

# Suburb Statistics Report

Caboolture South QLD 4510

Prepared on 20 Jan 2026

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





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	8.0 years	6.7 years	-
Total Dwellings	2,897	238	163
Total New Listings	149	11	-
Median Value	\$818,363	\$605,417	-
Total Properties Listed	165	13	-

## Market Trends

### House: Market Trends

**161**

Properties Sold  
(12 Months)

**8.0**

Average Tenure Period  
(Years)

**\$600/w**

Median Asking Rent  
(12 Months)

**149**

New Sale Listings  
(12 Months)

**23**

Days on Market  
(12 Months)

**226**

Rental Rate Observations  
(12 Months)

### House: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$790,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$735,000**

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\*

**\$690,000**

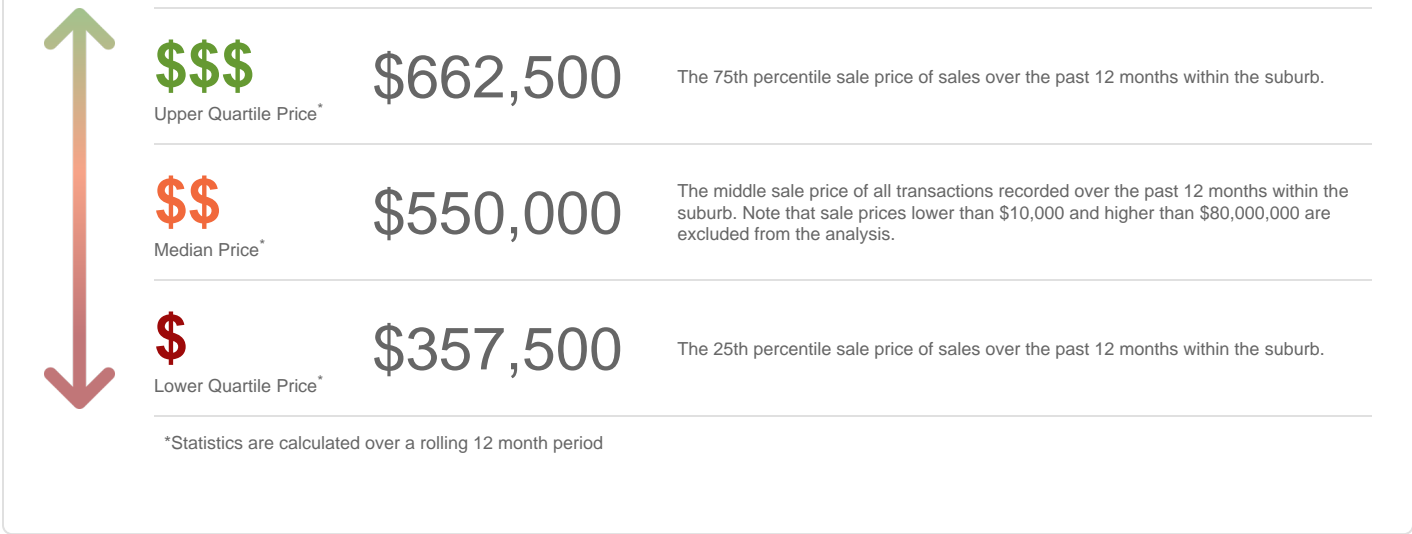
The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

Unit: Market Trends






Unit: Median Price Quartiles



Land: Market Trends

1 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*	\$300,000	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

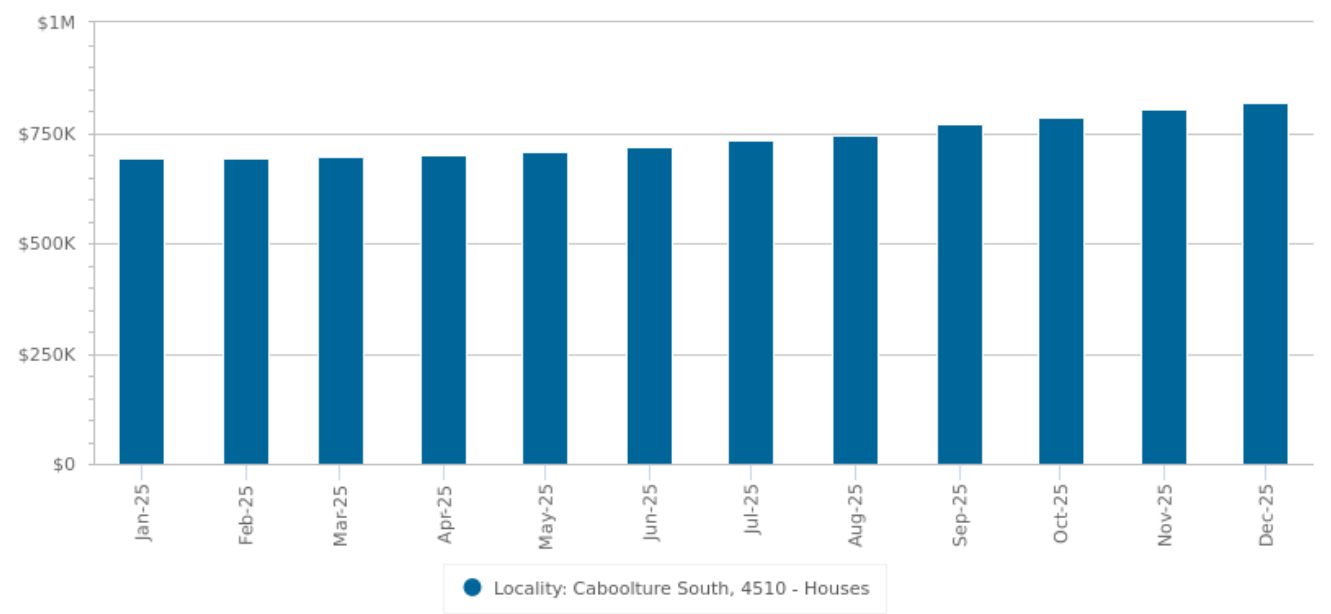
House: Recent Median Value

\$818K

Dec 2025

	Caboolture South
Jan 2025	\$692,270
Feb 2025	\$692,462
Mar 2025	\$695,428
Apr 2025	\$700,547
May 2025	\$706,891
Jun 2025	\$717,887
Jul 2025	\$731,731
Aug 2025	\$744,605
Sep 2025	\$768,967
Oct 2025	\$786,385
Nov 2025	\$802,262
Dec 2025	\$818,363

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

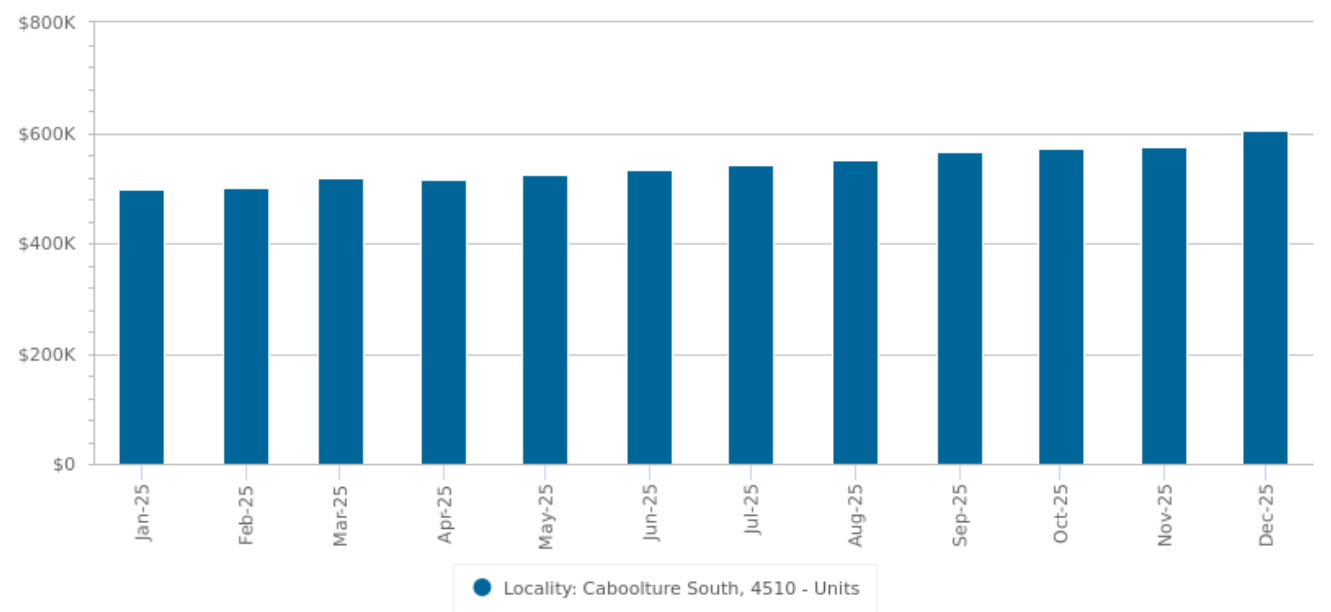
Unit: Recent Median Value

\$605K

Dec 2025

	Caboolture South
Jan 2025	\$498,764
Feb 2025	\$500,568
Mar 2025	\$517,224
Apr 2025	\$514,574
May 2025	\$525,269
Jun 2025	\$532,618
Jul 2025	\$543,650
Aug 2025	\$550,549
Sep 2025	\$564,534
Oct 2025	\$570,945
Nov 2025	\$576,026
Dec 2025	\$605,417

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

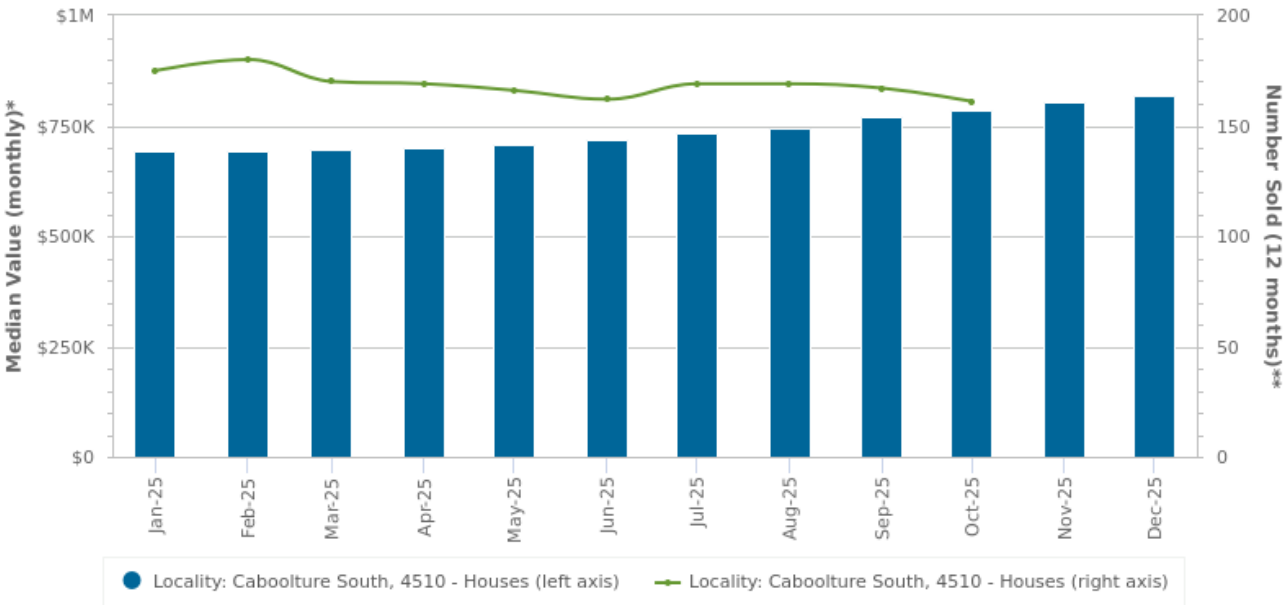
161

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$692,270	175
Feb 2025	\$692,462	180
Mar 2025	\$695,428	170
Apr 2025	\$700,547	169
May 2025	\$706,891	166
Jun 2025	\$717,887	162
Jul 2025	\$731,731	169
Aug 2025	\$744,605	169
Sep 2025	\$768,967	167
Oct 2025	\$786,385	161
Nov 2025	\$802,262	-
Dec 2025	\$818,363	-

