

Suburb Statistics Report

Kallangur QLD 4503

Prepared on 24 Mar 2026

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Area Profile

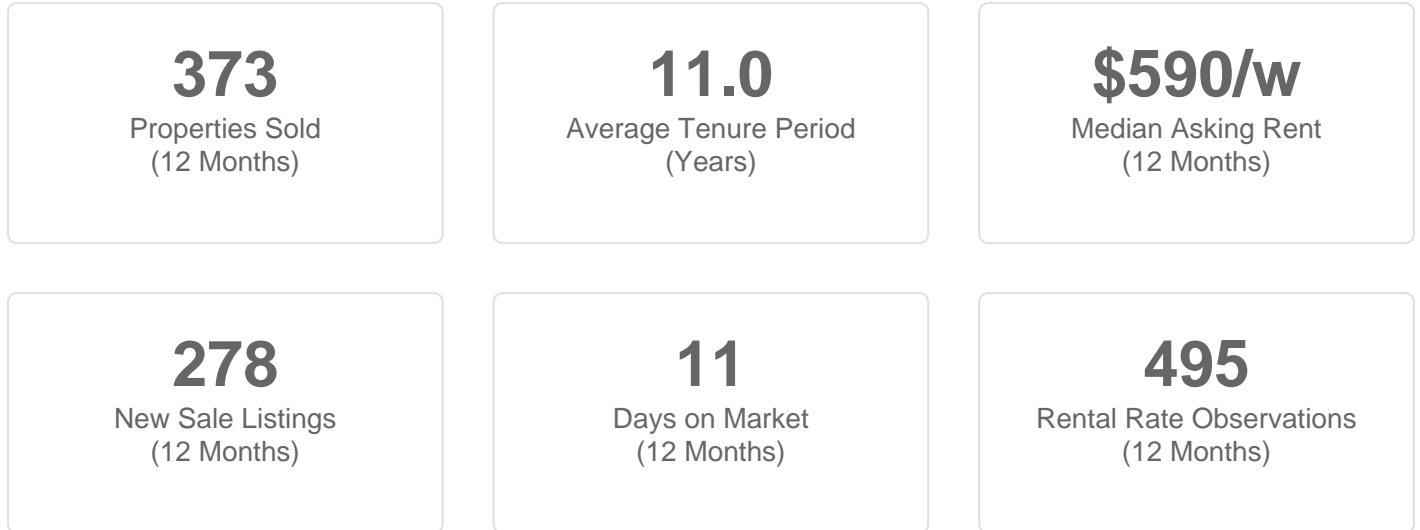
Kallangur, QLD

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.

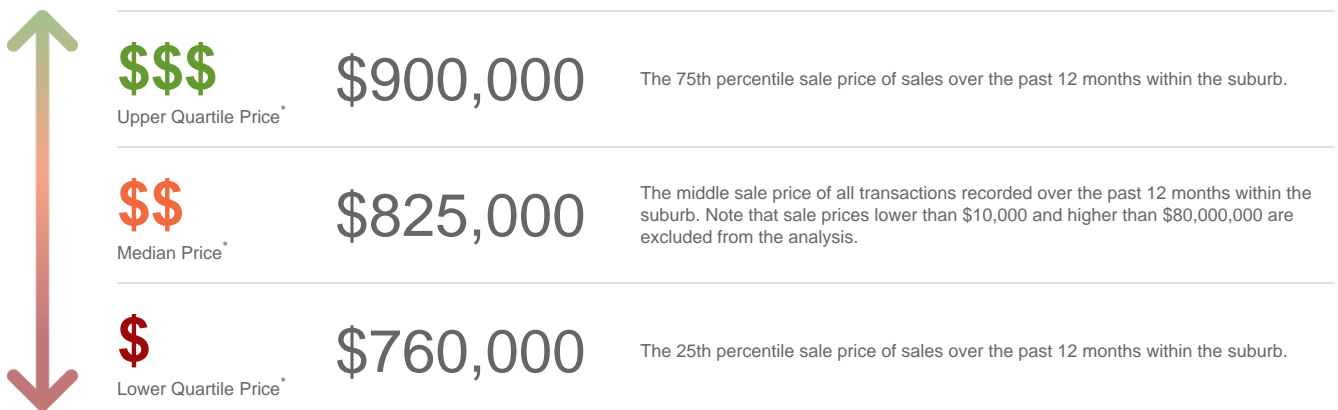
	House	Unit	Land
Average Tenure Period	11.0 years	7.1 years	-
Total Dwellings	7,023	1,579	140
Total New Listings	278	84	-
Median Value	\$937,694	\$733,546	-
Total Properties Listed	319	94	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

113

Properties Sold
(12 Months)

7.1

Average Tenure Period
(Years)

\$520/w

Median Asking Rent
(12 Months)

84

New Sale Listings
(12 Months)

12

Days on Market
(12 Months)

82

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$690,000

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

\$\$

Median Price*

\$625,000

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.

\$

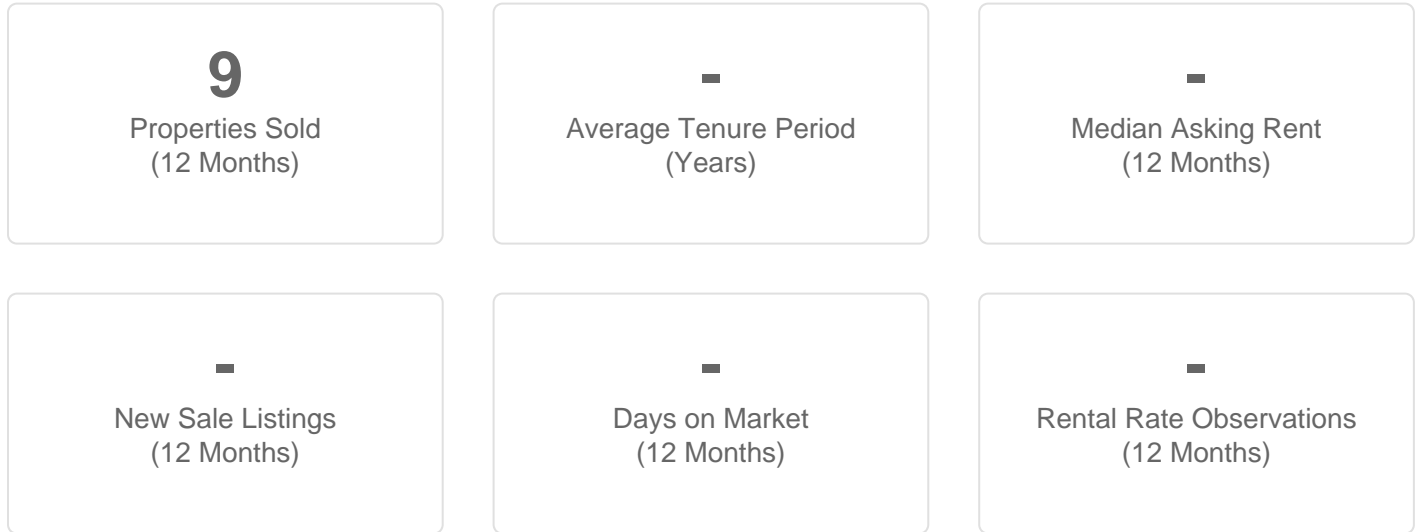
Lower Quartile Price*

\$580,000

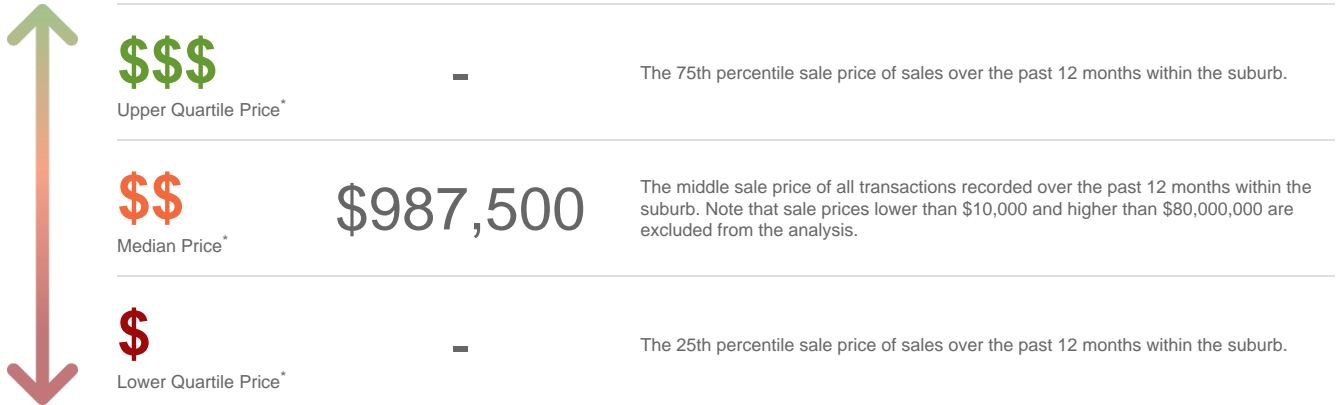
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

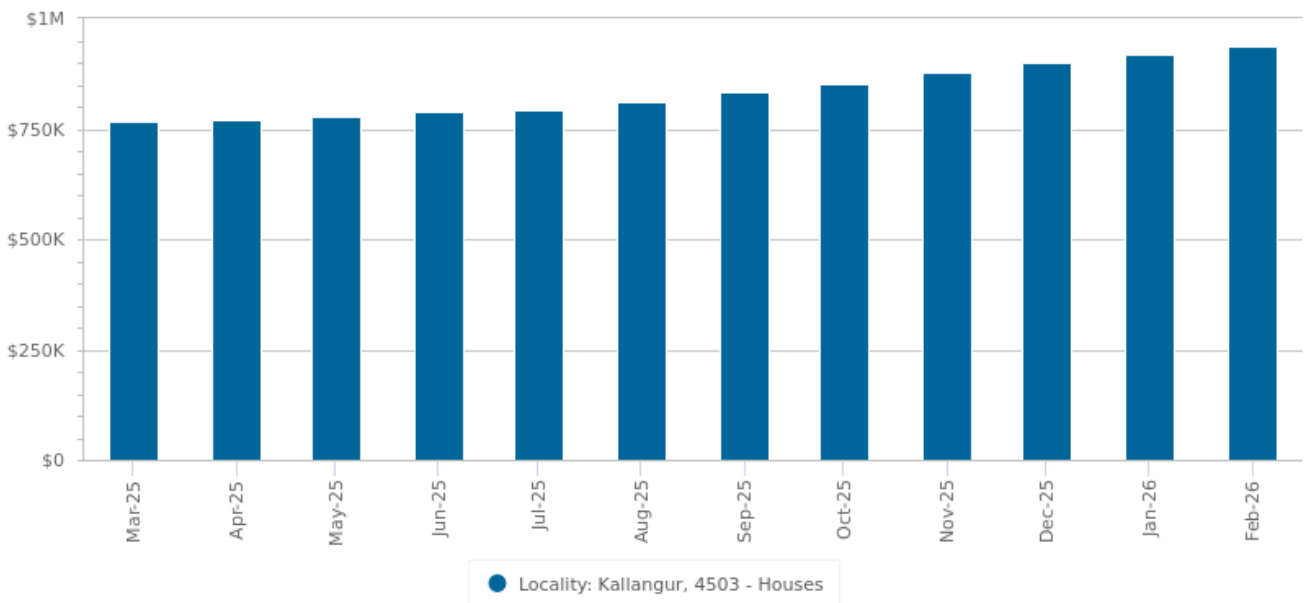
House: Recent Median Value

\$938K

Feb 2026

	Kallangur
Mar 2025	\$766,915
Apr 2025	\$771,197
May 2025	\$778,017
Jun 2025	\$787,604
Jul 2025	\$792,905
Aug 2025	\$812,004
Sep 2025	\$831,584
Oct 2025	\$851,008
Nov 2025	\$876,217
Dec 2025	\$899,956
Jan 2026	\$920,177
Feb 2026	\$937,694

