

Suburb Profile Report  
Coomera QLD 4209

Prepared on 26 April 2023



CoreLogic®





**52km**  
 Distance from GPO



**13.3k**  
 Population

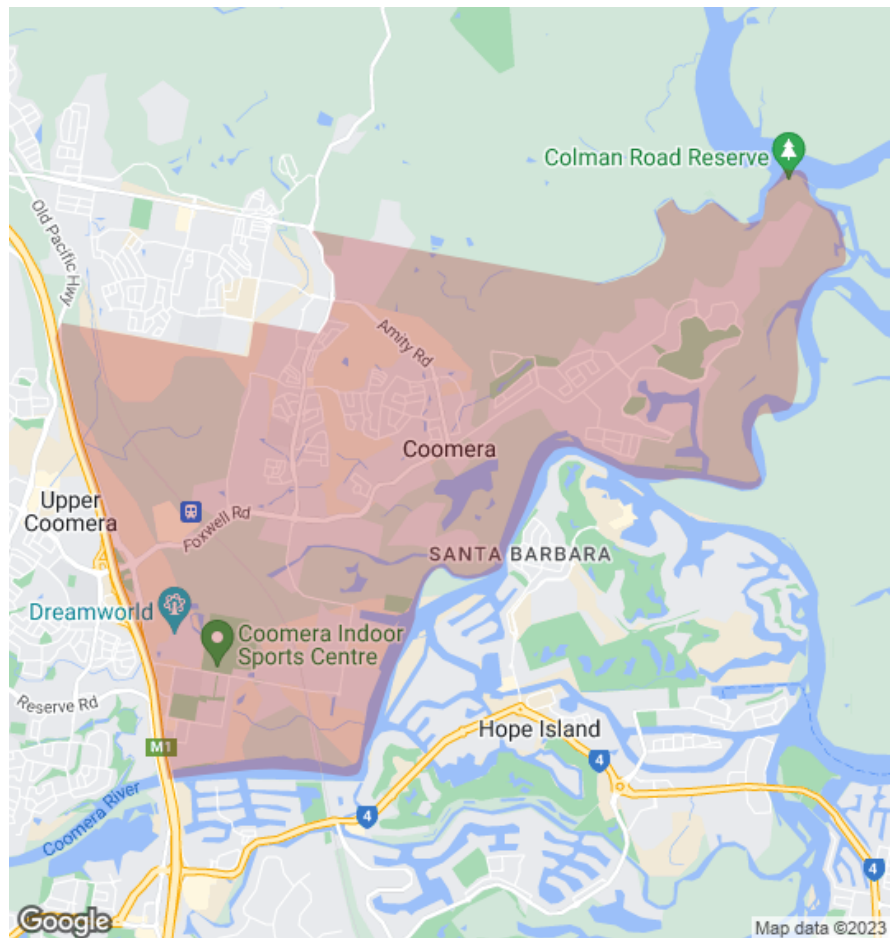
**↑ 51.4%**  
 5 year population change



**8 years**  
 Average length of ownership



■ Owner Occupiers □ Renters



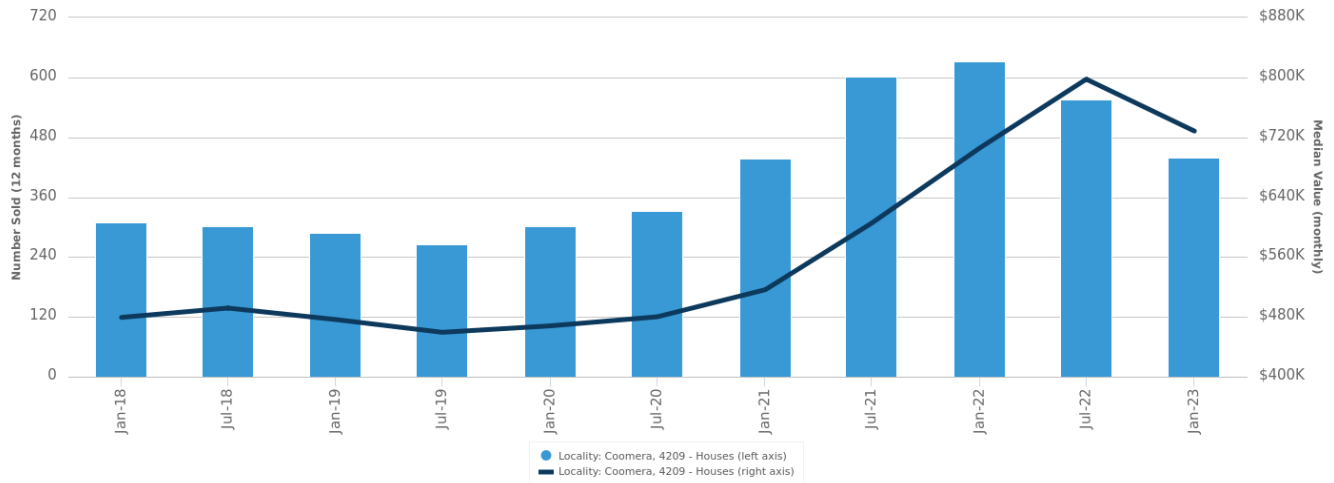
The size of Coomera is approximately 24.6 square kilometres. It has 35 parks covering nearly 5.9% of total area. The population of Coomera in 2011 was 8,792 people. By 2016 the population was 13,312 showing a population growth of 51.4% in the area during that time. The predominant age group in Coomera is 0-9 years. Households in Coomera are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Coomera