

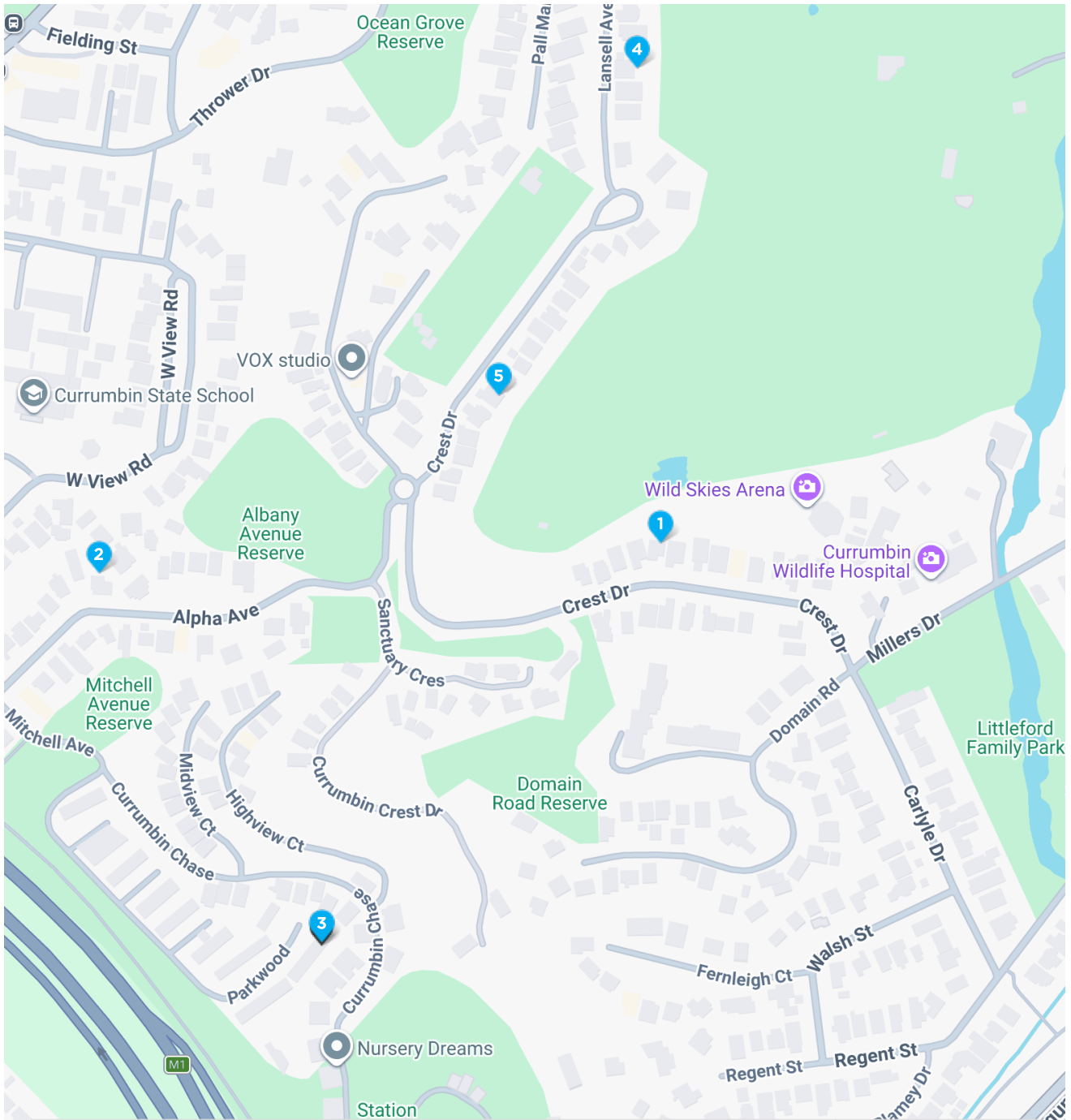





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## Comparables Map: Sales



					
1	15 CREST DRIVE CURRUMBIN QLD 4223	3	2	2	\$1,700,000
2	15 ALPHA AVENUE CURRUMBIN QLD 4223	3	1	2	\$1,635,000
3	4 MIDVIEW COURT CURRUMBIN QLD 4223	4	2	3	\$1,490,000
4	9 LANSELL AVENUE CURRUMBIN QLD 4223	3	2	3	\$1,700,000
5	63 CREST DRIVE CURRUMBIN QLD 4223	4	3	2	\$1,900,000

