

Suburb Statistics Report

Scarborough QLD 4020

Prepared on 11 Nov 2025

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



Area Profile

Scarborough, QLD

The size of Scarborough is approximately 3.3 square kilometres. It has 8 parks covering nearly 6.2% of total area. The population of Scarborough in 2016 was 8705 people. By 2021 the population was 9178 showing a population growth of 5.4% in the area during that time. The predominant age group in Scarborough is 60-69 years. Households in Scarborough are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Scarborough work in a professional occupation. In 2021, 64.80% of the homes in Scarborough were owner-occupied compared with 60.00% in 2016.

	House	Unit	Land
Average Tenure Period	8.9 years	9.3 years	-
Total Dwellings	2,760	1,471	87
Total New Listings	178	96	-
Median Value	\$1,226,560	\$1,095,431	-
Total Properties Listed	210	106	-

Market Trends

House: Market Trends

<div>152</div> <div>Properties Sold (12 Months)</div>	<div>8.9</div> <div>Average Tenure Period (Years)</div>	<div>\$650/w</div> <div>Median Asking Rent (12 Months)</div>
<div>178</div> <div>New Sale Listings (12 Months)</div>	<div>32</div> <div>Days on Market (12 Months)</div>	<div>202</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,326,750</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>\$1,122,550</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>\$903,750</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

<div>87</div> <div>Properties Sold (12 Months)</div>	<div>9.3</div> <div>Average Tenure Period (Years)</div>	<div>\$605/w</div> <div>Median Asking Rent (12 Months)</div>
<div>96</div> <div>New Sale Listings (12 Months)</div>	<div>38</div> <div>Days on Market (12 Months)</div>	<div>80</div> <div>Rental Rate Observations (12 Months)</div>




Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,300,000</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>\$927,500</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>\$734,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>			

Land: Market Trends

7 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*	\$749,995	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

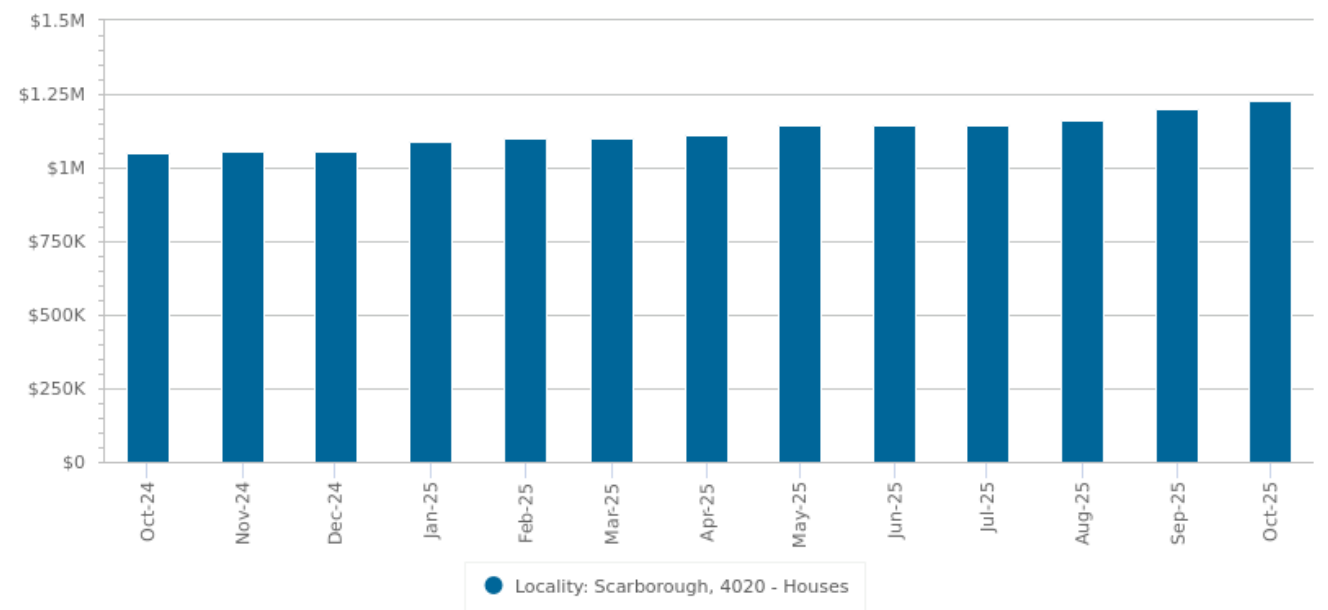
House: Recent Median Value

\$1.23M

Oct 2025

	Scarborough
Nov 2024	\$1,056,637
Dec 2024	\$1,058,153
Jan 2025	\$1,090,013
Feb 2025	\$1,097,225
Mar 2025	\$1,100,330
Apr 2025	\$1,112,814
May 2025	\$1,146,943
Jun 2025	\$1,146,293
Jul 2025	\$1,143,671
Aug 2025	\$1,162,436
Sep 2025	\$1,198,321
Oct 2025	\$1,226,560

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$1.1M
Oct 2025

	Scarborough
Nov 2024	\$938,300
Dec 2024	\$945,344
Jan 2025	\$961,350
Feb 2025	\$966,514
Mar 2025	\$936,646
Apr 2025	\$984,787
May 2025	\$966,606
Jun 2025	\$944,818
Jul 2025	\$979,162
Aug 2025	\$988,391
Sep 2025	\$1,056,890
Oct 2025	\$1,095,431

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

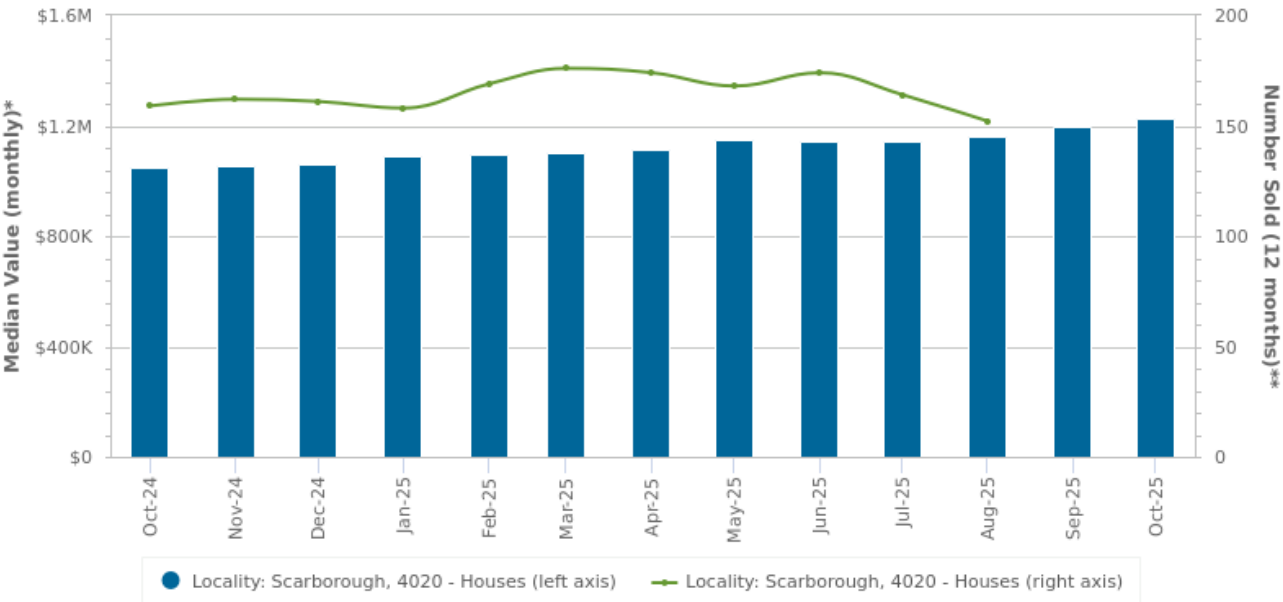
152

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$1,056,637	162
Dec 2024	\$1,058,153	161
Jan 2025	\$1,090,013	158
Feb 2025	\$1,097,225	169
Mar 2025	\$1,100,330	176
Apr 2025	\$1,112,814	174
May 2025	\$1,146,943	168
Jun 2025	\$1,146,293	174
Jul 2025	\$1,143,671	164
Aug 2025	\$1,162,436	152
Sep 2025	\$1,198,321	-
Oct 2025	\$1,226,560	-

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

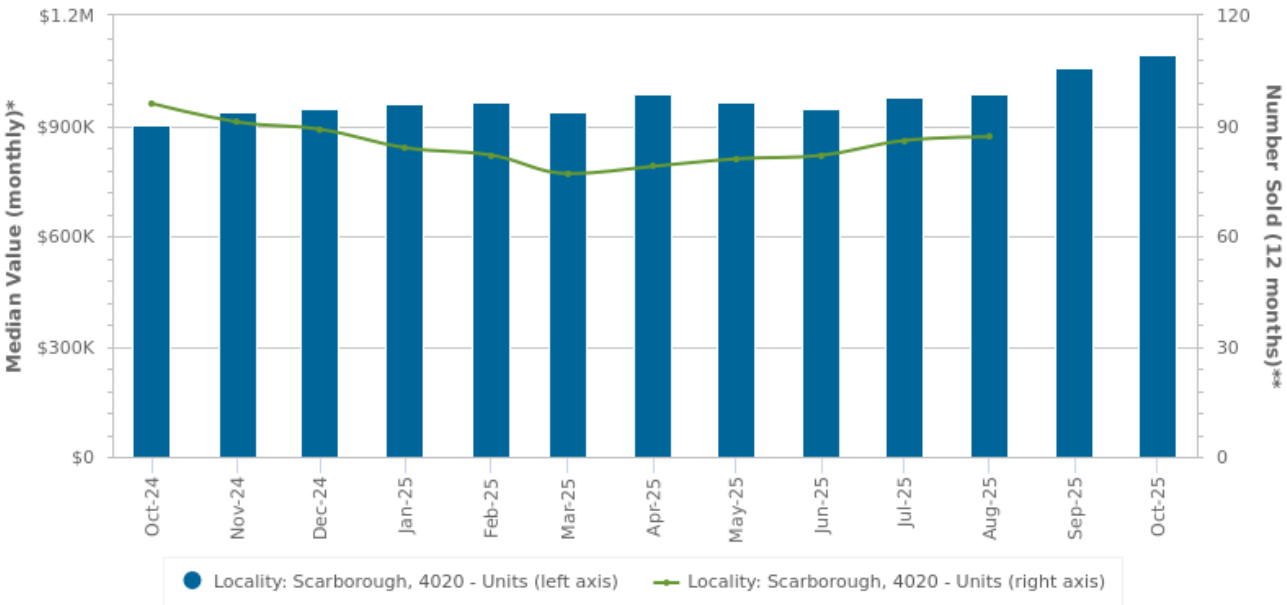
87

Aug 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$938,300	91
Dec 2024	\$945,344	89
Jan 2025	\$961,350	84
Feb 2025	\$966,514	82
Mar 2025	\$936,646	77
Apr 2025	\$984,787	79
May 2025	\$966,606	81
Jun 2025	\$944,818	82
Jul 2025	\$979,162	86
Aug 2025	\$988,391	87
Sep 2025	\$1,056,890	-
Oct 2025	\$1,095,431	-

