

# Comparative Market Analysis



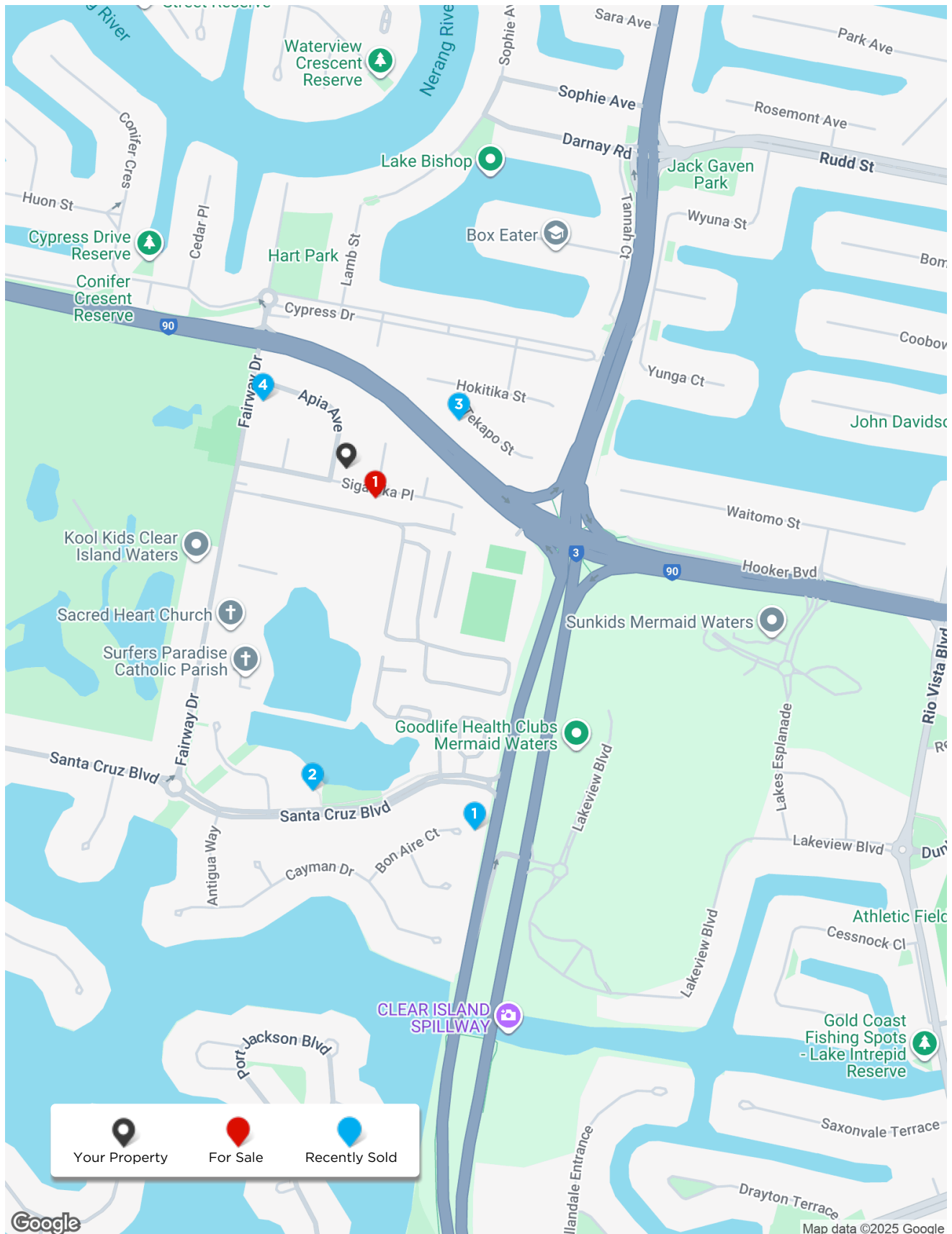
Prepared on 18th August 2025

**Mackenzie Davis**  
**BELLE MAISON REALTY**

