

# Suburb Statistics Report

Toorbul QLD 4510

Prepared on 24 Mar 2026

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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.

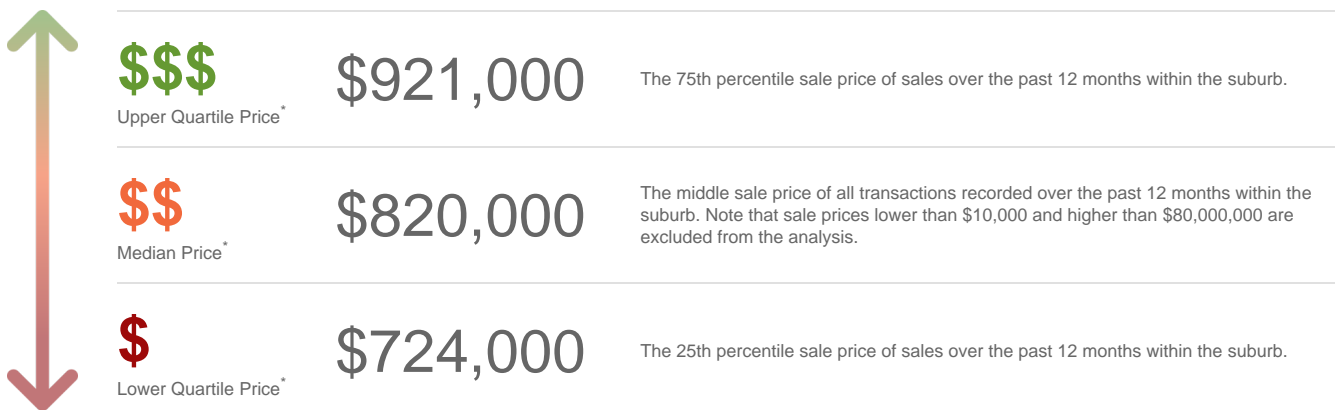
	House	Unit	Land
Average Tenure Period	9.5 years	-	-
Total Dwellings	511	4	49
Total New Listings	21	1	-
Median Value	\$955,194	\$431,943	-
Total Properties Listed	28	1	-

## 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)

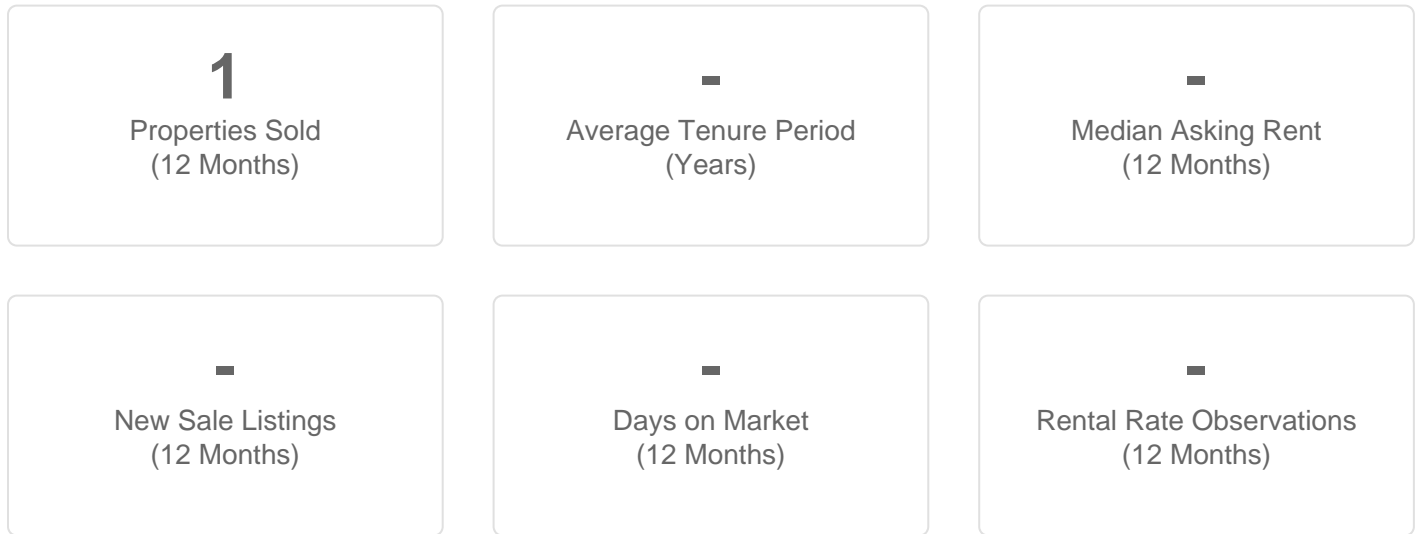
-

Days on Market  
(12 Months)

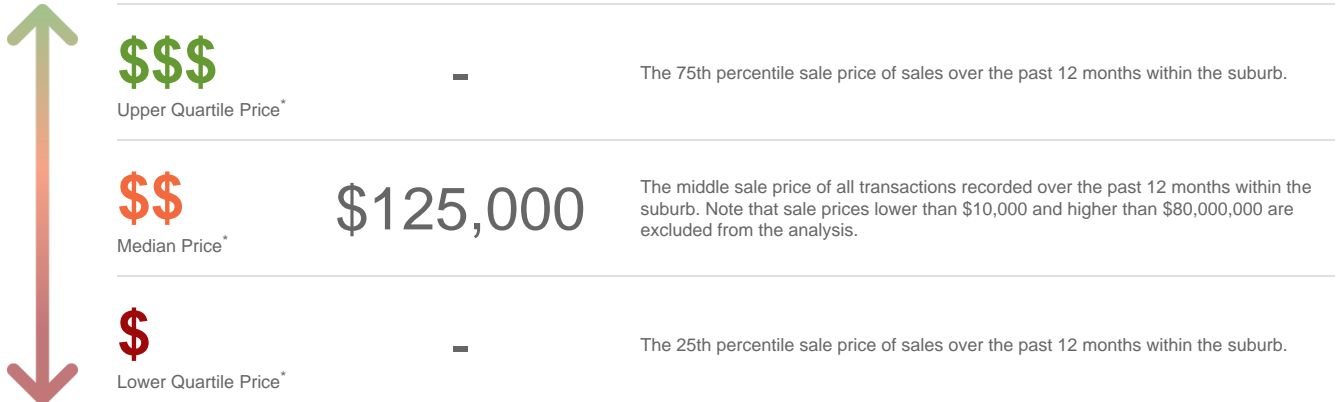
1

Rental Rate Observations  
(12 Months)

## Land: Market Trends



## Land: Median Price Quartiles



\*Statistics are calculated over a rolling 12 month period

# Median Value

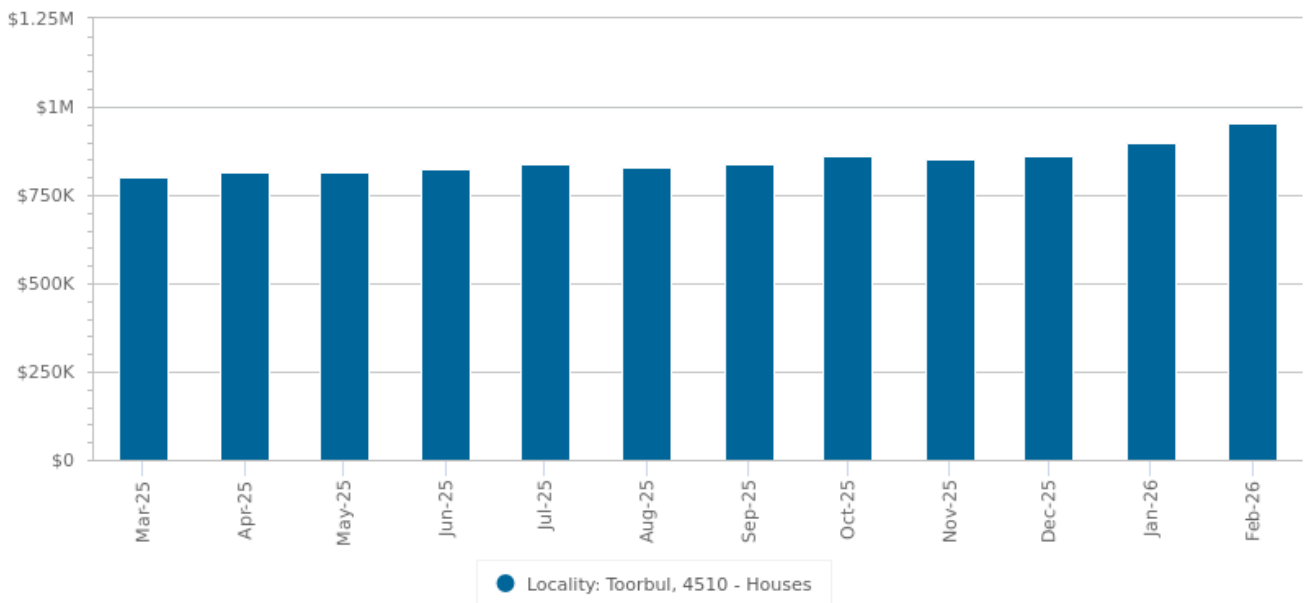
## House: Recent Median Value

**\$955K**

Feb 2026

	Toorbul
Mar 2025	\$798,856
Apr 2025	\$813,827
May 2025	\$814,639
Jun 2025	\$825,106
Jul 2025	\$838,640
Aug 2025	\$826,924
Sep 2025	\$837,783
Oct 2025	\$859,756
Nov 2025	\$851,962
Dec 2025	\$859,447
Jan 2026	\$897,358
Feb 2026	\$955,194

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

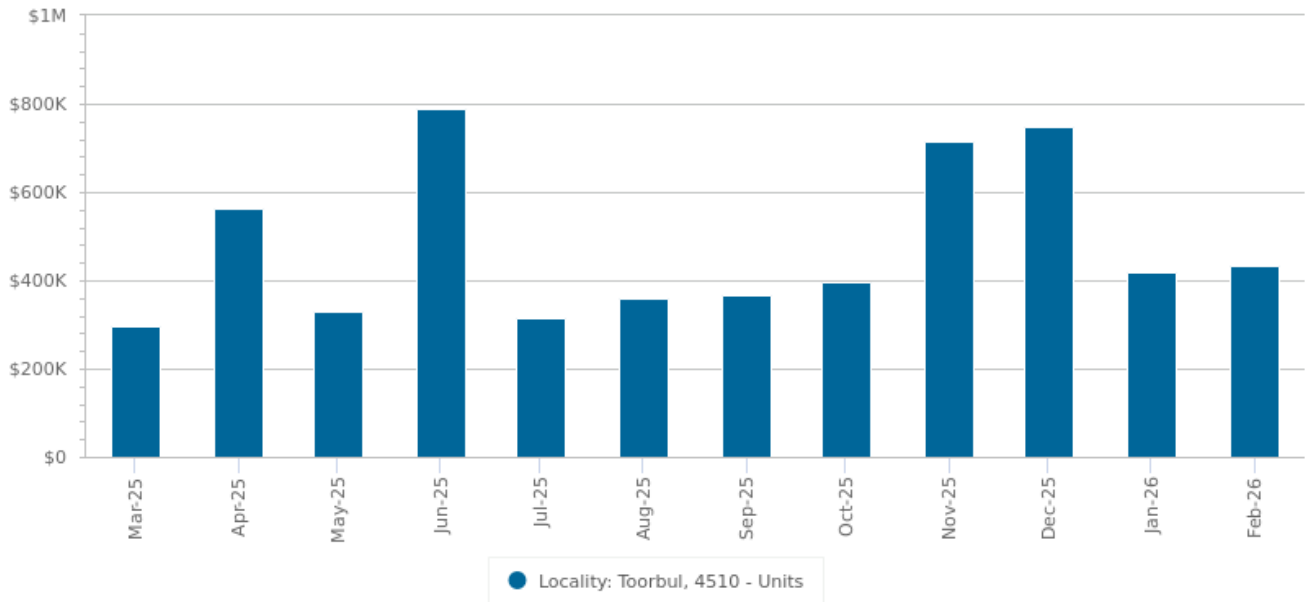
Unit: Recent Median Value

**\$432K**

Feb 2026

	Toorbul
Mar 2025	\$297,021
Apr 2025	\$561,880
May 2025	\$330,947
Jun 2025	\$789,584
Jul 2025	\$315,155
Aug 2025	\$358,924
Sep 2025	\$365,650
Oct 2025	\$396,096
Nov 2025	\$714,910
Dec 2025	\$746,747
Jan 2026	\$419,675
Feb 2026	\$431,943

