

# Suburb Statistics Report

Kallangur QLD 4503

Prepared on 20 Jan 2026

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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	10.4 years	7.3 years	-
Total Dwellings	7,109	1,494	130
Total New Listings	305	90	-
Median Value	\$898,018	\$681,276	-
Total Properties Listed	329	95	-

Market Trends

House: Market Trends

<div>363</div> <div>Properties Sold (12 Months)</div>	<div>10.4</div> <div>Average Tenure Period (Years)</div>	<div>\$580/w</div> <div>Median Asking Rent (12 Months)</div>
<div>305</div> <div>New Sale Listings (12 Months)</div>	<div>13</div> <div>Days on Market (12 Months)</div>	<div>510</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

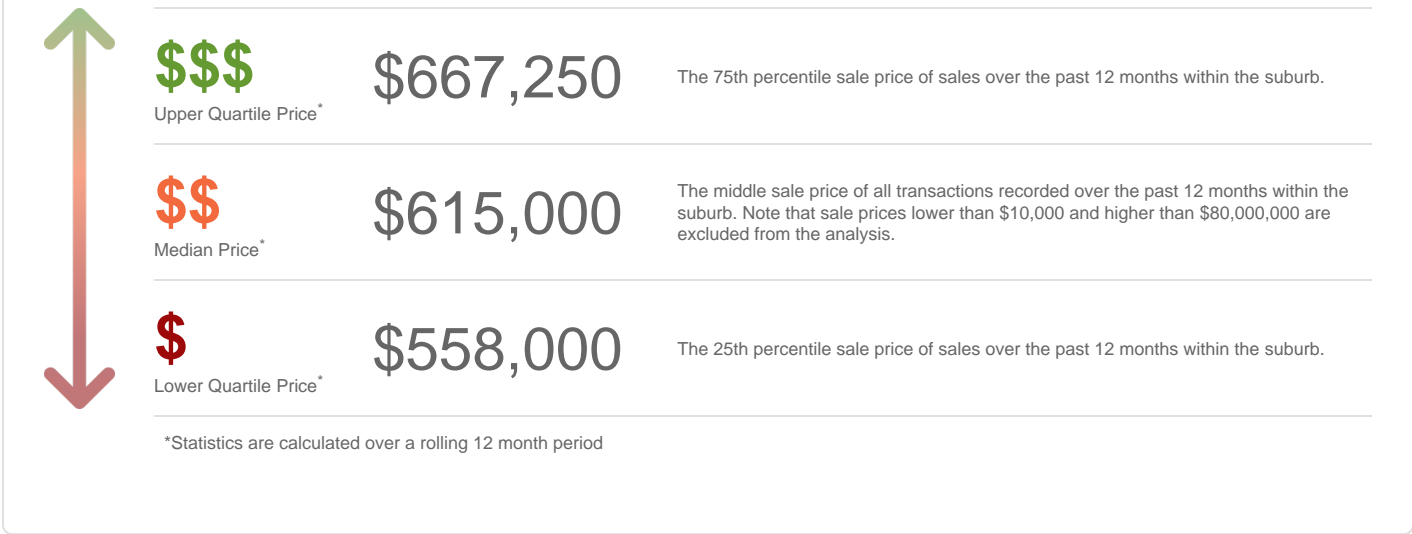
<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$870,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>↕</div>	<div>\$\$</div> <div>Median Price*</div>	<div>\$800,000</div> <div>The middle sale price of all transactions 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>\$740,500</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

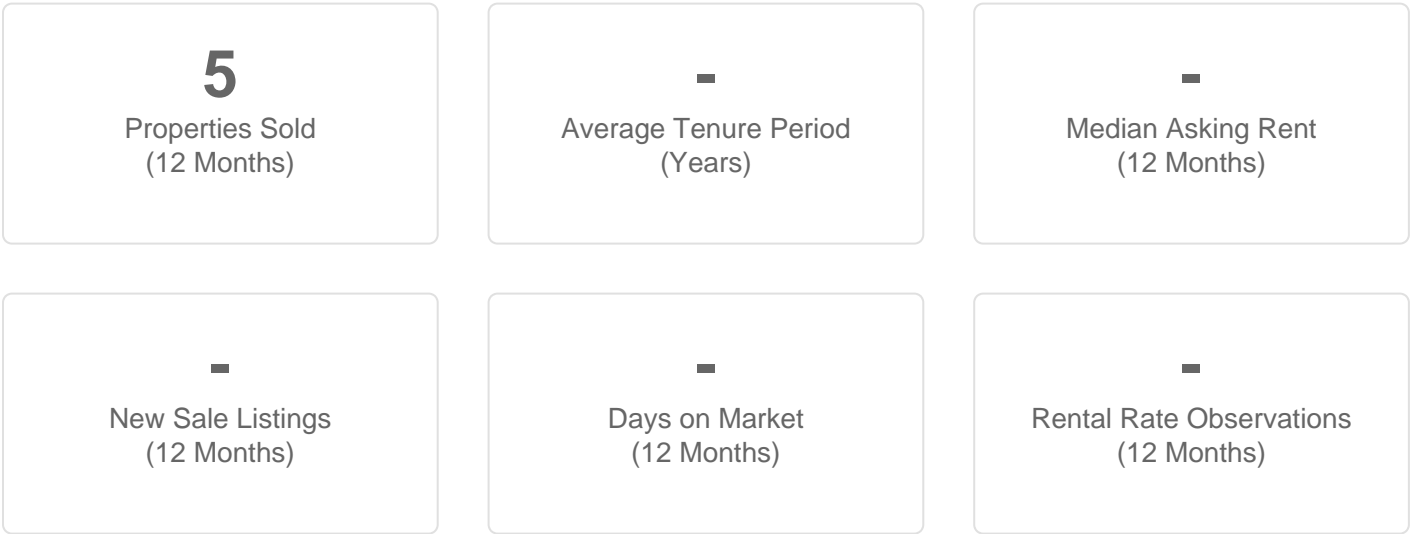
Unit: Market Trends



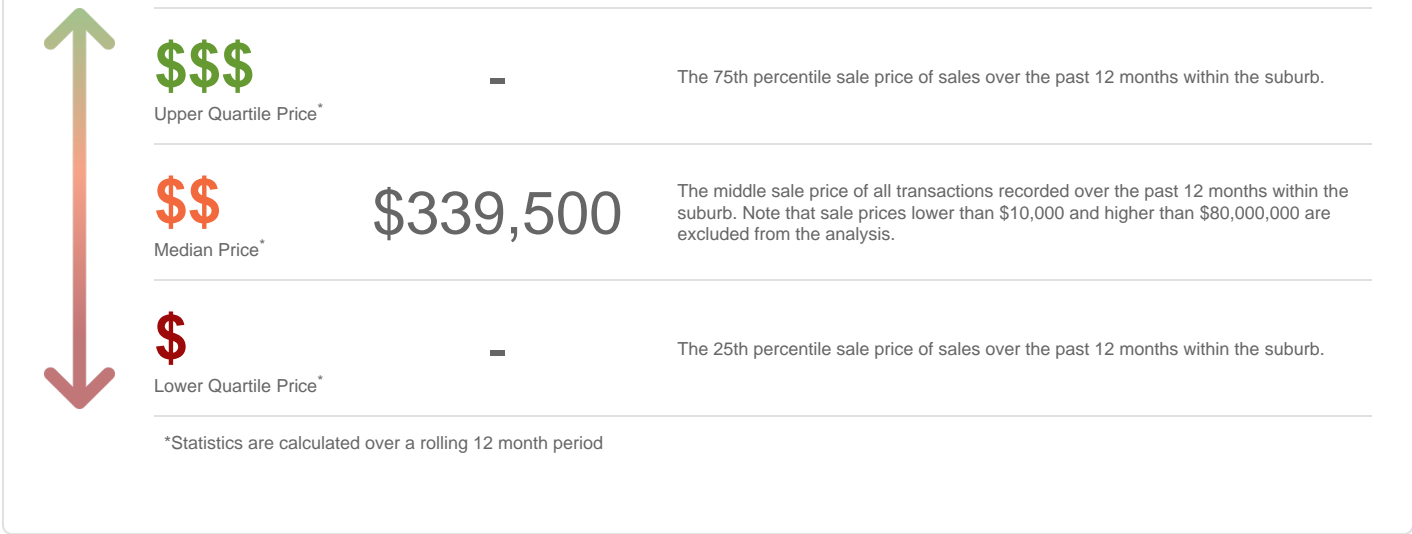
Unit: Median Price Quartiles



Land: Market Trends



Land: Median Price Quartiles



Median Value

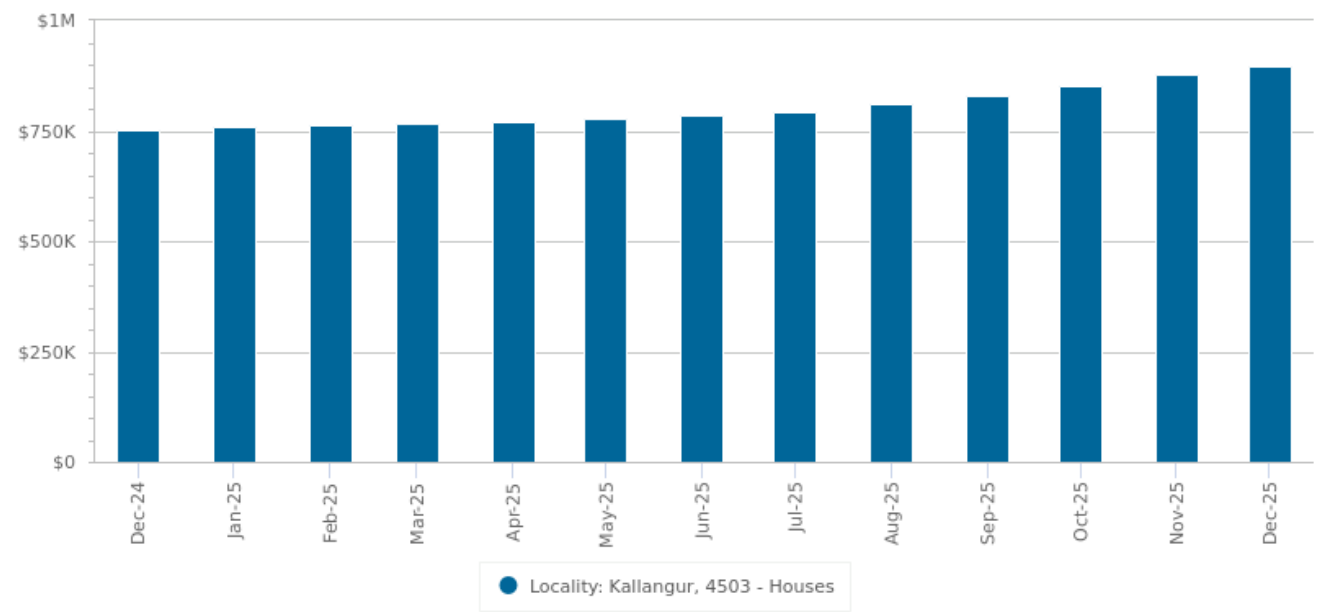
House: Recent Median Value

\$898K

Dec 2025

	Kallangur
Jan 2025	\$759,152
Feb 2025	\$763,919
Mar 2025	\$767,063
Apr 2025	\$771,519
May 2025	\$777,857
Jun 2025	\$786,908
Jul 2025	\$792,402
Aug 2025	\$811,131
Sep 2025	\$831,180
Oct 2025	\$851,158
Nov 2025	\$877,895
Dec 2025	\$898,018