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

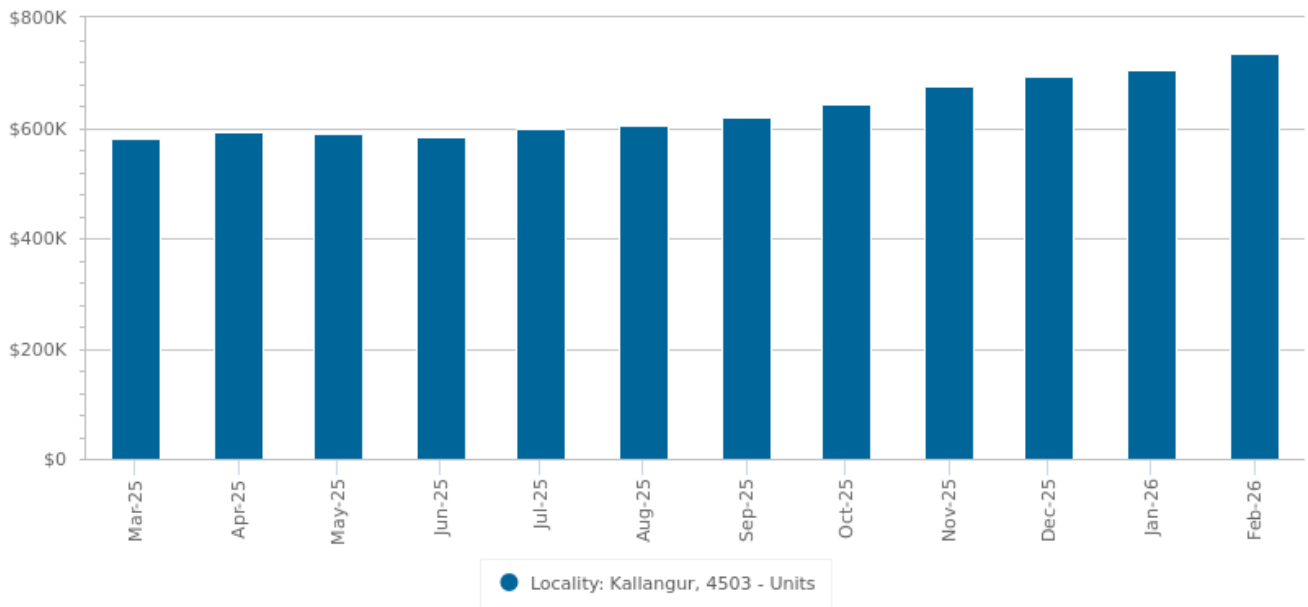
Unit: Recent Median Value

\$734K

Feb 2026

	Kallangur
Mar 2025	\$580,225
Apr 2025	\$592,487
May 2025	\$588,420
Jun 2025	\$584,834
Jul 2025	\$599,178
Aug 2025	\$603,448
Sep 2025	\$618,844
Oct 2025	\$641,924
Nov 2025	\$676,889
Dec 2025	\$692,359
Jan 2026	\$704,231
Feb 2026	\$733,546

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

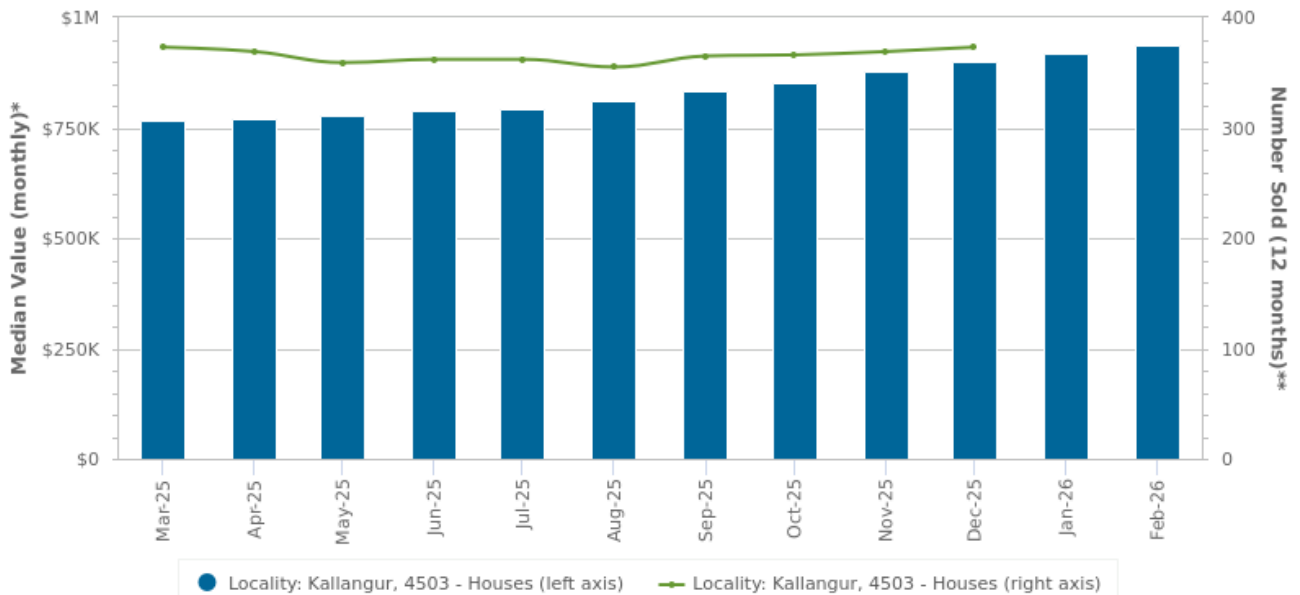
House: Median Value vs Number Sold

373

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$766,915	373
Apr 2025	\$771,197	369
May 2025	\$778,017	359
Jun 2025	\$787,604	362
Jul 2025	\$792,905	362
Aug 2025	\$812,004	355
Sep 2025	\$831,584	365
Oct 2025	\$851,008	366
Nov 2025	\$876,217	369
Dec 2025	\$899,956	373
Jan 2026	\$920,177	-
Feb 2026	\$937,694	-

Statistics are calculated over a rolling 12 month period



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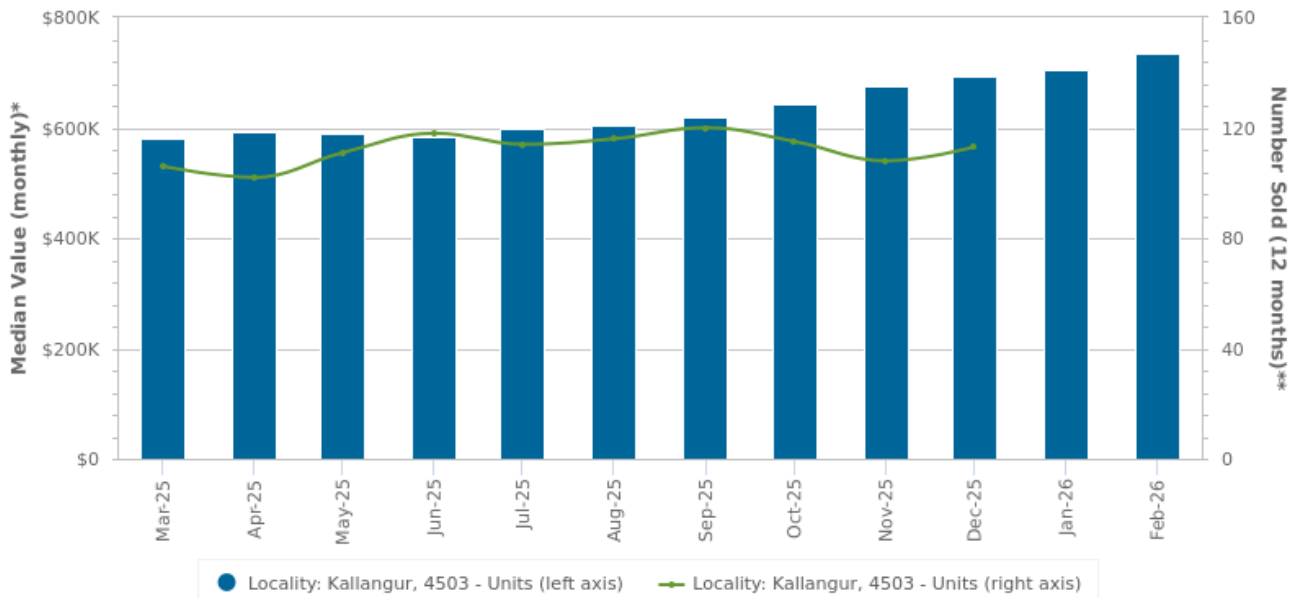
Unit: Median Value vs Number Sold

113

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$580,225	106
Apr 2025	\$592,487	102
May 2025	\$588,420	111
Jun 2025	\$584,834	118
Jul 2025	\$599,178	114
Aug 2025	\$603,448	116
Sep 2025	\$618,844	120
Oct 2025	\$641,924	115
Nov 2025	\$676,889	108
Dec 2025	\$692,359	113
Jan 2026	\$704,231	-
Feb 2026	\$733,546	-

Statistics are calculated over a rolling 12 month period



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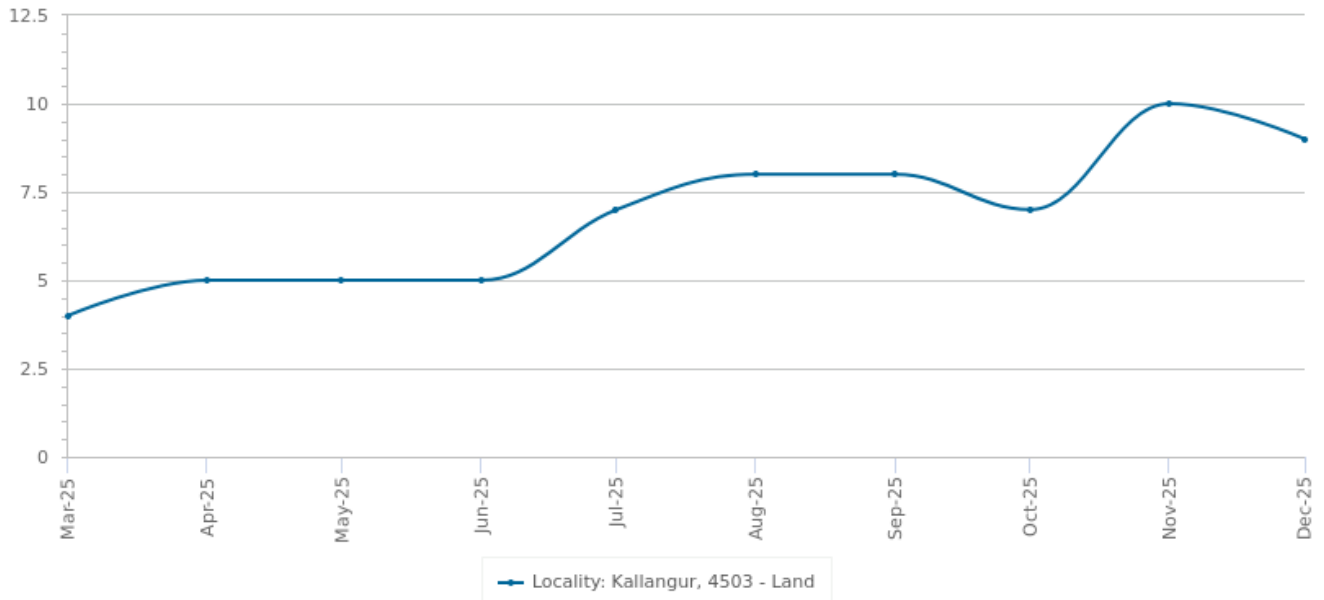
Land: Median Value vs Number Sold

9

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	4
Feb 2025	-	4
Mar 2025	-	4
Apr 2025	-	5
May 2025	-	5
Jun 2025	-	5
Jul 2025	-	7
Aug 2025	-	8
Sep 2025	-	8
Oct 2025	-	7
Nov 2025	-	10
Dec 2025	-	9

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

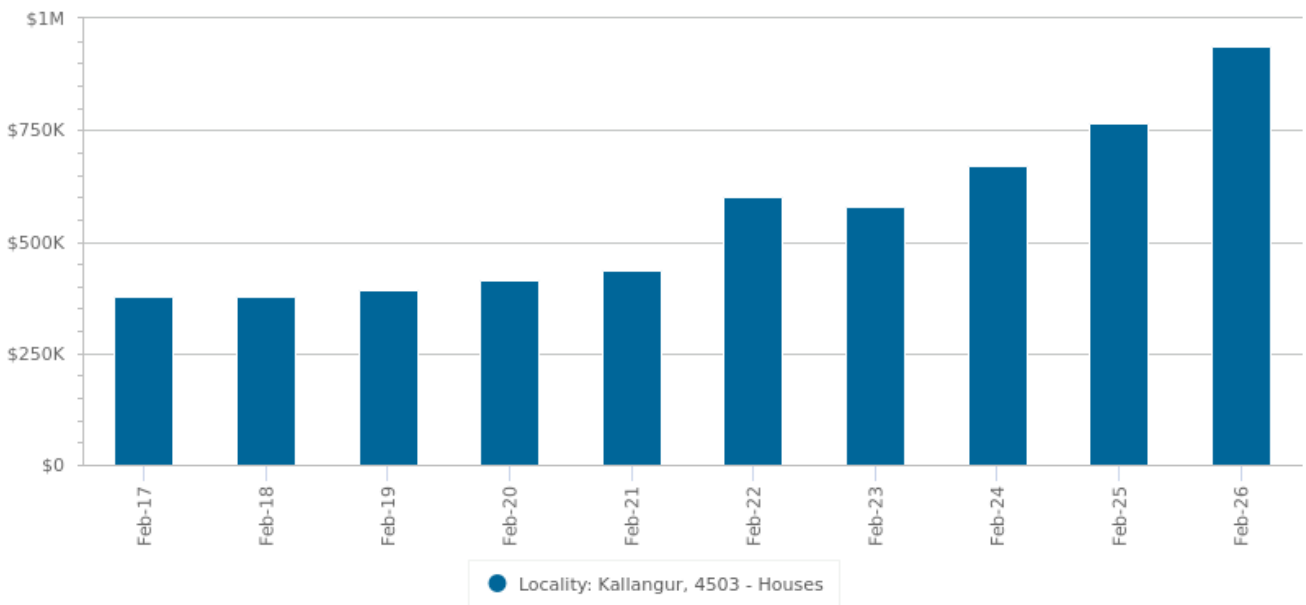
House: Median Value

\$938K

Feb 2026

	Kallangur
Feb 2017	\$376,973
Feb 2018	\$375,978
Feb 2019	\$390,294
Feb 2020	\$414,530
Feb 2021	\$435,833
Feb 2022	\$601,731
Feb 2023	\$578,074
Feb 2024	\$670,116
Feb 2025	\$763,904
Feb 2026	\$937,694

