



INFORMATION MEMORANDUM · DA-APPROVED DEVELOPMENT SITE · EXPRESSIONS OF INTEREST

Approved for six lots. 4.67 hectares in Caboolture.

175 Dances Road, Caboolture QLD 4510 · Lot 1 on RP84817 · City of Moreton Bay

4.67 ha

46,716 M² · ONE TITLE

1 → 6

LOTS APPROVED · DA/
2025/0016

2.10 ha

BALANCE LOT · ACREAGE
LIFESTYLE

At boundary

WATER + SEWER MAINS

Offered for sale by Expressions of Interest. Inspections by appointment only. Oktay Vali · 0424 674 031 · gc@gcprestige.au

THE OPPORTUNITY

An approval, not a hope.

175 Dances Road is a 4.67 ha holding with a live development permit to subdivide one lot into six: five residential lots in a common-property scheme off Creekview Court, and a 2.10 ha balance lot on Dances Road with the existing home – a lot that suits an acreage lifestyle buyer in its own right. The approval is at the operational works stage, and water and sewer mains sit at the boundary.

KEY FACTS

Address	175 Dances Road, Caboolture QLD 4510
Title	Lot 1 on RP84817 · freehold · one title
Land area	46,716 m ² (4.67 ha)*
Local government	City of Moreton Bay
Zone	General residential – Suburban neighbourhood precinct (≈88% of the site); part Limited development and Recreation & open space
Approval	DA/2025/0016 – Development Permit, Reconfiguring a Lot, 1 into 6 lots, common property and drainage reserve, over 2 stages. Decided 24 October 2025.
Status	Operational works approval stage (as advised by the vendor)
Approved lots	Lots 1–5: 922, 562, 533, 537 and 837 m ² (3,391 m ²) · Lot 500 balance lot: 2.10 ha (21,000 m ²) · Lot 900 drainage reserve: 2.128 ha to Council
Services	DN200 water main ≈1.2 m and DNI50 sewer main ≈1.9 m from the boundary (Unitywater)
Access	Dances Road (west) and Creekview Court (east)
Improvements	Existing dwelling, stables, sand arena and paddocks
Sale method	Expressions of Interest

*Area from the Queensland Digital Cadastral Database. Lot areas from the approved proposal plan and subject to survey.

SECTION 01

Between Dances Road and Creekview Court.

A long, regular parcel with two ways in. The approved residential lots take access from the Creekview Court cul-de-sac, beside finished housing along the whole southern boundary.



Lot boundary from the Queensland cadastre on the latest State aerial imagery.

LOCATION	DRIVE
Caboolture railway station	≈6 min
Morayfield Shopping Centre	≈11 min
Sunshine Coast (Maroochydore)	≈43 min
Brisbane CBD	≈50 min
Pumicestone State School	0.7 km

Free-flow drive times (OSRM).

Six lots approved, over two stages.



Indicative layout traced from proposal plan 24285-1-PP-1 Rev C (KM Surveys / ARC Planning, 12 Sep 2025) in Council's decision package. Council requires an amended proposal plan under Condition 1 – see Section 03. Areas subject to survey.

LOT	STAGE	WHAT IT IS	AREA
1	2	Residential lot – common-property access off Creekview Court	922 m ²
2	2	Residential lot	562 m ²
3	2	Residential lot	533 m ²
4	2	Residential lot	537 m ²
5	2	Residential lot	837 m ²
CP	2	Common property – driveway, 4 visitor parks, turnaround; easement A gives Lot 500 access	1,041 m ²
500	1	Balance lot on Dances Road with the existing home	2.10 ha
900	1	Drainage reserve – transferred to Council at no charge	2.128 ha

SECTION 03 · WHERE THE APPROVAL IS UP TO

Approved, and at the operational works stage.

The development permit is in place. The vendor advises the project is now at the operational works approval stage — the engineering approvals needed before civil works and the plan of subdivision.

