



1/12 ROSEWOOD DRIVE CALOUNDRA WEST QLD 4551

Prepared on 6th March 2026

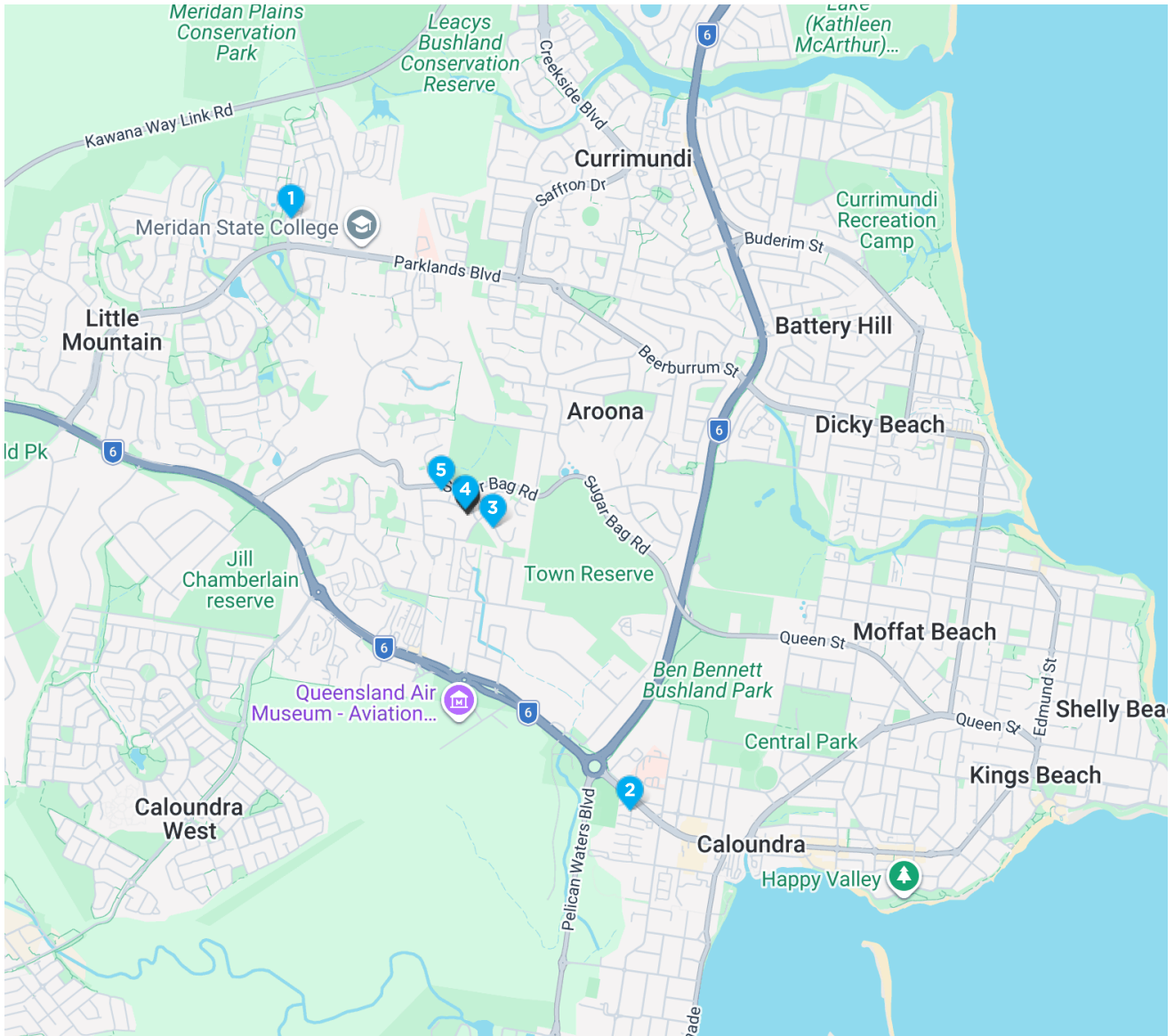
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA



24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311































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Comparables Map: Sales



					
1	4/24 ELLIS WAY MERIDAN PLAINS QLD 4551	3	2	1	\$740,100
2	37/4 CALOUNDRA ROAD CALOUNDRA QLD 4551	2	1	1	\$780,000
3	1/10 BIRCH STREET CALOUNDRA WEST QLD 4551	4	2	1	\$835,000
4	1/2 BRIGALOW STREET CALOUNDRA WEST QLD 4551	3	2	1	\$905,000
5	13 BRIGALOW STREET LITTLE MOUNTAIN QLD 4551	3	1	1	\$955,000

