

more than money

nab

PROPERTY REPORT

2/241-243 Lake Street Cairns
North QLD 4870

Prepared on: 01 May 2025

Prepared by: Peter Dartnell
Phone: 0409294642
Email: peter@yourloanassist.com.au

CoreLogic

2/241-243 Lake Street Cairns North QLD 4870

-	-	1	74m²

Property Details

Lot/Plan	L2 BUP70007	**Property Type**	Unit
Year Built	1978	**Council Area**	Cairns Regional
Zone	723, TOURIST & RESIDENTIAL (2060)	**Land Use Primary**	Building Units (Primary Use Only)







© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

2/241-243 Lake Street Cairns North QLD 4870

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$325,000	$249,000 - $406,000	 Low High

Estimated Value as at 28 April 2025. 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 the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
25 Feb 2003	Sold	$1,300,000	Sale Method: Unknown, Sale Advised by: Government

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Recently Sold Properties



4/291-297 Draper Street Parramatta Park QLD 4870

-	-	1	89m^2

Sale Price	**$300,000**	Sale Method	-
Sale Date	22/10/2024	Days on Market	-

1.3km from property



6/253-255 Lake Street Cairns North QLD 4870

1	1	-	-

Sale Price	**$290,000**	Sale Method	Private Treaty
Sale Date	11/01/2025	Days on Market	61

0.2km from property



30/257-259 Lake Street Cairns North QLD 4870

1	1	1	58m^2

Sale Price	**$305,000**	Sale Method	Private Treaty
Sale Date	02/01/2025	Days on Market	61

0.2km from property



3/211-213 Lake Street Cairns North QLD 4870

1	1	1	50m^2

Sale Price	**$350,000**	Sale Method	Private Treaty
Sale Date	20/12/2024	Days on Market	17

0.3km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Properties For Sale



18/253-255 Lake Street Cairns North QLD 4870

1 | 1 | - | 64m²

First Ad Price Offers Over $349,000

Latest Ad Price Offers Over $349,000

Listing Method - Days on Market -

0.2km from property



38/257-259 Lake Street Cairns North QLD 4870

1 | 1 | - | -

First Ad Price Offers Over $325,000

Latest Ad Price Offers Over $325,000

Listing Method - Days on Market -

0.2km from property



5/222 Grafton Street Cairns North QLD 4870

1 | 1 | 1 | 55m²

First Ad Price Offers Over $249,000

Latest Ad Price Under Contract

Listing Method - Days on Market -

0.3km from property



22/199-201 Lake Street Cairns North QLD 4870

1 | 1 | - | 54m²

First Ad Price -

Latest Ad Price Offers Over $355,000

Listing Method - Days on Market -

0.4km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Properties For Rent



4/217 Lake Street Cairns City QLD 4870

1 | 1 | 2 | -

Rent Price **$370/Week** Days on Market -

Campaign Period 28 Apr 2025 - 30 Apr

0.2km from property



23/186-188 McLeod Street Cairns North QLD 4870

1 | 1 | 1 | 89m^2

Rent Price **$450/Week** Days on Market -

Campaign Period 28 Apr 2025 - 30 Apr

0.3km from property



13/175 Sheridan Street Cairns North QLD 4870

1 | 1 | 1 | -

Rent Price **$360/Week** Days on Market -

Campaign Period 14 Apr 2025 - 30 Apr 2025

0.4km from property



18/184-190 Gatton Street Manunda QLD 4870

1 | 1 | 1 | 55m^2

Rent Price **$450/Week** Days on Market -

Campaign Period 28 Apr 2025 - 30 Apr

1.8km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Cairns State High School 156 Sheridan Street Cairns North QLD 4870	0.3km	Secondary	Mixed	Government	1651
	Parramatta State School 128-134 Mulgrave Road Parramatta Park QLD 4870	1.4km	Primary	Mixed	Government	329
	St Monica's College 183 Abbott Street Cairns City QLD 4870	0.8km	Secondary	-	Non-Government	671
	Cape York Aboriginal Australian Academy 17-19 Sheridan Street Cairns City QLD 4870	1.6km	Primary	Mixed	Government	178
	St Augustine's College 239 Draper Street Parramatta Park QLD 4870	1.6km	Secondary	-	Non-Government	731

