



**102/42 QUEEN STREET KINGS BEACH QLD 4551**

Prepared on 1st May 2025

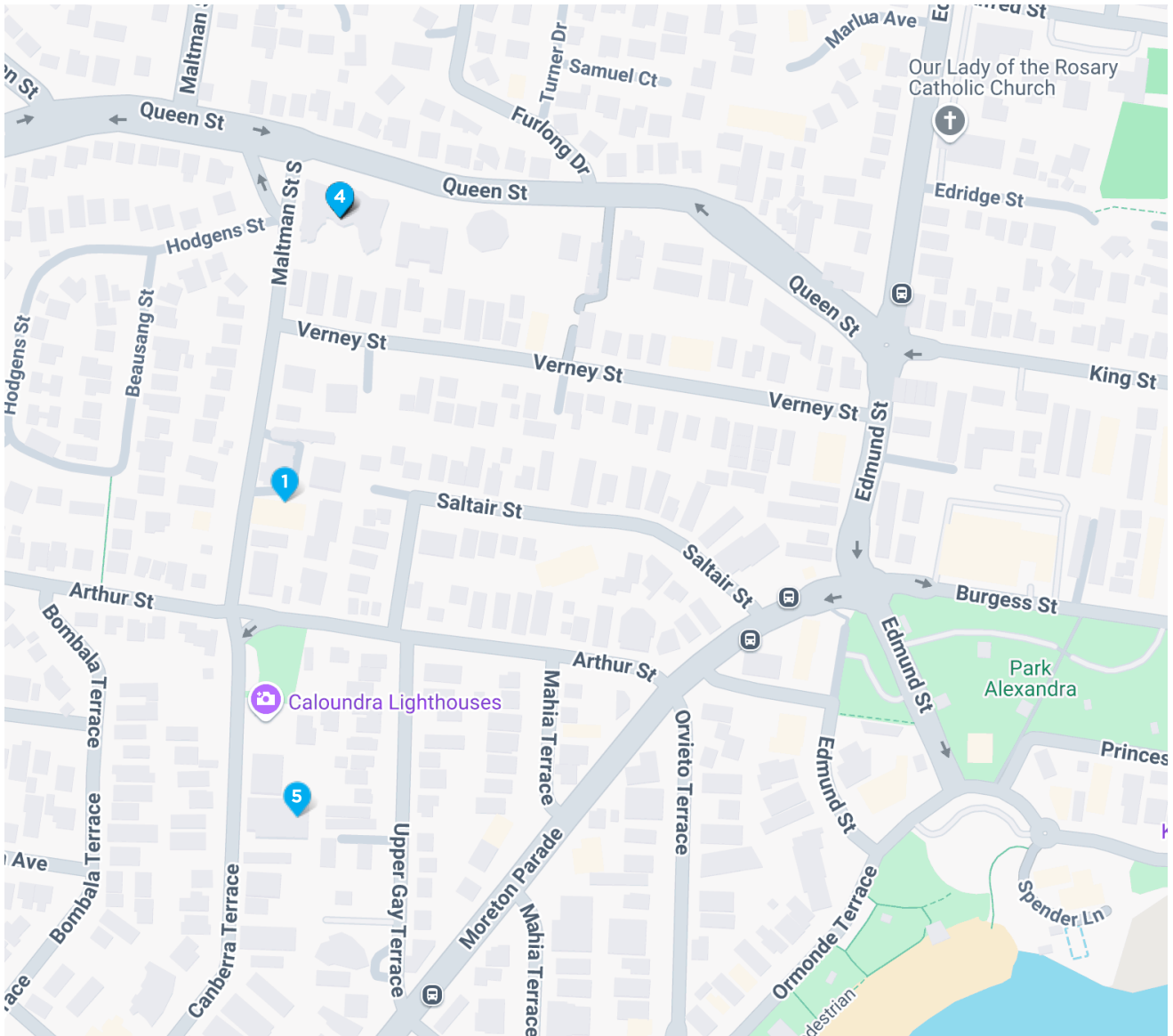
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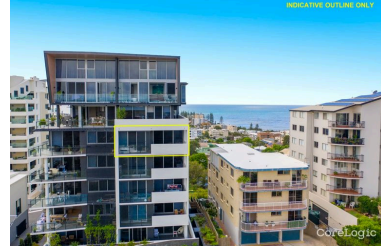





























