

# Suburb Statistics Report

Dakabin QLD 4503

Prepared on 11 Nov 2025

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Area Profile

Dakabin, QLD

The size of Dakabin is approximately 5.7 square kilometres. It has 12 parks covering nearly 13.6% of total area. The population of Dakabin in 2016 was 3540 people. By 2021 the population was 5275 showing a population growth of 49.0% in the area during that time. The predominant age group in Dakabin is 20-29 years. Households in Dakabin are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Dakabin work in a professional occupation. In 2021, 37.10% of the homes in Dakabin were owner-occupied compared with 49.20% in 2016.

	House	Unit	Land
Average Tenure Period	8.5 years	7.2 years	-
Total Dwellings	1,430	534	169
Total New Listings	75	37	-
Median Value	\$914,281	\$686,332	-
Total Properties Listed	82	41	-

Market Trends

House: Market Trends

<div>80</div> <div>Properties Sold (12 Months)</div>	<div>8.5</div> <div>Average Tenure Period (Years)</div>	<div>\$565/w</div> <div>Median Asking Rent (12 Months)</div>
<div>75</div> <div>New Sale Listings (12 Months)</div>	<div>11.5</div> <div>Days on Market (12 Months)</div>	<div>122</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

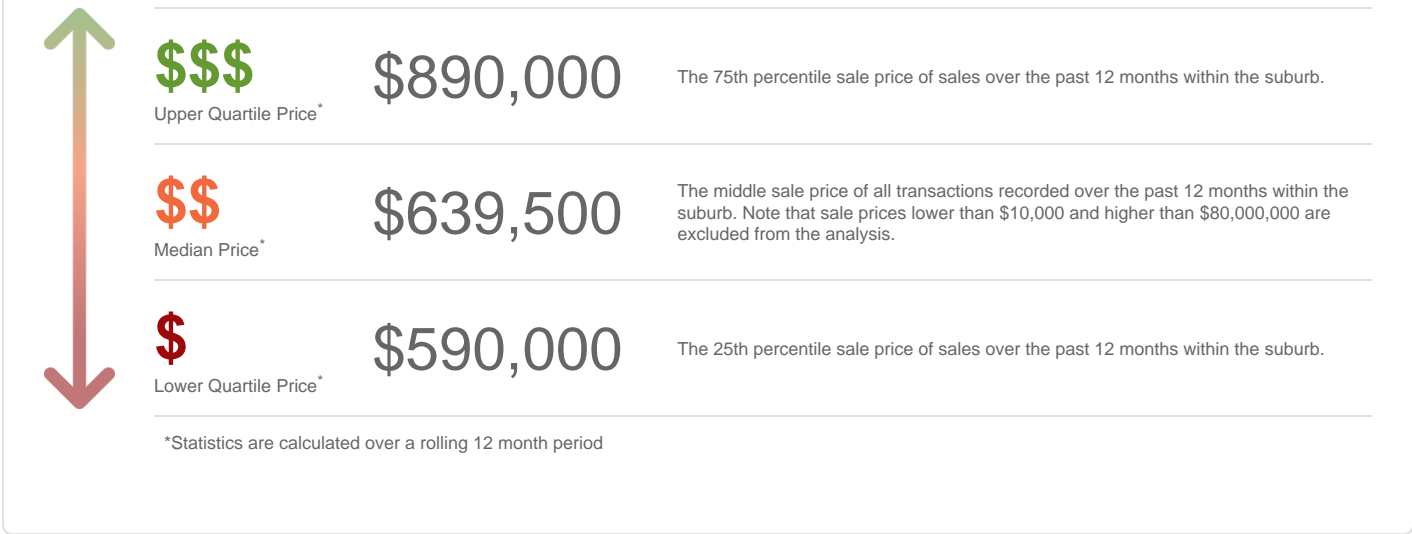
<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$872,500</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$806,351.5</div> <div>The middle sale price of all transactions recorded over 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>\$</div> <div>Lower Quartile Price*</div>	<div>\$751,500</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

\*Statistics are calculated over a rolling 12 month period

Unit: Market Trends



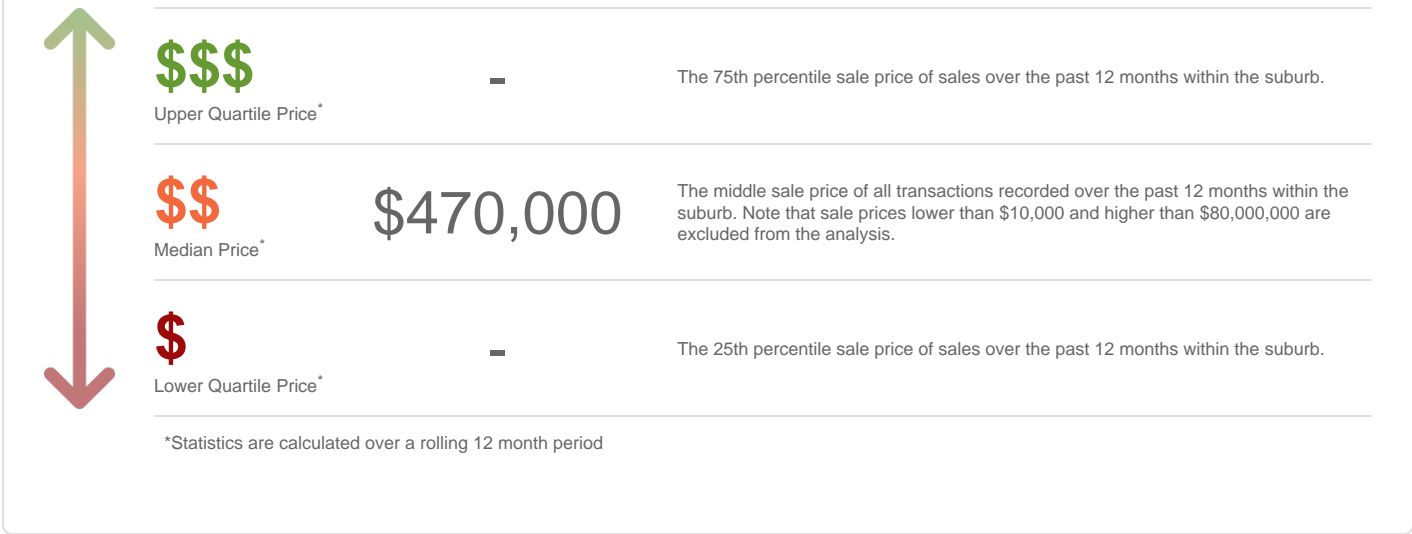
Unit: Median Price Quartiles



Land: Market Trends



Land: Median Price Quartiles



Median Value

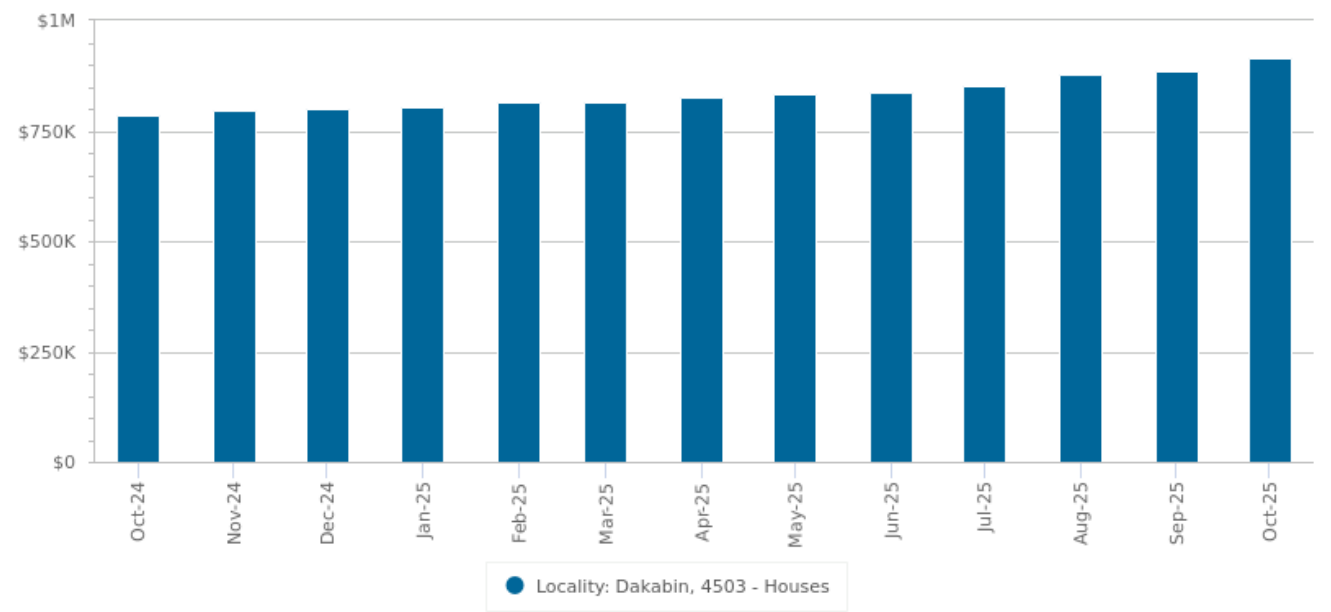
House: Recent Median Value

\$914K

Oct 2025

	Dakabin
Nov 2024	\$795,296
Dec 2024	\$798,737
Jan 2025	\$804,785
Feb 2025	\$814,508
Mar 2025	\$816,285
Apr 2025	\$826,426
May 2025	\$831,880
Jun 2025	\$838,106
Jul 2025	\$852,945
Aug 2025	\$878,569
Sep 2025	\$886,239
Oct 2025	\$914,281

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

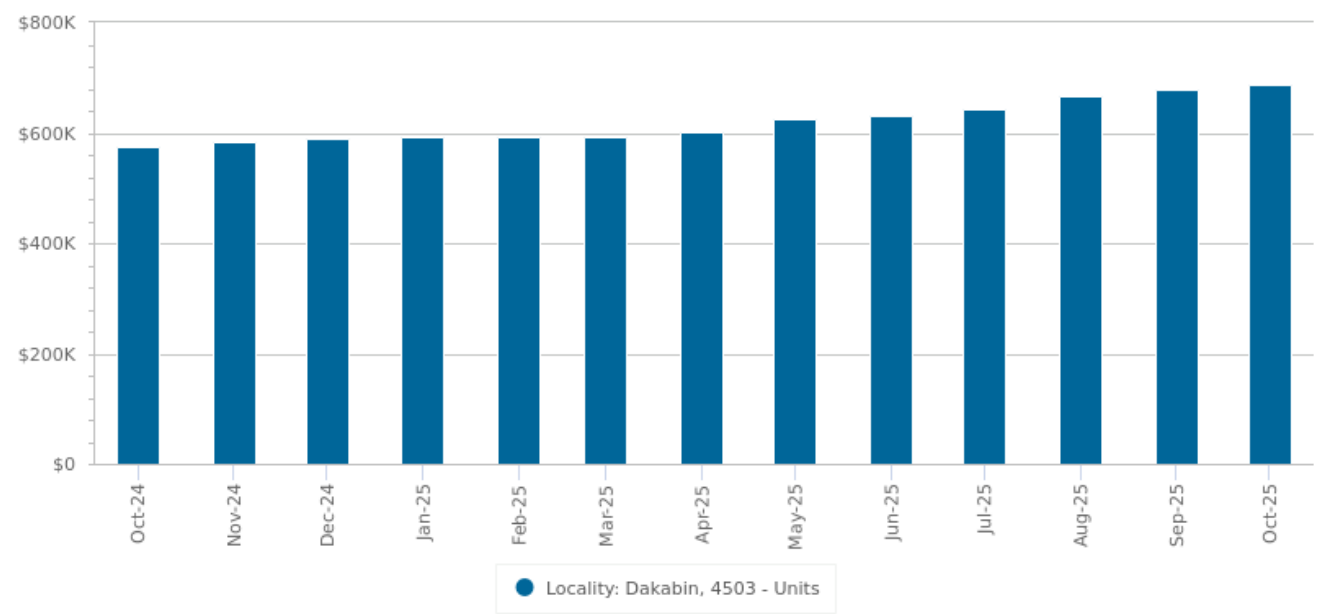
Unit: Recent Median Value

**\$686K**

Oct 2025

	Dakabin
Nov 2024	\$583,350
Dec 2024	\$588,757
Jan 2025	\$594,025
Feb 2025	\$592,236
Mar 2025	\$593,329
Apr 2025	\$600,920
May 2025	\$625,781
Jun 2025	\$629,768
Jul 2025	\$641,665
Aug 2025	\$667,389
Sep 2025	\$679,583
Oct 2025	\$686,332

