



102/42 QUEEN STREET KINGS BEACH QLD 4551

Prepared on 2nd May 2025

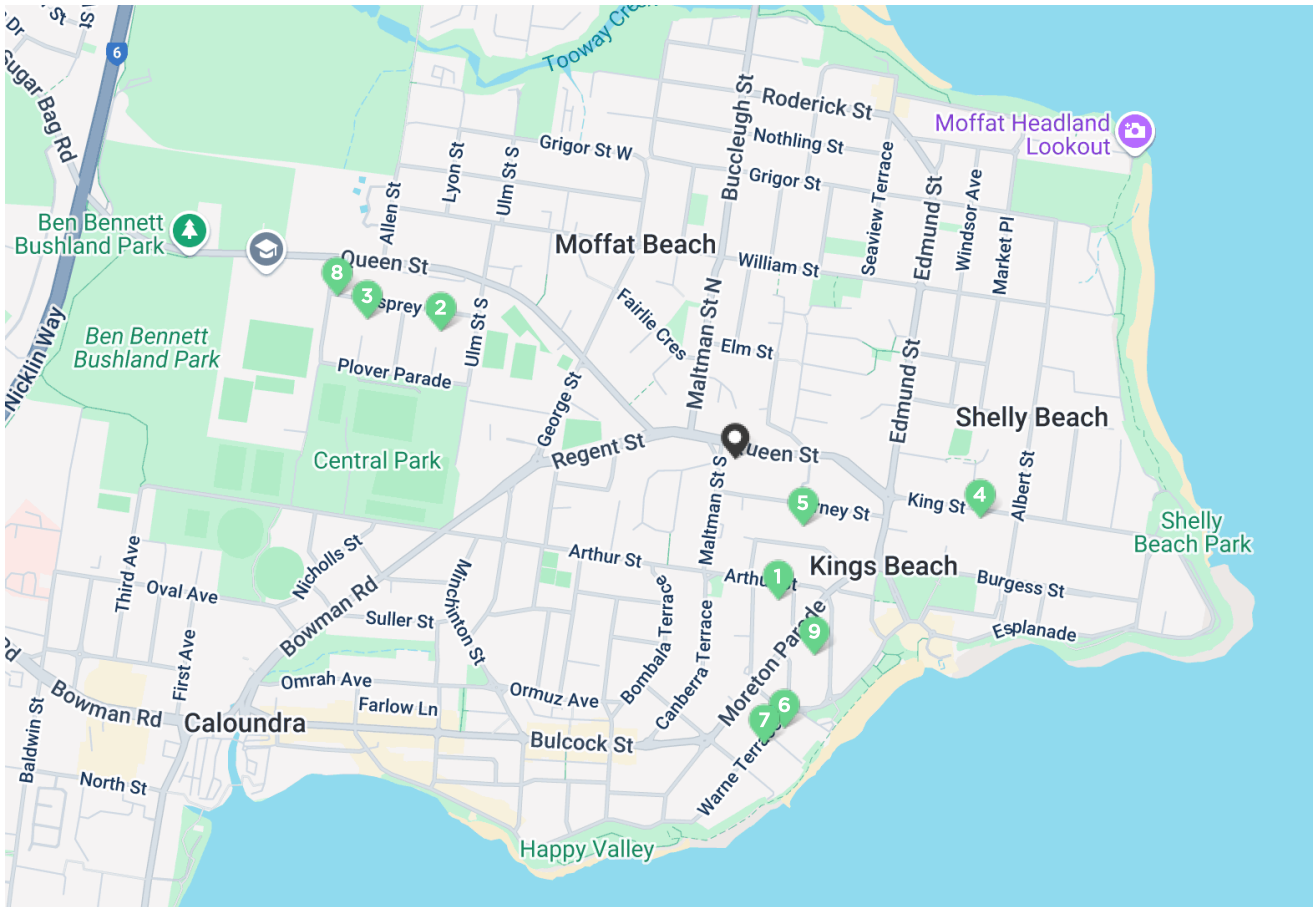
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals








