

Suburb Statistics Report

Caboolture South QLD 4510

Prepared on 24 Mar 2026

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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.

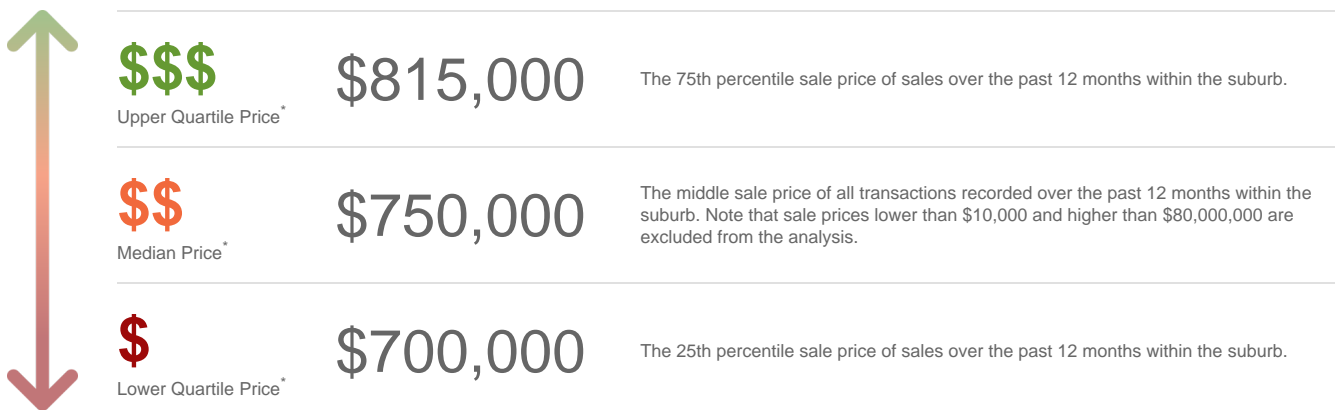
	House	Unit	Land
Average Tenure Period	8.8 years	7.7 years	-
Total Dwellings	2,879	246	193
Total New Listings	145	12	-
Median Value	\$850,961	\$611,073	-
Total Properties Listed	166	14	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

15

Properties Sold
(12 Months)

7.7

Average Tenure Period
(Years)

\$465/w

Median Asking Rent
(12 Months)

12

New Sale Listings
(12 Months)

18.5

Days on Market
(12 Months)

9

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$678,750

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

\$\$

Median Price*

\$600,500

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.

\$

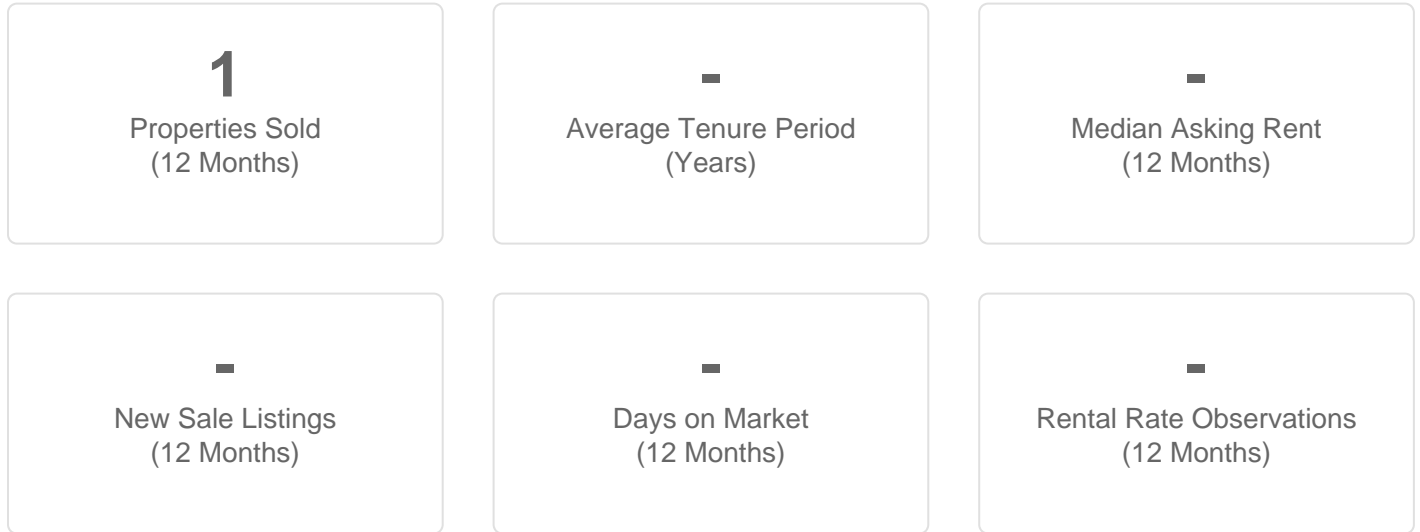
Lower Quartile Price*

\$364,375

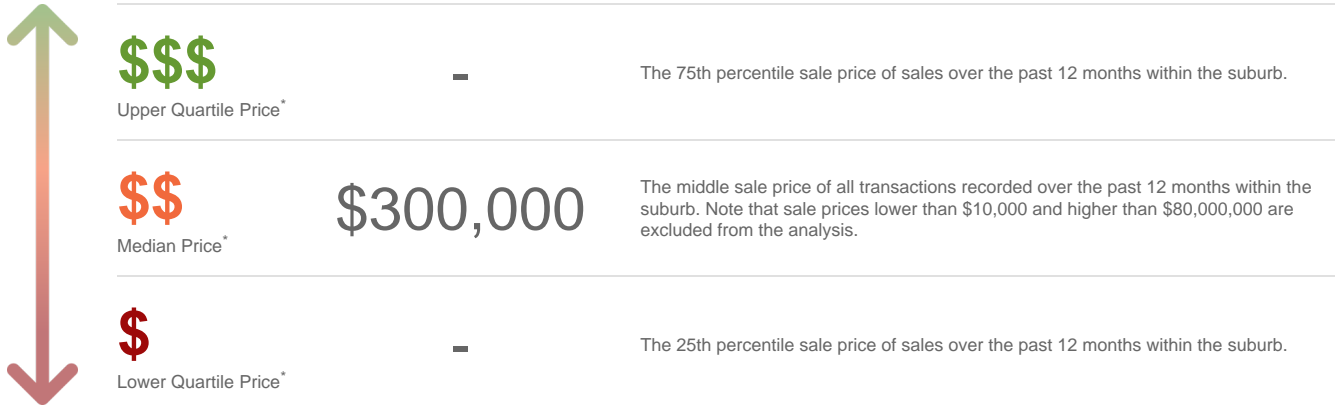
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

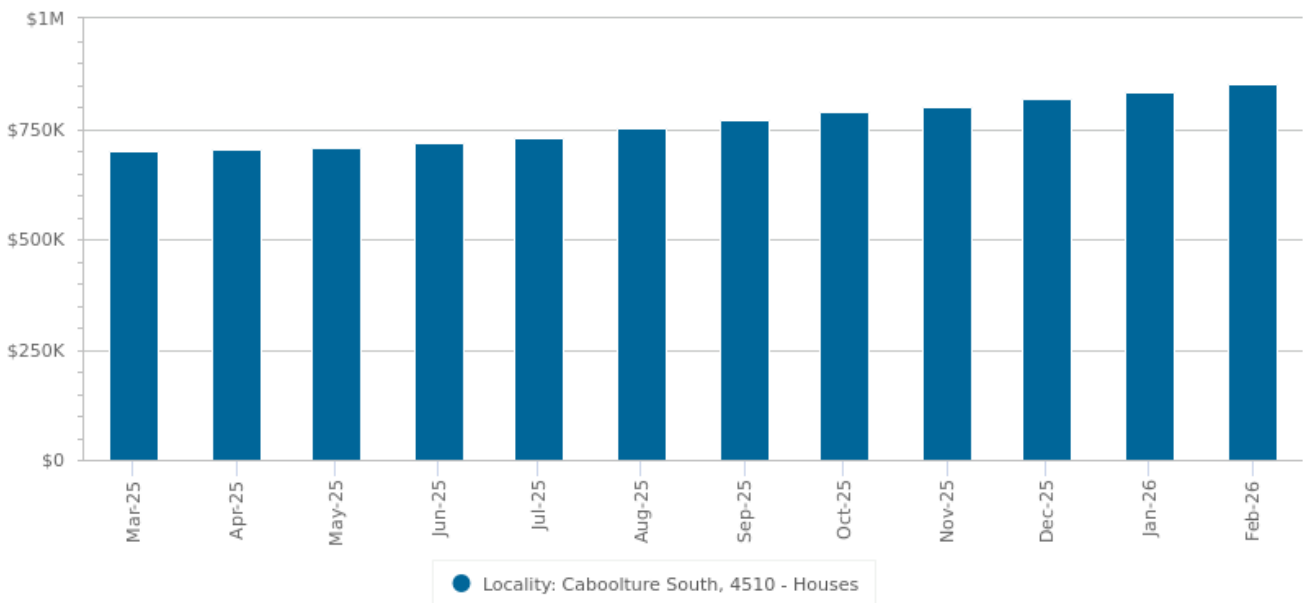
House: Recent Median Value

\$851K

Feb 2026

	Caboolture South
Mar 2025	\$699,100
Apr 2025	\$703,387
May 2025	\$707,636
Jun 2025	\$718,212
Jul 2025	\$731,337
Aug 2025	\$750,960
Sep 2025	\$770,807
Oct 2025	\$787,586
Nov 2025	\$800,935
Dec 2025	\$816,668
Jan 2026	\$832,045
Feb 2026	\$850,961

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

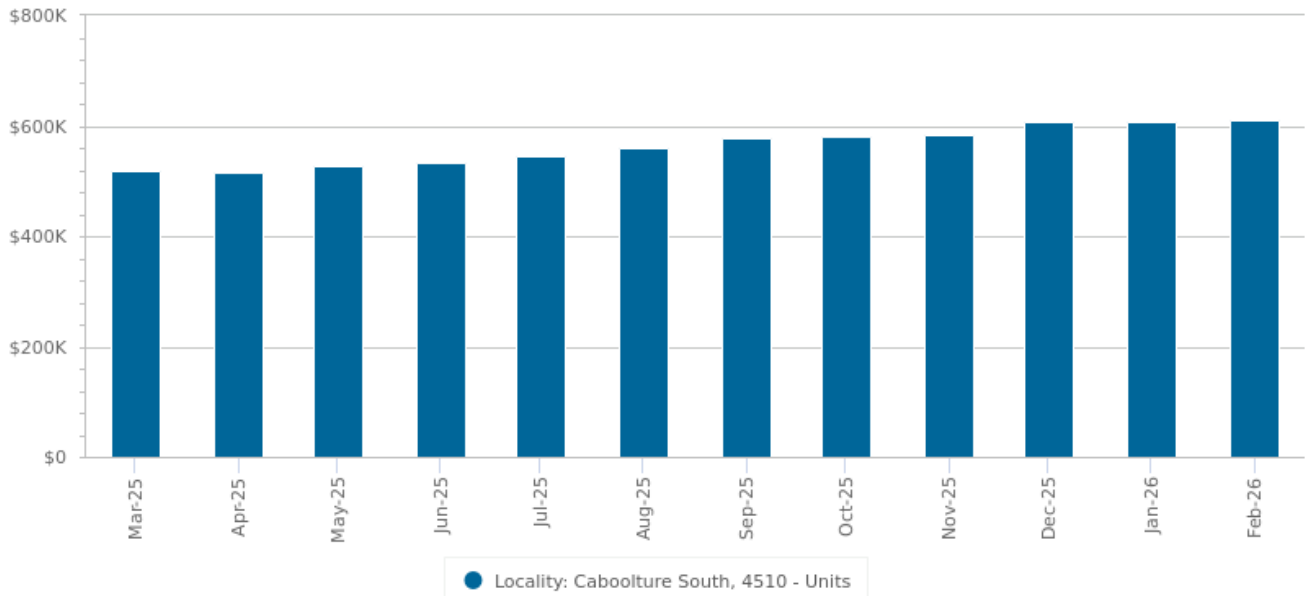
Unit: Recent Median Value

\$611K

Feb 2026

	Caboolture South
Mar 2025	\$518,022
Apr 2025	\$516,461
May 2025	\$526,934
Jun 2025	\$533,144
Jul 2025	\$545,463
Aug 2025	\$560,344
Sep 2025	\$576,970
Oct 2025	\$580,654
Nov 2025	\$584,096
Dec 2025	\$608,227
Jan 2026	\$607,549
Feb 2026	\$611,073

