



17/22 MARINE PARADE COOLANGATTA QLD 4225

Prepared on 16th May 2026

Erin King

LJ HOOKER SOUTHERN GOLD COAST

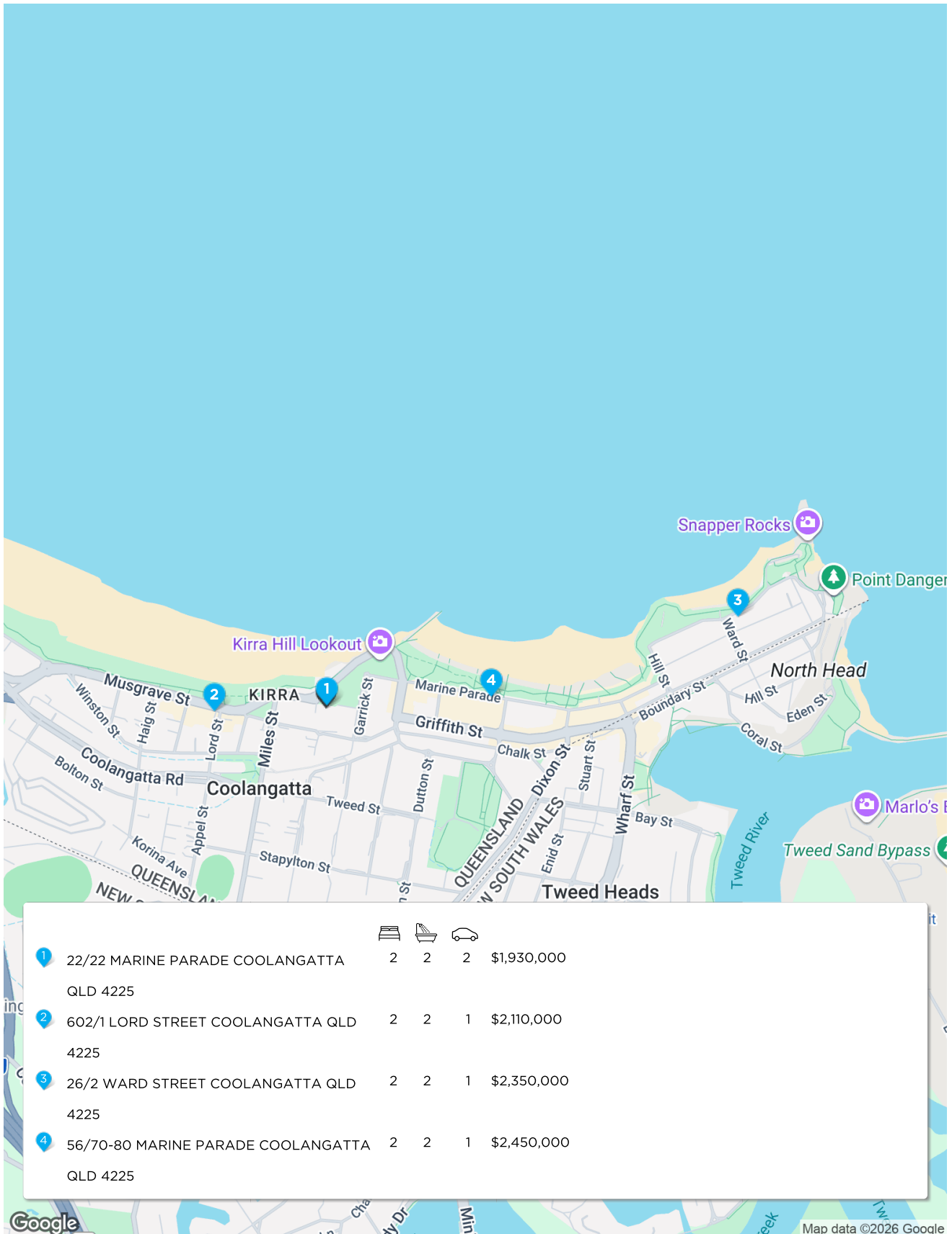
2/10 Fifth Avenue

PALM BEACH Queensland 4221

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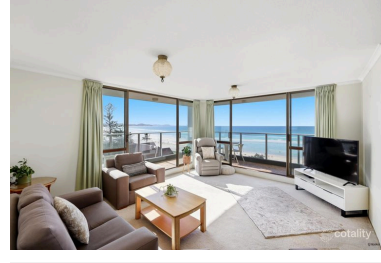

