

# Comparative Market Analysis



**13 MIDDLE PARK STREET LITTLE MOUNTAIN QLD 4551**

Prepared on 26th February 2025

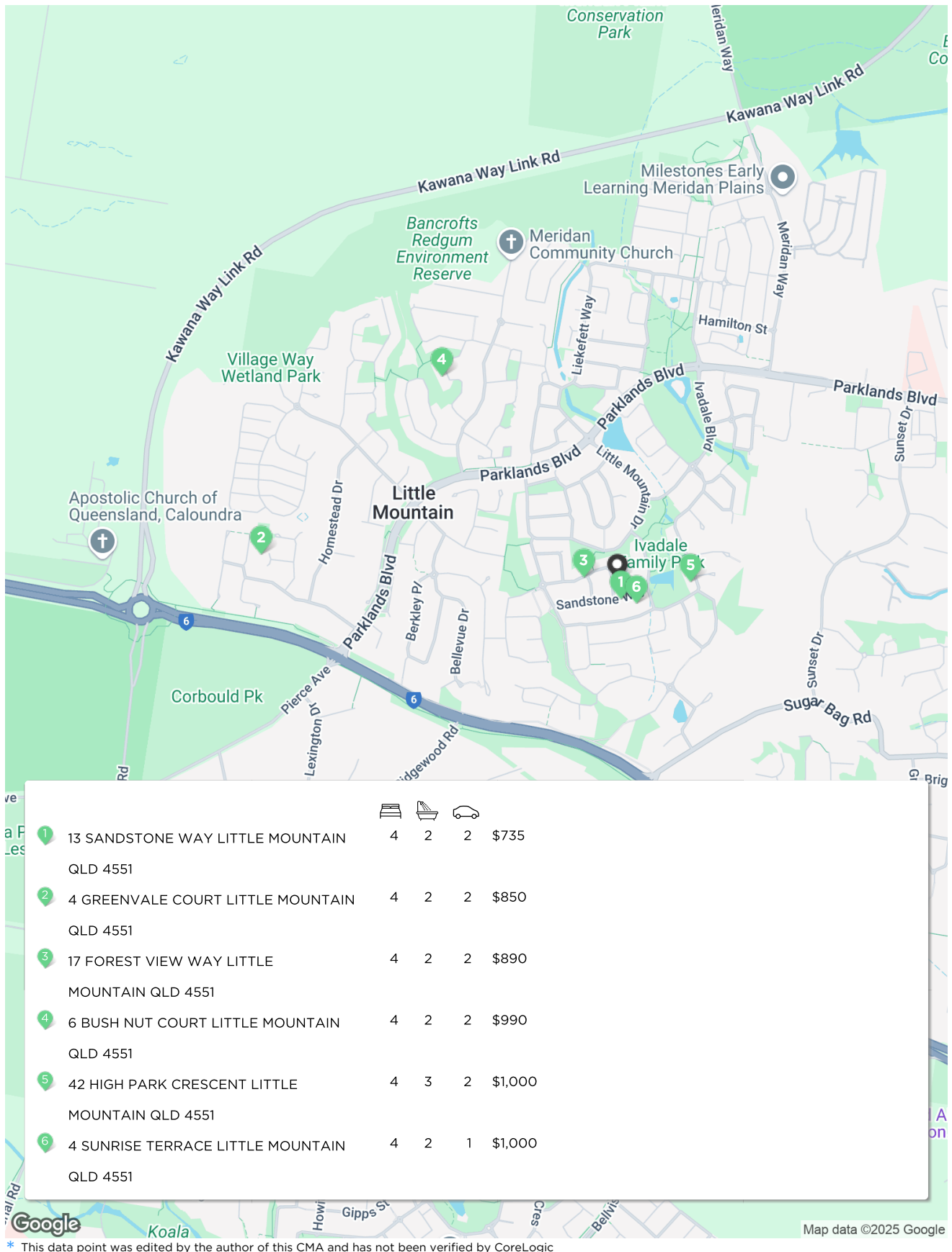
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# Comps Map: Rentals



# Comparable Rentals

## 1 13 SANDSTONE WAY LITTLE MOUNTAIN QLD 4551



4 2 2 800m<sup>2</sup> 174m<sup>2</sup>  
 Year Built 2010 DOM 16 days  
 Listing Date 30-Jan-25 Distance 0.08km  
 Listing Price \$735 Per Week

## 2 4 GREENVALE COURT LITTLE MOUNTAIN QLD 4551



4 2 2 700m<sup>2</sup> 175m<sup>2</sup>  
 Year Built 2005 DOM 12 days  
 Listing Date 01-Nov-24 Distance 1.26km  
 Listing Price \$850 WEEKLY

