



2/19 ORONSAY AVENUE CALOUNDRA QLD 4551

Prepared on 13th May 2025

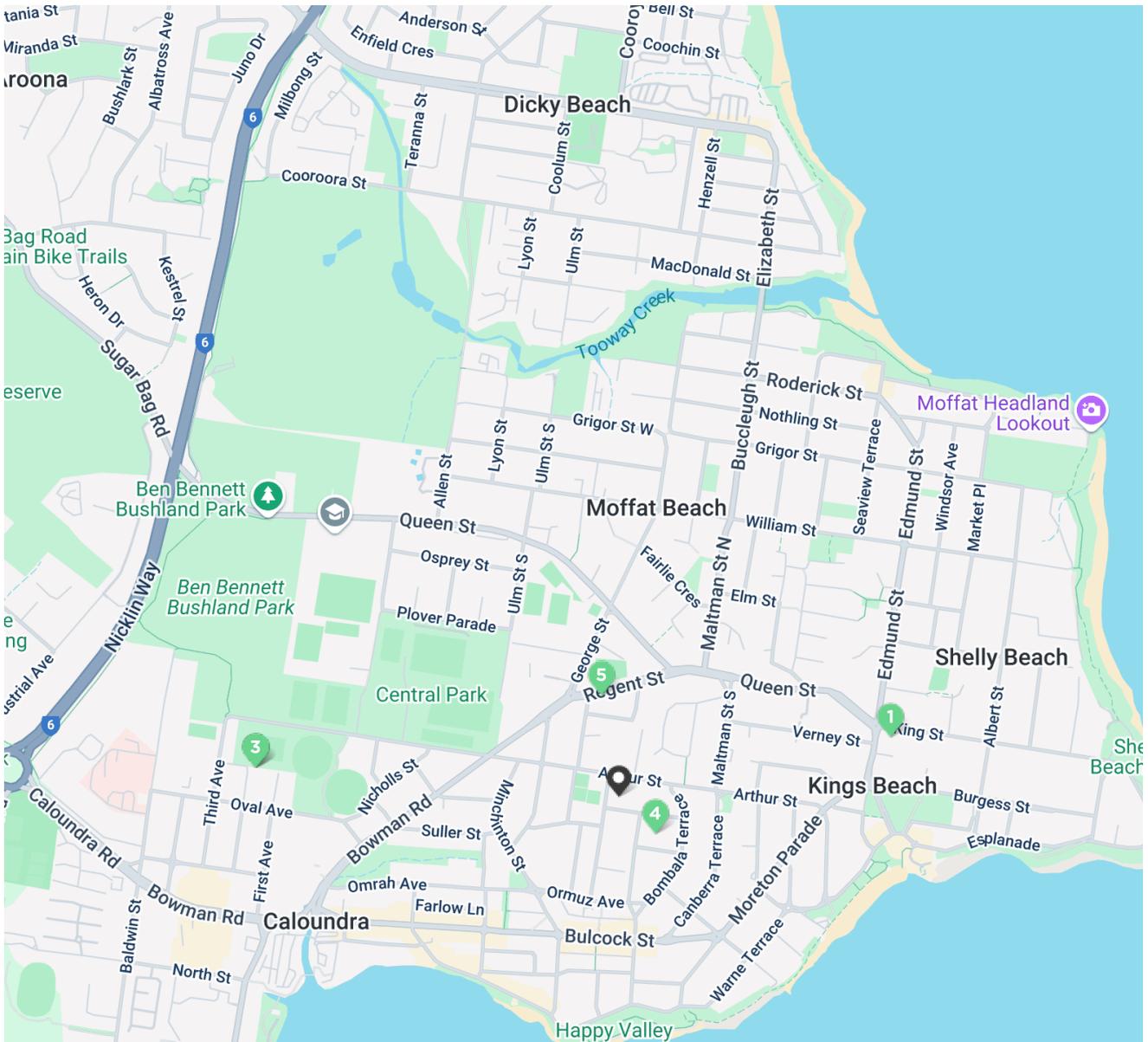
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comps Map: Rentals



