

Suburb Statistics Report

Dakabin QLD 4503

Prepared on 20 Jan 2026

Griffin National Real Estate
Mob: 07 3888 3666
Email: info@griffinnational.com.au



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	8.7 years	7.5 years	-
Total Dwellings	1,423	539	167
Total New Listings	74	36	-
Median Value	\$965,064	\$722,405	-
Total Properties Listed	78	39	-

Market Trends

House: Market Trends

87

Properties Sold
(12 Months)

8.7

Average Tenure Period
(Years)

\$580/w

Median Asking Rent
(12 Months)

74

New Sale Listings
(12 Months)

13

Days on Market
(12 Months)

127

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$930,000

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

\$\$

Median Price*

\$831,500

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*

\$760,000

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

47

Properties Sold
(12 Months)

7.5

Average Tenure Period
(Years)

\$540/w

Median Asking Rent
(12 Months)

36

New Sale Listings
(12 Months)

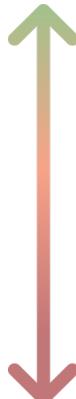
13

Days on Market
(12 Months)

19

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$870,000

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

\$\$

Median Price*

\$645,000

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*

\$608,000

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

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

36

Properties Sold
(12 Months)

Average Tenure Period
(Years)

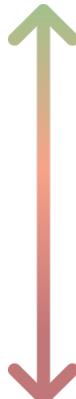
Median Asking Rent
(12 Months)

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*

\$475,000

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

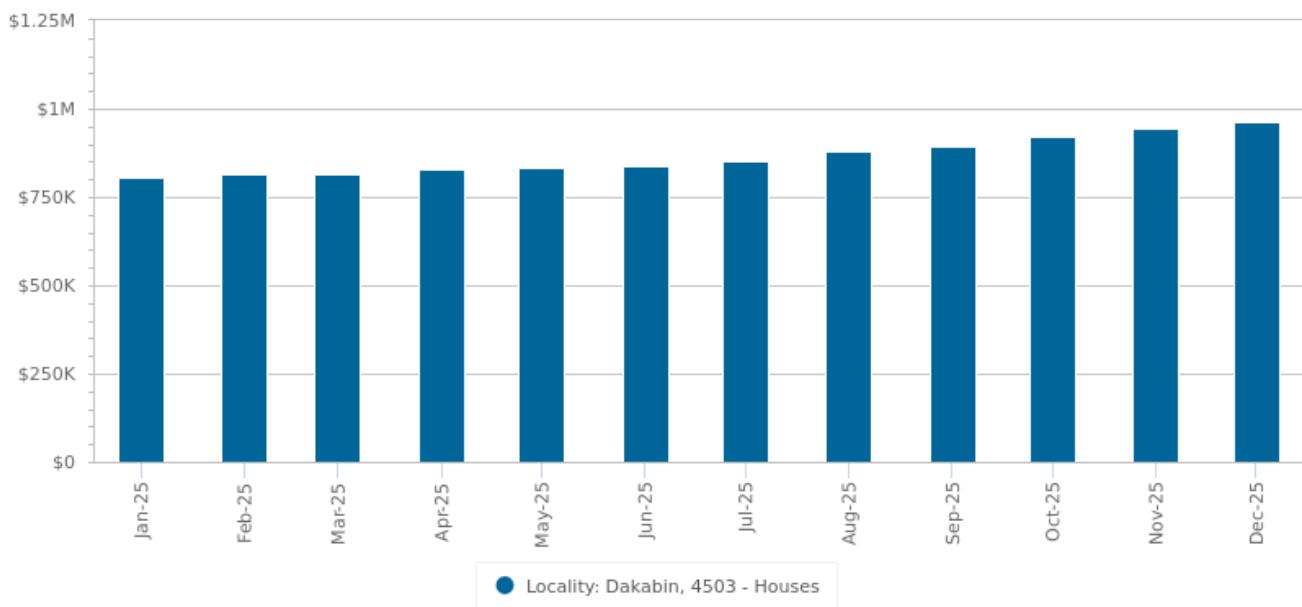
House: Recent Median Value

\$965K

Dec 2025

Dakabin	
Jan 2025	\$804,832
Feb 2025	\$814,504
Mar 2025	\$814,436
Apr 2025	\$826,435
May 2025	\$832,470
Jun 2025	\$839,215
Jul 2025	\$853,207
Aug 2025	\$879,519
Sep 2025	\$894,037
Oct 2025	\$919,405
Nov 2025	\$945,756
Dec 2025	\$965,064

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

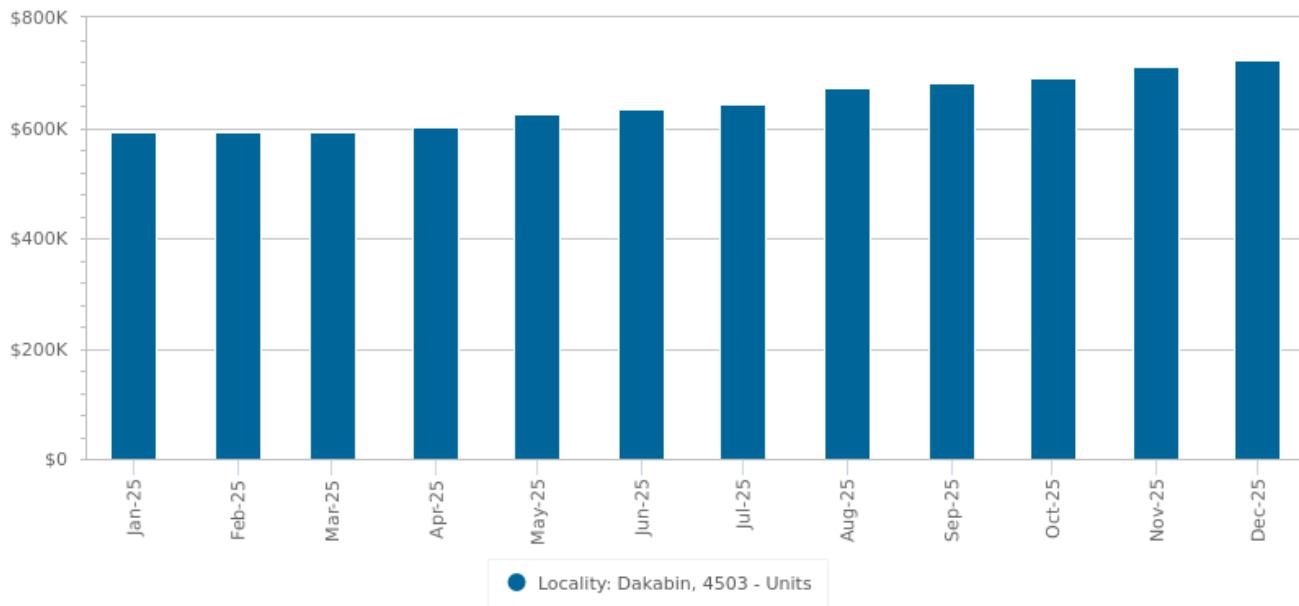
Unit: Recent Median Value

\$722K

Dec 2025

Dakabin	
Jan 2025	\$594,030
Feb 2025	\$592,236
Mar 2025	\$593,344
Apr 2025	\$600,917
May 2025	\$625,826
Jun 2025	\$635,492
Jul 2025	\$643,921
Aug 2025	\$671,113
Sep 2025	\$680,011
Oct 2025	\$690,205
Nov 2025	\$710,897
Dec 2025	\$722,405

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

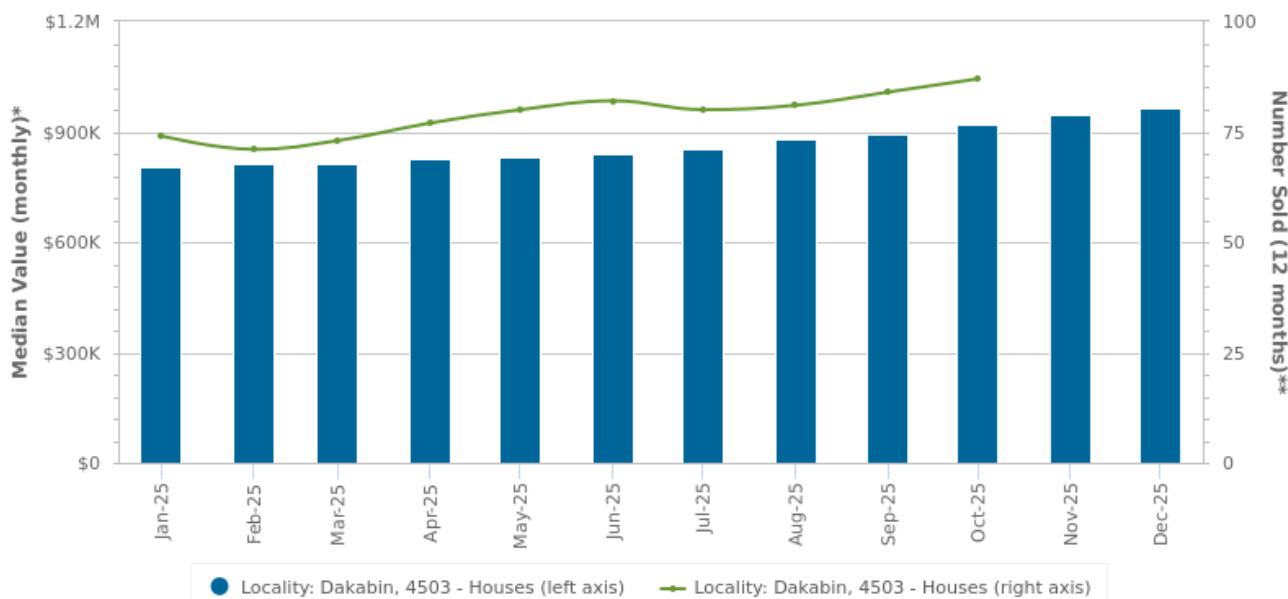
House: Median Value vs Number Sold

87

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$804,832	74
Feb 2025	\$814,504	71
Mar 2025	\$814,436	73
Apr 2025	\$826,435	77
May 2025	\$832,470	80
Jun 2025	\$839,215	82
Jul 2025	\$853,207	80
Aug 2025	\$879,519	81
Sep 2025	\$894,037	84
Oct 2025	\$919,405	87
Nov 2025	\$945,756	-
Dec 2025	\$965,064	-

