



## 16 BOXTHORNE PLACE AROONA QLD 4551

Prepared on 25th February 2026

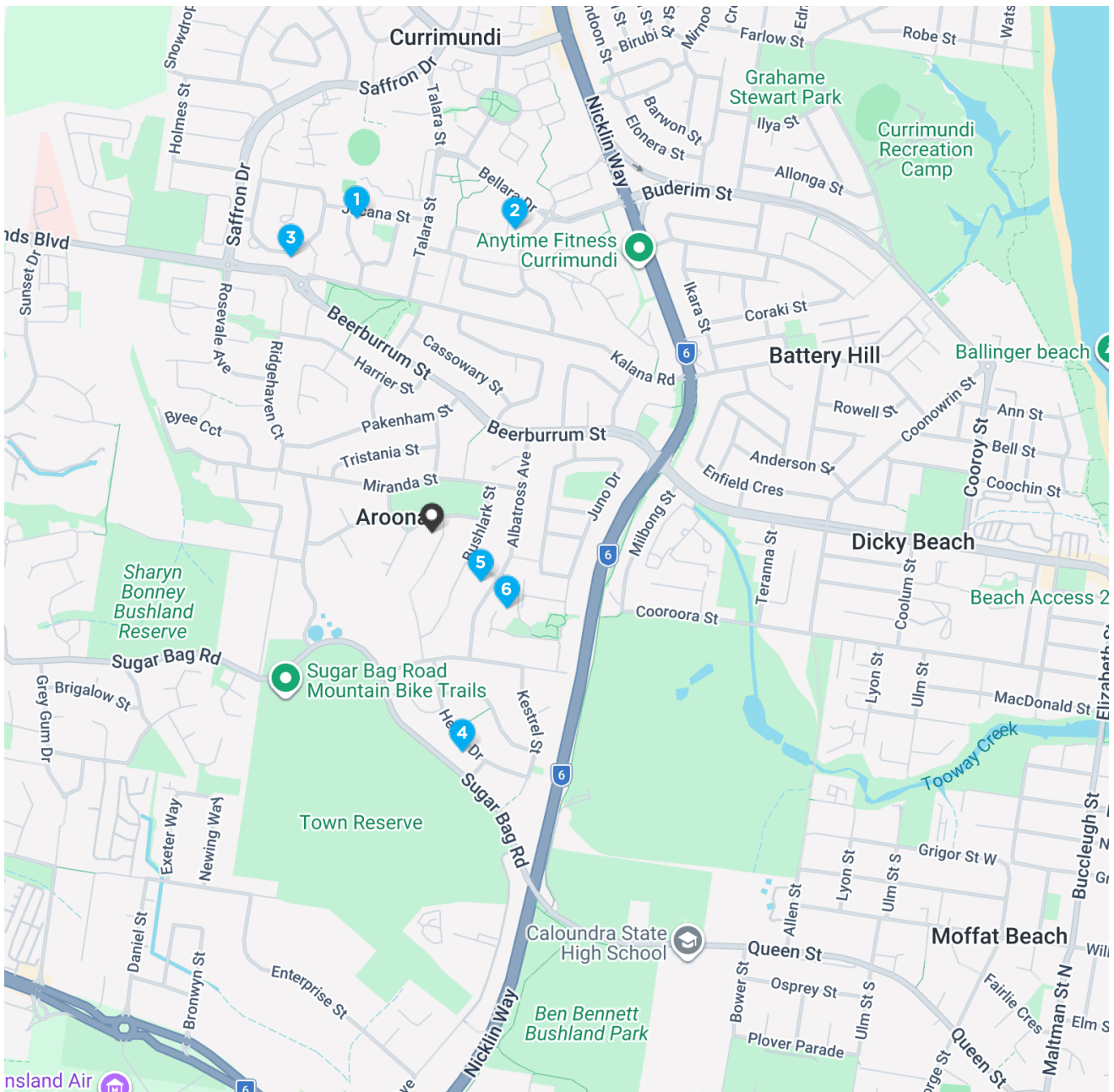
**Admin First National**  
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave  
CALOUNDRA QLD 4551

m: 0438 112 311

[admin@fncaloundra.com.au](mailto:admin@fncaloundra.com.au)






