



## 14/111-113 GOLDEN FOUR DRIVE BILINGA QLD 4225

Prepared on 15th April 2026

**Erin King**

LJ HOOKER SOUTHERN GOLD COAST

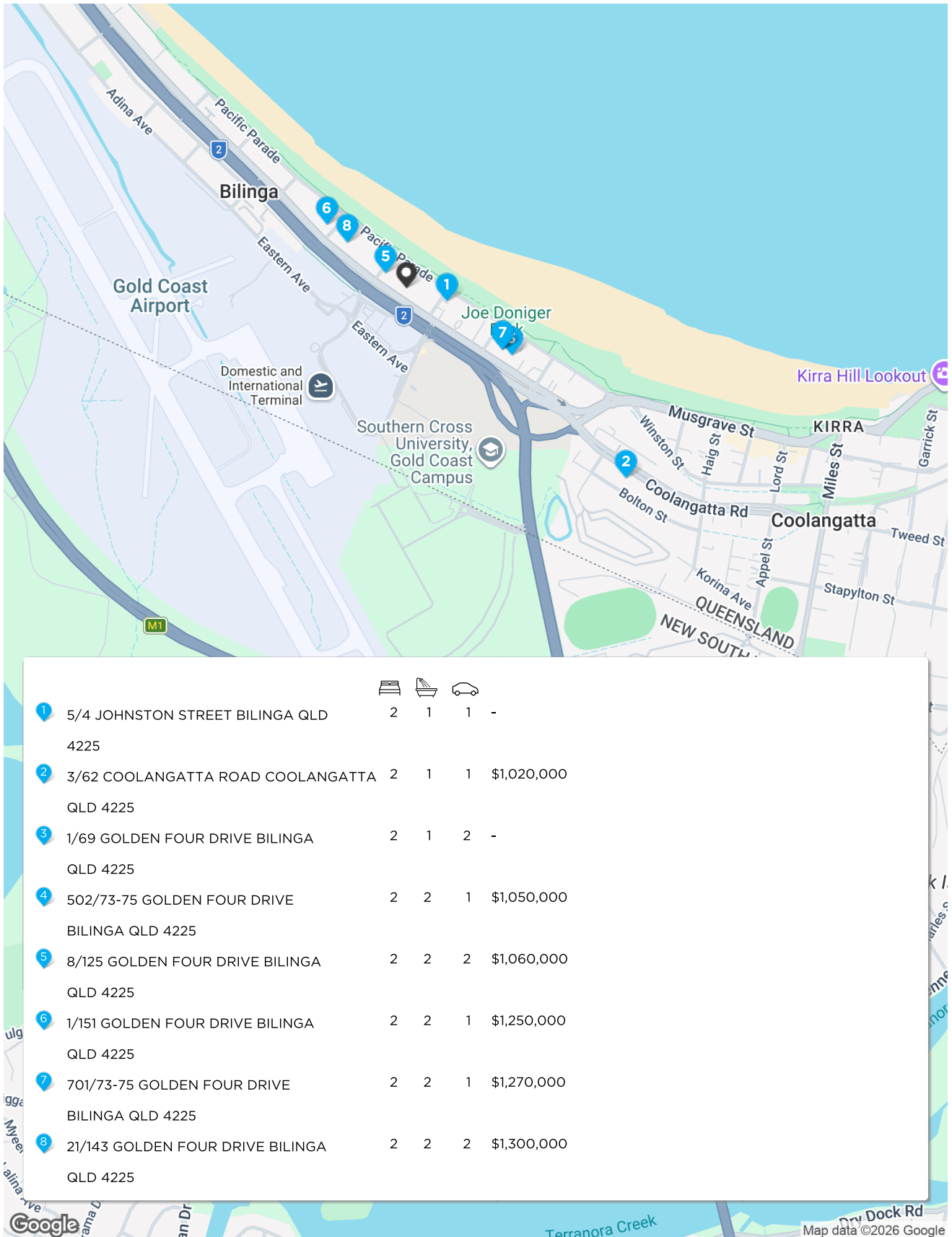
2/10 Fifth Avenue

PALM BEACH Queensland 4221

m: 0439060535



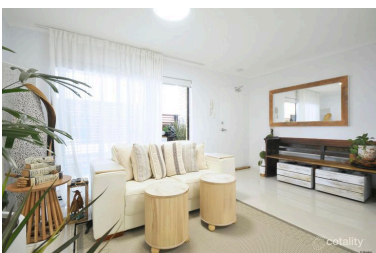


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# Comparables Map: Sales



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

# Comparable Sales

1	5/4 JOHNSTON STREET BILINGA QLD 4225	<b>Sold</b> <span style="float: right;">RS UN</span>
	<p> <span>🏠 2</span> <span>🚰 1</span> <span>🚗 1</span> <span>📏 270m<sup>2</sup></span> <span>📐 53m<sup>2</sup></span>            Year Built 1974 DOM 25            Sold Date 12-Mar-26 Distance 0.15km            First Listing Online Auction            Last Listing Online Auction         </p>	
2	3/62 COOLANGATTA ROAD COOLANGATTA QLD 4225	<b>Sold</b> <span style="float: right;">RS UN</span> <b>\$1,020,000</b>
	<p> <span>🏠 2</span> <span>🚰 1</span> <span>🚗 1</span> <span>📏 298m<sup>2</sup></span> <span>📐 78m<sup>2</sup></span>            Year Built 1988 DOM 22            Sold Date 31-Jan-26 Distance 1.02km            First Listing Offers over \$975,000            Last Listing \$1,020,000         </p>	
3	1/69 GOLDEN FOUR DRIVE BILINGA QLD 4225	<b>Sold</b> <span style="float: right;">RS UN</span>
