

Suburb Statistics Report

Toorbul QLD 4510

Prepared on 11 Nov 2025

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Area Profile

Toorbul, QLD

The size of Toorbul is approximately 19.3 square kilometres. It has 4 parks covering nearly 0.7% of total area. The population of Toorbul in 2016 was 930 people. By 2021 the population was 958 showing a population growth of 3.0% in the area during that time. The predominant age group in Toorbul is 60-69 years. Households in Toorbul are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Toorbul work in a trades occupation. In 2021, 74.20% of the homes in Toorbul were owner-occupied compared with 69.60% in 2016.

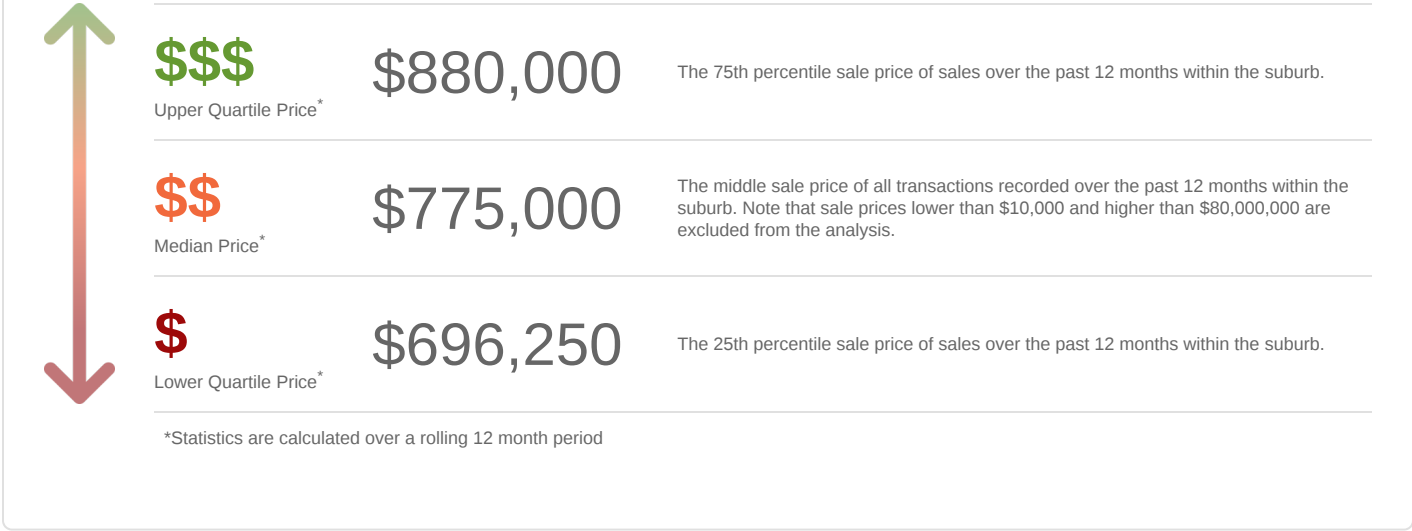
	House	Unit	Land
Average Tenure Period	11.6 years	-	-
Total Dwellings	514	-	51
Total New Listings	22	1	-
Median Value	\$864,815	\$357,428	-
Total Properties Listed	30	1	-

Market Trends

House: Market Trends



House: Median Price Quartiles



Suburb Statistics Report

Toorbul QLD 4510



Unit: Market Trends

1 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
1 New Sale Listings (12 Months)	- Days on Market (12 Months)	1 Rental Rate Observations (12 Months)

Land: Market Trends

1 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*	\$125,000	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*	-	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

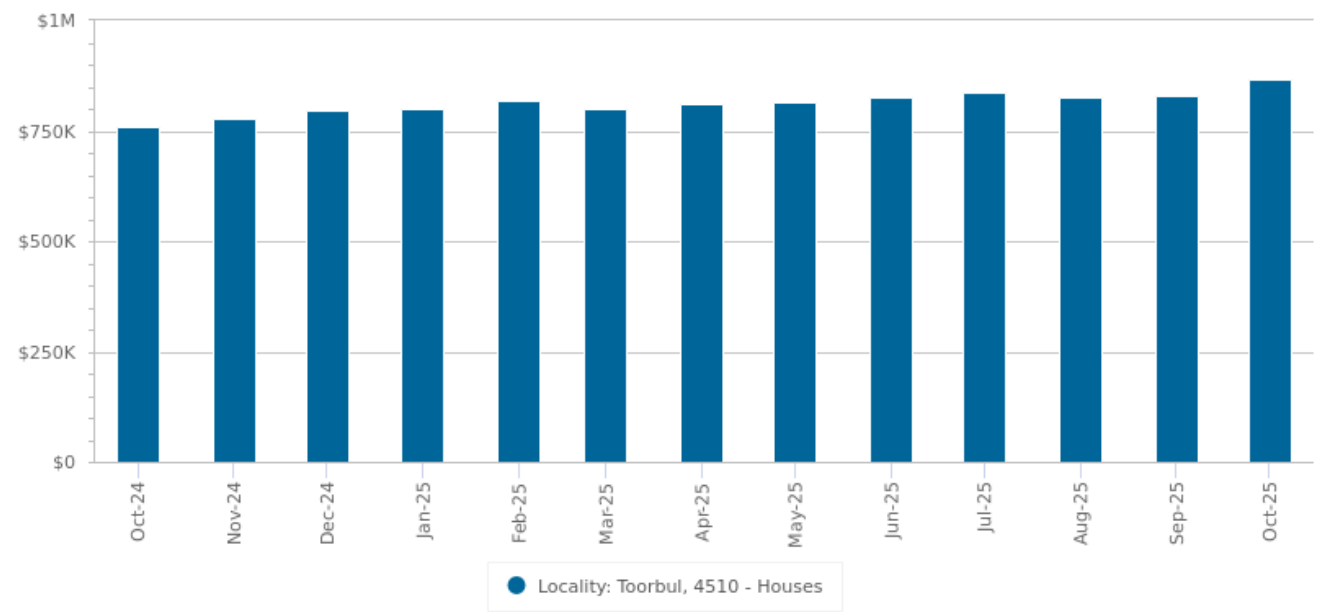
House: Recent Median Value

\$865K

Oct 2025

	Toorbul
Nov 2024	\$778,003
Dec 2024	\$795,807
Jan 2025	\$799,683
Feb 2025	\$819,525
Mar 2025	\$799,007
Apr 2025	\$812,472
May 2025	\$815,128
Jun 2025	\$827,138
Jul 2025	\$838,684
Aug 2025	\$825,109
Sep 2025	\$831,189
Oct 2025	\$864,815

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

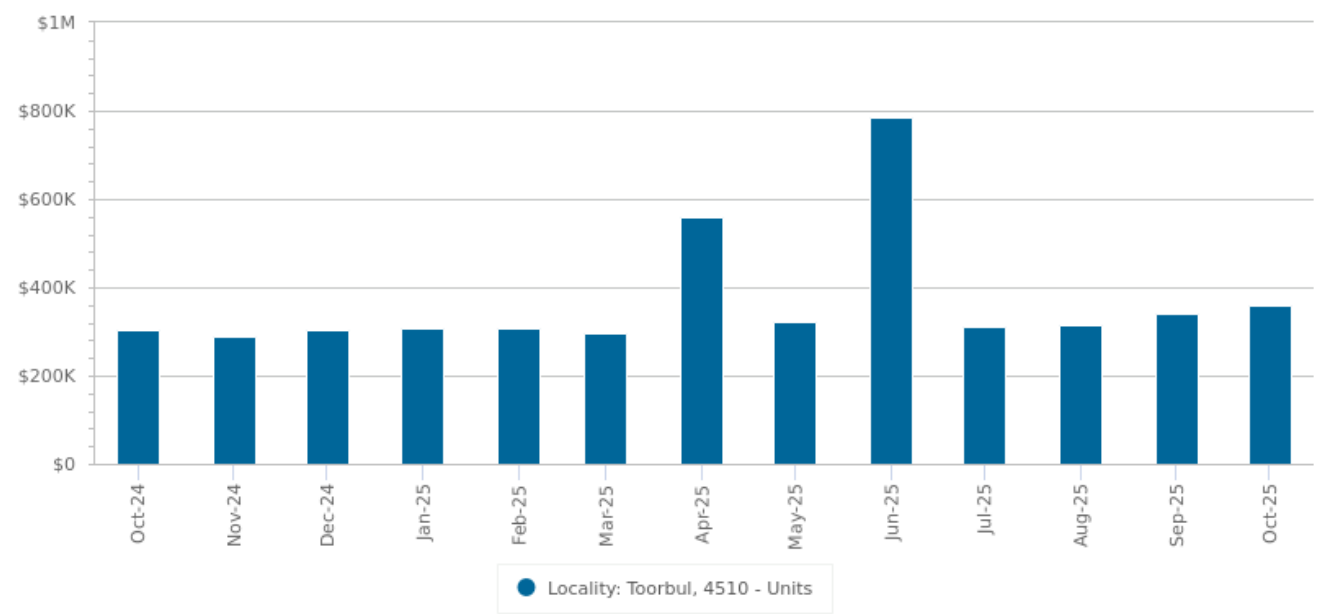
Unit: Recent Median Value

\$357K

Oct 2025

	Toorbul
Nov 2024	\$289,470
Dec 2024	\$302,399
Jan 2025	\$305,634
Feb 2025	\$306,999
Mar 2025	\$297,548
Apr 2025	\$560,276
May 2025	\$323,380
Jun 2025	\$784,295
Jul 2025	\$311,702
Aug 2025	\$316,242
Sep 2025	\$342,532
Oct 2025	\$357,428

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

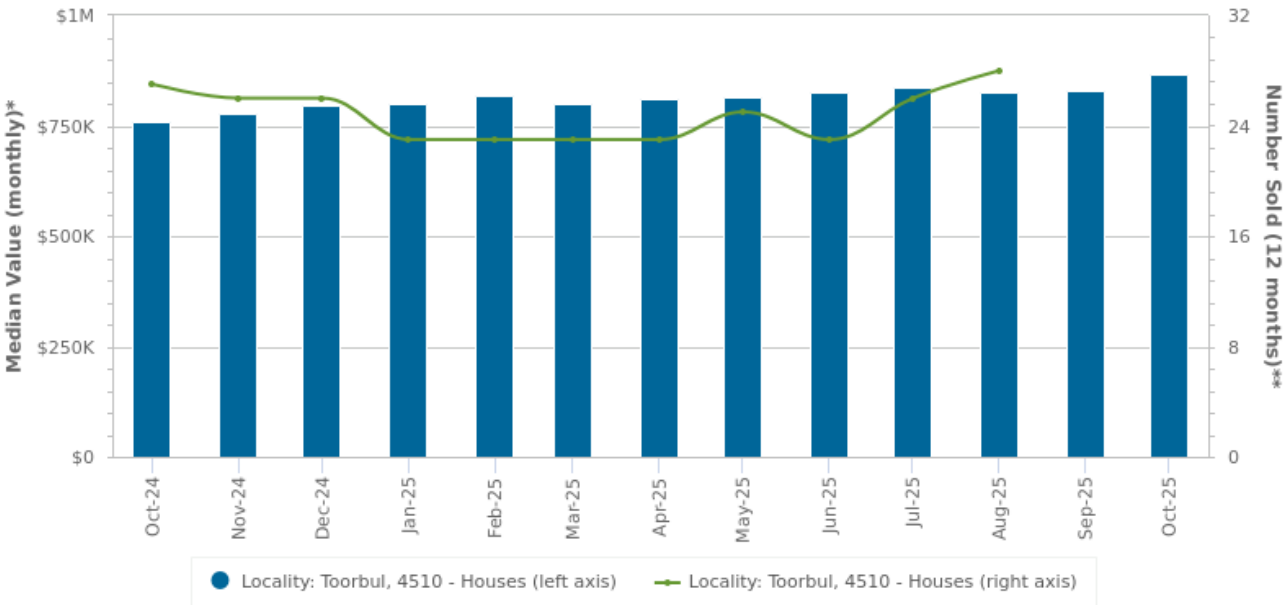
28

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$778,003	26
Dec 2024	\$795,807	26
Jan 2025	\$799,683	23
Feb 2025	\$819,525	23
Mar 2025	\$799,007	23
Apr 2025	\$812,472	23
May 2025	\$815,128	25
Jun 2025	\$827,138	23
Jul 2025	\$838,684	26
Aug 2025	\$825,109	28
Sep 2025	\$831,189	-
Oct 2025	\$864,815	-

