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Caboolture Market Update
2nd Half 2025

OVERVIEW

In Q3 2025, Caboolture* recorded a median house price of $800,000 and a median unit price of $535,000. This reflects an annual (Q3 2024 - Q3 2025) growth of 11.4% for houses, indicating an ideal time for owners to capitalize. Conversely, unit prices softened by -2.1%. Comparing Q3 2024 and Q3 2025, sales decreased by -36.9% for houses (to 111 sales in Q3 2025) and -20.0% for units (to 48 sales in Q3 2025). This confirms a clear undersupply for houses, creating a buffer against higher interest rate hikes, thus price growth. Without any houses being built in 2025 the current dip in unit price is unlikely to last. Thus, buyers must act fast.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑
UNIT SALES	↓	↑
UNIT MEDIAN PRICE	↓	↑
UNIT RENTAL PRICE	↑	↑

MARKET CONDITIONS

SALES

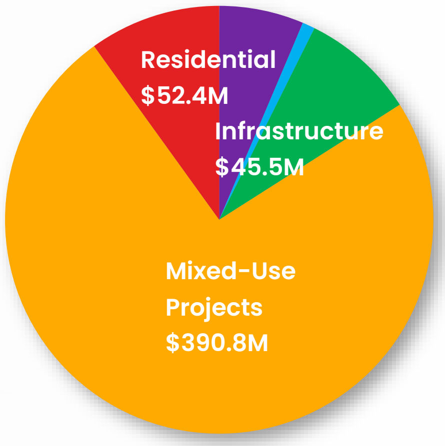
MEDIAN PRICE Q3 2025		AVERAGE DAYS ON MARKET Q3 2025	
House	Unit	HOUSE	UNIT
$800K	$535K	39	41

RENTALS

MEDIAN PRICE Q3 2025		AVERAGE DAYS ON MARKET Q3 2025	
House	Unit	HOUSE	UNIT
$620	$500	20	18

FUTURE DEVELOPMENTS

Caboolture* will see approximately **$527.4M of new projects commencing construction in 2025**.



A main mixed-use project in 2025 is 60-177 Litherland Road Master Planned Community Development ($388.0M), which will deliver 206 residential lots across 5 precincts, with commercial and amenities.

Key residential projects include:

- 53 & 59 Goshawk Court & Pumicestone Road Townhouses Stages 1 & 2 (78 Townhouses)
- 34 Craig Road Residential Subdivision Stages 3-5 (165 Lots)
- 19 Dux Street Units (5 Units)

All planned 2025 projects will deliver units and townhouses, while land lots will take more time to develop into houses. An absence in new ready-to-sell stand-alone houses suggests the current undersupply will intensify. This will further drive-up property prices.

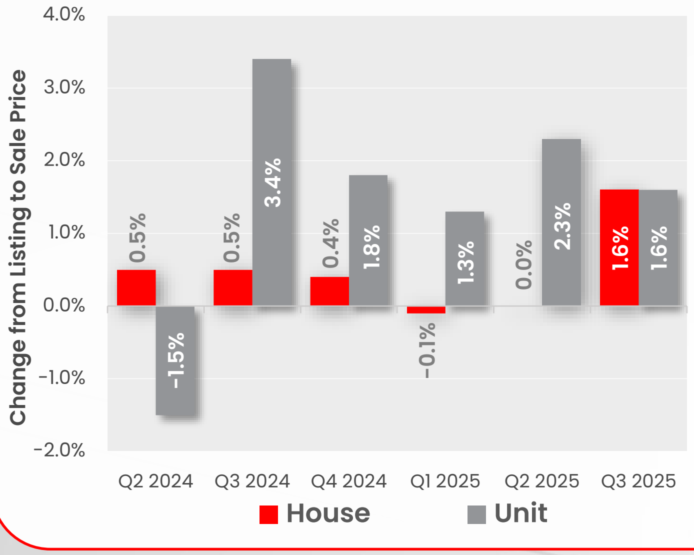
5 Units/ Apartments

122 Townhouses

497 Lots

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.

