

## Tallebudgera Market Update 2<sup>nd</sup> Half 2025

### OVERVIEW

In Q2 2025, Tallebudgera\* recorded a median house price of \$2,090,000, representing an annual (Q2 2024 – Q2 2025) median price growth of 8.6%. On a quarterly basis (Q1 – Q2 2025), median house price surged by an impressive 17.7%, underscoring strong upward momentum – potentially spurred by cash rate cuts. Comparing Q2 2024 and Q2 2025, house sales grew by 5.3% (to 20 sales in Q2 2025), confirming a highly-demanded market. Thus, now is an ideal time for owners to sell. Without any houses planned for construction in 2025, townhouses and units' prices will also see high growth. Thus, buyers need to act fast and secure their home.

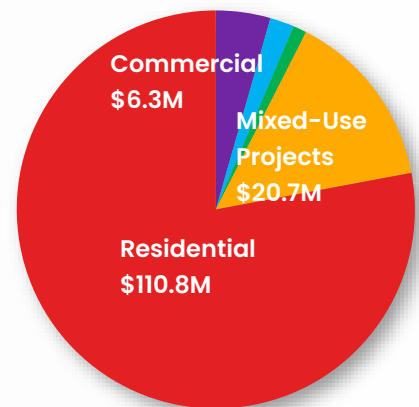
#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES	↑	↑
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

### FUTURE DEVELOPMENTS

Tallebudgera<sup>£</sup> will see approximately **\$142.2M of new projects commencing construction in 2025.**



In 2025 there are no new residential projects specifically located in the Tallebudgera suburb, however there are a few in nearby areas.

A key project near to Tallebudgera is Treetops North Precinct Burleigh Waters, adding 129 units to the area.

Other key residential projects include:

- 1871 Gold Coast Highway Apartments (46 Apartments)
- 42 Ewart Street Villas (4 Villas)
- 36 Tallebudgera Creek Road Mixed Use Development (3 Townhouses)

Although there are several residential projects planned in 2025, they will primarily deliver units/apartments and townhouses only. This is not enough to meet the growing demand within the area, especially for houses. The lack of ready-to-sell new houses is likely to drive prices higher across all property types. Thus, buyers must act fast.

### MARKET CONDITIONS

MEDIAN PRICE  
Q2 2025



**\$2.0M**

MEDIAN PRICE  
Q2 2025



**\$1,400**

**SALES**

AVERAGE DAYS  
ON MARKET Q2 2025



**HOUSE**

**RENTALS**

AVERAGE DAYS  
ON MARKET Q2 2025



**HOUSE**

### HOUSE PRICE COMPARISON

Suburb	2023	2024	2025 <sup>#</sup>	2023–2025 % growth
Tallebudgera	\$1,500,000	\$1,640,000	\$1,980,000	32.0%
Tallebudgera Valley	\$1,912,000	\$2,140,000	\$1,800,000	–5.9%



**195 Units/  
Apartments**



**7  
Townhouses**

%

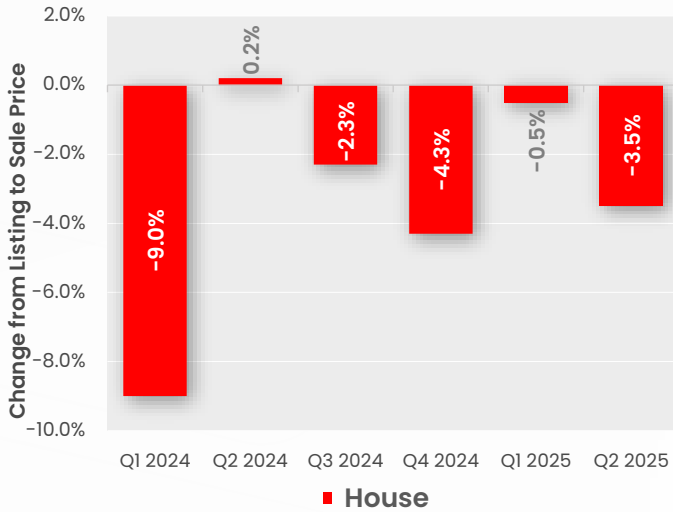
## AVERAGE VENDOR DISCOUNT\*

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.