Statistics are calculated over a rolling 12 month period



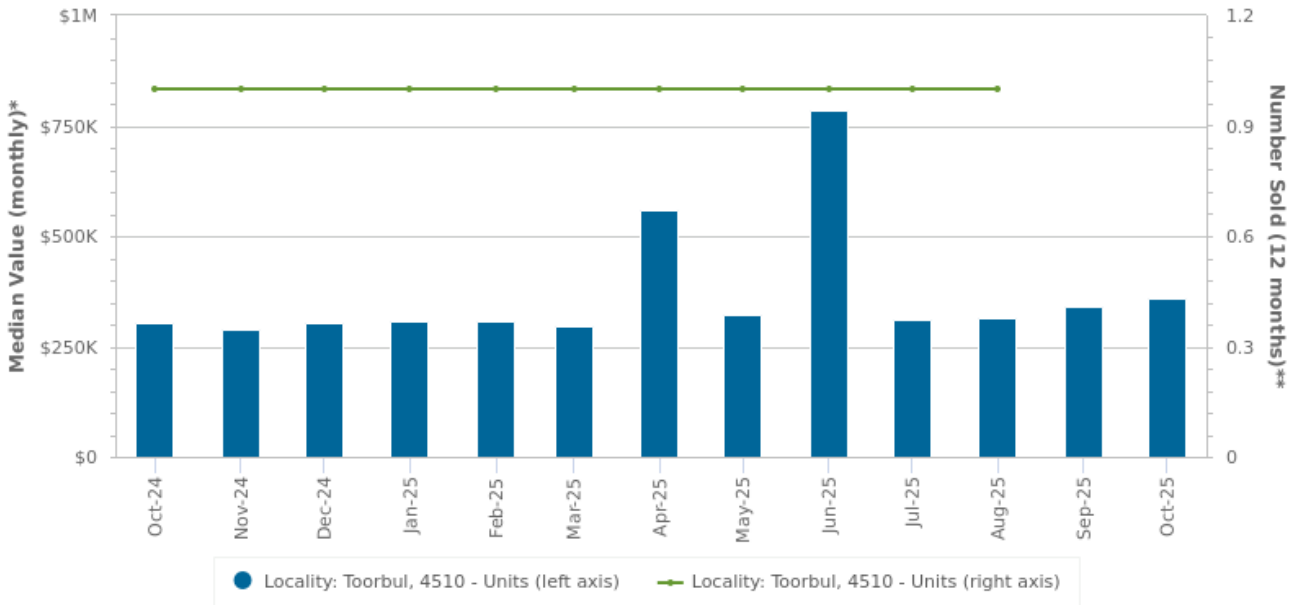
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

1
Aug 2025

	Median Value	Number Of Sold
Nov 2024	\$289,470	1
Dec 2024	\$302,399	1
Jan 2025	\$305,634	1
Feb 2025	\$306,999	1
Mar 2025	\$297,548	1
Apr 2025	\$560,276	1
May 2025	\$323,380	1
Jun 2025	\$784,295	1
Jul 2025	\$311,702	1
Aug 2025	\$316,242	1
Sep 2025	\$342,532	-
Oct 2025	\$357,428	-

Statistics are calculated over a rolling 12 month period



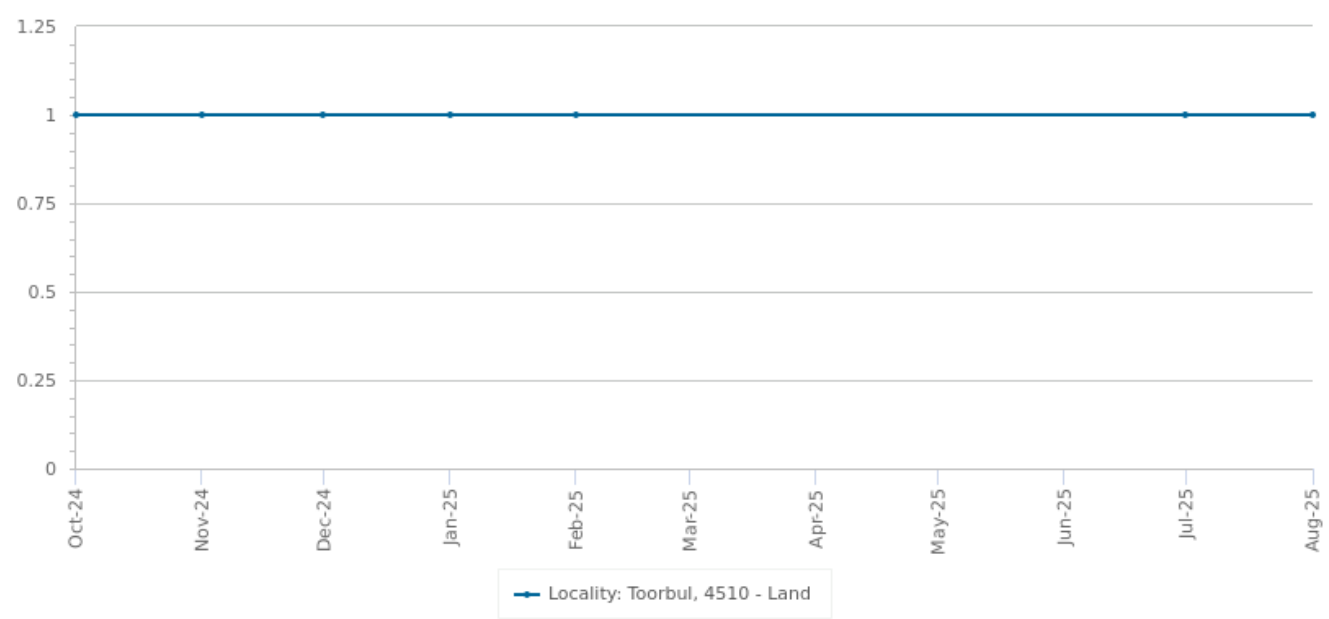
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Aug 2025

	Median Value	Number Of Sold
Aug 2024	-	1
Sep 2024	-	1
Oct 2024	-	1
Nov 2024	-	1
Dec 2024	-	1
Jan 2025	-	1
Feb 2025	-	1
Jul 2025	-	1
Aug 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

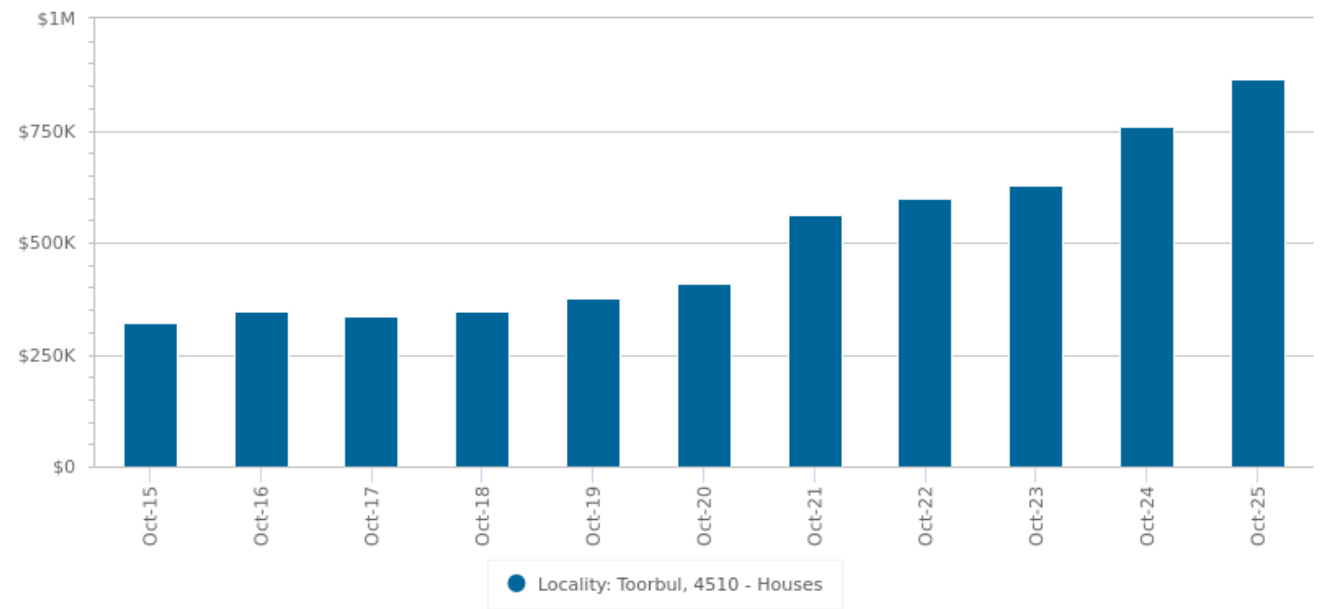
House: Median Value

\$865K

Oct 2025

	Toorbul
Oct 2016	\$346,007
Oct 2017	\$336,296
Oct 2018	\$345,576
Oct 2019	\$374,644
Oct 2020	\$409,878
Oct 2021	\$561,226
Oct 2022	\$597,988
Oct 2023	\$629,506
Oct 2024	\$757,774
Oct 2025	\$864,815

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

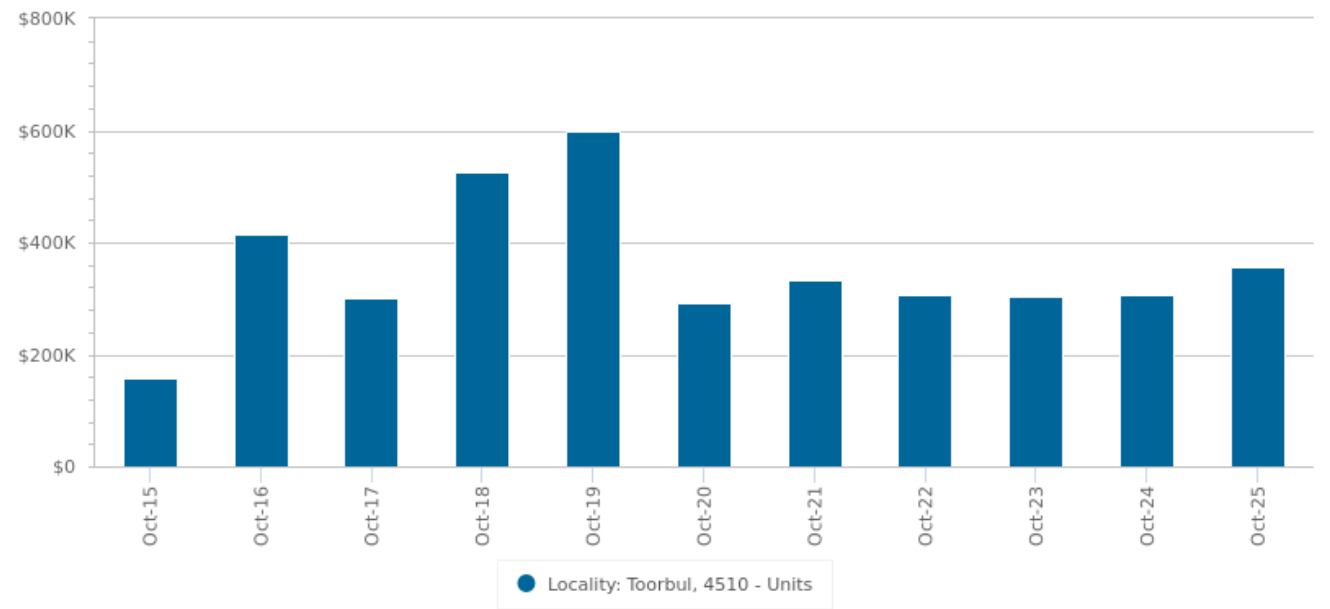
Unit: Median Value

\$357K

Oct 2025

	Toorbul
Oct 2016	\$414,068
Oct 2017	\$301,214
Oct 2018	\$525,526
Oct 2019	\$598,633
Oct 2020	\$292,222
Oct 2021	\$333,290
Oct 2022	\$306,723
Oct 2023	\$303,814
Oct 2024	\$305,115
Oct 2025	\$357,428

