


# Tallebudgera and Surrounds Market Update 2<sup>nd</sup> Half 2022



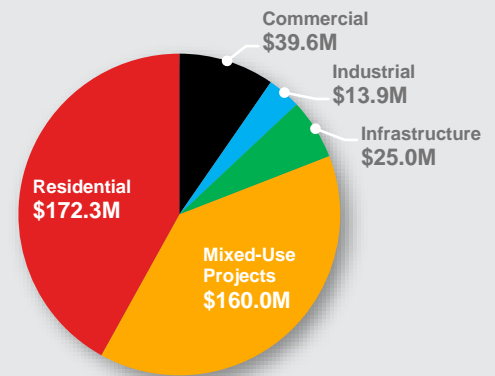
## OVERVIEW

In Q2 2022, Tallebudgera\* recorded a median house price of \$1,435,000. This represents annual (Q2 2021 – Q2 2022) median price softening of -5.0% for houses. House sales decreased between Q2 2021 – Q2 2022, by -60.0% to 14 sales. Low stock explains the decrease in sales, due to a limited number of new stand-alone homes built in the area. Further, sellers may be discouraged by the current cash rate hikes, which limits the borrowing capacity of a buyer for purchasing in a premium market. The market has turned in Tallebudgera\*, with median house price softening offering higher affordability for buyers.

	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↓	↓
	House Median Price	↓	↓
	House Rental Price	↑	↓

## FUTURE DEVELOPMENTS

Tallebudgera and surrounds is set to see approximately **\$410.8M** worth of **new projects commencing in the 2<sup>nd</sup> half of 2022.**

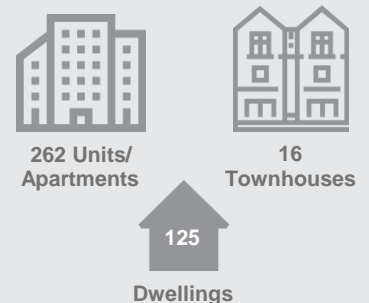


These projects will stimulate economic growth and create large employment opportunities in Tallebudgera\*, which should have a positive spill-over impact on the real estate market.

A main mixed use project over the 2<sup>nd</sup> half of 2022 is the Tallebudgera Wellness & Tourism Gardens Project (\$160.0M). The project is set to add 113 dwellings, as well as hotel additions and a garden.

There is an absence of residential projects specifically located in Tallebudgera. Below is an example of residential projects in the nearby suburbs of Burleigh Heads and Palm beach:

- Northshore Palm Beach (\$50.0M, 93 units)
- The Esplanade Units – Sea (\$10.0M, 30 units)
- Awoonga Avenue Apartments (\$4.5M, 4 apartments)



## MARKET CONDITIONS



SALES MEDIAN PRICE  
Q2 2022



SALES AVERAGE DAYS ON  
MARKET Q2 2022



RENTAL MEDIAN PRICE  
Q2 2022



RENTAL AVERAGE DAYS ON  
MARKET Q2 2022

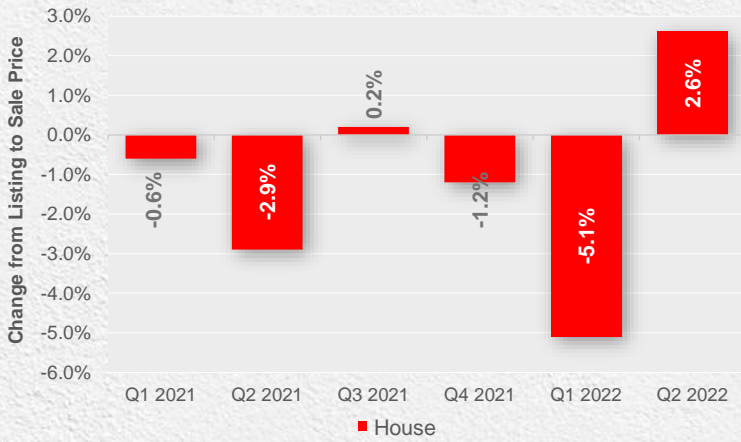
## MEDIAN HOUSE PRICE COMPARISON

Suburb	2020	2021	2022#	2020 – 2022 % Growth
Tallebudgera	\$1,030,000	\$1,290,000	\$1,307,500	26.9%
Tallebudgera Valley	\$1,162,500	\$1,577,500	\$2,175,000	87.1%



