



8 KUMBADA COURT MINYAMA QLD 4575

Prepared on 25th August 2025



Karen Jones
ADAMS & JONES PROPERTY SPECIALISTS

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MINYAMA QLD 4575

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Your Property

8 KUMBADA COURT MINYAMA QLD 4575

3  2  2  692m²  206m² 



Your Property History

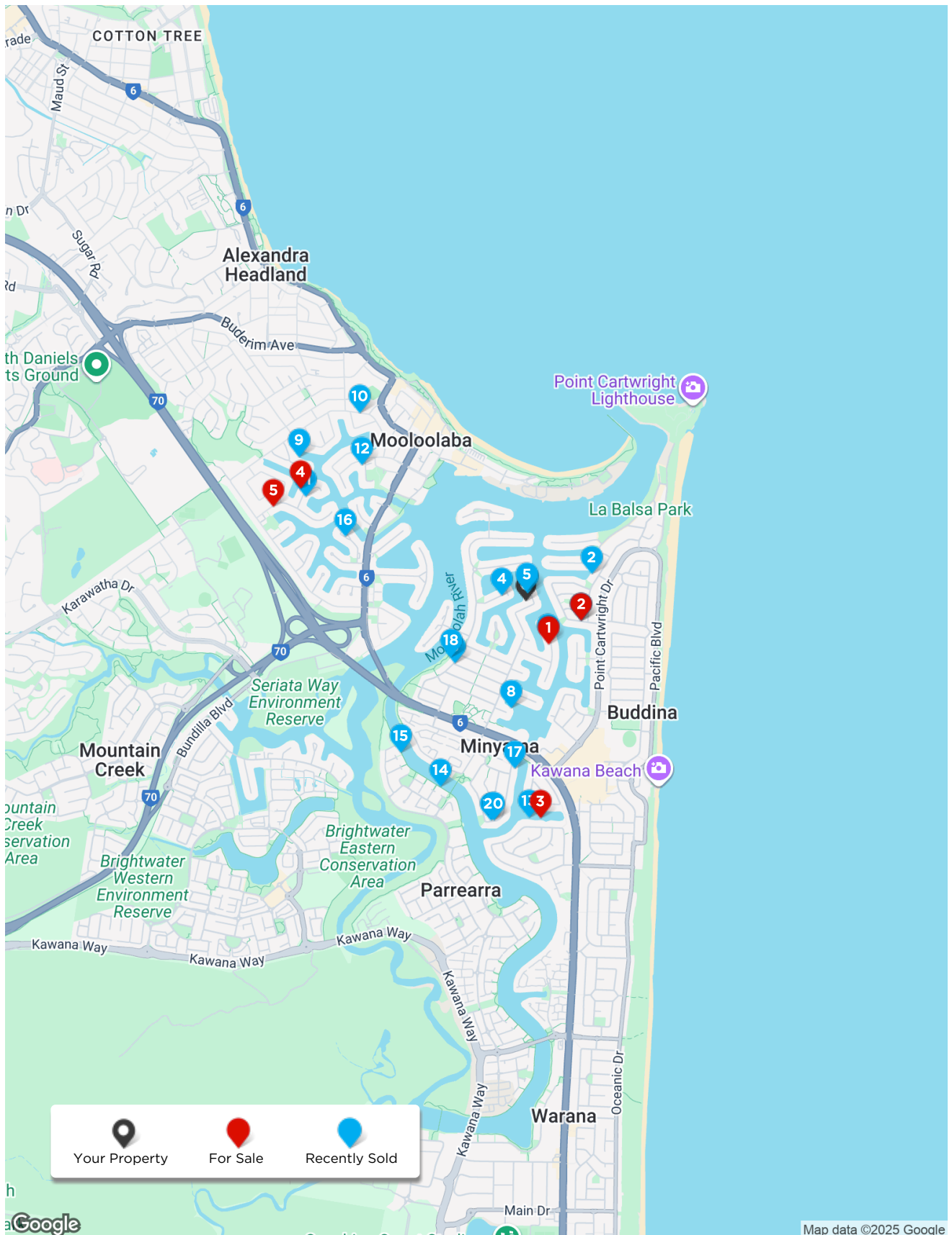
- 10 Sep, 2024 - DA of Carports for \$137,232
- 25 Mar, 2016 - Listed for rent at \$665 per week
- 3 Apr, 2015 - Listed for rent at \$675 PER WEEK
- 12 Sep, 2012 - Sold for \$760,000
- 5 Jun, 2012 - Listed for sale at \$785,000.00
- 6 Dec, 2011 - Listed for rent as Not Disclosed



