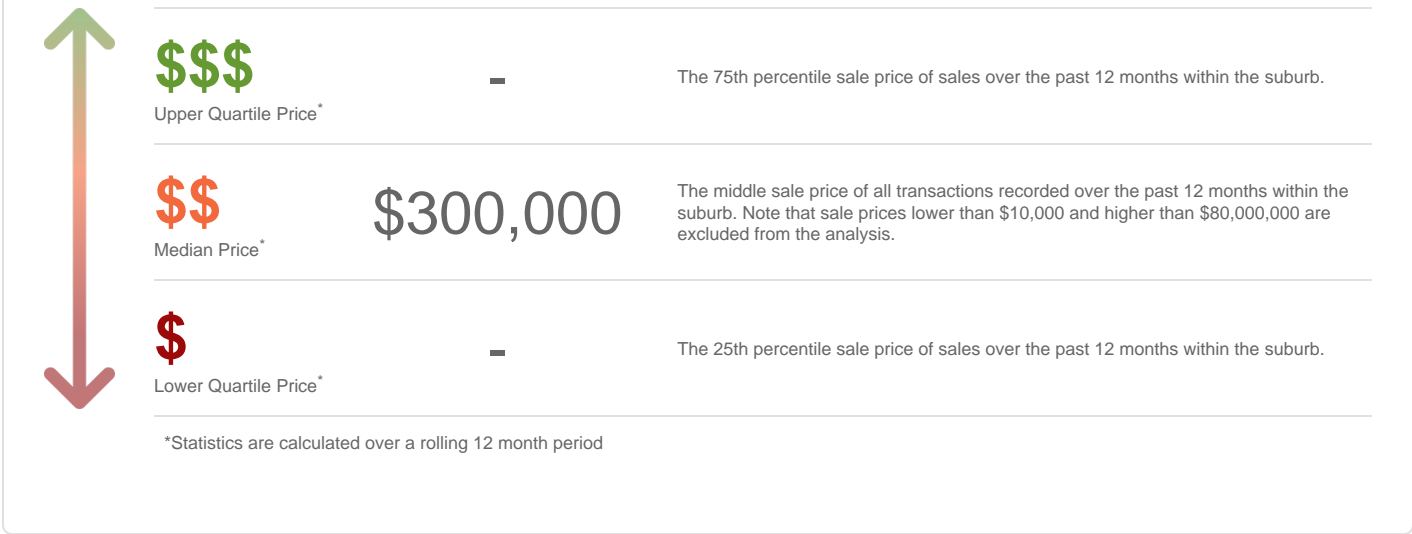
Unit: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$676,250</div>	<div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$547,500</div>	<div>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.</div>
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$397,500</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>			

Land: Market Trends



Land: Median Price Quartiles



Median Value

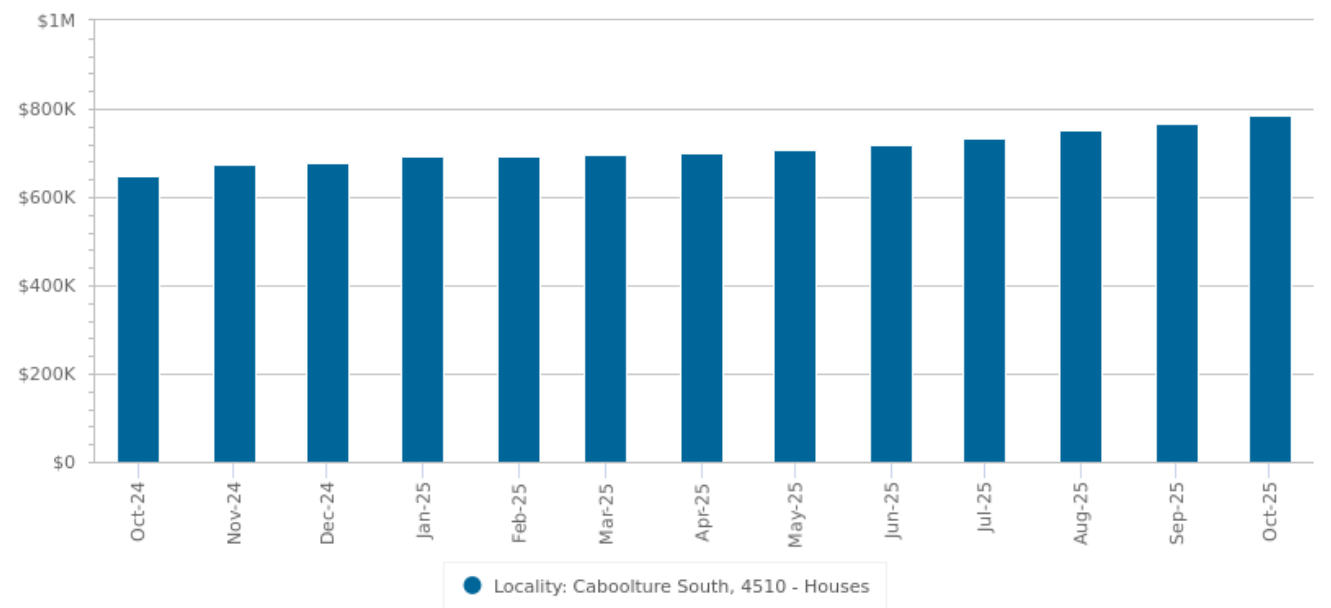
House: Recent Median Value

\$785K

Oct 2025

	Caboolture South
Nov 2024	\$674,002
Dec 2024	\$678,389
Jan 2025	\$693,222
Feb 2025	\$692,556
Mar 2025	\$696,510
Apr 2025	\$701,648
May 2025	\$707,281
Jun 2025	\$718,381
Jul 2025	\$731,960
Aug 2025	\$751,253
Sep 2025	\$767,144
Oct 2025	\$784,938

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

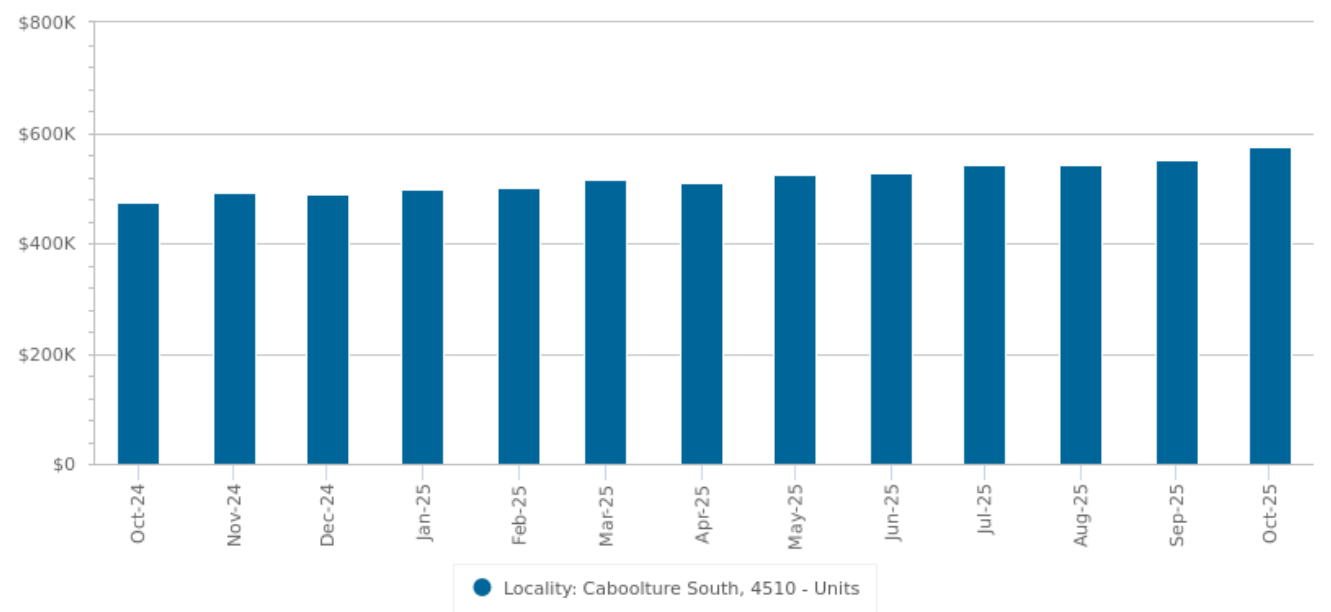
Unit: Recent Median Value

\$575K

Oct 2025

	Caboolture South
Nov 2024	\$492,254
Dec 2024	\$488,585
Jan 2025	\$498,668
Feb 2025	\$500,689
Mar 2025	\$515,428
Apr 2025	\$510,938
May 2025	\$525,188
Jun 2025	\$528,442
Jul 2025	\$541,152
Aug 2025	\$543,659
Sep 2025	\$550,781
Oct 2025	\$574,632

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

166

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$674,002	171
Dec 2024	\$678,389	173
Jan 2025	\$693,222	175
Feb 2025	\$692,556	180
Mar 2025	\$696,510	170
Apr 2025	\$701,648	169
May 2025	\$707,281	166
Jun 2025	\$718,381	162
Jul 2025	\$731,960	170
Aug 2025	\$751,253	166
Sep 2025	\$767,144	-
Oct 2025	\$784,938	-

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



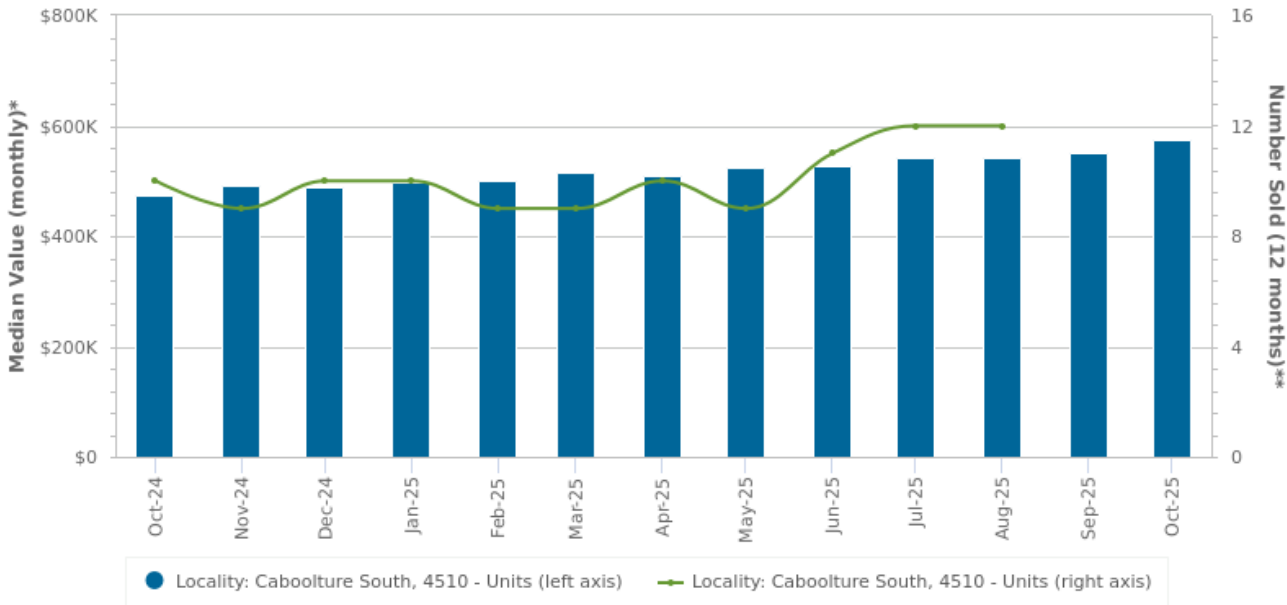
Unit: Median Value vs Number Sold

12

Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$492,254	9
Dec 2024	\$488,585	10
Jan 2025	\$498,668	10
Feb 2025	\$500,689	9
Mar 2025	\$515,428	9
Apr 2025	\$510,938	10
May 2025	\$525,188	9
Jun 2025	\$528,442	11
Jul 2025	\$541,152	12
Aug 2025	\$543,659	12
Sep 2025	\$550,781	-
Oct 2025	\$574,632	-

