



## 11 INVESTIGATOR PLACE PELICAN WATERS QLD 4551

Prepared on 30th July 2025

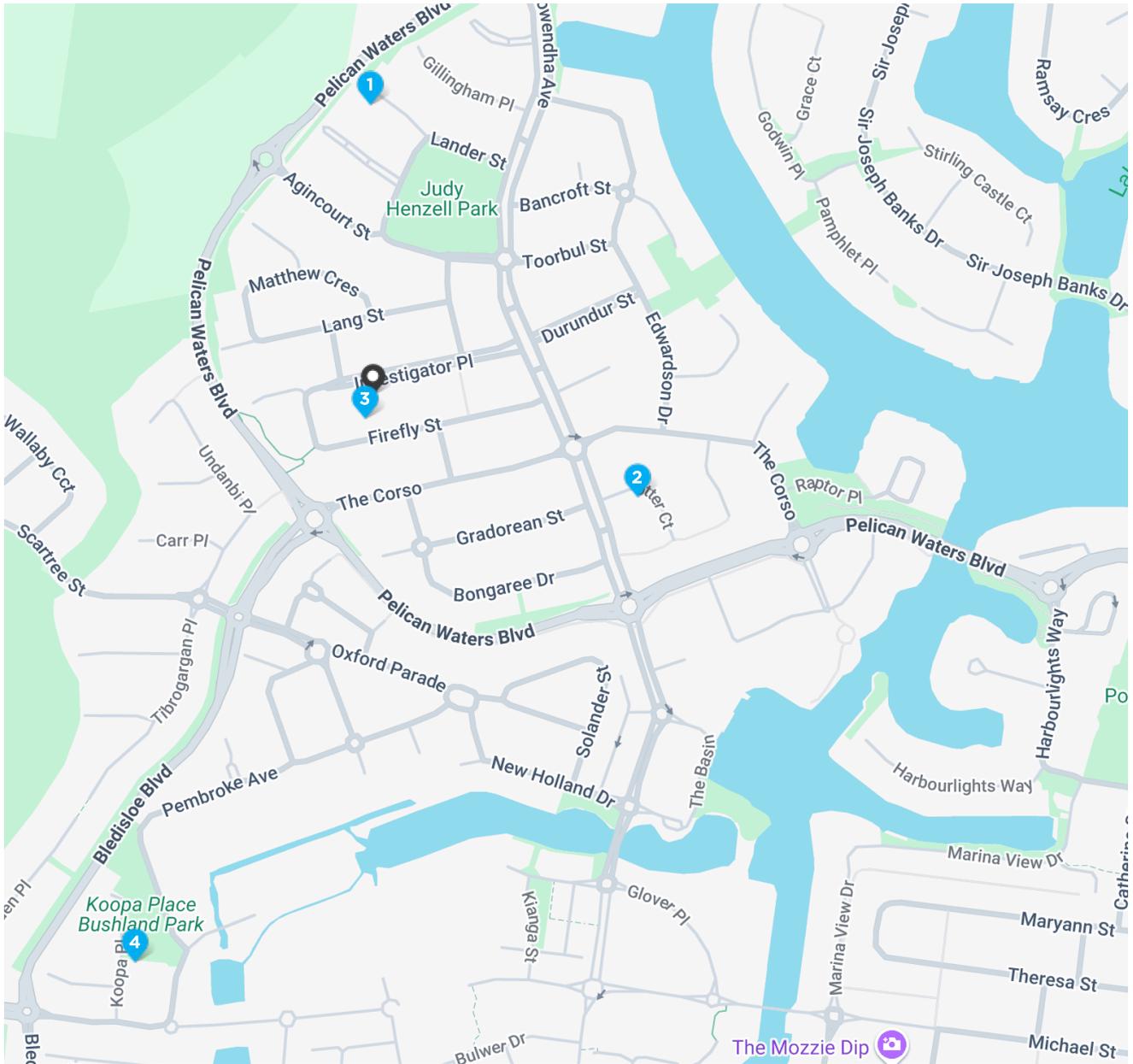
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# Comparables Map: Sales