work in a trades occupation. In 2011, 42.9% of the homes in Coomera were owner-occupied compared with 36.8% in 2016. Currently the median sales price of houses in the area is \$740,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	4,513	326	\$737,835	77
	1,441	102	\$531,534	14

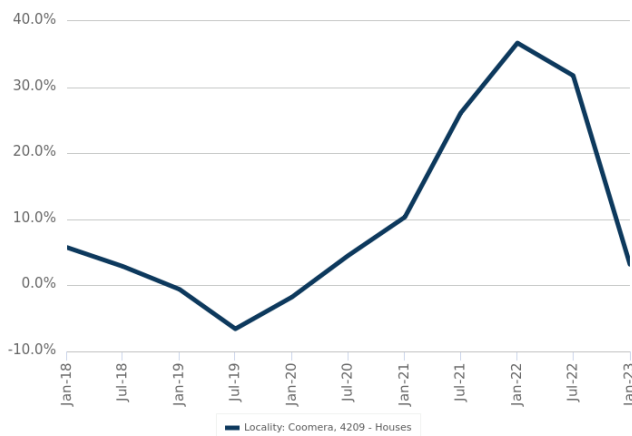
\*Total number of unique properties listed for sale over the past 12 months.

## Houses: For Sale

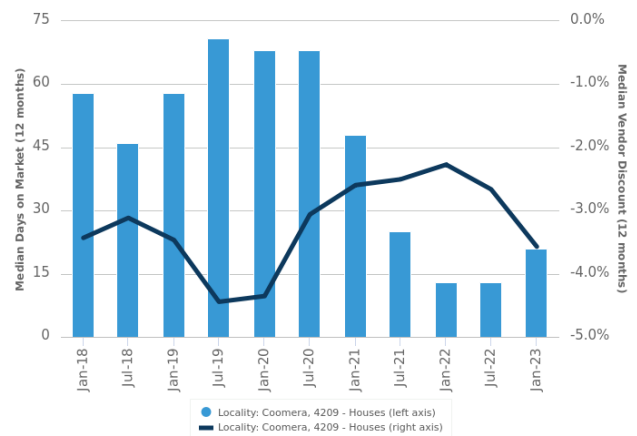
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$950,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$740,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$663,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