	<p> <span>🏠 2</span> <span>🚰 1</span> <span>🚗 2</span> <span>📏 341m<sup>2</sup></span> <span>📐 90m<sup>2</sup></span>            Year Built 1986 DOM 12            Sold Date 20-Mar-26 Distance 0.44km            First Listing Contact agent            Last Listing Under Contract         </p>	
4	502/73-75 GOLDEN FOUR DRIVE BILINGA QLD 4225	<b>Sold</b> <span style="float: right;">RS UN</span> <b>\$1,050,000</b>
	<p> <span>🏠 2</span> <span>🚰 2</span> <span>🚗 1</span> <span>📏 106m<sup>2</sup></span> <span>📐 94m<sup>2</sup></span>            Year Built 2022 DOM 63            Sold Date 13-Oct-25 Distance 0.4km            First Listing Offers Over \$1,075,000            Last Listing Offers Over \$1,050,000         </p>	
5	8/125 GOLDEN FOUR DRIVE BILINGA QLD 4225	<b>Sold</b> <span style="float: right;">RS UN</span> <b>\$1,060,000</b>
	<p> <span>🏠 2</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 115m<sup>2</sup></span> <span>📐 145m<sup>2</sup></span>            Year Built 1991 DOM 150            Sold Date 23-Jan-25 Distance 0.09km            First Listing Offers Over \$1,250,000            Last Listing UNDER CONTRACT         </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

**6** 1/151 GOLDEN FOUR DRIVE BILINGA QLD 4225 **Sold** **\$1,250,000**




🛏 2 🚿 2 🚗 1 📏 1,057m<sup>2</sup> 📏 102m<sup>2</sup>  
 Year Built 1987 DOM 71  
 Sold Date 07-Oct-25 Distance 0.35km  
 First Listing -  
 Last Listing SOLD BY DAVID STRINGER