Statistics are calculated at the end of the displayed month



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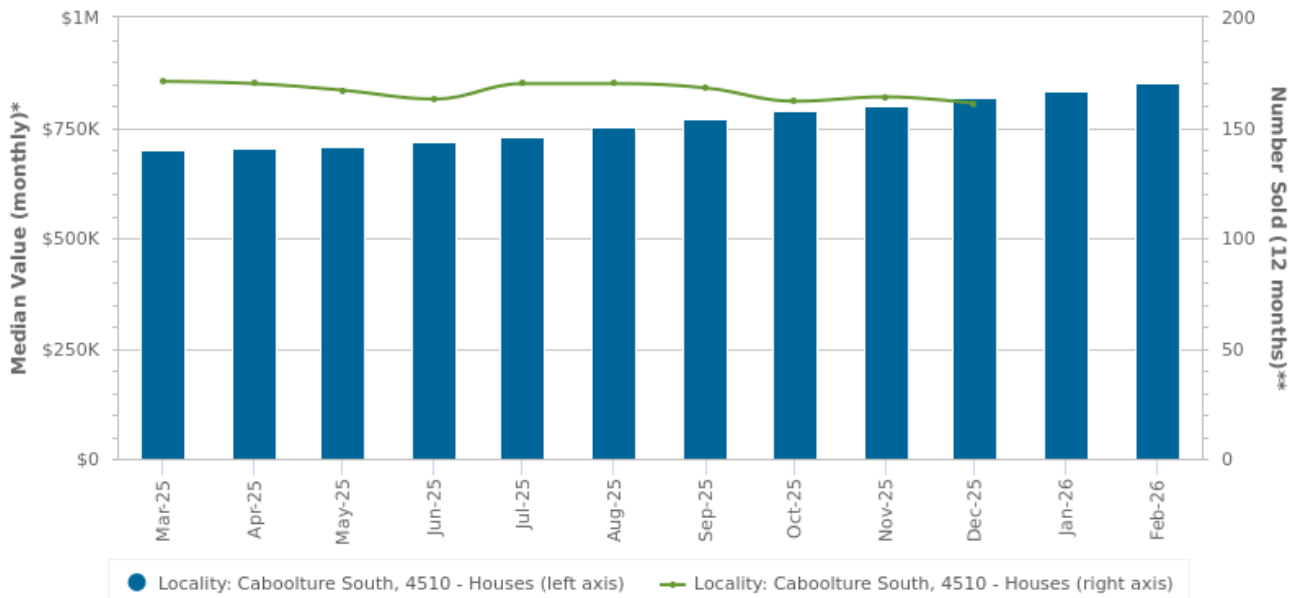
House: Median Value vs Number Sold

161

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$699,100	171
Apr 2025	\$703,387	170
May 2025	\$707,636	167
Jun 2025	\$718,212	163
Jul 2025	\$731,337	170
Aug 2025	\$750,960	170
Sep 2025	\$770,807	168
Oct 2025	\$787,586	162
Nov 2025	\$800,935	164
Dec 2025	\$816,668	161
Jan 2026	\$832,045	-
Feb 2026	\$850,961	-

Statistics are calculated over a rolling 12 month period



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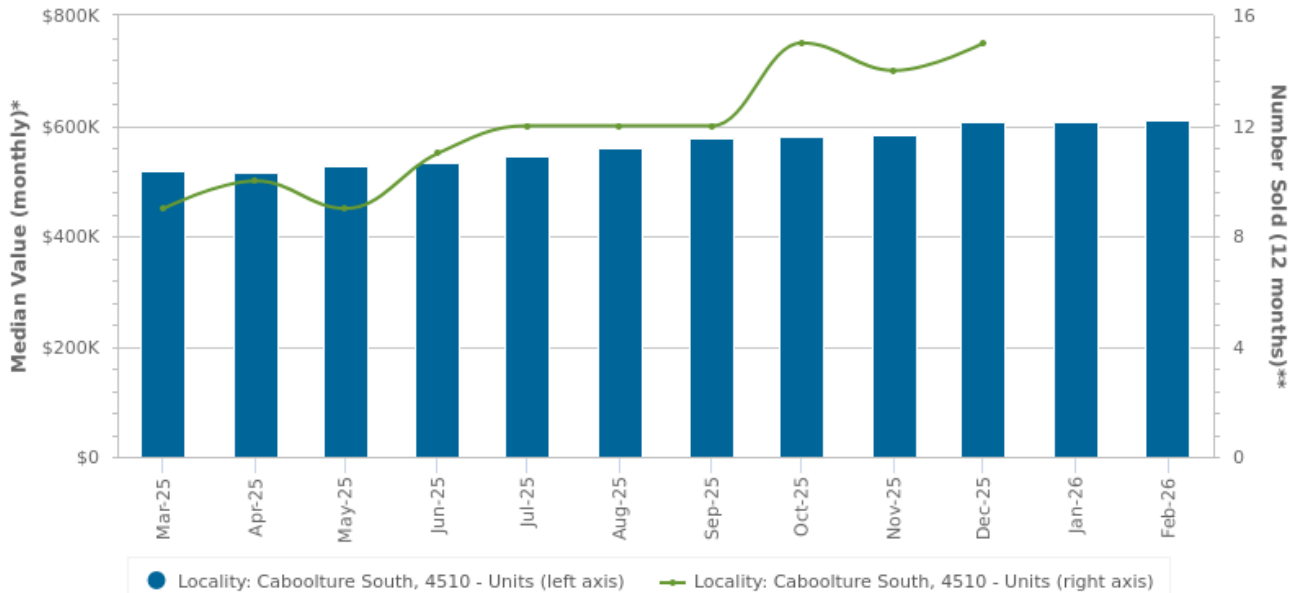
Unit: Median Value vs Number Sold

15

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$518,022	9
Apr 2025	\$516,461	10
May 2025	\$526,934	9
Jun 2025	\$533,144	11
Jul 2025	\$545,463	12
Aug 2025	\$560,344	12
Sep 2025	\$576,970	12
Oct 2025	\$580,654	15
Nov 2025	\$584,096	14
Dec 2025	\$608,227	15
Jan 2026	\$607,549	-
Feb 2026	\$611,073	-

Statistics are calculated over a rolling 12 month period



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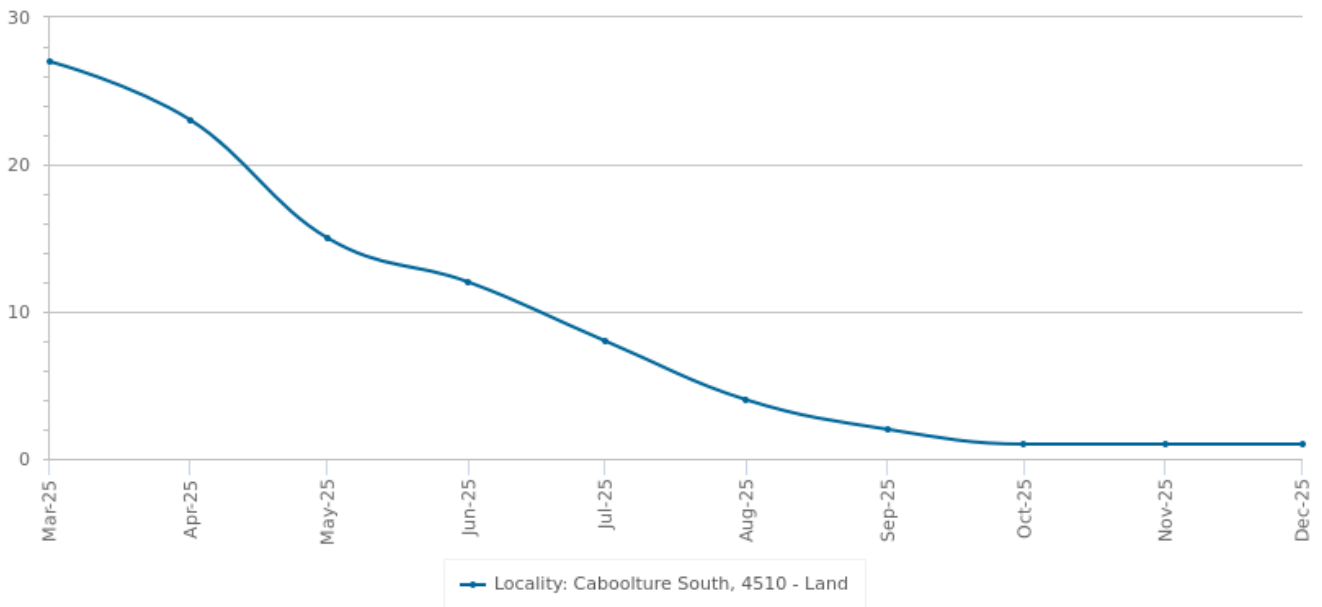
Land: Median Value vs Number Sold

1

Dec 2025

	Median Value	Number Of Sold
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
Nov 2025	-	1
Dec 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

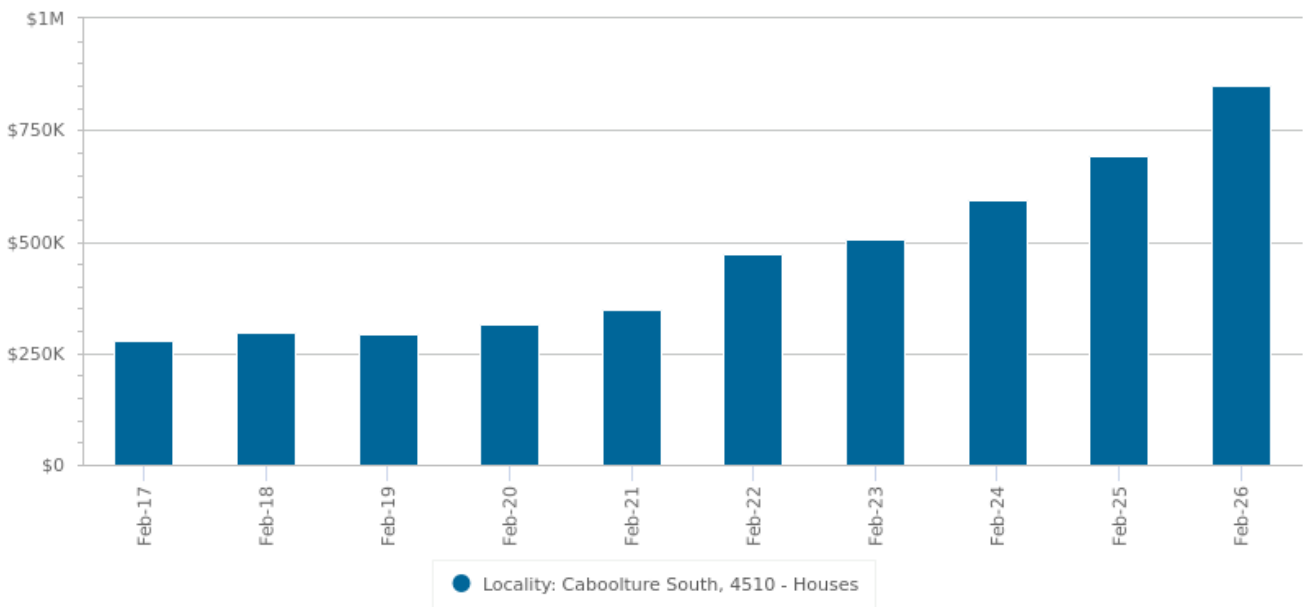
House: Median Value

\$851K

Feb 2026

	Caboolture South
Feb 2017	\$278,065
Feb 2018	\$298,248
Feb 2019	\$292,791
Feb 2020	\$313,370
Feb 2021	\$349,523
Feb 2022	\$474,167
Feb 2023	\$503,780
Feb 2024	\$594,117
Feb 2025	\$692,818
Feb 2026	\$850,961

