

# COMPARATIVE MARKET ANALYSIS

3/1 HINTERLAND DRIVE, MUDGEERABA, QLD 4213

PREPARED BY Chris Lane- Cellas Real Estate

Barry-Jon Sheen Van Wyk; Kate Maree Abela  
3/1 Hinterland Drive  
Mudgeeraba, QLD, 4213

Hi Kate & B.J,

Thank you for the opportunity to provide a Comparative Market Analysis for your property at 3/1 Hinterland Drive, Mudgeeraba. We appreciate the chance to assist you in understanding its current market position.

In preparing this CMA, we have assessed a range of comparable recent sales, current listings, and overall market conditions specific to Mudgeeraba and the surrounding area. We also take into account key factors such as property presentation, location, layout, and buyer demand trends to form a well-rounded view of value.

Please note that this analysis is provided as a guide only and does not constitute a formal valuation. Market conditions can change, and final sale price may vary depending on factors such as marketing strategy, timing, and buyer competition.

We would be happy to discuss the report with you in more detail and answer any questions you may have.

Kind regards,  
Chris & Emma

Property Management & Sales  
Cellas Real Estate

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Cellas Real Estate  
62/206 Cheltenham Drive,  
Robina, Qld 4226

## 3/1 HINTERLAND DRIVE, MUDGEERABA, QLD 4213



### Owner Details

Owner Name(s): BARRY-JON SHEEN VAN WYK; KATE MAREE ABELA  
 Owner Address: 3 / 1 HINTERLAND DVE, MUDGEERABA QLD 4213  
 Phone(s): \* \*\*\*\* \* 5423 (ABELA)

Owner Type: Owner Occupied

### Property Details

 2  2  2

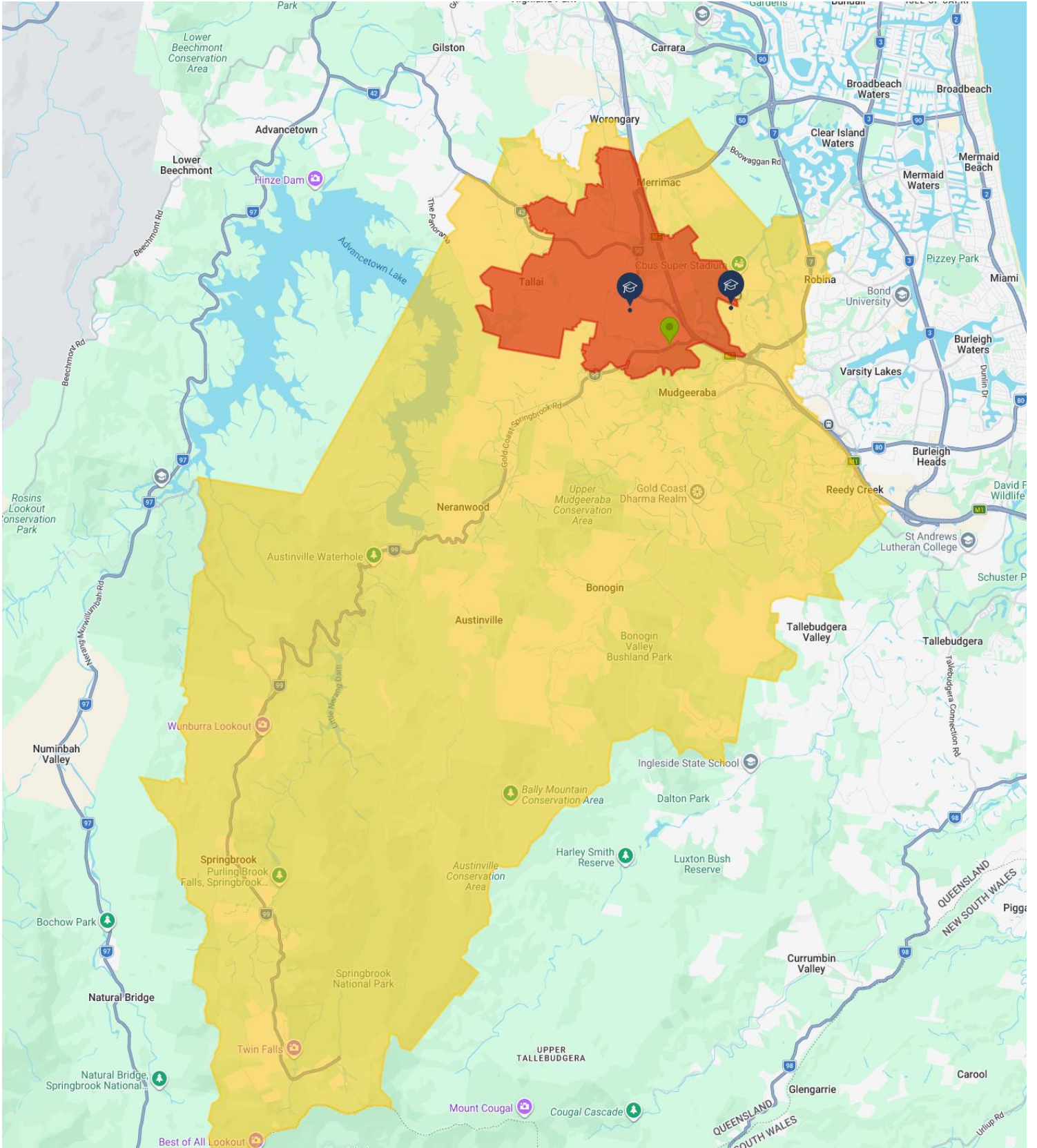
Property Type: Unit - Freehold [Unit]  
 RPD: L3 SP202040  
 Valuation Amount:  
 Valuation Amount:  
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)  
 Zoning  
 Council: GOLD COAST CITY (ALBERT)  
 Features: Build Yr: 2009, Deck, Ensuite, Study, Built in Robes, Air Conditioned, Close to Schools, Close to Transport

Area: 133 m<sup>2</sup> (18 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$2,632 (\$19,444)  
 Water/Sewerage:  
 Property ID: 9853961 / QLD40934535  
 UBD Ref: UBD Ref: 058 B2

### Sales History

| Sale Amount: | Sale Date: | Vendor:              | Area:            | Sale Type:  | Related: |
|--------------|------------|----------------------|------------------|-------------|----------|
| \$ 350,000   | 25/09/2015 | INGLIS; INGLIS       | 0 m <sup>2</sup> | Normal Sale | No       |
| \$ 365,000   | 17/11/2009 | SDW PROJECTS PTY LTD | 0 m <sup>2</sup> | Normal Sale | No       |