**7** 701/73-75 GOLDEN FOUR DRIVE BILINGA QLD 4225 **Sold** <sup>RS</sup> **\$1,270,000**



🛏 2 🚿 2 🚗 1 📏 111m<sup>2</sup> 📏 95m<sup>2</sup>  
 Year Built 2022 DOM 28  
 Sold Date 31-Jan-26 Distance 0.4km  
 First Listing Auction  
 Last Listing Auction

**8** 21/143 GOLDEN FOUR DRIVE BILINGA QLD 4225 **Sold** **\$1,300,000**

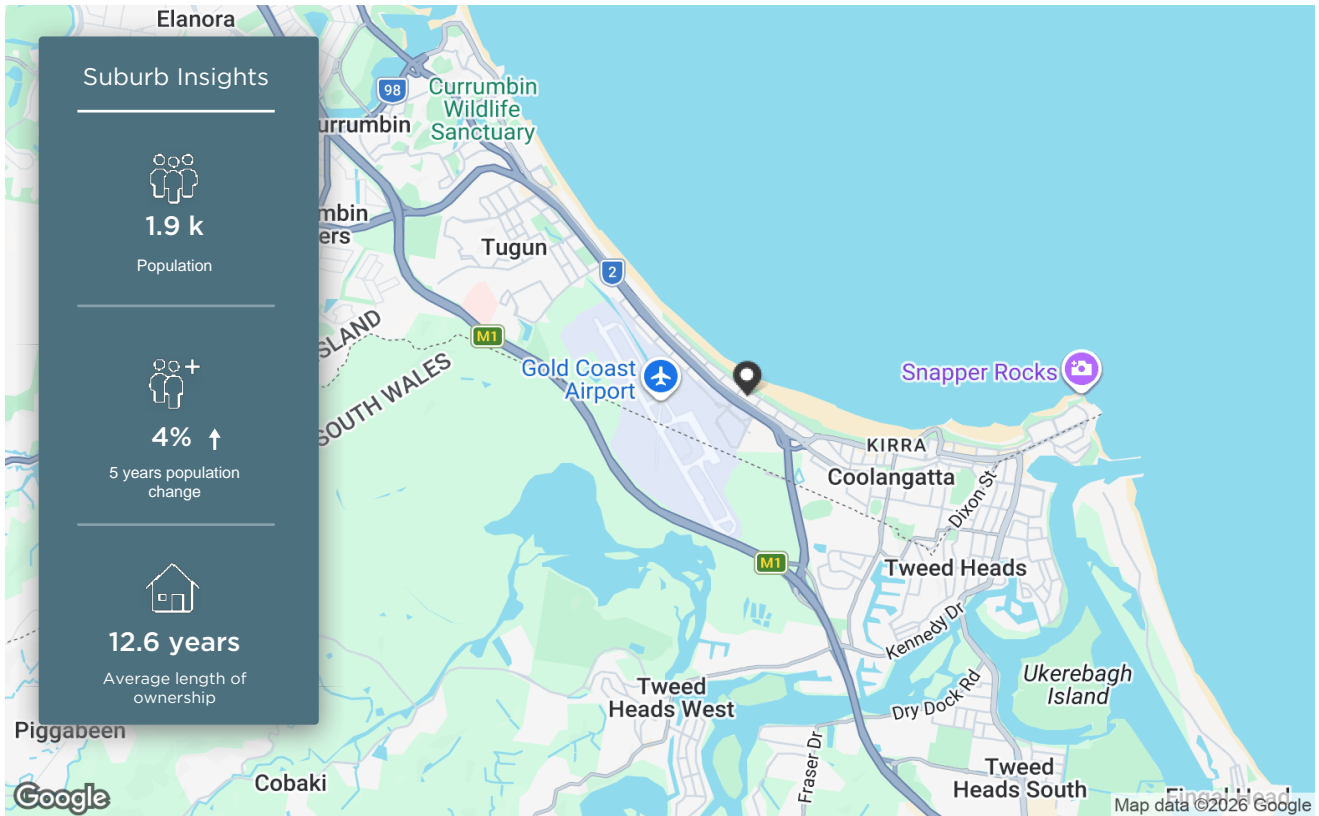


🛏 2 🚿 2 🚗 2 📏 1,045m<sup>2</sup> 📏 90m<sup>2</sup>  
 Year Built 1995 DOM -  
 Sold Date 13-Feb-26 Distance 0.26km  
 First Listing -  
 Last Listing -

