



2/19 ORONSAY AVENUE CALOUNDRA QLD 4551

Prepared on 13th May 2025

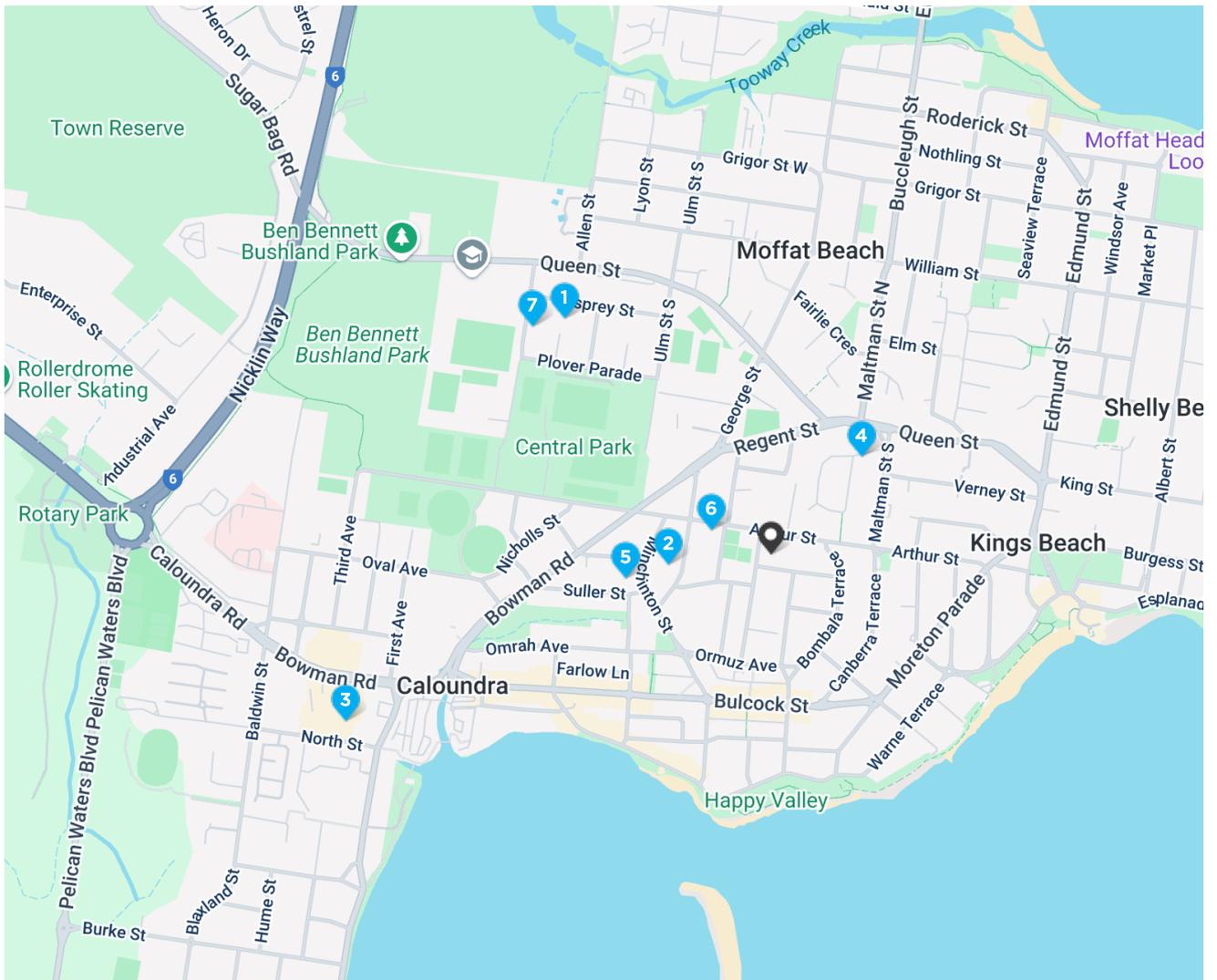
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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Comparables Map: Sales



