

INCL. BRISBANE 2032 · BIG SALES · SUBURB SCORECARD

Residential Market Update

Prices, rents, rates and the biggest sales across the Gold Coast, plus what the 2032 build means for your home.

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

4.60%

CASH RATE >

\$1.38M

GC MEDIAN HOUSE >

\$920

WEEKLY HOUSE RENT >

\$30M

RECORD SALE >

Contents. Tap to jump.

This report is refreshed every month with the latest prices, rents, rates and sales. This is the October 2026 edition; the next is due in November 2026.

03	Market dashboard Eight numbers that matter this month	>
04	Where values sit Gold Coast medians against SEQ	>
05	The market has turned How far prices are off their 2026 peak	>
06	Rates and repayments Four rises this year and what they cost	>
07	Rents and vacancy The most expensive rents in Australia	>
08	Buyers and selling times Auctions, days on market, listings	>
09	Suburb scorecard 18 suburbs, north to south	>
11	Gold Coast big sales 15 sales ranked, plus the headlines	>
15	New homes and supply Apartments, launches and costs	>
18	Brisbane 2032 special report Three pages on the Games and your home	>
21	Featured listings Beechmont and Surfers Paradise	>
25	Free home appraisal What you get and how to request it	>

Figures come from public sources listed on the back cover. Where the latest Gold Coast figure is older than this month, its date is shown next to it.

October 2026 in eight numbers.

Rates are higher, prices have come off their autumn peak and rents are still the highest in the country. The numbers that matter for Gold Coast home owners this month.

4.60%

RBA CASH RATE

4th rise of 2026 · 30 Sep

\$1.38_M

GC MEDIAN HOUSE PRICE

REIQ · March qtr 2026

\$935_K

GC MEDIAN UNIT PRICE

REIQ · March qtr 2026

-8.6%

GC HOUSE ASKING PRICES

Since March 2026 peak · SQM

\$920_{/wk}

GC MEDIAN HOUSE RENT

Domain · Sept qtr 2026

1.1%

GC RENTAL VACANCY

REIQ · healthy is 2.6-3.5%

48.3%

GC AUCTION CLEARANCE

Week to 27 Sep · Cotality

\$30_M

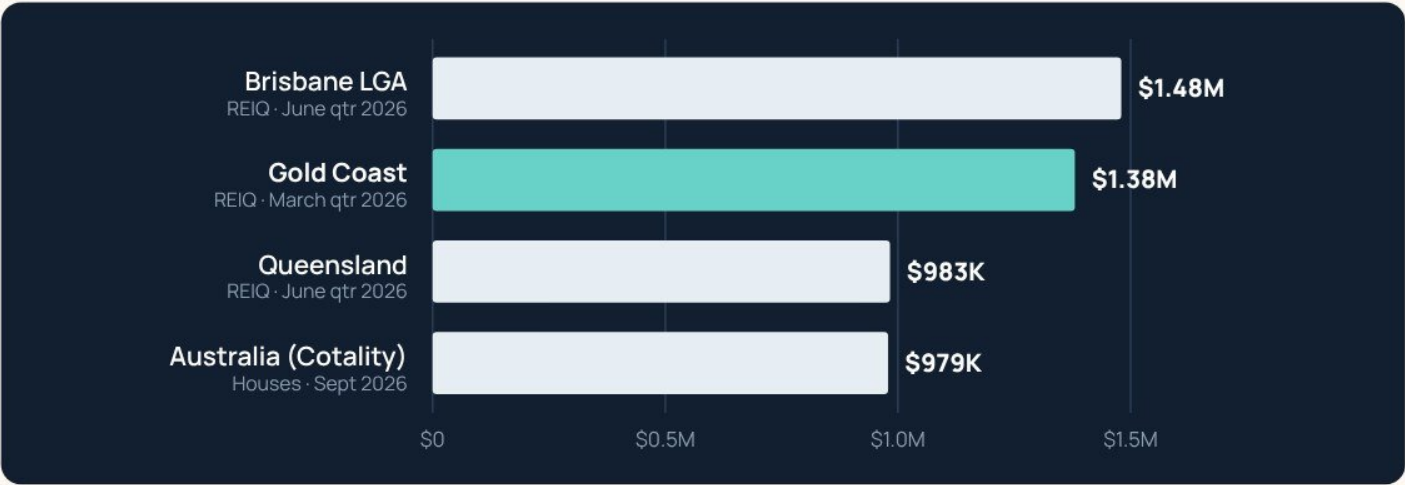
OLD APARTMENT RECORD

ONE Burleigh penthouse · May

Sources: CommBank (RBA, 30 Sep 2026); REIQ March quarter 2026; SQM Research via MacroBusiness (29 Sep 2026); Domain (Sep qtr 2026); REIQ vacancy; Cotality Property Market Indicator Summary; PropertyMarkets.news (May 2026). Full list on the back cover.

A \$1.38M median, and a strong year behind it.

The typical Gold Coast house now sits between Brisbane and the rest of Queensland. Over the year to June, both houses and units added about 14% to their median sale price.



MEDIAN SALE PRICE · 12 MONTHS TO JUNE 2025 VS JUNE 2026



\$1.35M

GC HOUSE MEDIAN

12 months to Jun 2026 · Cotality

22days

GC DAYS ON MARKET

Houses and units · to Jun 2026

+81.9%

GC-TWEED 5-YEAR VALUE GROWTH

5 years to July 2025 · Cotality

KEY TAKEAWAY

Even after this year’s turn, a typical Gold Coast house is worth about \$170,000 more than it was in mid-2025. Owners selling now are selling off a much higher base.

REIQ medians are quarterly sale medians; Cotality 12-month medians via Madd Loans property data; national figure is Cotality's September 2026 house median. Different measures, shown with their dates.

The market has turned.

After years of growth, prices peaked in autumn. National values have now fallen six months in a row, and Gold Coast asking prices have come back further than recorded values.