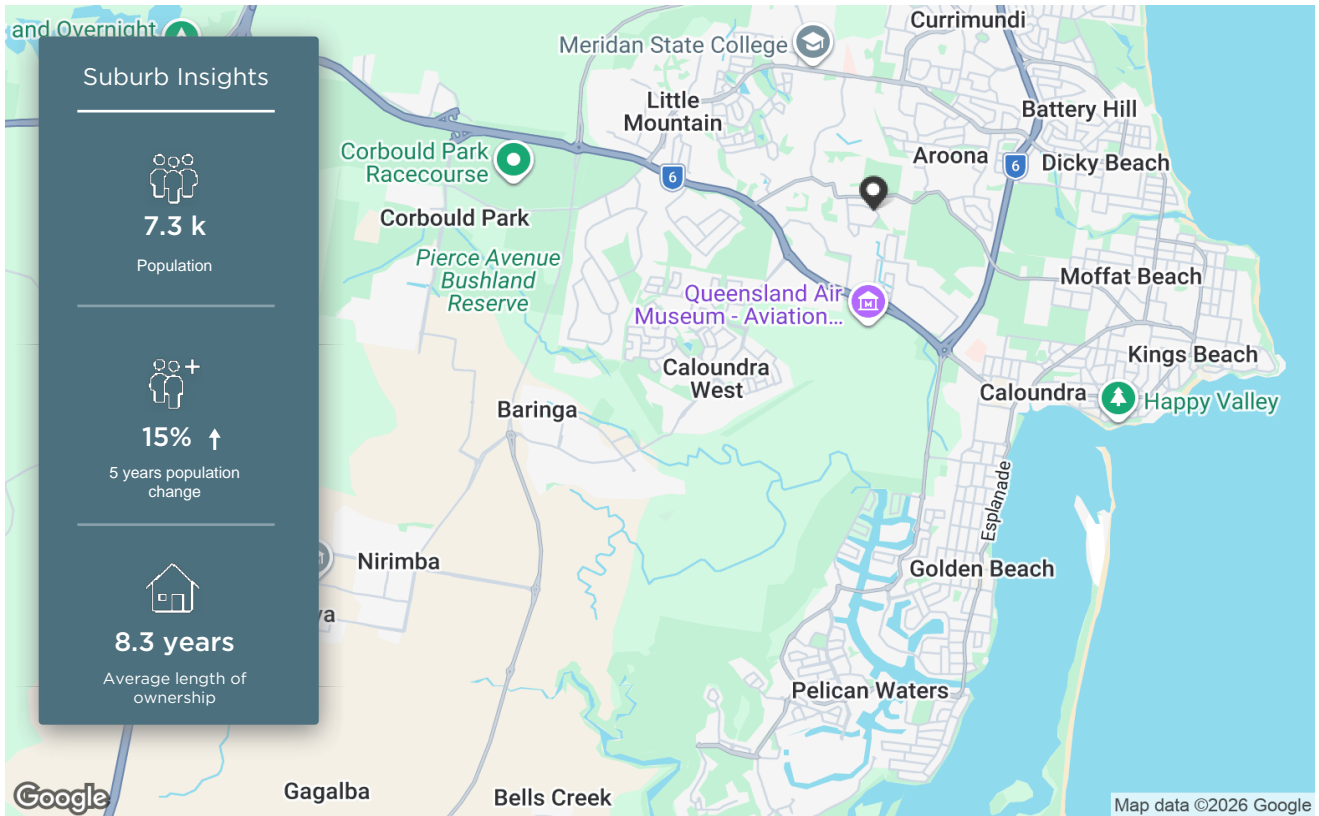
Comparable Sales

1	4/24 ELLIS WAY MERIDAN PLAINS QLD 4551	Sold ^{RS} \$740,100
	<p>  3  2  1  144m²  126m² </p> <p> Year Built 2020 DOM 10 Sold Date 13-Nov-25 Distance 1.97km First Listing OFF MARKET OPPORTUNITY Last Listing OFF MARKET OPPORTUNITY </p>	
2	37/4 CALOUNDRA ROAD CALOUNDRA QLD 4551	Sold \$780,000
	<p>  2  1  1  206m²  102m² </p> <p> Year Built 1988 DOM 194 Sold Date 01-Dec-25 Distance 1.95km First Listing 300000 Last Listing \$289,000 </p>	
3	1/10 BIRCH STREET CALOUNDRA WEST QLD 4551	Sold \$835,000
	<p>  4  2  1  137m²  137m² </p> <p> Year Built 1998 DOM 8 Sold Date 15-Oct-25 Distance 0.17km First Listing New to Market Last Listing \$835,000 </p>	
4	1/2 BRIGALOW STREET CALOUNDRA WEST QLD 4551	Sold \$905,000
	<p>  3  2  1  110m²  330m² </p> <p> Year Built 2005 DOM 56 Sold Date 04-Nov-25 Distance 0.02km First Listing Offers Over \$899,000 Last Listing Offers Over \$899,000 </p>	
5	13 BRIGALOW STREET LITTLE MOUNTAIN QLD 4551	Sold \$955,000
	<p>  3  1  1  686m²  108m² </p> <p> Year Built 2000 DOM 16 Sold Date 10-Nov-25 Distance 0.2km First Listing All Buyers In The High \$800,000's Last Listing RECENT SALES </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 Cotality

