



18/67 REGATTA BOULEVARD BIRTINYA QLD 4575

Prepared on 7th February 2025

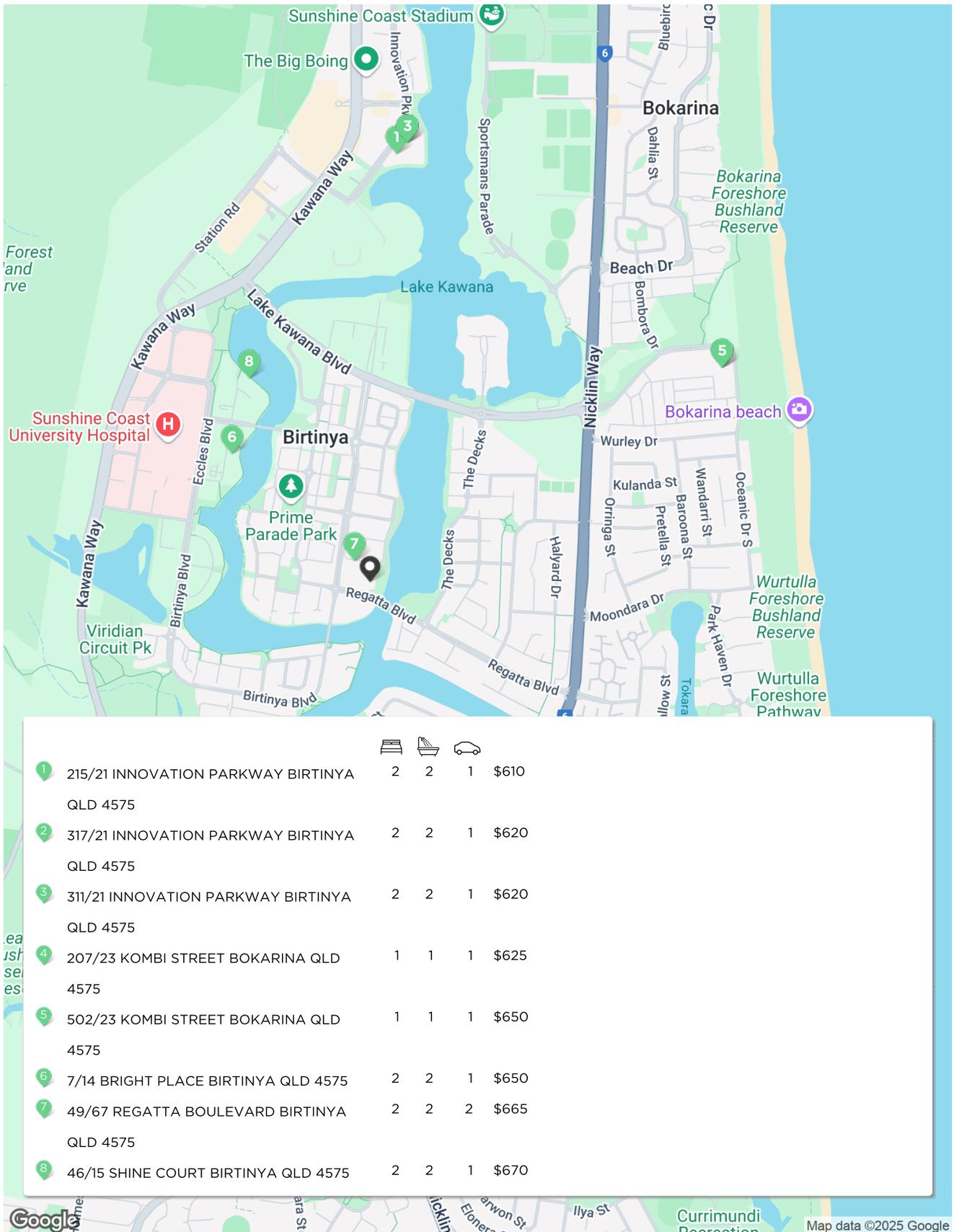
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