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

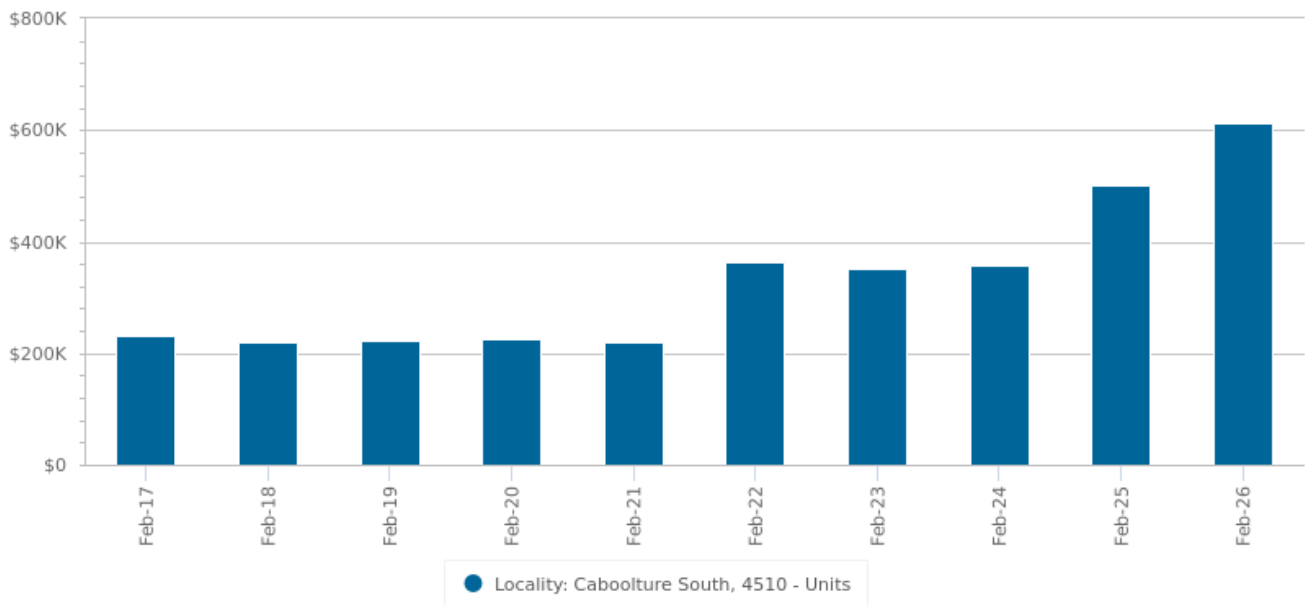
Unit: Median Value

\$611K

Feb 2026

	Caboolture South
Feb 2017	\$232,261
Feb 2018	\$220,464
Feb 2019	\$223,896
Feb 2020	\$224,625
Feb 2021	\$220,251
Feb 2022	\$363,117
Feb 2023	\$350,430
Feb 2024	\$358,090
Feb 2025	\$500,564
Feb 2026	\$611,073

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

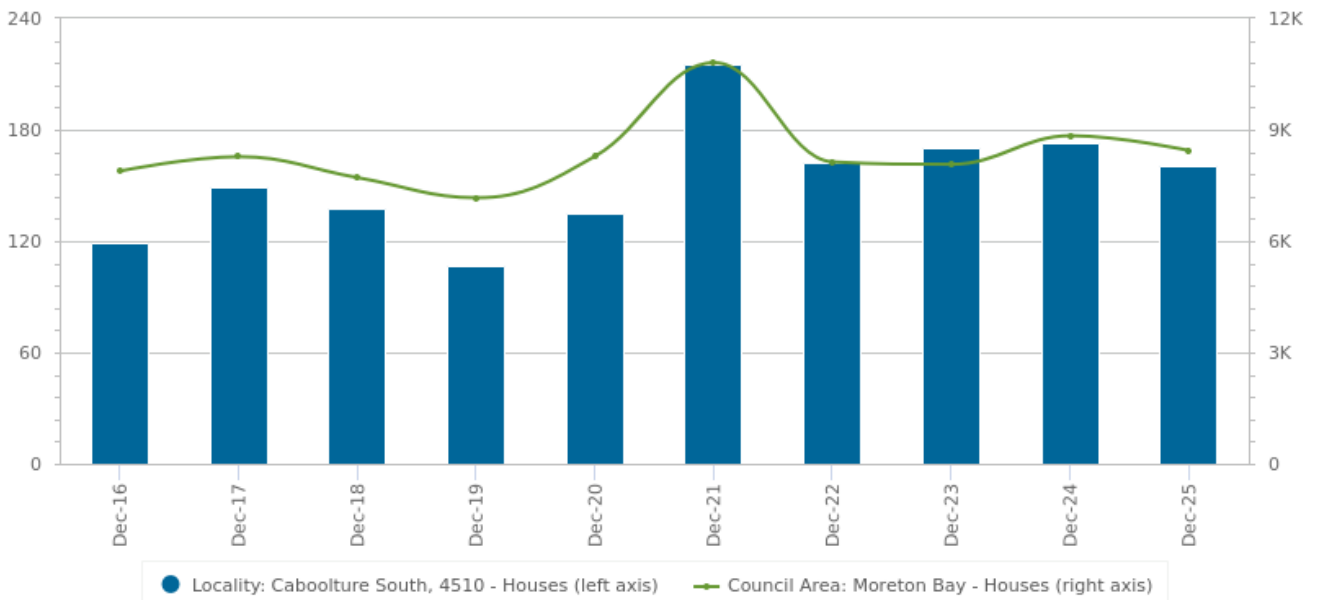
House: Sales Per Annum

161

Dec 2025

	Caboolture South	Moreton Bay
Dec 2017	149	8275
Dec 2018	138	7708
Dec 2019	107	7167
Dec 2020	135	8294
Dec 2021	215	10807
Dec 2022	162	8132
Dec 2023	170	8068
Dec 2024	173	8840
Dec 2025	161	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

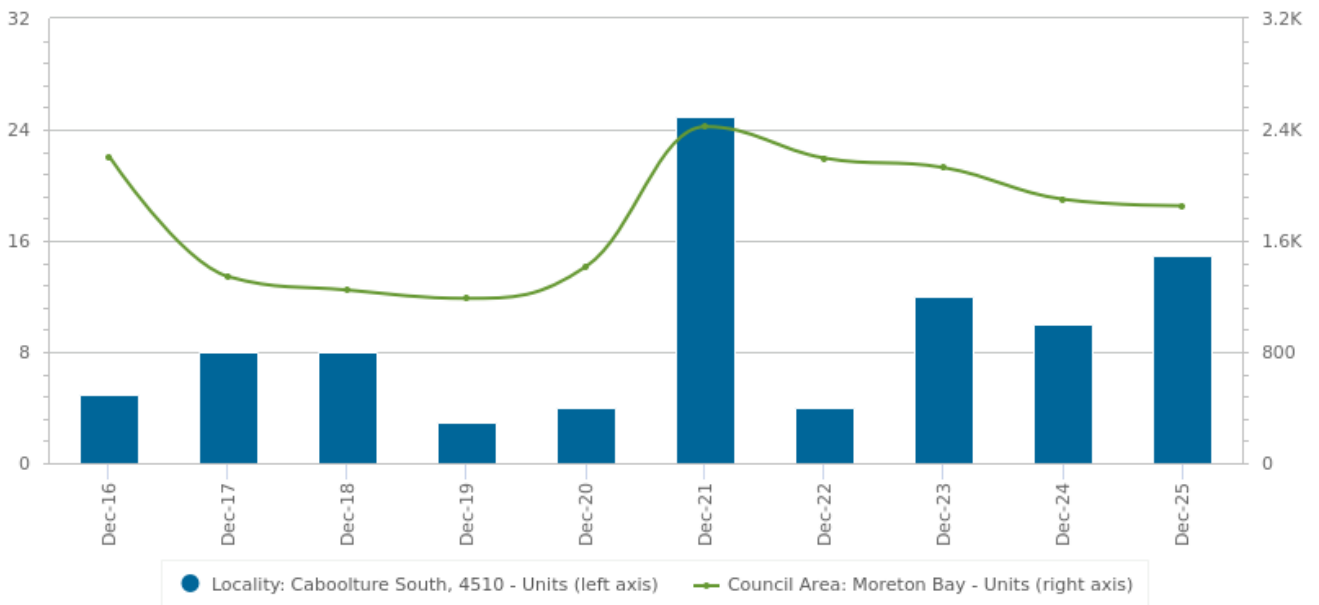
Unit: Sales Per Annum

15

Dec 2025

	Caboolture South	Moreton Bay
Dec 2017	8	1341
Dec 2018	8	1245
Dec 2019	3	1185
Dec 2020	4	1416
Dec 2021	25	2421
Dec 2022	4	2194
Dec 2023	12	2126
Dec 2024	10	1898
Dec 2025	15	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

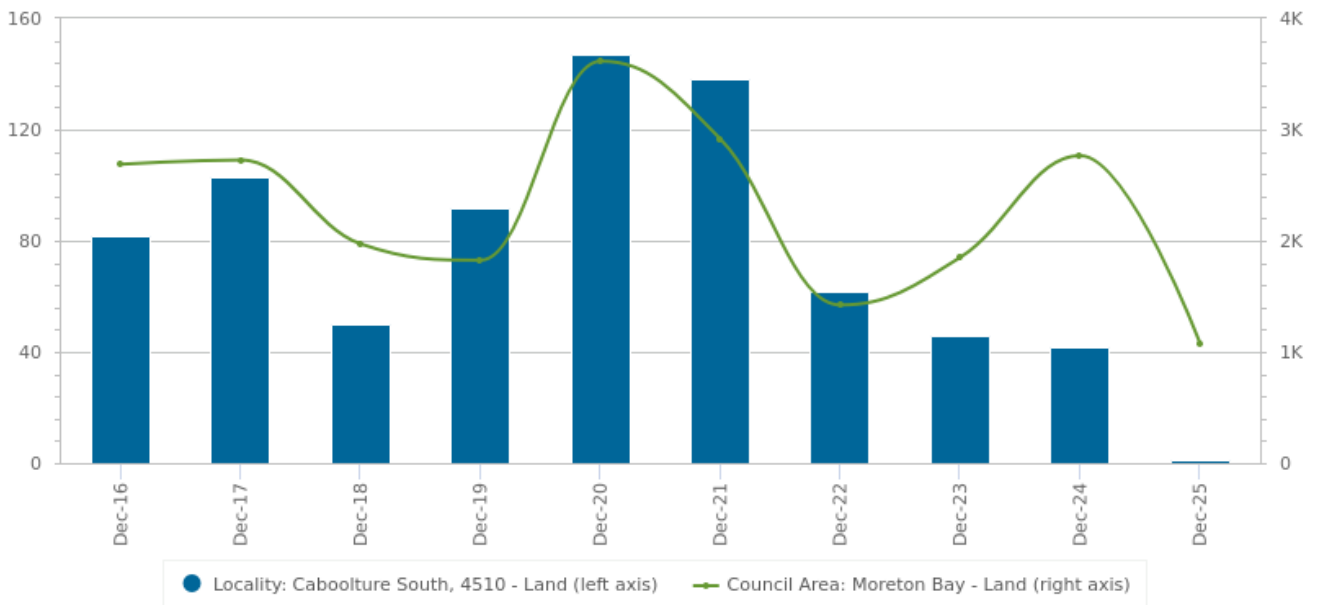
Land: Sales Per Annum

1

Dec 2025

	Caboolture South	Moreton Bay
Dec 2017	103	2726
Dec 2018	50	1971
Dec 2019	92	1825
Dec 2020	147	3615
Dec 2021	138	2913
Dec 2022	62	1422
Dec 2023	46	1850
Dec 2024	42	2765
Dec 2025	1	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

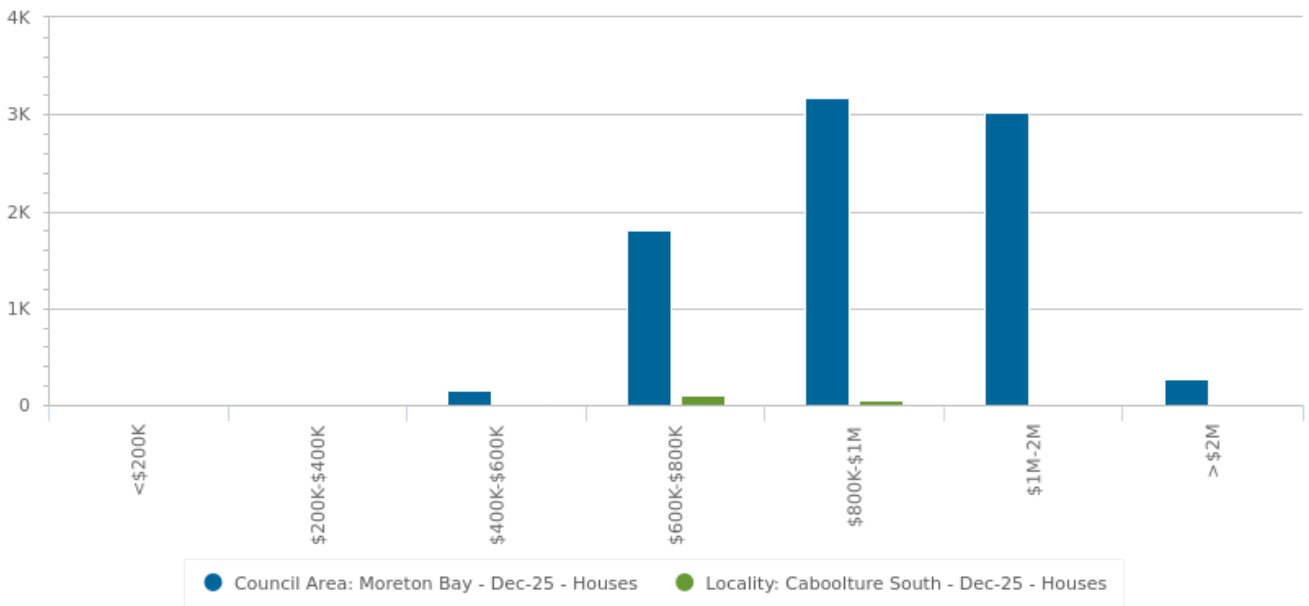
House: Sales By Price

\$123.13M

Dec 2025

	Caboolture South	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	11	157
\$600K-\$800K	96	1,804
\$800K-\$1M	44	3,167
\$1M-\$2M	10	3,020
>\$2M	-	271

