



5 HASKINS STREET BARINGA QLD 4551

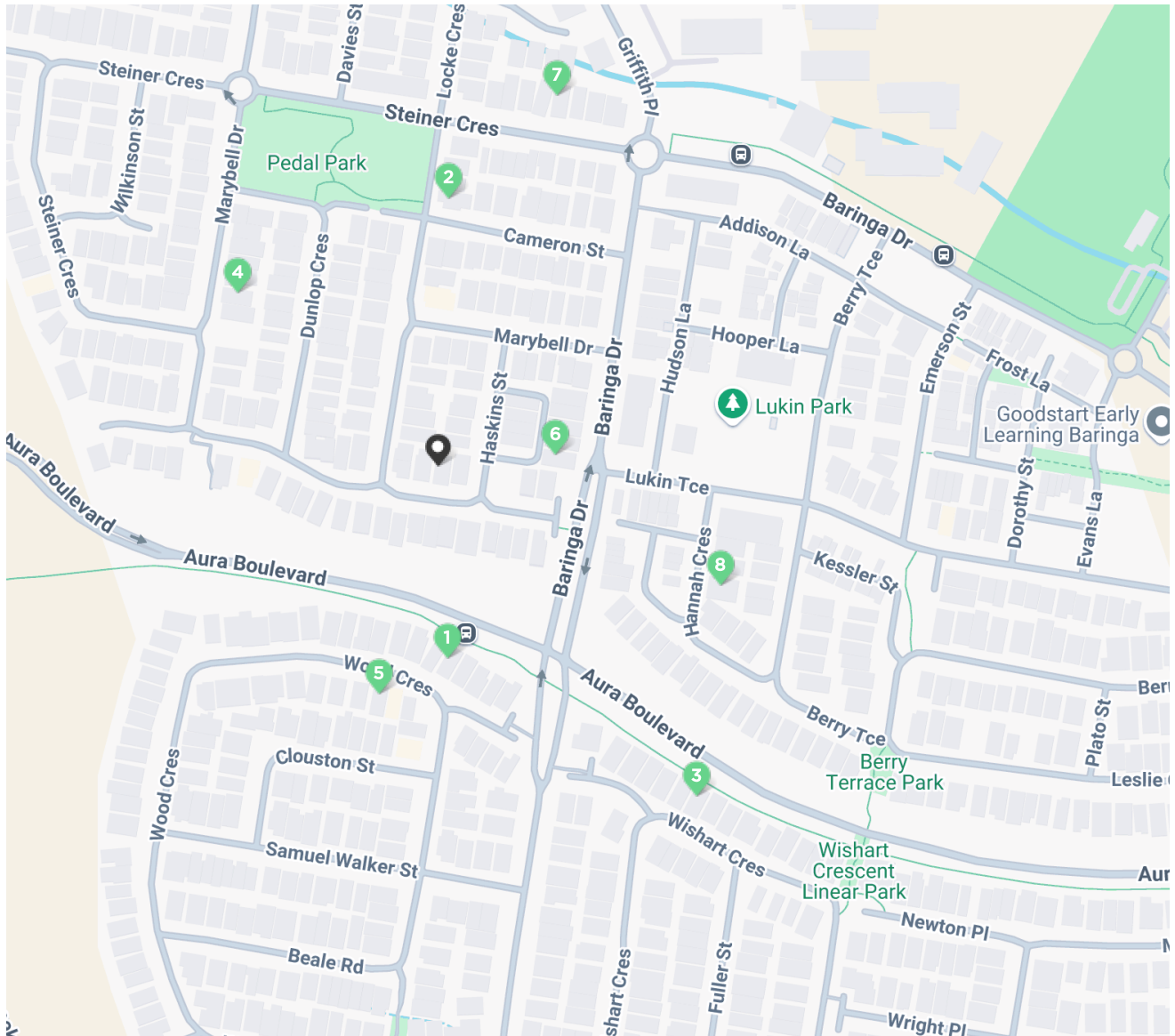
Prepared on 3rd June 2025




Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551
m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals



