

Suburb Statistics Report

Toorbul QLD 4510

Prepared on 26 Feb 2026

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



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.

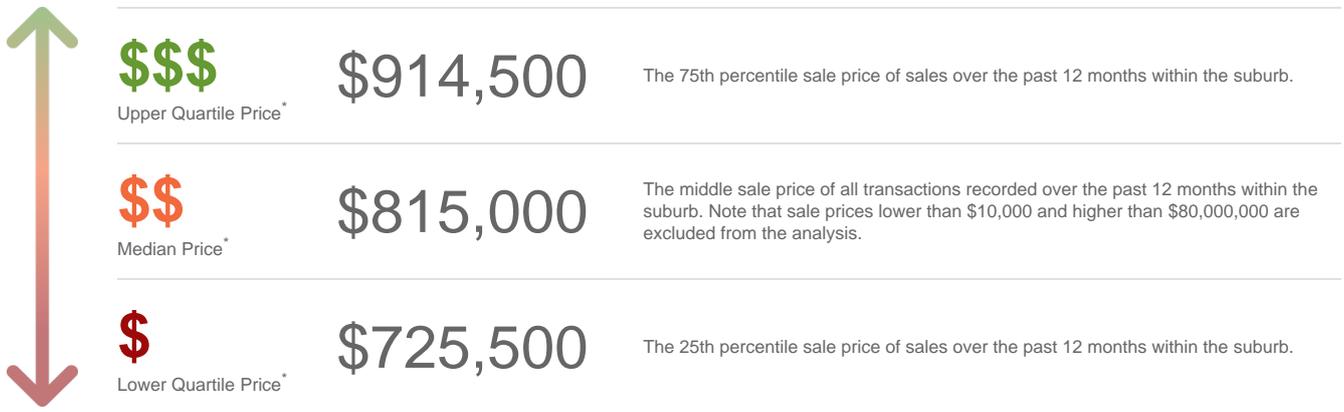
	House	Unit	Land
Average Tenure Period	9.6 years	-	-
Total Dwellings	512	2	50
Total New Listings	20	1	-
Median Value	\$863,646	\$417,451	-
Total Properties Listed	28	1	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

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)

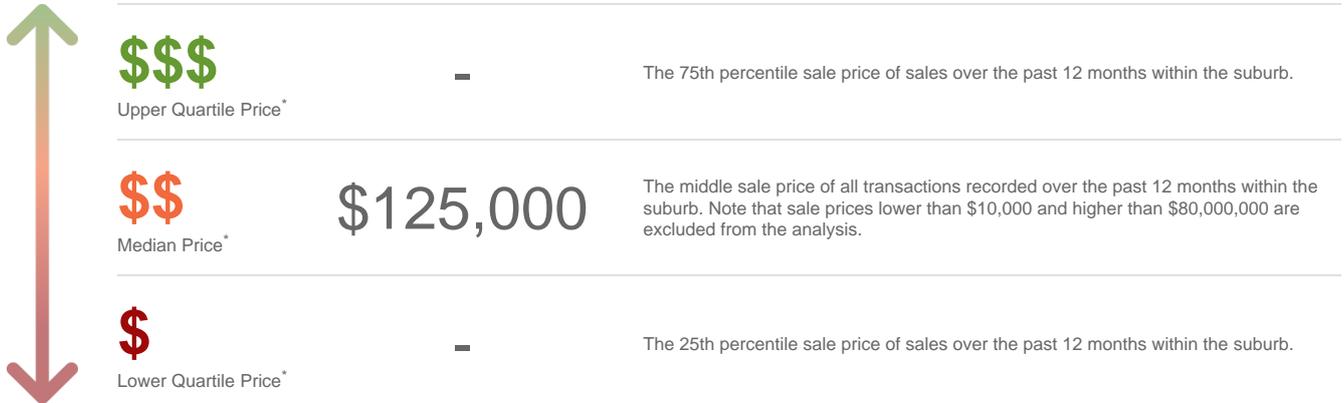
1

Rental Rate Observations
(12 Months)

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

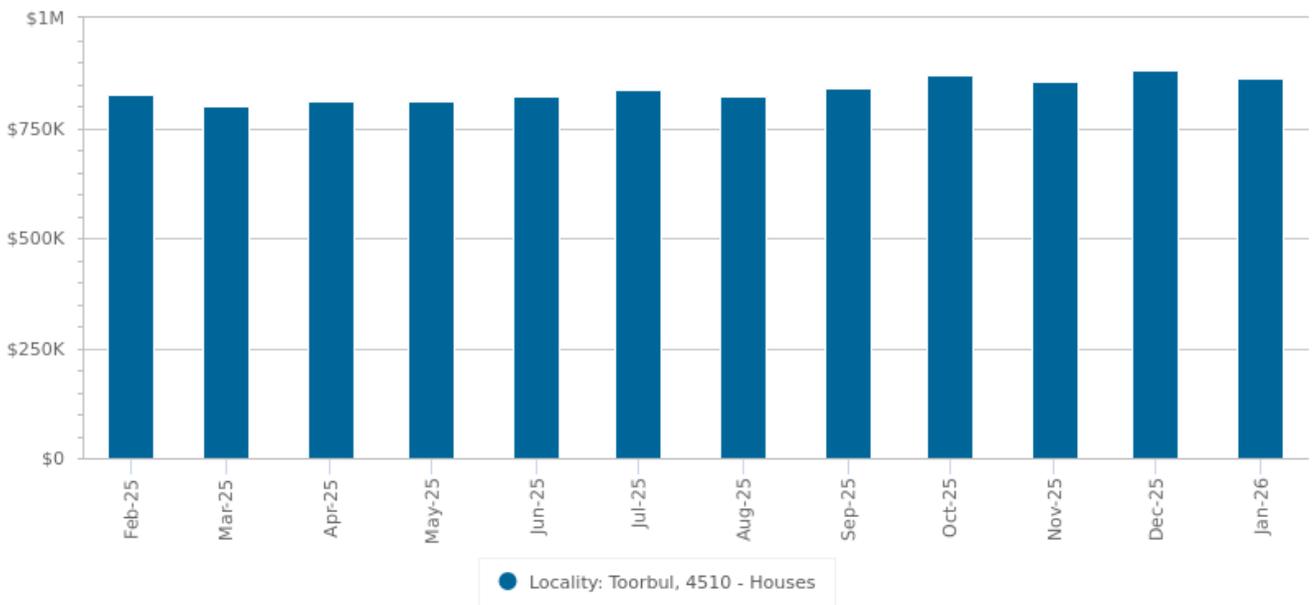
House: Recent Median Value

\$864K

Jan 2026

	Toorbul
Feb 2025	\$826,063
Mar 2025	\$799,071
Apr 2025	\$811,432
May 2025	\$810,702
Jun 2025	\$822,403
Jul 2025	\$838,176
Aug 2025	\$823,575
Sep 2025	\$842,119
Oct 2025	\$868,857
Nov 2025	\$855,612
Dec 2025	\$882,806
Jan 2026	\$863,646

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

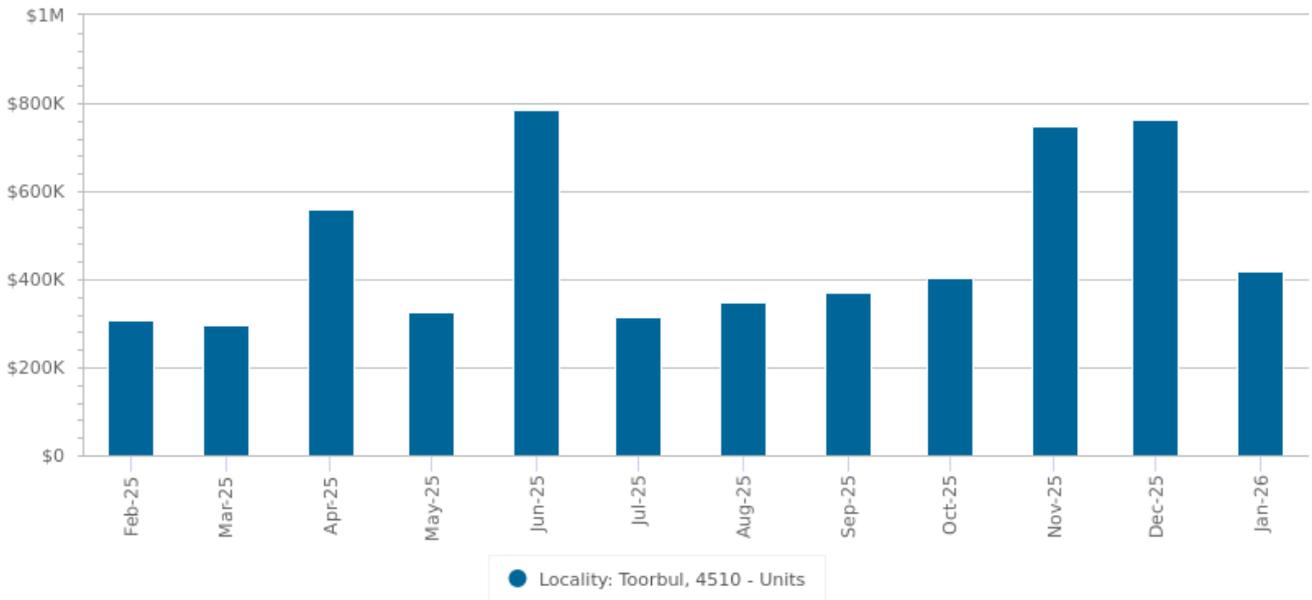
Unit: Recent Median Value

\$417K

Jan 2026

	Toorbul
Feb 2025	\$307,154
Mar 2025	\$297,700
Apr 2025	\$561,041
May 2025	\$326,374
Jun 2025	\$783,336
Jul 2025	\$315,155
Aug 2025	\$347,122
Sep 2025	\$371,189
Oct 2025	\$401,978
Nov 2025	\$748,984
Dec 2025	\$764,331
Jan 2026	\$417,451