Statistics are calculated over a rolling 12 month period



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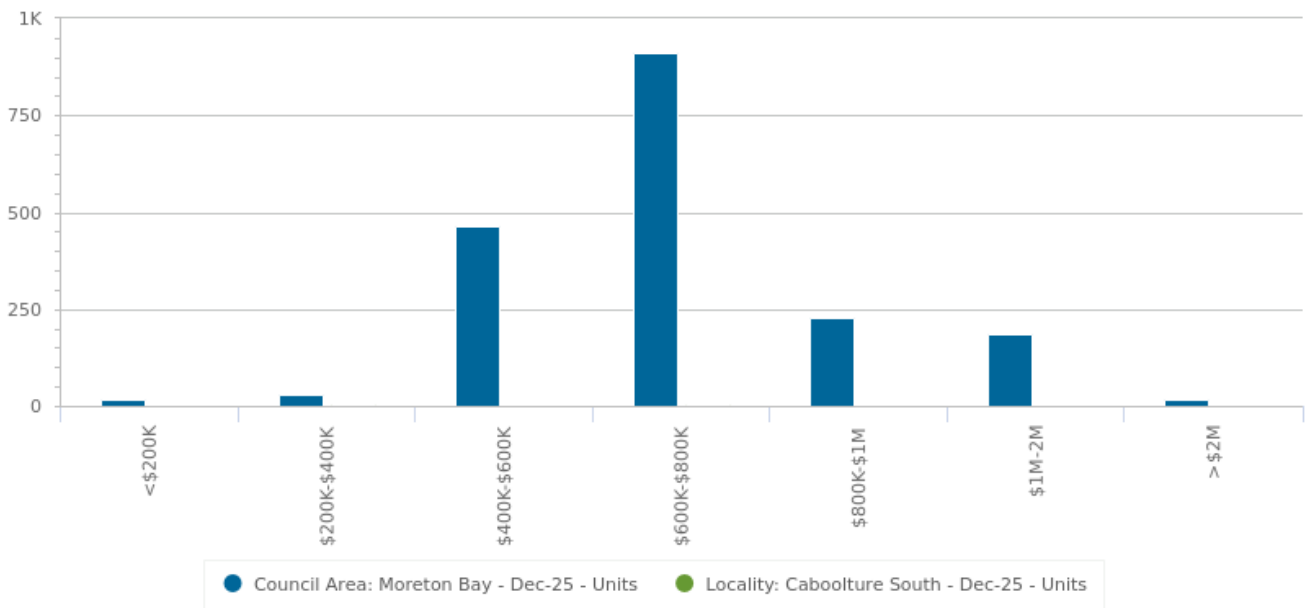
\$7.65M

Dec 2025

Unit: Sales By Price

	Caboolture South	Moreton Bay
<\$200K	-	17
\$200K-\$400K	5	28
\$400K-\$600K	2	463
\$600K-\$800K	6	913
\$800K-\$1M	1	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

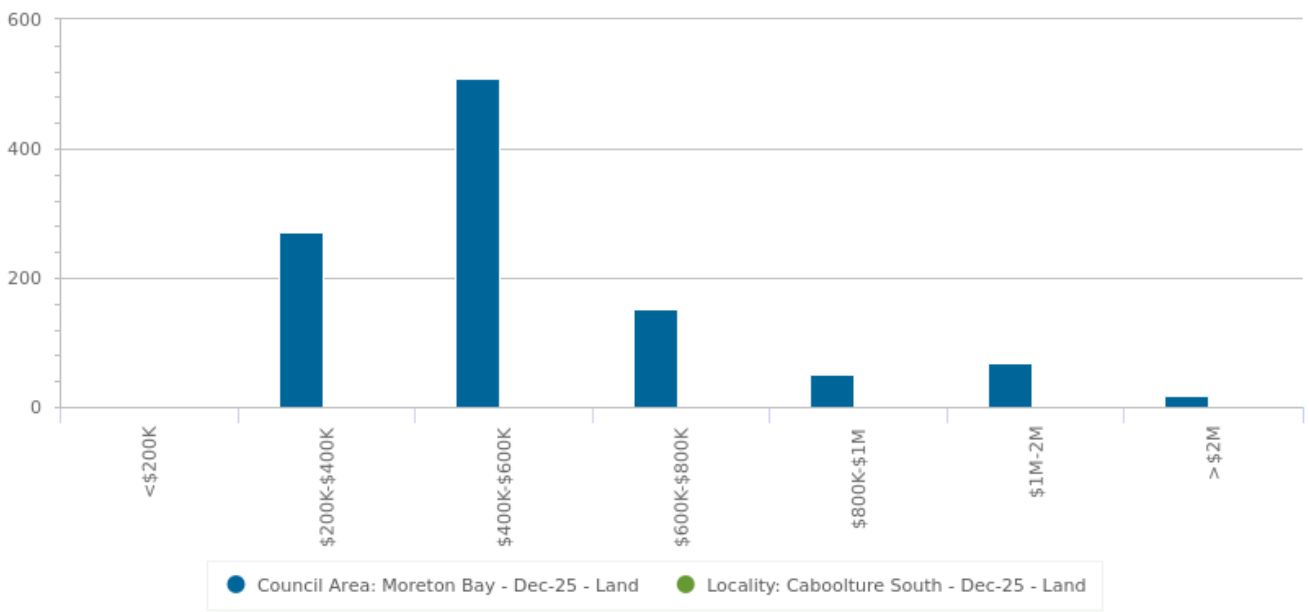


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture South	Moreton Bay
<\$200K	-	1
\$200K-\$400K	1	270
\$400K-\$600K	-	509
\$600K-\$800K	-	153
\$800K-\$1M	-	51
\$1M-\$2M	-	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

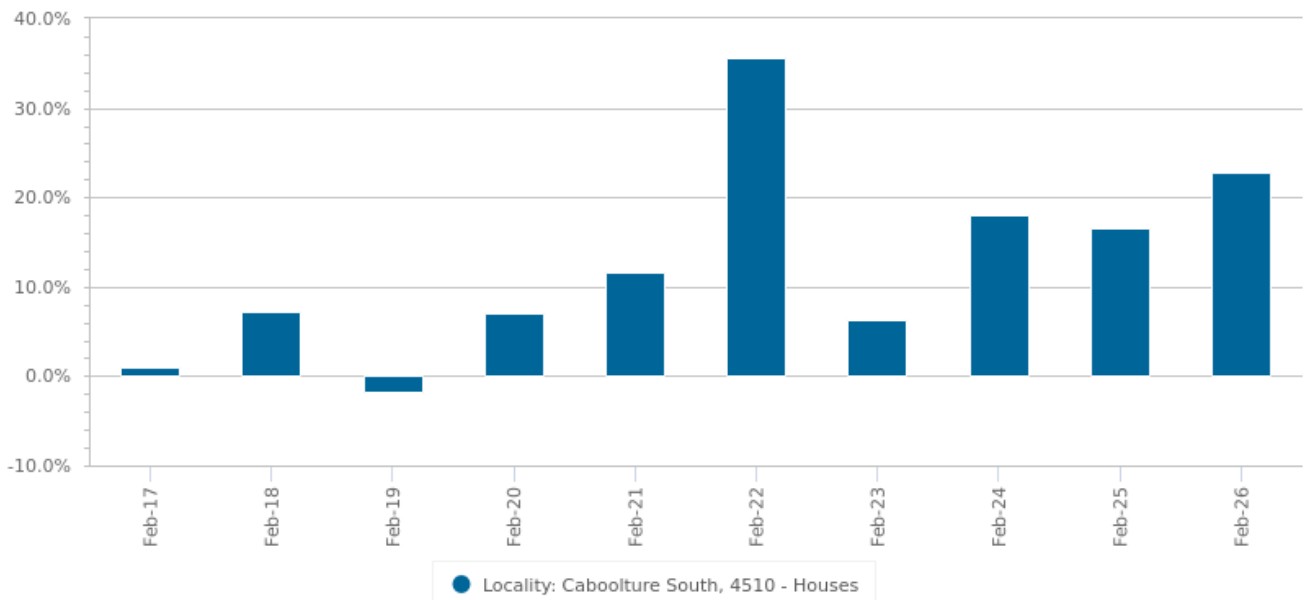
House: Change In Median Value

22.8%

Feb 2026

	Caboolture South
Feb 2017	1.1%
Feb 2018	7.3%
Feb 2019	-1.8%
Feb 2020	7.0%
Feb 2021	11.5%
Feb 2022	35.7%
Feb 2023	6.2%
Feb 2024	17.9%
Feb 2025	16.6%
Feb 2026	22.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

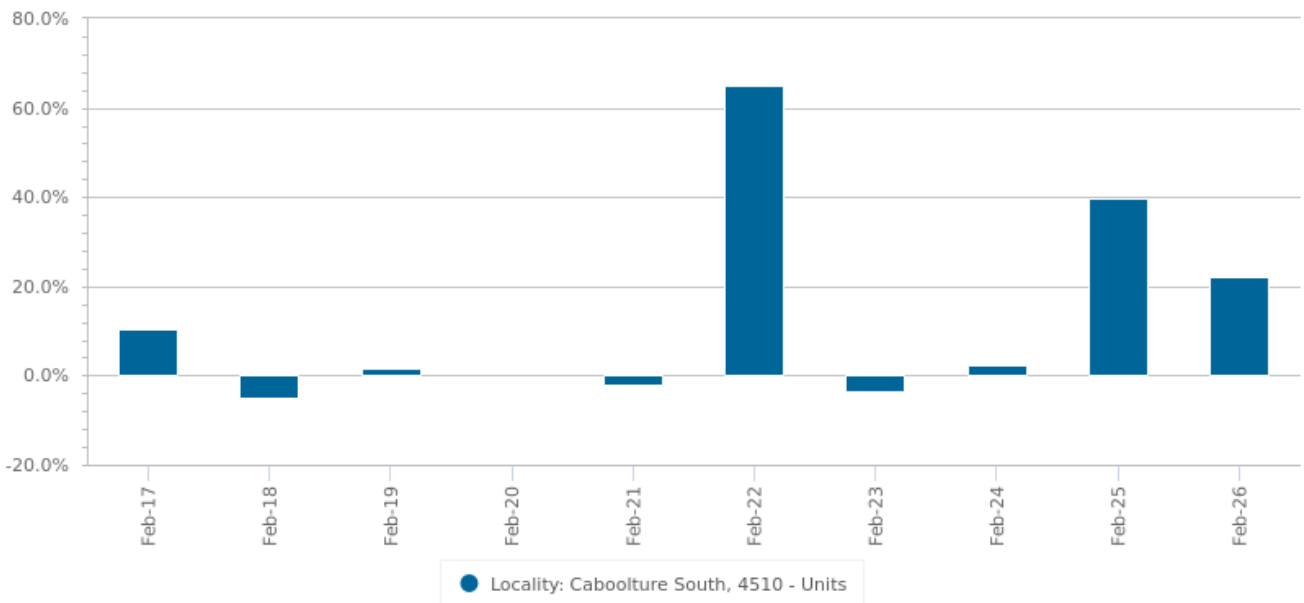
Unit: Change In Median Value

22.1%

Feb 2026

	Caboolture South
Feb 2017	10.4%
Feb 2018	-5.1%
Feb 2019	1.6%
Feb 2020	0.3%
Feb 2021	-1.9%
Feb 2022	64.9%
Feb 2023	-3.5%
Feb 2024	2.2%
Feb 2025	39.8%
Feb 2026	22.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