Statistics are calculated at the end of the displayed month



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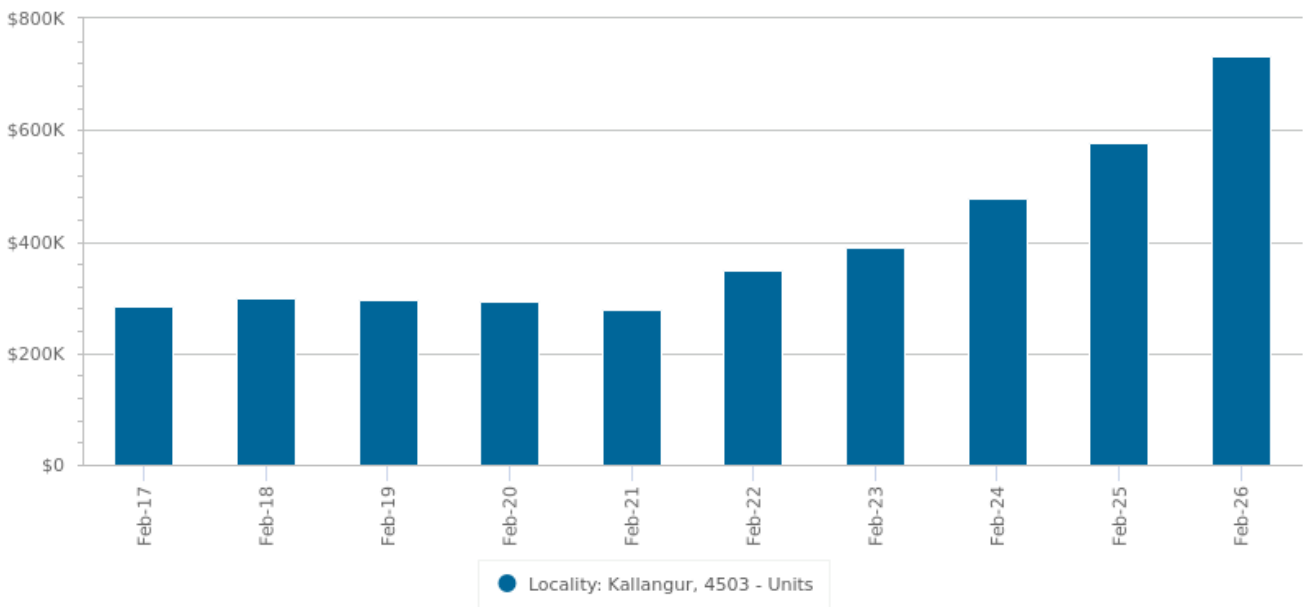
Unit: Median Value

\$734K

Feb 2026

	Kallangur
Feb 2017	\$283,584
Feb 2018	\$298,456
Feb 2019	\$296,089
Feb 2020	\$292,801
Feb 2021	\$279,335
Feb 2022	\$348,042
Feb 2023	\$388,979
Feb 2024	\$477,374
Feb 2025	\$578,195
Feb 2026	\$733,546

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

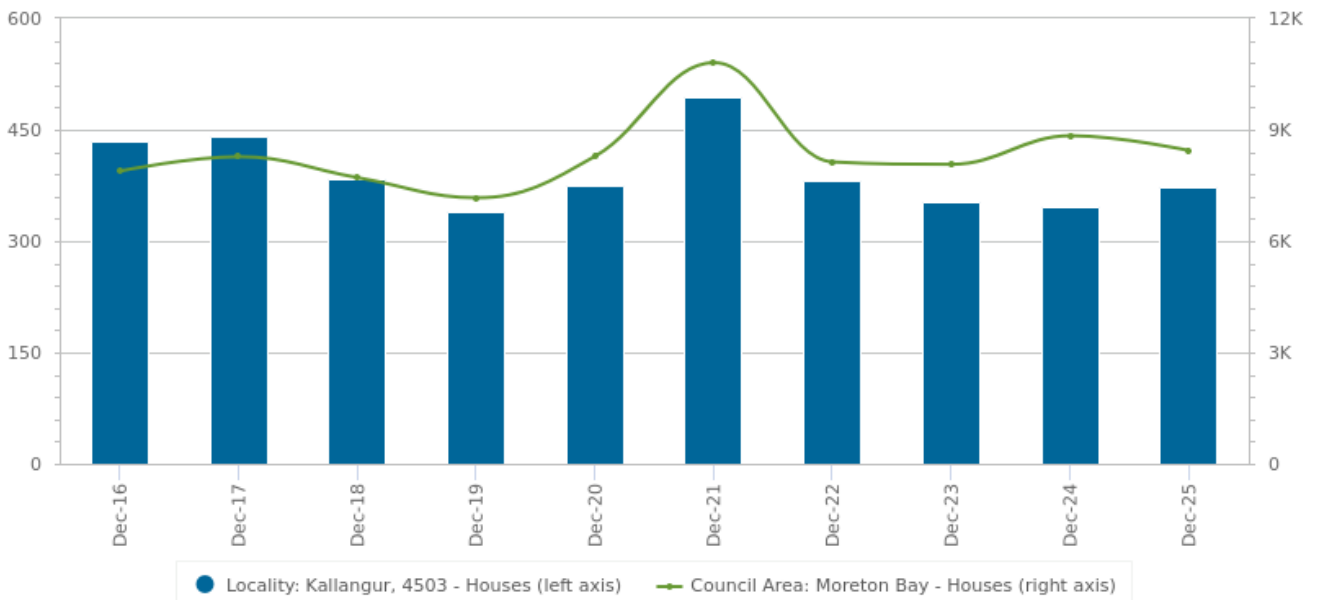
House: Sales Per Annum

373

Dec 2025

	Kallangur	Moreton Bay
Dec 2017	441	8275
Dec 2018	383	7708
Dec 2019	340	7167
Dec 2020	374	8294
Dec 2021	494	10807
Dec 2022	381	8132
Dec 2023	352	8068
Dec 2024	346	8840
Dec 2025	373	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

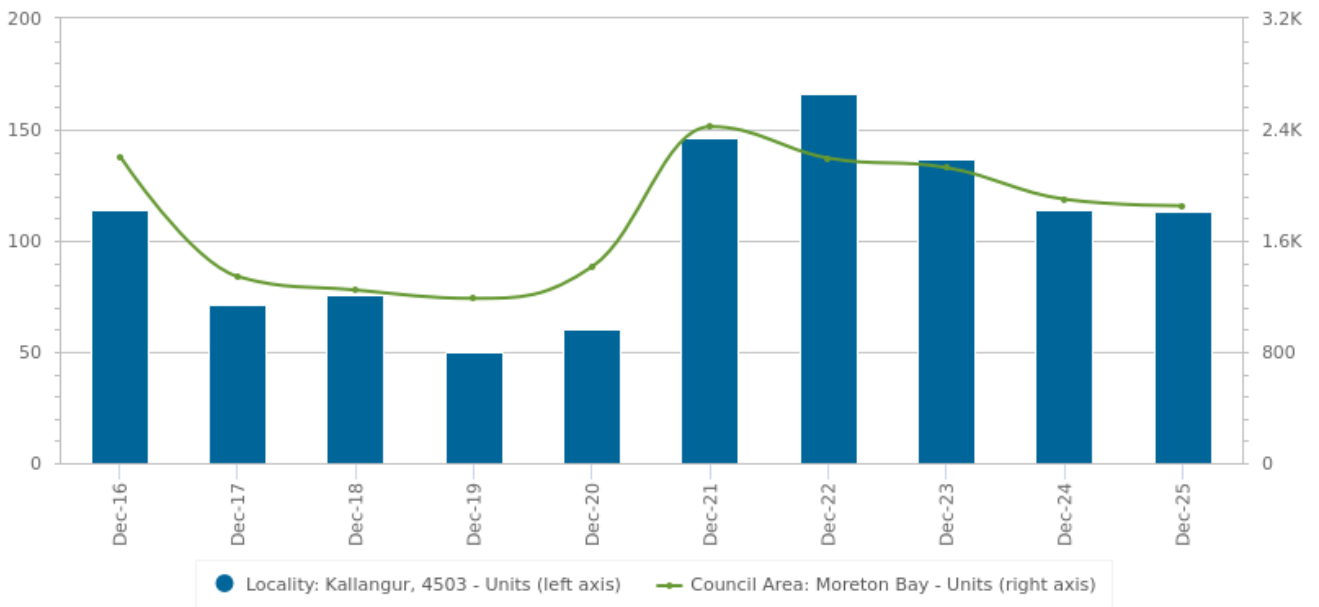
Unit: Sales Per Annum

113

Dec 2025

	Kallangur	Moreton Bay
Dec 2017	71	1341
Dec 2018	76	1245
Dec 2019	50	1185
Dec 2020	60	1416
Dec 2021	146	2421
Dec 2022	166	2194
Dec 2023	137	2126
Dec 2024	114	1898
Dec 2025	113	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

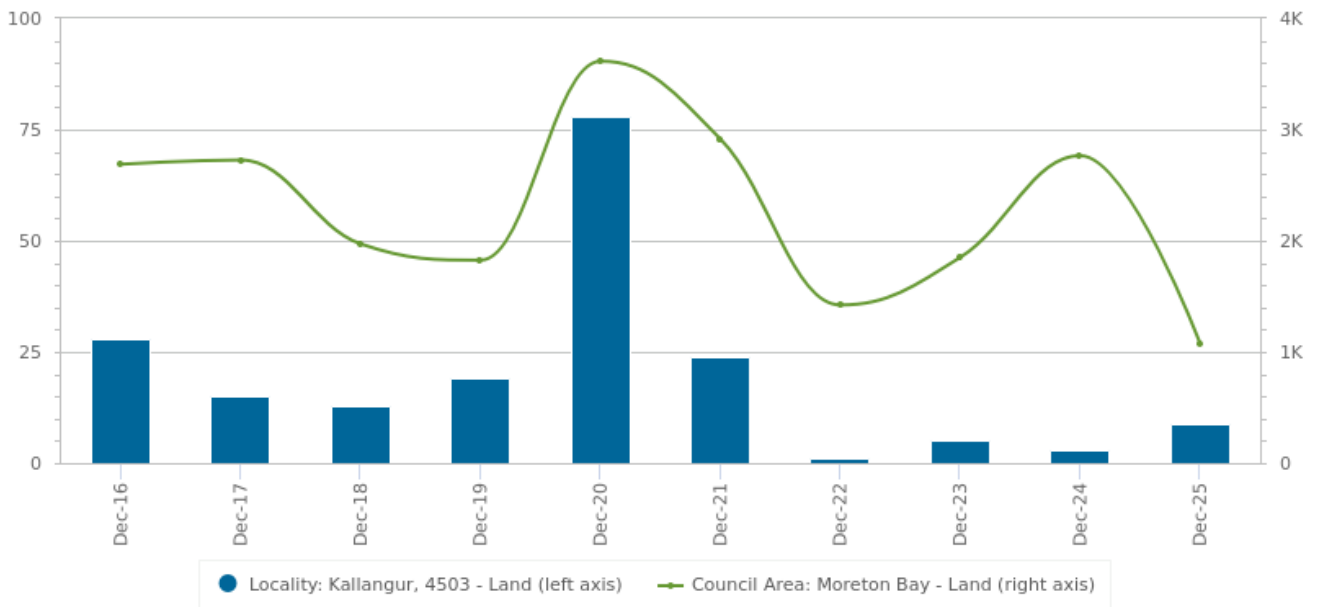
Land: Sales Per Annum

9

Dec 2025

	Kallangur	Moreton Bay
Dec 2017	15	2726
Dec 2018	13	1971
Dec 2019	19	1825
Dec 2020	78	3615
Dec 2021	24	2913
Dec 2022	1	1422
Dec 2023	5	1850
Dec 2024	3	2765
Dec 2025	9	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

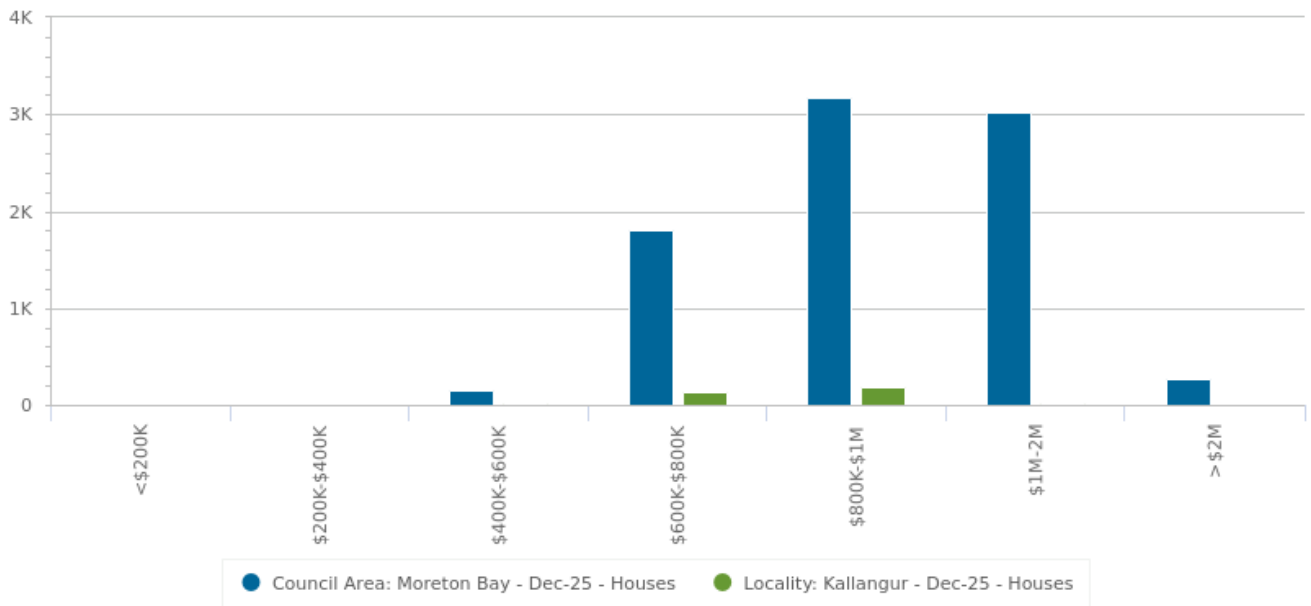
House: Sales By Price

\$313.54M

Dec 2025

	Kallangur	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	15	157
\$600K-\$800K	138	1,804
\$800K-\$1M	193	3,167
\$1M-\$2M	25	3,020
>\$2M	2	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