Statistics are calculated over a rolling 12 month period

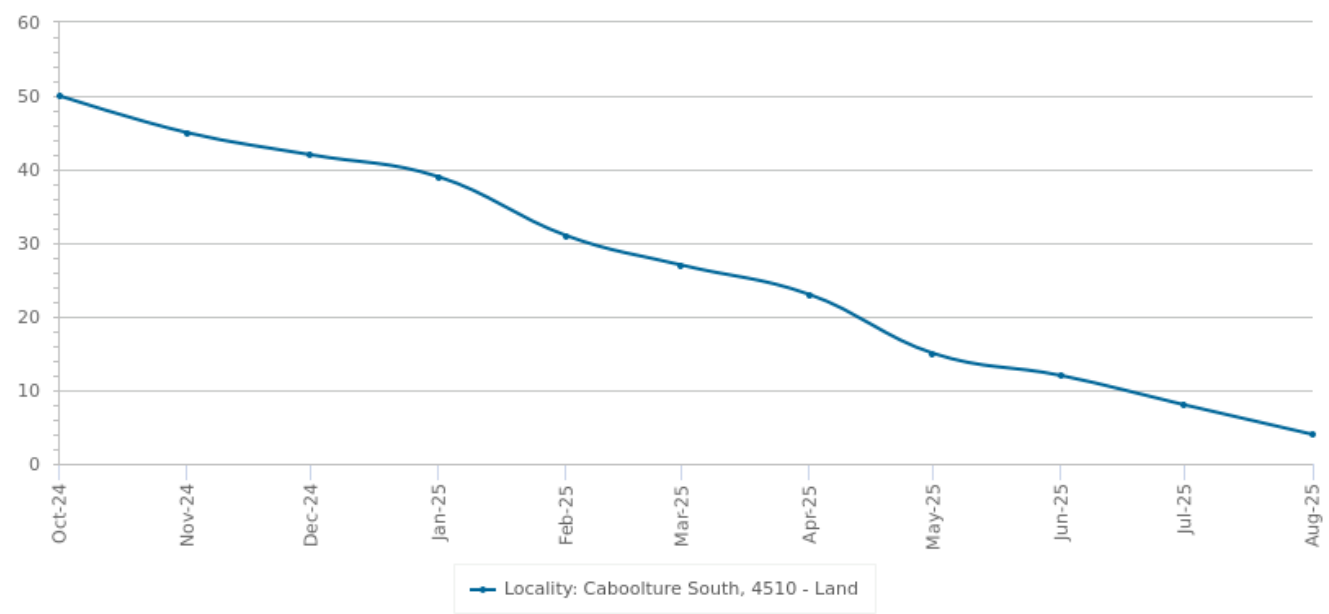


\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	59
Oct 2024	-	50
Nov 2024	-	45
Dec 2024	-	42
Jan 2025	-	39
Feb 2025	-	31
Mar 2025	-	27
Apr 2025	-	23
May 2025	-	15
Jun 2025	-	12
Jul 2025	-	8
Aug 2025	-	4

Statistics are calculated over a rolling 12 month period



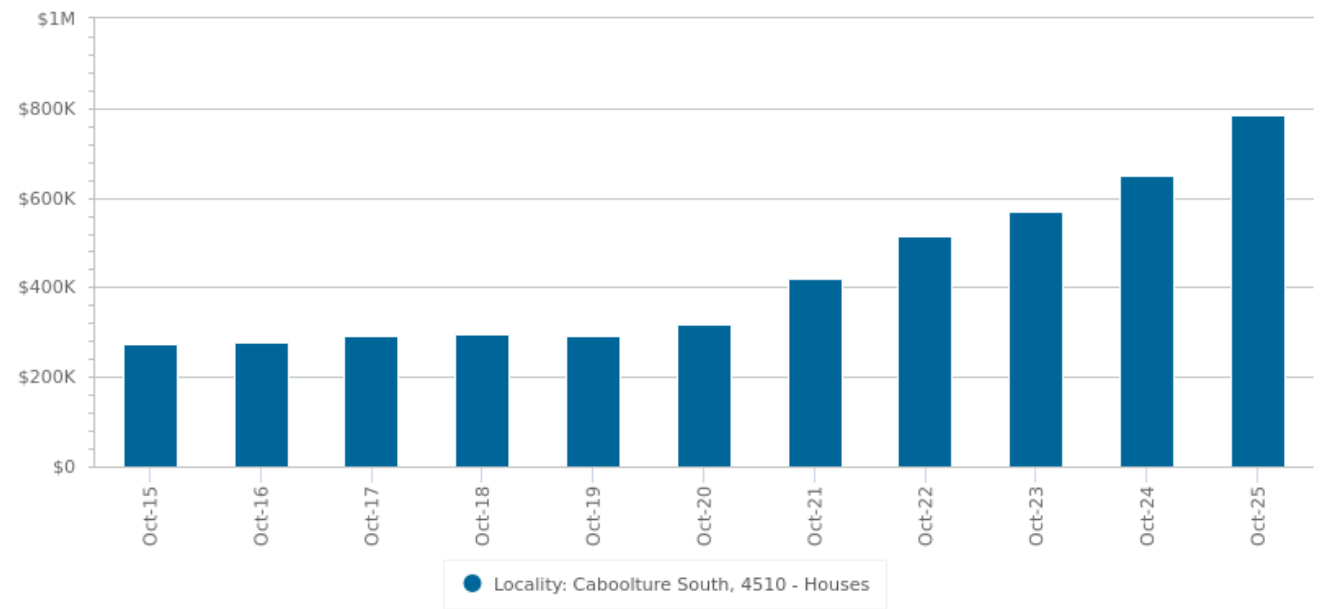
Statistics are calculated over a rolling 12 month period

House: Median Value

**\$785K**  
Oct 2025

	Caboolture South
Oct 2016	\$277,599
Oct 2017	\$290,801
Oct 2018	\$293,840
Oct 2019	\$292,646
Oct 2020	\$315,735
Oct 2021	\$418,779
Oct 2022	\$512,860
Oct 2023	\$567,838
Oct 2024	\$647,833
Oct 2025	\$784,938

Statistics are calculated at the end of the displayed month



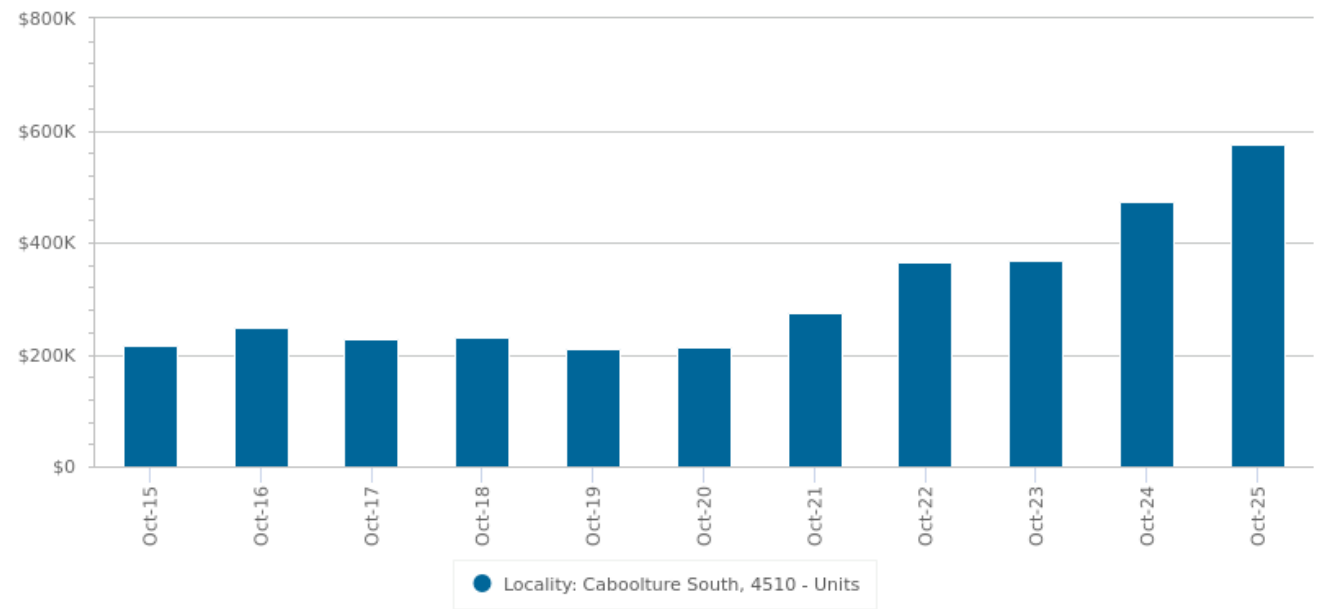
Statistics are calculated at the end of the displayed month

Unit: Median Value

**\$575K**  
Oct 2025

	Caboolture South
Oct 2016	\$247,172
Oct 2017	\$227,891
Oct 2018	\$229,455
Oct 2019	\$209,153
Oct 2020	\$213,943
Oct 2021	\$274,626
Oct 2022	\$364,429
Oct 2023	\$367,681
Oct 2024	\$473,641
Oct 2025	\$574,632

