



44 BRAMPTON WAY MERIDAN PLAINS QLD 4551

Prepared on 4th June 2026

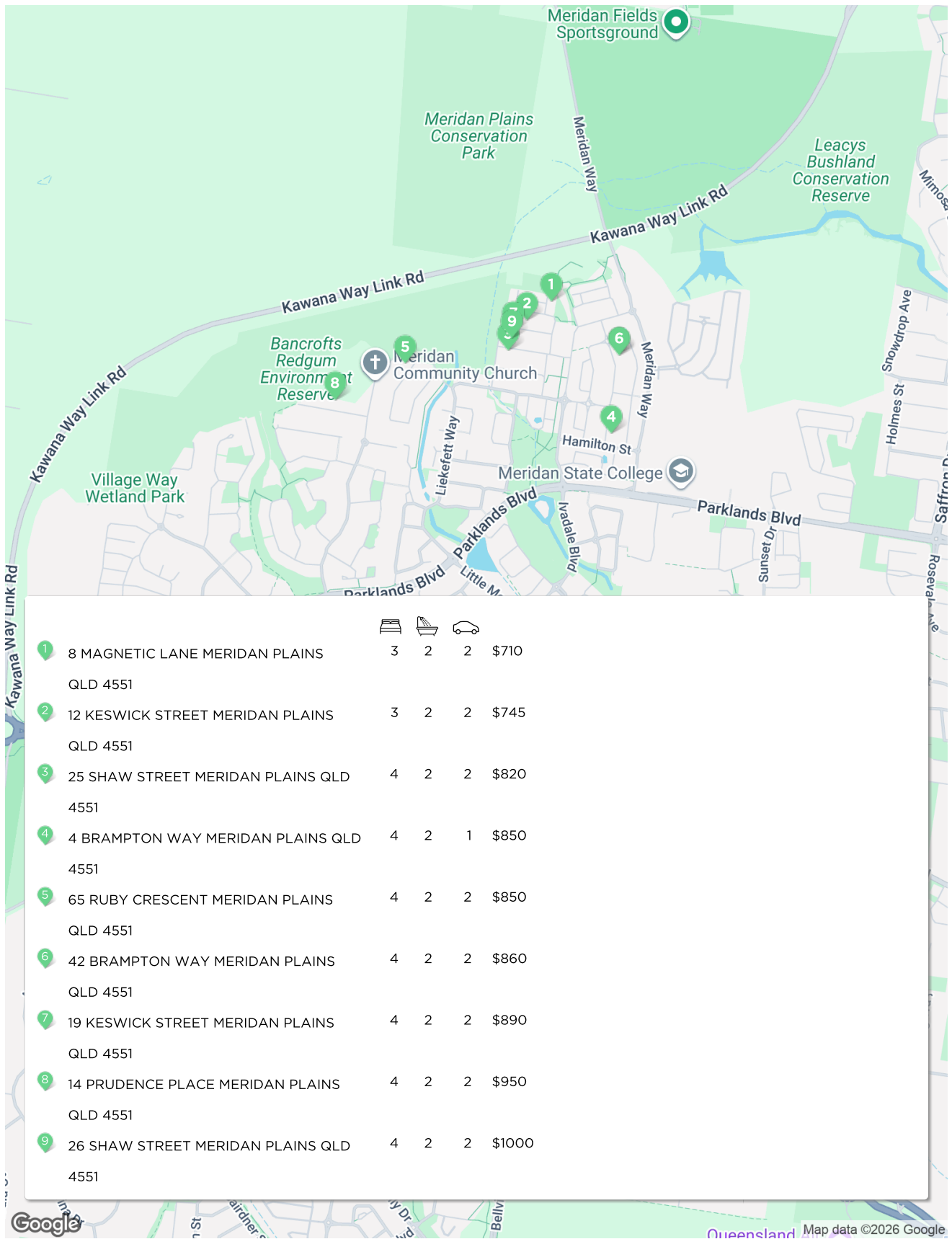
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals



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

Comparable Rentals

1 8 MAGNETIC LANE MERIDAN PLAINS QLD 4551



3 2 2 224m² 130m²
 Year Built 2017 DOM 9 days
 Listing Date 06-Apr-26 Distance 0.3km
 Listing Price \$710/WEEKLY

2 12 KESWICK STREET MERIDAN PLAINS QLD 4551



3 2 2 358m² 132m²
 Year Built 2016 DOM 9 days
 Listing Date 21-Apr-26 Distance 0.34km
 Listing Price \$745/WEEKLY

3 25 SHAW STREET MERIDAN PLAINS QLD 4551



4 2 2 352m² 136m²
 Year Built 2015 DOM 38 days
 Listing Date 23-Feb-26 Distance 0.39km
 Listing Price \$820/WEEKLY

4 4 BRAMPTON WAY MERIDAN PLAINS QLD 4551



4 2 1 352m² 131m²
 Year Built 2015 DOM 16 days
 Listing Date 28-Apr-26 Distance 0.29km
 Listing Price \$850/WEEKLY

5 65 RUBY CRESCENT MERIDAN PLAINS QLD 4551



4 2 2 423m² 148m²
 Year Built 2016 DOM 11 days
 Listing Date 19-Mar-26 Distance 0.76km
 Listing Price \$850/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 42 BRAMPTON WAY MERIDAN PLAINS QLD 4551



4 2 2 346m² 130m²
 Year Built 2015 DOM 37 days
 Listing Date 22-Jan-26 Distance 0.01km
 Listing Price \$860/WEEKLY

7 19 KESWICK STREET MERIDAN PLAINS QLD 4551



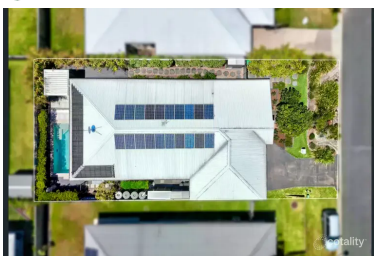
4 2 2 450m² 177m²
 Year Built 2015 DOM 26 days
 Listing Date 02-Apr-26 Distance 0.38km
 Listing Price \$890/WEEKLY

8 14 PRUDENCE PLACE MERIDAN PLAINS QLD 4551



4 2 2 525m² 180m²
 Year Built 2016 DOM 6 days
 Listing Date 29-May-26 Distance 1.02km
 Listing Price \$950/WEEKLY

