

Suburb Statistics Report

Upper Caboolture QLD 4510

Prepared on 11 Nov 2025

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Area Profile

Upper Caboolture, QLD

The size of Upper Caboolture is approximately 16.1 square kilometres. It has 14 parks covering nearly 17.2% of total area. The population of Upper Caboolture in 2016 was 4214 people. By 2021 the population was 5087 showing a population growth of 20.7% in the area during that time. The predominant age group in Upper Caboolture is 10-19 years. Households in Upper Caboolture are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Upper Caboolture work in a trades occupation. In 2021, 76.70% of the homes in Upper Caboolture were owner-occupied compared with 69.30% in 2016.

	House	Unit	Land
Average Tenure Period	8.6 years	-	-
Total Dwellings	1,768	25	426
Total New Listings	74	2	-
Median Value	\$925,777	\$567,558	-
Total Properties Listed	98	2	-

Market Trends

House: Market Trends

<div>108</div> <div>Properties Sold (12 Months)</div>	<div>8.6</div> <div>Average Tenure Period (Years)</div>	<div>\$640/w</div> <div>Median Asking Rent (12 Months)</div>
<div>74</div> <div>New Sale Listings (12 Months)</div>	<div>24</div> <div>Days on Market (12 Months)</div>	<div>91</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,202,500</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>\$840,000</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>\$760,000</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>1</div> <div>Properties Sold (12 Months)</div>	<div>-</div> <div>Average Tenure Period (Years)</div>	<div>-</div> <div>Median Asking Rent (12 Months)</div>
<div>2</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>2</div> <div>Rental Rate Observations (12 Months)</div>

Land: Market Trends

13 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*	\$610,000	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

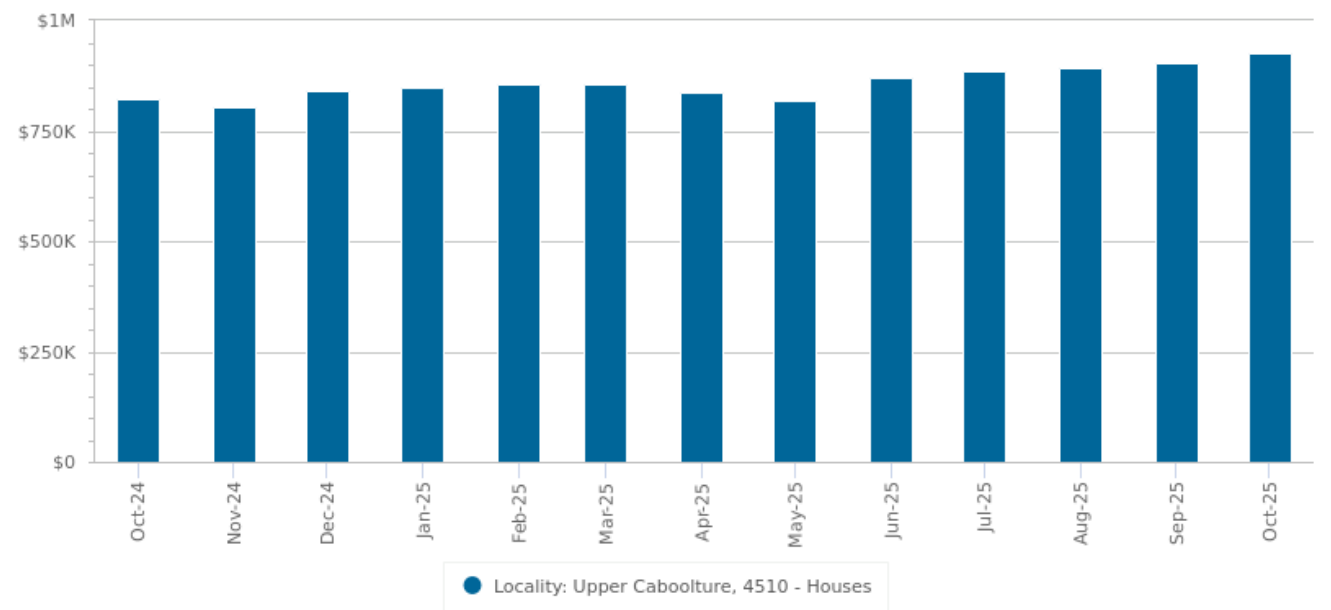
House: Recent Median Value

\$926K

Oct 2025

	Upper Caboolture
Nov 2024	\$802,484
Dec 2024	\$842,419
Jan 2025	\$849,685
Feb 2025	\$854,689
Mar 2025	\$854,986
Apr 2025	\$837,610
May 2025	\$818,918
Jun 2025	\$869,431
Jul 2025	\$884,832
Aug 2025	\$894,325
Sep 2025	\$905,430
Oct 2025	\$925,777

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

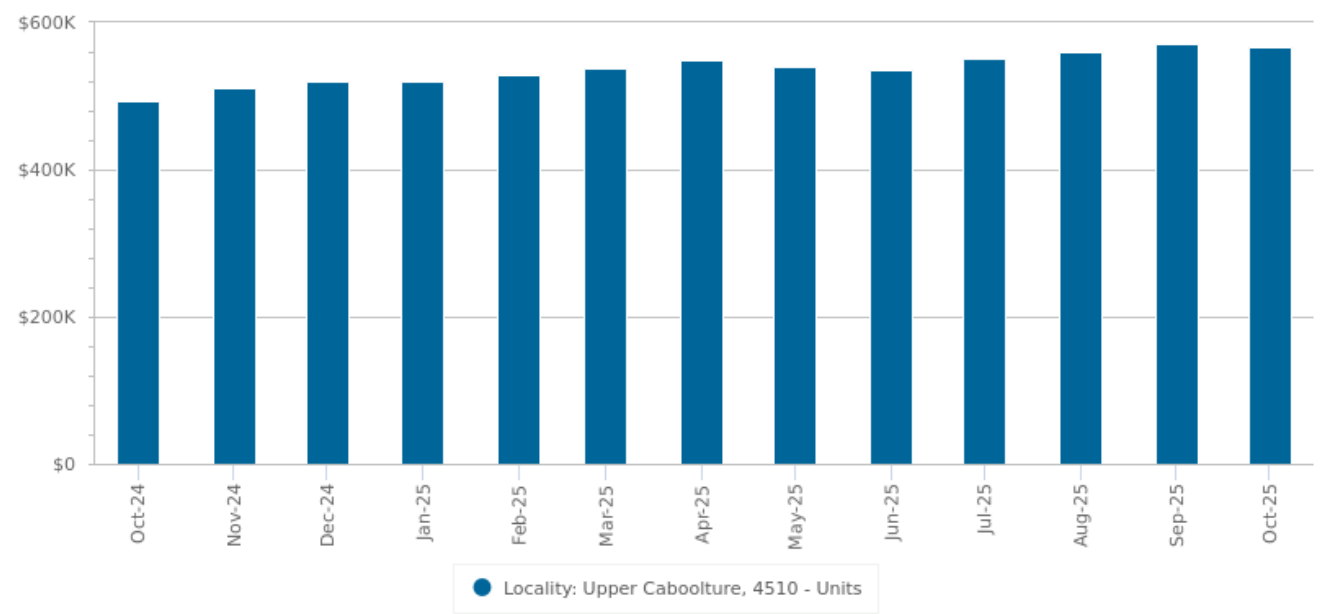
Unit: Recent Median Value

\$568K

Oct 2025

	Upper Caboolture
Nov 2024	\$510,980
Dec 2024	\$520,985
Jan 2025	\$520,162
Feb 2025	\$528,373
Mar 2025	\$536,855
Apr 2025	\$548,499
May 2025	\$539,126
Jun 2025	\$535,684
Jul 2025	\$550,248
Aug 2025	\$559,009
Sep 2025	\$570,007
Oct 2025	\$567,558

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

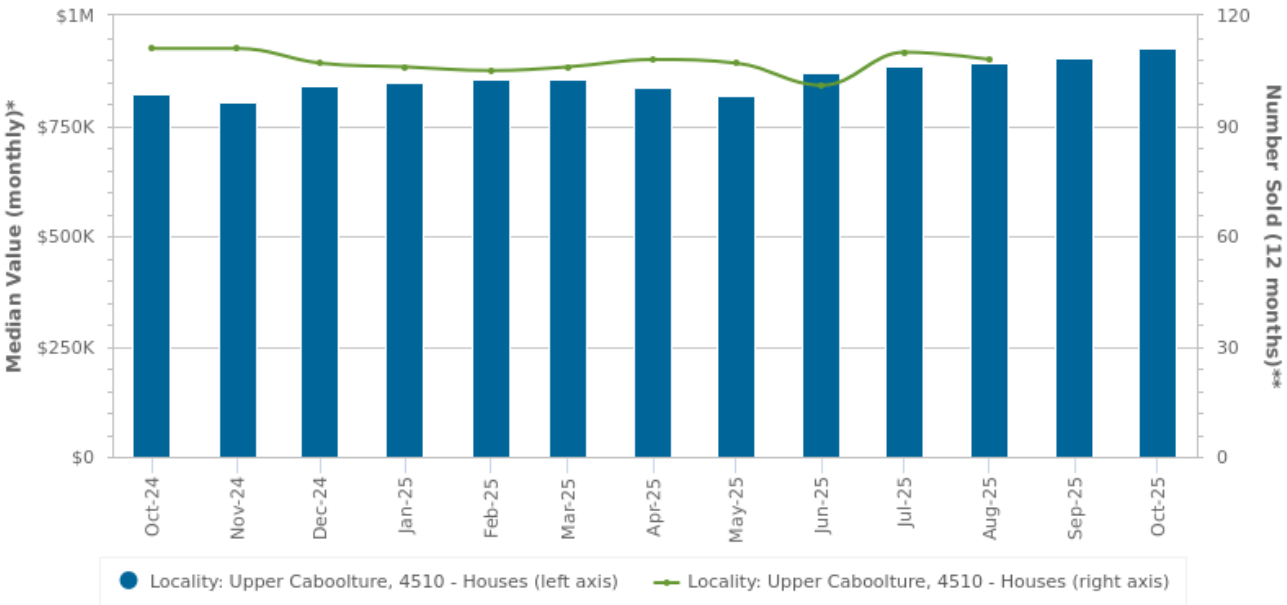
108

Aug 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	\$802,484	111
Dec 2024	\$842,419	107
Jan 2025	\$849,685	106
Feb 2025	\$854,689	105
Mar 2025	\$854,986	106
Apr 2025	\$837,610	108
May 2025	\$818,918	107
Jun 2025	\$869,431	101
Jul 2025	\$884,832	110
Aug 2025	\$894,325	108
Sep 2025	\$905,430	-
Oct 2025	\$925,777	-

