



12 AZURE STREET CALOUNDRA WEST QLD 4551

Prepared on 22nd January 2026

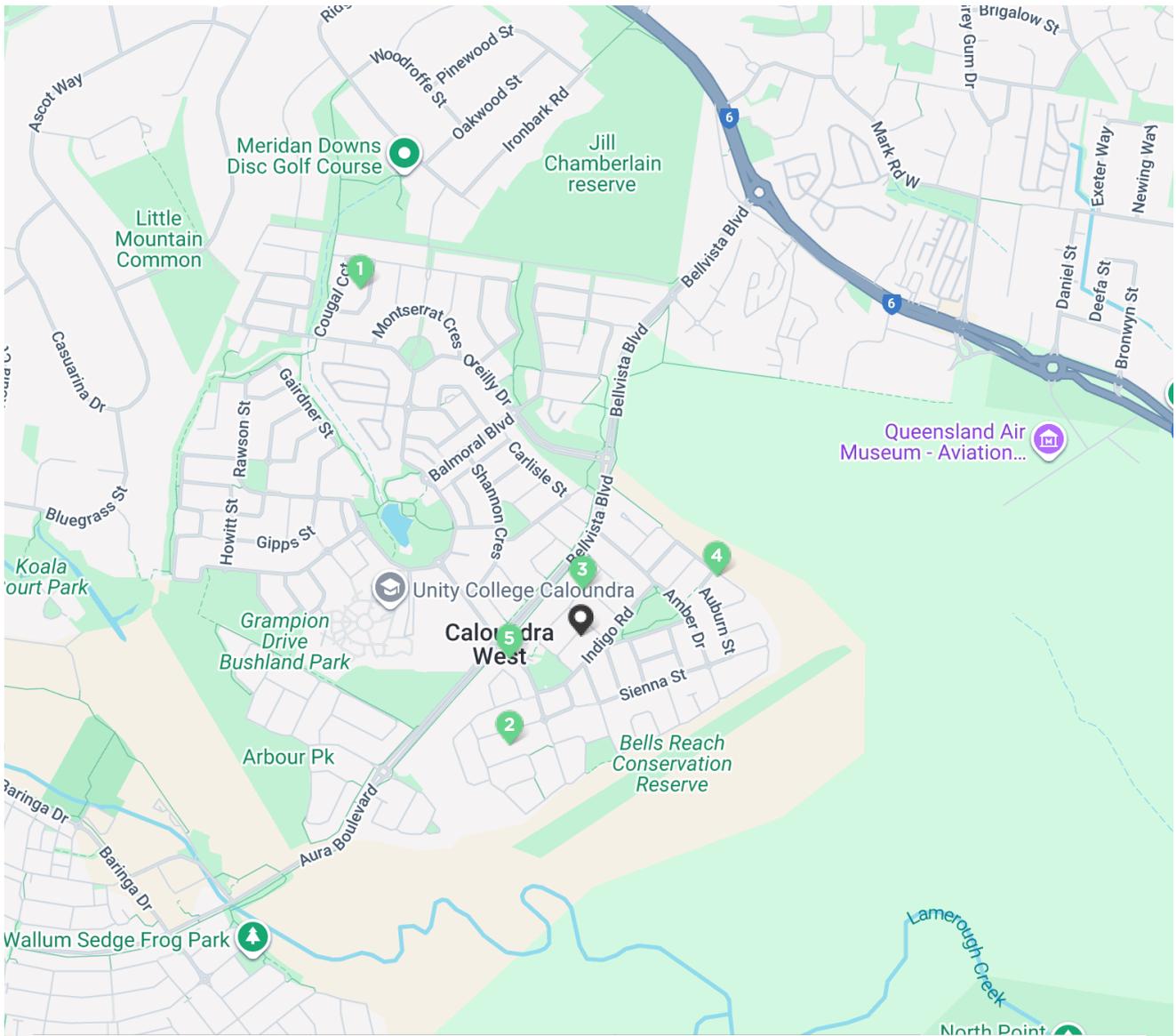
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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Comps Map: Rentals



1 28 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551	3	2	2	\$650
2 9 CHESTNUT CRESCENT CALOUNDRA WEST WEST QLD 4551	3	2	2	\$700
3 17 SUNSHINE CRESCENT CALOUNDRA WEST WEST QLD 4551	3	2	2	\$720
4 21 CORAL CRESCENT CALOUNDRA WEST QLD 4551	3	2	2	\$720
5 17 COBALT CRESCENT CALOUNDRA WEST QLD 4551	3	2	2	\$750

