

Suburb Statistics Report

Dakabin QLD 4503

Prepared on 24 Mar 2026

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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	8.7 years	7.3 years	-
Total Dwellings	1,396	570	219
Total New Listings	75	34	-
Median Value	\$1,011,831	\$777,191	-
Total Properties Listed	83	38	-

Market Trends

House: Market Trends

88

Properties Sold
(12 Months)

8.7

Average Tenure Period
(Years)

\$580/w

Median Asking Rent
(12 Months)

75

New Sale Listings
(12 Months)

12

Days on Market
(12 Months)

133

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$978,750

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

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Median Price*

\$847,500

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*

\$778,750

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)

7.3

Average Tenure Period
(Years)

\$560/w

Median Asking Rent
(12 Months)

34

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

21

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$892,500

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

\$\$

Median Price*

\$650,000

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.

\$

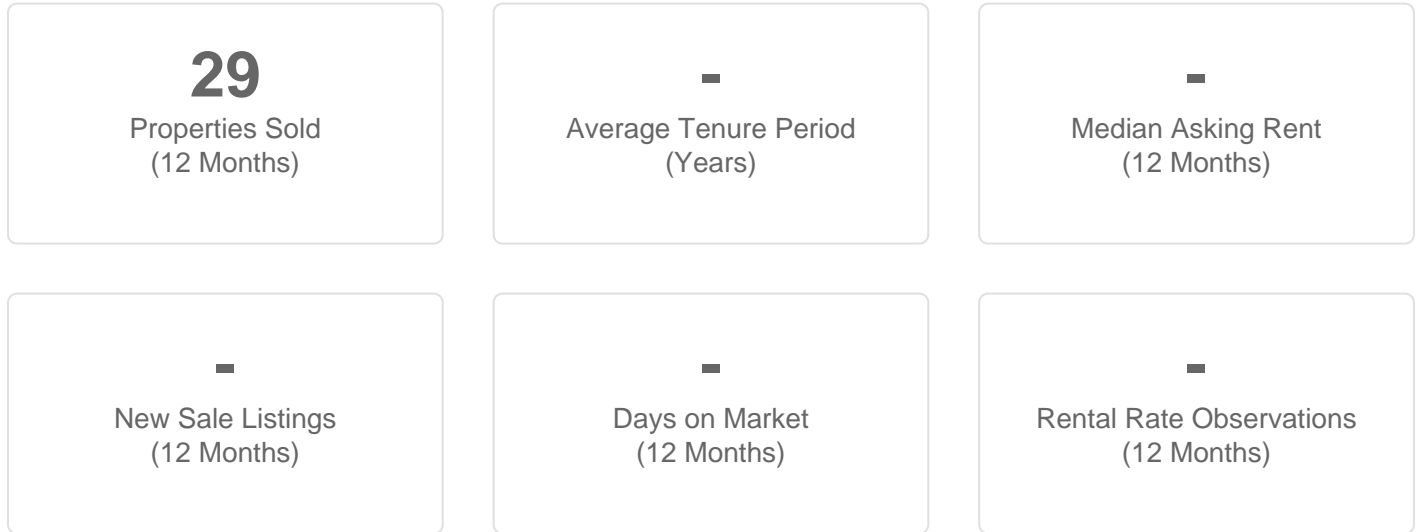
Lower Quartile Price*

\$620,000

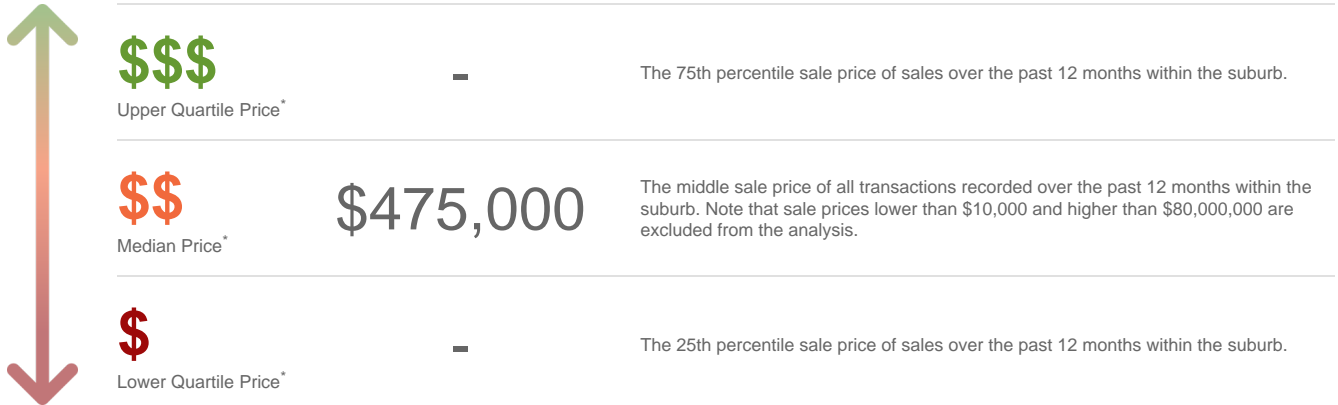
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

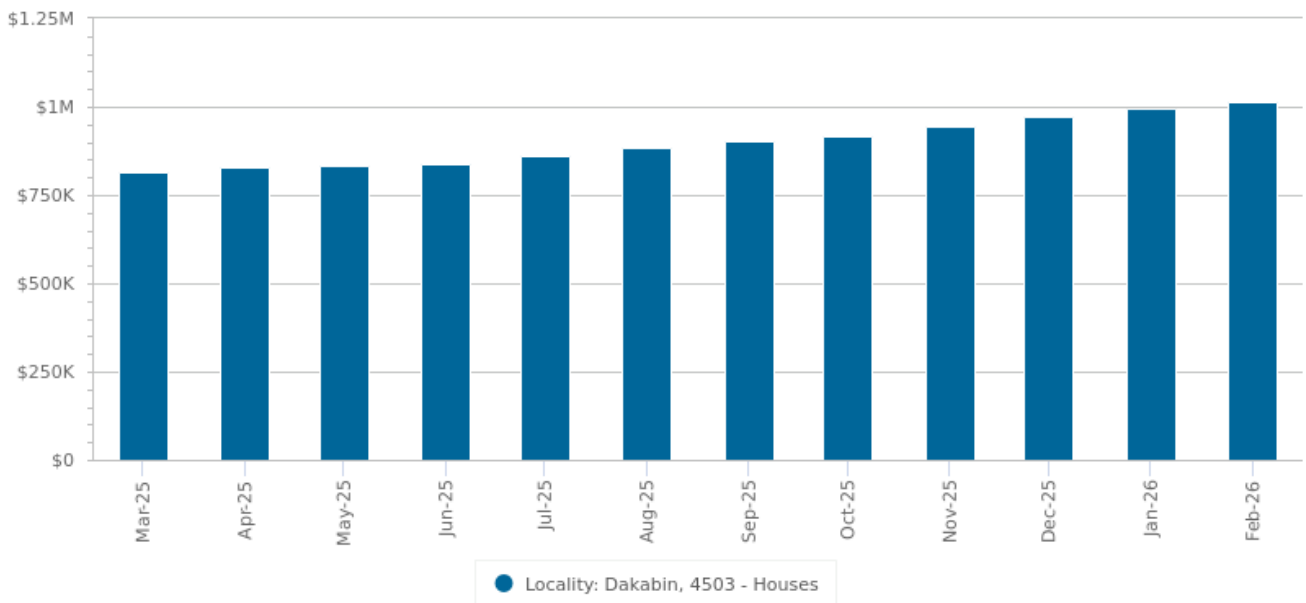
House: Recent Median Value

\$1.01M

Feb 2026

	Dakabin
Mar 2025	\$814,178
Apr 2025	\$826,738
May 2025	\$832,649
Jun 2025	\$839,247
Jul 2025	\$862,114
Aug 2025	\$883,602
Sep 2025	\$904,640
Oct 2025	\$917,158
Nov 2025	\$944,407
Dec 2025	\$974,200
Jan 2026	\$993,215
Feb 2026	\$1,011,831

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

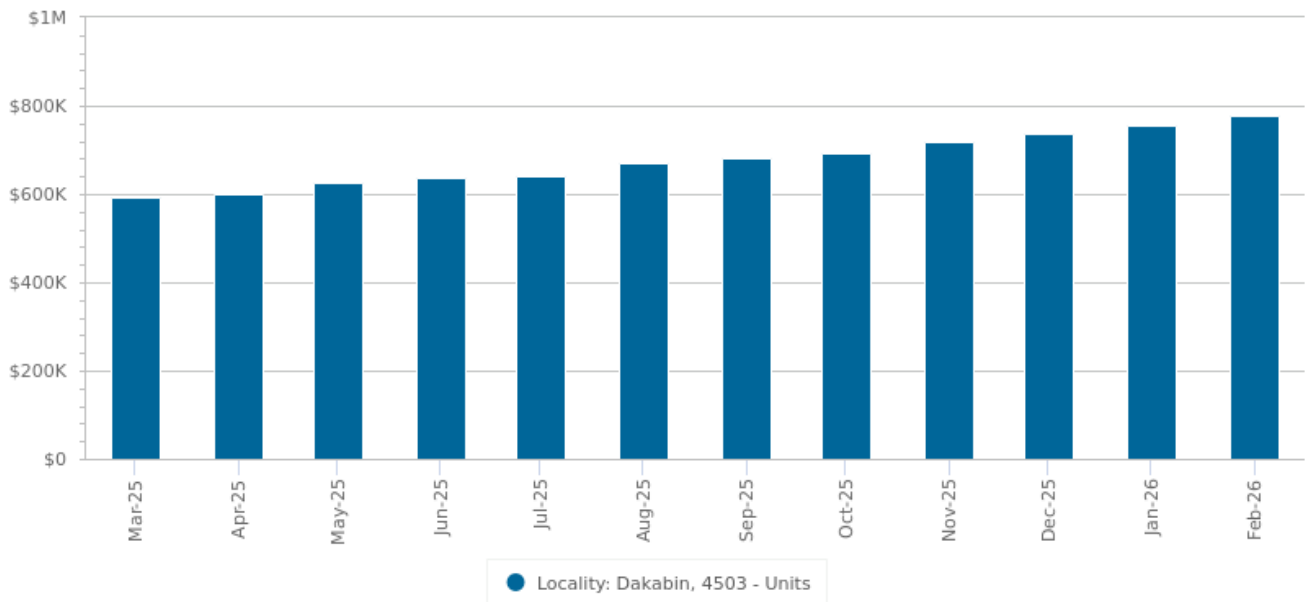
Unit: Recent Median Value

\$777K

Feb 2026

	Dakabin
Mar 2025	\$593,987
Apr 2025	\$600,850
May 2025	\$625,704
Jun 2025	\$636,445
Jul 2025	\$641,725
Aug 2025	\$669,866
Sep 2025	\$679,684
Oct 2025	\$692,396
Nov 2025	\$718,285
Dec 2025	\$736,947
Jan 2026	\$756,550
Feb 2026	\$777,191

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

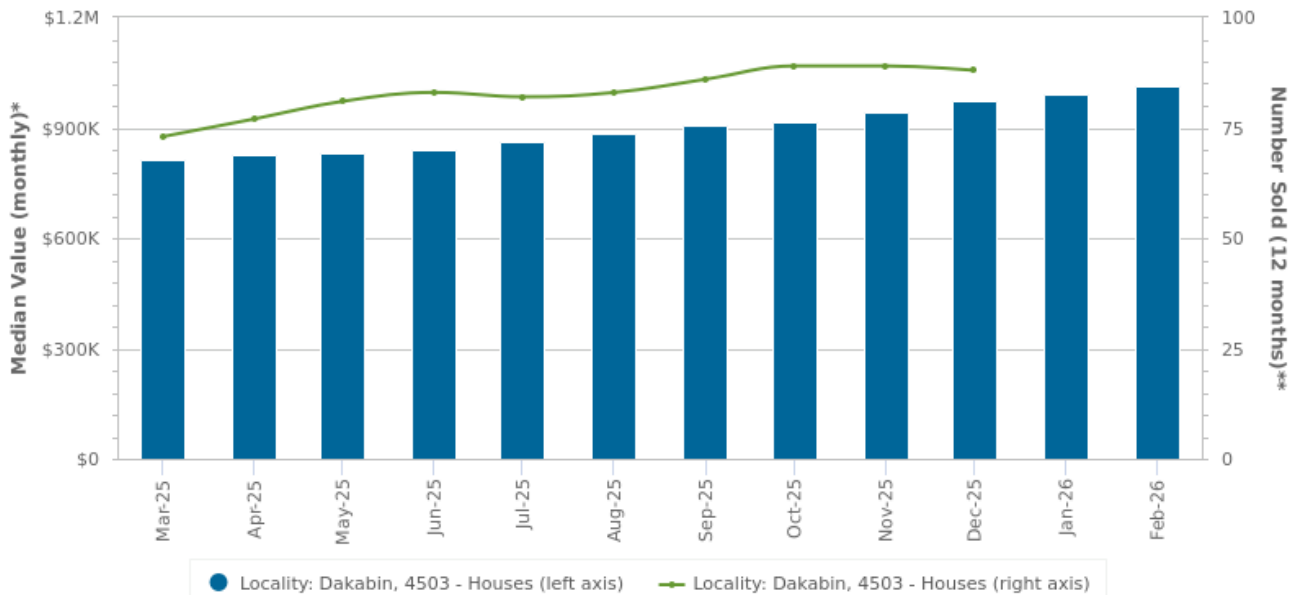
House: Median Value vs Number Sold

88

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$814,178	73
Apr 2025	\$826,738	77
May 2025	\$832,649	81
Jun 2025	\$839,247	83
Jul 2025	\$862,114	82
Aug 2025	\$883,602	83
Sep 2025	\$904,640	86
Oct 2025	\$917,158	89
Nov 2025	\$944,407	89
Dec 2025	\$974,200	88
Jan 2026	\$993,215	-
Feb 2026	\$1,011,831	-