Statistics are calculated over a rolling 12 month period



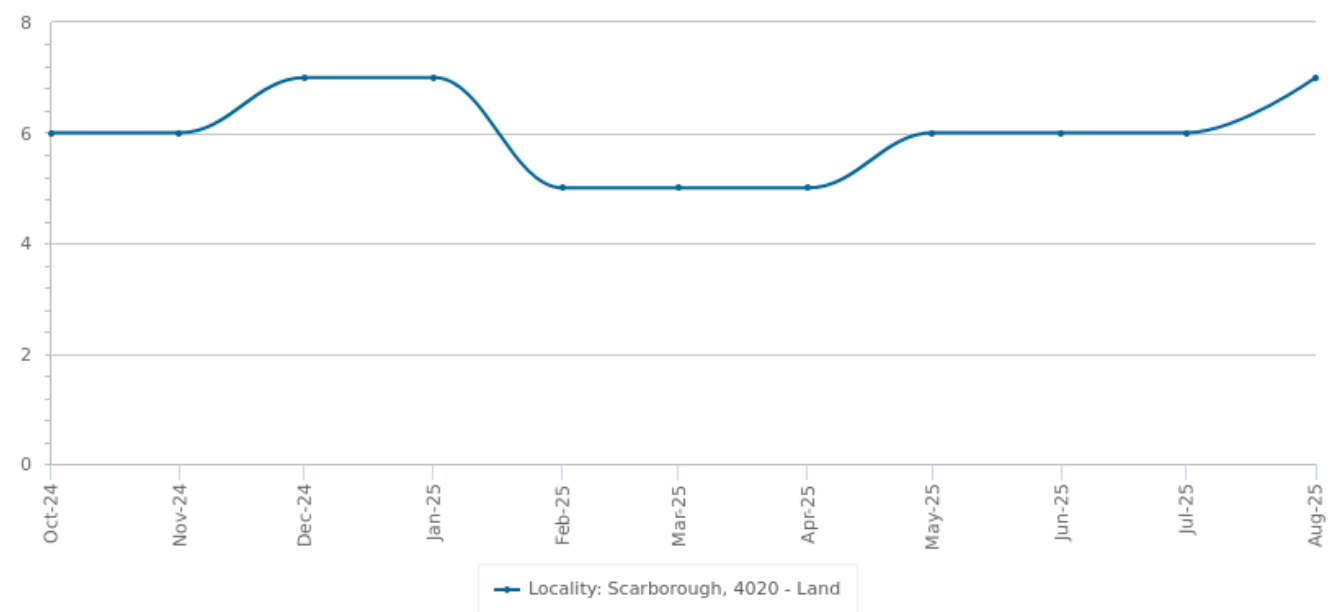
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

7
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	6
Oct 2024	-	6
Nov 2024	-	6
Dec 2024	-	7
Jan 2025	-	7
Feb 2025	-	5
Mar 2025	-	5
Apr 2025	-	5
May 2025	-	6
Jun 2025	-	6
Jul 2025	-	6
Aug 2025	-	7

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

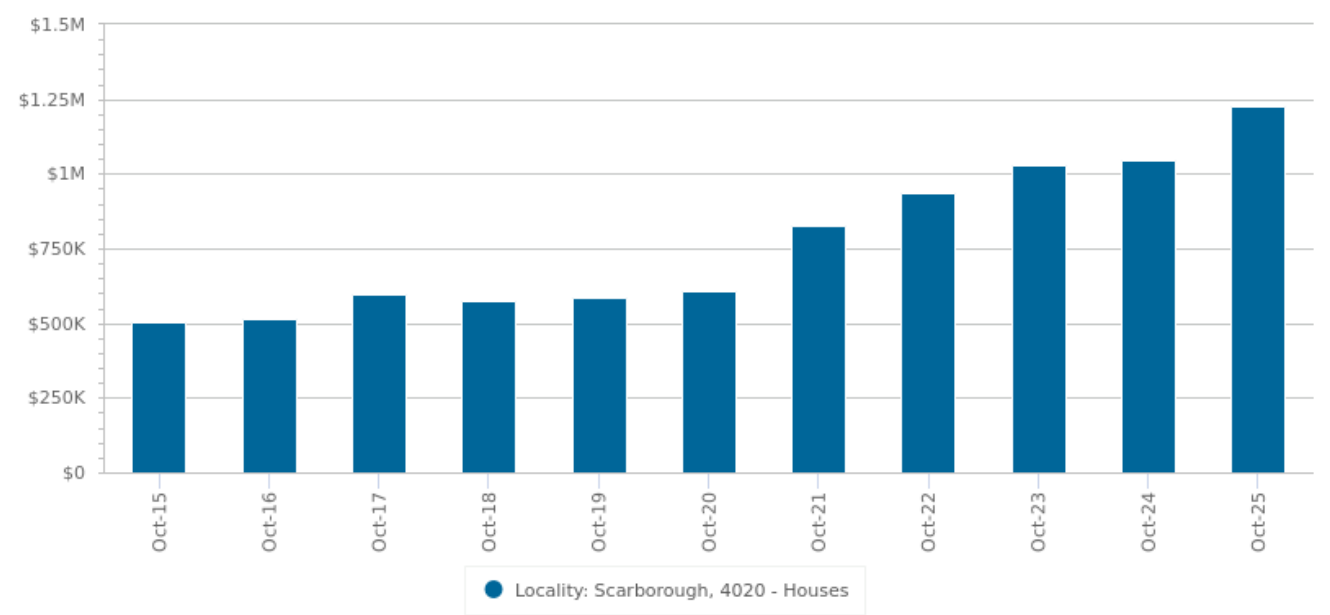
House: Median Value

\$1.23M

Oct 2025

	Scarborough
Oct 2016	\$515,185
Oct 2017	\$596,976
Oct 2018	\$574,844
Oct 2019	\$585,001
Oct 2020	\$609,603
Oct 2021	\$825,893
Oct 2022	\$934,292
Oct 2023	\$1,028,127
Oct 2024	\$1,047,463
Oct 2025	\$1,226,560

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

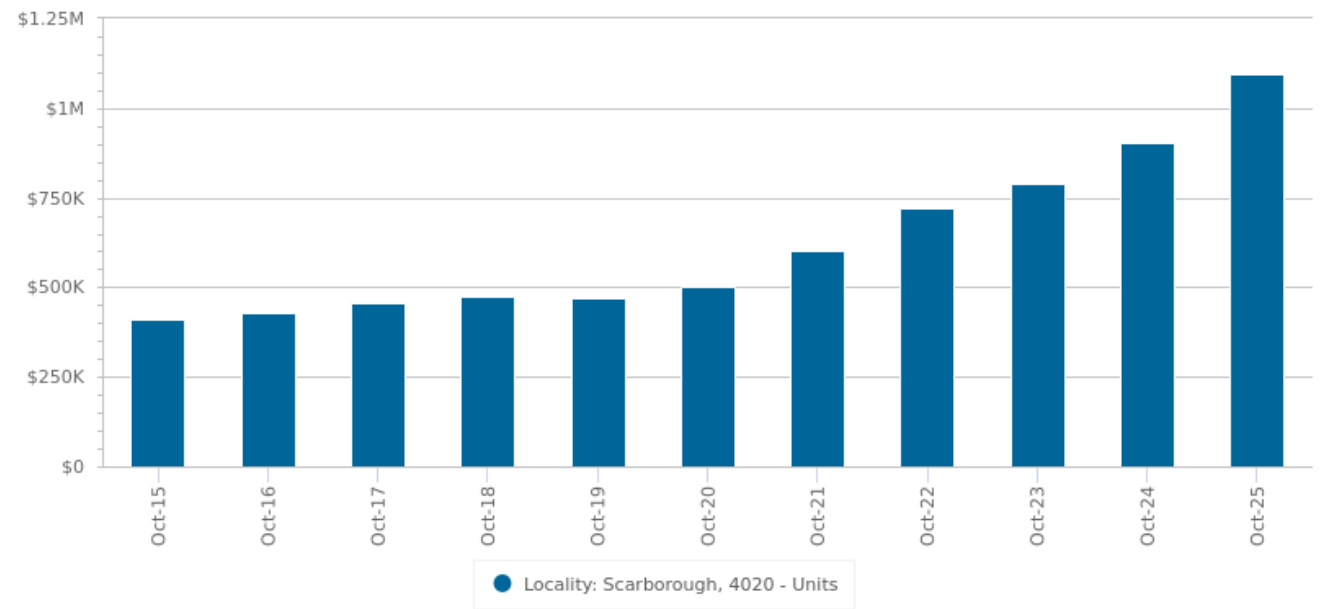
\$1.1M

Oct 2025

Unit: Median Value

	Scarborough
Oct 2016	\$429,150
Oct 2017	\$454,869
Oct 2018	\$475,105
Oct 2019	\$469,037
Oct 2020	\$502,252
Oct 2021	\$602,386
Oct 2022	\$722,685
Oct 2023	\$789,866
Oct 2024	\$901,958
Oct 2025	\$1,095,431

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

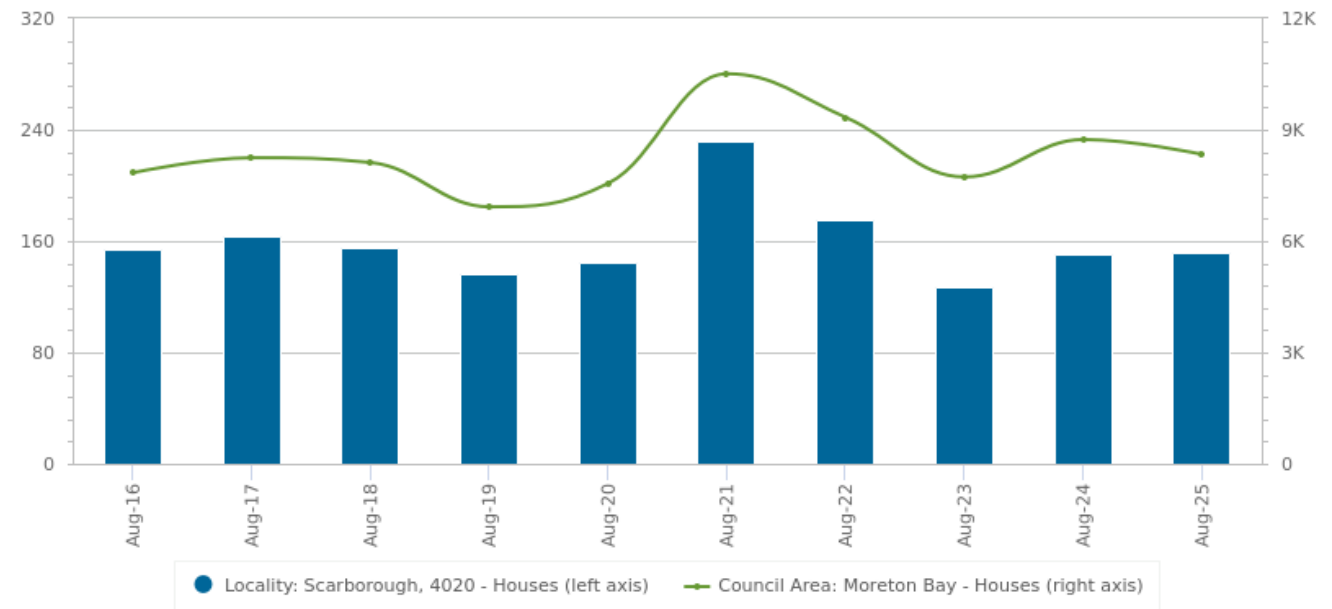
House: Sales Per Annum

152

Aug 2025

	Scarborough	Moreton Bay
Aug 2016	154	7845
Aug 2017	164	8246
Aug 2018	155	8116
Aug 2019	137	6922
Aug 2020	145	7561
Aug 2021	232	10508
Aug 2022	175	9329
Aug 2023	127	7728
Aug 2024	151	8737
Aug 2025	152	8335