FALL FROM THE 2026 PEAK



-0.7%

GC HOUSE ASKING · 12 MONTHS

\$1.77M · week to 6 Oct · SQM

-1.3%

GC UNIT ASKING · 12 MONTHS

\$958K · week to 6 Oct · SQM

-0.8%

GC DWELLING VALUES · QUARTER

3 months to July 2026 · Cotality

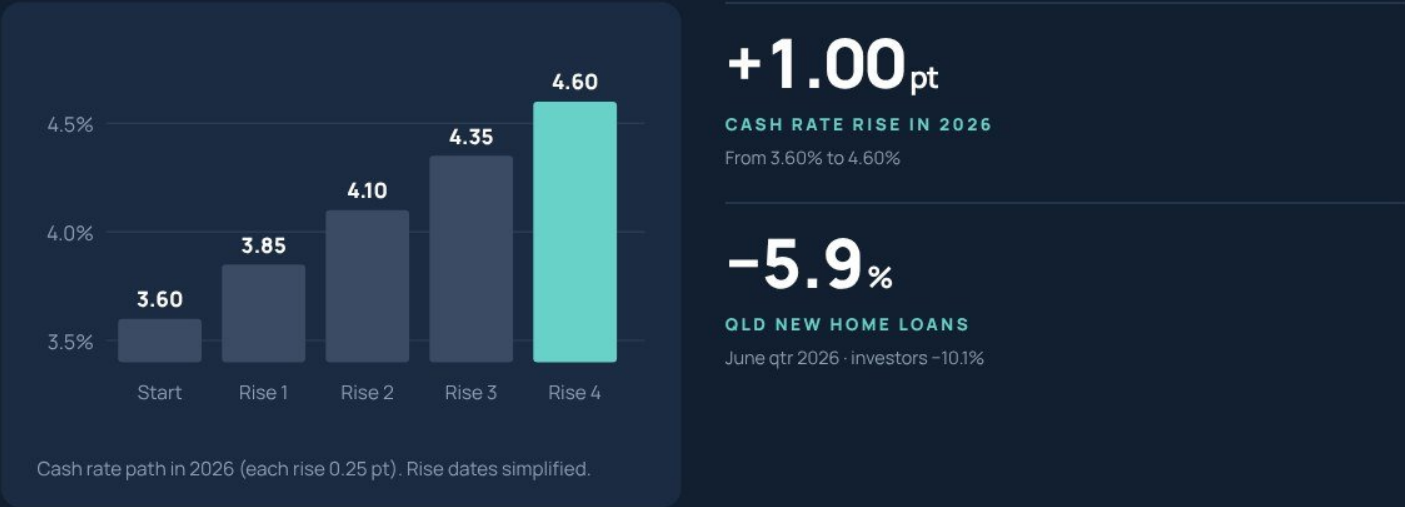
KEY TAKEAWAY

Asking prices move first and further than sale prices. A fall from the peak is not a fall from a year ago: most Gold Coast homes are still worth about what they were in October 2025.

Asking prices: SQM Research (Gold Coast Main), reported by MacroBusiness 29 Sep 2026 and SQM 6 Oct 2026. Values: Cotality Home Value Index, October 2026 release; Cotality Regional Market Update (18 Aug 2026).

Four rises in 2026. One full point.

The Reserve Bank lifted the cash rate to 4.60% on 30 September, its fourth rise this year and 1.00 point in total. CommBank sees a risk of further rises, with cuts not likely before August 2027.



WHAT A 1.00 POINT RISE COSTS EACH MONTH

LOAN	AT 6.00%	AT 7.00%	EXTRA PER MONTH
\$600,000	\$3,597	\$3,992	+\$395
\$800,000	\$4,796	\$5,322	+\$526
\$1,000,000	\$5,996	\$6,653	+\$658
\$1,200,000	\$7,195	\$7,984	+\$789

Illustrative only: 30-year principal and interest loan, assuming the full 1.00 pt rise is passed on. Your lender's rate will differ.

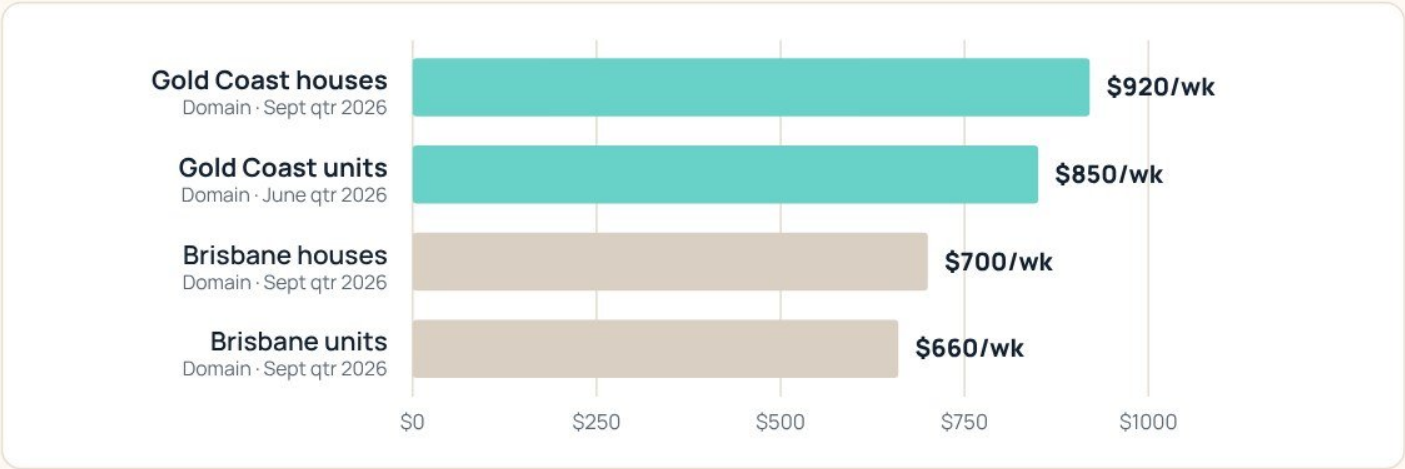
KEY TAKEAWAY

Higher repayments shrink what buyers can borrow, which is why prices have eased. Homes priced to the market on day one are still selling; overpriced ones are sitting.

