



## 1 GARDENS SQUARE CURRIMUNDI QLD 4551

Prepared on 24th September 2025

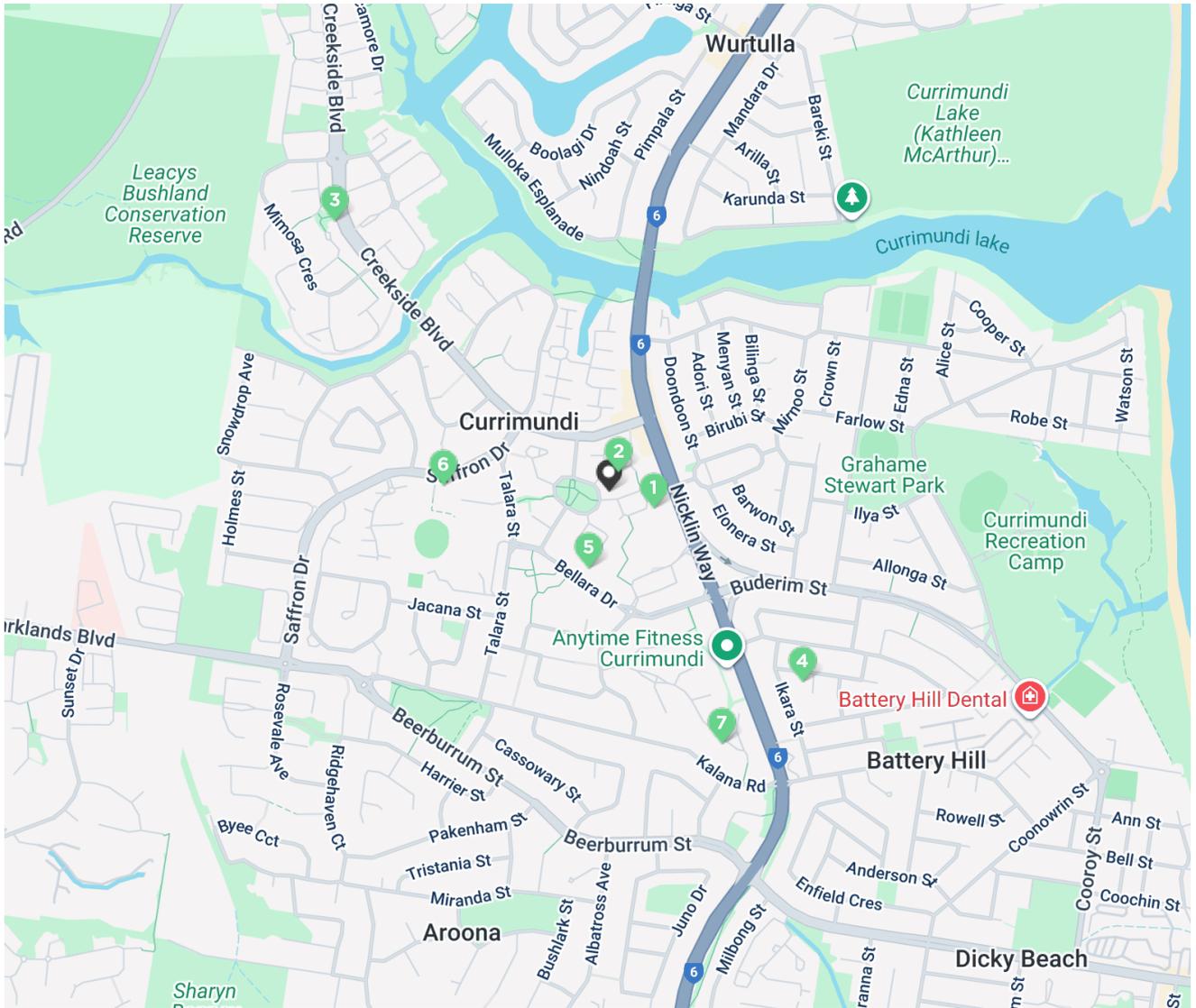
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# Comps Map: Rentals



