



22 HOMESTEAD DRIVE LITTLE MOUNTAIN QLD 4551

Prepared on 9th December 2025

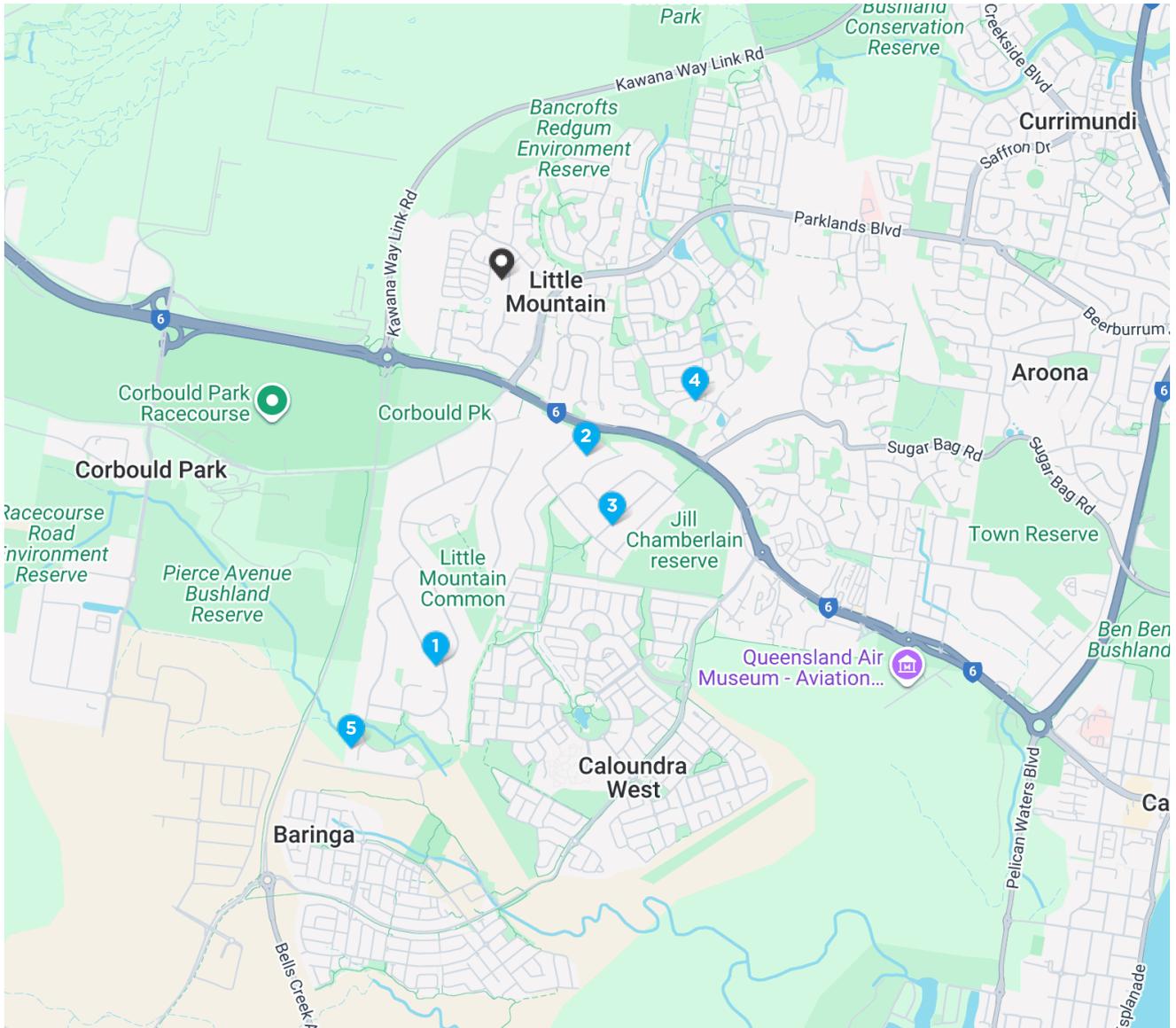
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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Comparables Map: Sales



1 27 BLUEGRASS STREET LITTLE MOUNTAIN QLD 4551	3	2	6	\$1,400,000
2 3 BROLGA COURT LITTLE MOUNTAIN QLD 4551	3	2	7	\$1,420,000
3 19 OAKWOOD STREET LITTLE MOUNTAIN QLD 4551	4	2	3	\$1,537,000
4 29 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551	4	2	4	\$1,735,000*
5 7 TULIPOAK COURT LITTLE MOUNTAIN QLD 4551	6	3	8	\$2,250,000