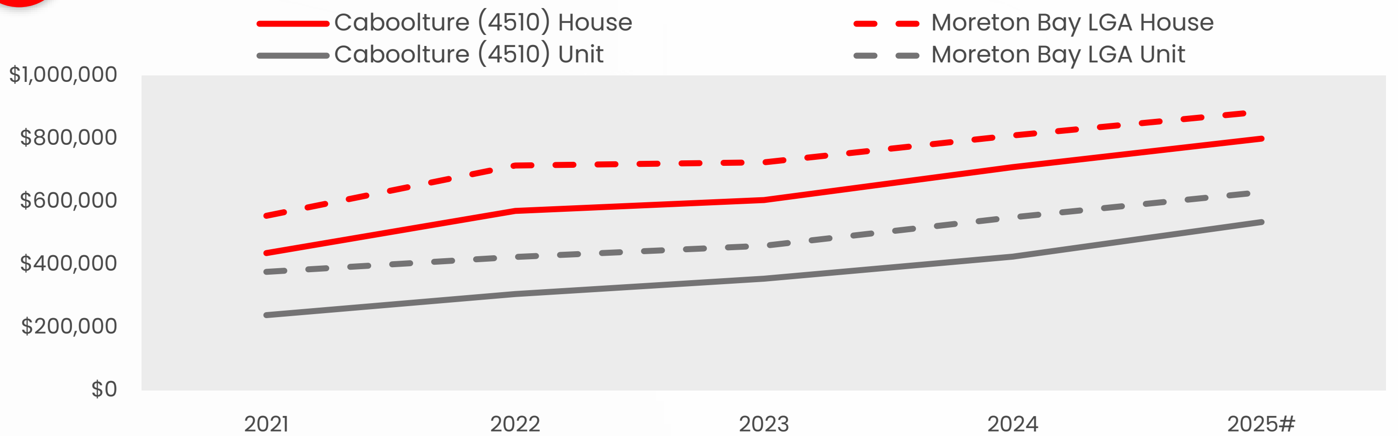


Average vendor discounts have remained at a premium in the past 12 months to Q3 2025, of 1.6% for both houses and units. The Caboolture* market continues to favor sellers, with buyers having to offer above the first listed prices. A premium is not unusual in the Caboolture* market, but without any new houses planned for 2025 the likelihood of this increasing is high. Thus, buyers must act fast.

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 property prices in the suburb and LGA increasing.

The dominant proportion of homes sold in Caboolture* across 2025# were in the middle-price bracket between $750,000 to $849,999 for houses (31.9%) and $450,000 to $549,999 for units (25.9%). That said, the premium market remain strong, with 25.4% of houses sold above $950,000 and 19.0% of units sold above $650,000, benefiting owners. The most affordable prices range were also available, with 5.9% of houses sold below $649,999 and 16.3% of units sold below $349,999, in good news for first home buyers. Overall, Caboolture* offers homes for every budget.

