



2/3 WARNE TERRACE KINGS BEACH QLD 4551

Prepared on 4th September 2025

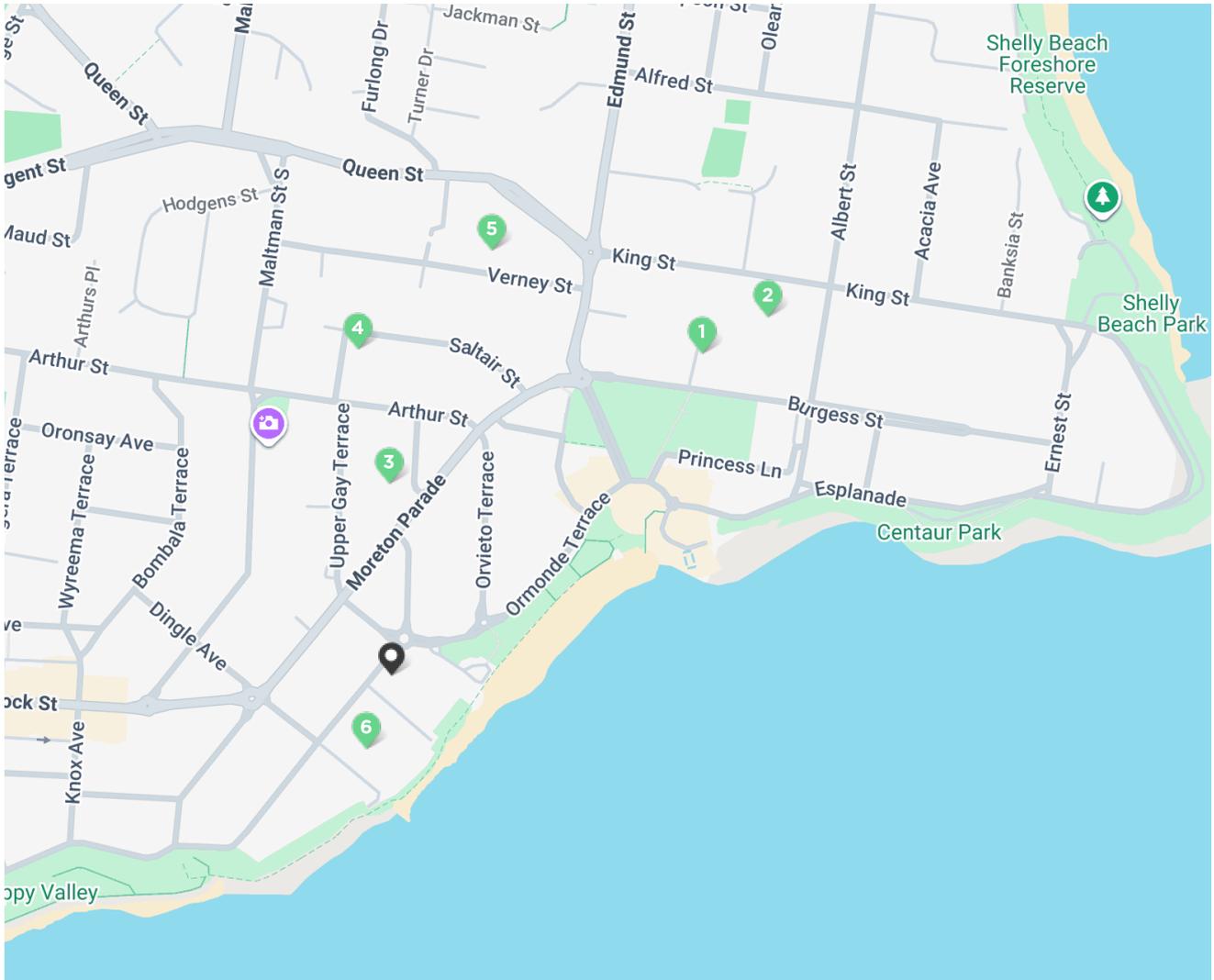
Admin First National
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Comps Map: Rentals