					
1	16 WOOD CRESCENT BARINGA QLD 4551	4	2	2	\$720
2	1/7 SALISBURY TERRACE BARINGA QLD 4551	4	2	2	\$720
3	28 WISHART CRESCENT BARINGA QLD 4551	4	2	2	\$720
4	27 MARYBELL DRIVE BARINGA QLD 4551	4	2	2	\$750
5	21 WOOD CRESCENT BARINGA QLD 4551	4	2	2	\$760
6	120 BARINGA DRIVE BARINGA QLD 4551	4	2	2	\$760
7	8 STEINER CRESCENT BARINGA QLD 4551	4	2	2	\$780
8	7 HANNAH CRESCENT BARINGA QLD 4551	4	2	2	\$850

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Comparable Rentals

1 16 WOOD CRESCENT BARINGA QLD 4551



4 2 2 349m² 139m²
 Year Built 2018 DOM 20 days
 Listing Date 26-Mar-25 Distance 0.14km
 Listing Price \$720 per week

2 1/7 SALISBURY TERRACE BARINGA QLD 4551



4 2 2 217m² 164m²
 Year Built 2018 DOM 15 days
 Listing Date 06-Mar-25 Distance 0.19km
 Listing Price \$720 per week

3 28 WISHART CRESCENT BARINGA QLD 4551



4 2 2 319m² 159m²
 Year Built 2018 DOM 8 days
 Listing Date 12-Mar-25 Distance 0.3km
 Listing Price \$720 Per Week

4 27 MARYBELL DRIVE BARINGA QLD 4551



4 2 2 448m² 150m²
 Year Built 2017 DOM 42 days
 Listing Date 24-Feb-25 Distance 0.19km
 Listing Price \$750 WEEKLY

5 21 WOOD CRESCENT BARINGA QLD 4551








4 2 2 374m² 142m²
 Year Built 2017 DOM 30 days
 Listing Date 14-Apr-25 Distance 0.17km
 Listing Price \$760 pw

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

Comparable Rentals






6 120 BARINGA DRIVE BARINGA QLD 4551



 4  2  2  352m²  150m²
 Year Built 2018 DOM 21 days
 Listing Date 12-Feb-25 Distance 0.08km
 Listing Price \$760 Weekly






7 8 STEINER CRESCENT BARINGA QLD 4551



 4  2  2  448m²  182m²
 Year Built 2018 DOM 16 days
 Listing Date 09-Apr-25 Distance 0.28km
 Listing Price \$780 per week

