



2/3 WARNE TERRACE KINGS BEACH QLD 4551

Prepared on 3rd September 2025

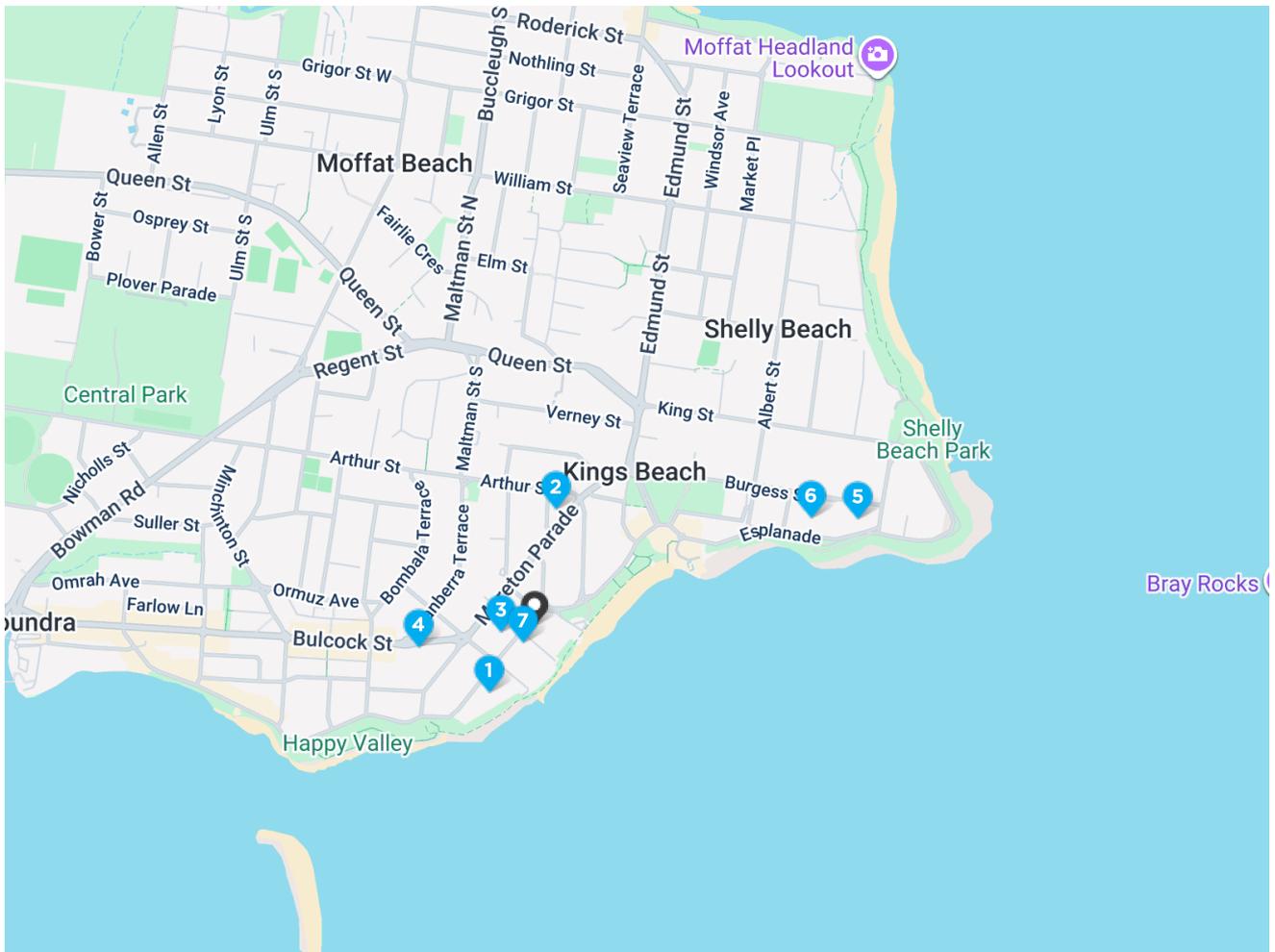
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comparables Map: Sales