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

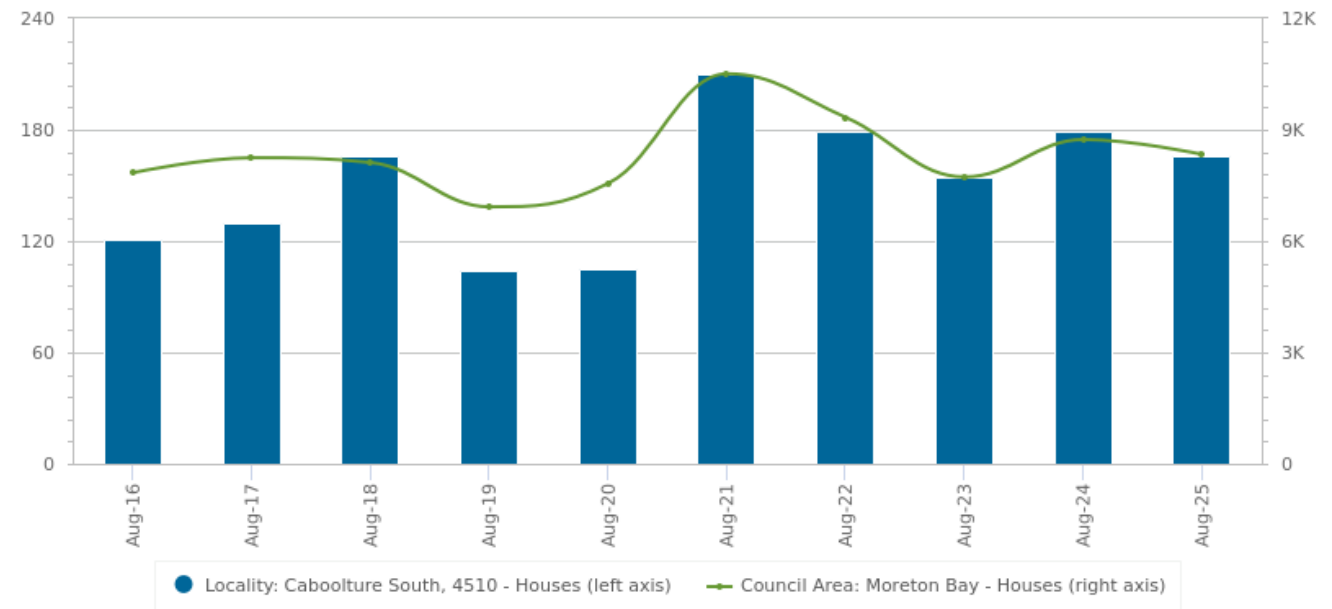
House: Sales Per Annum

166

Aug 2025

	Caboolture South	Moreton Bay
Aug 2016	121	7845
Aug 2017	130	8246
Aug 2018	166	8116
Aug 2019	104	6922
Aug 2020	105	7561
Aug 2021	210	10508
Aug 2022	179	9329
Aug 2023	154	7728
Aug 2024	179	8737
Aug 2025	166	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



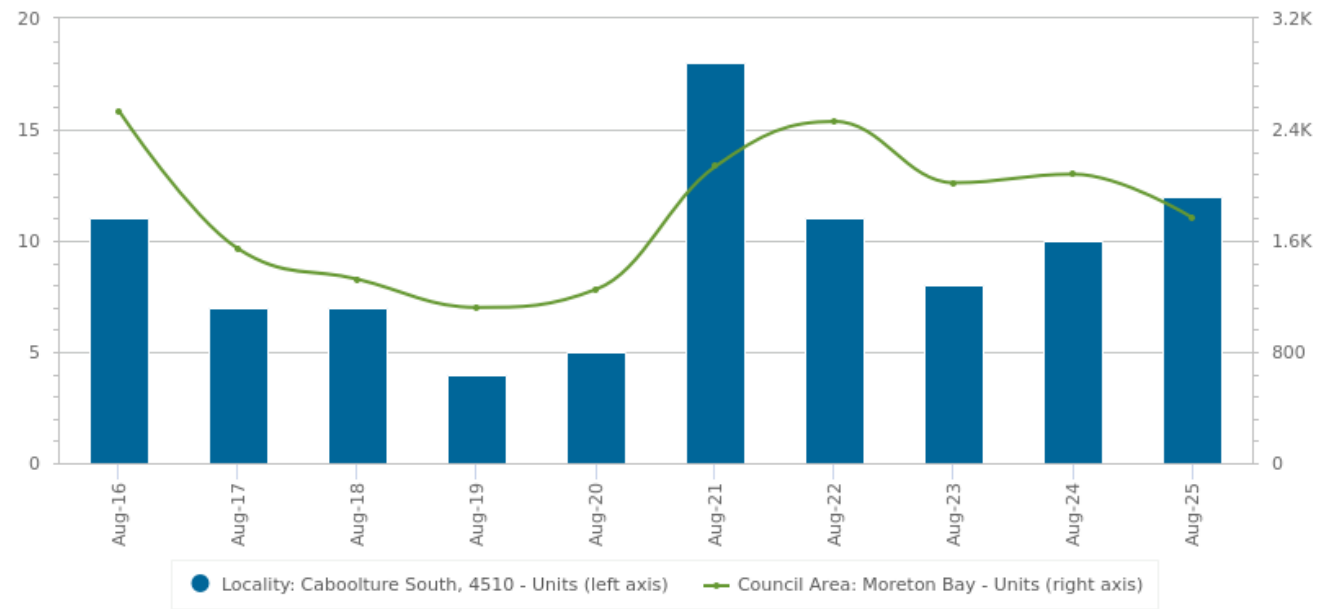
Unit: Sales Per Annum

12

Aug 2025

	Caboolture South	Moreton Bay
Aug 2016	11	2530
Aug 2017	7	1540
Aug 2018	7	1323
Aug 2019	4	1120
Aug 2020	5	1251
Aug 2021	18	2136
Aug 2022	11	2458
Aug 2023	8	2017
Aug 2024	10	2079
Aug 2025	12	1765

Statistics are calculated over a rolling 12 month period



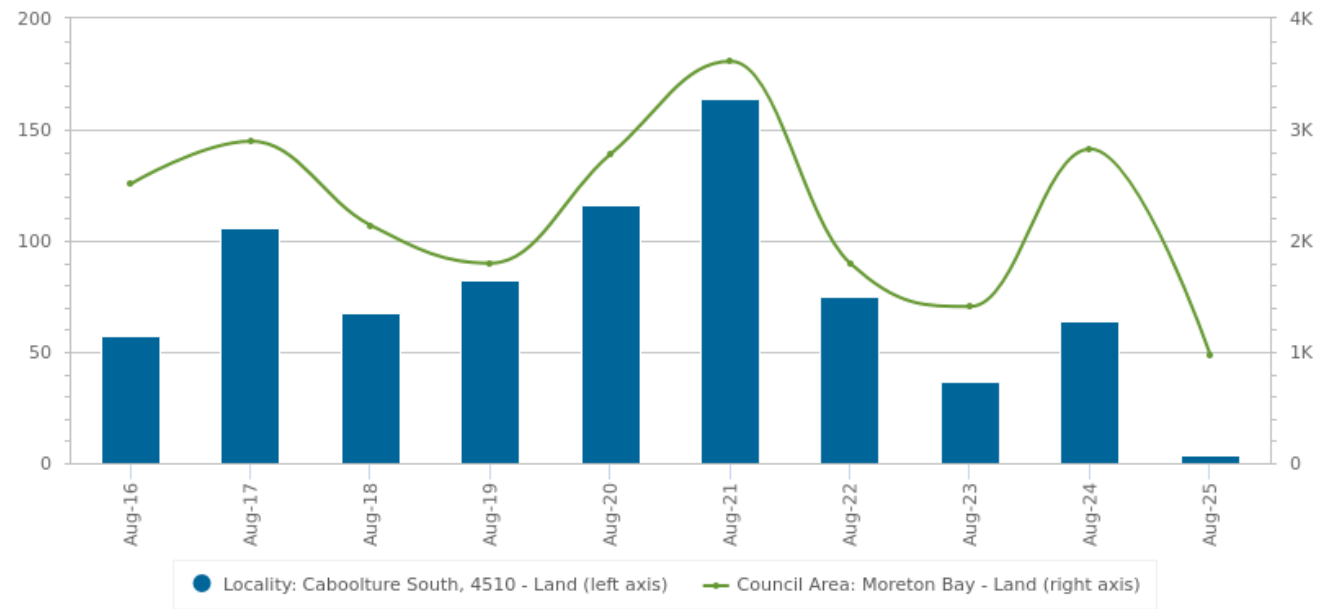
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

4  
Aug 2025

	Caboolture South	Moreton Bay
Aug 2016	57	2513
Aug 2017	106	2895
Aug 2018	68	2138
Aug 2019	82	1798
Aug 2020	116	2781
Aug 2021	164	3614
Aug 2022	75	1795
Aug 2023	37	1408
Aug 2024	64	2825
Aug 2025	4	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

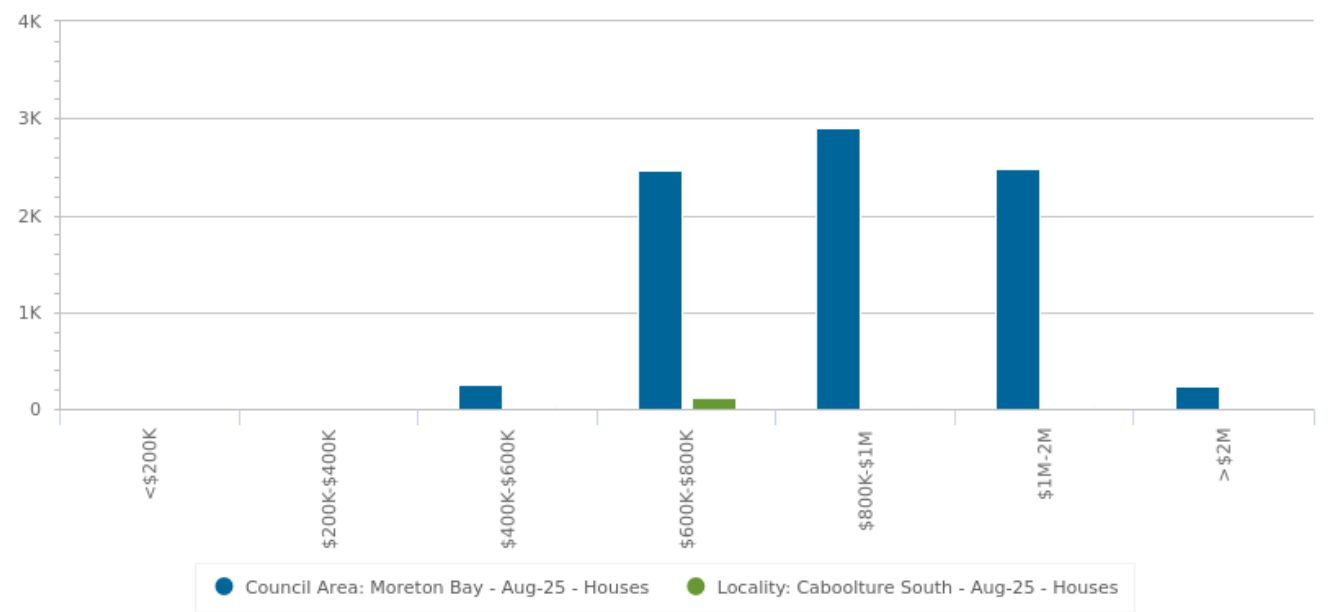
House: Sales By Price

\$121.37M

Aug 2025

	Caboolture South	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	18	249
\$600K-\$800K	118	2,458
\$800K-\$1M	21	2,908
\$1M-\$2M	9	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



