



## 11 INVESTIGATOR PLACE PELICAN WATERS QLD 4551

Prepared on 30th July 2025

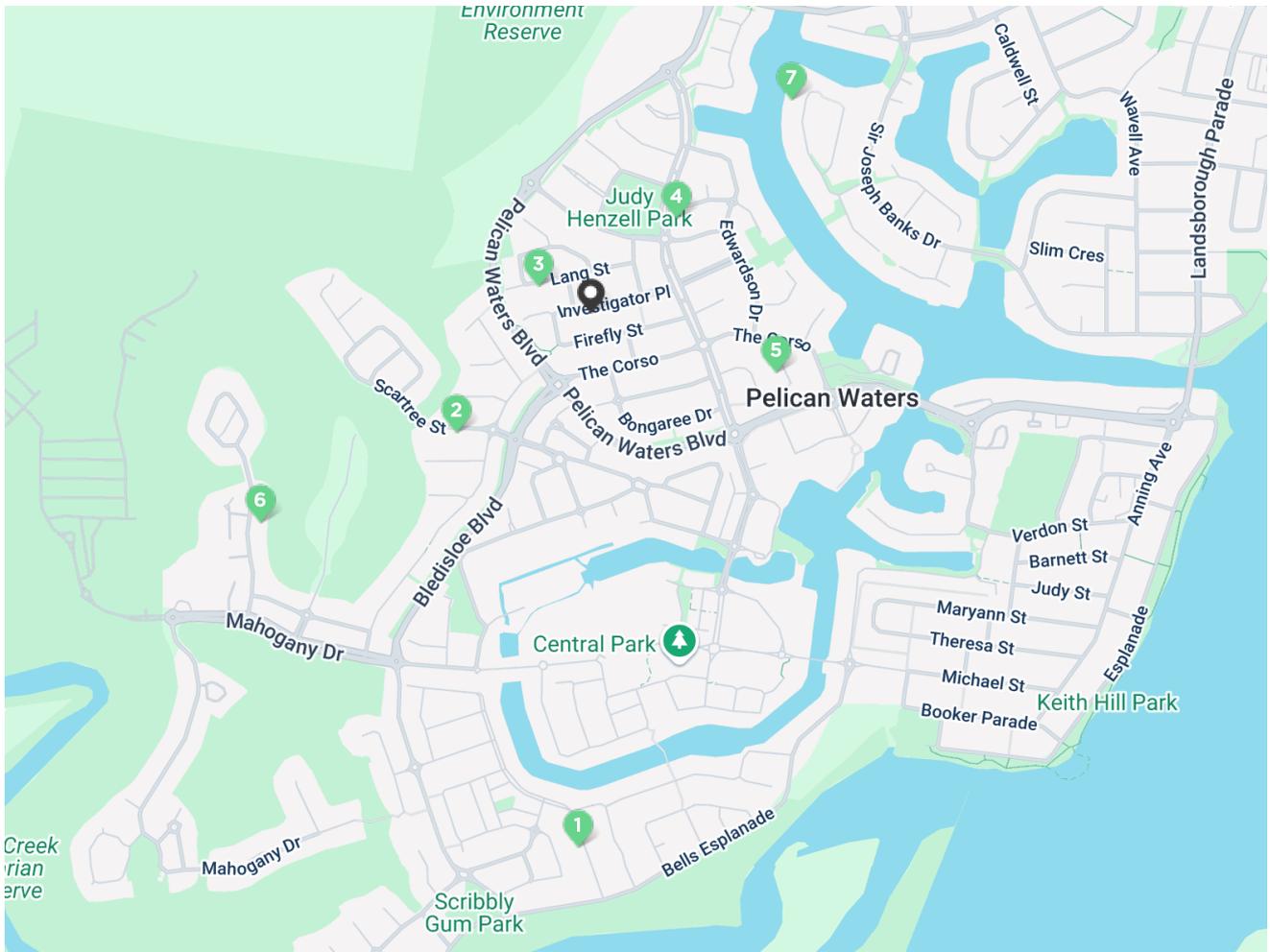
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# Comps Map: Rentals



