

Suburb Profile Report
Buderim QLD 4556

Prepared on 13 August 2024

CoreLogic





87km
Distance from GPO

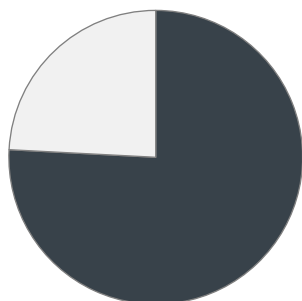


29.4k
Population
8.5%
5 year population change



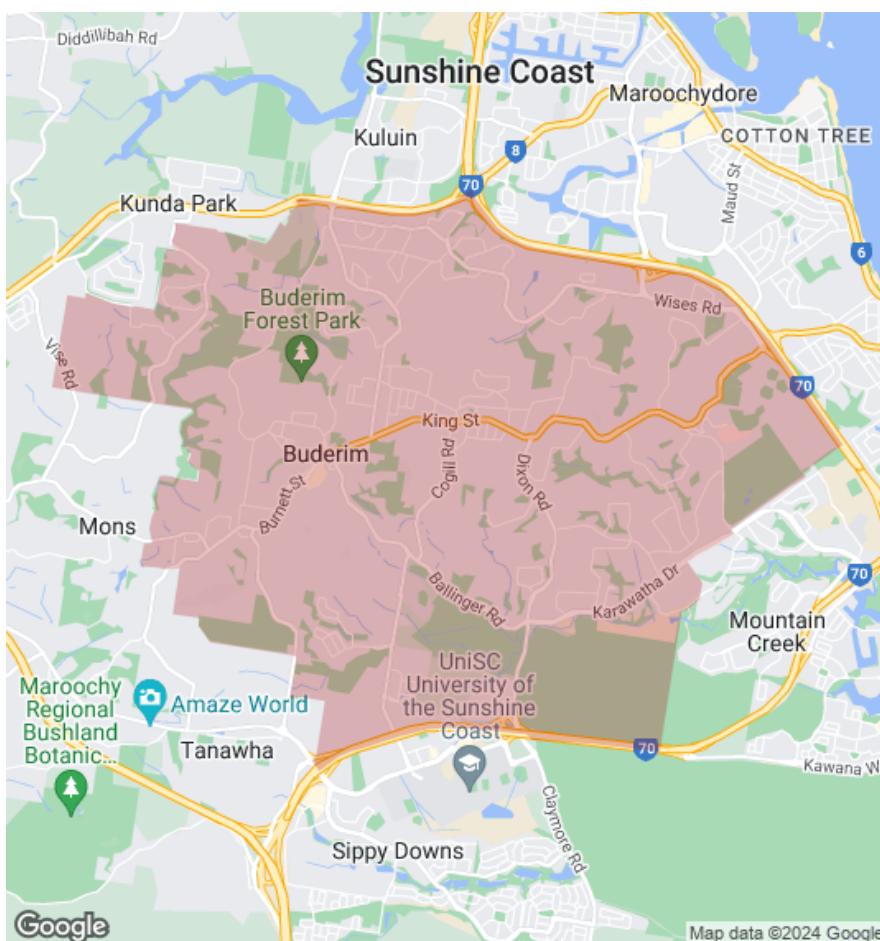
10 years
Average length of ownership

24%



76%

Owner Occupiers Renters



The size of Buderim is approximately 30.5 square kilometres. It has 78 parks covering nearly 18.9% of total area. The population of Buderim in 2011 was 27,068 people. By 2016 the population was 29,369 showing a population growth of 8.5% in the area during that time. The predominant age group in Buderim is 50-59 years. Households in Buderim are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Buderim work in a professional occupation. In 2011, 72.5% of the homes in Buderim were owner-occupied compared with 69.8% in 2016. Currently the median sales price of houses in the area is \$1,175,000.