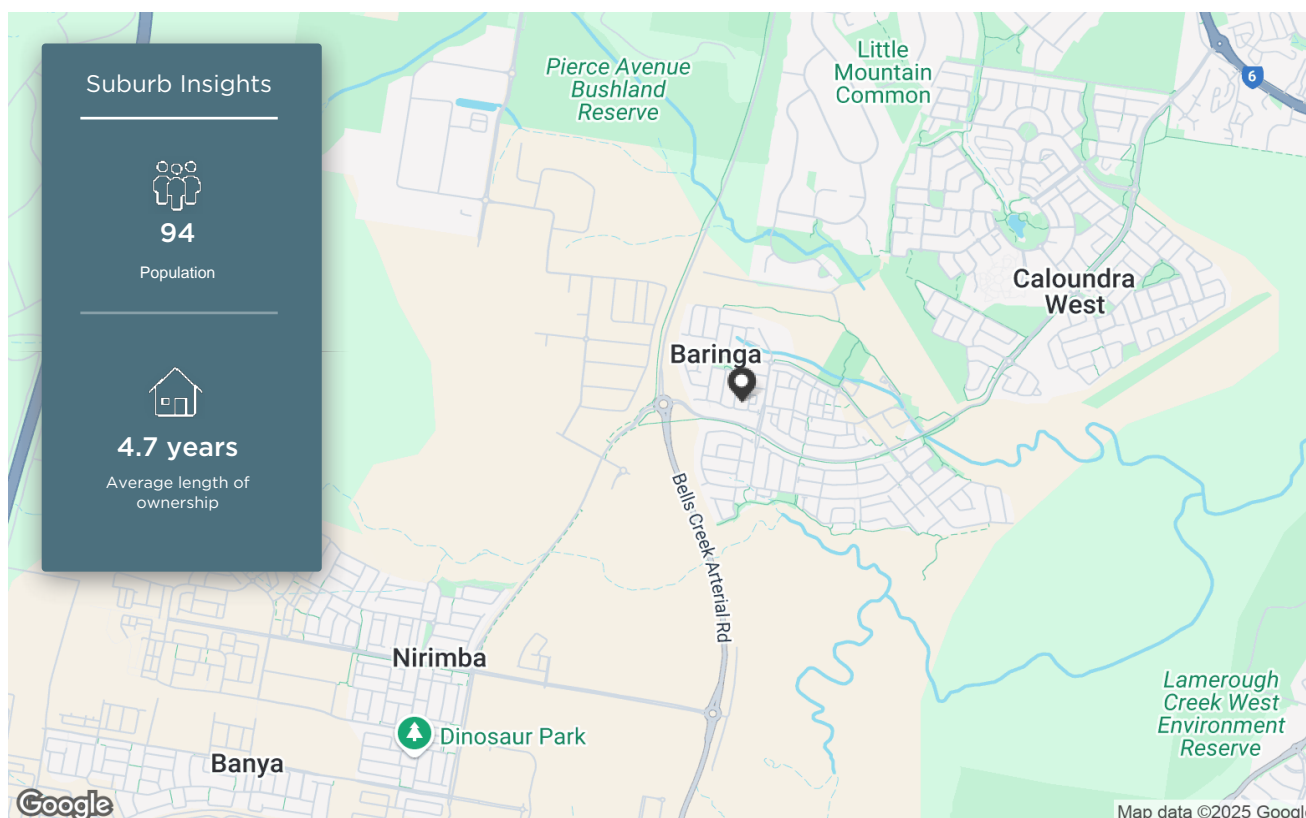
8 7 HANNAH CRESCENT BARINGA QLD 4551



 4  2  2  578m²  205m²
 Year Built 2018 DOM 7 days
 Listing Date 14-Mar-25 Distance 0.22km
 Listing Price \$850 Per Week

