



12 SUNJEWEL BOULEVARD CURRIMUNDI QLD 4551

Prepared on 1st December 2025

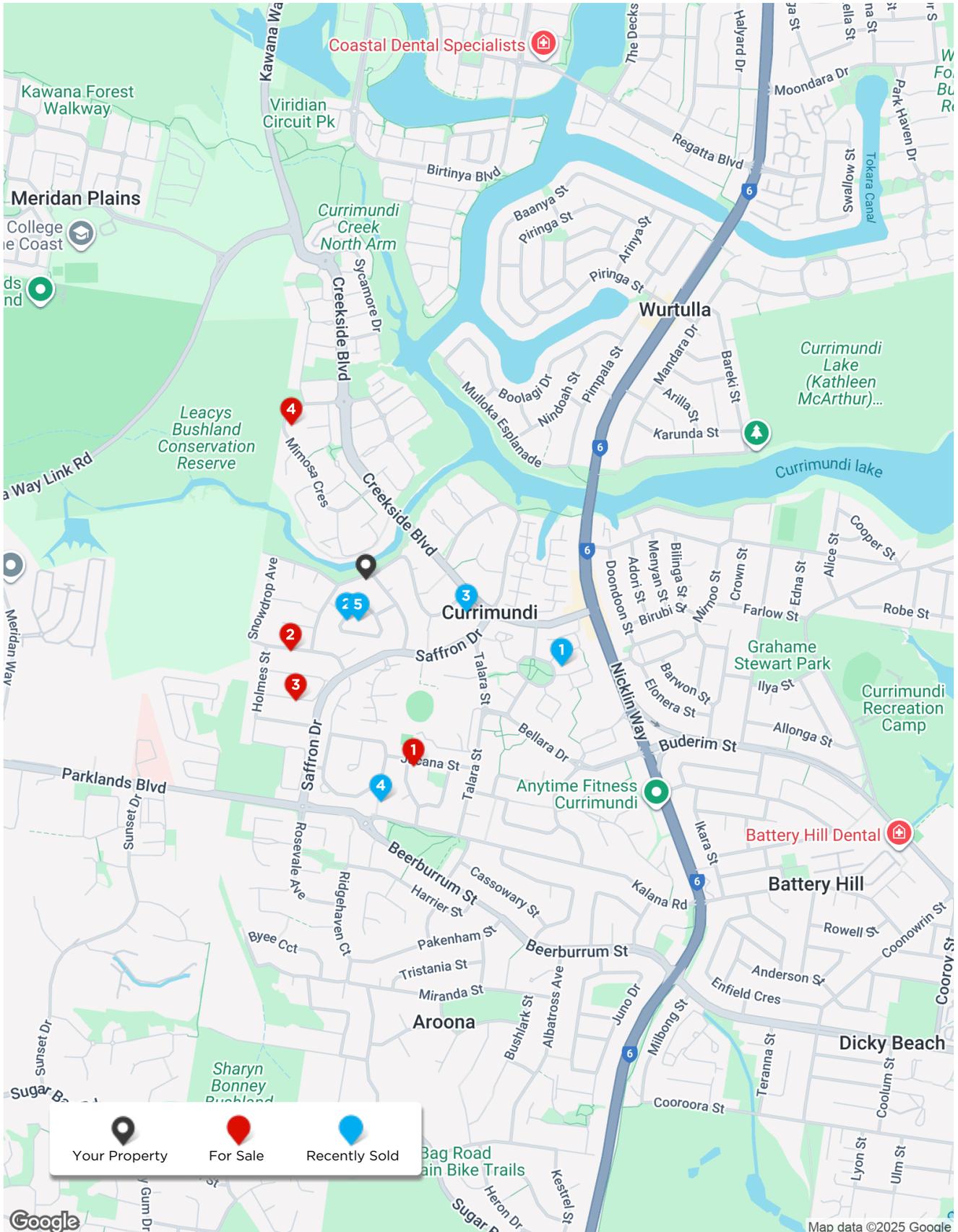
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

