



2314/923 DAVID LOW WAY MARCOOLA QLD 4564

Prepared on 16th January 2026

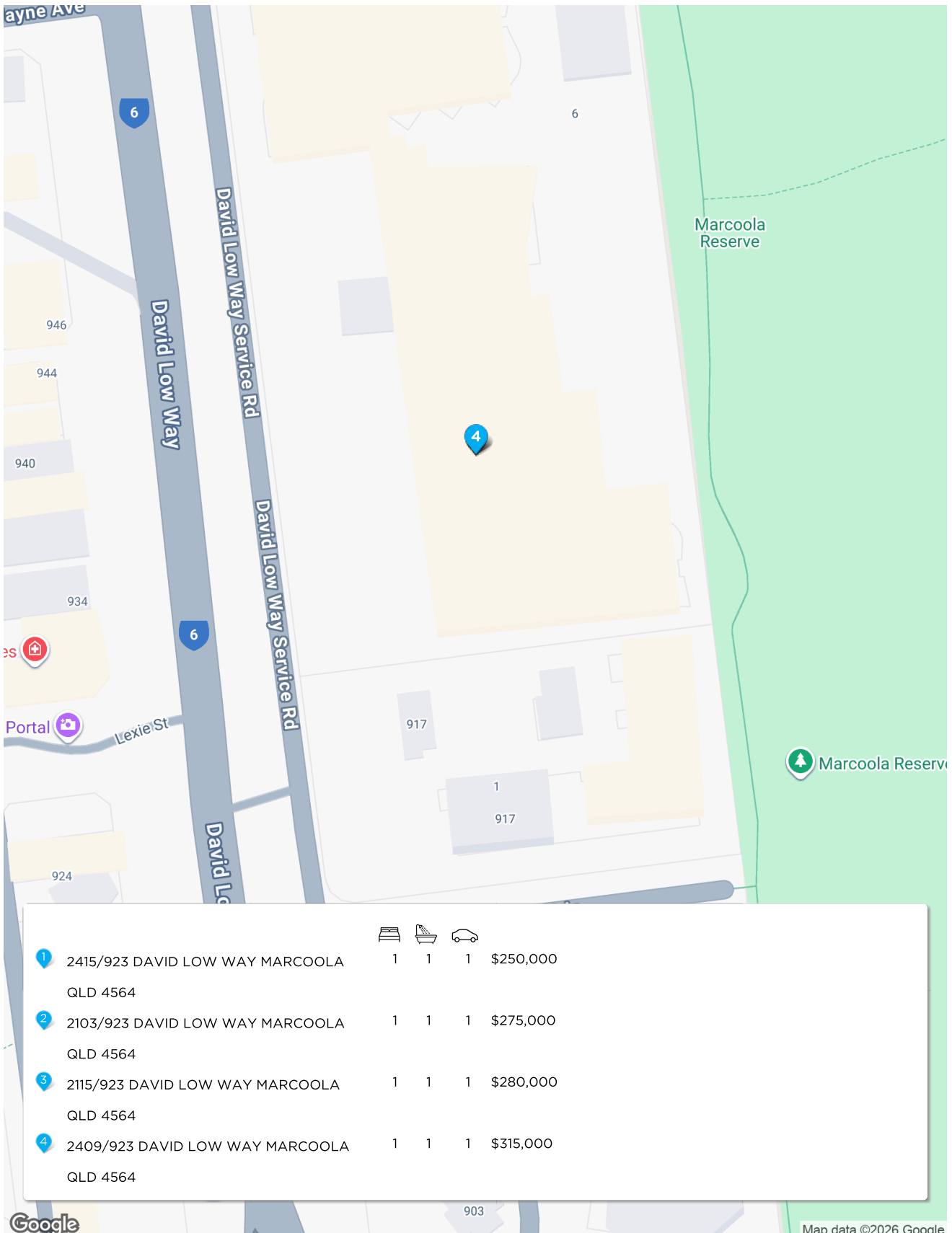
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311



