

Property Profile Report



2/22 Swan Street Beerwah QLD 4519

Prepared on 03 February 2026 for Vivianne Dawalibi

Prepared by Nathan Walker | nathan@visionfinance.com.au | 0402269196



2/22 Swan Street Beerwah QLD 4519



3



2



1



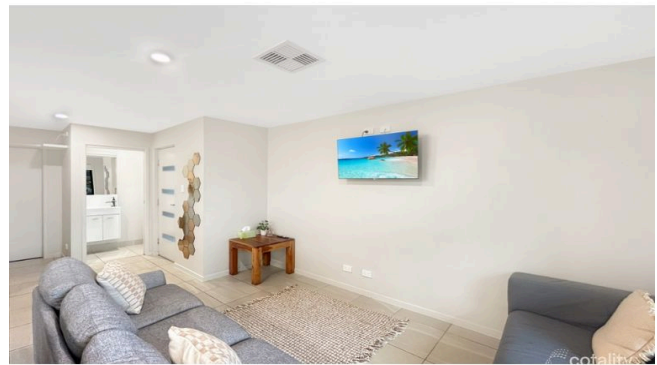
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607m<sup>2</sup>

## Property Details

<b>Lot/Plan</b>	-	<b>Property Type</b>	House
<b>Year Built</b>	-	<b>Council Area</b>	Sunshine Coast Regional
<b>Zone</b>	-	<b>Land Use Primary</b>	-



## 2/22 Swan Street Beerwah QLD 4519

### Estimated Value

Estimated Value:

**\$900,000**

Estimated Value Range:

**\$765,000 - \$1,035,000**

Estimated Value Confidence:



Estimated Value as at 26 January 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
28 Apr 2025	For Rent	\$650 pw	Campaign period: 28/04/2025 - 02/05/2025, Listed by: Lara Kavanagh, McGrath Coast & Hinterland, Days on market: 5
14 Dec 2023	For Rent	\$600 per week	Campaign period: 14/12/2023 - 20/12/2023, Listed by: CCR Inspections, Caloundra City Realty, Days on market: 7