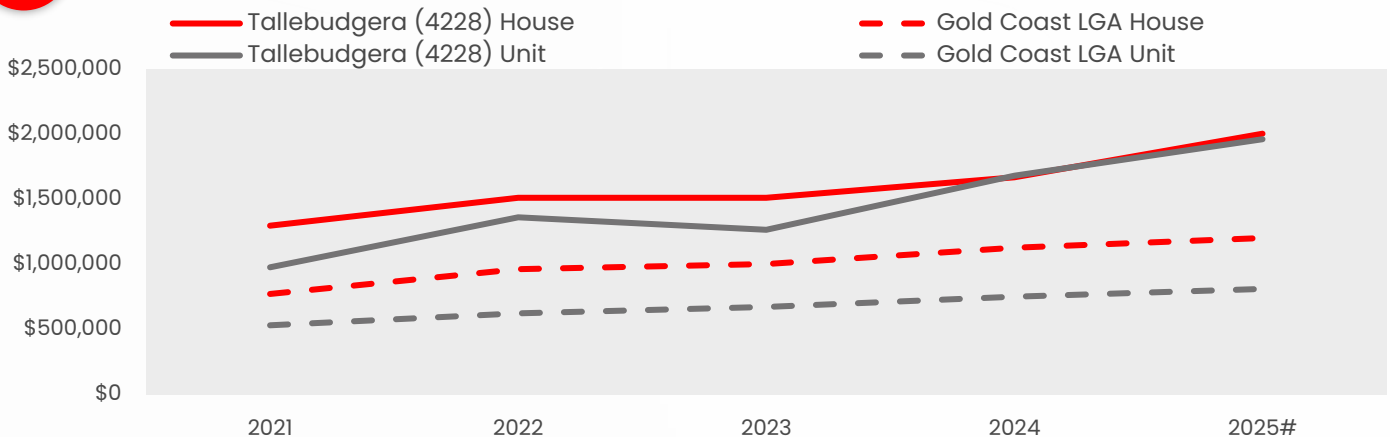
Average house vendor discounts between Q2 2024 and Q2 2025 have swung from a premium to a discount, of -3.5%. Market conditions in Tallebudgera\* now favour buyers, as vendors are still willing to accept below the initial listing prices. Although the peak discount period in Q1 2024 (-9.0%) has passed, the current market remains appealing. With no new houses planned, buyers need to act promptly.

The suburb of Tallebudgera has outperformed the wider Gold Coast Local Government Area (LGA) in median house prices over the past 5 years. This continued to be the case in 2025#, with Tallebudgera experiencing stronger and more rapid price growth compared to Gold Coast LGA.

The dominant proportion of houses sold in Tallebudgera\* remain within the most affordable price bracket, with its share increasing from 43.5% in 2024 (below \$1,699,999) to 53.1% in 2025# (below \$1,899,999). Notably, even as the most affordable price bracket the entry threshold for this has risen by \$200,000, indicating a key window for buyers. Demand for premium homes remained strong, with 37.6% of sales above \$2,000,000 in 2024 and 31.3% above \$2,200,000 in 2025#; which will continue to benefit owners.



## MARKET COMPARISON

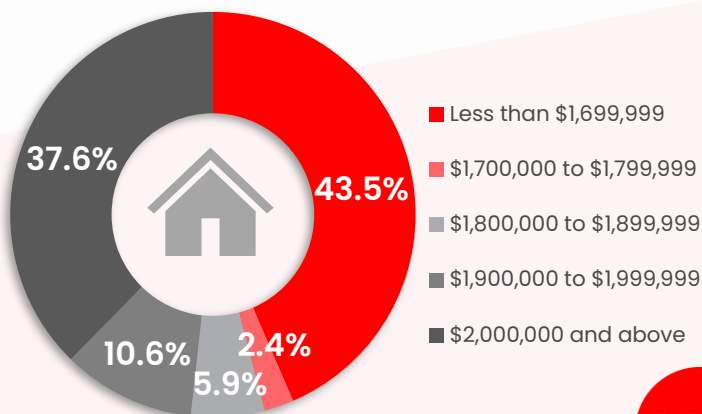


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Tallebudgera.