# School Catchment Areas



## Mudgeeraba State School

**Prep - 6**

**Co-ed**



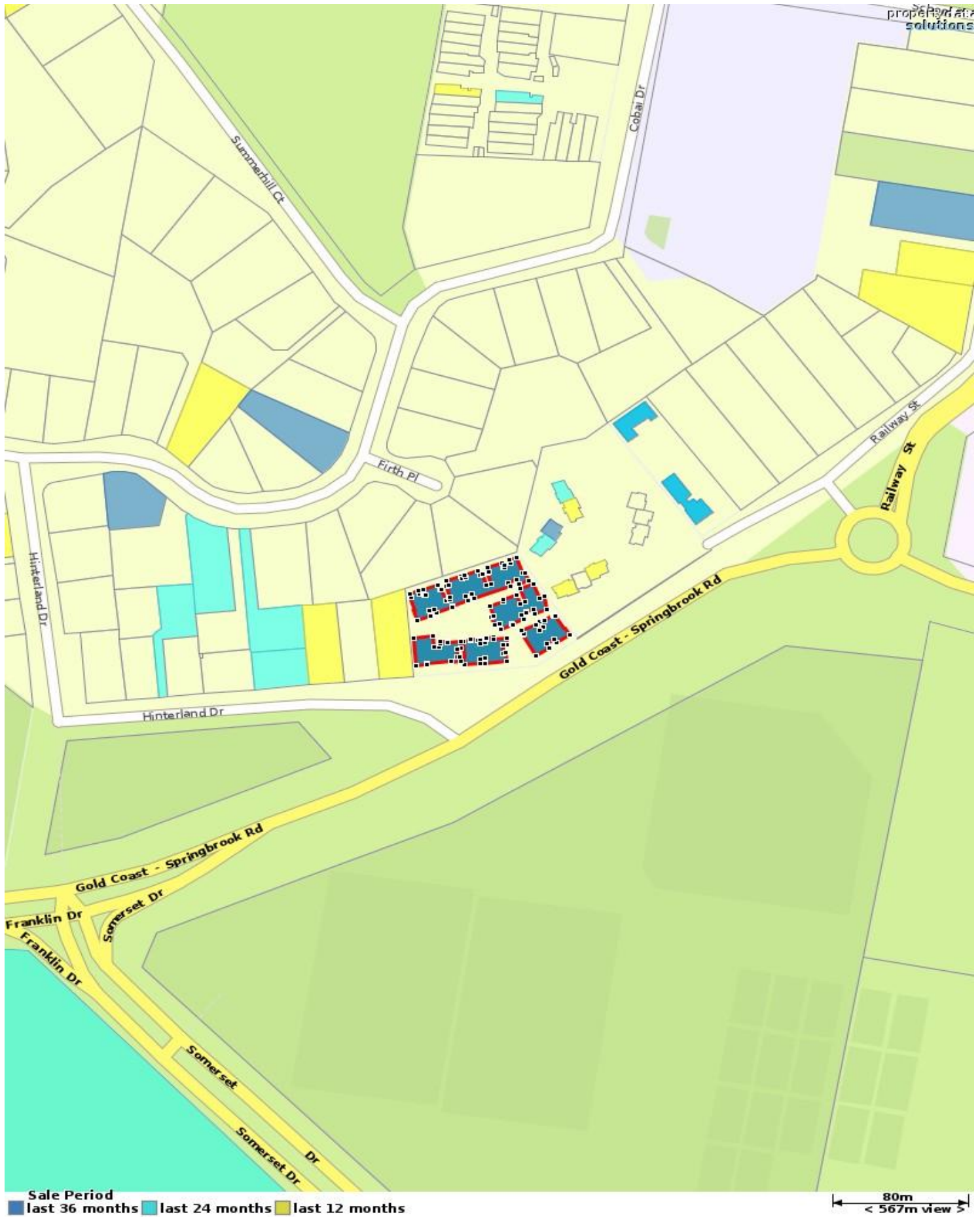
## Robina State High School