# Comparables Map: Sales



Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Price
1	3 MORIAC STREET CURRIMUNDI QLD 4551	4	2	3	\$1,220,000
2	6 BARINYA COURT CURRIMUNDI QLD 4551	4	2	2	\$1,207,000
3	17 DARLINGTON CIRCUIT CURRIMUNDI QLD 4551	4	2	2	\$1,250,000
4	20 HERON DRIVE AROONA QLD 4551	4	2	2	\$1,315,000
5	28 ALBATROSS AVENUE AROONA QLD 4551	5	2	2	\$1,350,000
6	2 OCEAN VIEW PLACE AROONA QLD 4551	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	3 MORIAC STREET CURRIMUNDI QLD 4551	<b>Sold</b> <sup>RS</sup> \$1,220,000
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Year Built 1995</p> <p>Sold Date 18-Dec-25</p> <p>First Listing Offers Over \$1,250,000</p> <p>Last Listing Offers Over \$1,250,000</p> </div> <div style="width: 45%;"> <p>4 Beds 2 Baths 3 Car 660m<sup>2</sup> 166m<sup>2</sup> DOM 37</p> <p>Distance 0.97km</p> </div> </div>		
2	6 BARINYA COURT CURRIMUNDI QLD 4551	<b>Sold</b> \$1,207,000
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Year Built -</p> <p>Sold Date 08-Dec-25</p> <p>First Listing Offers Over \$1,150,000</p> <p>Last Listing Offers Over \$1,150,000</p> </div> <div style="width: 45%;"> <p>4 Beds 2 Baths 2 Car 706m<sup>2</sup> 145m<sup>2</sup> DOM 49</p> <p>Distance 0.95km</p> </div> </div>		
3	17 DARLINGTON CIRCUIT CURRIMUNDI QLD 4551	<b>Sold</b> \$1,250,000
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Year Built -</p> <p>Sold Date 21-Nov-25</p> <p>First Listing Offers from \$1,200,000 invited</p> <p>Last Listing Offers from \$1,200,000 invited</p> </div> <div style="width: 45%;"> <p>4 Beds 2 Baths 2 Car 800m<sup>2</sup> 132m<sup>2</sup> DOM 15</p> <p>Distance 0.93km</p> </div> </div>		
4	20 HERON DRIVE AROONA QLD 4551	<b>Sold</b> \$1,315,000
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Year Built 1990</p> <p>Sold Date 13-Oct-25</p> <p>First Listing -</p> <p>Last Listing -</p> </div> <div style="width: 45%;"> <p>4 Beds 2 Baths 2 Car 918m<sup>2</sup> 198m<sup>2</sup> DOM 52</p> <p>Distance 0.67km</p> </div> </div>		
5	28 ALBATROSS AVENUE AROONA QLD 4551	<b>Sold</b> \$1,350,000
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Year Built 1998</p> <p>Sold Date 29-Oct-25</p> <p>First Listing FOR SALE</p> <p>Last Listing FOR SALE</p> </div> <div style="width: 45%;"> <p>5 Beds 2 Baths 2 Car 647m<sup>2</sup> 187m<sup>2</sup> DOM 23</p> <p>Distance 0.21km</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