# AVERAGE VENDOR DISCOUNT\* KEY COMMENTS

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

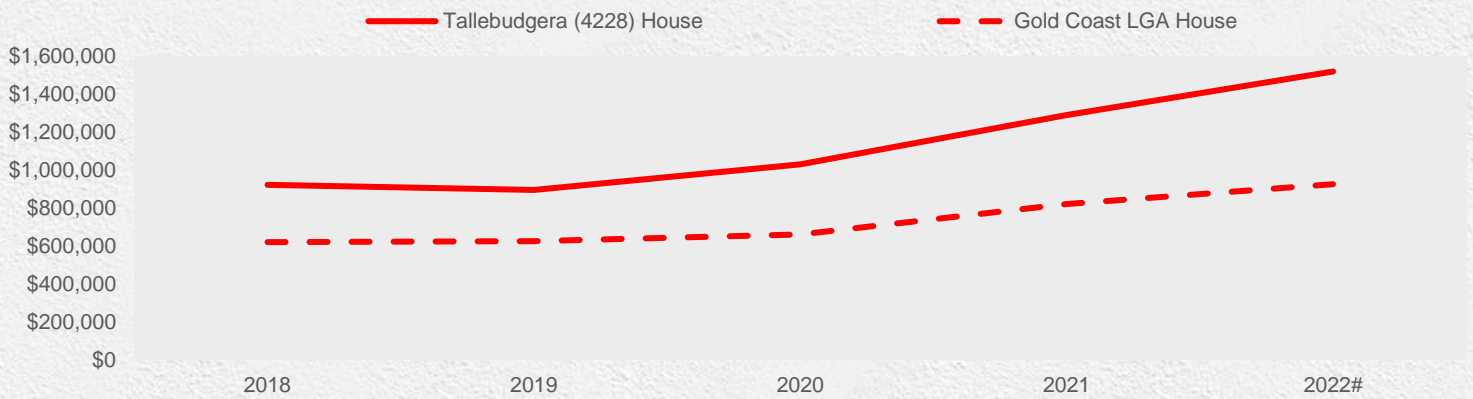


Average vendor house discount between Q4 2020 and Q4 2021 have fluctuated, sitting at a premium of 2.6% in Q2 2022. Market conditions in Tallebudgera\* in Q2 2022 favour vendors, with buyers having to offer higher than the first list price. This was the case in Q3 2021 also, however not earlier in 2022. This represents a sensitive market, due to premium house prices.

The suburb of Tallebudgera and Surrounds has historically outperformed the wider Gold Coast Local Government Area (LGA) in house median prices in the past five years. This continued to be the case in 2022#.

In 2021^^ the dominant proportion of homes sold in Tallebudgera\* were priced above \$1,300,000 (61.8%). Buyer activity in the premium price segment continued to increase in 2022#, making up 70.7% of 2022 sales. Houses in the middle price range is available, however have declined in the past 12 months. That said there is new opportunity in the most affordable price bracket.

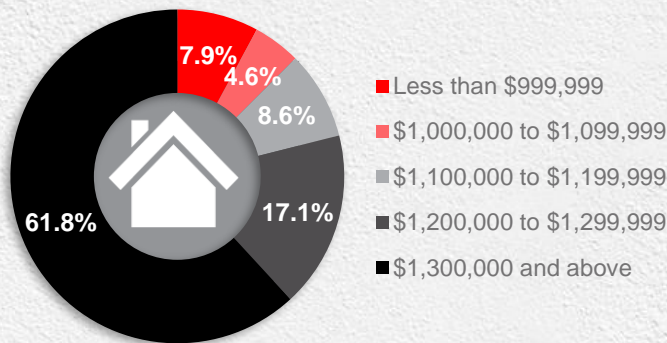
## MARKET COMPARISON



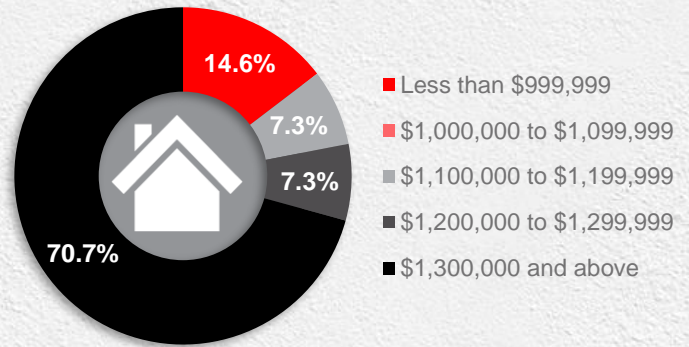
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Tallebudgera.

