

# Suburb Statistics Report

Kallangur QLD 4503

Prepared on 11 Nov 2025

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Area Profile

Kallangur, QLD

The size of Kallangur is approximately 11.3 square kilometres. It has 64 parks covering nearly 11.0% of total area. The population of Kallangur in 2016 was 20405 people. By 2021 the population was 21761 showing a population growth of 6.6% in the area during that time. The predominant age group in Kallangur is 30-39 years. Households in Kallangur are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kallangur work in a trades occupation. In 2021, 54.50% of the homes in Kallangur were owner-occupied compared with 58.30% in 2016.

	House	Unit	Land
Average Tenure Period	10.1 years	7.1 years	-
Total Dwellings	7,103	1,467	131
Total New Listings	295	94	-
Median Value	\$839,785	\$620,884	-
Total Properties Listed	341	99	-

Market Trends

House: Market Trends

353

Properties Sold  
(12 Months)

10.1

Average Tenure Period  
(Years)

\$580/w

Median Asking Rent  
(12 Months)

295

New Sale Listings  
(12 Months)

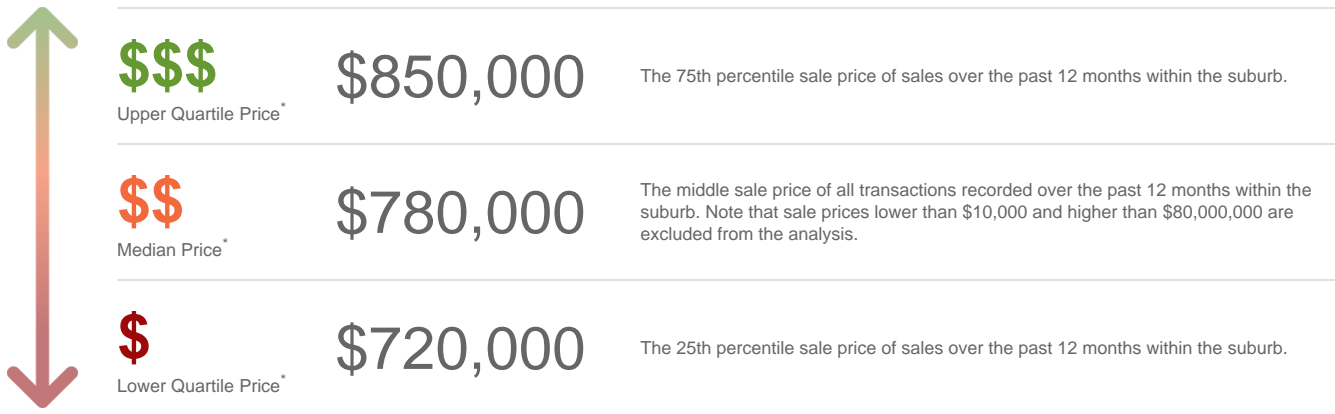
12.5

Days on Market  
(12 Months)

502

Rental Rate Observations  
(12 Months)

House: Median Price Quartiles



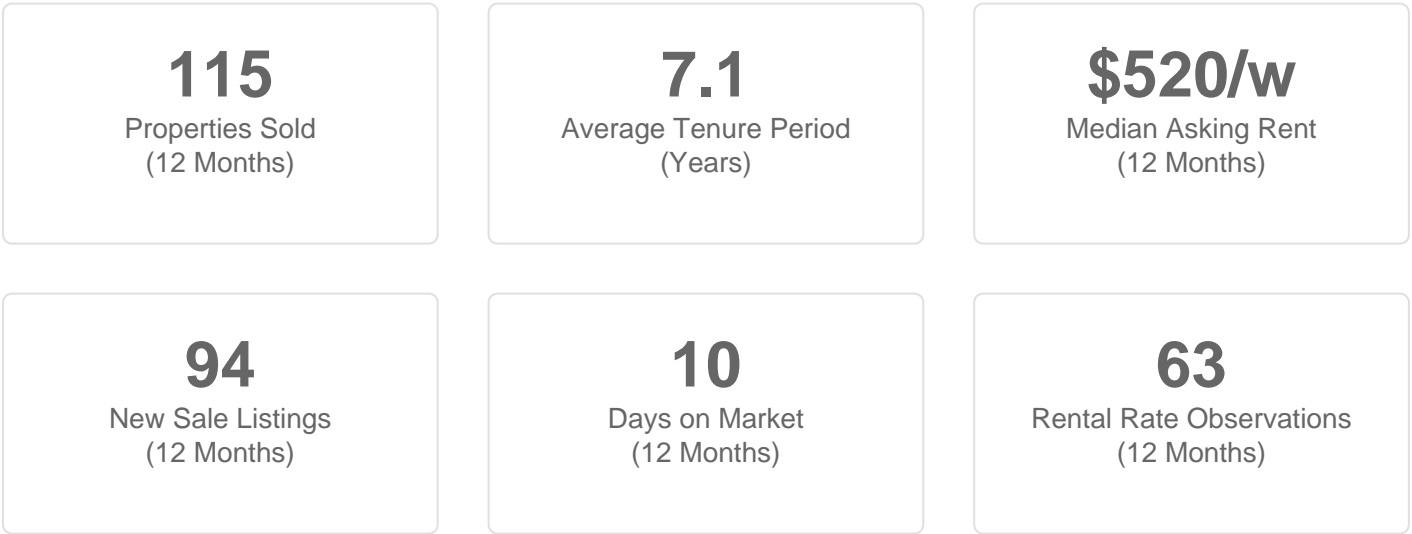
\*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

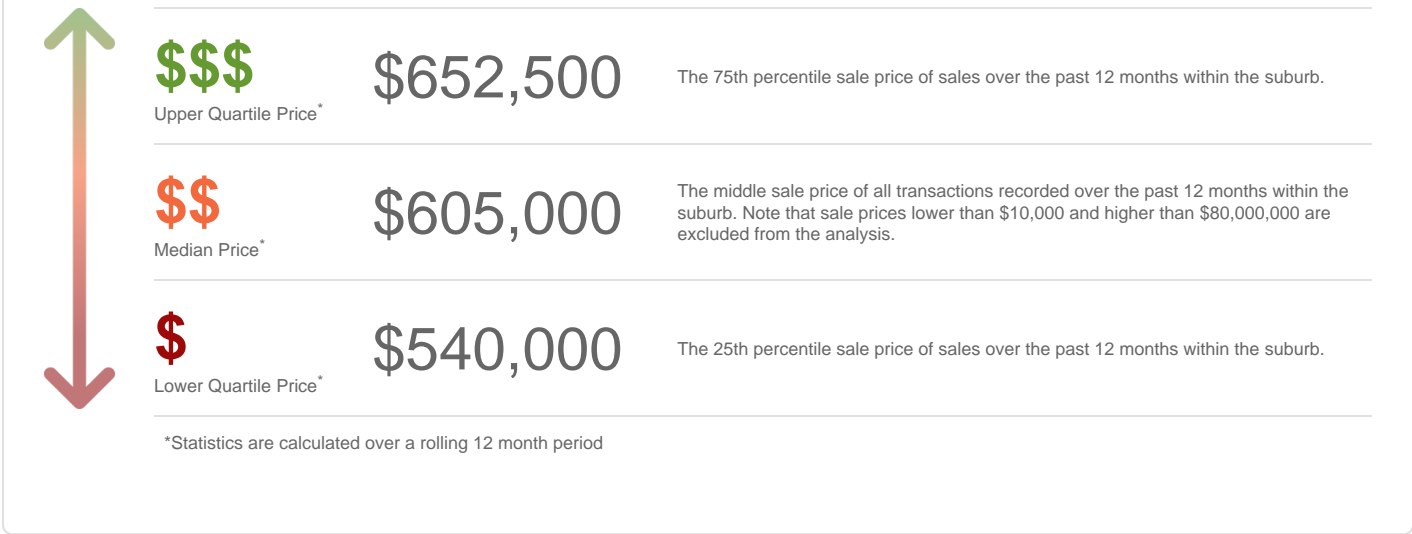
Kallangur QLD 4503



Unit: Market Trends






Unit: Median Price Quartiles



Land: Market Trends

6 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*	\$339,500	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*	-	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

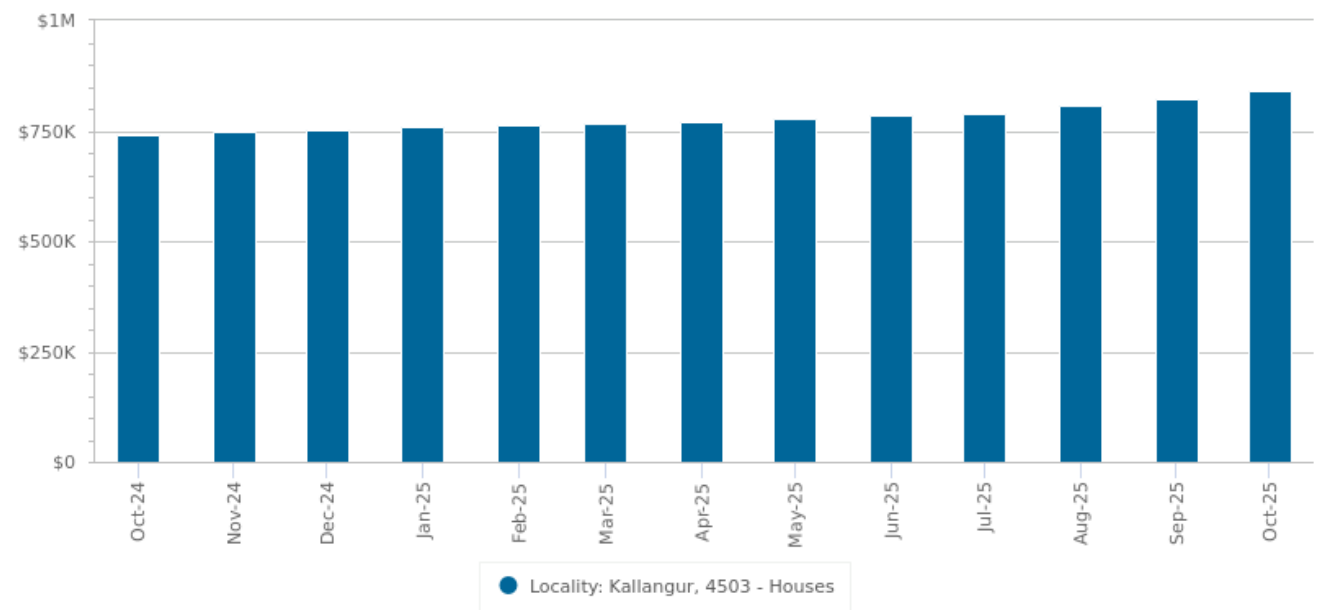
House: Recent Median Value

\$840K

Oct 2025

	Kallangur
Nov 2024	\$749,776
Dec 2024	\$753,322
Jan 2025	\$759,197
Feb 2025	\$763,943
Mar 2025	\$767,778
Apr 2025	\$771,517
May 2025	\$776,977
Jun 2025	\$785,719
Jul 2025	\$789,983
Aug 2025	\$808,432
Sep 2025	\$822,658
Oct 2025	\$839,785

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

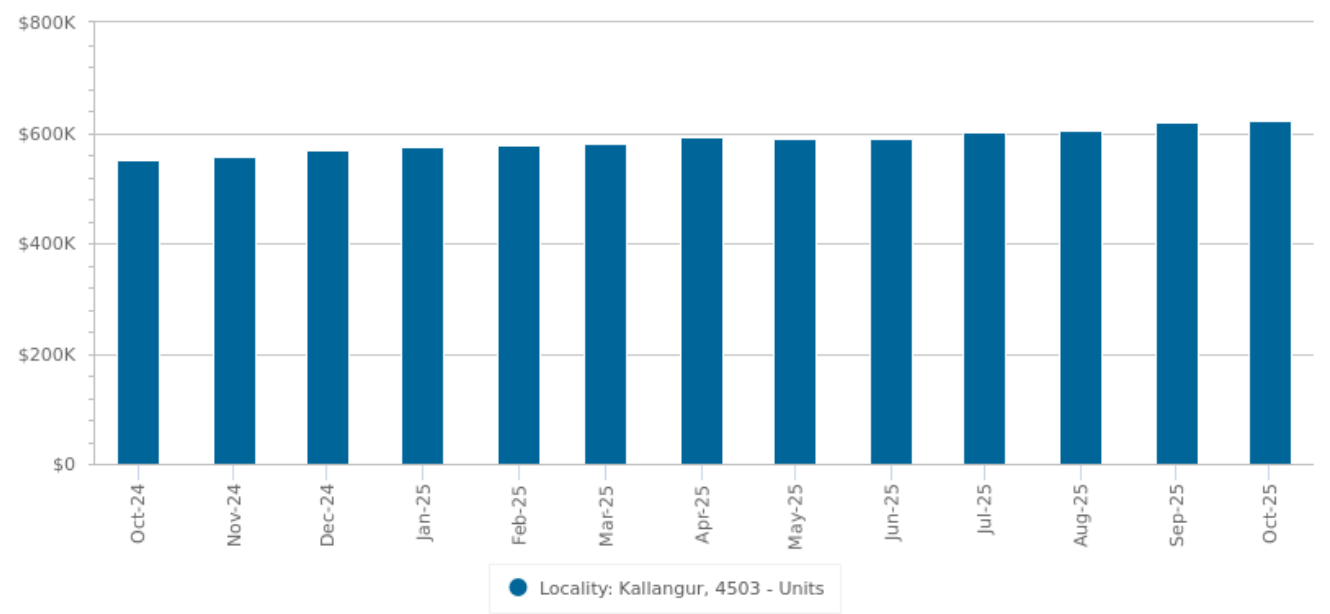
Unit: Recent Median Value

\$621K

Oct 2025

	Kallangur
Nov 2024	\$558,485
Dec 2024	\$569,167
Jan 2025	\$575,607
Feb 2025	\$578,176
Mar 2025	\$580,235
Apr 2025	\$592,345
May 2025	\$588,516
Jun 2025	\$589,295
Jul 2025	\$602,546
Aug 2025	\$605,536
Sep 2025	\$619,514
Oct 2025	\$620,884