# Comparable Sales

6 2 OCEAN VIEW PLACE AROONA QLD 4551

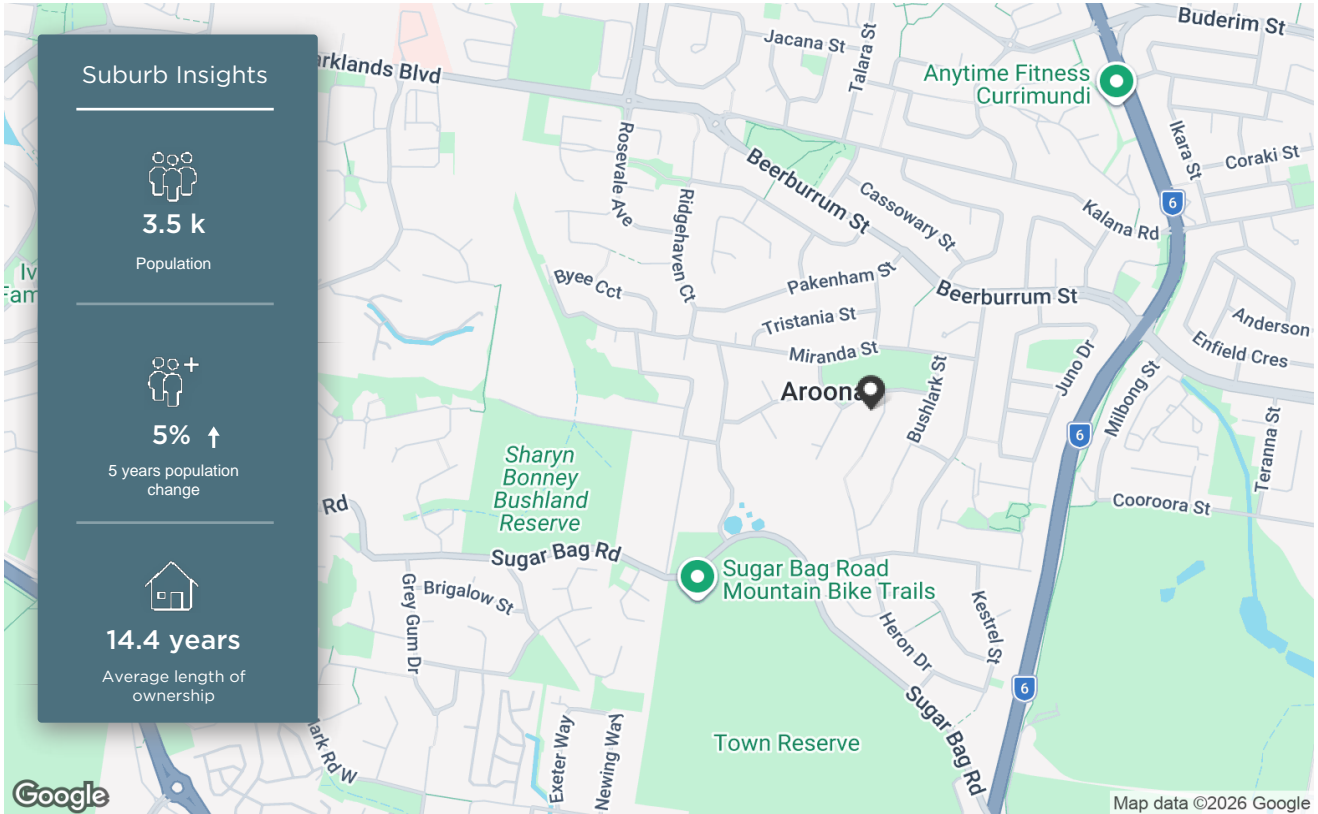


<p>  4            2            2            884m<sup>2</sup>  222m<sup>2</sup> </p> <p>Year Built 2013      DOM 112</p> <p>Sold Date 10-Nov-25      Distance 0.32km</p> <p>First Listing \$1,499,000</p> <p>Last Listing Contact Agent</p>	<p><b>Sold</b></p> <p><b>\$1,450,000</b></p>
--	--