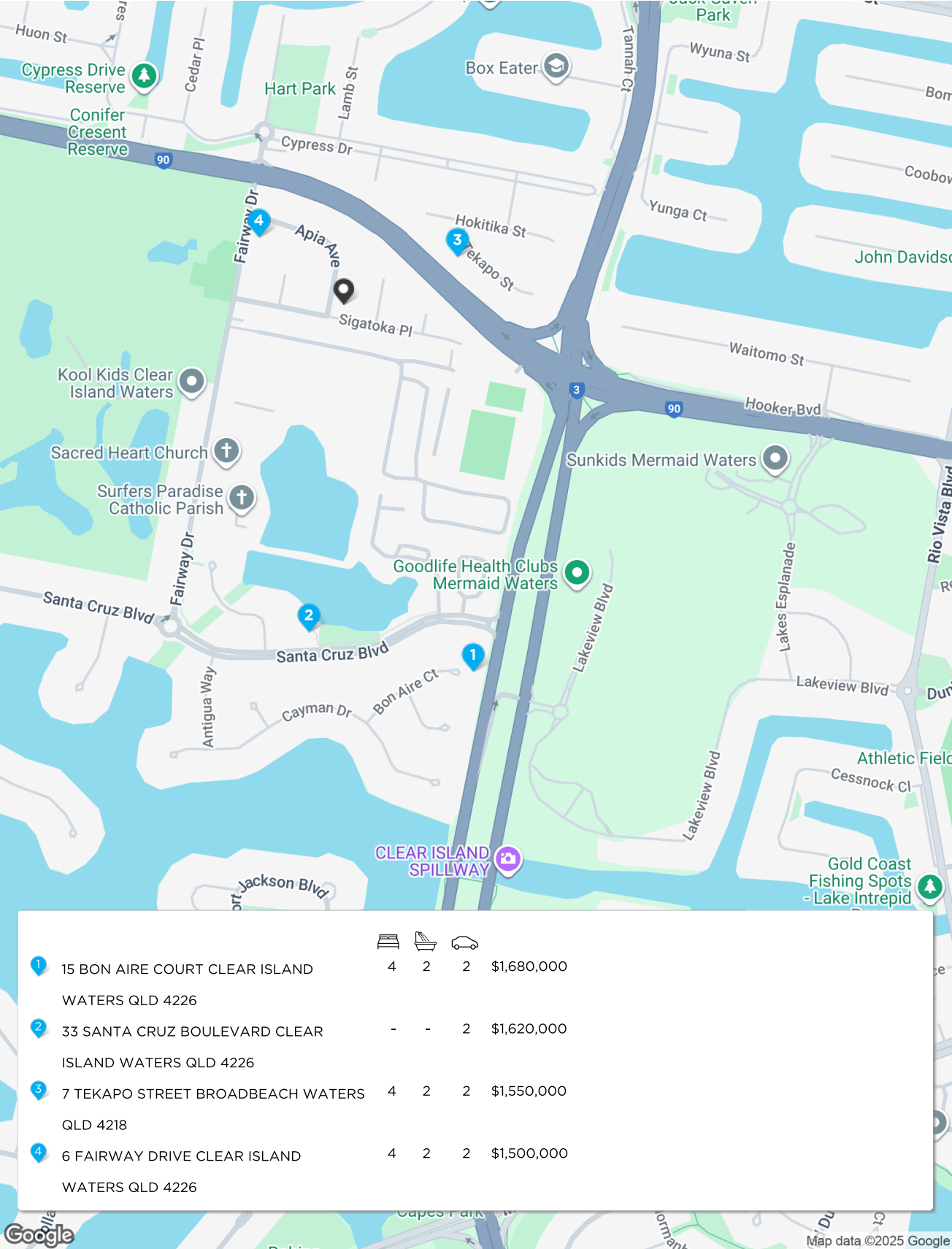
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# Comparables Map: Sales & Listings



