# Comparables Map: Sales



|                                                    |  |  |  |             |
|----------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------|
| 1 601/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551 | 2                                                                                   | 2                                                                                   | 1                                                                                   | \$950,000   |
| 2 806/42 QUEEN STREET KINGS BEACH QLD 4551         | -                                                                                   | -                                                                                   | 1                                                                                   | \$1,160,000 |
| 3 607/42 QUEEN STREET KINGS BEACH QLD 4551         | 3                                                                                   | 2                                                                                   | 1                                                                                   | \$1,090,000 |
| 4 202/42 QUEEN STREET KINGS BEACH QLD 4551         | 3                                                                                   | 2                                                                                   | 1                                                                                   | \$950,000   |
| 5 36/7 CANBERRA TERRACE KINGS BEACH QLD 4551       | 2                                                                                   | 2                                                                                   | 1                                                                                   | \$894,000   |

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

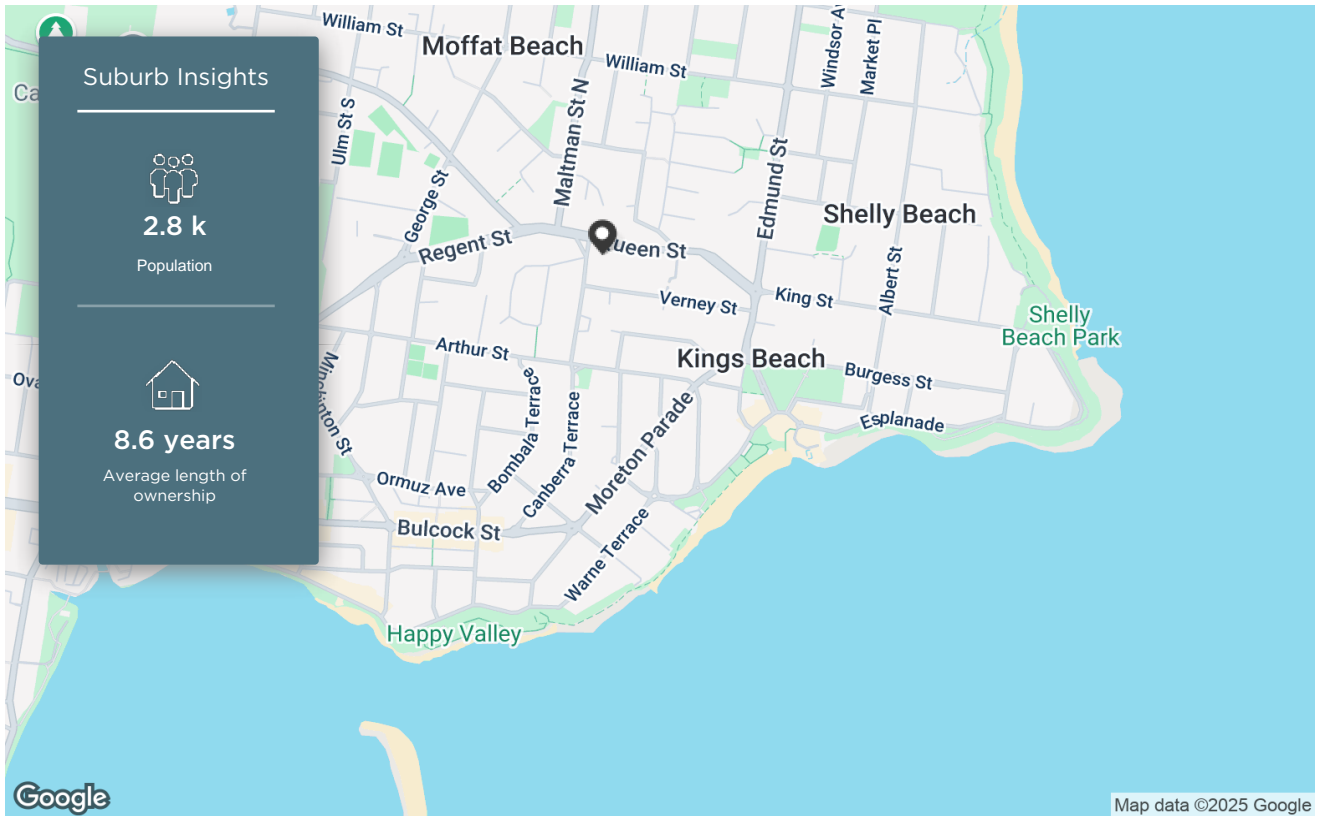
# Comparable Sales

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1                                                                                   | 601/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Sold</b> <sup>RS</sup> <b>\$950,000</b> |
