



4 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551

Prepared on 4th March 2025

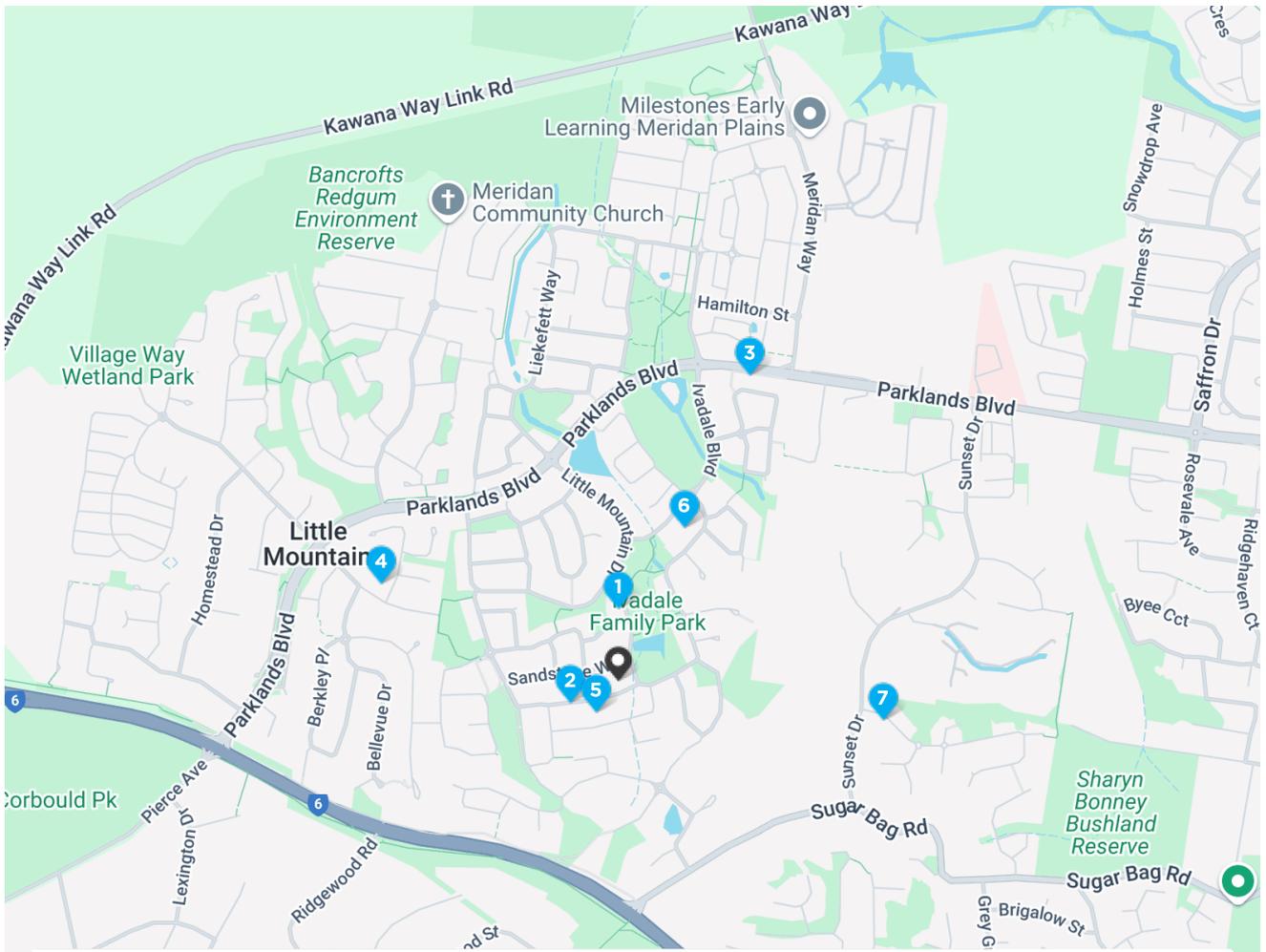
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comparables Map: Sales