# Comparables Map: Sales





# Comparable Sales

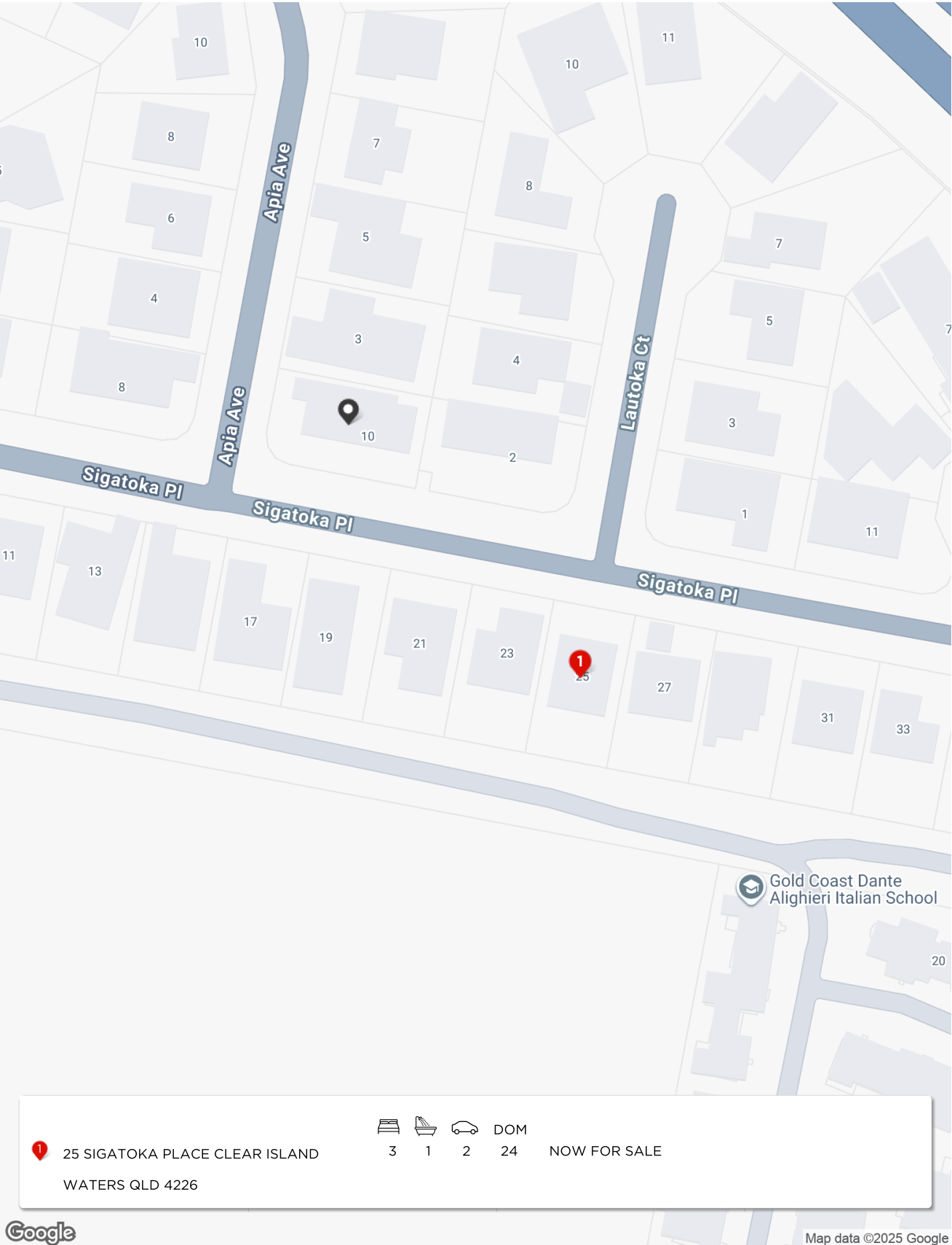
1	15 BON AIRE COURT CLEAR ISLAND WATERS QLD 4226		 4  2  2  761m <sup>2</sup>  215m <sup>2</sup>	Sold	\$1,680,000
	Year Built	1994	DOM	35	
	Sold Date	18-Mar-25	Distance	0.68km	
	First Listing	Expressions of Interest			
	Last Listing	Expressions of Interest			
2	33 SANTA CRUZ BOULEVARD CLEAR ISLAND WATERS QLD 4226		 -  -  2  637m <sup>2</sup>  -	Sold	\$1,620,000
	Year Built	1990	DOM	-	
	Sold Date	02-May-25	Distance	0.57km	
	First Listing	-			
	Last Listing	-			
3	7 TEKAPO STREET BROADBEACH WATERS QLD 4218		 4  2  2  603m <sup>2</sup>  116m <sup>2</sup>	Sold	<sup>RS</sup> \$1,550,000
	Year Built	1983	DOM	151	
	Sold Date	09-Jul-25	Distance	0.21km	
	First Listing	AUCTION			
	Last Listing	Contact Agent			
4	6 FAIRWAY DRIVE CLEAR ISLAND WATERS QLD 4226		 4  2  2  611m <sup>2</sup>  169m <sup>2</sup>	Sold	\$1,500,000
	Year Built	1981	DOM	41	
	Sold Date	19-Jun-25	Distance	0.19km	
	First Listing	Offers over \$1,500,000			
	Last Listing	\$1,500,000			