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

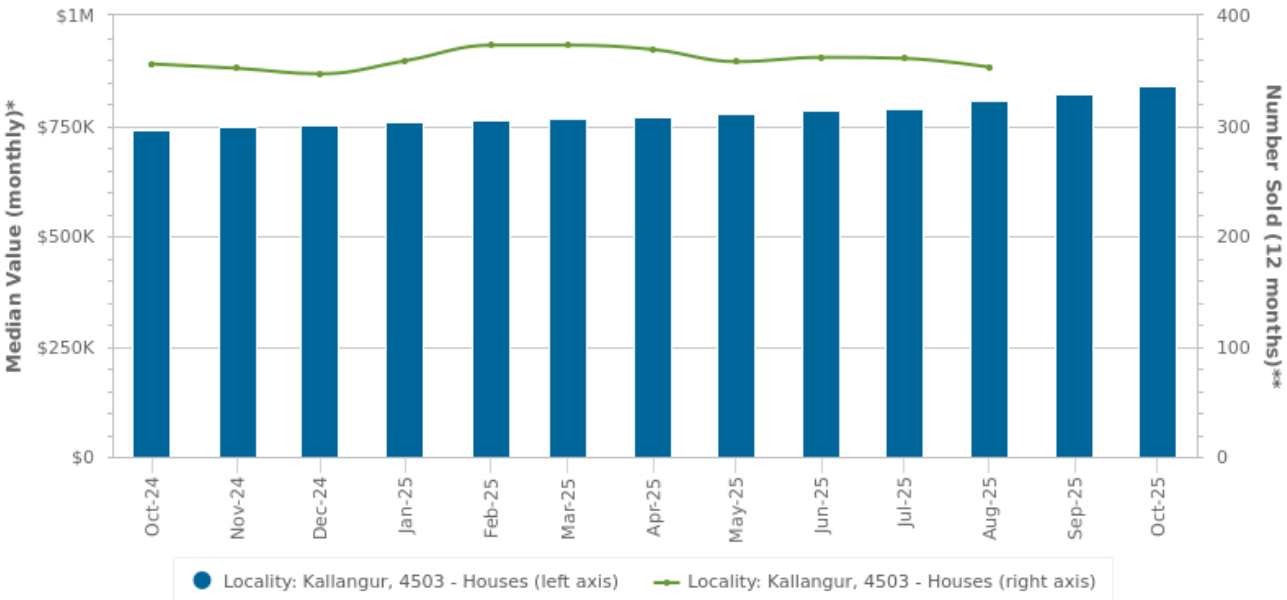
353

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$749,776	352
Dec 2024	\$753,322	347
Jan 2025	\$759,197	359
Feb 2025	\$763,943	373
Mar 2025	\$767,778	373
Apr 2025	\$771,517	369
May 2025	\$776,977	358
Jun 2025	\$785,719	362
Jul 2025	\$789,983	361
Aug 2025	\$808,432	353
Sep 2025	\$822,658	-
Oct 2025	\$839,785	-

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

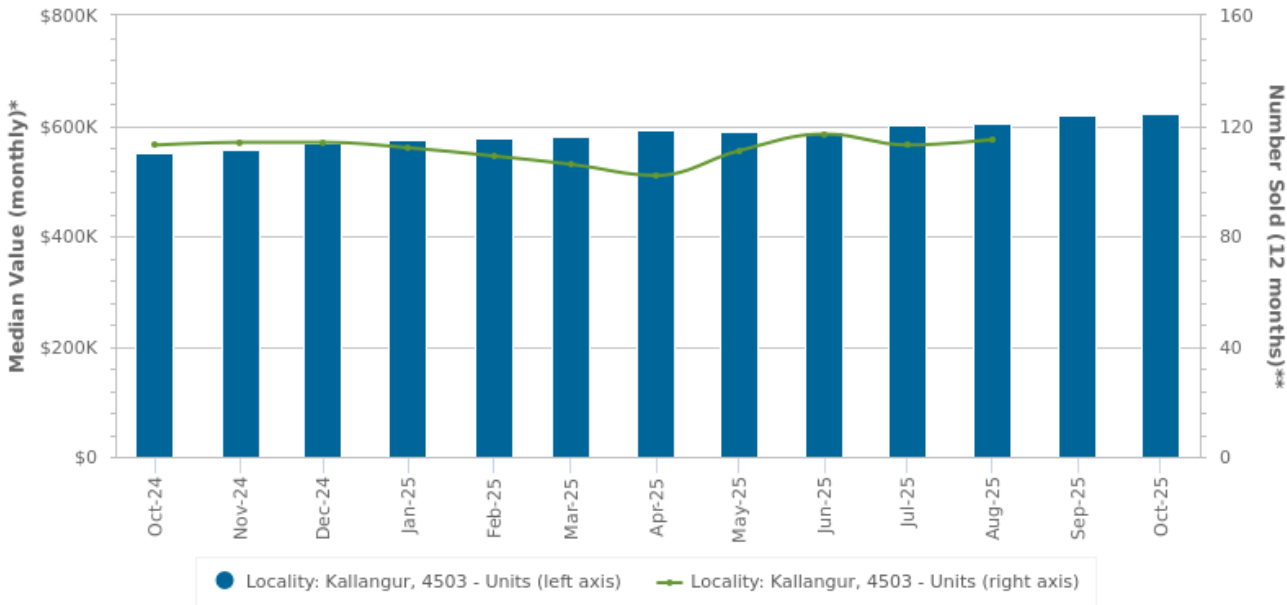


Unit: Median Value vs Number Sold

115  
Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$558,485	114
Dec 2024	\$569,167	114
Jan 2025	\$575,607	112
Feb 2025	\$578,176	109
Mar 2025	\$580,235	106
Apr 2025	\$592,345	102
May 2025	\$588,516	111
Jun 2025	\$589,295	117
Jul 2025	\$602,546	113
Aug 2025	\$605,536	115
Sep 2025	\$619,514	-
Oct 2025	\$620,884	-

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

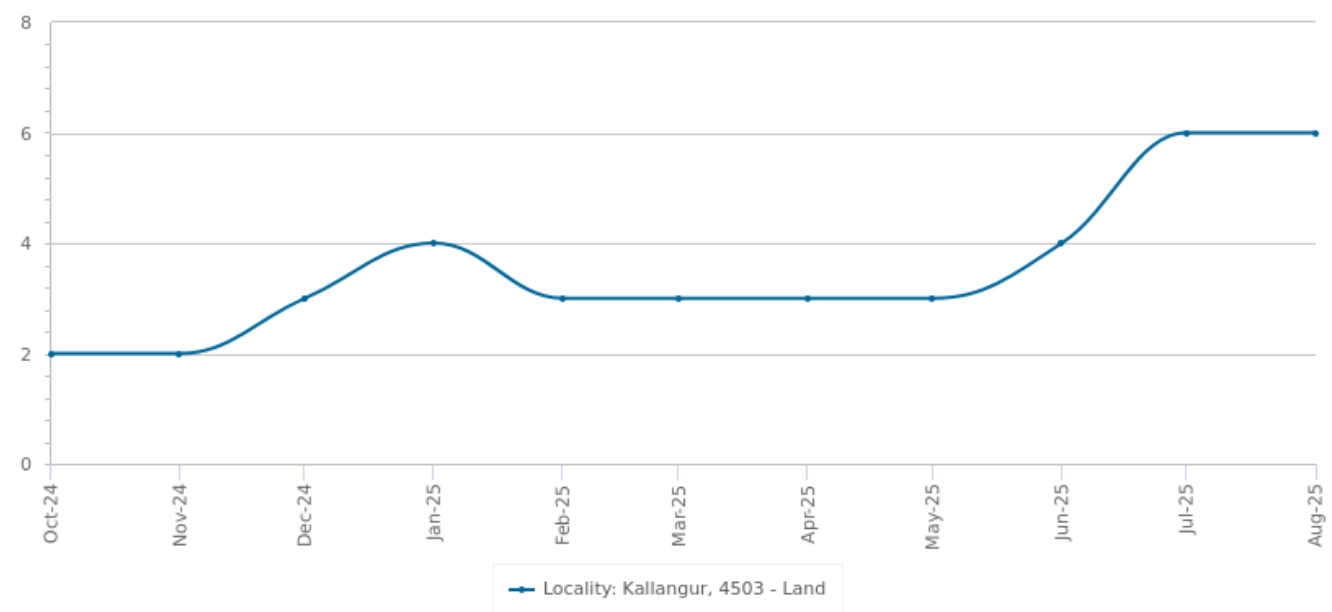
Land: Median Value vs Number Sold

6

Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	1
Oct 2024	-	2
Nov 2024	-	2
Dec 2024	-	3
Jan 2025	-	4
Feb 2025	-	3
Mar 2025	-	3
Apr 2025	-	3
May 2025	-	3
Jun 2025	-	4
Jul 2025	-	6
Aug 2025	-	6

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

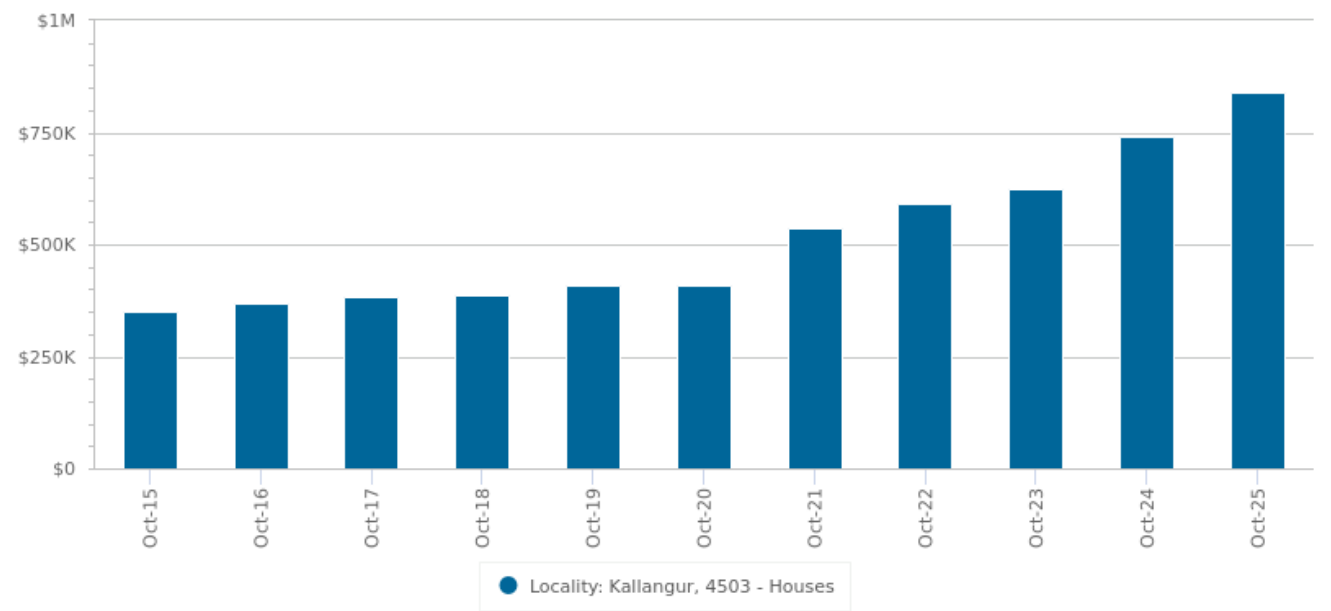
House: Median Value

\$840K

Oct 2025

	Kallangur
Oct 2016	\$369,370
Oct 2017	\$384,825
Oct 2018	\$387,291
Oct 2019	\$410,297
Oct 2020	\$409,945
Oct 2021	\$536,692
Oct 2022	\$591,771
Oct 2023	\$625,285
Oct 2024	\$739,721
Oct 2025	\$839,785

