

Suburb Profile Report

Capalaba QLD 4157

Prepared on 03 August 2023 for Optivest Newsletter Subscribers

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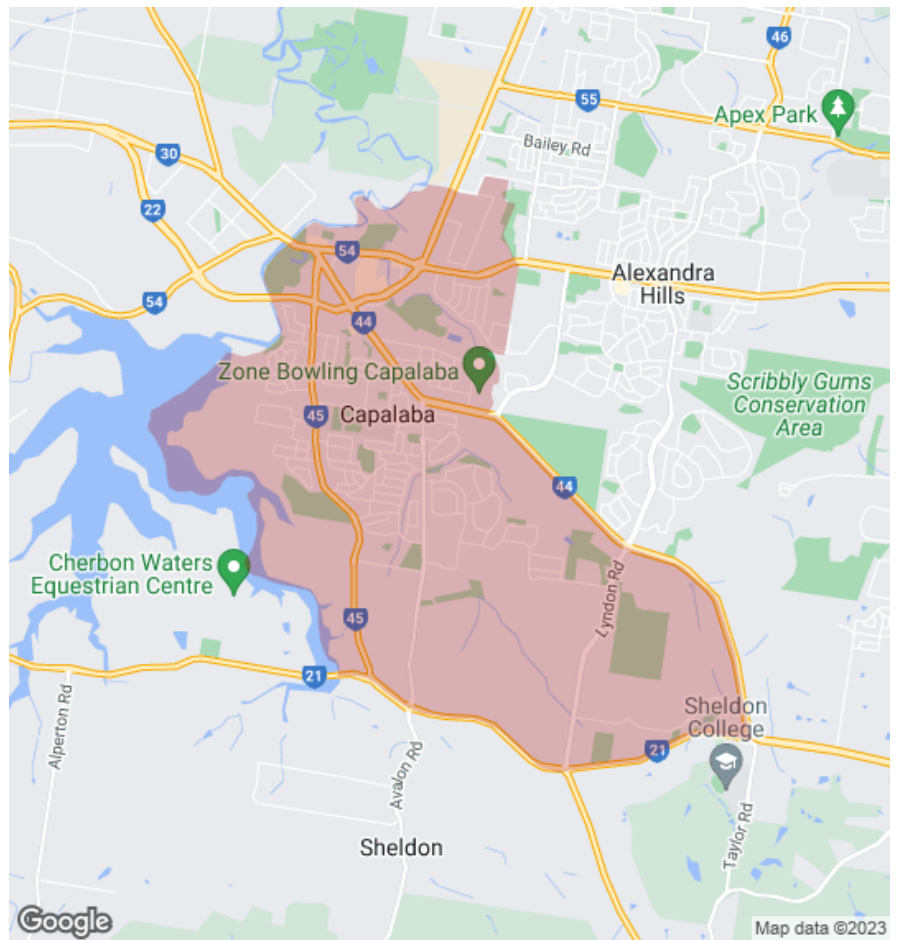
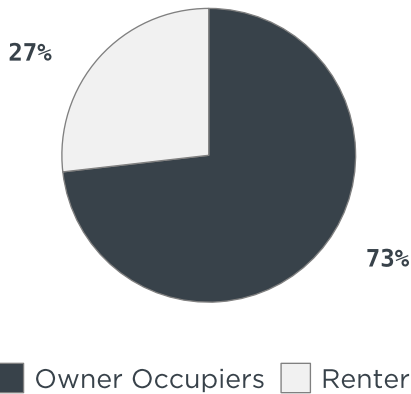
19km
 Distance from GPO



17.4k
 Population
↑4.3%
 5 year population change



13 years
 Average length of ownership



The size of Capalaba is approximately 18.7 square kilometres. It has 42 parks covering nearly 11.2% of total area. The population of Capalaba in 2011 was 16,644 people. By 2016 the population was 17,365 showing a population growth of 4.3% in the area during that time. The predominant age group in Capalaba is 50-59 years. Households in Capalaba are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Capalaba work in a trades occupation. In 2011, 72.1% of the homes in Capalaba were owner-occupied compared with 71.4% in 2016. Currently the median sales price of houses in the area is \$740,000.