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






# Comparables Map: Listings



# Comparable Listings



25 SIGATOKA PLACE CLEAR ISLAND WATERS QLD 4226

 3
  1
  2
  605m<sup>2</sup>
 138m<sup>2</sup>

Year Built

1983

DOM

24 days

Listing Date


25-Jul-25

Distance


0.07km

Listing Price

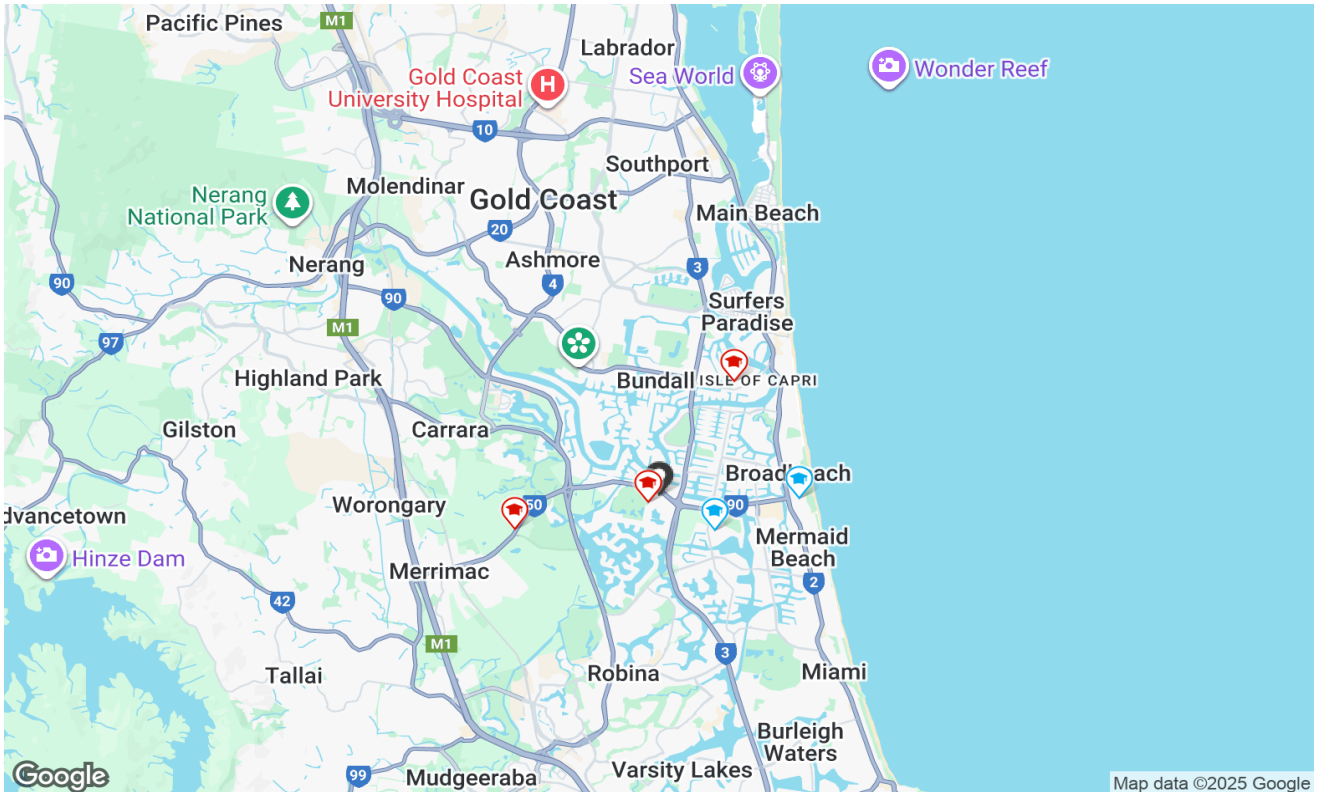
NOW FOR SALE








DOM = Days on market

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

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>St Vincent's Primary School</b> 20-56 Fairway Drive Clear Island Waters QLD 4226	0.21km	Primary	Mixed	Non-Government	0-6