Google  Tugun Currumbin Rd  Toolona Park  Map data ©2026 Google

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

## Previous Sales

1 15 CREST DRIVE CURRUMBIN QLD 4223

Sold Price

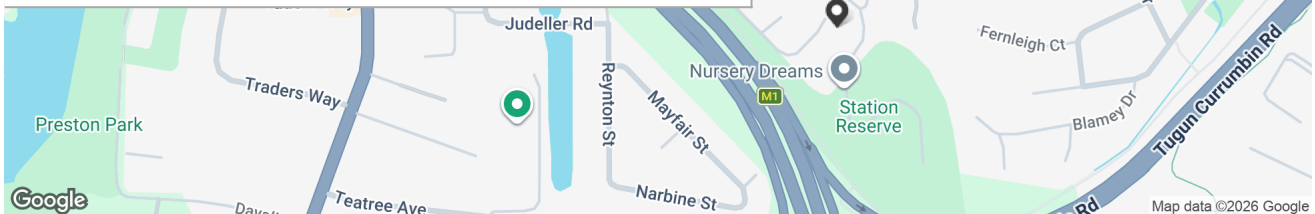
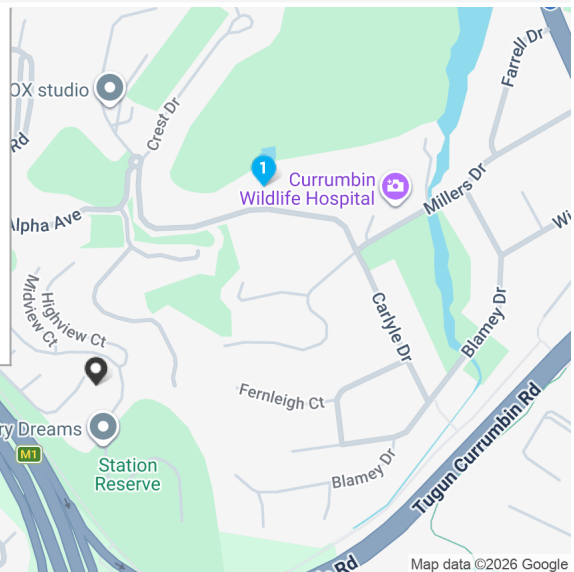
\$1,700,000

3 2 2 559m<sup>2</sup> 210m<sup>2</sup>



### Property Insights

Sold Date	01-Apr-26	Distance	0.41km
DOM	27 days	Year Built	1970
First Listing			
Auction			
Last Listing			
Auction			



