

Suburb Profile Report
Caboolture QLD 4510

Prepared on 26 April 2023



CoreLogic®





45km
Distance from GPO

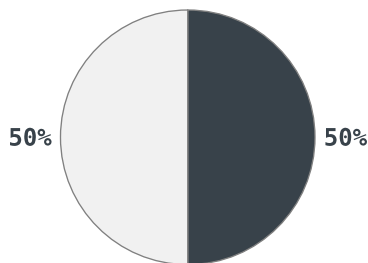


26.4k
Population

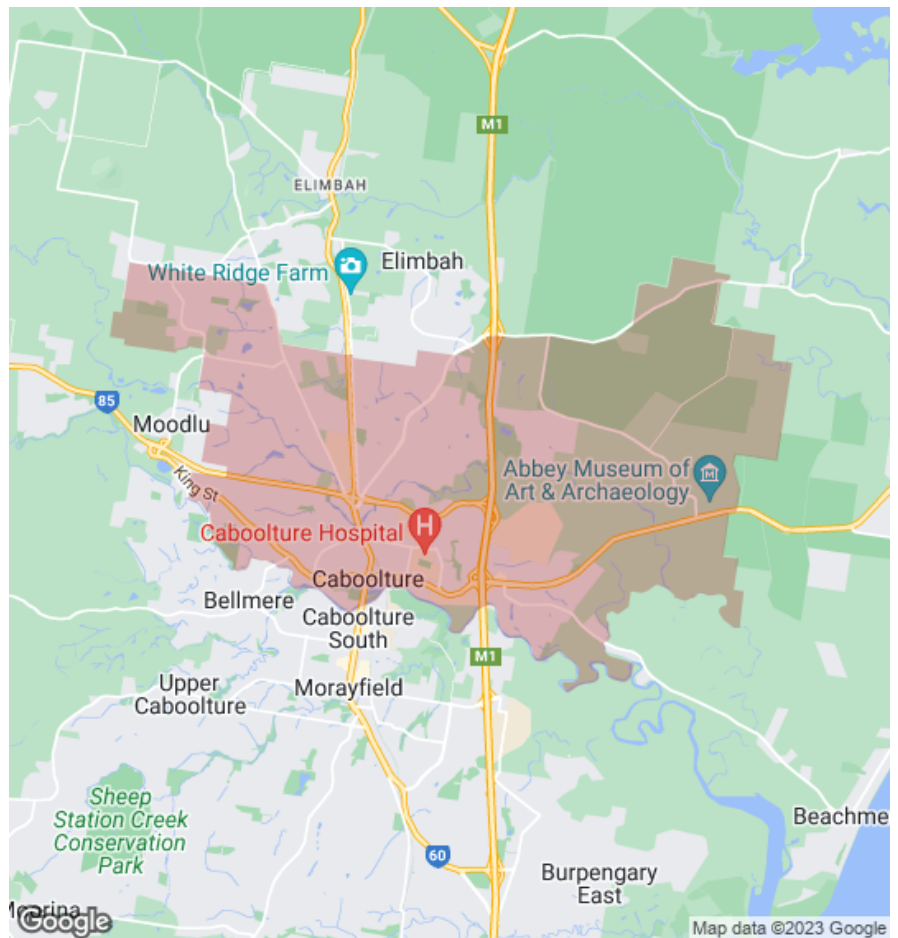
↑ 20.5%
5 year population change



10 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Caboolture is approximately 68.7 square kilometres. It has 88 parks covering nearly 17.6% of total area. The population of Caboolture in 2011 was 21,929 people. By 2016 the population was 26,417 showing a population growth of 20.5% in the area during that time. The predominant age group in Caboolture is 20-29 years. Households in Caboolture are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Caboolture work in a labourer occupation. In 2011, 49.7% of the homes in Caboolture were owner-occupied compared with 48.6% in 2016. Currently the median sales price of houses in the area is \$570,000.