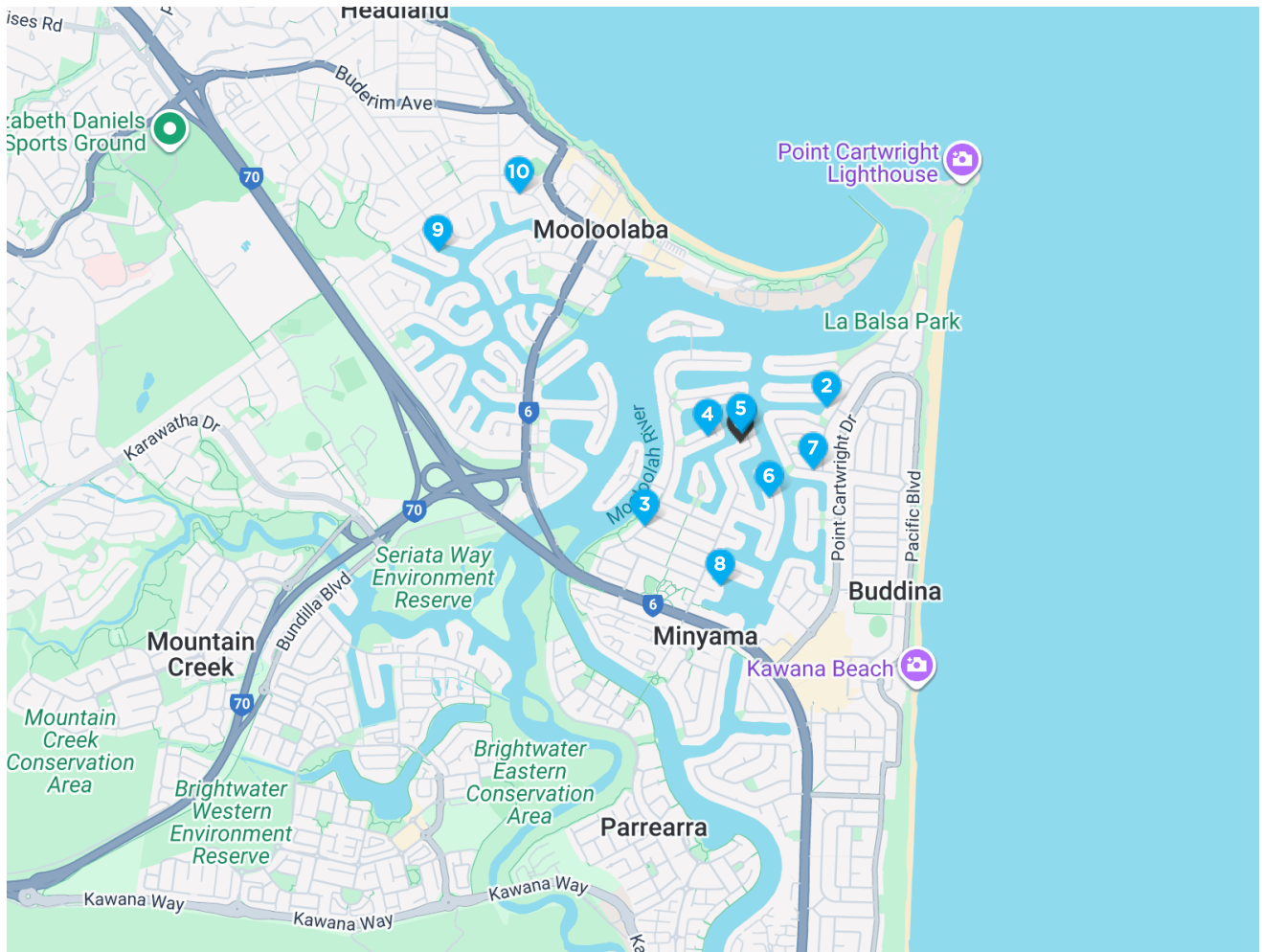
Introducing Karen Jones

Karen is a seasoned professional in real estate having been in the industry for approx 24 years. Karen has sold beachside and waterfront properties all over the Sunshine Coast and has the skill and experience to construct strategies and negotiate sales in every price range. Karen works in a team of 4 skilled and professional agents within a boutique agency, Adams and Jones, which is highly regarded on the Sunshine Coast.