1 2/8 MAHIA TERRACE KINGS BEACH QLD 4551	3	1	1	\$610
2 4/5 EGRET COURT CALOUNDRA QLD 4551	3	2	1	\$660
3 1/5 RUFIOUS COURT CALOUNDRA QLD 4551	3	2	1	\$665
4 2/36 KING STREET KINGS BEACH QLD 4551	3	2	1	\$680
5 7/15 SALT AIR STREET KINGS BEACH QLD 4551	2	2	1	\$700
6 3/13 MERRIMA AVENUE KINGS BEACH QLD 4551	3	1	1	\$720
7 14/12 MERRIMA AVENUE KINGS BEACH QLD 4551	3	2	1	\$750
8 LOT 4/33 OSPREY STREET CALOUNDRA QLD 4551	2	2	1	\$800
9 4/16 ORVIETO TERRACE KINGS BEACH QLD 4551	3	2	1	\$875

Comparable Rentals






1 2/8 MAHIA TERRACE KINGS BEACH QLD 4551



 3  1  1  118m²  92m²
 Year Built 1984 DOM 24 days
 Listing Date 09-Apr-25 Distance 0.39km
 Listing Price \$610 per week




2 4/5 EGRET COURT CALOUNDRA QLD 4551



 3  2  1  146m²  -
 Year Built - DOM 8 days
 Listing Date 28-Jan-25 Distance 0.81km
 Listing Price \$660






3 1/5 RUFIOUS COURT CALOUNDRA QLD 4551



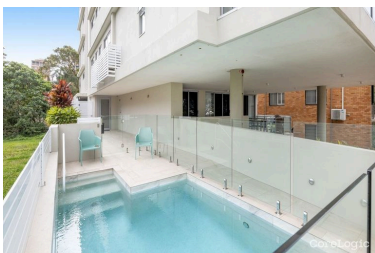
 3  2  1  122m²  36m²
 Year Built - DOM 65 days
 Listing Date 06-Jan-25 Distance 1km
 Listing Price \$665 WEEKLY

4 2/36 KING STREET KINGS BEACH QLD 4551



 3  2  1  146m²  108m²
 Year Built 1981 DOM 9 days
 Listing Date 31-Mar-25 Distance 0.65km
 Listing Price \$680 per week

5 7/15 SALTAIR STREET KINGS BEACH QLD 4551








 2  2  1  111m²  -
 Year Built 2019 DOM 6 days
 Listing Date 28-Mar-25 Distance 0.25km
 Listing Price \$700 WEEKLY

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

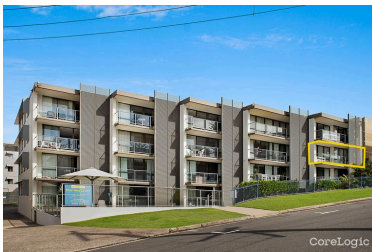
Comparable Rentals






6 3/13 MERRIMA AVENUE KINGS BEACH QLD 4551



 3  1  1  116m²  116m²
 Year Built 1978 DOM 6 days
 Listing Date 28-Nov-24 Distance 0.71km
 Listing Price \$720 per week






7 14/12 MERRIMA AVENUE KINGS BEACH QLD 4551



 3  2  1  128m²  128m²
 Year Built 1980 DOM 15 days
 Listing Date 17-Apr-25 Distance 0.74km
 Listing Price \$750 per week






8 LOT 4/33 OSPREY STREET CALOUNDRA QLD 4551



 2  2  1  144m²  -
 Year Built - DOM 18 days
 Listing Date 06-Jan-25 Distance 1.09km
 Listing Price \$800 WEEKLY