				
1 11/21 WARNE TERRACE CALOUNDRA QLD 4551	2	1	1	\$620,000
2 3/13 MORETON PARADE KINGS BEACH QLD 4551	2	1	1	\$651,500
3 3/14 WARNE TERRACE KINGS BEACH QLD 4551	2	1	2	\$677,000
4 4/34 MORETON PARADE CALOUNDRA QLD 4551	2	2	1	\$725,000
5 3/13 ESPLANADE HEADLAND KINGS BEACH QLD 4551	2	1	1	\$781,000
6 2/20 ESPLANADE HEADLAND KINGS BEACH QLD 4551	2	2	1	\$800,000
7 6/12 MERRIMA AVENUE KINGS BEACH QLD 4551	2	1	1	\$820,000

Comparable Sales

1	11/21 WARNE TERRACE CALOUNDRA QLD 4551	Sold \$620,000
	2 1 1 101m ² 101m ² Year Built 1982 DOM 39 Sold Date 26-Jun-25 Distance 0.22km First Listing Auction Last Listing Auction	
2	3/13 MORETON PARADE KINGS BEACH QLD 4551	Sold ^{RS} \$651,500
	2 1 1 126m ² 126m ² Year Built 1981 DOM 9 Sold Date 27-Aug-25 Distance 0.31km First Listing Offers Over \$579,000 Last Listing Offers Over \$579,000	
3	3/14 WARNE TERRACE KINGS BEACH QLD 4551	Sold \$677,000
	2 1 2 112m ² 82m ² Year Built 1981 DOM 35 Sold Date 17-Jul-25 Distance 0.09km First Listing Offers over \$675,000 Last Listing Offers over \$675,000	
4	4/34 MORETON PARADE CALOUNDRA QLD 4551	Sold ^{RS} \$725,000
	2 2 1 100m ² 100m ² Year Built 1992 DOM 94 Sold Date 29-Aug-25 Distance 0.32km First Listing Offers over \$750,000 Last Listing UNDER CONTRACT	
5	3/13 ESPLANADE HEADLAND KINGS BEACH QLD 4551	Sold \$781,000
	2 1 1 121m ² 121m ² Year Built 1978 DOM 41 Sold Date 10-Jul-25 Distance 0.9km First Listing FOR SALE Last Listing Offers Over \$799,000	

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 2/20 ESPLANADE HEADLAND KINGS BEACH QLD 4551 **Sold** ^{RS} **\$800,000**



🏠 2 🚤 2 🚗 1 📏 127m² 🏠 90m²
 Year Built 1975 DOM 16
 Sold Date 25-Jul-25 Distance 0.78km
 First Listing For Sale
 Last Listing Under Contract

