



## 16 BOXTHORNE PLACE AROONA QLD 4551

Prepared on 26th February 2026

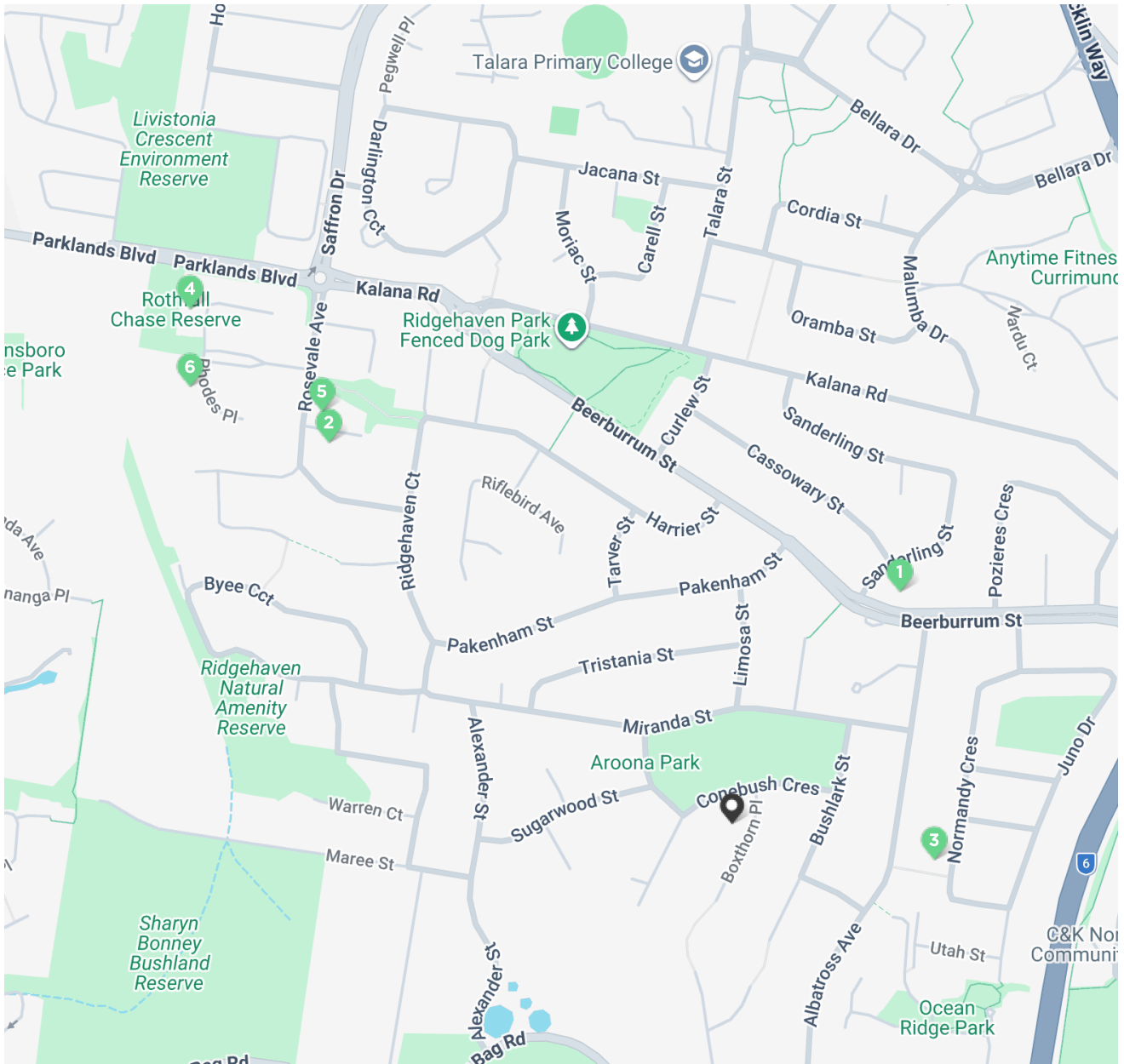
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# Comps Map: Rentals



Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Rent Price
1	91 BEERBURRUM STREET AROONA QLD 4551	4	2	2	\$830
2	9 ROSSITER PLACE AROONA QLD 4551	4	2	2	\$850
3	40 NORMANDY CRESCENT AROONA QLD 4551	3	3	2	\$860
4	8 ROTHFALL CHASE AROONA QLD 4551	4	2	2	\$1000
5	9 ROSEVALE AVENUE AROONA QLD 4551	4	2	2	\$1070
6	13 RHODES PLACE AROONA QLD 4551	4	2	2	\$1100






Google Map data ©2026 Google

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

# Comparable Rentals






## 1 91 BEERBURRUM STREET AROONA QLD 4551



 4  2  2  706m<sup>2</sup>  146m<sup>2</sup>  
 Year Built 1990 DOM 8 days  
 Listing Date 13-Jan-26 Distance 0.43km  
 Listing Price \$830/WEEKLY






## 2 9 ROSSITER PLACE AROONA QLD 4551



 4  2  2  751m<sup>2</sup>  178m<sup>2</sup>  
 Year Built 1994 DOM 15 days  
 Listing Date 21-Nov-25 Distance 0.83km  
 Listing Price \$850/WEEKLY




## 3 40 NORMANDY CRESCENT AROONA QLD 4551



 3  3  2  524m<sup>2</sup>  181m<sup>2</sup>  
 Year Built 1990 DOM 15 days  
 Listing Date 21-Aug-25 Distance 0.31km  
 Listing Price \$860/WEEKLY




## 4 8 ROTHFALL CHASE AROONA QLD 4551



 4  2  2  750m<sup>2</sup>  157m<sup>2</sup>  
 Year Built 1994 DOM 10 days  
 Listing Date 16-Feb-26 Distance 1.12km  
 Listing Price \$1000/WEEKLY

## 5 9 ROSEVALE AVENUE AROONA QLD 4551








 4  2  2  756m<sup>2</sup>  170m<sup>2</sup>  
 Year Built 1993 DOM 35 days  
 Listing Date 12-Sep-25 Distance 0.87km  
 Listing Price \$1070/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 13 RHODES PLACE AROONA QLD 4551