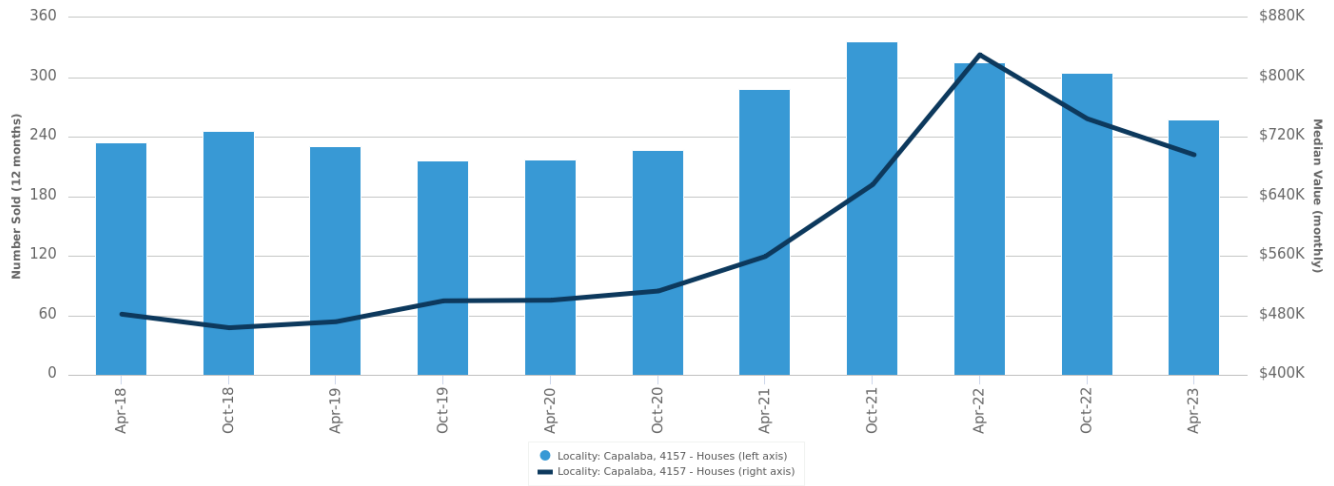
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,442	233	\$740,287	31
	1,726	79	\$471,140	14

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

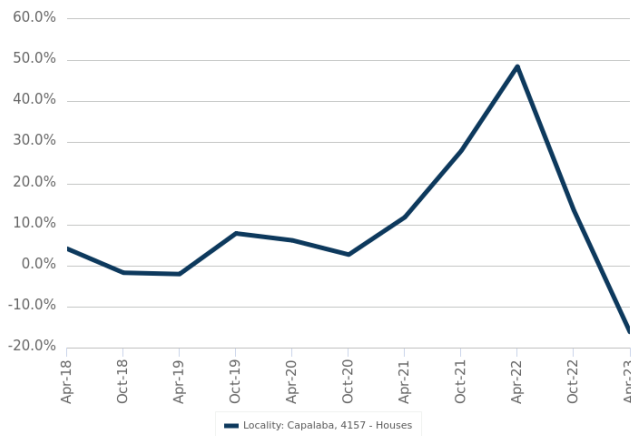


Houses: For Sale

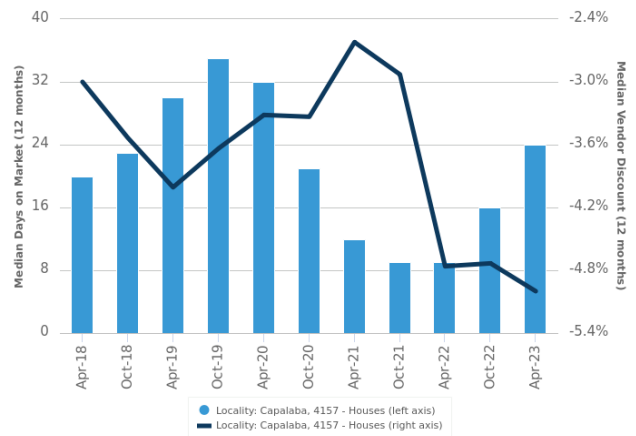
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$850,000