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

Comparable Sales

- 1** 27 BLUEGRASS STREET LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,400,000**



🏠 3 🚿 2 🚗 6 📏 2,000m² 🏠 -
 Year Built 1989 DOM 22
 Sold Date 03-Nov-25 Distance 2.27km
 First Listing Offers Above \$1.3m
 Last Listing Offers Above \$1,300,000
- 2** 3 BROLGA COURT LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,420,000**



🏠 3 🚿 2 🚗 7 📏 2,633m² 🏠 148m²
 Year Built - DOM 27
 Sold Date 21-Sep-25 Distance 1.14km
 First Listing Auction 21st September - Registration From 9am
 Last Listing SOLD BY JUSTIN WIJAYA
- 3** 19 OAKWOOD STREET LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,537,000**



🏠 4 🚿 2 🚗 3 📏 2,106m² 🏠 165m²
 Year Built 1990 DOM 52
 Sold Date 31-Oct-25 Distance 1.56km
 First Listing NEW TO MARKET!
 Last Listing UNDER CONTRACT
- 4** 29 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,735,000*** ^{UN}



🏠 4 🚿 2 🚗 4 📏 1,882m² 🏠 178m²
 Year Built 2018 DOM 15
 Sold Date 05-Nov-25 Distance 1.31km
 First Listing Buyers Guide \$1,710,000 - \$1,849,000.
 Last Listing Buyers Guide \$1,710,000 - \$1,849,000.
- 5** 7 TULIPOAK COURT LITTLE MOUNTAIN QLD 4551 **Sold** **\$2,250,000**

