



44 BRAMPTON WAY MERIDAN PLAINS QLD 4551

Prepared on 4th June 2026

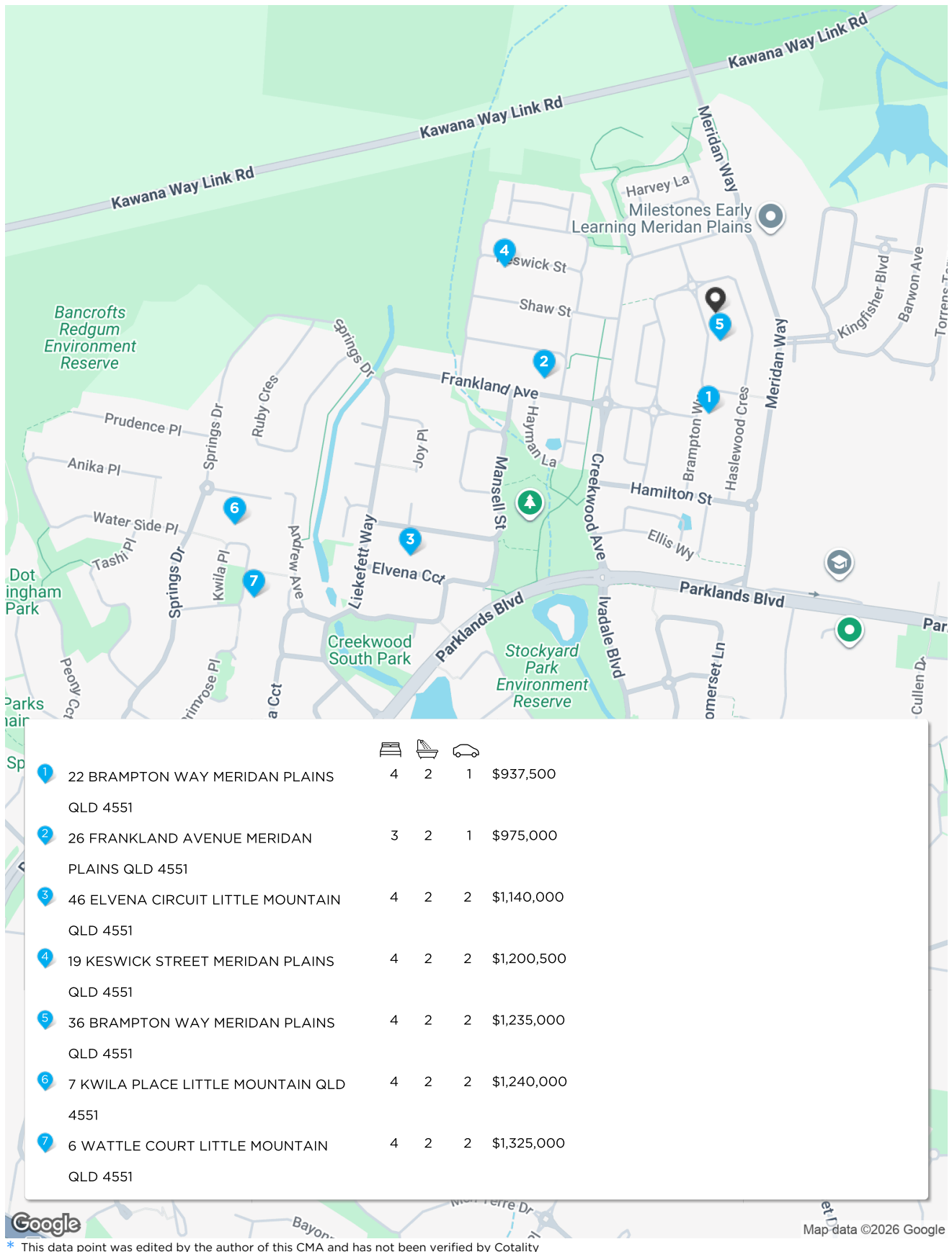
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1