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

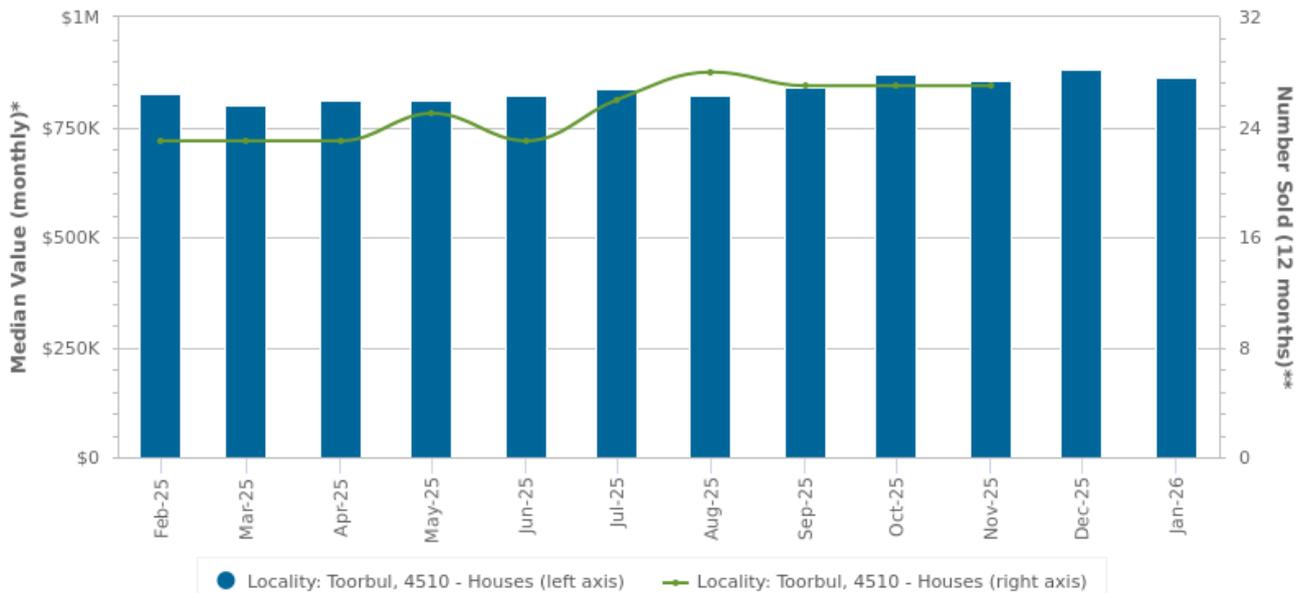
House: Median Value vs Number Sold

27

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$826,063	23
Mar 2025	\$799,071	23
Apr 2025	\$811,432	23
May 2025	\$810,702	25
Jun 2025	\$822,403	23
Jul 2025	\$838,176	26
Aug 2025	\$823,575	28
Sep 2025	\$842,119	27
Oct 2025	\$868,857	27
Nov 2025	\$855,612	27
Dec 2025	\$882,806	-
Jan 2026	\$863,646	-

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

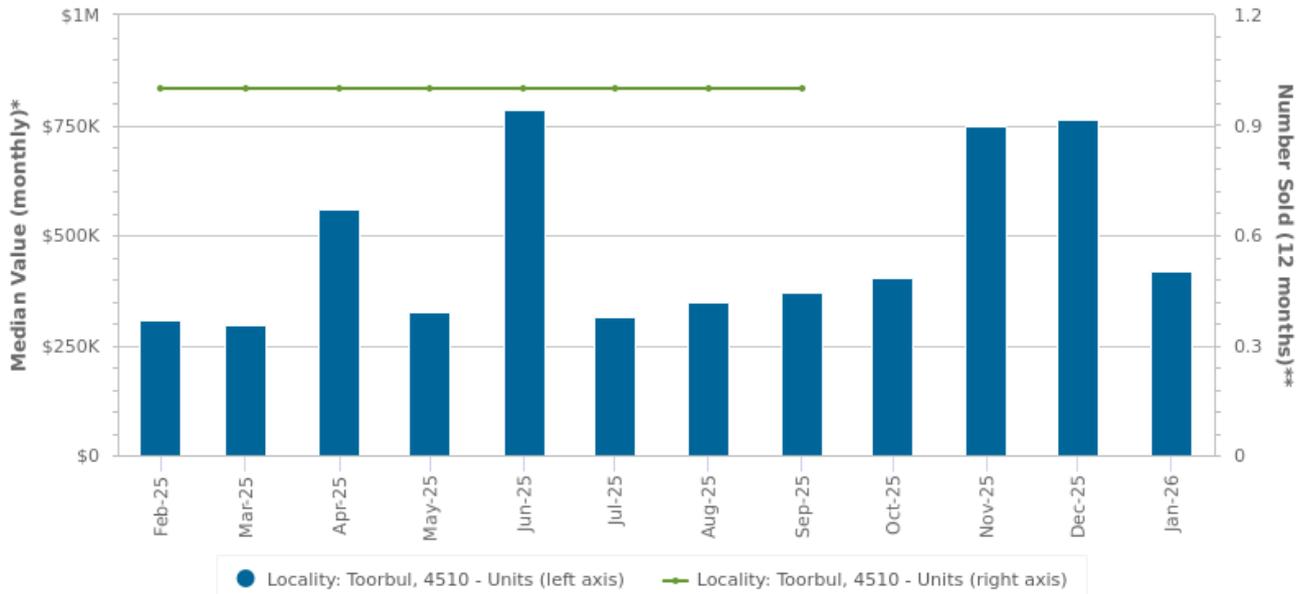
Unit: Median Value vs Number Sold

1

Sep 2025

	Median Value	Number Of Sold
Feb 2025	\$307,154	1
Mar 2025	\$297,700	1
Apr 2025	\$561,041	1
May 2025	\$326,374	1
Jun 2025	\$783,336	1
Jul 2025	\$315,155	1
Aug 2025	\$347,122	1
Sep 2025	\$371,189	1
Oct 2025	\$401,978	-
Nov 2025	\$748,984	-
Dec 2025	\$764,331	-
Jan 2026	\$417,451	-

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

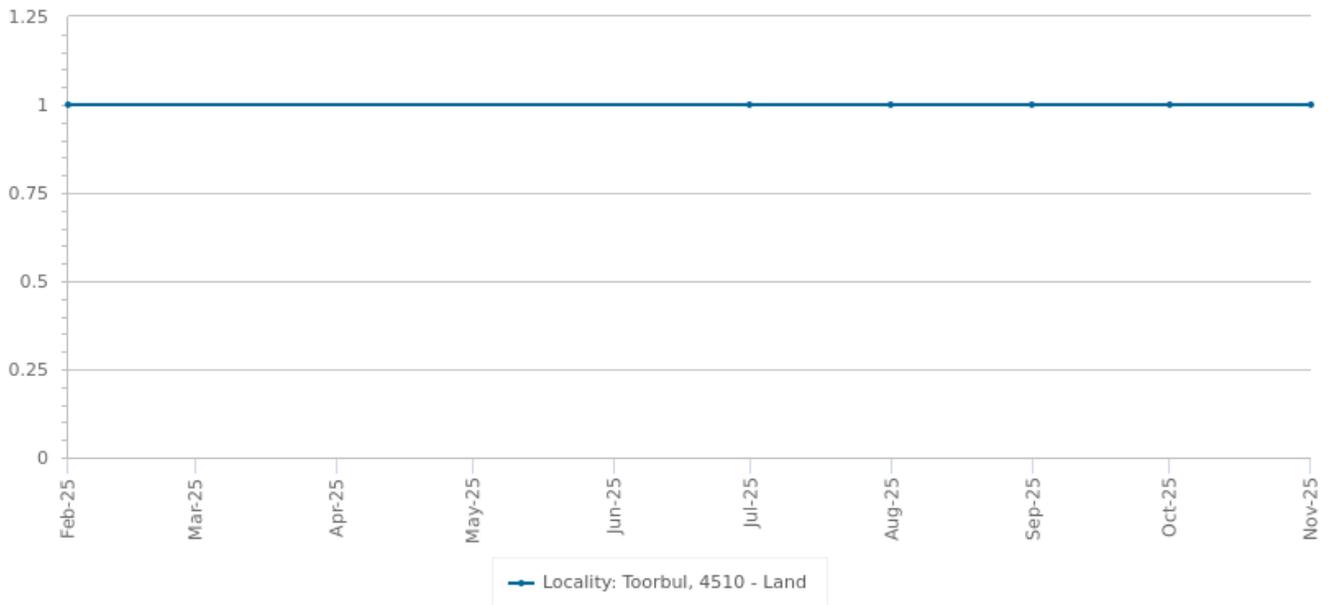
Land: Median Value vs Number Sold

1

Nov 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

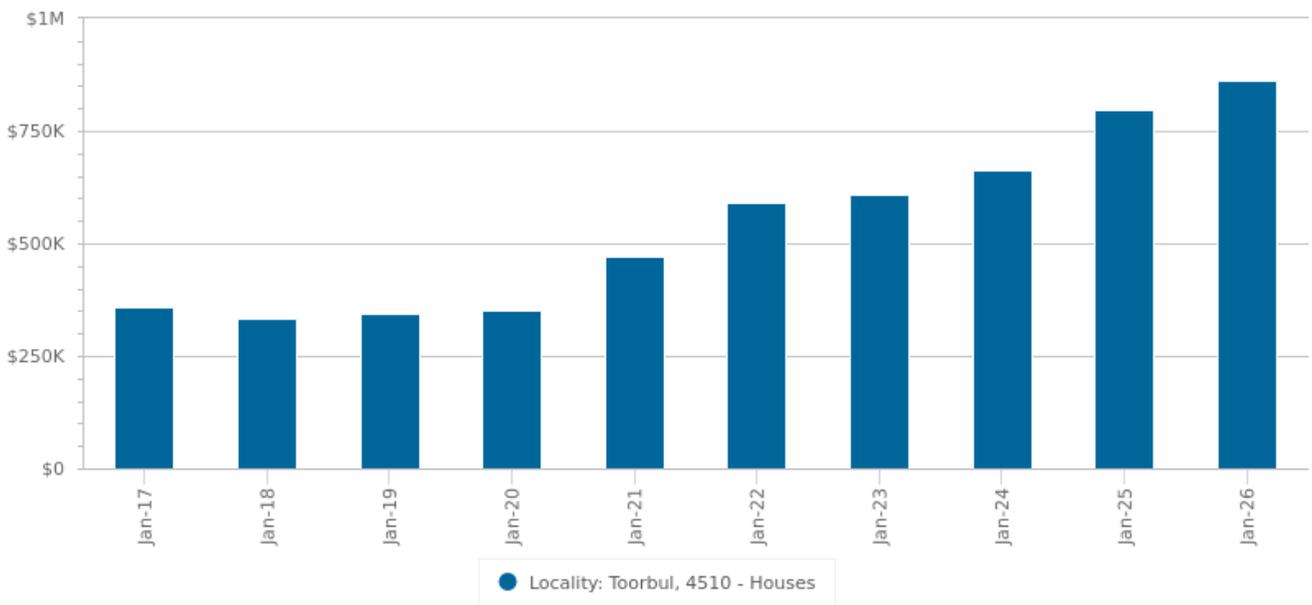
House: Median Value

\$864K

Jan 2026

	Toorbul
Jan 2017	\$359,422
Jan 2018	\$332,496
Jan 2019	\$342,660
Jan 2020	\$351,179
Jan 2021	\$469,232
Jan 2022	\$590,702
Jan 2023	\$606,914
Jan 2024	\$664,587
Jan 2025	\$798,544
Jan 2026	\$863,646

