



GC Prestige
COMMERCIAL

COMING SOON · EXPRESSIONS OF INTEREST

Medical centre

20.11 m

87 Minnie Street

708 m² · Medium Density

34.88 m

81 Minnie St · 5 townhouses on 703 m²

34.88 m

20.11 m

85 Minnie St · 708 m² (adjoining)

MINNIE STREET

GC Prestige

INFORMATION MEMORANDUM · MEDIUM DENSITY DEVELOPMENT SITE

87 Minnie Street Southport QLD 4215

708 m² of Medium Density Residential land, two doors from a 5-townhouse scheme on an identical lot, with a home rebuilt in 2020 offered with vacant possession.

708 m²

LAND · L204 RP28683

20.11 m

FRONTAGE · 34.88 M
DEEP

MDR

MEDIUM DENSITY
RESIDENTIAL

Vacant

POSSESSION · EST. RENT
C. \$1,000/WK*

A townhouse site, offered with vacant possession

87 Minnie Street sits on the medium-density side of a street that is already being rebuilt lot by lot. Number 81, two doors east, turned an identical 703 m² block into five townhouses. Numbers 77, 71 and 67 have done the same.

The site is a clean rectangle: 20.11 m of frontage to Minnie Street and 34.88 m deep. A three-bedroom, 2.5-bathroom home with carports for three cars, rebuilt in 2020, stands on it today. Two of the bedrooms have their own ensuite. It's offered with vacant possession, so a buyer can move in, lease it at an estimated \$1,000 a week, or clear the way for a scheme through design and approval.

Next door is the Southport Medical & Dental Centre, with bulk-billing GPs, dental and imaging. Southport State School is about 500 m away. Queen Street Village and the G:link light rail are 1.5 km by road, Australia Fair is 2.2 km and Gold Coast University Hospital is 4 km.

Sale method. Expressions of interest. The campaign launches within the next seven days, and a closing date will be published at launch. Offers can be lodged online at gcprestige.au/eoi.

PROPERTY SUMMARY	
Address	87 Minnie Street, Southport QLD 4215
Title	Lot 204 on RP28683 · freehold
Land area	708 m ²
Frontage	20.11 m, Minnie Street
Depth	34.88 m, both side boundaries
Shape	Rectangular, level street frontage
Zoning	Medium Density Residential (Gold Coast City Plan)
Council	City of Gold Coast
Improvements	3 bed · 2.5 bath · 3 car, rebuilt 2020*
Occupancy	Vacant possession
Estimated rent	c. \$1,000 per week (estimate)*
Western neighbour	Medical centre (non-residential)
Sale method	Expressions of interest

*As advised by the vendor. Land dimensions from the Queensland Digital Cadastral Database. Buyers should confirm height, overlays and services on the City Plan.

20.11 m × 34.88 m · 708 m²



Site aerial. Boundary and dimensions are from the Queensland Digital Cadastral Database for Lot 204 on RP28683. Dashed lines show 85 Minnie Street (adjoining, 708 m²) and the 81 Minnie Street townhouse scheme. Aerial imagery may predate current improvements.

