



## 1 GARDENS SQUARE CURRIMUNDI QLD 4551

Prepared on 24th September 2025

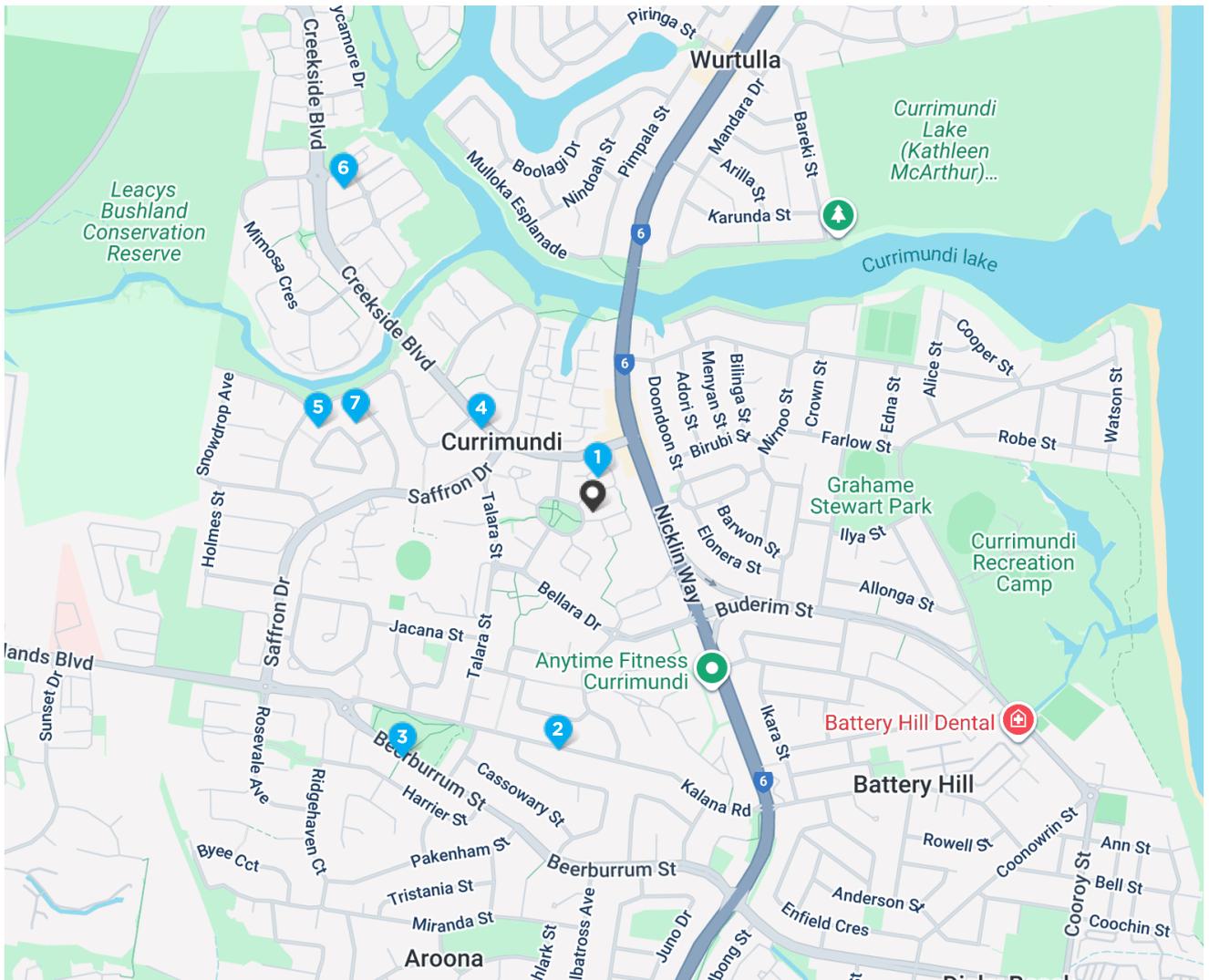
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# Comparables Map: Sales



