



## 12 SUNJEWEL BOULEVARD CURRIMUNDI QLD 4551

Prepared on 1st December 2025

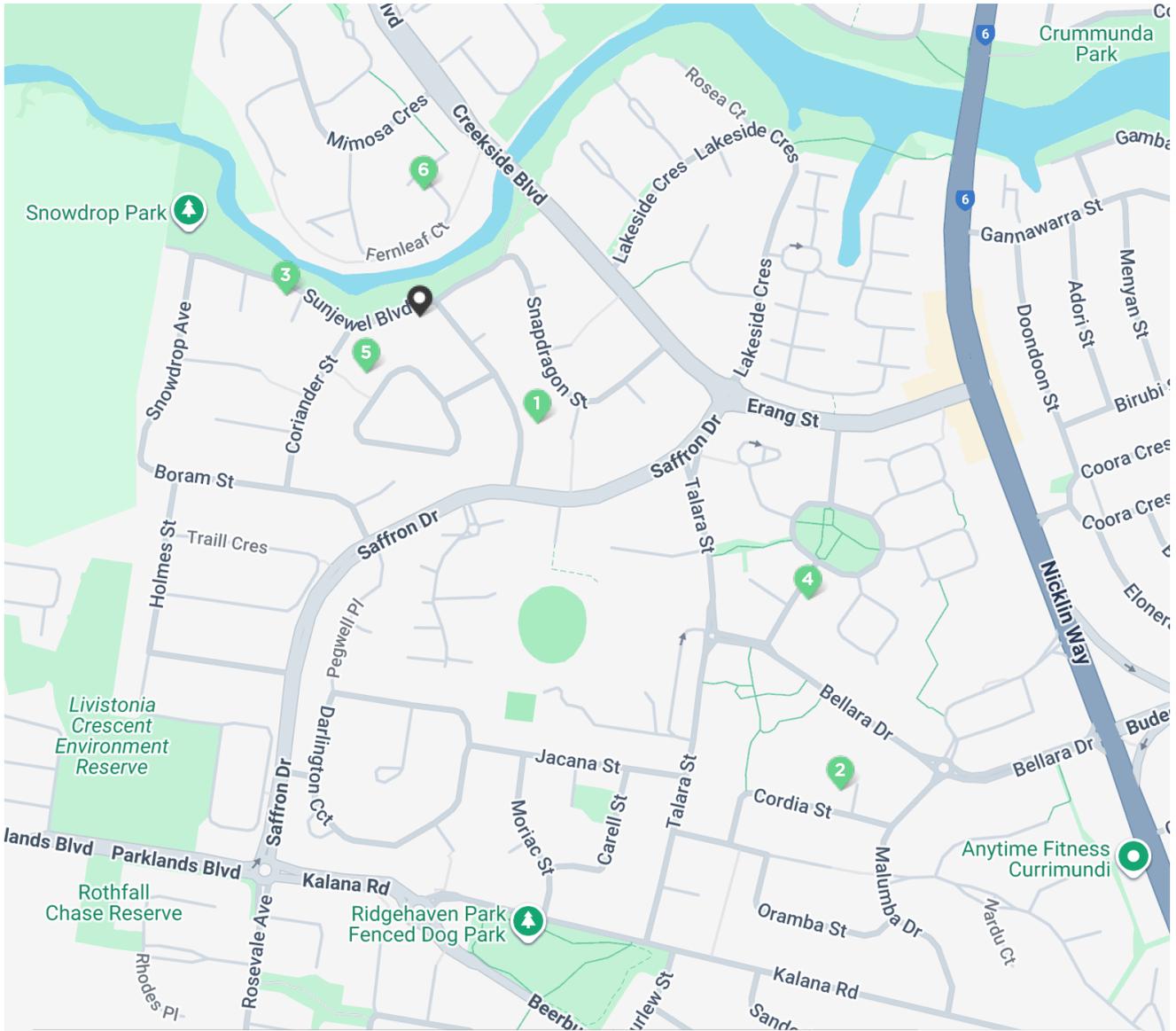
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# Comps Map: Rentals