1 17 MACLAMOND DRIVE PELICAN WATERS QLD 4551	4	2	2	\$730
2 10 SCARTREE STREET PELICAN WATERS QLD 4551	4	2	2	\$850
3 26 LANG STREET PELICAN WATERS QLD 4551	4	2	2	\$880
4 33 KALOWENDHA AVENUE PELICAN WATERS QLD 4551	4	2	2	\$895
5 10 ARCHER COURT PELICAN WATERS QLD 4551	4	2	2	\$975
6 33 MILLENNIUM CIRCUIT PELICAN WATERS QLD 4551	4	2	2	\$1050
7 20 GODWIN PLACE PELICAN WATERS QLD 4551	4	2	2	\$1500

# Comparable Rentals

## 1 17 MACLAMOND DRIVE PELICAN WATERS QLD 4551



 4  2  2  400m<sup>2</sup>  186m<sup>2</sup>  
 Year Built 2017 DOM 12 days  
 Listing Date 05-Jun-25 Distance 1.43km  
 Listing Price \$730/WEEKLY

## 2 10 SCARTREE STREET PELICAN WATERS QLD 4551



 4  2  2  700m<sup>2</sup>  209m<sup>2</sup>  
 Year Built 2001 DOM 7 days  
 Listing Date 27-Feb-25 Distance 0.48km  
 Listing Price \$850/WEEKLY

## 3 26 LANG STREET PELICAN WATERS QLD 4551



 4  2  2  700m<sup>2</sup>  192m<sup>2</sup>  
 Year Built 2002 DOM 14 days  
 Listing Date 15-Jul-25 Distance 0.15km  
 Listing Price \$880/WEEKLY

## 4 33 KALOWENDHA AVENUE PELICAN WATERS QLD 4551



 4  2  2  800m<sup>2</sup>  192m<sup>2</sup>  
 Year Built 2000 DOM 16 days  
 Listing Date 10-Jun-25 Distance 0.33km  
 Listing Price \$895/WEEKLY

## 5 10 ARCHER COURT PELICAN WATERS QLD 4551



 4  2  2  776m<sup>2</sup>  187m<sup>2</sup>  
 Year Built 1996 DOM 9 days  
 Listing Date 13-Mar-25 Distance 0.52km  
 Listing Price \$975/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 33 MILLENNIUM CIRCUIT PELICAN WATERS QLD 4551



4  2  2  2  873m<sup>2</sup>  237m<sup>2</sup>  
 Year Built 2003 DOM 14 days  
 Listing Date 01-Jul-25 Distance 1.04km  
 Listing Price \$1050/WEEKLY