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

80

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$795,296	70
Dec 2024	\$798,737	73
Jan 2025	\$804,785	74
Feb 2025	\$814,508	71
Mar 2025	\$816,285	73
Apr 2025	\$826,426	77
May 2025	\$831,880	80
Jun 2025	\$838,106	81
Jul 2025	\$852,945	79
Aug 2025	\$878,569	80
Sep 2025	\$886,239	-
Oct 2025	\$914,281	-

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



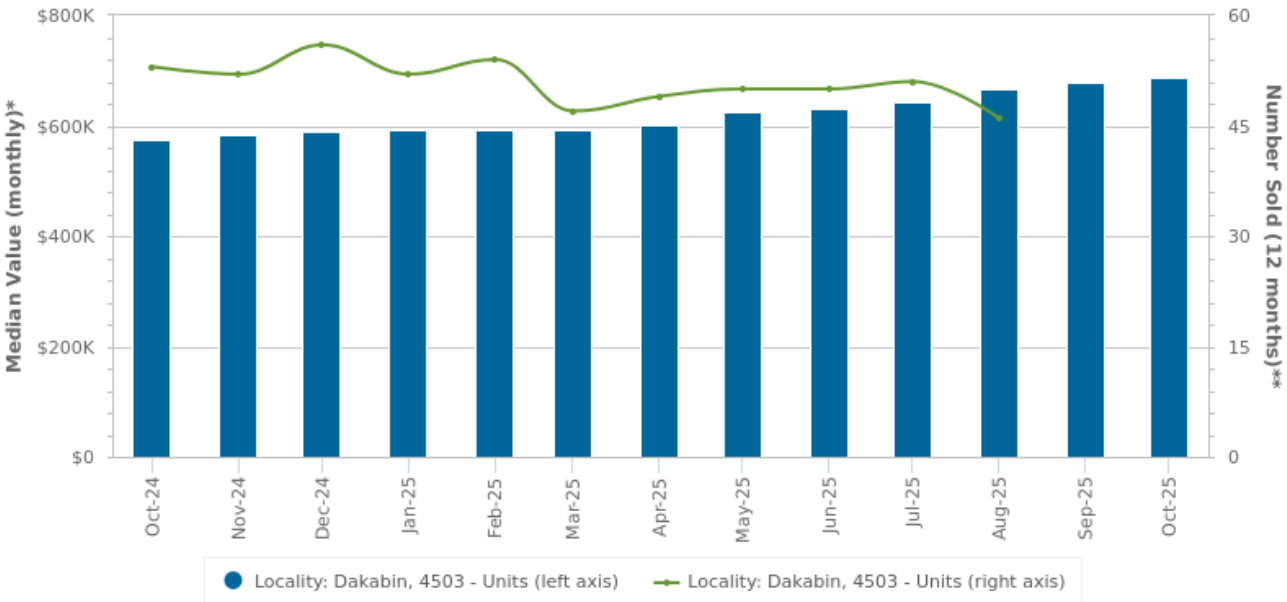
46

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$583,350	52
Dec 2024	\$588,757	56
Jan 2025	\$594,025	52
Feb 2025	\$592,236	54
Mar 2025	\$593,329	47
Apr 2025	\$600,920	49
May 2025	\$625,781	50
Jun 2025	\$629,768	50
Jul 2025	\$641,665	51
Aug 2025	\$667,389	46
Sep 2025	\$679,583	-
Oct 2025	\$686,332	-

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

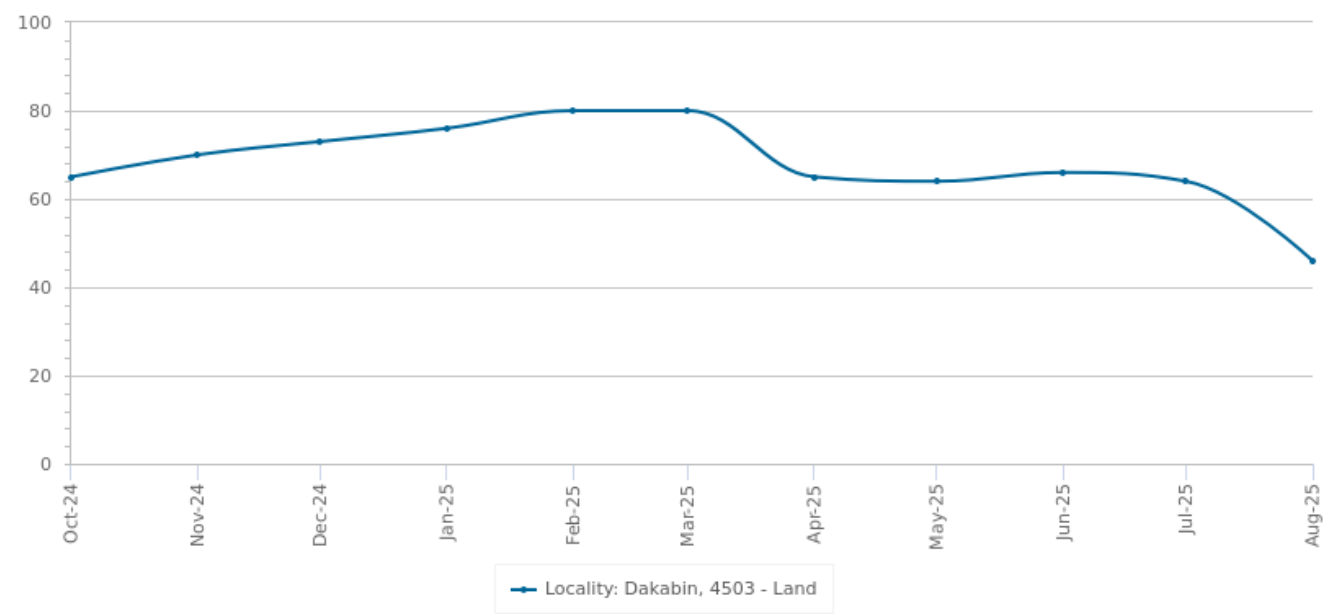
46

Aug 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Sep 2024	-	57
Oct 2024	-	65
Nov 2024	-	70
Dec 2024	-	73
Jan 2025	-	76
Feb 2025	-	80
Mar 2025	-	80
Apr 2025	-	65
May 2025	-	64
Jun 2025	-	66
Jul 2025	-	64
Aug 2025	-	46

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

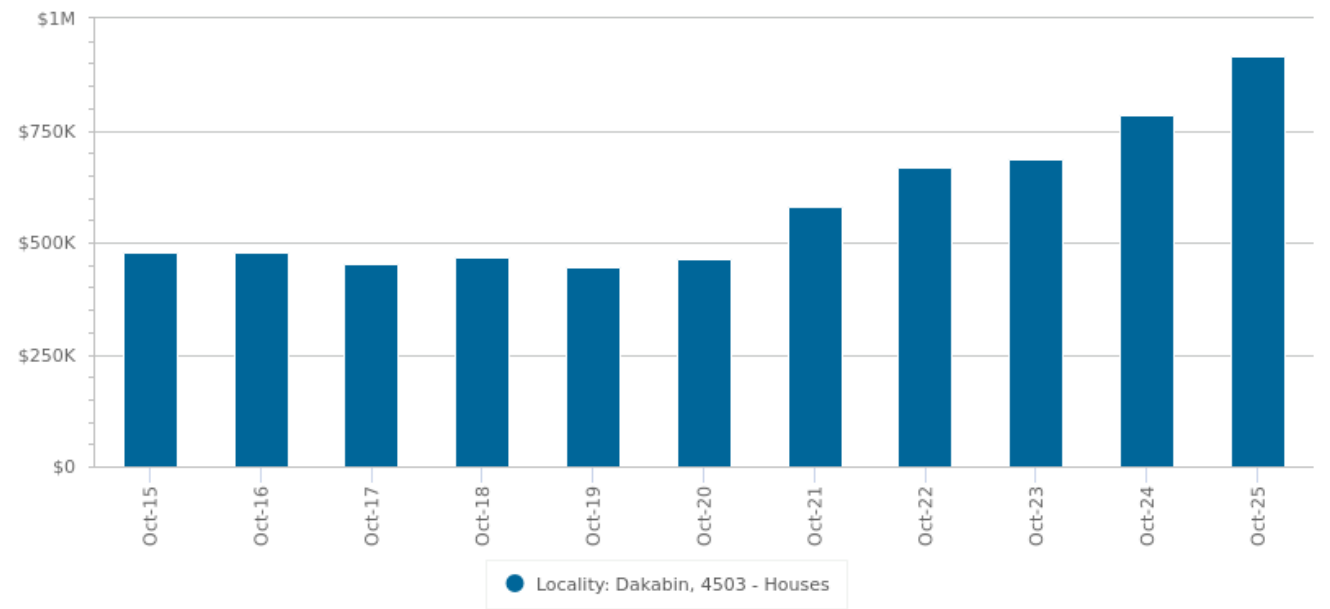
House: Median Value

\$914K

Oct 2025

	Dakabin
Oct 2016	\$479,909
Oct 2017	\$452,113
Oct 2018	\$465,716
Oct 2019	\$445,274
Oct 2020	\$464,650
Oct 2021	\$579,440
Oct 2022	\$666,644
Oct 2023	\$687,926
Oct 2024	\$784,113
Oct 2025	\$914,281

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

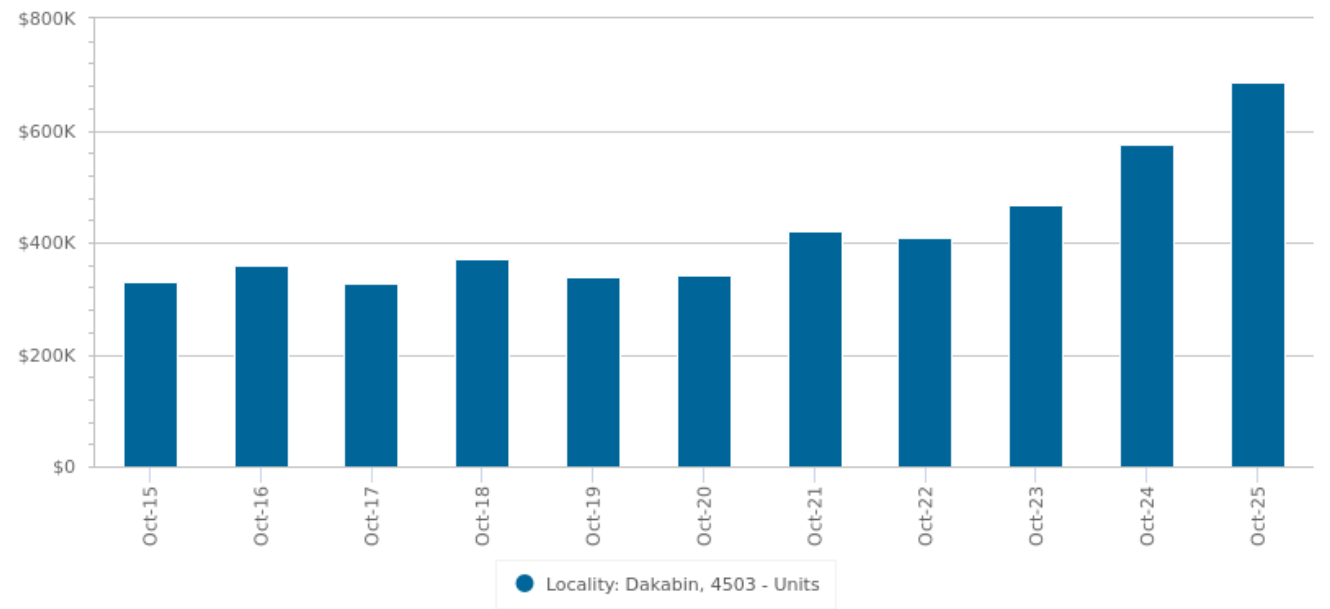
Unit: Median Value

\$686K

Oct 2025

	Dakabin
Oct 2016	\$357,980
Oct 2017	\$327,936
Oct 2018	\$372,218
Oct 2019	\$337,387
Oct 2020	\$341,766
Oct 2021	\$421,845
Oct 2022	\$410,126
Oct 2023	\$468,412
Oct 2024	\$576,284
Oct 2025	\$686,332

