Comparative Market Analysis



24/31 NORTH STREET CALOUNDRA QLD 4551

Prepared on **16th April 2026**

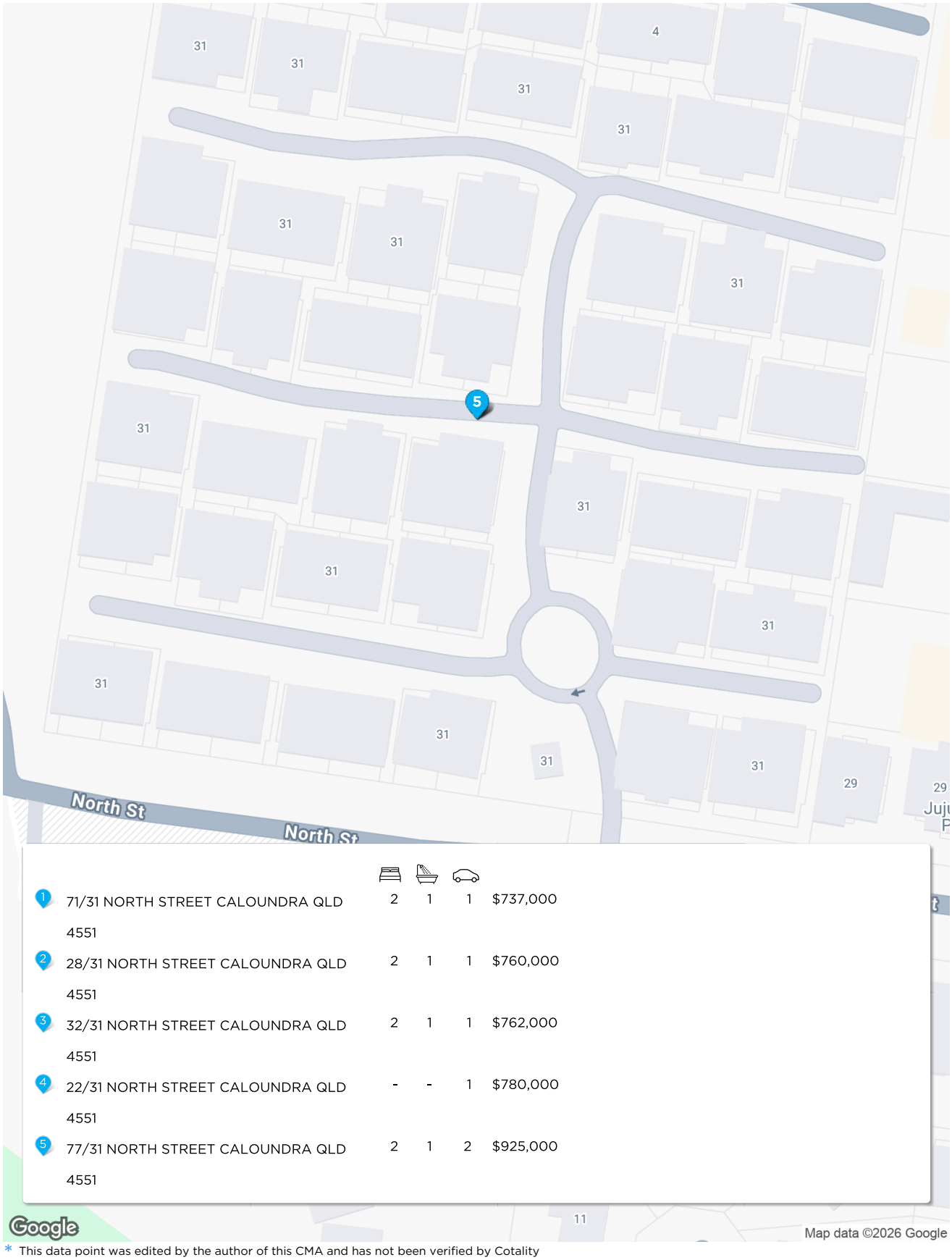
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comparables Map: Sales



1	71/31 NORTH STREET CALOUNDRA QLD 4551	2	1	1	$737,000
2	28/31 NORTH STREET CALOUNDRA QLD 4551	2	1	1	$760,000
3	32/31 NORTH STREET CALOUNDRA QLD 4551	2	1	1	$762,000
4	22/31 NORTH STREET CALOUNDRA QLD 4551	-	-	1	$780,000
5	77/31 NORTH STREET CALOUNDRA QLD 4551	2	1	2	$925,000