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

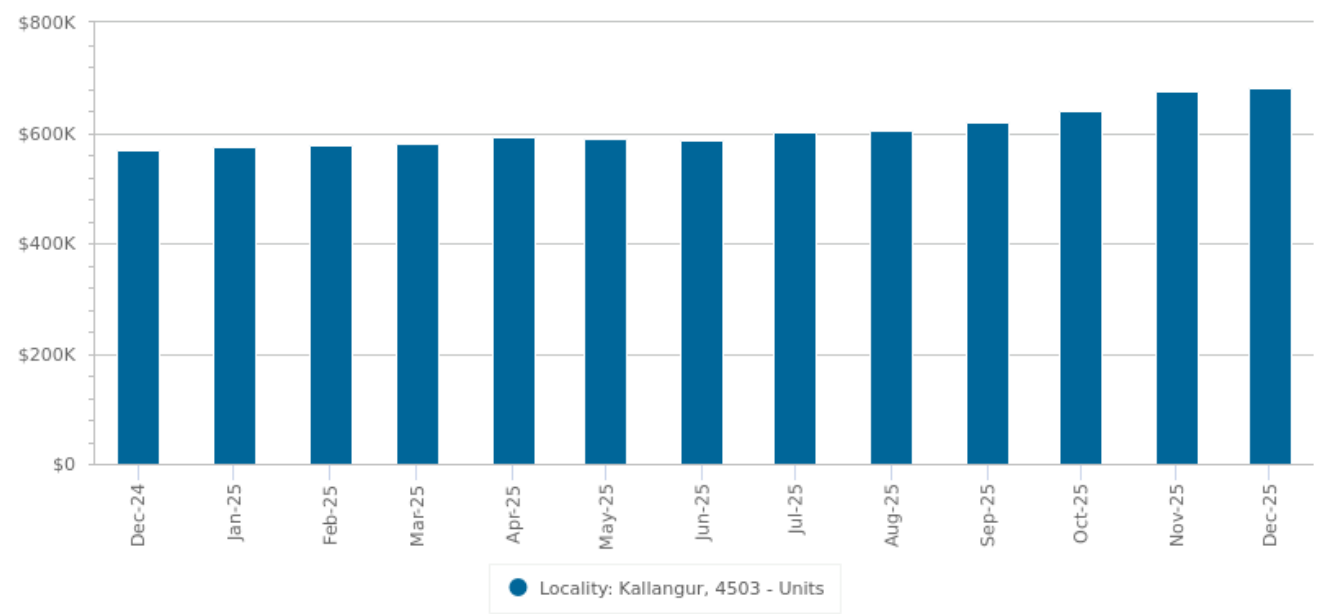
Unit: Recent Median Value

\$681K

Dec 2025

	Kallangur
Jan 2025	\$575,611
Feb 2025	\$578,177
Mar 2025	\$580,238
Apr 2025	\$592,346
May 2025	\$588,585
Jun 2025	\$587,638
Jul 2025	\$602,552
Aug 2025	\$605,192
Sep 2025	\$618,855
Oct 2025	\$640,402
Nov 2025	\$676,560
Dec 2025	\$681,276

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

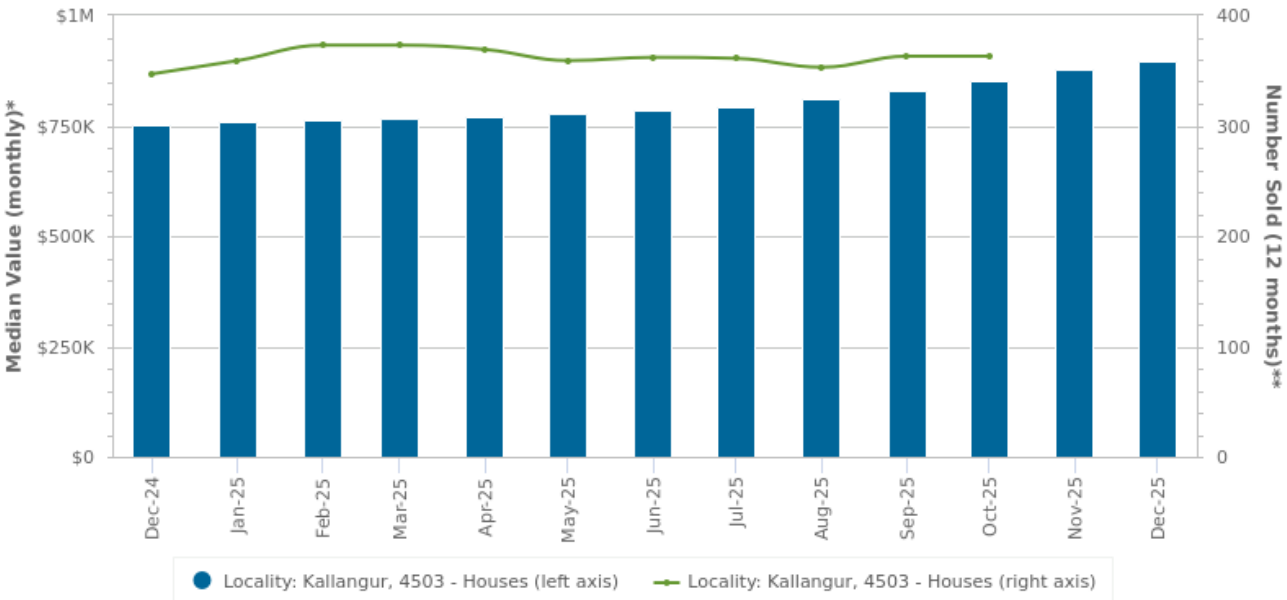
363

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$759,152	359
Feb 2025	\$763,919	373
Mar 2025	\$767,063	373
Apr 2025	\$771,519	369
May 2025	\$777,857	359
Jun 2025	\$786,908	362
Jul 2025	\$792,402	361
Aug 2025	\$811,131	353
Sep 2025	\$831,180	363
Oct 2025	\$851,158	363
Nov 2025	\$877,895	-
Dec 2025	\$898,018	-

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

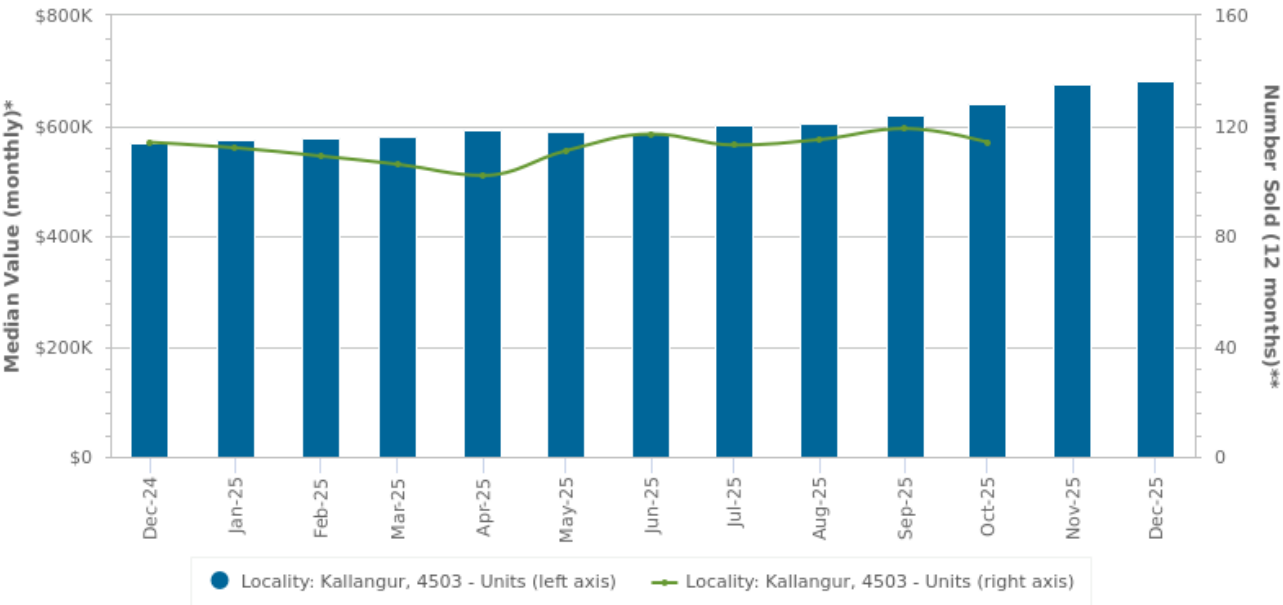
114

Oct 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$575,611	112
Feb 2025	\$578,177	109
Mar 2025	\$580,238	106
Apr 2025	\$592,346	102
May 2025	\$588,585	111
Jun 2025	\$587,638	117
Jul 2025	\$602,552	113
Aug 2025	\$605,192	115
Sep 2025	\$618,855	119
Oct 2025	\$640,402	114
Nov 2025	\$676,560	-
Dec 2025	\$681,276	-

Statistics are calculated over a rolling 12 month period



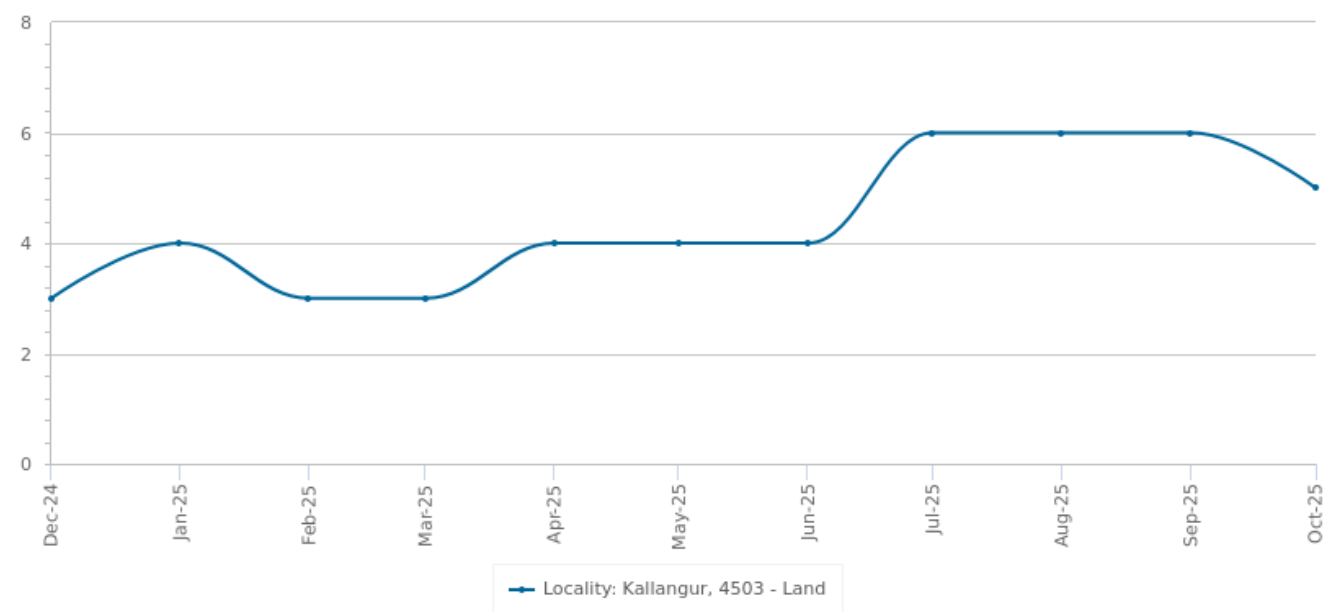
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

5  
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	2
Dec 2024	-	3
Jan 2025	-	4
Feb 2025	-	3
Mar 2025	-	3
Apr 2025	-	4
May 2025	-	4
Jun 2025	-	4
Jul 2025	-	6
Aug 2025	-	6
Sep 2025	-	6
Oct 2025	-	5

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

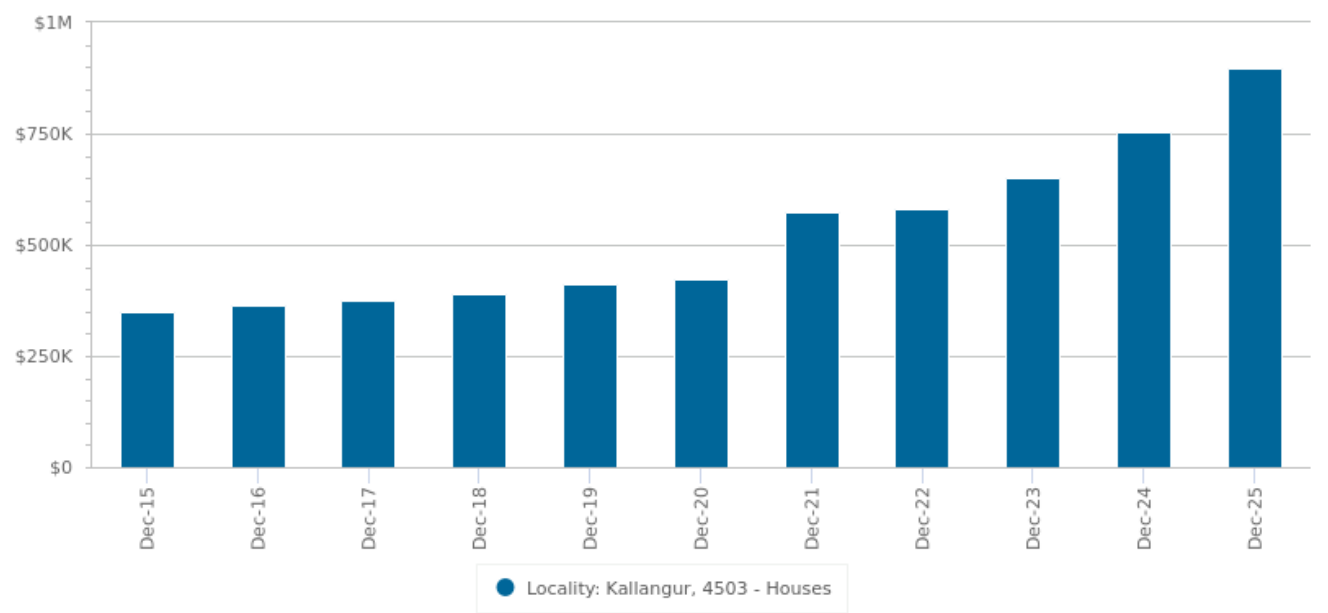
House: Median Value

\$898K

Dec 2025

	Kallangur
Dec 2017	\$374,379
Dec 2018	\$391,048
Dec 2019	\$410,731
Dec 2020	\$420,966
Dec 2021	\$573,510
Dec 2022	\$580,399
Dec 2023	\$650,389
Dec 2024	\$753,309
Dec 2025	\$898,018
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

