Comparative Market Analysis



7/12 QUEEN STREET KINGS BEACH QLD 4551

Prepared on **10th March 2026**

Admin First National
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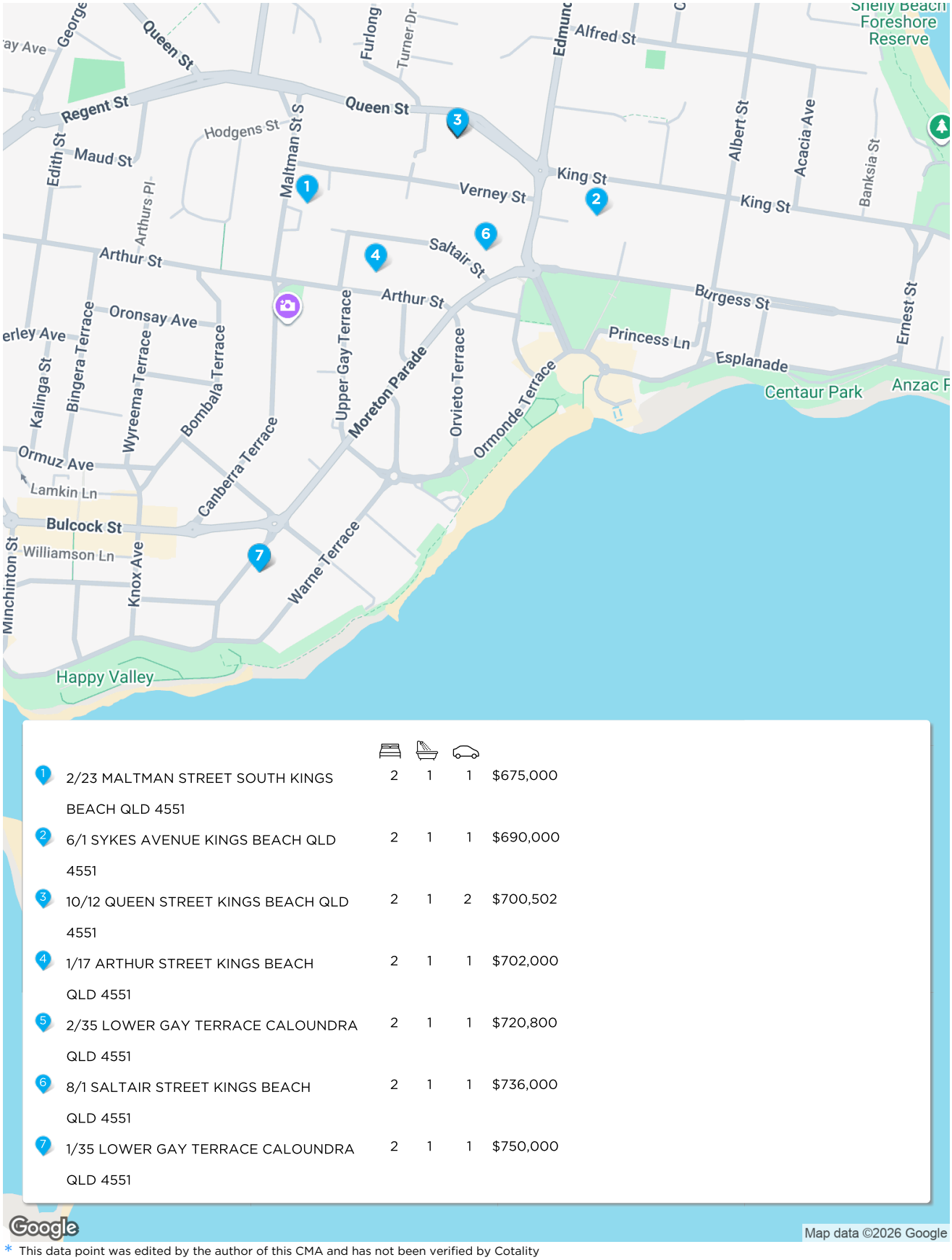
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We put you first

Comparables Map: Sales



1	2/23 MALTMAN STREET SOUTH KINGS BEACH QLD 4551	2	1	1	$675,000
2	6/1 SYKES AVENUE KINGS BEACH QLD 4551	2	1	1	$690,000
3	10/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	2	$700,502
4	1/17 ARTHUR STREET KINGS BEACH QLD 4551	2	1	1	$702,000
5	2/35 LOWER GAY TERRACE CALOUNDRA QLD 4551	2	1	1	$720,800
6	8/1 SALTAIR STREET KINGS BEACH QLD 4551	2	1	1	$736,000
7	1/35 LOWER GAY TERRACE CALOUNDRA QLD 4551	2	1	1	$750,000