9 4/16 ORVIETO TERRACE KINGS BEACH QLD 4551

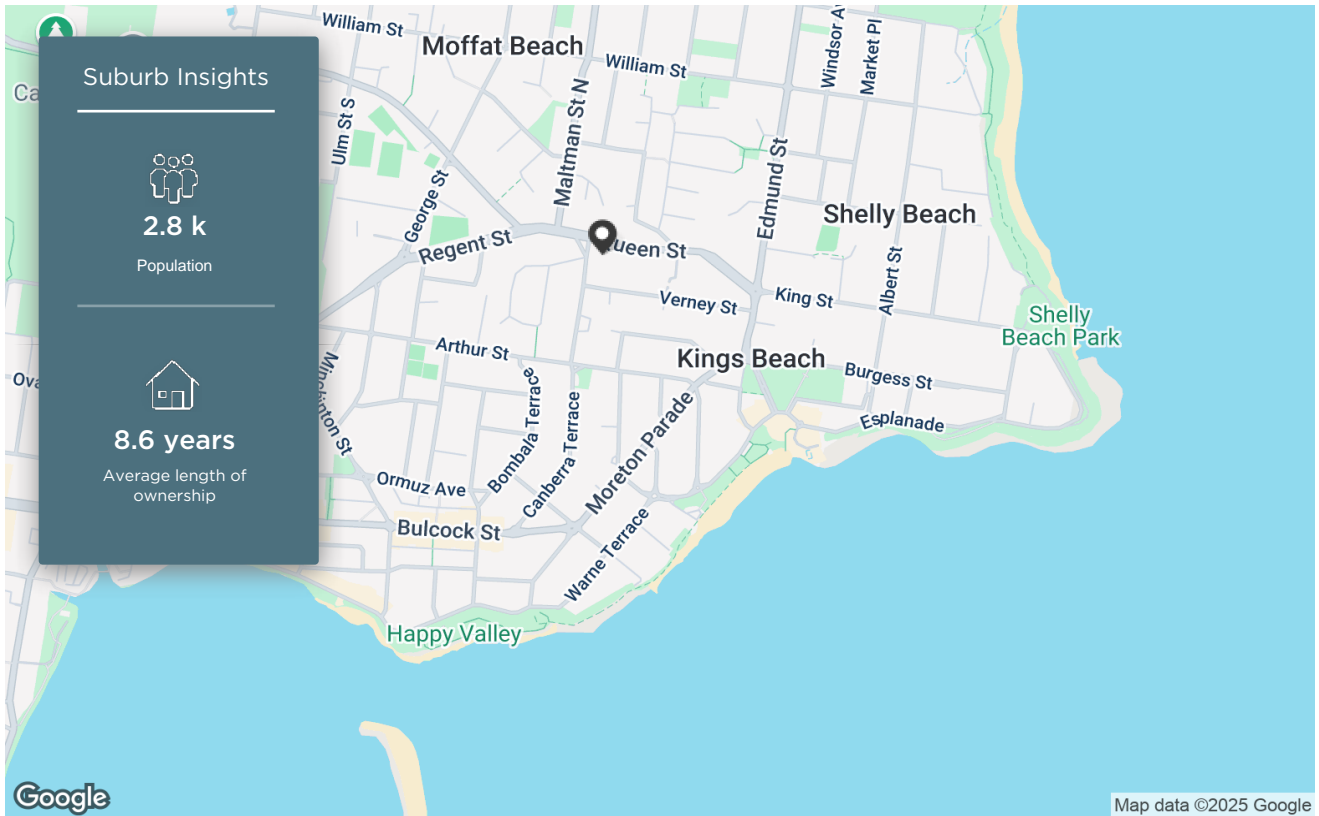


 3  2  1  162m²  130m²
 Year Built 2007 DOM 10 days
 Listing Date 31-Mar-25 Distance 0.55km
 Listing Price \$875 per week