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

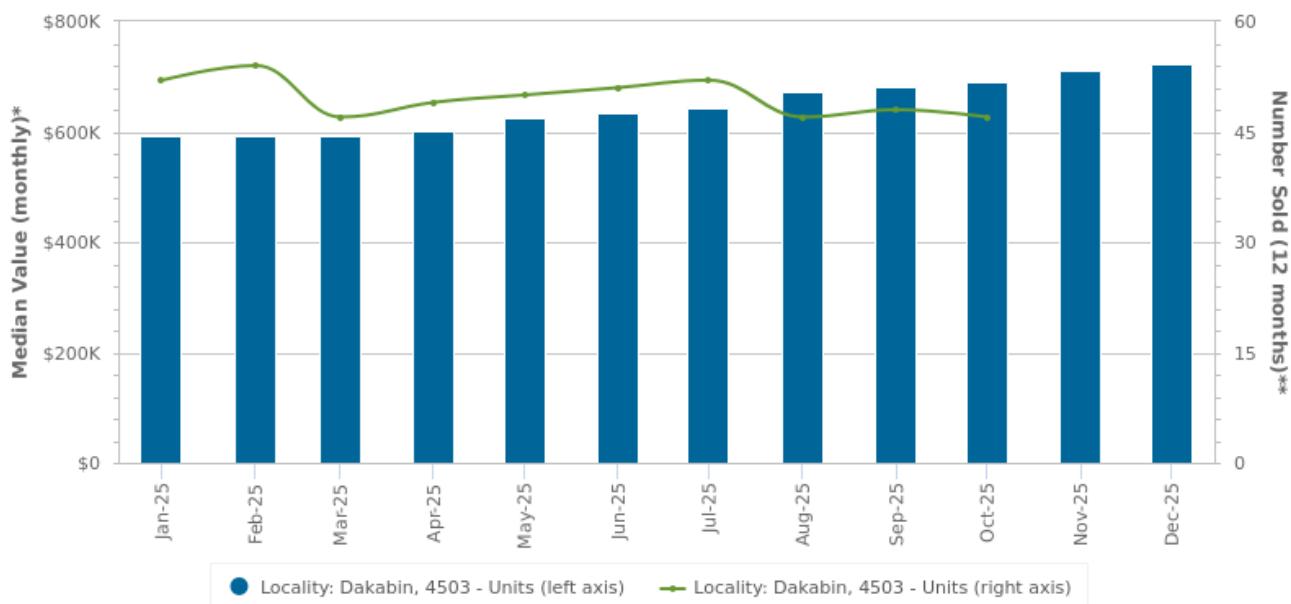
Unit: Median Value vs Number Sold

47

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$594,030	52
Feb 2025	\$592,236	54
Mar 2025	\$593,344	47
Apr 2025	\$600,917	49
May 2025	\$625,826	50
Jun 2025	\$635,492	51
Jul 2025	\$643,921	52
Aug 2025	\$671,113	47
Sep 2025	\$680,011	48
Oct 2025	\$690,205	47
Nov 2025	\$710,897	-
Dec 2025	\$722,405	-

Statistics are calculated over a rolling 12 month period



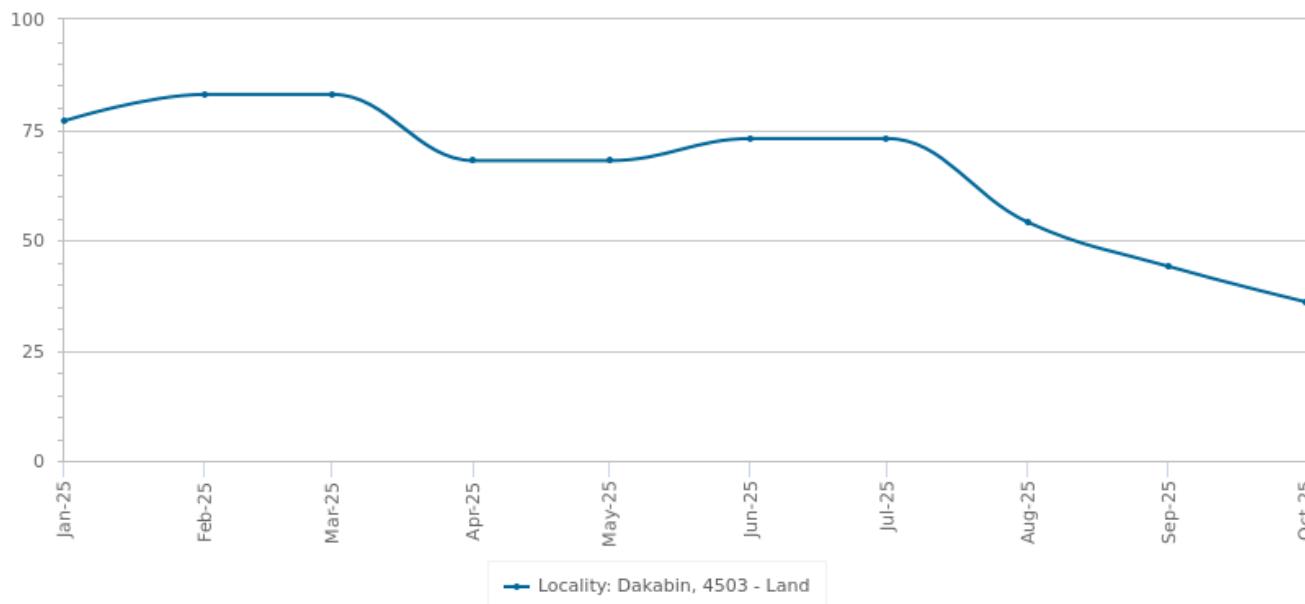
Land: Median Value vs Number Sold

36

Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	71
Dec 2024	-	74
Jan 2025	-	77
Feb 2025	-	83
Mar 2025	-	83
Apr 2025	-	68
May 2025	-	68
Jun 2025	-	73
Jul 2025	-	73
Aug 2025	-	54
Sep 2025	-	44
Oct 2025	-	36

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

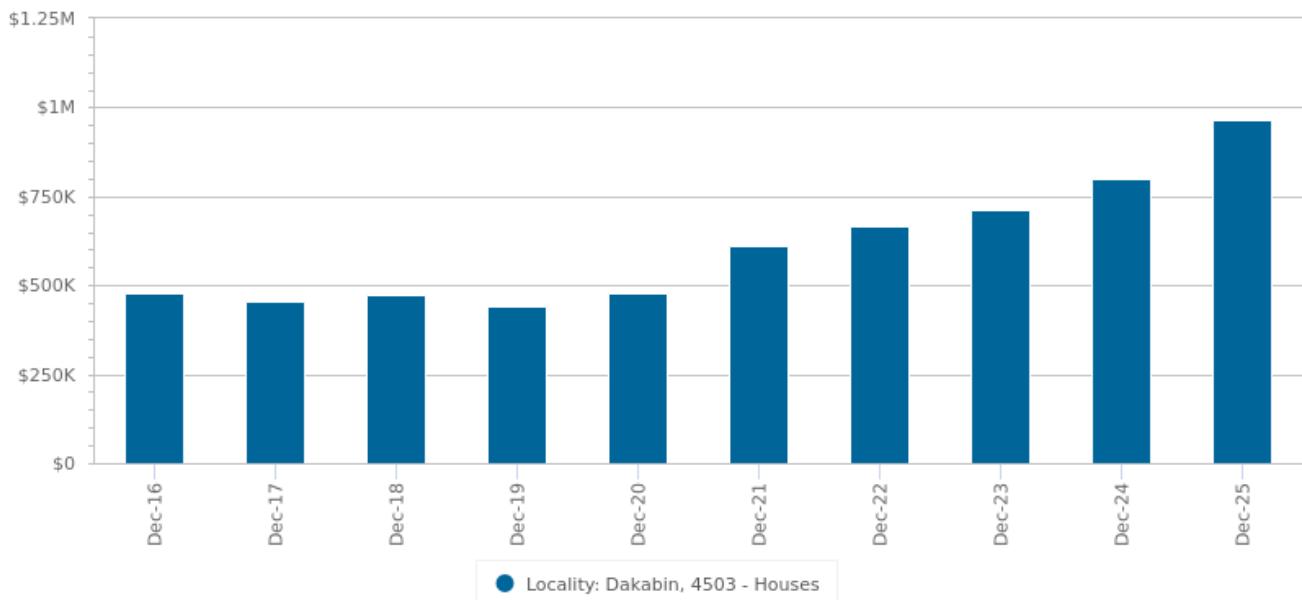
House: Median Value

\$965K

Dec 2025

Dakabin	
Dec 2017	\$456,083
Dec 2018	\$471,641
Dec 2019	\$441,910
Dec 2020	\$476,594
Dec 2021	\$612,843
Dec 2022	\$664,308
Dec 2023	\$711,214
Dec 2024	\$798,721
Dec 2025	\$965,064
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

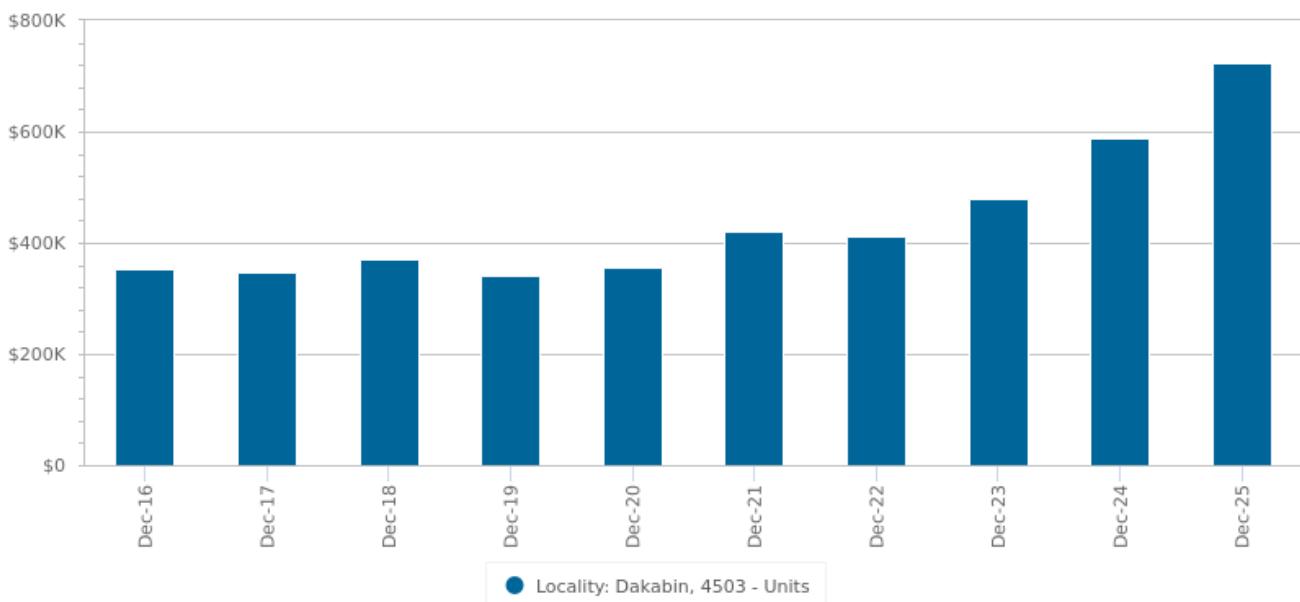
Unit: Median Value

\$722K

Dec 2025

Dakabin	
Dec 2017	\$348,224
Dec 2018	\$371,201
Dec 2019	\$340,603
Dec 2020	\$356,916
Dec 2021	\$421,669
Dec 2022	\$411,940
Dec 2023	\$478,152
Dec 2024	\$588,760
Dec 2025	\$722,405
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