1 9/35 BURGESS STREET KINGS BEACH QLD 4551	2	1	1	\$550
2 7/34 KING STREET KINGS BEACH QLD 4551	2	1	1	\$590
3 5/14 MAHIA TERRACE KINGS BEACH QLD 4551	2	1	1	\$590
4 12/26 SALT AIR STREET KINGS BEACH QLD 4551	2	1	1	\$595
5 4/15 VERNEY STREET KINGS BEACH QLD 4551	2	1	1	\$620
6 5/9 DINGLE AVENUE KINGS BEACH QLD 4551	2	1	1	\$690



Map data ©2025 Google

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

Comparable Rentals

1 9/35 BURGESS STREET KINGS BEACH QLD 4551



 2  1  1  97m²  63m²
 Year Built 1980 DOM 30 days
 Listing Date 03-Jul-25 Distance 0.62km
 Listing Price \$550/WEEKLY

2 7/34 KING STREET KINGS BEACH QLD 4551



 2  1  1  99m²  99m²
 Year Built 1995 DOM 13 days
 Listing Date 22-Aug-25 Distance 0.72km
 Listing Price \$590/WEEKLY

3 5/14 MAHIA TERRACE KINGS BEACH QLD 4551



 2  1  1  107m²  107m²
 Year Built 1993 DOM 37 days
 Listing Date 01-Jul-25 Distance 0.27km
 Listing Price \$590/WEEKLY

4 12/26 SALTAIR STREET KINGS BEACH QLD 4551



 2  1  1  89m²  89m²
 Year Built 1989 DOM 33 days
 Listing Date 01-Aug-25 Distance 0.46km
 Listing Price \$595/WEEKLY

5 4/15 VERNEY STREET KINGS BEACH QLD 4551



 2  1  1  102m²  70m²
 Year Built 1991 DOM 24 days
 Listing Date 11-Aug-25 Distance 0.61km
 Listing Price \$620/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

