



PROPERTY REPORT

Prepared on: 23 Oct 2025



11 Capuchin Close Dakabin QLD 4503

 3  2  1

 Land: 339m²

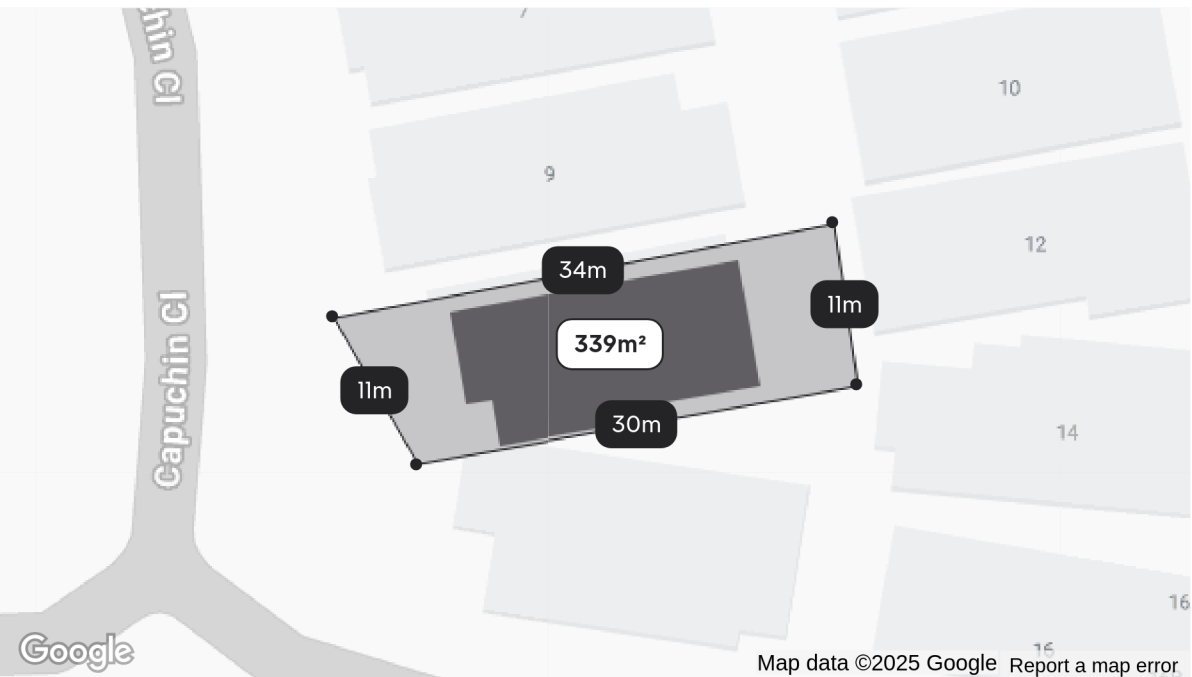
House | Plan: SP270690 | Lot: 59

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TARGET PROPERTY



Map data ©2025 Google Report a map error

Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

Property history

Date	Price	Event Type	Days Listed
NOW	WELCOME HOME	Active	
09/04/2021	\$420,000	Privately sold	
04/06/2020	\$370 per week**	Leased	24 days
29/05/2018	\$365 per week**	Leased	19 days
20/05/2014	\$210,000	Privately sold	



LEASED PROPERTIES

	Dakabin QLD 4503 3 2 2 - - Year built - Distance - Property type House	\$650 per week.. Last leased 16 Jul 2025 15 days on site
	18 Bowerbird Cr Dakabin QLD 4503 3 2 1 - - Year built - Distance 0.5km Property type House	\$620 per week.. Last leased 14 Oct 2025 6 days on site
	1/63 Antelope St Dakabin QLD 4503 3 2 1 - - Year built - Distance 0.5km Property type House	\$600 per week.. Last leased 06 Aug 2025 9 days on site
	8 Aster Street Dakabin QLD 4503 3 2 2 Land: 388m² - Year built - Distance 0.6km Property type House	\$620 per week.. Last leased 26 Jun 2025 17 days on site



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Dakabin market snapshot in the last 12 months

For 3 bed houses in Dakabin. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$610 pw

