

Comparative Market Analysis



13 MIDDLE PARK STREET LITTLE MOUNTAIN QLD 4551

Prepared on 26th February 2025

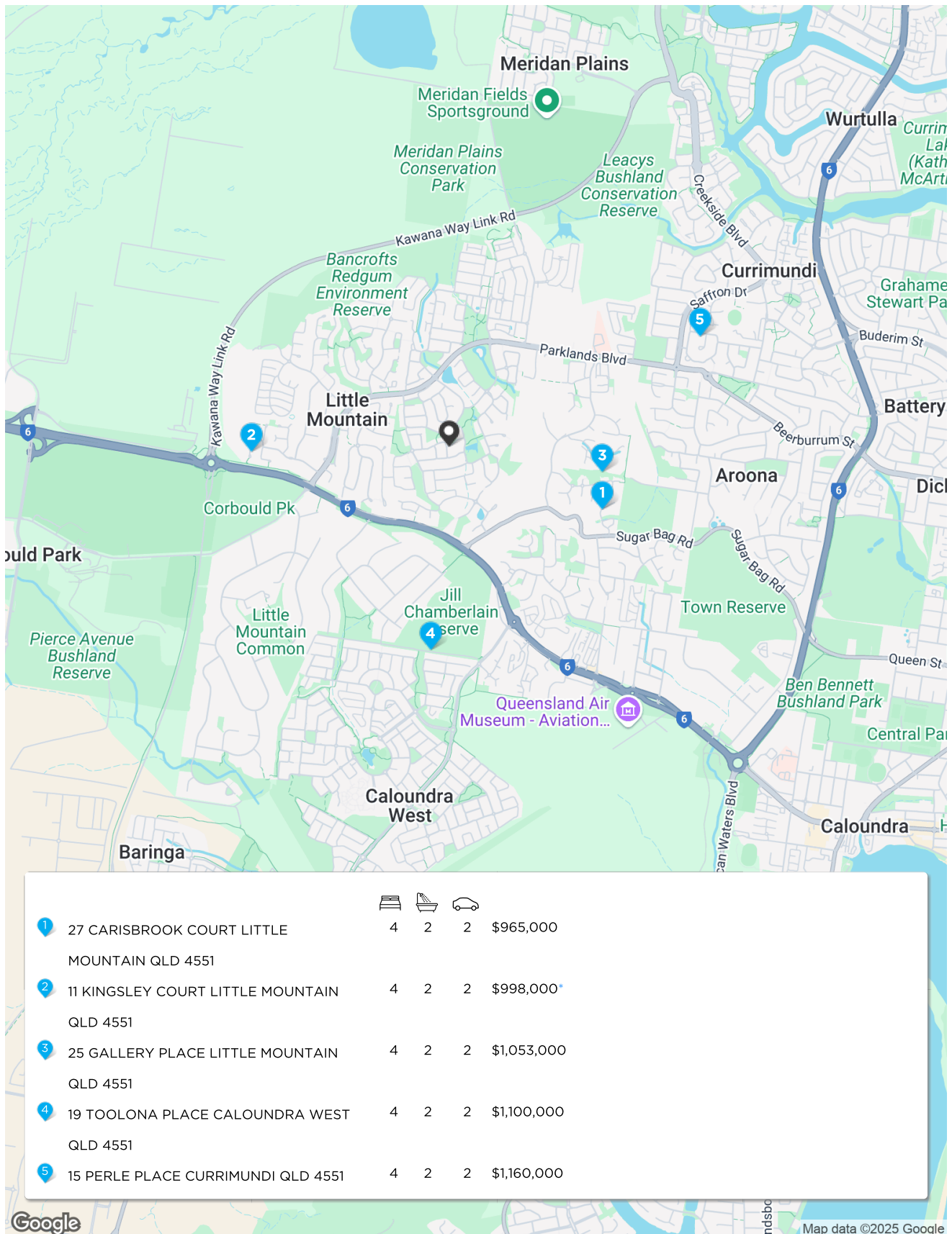
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

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Comparables Map: Sales



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

Comparable Sales

1

27 CARISBROOK COURT LITTLE MOUNTAIN QLD 4551

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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