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

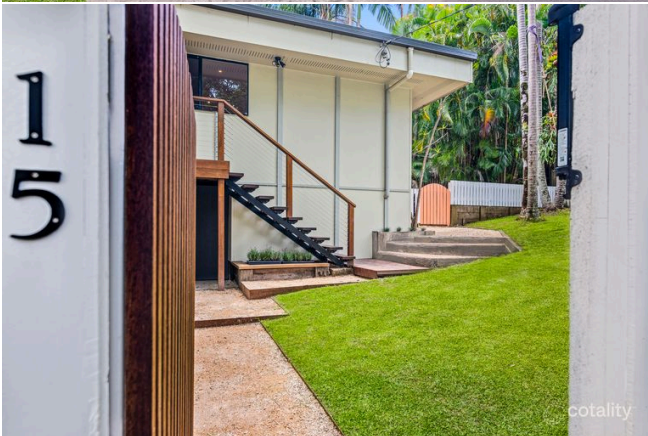
## Previous Sales

2 15 ALPHA AVENUE CURRUMBIN QLD 4223

Sold Price

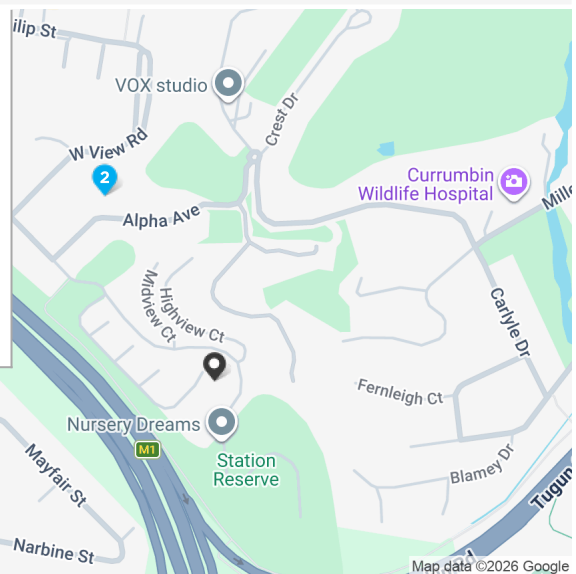
\$1,635,000

3 1 2 668m<sup>2</sup> 111m<sup>2</sup>



### Property Insights

Sold Date	10-Feb-26	Distance	0.34km
DOM	23 days	Year Built	1970
First Listing	Online Auction		
Last Listing	SOLD UNDER THE HAMMER - Online Auction		



RS = Recent sale

UN = Undisclosed Sale

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## Previous Sales

3 4 MIDVIEW COURT CURRUMBIN QLD 4223

Sold Price

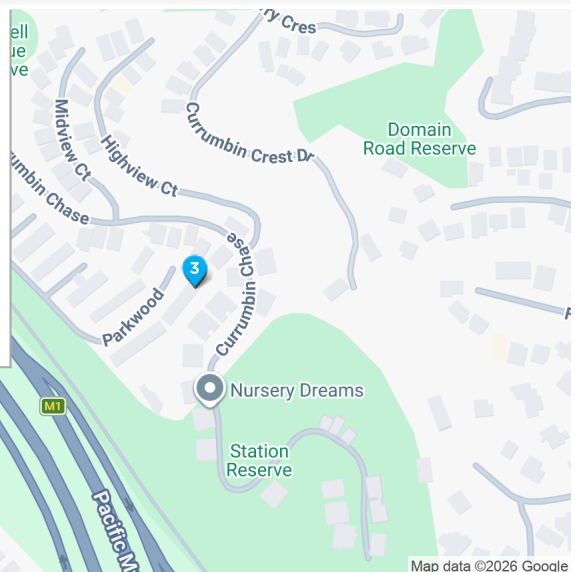
\$1,490,000

4 2 3 216m<sup>2</sup> 167m<sup>2</sup>



### Property Insights

Sold Date	16-Feb-26	Distance	Okm
DOM	-	Year Built	-
First Listing	-		
Last Listing	-		



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

## Previous Sales

4 9 LANSELL AVENUE CURRUMBIN QLD 4223

Sold Price

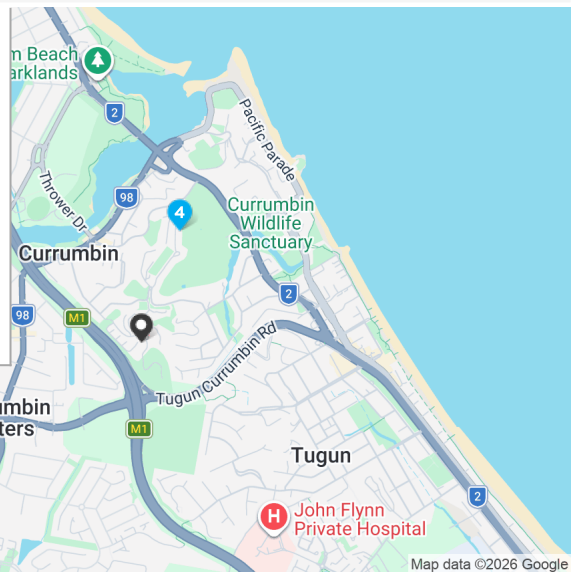
\$1,700,000

3 2 3 551m<sup>2</sup> -



### Property Insights

Sold Date	07-Mar-26	Distance	0.72km
DOM	97 days	Year Built	1987
First Listing	Just Listed!		
Last Listing	\$1,700,000		