Pin	Property Address	Icon 1	Icon 2	Icon 3	Price
1	23 GARDENS SQUARE CURRIMUNDI QLD 4551	3	1	2	\$735
2	33 JULES SQUARE CURRIMUNDI QLD 4551	3	2	2	\$750
3	11 CEDAR COURT CURRIMUNDI QLD 4551	3	2	2	\$750
4	8 LORINYA COURT BATTERY HILL QLD 4551	3	2	2	\$760
5	35 BELLARA DRIVE CURRIMUNDI QLD 4551	3	2	2	\$780
6	2 PETAL COURT CURRIMUNDI QLD 4551	3	2	2	\$800
7	29 PERINDI CHASE CURRIMUNDI QLD 4551	3	2	2	\$825

# Comparable Rentals

## 1 23 GARDENS SQUARE CURRIMUNDI QLD 4551



 3  1  2  600m<sup>2</sup>  220m<sup>2</sup>  
 Year Built 1999 DOM 14 days  
 Listing Date 02-Sep-25 Distance 0.14km  
 Listing Price \$735/WEEKLY

## 2 33 JULES SQUARE CURRIMUNDI QLD 4551



 3  2  2  480m<sup>2</sup>  -  
 Year Built 2000 DOM 9 days  
 Listing Date 31-Jul-25 Distance 0.05km  
 Listing Price \$750/WEEKLY

## 3 11 CEDAR COURT CURRIMUNDI QLD 4551



 3  2  2  390m<sup>2</sup>  -  
 Year Built 2002 DOM 8 days  
 Listing Date 08-Sep-25 Distance 1.08km  
 Listing Price \$750/WEEKLY

## 4 8 LORINYA COURT BATTERY HILL QLD 4551



 3  2  2  696m<sup>2</sup>  114m<sup>2</sup>  
 Year Built 1978 DOM 8 days  
 Listing Date 28-Aug-25 Distance 0.77km  
 Listing Price \$760/WEEKLY

## 5 35 BELLARA DRIVE CURRIMUNDI QLD 4551



 3  2  2  700m<sup>2</sup>  120m<sup>2</sup>  
 Year Built 1990 DOM 36 days  
 Listing Date 17-Jul-25 Distance 0.23km  
 Listing Price \$780/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 2 PETAL COURT CURRIMUNDI QLD 4551



 3  2  2  661m<sup>2</sup>  155m<sup>2</sup>  
 Year Built 1992 DOM 8 days  
 Listing Date 08-Jul-25 Distance 0.47km  
 Listing Price \$800/WEEKLY