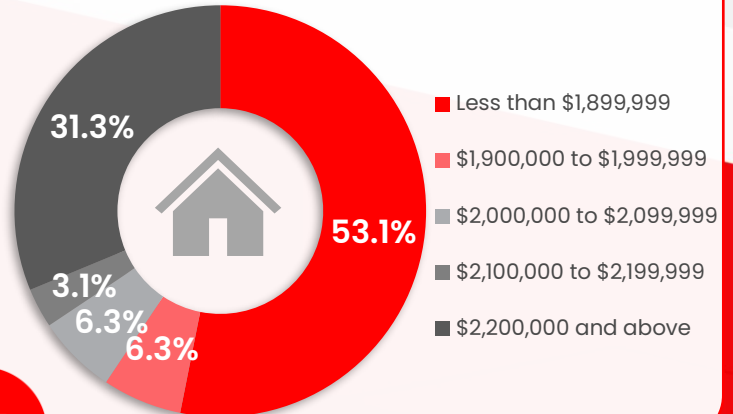
\$

## PRICE BREAKDOWN

### HOUSES SOLD 2024



### HOUSES SOLD 2025



PRD.



## RENTAL GROWTH 2025€

House rental yield in Tallebudgera\* was 3.7% as of June 2025, on par Gold Coast Main (3.8%) but higher than Brisbane Metro (3.2%). This is paired with a 16.7% growth in the median house rental price in the past 12 months to Q2 2025, to \$1,400 per week. The number of houses rented has remained stable at 10 rentals in Q2 2025, which suggests a resilient house rental market in Tallebudgera\*. This suggests that there is still room for more investors in the area.

3+ bedroom houses have provided investors with a significant +23.5% rental growth annually, achieving a median rent of \$1,050 per week.

Tallebudgera\* recorded a vacancy rate of 2.3% in June 2025, above the Gold Coast Main (1.7%). Vacancy rates in Tallebudgera\* have always fluctuated in the past 3 years, due to the small size of the rental market. That said, on overall, it has declined in the past 12 months since June 2024, indicating an even tighter market. Further, 2.3% is still below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes. This is a sustainable environment for investors, even with a higher median house price in Q2 2025.