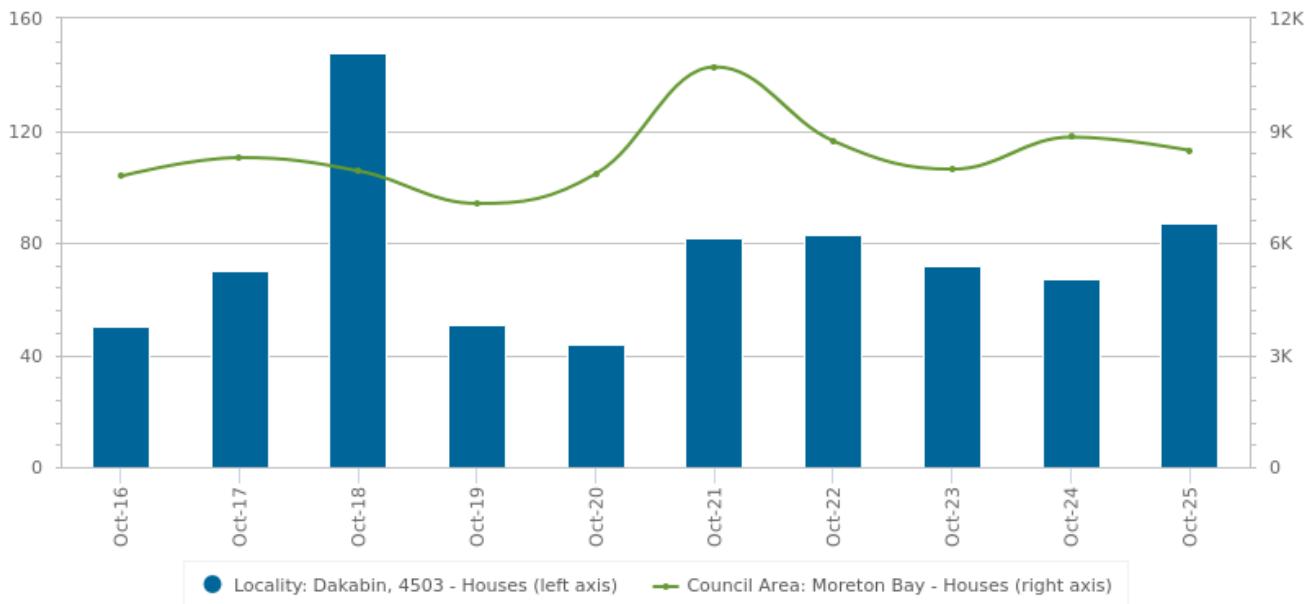
House: Sales Per Annum

87

Oct 2025

	Dakabin	Moreton Bay
Oct 2017	70	8277
Oct 2018	148	7919
Oct 2019	51	7050
Oct 2020	44	7857
Oct 2021	82	10702
Oct 2022	83	8713
Oct 2023	72	7967
Oct 2024	67	8827
Oct 2025	87	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

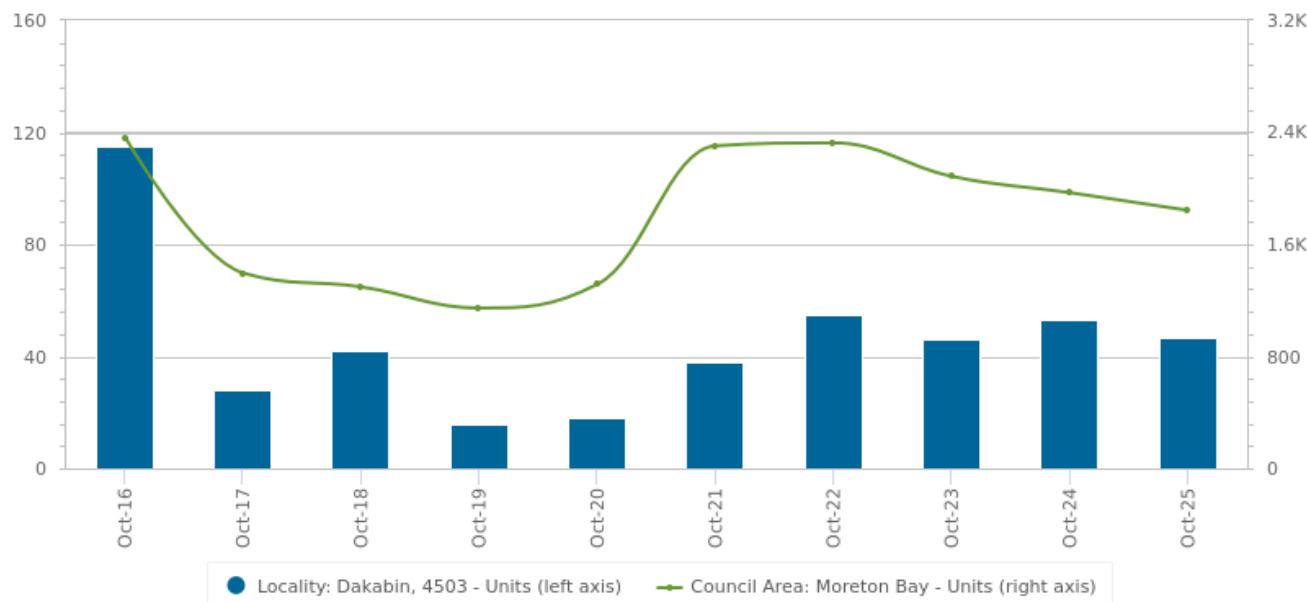
Unit: Sales Per Annum

47

Oct 2025

	Dakabin	Moreton Bay
Oct 2017	28	1395
Oct 2018	42	1296
Oct 2019	16	1145
Oct 2020	18	1316
Oct 2021	38	2304
Oct 2022	55	2325
Oct 2023	46	2086
Oct 2024	53	1969
Oct 2025	47	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

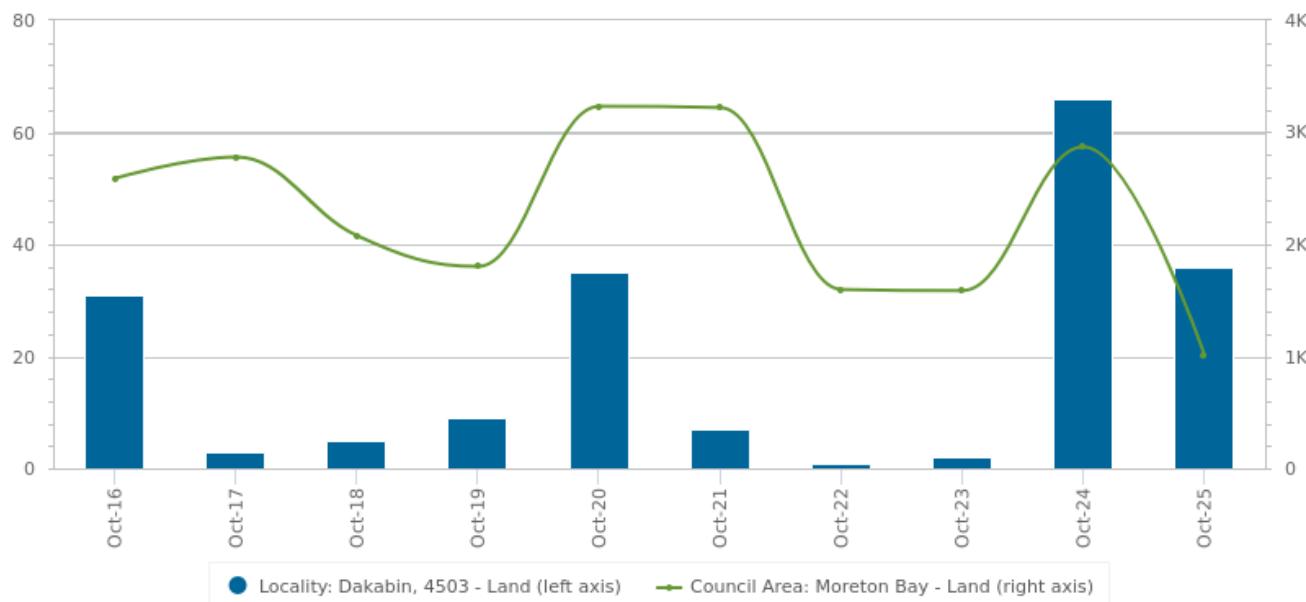
Land: Sales Per Annum

36

Oct 2025

	Dakabin	Moreton Bay
Oct 2017	3	2780
Oct 2018	5	2077
Oct 2019	9	1803
Oct 2020	35	3233
Oct 2021	7	3221
Oct 2022	1	1597
Oct 2023	2	1587
Oct 2024	66	2871
Oct 2025	36	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

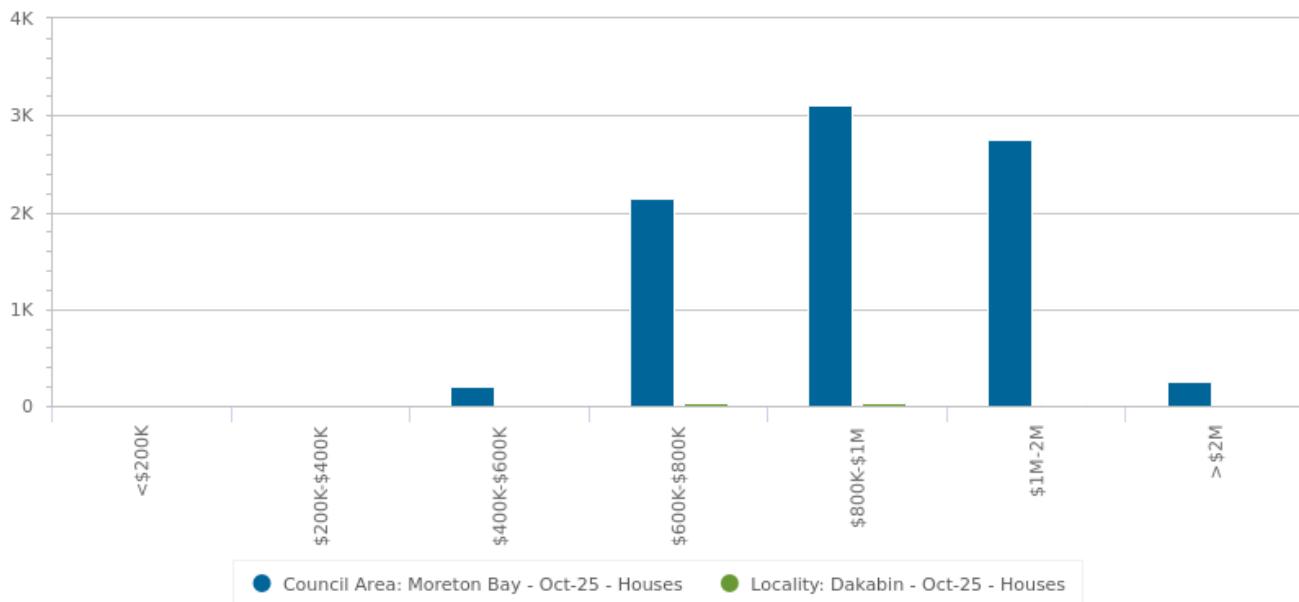
House: Sales By Price

\$76.08M

Oct 2025

	Dakabin	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	2	196
\$600K-\$800K	32	2,137
\$800K-\$1M	40	3,107
\$1M-\$2M	12	2,755
>\$2M	1	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