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Comparable Sales

1 2/23 MALTMAN STREET SOUTH KINGS BEACH QLD 4551

Sold $675,000



2 | 1 | 1 | 110m² | 85m²

Year Built	1993	DOM	145
Sold Date	24-Oct-25	Distance	0.29km
First Listing	$349,000		
Last Listing	OFFERS OVER $339,000		

2 6/1 SYKES AVENUE KINGS BEACH QLD 4551

Sold $690,000



2 | 1 | 1 | 127m² | 127m²

Year Built	1982	DOM	-
Sold Date	28-Nov-25	Distance	0.28km
First Listing	-		
Last Listing	-		

3 10/12 QUEEN STREET KINGS BEACH QLD 4551

Sold $700,502



2 | 1 | 2 | 130m² | 89m²

Year Built	1975	DOM	39
Sold Date	23-Oct-25	Distance	0km
First Listing	Timed Sale Closing 5.30pm Wed 22nd October 2025		
Last Listing	Under Contract		

4 1/17 ARTHUR STREET KINGS BEACH QLD 4551

Sold RS $702,000

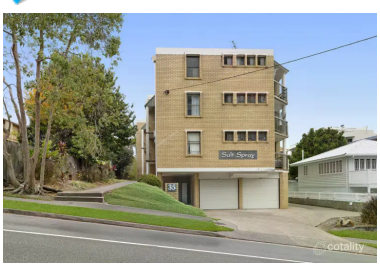


2 | 1 | 1 | 117m² | 117m²

Year Built	1978	DOM	21
Sold Date	11-Dec-25	Distance	0.28km
First Listing	Offers Over $660,000		
Last Listing	Offers Over $660,000		

5 2/35 LOWER GAY TERRACE CALOUNDRA QLD 4551

Sold RS $720,800



2 | 1 | 1 | 105m² | 79m²

Year Built	1982	DOM	23
Sold Date	18-Dec-25	Distance	0.84km
First Listing	$695,000		
Last Listing	$695,000		

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

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Comparable Sales

6 8/1 SALTAIR STREET KINGS BEACH QLD 4551

Sold RS **$736,000**

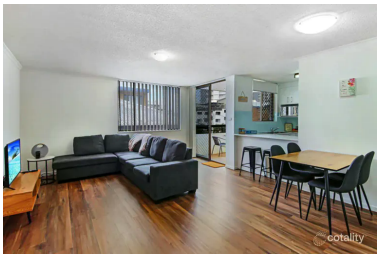


2 | 1 | 1 | 105m² | 67m²

Year Built	1989	DOM	28
Sold Date	24-Feb-26	Distance	0.21km
First Listing	Offers over $725,000		
Last Listing	Offers over $725,000		