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Comps Map: Rentals



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

Comparable Rentals

1 215/21 INNOVATION PARKWAY BIRTINYA QLD 4575



 2  2  1  94m²
 Year Built 2012
 Listing Date 11-Nov-24
 Listing Price \$610 WEEKLY

 78m²
 DOM 16 days
 Distance 1.51km

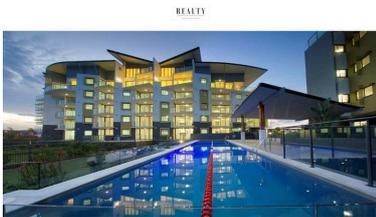
2 317/21 INNOVATION PARKWAY BIRTINYA QLD 4575



 2  2  1  105m²
 Year Built 2012
 Listing Date 12-Sep-24
 Listing Price \$620 WEEKLY

 88m²
 DOM 21 days
 Distance 1.56km

3 311/21 INNOVATION PARKWAY BIRTINYA QLD 4575



 2  2  1  94m²
 Year Built 2012
 Listing Date 09-Oct-24
 Listing Price \$620 WEEKLY

 724m²
 DOM 17 days
 Distance 1.56km

4 207/23 KOMBI STREET BOKARINA QLD 4575



 1  1  1  66m²
 Year Built 2022
 Listing Date 18-Oct-24
 Listing Price \$625 per week

 51m²
 DOM 13 days
 Distance 1.45km

5 502/23 KOMBI STREET BOKARINA QLD 4575



 1  1  1  67m²
 Year Built 2022
 Listing Date 13-Dec-24
 Listing Price \$650 Per Week

 52m²
 DOM 8 days
 Distance 1.45km

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

6 7/14 BRIGHT PLACE BIRTINYA QLD 4575



2 2 1 83m² 83m²
 Year Built 2018 DOM 24 days
 Listing Date 31-Aug-24 Distance 0.66km
 Listing Price \$650

7 49/67 REGATTA BOULEVARD BIRTINYA QLD 4575



2 2 2 116m² 87m²
 Year Built 2018 DOM 8 days
 Listing Date 30-Jan-25 Distance 0.08km
 Listing Price \$665 per week