ITEM	FROM THE COUNCIL DECISION PACKAGE
Development permit	Reconfiguring a Lot — 1 into 6 lots, common property and drainage reserve, over 2 stages. Decided 24 October 2025 by Council's delegate.
Currency period	4 years from the date the approval took effect
Current stage	Operational works approval stage (as advised)
Other permits needed	Operational Work — road works (common property), stormwater (common property) and earthworks
Amended plan (Condition 1)	An amended proposal plan — easement notes, heavy rigid vehicle turnaround in the common property, driveway width consistent with the engineering drawings — to be approved before operational works or the plan of subdivision
Infrastructure charges	Council levied \$110,012.10 (charges notice 24 Oct 2025), payable when Council approves the plan of subdivision. Unitywater water and sewer charges are separate.
Water & sewer	Unitywater certificate needed confirming water to Lots 1–5 and 500, and sewer to Lots 1–5
Drainage reserve	Lot 900 transferred to Council at no charge
Existing buildings	Buildings on Lots 1–5 and the common property removed before the plan is sealed
Flood	No filling in areas affected by medium flood hazard; minimum flood planning levels apply

DATA ROOM

The full decision package — conditions, approved and to-be-amended plans, bushfire management plan, stormwater management plan, tree survey and infrastructure charges notice — is available to qualified buyers on request.

Summary only — not legal or planning advice. Buyers rely on their own enquiries of Council and Unitywater.

SECTION 04

Water and sewer at the boundary.



Unitywater network on aerial. Desktop review — not a servicing report.

- **Water:** DN200 PVC-O main about 1.2 m from the boundary.
- **Sewer:** DN150 PVC-U gravity main about 1.9 m from the boundary, in the neighbouring estate.
- Connection details are confirmed through operational works and the Unitywater application.

Zoning



MBRC Planning Scheme zoning, subject lot outlined in turquoise.

- About 88% General residential — Suburban neighbourhood precinct.
- About 11.5% Limited development and 0.5% Recreation and open space, largely along the northern edge.
- Established residential estates adjoin to the south and east.

SECTION 05 · TO BE UPFRONT

The overlays a buyer will check.

The approval has already been assessed against these. Most of the affected land sits in the drainage reserve (Lot 900) that goes to Council.



Flood hazard overlay. Flood planning area covers most of the site; medium and high-risk areas are mapped. No filling in medium-flood areas; minimum flood planning levels apply.



Environmental areas overlay. Matters of State Environmental Significance, waterway buffer and riparian setbacks mapped over parts of the site; SEQ koala protection area (State trigger).

Mapping from City of Moreton Bay Planning Scheme overlays and State koala mapping, on aerial imagery. Indicative only. Buyers rely on their own enquiries.

SECTION 06

Two products on one title.



Site boundary from the Queensland cadastre.

Builder-developers

- Five residential lots (533–922 m²) in a common-property scheme off Creekview Court, beside finished housing.
- Build and sell, or sell the lots — staged so the spend can be sequenced.

Acreage lifestyle

- The 2.10 ha balance lot on Dances Road keeps the existing home, stables and arena.
- Hold it, live on it, or on-sell it as an acreage lifestyle property once the plan is registered.

SECTION 07 · THE APPROVED PRODUCT AT TODAY'S EVIDENCE

Six lots, priced off what sells here.

A buyer of an approved subdivision is buying the end product. Applying recorded 2025–26 sale rates from within 5 km to each approved lot shows what the approval delivers once titles issue.

LOT	AREA	EVIDENCE RATE	INDICATIVE VALUE
Lot 1	922 m ²	\$750–\$850/m ²	\$692,000 – \$784,000
Lot 2	562 m ²	\$1,050–\$1,150/m ²	\$590,000 – \$646,000
Lot 3	533 m ²	\$1,050–\$1,150/m ²	\$560,000 – \$613,000
Lot 4	537 m ²	\$1,050–\$1,150/m ²	\$564,000 – \$618,000
Lot 5	837 m ²	\$750–\$850/m ²	\$628,000 – \$711,000
Lot 500	2.10 ha	2.00 ha home sales, 2025	\$1,200,000 – \$2,988,000
Indicative gross realisation — six lots			\$4,233,000 – \$6,360,000

How the rates were set

- **Lots 2–4 (533–562 m²):** the latest sales — 450 m² for \$520,000 (\$1,156/m², Sep 2025) and 540 m² for \$594,000 (\$1,100/m², Oct 2025).
- **Lots 1 and 5 (837–922 m²):** a lower rate for larger lots, from 646 m² at \$549,000 (\$850/m²). No vacant lot of this size sold within 5 km — they are scarce.
- **Lot 500 (2.10 ha):** 2.00 ha lifestyle homes sold at \$1,200,000 and \$2,988,000 in 2025.