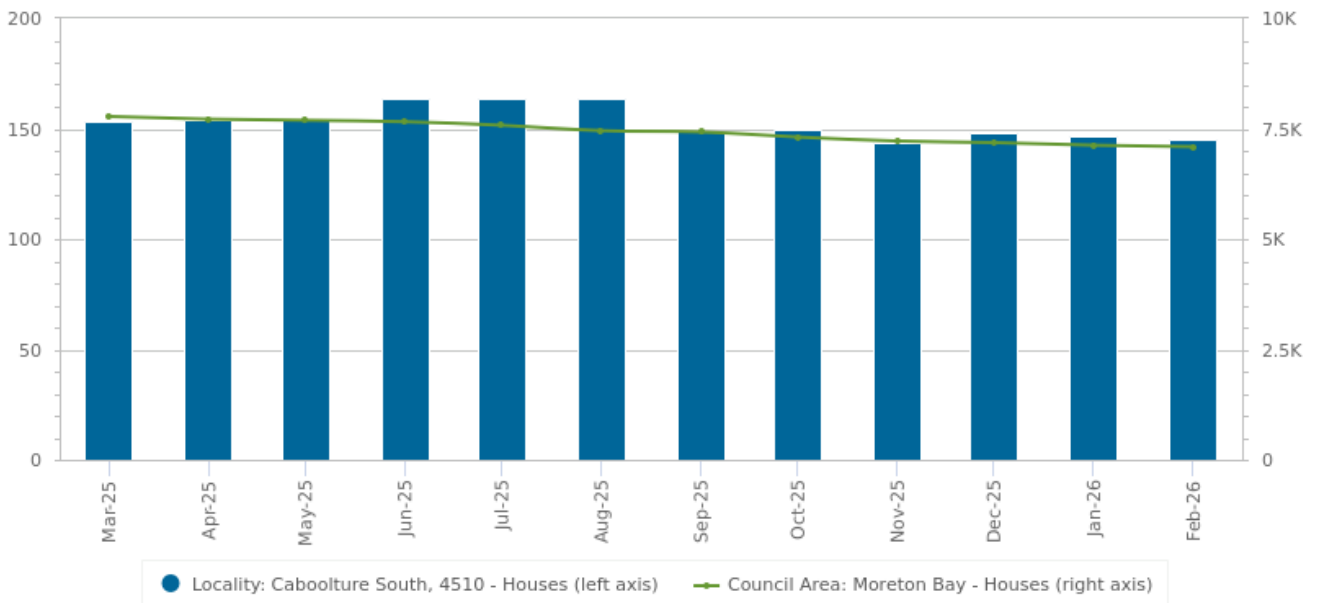
House: Number of New Listing

145

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	153	7,777
Apr 2025	154	7,717
May 2025	154	7,691
Jun 2025	164	7,658
Jul 2025	164	7,578
Aug 2025	164	7,456
Sep 2025	149	7,426
Oct 2025	150	7,311
Nov 2025	144	7,221
Dec 2025	148	7,185
Jan 2026	147	7,126
Feb 2026	145	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

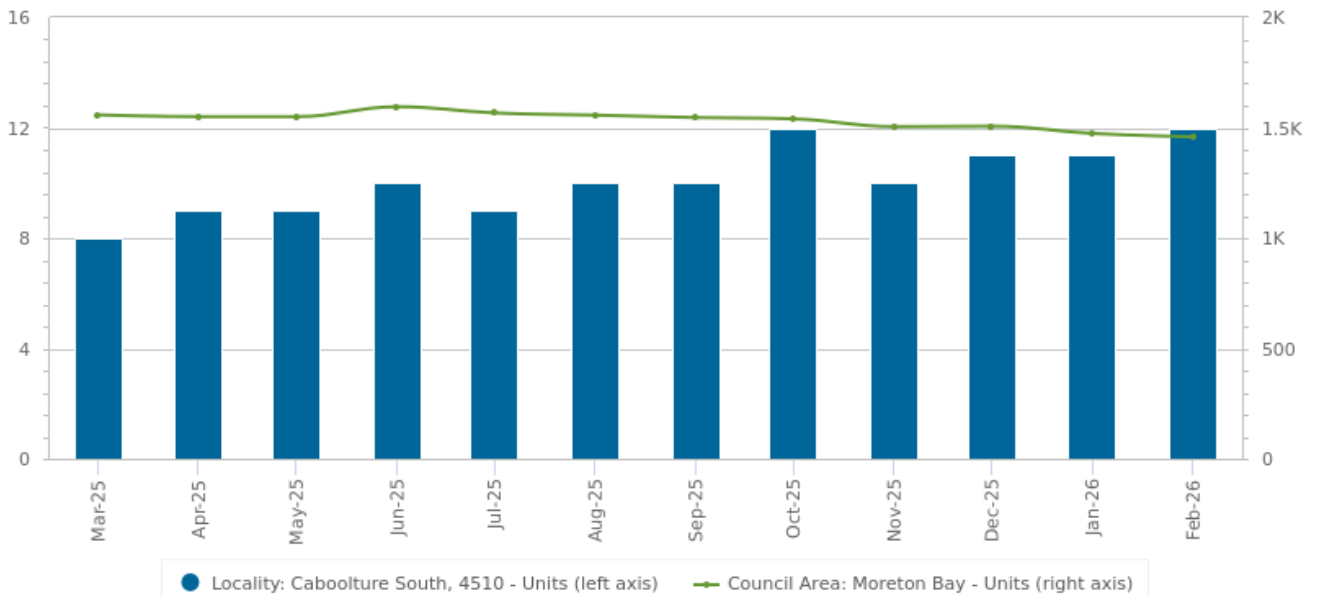
Unit: Number of New Listing

12

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	8	1,558
Apr 2025	9	1,550
May 2025	9	1,550
Jun 2025	10	1,595
Jul 2025	9	1,567
Aug 2025	10	1,557
Sep 2025	10	1,546
Oct 2025	12	1,540
Nov 2025	10	1,505
Dec 2025	11	1,507
Jan 2026	11	1,474
Feb 2026	12	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

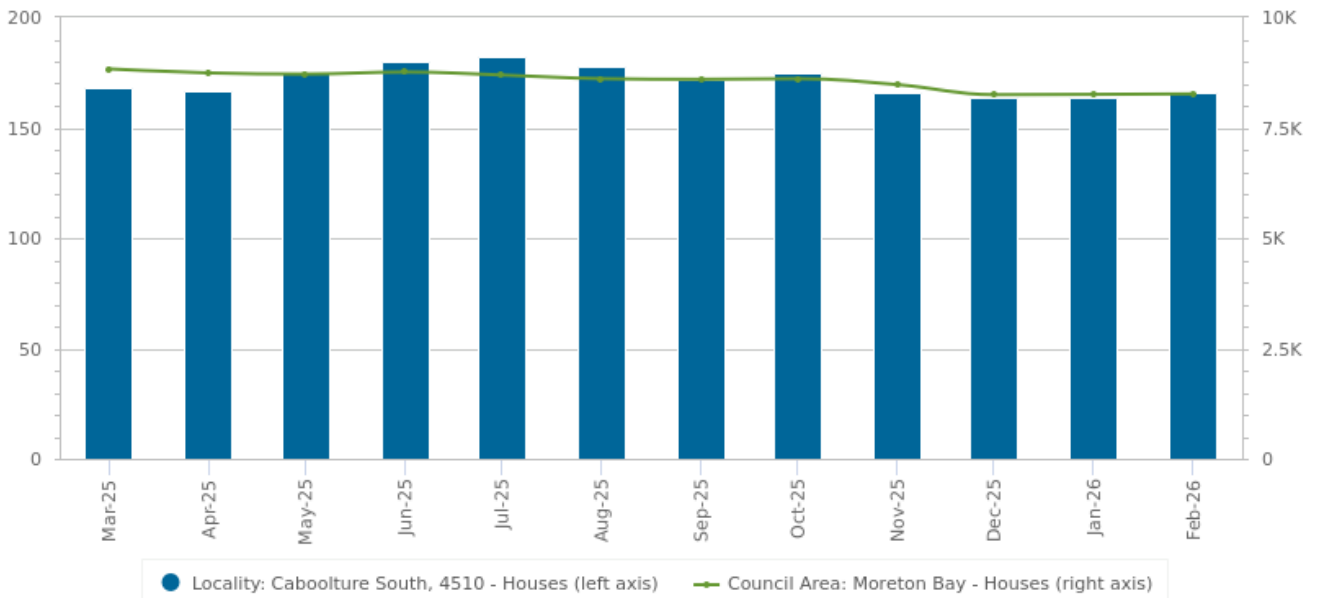
House: Total Properties Listed

166

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	168	8,832
Apr 2025	167	8,741
May 2025	175	8,716
Jun 2025	180	8,762
Jul 2025	182	8,694
Aug 2025	178	8,611
Sep 2025	172	8,597
Oct 2025	175	8,611
Nov 2025	166	8,475
Dec 2025	164	8,248
Jan 2026	164	8,255
Feb 2026	166	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

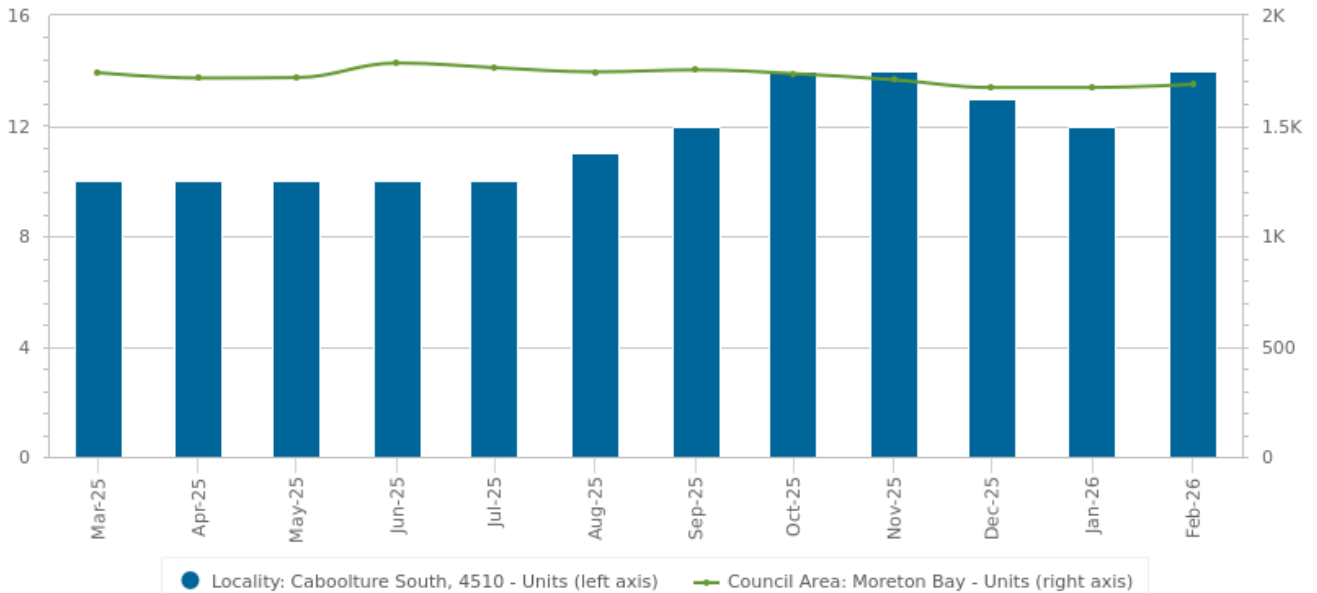
Unit: Total Properties Listed

14

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	10	1,740
Apr 2025	10	1,716
May 2025	10	1,718
Jun 2025	10	1,784
Jul 2025	10	1,763
Aug 2025	11	1,744
Sep 2025	12	1,753
Oct 2025	14	1,736
Nov 2025	14	1,708
Dec 2025	13	1,673
Jan 2026	12	1,673
Feb 2026	14	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