## PRICE BREAKDOWN 2022#

### HOUSES SOLD 2021^^



### HOUSES SOLD 2022^



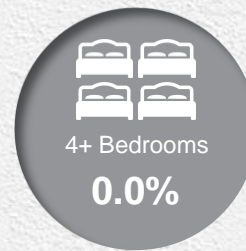


## RENTAL GROWTH 2022€

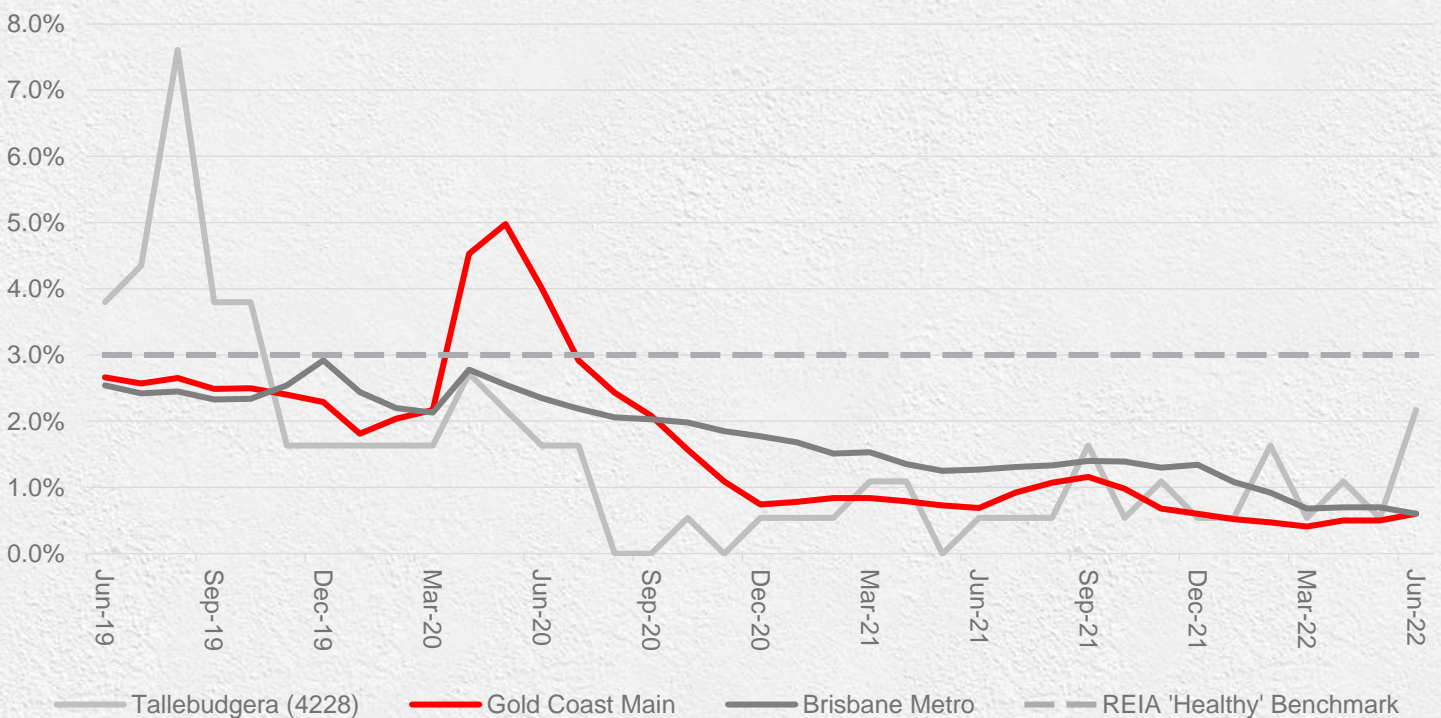
House rental yields in Tallebudgera\* was 3.4% in June 2022. Median house rental price increased by 15.8% between Q2 2021 – Q2 2022, and the number of houses rented increased significantly to 17 houses. Average days to let declined quite significantly, by -25.0% to 18 days. This is an expected dynamic in the market, as there has been an decrease in property sales. In an uncertain environment of cash rate hikes many owners have opted to rent out their houses instead of selling.

