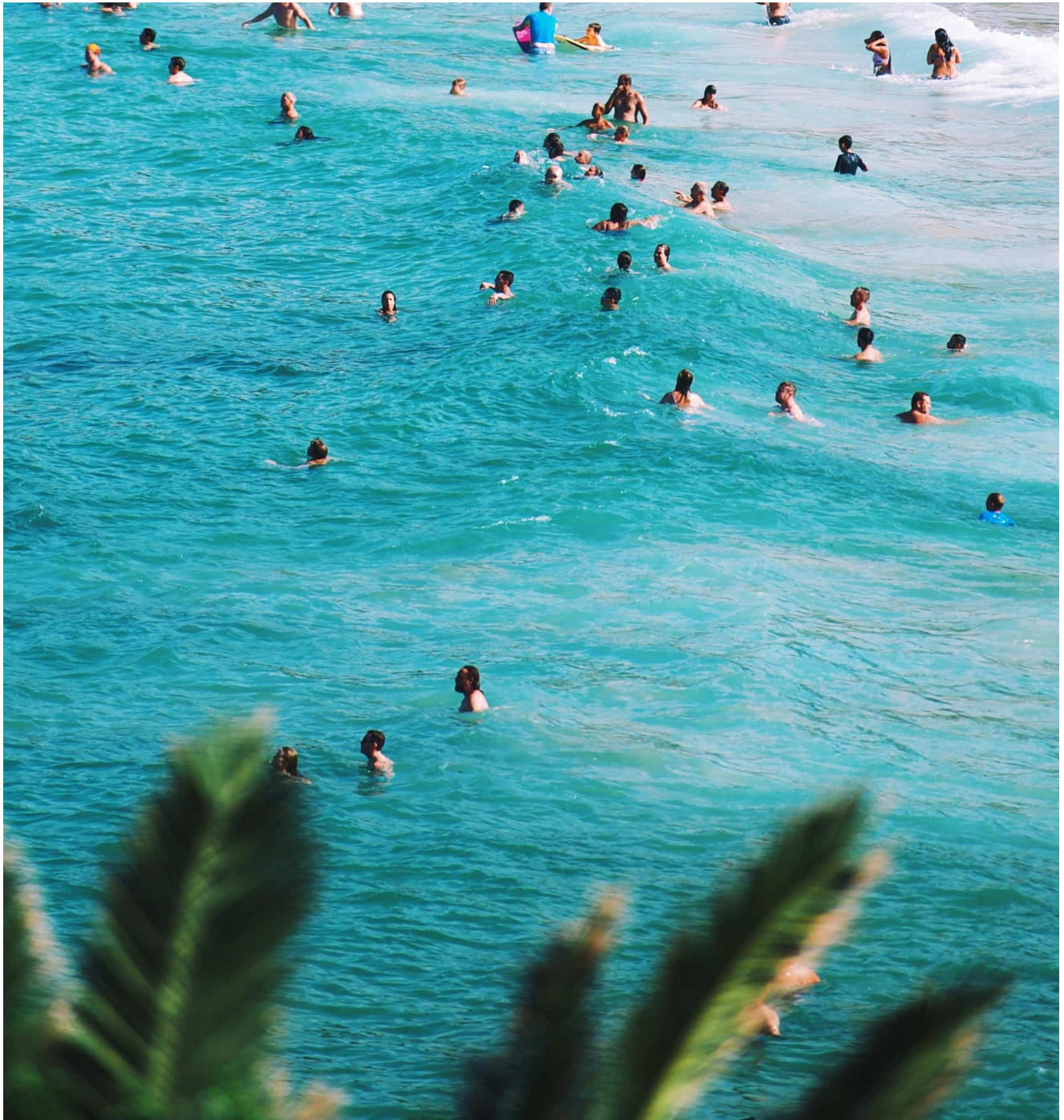




17 TANJENONG PLACE BURLEIGH HEADS QLD 4220

Prepared on 16th October 2025

