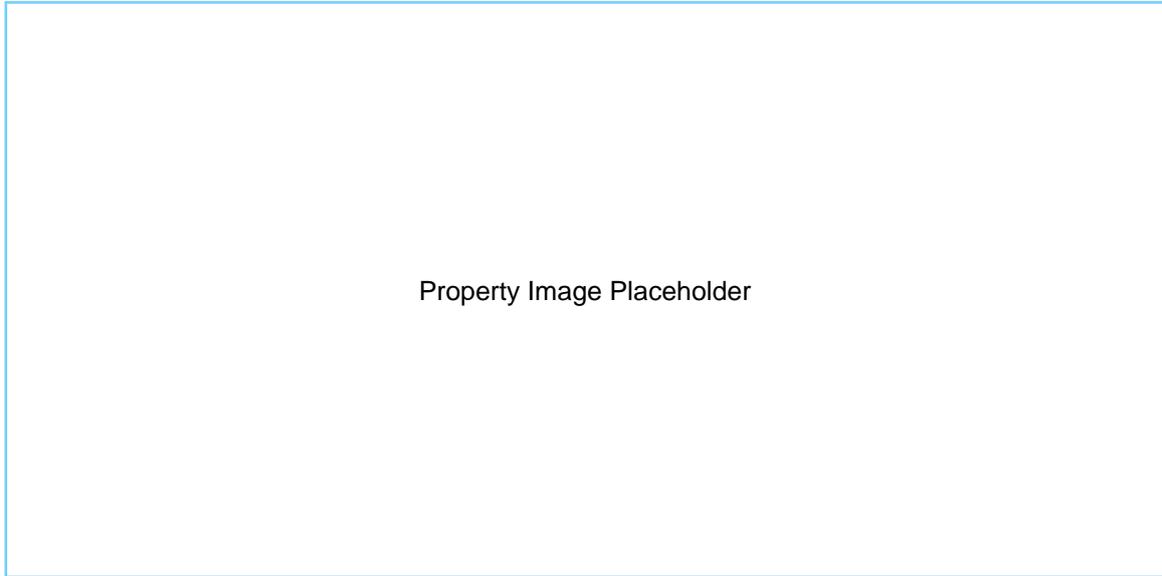


# Cellas Real Estate

Comparative Market Analysis  
2/1 Hinterland Drive  
Mudgeeraba QLD 4213



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## 1. Executive Summary

This Comparative Market Analysis provides an informed opinion of the current market value of 2/1 Hinterland Drive, Mudgeeraba, based on recent sales within the complex, prevailing local market conditions, and the property's individual attributes. The property presents as a well-maintained, ground floor two-bedroom unit suited to investor buyers under existing tenancy.

## 2. Subject Property Overview

**Type:** Unit / Apartment

**Configuration:** 2 Bed | 2 Bath | 2 Car | Ground Floor

**Internal Area:** Approx. 85 m<sup>2</sup>

**Condition:** Floating floors, recently painted, air conditioning in good order

**Tenancy:** Leased to August 2026

**Body Corporate:** Approx. \$2,000 per quarter. External repaint under consideration; funding status to be confirmed.

## 3. Market Overview – Mudgeeraba

Median Unit Price: \$880,000 | Median Rent: \$800/week | Gross Yield: 4.7% | 12-Month Sales: 98 | Median Days on Market: 26 days

## 4. Comparable Sales Evidence

Address	Sale Price	Date	Commentary
6/1 Hinterland Drive	\$675,000	May 2024	Similar layout, older presentation
14/1 Hinterland Drive	\$705,000	Aug 2025	Larger internal area
22/1 Hinterland Drive	\$879,000	Nov 2025	3 bed configuration, upper context only

## 5. Estimated Market Value

**Market Value Range: \$740,000 – \$780,000**

**Most Probable Sale Outcome: \$740,000 – \$780,000**

Based on recent sales within the complex, current buyer demand for well-presented two-bedroom units in Mudgeeraba, and the subject property's ground floor position with updated internal finishes, the property is well positioned to achieve a sale within the above range. With structured marketing and appropriate exposure to both investor and owner-occupier buyers, competition is expected to support pricing toward the upper end of the range.

Disclaimer: This CMA is an opinion of value only and is not a formal valuation. Figures are based on available market evidence and may vary depending on buyer demand, marketing strategy, and presentation at time of sale.