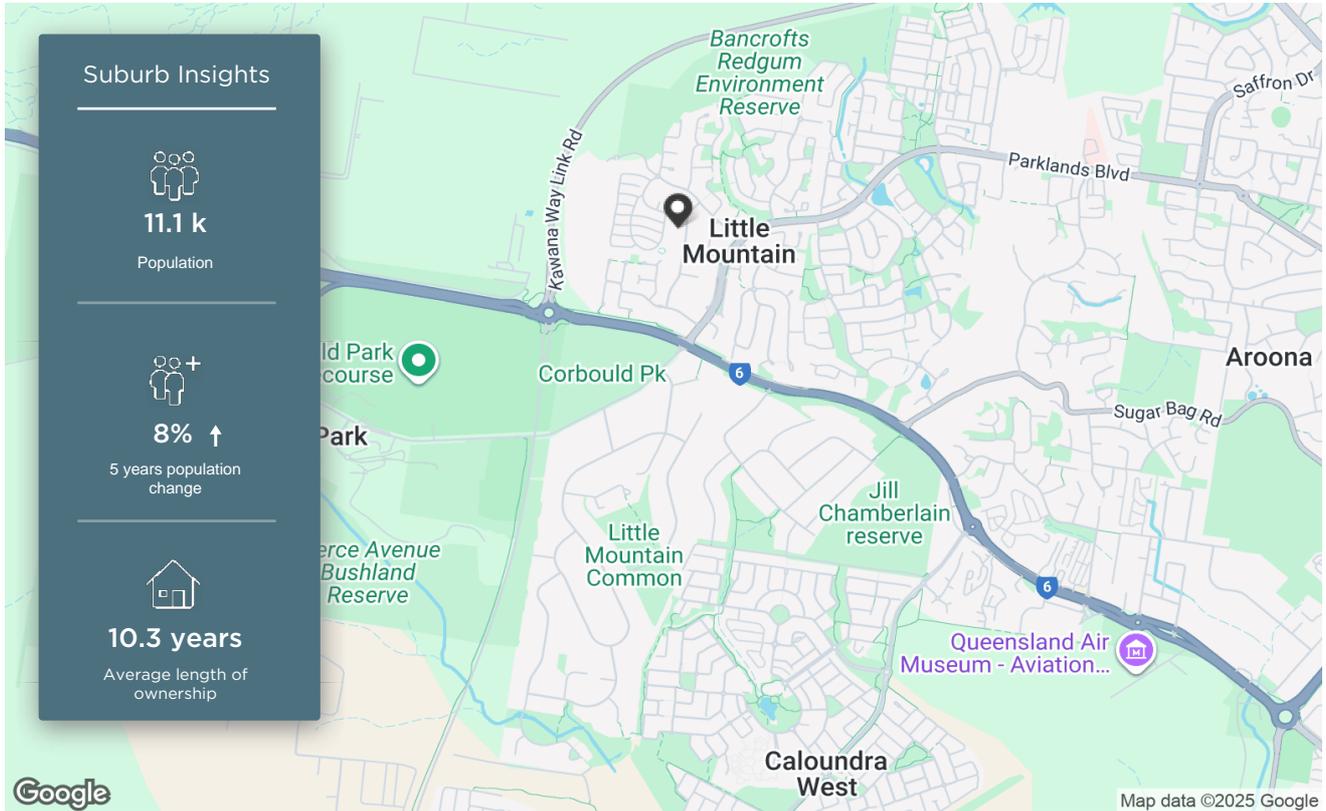


🏠 6 🚿 3 🚗 8 📏 2,028m² 🏠 290m²
 Year Built 2002 DOM 99
 Sold Date 23-Sep-25 Distance 2.85km
 First Listing \$2,200,000
 Last Listing \$2,200,000

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

Little Mountain

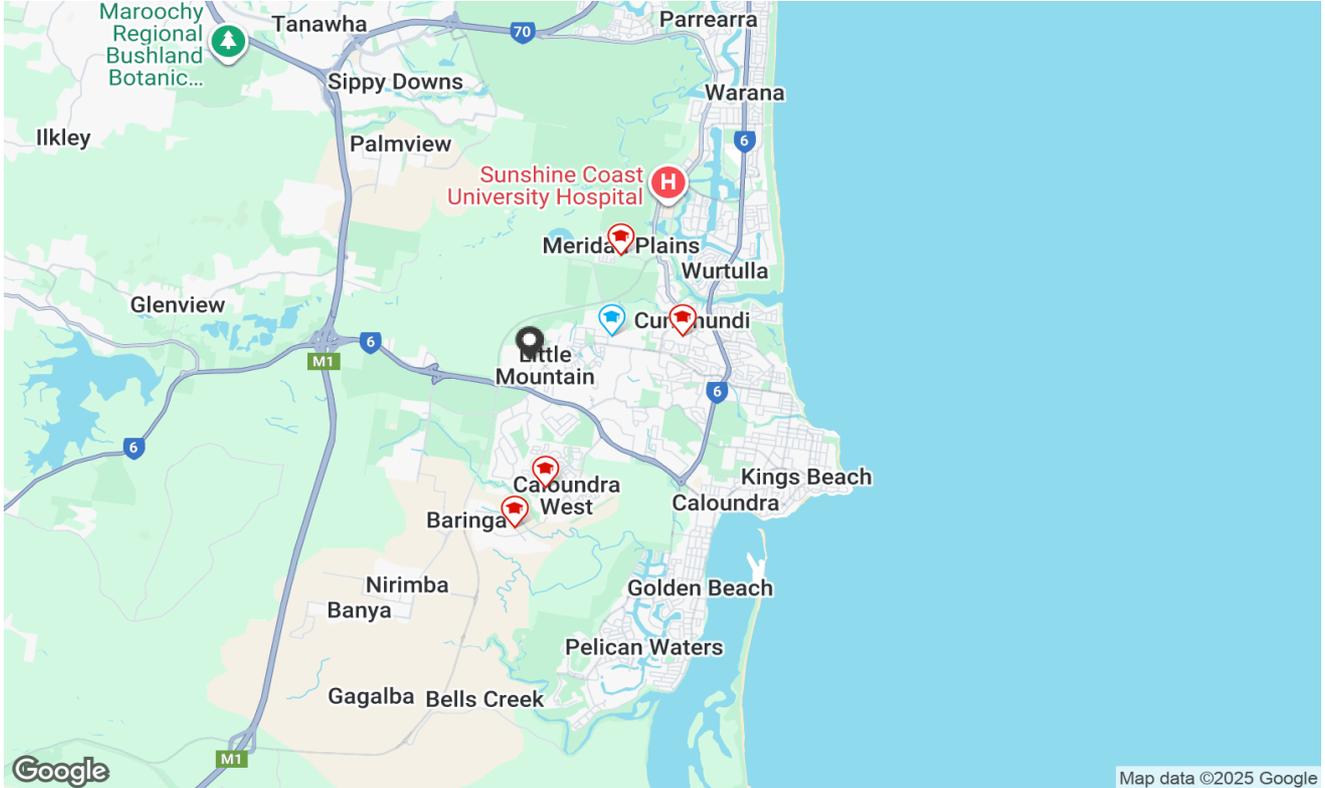
Demographic



The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2016 was 10212 people. By 2021 the population was 11068 showing a population growth of 8.4% in the area during that time. The predominant age group in Little Mountain is 10-19 years. Households in Little Mountain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Little Mountain work in a professional occupation. In 2021, 76.40% of the homes in Little Mountain were owner-occupied compared with 72.60% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	0.9	Not Stated	1.2	78-130K	21.6	40-49	13.2
Childless Couples	41.3	Renting	17.9	52-78K	13.9	100+	0.0
Couples with Children	44.6	Other	4.5	33.8-52K	14.1	50-59	12.7
Single Parents	13.2	Purchaser	38.9	15.6-33.8K	13.0	60-69	10.9
		Owns Outright	37.5	0-15.6K	2.5	90-99	1.4
				130-182K	14.3	30-39	10.1
				182K+	13.2	70-79	11.1
						20-29	8.5
						0-9	10.5
						10-19	15.1