Baringa

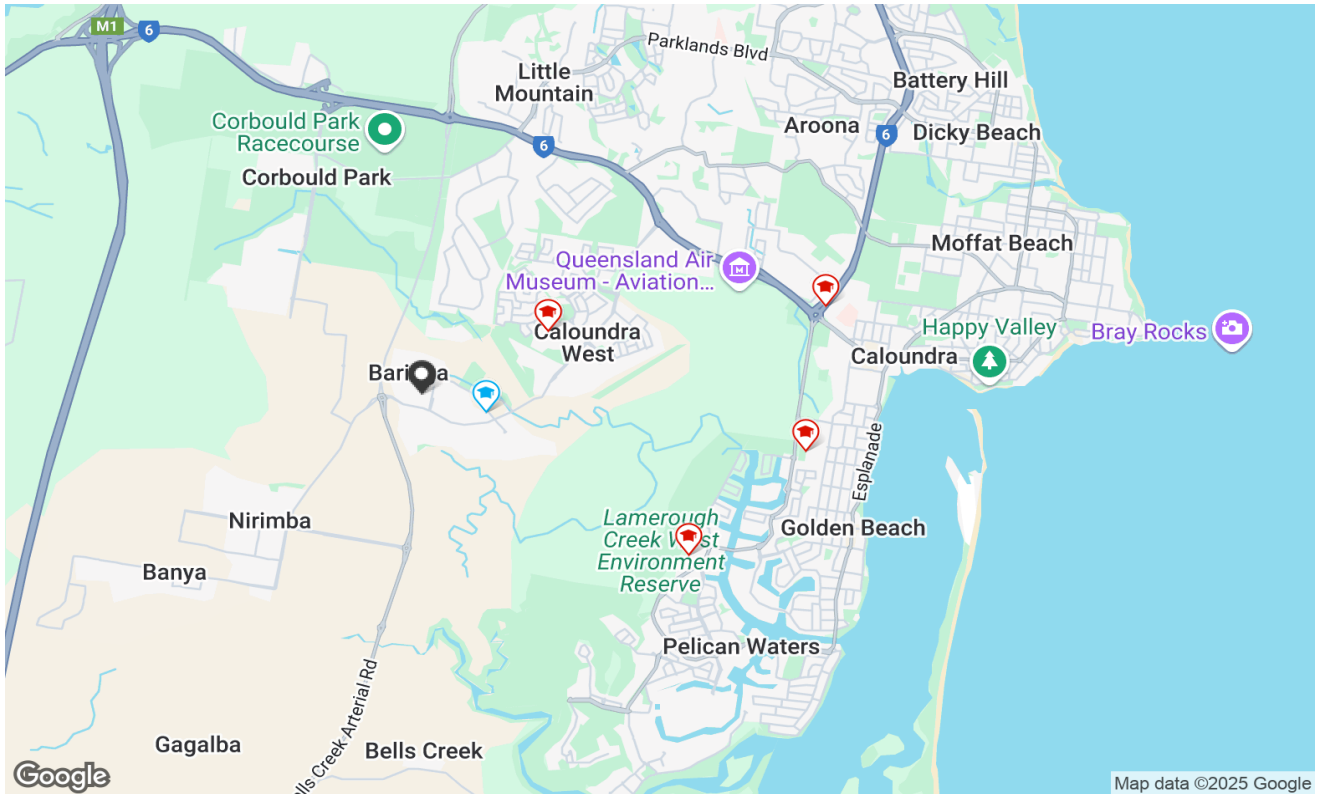
Demographic




The population of Baringa in 2011 was 319 people. By 2016 the population was 94 showing a population decline of 70.5% in the area during that time. The predominant age group in Baringa is 50-59 years. Households in Baringa are primarily single parents and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Baringa work in a managers occupation. In 2011, 63.7% of the homes in Baringa were owner-occupied compared with 71% in 2016. Currently the median sales price of houses in the area is \$810,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.6	Owns Outright	45.2	15.6-33.8K	35.5	0-9	10.6
Couples with Children	18.5	Purchaser	25.8	33.8-52K	32.3	10-19	7.4
Single Parents	44.4	Renting	41.9	52-78K	12.9	20-29	6.4
				78-130K	9.7	40-49	13.8
				130-182K	29.0	50-59	23.4
						60-69	18.1
						70-79	9.6
						80-89	10.6

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Baringa State Primary School	0.72km	Primary	Mixed	Non-Government	-
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	1.48km	Combined	Mixed	Non-Government	0-12
	Caloundra City Private School	3.23km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	3.97km	Primary	Mixed	Government	0-6
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	4.24km	Combined	Mixed	Non-Government	0-12



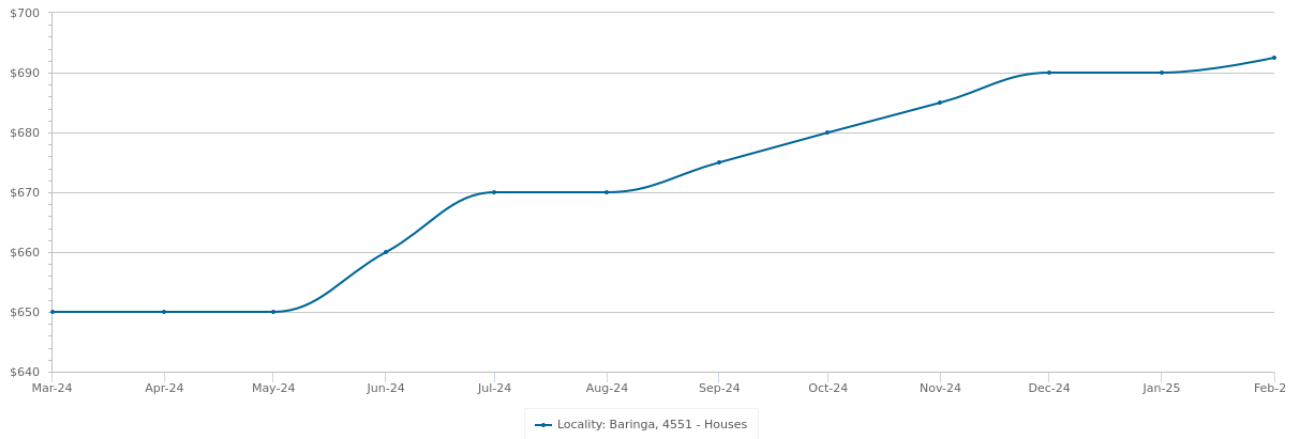
Property is within school catchment area