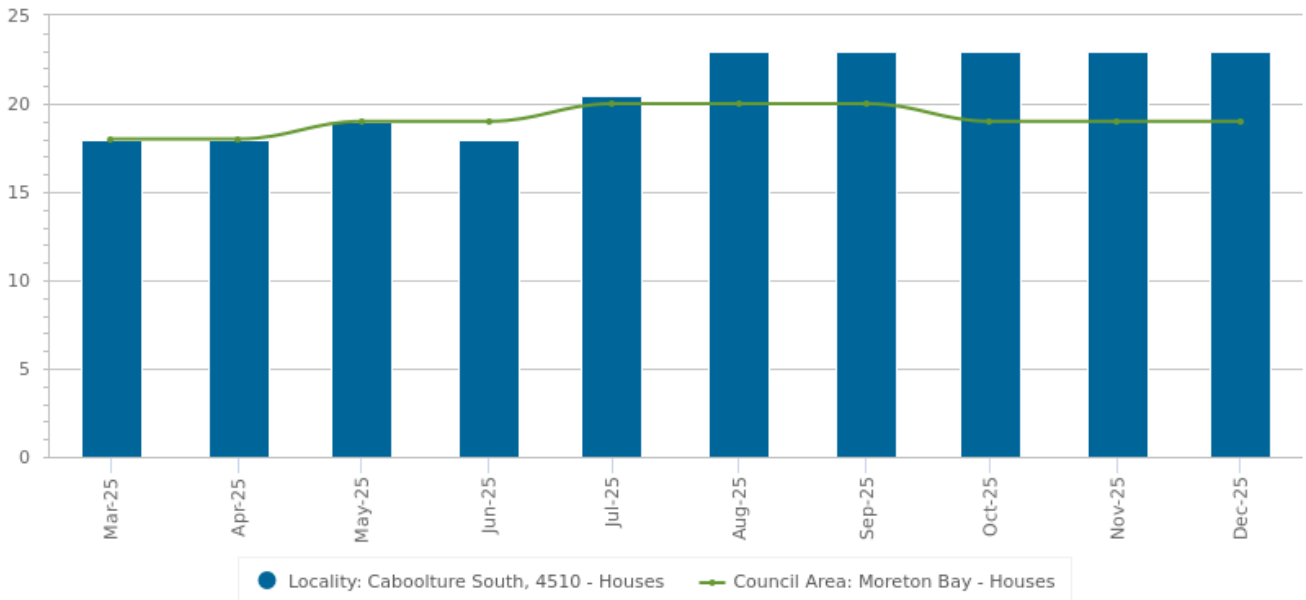
House: Median Days On Market

23

Dec 2025

	Caboolture South	Moreton Bay
Jan 2025	18	17
Feb 2025	18	17.5
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
Nov 2025	23	19
Dec 2025	23	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

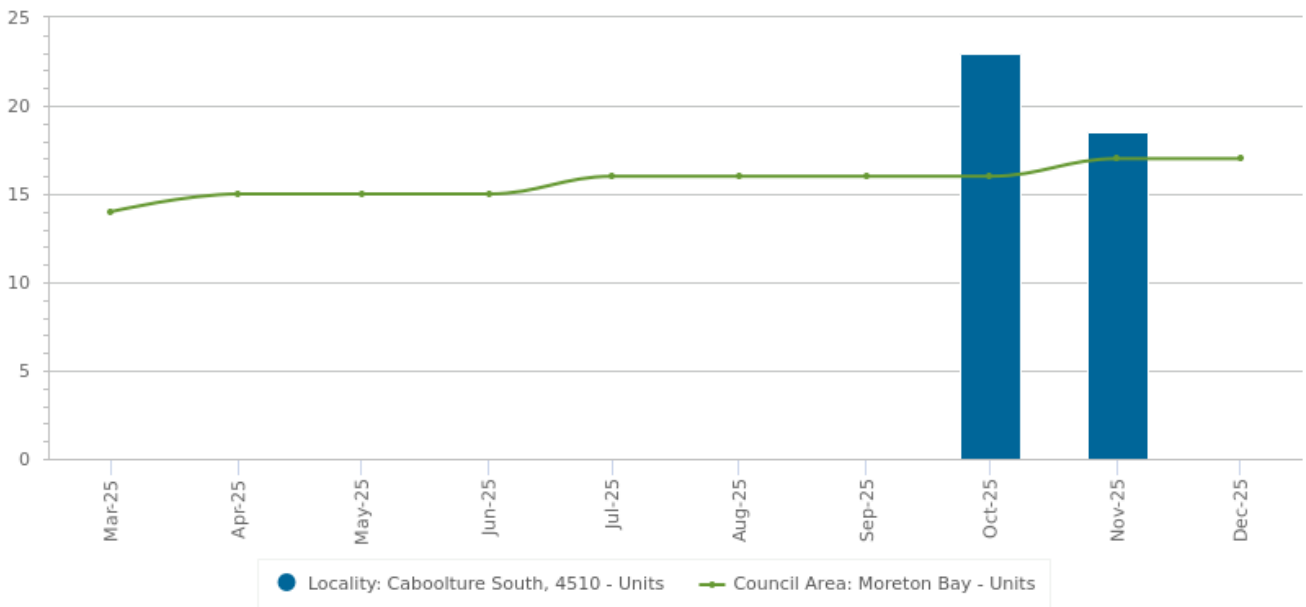
Unit: Median Days On Market

18.5

Nov 2025

	Caboolture South	Moreton Bay
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	23	16
Nov 2025	18.5	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

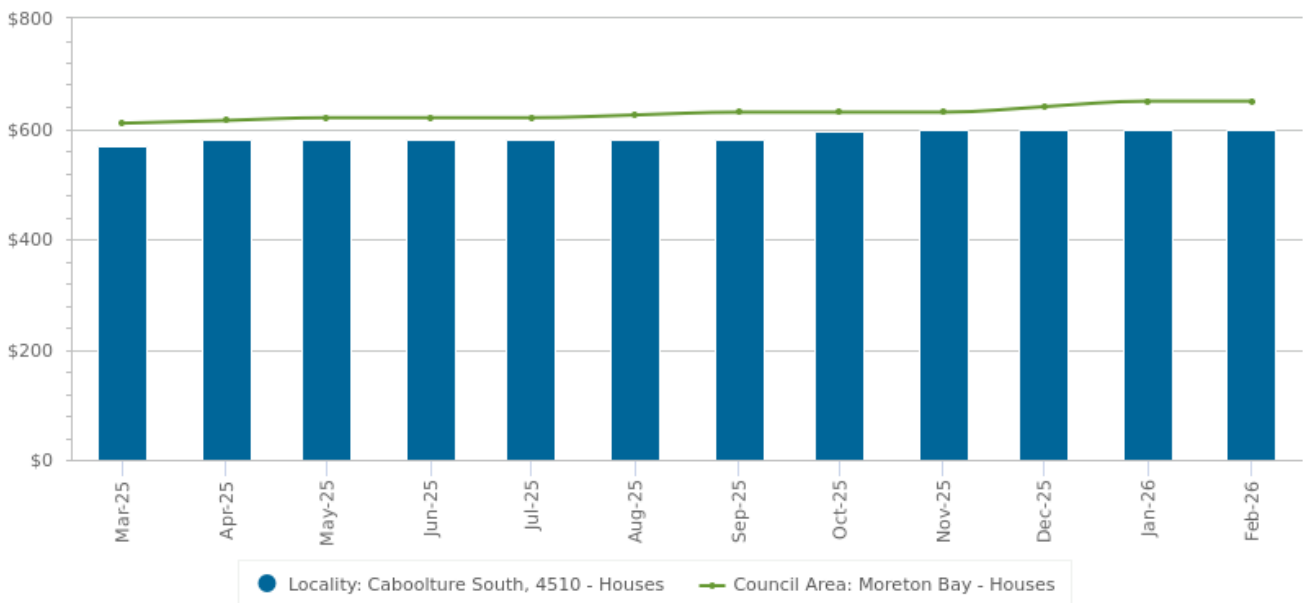
House: Median Rent

\$600/w

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	\$568/w	\$610/w
Apr 2025	\$580/w	\$615/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	\$600/w	\$630/w
Dec 2025	\$600/w	\$640/w
Jan 2026	\$600/w	\$650/w
Feb 2026	\$600/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

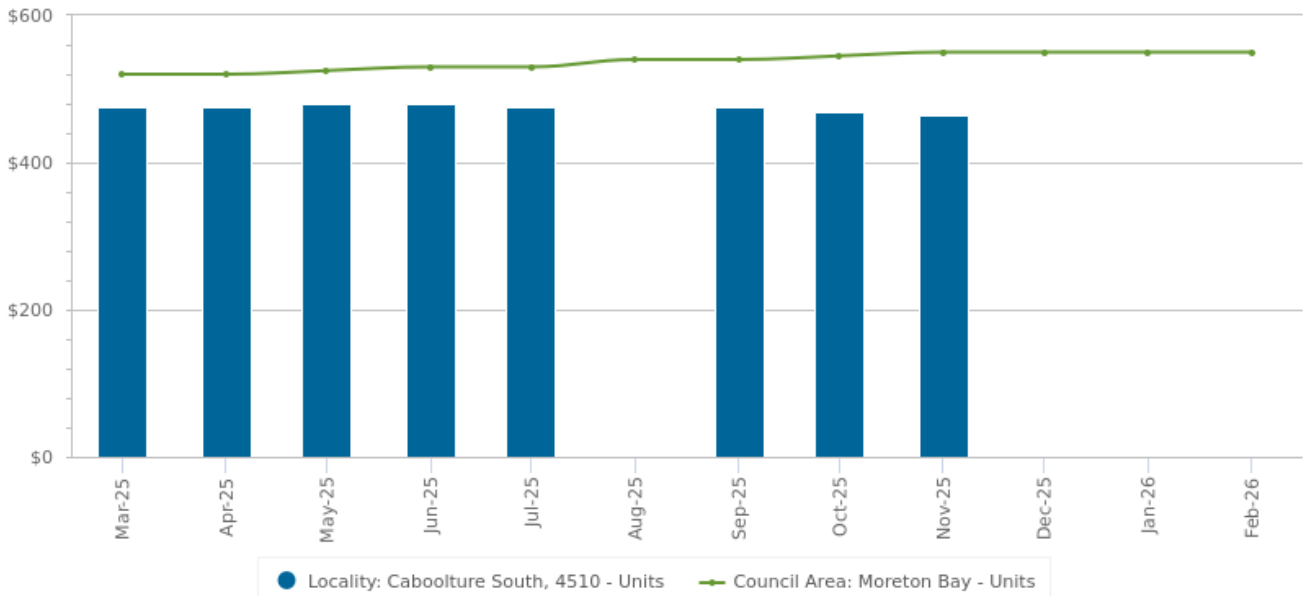
Unit: Median Rent

\$465/w

Nov 2025

	Caboolture South	Moreton Bay
Mar 2025	\$475/w	\$520/w
Apr 2025	\$475/w	\$520/w
May 2025	\$480/w	\$525/w
Jun 2025	\$480/w	\$530/w
Jul 2025	\$475/w	\$530/w
Aug 2025	-	\$540/w
Sep 2025	\$475/w	\$540/w
Oct 2025	\$470/w	\$545/w
Nov 2025	\$465/w	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

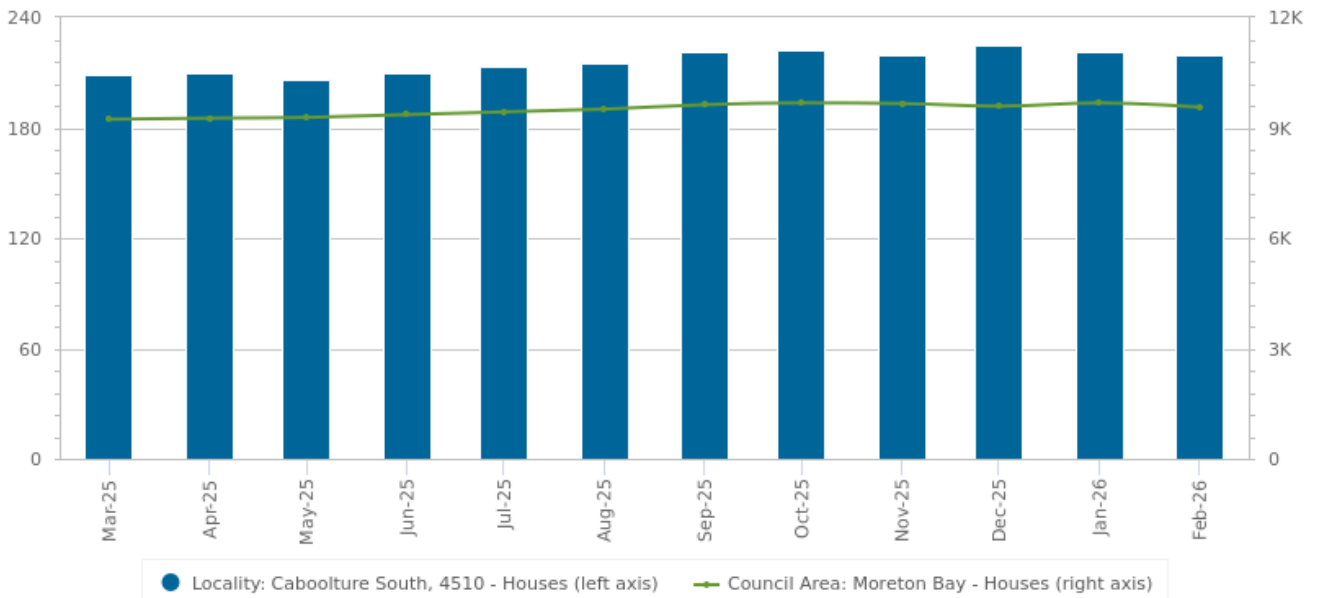
House: Rental Rate Observations

220

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	209	9,230
Apr 2025	210	9,261
May 2025	206	9,280
Jun 2025	210	9,357
Jul 2025	213	9,431
Aug 2025	215	9,506
Sep 2025	221	9,627
Oct 2025	222	9,674
Nov 2025	220	9,658
Dec 2025	225	9,587
Jan 2026	221	9,675
Feb 2026	220	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