Caloundra West

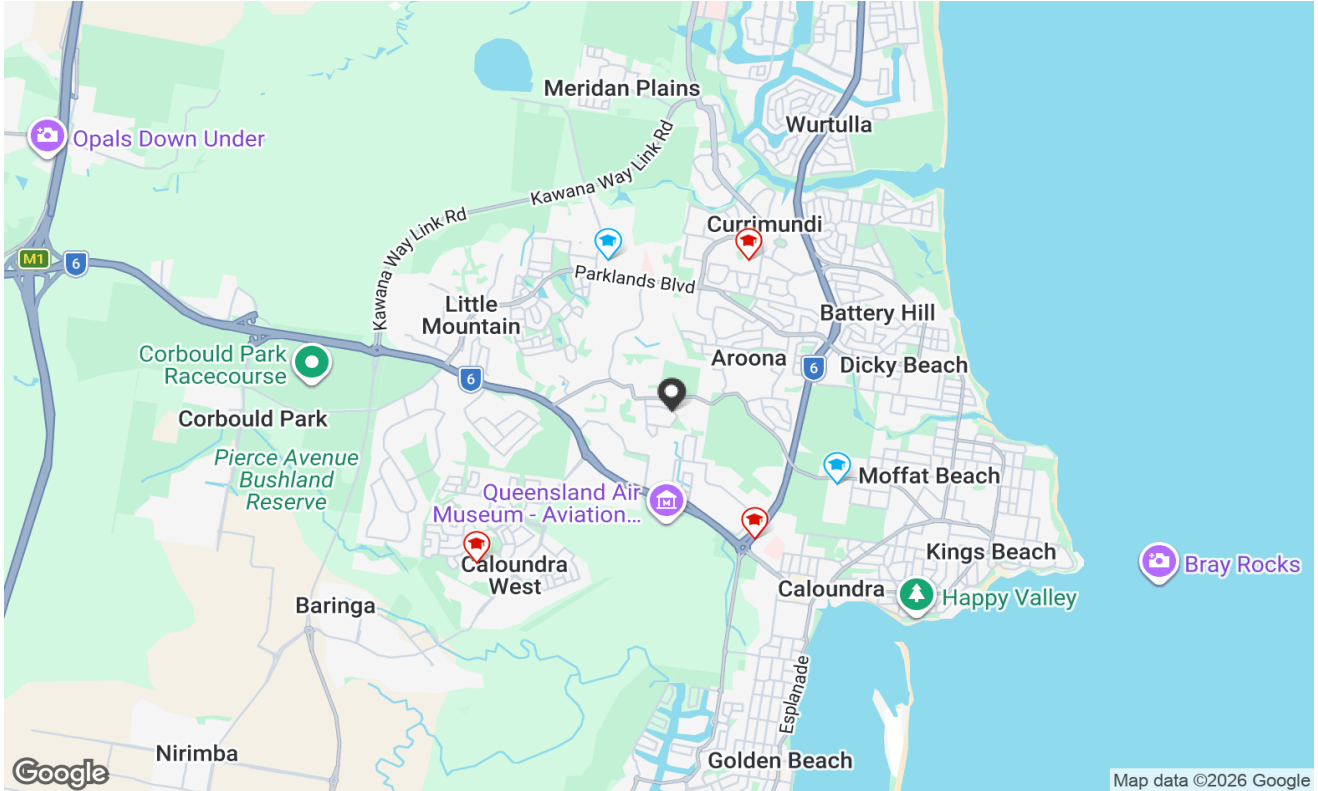
Demographic








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



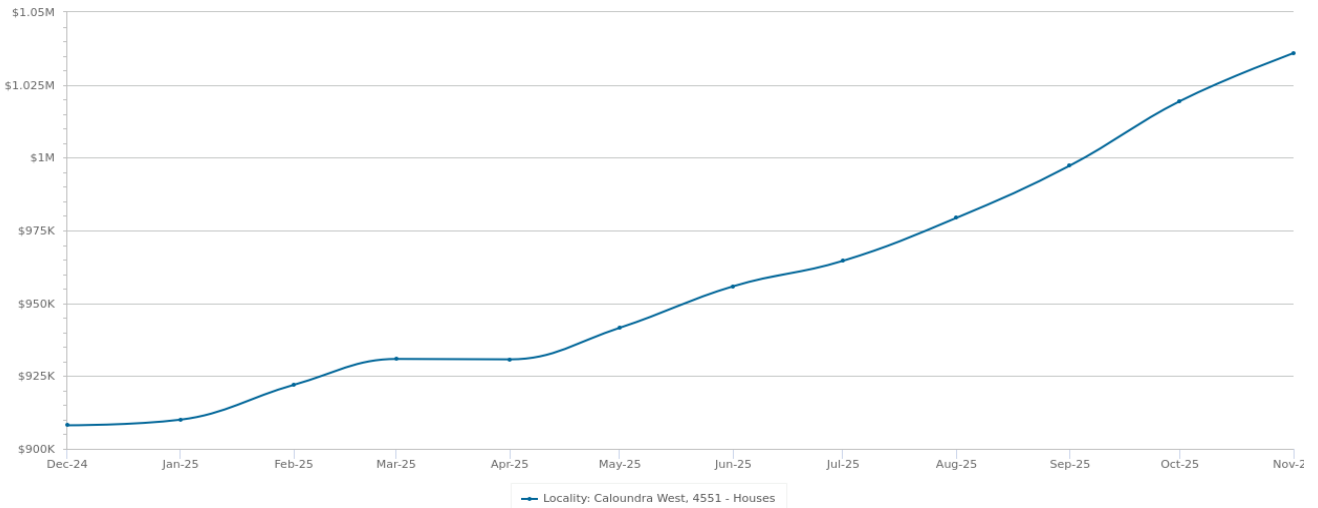
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

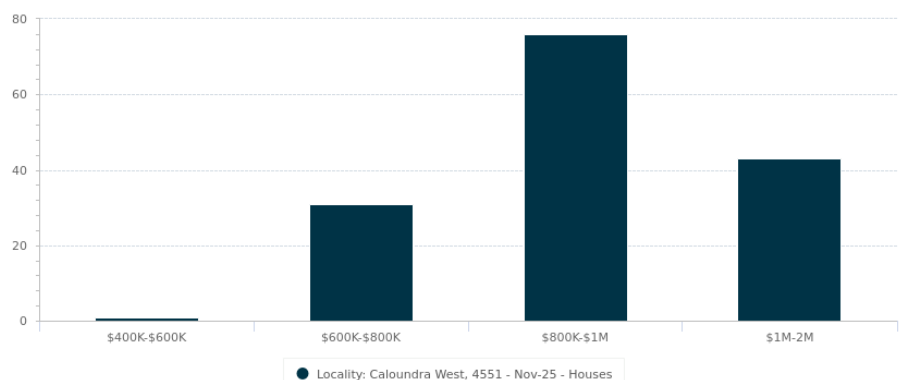


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2025	12	\$1,035,934	1.6% ▲	20	24	\$720
Oct 2025	15	\$1,019,465	2.2% ▲	20	29	\$710
Sep 2025	18	\$997,357	1.8% ▲	21	22	\$700
Aug 2025	5	\$979,388	1.5% ▲	20	16	\$700
Jul 2025	13	\$964,615	0.9% ▲	20	22	\$700
Jun 2025	13	\$955,870	1.5% ▲	20	27	\$700
May 2025	13	\$941,622	1.2% ▲	20	22	\$700
Apr 2025	8	\$930,736	-0.0%	19	23	\$700
Mar 2025	13	\$930,883	1.0% ▲	20	20	\$690
Feb 2025	14	\$922,033	1.3% ▲	20	31	\$690
Jan 2025	15	\$910,033	0.2% ▲	18	29	\$680
Dec 2024	12	\$908,089	1.1% ▲	18	27	\$680