Statistics are calculated at the end of the displayed month



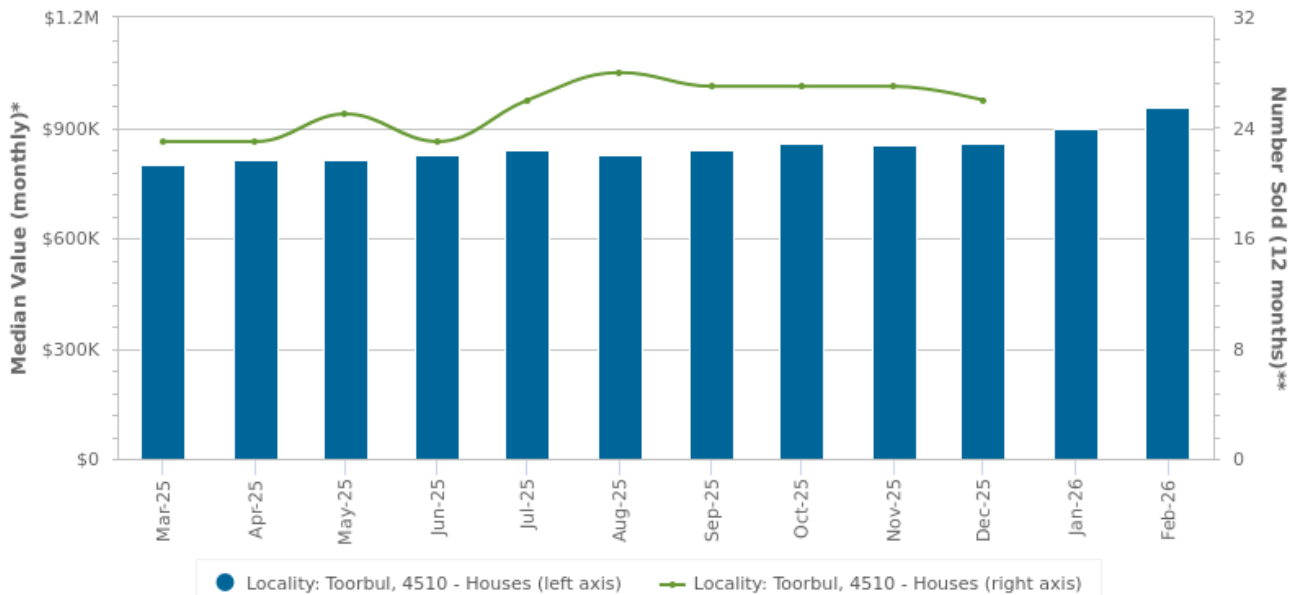
Statistics are calculated at the end of the displayed month

## House: Median Value vs Number Sold

**26**  
Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$798,856	23
Apr 2025	\$813,827	23
May 2025	\$814,639	25
Jun 2025	\$825,106	23
Jul 2025	\$838,640	26
Aug 2025	\$826,924	28
Sep 2025	\$837,783	27
Oct 2025	\$859,756	27
Nov 2025	\$851,962	27
Dec 2025	\$859,447	26
Jan 2026	\$897,358	-
Feb 2026	\$955,194	-

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

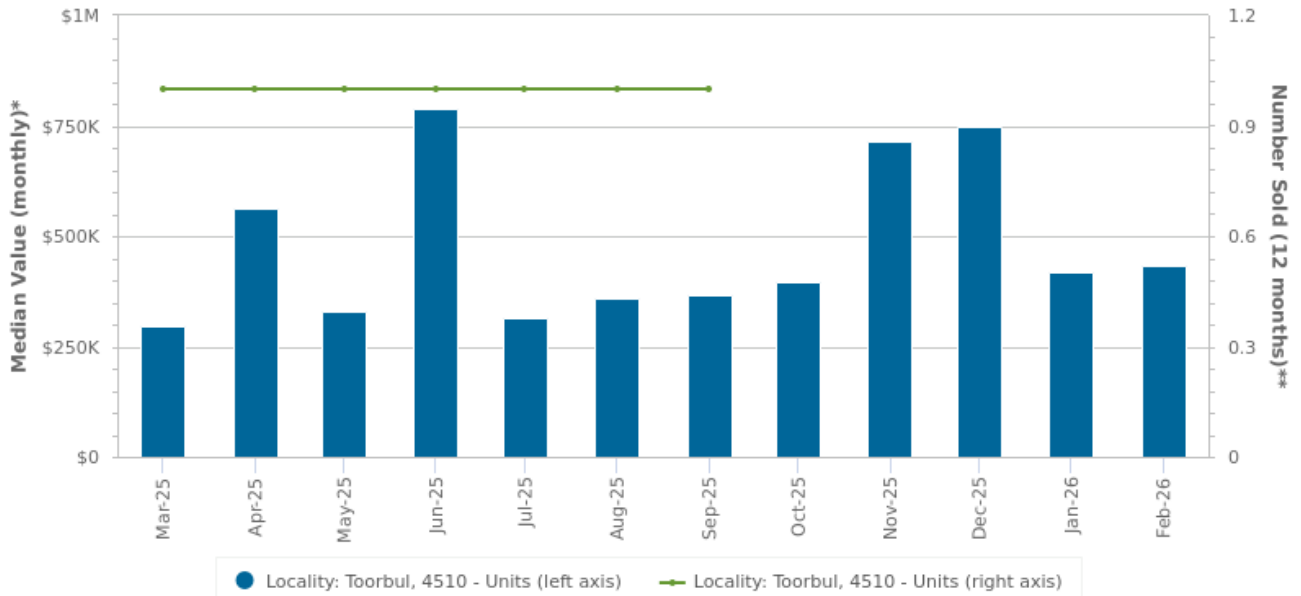
Unit: Median Value vs Number Sold

1

Sep 2025

	Median Value	Number Of Sold
Mar 2025	\$297,021	1
Apr 2025	\$561,880	1
May 2025	\$330,947	1
Jun 2025	\$789,584	1
Jul 2025	\$315,155	1
Aug 2025	\$358,924	1
Sep 2025	\$365,650	1
Oct 2025	\$396,096	-
Nov 2025	\$714,910	-
Dec 2025	\$746,747	-
Jan 2026	\$419,675	-
Feb 2026	\$431,943	-

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

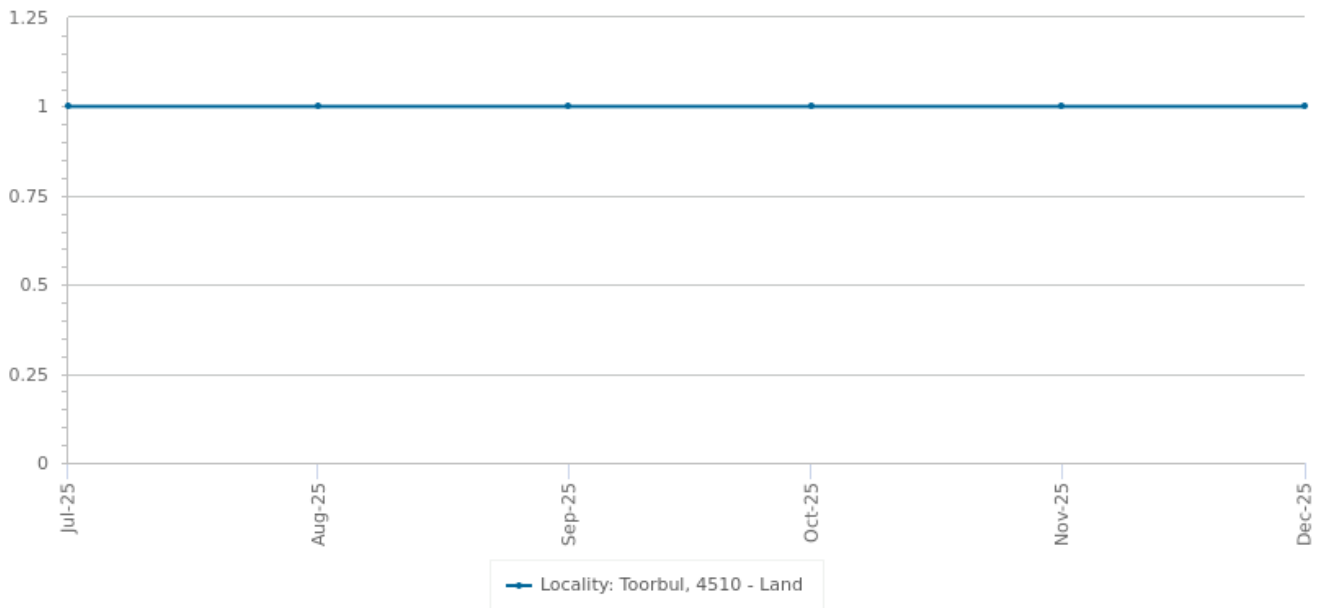
## Land: Median Value vs Number Sold

1

Dec 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

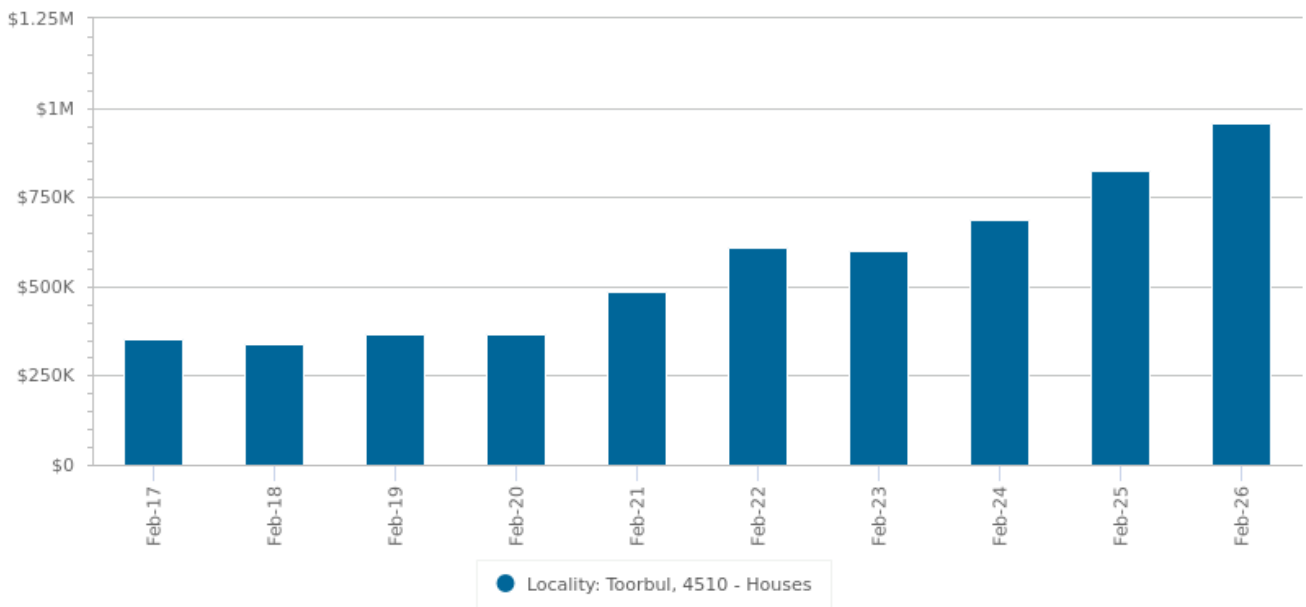
House: Median Value

**\$955K**

Feb 2026

	Toorbul
Feb 2017	\$351,913
Feb 2018	\$339,307
Feb 2019	\$366,766
Feb 2020	\$367,716
Feb 2021	\$486,894
Feb 2022	\$608,334
Feb 2023	\$599,870
Feb 2024	\$688,068
Feb 2025	\$826,063
Feb 2026	\$955,194