Statistics are calculated over a rolling 12 month period



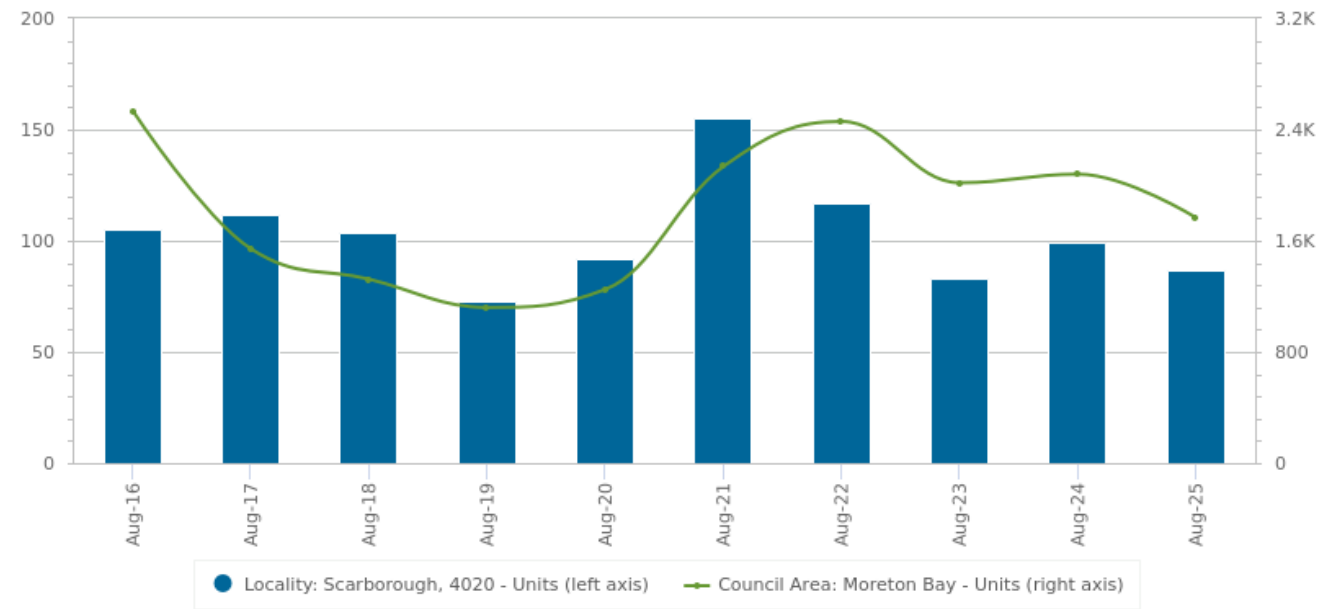
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

87
Aug 2025

	Scarborough	Moreton Bay
Aug 2016	105	2530
Aug 2017	112	1540
Aug 2018	104	1323
Aug 2019	73	1120
Aug 2020	92	1251
Aug 2021	155	2136
Aug 2022	117	2458
Aug 2023	83	2017
Aug 2024	99	2079
Aug 2025	87	1765

Statistics are calculated over a rolling 12 month period



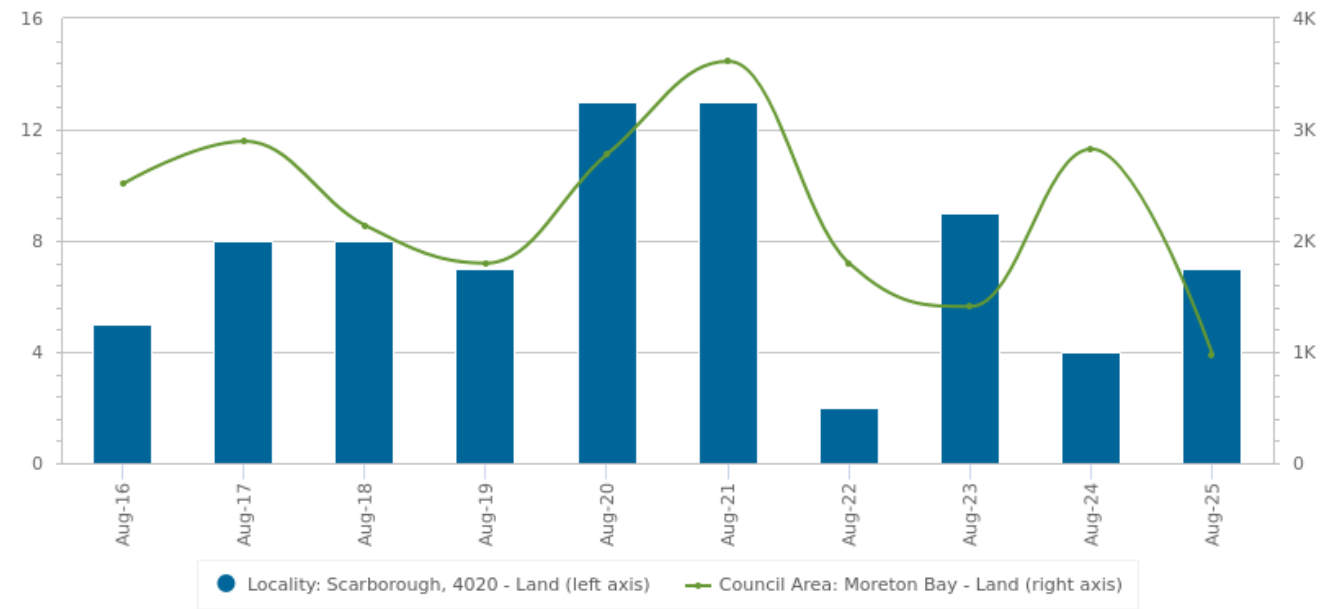
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

7
Aug 2025

	Scarborough	Moreton Bay
Aug 2016	5	2513
Aug 2017	8	2895
Aug 2018	8	2138
Aug 2019	7	1798
Aug 2020	13	2781
Aug 2021	13	3614
Aug 2022	2	1795
Aug 2023	9	1408
Aug 2024	4	2825
Aug 2025	7	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

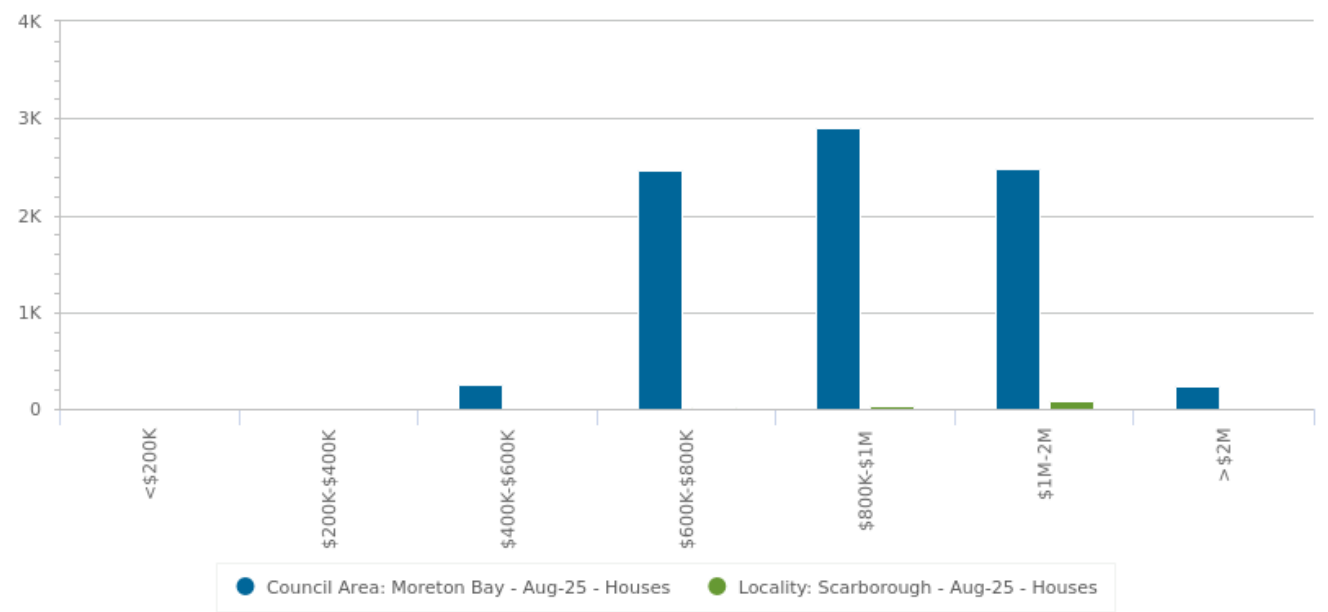
House: Sales By Price

\$180.20M

Aug 2025

	Scarborough	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	1	249
\$600K-\$800K	16	2,458
\$800K-\$1M	37	2,908
\$1M-\$2M	90	2,485
>\$2M	8	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

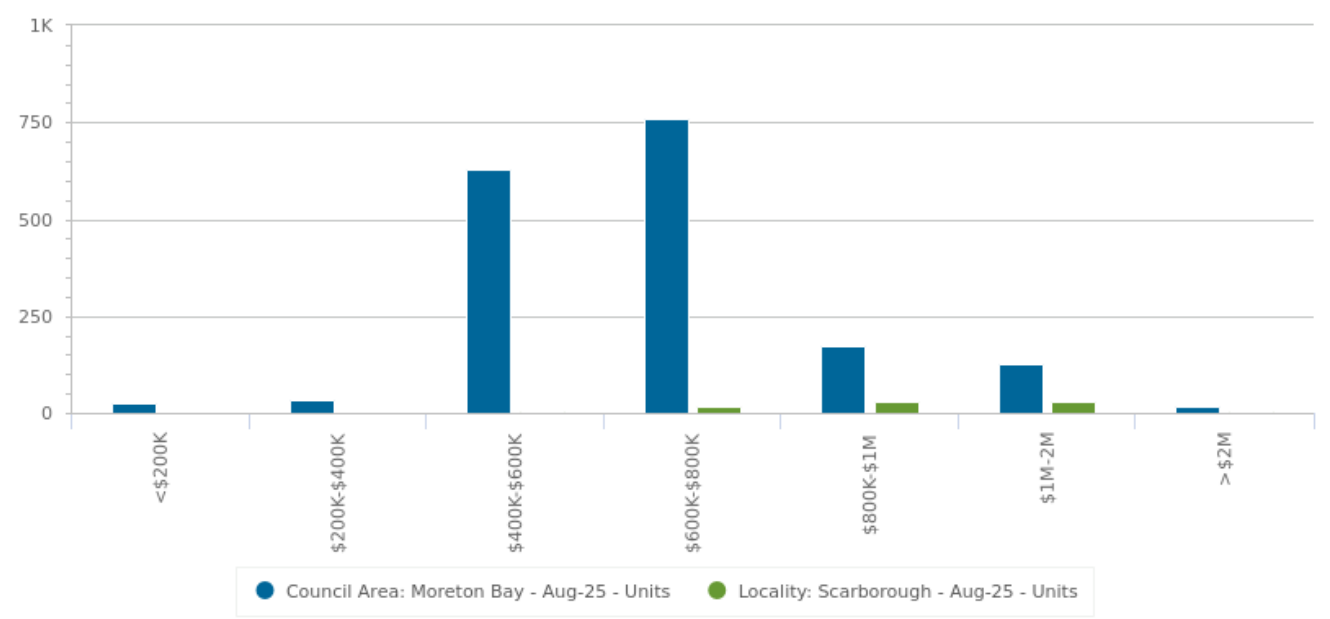
Unit: Sales By Price

\$90.30M

Aug 2025

	Scarborough	Moreton Bay
<\$200K	-	26
\$200K-\$400K	1	35
\$400K-\$600K	5	629
\$600K-\$800K	18	759
\$800K-\$1M	29	172
\$1M-\$2M	31	128
>\$2M	3	15