1 12 JULES SQUARE CURRIMUNDI QLD 4551	3	1	1	\$905,555
2 58 KALANA ROAD AROONA QLD 4551	3	2	2	\$990,000
3 180 BEERBURRUM STREET AROONA QLD 4551	3	2	1	\$1,000,000
4 4 CREEKSIDE BOULEVARD CURRIMUNDI QLD 4551	3	2	2	\$1,000,005
5 39 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	3	2	2	\$1,047,000
6 5 WISTERIA PLACE CURRIMUNDI QLD 4551	3	2	2	\$1,100,000
7 51 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	3	2	2	\$1,115,000

# Comparable Sales

- 1** 12 JULES SQUARE CURRIMUNDI QLD 4551 **Sold** **\$905,555**



🏠 3 🚰 1 🚗 1 📏 366m<sup>2</sup> 📏 121m<sup>2</sup>  
 Year Built 1999 DOM 24  
 Sold Date 31-Jul-25 Distance 0.09km  
 First Listing Price on Request  
 Last Listing Price Indication \$900,000+
- 2** 58 KALANA ROAD AROONA QLD 4551 **Sold** **\$990,000**



🏠 3 🚰 2 🚗 2 📏 667m<sup>2</sup> 📏 134m<sup>2</sup>  
 Year Built - DOM 38  
 Sold Date 26-Jun-25 Distance 0.68km  
 First Listing Timed Sale Closing Wednesday, 25th June at 5.30pm  
 Last Listing \$990,000
- 3** 180 BEERBURRUM STREET AROONA QLD 4551 **Sold** **\$1,000,000**



🏠 3 🚰 2 🚗 1 📏 650m<sup>2</sup> 📏 169m<sup>2</sup>  
 Year Built 1993 DOM 43  
 Sold Date 05-Aug-25 Distance 0.88km  
 First Listing \$995,000  
 Last Listing \$995,000
- 4** 4 CREEKSIDE BOULEVARD CURRIMUNDI QLD 4551 **Sold** **\$1,000,005**



🏠 3 🚰 2 🚗 2 📏 656m<sup>2</sup> 📏 100m<sup>2</sup>  
 Year Built 1995 DOM 73  
 Sold Date 21-Jun-25 Distance 0.38km  
 First Listing \$999,000  
 Last Listing \$999,000
- 5** 39 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551 **Sold** <sup>RS</sup> **\$1,047,000**



🏠 3 🚰 2 🚗 2 📏 719m<sup>2</sup> 📏 -  
 Year Built 1994 DOM 20  
 Sold Date 03-Sep-25 Distance 0.8km  
 First Listing -  
 Last Listing \$1,047,000

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

# Comparable Sales

**6** 5 WISTERIA PLACE CURRIMUNDI QLD 4551 **Sold** **\$1,100,000**



🏠 3 🚰 2 🚗 2 📏 443m<sup>2</sup> 🏠 166m<sup>2</sup>  
 Year Built 2002 DOM 10  
 Sold Date 27-Jun-25 Distance 1.14km  
 First Listing Contact Agent  
 Last Listing Contact Agent