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

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Comparable Sales

1 71/31 NORTH STREET CALOUNDRA QLD 4551

Sold $737,000



2 | 1 | 1 | 208m² | 78m²

Year Built	2000	DOM	-
Sold Date	09-Jan-26	Distance	0km
First Listing	-		
Last Listing	-		

2 28/31 NORTH STREET CALOUNDRA QLD 4551

Sold $760,000



2 | 1 | 1 | 208m² | 90m²

Year Built	2000	DOM	1
Sold Date	16-Jan-26	Distance	0km
First Listing	Contact Agent		
Last Listing	Contact Agent		

3 32/31 NORTH STREET CALOUNDRA QLD 4551

Sold $762,000



2 | 1 | 1 | 226m² | 90m²

Year Built	2000	DOM	38
Sold Date	09-Dec-25	Distance	0km
First Listing	Low to mid $700's		
Last Listing	SOLD BY REMAX HINTERLAND		

4 22/31 NORTH STREET CALOUNDRA QLD 4551

Sold $780,000



- | - | 1 | 216m² | 90m²

Year Built	2000	DOM	-
Sold Date	06-Feb-26	Distance	0km
First Listing	-		
Last Listing	-		

5 77/31 NORTH STREET CALOUNDRA QLD 4551

Sold $925,000



2 | 1 | 2 | 218m² | 90m²

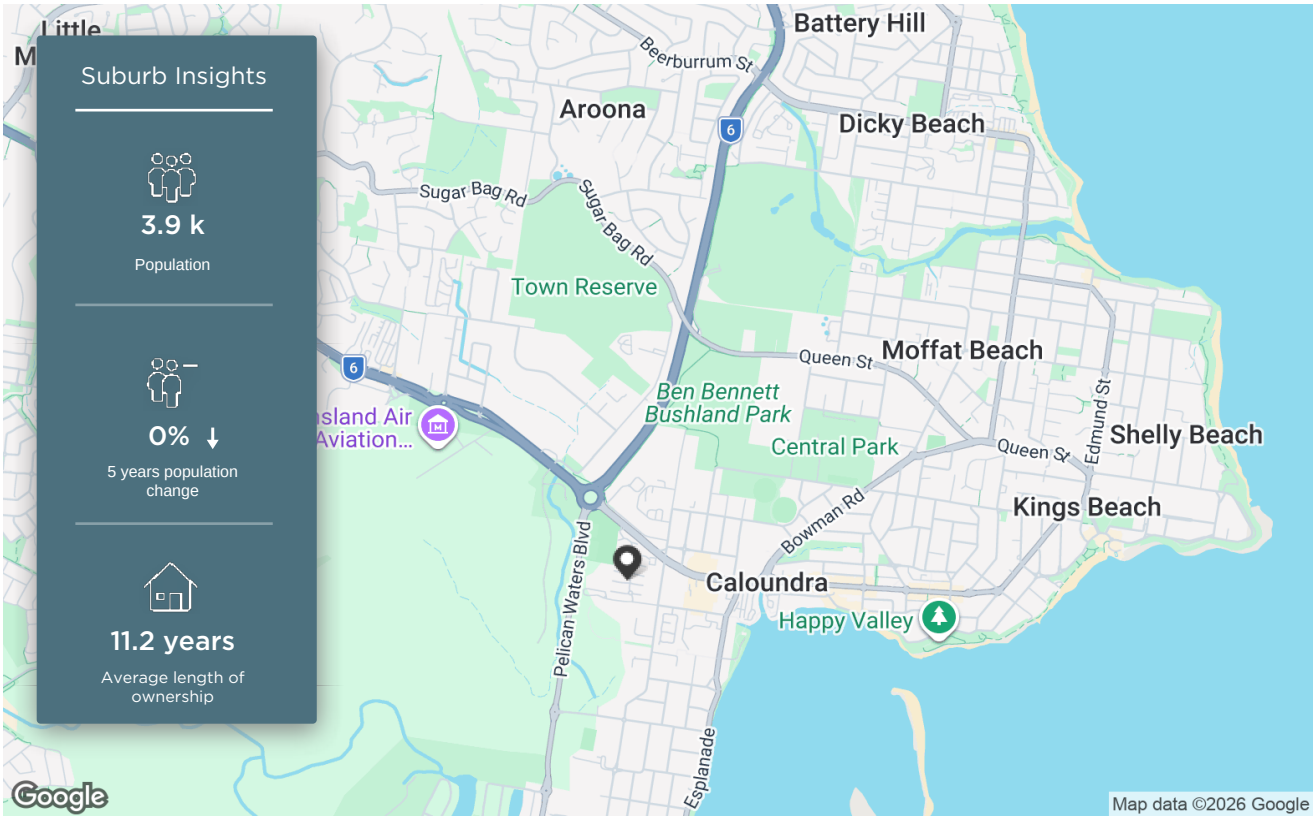
Year Built	2000	DOM	17
Sold Date	30-Jan-26	Distance	0km
First Listing	$365,000		
Last Listing	$365,000		