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

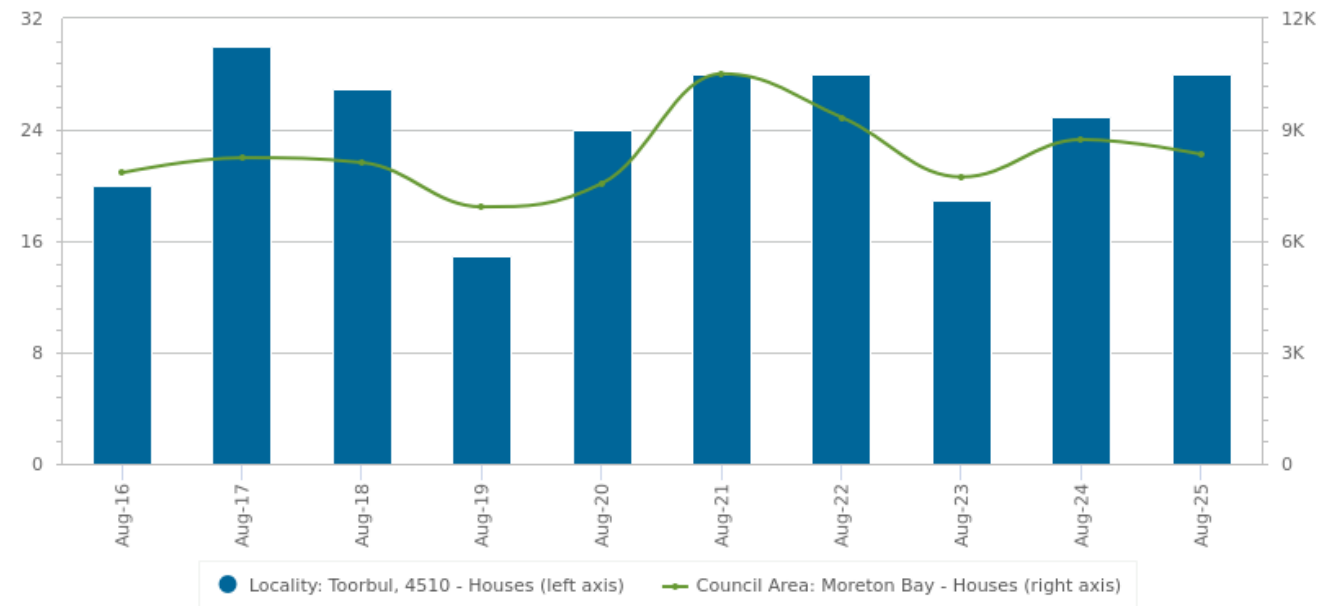
Sales Per Annum

House: Sales Per Annum

28
Aug 2025

	Toorbul	Moreton Bay
Aug 2016	20	7845
Aug 2017	30	8246
Aug 2018	27	8116
Aug 2019	15	6922
Aug 2020	24	7561
Aug 2021	28	10508
Aug 2022	28	9329
Aug 2023	19	7728
Aug 2024	25	8737
Aug 2025	28	8335

Statistics are calculated over a rolling 12 month period



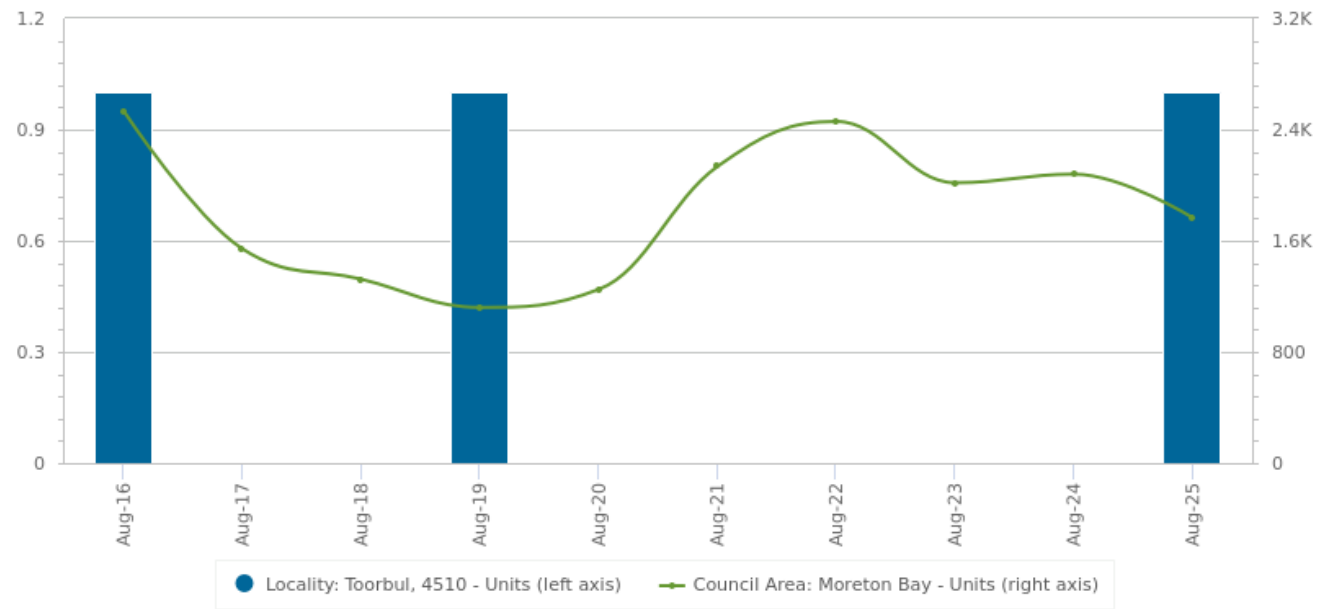
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

1
Aug 2025

	Toorbul	Moreton Bay
Aug 2016	1	2530
Aug 2017	0	1540
Aug 2018	0	1323
Aug 2019	1	1120
Aug 2020	0	1251
Aug 2021	0	2136
Aug 2022	0	2458
Aug 2023	0	2017
Aug 2024	0	2079
Aug 2025	1	1765

Statistics are calculated over a rolling 12 month period



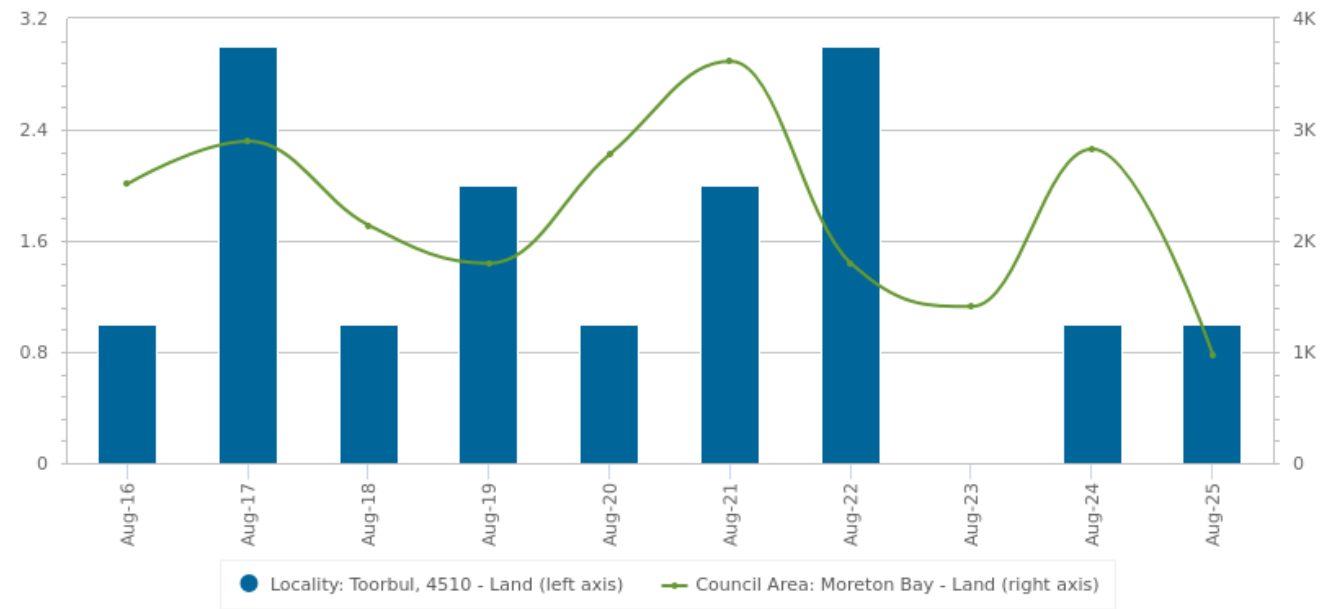
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Aug 2025

	Toorbul	Moreton Bay
Aug 2016	1	2513
Aug 2017	3	2895
Aug 2018	1	2138
Aug 2019	2	1798
Aug 2020	1	2781
Aug 2021	2	3614
Aug 2022	3	1795
Aug 2023	0	1408
Aug 2024	1	2825
Aug 2025	1	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

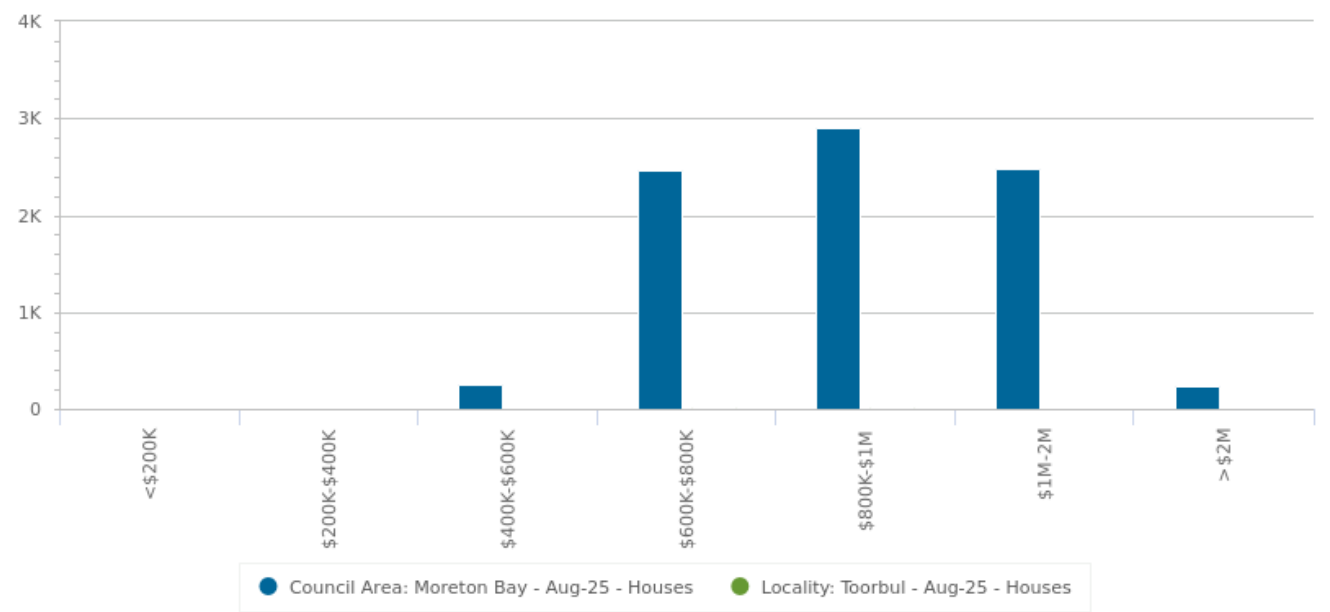
House: Sales By Price

\$24.23M

Aug 2025

	Toorbul	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	12	2,458
\$800K-\$1M	10	2,908
\$1M-\$2M	2	2,485
>\$2M	1	228

