ADVISEABLE

SUBURB FLYOVER REPORT

UPPER CABOOLTURE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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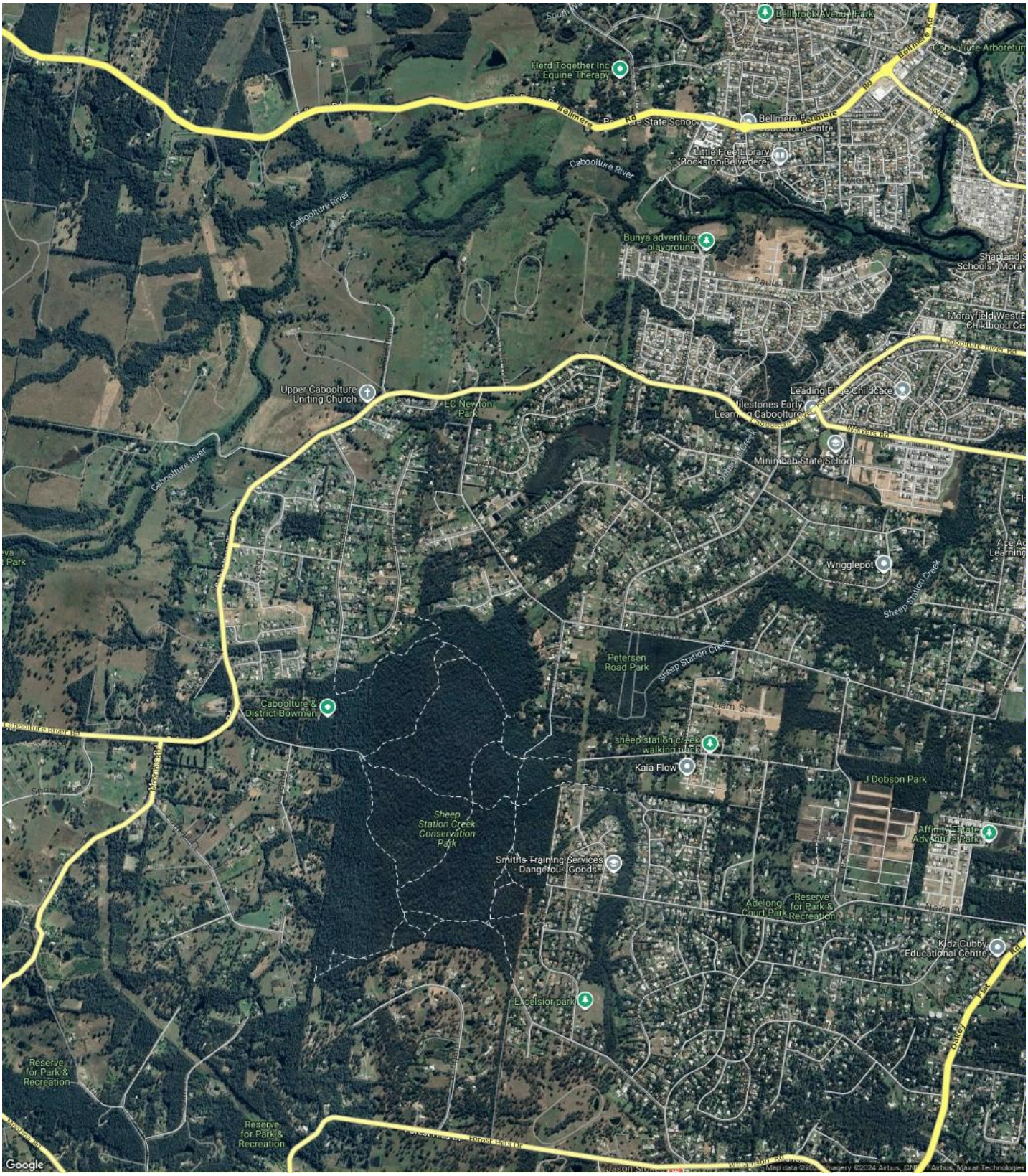
UPPER CABOOLTURE - Suburb Map



