

Suburb Profile Report

Kings Beach QLD 4551

Prepared on 29 June 2021

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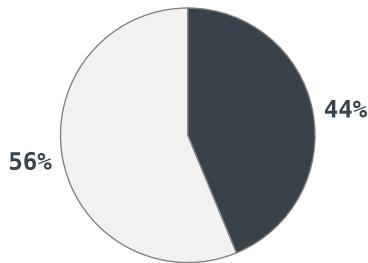
75km
Distance from GPO



2.8k
Population
9.8%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Kings Beach is approximately 0.6 square kilometres. It has 11 parks covering nearly 11.8% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% 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 \$1800 - \$2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$890,000.

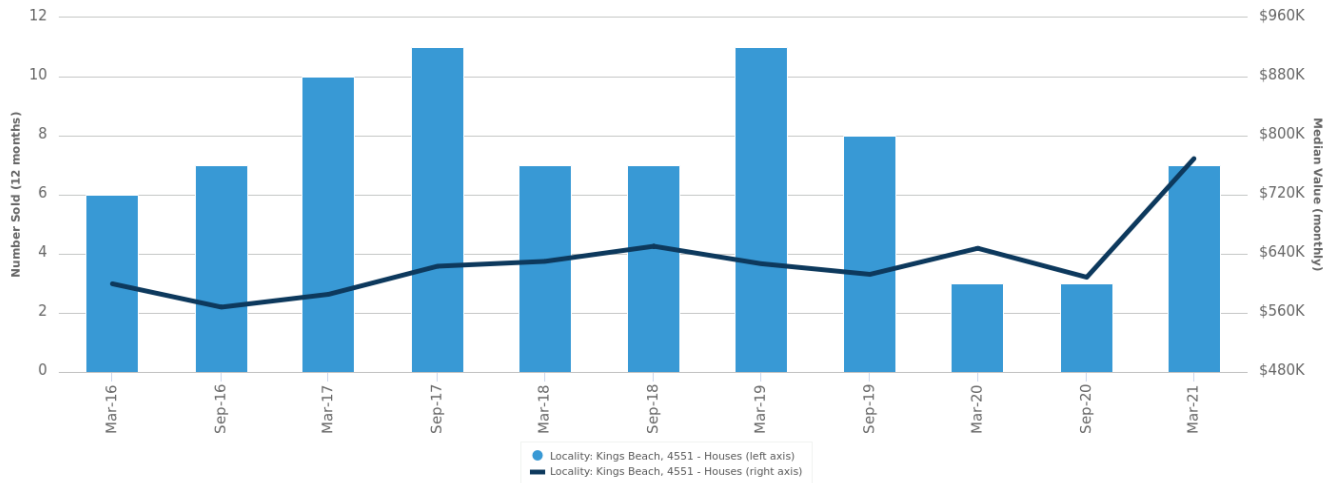
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	210	13	\$886,373	5
	2,528	180	\$582,956	43

*Total number of unique properties listed for sale over the past 12 months.