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

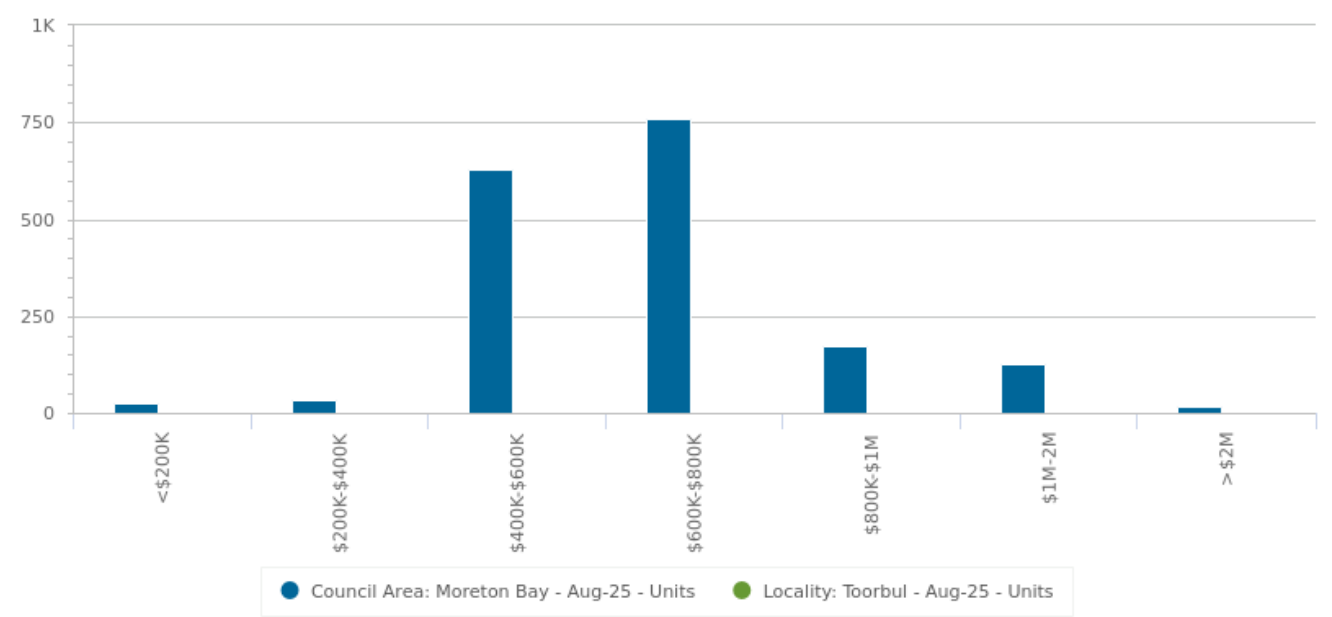
Unit: Sales By Price

\$720K

Aug 2025

	Toorbul	Moreton Bay
<\$200K	-	26
\$200K-\$400K	-	35
\$400K-\$600K	-	629
\$600K-\$800K	1	759
\$800K-\$1M	-	172
\$1M-\$2M	-	128
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

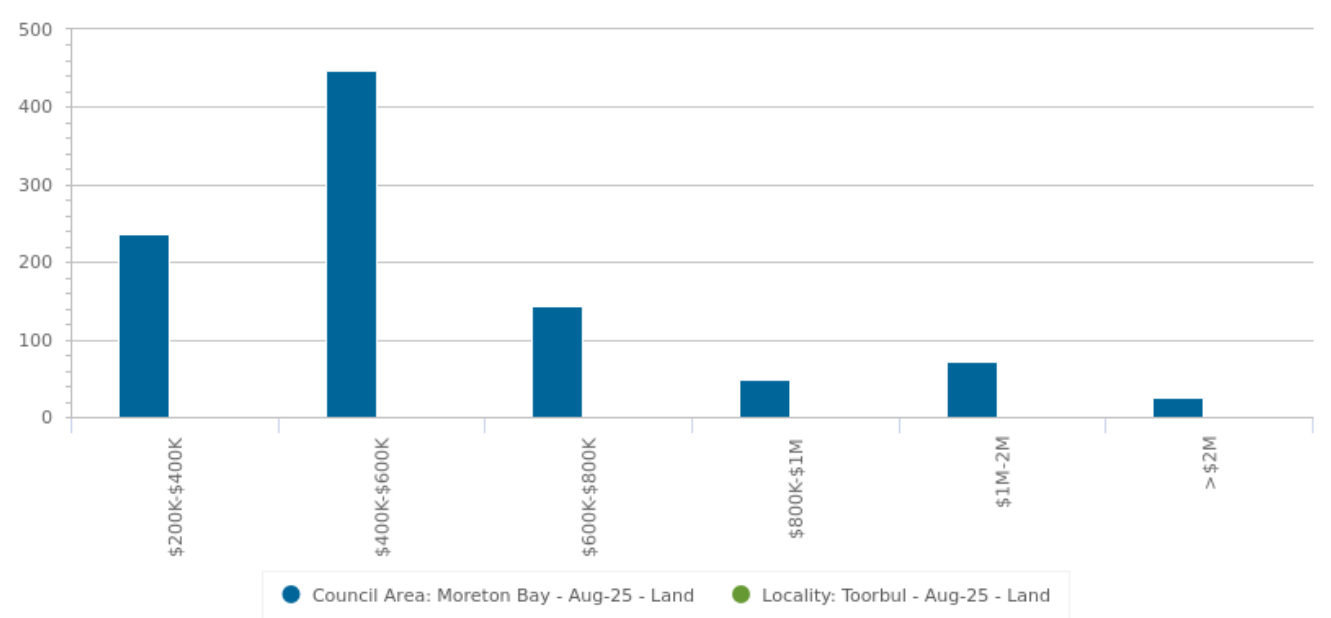


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Toorbul	Moreton Bay
\$200K-\$400K	-	236
\$400K-\$600K	-	448
\$600K-\$800K	-	143
\$800K-\$1M	1	49
\$1M-\$2M	-	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

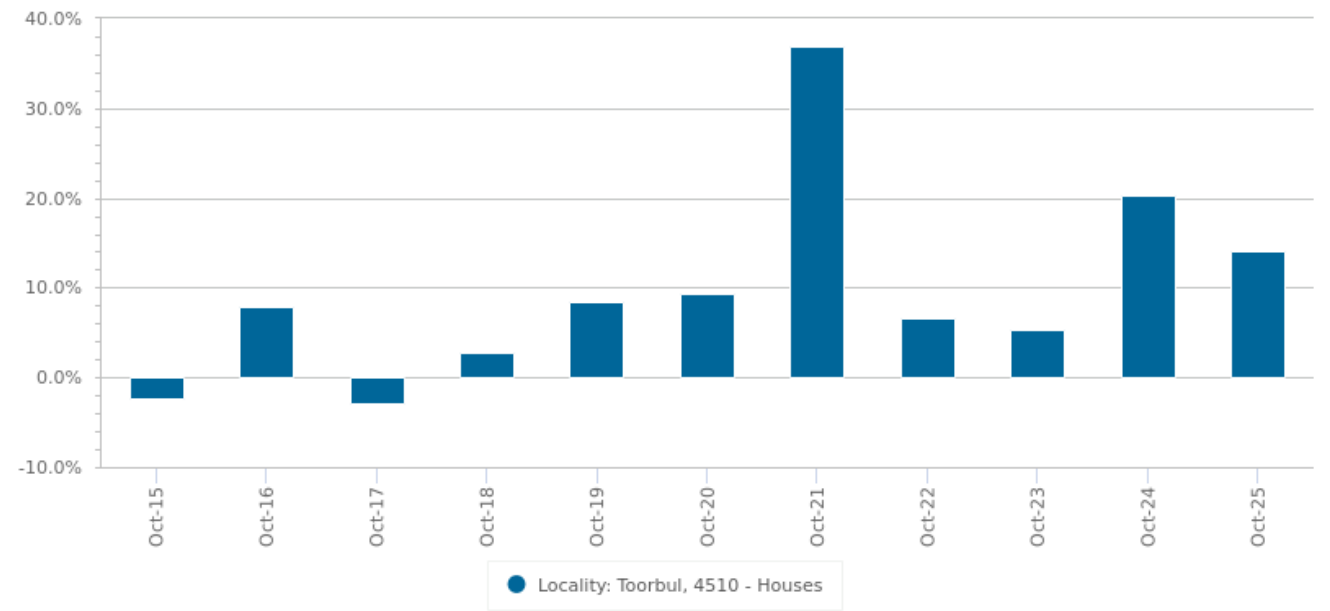
House: Change In Median Value

14.1%

Oct 2025

	Toorbul
Oct 2016	7.9%
Oct 2017	-2.8%
Oct 2018	2.8%
Oct 2019	8.4%
Oct 2020	9.4%
Oct 2021	36.9%
Oct 2022	6.6%
Oct 2023	5.3%
Oct 2024	20.4%
Oct 2025	14.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

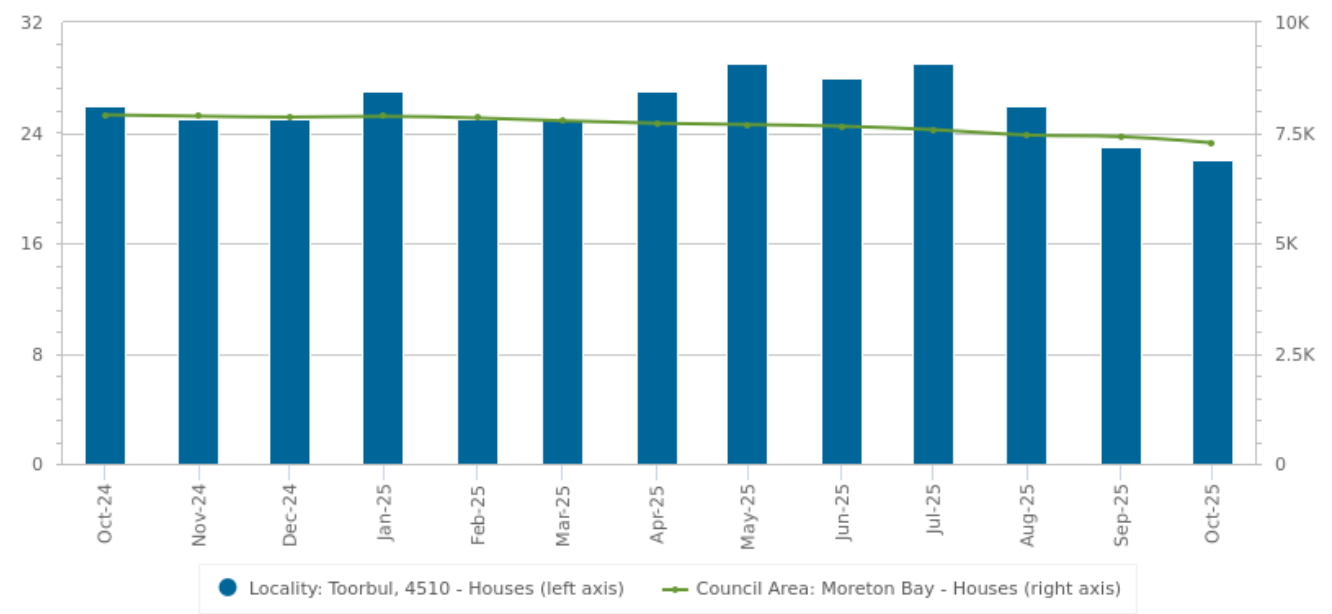
For Sale Statistics

House: Number of New Listing

22
Oct 2025

	Toorbul	Moreton Bay
Nov 2024	25	7,875
Dec 2024	25	7,855
Jan 2025	27	7,872
Feb 2025	25	7,834
Mar 2025	25	7,770
Apr 2025	27	7,714
May 2025	29	7,685
Jun 2025	28	7,647
Jul 2025	29	7,569
Aug 2025	26	7,448
Sep 2025	23	7,411
Oct 2025	22	7,272