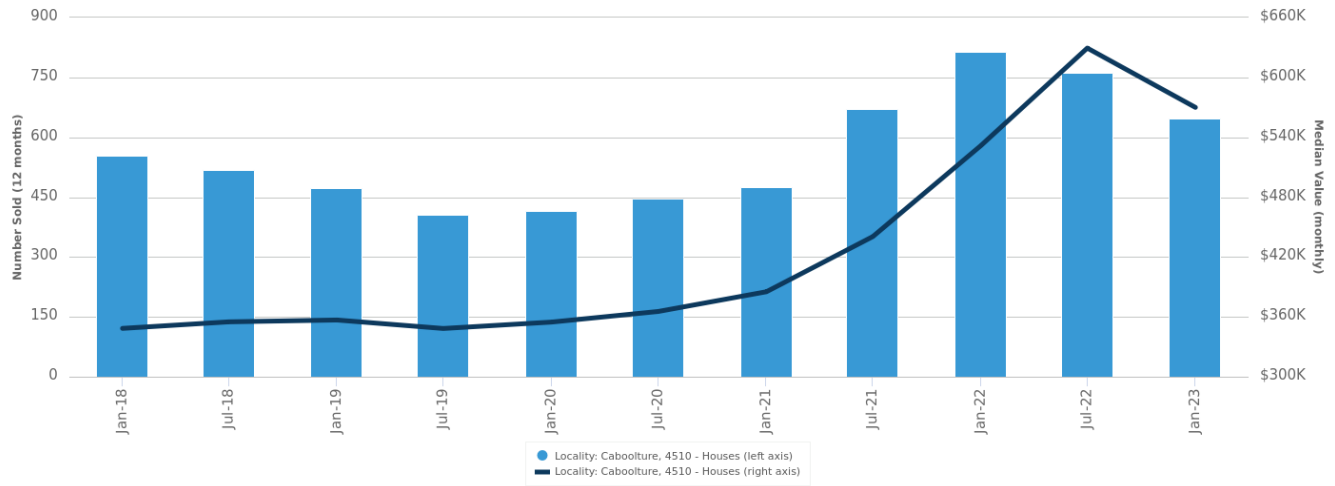
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	9,115	578	\$566,258	95
	1,981	64	\$291,224	7

*Total number of unique properties listed for sale over the past 12 months.

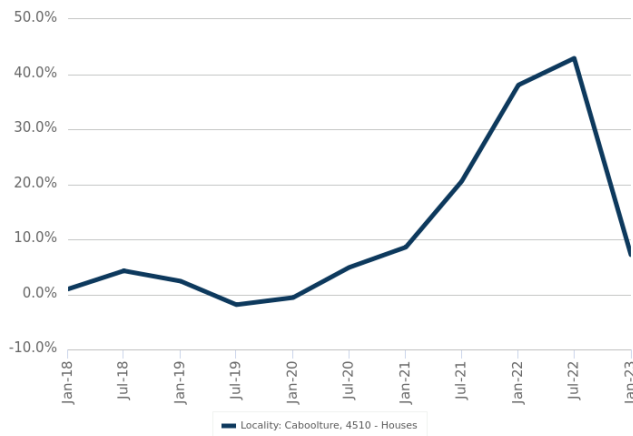


Houses: For Sale

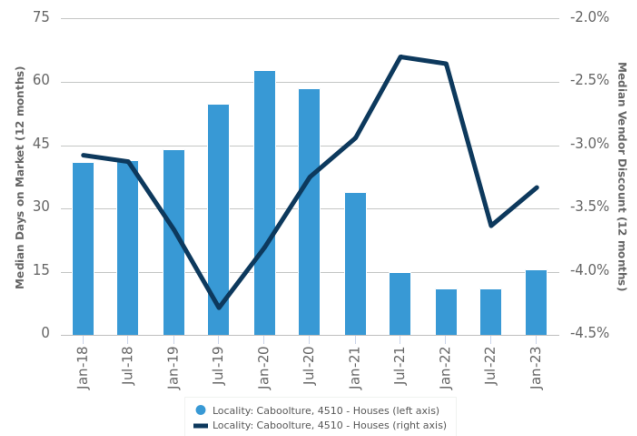
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$660,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$570,000

