



202/32 O'CONNOR STREET TUGUN QLD 4224

Prepared on 21st May 2026

Erin King

LJ HOOKER SOUTHERN GOLD COAST

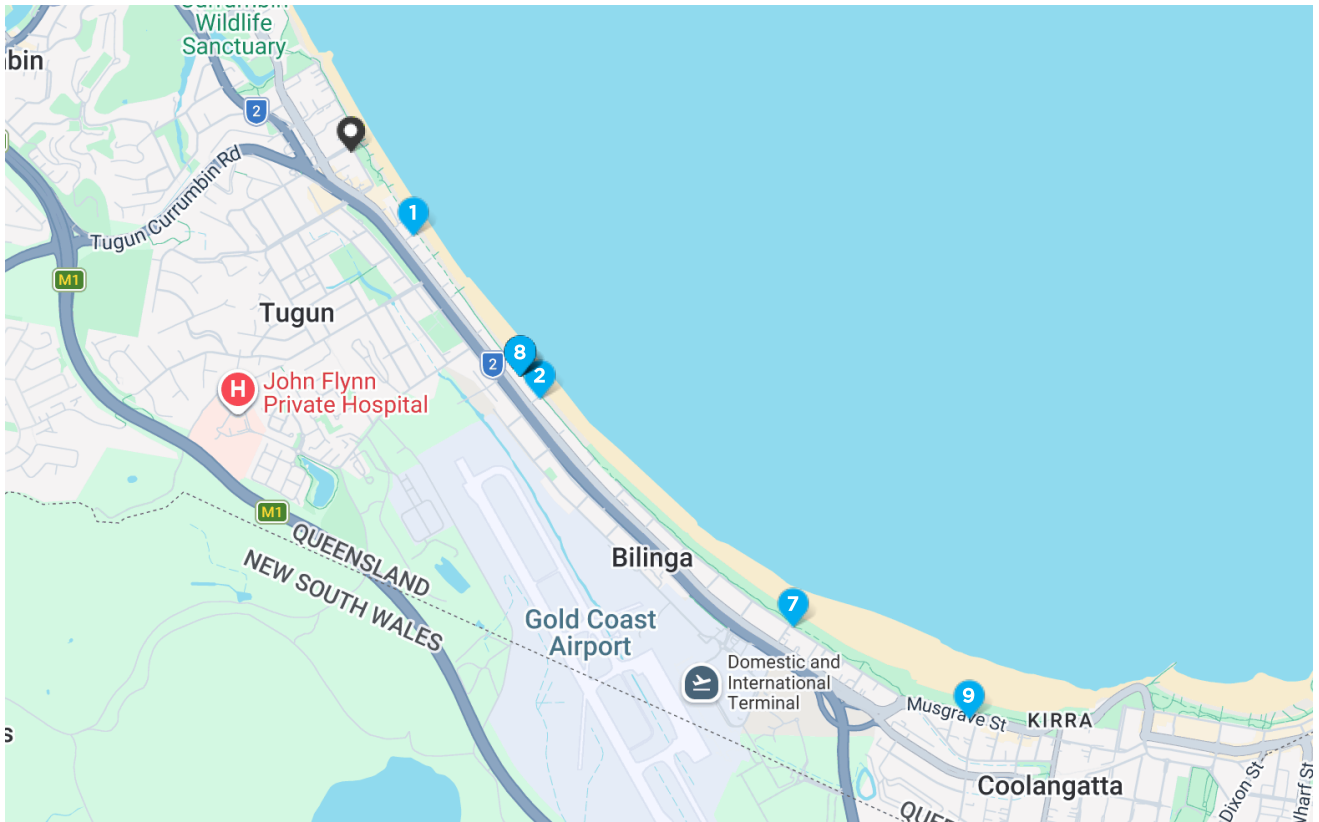
2/10 Fifth Avenue




PALM BEACH Queensland 4221

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Comparables Map: Sales



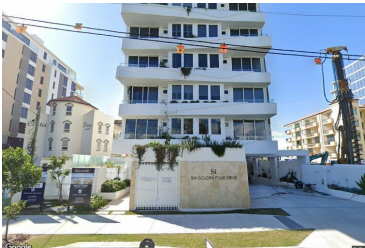

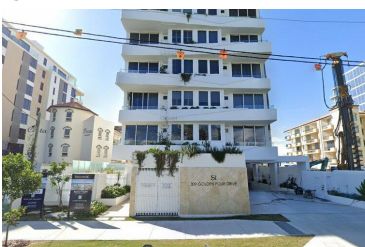


				
1 4/399 GOLDEN FOUR DRIVE TUGUN QLD 4224	3	3	2	\$3,700,000
2 LOT 301/295 GOLDEN FOUR DRIVE BILINGA QLD 4225	4	3	2	\$3,750,000
3 LOT 11/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	\$4,075,000
4 LOT 10/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	\$4,175,000
5 LOT 13/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	\$4,200,000
6 LOT 12/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	\$4,500,000
7 7/102 PACIFIC PARADE BILINGA QLD 4225	3	3	2	\$4,500,000
8 LOT 1/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	\$4,600,000
9 101/1 HAIG STREET COOLANGATTA QLD 4225	3	3	2	\$4,700,000

Google Map data ©2026 Google

























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

Comparable Sales

1	4/399 GOLDEN FOUR DRIVE TUGUN QLD 4224	Sold \$3,700,000
	<p> 3 3 2 274m² 226m² Year Built 2008 DOM 28 Sold Date 12-Feb-26 Distance 0.53km First Listing Auction On Site, Friday 20 February at 12pm Last Listing Sold - \$3,700,000 </p>	
2	LOT 301/295 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$3,750,000
	<p> 4 3 2 200m² - Year Built - DOM 134 Sold Date 30-Jan-26 Distance 1.57km First Listing Auction Last Listing Contact Agent </p>	
3	LOT 11/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$4,075,000
	<p> 3 3 2 278m² 240m² Year Built - DOM - Sold Date 02-Jul-25 Distance 1.42km First Listing - Last Listing - </p>	
4	LOT 10/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$4,175,000
	<p> 3 3 2 278m² 240m² Year Built - DOM - Sold Date 18-Feb-25 Distance 1.42km First Listing - Last Listing - </p>	
5	LOT 13/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$4,200,000
	<p> 3 3 2 280m² 240m² Year Built - DOM - Sold Date 16-Jul-25 Distance 1.42km First Listing - Last Listing - </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