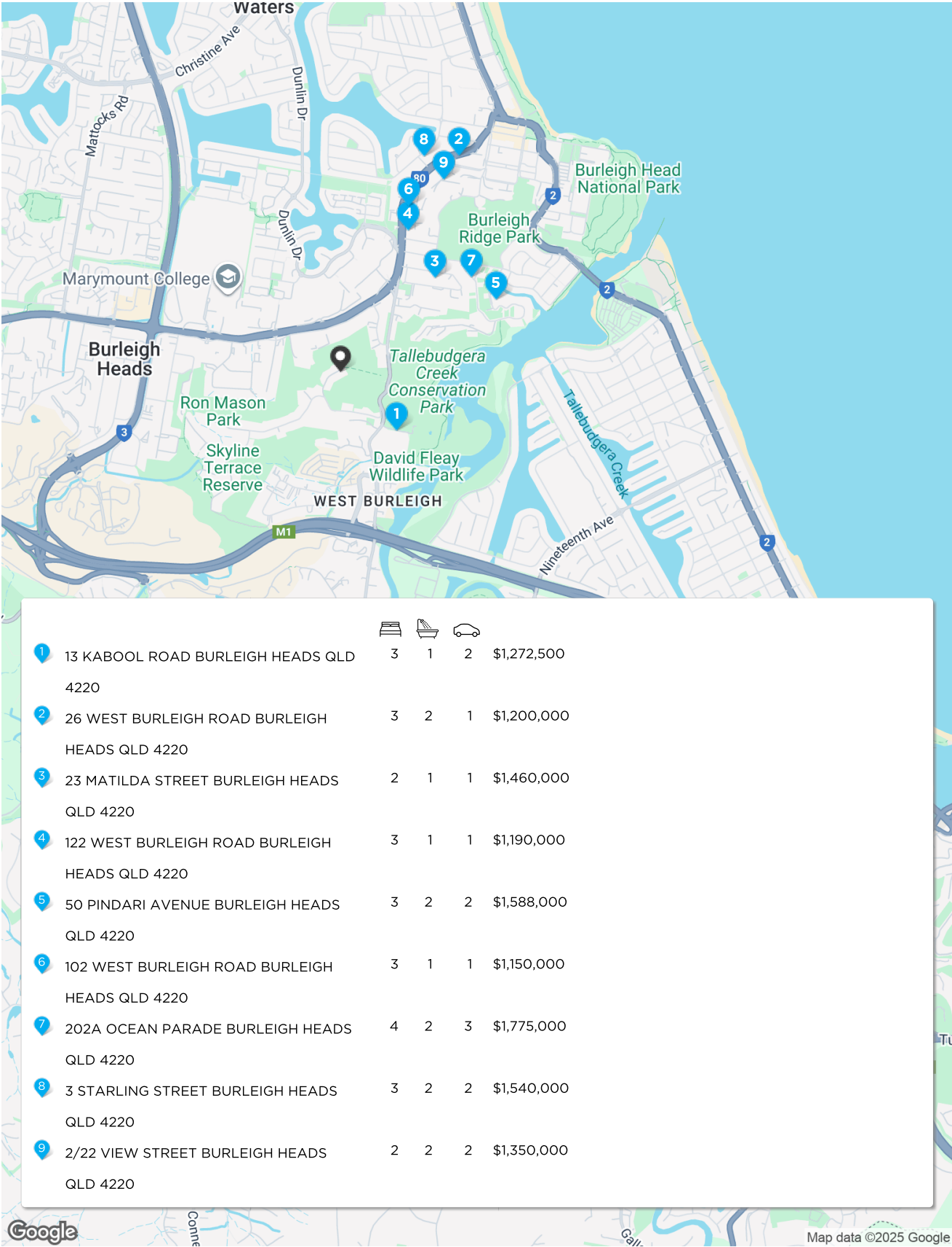
Connor Hewitt
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