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

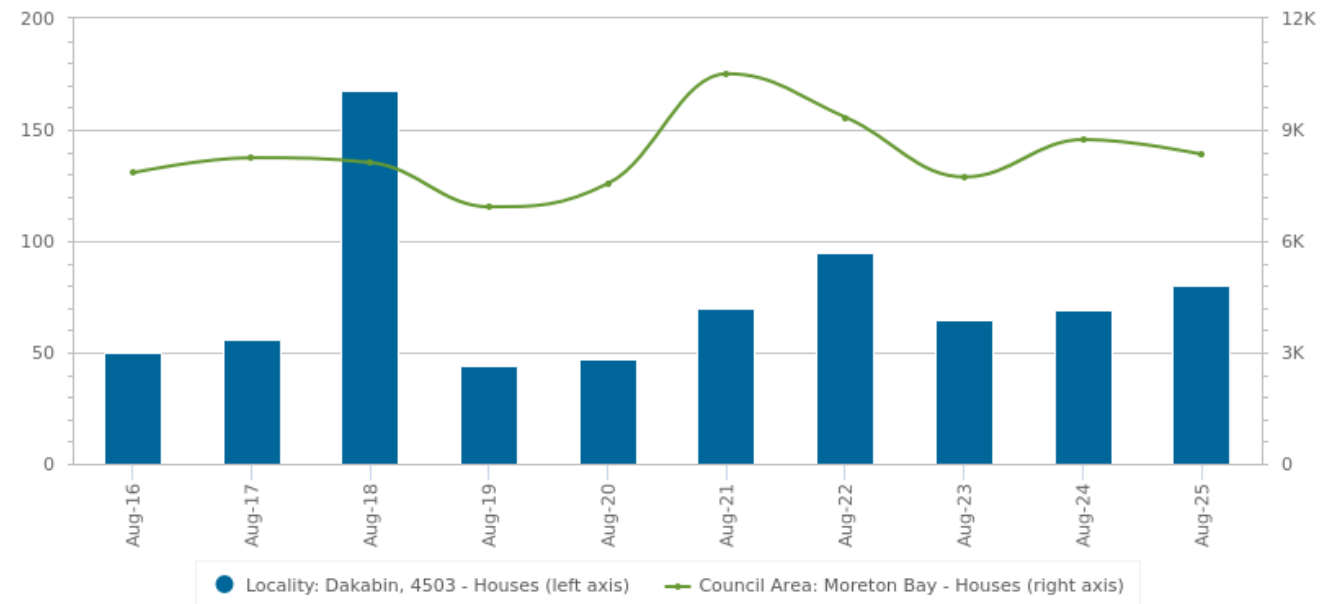
Sales Per Annum

House: Sales Per Annum

80  
Aug 2025

	Dakabin	Moreton Bay
Aug 2016	50	7845
Aug 2017	56	8246
Aug 2018	168	8116
Aug 2019	44	6922
Aug 2020	47	7561
Aug 2021	70	10508
Aug 2022	95	9329
Aug 2023	65	7728
Aug 2024	69	8737
Aug 2025	80	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

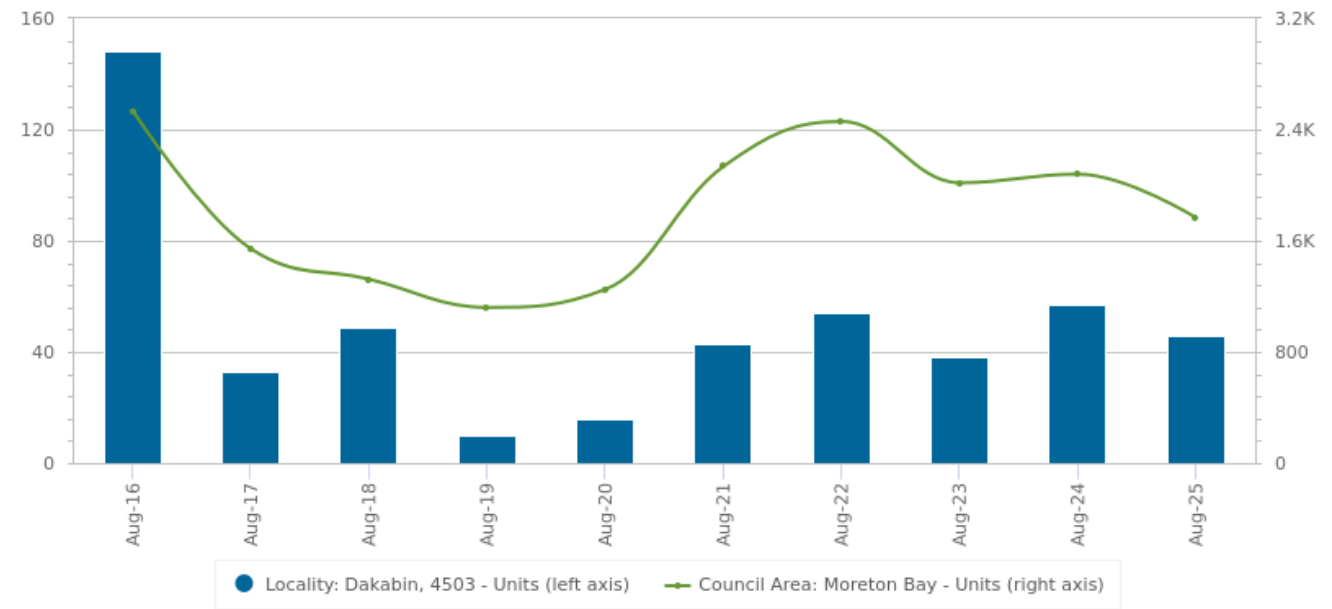


Unit: Sales Per Annum

46  
Aug 2025

	Dakabin	Moreton Bay
Aug 2016	148	2530
Aug 2017	33	1540
Aug 2018	49	1323
Aug 2019	10	1120
Aug 2020	16	1251
Aug 2021	43	2136
Aug 2022	54	2458
Aug 2023	38	2017
Aug 2024	57	2079
Aug 2025	46	1765

Statistics are calculated over a rolling 12 month period



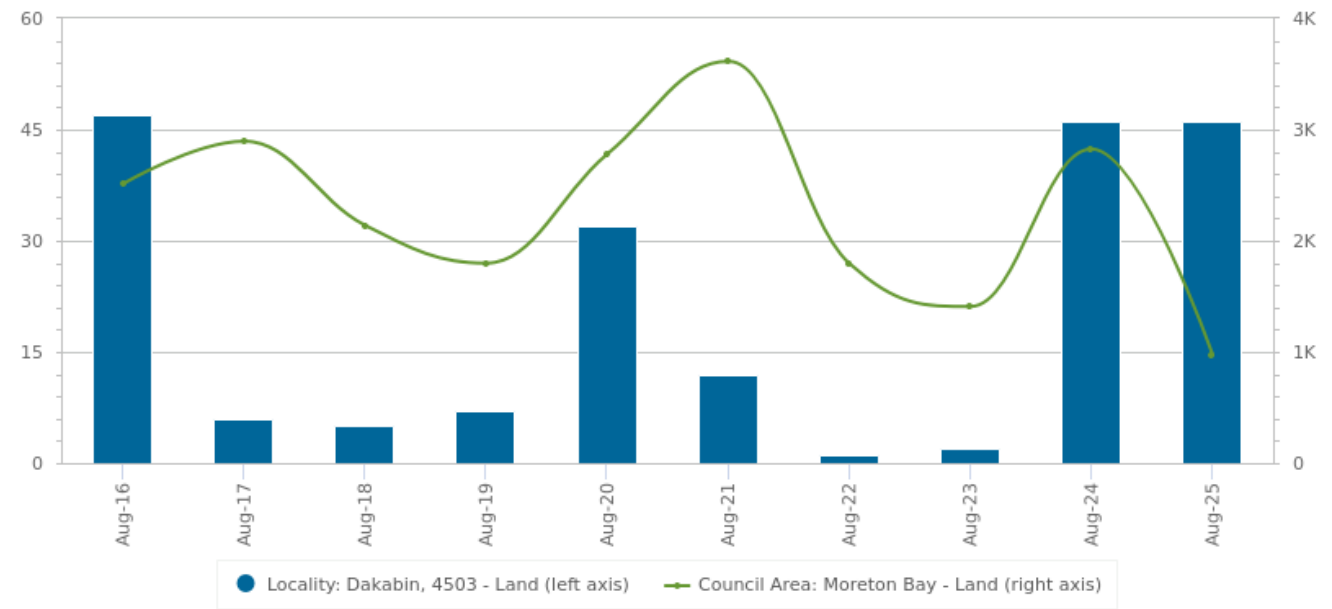
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

46  
Aug 2025

	Dakabin	Moreton Bay
Aug 2016	47	2513
Aug 2017	6	2895
Aug 2018	5	2138
Aug 2019	7	1798
Aug 2020	32	2781
Aug 2021	12	3614
Aug 2022	1	1795
Aug 2023	2	1408
Aug 2024	46	2825
Aug 2025	46	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

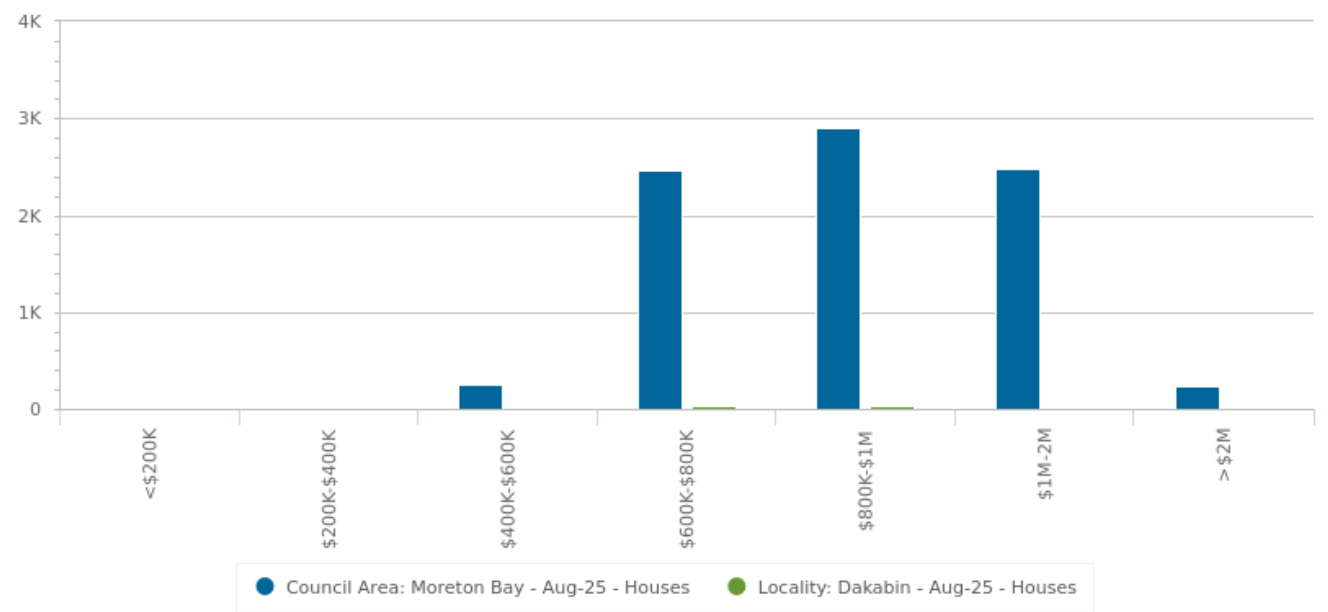
House: Sales By Price

\$66.01M

Aug 2025

	Dakabin	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	34	2,458
\$800K-\$1M	35	2,908
\$1M-\$2M	8	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