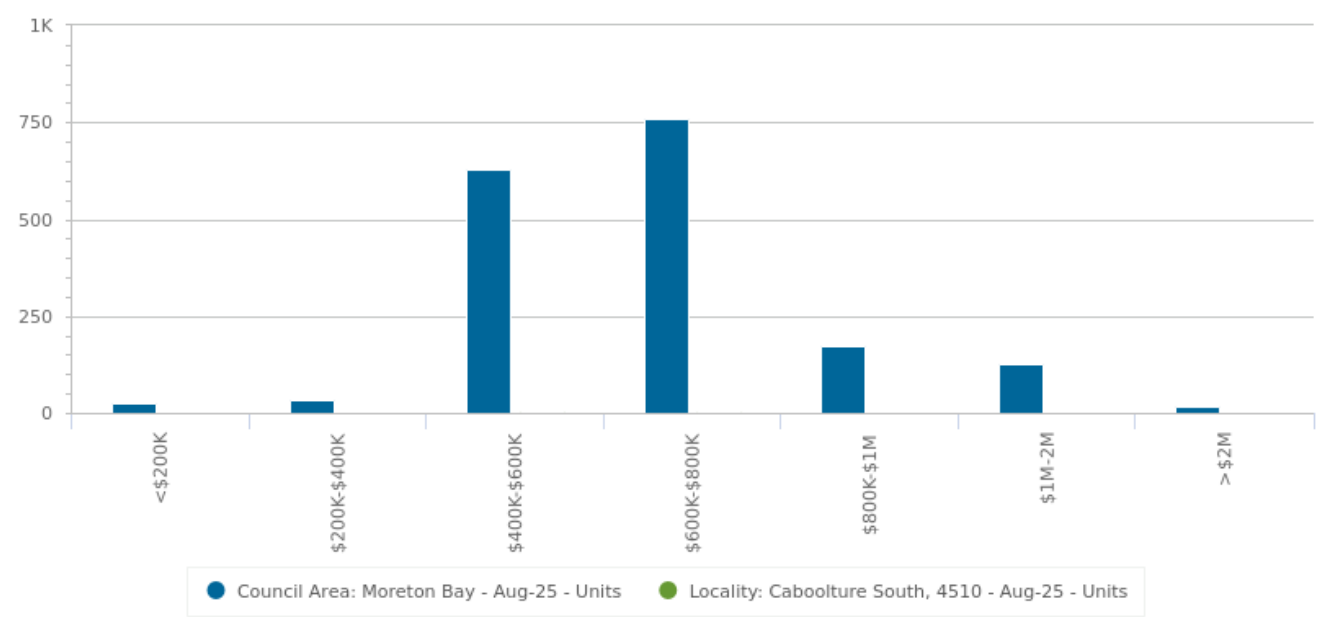
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

**\$6.19M**  
Aug 2025

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

Statistics are calculated over a rolling 12 month period

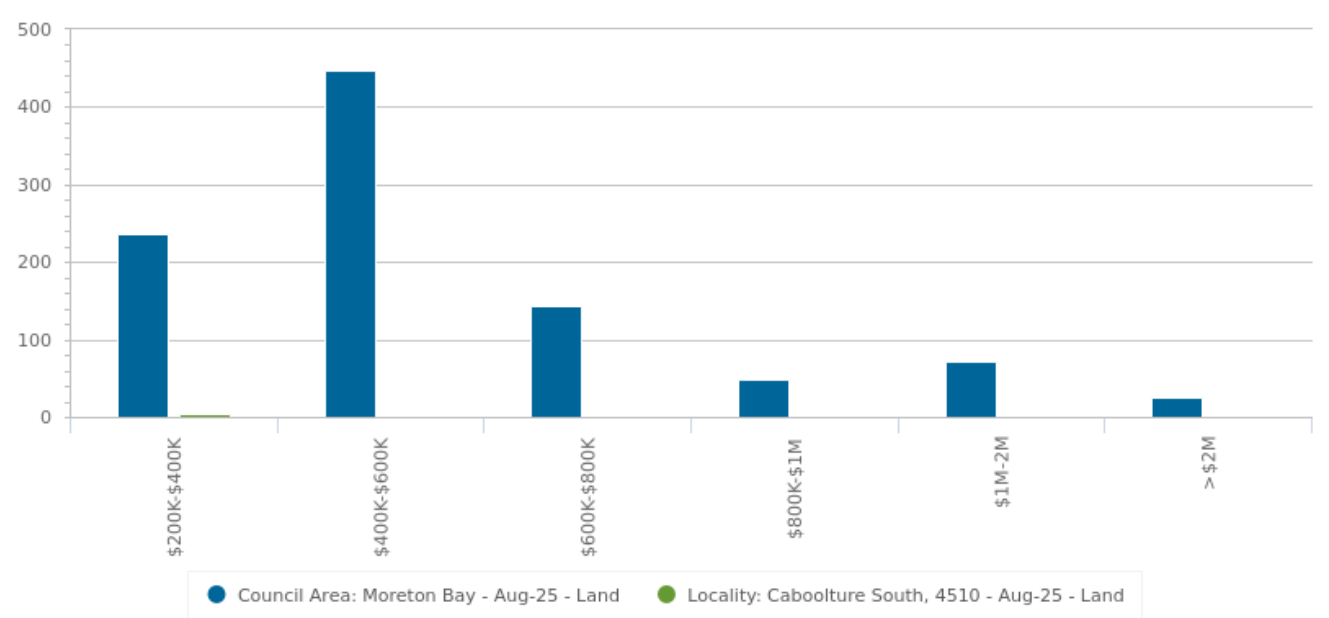


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

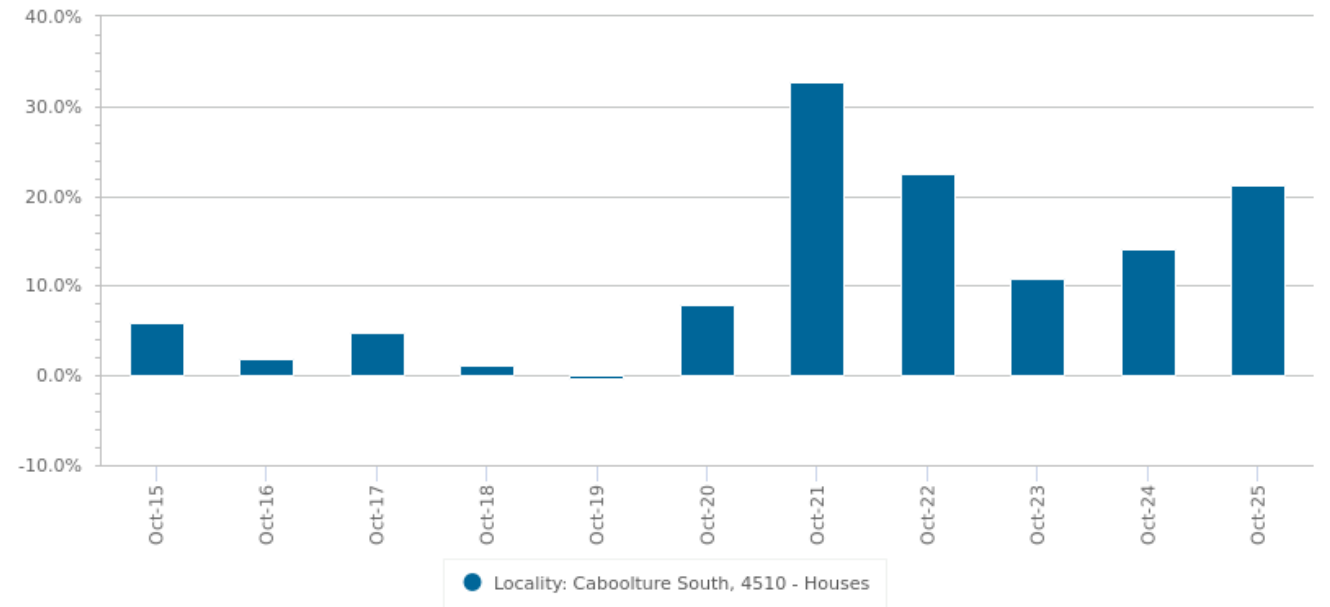
House: Change In Median Value

21.2%

Oct 2025

	Caboolture South
Oct 2016	1.8%
Oct 2017	4.8%
Oct 2018	1.0%
Oct 2019	-0.4%
Oct 2020	7.9%
Oct 2021	32.6%
Oct 2022	22.5%
Oct 2023	10.7%
Oct 2024	14.1%
Oct 2025	21.2%

Statistics are calculated at the end of the displayed month



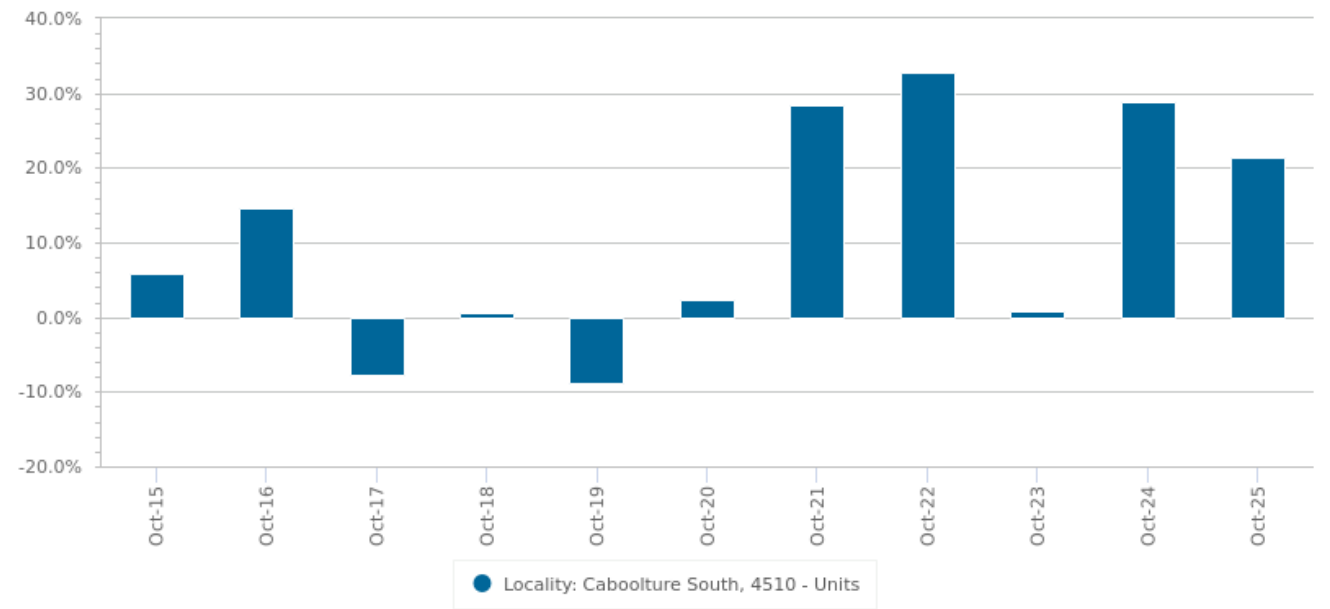
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

21.3%  
Oct 2025

	Caboolture South
Oct 2016	14.6%
Oct 2017	-7.8%
Oct 2018	0.7%
Oct 2019	-8.8%
Oct 2020	2.3%
Oct 2021	28.4%
Oct 2022	32.7%
Oct 2023	0.9%
Oct 2024	28.8%
Oct 2025	21.3%

