



## 10/12 QUEEN STREET KINGS BEACH QLD 4551

Prepared on 4th September 2025

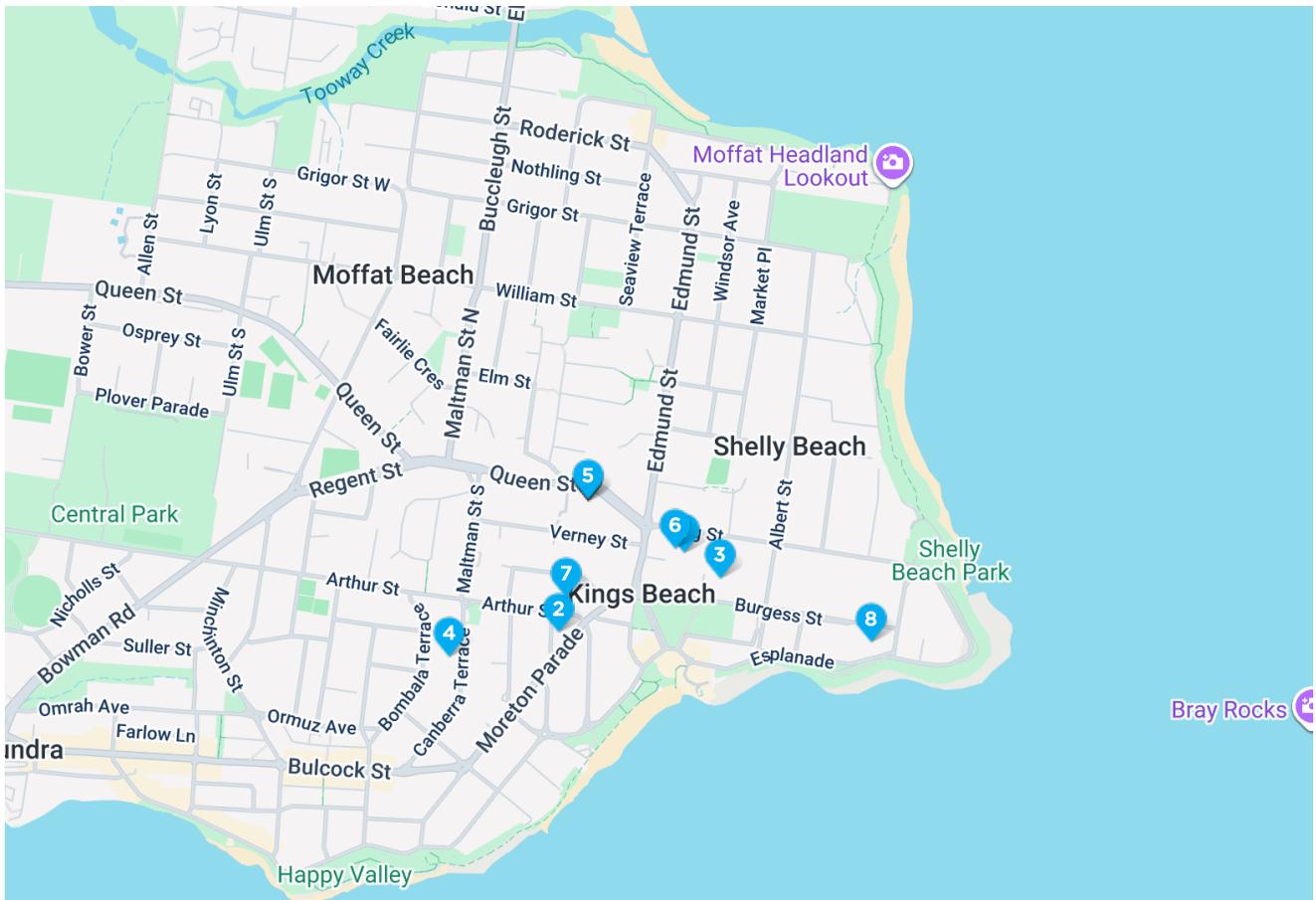
**Admin First National**  
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave  
CALOUNDRA QLD 4551