m: 0451514962

connorhewitt@mcgrath.com.au

Comparables Map: Sales

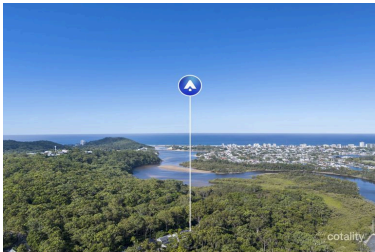


* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1

13 KABOOL ROAD BURLEIGH HEADS QLD 4220



3

1

2

766m²

137m²

Year Built

1970

DOM

47

Sold Date

05-Mar-25

Distance

0.57km

First Listing

Offers over \$250,000

Last Listing

Offers over \$1,250,000

2

26 WEST BURLEIGH ROAD BURLEIGH HEADS QLD 4220



3

2

1

405m²

132m²

Year Built

1930

DOM

18

Sold Date

11-May-25

Distance

1.7km

First Listing

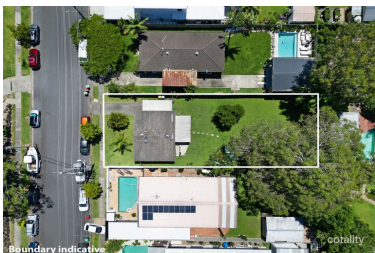
Expressions of Interest

Last Listing

UNDER CONTRACT

3

23 MATILDA STREET BURLEIGH HEADS QLD 4220



2

1

1

658m²

113m²

Year Built

-

DOM

64

Sold Date

26-Mar-25

Distance

0.92km

First Listing

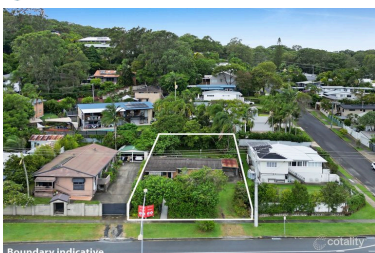
Contact Agent

Last Listing

Offers Over \$1,399,000

4

122 WEST BURLEIGH ROAD BURLEIGH HEADS QLD 4220



3

1

1

668m²

116m²

Year Built

-

DOM

24

Sold Date

20-Mar-25

Distance

1.08km

First Listing

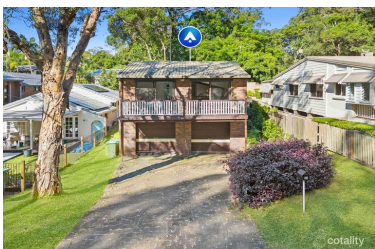
Expressions of Interest

Last Listing

Expressions of Interest

5

50 PINDARI AVENUE BURLEIGH HEADS QLD 4220



3

2

2

458m²

206m²

Year Built

1984

DOM

64

Sold Date

31-Mar-25

Distance

1.18km

First Listing

Offers over - \$1,500,000

Last Listing

Offers over - \$1,500,000

Sold

\$1,272,500

Sold

\$1,200,000

Sold

\$1,460,000

Sold

\$1,190,000

Sold

\$1,588,000

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

Comparable Sales

6 	102 WEST BURLEIGH ROAD BURLEIGH HEADS QLD 4220				Sold		\$1,150,000
	 3  1  1  506m ²  116m ²	Year Built	-	DOM	213		
	Sold Date	22-Jan-25	Distance	1.24km			
	First Listing	EXPRESSION OF INTEREST - CLOSE 6th JULY.					
	Last Listing	SOLD BY GAVIN & SAM: TEAM TREWIN COASTAL					
7 	202A OCEAN PARADE BURLEIGH HEADS QLD 4220				Sold		\$1,775,000
	 4  2  3  405m ²  277m ²	Year Built	2013	DOM	20		
	Sold Date	09-Apr-25	Distance	1.12km			
	First Listing	Auction					
	Last Listing	Offers Over \$1,800,000					
8 	3 STARLING STREET BURLEIGH HEADS QLD 4220				Sold		\$1,540,000
	 3  2  2  310m ²  160m ²	Year Built	2018	DOM	154		
	Sold Date	18-Jun-25	Distance	1.6km			
	First Listing	1,680,000					
	Last Listing	\$1,569,000					
9 	2/22 VIEW STREET BURLEIGH HEADS QLD 4220				Sold		\$1,350,000
	 2  2  2  1,022m ²  114m ²	Year Built	1980	DOM	89		
	Sold Date	17-Jun-25	Distance	1.51km			
	First Listing	Auction					
	Last Listing	Contact Agent					