 5/9 DINGLE AVENUE KINGS BEACH QLD 4551



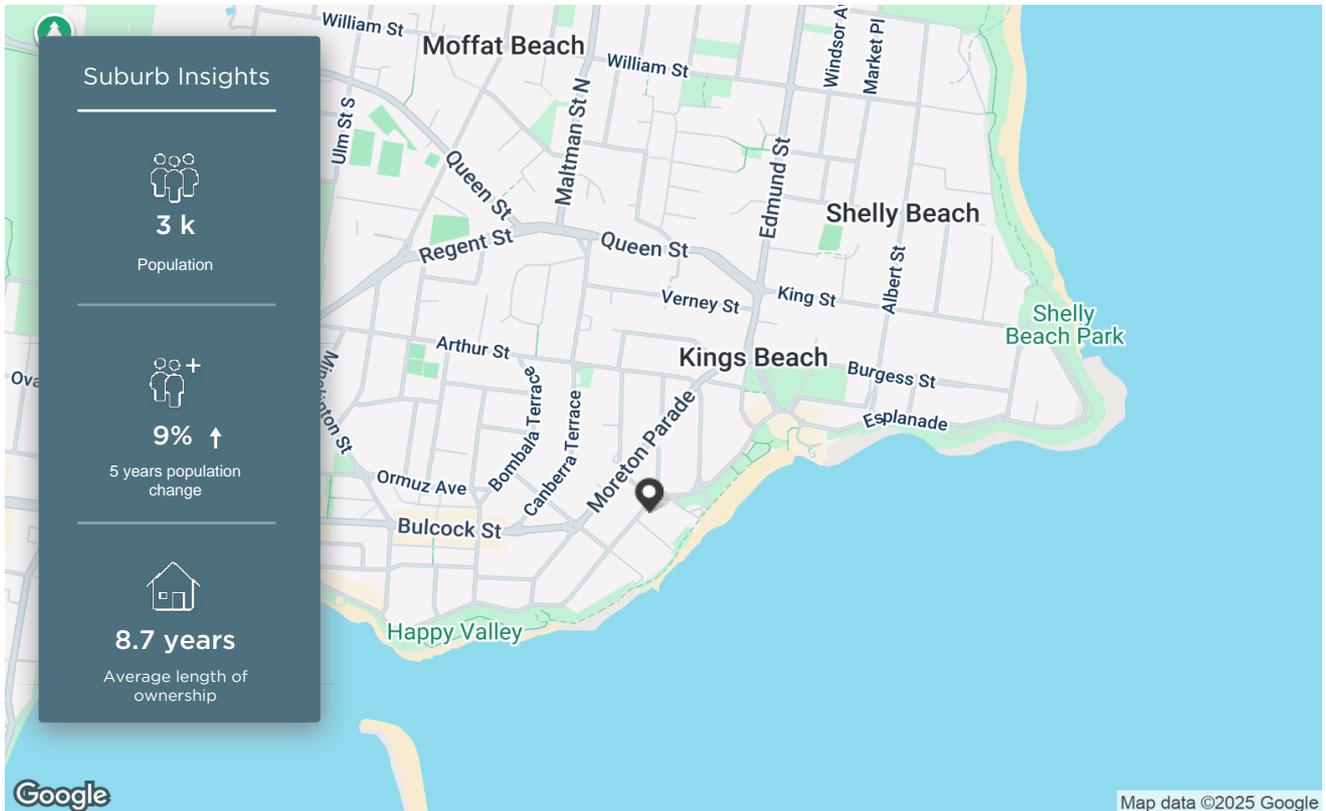
 2  1  1  120m²
Year Built 1980
Listing Date 01-Sep-25
Listing Price \$690/WEEKLY