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

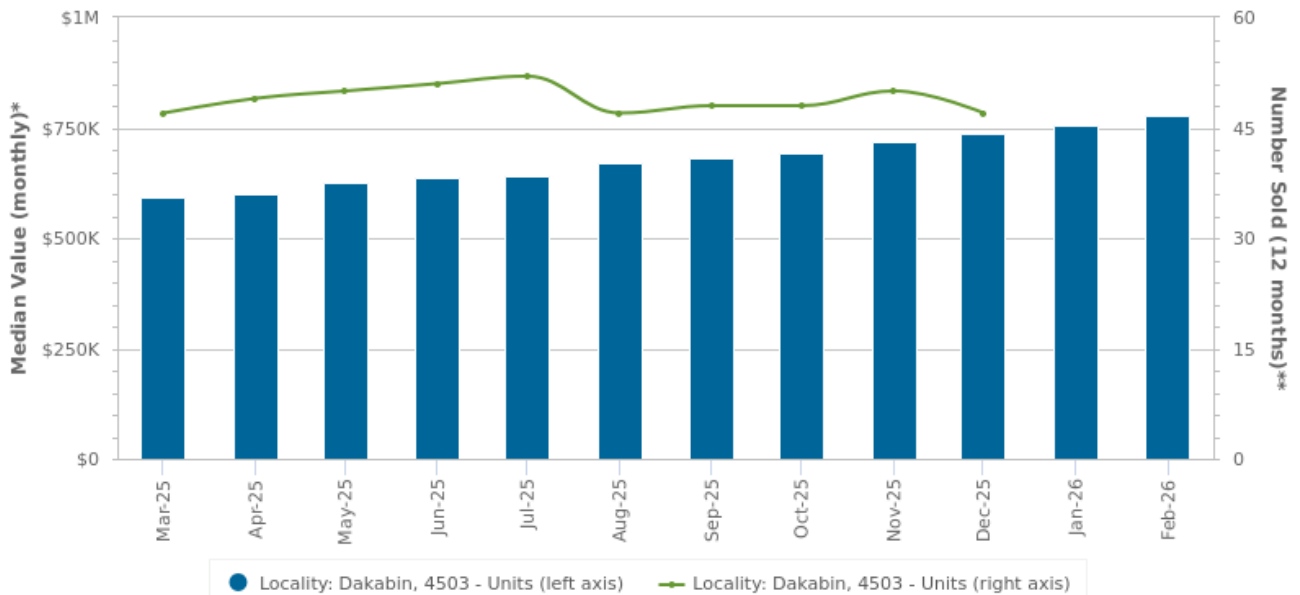
Unit: Median Value vs Number Sold

47

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$593,987	47
Apr 2025	\$600,850	49
May 2025	\$625,704	50
Jun 2025	\$636,445	51
Jul 2025	\$641,725	52
Aug 2025	\$669,866	47
Sep 2025	\$679,684	48
Oct 2025	\$692,396	48
Nov 2025	\$718,285	50
Dec 2025	\$736,947	47
Jan 2026	\$756,550	-
Feb 2026	\$777,191	-

Statistics are calculated over a rolling 12 month period



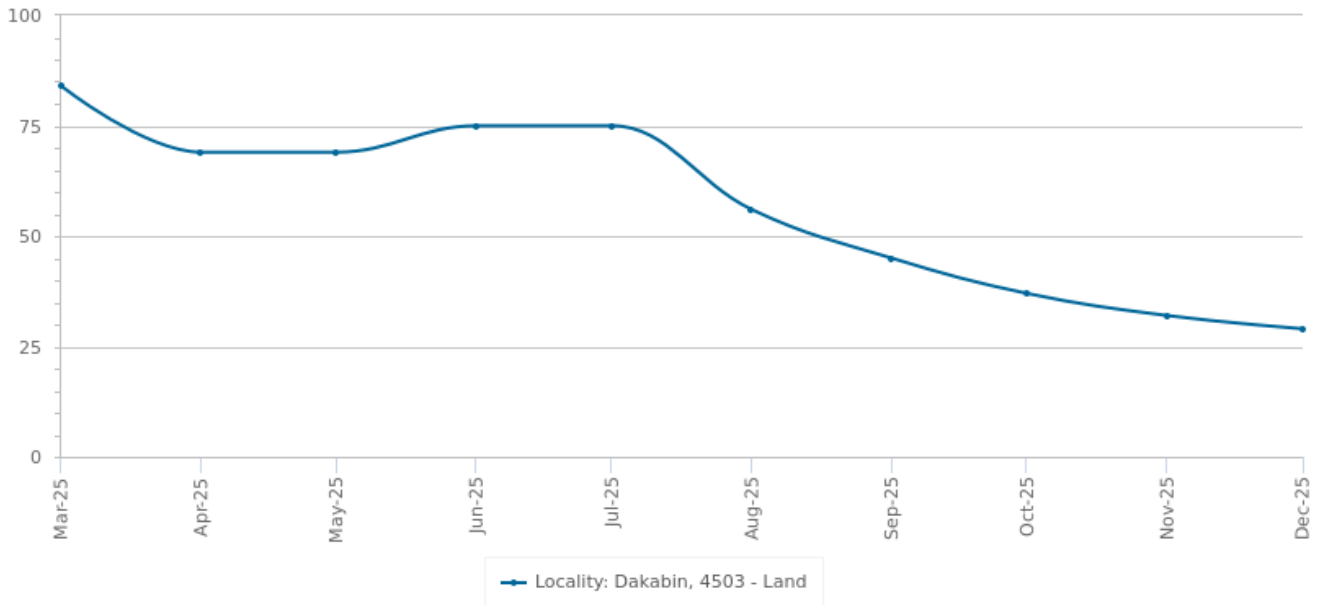
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

29
Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	78
Feb 2025	-	84
Mar 2025	-	84
Apr 2025	-	69
May 2025	-	69
Jun 2025	-	75
Jul 2025	-	75
Aug 2025	-	56
Sep 2025	-	45
Oct 2025	-	37
Nov 2025	-	32
Dec 2025	-	29

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

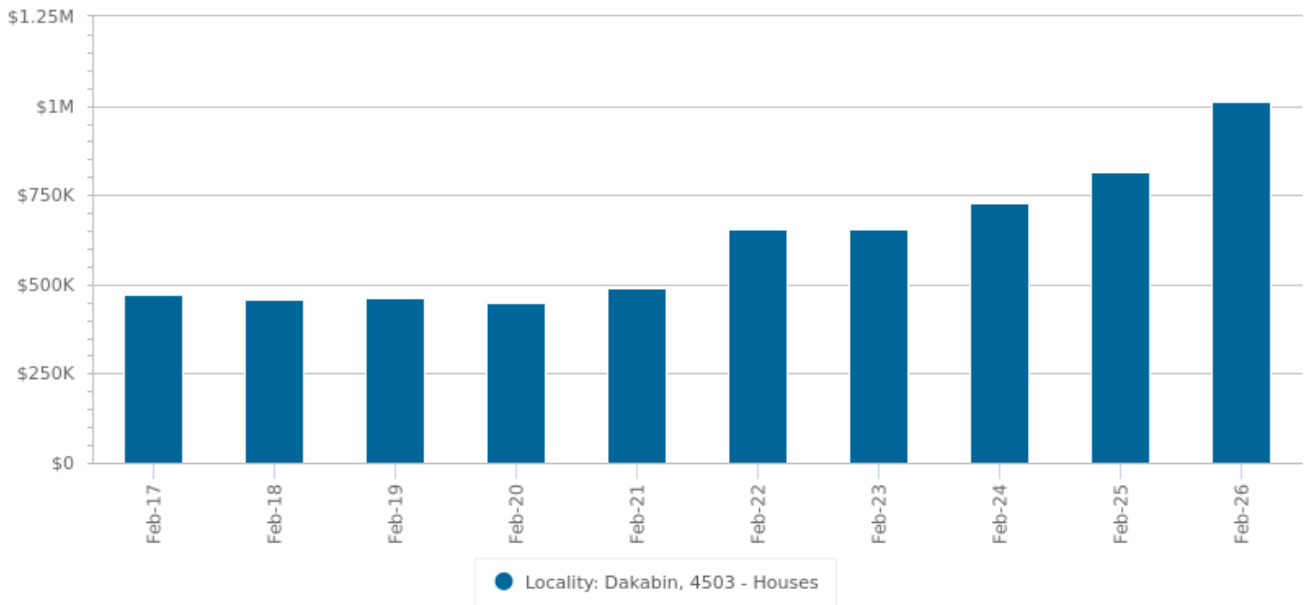
\$1.01M

Feb 2026

House: Median Value

	Dakabin
Feb 2017	\$472,242
Feb 2018	\$457,614
Feb 2019	\$460,986
Feb 2020	\$450,766
Feb 2021	\$491,282
Feb 2022	\$655,126
Feb 2023	\$655,882
Feb 2024	\$725,931
Feb 2025	\$814,155
Feb 2026	\$1,011,831

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

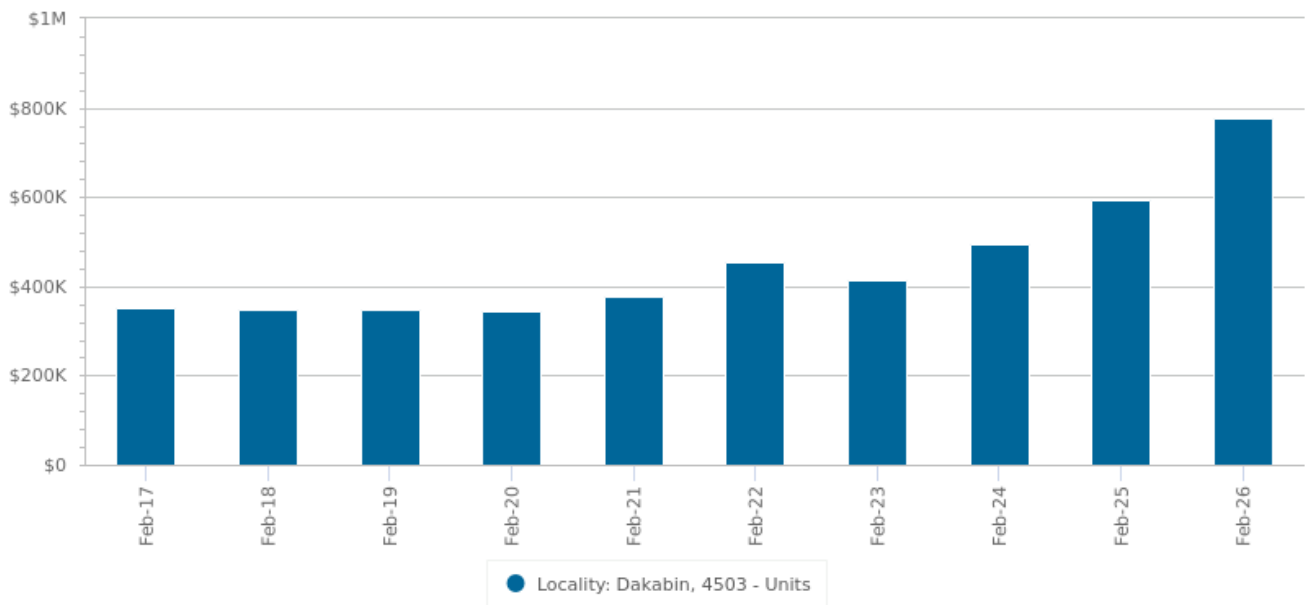
Unit: Median Value

\$777K

Feb 2026

	Dakabin
Feb 2017	\$351,188
Feb 2018	\$346,749
Feb 2019	\$346,513
Feb 2020	\$345,326
Feb 2021	\$376,587
Feb 2022	\$452,533
Feb 2023	\$412,144
Feb 2024	\$493,454
Feb 2025	\$592,236
Feb 2026	\$777,191

