



22 HOMESTEAD DRIVE LITTLE MOUNTAIN QLD 4551

Prepared on 10th December 2025

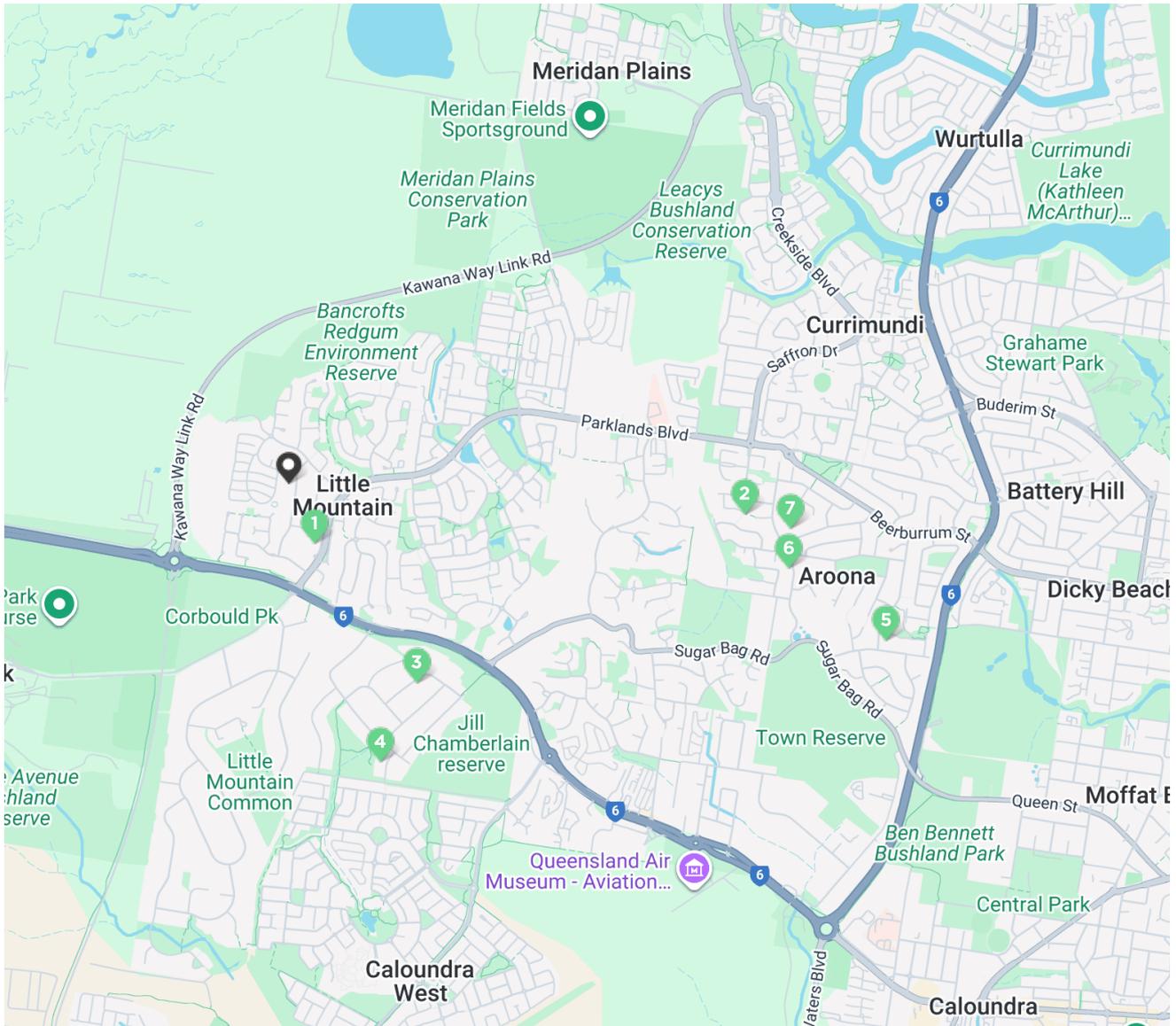
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comps Map: Rentals