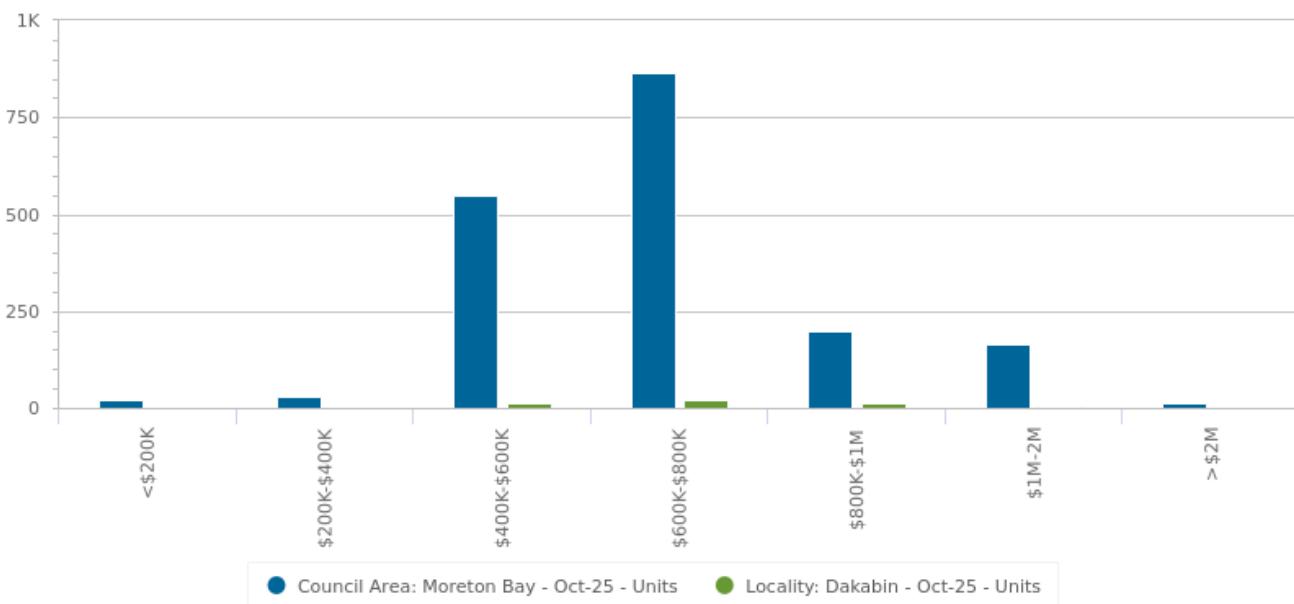
Unit: Sales By Price

\$33.75M

Oct 2025

	Dakabin	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	11	549
\$600K-\$800K	22	866
\$800K-\$1M	11	197
\$1M-\$2M	3	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

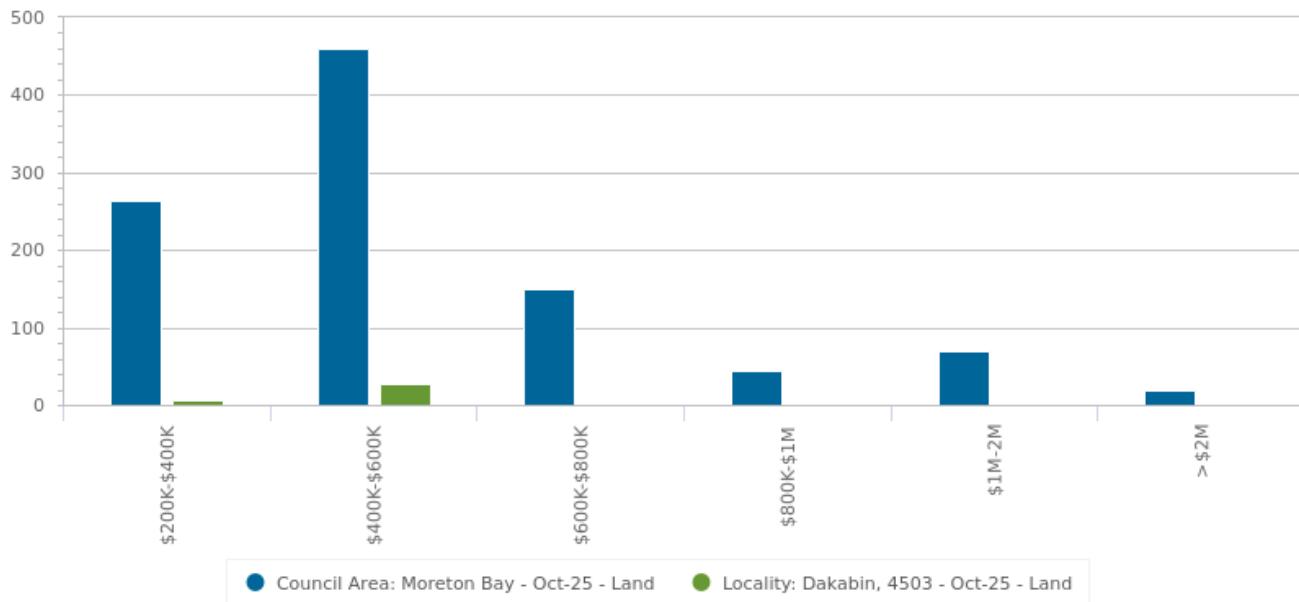


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Dakabin	Moreton Bay
\$200K-\$400K	7	263
\$400K-\$600K	27	460
\$600K-\$800K	1	149
\$800K-\$1M	1	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

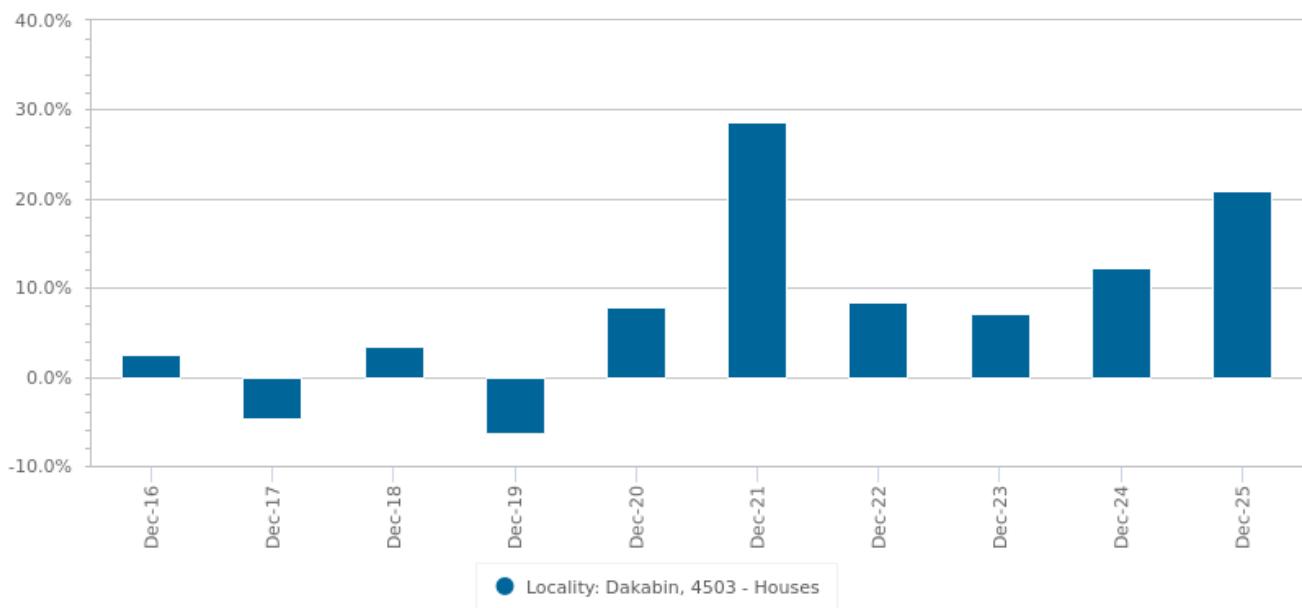
House: Change In Median Value

20.8%

Dec 2025

Dakabin	
Dec 2017	-4.7%
Dec 2018	3.4%
Dec 2019	-6.3%
Dec 2020	7.8%
Dec 2021	28.6%
Dec 2022	8.4%
Dec 2023	7.1%
Dec 2024	12.3%
Dec 2025	20.8%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

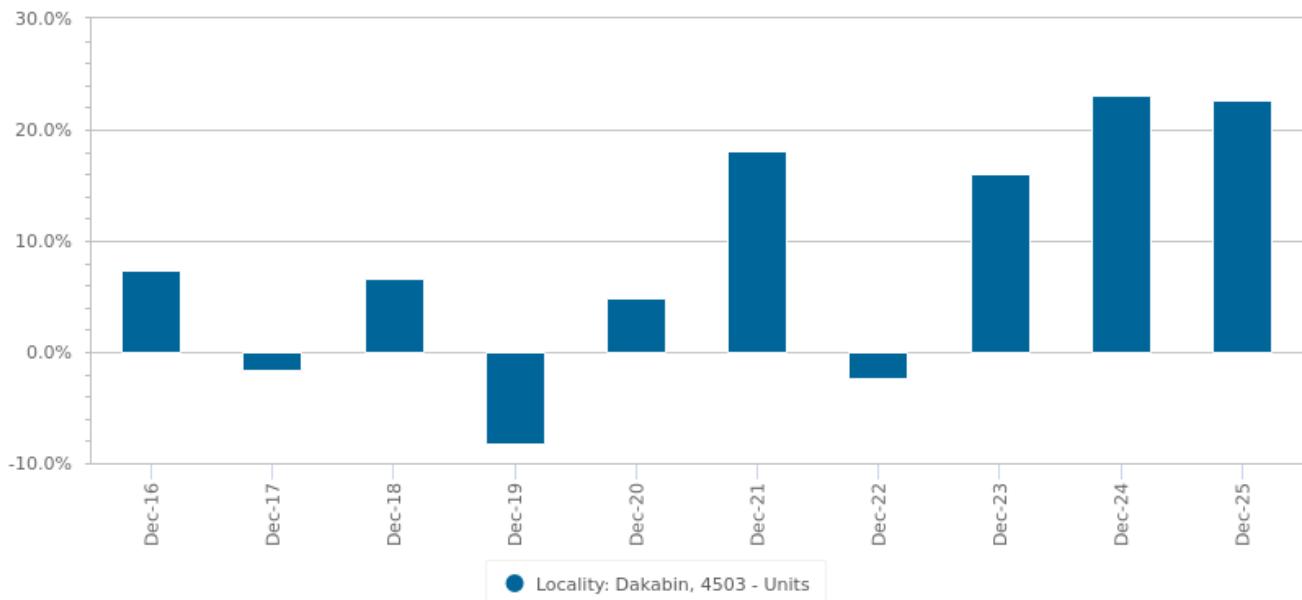
Unit: Change In Median Value

22.7%

Dec 2025

Dakabin	
Dec 2017	-1.6%
Dec 2018	6.6%
Dec 2019	-8.2%
Dec 2020	4.8%
Dec 2021	18.1%
Dec 2022	-2.3%
Dec 2023	16.1%
Dec 2024	23.1%
Dec 2025	22.7%
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