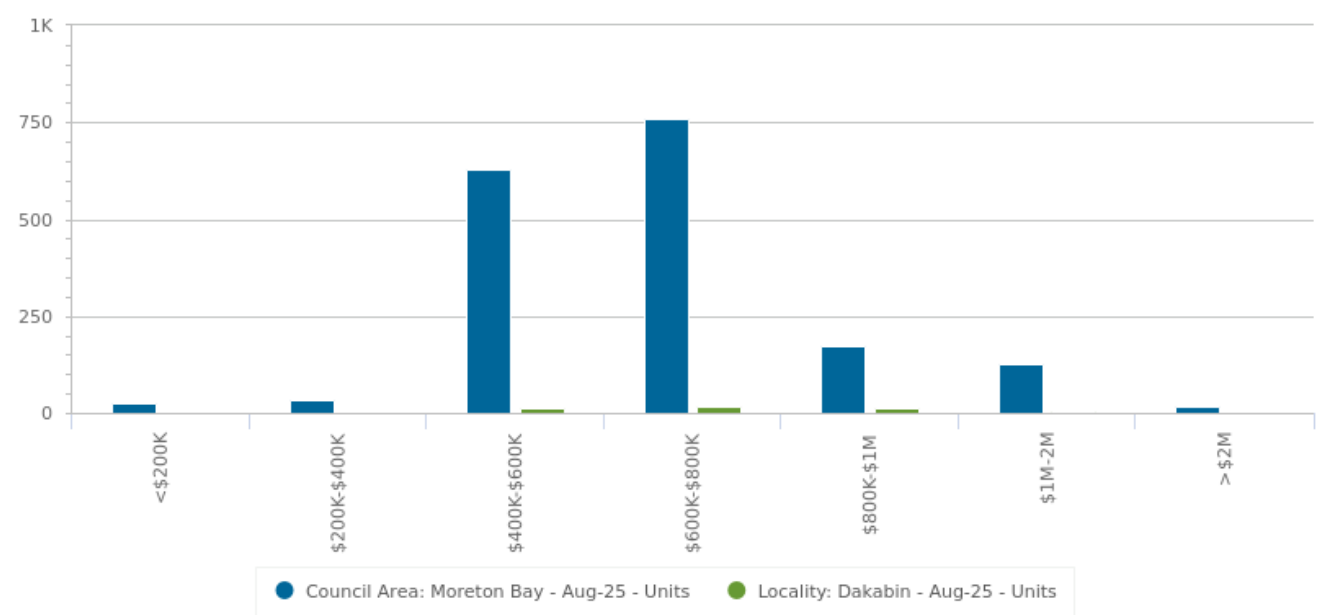
Unit: Sales By Price

\$33.34M

Aug 2025

	Dakabin	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	14	629
\$600K-\$800K	15	759
\$800K-\$1M	14	172
\$1M-\$2M	3	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

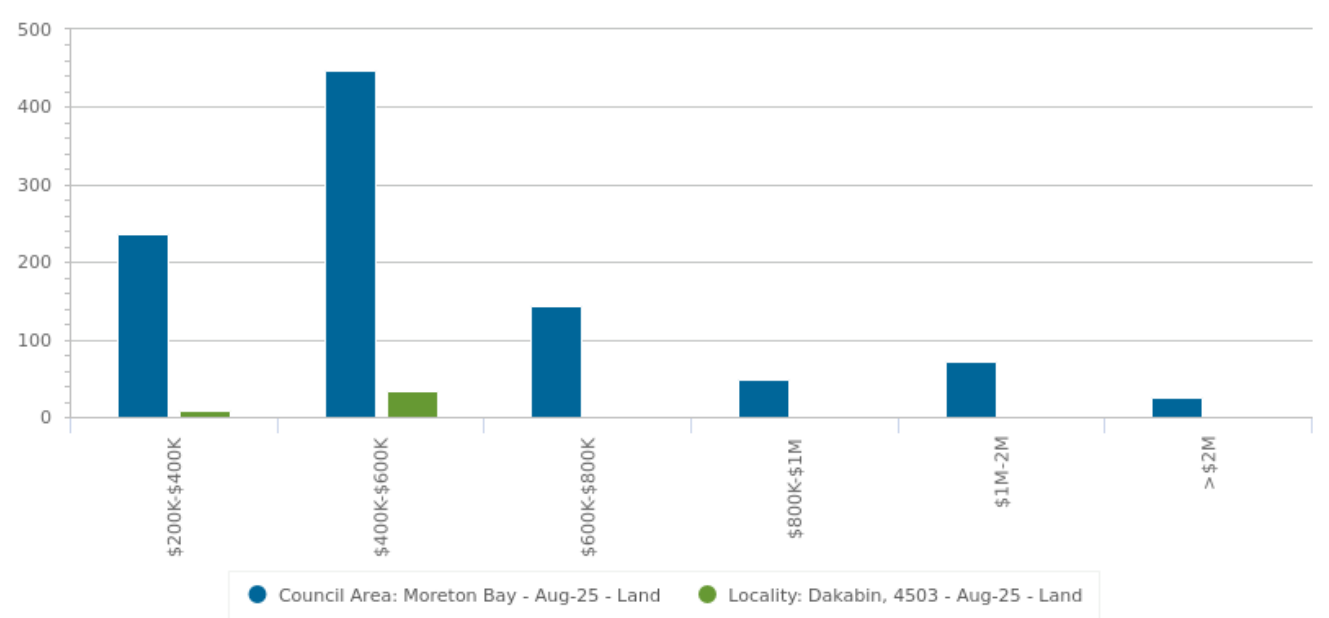


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Dakabin	Moreton Bay
\$200K-\$400K	9	236
\$400K-\$600K	34	448
\$600K-\$800K	1	143
\$800K-\$1M	1	49
\$1M-\$2M	-	72
>\$2M	1	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

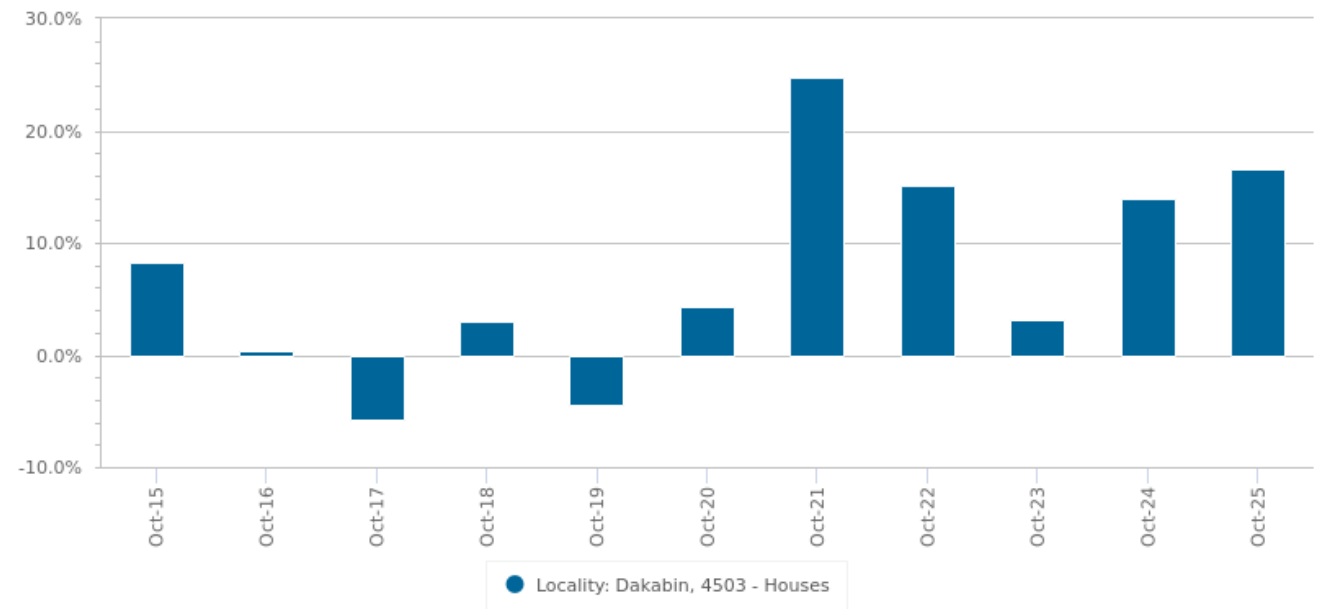
House: Change In Median Value

16.6%

Oct 2025

	Dakabin
Oct 2016	0.4%
Oct 2017	-5.8%
Oct 2018	3.0%
Oct 2019	-4.4%
Oct 2020	4.4%
Oct 2021	24.7%
Oct 2022	15.0%
Oct 2023	3.2%
Oct 2024	14.0%
Oct 2025	16.6%

Statistics are calculated at the end of the displayed month



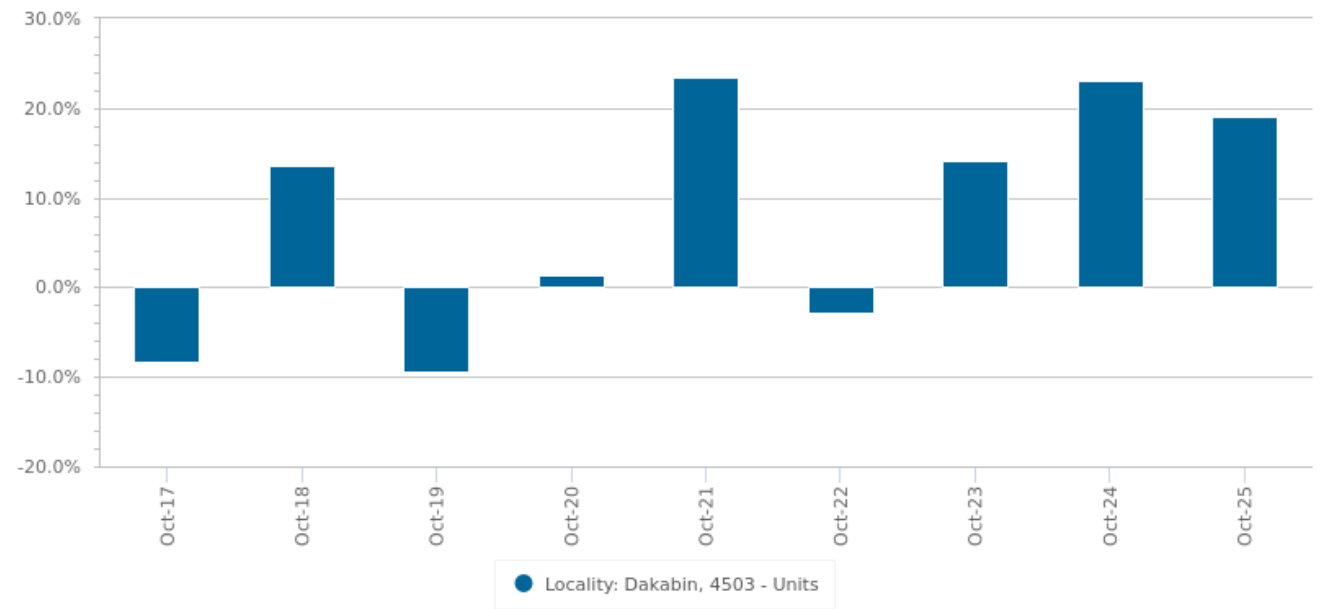
Statistics are calculated at the end of the displayed month

19.1%  
Oct 2025

Unit: Change In Median Value

	Dakabin
Oct 2016	-
Oct 2017	-8.4%
Oct 2018	13.5%
Oct 2019	-9.4%
Oct 2020	1.3%
Oct 2021	23.4%
Oct 2022	-2.8%
Oct 2023	14.2%
Oct 2024	23.0%
Oct 2025	19.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