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

Comparable Rentals

1 28 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551



 3  2  2  353m²  150m²
 Year Built 2004 DOM 3 days
 Listing Date 09-Dec-25 Distance 1.18km
 Listing Price \$650/WEEKLY

2 9 CHESTNUT CRESCENT CALOUNDRA WEST QLD 4551



 3  2  2  320m²  144m²
 Year Built 2017 DOM 14 days
 Listing Date 18-Nov-25 Distance 0.38km
 Listing Price \$700/WEEKLY

3 17 SUNSHINE CRESCENT CALOUNDRA WEST QLD 4551



 3  2  2  321m²  111m²
 Year Built 2015 DOM 8 days
 Listing Date 09-Jan-26 Distance 0.13km
 Listing Price \$720/WEEKLY

4 21 CORAL CRESCENT CALOUNDRA WEST QLD 4551



 3  2  2  350m²  103m²
 Year Built 2015 DOM 9 days
 Listing Date 13-Jan-26 Distance 0.42km
 Listing Price \$720/WEEKLY

5 17 COBALT CRESCENT CALOUNDRA WEST QLD 4551

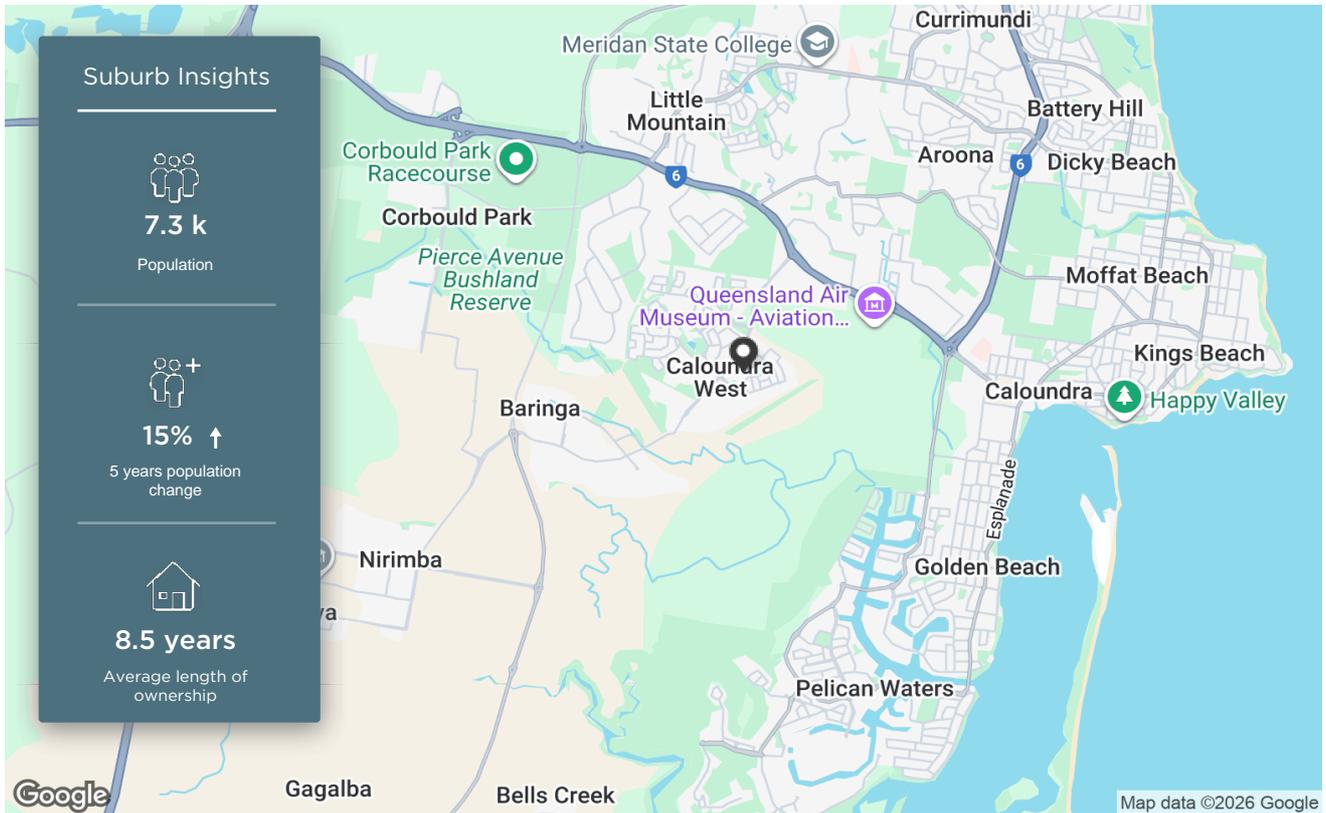


 3  2  2  210m²  165m²
 Year Built 2014 DOM 16 days
 Listing Date 17-Nov-25 Distance 0.22km
 Listing Price \$750/WEEKLY

