

22/22 MARINE PARADE COOLANGATTA QLD 4225

Prepared on 19th March 2026

Erin King

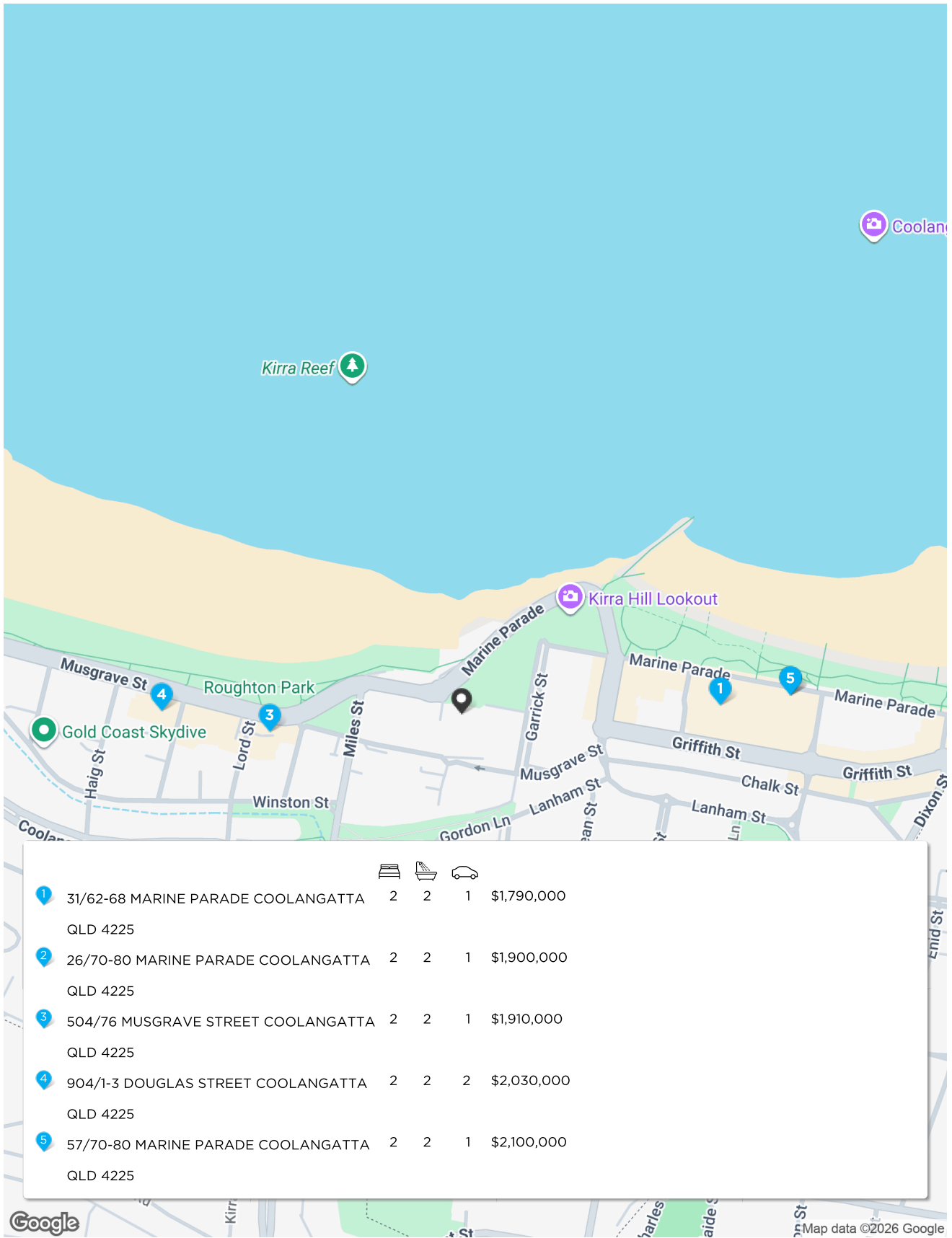
LJ HOOKER SOUTHERN GOLD COAST

2/10 Fifth Avenue
PALM BEACH NSW 4221

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Comparables Map: Sales




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

Comparable Sales

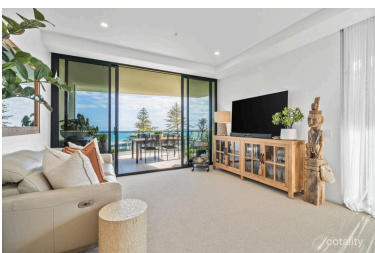
- 1** 31/62-68 MARINE PARADE COOLANGATTA QLD 4225 **Sold** **\$1,790,000**