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

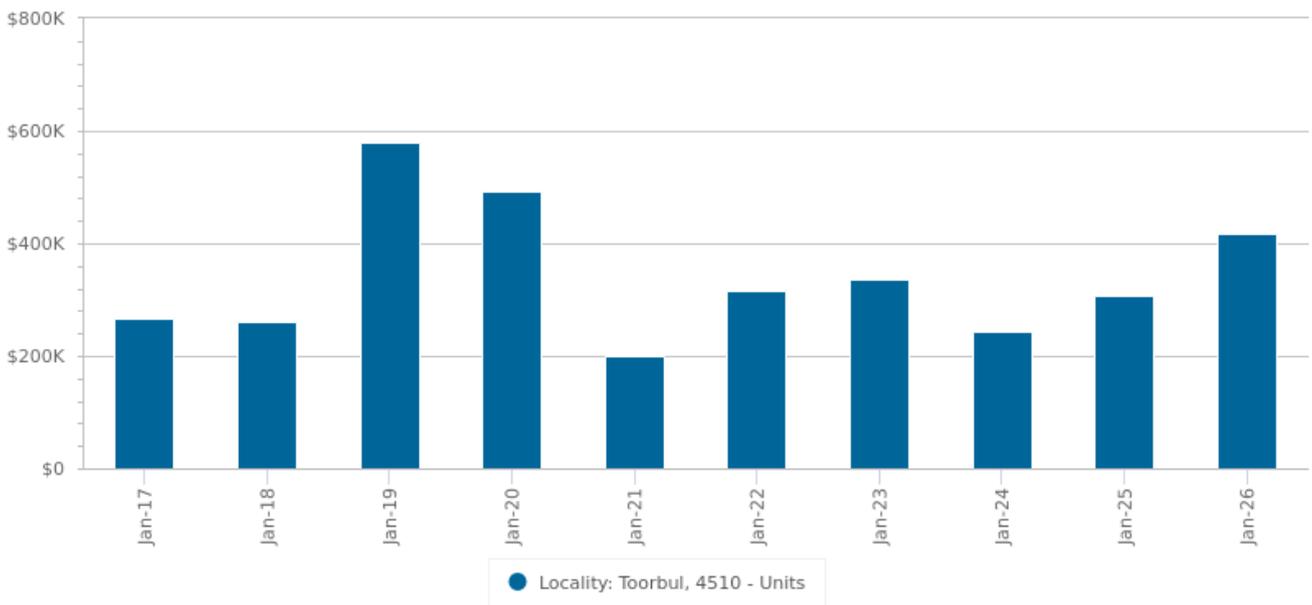
Unit: Median Value

\$417K

Jan 2026

	Toorbul
Jan 2017	\$267,373
Jan 2018	\$259,474
Jan 2019	\$581,081
Jan 2020	\$492,401
Jan 2021	\$201,035
Jan 2022	\$314,593
Jan 2023	\$336,516
Jan 2024	\$244,682
Jan 2025	\$305,818
Jan 2026	\$417,451

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

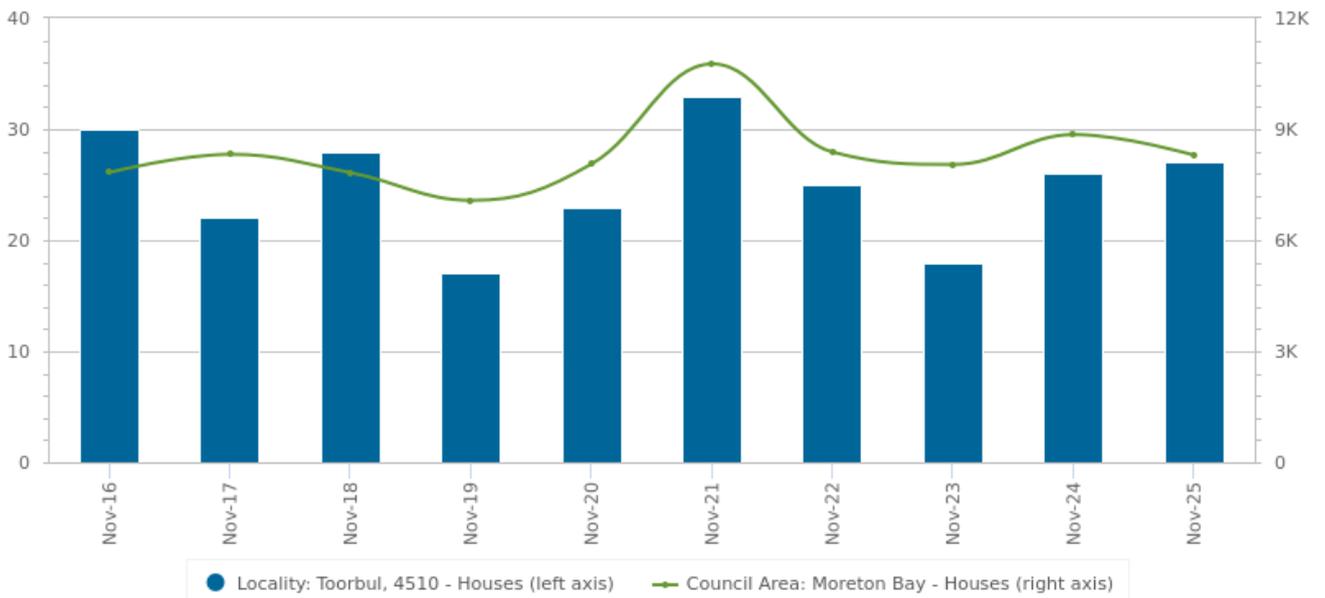
House: Sales Per Annum

27

Nov 2025

	Toorbul	Moreton Bay
Nov 2017	22	8321
Nov 2018	28	7822
Nov 2019	17	7076
Nov 2020	23	8067
Nov 2021	33	10763
Nov 2022	25	8378
Nov 2023	18	8046
Nov 2024	26	8855
Nov 2025	27	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

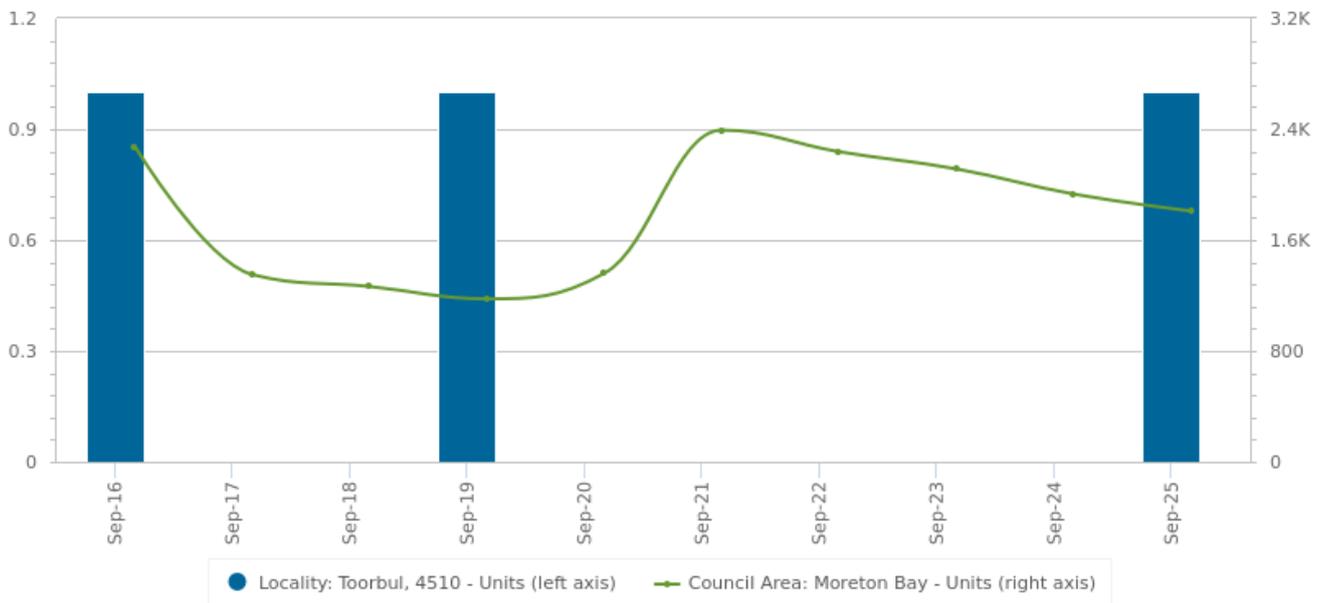
Unit: Sales Per Annum

1

Sep 2025

	Toorbul	Moreton Bay
Sep 2017	0	1351
Sep 2018	0	1265
Sep 2019	1	1176
Sep 2020	0	1361
Sep 2021	0	2393
Sep 2022	0	2237
Sep 2023	0	2113
Sep 2024	0	1931
Sep 2025	1	1809
Sep 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

1

Nov 2025

	Toorbul	Moreton Bay
Nov 2017	0	2779
Nov 2018	3	2017
Nov 2019	0	1792
Nov 2020	2	3418
Nov 2021	2	3089
Nov 2022	2	1490
Nov 2023	0	1729
Nov 2024	1	2838
Nov 2025	1	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

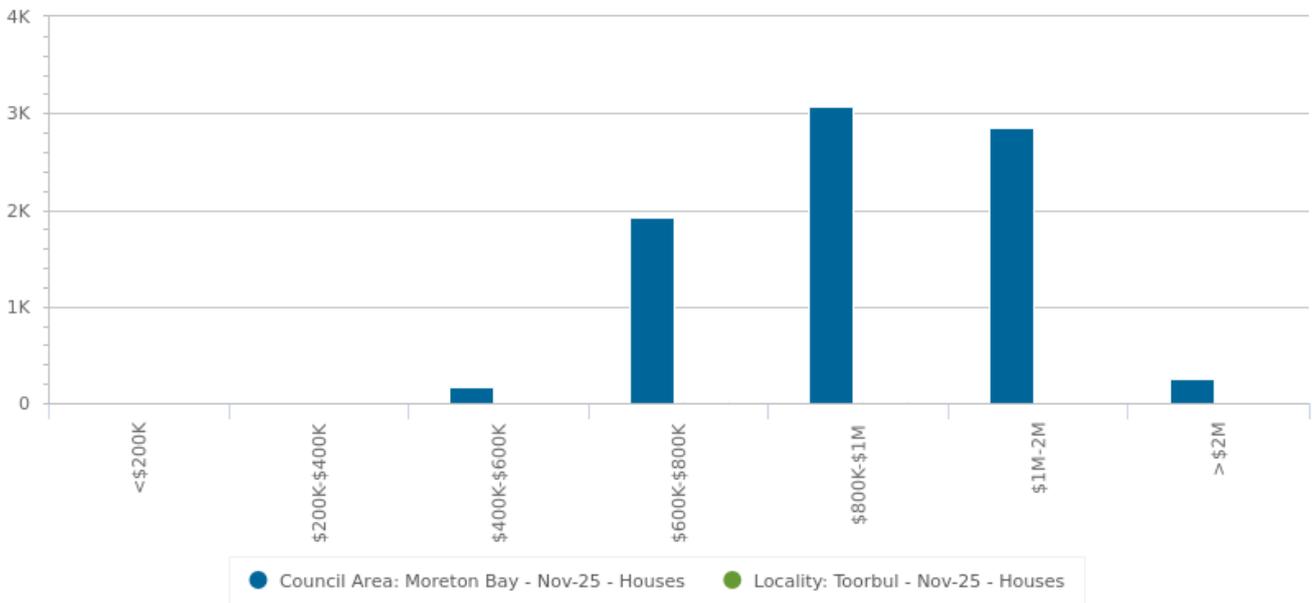
House: Sales By Price

\$25.59M

Nov 2025

	Toorbul	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	169
\$600K-\$800K	9	1,924
\$800K-\$1M	10	3,075
\$1M-\$2M	3	2,853
>\$2M	2	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