Comparables Map: Sales & Listings



Comparables Map: Sales



1	11 KUMBADA COURT MINYAMA QLD 4575	4	2	2	\$2,160,000
2	46 OOMOO STREET BUDDINA QLD 4575	5	3	4	\$2,700,000
3	9A MOOLOOLAH DRIVE MINYAMA QLD 4575	5	4	5	\$2,080,000
4	16 OAK COURT MINYAMA QLD 4575	3	2	2	\$2,950,000
5	12 KUMBADA COURT MINYAMA QLD 4575	4	3	2	\$4,400,000
6	4 COOMAROO CRESCENT MINYAMA QLD 4575	3	2	2	\$2,700,000
7	14 BELTANA CRESCENT BUDDINA QLD 4575	3	2	3	\$2,600,000
8	5 MURINGO COURT MINYAMA QLD 4575	4	2	2	\$3,850,000
9	11 YALLANGA PLACE MOOLOOLABA QLD 4557	4	2	2	\$2,200,000
10	3/37 GOONAWARRA DRIVE MOOLOOLABA QLD 4557	3	1	2	\$2,210,000



Map data ©2025 Google

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

Comparable Sales

1

11 KUMBADA COURT MINYAMA QLD 4575



4

2

2

711m²

214m²

Year Built

1994

DOM

30

Sold Date

14-Sep-24

Distance

0.04km

First Listing

Auction

Last Listing

Auction

2

46 OOMOO STREET BUDDINA QLD 4575



5

3

4

708m²

218m²

Year Built

1993

DOM

58

Sold Date

15-Oct-24

Distance

0.5km

First Listing

Expressions of Interest

Closing 11th Sep 5pm

Last Listing

UNDER CONTRACT

3

9A MOOLOOLAH DRIVE MINYAMA QLD 4575



5

4

5

714m²

226m²

Year Built

1985

DOM

64

Sold Date

20-Jan-25

Distance

0.68km

First Listing

AUCTION

Last Listing

Offers Low To Mid \$2m Should Enquire

4

16 OAK COURT MINYAMA QLD 4575



3

2

2

760m²

214m²

Year Built

-

DOM

46

Sold Date

31-Jul-25

Distance

0.17km

First Listing

Buyers \$3M Plus

Last Listing

For sale

5

12 KUMBADA COURT MINYAMA QLD 4575



4

3

2

740m²

353m²

Year Built

2005

DOM

1

Sold Date

04-Jun-25

Distance

0.06km

First Listing

OFFERED AT \$1,950,000

Last Listing

OFFERED AT \$1,950,000

Sold

\$2,160,000

Sold

\$2,700,000

Sold

\$2,080,000

Sold

^{RS}\$2,950,000

Sold

\$4,400,000

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

6	4 COOMAROO CRESCENT MINYAMA QLD 4575	A modern waterfront property with a large wooden deck, a swimming pool, and a boat lift. The property is situated on a curved waterfront with other houses visible in the background.	3 2 2 2 730m ² 196m ² Year Built 1990 DOM 44 Sold Date 22-Jul-25 Distance 0.34km First Listing For Sale Last Listing Offers Over \$2.7m	Sold ^{RS} \$2,700,000
7	14 BELTANA CRESCENT BUDDINA QLD 4575	An aerial view of a residential area with many houses and a large body of water in the background.	3 2 3 3 728m ² 184m ² Year Built 1980 DOM 67 Sold Date 22-Apr-25 Distance 0.42km First Listing - Last Listing UNDER CONTRACT	Sold \$2,600,000
8	5 MURINGO COURT MINYAMA QLD 4575	A modern house with a large swimming pool and a covered outdoor area with a bar and seating.	4 2 2 2 840m ² 227m ² Year Built 1988 DOM 193 Sold Date 04-Jul-25 Distance 0.78km First Listing For Sale Last Listing Offers From Mid \$3m Should Enquire	Sold \$3,850,000
9	11 YALLANGA PLACE MOOLOOLABA QLD 4557	An aerial view of a residential area with many houses and a large body of water in the background. Labels point to 'Mooloolaba Surf Club' and '11 Yallanga Place'.	4 2 2 2 722m ² 185m ² Year Built 1990 DOM - Sold Date 27-Jun-25 Distance 1.9km First Listing \$2,350,000 Last Listing \$2,350,000	Sold ^{RS} \$2,200,000
10	3/37 GOONAWARRA DRIVE MOOLOOLABA QLD 4557	A modern indoor-outdoor living space with a large glass wall, a swimming pool, and a covered outdoor area with a bar and seating.	3 1 2 2 377m ² 106m ² Year Built 1982 DOM - Sold Date 10-Dec-24 Distance 1.77km First Listing - Last Listing -	Sold \$2,210,000