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

149  
Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	148	7,875
Dec 2024	144	7,855
Jan 2025	149	7,872
Feb 2025	153	7,834
Mar 2025	150	7,770
Apr 2025	151	7,714
May 2025	151	7,685
Jun 2025	162	7,647
Jul 2025	162	7,569
Aug 2025	163	7,448
Sep 2025	149	7,411
Oct 2025	149	7,272

Statistics are calculated over a rolling 12 month period



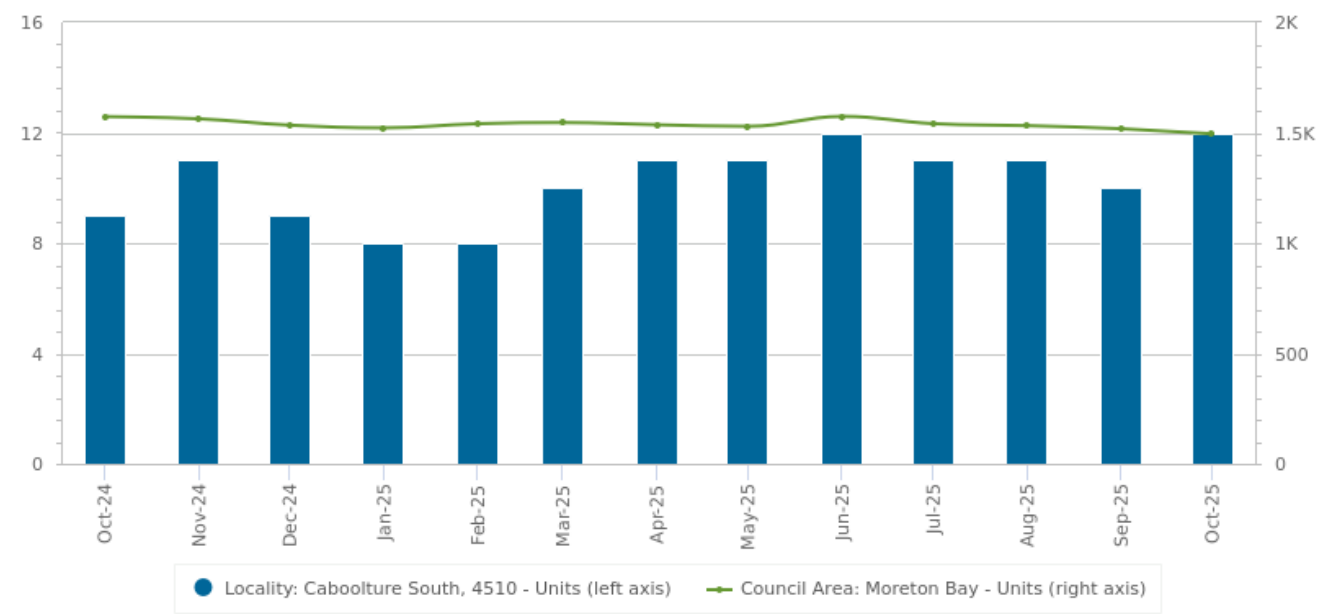
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

12  
Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	11	1,563
Dec 2024	9	1,534
Jan 2025	8	1,522
Feb 2025	8	1,541
Mar 2025	10	1,546
Apr 2025	11	1,536
May 2025	11	1,529
Jun 2025	12	1,574
Jul 2025	11	1,541
Aug 2025	11	1,532
Sep 2025	10	1,518
Oct 2025	12	1,495

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

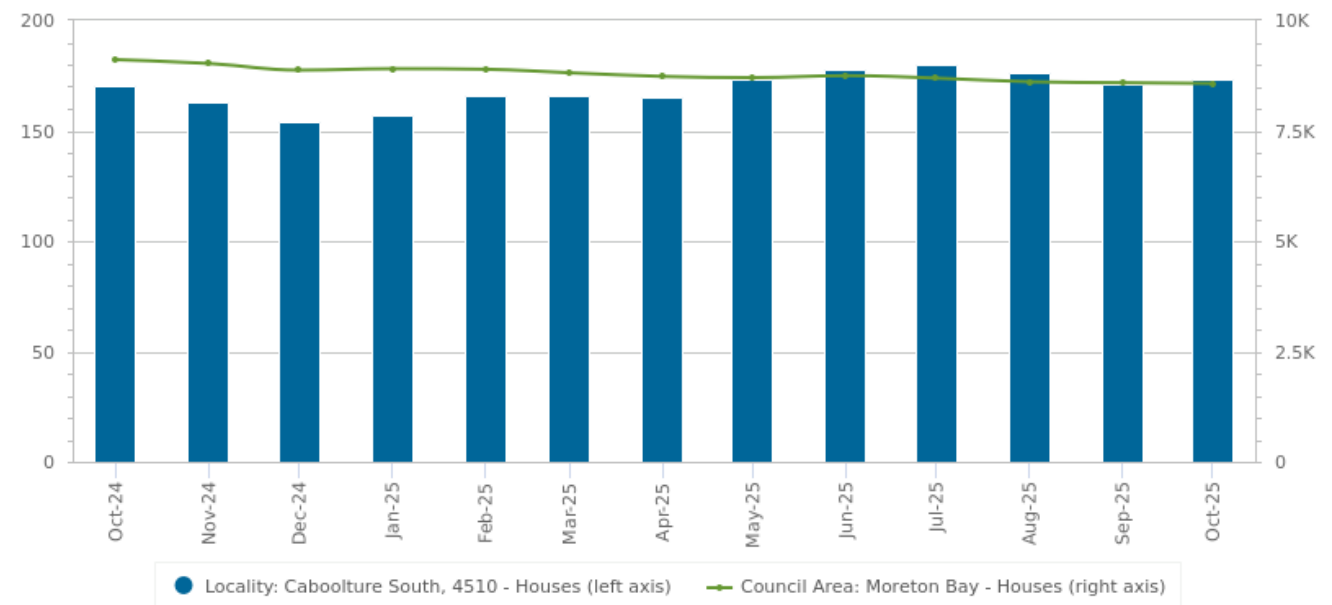
House: Total Properties Listed

173

Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	163	9,023
Dec 2024	154	8,872
Jan 2025	157	8,905
Feb 2025	166	8,892
Mar 2025	166	8,812
Apr 2025	165	8,730
May 2025	173	8,703
Jun 2025	178	8,748
Jul 2025	180	8,691
Aug 2025	176	8,609
Sep 2025	171	8,588
Oct 2025	173	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

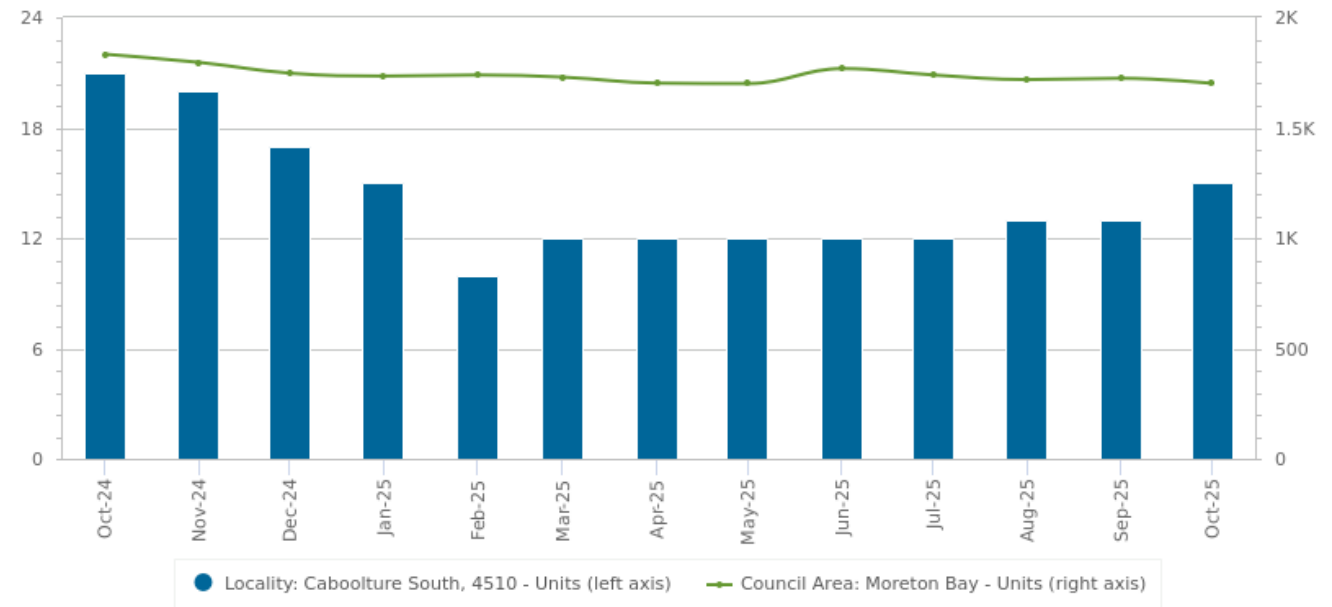


Unit: Total Properties Listed

15  
Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	20	1,796
Dec 2024	17	1,747
Jan 2025	15	1,734
Feb 2025	10	1,739
Mar 2025	12	1,729
Apr 2025	12	1,702
May 2025	12	1,700
Jun 2025	12	1,768
Jul 2025	12	1,739
Aug 2025	13	1,718
Sep 2025	13	1,724
Oct 2025	15	1,701

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

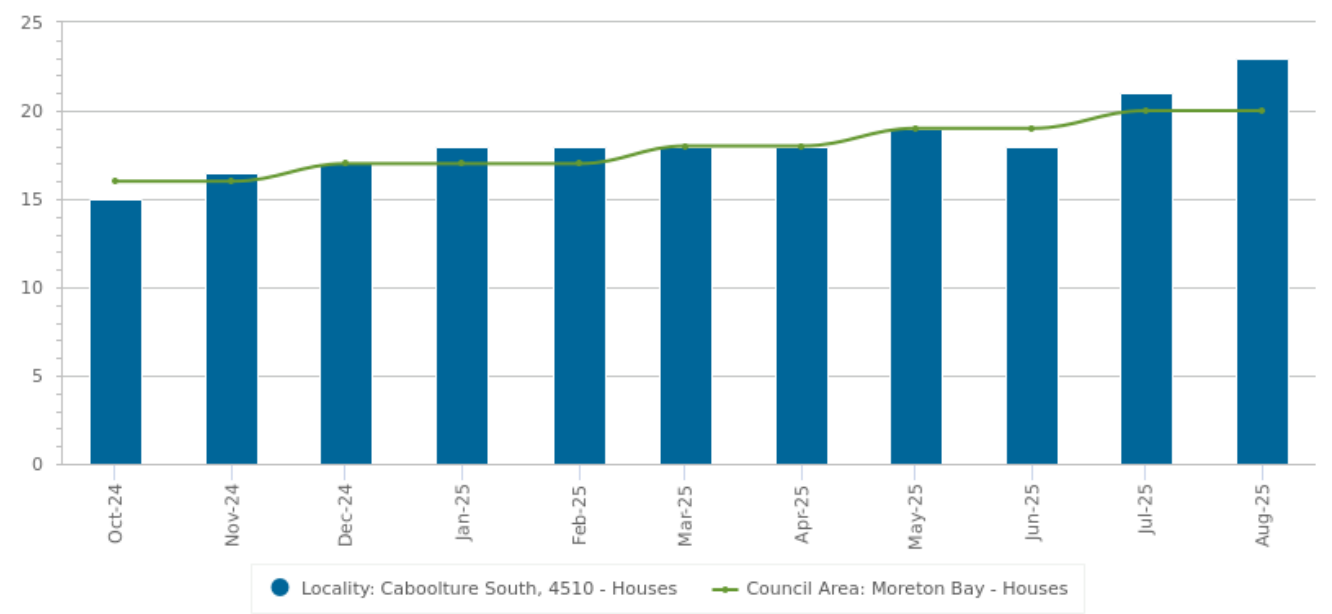
House: Median Days On Market

23

Aug 2025

	Caboolture South	Moreton Bay
Sep 2024	14	16
Oct 2024	15	16
Nov 2024	16.5	16
Dec 2024	17	17
Jan 2025	18	17
Feb 2025	18	17
Mar 2025	18	18
Apr 2025	18	18
May 2025	19	19
Jun 2025	18	19
Jul 2025	21	20
Aug 2025	23	20

