



## Comparable Sales

**1** 35 FIRST AVENUE PALM BEACH QLD 4221 **Sold** **\$2,865,000**



🏠 4 🚗 3 - 📏 506m<sup>2</sup> 📏 224m<sup>2</sup>  
 Year Built 1978 DOM 19  
 Sold Date 05-Feb-26 Distance 0.42km  
 First Listing Auction  
 Last Listing Auction

**2** 9 DENAWEN STREET PALM BEACH QLD 4221 **Sold** **\$3,200,000**



🏠 4 🚗 3 🚗 2 📏 612m<sup>2</sup> 📏 285m<sup>2</sup>  
 Year Built 2020 DOM 23  
 Sold Date 20-Feb-26 Distance 0.81km  
 First Listing Expressions of Interest Closing 2nd March Unless S  
 Last Listing Expressions of Interest Closing 2nd March

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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