8 46/15 SHINE COURT BIRTINYA QLD 4575

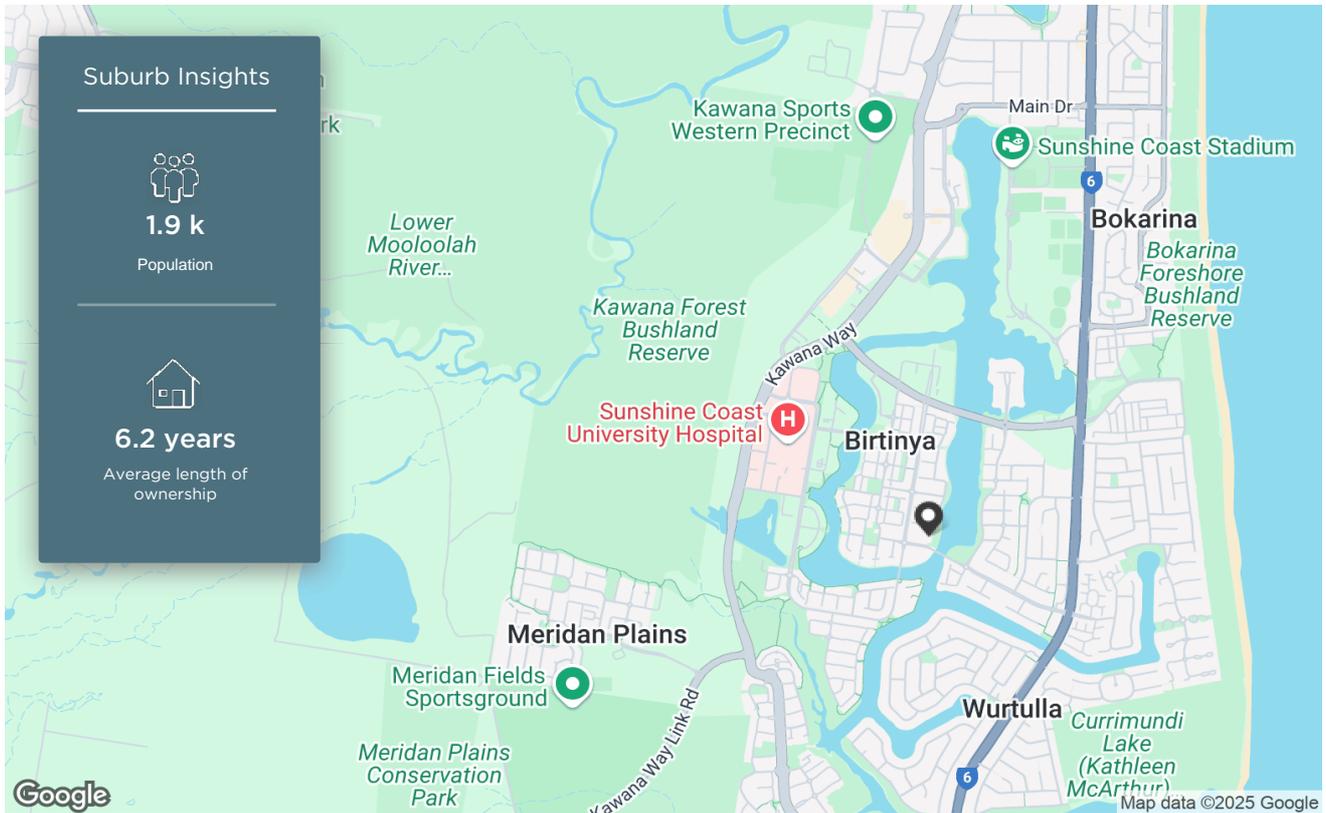


2 2 1 89m² 73m²
 Year Built 2017 DOM 9 days
 Listing Date 29-Jan-25 Distance 0.83km
 Listing Price \$670.00