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

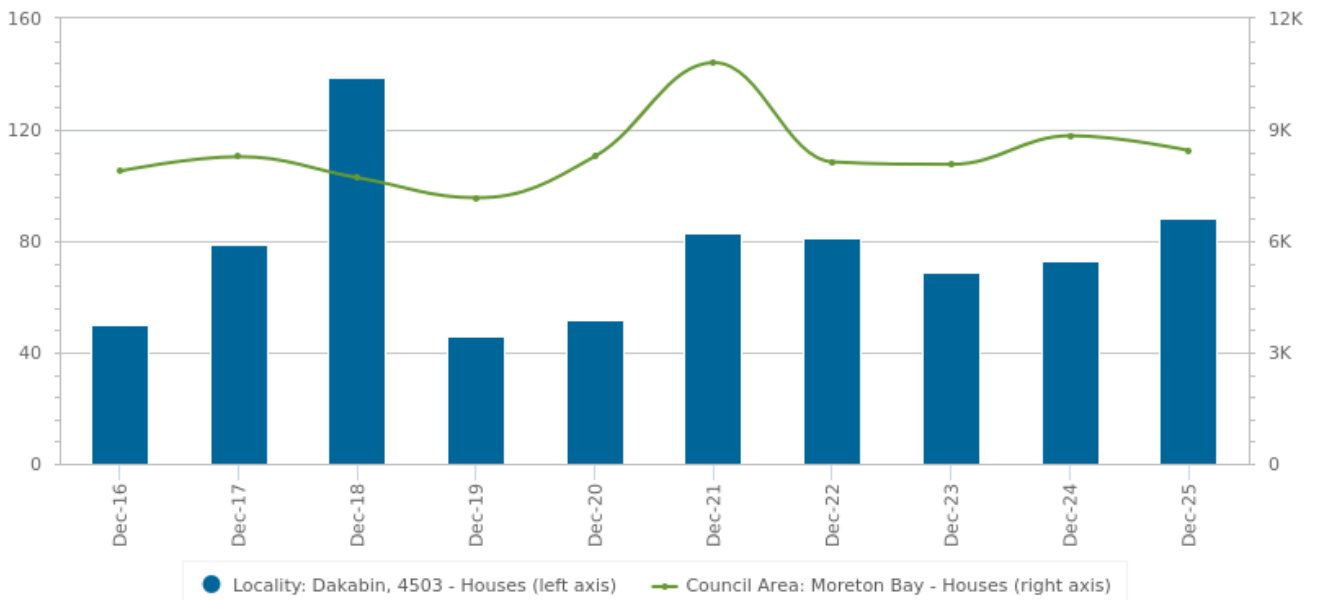
House: Sales Per Annum

88

Dec 2025

	Dakabin	Moreton Bay
Dec 2017	79	8275
Dec 2018	139	7708
Dec 2019	46	7167
Dec 2020	52	8294
Dec 2021	83	10807
Dec 2022	81	8132
Dec 2023	69	8068
Dec 2024	73	8840
Dec 2025	88	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

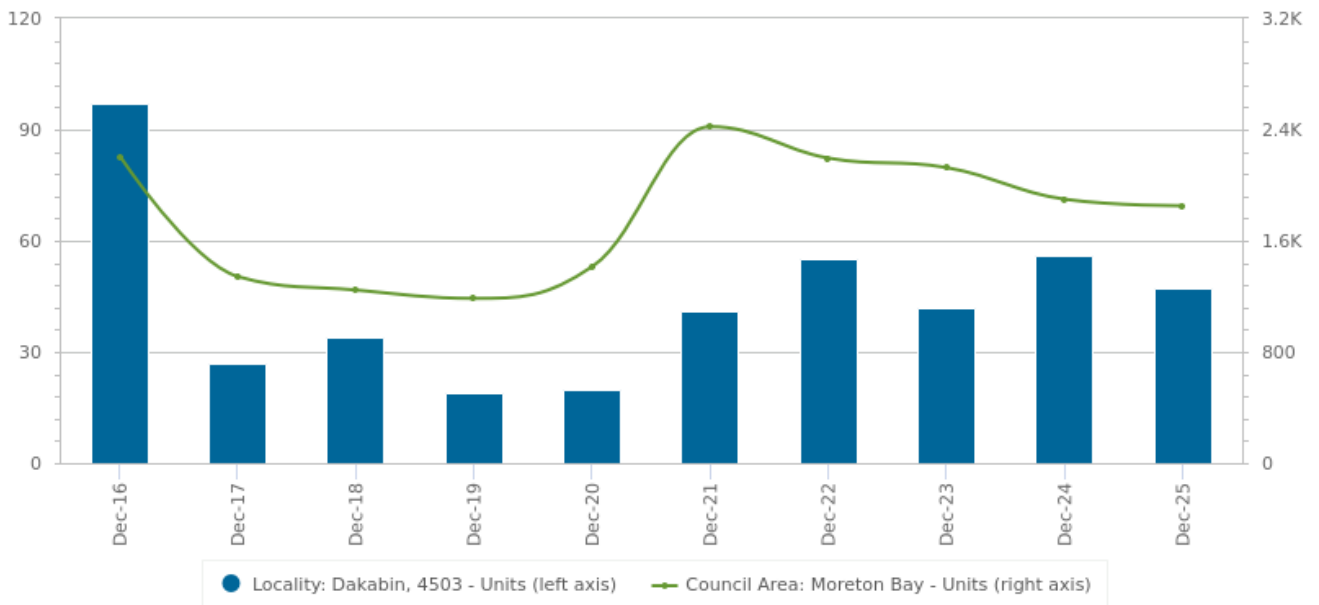
Unit: Sales Per Annum

47

Dec 2025

	Dakabin	Moreton Bay
Dec 2017	27	1341
Dec 2018	34	1245
Dec 2019	19	1185
Dec 2020	20	1416
Dec 2021	41	2421
Dec 2022	55	2194
Dec 2023	42	2126
Dec 2024	56	1898
Dec 2025	47	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

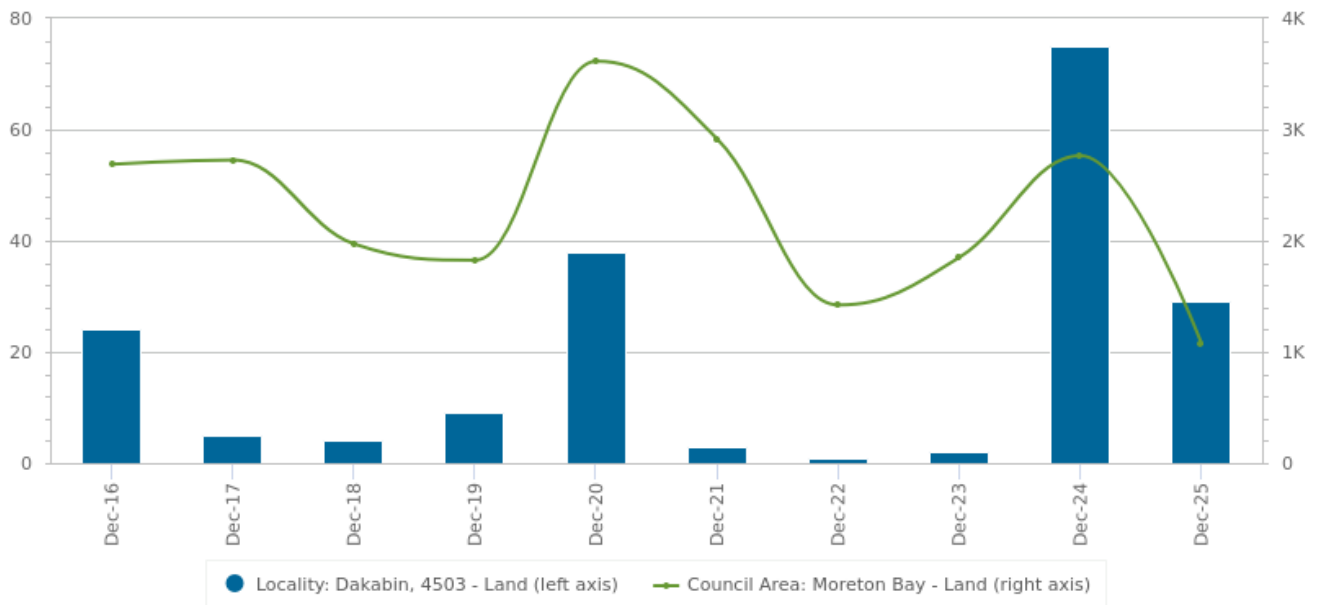
Land: Sales Per Annum

29

Dec 2025

	Dakabin	Moreton Bay
Dec 2017	5	2726
Dec 2018	4	1971
Dec 2019	9	1825
Dec 2020	38	3615
Dec 2021	3	2913
Dec 2022	1	1422
Dec 2023	2	1850
Dec 2024	75	2765
Dec 2025	29	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

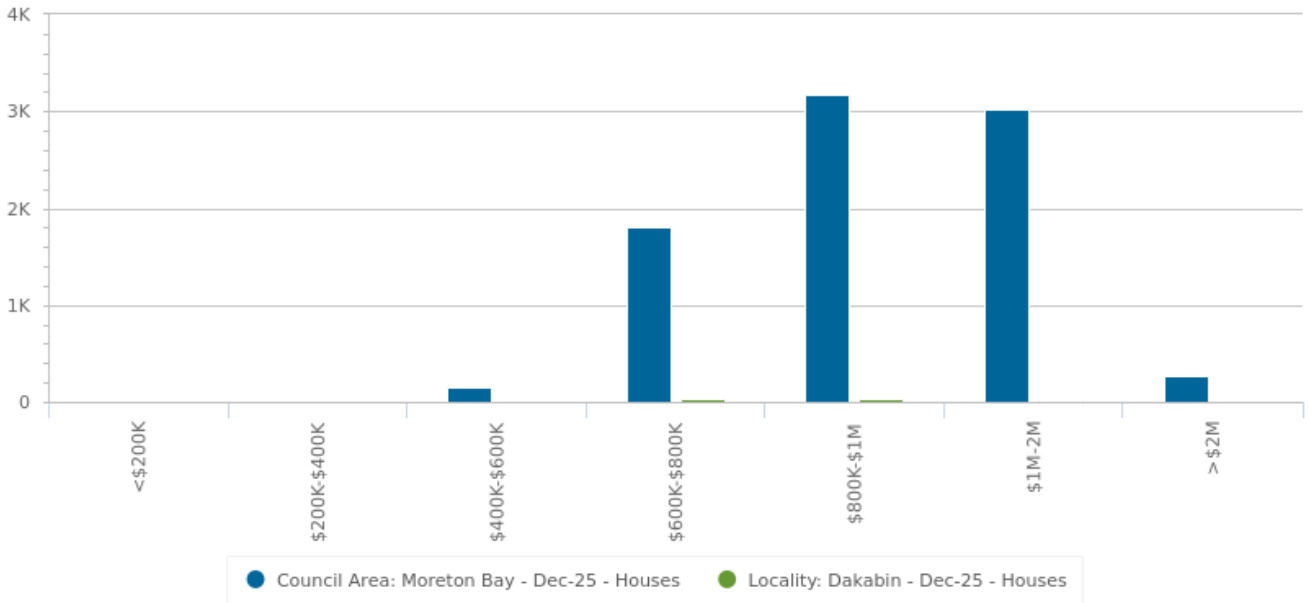
House: Sales By Price

\$80.09M

Dec 2025

	Dakabin	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	157
\$600K-\$800K	27	1,804
\$800K-\$1M	40	3,167
\$1M-\$2M	17	3,020
>\$2M	2	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