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

Kings Beach

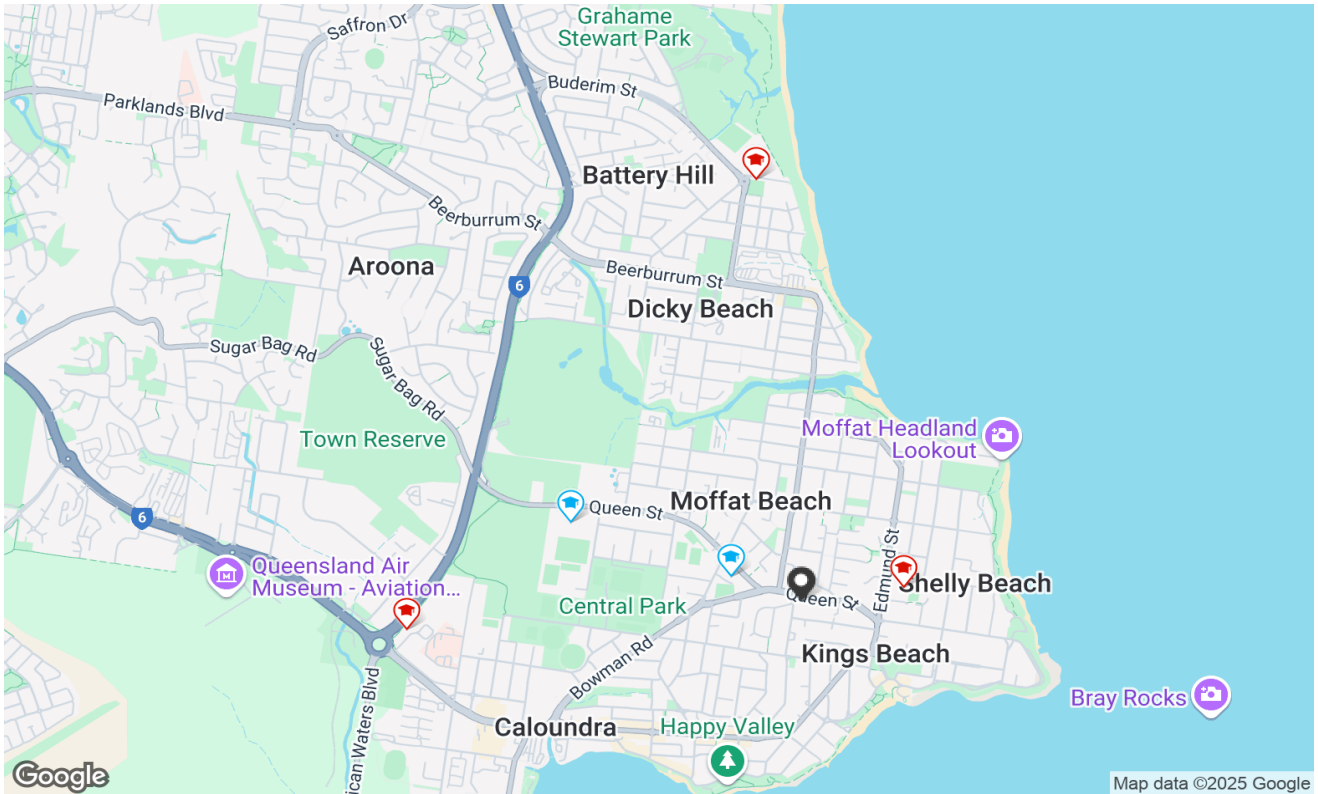
Demographic




The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$940,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	57.8	Owns Outright	28.4	0-15.6K	5.9	0-9	6.6
Couples with Children	19.4	Purchaser	14.6	15.6-33.8K	18.5	10-19	8.2
Single Parents	20.3	Renting	54.0	33.8-52K	19.8	20-29	12.0
Other	2.0	Other	0.2	52-78K	21.0	30-39	11.3
		Not Stated	2.4	78-130K	18.5	40-49	11.3
				130-182K	3.6	50-59	16.9
				182K+	4.8	60-69	17.4
						70-79	11.8
						80-89	3.6
						90-99	0.4

