

Caboolture Market Update 1st Half 2025

OVERVIEW

In Q1 2025, Caboolture* recorded a median house price of \$755,000 and a median unit price of \$435,000. This represents an annual (Q1 2024 – Q1 2025) price growth of 11.0% for houses and 26.1% for units. Comparing Q1 2024 and Q1 2025, total sales declined by -31.7% for houses (to 95 sales in Q1 2025) and -23.1% for units (to 30 sales in Q1 2025). This highlights a clear undersupply for both property types, creating a buffer against higher interest rates. Unit prices saw higher price growth compared to houses due to its more affordable price (in comparison to houses) and less house stock available, turning house buyers into purchasing units.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

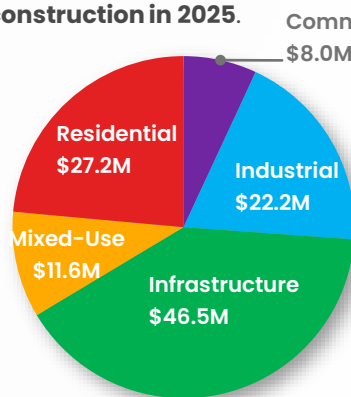


UNIT RENTAL PRICE



FUTURE DEVELOPMENTS

Caboolture* will see approximately **\$115.5M of new projects commencing construction in 2025.**



A main infrastructure project in 2025 is the Caboolture Bribie Island Road (\$24.5M) project. This will duplicate the existing carriageway to enhance traffic flow and support residents.

There are several residential projects planned for 2025, which include:

- 14 Cassowary Court Townhouses (36 Townhouses)
- Riverbank Estate Subdivision Stages 2A-D (99 Lots)
- 20 Margaret Street Units (6 Units)

At this stage, all planned projects for 2025 will deliver units/apartments, townhouses and lots (which will take time to develop into houses). There is no new ready-to-sell stand-alone dwellings in the pipeline, suggesting that the current undersupply remain. This will push up prices even higher, not just for houses but all stock types.