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

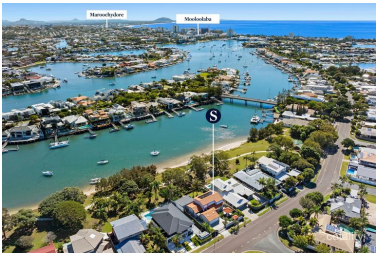
11	8 ALDINGA PLACE MOOLOOLABA QLD 4557	A large, modern house with a green lawn and a swimming pool, situated near a body of water.	4 2 2 820m ² 168m ²	Sold	RS	UN
	Year Built	1989	DOM	48		
	Sold Date	11-Aug-25	Distance	1.73km		
	First Listing	Auction				
	Last Listing	\$2,925,000				
12	6 YULUNGA PLACE MOOLOOLABA QLD 4557	A modern house with a large dining area and a view of the water.	4 2 2 749m ² 152m ²	Sold	RS	\$2,400,000
	Year Built	-	DOM	16		
	Sold Date	05-Aug-25	Distance	1.5km		
	First Listing	Auction On Site, Saturday 23rd of August at 11am				
	Last Listing	Auction On Site, Saturday 23rd of August at 11am				
13	104 SUNBIRD CHASE PARREARRA QLD 4575	A modern house with a swimming pool and a view of the water.	5 3 - 891m ² 335m ²	Sold		\$3,150,000
	Year Built	2000	DOM	18		
	Sold Date	22-Jan-25	Distance	1.55km		
	First Listing	Auction				
	Last Listing	Auction				
14	9 SABLE COURT PARREARRA QLD 4575	A modern house with a swimming pool and a view of the water.	4 3 3 798m ² 798m ²	Sold		\$3,100,000
	Year Built	2012	DOM	21		
	Sold Date	04-Dec-24	Distance	1.46km		
	First Listing	FOR SALE				
	Last Listing	SOLD				
15	12 NEVIS COURT PARREARRA QLD 4575	A modern house with a swimming pool and a view of the water.	5 3 2 671m ² 284m ²	Sold		\$2,550,000
	Year Built	2007	DOM	62		
	Sold Date	28-May-25	Distance	1.41km		
	First Listing	FOR SALE				
	Last Listing	SOLD				