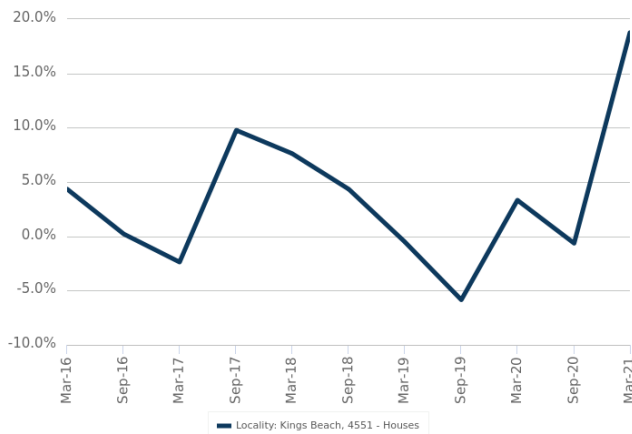


Houses: For Sale

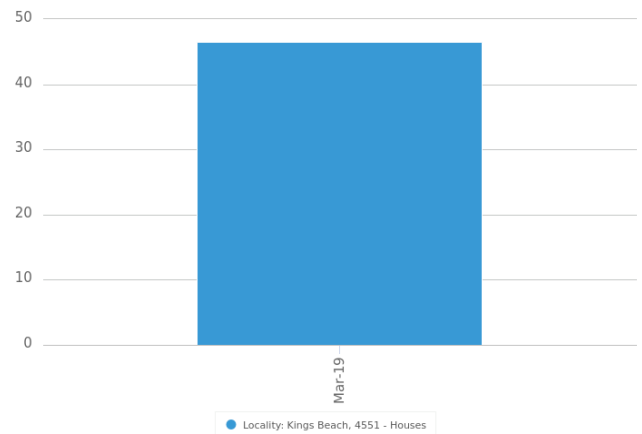
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,393,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$890,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$673,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

2

2
BEDROOMS



24 Upper Gay Terrace Kings Beach QLD 4551

Listed on 21 Jun 2021
For Sale



12 Upper Gay Terrace Kings Beach QLD 4551

Sold on 25 Mar 2021
\$900,000



1/40 Verney Street Kings Beach QLD 4551

Listed on 21 Jun 2021
\$499,000 (UNDER OFFER)