Statistics are calculated over a rolling 12 month period



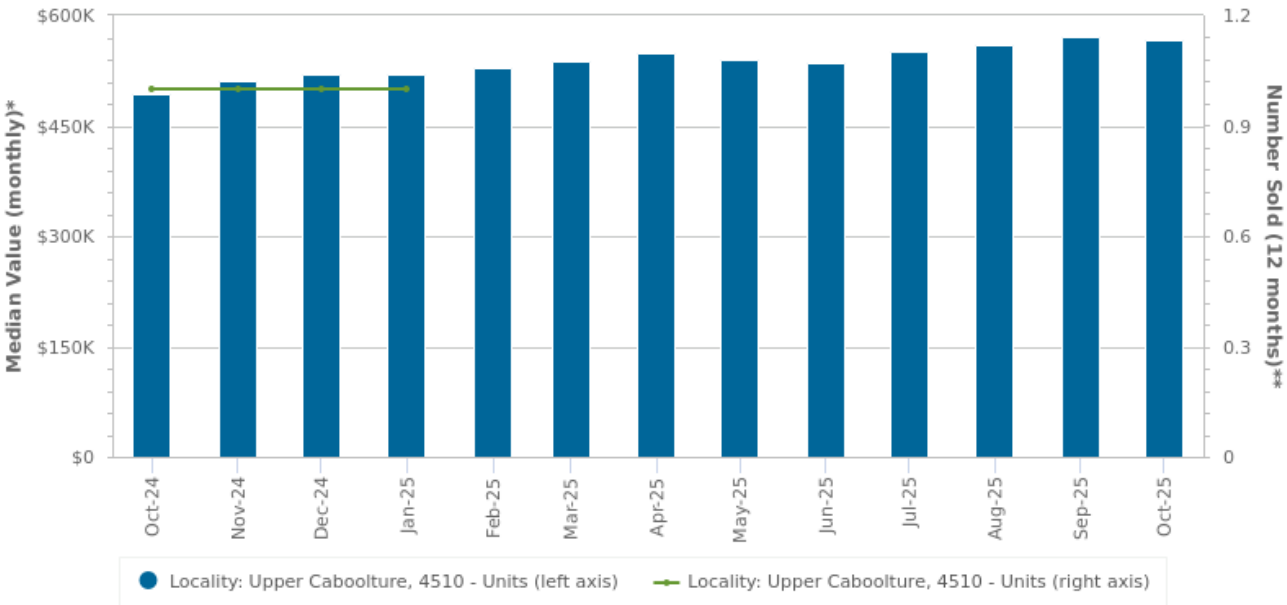
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

1
Jan 2025

	Median Value	Number Of Sold
Nov 2024	\$510,980	1
Dec 2024	\$520,985	1
Jan 2025	\$520,162	1
Feb 2025	\$528,373	-
Mar 2025	\$536,855	-
Apr 2025	\$548,499	-
May 2025	\$539,126	-
Jun 2025	\$535,684	-
Jul 2025	\$550,248	-
Aug 2025	\$559,009	-
Sep 2025	\$570,007	-
Oct 2025	\$567,558	-

Statistics are calculated over a rolling 12 month period



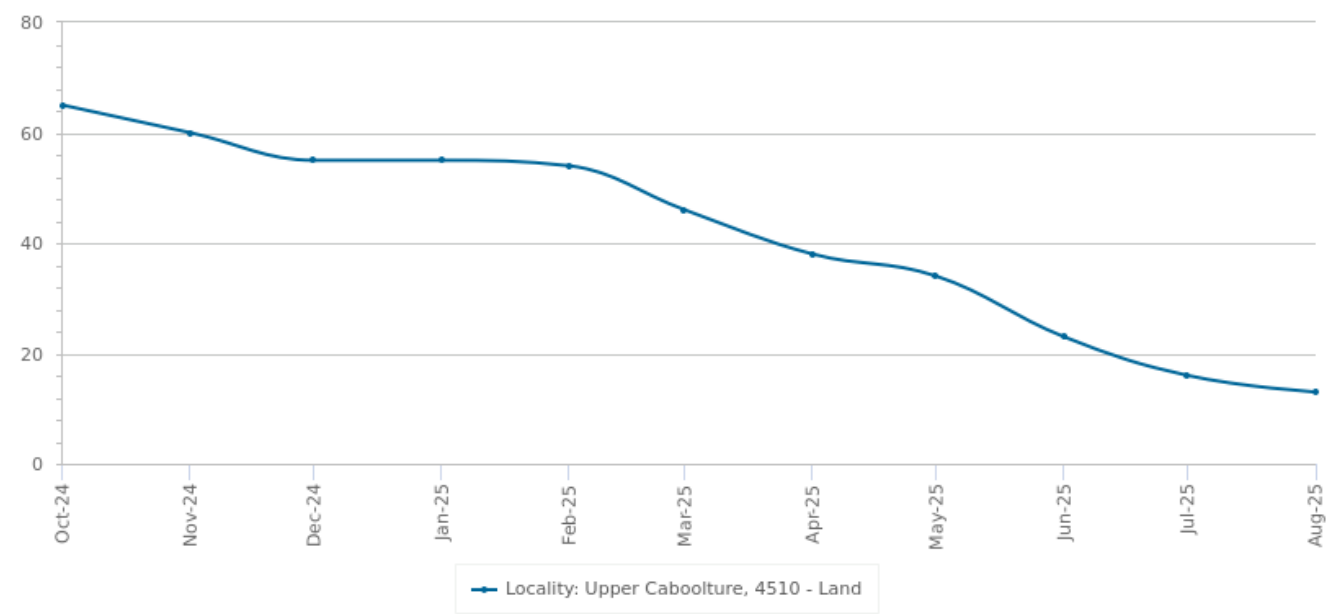
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

13
Aug 2025

	Median Value	Number Of Sold
Sep 2024	-	75
Oct 2024	-	65
Nov 2024	-	60
Dec 2024	-	55
Jan 2025	-	55
Feb 2025	-	54
Mar 2025	-	46
Apr 2025	-	38
May 2025	-	34
Jun 2025	-	23
Jul 2025	-	16
Aug 2025	-	13

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

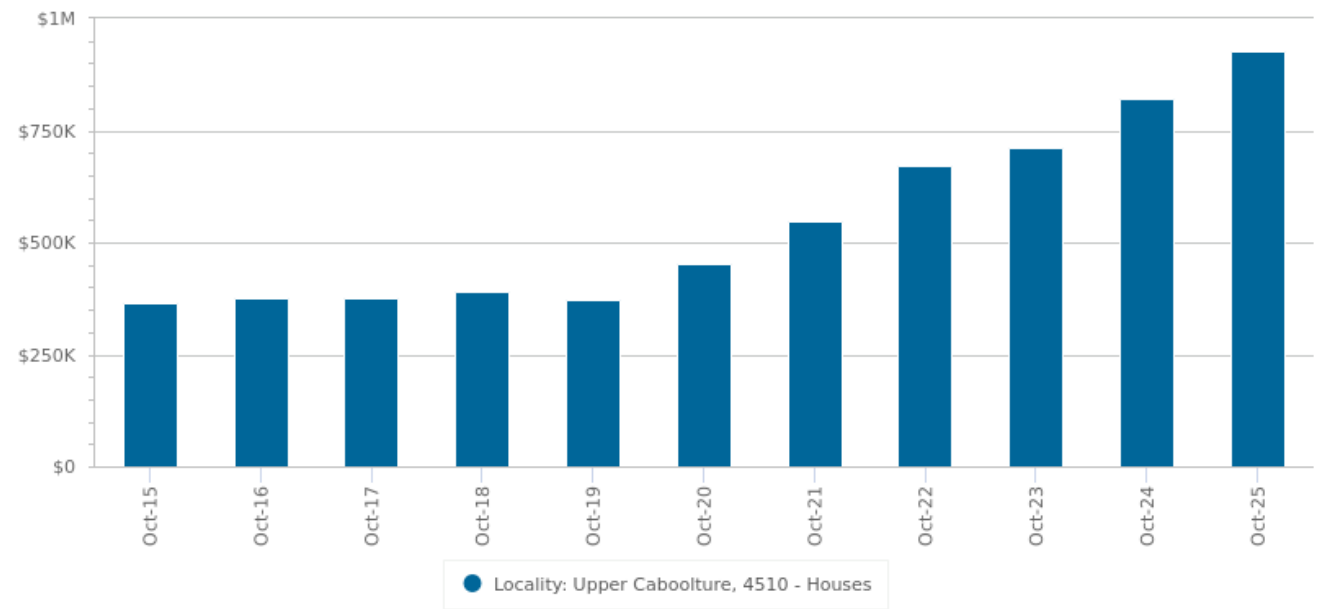
House: Median Value

\$926K

Oct 2025

	Upper Caboolture
Oct 2016	\$377,350
Oct 2017	\$376,754
Oct 2018	\$391,769
Oct 2019	\$372,308
Oct 2020	\$454,122
Oct 2021	\$546,091
Oct 2022	\$670,435
Oct 2023	\$710,478
Oct 2024	\$822,623
Oct 2025	\$925,777

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

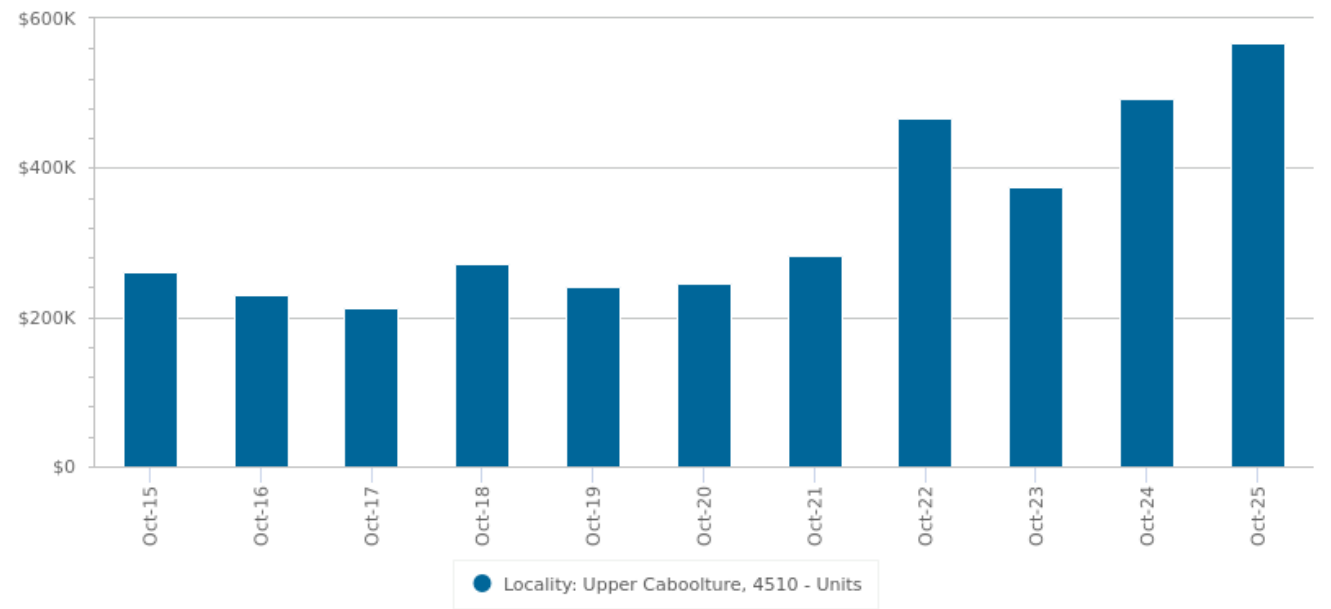
Unit: Median Value

\$568K

Oct 2025

	Upper Caboolture
Oct 2016	\$230,684
Oct 2017	\$213,392
Oct 2018	\$270,723
Oct 2019	\$240,040
Oct 2020	\$244,475
Oct 2021	\$282,524
Oct 2022	\$466,948
Oct 2023	\$373,491
Oct 2024	\$493,709
Oct 2025	\$567,558