Statistics are calculated over a rolling 12 month period



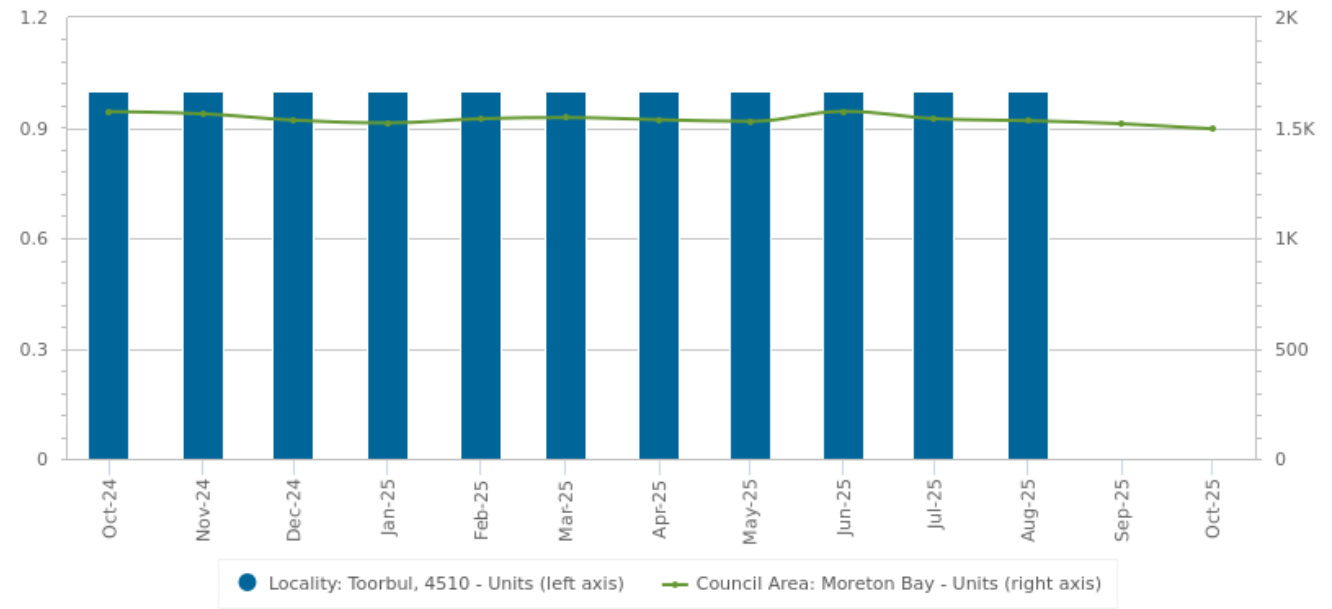
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

1
Aug 2025

	Toorbul	Moreton Bay
Nov 2024	1	1,563
Dec 2024	1	1,534
Jan 2025	1	1,522
Feb 2025	1	1,541
Mar 2025	1	1,546
Apr 2025	1	1,536
May 2025	1	1,529
Jun 2025	1	1,574
Jul 2025	1	1,541
Aug 2025	1	1,532
Sep 2025	-	1,518
Oct 2025	-	1,495

Statistics are calculated over a rolling 12 month period



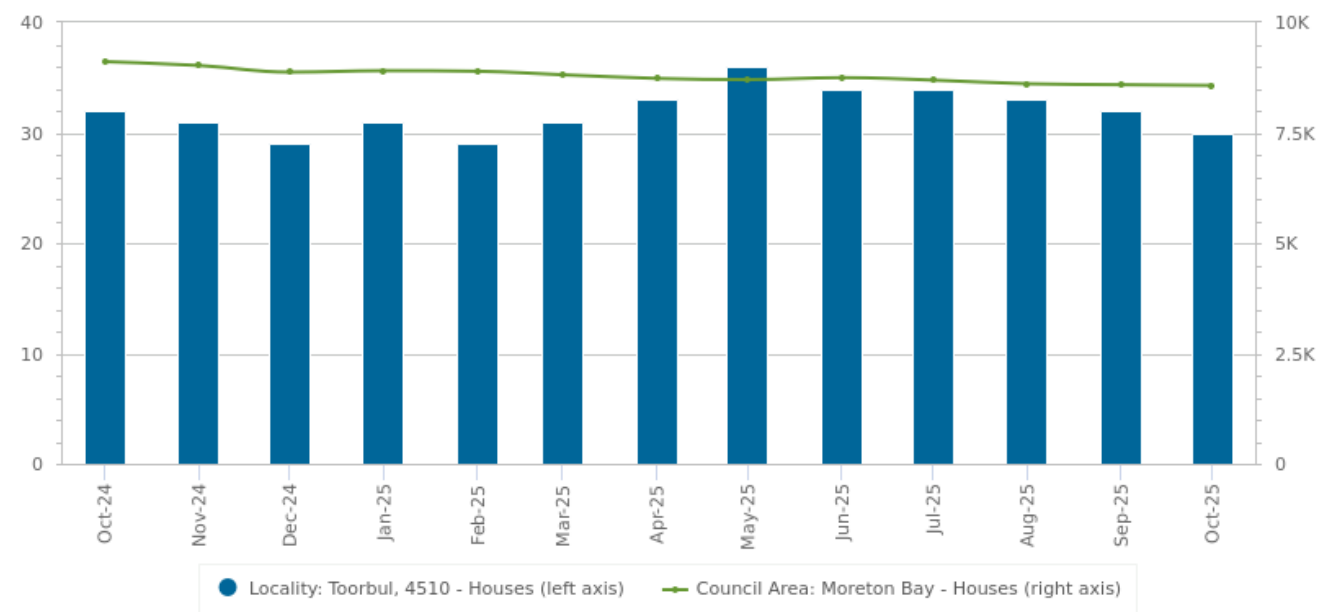
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

30
Oct 2025

	Toorbul	Moreton Bay
Nov 2024	31	9,023
Dec 2024	29	8,872
Jan 2025	31	8,905
Feb 2025	29	8,892
Mar 2025	31	8,812
Apr 2025	33	8,730
May 2025	36	8,703
Jun 2025	34	8,748
Jul 2025	34	8,691
Aug 2025	33	8,609
Sep 2025	32	8,588
Oct 2025	30	8,571

Statistics are calculated over a rolling 12 month period



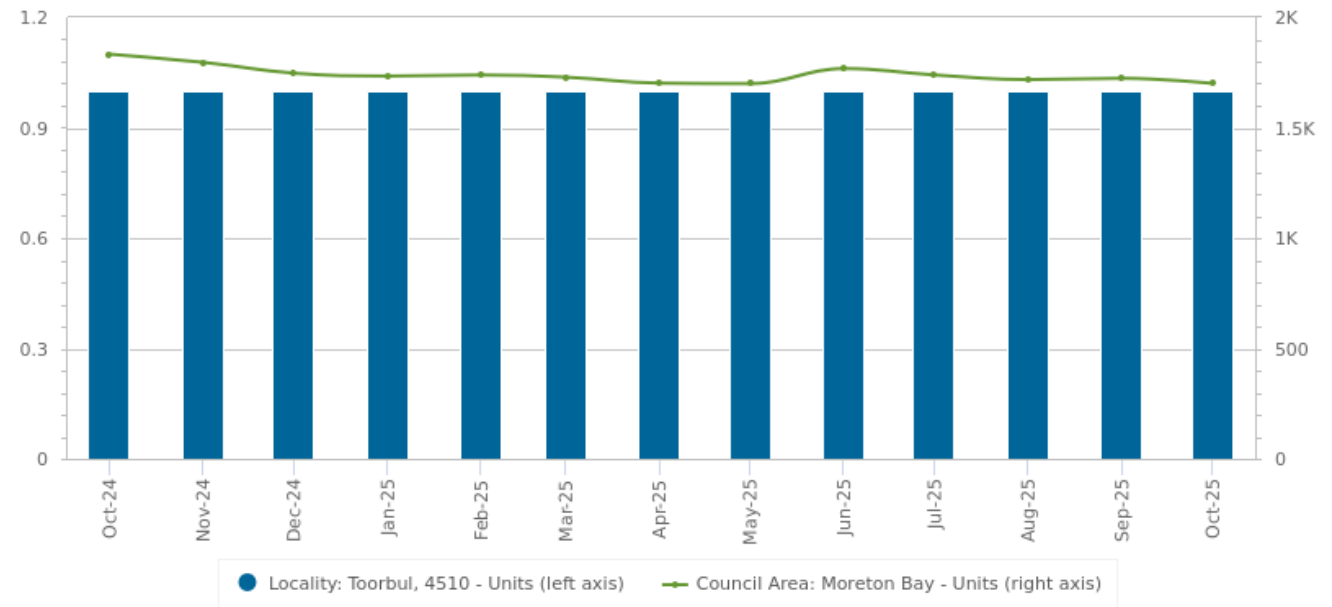
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1
Oct 2025

	Toorbul	Moreton Bay
Nov 2024	1	1,796
Dec 2024	1	1,747
Jan 2025	1	1,734
Feb 2025	1	1,739
Mar 2025	1	1,729
Apr 2025	1	1,702
May 2025	1	1,700
Jun 2025	1	1,768
Jul 2025	1	1,739
Aug 2025	1	1,718
Sep 2025	1	1,724
Oct 2025	1	1,701

Statistics are calculated over a rolling 12 month period



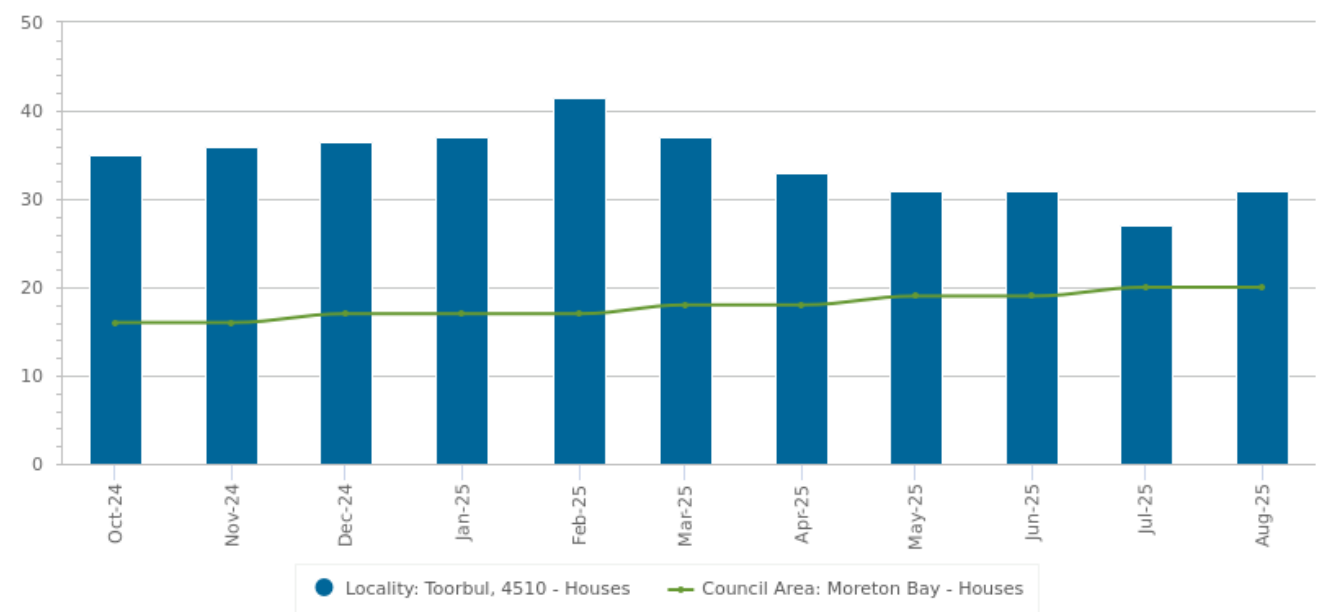
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