9 26 SHAW STREET MERIDAN PLAINS QLD 4551

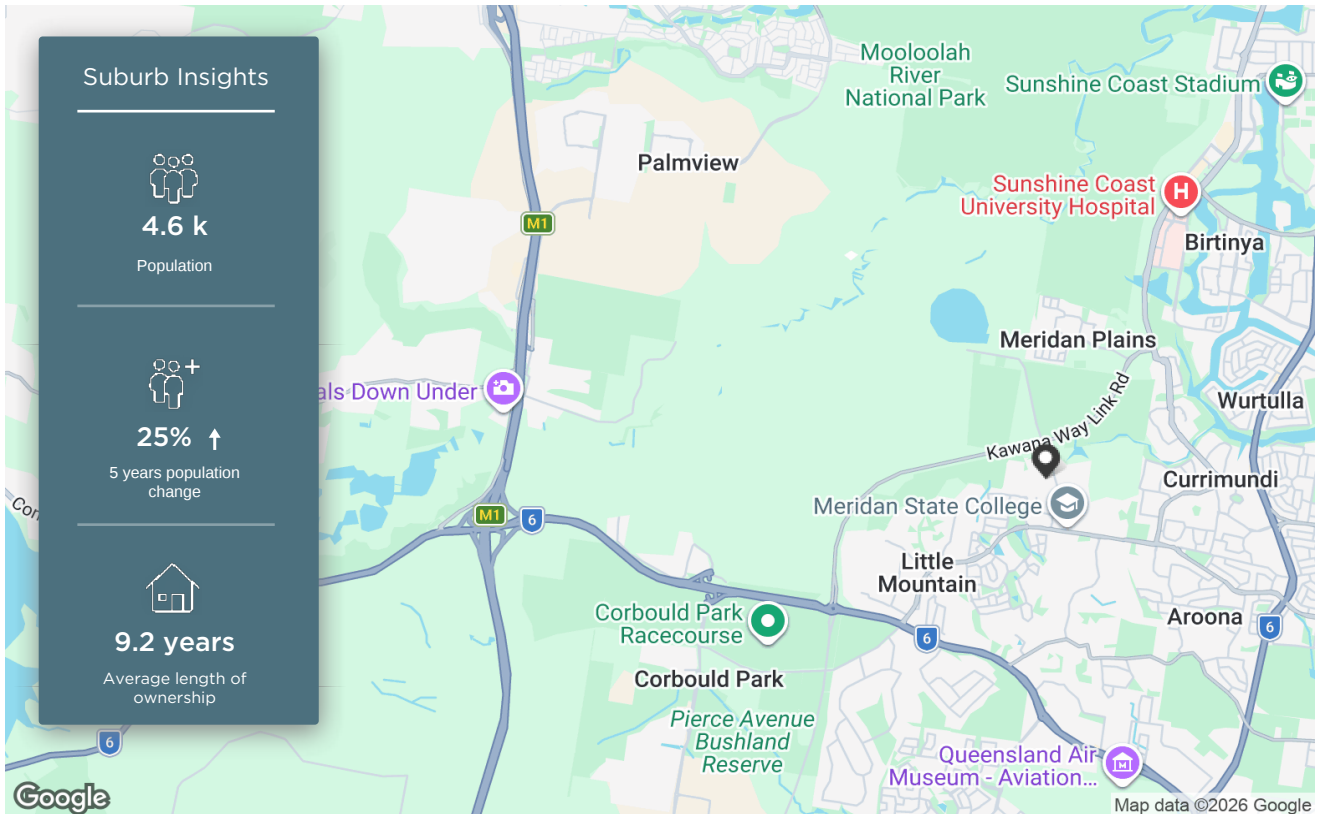


4 2 2 428m² 134m²
 Year Built 2014 DOM 16 days
 Listing Date 23-Feb-26 Distance 0.38km
 Listing Price \$1000/WEEKLY