1 1/5 RUFIOUS COURT CALOUNDRA QLD 4551	3	2	1	\$740,000
2 1/12 ORSOVA TERRACE CALOUNDRA QLD 4551	3	1	3	\$766,000
3 3/7 NORTH STREET CALOUNDRA QLD 4551	3	2	1	\$792,500
4 1/4 HODGENS STREET CALOUNDRA QLD 4551	3	2	1	\$800,000
5 1/3 SULLER STREET CALOUNDRA QLD 4551	3	2	2	\$849,000
6 2/4 BURWAH TERRACE CALOUNDRA QLD 4551	3	2	1	\$946,000
7 2/17 BOWER STREET CALOUNDRA QLD 4551	3	3	2	\$965,000

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

Comparable Sales

1	1/5 RUFOUS COURT CALOUNDRA QLD 4551	Sold ^{RS} \$740,000
	<p>  3  2  1  122m²  36m² Year Built - DOM 8 Sold Date 01-May-25 Distance 0.87km First Listing Offers Over \$719,000 Last Listing Offers Over \$719,000 </p>	
2	1/12 ORSOVA TERRACE CALOUNDRA QLD 4551	Sold \$766,000
	<p>  3  1  3  106m²  106m² Year Built 1980 DOM 35 Sold Date 26-Mar-25 Distance 0.29km First Listing Auction Last Listing Auction </p>	
3	3/7 NORTH STREET CALOUNDRA QLD 4551	Sold \$792,500
	<p>  3  2  1  139m²  130m² Year Built 2004 DOM 184 Sold Date 29-Mar-25 Distance 1.28km First Listing Offers Over \$825,000 Last Listing Offers Over \$799,000 </p>	
4	1/4 HODGENS STREET CALOUNDRA QLD 4551	Sold \$800,000
	<p>  3  2  1  145m²  108m² Year Built 1998 DOM 22 Sold Date 14-Feb-25 Distance 0.37km First Listing 359000 Last Listing 359000 </p>	
5	1/3 SULLER STREET CALOUNDRA QLD 4551	Sold \$849,000
	<p>  3  2  2  155m²  120m² Year Built 2006 DOM 65 Sold Date 21-Nov-24 Distance 0.41km First Listing \$875,000 Last Listing \$849,000 </p>	

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 2/4 BURWAH TERRACE CALOUNDRA QLD 4551 **Sold** **\$946,000**



🏠 3 🚿 2 🚗 1 📏 161m² 📏 117m²
 Year Built 2004 DOM 27
 Sold Date 01-Feb-25 Distance 0.18km
 First Listing Auction
 Last Listing Under Contract