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

Caloundra West

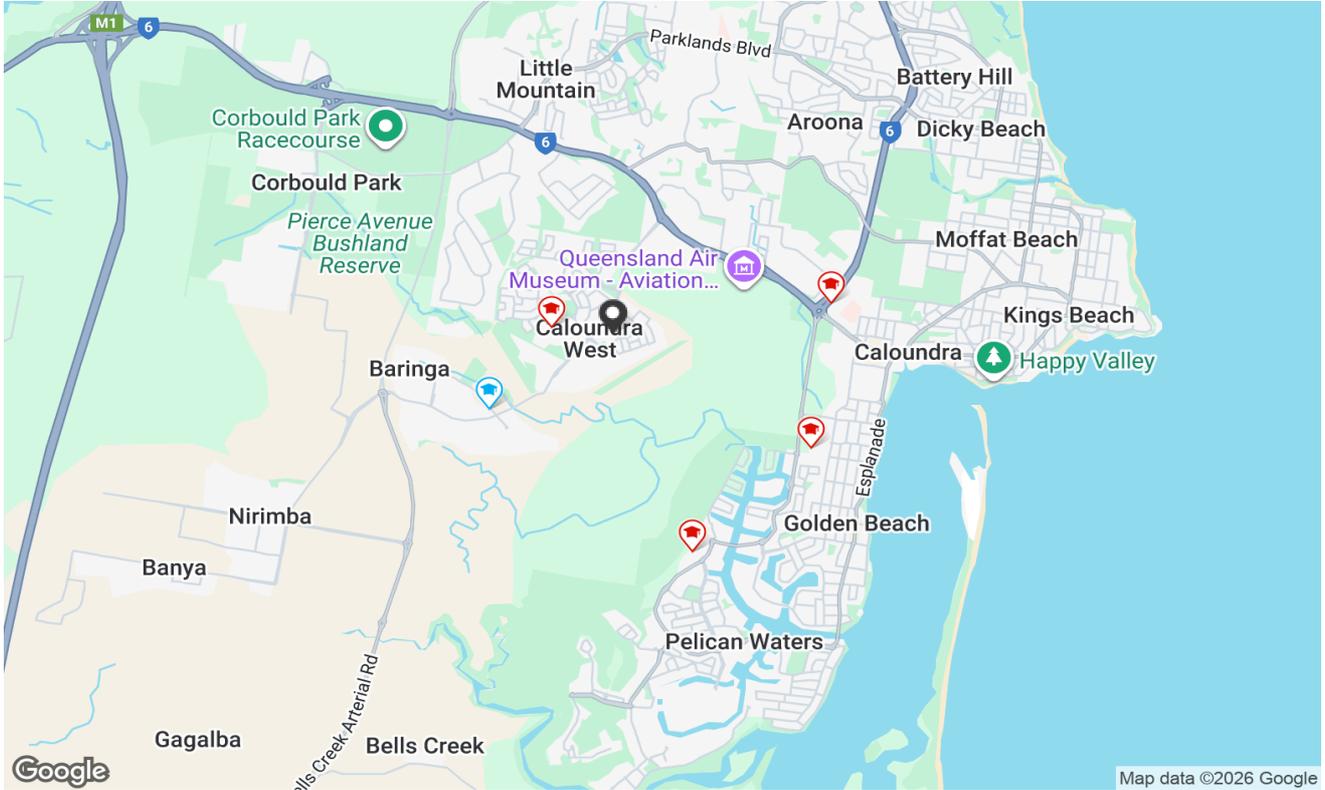
Demographic



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



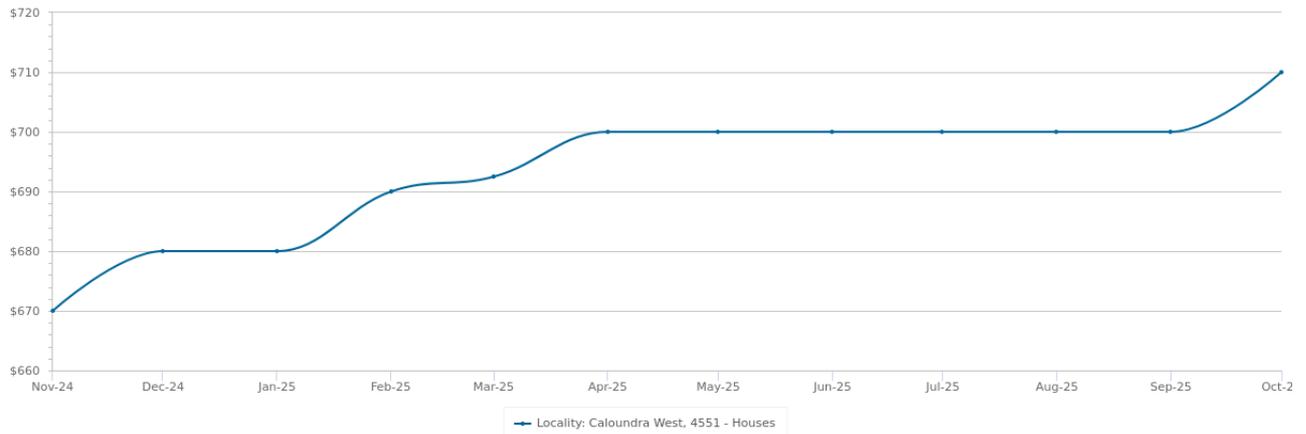
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	0.59km	Combined	Mixed	Non-Government	0-12
 Baringa State Primary School	1.45km	Primary	Mixed	Non-Government	-