				
<p>1 6 LANDER STREET PELICAN WATERS QLD 4551</p>	4	2	2	\$1,105,000
<p>2 17 OTTER COURT PELICAN WATERS QLD 4551</p>	4	2	2	\$1,201,000
<p>3 23 FIREFLY STREET PELICAN WATERS QLD 4551</p>	4	2	2	\$1,225,000
<p>4 8 KOOPA PLACE PELICAN WATERS QLD 4551</p>	4	2	2	\$1,450,000

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

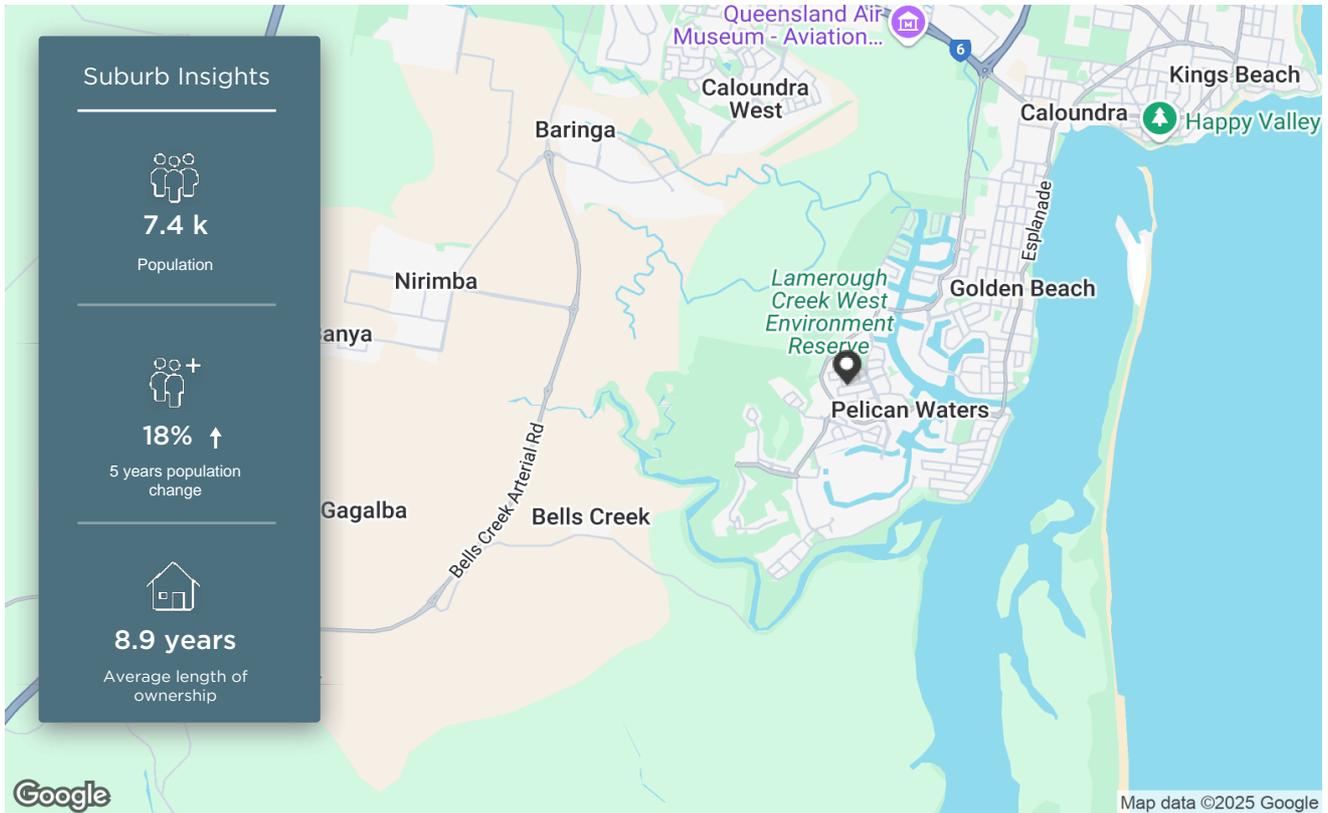
# Comparable Sales

1	6 LANDER STREET PELICAN WATERS QLD 4551	<b>Sold</b> <b>\$1,105,000</b>
 <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 525m<sup>2</sup></span> <span>🏠 -</span>            Year Built 2002 DOM 56            Sold Date 27-May-25 Distance 0.43km            First Listing OFFERS OVER \$1,149,000            Last Listing OFFERS OVER \$1.1M         </p> </div> </div>		
2	17 OTTER COURT PELICAN WATERS QLD 4551	<b>Sold</b> <b>\$1,201,000</b>
 <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 725m<sup>2</sup></span> <span>🏠 185m<sup>2</sup></span>            Year Built 1998 DOM 11            Sold Date 01-Apr-25 Distance 0.42km            First Listing CONTACT AGENT            Last Listing CONTACT AGENT         </p> </div> </div>		
3	23 FIREFLY STREET PELICAN WATERS QLD 4551	<b>Sold</b> <b>\$1,225,000</b>
 <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 700m<sup>2</sup></span> <span>🏠 182m<sup>2</sup></span>            Year Built 2001 DOM 13            Sold Date 30-May-25 Distance 0.04km            First Listing Offers Over \$1,200,000            Last Listing Offers Over \$1,200,000         </p> </div> </div>		
4	8 KOOPA PLACE PELICAN WATERS QLD 4551	<b>Sold</b> <b>\$1,450,000</b>
 <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 680m<sup>2</sup></span> <span>🏠 223m<sup>2</sup></span>            Year Built 2010 DOM 84            Sold Date 25-Mar-25 Distance 0.92km            First Listing Offers Over \$1,395,000            Last Listing Offers Over \$1,395,000         </p> </div> </div>		