Statistics are calculated over a rolling 12 month period

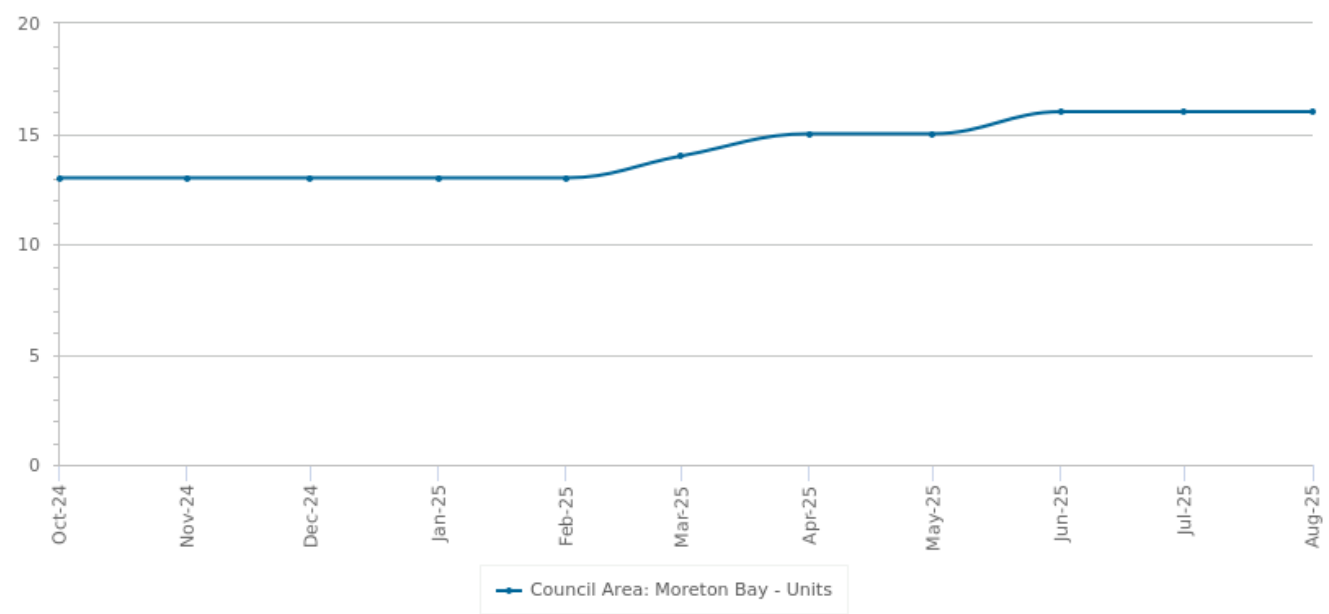


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Caboolture South	Moreton Bay
Sep 2024	-	13
Oct 2024	-	13
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	16
Jul 2025	-	16
Aug 2025	-	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

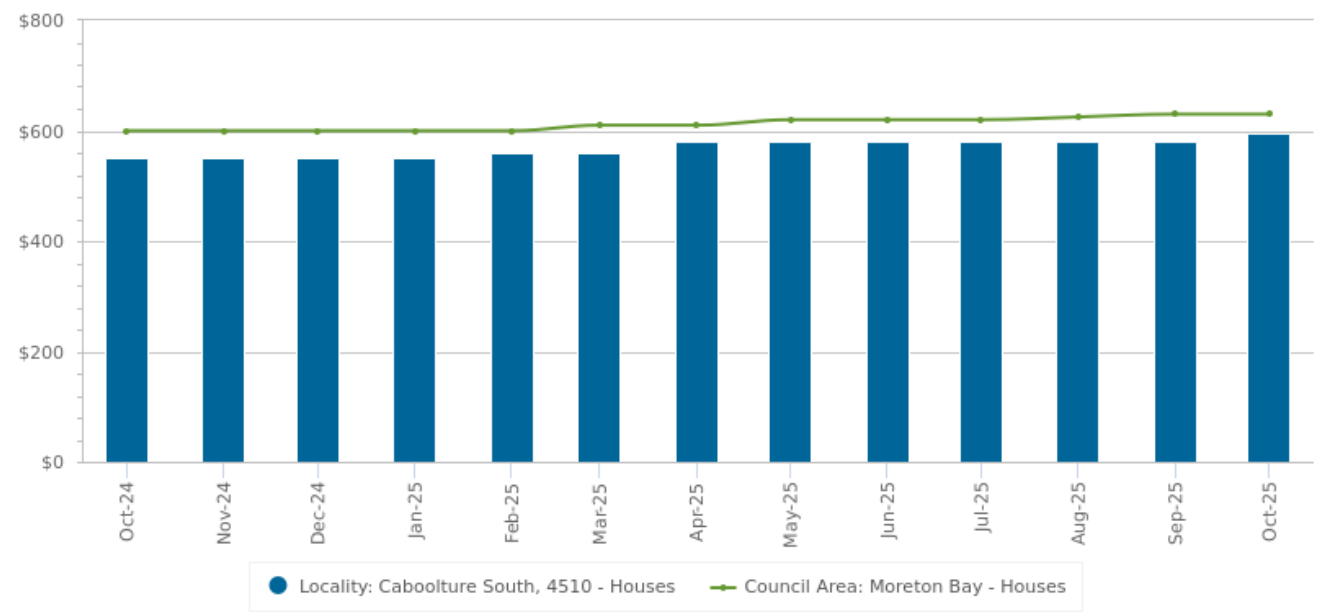
House: Median Rent

\$595/w

Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	\$550/w	\$600/w
Dec 2024	\$550/w	\$600/w
Jan 2025	\$550/w	\$600/w
Feb 2025	\$560/w	\$600/w
Mar 2025	\$560/w	\$610/w
Apr 2025	\$580/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$580/w	\$620/w
Jul 2025	\$580/w	\$620/w
Aug 2025	\$580/w	\$625/w
Sep 2025	\$580/w	\$630/w
Oct 2025	\$595/w	\$630/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

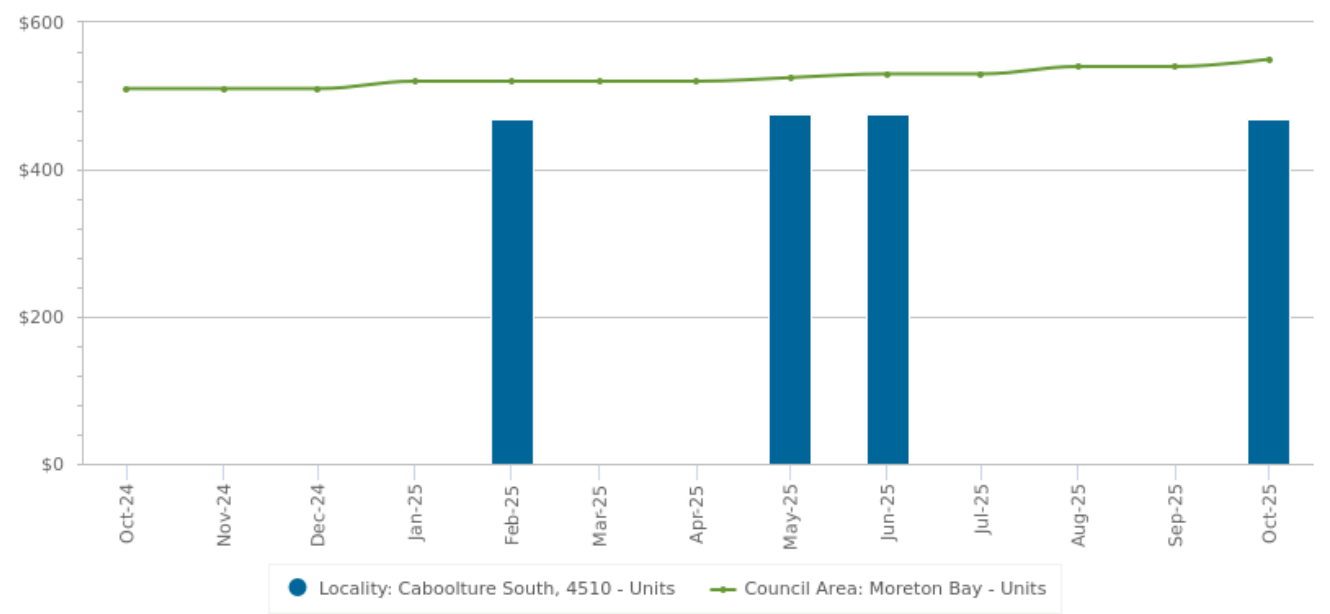
Unit: Median Rent

\$470/w

Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	-	\$510/w
Dec 2024	-	\$510/w
Jan 2025	-	\$520/w
Feb 2025	\$470/w	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	\$475/w	\$525/w
Jun 2025	\$475/w	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	\$470/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

222

Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	196	9,072
Dec 2024	198	9,120
Jan 2025	199	9,167
Feb 2025	205	9,222
Mar 2025	211	9,231
Apr 2025	211	9,268
May 2025	207	9,294
Jun 2025	211	9,380
Jul 2025	215	9,447
Aug 2025	217	9,523
Sep 2025	223	9,639
Oct 2025	222	9,636