**7** 51 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551 **Sold** <sup>RS</sup> **\$1,115,000**

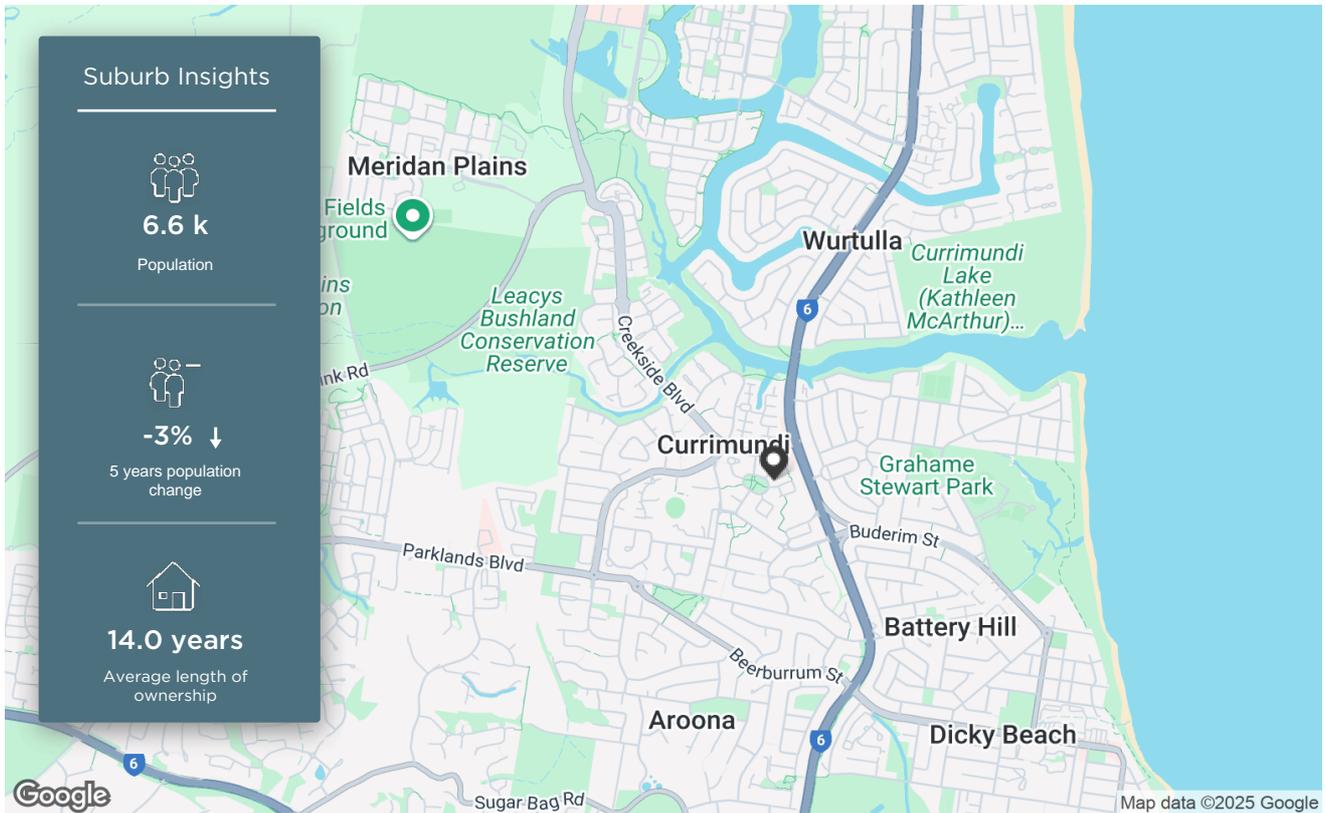


🏠 3 🚰 2 🚗 2 📏 650m<sup>2</sup> 🏠 -  
 Year Built 1995 DOM 16  
 Sold Date 02-Sep-25 Distance 0.7km  
 First Listing Auction 21st September - Registration From 9am  
 Last Listing Auction 21st September - Registration From 9am

