



58 KALANA ROAD AROONA QLD 4551

Prepared on 23rd May 2025

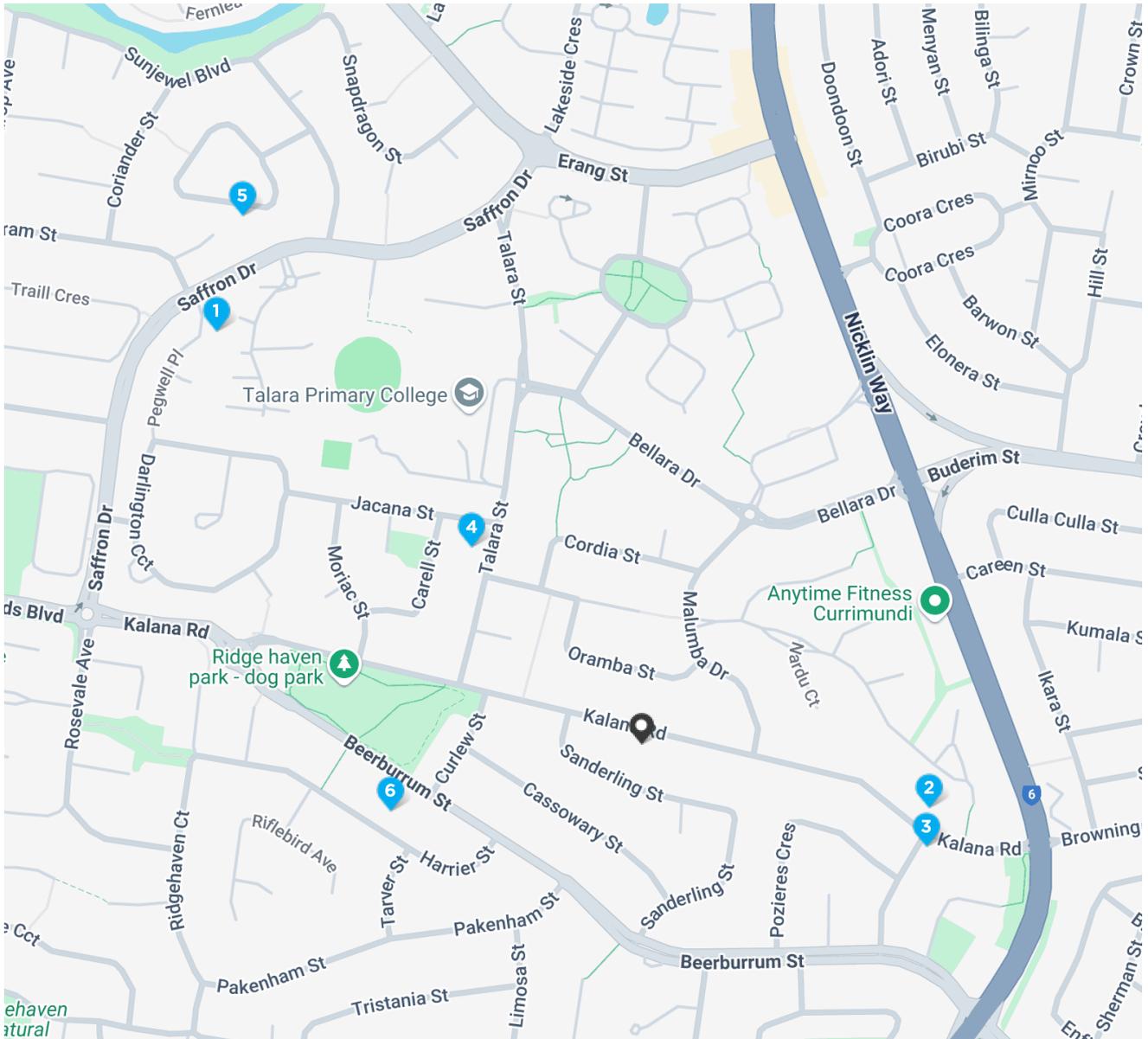
Admin First National
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CALOUNDRA QLD 4551

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Comparables Map: Sales



				
1 13 PEGWELL PLACE CURRIMUNDI QLD 4551	4	2	2	\$917,000
2 13 KALANA ROAD CURRIMUNDI QLD 4551	3	2	2	\$935,000
3 12 KALANA ROAD AROONA QLD 4551	3	1	2	\$940,000
4 30 TALARA STREET CURRIMUNDI QLD 4551	4	1	2	\$979,000
5 17 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	4	2	2	-
6 15 HARRIER STREET AROONA QLD 4551	3	2	2	\$1,035,000