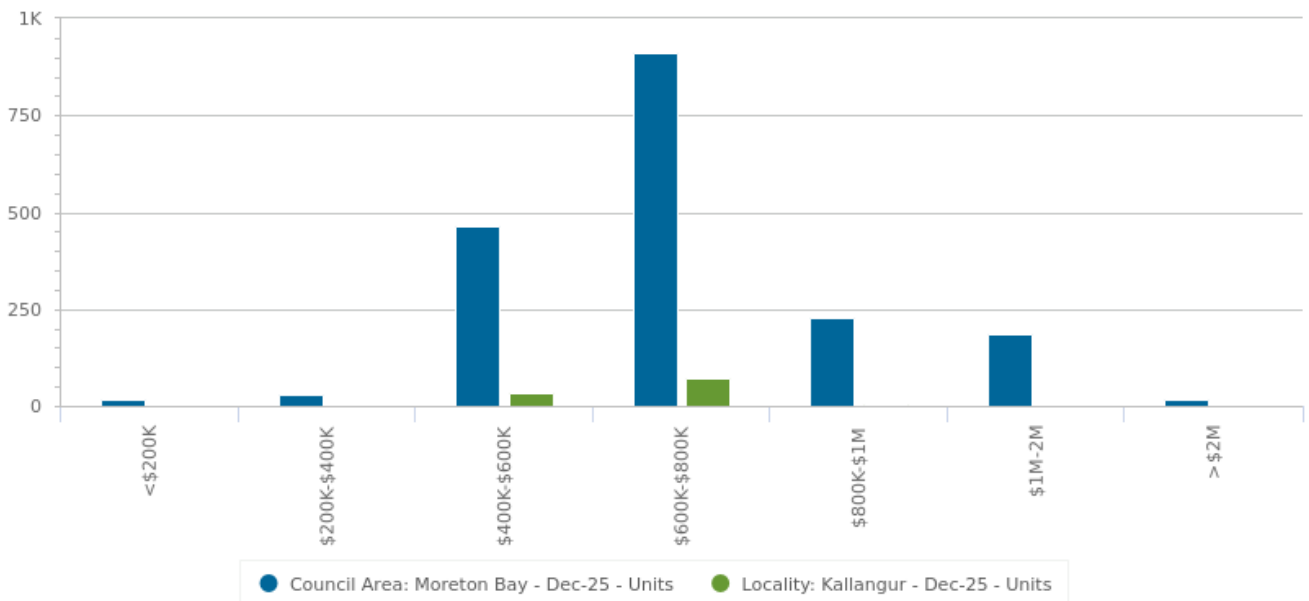
\$71.89M

Dec 2025

Unit: Sales By Price

	Kallangur	Moreton Bay
<\$200K	-	17
\$200K-\$400K	1	28
\$400K-\$600K	33	463
\$600K-\$800K	73	913
\$800K-\$1M	4	228
\$1M-\$2M	2	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

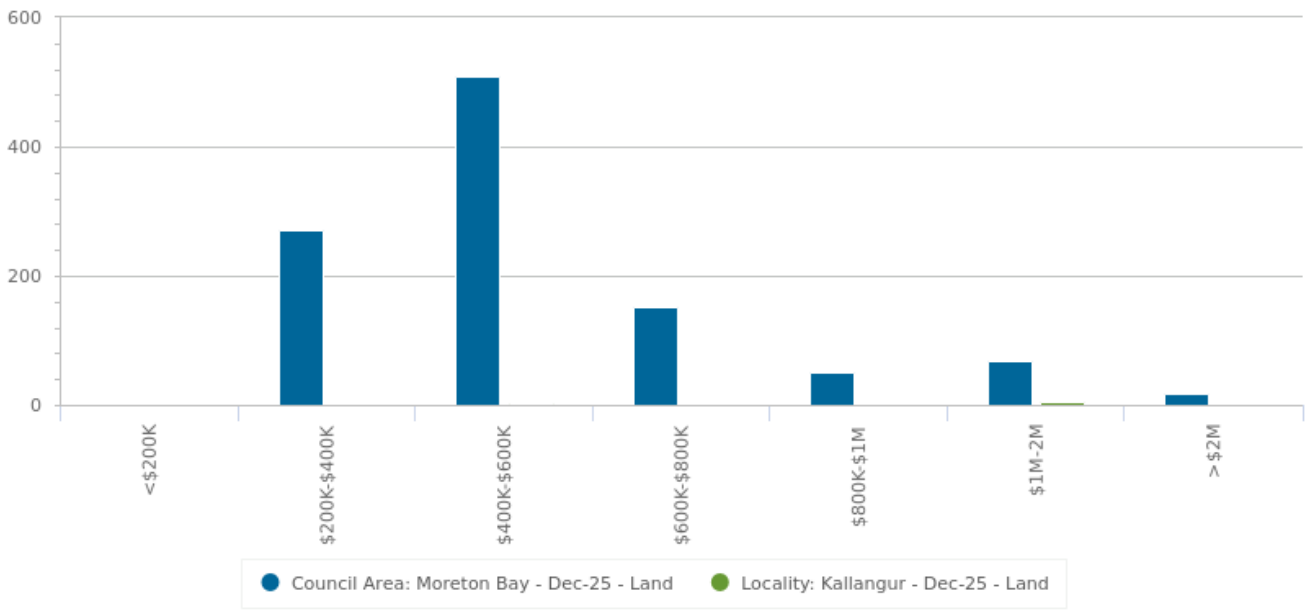


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kallangur	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	3	509
\$600K-\$800K	1	153
\$800K-\$1M	-	51
\$1M-\$2M	4	69
>\$2M	1	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

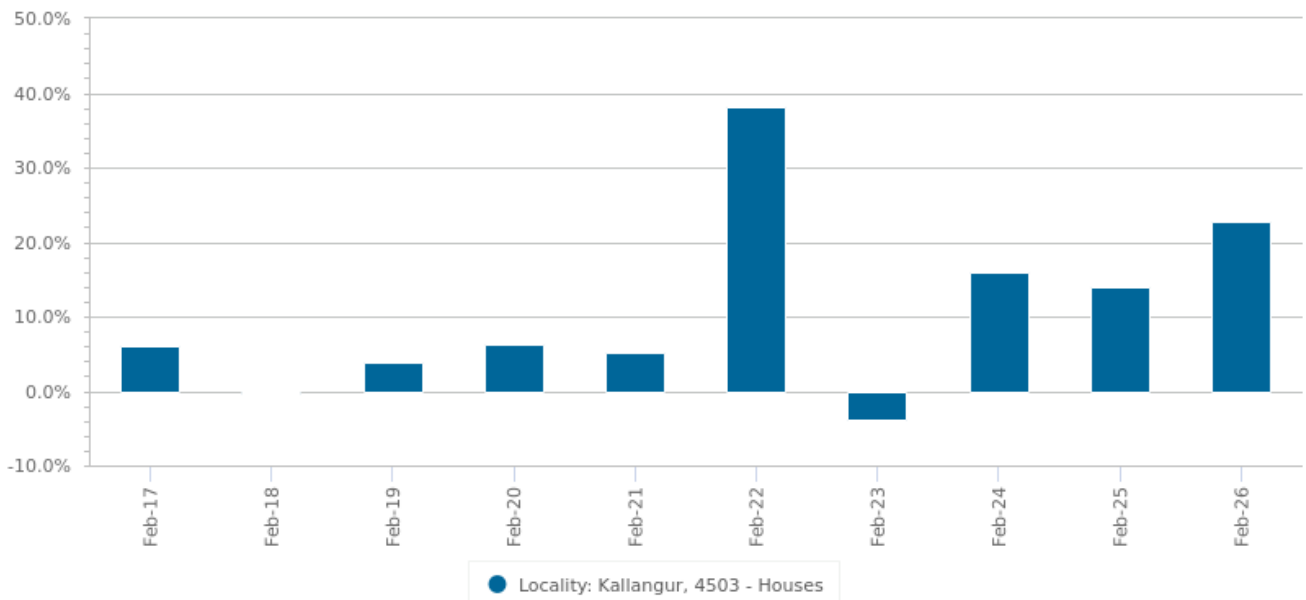
House: Change In Median Value

22.8%

Feb 2026

	Kallangur
Feb 2017	6.0%
Feb 2018	-0.3%
Feb 2019	3.8%
Feb 2020	6.2%
Feb 2021	5.1%
Feb 2022	38.1%
Feb 2023	-3.9%
Feb 2024	15.9%
Feb 2025	14.0%
Feb 2026	22.8%

Statistics are calculated at the end of the displayed month



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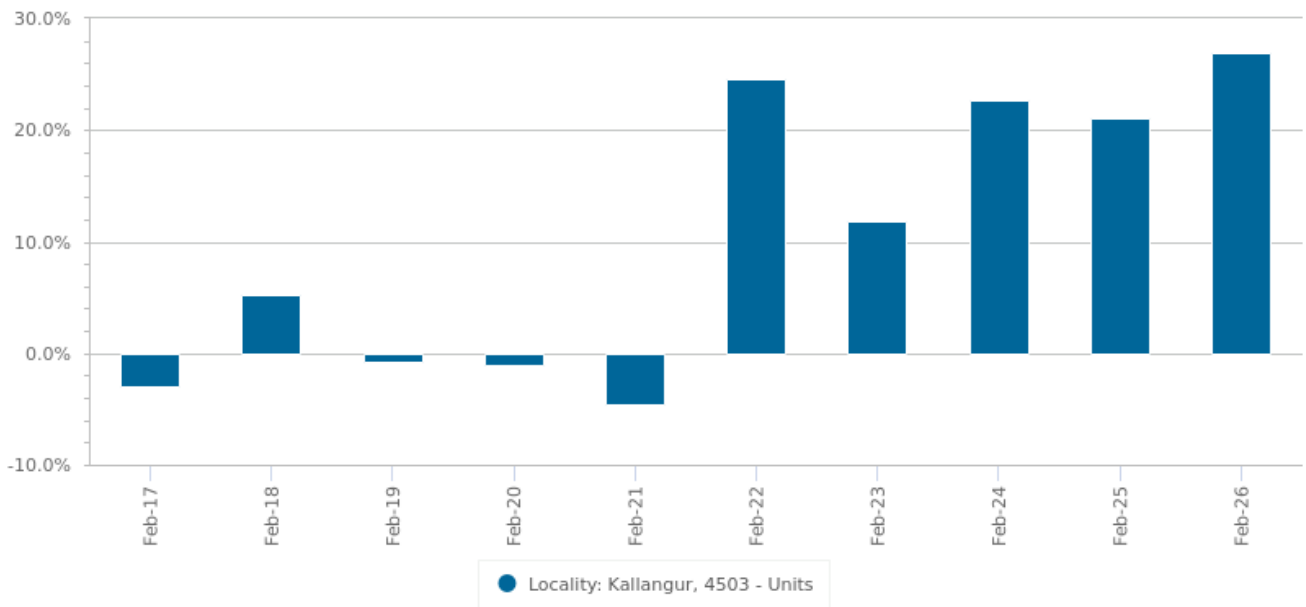
Unit: Change In Median Value

26.9%

Feb 2026

	Kallangur
Feb 2017	-3.0%
Feb 2018	5.2%
Feb 2019	-0.8%
Feb 2020	-1.1%
Feb 2021	-4.6%
Feb 2022	24.6%
Feb 2023	11.8%
Feb 2024	22.7%
Feb 2025	21.1%
Feb 2026	26.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