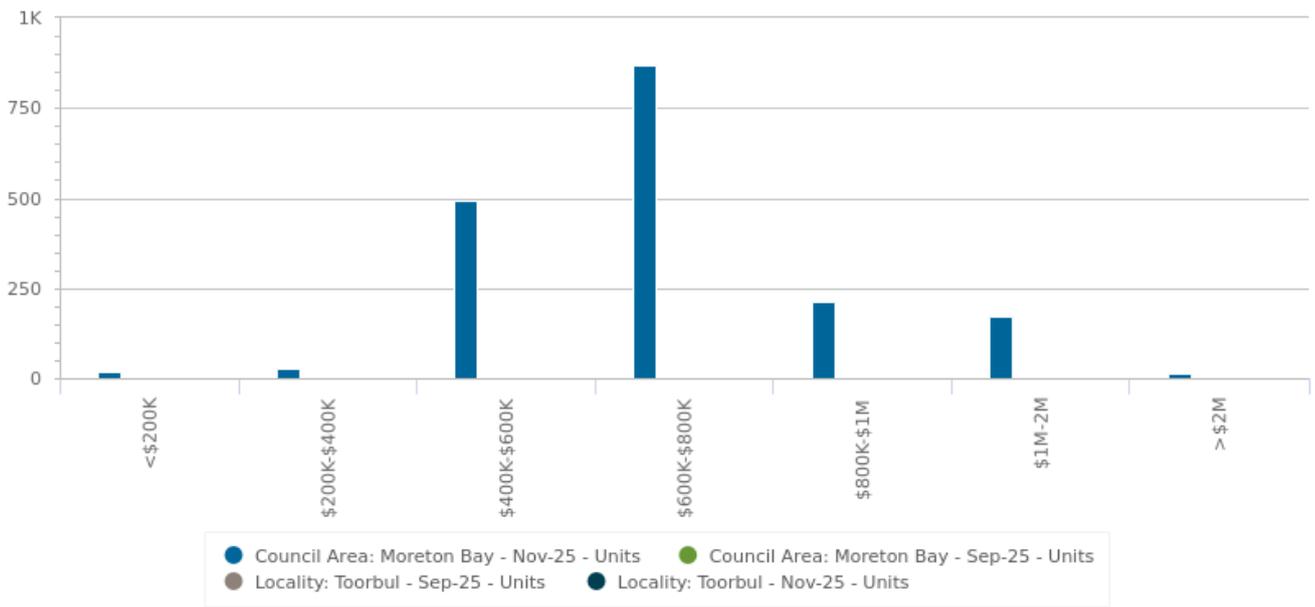
Unit: Sales By Price

\$720K

Sep 2025

	Toorbul	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	26
\$400K-\$600K	-	494
\$600K-\$800K	1	871
\$800K-\$1M	-	211
\$1M-\$2M	-	174
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

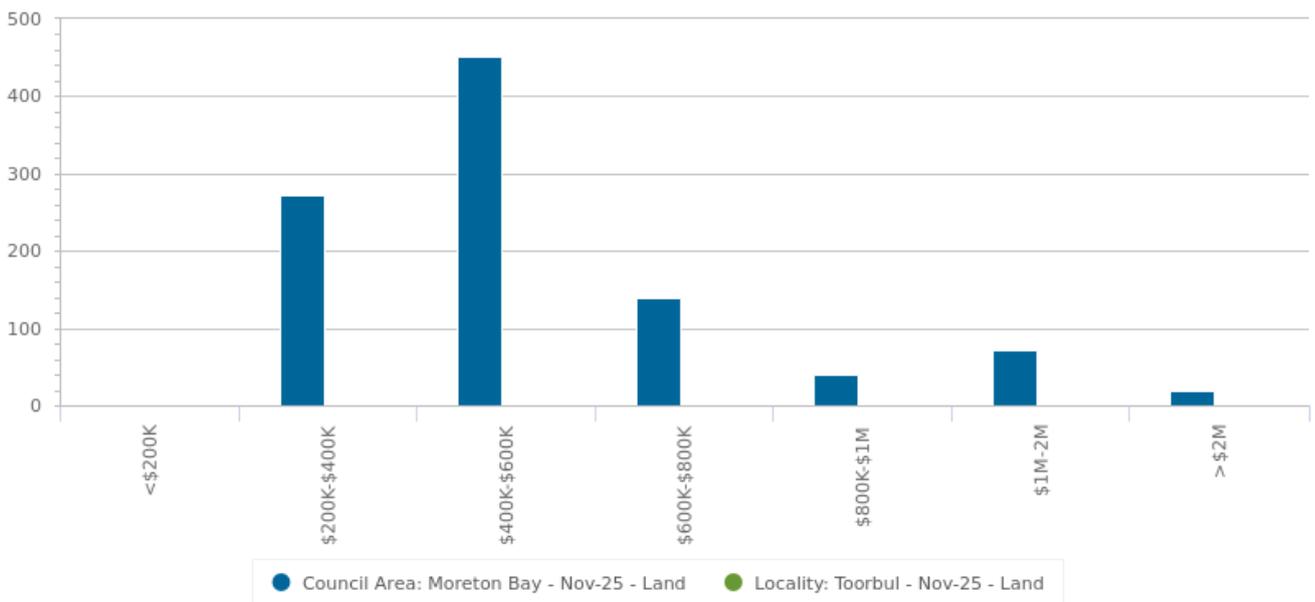


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Toorbul	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	-	451
\$600K-\$800K	-	140
\$800K-\$1M	1	40
\$1M-\$2M	-	71
>\$2M	-	18

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

8.2%

Jan 2026

	Toorbul
Jan 2017	13.2%
Jan 2018	-7.5%
Jan 2019	3.1%
Jan 2020	2.5%
Jan 2021	33.6%
Jan 2022	25.9%
Jan 2023	2.7%
Jan 2024	9.5%
Jan 2025	20.2%
Jan 2026	8.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

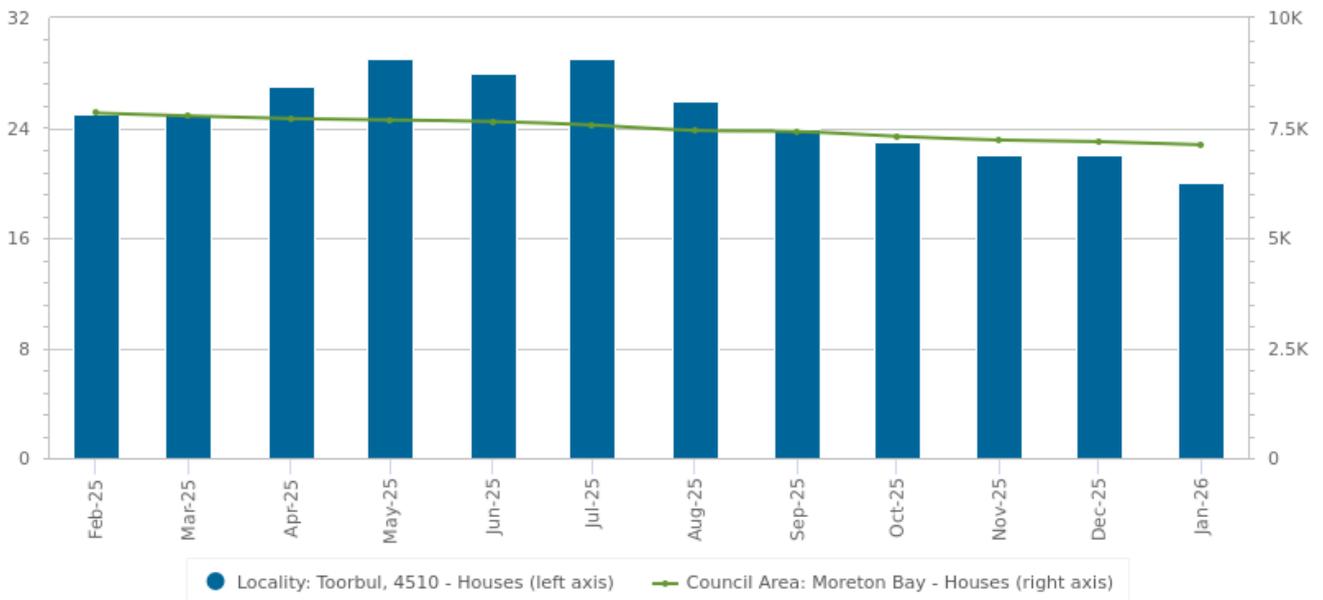
House: Number of New Listing

20

Jan 2026

	Toorbul	Moreton Bay
Feb 2025	25	7,836
Mar 2025	25	7,770
Apr 2025	27	7,710
May 2025	29	7,678
Jun 2025	28	7,643
Jul 2025	29	7,564
Aug 2025	26	7,442
Sep 2025	24	7,415
Oct 2025	23	7,307
Nov 2025	22	7,223
Dec 2025	22	7,187
Jan 2026	20	7,116