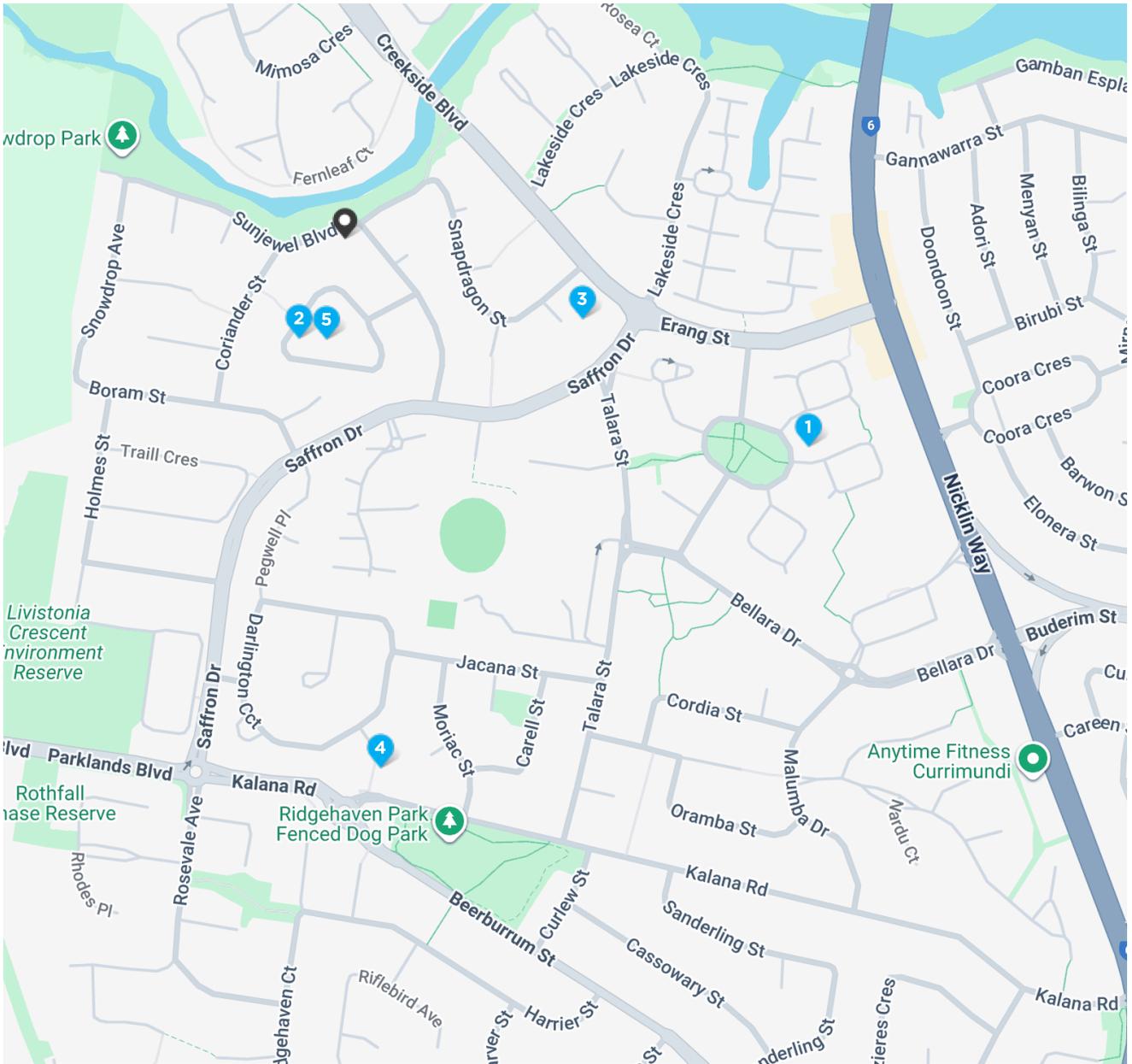
m: 0438 112 311

admin@fncaloundra.com.au

Comparables Map: Sales & Listings



Comparables Map: Sales



Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Price
1	1 GARDENS SQUARE CURRIMUNDI QLD 4551	3	2	2	\$1,056,000
2	14 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	3	2	2	\$1,116,000
3	3 BASIL COURT CURRIMUNDI QLD 4551	4	3	3	\$1,250,000
4	5 VANNICK COURT CURRIMUNDI QLD 4551	4	2	2	\$1,300,000
5	10 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551	4	2	2	\$1,450,000