5 15 PERLE PLACE CURRIMUNDI QLD 4551

Sold

\$1,160,000



 4
 2
 2
 757m²
 160m²

Year Built	1997	DOM	41
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Sold Date	12-Nov-24	Distance	1.94km
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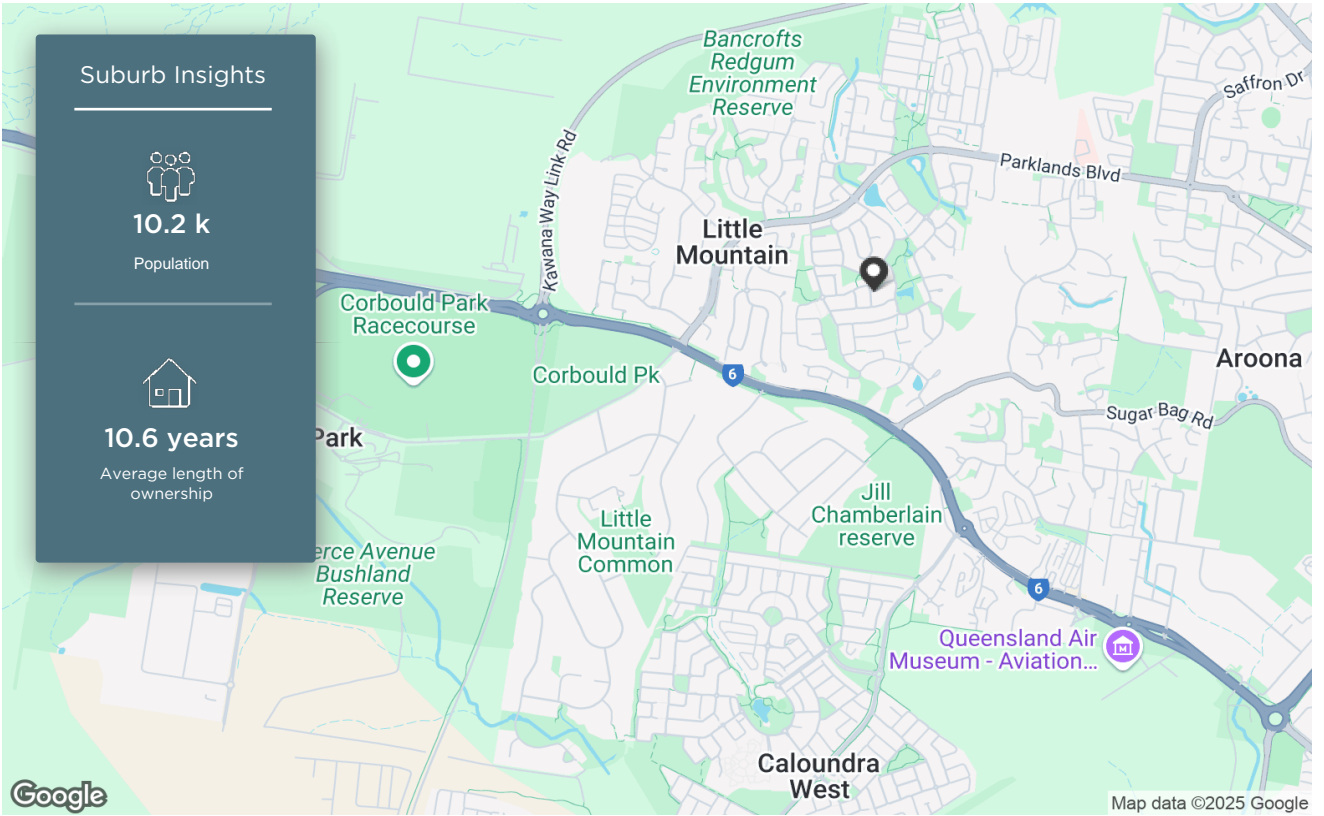
First Listing For Sale