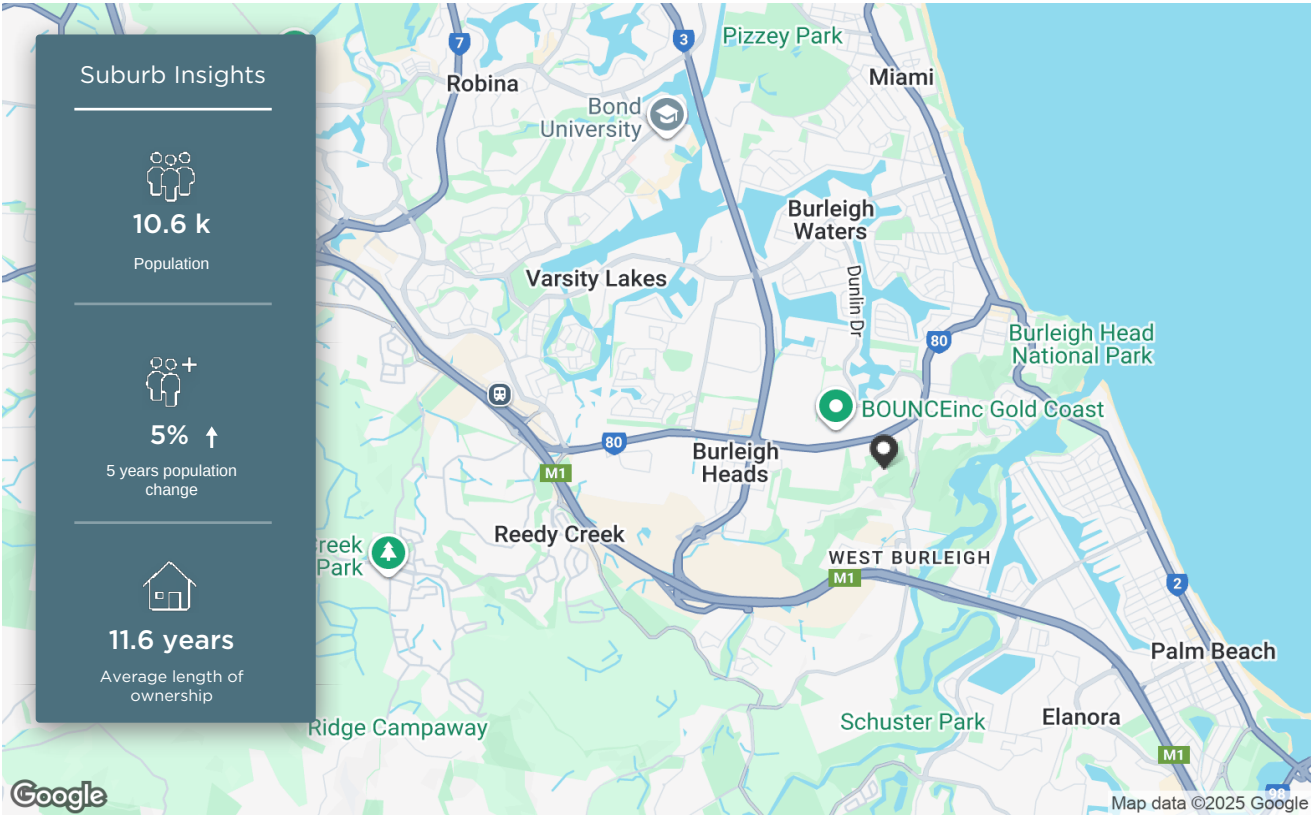
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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