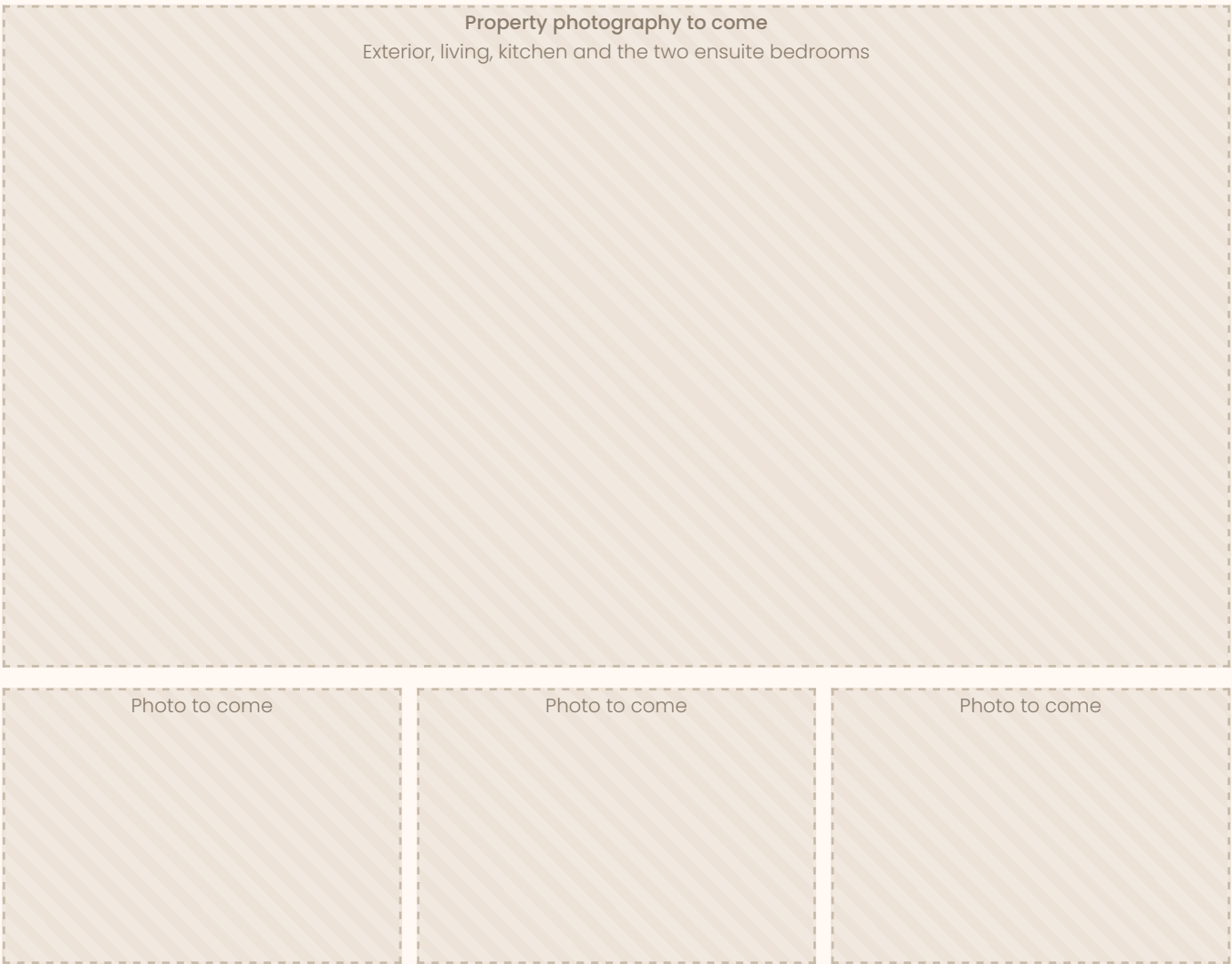
Why the shape matters

A 20 m frontage is wide enough for a shared driveway down one side, with a row of townhouses facing it. Number 81 used that layout on 703 m². Fronting the street, without a battle-axe handle, keeps setbacks and access simple.

A quiet western boundary

The whole western boundary adjoins a medical centre, not a house. There's no residential neighbour on that side to overlook, which gives a designer more freedom with windows, balconies and the driveway position.

Rebuilt in 2020, vacant and ready



A modern three-bedroom, 2.5-bathroom home, rebuilt in 2020, with carports for three cars. Two of the three bedrooms have their own ensuite.

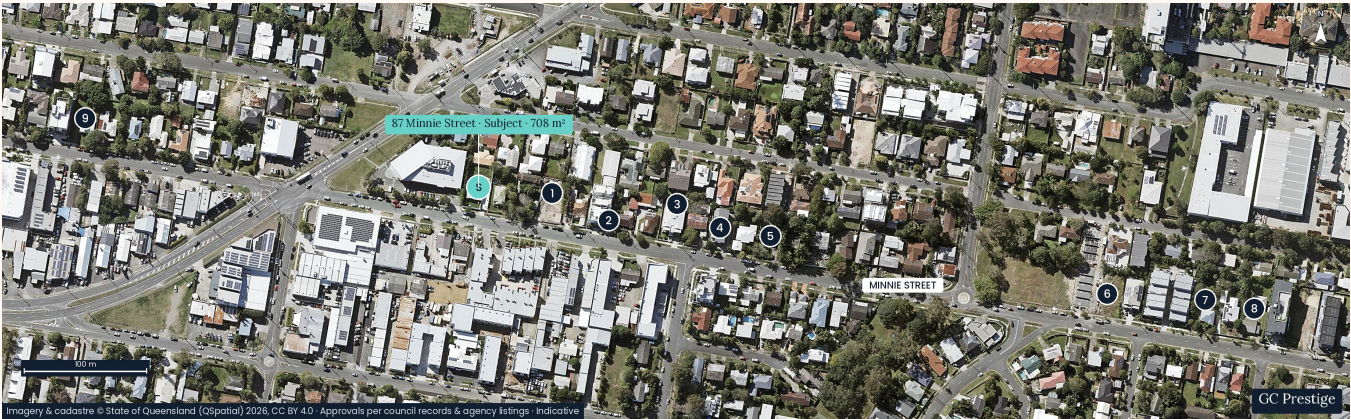
It's sold with vacant possession: no lease to work around, so a buyer has a free hand from settlement. A developer can lease it, at an estimated \$1,000 a week, as holding income through design and approval, or have it vacant for early works. An owner-occupier can move straight in.