|    | <p>  2  2  1  109m<sup>2</sup>  109m<sup>2</sup><br/>           Year Built 2018 DOM 128<br/>           Sold Date 03-Apr-25 Distance 0.21km<br/>           First Listing \$950,000<br/>           Last Listing \$950,000         </p>                                              |                                            |
| 2                                                                                   | 806/42 QUEEN STREET KINGS BEACH QLD 4551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Sold</b> <b>\$1,160,000</b>             |
|   | <p>  -  -  1  136m<sup>2</sup>  200m<sup>2</sup><br/>           Year Built 2005 DOM 99<br/>           Sold Date 21-Jan-25 Distance 0km<br/>           First Listing Offers Over \$1.15m<br/>           Last Listing Offers Over \$1.15m         </p>                              |                                            |
| 3                                                                                   | 607/42 QUEEN STREET KINGS BEACH QLD 4551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Sold</b> <b>\$1,090,000</b>             |
|  | <p>  3  2  1  130m<sup>2</sup>  110m<sup>2</sup><br/>           Year Built 2005 DOM 105<br/>           Sold Date 15-Jul-24 Distance 0km<br/>           First Listing Offers Over \$1,175,000<br/>           Last Listing \$1,125,000         </p>                       |                                            |
| 4                                                                                   | 202/42 QUEEN STREET KINGS BEACH QLD 4551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Sold</b> <b>\$950,000</b>               |
|  | <p>  3  2  1  179m<sup>2</sup>  133m<sup>2</sup><br/>           Year Built 2005 DOM -<br/>           Sold Date 05-Feb-25 Distance 0km<br/>           First Listing Offers in the Mid \$900,000's<br/>           Last Listing Offers in the Mid \$900,000's         </p> |                                            |
| 5                                                                                   | 36/7 CANBERRA TERRACE KINGS BEACH QLD 4551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Sold</b> <sup>RS</sup> <b>\$894,000</b> |
|  | <p>  2  2  1  129m<sup>2</sup>  92m<sup>2</sup><br/>           Year Built 2008 DOM 156<br/>           Sold Date 24-Apr-25 Distance 0.43km<br/>           First Listing \$965,000<br/>           Last Listing \$917,000         </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