2 BEDROOMS

**-2.4%**



3 BEDROOMS

**+23.5%**

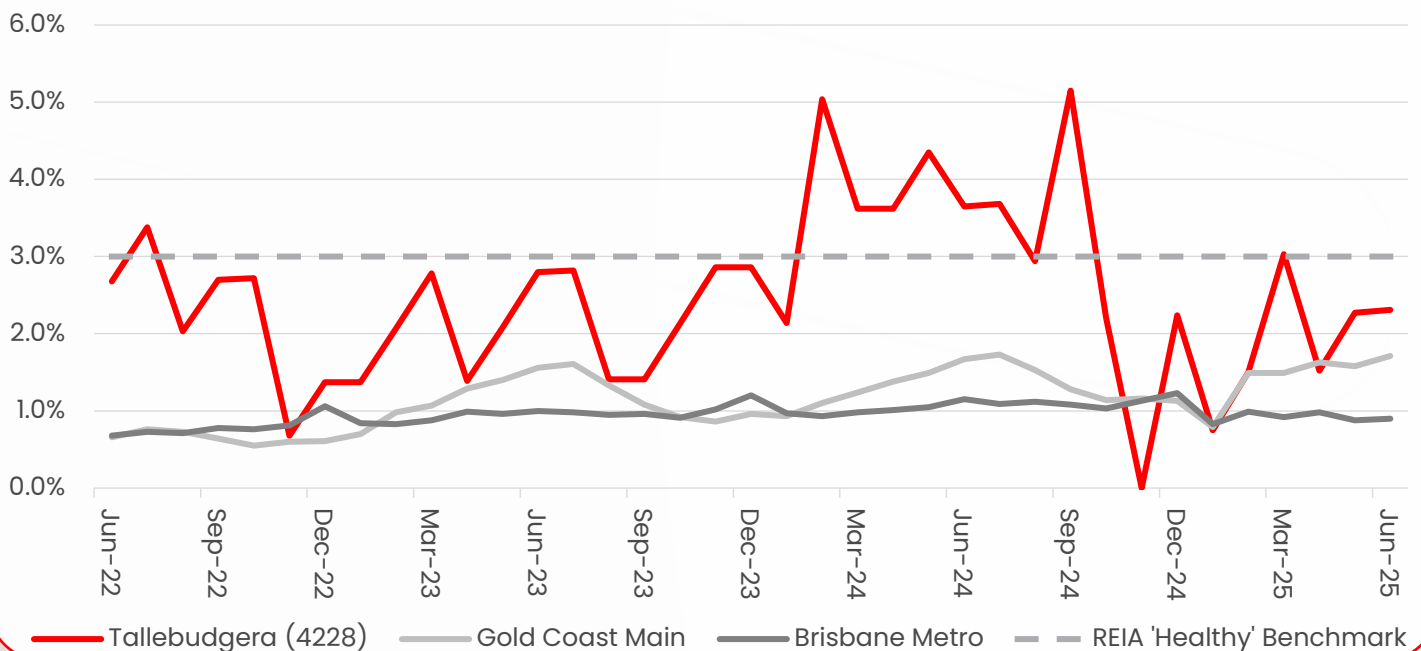


4 BEDROOMS

**+23.1%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.7%**

Tallebudgera\*  
(4228)