m: 0438 112 311

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

# Comparables Map: Sales



1 3/1 SYKES AVENUE KINGS BEACH QLD 4551	2	1	1	\$595,000
2 3/13 MORETON PARADE KINGS BEACH QLD 4551	2	1	1	\$651,500
3 12/33A BURGESS STREET KINGS BEACH QLD 4551	2	1	1	\$655,000
4 6/20 CANBERRA TERRACE CALOUNDRA QLD 4551	2	1	1	\$675,000
5 19/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	\$680,000
6 10/3 SYKES AVENUE KINGS BEACH QLD 4551	2	1	1	\$680,000
7 5/5 ARTHUR STREET KINGS BEACH QLD 4551	2	1	1	\$782,000
8 3/13 ESPLANADE HEADLAND KINGS BEACH QLD 4551	2	1	1	\$781,000



Map data ©2025 Google

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

# Comparable Sales

1	3/1 SYKES AVENUE KINGS BEACH QLD 4551	Sold <b>\$595,000</b>
	2 1 1 128m <sup>2</sup> 128m <sup>2</sup> Year Built 1982 DOM 19 Sold Date 11-Jun-25 Distance 0.28km First Listing FOR SALE Last Listing FOR SALE	
2	3/13 MORETON PARADE KINGS BEACH QLD 4551	Sold <sup>RS</sup> <b>\$651,500</b>
	2 1 1 126m <sup>2</sup> 126m <sup>2</sup> Year Built 1981 DOM 9 Sold Date 27-Aug-25 Distance 0.35km First Listing Offers Over \$579,000 Last Listing Offers Over \$579,000	
3	12/33A BURGESS STREET KINGS BEACH QLD 4551	Sold <b>\$655,000</b>
	2 1 1 89m <sup>2</sup> 89m <sup>2</sup> Year Built 1987 DOM 19 Sold Date 04-Jul-25 Distance 0.39km First Listing \$649,000 Last Listing \$649,000 +	
4	6/20 CANBERRA TERRACE CALOUNDRA QLD 4551	Sold <b>\$675,000</b>
	2 1 1 109m <sup>2</sup> 80m <sup>2</sup> Year Built 1994 DOM 58 Sold Date 05-Jul-25 Distance 0.54km First Listing Auction Last Listing -	
5	19/12 QUEEN STREET KINGS BEACH QLD 4551	Sold <b>\$680,000</b>
	2 1 1 108m <sup>2</sup> 82m <sup>2</sup> Year Built 1975 DOM 150 Sold Date 12-Jun-25 Distance 0km First Listing \$717,000 Last Listing \$699,000	

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** 10/3 SYKES AVENUE KINGS BEACH QLD 4551 **Sold** **\$680,000**



🛏️ 2 🚿 1 🚗 1 📏 108m<sup>2</sup> 📏 70m<sup>2</sup>  
 Year Built 1976 DOM 14  
 Sold Date 30-Jun-25 Distance 0.26km  
 First Listing Auction  
 Last Listing Sold Prior to Auction!

**7** 5/5 ARTHUR STREET KINGS BEACH QLD 4551 **Sold**<sup>RS</sup> **\$782,000**



🛏️ 2 🚿 1 🚗 1 📏 110m<sup>2</sup> 📏 75m<sup>2</sup>  
 Year Built 1990 DOM 16  
 Sold Date 29-Jul-25 Distance 0.26km  
 First Listing OFFERS OVER \$765,000  
 Last Listing OFFERS OVER \$765,000