Burleigh Heads

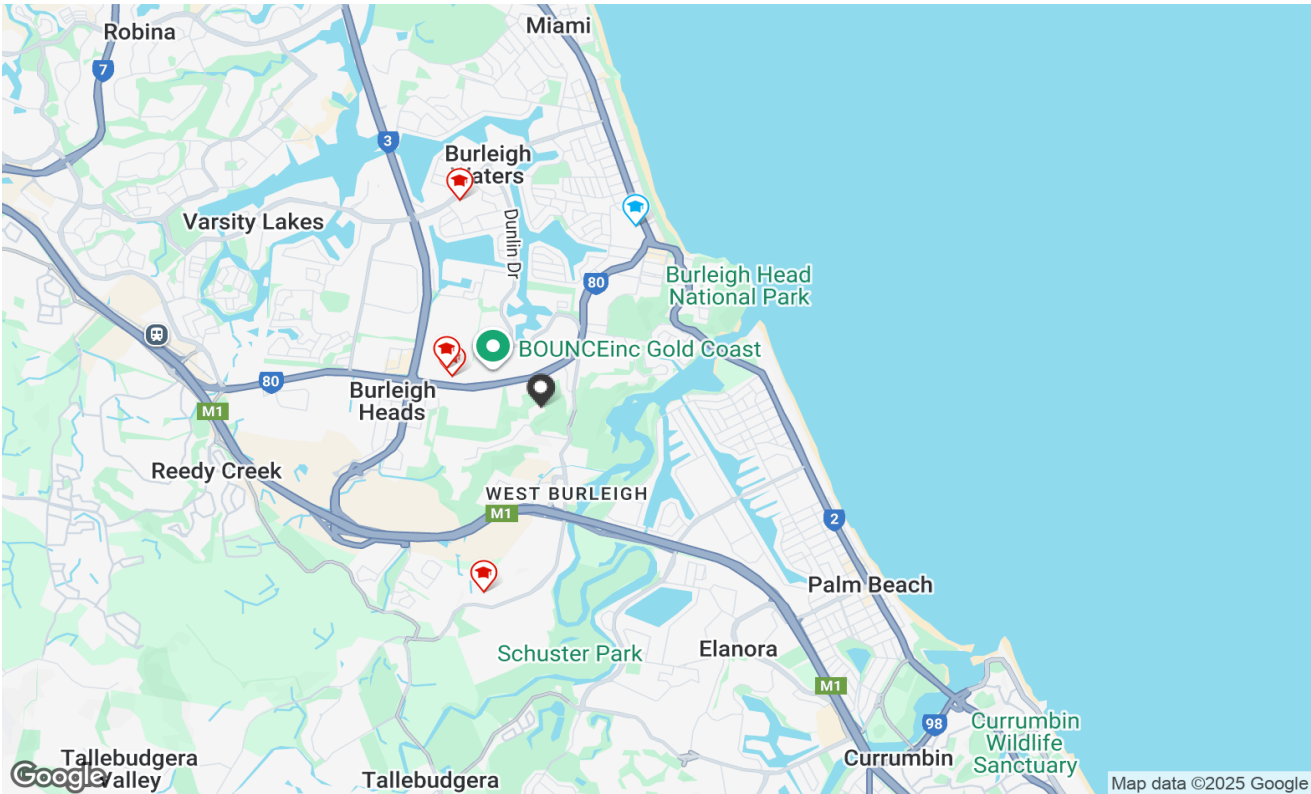
Demographic



The size of Burleigh Heads is approximately 10.2 square kilometres. It has 23 parks covering nearly 16.0% of total area. The population of Burleigh Heads in 2016 was 10077 people. By 2021 the population was 10572 showing a population growth of 4.9% in the area during that time. The predominant age group in Burleigh Heads is 30-39 years. Households in Burleigh Heads are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Burleigh Heads work in a professional occupation. In 2021, 63.20% of the homes in Burleigh Heads were owner-occupied compared with 60.20% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	15.0	Purchaser	29.4	0-15.6K	3.4	90-99	1.1
Childless Couples	49.8	Renting	33.5	33.8-52K	11.3	100+	0.0
Couples with Children	33.6	Owns Outright	33.8	182K+	15.4	60-69	13.1
Other	1.4	Other	1.5	130-182K	12.7	10-19	8.2
		Not Stated	1.7	78-130K	22.5	70-79	9.6
				52-78K	14.5	80-89	4.4
				15.6-33.8K	12.5	0-9	8.7
						20-29	14.6
						50-59	12.4
						40-49	12.3

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Marymount Primary School	0.9km	Primary	Mixed	Non-Government	0-6
	Marymount College	0.99km	Secondary	Mixed	Non-Government	7-12
	St Andrews Lutheran College 111-175 Tallebudgera Creek Road Tallebudgera QLD 4228	2.02km	Combined	Mixed	Non-Government	0-12
	Burleigh Heads State School 1750 Gold Coast Highway Burleigh Heads QLD 4220	2.14km	Primary	Mixed	Government	0-6
	Caningeraba State School 4 Whistler Drive Burleigh Waters QLD 4220	2.31km	Primary	Mixed	Government	0-6