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

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Caloundra

Demographic

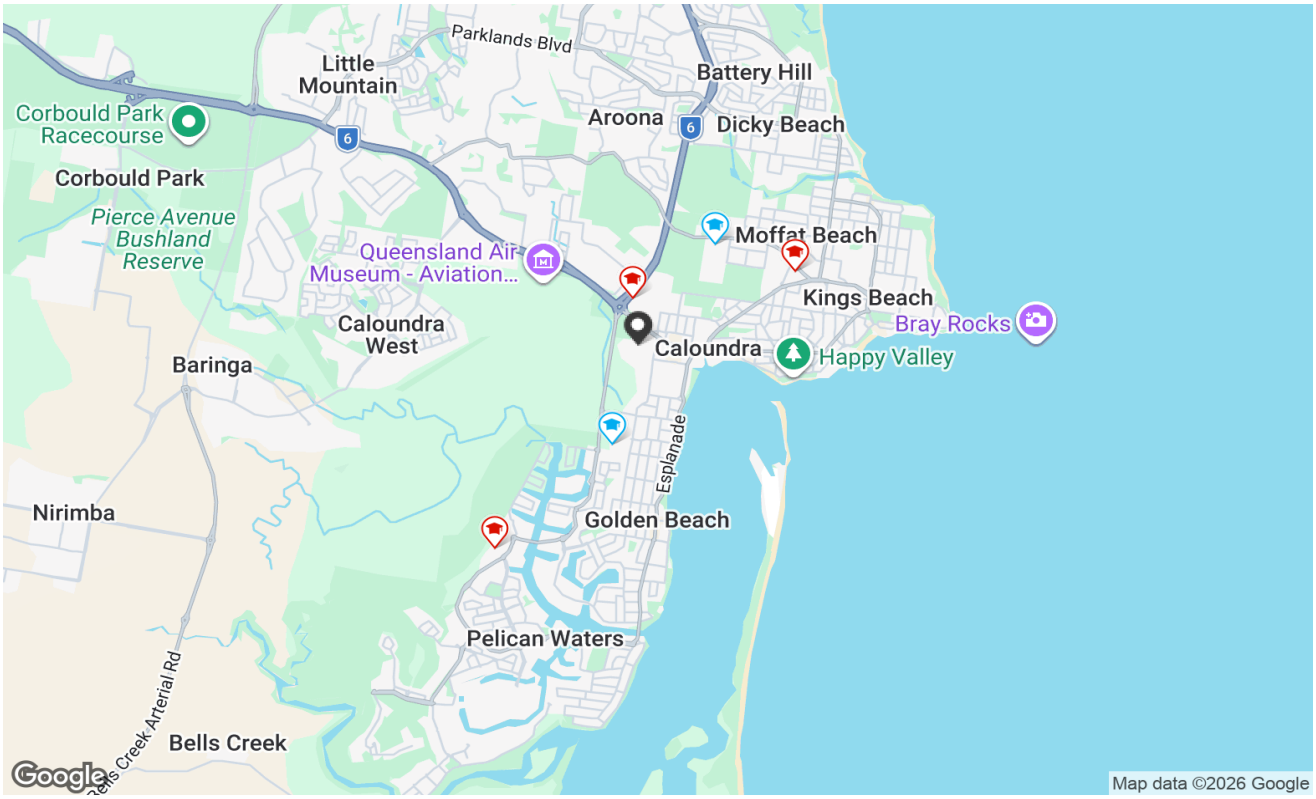


The size of Caloundra is approximately 3.2 square kilometres. It has 8 parks covering nearly 36.9% of total area. The population of Caloundra in 2016 was 3917 people. By 2021 the population was 3932 showing a population growth of 0.4% in the area during that time. The predominant age group in Caloundra is 70-79 years. Households in Caloundra are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Caloundra work in a professional occupation.In 2021, 53.70% of the homes in Caloundra were owner-occupied compared with 49.90% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Couples with Children	22.1	Purchaser	14.7	0-15.6K	5.2	0-9	5.8
Childless Couples	57.0	Other	1.5	52-78K	17.1	10-19	6.8
Single Parents	19.1	Not Stated	2.6	182K+	5.9	20-29	8.5
Other	1.7	Renting	42.6	130-182K	7.3	90-99	2.9
		Owns Outright	39.0	78-130K	15.4	50-59	13.6
				33.8-52K	18.1	60-69	16.3
				15.6-33.8K	23.6	70-79	17.1
						40-49	9.8
						80-89	10.2
						100+	0.1