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UN = Undisclosed Sale

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Comparable Sales

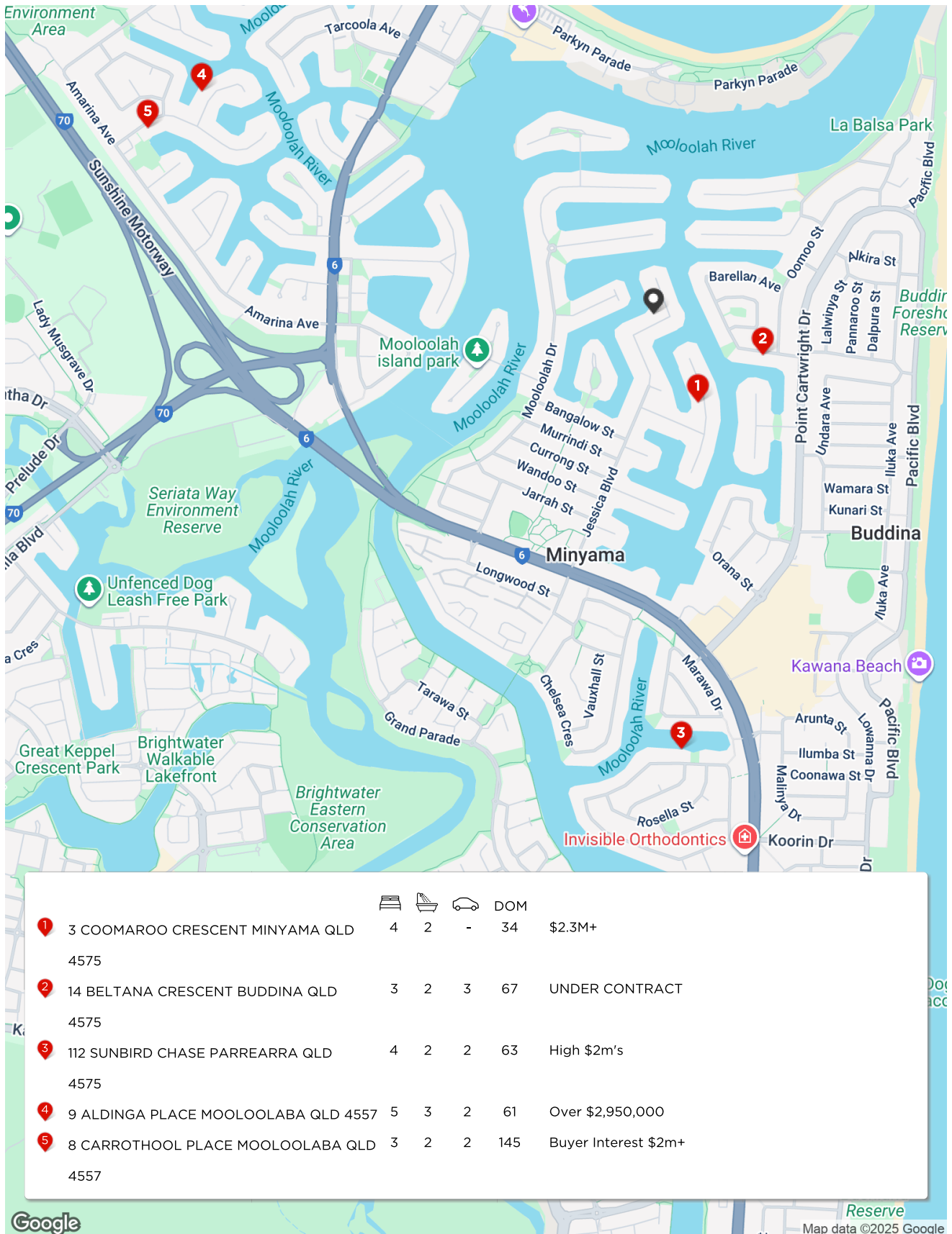
16	19 COORUMBONG CLOSE MOOLOOLABA QLD 4557		4 2 3 712m ² -	Sold	\$2,550,000
	Year Built	1982	DOM	21	
	Sold Date	06-Jan-25	Distance	1.36km	
	First Listing	Buyers From Mid \$2M			
	Last Listing	Buyers From Mid \$2M			
17	42 CHELSEA CRESCENT MINYAMA QLD 4575		4 3 2 849m ² 233m ²	Sold ^{RS}	\$2,420,000
	Year Built	2000	DOM	92	
	Sold Date	12-Aug-25	Distance	1.21km	
	First Listing	Auction On Site, Saturday 10th of May at 10am			
	Last Listing	Mid \$2 Million Buyers should inspect			
18	24 MOOLOOLAH DRIVE MINYAMA QLD 4575		4 3 2 770m ² 277m ²	Sold ^{RS UN}	
	Year Built	1980	DOM	11	
	Sold Date	10-Aug-25	Distance	0.67km	
	First Listing	JUST LISTED!			
	Last Listing	\$3,500,000			
19	86 CHELSEA CRESCENT MINYAMA QLD 4575		4 3 2 890m ² -	Sold	\$2,400,000
	Year Built	-	DOM	32	
	Sold Date	16-Nov-24	Distance	1.59km	
	First Listing	Auction			
	Last Listing	Auction Saturday 16 Nov @ 10am			
20	84 CHELSEA CRESCENT MINYAMA QLD 4575		4 3 3 887m ² 251m ²	Sold	\$2,100,000
	Year Built	1998	DOM	58	
	Sold Date	01-Oct-24	Distance	1.59km	
	First Listing	Auction			
	Last Listing	Contact Agent			