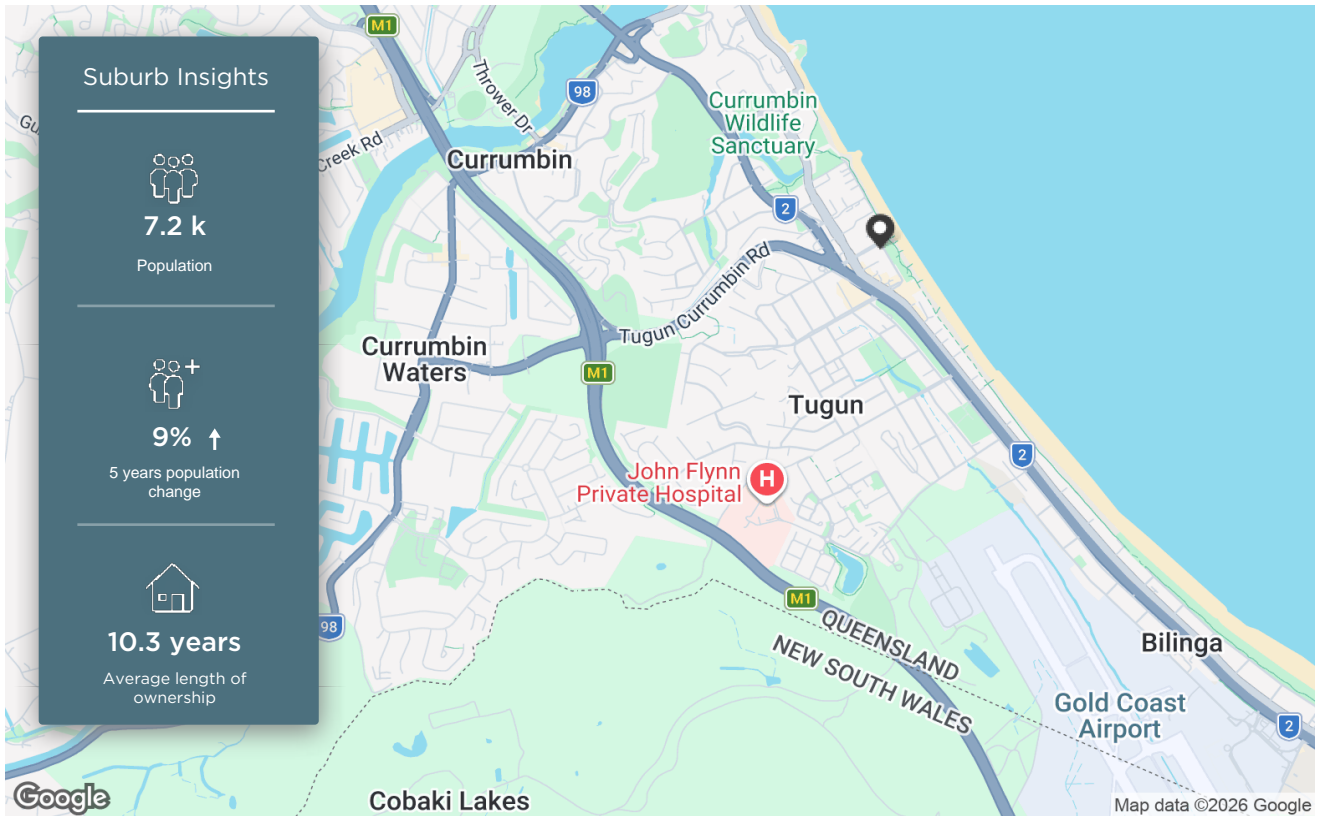
Comparable Sales

6	LOT 12/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$4,500,000
	<p>  3  3  2  278m²  240m² </p> <p> Year Built - DOM - </p> <p> Sold Date 26-Mar-25 Distance 1.42km </p> <p> First Listing - </p> <p> Last Listing - </p>	
7	7/102 PACIFIC PARADE BILINGA QLD 4225	Sold \$4,500,000
	<p>  3  3  2  302m²  - </p> <p> Year Built - DOM - </p> <p> Sold Date 16-Jul-25 Distance 3.28km </p> <p> First Listing - </p> <p> Last Listing - </p>	
8	LOT 1/309 GOLDEN FOUR DRIVE BILINGA QLD 4225	Sold \$4,600,000
	<p>  3  3  2  373m²  217m² </p> <p> Year Built - DOM - </p> <p> Sold Date 23-Dec-24 Distance 1.42km </p> <p> First Listing - </p> <p> Last Listing - </p>	
9	101/1 HAIG STREET COOLANGATTA QLD 4225	Sold \$4,700,000
	<p>  3  3  2  537m²  - </p> <p> Year Built 2008 DOM 25 </p> <p> Sold Date 23-Jun-25 Distance 4.23km </p> <p> First Listing AUCTION </p> <p> Last Listing - </p>	