22 BRAMPTON WAY MERIDAN PLAINS QLD 4551



DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

6 7 KWILA PLACE LITTLE MOUNTAIN QLD 4551



 4	 2	 2	 700m ²	 163m ²
Year Built	2003		DOM	1
Sold Date	20-Mar-26		Distance	0.93km
First Listing	\$1,240,000			
Last Listing	\$1,240,000			

Sold	\$1,240,000
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7 6 WATTLE COURT LITTLE MOUNTAIN QLD 4551



 4	 2	 2	 735m ²	 194m ²
Year Built	2003		DOM	1
Sold Date	06-May-26		Distance	0.96km
First Listing	\$590,000			
Last Listing	\$575,000 (under offer)			

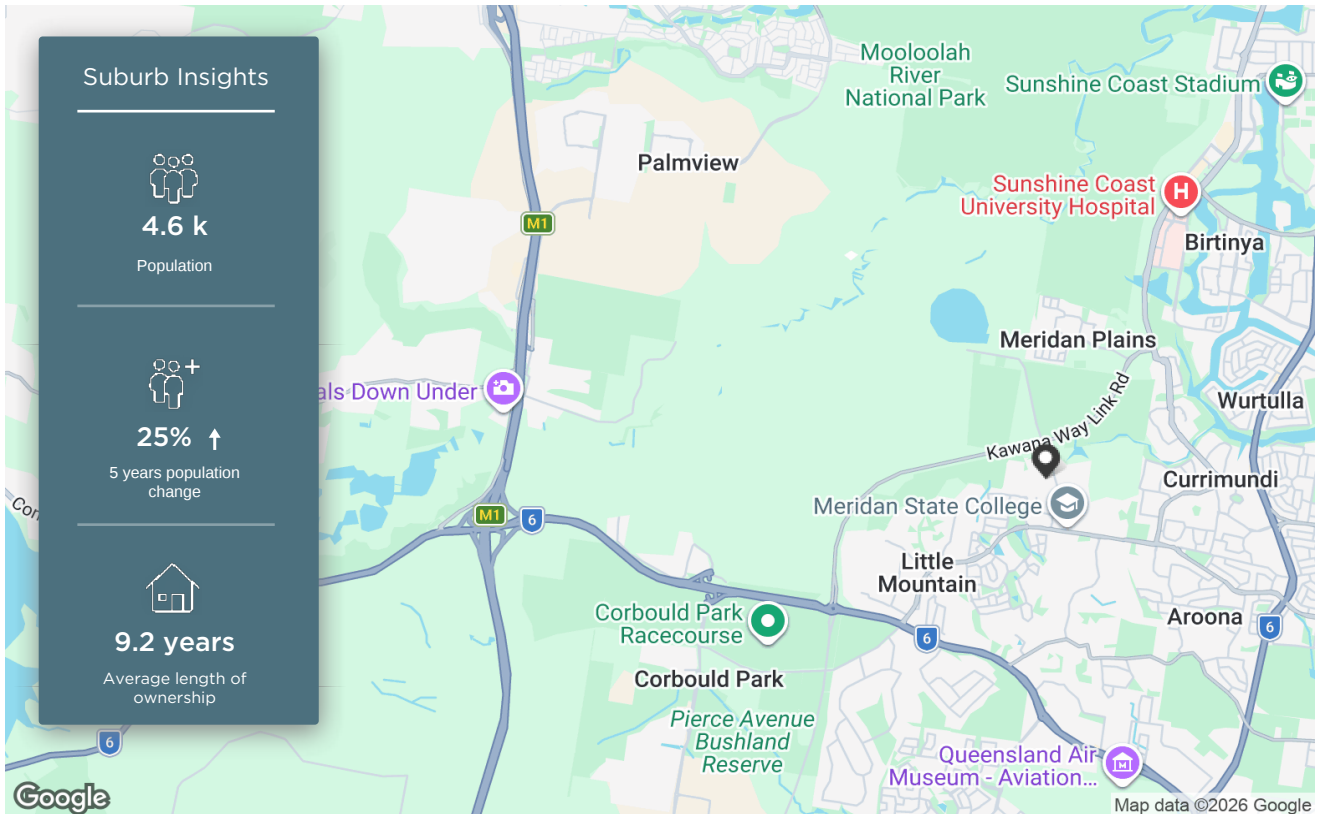
Sold	RS	\$1,325,000
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DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Meridan Plains

