



## 12 AZURE STREET CALOUNDRA WEST QLD 4551

Prepared on 20th January 2026

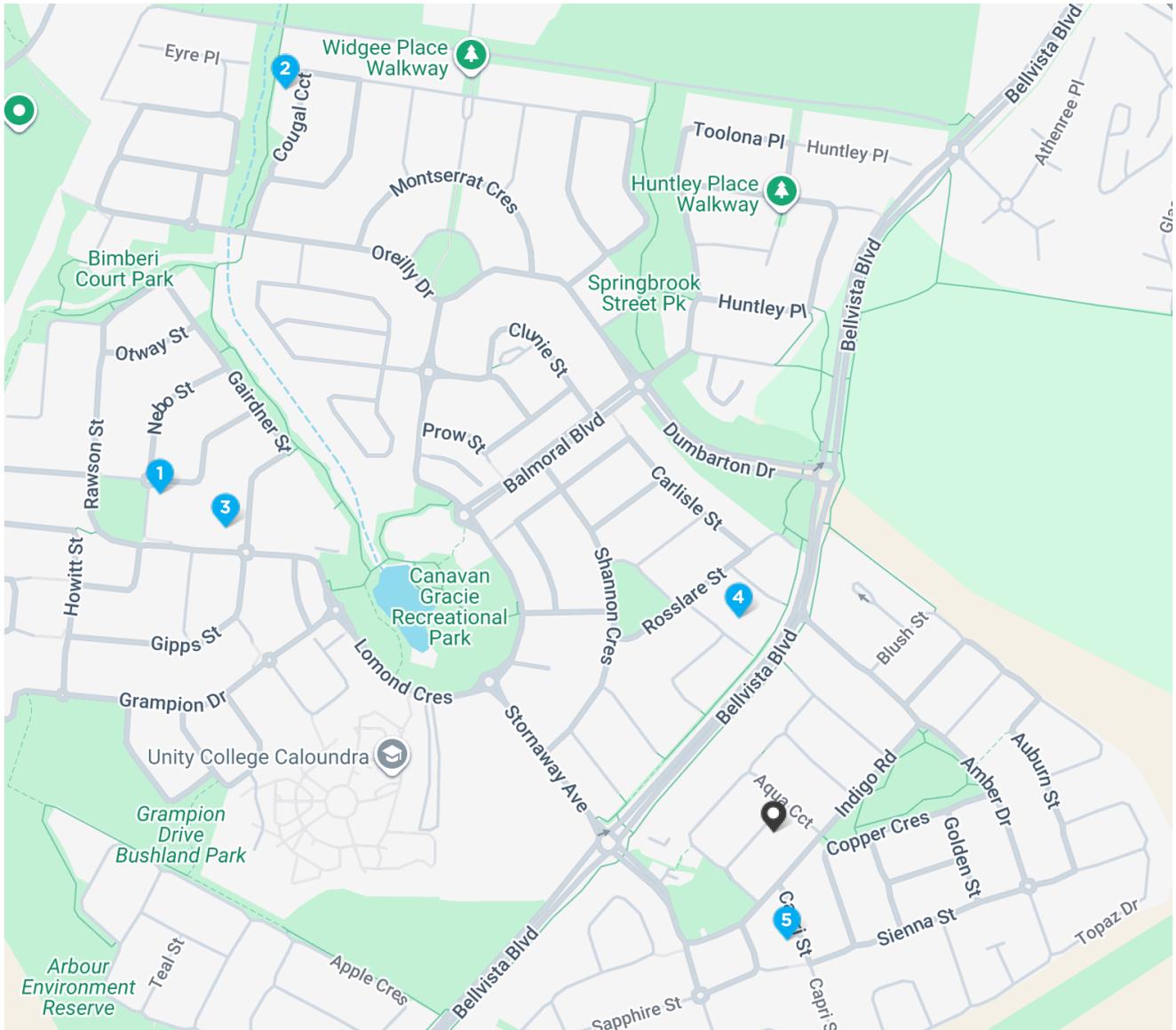
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# Comparables Map: Sales