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

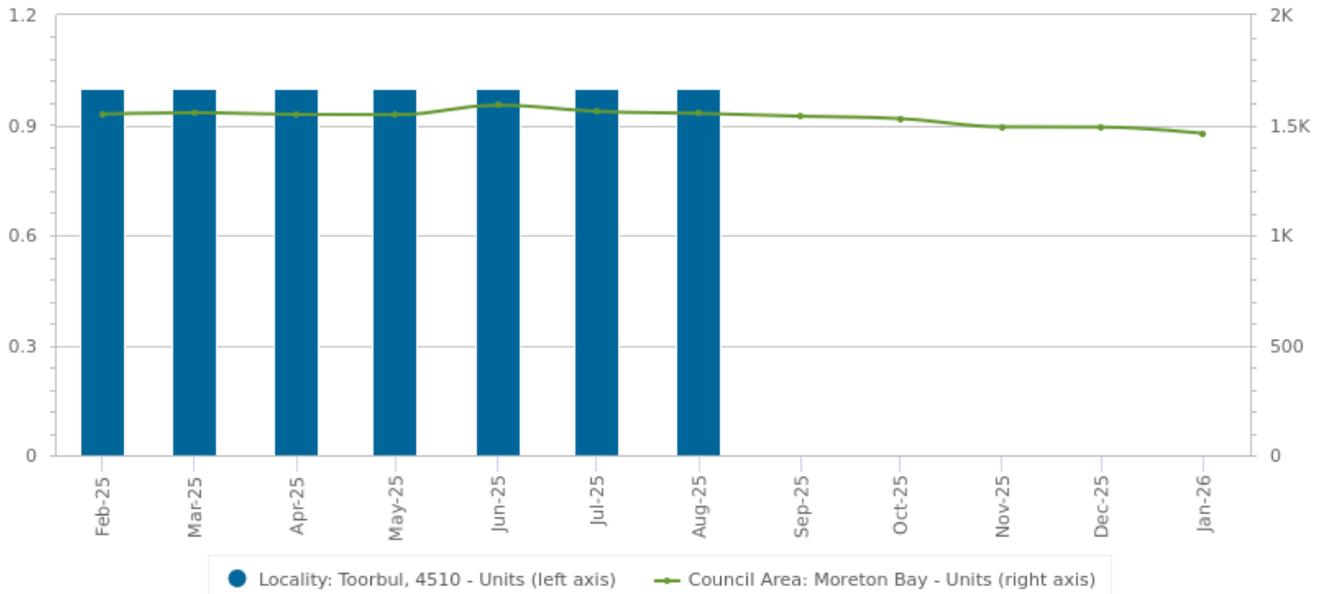
Unit: Number of New Listing

1

Aug 2025

	Toorbul	Moreton Bay
Feb 2025	1	1,550
Mar 2025	1	1,556
Apr 2025	1	1,548
May 2025	1	1,547
Jun 2025	1	1,590
Jul 2025	1	1,562
Aug 2025	1	1,553
Sep 2025	-	1,540
Oct 2025	-	1,529
Nov 2025	-	1,492
Dec 2025	-	1,491
Jan 2026	-	1,462

Statistics are calculated over a rolling 12 month period



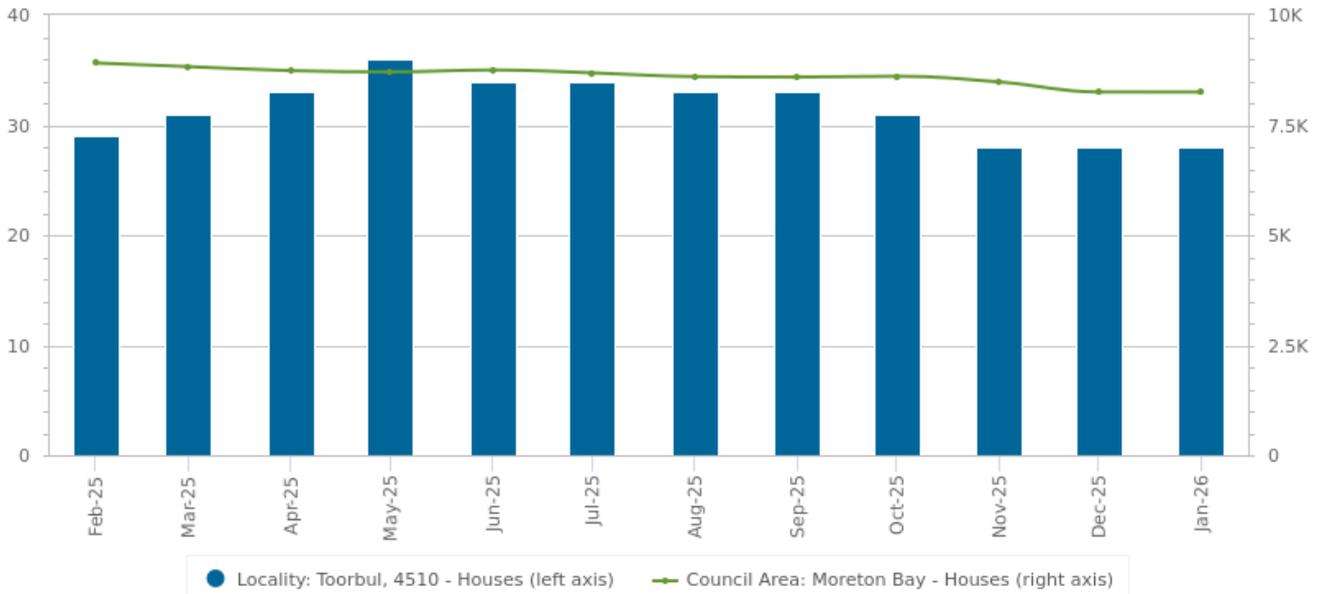
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

28
Jan 2026

	Toorbul	Moreton Bay
Feb 2025	29	8,909
Mar 2025	31	8,827
Apr 2025	33	8,736
May 2025	36	8,708
Jun 2025	34	8,751
Jul 2025	34	8,685
Aug 2025	33	8,600
Sep 2025	33	8,590
Oct 2025	31	8,609
Nov 2025	28	8,478
Dec 2025	28	8,250
Jan 2026	28	8,248

Statistics are calculated over a rolling 12 month period



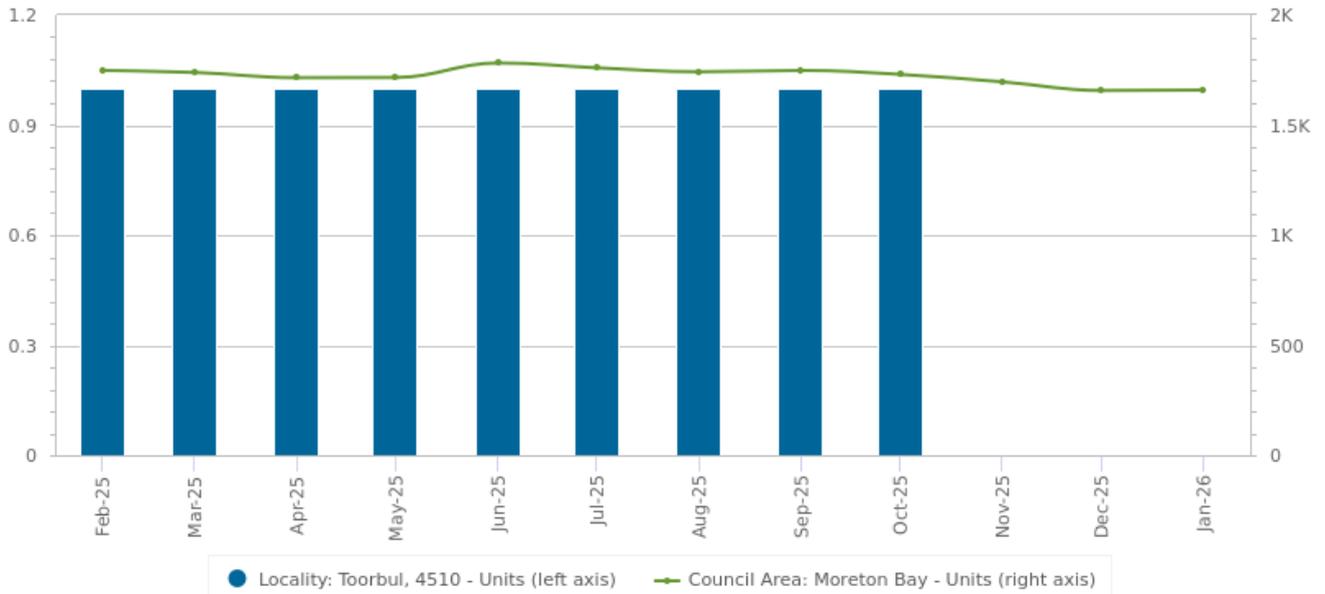
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1
Oct 2025

	Toorbul	Moreton Bay
Feb 2025	1	1,748
Mar 2025	1	1,739
Apr 2025	1	1,715
May 2025	1	1,716
Jun 2025	1	1,782
Jul 2025	1	1,760
Aug 2025	1	1,742
Sep 2025	1	1,748
Oct 2025	1	1,730
Nov 2025	-	1,696
Dec 2025	-	1,657
Jan 2026	-	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

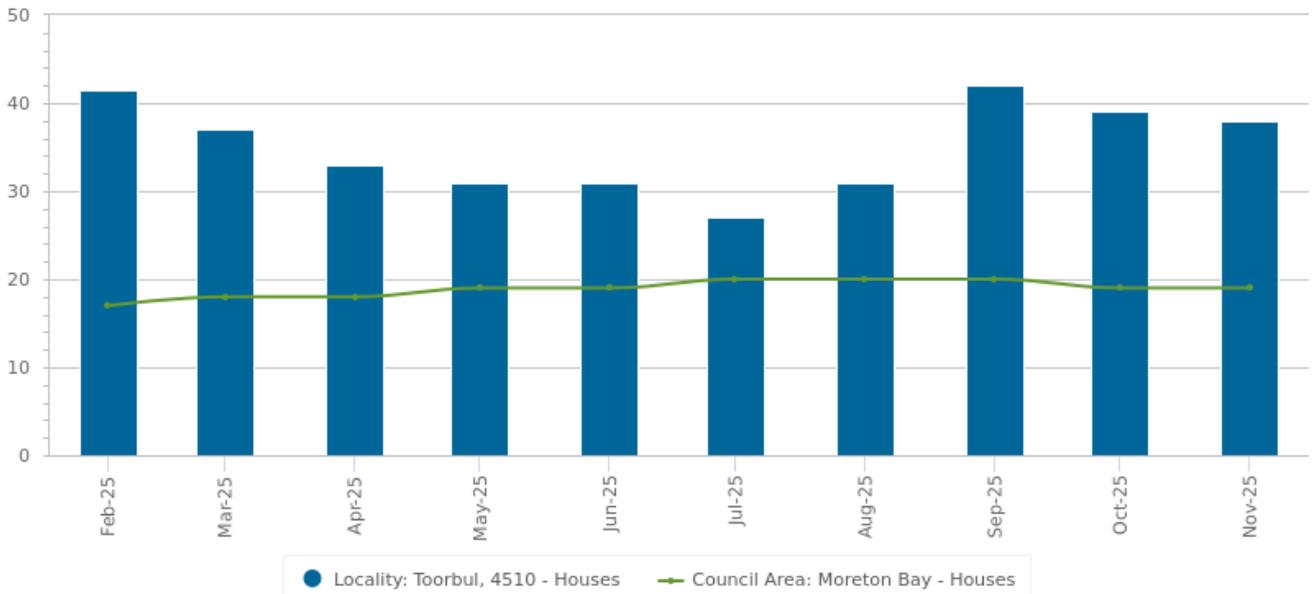
House: Median Days On Market

38

Nov 2025

	Toorbul	Moreton Bay
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
Sep 2025	42	20
Oct 2025	39	19
Nov 2025	38	19