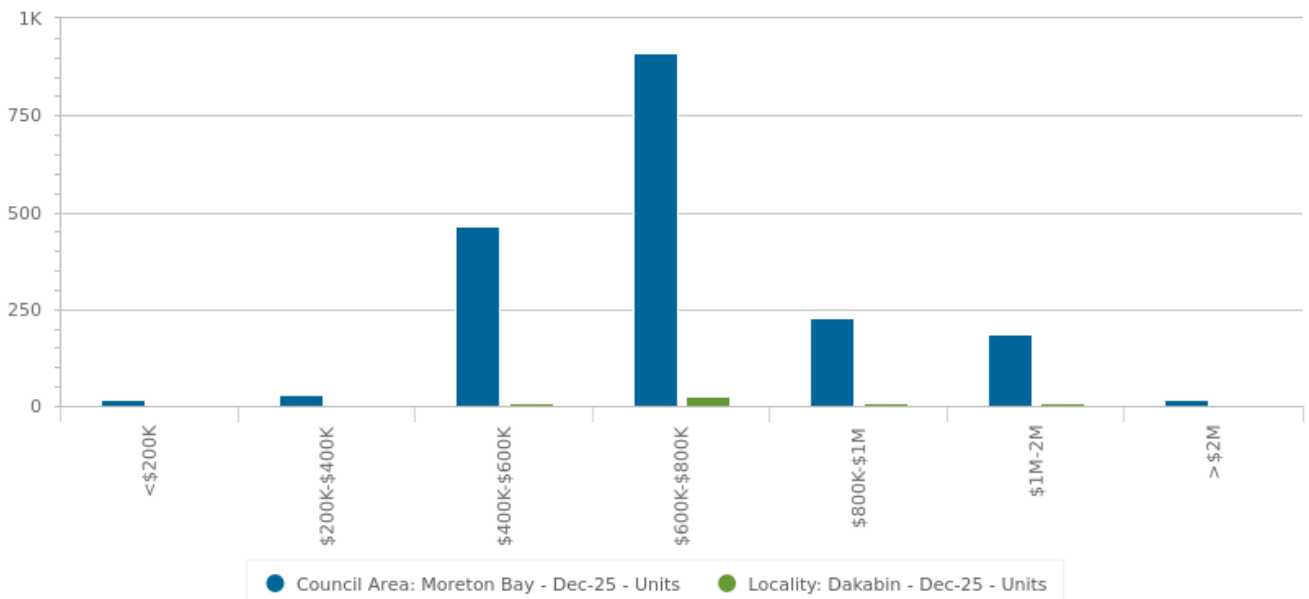
\$35.20M

Dec 2025

Unit: Sales By Price

	Dakabin	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	8	463
\$600K-\$800K	24	913
\$800K-\$1M	8	228
\$1M-\$2M	7	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

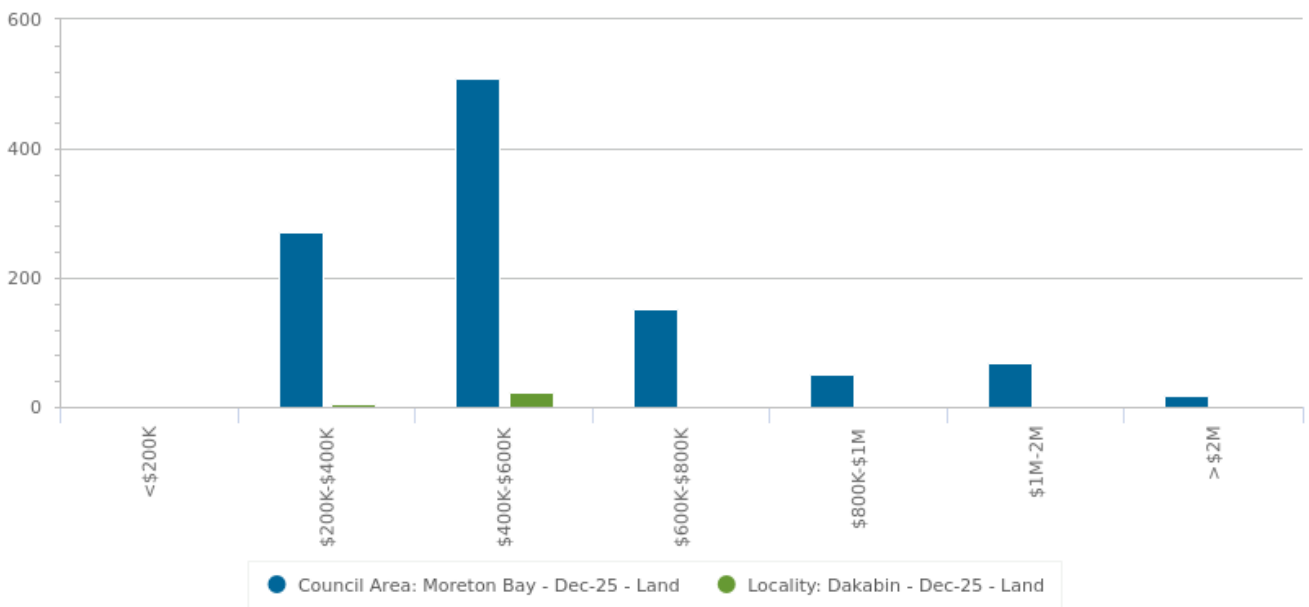


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Dakabin	Moreton Bay
<\$200K	-	1
\$200K-\$400K	5	270
\$400K-\$600K	23	509
\$600K-\$800K	1	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

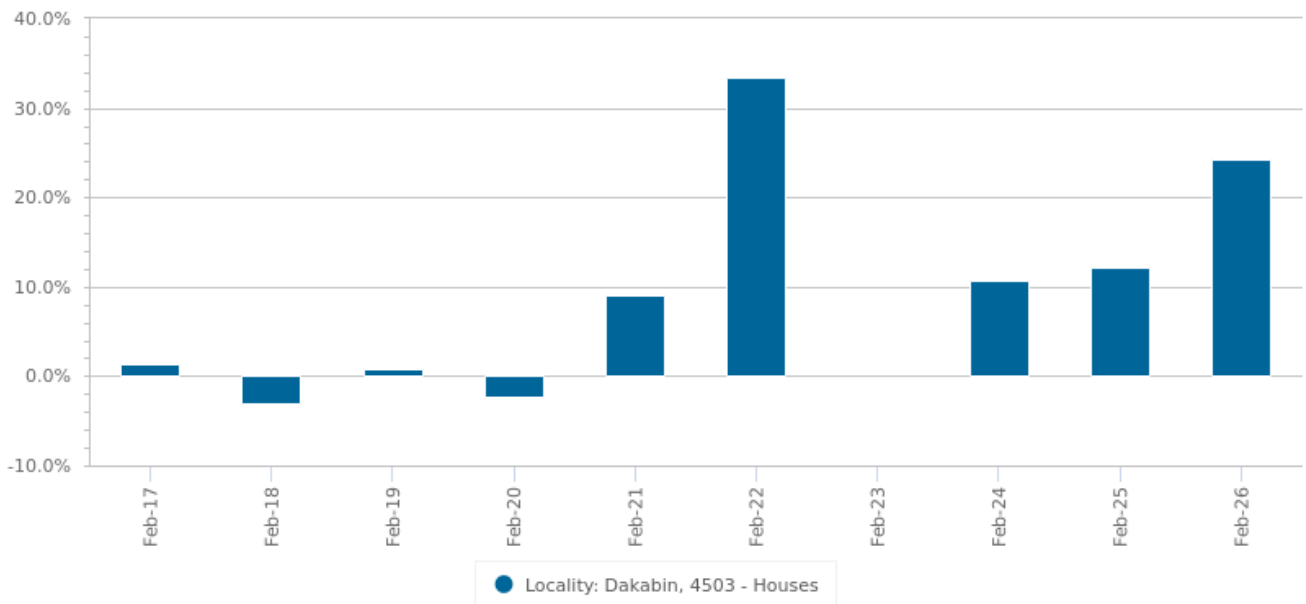
House: Change In Median Value

24.3%

Feb 2026

	Dakabin
Feb 2017	1.3%
Feb 2018	-3.1%
Feb 2019	0.7%
Feb 2020	-2.2%
Feb 2021	9.0%
Feb 2022	33.4%
Feb 2023	0.1%
Feb 2024	10.7%
Feb 2025	12.2%
Feb 2026	24.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

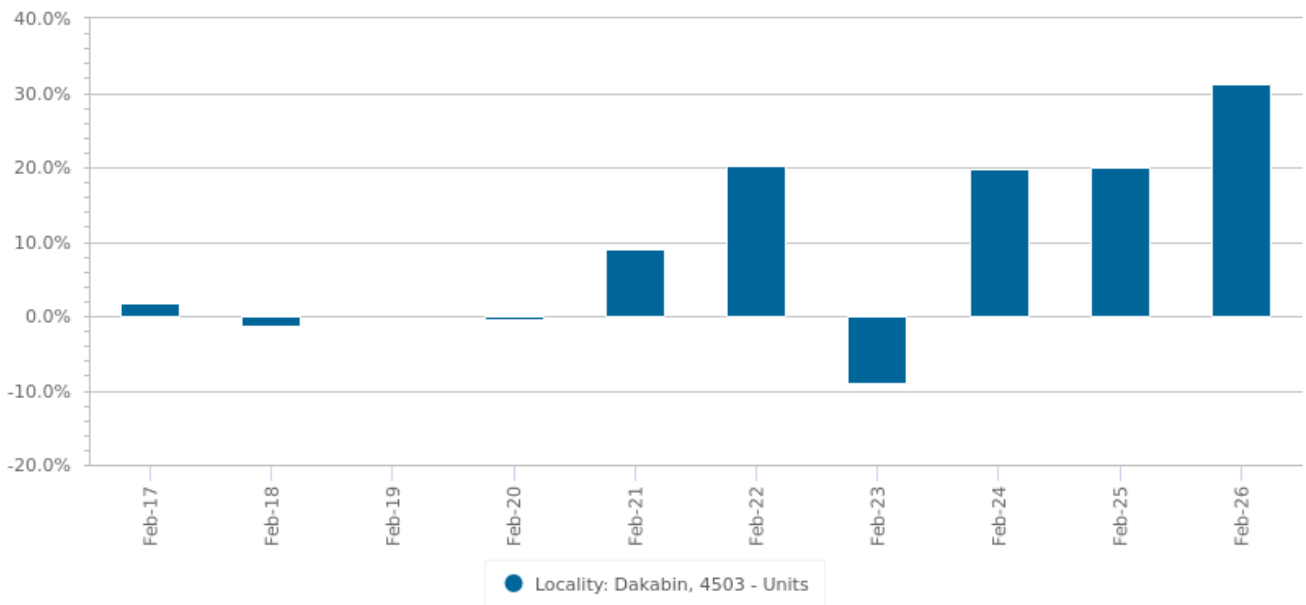
Unit: Change In Median Value

31.2%

Feb 2026

	Dakabin
Feb 2017	1.9%
Feb 2018	-1.3%
Feb 2019	-0.1%
Feb 2020	-0.3%
Feb 2021	9.1%
Feb 2022	20.2%
Feb 2023	-8.9%
Feb 2024	19.7%
Feb 2025	20.0%
Feb 2026	31.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

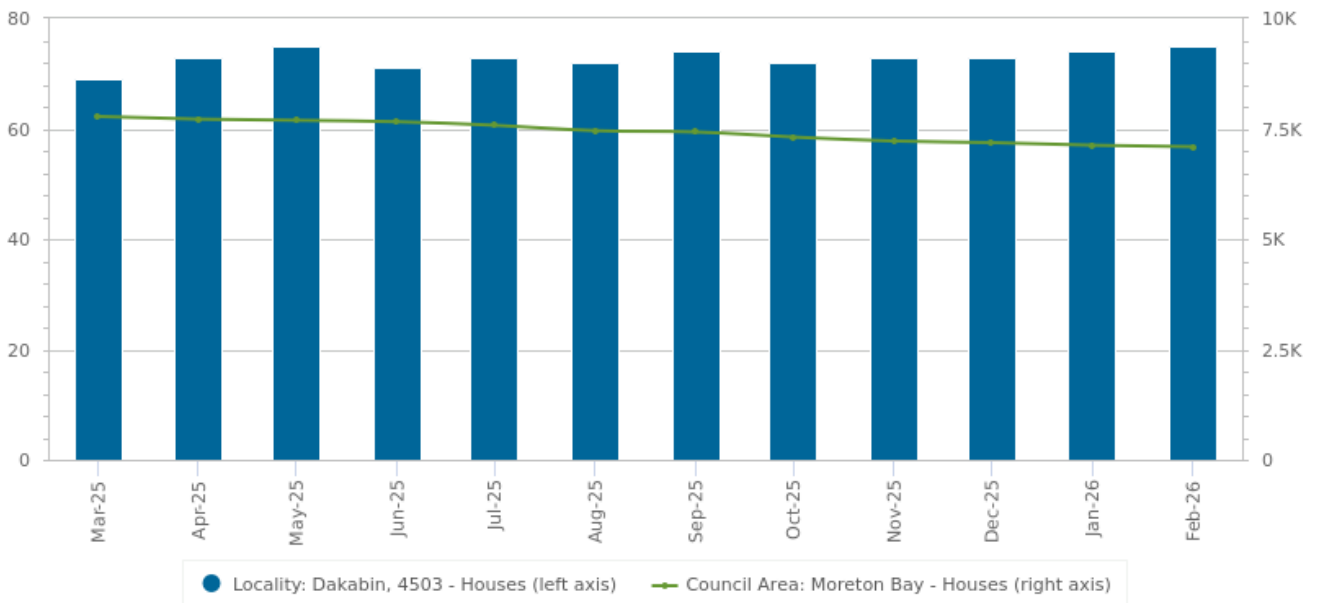
House: Number of New Listing

75

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	69	7,777
Apr 2025	73	7,717
May 2025	75	7,691
Jun 2025	71	7,658
Jul 2025	73	7,578
Aug 2025	72	7,456
Sep 2025	74	7,426
Oct 2025	72	7,311
Nov 2025	73	7,221
Dec 2025	73	7,185
Jan 2026	74	7,126
Feb 2026	75	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