1 10 NEBO STREET CALOUNDRA WEST QLD 4551	3	2	1	\$840,000
2 7 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551	3	2	2	\$902,000
3 18 RAWSON STREET CALOUNDRA WEST QLD 4551	3	2	2	\$920,000
4 1 COUNTY CLOSE CALOUNDRA WEST QLD 4551	3	2	2	\$930,650
5 8 CAPRI STREET CALOUNDRA WEST QLD 4551	4	2	2	\$972,000

Google Map data ©2026 Google

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

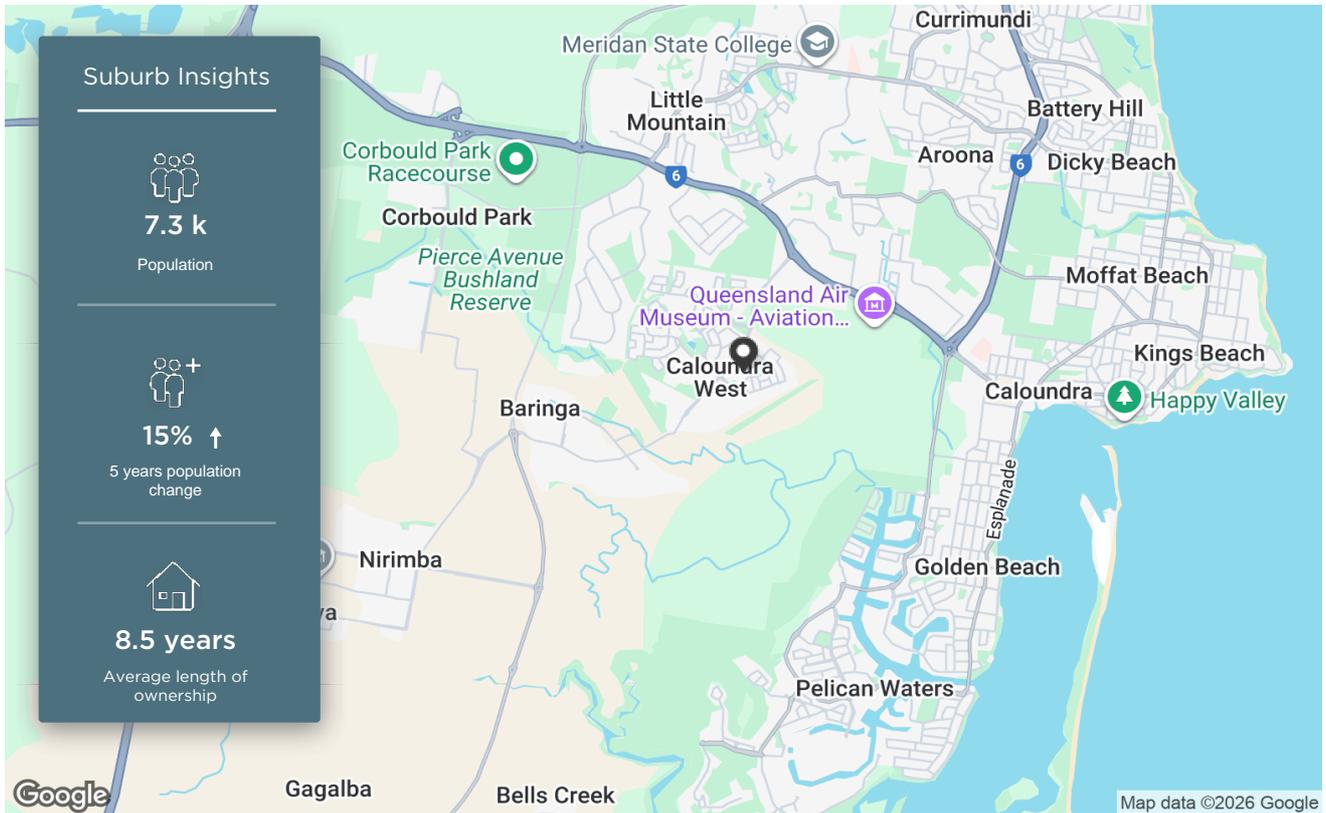
# Comparable Sales

1	10 NEBO STREET CALOUNDRA WEST QLD 4551	<b>Sold</b> <b>\$840,000</b>
	<p>  3            2            1            300m<sup>2</sup>  103m<sup>2</sup> </p> <p>           Year Built 2007 DOM 11         </p> <p>           Sold Date 25-Oct-25 Distance 1km         </p> <p>           First Listing Offers Over \$375,000         </p> <p>           Last Listing Offers Over \$375,000         </p>	
2	7 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551	<b>Sold</b> <b>\$902,000</b>
	<p>  3            2            2            325m<sup>2</sup>  125m<sup>2</sup> </p> <p>           Year Built 2004 DOM 137         </p> <p>           Sold Date 25-Oct-25 Distance 1.28km         </p> <p>           First Listing \$749,000         </p> <p>           Last Listing \$699,000         </p>	