7 2/17 BOWER STREET CALOUNDRA QLD 4551 **Sold** **\$965,000**

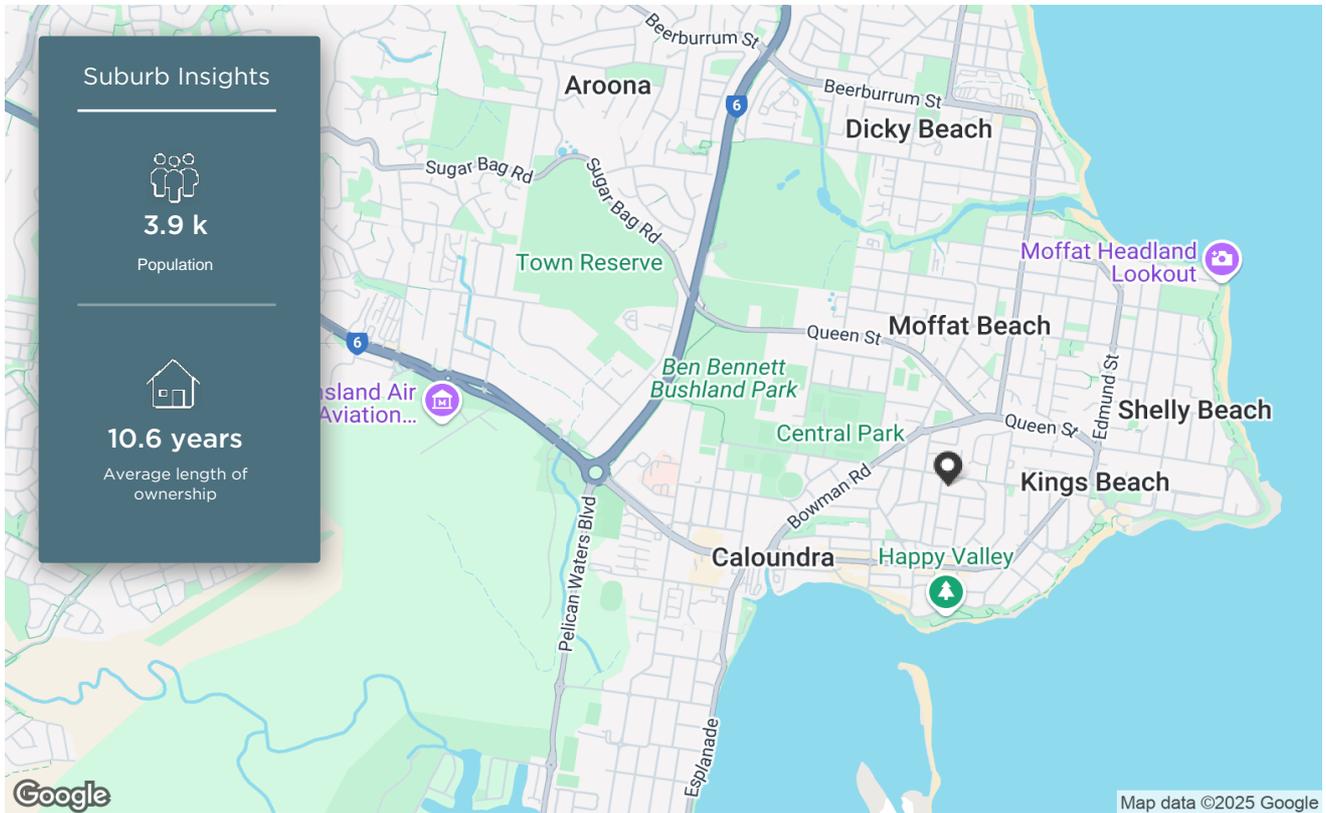


🏠 3 🚿 3 🚗 2 📏 203m² 📏 130m²
 Year Built 2013 DOM 71
 Sold Date 25-Mar-25 Distance 0.91km
 First Listing Offers Over \$980,000
 Last Listing Under Offer - Offers Over \$900,000