31
Aug 2025

	Toorbul	Moreton Bay
Sep 2024	35.5	16
Oct 2024	35	16
Nov 2024	36	16
Dec 2024	36.5	17
Jan 2025	37	17
Feb 2025	41.5	17
Mar 2025	37	18
Apr 2025	33	18
May 2025	31	19
Jun 2025	31	19
Jul 2025	27	20
Aug 2025	31	20

Statistics are calculated over a rolling 12 month period

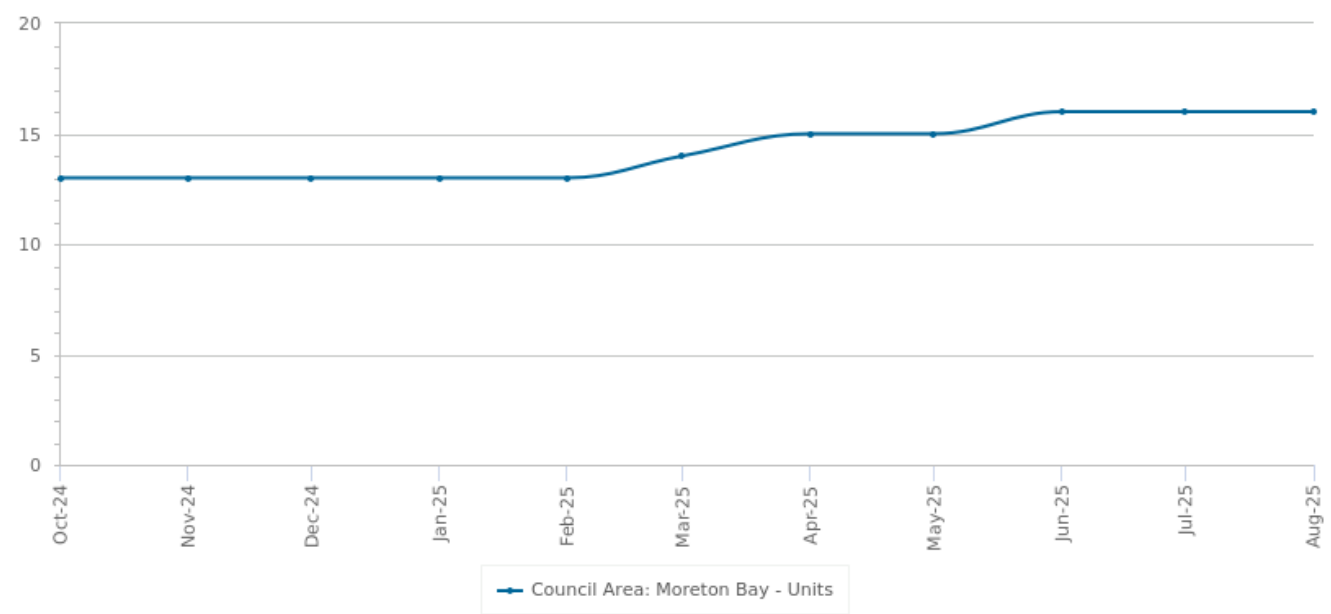


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

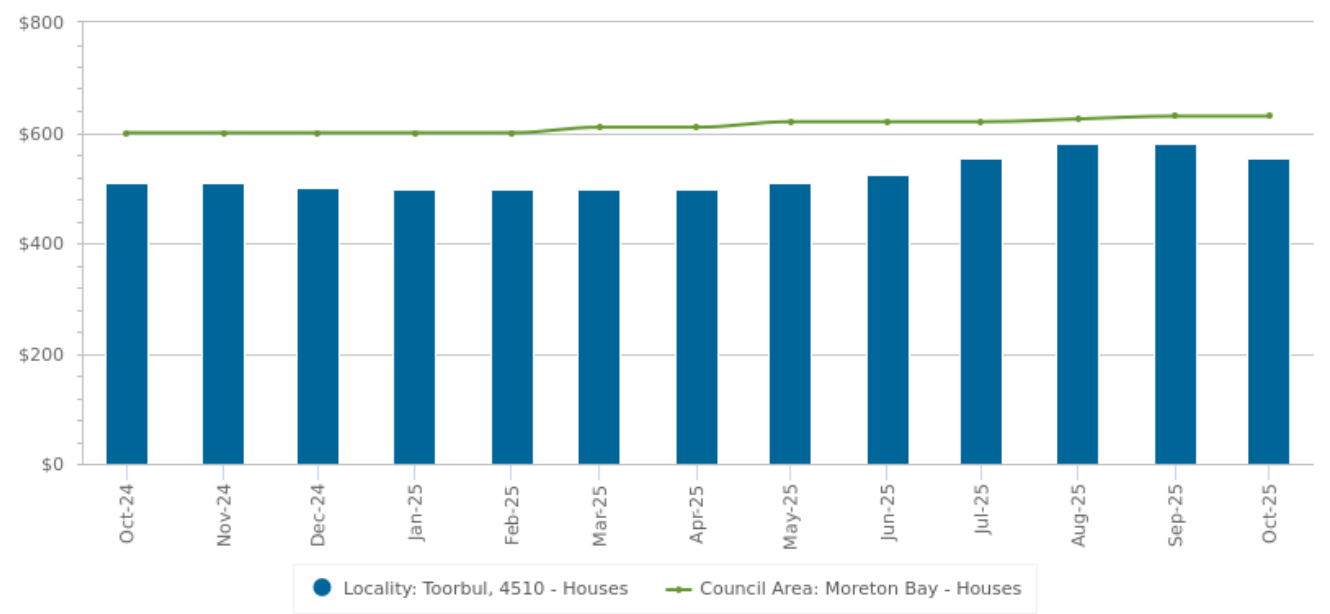
House: Median Rent

\$555/w

Oct 2025

	Toorbul	Moreton Bay
Nov 2024	\$510/w	\$600/w
Dec 2024	\$500/w	\$600/w
Jan 2025	\$498/w	\$600/w
Feb 2025	\$498/w	\$600/w
Mar 2025	\$498/w	\$610/w
Apr 2025	\$498/w	\$610/w
May 2025	\$510/w	\$620/w
Jun 2025	\$525/w	\$620/w
Jul 2025	\$555/w	\$620/w
Aug 2025	\$580/w	\$625/w
Sep 2025	\$580/w	\$630/w
Oct 2025	\$555/w	\$630/w

Statistics are calculated over a rolling 12 month period

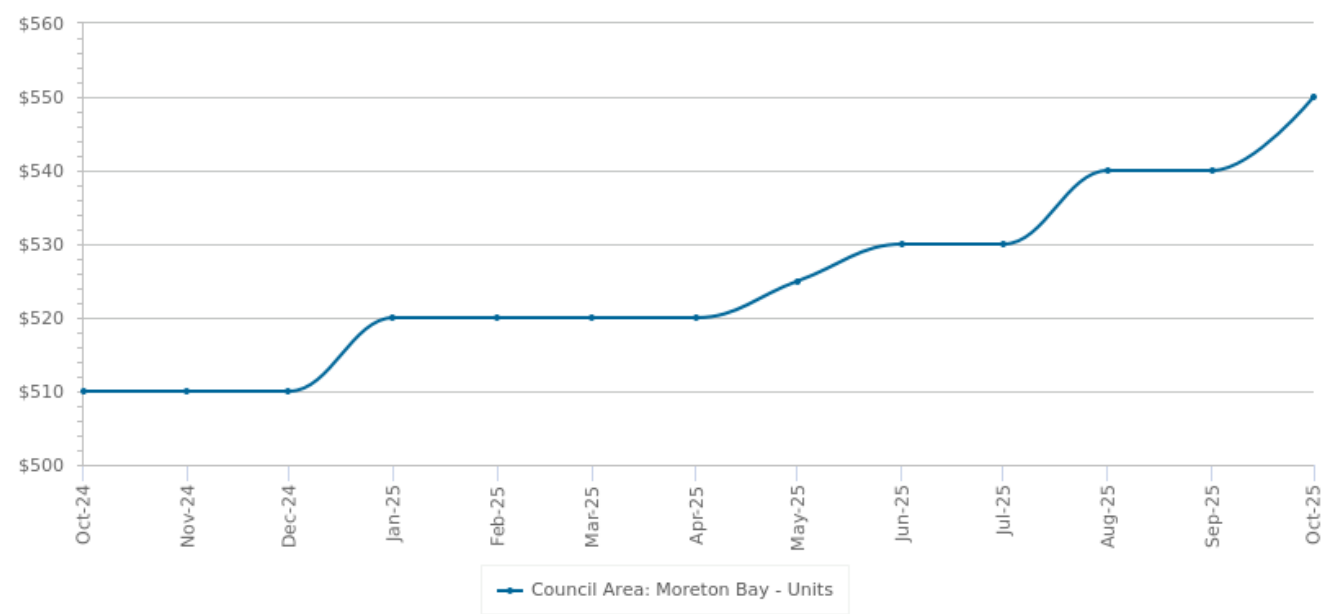


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

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

Statistics are calculated over a rolling 12 month period



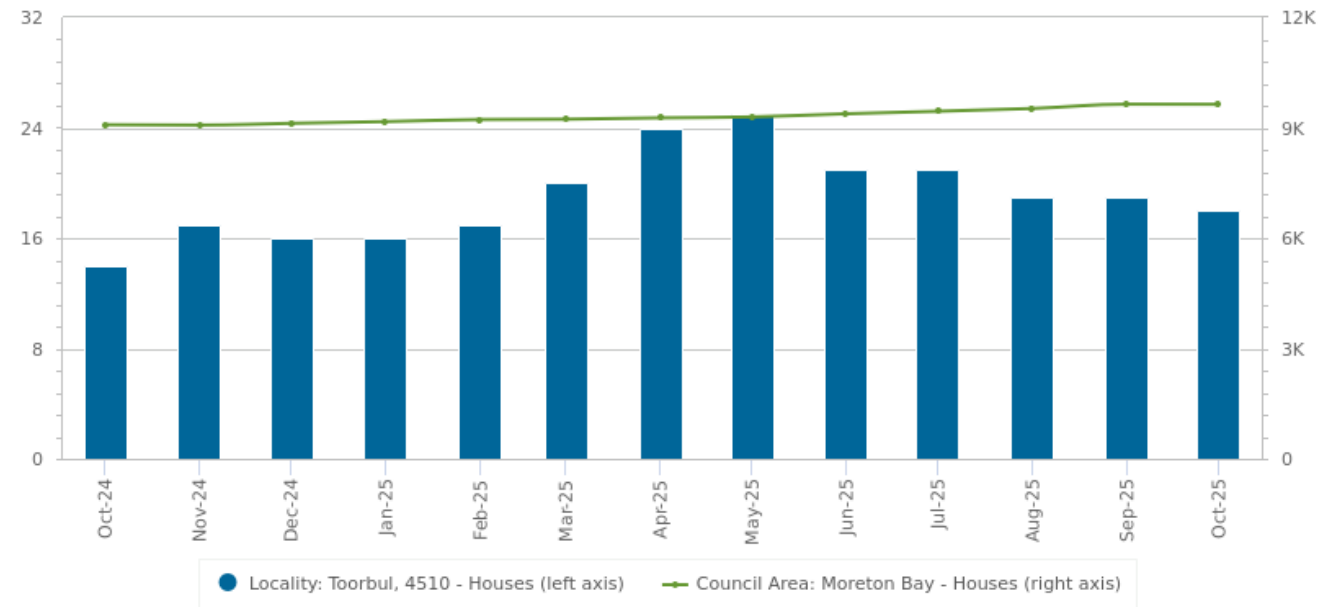
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