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

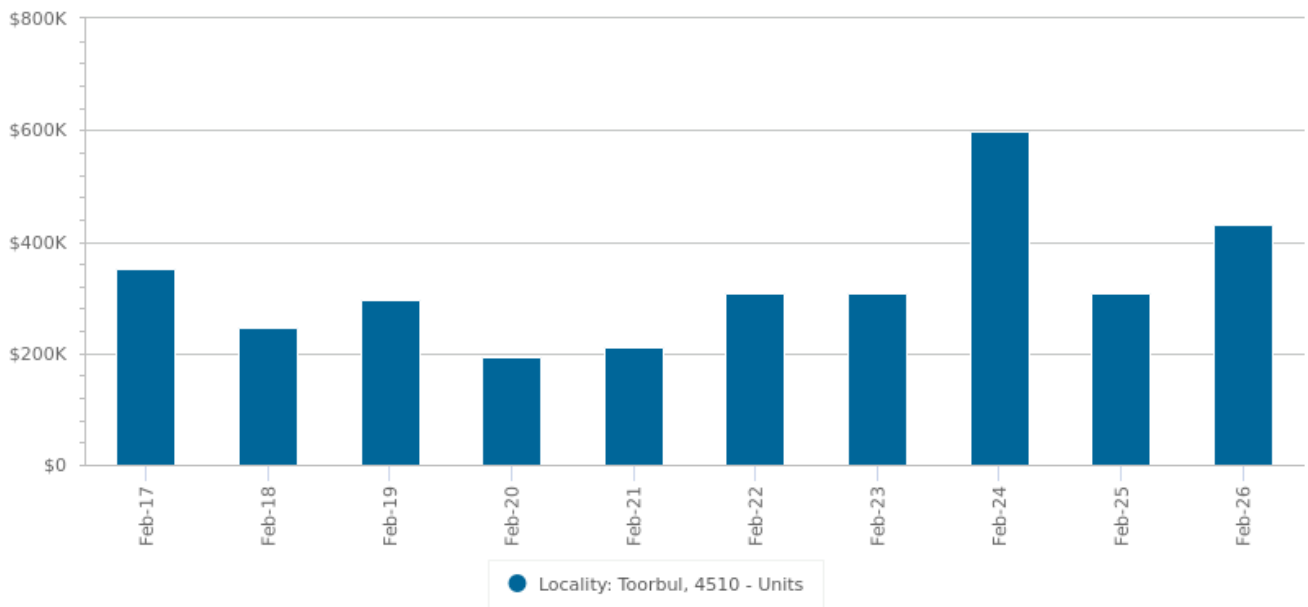
Unit: Median Value

**\$432K**

Feb 2026

	Toorbul
Feb 2017	\$350,947
Feb 2018	\$247,236
Feb 2019	\$295,457
Feb 2020	\$191,995
Feb 2021	\$209,854
Feb 2022	\$308,946
Feb 2023	\$307,778
Feb 2024	\$596,816
Feb 2025	\$307,154
Feb 2026	\$431,943

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Sales Per Annum

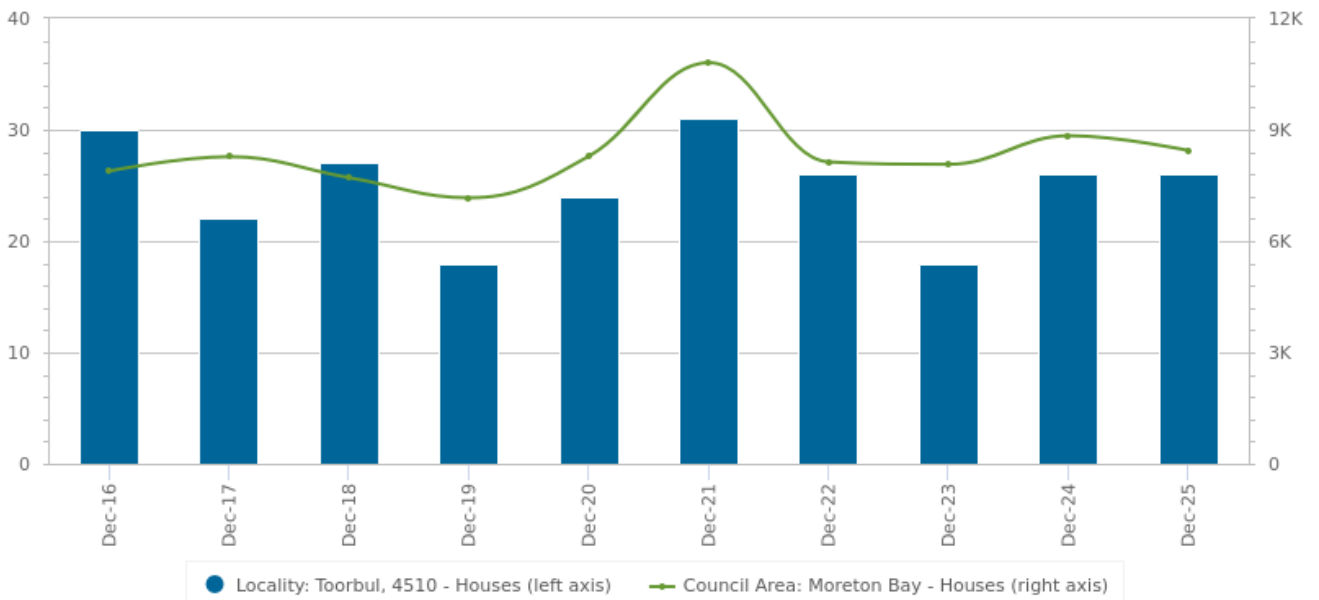
## House: Sales Per Annum

**26**

Dec 2025

	Toorbul	Moreton Bay
Dec 2017	22	8275
Dec 2018	27	7708
Dec 2019	18	7167
Dec 2020	24	8294
Dec 2021	31	10807
Dec 2022	26	8132
Dec 2023	18	8068
Dec 2024	26	8840
Dec 2025	26	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

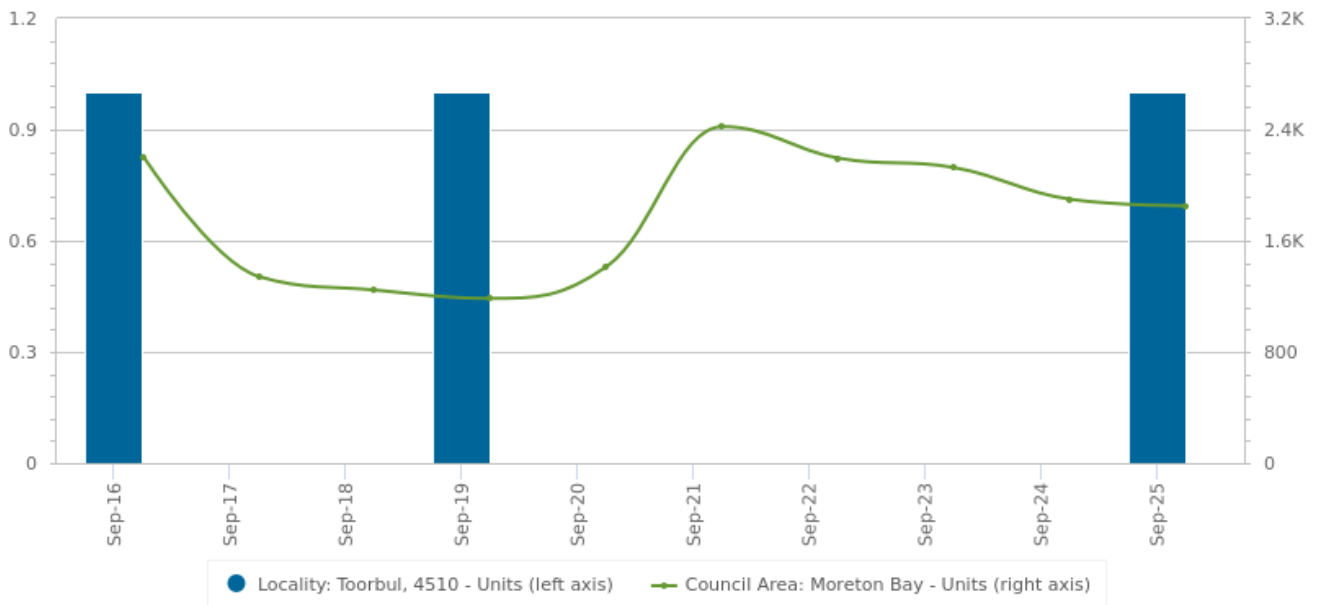
Unit: Sales Per Annum

1

Sep 2025

	Toorbul	Moreton Bay
Dec 2017	0	1341
Dec 2018	0	1245
Dec 2019	1	1185
Dec 2020	0	1416
Dec 2021	0	2421
Dec 2022	0	2194
Dec 2023	0	2126
Dec 2024	0	1898
Dec 2025	1	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

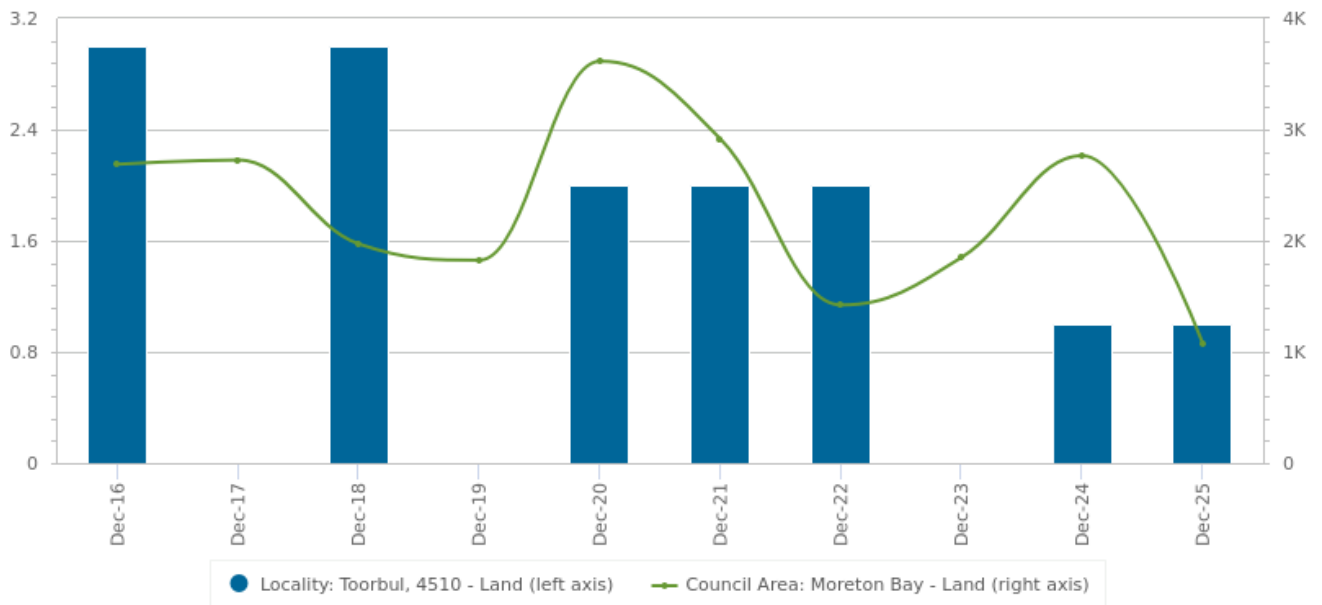
## Land: Sales Per Annum

1

Dec 2025

	Toorbul	Moreton Bay
Dec 2017	0	2726
Dec 2018	3	1971
Dec 2019	0	1825
Dec 2020	2	3615
Dec 2021	2	2913
Dec 2022	2	1422
Dec 2023	0	1850
Dec 2024	1	2765
Dec 2025	1	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