Property within school catchment

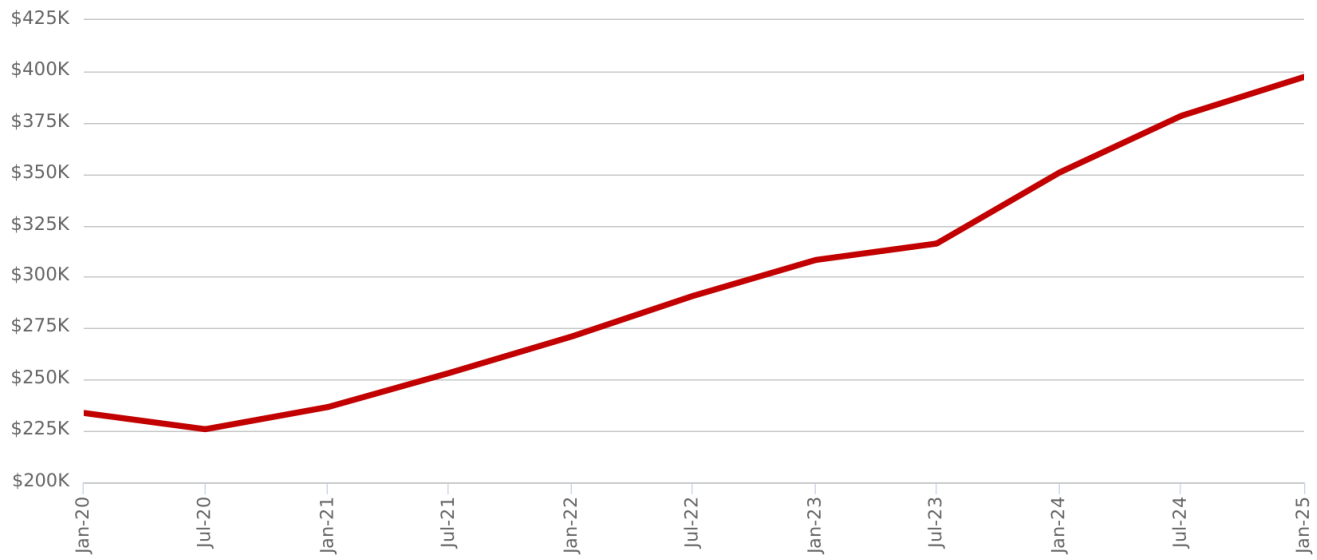
Property outside school catchment (government)/no catchment applies (non-government)

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

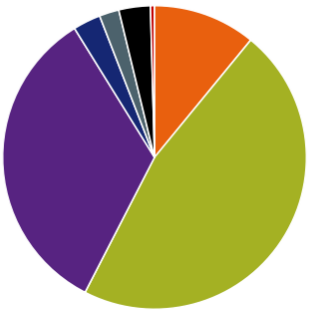
Cairns North Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jan 2025	238	$397,269	▲ 13.24%
Jan 2024	247	$350,795	▲ 13.81%
Jan 2023	286	$308,228	▲ 13.72%
Jan 2022	330	$271,023	▲ 14.50%
Jan 2021	157	$236,689	▲ 1.24%
Jan 2020	188	$233,777	▲ 3.63%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2025	2024
19	17

Median Vendor Discount

2025	2024
3.33%	2.58%

Statistics are calculated over a rolling 12 month period

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Cairns North Insights - Units