1 79 HIGH PARK CRESCENT LITTLE MOUNTAIN QLD 4551	5	2	-	\$915,000
2 23 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551	5	2	2	\$1,029,000
3 17 BIRROBEEN STREET LITTLE MOUNTAIN QLD 4551	5	2	2	\$1,030,000
4 14 VILLAGE WAY LITTLE MOUNTAIN QLD 4551	4	2	3	\$1,168,000
5 18 HIGHLAND TERRACE LITTLE MOUNTAIN QLD 4551	4	2	3	\$1,200,000
6 8 HIGH PARK CRESCENT LITTLE MOUNTAIN QLD 4551	5	2	3	\$1,205,000
7 6 GALLERY PLACE LITTLE MOUNTAIN QLD 4551	6	2	2	\$1,255,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

- 1** 79 HIGH PARK CRESCENT LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$915,000**



🏠 5 🚿 2 🚗 - 📏 501m² 📐 194m²
 Year Built 2009 DOM 41
 Sold Date 18-Feb-25 Distance 0.18km
 First Listing Low To Mid \$900,000s
 Last Listing \$915,000
- 2** 23 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,029,000**



🏠 5 🚿 2 🚗 2 📏 450m² 📐 170m²
 Year Built 2013 DOM 13
 Sold Date 22-Feb-25 Distance 0.14km
 First Listing FOR SALE
 Last Listing For Sale
- 3** 17 BIRROBEEN STREET LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,030,000**



🏠 5 🚿 2 🚗 2 📏 790m² 📐 200m²
 Year Built 2006 DOM 26
 Sold Date 19-Nov-24 Distance 0.88km
 First Listing Offers Over \$1,075,000
 Last Listing Offers Over \$1,075,000
- 4** 14 VILLAGE WAY LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,168,000**



🏠 4 🚿 2 🚗 3 📏 879m² 📐 200m²
 Year Built 1998 DOM 44
 Sold Date 21-Feb-25 Distance 0.68km
 First Listing \$1,185,000
 Last Listing \$1,185,000
- 5** 18 HIGHLAND TERRACE LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,200,000**



🏠 4 🚿 2 🚗 3 📏 600m² 📐 180m²
 Year Built 2014 DOM 36
 Sold Date 24-Feb-25 Distance 0.11km
 First Listing Best Offers Submitted By 4th Feb.
 Last Listing Offers In Excess Of \$1.22m

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6 8 HIGH PARK CRESCENT LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,205,000**



🛏️ 5 🚰 2 🚗 3 📏 800m² 🏠 228m²
 Year Built 2006 DOM 30
 Sold Date 05-Nov-24 Distance 0.44km
 First Listing Buyers in the Range of \$1.2m - \$1.3m
 Last Listing Buyers in the Range of \$1.2m - \$1.3m

7 6 GALLERY PLACE LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,255,000**