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UPPER CABOOLTURE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	68	$ 312,000	0.0 %	$ 160,000	$ 900,000
2007	85	$ 350,000	12.2 %	$ 220,000	$ 625,000
2008	50	$ 399,000	14.0 %	$ 305,000	$ 725,000
2009	61	$ 378,000	-5.3 %	$ 309,000	$ 875,000
2010	36	$ 429,500	13.6 %	$ 203,000	$ 640,000
2011	35	$ 430,000	0.1 %	$ 235,000	$ 847,000
2012	47	$ 322,000	-25.1 %	$ 260,000	$ 650,000
2013	62	$ 351,500	9.2 %	$ 265,000	$ 800,000
2014	58	$ 349,750	-0.5 %	$ 267,000	$ 630,000
2015	75	$ 393,000	12.4 %	$ 230,000	$ 3,000,000
2016	74	$ 368,250	-6.3 %	$ 167,500	$ 775,000
2017	71	$ 410,000	11.3 %	$ 282,500	$ 835,000
2018	75	$ 420,000	2.4 %	$ 167,500	$ 765,000
2019	75	$ 398,000	-5.2 %	$ 145,000	$ 1,100,000
2020	106	$ 455,000	14.3 %	$ 300,000	$ 1,150,000
2021	122	$ 527,000	15.8 %	$ 360,000	$ 3,250,000
2022	81	$ 825,000	56.5 %	$ 480,000	$ 2,700,000
2023	93	$ 810,000	-1.8 %	$ 530,000	$ 2,200,000
2024	76	$ 757,500	-6.5 %	$ 350,000	$ 1,765,000

Median Sale Price

$770k

Based on 99 recorded House sales within the last 12 months (Oct '23 - Sep '24)

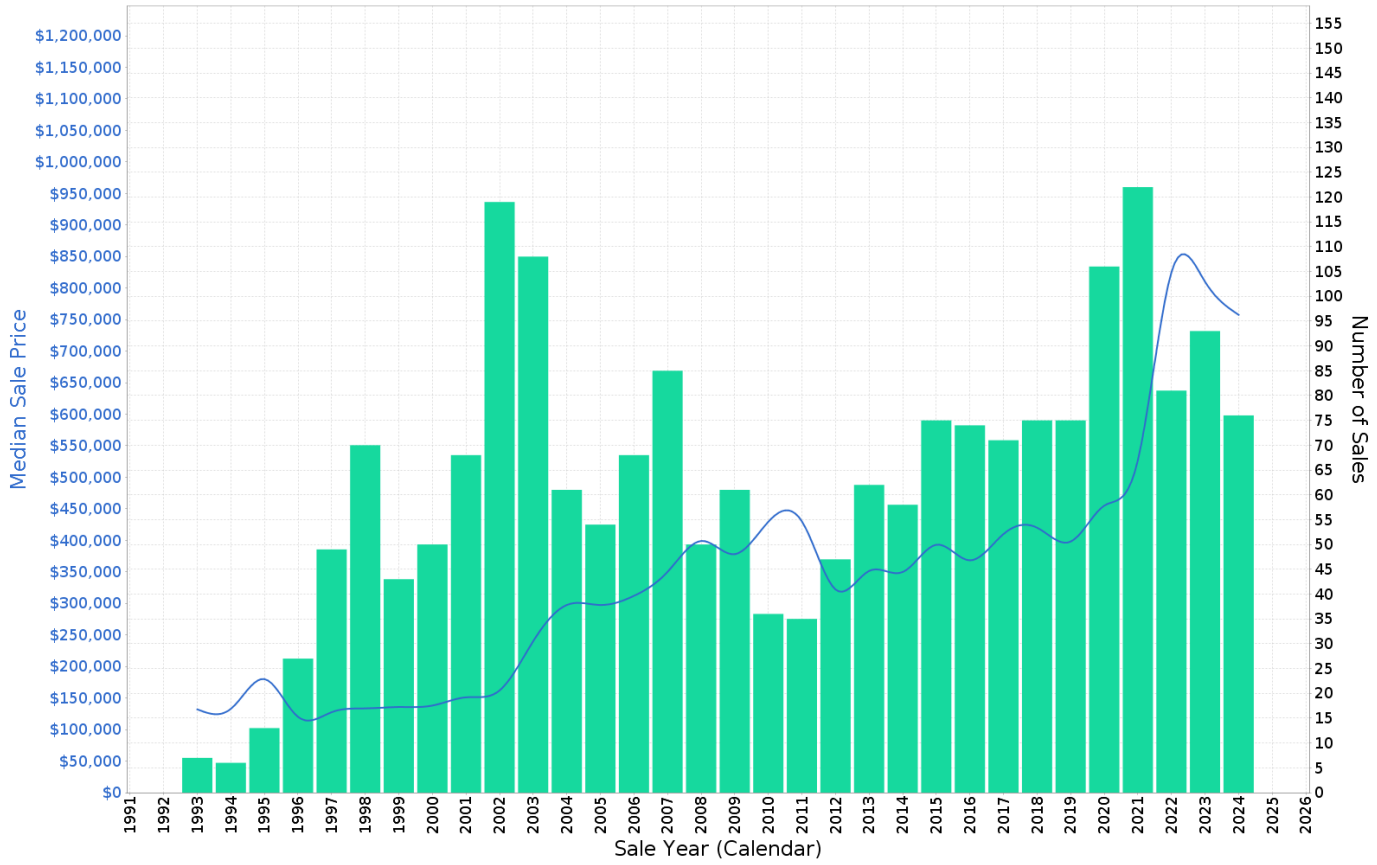
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.4%