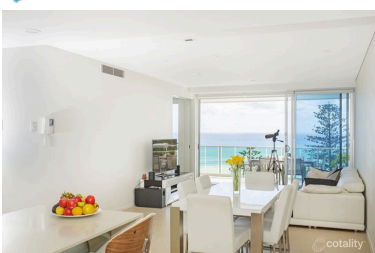
🏠 2 🚤 2 🚗 1 📏 8,642m² 📏 118m²
 Year Built 1991 DOM 86
 Sold Date 07-Jan-26 Distance 0.45km
 First Listing Expressions of Interest - Closing 27th of Nov
 Last Listing Contact Agent
- 2** 26/70-80 MARINE PARADE COOLANGATTA QLD 4225 **Sold** ^{RS} **\$1,900,000**



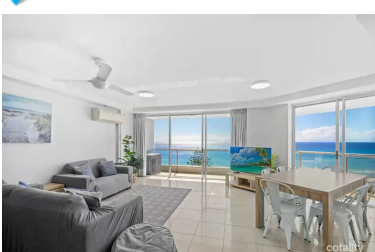
🏠 2 🚤 2 🚗 1 📏 726m² 📏 117m²
 Year Built 1989 DOM 38
 Sold Date 11-Mar-26 Distance 0.58km
 First Listing Expressions of Interest - Closing 5th of March
 Last Listing Expressions of Interest - Closing 5th of March
- 3** 504/76 MUSGRAVE STREET COOLANGATTA QLD 4225 **Sold** **\$1,910,000**



🏠 2 🚤 2 🚗 1 📏 115m² 📏 -
 Year Built 2018 DOM 32
 Sold Date 24-Dec-25 Distance 0.34km
 First Listing Offers over \$1,950,000
 Last Listing Offers over \$1,950,000
- 4** 904/1-3 DOUGLAS STREET COOLANGATTA QLD 4225 **Sold** **\$2,030,000**



🏠 2 🚤 2 🚗 2 📏 126m² 📏 102m²
 Year Built 2009 DOM 105
 Sold Date 08-Aug-25 Distance 0.52km
 First Listing \$799,000
 Last Listing \$799,000
- 5** 57/70-80 MARINE PARADE COOLANGATTA QLD 4225 **Sold** **\$2,100,000**

