

Comparative Market Analysis



477 GOLD CREEK ROAD EERWAH VALE QLD 4562

Prepared on 30th August 2026

Linda Shore- Perez
VILLA PRESTIGE PROPERTIES

PO Box 48
NOOSA HEADS QLD 4567
m: 0427 378 687

Linda@villarealestate.com.au

Lisa and Graham Smith
477 Gold Creek Road
Eerwah Vale QLD 4562

31 August 2026

Dear Lisa and Graham,

Thank you for the opportunity to appraise your property at 477 Gold Creek Road, Eerwah Vale QLD 4562.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

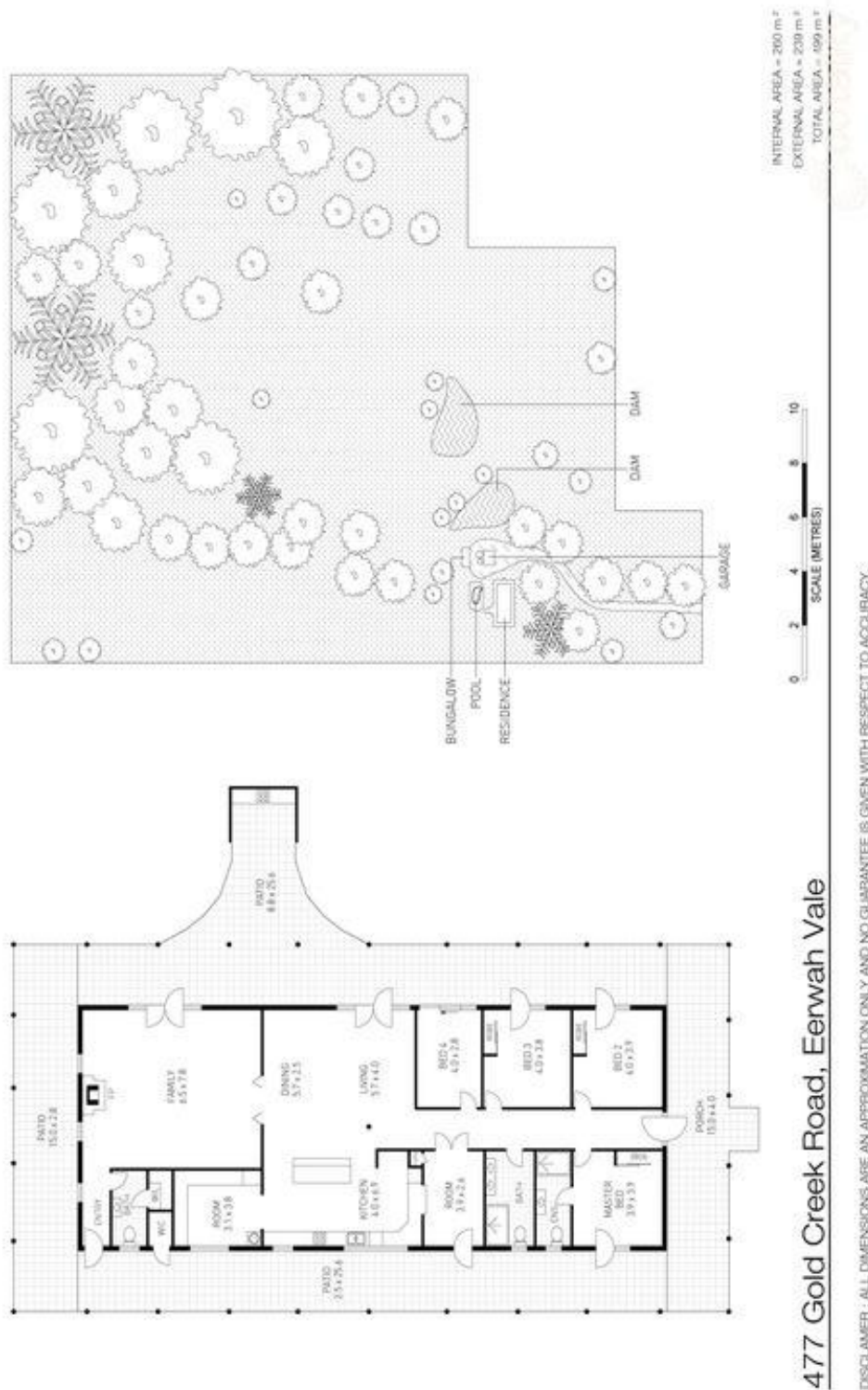
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Linda Shore- Perez
Villa Prestige Properties