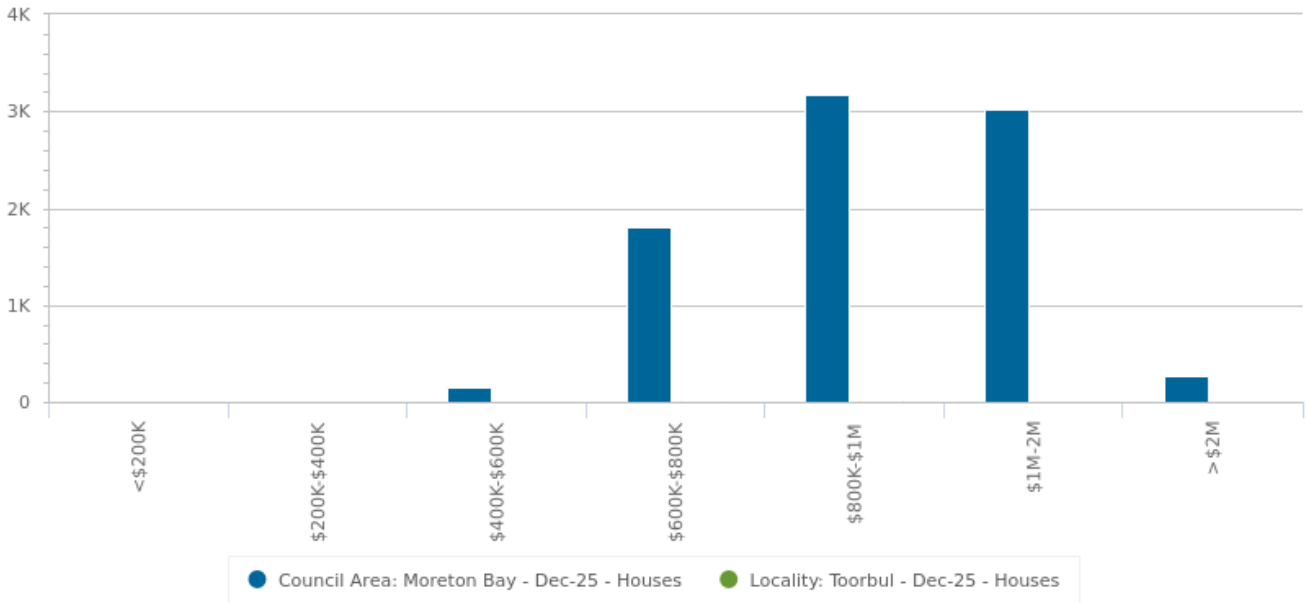
## House: Sales By Price

**\$24.72M**

Dec 2025

	Toorbul	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	2	157
\$600K-\$800K	9	1,804
\$800K-\$1M	9	3,167
\$1M-\$2M	3	3,020
>\$2M	2	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

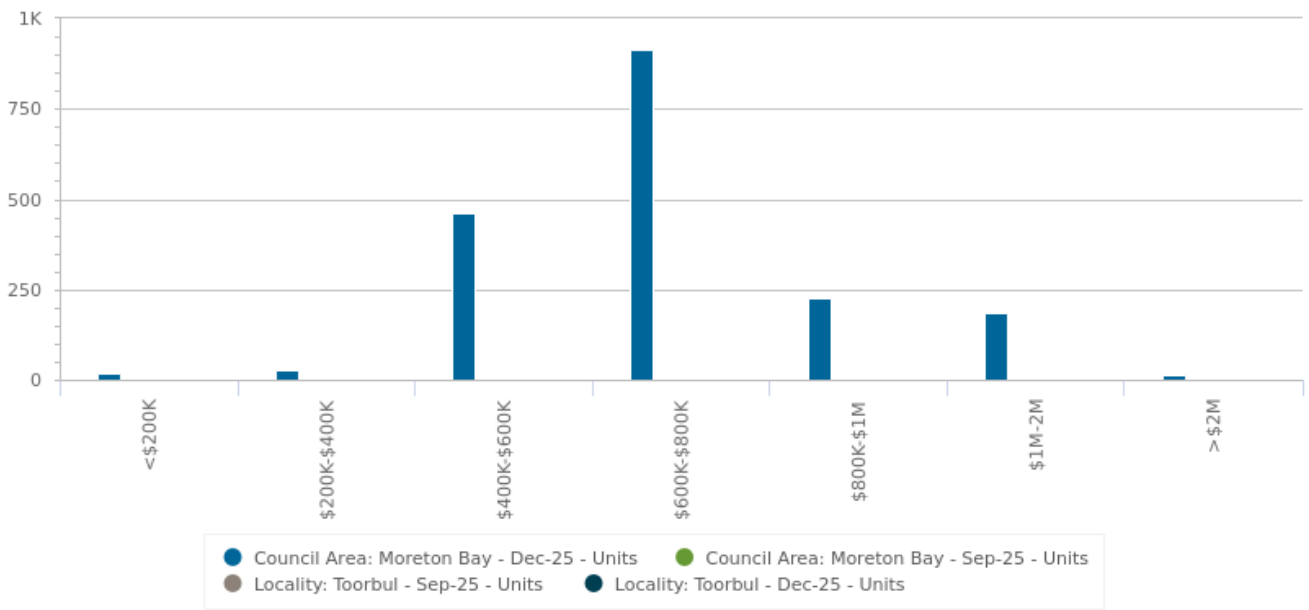
Unit: Sales By Price

**\$720K**

Sep 2025

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

Statistics are calculated over a rolling 12 month period

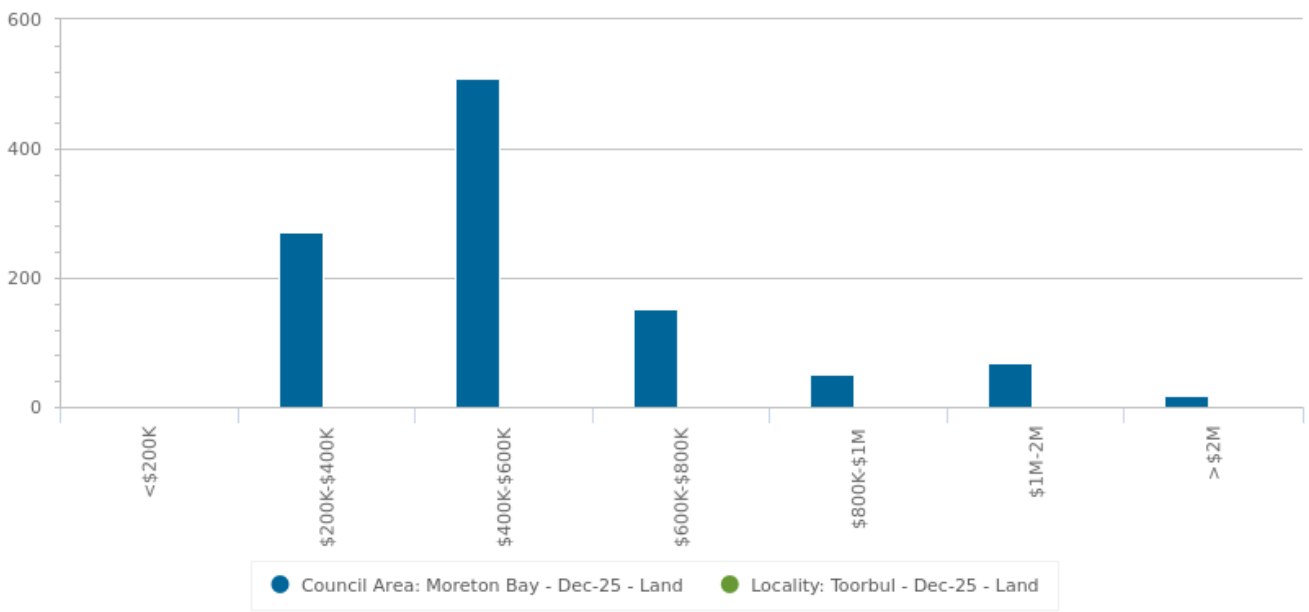


Statistics are calculated over a rolling 12 month period

### Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Change In Median Value

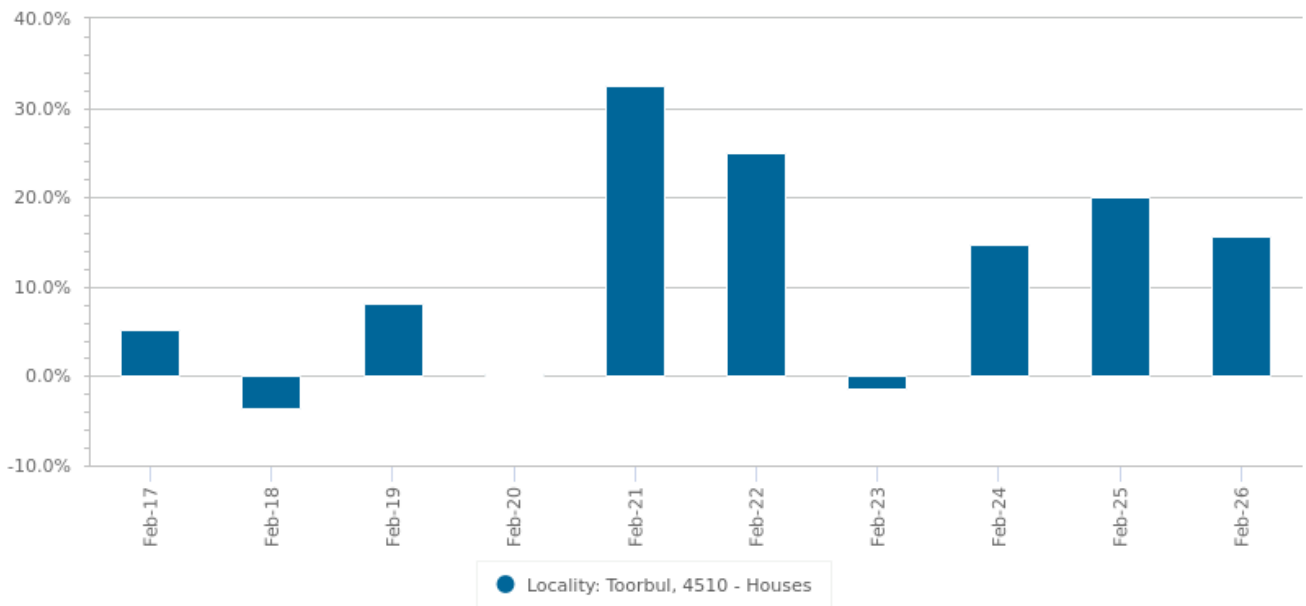
## House: Change In Median Value

**15.6%**

Feb 2026

	Toorbul
Feb 2017	5.2%
Feb 2018	-3.6%
Feb 2019	8.1%
Feb 2020	0.3%
Feb 2021	32.4%
Feb 2022	24.9%
Feb 2023	-1.4%
Feb 2024	14.7%
Feb 2025	20.1%
Feb 2026	15.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

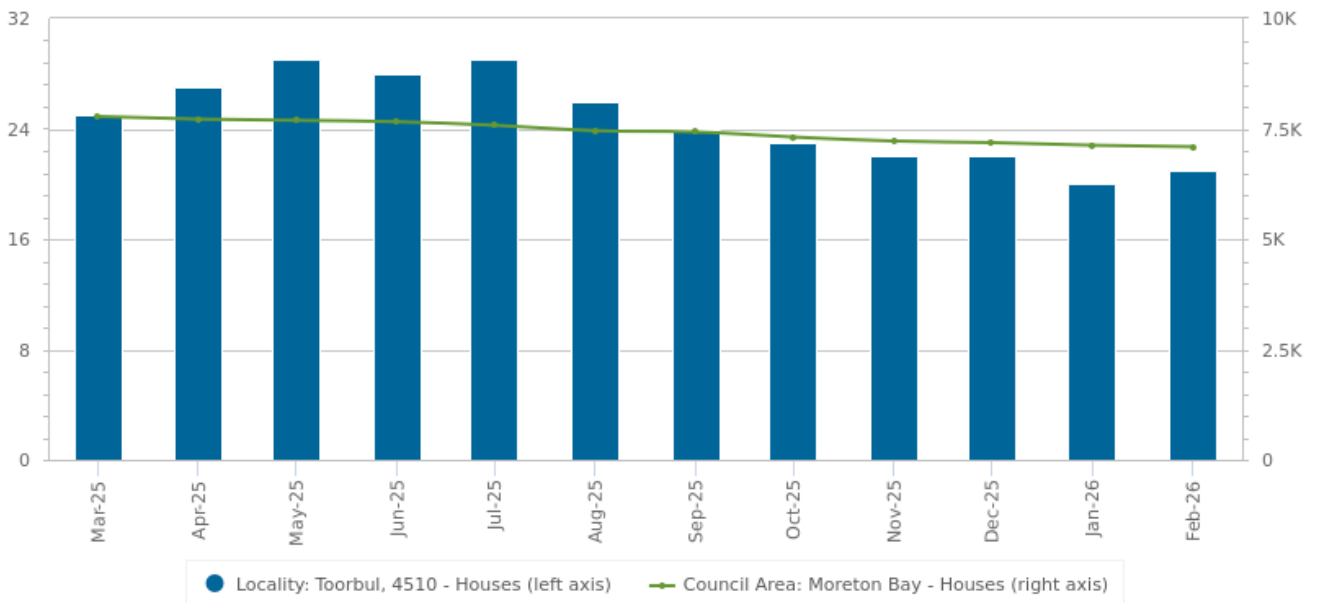
# For Sale Statistics

## House: Number of New Listing

**21**  
Feb 2026

	Toorbul	Moreton Bay
Mar 2025	25	7,777
Apr 2025	27	7,717
May 2025	29	7,691
Jun 2025	28	7,658
Jul 2025	29	7,578
Aug 2025	26	7,456
Sep 2025	24	7,426
Oct 2025	23	7,311
Nov 2025	22	7,221
Dec 2025	22	7,185
Jan 2026	20	7,126
Feb 2026	21	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