7 1/35 LOWER GAY TERRACE CALOUNDRA QLD 4551

Sold **$750,000**



2 | 1 | 1 | 103m² | 103m²

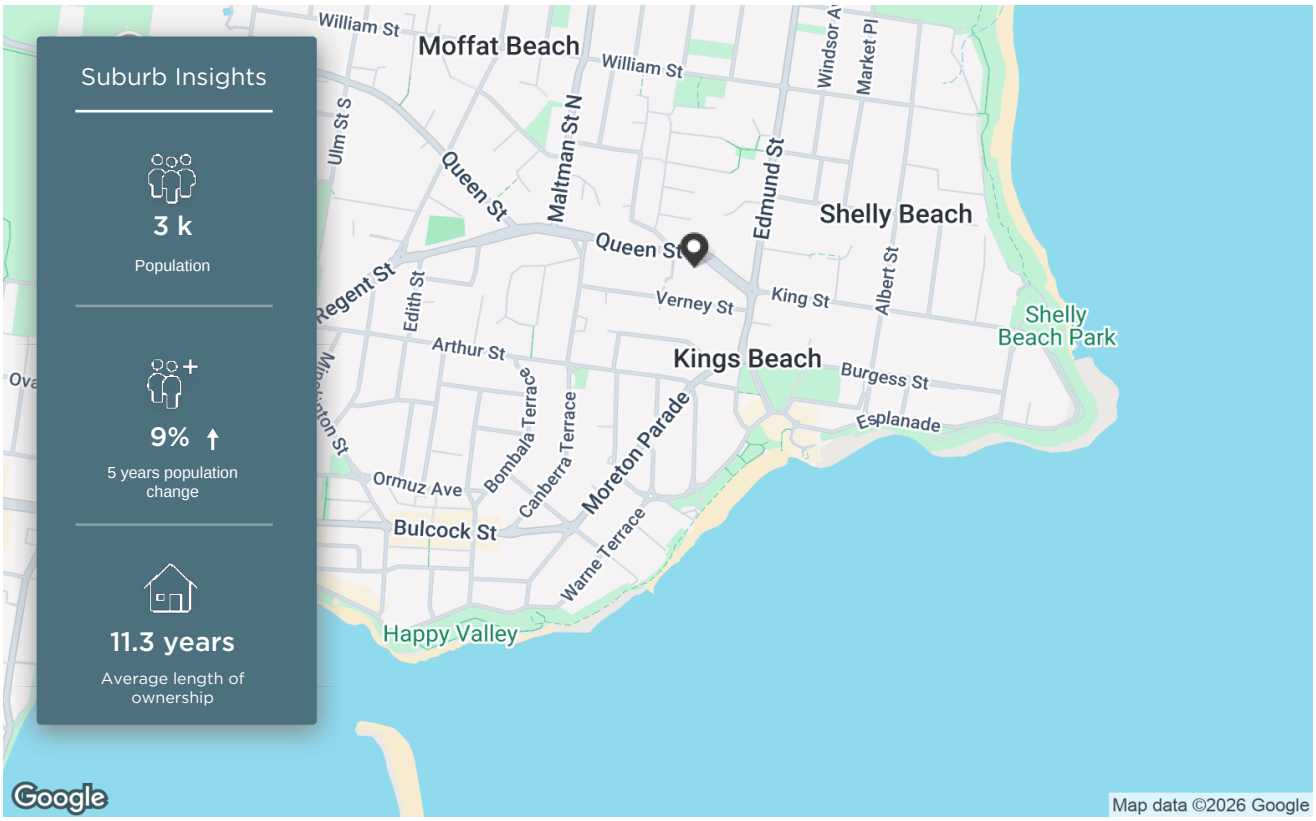
Year Built	1982	DOM	8
Sold Date	26-Jan-26	Distance	0.84km
First Listing	Offers Above $690,000		
Last Listing	Offers Above $690,000		