For an investor or owner-occupier who isn't ready to build, it's a near-new home on 708 m² of land zoned for more.

THE HOME*	
Rebuilt	2020
Bedrooms	3, two with ensuites
Bathrooms	2.5
Car parking	3 carports
Occupancy	Vacant possession
Estimated rent	c. \$1,000 per week (estimate)
Est. gross income	c. \$52,000 a year (estimate)

*As advised by the vendor. The rent is an estimate only. The home is vacant and there's no lease in place. Two-bedroom-ensuite layout and build year to be confirmed at inspection. Townhouses in 81 Minnie Street have leased at \$850–\$1,060 per week (Domain, 2023–26).

Nine reasons to look closely



The medium-density side of Minnie Street. Scheme sizes and lot counts are from registered survey plans in the Queensland Digital Cadastral Database. Approvals and sales come from council records, agency listings and RP Data / Cotality.

	ADDRESS	SITE	WHAT HAPPENED	FROM NO. 87
S	87 Minnie Street	708 m²	This site: home rebuilt 2020, Medium Density Residential	—
1	81 Minnie Street	703 m²	Built: 5 townhouses (SP303809), 2–4 bedrooms	60 m
2	77 Minnie Street	703 m²	Built: 9 residences (SP294547), completed 2019	105 m
3	71 Minnie Street	704 m²	Built: 4 residences (SP270988)	165 m
4	67 Minnie Street	705 m²	Built: 3 townhouses (SP256407)	200 m
5	63 Minnie Street	708 m²	Approval for 6 three-level terrace homes ; sold \$1.45m with the approval (Apr 2025)	240 m
6	37 Minnie Street	708 m²	Approval for 17 apartments ; sold \$1.4m with the approval (2022)	520 m
7	29 Minnie Street	1,012 m²	20-apartment application lodged (2024)	600 m
8	25 Minnie Street	1,012 m²	Sold \$2,650,000 as a site, April 2026 (\$2,619/m²)	640 m
9	113 Minnie Street	749 m²	Sold \$1,500,000 at auction, January 2025	330 m

63 Minnie Street: the same lot, approved for six terrace homes



63 and 87 Minnie Street, 240 m apart on the same side of the street. Both lots are 708 m² with 20.11 m frontages, and the same City Plan controls apply: Medium Density Residential, RD5, 23 m height.

	63 MINNIE STREET	87 MINNIE STREET
Land	708 m² · Lot 192 RP28683	708 m² · Lot 204 RP28683
Frontage × depth	20.11 m × c. 35 m	20.11 m × 34.88 m
Zoning	MDR · RD5 · 23 m	MDR · RD5 · 23 m
Existing home	Renovated 1970s, 3 bed	Rebuilt 2020, 3 bed, 2.5 bath, 3 car*
Estimated rent	\$900/wk (agent's estimate)	c. \$1,000/wk (estimate)*
Approval	DA for 6 three-level terrace homes, c. 151–186 m² each	None yet; same controls apply
Sale	\$1,450,000 · 8 Apr 2025 · EOI	EOI · launching now

63 Minnie Street details are from the selling agents' public listings (First National Surfers Paradise / Ray White Burleigh Group, via Development Ready and Homely) and QLD cadastre. *As advised by the vendor.