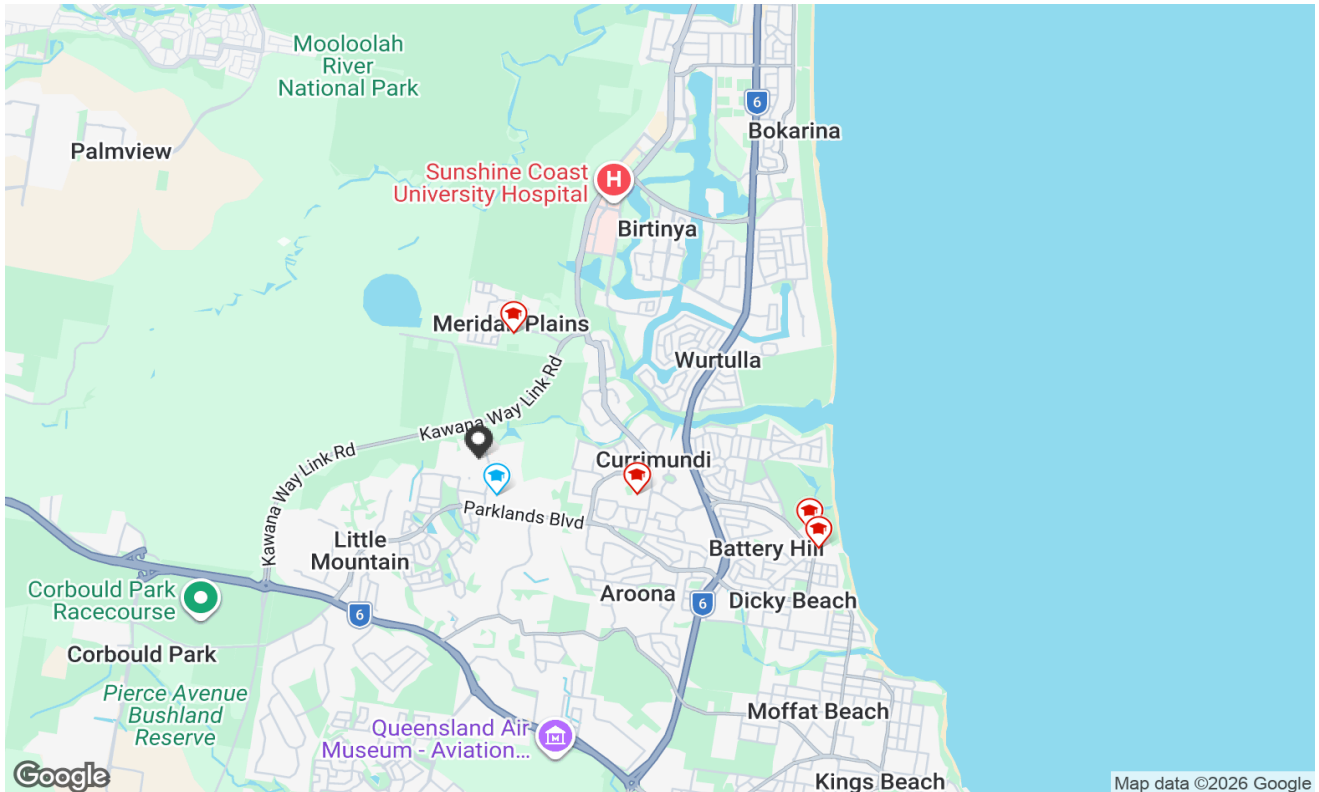
Demographic



The size of Meridan Plains is approximately 17.7 square kilometres. There are 16 parks, covering nearly 17.4% of the total area. The population of Meridan Plains in 2016 was 3675 people. By 2021 the population was 4589 showing a population growth of 24.9% in the area during that time. The predominant age group in Meridan Plains is 10-19 years. Households in Meridan Plains are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Meridan Plains work in a professional occupation. In 2021, 50.00% of the homes in Meridan Plains were owner-occupied compared with 55.10% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.8	Other	7.4	0-15.6K	1.8	0-9	13.3
Couples with Children	39.2	Purchaser	29.7	130-182K	12.8	10-19	15.2