**7 - 12**

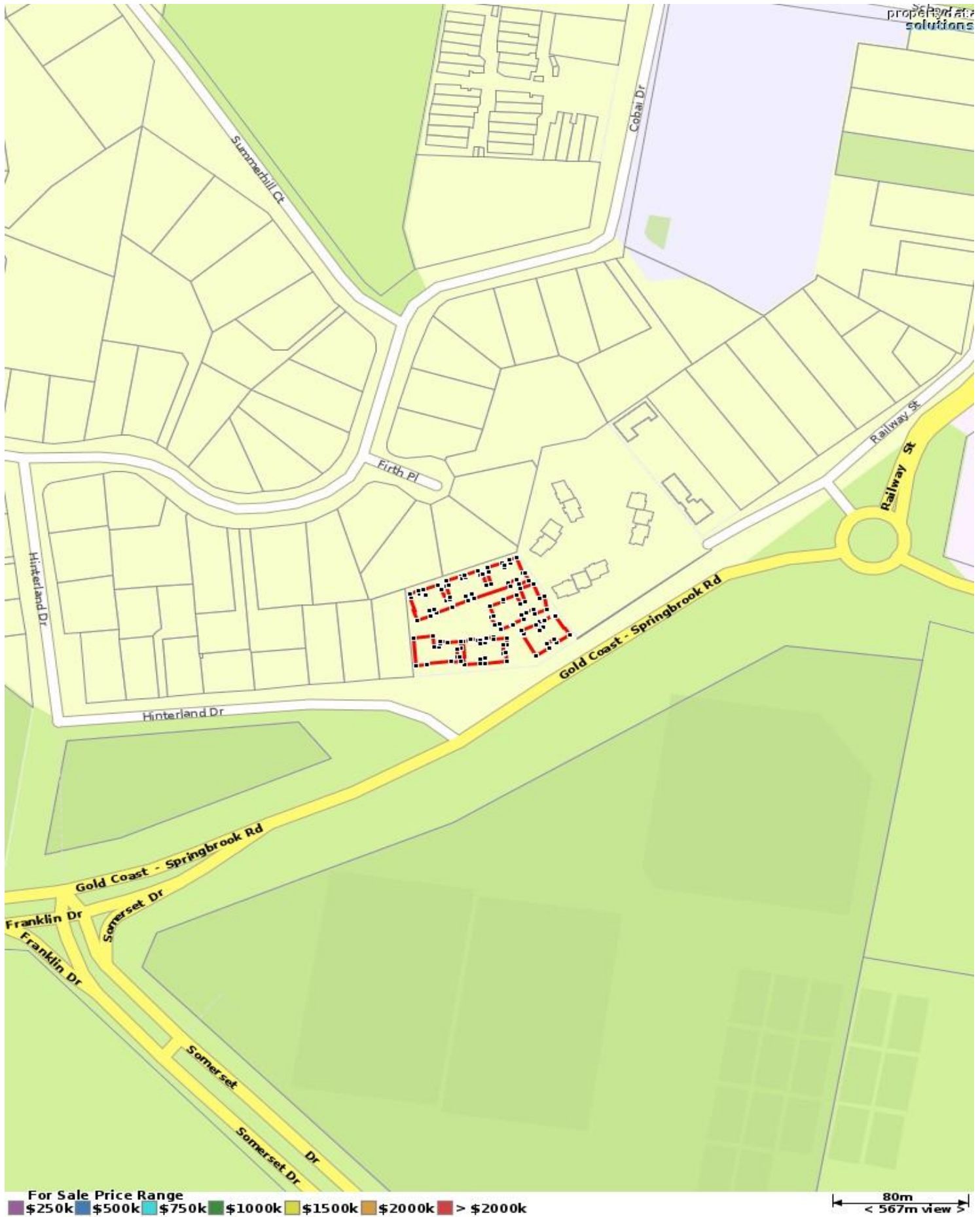
**Co-ed**



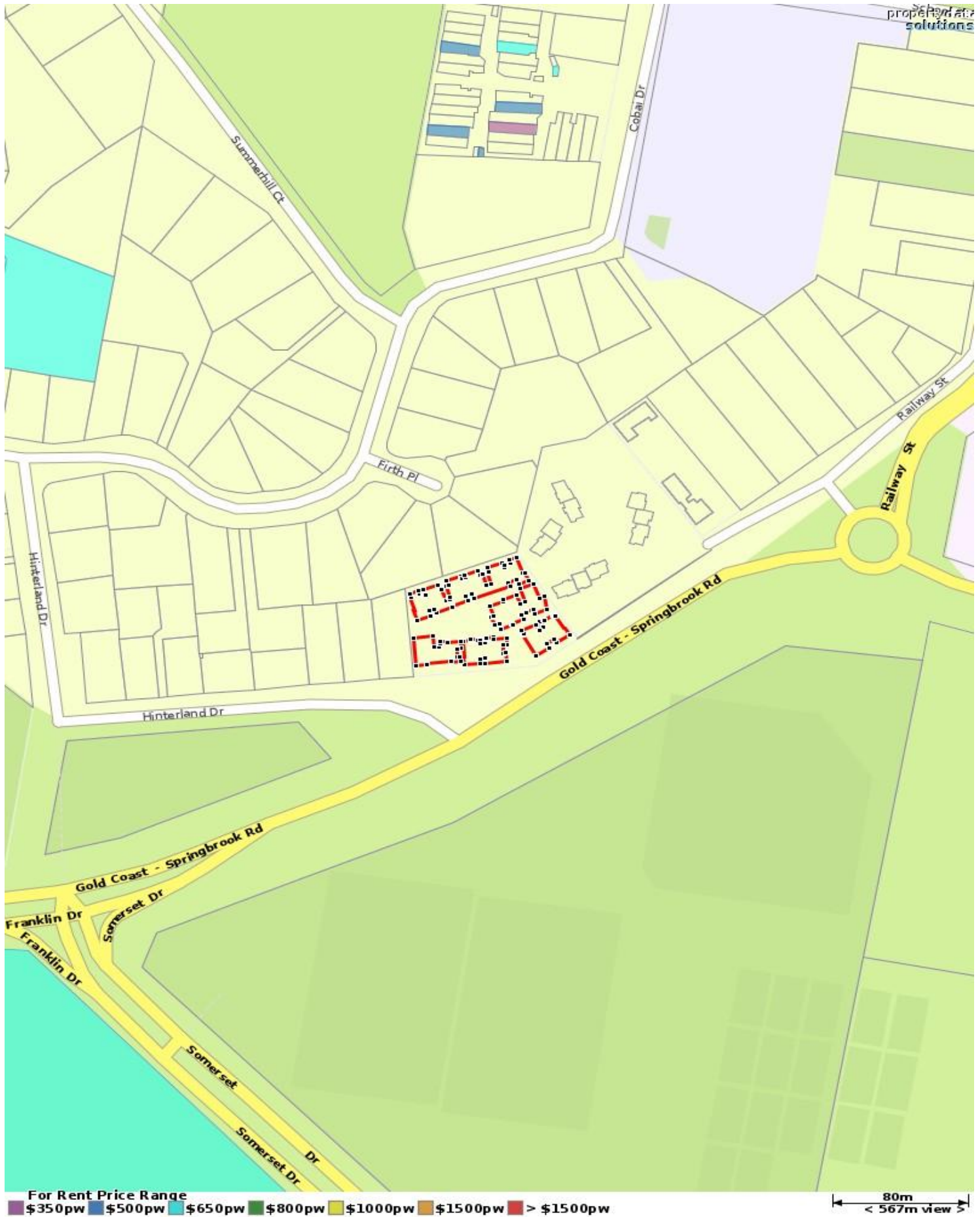
## Nearby Sold Properties (Sale Date)