Floor Plan

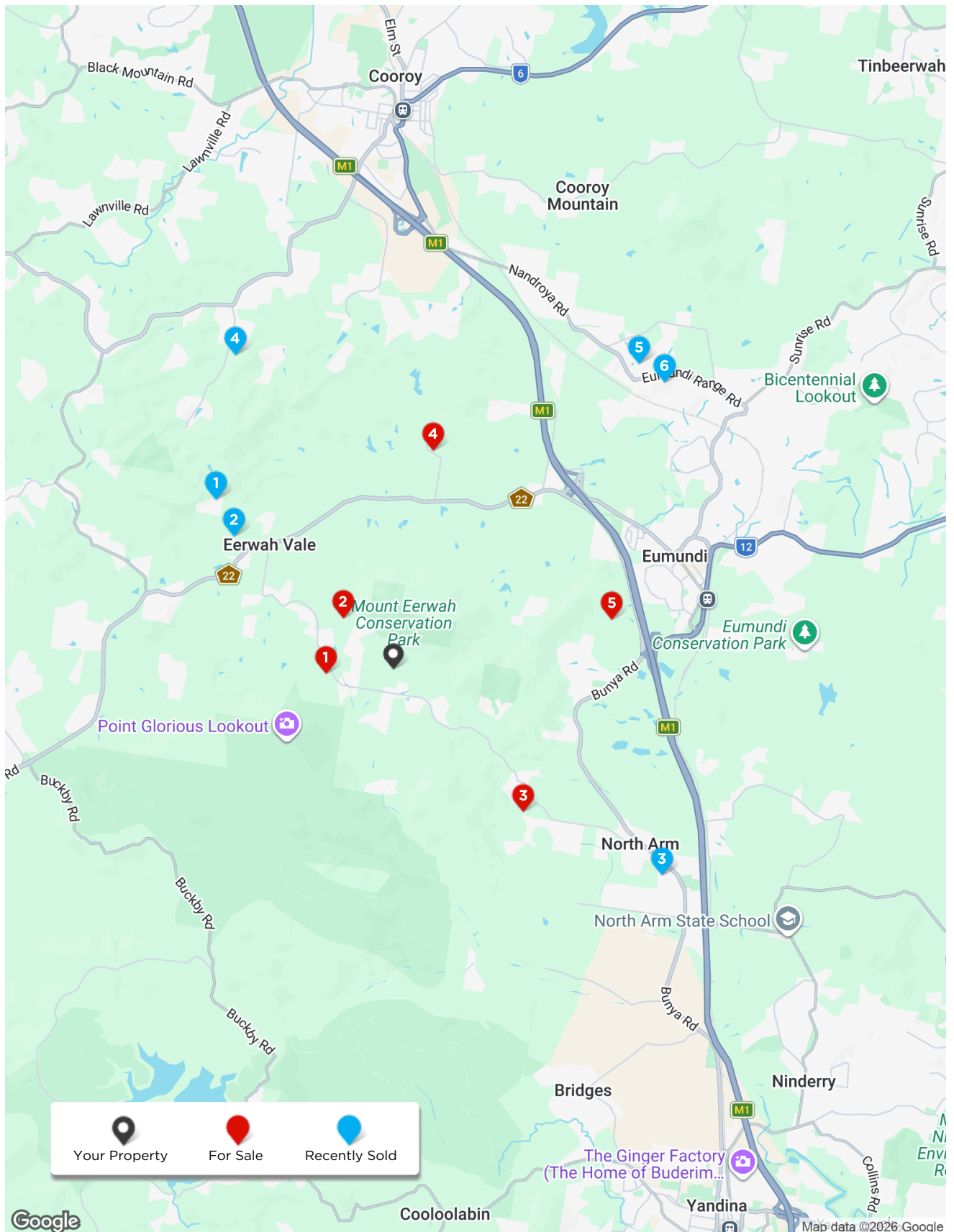


Floor Plan

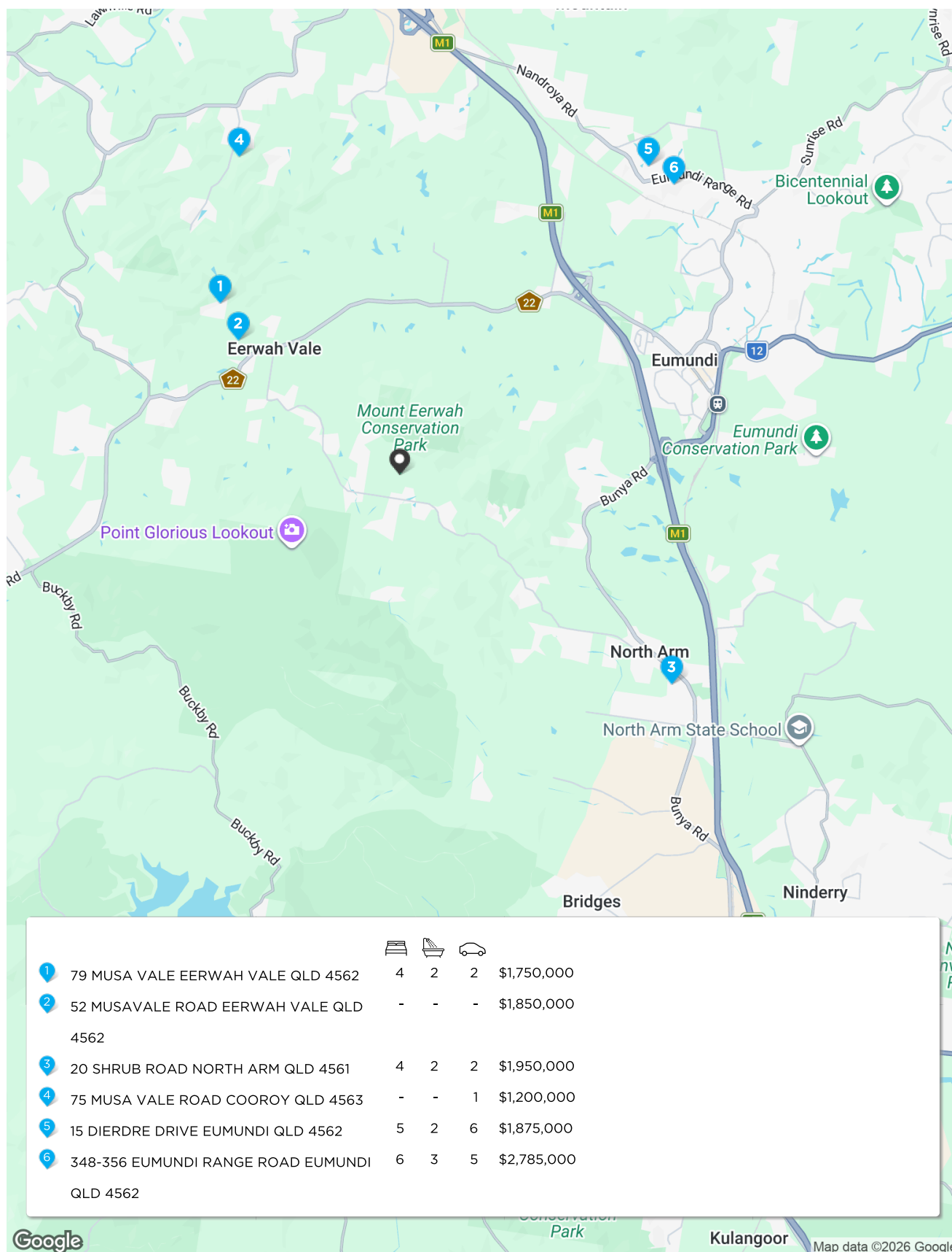
'The Hatchery' (Guest/AirBnB)



Comparables Map: Sales & Listings



Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1 79 MUSA VALE EERWAH VALE QLD 4562

Sold Price

\$1,750,000

4 2 2 4.6ha 184m²



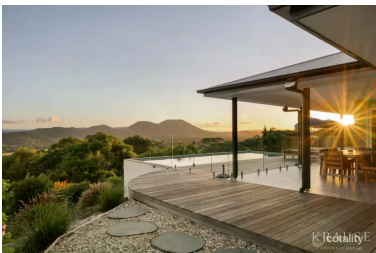
Property Insights

Sold Date	30-Apr-26	Distance	3.47km
DOM	99 days	Year Built	1990
First Listing			
CONTACT AGENT			
Last Listing			
UNDER CONTRACT - CALL FIONA			