Local Schools

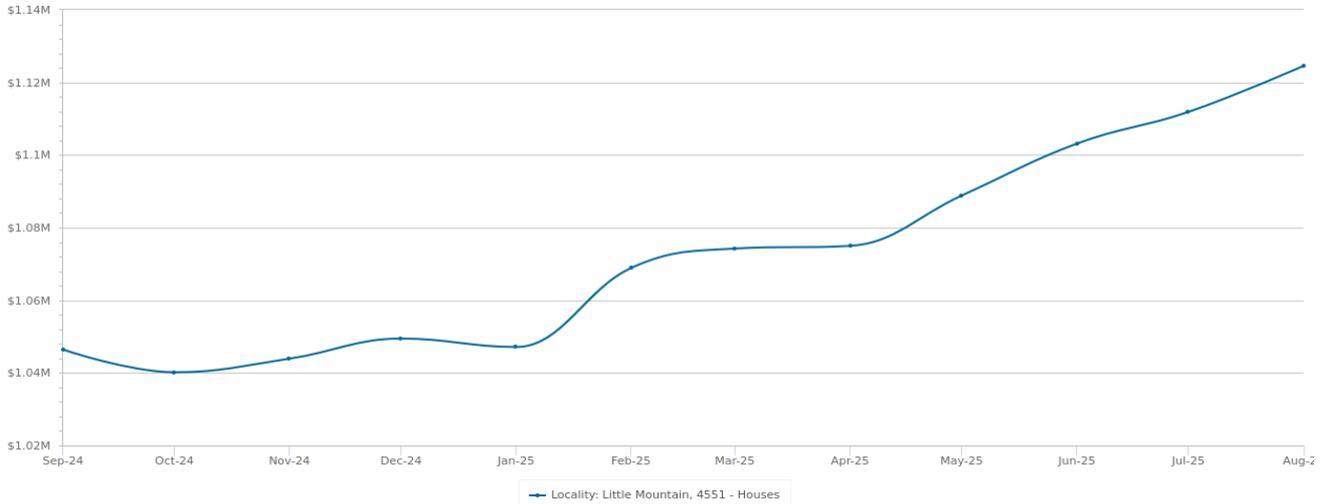


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.79km	Combined	Mixed	Government	0-12
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.75km	Combined	Mixed	Non-Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.92km	Combined	Mixed	Non-Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	3.18km	Primary	Mixed	Government	0-6
 Baringa State Primary School	3.59km	Primary	Mixed	Non-Government	-

 Property is within school catchment area
  Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

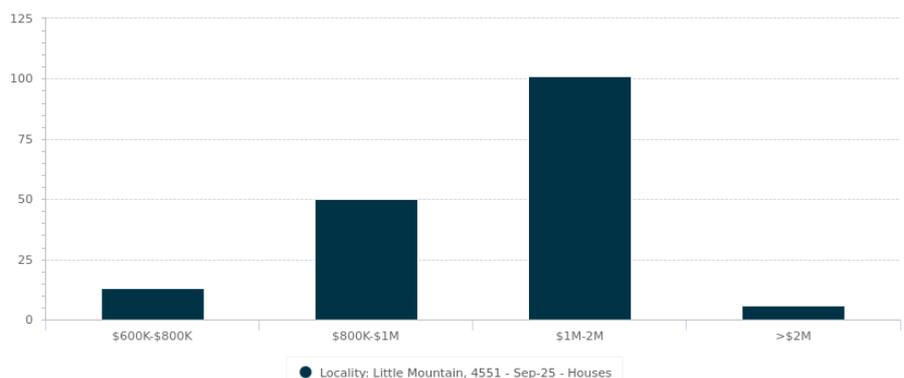


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2025	-	-	-	-	-	-
Aug 2025	13	\$1,124,531	1.1% ▲	25	31	\$750
Jul 2025	21	\$1,111,872	0.8% ▲	25	40	\$750
Jun 2025	16	\$1,103,160	1.3% ▲	23	43	\$750
May 2025	13	\$1,088,854	1.3% ▲	25	43	\$750
Apr 2025	11	\$1,074,979	0.1% ▲	24	35	\$742
Mar 2025	22	\$1,074,242	0.5% ▲	22	47	\$750
Feb 2025	14	\$1,068,927	2.1% ▲	21	47	\$732
Jan 2025	13	\$1,047,118	-0.2% ▼	19	39	\$722
Dec 2024	5	\$1,049,451	0.5% ▲	18	41	\$720
Nov 2024	19	\$1,043,912	0.4% ▲	18	52	\$720
Oct 2024	12	\$1,040,156	-0.6% ▼	16	60	\$700