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

# Bilinga

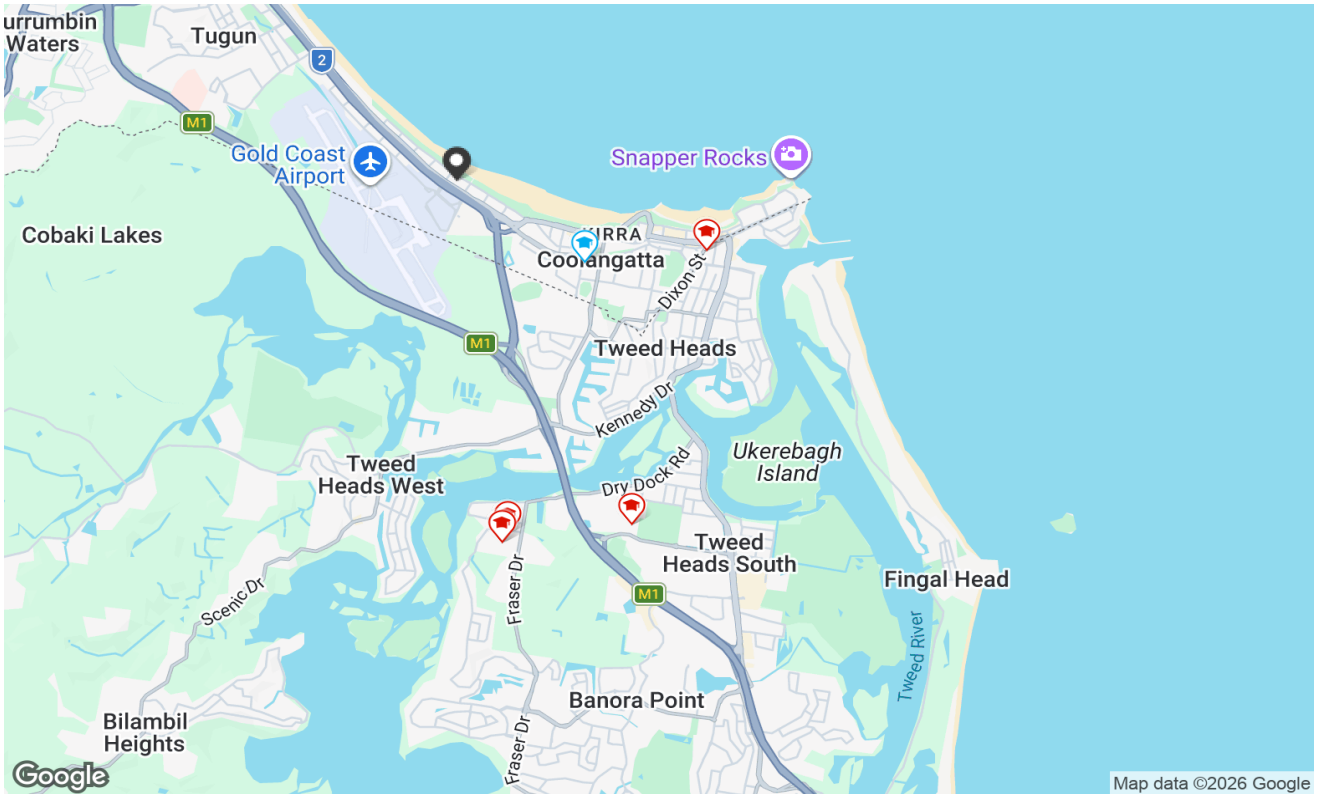
## Demographic








The size of Bilinga is approximately 2.6 square kilometres. It has 6 parks covering nearly 8.5% of total area. The population of Bilinga in 2016 was 1804 people. By 2021 the population was 1883 showing a population growth of 4.4% in the area during that time. The predominant age group in Bilinga is 60-69 years. Households in Bilinga are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bilinga work in a professional occupation. In 2021, 51.30% of the homes in Bilinga were owner-occupied compared with 46.20% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	58.6	Renting	47.3	182K+	10.5	90-99	0.9
Couples with Children	23.6	Other	1.5	130-182K	10.9	30-39	14.3
Other	1.5	Purchaser	21.3	0-15.6K	2.9	0-9	6.3