↑ Up 10.9% from this time last year

Leased volume

17

↑ Up 20% from this time last year

Price growth

10.9%

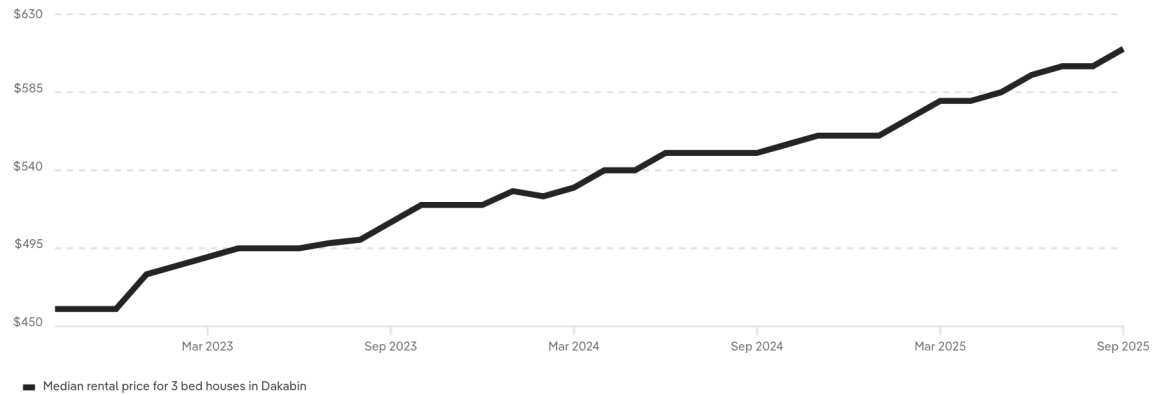
Median days on market

17 days

↑ Up 21.4% from this time last year

Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Dakabin



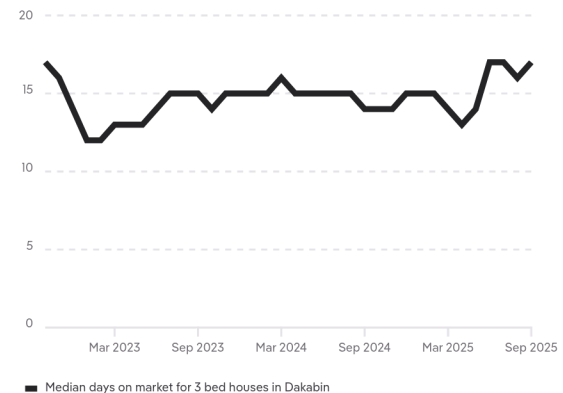
Properties leased - 3 year trend

Showing how many 3 bed houses in Dakabin have leased



Median days on market - 3 year trend

Showing how long it takes 3 bed houses in Dakabin to lease





Demand for similar properties

Market activity on realestate.com.au for 3 bed houses in Dakabin

Potential renters

250

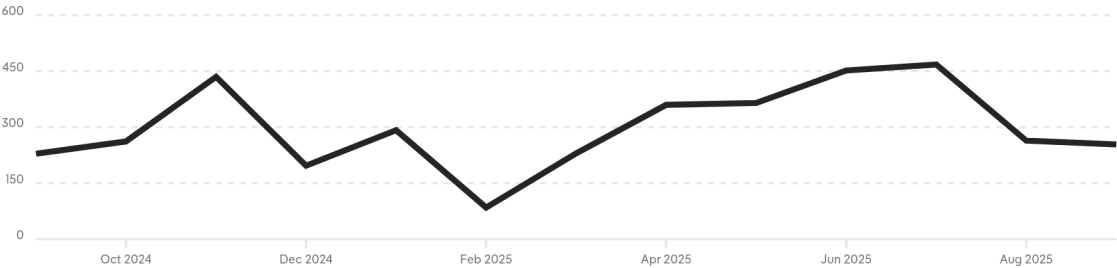
↑ Up 51.5% from this time last week

Similar for rent

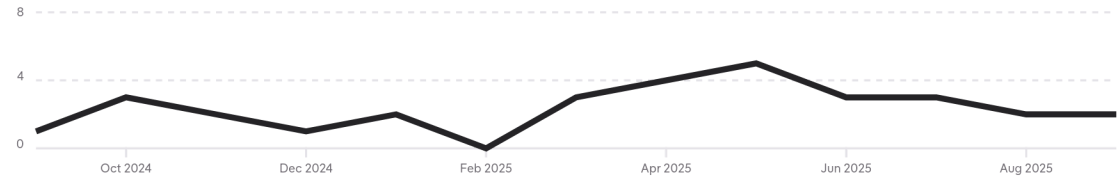
1

Potential renters

Showing the number of people who are seriously interested in listings for 3 bed houses in Dakabin on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

11 Capuchin Close

Dakabin QLD 4503

 3  2  1  339m² | House

\$610 - \$640

MY RENTAL ESTIMATE



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**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REA Group