Map data ©2025 Google

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

Comparable Sales

1	13 PEGWELL PLACE CURRIMUNDI QLD 4551	Sold \$917,000
	<p>  4  2  2  469m²  144m² Year Built 2000 DOM 47 Sold Date 01-Apr-25 Distance 0.87km First Listing JUST LISTED! Last Listing NEW LISTING! </p>	
2	13 KALANA ROAD CURRIMUNDI QLD 4551	Sold ^{RS} \$935,000
	<p>  3  2  2  724m²  130m² Year Built - DOM 24 Sold Date 22-May-25 Distance 0.43km First Listing Auction Last Listing Auction </p>	
3	12 KALANA ROAD AROONA QLD 4551	Sold \$940,000
	<p>  3  1  2  635m²  122m² Year Built 1988 DOM 23 Sold Date 31-Mar-25 Distance 0.45km First Listing Offers Over \$969,000 Last Listing Offers Over \$899,000 </p>	
4	30 TALARA STREET CURRIMUNDI QLD 4551	Sold \$979,000
	<p>  4  1  2  689m²  159m² Year Built 1990 DOM 63 Sold Date 05-Mar-25 Distance 0.38km First Listing - Last Listing - </p>	
5	17 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	Sold ^{RS UN}
	<p>  4  2  2  650m²  650m² Year Built - DOM 247 Sold Date 01-Apr-25 Distance 0.97km First Listing Auction Last Listing Contact Agent </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 15 HARRIER STREET AROONA QLD 4551



 3
  2
  2
  650m²
 120m²

Year Built - DOM 24

Sold Date 20-Mar-25 Distance 0.38km

First Listing In-Room Event Thursday March 20 from 5:30pm

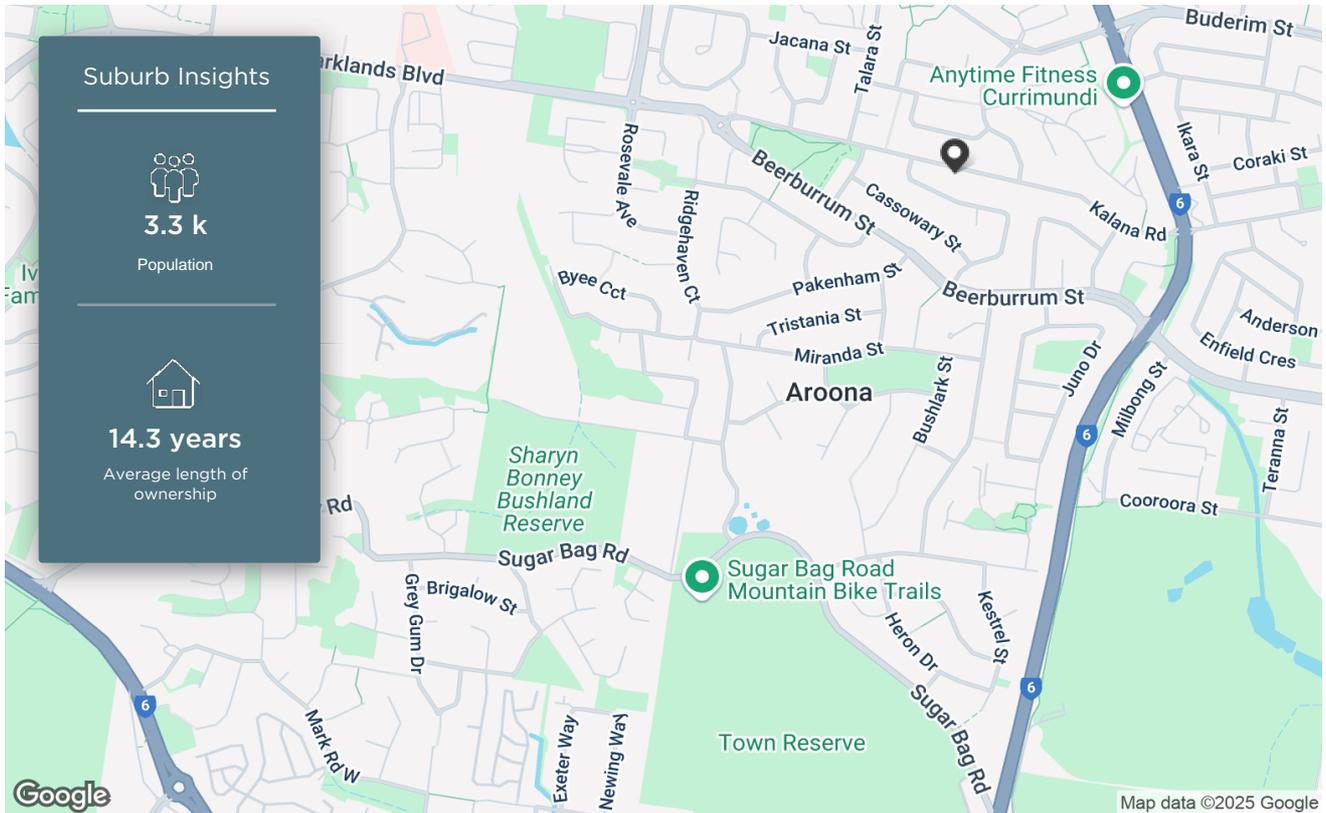
Last Listing In-Room Event Thursday March 20 from 5:30pm