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

Caloundra

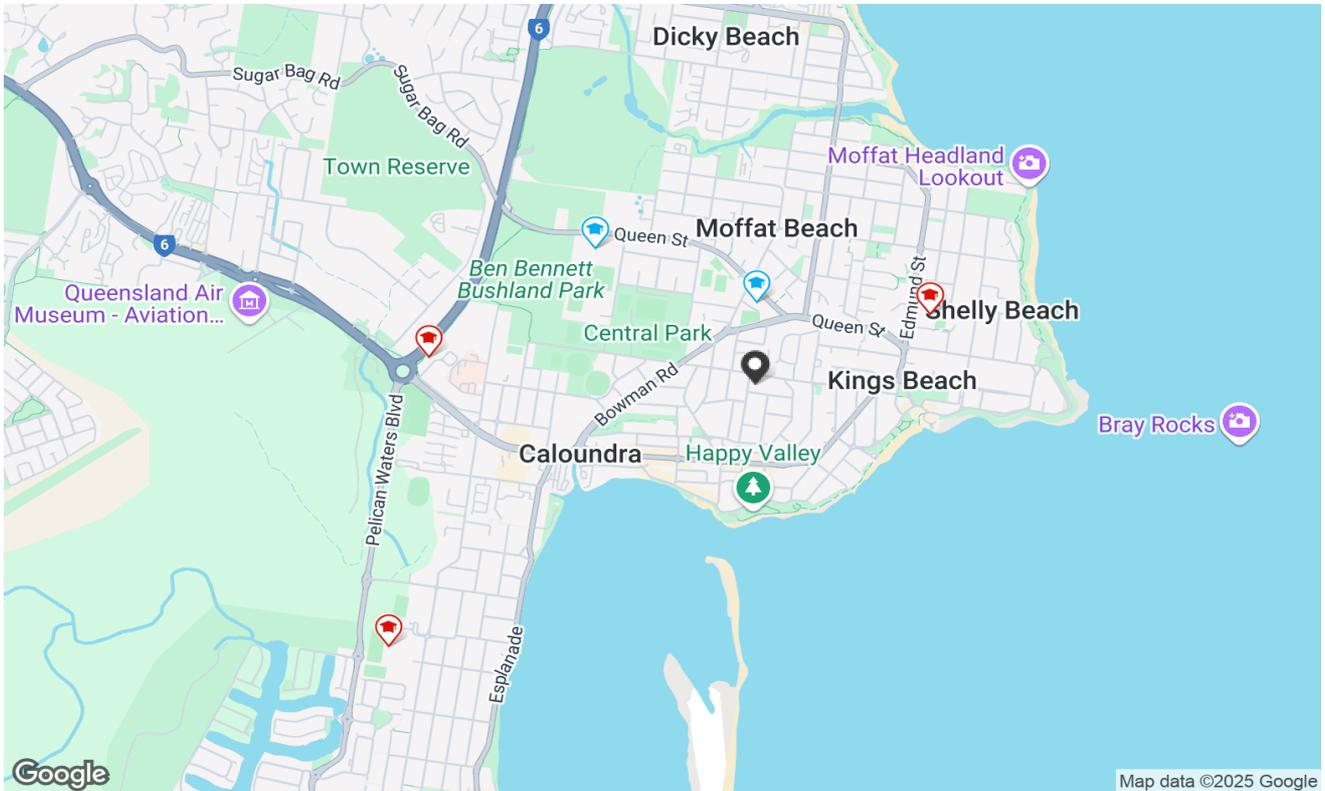
Demographic



The size of Caloundra is approximately 3.2 square kilometres. It has 8 parks covering nearly 36.9% of total area. The population of Caloundra in 2011 was 3,558 people. By 2016 the population was 3,914 showing a population growth of 10.0% in the area during that time. The predominant age group in Caloundra is 60-69 years. Households in Caloundra are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Caloundra work in a trades occupation. In 2011, 48% of the homes in Caloundra were owner-occupied compared with 49.9% in 2016. Currently the median sales price of houses in the area is \$892,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	56.5	Owns Outright	37.1	0-15.6K	5.0	0-9	5.4
Couples with Children	22.9	Purchaser	12.8	15.6-33.8K	27.2	10-19	7.4
Single Parents	18.3	Renting	44.9	33.8-52K	21.4	20-29	8.3
Other	2.3	Other	1.1	52-78K	15.8	30-39	7.8
		Not Stated	4.6	78-130K	13.3	40-49	10.2
				130-182K	3.9	50-59	13.8
				182K+	3.8	60-69	16.3
						70-79	14.9
						80-89	11.0
						90-99	4.6