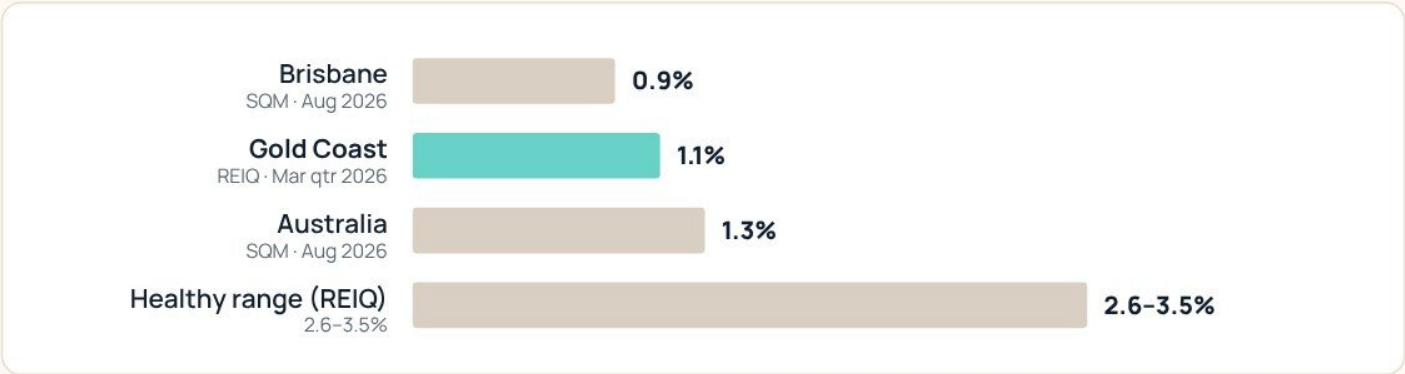
CommBank Newsroom, RBA cash rate decision (30 Sep 2026); REIQ (31 Aug 2026) citing lending figures for the June quarter 2026. Repayments calculated by GC Prestige.

The most expensive rents in the country.

At \$900 a week across all dwellings in June, the Gold Coast passed every capital city. House rents eased to \$920 in the September quarter, but vacancy is still well under half a healthy level.



RENTAL VACANCY RATE



\$1,500 /wk

TOP HOUSE RENT
Broadbeach Waters · June 2026

\$1,100 /wk

TOP UNIT RENT
Main Beach · June 2026

~3.5%

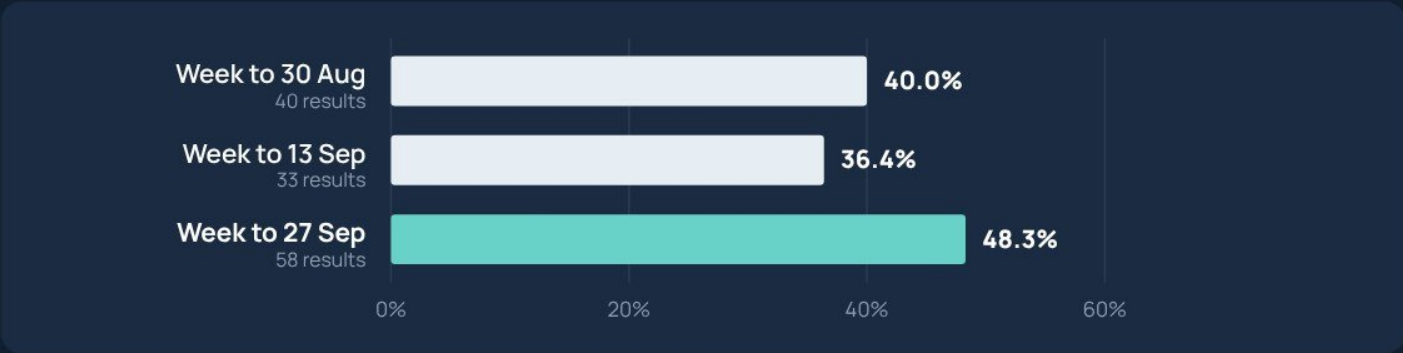
GROSS HOUSE YIELD
\$920/wk on a \$1.38M median · calculated

Domain Rent Report via Domain news (Oct 2026) and ABC News (9 Jul 2026); REIQ vacancy (Mar qtr 2026); SQM Research national vacancy (Aug 2026). Yield calculated by GC Prestige from the figures shown.

More stock, slower sales.

Homes are taking longer to sell across Queensland and fewer Gold Coast auctions are clearing. In Brisbane, listings are up 43.5% on a year ago. Buyers have more choice and more time.