**8** 3/13 ESPLANADE HEADLAND KINGS BEACH QLD 4551 **Sold** **\$781,000**

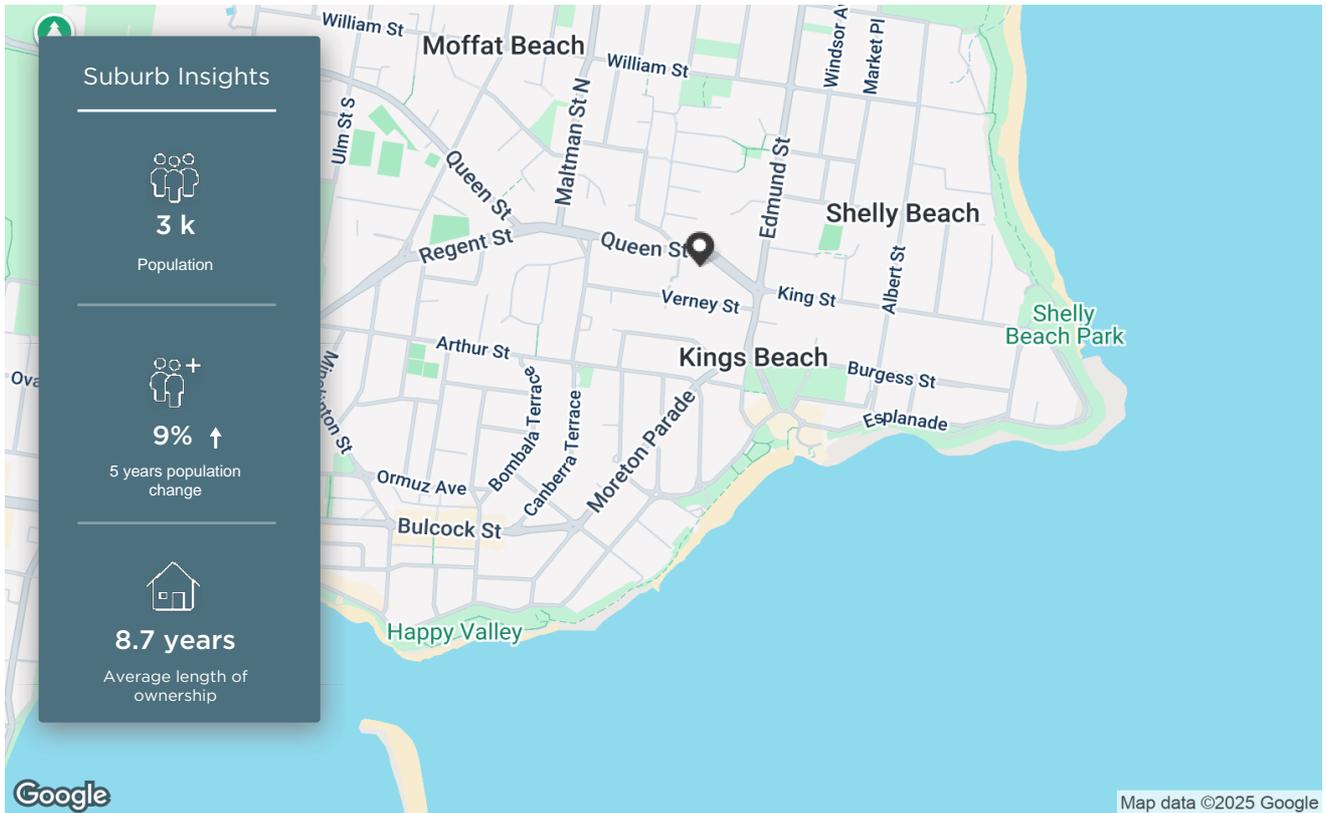


🛏️ 2 🚿 1 🚗 1 📏 121m<sup>2</sup> 📏 121m<sup>2</sup>  
 Year Built 1978 DOM 41  
 Sold Date 10-Jul-25 Distance 0.81km  
 First Listing FOR SALE  
 Last Listing Offers Over \$799,000

