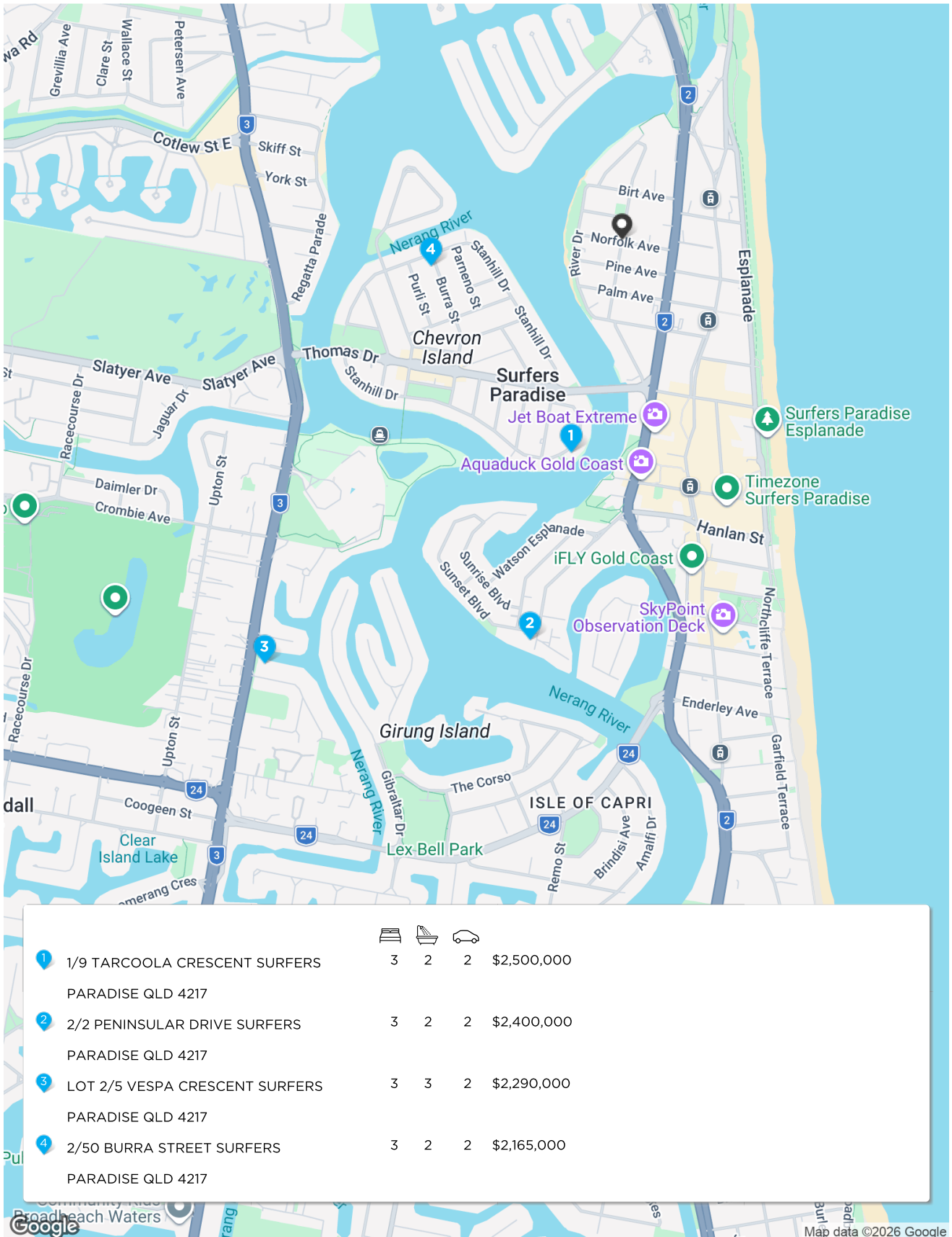



# Comparables Map: Sales



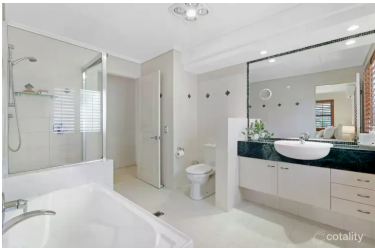
\* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Sales