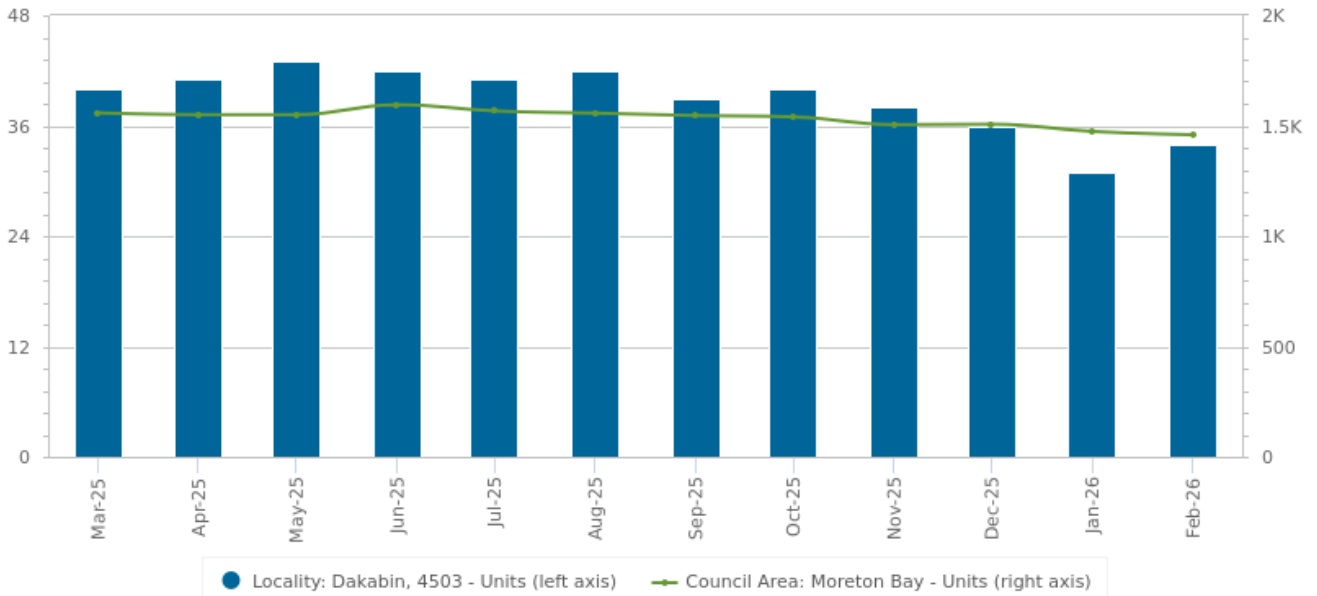
Unit: Number of New Listing

34

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	40	1,558
Apr 2025	41	1,550
May 2025	43	1,550
Jun 2025	42	1,595
Jul 2025	41	1,567
Aug 2025	42	1,557
Sep 2025	39	1,546
Oct 2025	40	1,540
Nov 2025	38	1,505
Dec 2025	36	1,507
Jan 2026	31	1,474
Feb 2026	34	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

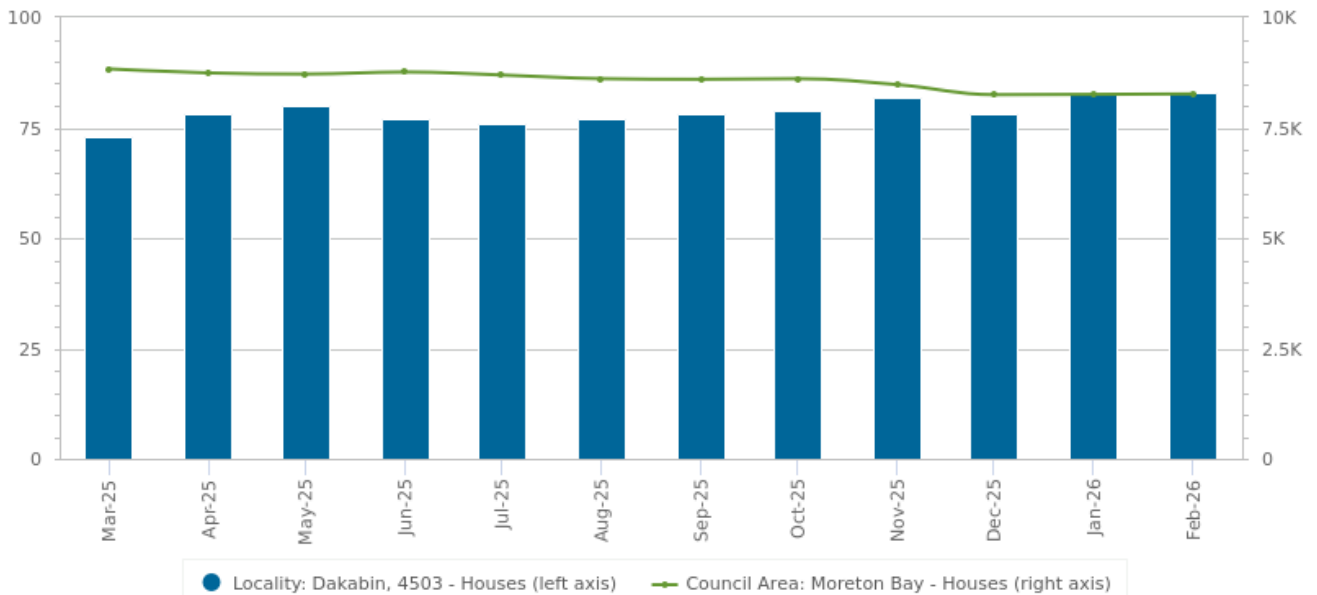
House: Total Properties Listed

83

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	73	8,832
Apr 2025	78	8,741
May 2025	80	8,716
Jun 2025	77	8,762
Jul 2025	76	8,694
Aug 2025	77	8,611
Sep 2025	78	8,597
Oct 2025	79	8,611
Nov 2025	82	8,475
Dec 2025	78	8,248
Jan 2026	83	8,255
Feb 2026	83	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

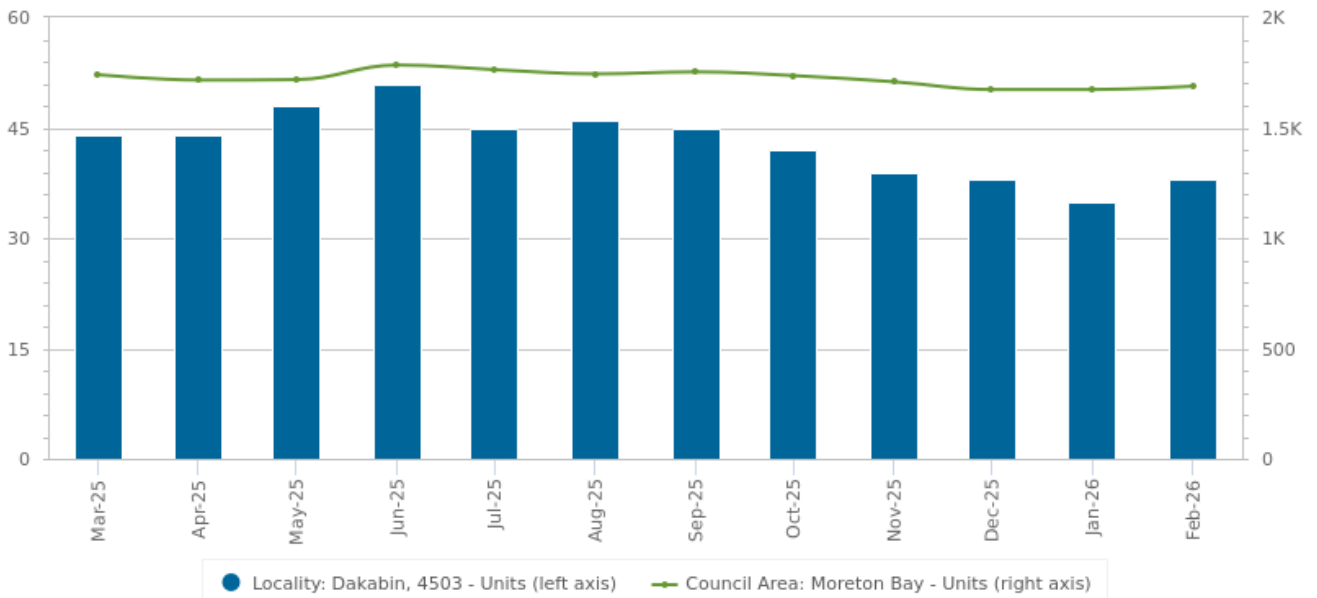
Unit: Total Properties Listed

38

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	44	1,740
Apr 2025	44	1,716
May 2025	48	1,718
Jun 2025	51	1,784
Jul 2025	45	1,763
Aug 2025	46	1,744
Sep 2025	45	1,753
Oct 2025	42	1,736
Nov 2025	39	1,708
Dec 2025	38	1,673
Jan 2026	35	1,673
Feb 2026	38	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

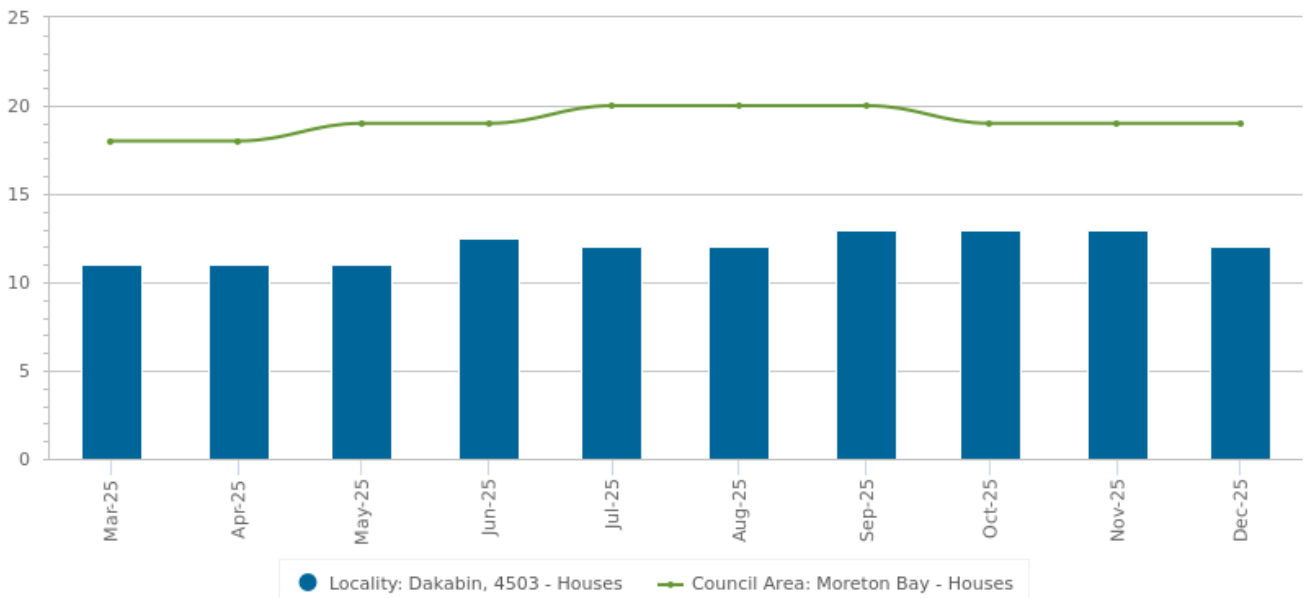
House: Median Days On Market

12

Dec 2025

	Dakabin	Moreton Bay
Jan 2025	8.5	17
Feb 2025	9	17.5
Mar 2025	11	18
Apr 2025	11	18
May 2025	11	19
Jun 2025	12.5	19
Jul 2025	12	20
Aug 2025	12	20
Sep 2025	13	20
Oct 2025	13	19
Nov 2025	13	19
Dec 2025	12	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