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Local Schools



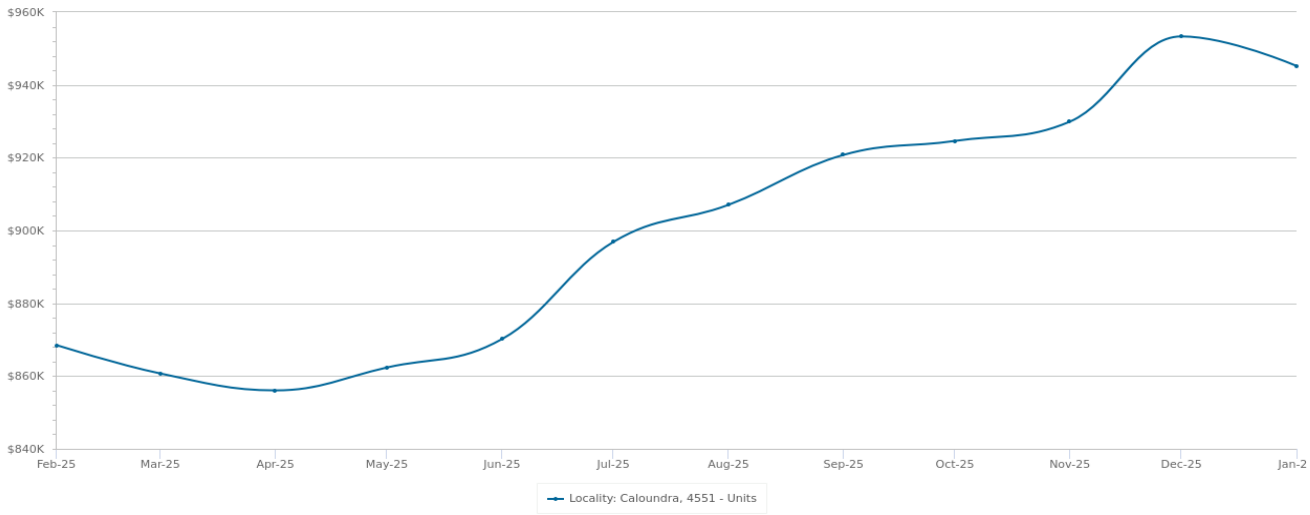
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	0.5km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	1.08km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.34km	Secondary	Mixed	Government	7-12
	Caloundra State School 56A Queen Street Caloundra QLD 4551	1.79km	Primary	Mixed	Government	0-6
	Caloundra City Private School	2.58km	Combined	Mixed	Non-Government	0-12

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

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Recent Market Trends

Median Value - 12 Months (Unit)

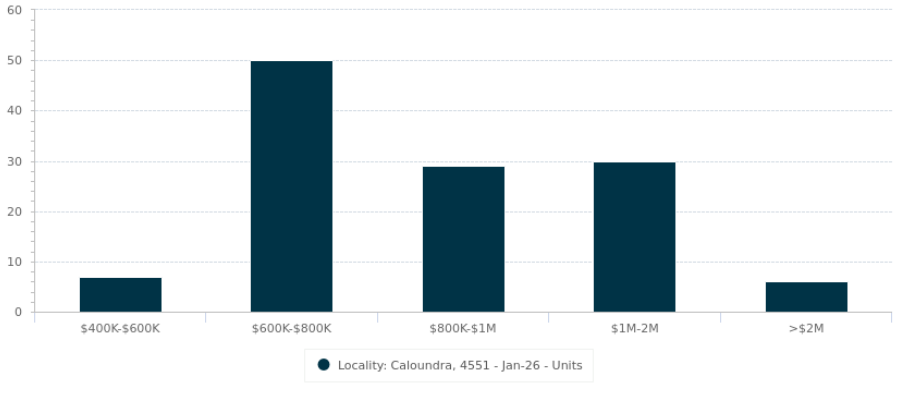


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2026	12	$945,215	-0.9% ▼	40	21	$630
Dec 2025	8	$953,328	2.5% ▲	40	18	$645
Nov 2025	10	$929,927	0.6% ▲	40	36	$630
Oct 2025	17	$924,614	0.4% ▲	43	42	$620
Sep 2025	10	$920,782	1.5% ▲	43	39	$622
Aug 2025	11	$907,058	1.1% ▲	40	43	$650
Jul 2025	12	$896,878	3.1% ▲	31	53	$625
Jun 2025	14	$870,182	0.9% ▲	28	49	$620
May 2025	9	$862,365	0.7% ▲	27	38	$620
Apr 2025	7	$856,061	-0.5% ▼	22	29	$620
Mar 2025	4	$860,692	-0.9% ▼	27	28	$620
Feb 2025	8	$868,481	0.4% ▲	22	32	$607

