

63 CREST DRIVE CURRUMBIN QLD 4223

Prepared on 8th January 2026

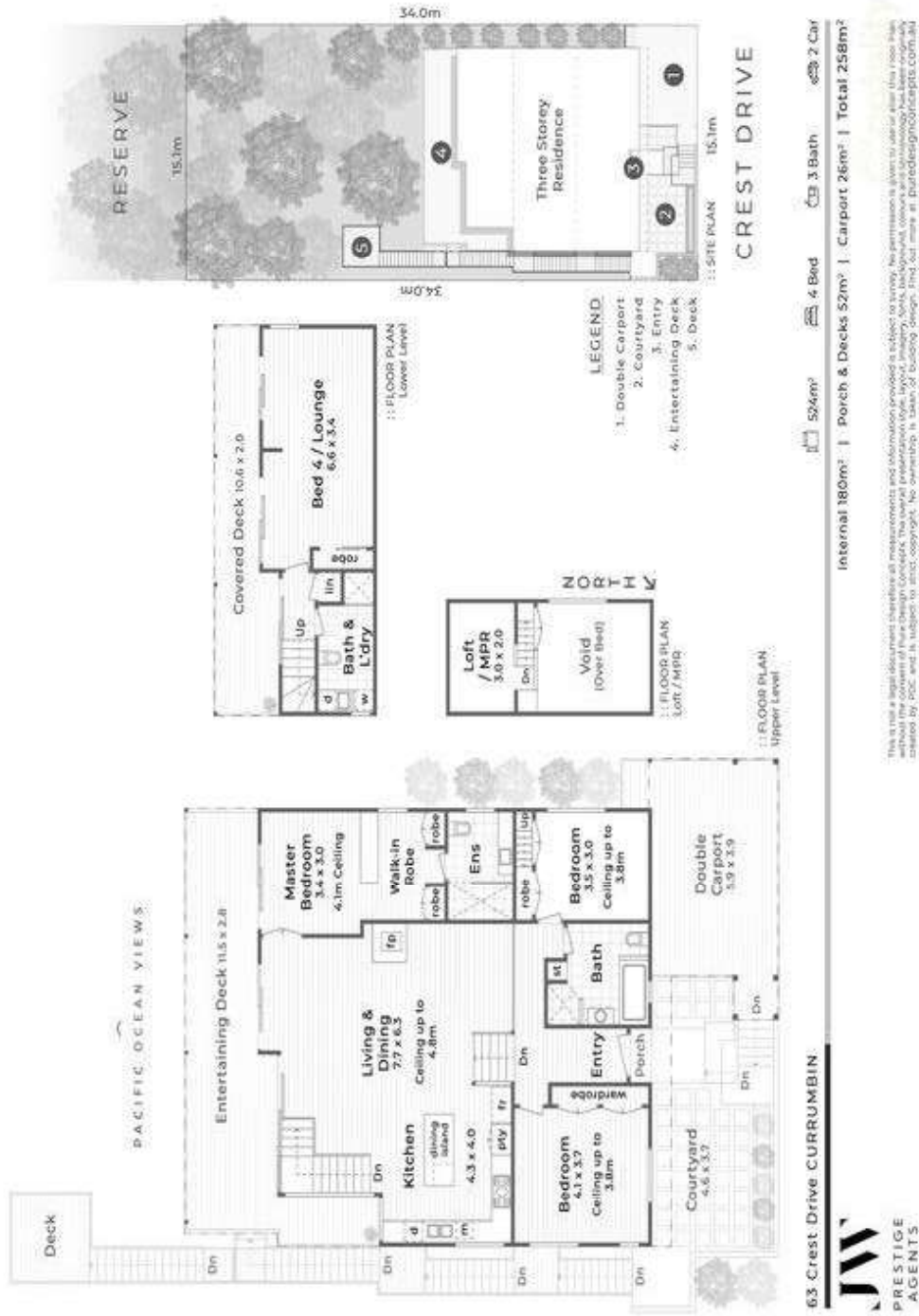
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MCGRATH PALM BEACH