## Recently Sold Properties



1 Nichols Avenue Beerwah QLD 4519

3    
 2    
 2    
 -    
 461m<sup>2</sup>

Sale Price **\$780,000**     Sale Method Private Treaty

Sale Date 09/12/2025     Days on Market 120

1km from property



18 Katherine Street Beerwah QLD 4519

3    
 2    
 1    
 103m<sup>2</sup>    
 607m<sup>2</sup>

Sale Price **\$890,000**     Sale Method Private Treaty

Sale Date 06/08/2025     Days on Market 50

1km from property



12 Silvereeye Circuit Beerwah QLD 4519

4    
 2    
 2    
 -    
 672m<sup>2</sup>

Sale Price **\$960,000**     Sale Method Private Treaty

Sale Date 16/05/2025     Days on Market 52

0.9km from property



41 Monarch Place Beerwah QLD 4519

4    
 2    
 2    
 171m<sup>2</sup>    
 488m<sup>2</sup>

Sale Price **\$930,000**     Sale Method Private Treaty

Sale Date 20/05/2025     Days on Market 37

0.9km from property

### Agent Advised

2/22 Swan Street Beerwah QLD 4519

CoreLogic Property Profile Report

## Properties For Sale



📍 0.8km from property

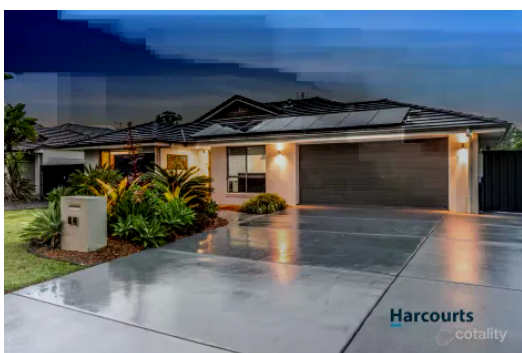
### 4 Blackbutt Street Beerwah QLD 4519



First Ad Price Low \$800,000's

Latest Ad Price Preparing for Auction

Listing Method - Days on Market -



📍 0.9km from property

### 12 Silvereye Circuit Beerwah QLD 4519



First Ad Price Offers Over \$1,095,000

Latest Ad Price Under Contract By Andy Phythian

Listing Method - Days on Market -



📍 1.1km from property

### 10 Whistler Place Beerwah QLD 4519



First Ad Price For Sale

Latest Ad Price For Sale

Listing Method - Days on Market -



📍 1.2km from property

### 3 Parkside Drive Beerwah QLD 4519



First Ad Price Contact Jack Or Will

Latest Ad Price CONTACT JACK OR WILL

Listing Method - Days on Market -

## Properties For Rent



### 8 Featherwood Crescent Beerwah QLD 4519



4



2



2



171m<sup>2</sup>



650m<sup>2</sup>

Rent Price **\$770/Week**

Days on Market -

Campaign Period 20 Jan 2026 - 02 Feb

 1.6km from property



### 23 Greber Road Beerwah QLD 4519



3



1



1



-



1,000m<sup>2</sup>






Rent Price **\$600/Week**

Days on Market -

Campaign Period 29 Jan 2026 - 02 Feb

 1.5km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Beerwah State High School</b> 35 Roberts Road Beerwah QLD 4519	0.7km	Secondary	Mixed	Government	935
	<b>Beerwah State School</b> 2788 Old Gympie Road Beerwah QLD 4519	2.1km	Primary	Mixed	Government	364
	<b>Glasshouse Christian College</b> -	0.8km	Combined	Mixed	Non-Government	1063
	<b>Glass House Mountains State School</b> 58 Coonowrin Road Glass House Mountains QLD 4518	4.9km	Primary	Mixed	Government	398
	<b>Landsborough State School</b> 41 Gympie Street North Landsborough QLD 4550	6.4km	Primary	Mixed	Government	329

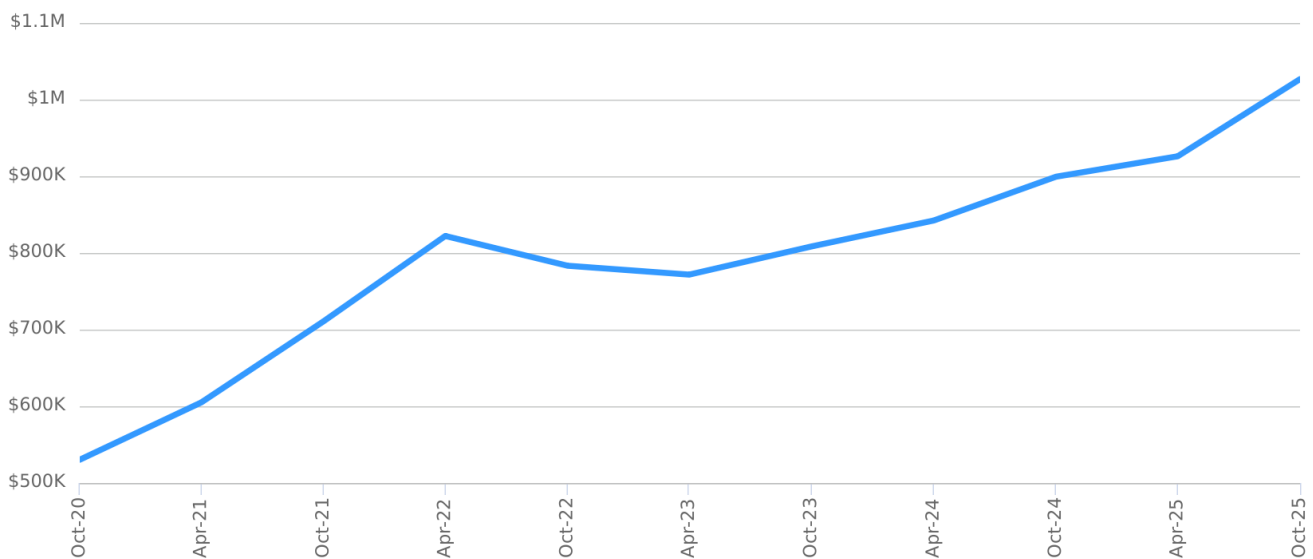
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