Last Listing Offers Over \$1,150,000

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

Little Mountain

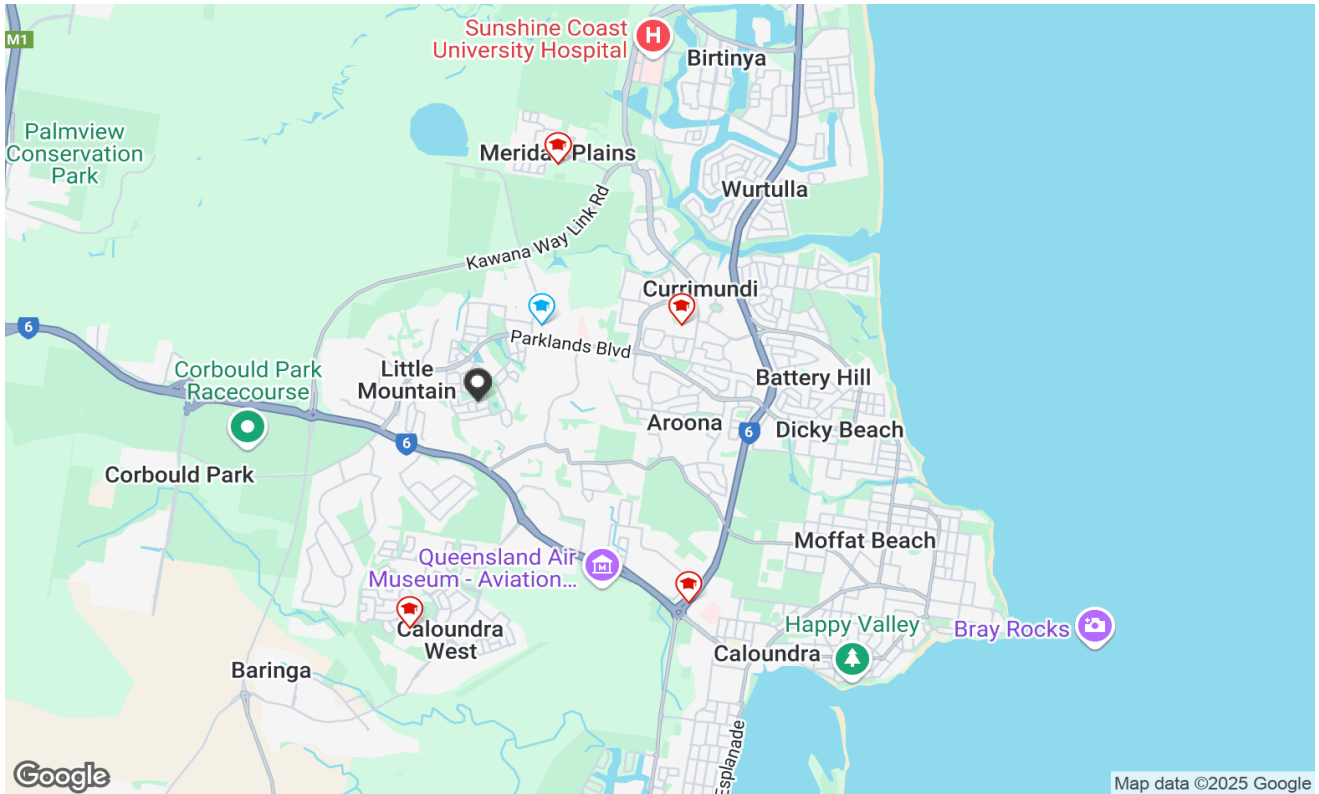
Demographic



The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age group in Little Mountain is 10-19 years. Households in Little Mountain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Little Mountain work in a trades occupation. In 2011, 75.6% of the homes in Little Mountain were owner-occupied compared with 72.6% in 2016. Currently the median sales price of houses in the area is \$1,040,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	33.9	0-15.6K	2.6	0-9	13.2
Couples with Children	46.3	Purchaser	38.7	15.6-33.8K	14.9	10-19	15.7
Single Parents	14.0	Renting	22.3	33.8-52K	16.1	20-29	8.7
Other	0.8	Other	3.1	52-78K	15.8	30-39	10.8
		Not Stated	2.1	78-130K	22.5	40-49	15.2
				130-182K	11.2	50-59	11.5
				182K+	7.1	60-69	10.3
						70-79	8.7
						80-89	5.0
						90-99	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.08km	Combined	Mixed	Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.27km	Primary	Mixed	Government	0-6
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.47km	Combined	Mixed	Non-Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.69km	Combined	Mixed	Non-Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.05km	Combined	Mixed	Non-Government	0-12



