



58 KALANA ROAD AROONA QLD 4551

Prepared on 7th May 2025

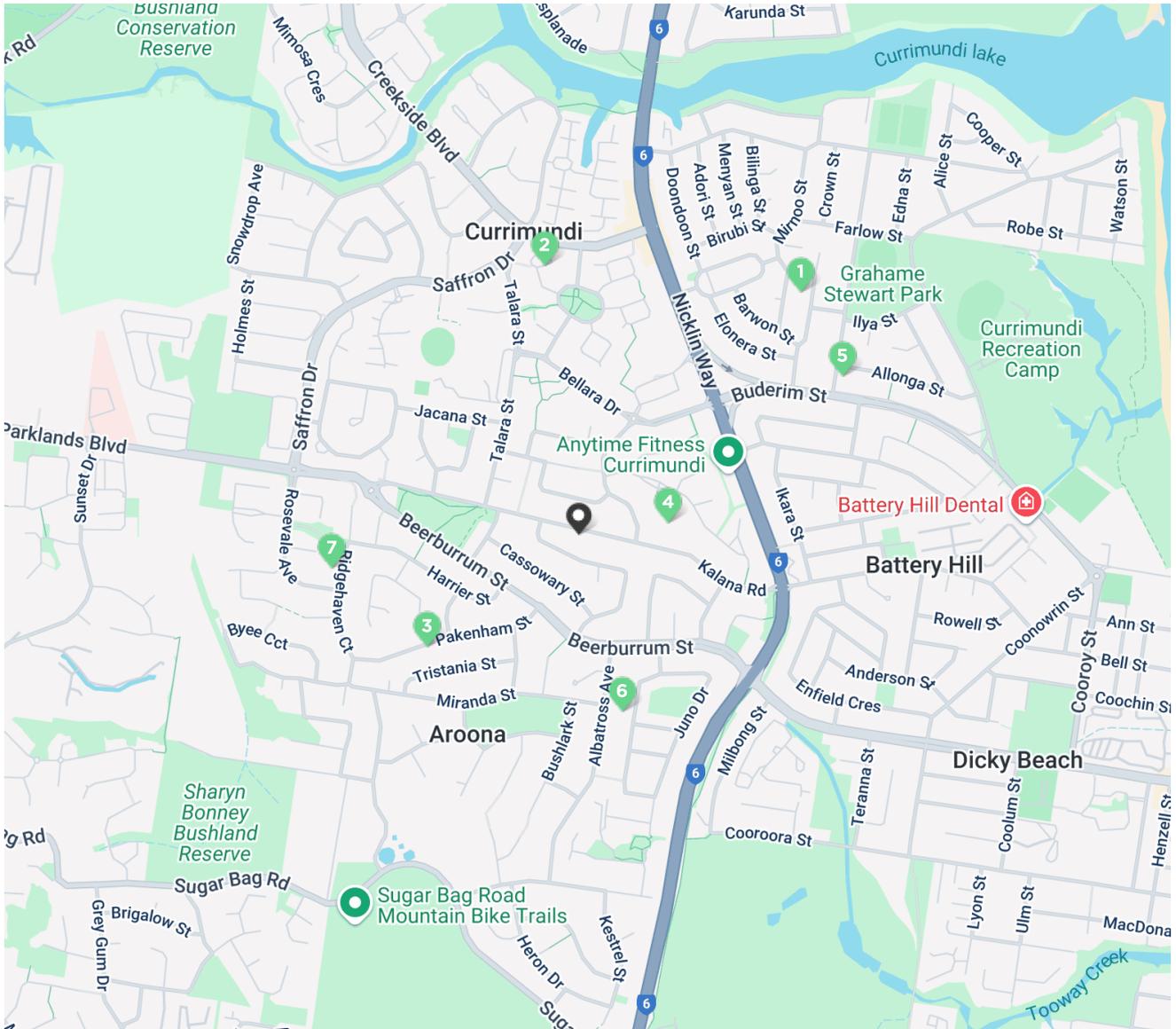
Admin First National
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Comps Map: Rentals