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

# Currimundi

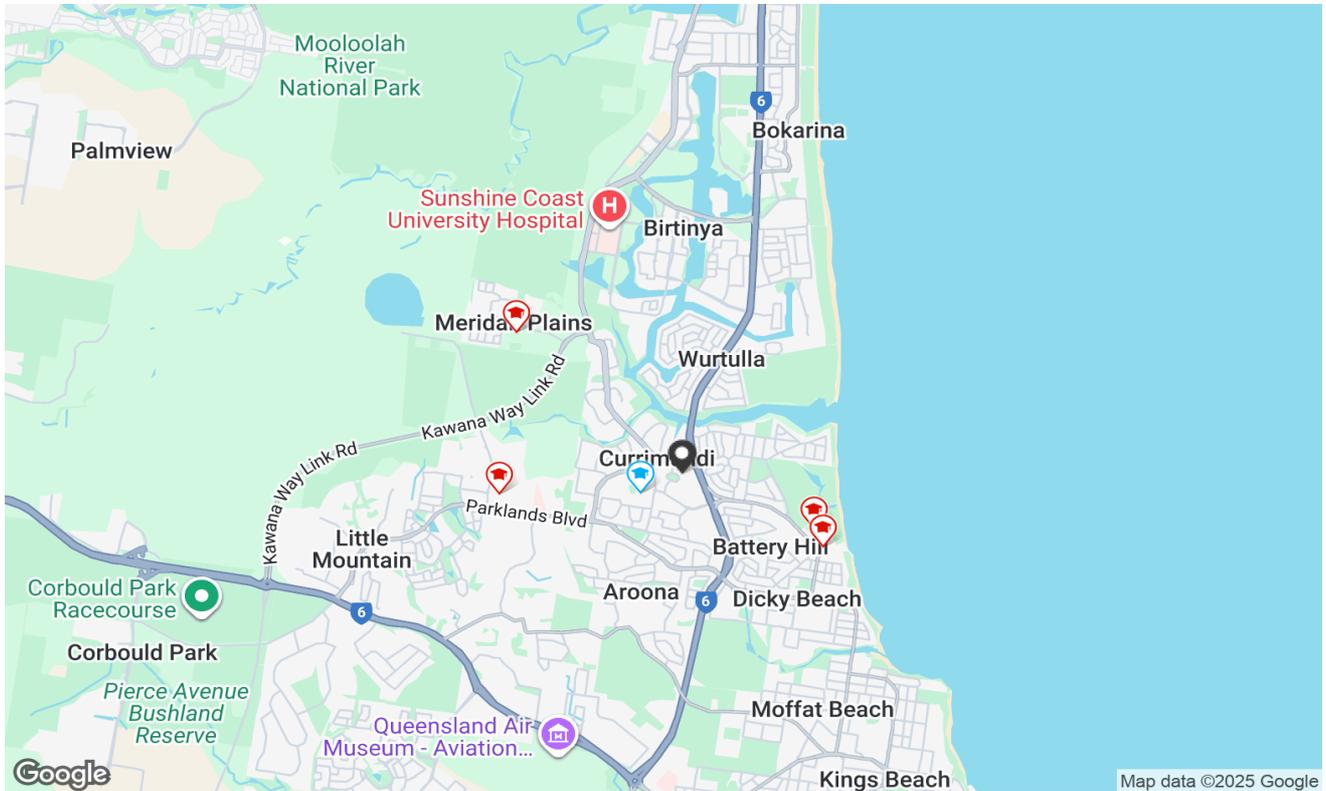
## Demographic



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



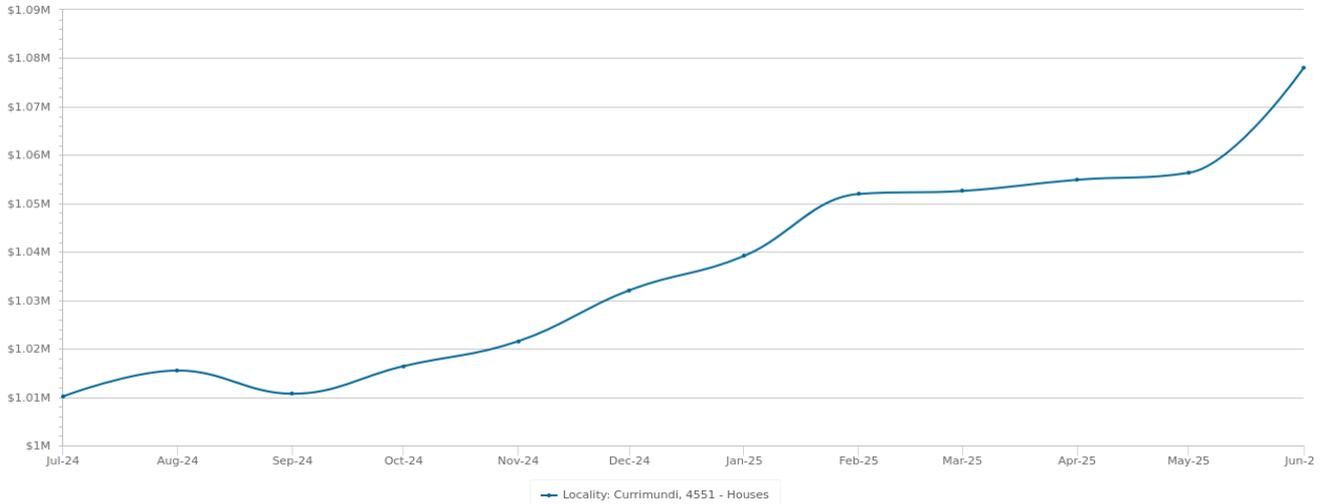
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	0.43km	Primary	Mixed	Government	0-6
 <b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	1.48km	Primary	Mixed	Government	0-6
 <b>Currimundi Special School</b> 17 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 Value - 12 Months (House)

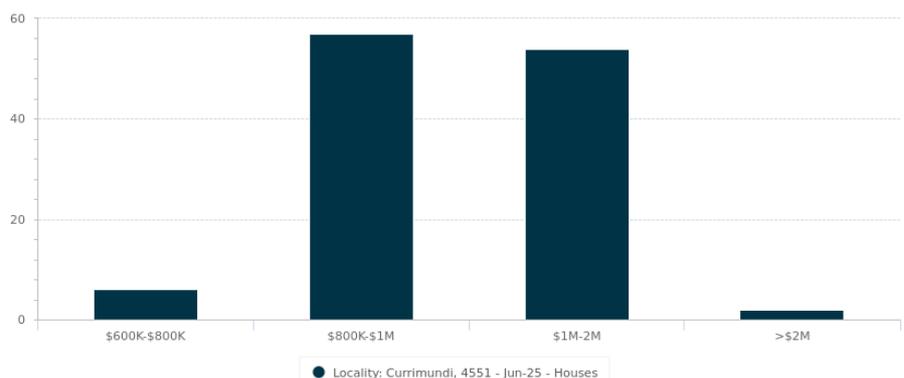


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	8	\$1,077,980	2.1% ▲	24	20	\$732
May 2025	14	\$1,056,325	0.1% ▲	22	18	\$720
Apr 2025	7	\$1,054,893	0.2% ▲	21	23	\$700
Mar 2025	11	\$1,052,579	0.1% ▲	19	24	\$700
Feb 2025	6	\$1,051,958	1.2% ▲	19	23	\$700
Jan 2025	8	\$1,039,182	0.7% ▲	19	28	\$700
Dec 2024	6	\$1,032,091	1.0% ▲	19	25	\$700
Nov 2024	11	\$1,021,556	0.5% ▲	19	27	\$700
Oct 2024	11	\$1,016,397	0.6% ▲	21	24	\$700
Sep 2024	10	\$1,010,684	-0.5% ▼	22	25	\$700
Aug 2024	11	\$1,015,480	0.5% ▲	19	22	\$700
Jul 2024	16	\$1,010,141	1.3% ▲	18	26	\$700

Sales by Price - 12 months (House)