## Nearby Properties For Sale

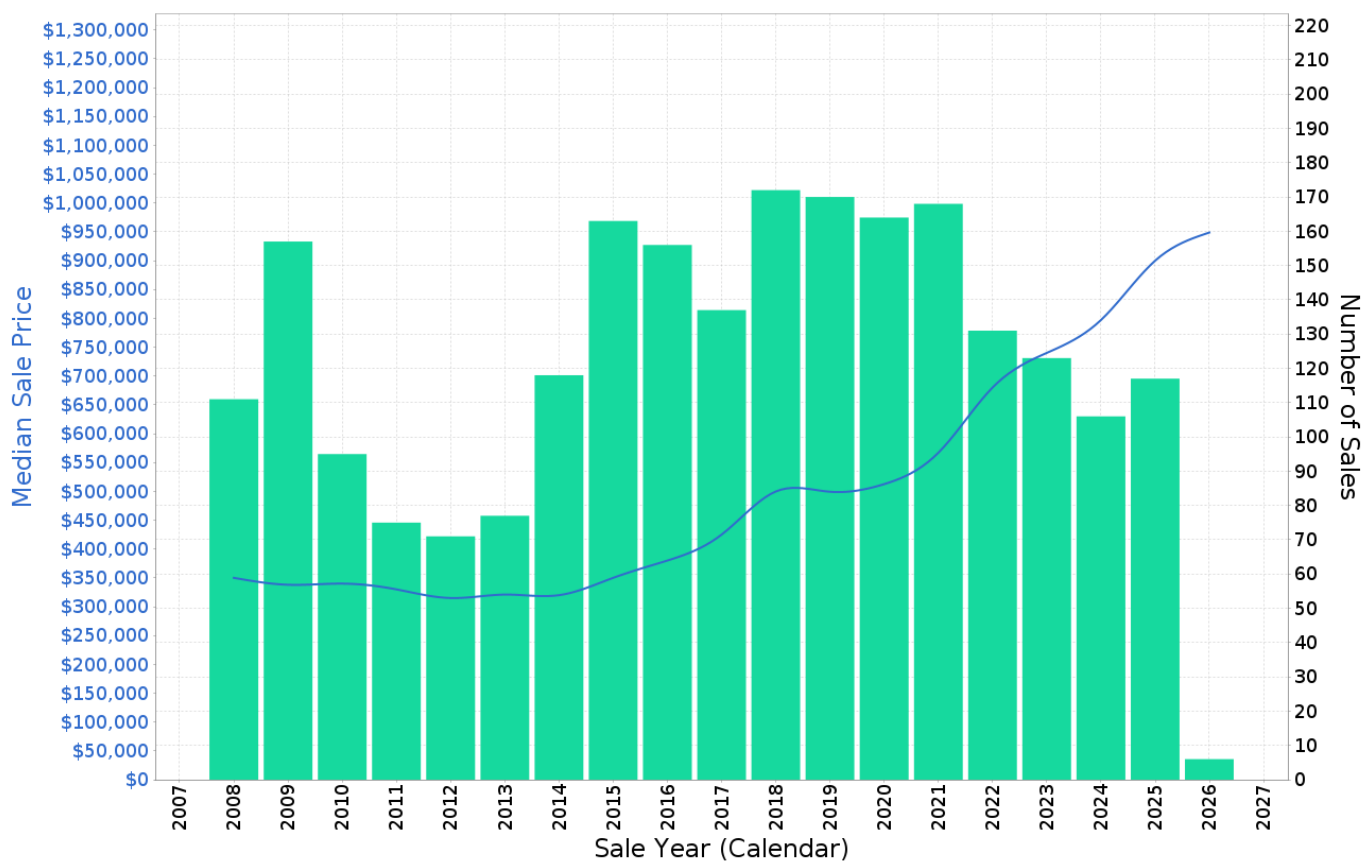


## Nearby Properties For Rent



## Sales & Growth Chart (Unit)

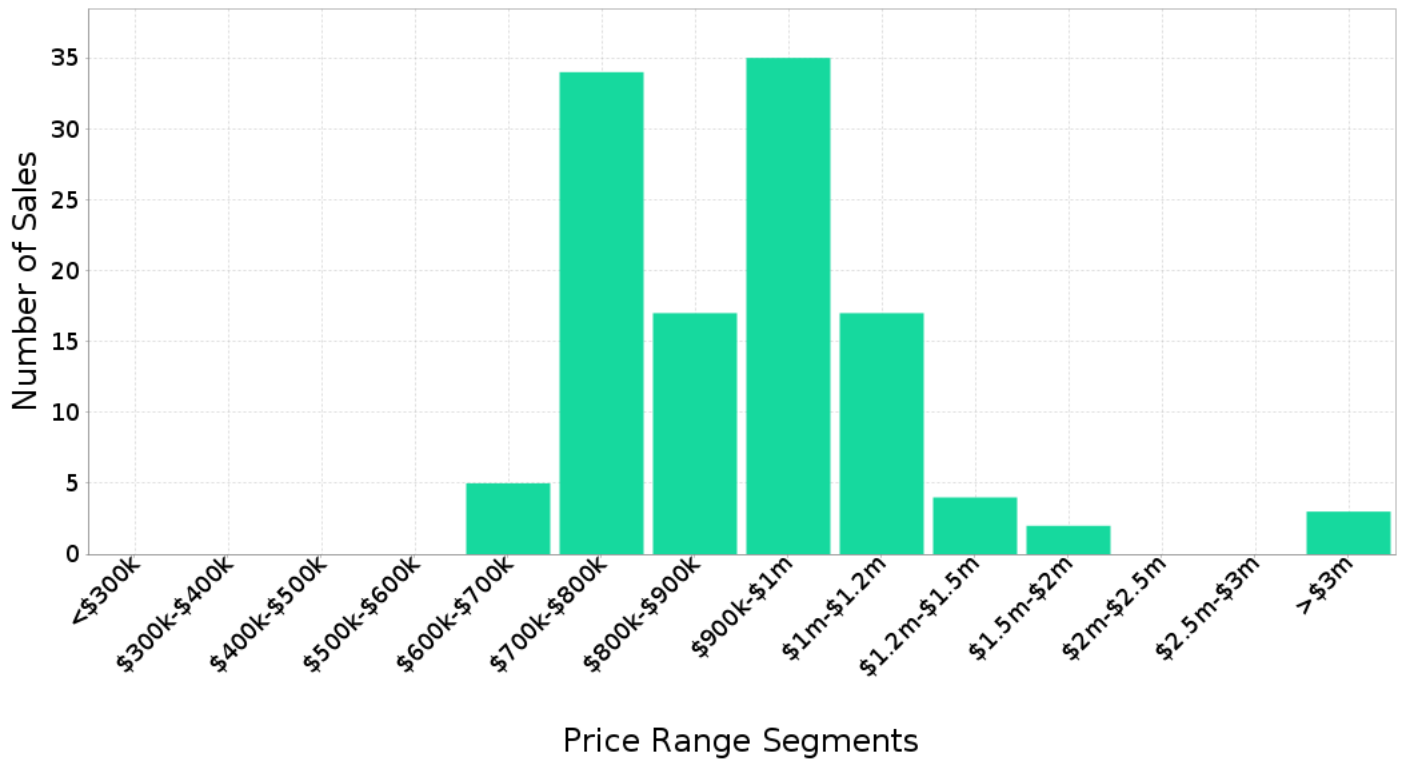
| Year | No. of Sales | Average      | Median     | Growth | Low        | High         |
|------|--------------|--------------|------------|--------|------------|--------------|
| 2008 | 111          | \$ 392,864   | \$ 350,000 |        | \$ 220,000 | \$ 1,331,000 |
| 2009 | 157          | \$ 359,708   | \$ 338,000 | -3.4 % | \$ 219,000 | \$ 1,400,000 |
| 2010 | 95           | \$ 373,778   | \$ 340,000 | 0.6 %  | \$ 265,000 | \$ 830,000   |
| 2011 | 75           | \$ 348,597   | \$ 330,000 | -2.9 % | \$ 165,000 | \$ 750,000   |
| 2012 | 71           | \$ 384,745   | \$ 315,000 | -4.5 % | \$ 187,200 | \$ 2,900,000 |
| 2013 | 77           | \$ 354,445   | \$ 321,000 | 1.9 %  | \$ 240,000 | \$ 830,000   |
| 2014 | 118          | \$ 341,959   | \$ 319,950 | -0.3 % | \$ 237,000 | \$ 730,000   |
| 2015 | 163          | \$ 382,327   | \$ 350,000 | 9.4 %  | \$ 209,000 | \$ 780,000   |
| 2016 | 156          | \$ 416,987   | \$ 380,000 | 8.6 %  | \$ 80,000  | \$ 2,450,000 |
| 2017 | 137          | \$ 490,997   | \$ 425,000 | 11.8 % | \$ 235,000 | \$ 3,425,000 |
| 2018 | 172          | \$ 517,142   | \$ 499,750 | 17.6 % | \$ 130,000 | \$ 3,700,000 |
| 2019 | 170          | \$ 527,540   | \$ 499,250 | -0.1 % | \$ 279,500 | \$ 3,600,000 |
| 2020 | 164          | \$ 638,059   | \$ 512,500 | 2.7 %  | \$ 55,690  | \$ 5,350,000 |
| 2021 | 168          | \$ 655,006   | \$ 567,000 | 10.6 % | \$ 288,000 | \$ 6,450,000 |
| 2022 | 131          | \$ 862,084   | \$ 680,000 | 19.9 % | \$ 450,000 | \$ 7,000,000 |
| 2023 | 123          | \$ 762,898   | \$ 740,000 | 8.8 %  | \$ 452,000 | \$ 1,620,000 |
| 2024 | 106          | \$ 869,618   | \$ 797,000 | 7.7 %  | \$ 375,000 | \$ 7,500,000 |
| 2025 | 117          | \$ 1,028,784 | \$ 900,000 | 12.9 % | \$ 602,500 | \$ 9,000,000 |
| 2026 | 6            | \$ 979,250   | \$ 948,750 | 5.4 %  | \$ 937,000 | \$ 1,115,000 |