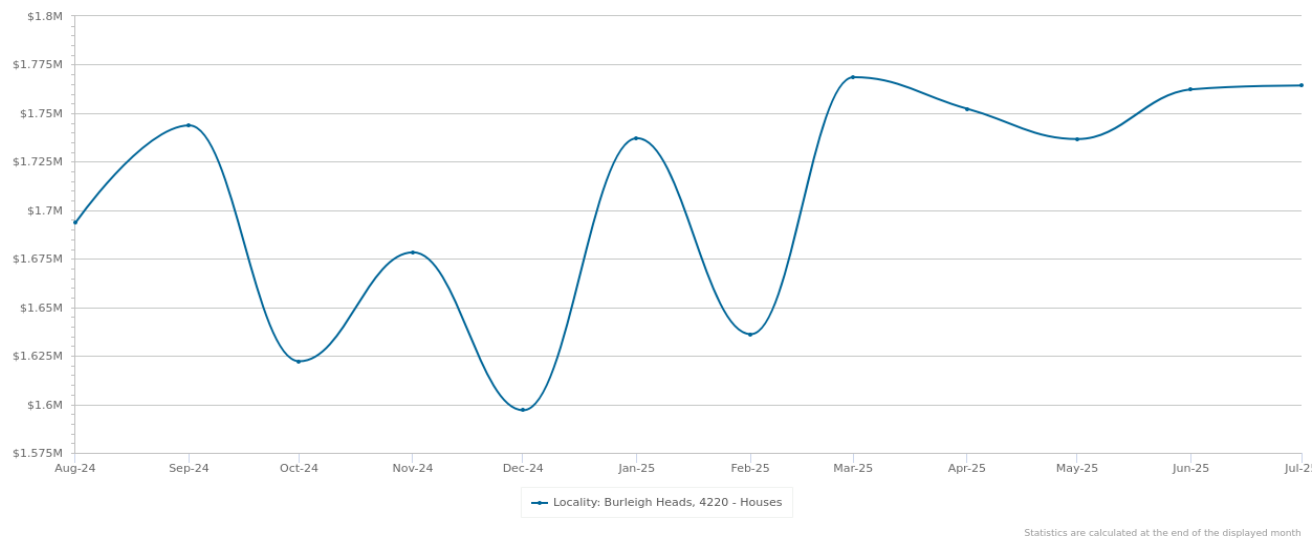
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

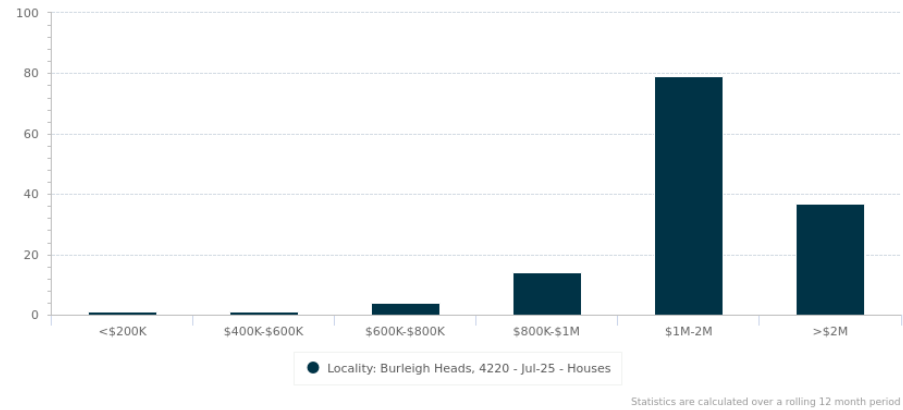
Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2025	9	\$1,764,254	0.1% ▲	39	30	\$950
Jun 2025	6	\$1,762,253	1.5% ▲	44	37	\$950
May 2025	14	\$1,736,665	-0.9% ▼	40	44	\$950
Apr 2025	10	\$1,752,246	-0.9% ▼	38	47	\$950
Mar 2025	17	\$1,768,545	8.1% ▲	36	45	\$950
Feb 2025	11	\$1,636,145	-5.8% ▼	32	49	\$950
Jan 2025	8	\$1,737,095	8.8% ▲	30	48	\$950
Dec 2024	9	\$1,596,972	-4.8% ▼	30	46	\$950
Nov 2024	15	\$1,678,301	3.5% ▲	27	55	\$950
Oct 2024	19	\$1,622,175	-7.0% ▼	26	59	\$950
Sep 2024	12	\$1,743,712	3.0% ▲	30	53	\$950
Aug 2024	7	\$1,693,492	-3.5% ▼	29	43	\$950