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	7
$600K-$800K	50
$800K-$1M	29
$1M-$2M	30
>$2M	6

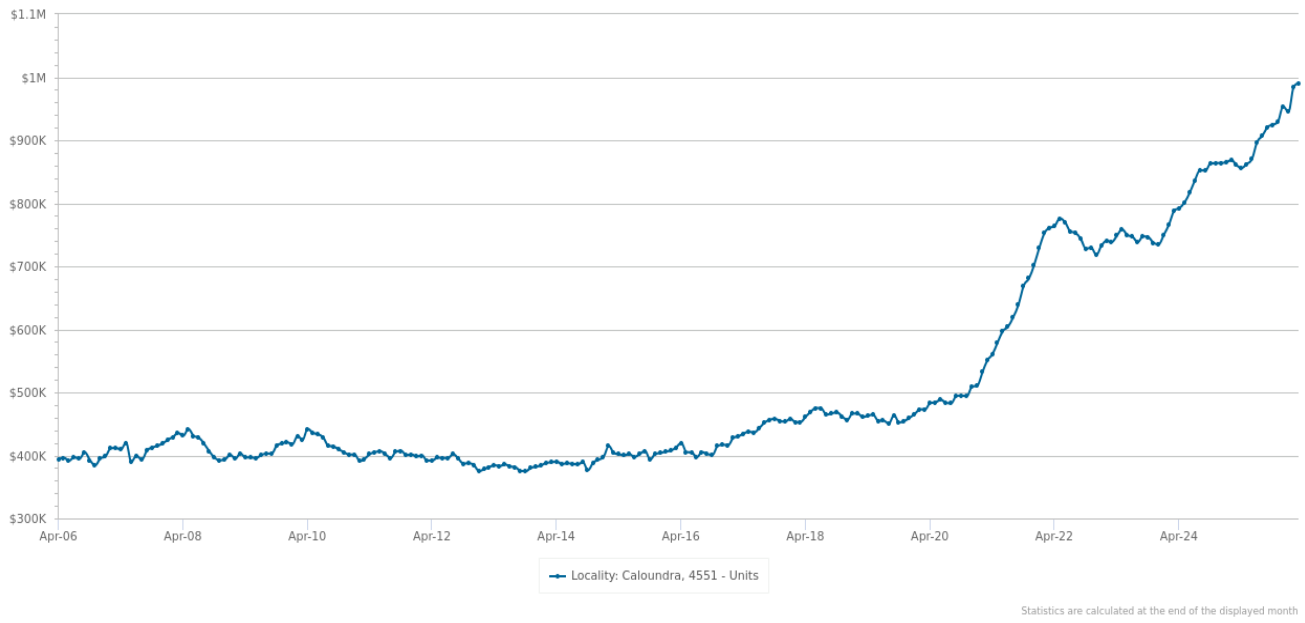


Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Value - 20 Years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	122	$990,330	15.1% ▲	40	140	$650
2025	103	$860,692	9.2% ▲	21	112	$620
2024	112	$787,907	6.7% ▲	38	125	$570
2023	120	$738,602	-2.9% ▼	31	140	$550
2022	181	$760,787	38.2% ▲	15	172	$495
2021	146	$550,511	16.4% ▲	43	165	$425
2020	141	$473,065	2.7% ▲	82	179	$400
2019	144	$460,732	1.7% ▲	60	219	$380
2018	153	$452,877	5.3% ▲	56	198	$380
2017	158	$430,009	4.2% ▲	71	220	$370
2016	153	$412,492	2.1% ▲	50	251	$360
2015	165	$404,062	3.9% ▲	67	209	$345
2014	153	$389,044	2.0% ▲	72	226	$350
2013	131	$381,418	-2.6% ▼	70	233	$327
2012	144	$391,722	-0.7% ▼	72	240	$330
2011	137	$394,470	-7.1% ▼	67	211	$320
2010	168	$424,501	5.3% ▲	67	161	$330
2009	104	$403,098	-7.4% ▼	60	144	$325
2008	301	$435,513	5.8% ▲	82	142	$310
2007	167	$411,798	6.1% ▲	60	107	$260

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