

Toowoomba Free Region Report

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Toowoomba Property Market & Location Profile (2025)

Toowoomba's property market in 2025 remains robust, underpinned by a diverse economy and major infrastructure projects. This report highlights the highest growth forecast suburbs (based on Microburbs' 4-year projections) and examines broader investment appeal, liveability, and risks. Microburbs data is the primary source for growth forecasts and suburb scores, supplemented by reputable economic and development insights. Both investors and homebuyers will find the best suburbs for growth and lifestyle detailed below.

For full access to exclusive forecasts and up-to-date market data (updated weekly), please [subscribe](#).

High-Growth Forecast Suburbs (2025 Outlook)

Microburbs identifies several Toowoomba-area suburbs with exceptionally strong growth potential. The top five are: **Mount Lofty**, **Mount Rascal**, **Highfields**, **Hodgson Vale**, and **Top Camp**. To view the exclusive 4-year growth forecasts and detailed statistics for each suburb, please [subscribe](#).

- **Mount Lofty** – *Prestige meets potential*: An established, leafy suburb on Toowoomba's escarpment. Instead of revealing the exact 4-year growth forecast, please [subscribe](#) to see this exclusive figure. Houses here command a premium median price (current specifics available only to subscribers) following robust annual growth last year. The suburb remains tightly held, with limited sales activity and rapid turnover. Unit prices sit in a lower range but have shown volatility recently—details that are revealed only upon subscription. Historical growth has been steady, and with supply constrained (no large land releases), upward price pressure continues. For the full picture, [subscribe](#).
- **Mount Rascal** – *Acreage lifestyle, high-end growth*: Located just south of the city, Mount Rascal is forecast to grow robustly—specific figures are reserved for [subscribers](#). Houses here are positioned in a premium price region. Last year's performance was modest, with very few sales; full transaction details and further insights are available to subscribers. New subdivisions remain limited so surplus supply is unlikely. With virtually no violent crime recorded and very high owner-occupancy, Mount Rascal offers a safe, family-focused environment. To see the detailed forecast and additional statistics, please [subscribe](#).
- **Highfields** – *Booming family hub*: Located 15 km north of Toowoomba, Highfields is forecast to experience strong growth—exact numbers are available exclusively to [subscribers](#). The suburb is in high demand, with consistent historical growth; detailed percentage changes and current median price figures are accessible on subscription. A high volume of sales and rapid turnover underscore an active market. The unit market, though small, has experienced notable gains recently. For full figures and weekly-updated insights into why Highfields is attracting growing young families, please [subscribe](#).

- **Hodgson Vale** – *Semi-rural stability*: Just 10 km south of town, Hodgson Vale is set to show steady growth—subscribe now to view the precise forecast data. The suburb commands a high median house price and has a stable market with limited transactions. Buyers are drawn to the abundant large-lot homes and tranquil surroundings. With extremely high owner-occupancy and competitive rental yields (detailed figures available upon subscription), Hodgson Vale’s data is best appreciated through Microburbs’ exclusive insights. [Subscribe](#) for full details.
- **Top Camp** – *Upscale outskirts on the rise*: Adjacent to Hodgson Vale, Top Camp is predicted to have significant growth potential—exact forecasts are reserved for subscribers. Housing here is priced in the premium range; despite a recent downturn that may represent a value opportunity, the limited number of sales and rapid market turnover indicate underlying demand. For a complete breakdown of the current market conditions and forecast details, please [subscribe](#).

Table: Key Metrics – Toowoomba’s Top Forecast Suburbs (houses)

Suburb	Microburbs 4-Year Growth Forecast	Median House Price (2024)	12-mo Price Change	Typical Demand/Supply
Mount Lofty	Subscribe for forecast	Subscribe for current median	Subscribe for details	79 sales, quick turnover (details available on subscription)
Mount Rascal	Subscribe for forecast	\$1,200,000	Subscribe for details	11 sales, very scarce supply
Highfields	Subscribe for forecast	\$835,000	Subscribe for details	177 sales, active market
Hodgson Vale	Subscribe for forecast	\$900,000	Subscribe for details	15 sales, large lots
Top Camp	Subscribe for forecast	Subscribe for current median	Subscribe for details	10 sales, tightly held

As shown above, these high-growth suburbs tend to have above-average property values and low supply. For the complete capital growth forecasts and precise market figures – available exclusively through our weekly-updated data – please [subscribe](#).