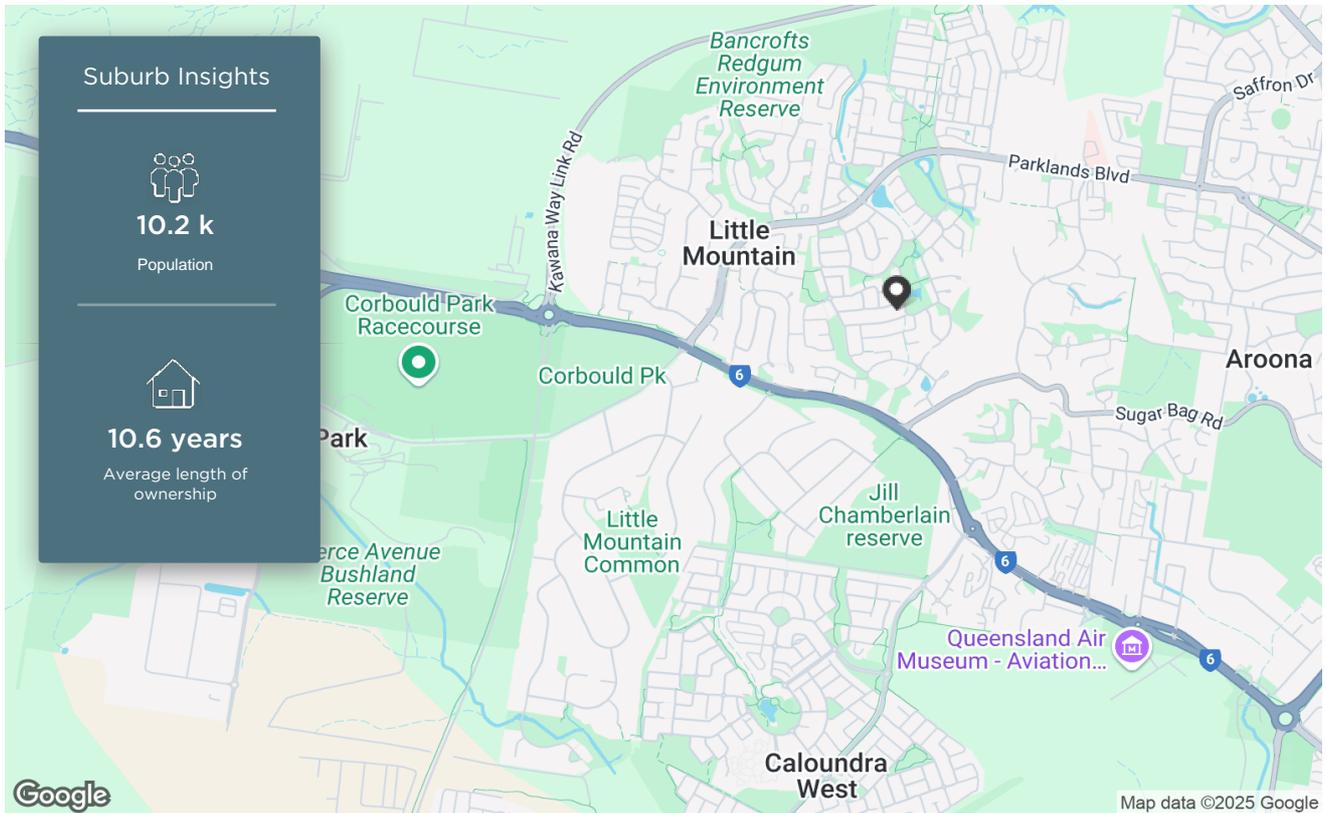


🛏️ 6 🚰 2 🚗 2 📏 710m² 🏠 -
 Year Built 2002 DOM 121
 Sold Date 04-Nov-24 Distance 0.72km
 First Listing Offers Over \$1.3M
 Last Listing Offers Over \$1.259M