1 10 PARKLANDS BOULEVARD LITTLE MOUNTAIN QLD 4551	3	2	6	\$1000
2 10 ROCHESTER RISE AROONA QLD 4551	4	3	2	\$1100
3 12 PINWOOD STREET LITTLE MOUNTAIN QLD 4551	4	4	2	\$1200
4 8 ROSEGUM STREET LITTLE MOUNTAIN QLD 4551	5	3	3	\$1200
5 23 SEAGULL AVENUE AROONA QLD 4551	5	3	2	\$1250
6 12 ALEXANDER STREET AROONA QLD 4551	4	2	4	\$1300
7 37 PAKENHAM STREET AROONA QLD 4551	5	3	4	\$1350

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

Comparable Rentals

1 10 PARKLANDS BOULEVARD LITTLE MOUNTAIN QLD 4551



 3  2  6  1,047m²  174m²
 Year Built 1995 DOM 15 days
 Listing Date 24-Oct-25 Distance 0.39km
 Listing Price \$1000/WEEKLY

2 10 ROCHESTER RISE AROONA QLD 4551



 4  3  2  1,106m²  167m²
 Year Built 1990 DOM 60 days
 Listing Date 19-Mar-25 Distance 2.61km
 Listing Price \$1100/WEEKLY

3 12 PINEWOOD STREET LITTLE MOUNTAIN QLD 4551



 4  4  2  2,004m²  -
 Year Built - DOM 70 days
 Listing Date 06-Mar-25 Distance 1.37km
 Listing Price \$1200/WEEKLY

4 8 ROSEGUM STREET LITTLE MOUNTAIN QLD 4551



 5  3  3  2,034m²  166m²
 Year Built 2003 DOM 44 days
 Listing Date 17-Mar-25 Distance 1.7km
 Listing Price \$1200/WEEKLY

5 23 SEAGULL AVENUE AROONA QLD 4551



 5  3  2  728m²  273m²
 Year Built 2017 DOM 4 days
 Listing Date 06-Dec-25 Distance 3.54km
 Listing Price \$1250/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 12 ALEXANDER STREET AROONA QLD 4551



 4  2  4  678m²  193m²
 Year Built 2012 DOM 21 days
 Listing Date 23-Oct-25 Distance 2.9km
 Listing Price \$1300/WEEKLY