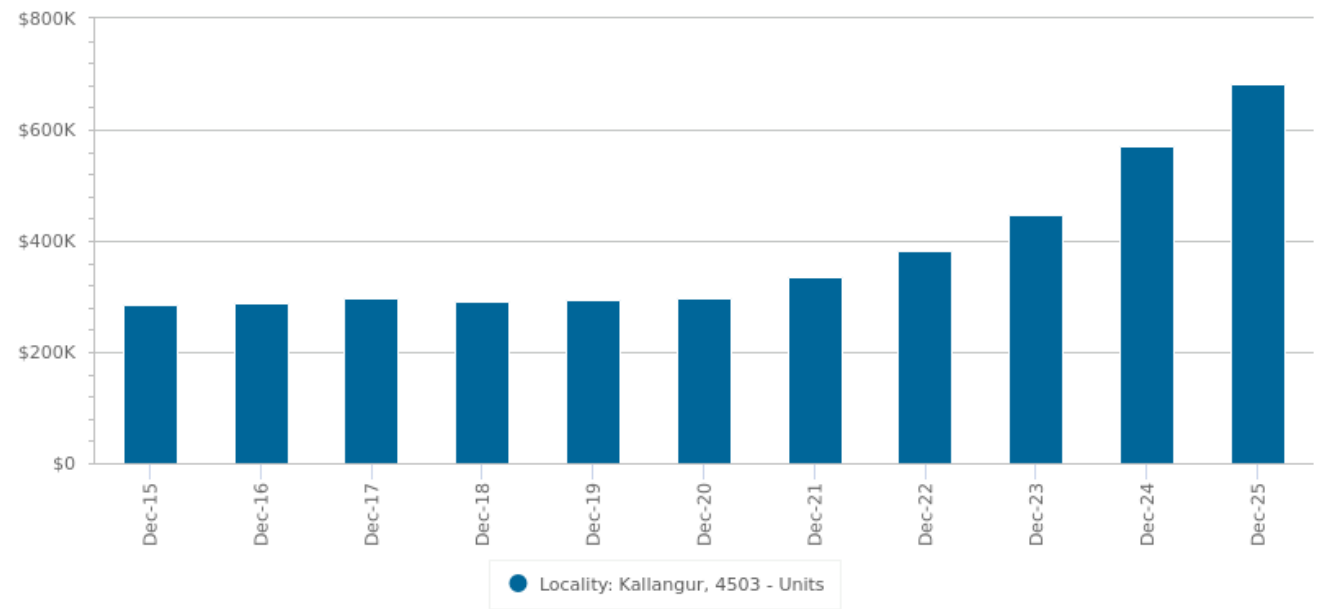
Unit: Median Value

\$681K

Dec 2025

	Kallangur
Dec 2017	\$295,653
Dec 2018	\$290,555
Dec 2019	\$294,539
Dec 2020	\$296,547
Dec 2021	\$334,155
Dec 2022	\$382,957
Dec 2023	\$447,760
Dec 2024	\$569,122
Dec 2025	\$681,276
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

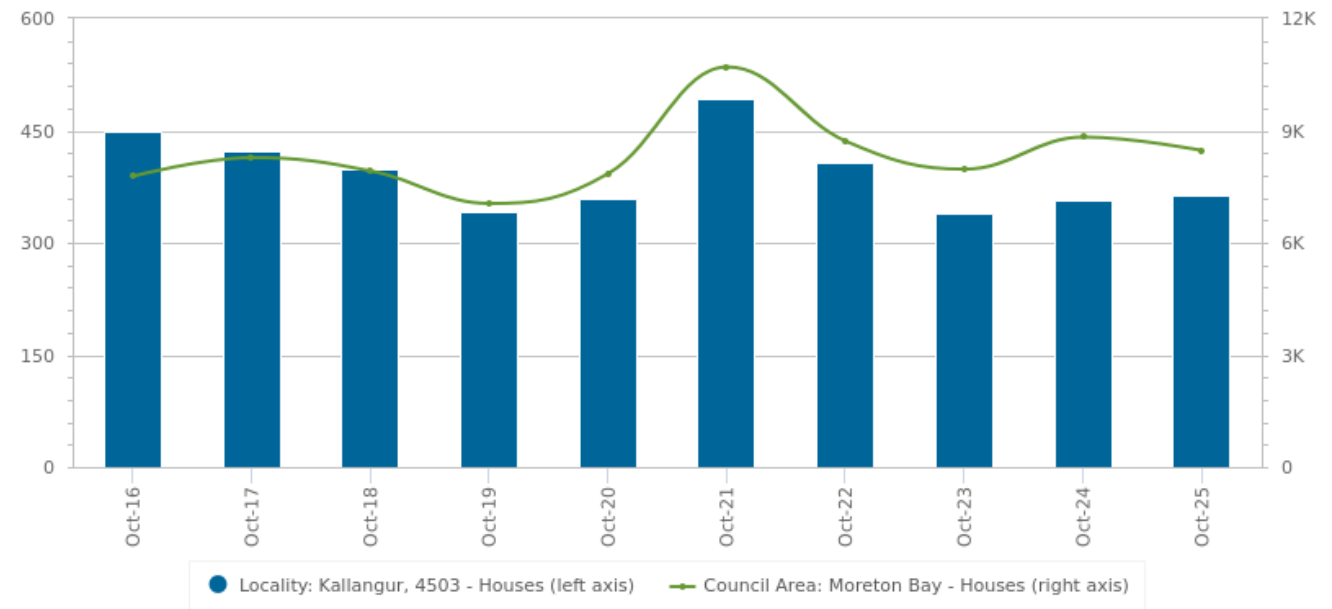
House: Sales Per Annum

363

Oct 2025

	Kallangur	Moreton Bay
Oct 2017	423	8277
Oct 2018	399	7919
Oct 2019	341	7050
Oct 2020	360	7857
Oct 2021	492	10702
Oct 2022	407	8713
Oct 2023	339	7967
Oct 2024	356	8827
Oct 2025	363	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



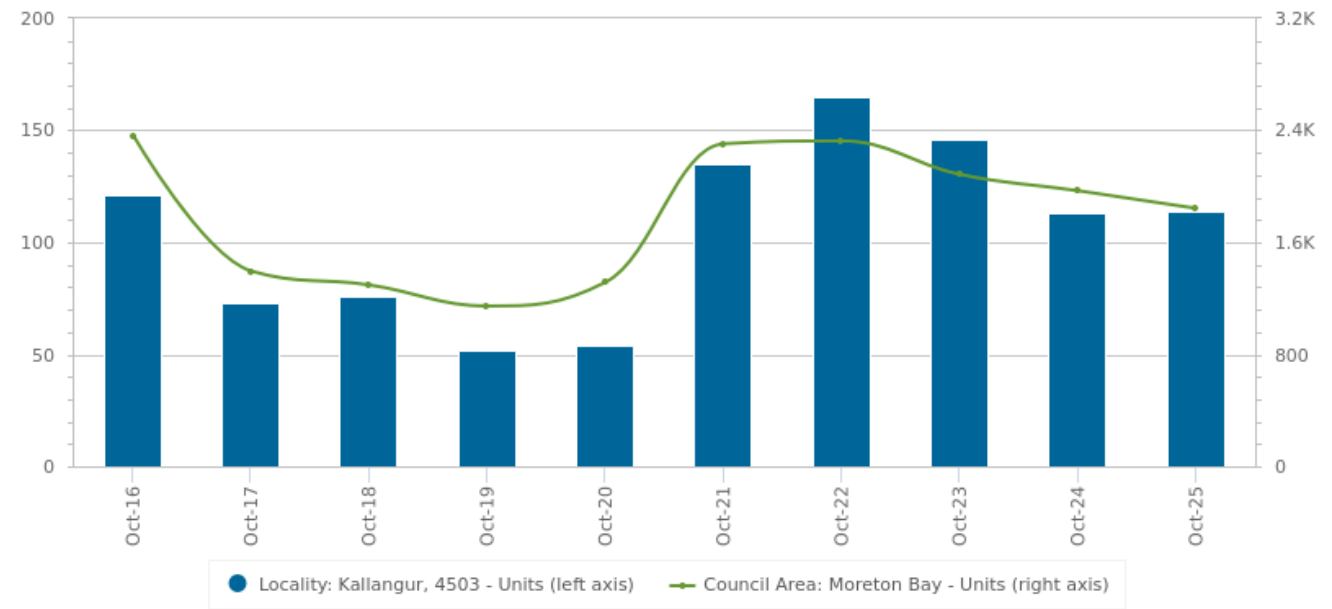
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

114  
Oct 2025

	Kallangur	Moreton Bay
Oct 2017	73	1395
Oct 2018	76	1296
Oct 2019	52	1145
Oct 2020	54	1316
Oct 2021	135	2304
Oct 2022	165	2325
Oct 2023	146	2086
Oct 2024	113	1969
Oct 2025	114	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



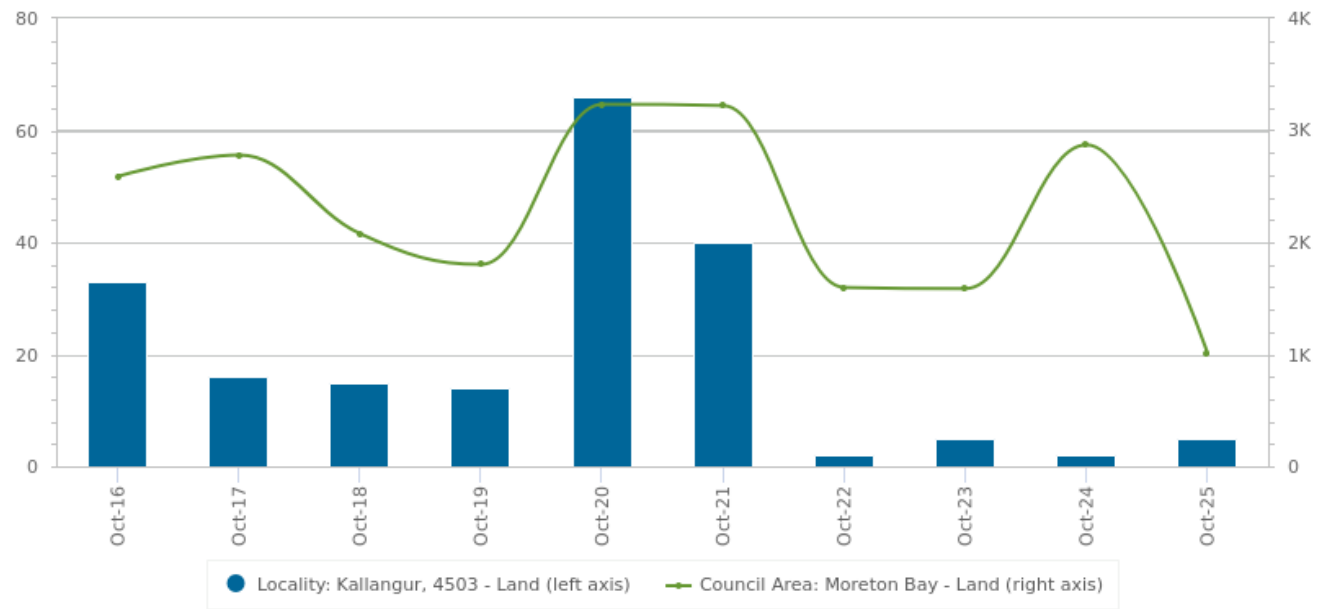
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