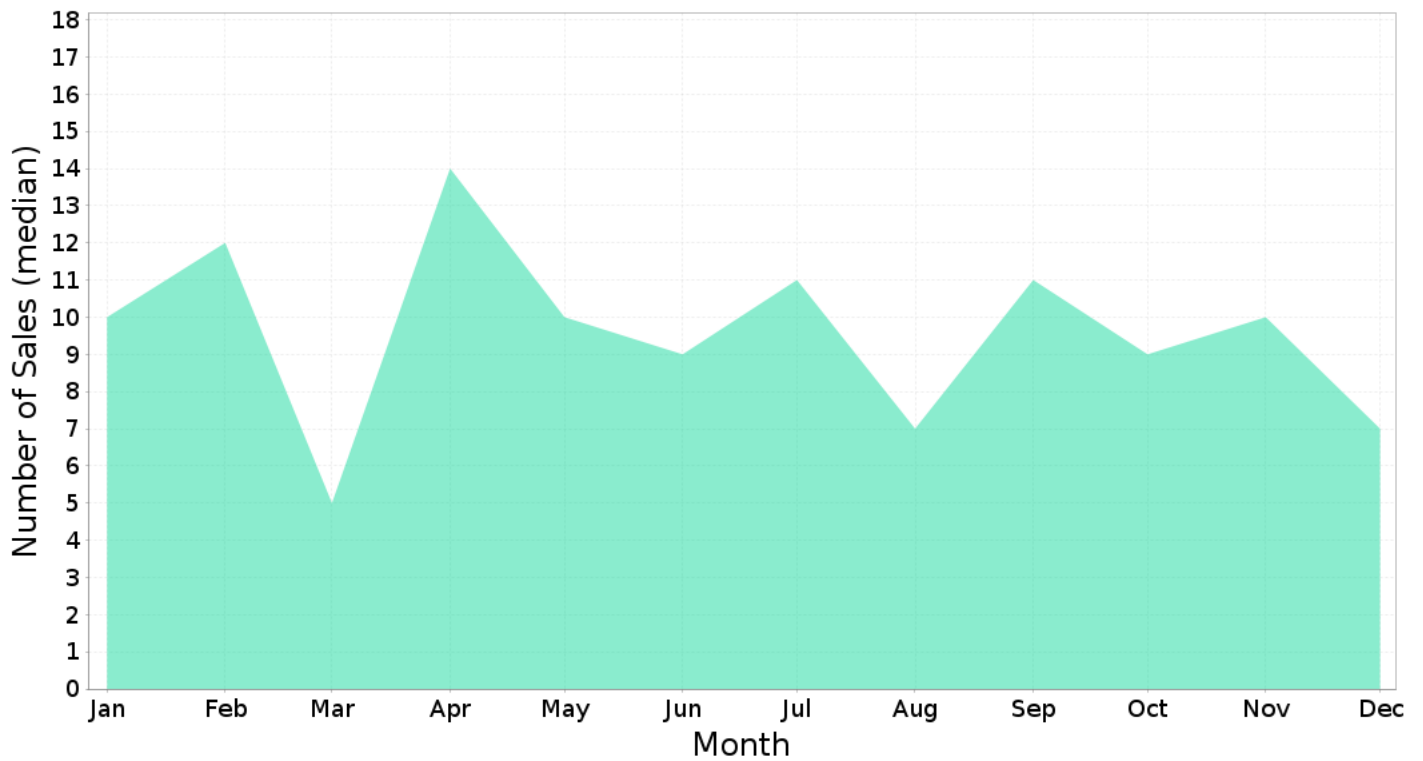
Prepared on 26/03/2026 by The Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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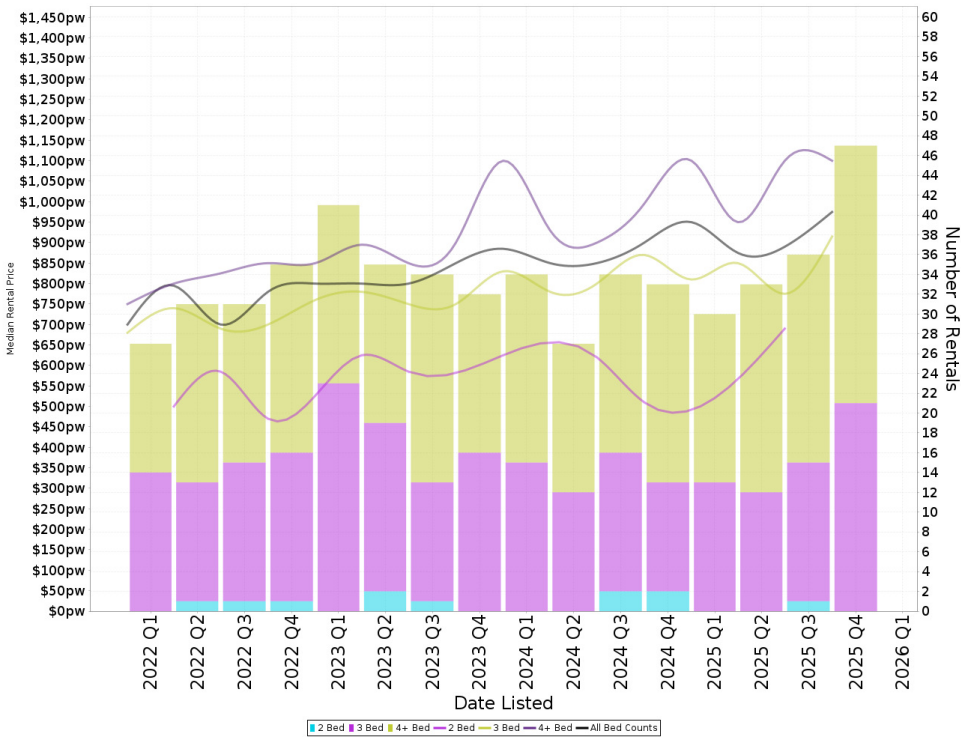
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+6.8%**