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

## Previous Sales

5 63 CREST DRIVE CURRUMBIN QLD 4223

Sold Price

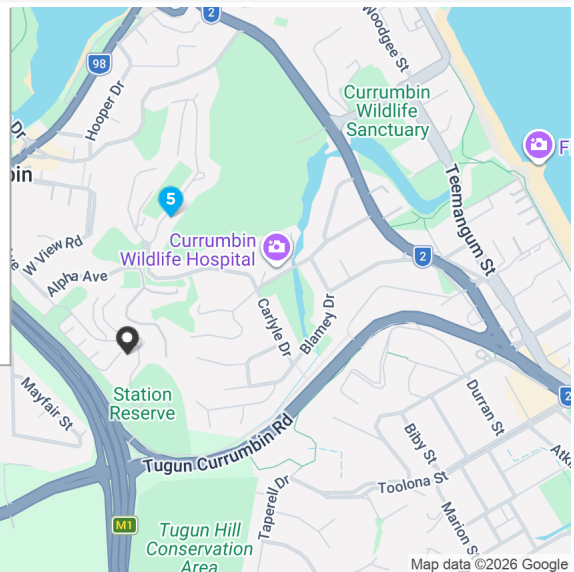
\$1,900,000

4 3 2 524m<sup>2</sup> 195m<sup>2</sup>



### Property Insights

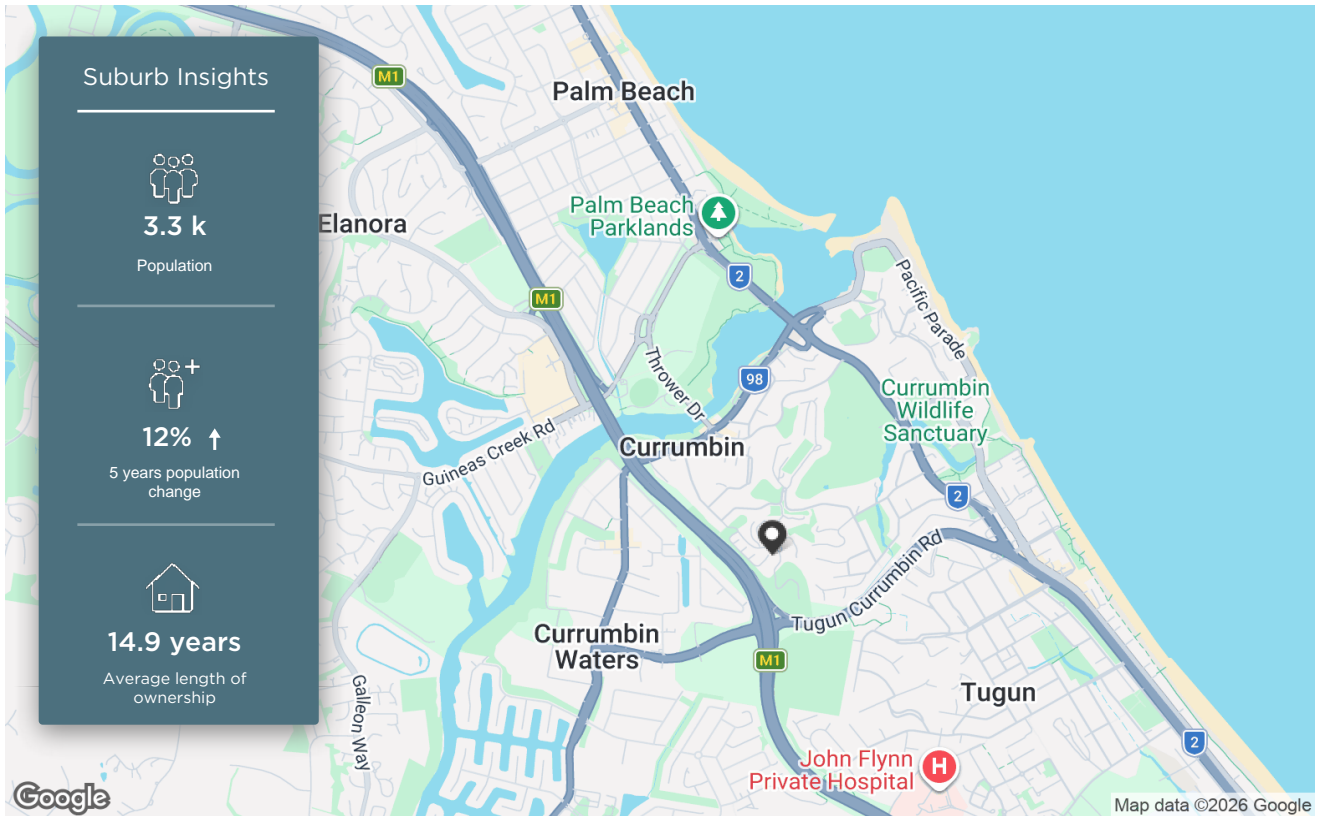
Sold Date	21-Jan-26	Distance	0.45km
DOM	1 day	Year Built	1981
First Listing	-		
Last Listing	-		