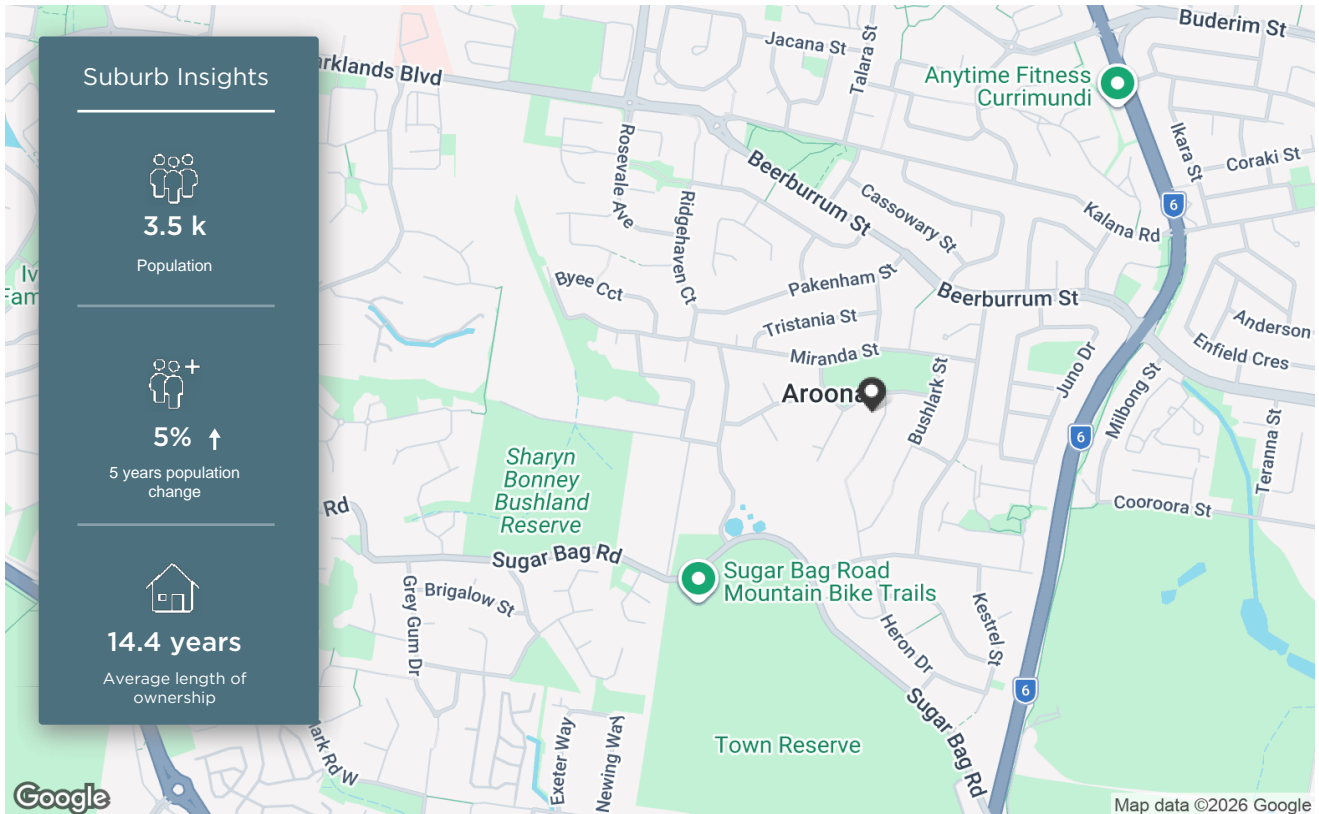


 4  2  2  750m<sup>2</sup>  186m<sup>2</sup>  
Year Built 1995 DOM 17 days  
Listing Date 03-Dec-25 Distance 1.04km  
Listing Price \$1100/WEEKLY