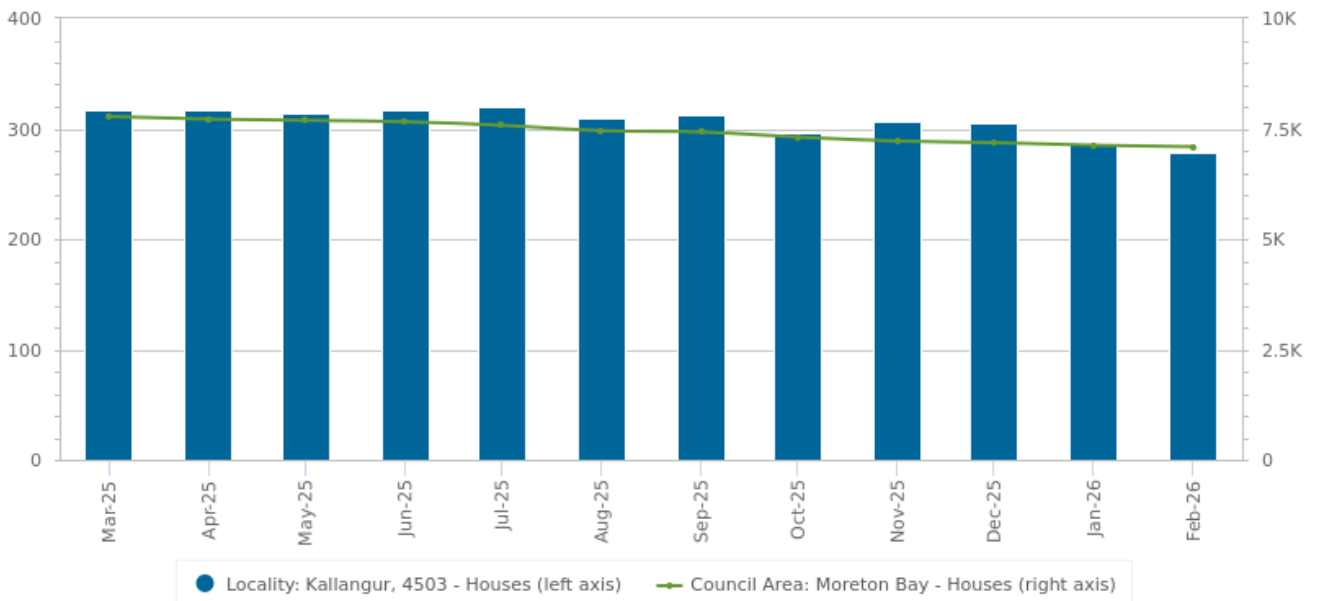
House: Number of New Listing

278

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	317	7,777
Apr 2025	317	7,717
May 2025	314	7,691
Jun 2025	317	7,658
Jul 2025	320	7,578
Aug 2025	309	7,456
Sep 2025	312	7,426
Oct 2025	297	7,311
Nov 2025	306	7,221
Dec 2025	305	7,185
Jan 2026	288	7,126
Feb 2026	278	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

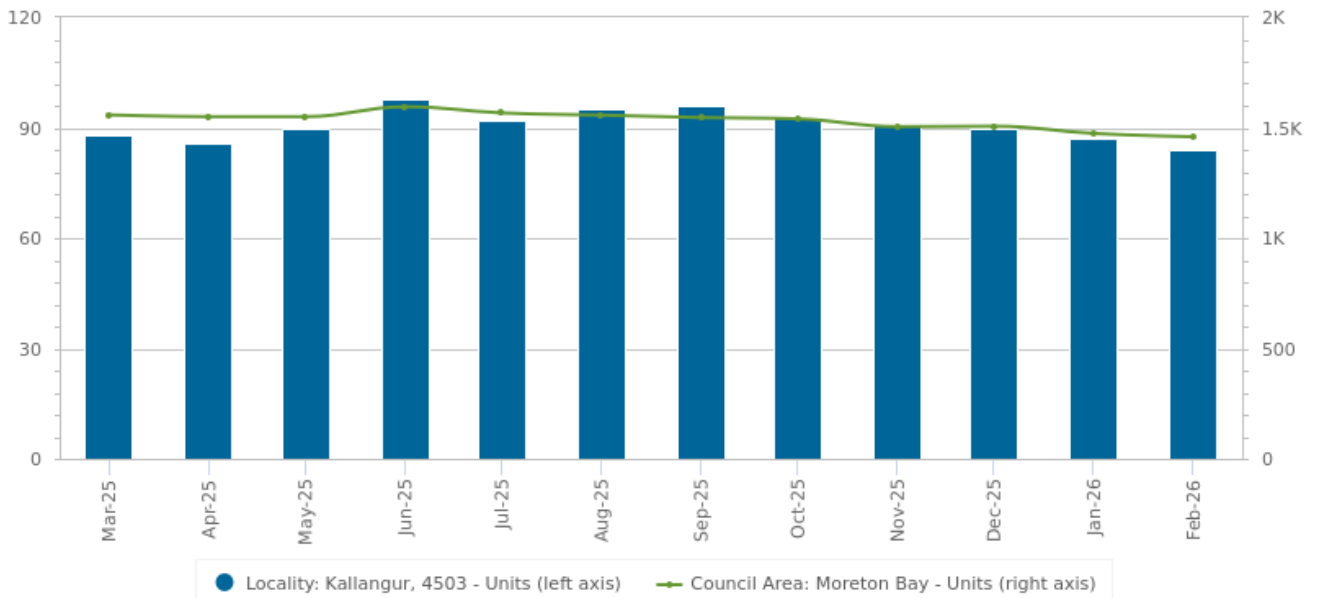
Unit: Number of New Listing

84

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	88	1,558
Apr 2025	86	1,550
May 2025	90	1,550
Jun 2025	98	1,595
Jul 2025	92	1,567
Aug 2025	95	1,557
Sep 2025	96	1,546
Oct 2025	93	1,540
Nov 2025	91	1,505
Dec 2025	90	1,507
Jan 2026	87	1,474
Feb 2026	84	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

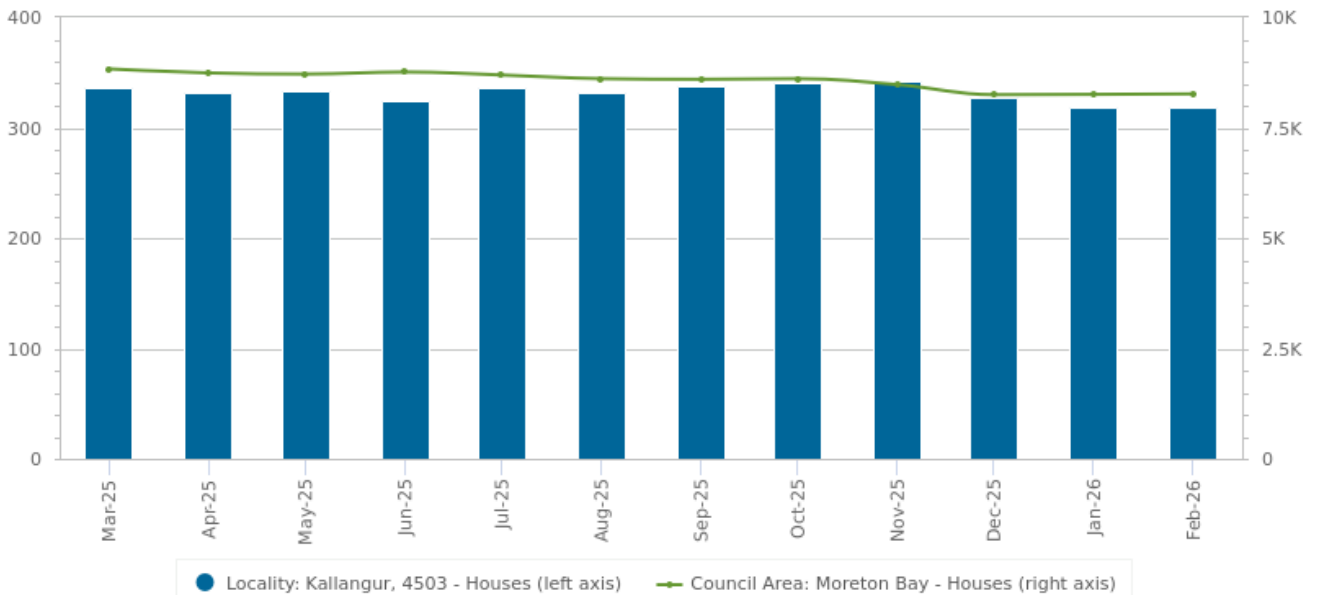
House: Total Properties Listed

319

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	336	8,832
Apr 2025	332	8,741
May 2025	333	8,716
Jun 2025	325	8,762
Jul 2025	337	8,694
Aug 2025	332	8,611
Sep 2025	338	8,597
Oct 2025	341	8,611
Nov 2025	342	8,475
Dec 2025	328	8,248
Jan 2026	319	8,255
Feb 2026	319	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

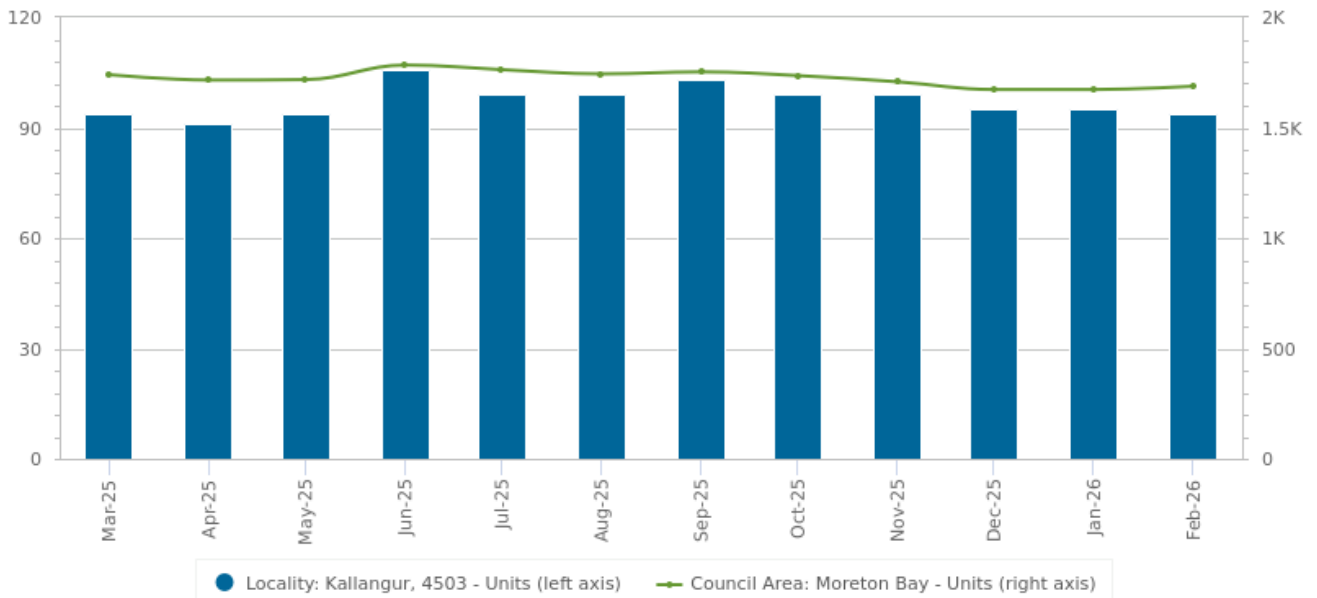
Unit: Total Properties Listed

94

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	94	1,740
Apr 2025	91	1,716
May 2025	94	1,718
Jun 2025	106	1,784
Jul 2025	99	1,763
Aug 2025	99	1,744
Sep 2025	103	1,753
Oct 2025	99	1,736
Nov 2025	99	1,708
Dec 2025	95	1,673
Jan 2026	95	1,673
Feb 2026	94	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

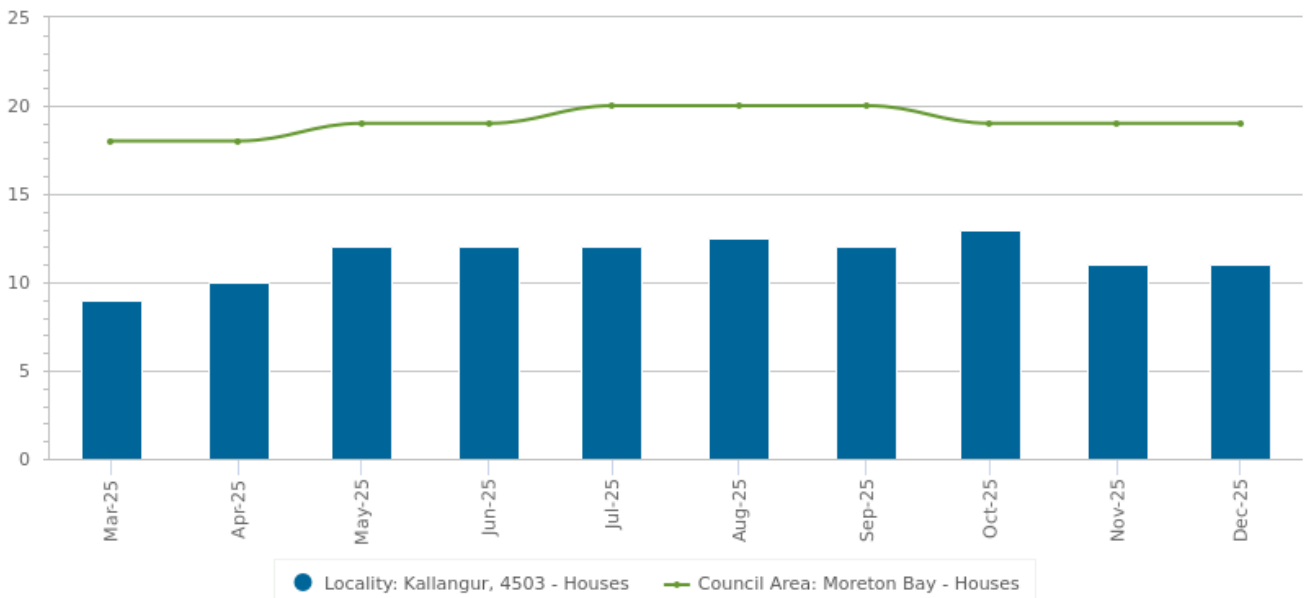
House: Median Days On Market

11

Dec 2025

	Kallangur	Moreton Bay
Jan 2025	9	17
Feb 2025	9	17.5
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
Nov 2025	11	19
Dec 2025	11	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