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Little Mountain

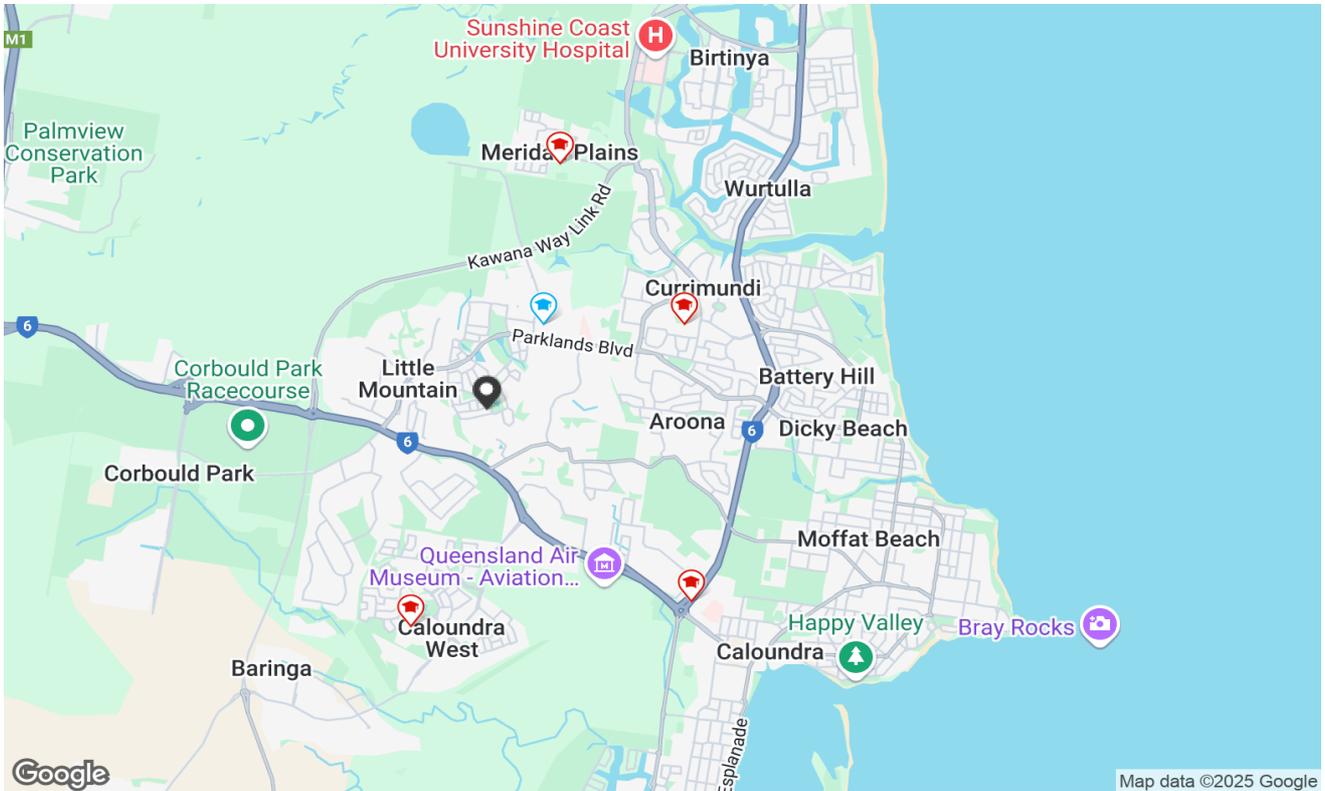
Demographic



The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age group in Little Mountain is 10-19 years. Households in Little Mountain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Little Mountain work in a trades occupation. In 2011, 75.6% of the homes in Little Mountain were owner-occupied compared with 72.6% in 2016. Currently the median sales price of houses in the area is \$1,040,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	33.9	0-15.6K	2.6	0-9	13.2
Couples with Children	46.3	Purchaser	38.7	15.6-33.8K	14.9	10-19	15.7
Single Parents	14.0	Renting	22.3	33.8-52K	16.1	20-29	8.7
Other	0.8	Other	3.1	52-78K	15.8	30-39	10.8
		Not Stated	2.1	78-130K	22.5	40-49	15.2
				130-182K	11.2	50-59	11.5
				182K+	7.1	60-69	10.3
						70-79	8.7
						80-89	5.0
						90-99	1.0