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

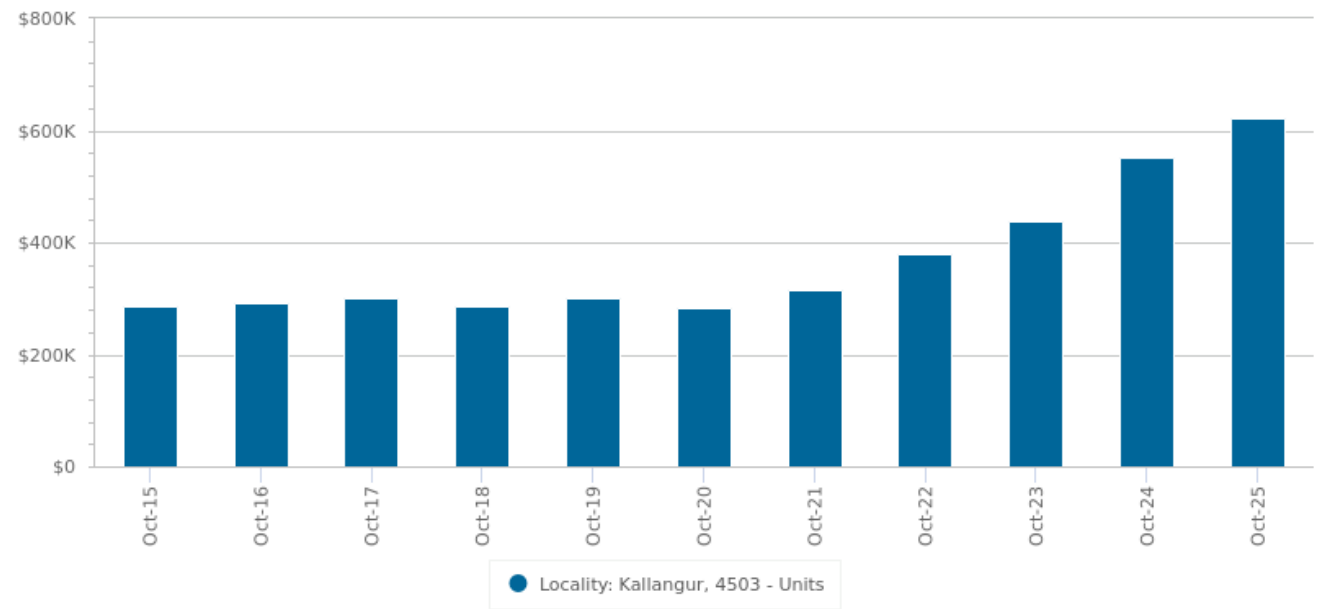
Unit: Median Value

\$621K

Oct 2025

	Kallangur
Oct 2016	\$291,043
Oct 2017	\$301,279
Oct 2018	\$285,940
Oct 2019	\$299,742
Oct 2020	\$283,461
Oct 2021	\$316,241
Oct 2022	\$380,667
Oct 2023	\$439,411
Oct 2024	\$552,467
Oct 2025	\$620,884

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

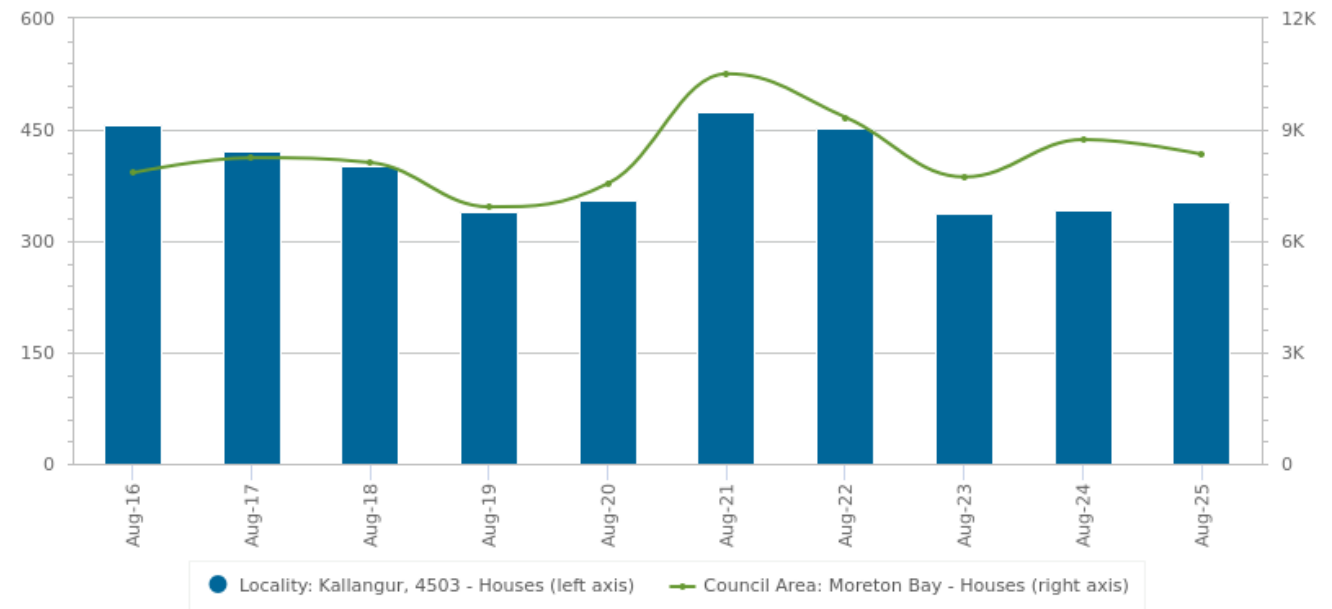
House: Sales Per Annum

353

Aug 2025

	Kallangur	Moreton Bay
Aug 2016	457	7845
Aug 2017	421	8246
Aug 2018	402	8116
Aug 2019	340	6922
Aug 2020	356	7561
Aug 2021	474	10508
Aug 2022	452	9329
Aug 2023	337	7728
Aug 2024	343	8737
Aug 2025	353	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



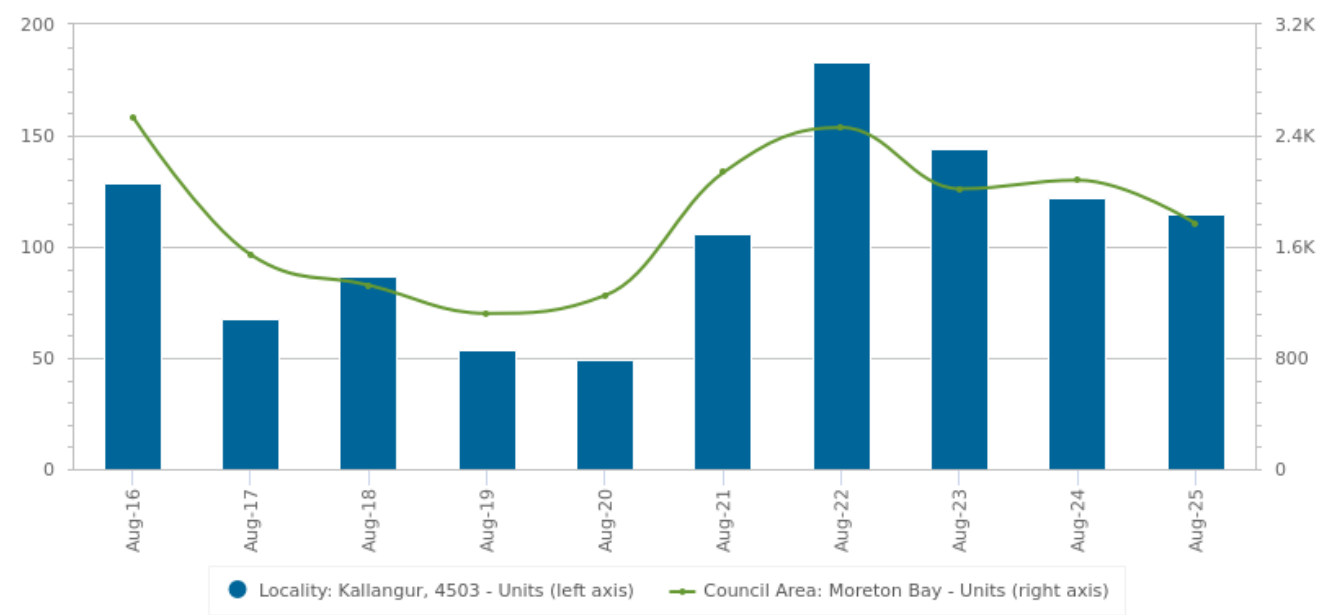
Unit: Sales Per Annum

115

Aug 2025

	Kallangur	Moreton Bay
Aug 2016	129	2530
Aug 2017	68	1540
Aug 2018	87	1323
Aug 2019	54	1120
Aug 2020	49	1251
Aug 2021	106	2136
Aug 2022	183	2458
Aug 2023	144	2017
Aug 2024	122	2079
Aug 2025	115	1765

Statistics are calculated over a rolling 12 month period



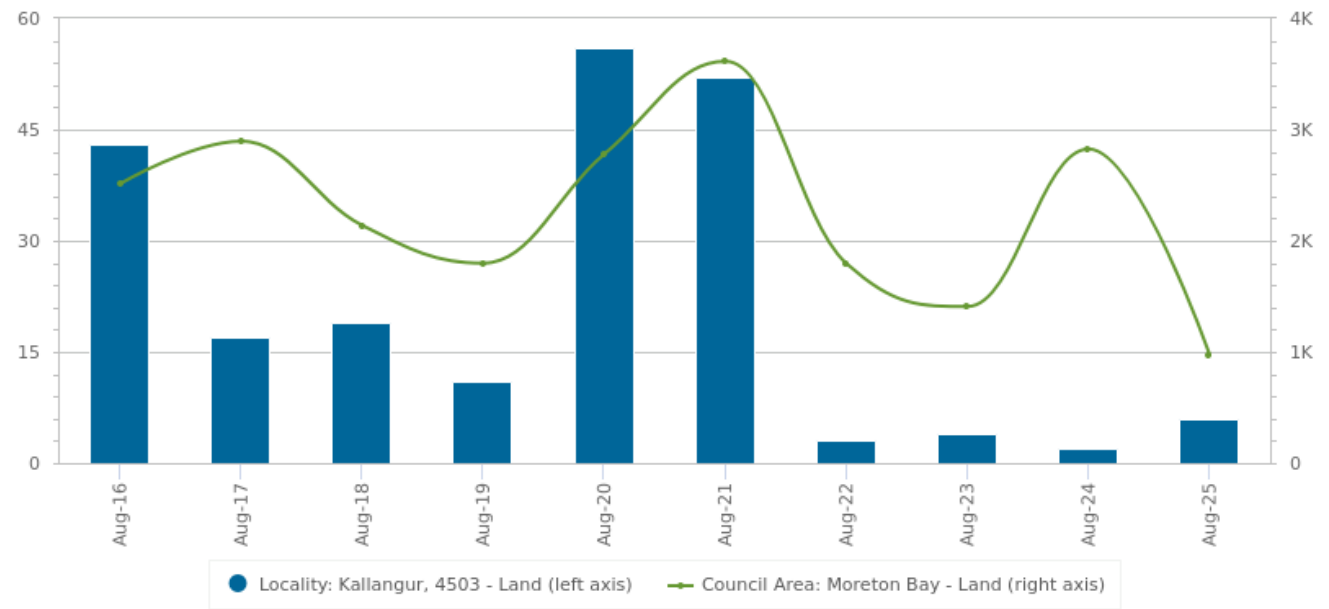
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

6  
Aug 2025

	Kallangur	Moreton Bay
Aug 2016	43	2513
Aug 2017	17	2895
Aug 2018	19	2138
Aug 2019	11	1798
Aug 2020	56	2781
Aug 2021	52	3614
Aug 2022	3	1795
Aug 2023	4	1408
Aug 2024	2	2825
Aug 2025	6	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

