



1/12 ROSEWOOD DRIVE CALOUNDRA WEST QLD 4551

Prepared on 3rd March 2026

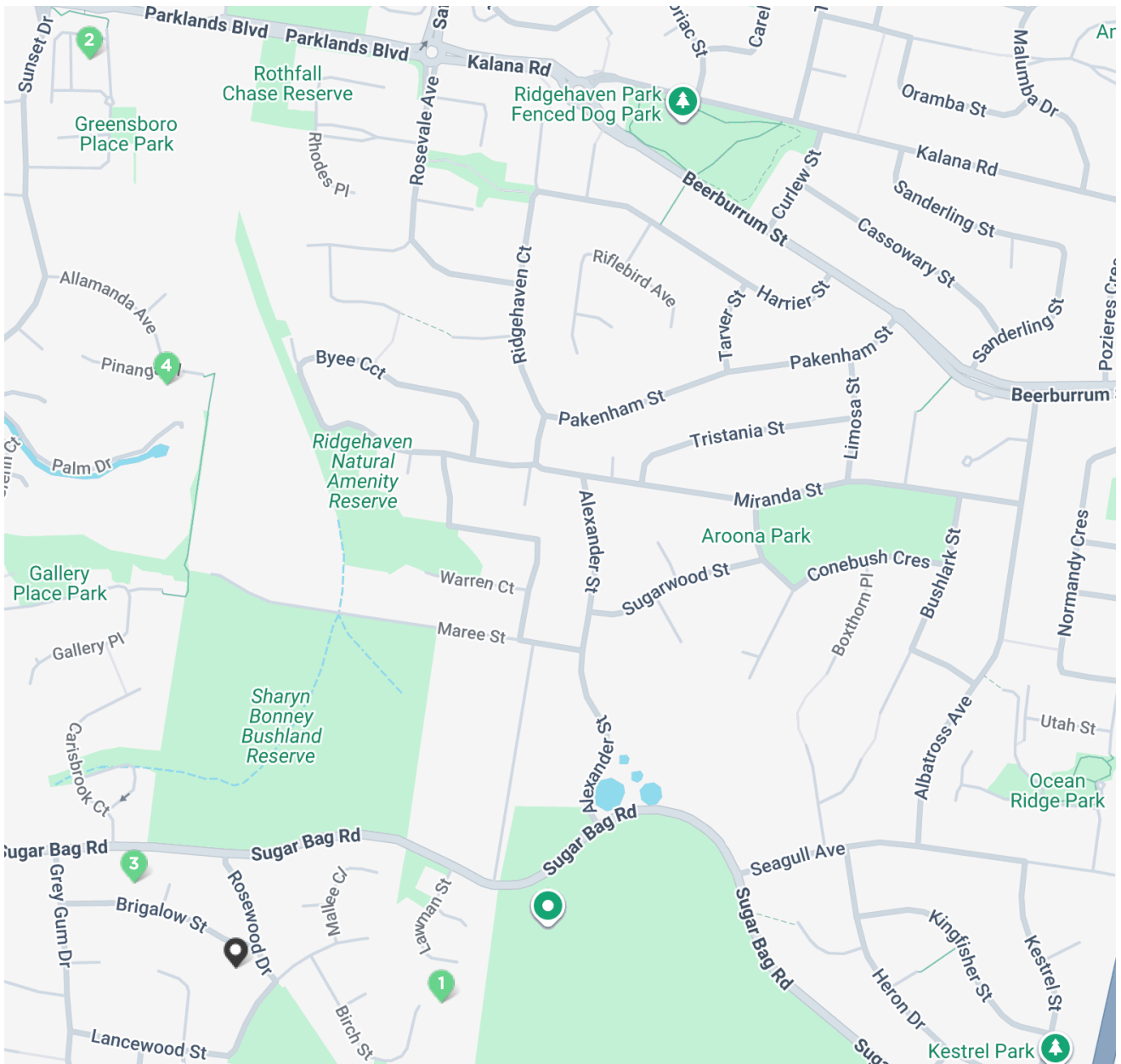
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals








1 14/28 BIRCH STREET CALOUNDRA WEST QLD 4551	3	1	1	\$630
2 40/17 GREENSBORO PLACE LITTLE MOUNTAIN QLD 4551	3	2	2	\$720
3 13 BRIGALOW STREET LITTLE MOUNTAIN QLD 4551	3	1	1	\$740
4 7 PINANGA PLACE LITTLE MOUNTAIN QLD 4551	3	1	1	\$875