Local Schools



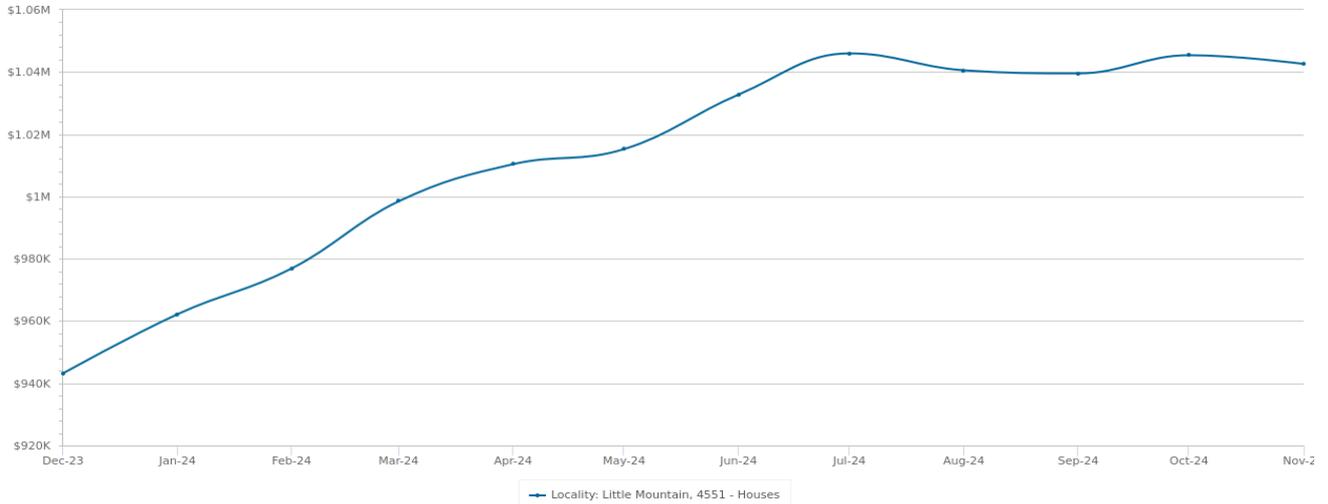
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.11km	Combined	Mixed	Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	2.24km	Primary	Mixed	Government	0-6
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.41km	Combined	Mixed	Non-Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.76km	Combined	Mixed	Non-Government	0-12
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.93km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

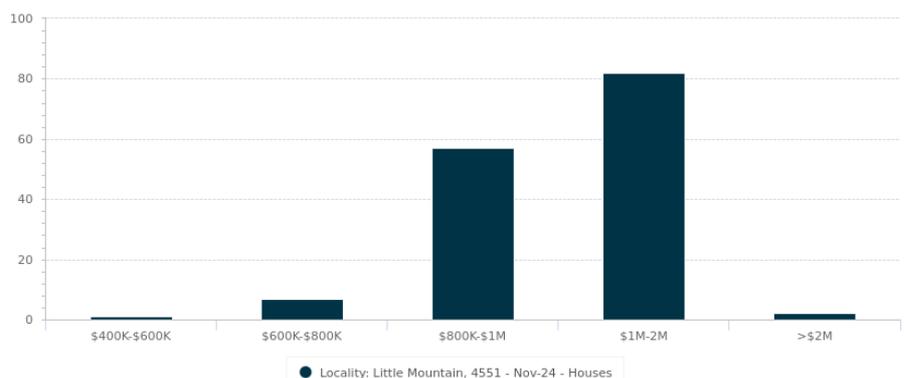


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2024	14	\$1,042,609	-0.3% ▼	18	51	\$720
Oct 2024	12	\$1,045,404	0.6% ▲	16	59	\$720
Sep 2024	15	\$1,039,558	-0.1% ▼	16	54	\$720
Aug 2024	17	\$1,040,545	-0.5% ▼	15	46	\$720
Jul 2024	12	\$1,045,993	1.3% ▲	15	42	\$700
Jun 2024	9	\$1,032,779	1.7% ▲	14	40	\$700
May 2024	12	\$1,015,253	0.5% ▲	14	43	\$700
Apr 2024	15	\$1,010,416	1.2% ▲	14	33	\$695
Mar 2024	15	\$998,528	2.2% ▲	14	30	\$687
Feb 2024	11	\$976,930	1.5% ▲	14	31	\$695
Jan 2024	9	\$962,189	2.0% ▲	14	29	\$685
Dec 2023	8	\$943,197	1.1% ▲	15	23	\$680

Sales by Price - 12 months (House)