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UN = Undisclosed Sale

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Comparables Map: Listings



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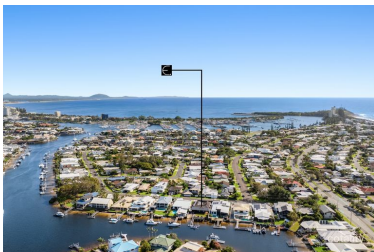
Comparable Listings

1 3 COOMAROO CRESCENT MINYAMA QLD 4575



4 2 - 726m² 199m²
 Year Built 1990 DOM 34 days
 Listing Date 22-Jul-25 Distance 0.36km
 Listing Price \$2.3M+

2 14 BELTANA CRESCENT BUDDINA QLD 4575



3 2 3 728m² 184m²
 Year Built 1980 DOM 67 days
 Listing Date 11-Apr-25 Distance 0.42km
 Listing Price UNDER CONTRACT

3 112 SUNBIRD CHASE PARREARRA QLD 4575



4 2 2 864m² 218m²
 Year Built 2000 DOM 63 days
 Listing Date 23-Jun-25 Distance 1.56km
 Listing Price High \$2m's

4 9 ALDINGA PLACE MOOLOOLABA QLD 4557



5 3 2 792m² 387m²
 Year Built 1990 DOM 61 days
 Listing Date 25-Jun-25 Distance 1.78km
 Listing Price Over \$2,950,000

