

Robina Market Update 2nd Half 2026

OVERVIEW

In Q2 2026, Robina* recorded a median house price of \$1,472,500 and a median unit price of \$1,005,000. The median house price has stabilised in the past 12 months (Q2 2025 – Q2 2026), creating an opportunity window for buyers. At the same time, the median unit price has increased by 10.4%. The number of sales declined in the past 12 months (Q2 2025 – Q2 2026), by -36.7% for houses (to 50 sales in Q2 2026) and -47.3% for units (to 58 sales in Q2 2026). There is an undersupply of houses and units, which has supported price growth even with cash rate hikes in 2026. Thus, now is still an ideal time for owners to capitalise on their investments. New stock is planned from 2026 onwards, however ready-to-sell houses remain low.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

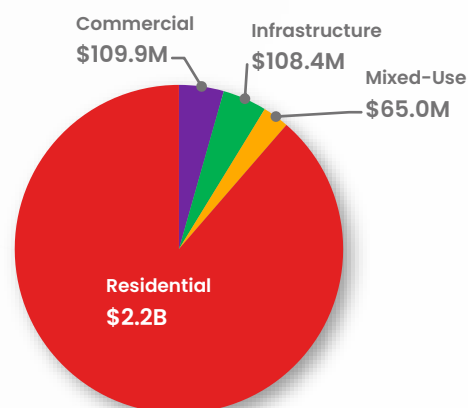


UNIT RENTAL PRICE



FUTURE DEVELOPMENT**

Robina[£] will see approximately **\$2.5B** of new projects commencing construction in 2026.



A key residential project is Lakesview Residential Development Master Plan (\$2.1B), approved in Jun 2026 to deliver 2,500 homes following the removal of 550 affordable housing units.

Other key residential projects include:

- 5 & 13 Robina Town Centre Drive (14 Townhouses & 163 Apartments)
- 1 Glades Drive (23 townhouses)
- 2 Fairway Drive Villas (3 villas)

While several projects are planned in Robina[£], the pipeline will supply 2,450 units/apartments and 128 townhouses in total, without any new ready-to-sell houses scheduled from 2026 onwards. Further, a new Master Plan community will take time to build. Thus, new units will most likely not be available to many buyers in the short-term.

Overall, the current undersupply will most likely persist. This will put more pressure on house and unit prices. Thus, buyers must act fast.



2,450 Units/
Apartments



128
Townhouses



MARKET CONDITIONS

MEDIAN PRICE
Q2 2026



\$1.5M



\$1.0M

SALES

AVERAGE DAYS
ON MARKET Q2 2026



HOUSE



UNIT

MEDIAN PRICE
Q2 2026



\$1,100



\$872

RENTALS

AVERAGE DAYS
ON MARKET Q2 2026



HOUSE



UNIT



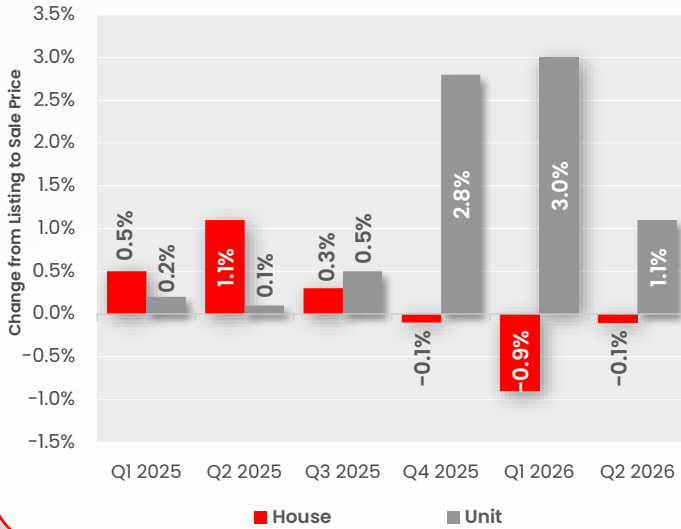
AVERAGE VENDOR DISCOUNT*

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.