Sold \$1,035,000

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

Aroona

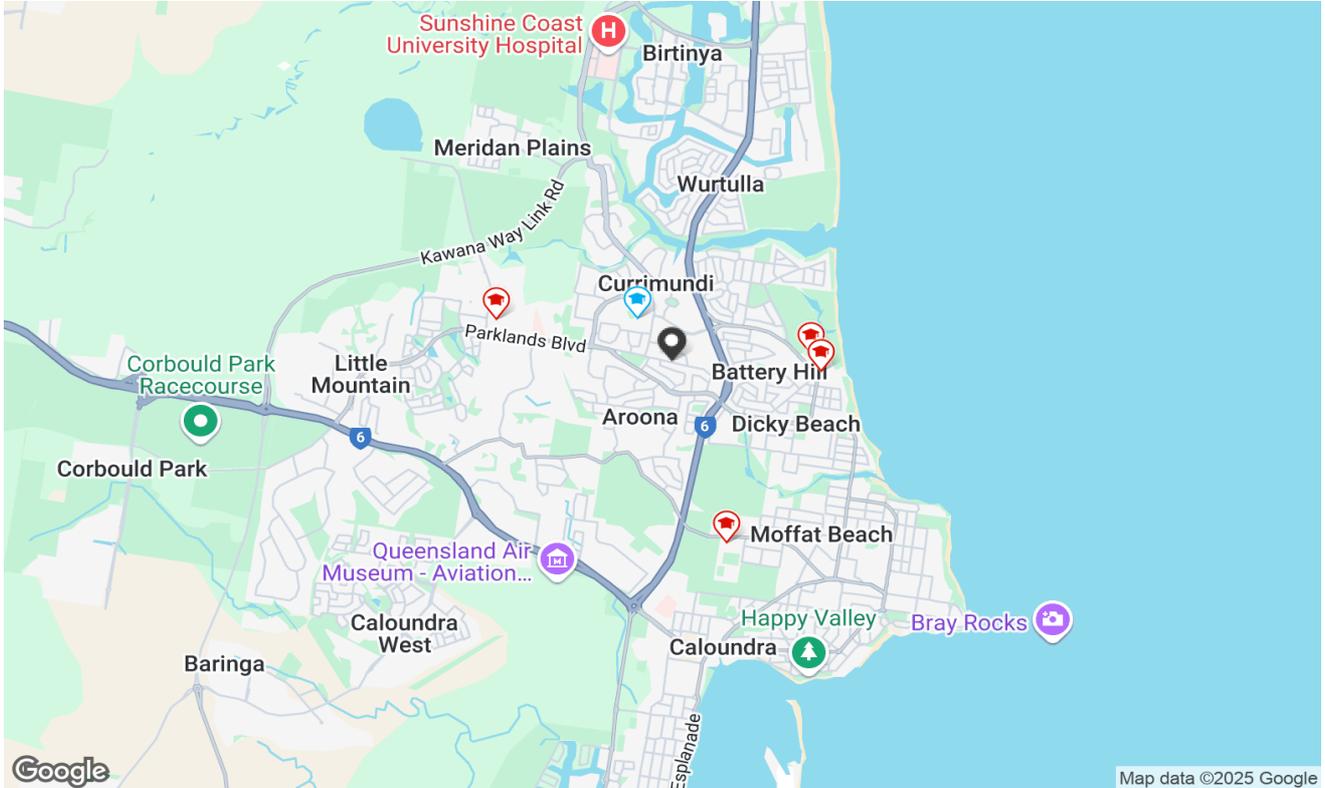
Demographic



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



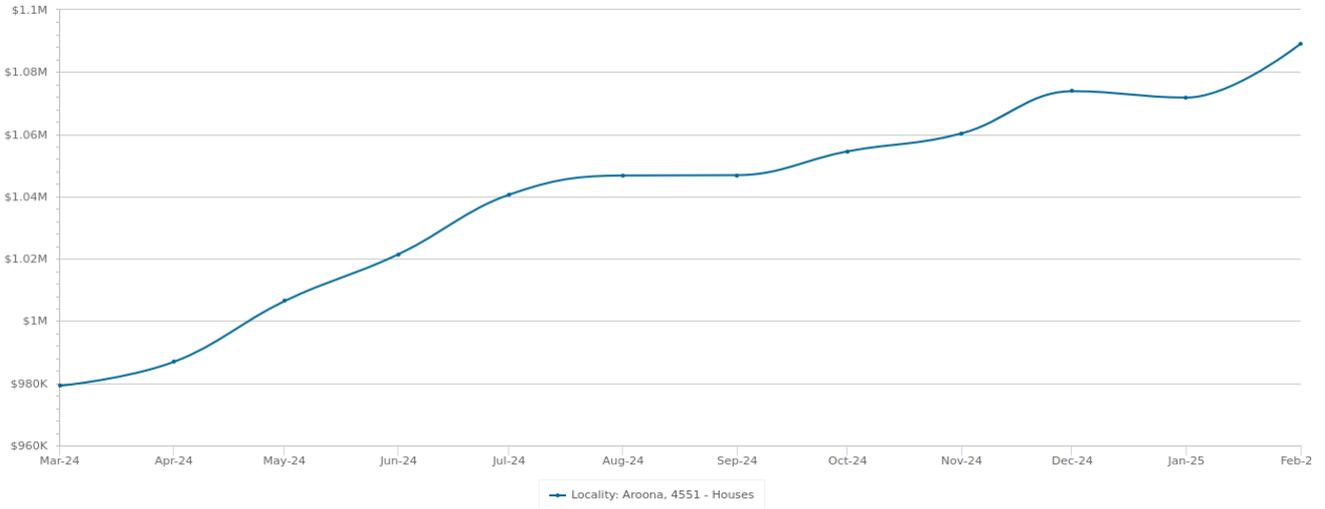
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Talara Primary College 24 Talara Street Currimundi QLD 4551	0.54km	Primary	Mixed	Government	0-6
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	1.46km	Primary	Mixed	Government	0-6
	Currimundi Special School	1.56km	Special	Mixed	Government	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 Value - 12 Months (House)