7 37 PAKENHAM STREET AROONA QLD 4551

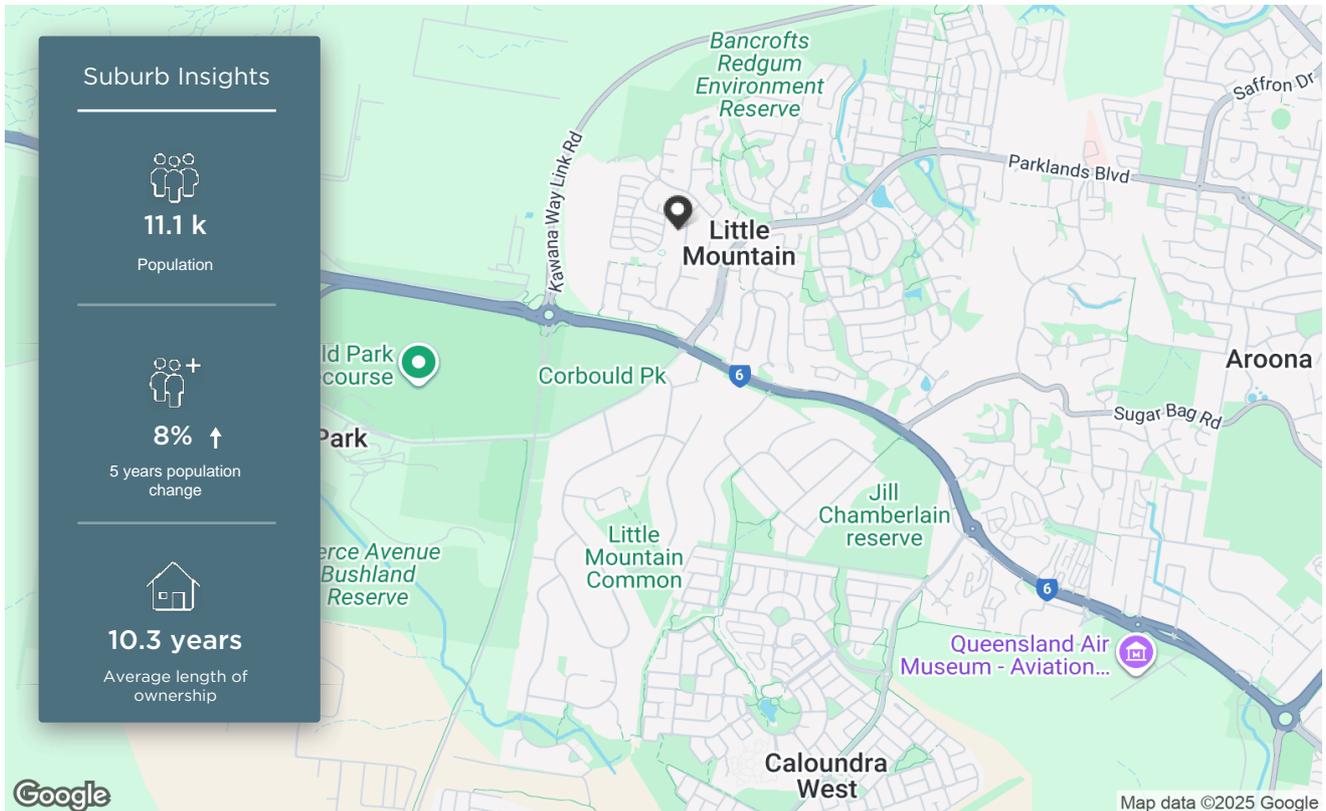


 5  3  4  1,001m²  243m²
 Year Built 1993 DOM 42 days
 Listing Date 29-Oct-25 Distance 2.88km
 Listing Price \$1350/WEEKLY