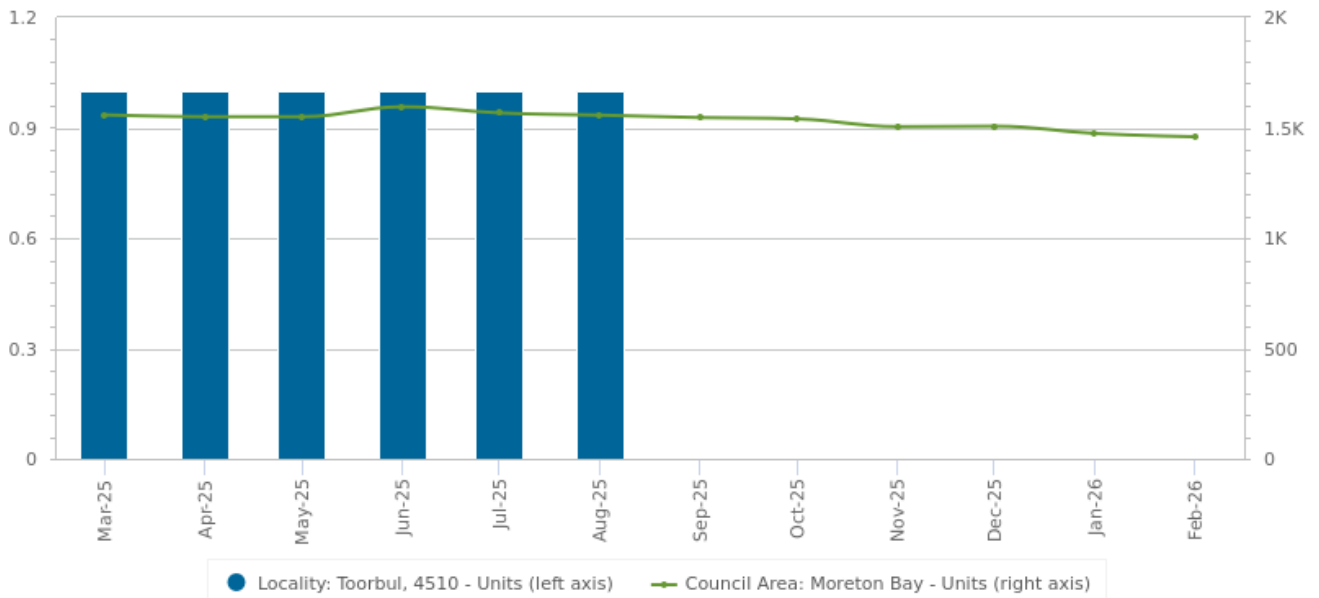
Unit: Number of New Listing

1

Aug 2025

	Toorbul	Moreton Bay
Mar 2025	1	1,558
Apr 2025	1	1,550
May 2025	1	1,550
Jun 2025	1	1,595
Jul 2025	1	1,567
Aug 2025	1	1,557
Sep 2025	-	1,546
Oct 2025	-	1,540
Nov 2025	-	1,505
Dec 2025	-	1,507
Jan 2026	-	1,474
Feb 2026	-	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

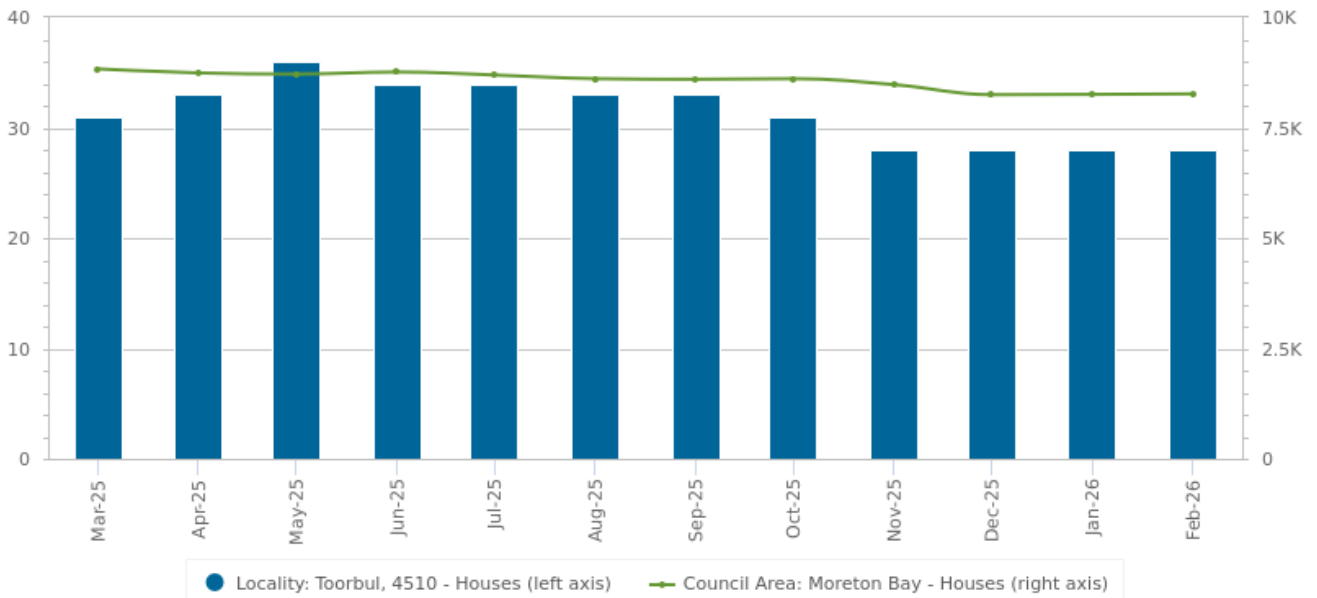
## House: Total Properties Listed

28

Feb 2026

	Toorbul	Moreton Bay
Mar 2025	31	8,832
Apr 2025	33	8,741
May 2025	36	8,716
Jun 2025	34	8,762
Jul 2025	34	8,694
Aug 2025	33	8,611
Sep 2025	33	8,597
Oct 2025	31	8,611
Nov 2025	28	8,475
Dec 2025	28	8,248
Jan 2026	28	8,255
Feb 2026	28	8,267

Statistics are calculated over a rolling 12 month period



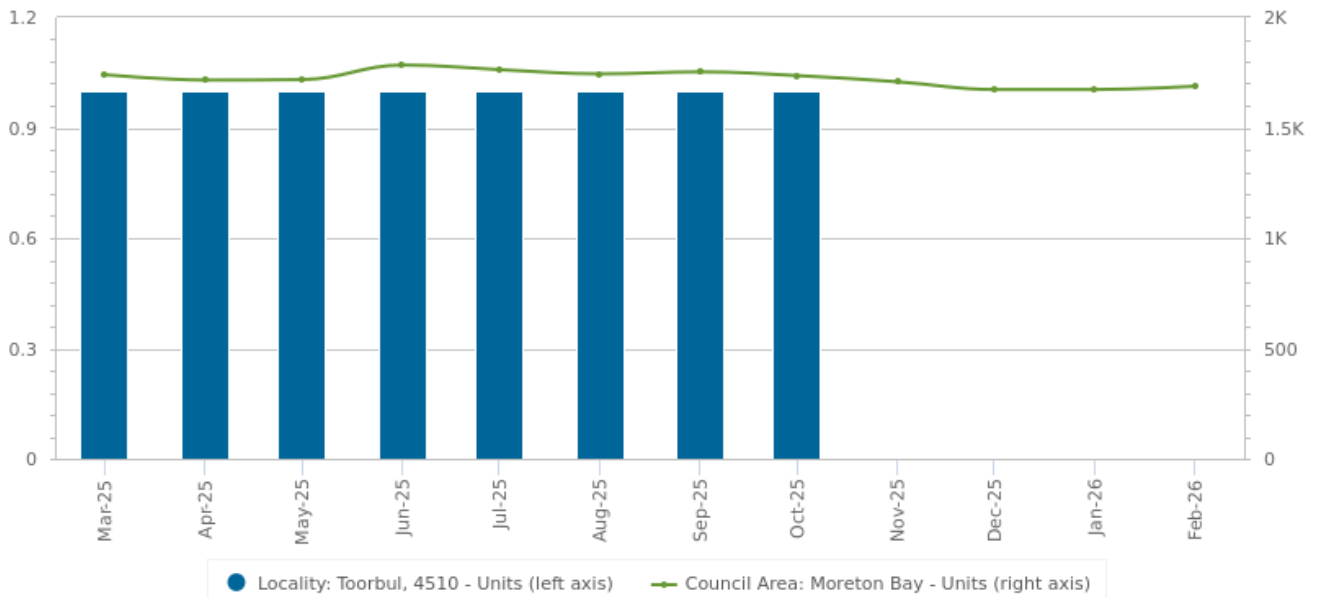
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

1  
Oct 2025

	Toorbul	Moreton Bay
Mar 2025	1	1,740
Apr 2025	1	1,716
May 2025	1	1,718
Jun 2025	1	1,784
Jul 2025	1	1,763
Aug 2025	1	1,744
Sep 2025	1	1,753
Oct 2025	1	1,736
Nov 2025	-	1,708
Dec 2025	-	1,673
Jan 2026	-	1,673
Feb 2026	-	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

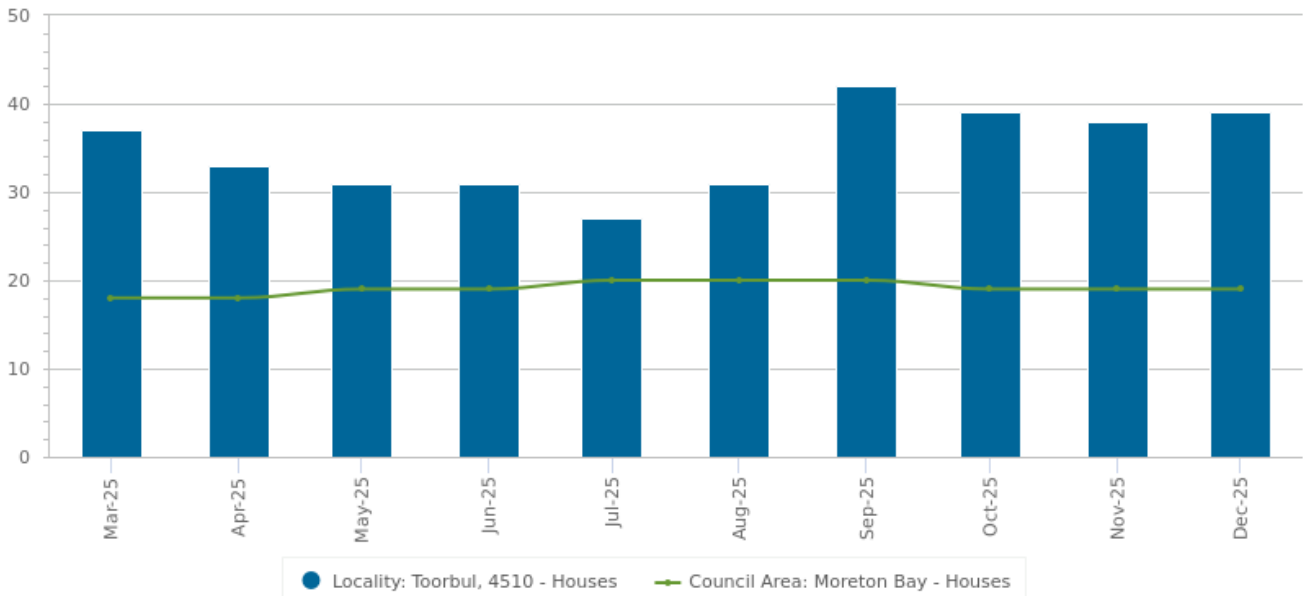
### House: Median Days On Market

39

Dec 2025

	Toorbul	Moreton Bay
Jan 2025	37	17
Feb 2025	41.5	17.5
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
Dec 2025	39	19