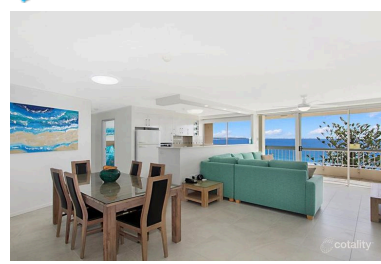
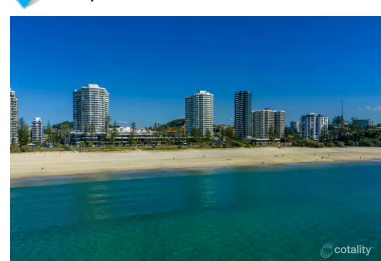
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Comparables Map: Sales



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

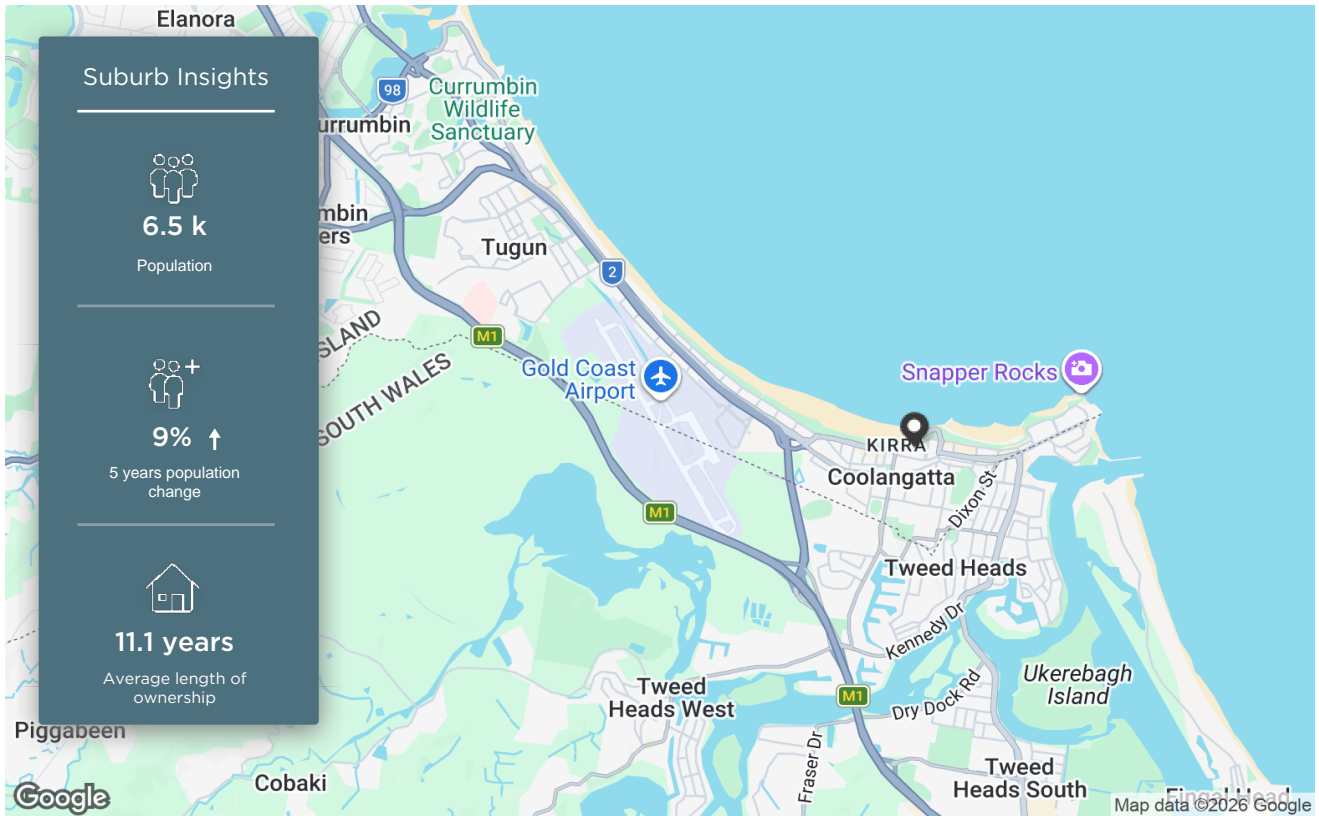
Comparable Sales

1	22/22 MARINE PARADE COOLANGATTA QLD 4225	Sold ^{RS} \$1,930,000
	2 2 2 813m ² 143m ² Year Built 1980 DOM 23 Sold Date 10-Apr-26 Distance 0km First Listing Coming Soon Last Listing Sold at Auction	
2	602/1 LORD STREET COOLANGATTA QLD 4225	Sold \$2,110,000
	2 2 1 119m ² 85m ² Year Built 2021 DOM 15 Sold Date 27-Jan-26 Distance 0.39km First Listing Offers Over \$2,100,000 Last Listing Offers Over \$2,100,000	
3	26/2 WARD STREET COOLANGATTA QLD 4225	Sold \$2,350,000
	2 2 1 355m ² 100m ² Year Built 1981 DOM 20 Sold Date 24-Feb-26 Distance 1.47km First Listing \$895,000 Last Listing \$890,000	
4	56/70-80 MARINE PARADE COOLANGATTA QLD 4225	Sold \$2,450,000
	2 2 1 726m ² 98m ² Year Built 1989 DOM 1 Sold Date 05-Feb-26 Distance 0.58km First Listing Coming Soon Last Listing Coming Soon	