Before a buyer's costs

- Council infrastructure charges levied: \$110,012.10.
- Operational works, civil works for the common-property driveway and services, Unitywater charges, survey and plan sealing, selling costs, holding costs and margin.
- Staging lets the Stage 1 balance lot and the Stage 2 lots be released separately.

Indicative only — rates applied from RP Data (Cotality) recorded sales within 5 km (Jan 2025 – Sep 2026) to the approved lot areas, which are subject to survey. Gross figures before all development, approval, finance and selling costs and margin. Not a valuation; buyers must make their own assessment.

SECTION 08 · SALES WITHIN 5 KM, 2025–2026

What land, lots and acreage sell for.

Development land — Residential-zoned holdings

ADDRESS	LAND	PRICE	SOLD
300 Smiths Road, Caboolture	2.00 ha	\$4,310,000	Mar 2026
40 Goshawk Court, Caboolture	8,025 m²	\$1,500,000	Dec 2025
65 Goshawk Court, Caboolture	8,000 m²	\$2,250,000	Aug 2025
114 Pumicestone Road, Caboolture	7,358 m²	\$2,000,000	May 2025
310 Smiths Road, Caboolture	5.29 ha	\$7,500,000	Mar 2025 · multi-sale

300 Smiths Road — a 2.00 ha Residential-zoned holding a few minutes away — sold for \$4,310,000 in March 2026, the most recent development-land sale in the area.

Residential lots — vacant land, 384–646 m²

ADDRESS	LAND	PRICE	RATE	SOLD
6 Reedgrass, Caboolture	540 m²	\$594,000	\$1,100/m²	Oct 2025
29 Sagebrush Street, Caboolture	450 m²	\$520,000	\$1,156/m²	Sep 2025
37 Checkerbloom Street, Caboolture	646 m²	\$549,000	\$850/m²	Apr 2025
9 Verbena Street, Caboolture	384 m²	\$422,500	\$1,100/m²	Mar 2025
40 Checkerbloom Street, Caboolture	460 m²	\$419,000	\$911/m²	Feb 2025
4 Lapwing Street, Caboolture	436 m²	\$423,000	\$970/m²	Feb 2025
43 Checkerbloom Street, Caboolture	608 m²	\$479,000	\$788/m²	Jan 2025
39 Checkerbloom Street, Caboolture	600 m²	\$479,000	\$798/m²	Jan 2025
5 Cattail Street, Caboolture	498 m²	\$435,000	\$873/m²	Jan 2025

Compare with Lots 2–4 (533–562 m²). The most recent lot sales — \$520,000 for 450 m² (Sep 2025) and \$594,000 for 540 m² (Oct 2025) — show values lifting through 2025. No vacant lots of 800–950 m² (Lots 1 and 5) sold within 5 km in the period; larger lots are scarce.

Acreage — the Lot 500 market

ADDRESS	LAND	TYPE	PRICE	SOLD
30 Richards Court, Bellmere	2.00 ha	Home	\$2,988,000	Sep 2025
18 Kite Court, Caboolture	2.00 ha	Home	\$1,200,000	Apr 2025
Central Springs Parade, Caboolture	1.34 ha	Vacant	\$839,000	Jun 2026
51 Richards Court, Bellmere	1.00 ha	Home	\$810,000	Feb 2026
11 Kelmor Court, Elimbah	8,424 m²	Home	\$1,115,000	Dec 2025
58 Frangipani Drive, Caboolture	8,000 m²	Home	\$1,030,000	Sep 2025

New supply: about 122 lots (250–282 Smiths Road, Stages 32A–35B), 99 lots (Riverbank Estate Stages 2A–D) and 41 lots (Goshawk Court) are in the pipeline locally (PRD Caboolture Market Update, 1st Half 2026).

Source: RP Data (Cotality) recorded sales within a 5 km radius, January 2025 – September 2026. Prices as recorded; improvements, zoning and timing differ between properties. Not a valuation.

SECTION 09

Expressions of Interest.

Offers are invited by Expressions of Interest. Unconditional and conditional offers will be considered, including due diligence periods.

01 Request the data room. The full Council decision package and supporting reports.

02 Inspect. By appointment only – please don't enter the property unaccompanied.

03 Submit your offer. Price, deposit, due diligence, conditions and settlement terms.

04 Contract. The vendors' solicitor issues the contract to the preferred buyer.

SUBMIT AN OFFER ONLINE

gcprestige.au/eoi

Lodge your offer in under 2 minutes.