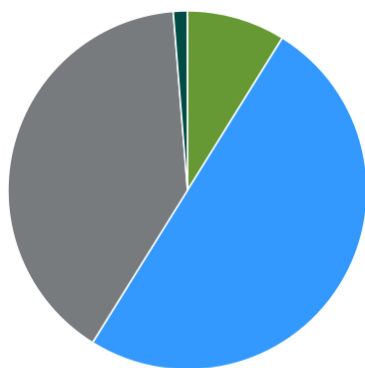
# Beerwah Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Oct 2025	158	\$1,026,784	▲ 14.14%
Oct 2024	161	\$899,522	▲ 11.25%
Oct 2023	167	\$808,533	▲ 3.21%
Oct 2022	174	\$783,374	▲ 10.18%
Oct 2021	205	\$710,971	▲ 34.06%
Oct 2020	186	\$530,313	▲ 9.98%

## Median Value (monthly)

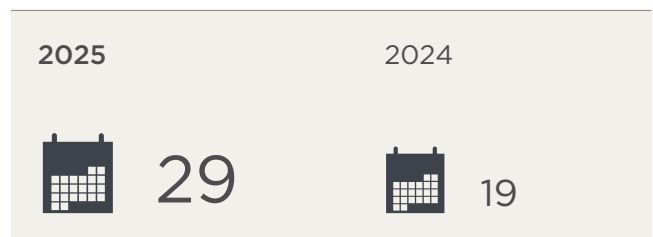


## Property Sales by Price (Past 12 months)

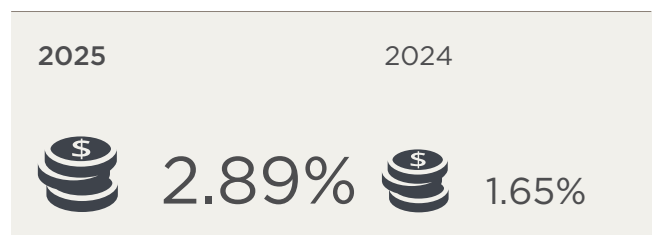


- \$600K-\$800K - 14 properties
- \$800K-\$1M - 79 properties
- \$1M-\$2M - 63 properties
- >\$2M - 2 properties

## Median Days on Market



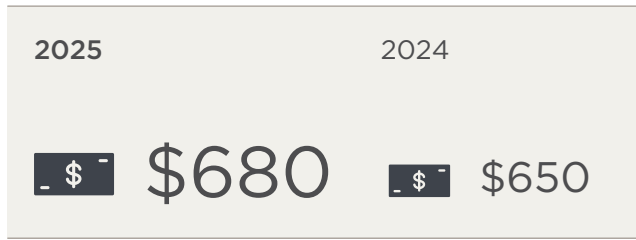
## Median Vendor Discount



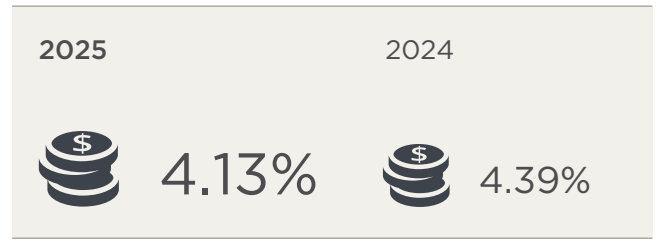
Statistics are calculated over a rolling 12 month period