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m: 0451514962

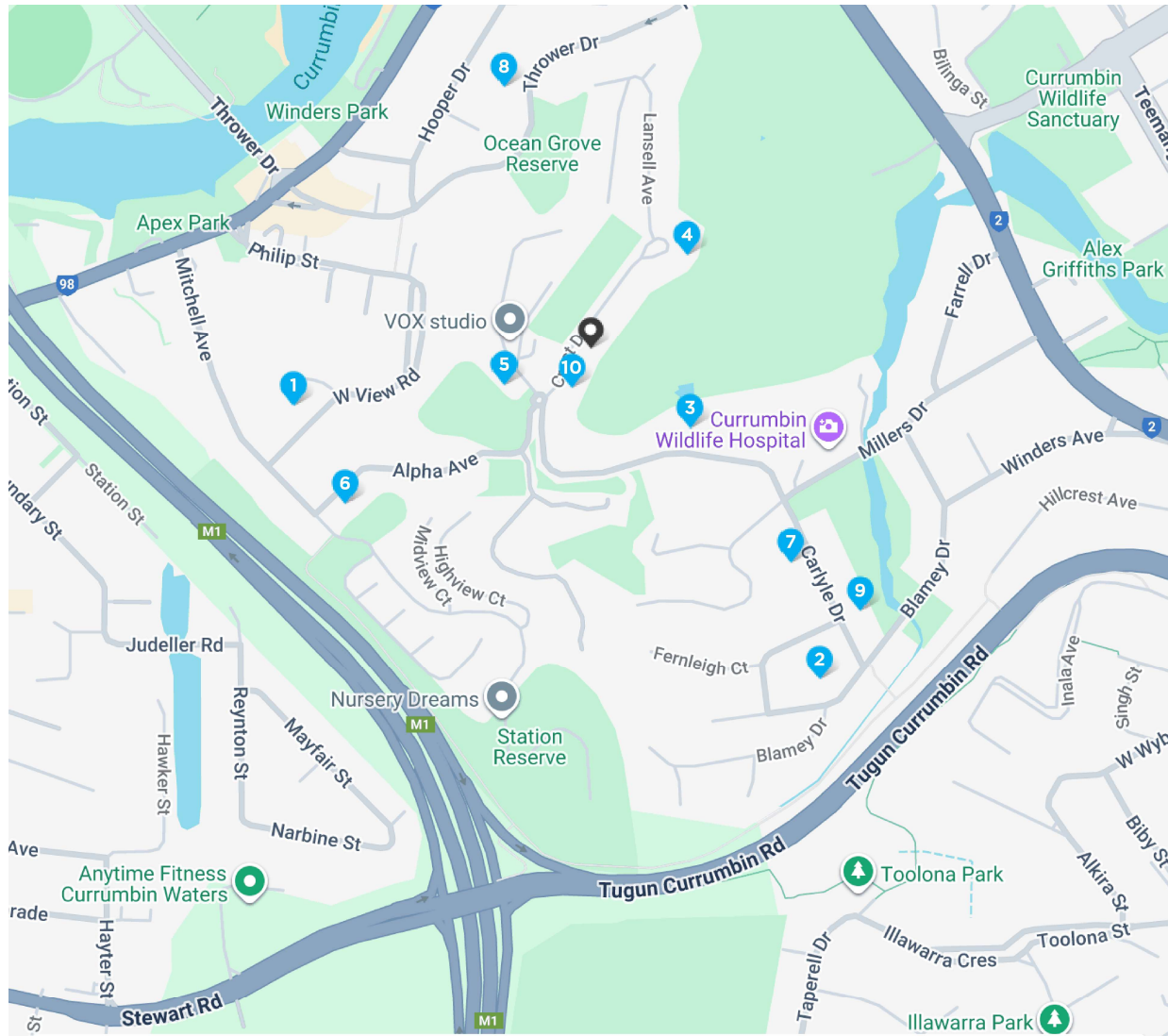
connorhewitt@mcgrath.com.au

Floor Plan



McGrath

Comparables Map: Sales








1	23 WESTVIEW ROAD CURRUMBIN QLD 4223	4	4	2	\$2,300,000
2	1 REGENT STREET CURRUMBIN QLD 4223	5	3	1	\$1,455,000
3	13 CREST DRIVE CURRUMBIN QLD 4223	5	2	2	\$1,790,000
4	89 CREST DRIVE CURRUMBIN QLD 4223	3*	2*	2*	\$1,850,000
5	4 ALBANY AVENUE CURRUMBIN QLD 4223	4	2	2	\$1,800,000
6	4 ALPHA AVENUE CURRUMBIN QLD 4223	4	2	2	\$2,540,000
7	18 CARLYLE DRIVE CURRUMBIN QLD 4223	4	3	4	\$1,920,000
8	27 THROWER DRIVE CURRUMBIN QLD 4223	7*	4*	3	\$2,510,000
9	5 CARLYLE DRIVE CURRUMBIN QLD 4223	4	3	4	\$3,050,000
10	55 CREST DRIVE CURRUMBIN QLD 4223	3	2	2	\$1,825,000

Google Private Hospital
 Map data ©2026 Google




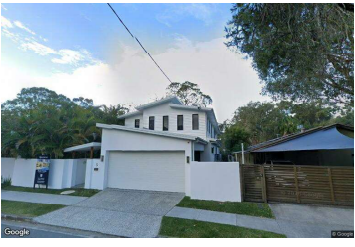

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

<p>1 23 WESTVIEW ROAD CURRUMBIN QLD 4223</p> 	<p> 4 4 2 602m² 245m² Year Built 1965 DOM 44 Sold Date 10-Dec-25 Distance 0.43km First Listing Expressions of Interest Last Listing Under Contract </p>	<p>Sold ^{RS} \$2,300,000</p>