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

\$\$

Median Price*

\$740,000

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*

\$666,000

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

Recently Sold

1

2
BEDROOMS

5



21 Mount Cotton Road
Capalaba QLD 4157

Listed on 20 Jun 2023
Offers above \$445,000 considered



24 Macquarie Street
Capalaba QLD 4157

Sold on 12 Jul 2023
\$705,000*



1/211 Mount Cotton Road
Capalaba QLD 4157

Sold on 01 Jul 2023
\$455,000



13

3
BEDROOMS

46



29 Lyndon Road Capalaba
QLD 4157

Listed on 01 Aug 2023
Offers Over \$1.3m



34 Merrick Street Capalaba
QLD 4157

Sold on 12 Jul 2023
\$710,000*



7 Philippa Court Capalaba
QLD 4157

Listed on 31 Jul 2023
By Negotiation



22 Greenup Street
Capalaba QLD 4157

Sold on 10 Jul 2023
\$802,000*



9

4
BEDROOMS

43



5 Martina Court Capalaba
QLD 4157

Listed on 02 Aug 2023
By Negotiation



39 Kennedy Drive
Capalaba QLD 4157

Sold on 28 Jul 2023
Not Disclosed



5 Scorpio Street Capalaba
QLD 4157

Listed on 01 Aug 2023
Offers Invited



4 Conway Court Capalaba
QLD 4157

Sold on 24 Jul 2023
\$960,000*

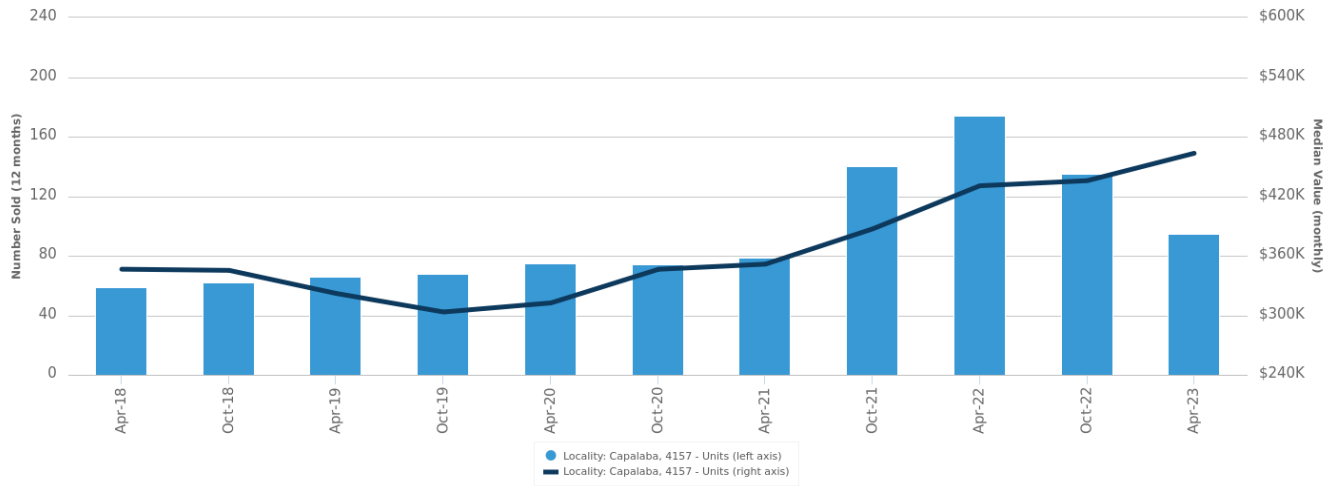


= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

Units: For Sale

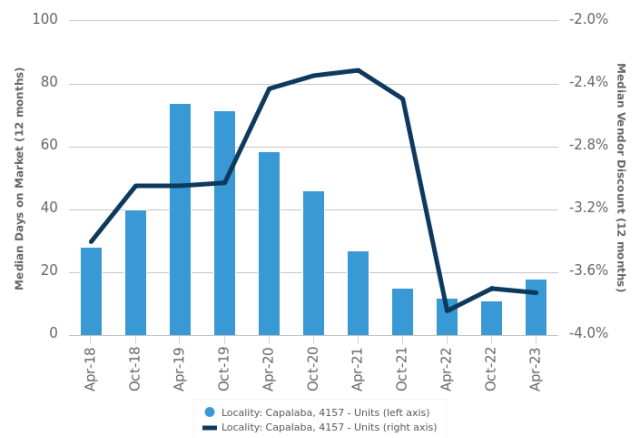
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$501,997

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

\$\$

Median Price*

\$455,000