Local Schools

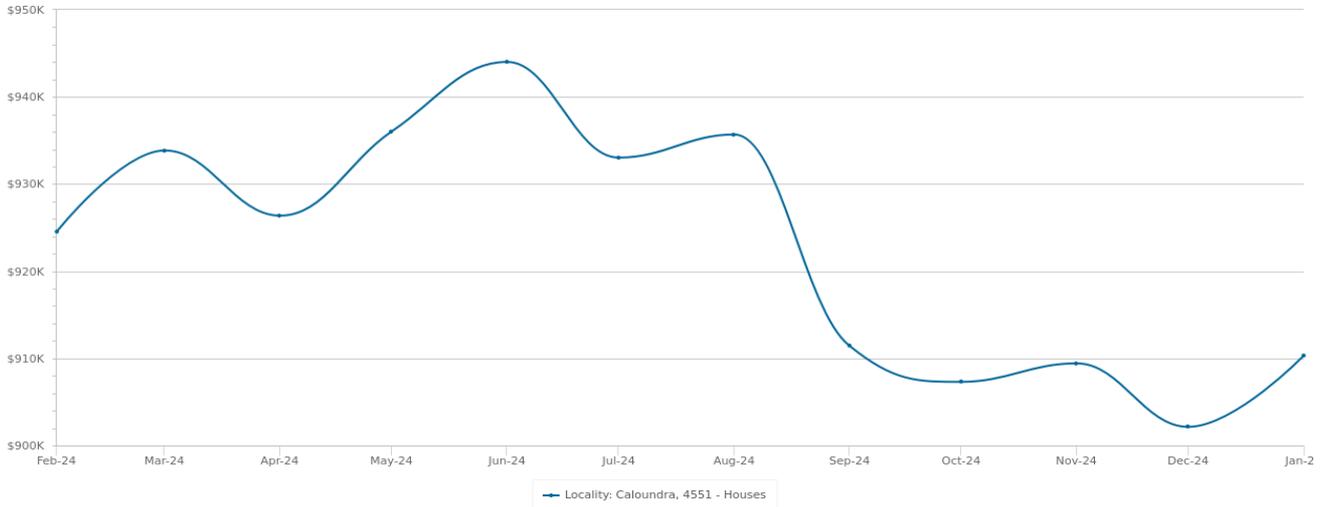


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Caloundra State School 56A Queen Street Caloundra QLD 4551	0.43km	Primary	Mixed	Government	0-6
 Our Lady of the Rosary School	0.97km	Primary	Mixed	Non-Government	0-6
 Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.06km	Secondary	Mixed	Government	7-12
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	1.61km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.3km	Primary	Mixed	Government	0-6

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

Recent Market Trends

Median Value - 12 Months (House)

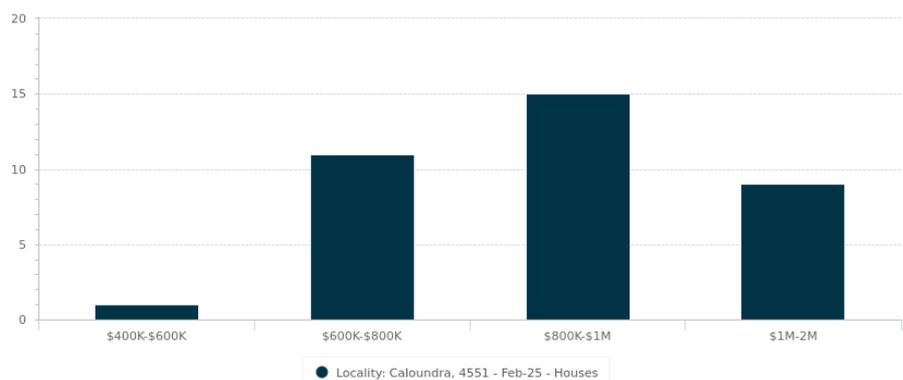


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2025	-	-	-	-	-	-
Jan 2025	6	\$910,290	0.9% ▲	38	15	\$620
Dec 2024	2	\$902,130	-0.8% ▼	40	12	\$620
Nov 2024	7	\$909,421	0.2% ▲	40	12	\$620
Oct 2024	-	\$907,295	-0.5% ▼	41	18	\$620
Sep 2024	3	\$911,428	-2.6% ▼	40	16	\$620
Aug 2024	3	\$935,688	0.3% ▲	44	19	\$600
Jul 2024	6	\$933,035	-1.2% ▼	36	20	\$620
Jun 2024	-	\$944,015	0.9% ▲	38	17	\$610
May 2024	2	\$936,049	1.0% ▲	39	11	\$620
Apr 2024	3	\$926,373	-0.8% ▼	38	11	\$620
Mar 2024	1	\$933,854	1.0% ▲	39	13	\$620