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IMPORTANT INFORMATION

Disclaimer

This Information Memorandum has been prepared by Oktay Properties Pty Ltd trading as GC Prestige Commercial for the sole purpose of providing general information about 175 Dances Road, Caboolture QLD 4510. It does not constitute an offer or contract. While the information is believed to be accurate, it has been compiled from sources including the City of Moreton Bay, Unitywater, the Queensland Government and the vendors, and neither GC Prestige nor the vendors make any representation or warranty as to its accuracy or completeness. Areas, dimensions, lot layouts and service locations are approximate and subject to survey. Statements about the development approval, its stage, conditions and charges summarise documents issued by Council and are not legal or planning advice; any further approvals or changes are subject to council approval. Drive times are indicative. Interested parties must make their own enquiries and obtain independent legal, planning, engineering and financial advice. GC Prestige accepts no liability for any loss arising from reliance on this document.

A portfolio of *delivered outcomes* across
South East Queensland.

— RECENT SALES

Sold. *Settled.* Delivered.

A live record of commercial and development sites taken to market by GC Prestige Commercial. All addresses and sold prices listed are matters of public record on gcprestige.au.

590 Chambers Flat Road

Logan Reserve · QLD 4133

\$8,500,000

SOLD

600 Chambers Flat Road

Logan Reserve · QLD 4133

\$5,165,000

SOLD

53 Park Ridge Road

Park Ridge · QLD 4125

\$4,050,000

SOLD

185 Park Ridge Road

Park Ridge · QLD 4125

\$3,400,000

SOLD

19 Pelham Street

Logan Reserve · QLD 4133

\$3,400,000

SOLD

733–743 Logan Reserve Road

Logan Reserve · QLD 4133

\$3,350,000

SOLD

170 Loganview Road

Logan Reserve · QLD 4133

\$3,000,000

SOLD

78 Glen Road

Logan Reserve · QLD 4133

\$2,960,000

SOLD

82 Glen Road

Logan Reserve · QLD 4133

\$2,300,000

SOLD

80 Glen Road

Logan Reserve · QLD 4133

\$1,800,000

SOLD

81 Blewers Road

Morayfield · QLD 4506

\$1,320,000

SOLD

1587 Stapylton–Jacobs Well Rd

Jacobs Well · QLD 4208

EOI

SOLD · PRICE CONFIDENTIAL

1–17 Lindenthal Road

Park Ridge · QLD 4125

EOI

SOLD · PRICE CONFIDENTIAL

81 Lindenthal Road

Park Ridge · QLD 4125

EOI

SOLD · PRICE CONFIDENTIAL

95 Lindenthal Road

Park Ridge · QLD 4125

EOI

SOLD · PRICE CONFIDENTIAL

DISCLOSED SOLD VALUE

\$39.2M

Across 11 publicly recorded sold prices

SITES LISTED

15

Sold commercial & development sites on record

PRIMARY CATCHMENT

LCC

Logan City Council corridor — Park Ridge, Logan Reserve

— ABOUT GC PRESTIGE COMMERCIAL

\$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites and investment-grade commercial assets for over *four years* — acquiring or selling *21 sites* across Logan City Council and broader South East Queensland with combined value exceeding *\$200 million*.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

4,500+

BUYER NETWORK
ACTIVE

454

NEW HOMES UNDERWAY

\$500M+

TOTAL END VALUE

Across our portfolio these sites are being transformed into *454 new homes* across Logan City Council with combined end value exceeding *\$500 million*. Each campaign is matched to a maintained network of *4,500+* developers, investors and capital partners actively transacting with GC Prestige Commercial.

Property Owners

Discreet, structured marketing campaigns and direct access to qualified investors and developers — off-market positioning where required.

Developers & Investors

Investment-grade sites with clear value and technical work done — sourcing, negotiation discipline, transactional support through to settlement.

Investor Groups

Partnerships on medium-to-large investment opportunities — local intelligence, deal sourcing, execution across SEQ.

OUR APPROACH *Source → Qualify → Position → Secure the deal.* A disciplined four-phase process backed by direct market intelligence and a deep South East Queensland network.

175 DANCES ROAD, CABOOLTURE

Approved for six lots. Ready for the next owner.

Submit an offer online — lodge your offer in under 2 minutes at gcprestige.au/eoi

Oktay Vali

MANAGING DIRECTOR

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