Statistics are calculated over a rolling 12 month period

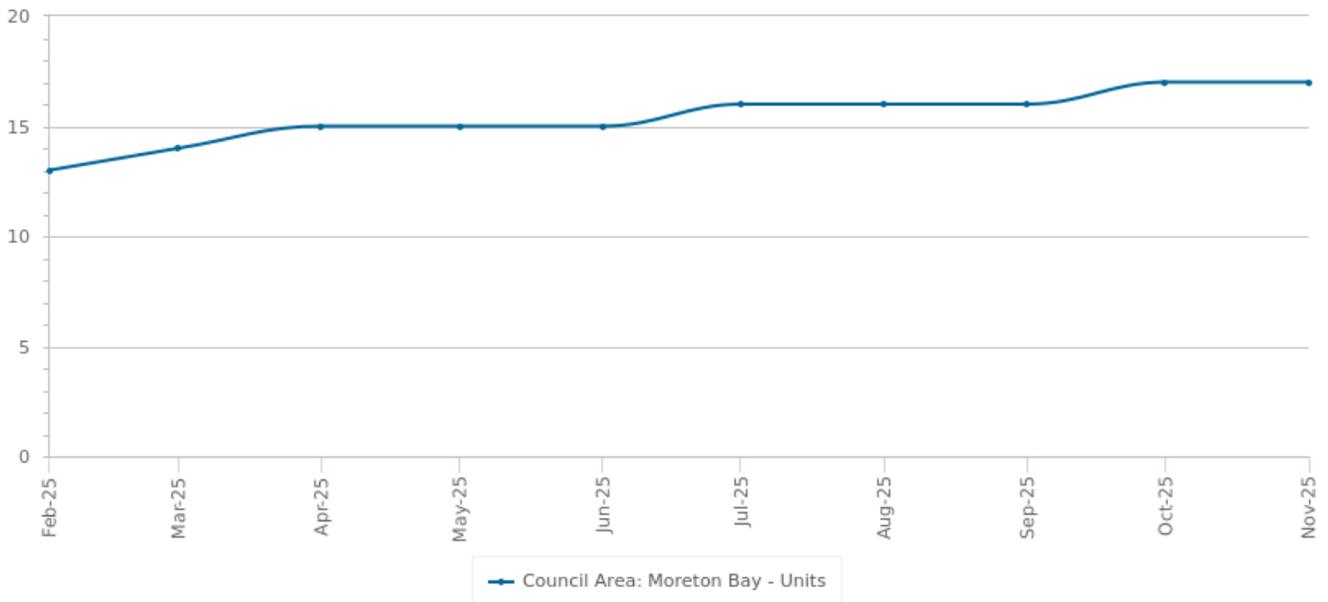


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Toorbul	Moreton Bay
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	17
Nov 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

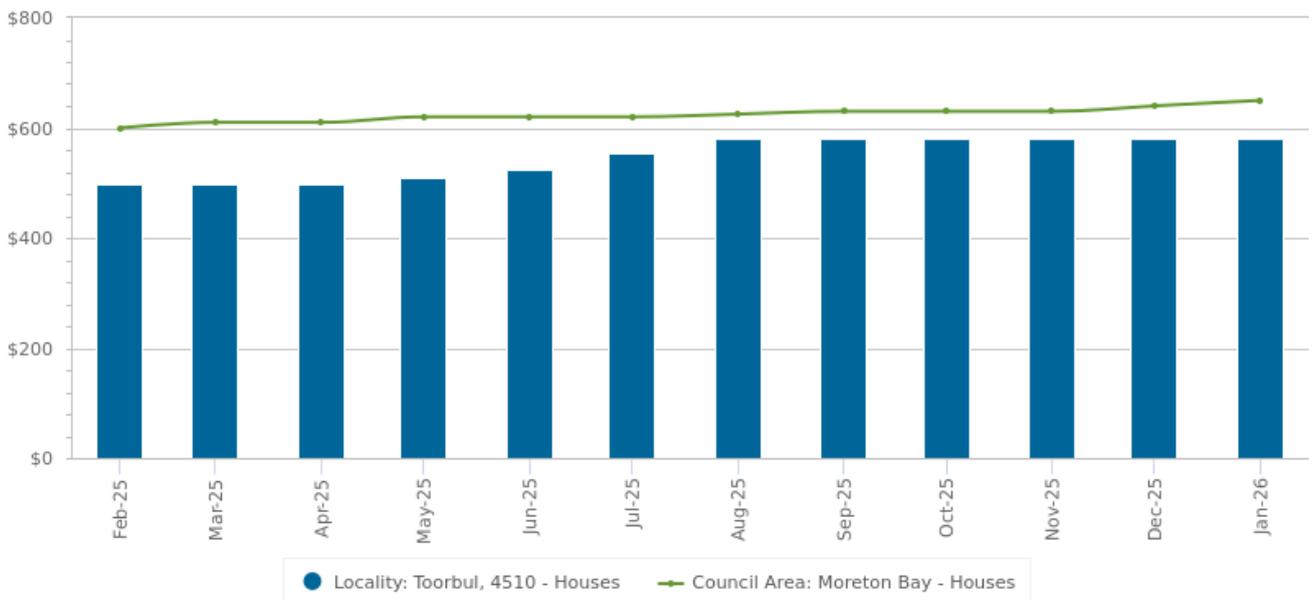
House: Median Rent

\$580/w

Jan 2026

	Toorbul	Moreton Bay
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	\$580/w	\$630/w
Nov 2025	\$580/w	\$630/w
Dec 2025	\$580/w	\$640/w
Jan 2026	\$580/w	\$650/w

Statistics are calculated over a rolling 12 month period

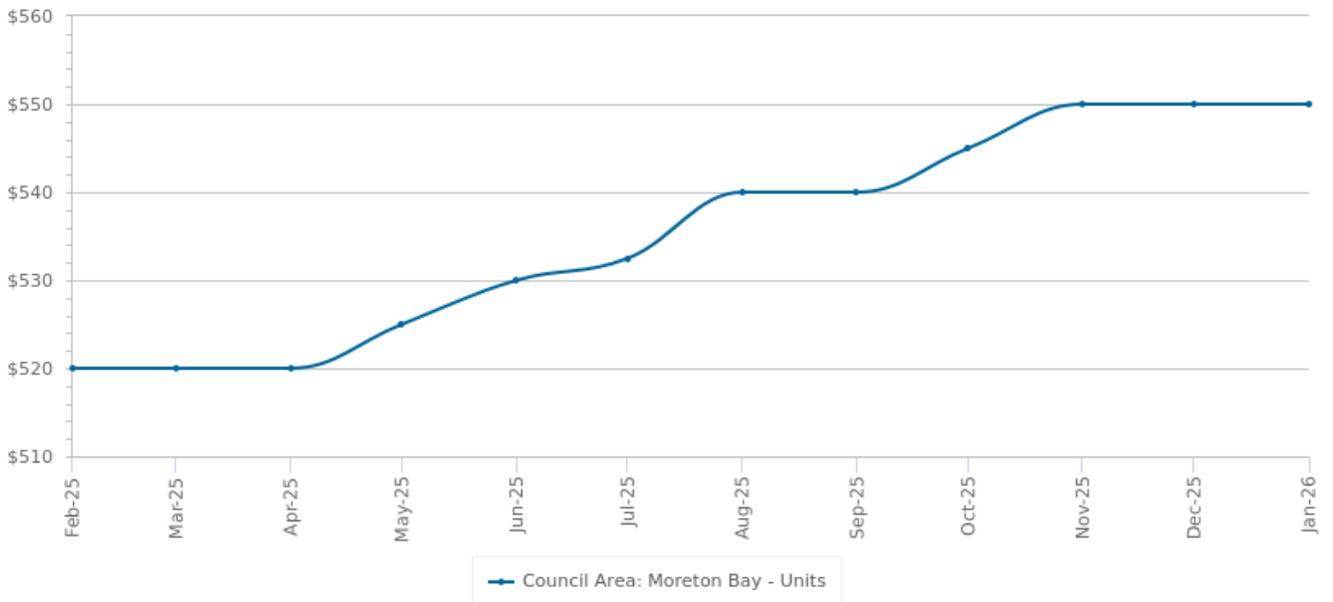


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Toorbul	Moreton Bay
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$533/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



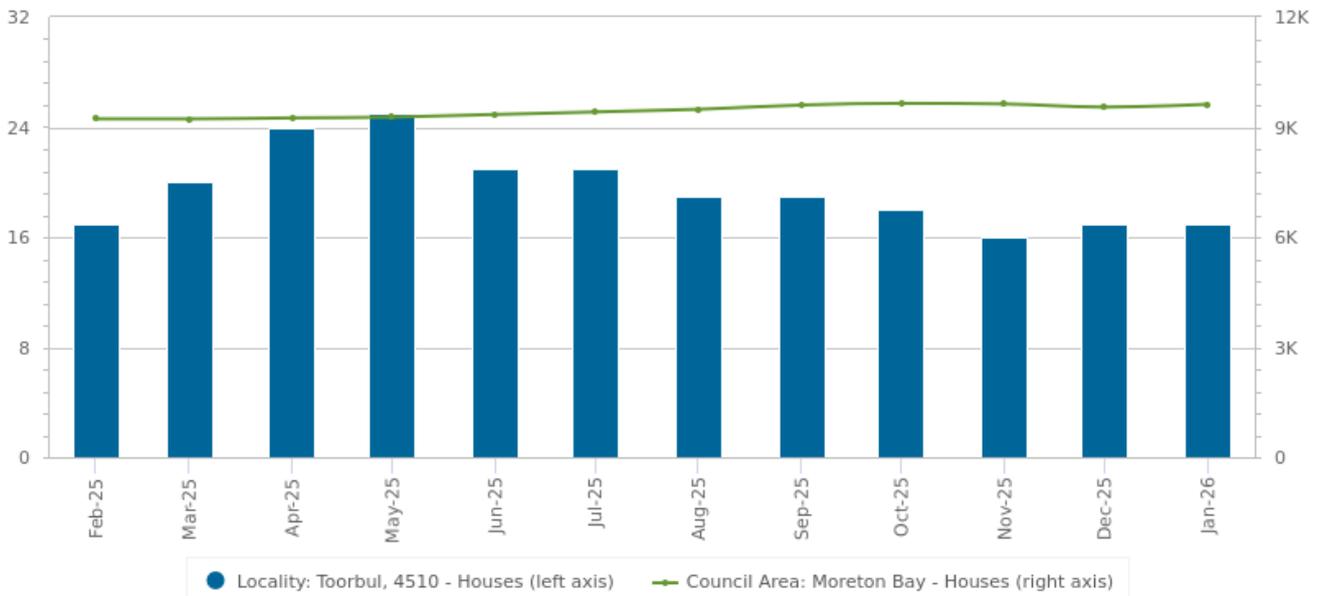
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