1 3/50 KING STREET KINGS BEACH QLD 4551	3	2	1	\$750
2 3/17 SECOND AVENUE CALOUNDRA QLD 4551	3	2	1	\$750
3 2/17 SECOND AVENUE CALOUNDRA QLD 4551	3	2	1	\$740
4 7 ORAMA AVENUE CALOUNDRA QLD 4551	3	2	1	\$825
5 4/24 REGENT STREET CALOUNDRA QLD 4551	3	2	1	\$650

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

Comparable Rentals

1 3/50 KING STREET KINGS BEACH QLD 4551



 3  2  1  191m²  110m²
 Year Built 2006 DOM 6 days
 Listing Date 07-May-25 Distance 0.82km
 Listing Price \$750 per week

2 3/17 SECOND AVENUE CALOUNDRA QLD 4551



 3  2  1  144m²  113m²
 Year Built 2019 DOM 19 days
 Listing Date 24-Apr-25 Distance 1.06km
 Listing Price \$750 Per week

3 2/17 SECOND AVENUE CALOUNDRA QLD 4551



 3  2  1  144m²  111m²
 Year Built 2018 DOM 15 days
 Listing Date 03-Jan-25 Distance 1.06km
 Listing Price \$740 per week

4 7 ORAMA AVENUE CALOUNDRA QLD 4551



 3  2  1  607m²  -
 Year Built 1999 DOM 27 days
 Listing Date 28-Feb-25 Distance 0.16km
 Listing Price \$825 per week