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

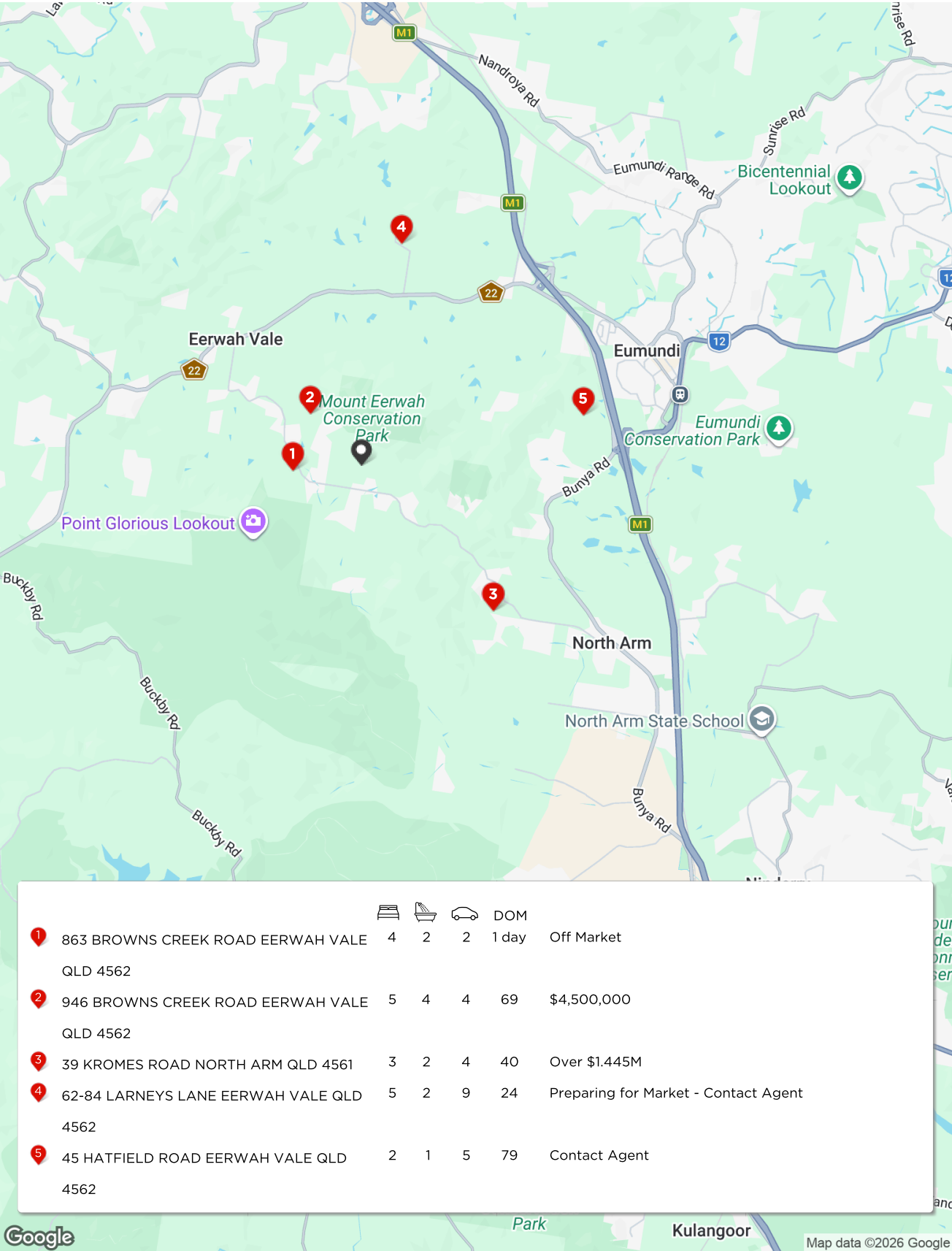
2	52 MUSAVALE ROAD EERWAH VALE QLD 4562		- - - 12.11ha 153m ²	Sold	\$1,850,000
	Year Built	2010	DOM	273	
	Sold Date	15-May-26	Distance	2.94km	
	First Listing	Auction			
	Last Listing	\$1,895,000			
3	20 SHRUB ROAD NORTH ARM QLD 4561		4 2 2 3.56ha 222m ²	Sold	\$1,950,000
	Year Built	1995	DOM	45	
	Sold Date	04-Mar-26	Distance	4.84km	
	First Listing	Contact agent			
	Last Listing	Offers from \$1,950,000+			
4	75 MUSA VALE ROAD COOROY QLD 4563		- - 1 10.36ha 60m ²	Sold	\$1,200,000
	Year Built	-	DOM	1	
	Sold Date	11-Mar-26	Distance	4.99km	
	First Listing	-			
	Last Listing	-			
5	15 DIERDRE DRIVE EUMUNDI QLD 4562		5 2 6 4,686m ² 179m ²	Sold	\$1,875,000
	Year Built	2003	DOM	110	
	Sold Date	11-May-26	Distance	5.56km	
	First Listing	New Listing			
	Last Listing	Under Contract			
6	348-356 EUMUNDI RANGE ROAD EUMUNDI QLD 4562		6 3 5 3.17ha 253m ²	Sold	^{RS} \$2,785,000
	Year Built	2022	DOM	93	
	Sold Date	17-Jun-26	Distance	5.6km	
	First Listing	By Negotiation			
	Last Listing	Offers Invited			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparables Map: Listings



