

OCTOBER 2026 EDITION

GOLD COAST · SOUTH EAST QUEENSLAND

GC Prestige
NEW PROJECTS

UPDATED EVERY MONTH

Next edition: November 2026

FOR DEVELOPERS, LANDOWNERS AND BUYERS

New Projects Market Update

New apartment sales, the supply squeeze, build costs, site sales and the projects reshaping the Gold Coast skyline.

TAP A NUMBER TO JUMP TO THAT SECTION · FULL CONTENTS ON PAGE 2

644

NEW APT SALES H1 >

\$2.63M

AVERAGE PRICE >

~60%

PIPELINE AT RISK >

\$70M

TOP SITE SALE >

Contents. Tap to jump.

This report is refreshed every month with the latest sales, supply, costs, site deals and project news. This is the October 2026 edition; the next is due in November 2026.

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Eight numbers that matter this month

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Project marketing and site sales

October 2026 in eight numbers.

Buyers are still paying record prices for well-located new apartments, while rising costs and higher rates are thinning out what actually gets built.

644

NEW APARTMENT SALES, H1 2026

Up ~12% on H1 2025 · Urbis

\$2.63_M

AVERAGE NEW APARTMENT PRICE

June qtr 2026 · Urbis

~60%

2028-29 COMPLETIONS AT RISK

Delay or withdrawal · PCA/Urbis

2,431

NEW UNITS REGISTERED IN 2025

Down 6.3% · target is 5,643 a year

5.5%

GC BUILD COST ESCALATION 2026

Forecast 7% a year 2027-29 · RLB

4.60%

RBA CASH RATE

4th rise of 2026 · 30 Sep

\$850_{/wk}

GC MEDIAN UNIT RENT

Record high · vacancy 1.1%

185k

NEW GC HOMES NEEDED BY 2046

9,250 a year · City of Gold Coast

Sources: Urbis via Ocean Road Magazine (2 Sep 2026) and Business News Australia (25 Jun 2026); Property Council/Urbis Gold Coast Apartment Pipeline Report (12 Jun 2026); RLB (16 Jun 2026); CommBank (30 Sep 2026); ABC/Domain/REIQ (9 Jul 2026); ABC (16 Feb 2026). Full list on the back cover.

This month on the Gold Coast.

Approvals keep coming in Broadbeach and the southern beaches, as asking prices ease and a court case tests how tall towers can go.

8 OCT

Work starts on Sea World's \$10M marine wildlife hospital

The state broke ground at Main Beach on one of five wildlife hospitals in a \$39.6M package tied to its Destination 2045 tourism plan.

BUSINESS NEWS AUSTRALIA

6 OCT

Monaco launches \$500M Nalu at Miami

44 beachfront residences at 122 Marine Parade from \$6.95M, with an ultra-penthouse above \$30M. Early works are under way on the \$70M site.

APARTMENTS.COM.AU

5 OCT

Arada details \$2B+ One Broadbeach

An August change application seeks 61 and 56-storey towers with 952 residences and 516 short-stay units on the Gold Coast Highway.

AUSTRALIAN DEVELOPMENT REVIEW

1 OCT

44-storey tower planned for Surf Parade

Gallery Group and Vitale Group lodged plans for a 143m tower with 338 apartments at 205–211 Surf Parade. Sales could launch next year.

APARTMENTS.COM.AU

29 SEP

Sunland's \$390M 101 OBR approved

42 storeys and 81 apartments in Broadbeach. Sales launch in the coming months, with construction from early 2027 and completion targeted for mid-2031.

THE URBAN DEVELOPER

29 SEP

Asking prices ease across SEQ

SQM Research shows Gold Coast unit asking prices down 16.4% since February and house asking prices down 8.6% since March.

MACROBUSINESS CITING SQM RESEARCH

29 SEP

Gold Coast developer jailed for investor fraud

A nine-year sentence after an ASIC probe into about \$2.3M of misused investor funds. A reminder for buyers to check who is behind a project.

ABC NEWS

Cranes, approvals and a test for heights.

25 SEP

5Point breaks ground on \$100M Alora

A 17-level boutique tower of 38 residences at 12 Ward Street, Rainbow Bay.

THE URBAN DEVELOPER

22 SEP

Sherpa wins approval for \$350M Flourish Viveré

26 levels and 194 residences in Coolangatta, with 41 homes set aside for first-home buyers. It is Sherpa's biggest project yet.