5 4/24 REGENT STREET CALOUNDRA QLD 4551

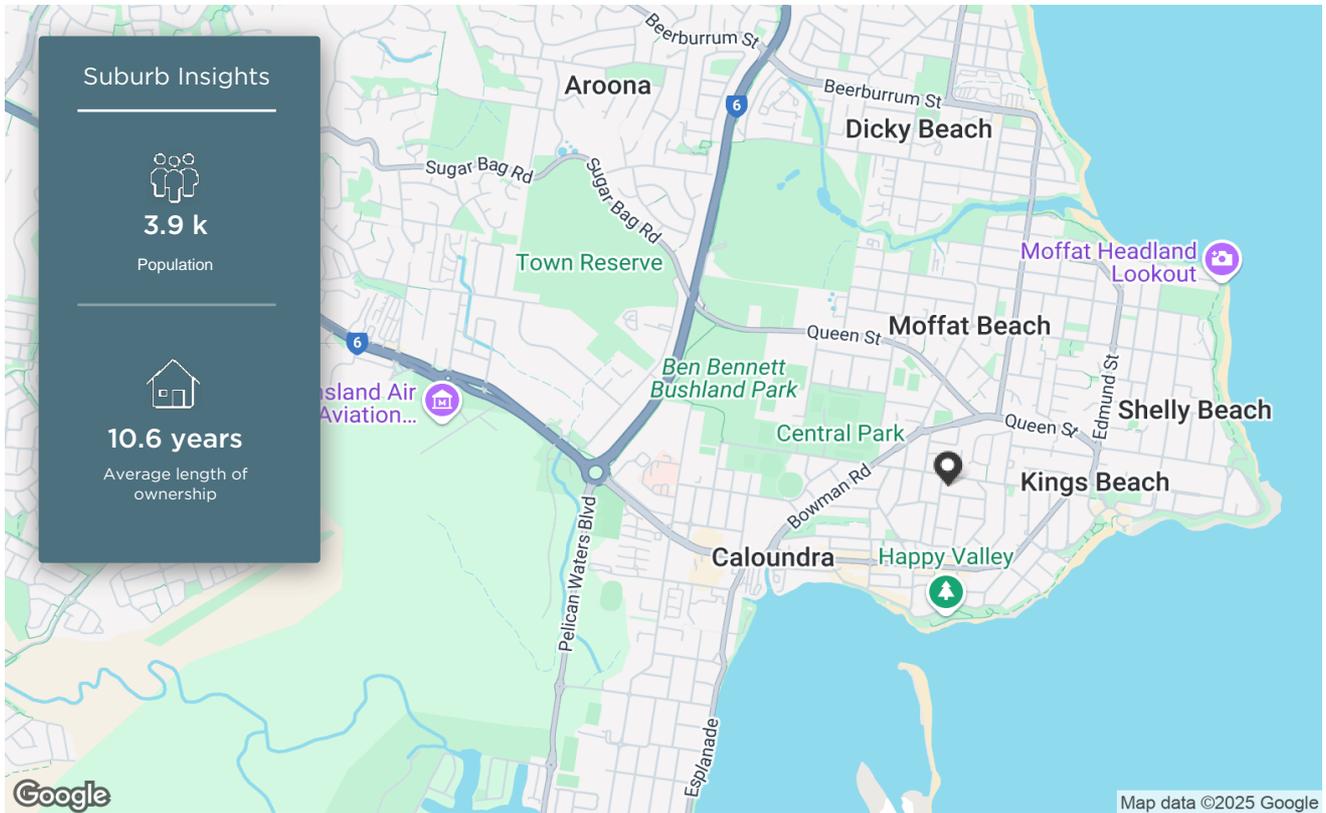


 3  2  1  176m²  94m²
 Year Built 1999 DOM 14 days
 Listing Date 21-Jan-25 Distance 0.29km
 Listing Price \$650 per week