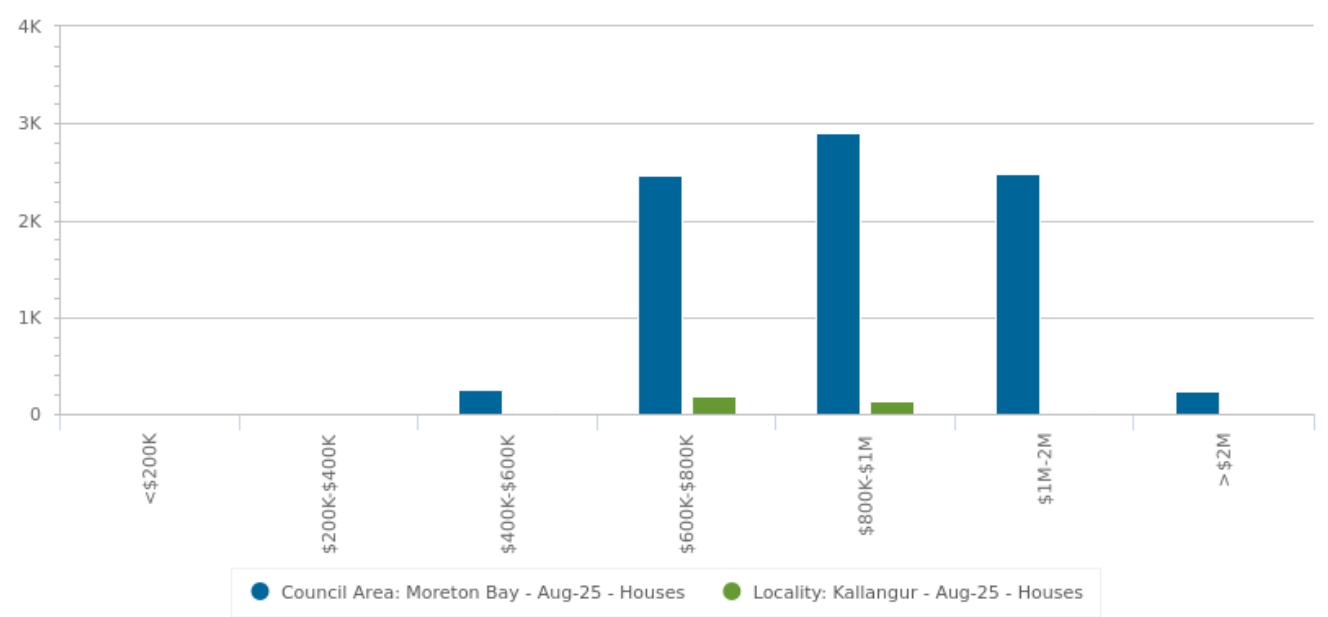
House: Sales By Price

\$278.00M

Aug 2025

	Kallangur	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	24	249
\$600K-\$800K	178	2,458
\$800K-\$1M	140	2,908
\$1M-\$2M	11	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

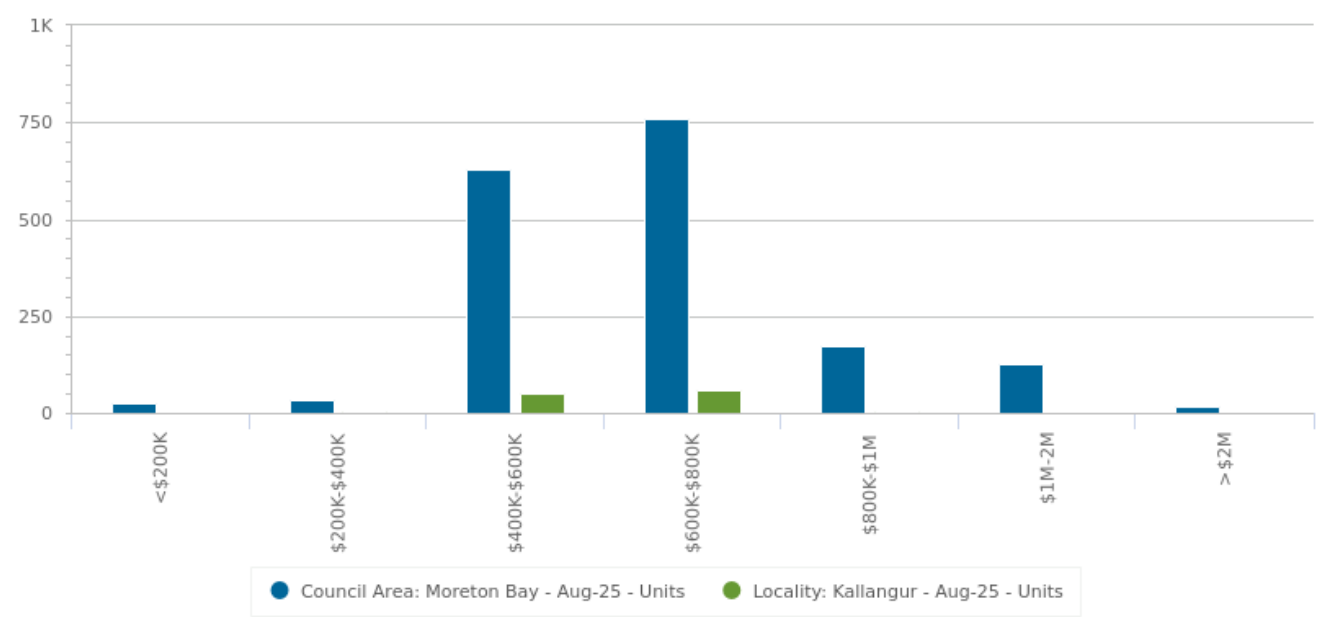
Unit: Sales By Price

\$68.96M

Aug 2025

	Kallangur	Moreton Bay
<\$200K	-	26
\$200K-\$400K	3	35
\$400K-\$600K	51	629
\$600K-\$800K	57	759
\$800K-\$1M	4	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

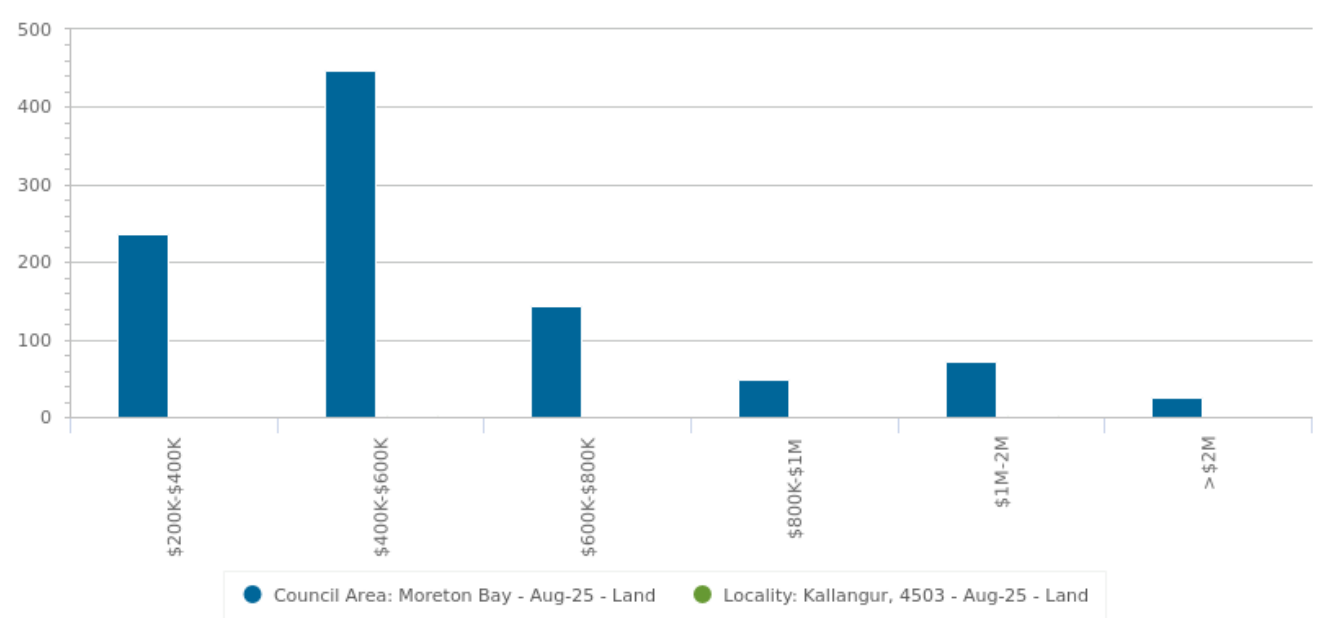


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



# Change In Median Value

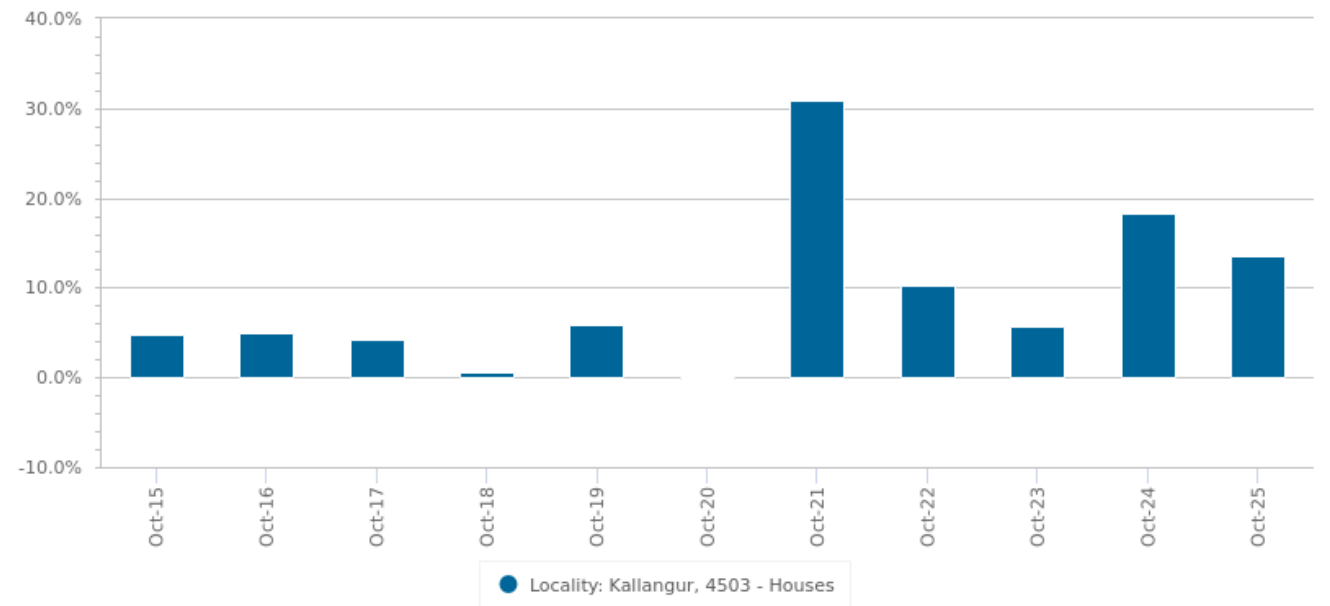
## House: Change In Median Value

13.5%

Oct 2025

	Kallangur
Oct 2016	5.0%
Oct 2017	4.2%
Oct 2018	0.6%
Oct 2019	5.9%
Oct 2020	-0.1%
Oct 2021	30.9%
Oct 2022	10.3%
Oct 2023	5.7%
Oct 2024	18.3%
Oct 2025	13.5%

Statistics are calculated at the end of the displayed month



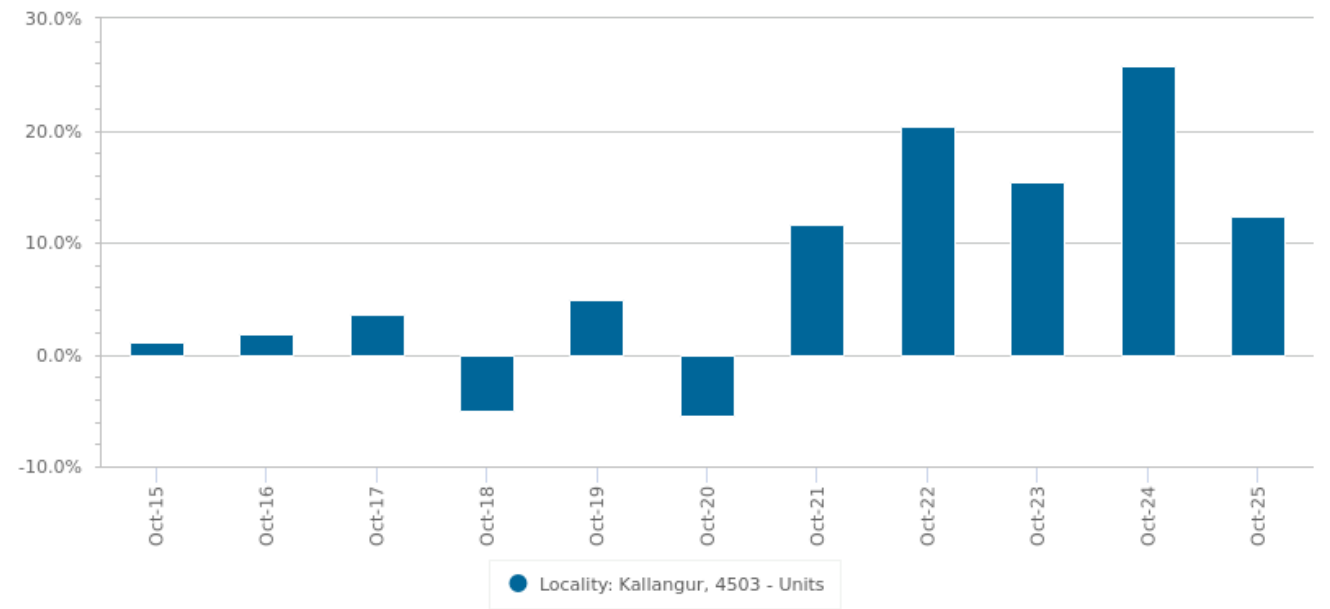
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