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

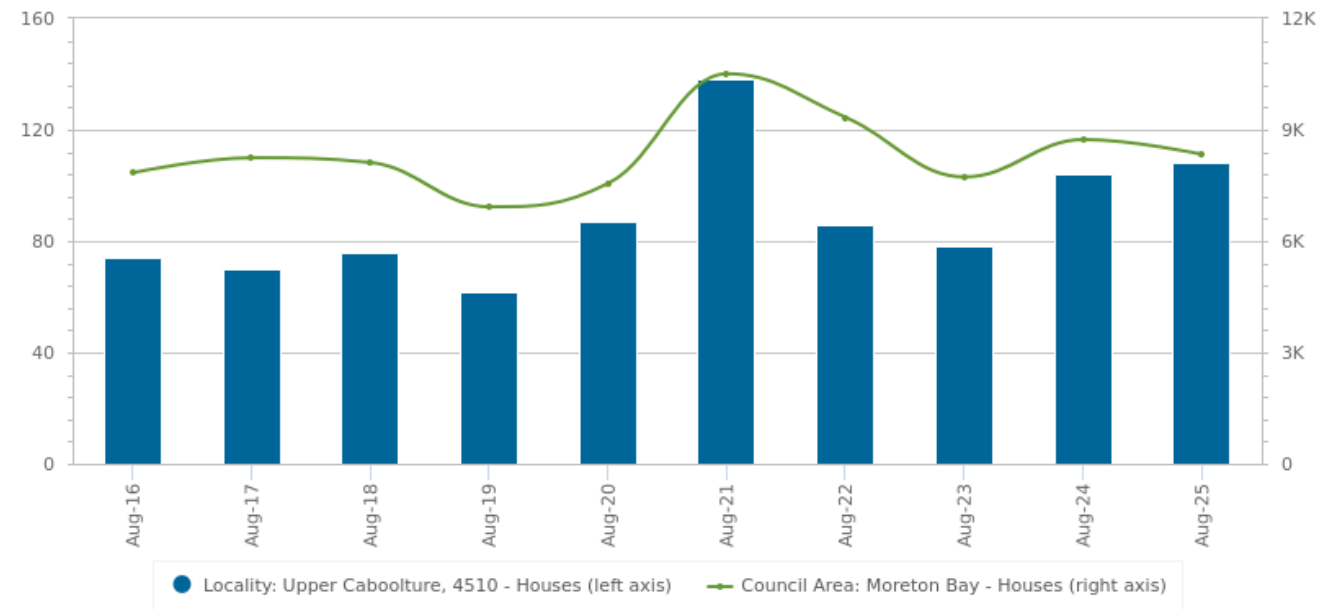
House: Sales Per Annum

108

Aug 2025

	Upper Caboolture	Moreton Bay
Aug 2016	74	7845
Aug 2017	70	8246
Aug 2018	76	8116
Aug 2019	62	6922
Aug 2020	87	7561
Aug 2021	138	10508
Aug 2022	86	9329
Aug 2023	78	7728
Aug 2024	104	8737
Aug 2025	108	8335

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

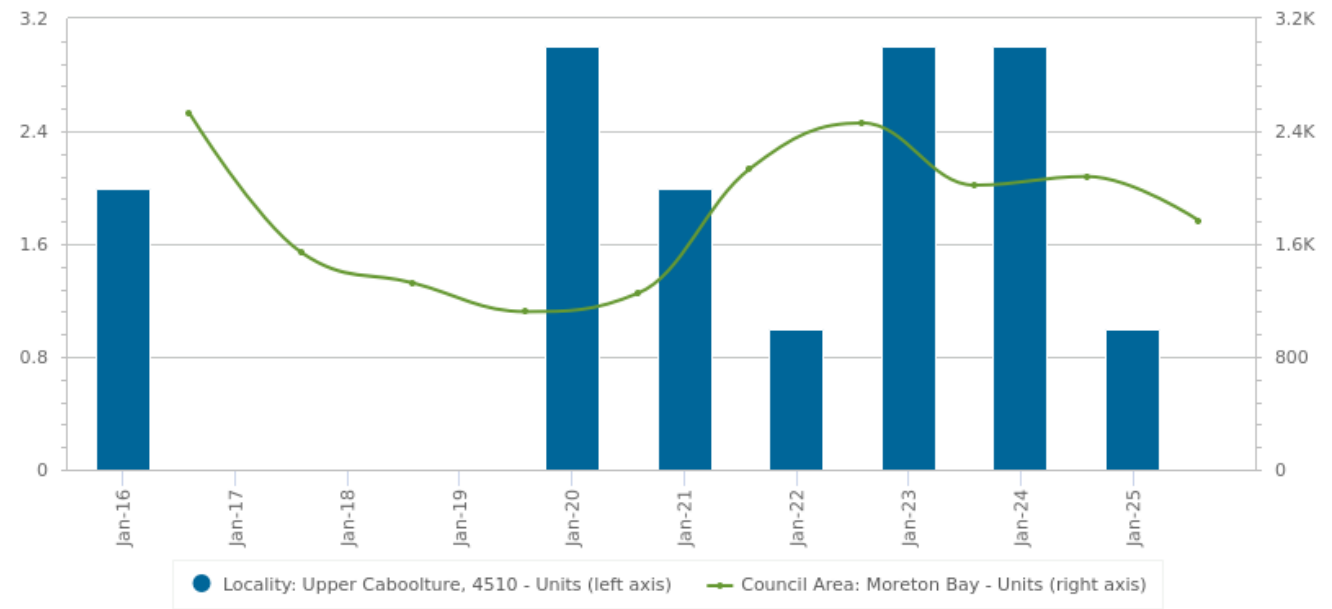
Unit: Sales Per Annum

1

Jan 2025

	Upper Caboolture	Moreton Bay
Aug 2016	2	2530
Aug 2017	0	1540
Aug 2018	0	1323
Aug 2019	0	1120
Aug 2020	3	1251
Aug 2021	2	2136
Aug 2022	1	2458
Aug 2023	3	2017
Aug 2024	3	2079
Aug 2025	1	1765

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

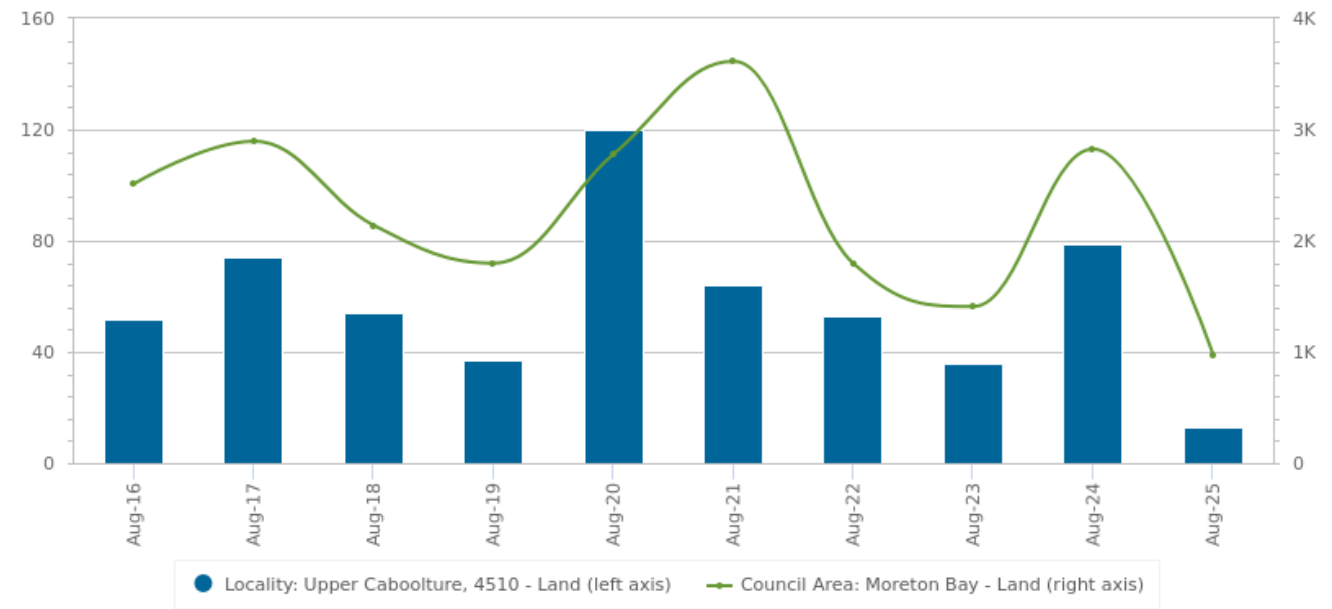
Land: Sales Per Annum

13

Aug 2025

	Upper Caboolture	Moreton Bay
Aug 2016	52	2513
Aug 2017	74	2895
Aug 2018	54	2138
Aug 2019	37	1798
Aug 2020	120	2781
Aug 2021	64	3614
Aug 2022	53	1795
Aug 2023	36	1408
Aug 2024	79	2825
Aug 2025	13	975

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

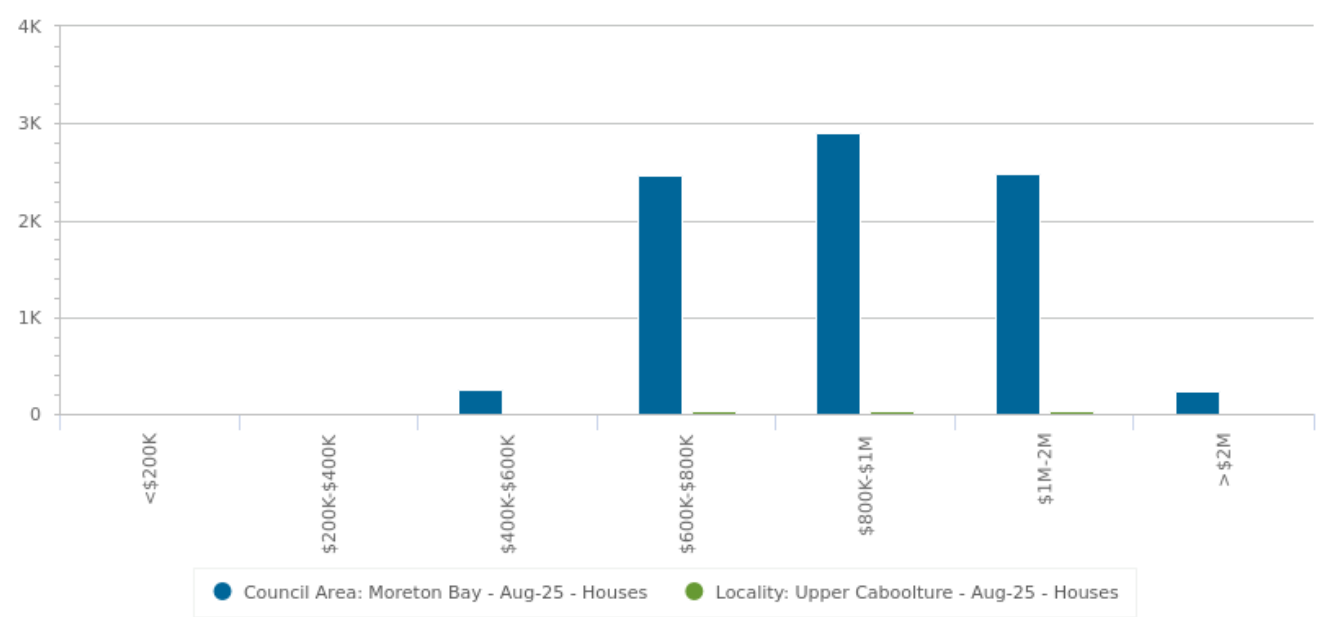
House: Sales By Price

\$103.57M

Aug 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	3
\$200K-\$400K	-	4
\$400K-\$600K	3	249
\$600K-\$800K	37	2,458
\$800K-\$1M	28	2,908
\$1M-\$2M	40	2,485
>\$2M	-	228