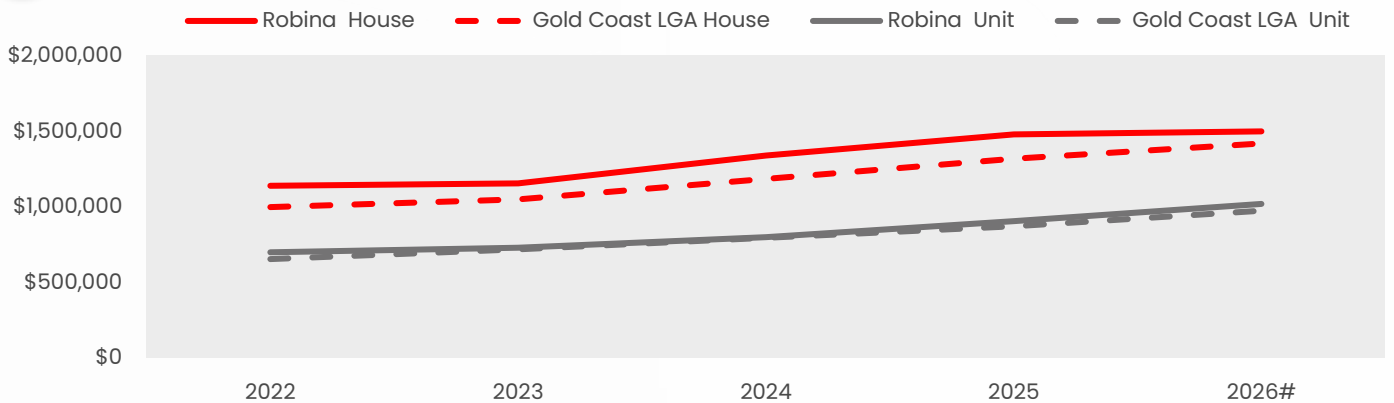
Average vendor discounts between Q2 2025 and Q2 2026 have swung to a slight discount of -0.1% for houses, while for units it has increased to a higher premium of 1.1%. The Robina* market is now split. The house market currently favours buyers, as sellers willing to accept the offers below the first listed price. The unit market favour sellers, with a higher sold price than the first list price.

The suburb of Robina has generally outperformed the Gold Coast Local Government Area (LGA) in median house prices, while median unit prices were broadly on par. In 2026# median house price in the suburb have stabilised for the first time, creating an opportunity for buyers.

Most of the homes sold in Robina* in 2026 were in the most affordable price brackets below \$1,349,999 for houses (32.0%) and below \$849,999 for units (36.5%). This is good news for first home buyers, especially with higher unit prices in Q2 2026. The premium markets remain strong, with 29.4% of houses sold above \$1,650,000 and 18.5% of units sold above \$1,150,000. This benefits owners looking to transact and capitalize on their investments. Overall, Robina* offers buyers a wide range of housing options.



MARKET COMPARISON

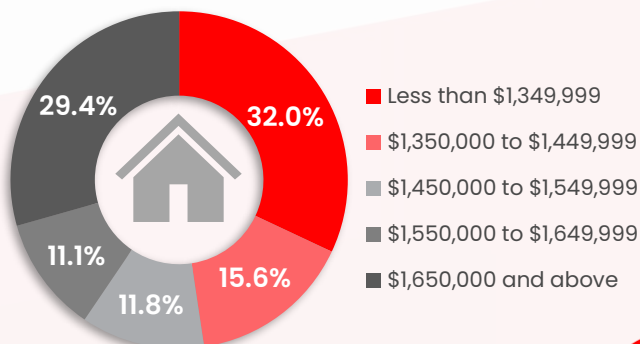


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Robina.

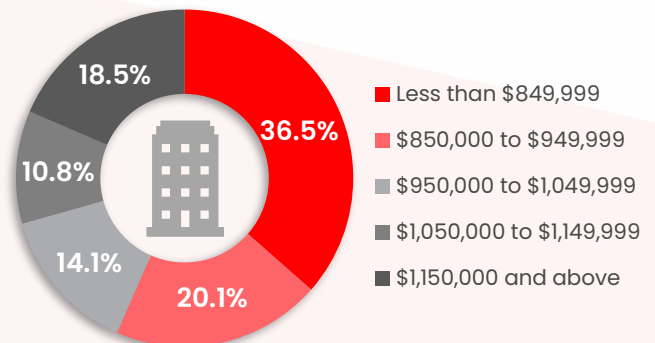


PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yield in Robina[¥] was 3.8% as of June 2026, slightly lower than the Gold Coast (3.9%) but higher than Brisbane Metro (3.1%). This is paired with a 10.0% growth in the median house rental price in the past 12 months to Q2 2026, to \$1,100 per week. During this time, the number of houses rented decreased by -21.3% (to 85 rentals in Q2 2026). This indicates an undersupplied and highly competitive house rental market in Robina[¥], which is beneficial to investors.

2+ bedroom houses have provided investors with a significant +14.7% rental growth annually, achieving a median rent of \$860 per week.

Robina[¥] recorded a vacancy rate of 1.3% in June 2026, below Gold Coast Main average of 2.2% but above Brisbane Metro's 0.9%. Vacancy rates have increased in the past 12 months since June 2025, due to investors re-entering the market. However, a 1.3% vacancy rate is still well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Robina[¥]. This creates a conducive environment for investors, especially with a slightly more affordable house sales price (thus entry price) in the past 12 months to Q2 2026.