Sales by Price - 12 months (House)

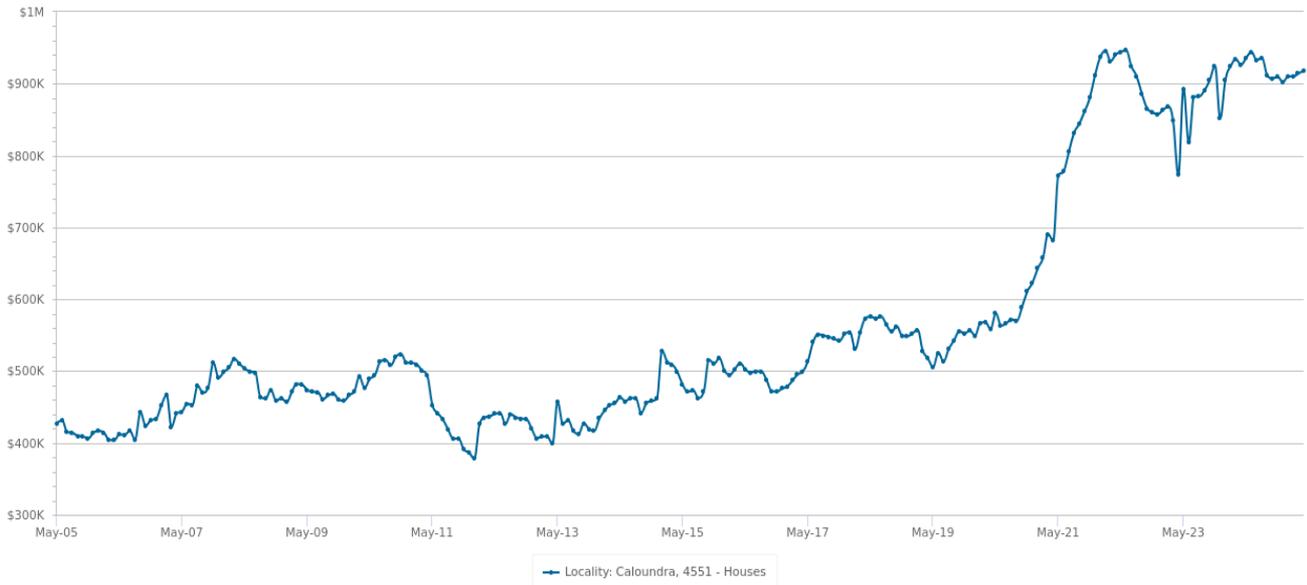
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	11
\$800K-\$1M	15
\$1M-\$2M	9
>2M	0



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	36	\$917,890	-0.9% ▼	36	50	\$630
2024	40	\$926,373	19.8% ▲	49	45	\$620
2023	22	\$773,107	-17.8% ▼	41	37	\$560
2022	29	\$940,550	37.9% ▲	14	57	\$550
2021	40	\$682,007	22.1% ▲	30	44	\$450
2020	39	\$558,636	7.9% ▲	37	49	\$430
2019	32	\$517,753	-9.7% ▼	49	55	\$420
2018	35	\$573,274	14.8% ▲	49	61	\$380
2017	19	\$499,466	-2.2% ▼	106	43	\$370
2016	16	\$510,870	2.5% ▲	38	48	\$380
2015	19	\$498,469	9.5% ▲	23	49	\$370
2014	14	\$455,231	14.1% ▲	64	47	\$360
2013	16	\$398,899	-8.7% ▼	-	50	\$320
2012	11	\$436,839	-11.6% ▼	69	56	\$315
2011	17	\$493,890	3.6% ▲	101	62	\$322
2010	22	\$476,957	-0.8% ▼	42	59	\$332
2009	19	\$481,005	-5.7% ▼	-	62	\$337
2008	47	\$509,903	15.6% ▲	51	56	\$287
2007	29	\$441,259	9.3% ▲	-	37	\$245
2006	28	\$403,629	-5.8% ▼	-	22	\$250

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