3 bedroom houses have provided investors with +14.9% rental growth annually, achieving a median rent of \$1,000 per week.

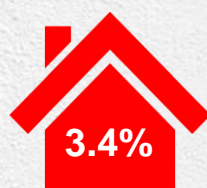
Tallebudgera\* recorded a vacancy rate of 2.2% in June 2022, which is above Brisbane and Gold Coast Metro's 0.6% average; but is under the Real Estate Institute of Australia's healthy benchmark of 3.0%. Vacancy rates in Tallebudgera\* have heavily fluctuated over the past 12 months, due to the balance of demand and supply in the market. That said there is still a healthy rental demand and investors can be confident of a conducive investment environment in Tallebudgera\*.



## RENTAL VACANCY RATES 2022



## RENTAL YIELD 2022\$



Tallebudgera\*  
(4228)



Gold Coast  
Main

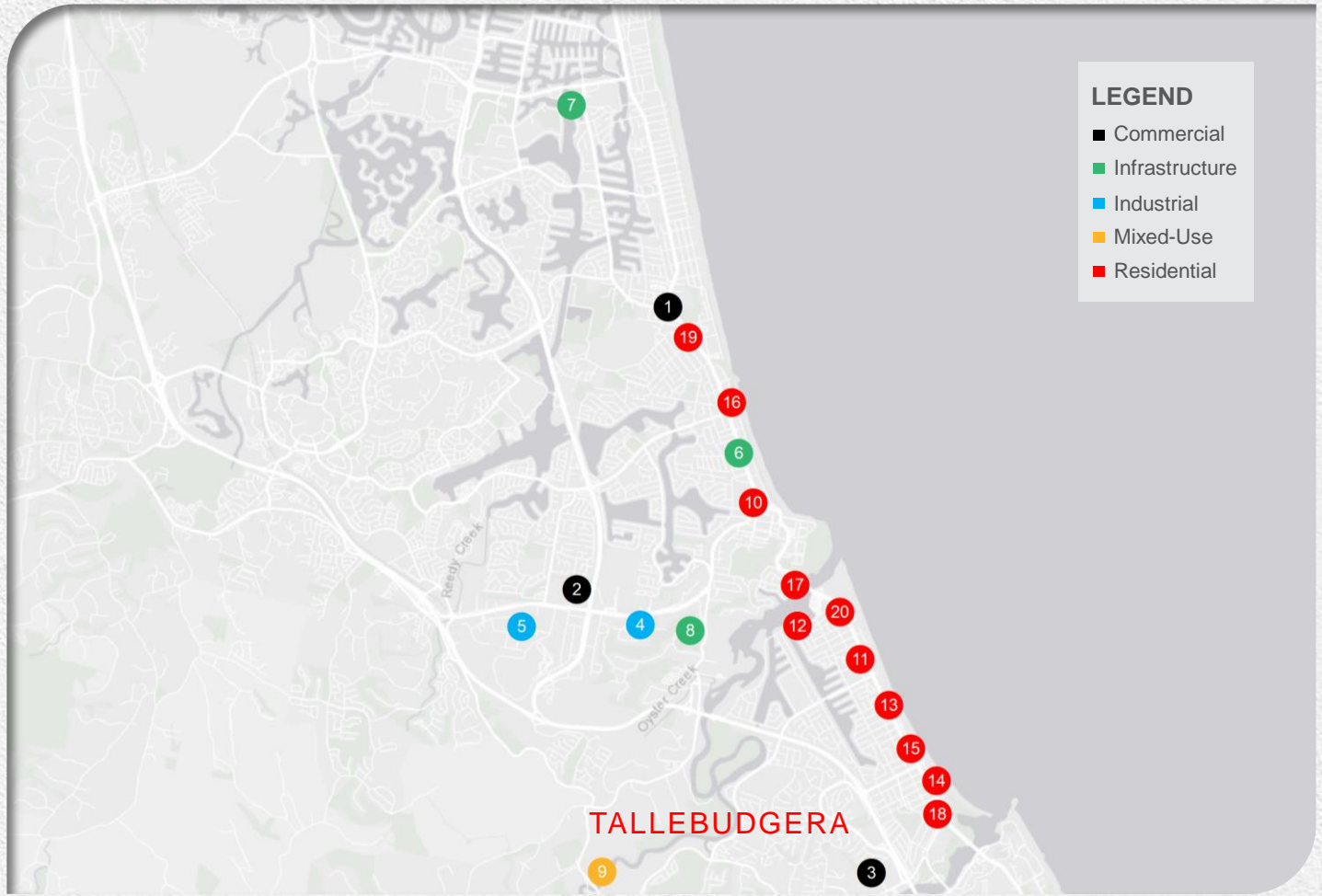


Brisbane  
Metro





# TOP DEVELOPMENTS MAP 2<sup>nd</sup> HALF 2022<sup>Ⓐ</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>Ⓜ</sup>	Commence Date <sup>Ⓜ</sup>
1	2158-2164 Gold Coast Highway Commercial & Community Development	Commercial	\$4,800,000	24/11/2022
2	Treetops Shopping Centre Redevelopment Burleigh Waters Stage 1	Commercial	\$18,000,000	14/08/2022
3	Pine Lake Retirement Village	Commercial	\$15,000,000	18/08/2022
4	Leda Drive Industrial Development	Industrial	\$4,000,000	25/07/2022
5	The Depot Burleigh	Industrial	\$4,500,000	29/11/2022
6	Burleigh-deodar Drive Stormwater Drainage Works	Infrastructure	\$5,000,000	26/10/2022
7	Miami State High School Indoor Sports Centre & Hall	Infrastructure	\$8,500,000	10/10/2022
8	Gold Coast Oceanway Widening	Infrastructure	\$11,500,000	06/10/2022
9	Tallebudgera Wellness & Tourism Gardens Project - Gardens Of The World- Villas (113)	Mixed-use	\$160,000,000	10/08/2022
10	The Esplanade Units – Sea- Units (30)	Residential	\$10,000,000	06/10/2022