3	18 RAWSON STREET CALOUNDRA WEST QLD 4551	<b>Sold</b> <sup>RS</sup> <b>\$920,000</b>
	<p>  3            2            2            396m<sup>2</sup>  139m<sup>2</sup> </p> <p>           Year Built 2008 DOM 2         </p> <p>           Sold Date 06-Dec-25 Distance 0.9km         </p> <p>           First Listing Contact Agent         </p> <p>           Last Listing UNDER CONTRACT ALEX WRIGHT         </p>	
4	1 COUNTY CLOSE CALOUNDRA WEST QLD 4551	<b>Sold</b> <sup>RS</sup> <b>\$930,650</b>
	<p>  3            2            2            394m<sup>2</sup>  136m<sup>2</sup> </p> <p>           Year Built 2002 DOM 12         </p> <p>           Sold Date 09-Dec-25 Distance 0.31km         </p> <p>           First Listing Offers Above \$900,000         </p> <p>           Last Listing Offers Above \$900,000         </p>	
5	8 CAPRI STREET CALOUNDRA WEST QLD 4551	<b>Sold</b> <b>\$972,000</b>
	<p>  4            2            2            350m<sup>2</sup>  154m<sup>2</sup> </p> <p>           Year Built 2013 DOM 20         </p> <p>           Sold Date 12-Nov-25 Distance 0.16km         </p> <p>           First Listing \$950,000 +         </p> <p>           Last Listing \$950,000 +         </p>	