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

## Currumbin

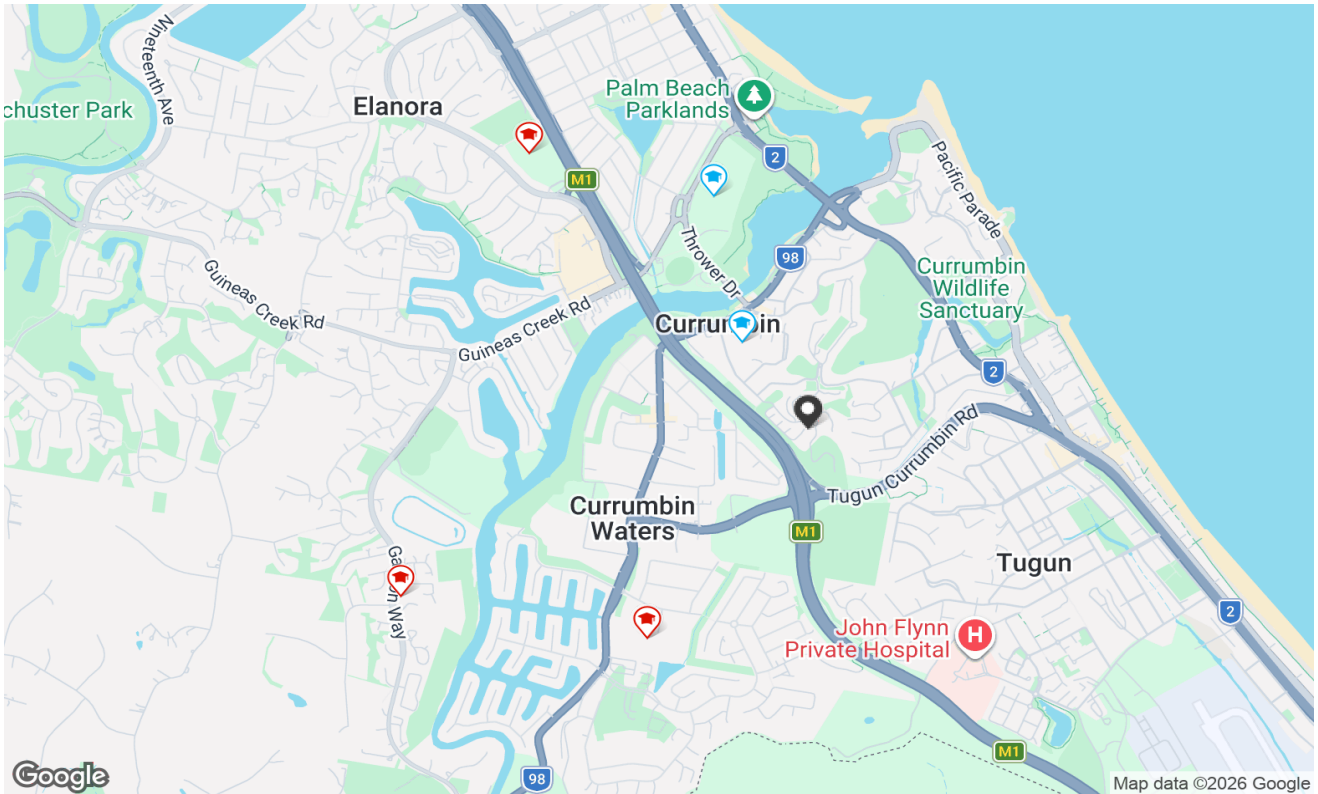
### Demographic







The size of Currumbin is approximately 2.0 square kilometres. It has 15 parks covering nearly 17.5% of total area. The population of Currumbin in 2016 was 2920 people. By 2021 the population was 3278 showing a population growth of 12.3% in the area during that time. The predominant age group in Currumbin is 30-39 years. Households in Currumbin are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Currumbin work in a professional occupation. In 2021, 67.20% of the homes in Currumbin were owner-occupied compared with 61.50% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.7	Not Stated	1.5	33.8-52K	11.8	50-59	12.5
Childless Couples	42.3	Renting	29.9	15.6-33.8K	8.8	60-69	14.4
Single Parents	15.6	Other	1.1	0-15.6K	4.1	40-49	14.9