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*

\$505,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

4



2/4 Gardens Court
Caboolture QLD 4510

Listed on 21 Apr 2023
\$735K Neg

2
BEDROOMS



15 Lillee Crescent
Caboolture QLD 4510

Sold on 14 Mar 2023
\$490,000*



12 Bertha Street
Caboolture QLD 4510

Listed on 19 Apr 2023
OFFERS OVER \$785,000



3/28-30 McKean Street
Caboolture QLD 4510

Sold on 13 Feb 2023
\$238,000



20



2/2 Jive Court Caboolture
QLD 4510

Listed on 24 Apr 2023
430000

3
BEDROOMS



38 McKean Street
Caboolture QLD 4510

Sold on 20 Apr 2023
Not Disclosed



33 Jensen Road
Caboolture QLD 4510

Listed on 22 Apr 2023
\$485K



211 Alcock Road
Caboolture QLD 4510

Sold on 17 Apr 2023
Not Disclosed



54



68-70 Ann Maree Drive
Caboolture QLD 4510

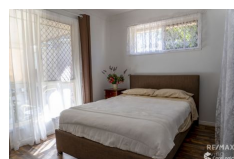
Listed on 24 Apr 2023
\$1,200,000

4
BEDROOMS



26 Smiths Road Caboolture
QLD 4510

Sold on 24 Apr 2023
\$510,000*



41 Parish Road Caboolture
QLD 4510

Listed on 24 Apr 2023
\$629,000



1-3 McCorley Court
Caboolture QLD 4510

Sold on 21 Apr 2023
Not Disclosed

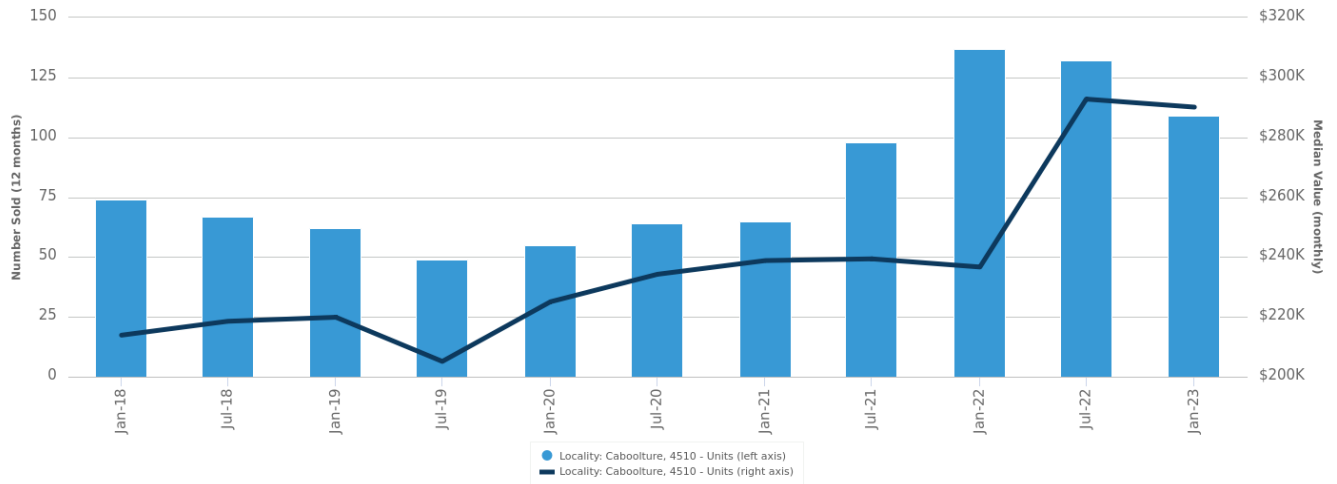


= number of houses currently On the Market or Sold within the last 6 months

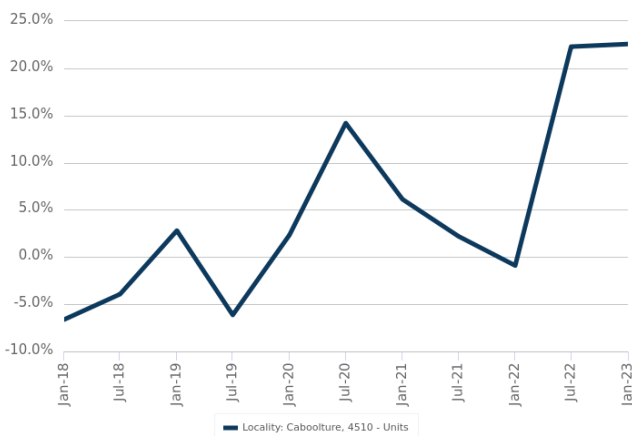
*Agent advised

Units: For Sale

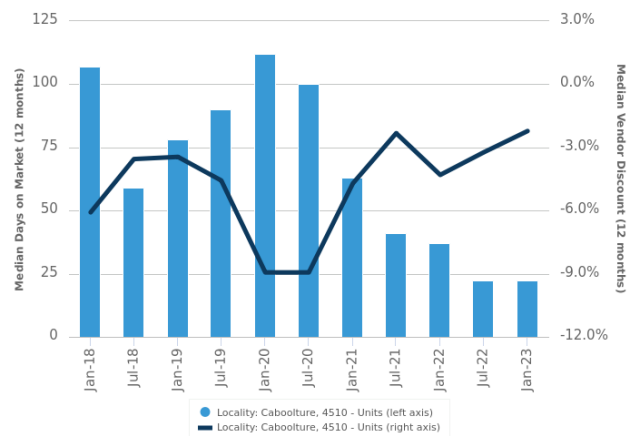
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$335,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$269,000