GOLD COAST AUCTION CLEARANCE RATE



DAYS ON MARKET



42.6%

BRISBANE CLEARANCE

Week to 27 Sep · 144 auctions

+43.5%

BRISBANE LISTINGS · YEAR

21,153 in Sept 2026 · SQM

-27.2%

BRISBANE SALES VOLUME · YEAR

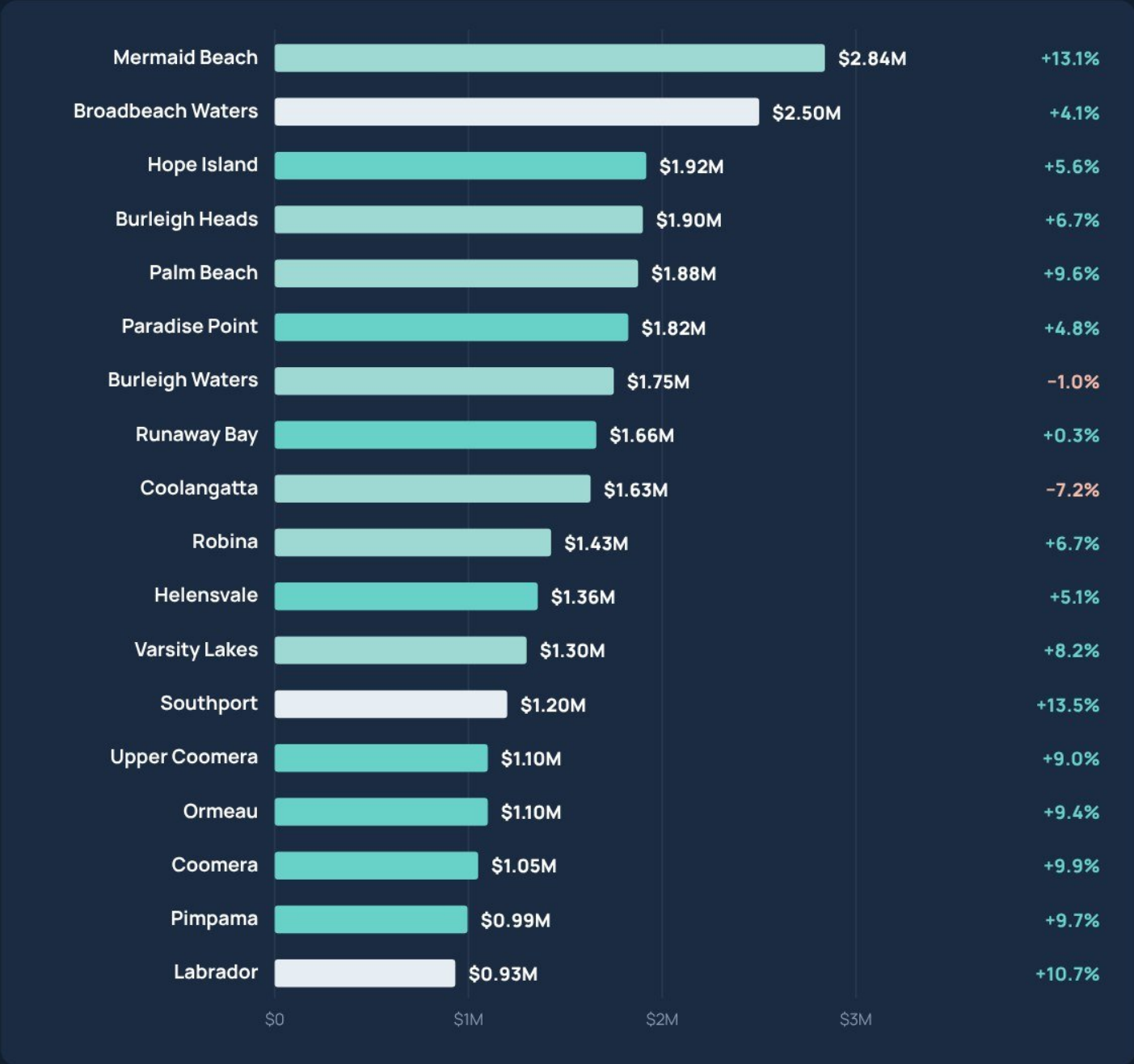
Sept 2026 · Cotality

Cotality Property Market Indicator Summary (weeks ending 30 Aug, 13 Sep and 27 Sep 2026, preliminary); Cotality Monthly Chart Pack (Sep 2026) and Home Value Index (Oct 2026); SQM Research total listings (2 Oct 2026); Gold Coast days on market: Cotality via Madd Loans.

18 suburbs, north to south.

Median house prices range from under \$1M in Pimpama and Labrador to \$2.84M in Mermaid Beach. The northern corridor and Southport led growth; Coolangatta and Burleigh Waters slipped.

■ Northern growth corridor ■ Central ■ Southern coast Right column: 12-month value change



Median house sale price and 12-month change in Cotality's valuation index (a different measure from the median, so the two won't match), 12 months to June 2026. Cotality data via Madd Loans suburb pages.

The detail, suburb by suburb.

SUBURB	HOUSE MEDIAN	12-MTH VALUE CHANGE	UNIT MEDIAN	HOUSE DAYS ON MARKET	HOUSE RENT /WK
Mermaid Beach South	\$2.84M	+13.1%	\$1.06M	29	\$1,500
Broadbeach Waters Central	\$2.50M	+4.1%	\$1.04M	37	\$1,500
Hope Island North	\$1.92M	+5.6%	\$976K	62	\$1,400
Burleigh Heads South	\$1.90M	+6.7%	\$1.23M	33	\$1,300
Palm Beach South	\$1.88M	+9.6%	\$1.14M	29	\$1,200
Paradise Point North	\$1.82M	+4.8%	\$1.43M	52	\$1,150
Burleigh Waters South	\$1.75M	-1.0%	\$940K	26	\$1,245
Runaway Bay North	\$1.66M	+0.3%	\$1.08M	35	\$1,200
Coolangatta South	\$1.63M	-7.2%	\$1.30M	36	-
Robina South	\$1.43M	+6.7%	\$930K	19	\$1,050
Helensvale North	\$1.36M	+5.1%	\$800K	25	\$1,200
Varsity Lakes South	\$1.30M	+8.2%	\$900K	12	\$960
Southport Central	\$1.20M	+13.5%	\$776K	21	\$875
Upper Coomera North	\$1.10M	+9.0%	\$840K	13	\$850
Ormeau North	\$1.10M	+9.4%	\$821K	15	\$800
Coomera North	\$1.05M	+9.9%	\$795K	18	\$800
Pimpama North	\$0.99M	+9.7%	\$840K	15	\$770
Labrador Central	\$0.93M	+10.7%	\$805K	18	\$785

12 months to June 2026. Coolangatta rent not shown (source figure unreliable). Main Beach and Sovereign Islands omitted: no current figures.

KEY TAKEAWAY

The fastest-selling suburbs are the more affordable, family-sized ones: Varsity Lakes, Upper Coomera, Pimpama and Ormeau all sold houses in about two weeks. Prestige waterfront suburbs took 50 to 60 days.

Cotality data via Madd Loans suburb pages, 12 months to June 2026.

The biggest Gold Coast home sales.