<p>2 1 REGENT STREET CURRUMBIN QLD 4223</p> 	<p> 5 3 1 584m² - Year Built 1986 DOM 66 Sold Date 11-Nov-25 Distance 0.57km First Listing Auction - if not sold prior Last Listing Sold prior to auction </p>	<p>Sold \$1,455,000</p>
<p>3 13 CREST DRIVE CURRUMBIN QLD 4223</p> 	<p> 5 2 2 559m² 277m² Year Built 1978 DOM 121 Sold Date 07-Oct-25 Distance 0.18km First Listing For Sale! Last Listing Offers over \$1,785,000! </p>	<p>Sold \$1,790,000</p>
<p>4 89 CREST DRIVE CURRUMBIN QLD 4223</p> 	<p> 3* 2* 2* 1,459m²* 163m²* Year Built 1987 DOM 85 Sold Date 07-Oct-25 Distance 0.19km First Listing Contact Agent Last Listing \$1,850,000 </p>	<p>Sold \$1,850,000</p>
<p>5 4 ALBANY AVENUE CURRUMBIN QLD 4223</p> 	<p> 4 2 2 749m² 218m² Year Built 2003 DOM 24 Sold Date 21-Sep-25 Distance 0.14km First Listing Offers over \$1,800,000 Last Listing Sold </p>	<p>Sold \$1,800,000</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