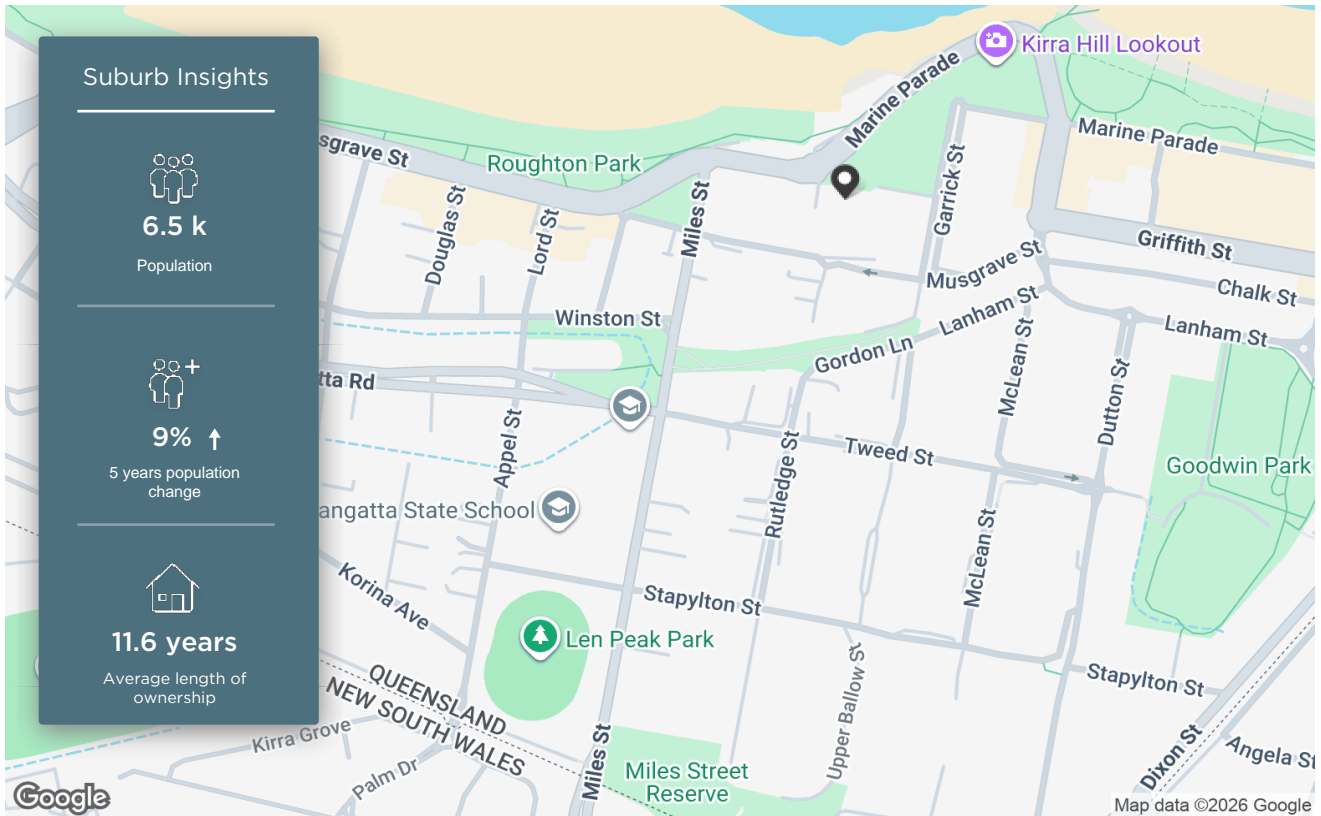


🏠 2 🚤 2 🚗 1 📏 119m² 📏 99m²
 Year Built 1989 DOM 31
 Sold Date 04-Sep-25 Distance 0.58km
 First Listing Expressions of Interest - Closing 18th of Sep
 Last Listing Expressions of Interest - Closing 18th of Sep