## 7 29 PERINDI CHASE CURRIMUNDI QLD 4551

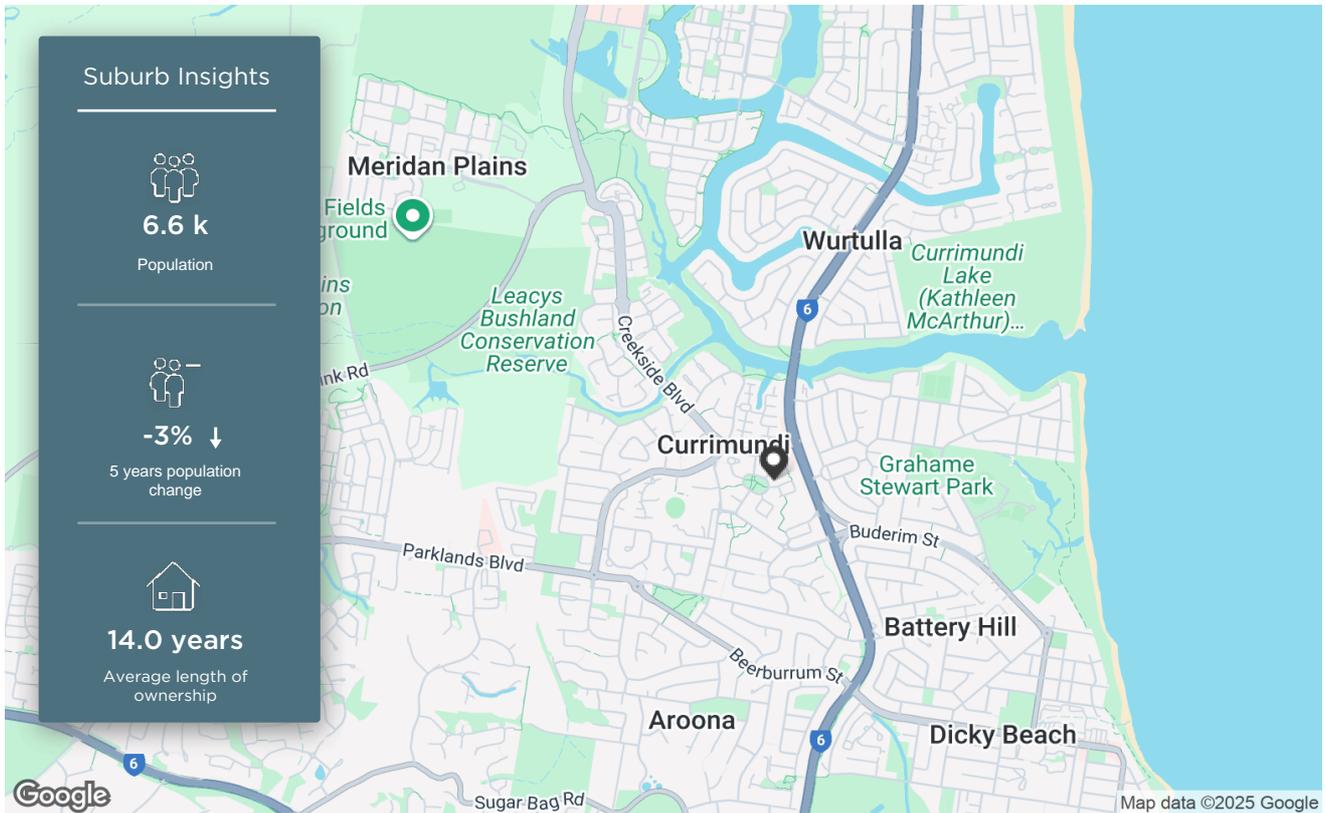


 3  2  2  727m<sup>2</sup>  122m<sup>2</sup>  
 Year Built 1995 DOM 35 days  
 Listing Date 03-Jun-25 Distance 0.79km  
 Listing Price \$825/WEEKLY