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# Kings Beach

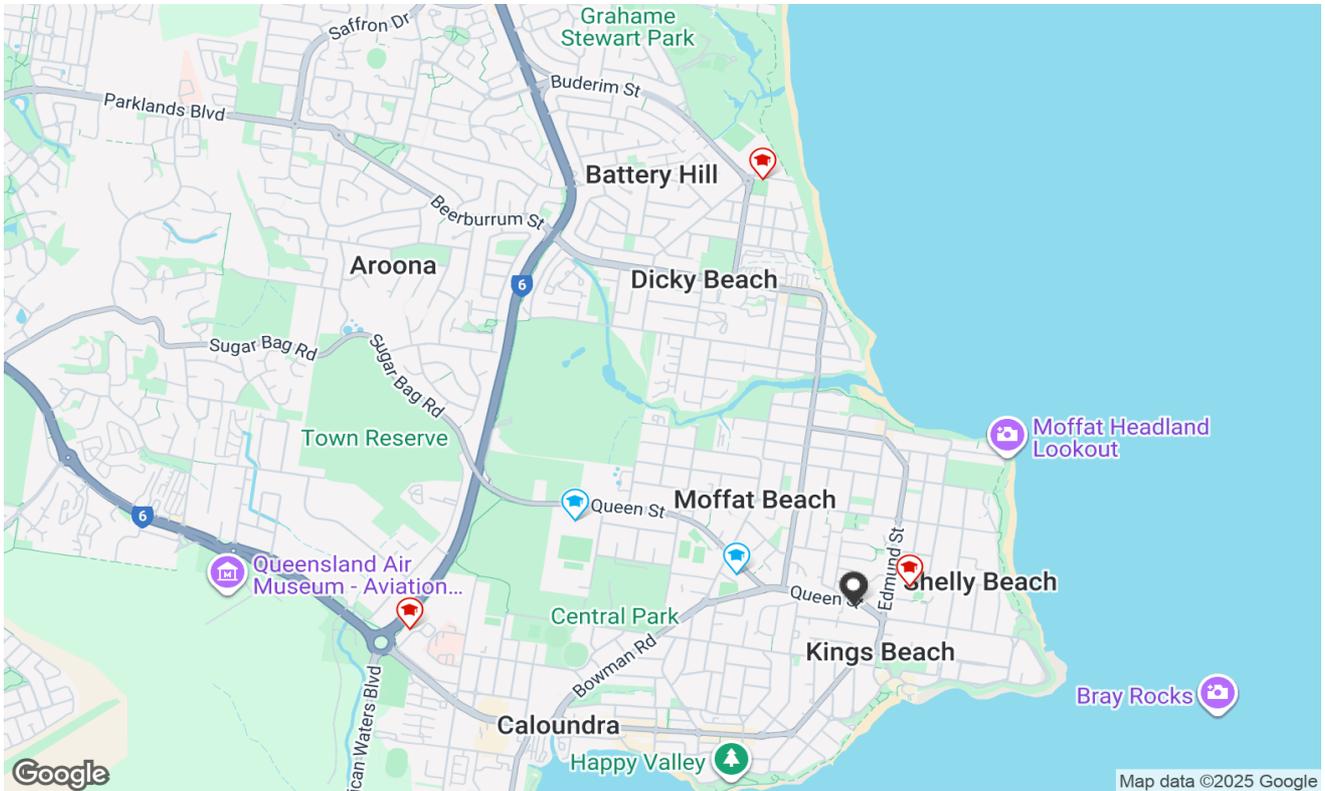
## Demographic



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

# Local Schools

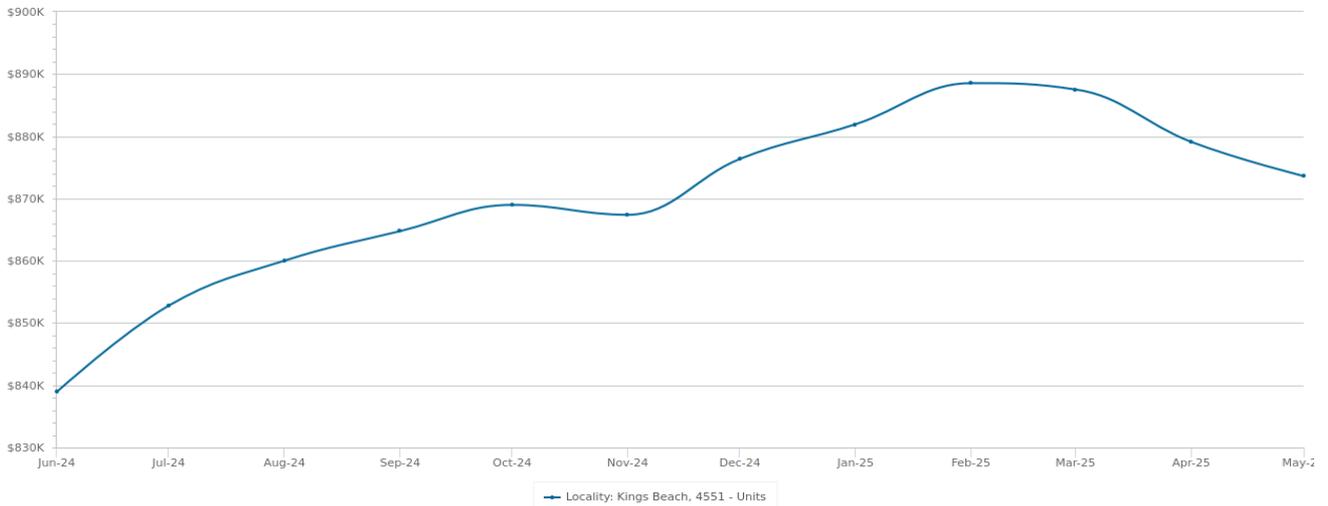


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Our Lady of the Rosary School</b>	0.31km	Primary	Mixed	Non-Government	0-6
	<b>Caloundra State School</b> 56A Queen Street Caloundra QLD 4551	0.6km	Primary	Mixed	Government	0-6
	<b>Caloundra State High School</b> 40 Bower Street Caloundra QLD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

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