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

Coolangatta

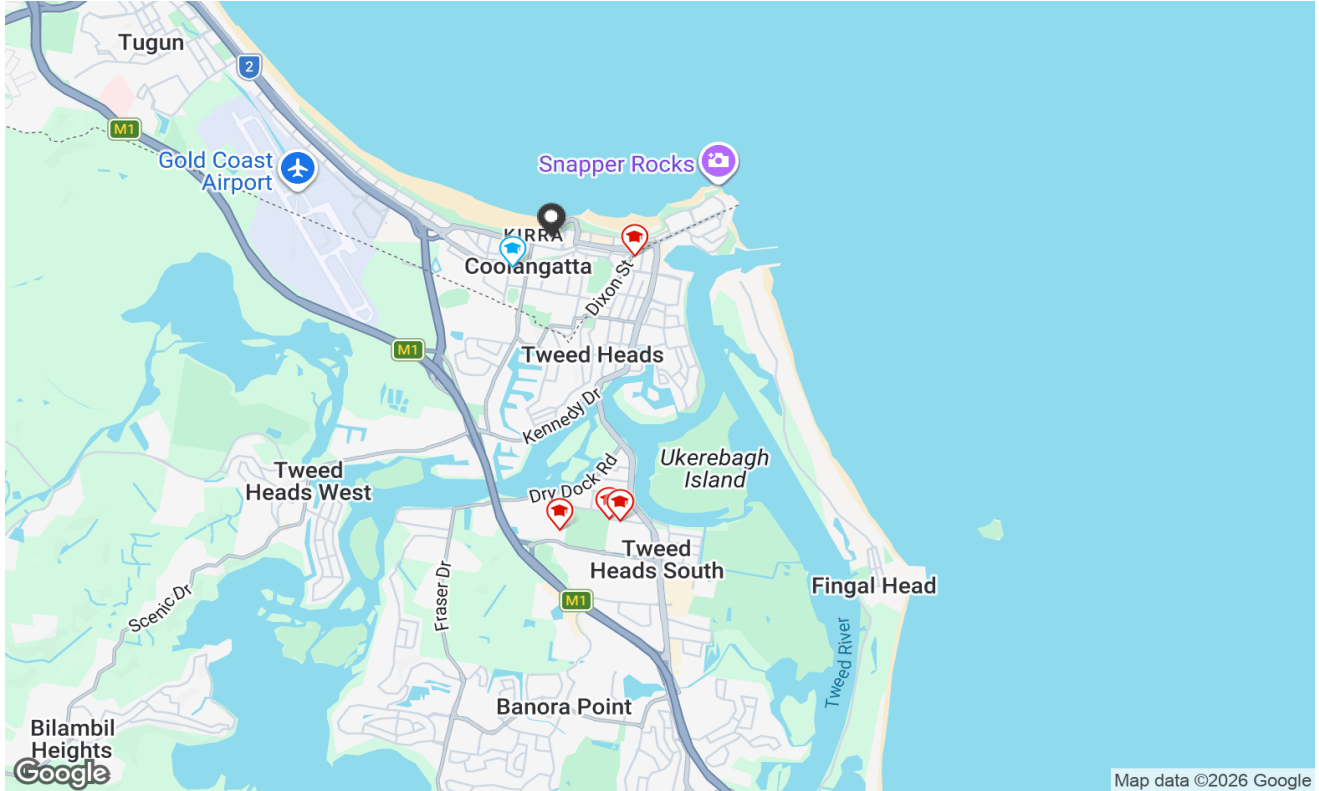
Demographic








The size of Coolangatta is approximately 1.8 square kilometres. It has 8 parks covering nearly 16.5% of total area. The population of Coolangatta in 2016 was 5948 people. By 2021 the population was 6491 showing a population growth of 9.1% in the area during that time. The predominant age group in Coolangatta is 60-69 years. Households in Coolangatta are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Coolangatta work in a professional occupation. In 2021, 55.70% of the homes in Coolangatta were owner-occupied compared with 48.20% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	61.7	Not Stated	2.0	0-15.6K	4.0	10-19	5.1
Couples with Children	22.4	Owns Outright	36.5	15.6-33.8K	16.7	20-29	14.7
Other	2.0	Renting	41.2	33.8-52K	13.8	90-99	1.9
Single Parents	14.0	Purchaser	19.2	52-78K	18.0	0-9	5.9
		Other	1.0	78-130K	21.1	40-49	9.8
				182K+	9.9	30-39	14.5
				130-182K	9.8	50-59	13.7
						70-79	12.4
						60-69	17.1
						80-89	5.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Coolangatta State School 29 Miles Street Coolangatta QLD 4225	0.48km	Primary	Mixed	Government	0-6
 Tweed Heads Public School 1-5 Stuart Street Tweed Heads NSW 2485	0.88km	Primary	Mixed	Government	0-6
 Tweed Heads South Public School 12-16 Heffron Street Tweed Heads South NSW 2486	3.03km	Primary	Mixed	Government	0-6
 Tweed River High School 12-16 Heffron Street Tweed Heads South NSW 2486	3.07km	Secondary	Mixed	Government	7-12
 Lindisfarne Anglican Grammar School, Junior School 36-52 Sunshine Avenue Tweed Heads South NSW 2486	3.08km	Primary	Mixed	Non-Government	-



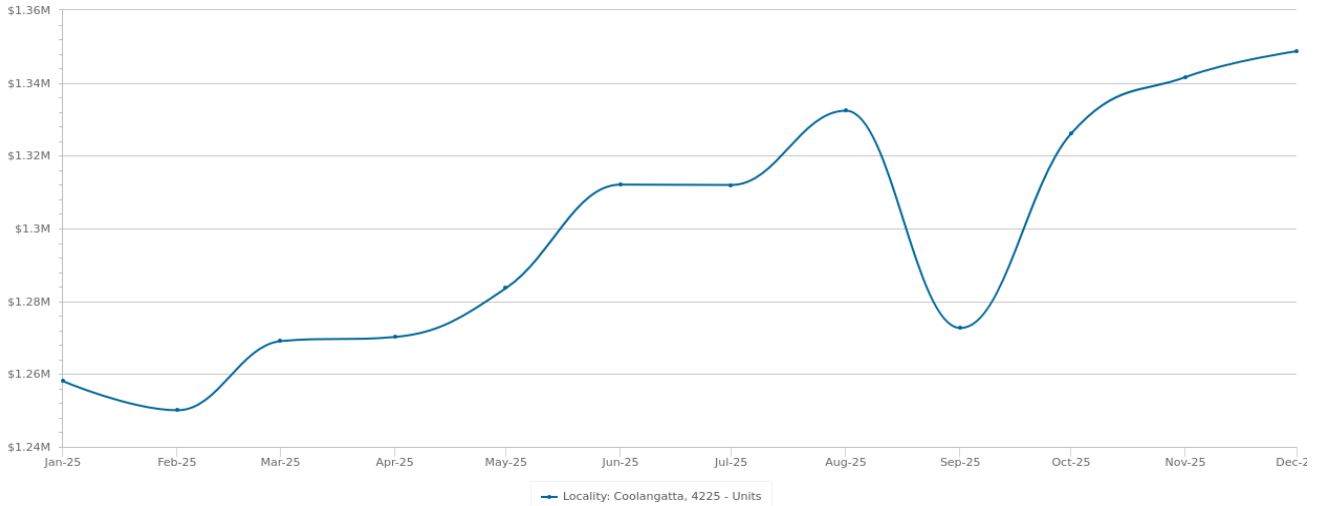
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