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

Comparable Sales

- 1** 1 GARDENS SQUARE CURRIMUNDI QLD 4551 **Sold** ^{RS} \$1,056,000



🏠 3 🚿 2 🚗 2 📏 550m² 📐 138m²
 Year Built 1999 DOM 37
 Sold Date 30-Oct-25 Distance 0.76km
 First Listing Timed Sale Closing Wed, 29th October at 5.30pm
 Last Listing Contact Agent
- 2** 14 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551 **Sold** \$1,116,000



🏠 3 🚿 2 🚗 2 📏 729m² 📐 -
 Year Built 1994 DOM 15
 Sold Date 23-Sep-25 Distance 0.17km
 First Listing Contact Agent
 Last Listing SOLD by James Jeffery
- 3** 3 BASIL COURT CURRIMUNDI QLD 4551 **Sold** ^{RS} \$1,250,000



🏠 4 🚿 3 🚗 3 📏 697m² 📐 150m²
 Year Built 1994 DOM 134
 Sold Date 25-Nov-25 Distance 0.37km
 First Listing Offers Over \$1,250,000
 Last Listing Offers Over \$1,250,000
- 4** 5 VANNICK COURT CURRIMUNDI QLD 4551 **Sold** \$1,300,000



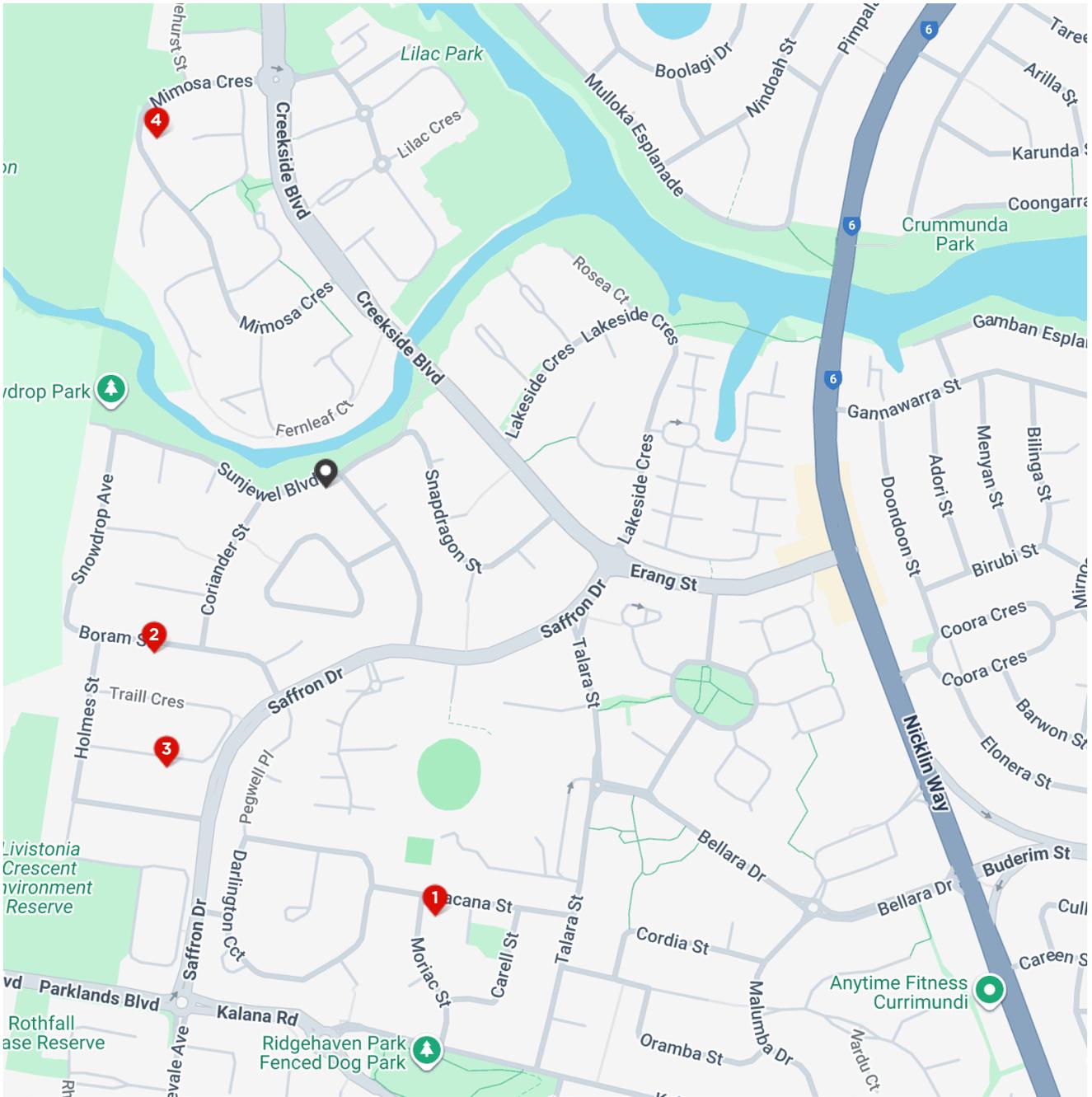
🏠 4 🚿 2 🚗 2 📏 903m² 📐 148m²
 Year Built 1997 DOM 49
 Sold Date 05-Sep-25 Distance 0.8km
 First Listing Offers Over \$1,250,000
 Last Listing Offers Over \$1,250,000
- 5** 10 PENNYROYAL CIRCLE CURRIMUNDI QLD 4551 **Sold** \$1,450,000