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*

\$247,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

0

1
BEDROOMS

There are no 1 bedroom Units on the market in this suburb

Recently Sold

5



**14/134-136 King Street
Caboolture QLD 4510**

Sold on 14 Apr 2023
\$100,000*

1
 1
 1
42m²



**19/17 Newman Street
Caboolture QLD 4510**

Sold on 06 Feb 2023
\$115,000

-
 1
 1
42m²

5

2
BEDROOMS



**6/6 Lee Street Caboolture
QLD 4510**

Listed on 13 Apr 2023
\$232,000

1
 1
 1
98m²



**32/60-66 Elliott Street
Caboolture QLD 4510**

Sold on 21 Mar 2023
\$293,000*

1
 2
 2
94m²



**5/19 Mary Street
Caboolture QLD 4510**

Listed on 13 Apr 2023
For Sale Now

1
 1
 1
73m²



**348/26-32 Edward Street
Caboolture QLD**

Sold on 15 Mar 2023
\$300,000

1
 2
 2
82m²

2

3
BEDROOMS



**6/19 Wallace Street
Caboolture QLD 4510**

Listed on 30 Mar 2023
FROM \$359,000

1
 3
 -



**3/67 Lower King Street
Caboolture QLD 4510**

Sold on 17 Apr 2023
Not Disclosed

1
 2
 2
121m²



**21 Charles Street
Caboolture QLD 4510**

Listed on 17 Mar 2023
\$399,000

1
 2
 2
1,711m²



**2/67 Lower King Street
Caboolture QLD 4510**

Sold on 30 Mar 2023
\$352,000*

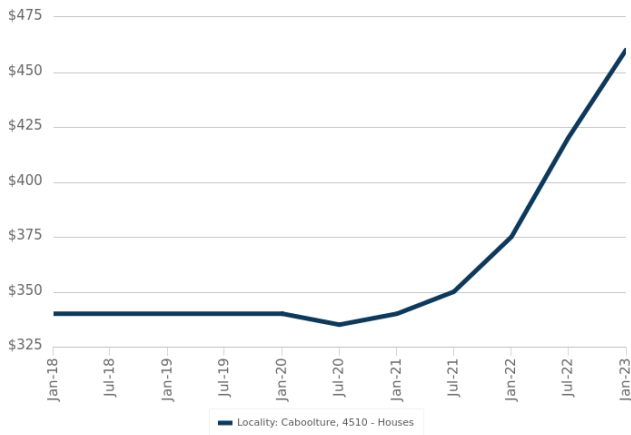
1
 2
 2
133m²

= number of units currently On the Market or Sold within the last 6 months