# Recent Market Trends

Median Value - 12 Months (Unit)

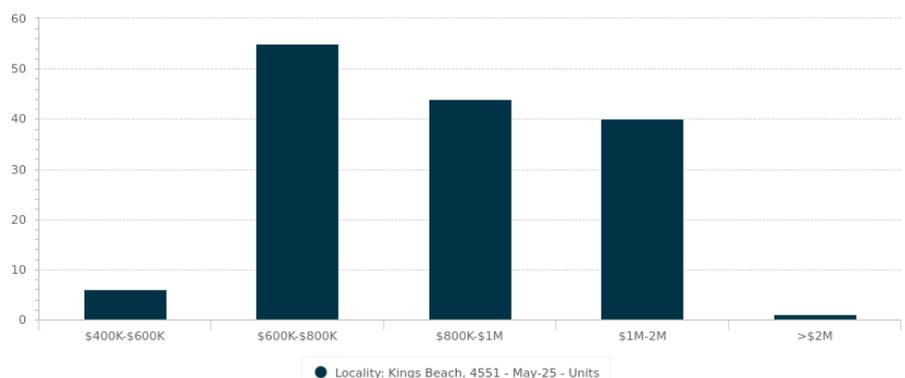


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	15	\$873,594	-0.6% ▼	21	28	\$605
Apr 2025	10	\$879,074	-0.9% ▼	21	23	\$622
Mar 2025	10	\$887,503	-0.1% ▼	20	31	\$610
Feb 2025	15	\$888,536	0.7% ▲	19	31	\$600
Jan 2025	16	\$881,935	0.6% ▲	20	32	\$600
Dec 2024	6	\$876,361	1.0% ▲	20	28	\$600
Nov 2024	13	\$867,380	-0.2% ▼	20	37	\$600
Oct 2024	17	\$868,976	0.5% ▲	28	35	\$600
Sep 2024	7	\$864,759	0.6% ▲	29	31	\$600
Aug 2024	14	\$860,009	0.8% ▲	27	36	\$600
Jul 2024	14	\$852,794	1.7% ▲	27	40	\$600
Jun 2024	9	\$838,928	2.2% ▲	27	32	\$600

Sales by Price - 12 months (Unit)