7 6/12 MERRIMA AVENUE KINGS BEACH QLD 4551 **Sold** ^{RS} **\$820,000**

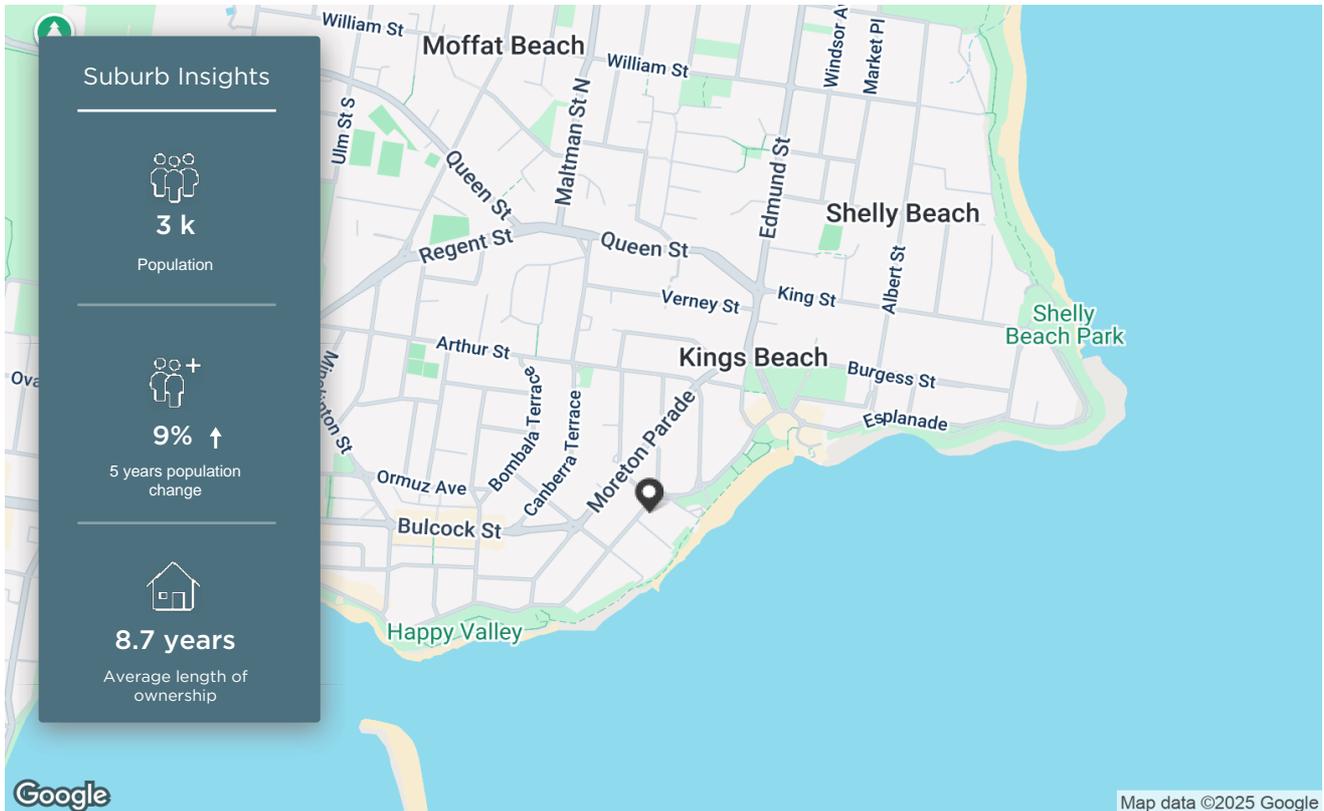


🏠 2 🚤 1 🚗 1 📏 101m² 🏠 72m²
 Year Built 1980 DOM 42
 Sold Date 08-Jul-25 Distance 0.06km
 First Listing FOR SALE
 Last Listing Offers Over \$799,000

