

## Recent Sales in the Area



### **2/24 FIRST AVENUE PALM BEACH QLD 4221**

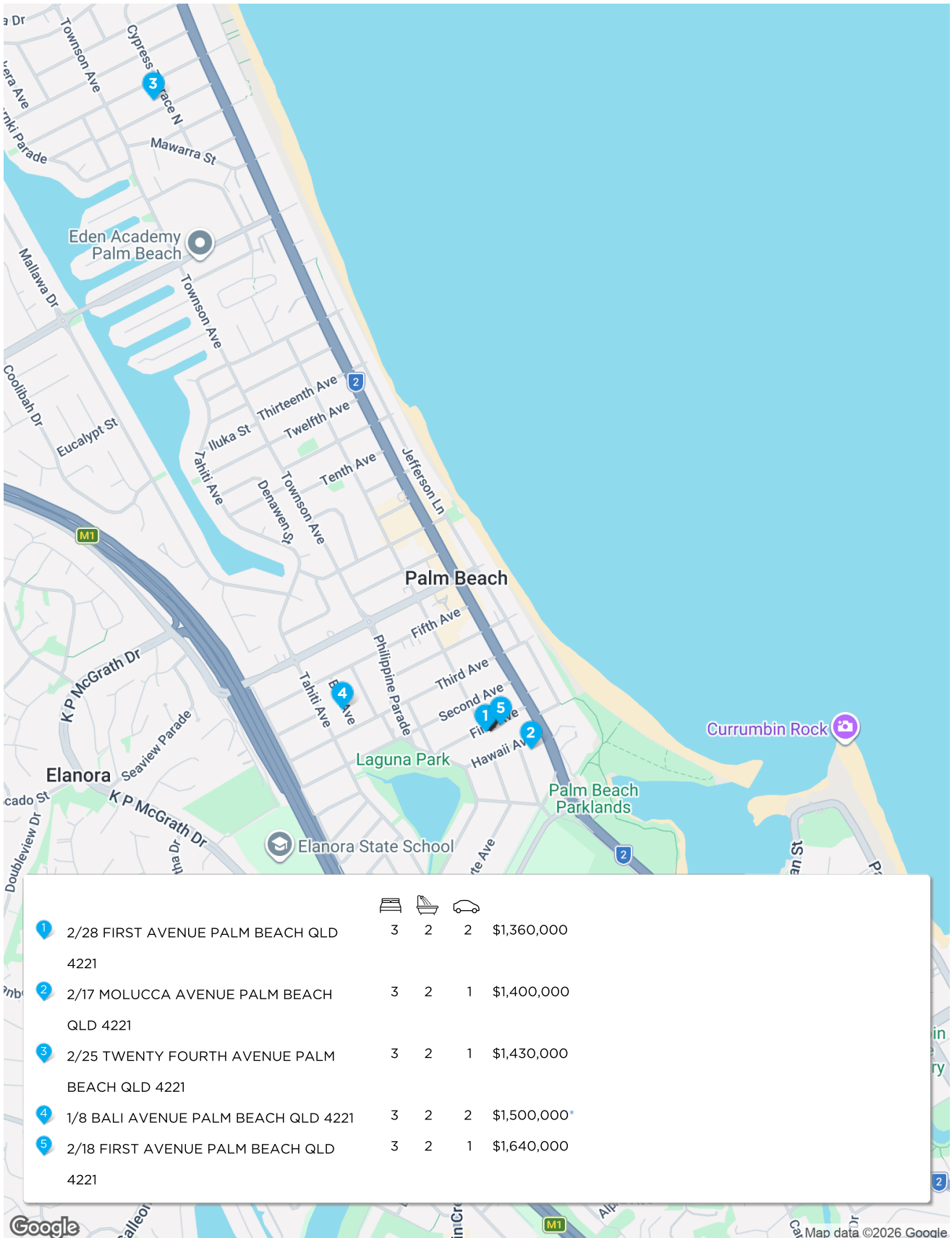
Prepared on 5th May 2026

**Andy Hogarth & Courtney Farrell**  
**MCGRATH PALM BEACH**

17 Sixth Avenue  
PALM BEACH Queensland 4221

w: 0418778352

## Recent Area Sales



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

## Sales in the Area

1 2/28 FIRST AVENUE PALM BEACH QLD 4221 **Sold** **\$1,360,000**



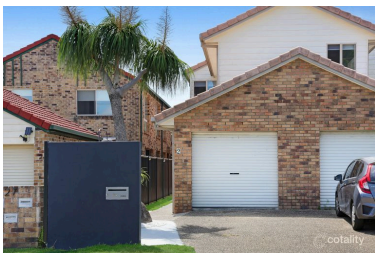
3 2 2 112m<sup>2</sup> 112m<sup>2</sup>  
 Year Built 1994 DOM 22  
 Sold Date 10-Feb-26 Distance 0.02km  
 First Listing Contact Agent  
 Last Listing Sold

2 2/17 MOLUCCA AVENUE PALM BEACH QLD 4221 **Sold** <sup>RS</sup> **\$1,400,000**



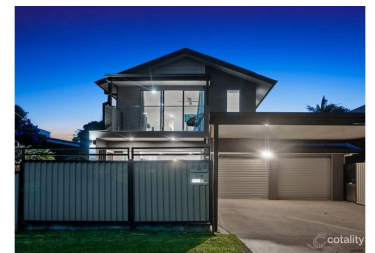
3 2 1 102m<sup>2</sup> 97m<sup>2</sup>  
 Year Built 1985 DOM 61  
 Sold Date 07-Apr-26 Distance 0.16km  
 First Listing E.O.I PRESENT ALL OFFERS ON OR 23TH OF FEB  
 Last Listing OFFERS OVER \$1,450,000

3 2/25 TWENTY FOURTH AVENUE PALM BEACH QLD 4221 **Sold** **\$1,430,000**



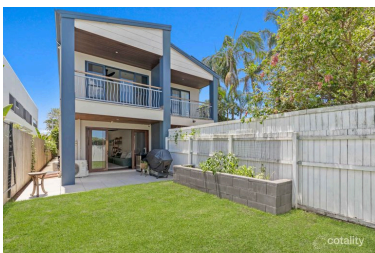
3 2 1 185m<sup>2</sup> 160m<sup>2</sup>  
 Year Built 1995 DOM 32  
 Sold Date 11-Mar-26 Distance 2.49km  
 First Listing Offers Over \$1,495,000  
 Last Listing Offers Over \$1,495,000

4 1/8 BALI AVENUE PALM BEACH QLD 4221 **Sold** <sup>RS</sup> **\$1,500,000\*** <sup>UN</sup>



3 2 2 78m<sup>2</sup> 154m<sup>2</sup>  
 Year Built 1980 DOM 12  
 Sold Date 13-Feb-26 Distance 0.52km  
 First Listing Contact Agent  
 Last Listing Contact Agent

5 2/18 FIRST AVENUE PALM BEACH QLD 4221 **Sold** <sup>RS</sup> **\$1,640,000**



3 2 1 102m<sup>2</sup> 154m<sup>2</sup>  
 Year Built 2003 DOM 32  
 Sold Date 19-Dec-25 Distance 0.04km  
 First Listing OFFERS OVER \$ 1,700,000  
 Last Listing \$ 1,650,000

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

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. 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](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

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