1 4 HILL STREET CURRIMUNDI QLD 4551	3	2	1	\$670
2 23 TIBOUCHINA PLACE CURRIMUNDI QLD 4551	3	2	1	\$680
3 28 PAKENHAM STREET AROONA QLD 4551	3	1	2	\$700
4 6 NARDU COURT CURRIMUNDI QLD 4551	3	2	1	\$720
5 35 CROYDON AVENUE CURRIMUNDI QLD 4551	3	2	1	\$750
6 22 NORMANDY CRESCENT AROONA QLD 4551	3	2	2	\$760
7 10 RIDGEHAVEN COURT AROONA QLD 4551	3	2	2	\$800

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

Comparable Rentals

1 4 HILL STREET CURRIMUNDI QLD 4551



 3  2  1  546m²  148m²
 Year Built 1980 DOM 8 days
 Listing Date 21-Mar-25 Distance 0.94km
 Listing Price \$670 per week

2 23 TIBOUCHINA PLACE CURRIMUNDI QLD 4551



 3  2  1  420m²  139m²
 Year Built 1996 DOM 15 days
 Listing Date 24-Jan-25 Distance 0.77km
 Listing Price \$680 Per week

3 28 PAKENHAM STREET AROONA QLD 4551



 3  1  2  712m²  116m²
 Year Built - DOM 20 days
 Listing Date 08-Apr-25 Distance 0.54km
 Listing Price \$700 per week

4 6 NARDU COURT CURRIMUNDI QLD 4551



 3  2  1  803m²  138m²
 Year Built 1994 DOM 14 days
 Listing Date 26-Mar-25 Distance 0.26km
 Listing Price \$720 per week

5 35 CROYDON AVENUE CURRIMUNDI QLD 4551



 3  2  1  546m²  154m²
 Year Built - DOM 10 days
 Listing Date 25-Feb-25 Distance 0.88km
 Listing Price \$750 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 22 NORMANDY CRESCENT AROONA QLD 4551



3  2  2  2  555m²  124m²
 Year Built 1990 DOM 19 days
 Listing Date 03-Mar-25 Distance 0.54km
 Listing Price \$760 per week