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

# Aroona

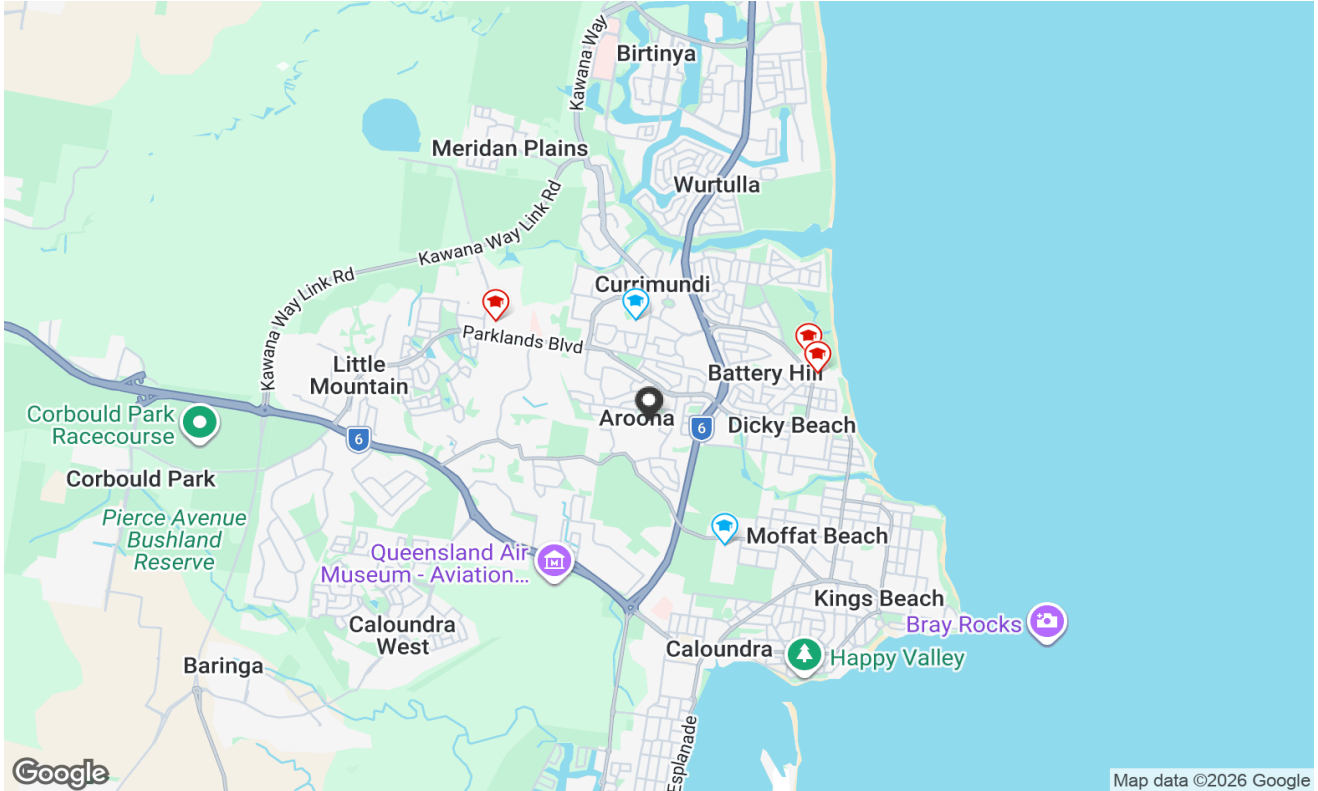
## Demographic








The size of Aroona is approximately 1.9 square kilometres. It has 10 parks covering nearly 13.4% of total area. The population of Aroona in 2016 was 3287 people. By 2021 the population was 3466 showing a population growth of 5.4% in the area during that time. The predominant age group in Aroona is 50-59 years. Households in Aroona are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Aroona work in a professional occupation. In 2021, 83.80% of the homes in Aroona were owner-occupied compared with 80.50% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.5	Other	0.6	0-15.6K	1.8	0-9	10.7
Couples with Children	44.4	Purchaser	47.0	33.8-52K	12.8	100+	0.0
Other	1.2	Owns Outright	36.8	78-130K	23.1	30-39	11.2
Single Parents	11.9	Renting	14.2	130-182K	16.3	50-59	14.0
		Not Stated	1.6	52-78K	14.9	40-49	13.8
				15.6-33.8K	8.5	20-29	9.2
				182K+	15.1	80-89	3.4
						10-19	13.8
						90-99	0.4
						70-79	10.0