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

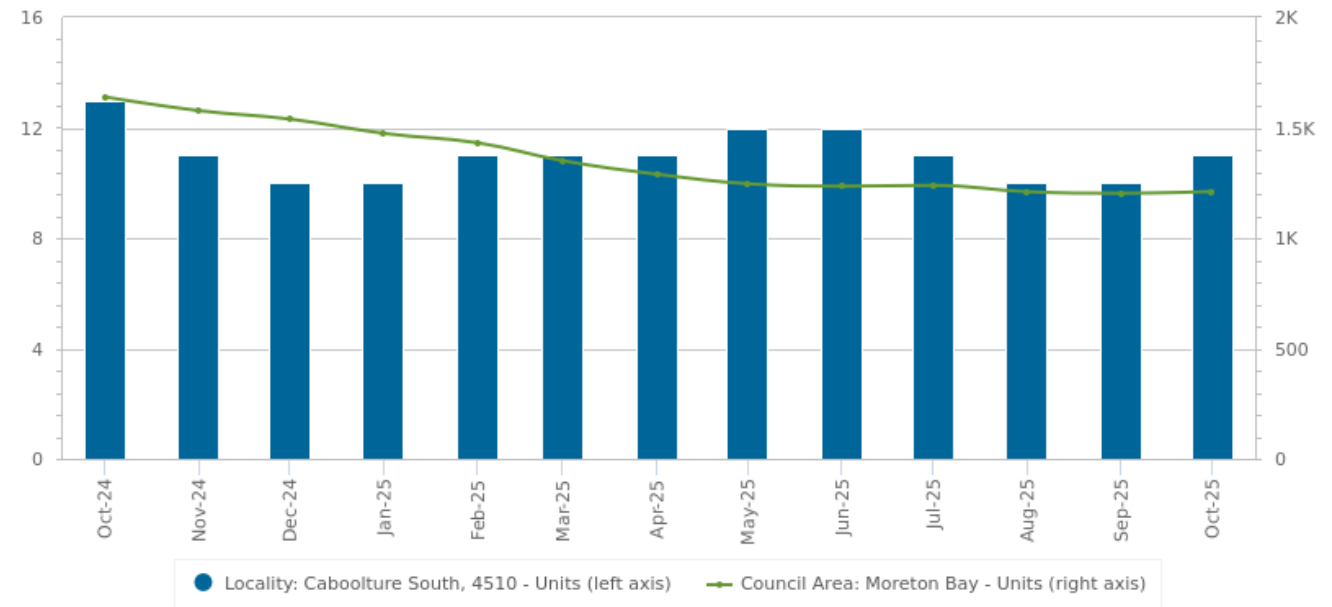
Unit: Rental Rate Observations

11

Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	11	1,577
Dec 2024	10	1,539
Jan 2025	10	1,474
Feb 2025	11	1,431
Mar 2025	11	1,350
Apr 2025	11	1,289
May 2025	12	1,246
Jun 2025	12	1,235
Jul 2025	11	1,239
Aug 2025	10	1,210
Sep 2025	10	1,203
Oct 2025	11	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

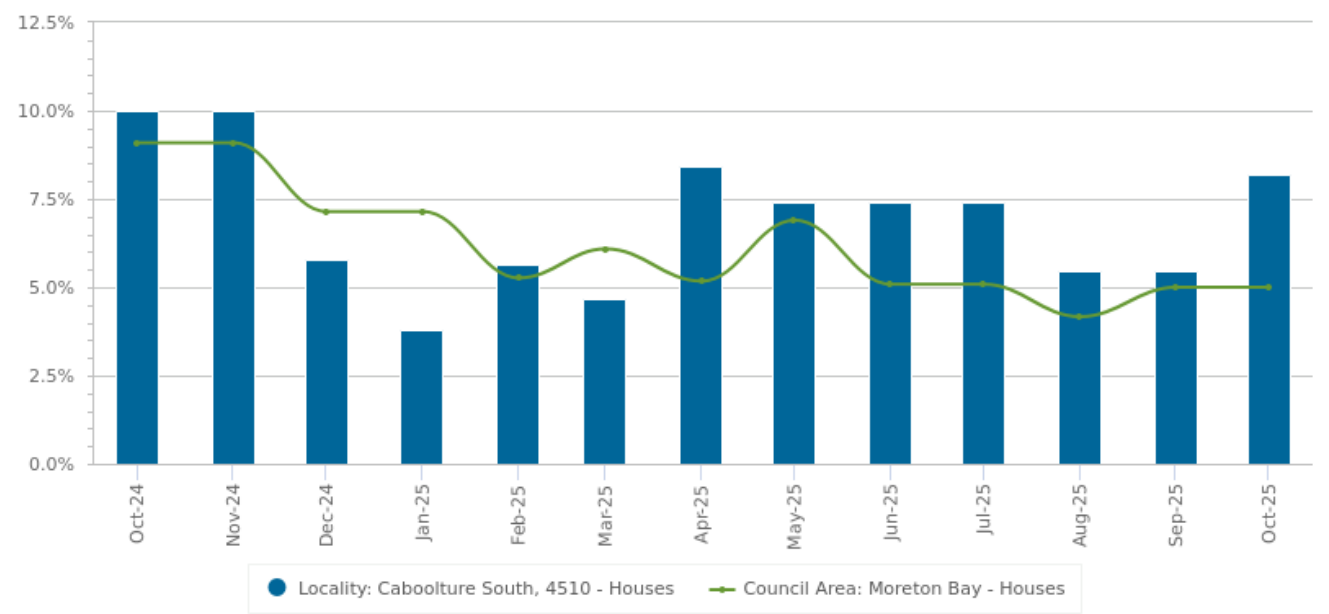
8.2%

Oct 2025

House: Change in Rental Rate

	Caboolture South	Moreton Bay
Nov 2024	10.0%	9.1%
Dec 2024	5.8%	7.1%
Jan 2025	3.8%	7.1%
Feb 2025	5.7%	5.3%
Mar 2025	4.7%	6.1%
Apr 2025	8.4%	5.2%
May 2025	7.4%	6.9%
Jun 2025	7.4%	5.1%
Jul 2025	7.4%	5.1%
Aug 2025	5.5%	4.2%
Sep 2025	5.5%	5.0%
Oct 2025	8.2%	5.0%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

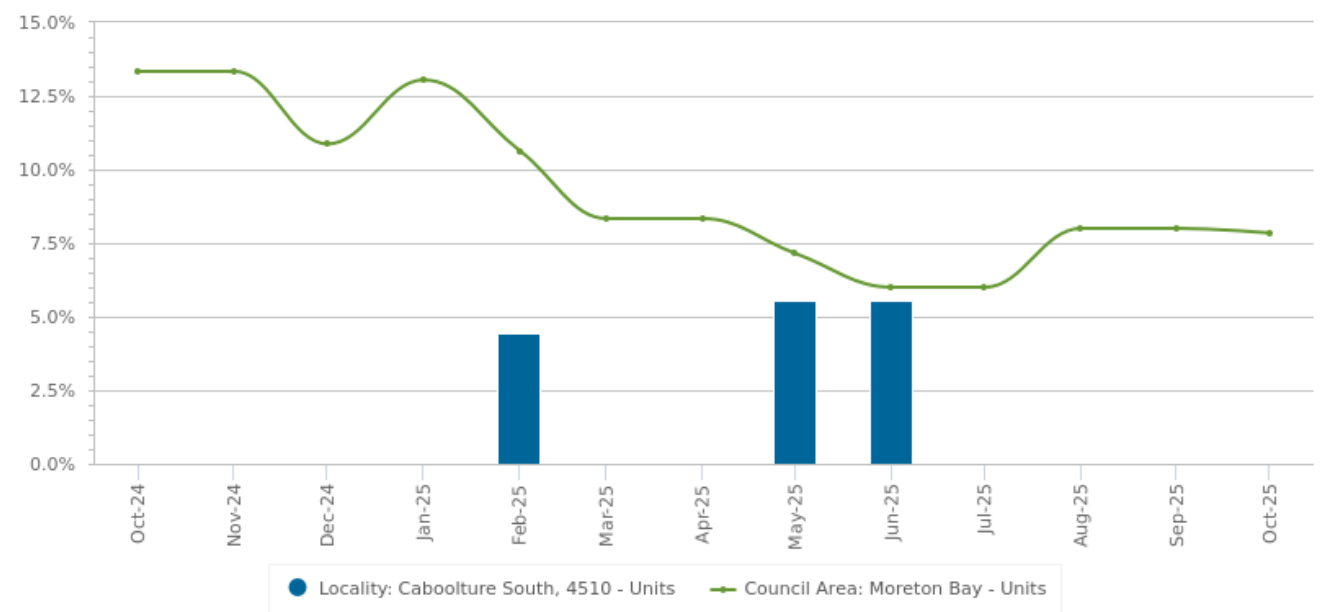
Unit: Change in Rental Rate

5.6%

Jun 2025

	Caboolture South	Moreton Bay
Nov 2024	-	13.3%
Dec 2024	-	10.9%
Jan 2025	-	13.0%
Feb 2025	4.4%	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	5.6%	7.1%
Jun 2025	5.6%	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



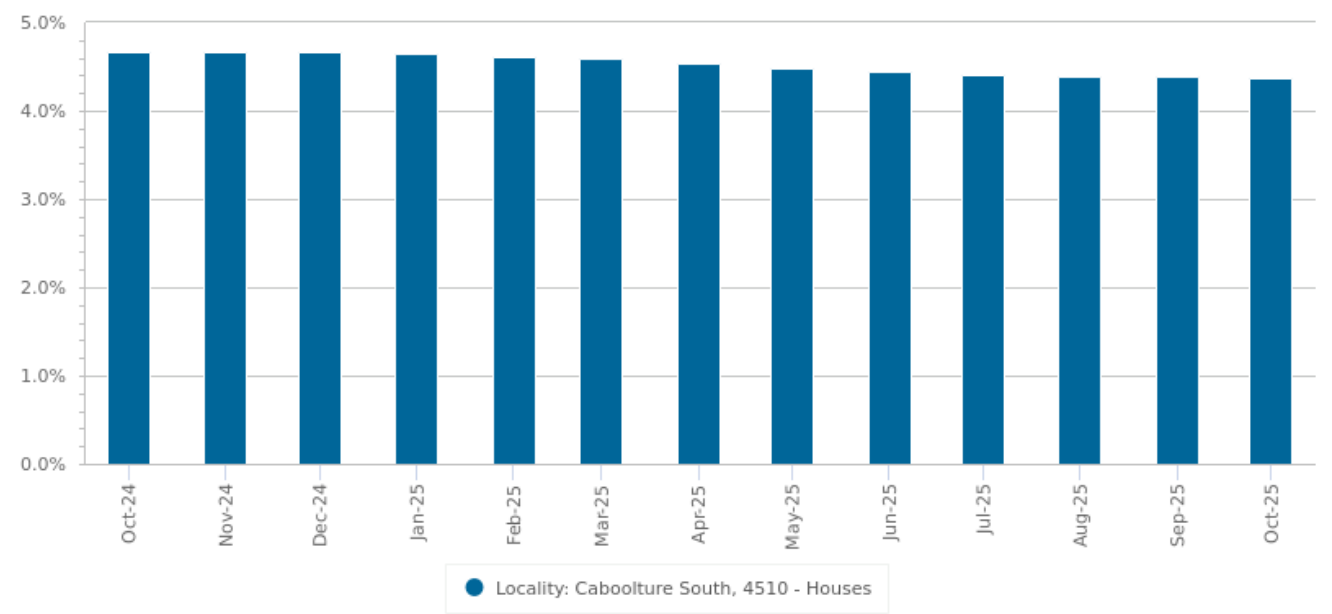
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.4%  
Oct 2025