7 10 RIDGEHAVEN COURT AROONA QLD 4551

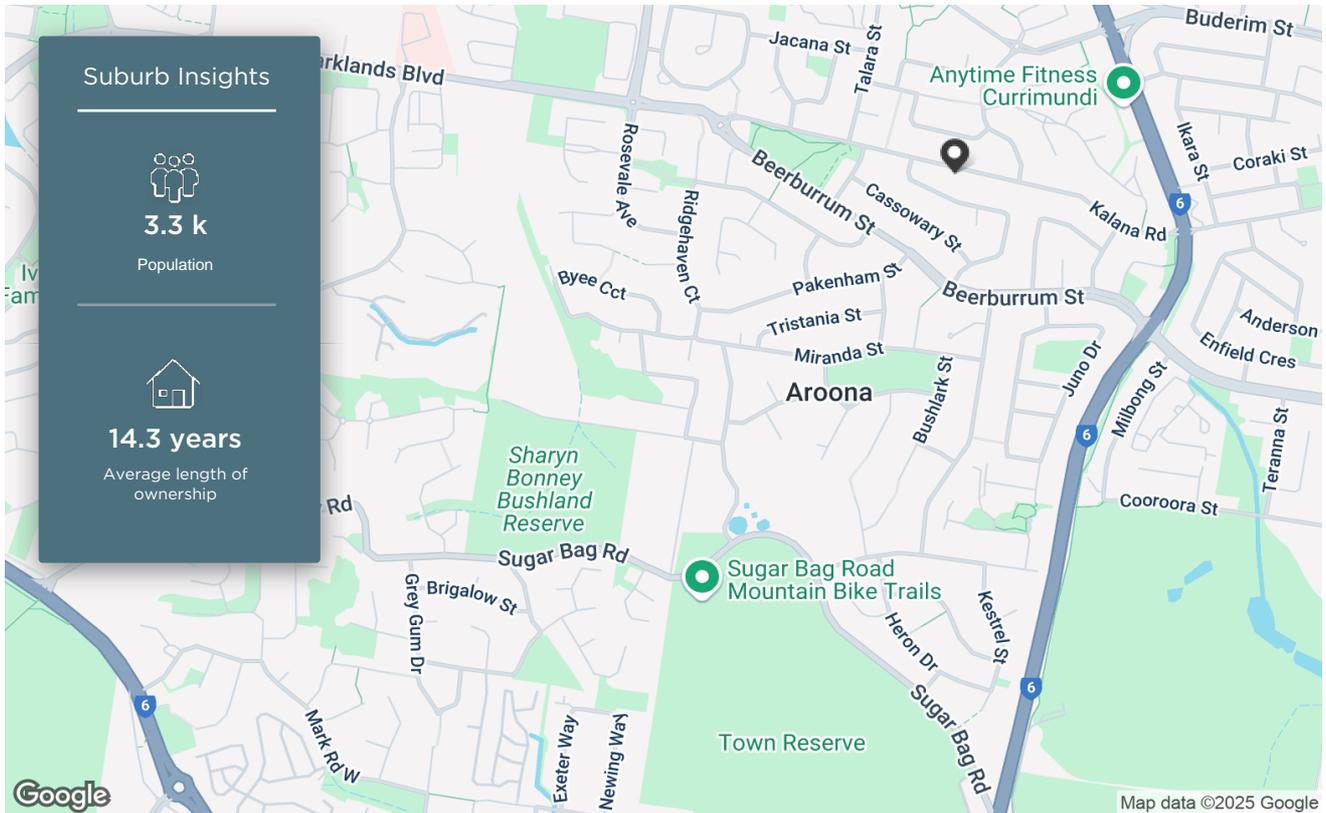


3  2  2  2  851m²  147m²
 Year Built 1993 DOM 19 days
 Listing Date 04-Apr-25 Distance 0.71km
 Listing Price \$800 per week