Statistics are calculated over a rolling 12 month period

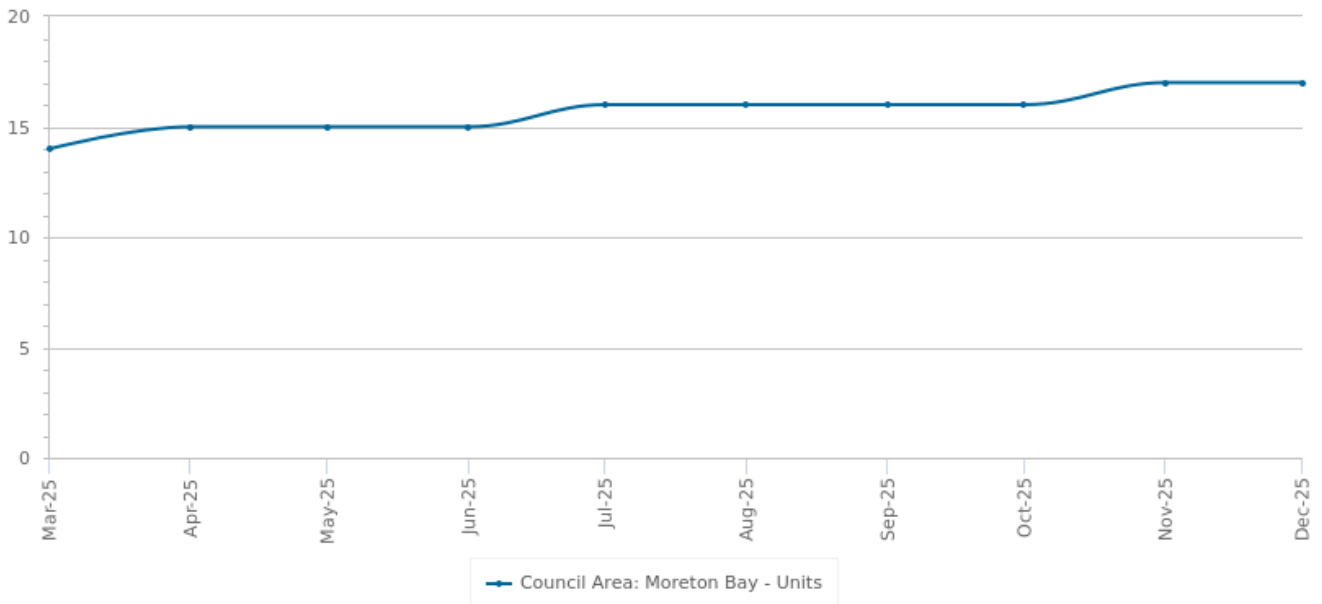


Statistics are calculated over a rolling 12 month period

### Unit: Median Days On Market

	Toorbul	Moreton Bay
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	-	16
Nov 2025	-	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Rental Statistics

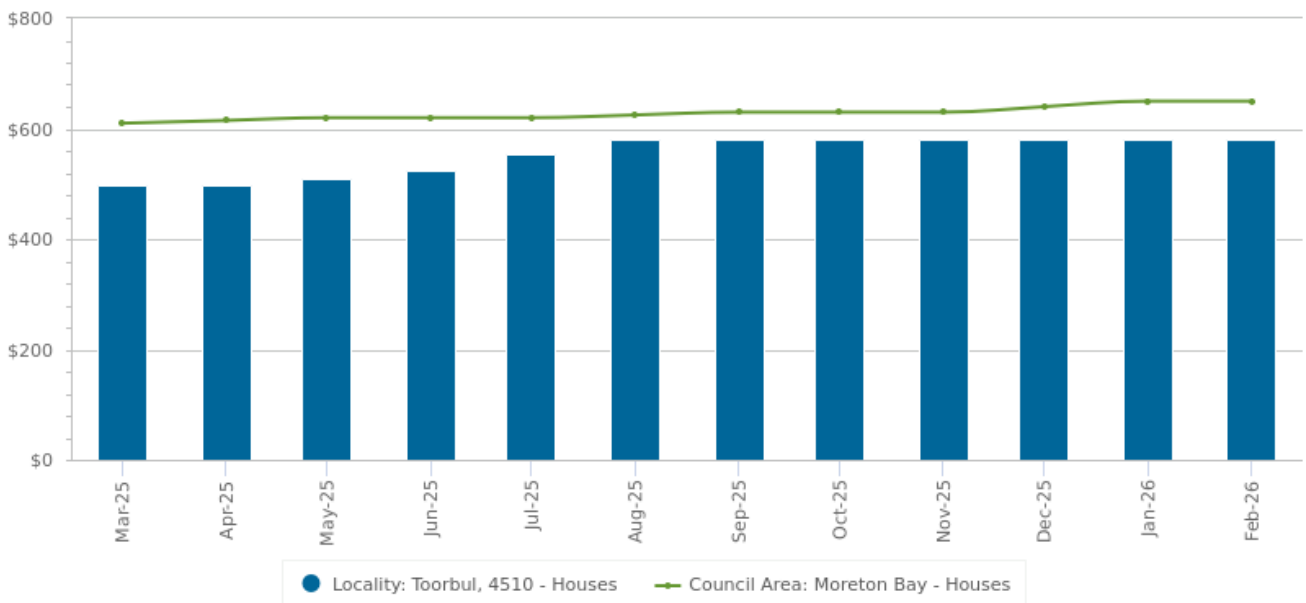
## House: Median Rent

**\$580/w**

Feb 2026

	Toorbul	Moreton Bay
Mar 2025	\$498/w	\$610/w
Apr 2025	\$498/w	\$615/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
Feb 2026	\$580/w	\$650/w

Statistics are calculated over a rolling 12 month period

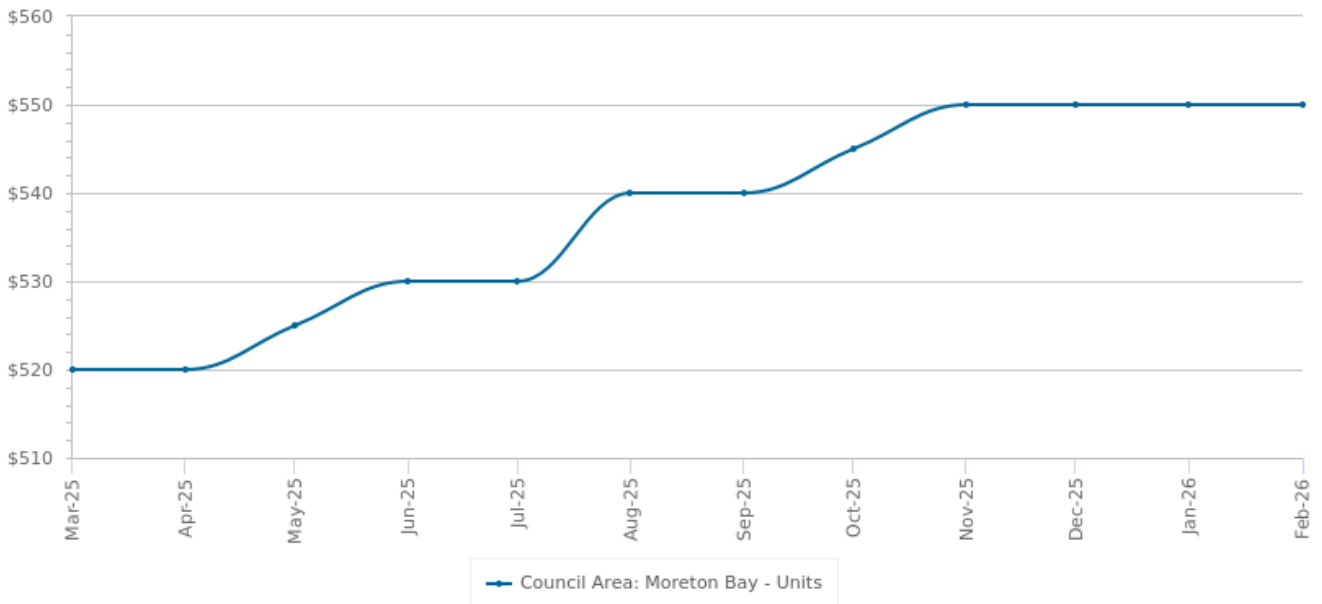


Statistics are calculated over a rolling 12 month period

### Unit: Median Rent

	Toorbul	Moreton Bay
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	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

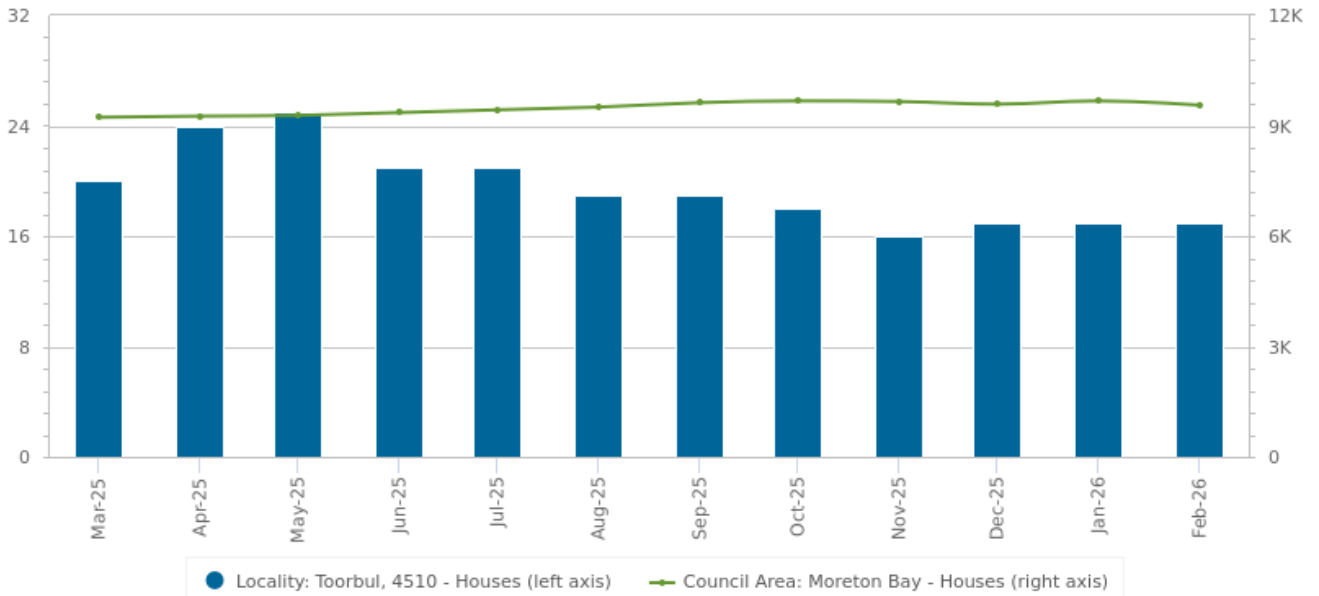
## House: Rental Rate Observations

17

Feb 2026

	Toorbul	Moreton Bay
Mar 2025	20	9,230
Apr 2025	24	9,261
May 2025	25	9,280
Jun 2025	21	9,357
Jul 2025	21	9,431
Aug 2025	19	9,506
Sep 2025	19	9,627
Oct 2025	18	9,674
Nov 2025	16	9,658
Dec 2025	17	9,587
Jan 2026	17	9,675
Feb 2026	17	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