## Recently Sold

4

2  
BEDROOMS

1



**12 Aaron Street Coomera QLD 4209**

Listed on 17 Apr 2023  
 Offers Over \$669,000

2  
 1  
 541m<sup>2</sup>



**24 Talpa Street Coomera QLD 4209**

Sold on 07 Feb 2023  
 \$535,000

1  
 1  
 308m<sup>2</sup>



**21/26 Fortune Street Coomera QLD 4209**

Listed on 10 Apr 2023  
 Contact Agent

1  
 1  
 -

12

3  
BEDROOMS

34



**20 Silver Gull Street Coomera QLD 4209**

Listed on 24 Apr 2023  
 Auction

2  
 2  
 368m<sup>2</sup>



**1/22 Orlando Drive Coomera QLD 4209**

Sold on 15 Mar 2023  
 \$1,050,000

4  
 2  
 627m<sup>2</sup>



**27 Steves Way Coomera QLD 4209**

Listed on 21 Apr 2023  
 Under Contract

1  
 2  
 385m<sup>2</sup>



**24B Kelly Avenue Coomera QLD 4209**

Sold on 14 Mar 2023  
 Not Disclosed

2  
 2  
 172m<sup>2</sup>

52

4  
BEDROOMS

122



**22 Scenic Crescent Coomera QLD 4209**

Listed on 24 Apr 2023  
 Offers Over \$949,000

2  
 2  
 600m<sup>2</sup>



**9 Sailaway Court Coomera QLD 4209**

Sold on 24 Apr 2023  
 \$935,000\*

2  
 2  
 -



**4 Aaron Street Coomera QLD 4209**

Listed on 23 Apr 2023  
 \$869,000

2  
 2  
 541m<sup>2</sup>



**22 Stratus Lane Coomera QLD 4209**

Sold on 20 Apr 2023  
 \$722,500\*

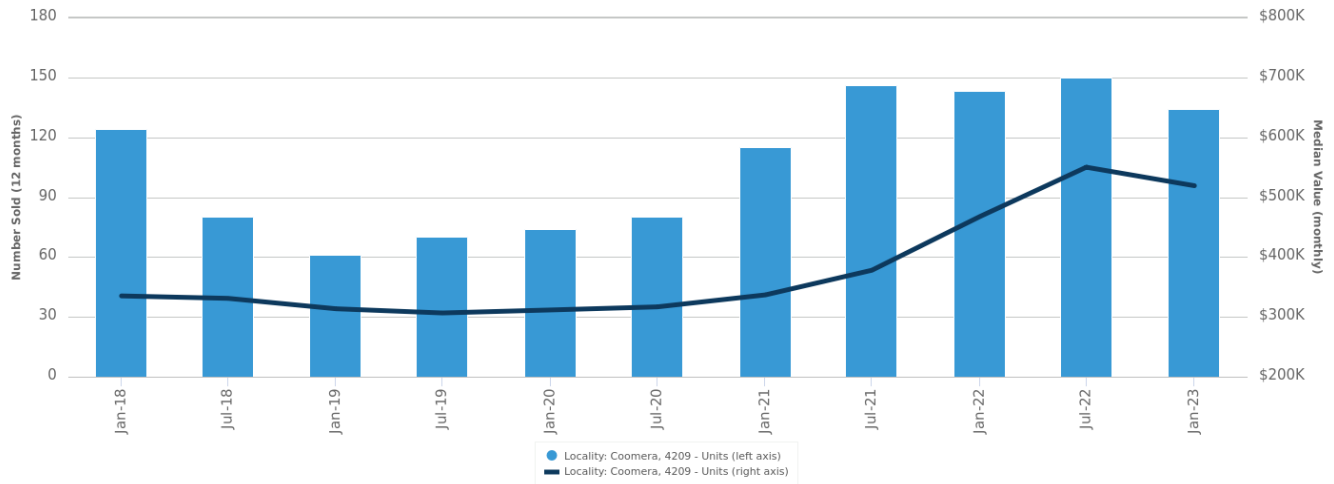
2  
 2  
 361m<sup>2</sup>

= number of houses currently On the Market or Sold within the last 6 months

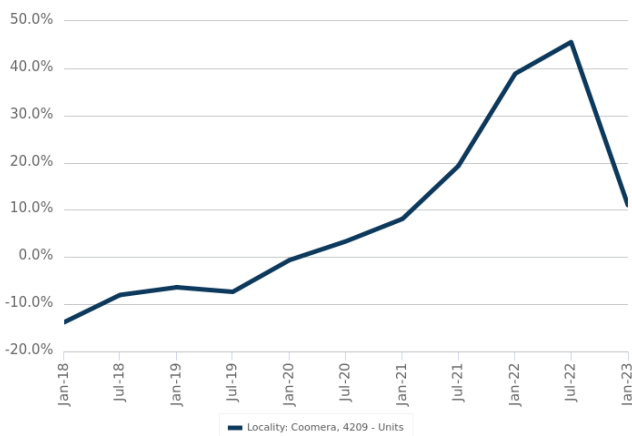
\*Agent advised

## Units: For Sale

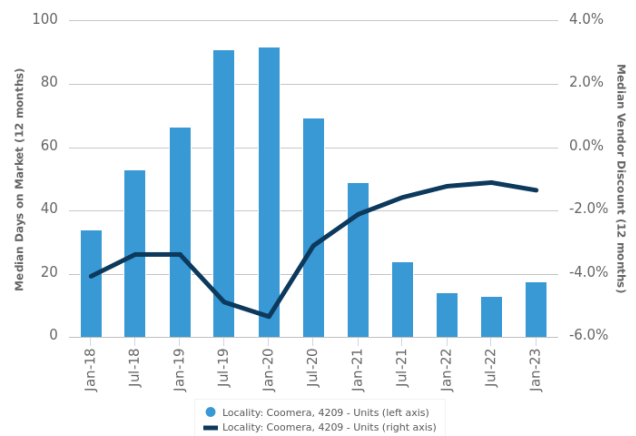
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$535,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$500,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$458,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