				
1 7 BLUEBELL STREET CURRIMUNDI QLD 4551	3	2	2	\$720
2 1 CORDIA STREET CURRIMUNDI QLD 4551	3	2	2	\$760
3 5 HOWEA CLOSE CURRIMUNDI QLD 4551	3	2	2	\$800
4 41 ALSTONVILLE WAY CURRIMUNDI QLD 4551	3	2	1	\$800
5 39 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	3	2	2	\$820
6 9 FERNLEAF COURT CURRIMUNDI QLD 4551	4	2	2	\$875

Google Map data ©2025 Google

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

# Comparable Rentals

## 1 7 BLUEBELL STREET CURRIMUNDI QLD 4551



 3  2  2  650m<sup>2</sup>  149m<sup>2</sup>  
 Year Built 1994 DOM 9 days  
 Listing Date 27-Oct-25 Distance 0.23km  
 Listing Price \$720/WEEKLY

## 2 1 CORDIA STREET CURRIMUNDI QLD 4551



 3  2  2  652m<sup>2</sup>  134m<sup>2</sup>  
 Year Built - DOM 11 days  
 Listing Date 18-Nov-25 Distance 0.91km  
 Listing Price \$760/WEEKLY

## 3 5 HOWEA CLOSE CURRIMUNDI QLD 4551



 3  2  2  716m<sup>2</sup>  138m<sup>2</sup>  
 Year Built 2006 DOM 13 days  
 Listing Date 18-Nov-25 Distance 0.19km  
 Listing Price \$800/WEEKLY

## 4 41 ALSTONVILLE WAY CURRIMUNDI QLD 4551



 3  2  1  512m<sup>2</sup>  138m<sup>2</sup>  
 Year Built 1998 DOM 14 days  
 Listing Date 30-Oct-25 Distance 0.69km  
 Listing Price \$800/WEEKLY

## 5 39 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551



 3  2  2  719m<sup>2</sup>  -  
 Year Built 1994 DOM 12 days  
 Listing Date 29-Sep-25 Distance 0.11km  
 Listing Price \$820/WEEKLY