Statistics are calculated over a rolling 12 month period



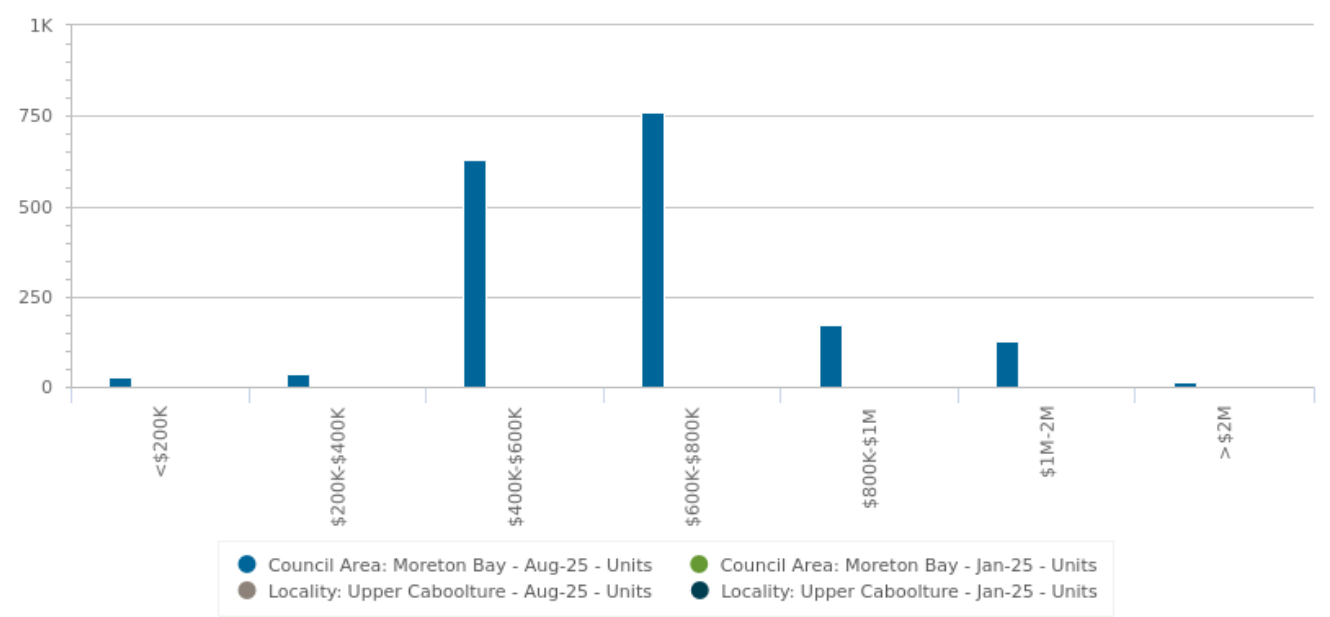
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$750K
Jan 2025

	Upper Caboolture	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

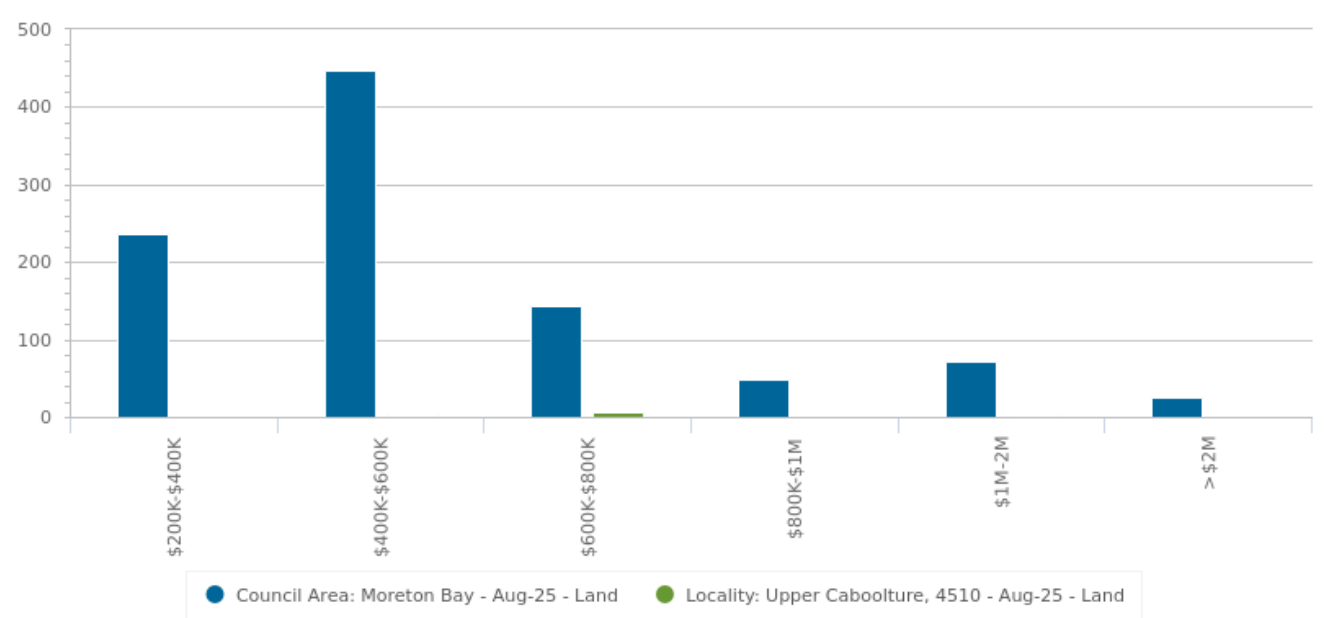


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Upper Caboolture	Moreton Bay
\$200K-\$400K	1	236
\$400K-\$600K	3	448
\$600K-\$800K	7	143
\$800K-\$1M	-	49
\$1M-\$2M	2	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

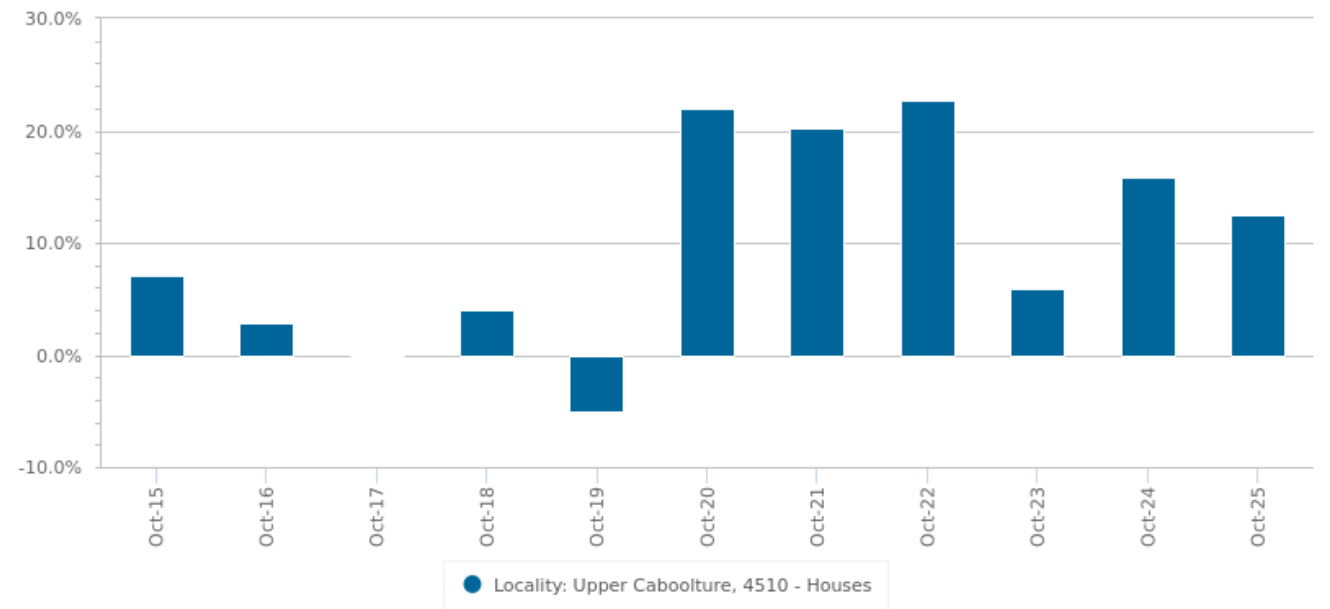
House: Change In Median Value

12.5%

Oct 2025

	Upper Caboolture
Oct 2016	2.9%
Oct 2017	-0.2%
Oct 2018	4.0%
Oct 2019	-5.0%
Oct 2020	22.0%
Oct 2021	20.3%
Oct 2022	22.8%
Oct 2023	6.0%
Oct 2024	15.8%
Oct 2025	12.5%

Statistics are calculated at the end of the displayed month



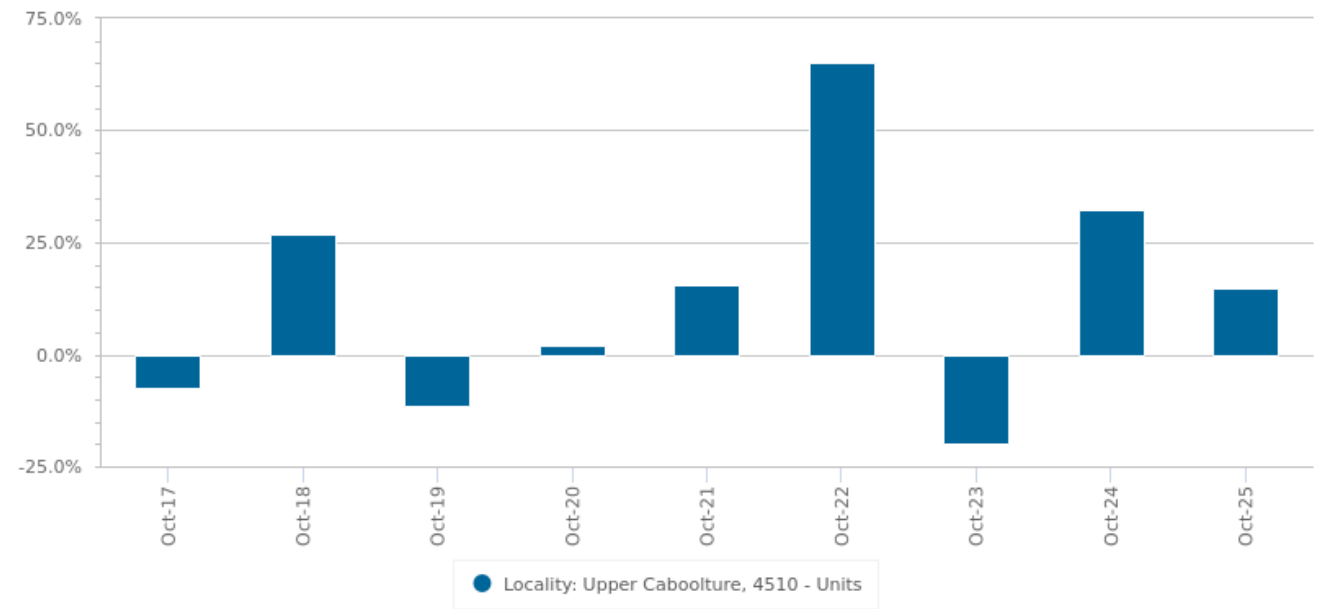
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

15.0%
Oct 2025

	Upper Caboolture
Oct 2016	-
Oct 2017	-7.5%
Oct 2018	26.9%
Oct 2019	-11.3%
Oct 2020	1.8%
Oct 2021	15.6%
Oct 2022	65.3%
Oct 2023	-20.0%
Oct 2024	32.2%
Oct 2025	15.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