Broader Investment Insights: Other Notable Suburbs

Beyond the top forecasts, **Toowoomba boasts many suburbs with strong investment appeal** thanks to infrastructure, lifestyle, and economic drivers. While Microburbs data highlights the five above, investors and homebuyers should also consider the following areas:

- **Established “Blue-Chip” Suburbs:** East Toowoomba, Rangeville, and Middle Ridge consistently perform at the top of the market. These areas yield some of the city’s highest medians and strong recent growth figures. Middle Ridge, a family-favorite with abundant parks and schools, has long been recognized for its premium market position. For a full breakdown of the growth figures and detailed historical performance, please [subscribe](#).
- **Affordable Growth Areas:** Suburbs such as Harristown, Kearneys Spring, and Newtown offer more accessible entry points with solid fundamentals. These areas host major local facilities—like the University of Southern Queensland and Toowoomba Hospital—which ensure steady rental demand. Detailed performance metrics and current investment figures are exclusively available to [subscribers](#).
- **Emerging Outer Suburbs:** Westbrook, Glenvale, Cotswold Hills, and Blue Mountain Heights are coming into focus as new developments and infrastructure upgrades bring fresh opportunity. Whether it’s new housing estates or road improvements, these areas are evolving rapidly. For the latest property figures and up-to-date forecasts on these emerging markets, please [subscribe](#).
- **Satellite Towns and Surrounds:** Smaller towns such as Cambooya, Oakey, and Kingsthorpe are also receiving increased attention. With new industry investments and transport improvements, these areas can offer attractive returns. For detailed demographic trends and property data in these regions, [subscribe](#).

In summary, Toowoomba’s broader market provides opportunities across varied price points – from premium inner suburbs to emerging outer markets. To access the complete, weekly-updated data (including exclusive forecasts and granular market insights), please [subscribe](#).

Liveability and Lifestyle Factors

A key part of Toowoomba’s appeal is its exceptional liveability, especially for families. Microburbs scores underline the lifestyle strengths of each suburb – including family-friendliness, community spirit, convenience, affluence, and tranquillity. Below is an assessment of each high-growth suburb’s profile (exact score details are reserved for our subscribers):

- **Mount Lofty:** *Family-Friendly and Convenient.* Although detailed Family and Affluence scores (previously noted as 9/10) are withheld, Mount Lofty clearly ranks among the region’s top suburbs in this regard. Its community is active, the area features ample parkland, and the short 3 km access to the CBD tops the convenience factor. For the complete rating breakdown, please [subscribe](#).

- **Mount Rascal:** *Tranquil Rural Retreat.* Built on generous acreages, Mount Rascal offers abundant green space and strong tranquillity. While exact scores remain exclusive, metrics on community cohesion and safety (with virtually zero violent crime) are available to our subscribers. [Subscribe](#) for full ratings.
- **Highfields:** *Family and Community Hub.* Known for its strong community engagement, Highfields has been rated very highly for family appeal and overall liveability. For details on its comprehensive community scores and the factors behind its top ranking, please [subscribe](#).
- **Hodgson Vale:** *Upscale Country Living.* With an emphasis on privacy, safety, and spacious living, Hodgson Vale's liveability is evident. The in-depth statistics on family, affluence, and safety ratings are part of our exclusive data package – available for subscribers only.
- **Top Camp:** *Peaceful and Private.* Combining semi-rural serenity with easy access to urban amenities, Top Camp appeals particularly to families and downsizers. Detailed liveability scores and full breakdowns of community metrics can be accessed by [subscribing](#).

Across these suburbs, the blend of low crime, community engagement, and ample amenities drives sustained demand. For detailed, weekly-updated liveability scores and analysis, please [subscribe](#).

Economic and Infrastructure Trends in Toowoomba

Toowoomba's property prospects are underpinned by a strong regional economy and significant infrastructure investment. As of 2025, the city and its surrounds are experiencing growth on multiple fronts:

Diverse Economy:

Toowoomba—often called the capital of the Darling Downs—boasts a broad-based economy that supports property demand. Employment sectors such as health care, education, retail, construction, manufacturing, and agriculture drive the local market. Recent economic reports highlight the city's resilience and prosperity. Key indicators like employment figures and population growth, as well as median property values, are available in detail to our [subscribers](#).

Major Infrastructure Projects:

- **Inland Rail:** A federally-backed project with an investment exceeding billions is underway, transforming freight and logistics in the region. Details on precise route improvements and forecast data are exclusive—[subscribe](#) to view full updates.
- **New Toowoomba Hospital:** A state-of-the-art public hospital (part of a multi-billion dollar project) will enhance local health capacity. For comprehensive figures on job creation and anticipated economic impact, please [subscribe](#).
- **Transport and Road Upgrades:** Major projects including bypasses and highway upgrades are reducing congestion and improving regional connectivity. Detailed statistics on travel time reductions and infrastructure spending are reserved for our [subscribers](#).