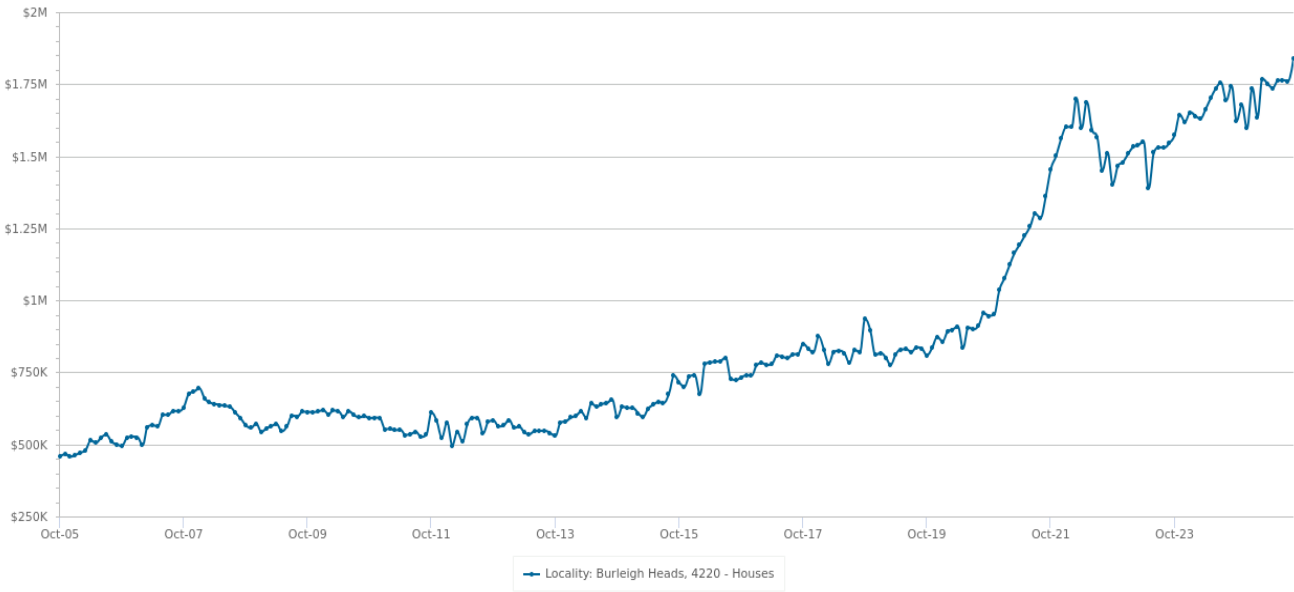
Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	14
\$1M-\$2M	79
>\$2M	37



Long Term Market Trends

Median Value - 20 Years (House)

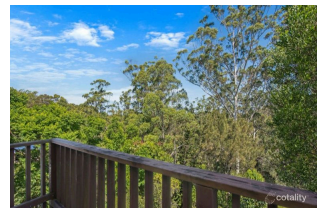
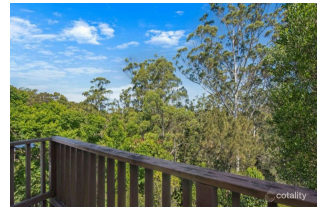


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	137	\$1,837,545	5.4% ▲	39	170	\$950
2024	96	\$1,743,712	12.8% ▲	28	133	\$950
2023	118	\$1,546,476	2.3% ▲	42	149	\$880
2022	117	\$1,511,577	11.1% ▲	27	147	\$800
2021	141	\$1,360,346	42.5% ▲	19	148	\$675
2020	81	\$954,550	14.7% ▲	46	123	\$600
2019	88	\$832,326	1.5% ▲	50	136	\$550
2018	91	\$820,246	0.8% ▲	36	146	\$590
2017	111	\$813,932	12.5% ▲	35	151	\$560
2016	82	\$723,788	-2.0% ▼	32	154	\$522
2015	77	\$738,534	12.6% ▲	18	148	\$500
2014	96	\$655,887	21.7% ▲	35	169	\$520
2013	80	\$538,957	-6.9% ▼	40	168	\$500
2012	71	\$579,076	8.4% ▲	88	169	\$450
2011	81	\$534,275	-10.6% ▼	90	204	\$462
2010	87	\$597,783	-2.6% ▼	44	234	\$460
2009	94	\$613,601	3.9% ▲	50	211	\$450
2008	85	\$590,505	-4.0% ▼	40	208	\$447
2007	120	\$615,364	23.1% ▲	39	170	\$380
2006	109	\$499,907	9.7% ▲	51	146	\$350

Summary

17 TANJENONG PLACE BURLEIGH HEADS QLD 4220



RP Data - Cotality valuation estimate

\$1,477,000 - \$1,880,000

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