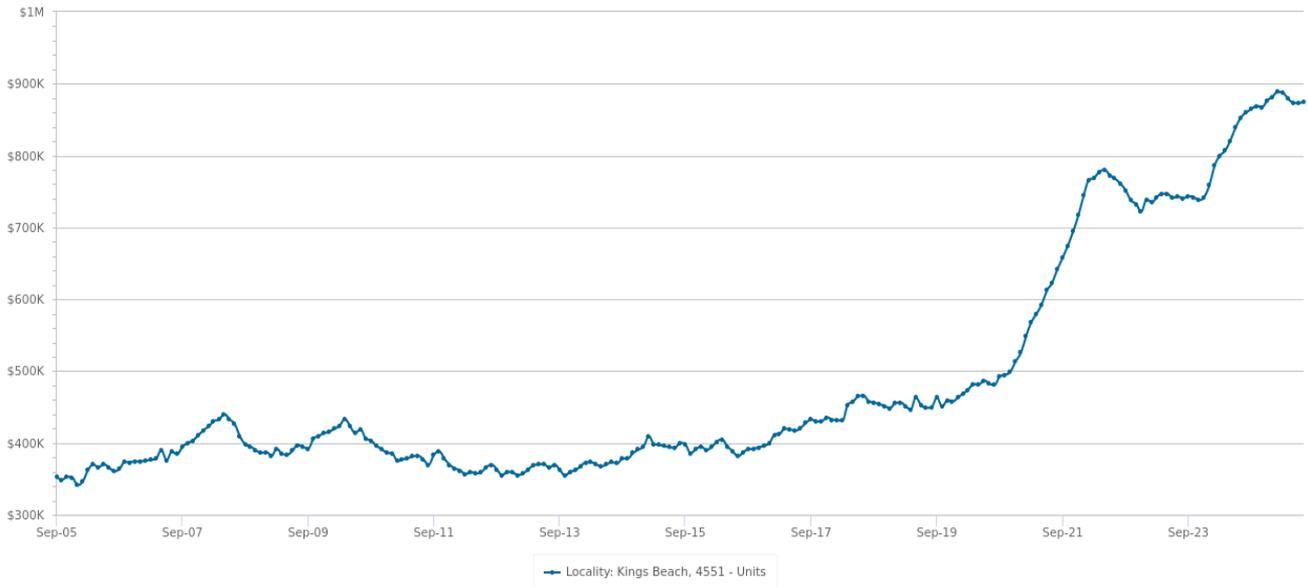
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	6
\$600K-\$800K	55
\$800K-\$1M	44
\$1M-\$2M	40
>\$2M	1



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	146	\$875,300	2.6% ▲	21	150	\$620
2024	160	\$852,794	14.8% ▲	29	147	\$600
2023	138	\$742,864	-3.3% ▼	39	146	\$550
2022	212	\$768,050	23.4% ▲	15	196	\$520
2021	232	\$622,641	29.1% ▲	15	213	\$425
2020	163	\$482,331	7.5% ▲	56	195	\$390
2019	145	\$448,662	-3.7% ▼	59	206	\$370
2018	199	\$465,973	10.7% ▲	38	235	\$360
2017	192	\$420,788	10.3% ▲	46	249	\$350
2016	175	\$381,348	-2.9% ▼	65	259	\$350
2015	172	\$392,864	5.3% ▲	53	252	\$340
2014	159	\$373,237	2.1% ▲	68	213	\$320
2013	117	\$365,463	-0.2% ▼	113	184	\$310
2012	113	\$366,369	-2.9% ▼	66	198	\$300
2011	83	\$377,148	-10.0% ▼	80	209	\$295
2010	173	\$419,230	5.6% ▲	68	196	\$295
2009	128	\$396,956	-6.8% ▼	86	166	\$289
2008	216	\$426,114	9.9% ▲	60	145	\$280
2007	244	\$387,744	5.9% ▲	70	104	\$250
2006	202	\$365,991	4.2% ▲	69	107	\$230

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