	Caboolture South
Nov 2024	4.7%
Dec 2024	4.7%
Jan 2025	4.6%
Feb 2025	4.6%
Mar 2025	4.6%
Apr 2025	4.5%
May 2025	4.5%
Jun 2025	4.4%
Jul 2025	4.4%
Aug 2025	4.4%
Sep 2025	4.4%
Oct 2025	4.4%

Statistics are calculated at the end of the displayed month



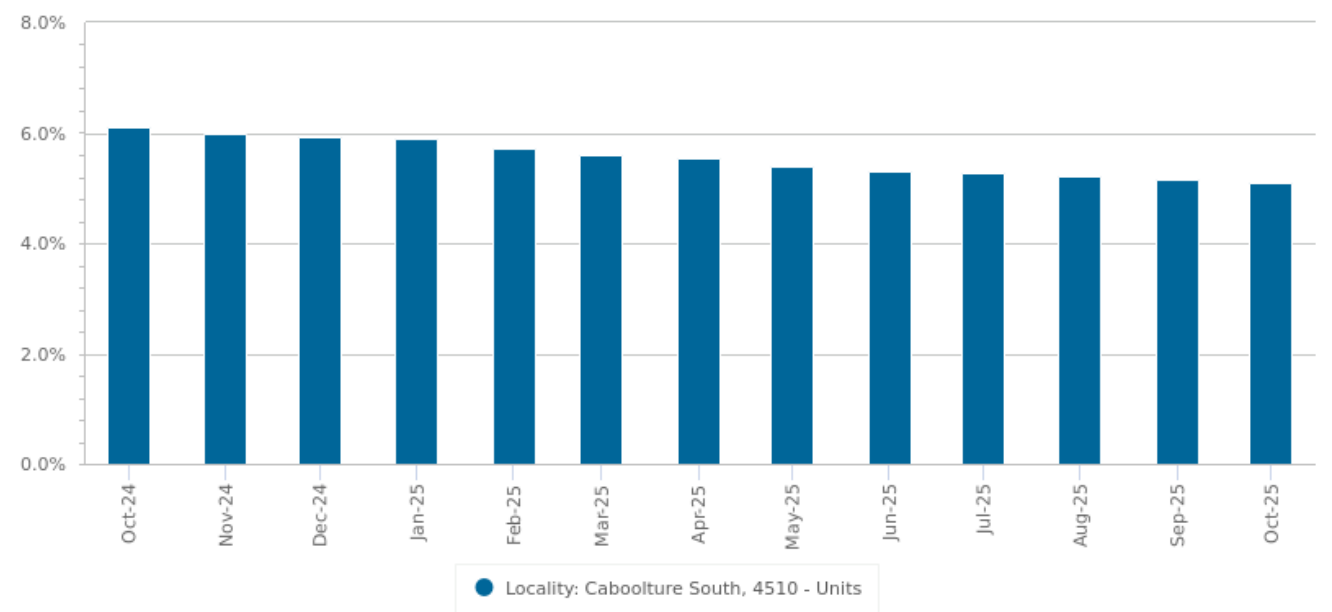
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.1%  
Oct 2025

	Caboolture South
Nov 2024	6.0%
Dec 2024	5.9%
Jan 2025	5.9%
Feb 2025	5.7%
Mar 2025	5.6%
Apr 2025	5.5%
May 2025	5.4%
Jun 2025	5.3%
Jul 2025	5.3%
Aug 2025	5.2%
Sep 2025	5.2%
Oct 2025	5.1%

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 South	Moreton Bay
Childless Couples	37.5%	38.7%
Couples with Children	33.9%	42%
Single Parents	26.1%	17.9%
Other	2.2%	1.3%

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



Childless Couples

37.5%



Couples with Children

33.9%



Single Parents

26.1%



Other

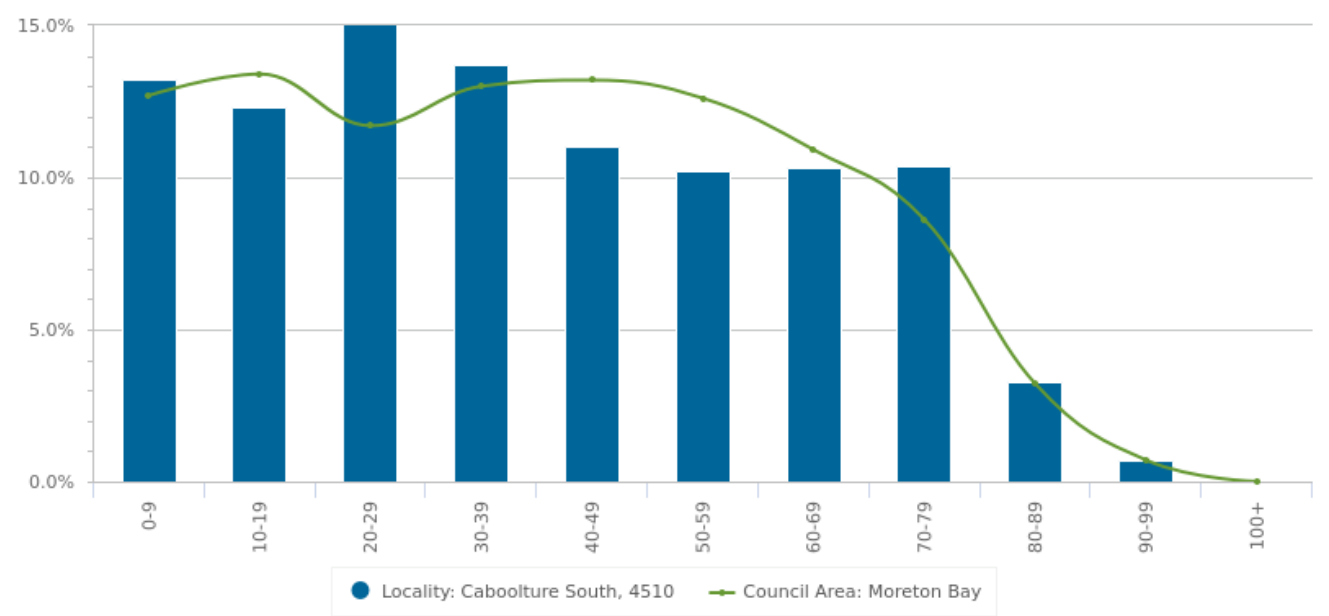
2.2%

Population Age

Population Age

	Caboolture South	Moreton Bay
0-9	13.2%	12.7%
10-19	12.3%	13.4%
20-29	15%	11.7%
30-39	13.7%	13%
40-49	11%	13.2%
50-59	10.2%	12.6%
60-69	10.3%	10.9%
70-79	10.4%	8.6%
80-89	3.3%	3.2%
90-99	0.7%	0.7%

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



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

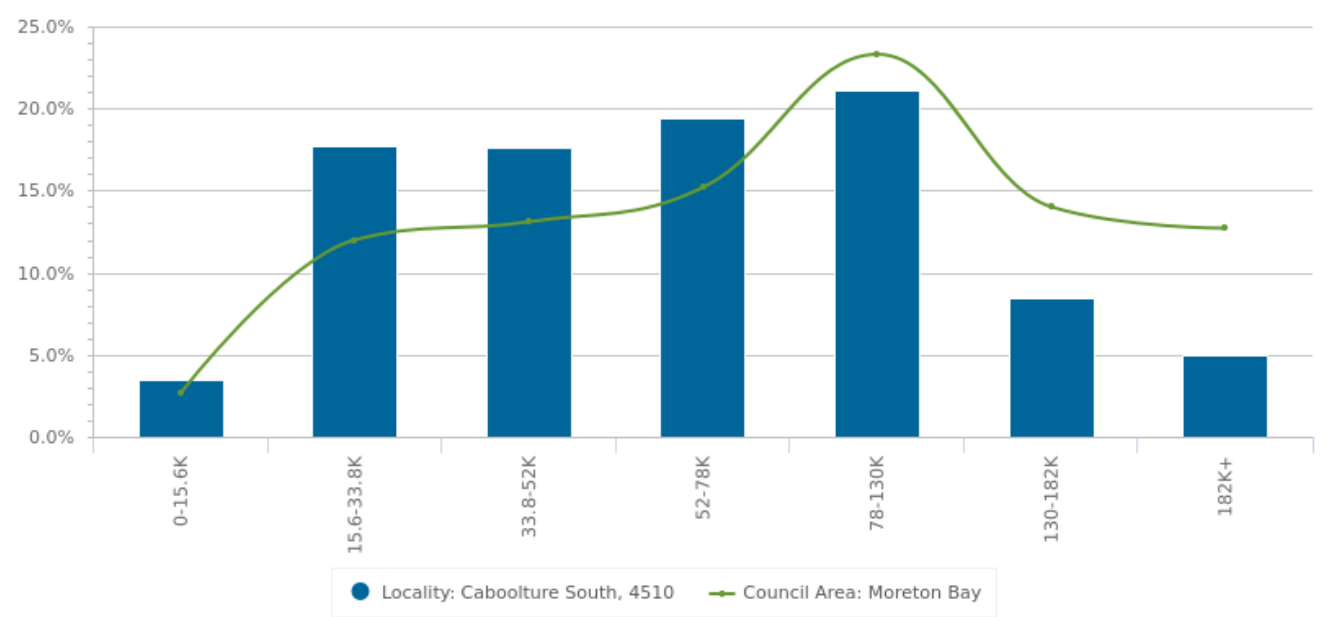


Household Income

Household Income

	Caboolture South	Moreton Bay
0-15.6K	3.5%	2.7%
15.6-33.8K	17.7%	12%
33.8-52K	17.6%	13.1%
52-78K	19.4%	15.2%
78-130K	21.1%	23.3%
130-182K	8.5%	14%
182K+	5%	12.7%

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



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

Education

Education By Qualification

	Caboolture South	Moreton Bay
Postgrad	2.3%	4.9%
Graduate Diploma or Certificate	2.3%	3.3%
Bachelor	14%	20%
Advanced Diploma or Diploma	16.5%	17.2%
Certificate	47.8%	42.3%
Not Stated	16.3%	11.2%
Inadequately Described	0.7%	0.9%

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



Postgrad

2.3%



Graduate Diploma or Certificate

2.3%



Bachelor

14%



Advanced Diploma or  
Diploma

16.5%



Certificate

47.8%



Not Stated

16.3%



Inadequately  
Described

0.7%

Occupation

Employment By Occupation

	Caboolture South	Moreton Bay
Professional	10.3%	17.9%
Clerical	10.7%	14.1%
Trades	13.1%	14.7%
Labourer	20.4%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	9.6%	7.1%
Managers	8.3%	11.4%
Community and Personal Service Workers	15.3%	13.3%
Sales Workers	10.1%	9.1%

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



Professional

10.3%



Clerical

10.7%



Trades

13.1%



Labourer

20.4%



Not Stated

2.1%



Machinery Operators and Drivers

9.6%

Employment By Occupation



Managers

8.3%



Community and Personal Service  
Workers

15.3%



Sales Workers

10.1%

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