5  
Oct 2025

	Kallangur	Moreton Bay
Oct 2017	16	2780
Oct 2018	15	2077
Oct 2019	14	1803
Oct 2020	66	3233
Oct 2021	40	3221
Oct 2022	2	1597
Oct 2023	5	1587
Oct 2024	2	2871
Oct 2025	5	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

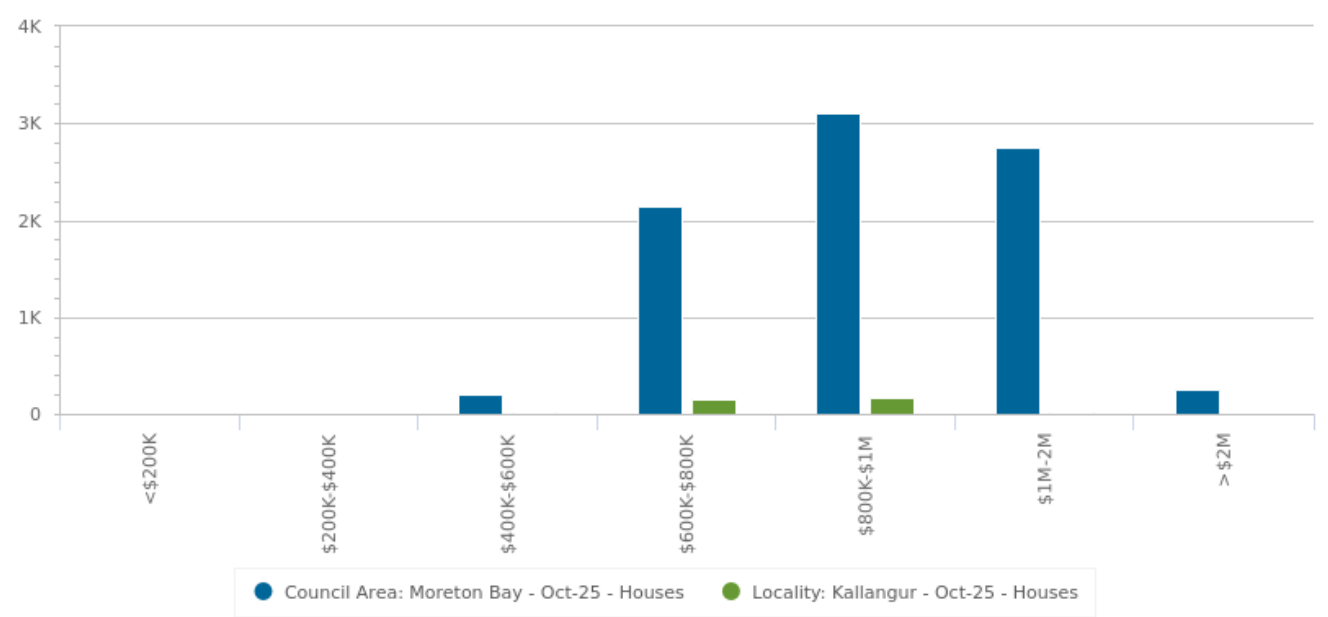
House: Sales By Price

\$295.91M

Oct 2025

	Kallangur	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	17	196
\$600K-\$800K	158	2,137
\$800K-\$1M	169	3,107
\$1M-\$2M	18	2,755
>\$2M	1	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

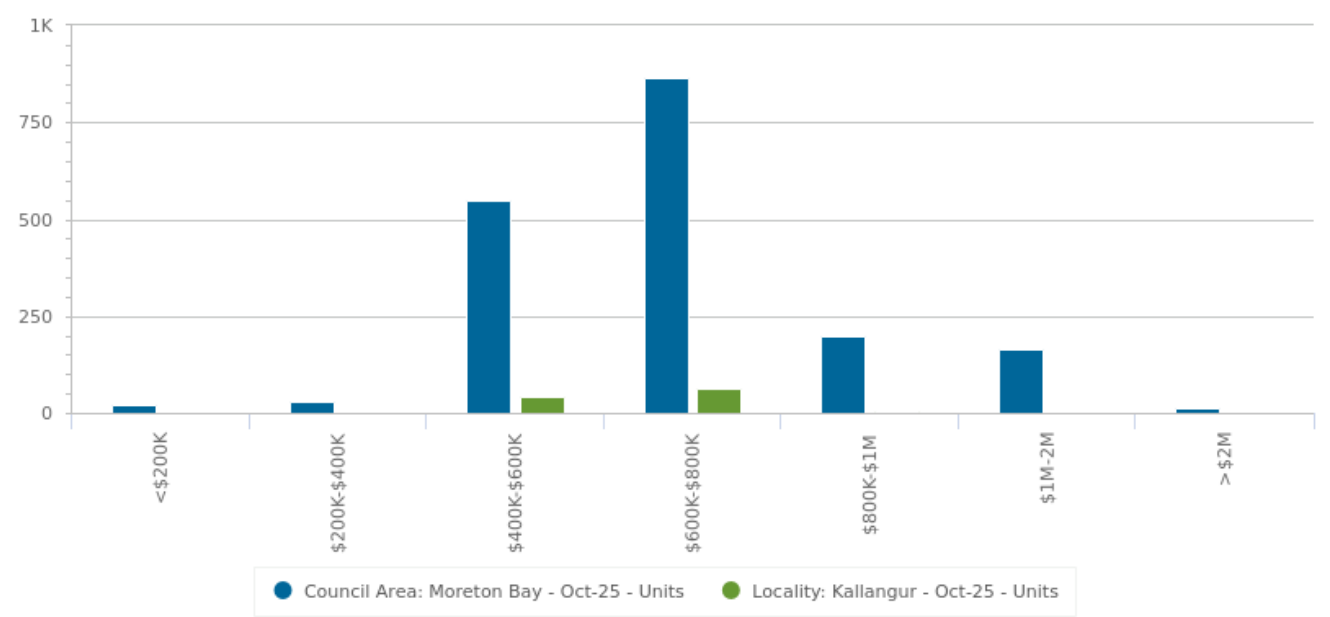
Unit: Sales By Price

\$70.73M

Oct 2025

	Kallangur	Moreton Bay
<\$200K	-	21
\$200K-\$400K	2	29
\$400K-\$600K	42	549
\$600K-\$800K	64	866
\$800K-\$1M	4	197
\$1M-\$2M	2	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

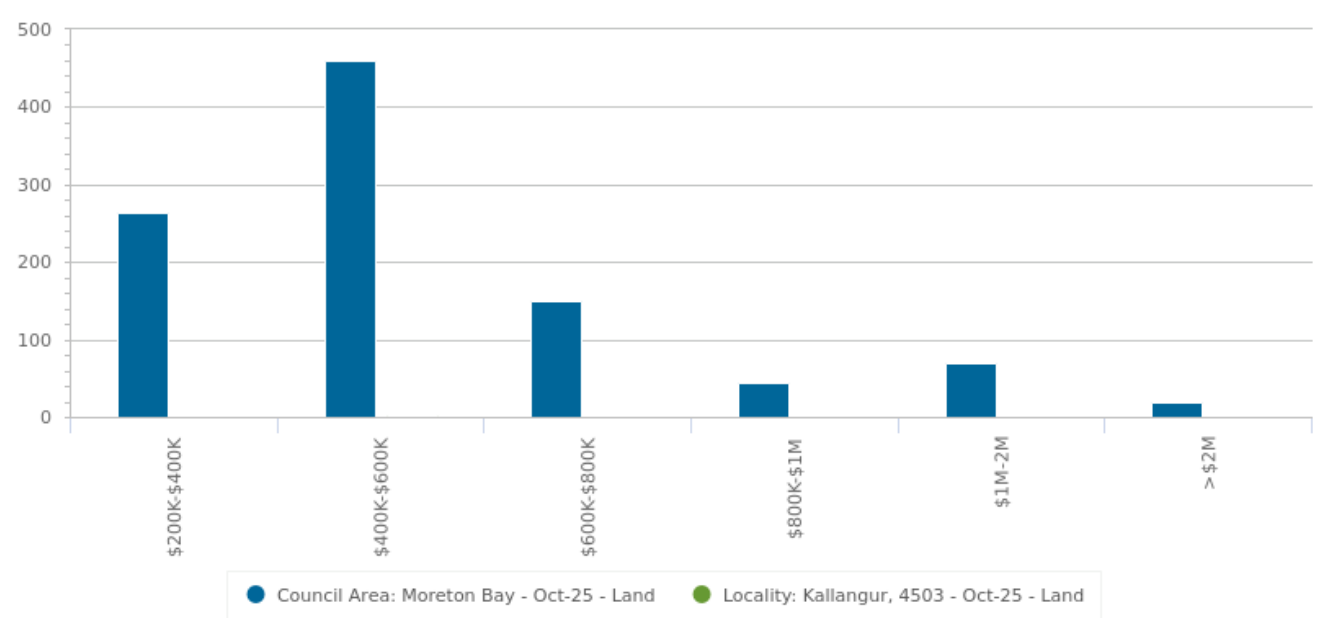


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kallangur	Moreton Bay
\$200K-\$400K	1	263
\$400K-\$600K	2	460
\$600K-\$800K	1	149
\$800K-\$1M	-	45
\$1M-\$2M	1	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

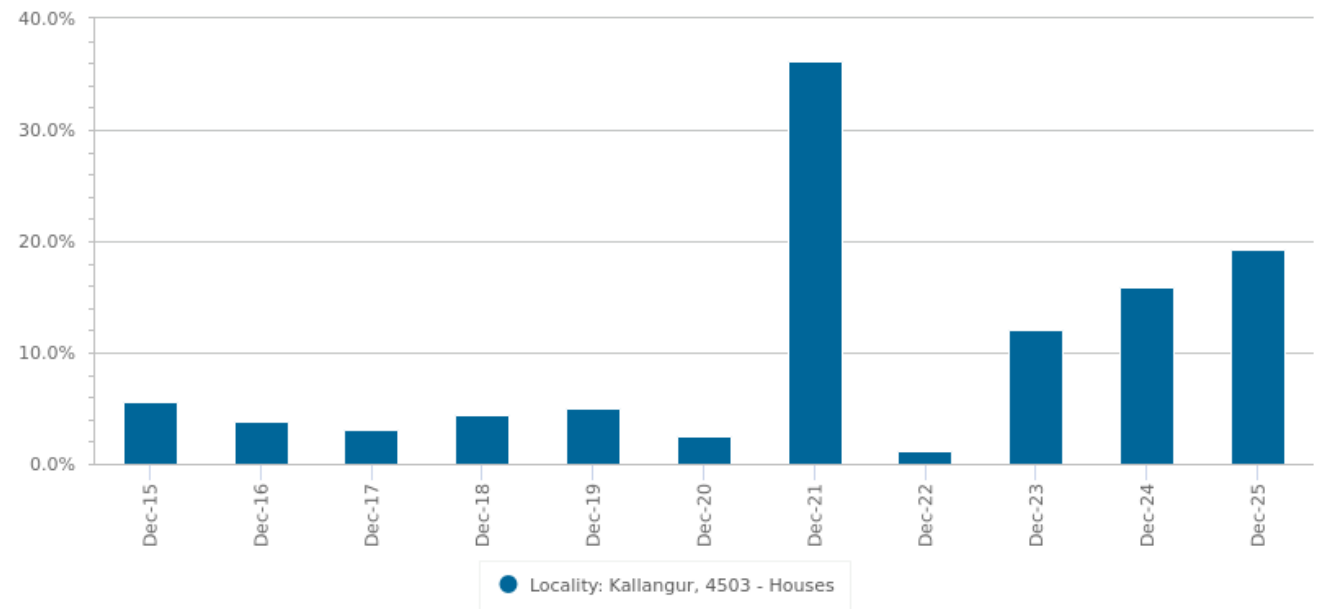
House: Change In Median Value

19.2%

Dec 2025

	Kallangur
Dec 2017	3.1%
Dec 2018	4.5%
Dec 2019	5.0%
Dec 2020	2.5%
Dec 2021	36.2%
Dec 2022	1.2%
Dec 2023	12.1%
Dec 2024	15.8%
Dec 2025	19.2%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