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

Little Mountain

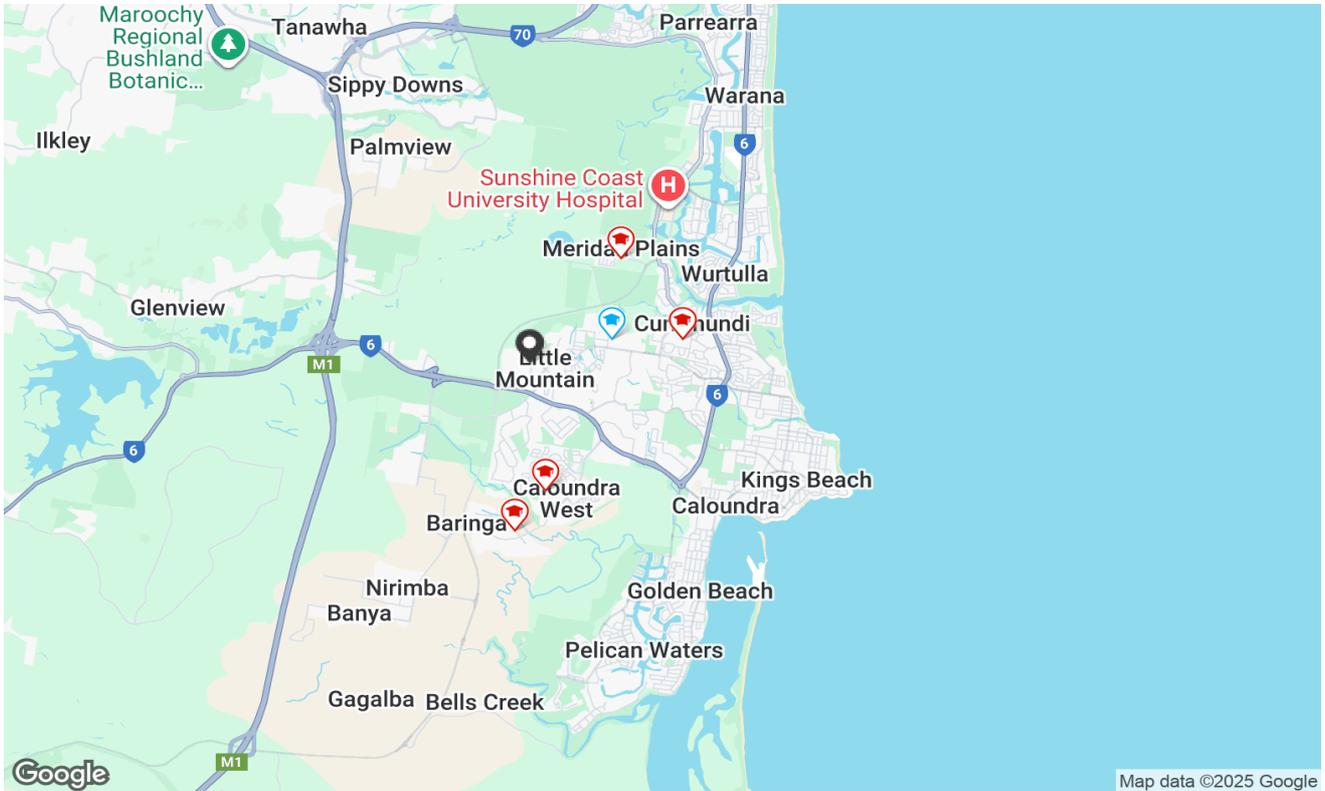
Demographic



The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2016 was 10212 people. By 2021 the population was 11068 showing a population growth of 8.4% in the area during that time. The predominant age group in Little Mountain is 10-19 years. Households in Little Mountain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Little Mountain work in a professional occupation. In 2021, 76.40% of the homes in Little Mountain were owner-occupied compared with 72.60% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	0.9	Not Stated	1.2	78-130K	21.6	40-49	13.2
Childless Couples	41.3	Renting	17.9	52-78K	13.9	100+	0.0
Couples with Children	44.6	Other	4.5	33.8-52K	14.1	50-59	12.7
Single Parents	13.2	Purchaser	38.9	15.6-33.8K	13.0	60-69	10.9
		Owns Outright	37.5	0-15.6K	2.5	90-99	1.4
				130-182K	14.3	30-39	10.1
				182K+	13.2	70-79	11.1
						20-29	8.5
						0-9	10.5
						10-19	15.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.79km	Combined	Mixed	Government	0-12
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.75km	Combined	Mixed	Non-Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.92km	Combined	Mixed	Non-Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	3.18km	Primary	Mixed	Government	0-6
 Baringa State Primary School	3.59km	Primary	Mixed	Non-Government	-



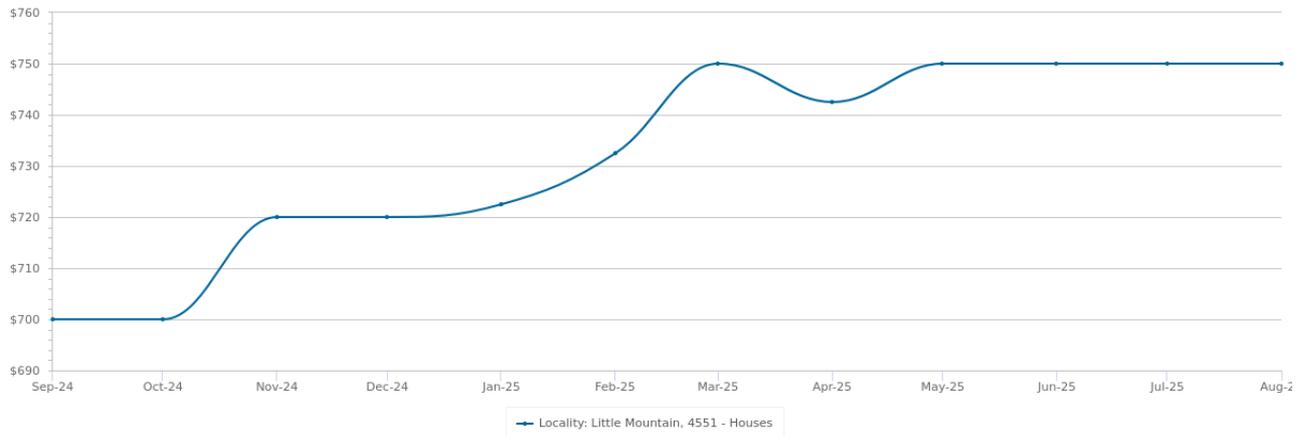
Property is within school catchment area