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



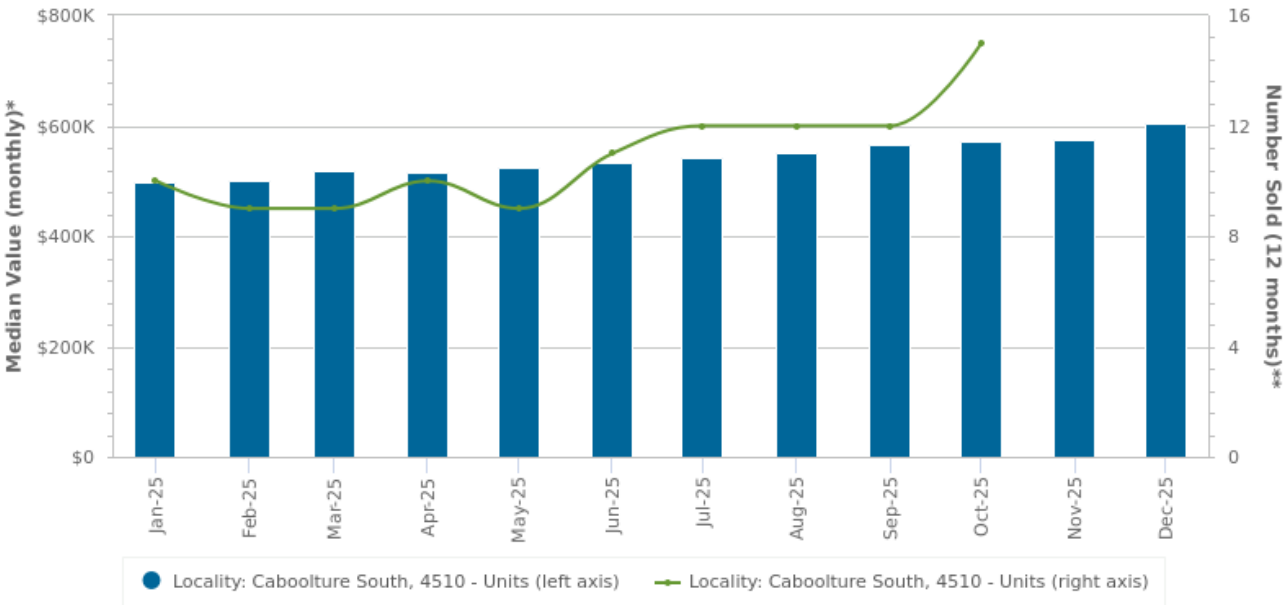
Unit: Median Value vs Number Sold

15

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$498,764	10
Feb 2025	\$500,568	9
Mar 2025	\$517,224	9
Apr 2025	\$514,574	10
May 2025	\$525,269	9
Jun 2025	\$532,618	11
Jul 2025	\$543,650	12
Aug 2025	\$550,549	12
Sep 2025	\$564,534	12
Oct 2025	\$570,945	15
Nov 2025	\$576,026	-
Dec 2025	\$605,417	-

Statistics are calculated over a rolling 12 month period



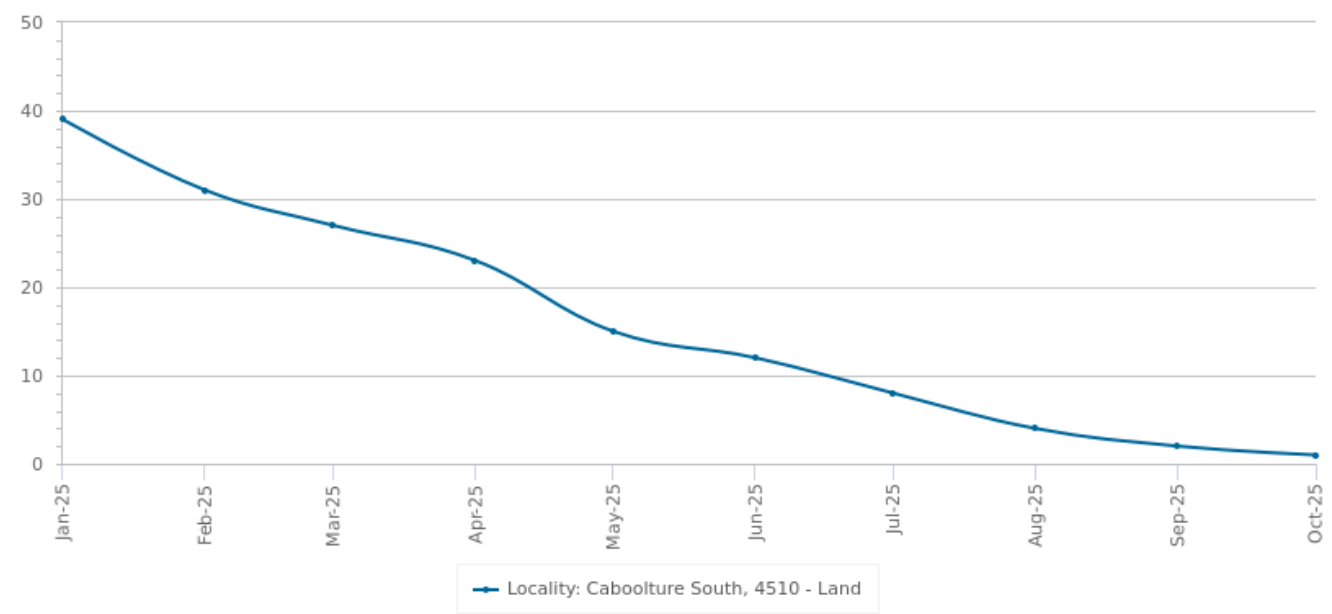
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1  
Oct 2025

	Median Value	Number Of Sold
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
Sep 2025	-	2
Oct 2025	-	1

Statistics are calculated over a rolling 12 month period



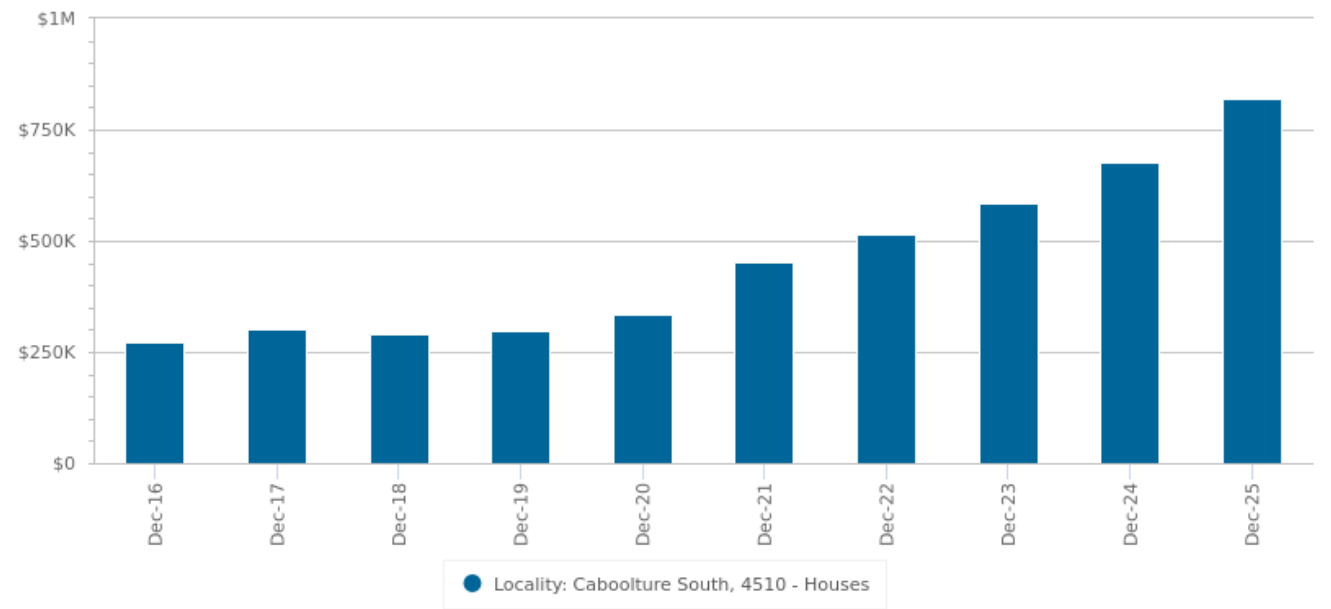
Statistics are calculated over a rolling 12 month period

House: Median Value

**\$818K**  
Dec 2025

	Caboolture South
Dec 2017	\$302,406
Dec 2018	\$291,341
Dec 2019	\$296,432
Dec 2020	\$334,871
Dec 2021	\$450,412
Dec 2022	\$513,814
Dec 2023	\$586,032
Dec 2024	\$677,880
Dec 2025	\$818,363
Dec 2026	-