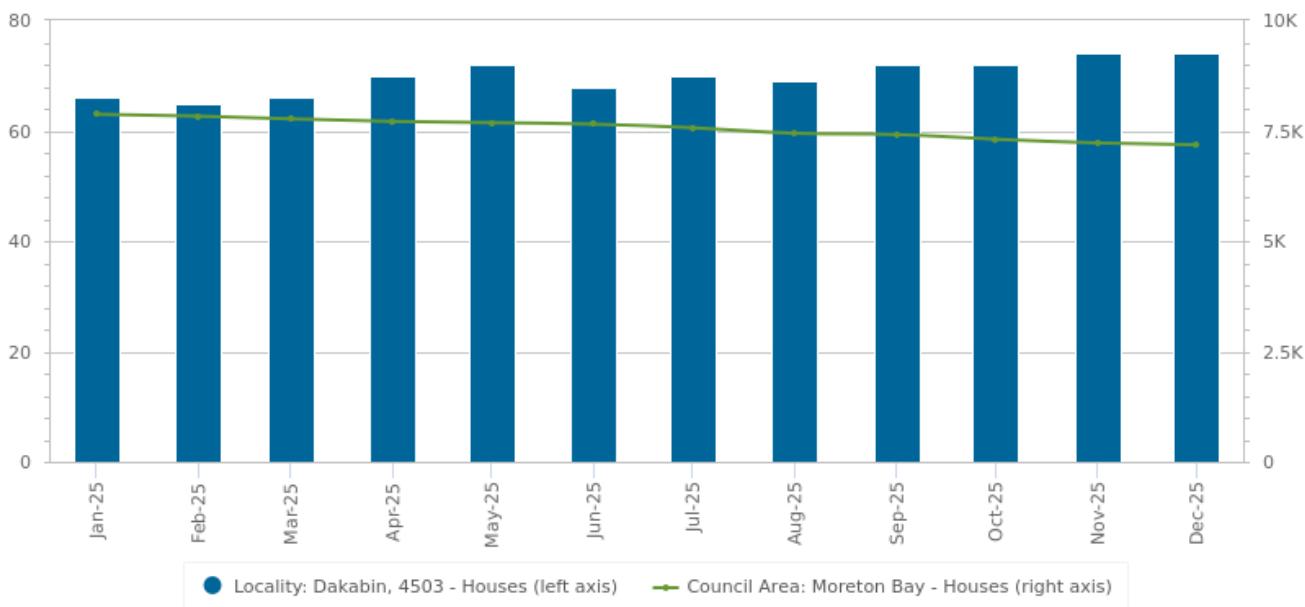
House: Number of New Listing

74

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	66	7,873
Feb 2025	65	7,830
Mar 2025	66	7,768
Apr 2025	70	7,711
May 2025	72	7,683
Jun 2025	68	7,649
Jul 2025	70	7,567
Aug 2025	69	7,442
Sep 2025	72	7,414
Oct 2025	72	7,307
Nov 2025	74	7,223
Dec 2025	74	7,182

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

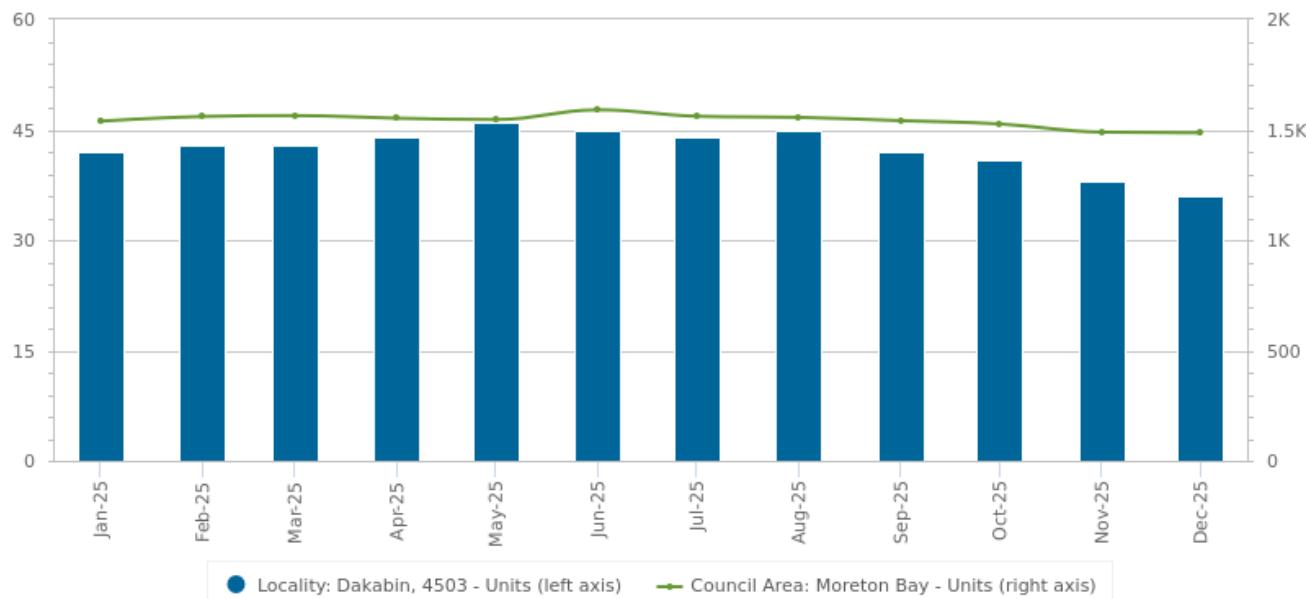
Unit: Number of New Listing

36

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	42	1,539
Feb 2025	43	1,560
Mar 2025	43	1,564
Apr 2025	44	1,552
May 2025	46	1,546
Jun 2025	45	1,590
Jul 2025	44	1,561
Aug 2025	45	1,556
Sep 2025	42	1,541
Oct 2025	41	1,526
Nov 2025	38	1,489
Dec 2025	36	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

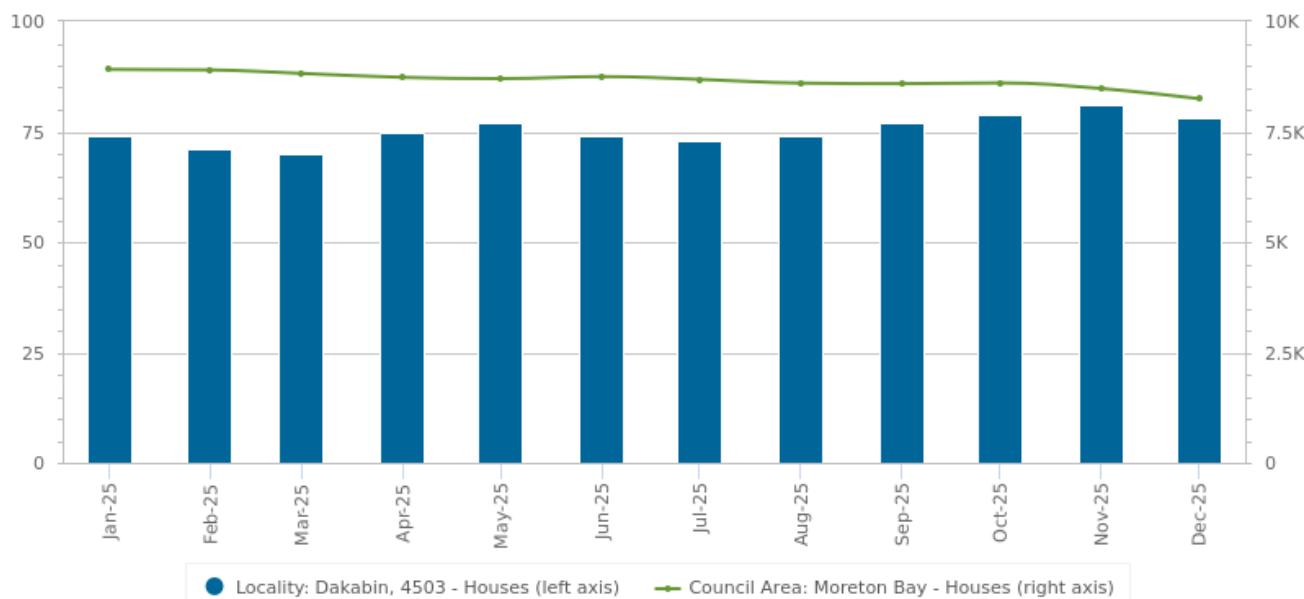
House: Total Properties Listed

78

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	74	8,912
Feb 2025	71	8,900
Mar 2025	70	8,820
Apr 2025	75	8,731
May 2025	77	8,703
Jun 2025	74	8,749
Jul 2025	73	8,685
Aug 2025	74	8,601
Sep 2025	77	8,589
Oct 2025	79	8,606
Nov 2025	81	8,478
Dec 2025	78	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

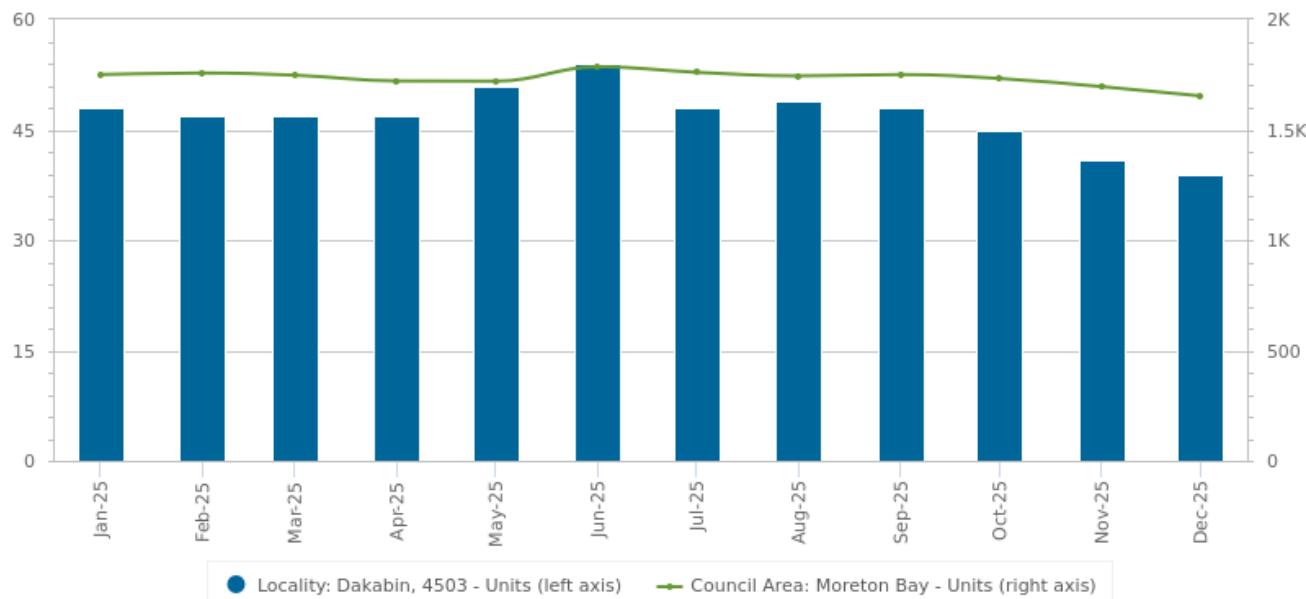
Unit: Total Properties Listed

39

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	48	1,750
Feb 2025	47	1,757
Mar 2025	47	1,747
Apr 2025	47	1,721
May 2025	51	1,720
Jun 2025	54	1,785
Jul 2025	48	1,760
Aug 2025	49	1,744
Sep 2025	48	1,750
Oct 2025	45	1,732
Nov 2025	41	1,695
Dec 2025	39	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