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*

\$415,500

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

2



**34/30-32 Pittwin Road
 South Capalaba QLD 4157**

Sold on 25 Feb 2023
 \$180,000

1
 1
 1
 -



**11/30-32 Pittwin Road
 South Capalaba QLD 4157**

Sold on 25 Feb 2023
 \$180,000

1
 1
 1
 -
 44m²

6

2
 BEDROOMS



**2/1 Wills Lane Capalaba
 QLD 4157**

Listed on 02 Aug 2023
 Offers over \$449,000

1
 1
 1
 -



**58 Mount Cotton Road
 Capalaba QLD 4157**

Sold on 05 Jul 2023
 Not Disclosed

1
 2
 1
 1.50Ha



**29/13 Holland Crescent
 Capalaba QLD 4157**

Listed on 01 Aug 2023
 OFFERS ABOVE \$420,000

1
 1
 1
 -



**1506/58 Mount Cotton
 Road Capalaba QLD 4157**

Sold on 01 Jul 2023
 \$515,000

1
 2
 1
 106m²

6

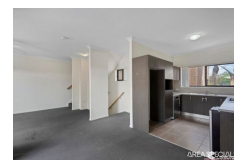
3
 BEDROOMS



**5C/107 Killarney Crescent
 Capalaba QLD 4157**

Listed on 31 Jul 2023
 Ready to Sell!!!

1
 2
 1
 -



**27/3 Grange Court
 Capalaba QLD 4157**

Sold on 31 Jul 2023
 \$504,500*

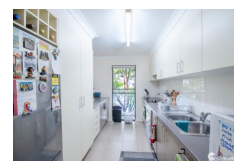
2
 2
 1
 169m²



**2/38 Wentworth Drive
 Capalaba QLD 4157**

Listed on 28 Jul 2023
 Offers Over \$519,000

2
 2
 1
 146m²



**5/25 Pittwin Road North
 Capalaba QLD 4157**

Sold on 01 Jul 2023
 \$480,000*

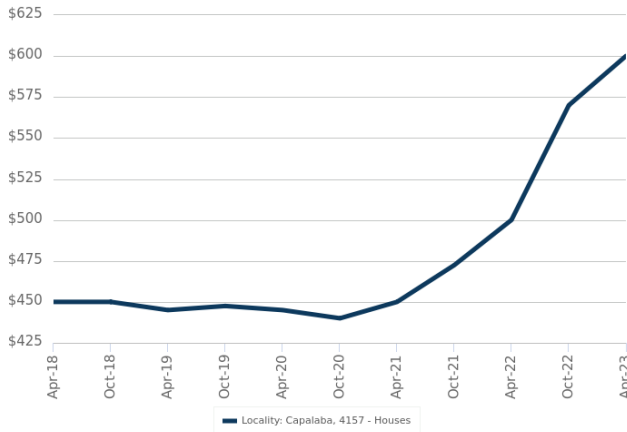
2
 2
 1
 123m²

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

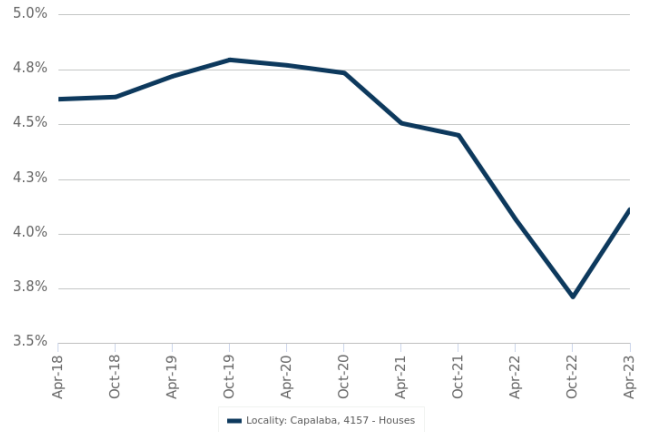
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