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

# Currimundi

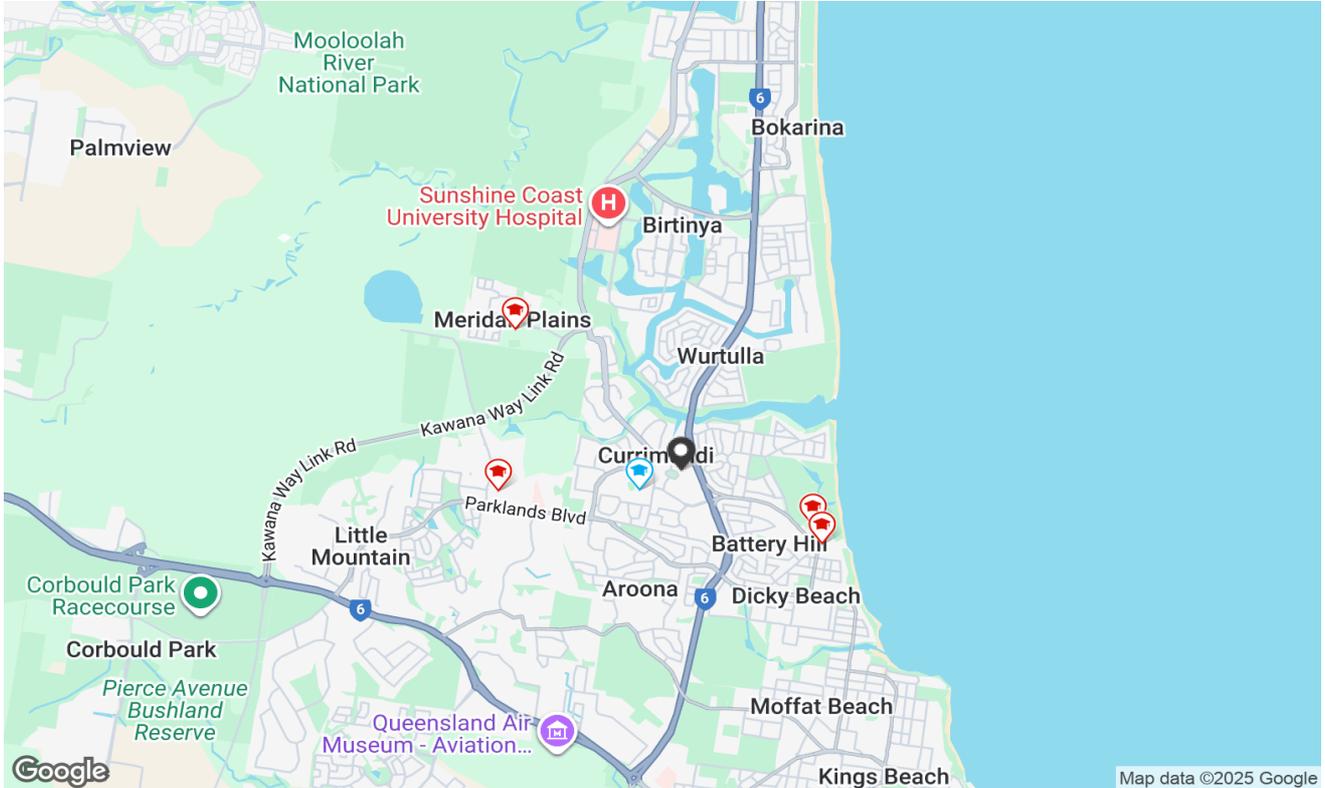
## Demographic



The size of Currimundi is approximately 3.6 square kilometres. It has 14 parks covering nearly 16.0% of total area. The population of Currimundi in 2016 was 6786 people. By 2021 the population was 6570 showing a population decline of 3.2% in the area during that time. The predominant age group in Currimundi is 50-59 years. Households in Currimundi are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Currimundi work in a professional occupation. In 2021, 72.60% of the homes in Currimundi were owner-occupied compared with 67.90% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	17.3	Renting	24.6	15.6-33.8K	13.7	90-99	1.8
Childless Couples	42.4	Purchaser	33.8	52-78K	13.6	50-59	13.6
Other	1.0	Other	1.6	130-182K	12.6	60-69	12.0
Couples with Children	39.1	Owns Outright	38.8	78-130K	23.1	0-9	10.5
		Not Stated	1.3	33.8-52K	16.3	70-79	10.0
				0-15.6K	3.2	40-49	12.8
				182K+	9.5	80-89	6.6
						100+	0.0
						10-19	13.2
						20-29	8.6

# Local Schools



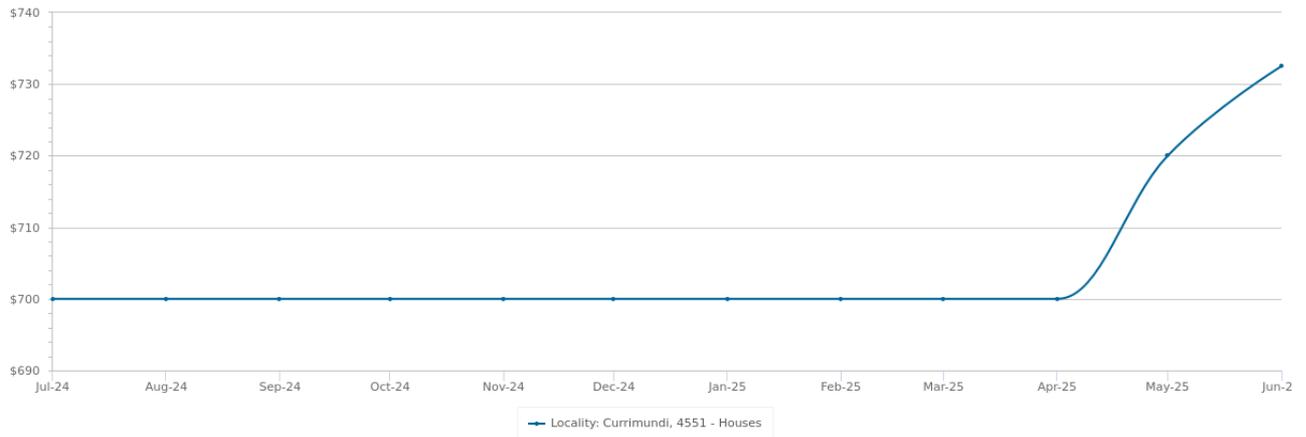
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	0.43km	Primary	Mixed	Government	0-6
 <b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	1.48km	Primary	Mixed	Government	0-6
 <b>Currimundi Special School</b> 17 Buderim Street Currimundi QLD 4551	1.65km	Special	Mixed	Government	0-12
 <b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	1.81km	Combined	Mixed	Government	0-12
 <b>Pacific Lutheran College</b> LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.21km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area