## 3 17 FOREST VIEW WAY LITTLE MOUNTAIN QLD 4551



4 2 2 600m<sup>2</sup> 185m<sup>2</sup>  
 Year Built 2011 DOM 8 days  
 Listing Date 11-Oct-24 Distance 0.11km  
 Listing Price \$890 per week

## 4 6 BUSH NUT COURT LITTLE MOUNTAIN QLD 4551



4 2 2 605m<sup>2</sup> 127m<sup>2</sup>  
 Year Built 2002 DOM 24 days  
 Listing Date 18-Nov-24 Distance 0.94km  
 Listing Price \$990 per week

## 5 42 HIGH PARK CRESCENT LITTLE MOUNTAIN QLD 4551








4 3 2 600m<sup>2</sup> 160m<sup>2</sup>  
 Year Built 2010 DOM 12 days  
 Listing Date 09-Jan-25 Distance 0.27km  
 Listing Price \$1,000 Per week

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 4 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551

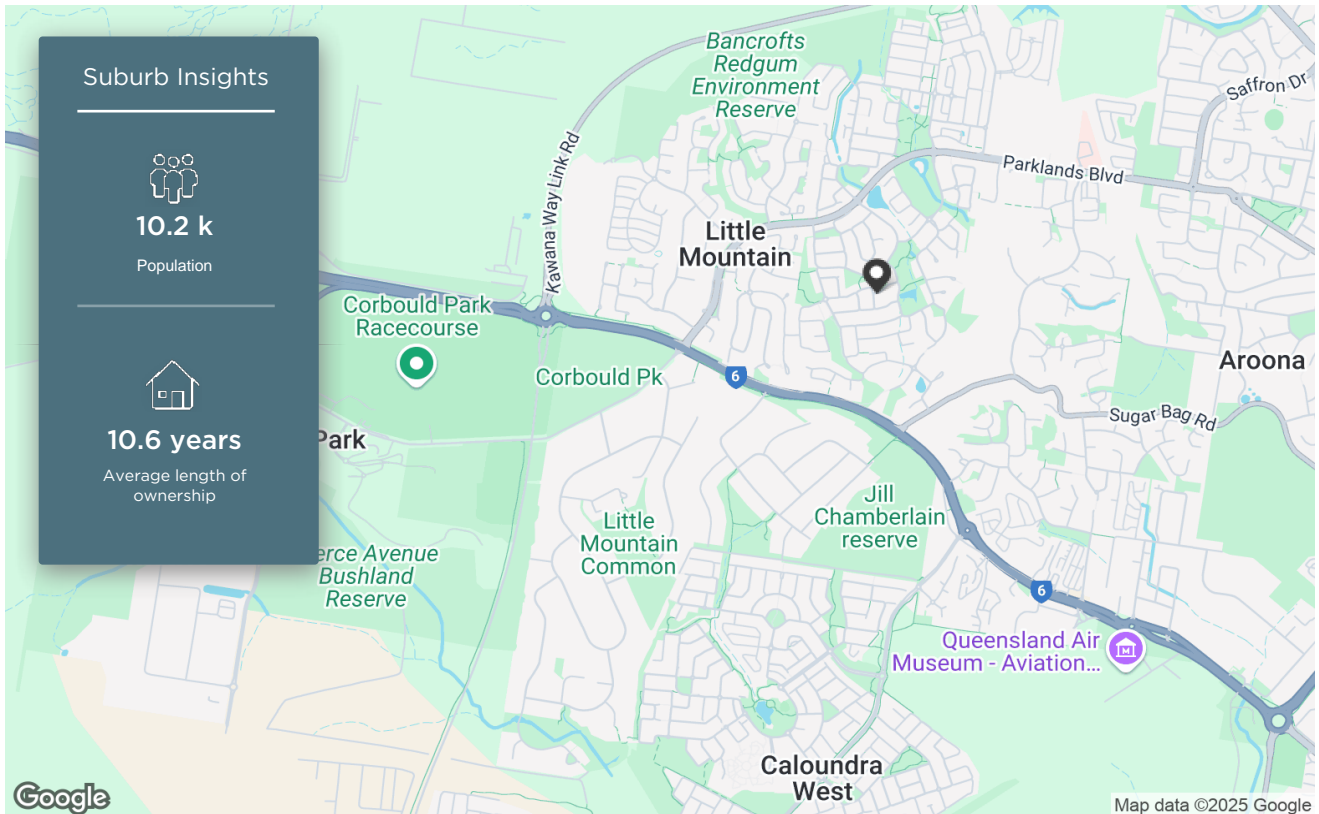


 4  2  1  788m<sup>2</sup>  210m<sup>2</sup>  
 Year Built 2009 DOM 12 days  
 Listing Date 28-Oct-24 Distance 0.12km  
 Listing Price \$1,000 Per Week