12.4%  
Oct 2025

	Kallangur
Oct 2016	1.9%
Oct 2017	3.5%
Oct 2018	-5.1%
Oct 2019	4.8%
Oct 2020	-5.4%
Oct 2021	11.6%
Oct 2022	20.4%
Oct 2023	15.4%
Oct 2024	25.7%
Oct 2025	12.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

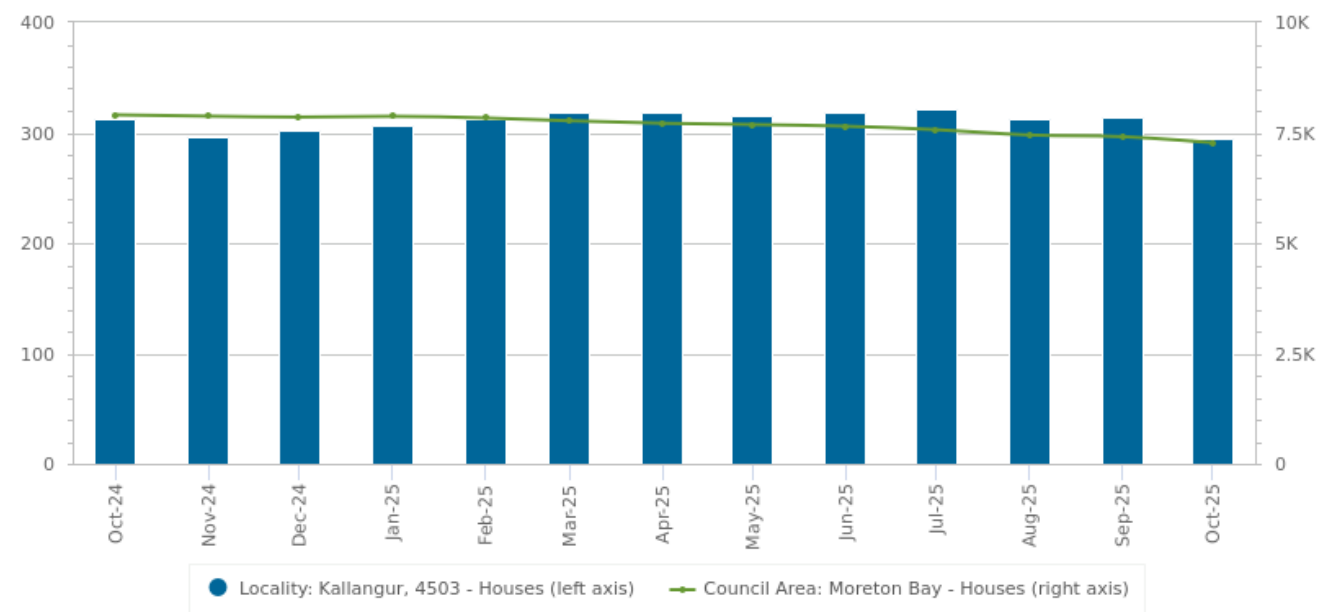
For Sale Statistics

House: Number of New Listing

295  
Oct 2025

	Kallangur	Moreton Bay
Nov 2024	297	7,875
Dec 2024	302	7,855
Jan 2025	306	7,872
Feb 2025	313	7,834
Mar 2025	318	7,770
Apr 2025	318	7,714
May 2025	315	7,685
Jun 2025	319	7,647
Jul 2025	322	7,569
Aug 2025	312	7,448
Sep 2025	314	7,411
Oct 2025	295	7,272

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

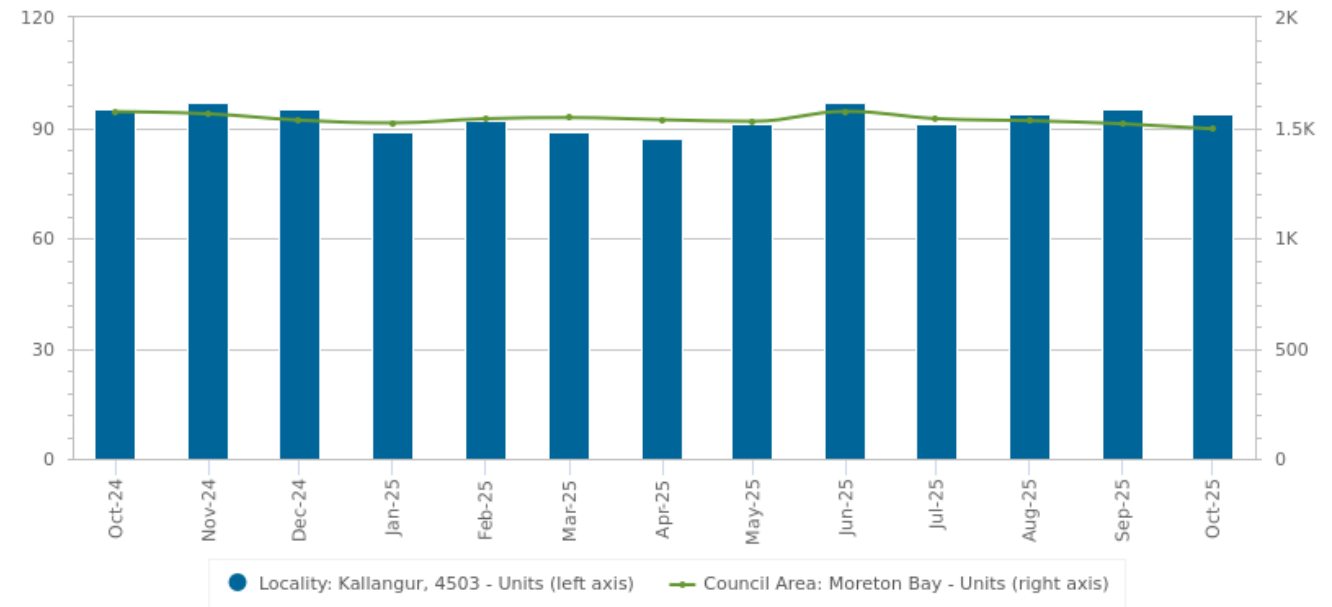
Unit: Number of New Listing

94

Oct 2025

	Kallangur	Moreton Bay
Nov 2024	97	1,563
Dec 2024	95	1,534
Jan 2025	89	1,522
Feb 2025	92	1,541
Mar 2025	89	1,546
Apr 2025	87	1,536
May 2025	91	1,529
Jun 2025	97	1,574
Jul 2025	91	1,541
Aug 2025	94	1,532
Sep 2025	95	1,518
Oct 2025	94	1,495

Statistics are calculated over a rolling 12 month period



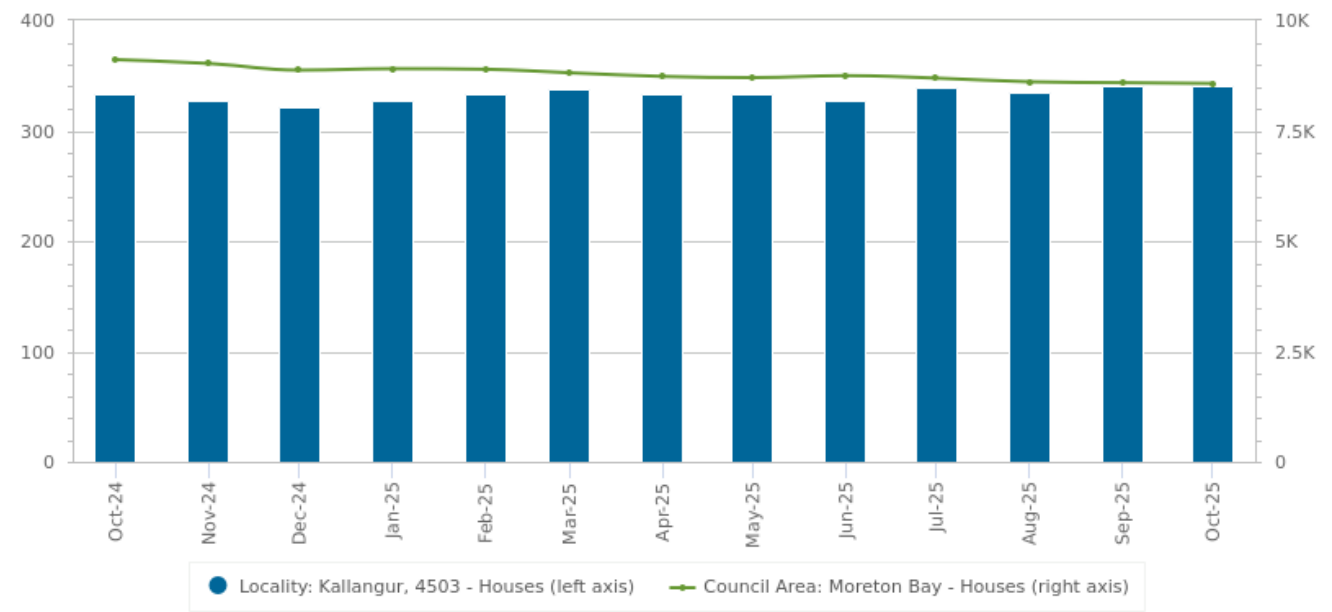
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

341  
Oct 2025

	Kallangur	Moreton Bay
Nov 2024	327	9,023
Dec 2024	322	8,872
Jan 2025	328	8,905
Feb 2025	334	8,892
Mar 2025	338	8,812
Apr 2025	333	8,730
May 2025	334	8,703
Jun 2025	327	8,748
Jul 2025	339	8,691
Aug 2025	335	8,609
Sep 2025	341	8,588
Oct 2025	341	8,571

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

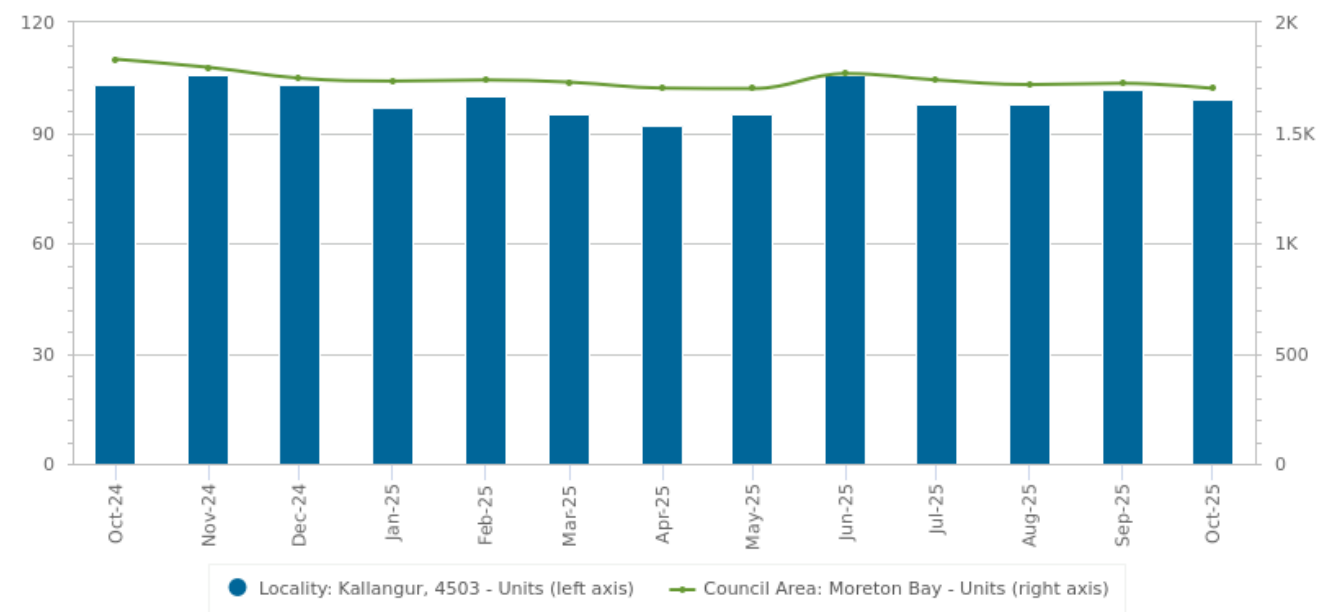


Unit: Total Properties Listed

99  
Oct 2025

	Kallangur	Moreton Bay
Nov 2024	106	1,796
Dec 2024	103	1,747
Jan 2025	97	1,734
Feb 2025	100	1,739
Mar 2025	95	1,729
Apr 2025	92	1,702
May 2025	95	1,700
Jun 2025	106	1,768
Jul 2025	98	1,739
Aug 2025	98	1,718
Sep 2025	102	1,724
Oct 2025	99	1,701