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

# Pelican Waters

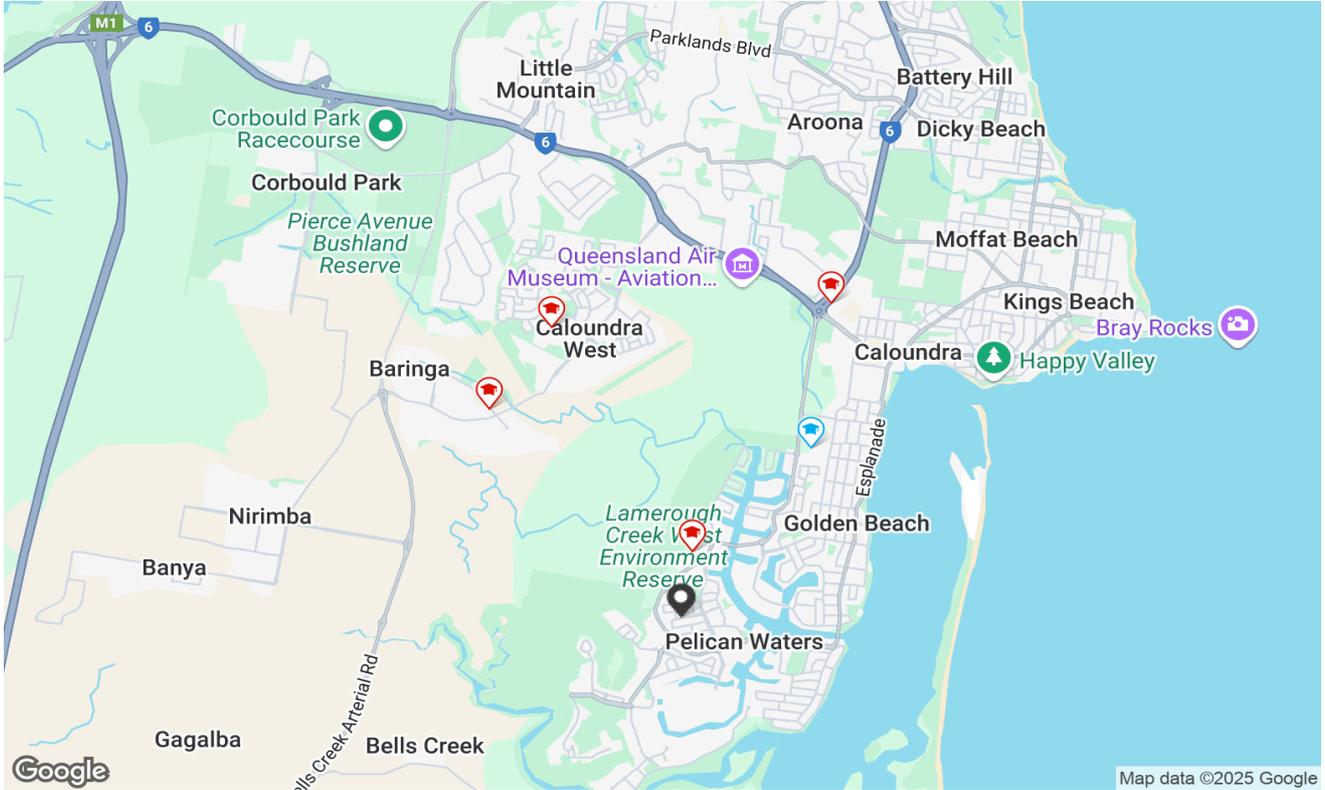
## Demographic



The size of Pelican Waters is approximately 8.4 square kilometres. It has 15 parks covering nearly 17.6% of total area. The population of Pelican Waters in 2016 was 6277 people. By 2021 the population was 7393 showing a population growth of 17.8% in the area during that time. The predominant age group in Pelican Waters is 60-69 years. Households in Pelican Waters are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Pelican Waters work in a professional occupation. In 2021, 85.60% of the homes in Pelican Waters were owner-occupied compared with 82.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	58.3	Other	1.0	0-15.6K	3.5	10-19	12.3
Single Parents	8.4	Purchaser	29.3	52-78K	17.1	0-9	7.3
Couples with Children	32.5	Owns Outright	56.3	182K+	16.3	50-59	15.5
Other	0.7	Not Stated	0.9	130-182K	12.2	60-69	18.7
		Renting	12.6	78-130K	18.9	40-49	11.1
				33.8-52K	14.9	90-99	0.7
				15.6-33.8K	9.7	30-39	5.6
						70-79	18.2
						80-89	5.3
						100+	0.0

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Caloundra City Private School	0.71km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.24km	Primary	Mixed	Government	0-6
 Baringa State Primary School	2.92km	Primary	Mixed	Non-Government	-
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	3.34km	Combined	Mixed	Non-Government	0-12
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.69km	Combined	Mixed	Non-Government	0-12