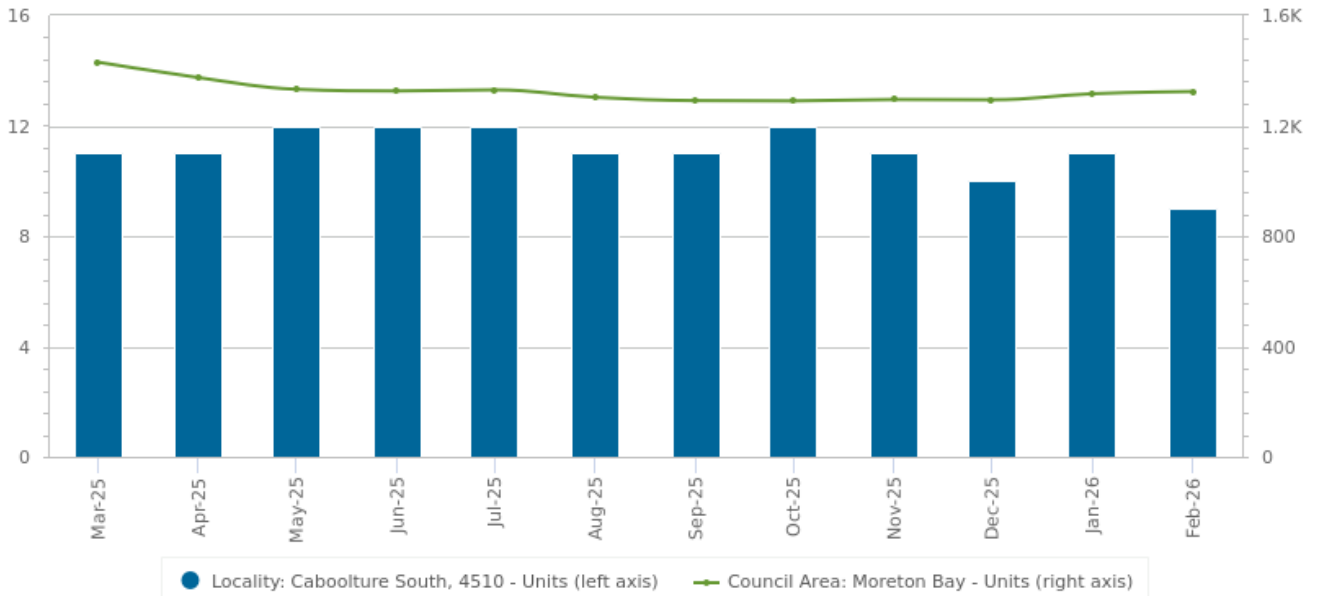
Unit: Rental Rate Observations

9

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	11	1,430
Apr 2025	11	1,374
May 2025	12	1,332
Jun 2025	12	1,326
Jul 2025	12	1,330
Aug 2025	11	1,303
Sep 2025	11	1,291
Oct 2025	12	1,290
Nov 2025	11	1,295
Dec 2025	10	1,294
Jan 2026	11	1,316
Feb 2026	9	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

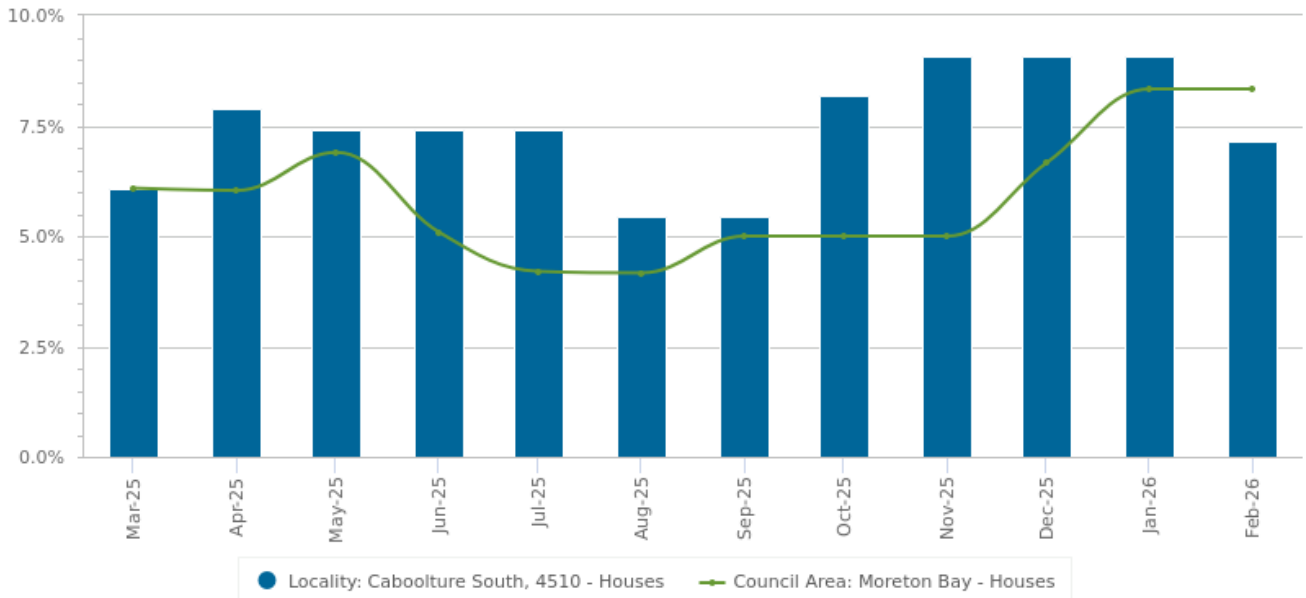
House: Change in Rental Rate

7.1%

Feb 2026

	Caboolture South	Moreton Bay
Mar 2025	6.1%	6.1%
Apr 2025	7.9%	6.0%
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	9.1%	5.0%
Dec 2025	9.1%	6.7%
Jan 2026	9.1%	8.3%
Feb 2026	7.1%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

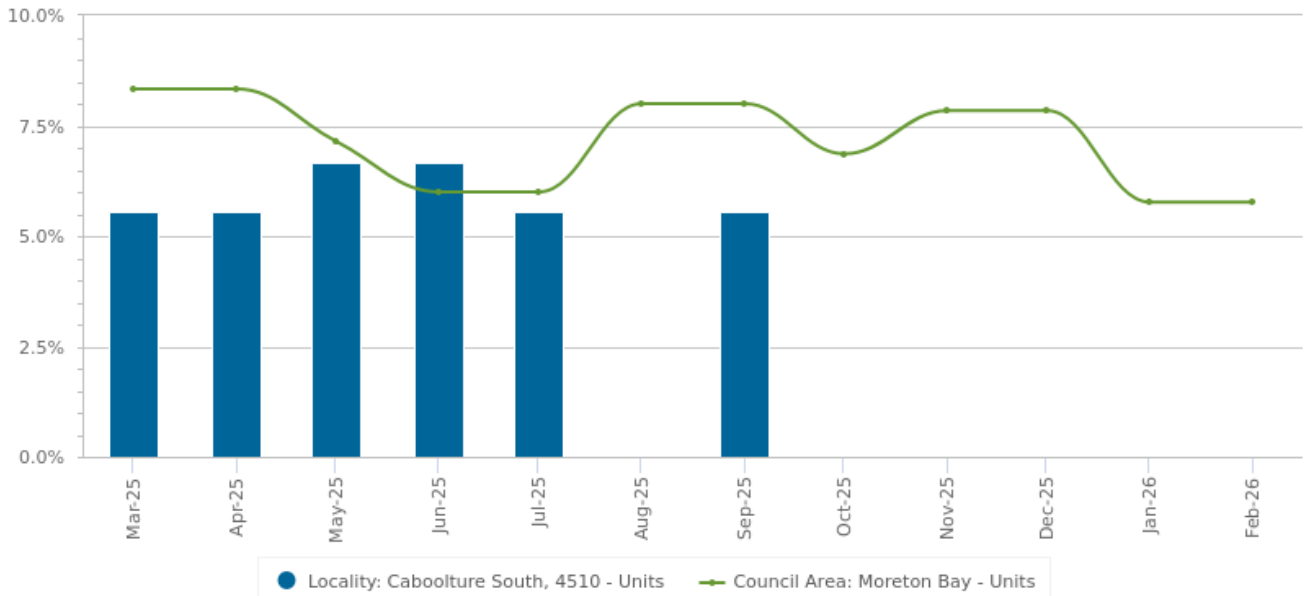
Unit: Change in Rental Rate

5.6%

Sep 2025

	Caboolture South	Moreton Bay
Mar 2025	5.6%	8.3%
Apr 2025	5.6%	8.3%
May 2025	6.7%	7.1%
Jun 2025	6.7%	6.0%
Jul 2025	5.6%	6.0%
Aug 2025	-	8.0%
Sep 2025	5.6%	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

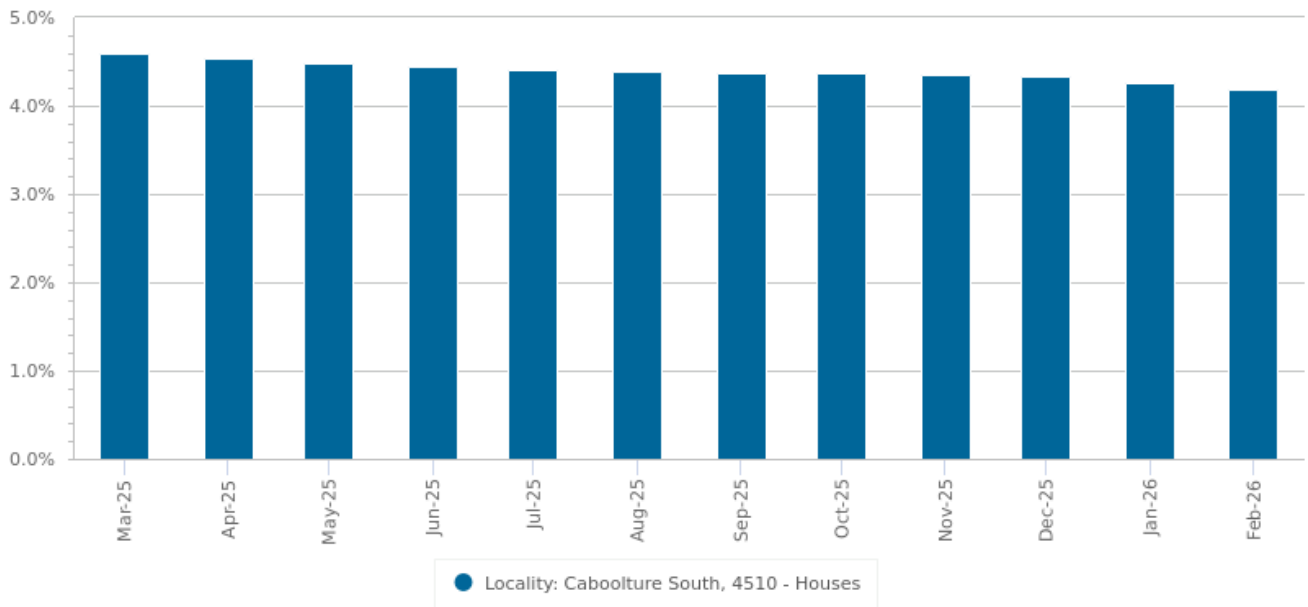
House: Value Based Rental Yield

4.2%

Feb 2026

	Caboolture South
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%
Nov 2025	4.4%
Dec 2025	4.3%
Jan 2026	4.3%
Feb 2026	4.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