Current Median Price: $770,000
Previous Median Price: $745,000

Based on 184 recorded House sales compared over the last two rolling 12 month periods



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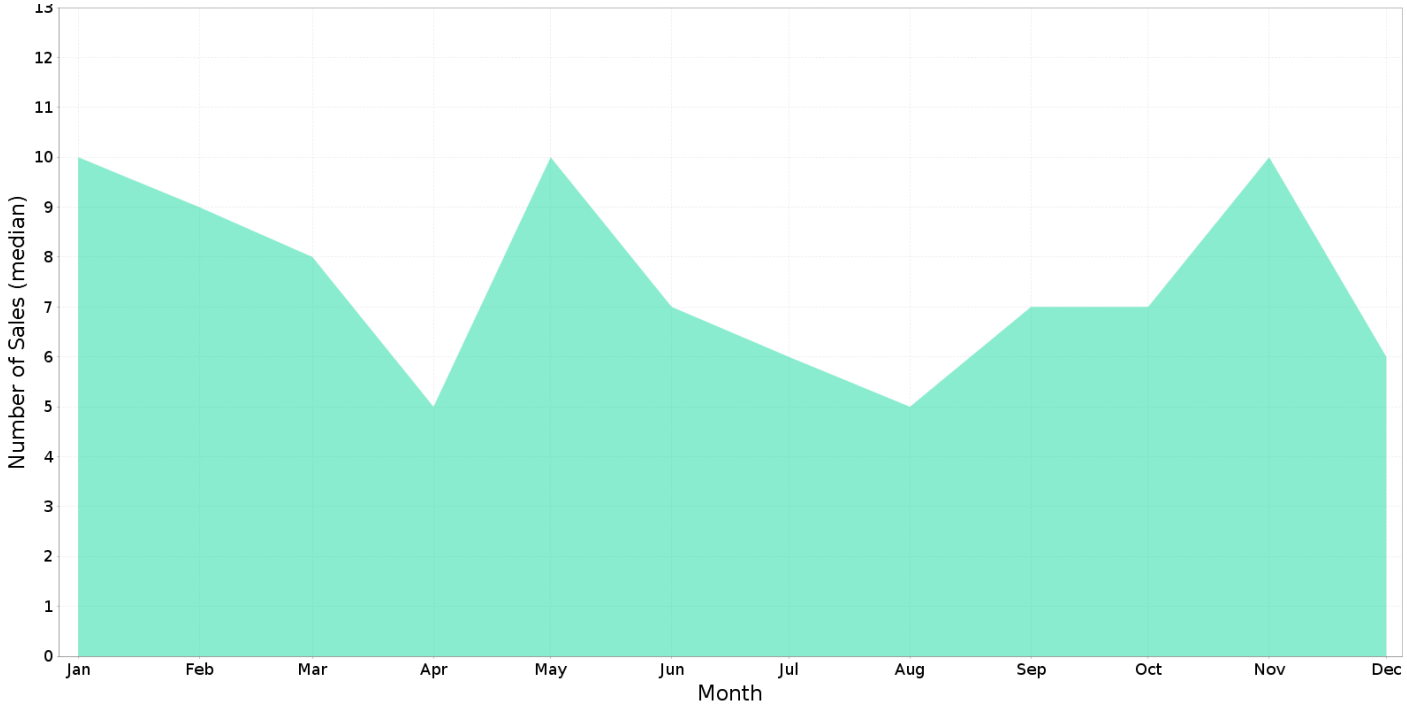
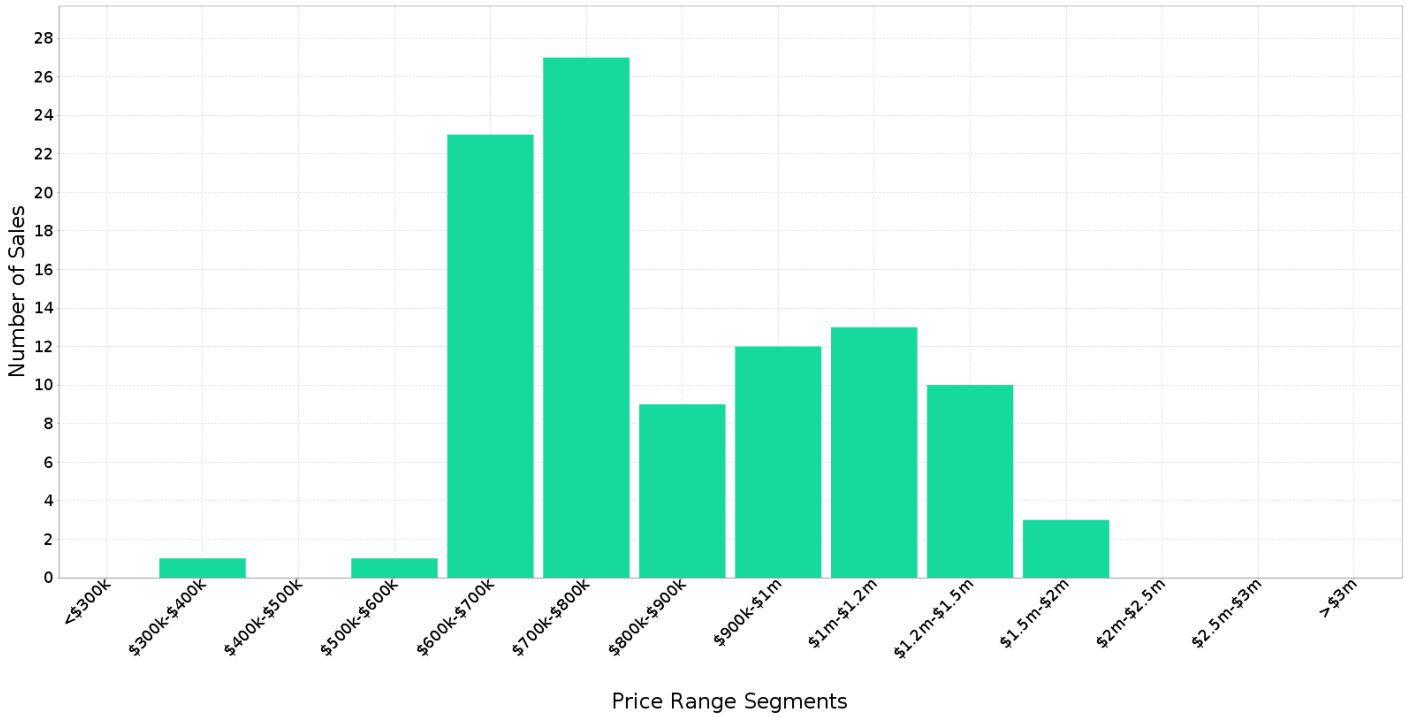
UPPER CABOOLTURE - Peak Selling Periods (3 years)