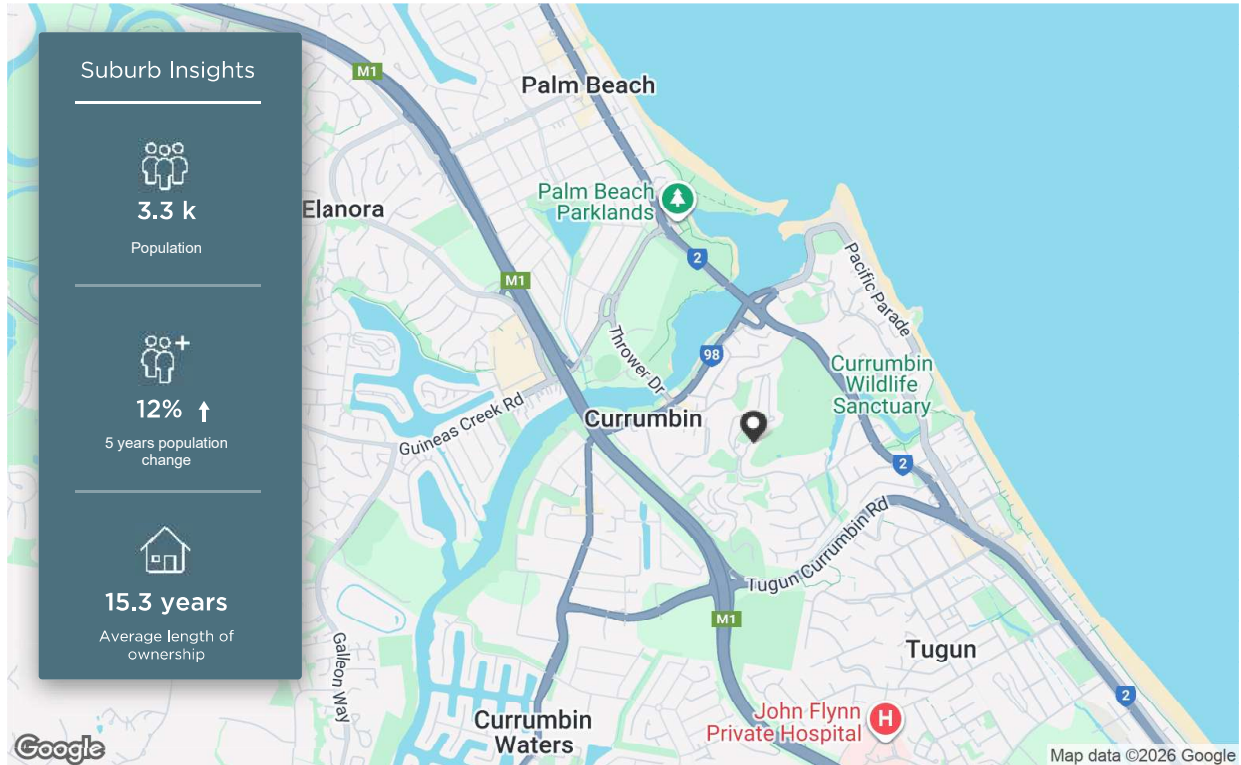
Comparable Sales

	<p>6 4 ALPHA AVENUE CURRUMBIN QLD 4223</p> <p> 4 2 2 569m² - </p> <p>Year Built 1990 DOM 122</p> <p>Sold Date 06-Sep-25 Distance 0.42km</p> <p>First Listing Auction</p> <p>Last Listing Contact Agent</p>	<p>Sold \$2,540,000</p>
	<p>7 18 CARLYLE DRIVE CURRUMBIN QLD 4223</p> <p> 4 3 4 559m² 222m² </p> <p>Year Built 2007 DOM 249</p> <p>Sold Date 05-Sep-25 Distance 0.42km</p> <p>First Listing Contact Agent</p> <p>Last Listing Sold Contact Agent!</p>	<p>Sold \$1,920,000</p>
	<p>8 27 THROWER DRIVE CURRUMBIN QLD 4223</p> <p> 7* 4* 3 568m² 323m²* </p> <p>Year Built 2017 DOM 64</p> <p>Sold Date 26-Aug-25 Distance 0.39km</p> <p>First Listing Offers over \$2.5M</p> <p>Last Listing Contact Agent</p>	<p>Sold \$2,510,000</p>
	<p>9 5 CARLYLE DRIVE CURRUMBIN QLD 4223</p> <p> 4 3 4 559m² 409m² </p> <p>Year Built 2015 DOM -</p> <p>Sold Date 09-Aug-25 Distance 0.54km</p> <p>First Listing -</p> <p>Last Listing -</p>	<p>Sold \$3,050,000</p>
	<p>10 55 CREST DRIVE CURRUMBIN QLD 4223</p> <p> 3 2 2 551m² 193m²* </p> <p>Year Built 1991 DOM 119</p> <p>Sold Date 04-Aug-25 Distance 0.07km</p> <p>First Listing Auction</p> <p>Last Listing \$1,885,000 - Under Offer</p>	<p>Sold \$1,825,000</p>