AUSTRALIAN DEVELOPMENT REVIEW

21 SEP

Coomera Hospital grows to \$2.25B and 600 beds

Multiplex appointed to build it. Staged opening from 2028 and all beds by 2032, a major anchor for the northern corridor.

THE URBAN DEVELOPER

20 SEP

Homecorp starts \$360M Lyon Residences

Construction is under way on 32 storeys and 178 apartments at Budds Beach, Surfers Paradise.

BRISBANE DEVELOPMENT

14 SEP

Paradiso Place passes \$100M in sales

SPG Land's \$1.5B three-tower project on a 1.15 ha Surfers Paradise site, priced from \$905k. First tower due late 2029.

AUSTRALIAN DEVELOPMENT REVIEW

AUG

Court ruling puts tower height bonuses in doubt

The Court of Appeal found luxury apartments don't qualify for the affordability height bonus of up to 50%. Council is seeking High Court leave and moved to protect a \$5.5B pipeline.

ABC NEWS · THE URBAN DEVELOPER

13 JUL

State commits \$146M to unlock 18,900+ homes

Residential Activation Fund money for Pimpama, Coomera, Worongary, Robina and Parkwood, including a Merrimac sewage plant upgrade.

QUEENSLAND GOVERNMENT

HEIGHT RULES TO WATCH

If the Court of Appeal ruling stands, luxury towers can't use the affordability height bonus. Sites with height already approved become more valuable.

16 projects on the move this spring.

Every tower and project we tracked through planning, launch or construction, newest first. Broadbeach and the southern beaches lead.

SITE AND PROJECT	PROPOSAL	STATUS	DATE
4-6 Oban Ln, Southport — · Karam Group	13 storeys · 81 apts	LODGED	8 Oct
122 Marine Pde, Miami Nalu · Monaco	44 homes · \$500M	LAUNCHED	6 Oct
410 Marine Pde, Biggera Waters Reflections on the Broadwater · NIECON	14 lvls · 90 apts · \$168M	LAUNCHED	3 Oct
2709-2723 GC Hwy, Broadbeach One Broadbeach · Arada	61 + 56 storeys · 952 homes	CHANGE APP.	Aug
205-211 Surf Pde, Surfers — · Gallery / Vitale	44 storeys · 338 apts	LODGED	1 Oct
99-101 Old Burleigh Rd, Broadbeach 101 OBR · Sunland	42 storeys · 81 apts · \$390M	APPROVED	29 Sep
16 Marine Pde, Coolangatta Casilia Residences · KTQ Group	87 apts · ~half sold	SELLING	28 Sep
12 Ward St, Rainbow Bay Alora · 5Point	17 lvls · 38 homes · \$100M	UNDER CONSTR.	25 Sep
60-64 Seaworld Dr, Main Beach Ritz-Carlton precinct · Pelligra / Giannarelli	20 apts in \$480M precinct	REVISED PLANS	24 Sep
129 Golden Four Dr, Bilinga — · Alex Brosque	9 storeys · 13 apts	PROPOSED	24 Sep
Griffith & Warner Sts, Coolangatta Flourish Viveré · Sherpa	26 lvls · 194 homes · \$350M	APPROVED	22 Sep
7 Anembo St, Chevron Island — · Foten	20 storeys · 13 apts	LODGED	22 Sep
Acacia & Oak Aves, Surfers Lyon Residences · Homecorp	32 storeys · 178 apts · \$360M	UNDER CONSTR.	20 Sep
Scarborough & Queen Sts, Southport Southern Gateway · Oxford Crown	53 + 46 storeys · 509 apts	LODGED	14 Sep
137 Old Burleigh Rd, Broadbeach Breeze · DVB Projects	34 lvls · 49 homes · \$320M	APPROVED	11 Sep
Vista St, Surfers Paradise Surfer · Bastion Group	30 storeys · 100 homes · \$180M	LODGED	8 Sep

Sources: The Urban Developer; Apartments.com.au; Australian Development Review; Brisbane Development (5 Sep – 8 Oct 2026). One Broadbeach change application lodged Aug 2026, reported 5 Oct. Bilinga stage as reported in DA renders.

Sales held up and prices set new highs.

644 new apartments sold in the first half of 2026, about 12% more than a year earlier, even as rates rose. The average price reached \$2.63M in the June quarter.