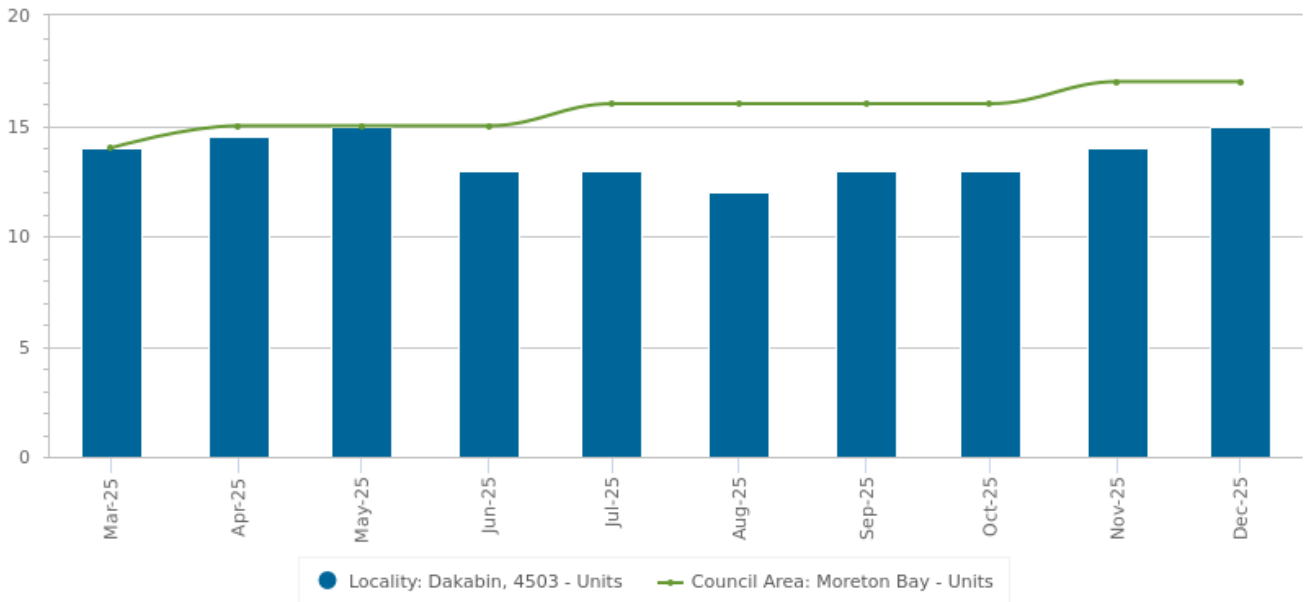
Unit: Median Days On Market

15

Dec 2025

	Dakabin	Moreton Bay
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
Jul 2025	13	16
Aug 2025	12	16
Sep 2025	13	16
Oct 2025	13	16
Nov 2025	14	17
Dec 2025	15	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

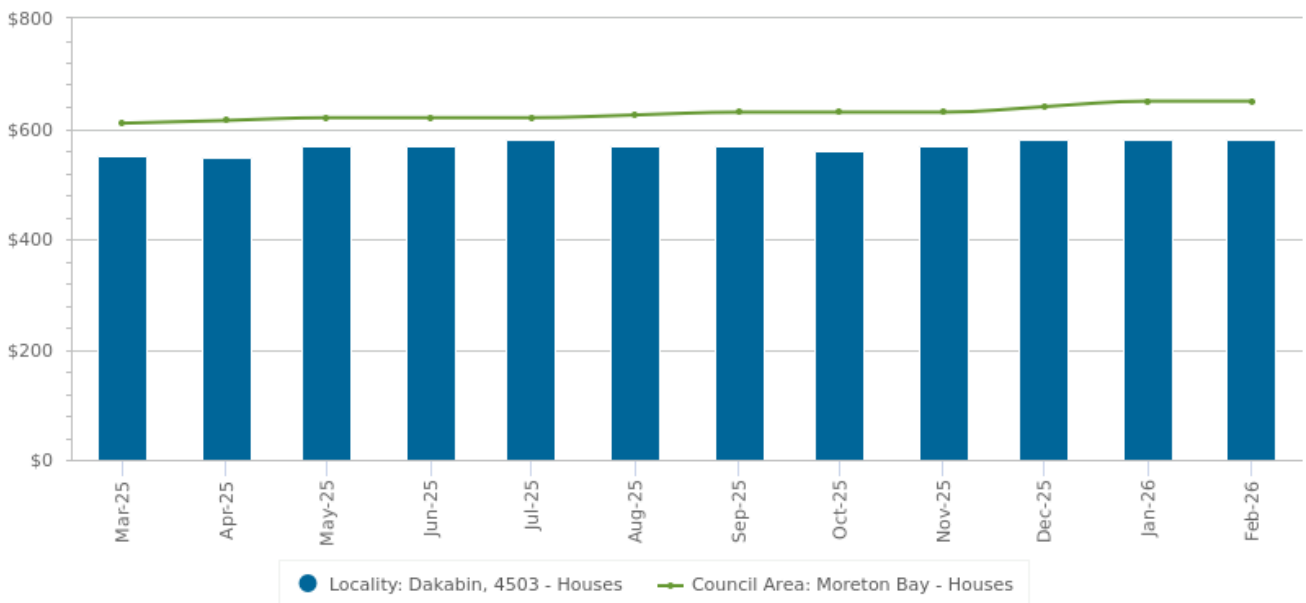
House: Median Rent

\$580/w

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	\$550/w	\$610/w
Apr 2025	\$548/w	\$615/w
May 2025	\$570/w	\$620/w
Jun 2025	\$570/w	\$620/w
Jul 2025	\$580/w	\$620/w
Aug 2025	\$570/w	\$625/w
Sep 2025	\$570/w	\$630/w
Oct 2025	\$560/w	\$630/w
Nov 2025	\$570/w	\$630/w
Dec 2025	\$580/w	\$640/w
Jan 2026	\$580/w	\$650/w
Feb 2026	\$580/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

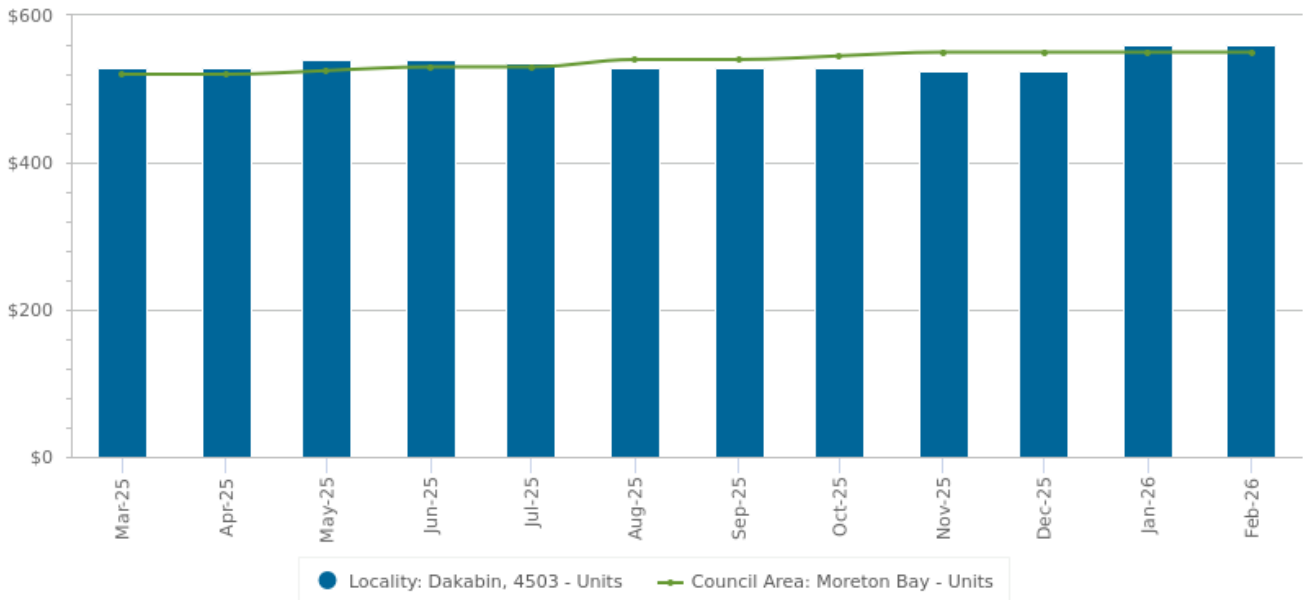
Unit: Median Rent

\$560/w

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	\$530/w	\$520/w
Apr 2025	\$530/w	\$520/w
May 2025	\$540/w	\$525/w
Jun 2025	\$540/w	\$530/w
Jul 2025	\$535/w	\$530/w
Aug 2025	\$530/w	\$540/w
Sep 2025	\$530/w	\$540/w
Oct 2025	\$530/w	\$545/w
Nov 2025	\$525/w	\$550/w
Dec 2025	\$525/w	\$550/w
Jan 2026	\$560/w	\$550/w
Feb 2026	\$560/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

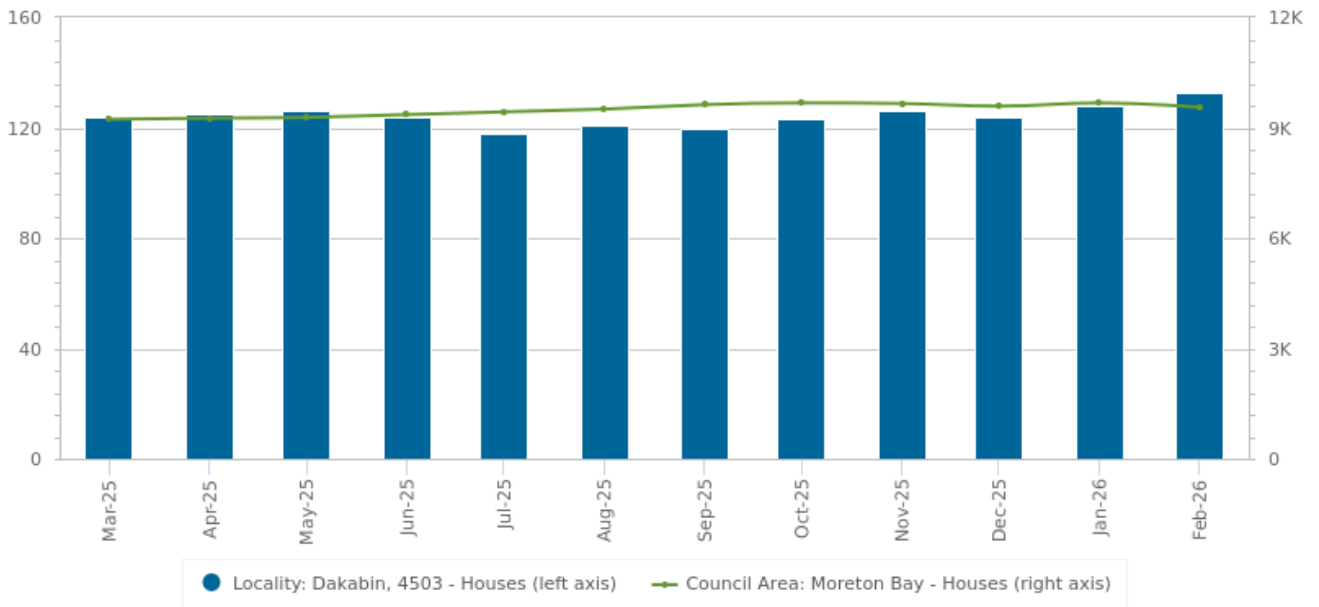
House: Rental Rate Observations

133

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	124	9,230
Apr 2025	125	9,261
May 2025	126	9,280
Jun 2025	124	9,357
Jul 2025	118	9,431
Aug 2025	121	9,506
Sep 2025	120	9,627
Oct 2025	123	9,674
Nov 2025	126	9,658
Dec 2025	124	9,587
Jan 2026	128	9,675
Feb 2026	133	9,559