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

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Kings Beach

Demographic

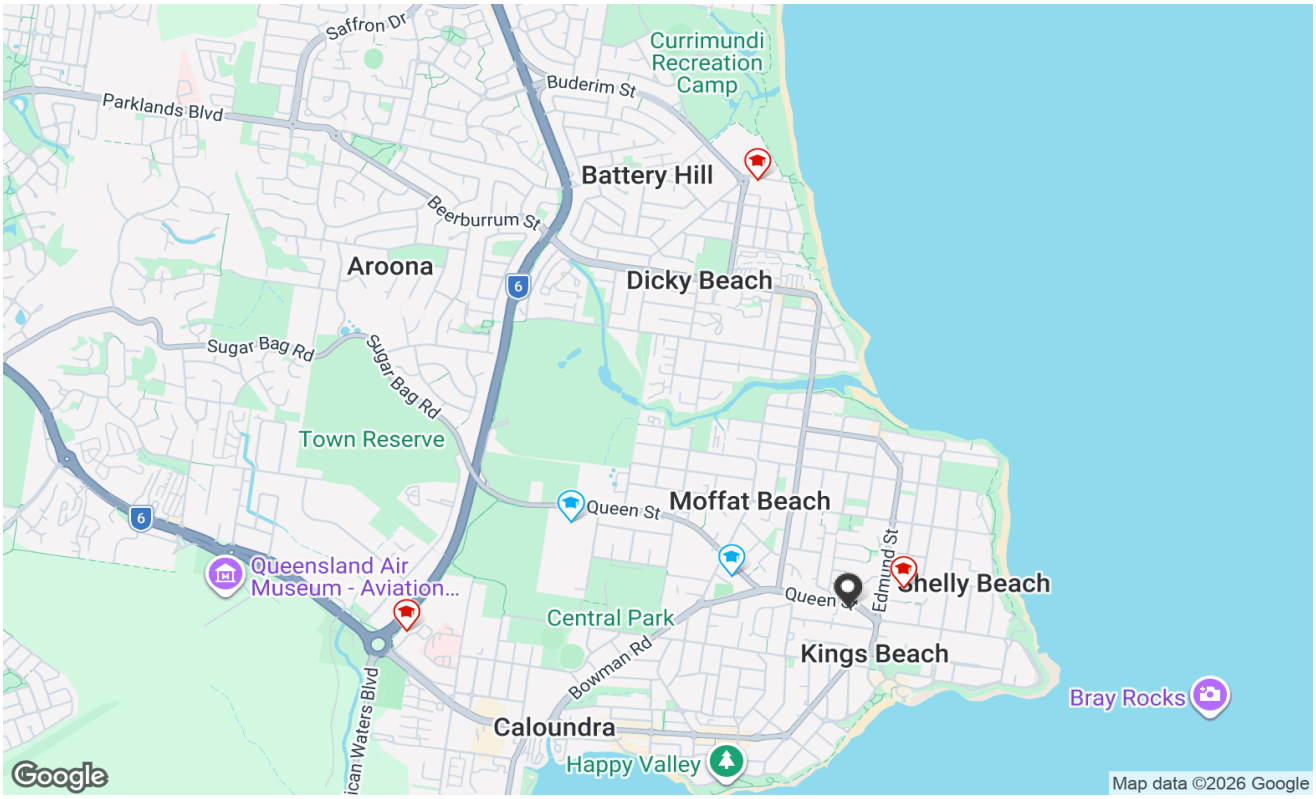


The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2016 was 2788 people. By 2021 the population was 3042 showing a population growth of 9.1% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation.In 2021, 52.40% of the homes in Kings Beach were owner-occupied compared with 43.00% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	15.5	Other	0.8	15.6-33.8K	17.7	20-29	12.0
Other	1.9	Owns Outright	36.5	0-15.6K	3.9	30-39	10.4
Childless Couples	66.3	Purchaser	15.9	52-78K	19.2	100+	0.0
Couples with Children	16.2	Renting	45.7	182K+	8.3	10-19	6.3
		Not Stated	0.8	130-182K	8.3	90-99	0.7
				78-130K	22.3	60-69	20.1
				33.8-52K	15.7	80-89	4.2
						70-79	15.1
						50-59	15.8
						0-9	4.5

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Local Schools



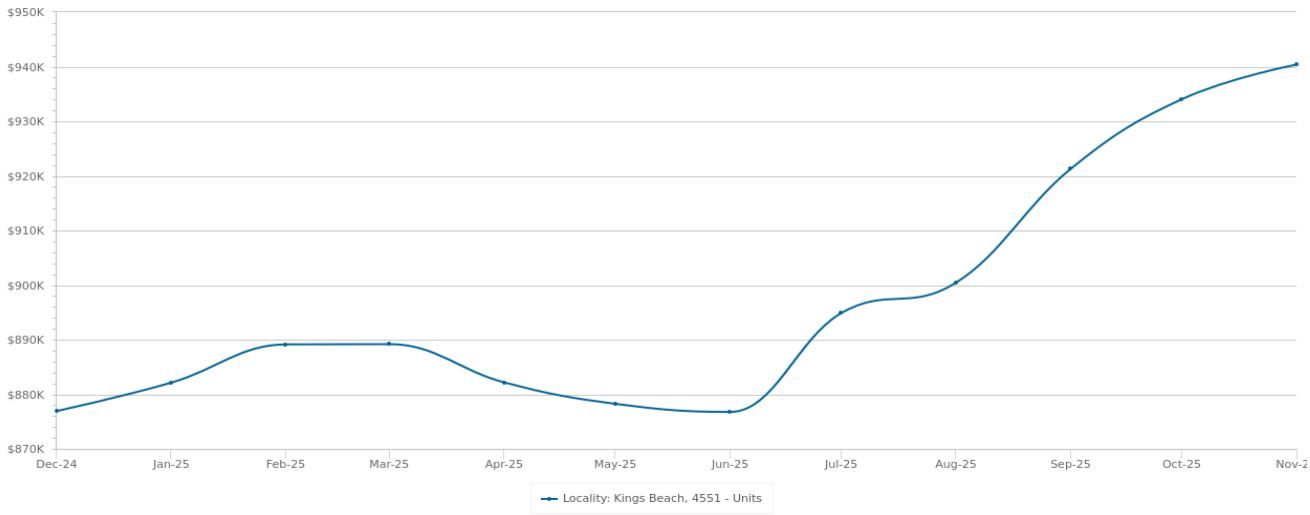
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Our Lady of the Rosary School	0.31km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.6km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.45km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.21km	Combined	Mixed	Non-Government	0-12
	Currimundi Special School	2.31km	Special	Mixed	Government	0-12

Property is within school catchment area Property is outside school catchment area