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

# Comparable Rentals

6 9 FERNLEAF COURT CURRIMUNDI QLD 4551

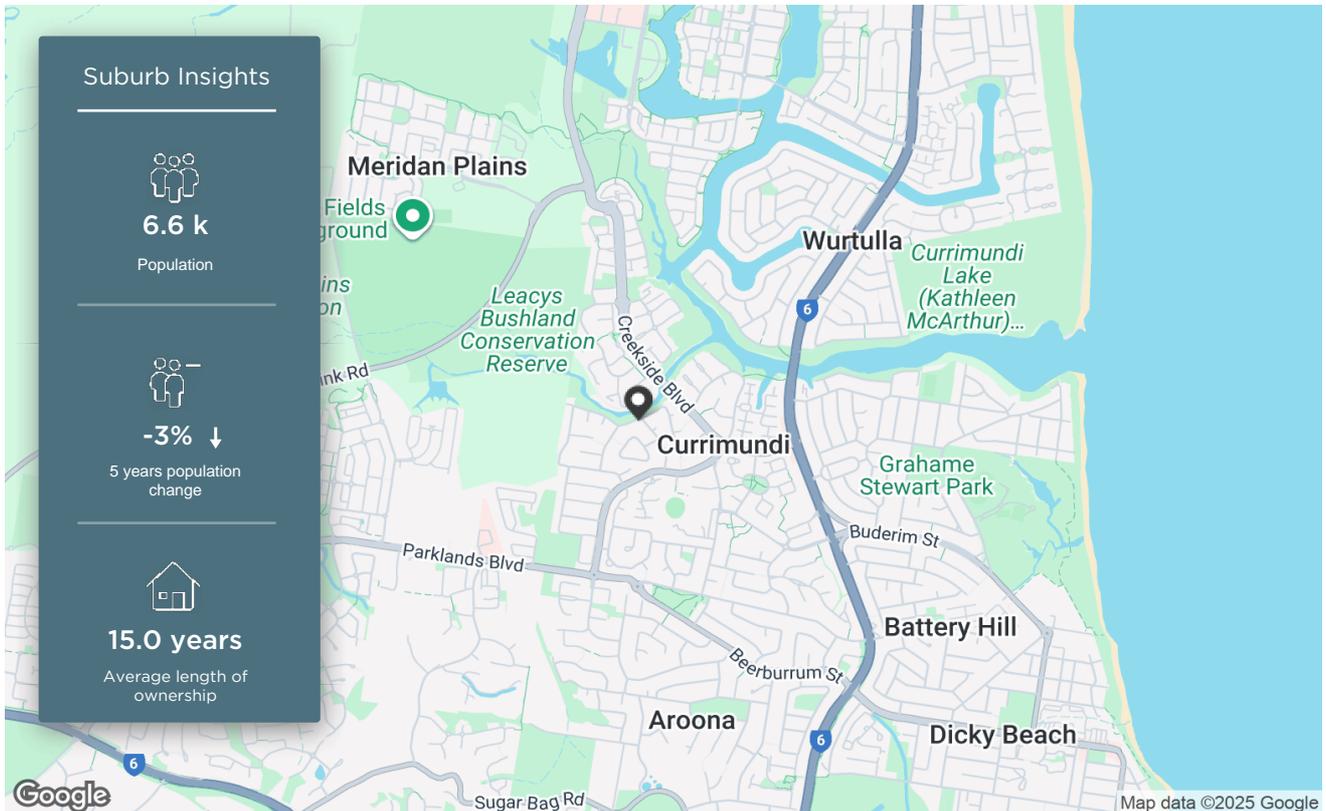


 4  2  2  565m<sup>2</sup>  232m<sup>2</sup>  
Year Built 2002 DOM 13 days  
Listing Date 27-Aug-25 Distance 0.18km  
Listing Price \$875/WEEKLY