76%

SALES ABOVE \$1M
March quarter 2026

62%

2-BED, 2-BATH
Share of March qtr sales

37%

OWNER-OCCUPIERS
Down from 60%+ five years ago

Investors and interstate buyers now make up most of the market, split roughly evenly. Two-bedroom product above \$1M is doing the heavy lifting, and buyers are paying for location, views and builder certainty.

Source: Urbis Gold Coast Apartment Essentials, reported by Business News Australia (25 Jun 2026) and Ocean Road Magazine (2 Sep 2026). December quarter 2025 average of \$2.559M was the record at the time.

Central Gold Coast took 58% of sales.

The Southern Beaches have the highest average price at \$4.87M, top for the third quarter running. Broadbeach has the busiest launch pipeline in the city.



RECENT BROADBEACH LAUNCHES

	DEVELOPER	FROM
Crest	—	\$1.21M
Sandpiper · 51 storeys, 204 units	Polycell	\$1.855M
Eveleigh · \$240M project	Hirsch & Faigen	\$2.87M
Lumara	—	~\$3.985M
Madeline · 59 units, 80%+ sold	Mosaic	~\$4.2M

\$4.87_M

SOUTHERN BEACHES AVG

June qtr 2026

22

LAUNCHES IN H1 2026

14 in Q1 and 8 in Q2

97

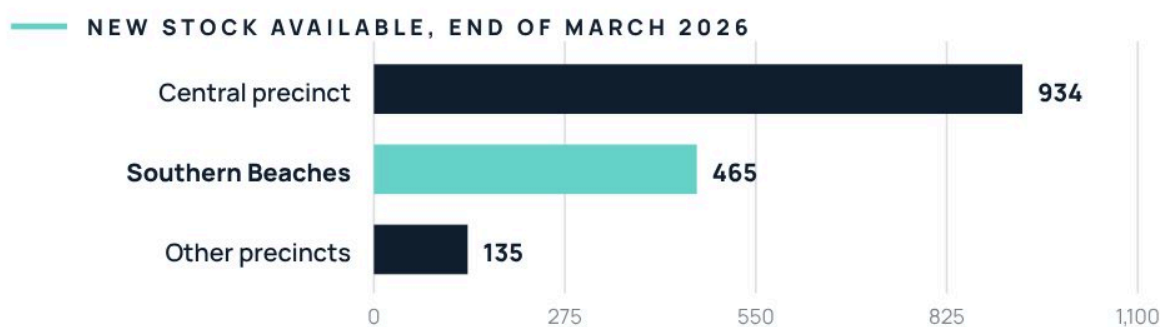
PROJECTS TRACKED

A record for Urbis

Sources: Urbis via Ocean Road Magazine (2 Sep 2026) and Business News Australia (25 Jun 2026); Apartments.com.au, "Inside Broadbeach's billion-dollar apartment boom" (24 Mar 2026).

The city is building less than half of what it needs.

2,431 new apartments and townhouses were registered in 2025, down 6.3% on 2024. The regional plan calls for 5,643 attached homes a year.



1,534 apartments in total, about 14 months of supply. Central fell from 1,422 at the start of 2025.

~60%

DUE 2028-29 AT RISK

Moderate or high risk of delay or withdrawal

850

BUILD-TO-RENT UNITS

Approved pipeline, halved from ~1,700

WHAT IT MEANS

Fewer completions in 2028-29 means less competing stock for projects that do get built. Sites with approvals, and projects with a builder locked in, are what buyers and funders want.

Costs are rising faster from 2027.

RLB puts Gold Coast tender price growth at 5.5% for 2026, rising to 7% a year from 2027 to 2029 as Olympic works compete for trades.



6.4%
QLD RESI COSTS
Since June 2025 · PCA

+2.8%
NATIONAL CCCI
Year to June 2026 · Cotality

563
QLD BUILDER INSOLVENCIES
FY2025-26 · ASIC

Insolvencies have levelled off (565 the year before) and national numbers fell for the first time in five years. Materials still sit 38% above 2019 levels. Labour, Tier 1 subcontractor capacity and Olympic venue work are now the main cost drivers in South East Queensland.

Sources: RLB Riders Digest / Oceania insight (16 Jun 2026); InDaily Qld (25 Mar 2026); Property Council/Urbis (12 Jun 2026); CommBank/Cotality CCCI (22 Jul 2026); ASIC Series 1 via The Good Builder (20 Jul 2026).