11 Units/
Apartments



47
Townhouses



225 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q1 2025



\$755K



\$435K

SALES

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE



UNIT

MEDIAN PRICE
Q1 2025



\$600



\$460

RENTALS

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE

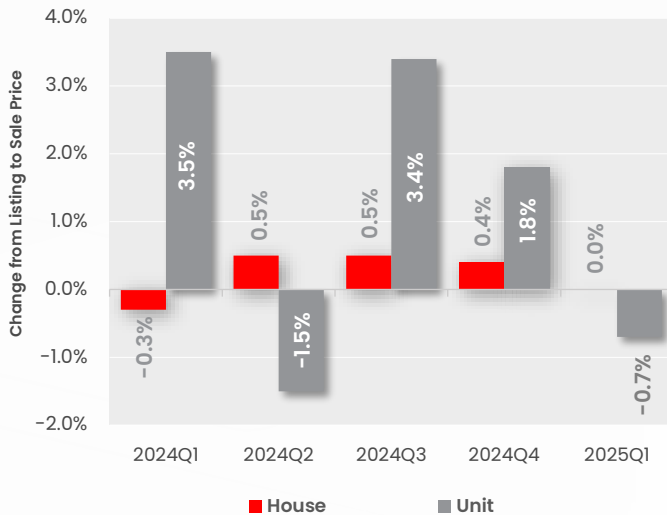


UNIT



AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



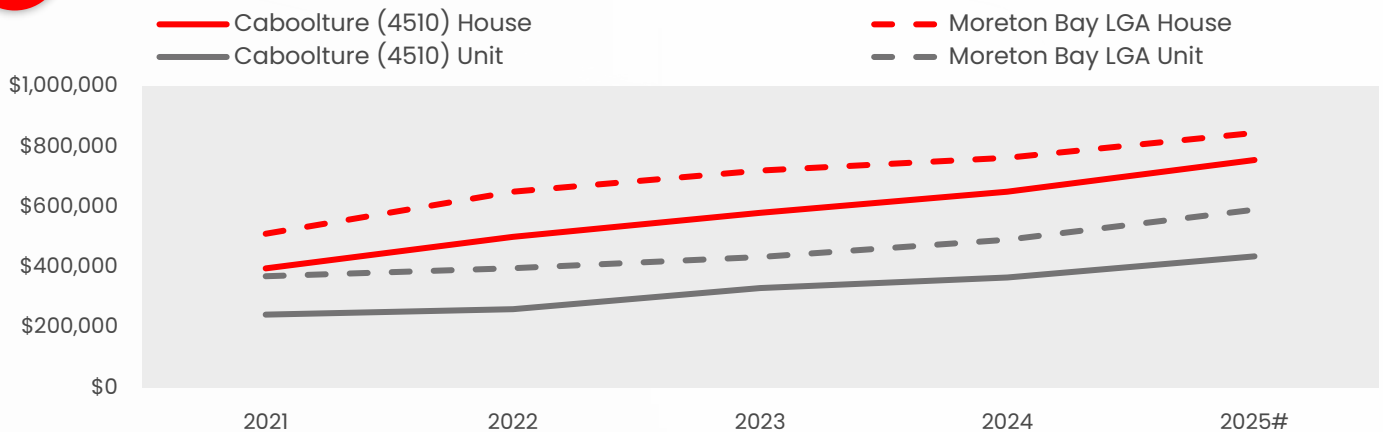
Between Q1 2024 and Q1 2025 average vendor discounts have become neutral (0.0%) for houses, indicating that houses were sold at their first listed prices. This points to a balanced house market with neither buyers nor sellers holding a clear advantage. However, buyers need to act fast, due to the ongoing undersupply. In contrast, vendor discounts have swung from a premium to -0.7% for units, which is beneficial for buyers looking for a slight discount – especially when unit prices have increased significantly.

The suburb of Caboolture has historically provided a more affordable market than the wider Moreton Bay LGA in both house and unit median prices. 2025# saw this continue, with prices increasing in both the suburb and LGA.

The dominant proportion of homes sold in Caboolture* in 2024/25# were in the middle-price bracket between \$700,000 to \$799,999 (28.1%). In contrast, most of the units sold (25.3%) were in the premium price bracket of above \$600,000. The most affordable market is holding strong, with 10.9% of houses sold below \$599,999 and 20.7% of units sold below \$299,999; in good news for buyers. Overall, there is a home for every budget in Caboolture*.



MARKET COMPARISON

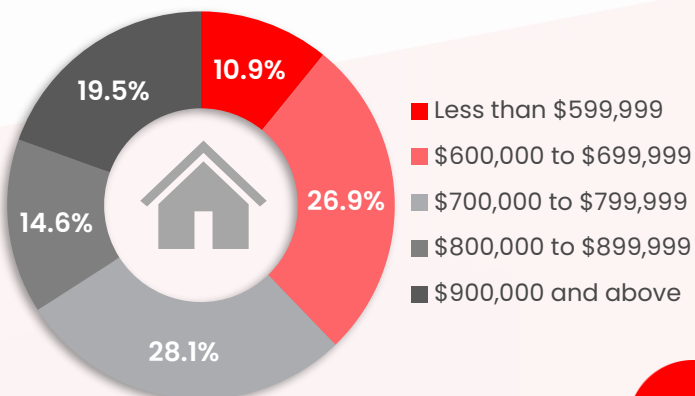


The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The LGA profiled are chosen based on their proximity to the main suburb analysed, which is Caboolture.