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

# Currimundi

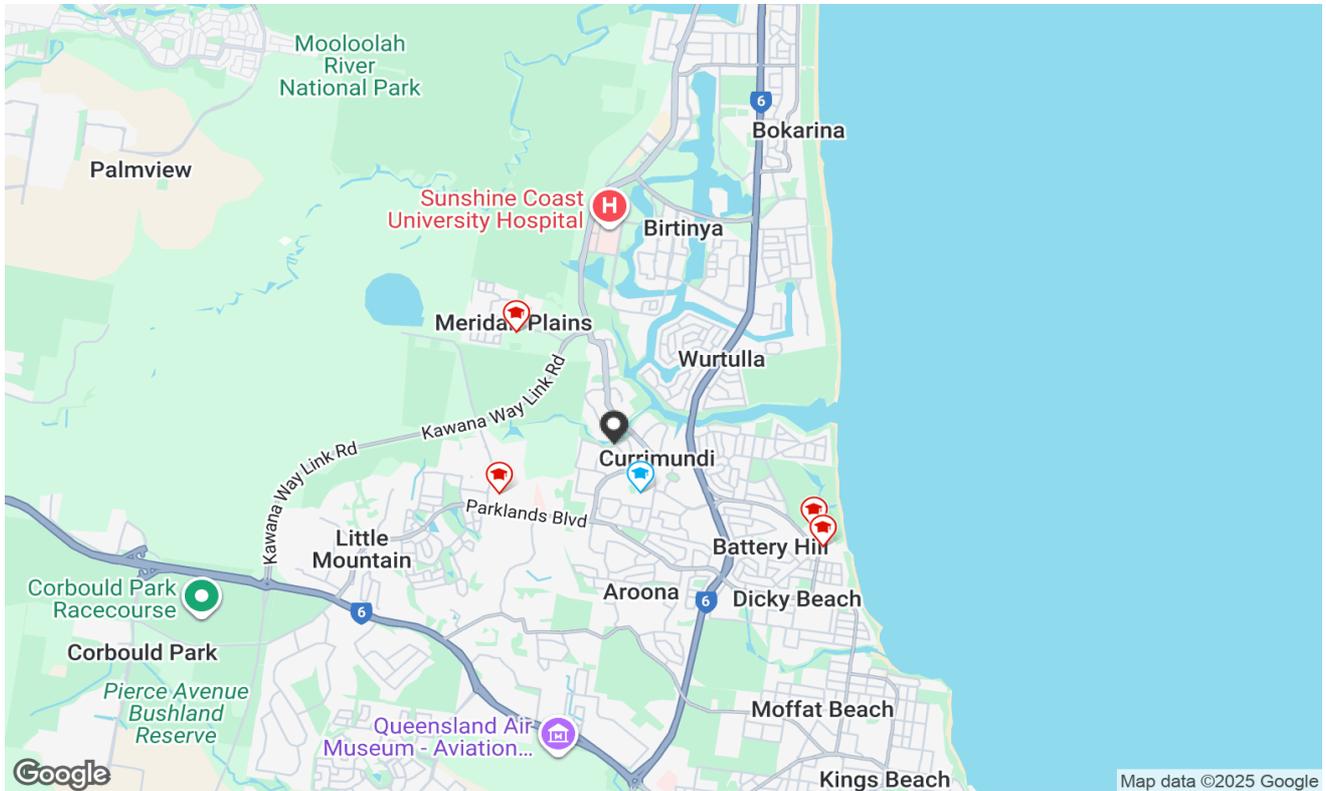
## Demographic



The size of Currimundi is approximately 3.6 square kilometres. It has 14 parks covering nearly 16.0% of total area. The population of Currimundi in 2016 was 6786 people. By 2021 the population was 6570 showing a population decline of 3.2% in the area during that time. The predominant age group in Currimundi is 50-59 years. Households in Currimundi are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Currimundi work in a professional occupation. In 2021, 72.60% of the homes in Currimundi were owner-occupied compared with 67.90% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	17.3	Renting	24.6	15.6-33.8K	13.7	90-99	1.8
Childless Couples	42.4	Purchaser	33.8	52-78K	13.6	50-59	13.6
Other	1.0	Other	1.6	130-182K	12.6	60-69	12.0
Couples with Children	39.1	Owns Outright	38.8	78-130K	23.1	0-9	10.5
		Not Stated	1.3	33.8-52K	16.3	70-79	10.0
				0-15.6K	3.2	40-49	12.8
				182K+	9.5	80-89	6.6
						100+	0.0
						10-19	13.2
						20-29	8.6

# Local Schools



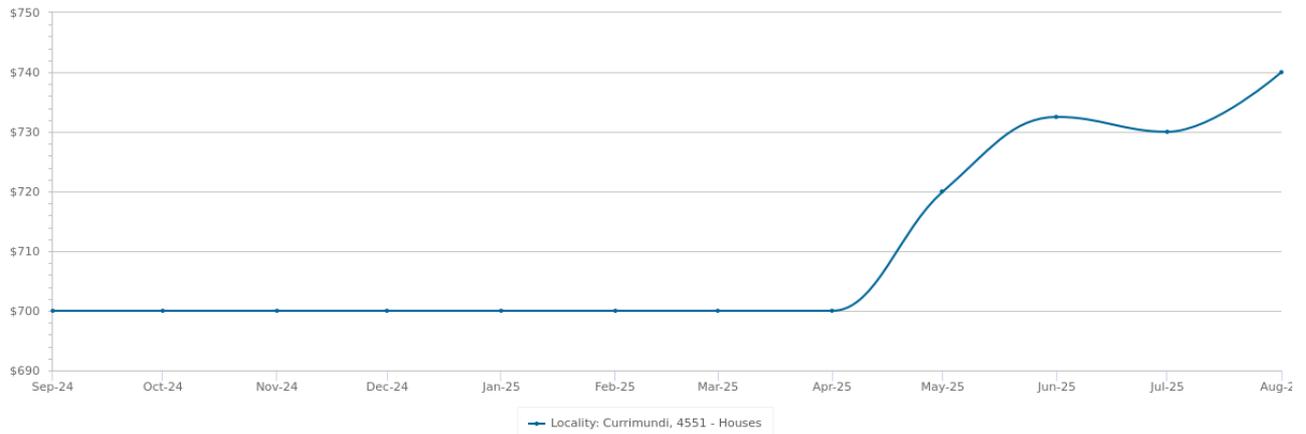
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	0.6km	Primary	Mixed	Government	0-6
 <b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	1.23km	Combined	Mixed	Government	0-12
 <b>Pacific Lutheran College</b> LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.52km	Combined	Mixed	Non-Government	0-12
 <b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	2.23km	Primary	Mixed	Government	0-6
 <b>Currimundi Special School</b> 2.4km	2.4km	Special	Mixed	Government	0-12