Property is outside school catchment area

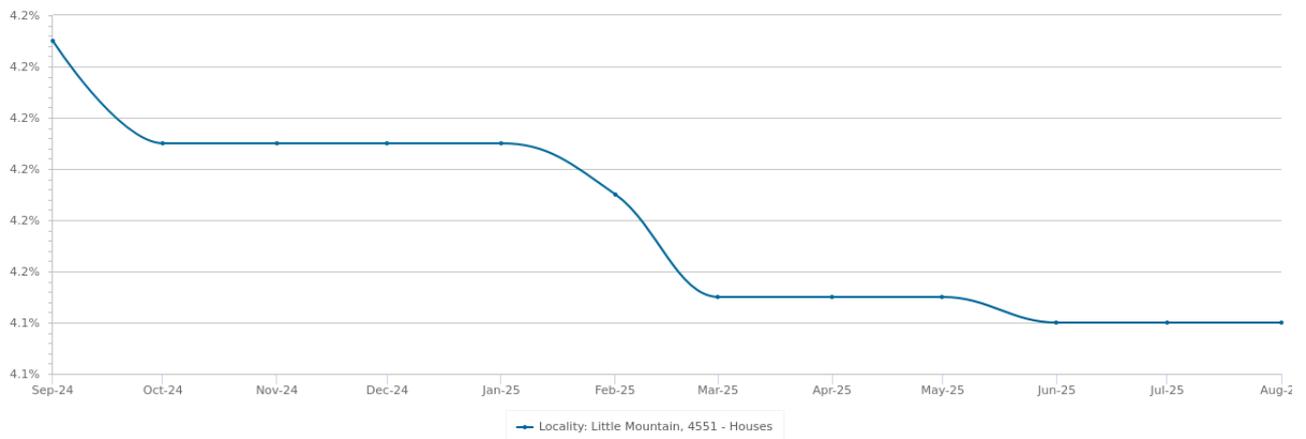
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