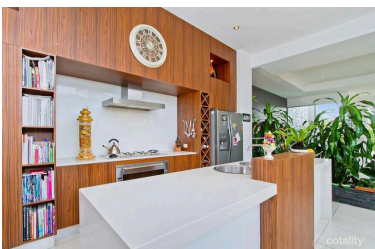
- 1** 1/9 TARCOOLA CRESCENT SURFERS PARADISE QLD 4217 **Sold** \$2,500,000




🛏️ 3 🚿 2 🚗 2 🏠 528m<sup>2</sup> 🏡 261m<sup>2</sup>  
 Year Built 2001 DOM 35  
 Sold Date 09-Nov-25 Distance 0.77km  
 First Listing On Site Auction Friday 7 November at 11am  
 Last Listing Contact Agent
- 2** 2/2 PENINSULAR DRIVE SURFERS PARADISE QLD 4217 **Sold** <sup>RS</sup> \$2,400,000



🛏️ 3 🚿 2 🚗 2 🏠 202m<sup>2</sup> 🏡 214m<sup>2</sup>  
 Year Built 2002 DOM 72  
 Sold Date 28-Feb-26 Distance 1.44km  
 First Listing Auction On Site Wednesday 27 August at 2pm  
 Last Listing Offers Over \$2,500,000
- 3** LOT 2/5 VESPA CRESCENT SURFERS PARADISE QLD 4217 **Sold** \$2,290,000



🛏️ 3 🚿 3 🚗 2 🏠 200m<sup>2</sup> 🏡 264m<sup>2</sup>  
 Year Built 2004 DOM 67  
 Sold Date 15-Jan-26 Distance 1.94km  
 First Listing -  
 Last Listing 850000
- 4** 2/50 BURRA STREET SURFERS PARADISE QLD 4217 **Sold** \$2,165,000