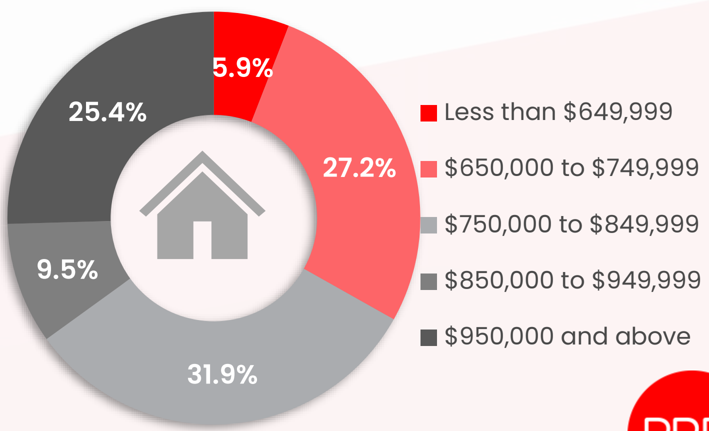
MARKET COMPARISON



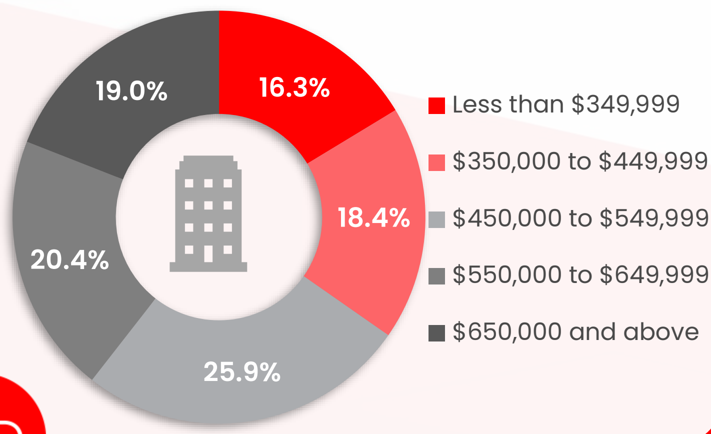
The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The LGA profiled are chosen based on their proximity to the main suburb analysed, which is Caboolture.

PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2025€

House rental yield in Caboolture¥ was 3.8% in September 2025, higher than Moreton Bay LGA (3.5%) and Brisbane Metro (3.1%). This is paired with a 6.9% growth in median house rental price in the past 12 months to Q3 2025, at $620 per week; along with a -12.8% decrease in the number of houses rented (to 259 rentals in Q3 2025). There is an undersupplied house rental market, ideal for investors looking for a more affordable option than Brisbane Metro.

3- bedroom houses have provided investors with +7.8% rental growth annually, achieving a median rent of $550 per week.

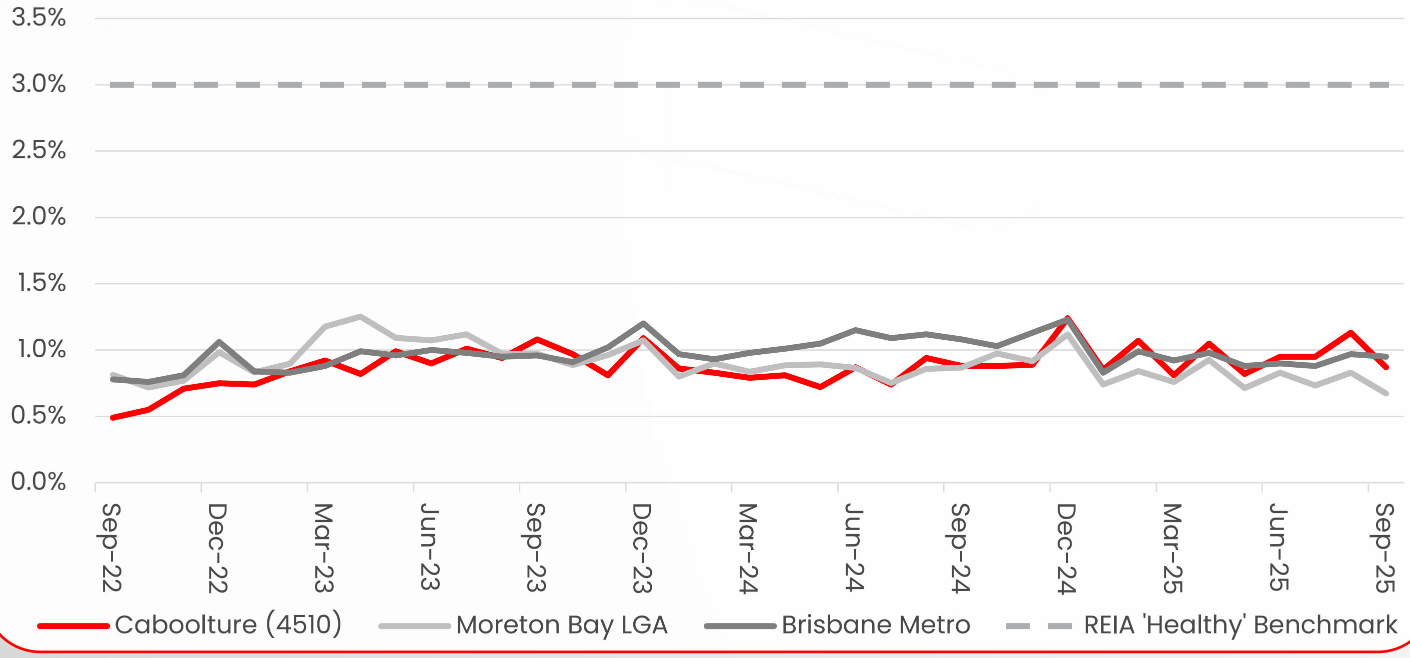
Caboolture¥ recorded a vacancy rate of 0.9% in September 2025, slightly above Moreton Bay's average of 0.7% but below Brisbane Metro's 1.0% average. Vacancy rates in Caboolture¥ remained stable in the past 12 months, indicating a resilient rental market. Further, a 0.9% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, which suggests quicker occupancy of rental properties. This creates a conducive and sustainable investment environment for investors, even with a higher entry price in Q3 2025.