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.25km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.36km	Primary	Mixed	Government	0-6
 Caloundra City Private School	2.46km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area

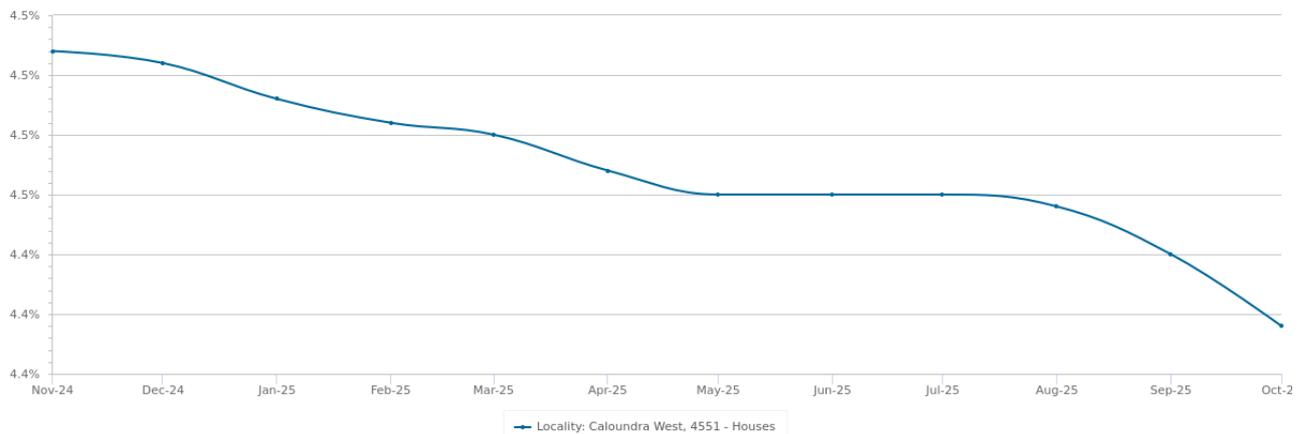
 Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