Four rate rises, and new apartment sales still grew.

The RBA lifted the cash rate to 4.60% on 29 September, its fourth rise of 2026. National home values have fallen for six straight months.

4.60%

RBA CASH RATE

From 3.60% at the start of 2026

-5.2%

NATIONAL VALUES FROM PEAK

March 2026 peak · Cotality HVI

+5.9%

BRISBANE VALUES, 12 MONTHS

Despite -1.5% in September

-27%

BRISBANE SALES VOLUMES

Year on year · Cotality

Off-the-plan buyers pay a deposit now and settle later, so rate rises bite at settlement rather than at signing. That makes valuation risk and buyer finance the two things developers watch most closely. Established-home markets are softening, but new apartment sales on the Gold Coast rose in the first half.

TAKEAWAY

In a higher-rate market, presales depend on price point, builder certainty and realistic settlement dates. Campaigns need to be built for buyers who are doing the maths.

Sources: CommBank newsroom (30 Sep 2026); Duotax (29 Sep 2026); Cotality Home Value Index (1 Oct 2026).

Government help now favours new homes.

Most of the current support for buyers applies to new builds and off-the-plan. That is a selling point for every project.

SCHEME	WHAT IT DOES
\$30K GRANT	Queensland First Home Owner Grant on new homes under \$750k, extended for four more years in the June 2026 Budget.
NO STAMP DUTY	First home buyers pay no transfer duty on new homes (from 1 May 2025), now legislated as permanent. 3,500+ buyers have saved over \$66M.
5% DEPOSIT	Federal Home Guarantee Scheme with no income caps and unlimited places from 1 Oct 2025. The Gold Coast price cap is \$1M.
HELP TO BUY	Federal shared equity from 5 Dec 2025: up to 40% for new homes. Income caps \$100k single and \$160k joint.
BOOST TO BUY	Queensland shared equity of up to 30% on new homes to \$1M. The SEQ round is fully allocated (June 2026).
FOREIGN BUYERS	Established homes are off-limits until 31 Mar 2027, but new and off-the-plan homes remain open. The Queensland surcharge is 8%.

FOR DEVELOPERS

Product priced under \$750k or \$1M can tap the grant, duty exemption and 5% deposit scheme together. Price points and stage releases should be set with these caps in mind.

Sources: Queensland Ministerial Statement (23 Jun 2026); Low Deposit Homes (23 Jun 2026); Savings.com.au (25 Aug 2025); Housing Australia; Allens (19 Mar 2025). Check eligibility with a qualified adviser.

12 projects reshaping the skyline.

From a 101-storey tower in Southport to boutique full-floor homes in Burleigh, the pipeline keeps getting taller and more premium.

PROJECT	DEVELOPER	SCALE	STATUS
Palmera Residences Surfers Paradise	Central Equity	52 lvls · 347 apts · \$1B	Under construction · \$400M+ sold
One Broadbeach Broadbeach	Arada	61 + 56 lvls · 952 homes + 516 short-stay	Change application Aug 2026
One Park Lane Southport	Goss syndicate	101 + 60 lvls · 197 apts	Approved Oct 2025
Celestino twin towers Surfers Paradise	Celestino	48 + 55 lvls · 275 apts	Approved May 2026
Victoria & Albert Broadbeach	Iris Capital	425 apts · \$1B+	Settling from 2027
Sandpiper Broadbeach	Polycell	51 lvls · 204 apts	~ 100 sold pre-launch
Flourish precinct Palm Beach	Sherpa	286 apts · \$500M	North tower approved Jun 2026
ONE Burleigh Burleigh Heads	MAYD Group	17 full-floor homes	Completes early 2027
Nalu Miami	Monaco	44 homes · \$500M	Launched Oct 2026
Malouf tower Mermaid Beach	Ian Malouf	44 lvls	Plans lodged Mar 2026
The Lanes Mermaid Waters	Panthera	3 towers · 700 apts	DA lodged
Kaiya Kirra	Immerse	14 lvls · 105 apts	From \$1.275M

Sources: Business News Australia (20 Jul, 10 Jun 2026); Australian Development Review (5 Oct 2026); The Urban Developer (27 Oct 2025, 31 Mar 2025, 12 Mar, 29 May 2026); Apartments.com.au (23 Dec 2025, 24 Mar, 6 May 2026).