2 BEDROOMS

+14.7%



3 BEDROOMS

+6.7%

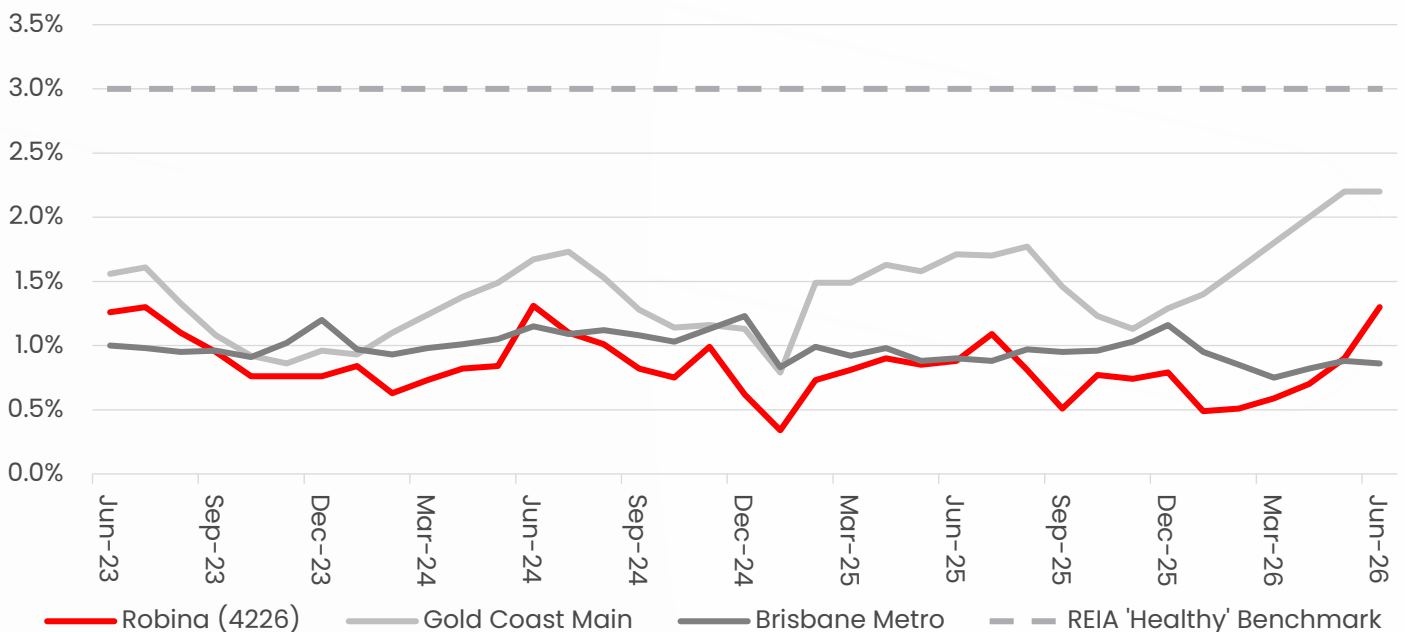


4 BEDROOMS

+5.2%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



3.8%

Robina[¥]



3.9%

Gold Coast
Main



3.1%

Brisbane
Metro



4.1%

Robina[¥]