Statistics are calculated at the end of the displayed month



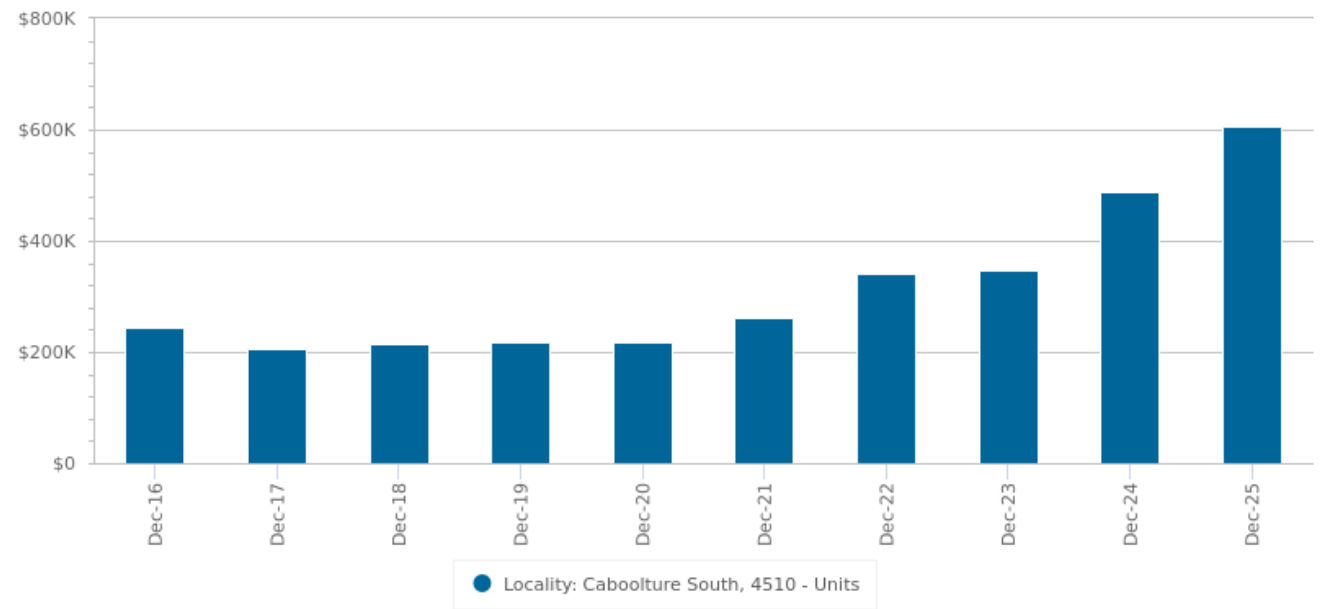
Statistics are calculated at the end of the displayed month

Unit: Median Value

**\$605K**  
Dec 2025

	Caboolture South
Dec 2017	\$204,423
Dec 2018	\$214,019
Dec 2019	\$218,051
Dec 2020	\$217,094
Dec 2021	\$260,820
Dec 2022	\$341,274
Dec 2023	\$347,366
Dec 2024	\$488,391
Dec 2025	\$605,417
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

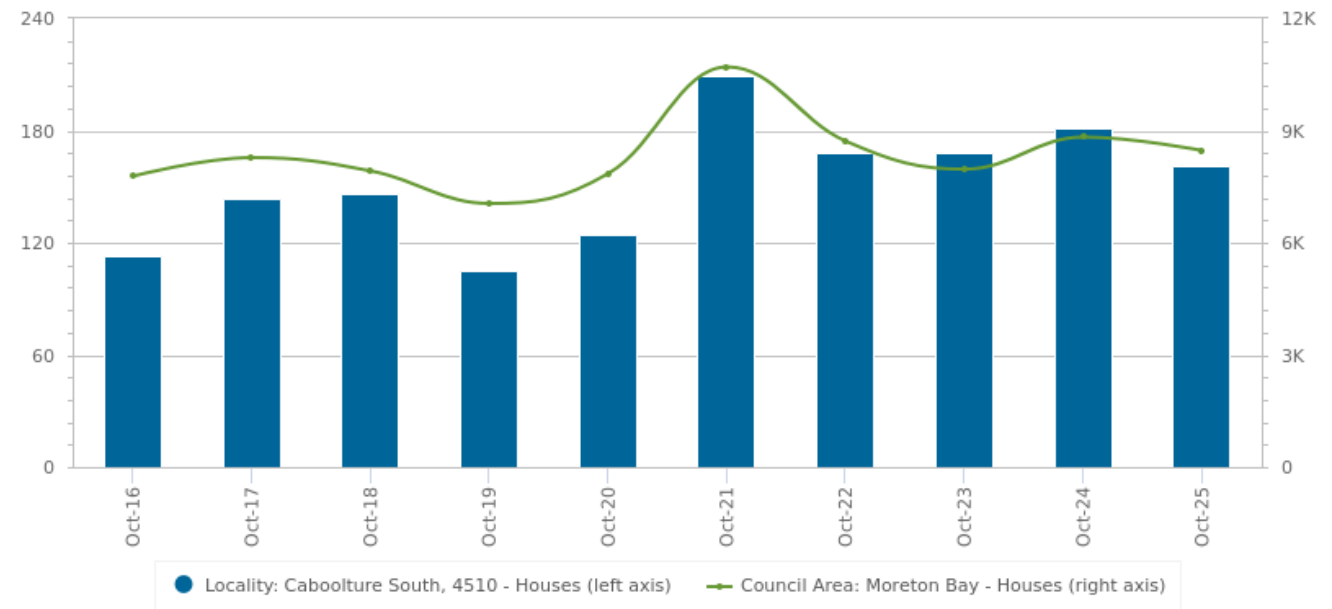
Sales Per Annum

House: Sales Per Annum

161  
Oct 2025

	Caboolture South	Moreton Bay
Oct 2017	144	8277
Oct 2018	146	7919
Oct 2019	105	7050
Oct 2020	124	7857
Oct 2021	209	10702
Oct 2022	168	8713
Oct 2023	168	7967
Oct 2024	181	8827
Oct 2025	161	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



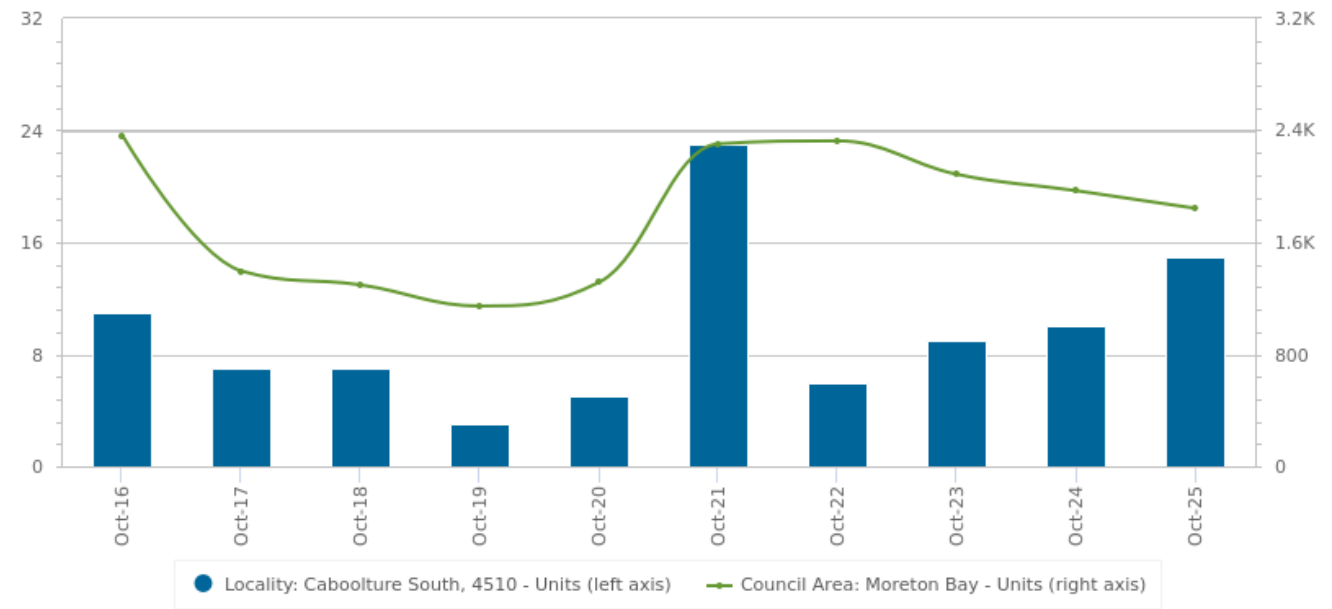
Unit: Sales Per Annum

15

Oct 2025

	Caboolture South	Moreton Bay
Oct 2017	7	1395
Oct 2018	7	1296
Oct 2019	3	1145
Oct 2020	5	1316
Oct 2021	23	2304
Oct 2022	6	2325
Oct 2023	9	2086
Oct 2024	10	1969
Oct 2025	15	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1  
Oct 2025

	Caboolture South	Moreton Bay
Oct 2017	95	2780
Oct 2018	63	2077
Oct 2019	93	1803
Oct 2020	133	3233
Oct 2021	148	3221
Oct 2022	64	1597
Oct 2023	48	1587
Oct 2024	50	2871
Oct 2025	1	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

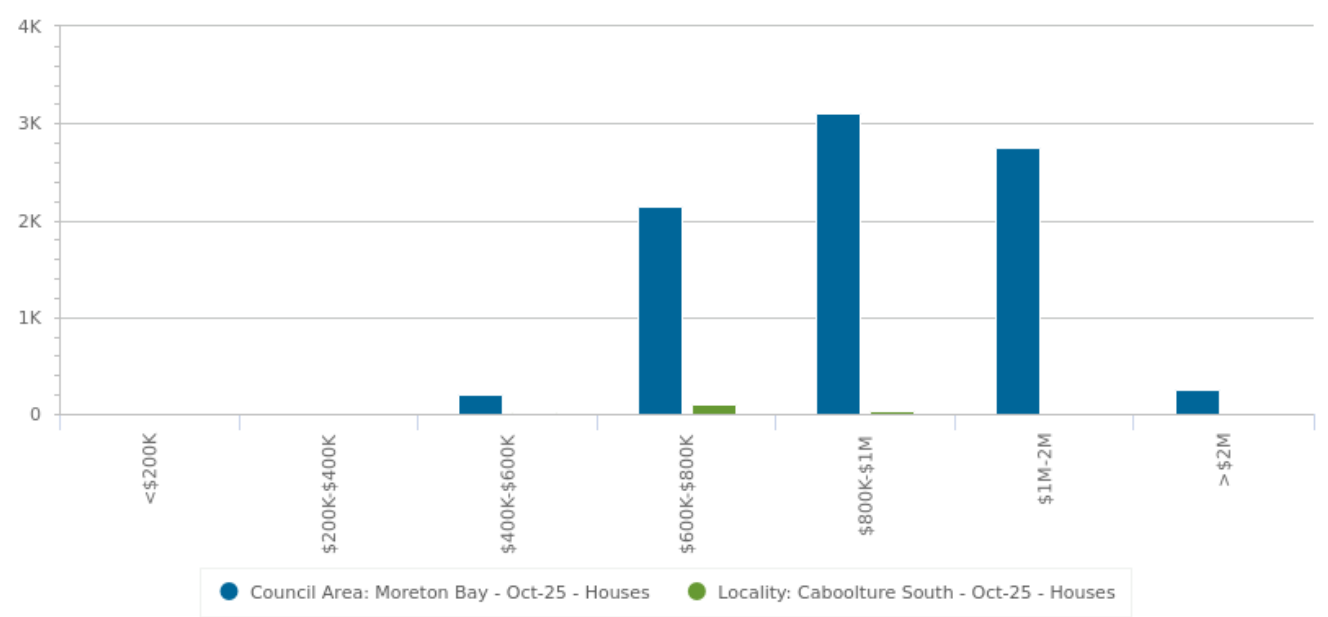
House: Sales By Price

\$119.74M

Oct 2025

	Caboolture South	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	13	196
\$600K-\$800K	108	2,137
\$800K-\$1M	33	3,107
\$1M-\$2M	7	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