Queensland's apartment record keeps being broken.

MAYD Group sold a 762 m² penthouse at ONE Burleigh for \$30M in May, about \$39,370 per m². A reported \$35M deal in Burleigh followed in August.



\$39.4_k

PER M², ONE BURLEIGH

Qld record rate

\$9.5_{M+}

ONE BURLEIGH FROM

17 full-floor homes

\$2.95_{M+}

PALMERA FROM

Up to \$8.95M · 347 apts

Premium beachfront product is setting the ceiling, while the volume market sits between \$1M and \$3M. Launch pricing on new Gold Coast projects in 2026 runs from \$1.21M (Crest, Broadbeach) and \$1.275M (Kaiya, Kirra) to \$6.95M (Nalu, Miami).

Developers are still paying up for land.

Beachfront sites and permit-ready land are drawing the strongest bids. A Palm Beach site bought for \$8M in 2016 sold for \$23.5M in February.



\$229_M

SEVEN PRICED SALES
Shown above

~\$9.7_k

PER M², MIAMI
\$70M for 7,238 m²

\$284_k

PER LOT, CHAMBERS FLAT
141 permit-ready lots

Selling agencies not named. Sources: Apartments.com.au (24 Apr 2025); Real Estate Source (27 Oct 2025, 13 Jul, 19 Aug, 16 Sep 2026); The Urban Developer (14 Jan 2026); Canberra Times/ACM (25 Feb 2026). Redbank Plains price as reported; details not verified.

11 site sales across the region.

Where the land is changing hands, and what is planned for it. Prices as reported; selling agencies are not named.

DATE	SITE	LAND AND PLAN	PRICE
Dec 2025	Forum + Lido Arcade, Surfers Paradise Blvd	5,256 m ² · CBD redevelopment	~\$35M
Aug 2026	18–20 Alexandra Ave, Mermaid Beach	1,012 m ² · high density, no height limit	\$17.025M
Jul 2026	4–6 Strathaird Rd + Ashmore Rd, Bundall	6,072 m ² · office, medical, retail	\$13.6M
Sep 2026	Redbank Plains (Ipswich)	Residential land	\$30M
Q1 2026	1 Clarke St, Southport	1.7 ha · ~100 terraces planned	Undisclosed
Feb 2026	39–41 Jefferson Ln, Palm Beach	Beachfront	\$23.5M
May 2026	63–79 Garfield Tce, Surfers Paradise	Land assembly for twin towers	~\$125M
Mar 2026	Upper Coomera estate site	Residential estate	Undisclosed
Oct 2025	Holloway Rd, Chambers Flat (Logan)	13.9 ha · 141 permit-ready lots	\$40M
Jul 2025	8 Mawarra St, Chevron Island	Now Bronze on Chevron, 119 units	Undisclosed
Apr 2025	122–130 Marine Pde, Miami	7,238 m ² · now Nalu	\$70M

OWN A SITE WITH UPSIDE?

Zoning, height and approvals change land value more than size. We assess sites and amalgamations across SEQ, often off-market.

[SITE ASSESSMENT](#)

Sources: as listed on page 15, plus The Urban Developer (25 Feb, 29 May 2026; 17 Jul 2025). Garfield Tce figure is the reported cost of assembling the land. Upper Coomera buyer: CFMG.

The Gold Coast needs twice the homes it approves.

The city plans for one million residents and 185,000 more homes by 2046, about 9,250 a year. Around 4,000 were approved in 2024-25.



1M
QLD HOMES TARGET
New homes by 2044

3,327
QLD APPROVALS, AUGUST
Down 22.5% in the month

+13.2%
NATIONAL APARTMENT APPROVALS
FY2025-26 - 48,778

The first full review of the SEQ Regional Plan in more than a decade is underway, with housing supply at its centre. Approvals are volatile month to month, but the gap between need and delivery has been there since 2019.



Sources: ABC News (16 Feb 2026) citing the City of Gold Coast Local Growth Management Strategy and ABS; ABS Building Approvals (30 Jul and 30 Sep 2026); The Good Builder (19 Jun 2026).

New transport is opening up new sites.

Projects within walking distance of light rail and the new northern stations are where planning is likely to allow more height and density.

AUG 2026**Light rail Stage 3 opens**

Broadbeach South to Burleigh Heads: 6.7 km, 8 stations.