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

Caloundra

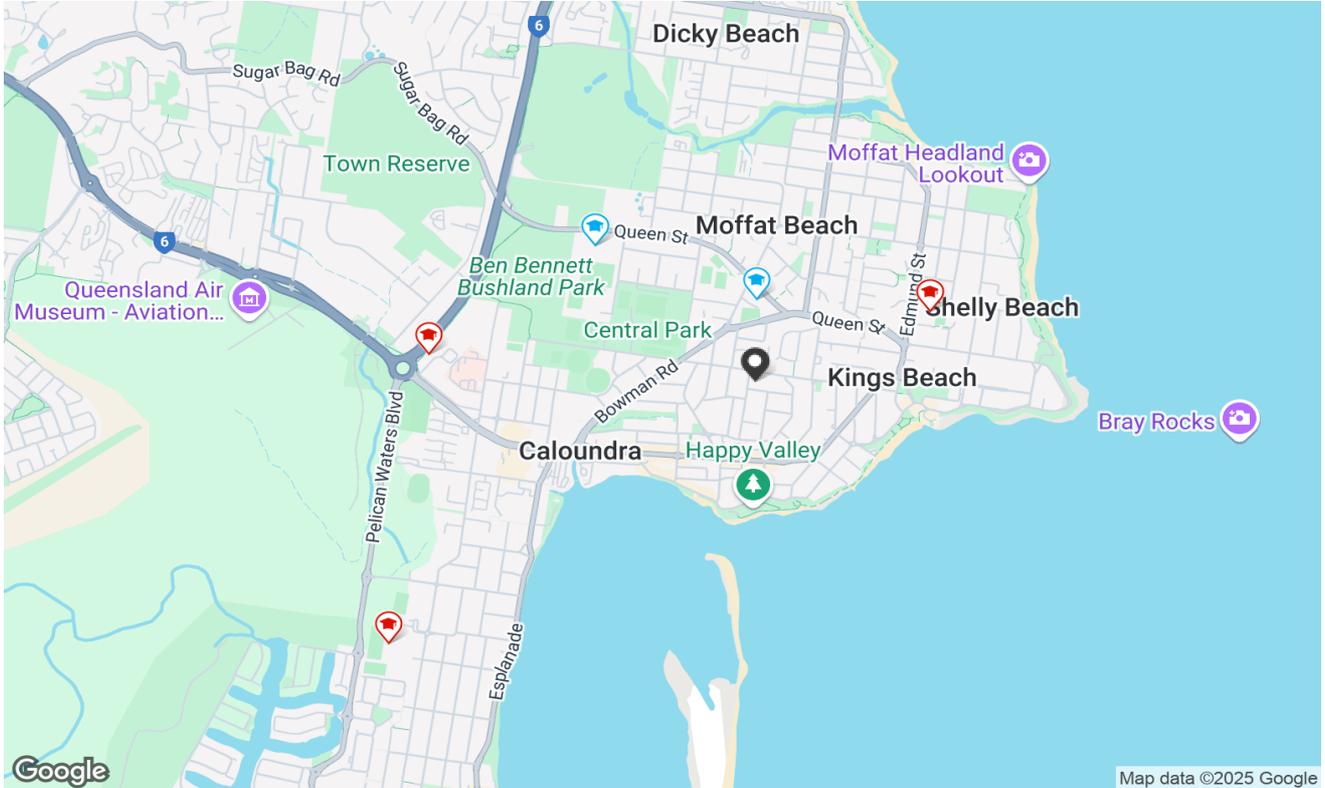
Demographic



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

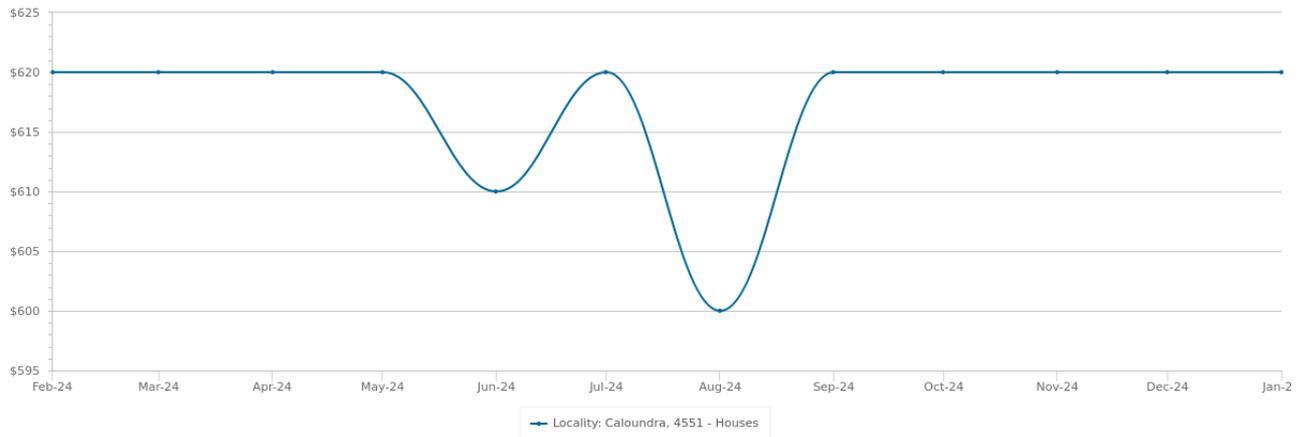


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Caloundra State School 56A Queen Street Caloundra QLD 4551	0.43km	Primary	Mixed	Government	0-6
 Our Lady of the Rosary School	0.97km	Primary	Mixed	Non-Government	0-6
 Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.06km	Secondary	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