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

# Little Mountain

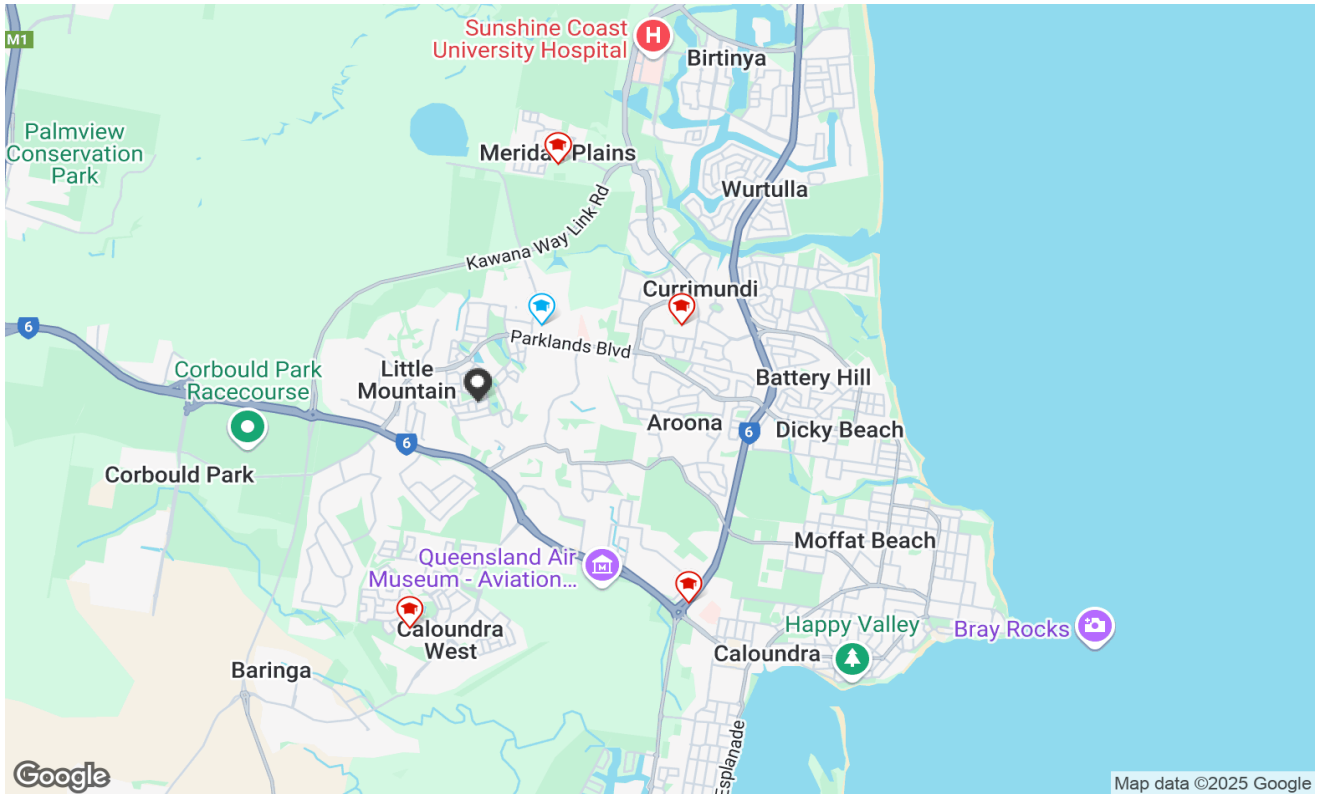
## Demographic



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
	<b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	1.08km	Combined	Mixed	Government	0-12
	<b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	2.27km	Primary	Mixed	Government	0-6
	<b>Unity College</b> 47 Lomond Crescent Caloundra West QLD 4551	2.47km	Combined	Mixed	Non-Government	0-12
	<b>Pacific Lutheran College</b> LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.69km	Combined	Mixed	Non-Government	0-12
	<b>Caloundra Christian College</b> 7 Gregson Place Caloundra QLD 4551	3.05km	Combined	Mixed	Non-Government	0-12