MAY 2026**Hope Island station opens**

New stop on the Gold Coast line; Merrimac still under construction.

DEC 2025**Coomera Connector Stage 1 North opens**

Coomera to Helensvale, 4 km. Central and South packages under way (\$3.4B Stage 1).

OCT 2025**Pimpama station opens**

Serving the northern growth corridor.

2027-30**Gold Coast Arena, Southport**

\$480M, up to 18,000 seats, targeted for 2030 ahead of Brisbane 2032.



More people, record rents.

Queensland added 90,100 people in the year to March 2026. Gold Coast rents are at record highs, among the most expensive in Australia, and vacancy is 1.1%.

GOLD COAST MEDIAN ASKING RENT



5.74_M

QUEENSLANDERS

+1.6% · Mar 2026

+14.7_k

NET INTERSTATE ARRIVALS

Qld, year to Mar 2026

68_k

NEW GC RESIDENTS

Past five years · KPMG

Investors are back in the new apartment market because the rent maths works: a record \$850 a week for units, with vacancy near 1%. Strong rental demand also supports valuations at settlement.



Three audiences, three moves.

DEVELOPERS

Presales are there for the right product, but buyers are price-sensitive above \$3M outside the beachfront. Lock in the builder, show the numbers, and set releases around the \$750k and \$1M scheme caps where the site allows.

LANDOWNERS

Sites with approvals, beachfront exposure or a station nearby are selling at strong rates. Rising build costs push buyers towards sites with the most yield per m², so planning upside is worth documenting before you go to market.

BUYERS

Grants, the stamp duty exemption and low-deposit schemes now favour new homes. Check the builder, the sunset date and the settlement valuation risk, and compare completed stock you can inspect today.



TALK IT THROUGH

Oktaç Vali · 0424 674 031 · gc@gcprestige.au

CONTACT US



FEATURED NEW PROJECT · COMPLETED

GC PRESTIGE NEW PROJECTS

Waterfront apartments in Sanctuary Cove's Marine Village

1 MASTHEAD WAY, SANCTUARY COVE · \$2,850,000

A completed collection of two, three and four-bedroom apartments on the marina, ready to move into now. Dual-aspect layouts take in marina and hinterland views, with north and east orientations.

3

BEDROOMS

3

BATHROOMS

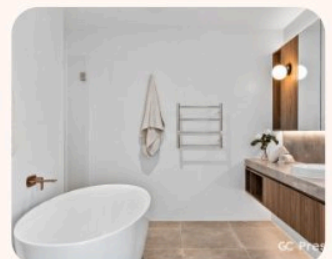
2

CAR SPACES

407 m²

AREA

- Construction complete: immediate occupancy
- Stone surfaces and SMEG Dolce Stil Novo appliances
- Moments from the marina, dining and golf
- Secure, low-maintenance resort living



INSPECT OR ENQUIRE

Oktaç Vali · 0424 674 031 · Private inspections by appointment

VIEW LISTING

SUBMIT EOİ



FEATURED NEW PROJECT · FINAL RELEASE

GC PRESTIGE NEW PROJECTS

Horizon Residences, move-in ready at Sanctuary Cove

SANCTUARY COVE · HOMES FROM \$1,895,000 · \$1,975,000

A final release of three and four-bedroom homes in the park-side precinct, designed by Jarred Poole. Selected residences include private internal lifts, and duplex homes are also available.

3

BEDROOMS

2.5

BATHROOMS

2

CAR SPACES

375 m²

AREA

- Full FIRB approval: overseas buyers can purchase
- Two golf courses and a 330-berth marina
- 24/7 land and water security
- Solar, integrated air-conditioning, SMEG appliances



INSPECT OR ENQUIRE

Oktay Vali · 0424 674 031 · Private inspections by appointment

[VIEW LISTING](#)

[SUBMIT EOI](#)



FEATURED NEW PROJECT · RIPLEY VALLEY

GC PRESTIGE NEW PROJECTS

Ripley Square terrace homes, from \$745,000

7002 RIPLEY ROAD, RIPLEY · FROM \$745,000

Architect-designed terraces by DKO, delivered by Verso Development Group, beside Ripley Town Centre. Priced for first-home buyers, investors and downsizers, within reach of the \$750k first-home grant cap.