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Birtinya

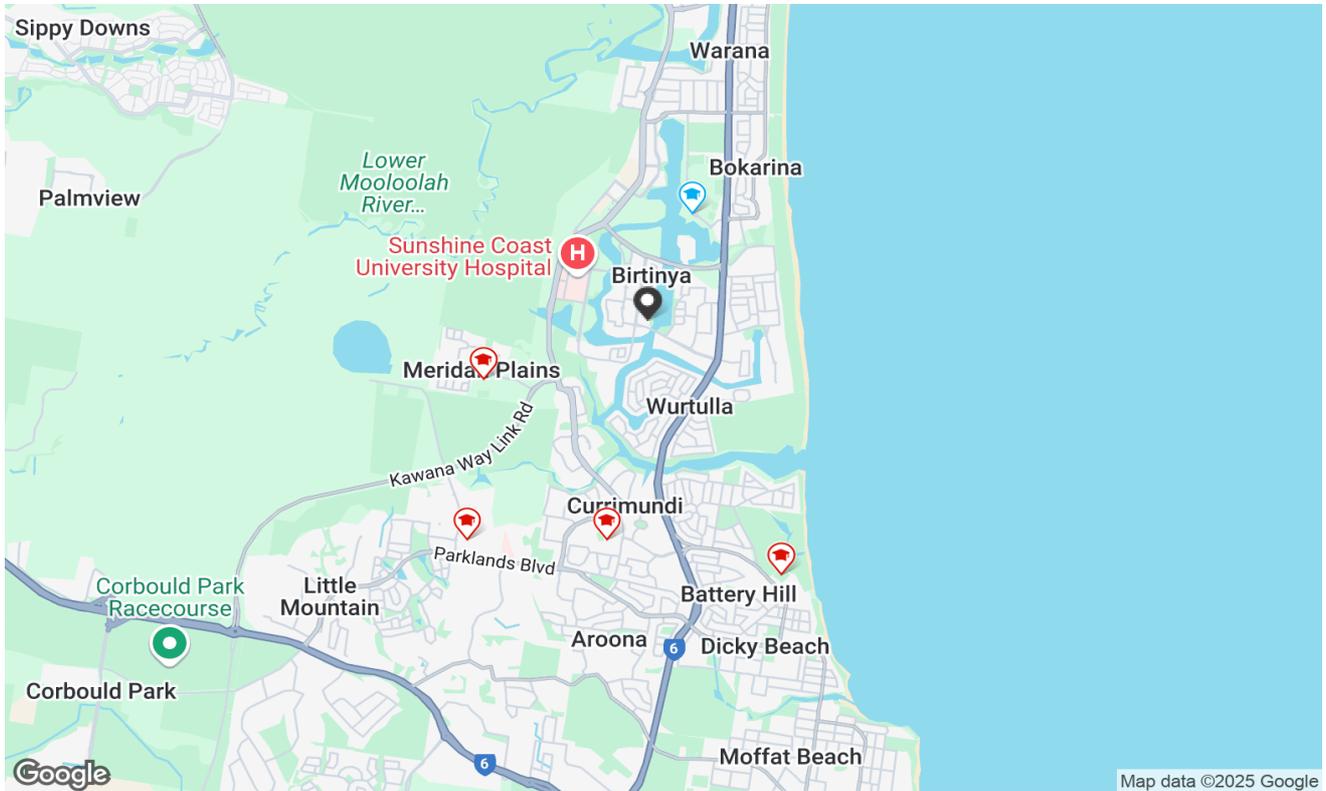
Demographic



The size of Birtinya is approximately 5.3 square kilometres. It has 7 parks covering nearly 3.6% of total area. The population of Birtinya in 2011 was 315 people. By 2016 the population was 1,925 showing a population growth of 511.1% in the area during that time. The predominant age group in Birtinya is 20-29 years. Households in Birtinya are primarily childless couples and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Birtinya work in a professional occupation. In 2011, 36% of the homes in Birtinya were owner-occupied compared with 25.5% in 2016. Currently the median sales price of houses in the area is \$989,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	46.1	Owns Outright	9.8	0-15.6K	1.2	0-9	11.6
Couples with Children	35.5	Purchaser	15.7	15.6-33.8K	13.7	10-19	12.2
Single Parents	16.3	Renting	72.5	33.8-52K	12.5	20-29	21.2
Other	1.2	Not Stated	1.6	52-78K	14.5	30-39	15.0
				78-130K	22.8	40-49	14.4
				130-182K	13.7	50-59	11.7
				182K+	11.7	60-69	8.2
						70-79	4.2
						80-89	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kawana Waters State College 118 Sportsmans Parade Bokarina QLD 4575	1.24km	Combined	Mixed	Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.72km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.37km	Primary	Mixed	Government	0-6
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	2.94km	Combined	Mixed	Government	0-12
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	3.05km	Primary	Mixed	Government	0-6



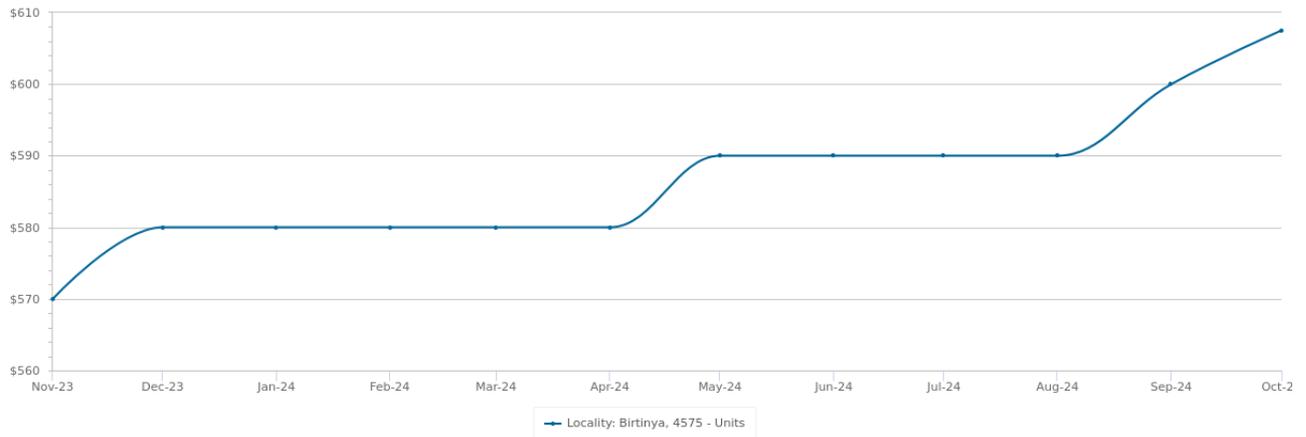
Property is within school catchment area