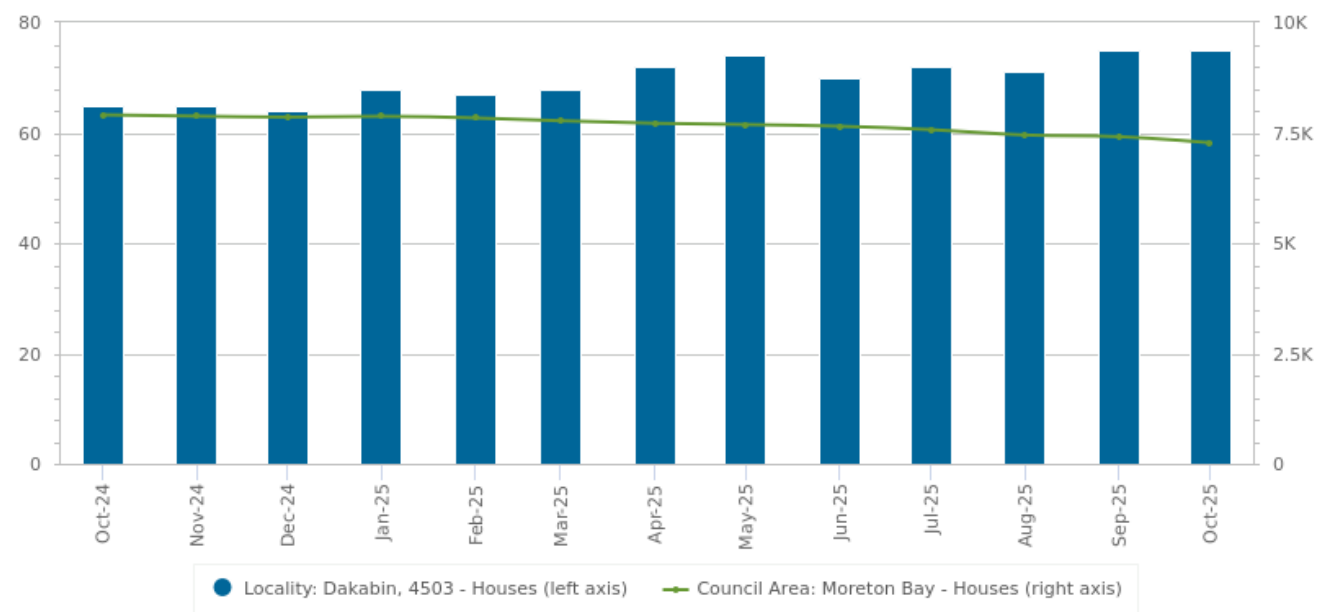
For Sale Statistics

House: Number of New Listing

75  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	65	7,875
Dec 2024	64	7,855
Jan 2025	68	7,872
Feb 2025	67	7,834
Mar 2025	68	7,770
Apr 2025	72	7,714
May 2025	74	7,685
Jun 2025	70	7,647
Jul 2025	72	7,569
Aug 2025	71	7,448
Sep 2025	75	7,411
Oct 2025	75	7,272

Statistics are calculated over a rolling 12 month period



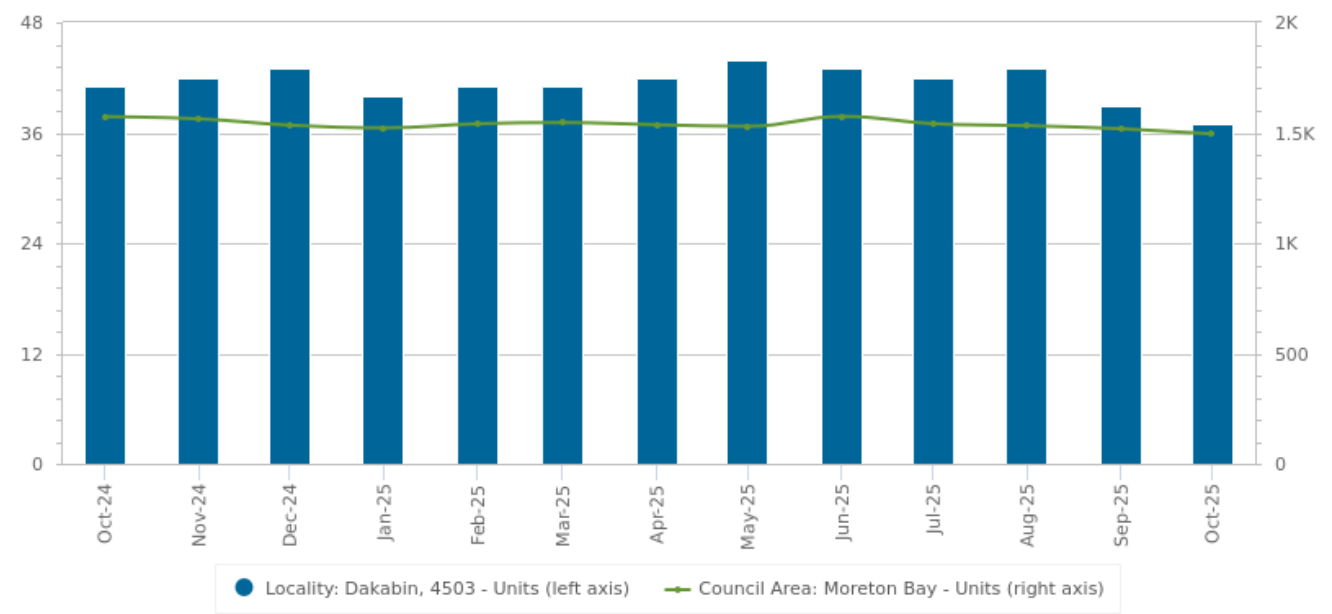
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

37  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	42	1,563
Dec 2024	43	1,534
Jan 2025	40	1,522
Feb 2025	41	1,541
Mar 2025	41	1,546
Apr 2025	42	1,536
May 2025	44	1,529
Jun 2025	43	1,574
Jul 2025	42	1,541
Aug 2025	43	1,532
Sep 2025	39	1,518
Oct 2025	37	1,495

Statistics are calculated over a rolling 12 month period



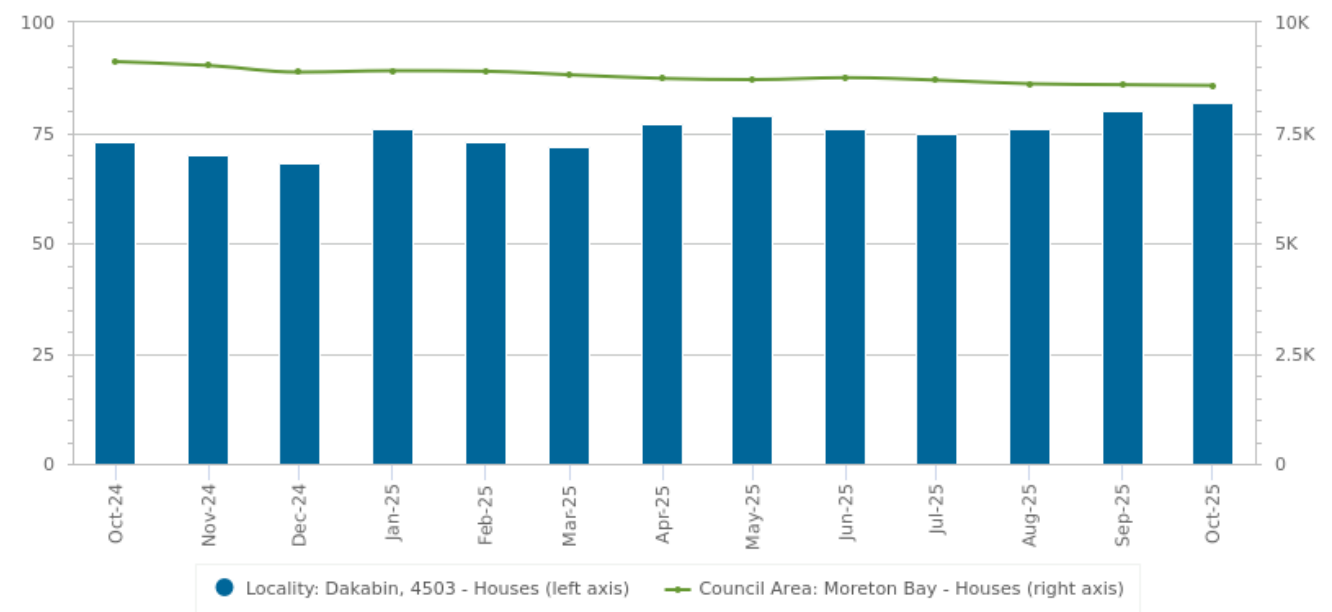
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

82  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	70	9,023
Dec 2024	68	8,872
Jan 2025	76	8,905
Feb 2025	73	8,892
Mar 2025	72	8,812
Apr 2025	77	8,730
May 2025	79	8,703
Jun 2025	76	8,748
Jul 2025	75	8,691
Aug 2025	76	8,609
Sep 2025	80	8,588
Oct 2025	82	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

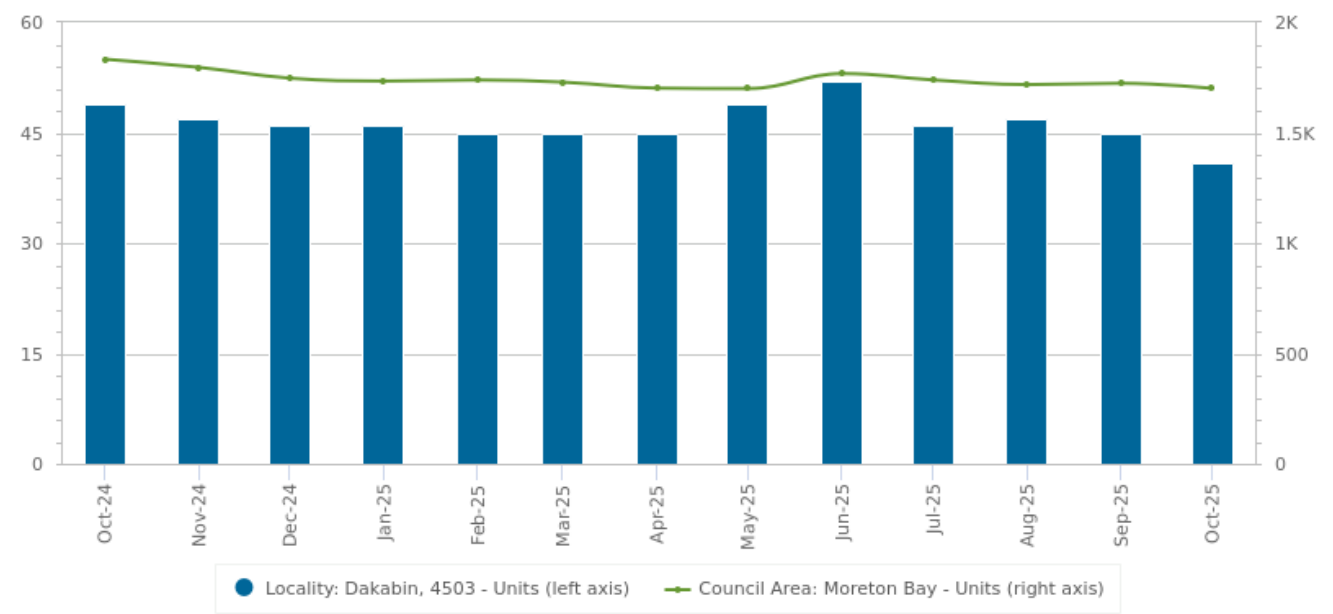


Unit: Total Properties Listed

41  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	47	1,796
Dec 2024	46	1,747
Jan 2025	46	1,734
Feb 2025	45	1,739
Mar 2025	45	1,729
Apr 2025	45	1,702
May 2025	49	1,700
Jun 2025	52	1,768
Jul 2025	46	1,739
Aug 2025	47	1,718
Sep 2025	45	1,724
Oct 2025	41	1,701