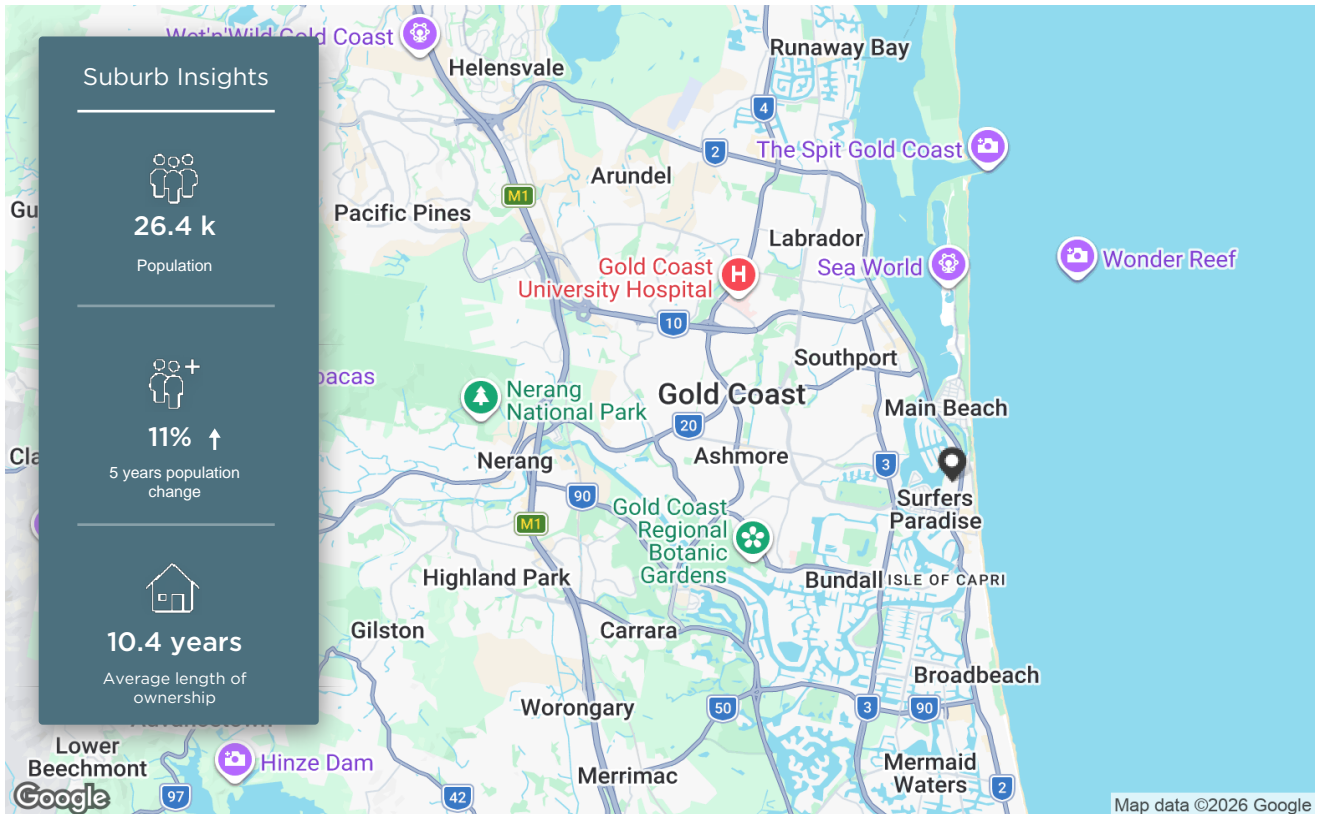


🛏️ 3 🚿 2 🚗 2 🏠 332m<sup>2</sup> 🏡 190m<sup>2</sup>  
 Year Built 1997 DOM 17  
 Sold Date 24-Jan-26 Distance 0.68km  
 First Listing For Sale  
 Last Listing For Sale