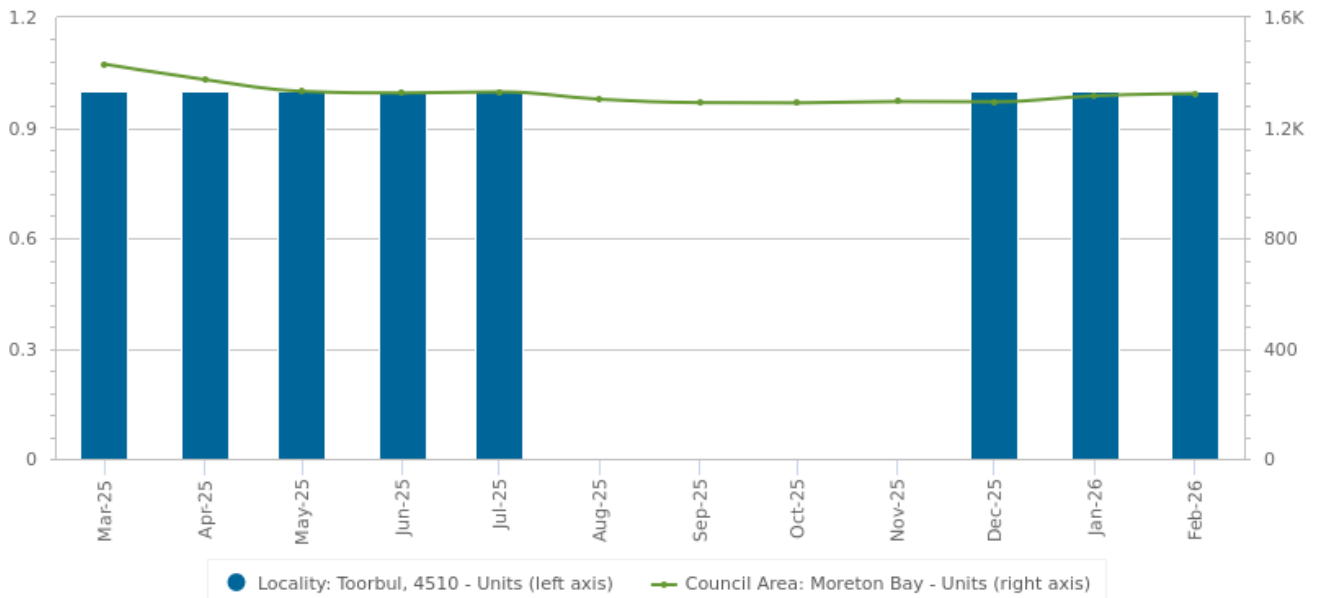
Unit: Rental Rate Observations

1

Feb 2026

	Toorbul	Moreton Bay
Mar 2025	1	1,430
Apr 2025	1	1,374
May 2025	1	1,332
Jun 2025	1	1,326
Jul 2025	1	1,330
Aug 2025	-	1,303
Sep 2025	-	1,291
Oct 2025	-	1,290
Nov 2025	-	1,295
Dec 2025	1	1,294
Jan 2026	1	1,316
Feb 2026	1	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

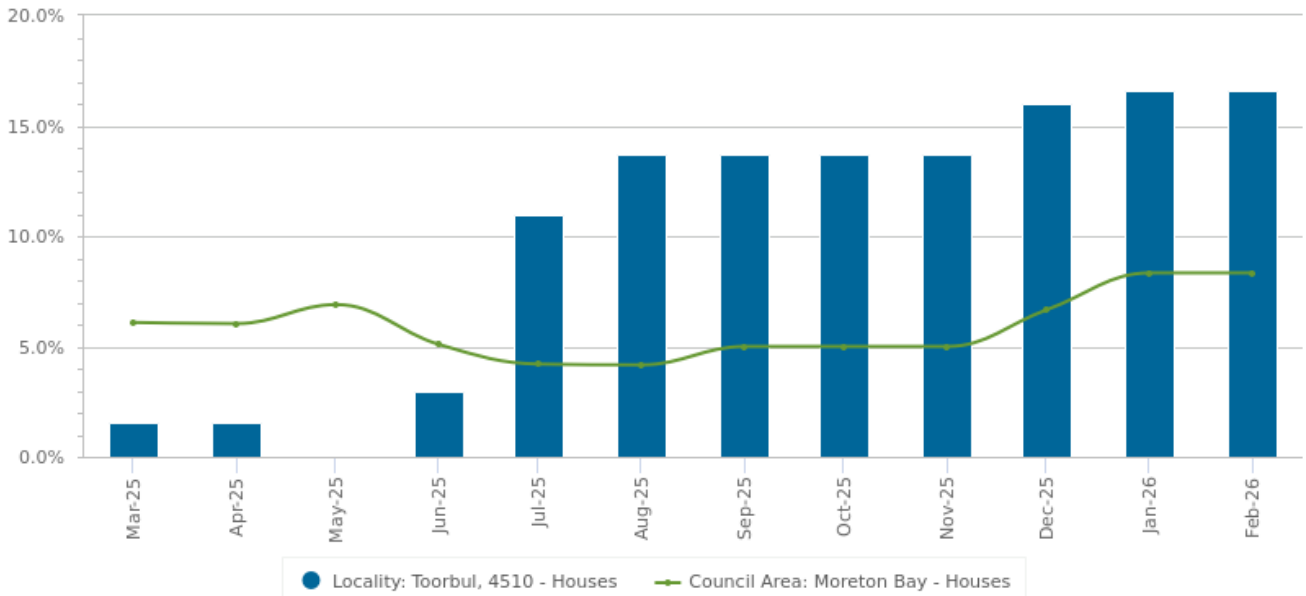
### House: Change in Rental Rate

**16.6%**

Feb 2026

	Toorbul	Moreton Bay
Mar 2025	1.5%	6.1%
Apr 2025	1.5%	6.0%
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%
Feb 2026	16.6%	8.3%

Statistics are calculated over a rolling 12 month period

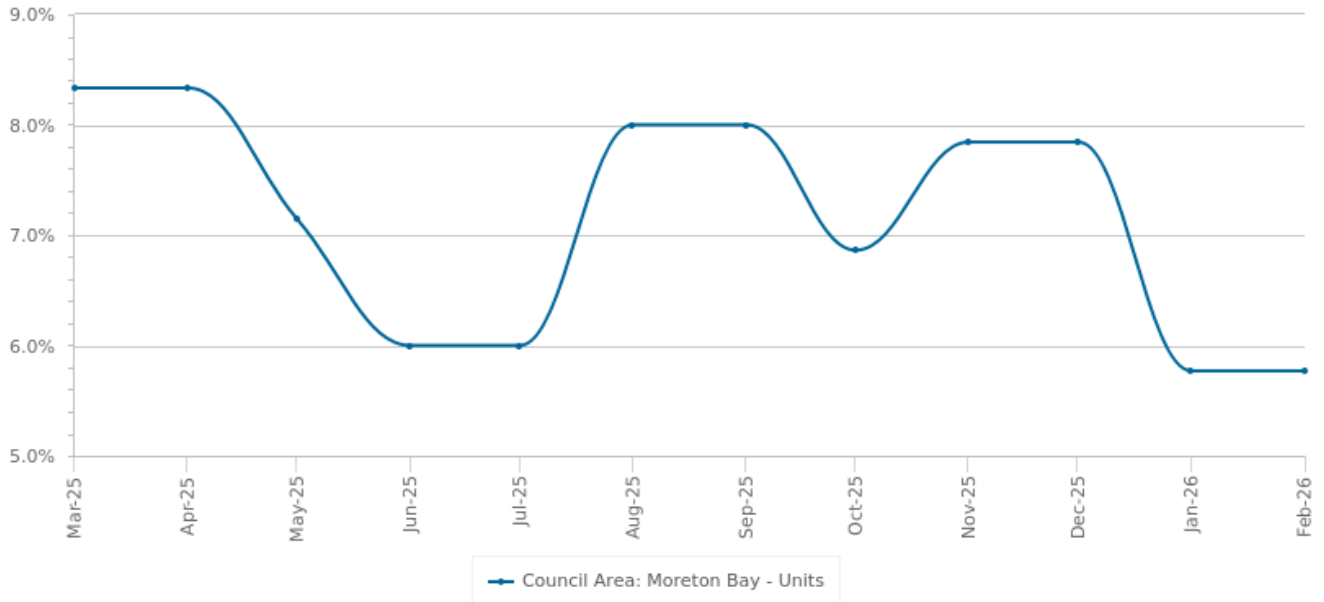


Statistics are calculated over a rolling 12 month period

### Unit: Change in Rental Rate

	Toorbul	Moreton Bay
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	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