7 20 GODWIN PLACE PELICAN WATERS QLD 4551

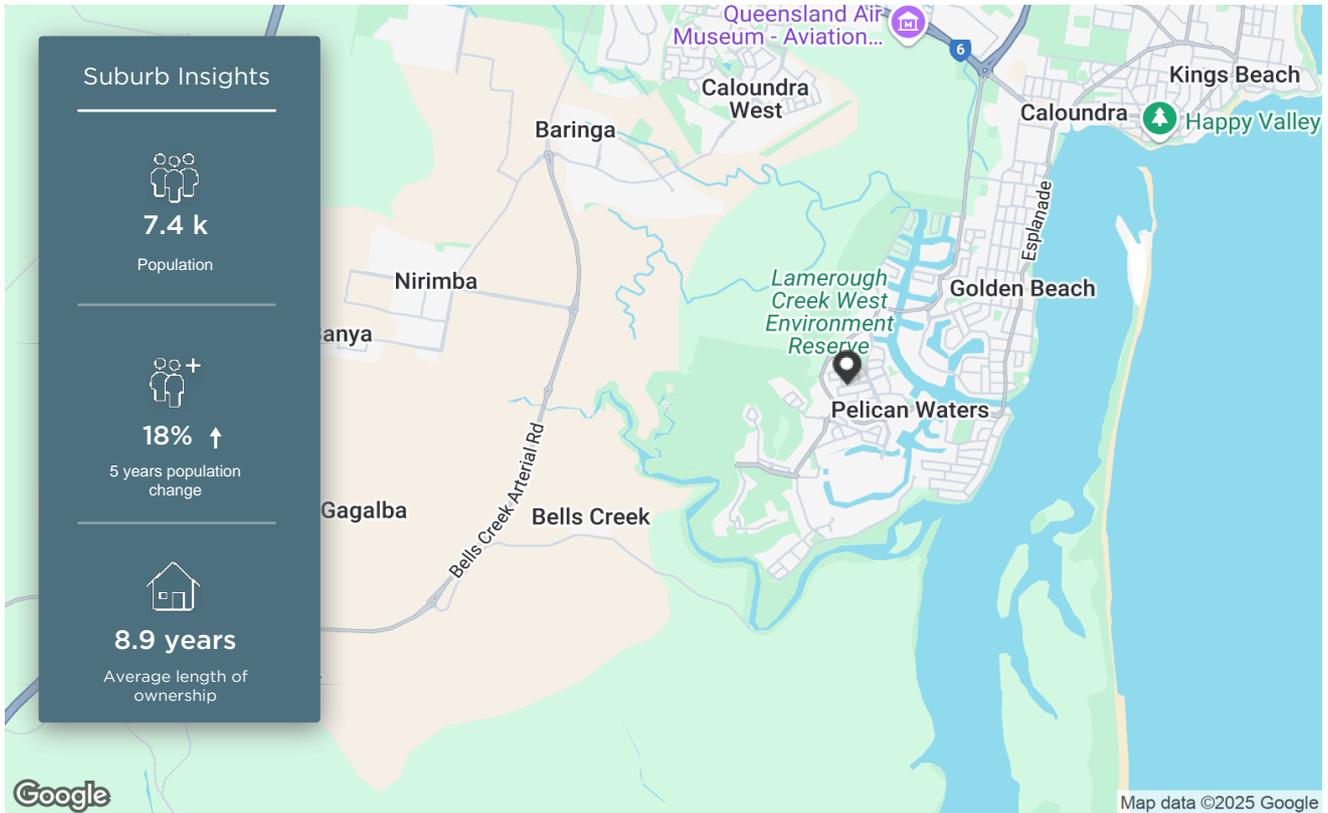


4  2  2  2  974m<sup>2</sup>  230m<sup>2</sup>  
 Year Built 2004 DOM 47 days  
 Listing Date 13-Jun-25 Distance 0.77km  
 Listing Price \$1500/WEEKLY