# Local Schools



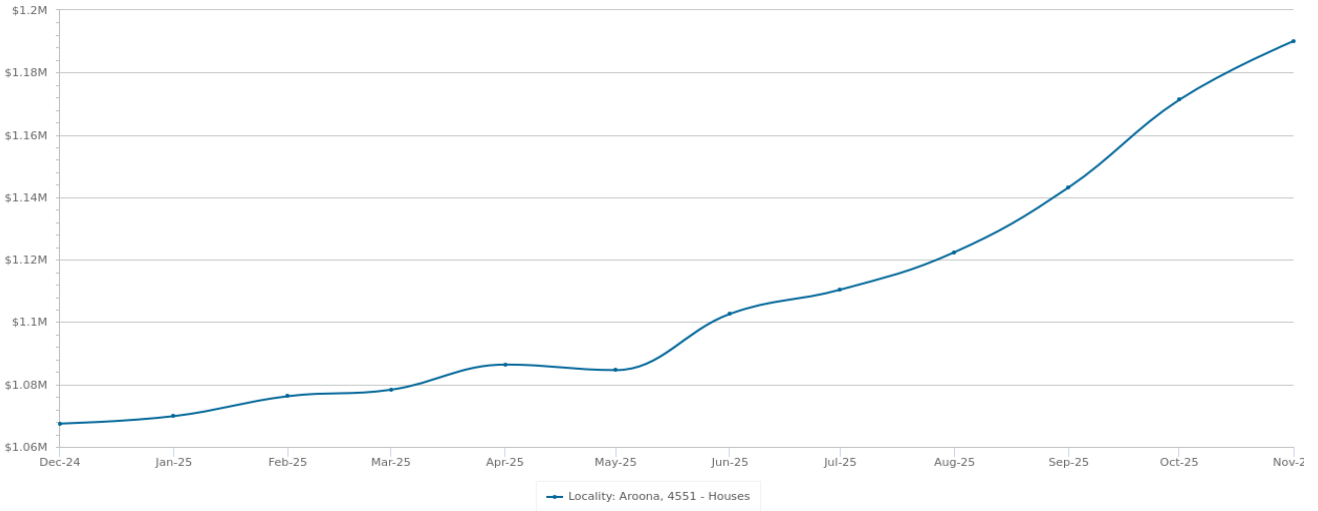
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	1.07km	Primary	Mixed	Government	0-6
	<b>Caloundra State High School</b> 40 Bower Street Caloundra QLD 4551	1.55km	Secondary	Mixed	Government	7-12
	<b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	1.79km	Primary	Mixed	Government	0-6
	<b>Currimundi Special School</b>	1.82km	Special	Mixed	Government	0-12
	<b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	1.84km	Combined	Mixed	Government	0-12

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

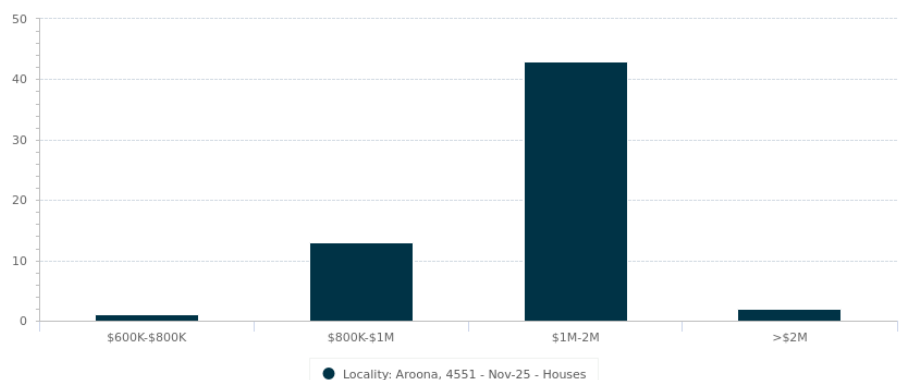


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2025	3	\$1,190,076	1.6% ▲	25	6	\$825
Oct 2025	8	\$1,171,269	2.5% ▲	26	12	\$800
Sep 2025	8	\$1,143,221	1.9% ▲	26	11	\$800
Aug 2025	6	\$1,122,440	1.1% ▲	26	9	\$800
Jul 2025	3	\$1,110,413	0.7% ▲	27	9	\$780
Jun 2025	7	\$1,102,645	1.7% ▲	29	8	\$780
May 2025	2	\$1,084,598	-0.2% ▼	27	8	\$780
Apr 2025	1	\$1,086,374	0.7% ▲	27	7	\$765
Mar 2025	8	\$1,078,326	0.2% ▲	27	16	\$770
Feb 2025	6	\$1,076,250	0.6% ▲	26	16	\$770
Jan 2025	5	\$1,069,858	0.2% ▲	24	16	\$770
Dec 2024	2	\$1,067,447	1.3% ▲	22	14	\$760