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

Meridan Plains

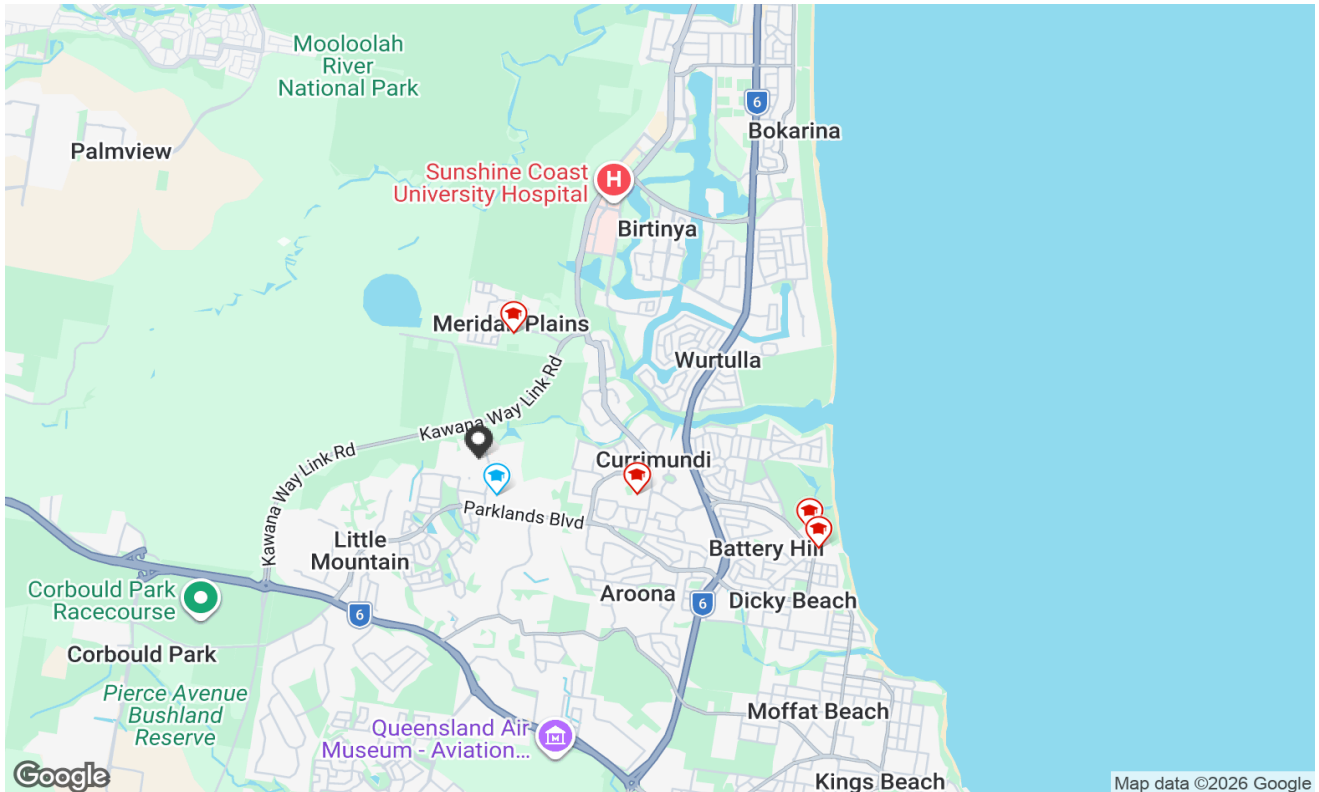
Demographic



The size of Meridan Plains is approximately 17.7 square kilometres. There are 16 parks, covering nearly 17.4% of the total area. The population of Meridan Plains in 2016 was 3675 people. By 2021 the population was 4589 showing a population growth of 24.9% in the area during that time. The predominant age group in Meridan Plains is 10-19 years. Households in Meridan Plains are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Meridan Plains work in a professional occupation. In 2021, 50.00% of the homes in Meridan Plains were owner-occupied compared with 55.10% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.8	Other	7.4	0-15.6K	1.8	0-9	13.3
Couples with Children	39.2	Purchaser	29.7	130-182K	12.8	10-19	15.2
Single Parents	21.4	Owns Outright	20.3	33.8-52K	16.4	40-49	14.1
Other	0.7	Renting	41.0	182K+	9.2	50-59	9.5
		Not Stated	1.2	52-78K	15.5	90-99	0.9
				78-130K	24.6	30-39	13.4
				15.6-33.8K	12.3	20-29	12.7
						80-89	5.4
						100+	0.0
						70-79	9.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	0.44km	Combined	Mixed	Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.39km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	1.67km	Primary	Mixed	Government	0-6
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	3.46km	Primary	Mixed	Government	0-6
	Currimundi Special School	3.59km	Special	Mixed	Government	0-12



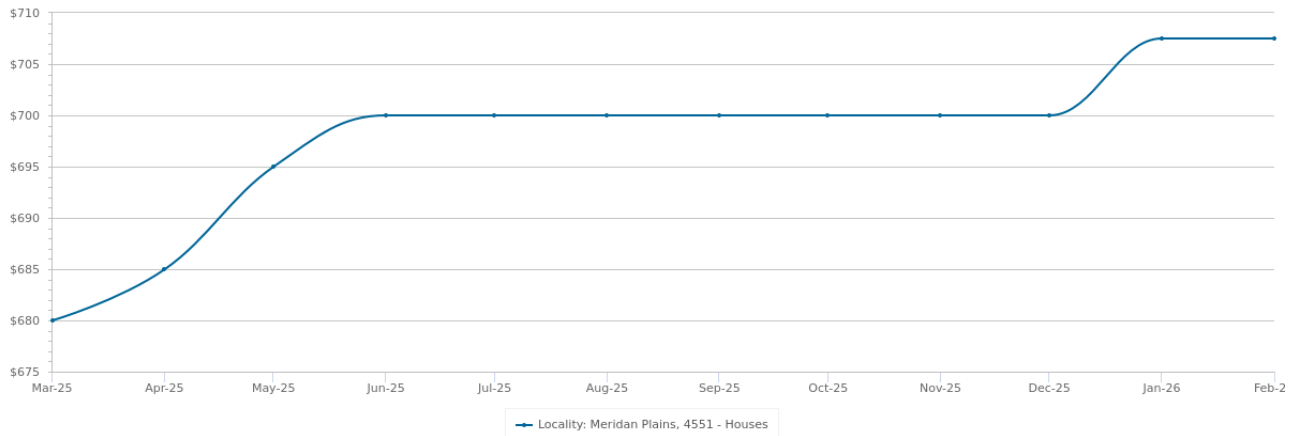
Property is within school catchment area