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

# Aroona

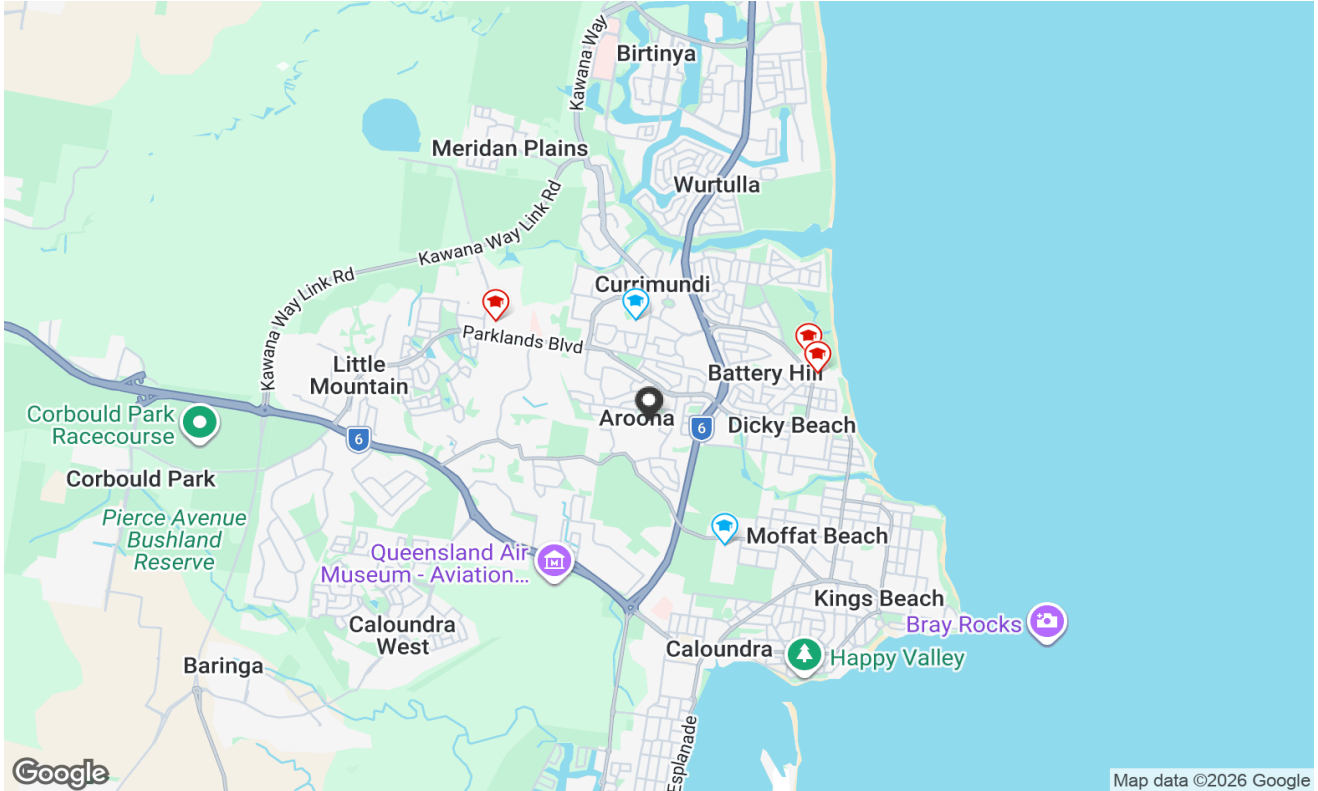
## Demographic



The size of Aroona is approximately 1.9 square kilometres. It has 10 parks covering nearly 13.4% of total area. The population of Aroona in 2016 was 3287 people. By 2021 the population was 3466 showing a population growth of 5.4% in the area during that time. The predominant age group in Aroona is 50-59 years. Households in Aroona are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Aroona work in a professional occupation. In 2021, 83.80% of the homes in Aroona were owner-occupied compared with 80.50% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.5	Other	0.6	0-15.6K	1.8	0-9	10.7
Couples with Children	44.4	Purchaser	47.0	33.8-52K	12.8	100+	0.0
Other	1.2	Owns Outright	36.8	78-130K	23.1	30-39	11.2
Single Parents	11.9	Renting	14.2	130-182K	16.3	50-59	14.0
		Not Stated	1.6	52-78K	14.9	40-49	13.8
				15.6-33.8K	8.5	20-29	9.2
				182K+	15.1	80-89	3.4
						10-19	13.8
						90-99	0.4
						70-79	10.0

# Local Schools



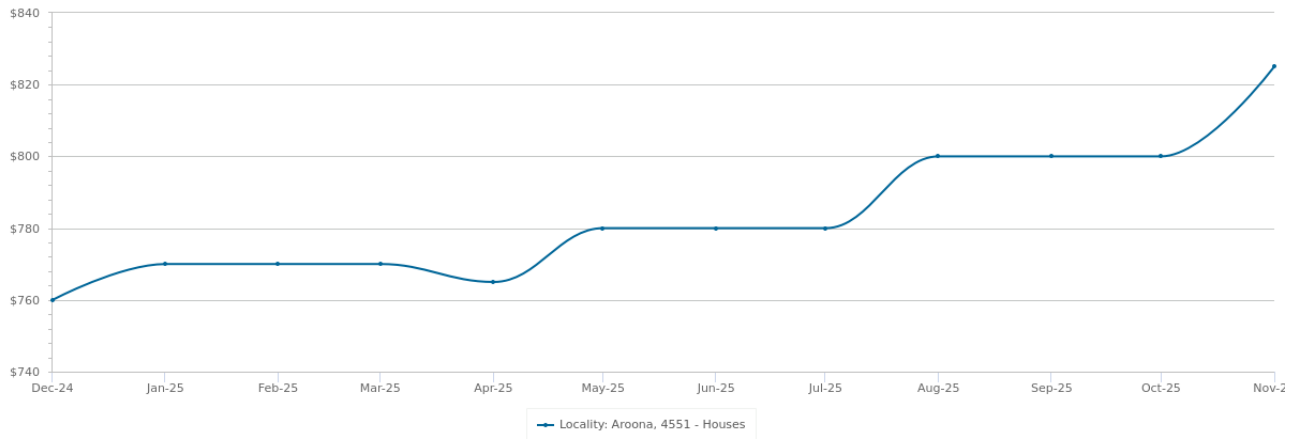
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	1.07km	Primary	Mixed	Government	0-6
	<b>Caloundra State High School</b> 40 Bower Street Caloundra QLD 4551	1.55km	Secondary	Mixed	Government	7-12
	<b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	1.79km	Primary	Mixed	Government	0-6
	<b>Currimundi Special School</b>	1.82km	Special	Mixed	Government	0-12
	<b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	1.84km	Combined	Mixed	Government	0-12