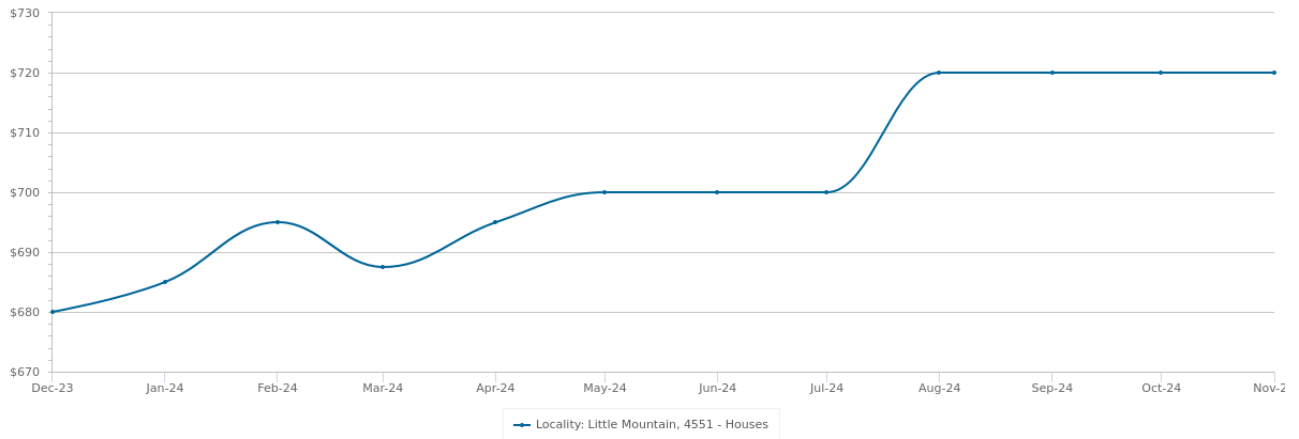
Property is within school catchment area



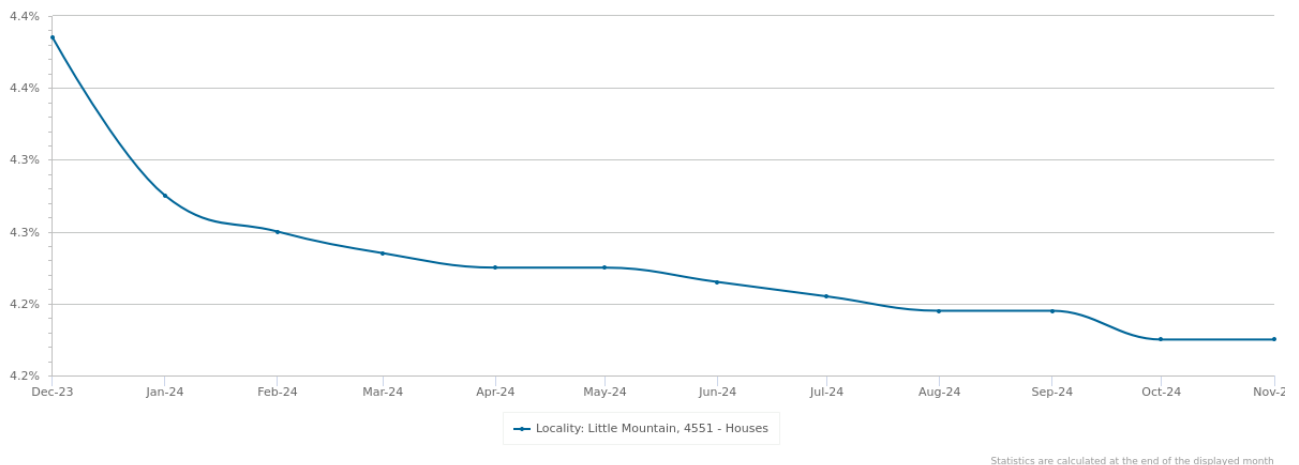
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