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

Aroona

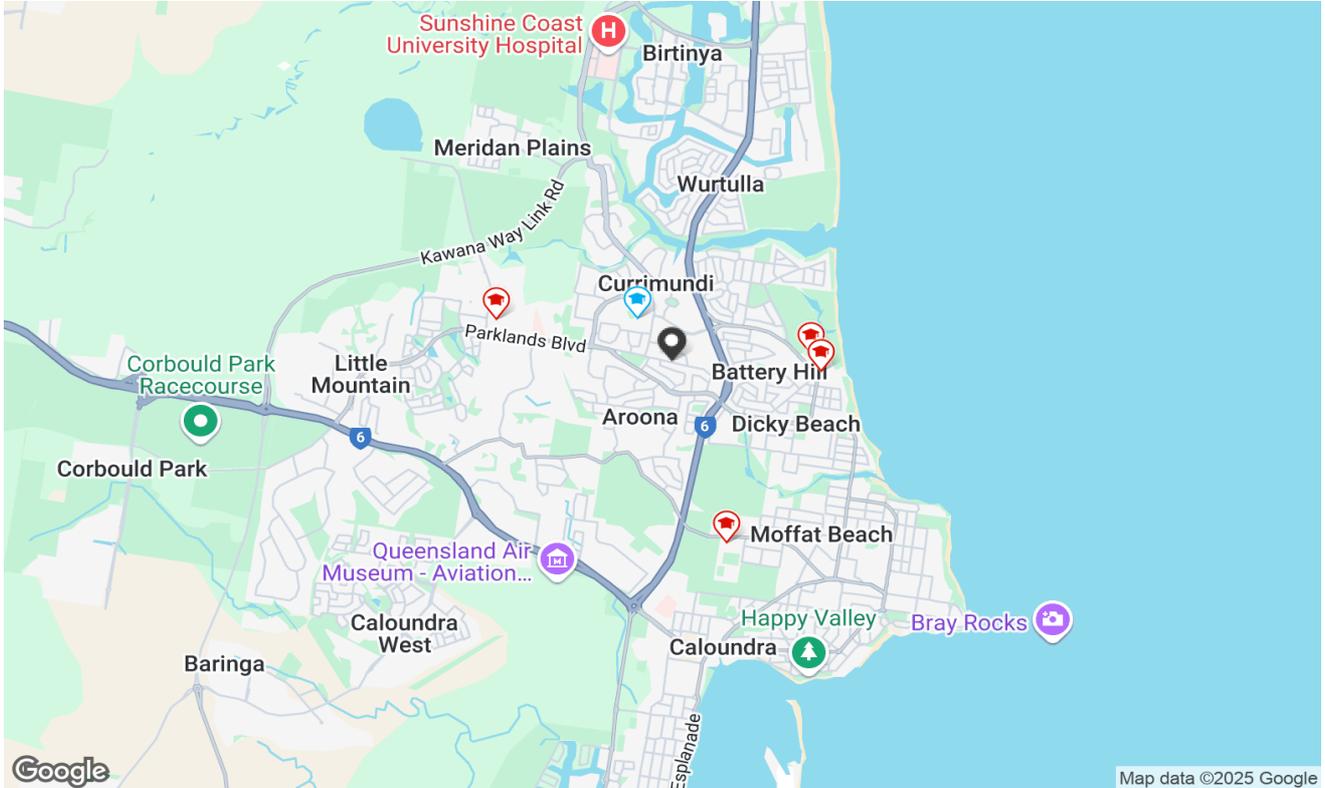
Demographic



The size of Aroona is approximately 1.9 square kilometres. It has 10 parks covering nearly 13.4% of total area. The population of Aroona in 2011 was 3,062 people. By 2016 the population was 3,299 showing a population growth of 7.7% in the area during that time. The predominant age group in Aroona is 50-59 years. Households in Aroona are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Aroona work in a trades occupation. In 2011, 77.5% of the homes in Aroona were owner-occupied compared with 80.5% in 2016. Currently the median sales price of houses in the area is \$1,050,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	43.5	Owns Outright	36.6	0-15.6K	2.1	0-9	12.5
Couples with Children	42.0	Purchaser	43.9	15.6-33.8K	12.1	10-19	12.9
Single Parents	13.2	Renting	17.0	33.8-52K	15.4	20-29	9.3
Other	1.5	Other	0.3	52-78K	17.8	30-39	11.5
		Not Stated	2.1	78-130K	25.4	40-49	14.1
				130-182K	12.9	50-59	15.4
				182K+	5.9	60-69	13.4
						70-79	7.7
						80-89	3.1
						90-99	0.4

Local Schools



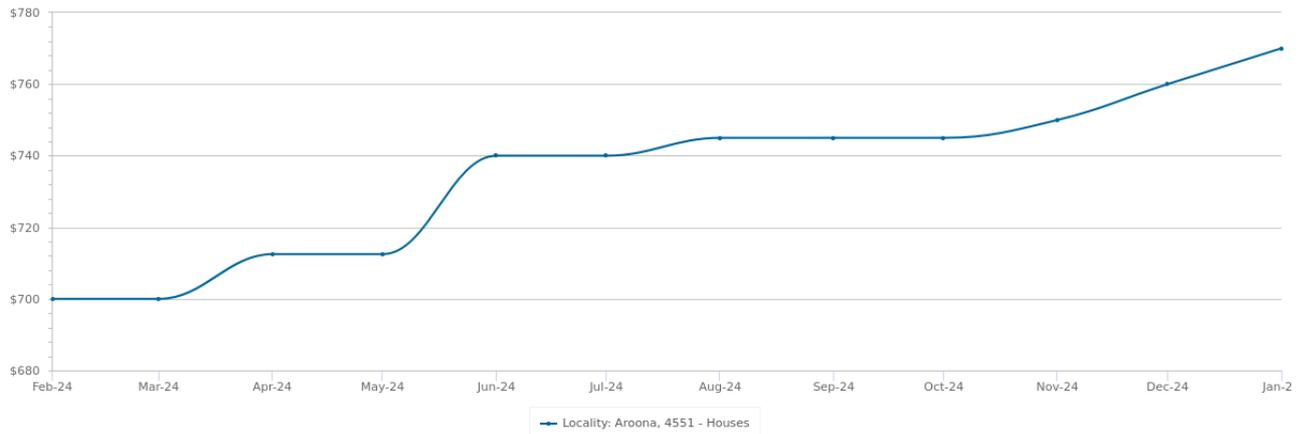
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Talara Primary College 24 Talara Street Currimundi QLD 4551	0.54km	Primary	Mixed	Government	0-6
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	1.46km	Primary	Mixed	Government	0-6
	Currimundi Special School	1.56km	Special	Mixed	Government	0-12
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.76km	Combined	Mixed	Government	0-12
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	2.03km	Secondary	Mixed	Government	7-12