Couples with Children	40.6	Purchaser	31.5	52-78K	17.1	70-79	8.6
		Owns Outright	35.7	182K+	17.2	90-99	0.8
				130-182K	14.0	80-89	2.8
				78-130K	22.2	100+	0.0
						20-29	8.8
						30-39	14.9
						10-19	11.5

## Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Currumbin State School</b> 6 Philip Street Currumbin QLD 4223	0.55km	Primary	Mixed	Government	0-6
 <b>Palm Beach-Currumbin State High School</b> LOT 230 Gold Coast Highway Palm Beach QLD 4221	1.31km	Secondary	Mixed	Government	7-12
 <b>Currumbin Community Special School</b> 5 Hammersford Drive Currumbin Waters QLD 4223	1.34km	Special	Mixed	Government	0-12
 <b>Elanora State School</b> 3 Park Court Elanora QLD 4221	1.99km	Primary	Mixed	Government	0-6
 <b>St Augustine's Parish Primary School</b> 106 Galleon Way Currumbin Waters QLD 4223	2.19km	Primary	Mixed	Non-Government	0-6



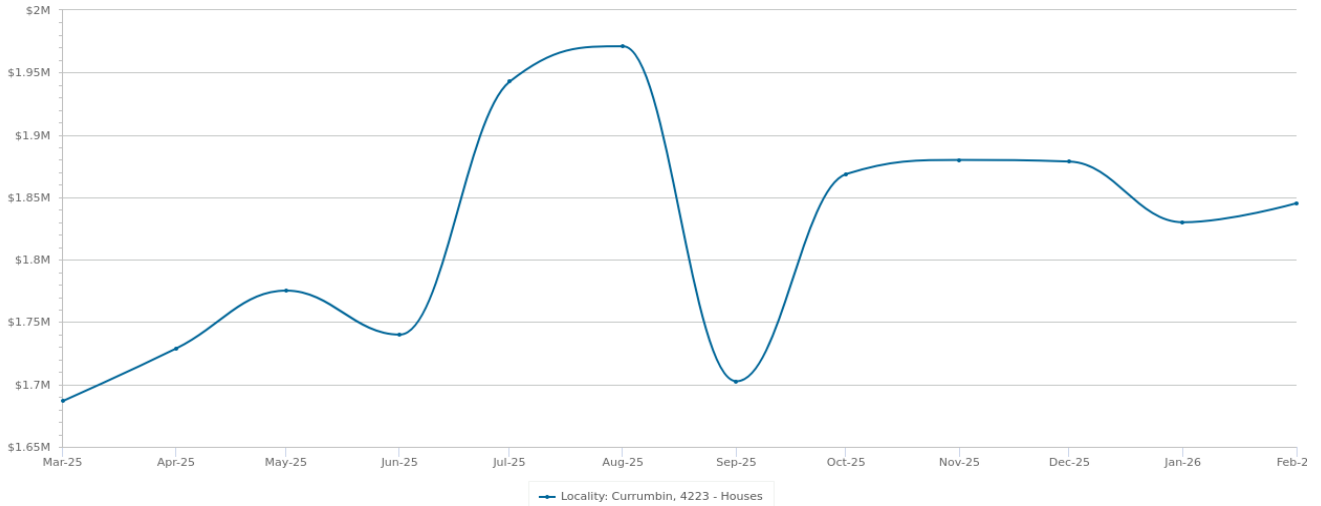
Property is within school catchment area