\$241M

15 SALES COMBINED
Oct 2025 - Sep 2026

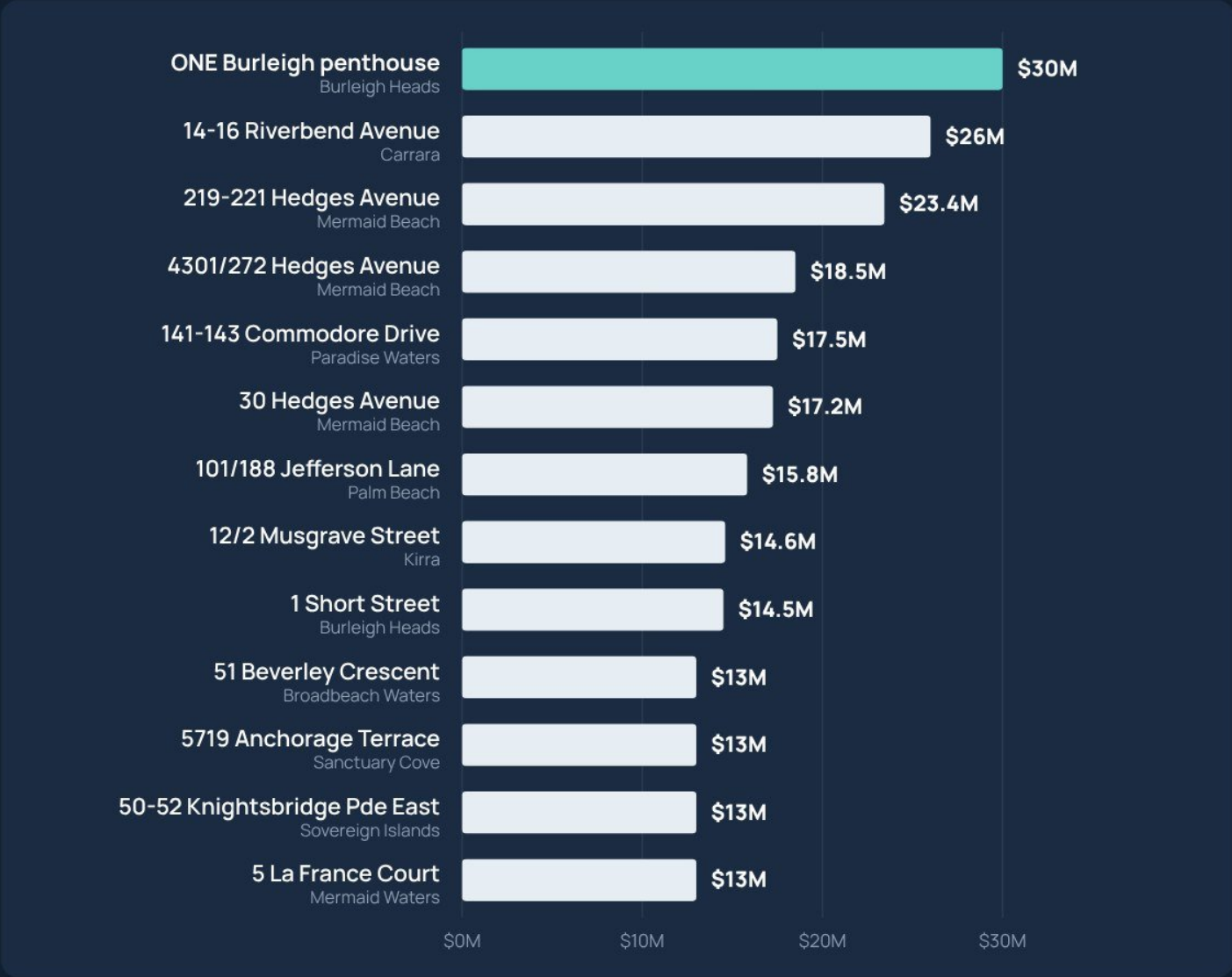
\$14.6M

MEDIAN OF THE 15
All prices disclosed

7 of 15

ON THE BEACH OR WATER
Hedges Ave, Sovereign Islands and more

TOP 13 · ALL ABOVE \$13 MILLION



The prestige end kept trading through the rate rises. A ONE Burleigh penthouse set a Queensland apartment record at \$30M (about \$57,142 per m² internal) in May, and an empty 706 m² waterfront block on Sovereign Islands sold for \$4M in September.

Prices as reported on Domain sold listings (Gold Coast region, sorted by price, accessed 10 Oct 2026), PropertyMarkets.news (13 May 2026), Ocean Road Magazine (4 Jul 2026) and Domain news (17 Sep 2026). Selling agencies not named. Full list overleaf.

15 sales, ranked by price.

DATE	PROPERTY	TYPE	PRICE
May 26	ONE Burleigh penthouse, 88 The Esplanade Burleigh Heads	PENTHOUSE · OFF THE PLAN	\$30M
Oct 25	14-16 Riverbend Avenue Carrara	HOUSE	\$26M
Oct 25	219-221 Hedges Avenue Mermaid Beach	BEACHFRONT HOUSE	\$23.445M
Apr 26	4301/272 Hedges Avenue Mermaid Beach	APARTMENT	\$18.5M
Feb 26	141-143 Commodore Drive Paradise Waters	WATERFRONT HOUSE	\$17.5M
Apr 26	30 Hedges Avenue Mermaid Beach	BEACHFRONT HOUSE	\$17.25M
Oct 25	101/188 Jefferson Lane Palm Beach	APARTMENT	\$15.824M
Dec 25	12/2 Musgrave Street Kirra	APARTMENT	\$14.6M
Dec 25	1 Short Street Burleigh Heads	HOUSE	\$14.501M
Nov 25	51 Beverley Crescent Broadbeach Waters	HOUSE · AUCTION	\$13M
Nov 25	5719 Anchorage Terrace Sanctuary Cove	HOUSE	\$13M
Jan 26	50-52 Knightsbridge Pde East Sovereign Islands	HOUSE	\$13M
Mar 26	5 La France Court Mermaid Waters	HOUSE	\$13M
Jul 26	Flow Residences, level 7 Rainbow Bay	APARTMENT · OFF-MARKET	\$7.4M
Sep 26	21 Knightsbridge Parade West Sovereign Islands	VACANT WATERFRONT LAND, 706 M ²	\$4M

Excluded: listings with obvious data-entry errors, and conditional or undisclosed sales (including a reported Ocean Place, Burleigh Heads penthouse of up to \$35M that has not been confirmed).

KEY TAKEAWAY

Beachfront Mermaid Beach, Burleigh Heads and the Broadwater islands account for most of the top end. Land on the water is now selling on its own merits, with no house needed.

The sales that made the headlines.

Rates went up four times this year, but the top of the Gold Coast market kept setting records. The stories behind the biggest numbers.

BURLEIGH HEADS · MAY 2026

\$30M penthouse sets a Queensland apartment record

The two-level penthouse on levels 18 and 19 of ONE Burleigh, 88 The Esplanade, sold off the plan for \$30 million: about \$57,142 per square metre of internal space, the highest price ever paid for an apartment in Queensland.

PropertyMarkets.news, 13 May 2026

CARRARA · OCTOBER 2025

\$26M for a riverside home in Carrara

14-16 Riverbend Avenue sold for \$26 million, the second-highest price on our list and well away from the beachfront strip.