 Property is outside school catchment area

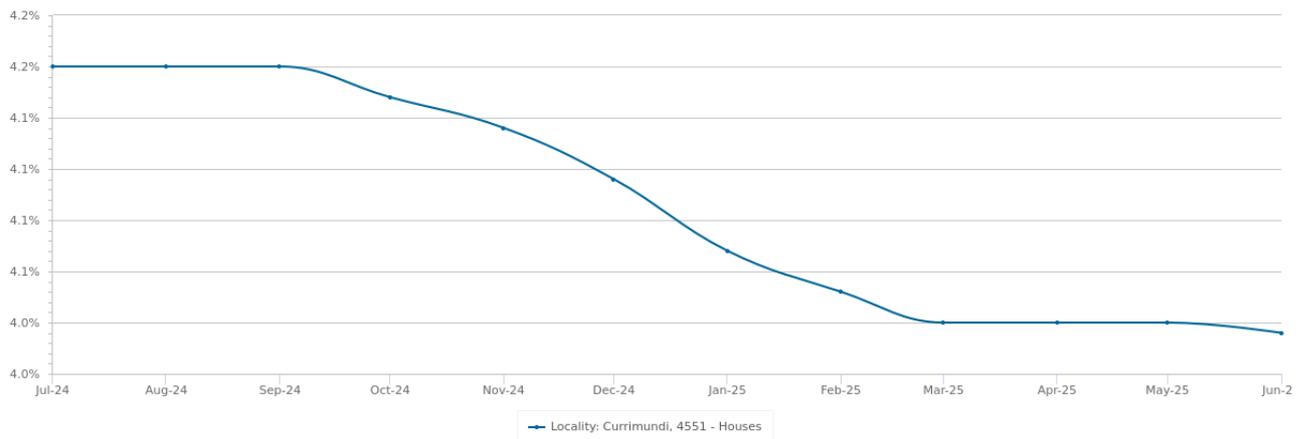
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