Property is outside school catchment area

## Recent Market Trends

Median Value - 12 Months (House)

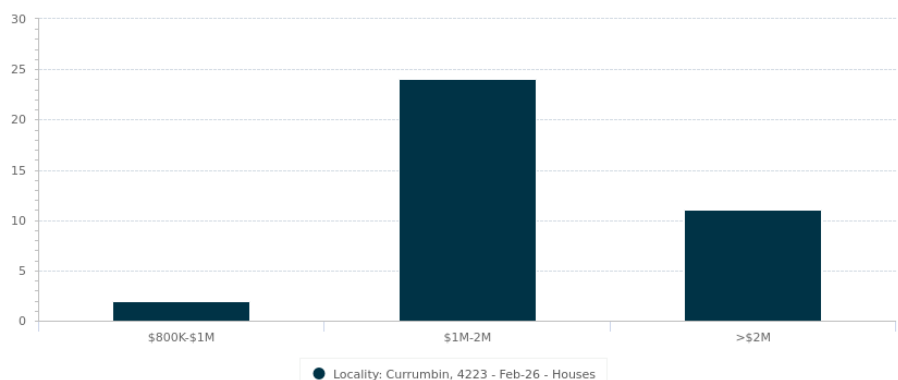


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2026	4	\$1,845,248	0.8% ▲	57	9	\$1,000
Jan 2026	3	\$1,829,986	-2.6% ▼	32	11	\$1,150
Dec 2025	1	\$1,878,642	-0.1% ▼	32	5	\$1,000
Nov 2025	4	\$1,879,934	0.6% ▲	32	5	\$1,000
Oct 2025	2	\$1,868,671	9.8% ▲	32	9	\$1,000
Sep 2025	8	\$1,702,573	-13.6% ▼	31	15	\$1,150
Aug 2025	3	\$1,971,027	1.5% ▲	32	14	\$1,050
Jul 2025	2	\$1,942,649	11.7% ▲	32	12	\$1,200
Jun 2025	2	\$1,739,941	-2.0% ▼	31	13	\$1,175
May 2025	4	\$1,775,213	2.7% ▲	30	14	\$1,050
Apr 2025	3	\$1,728,946	2.5% ▲	37	12	\$1,025
Mar 2025	1	\$1,686,783	-2.3% ▼	35	7	\$1,050

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
600K-800K	0
\$800K-\$1M	2
\$1M-\$2M	24
>\$2M	11



Statistics are calculated over a rolling 12 month period

## 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
2026	37	\$1,853,084	7.2% ▲	57	41	\$1,250
2025	44	\$1,728,946	0.1% ▲	32	28	\$1,025
2024	39	\$1,727,411	8.5% ▲	33	38	\$1,000
2023	30	\$1,592,067	-1.4% ▼	54	37	\$850
2022	39	\$1,613,935	29.9% ▲	17	41	\$715
2021	35	\$1,242,336	25.3% ▲	31	37	\$680
2020	38	\$991,187	10.3% ▲	38	40	\$677
2019	27	\$899,030	1.1% ▲	49	55	\$590
2018	43	\$889,205	6.0% ▲	31	60	\$670
2017	21	\$838,727	11.3% ▲	25	49	\$650
2016	28	\$753,373	-2.0% ▼	26	48	\$560
2015	32	\$768,699	2.3% ▲	121	41	\$620
2014	31	\$751,075	23.9% ▲	59	50	\$470
2013	30	\$606,422	-7.3% ▼	99	53	\$555
2012	20	\$654,117	-0.7% ▼	64	53	\$500
2011	22	\$658,575	7.8% ▲	84	55	\$450
2010	28	\$610,994	-3.5% ▼	31	49	\$420
2009	18	\$633,412	-20.8% ▼	-	35	\$440
2008	39	\$800,214	36.8% ▲	39	48	\$390
2007	37	\$584,788	2.6% ▲	76	51	\$360

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