What it proves

Council approved six three-level terrace homes of about 151–186 m² on a 708 m² Minnie Street lot with exactly the same zoning, density and height as number 87.

What it sold for

With that approval, 63 Minnie sold for **\$1,450,000 in April 2025**. Southport house values have risen 13.5% in the twelve months to October 2026 (RP Data / Cotality).

The difference

Number 87 has a home rebuilt in 2020 and vacant possession. A buyer would need to seek their own approval.

63 Minnie Street approved renders and plans

To be added with the permission of the marketing agency or architect

81 Minnie Street: 703 m², five townhouses

The closest precedent is on the same side of the same street, on a lot 5 m² smaller than this one.

Number 81 was redeveloped into five strata townhouses, registered on survey plan SP303809. The mix runs from a 2-bedroom unit to 4-bedroom, 3-bathroom homes with double garages. The individual lot entitlements are 136–189 m².

The four-bedroom end townhouse first sold for \$750,000 in 2021. It resold for **\$1,150,000 in October 2025**, 53% more. It has leased at \$950–\$1,000 a week.

5	703 m ²	\$1.15m
TOWNHOUSES	SITE AREA	4-BED RESALE, 2025

UNIT	CONFIG.	LOT	SOLD	RENT
1/81	4 bd · 3 ba · 2 car	189 m ²	\$1,150,000 Oct 2025	\$1,000/wk Dec 2024
2/81	2 bd · 2 ba · 1 car	136 m ²	\$599,000 Feb 2022	\$700/wk Nov 2023
3/81	4 bd · 3 ba · 2 car	187 m ²	\$699,000 Oct 2021	\$1,060/wk asking, 2026
4/81	3 bd · 2 ba · 2 car	168 m ²	\$750,000 Dec 2023	\$900/wk asking, 2026
5/81	3 bd · 2 ba · 2 car	168 m ²	\$869,000 Dec 2023	—

Source: Domain property records, accessed 19 October 2026; scheme from SP303809. Earlier sales were off-the-plan or first resales and predate the 2025–26 market. Lot areas are lot entitlements.

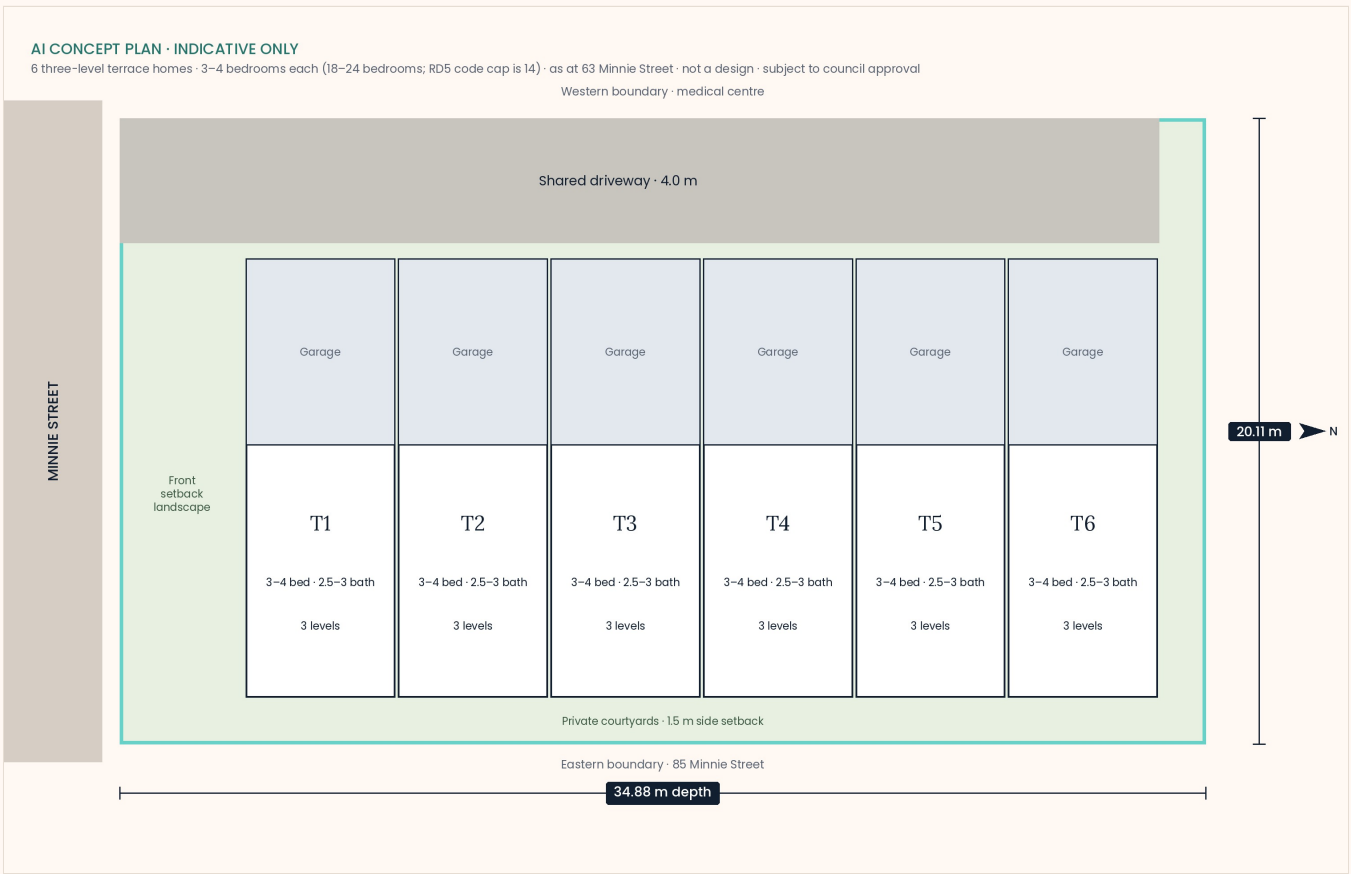
Nearby schemes on similar lots: **3/77 Minnie** (3 bd, built 2019) leased at \$900/wk in March 2026. **1/67 Minnie** (3 bd townhouse) has a current Domain rental estimate of \$910/wk.