Sales by Price - 12 months (House)

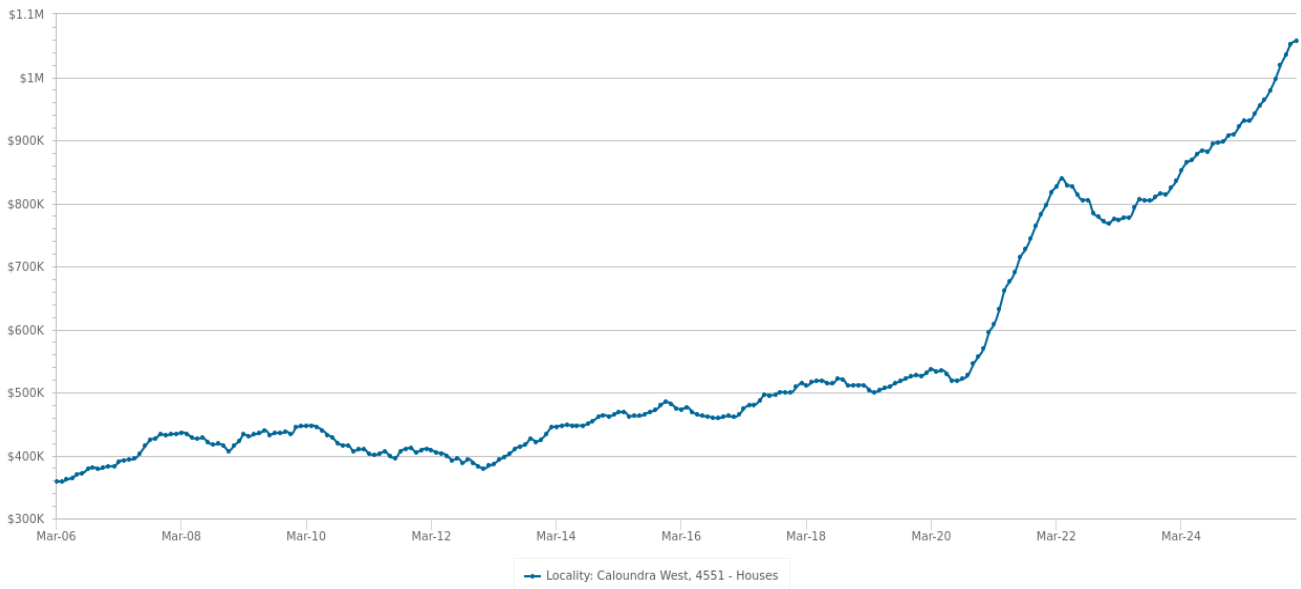
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	31
\$800K-\$1M	76
\$1M-\$2M	43
>2M	0



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
2026	-	\$1,057,369	16.2% ▲	-	127	\$720
2025	151	\$910,033	10.3% ▲	20	162	\$680
2024	176	\$825,182	7.5% ▲	19	152	\$640
2023	152	\$767,805	-3.8% ▼	23	189	\$600
2022	173	\$798,143	39.9% ▲	19	210	\$530
2021	203	\$570,362	8.4% ▲	8	171	\$460
2020	152	\$526,242	2.8% ▲	35	187	\$460
2019	130	\$511,797	0.7% ▲	57	211	\$450
2018	141	\$508,328	10.3% ▲	37	259	\$450
2017	221	\$460,665	-4.4% ▼	38	349	\$447
2016	257	\$481,625	4.3% ▲	44	320	\$440
2015	234	\$461,845	6.3% ▲	33	194	\$430
2014	176	\$434,381	14.6% ▲	48	152	\$420
2013	127	\$379,105	-7.3% ▼	42	149	\$395
2012	66	\$409,059	-0.1% ▼	41	161	\$395
2011	56	\$409,464	-7.9% ▼	80	151	\$395
2010	70	\$444,751	7.1% ▲	52	160	\$380
2009	143	\$415,319	-4.3% ▼	61	130	\$400
2008	123	\$433,975	13.4% ▲	35	75	\$350
2007	183	\$382,607	7.4% ▲	35	71	\$325

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