2 BEDROOMS **+6.2%**

3 BEDROOMS **+7.8%**

4 BEDROOMS **+4.9%**

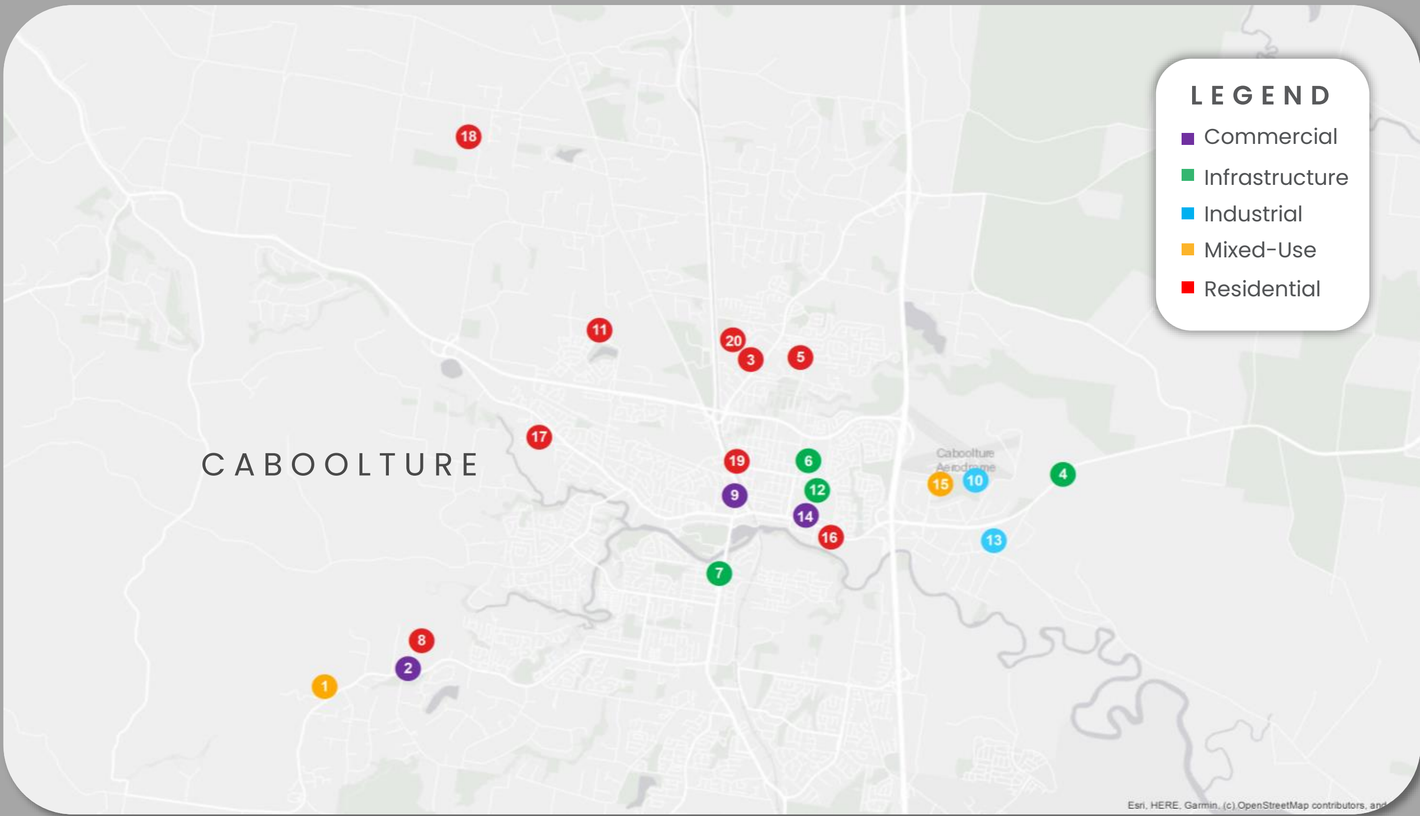
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