- **Other Developments:** Expansions at Wellcamp Airport and related industrial projects continue to boost the local economy. For a full development pipeline analysis and updated monetary figures, please [subscribe](#).

Collectively, these trends create a positive long-term outlook for Toowoomba's property market. For complete, weekly-updated economic figures and detailed infrastructure projections, please [subscribe](#).

Risk Factors and Environmental Considerations

While the outlook is strong, investors and homebuyers must consider potential risks:

- **Oversupply Concerns:**
The current undersupply has supported prices; however, if developers overshoot, temporary oversupply may occur. Past episodes (such as a significant unit price drop in certain pockets) underscore how isolated market segments can be volatile. Detailed historical data and risk assessments are available exclusively to [subscribers](#).
- **Market and Interest Rate Fluctuations:**
While the Reserve Bank's policy hints at possible adjustments, rapid rate increases may dampen buyer capacity. For current data on interest rates and forecast scenarios, please [subscribe](#).
- **Economic Dependency and Shifts:**
Shifts in key economic sectors—whether in agriculture or mining services—could impact demand. Detailed regional sector analyses and historic performance statistics are part of our exclusive reporting. [Subscribe](#) for full access.
- **Environmental Risks:**
The region has experienced natural disasters in the past. For example, flash floods and bushfire risks (with key property-level indicators such as flood maps and fire buffers) require careful consideration. To see comprehensive environmental risk maps and detailed property-level data, please [subscribe](#).
- **Socio-Economic Changes:**
Demographic shifts can influence long-term demand. Full analyses of migration trends, household income statistics, and future market scenarios are available in our detailed reports—accessible to [subscribers](#).

Discover the Microburbs Advantage

Microburbs leverages an extensive, continuously updated database (with crucial real estate indicators refreshed weekly) to empower users with unparalleled insights. With products ranging from in-depth

Property Reports to an AI Property Finder, Suburb Finder, and comprehensive Suburb Reports and DataExplorer, Microburbs makes it easy to access hyperlocal, data-driven insights.

- To view exact capital growth forecasts for any suburb, access detailed live data, and receive weekly updates on market trends, you must [subscribe](#).
- Empower your property decisions with exclusive analytics, risk maps, and street-level data precision – all available only via our subscription.

For more about our products and how their advanced analytics can help you outperform the market, please [subscribe](#).

Current Market Outlook and News (2025)

As 2025 unfolds, market sentiment in Toowoomba is cautiously optimistic. Recent news indicates that although growth slowed somewhat from the boom experienced in 2021–2022, fundamental strengths remain:

- **Market Trends:**
Price growth moderated in 2024 compared to boom years; however, the overall market remains positive due to sustained demand and limited listing supply. High-end properties in select areas have achieved record sales – for full details on these trends and exclusive figures, please [subscribe](#).
- **Interest Rates and Finance:**
Aggressive rate hikes have made buyers cautious, while sellers and investors adjust expectations. For the most current interest rate data, forecasting insights, and funding statistics in Toowoomba compared with other cities, please [subscribe](#).
- **Urban Planning and Development News:**
Toowoomba Regional Council is finalizing a new Planning Scheme to keep up with growth. Several new development applications—from shopping precincts in Highfields to proposed industrial extensions near Wellcamp Airport—are emerging. Detailed planning metrics and forecast figures are available exclusively to our [subscribers](#).
- **Regional Comparisons and Recognition:**
National reports now often highlight Toowoomba as a standout regional hotspot. For granular comparisons of Toowoomba with other major markets and to access updated growth rankings, please [subscribe](#).
- **Community and Lifestyle News:**
Toowoomba continues to captivate with high liveability. Iconic events, new retail launches, cafes, and community markets underscore its appeal. For full community updates and lifestyle scores updated weekly, please [subscribe](#).

In conclusion, Toowoomba in 2025 offers a compelling proposition with suburbs that exhibit strong growth potential—backed by excellent liveability and major infrastructure investments. Microburbs’

exclusive, weekly-updated data gives investors and home seekers the edge in identifying opportunities in prime growth pockets. For detailed forecasts, precise market metrics, and full access to our advanced product suite, please [subscribe](#).

Microburbs – Your Data-Driven Platform for Identifying High Capital Growth Opportunities in the Australian Property Market.

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