UPPER CABOOLTURE - Price Range Segments (12



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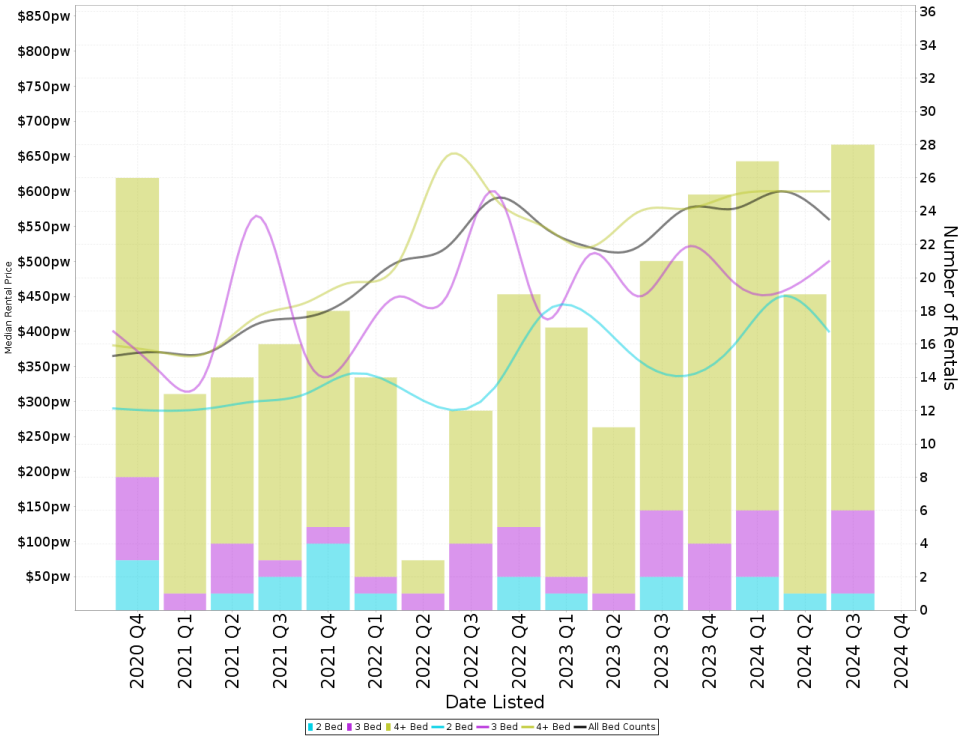
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.4%

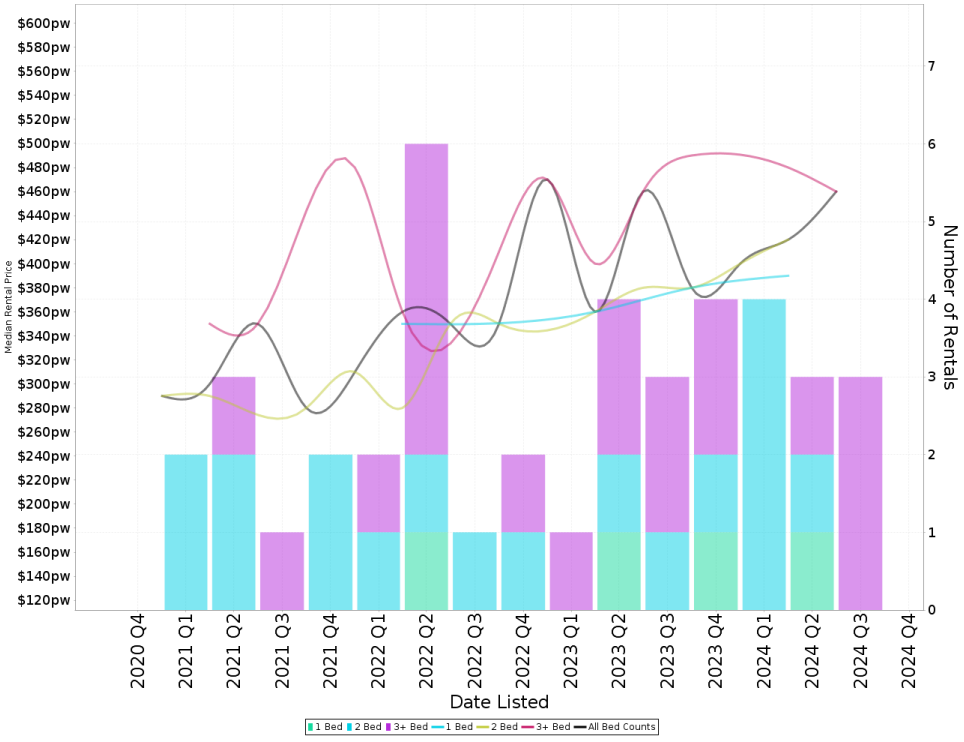
Current Median Price: $770,000
Previous Median Price: $745,000
Based on 184 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: $770,000
Current Median Rent: $575
Based on 99 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+66.0%

Current Median Price: $667,500
Previous Median Price: $402,000
Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: $667,500
Current Median Rent: $420
Based on 14 registered Unit rentals compared over the last 12 months.