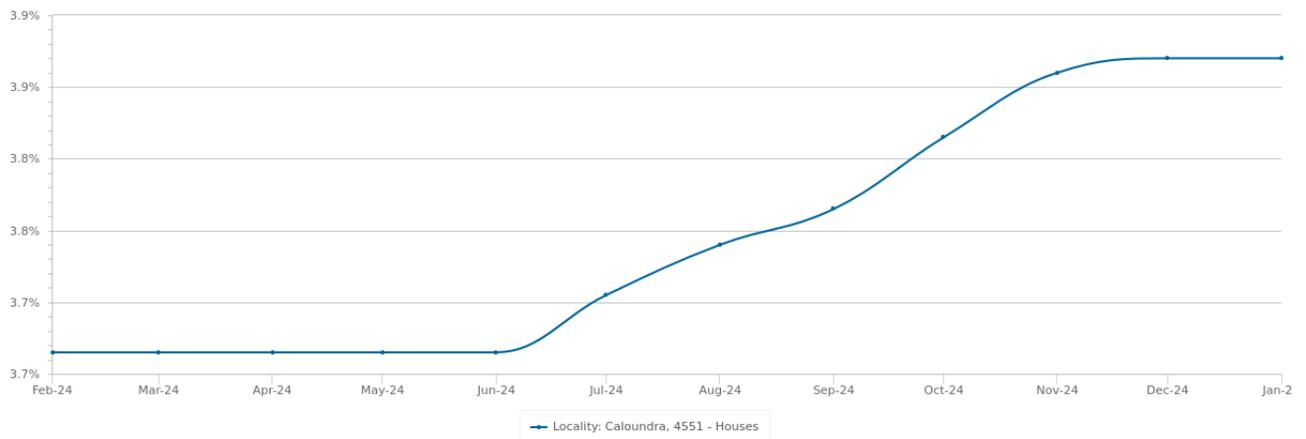
Recent Market Trends

Median 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	\$620	0.0%	3.9%	90
Dec 2024	\$620	0.0%	3.9%	92
Nov 2024	\$620	0.0%	3.9%	89
Oct 2024	\$620	0.0%	3.8%	88
Sep 2024	\$620	3.3% ▲	3.8%	86
Aug 2024	\$600	-3.2% ▼	3.7%	83
Jul 2024	\$620	1.6% ▲	3.7%	79
Jun 2024	\$610	-1.6% ▼	3.7%	74
May 2024	\$620	0.0%	3.7%	64
Apr 2024	\$620	0.0%	3.7%	62
Mar 2024	\$620	0.0%	3.7%	56
Feb 2024	\$620	3.3% ▲	3.7%	61

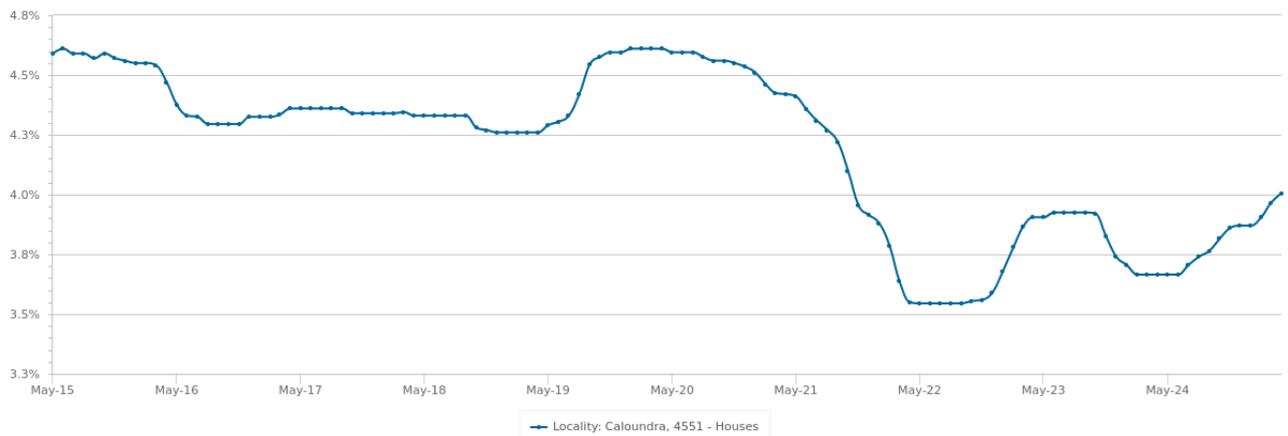
Long Term Market Trends

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	\$630	1.6% ▲	4%	91
2024	\$620	10.7% ▲	3.7%	62
2023	\$560	1.8% ▲	3.9%	66
2022	\$550	22.2% ▲	3.5%	43
2021	\$450	4.7% ▲	4.4%	40
2020	\$430	2.4% ▲	4.6%	72
2019	\$420	10.5% ▲	4.3%	60
2018	\$380	2.7% ▲	4.3%	67
2017	\$370	-2.6% ▼	4.4%	63
2016	\$380	2.7% ▲	4.5%	64

Summary

2/19 ORONSAY AVENUE CALOUNDRA QLD 4551



Appraisal price range
\$690 - \$720 per week

Notes from your agent

Disclaimer

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