4.5%

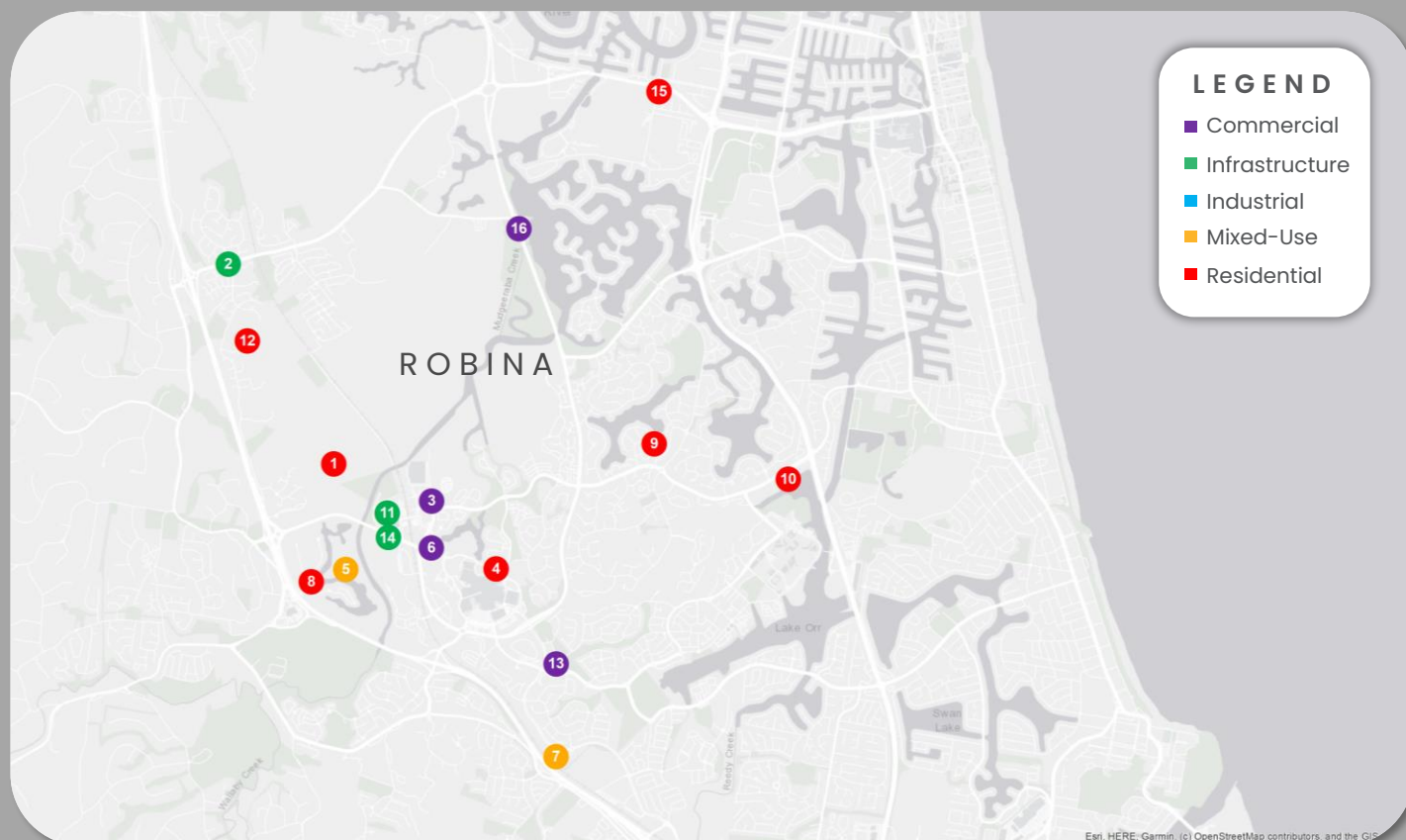
Gold Coast
Main



3.8%

Brisbane
Metro

PROJECT DEVELOPMENT MAP 2026^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Lakesview Residential Development Master Plan (2,500 Homes)	Residential	\$2,100,000,000	8/02/2028
2	Greenheart Precincts Stage 2 (Local Government)	Infrastructure	\$100,000,000	5/04/2027
3	Lots 5-8 Stadium Drive Robina Build To Rent Development (300 Build-to-Rent Apartments)	Commercial	\$90,000,000	5/01/2027
4	5 & 13 Robina Town Centre Drive Apartments & Townhouses (163 Apartments + 4 Townhouses)	Residential	\$70,000,000	2/10/2026
5	The Glades Resort Hotel & Apartments (Commercial + Residential-70 Apartments)	Mixed-Use	\$50,000,000	9/11/2026
6	The Base Robina Offices	Commercial	\$15,000,000	3/08/2027
7	287 Scottsdale Drive Mixed Use Development (11 Self Storage Units/ 7 Warehouse Units/ Showroom/ Offices)	Mixed-Use	\$15,000,000	4/06/2027
8	1 Glades Drive Townhouses (23 Townhouses)	Residential	\$13,000,000	1/06/2027
9	Lakeside Robina Townhouses (20 Townhouses)	Residential	\$11,000,000	23/11/2026
10	26-30 Ben Lexcen Place Townhouses (20 Townhouses)	Residential	\$10,000,000	28/04/2027
11	Robina Hospital (State Government)	Infrastructure	\$6,000,000	22/02/2027
12	34 Bourton Road Units (18 Units)	Residential	\$5,500,000	11/05/2027
13	Project Banana Robina	Commercial	\$4,500,000	27/01/2026
14	Robina Hospital - HVAC And BMS Upgrade (State Government)	Infrastructure	\$2,400,000	10/03/2027
15	2 Fairway Drive Villas (3 Villas)	Residential	\$1,200,000	12/01/2027
16	Robina Parkway Telecommunications Facility	Commercial	\$400,000	3/04/2026



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- Geographic information mapping
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REFERENCES

* Robina sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Robina.

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

2026 encapsulates sales transactions for 1st half of 2026 (01/01/2026 – 30/06/2026) 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 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Robina rental market data encapsulates aggregate property conditions within the postcode of 4226.

§ Rental yields shown are as reported as of June 2026.

▲ 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 postcode of 4226.

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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