Statistics are calculated over a rolling 12 month period

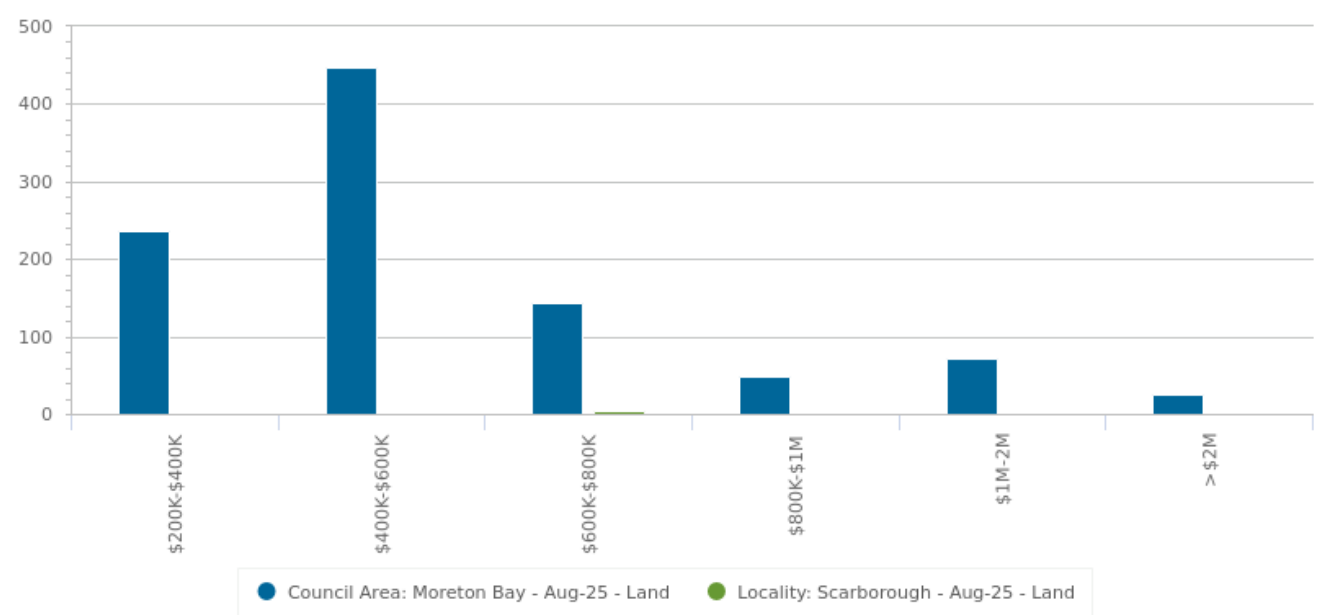


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Scarborough	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	448
\$600K-\$800K	4	143
\$800K-\$1M	1	49
\$1M-\$2M	1	72
>\$2M	1	26

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

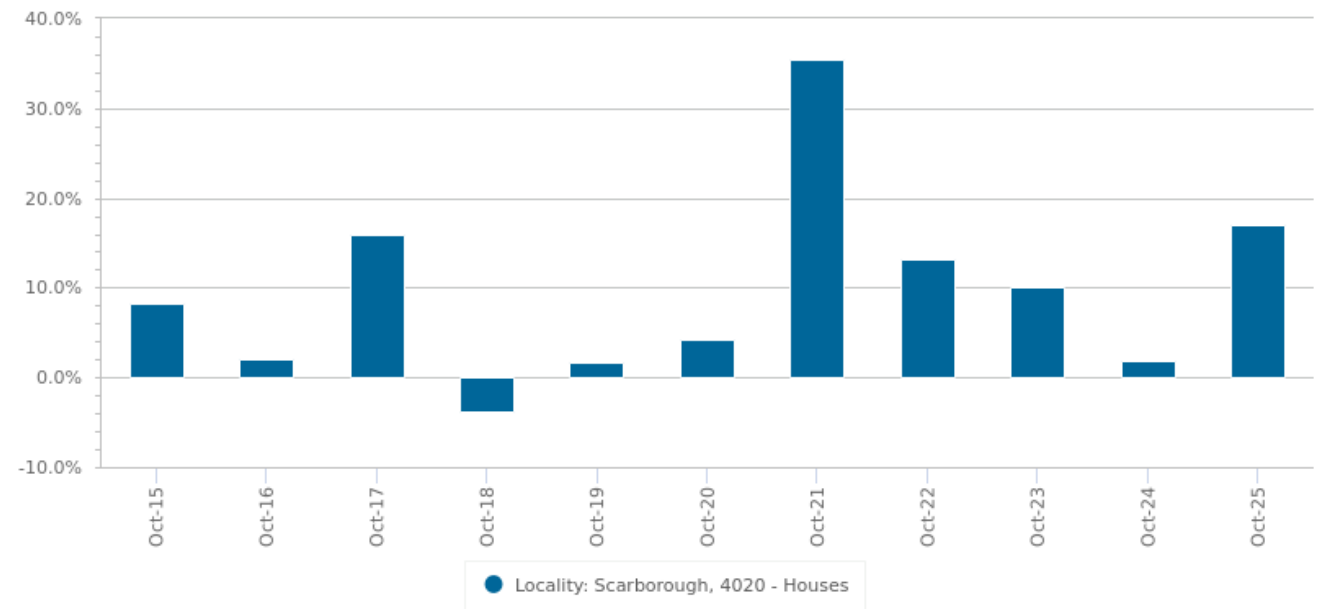
House: Change In Median Value

17.1%

Oct 2025

	Scarborough
Oct 2016	2.1%
Oct 2017	15.9%
Oct 2018	-3.7%
Oct 2019	1.8%
Oct 2020	4.2%
Oct 2021	35.5%
Oct 2022	13.1%
Oct 2023	10.0%
Oct 2024	1.9%
Oct 2025	17.1%

Statistics are calculated at the end of the displayed month



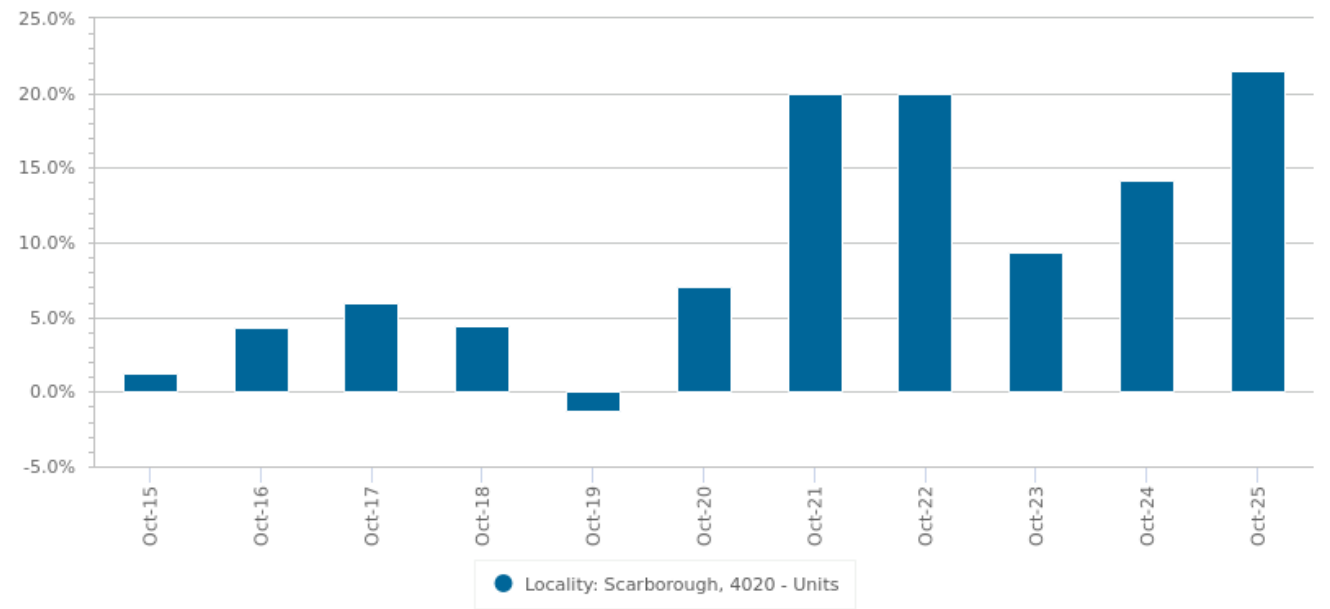
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

21.5%
Oct 2025

	Scarborough
Oct 2016	4.3%
Oct 2017	6.0%
Oct 2018	4.4%
Oct 2019	-1.3%
Oct 2020	7.1%
Oct 2021	19.9%
Oct 2022	20.0%
Oct 2023	9.3%
Oct 2024	14.2%
Oct 2025	21.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

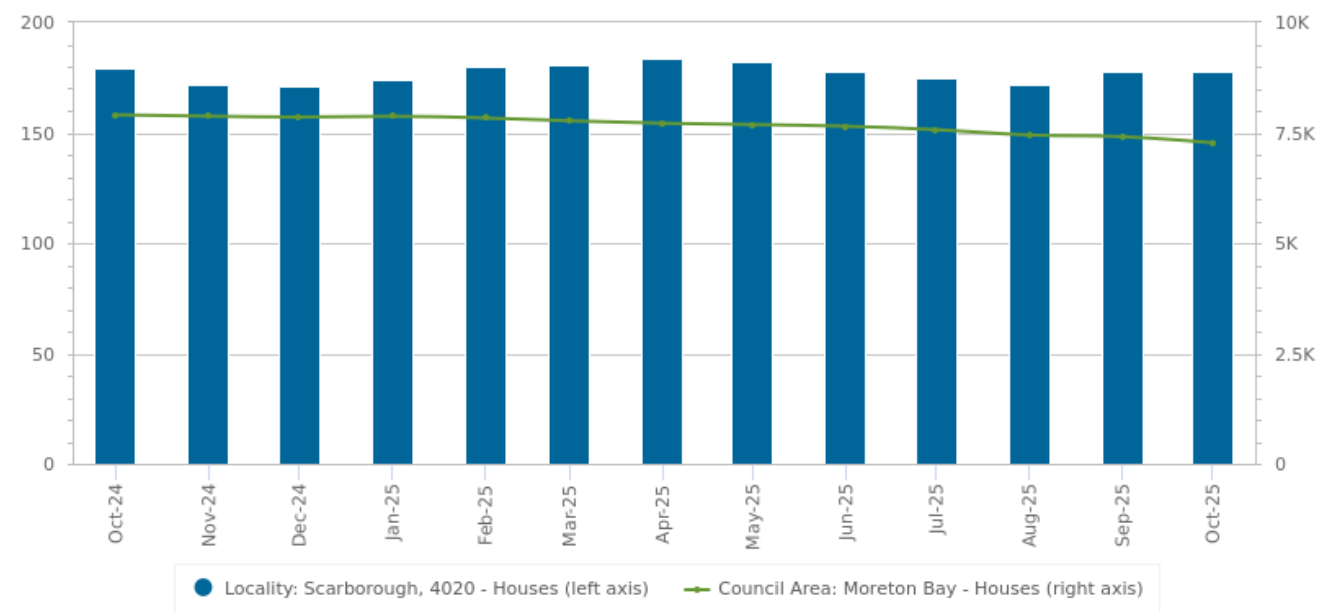
House: Number of New Listing

178

Oct 2025

	Scarborough	Moreton Bay
Nov 2024	172	7,875
Dec 2024	171	7,855
Jan 2025	174	7,872
Feb 2025	180	7,834
Mar 2025	181	7,770
Apr 2025	184	7,714
May 2025	182	7,685
Jun 2025	178	7,647
Jul 2025	175	7,569
Aug 2025	172	7,448
Sep 2025	178	7,411
Oct 2025	178	7,272