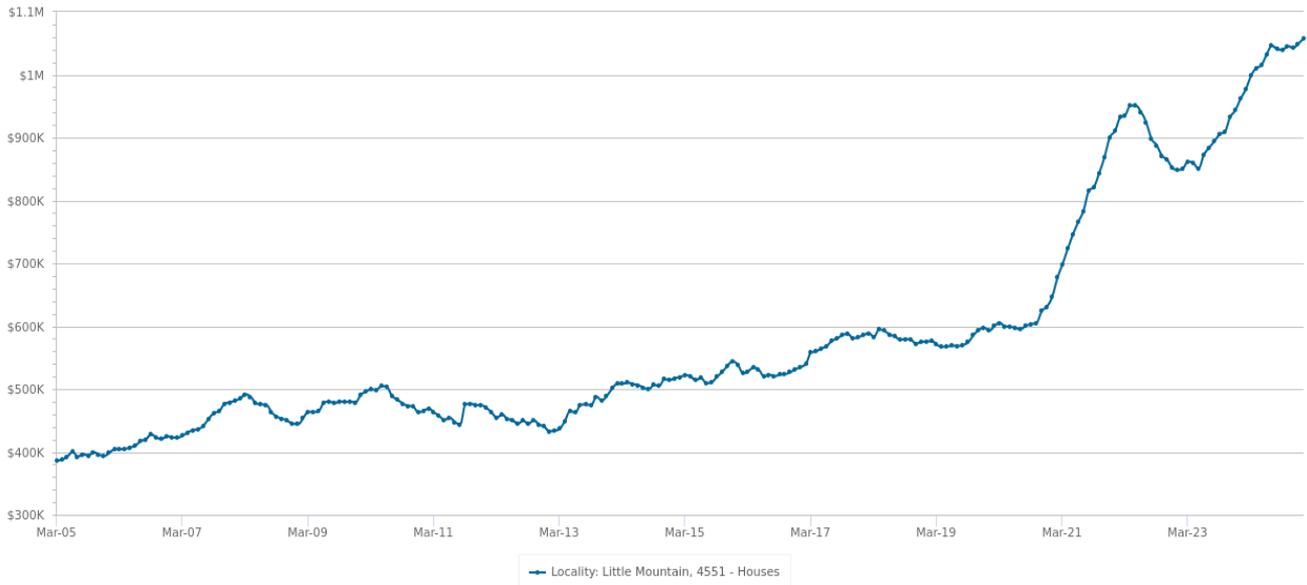
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	7
\$800K-\$1M	57
\$1M-\$2M	82
>\$2M	2



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	-	\$1,057,448	9.9% ▲	-	180	\$732
2024	149	\$962,189	13.4% ▲	18	153	\$685
2023	131	\$848,659	-6.8% ▼	17	197	\$675
2022	168	\$910,629	40.8% ▲	23	225	\$595
2021	220	\$646,811	9.1% ▲	7	203	\$520
2020	172	\$592,902	3.0% ▲	25	220	\$495
2019	163	\$575,598	-1.7% ▼	40	271	\$510
2018	195	\$585,756	9.5% ▲	38	244	\$490
2017	179	\$534,973	-0.6% ▼	33	282	\$480
2016	189	\$538,441	4.1% ▲	35	311	\$470
2015	198	\$517,428	3.3% ▲	34	314	\$455
2014	217	\$501,056	15.8% ▲	32	289	\$440
2013	150	\$432,775	-7.9% ▼	49	292	\$430
2012	137	\$469,842	0.9% ▲	68	333	\$420
2011	143	\$465,660	-5.1% ▼	71	322	\$410
2010	169	\$490,870	10.5% ▲	68	326	\$400
2009	194	\$444,198	-7.7% ▼	45	286	\$420
2008	170	\$481,509	13.9% ▲	64	240	\$375
2007	303	\$422,813	6.1% ▲	34	163	\$335
2006	229	\$398,524	3.8% ▲	85	217	\$290

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