 120m²
DOM 3 days
Distance 0.11km

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

Kings Beach

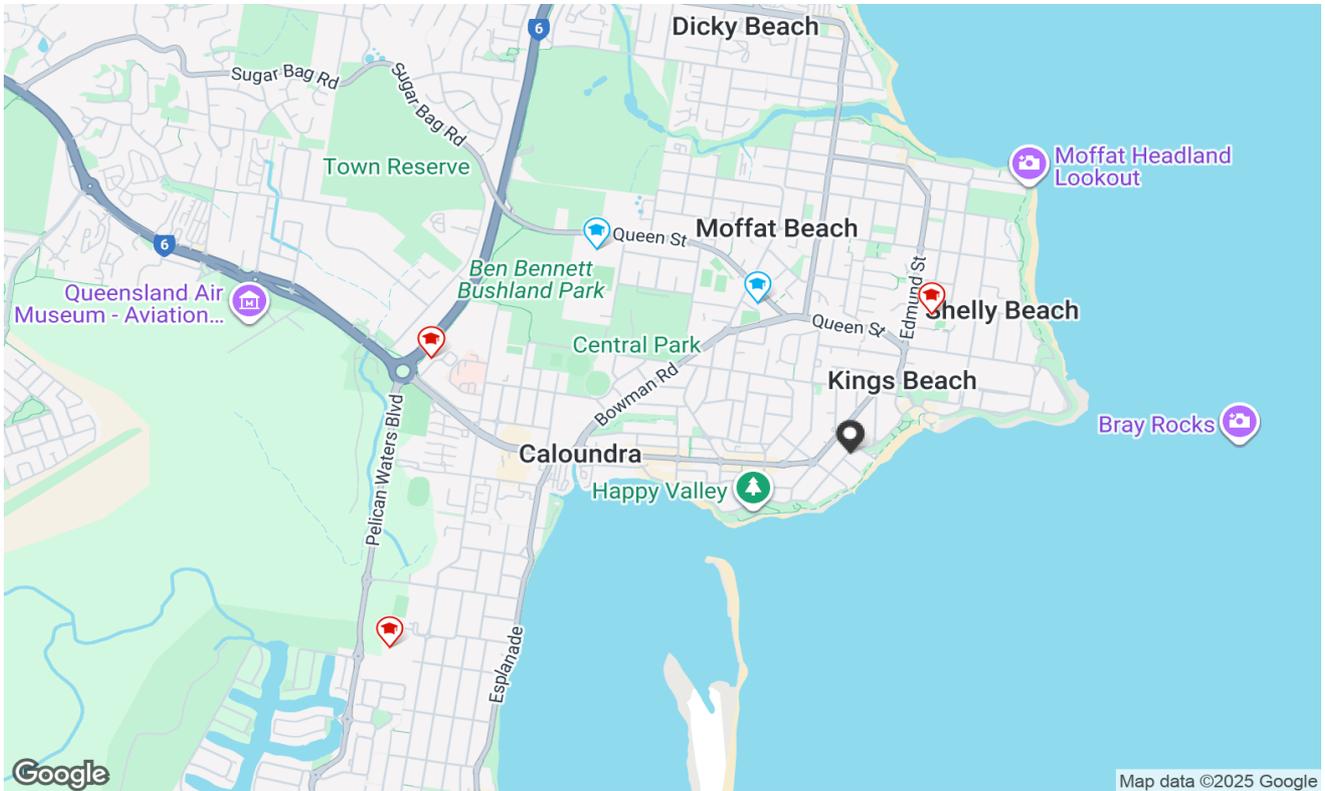
Demographic



The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2016 was 2788 people. By 2021 the population was 3042 showing a population growth of 9.1% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2021, 52.40% of the homes in Kings Beach were owner-occupied compared with 43.00% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	15.5	Other	0.8	15.6-33.8K	17.7	20-29	12.0
Other	1.9	Owns Outright	36.5	0-15.6K	3.9	30-39	10.4
Childless Couples	66.3	Purchaser	15.9	52-78K	19.2	100+	0.0
Couples with Children	16.2	Renting	45.7	182K+	8.3	10-19	6.3
		Not Stated	0.8	130-182K	8.3	90-99	0.7
				78-130K	22.3	60-69	20.1
				33.8-52K	15.7	80-89	4.2
						70-79	15.1
						50-59	15.8
						0-9	4.5

Local Schools



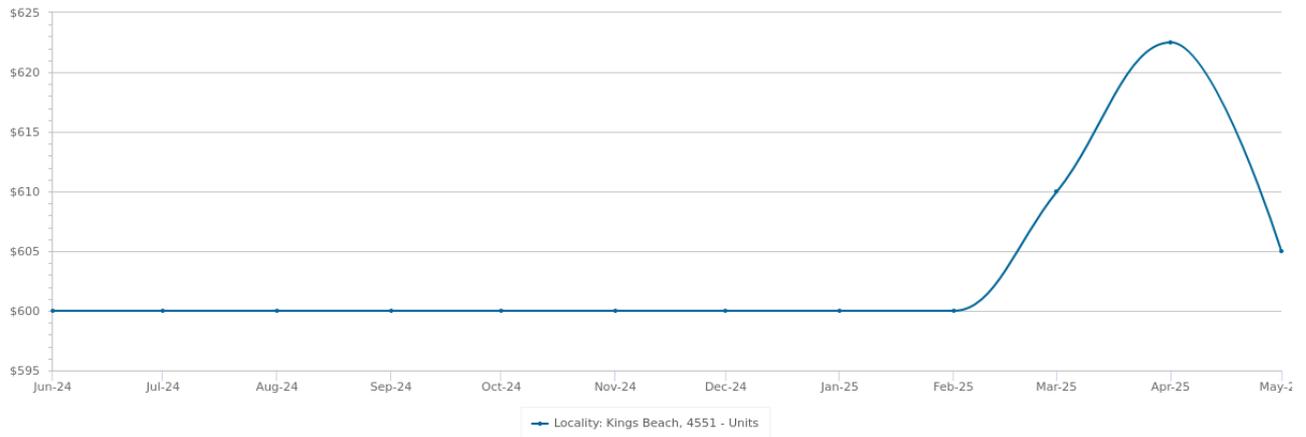
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Our Lady of the Rosary School	0.85km	Primary	Mixed	Non-Government	0-6
 Caloundra State School 56A Queen Street Caloundra QLD 4551	0.92km	Primary	Mixed	Government	0-6
 Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.66km	Secondary	Mixed	Government	7-12
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.14km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.52km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