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

Comparable Rentals






1 14/28 BIRCH STREET CALOUNDRA WEST QLD 4551



 3  1  1  114m²  94m²
 Year Built 2002 DOM 21 days
 Listing Date 21-Jan-26 Distance 0.31km
 Listing Price \$630/WEEKLY






2 40/17 GREENSBORO PLACE LITTLE MOUNTAIN QLD 4551



 3  2  2  169m²  116m²
 Year Built 2014 DOM 20 days
 Listing Date 11-Feb-26 Distance 1.38km
 Listing Price \$720/WEEKLY






3 13 BRIGALOW STREET LITTLE MOUNTAIN QLD 4551



 3  1  1  686m²  108m²
 Year Built 2000 DOM 57 days
 Listing Date 05-Jan-26 Distance 0.2km
 Listing Price \$740/WEEKLY

4 7 PINANGA PLACE LITTLE MOUNTAIN QLD 4551

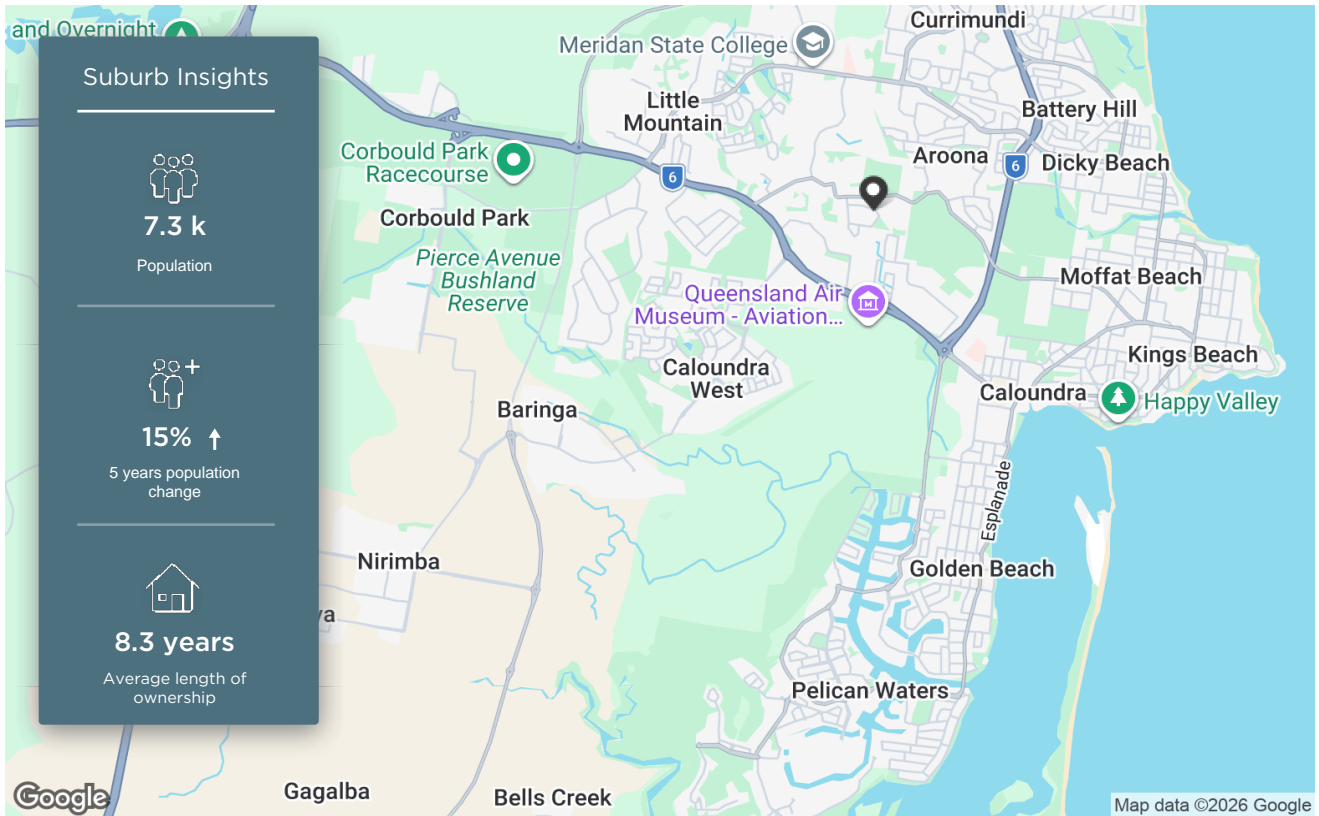


 3  1  1  840m²  139m²
 Year Built 1995 DOM 31 days
 Listing Date 23-Dec-25 Distance 0.88km
 Listing Price \$875/WEEKLY