 Property is within school catchment area

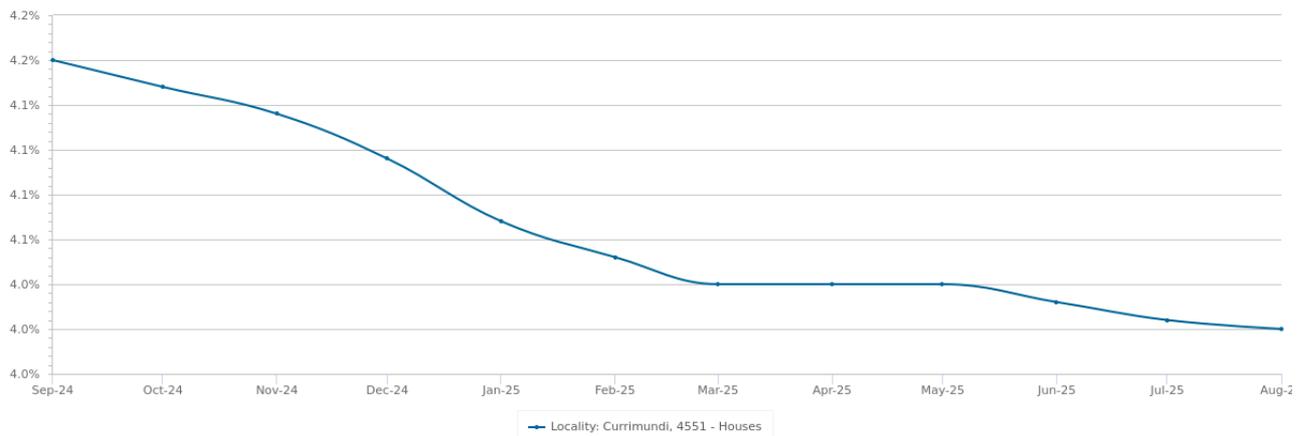
 Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