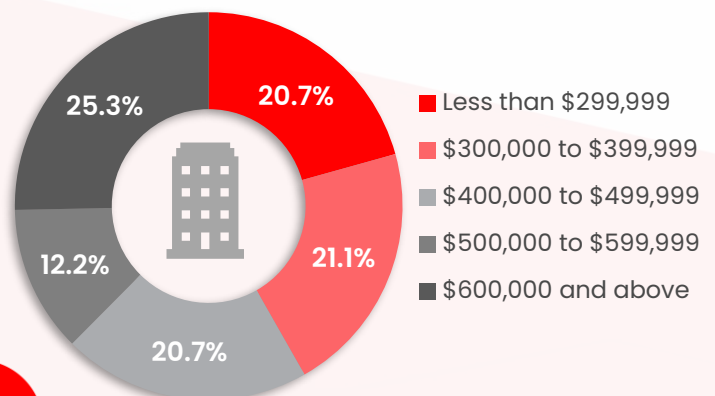


PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yield in Caboolture[§] was 3.8% in March 2025, higher than Moreton Bay LGA (3.6%) and Brisbane Metro (3.2%). This is paired with a 9.1% growth in median house rental price in the past 12 months to Q1 2025, at \$600 per week, along with a 9.5% increase in the number of house rented (to 254 rentals in Q1 2025). The average days in the market has declined to a historical low, of 19 days in Q1 2025. This suggests a highly-demanded house rental market.

4+ bedroom houses have provided investors with +10.7% rental growth annually, achieving a median rent of \$620 per week.

Caboolture[§] recorded a vacancy rate of 0.8% in March 2025, on par to Brisbane Metro's 0.9%. Vacancy rates in Caboolture[§] fluctuated slightly in the past 12 months but remain relatively stable overall. This indicates a resilient rental market. Further, a 0.8% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes. This creates a conducive investment environment for investors, even with higher property / entry prices in the past 12 months to Q1 2025.