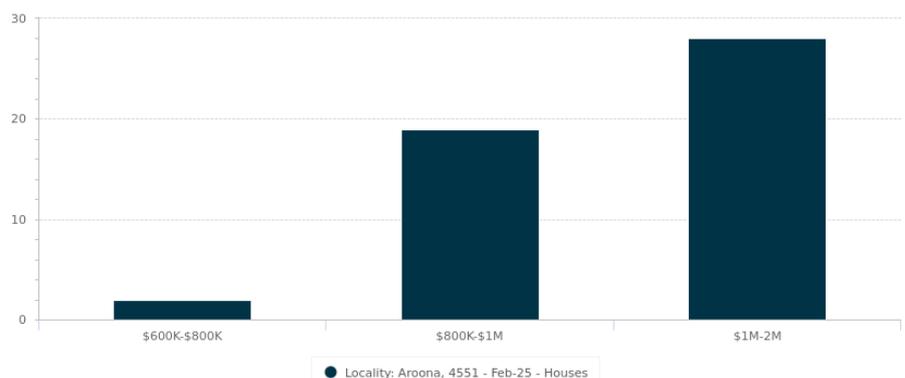


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2025	4	\$1,089,092	1.6% ▲	26	16	\$770
Jan 2025	5	\$1,071,785	-0.2% ▼	24	16	\$770
Dec 2024	2	\$1,073,840	1.3% ▲	22	14	\$760
Nov 2024	5	\$1,060,307	0.5% ▲	22	15	\$750
Oct 2024	8	\$1,054,527	0.7% ▲	21	22	\$745
Sep 2024	3	\$1,046,851	0.0%	22	20	\$745
Aug 2024	7	\$1,046,752	0.6% ▲	23	21	\$745
Jul 2024	3	\$1,040,606	1.9% ▲	22	13	\$740
Jun 2024	3	\$1,021,485	1.5% ▲	21	11	\$740
May 2024	-	\$1,006,406	2.0% ▲	20	7	\$712
Apr 2024	1	\$986,905	0.8% ▲	20	4	\$712
Mar 2024	8	\$979,183	1.0% ▲	21	9	\$700