Statistics are calculated over a rolling 12 month period



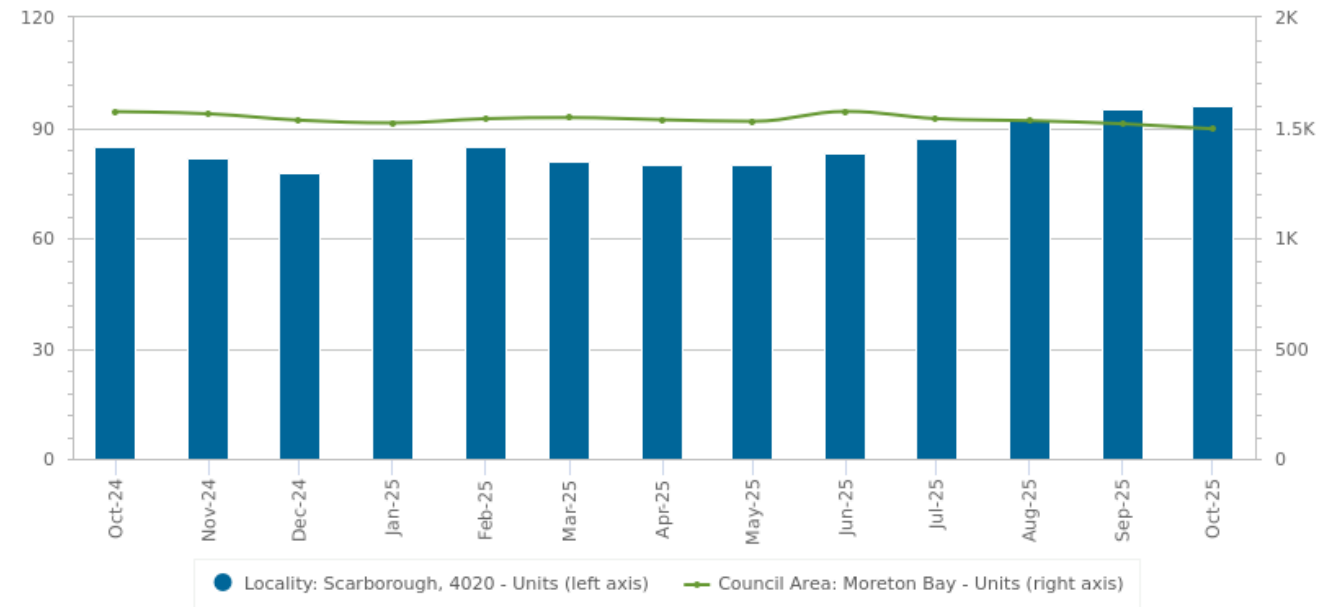
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

96
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	82	1,563
Dec 2024	78	1,534
Jan 2025	82	1,522
Feb 2025	85	1,541
Mar 2025	81	1,546
Apr 2025	80	1,536
May 2025	80	1,529
Jun 2025	83	1,574
Jul 2025	87	1,541
Aug 2025	92	1,532
Sep 2025	95	1,518
Oct 2025	96	1,495

Statistics are calculated over a rolling 12 month period



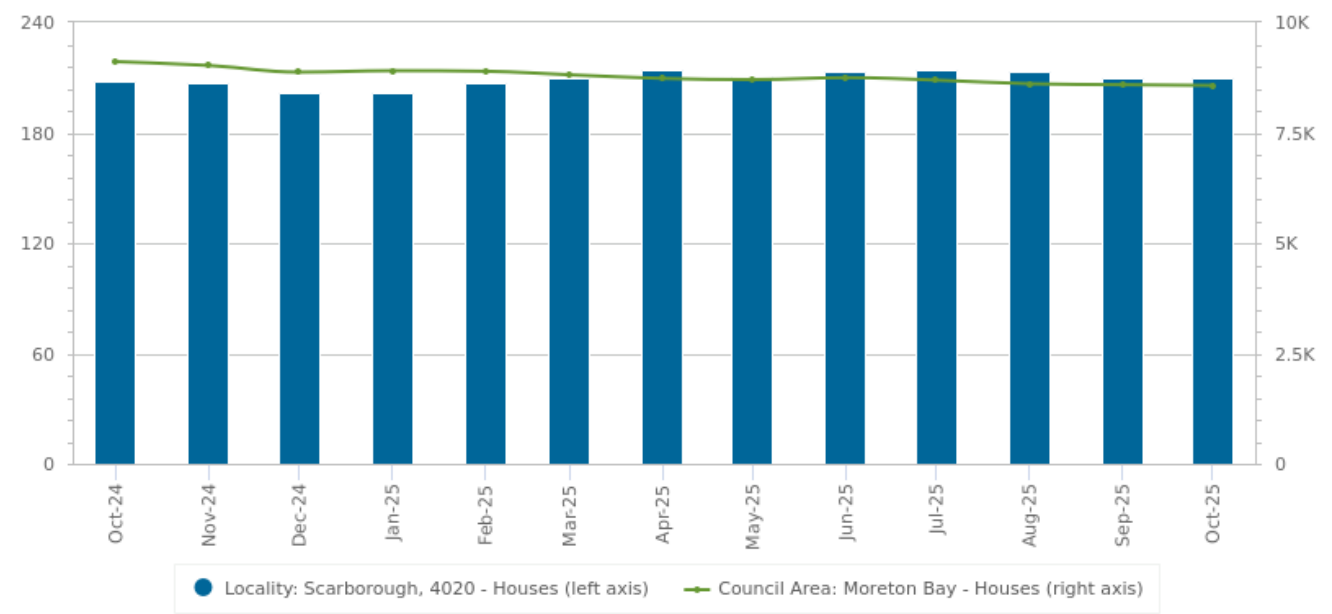
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

210
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	207	9,023
Dec 2024	202	8,872
Jan 2025	202	8,905
Feb 2025	207	8,892
Mar 2025	210	8,812
Apr 2025	214	8,730
May 2025	211	8,703
Jun 2025	213	8,748
Jul 2025	214	8,691
Aug 2025	213	8,609
Sep 2025	210	8,588
Oct 2025	210	8,571

Statistics are calculated over a rolling 12 month period



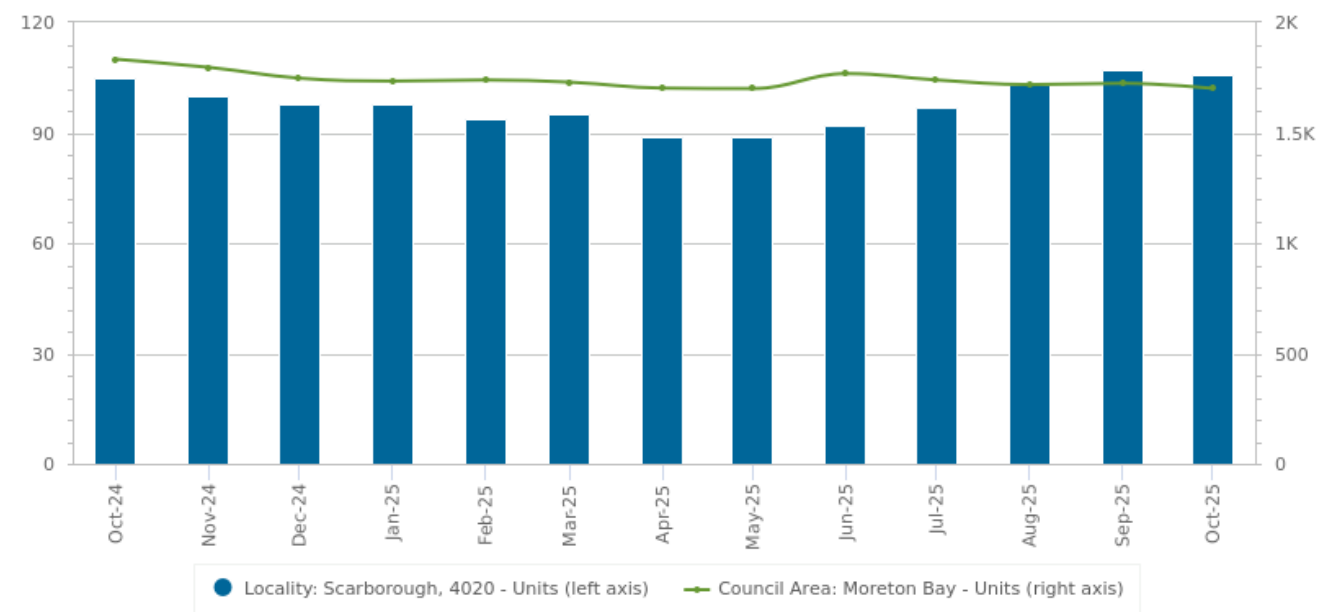
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

106
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	100	1,796
Dec 2024	98	1,747
Jan 2025	98	1,734
Feb 2025	94	1,739
Mar 2025	95	1,729
Apr 2025	89	1,702
May 2025	89	1,700
Jun 2025	92	1,768
Jul 2025	97	1,739
Aug 2025	103	1,718
Sep 2025	107	1,724
Oct 2025	106	1,701