 Property is within school catchment area

 Property is outside school catchment area

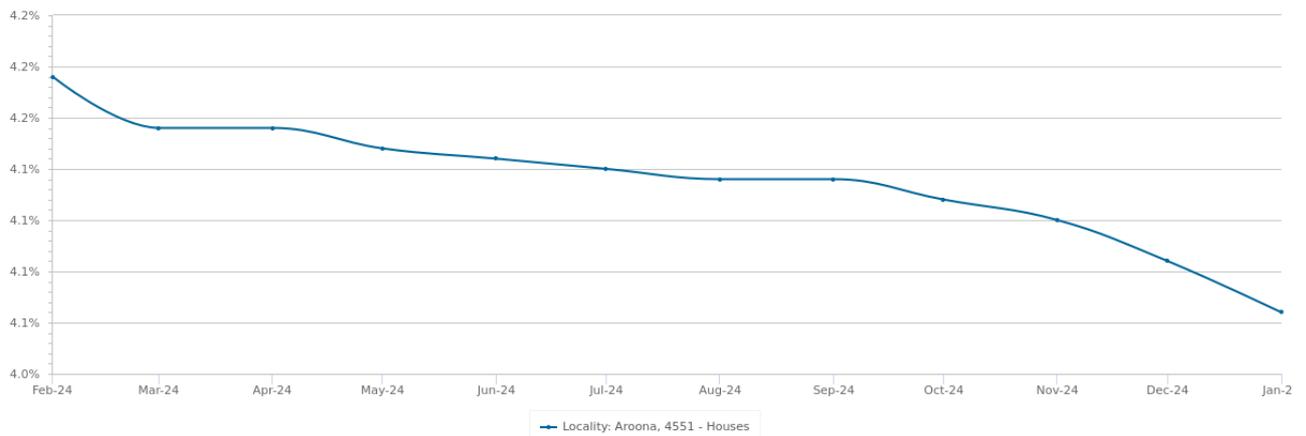
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