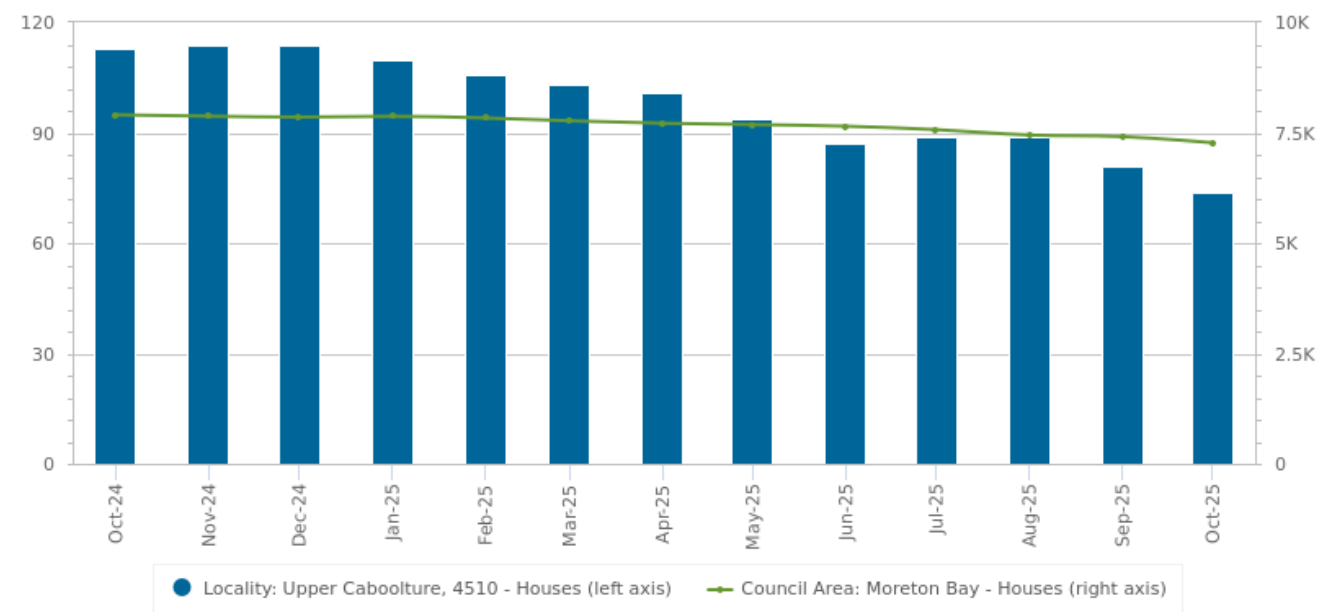
For Sale Statistics

House: Number of New Listing

74
Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	114	7,875
Dec 2024	114	7,855
Jan 2025	110	7,872
Feb 2025	106	7,834
Mar 2025	103	7,770
Apr 2025	101	7,714
May 2025	94	7,685
Jun 2025	87	7,647
Jul 2025	89	7,569
Aug 2025	89	7,448
Sep 2025	81	7,411
Oct 2025	74	7,272

Statistics are calculated over a rolling 12 month period



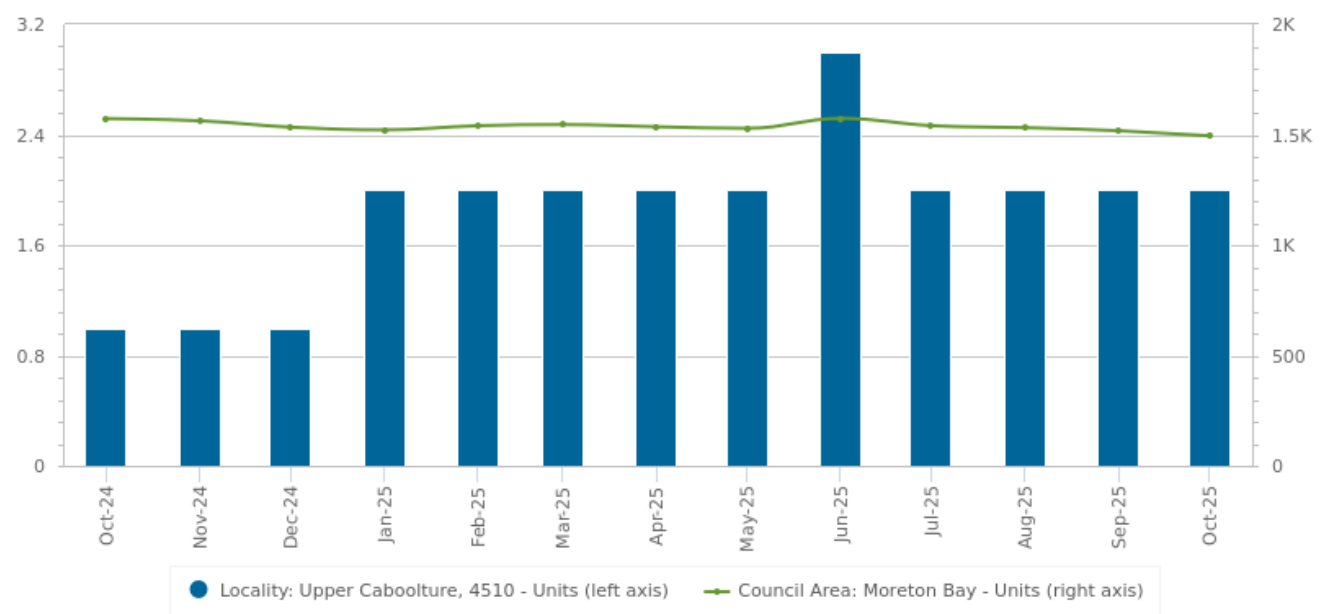
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

2
Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	1	1,563
Dec 2024	1	1,534
Jan 2025	2	1,522
Feb 2025	2	1,541
Mar 2025	2	1,546
Apr 2025	2	1,536
May 2025	2	1,529
Jun 2025	3	1,574
Jul 2025	2	1,541
Aug 2025	2	1,532
Sep 2025	2	1,518
Oct 2025	2	1,495

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

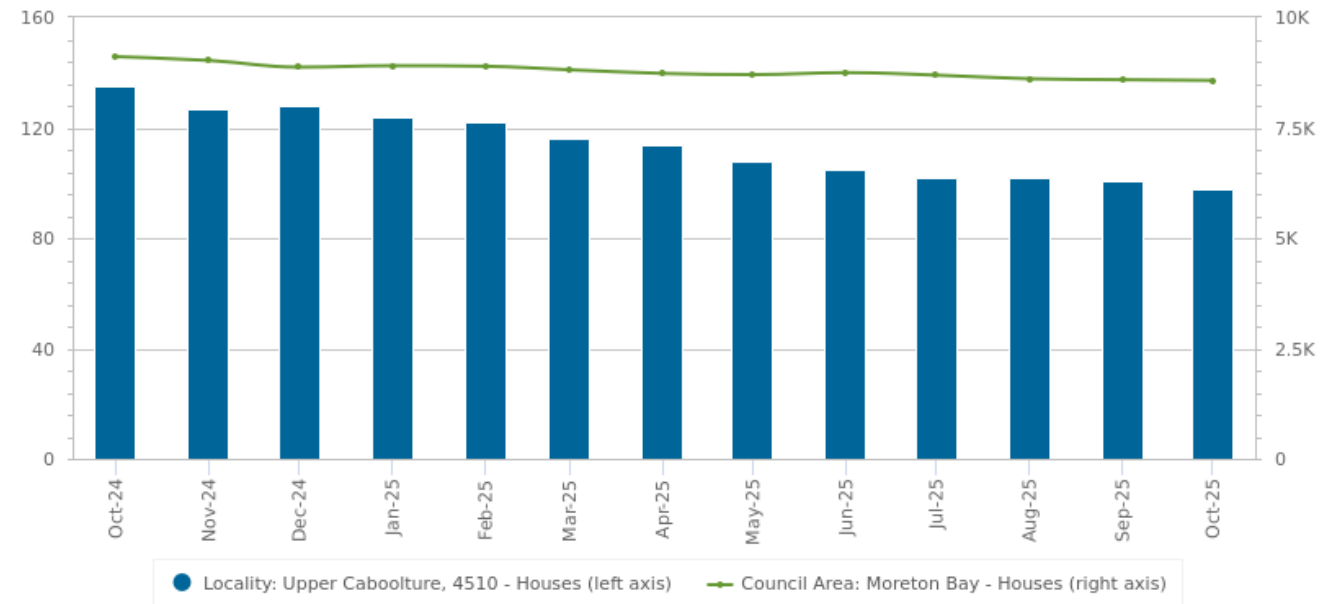
House: Total Properties Listed

98

Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	127	9,023
Dec 2024	128	8,872
Jan 2025	124	8,905
Feb 2025	122	8,892
Mar 2025	116	8,812
Apr 2025	114	8,730
May 2025	108	8,703
Jun 2025	105	8,748
Jul 2025	102	8,691
Aug 2025	102	8,609
Sep 2025	101	8,588
Oct 2025	98	8,571

Statistics are calculated over a rolling 12 month period



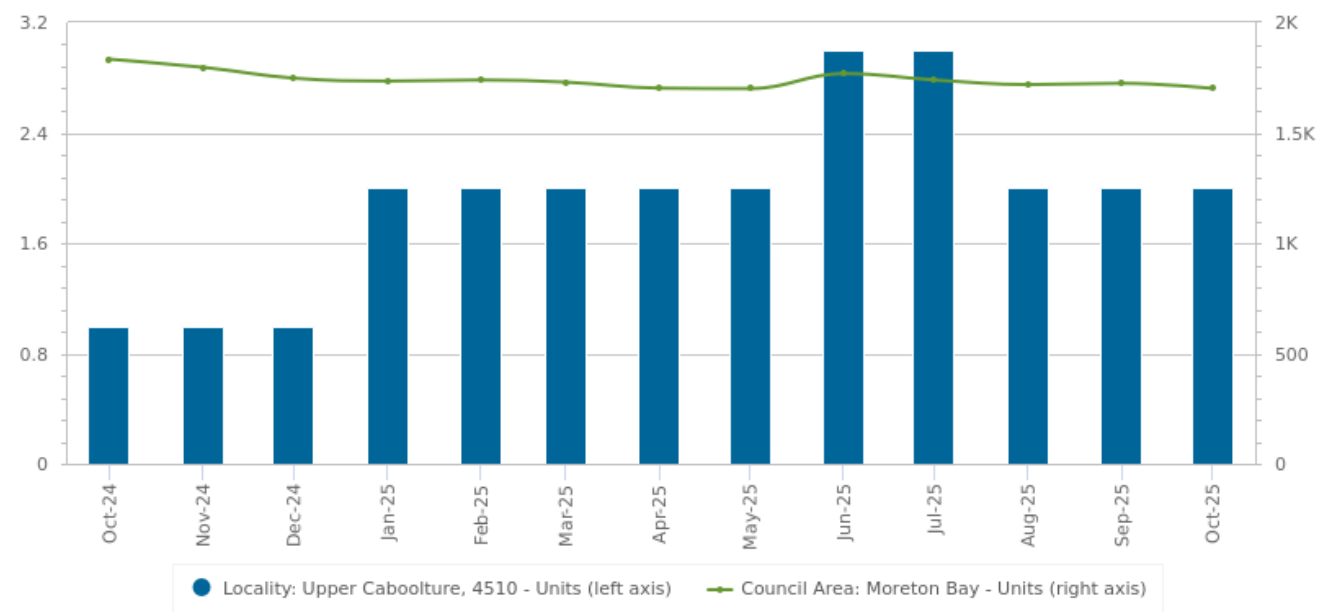
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