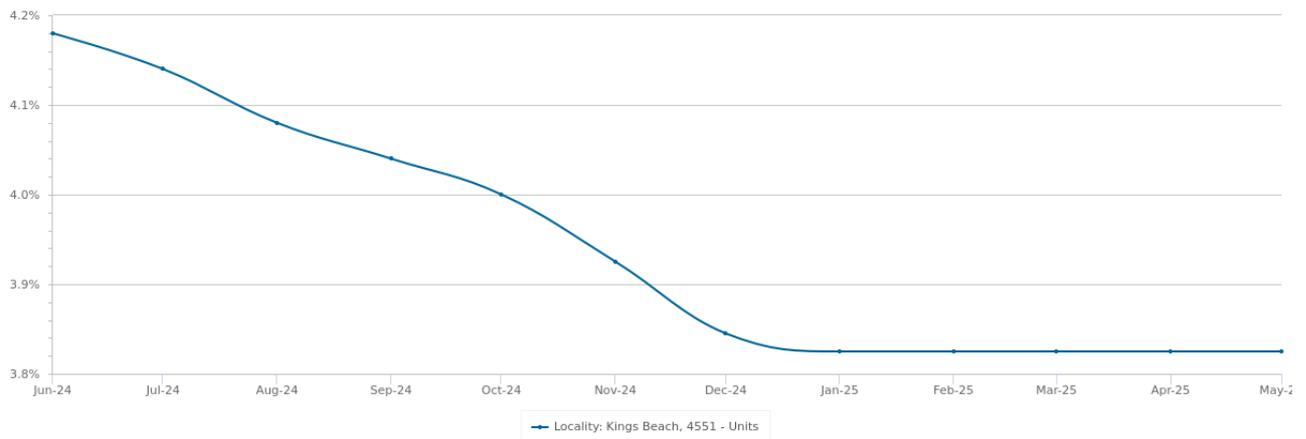
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