🏠 4 🚿 2 🚗 2 📏 841m² 📐 165m²
 Year Built 1993 DOM 29
 Sold Date 07-Oct-25 Distance 0.15km
 First Listing FOR SALE
 Last Listing FOR SALE

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

Comparables Map: Listings



					DOM	
	3 MORIAC STREET CURRIMUNDI QLD 4551	4	2	3	19	Offers Over \$1,250,000
	18 BORAM STREET CURRIMUNDI QLD 4551	4	2	2	35	FOR SALE
	12 TRAILL CRESCENT CURRIMUNDI QLD 4551	4	2	2	38	Contact Agent*
	45 MIMOSA CRESCENT CURRIMUNDI QLD 4551	4	2	2	31	Offers In Excess Of \$1,199,000

Comparable Listings

1 3 MORIAC STREET CURRIMUNDI QLD 4551



 4  2  3  660m²  166m²
 Year Built 1995 DOM 19 days
 Listing Date 12-Nov-25 Distance 0.69km
 Listing Price Offers Over \$1,250,000

2 18 BORAM STREET CURRIMUNDI QLD 4551



 4  2  2  770m²  138m²
 Year Built 1994 DOM 35 days
 Listing Date 27-Oct-25 Distance 0.37km
 Listing Price FOR SALE

3 12 TRAIL CRESCENT CURRIMUNDI QLD 4551



 4  2  2  770m²  175m²
 Year Built 2000 DOM 38 days
 Listing Date 11-Dec-19 Distance 0.5km
 Listing Price Contact Agent*