Statistics are calculated over a rolling 12 month period



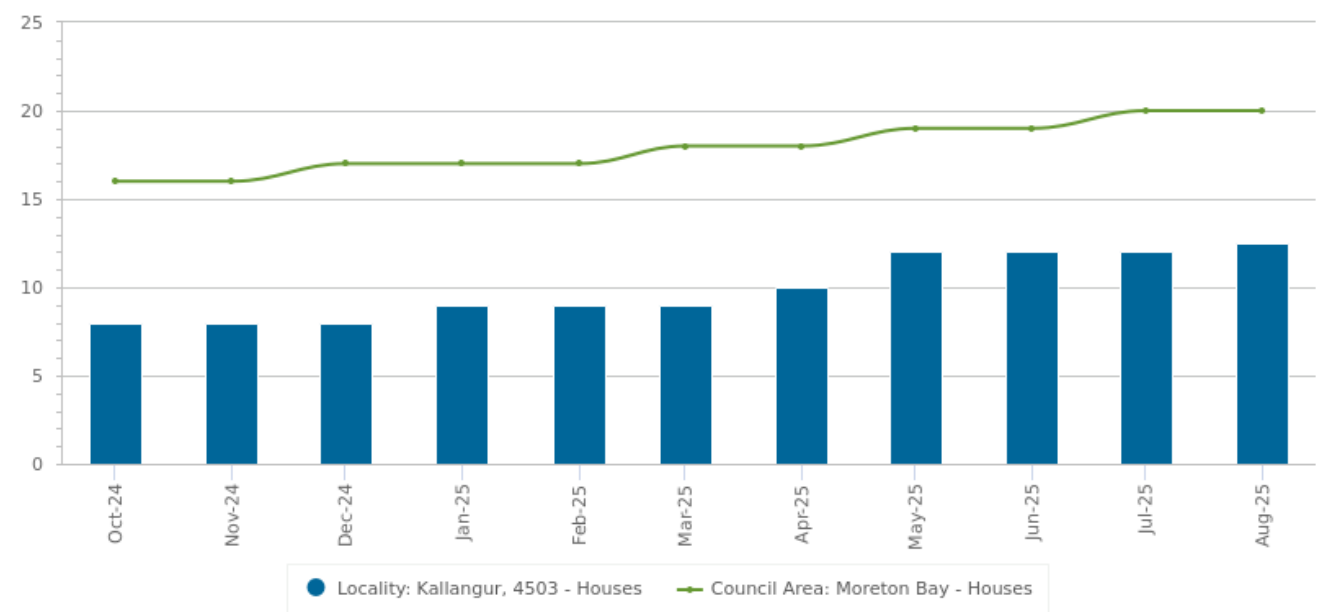
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

12.5  
Aug 2025

	Kallangur	Moreton Bay
Sep 2024	8	16
Oct 2024	8	16
Nov 2024	8	16
Dec 2024	8	17
Jan 2025	9	17
Feb 2025	9	17
Mar 2025	9	18
Apr 2025	10	18
May 2025	12	19
Jun 2025	12	19
Jul 2025	12	20
Aug 2025	12.5	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

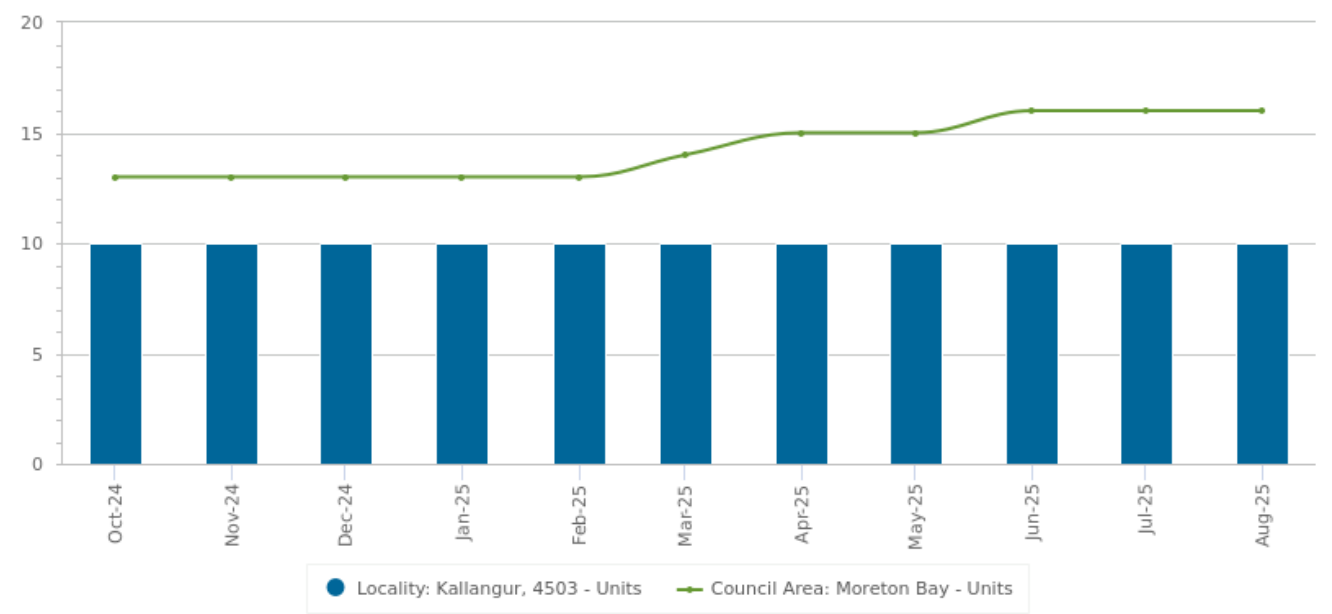
Unit: Median Days On Market

10

Aug 2025

	Kallangur	Moreton Bay
Sep 2024	10	13
Oct 2024	10	13
Nov 2024	10	13
Dec 2024	10	13
Jan 2025	10	13
Feb 2025	10	13
Mar 2025	10	14
Apr 2025	10	15
May 2025	10	15
Jun 2025	10	16
Jul 2025	10	16
Aug 2025	10	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

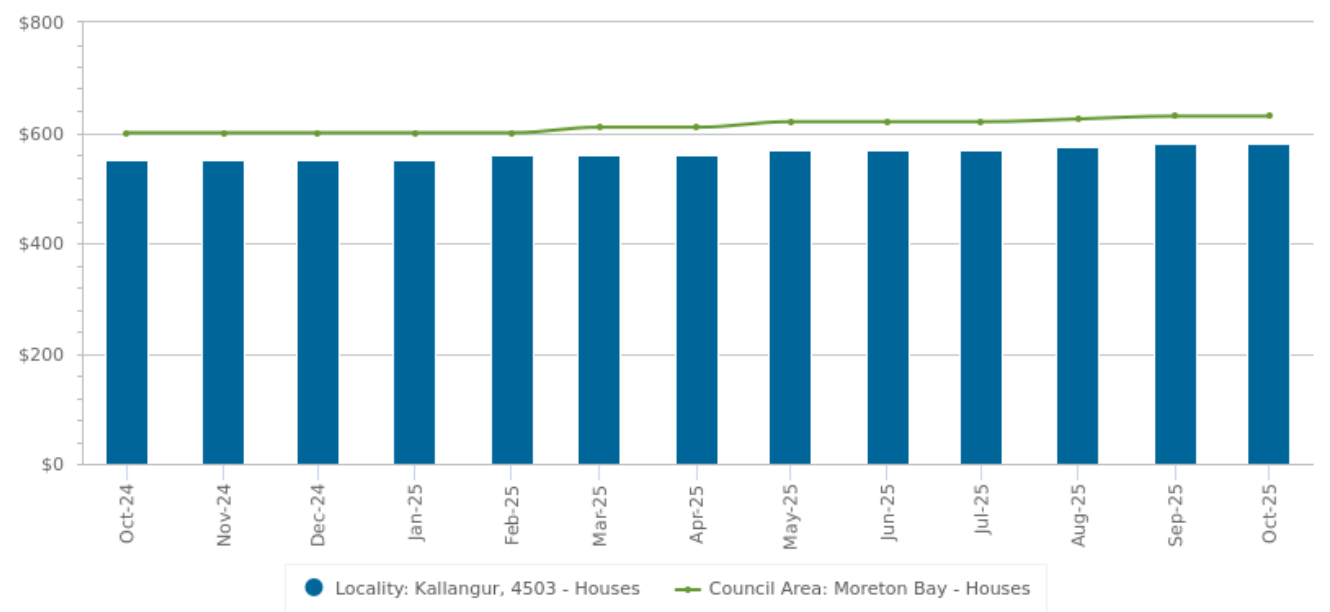
House: Median Rent

\$580/w

Oct 2025

	Kallangur	Moreton Bay
Nov 2024	\$550/w	\$600/w
Dec 2024	\$550/w	\$600/w
Jan 2025	\$550/w	\$600/w
Feb 2025	\$560/w	\$600/w
Mar 2025	\$560/w	\$610/w
Apr 2025	\$560/w	\$610/w
May 2025	\$570/w	\$620/w
Jun 2025	\$570/w	\$620/w
Jul 2025	\$570/w	\$620/w
Aug 2025	\$575/w	\$625/w
Sep 2025	\$580/w	\$630/w
Oct 2025	\$580/w	\$630/w

Statistics are calculated over a rolling 12 month period



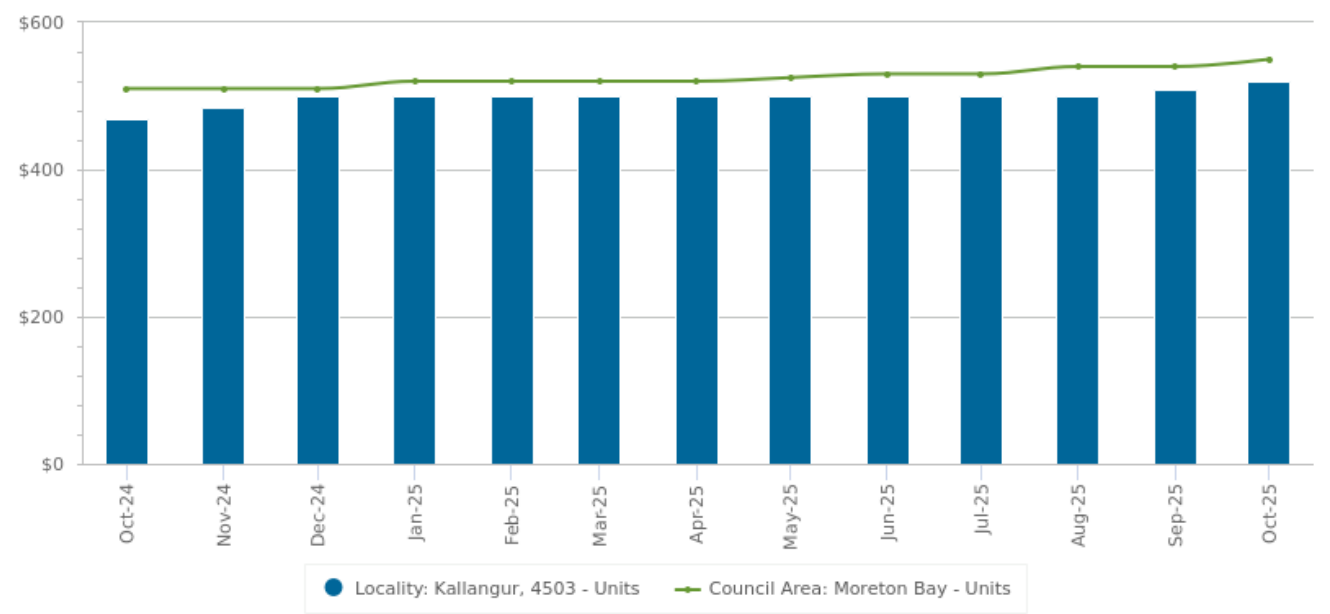
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$520/w  
Oct 2025

	Kallangur	Moreton Bay
Nov 2024	\$485/w	\$510/w
Dec 2024	\$500/w	\$510/w
Jan 2025	\$500/w	\$520/w
Feb 2025	\$500/w	\$520/w
Mar 2025	\$500/w	\$520/w
Apr 2025	\$500/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$500/w	\$530/w
Aug 2025	\$500/w	\$540/w
Sep 2025	\$510/w	\$540/w
Oct 2025	\$520/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