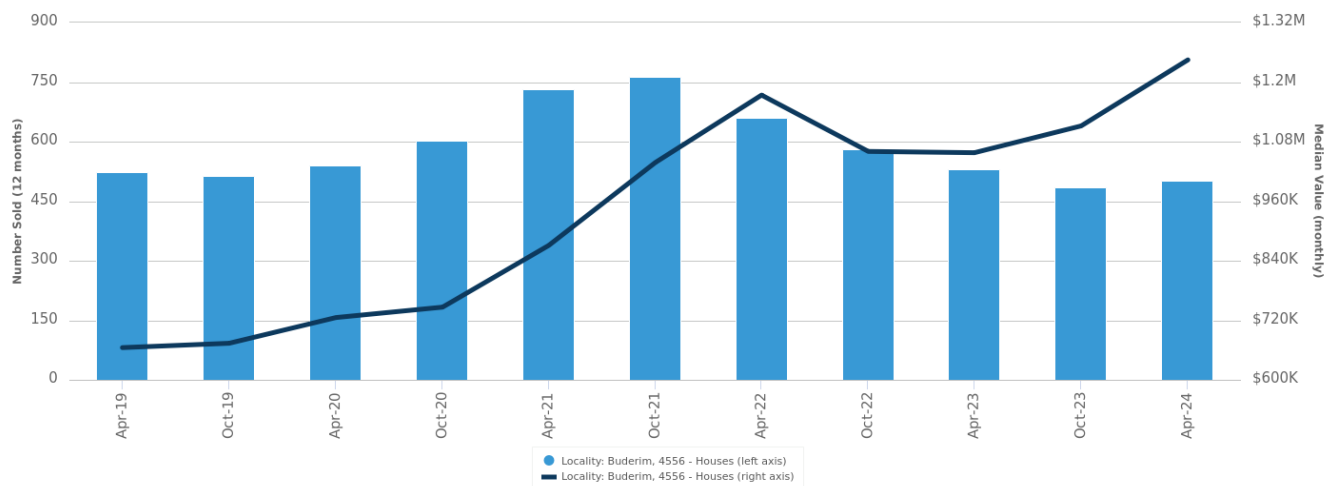
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	9,191	566	\$1,249,421	112
	2,703	148	\$694,411	20

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



Houses: For Sale

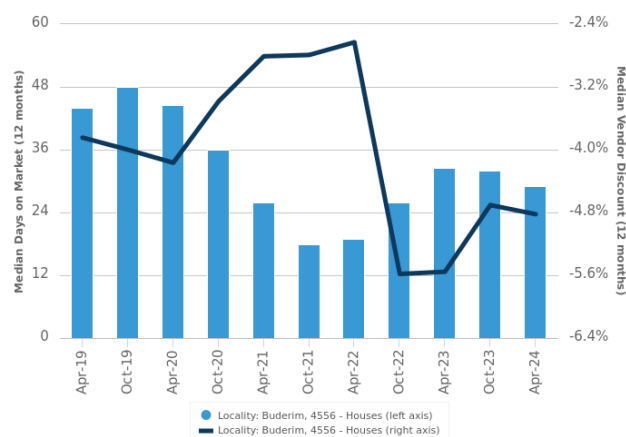
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,400,000

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

\$\$

Median Price*

\$1,175,000

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*

\$932,500

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

5

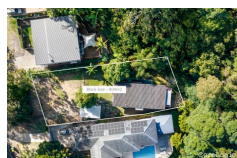
2
BEDROOMS



35/18 North Buderim Boulevard Buderim QLD

Listed on 13 Aug 2024
[Contact Agent](#)

1
 1
 226m²



33 Ballinger Road Buderim QLD 4556

Listed on 12 Aug 2024
[Auction On Site Saturday August 17 at 4pm](#)

1
 1
 809m²

29

3
BEDROOMS



12 Dawson Parade Buderim QLD 4556

Listed on 13 Aug 2024
[Offers over \\$1,239,000 considered](#)

2
 2
 809m²



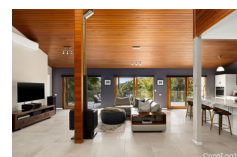
3/7 Box Street Buderim QLD 4556

Listed on 12 Aug 2024
[Offers Over \\$930,000](#)