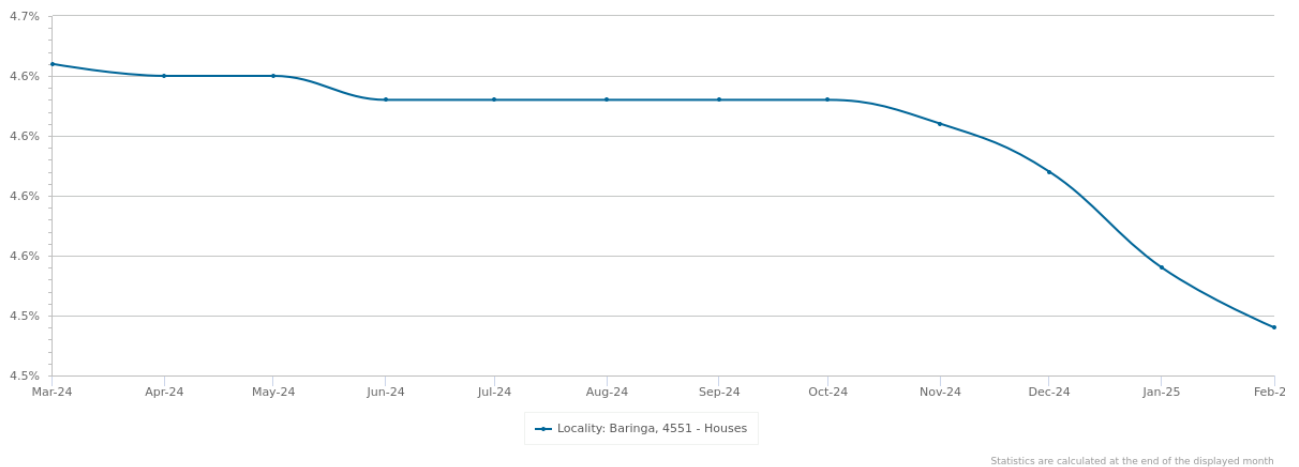
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