Domain sold listings

MERMAID BEACH · OCTOBER 2025

Hedges Avenue does it again at \$23.4M

219-221 Hedges Avenue, a double beachfront block, sold for \$23,445,000. Three of the 15 biggest sales this year were on Hedges Avenue.

Domain sold listings

BURLEIGH HEADS · AUGUST 2026

Up to \$35M reported for Ocean Place

A penthouse at Ocean Place, 216 The Esplanade, was reported in August to have sold for up to \$35M. The sale is conditional and has not been confirmed by the developer, so it is not in our rankings.

InDaily, 13 Aug 2026

MERMAID BEACH · OCTOBER 2026

Another Hedges Avenue record in the works

A Hedges Avenue beachfront home was reported in early October as sold above \$25 million, with the price still to be disclosed.

Ocean Road Magazine, Oct 2026

\$57,142/m²

RECORD APARTMENT RATE

ONE Burleigh penthouse

3 of 15

TOP SALES ON HEDGES AVE

Mermaid Beach beachfront

13

SALES AT \$13M OR MORE

Oct 2025 – Sep 2026

Land, islands and off-market deals.

SOVEREIGN ISLANDS · SEPTEMBER 2026

\$4M for an empty patch of grass

A vacant 706 m² waterfront block at 21 Knightsbridge Parade West sold for \$4 million, about \$5,600 per square metre, with no house on it.

Domain news, 17 Sep 2026

RAINBOW BAY · JULY 2026

Off-market record at Flow Residences

A level-7 apartment at Flow Residences sold off-market for \$7.4 million, reported as a record result.

Ocean Road Magazine, 4 Jul 2026

PARADISE WATERS · FEBRUARY 2026

\$17.5M in Paradise Waters

141-143 Commodore Drive, a waterfront home in Paradise Waters, sold for \$17.5 million.

Domain sold listings

FOUR SUBURBS · NOV 2025 – MAR 2026

Four sales at exactly \$13M

Anchorage Terrace in Sanctuary Cove, Beverley Crescent in Broadbeach Waters, Knightsbridge Parade East on Sovereign Islands and La France Court in Mermaid Waters each sold for \$13 million.

Domain sold listings



KEY TAKEAWAY

Buyers at the top end are paying for things that cannot be made again: beachfront, deep water and big blocks. That is also why well-located family homes are holding up better than the headlines on rates suggest.

New apartments sell. Not enough get built.

Off-the-plan sales rose in the first half of 2026 and the average new apartment now costs \$2.6M. But completions are falling, costs are up and most of the 2028–29 pipeline is at risk of delay.

— GOLD COAST NEW APARTMENT SALES



\$2.63_M

AVERAGE NEW APARTMENT PRICE
Q2 2026 (Q1: \$2.23M)

97

PROJECTS MONITORED
A record · 22 launches in H1 2026

2,431

APARTMENTS & TOWNHOUSES
REGISTERED
2025 · -6.3% on 2024

~60%

OF 2028–29 COMPLETIONS AT RISK
Of delay or withdrawal

+6.4%

QLD BUILD COSTS
Since June 2025

850

BUILD-TO-RENT PIPELINE
Down from about 1,700

KEY TAKEAWAY

Fewer new homes against a growing population is what holds up values and rents in a weaker market. Existing family homes in established suburbs face the least new competition.

Urbis via Ocean Road Magazine (2 Sep 2026); Property Council of Australia (12 Jun 2026).

Australia’s second-biggest city keeps growing.

The Gold Coast added almost 12,000 people in 2024–25 and is the second-largest local government area in the country. Queensland gained another 21,595 people from other states.

691,230

GOLD COAST POPULATION
30 June 2025 · preliminary

+11,944

PEOPLE ADDED IN 2024–25
About +1.8%

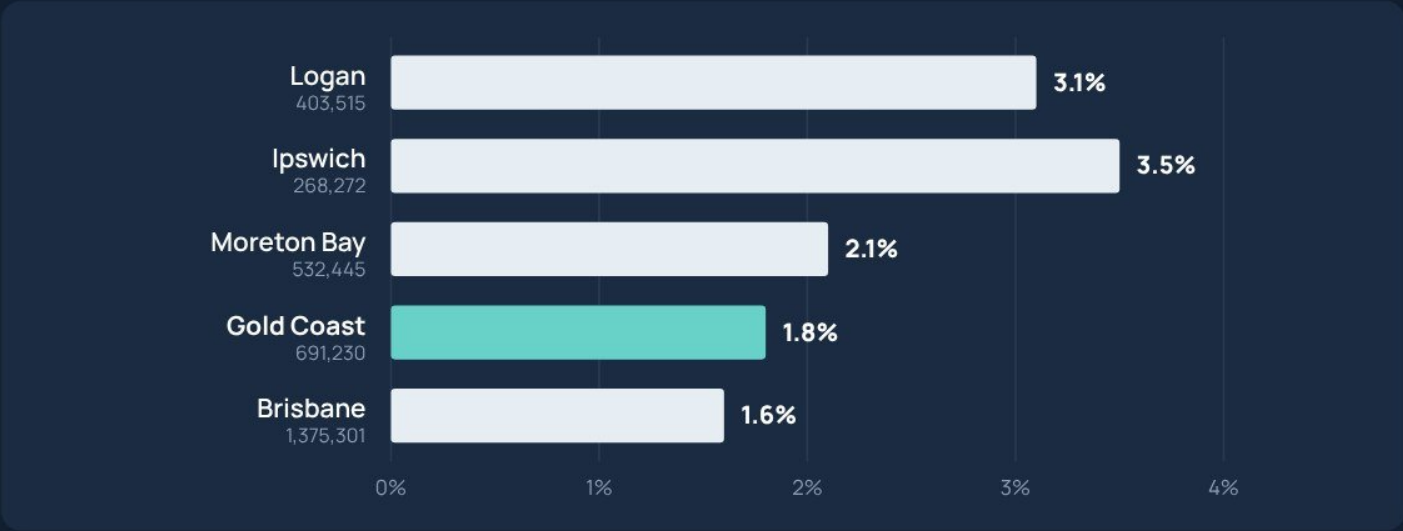
+21,595

QLD NET INTERSTATE ARRIVALS
Year to June 2025 · 22% of growth

5.67_M

QUEENSLAND POPULATION
+97,944 in the year

POPULATION GROWTH 2024–25, SEQ COUNCILS



KEY TAKEAWAY

Every year the Gold Coast needs homes for another 12,000 people. That steady demand is why rents stay high and vacancy stays near 1%.