Single Parents	21.4	Owns Outright	20.3	33.8-52K	16.4	40-49	14.1
Other	0.7	Renting	41.0	182K+	9.2	50-59	9.5
		Not Stated	1.2	52-78K	15.5	90-99	0.9
				78-130K	24.6	30-39	13.4
				15.6-33.8K	12.3	20-29	12.7
						80-89	5.4
						100+	0.0
						70-79	9.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	0.44km	Combined	Mixed	Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.39km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	1.67km	Primary	Mixed	Government	0-6
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	3.46km	Primary	Mixed	Government	0-6
	Currimundi Special School	3.59km	Special	Mixed	Government	0-12



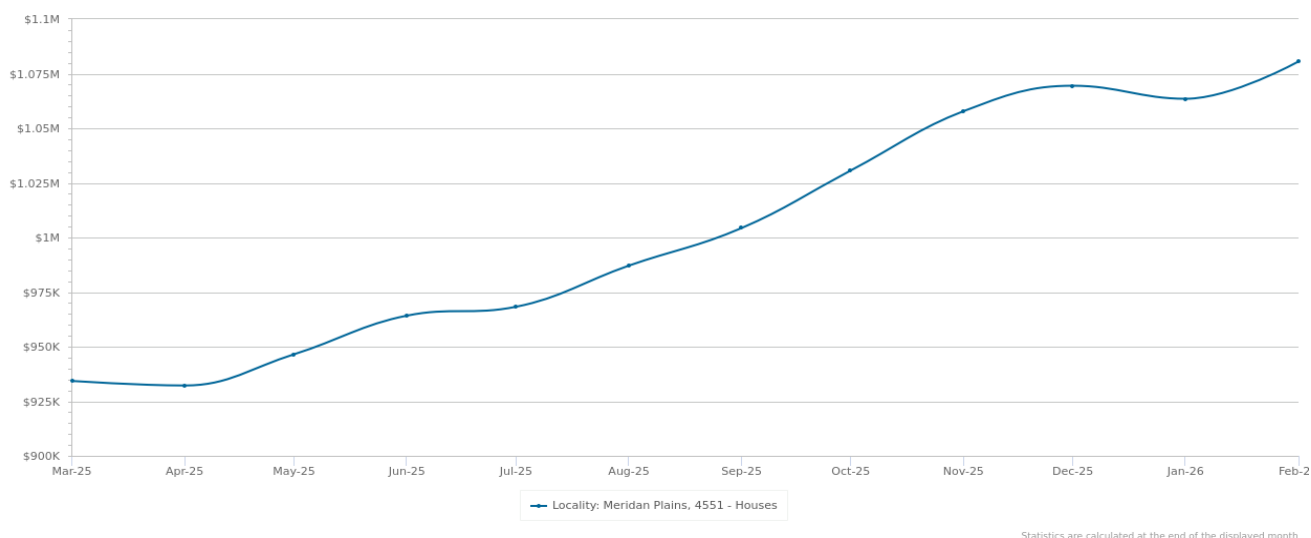
Property is within school catchment area