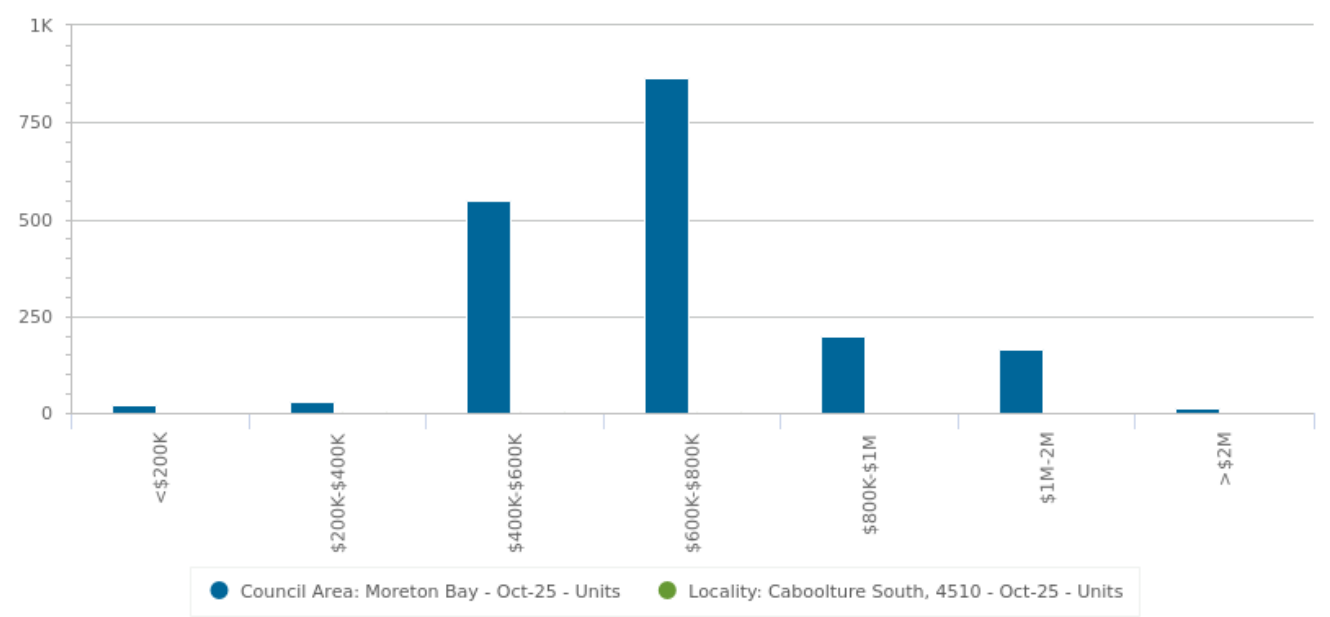
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

**\$7.63M**  
Oct 2025

	Caboolture South	Moreton Bay
<\$200K	1	21
\$200K-\$400K	3	29
\$400K-\$600K	5	549
\$600K-\$800K	6	866
\$800K-\$1M	-	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

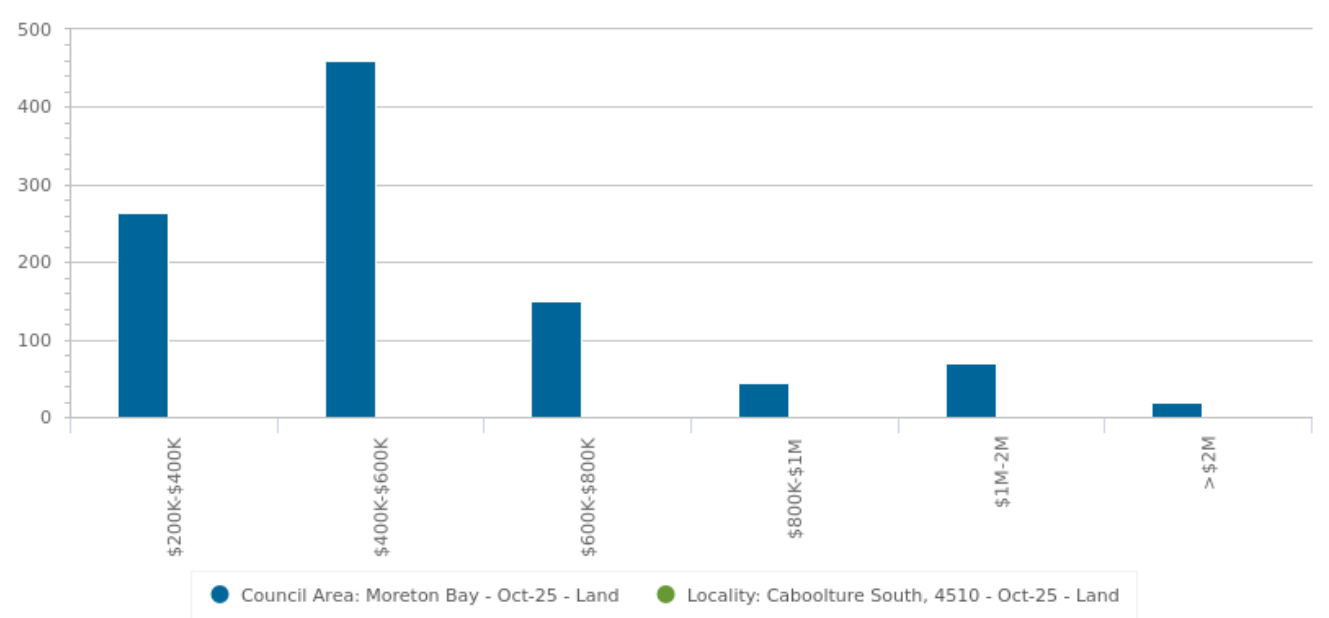


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture South	Moreton Bay
\$200K-\$400K	1	263
\$400K-\$600K	-	460
\$600K-\$800K	-	149
\$800K-\$1M	-	45
\$1M-\$2M	-	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

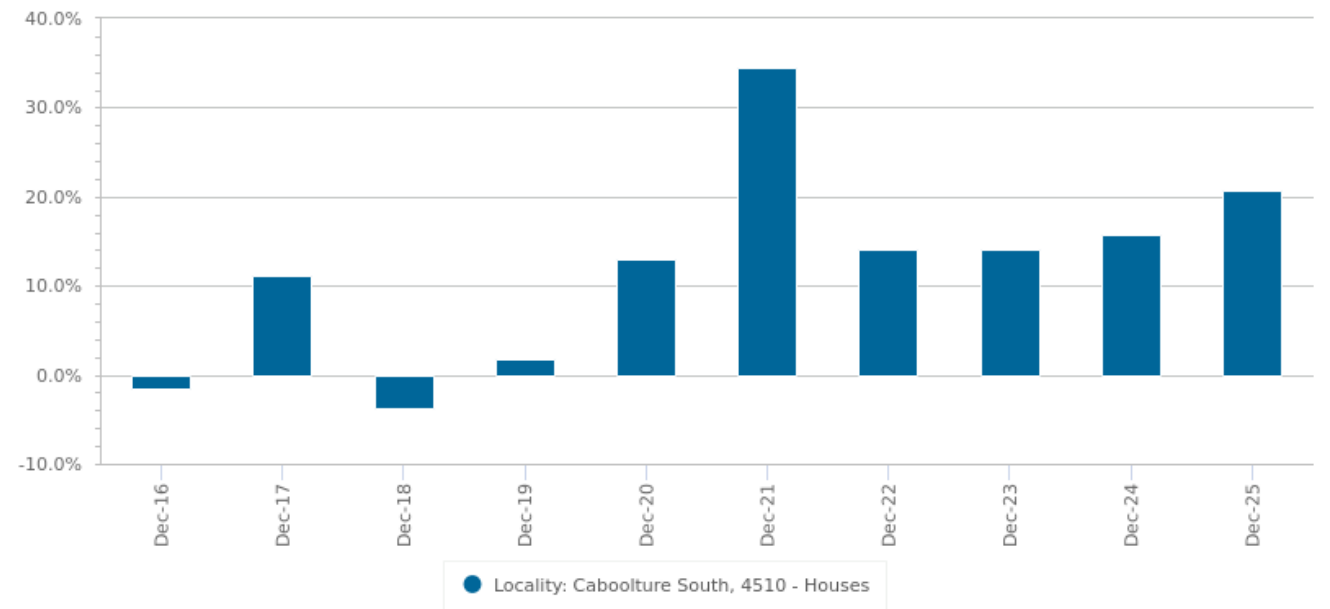
House: Change In Median Value

20.7%

Dec 2025

	Caboolture South
Dec 2017	11.1%
Dec 2018	-3.7%
Dec 2019	1.7%
Dec 2020	13.0%
Dec 2021	34.5%
Dec 2022	14.1%
Dec 2023	14.1%
Dec 2024	15.7%
Dec 2025	20.7%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

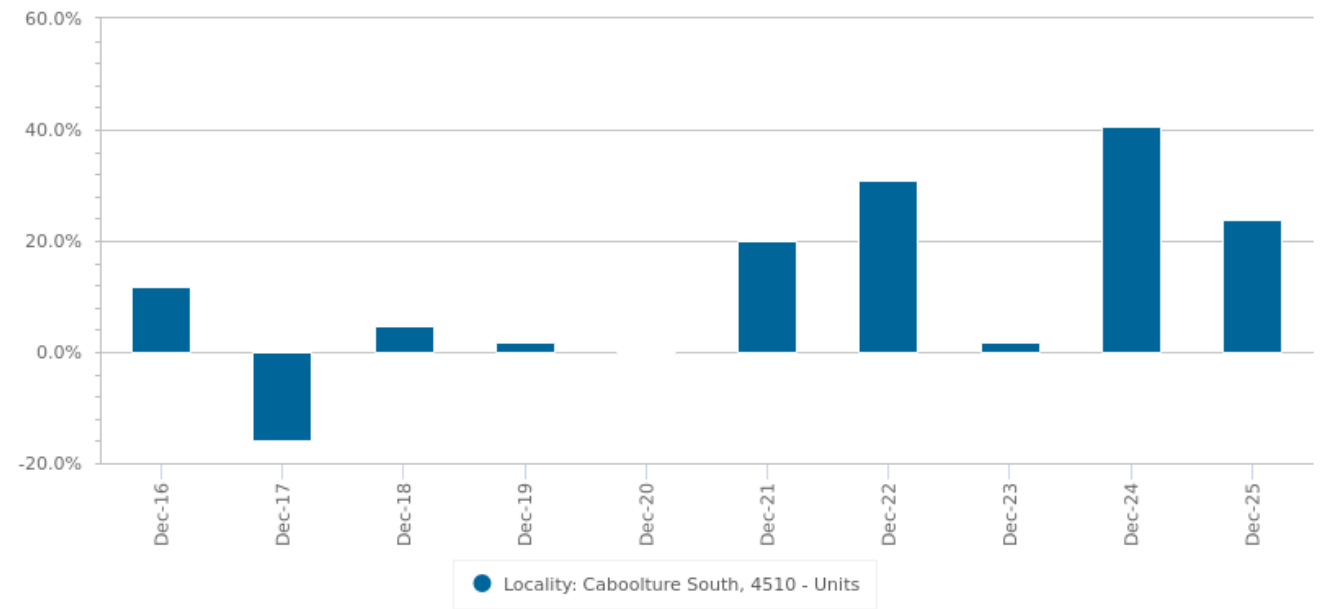
Unit: Change In Median Value

24.0%

Dec 2025

	Caboolture South
Dec 2017	-15.9%
Dec 2018	4.7%
Dec 2019	1.9%
Dec 2020	-0.4%
Dec 2021	20.1%
Dec 2022	30.8%
Dec 2023	1.8%
Dec 2024	40.6%
Dec 2025	24.0%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