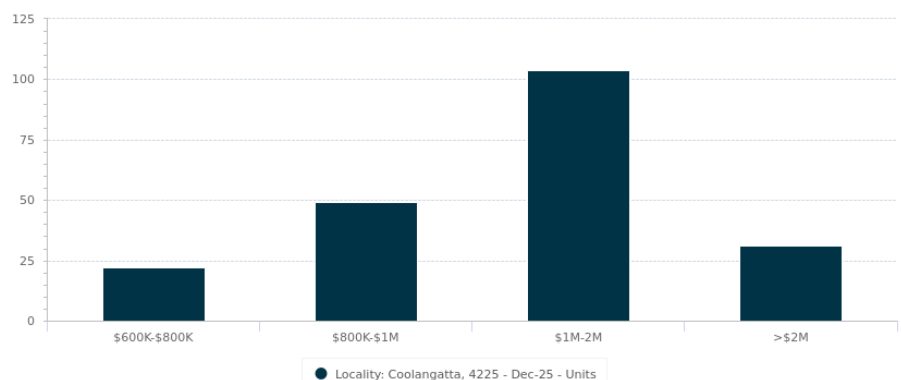


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2025	14	\$1,348,698	0.5% ▲	28	38	\$800
Nov 2025	23	\$1,341,615	1.2% ▲	28	46	\$800
Oct 2025	16	\$1,326,118	4.2% ▲	27	57	\$780
Sep 2025	16	\$1,272,654	-4.5% ▼	27	47	\$780
Aug 2025	21	\$1,332,362	1.6% ▲	27	46	\$780
Jul 2025	18	\$1,311,958	-0.0%	27	44	\$780
Jun 2025	16	\$1,312,058	2.2% ▲	27	42	\$750
May 2025	21	\$1,283,638	1.1% ▲	27	45	\$730
Apr 2025	18	\$1,270,197	0.1% ▲	27	45	\$750
Mar 2025	12	\$1,269,061	1.5% ▲	29	45	\$730
Feb 2025	16	\$1,250,055	-0.6% ▼	29	44	\$730
Jan 2025	15	\$1,258,039	1.1% ▲	28	47	\$730

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	22
\$800K-\$1M	49
\$1M-\$2M	104
>\$2M	31



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	-	\$1,365,215	9.2% ▲	-	198	\$820
2025	206	\$1,250,055	8.9% ▲	28	186	\$730
2024	213	\$1,148,144	19.1% ▲	29	178	\$650
2023	187	\$963,768	0.7% ▲	29	189	\$600
2022	233	\$956,718	28.3% ▲	21	201	\$510
2021	321	\$745,758	18.2% ▲	19	192	\$450
2020	213	\$630,723	1.9% ▲	36	247	\$420
2019	220	\$619,150	3.7% ▲	57	276	\$440
2018	237	\$597,061	12.5% ▲	35	259	\$400
2017	270	\$530,670	5.2% ▲	38	326	\$390
2016	308	\$504,441	13.7% ▲	51	404	\$365
2015	339	\$443,783	-4.3% ▼	52	318	\$330
2014	246	\$463,572	5.5% ▲	63	335	\$325
2013	263	\$439,401	0.7% ▲	70	294	\$317
2012	204	\$436,452	-1.2% ▼	97	300	\$300
2011	204	\$441,640	-3.9% ▼	98	248	\$317
2010	189	\$459,557	10.3% ▲	85	252	\$325
2009	262	\$416,627	-11.7% ▼	87	263	\$320
2008	221	\$471,990	10.6% ▲	57	191	\$310
2007	350	\$426,806	10.0% ▲	50	183	\$280

Your local agents

Sales & marketing specialists

Erin and Rachael have a natural zest for the Gold Coast lifestyle, and an obvious passion for real estate.