# Beerwah Insights - Houses

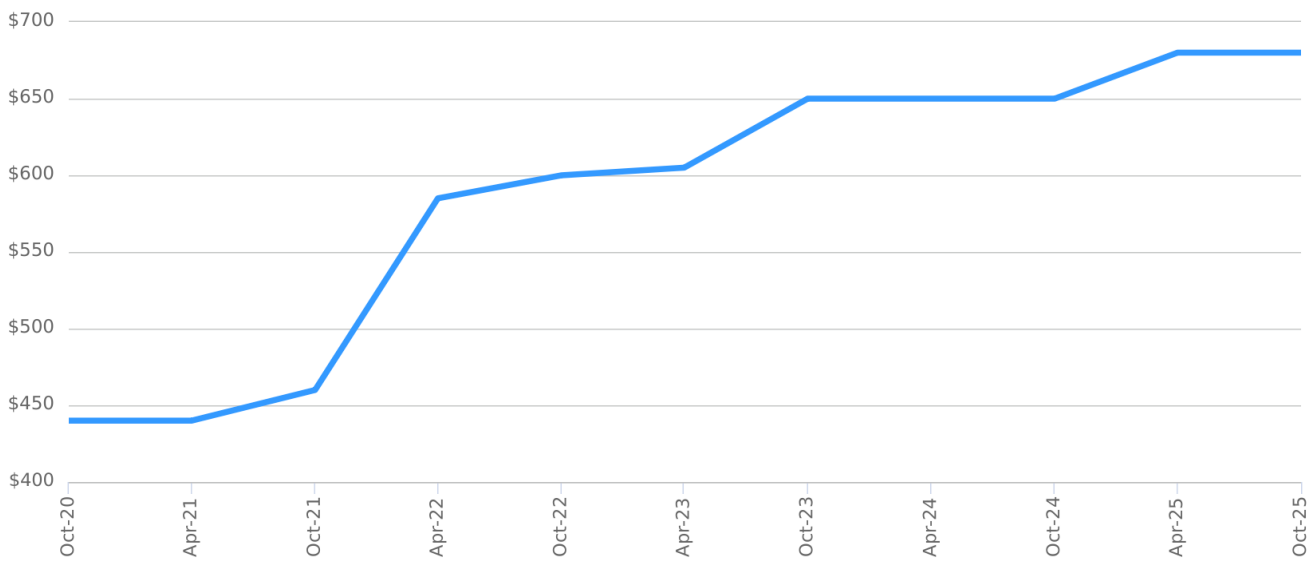
## Median Weekly Asking Rent



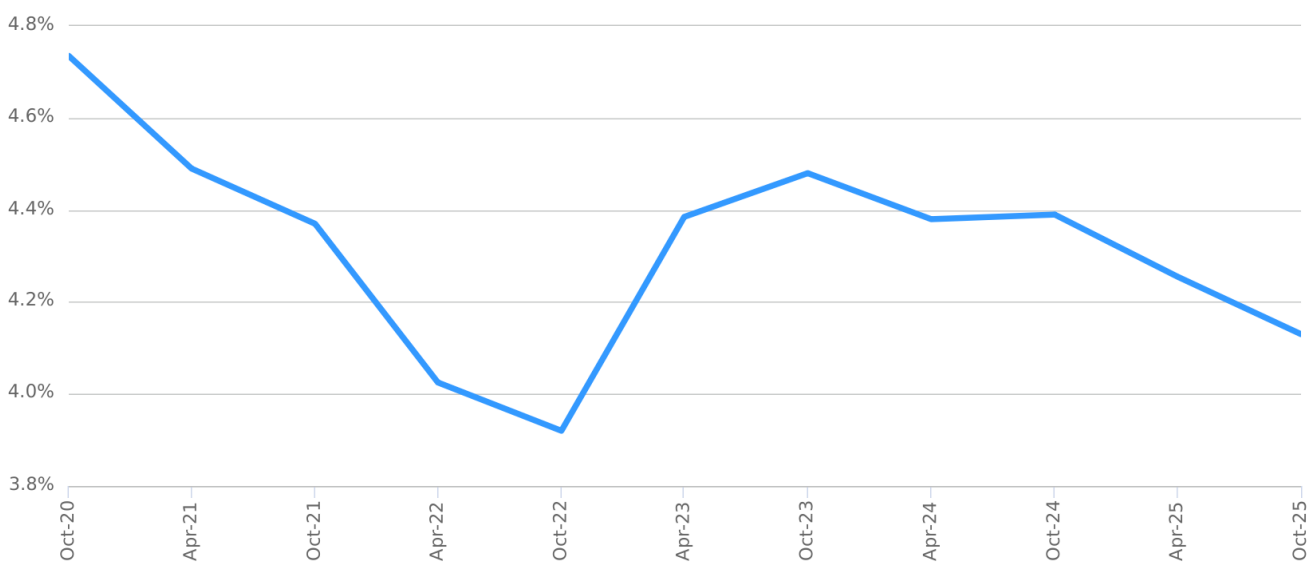
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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Within Australia: **1300 734 318**  
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