18
Oct 2025

	Toorbul	Moreton Bay
Nov 2024	17	9,072
Dec 2024	16	9,120
Jan 2025	16	9,167
Feb 2025	17	9,222
Mar 2025	20	9,231
Apr 2025	24	9,268
May 2025	25	9,294
Jun 2025	21	9,380
Jul 2025	21	9,447
Aug 2025	19	9,523
Sep 2025	19	9,639
Oct 2025	18	9,636

Statistics are calculated over a rolling 12 month period



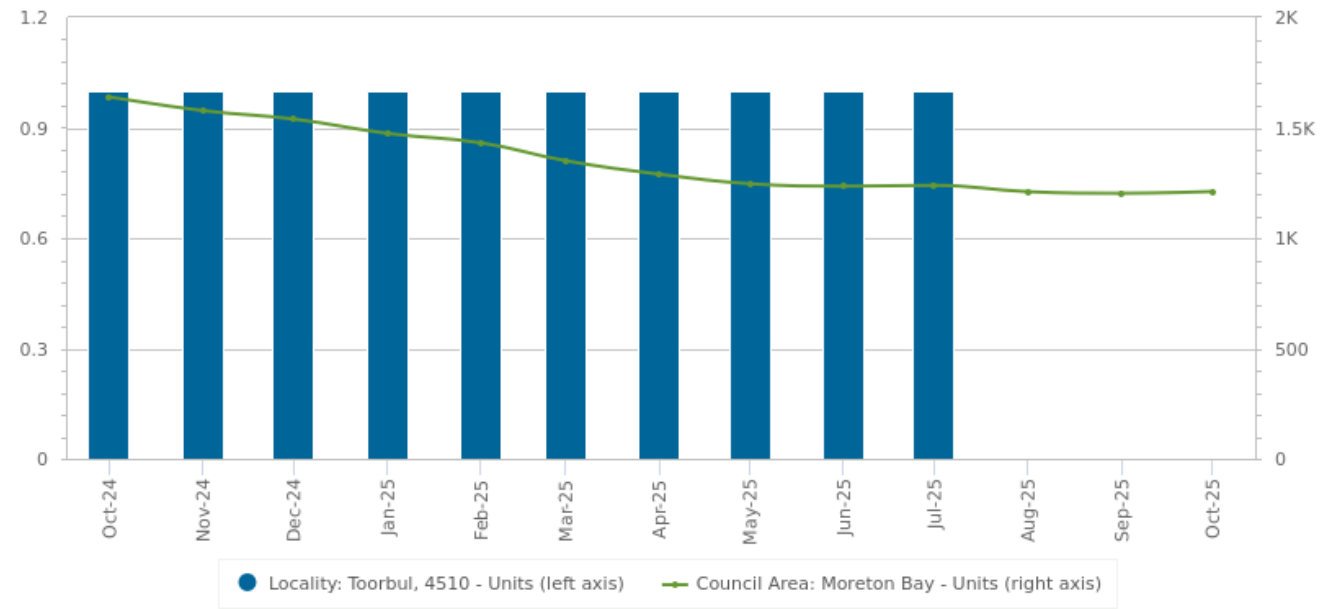
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Jul 2025

	Toorbul	Moreton Bay
Nov 2024	1	1,577
Dec 2024	1	1,539
Jan 2025	1	1,474
Feb 2025	1	1,431
Mar 2025	1	1,350
Apr 2025	1	1,289
May 2025	1	1,246
Jun 2025	1	1,235
Jul 2025	1	1,239
Aug 2025	-	1,210
Sep 2025	-	1,203
Oct 2025	-	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

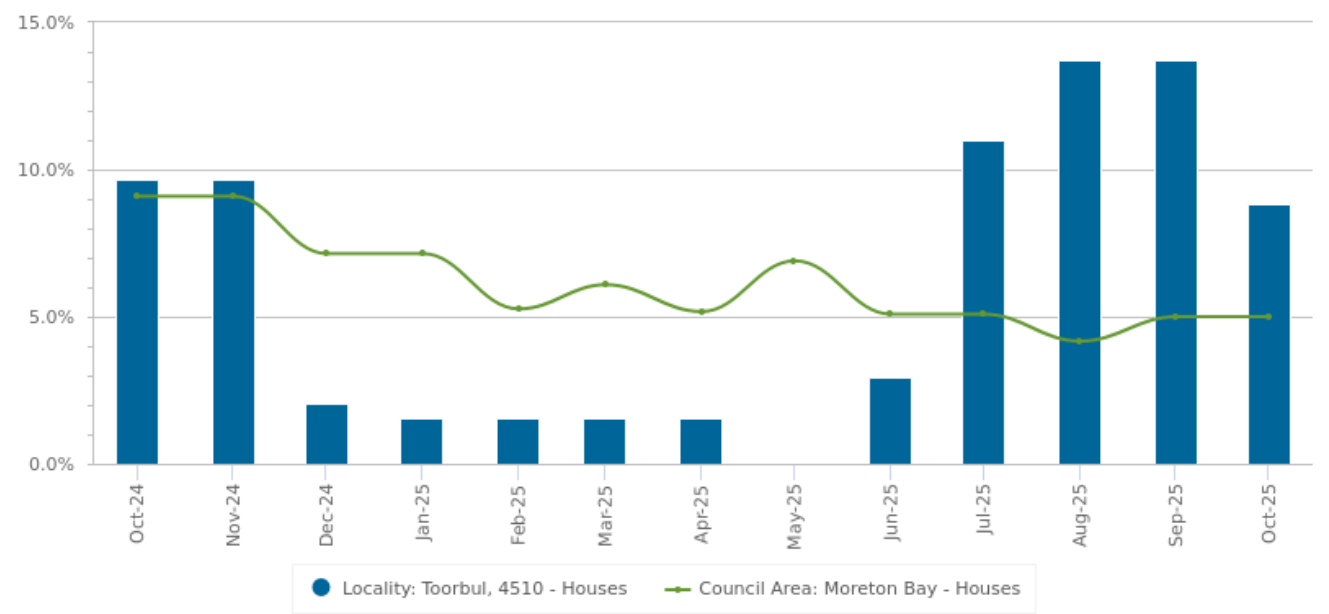
8.8%

Oct 2025

House: Change in Rental Rate

	Toorbul	Moreton Bay
Nov 2024	9.7%	9.1%
Dec 2024	2.0%	7.1%
Jan 2025	1.5%	7.1%
Feb 2025	1.5%	5.3%
Mar 2025	1.5%	6.1%
Apr 2025	1.5%	5.2%
May 2025	-	6.9%
Jun 2025	2.9%	5.1%
Jul 2025	11.0%	5.1%
Aug 2025	13.7%	4.2%
Sep 2025	13.7%	5.0%
Oct 2025	8.8%	5.0%

Statistics are calculated over a rolling 12 month period

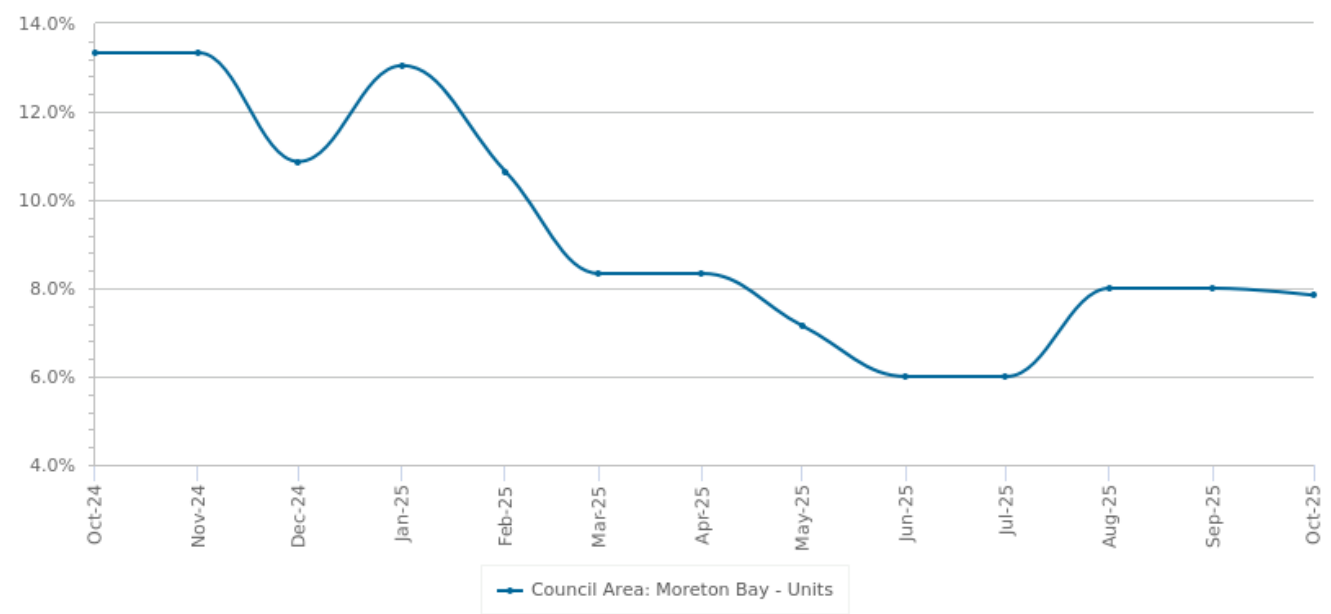


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Toorbul	Moreton Bay
Nov 2024	-	13.3%
Dec 2024	-	10.9%
Jan 2025	-	13.0%
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



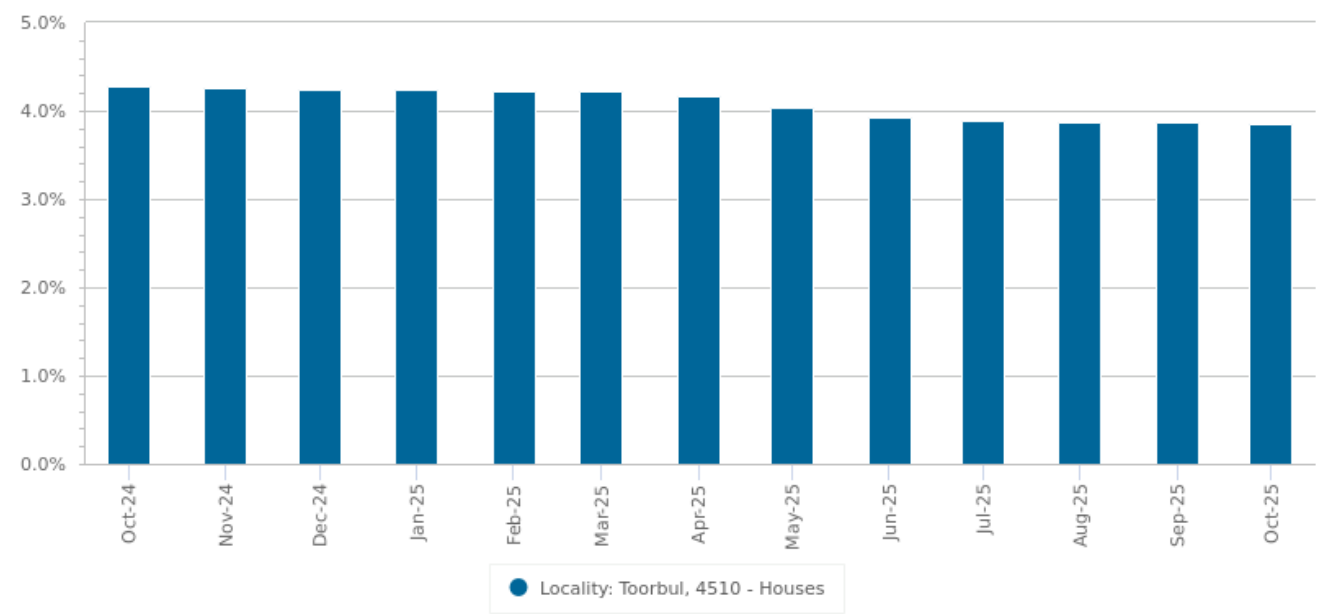
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%
Oct 2025