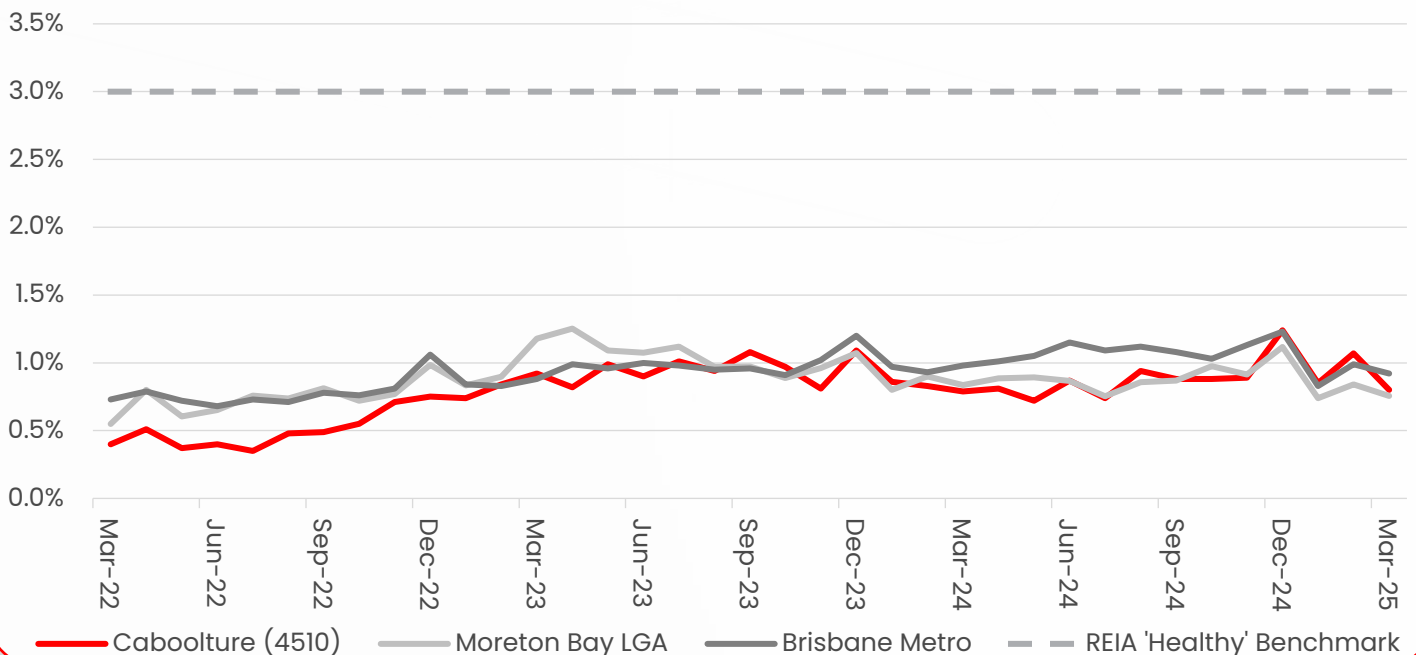
2 BEDROOMS
+9.7%

3 BEDROOMS
+6.3%

4 BEDROOMS
+10.7%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.8%

Caboolture
(4510)



3.6%

Moreton Bay
LGA



3.2%

Brisbane
Metro



4.4%

Caboolture
(4510)