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

# Pelican Waters

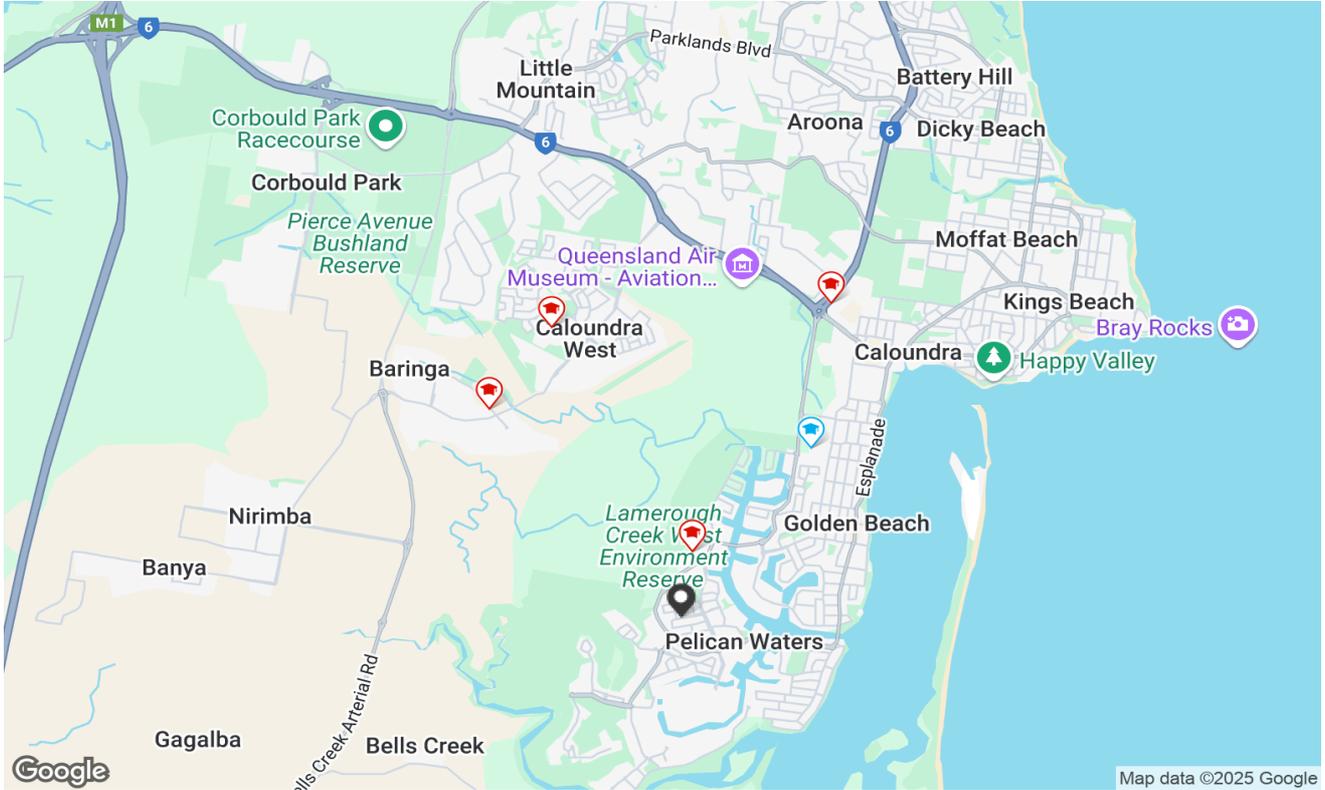
## Demographic



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
	<b>Caloundra City Private School</b>	0.71km	Combined	Mixed	Non-Government	0-12
	<b>Golden Beach State School</b> 34 Gregory Street Golden Beach QLD 4551	2.24km	Primary	Mixed	Government	0-6
	<b>Baringa State Primary School</b>	2.92km	Primary	Mixed	Non-Government	-
	<b>Unity College</b> 47 Lomond Crescent Caloundra West QLD 4551	3.34km	Combined	Mixed	Non-Government	0-12
	<b>Caloundra Christian College</b> 7 Gregson Place Caloundra QLD 4551	3.69km	Combined	Mixed	Non-Government	0-12



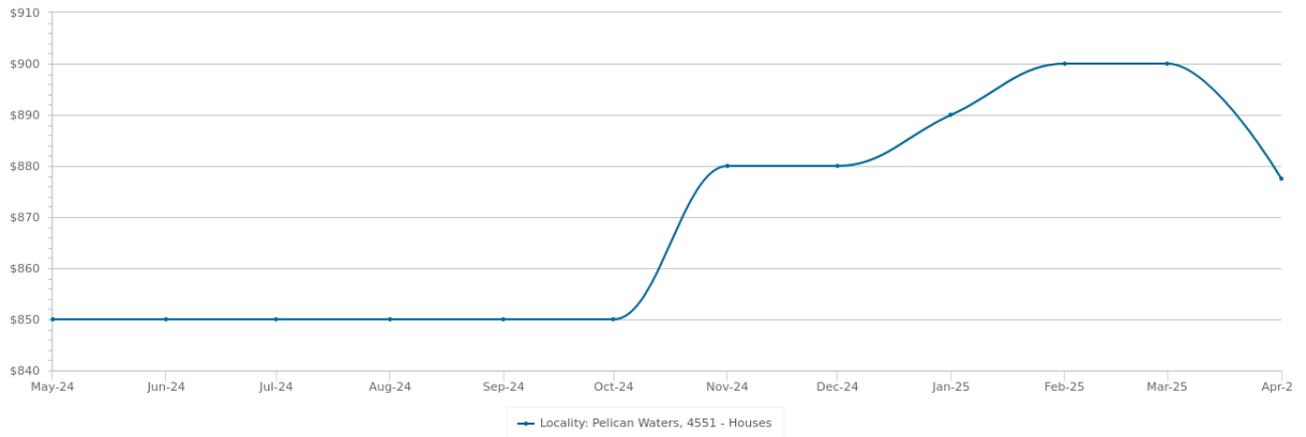
Property is within school catchment area