Single Parents	15.7	Owns Outright	30.0	33.8-52K	14.5	50-59	14.4
		Not Stated	1.0	15.6-33.8K	12.3	70-79	9.5
				52-78K	17.7	60-69	17.9
				78-130K	22.2	40-49	10.1
						80-89	4.6
						100+	0.0
						20-29	14.6

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Coolangatta State School</b> 29 Miles Street Coolangatta QLD 4225	1.56km	Primary	Mixed	Government	0-6
 <b>Tweed Heads Public School</b> 1-5 Stuart Street Tweed Heads NSW 2485	2.63km	Primary	Mixed	Government	0-6
 <b>Pacific Coast Christian School</b> 3.73km	3.73km	Combined	Mixed	Non-Government	0-12
 <b>Pacific Hope School</b> 3.81km	3.81km	Special	Mixed	Non-Government	-
 <b>Lindisfarne Anglican Grammar School, Junior School</b> 36-52 Sunshine Avenue Tweed Heads South NSW 2486	4.02km	Primary	Mixed	Non-Government	-



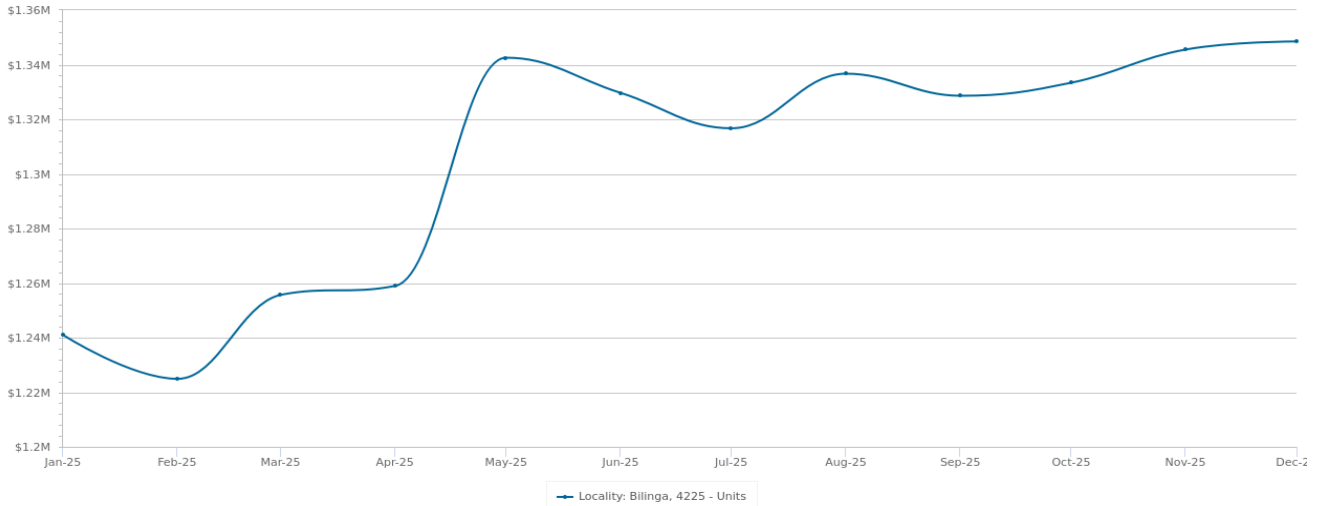
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (Unit)