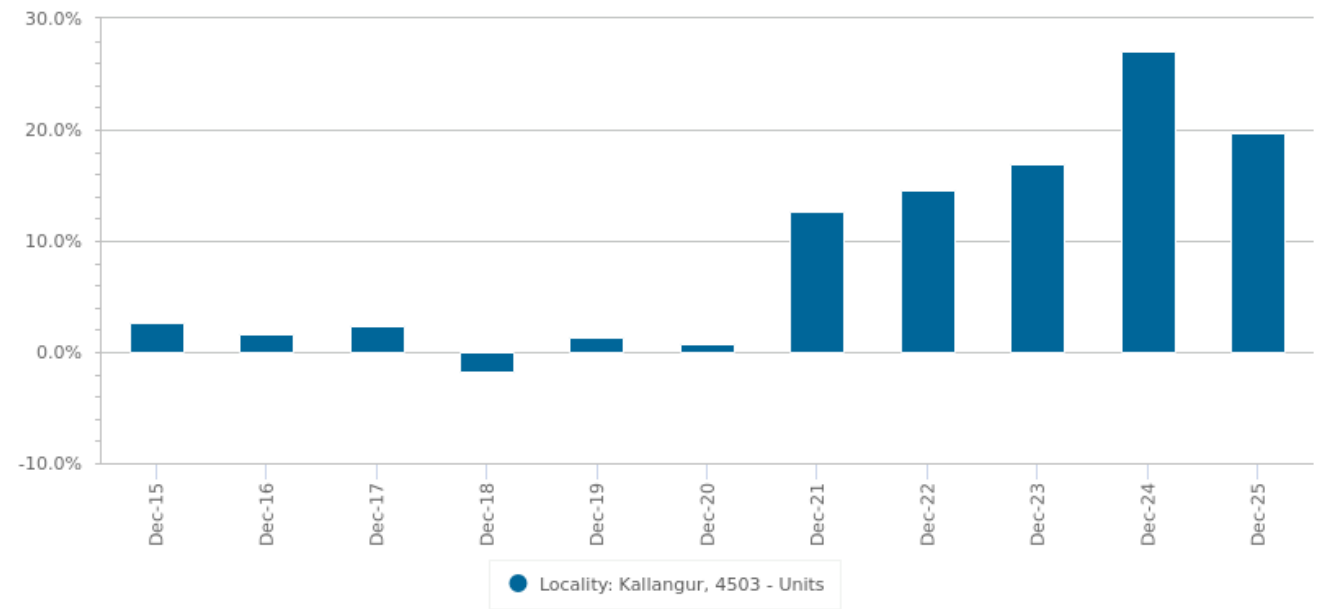
Unit: Change In Median Value

19.7%

Dec 2025

	Kallangur
Dec 2017	2.3%
Dec 2018	-1.7%
Dec 2019	1.4%
Dec 2020	0.7%
Dec 2021	12.7%
Dec 2022	14.6%
Dec 2023	16.9%
Dec 2024	27.1%
Dec 2025	19.7%
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

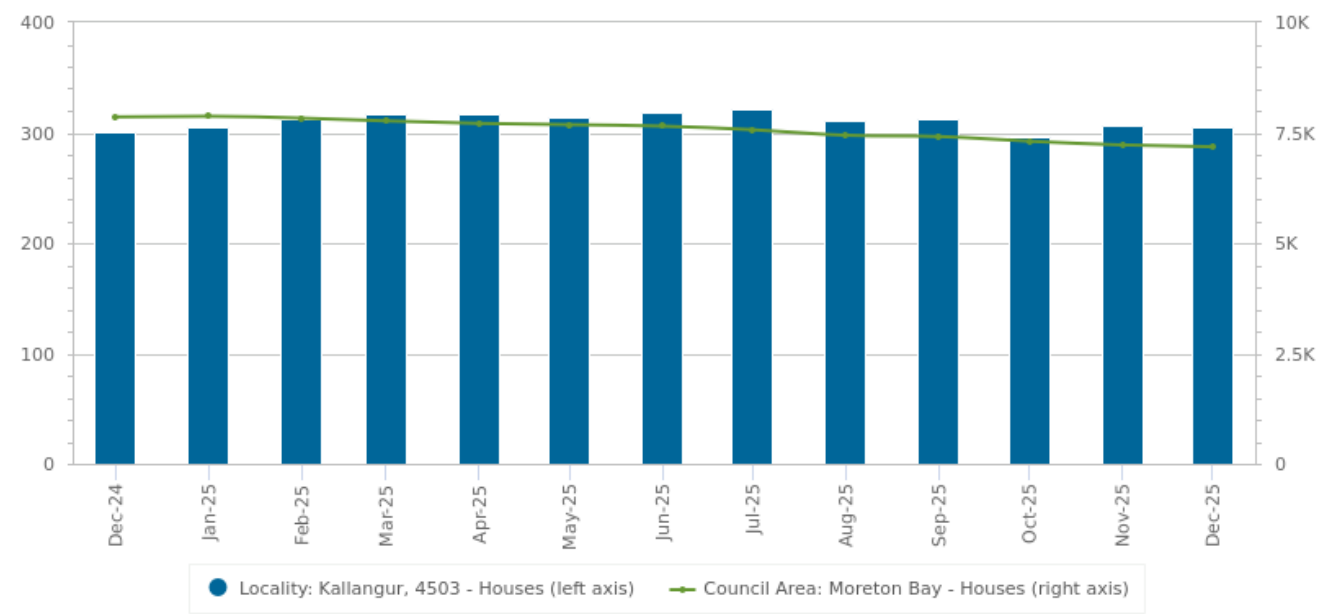
House: Number of New Listing

305

Dec 2025

	Kallangur	Moreton Bay
Jan 2025	305	7,873
Feb 2025	312	7,830
Mar 2025	317	7,768
Apr 2025	317	7,711
May 2025	314	7,683
Jun 2025	319	7,649
Jul 2025	322	7,567
Aug 2025	311	7,442
Sep 2025	313	7,414
Oct 2025	297	7,307
Nov 2025	306	7,223
Dec 2025	305	7,182

Statistics are calculated over a rolling 12 month period



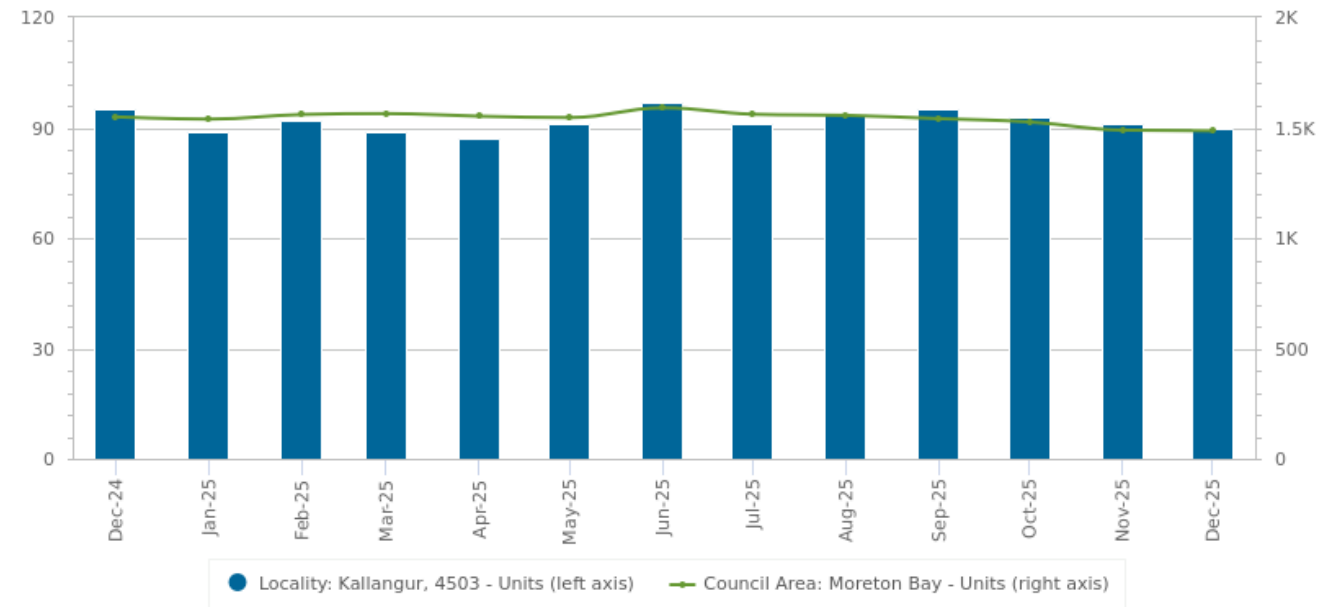
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

90  
Dec 2025

	Kallangur	Moreton Bay
Jan 2025	89	1,539
Feb 2025	92	1,560
Mar 2025	89	1,564
Apr 2025	87	1,552
May 2025	91	1,546
Jun 2025	97	1,590
Jul 2025	91	1,561
Aug 2025	94	1,556
Sep 2025	95	1,541
Oct 2025	93	1,526
Nov 2025	91	1,489
Dec 2025	90	1,486

Statistics are calculated over a rolling 12 month period



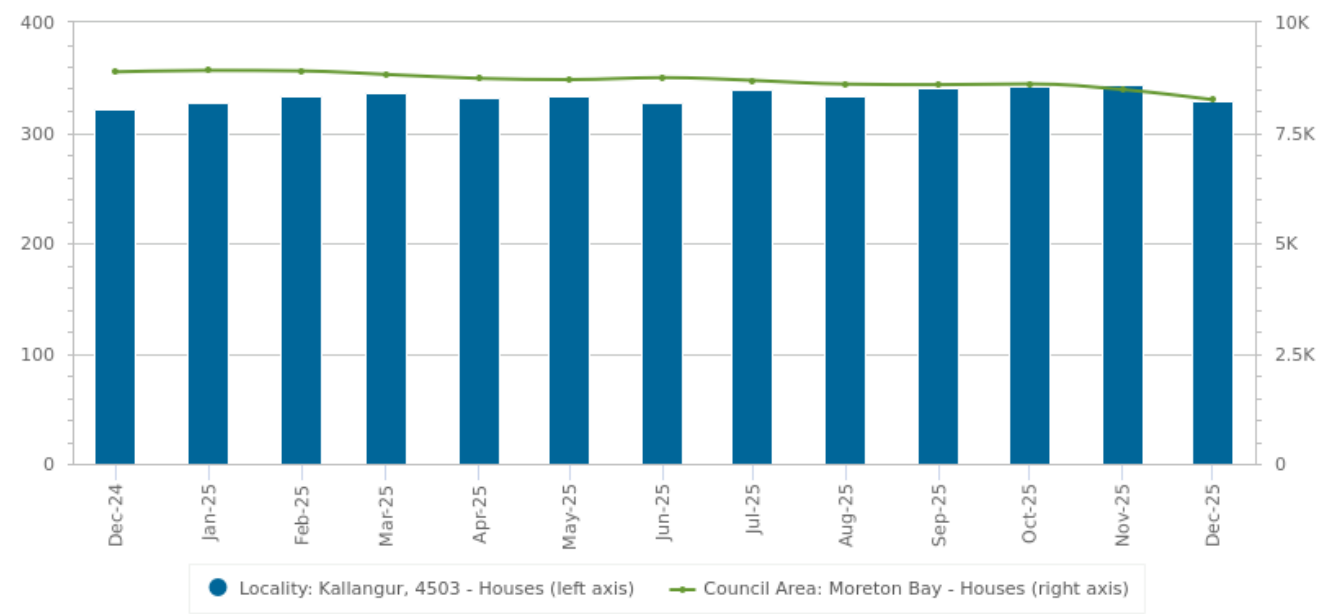
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

329  
Dec 2025

	Kallangur	Moreton Bay
Jan 2025	327	8,912
Feb 2025	333	8,900
Mar 2025	337	8,820
Apr 2025	332	8,731
May 2025	333	8,703
Jun 2025	327	8,749
Jul 2025	339	8,685
Aug 2025	334	8,601
Sep 2025	340	8,589
Oct 2025	342	8,606
Nov 2025	344	8,478
Dec 2025	329	8,247