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

Caloundra West

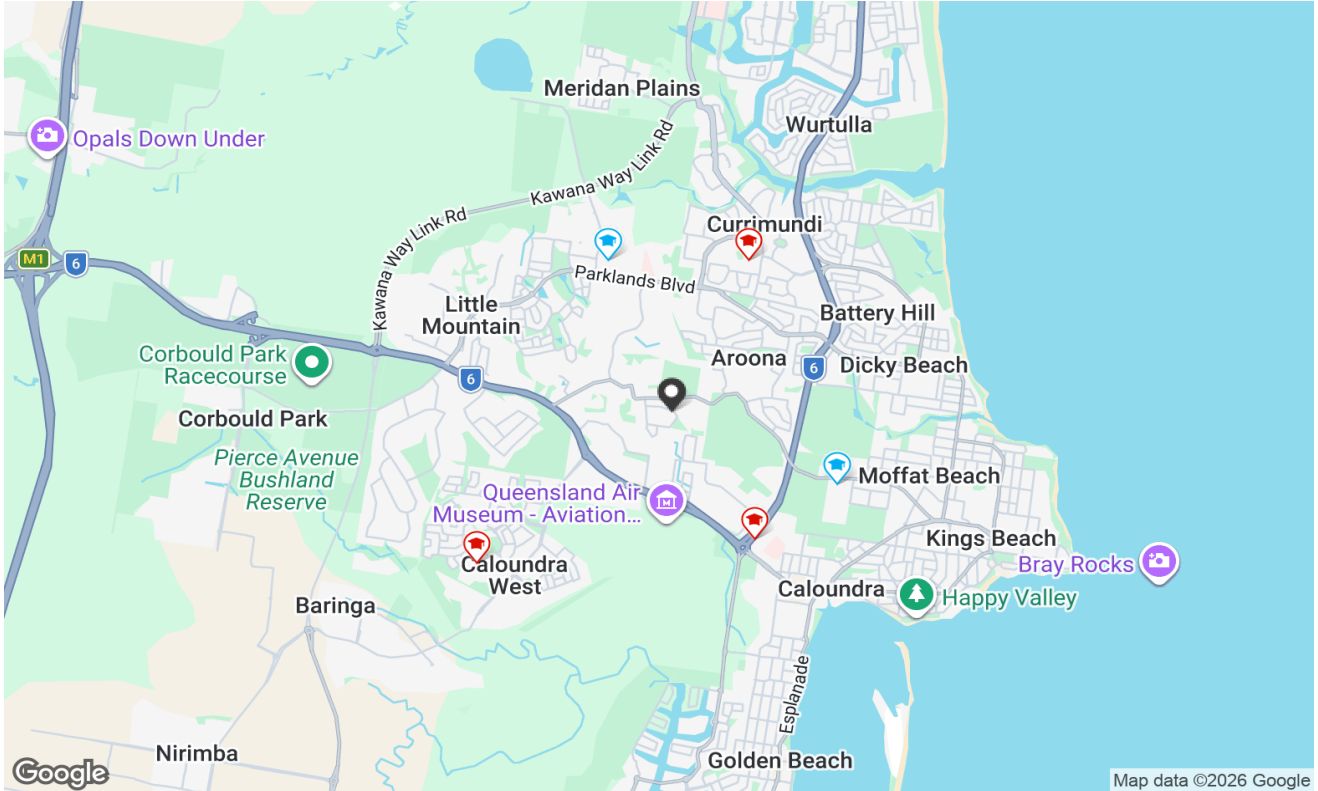
Demographic








The size of Caloundra West is approximately 8.2 square kilometres. It has 16 parks covering nearly 6.3% of total area. The population of Caloundra West in 2016 was 6297 people. By 2021 the population was 7270 showing a population growth of 15.4% in the area during that time. The predominant age group in Caloundra West is 30-39 years. Households in Caloundra West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caloundra West work in a professional occupation. In 2021, 65.60% of the homes in Caloundra West were owner-occupied compared with 64.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Couples with Children	44.1	Not Stated	1.3	182K+	8.9	80-89	3.7
Single Parents	18.8	Other	1.1	130-182K	12.7	50-59	9.7
Childless Couples	36.0	Purchaser	36.7	15.6-33.8K	12.0	40-49	13.5
Other	1.2	Owns Outright	28.9	78-130K	26.7	60-69	9.4
		Renting	32.1	52-78K	15.2	90-99	0.5
				0-15.6K	2.3	30-39	15.0
				33.8-52K	15.0	70-79	9.2
						100+	0.0
						10-19	13.9
						0-9	14.8