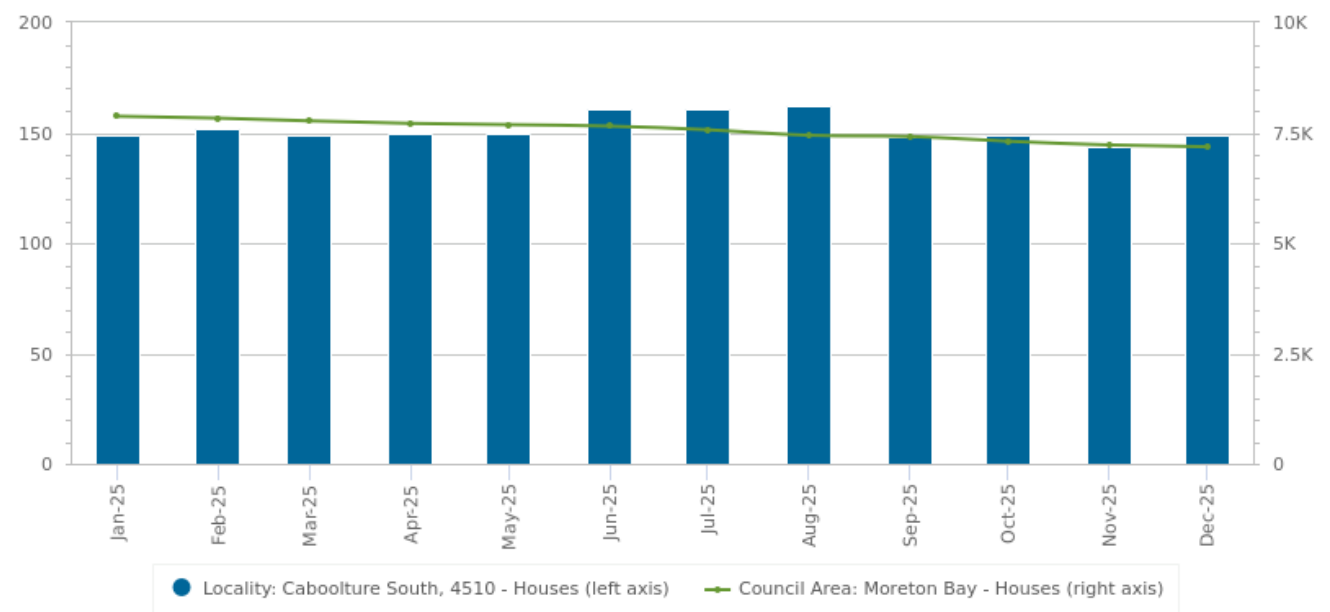
For Sale Statistics

House: Number of New Listing

149  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	149	7,873
Feb 2025	152	7,830
Mar 2025	149	7,768
Apr 2025	150	7,711
May 2025	150	7,683
Jun 2025	161	7,649
Jul 2025	161	7,567
Aug 2025	162	7,442
Sep 2025	148	7,414
Oct 2025	149	7,307
Nov 2025	144	7,223
Dec 2025	149	7,182

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

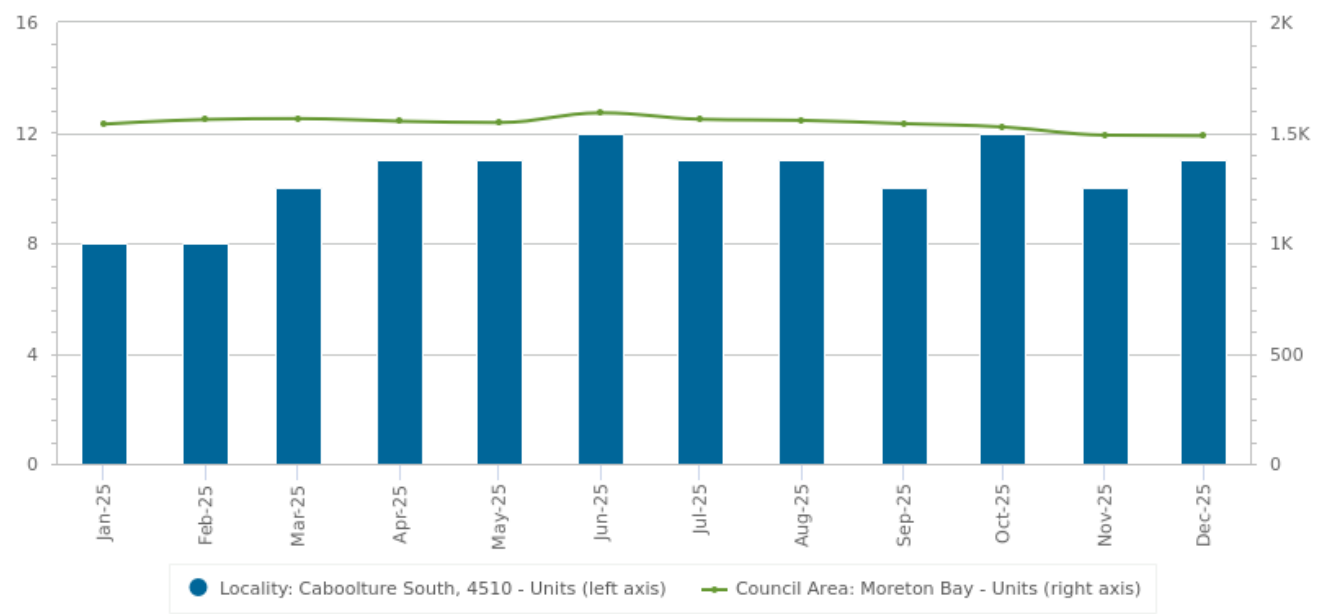
11

Dec 2025

Unit: Number of New Listing

	Caboolture South	Moreton Bay
Jan 2025	8	1,539
Feb 2025	8	1,560
Mar 2025	10	1,564
Apr 2025	11	1,552
May 2025	11	1,546
Jun 2025	12	1,590
Jul 2025	11	1,561
Aug 2025	11	1,556
Sep 2025	10	1,541
Oct 2025	12	1,526
Nov 2025	10	1,489
Dec 2025	11	1,486

Statistics are calculated over a rolling 12 month period



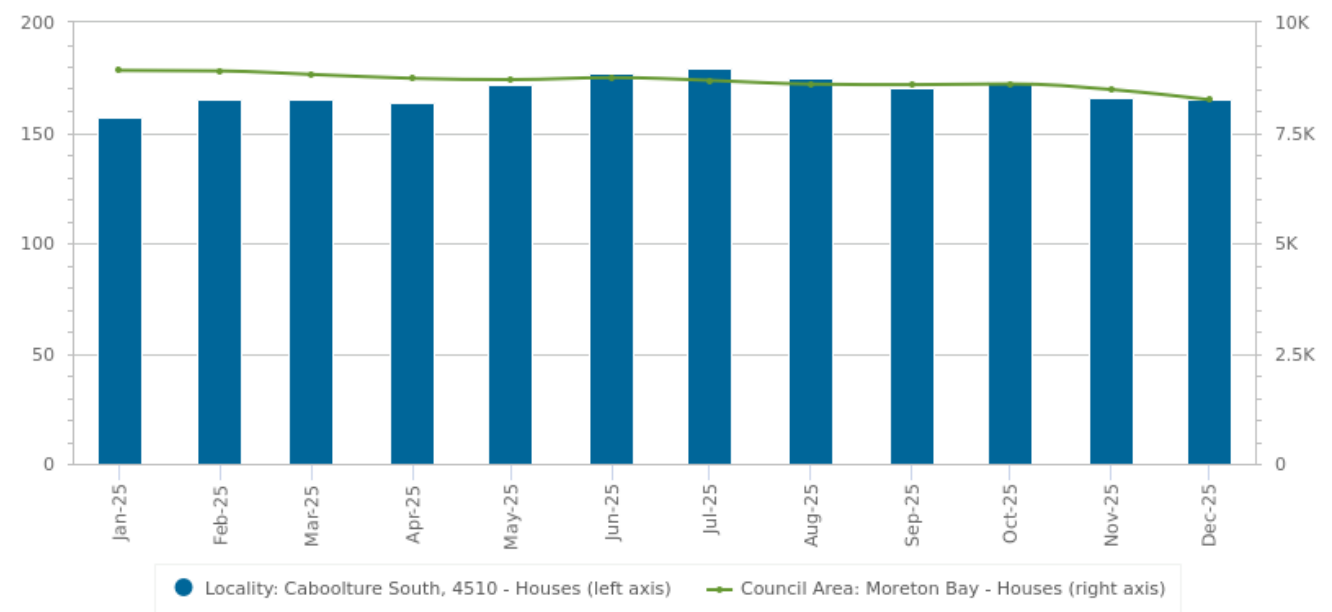
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

165  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	157	8,912
Feb 2025	165	8,900
Mar 2025	165	8,820
Apr 2025	164	8,731
May 2025	172	8,703
Jun 2025	177	8,749
Jul 2025	179	8,685
Aug 2025	175	8,601
Sep 2025	170	8,589
Oct 2025	173	8,606
Nov 2025	166	8,478
Dec 2025	165	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

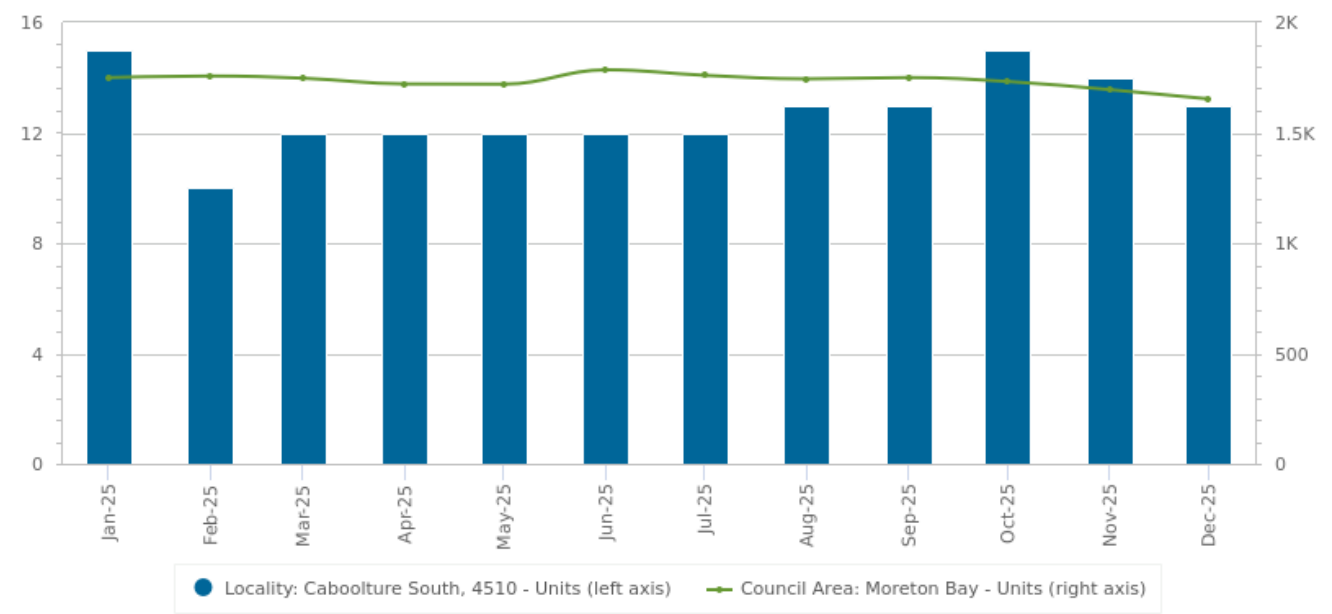


Unit: Total Properties Listed

13  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	15	1,750
Feb 2025	10	1,757
Mar 2025	12	1,747
Apr 2025	12	1,721
May 2025	12	1,720
Jun 2025	12	1,785
Jul 2025	12	1,760
Aug 2025	13	1,744
Sep 2025	13	1,750
Oct 2025	15	1,732
Nov 2025	14	1,695
Dec 2025	13	1,653