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UPPER CABOOLTURE - Recently Sold Properties

Median Sale Price

$770k

Based on 99 recorded House sales within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.4%

Current Median Price: $770,000
Previous Median Price: $745,000

Based on 184 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

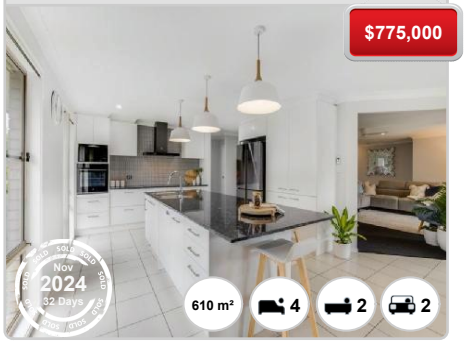
99

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

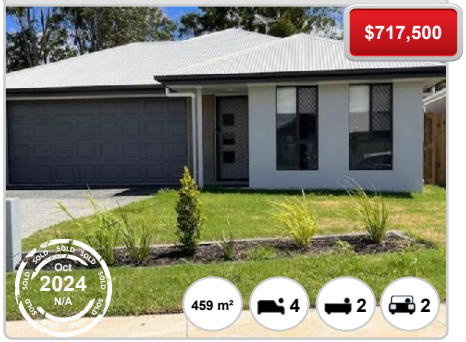
Based on a rolling 12 month period and may differ from calendar year statistics

73 WILLOWLEAF CCT

10 CYCAD DR



61 LOVE ST



1 MYNA ST

7 PARKRIDGE AVE

11-19 CHIVERTON ST

123 RIFLEBIRD DR

68 WILLOWLEAF CRCT

74 GREGOR RD

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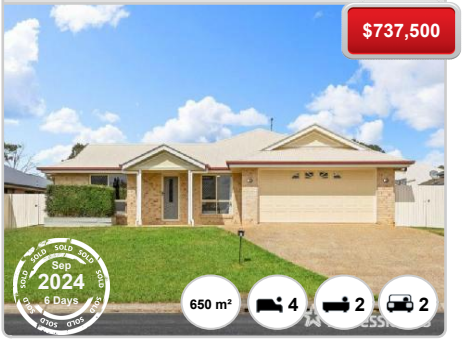
1 FITZROY ST

7 WILLOWLEAF CRCT



31 NEWFARM ST

59 PAULS RD

768 CABOOLTURE RIVER RD

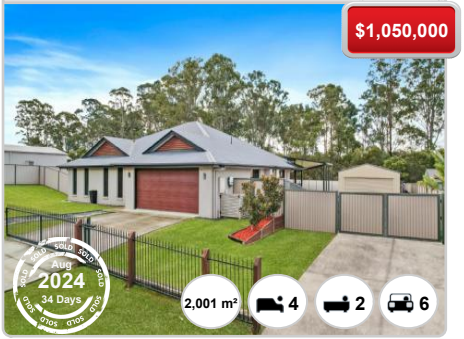
51-55 ADA CRES

6 OLYMPIC CT

8 NOOSA CT

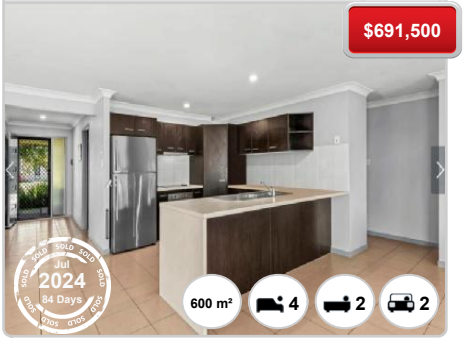
58 SUNFLOWER CRES

6 GOLDFINCH CT



30 ARCADIA ST

9 LEOPARDTREE DR



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UPPER CABOOLTURE - Properties For Rent