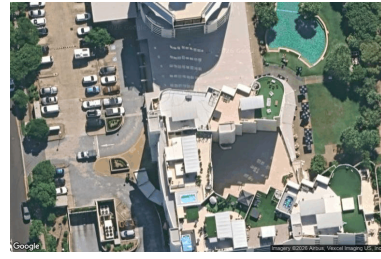

admin@fncaloundra.com.au

Comparables Map: Sales



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

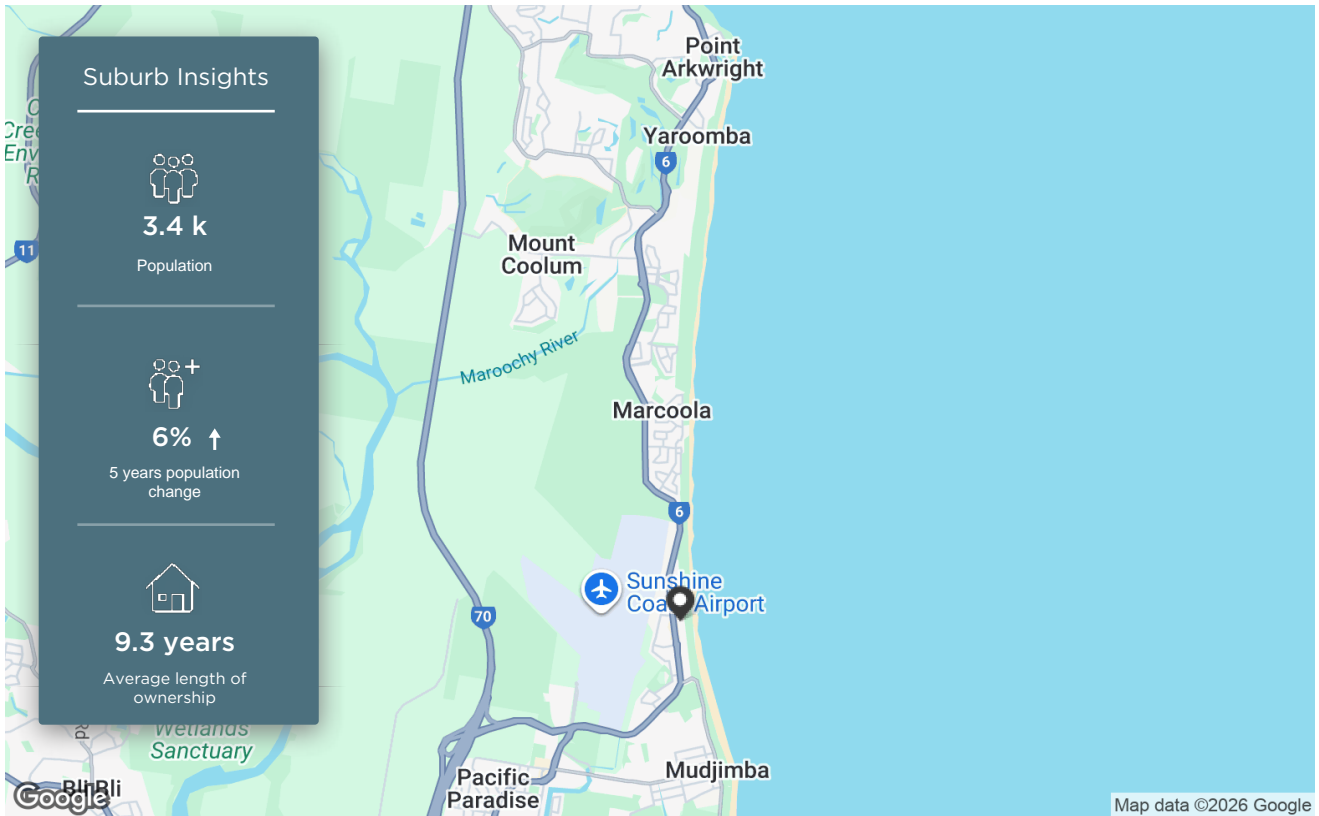
Comparable Sales

1	2415/923 DAVID LOW WAY MARCOOLA QLD 4564	Sold \$250,000
	🏠 1 🚗 1 🚗 1 📏 26m ² 📏 21m ² Year Built 1998 DOM 71 Sold Date 26-Sep-25 Distance 0km First Listing \$280,000 Last Listing \$250,000	
2	2103/923 DAVID LOW WAY MARCOOLA QLD 4564	Sold \$275,000
	🏠 1 🚗 1 🚗 1 📏 26m ² 📏 - Year Built 1970 DOM 78 Sold Date 24-Mar-25 Distance 0km First Listing Offers Over \$295,000 Last Listing Under Contract	
3	2115/923 DAVID LOW WAY MARCOOLA QLD 4564	Sold ^{RS} \$280,000
	🏠 1 🚗 1 🚗 1 📏 26m ² 📏 - Year Built 2004 DOM 37 Sold Date 26-Nov-25 Distance 0km First Listing Offers Over \$265,000 Last Listing RECENT SALES	
4	2409/923 DAVID LOW WAY MARCOOLA QLD 4564	Sold ^{RS} \$315,000
	🏠 1 🚗 1 🚗 1 📏 29m ² 📏 105m ² Year Built 2004 DOM 21 Sold Date 09-Dec-25 Distance 0km First Listing Offers Over \$295,000 Last Listing RECENT SALES	