2
Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	1	1,796
Dec 2024	1	1,747
Jan 2025	2	1,734
Feb 2025	2	1,739
Mar 2025	2	1,729
Apr 2025	2	1,702
May 2025	2	1,700
Jun 2025	3	1,768
Jul 2025	3	1,739
Aug 2025	2	1,718
Sep 2025	2	1,724
Oct 2025	2	1,701

Statistics are calculated over a rolling 12 month period



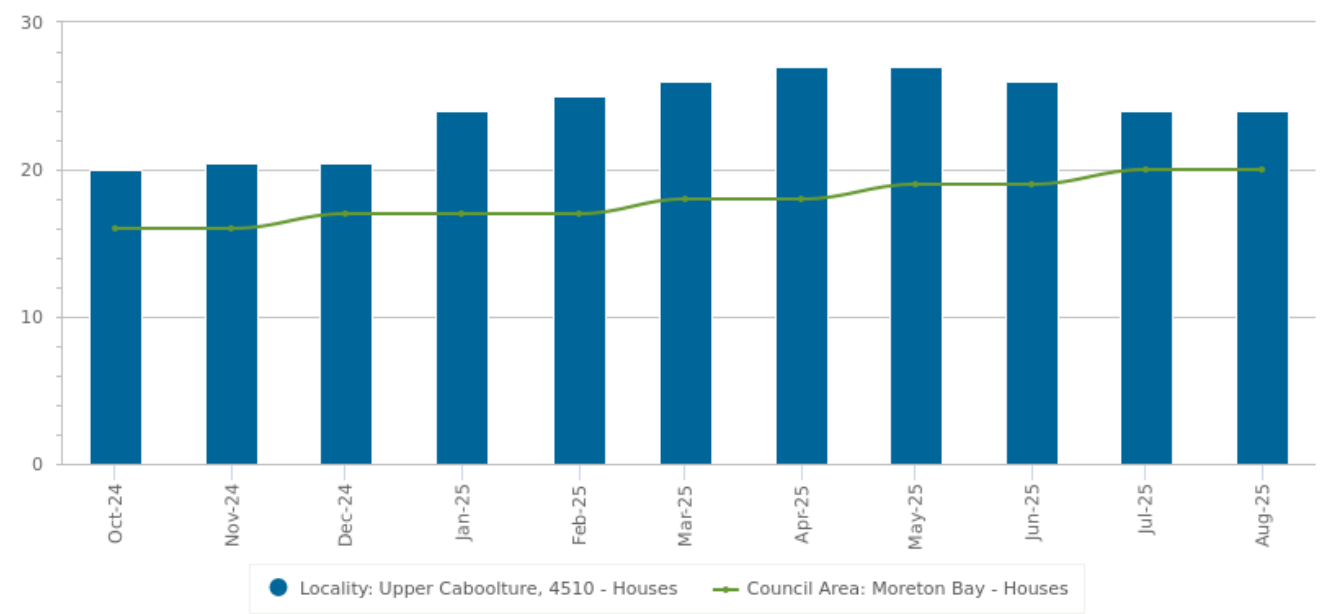
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

24
Aug 2025

	Upper Caboolture	Moreton Bay
Sep 2024	16.5	16
Oct 2024	20	16
Nov 2024	20.5	16
Dec 2024	20.5	17
Jan 2025	24	17
Feb 2025	25	17
Mar 2025	26	18
Apr 2025	27	18
May 2025	27	19
Jun 2025	26	19
Jul 2025	24	20
Aug 2025	24	20

Statistics are calculated over a rolling 12 month period

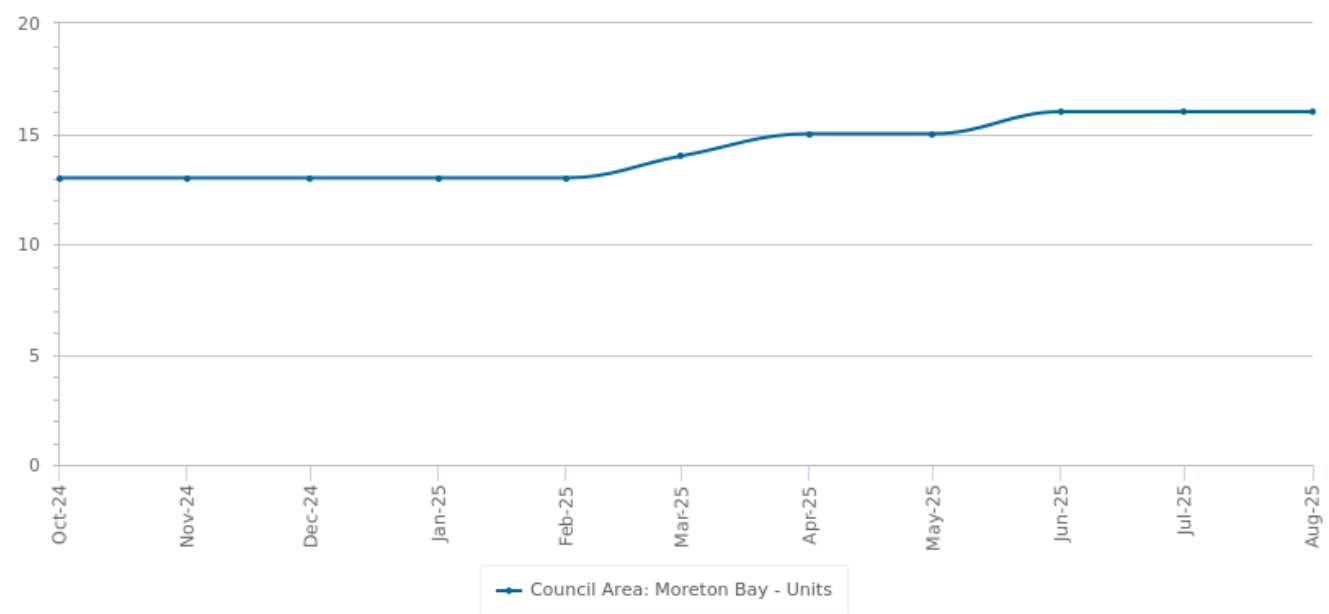


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Upper Caboolture	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

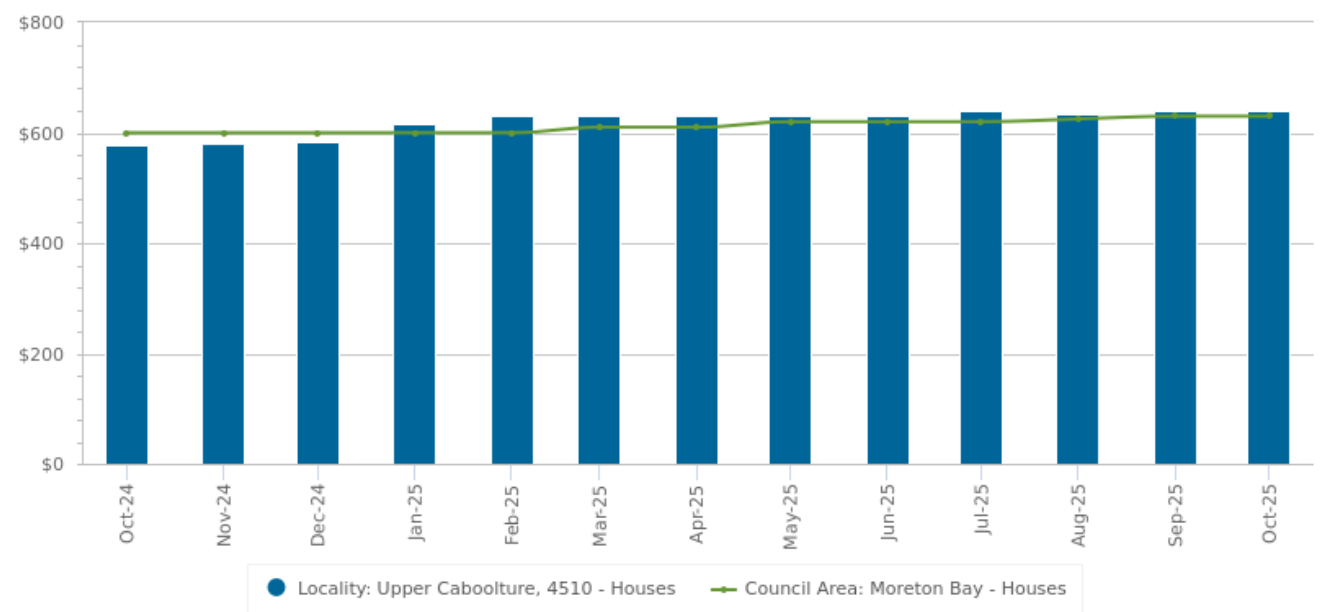
House: Median Rent

\$640/w

Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	\$580/w	\$600/w
Dec 2024	\$585/w	\$600/w
Jan 2025	\$615/w	\$600/w
Feb 2025	\$630/w	\$600/w
Mar 2025	\$630/w	\$610/w
Apr 2025	\$630/w	\$610/w
May 2025	\$630/w	\$620/w
Jun 2025	\$630/w	\$620/w
Jul 2025	\$640/w	\$620/w
Aug 2025	\$635/w	\$625/w
Sep 2025	\$640/w	\$630/w
Oct 2025	\$640/w	\$630/w

Statistics are calculated over a rolling 12 month period

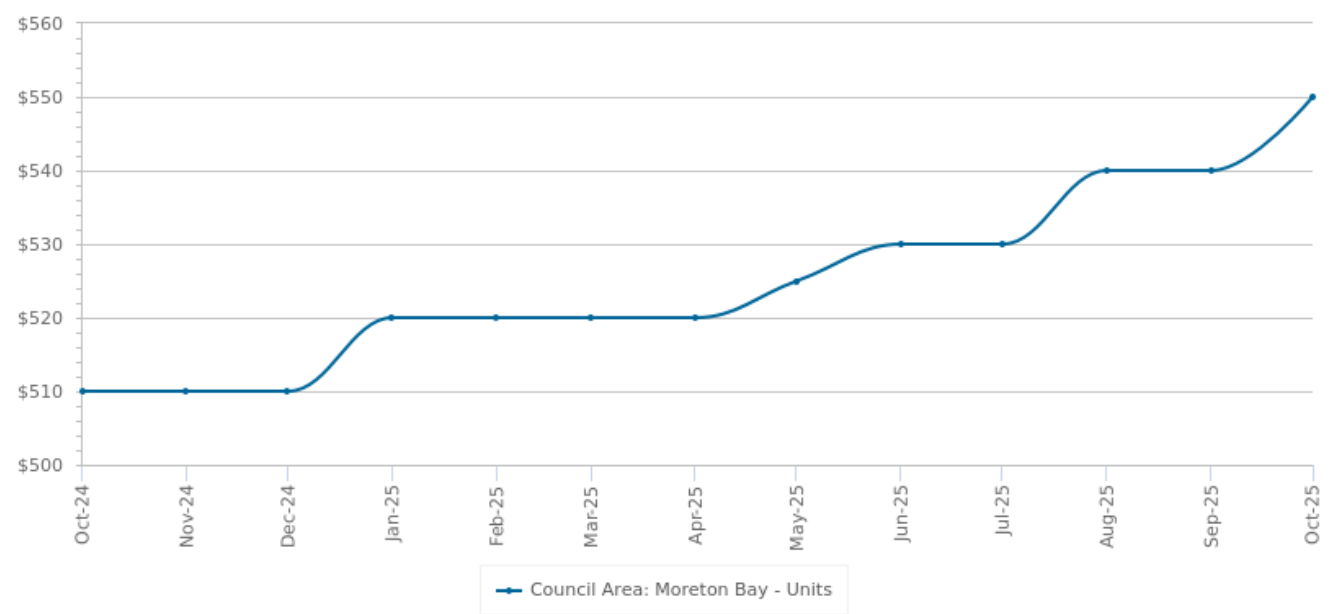


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Upper Caboolture	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