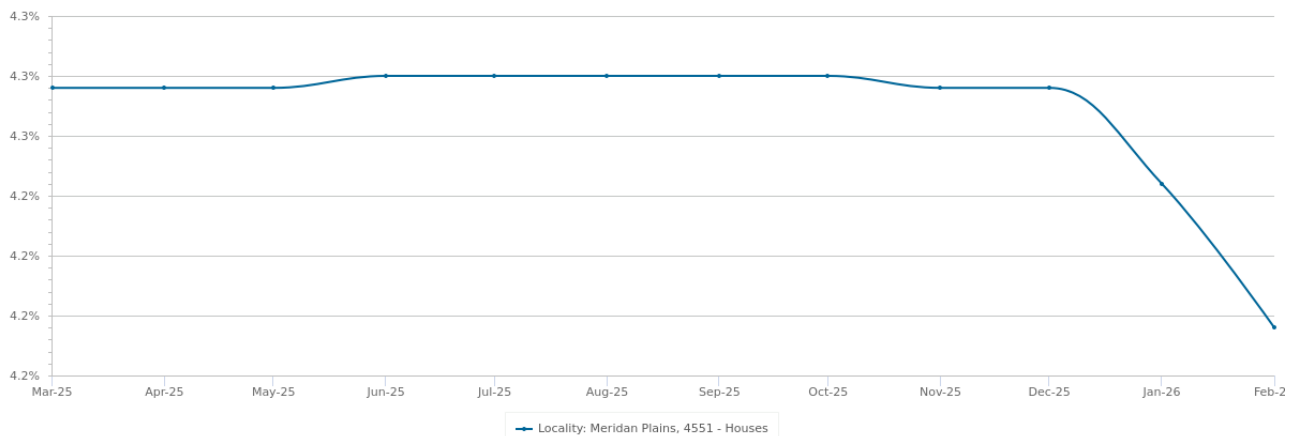
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