2
 2
 203m²

39

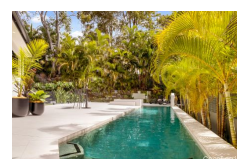
4
BEDROOMS



134 Mons School Road Buderim QLD 4556

Listed on 13 Aug 2024
[Auction](#)

2
 2
 5,403m²



42 Somerset Drive Buderim QLD 4556

Listed on 13 Aug 2024
[Contact Agent](#)

3
 2
 971m²

Recently Sold

4



11 Vista Park Drive Buderim QLD 4556

Sold on 26 Jul 2024
\$953,000*

2
 2
 962m²



11 Fountain Road Buderim QLD 4556

Sold on 05 Jun 2024
\$1,050,000*

2
 1
 824m²

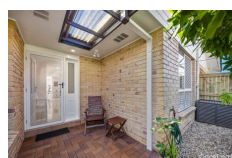
81



62 Lindsay Road Buderim QLD 4556

Sold on 09 Aug 2024
\$1,070,000*

2
 1
 893m²



16/38 Mill Road Buderim QLD 4556

Sold on 09 Aug 2024
\$825,000*

1
 2
 218m²

122



15 Gumtree Drive Buderim QLD 4556

Sold on 08 Aug 2024
\$1,130,000*

4
 3
 1,043m²



24 Lindeman Avenue Buderim QLD 4556

Sold on 08 Aug 2024
Not Disclosed

2
 2
 821m²

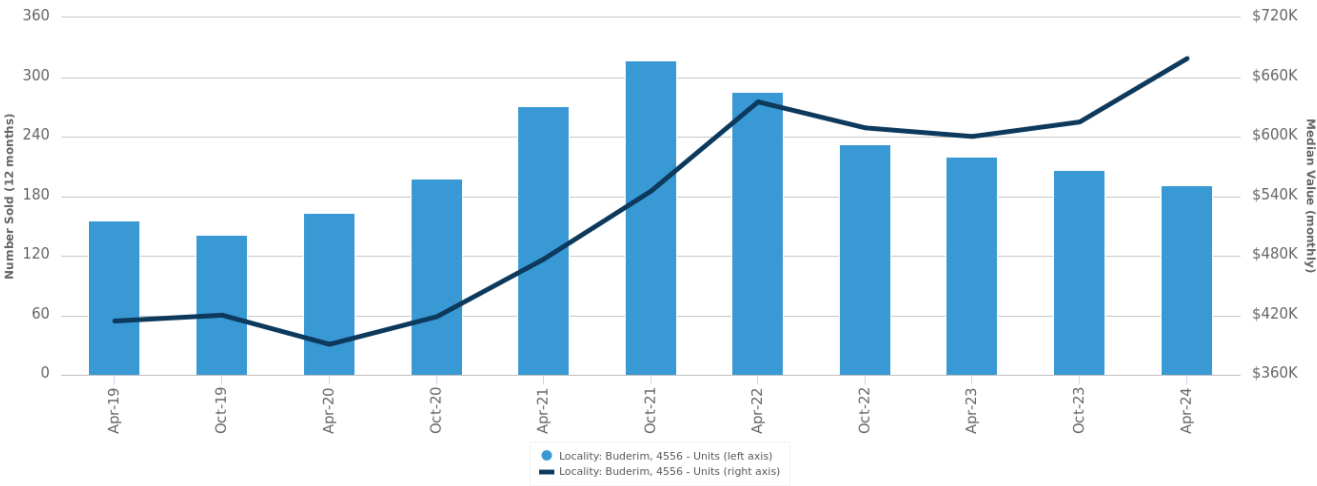


= number of houses currently On the Market or Sold within the last 6 months

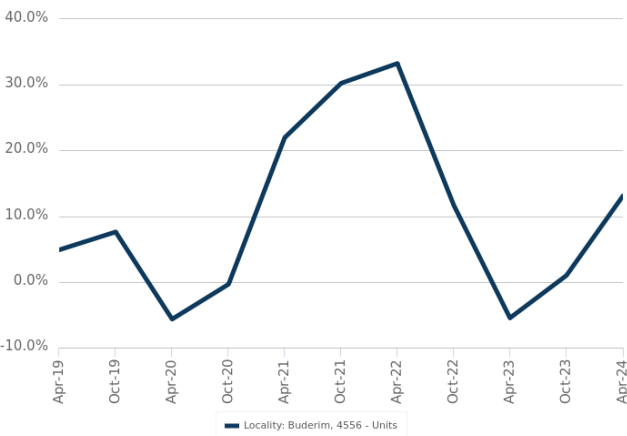
*Agent advised

Units: For Sale

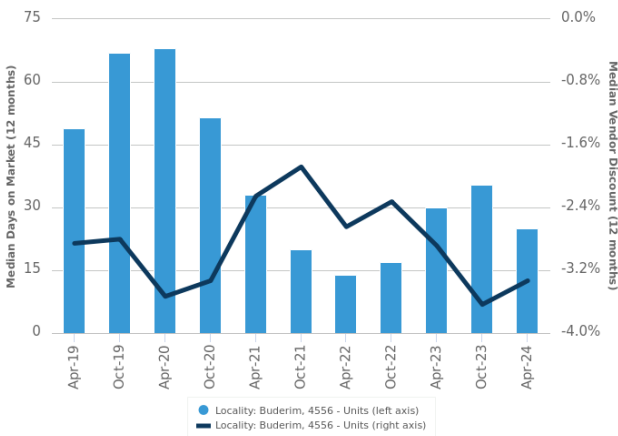
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$696,250

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

\$\$

Median Price*

\$619,000