19/43 Albert Street Kings Beach QLD 4551

Sold on 15 Mar 2021
\$540,000



0

3
BEDROOMS

There are no 3 bedroom Houses on the market in this suburb

7



16 Verney Street Kings Beach QLD 4551

Sold on 14 Jun 2021
\$880,000



17 Upper Gay Terrace Kings Beach QLD 4551

Sold on 22 Apr 2021
\$998,000



2

4
BEDROOMS



4 Arthur Street Kings Beach QLD 4551

Listed on 18 Jun 2021
Offers Over \$1,500,000



2/29 Verney Street Kings Beach QLD 4551

Sold on 15 Apr 2021
\$815,000*



15A Burgess Street Kings Beach QLD 4551

Listed on 18 Jun 2021
\$3,200,000

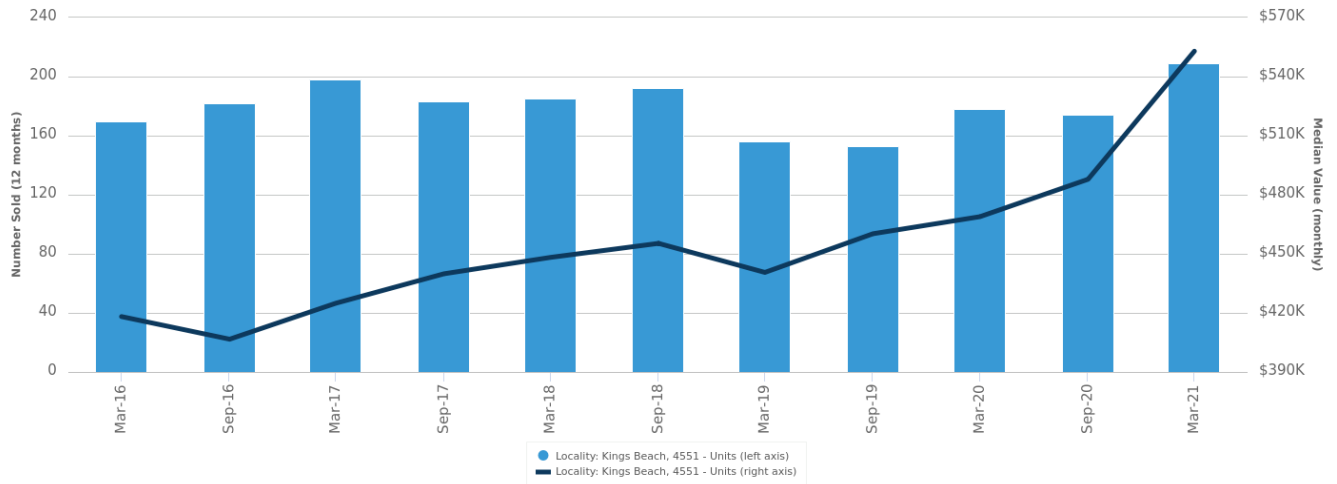


= number of houses currently On the Market or Sold within the last 6 months

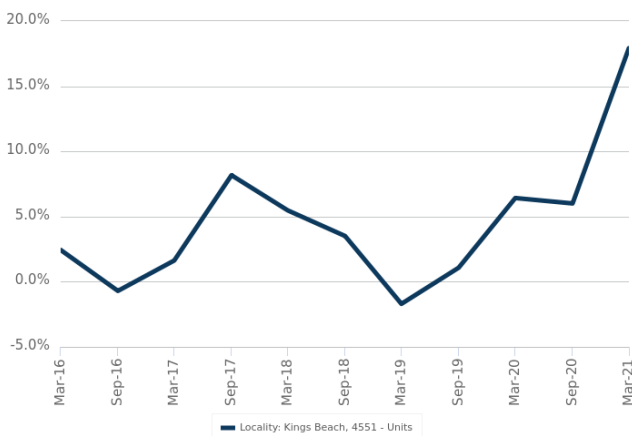
*Agent advised

Units: For Sale

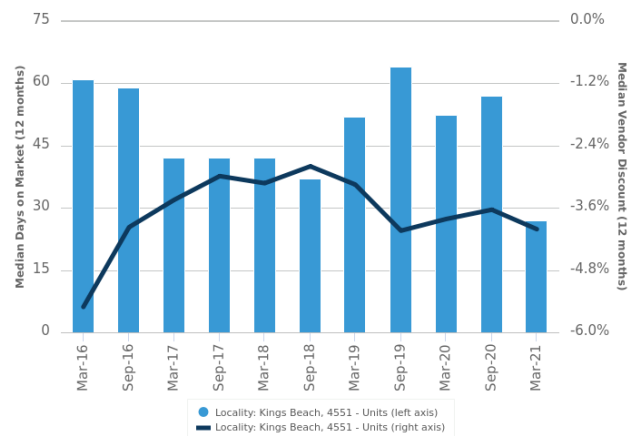
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$650,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$525,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$416,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

0

1
BEDROOMS

There are no 1 bedroom Units on the market in this suburb

Recently Sold

1



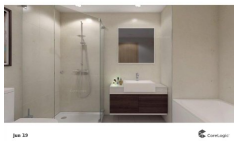
2/38 King Street Kings Beach QLD 4551

Sold on 23 Feb 2021
\$350,000

1
 1
 52m²

21

2
BEDROOMS



27 Verney Street Kings Beach QLD 4551

Listed on 26 Jun 2021
[Enquire Now](#)