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Currumbin

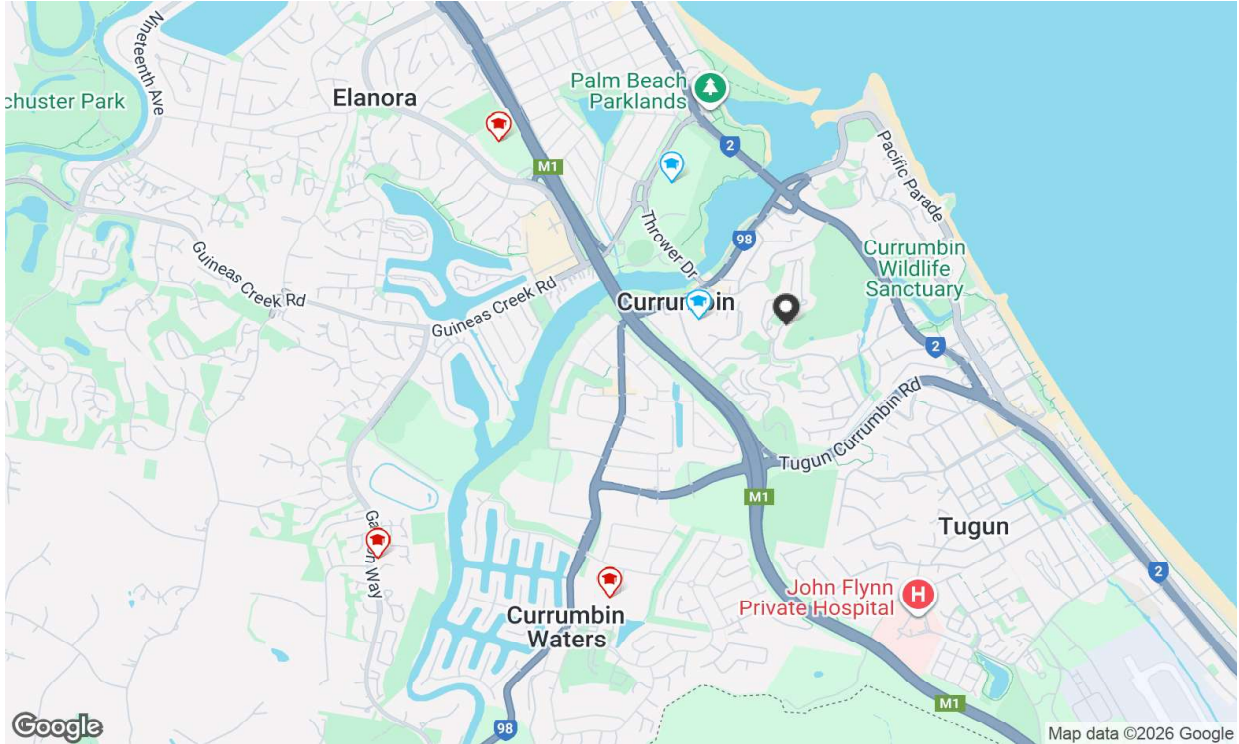
Demographic








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
 Currumbin State School 6 Philip Street Currumbin QLD 4223	0.44km	Primary	Mixed	Government	0-6
 Palm Beach-Currumbin State High School LOT 230 Gold Coast Highway Palm Beach QLD 4221	1.0km	Secondary	Mixed	Government	7-12
 Currumbin Community Special School 5 Hammersford Drive Currumbin Waters QLD 4223	1.77km	Special	Mixed	Government	0-12
 Elanora State School 3 Park Court Elanora QLD 4221	1.82km	Primary	Mixed	Government	0-6
 St Augustine's Parish Primary School 106 Galleon Way Currumbin Waters QLD 4223	2.51km	Primary	Mixed	Non-Government	0-6