Statistics are calculated over a rolling 12 month period



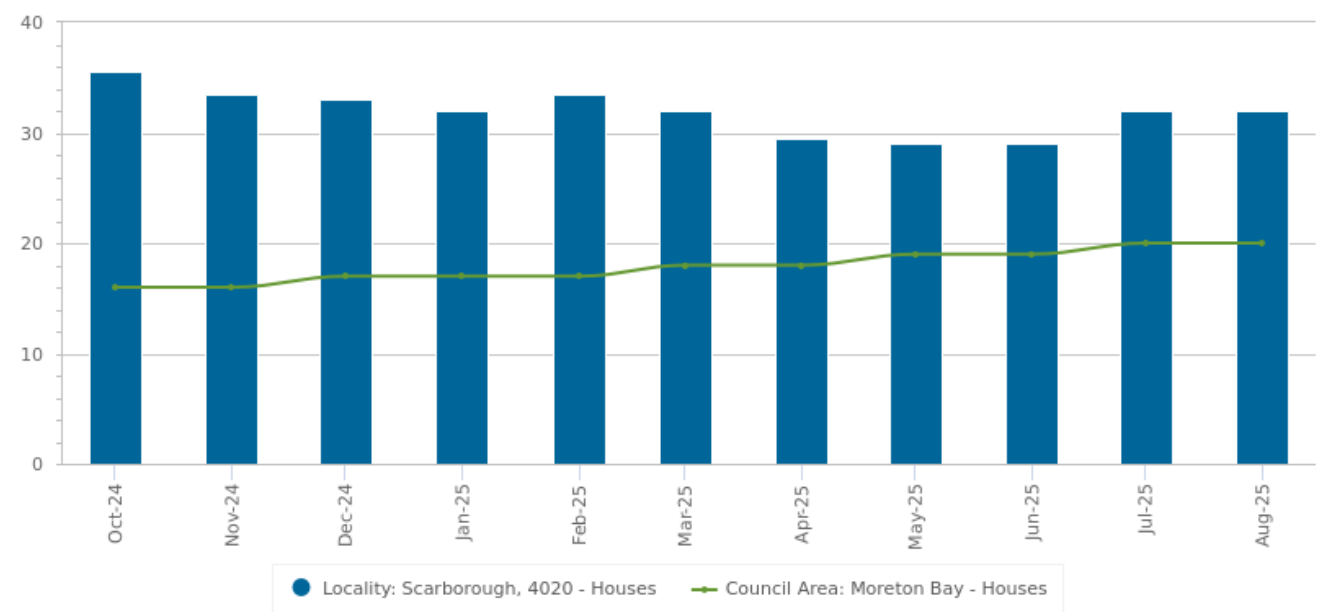
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

32
Aug 2025

	Scarborough	Moreton Bay
Sep 2024	36	16
Oct 2024	35.5	16
Nov 2024	33.5	16
Dec 2024	33	17
Jan 2025	32	17
Feb 2025	33.5	17
Mar 2025	32	18
Apr 2025	29.5	18
May 2025	29	19
Jun 2025	29	19
Jul 2025	32	20
Aug 2025	32	20

Statistics are calculated over a rolling 12 month period



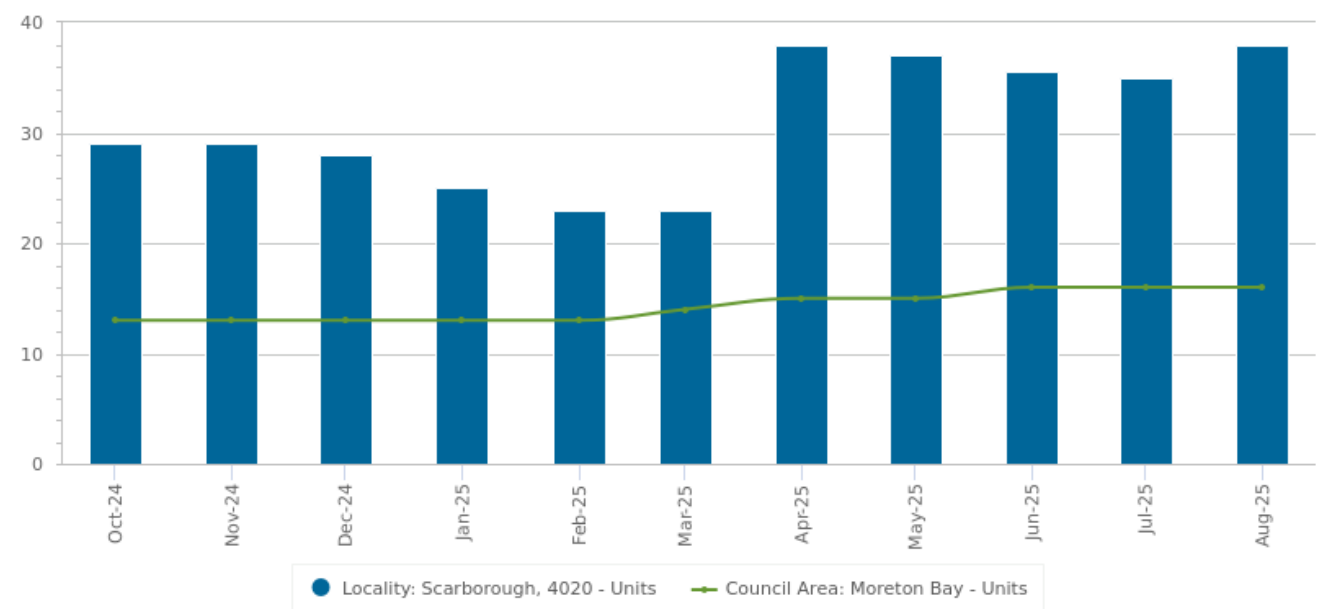
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

38
Aug 2025

	Scarborough	Moreton Bay
Sep 2024	28	13
Oct 2024	29	13
Nov 2024	29	13
Dec 2024	28	13
Jan 2025	25	13
Feb 2025	23	13
Mar 2025	23	14
Apr 2025	38	15
May 2025	37	15
Jun 2025	35.5	16
Jul 2025	35	16
Aug 2025	38	16

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

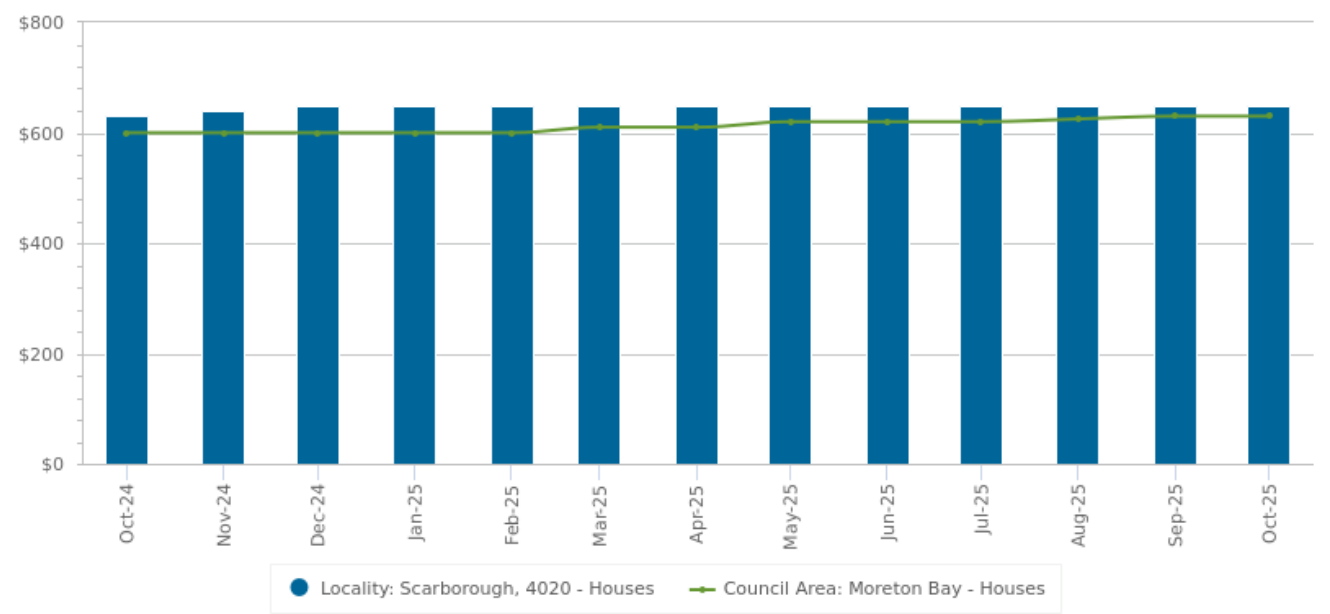
House: Median Rent

\$650/w

Oct 2025

	Scarborough	Moreton Bay
Nov 2024	\$640/w	\$600/w
Dec 2024	\$650/w	\$600/w
Jan 2025	\$650/w	\$600/w
Feb 2025	\$650/w	\$600/w
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$650/w	\$630/w

Statistics are calculated over a rolling 12 month period



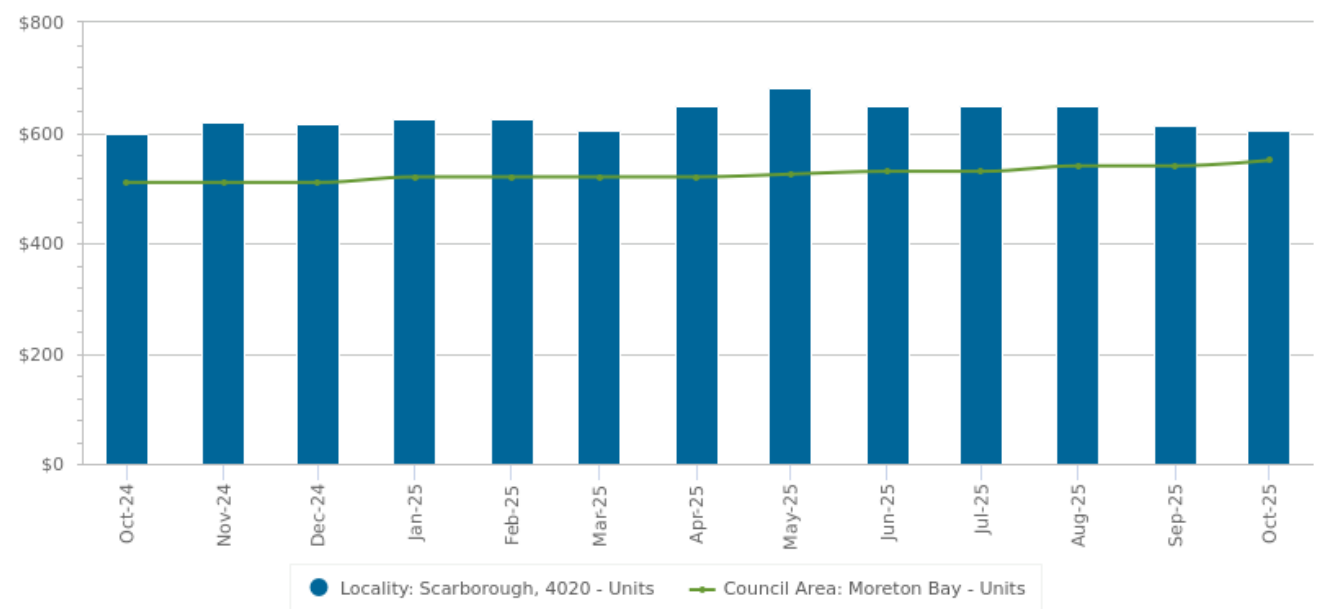
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$605/w
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	\$620/w	\$510/w
Dec 2024	\$615/w	\$510/w
Jan 2025	\$625/w	\$520/w
Feb 2025	\$625/w	\$520/w
Mar 2025	\$605/w	\$520/w
Apr 2025	\$650/w	\$520/w
May 2025	\$680/w	\$525/w
Jun 2025	\$650/w	\$530/w
Jul 2025	\$650/w	\$530/w
Aug 2025	\$650/w	\$540/w
Sep 2025	\$613/w	\$540/w
Oct 2025	\$605/w	\$550/w