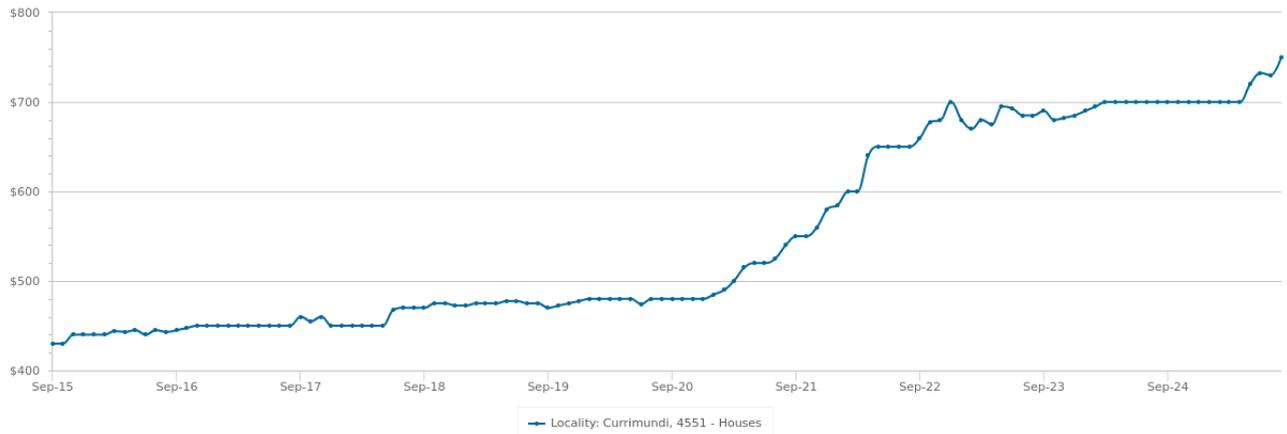


Statistics are calculated at the end of the displayed month

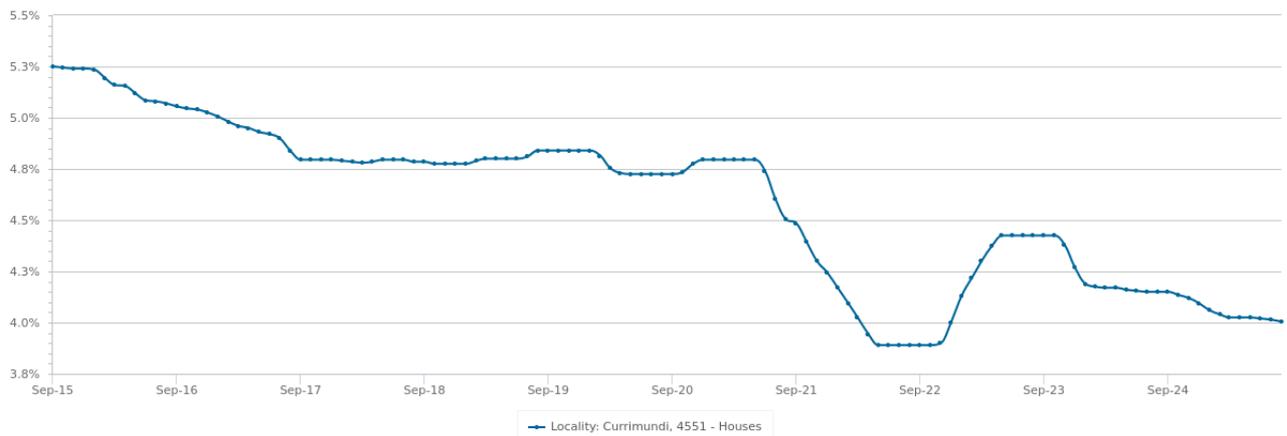
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2025	\$732	1.7% ▲	4%	107
May 2025	\$720	2.9% ▲	4%	102
Apr 2025	\$700	0.0%	4%	108
Mar 2025	\$700	0.0%	4%	105
Feb 2025	\$700	0.0%	4%	103
Jan 2025	\$700	0.0%	4.1%	101
Dec 2024	\$700	0.0%	4.1%	92
Nov 2024	\$700	0.0%	4.1%	87
Oct 2024	\$700	0.0%	4.1%	92
Sep 2024	\$700	0.0%	4.2%	88
Aug 2024	\$700	0.0%	4.2%	93
Jul 2024	\$700	0.0%	4.2%	95

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$750	7.1% ▲	4%	108
2024	\$700	2.2% ▲	4.2%	93
2023	\$685	5.4% ▲	4.4%	93
2022	\$650	20.4% ▲	3.9%	101
2021	\$540	12.5% ▲	4.5%	88
2020	\$480	1.1% ▲	4.7%	129
2019	\$475	1.1% ▲	4.8%	145
2018	\$470	4.4% ▲	4.8%	140
2017	\$450	1.6% ▲	4.8%	157
2016	\$443	2.4% ▲	5.1%	195

# Summary

## 1 GARDENS SQUARE CURRIMUNDI QLD 4551



**Appraisal price range**  
\$740 - \$760 per week

**Notes from your agent**

## Disclaimer

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