17
Jan 2026

	Toorbul	Moreton Bay
Feb 2025	17	9,223
Mar 2025	20	9,222
Apr 2025	24	9,250
May 2025	25	9,270
Jun 2025	21	9,343
Jul 2025	21	9,411
Aug 2025	19	9,484
Sep 2025	19	9,601
Oct 2025	18	9,646
Nov 2025	16	9,629
Dec 2025	17	9,544
Jan 2026	17	9,621

Statistics are calculated over a rolling 12 month period



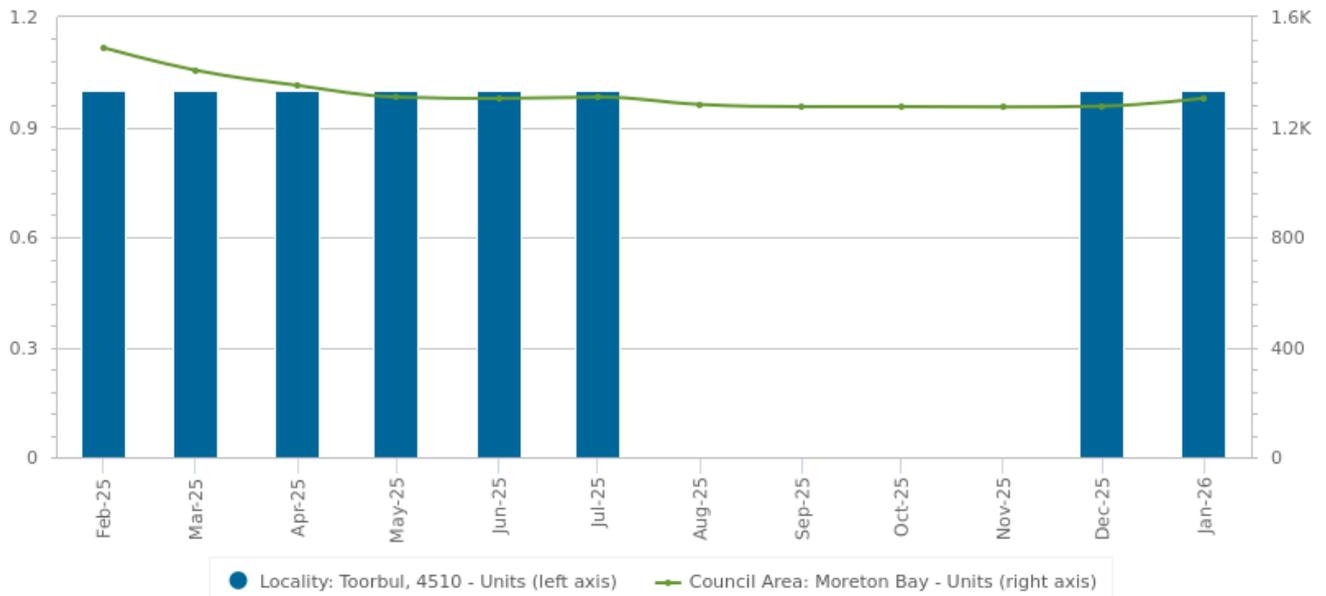
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1
Jan 2026

	Toorbul	Moreton Bay
Feb 2025	1	1,488
Mar 2025	1	1,406
Apr 2025	1	1,351
May 2025	1	1,309
Jun 2025	1	1,304
Jul 2025	1	1,309
Aug 2025	-	1,282
Sep 2025	-	1,274
Oct 2025	-	1,274
Nov 2025	-	1,273
Dec 2025	1	1,276
Jan 2026	1	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

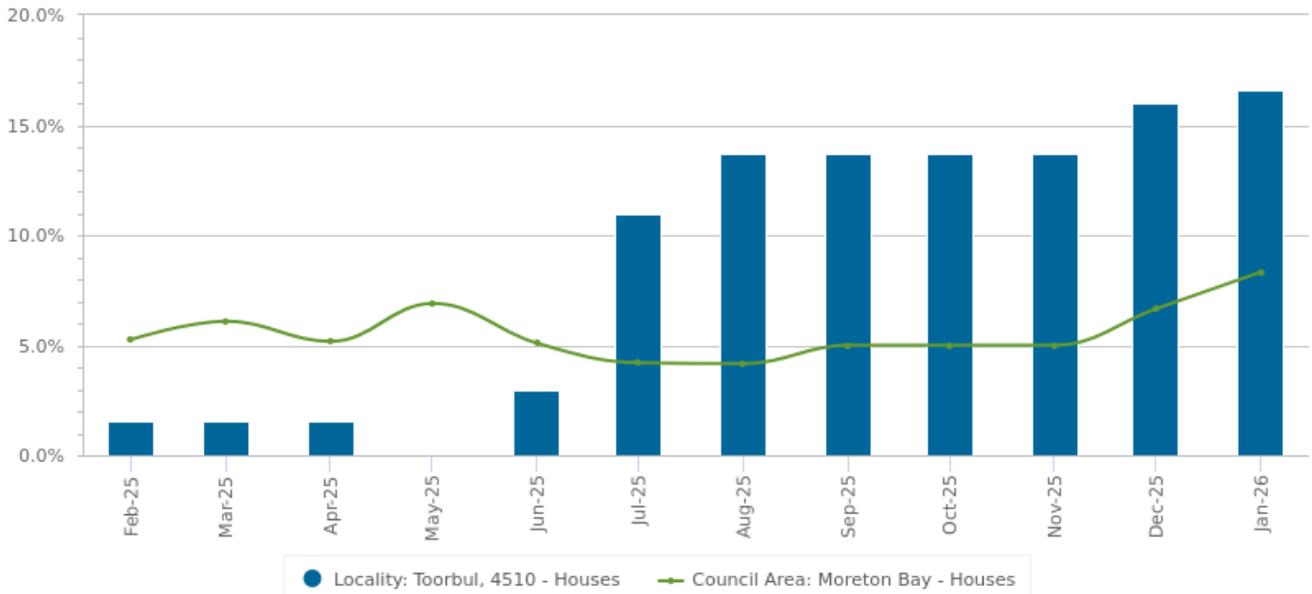
House: Change in Rental Rate

16.6%

Jan 2026

	Toorbul	Moreton Bay
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%	4.2%
Aug 2025	13.7%	4.2%
Sep 2025	13.7%	5.0%
Oct 2025	13.7%	5.0%
Nov 2025	13.7%	5.0%
Dec 2025	16.0%	6.7%
Jan 2026	16.6%	8.3%

Statistics are calculated over a rolling 12 month period

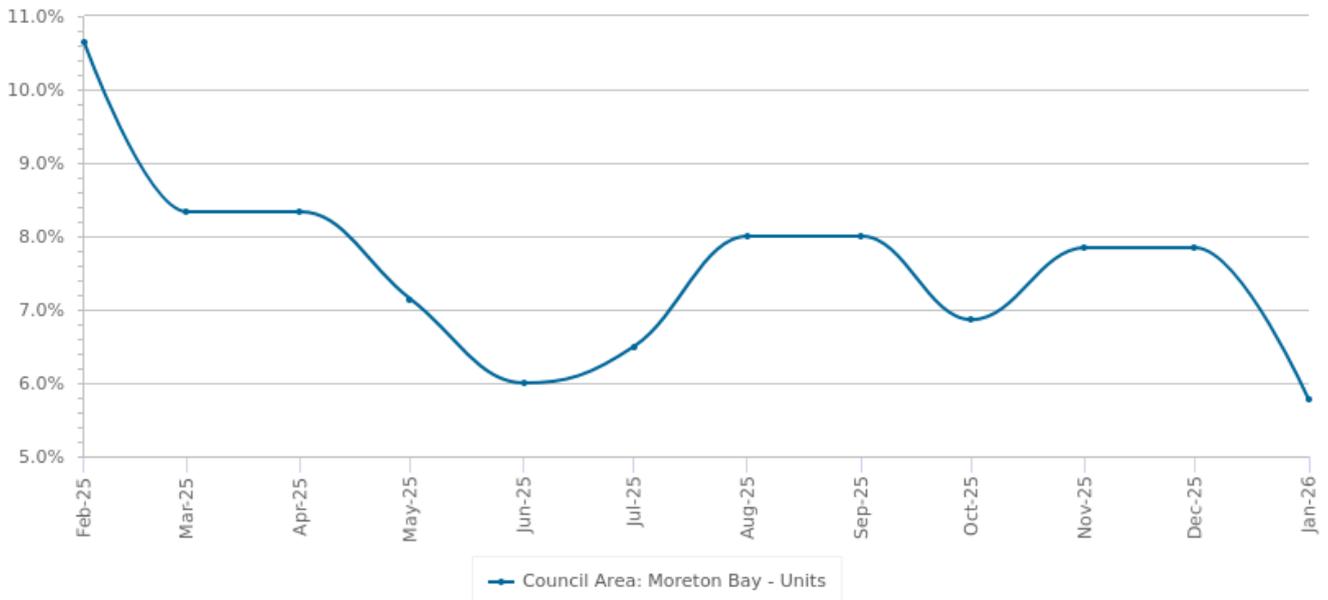


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Toorbul	Moreton Bay
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.5%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

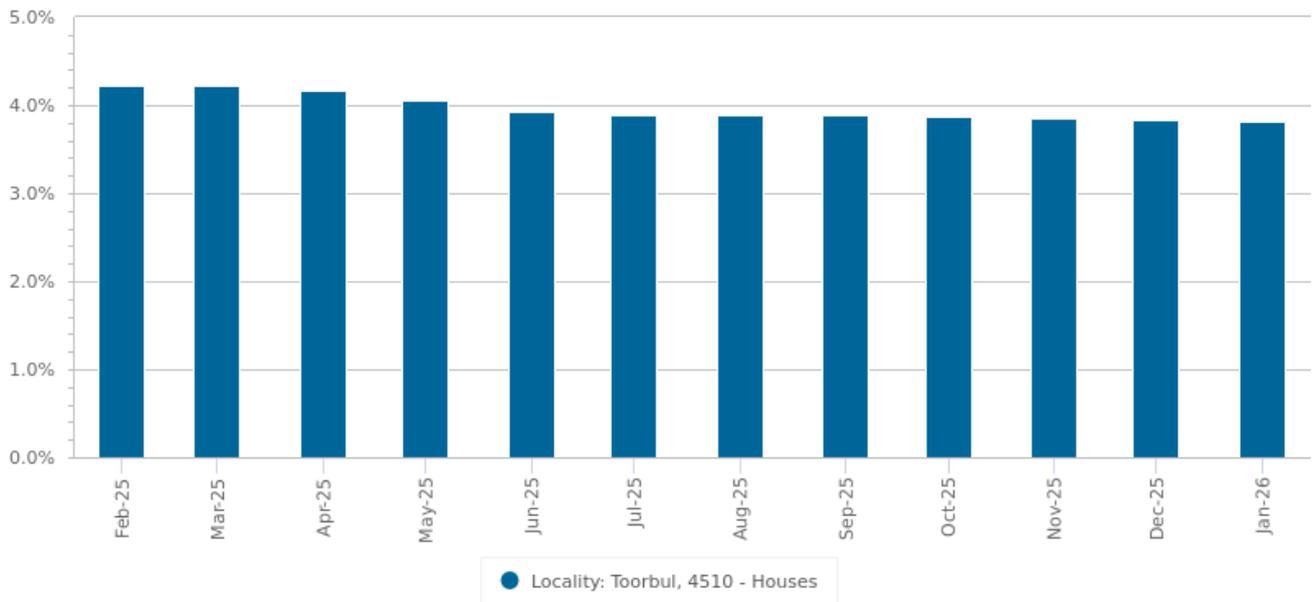
House: Value Based Rental Yield

3.8%

Jan 2026

	Toorbul
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%
Nov 2025	3.9%
Dec 2025	3.8%
Jan 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