4 45 MIMOSA CRESCENT CURRIMUNDI QLD 4551

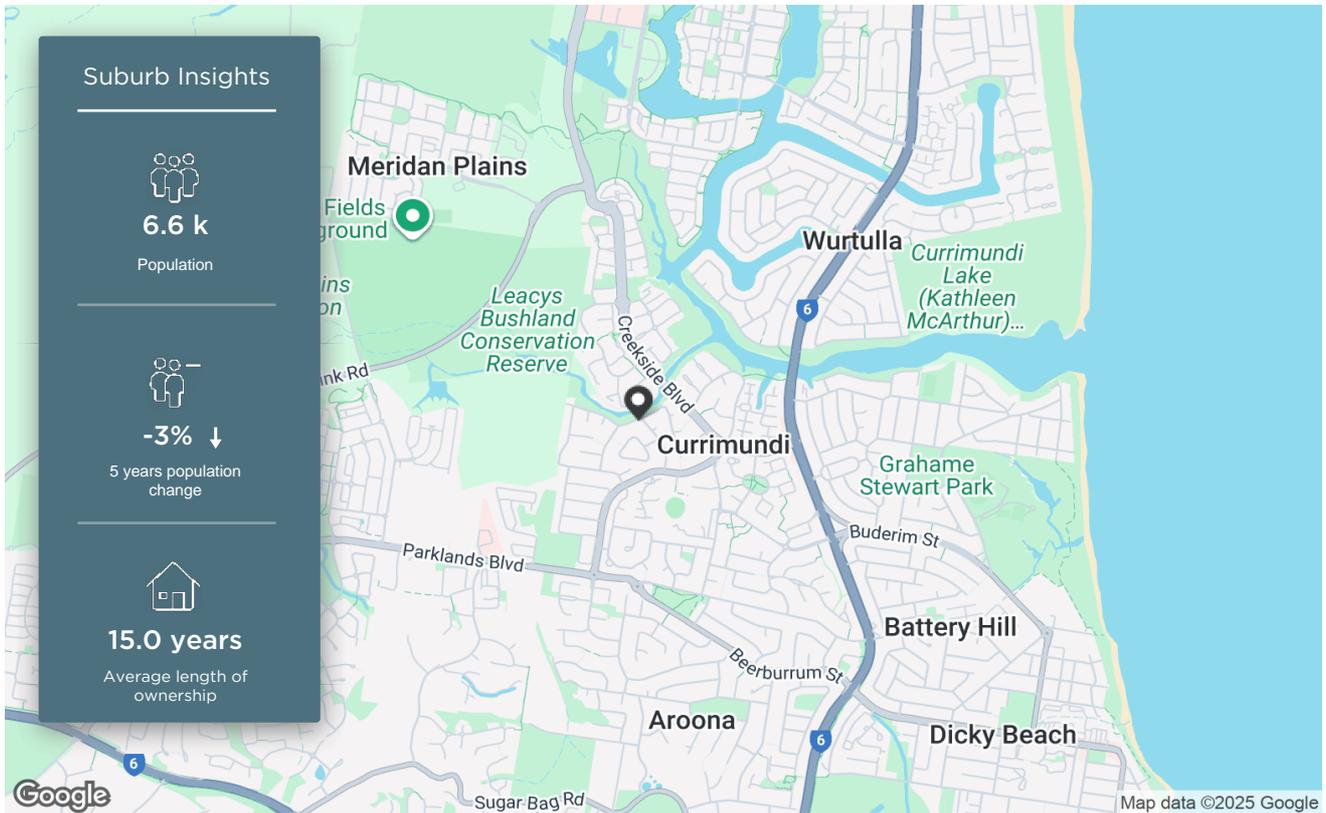


 4  2  2  668m²  154m²
 Year Built 2001 DOM 31 days
 Listing Date 31-Oct-25 Distance 0.6km
 Listing Price Offers In Excess Of \$1,199,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Currimundi