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

# Caloundra West

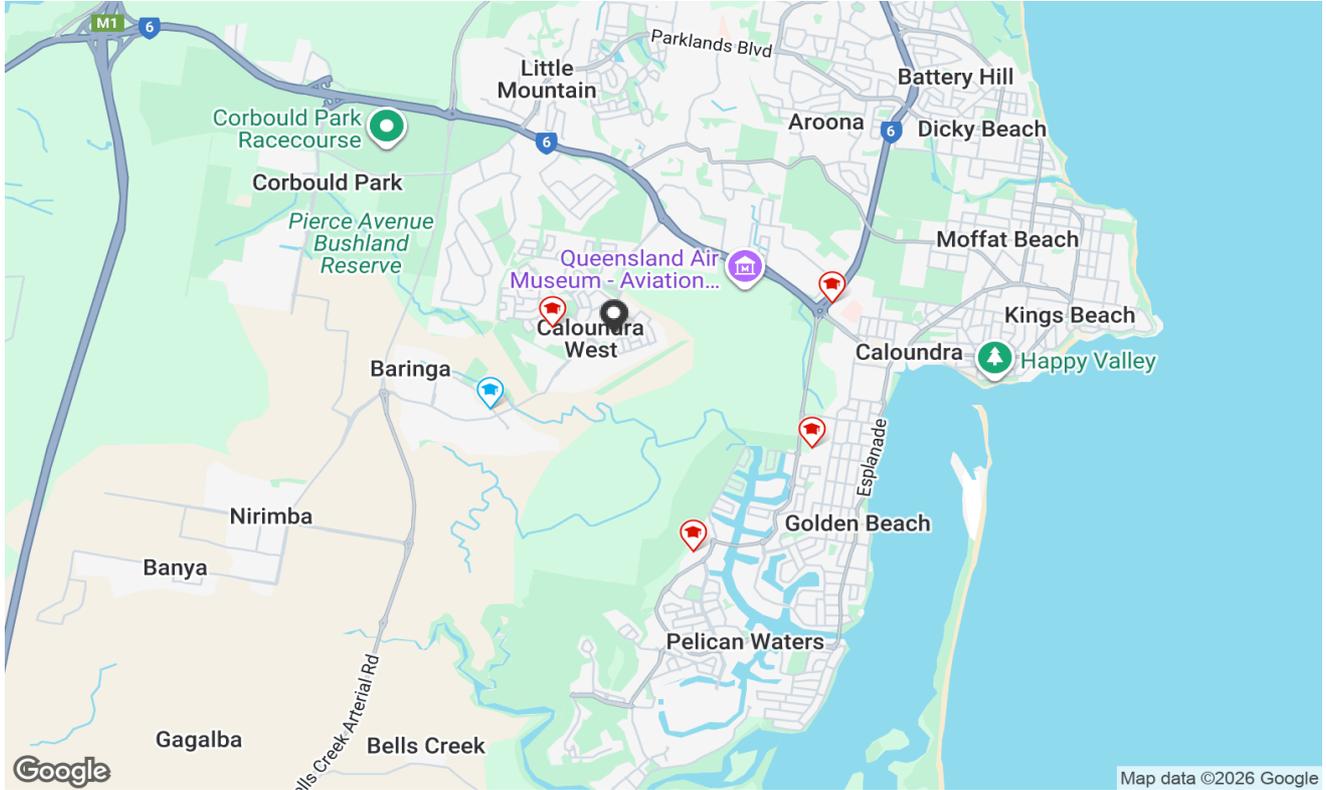
## Demographic



The size of Caloundra West is approximately 8.2 square kilometres. It has 16 parks covering nearly 6.3% of total area. The population of Caloundra West in 2016 was 6297 people. By 2021 the population was 7270 showing a population growth of 15.4% in the area during that time. The predominant age group in Caloundra West is 30-39 years. Households in Caloundra West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caloundra West work in a professional occupation. In 2021, 65.60% of the homes in Caloundra West were owner-occupied compared with 64.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Couples with Children	44.1	Not Stated	1.3	182K+	8.9	80-89	3.7
Single Parents	18.8	Other	1.1	130-182K	12.7	50-59	9.7
Childless Couples	36.0	Purchaser	36.7	15.6-33.8K	12.0	40-49	13.5
Other	1.2	Owns Outright	28.9	78-130K	26.7	60-69	9.4
		Renting	32.1	52-78K	15.2	90-99	0.5
				0-15.6K	2.3	30-39	15.0
				33.8-52K	15.0	70-79	9.2
						100+	0.0
						10-19	13.9
						0-9	14.8