4.5%

Moreton Bay
LGA

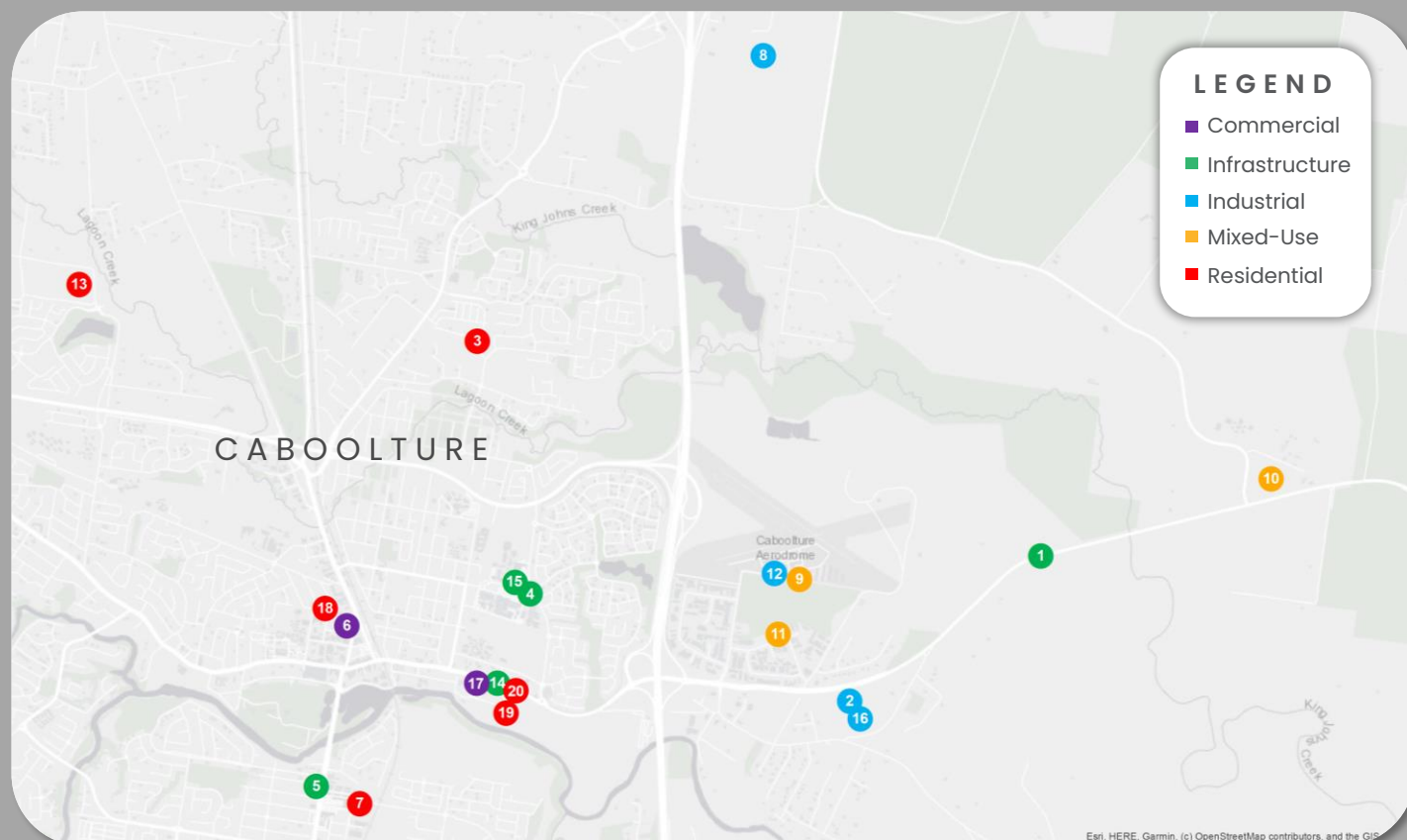


4.3%

Brisbane
Metro

PRD.

PROJECT DEVELOPMENT MAP 2025



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Caboolture Bribe Island Road Duplication (State Government)	Infrastructure	\$24,570,545	31/12/2025
2	Mammoth Storage Project Caboolture Stages 1-4	Industrial	\$14,000,000	21/11/2025
3	14 Cassowary Court Townhouses (36 Townhouses)	Residential	\$10,000,000	8/12/2025
4	Caboolture Hospital - Paediatric Outpatients Department (State Government)	Infrastructure	\$8,230,000	2/09/2025
5	Morayfield Road Caboolture Social Housing (State Government - 20 Apartments)	Infrastructure	\$8,000,000	1/11/2025
6	Guzman Y Gomez Fast Food Outlet Caboolture	Commercial	\$4,000,000	3/02/2025
7	Riverbank Estate Subdivision Stages 2A-D (99 Lots)	Residential	\$3,960,000	1/12/2025
8	597 Pumicestone Road Industrial Subdivision	Industrial	\$3,200,000	1/12/2025
9	Mcnaught Road Warehouse and Offices (Lots 901 & 907)	Mixed-Use	\$3,200,000	12/12/2025
10	Driving Wheels Caboolture Homestead Drive Through & Camping Park Stages 1 & 2	Mixed-Use	\$3,000,000	1/12/2025
11	30 Piper Street Warehouses and Offices	Mixed-Use	\$3,000,000	7/04/2025
12	Corporate Park East Industrial Estate Warehouse	Industrial	\$3,000,000	1/09/2025
13	210 & 220 Smiths Road Residential Subdivision (54 Lots)	Residential	\$2,700,000	17/10/2025
14	King Street Wetland (State Government)	Infrastructure	\$2,000,000	1/04/2025
15	Caboolture Hospital - Air Handling Units - Replacement (State Government)	Infrastructure	\$2,000,000	13/01/2025
16	40, 50, 60 & 78 Hickey Road Industrial Subdivision	Industrial	\$2,000,000	22/08/2025
17	12 Lower King Street Specialist Disability Accommodation Housing Units	Commercial	\$1,800,000	26/11/2025
18	20 Margaret Street Units (6 Units)	Residential	\$1,800,000	24/11/2025
19	19 Dux Street Units (5 Units)	Residential	\$1,600,000	3/10/2025
20	41 Lower King Street Townhouses (5 Townhouses)	Residential	\$1,500,000	22/12/2025



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RESEARCH SERVICES

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Caboolture sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Caboolture.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for Q1 2025 (01/01/2025 – 31/03/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2024 (01/01/2024 – 31/03/2024) and Q1 2025 (01/01/2025 – 31/03/2025) house median rent figures.

¥ Caboolture rental market data encapsulates aggregate property conditions within the postcode of 4510.

§ Rental yields shown are as reported as of March 2025.

A Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburb of Caboolture.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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