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Surfers Paradise

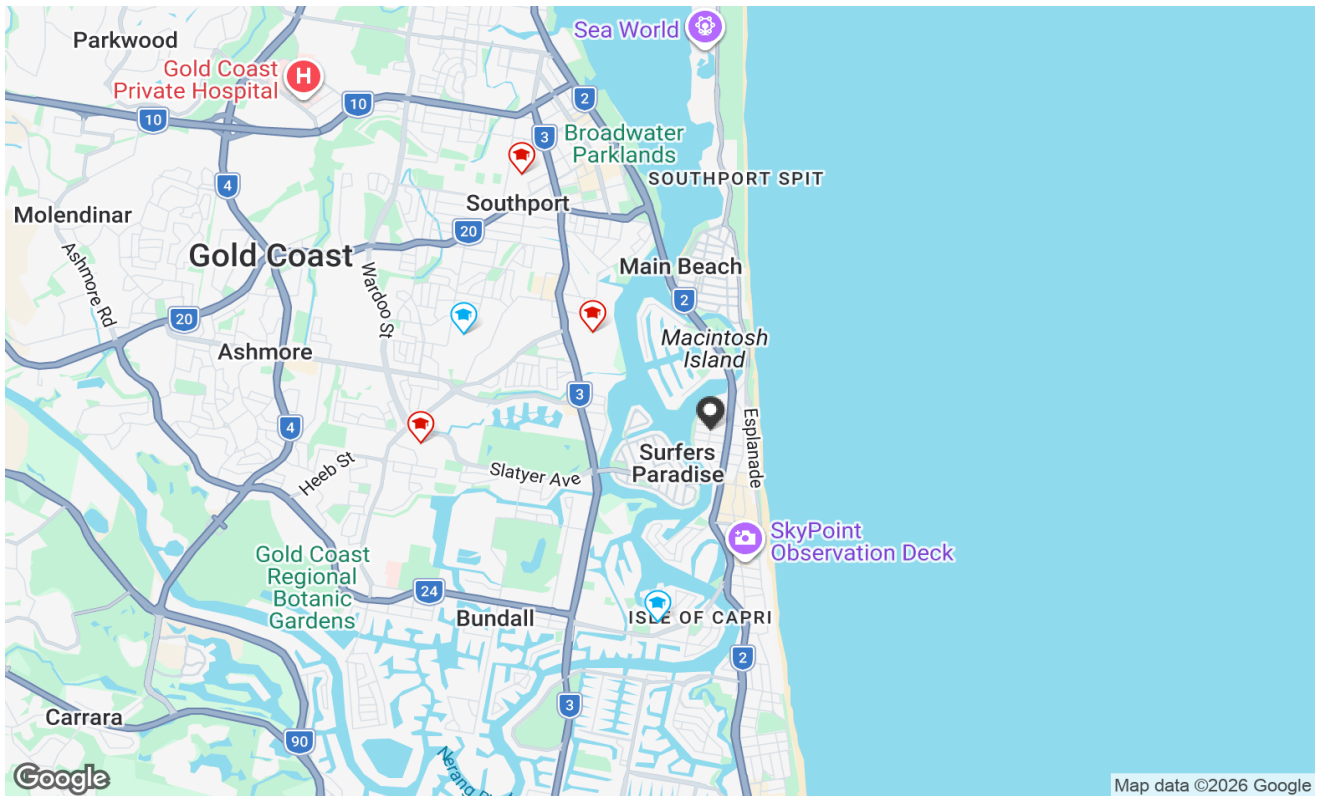
## Demographic







The size of Surfers Paradise is approximately 6.3 square kilometres. It has 20 parks covering nearly 7.3% of total area. The population of Surfers Paradise in 2016 was 23689 people. By 2021 the population was 26412 showing a population growth of 11.5% in the area during that time. The predominant age group in Surfers Paradise is 20-29 years. Households in Surfers Paradise are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Surfers Paradise work in a professional occupation. In 2021, 45.00% of the homes in Surfers Paradise were owner-occupied compared with 39.90% in 2016.

| HOUSEHOLD STRUCTURE   |      | HOUSEHOLD OCCUPANCY |      | HOUSEHOLD INCOME |      | AGE   |      |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE                  | %    | TYPE                | %    | TYPE             | %    | TYPE  | %    |
| Single Parents        | 13.7 | Not Stated          | 2.4  | 52-78K           | 18.1 | 20-29 | 19.3 |
| Childless Couples     | 62.2 | Owns Outright       | 26.8 | 0-15.6K          | 5.0  | 90-99 | 0.6  |
| Couples with Children | 21.4 | Renting             | 51.2 | 15.6-33.8K       | 14.9 | 10-19 | 5.5  |
| Other                 | 2.5  | Purchaser           | 18.2 | 78-130K          | 22.4 | 40-49 | 11.5 |
|                       |      | Other               | 1.4  | 130-182K         | 8.4  | 30-39 | 17.4 |
|                       |      |                     |      | 182K+            | 9.7  | 60-69 | 13.0 |
|                       |      |                     |      | 33.8-52K         | 15.0 | 100+  | 0.0  |
|                       |      |                     |      |                  |      | 0-9   | 5.3  |
|                       |      |                     |      |                  |      | 70-79 | 11.2 |
|                       |      |                     |      |                  |      | 80-89 | 3.5  |

# Local Schools



| SCHOOL ADDRESS   | DISTANCE | SCHOOL TYPE | GENDER | SECTOR         | YEARS |
|--|----------|-------------|--------|----------------|-------|
|  <b>The Southport School</b><br>180 Ferry Road Southport<br>QLD 4215                          | 1.55km   | Combined    | -      | Non-Government | 0-12  |
|  <b>Surfers Paradise State School</b><br>54 Saint Andrews Avenue<br>Surfers Paradise QLD 4217 | 2.08km   | Primary     | Mixed  | Government     | 0-6   |
|  <b>Keebra Park State High School</b><br>58 Anne Street Southport<br>QLD 4215                 | 2.64km   | Secondary   | Mixed  | Government     | 7-12  |
|  <b>Bellevue Park State School</b><br>20 Sapium Road Ashmore<br>QLD 4214                      | 2.87km   | Primary     | Mixed  | Government     | 0-6   |
|  <b>St Hilda's School</b><br>52 High Street Southport QLD<br>4215                             | 3.27km   | Combined    | -      | Non-Government | 0-12  |