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

Marcoola

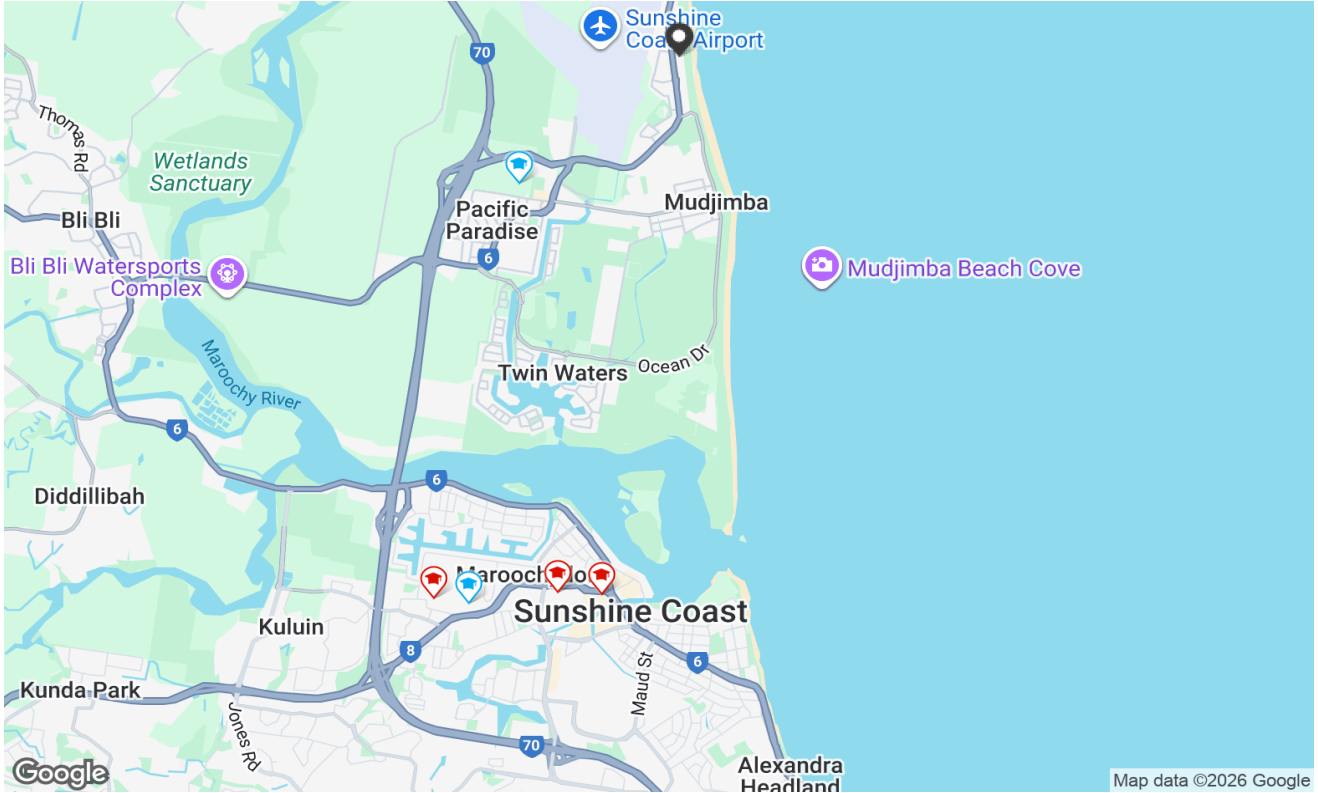
Demographic



The size of Marcoola is approximately 13.7 square kilometres. It has 11 parks covering nearly 27.9% of total area. The population of Marcoola in 2016 was 3173 people. By 2021 the population was 3355 showing a population growth of 5.7% in the area during that time. The predominant age group in Marcoola is 50-59 years. Households in Marcoola are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Marcoola work in a professional occupation. In 2021, 57.90% of the homes in Marcoola were owner-occupied compared with 47.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.9	Not Stated	1.5	33.8-52K	14.9	50-59	17.2
Childless Couples	49.0	Renting	40.4	15.6-33.8K	14.0	60-69	15.3
Single Parents	18.6	Other	0.9	0-15.6K	4.3	40-49	13.5
Couples with Children	31.0	Purchaser	29.2	52-78K	16.6	90-99	0.1
		Owns Outright	28.7	182K+	8.1	80-89	2.7
				130-182K	11.8	100+	0.0
				78-130K	22.8	70-79	8.4
						20-29	11.0
						30-39	12.3
						10-19	10.5

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Pacific Paradise State School 14 Menzies Drive Pacific Paradise QLD 4564	2.08km	Primary	Mixed	Government	0-6
 Australian Industry Trade College - Sunshine Coast Campus	5.76km	Secondary	Mixed	Non-Government	-
 Maroochydore State School 56 Primary School Court Maroochydore QLD 4558	5.82km	Primary	Mixed	Government	0-6
 Maroochydore State High School 160 Maroochydore Road Maroochydore QLD 4558	6.18km	Secondary	Mixed	Government	7-12
 Stella Maris School LOT 6 Aragorn Street Maroochydore QLD 4558	6.26km	Primary	Mixed	Non-Government	0-6