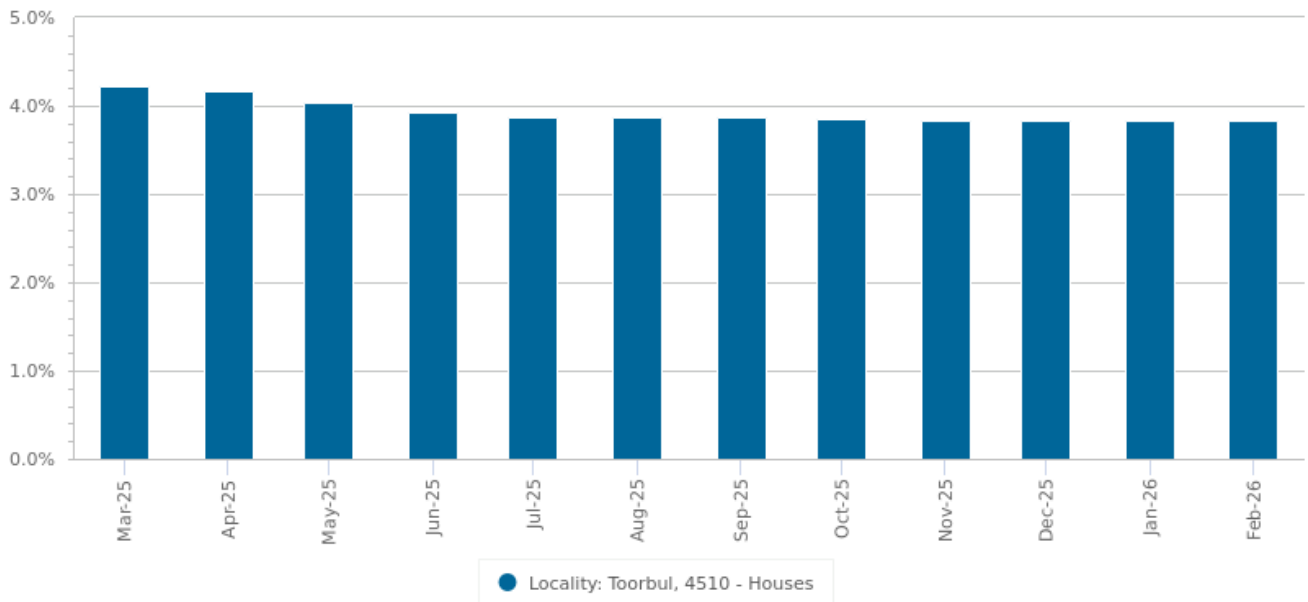
### House: Value Based Rental Yield

**3.8%**

Feb 2026

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

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

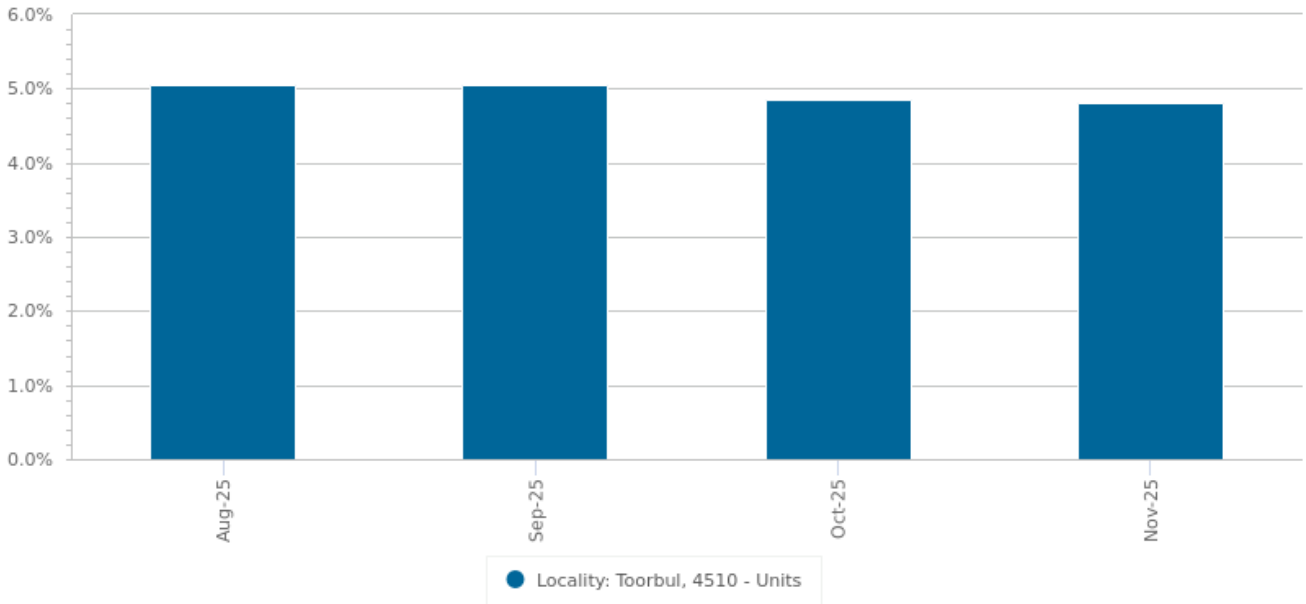
Unit: Value Based Rental Yield

4.8%

Nov 2025

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

Statistics are calculated at the end of the displayed month



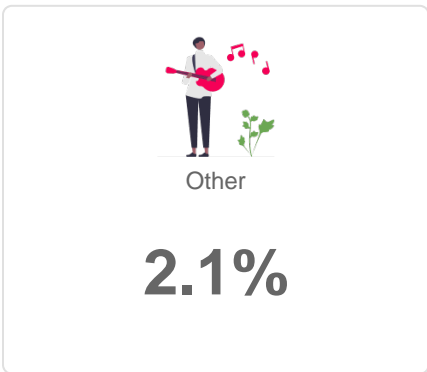
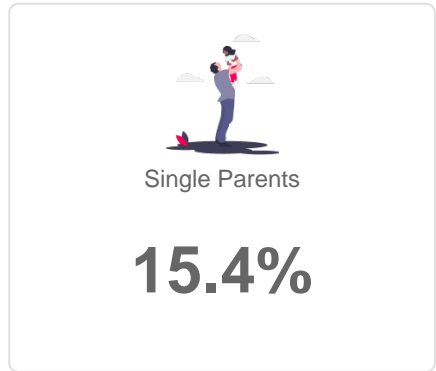
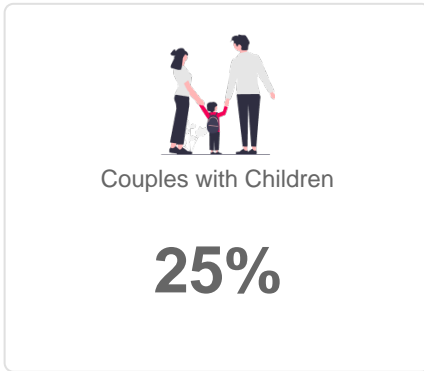
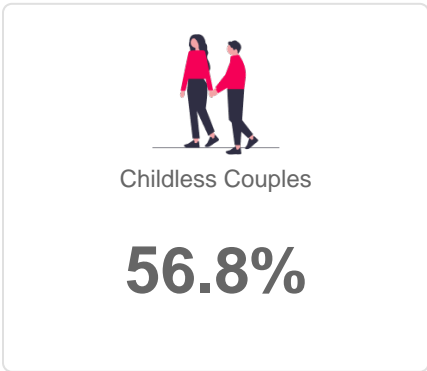
Statistics are calculated at the end of the displayed month

# 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)

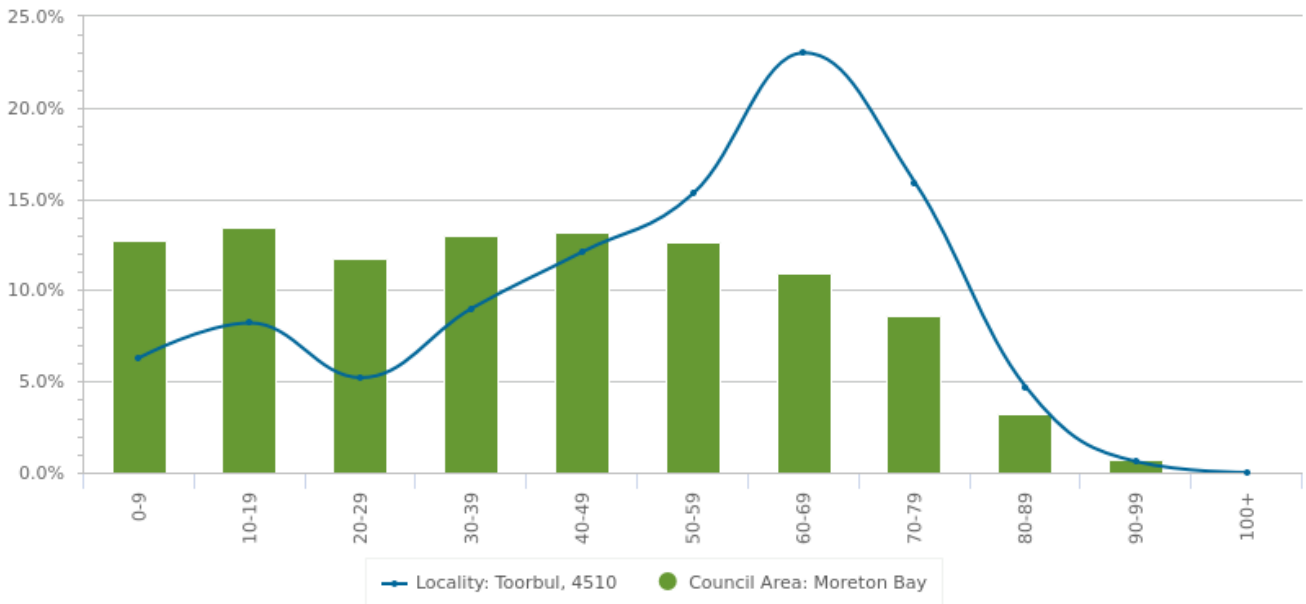


# Population Age

## 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)



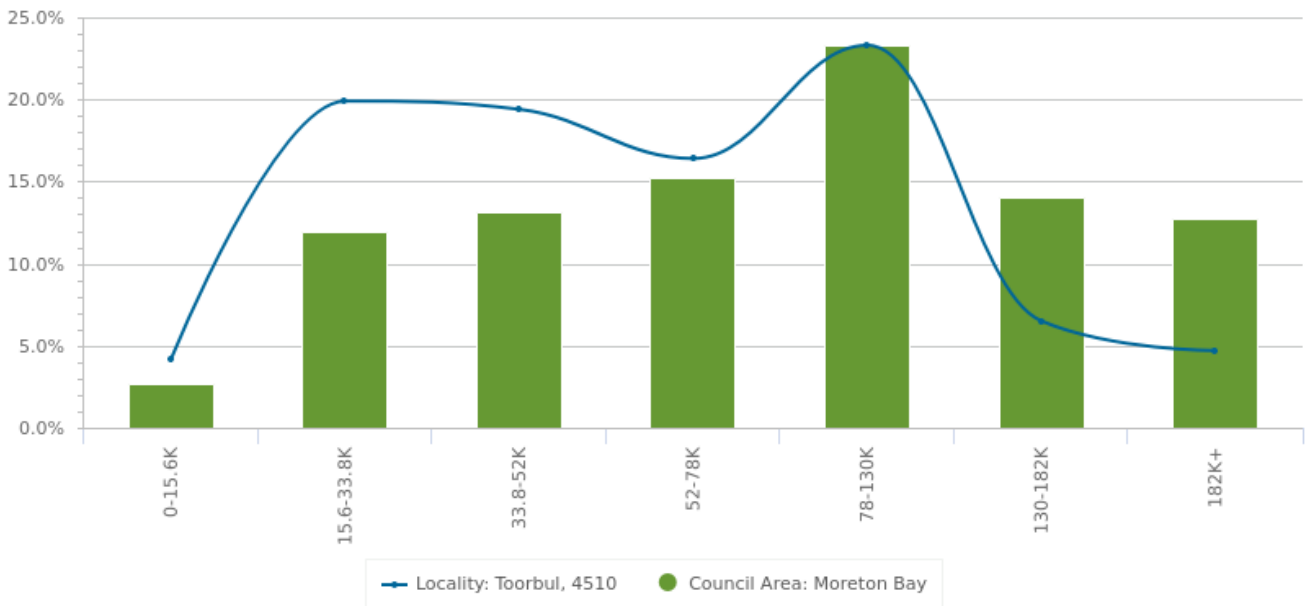
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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)



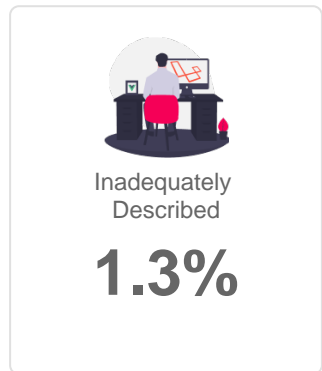
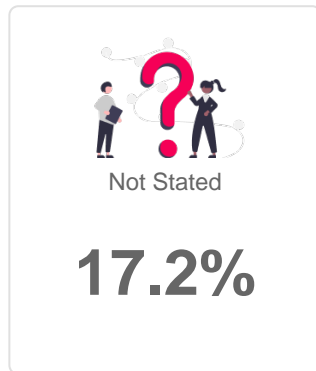
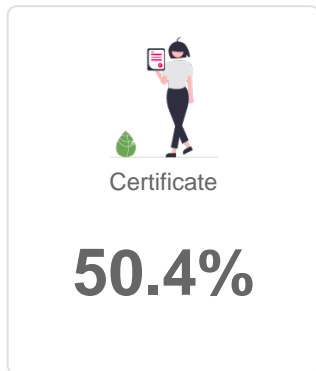
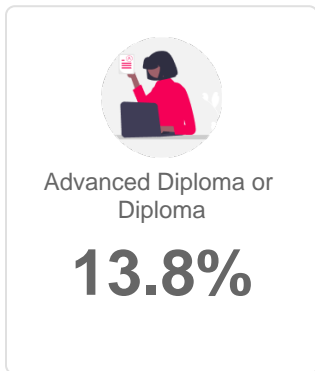
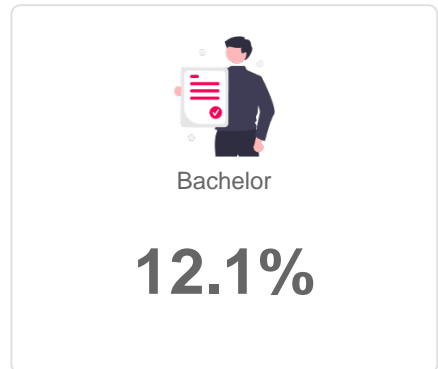
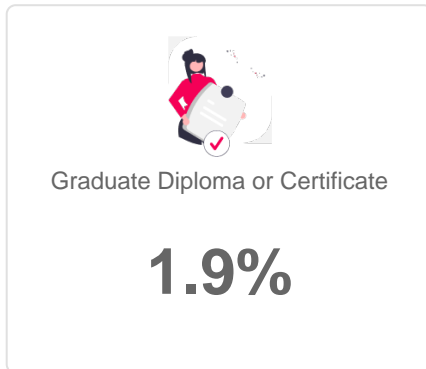
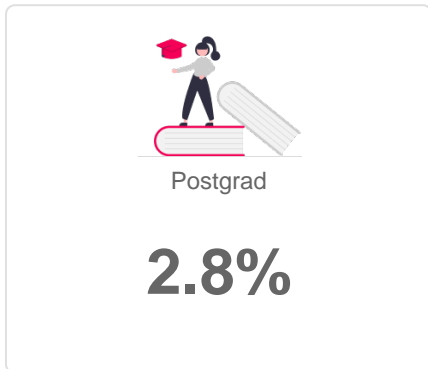
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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%**

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