Statistics are calculated over a rolling 12 month period



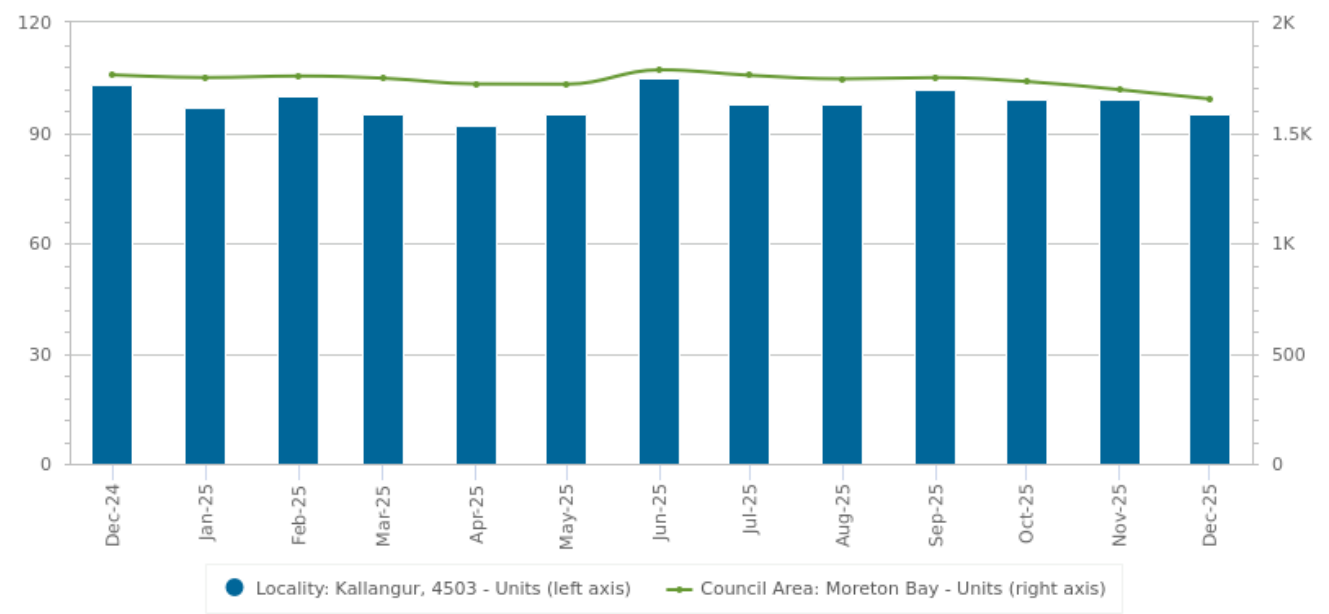
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

95  
Dec 2025

	Kallangur	Moreton Bay
Jan 2025	97	1,750
Feb 2025	100	1,757
Mar 2025	95	1,747
Apr 2025	92	1,721
May 2025	95	1,720
Jun 2025	105	1,785
Jul 2025	98	1,760
Aug 2025	98	1,744
Sep 2025	102	1,750
Oct 2025	99	1,732
Nov 2025	99	1,695
Dec 2025	95	1,653

Statistics are calculated over a rolling 12 month period



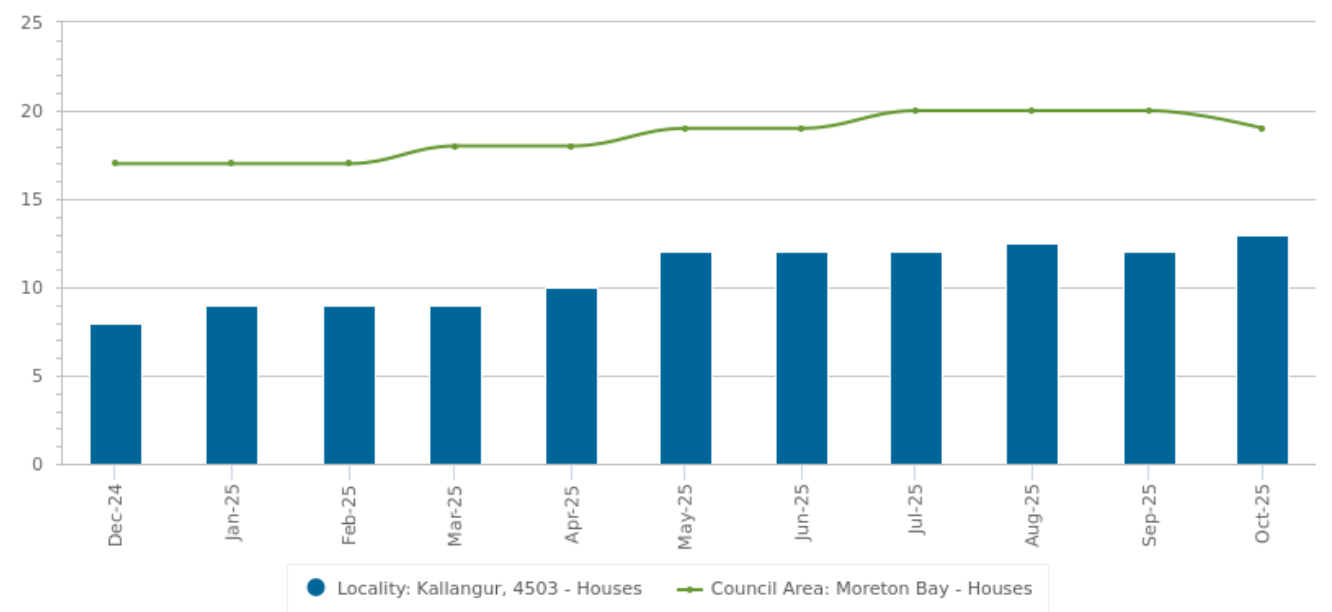
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

13  
Oct 2025

	Kallangur	Moreton Bay
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
Sep 2025	12	20
Oct 2025	13	19

Statistics are calculated over a rolling 12 month period



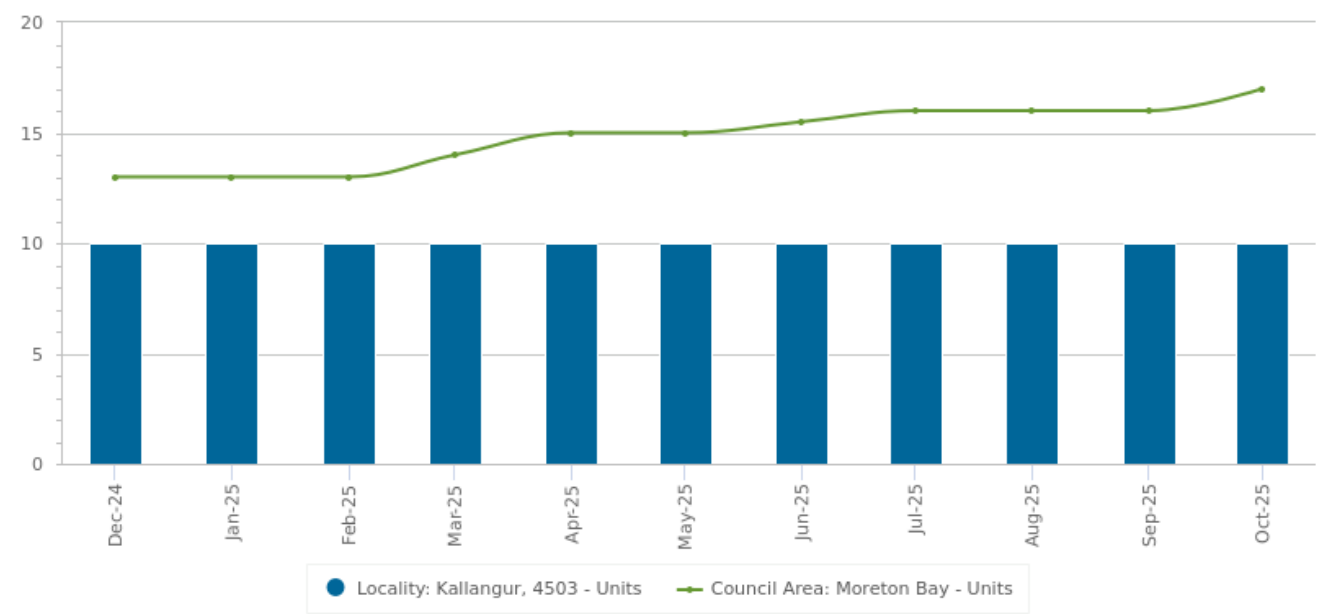
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

10  
Oct 2025

	Kallangur	Moreton Bay
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	15.5
Jul 2025	10	16
Aug 2025	10	16
Sep 2025	10	16
Oct 2025	10	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

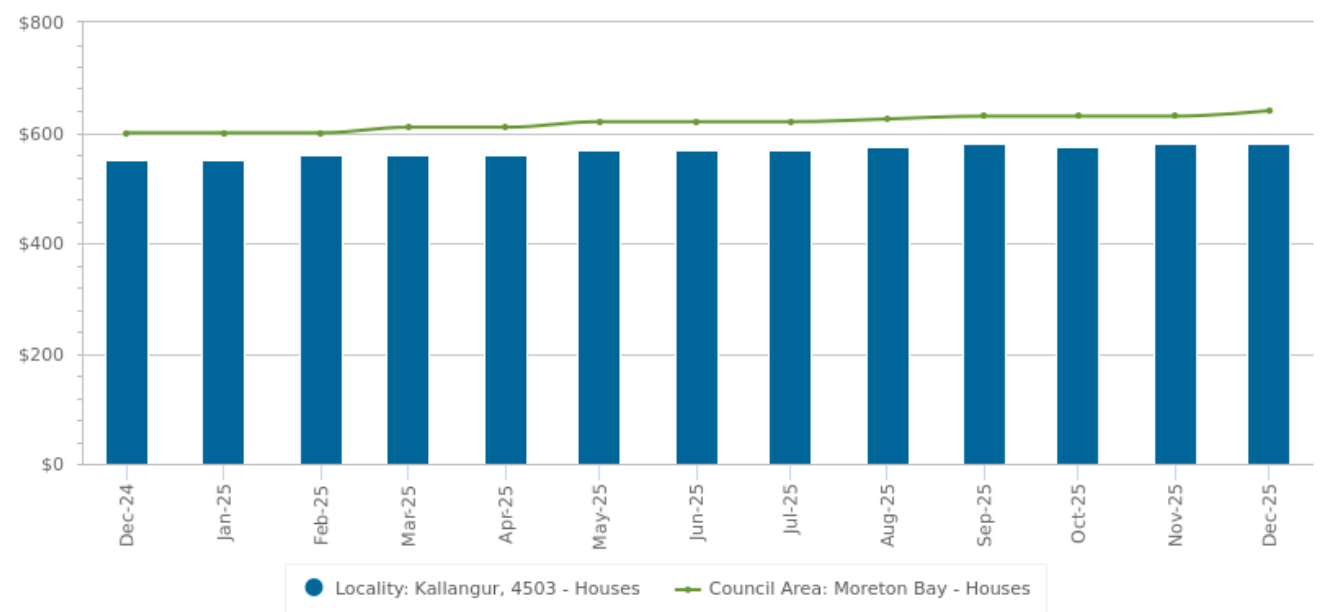
House: Median Rent

\$580/w

Dec 2025

	Kallangur	Moreton Bay
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	\$575/w	\$630/w
Nov 2025	\$580/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

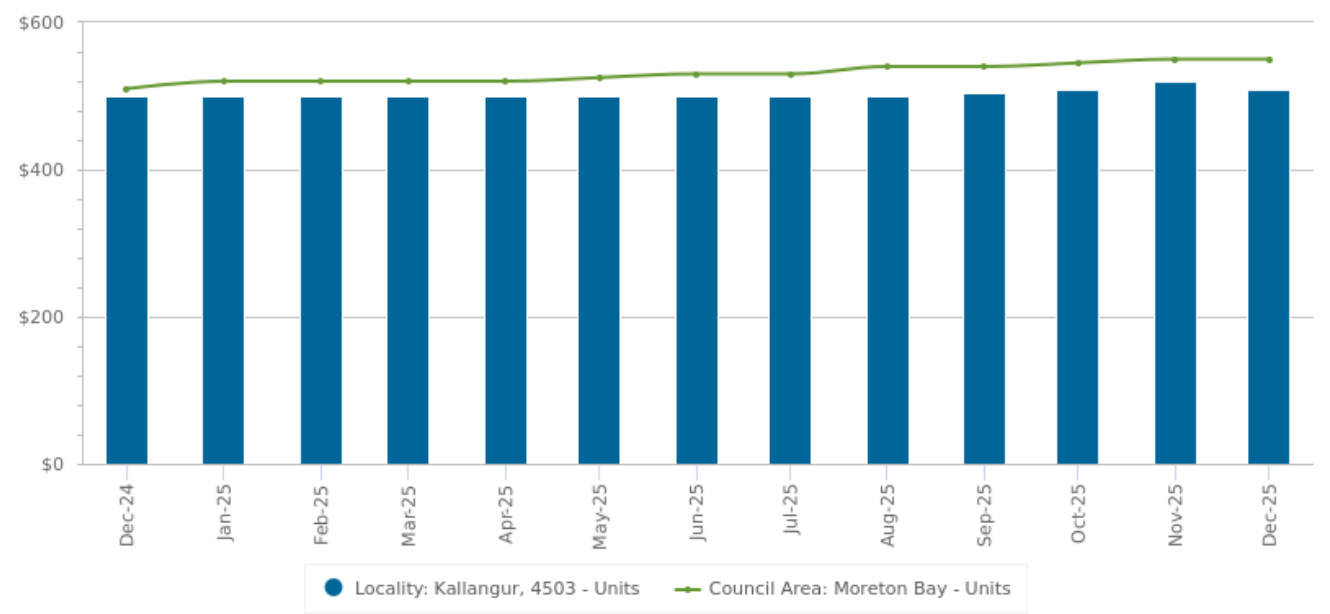
Unit: Median Rent

\$510/w

Dec 2025

	Kallangur	Moreton Bay
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	\$505/w	\$540/w
Oct 2025	\$510/w	\$545/w
Nov 2025	\$520/w	\$550/w
Dec 2025	\$510/w	\$550/w