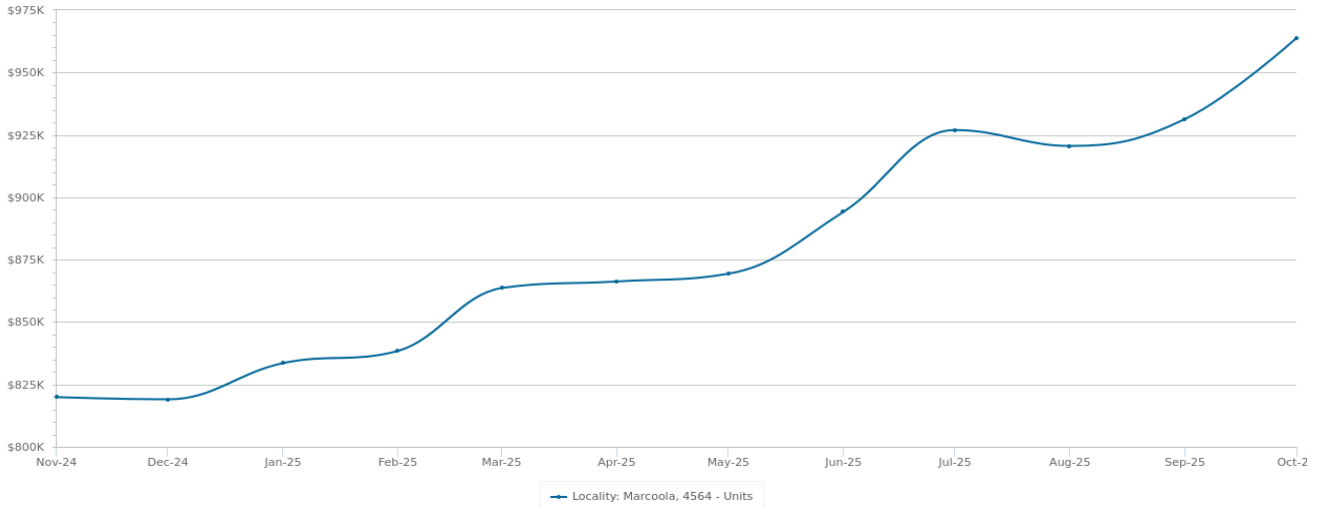
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

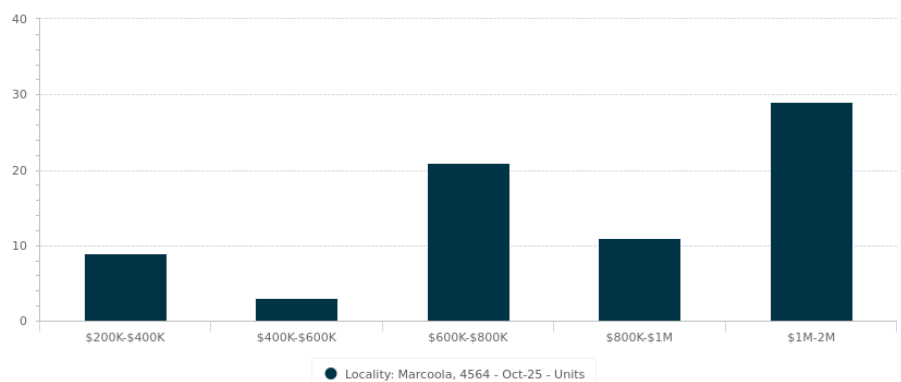


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2025	6	\$963,816	3.5% ▲	31	15	\$700
Sep 2025	8	\$931,371	1.2% ▲	30	14	\$712
Aug 2025	4	\$920,575	-0.7% ▼	29	12	\$700
Jul 2025	5	\$926,934	3.7% ▲	29	10	\$695
Jun 2025	5	\$894,222	2.9% ▲	30	10	\$700
May 2025	6	\$869,392	0.4% ▲	29	15	\$670
Apr 2025	7	\$866,280	0.3% ▲	31	19	\$670
Mar 2025	8	\$863,688	3.0% ▲	28	16	\$632
Feb 2025	6	\$838,454	0.6% ▲	32	13	\$650
Jan 2025	9	\$833,561	1.8% ▲	31	10	\$660
Dec 2024	5	\$819,031	-0.1% ▼	26	9	\$660
Nov 2024	4	\$819,915	1.3% ▲	37	10	\$650

Sales by Price - 12 months (Unit)