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*

\$571,500

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

 2



Sa434/405 Mooloolaba Road Buderim QLD 4556

Listed on 11 Jul 2024
Not Disclosed

 1
BEDROOMS



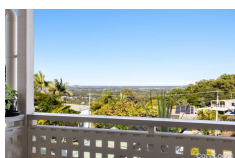
25.53Ha



405 Mooloolaba Road Buderim QLD 4556

Listed on 26 Jun 2024
Not Disclosed

 7



7/19 Ballinger Court Buderim QLD 4556

Listed on 12 Aug 2024
\$549,000+

 2
BEDROOMS



89m²



153/8 Starling Street Buderim QLD 4556

Listed on 12 Aug 2024
\$529,000

Recently Sold

 1



5/20 North Buderim Boulevard Buderim QLD

Sold on 07 Apr 2024
\$497,000



147m²

 32



33/136 Stringybark Road Buderim QLD 4556

Sold on 12 Aug 2024
Not Disclosed



152m²



37/83 Lindsay Road Buderim QLD 4556

Sold on 01 Aug 2024
\$675,000*



226m²

 7



2/1 Spruce Court Buderim QLD 4556

Listed on 13 Aug 2024
Offers Over \$845,000

 3
BEDROOMS



143m²



8/19 Ballinger Court Buderim QLD 4556

Listed on 12 Aug 2024
\$695,000+



246m²

 47



6/139 Burnett Street Buderim QLD 4556

Sold on 08 Aug 2024
\$791,000*



149m²



1/3 Townsend Road Buderim QLD 4556

Sold on 07 Aug 2024
\$720,000*



138m²



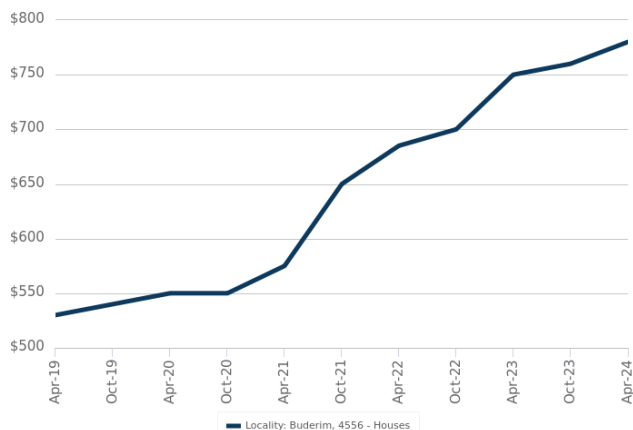
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