Statistics are calculated over a rolling 12 month period



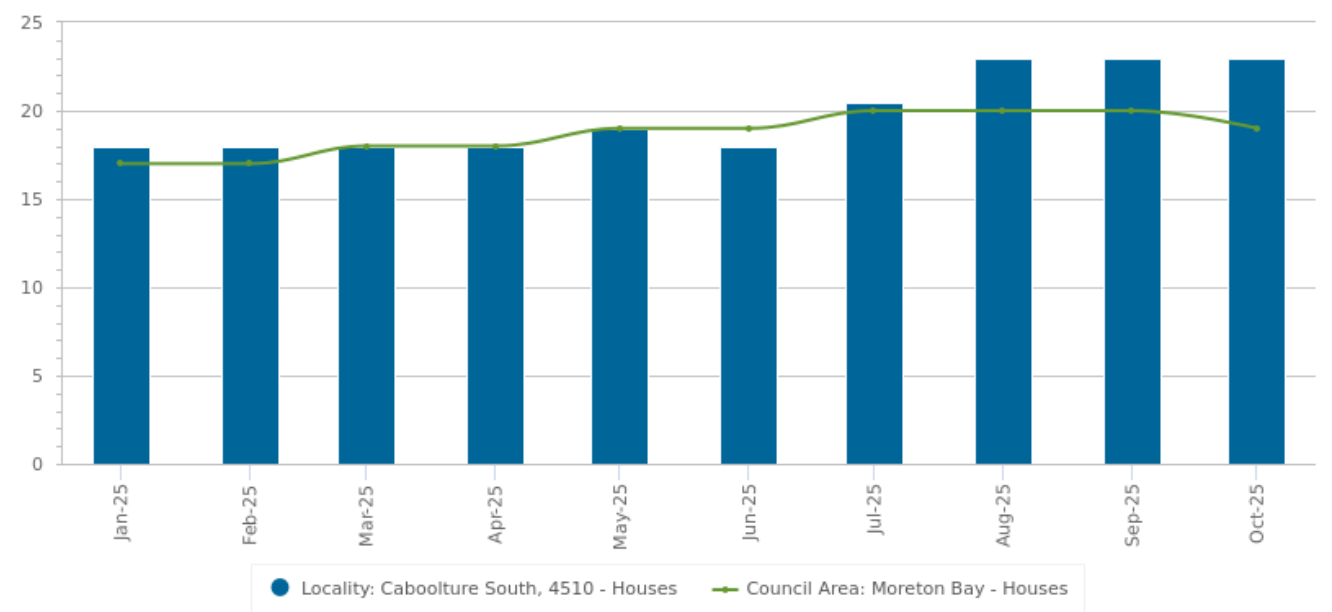
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

23  
Oct 2025

	Caboolture South	Moreton Bay
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	20.5	20
Aug 2025	23	20
Sep 2025	23	20
Oct 2025	23	19

Statistics are calculated over a rolling 12 month period



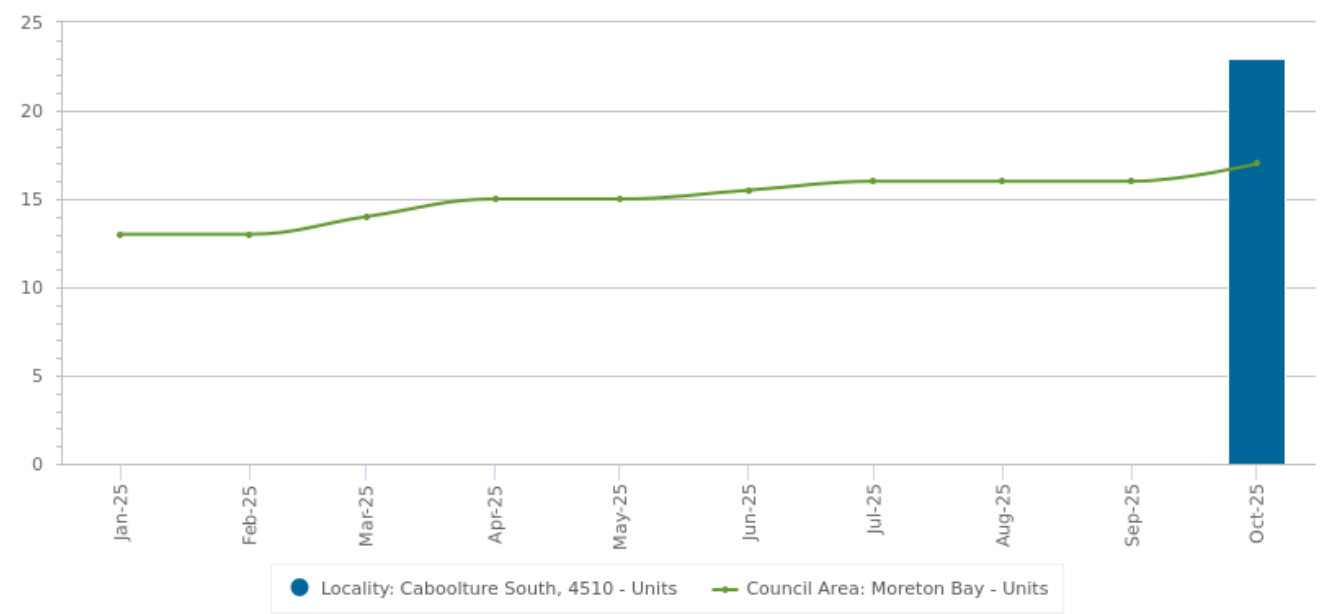
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

23  
Oct 2025

	Caboolture South	Moreton Bay
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15.5
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	23	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

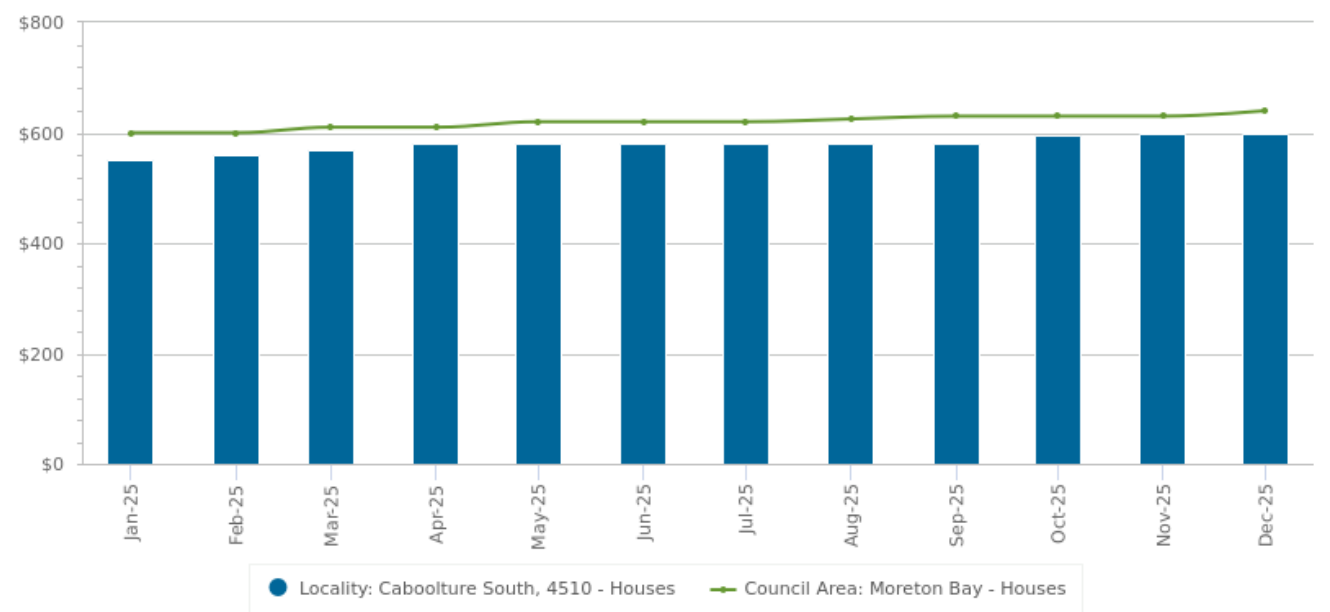
House: Median Rent

\$600/w

Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	\$550/w	\$600/w
Feb 2025	\$560/w	\$600/w
Mar 2025	\$568/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
Nov 2025	\$598/w	\$630/w
Dec 2025	\$600/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

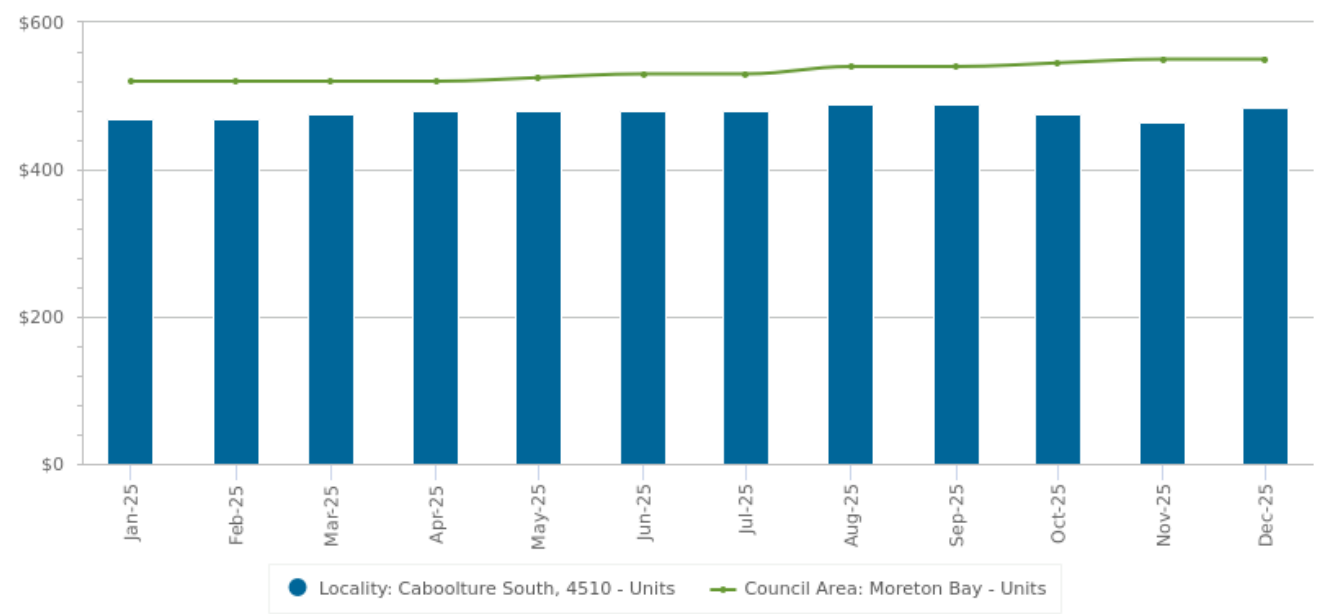
Unit: Median Rent

\$485/w

Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	\$470/w	\$520/w
Feb 2025	\$470/w	\$520/w
Mar 2025	\$475/w	\$520/w
Apr 2025	\$480/w	\$520/w
May 2025	\$480/w	\$525/w
Jun 2025	\$480/w	\$530/w
Jul 2025	\$480/w	\$530/w
Aug 2025	\$490/w	\$540/w
Sep 2025	\$490/w	\$540/w
Oct 2025	\$475/w	\$545/w
Nov 2025	\$465/w	\$550/w
Dec 2025	\$485/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