Statistics are calculated over a rolling 12 month period



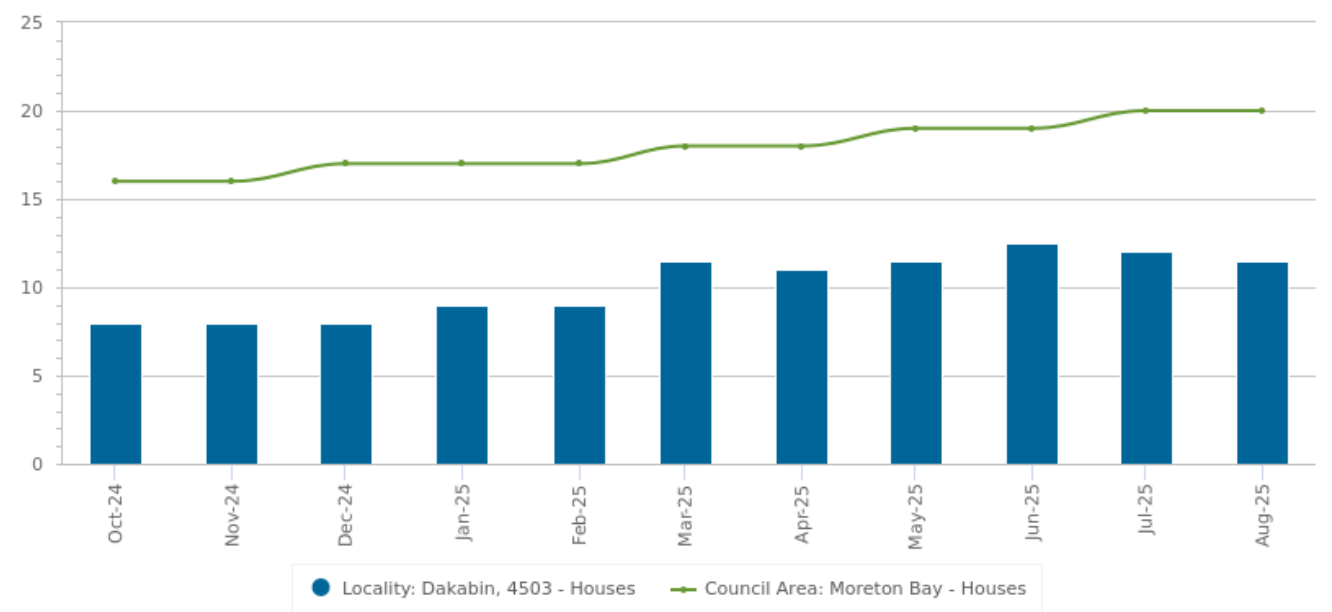
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

11.5  
Aug 2025

	Dakabin	Moreton Bay
Sep 2024	9.5	16
Oct 2024	8	16
Nov 2024	8	16
Dec 2024	8	17
Jan 2025	9	17
Feb 2025	9	17
Mar 2025	11.5	18
Apr 2025	11	18
May 2025	11.5	19
Jun 2025	12.5	19
Jul 2025	12	20
Aug 2025	11.5	20

Statistics are calculated over a rolling 12 month period



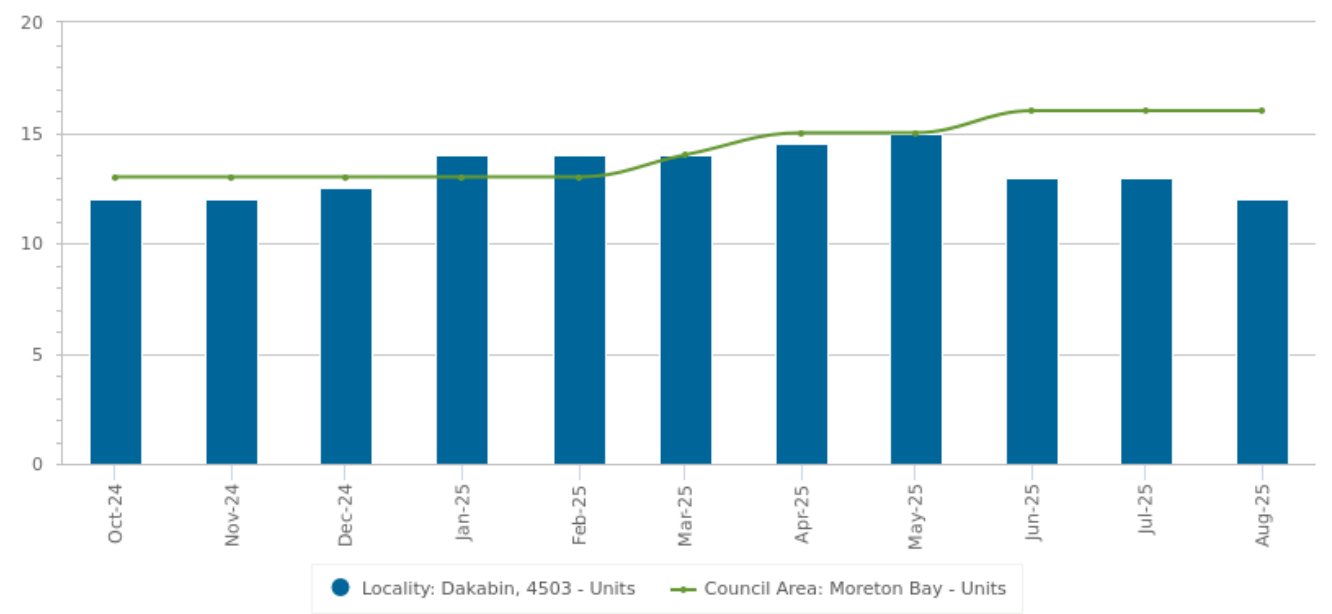
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

12  
Aug 2025

	Dakabin	Moreton Bay
Sep 2024	12	13
Oct 2024	12	13
Nov 2024	12	13
Dec 2024	12.5	13
Jan 2025	14	13
Feb 2025	14	13
Mar 2025	14	14
Apr 2025	14.5	15
May 2025	15	15
Jun 2025	13	16
Jul 2025	13	16
Aug 2025	12	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

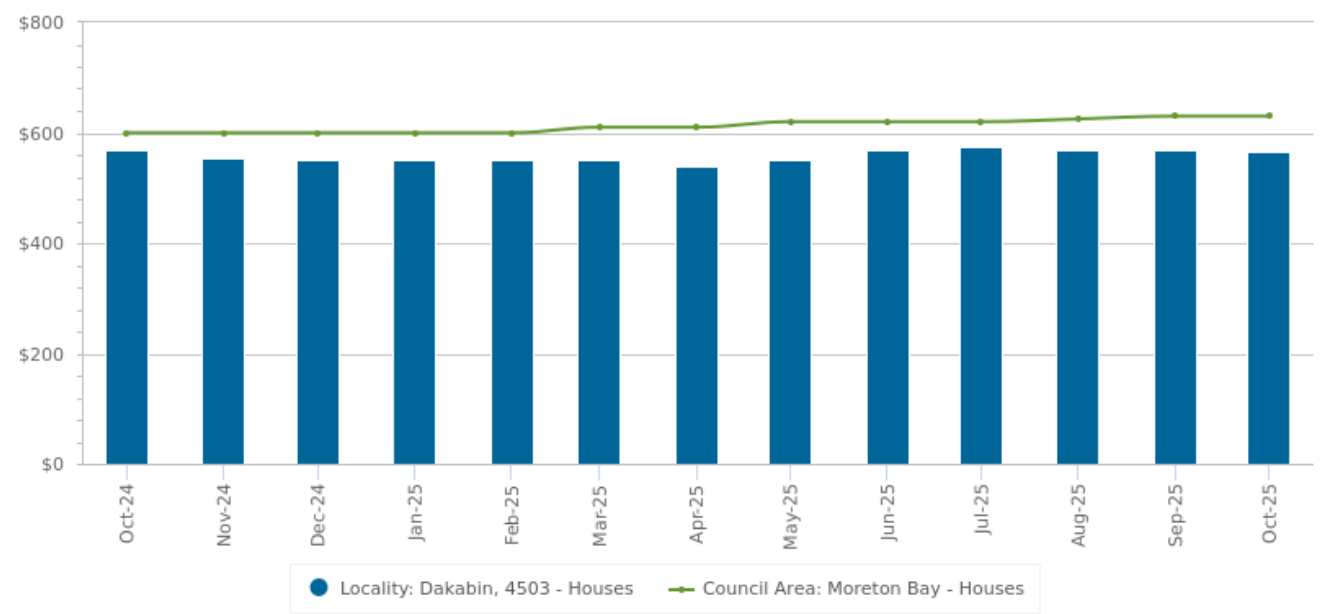
House: Median Rent

\$565/w

Oct 2025

	Dakabin	Moreton Bay
Nov 2024	\$555/w	\$600/w
Dec 2024	\$550/w	\$600/w
Jan 2025	\$550/w	\$600/w
Feb 2025	\$550/w	\$600/w
Mar 2025	\$550/w	\$610/w
Apr 2025	\$540/w	\$610/w
May 2025	\$550/w	\$620/w
Jun 2025	\$570/w	\$620/w
Jul 2025	\$575/w	\$620/w
Aug 2025	\$570/w	\$625/w
Sep 2025	\$570/w	\$630/w
Oct 2025	\$565/w	\$630/w

Statistics are calculated over a rolling 12 month period



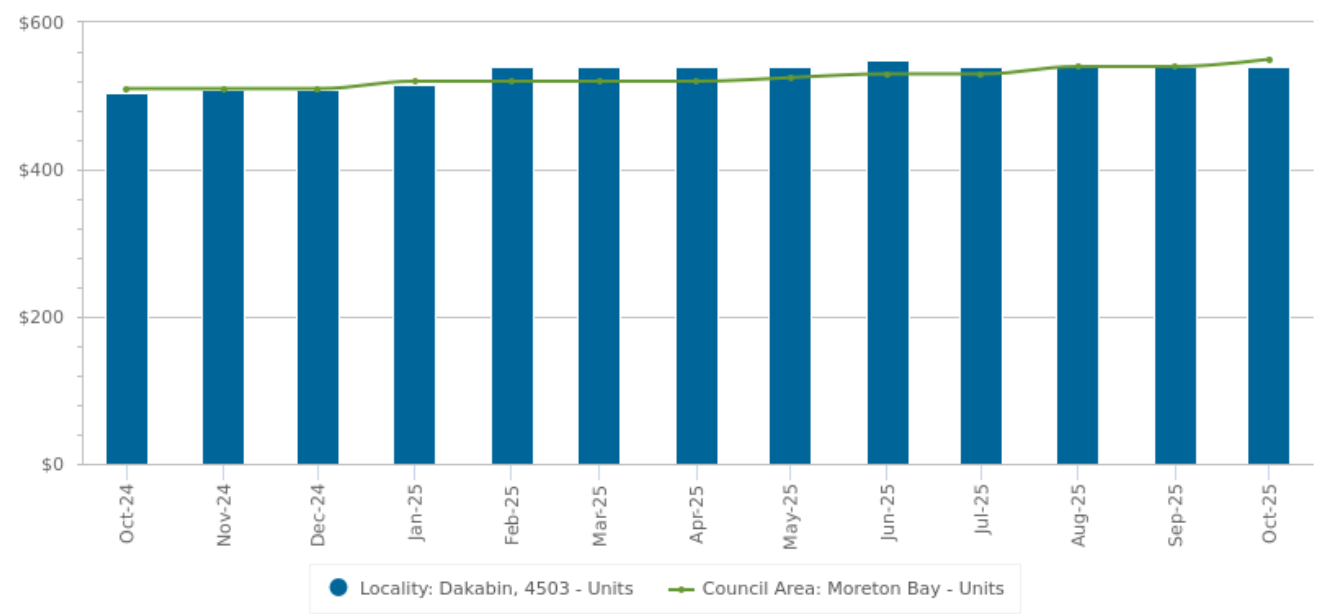
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

**\$540/w**  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	\$510/w	\$510/w
Dec 2024	\$510/w	\$510/w
Jan 2025	\$515/w	\$520/w
Feb 2025	\$540/w	\$520/w
Mar 2025	\$540/w	\$520/w
Apr 2025	\$540/w	\$520/w
May 2025	\$540/w	\$525/w
Jun 2025	\$550/w	\$530/w
Jul 2025	\$540/w	\$530/w
Aug 2025	\$540/w	\$540/w
Sep 2025	\$540/w	\$540/w
Oct 2025	\$540/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