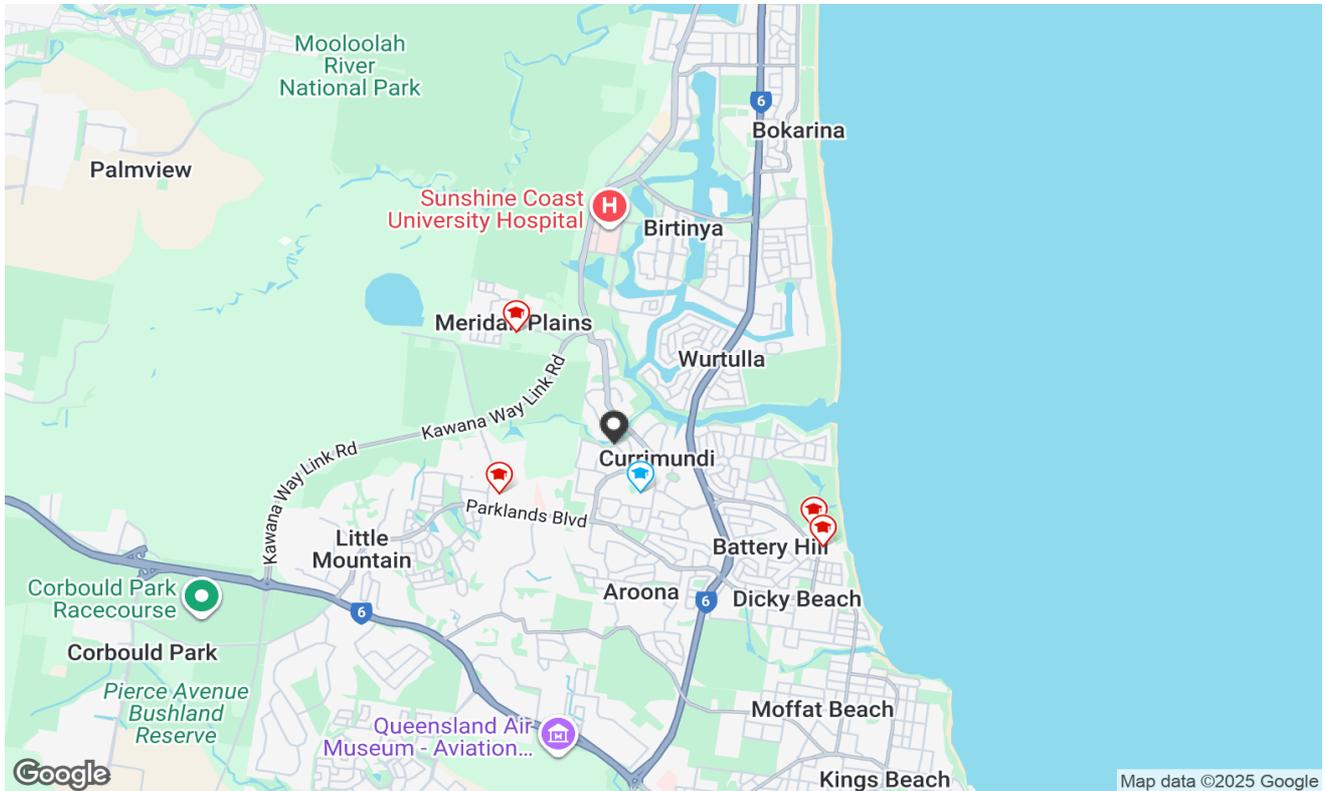
Demographic



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



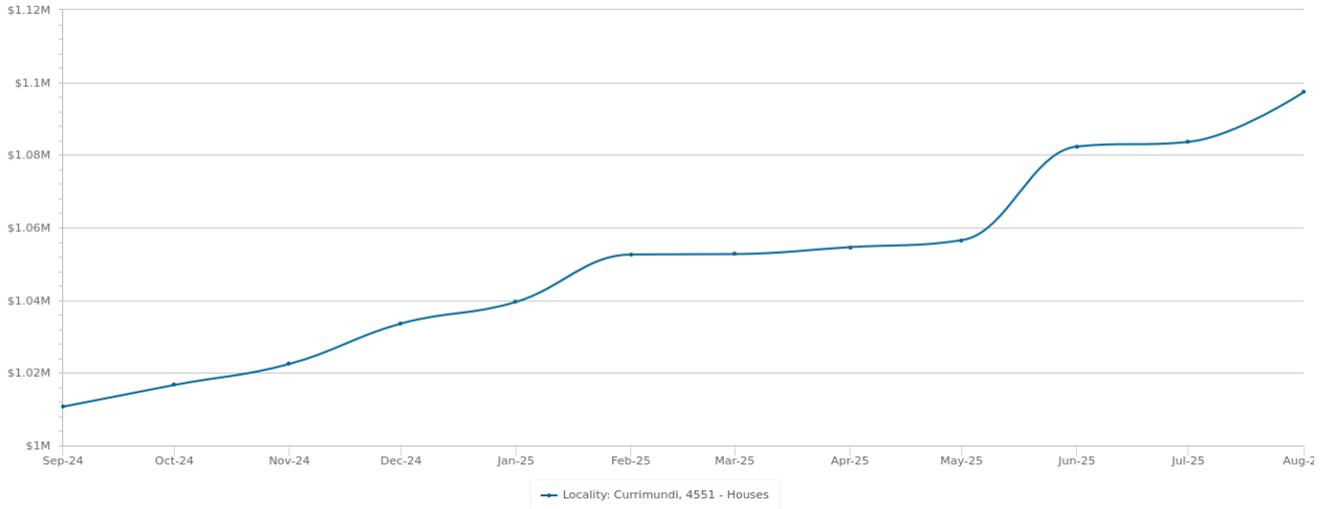
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Talara Primary College 24 Talara Street Currimundi QLD 4551	0.6km	Primary	Mixed	Government	0-6
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.23km	Combined	Mixed	Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.52km	Combined	Mixed	Non-Government	0-12
 Currimundi State School 17 Buderim Street Currimundi QLD 4551	2.23km	Primary	Mixed	Government	0-6
 Currimundi Special School 2.4km	2.4km	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)