Statistics are calculated over a rolling 12 month period



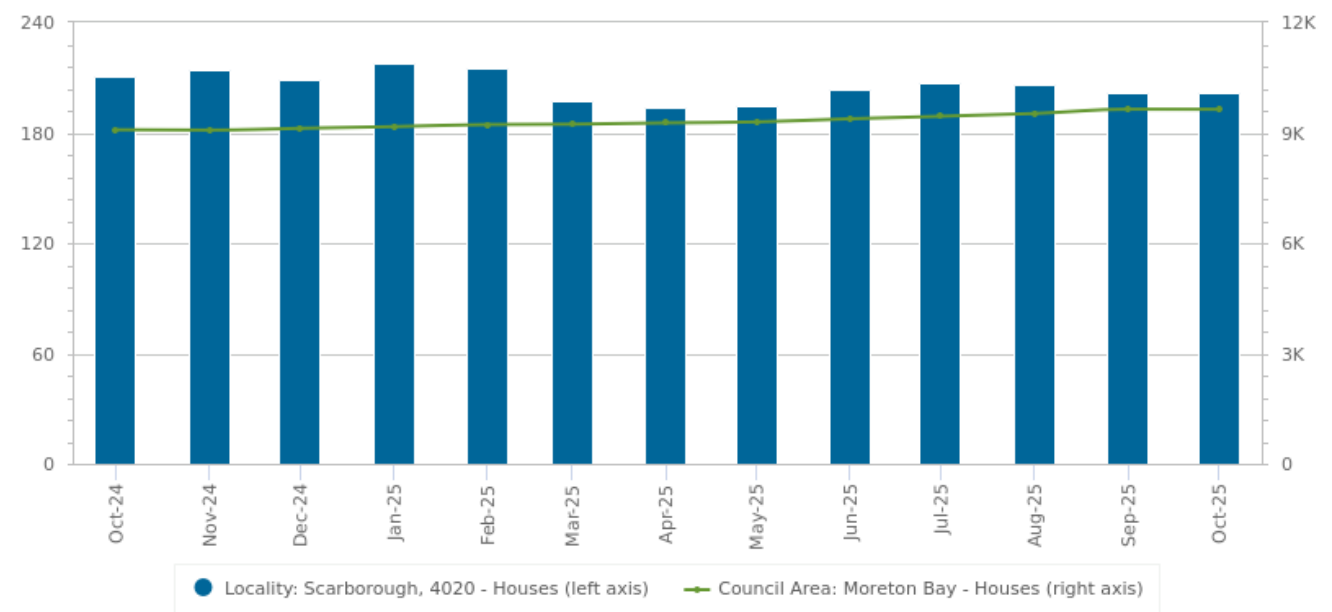
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

202
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	214	9,072
Dec 2024	209	9,120
Jan 2025	218	9,167
Feb 2025	215	9,222
Mar 2025	197	9,231
Apr 2025	194	9,268
May 2025	195	9,294
Jun 2025	204	9,380
Jul 2025	207	9,447
Aug 2025	206	9,523
Sep 2025	202	9,639
Oct 2025	202	9,636

Statistics are calculated over a rolling 12 month period



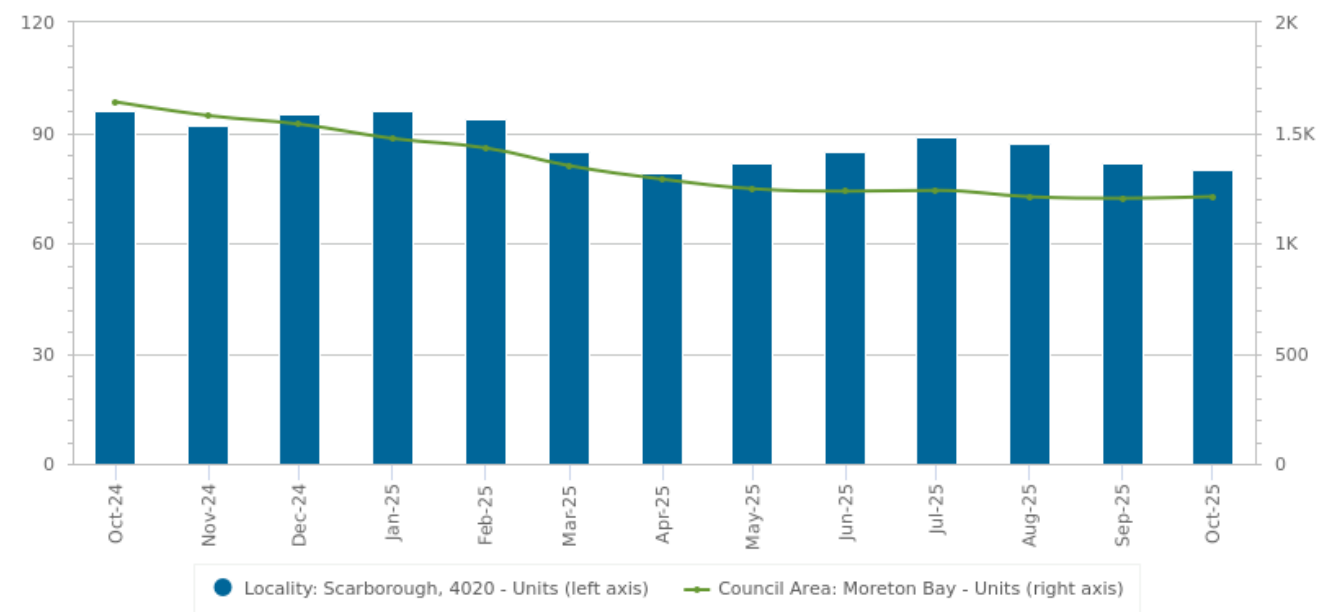
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

80
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	92	1,577
Dec 2024	95	1,539
Jan 2025	96	1,474
Feb 2025	94	1,431
Mar 2025	85	1,350
Apr 2025	79	1,289
May 2025	82	1,246
Jun 2025	85	1,235
Jul 2025	89	1,239
Aug 2025	87	1,210
Sep 2025	82	1,203
Oct 2025	80	1,211

Statistics are calculated over a rolling 12 month period



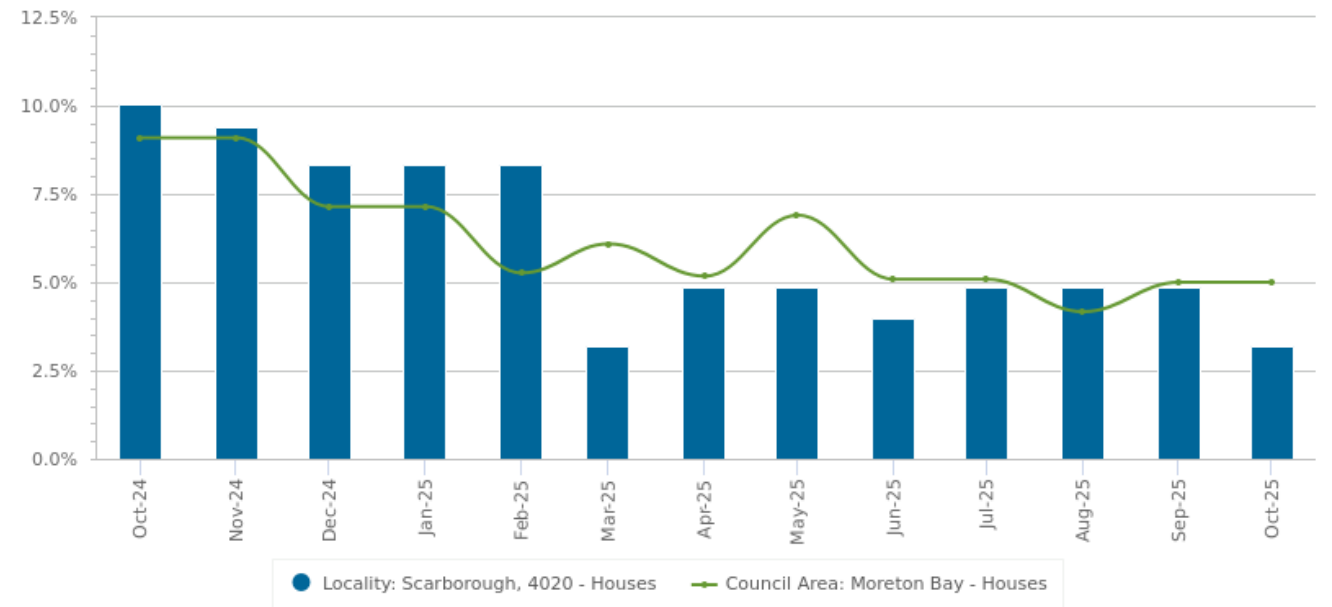
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

3.2%
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	9.4%	9.1%
Dec 2024	8.3%	7.1%
Jan 2025	8.3%	7.1%
Feb 2025	8.3%	5.3%
Mar 2025	3.2%	6.1%
Apr 2025	4.8%	5.2%
May 2025	4.8%	6.9%
Jun 2025	4.0%	5.1%
Jul 2025	4.8%	5.1%
Aug 2025	4.8%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	3.2%	5.0%

Statistics are calculated over a rolling 12 month period



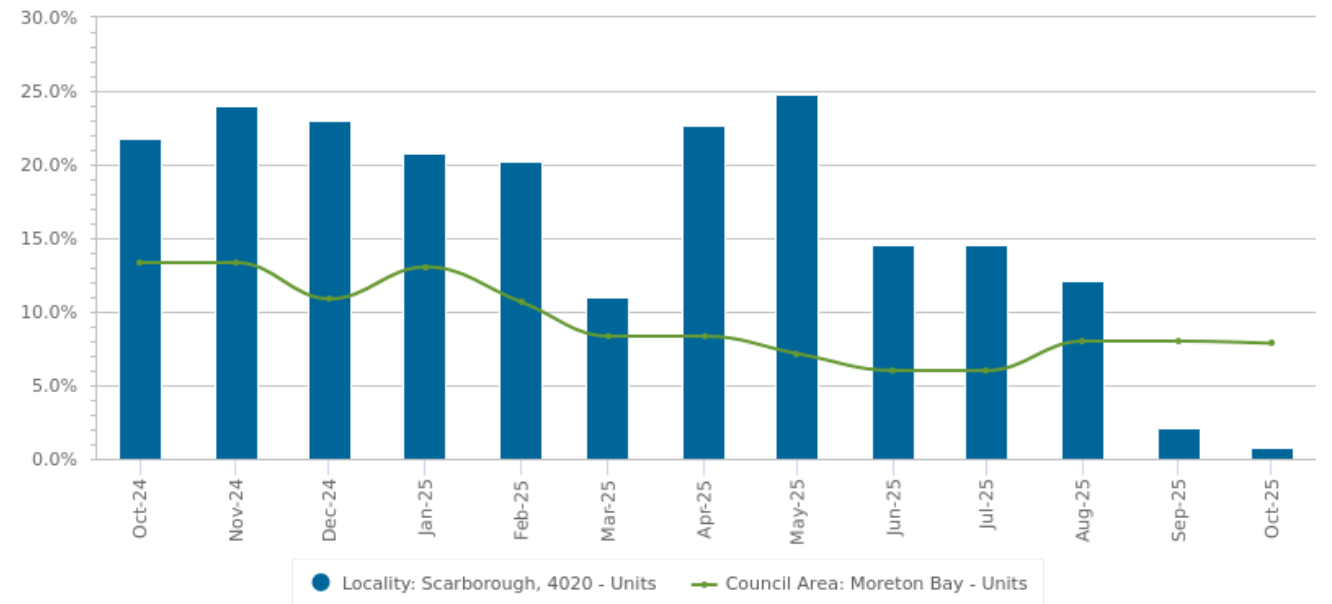
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