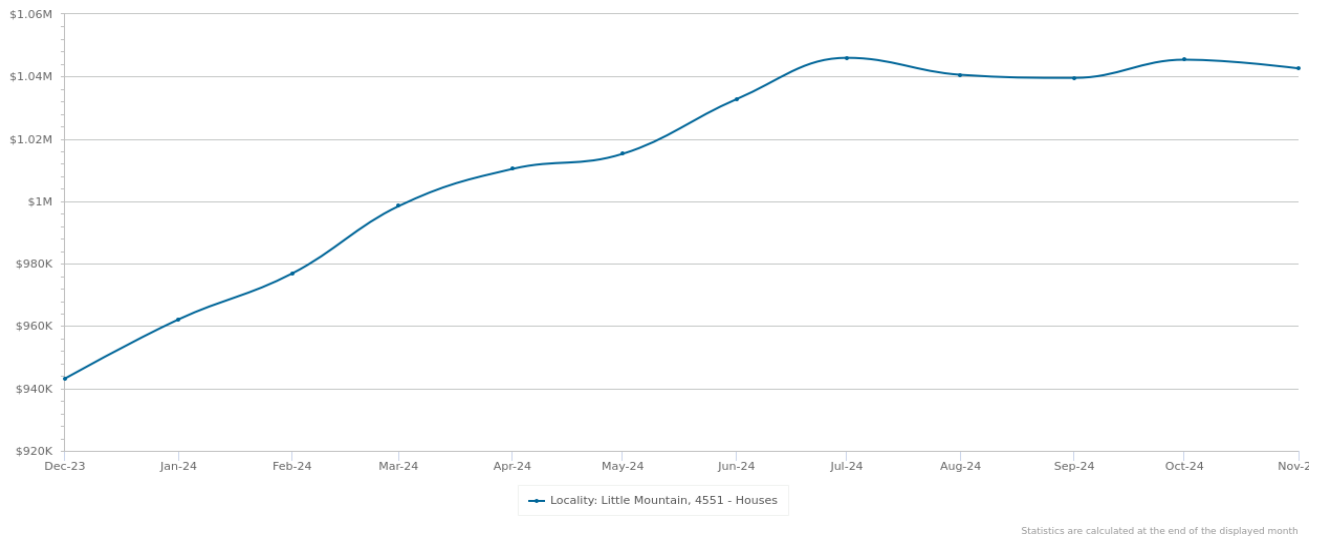
Property is within school catchment area



Property is outside school catchment area

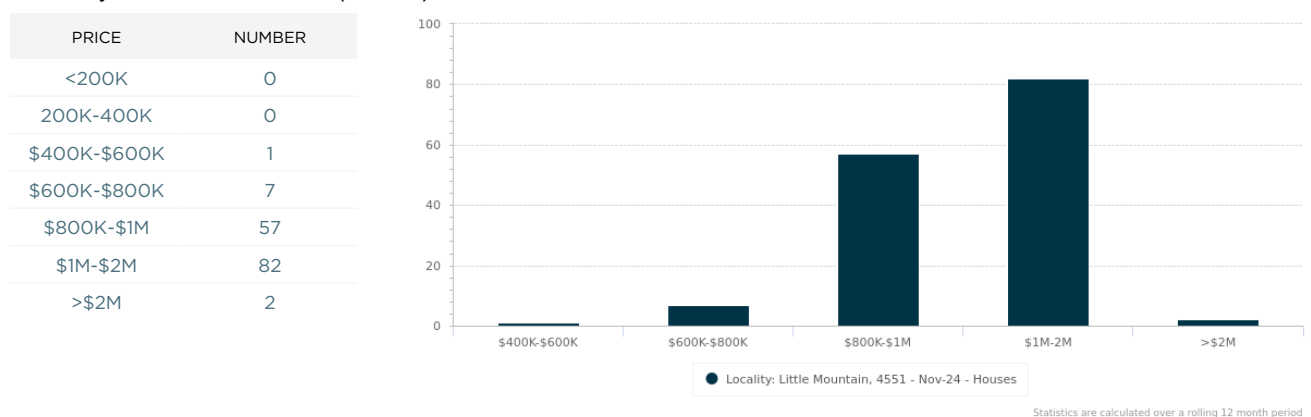
Recent Market Trends

Median Value - 12 Months (House)