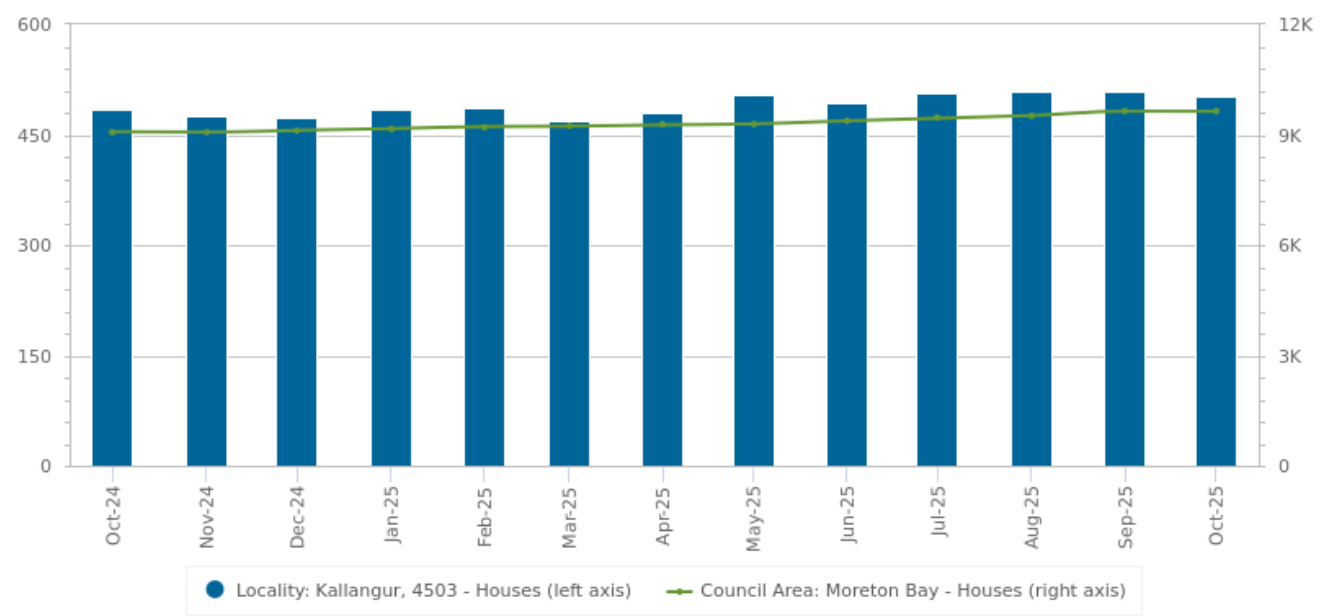
502

Oct 2025

House: Rental Rate Observations

	Kallangur	Moreton Bay
Nov 2024	476	9,072
Dec 2024	473	9,120
Jan 2025	484	9,167
Feb 2025	487	9,222
Mar 2025	470	9,231
Apr 2025	479	9,268
May 2025	505	9,294
Jun 2025	494	9,380
Jul 2025	507	9,447
Aug 2025	510	9,523
Sep 2025	509	9,639
Oct 2025	502	9,636

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

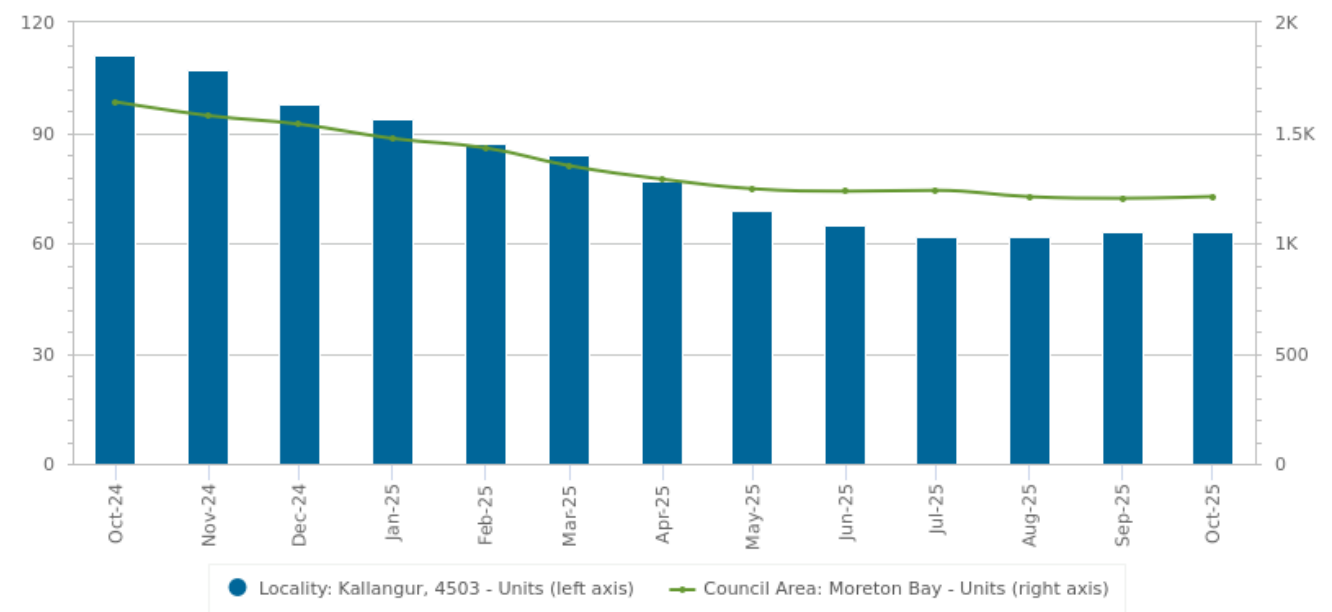
Unit: Rental Rate Observations

63

Oct 2025

	Kallangur	Moreton Bay
Nov 2024	107	1,577
Dec 2024	98	1,539
Jan 2025	94	1,474
Feb 2025	87	1,431
Mar 2025	84	1,350
Apr 2025	77	1,289
May 2025	69	1,246
Jun 2025	65	1,235
Jul 2025	62	1,239
Aug 2025	62	1,210
Sep 2025	63	1,203
Oct 2025	63	1,211

Statistics are calculated over a rolling 12 month period



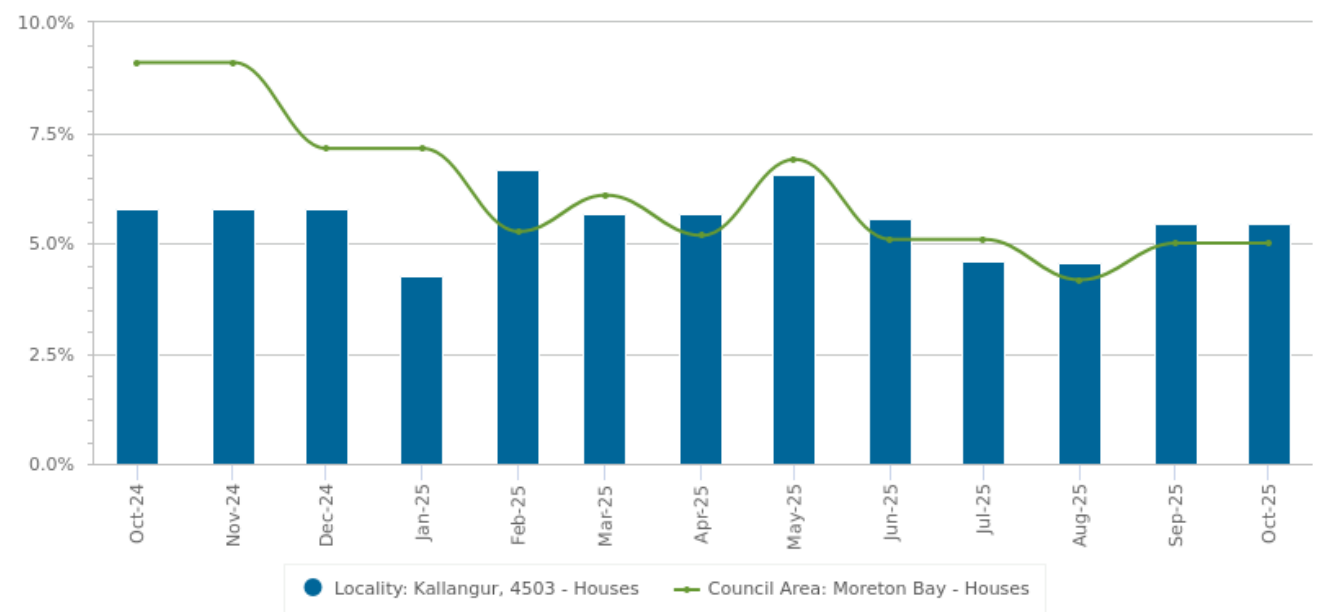
Statistics are calculated over a rolling 12 month period

5.5%  
Oct 2025

House: Change in Rental Rate

	Kallangur	Moreton Bay
Nov 2024	5.8%	9.1%
Dec 2024	5.8%	7.1%
Jan 2025	4.3%	7.1%
Feb 2025	6.7%	5.3%
Mar 2025	5.7%	6.1%
Apr 2025	5.7%	5.2%
May 2025	6.5%	6.9%
Jun 2025	5.6%	5.1%
Jul 2025	4.6%	5.1%
Aug 2025	4.5%	4.2%
Sep 2025	5.5%	5.0%
Oct 2025	5.5%	5.0%

Statistics are calculated over a rolling 12 month period



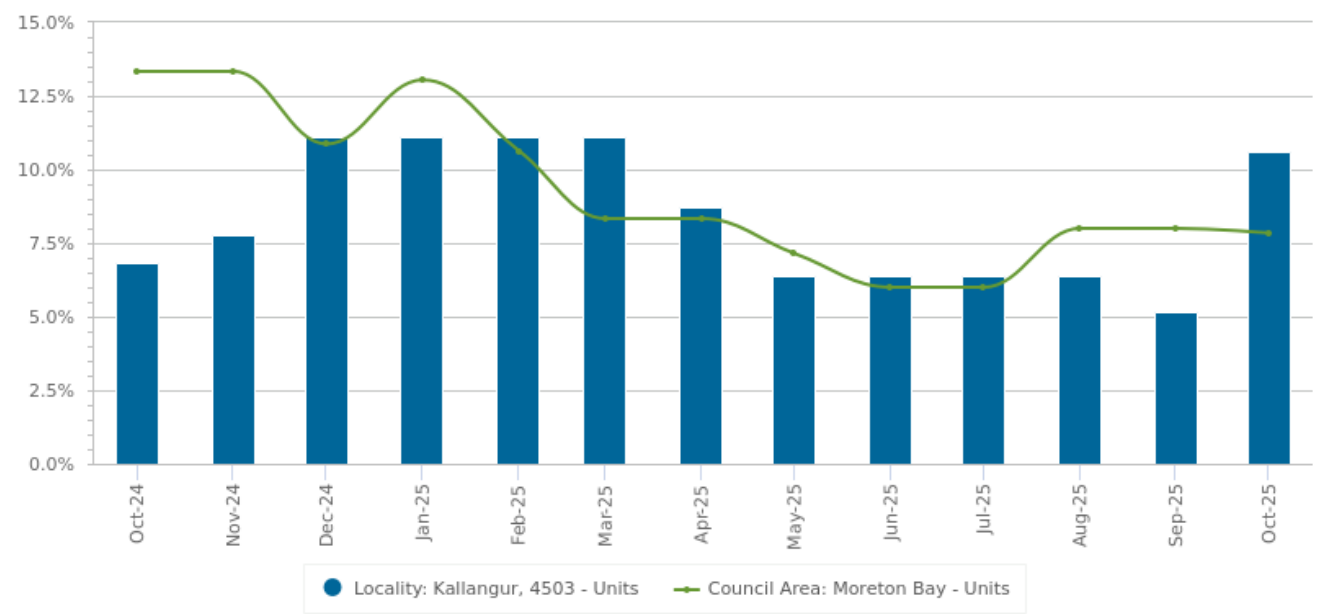
Statistics are calculated over a rolling 12 month period

10.6%  
Oct 2025

Unit: Change in Rental Rate

	Kallangur	Moreton Bay
Nov 2024	7.8%	13.3%
Dec 2024	11.1%	10.9%
Jan 2025	11.1%	13.0%
Feb 2025	11.1%	10.6%
Mar 2025	11.1%	8.3%
Apr 2025	8.7%	8.3%
May 2025	6.4%	7.1%
Jun 2025	6.4%	6.0%
Jul 2025	6.4%	6.0%
Aug 2025	6.4%	8.0%
Sep 2025	5.2%	8.0%
Oct 2025	10.6%	7.8%