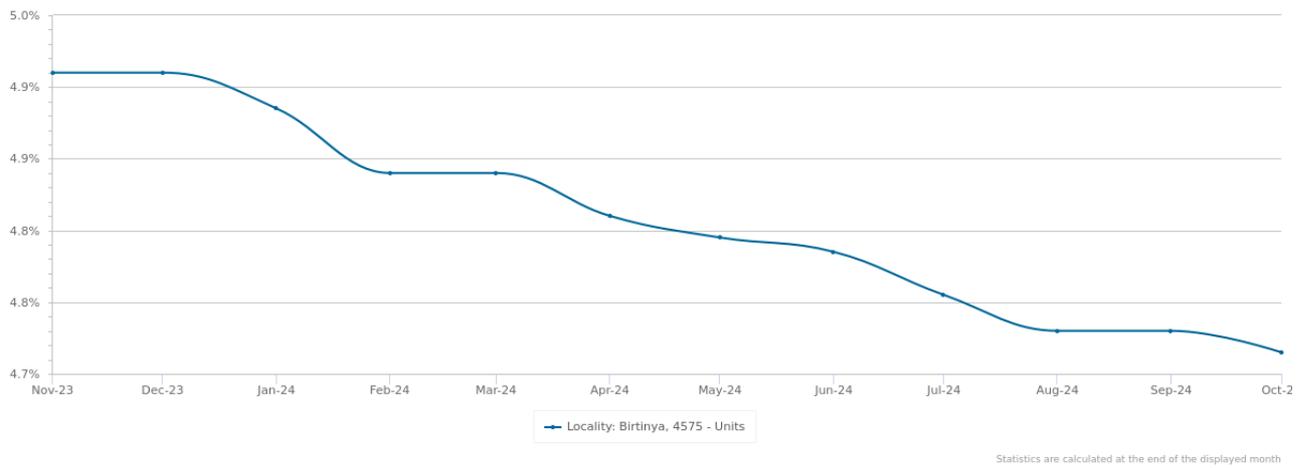
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