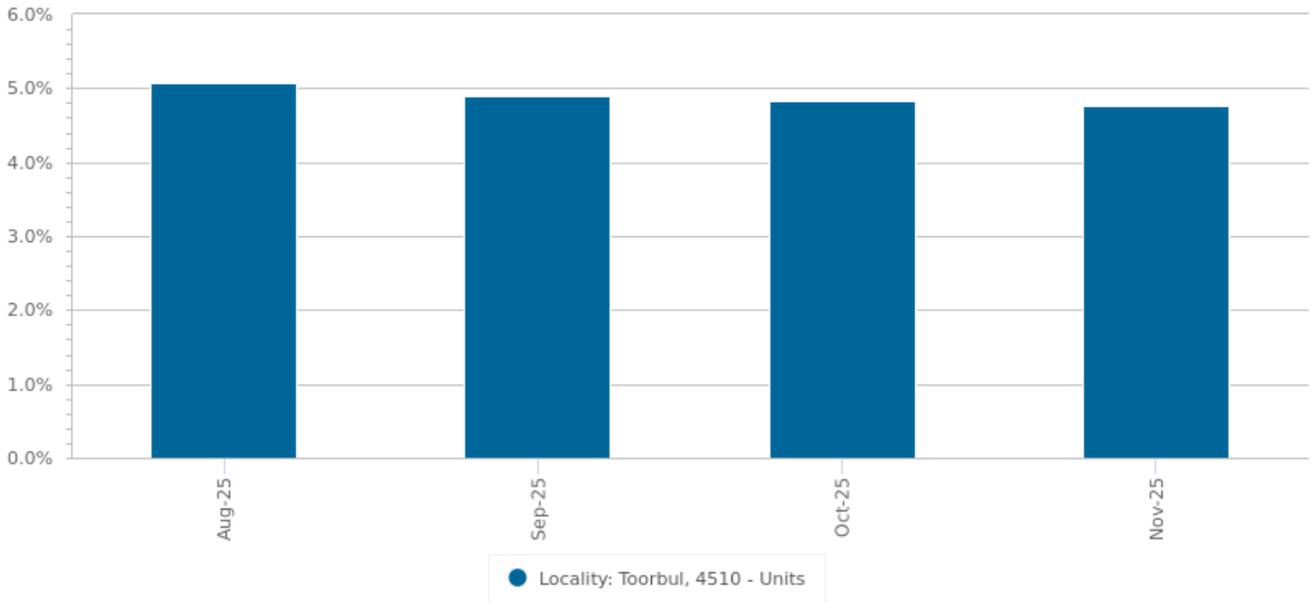
Unit: Value Based Rental Yield

4.8%

Nov 2025

	Toorbul
Aug 2025	5.1%
Sep 2025	4.9%
Oct 2025	4.8%
Nov 2025	4.8%

Statistics are calculated at the end of the displayed month



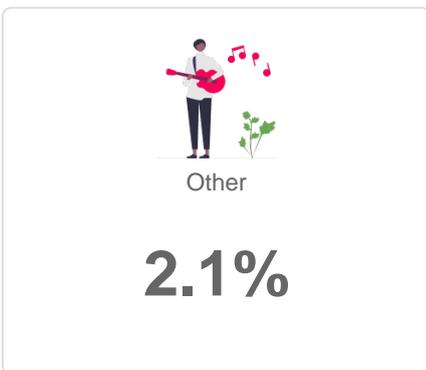
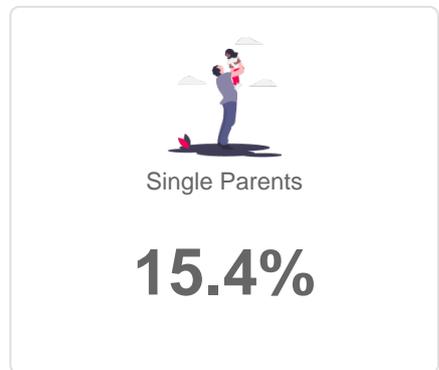
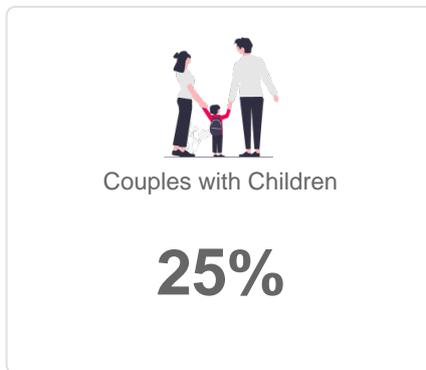
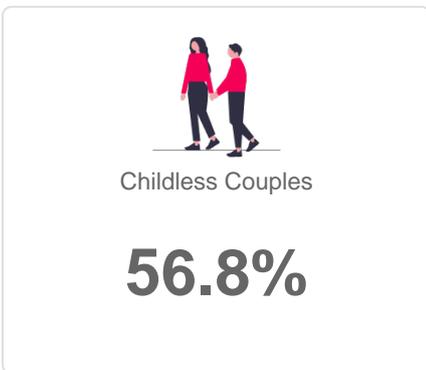
Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	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)

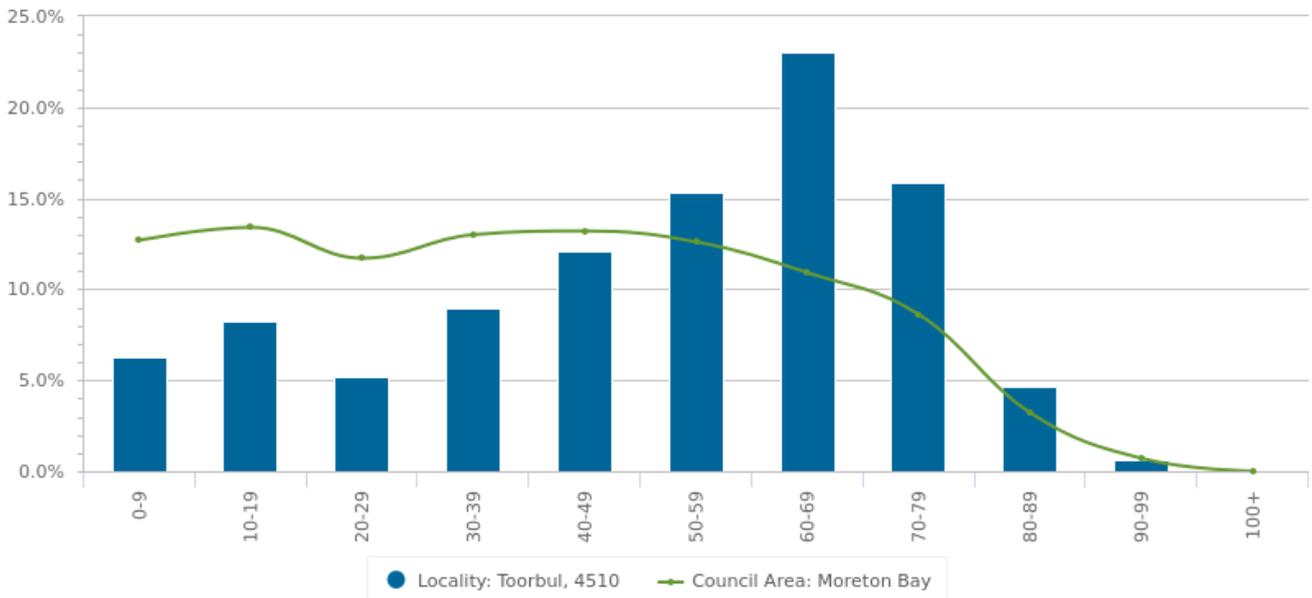


Population Age

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%

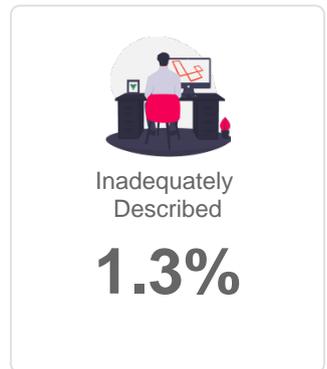
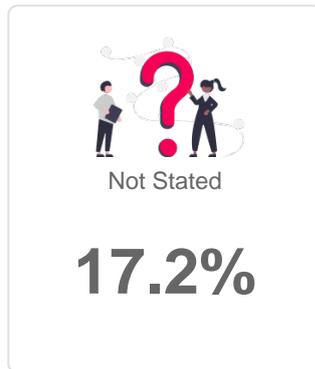
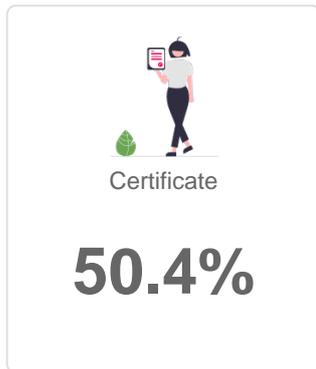
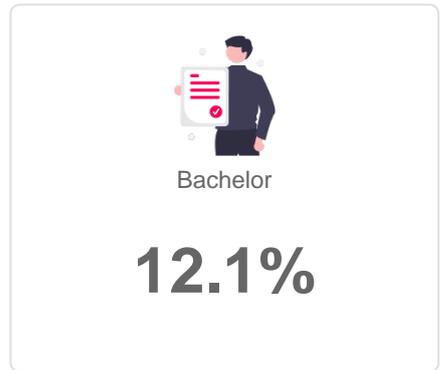
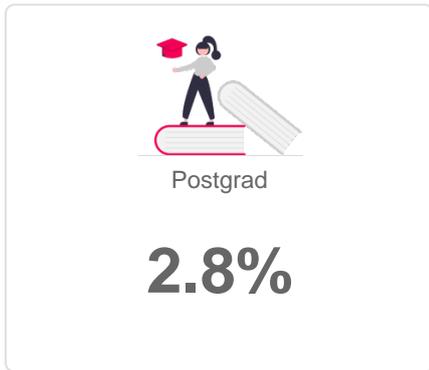
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



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%

Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.