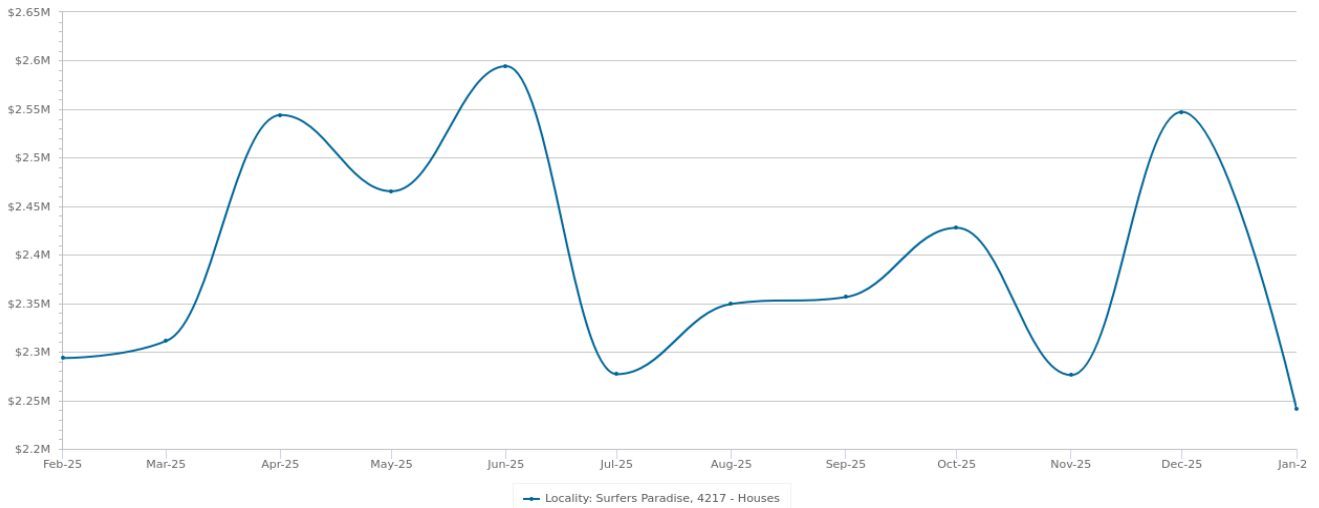
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (Undefined)