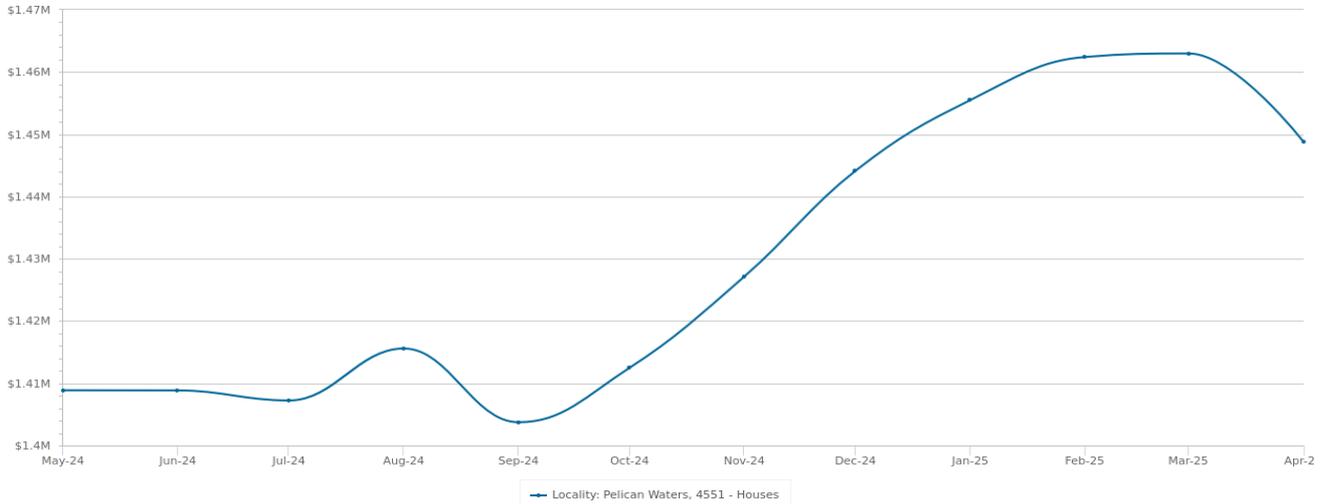
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

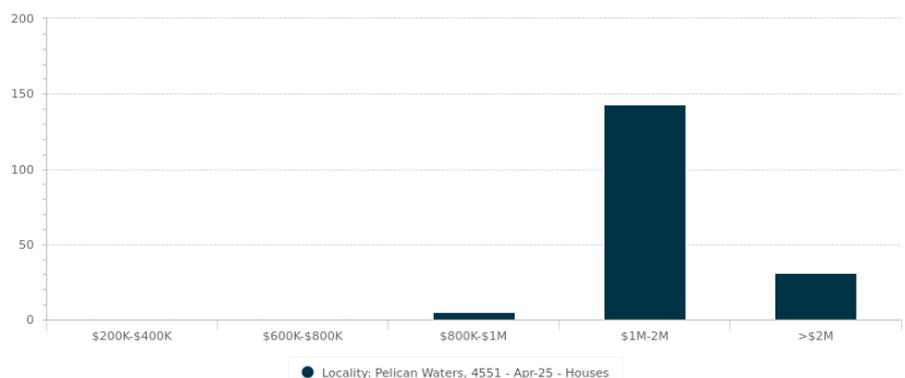


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2025	10	\$1,448,777	-1.0% ▼	38	56	\$877
Mar 2025	15	\$1,462,981	0.0%	38	59	\$900
Feb 2025	14	\$1,462,412	0.5% ▲	38	53	\$900
Jan 2025	22	\$1,455,494	0.8% ▲	39	65	\$890
Dec 2024	13	\$1,444,143	1.2% ▲	38	63	\$880
Nov 2024	20	\$1,427,161	1.0% ▲	37	74	\$880
Oct 2024	22	\$1,412,489	0.6% ▲	38	79	\$850
Sep 2024	15	\$1,403,728	-0.8% ▼	37	70	\$850
Aug 2024	6	\$1,415,576	0.6% ▲	37	60	\$850
Jul 2024	14	\$1,407,223	-0.1% ▼	37	58	\$850
Jun 2024	12	\$1,408,846	-0.0%	37	62	\$850
May 2024	18	\$1,408,866	1.0% ▲	37	60	\$850

Sales by Price - 12 months (House)