 Property is within school catchment area

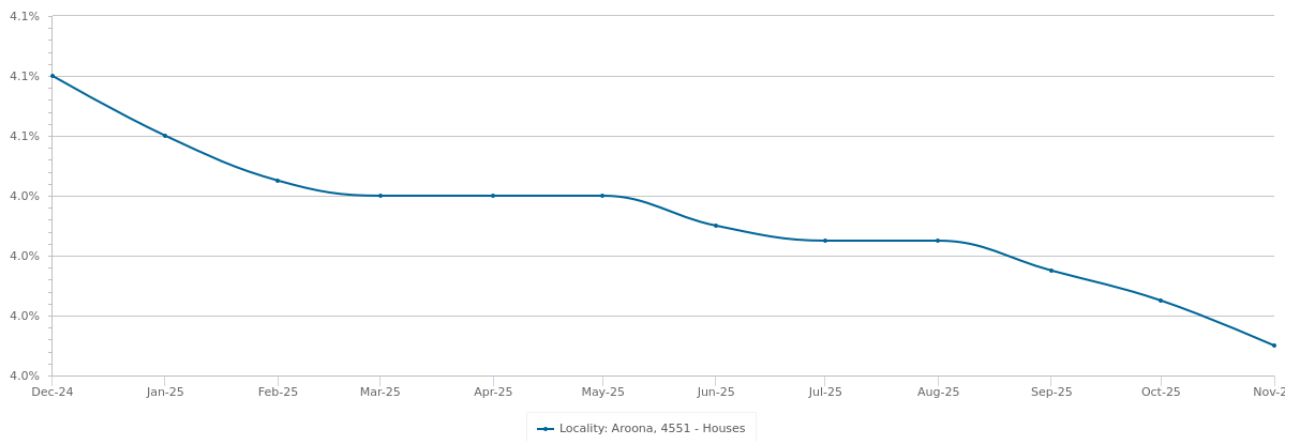
 Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