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

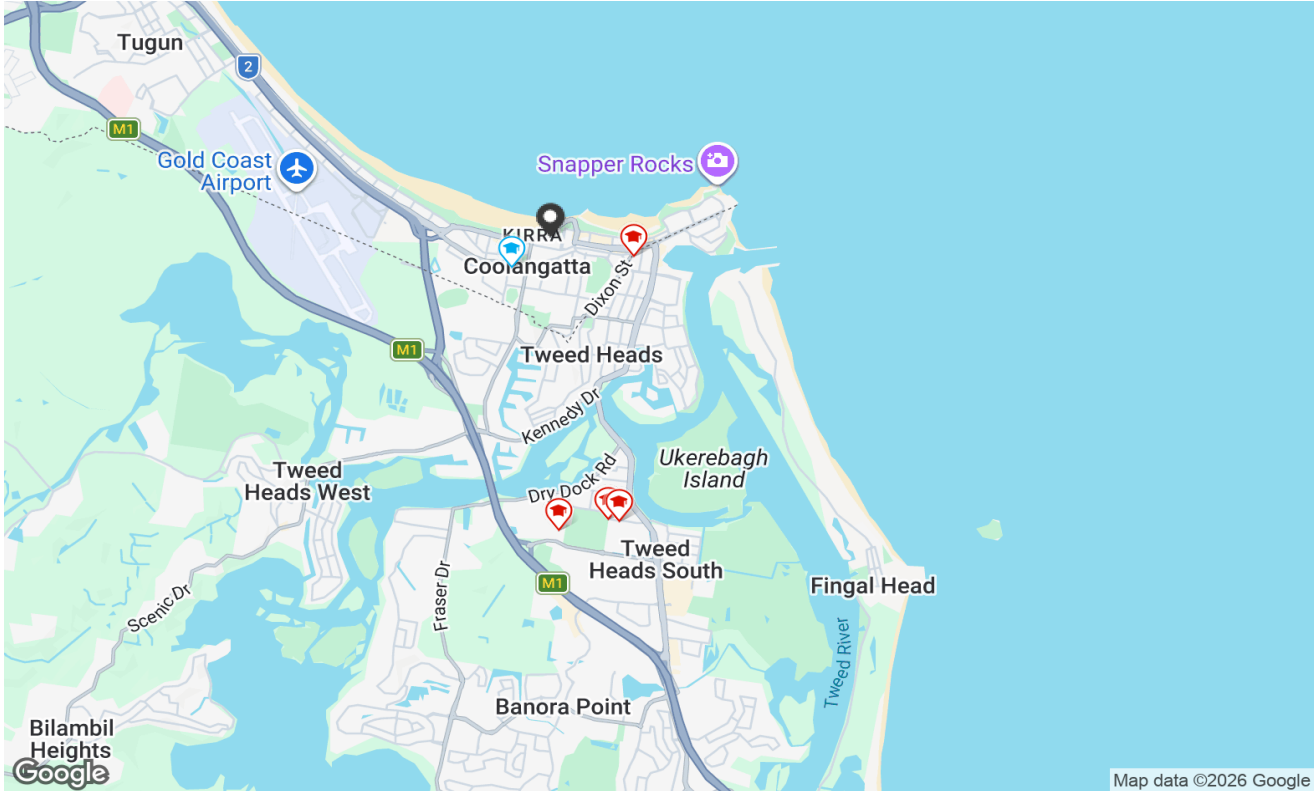
Demographic