1
 2
 1,416m²



1/25 Saltair Street Kings Beach QLD 4551

Sold on 21 Jun 2021
\$560,000*

1
 2
 117m²



4/41B Albert Street Kings Beach QLD 4551

Listed on 25 Jun 2021
\$445,000

1
 1
 126m²



24/79 Edmund Street Kings Beach QLD 4551

Sold on 18 Jun 2021
\$625,000*

1
 1
 71m²

20

3
BEDROOMS

39



1/35 Canberra Terrace Kings Beach QLD 4551

Listed on 25 Jun 2021
\$780,000 INCLUDES
CARETAKER RIGHTS

1
 2
 107m²



11/10-14 Saltair Street Kings Beach QLD 4551

Sold on 22 Jun 2021
\$851,000*

3
 2
 191m²



23/13 Mahia Terrace Kings Beach QLD 4551

Listed on 25 Jun 2021
\$929,000

2
 2
 207m²



9/16 Orvioto Terrace Kings Beach QLD 4551

Sold on 04 Jun 2021
\$965,000*

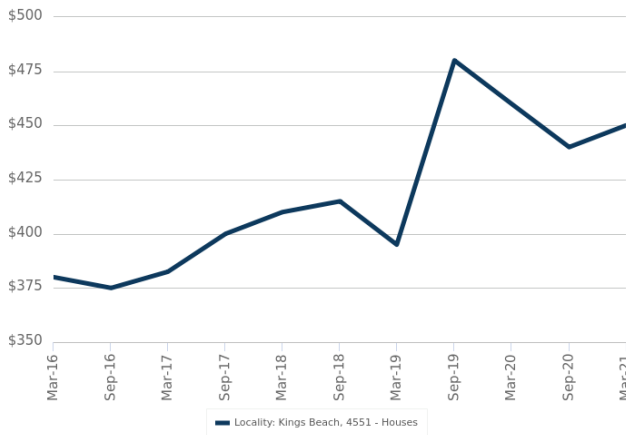
1
 2
 161m²

= number of units currently On the Market or Sold within the last 6 months

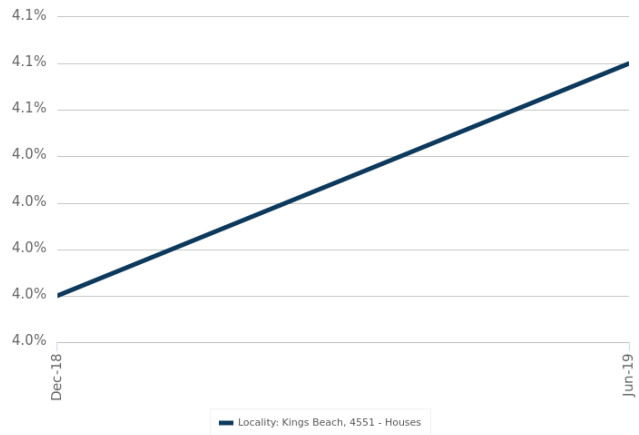
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



6/20 Warne Terrace Kings Beach QLD 4551

Listed on 25 Jun 2021
\$550/W

1
 2
 105m²



19/43 Albert Street Kings Beach QLD 4551

Listed on 04 Jun 2021
\$525/W

1
 1
 106m²

0

3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4
BEDROOMS



1/29 Verney Street Kings Beach QLD 4551

Listed on 23 Jun 2021
\$770/W

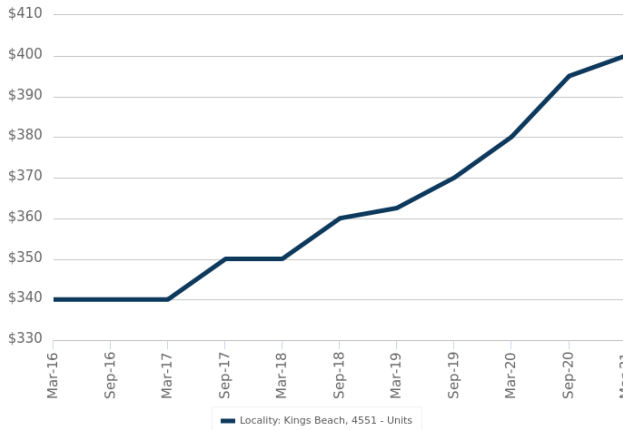
2
 2
 248m²



= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

12

2
BEDROOMS



4/8 Orvieto Terrace Kings Beach QLD 4551

Listed on 25 Jun 2021
\$450/W

1
 2
 117m²



9/1 Saltair Street Kings Beach QLD 4551

Listed on 25 Jun 2021
\$460/W

1
 1
 96m²

6

3
BEDROOMS



21/70 Albert Street Kings Beach QLD 4551

Listed on 23 Jun 2021
\$800/W

2
 2
 145m²



22/5 Canberra Terrace Kings Beach QLD 4551

Listed on 18 Jun 2021
\$1,250/W

2
 2
 326m²



= number of units observed as On the Market for Rent within the last month

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