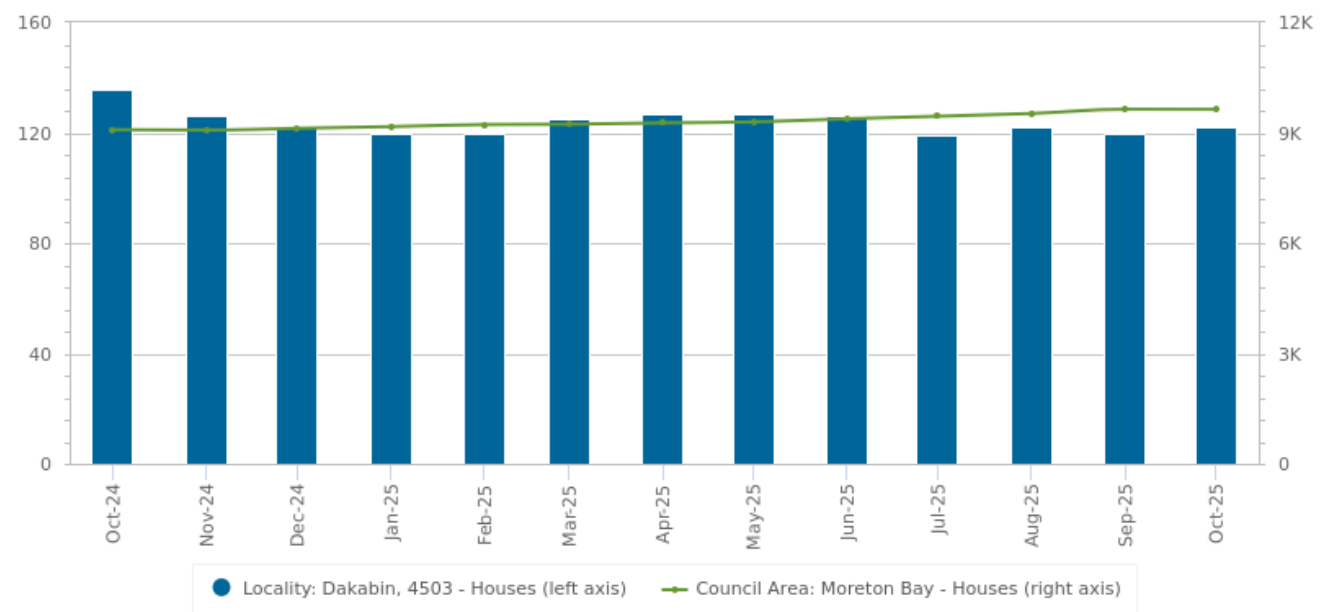
122

Oct 2025

House: Rental Rate Observations

	Dakabin	Moreton Bay
Nov 2024	126	9,072
Dec 2024	122	9,120
Jan 2025	120	9,167
Feb 2025	120	9,222
Mar 2025	125	9,231
Apr 2025	127	9,268
May 2025	127	9,294
Jun 2025	126	9,380
Jul 2025	119	9,447
Aug 2025	122	9,523
Sep 2025	120	9,639
Oct 2025	122	9,636

Statistics are calculated over a rolling 12 month period



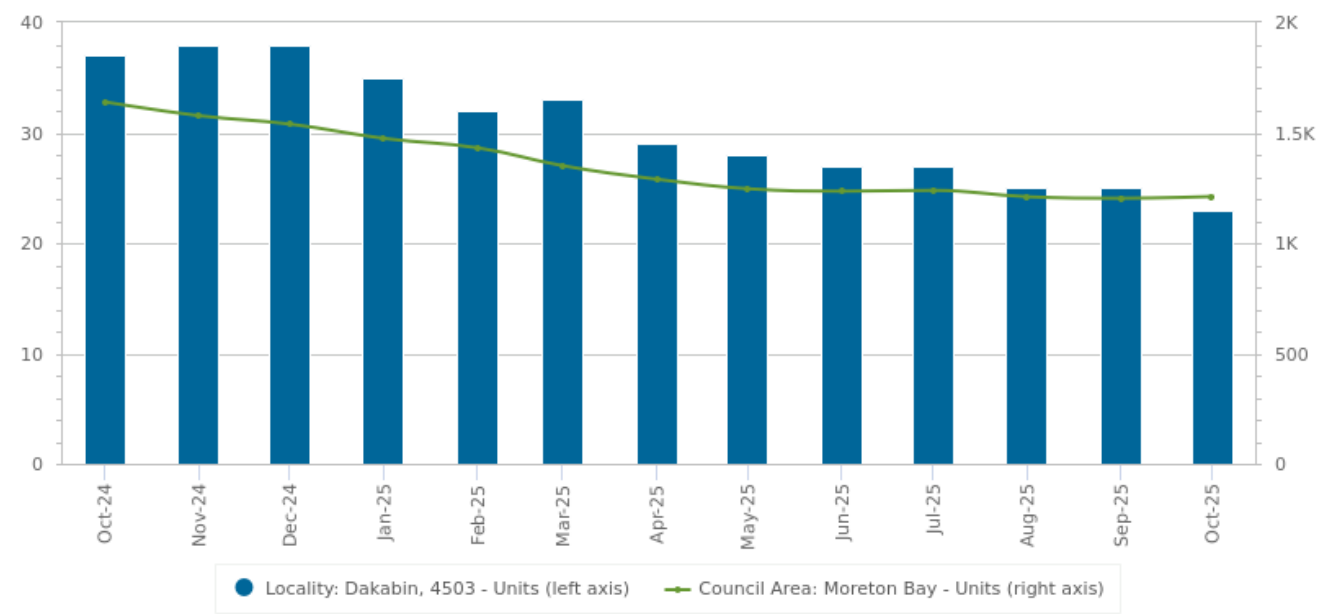
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

23  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	38	1,577
Dec 2024	38	1,539
Jan 2025	35	1,474
Feb 2025	32	1,431
Mar 2025	33	1,350
Apr 2025	29	1,289
May 2025	28	1,246
Jun 2025	27	1,235
Jul 2025	27	1,239
Aug 2025	25	1,210
Sep 2025	25	1,203
Oct 2025	23	1,211

Statistics are calculated over a rolling 12 month period



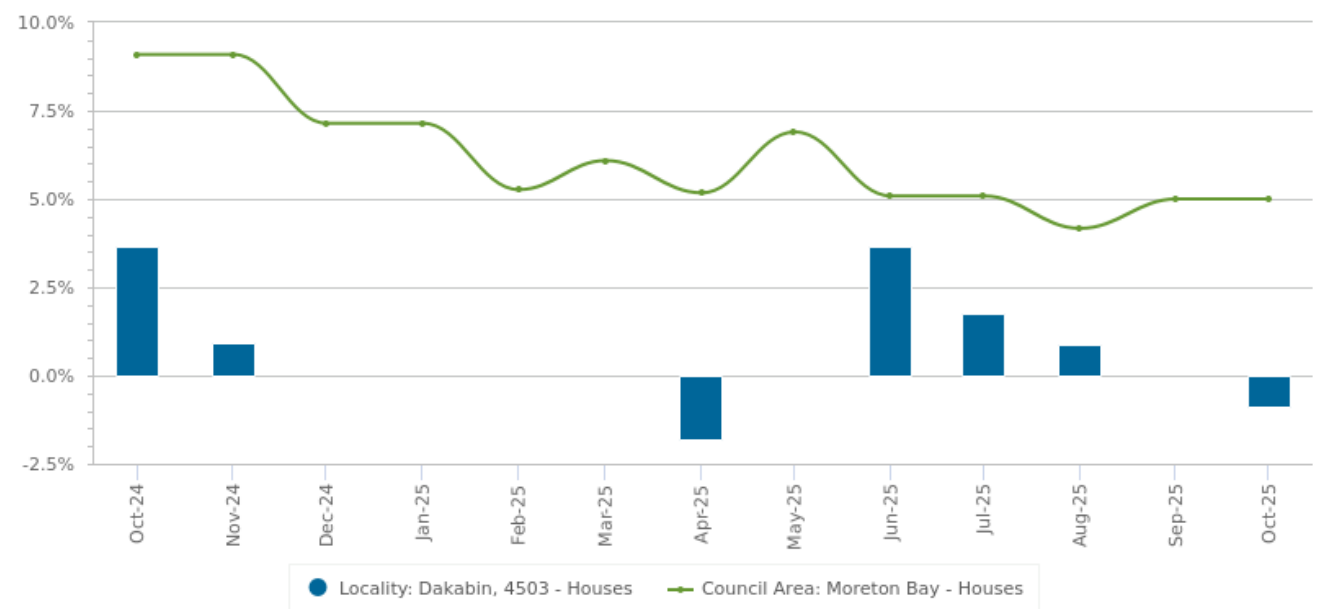
Statistics are calculated over a rolling 12 month period

-0.9%  
Oct 2025

House: Change in Rental Rate

	Dakabin	Moreton Bay
Nov 2024	0.9%	9.1%
Dec 2024	-	7.1%
Jan 2025	-	7.1%
Feb 2025	-	5.3%
Mar 2025	-	6.1%
Apr 2025	-1.8%	5.2%
May 2025	-	6.9%
Jun 2025	3.6%	5.1%
Jul 2025	1.8%	5.1%
Aug 2025	0.9%	4.2%
Sep 2025	-	5.0%
Oct 2025	-0.9%	5.0%

Statistics are calculated over a rolling 12 month period



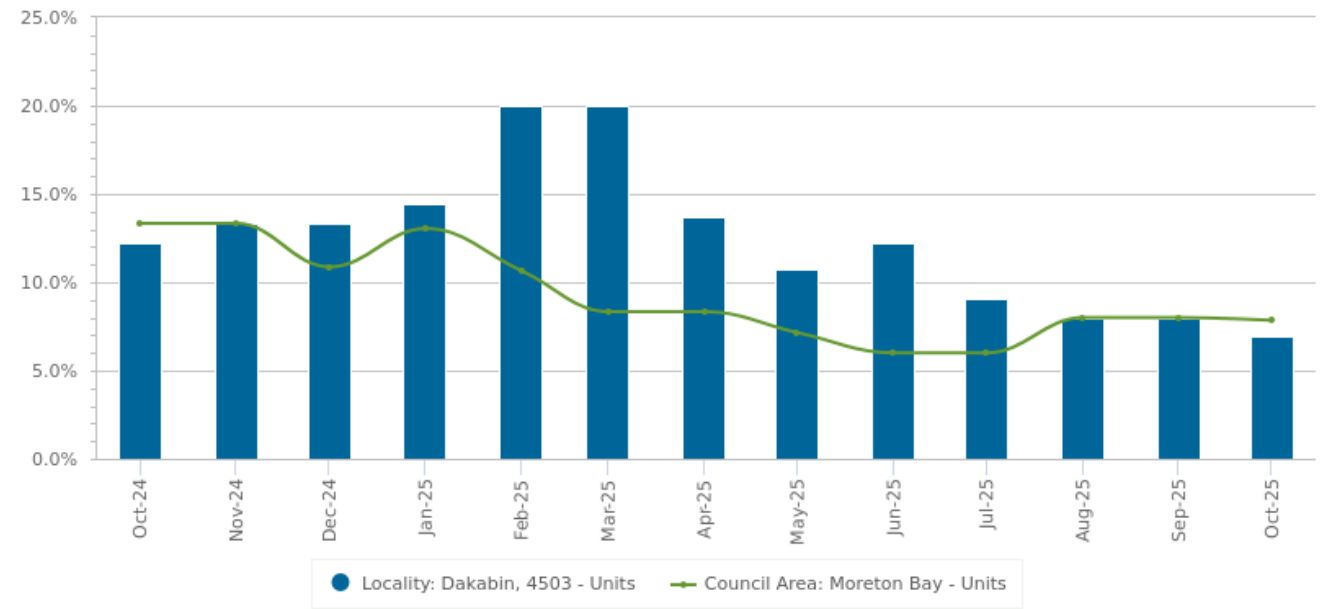
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

6.9%  
Oct 2025

	Dakabin	Moreton Bay
Nov 2024	13.3%	13.3%
Dec 2024	13.3%	10.9%
Jan 2025	14.4%	13.0%
Feb 2025	20.0%	10.6%
Mar 2025	20.0%	8.3%
Apr 2025	13.7%	8.3%
May 2025	10.8%	7.1%
Jun 2025	12.2%	6.0%
Jul 2025	9.1%	6.0%
Aug 2025	8.0%	8.0%
Sep 2025	8.0%	8.0%
Oct 2025	6.9%	7.8%