# Local Schools



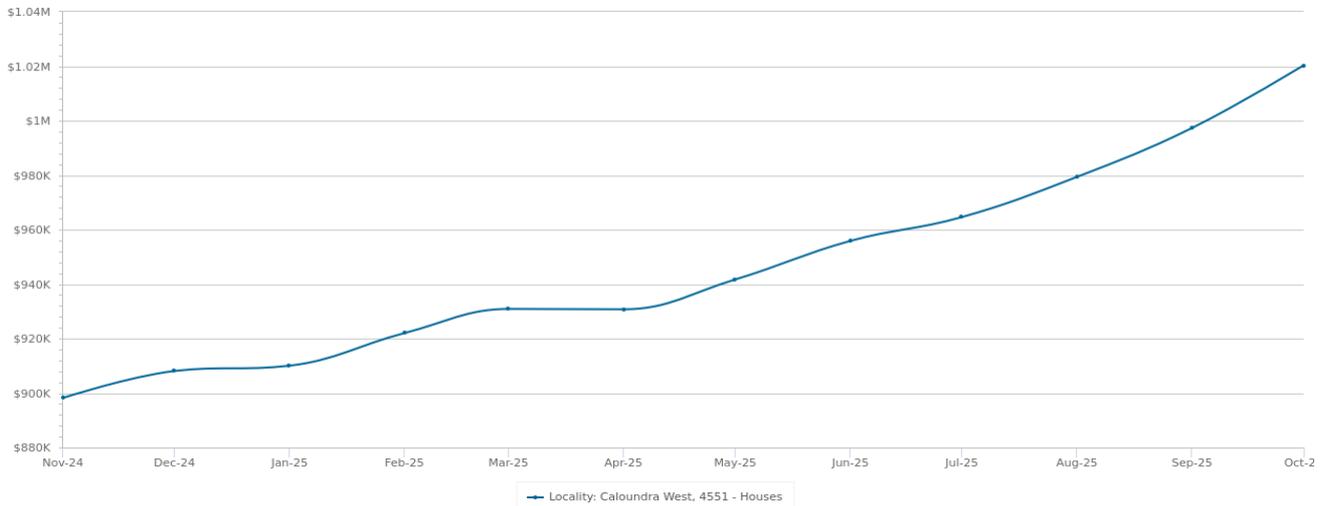
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Unity College</b> 47 Lomond Crescent Caloundra West QLD 4551	0.59km	Combined	Mixed	Non-Government	0-12
 <b>Baringa State Primary School</b>	1.45km	Primary	Mixed	Non-Government	-
 <b>Caloundra Christian College</b> 7 Gregson Place Caloundra QLD 4551	2.25km	Combined	Mixed	Non-Government	0-12
 <b>Golden Beach State School</b> 34 Gregory Street Golden Beach QLD 4551	2.36km	Primary	Mixed	Government	0-6
 <b>Caloundra City Private School</b>	2.46km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

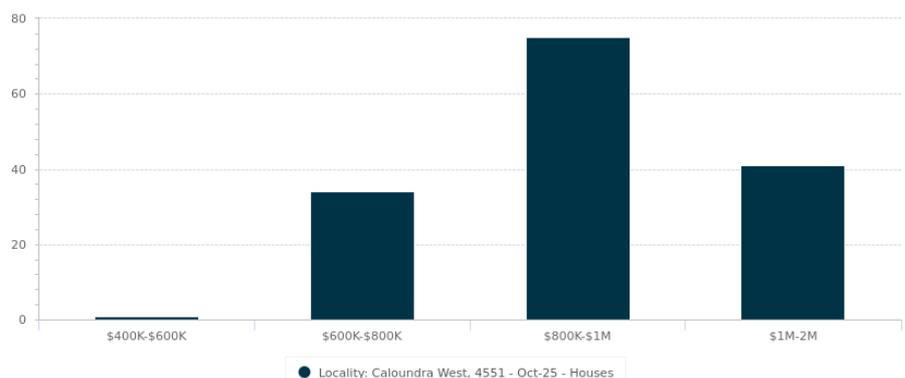


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2025	15	\$1,020,327	2.3% ▲	20	29	\$710
Sep 2025	18	\$997,367	1.8% ▲	21	22	\$700
Aug 2025	5	\$979,386	1.5% ▲	20	17	\$700
Jul 2025	13	\$964,606	0.9% ▲	20	23	\$700
Jun 2025	13	\$955,872	1.5% ▲	20	27	\$700
May 2025	13	\$941,715	1.2% ▲	20	22	\$700
Apr 2025	8	\$930,737	-0.0%	19	23	\$700
Mar 2025	13	\$930,877	1.0% ▲	20	20	\$692
Feb 2025	14	\$922,036	1.3% ▲	20	31	\$690
Jan 2025	15	\$910,033	0.2% ▲	18	29	\$680
Dec 2024	12	\$908,089	1.1% ▲	18	27	\$680
Nov 2024	12	\$898,203	0.2% ▲	19	35	\$670