Property is outside school catchment area

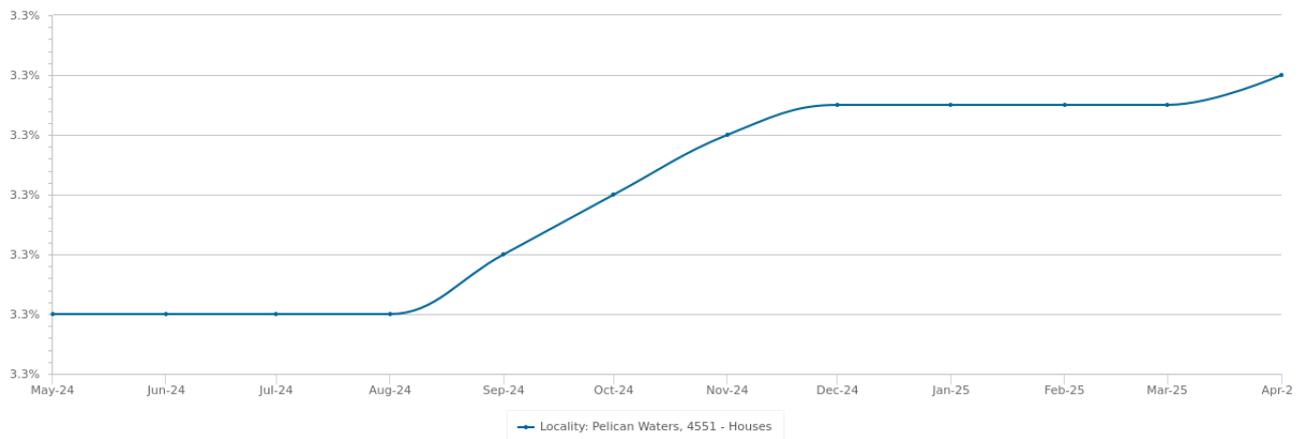
# Recent Market Trends

Median 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
Apr 2025	\$877	-2.5% ▼	3.3%	123
Mar 2025	\$900	0.0%	3.3%	127
Feb 2025	\$900	1.1% ▲	3.3%	116
Jan 2025	\$890	1.1% ▲	3.3%	118
Dec 2024	\$880	0.0%	3.3%	119
Nov 2024	\$880	3.5% ▲	3.3%	123
Oct 2024	\$850	0.0%	3.3%	126
Sep 2024	\$850	0.0%	3.3%	126
Aug 2024	\$850	0.0%	3.3%	120
Jul 2024	\$850	0.0%	3.3%	119
Jun 2024	\$850	0.0%	3.3%	117
May 2024	\$850	0.0%	3.3%	119

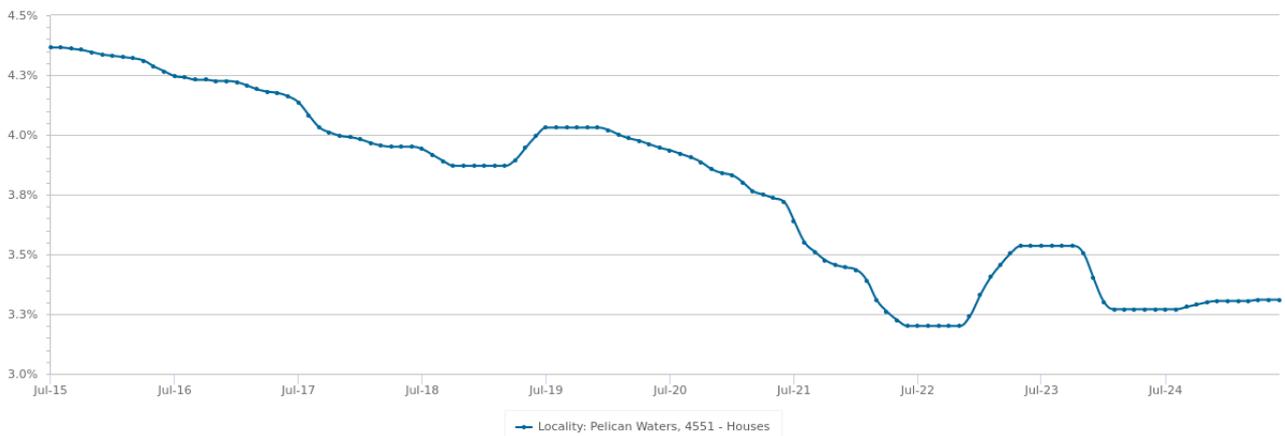
# Long Term Market Trends

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	\$900	5.9% ▲	3.3%	113
2024	\$850	0.0%	3.3%	117
2023	\$850	6.9% ▲	3.5%	121
2022	\$795	28.2% ▲	3.2%	107
2021	\$620	10.7% ▲	3.7%	94
2020	\$560	0.0%	3.9%	136
2019	\$560	0.0%	4%	166
2018	\$560	7.7% ▲	4%	146
2017	\$520	-5.5% ▼	4.2%	215
2016	\$550	-5.2% ▼	4.3%	193

# Summary

## 11 INVESTIGATOR PLACE PELICAN WATERS QLD 4551



**Appraisal price range**  
\$950 - \$1,050 per week

**Notes from your agent**

## Disclaimer

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