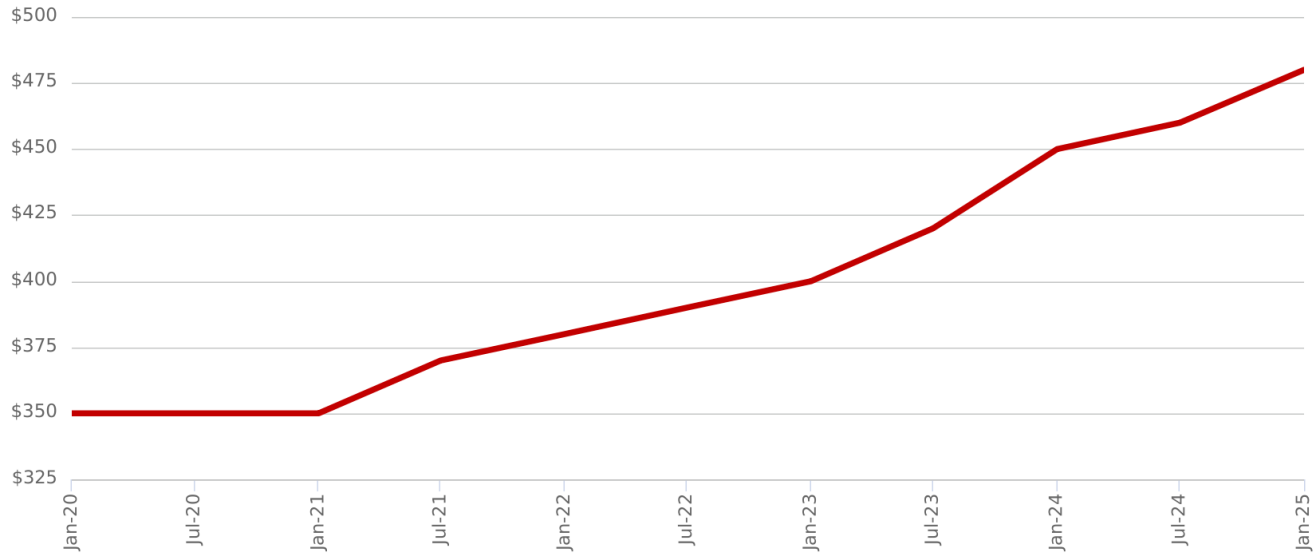
Median Weekly Asking Rent

2025	2024
$480	$450

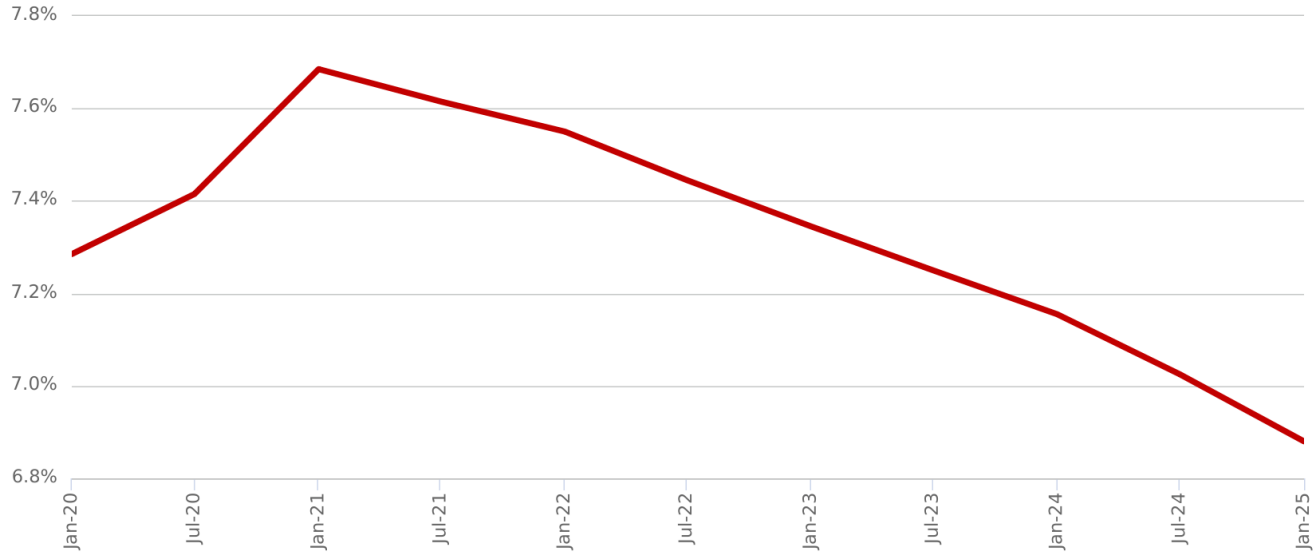
Indicative Gross Rental Yield

2025	2024
6.88%	7.15%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Legal Disclaimers

NAB Disclaimer

This report has been prepared by RPData Pty Ltd ABN 67087 759 171 trading as CoreLogic Asia Pacific ('**CoreLogic RPData**') and National Australia Bank Limited ABN 12 004 044 937 AFSL and Australian Credit Licence 230686 ('**NAB**'), using information provided by CoreLogic RPData. CoreLogic RP Data is not related to NAB. The information in this report is provided for general information purposes only and is a summary based on selective information which may not be complete for your particular purposes. To the extent that any information in this report constitutes financial advice, it doesn't take into account any person's particular financial situation or goals. NAB recommends that you seek advice specific to your circumstances from your financial adviser. Before acting on any advice or information in the report, you should consider whether it is appropriate for your circumstances and independently check the suitability of the report, including by obtaining advice from appropriate professionals or experts. NAB does not accept liability for any loss or damage whatsoever which may directly or indirectly result from any advice, opinion, information, representation or omissions, whether negligent or otherwise, contained in this report. Any application for a loan that is made to NAB is subject to NAB's terms, conditions, fees, charges and eligibility criteria (available on request), including NAB's standard valuation process. Any estimated value or estimated value range contained in this report will not be used by NAB in valuing the property.

Copyright

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

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 all 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

Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose then you can order these separately from CoreLogic or the relevant government body.

Development Approval Data

Any data or information containing development approval information (**Development Approval Data**) has been obtained from a variety of third party sources. The Development Approval Data: (a) is only available for about 60% of total building consents in Australia due to limitations with the collection of this data; (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties; (c) may differ from the actual construction cost (where it contains an estimated construction cost) and (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2022. 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

Schools Data

Product Data licenced by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Estimated Value

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.