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Tugun

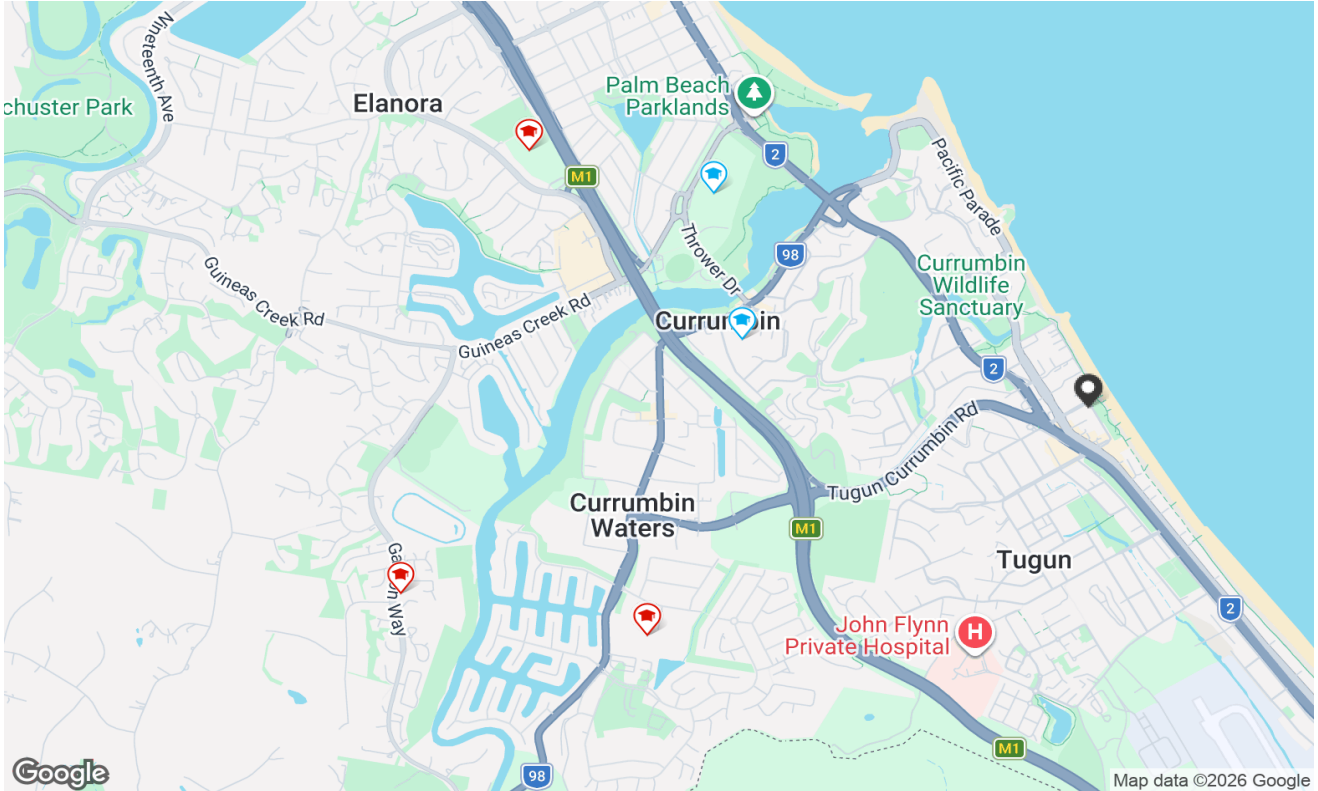
Demographic








The size of Tugun is approximately 3.0 square kilometres. It has 15 parks covering nearly 20.5% of total area. The population of Tugun in 2016 was 6588 people. By 2021 the population was 7175 showing a population growth of 8.9% in the area during that time. The predominant age group in Tugun is 30-39 years. Households in Tugun are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Tugun work in a professional occupation. In 2021, 67.60% of the homes in Tugun were owner-occupied compared with 62.50% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Couples with Children	41.4	Other	1.0	15.6-33.8K	11.4	80-89	3.5
Single Parents	18.2	Purchaser	38.9	78-130K	25.1	50-59	11.9
Other	1.6	Owns Outright	28.7	52-78K	14.4	40-49	13.5