# Kings Beach

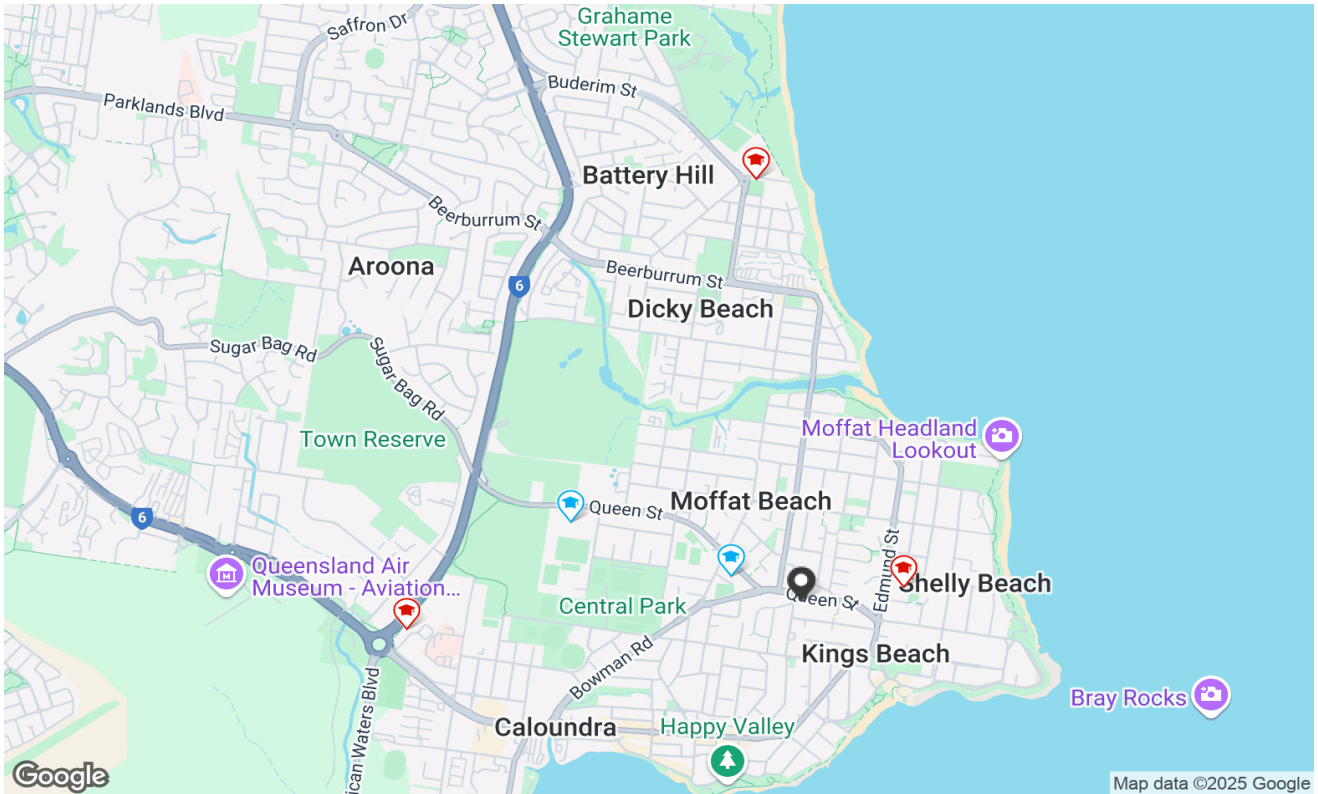
## Demographic



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 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------|-------------|--------|----------------|-------|
|  | <b>Caloundra State School</b><br>56A Queen Street Caloundra<br>QLD 4551     | 0.36km   | Primary     | Mixed  | Government     | 0-6   |
|  | <b>Our Lady of the Rosary School</b>                                        | 0.54km   | Primary     | Mixed  | Non-Government | 0-6   |
|  | <b>Caloundra State High School</b><br>40 Bower Street Caloundra<br>QLD 4551 | 1.21km   | Secondary   | Mixed  | Government     | 7-12  |
|  | <b>Caloundra Christian College</b><br>7 Gregson Place Caloundra<br>QLD 4551 | 1.98km   | Combined    | Mixed  | Non-Government | 0-12  |
|  | <b>Currimundi Special School</b>                                            | 2.25km   | Special     | Mixed  | Government     | 0-12  |



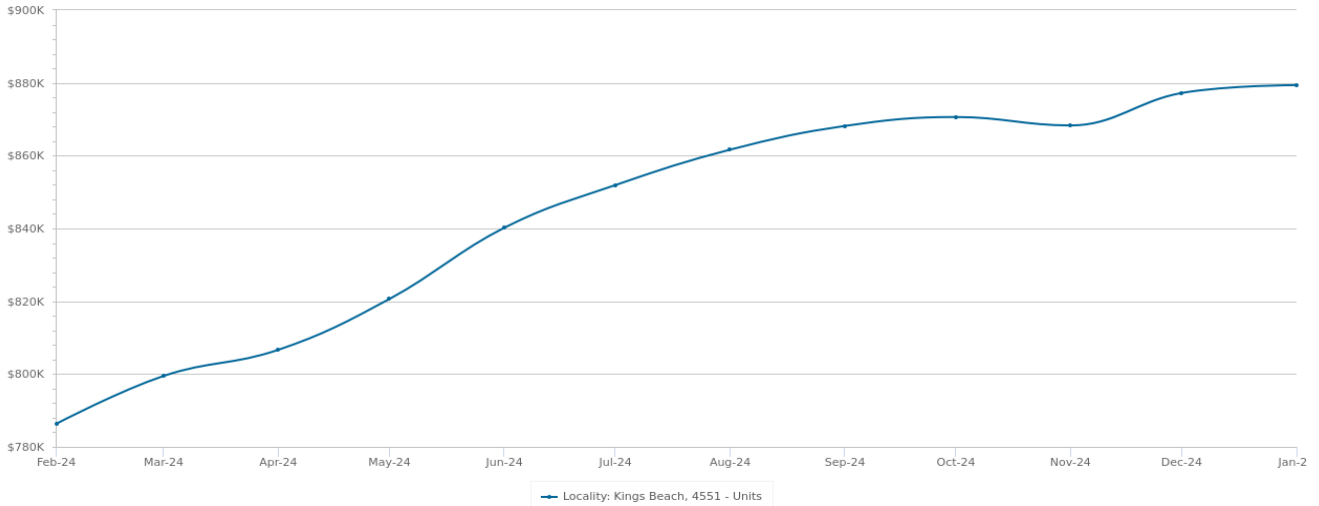
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (Unit)