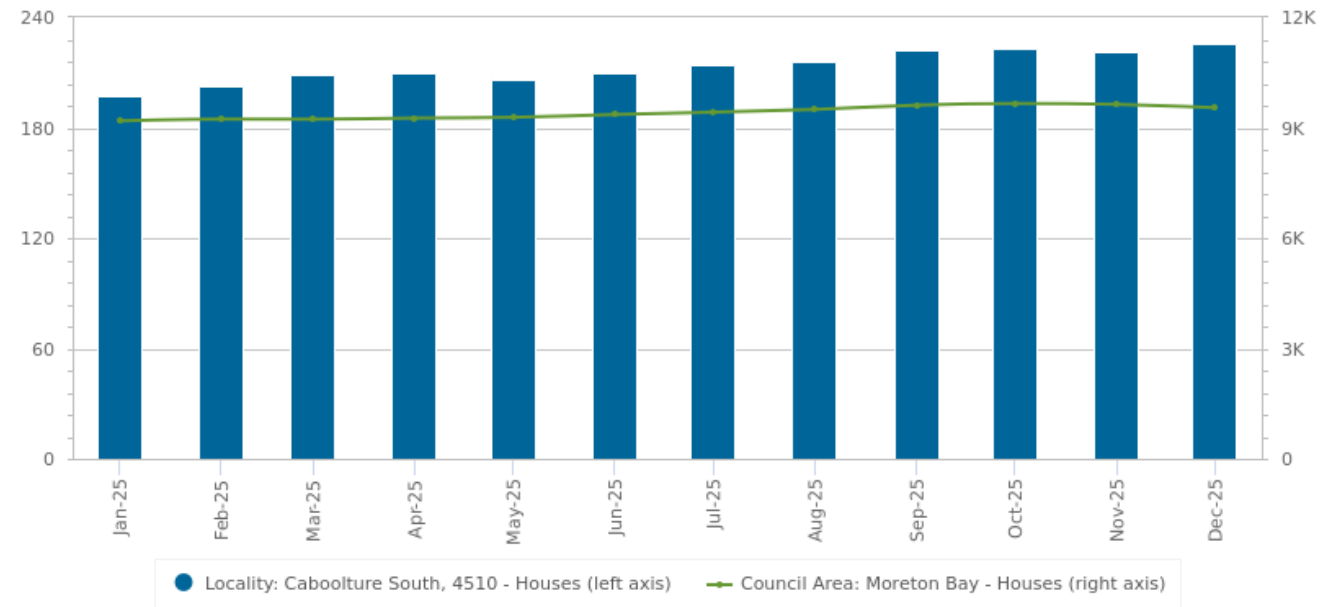
House: Rental Rate Observations

226

Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	197	9,187
Feb 2025	203	9,233
Mar 2025	209	9,231
Apr 2025	210	9,263
May 2025	206	9,283
Jun 2025	210	9,360
Jul 2025	214	9,423
Aug 2025	216	9,498
Sep 2025	222	9,614
Oct 2025	223	9,658
Nov 2025	221	9,635
Dec 2025	226	9,544

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

10  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	12	1,509
Feb 2025	13	1,470
Mar 2025	13	1,389
Apr 2025	12	1,328
May 2025	13	1,287
Jun 2025	13	1,278
Jul 2025	12	1,287
Aug 2025	11	1,258
Sep 2025	11	1,252
Oct 2025	11	1,252
Nov 2025	11	1,256
Dec 2025	10	1,257

Statistics are calculated over a rolling 12 month period



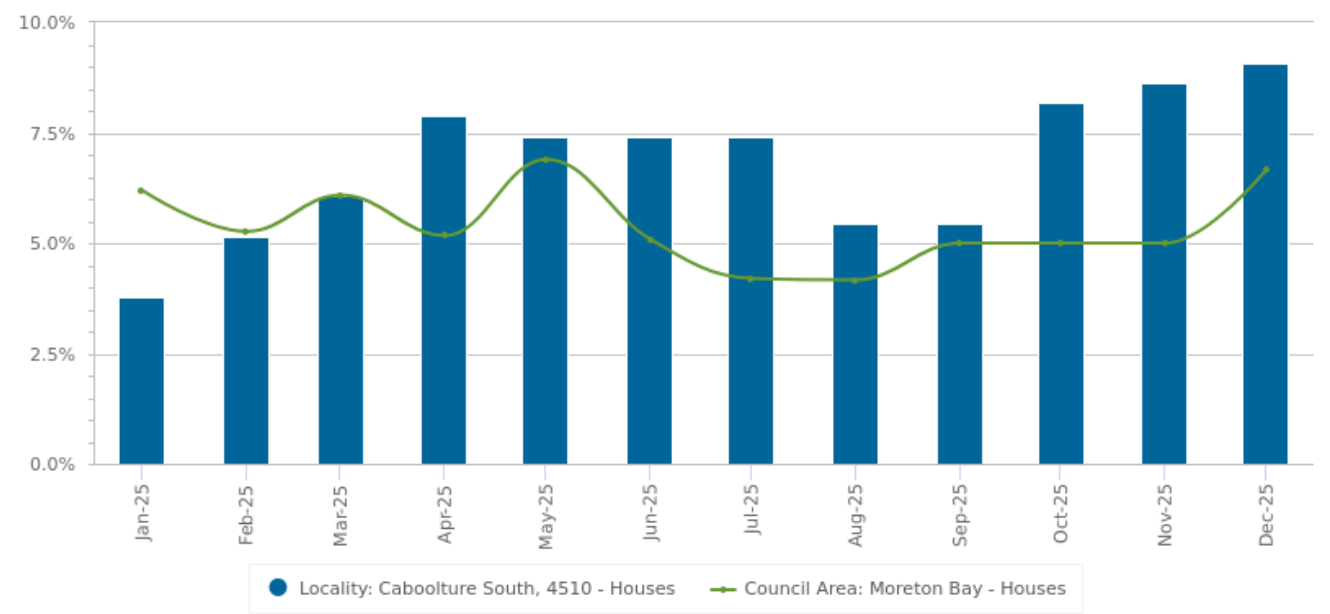
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

9.1%  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	3.8%	6.2%
Feb 2025	5.2%	5.3%
Mar 2025	6.1%	6.1%
Apr 2025	7.9%	5.2%
May 2025	7.4%	6.9%
Jun 2025	7.4%	5.1%
Jul 2025	7.4%	4.2%
Aug 2025	5.5%	4.2%
Sep 2025	5.5%	5.0%
Oct 2025	8.2%	5.0%
Nov 2025	8.6%	5.0%
Dec 2025	9.1%	6.7%

Statistics are calculated over a rolling 12 month period



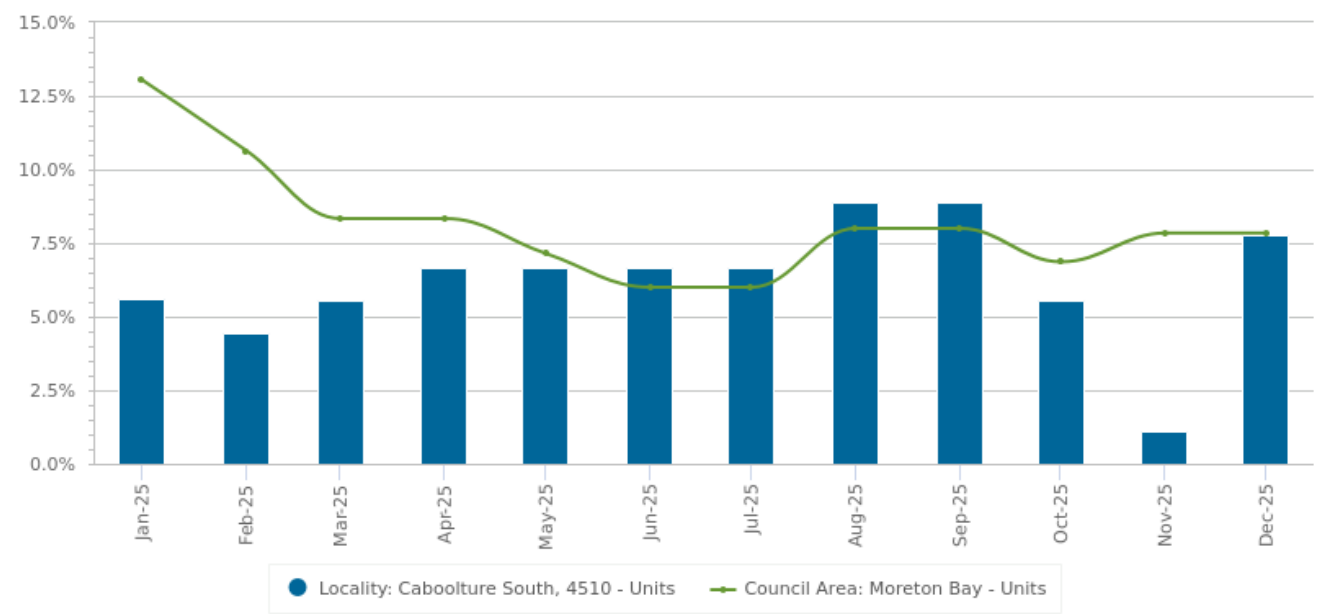
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

**7.8%**  
Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	5.6%	13.0%
Feb 2025	4.4%	10.6%
Mar 2025	5.6%	8.3%
Apr 2025	6.7%	8.3%
May 2025	6.7%	7.1%
Jun 2025	6.7%	6.0%
Jul 2025	6.7%	6.0%
Aug 2025	8.9%	8.0%
Sep 2025	8.9%	8.0%
Oct 2025	5.6%	6.9%
Nov 2025	1.1%	7.8%
Dec 2025	7.8%	7.8%