	<b>Merrimac State High School</b> 208 Rio Vista Boulevard Mermaid Waters QLD 4218	1.39km	Secondary	Mixed	Government	7-12
	<b>Surfers Paradise State School</b> 54 Saint Andrews Avenue Surfers Paradise QLD 4217	2.87km	Primary	Mixed	Government	0-6
	<b>Broadbeach State School</b> 187 Old Burleigh Road Broadbeach QLD 4218	2.87km	Primary	Mixed	Government	0-6
	<b>Merrimac State School</b> 2 Boowaggan Road Merrimac QLD 4226	2.9km	Primary	Mixed	Government	0-6



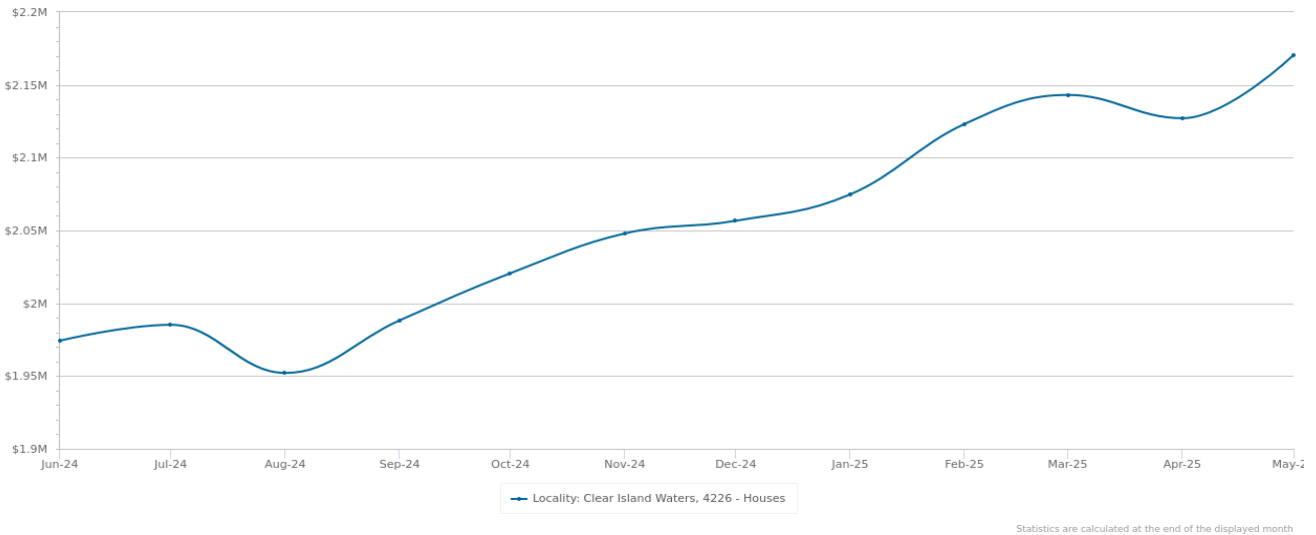
Property is within school catchment area