3-4

BEDROOMS

2

BATHROOMS

2

CAR SPACES

153 m²

AREA

- Resident-only pool and landscaped gardens
- Walk to shops, schools and the planned rail link
- Town Centre stage 2 due mid-2027
- Ripley Valley PDA: 48,750 homes planned



Ripley Valley Priority Development Area: about 15% built out, with 131,000 residents expected at completion (Australia Develops, 4 Sep 2026). Stockland's \$65M Providence Town Centre opened in May 2026.

INSPECT OR ENQUIRE

Oktaý Vali · 0424 674 031 · Private inspections by appointment

VIEW LISTING

SUBMIT EOÍ

Project marketing from concept to settlement.

Our New Projects division works with developers on positioning, pricing, sales strategy and stakeholder management, and with landowners on site sales and amalgamations.

\$200M+

SETTLED

21

DEVELOPMENT SITES

4,500+

BUYER NETWORK

NEW PROJECT CAMPAIGNS	TYPE	STATUS
Marine Village, 1 Masthead Way, Sanctuary Cove	Waterfront apartments	\$2,850,000
Horizon Residences, Sanctuary Cove	Homes and duplexes	From \$1,895,000
Ripley Square, Ripley	Terrace homes	From \$745,000
Athena Quays 1308, Sickle Ave, Hope Island	Waterfront apartment	Sold

For developers

- Pricing and release strategy
- Buyer database and off-market presales
- Display, digital and print campaigns
- Contracts through to settlement

For landowners

- Development site assessments
- Amalgamations with neighbours
- Off-market approach to developers
- Sites across SEQ's growth corridors

Planning a project or selling a site?

Ask for a free project marketing proposal or development site assessment. Oktay calls within one business day. We'll ask five things:

1

Your name, mobile and email

So Oktay can call you back.

2

Project or site address

Apartments, townhouses, land subdivision, or a site you own.

3

Where it's at

Site only, DA lodged, approved, under construction or completed stock.

4

Size and timing

Number of homes or land area, and when you want to launch or sell.

5

What you need

Project marketing proposal, site assessment or both.



Scan to request a proposal

gcprestige.au/contact

Oktay Vali · 0424 674 031 · gc@gcprestige.au

[REQUEST A PROPOSAL](#)[SITE ASSESSMENT](#)

Project marketing, new home sales and development sites across South East Queensland.

OKTAY	0424 674 031
OFFICE	1300 937 981
EMAIL	gc@gcprestige.au
PROJECTS	gcprestige.au/division/new-projects

SOURCES

Sales and pricing: Urbis Gold Coast Apartment Essentials via Ocean Road Magazine (2 Sep 2026) and Business News Australia (25 Jun 2026); Apartments.com.au (23 Dec 2025, 24 Mar, 6 May 2026); InDaily Qld (13 Aug 2026); Royale Gold Coast (5 Aug 2025). Supply: Property Council of Australia / Urbis Gold Coast Apartment Pipeline Report (12 Jun 2026 and Jun 2025). Costs: RLB Oceania (16 Jun 2026); InDaily Qld (25 Mar 2026); Cotality CCCI via CommBank (22 Jul 2026); ASIC via The Good Builder (20 Jul 2026). Rates and values: CommBank (30 Sep 2026); Duotax (29 Sep 2026); Cotality HVI (1 Oct 2026). Policy: Queensland Ministerial Statement (23 Jun 2026); Low Deposit Homes (23 Jun 2026); Savings.com.au (25 Aug 2025); Housing Australia; Allens (19 Mar 2025). Projects: Business News Australia (10 Jun, 20 Jul 2026); The Urban Developer (31 Mar, 17 Jul, 27 Oct 2025; 14 Jan, 25 Feb, 12 Mar, 16 Mar, 29 May 2026); Australian Development Review (5 Oct 2026); ABC News (28 Oct 2025). Sites: Real Estate Source (27 Oct 2025; 13 Jul, 19 Aug, 16 Sep 2026); Canberra Times/ACM (25 Feb 2026). Approvals and population: ABS (30 Jul, 17 Sep, 30 Sep 2026); ABC News (16 Feb, 9 Jul 2026); KPMG (1 Dec 2025); The Good Builder (19 Jun 2026). Infrastructure: Queensland Government statements (20 Oct 2025, 1 Dec 2025, 7 Aug 2026); Cross River Rail. Ripley: Australia Develops (4 Sep 2026). Listings: GC Prestige listing pages.

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