Statistics are calculated over a rolling 12 month period



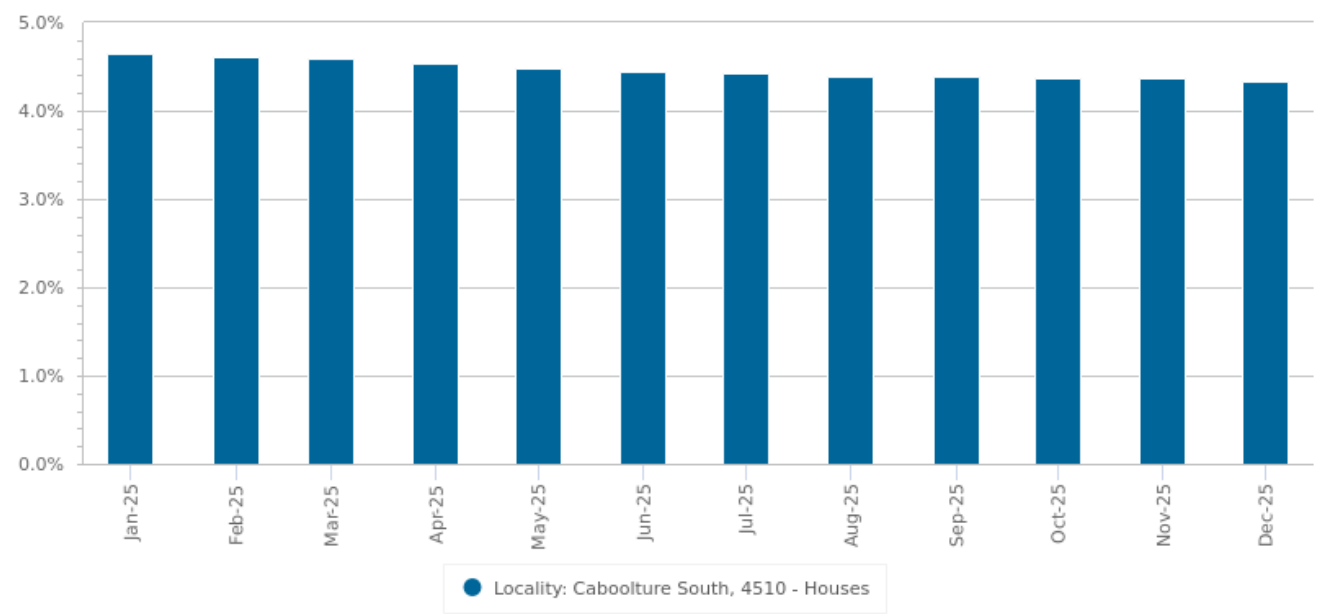
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.3%  
Dec 2025

	Caboolture South
Jan 2025	4.6%
Feb 2025	4.6%
Mar 2025	4.6%
Apr 2025	4.5%
May 2025	4.5%
Jun 2025	4.5%
Jul 2025	4.4%
Aug 2025	4.4%
Sep 2025	4.4%
Oct 2025	4.4%
Nov 2025	4.4%
Dec 2025	4.3%

Statistics are calculated at the end of the displayed month



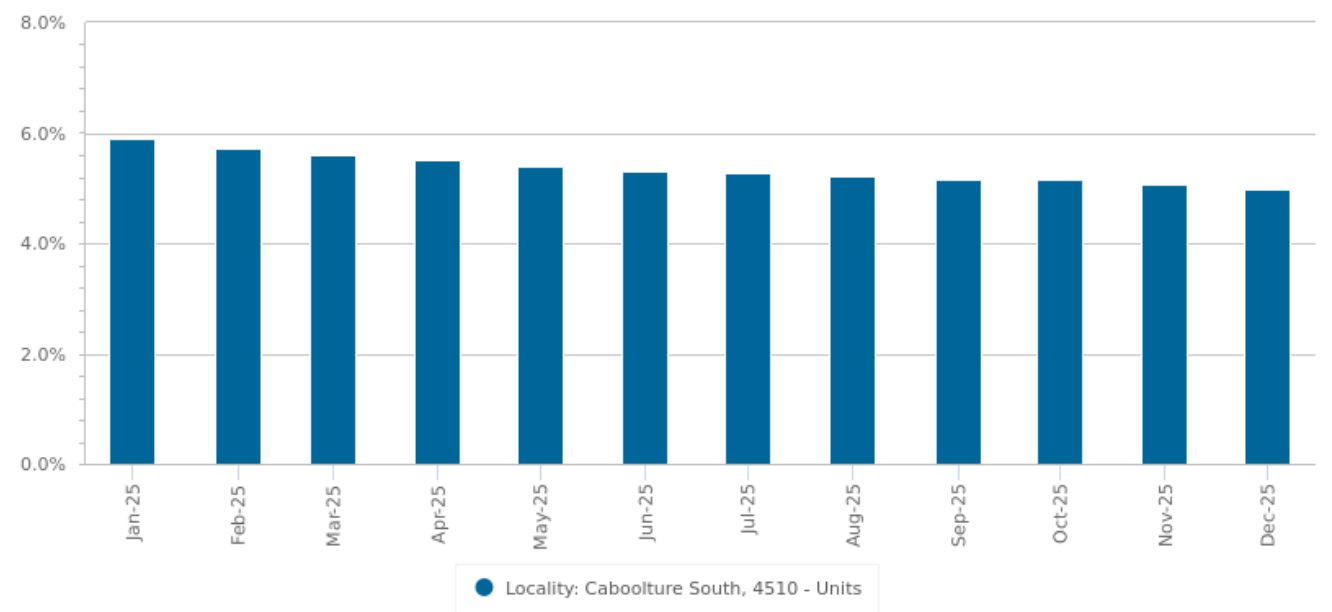
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

**5.0%**  
Dec 2025

	Caboolture South
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	5.2%
Nov 2025	5.1%
Dec 2025	5.0%

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

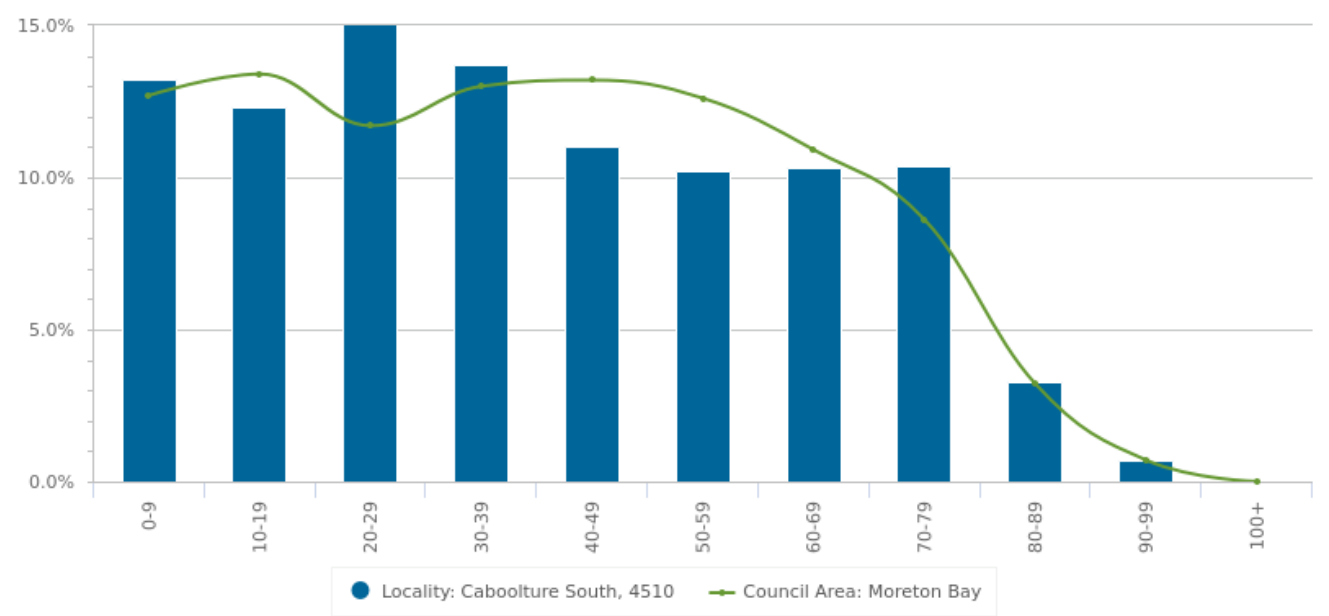
2.2%

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)

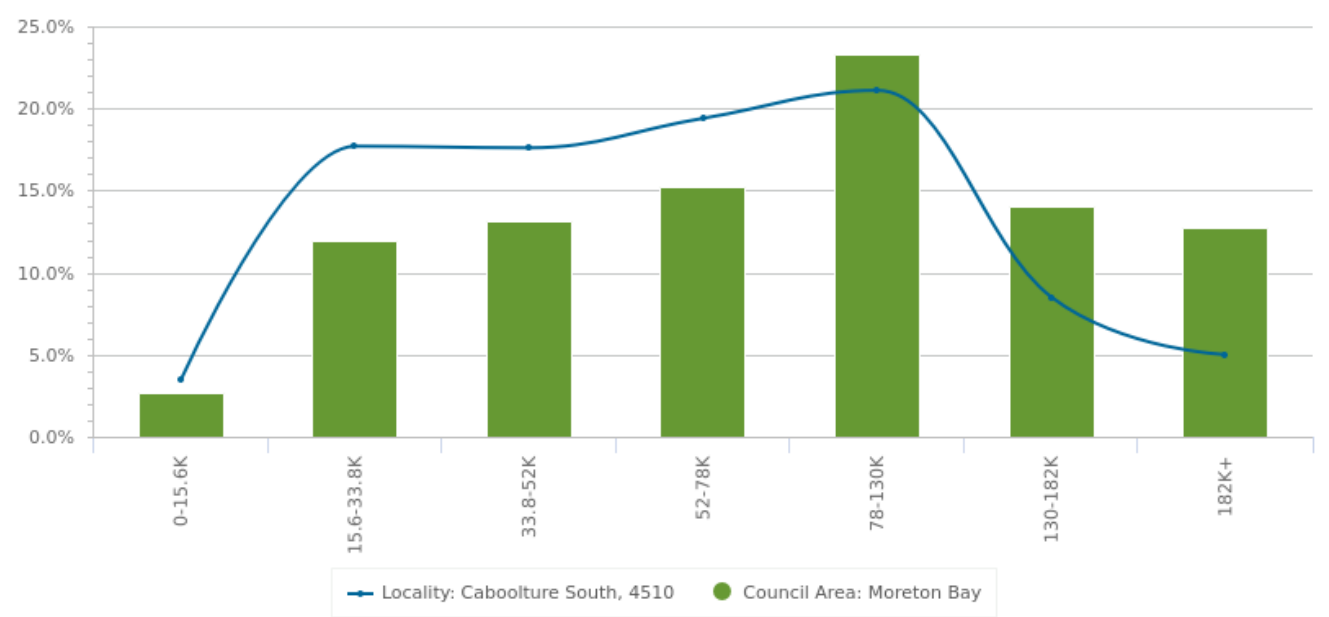


Household Income

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)



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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)



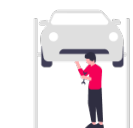
Professional

**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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