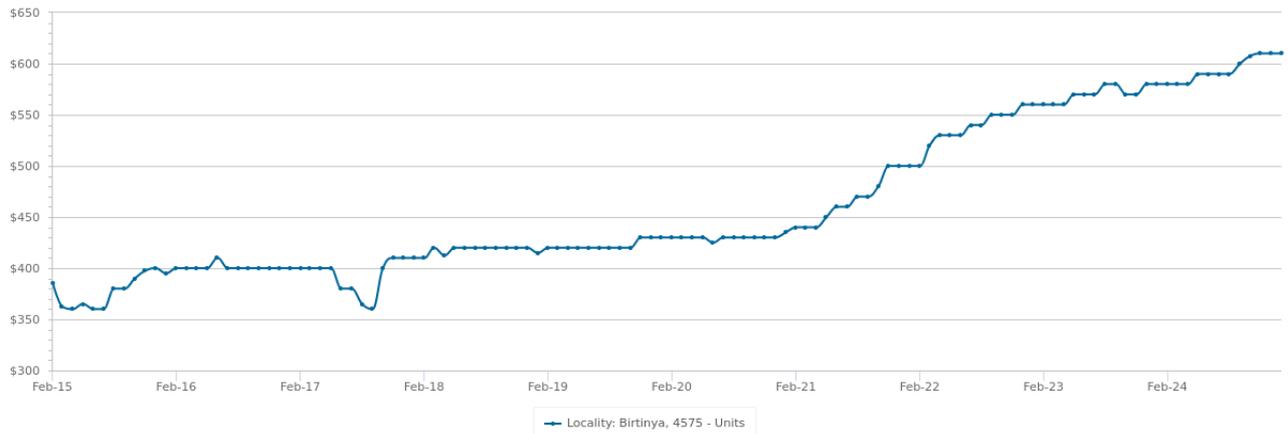
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2024	\$607	1.2% ▲	4.7%	87
Sep 2024	\$600	1.7% ▲	4.7%	101
Aug 2024	\$590	0.0%	4.7%	111
Jul 2024	\$590	0.0%	4.8%	117
Jun 2024	\$590	0.0%	4.8%	121
May 2024	\$590	1.7% ▲	4.8%	131
Apr 2024	\$580	0.0%	4.8%	128
Mar 2024	\$580	0.0%	4.8%	128
Feb 2024	\$580	0.0%	4.8%	132
Jan 2024	\$580	0.0%	4.9%	141
Dec 2023	\$580	1.8% ▲	4.9%	136
Nov 2023	\$570	0.0%	4.9%	132

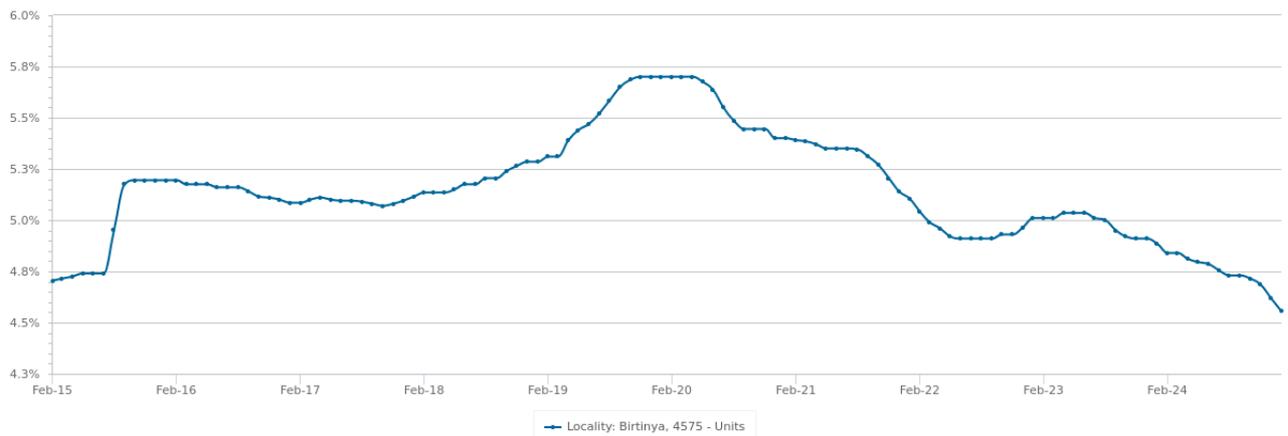
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$610	5.2% ▲	4.6%	60
2024	\$580	3.6% ▲	4.9%	141
2023	\$560	12.0% ▲	5%	104
2022	\$500	14.9% ▲	5.1%	120
2021	\$435	1.2% ▲	5.4%	182
2020	\$430	3.6% ▲	5.7%	138
2019	\$415	1.2% ▲	5.3%	179
2018	\$410	2.5% ▲	5.1%	124
2017	\$400	1.3% ▲	5.1%	81
2016	\$395	3.9% ▲	5.2%	94

Summary

18/67 REGATTA BOULEVARD BIRTINYA QLD 4575



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Appraisal price range
\$640 - \$670 per week

Notes from your agent

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