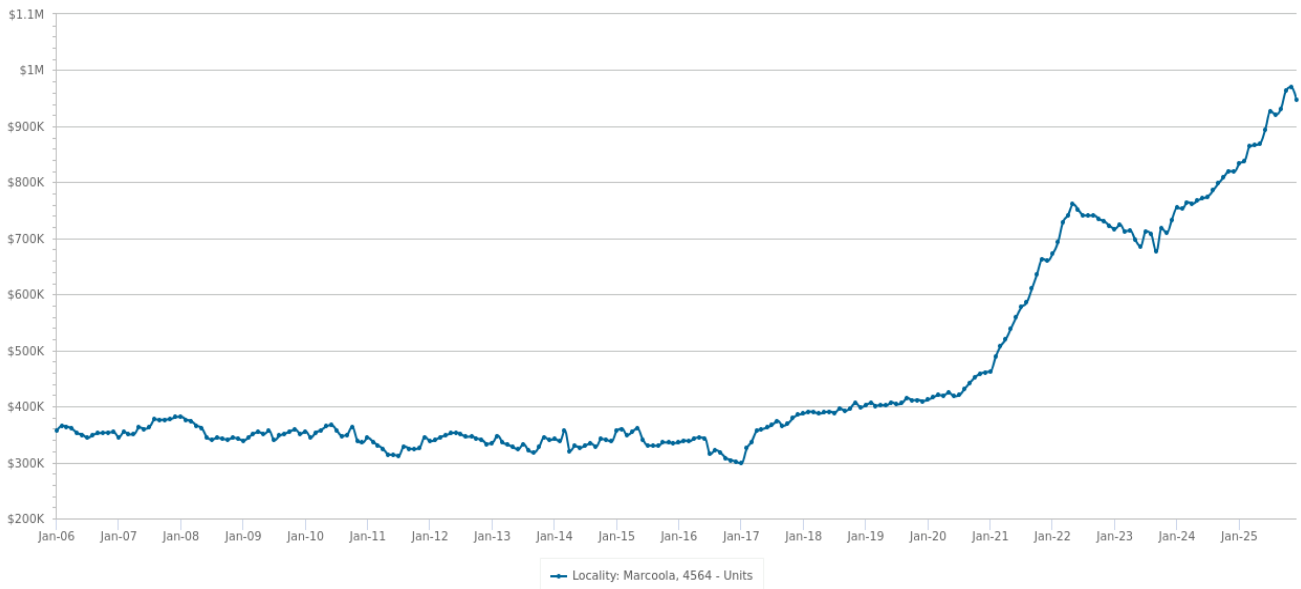
PRICE	NUMBER
<200K	0
\$200K-\$400K	9
\$400K-\$600K	3
\$600K-\$800K	21
\$800K-\$1M	11
\$1M-\$2M	29
>2M	0



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	73	\$948,029	15.8% ▲	31	64	\$727
2024	63	\$819,031	11.7% ▲	29	43	\$660
2023	66	\$733,313	1.6% ▲	49	43	\$600
2022	74	\$721,963	9.5% ▲	22	62	\$570
2021	134	\$659,596	43.1% ▲	27	91	\$455
2020	91	\$460,857	12.6% ▲	33	95	\$405
2019	81	\$409,418	2.9% ▲	71	95	\$390
2018	92	\$397,865	3.3% ▲	59	135	\$400
2017	98	\$385,176	28.0% ▲	103	130	\$390
2016	116	\$301,013	-10.0% ▼	77	158	\$385
2015	73	\$334,612	-0.8% ▼	69	135	\$367
2014	67	\$337,302	-0.7% ▼	59	71	\$350
2013	65	\$339,712	2.0% ▲	67	71	\$340
2012	52	\$333,070	-3.6% ▼	93	93	\$327
2011	55	\$345,497	3.0% ▲	86	101	\$320
2010	78	\$335,323	-4.5% ▼	63	107	\$330
2009	91	\$351,056	2.5% ▲	95	126	\$330
2008	104	\$342,342	-10.1% ▼	73	125	\$320
2007	150	\$380,751	7.5% ▲	82	118	\$265
2006	114	\$354,112	-2.1% ▼	102	108	\$250

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