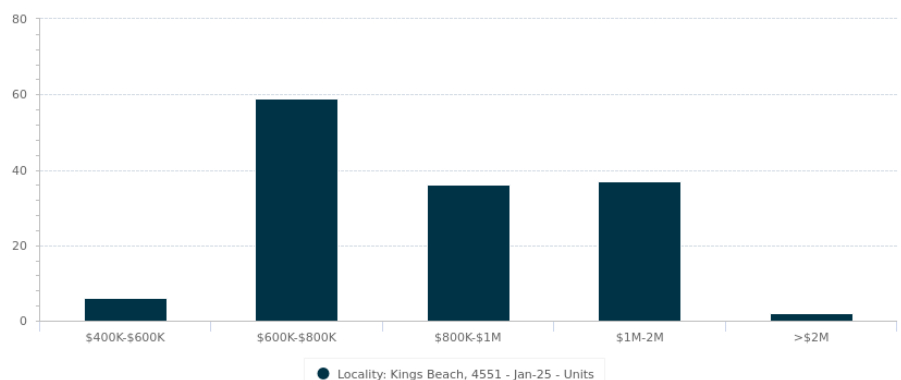


Statistics are calculated at the end of the displayed month

| PERIOD   | PROPERTIES SOLD | MEDIAN VALUE | GROWTH  | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Jan 2025 | 13              | \$879,387    | 0.2% ▲  | 20             | 33       | \$600       |
| Dec 2024 | 6               | \$877,240    | 1.0% ▲  | 21             | 30       | \$600       |
| Nov 2024 | 13              | \$868,312    | -0.3% ▼ | 20             | 40       | \$600       |
| Oct 2024 | 18              | \$870,628    | 0.3% ▲  | 29             | 38       | \$600       |
| Sep 2024 | 7               | \$868,184    | 0.8% ▲  | 29             | 33       | \$600       |
| Aug 2024 | 14              | \$861,671    | 1.1% ▲  | 27             | 40       | \$600       |
| Jul 2024 | 14              | \$851,937    | 1.4% ▲  | 27             | 43       | \$600       |
| Jun 2024 | 9               | \$840,233    | 2.4% ▲  | 27             | 34       | \$600       |
| May 2024 | 14              | \$820,680    | 1.7% ▲  | 29             | 28       | \$600       |
| Apr 2024 | 12              | \$806,704    | 0.9% ▲  | 32             | 28       | \$595       |
| Mar 2024 | 6               | \$799,527    | 1.7% ▲  | 32             | 29       | \$590       |
| Feb 2024 | 14              | \$786,409    | 3.7% ▲  | 36             | 40       | \$580       |

Sales by Price - 12 months (Unit)

| PRICE         | NUMBER |
|---------------|--------|
| <200K         | 0      |
| 200K-400K     | 0      |
| \$400K-\$600K | 6      |
| \$600K-\$800K | 59     |
| \$800K-\$1M   | 36     |
| \$1M-\$2M     | 37     |
| >\$2M         | 2      |



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH   | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|----------|----------------|----------|-------------|
| 2025   | 140             | \$898,904    | 12.4% ▲  | 20             | 151      | \$620       |
| 2024   | 161             | \$799,527    | 7.7% ▲   | 37             | 153      | \$590       |
| 2023   | 157             | \$742,133    | -3.5% ▼  | 26             | 156      | \$540       |
| 2022   | 230             | \$768,704    | 35.4% ▲  | 11             | 206      | \$495       |
| 2021   | 184             | \$567,538    | 19.7% ▲  | 44             | 192      | \$410       |
| 2020   | 182             | \$474,036    | 5.0% ▲   | 51             | 225      | \$380       |
| 2019   | 167             | \$451,667    | 4.8% ▲   | 45             | 229      | \$360       |
| 2018   | 183             | \$430,902    | 4.4% ▲   | 39             | 250      | \$350       |
| 2017   | 198             | \$412,825    | 2.7% ▲   | 52             | 278      | \$347       |
| 2016   | 164             | \$401,900    | 0.8% ▲   | 62             | 260      | \$350       |
| 2015   | 168             | \$398,562    | 6.8% ▲   | 60             | 233      | \$330       |
| 2014   | 142             | \$373,095    | 2.8% ▲   | 72             | 198      | \$320       |
| 2013   | 120             | \$362,840    | 1.8% ▲   | 115            | 205      | \$307       |
| 2012   | 100             | \$356,482    | -5.5% ▼  | 73             | 209      | \$300       |
| 2011   | 104             | \$377,273    | -10.9% ▼ | 73             | 203      | \$295       |
| 2010   | 182             | \$423,486    | 8.1% ▲   | 77             | 199      | \$287       |
| 2009   | 120             | \$391,878    | -8.9% ▼  | 77             | 149      | \$295       |
| 2008   | 273             | \$430,347    | 14.3% ▲  | 55             | 135      | \$265       |
| 2007   | 218             | \$376,564    | 4.0% ▲   | 74             | 102      | \$240       |
| 2006   | 187             | \$362,103    | 7.6% ▲   | 62             | 115      | \$230       |

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