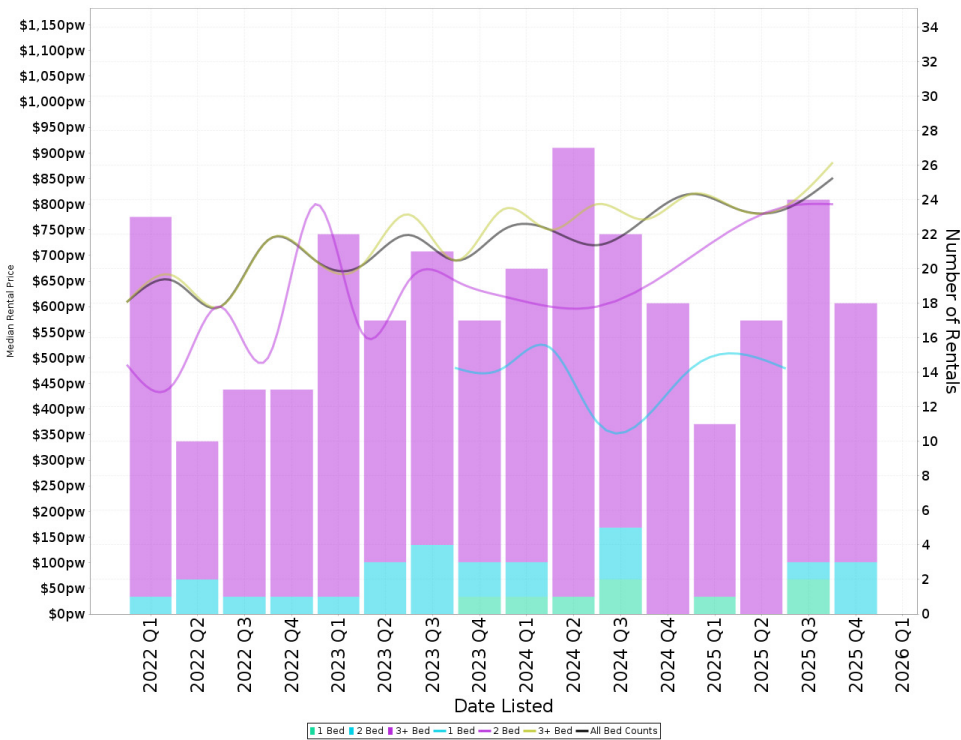
Current Median Price: \$1,335,500  
 Previous Median Price: \$1,250,000  
 Based on 355 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$1,335,500  
 Current Median Rent: \$950  
 Based on 146 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+12.9%**