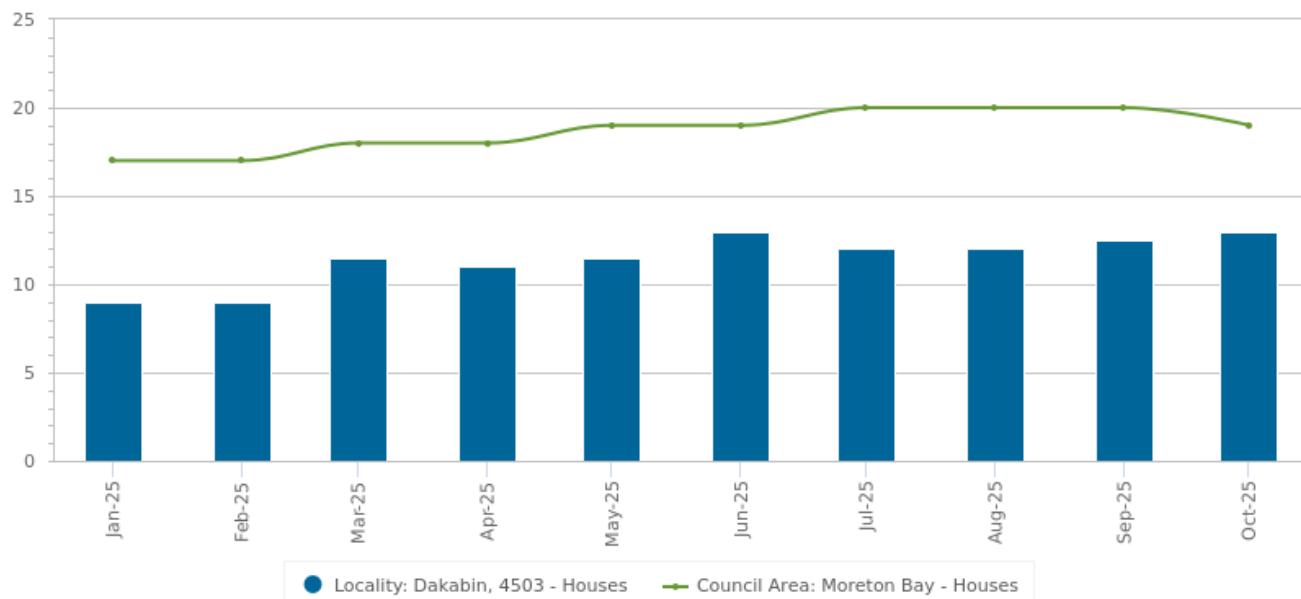
House: Median Days On Market

13

Oct 2025

	Dakabin	Moreton Bay
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	13	19
Jul 2025	12	20
Aug 2025	12	20
Sep 2025	12.5	20
Oct 2025	13	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

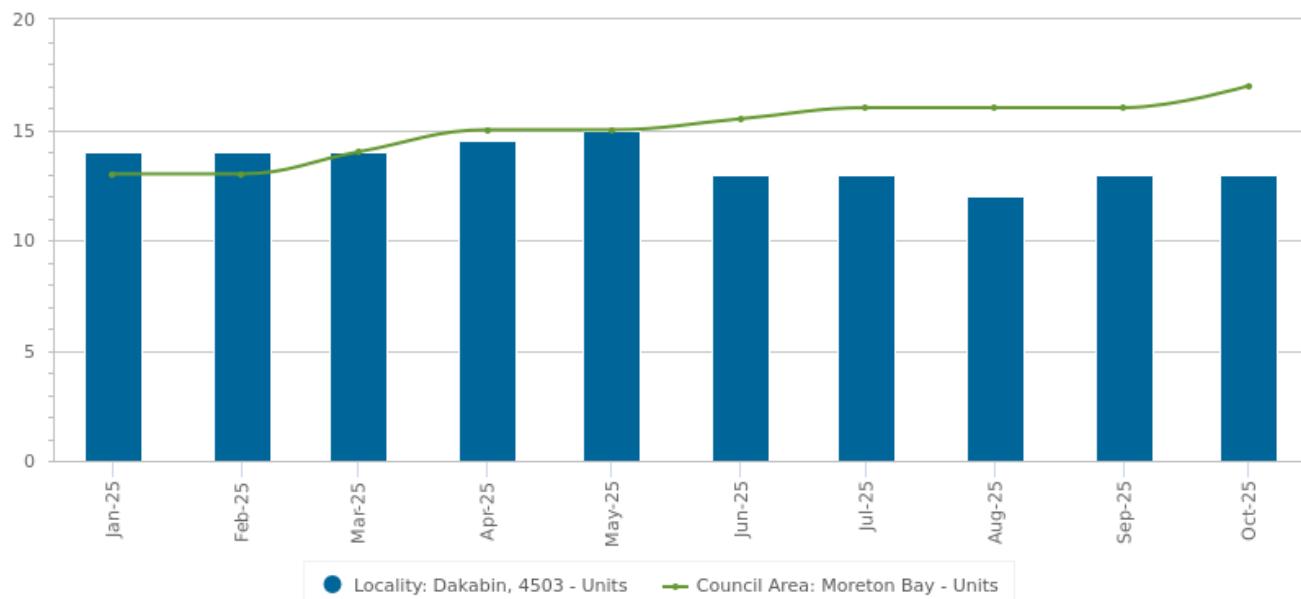
Unit: Median Days On Market

13

Oct 2025

	Dakabin	Moreton Bay
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	15.5
Jul 2025	13	16
Aug 2025	12	16
Sep 2025	13	16
Oct 2025	13	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

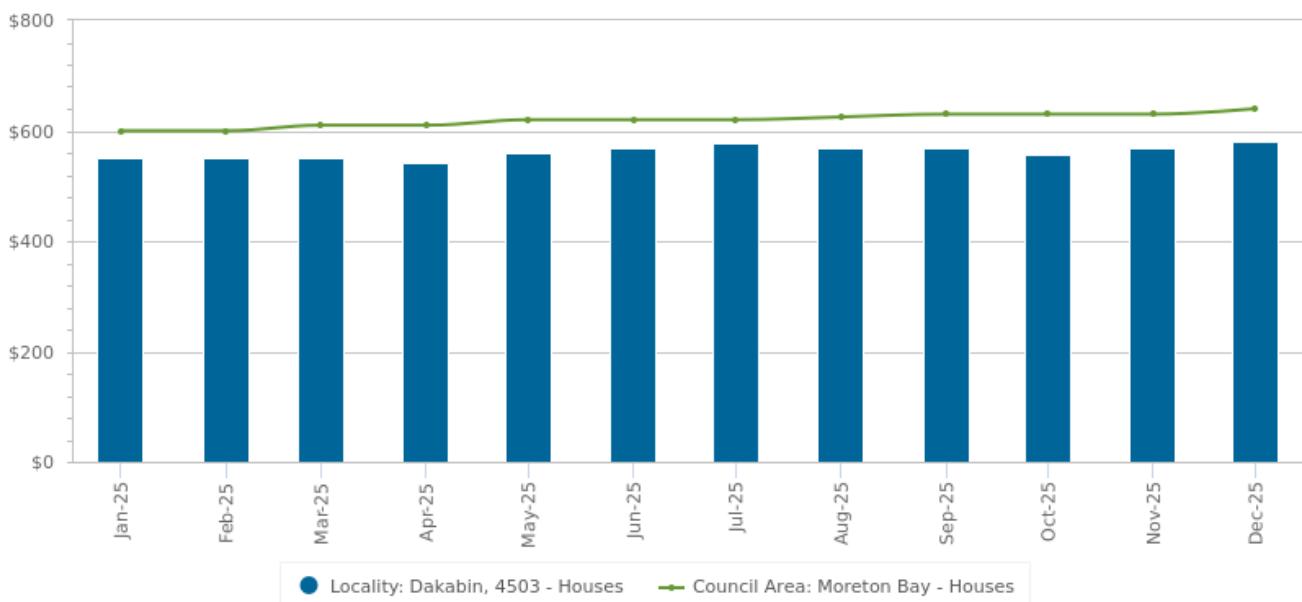
House: Median Rent

\$580/w

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	\$550/w	\$600/w
Feb 2025	\$550/w	\$600/w
Mar 2025	\$550/w	\$610/w
Apr 2025	\$543/w	\$610/w
May 2025	\$560/w	\$620/w
Jun 2025	\$570/w	\$620/w
Jul 2025	\$578/w	\$620/w
Aug 2025	\$570/w	\$625/w
Sep 2025	\$570/w	\$630/w
Oct 2025	\$558/w	\$630/w
Nov 2025	\$570/w	\$630/w
Dec 2025	\$580/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

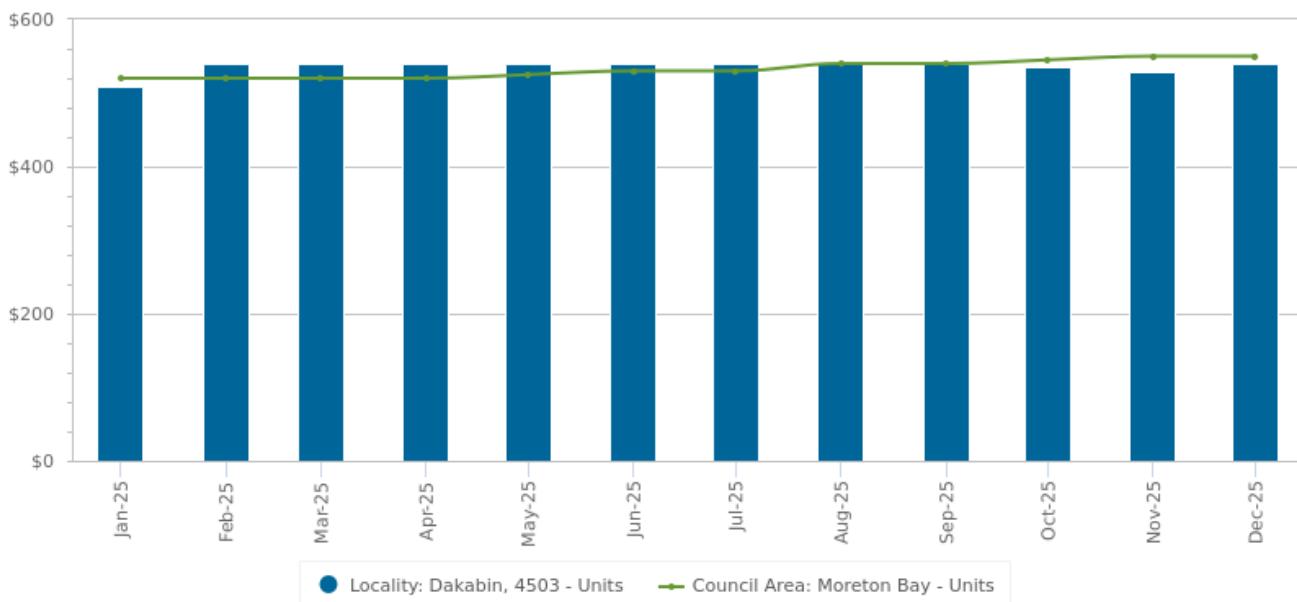
Unit: Median Rent

\$540/w

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	\$510/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	\$540/w	\$530/w
Jul 2025	\$540/w	\$530/w
Aug 2025	\$540/w	\$540/w
Sep 2025	\$540/w	\$540/w
Oct 2025	\$535/w	\$545/w
Nov 2025	\$530/w	\$550/w
Dec 2025	\$540/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