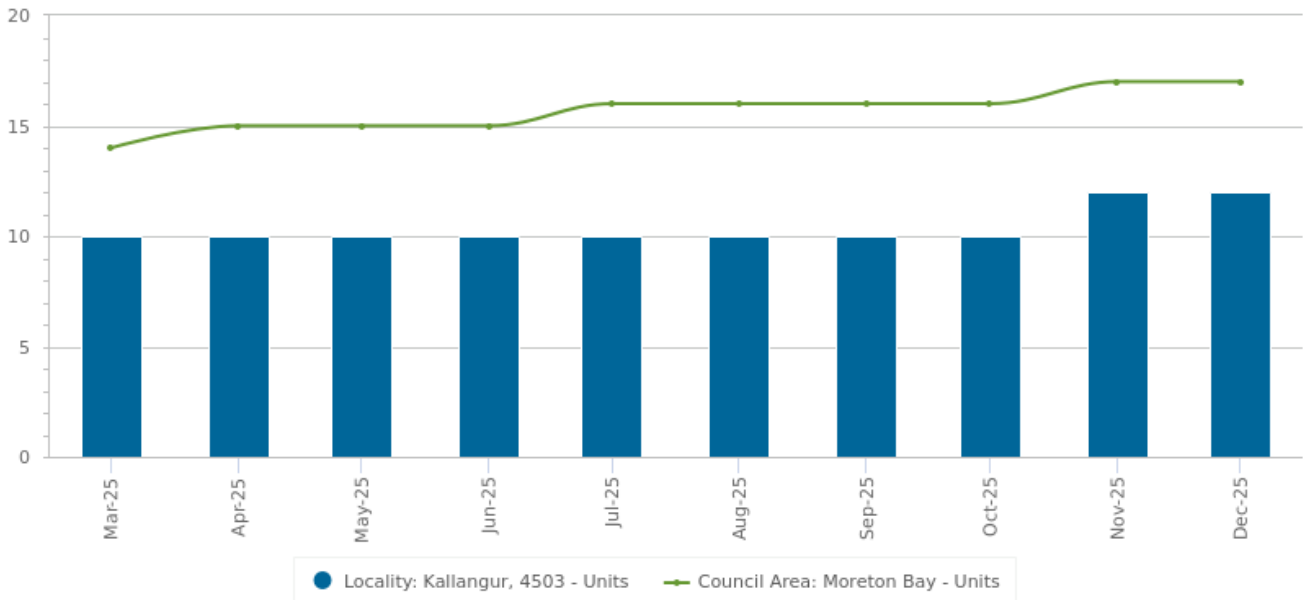
Unit: Median Days On Market

12

Dec 2025

	Kallangur	Moreton Bay
Jan 2025	10	13
Feb 2025	10	13
Mar 2025	10	14
Apr 2025	10	15
May 2025	10	15
Jun 2025	10	15
Jul 2025	10	16
Aug 2025	10	16
Sep 2025	10	16
Oct 2025	10	16
Nov 2025	12	17
Dec 2025	12	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

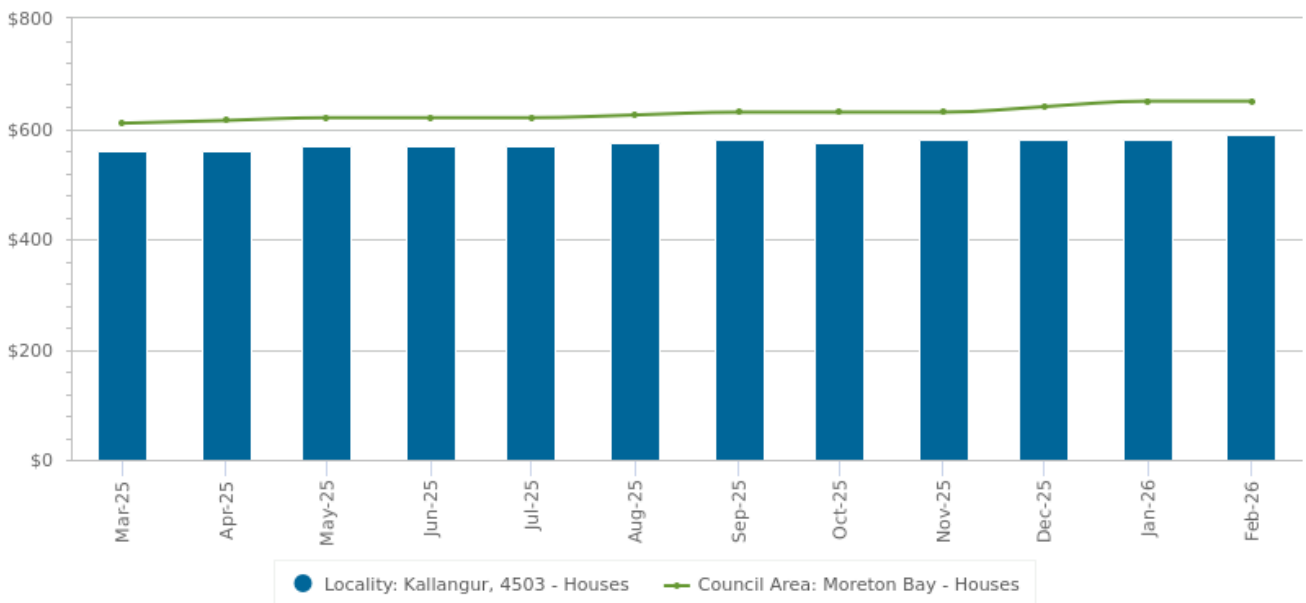
House: Median Rent

\$590/w

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	\$560/w	\$610/w
Apr 2025	\$560/w	\$615/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
Jan 2026	\$580/w	\$650/w
Feb 2026	\$590/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

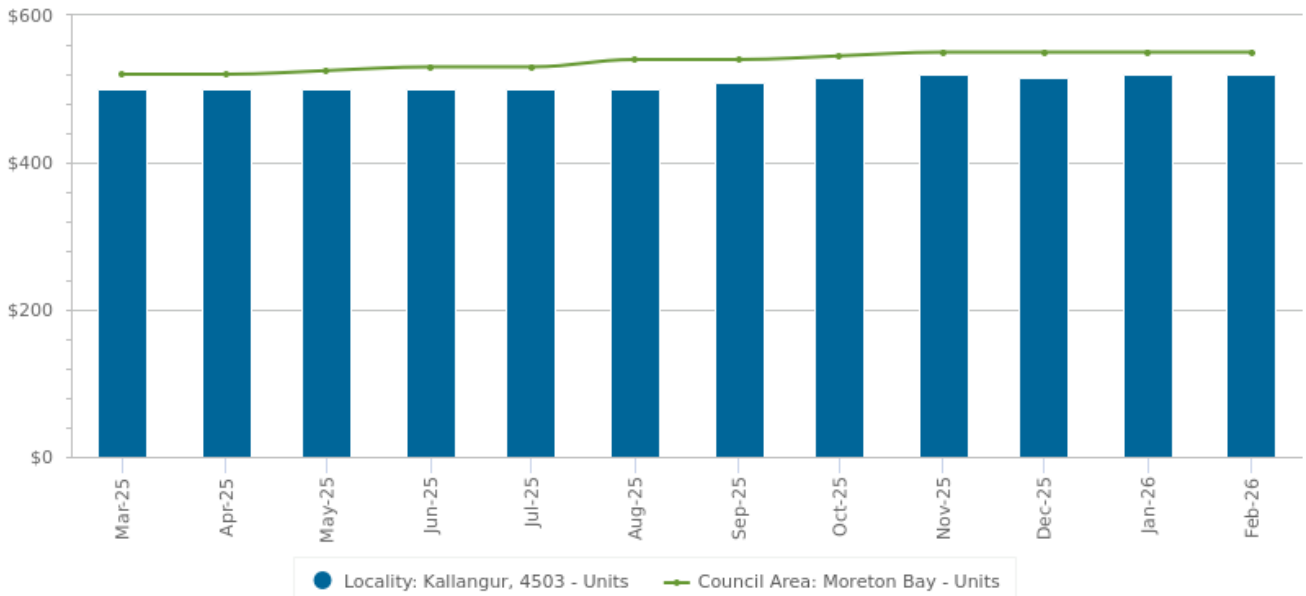
Unit: Median Rent

\$520/w

Feb 2026

	Kallangur	Moreton Bay
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	\$515/w	\$545/w
Nov 2025	\$520/w	\$550/w
Dec 2025	\$515/w	\$550/w
Jan 2026	\$520/w	\$550/w
Feb 2026	\$520/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

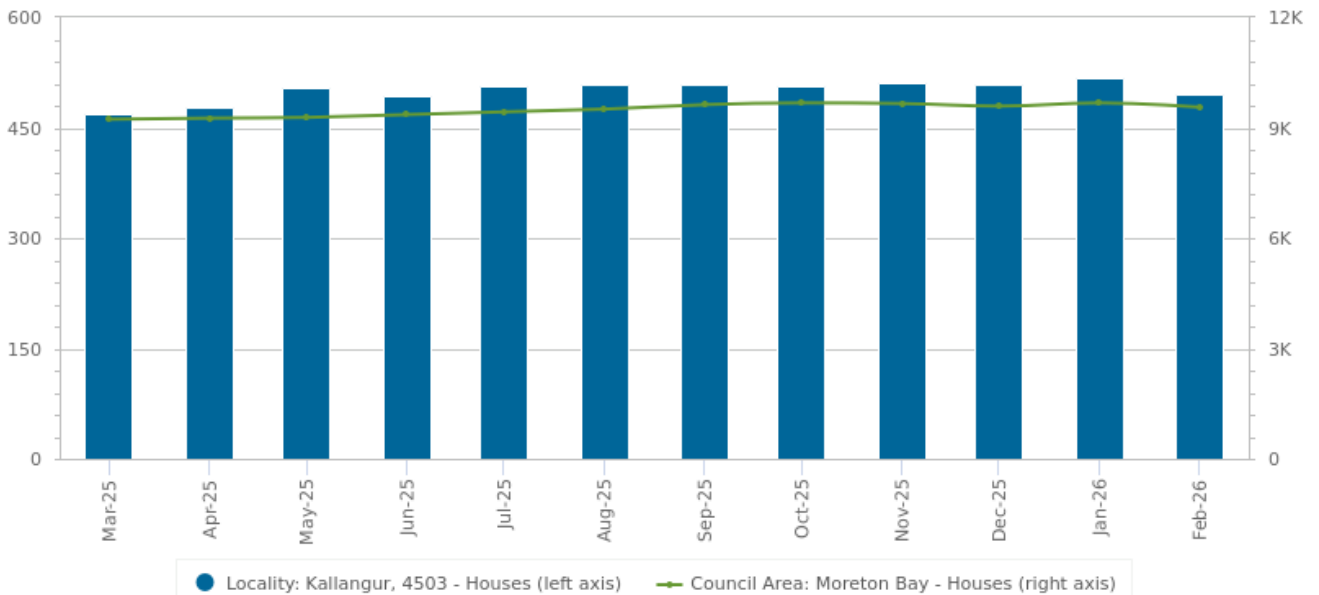
House: Rental Rate Observations

495

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	469	9,230
Apr 2025	478	9,261
May 2025	504	9,280
Jun 2025	493	9,357
Jul 2025	506	9,431
Aug 2025	509	9,506
Sep 2025	510	9,627
Oct 2025	507	9,674
Nov 2025	511	9,658
Dec 2025	510	9,587
Jan 2026	517	9,675
Feb 2026	495	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

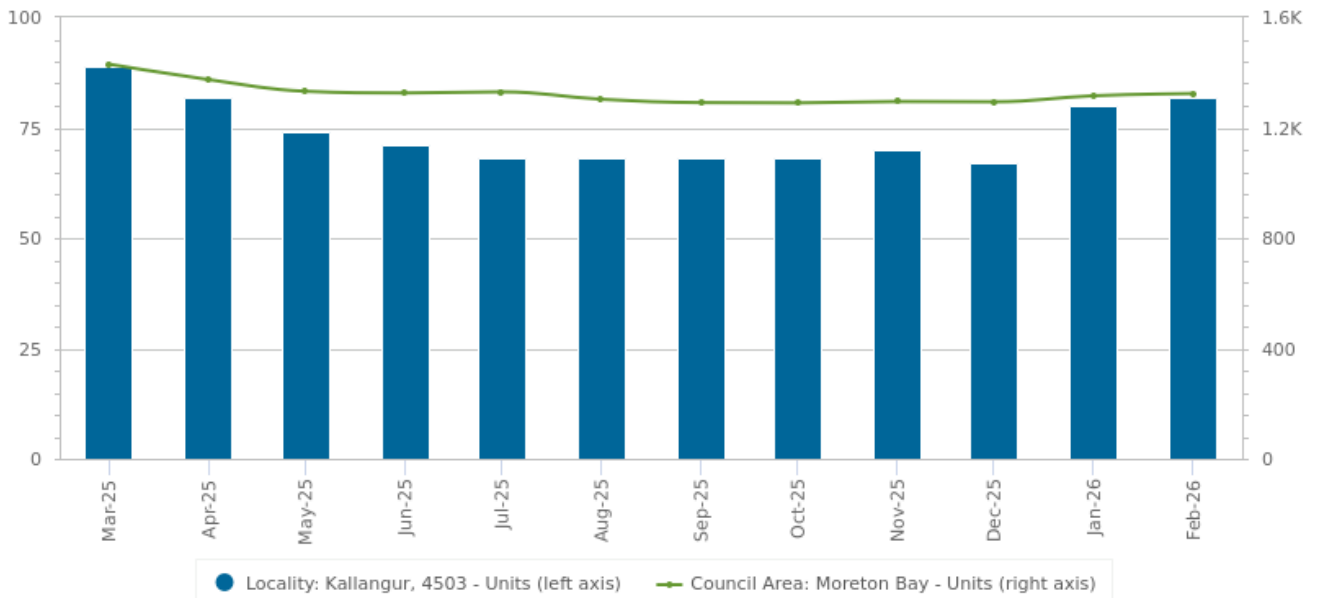
Unit: Rental Rate Observations

82

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	89	1,430
Apr 2025	82	1,374
May 2025	74	1,332
Jun 2025	71	1,326
Jul 2025	68	1,330
Aug 2025	68	1,303
Sep 2025	68	1,291
Oct 2025	68	1,290
Nov 2025	70	1,295
Dec 2025	67	1,294
Jan 2026	80	1,316
Feb 2026	82	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