Queensland Government Statistician's Office: Population growth, regional Queensland 2024–25 (released 31 Mar 2026) and Population growth highlights and trends, 2026 edition.
Brisbane growth calculated from +21,464 people.

Help for first home buyers is still generous.

Higher rates are being partly offset for first home buyers. The State kept its \$30,000 grant for new homes and made stamp duty on new homes permanently free for first home buyers.

\$30,000

First Home Owner Grant

For new homes under \$750,000. Kept at \$30,000 for four more years in the 2026-27 Budget, for contracts from 1 July 2026.

\$0

Stamp duty on new homes

No duty for first home buyers on new homes, with no price cap. Made permanent in 2026; more than 3,500 buyers have saved \$66M+.

\$24,525

Existing-home concession

Full concession up to \$700,000, partial to \$799,999, none from \$800,000.

5%

Federal 5% Deposit Scheme

No income caps or place limits since 1 Oct 2025, no LMI. Gold Coast price cap \$1,000,000.

2%

Boost to Buy

Queensland shared equity: the State takes up to 30% (new) or 25% (existing), 2% deposit, price cap \$1M. SEQ round fully allocated as at June 2026.

-1.2%

First home buyer loans

QLD first home buyer loan commitments, June quarter 2026: almost steady while investor lending fell 10.1%.

KEY TAKEAWAY

Homes under \$1M are where government help is concentrated. That keeps demand under units and entry-level houses in Coomera, Pimpama, Ormeau and Labrador, even with rates higher.

Queensland Government statement (23 Jun 2026); Queensland Revenue Office first home concession (updated 31 Jul 2026); firsthomebuyers.gov.au price caps; Low Deposit Homes (Jun 2026); Aussie (7 Jul 2026); REIQ (31 Aug 2026). General information only.



What the Games build on the Gold Coast.

The \$7.1B venue program and the transport around it are already under way. On the Gold Coast, the Games sit across Southport, Labrador, Benowa and the Broadwater.

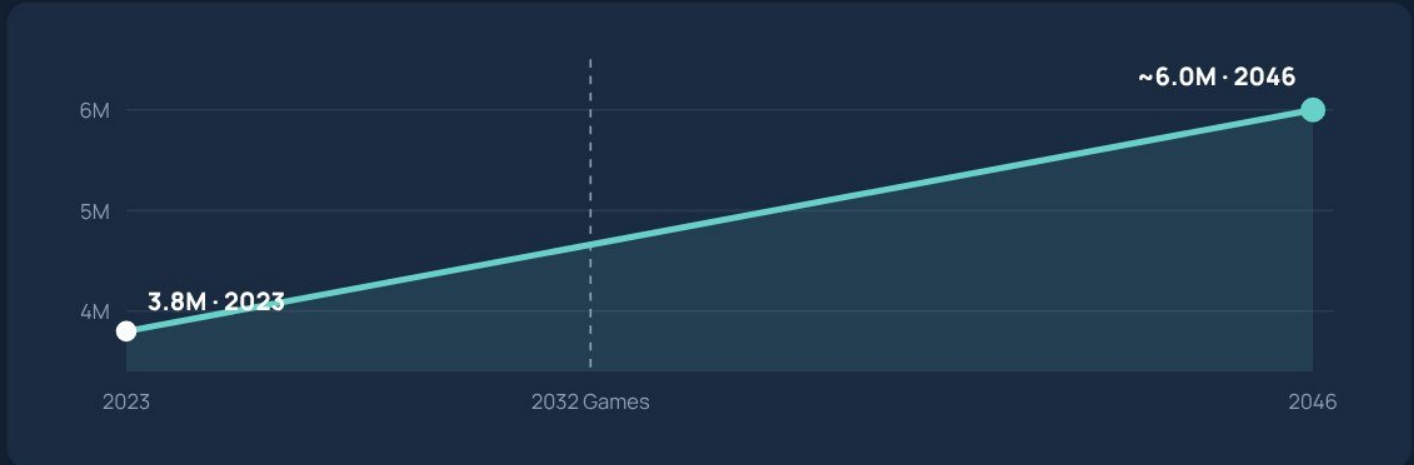
- **Carey Park arena, Southport.** New 12,000–15,000 seat indoor arena, council-funded.
- **Broadwater Parklands.** Triathlon and marathon swimming.
- **Labrador hockey centre.** About \$20M upgrade.
- **Royal Pines, Benowa.** Satellite athlete village, converting to housing after the Games.
- **Light rail Stage 3.** Opened 9 August 2026: 6.7 km, 8 stops, Broadbeach South to Burleigh Heads.
- **New train stations.** Pimpama opened October 2025; Hope Island and Merrimac under construction.
- **Logan and Gold Coast Faster Rail.** \$5.75B upgrade, Kuraby to Beenleigh.
- **\$348M in 2026–27** for athlete-village planning, including the Gold Coast.

KEY TAKEAWAY

Most of the Gold Coast Games spending lands between Southport and Benowa, and most of the new rail lands in the northern corridor. That is where we expect buyers to look first.

A region adding 2.2 million people.

ShapingSEQ plans for 2.2 million more people across South East Queensland by 2046 and almost 900,000 more homes. The Games speed up growth that was already coming.



+2.2M

SEQ PEOPLE BY 2046

ShapingSEQ 2023

~900K

MORE HOMES NEEDED

ShapingSEQ 2023

\$7.1B

2032 VENUE PROVISION

To 2031–32 · Qld Govt

THE SYDNEY PRECEDENT

From the 1993 award to the 2000 Games, Sydney was Australia's best-performing capital, with house prices growing an average 8.4% a year (CBRE, 2021).

AFTER MAJOR EVENTS

PRD research found an average 14.3% price rise in the year after major events, clustered near venues (ABC, Feb 2024).

KEY TAKEAWAY

The Games are a deadline, not the cause. Population growth and too few new homes were already pushing SEQ values up; 2032 puts a date on the infrastructure.

ShapingSEQ 2023 (Qld Government, 15 Dec 2023); Queensland Government (23 Jun 2026); CBRE "Super-sized property outcomes forecast from Brisbane Olympics" (Aug 2021); PRD via ABC News (8 Feb 2024). Past performance is not a guide to future values.