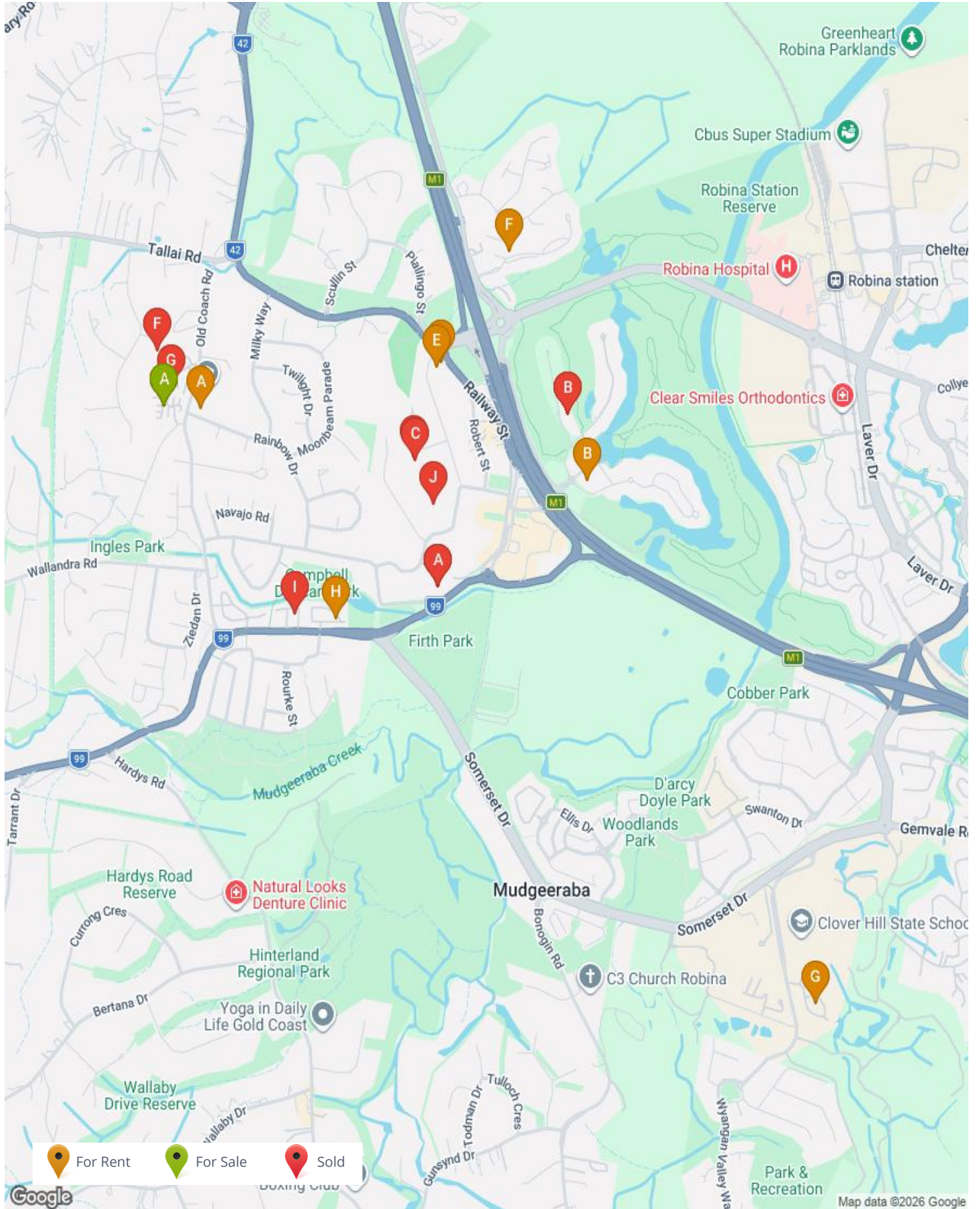
Current Median Price: \$900,000  
 Previous Median Price: \$797,000  
 Based on 223 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**




Current Median Price: \$900,000  
 Current Median Rent: \$800  
 Based on 70 registered Unit rentals compared over the last 12 months.


## Comparable Properties Map



## Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 1500.0m from the focus property. The lowest for rent price is \$730 and the highest for rent price is \$975 with a median rental price of \$818. Days listed ranges from 6 to 25 days with the average currently at 12 days for these selected properties.





- 6/2 RAINBOW DR, MUDGEERABA 4213** UBD Ref: Gold Coast - 047 Q20  2  2  2




Property Type: Unit  
Area: 204 m<sup>2</sup>  
RPD: L6 GTP1213

Features:

Current Rent Price: **\$730 per week**  
 First Rent Price: **\$730 per week**  
 Month Listed: **January 2026\* (Rented)**  
 Days on Market: **8 Days**






- 601 GLADES DR, ROBINA 4226** UBD Ref: Gold Coast - 058 E1  2  2  2




Property Type: Unit  
Area: 2,866 m<sup>2</sup> (92 m<sup>2</sup>)  
RPD: L101-108,201-209,301-309,401-409,501

Features:

Current Rent Price: **\$900 per week**  
 First Rent Price: **\$900 per week**  
 Month Listed: **January 2026\* (Rented)**  
 Days on Market: **15 Days**






- 15/901 MEDINAH AVE, ROBINA 4226** UBD Ref: Gold Coast - 048 D20  2  2  2




Property Type: Unit  
Area: 1,988 m<sup>2</sup>  
RPD: L515 SP156628

Features:

Current Rent Price: **\$975 per week**  
 First Rent Price: **\$975 per week**  
 Month Listed: **December 2025\* (Rented)**  
 Days on Market: **7 Days**






- 2/9 RAILWAY ST, MUDGEERABA 4213** UBD Ref: Gold Coast - 048 B19  2  1  2




Property Type: Unit  
Area: 133 m<sup>2</sup>  
RPD: L2 SP236469

Features:

Current Rent Price: **\$800 Per Week**  
 First Rent Price: **\$800 Per Week**  
 Month Listed: **October 2025\* (Rented)**  
 Days on Market: **25 Days**



- 4/9 RAILWAY ST, MUDGEERABA 4213** UBD Ref: Gold Coast - 048 B19  2  2  2



Property Type: Unit  
Area: 114 m<sup>2</sup> (10 m<sup>2</sup>)  
RPD: L4 SP236469

Features: DECK, IMPROVEMENTS: COURTYARD, DISHWASHER

Current Rent Price: **\$795 per week**  
 First Rent Price: **\$795 per week**  
 Month Listed: **September 2025\* (Rented)**  
 Days on Market: **17 Days**



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**106 NORTH HILL DR, ROBINA 4226**

UBD Ref: Gold Coast - 048 D17  **3**  **2**  **1**



Property Type: Unit  
 Area: 150 m<sup>2</sup>  
 RPD: L106 SP245139

Features:

Current Rent Price: **\$880 per week**  
 First Rent Price: **\$880 per week**  
 Month Listed: **March 2026**  
 Days on Market: **6 Days**



**ID:21171675/46 CLOVER HILL DR, MUDGEERAB**

UBD Ref: Gold Coast - 058 H8  **3**  **2**  **2**



Property Type: Unit  
 Area: 2.95 ha (129 m<sup>2</sup>)  
 RPD: L1-17,46-47 SP277701 & L48-53,56-57

Features: DECK, BUILT IN ROBES, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: GYM, FURNISHED, DISHWASHER, INTERNAL LAUNDRY, CLOSE TO

Current Rent Price: **\$835 per week**  
 First Rent Price: **\$835 per week**  
 Month Listed: **March 2026**  
 Days on Market: **10 Days**



**41/62 FRANKLIN DR, MUDGEERABA 4213**

UBD Ref: Gold Coast - 058 A3  **3**  **2**  **2**



Property Type: Unit  
 Area: 79 m<sup>2</sup>  
 RPD: L41 SP158003

Features:

Current Rent Price: **\$775 per week**  
 First Rent Price: **\$775 per week**  
 Month Listed: **February 2026\* (Rented)**  
 Days on Market: **9 Days**



## Nearby Comparable For Sale Properties

There are 1 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$680,000 and the highest for sale price is \$680,000 with a median sale price of \$680,000. Days listed ranges from 24 to 24 days with the average currently at 24 days for these selected properties.