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	1.61km	Combined	Mixed	Non-Government	0-12
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.72km	Combined	Mixed	Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	1.81km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.87km	Secondary	Mixed	Government	7-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.51km	Combined	Mixed	Non-Government	0-12



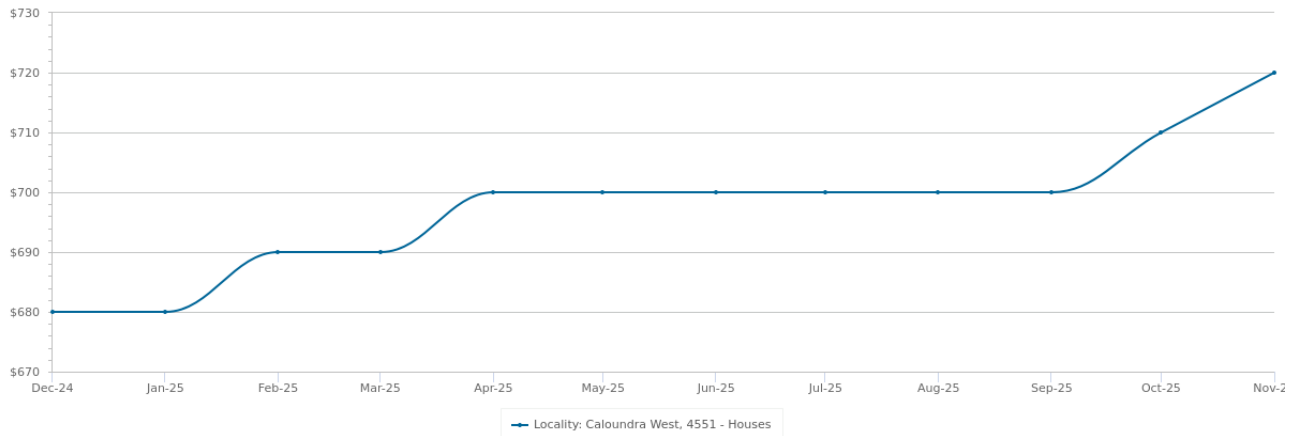
Property is within school catchment area



Property is outside school catchment area

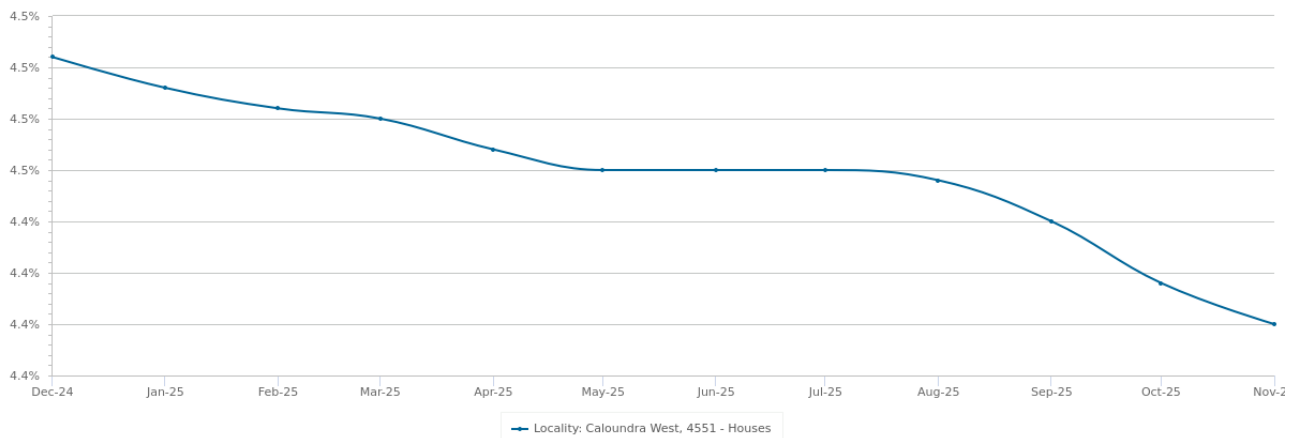
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