Statistics are calculated over a rolling 12 month period



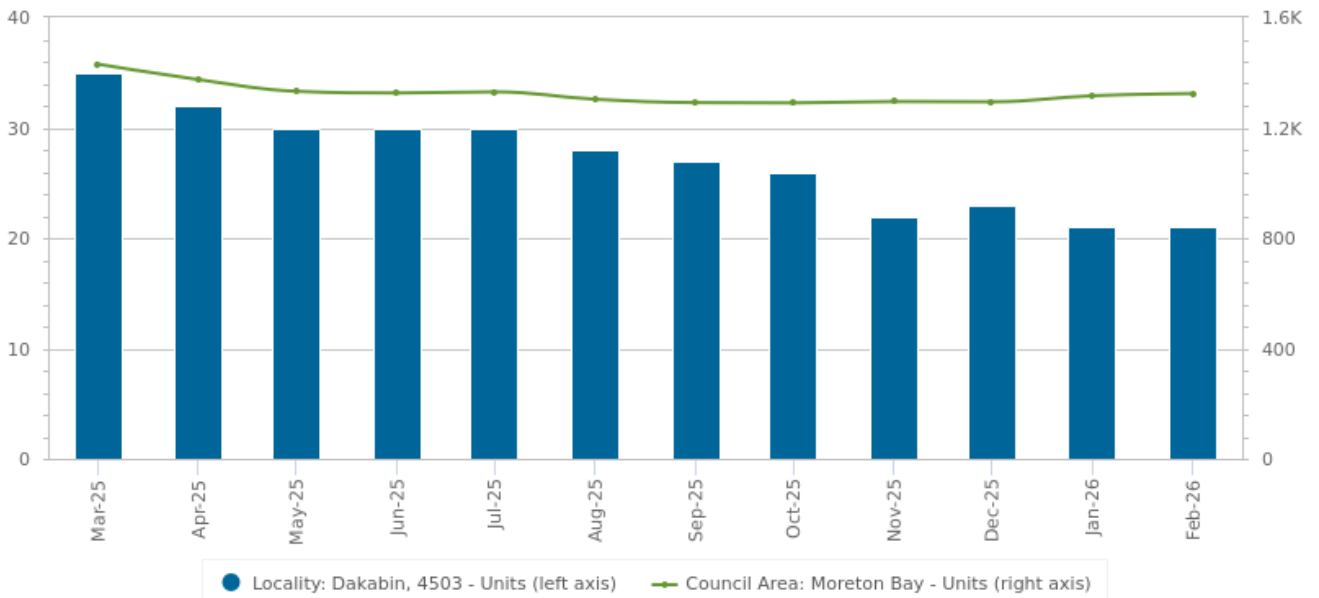
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

21
Feb 2026

	Dakabin	Moreton Bay
Mar 2025	35	1,430
Apr 2025	32	1,374
May 2025	30	1,332
Jun 2025	30	1,326
Jul 2025	30	1,330
Aug 2025	28	1,303
Sep 2025	27	1,291
Oct 2025	26	1,290
Nov 2025	22	1,295
Dec 2025	23	1,294
Jan 2026	21	1,316
Feb 2026	21	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

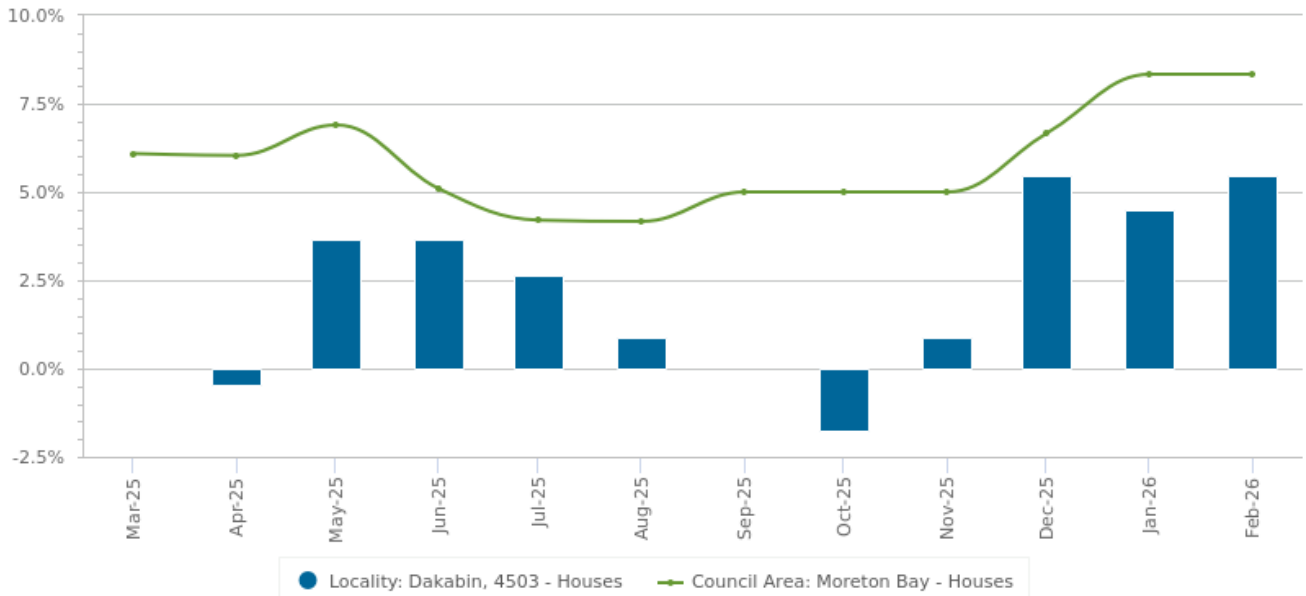
House: Change in Rental Rate

5.5%

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	-	6.1%
Apr 2025	-0.5%	6.0%
May 2025	3.6%	6.9%
Jun 2025	3.6%	5.1%
Jul 2025	2.7%	4.2%
Aug 2025	0.9%	4.2%
Sep 2025	-	5.0%
Oct 2025	-1.8%	5.0%
Nov 2025	0.9%	5.0%
Dec 2025	5.5%	6.7%
Jan 2026	4.5%	8.3%
Feb 2026	5.5%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

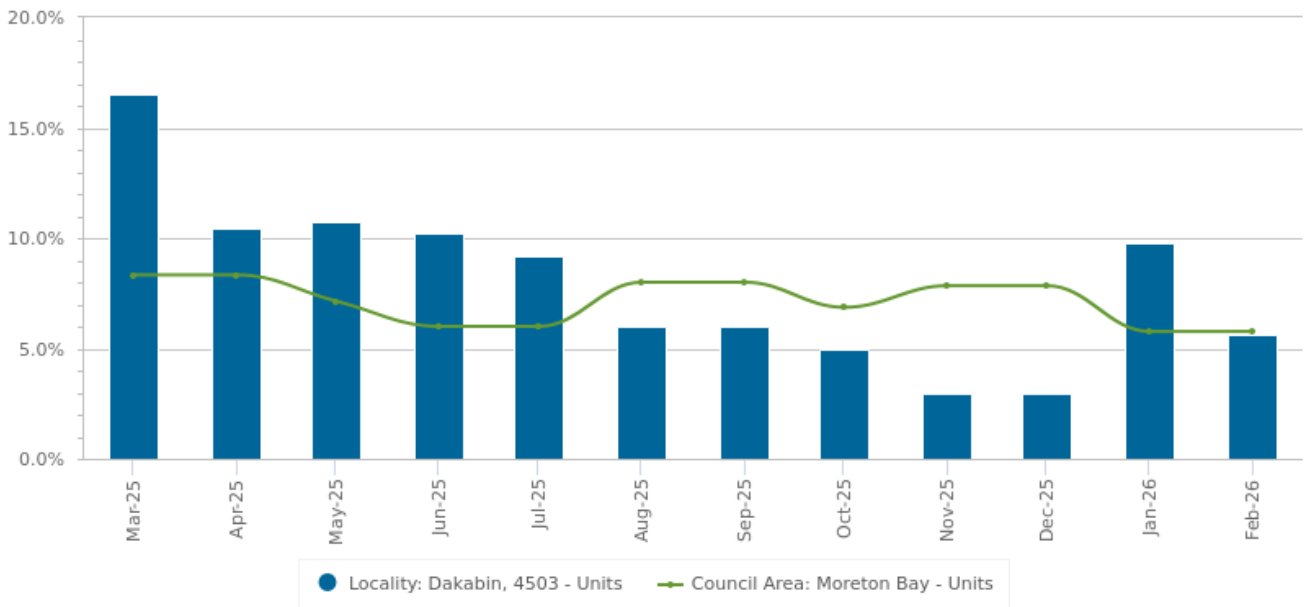
Unit: Change in Rental Rate

5.7%

Feb 2026

	Dakabin	Moreton Bay
Mar 2025	16.5%	8.3%
Apr 2025	10.4%	8.3%
May 2025	10.8%	7.1%
Jun 2025	10.2%	6.0%
Jul 2025	9.2%	6.0%
Aug 2025	6.0%	8.0%
Sep 2025	6.0%	8.0%
Oct 2025	5.0%	6.9%
Nov 2025	2.9%	7.8%
Dec 2025	2.9%	7.8%
Jan 2026	9.8%	5.8%
Feb 2026	5.7%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

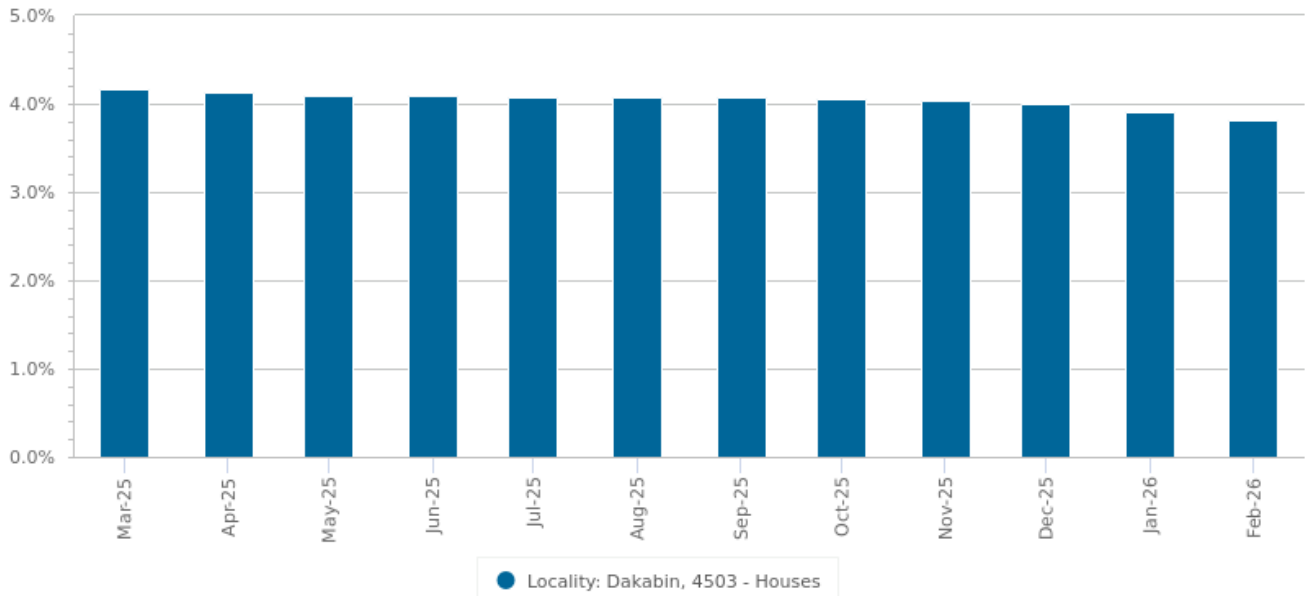
House: Value Based Rental Yield

3.8%

Feb 2026

	Dakabin
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%
Jan 2026	3.9%
Feb 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

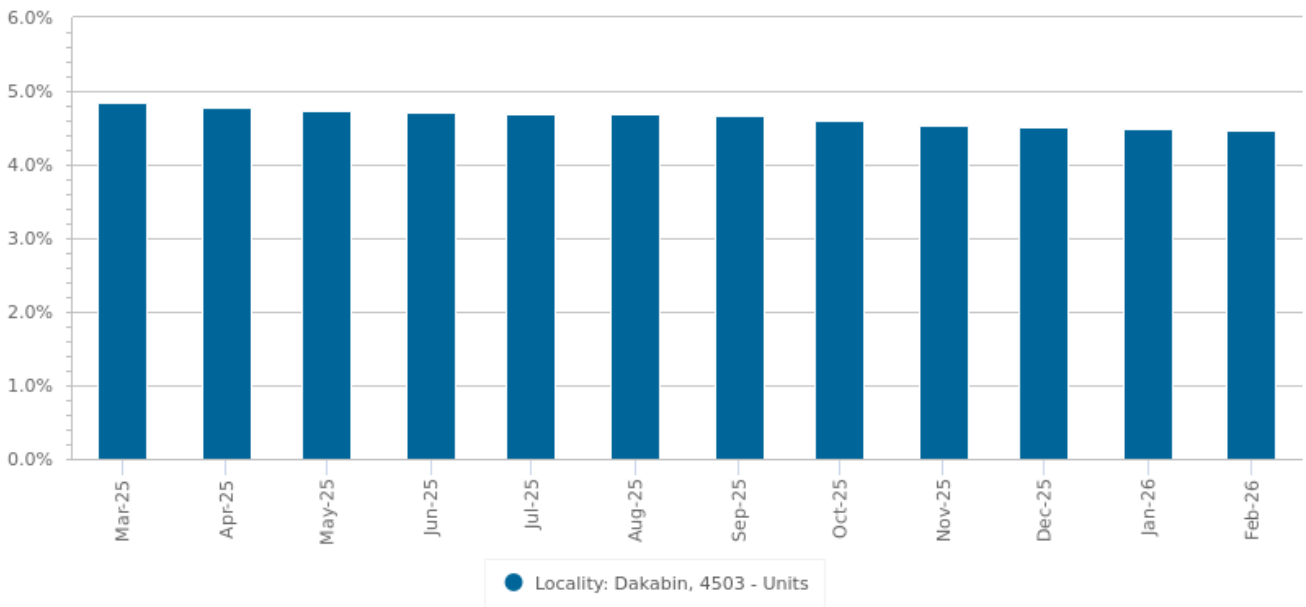
Unit: Value Based Rental Yield

4.5%

Feb 2026

	Dakabin
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%
Jan 2026	4.5%
Feb 2026	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