Statistics are calculated over a rolling 12 month period



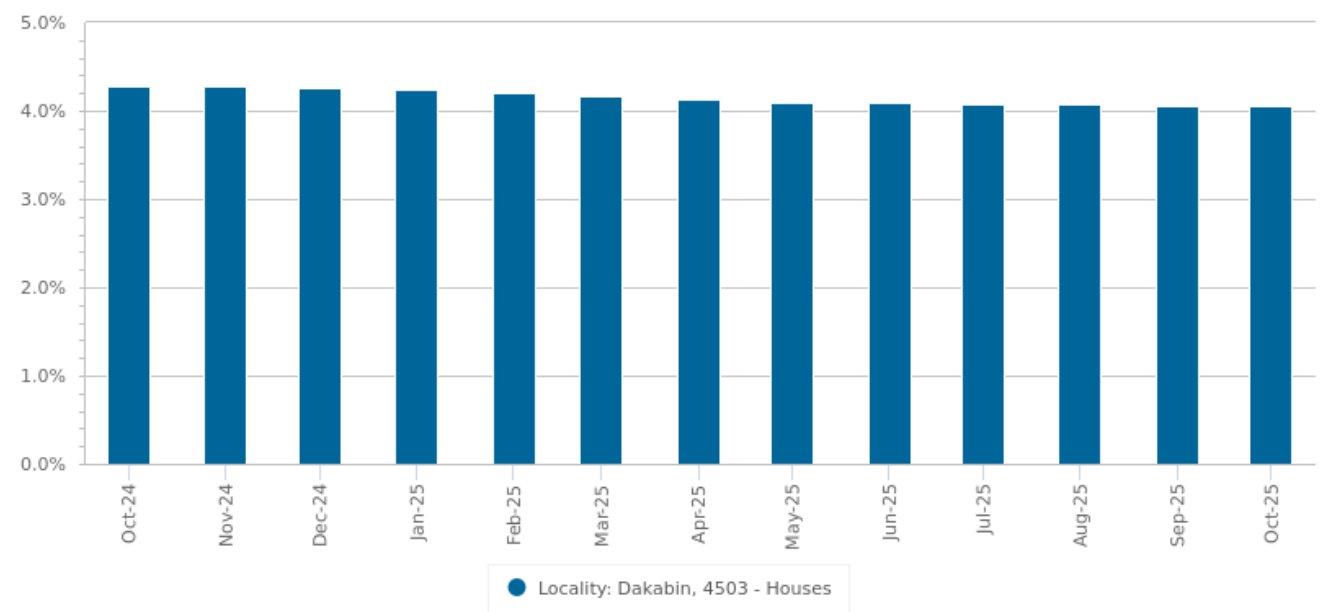
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%  
Oct 2025

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

Statistics are calculated at the end of the displayed month



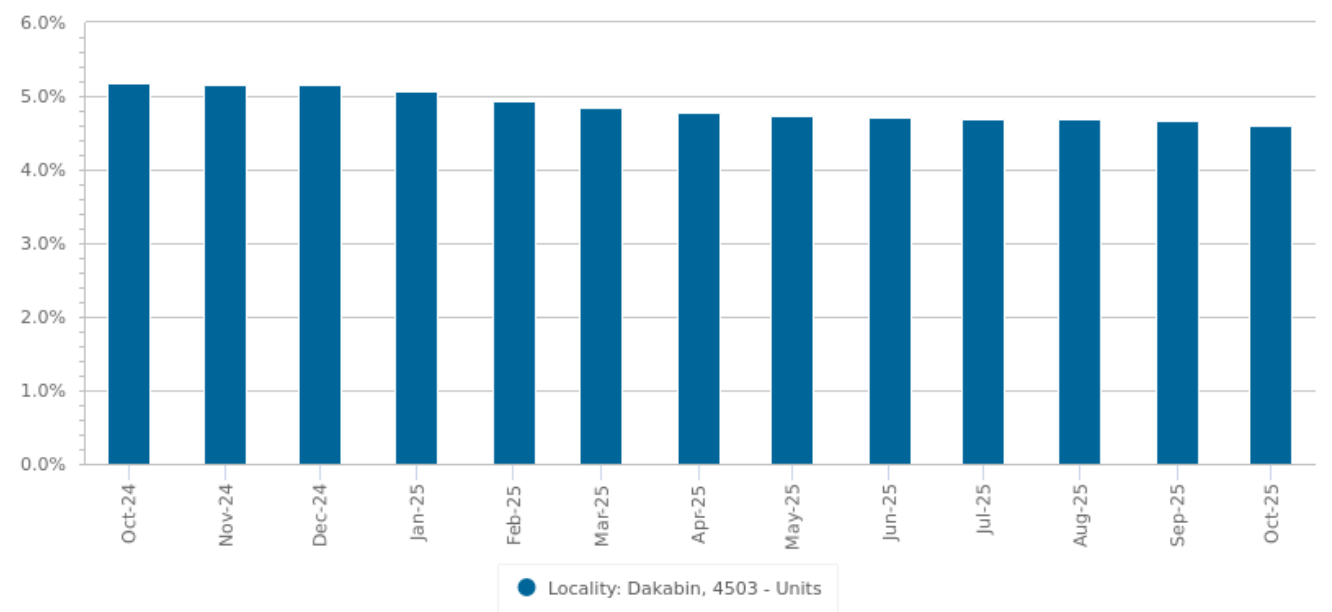
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.6%  
Oct 2025

	Dakabin
Nov 2024	5.2%
Dec 2024	5.1%
Jan 2025	5.1%
Feb 2025	4.9%
Mar 2025	4.9%
Apr 2025	4.8%
May 2025	4.7%
Jun 2025	4.7%
Jul 2025	4.7%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Household Structure

## Household Structure

	Dakabin	Moreton Bay
Childless Couples	32.4%	38.7%
Couples with Children	38.1%	42%
Single Parents	27.9%	17.9%
Other	1.9%	1.3%

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



Childless Couples

32.4%



Couples with Children

38.1%



Single Parents

27.9%



Other

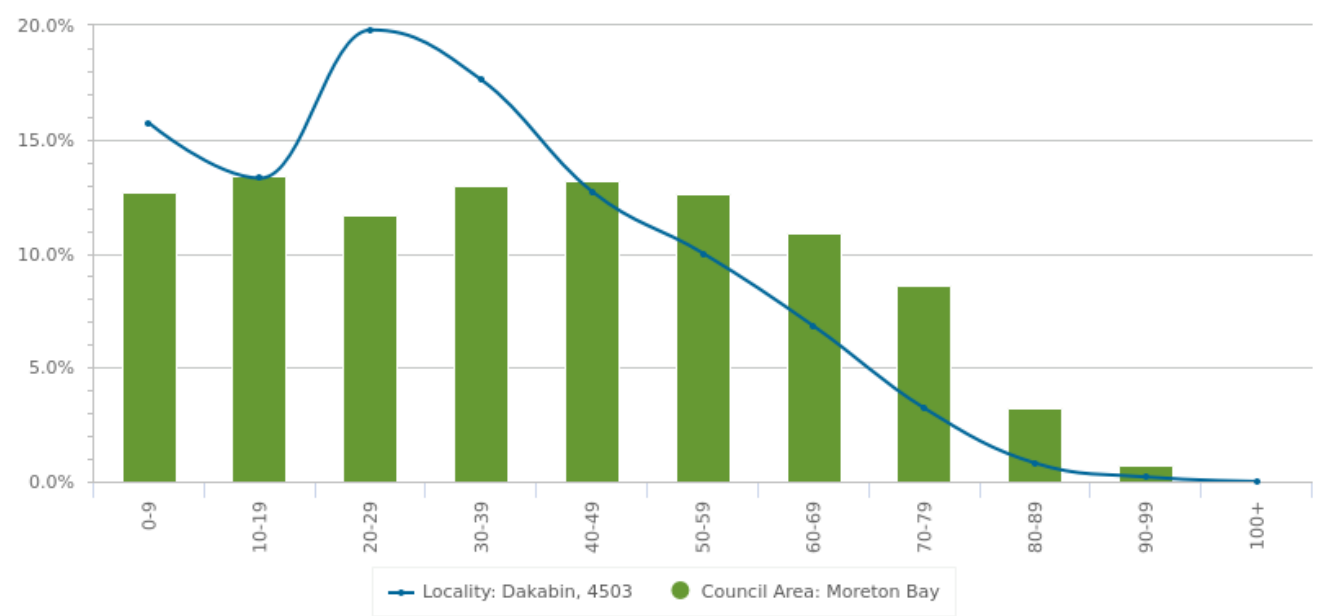
1.9%

Population Age

Population Age

	Dakabin	Moreton Bay
0-9	15.7%	12.7%
10-19	13.3%	13.4%
20-29	19.8%	11.7%
30-39	17.6%	13%
40-49	12.7%	13.2%
50-59	10%	12.6%
60-69	6.8%	10.9%
70-79	3.2%	8.6%
80-89	0.8%	3.2%
90-99	0.2%	0.7%

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



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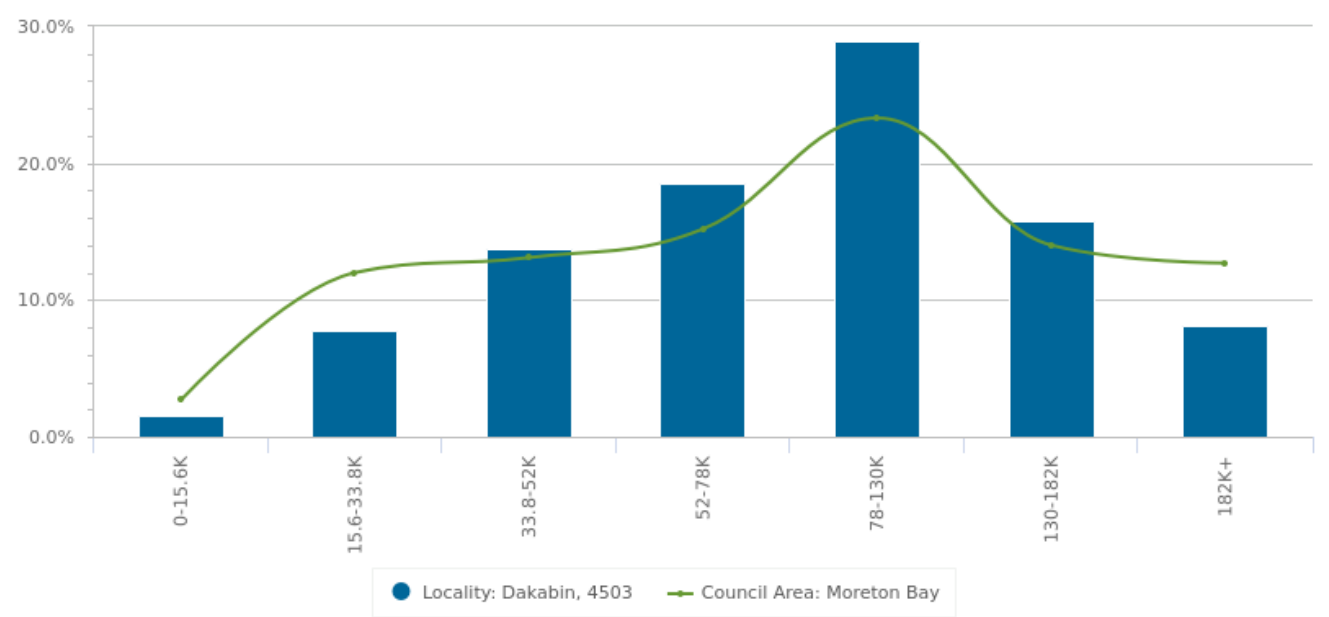


Household Income

Household Income

	Dakabin	Moreton Bay
0-15.6K	1.5%	2.7%
15.6-33.8K	7.8%	12%
33.8-52K	13.8%	13.1%
52-78K	18.5%	15.2%
78-130K	28.9%	23.3%
130-182K	15.8%	14%
182K+	8.1%	12.7%

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



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Education

Education By Qualification

	Dakabin	Moreton Bay
Postgrad	3.6%	4.9%
Graduate Diploma or Certificate	2.8%	3.3%
Bachelor	18.7%	20%
Advanced Diploma or Diploma	17.4%	17.2%
Certificate	44.3%	42.3%
Not Stated	12.5%	11.2%
Inadequately Described	0.7%	0.9%

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



Postgrad

3.6%



Graduate Diploma or Certificate

2.8%



Bachelor

18.7%



Advanced Diploma or  
Diploma

17.4%



Certificate

44.3%



Not Stated

12.5%



Inadequately  
Described

0.7%

Occupation

Employment By Occupation

	Dakabin	Moreton Bay
Professional	17.4%	17.9%
Clerical	15.7%	14.1%
Trades	13.6%	14.7%
Labourer	11.4%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	7.5%	7.1%
Managers	8%	11.4%
Community and Personal Service Workers	14.4%	13.3%
Sales Workers	9.9%	9.1%

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



Professional

17.4%



Clerical

15.7%



Trades

13.6%



Labourer

11.4%



Not Stated

2.1%



Machinery Operators and Drivers

7.5%

Employment By Occupation



Managers

8%



Community and Personal Service  
Workers

14.4%



Sales Workers

9.9%

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