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

Kings Beach

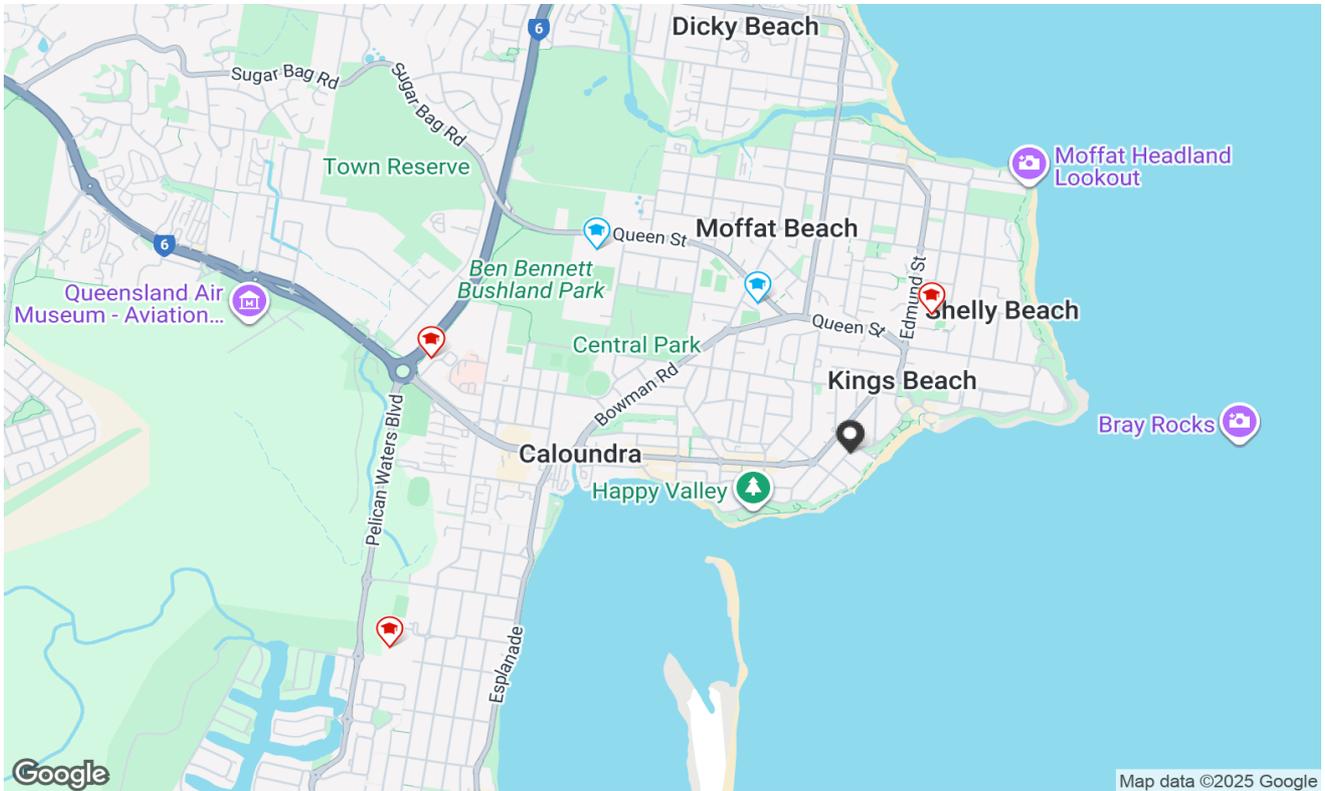
Demographic



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
	Our Lady of the Rosary School	0.85km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.92km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.66km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.14km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.52km	Primary	Mixed	Government	0-6



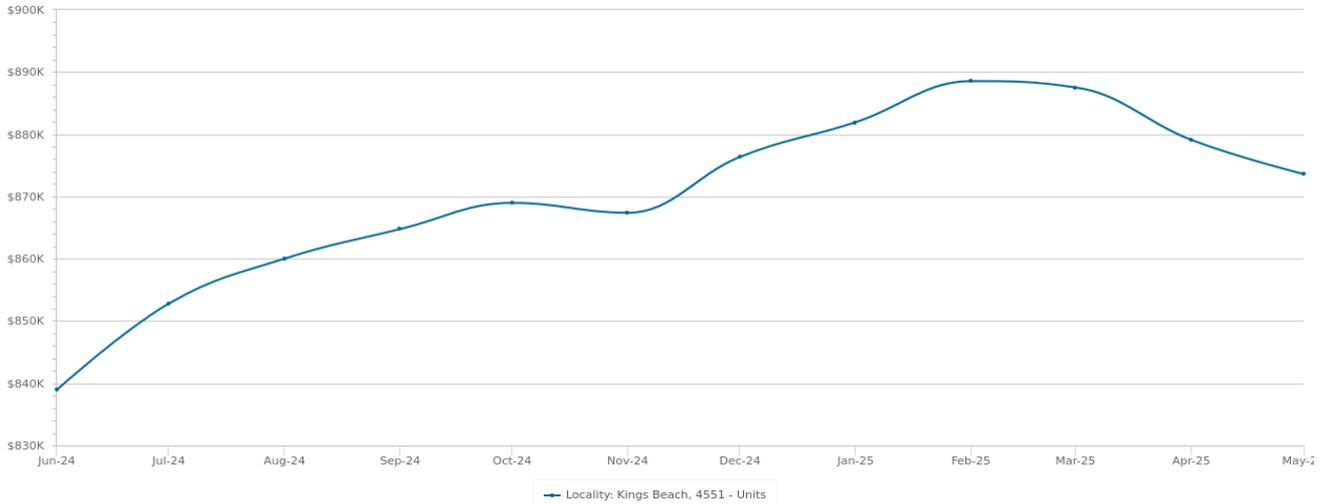
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