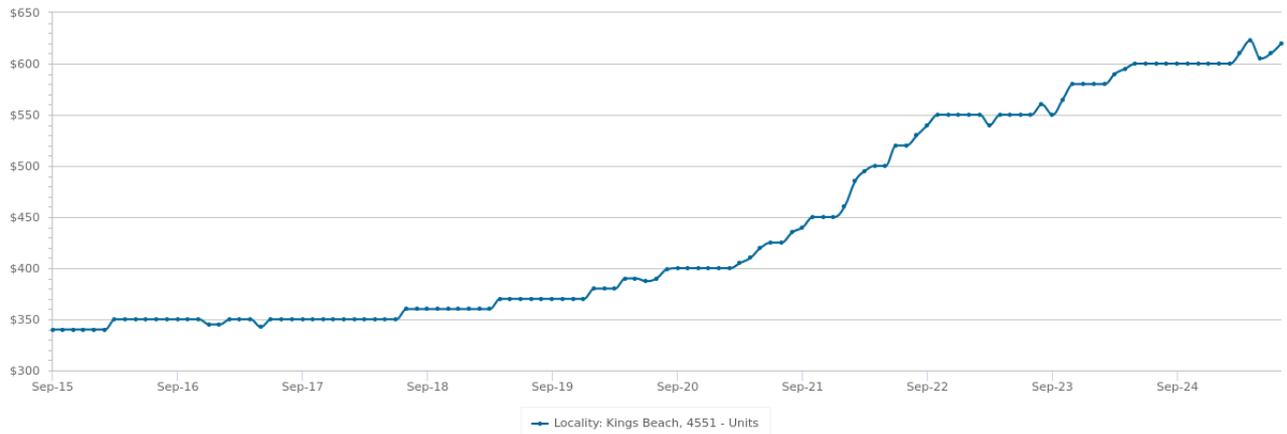


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
May 2025	\$605	-2.8% ▼	3.8%	114
Apr 2025	\$622	2.0% ▲	3.8%	125
Mar 2025	\$610	1.7% ▲	3.8%	127
Feb 2025	\$600	0.0%	3.8%	138
Jan 2025	\$600	0.0%	3.8%	143
Dec 2024	\$600	0.0%	3.8%	145
Nov 2024	\$600	0.0%	3.9%	146
Oct 2024	\$600	0.0%	4%	151
Sep 2024	\$600	0.0%	4%	157
Aug 2024	\$600	0.0%	4.1%	162
Jul 2024	\$600	0.0%	4.1%	170
Jun 2024	\$600	0.0%	4.2%	180

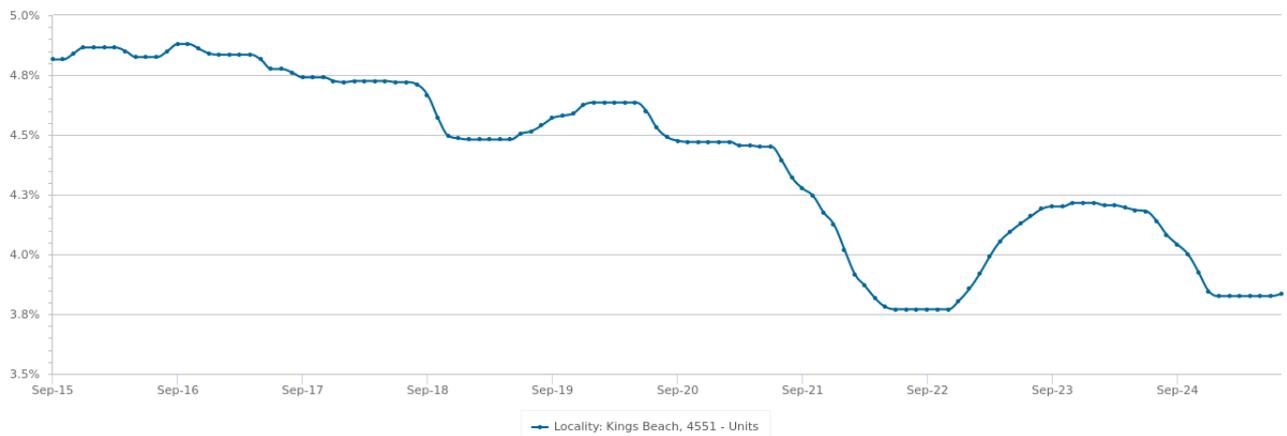
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$620	3.3% ▲	3.8%	100
2024	\$600	9.1% ▲	4.1%	170
2023	\$550	5.8% ▲	4.2%	160
2022	\$520	22.4% ▲	3.8%	156
2021	\$425	9.0% ▲	4.4%	158
2020	\$390	5.4% ▲	4.5%	210
2019	\$370	2.8% ▲	4.5%	209
2018	\$360	2.9% ▲	4.7%	222
2017	\$350	0.0%	4.8%	258
2016	\$350	-	4.8%	266

Summary

2/3 WARNE TERRACE KINGS BEACH QLD 4551



Appraisal price range
\$550 - \$580 per week

Notes from your agent

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