5 8 CARROTHOOL PLACE MOOLOOLABA QLD 4557

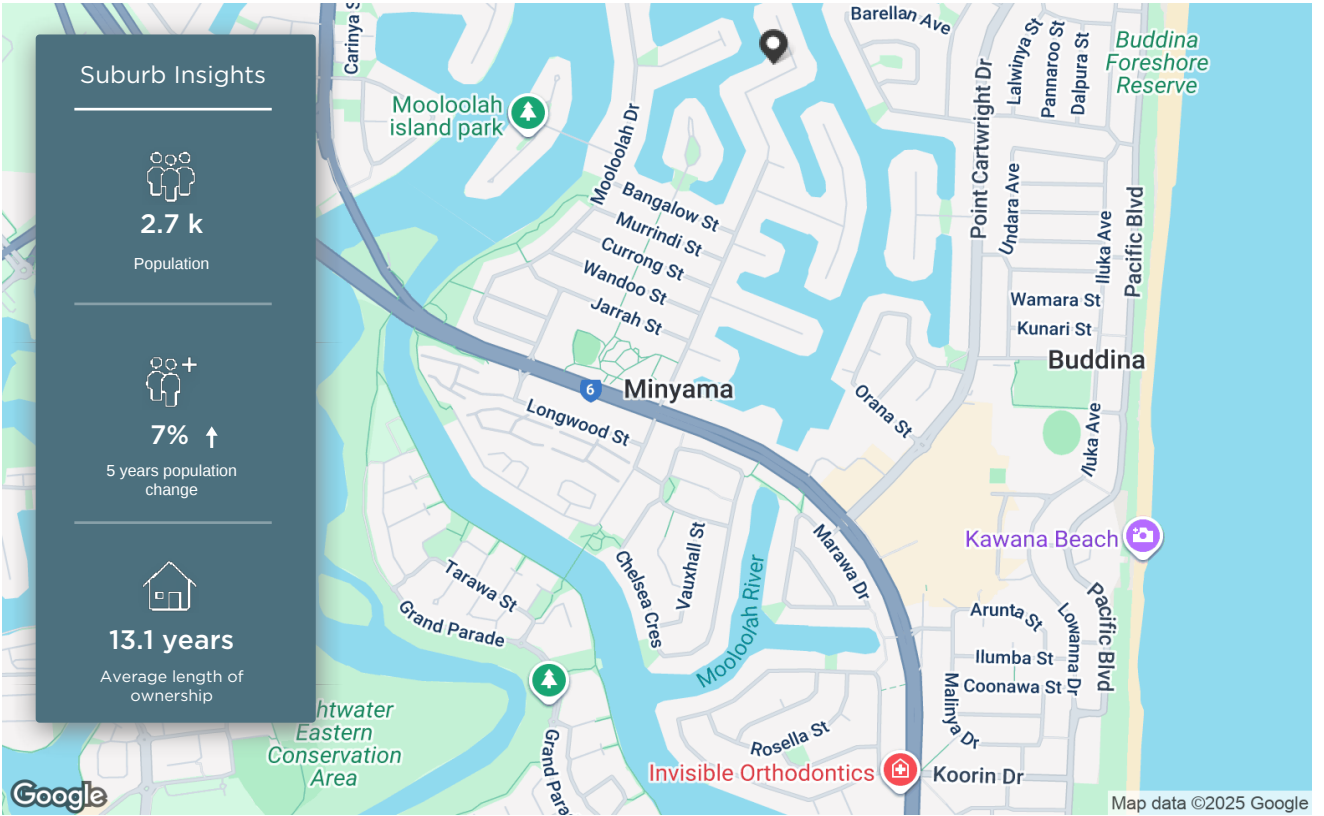


3 2 2 800m² 152m²
 Year Built 1988 DOM 145 days
 Listing Date 02-Apr-25 Distance 1.91km
 Listing Price Buyer Interest \$2m+

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

Minyama

Demographic

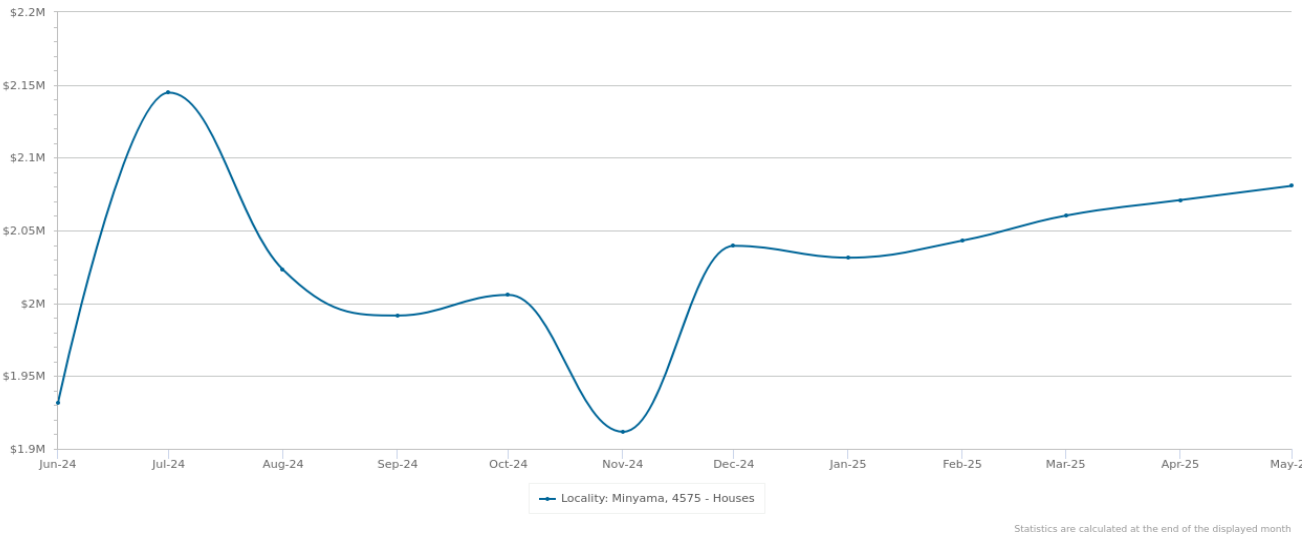


The size of Minyama is approximately 2.0 square kilometres. It has 8 parks covering nearly 6.3% of total area. The population of Minyama in 2016 was 2542 people. By 2021 the population was 2726 showing a population growth of 7.2% in the area during that time. The predominant age group in Minyama is 60-69 years. Households in Minyama are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Minyama work in a professional occupation. In 2021, 78.20% of the homes in Minyama were owner-occupied compared with 76.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.8	Not Stated	1.2	130-182K	11.2	70-79	15.4
Childless Couples	51.5	Renting	20.0	182K+	19.7	80-89	5.1
Couples with Children	32.8	Purchaser	29.4	33.8-52K	10.9	100+	0.0
Single Parents	13.5	Owns Outright	48.8	15.6-33.8K	13.7	60-69	16.5
		Other	0.3	0-15.6K	4.5	90-99	1.4
				78-130K	18.9	30-39	8.2
				52-78K	12.6	20-29	8.3
						40-49	10.8
						50-59	16.0
						0-9	7.5