Statistics are calculated over a rolling 12 month period



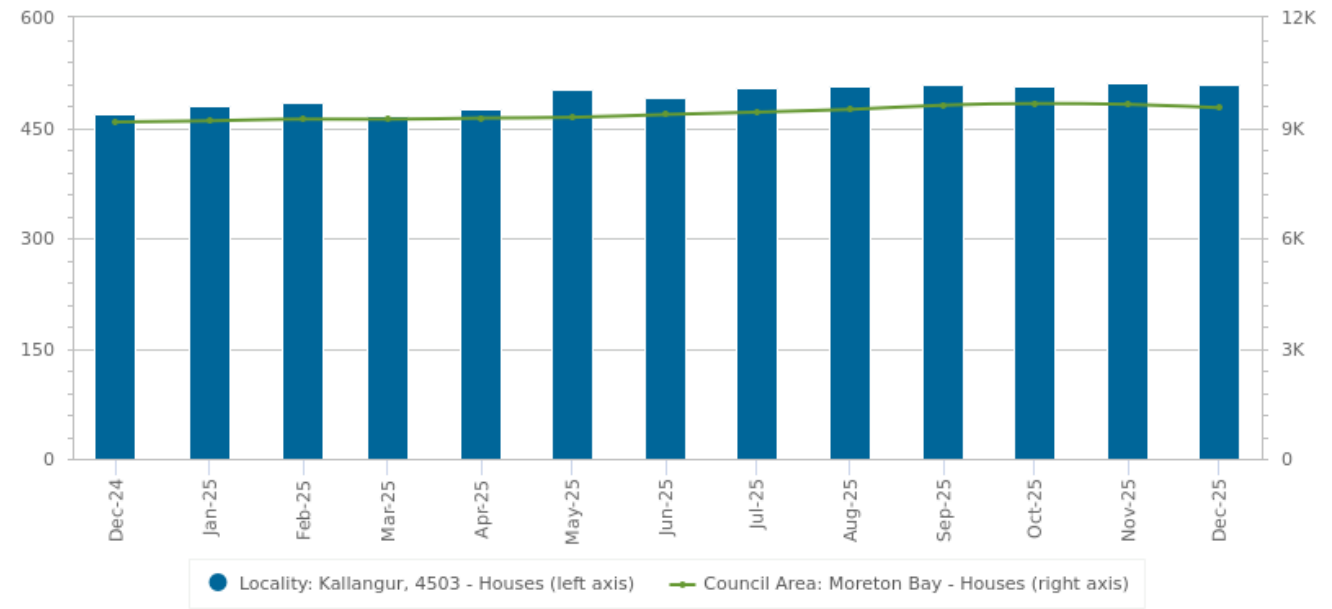
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

510  
Dec 2025

	Kallangur	Moreton Bay
Jan 2025	480	9,187
Feb 2025	484	9,233
Mar 2025	467	9,231
Apr 2025	476	9,263
May 2025	502	9,283
Jun 2025	491	9,360
Jul 2025	504	9,423
Aug 2025	507	9,498
Sep 2025	508	9,614
Oct 2025	506	9,658
Nov 2025	511	9,635
Dec 2025	510	9,544

Statistics are calculated over a rolling 12 month period



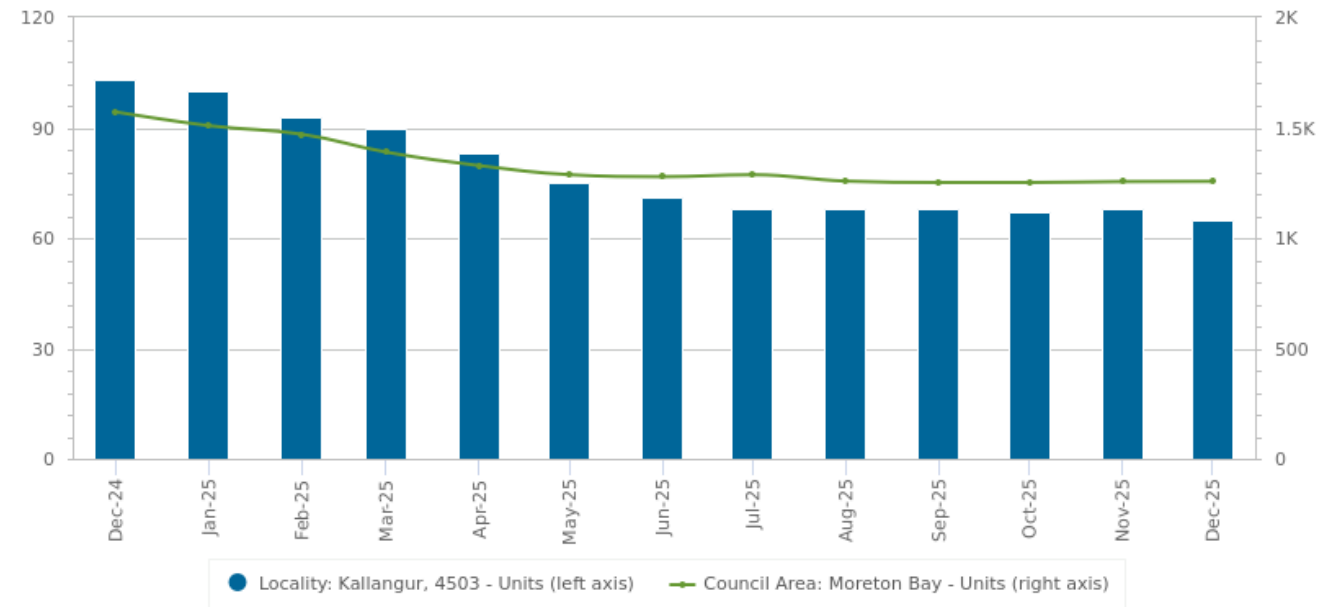
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

65  
Dec 2025

	Kallangur	Moreton Bay
Jan 2025	100	1,509
Feb 2025	93	1,470
Mar 2025	90	1,389
Apr 2025	83	1,328
May 2025	75	1,287
Jun 2025	71	1,278
Jul 2025	68	1,287
Aug 2025	68	1,258
Sep 2025	68	1,252
Oct 2025	67	1,252
Nov 2025	68	1,256
Dec 2025	65	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

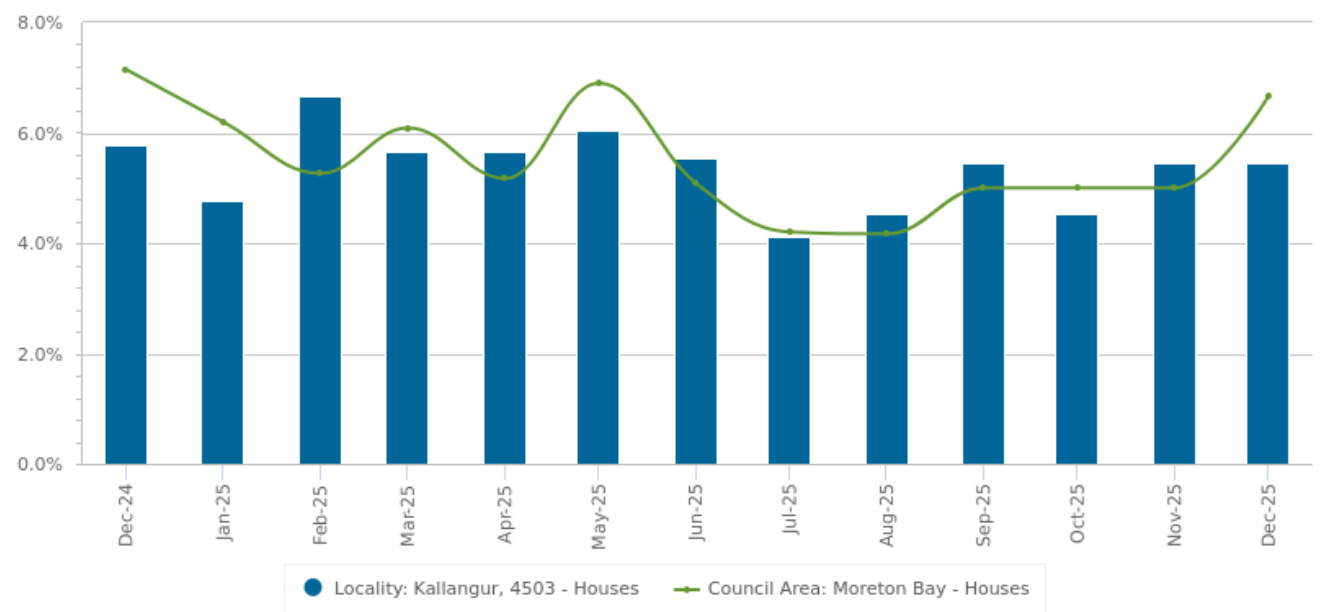
5.5%

Dec 2025

House: Change in Rental Rate

	Kallangur	Moreton Bay
Jan 2025	4.8%	6.2%
Feb 2025	6.7%	5.3%
Mar 2025	5.7%	6.1%
Apr 2025	5.7%	5.2%
May 2025	6.0%	6.9%
Jun 2025	5.6%	5.1%
Jul 2025	4.1%	4.2%
Aug 2025	4.5%	4.2%
Sep 2025	5.5%	5.0%
Oct 2025	4.5%	5.0%
Nov 2025	5.5%	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

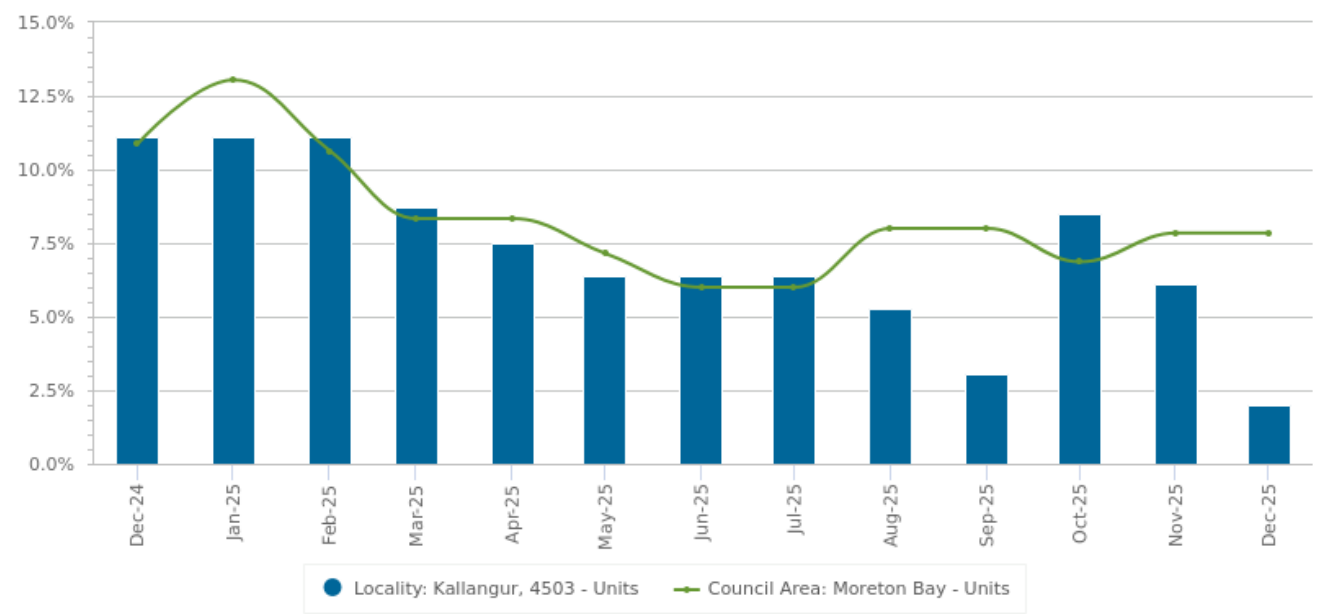
2.0%

Dec 2025

Unit: Change in Rental Rate

	Kallangur	Moreton Bay
Jan 2025	11.1%	13.0%
Feb 2025	11.1%	10.6%
Mar 2025	8.7%	8.3%
Apr 2025	7.5%	8.3%
May 2025	6.4%	7.1%
Jun 2025	6.4%	6.0%
Jul 2025	6.4%	6.0%
Aug 2025	5.3%	8.0%
Sep 2025	3.1%	8.0%
Oct 2025	8.5%	6.9%
Nov 2025	6.1%	7.8%
Dec 2025	2.0%	7.8%