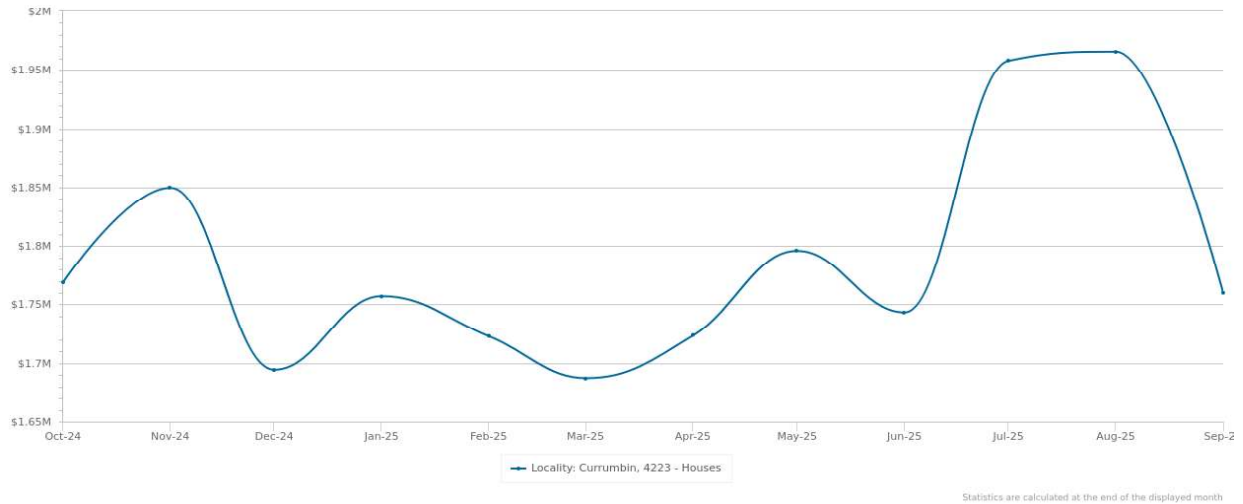
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

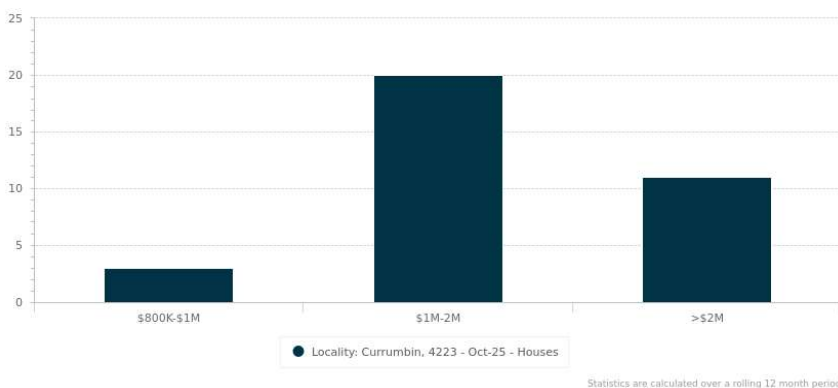
Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2025	-	-	-	-	-	-
Sep 2025	7	\$1,760,128	-10.5% ▼	30	18	\$950
Aug 2025	3	\$1,965,646	0.4% ▲	32	15	\$950
Jul 2025	2	\$1,957,917	12.3% ▲	32	12	\$980
Jun 2025	2	\$1,743,296	-2.9% ▼	31	13	\$950
May 2025	4	\$1,795,788	4.2% ▲	30	15	\$950
Apr 2025	3	\$1,723,570	2.1% ▲	37	13	\$897
Mar 2025	1	\$1,687,317	-2.1% ▼	35	7	\$885
Feb 2025	5	\$1,722,812	-2.0% ▼	32	8	\$850
Jan 2025	-	\$1,757,089	3.7% ▲	34	7	\$850
Dec 2024	4	\$1,694,358	-8.4% ▼	34	4	\$900
Nov 2024	1	\$1,849,559	4.6% ▲	37	5	\$900