Their clients receive a superior 6-star service when they represent their most valuable real estate assets. With their professionalism and acute attention to detail, you can be sure your property will be presented at the highest standard in all aspects that they are involved in.

Erin and Rachael are excellent communicators with an engaging manner, their efficiency, organisation and friendly genuine nature go some way to explaining how they make the buying and selling process as stress free as possible for their clients.

Erin and Rachael have an incredible ability to understand exactly what people want and prides themselves on helping their customers achieve their goals. Embracing the changing world of technology, Erin and Rachael uses their specialised marketing techniques to find the buyer that is just right for your property, while keeping you informed of any progress along the way.

Clients like Erin and Rachael's positive energy, professionalism and their excellent follow up. Their dedication for a successful outcome and understanding of the local market combined with exceptional knowledge and experience within sales and marketing make them the best agents to achieve the best possible result for you.



**Erin King &
Rachael Sherriff**
your local agents

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0412 880 337
rachael@ljhookerct.com.au

LJ Hooker
Coolangatta | Tweed

Considering Selling?

call
Erin King 0439 060 535



 **LJ Hooker**
Coolangatta | Tweed

Client reviews:

- Nothing was too much trouble for Erin. I appreciated her professional yet honest and friendly approach in helping me purchase my home. Her communication during the process was highly commendable and her knowledge of the local area was amazing! Thank you Erin!
~ **Marcia Mellor (Buyer of 11/42-44 Thomson Street, Tweed Heads)**
- Erin sold a property for me, She was very professional prompt in every request. I would recommend Erin to any body looking to buy or sell.
~ **Peter Spring (Seller of 2/78 Mclean Street, Coolangatta)**
- Erin was a breath of fresh air to work with. She presented a clear plan and executed it just as she discussed on our first meeting. Erin was available at any time to assist us. The process she put in place was so impressive and maximised every opportunity. The RESULT speaks for itself. She achieved an outcome that was better than similar properties did during the peak of the market. Very Professional, thoughtful and so innovative.
~ **Kirsty Best (Seller of 2/38 Boundary Street, Tweed Heads)**
- From the moment I met Erin I was greeted with the biggest smile and utmost professionalism. I felt very comfortable discussing various matters with her and she answered every questions with ease and precision. She went over and beyond throughout the purchase of this incredible investment unit. I would highly recommend Erin for buying or selling needs, she is amazing!
~ **Tia Jones (Buyer of 2/38 Boundary Street, Tweed Heads)**
- Erin King, Real Estate Agent Coolangatta, is great agent. She listens to the Seller's needs and tailors a sales plan to suit. Professional, attentive, competent, communitive, customer orientated are just a few of the words I would use to describe Erin.
~ **Brendon Fray (Seller of 38 Beryl Street, Tweed Heads)**
- Erin King of LJ Hooker Coolangatta listens to the needs of purchasers - actively - & is truly professional & understanding. It was a pleasure to view properties with Erin King, who went out of her way to guide my decisions, as her local knowledge is expansive & astute. I thoroughly recommend Erin King whether you are a purchaser or seller of your home.
~ **Glennis Wood (Past Buyer)**
- It's a simple yet often overlooked fact, when selecting an agent for the best outcome possible for your property, you need to pick one who can serve both buyer and seller. Erin strikes this balance perfectly and with ease. Her astute people skills, rapidly gain your trust and her genuine nature, ensures your trust is retained throughout the process. Erin has the ability and experience to connect a property to its 'market', to listen to prospective buyers and show case the features of the property that matter most to them. I bought a property from Erin and my advice, if you want the best outcome for your property, "you will want her on your team".
~ **Garry Stubbs (Past Buyer)**
- Erin King sold my unit on the Coolangatta beachfront and I found her very professional, she saw clients outside of inspections as some were interstate and never could make the open homes. She sold my unit within a few weeks of the campaign and was very committed in helping me even after settlement. I would highly recommend Erin to anyone selling a property.
~ **Jan Martino (Past Seller)**

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