Statistics are calculated over a rolling 12 month period



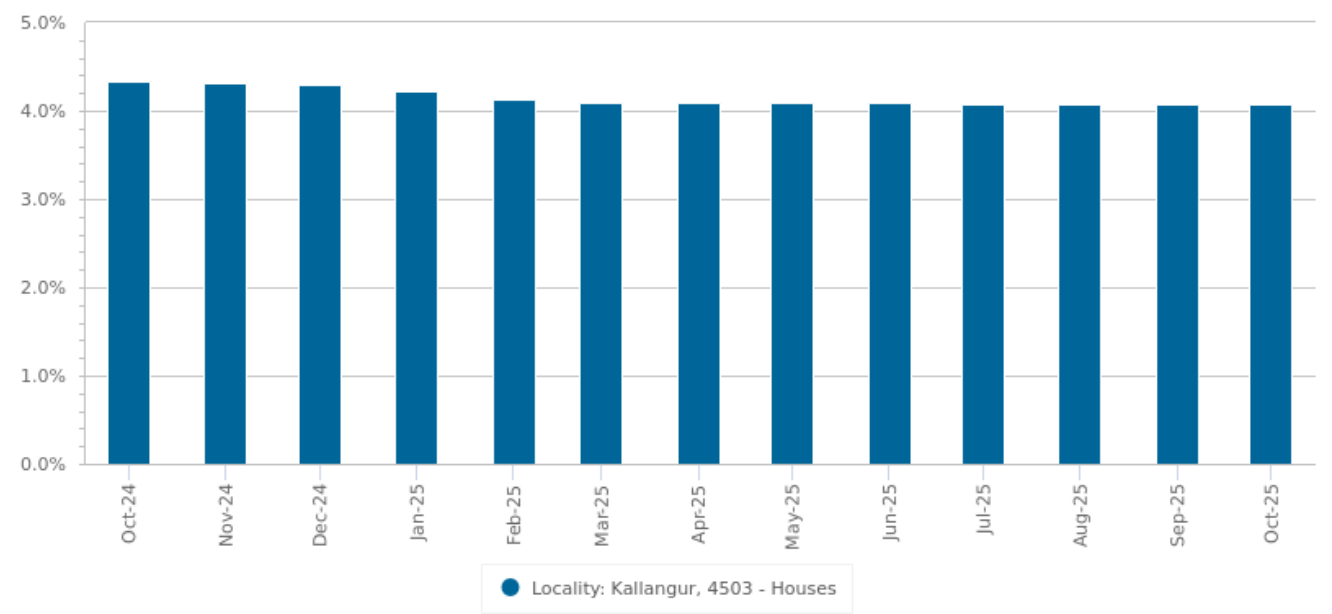
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%  
Oct 2025

	Kallangur
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.2%
Feb 2025	4.1%
Mar 2025	4.1%
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



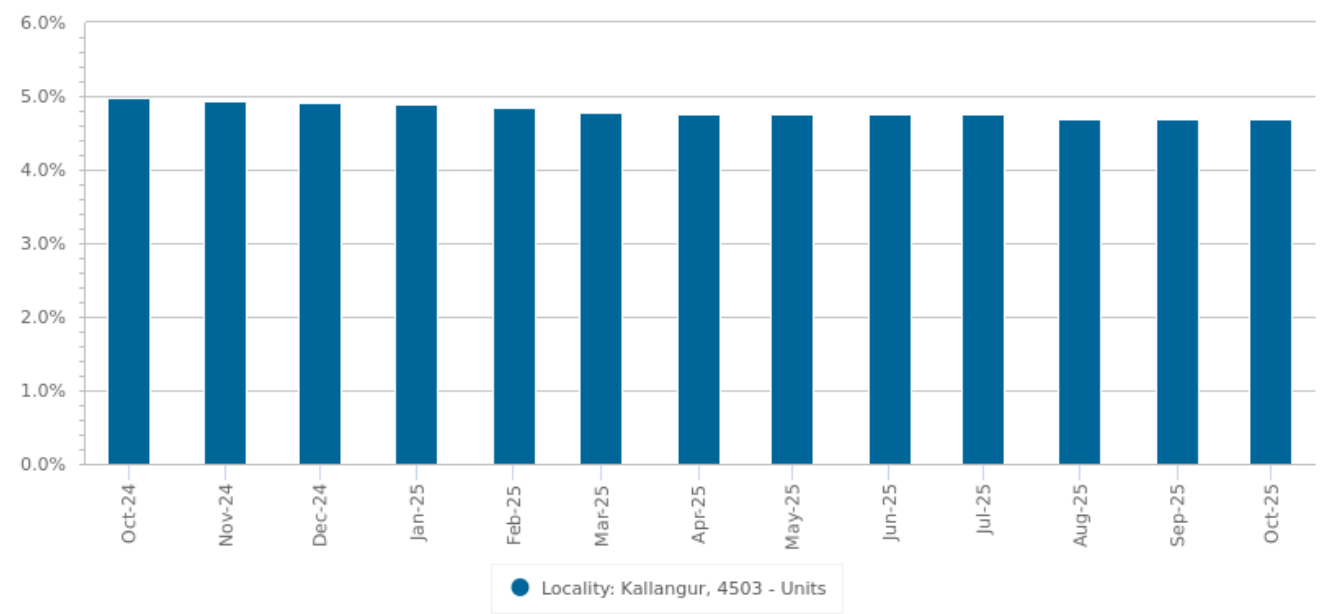
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.7%  
Oct 2025

	Kallangur
Nov 2024	4.9%
Dec 2024	4.9%
Jan 2025	4.9%
Feb 2025	4.8%
Mar 2025	4.8%
Apr 2025	4.8%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.7%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Kallangur	Moreton Bay
Childless Couples	35.7%	38.7%
Couples with Children	39.1%	42%
Single Parents	23.2%	17.9%
Other	1.9%	1.3%

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



Childless Couples

35.7%



Couples with Children

39.1%



Single Parents

23.2%



Other

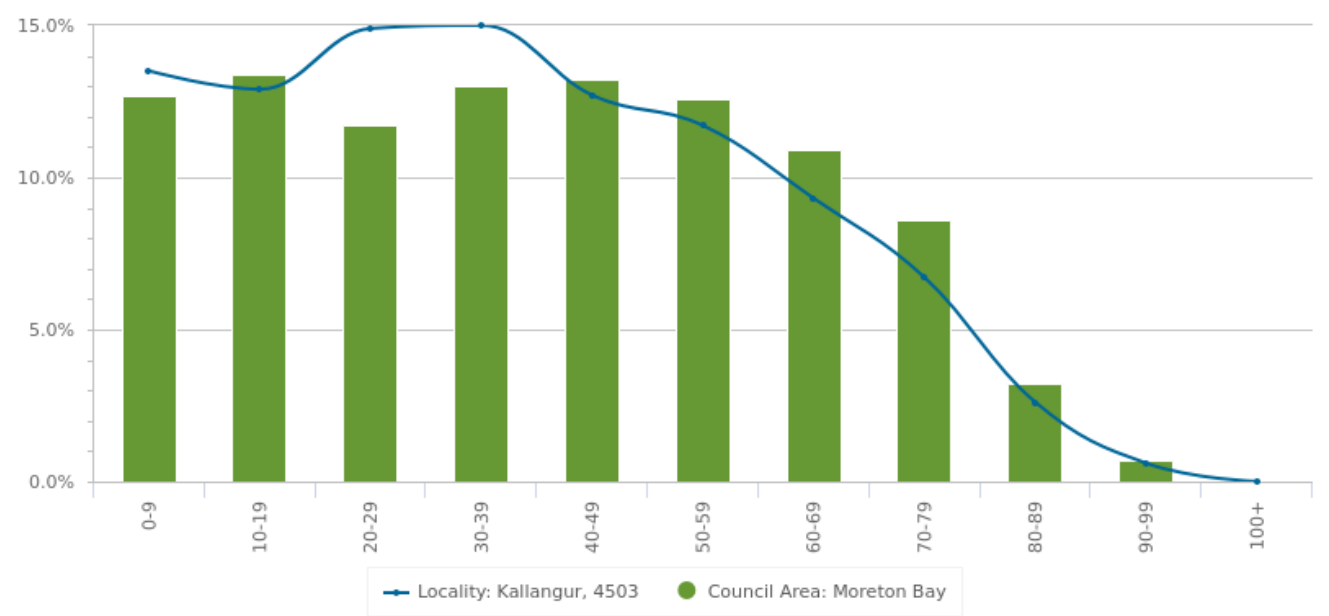
1.9%

# Population Age

## Population Age

	Kallangur	Moreton Bay
0-9	13.5%	12.7%
10-19	12.9%	13.4%
20-29	14.9%	11.7%
30-39	15%	13%
40-49	12.7%	13.2%
50-59	11.7%	12.6%
60-69	9.3%	10.9%
70-79	6.7%	8.6%
80-89	2.6%	3.2%
90-99	0.6%	0.7%

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



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

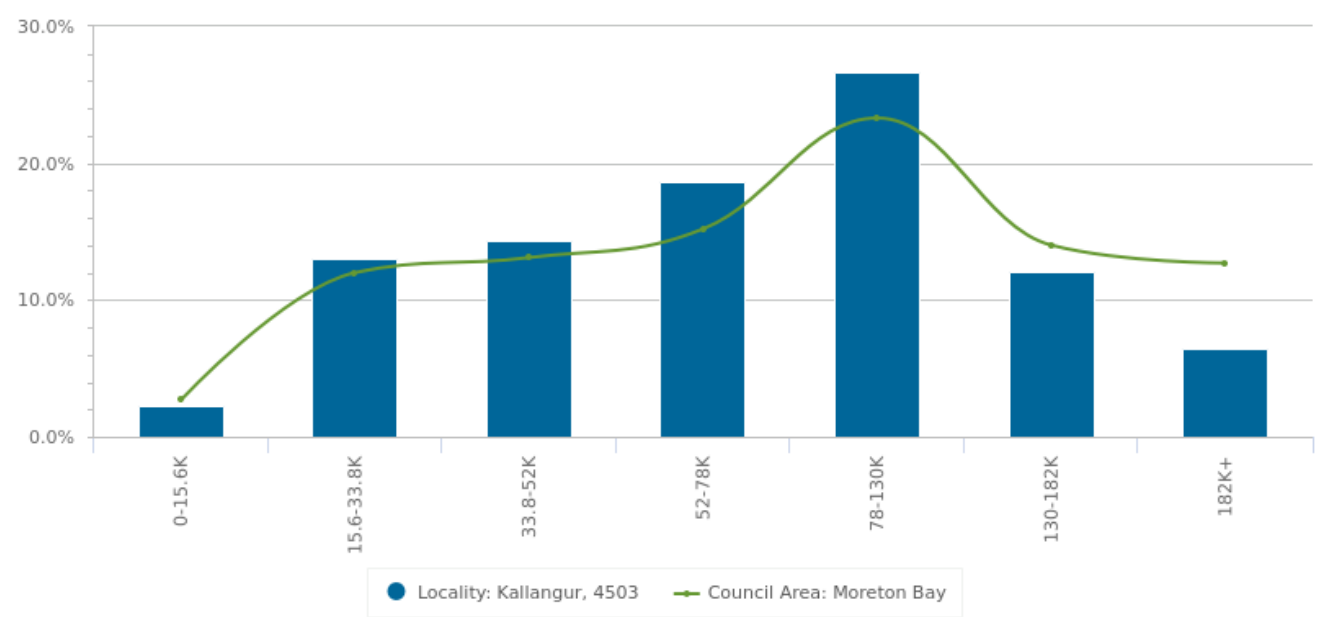


Household Income

Household Income

	Kallangur	Moreton Bay
0-15.6K	2.3%	2.7%
15.6-33.8K	13%	12%
33.8-52K	14.3%	13.1%
52-78K	18.6%	15.2%
78-130K	26.6%	23.3%
130-182K	12.1%	14%
182K+	6.4%	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

	Kallangur	Moreton Bay
Postgrad	2.9%	4.9%
Graduate Diploma or Certificate	2.4%	3.3%
Bachelor	15%	20%
Advanced Diploma or Diploma	16.6%	17.2%
Certificate	49.3%	42.3%
Not Stated	13%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

2.9%



Graduate Diploma or Certificate

2.4%



Bachelor

15%



Advanced Diploma or  
Diploma

16.6%



Certificate

49.3%



Not Stated

13%



Inadequately  
Described

0.9%

Occupation

Employment By Occupation

	Kallangur	Moreton Bay
Professional	13.4%	17.9%
Clerical	14.5%	14.1%
Trades	15.4%	14.7%
Labourer	11.8%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	9.8%	7.1%
Managers	8.4%	11.4%
Community and Personal Service Workers	15%	13.3%
Sales Workers	9.5%	9.1%

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



Professional

13.4%



Clerical

14.5%



Trades

15.4%



Labourer

11.8%



Not Stated

2.1%



Machinery Operators and Drivers

9.8%

Employment By Occupation



Managers

8.4%



Community and Personal Service  
Workers

15%



Sales Workers

9.5%

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