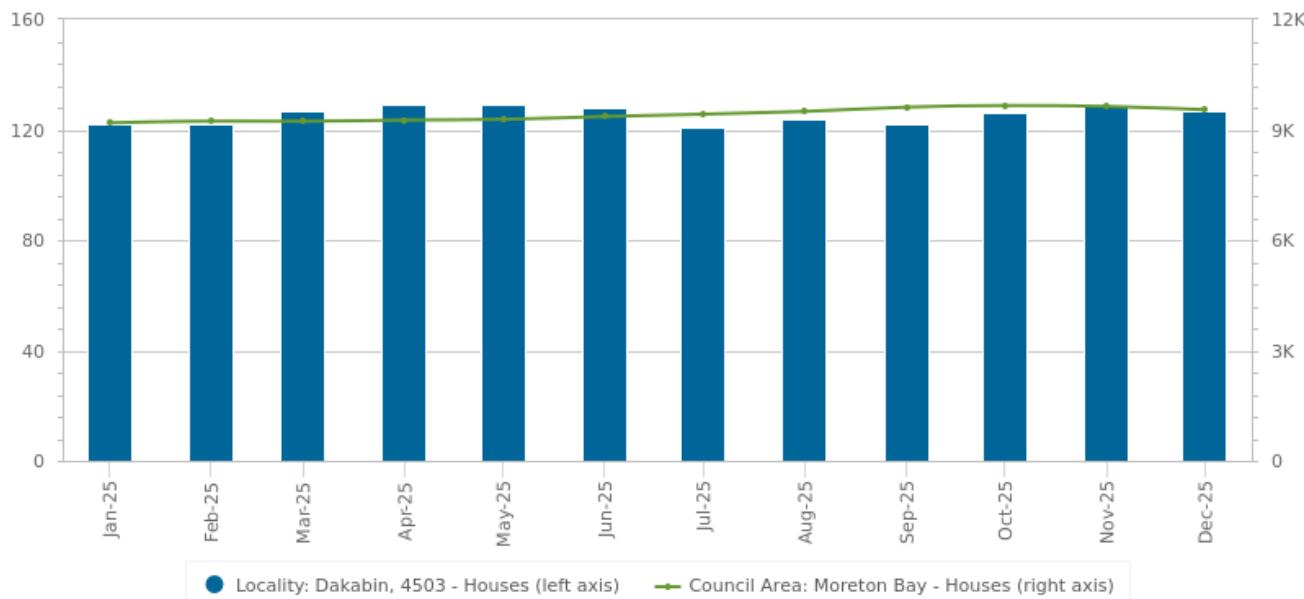
House: Rental Rate Observations

127

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	122	9,187
Feb 2025	122	9,233
Mar 2025	127	9,231
Apr 2025	129	9,263
May 2025	129	9,283
Jun 2025	128	9,360
Jul 2025	121	9,423
Aug 2025	124	9,498
Sep 2025	122	9,614
Oct 2025	126	9,658
Nov 2025	129	9,635
Dec 2025	127	9,544

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

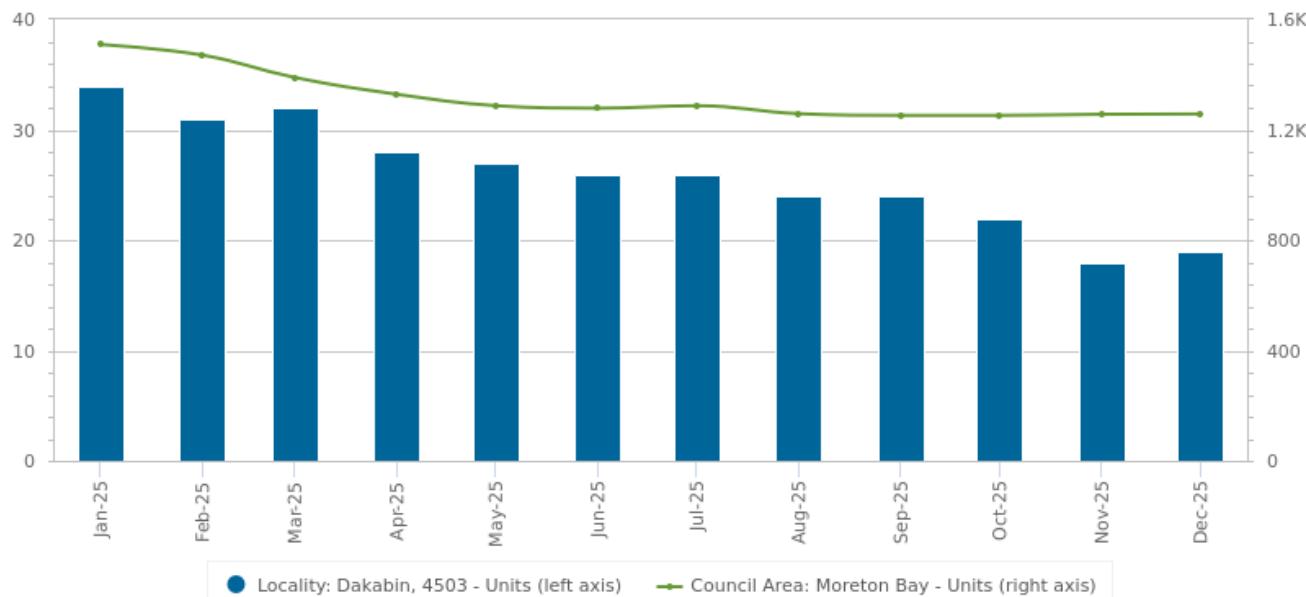
Unit: Rental Rate Observations

19

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	34	1,509
Feb 2025	31	1,470
Mar 2025	32	1,389
Apr 2025	28	1,328
May 2025	27	1,287
Jun 2025	26	1,278
Jul 2025	26	1,287
Aug 2025	24	1,258
Sep 2025	24	1,252
Oct 2025	22	1,252
Nov 2025	18	1,256
Dec 2025	19	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

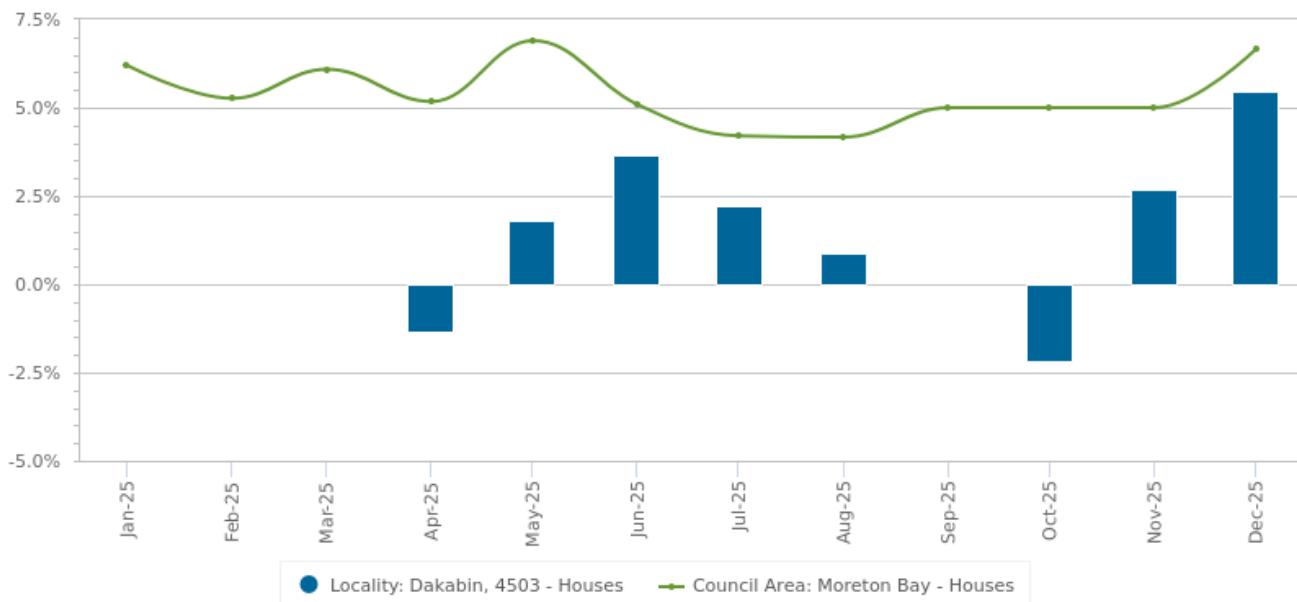
House: Change in Rental Rate

5.5%

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	-	6.2%
Feb 2025	-	5.3%
Mar 2025	-	6.1%
Apr 2025	-1.4%	5.2%
May 2025	1.8%	6.9%
Jun 2025	3.6%	5.1%
Jul 2025	2.2%	4.2%
Aug 2025	0.9%	4.2%
Sep 2025	-	5.0%
Oct 2025	-2.2%	5.0%
Nov 2025	2.7%	5.0%
Dec 2025	5.5%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

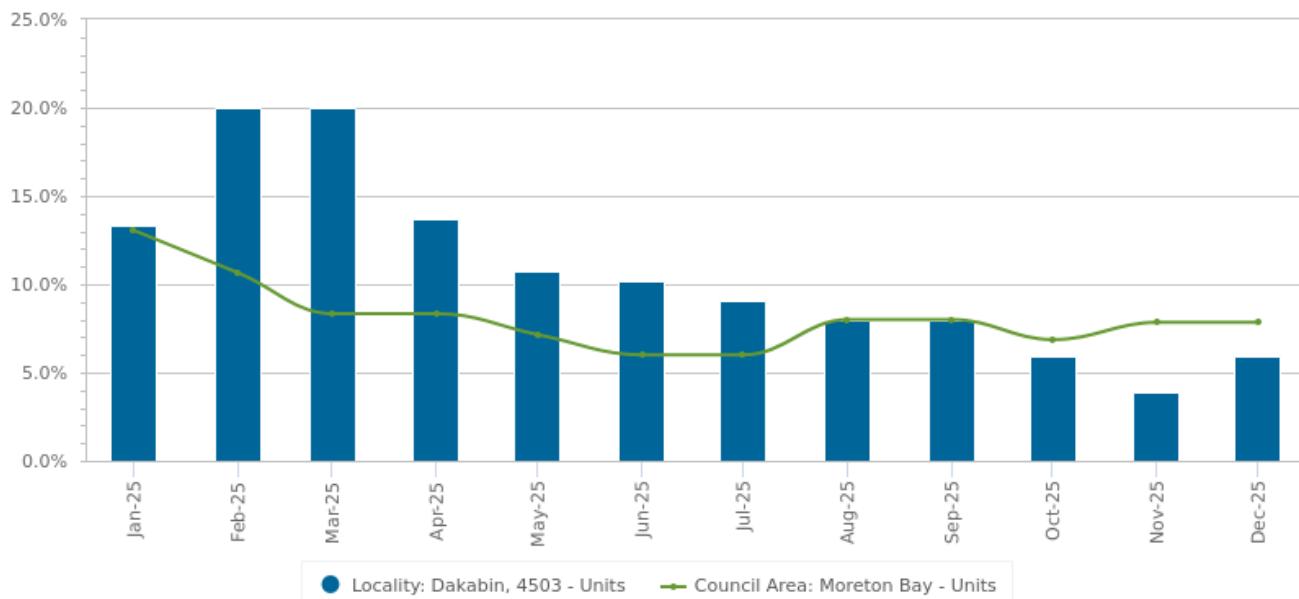
Unit: Change in Rental Rate

5.9%

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	13.3%	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	10.2%	6.0%
Jul 2025	9.1%	6.0%
Aug 2025	8.0%	8.0%
Sep 2025	8.0%	8.0%
Oct 2025	5.9%	6.9%
Nov 2025	3.9%	7.8%
Dec 2025	5.9%	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