Sales by Price - 12 months (House)

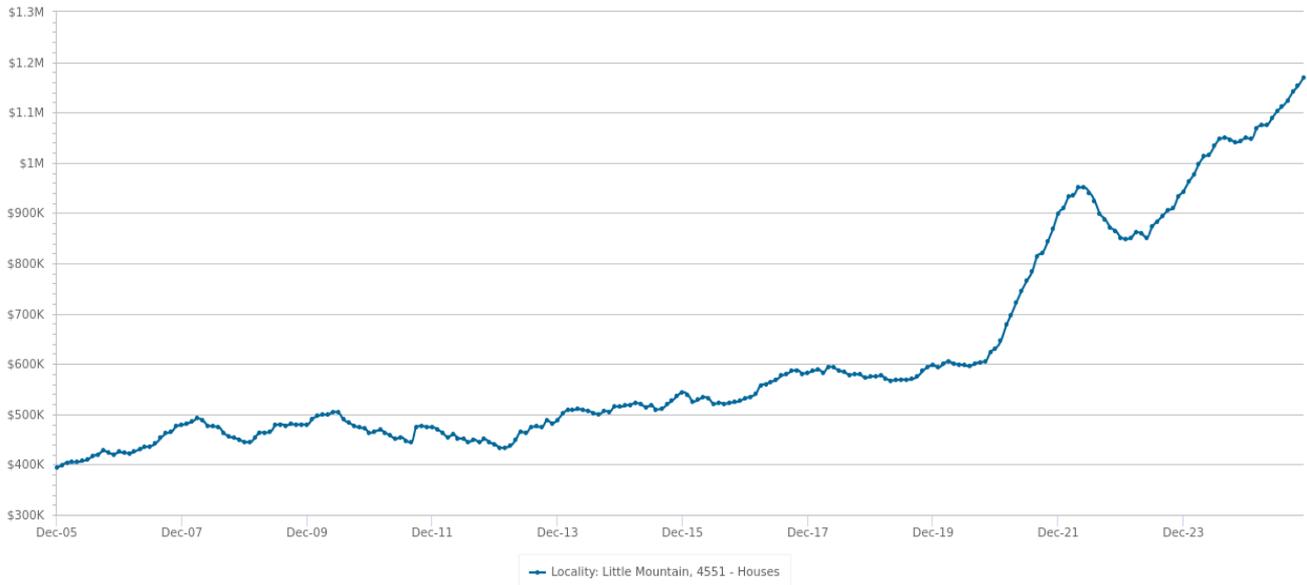
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	13
\$800K-\$1M	50
\$1M-\$2M	101
>\$2M	6



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
2025	170	\$1,169,345	12.0% ▲	25	167	\$800
2024	141	\$1,043,912	11.9% ▲	16	183	\$720
2023	144	\$932,524	7.8% ▲	24	149	\$675
2022	176	\$864,696	-0.5% ▼	11	220	\$662
2021	229	\$868,985	39.3% ▲	9	232	\$580
2020	156	\$623,919	5.1% ▲	34	230	\$517
2019	170	\$593,785	3.8% ▲	40	243	\$500
2018	186	\$572,062	-1.5% ▼	36	274	\$500
2017	188	\$580,899	10.3% ▲	33	253	\$486
2016	187	\$526,712	-1.8% ▼	34	303	\$470
2015	212	\$536,638	4.1% ▲	35	312	\$467
2014	204	\$515,682	7.0% ▲	32	338	\$450
2013	137	\$481,941	8.7% ▲	55	287	\$450
2012	131	\$443,432	-6.6% ▼	62	306	\$430
2011	148	\$474,580	0.5% ▲	78	339	\$420
2010	171	\$472,134	-1.6% ▼	57	331	\$410
2009	190	\$479,766	6.7% ▲	50	317	\$400
2008	205	\$449,542	-5.6% ▼	55	286	\$420
2007	283	\$476,458	13.3% ▲	34	231	\$360
2006	228	\$420,392	6.3% ▲	105	177	\$350

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