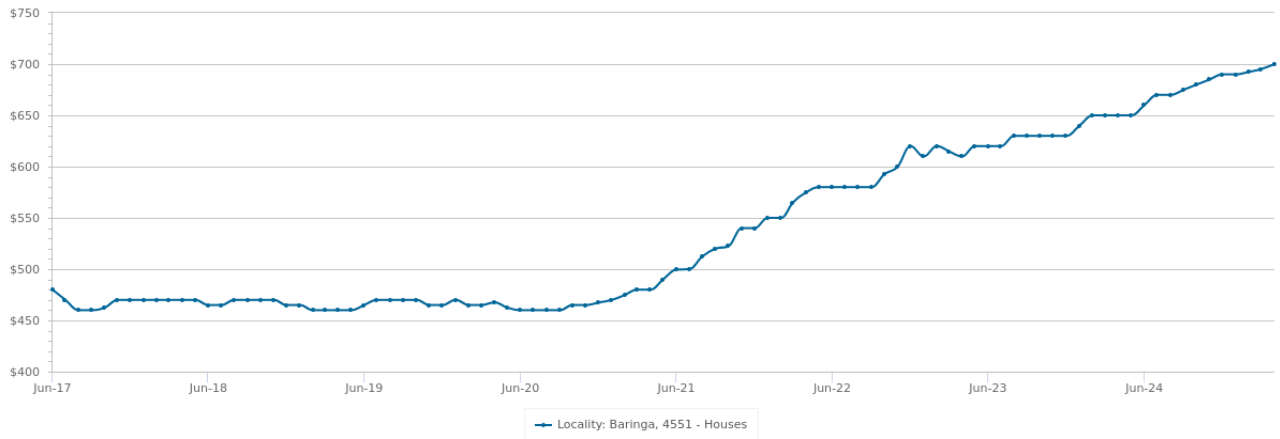
Gross Rental Yield - 12 months



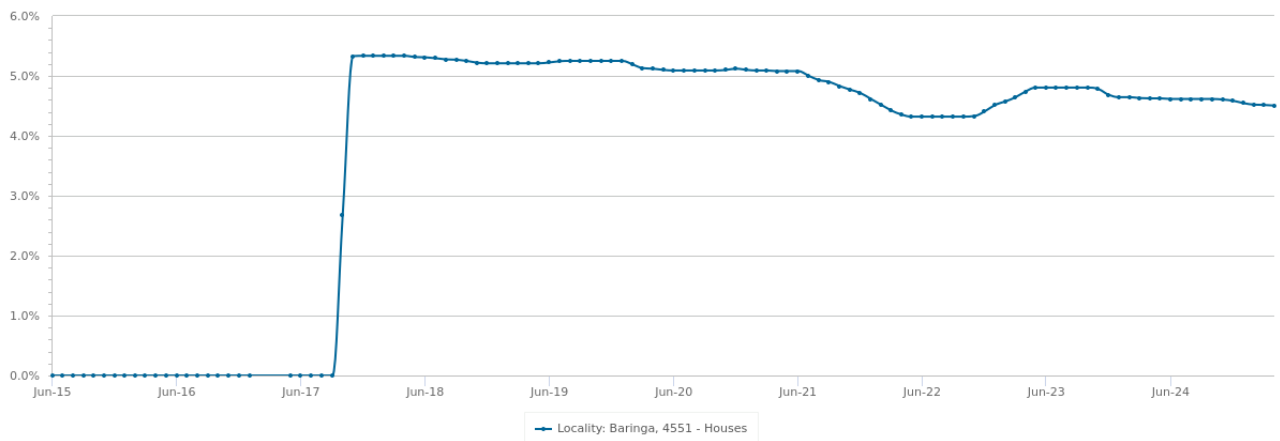
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2025	\$692	0.4% ▲	4.5%	162
Jan 2025	\$690	0.0%	4.5%	162
Dec 2024	\$690	0.7% ▲	4.6%	158
Nov 2024	\$685	0.7% ▲	4.6%	157
Oct 2024	\$680	0.7% ▲	4.6%	148
Sep 2024	\$675	0.7% ▲	4.6%	147
Aug 2024	\$670	0.0%	4.6%	148
Jul 2024	\$670	1.5% ▲	4.6%	145
Jun 2024	\$660	1.5% ▲	4.6%	137
May 2024	\$650	0.0%	4.6%	145
Apr 2024	\$650	0.0%	4.6%	149
Mar 2024	\$650	0.0%	4.6%	144

Long Term Market Trends

Median Asking Rent - 10 years



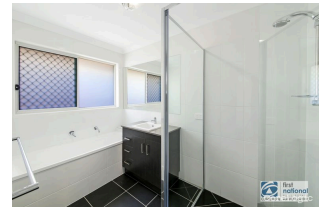
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2025	\$700	7.7% ▲	4.5%
2024	\$650	6.6% ▲	4.6%
2023	\$610	6.1% ▲	4.7%
2022	\$575	19.8% ▲	4.4%
2021	\$480	2.7% ▲	5.1%
2020	\$467	1.6% ▲	5.1%
2019	\$460	-2.1% ▼	5.2%
2018	\$470	-	5.3%
2017	-	-	-
2016	-	-	0%

Summary

5 HASKINS STREET BARINGA QLD 4551



Appraisal price range
\$750 - \$780 per week

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