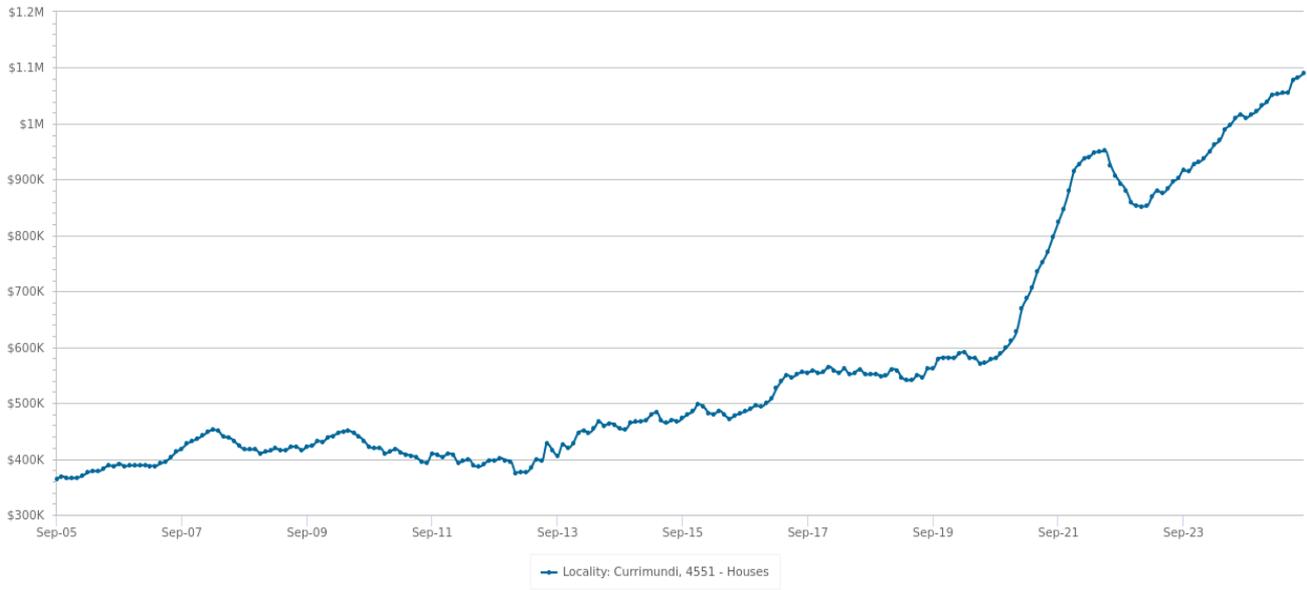
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	6
\$800K-\$1M	57
\$1M-\$2M	54
>\$2M	2



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
2025	119	\$1,089,573	7.3% ▲	24	100	\$750
2024	91	\$1,015,480	12.6% ▲	16	89	\$700
2023	87	\$902,240	-0.4% ▼	27	100	\$685
2022	109	\$906,180	13.6% ▲	11	125	\$650
2021	133	\$797,659	38.0% ▲	13	112	\$540
2020	106	\$577,891	2.9% ▲	27	120	\$480
2019	90	\$561,498	1.9% ▲	38	121	\$475
2018	89	\$551,022	-0.8% ▼	24	109	\$470
2017	110	\$555,210	15.3% ▲	19	113	\$450
2016	114	\$481,423	3.2% ▲	24	142	\$443
2015	115	\$466,466	1.3% ▲	25	148	\$432
2014	138	\$460,677	10.7% ▲	21	174	\$425
2013	102	\$416,142	4.6% ▲	37	142	\$400
2012	109	\$397,976	1.1% ▲	46	181	\$380
2011	89	\$393,574	-8.8% ▼	42	198	\$380
2010	112	\$431,575	3.9% ▲	35	168	\$370
2009	123	\$415,278	-1.9% ▼	40	177	\$370
2008	145	\$423,207	2.5% ▲	34	179	\$360
2007	187	\$412,888	6.7% ▲	44	140	\$327
2006	172	\$387,021	5.8% ▲	70	150	\$290

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