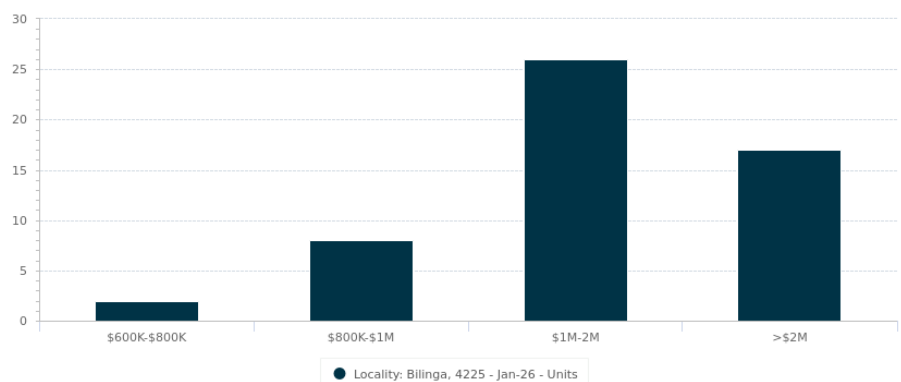


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2026	-	-	-	-	-	-
Dec 2025	-	\$1,348,519	0.2% ▲	30	14	\$750
Nov 2025	3	\$1,345,553	0.9% ▲	30	16	\$750
Oct 2025	8	\$1,333,396	0.4% ▲	30	24	\$750
Sep 2025	7	\$1,328,624	-0.6% ▼	30	18	\$750
Aug 2025	2	\$1,336,705	1.5% ▲	32	19	\$750
Jul 2025	7	\$1,316,712	-1.0% ▼	34	15	\$750
Jun 2025	7	\$1,329,674	-1.0% ▼	40	14	\$765
May 2025	7	\$1,342,560	6.6% ▲	34	15	\$775
Apr 2025	2	\$1,258,975	0.3% ▲	37	10	\$780
Mar 2025	6	\$1,255,704	2.5% ▲	34	7	\$770
Feb 2025	1	\$1,224,912	-1.3% ▼	34	10	\$760

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	2
\$800K-\$1M	8
\$1M-\$2M	26
>\$2M	17



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	53	\$1,430,753	13.9% ▲	31	72	\$750
2025	45	\$1,255,704	13.2% ▲	32	42	\$770
2024	47	\$1,109,072	16.7% ▲	30	54	\$700
2023	58	\$950,082	-1.5% ▼	27	33	\$600
2022	67	\$964,285	29.7% ▲	22	65	\$530
2021	50	\$743,662	20.8% ▲	38	61	\$500
2020	54	\$615,741	2.8% ▲	67	61	\$450
2019	39	\$599,176	12.3% ▲	26	74	\$445
2018	67	\$533,611	4.7% ▲	41	65	\$420
2017	74	\$509,653	8.2% ▲	40	80	\$400
2016	64	\$470,836	8.6% ▲	49	88	\$430
2015	43	\$433,523	-2.3% ▼	78	74	\$370
2014	43	\$443,659	13.2% ▲	119	73	\$340
2013	28	\$391,869	-8.0% ▼	64	82	\$310
2012	21	\$425,764	-12.5% ▼	68	87	\$320
2011	34	\$486,418	0.7% ▲	56	96	\$315
2010	52	\$482,877	4.1% ▲	58	90	\$295
2009	30	\$463,920	-7.1% ▼	129	67	\$320
2008	90	\$499,227	9.8% ▲	51	63	\$290
2007	59	\$454,793	12.9% ▲	77	54	\$257

# 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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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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