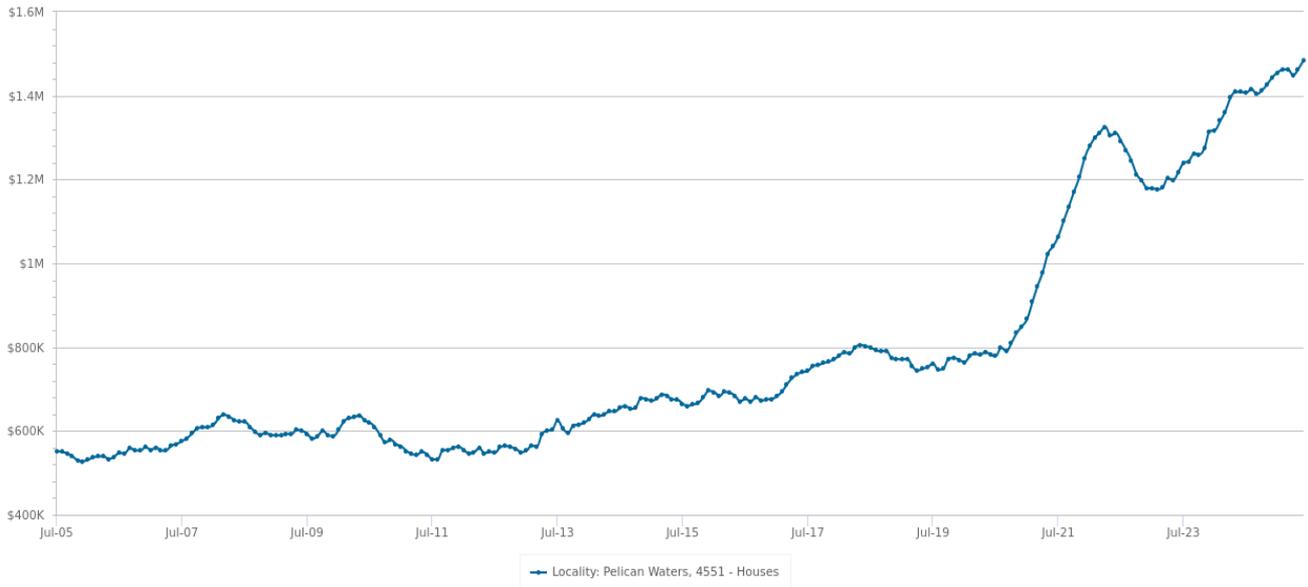
PRICE	NUMBER
<200K	0
\$200K-\$400K	1
400K-600K	0
\$600K-\$800K	1
\$800K-\$1M	5
\$1M-\$2M	143
>\$2M	31



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	181	\$1,484,371	5.4% ▲	38	209	\$900
2024	178	\$1,408,846	15.7% ▲	37	234	\$850
2023	174	\$1,217,329	-7.1% ▼	33	233	\$850
2022	210	\$1,310,820	25.9% ▲	13	251	\$795
2021	230	\$1,040,993	33.2% ▲	19	258	\$620
2020	175	\$781,424	3.8% ▲	48	260	\$560
2019	157	\$752,777	-6.2% ▼	48	281	\$560
2018	196	\$802,732	8.4% ▲	57	330	\$560
2017	252	\$740,541	10.4% ▲	51	377	\$520
2016	186	\$671,021	-0.5% ▼	57	379	\$550
2015	174	\$674,433	4.3% ▲	61	319	\$580
2014	169	\$646,379	7.1% ▲	37	308	\$550
2013	125	\$603,793	9.7% ▲	80	297	\$550
2012	103	\$550,529	1.2% ▲	86	289	\$520
2011	106	\$543,959	-13.0% ▼	61	312	\$490
2010	127	\$625,121	4.1% ▲	88	295	\$480
2009	99	\$600,225	-3.6% ▼	75	283	\$465
2008	183	\$622,391	9.4% ▲	59	300	\$460
2007	154	\$568,818	5.6% ▲	82	236	\$395
2006	117	\$538,621	-4.8% ▼	124	180	\$350

## Disclaimer

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