11	Salt Apartments Palm Beach- Apartments (23)	Residential	\$9,500,000	24/10/2022
12	Nyrang Avenue Units - Units (12)	Residential	\$4,000,000	03/08/2022
13	234-236 Jefferson Lane Apartments- Apartments (16)	Residential	\$7,800,000	07/12/2022
14	Akuna- Apartments (13)	Residential	\$6,000,000	28/10/2022
15	Gold Coast Highway Apartments- Apartments (8)	Residential	\$12,000,000	28/11/2022
16	Alba Apartments- Apartments (30)	Residential	\$40,000,000	01/08/2022
17	Awoonga Avenue Apartments- Apartments (4)	Residential	\$4,500,000	17/08/2022
18	Molucca Avenue Units- Units (8)	Residential	\$4,500,000	07/11/2022
19	2100-2102 Gold Coast Highway Units- Units (14)	Residential	\$4,500,000	02/11/2022
20	Northshore Palm Beach-units (93)/Villas (4)	Residential	\$50,000,000	05/09/2022



## OUR SERVICES INCLUDE

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

## OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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# REFERENCES

\*Tallebudgera market data and key indicators encapsulates aggregate property market conditions within the suburbs of Tallebudgera, Tallebudgera Valley.

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2022 encapsulates sales transactions for 1H 2022 (01/01/2022 – 30/06/2022) only.

^^ 2021 encapsulates sales transactions for 2021 (01/01/2021 – 31/12/2021) only.

€ Annual rental growth is a comparison between 1H 2021 (01/01/2021 – 30/06/2021) and 1H 2022 (01/01/2022 – 30/06/2022) house median rent figures.

¥ Tallebudgera market data encapsulates aggregate property conditions within the postcode of 4228.

§ Rental yields shown are as reported as of June 2022.

⌘ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcodes of 4220 and 4228.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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