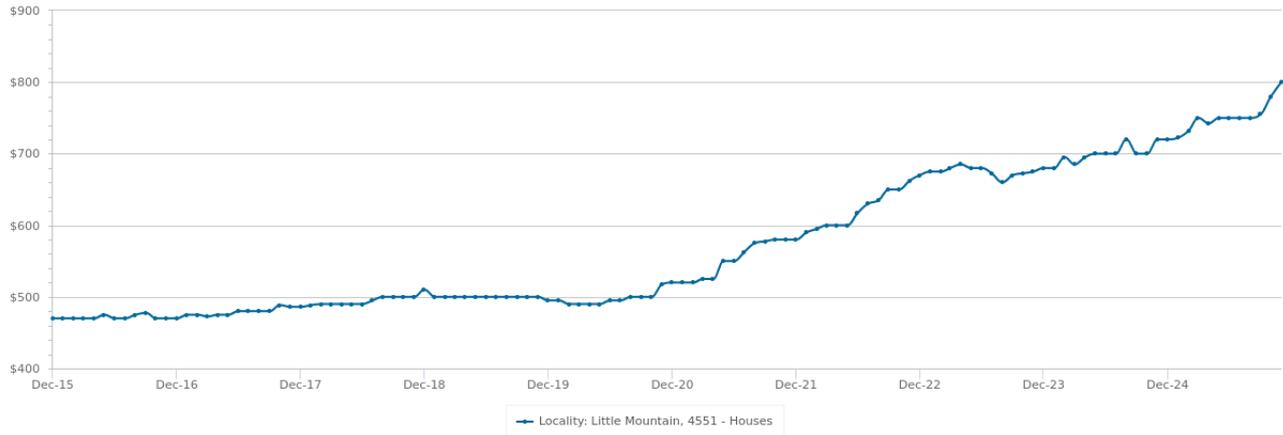


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$750	0.0%	4.1%	120
Jul 2025	\$750	0.0%	4.1%	125
Jun 2025	\$750	0.0%	4.1%	116
May 2025	\$750	1.0% ▲	4.1%	115
Apr 2025	\$742	-1.0% ▼	4.1%	110
Mar 2025	\$750	2.4% ▲	4.1%	108
Feb 2025	\$732	1.4% ▲	4.2%	99
Jan 2025	\$722	0.3% ▲	4.2%	103
Dec 2024	\$720	0.0%	4.2%	110
Nov 2024	\$720	2.9% ▲	4.2%	115
Oct 2024	\$700	0.0%	4.2%	123
Sep 2024	\$700	-2.8% ▼	4.2%	126

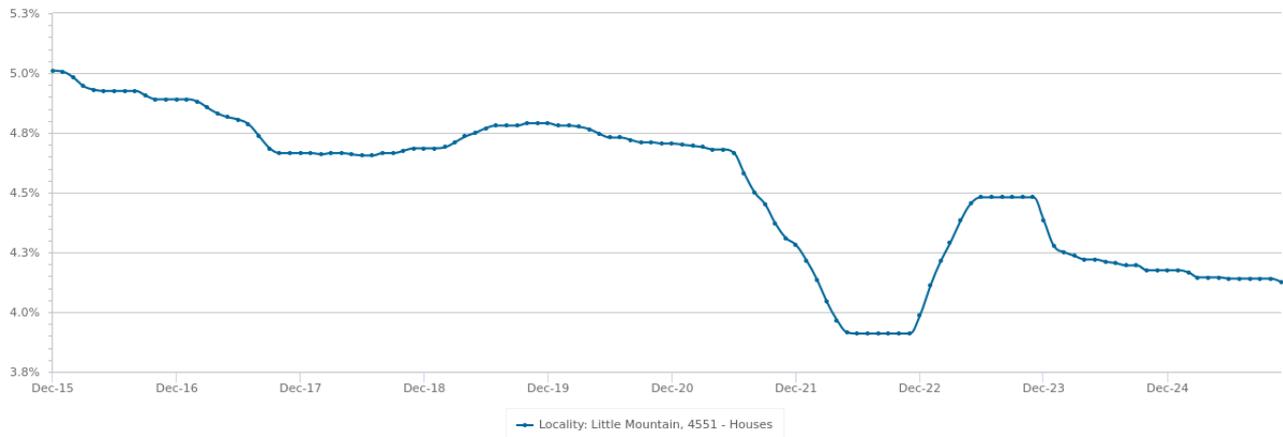
Long Term Market Trends

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	\$800	11.1% ▲	4.1%	111
2024	\$720	6.7% ▲	4.2%	115
2023	\$675	1.9% ▲	4.5%	127
2022	\$662	14.2% ▲	3.9%	127
2021	\$580	12.1% ▲	4.3%	139
2020	\$517	3.5% ▲	4.7%	175
2019	\$500	0.0%	4.8%	191
2018	\$500	2.9% ▲	4.7%	207
2017	\$486	3.4% ▲	4.7%	228
2016	\$470	0.5% ▲	4.9%	244

Summary

22 HOMESTEAD DRIVE LITTLE MOUNTAIN QLD 4551



Appraisal price range
\$1,500 to \$1,600 Per Week

Notes from your agent

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