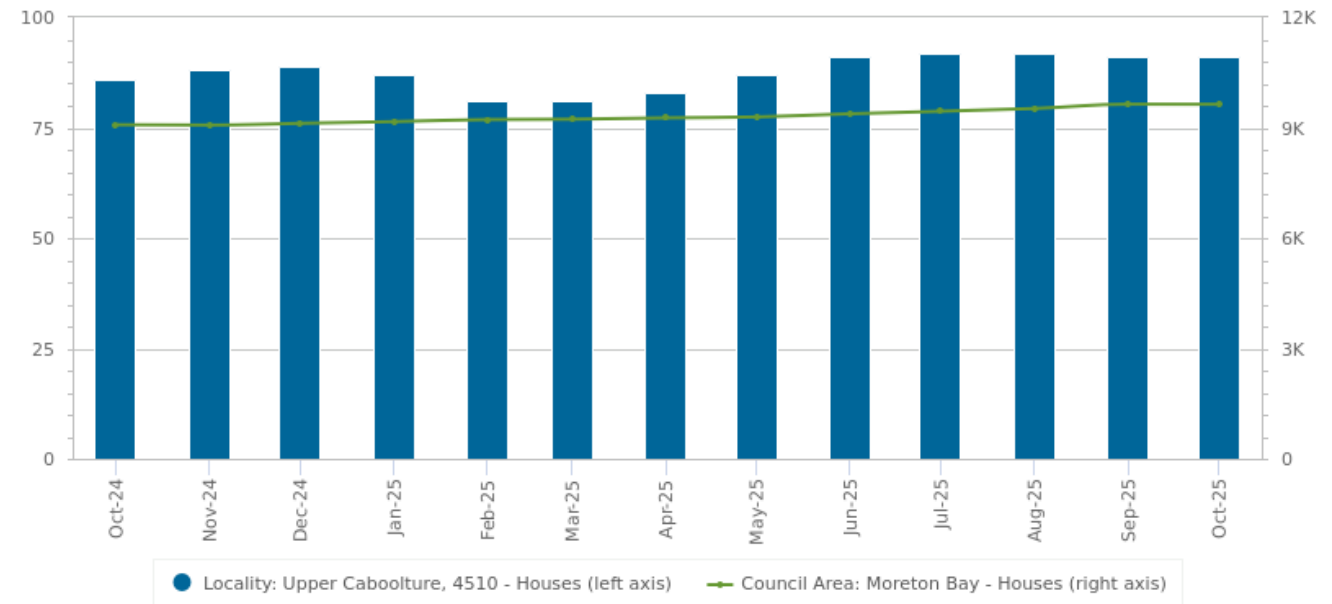
House: Rental Rate Observations

91

Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	88	9,072
Dec 2024	89	9,120
Jan 2025	87	9,167
Feb 2025	81	9,222
Mar 2025	81	9,231
Apr 2025	83	9,268
May 2025	87	9,294
Jun 2025	91	9,380
Jul 2025	92	9,447
Aug 2025	92	9,523
Sep 2025	91	9,639
Oct 2025	91	9,636

Statistics are calculated over a rolling 12 month period



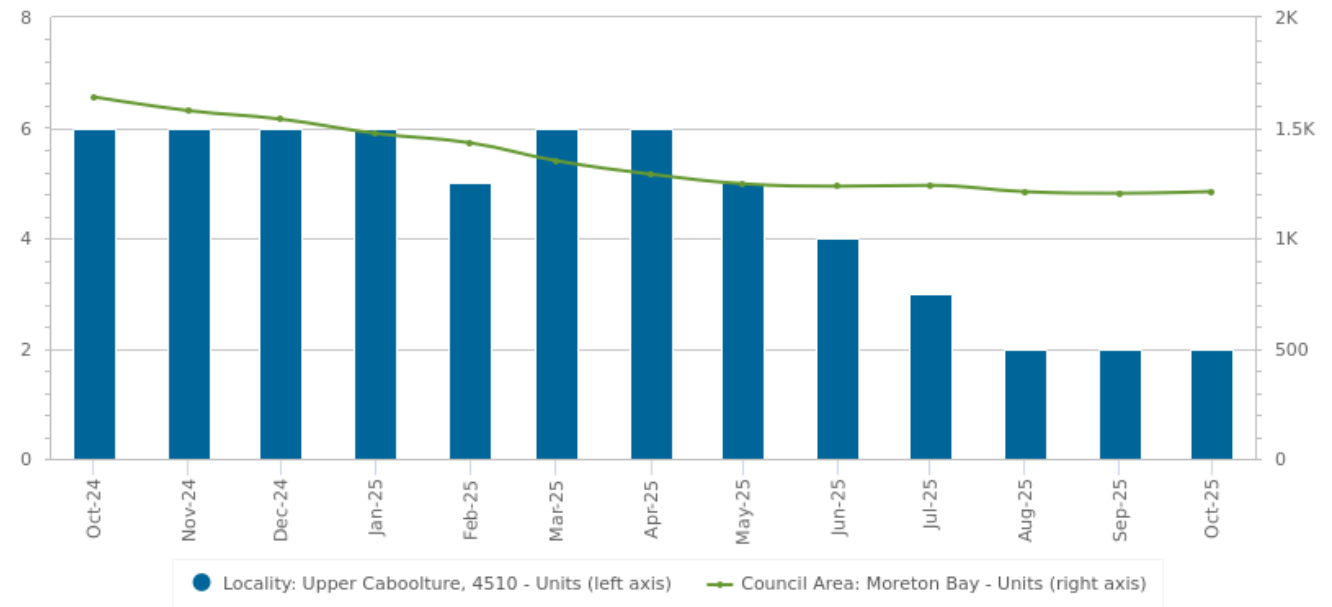
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

2
Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	6	1,577
Dec 2024	6	1,539
Jan 2025	6	1,474
Feb 2025	5	1,431
Mar 2025	6	1,350
Apr 2025	6	1,289
May 2025	5	1,246
Jun 2025	4	1,235
Jul 2025	3	1,239
Aug 2025	2	1,210
Sep 2025	2	1,203
Oct 2025	2	1,211

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

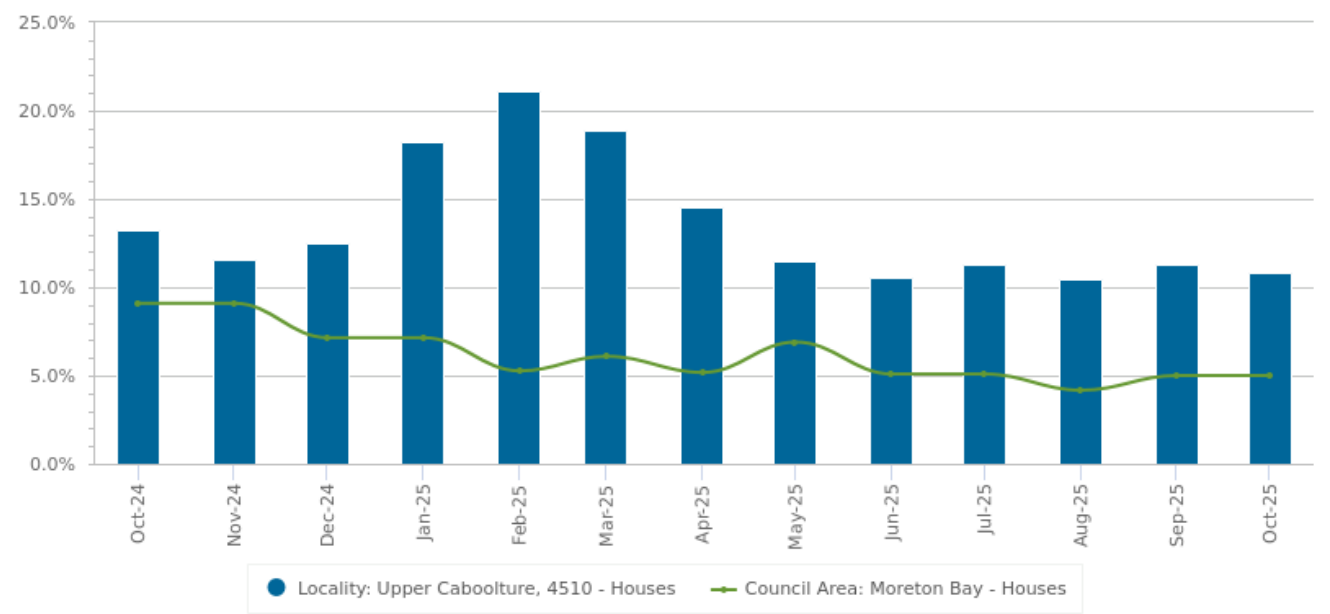
House: Change in Rental Rate

10.8%

Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	11.5%	9.1%
Dec 2024	12.5%	7.1%
Jan 2025	18.3%	7.1%
Feb 2025	21.2%	5.3%
Mar 2025	18.9%	6.1%
Apr 2025	14.5%	5.2%
May 2025	11.5%	6.9%
Jun 2025	10.5%	5.1%
Jul 2025	11.3%	5.1%
Aug 2025	10.4%	4.2%
Sep 2025	11.3%	5.0%
Oct 2025	10.8%	5.0%

Statistics are calculated over a rolling 12 month period

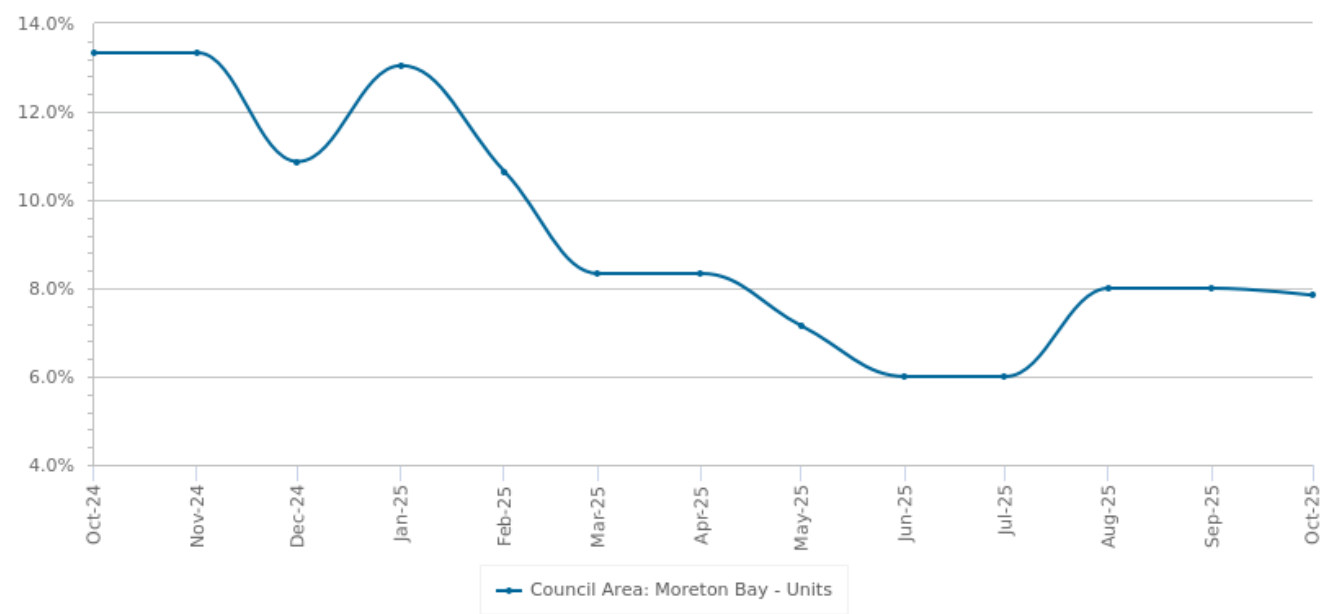


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Upper Caboolture	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