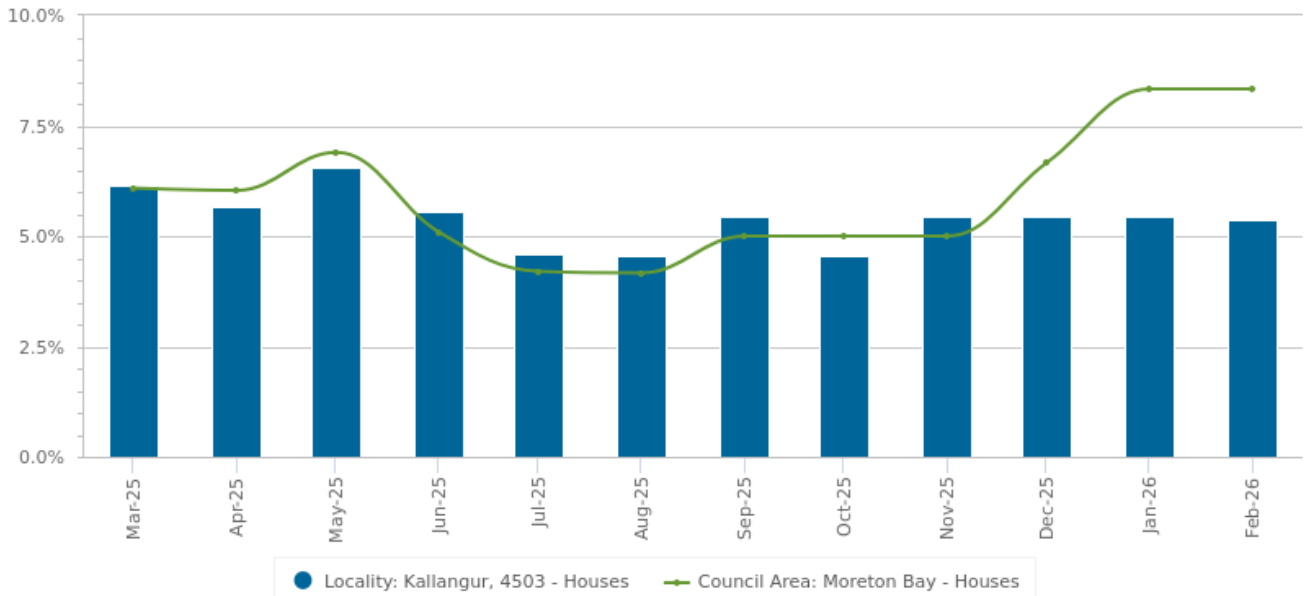
House: Change in Rental Rate

5.4%

Feb 2026

	Kallangur	Moreton Bay
Mar 2025	6.2%	6.1%
Apr 2025	5.7%	6.0%
May 2025	6.5%	6.9%
Jun 2025	5.6%	5.1%
Jul 2025	4.6%	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%
Jan 2026	5.5%	8.3%
Feb 2026	5.4%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

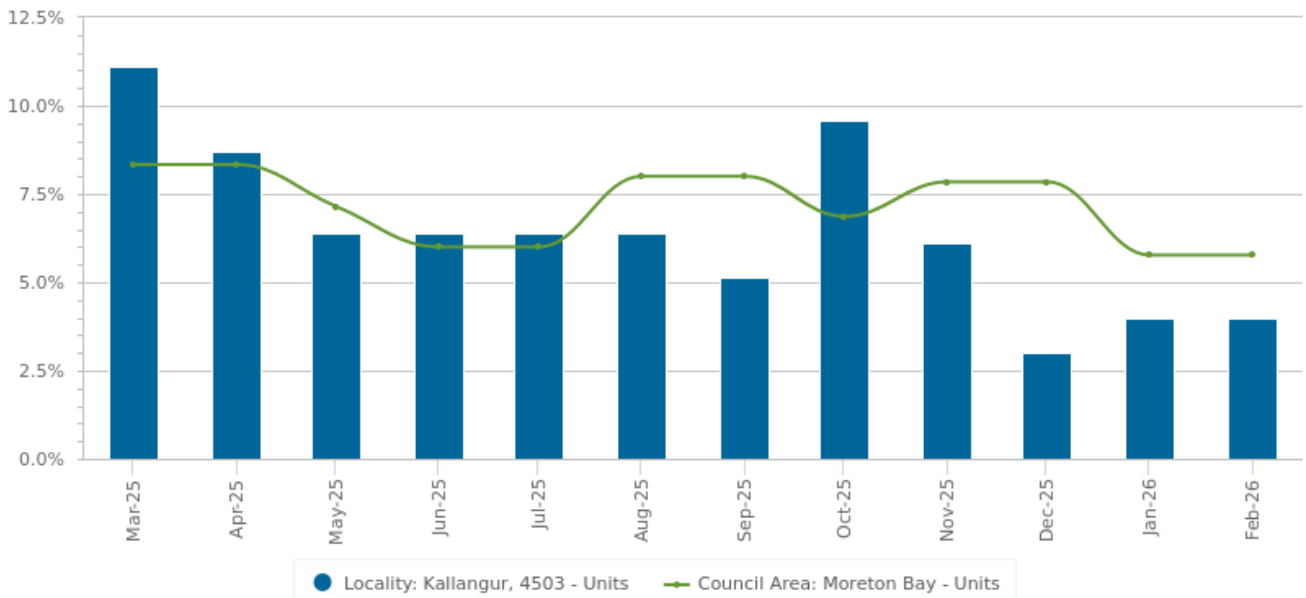
Unit: Change in Rental Rate

4.0%

Feb 2026

	Kallangur	Moreton Bay
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	9.6%	6.9%
Nov 2025	6.1%	7.8%
Dec 2025	3.0%	7.8%
Jan 2026	4.0%	5.8%
Feb 2026	4.0%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

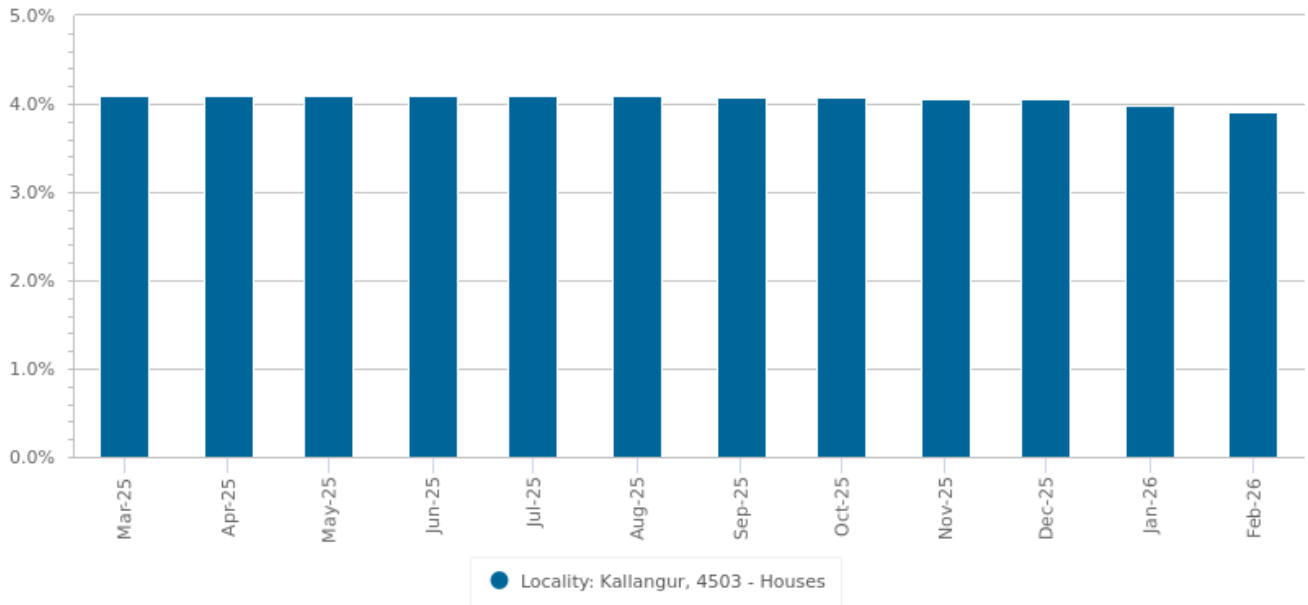
House: Value Based Rental Yield

3.9%

Feb 2026

	Kallangur
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%
Jan 2026	4.0%
Feb 2026	3.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

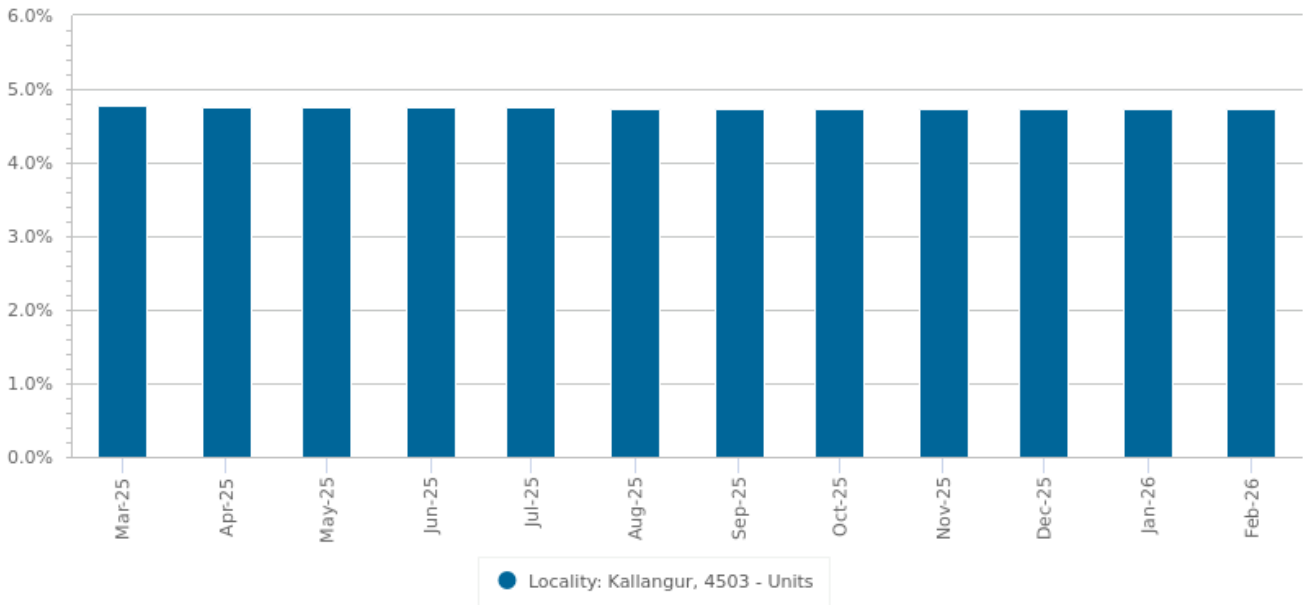
Unit: Value Based Rental Yield

4.7%

Feb 2026

	Kallangur
Mar 2025	4.8%
Apr 2025	4.8%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.8%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.7%
Nov 2025	4.7%
Dec 2025	4.7%
Jan 2026	4.7%
Feb 2026	4.7%