Sales by Price - 12 months (House)

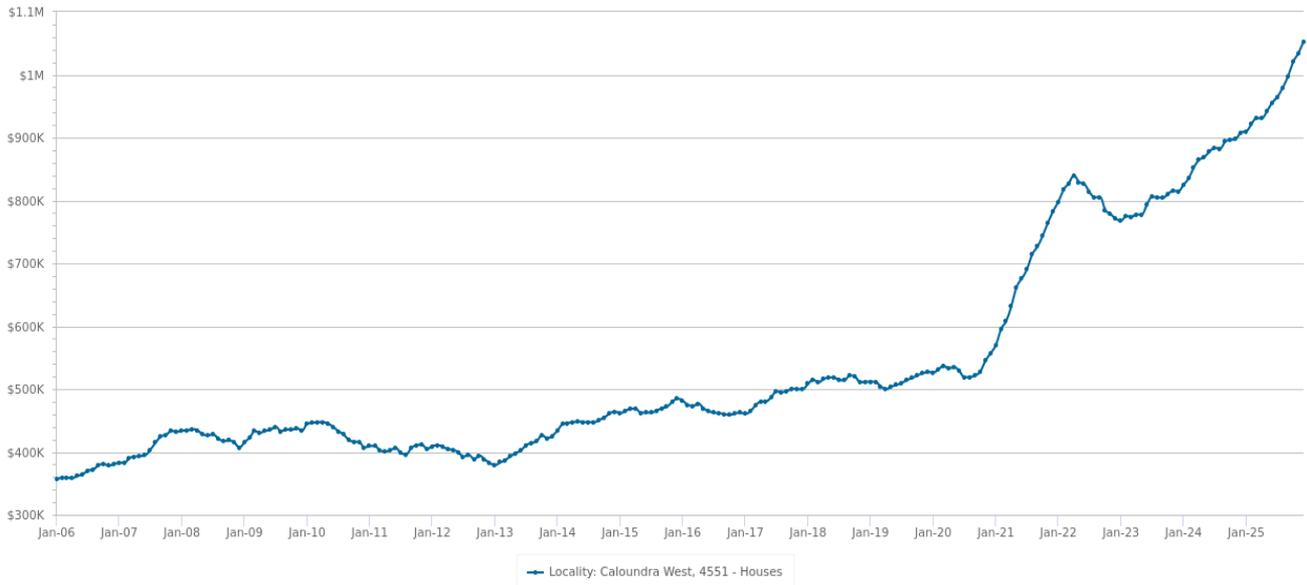
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	34
\$800K-\$1M	75
\$1M-\$2M	41
>2M	0



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	151	\$1,052,759	15.9% ▲	20	126	\$720
2024	173	\$908,089	11.5% ▲	19	157	\$680
2023	156	\$814,605	5.7% ▲	22	160	\$640
2022	180	\$770,736	-1.6% ▼	17	197	\$600
2021	204	\$783,453	40.7% ▲	9	199	\$525
2020	143	\$556,942	5.6% ▲	37	164	\$460
2019	129	\$527,161	3.0% ▲	55	185	\$460
2018	149	\$511,568	2.4% ▲	37	216	\$450
2017	233	\$499,813	8.1% ▲	41	264	\$450
2016	245	\$462,514	-4.6% ▼	44	352	\$447
2015	236	\$484,776	4.5% ▲	33	315	\$450
2014	170	\$464,088	9.0% ▲	46	191	\$430
2013	121	\$425,580	11.3% ▲	45	151	\$417
2012	60	\$382,205	-5.6% ▼	44	145	\$400
2011	57	\$404,743	-0.5% ▼	79	162	\$390
2010	76	\$406,847	-6.1% ▼	56	152	\$395
2009	140	\$433,446	6.4% ▲	62	157	\$380
2008	127	\$407,298	-5.6% ▼	38	123	\$400
2007	185	\$431,677	13.3% ▲	37	77	\$350
2006	127	\$380,965	9.3% ▲	54	75	\$320

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