What 2032 means for your home.

Where on the Gold Coast the Games and the transport around them are most likely to add demand, as we see it.

AREA	2032 IMPACT	WHY
NORTHERN CORRIDOR Coomera, Pimpama, Ormeau, Hope Island		New Pimpama and Hope Island stations, Coomera Connector, the fastest house sales on the coast and the most first-home buyer support.
CENTRAL Southport, Labrador, Benowa		Heart of the Gold Coast Games footprint: Carey Park arena, Labrador hockey, Broadwater triathlon and the Royal Pines village.
SOUTHERN COAST Broadbeach to Burleigh Heads, Palm Beach		Light rail now runs to Burleigh. Beachfront already carries record prices; scarcity matters more than the Games here.
ROBINA & VARSITY Robina, Varsity Lakes, Merrimac		New Merrimac station under construction, two-week selling times and solid family demand.
HINTERLAND & ACREAGE Beechmont, Tamborine, Canungra		Little direct Games spending, but large holdings within an hour of both cities become scarcer as SEQ fills up.

GC Prestige Residential view. General information only, not financial advice.

KEY TAKEAWAY

The biggest lift is likely where new stations, venues and family housing overlap: the northern corridor and Southport–Labrador. The beachfront will keep doing what it has always done.

FOR SALE · EXPRESSIONS OF INTEREST



FEATURED LISTING

1666 BEECHMONT ROAD, BEECHMONT

159 acres on the Beechmont ridge.

A 64.42 ha single-title Rural landholding, offered for the first time in over a century, with no significant environmental overlays.

64.42 ha

LAND · ONE TITLE

2

HOMES

100+

HEAD OF CATTLE

O/O \$7M

PRICE GUIDE



- **Main house** 3 bed, 2 bath, c.1965, verandah and in-ground pool. **Cottage** 2 bed, 1 bath, c.1912.
- **Working farm:** crush, yards, loading ramps, creeks and water across every paddock, plus an established lime orchard.

Offers over \$7 million · EOI

Oktay Vali · 0424 674 031

[VIEW LISTING](#)

[SUBMIT EOI](#)

FEATURED LISTING · FOR SALE

Above Cavill, facing the ocean.

2112/9 FERNY AVENUE, SURFERS PARADISE · CIRCLE ON CAVILL, NORTH TOWER

Offers over

\$800,000

Leased at

\$3,500

per month to Feb 2027

One bed plus study, corner glass.

1 + study

BEDROOMS

1

BATHROOM

~94 m²

INTERNAL*

Corner

NORTH TOWER



- **The apartment:** open-plan living to a covered balcony, gas kitchen, ensuite with spa bath, separate study, ducted air.
- **Resort facilities:** lagoon, lap and heated indoor pools, gym, cinema, onsite management.
- **Location:** Woolworths and the Cavill Ave G:link station at the door; the beach a short stroll.

RENT	\$3,500/month to 4 Feb 2027
BODY CORPORATE	≈ \$7,960 p.a. incl. insurance
COUNCIL RATES	≈ \$3,534 p.a.
SINKING FUND	\$3.1M (18 Sep 2026)
CAR PARK	Not included

Offers over \$800,000

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

[VIEW LISTING](#)
[SUBMIT EOI](#)

*Area approximate. Facilities are common property and subject to body corporate by-laws.

Homes, acreage and land across SEQ.

\$200M+

SETTLED
SEQ sites and amalgamations

21

DEVELOPMENT SITES
Bought or sold

SEQ

GOLD COAST TO LOGAN
Homes · acreage · land

CURRENT AND RECENT CAMPAIGNS	SIZE	STATUS
2112/9 Ferny Avenue, Surfers Paradise	94 m ²	O/O \$800,000
1666 Beechmont Road, Beechmont	64.42 ha	O/O \$7M · EOI
196-202 Rosia Road, Park Ridge	4.05 ha	\$4.5M · EOI
733-743 Logan Reserve Road, Logan Reserve	14,200 m ²	Sold \$3,350,000
170 Loganview Road, Logan Reserve	2.08 ha	Sold
Park Ridge development site (buyer's agency)	10,000 m ²	Acquired off-market



Beechmont (for sale) · Rosia Road, Park Ridge (for sale) · Logan Reserve Road (sold \$3,350,000)



"The market has turned, but good homes still sell. What matters now is pricing it right on day one and putting it in front of the buyers who are still active."

OKTAY VALI · MANAGING DIRECTOR · 0424 674 031

What is your home worth this month?

Prices have come off their peak and rates are higher, so last year's number no longer applies. A written appraisal built on this month's sales and rental evidence for your house, unit or acreage.

01

Sale value range

Recent comparable sales in your street and suburb, and what buyers are paying now.

02

Rental appraisal

What your home would lease for, so you can compare selling with holding.

03

Sell now or hold

How the rate rises and the turn in prices affect your timing.

04

2032 positioning

How nearby stations, light rail and Games venues affect your home.

05

Buyer demand

Who is buying in your area and at what price point.

06

Campaign options

Off-market, EOI or a public campaign, with costs and timing.

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SOURCES

Rates: CommBank Newsroom, RBA decision 30 Sep 2026. Prices and values: REIQ media releases (28 May 2026; 31 Aug 2026); Cotality Home Value Index (Oct 2026), Regional Market Update (Aug 2025; 18 Aug 2026), Monthly Chart Pack (Sep 2026) and Property Market Indicator Summaries (Aug-Sep 2026); SQM Research asking prices, listings and vacancy (Sep-Oct 2026); MacroBusiness (29 Sep 2026); Madd Loans property data (Cotality, 12 months to Jun 2026). Rents: Domain (Sep qtr 2026; Oct 2026); ABC News (9 Jul 2026). Sales: Domain sold listings (accessed 10 Oct 2026); PropertyMarkets.news (13 May 2026); Ocean Road Magazine (4 Jul 2026); Domain news (17 Sep 2026). Supply: Urbis via Ocean Road Magazine (2 Sep 2026); Property Council (12 Jun 2026). Population: QGSO (Mar 2026). Policy: Qld Government (23 Jun 2026); QRO; firsthomebuyers.gov.au. 2032: Qld Government statements; ABC News (7 Aug 2026); ShapingSEQ 2023; CBRE (2021); PRD via ABC (2024). Listings: GC Prestige.

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