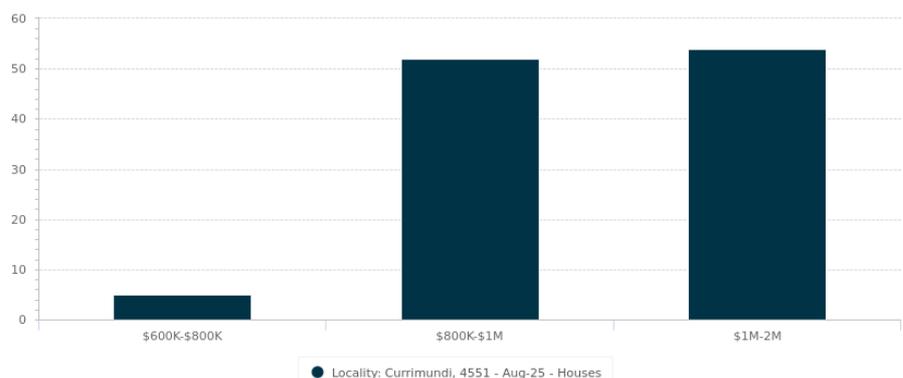


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2025	8	\$1,097,302	1.3% ▲	18	17	\$740
Jul 2025	11	\$1,083,610	0.1% ▲	21	10	\$730
Jun 2025	8	\$1,082,343	2.4% ▲	24	20	\$732
May 2025	14	\$1,056,548	0.2% ▲	22	18	\$720
Apr 2025	7	\$1,054,632	0.2% ▲	21	23	\$700
Mar 2025	11	\$1,052,710	0.0%	19	24	\$700
Feb 2025	6	\$1,052,604	1.3% ▲	19	23	\$700
Jan 2025	8	\$1,039,555	0.6% ▲	19	28	\$700
Dec 2024	6	\$1,033,586	1.1% ▲	19	25	\$700
Nov 2024	11	\$1,022,469	0.6% ▲	19	27	\$700
Oct 2024	11	\$1,016,671	0.6% ▲	21	24	\$700
Sep 2024	10	\$1,010,684	-0.5% ▼	22	25	\$700

Sales by Price - 12 months (House)