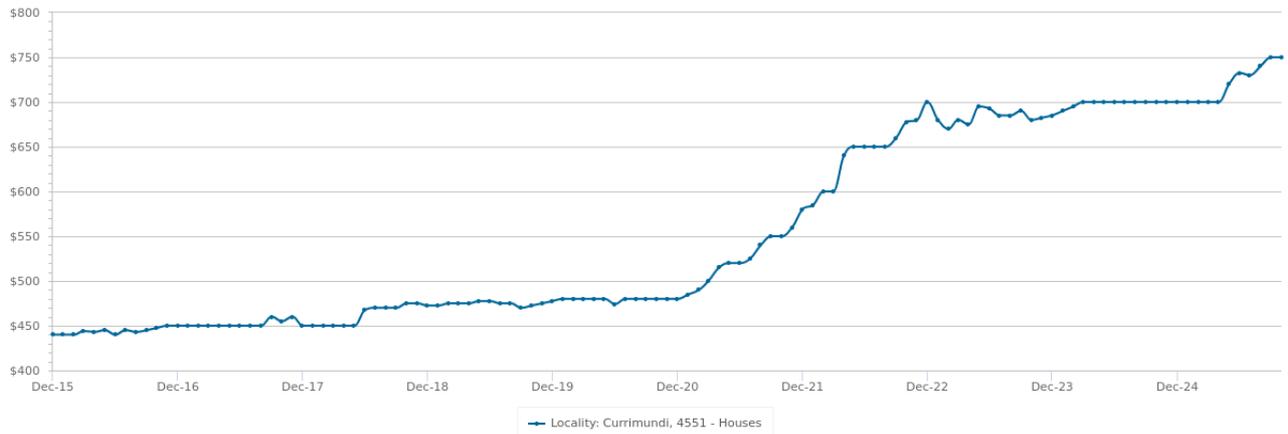
Gross Rental Yield - 12 months



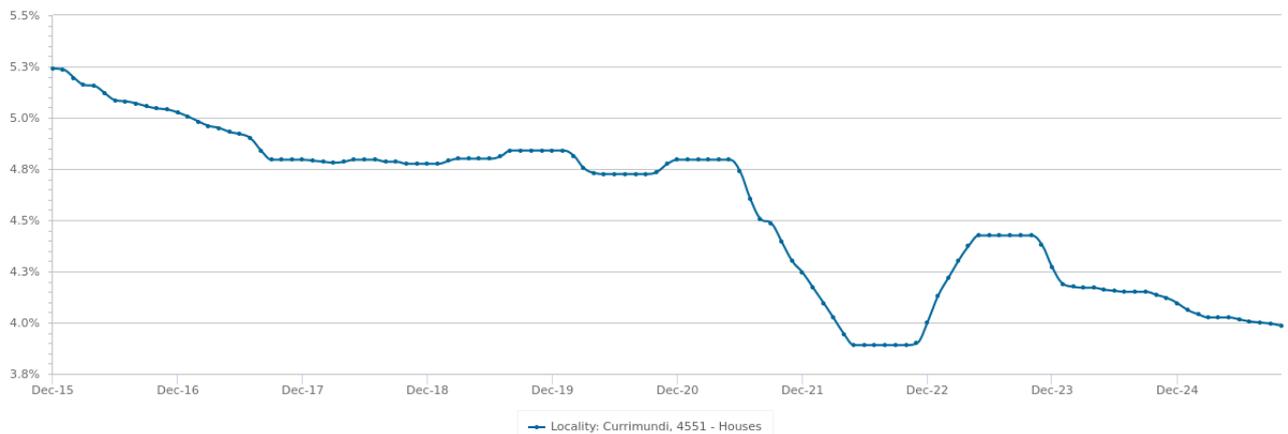
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$740	1.4% ▲	4%	109
Jul 2025	\$730	-0.3% ▼	4%	114
Jun 2025	\$732	1.7% ▲	4%	107
May 2025	\$720	2.9% ▲	4%	102
Apr 2025	\$700	0.0%	4%	109
Mar 2025	\$700	0.0%	4%	106
Feb 2025	\$700	0.0%	4%	104
Jan 2025	\$700	0.0%	4.1%	102
Dec 2024	\$700	0.0%	4.1%	93
Nov 2024	\$700	0.0%	4.1%	88
Oct 2024	\$700	0.0%	4.1%	93
Sep 2024	\$700	0.0%	4.2%	89

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$750	7.1% ▲	4%	116
2024	\$700	2.9% ▲	4.1%	93
2023	\$680	0.4% ▲	4.4%	85
2022	\$677	23.2% ▲	3.9%	105
2021	\$550	14.6% ▲	4.4%	90
2020	\$480	1.6% ▲	4.7%	124
2019	\$472	-0.5% ▼	4.8%	145
2018	\$475	4.4% ▲	4.8%	145
2017	\$455	1.7% ▲	4.8%	158
2016	\$447	-	5%	181

# Summary

12 SUNJEWEL BOULEVARD CURRIMUNDI QLD 4551



**Appraisal price range**  
\$800 per week

**Notes from your agent**

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