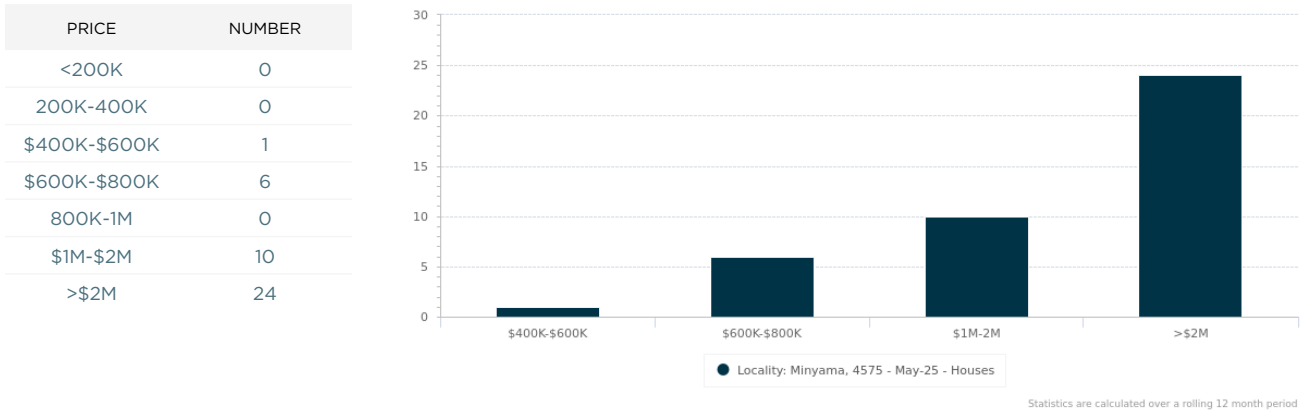
Recent Market Trends

Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	1	\$2,080,646	0.5% ▲	45	15	\$860
Apr 2025	2	\$2,070,940	0.5% ▲	45	15	\$892
Mar 2025	1	\$2,060,278	0.8% ▲	40	19	\$897
Feb 2025	5	\$2,043,125	0.6% ▲	45	22	\$990
Jan 2025	5	\$2,031,315	-0.4% ▼	45	18	\$1,045
Dec 2024	2	\$2,039,471	6.7% ▲	46	19	\$1,100
Nov 2024	4	\$1,911,717	-4.7% ▼	47	22	\$1,170
Oct 2024	4	\$2,005,766	0.7% ▲	49	20	\$1,135
Sep 2024	2	\$1,991,572	-1.5% ▼	49	16	\$1,135
Aug 2024	4	\$2,022,872	-5.7% ▼	52	20	\$1,150
Jul 2024	7	\$2,144,723	11.0% ▲	50	21	\$1,175
Jun 2024	4	\$1,931,859	2.2% ▲	50	20	\$1,200

Sales by Price - 12 months (House)



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	41	\$2,095,978	-2.3% ▼	45	61	\$900
2024	45	\$2,144,723	23.5% ▲	49	65	\$1,175
2023	57	\$1,736,353	-11.9% ▼	33	66	\$825
2022	71	\$1,970,766	12.8% ▲	25	81	\$850
2021	67	\$1,747,345	56.5% ▲	31	71	\$850
2020	49	\$1,116,467	9.8% ▲	55	70	\$660
2019	50	\$1,016,453	-2.8% ▼	49	86	\$550
2018	68	\$1,045,465	9.0% ▲	44	80	\$650
2017	65	\$958,817	16.1% ▲	54	92	\$592
2016	47	\$826,099	5.2% ▲	76	99	\$597
2015	59	\$784,949	1.9% ▲	56	99	\$497
2014	53	\$770,632	2.1% ▲	26	93	\$535
2013	47	\$754,806	24.9% ▲	97	93	\$465
2012	42	\$604,307	-3.0% ▼	156	106	\$472
2011	41	\$622,770	-19.8% ▼	85	119	\$497
2010	52	\$776,643	8.1% ▲	96	117	\$475
2009	38	\$718,759	-13.0% ▼	94	123	\$490
2008	59	\$825,944	11.2% ▲	68	144	\$485
2007	56	\$742,533	12.0% ▲	114	149	\$420
2006	42	\$662,922	3.8% ▲	111	137	\$435

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