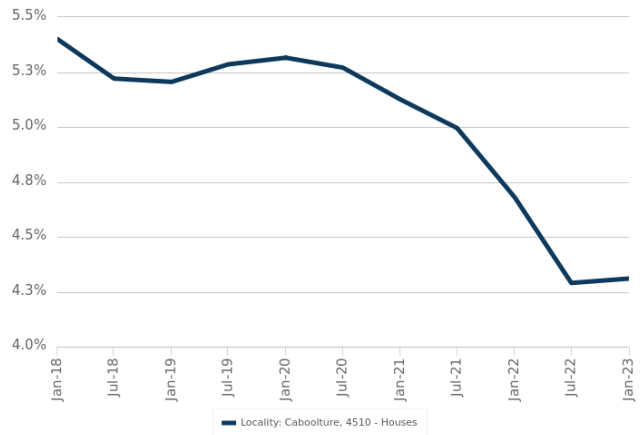
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

14

2
BEDROOMS



**1/73-75 Lower King Street
Caboolture QLD**

Listed on 24 Apr 2023
\$360/W



**1/12 Manley Street
Caboolture QLD 4510**

Listed on 24 Apr 2023
\$350/W



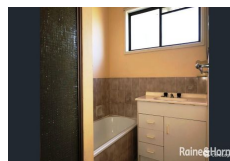
33

3
BEDROOMS



**40 Smiths Road
Caboolture QLD 4510**

Listed on 23 Apr 2023
\$480/W



**2/9 Payne Street
Caboolture QLD 4510**

Listed on 21 Apr 2023
\$300/W



22

4
BEDROOMS



**43 Cottonwood Street
Caboolture QLD 4510**

Listed on 20 Apr 2023
\$550/W



**16 Herd Street Caboolture
QLD 4510**

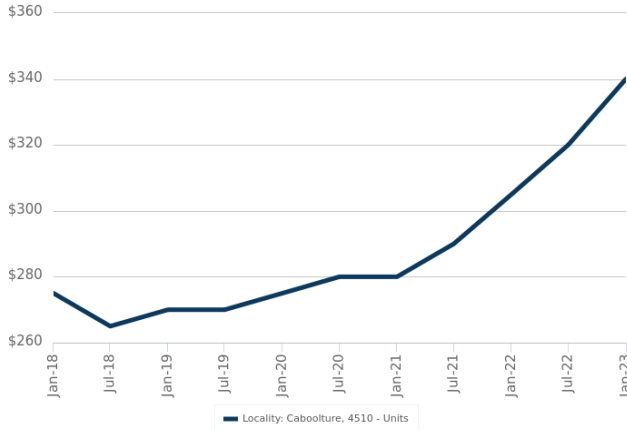
Listed on 20 Apr 2023
\$600/W



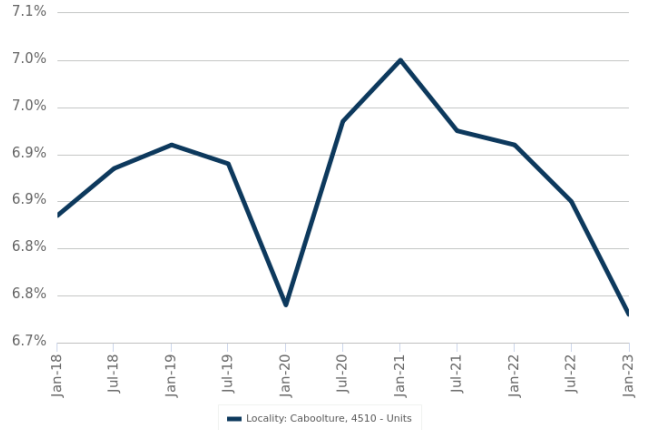
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

9

2
BEDROOMS



16/28-30 McKean Street
Caboolture QLD 4510

Listed on 21 Apr 2023
\$350/W

1
 1
 77m²



7/91-93 Lower King Street
Caboolture QLD

Listed on 20 Apr 2023
\$380/W

1
 2
 85m²

1

3
BEDROOMS



1/95 Summerfields Drive
Caboolture QLD 4510

Listed on 05 Apr 2023
\$465/W

2
 2
 -



= number of units observed as On the Market for Rent within the last month

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Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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