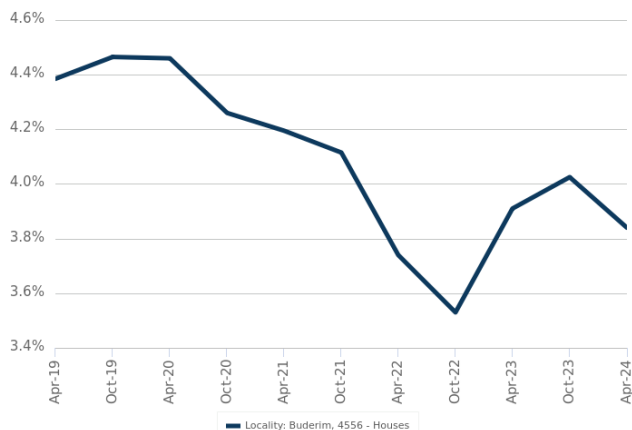


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

5

2
BEDROOMS



**14 Sheoak Court Buderim
QLD 4556**

Listed on 06 Aug 2024
\$670/W



**6/101-105 King Street
Buderim QLD 4556**

Listed on 29 Jul 2024
\$495/W



12

3
BEDROOMS



**4 Sandpiper Close Buderim
QLD 4556**

Listed on 13 Aug 2024
\$680/W



**3/168 Burnett Street
Buderim QLD 4556**

Listed on 12 Aug 2024
\$625/W



11

4
BEDROOMS



**4 Spruce Court Buderim
QLD 4556**

Listed on 13 Aug 2024
\$1,000/W



**25 Illawong Street Buderim
QLD 4556**

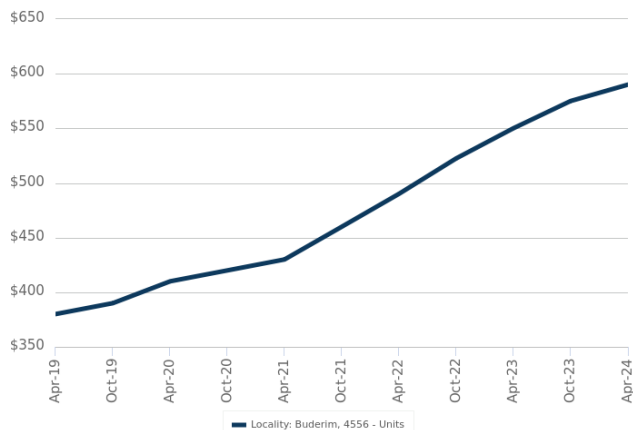
Listed on 12 Aug 2024
\$1,950/W



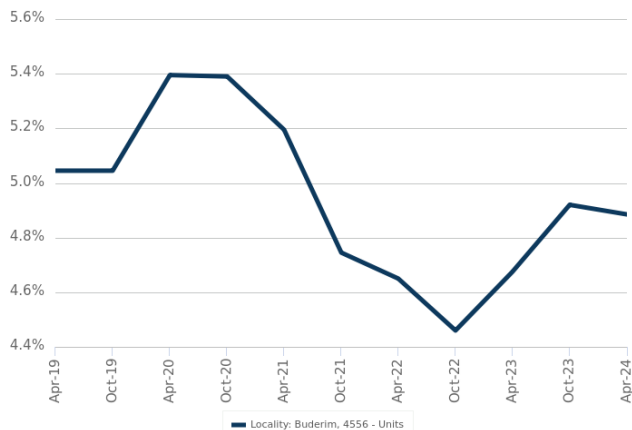
= number of houses observed as On the Market for Rent within the last month

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

5

2
BEDROOMS



**26/156 Stringybark Road
Buderim QLD 4556**

Listed on 09 Aug 2024
\$550/W

2

2

62m²



**2/119 King Street Buderim
QLD 4556**

Listed on 06 Aug 2024
\$550/W

1

1

76m²

6

3
BEDROOMS



**16 Stringybark Road
Buderim QLD 4556**

Listed on 13 Aug 2024
\$620/W

2

2

4.18Ha



**6/2 Box Street Buderim
QLD 4556**

Listed on 12 Aug 2024
\$635/W

1

2

129m²



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

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: **customercare@corelogic.com.au**