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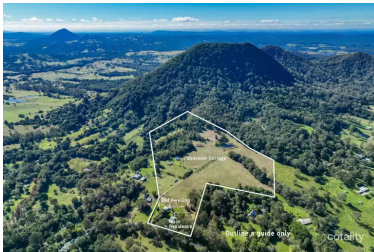
Comparable Listings

1 863 BROWNS CREEK ROAD EERWAH VALE QLD 4562



4 2 2 2.33ha -
 Year Built - DOM 1 day
 Listing Date 15-Jun-26 Distance 0.97km
 Listing Price Off Market

2 946 BROWNS CREEK ROAD EERWAH VALE QLD 4562



5 4 4 16ha 166m²
 Year Built 1994 DOM 69 days
 Listing Date 23-Jun-26 Distance 1km
 Listing Price \$4,500,000

3 39 KROMES ROAD NORTH ARM QLD 4561



3 2 4 7,455m² 178m²
 Year Built 1988 DOM 40 days
 Listing Date 22-Jul-26 Distance 2.77km
 Listing Price Over \$1.445M

4 62-84 LARNEYS LANE EERWAH VALE QLD 4562



5 2 9 9,176m² 1,000m²
 Year Built 2012 DOM 24 days
 Listing Date 07-Aug-26 Distance 3.14km
 Listing Price Preparing for Market - Contact Agent

5 45 HATFIELD ROAD EERWAH VALE QLD 4562

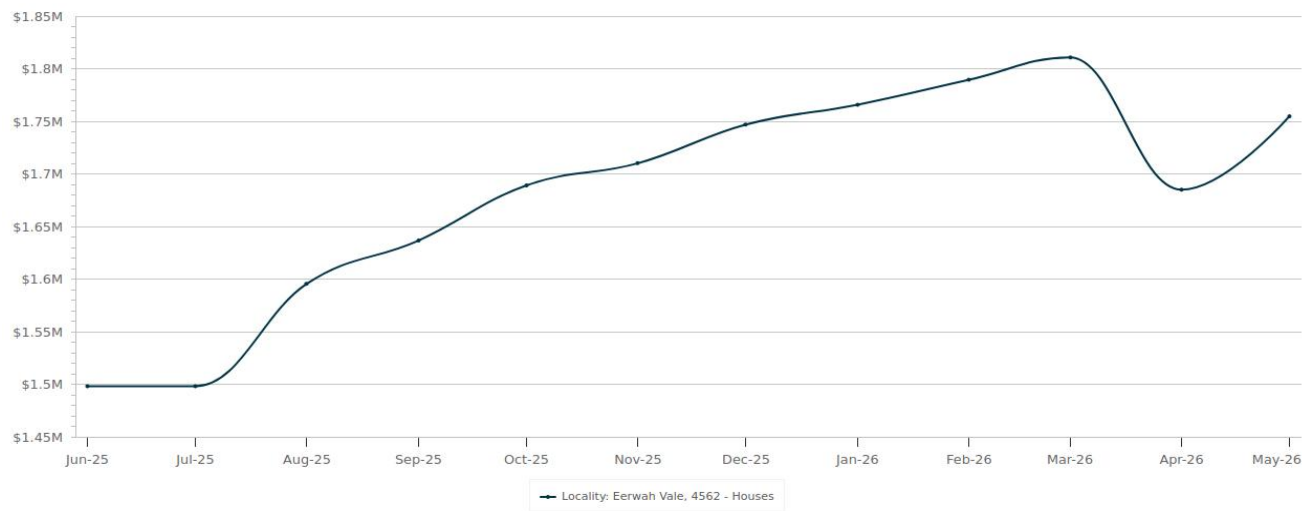


2 1 5 9.18ha 219m²
 Year Built 1994 DOM 79 days
 Listing Date 05-Feb-26 Distance 3.19km
 Listing Price Contact Agent