Median Rental Price

$575 /w

Based on 99 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.9%

Current Median Price: $770,000
Current Median Rent: $575

Based on 99 recorded House sales and 99 House rentals compared over the last 12 months

Number of Rentals

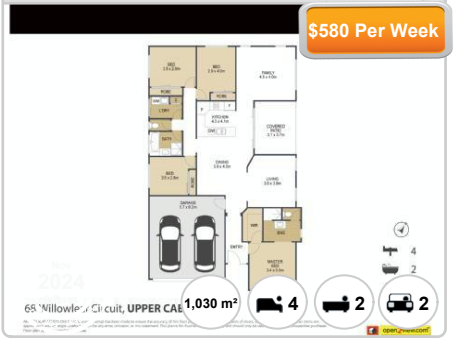
99

Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

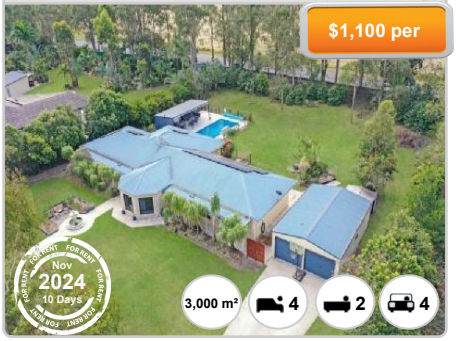
Based on a rolling 12 month period and may differ from calendar year statistics

AVAILABLE ON REQUEST

68 WILLOWLEAF CIRCUIT



18-20 FORESTPARK PLACE

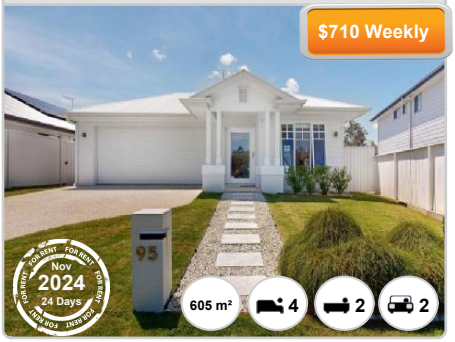


1/74 Olympic Court

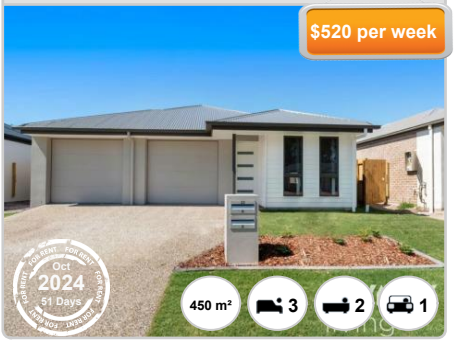
2 CENTENNIAL COURT

39A LOVE STREET

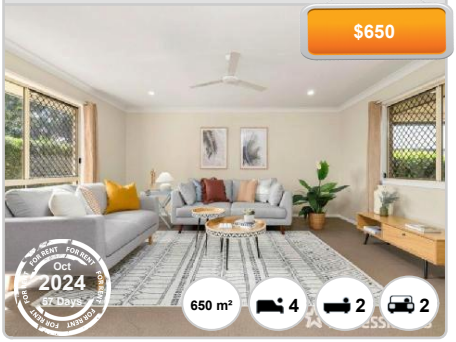
95 PAULS ROAD



22A LOVE STREET



7 WILLOWLEAF CIRCUIT



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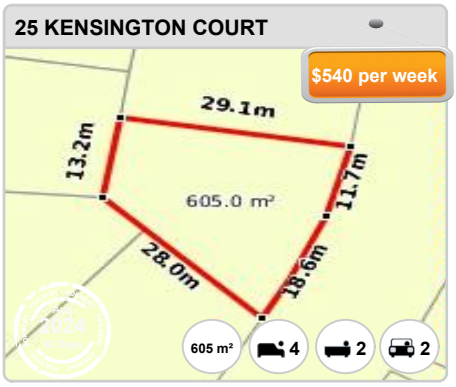

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