0

1  
 BEDROOMS

There are no 1 bedroom Units on the market in this suburb

## Recently Sold

1



2/10 Banksia Road  
 Coomera QLD 4209

Sold on 28 Oct 2022  
 \$380,000\*



0

2  
 BEDROOMS

There are no 2 bedroom Units on the market in this suburb

1



25/15 Yaun Street Coomera  
 QLD 4209

Sold on 25 Jan 2023  
 \$439,499



12

3  
 BEDROOMS

37



5/36 Beattie Road  
 Coomera QLD 4209

Listed on 21 Apr 2023  
 Offers over \$489,000.00



3/13 Bailer Street Coomera  
 QLD 4209

Sold on 18 Apr 2023  
 \$550,000\*



52/91 Beattie Road  
 Coomera QLD 4209

Listed on 21 Apr 2023  
 Offers from \$579,000



3/36 Beattie Road  
 Coomera QLD 4209

Sold on 13 Apr 2023  
 \$429,000

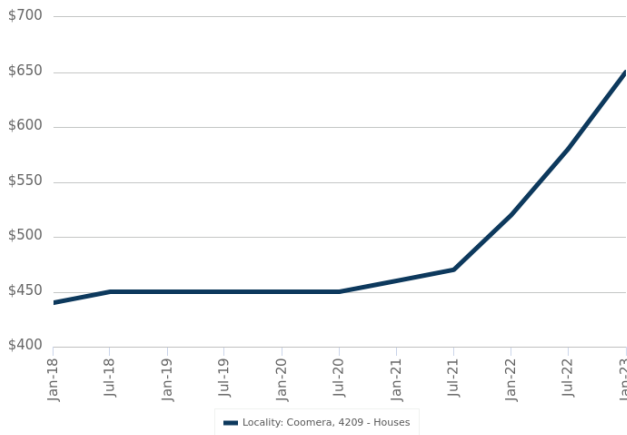


= number of units currently On the Market or Sold within the last 6 months

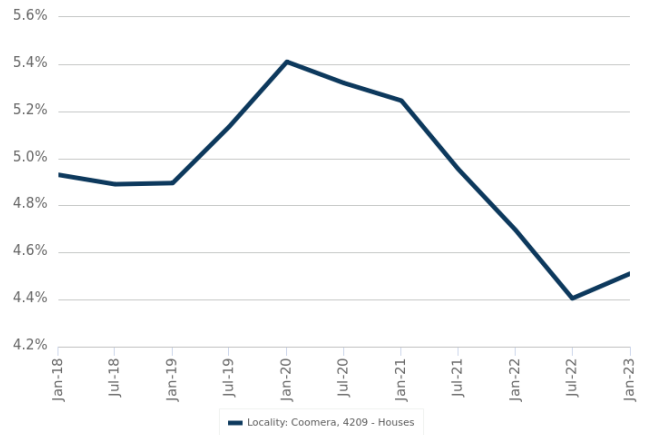
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

10

3  
BEDROOMS



**24B Kelly Avenue Coomera QLD 4209**

Listed on 21 Apr 2023  
\$620/W



**2 Bos Drive Coomera QLD 4209**

Listed on 20 Apr 2023  
\$620/W



52

4  
BEDROOMS



**7 Severn Street Coomera QLD 4209**

Listed on 24 Apr 2023  
\$750/W



**29 Spica Crescent Coomera QLD 4209**

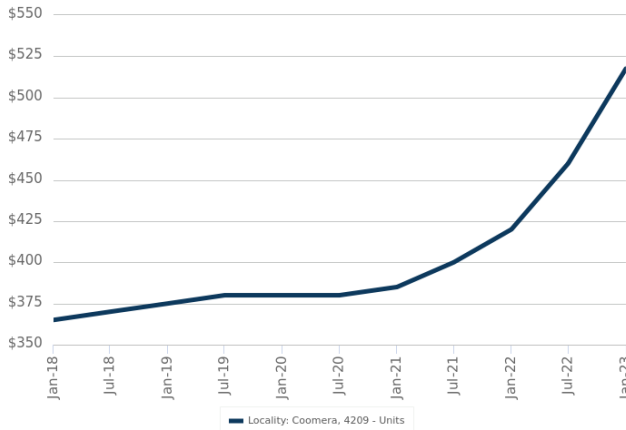
Listed on 23 Apr 2023  
\$700/W



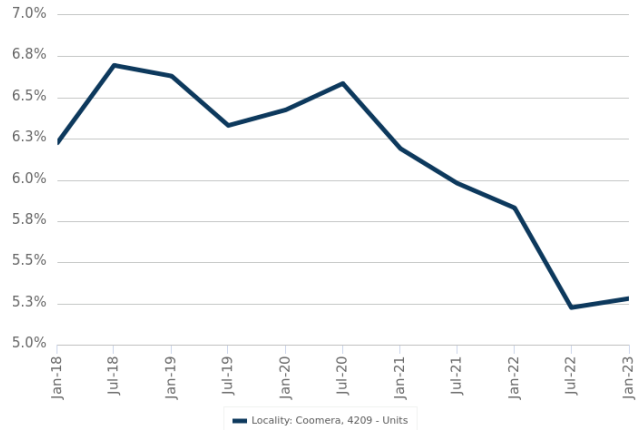
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0 1 BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0 2 BEDROOMS

There are no 2 bedroom Units for rent in this suburb

7 3 BEDROOMS



**6/2 Bos Drive Coomera QLD 4209**

Listed on 21 Apr 2023  
 \$620/W

1  
 2  
 -



**5/1 Leichhardt Street Coomera QLD 4209**

Listed on 20 Apr 2023  
 \$525/W

2  
 2  
 175m<sup>2</sup>

= number of units observed as On the Market for Rent within the last month



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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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