Property is outside school catchment area

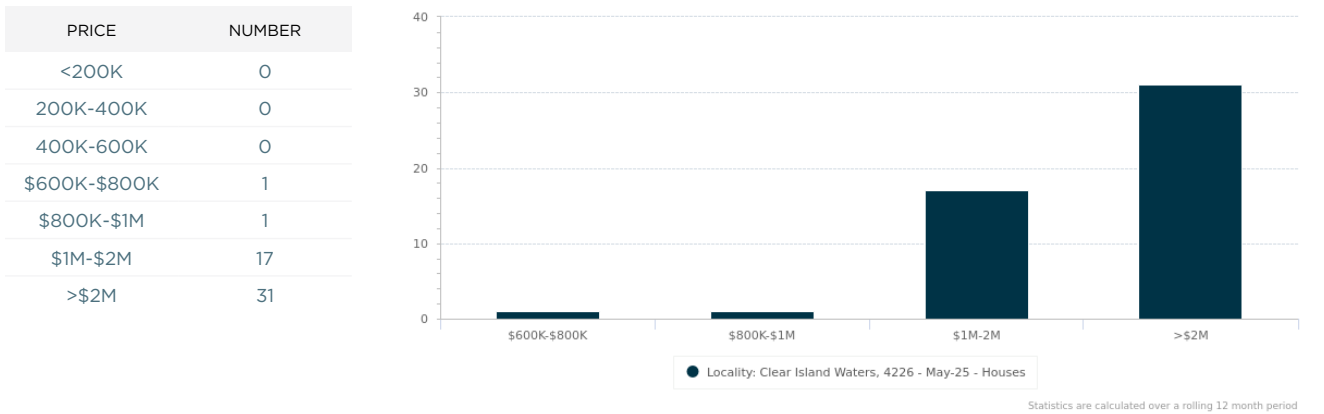
# Recent Market Trends

Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	7	\$2,170,474	2.0% ▲	29	18	\$1,250
Apr 2025	5	\$2,127,114	-0.7% ▼	29	19	\$1,200
Mar 2025	5	\$2,143,109	0.9% ▲	26	14	\$1,250
Feb 2025	3	\$2,123,259	2.3% ▲	26	13	\$1,250
Jan 2025	2	\$2,074,844	0.9% ▲	29	11	\$1,235
Dec 2024	4	\$2,056,687	0.4% ▲	33	16	\$1,300
Nov 2024	7	\$2,047,997	1.4% ▲	34	15	\$1,325
Oct 2024	3	\$2,020,675	1.6% ▲	22	19	\$1,300
Sep 2024	3	\$1,988,323	1.9% ▲	23	13	\$1,200
Aug 2024	4	\$1,952,143	-1.7% ▼	34	12	\$1,300
Jul 2024	7	\$1,985,232	0.6% ▲	38	13	\$1,200
Jun 2024	-	\$1,974,327	0.8% ▲	34	10	\$1,300

Sales by Price - 12 months (House)





# Long Term Market Trends

Median Value - 20 Years (House)

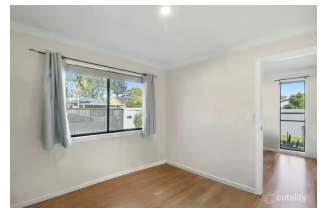
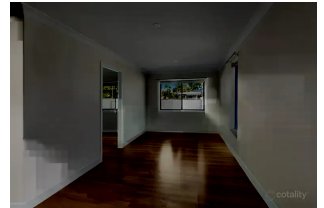


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	50	\$2,194,109	10.5% ▲	29	63	\$1,300
2024	45	\$1,985,232	10.7% ▲	41	52	\$1,200
2023	44	\$1,792,642	1.9% ▲	50	58	\$1,100
2022	77	\$1,759,030	21.3% ▲	21	87	\$950
2021	93	\$1,449,843	30.1% ▲	26	94	\$950
2020	61	\$1,114,628	5.2% ▲	74	96	\$860
2019	60	\$1,059,682	-0.5% ▼	63	101	\$780
2018	79	\$1,064,992	-5.9% ▼	48	120	\$850
2017	77	\$1,132,002	9.0% ▲	40	96	\$750
2016	62	\$1,038,665	14.7% ▲	36	108	\$750
2015	78	\$905,268	9.6% ▲	50	118	\$690
2014	79	\$825,967	9.9% ▲	44	138	\$670
2013	57	\$751,231	-0.4% ▼	68	110	\$665
2012	48	\$754,227	-5.5% ▼	75	137	\$697
2011	55	\$797,703	-7.6% ▼	63	148	\$700
2010	59	\$863,145	1.3% ▲	43	125	\$720
2009	64	\$851,996	-9.2% ▼	74	127	\$650
2008	80	\$938,106	6.4% ▲	67	152	\$590
2007	99	\$881,855	24.6% ▲	42	148	\$600
2006	98	\$707,627	0.6% ▲	50	132	\$515

## Summary

**10 SIGATOKA PLACE CLEAR ISLAND WATERS QLD 4226**



**Appraisal price range**

**Notes from your agent**

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