Sales by Price - 12 months (House)

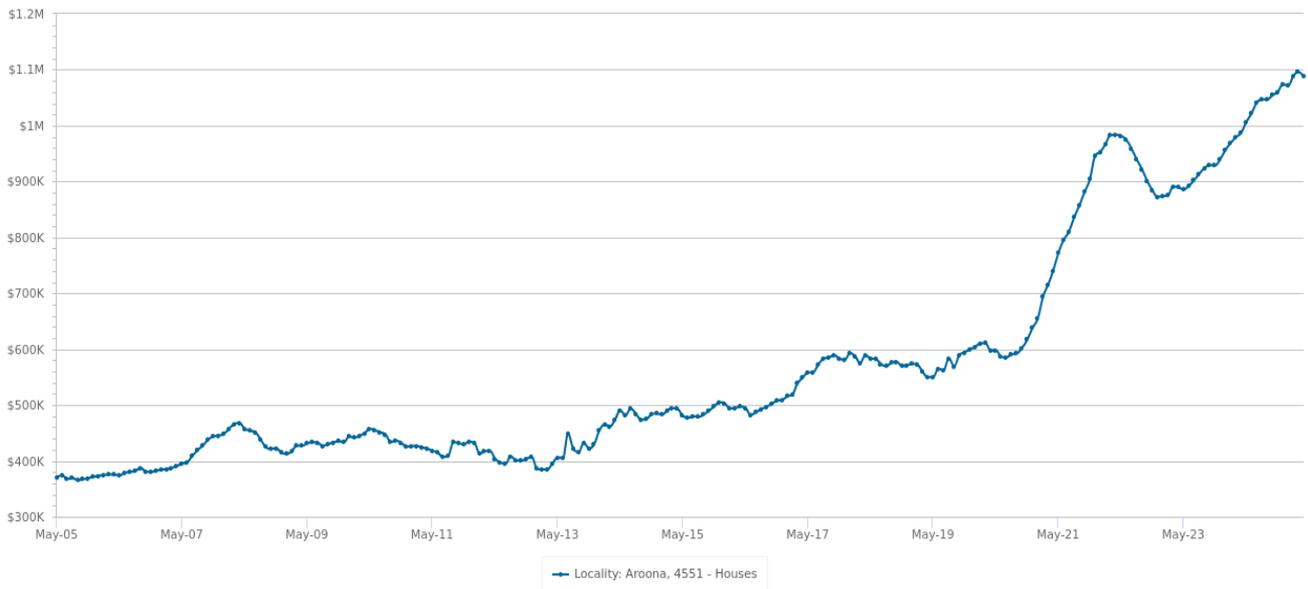
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	2
\$800K-\$1M	19
\$1M-\$2M	28
>2M	0



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	49	\$1,088,000	10.2% ▲	26	54	\$780
2024	69	\$986,905	10.9% ▲	24	68	\$712
2023	56	\$889,696	-9.5% ▼	27	68	\$750
2022	77	\$983,509	32.8% ▲	11	76	\$630
2021	75	\$740,633	23.9% ▲	18	78	\$530
2020	88	\$597,753	8.7% ▲	44	107	\$495
2019	61	\$549,760	-6.6% ▼	40	92	\$490
2018	72	\$588,808	7.2% ▲	32	93	\$480
2017	70	\$549,091	10.4% ▲	37	98	\$460
2016	74	\$497,285	0.9% ▲	38	103	\$450
2015	70	\$493,092	4.2% ▲	52	103	\$450
2014	61	\$473,441	19.8% ▲	28	98	\$430
2013	60	\$395,355	-5.4% ▼	35	122	\$400
2012	44	\$418,107	-1.0% ▼	51	115	\$385
2011	46	\$422,233	-6.1% ▼	81	112	\$390
2010	57	\$449,552	5.2% ▲	37	96	\$375
2009	66	\$427,203	-8.7% ▼	58	94	\$355
2008	97	\$467,819	19.8% ▲	45	97	\$380
2007	78	\$390,563	4.0% ▲	56	72	\$320
2006	62	\$375,481	2.7% ▲	91	70	\$290

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