Local Schools

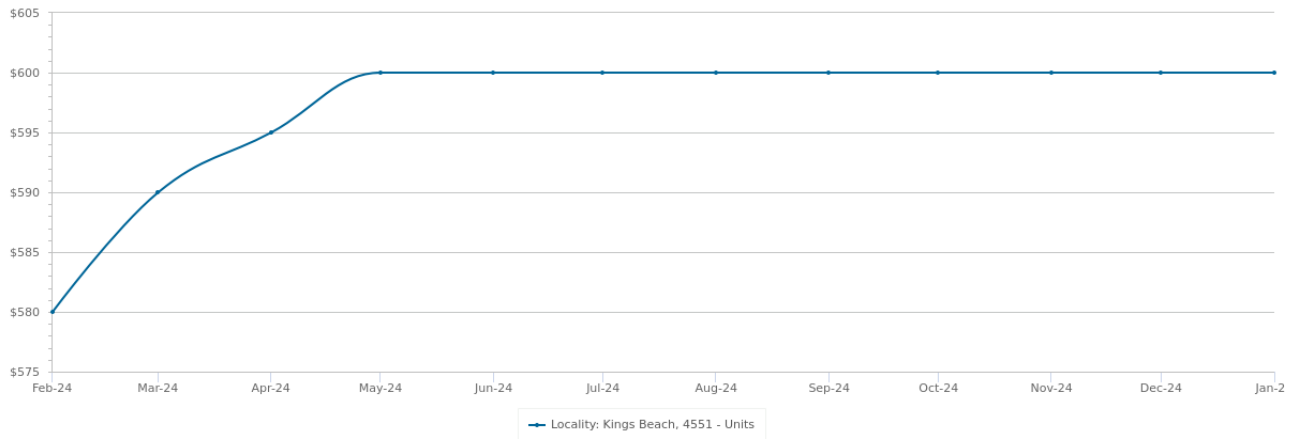


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.36km	Primary	Mixed	Government	0-6
	Our Lady of the Rosary School	0.54km	Primary	Mixed	Non-Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.21km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	1.98km	Combined	Mixed	Non-Government	0-12
	Currimundi Special School	2.25km	Special	Mixed	Government	0-12

 Property is within school catchment area  Property is outside school catchment area

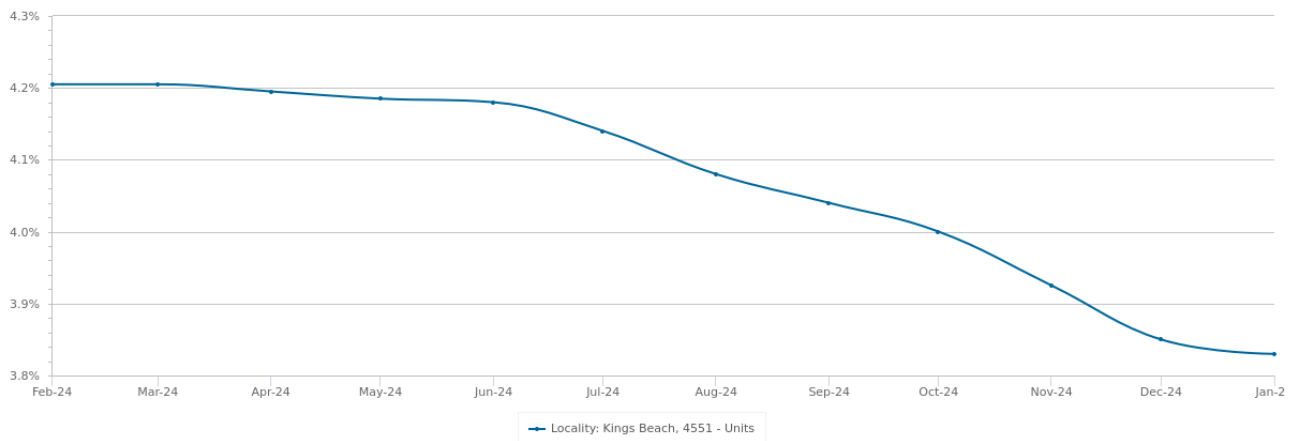
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