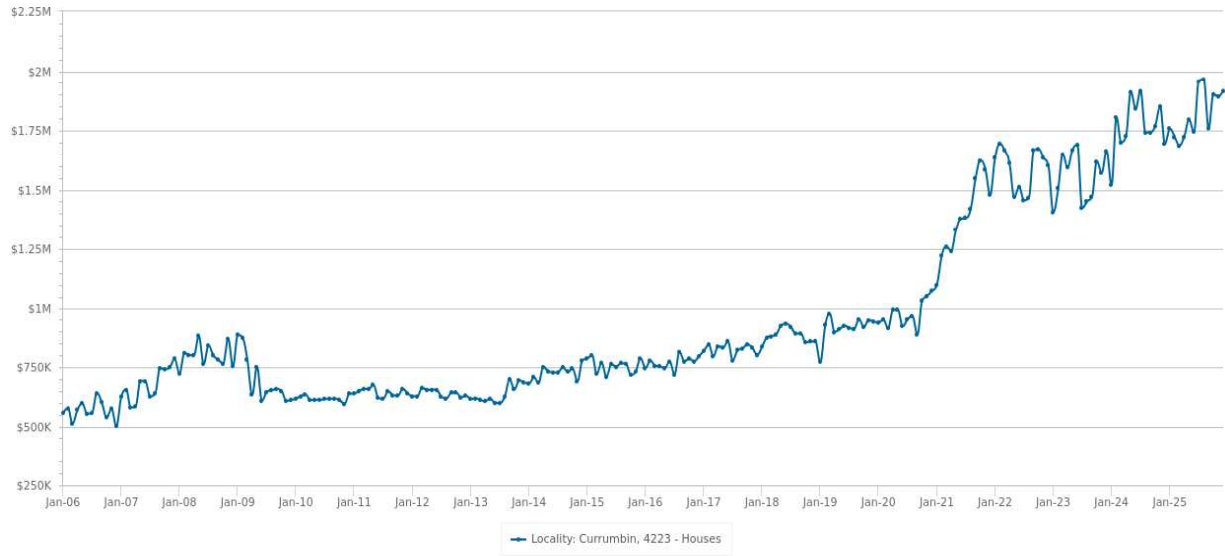
Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
600K-800K	0
\$800K-\$1M	3
\$1M-\$2M	20
>\$2M	11



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	34	\$1,916,000	13.1% ▲	31	39	\$950
2024	50	\$1,694,358	1.8% ▲	40	29	\$900
2023	33	\$1,664,119	3.9% ▲	26	42	\$889
2022	32	\$1,601,105	8.3% ▲	57	40	\$730
2021	44	\$1,477,855	37.6% ▲	17	38	\$625
2020	29	\$1,074,393	14.2% ▲	24	36	\$710
2019	34	\$941,202	9.6% ▲	47	52	\$675
2018	35	\$858,741	7.1% ▲	51	53	\$597
2017	34	\$801,867	0.7% ▲	28	59	\$650
2016	23	\$796,340	1.1% ▲	25	51	\$625
2015	28	\$787,460	1.2% ▲	38	40	\$560
2014	35	\$778,182	13.5% ▲	98	49	\$480
2013	32	\$685,660	8.8% ▲	59	57	\$625
2012	23	\$630,025	-1.6% ▼	-	56	\$482
2011	23	\$640,265	0.4% ▲	63	57	\$460
2010	22	\$637,634	4.3% ▲	84	48	\$422
2009	23	\$611,414	-19.0% ▼	26	51	\$430
2008	26	\$754,948	-3.8% ▼	102	49	\$430
2007	50	\$784,584	56.8% ▲	60	62	\$350
2006	24	\$500,421	-6.3% ▼	49	53	\$360

McGrath

Summary

63 CREST DRIVE CURRUMBIN QLD 4223



RP Data - Cotality valuation estimate

Notes from your agent

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