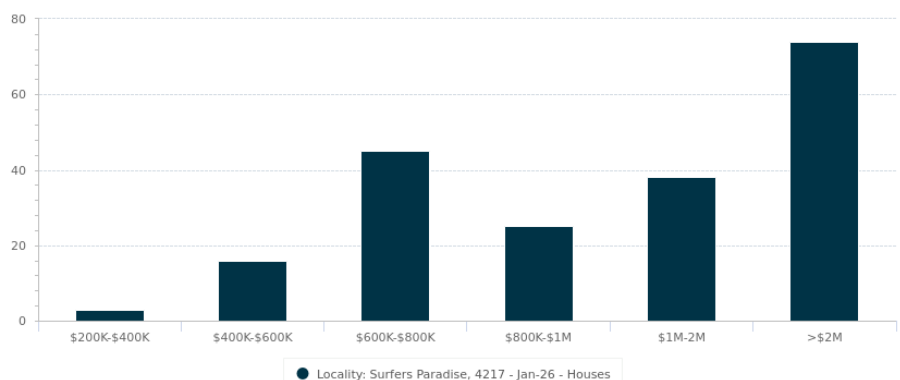


Statistics are calculated at the end of the displayed month

| PERIOD   | PROPERTIES SOLD | MEDIAN VALUE | GROWTH   | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|----------|----------------|----------|-------------|
| Jan 2026 | 19              | \$2,241,428  | -12.0% ▼ | 41             | 59       | \$1,292     |
| Dec 2025 | 16              | \$2,547,194  | 11.9% ▲  | 40             | 48       | \$1,300     |
| Nov 2025 | 22              | \$2,276,056  | -6.2% ▼  | 39             | 52       | \$1,350     |
| Oct 2025 | 24              | \$2,427,745  | 3.0% ▲   | 40             | 54       | \$1,300     |
| Sep 2025 | 15              | \$2,356,377  | 0.3% ▲   | 42             | 49       | \$1,300     |
| Aug 2025 | 11              | \$2,349,288  | 3.2% ▲   | 44             | 42       | \$1,300     |
| Jul 2025 | 17              | \$2,276,961  | -12.2% ▼ | 44             | 43       | \$1,297     |
| Jun 2025 | 12              | \$2,594,296  | 5.2% ▲   | 43             | 47       | \$1,250     |
| May 2025 | 23              | \$2,465,432  | -3.1% ▼  | 45             | 47       | \$1,199     |
| Apr 2025 | 7               | \$2,544,004  | 10.1% ▲  | 45             | 49       | \$1,199     |
| Mar 2025 | 16              | \$2,311,263  | 0.8% ▲   | 45             | 51       | \$1,199     |
| Feb 2025 | 19              | \$2,293,548  | 0.3% ▲   | 41             | 55       | \$1,162     |

Sales by Price - 12 months (Other)

| PRICE         | NUMBER |
|---------------|--------|
| <200K         | 0      |
| \$200K-\$400K | 3      |
| \$400K-\$600K | 16     |
| \$600K-\$800K | 45     |
| \$800K-\$1M   | 25     |
| \$1M-\$2M     | 38     |
| >\$2M         | 74     |



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (Undefined)



Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH   | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|----------|----------------|----------|-------------|
| 2026   | 201             | \$2,458,724  | 6.4% ▲   | 41             | 157      | \$1,350     |
| 2025   | 196             | \$2,311,263  | -8.3% ▼  | 43             | 151      | \$1,199     |
| 2024   | 132             | \$2,519,908  | 34.2% ▲  | 54             | 152      | \$980       |
| 2023   | 164             | \$1,878,417  | -11.4% ▼ | 38             | 169      | \$950       |
| 2022   | 244             | \$2,119,162  | 23.9% ▲  | 38             | 201      | \$800       |
| 2021   | 165             | \$1,711,015  | 18.5% ▲  | 63             | 220      | \$680       |
| 2020   | 124             | \$1,444,179  | -1.1% ▼  | 93             | 219      | \$650       |
| 2019   | 127             | \$1,460,185  | 10.0% ▲  | 76             | 252      | \$700       |
| 2018   | 134             | \$1,327,007  | -4.1% ▼  | 50             | 248      | \$700       |
| 2017   | 125             | \$1,383,096  | 18.6% ▲  | 51             | 279      | \$610       |
| 2016   | 126             | \$1,166,249  | 5.8% ▲   | 42             | 281      | \$595       |
| 2015   | 108             | \$1,102,578  | 7.2% ▲   | 57             | 218      | \$550       |
| 2014   | 103             | \$1,028,354  | 1.9% ▲   | 63             | 195      | \$550       |
| 2013   | 61              | \$1,008,762  | 32.6% ▲  | 69             | 230      | \$580       |
| 2012   | 67              | \$760,823    | -10.8% ▼ | 92             | 272      | \$555       |
| 2011   | 59              | \$853,085    | -31.4% ▼ | 126            | 219      | \$495       |
| 2010   | 90              | \$1,244,440  | 15.6% ▲  | 94             | 251      | \$505       |
| 2009   | 72              | \$1,076,915  | -14.4% ▼ | 79             | 230      | \$485       |
| 2008   | 153             | \$1,258,189  | 25.4% ▲  | 66             | 224      | \$465       |
| 2007   | 116             | \$1,003,598  | 5.1% ▲   | 81             | 187      | \$400       |

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