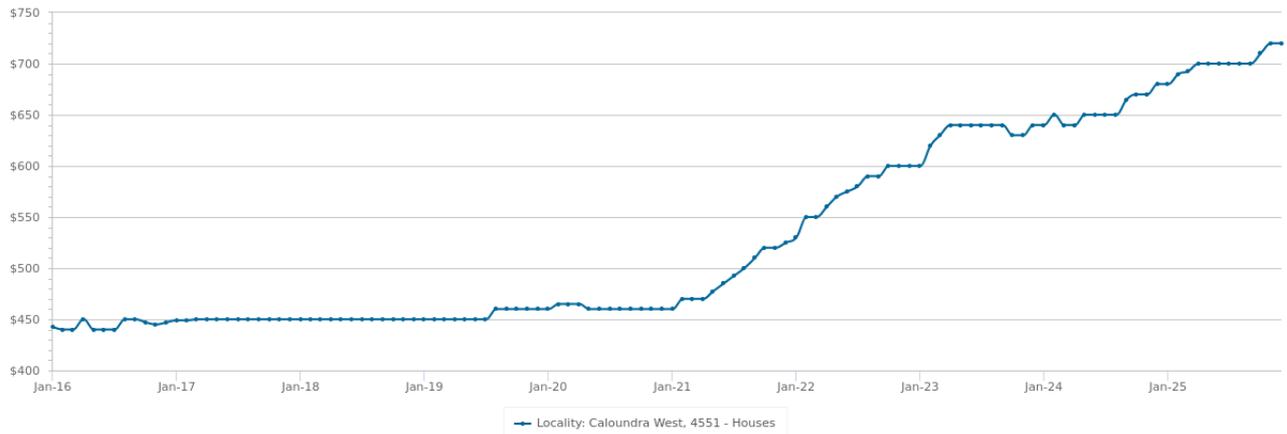
Gross Rental Yield - 12 months



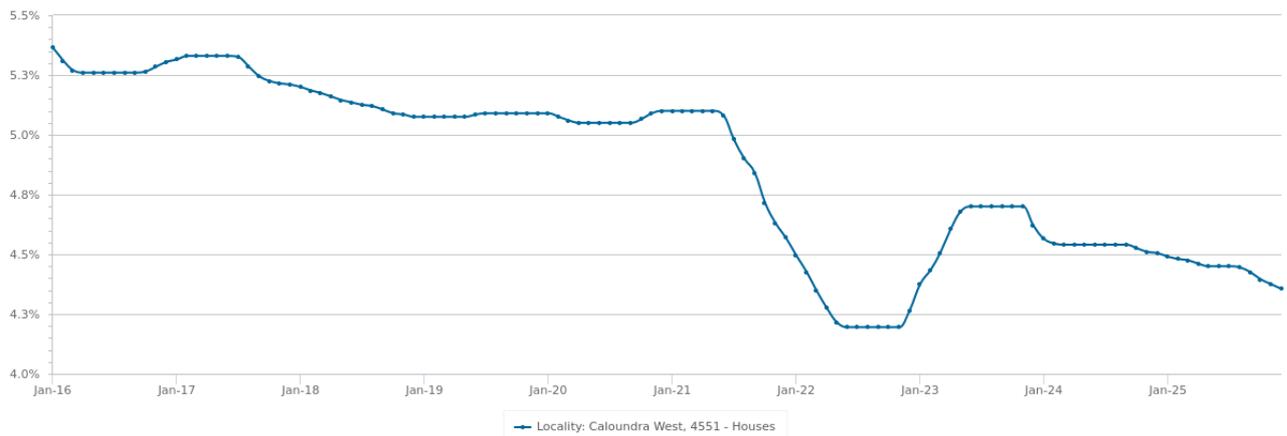
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$710	1.4% ▲	4.4%	167
Sep 2025	\$700	0.0%	4.4%	168
Aug 2025	\$700	0.0%	4.4%	178
Jul 2025	\$700	0.0%	4.5%	171
Jun 2025	\$700	0.0%	4.5%	171
May 2025	\$700	0.0%	4.5%	176
Apr 2025	\$700	1.1% ▲	4.5%	169
Mar 2025	\$692	0.4% ▲	4.5%	174
Feb 2025	\$690	1.5% ▲	4.5%	166
Jan 2025	\$680	0.0%	4.5%	170
Dec 2024	\$680	1.5% ▲	4.5%	181
Nov 2024	\$670	0.0%	4.5%	180

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$720	5.9% ▲	4.4%	177
2024	\$680	6.2% ▲	4.5%	181
2023	\$640	6.7% ▲	4.6%	177
2022	\$600	14.3% ▲	4.3%	179
2021	\$525	14.1% ▲	4.6%	177
2020	\$460	0.0%	5.1%	219
2019	\$460	2.2% ▲	5.1%	294
2018	\$450	0.0%	5.1%	339
2017	\$450	0.7% ▲	5.2%	379
2016	\$447	-0.7% ▼	5.3%	412

Summary

12 AZURE STREET CALOUNDRA WEST QLD 4551



Appraisal price range
\$750 - \$780 per week

Notes from your agent

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