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Recent Market Trends

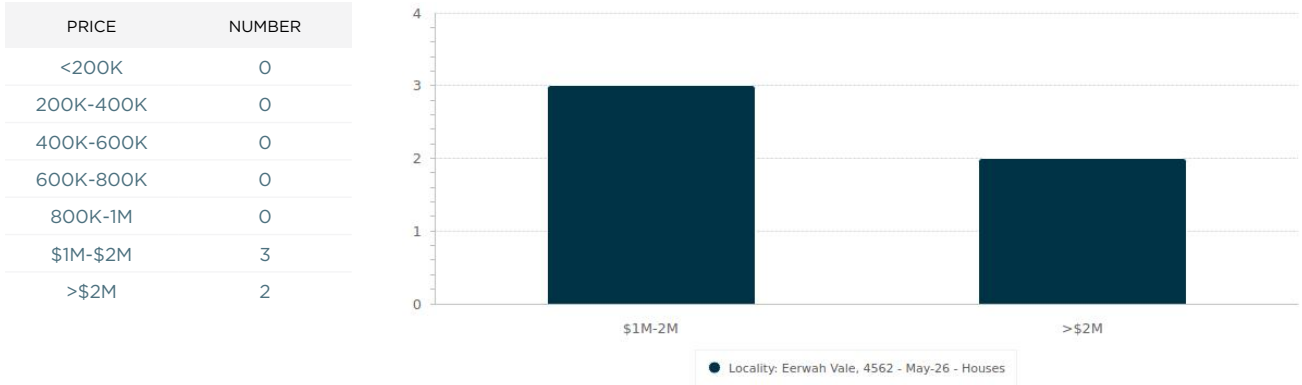
Median Value - 12 Months (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2026	-	\$1,754,808	4.1% ▲	-	2	-
Apr 2026	1	\$1,684,959	-6.9% ▼	-	3	-
Mar 2026	-	\$1,810,700	1.2% ▲	-	2	-
Feb 2026	-	\$1,789,539	1.3% ▲	-	2	-
Jan 2026	-	\$1,765,783	1.1% ▲	-	3	-
Dec 2025	-	\$1,746,943	2.2% ▲	-	4	-
Nov 2025	2	\$1,710,136	1.2% ▲	-	4	-
Oct 2025	-	\$1,689,071	3.2% ▲	-	5	-
Sep 2025	-	\$1,636,636	2.6% ▲	-	5	-
Aug 2025	2	\$1,595,553	6.5% ▲	-	5	-
Jul 2025	-	\$1,498,108	0.0% ▲	-	5	-
Jun 2025	-	\$1,498,079	-0.2% ▼	-	3	-

Sales by Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)

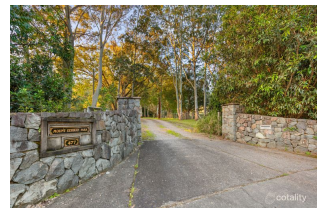


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	5	\$1,708,697	14.1% ▲	-	10	-
2025	11	\$1,498,108	3.6% ▲	-	14	-
2024	5	\$1,445,869	13.8% ▲	-	6	-
2023	9	\$1,270,268	-0.4% ▼	101	14	-
2022	24	\$1,275,948	36.3% ▲	40	24	-
2021	19	\$936,150	8.6% ▲	28	29	-
2020	6	\$861,897	21.7% ▲	-	18	\$450
2019	12	\$708,014	0.4% ▲	-	20	\$425
2018	9	\$705,118	14.8% ▲	-	19	-
2017	16	\$614,036	-3.6% ▼	72	31	-
2016	16	\$637,058	20.8% ▲	-	24	-
2015	13	\$527,522	-5.3% ▼	49	29	-
2014	12	\$557,127	13.1% ▲	-	26	-
2013	16	\$492,779	-7.6% ▼	-	24	-
2012	6	\$533,468	6.9% ▲	-	15	-
2011	5	\$499,115	-4.2% ▼	-	17	-
2010	4	\$520,821	-4.6% ▼	-	12	-
2009	4	\$545,935	-3.0% ▼	-	7	-
2008	13	\$562,785	13.8% ▲	-	14	-
2007	16	\$494,739	1.7% ▲	-	9	-

Summary

477 GOLD CREEK ROAD EERWAH VALE QLD 4562



Appraisal price range

Notes from your agent

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