0.8%
Oct 2025

	Scarborough	Moreton Bay
Nov 2024	24.0%	13.3%
Dec 2024	23.0%	10.9%
Jan 2025	20.8%	13.0%
Feb 2025	20.2%	10.6%
Mar 2025	11.0%	8.3%
Apr 2025	22.6%	8.3%
May 2025	24.8%	7.1%
Jun 2025	14.5%	6.0%
Jul 2025	14.5%	6.0%
Aug 2025	12.1%	8.0%
Sep 2025	2.1%	8.0%
Oct 2025	0.8%	7.8%

Statistics are calculated over a rolling 12 month period



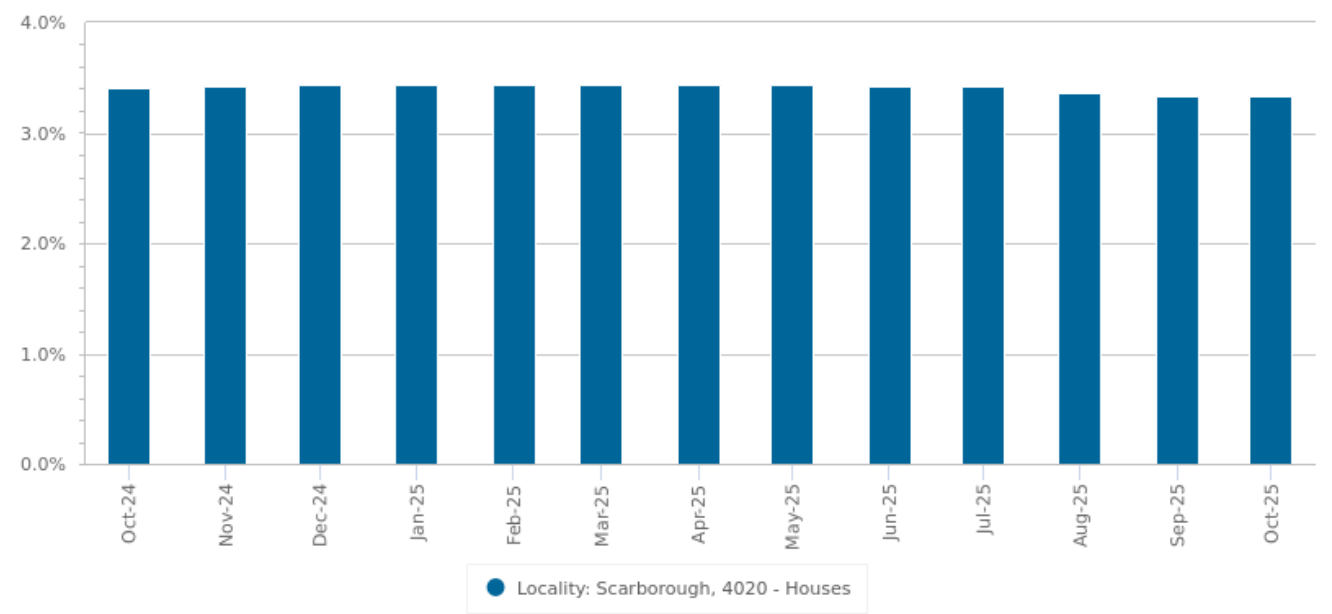
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.3%
Oct 2025

	Scarborough
Nov 2024	3.4%
Dec 2024	3.4%
Jan 2025	3.4%
Feb 2025	3.4%
Mar 2025	3.4%
Apr 2025	3.4%
May 2025	3.4%
Jun 2025	3.4%
Jul 2025	3.4%
Aug 2025	3.4%
Sep 2025	3.3%
Oct 2025	3.3%

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

3.8%
Oct 2025

	Scarborough
Nov 2024	3.8%
Dec 2024	3.8%
Jan 2025	3.8%
Feb 2025	3.8%
Mar 2025	3.8%
Apr 2025	3.8%
May 2025	3.8%
Jun 2025	3.8%
Jul 2025	3.8%
Aug 2025	3.8%
Sep 2025	3.8%
Oct 2025	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Scarborough	Moreton Bay
Childless Couples	52.4%	38.7%
Couples with Children	30.2%	42%
Single Parents	16.3%	17.9%
Other	1.3%	1.3%

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



Childless Couples

52.4%



Couples with Children

30.2%



Single Parents

16.3%



Other

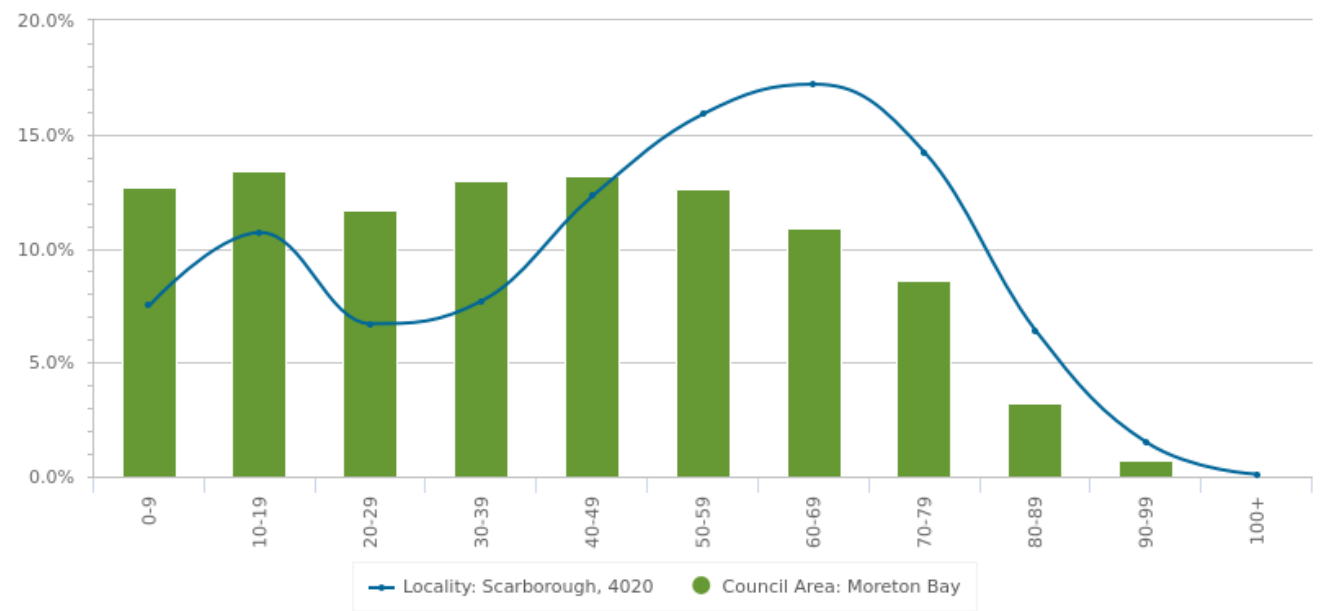
1.3%

Population Age

Population Age

	Scarborough	Moreton Bay
0-9	7.5%	12.7%
10-19	10.7%	13.4%
20-29	6.7%	11.7%
30-39	7.7%	13%
40-49	12.3%	13.2%
50-59	15.9%	12.6%
60-69	17.2%	10.9%
70-79	14.2%	8.6%
80-89	6.4%	3.2%
90-99	1.5%	0.7%
100+	0.1%	-

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



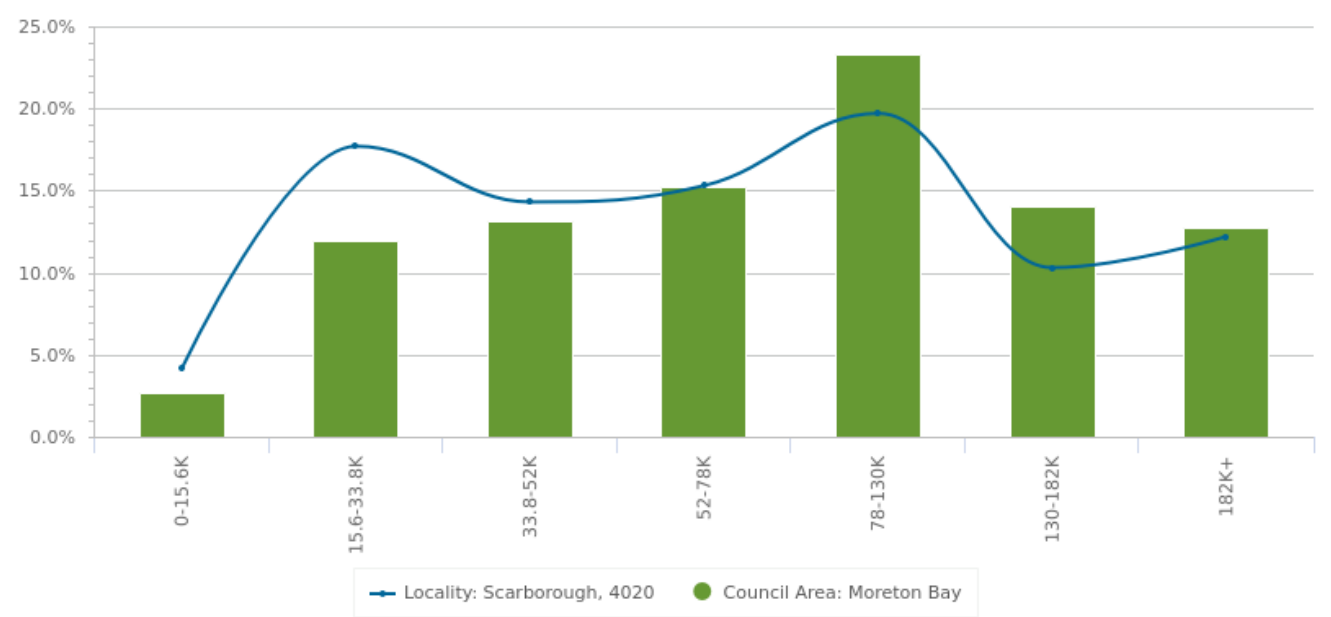
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Scarborough	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	17.7%	12%
33.8-52K	14.3%	13.1%
52-78K	15.3%	15.2%
78-130K	19.7%	23.3%
130-182K	10.3%	14%
182K+	12.2%	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

	Scarborough	Moreton Bay
Postgrad	7.1%	4.9%
Graduate Diploma or Certificate	4.6%	3.3%
Bachelor	22%	20%
Advanced Diploma or Diploma	19.4%	17.2%
Certificate	33.5%	42.3%
Not Stated	12.5%	11.2%
Inadequately Described	0.9%	0.9%

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



Postgrad

7.1%



Graduate Diploma or Certificate

4.6%



Bachelor

22%



Advanced Diploma or
Diploma

19.4%



Certificate

33.5%



Not Stated

12.5%



Inadequately
Described

0.9%

Occupation

Employment By Occupation

	Scarborough	Moreton Bay
Professional	23%	17.9%
Clerical	14.1%	14.1%
Trades	12.6%	14.7%
Labourer	8.3%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	5.2%	7.1%
Managers	13.7%	11.4%
Community and Personal Service Workers	13%	13.3%
Sales Workers	8.2%	9.1%

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



Professional

23%



Clerical

14.1%



Trades

12.6%



Labourer

8.3%



Not Stated

1.8%



Machinery Operators and Drivers

5.2%

Employment By Occupation



Managers

13.7%



Community and Personal Service
Workers

13%



Sales Workers

8.2%

Disclaimer

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