12

3
BEDROOMS



**1/9 Daveson Road
 Capalaba QLD 4157**

Listed on 02 Aug 2023
 \$600/W

4

1

-



**34 Merrick Street Capalaba
 QLD 4157**

Listed on 02 Aug 2023
 \$650/W

4

1

894m²

9

4
BEDROOMS



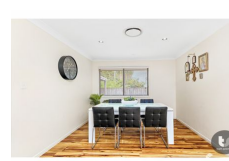
**2 Conondale Place
 Capalaba QLD 4157**

Listed on 28 Jul 2023
 \$750/W

4

2

757m²



**6 Wentworth Drive
 Capalaba QLD 4157**

Listed on 27 Jul 2023
 \$680/W

4

1

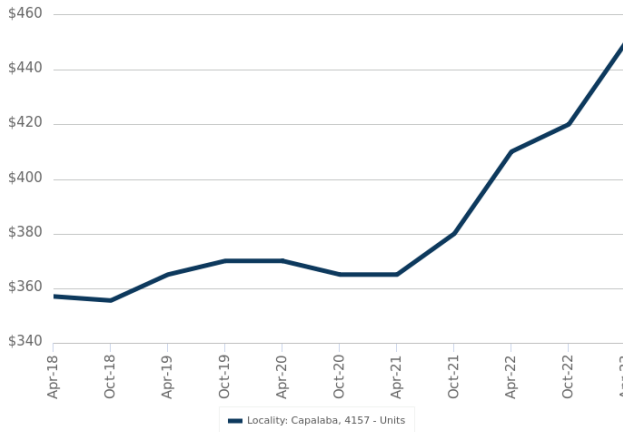
842m²



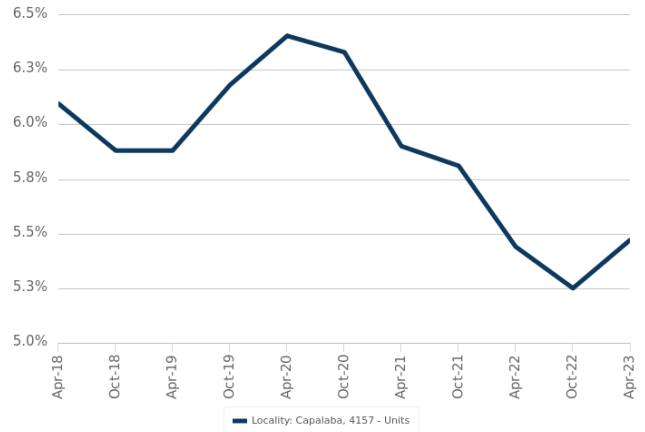
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

2

1
BEDROOMS



6/30-32 Pittwin Road
South Capalaba QLD 4157

Listed on 28 Jul 2023
\$300/W

-
 1
 43m²



2/8 Myora Crescent
Capalaba QLD 4157

Listed on 17 Jul 2023
\$350/W

1
 1
 -

4

2
BEDROOMS



15/21-23 Pittwin Road
North Capalaba QLD 4157

Listed on 31 Jul 2023
\$550/W

1
 2
 121m²



58 Mount Cotton Road
Capalaba QLD 4157

Listed on 26 Jul 2023
\$510/W

1
 2
 1.30Ha

4

3
BEDROOMS



10/40-42 Holland Crescent
Capalaba QLD 4157

Listed on 02 Aug 2023
\$550/W

1
 2
 131m²



1401/58 Mount Cotton Road
Capalaba QLD 4157

Listed on 31 Jul 2023
\$530/W

2
 2
 119m²



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

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

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