	Toorbul
Nov 2024	4.3%
Dec 2024	4.3%
Jan 2025	4.2%
Feb 2025	4.2%
Mar 2025	4.2%
Apr 2025	4.2%
May 2025	4.0%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%

Statistics are calculated at the end of the displayed month



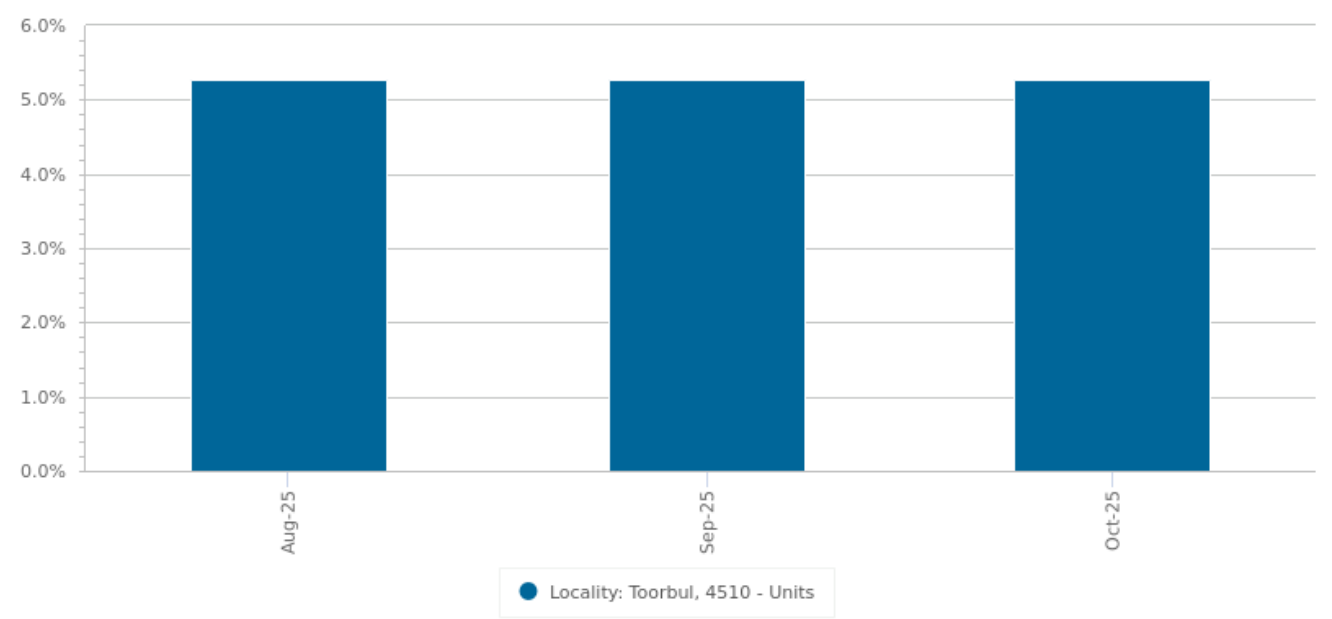
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.3%
Oct 2025

	Toorbul
Aug 2025	5.3%
Sep 2025	5.3%
Oct 2025	5.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Toorbul	Moreton Bay
Childless Couples	56.8%	38.7%
Couples with Children	25%	42%
Single Parents	15.4%	17.9%
Other	2.1%	1.3%

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



Childless Couples

56.8%



Couples with Children

25%



Single Parents

15.4%



Other

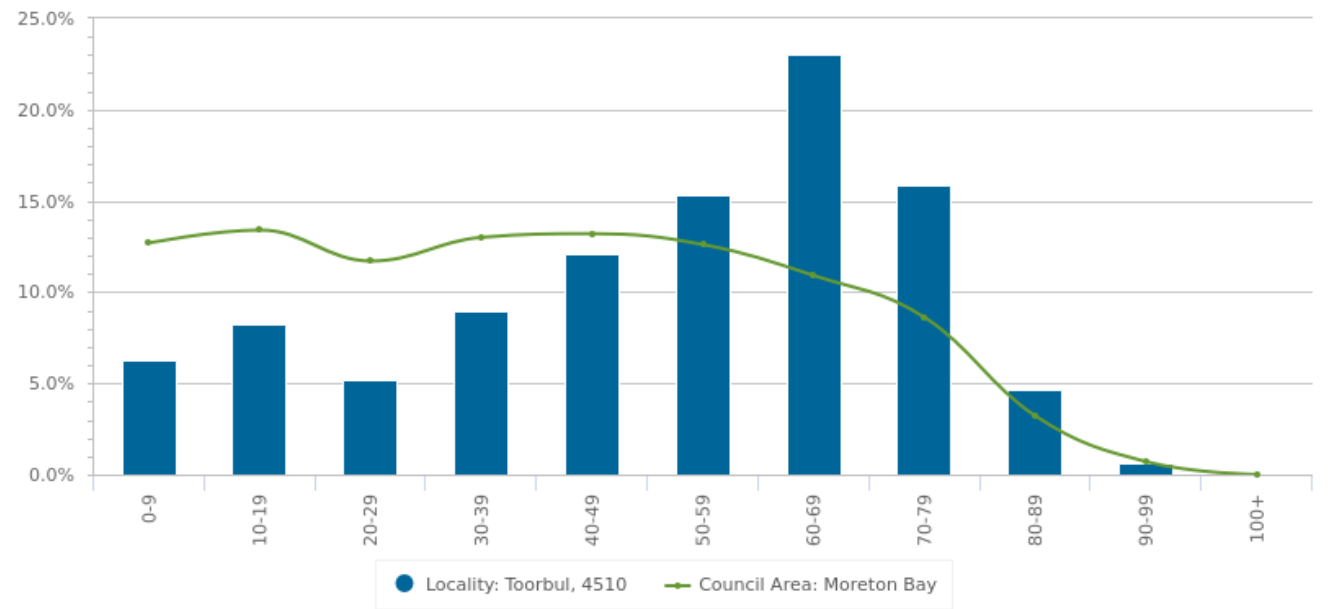
2.1%

Population Age

Population Age

	Toorbul	Moreton Bay
0-9	6.3%	12.7%
10-19	8.2%	13.4%
20-29	5.2%	11.7%
30-39	9%	13%
40-49	12.1%	13.2%
50-59	15.3%	12.6%
60-69	23%	10.9%
70-79	15.9%	8.6%
80-89	4.7%	3.2%
90-99	0.6%	0.7%

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



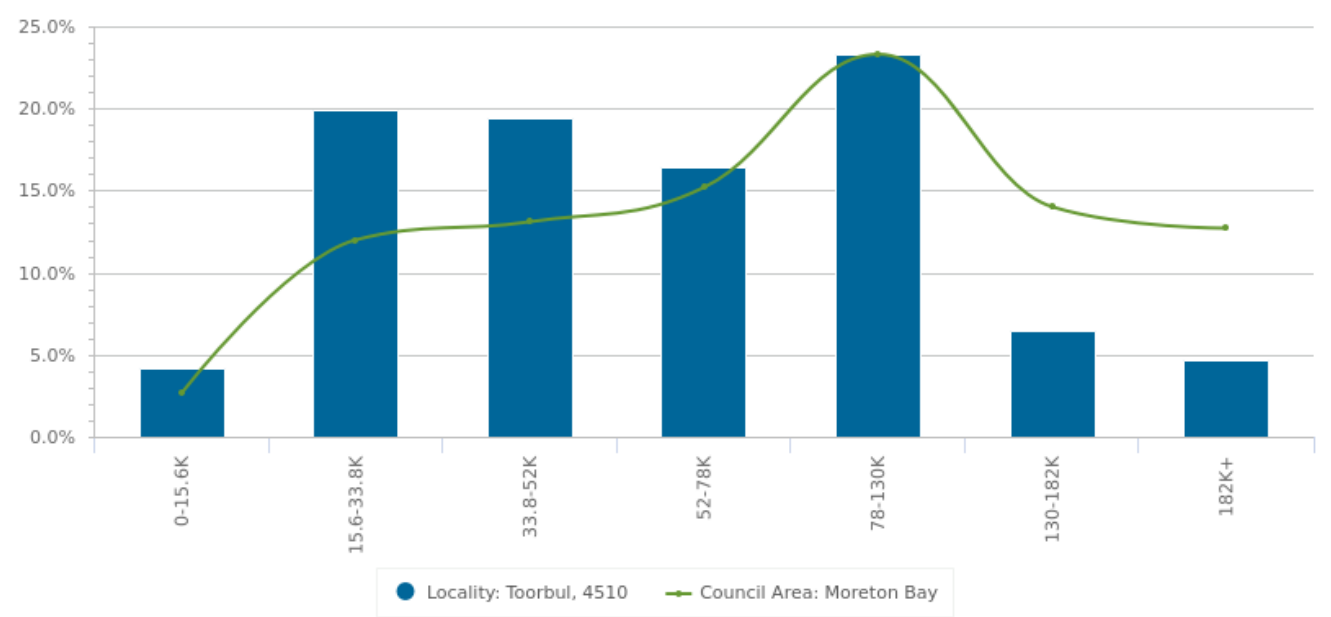
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Toorbul	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	19.9%	12%
33.8-52K	19.4%	13.1%
52-78K	16.4%	15.2%
78-130K	23.3%	23.3%
130-182K	6.5%	14%
182K+	4.7%	12.7%

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



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Education

Education By Qualification

	Toorbul	Moreton Bay
Postgrad	2.8%	4.9%
Graduate Diploma or Certificate	1.9%	3.3%
Bachelor	12.1%	20%
Advanced Diploma or Diploma	13.8%	17.2%
Certificate	50.4%	42.3%
Not Stated	17.2%	11.2%
Inadequately Described	1.3%	0.9%

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



Postgrad

2.8%



Graduate Diploma or Certificate

1.9%



Bachelor

12.1%



Advanced Diploma or
Diploma

13.8%



Certificate

50.4%



Not Stated

17.2%



Inadequately
Described

1.3%

Occupation

Employment By Occupation

	Toorbul	Moreton Bay
Professional	12.3%	17.9%
Clerical	12%	14.1%
Trades	17.9%	14.7%
Labourer	13.6%	10.5%
Not Stated	1.9%	1.8%
Machinery Operators and Drivers	7.8%	7.1%
Managers	9.1%	11.4%
Community and Personal Service Workers	10.7%	13.3%
Sales Workers	11%	9.1%

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



Professional

12.3%



Clerical

12%



Trades

17.9%



Labourer

13.6%



Not Stated

1.9%



Machinery Operators and Drivers

7.8%

Employment By Occupation



Managers

9.1%



Community and Personal Service
Workers

10.7%



Sales Workers

11%

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