**3.8%**

Gold Coast  
Main

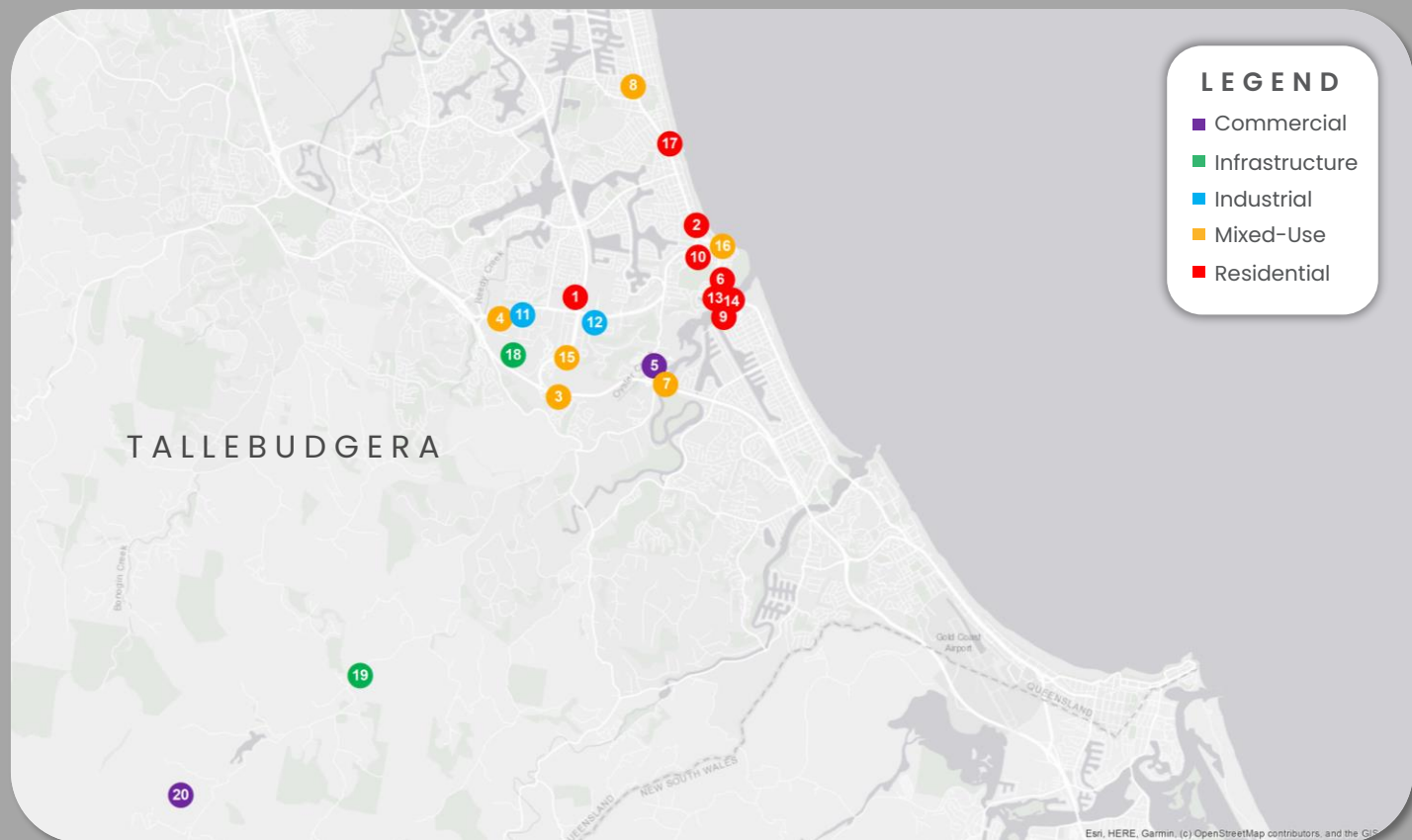


**3.2%**

Brisbane  
Metro

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# PROJECT DEVELOPMENT MAP 2025<sup>A</sup>



#	Project <sup>E</sup>	Type	Estimated Value <sup>F</sup>	Commence Date <sup>G</sup>
1	Treetops North Precinct Burleigh Waters Units (129 Units)	Residential	\$75,000,000	1/06/2025
2	1871 Gold Coast Highway Apartments (46 Apartments)	Residential	\$25,000,000	1/01/2025
3	Lot 1763 Pacific Motorway Service Station & Fast Food Outlets (Various Tenant Types)	Mixed-use	\$9,000,000	10/03/2025
4	6 Ern Harley Drive & Ambassador Drive Service Station & Fast Food Outlets (Various Tenant Types)	Mixed-use	\$5,500,000	12/05/2025
5	19 Tallebudgera Creek Road Office Building	Commercial	\$5,000,000	7/06/2025
6	7 Awoonga Avenue Apartments (4 Apartments)	Residential	\$4,500,000	5/08/2025
7	36 Tallebudgera Creek Road Mixed Use Development (Commercial + Residential - 3 Townhouses)	Mixed-use	\$2,400,000	25/07/2025
8	2186-2188 Gold Coast Highway Offices & Shops (Various Tenant Types)	Mixed-use	\$1,800,000	20/12/2025
9	19 Awoonga Avenue Apartments (5 Apartments)	Residential	\$1,500,000	10/11/2025
10	42 Ewart Street Villas (4 Villas)	Residential	\$1,500,000	17/11/2025
11	24 Ern Harley Drive Self Storage Units	Industrial	\$1,500,000	1/10/2025
12	9 Stevenson Court Warehouse	Industrial	\$1,300,000	1/09/2025
13	25 Bullimah Avenue Units (4 Units)	Residential	\$1,200,000	22/12/2025
14	10 Bullimah Avenue Units (4 Units)	Residential	\$1,200,000	12/12/2025
15	58 Junction Road Health Care Services & Gymnasium Conversion (Various Tenant Types)	Mixed-use	\$1,000,000	3/06/2025
16	Burleigh Heads Beach Pavilion Mixed Used Development (Various Tenant Types)	Mixed-use	\$1,000,000	19/12/2025
17	26 Brakes Crescent Apartments (3 Apartments)	Residential	\$900,000	14/10/2025
18	Reedy Creek Landfill Piggyback Liner System (Local Government)	Infrastructure	\$850,000	4/03/2025
19	Ingleside State School Car Park (State Government)	Infrastructure	\$700,000	9/06/2025
20	1332 Tallebudgera Creek Road Farm Stay Cabins	Commercial	\$600,000	29/07/2025



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## RESEARCH SERVICES

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



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## REFERENCES

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

# 2025 encapsulates sales transactions for 1<sup>st</sup> half 2025 (01/01/2025 – 30/06/2025) only, other years encapsulates sales transactions for the full year (i.e. 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

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

§ Rental yields shown are as reported as of June 2025.

▲ 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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