Property is outside school catchment area

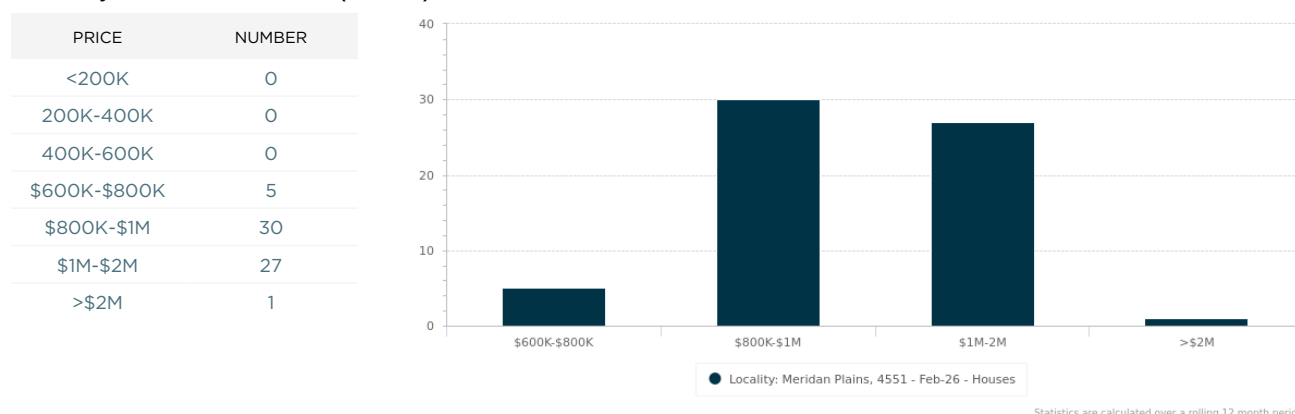
Recent Market Trends

Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2026	4	\$1,080,595	1.6% ▲	12	8	\$707
Jan 2026	4	\$1,063,516	-0.6% ▼	12	8	\$707
Dec 2025	11	\$1,069,493	1.1% ▲	12	11	\$700
Nov 2025	1	\$1,057,891	2.6% ▲	13	5	\$700
Oct 2025	5	\$1,030,746	2.6% ▲	13	6	\$700
Sep 2025	5	\$1,004,367	1.7% ▲	13	7	\$700
Aug 2025	2	\$987,145	1.9% ▲	13	6	\$700
Jul 2025	5	\$968,295	0.4% ▲	15	8	\$700
Jun 2025	2	\$964,222	1.9% ▲	15	11	\$700
May 2025	8	\$946,553	1.5% ▲	15	10	\$695
Apr 2025	7	\$932,218	-0.2% ▼	16	11	\$685
Mar 2025	9	\$934,285	1.0% ▲	16	12	\$680

Sales by Price - 12 months (House)



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	63	\$1,115,697	19.7% ▲	12	52	\$720
2025	94	\$932,218	4.9% ▲	16	58	\$685
2024	86	\$888,841	13.5% ▲	32	66	\$652
2023	76	\$783,413	-6.5% ▼	19	84	\$625
2022	99	\$838,287	30.3% ▲	9	80	\$550
2021	92	\$643,298	20.0% ▲	22	87	\$480
2020	64	\$535,964	5.5% ▲	30	82	\$460
2019	64	\$508,157	-0.1% ▼	55	105	\$455
2018	78	\$508,412	-0.1% ▼	40	111	\$450
2017	60	\$508,856	0.8% ▲	46	95	\$450
2016	95	\$505,015	1.5% ▲	41	156	\$450
2015	61	\$497,408	-0.1% ▼	25	74	\$450
2014	45	\$498,026	8.4% ▲	33	67	\$440
2013	25	\$459,560	10.4% ▲	43	59	\$420
2012	30	\$416,234	-5.4% ▼	55	71	\$400
2011	33	\$440,048	-10.9% ▼	69	68	\$400
2010	54	\$493,605	8.8% ▲	51	90	\$390
2009	35	\$453,618	-5.7% ▼	54	75	\$405
2008	62	\$480,911	7.2% ▲	57	51	\$420
2007	30	\$448,547	6.5% ▲	93	30	-

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