Childless Couples	38.8	Renting	30.2	0-15.6K	3.1	60-69	11.5
		Not Stated	1.4	33.8-52K	11.5	90-99	1.1
				130-182K	13.6	30-39	16.1
				182K+	13.1	70-79	7.8
						0-9	11.6
						20-29	12.1
						100+	0.0

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Currumbin State School 6 Philip Street Currumbin QLD 4223	1.74km	Primary	Mixed	Government	0-6
 Palm Beach-Currumbin State High School LOT 230 Gold Coast Highway Palm Beach QLD 4221	2.17km	Secondary	Mixed	Government	7-12
 Currumbin Community Special School 5 Hammersford Drive Currumbin Waters QLD 4223	2.48km	Special	Mixed	Government	0-12
 Elanora State School 3 Park Court Elanora QLD 4221	3.08km	Primary	Mixed	Government	0-6
 St Augustine's Parish Primary School 106 Galleon Way Currumbin Waters QLD 4223	3.54km	Primary	Mixed	Non-Government	0-6



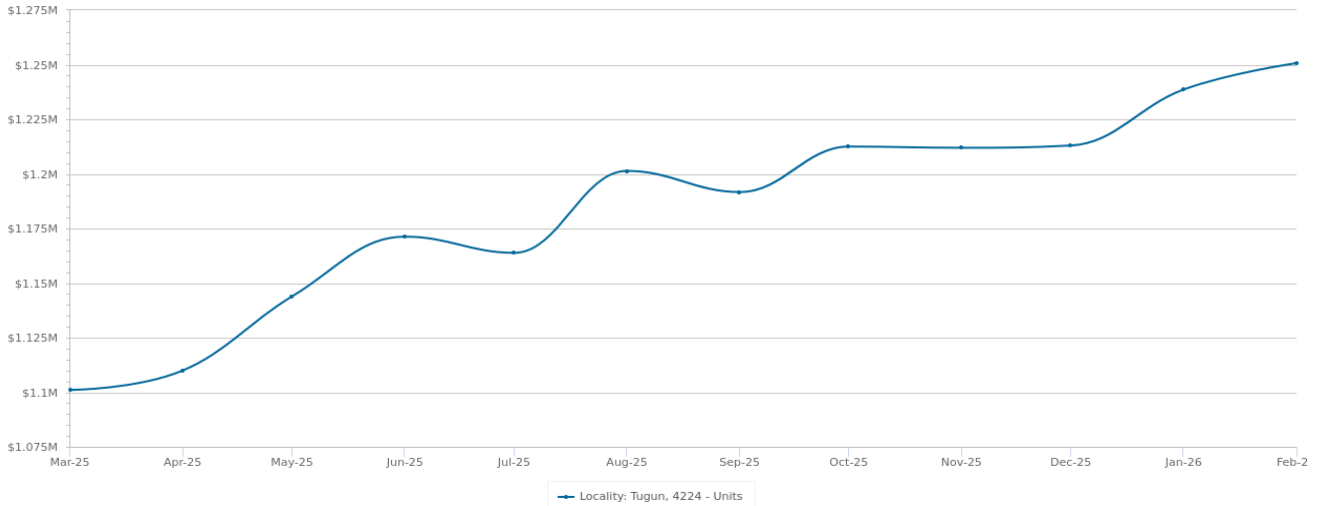
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