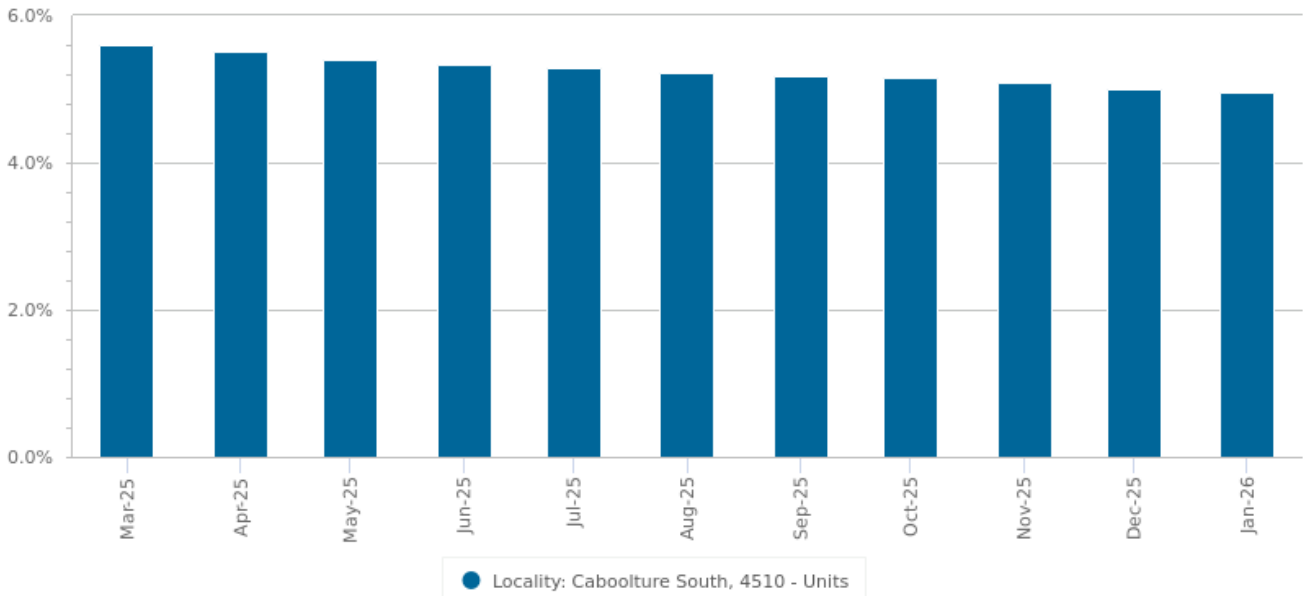
Unit: Value Based Rental Yield

5.0%

Jan 2026

	Caboolture South
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%
Jan 2026	5.0%

Statistics are calculated at the end of the displayed month



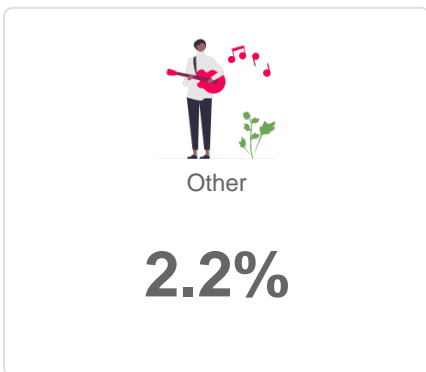
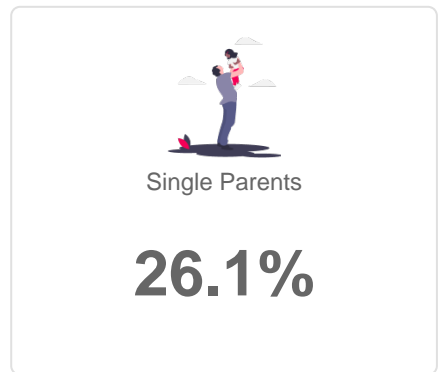
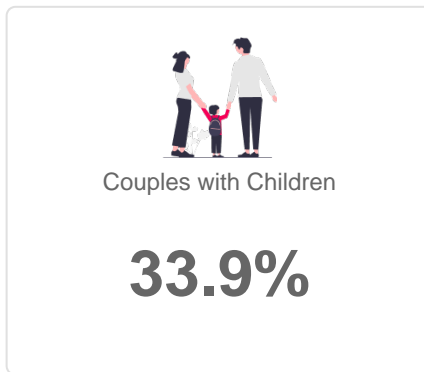
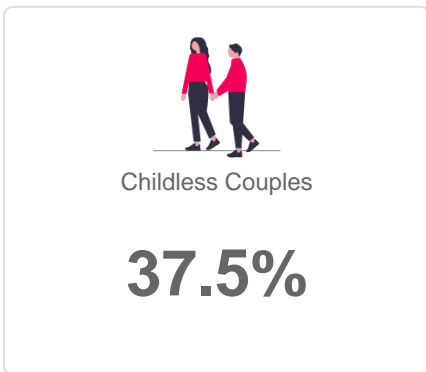
Statistics are calculated at the end of the displayed month

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)

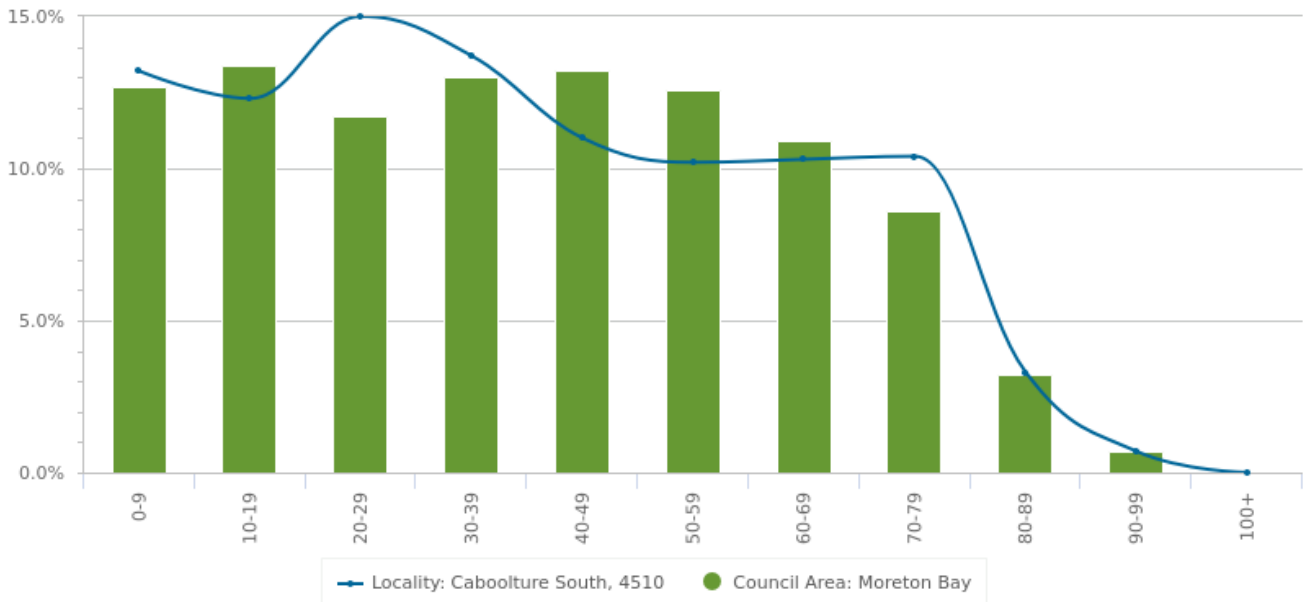


Population Age

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)



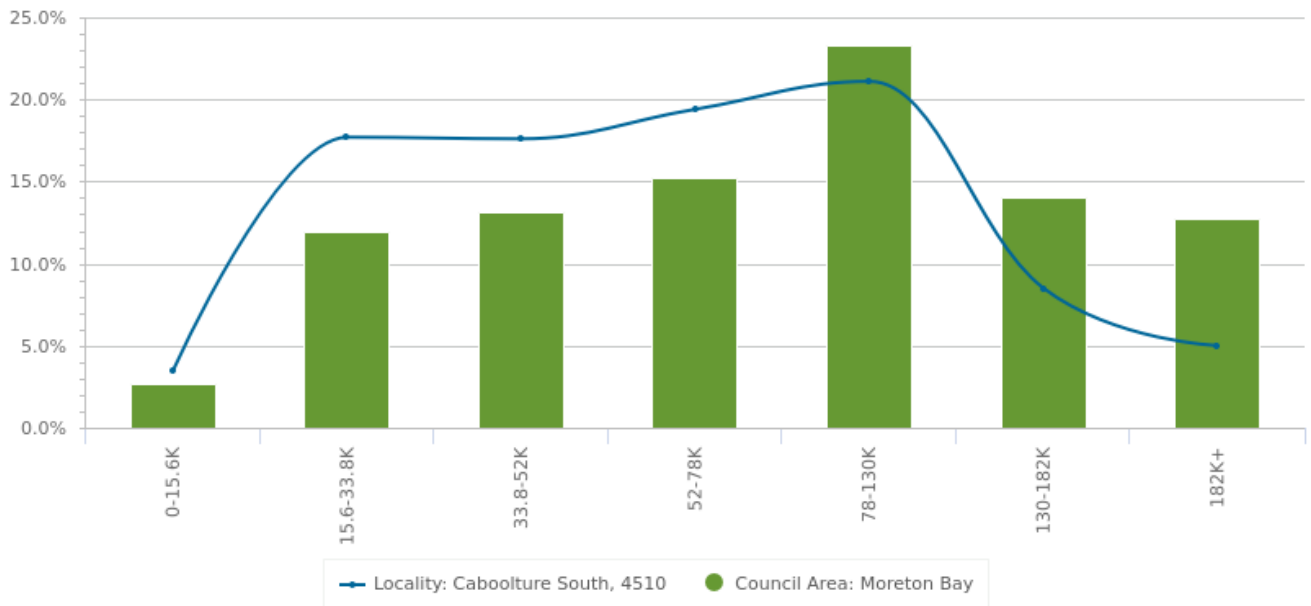
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



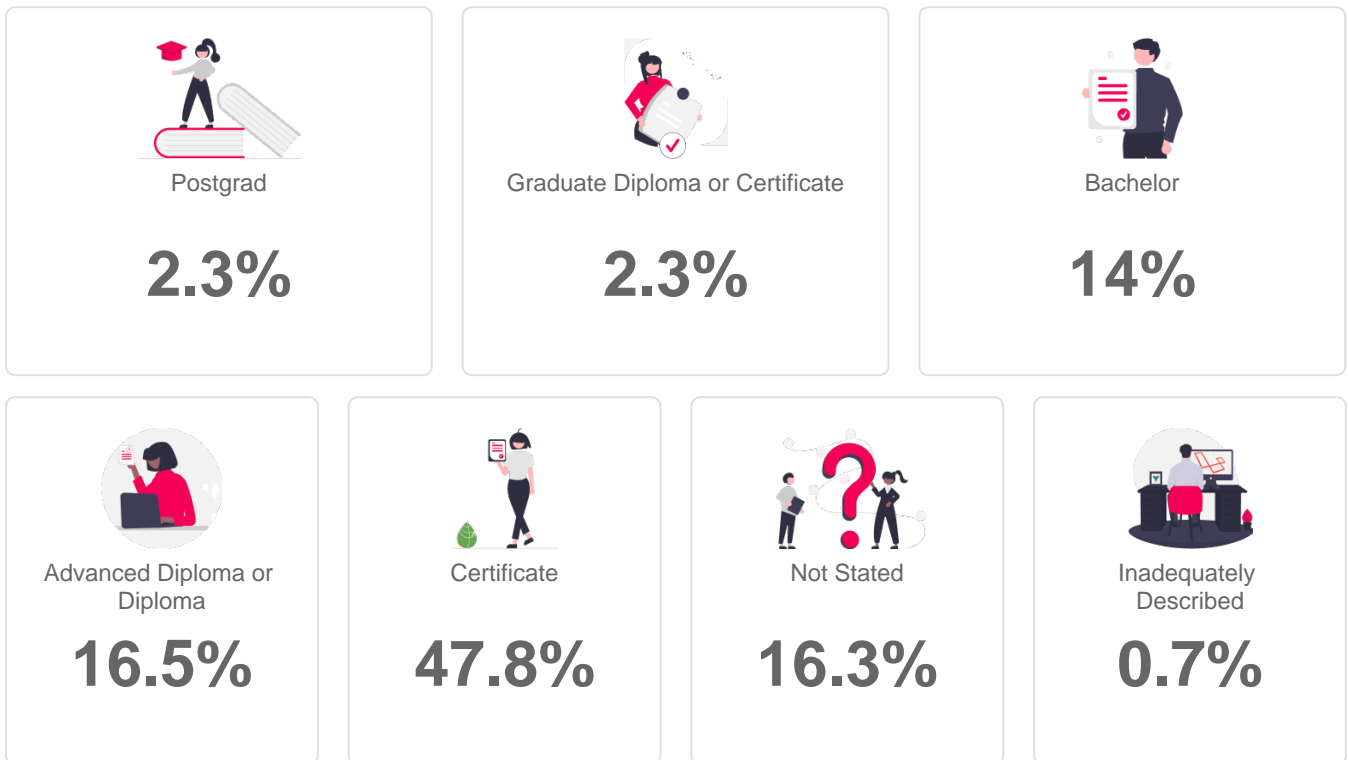
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



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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