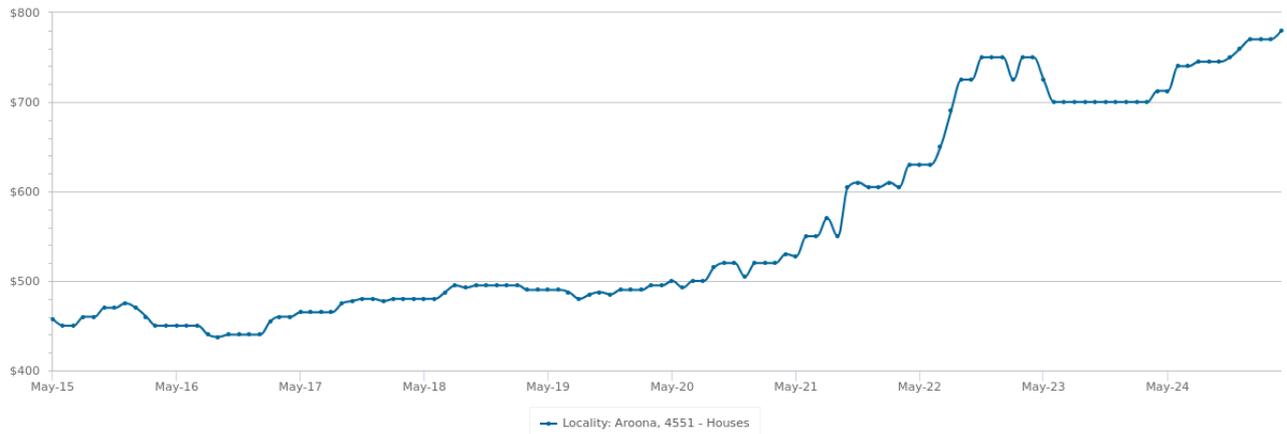


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2025	\$770	1.3% ▲	4.1%	39
Dec 2024	\$760	1.3% ▲	4.1%	39
Nov 2024	\$750	0.7% ▲	4.1%	39
Oct 2024	\$745	0.0%	4.1%	40
Sep 2024	\$745	0.0%	4.1%	41
Aug 2024	\$745	0.7% ▲	4.1%	42
Jul 2024	\$740	0.0%	4.1%	43
Jun 2024	\$740	3.9% ▲	4.1%	44
May 2024	\$712	0.0%	4.1%	46
Apr 2024	\$712	1.8% ▲	4.1%	46
Mar 2024	\$700	0.0%	4.1%	46
Feb 2024	\$700	0.0%	4.2%	47

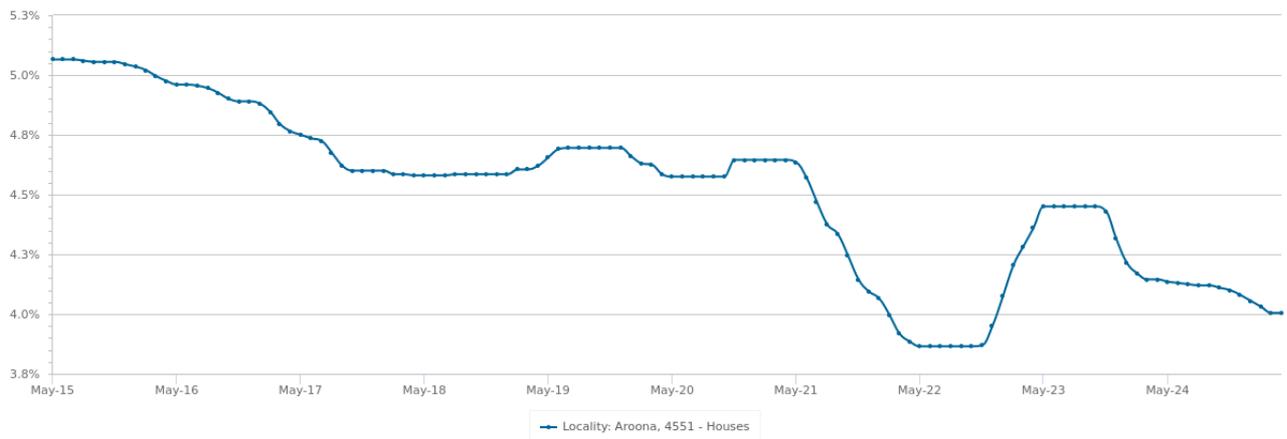
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$780	9.5% ▲	4%	37
2024	\$712	-5.0% ▼	4.1%	46
2023	\$750	19.0% ▲	4.4%	42
2022	\$630	18.9% ▲	3.9%	34
2021	\$530	7.1% ▲	4.6%	28
2020	\$495	1.0% ▲	4.6%	65
2019	\$490	2.1% ▲	4.6%	57
2018	\$480	4.3% ▲	4.6%	57
2017	\$460	2.2% ▲	4.8%	68
2016	\$450	0.0%	5%	76

Summary

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

Notes from your agent

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