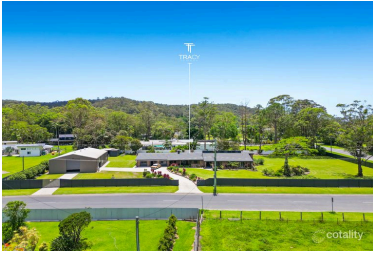




## Comparable Sales

1	1 MONDAY DRIVE TALLEBUDGERA VALLEY QLD 4228	<b>Sold</b> <b>\$2,800,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 12 <span>📏</span> 6,378m<sup>2</sup> <span>🏠</span> -            Year Built 1991 DOM 33            Sold Date 05-Dec-25 Distance 1.03km            First Listing WILL BE SOLD ON OR BEFORE 3 DEC            Last Listing OFFERS OVER \$2,850,000         </p>	
2	46 COORABIN COURT TALLEBUDGERA QLD 4228	<b>Sold</b> <b>\$2,820,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 5 <span>📏</span> 6,257m<sup>2</sup> <span>🏠</span> 428m<sup>2</sup>            Year Built 1990 DOM 24            Sold Date 26-Sep-25 Distance 0.11km            First Listing Offer Over \$1,295,000            Last Listing Offer Over \$1,295,000         </p>	
3	5 MONDAY DRIVE TALLEBUDGERA VALLEY QLD 4228	<b>Sold</b> <b>\$2,950,000</b>
	<p> <span>🏠</span> 6 <span>🚰</span> 3 <span>🚗</span> 6 <span>📏</span> 6,525m<sup>2</sup> <span>🏠</span> 344m<sup>2</sup>            Year Built 1985 DOM 32            Sold Date 27-Oct-25 Distance 1.08km            First Listing WILL SELL ON OR BEFORE 20TH OCT 5PM            Last Listing \$3,000,000+         </p>	

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

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