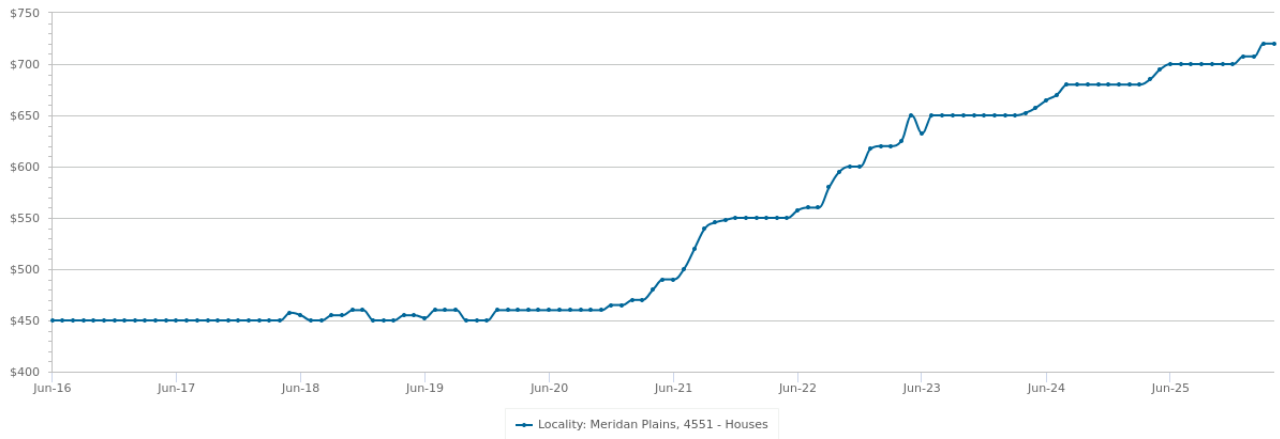
Gross Rental Yield - 12 months



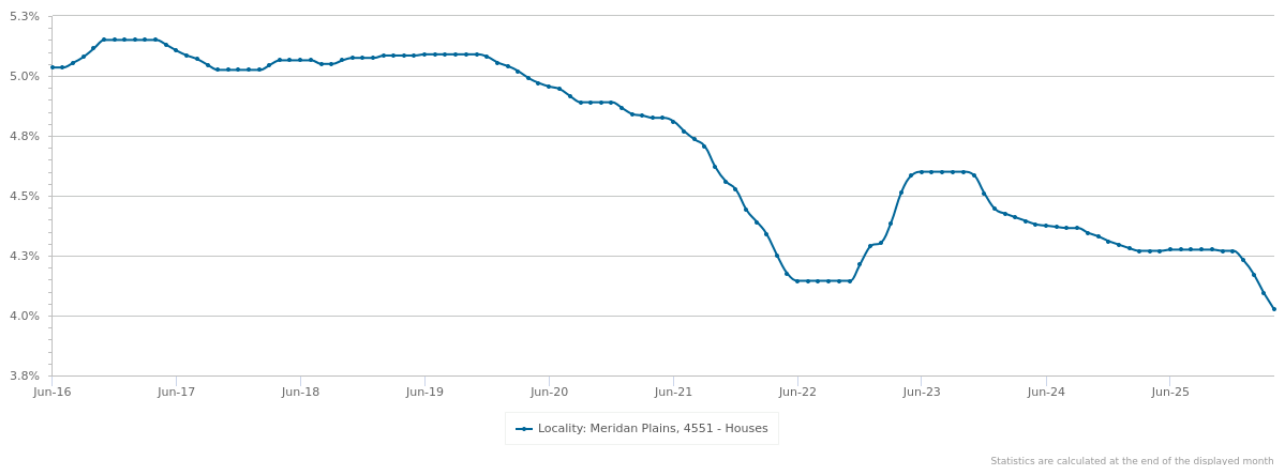
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2026	\$707	0.0%	4.2%	112
Jan 2026	\$707	1.1% ▲	4.2%	110
Dec 2025	\$700	0.0%	4.3%	106
Nov 2025	\$700	0.0%	4.3%	108
Oct 2025	\$700	0.0%	4.3%	114
Sep 2025	\$700	0.0%	4.3%	112
Aug 2025	\$700	0.0%	4.3%	113
Jul 2025	\$700	0.0%	4.3%	115
Jun 2025	\$700	0.7% ▲	4.3%	118
May 2025	\$695	1.5% ▲	4.3%	113
Apr 2025	\$685	0.7% ▲	4.3%	112
Mar 2025	\$680	0.0%	4.3%	111

Long Term Market Trends

Median Asking Rent - 10 years



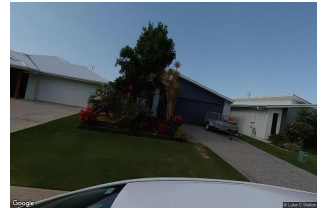
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$720	5.1% ▲	4%	117
2025	\$685	5.0% ▲	4.3%	112
2024	\$652	4.4% ▲	4.4%	95
2023	\$625	13.6% ▲	4.5%	98
2022	\$550	14.6% ▲	4.2%	112
2021	\$480	4.3% ▲	4.8%	133
2020	\$460	1.1% ▲	5%	173
2019	\$455	1.1% ▲	5.1%	244
2018	\$450	0.0%	5.1%	216
2017	\$450	-	5.1%	255

Summary

44 BRAMPTON WAY MERIDAN PLAINS QLD 4551



Appraisal price range

\$850 - \$880 per week

Notes from your agent

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.