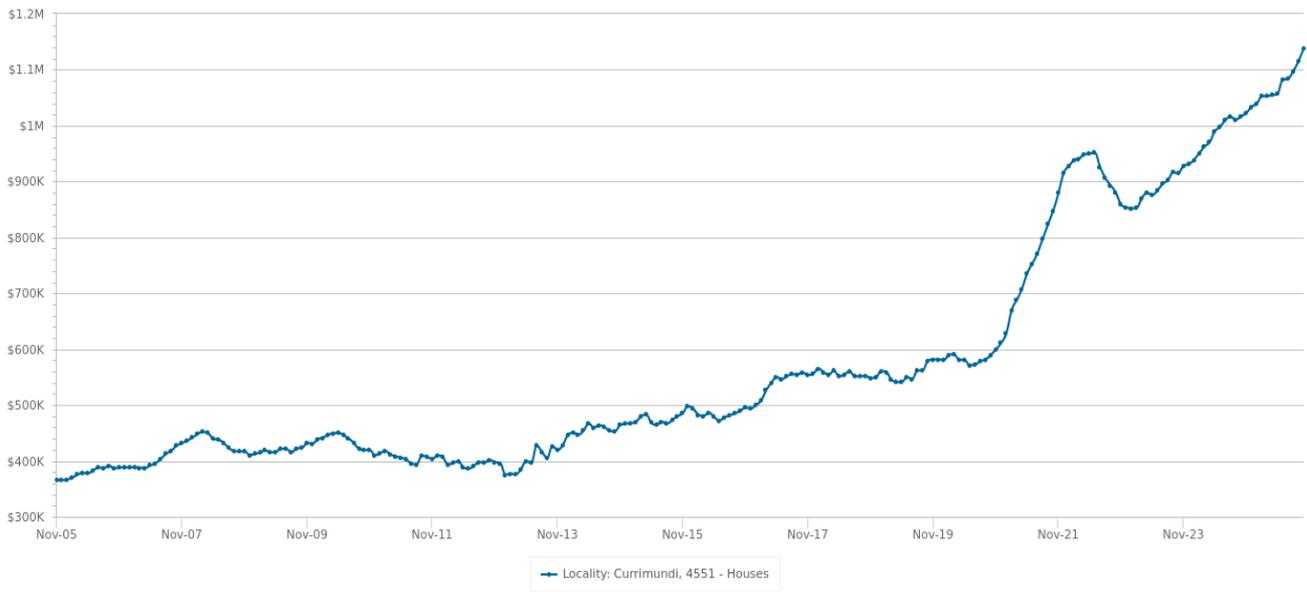
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	5
\$800K-\$1M	52
\$1M-\$2M	54
>2M	0



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	111	\$1,137,492	11.9% ▲	18	98	\$750
2024	99	\$1,016,671	11.1% ▲	19	96	\$700
2023	86	\$914,761	3.9% ▲	27	89	\$680
2022	108	\$880,565	3.9% ▲	13	118	\$677
2021	125	\$847,382	43.9% ▲	9	108	\$550
2020	111	\$588,951	1.7% ▲	27	117	\$480
2019	104	\$579,101	4.9% ▲	40	133	\$472
2018	86	\$552,030	-1.1% ▼	26	113	\$475
2017	98	\$558,118	14.2% ▲	18	100	\$455
2016	119	\$488,896	1.9% ▲	22	139	\$447
2015	118	\$479,997	6.0% ▲	25	152	\$430
2014	138	\$453,024	6.2% ▲	21	165	\$440
2013	96	\$426,466	6.2% ▲	35	146	\$400
2012	106	\$401,587	-1.4% ▼	45	177	\$377
2011	106	\$407,196	-2.9% ▼	50	198	\$380
2010	104	\$419,217	-1.0% ▼	31	176	\$380
2009	124	\$423,264	1.6% ▲	40	179	\$360
2008	125	\$416,739	-2.5% ▼	34	176	\$370
2007	197	\$427,224	10.5% ▲	43	140	\$345
2006	175	\$386,794	4.8% ▲	77	147	\$290

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