Statistics are calculated over a rolling 12 month period



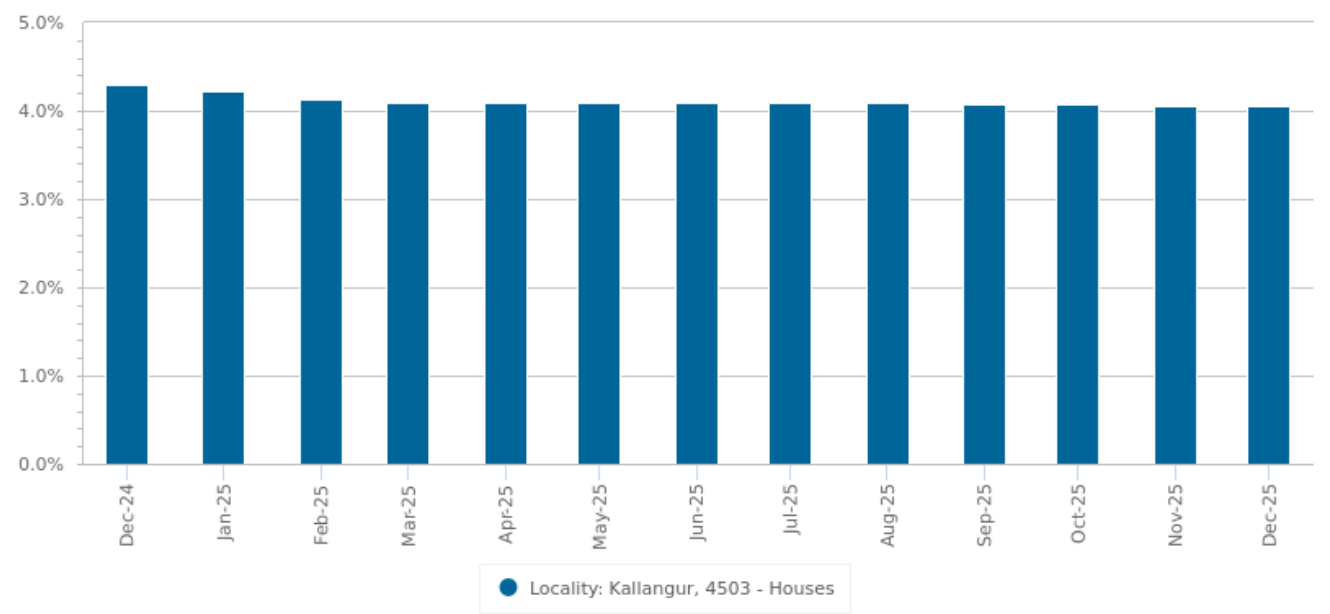
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.0%  
Dec 2025

	Kallangur
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%
Nov 2025	4.1%
Dec 2025	4.0%

Statistics are calculated at the end of the displayed month



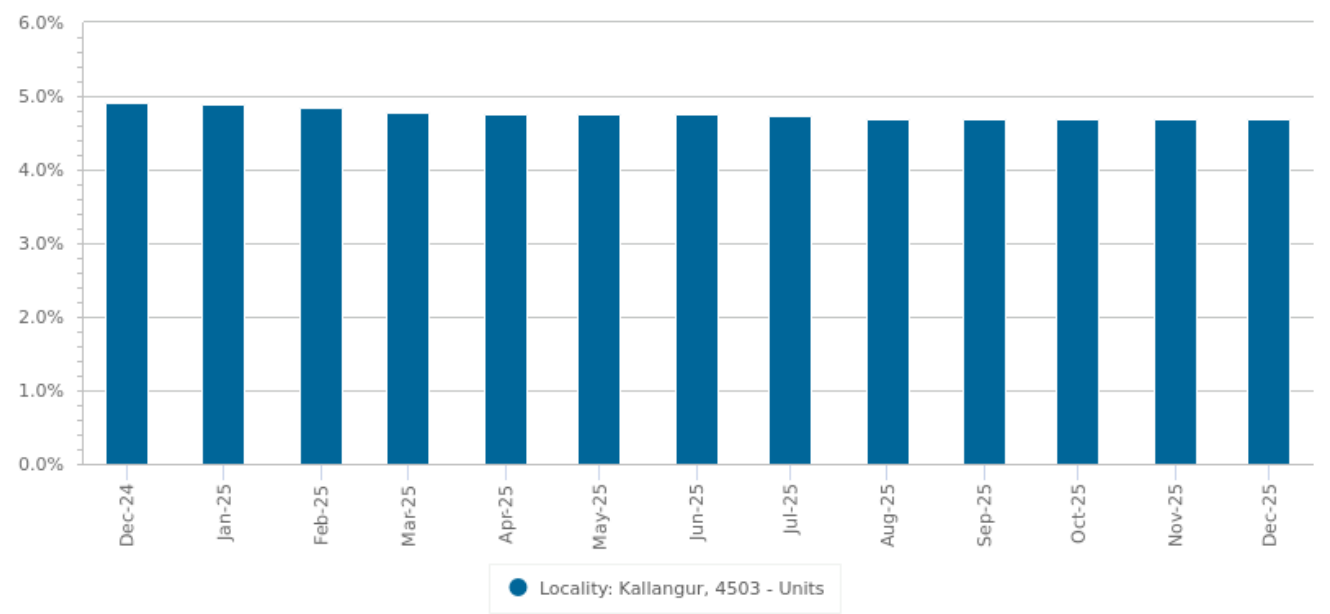
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

**4.7%**  
Dec 2025

	Kallangur
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%
Nov 2025	4.7%
Dec 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

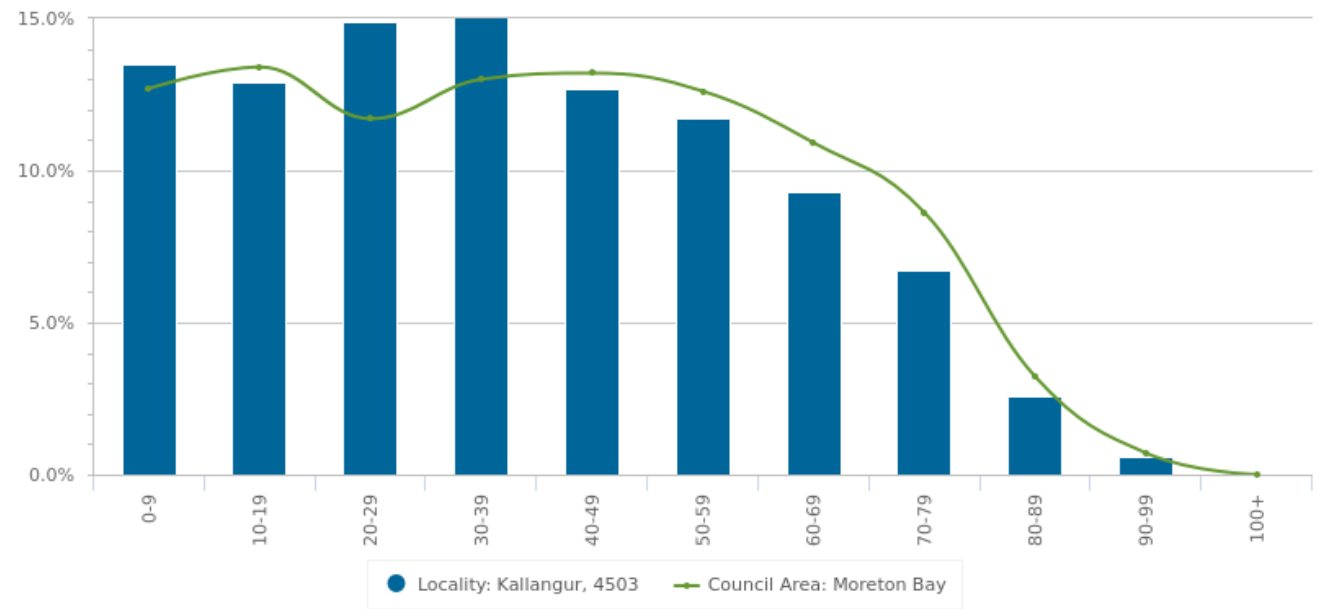
1.9%

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)



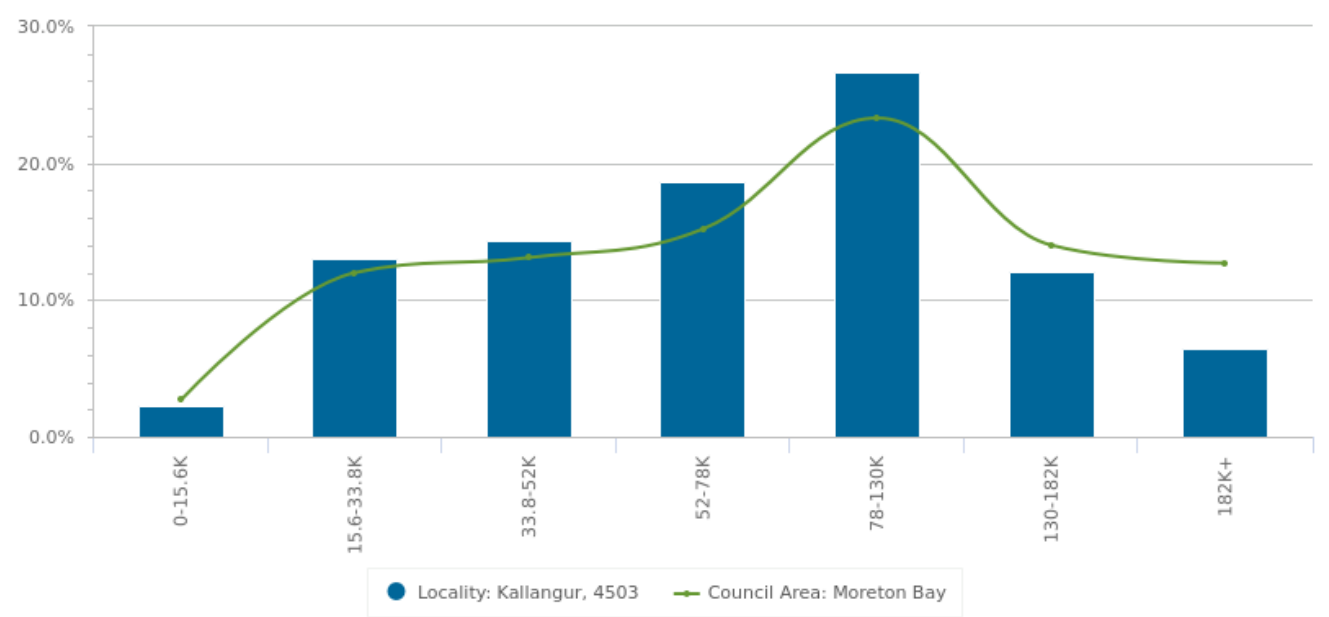
Statistics are provided by the Australian Bureau of Statistics (ABS)

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

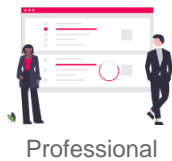
0.9%

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%

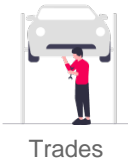
Statistics are provided by the Australian Bureau of Statistics (ABS)



13.4%



14.5%



15.4%



11.8%



2.1%



9.8%

Employment By Occupation



Managers

8.4%



Community and Personal Service  
Workers

15%



Sales Workers

9.5%

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