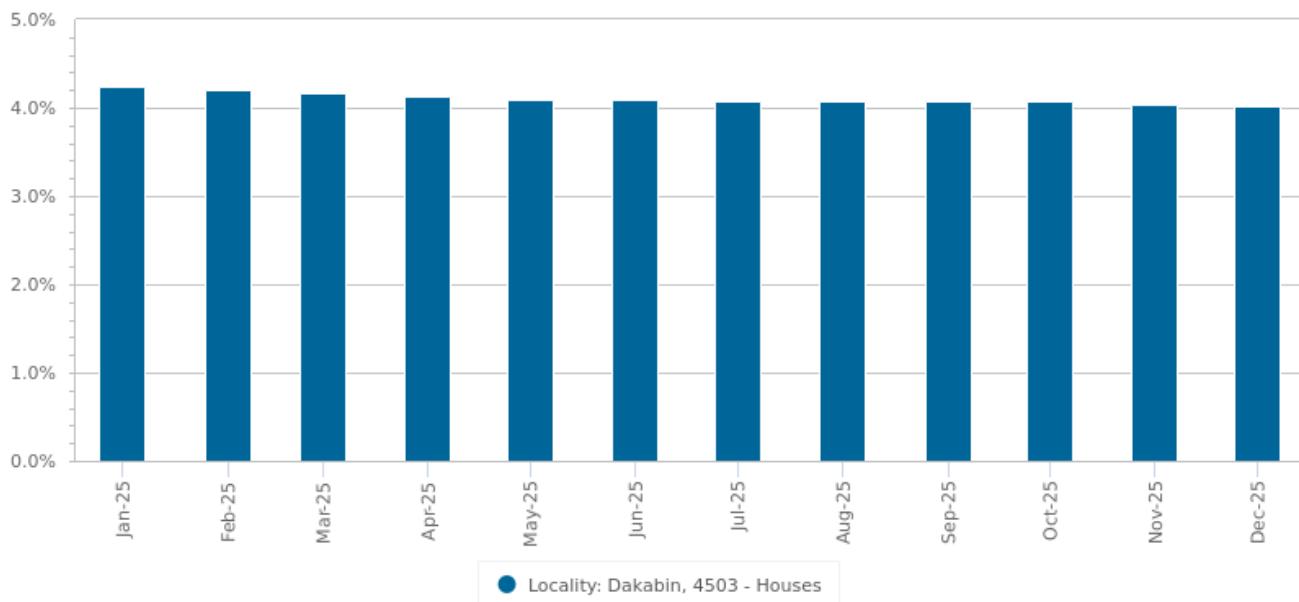
House: Value Based Rental Yield

4.0%

Dec 2025

Dakabin	
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%
Nov 2025	4.0%
Dec 2025	4.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

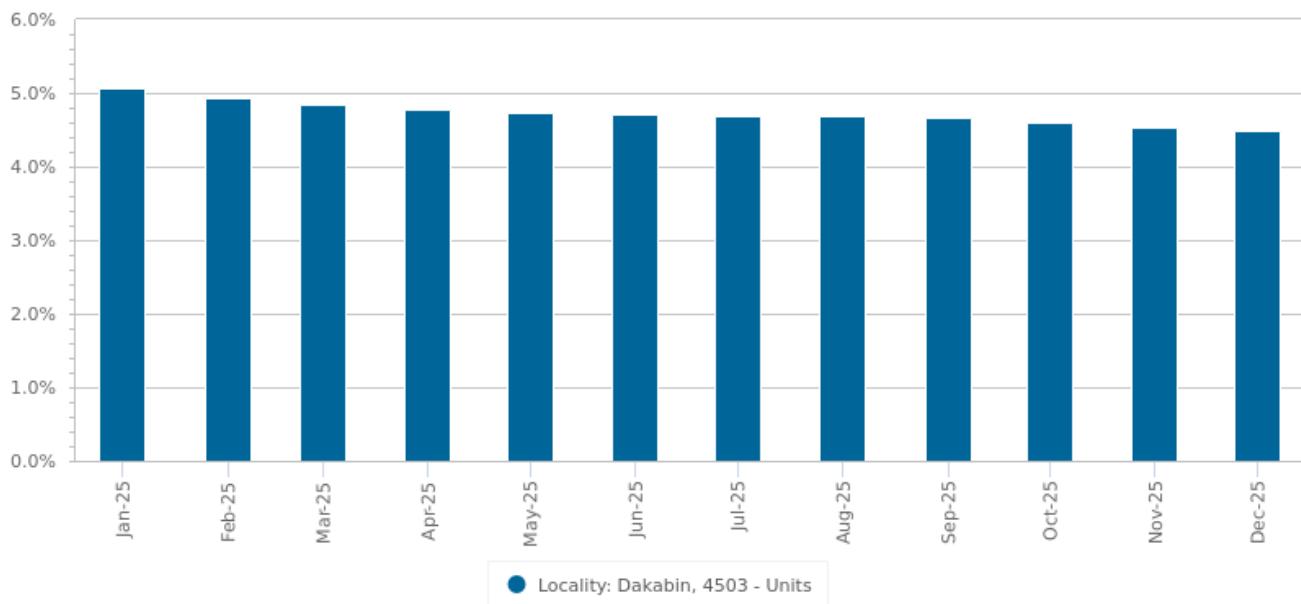
Unit: Value Based Rental Yield

4.5%

Dec 2025

Dakabin	
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%
Nov 2025	4.5%
Dec 2025	4.5%

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

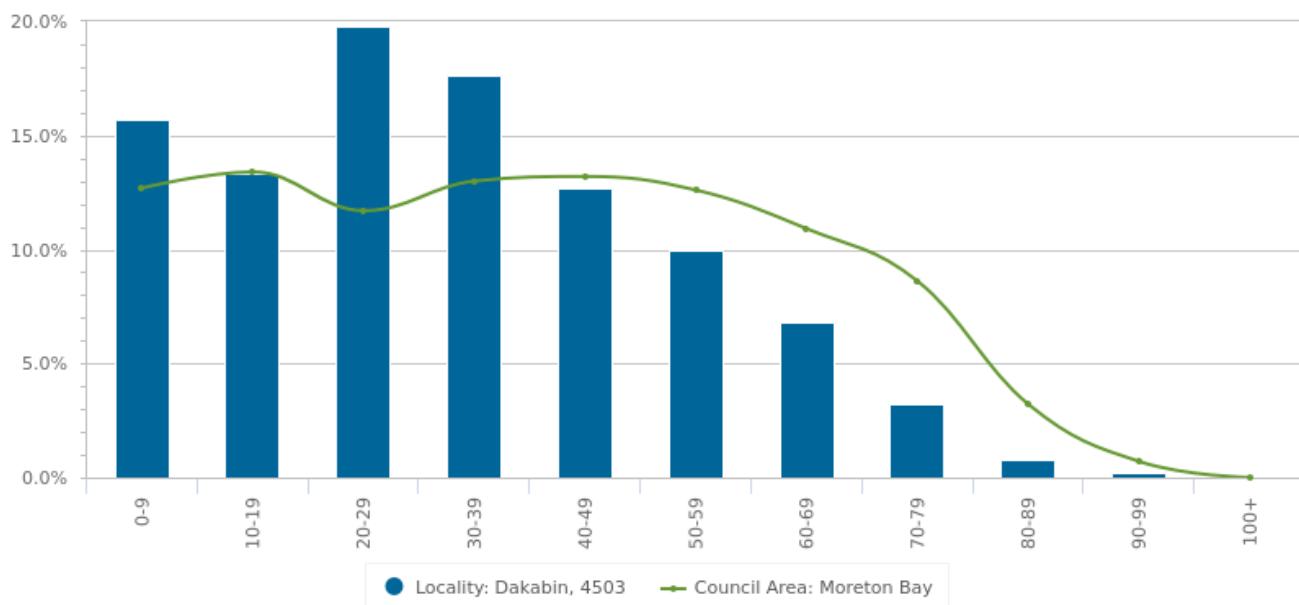
1.9%

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)



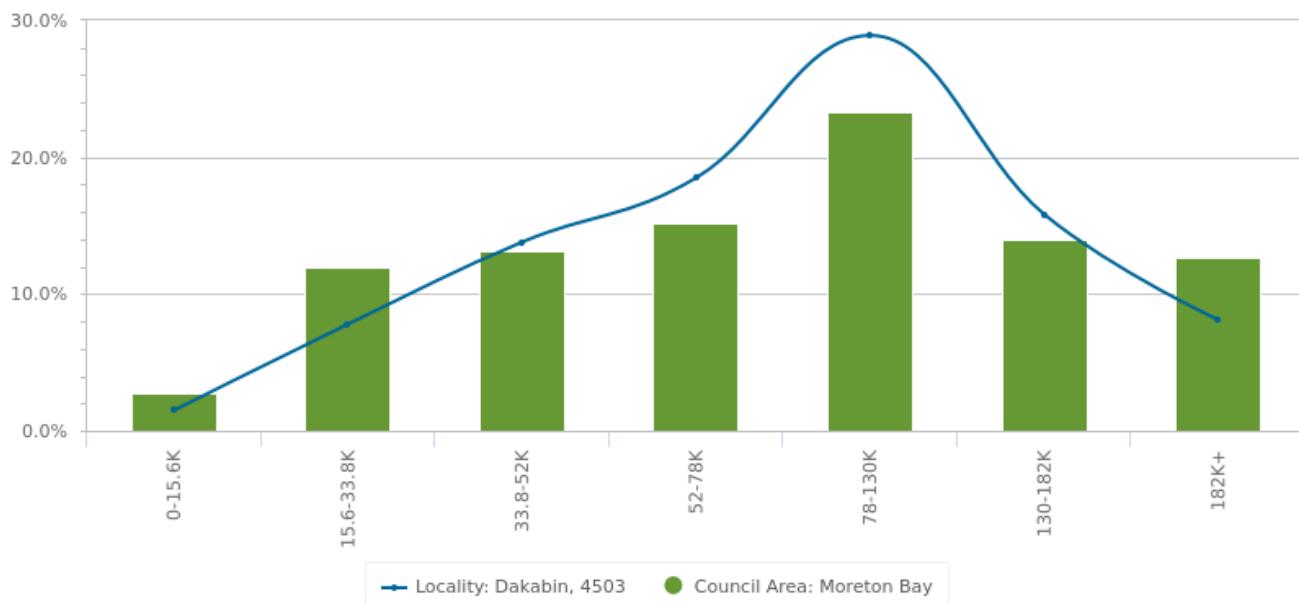
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



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

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

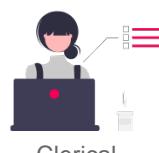
Employment By Occupation

	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%

Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.