Houses			Units		
3.8% Caboolture (4510)	**3.5%** Moreton Bay LGA	**3.1%** Brisbane Metro	**3.9%** Caboolture (4510)	**4.3%** Moreton Bay LGA	**4.1%** Brisbane Metro

PROJECT DEVELOPMENT MAP 2025



#	Project£	Type	Estimated Valueµ	Commence Dateψ
1	60-177 Litherland Road Master Planned Community Development (Residential - 206 Lots + Commercial)	**Mixed-Use**	$388,000,000	1/08/2025
2	Coles Shopping Centre Caboolture West	**Commercial**	$25,000,000	14/07/2025
3	53 & 59 Goshawk Court & Pumicestone Road Townhouses Stages 1 & 2 (78 Townhouses)	**Residential**	$25,000,000	1/01/2025
4	Caboolture Bribie Island Road Duplication (State Government)	**Infrastructure**	$24,570,545	31/12/2025
5	14 Cassowary Court Townhouses (36 Townhouses)	**Residential**	$10,000,000	21/04/2025
6	Caboolture Hospital Paediatric Specialist Outpatient Department Fitout Project (State Government)	**Infrastructure**	$8,230,000	15/10/2025
7	Morayfield Road Caboolture Social Housing (State Government - 20 Apartments)	**Infrastructure**	$8,000,000	1/11/2025
8	34 Craig Road Residential Subdivision Stages 3-5 (165 Lots)	**Residential**	$7,450,000	1/01/2025
9	Guzman Y Gomez Fast Food Outlet Caboolture	**Commercial**	$4,000,000	3/02/2025
10	Corporate Park East Industrial Estate Warehouse	**Industrial**	$3,000,000	1/09/2025
11	210 & 220 Smiths Road Residential Subdivision (54 Lots)	**Residential**	$2,700,000	17/10/2025
12	Caboolture Hospital - Air Handling Units – Replacement (State Government)	**Infrastructure**	$2,000,000	13/01/2025
13	40, 50, 60 & 78 Hickey Road Industrial Subdivision	**Industrial**	$2,000,000	22/08/2025
14	12 Lower King Street Specialist Disability Accommodation Housing Units (6 Units)	**Commercial**	$1,800,000	26/11/2025
15	Mcnaught Road Warehouse (Lots 901 and 907 - Industrial + Commercial - Office)	**Mixed-Use**	$1,700,000	12/12/2025
16	19 Dux Street Units (5 Units)	**Residential**	$1,600,000	3/10/2025
17	25 Lesley Avenue Dual Occupancies (2 Dual Occupancies)	**Residential**	$1,200,000	3/03/2025
18	319 Markwell Road Residential Subdivision (28 Lots)	**Residential**	$1,200,000	19/12/2025
19	39 Railway Parade Townhouses (4 Townhouses)	**Residential**	$1,200,000	22/12/2025
20	50 & 56 Goshawk Court Residential Subdivision (23 Lots)	**Residential**	$1,100,000	22/10/2025

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RESEARCH SERVICES

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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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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 – Q3 (01/01/2025 – 30/09/2025) 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 Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) 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 September 2025.

₳ 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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