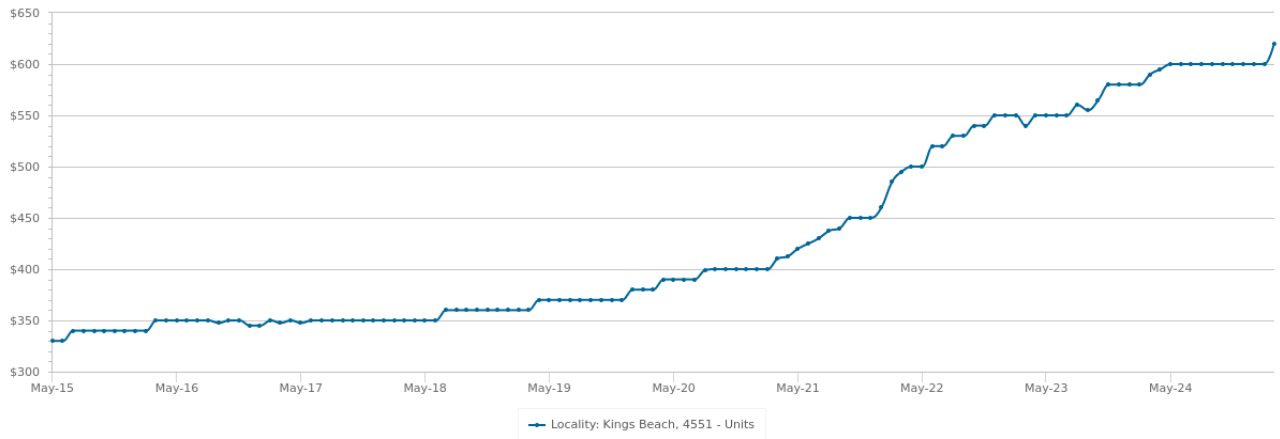


Statistics are calculated at the end of the displayed month

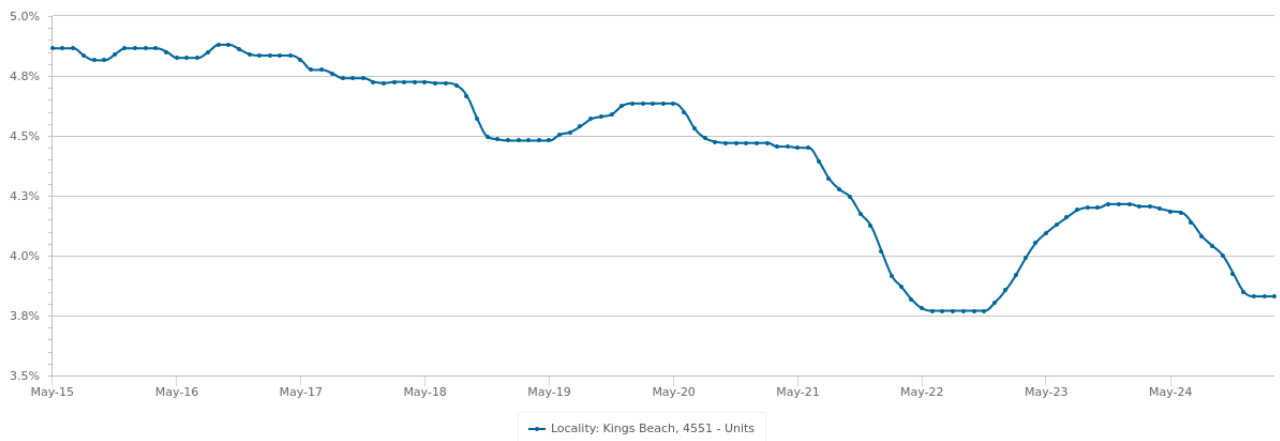
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2025	\$600	0.0%	3.8%	140
Dec 2024	\$600	0.0%	3.9%	144
Nov 2024	\$600	0.0%	3.9%	145
Oct 2024	\$600	0.0%	4%	151
Sep 2024	\$600	0.0%	4%	160
Aug 2024	\$600	0.0%	4.1%	166
Jul 2024	\$600	0.0%	4.1%	173
Jun 2024	\$600	0.0%	4.2%	184
May 2024	\$600	0.8% ▲	4.2%	193
Apr 2024	\$595	0.8% ▲	4.2%	190
Mar 2024	\$590	1.7% ▲	4.2%	186
Feb 2024	\$580	0.0%	4.2%	186

Long Term Market Trends

Median Asking Rent - 10 years



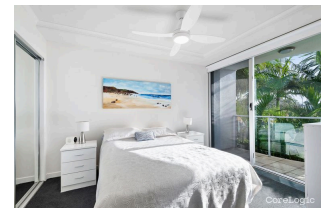
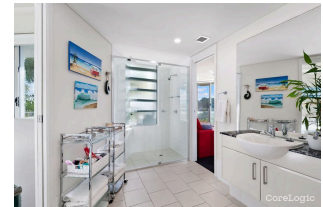
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$620	5.1% ▲	3.8%	118
2024	\$590	9.3% ▲	4.2%	186
2023	\$540	9.1% ▲	4%	177
2022	\$495	20.7% ▲	3.9%	153
2021	\$410	7.9% ▲	4.5%	176
2020	\$380	5.6% ▲	4.6%	210
2019	\$360	2.9% ▲	4.5%	235
2018	\$350	0.7% ▲	4.7%	221
2017	\$347	-0.7% ▼	4.8%	257
2016	\$350	-	4.9%	260

Summary

102/42 QUEEN STREET KINGS BEACH QLD 4551



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

Notes from your agent

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