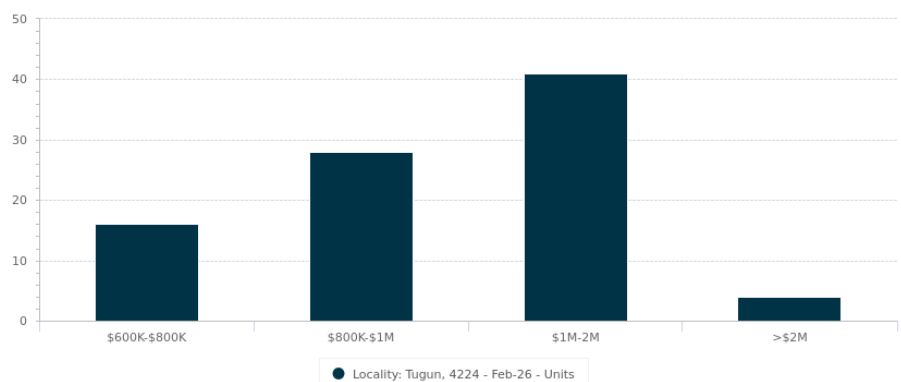


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2026	6	\$1,250,716	1.0% ▲	15	15	\$800
Jan 2026	7	\$1,238,653	2.1% ▲	17	16	\$792
Dec 2025	6	\$1,213,003	0.1% ▲	16	10	\$800
Nov 2025	11	\$1,211,953	-0.0%	16	15	\$800
Oct 2025	4	\$1,212,519	1.7% ▲	16	14	\$785
Sep 2025	7	\$1,191,685	-0.8% ▼	16	13	\$792
Aug 2025	4	\$1,201,370	3.2% ▲	16	12	\$785
Jul 2025	10	\$1,163,841	-0.6% ▼	24	14	\$780
Jun 2025	6	\$1,171,259	2.4% ▲	24	16	\$762
May 2025	7	\$1,143,972	3.1% ▲	16	17	\$777
Apr 2025	15	\$1,110,039	0.8% ▲	16	23	\$772
Mar 2025	6	\$1,101,061	2.5% ▲	24	20	\$760

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	16
\$800K-\$1M	28
\$1M-\$2M	41
>\$2M	4



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	89	\$1,208,823	8.9% ▲	15	85	\$800
2025	96	\$1,110,039	11.7% ▲	26	88	\$772
2024	99	\$994,109	12.5% ▲	24	98	\$750
2023	106	\$883,684	5.6% ▲	25	96	\$650
2022	114	\$836,502	25.1% ▲	14	114	\$550
2021	107	\$668,852	26.1% ▲	20	114	\$500
2020	116	\$530,371	0.8% ▲	37	121	\$470
2019	112	\$526,078	2.9% ▲	42	143	\$435
2018	121	\$511,168	11.8% ▲	22	130	\$450
2017	156	\$457,166	1.5% ▲	29	151	\$390
2016	139	\$450,362	12.5% ▲	43	173	\$420
2015	114	\$400,185	-3.8% ▼	38	155	\$350
2014	103	\$415,835	7.9% ▲	66	164	\$320
2013	57	\$385,429	-1.1% ▼	47	132	\$307
2012	62	\$389,700	-1.2% ▼	108	120	\$320
2011	113	\$394,398	-1.9% ▼	49	139	\$330
2010	234	\$402,163	6.6% ▲	31	142	\$310
2009	105	\$377,418	-11.2% ▼	68	121	\$320
2008	179	\$424,873	15.6% ▲	40	109	\$267
2007	129	\$367,538	5.7% ▲	51	98	\$285

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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