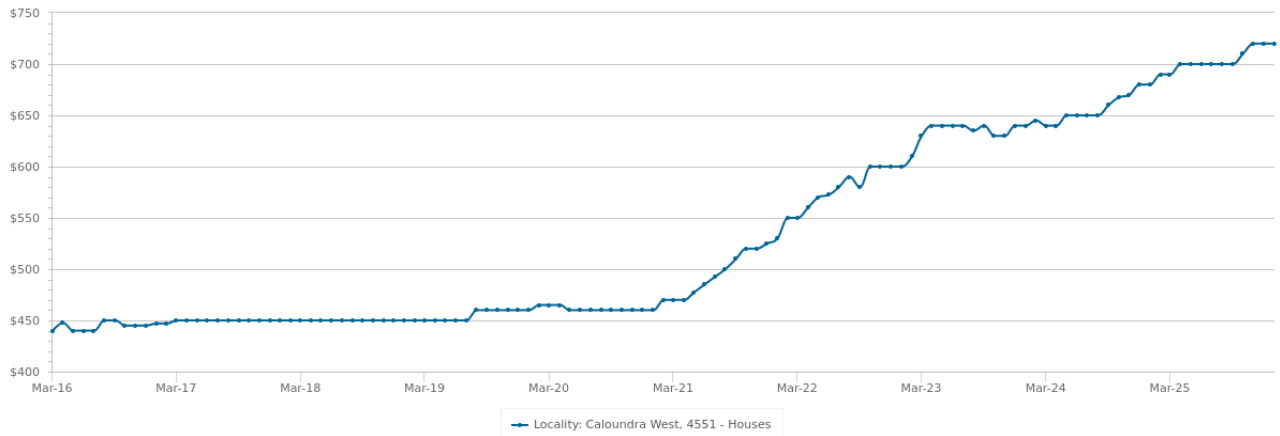


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$720	1.4% ▲	4.4%	169
Oct 2025	\$710	1.4% ▲	4.4%	168
Sep 2025	\$700	0.0%	4.4%	169
Aug 2025	\$700	0.0%	4.4%	180
Jul 2025	\$700	0.0%	4.5%	173
Jun 2025	\$700	0.0%	4.5%	174
May 2025	\$700	0.0%	4.5%	178
Apr 2025	\$700	1.4% ▲	4.5%	171
Mar 2025	\$690	0.0%	4.5%	176
Feb 2025	\$690	1.5% ▲	4.5%	168
Jan 2025	\$680	0.0%	4.5%	172
Dec 2024	\$680	1.5% ▲	4.5%	183

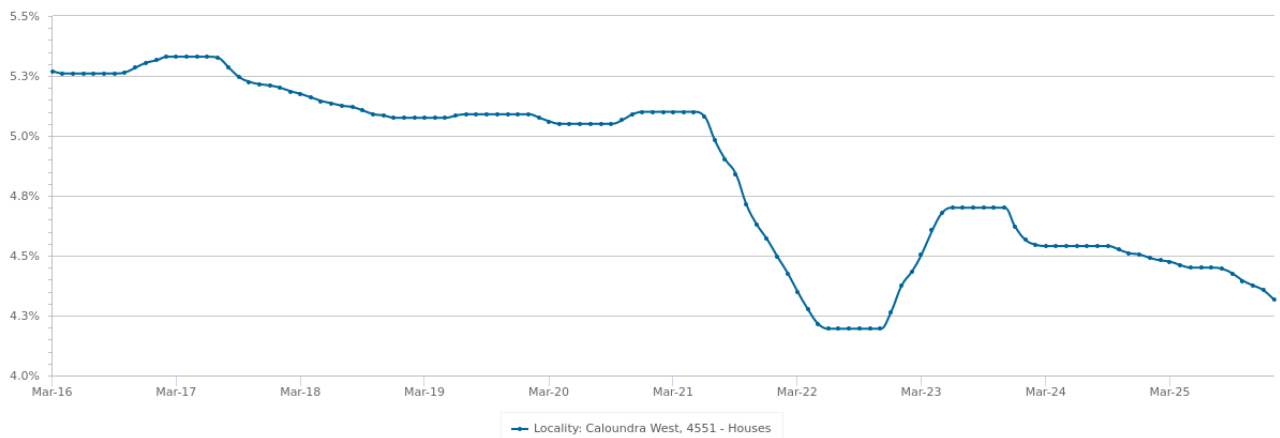
Long Term Market Trends

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
2026	\$720	5.9% ▲	4.3%	174
2025	\$680	6.2% ▲	4.5%	172
2024	\$640	6.7% ▲	4.6%	190
2023	\$600	13.2% ▲	4.4%	182
2022	\$530	15.2% ▲	4.5%	183
2021	\$460	0.0%	5.1%	201
2020	\$460	2.2% ▲	5.1%	305
2019	\$450	0.0%	5.1%	326
2018	\$450	0.7% ▲	5.2%	376
2017	\$447	-	5.3%	409

Summary

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Appraisal price range

Notes from your agent

\$680 - \$700 per week

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