Sales by Price - 12 months (House)

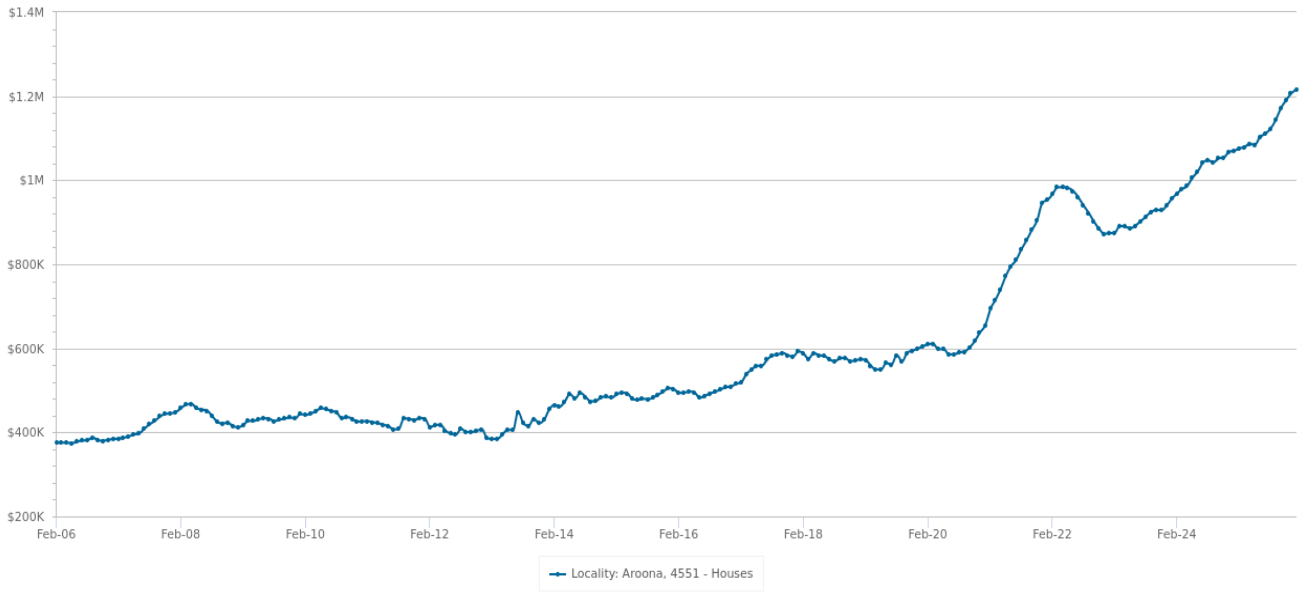
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	1
\$800K-\$1M	13
\$1M-\$2M	43
>\$2M	2



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
2026	-	\$1,215,989	13.7% ▲	-	49	\$850
2025	59	\$1,069,858	11.9% ▲	25	58	\$770
2024	58	\$956,314	9.4% ▲	22	72	\$700
2023	61	\$873,892	-8.3% ▼	32	70	\$750
2022	59	\$952,894	45.5% ▲	25	72	\$605
2021	79	\$655,031	8.5% ▲	8	81	\$520
2020	84	\$603,766	5.2% ▲	30	114	\$495
2019	73	\$573,793	-3.2% ▼	49	95	\$495
2018	68	\$592,776	14.9% ▲	37	89	\$477
2017	69	\$515,756	2.5% ▲	28	97	\$440
2016	70	\$502,955	4.1% ▲	39	110	\$470
2015	80	\$482,932	6.1% ▲	39	115	\$440
2014	67	\$455,147	17.9% ▲	41	91	\$430
2013	53	\$386,015	-10.7% ▼	32	123	\$400
2012	60	\$432,311	1.3% ▲	35	119	\$380
2011	44	\$426,615	-3.9% ▼	73	99	\$387
2010	48	\$443,777	7.6% ▲	59	108	\$370
2009	58	\$412,520	-8.0% ▼	39	97	\$350
2008	75	\$448,222	16.7% ▲	54	86	\$380
2007	89	\$384,202	2.9% ▲	49	77	\$320

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see [www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.