Statistics are calculated at the end of the displayed month



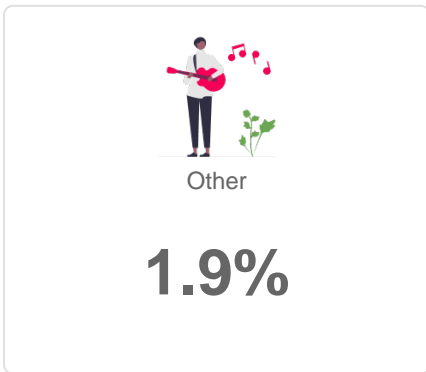
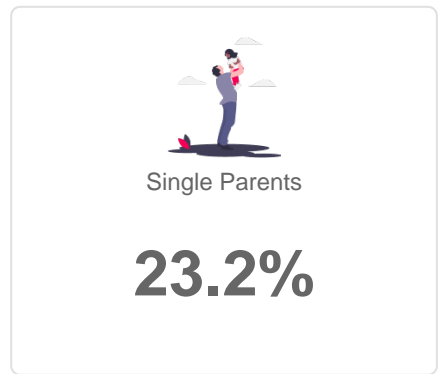
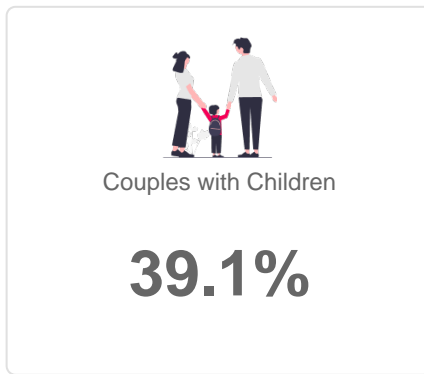
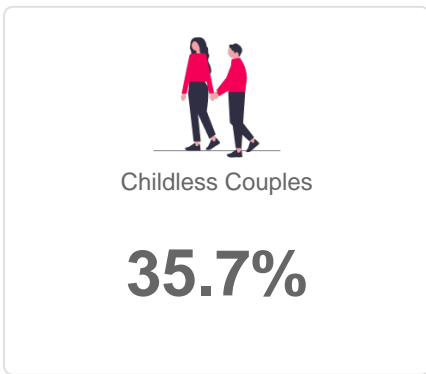
Statistics are calculated at the end of the displayed month

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)

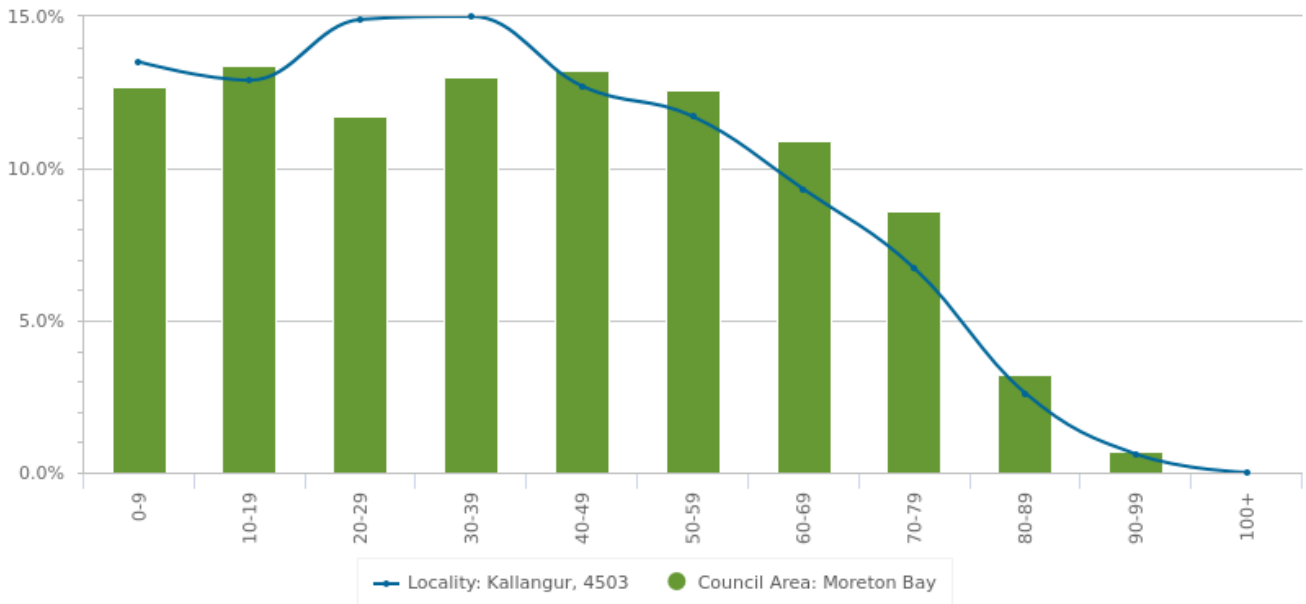


Population Age

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)



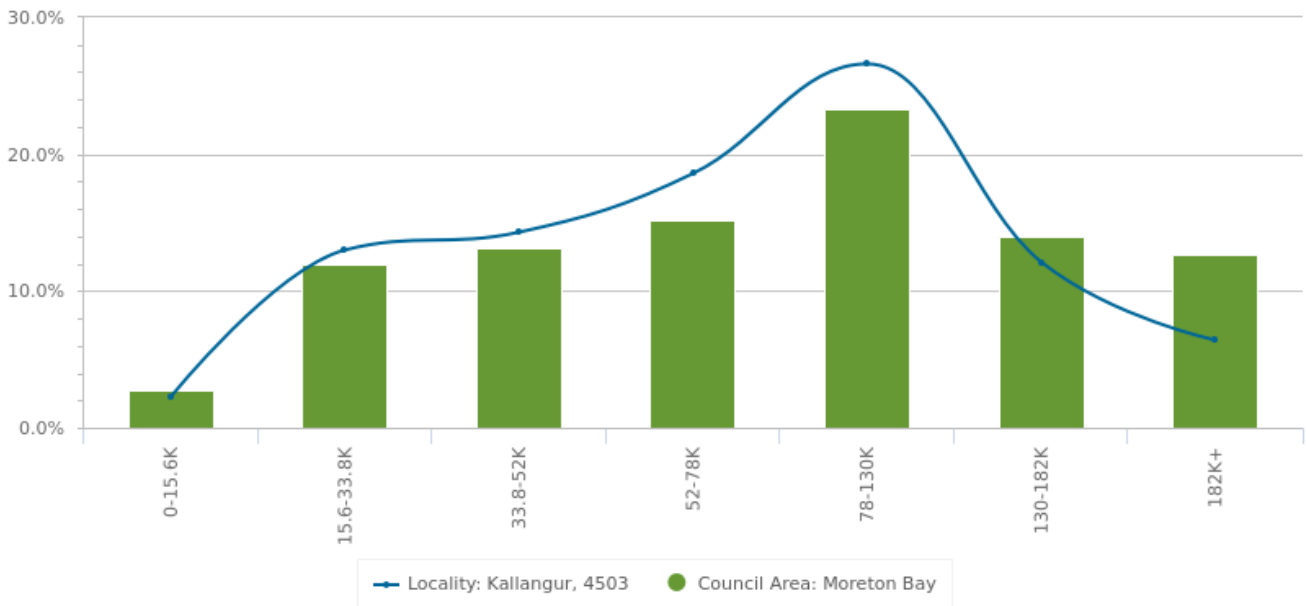
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



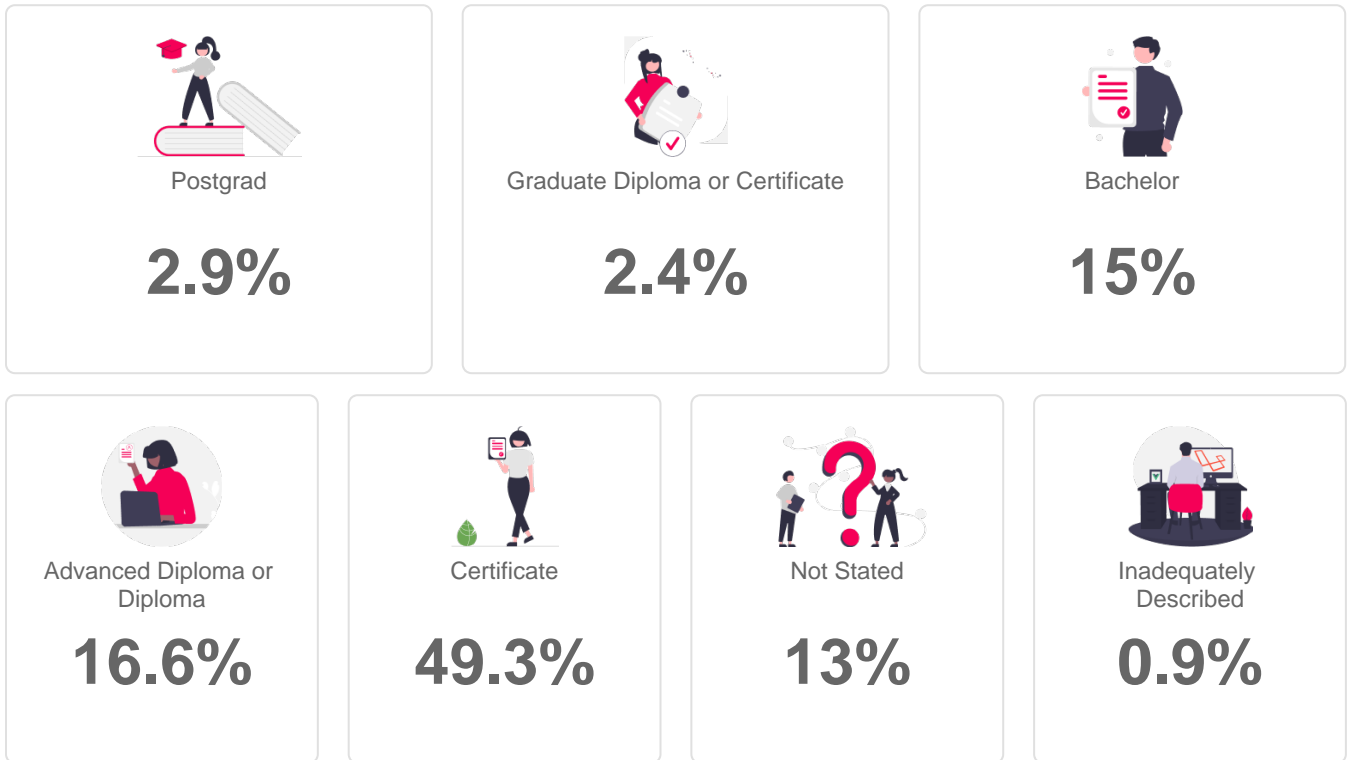
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

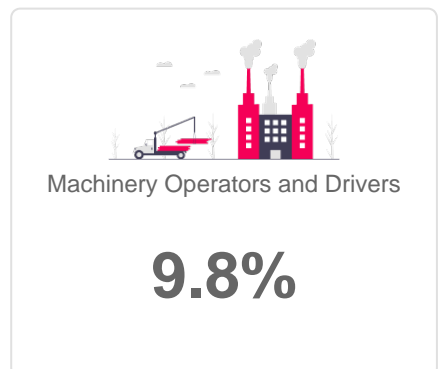
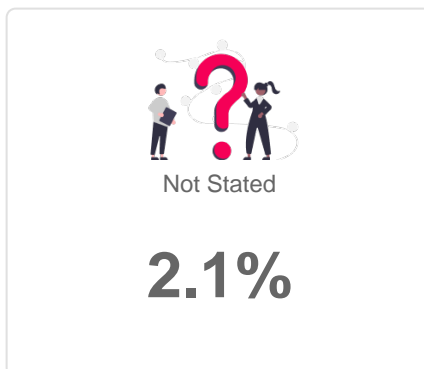
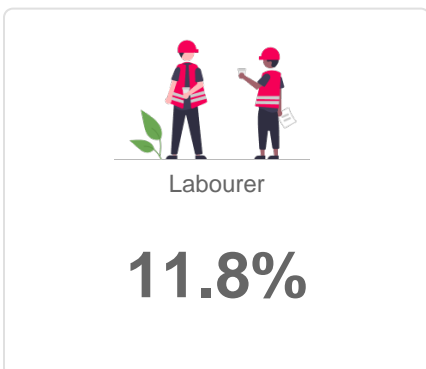
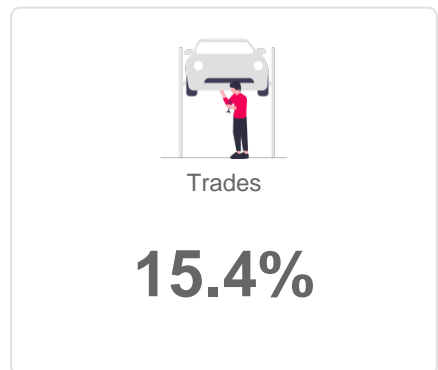
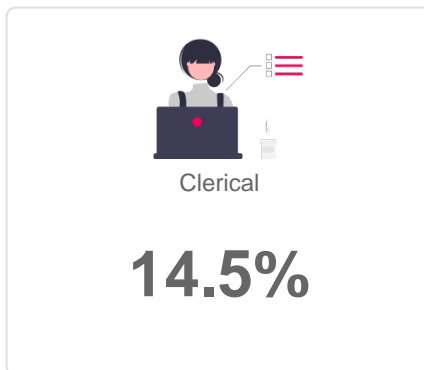
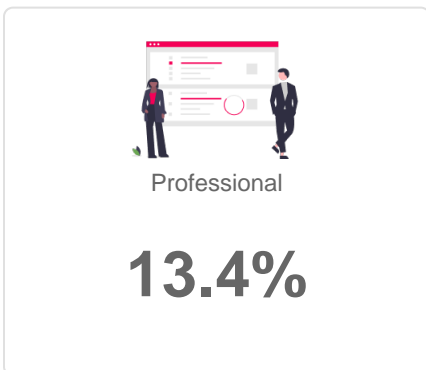


Occupation

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)



Employment By Occupation



Managers

8.4%



Community and Personal Service
Workers

15%



Sales Workers

9.5%

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