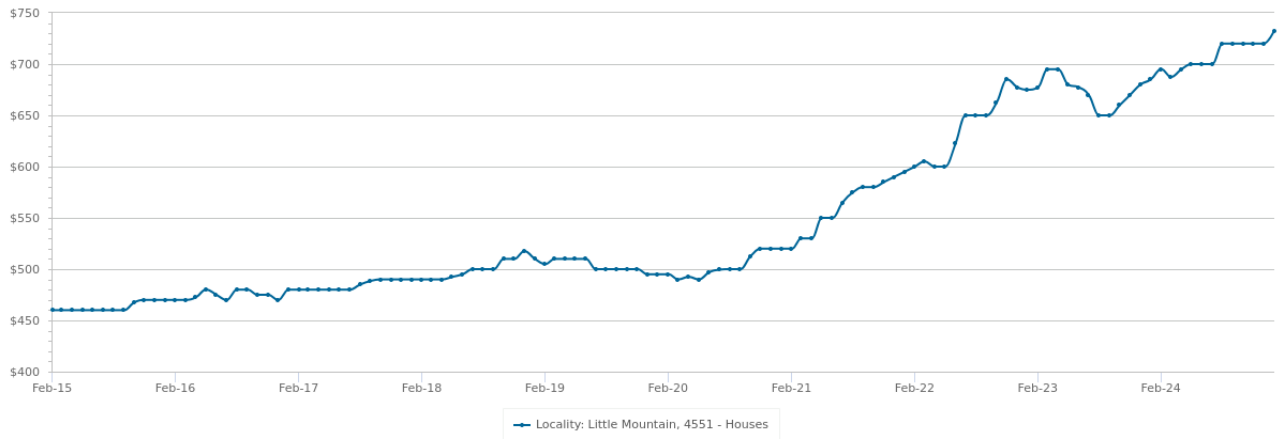
Gross Rental Yield - 12 months



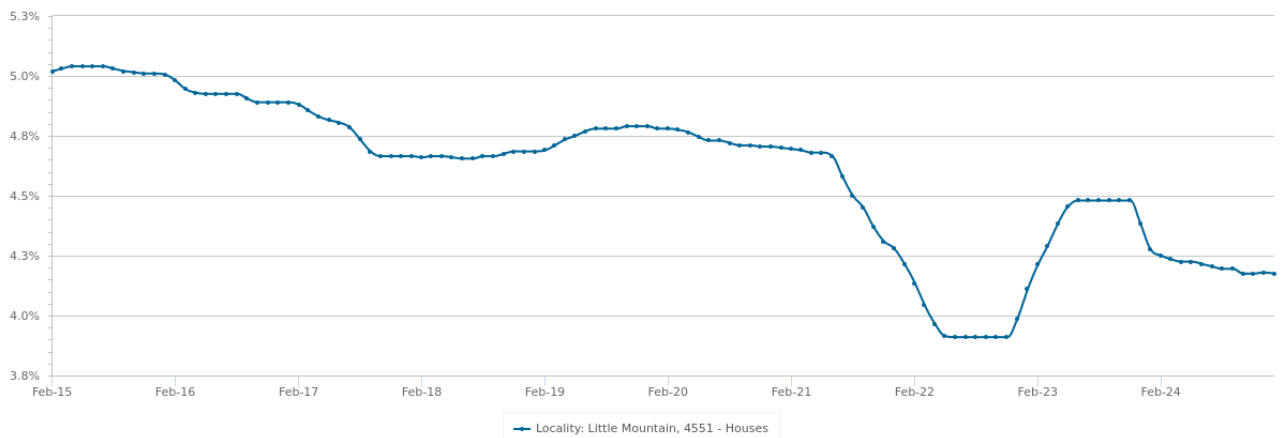
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2024	\$720	0.0%	4.2%	114
Oct 2024	\$720	0.0%	4.2%	121
Sep 2024	\$720	0.0%	4.2%	124
Aug 2024	\$720	2.9% ▲	4.2%	120
Jul 2024	\$700	0.0%	4.2%	116
Jun 2024	\$700	0.0%	4.2%	127
May 2024	\$700	0.7% ▲	4.2%	123
Apr 2024	\$695	1.1% ▲	4.2%	124
Mar 2024	\$687	-1.1% ▼	4.2%	121
Feb 2024	\$695	1.5% ▲	4.2%	123
Jan 2024	\$685	0.7% ▲	4.3%	122
Dec 2023	\$680	1.5% ▲	4.4%	125

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$732	6.9% ▲	4.2%	104
2024	\$685	1.5% ▲	4.3%	122
2023	\$675	13.4% ▲	4.1%	122
2022	\$595	14.4% ▲	4.2%	124
2021	\$520	5.1% ▲	4.7%	160
2020	\$495	-2.9% ▼	4.8%	174
2019	\$510	4.1% ▲	4.7%	199
2018	\$490	2.1% ▲	4.7%	214
2017	\$480	2.1% ▲	4.9%	232
2016	\$470	3.3% ▲	5%	217

# Summary

13 MIDDLE PARK STREET LITTLE MOUNTAIN QLD 4551



**Appraisal price range**  
\$850 - \$880 per week

**Notes from your agent**

## Disclaimer

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