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Recent Market Trends

Median Value - 12 Months (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2025	-	-	-	-	-	-
Nov 2025	10	$940,384	0.7% ▲	24	22	$640
Oct 2025	14	$934,039	1.4% ▲	23	27	$640
Sep 2025	8	$921,299	2.3% ▲	20	28	$620
Aug 2025	12	$900,438	0.6% ▲	22	24	$620
Jul 2025	15	$894,881	2.1% ▲	22	23	$620
Jun 2025	12	$876,762	-0.2% ▼	21	28	$620
May 2025	16	$878,238	-0.4% ▼	21	31	$610
Apr 2025	10	$882,148	-0.8% ▼	21	26	$610
Mar 2025	10	$889,176	0.0%	20	36	$600
Feb 2025	15	$889,136	0.8% ▲	19	35	$600
Jan 2025	16	$882,137	0.6% ▲	20	34	$600

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	5
$600K-$800K	54
$800K-$1M	42
$1M-$2M	39
>$2M	4

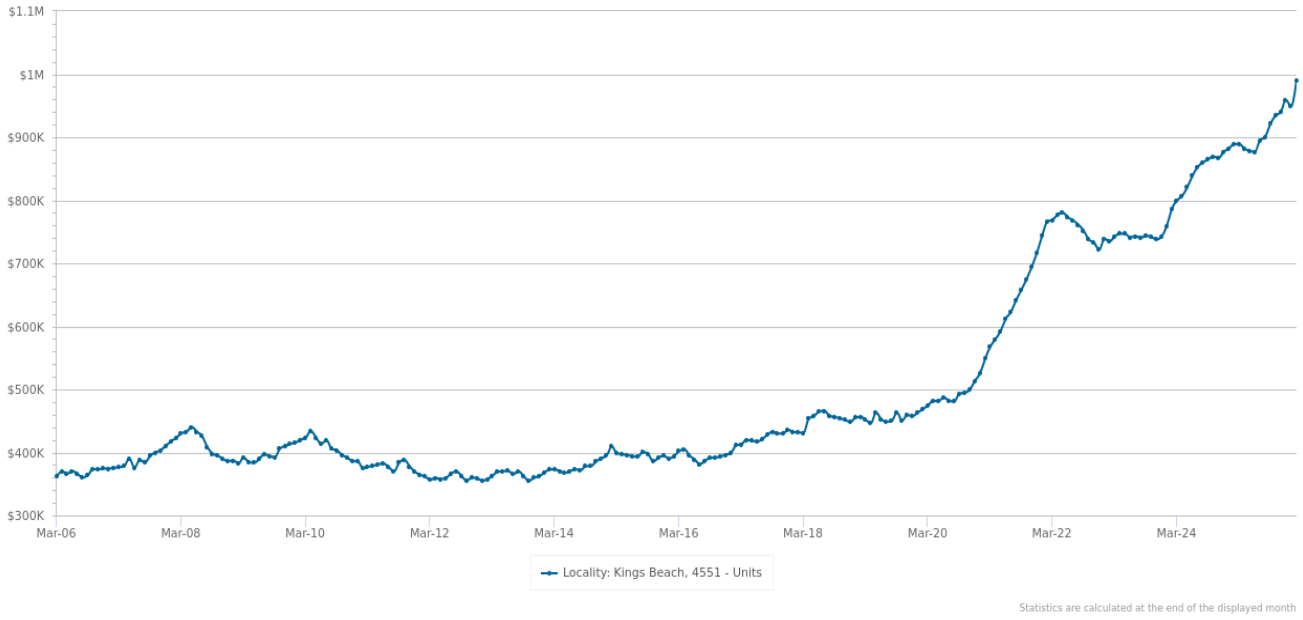


Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Value - 20 Years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	-	$990,076	11.4% ▲	-	131	$650
2025	144	$889,136	13.1% ▲	23	155	$600
2024	144	$786,409	7.0% ▲	20	152	$580
2023	154	$735,062	-4.1% ▼	38	158	$550
2022	164	$766,386	39.5% ▲	25	213	$480
2021	226	$549,375	17.2% ▲	10	189	$400
2020	191	$468,931	2.8% ▲	48	232	$385
2019	170	$456,258	5.7% ▲	51	219	$360
2018	182	$431,593	4.9% ▲	37	243	$350
2017	176	$411,581	4.4% ▲	44	267	$350
2016	201	$394,406	-3.6% ▼	52	264	$345
2015	158	$409,322	9.7% ▲	61	230	$330
2014	173	$372,961	4.3% ▲	61	201	$310
2013	133	$357,668	-1.1% ▼	76	204	$310
2012	118	$361,780	-3.4% ▼	116	215	$295
2011	98	$374,688	-10.8% ▼	76	204	$295
2010	108	$420,156	9.9% ▲	66	190	$285
2009	182	$382,461	-9.6% ▼	75	148	$290
2008	131	$423,067	12.7% ▲	81	125	$265
2007	279	$375,431	8.1% ▲	60	109	$235

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