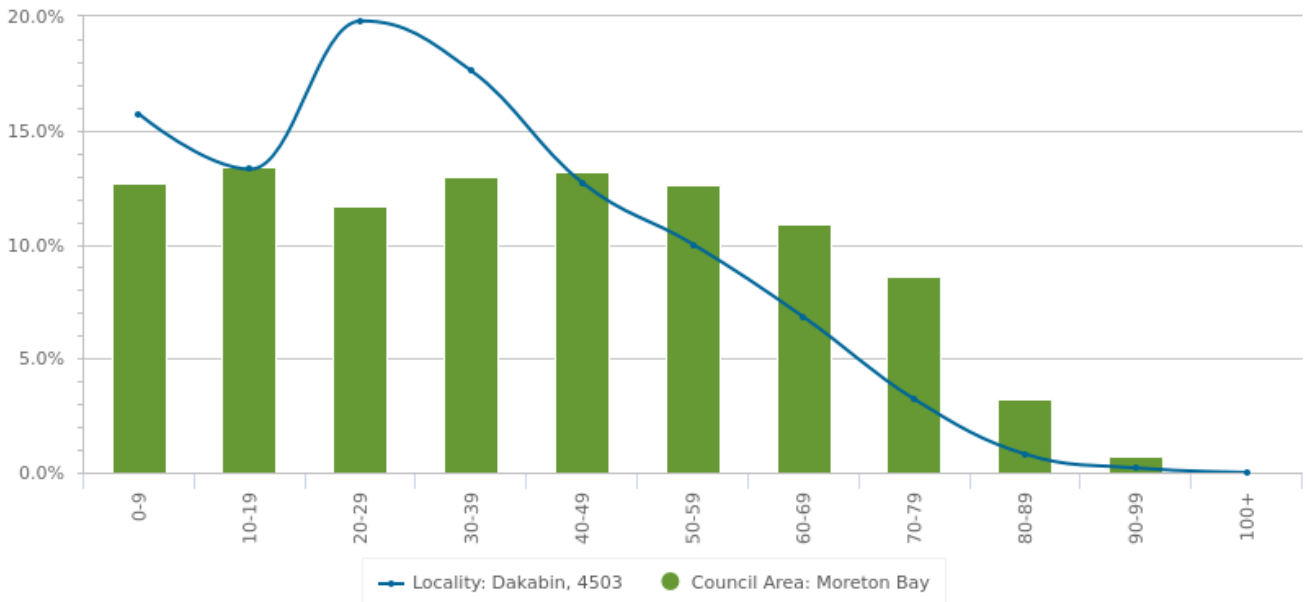
1.9%

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)



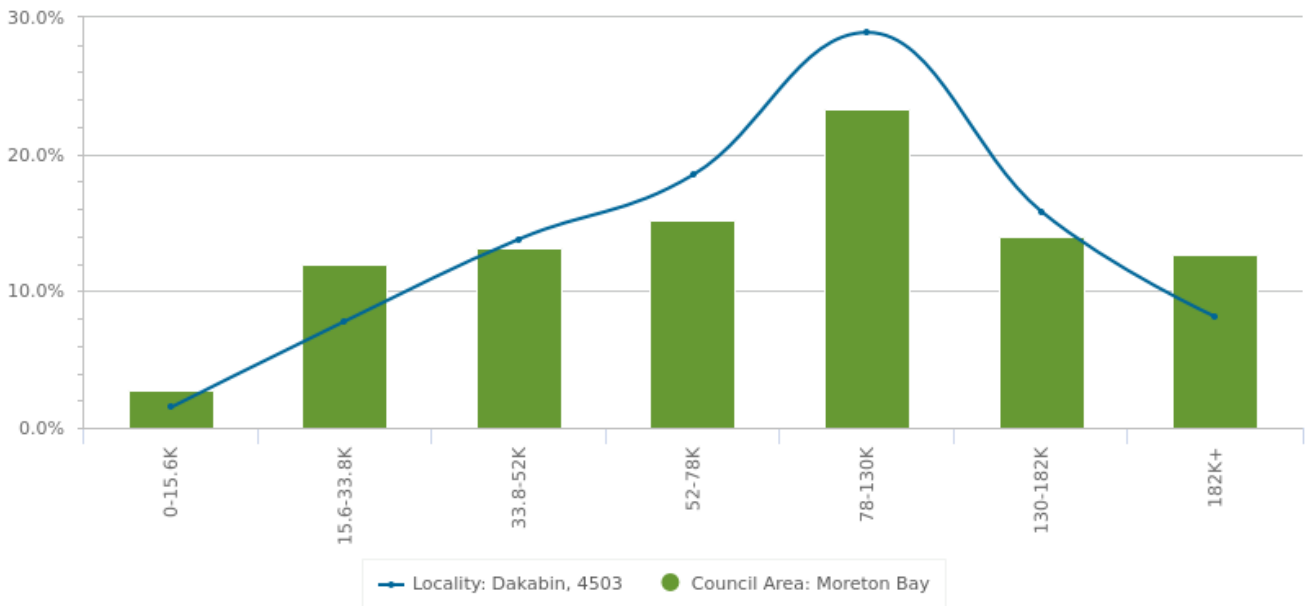
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



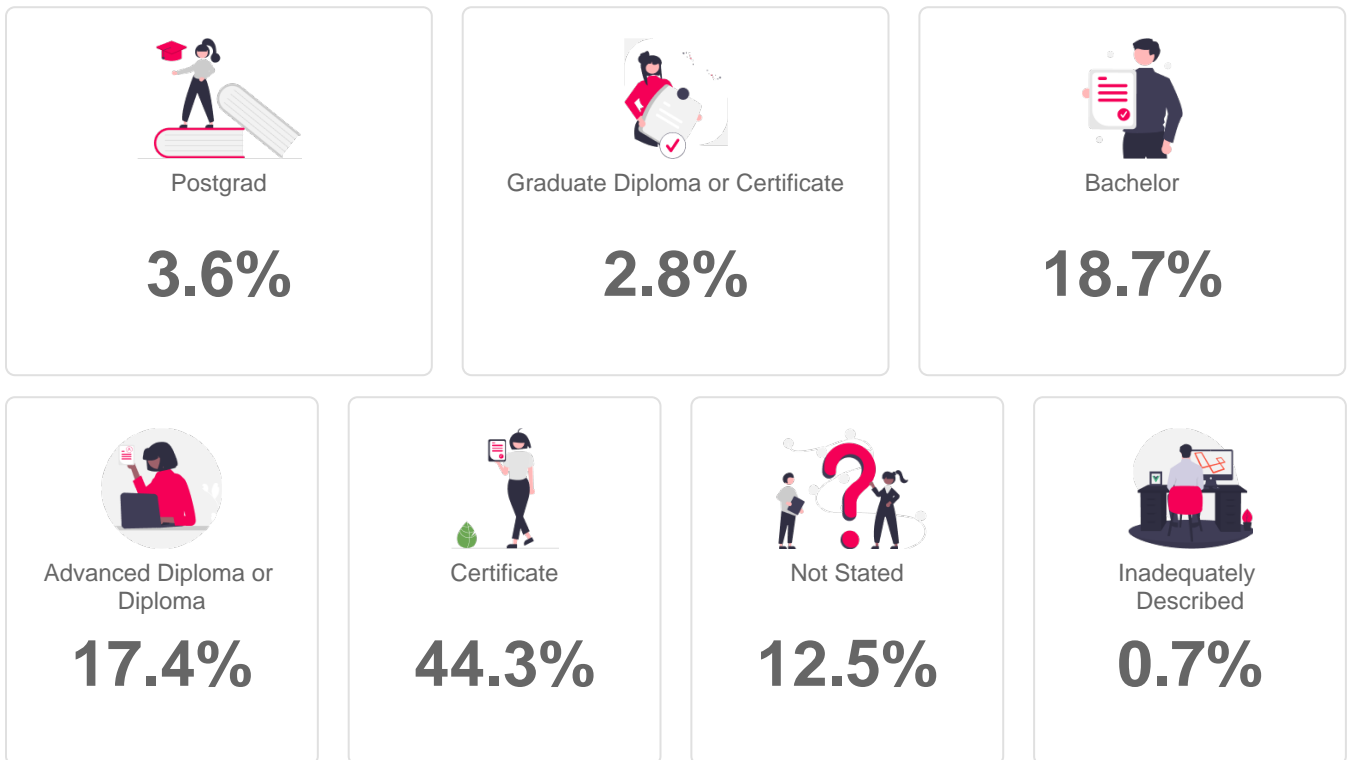
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

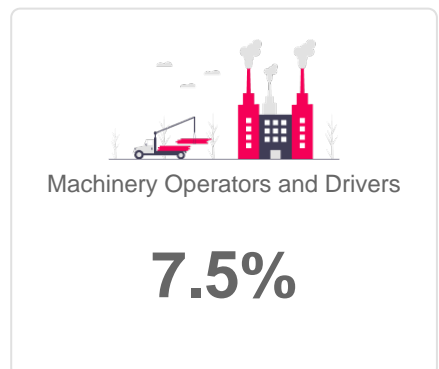
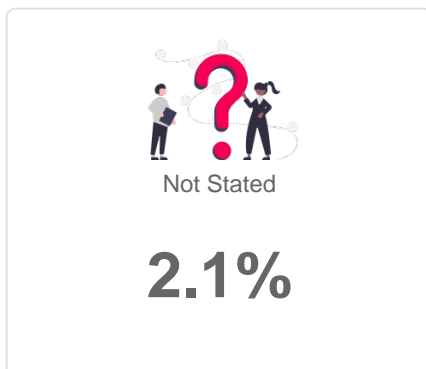
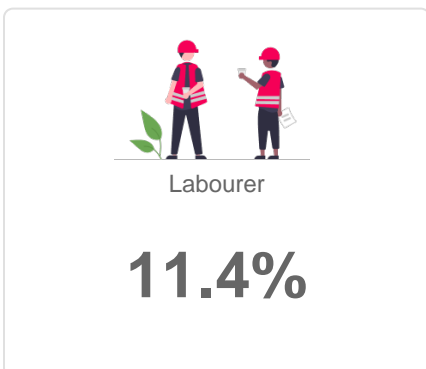
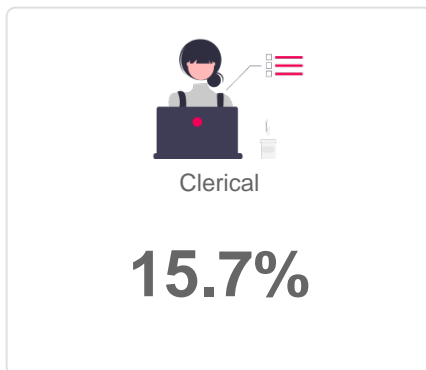
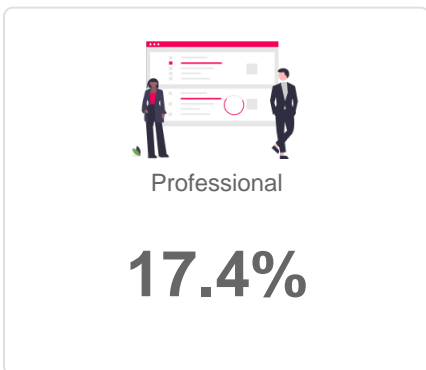


Occupation

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)



Employment By Occupation



Managers

8%



Community and Personal Service
Workers

14.4%



Sales Workers

9.9%

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