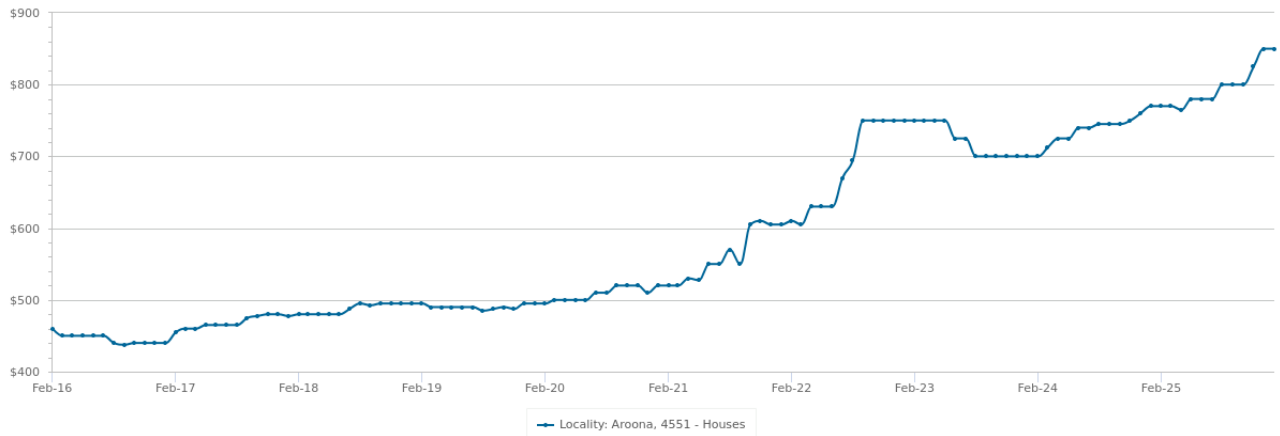
Gross Rental Yield - 12 months



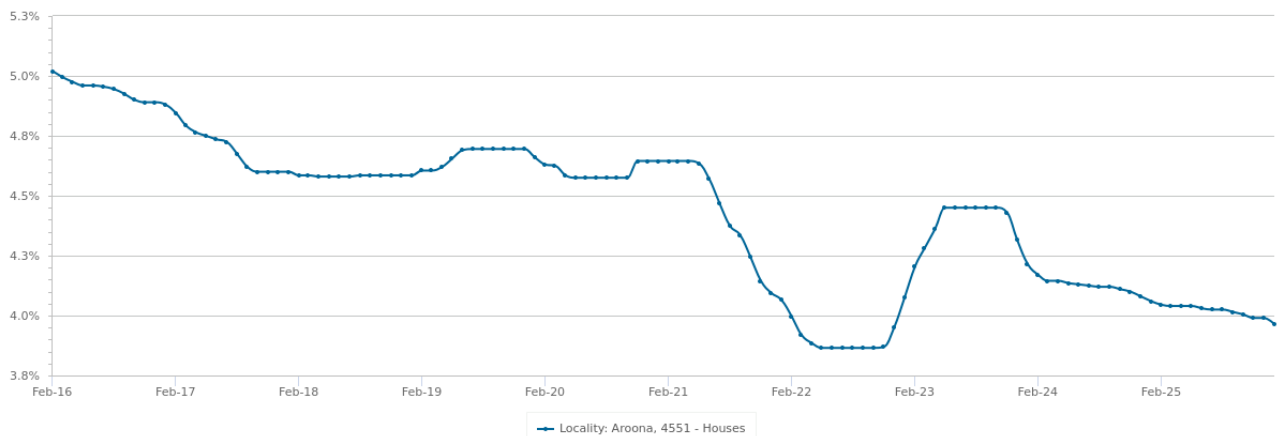
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$825	3.1% ▲	4%	34
Oct 2025	\$800	0.0%	4%	37
Sep 2025	\$800	0.0%	4%	34
Aug 2025	\$800	2.6% ▲	4%	34
Jul 2025	\$780	0.0%	4%	32
Jun 2025	\$780	0.0%	4%	32
May 2025	\$780	2.0% ▲	4%	35
Apr 2025	\$765	-0.6% ▼	4%	36
Mar 2025	\$770	0.0%	4%	38
Feb 2025	\$770	0.0%	4%	38
Jan 2025	\$770	1.3% ▲	4.1%	38
Dec 2024	\$760	1.3% ▲	4.1%	38

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$850	10.4% ▲	4%	36
2025	\$770	10.0% ▲	4.1%	38
2024	\$700	-6.7% ▼	4.2%	45
2023	\$750	24.0% ▲	4.1%	34
2022	\$605	16.3% ▲	4.1%	32
2021	\$520	5.1% ▲	4.6%	38
2020	\$495	0.0%	4.7%	61
2019	\$495	3.7% ▲	4.6%	60
2018	\$477	8.5% ▲	4.6%	56
2017	\$440	-6.4% ▼	4.9%	72

# Summary

16 BOXTHORNE PLACE AROONA QLD 4551



**Appraisal price range**  
\$950 to \$1000 per week

**Notes from your agent**

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