**122/53 OLD COACH RD, TALLAI 4213**

UBD Ref: Gold Coast - 047 P20  
Distance from Property: 1.2km

 **2**  **1**  **1**



Property Type: Unit  
Area: 2,593 m<sup>2</sup> (92 m<sup>2</sup>)  
RPD: L20 BUP103697

Features:

Current List Price: **\$699,000 + Buyers (Under Offer)**  
First List Price: \$699,000 + Buyers  
Date Listed: **02/03/2026** Days Listed: **24 Days**  
Listed Price Change:



## Nearby Comparable Sold Properties

There are 11 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$550,000 and the highest sale price is \$1,100,000 with a median sale price of \$870,000. Days listed ranges from 8 to 177 days with the average currently at 36 days for these selected properties.

### 2/1 HINTERLAND DR, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 058 B2  
Distance from Property: 0m  2  2  2



Property Type: Unit  
Area: 109 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$7,266  
RPD: L2 SP202040

Sale Price: **\$792,000 (Recent Advice - Sale)**  
Sale Date: 23/03/2026 Days to Sell: **21 Days**  
Last Price: Offers Over \$749,000 Chg %:  
First Price: Offers Over \$749,000 Chg %:

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: GARDEN / COURTYARD, CLOSE TO



### 26/901 MEDINAH AVE, ROBINA, QLD 4226

UBD Ref: Gold Coast - 048 D20  
Distance from Property: 797m  2  2  3



Property Type: Unit  
Area: 1,988 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$553  
RPD: L526 SP156628

Sale Price: **\$1,100,000 (Recent Advice - Sale)**  
Sale Date: 12/03/2026 Days to Sell: **35 Days**  
Last Price: Under Contract Chg %:  
First Price: Offers Over \$1,049,000 Chg %:

Features:



### 2/6 SHERWOOD CL, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 048 B20  
Distance from Property: 459m  2  2  3



Property Type: Unit  
Area: 75 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$12,582  
RPD: L3 GTP713

Sale Price: **\$941,000 (Recent Advice - Sale)**  
Sale Date: 20/02/2026 Days to Sell: **177 Days**  
Last Price: SOLD BY CHARL LOUW Chg %:  
First Price: Offers over \$575,000 Chg %:

Features:



### 1/6 SHERWOOD CL, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 048 B20  
Distance from Property: 465m  2  1  1



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L4 GTP713

Sale Price: **\$941,000 (Normal Sale)**  
Sale Date: 02/02/2026 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 121/53 OLD COACH RD, TALLAI, QLD 4213

UBD Ref: Gold Coast - 047 P20  
Distance from Property: 1.2km  2  1  1



Property Type: Unit  
Area: 2,593 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$212  
RPD: L17 BUP103697

Sale Price: **\$550,000 (Normal Sale)**  
Sale Date: 09/01/2026 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: IMPROVEMENTS: DISHWASHER, COURTYARD



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**56/37 OLD COACH RD, TALLAI, QLD 4213**

UBD Ref: Gold Coast - 047 P19  2  2  1  
Distance from Property: 1.4km



Property Type: Unit  
Area: 133 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,507  
RPD: L56 GTP3464

Features:

Sale Price: **\$600,000 (Normal Sale)**  
Sale Date: 27/10/2025 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



**89/37 OLD COACH RD, TALLAI, QLD 4213**

UBD Ref: Gold Coast - 047 P19  2  2  1  
Distance from Property: 1.3km



Property Type: Unit  
Area: 133 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$5,752  
RPD: L89 GTP100766

Features:

Sale Price: **\$765,000 (Normal Sale)**  
Sale Date: 03/10/2025 Days to Sell: **10 Days**  
Last Price: \$700,000 Plus Offers Chg %:  
First Price: \$700,000 Plus Offers Chg %:



**145/53 OLD COACH RD, TALLAI, QLD 4213**

UBD Ref: Gold Coast - 047 P20  2  2  1  
Distance from Property: 1.2km



Property Type: Unit  
Area: 2,593 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$277  
RPD: L25 BUP103697

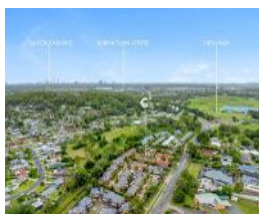
Features:

Sale Price: **\$717,000 (Normal Sale)**  
Sale Date: 01/10/2025 Days to Sell: **9 Days**  
Last Price: Expressions of Interest Chg %:  
First Price: Expressions of Interest Chg %:



**5/78 FRANKLIN DR, MUDGEERABA, QLD 4213**

UBD Ref: Gold Coast - 057 R2  3  2  1  
Distance from Property: 562m



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L5 SP121651

Features:

Sale Price: **\$985,000 (Normal Sale)**  
Sale Date: 04/02/2026 Days to Sell: **8 Days**  
Last Price: Expressions of Interest Chg %:  
First Price: Expressions of Interest Chg %:



**13/10-18 COBAI DR, MUDGEERABA, QLD 4213**

UBD Ref: Gold Coast - 058 B1  3  2  1  
Distance from Property: 295m






Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L15 GTP102888

Features:

Sale Price: **\$870,000 (Normal Sale)**  
Sale Date: 12/12/2025 Days to Sell: **16 Days**  
Last Price: Under Contract (Under Chg %:  
First Price: Expressions of Interest Chg %:



22/1 HINTERLAND DR, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 058 B2  3  2  2  
Distance from Property: 0m



Property Type: Unit  
Area: 116 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$7,578  
RPD: L22 SP202040

Sale Price: **\$879,000 (Normal Sale)**  
Sale Date: 29/10/2025 Days to Sell: **15 Days**  
Last Price: Under Contract Chg %:  
First Price: Offers Over \$849,000 Chg %:

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS,  
CLOSE TO TRANSPORT, IMPROVEMENTS: INTERCOM, CLOSE TO SHOPS, SECURE



## 3/1 HINTERLAND DRIVE, MUDGEERABA, QLD 4213



### Appraisal Price

This market analysis has been prepared on 26/03/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$790,000 to \$850,000**

**\$790pw to \$850pw**  
**Yield Estimate: 5.2%**

### Contact your agent for further information:

Agent Name: Chris Lane  
Mobile:  
Office: Cellas Real Estate  
Office Phone: 0417 101 888  
Email: [info@cellasrealestate.com.au](mailto:info@cellasrealestate.com.au)