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	-



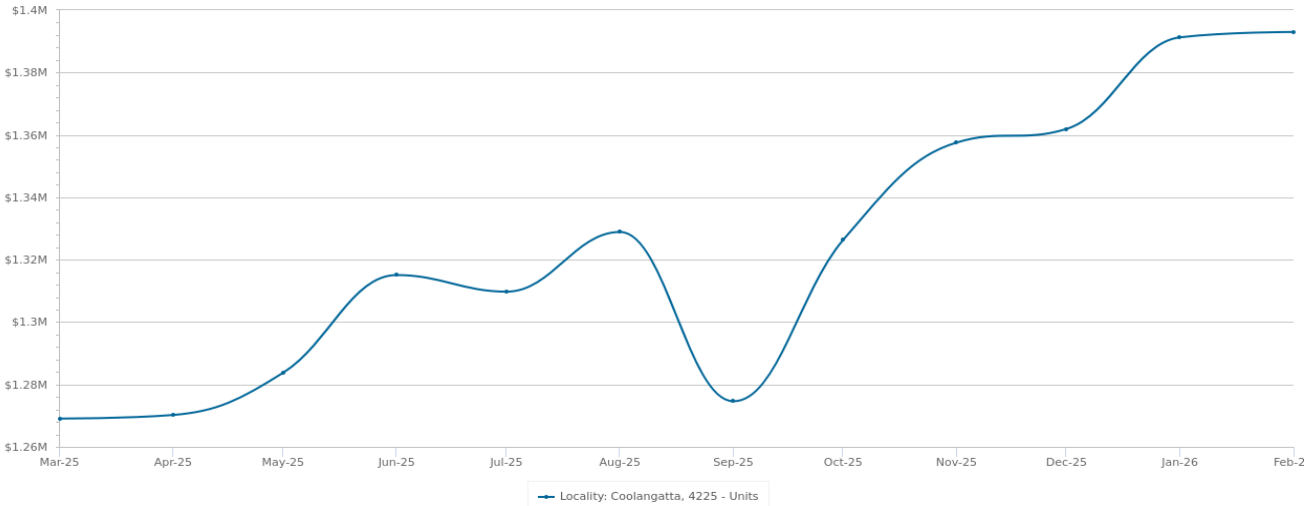
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