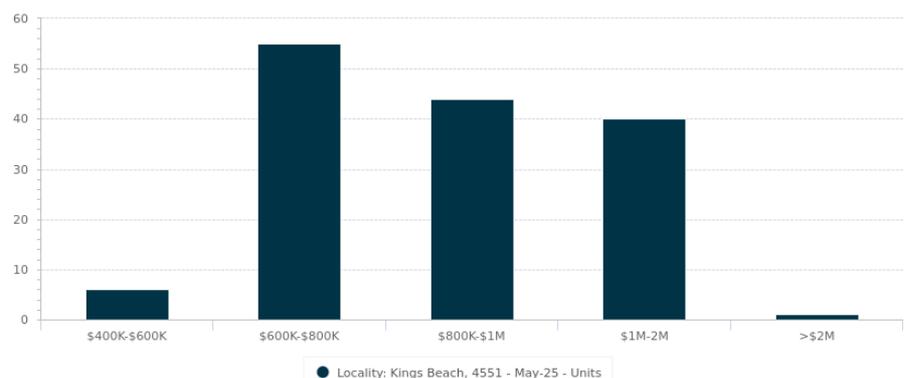


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
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)

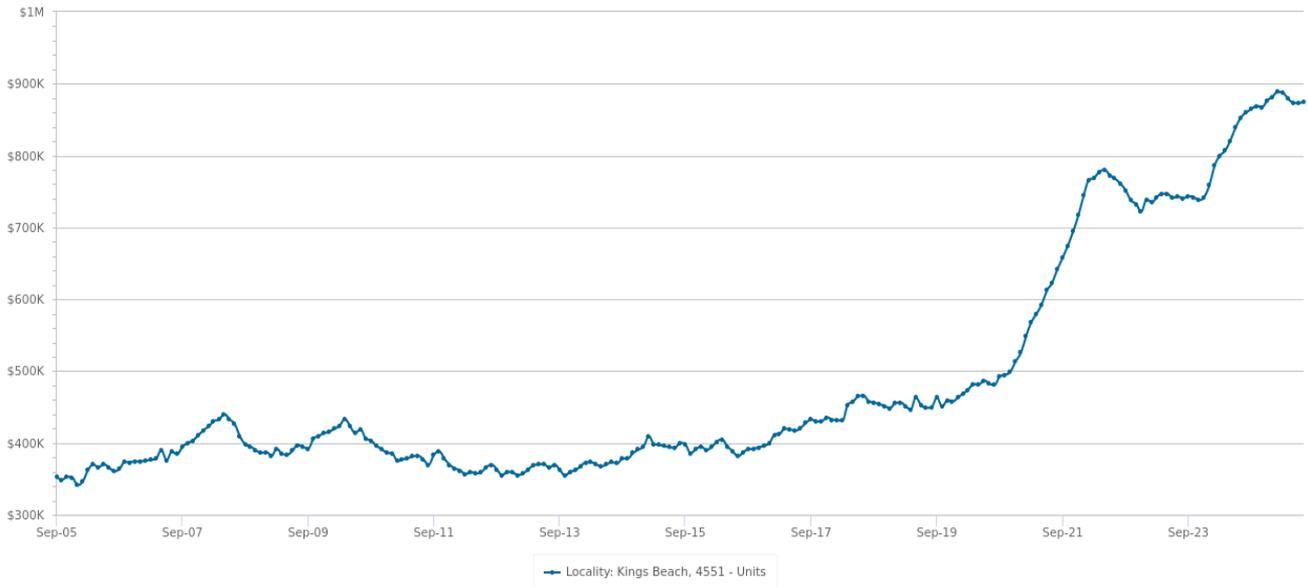
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	6
\$600K-\$800K	55
\$800K-\$1M	44
\$1M-\$2M	40
>\$2M	1



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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