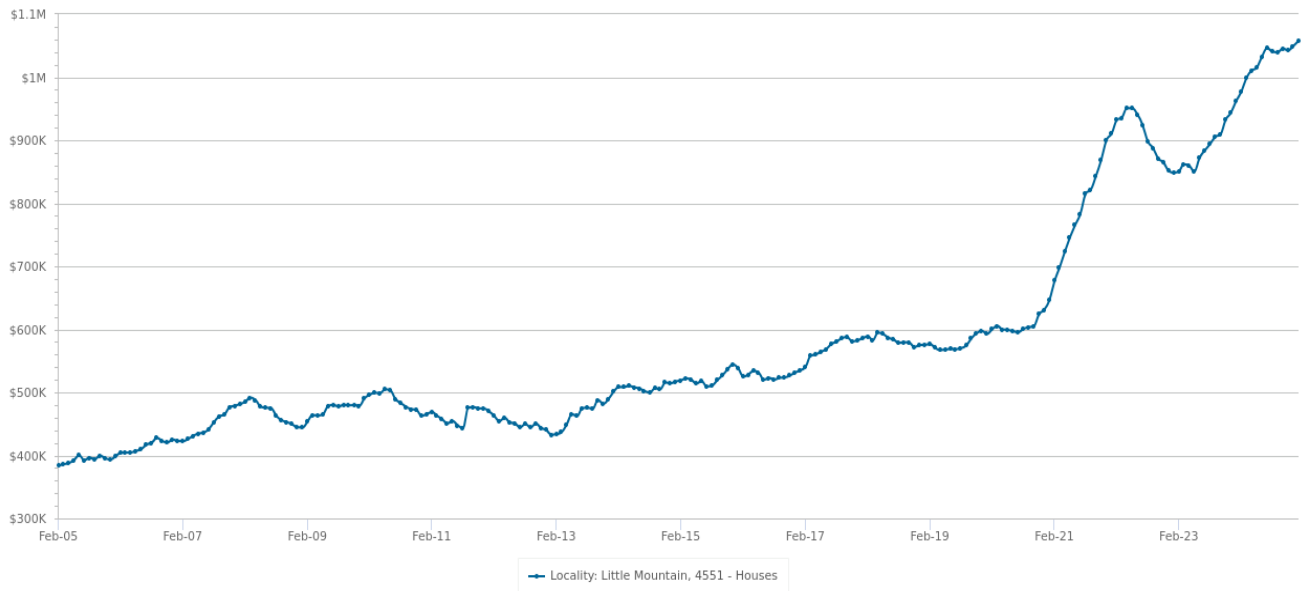
PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2024	14	\$1,042,609	-0.3% ▼	18	51	\$720
Oct 2024	12	\$1,045,404	0.6% ▲	16	59	\$720
Sep 2024	15	\$1,039,558	-0.1% ▼	16	54	\$720
Aug 2024	17	\$1,040,545	-0.5% ▼	15	46	\$720
Jul 2024	12	\$1,045,993	1.3% ▲	15	42	\$700
Jun 2024	9	\$1,032,779	1.7% ▲	14	40	\$700
May 2024	12	\$1,015,253	0.5% ▲	14	43	\$700
Apr 2024	15	\$1,010,416	1.2% ▲	14	33	\$695
Mar 2024	15	\$998,528	2.2% ▲	14	30	\$687
Feb 2024	11	\$976,930	1.5% ▲	14	31	\$695
Jan 2024	9	\$962,189	2.0% ▲	14	29	\$685
Dec 2023	8	\$943,197	1.1% ▲	15	23	\$680

Sales by Price - 12 months (House)



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	-	\$1,057,448	9.9% ▲	-	180	\$732
2024	149	\$962,189	13.4% ▲	18	153	\$685
2023	131	\$848,659	-6.8% ▼	17	197	\$675
2022	168	\$910,629	40.8% ▲	23	225	\$595
2021	220	\$646,811	9.1% ▲	7	203	\$520
2020	172	\$592,902	3.0% ▲	25	220	\$495
2019	163	\$575,598	-1.7% ▼	40	271	\$510
2018	195	\$585,756	9.5% ▲	38	244	\$490
2017	179	\$534,973	-0.6% ▼	33	282	\$480
2016	189	\$538,441	4.1% ▲	35	311	\$470
2015	198	\$517,428	3.3% ▲	34	314	\$455
2014	217	\$501,056	15.8% ▲	32	289	\$440
2013	150	\$432,775	-7.9% ▼	49	292	\$430
2012	137	\$469,842	0.9% ▲	68	333	\$420
2011	143	\$465,660	-5.1% ▼	71	322	\$410
2010	169	\$490,870	10.5% ▲	68	326	\$400
2009	194	\$444,198	-7.7% ▼	45	286	\$420
2008	170	\$481,509	13.9% ▲	64	240	\$375
2007	303	\$422,813	6.1% ▲	34	163	\$335
2006	229	\$398,524	3.8% ▲	85	217	\$290

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