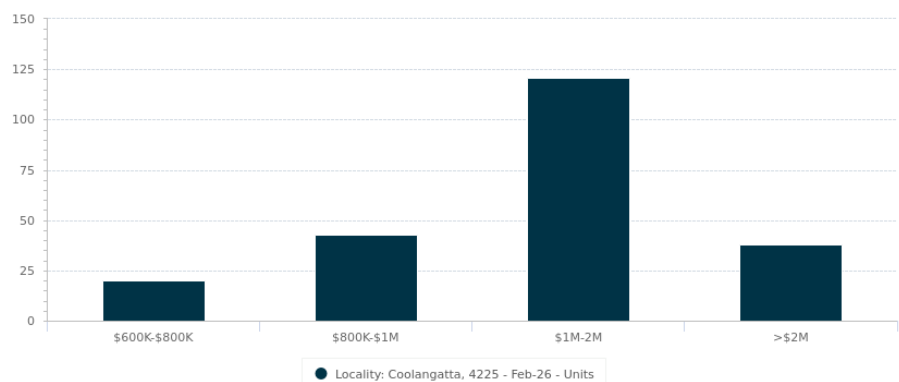


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2026	22	\$1,392,991	0.1% ▲	26	47	\$780
Jan 2026	18	\$1,391,279	2.2% ▲	27	46	\$760
Dec 2025	19	\$1,361,917	0.3% ▲	27	45	\$760
Nov 2025	25	\$1,357,557	2.3% ▲	28	53	\$750
Oct 2025	15	\$1,326,387	4.1% ▲	27	61	\$730
Sep 2025	16	\$1,274,617	-4.1% ▼	27	51	\$720
Aug 2025	21	\$1,328,881	1.5% ▲	27	53	\$717
Jul 2025	19	\$1,309,740	-0.4% ▼	27	49	\$700
Jun 2025	16	\$1,315,073	2.4% ▲	27	43	\$700
May 2025	21	\$1,283,785	1.1% ▲	27	47	\$700
Apr 2025	18	\$1,270,227	0.1% ▲	27	48	\$700
Mar 2025	12	\$1,269,061	1.5% ▲	29	53	\$700

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	20
\$800K-\$1M	43
\$1M-\$2M	121
>\$2M	38



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	222	\$1,304,000	2.7% ▲	26	236	\$800
2025	211	\$1,270,227	6.9% ▲	29	205	\$700
2024	191	\$1,187,877	17.9% ▲	29	184	\$680
2023	231	\$1,007,364	4.1% ▲	25	190	\$600
2022	312	\$967,643	22.9% ▲	18	223	\$505
2021	217	\$787,079	25.1% ▲	30	224	\$450
2020	221	\$629,078	0.5% ▲	52	242	\$410
2019	222	\$625,814	0.1% ▲	35	297	\$447
2018	261	\$625,110	16.7% ▲	37	262	\$400
2017	318	\$535,530	3.3% ▲	50	334	\$395
2016	339	\$518,561	9.4% ▲	53	406	\$375
2015	252	\$474,167	3.9% ▲	58	343	\$340
2014	259	\$456,507	-0.5% ▼	73	337	\$320
2013	214	\$458,860	5.2% ▲	87	309	\$320
2012	202	\$436,147	3.1% ▲	110	302	\$300
2011	187	\$423,159	-8.0% ▼	83	273	\$310
2010	271	\$460,084	9.4% ▲	79	265	\$322
2009	208	\$420,459	-12.0% ▼	67	284	\$315
2008	333	\$477,974	16.1% ▲	56	223	\$310
2007	380	\$411,692	2.4% ▲	63	199	\$275

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.



Some of our recent seller reviews



Erin and Rach are absolute rockstars when it comes to the way they run their business.. Their knowledge and belief in our properties and the market we are in is exactly why we chose them to sell our last 3 projects.. Their passion and desire to achieve the greatest results for their clients is second to none. Absolute rockstars to work with.

Seller - Coolangatta



Erin & Rachael were both amazing to deal with. They are such hustlers and got us an amazing price in just a couple of weeks. They outdid themselves and were so easy to work with. Would definitely recommend them if you are selling your property.

Seller - Bilinga



We recently sold our home with Erin and Rach and once again, the experience was exceptional. Having worked with them in the past, we knew we were in capable hands—and they still managed to exceed our expectations.

From start to finish, Erin and Rach demonstrated professionalism, outstanding market knowledge, and a genuine commitment to achieving the best possible result for us. They kept us well-informed throughout the process and handled every detail with care and precision. The marketing campaign was fantastic!

Seller - Tugun



Erin and Rach exceeded expectations in every possible way; from their professional and reassuring communication, diligence to the important details. Their energy for finding not just a buyer, but the right buyer, their negotiation skills, and patience with even the silliest of questions. Erin and Rach are genuinely passionate agents whose enthusiasm and authenticity are apparently limitless.

Seller - Coolangatta



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 **LJ Hooker**
Coolangatta | Tweed

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