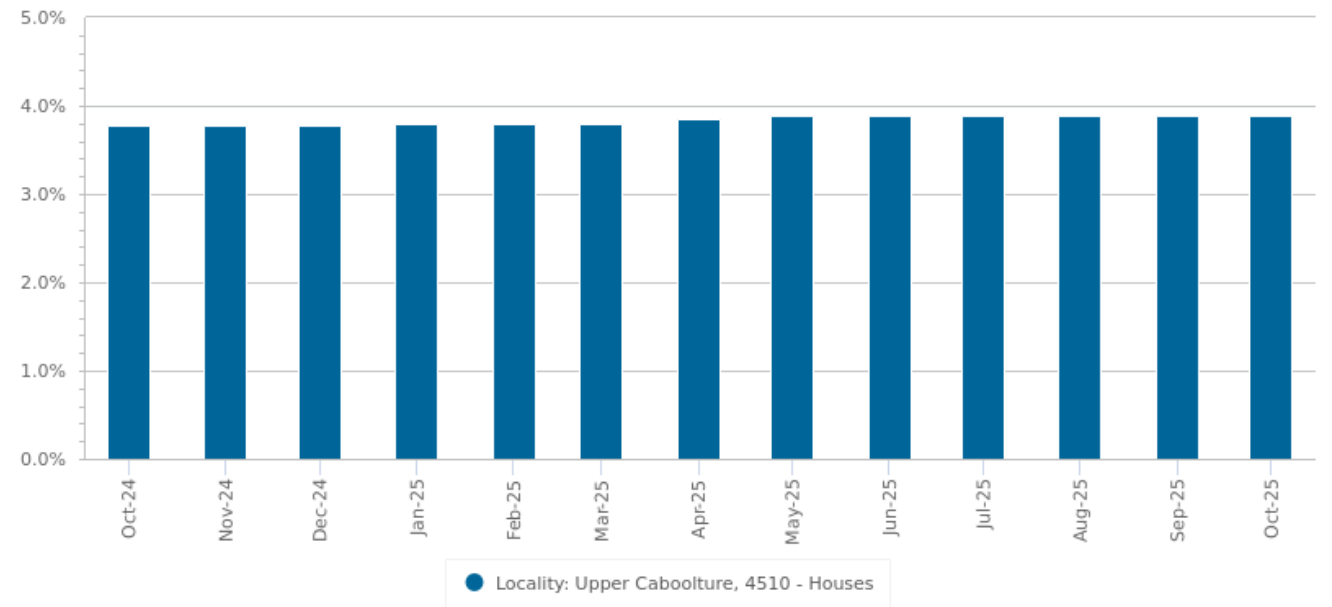
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%
Oct 2025

	Upper Caboolture
Nov 2024	3.8%
Dec 2024	3.8%
Jan 2025	3.8%
Feb 2025	3.8%
Mar 2025	3.8%
Apr 2025	3.9%
May 2025	3.9%
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

Household Structure

Household Structure

	Upper Caboolture	Moreton Bay
Childless Couples	36.7%	38.7%
Couples with Children	45.6%	42%
Single Parents	17.2%	17.9%
Other	1%	1.3%

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



Childless Couples

36.7%



Couples with Children

45.6%



Single Parents

17.2%



Other

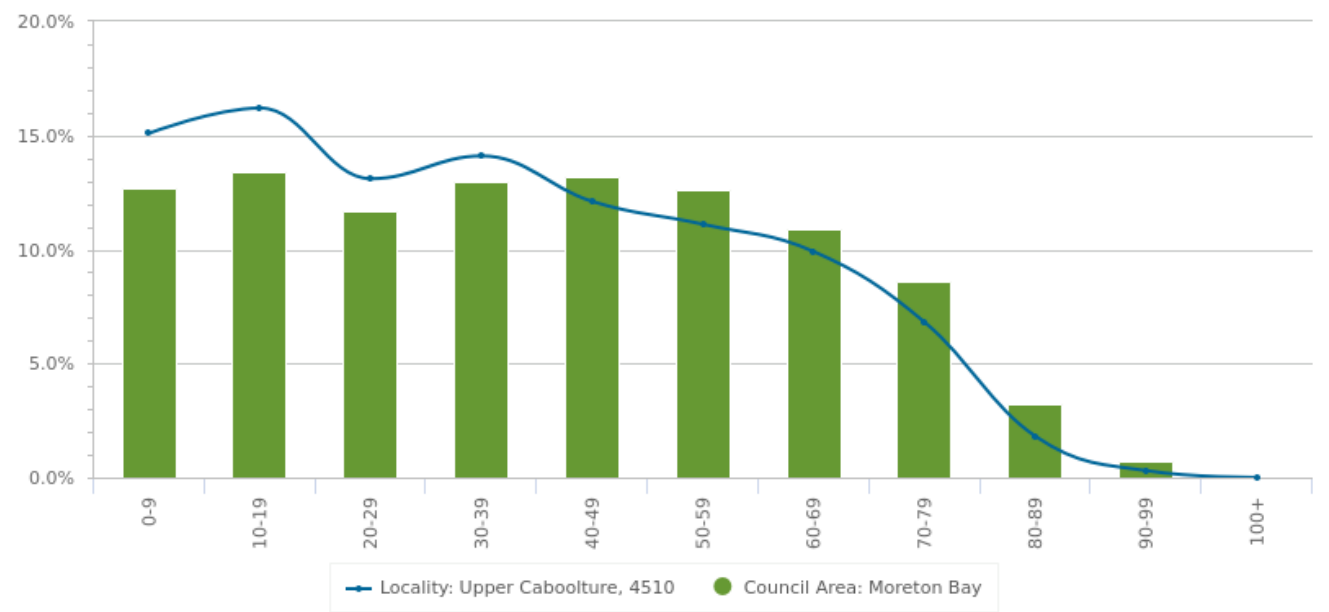
1%

Population Age

Population Age

	Upper Caboolture	Moreton Bay
0-9	15.1%	12.7%
10-19	16.2%	13.4%
20-29	13.1%	11.7%
30-39	14.1%	13%
40-49	12.1%	13.2%
50-59	11.1%	12.6%
60-69	9.9%	10.9%
70-79	6.8%	8.6%
80-89	1.8%	3.2%
90-99	0.3%	0.7%

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



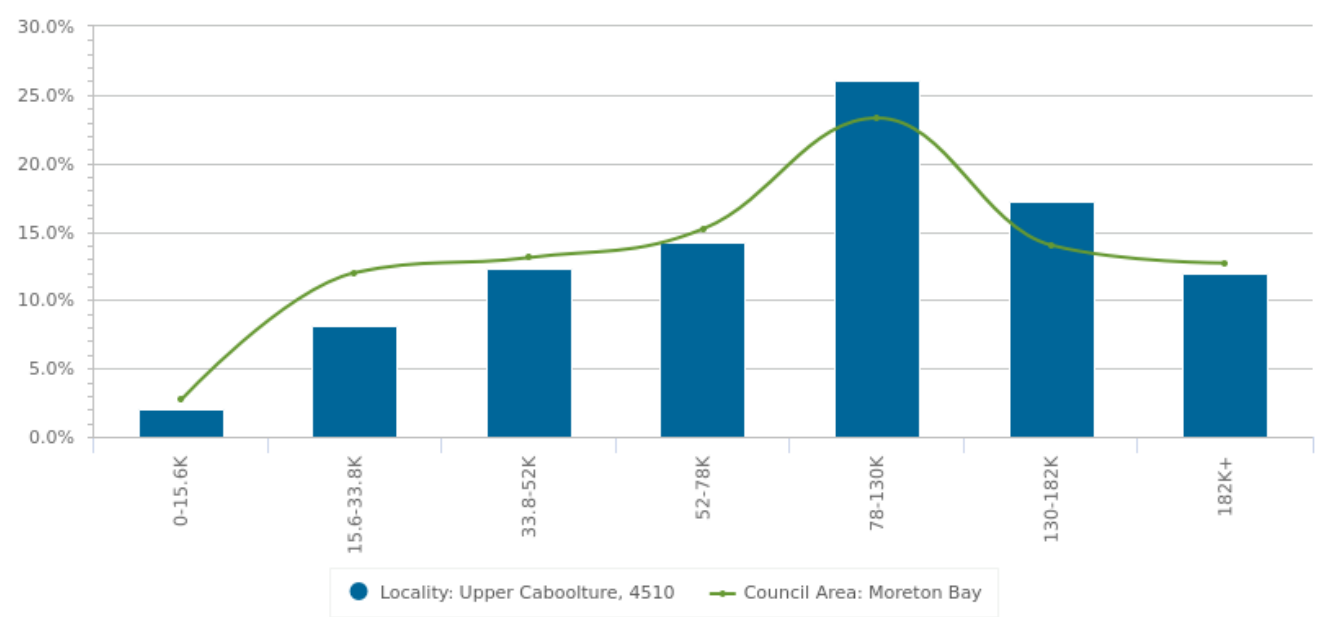
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Upper Caboolture	Moreton Bay
0-15.6K	2%	2.7%
15.6-33.8K	8.1%	12%
33.8-52K	12.3%	13.1%
52-78K	14.2%	15.2%
78-130K	26%	23.3%
130-182K	17.2%	14%
182K+	11.9%	12.7%

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



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Education

Education By Qualification

	Upper Caboolture	Moreton Bay
Postgrad	2.4%	4.9%
Graduate Diploma or Certificate	2.5%	3.3%
Bachelor	13.8%	20%
Advanced Diploma or Diploma	16.3%	17.2%
Certificate	53.2%	42.3%
Not Stated	11.5%	11.2%
Inadequately Described	0.4%	0.9%

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



Postgrad

2.4%



Graduate Diploma or Certificate

2.5%



Bachelor

13.8%



Advanced Diploma or
Diploma

16.3%



Certificate

53.2%



Not Stated

11.5%



Inadequately
Described

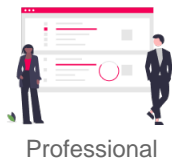
0.4%

Occupation

Employment By Occupation

	Upper Caboolture	Moreton Bay
Professional	12.1%	17.9%
Clerical	13.2%	14.1%
Trades	17.6%	14.7%
Labourer	12.4%	10.5%
Not Stated	1.9%	1.8%
Machinery Operators and Drivers	9.1%	7.1%
Managers	10.5%	11.4%
Community and Personal Service Workers	12.4%	13.3%
Sales Workers	10.7%	9.1%

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



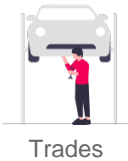
Professional

12.1%



Clerical

13.2%



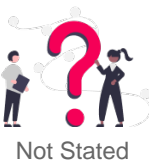
Trades

17.6%



Labourer

12.4%



Not Stated

1.9%



Machinery Operators and Drivers

9.1%

Employment By Occupation



Managers

10.5%



Community and Personal Service
Workers

12.4%



Sales Workers

10.7%

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