AI concept: six three-level, 3–4 bedroom terrace homes



AI concept image (artist's impression) of six three-level, 3–4 bedroom terrace homes, in the form approved on 708 m² at 63 Minnie Street. For illustration only: not a design, feasibility study or approved plan, and it doesn't show this site or its surroundings. Any development is subject to City of Gold Coast approval.

Six terrace homes, drawn on the real lot



AI concept plan, drawn to scale on the cadastral boundary of Lot 204 on RP28683 (20.11 m × 34.88 m). It models six three-level terrace homes, the number approved on 708 m² at 63 Minnie Street. A shared driveway runs along the medical-centre boundary, with the terraces and their garages facing it: each home has 3–4 bedrooms, 18–24 bedrooms in total. That is above the RD5 code maximum of 14 bedrooms, so this concept would need a council application assessed beyond the code. Illustrative only. It isn't an architectural design, and setbacks, parking, height and unit numbers are subject to City of Gold Coast requirements and approval.

6 TERRACE HOMES	3–4 bed EACH TERRACE · 18–24 IN TOTAL	c. 118 m² SITE AREA PER HOME	3 levels CONCEPT BUILT FORM
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Why six? 63 Minnie Street, a 708 m² lot on the same side of the street, has an approval for six three-level terrace homes. Next door at 81 Minnie, 5 townhouses were built on 703 m². Six 3–4 bedroom terraces total 18–24 bedrooms, above the RD5 code cap of 14, so they would need council approval beyond the code. 81 Minnie was approved at 16 bedrooms on 703 m², also above its cap. A code-compliant version of six terraces is 2 × 3-bed + 4 × 2-bed (14 bedrooms). A buyer's architect and town planner should confirm the yield for this lot.

Yield assessment: council code and the street's precedent

PLANNING CONTROLS · LOT 204 ON RP28683	
Zone	Medium Density Residential
Residential density	RD5: 1 bedroom per 50 m² of site area
Bedroom cap on 708 m²	14 bedrooms (708 ÷ 50 = 14.2)
Building height	23 m; 26 m proposed in council's Our City Our Plan amendment
Site	20.11 m × 34.88 m, rectangular, single street frontage

Source: City of Gold Coast City Plan mapping (zone, residential density and building height layers) and the Proposed Building Height Changes layer, queried for Lot 204 on RP28683 on 19 October 2026. RD5 bedroom ratio from City of Gold Coast's Our City Our Plan consultation material. Under the City Plan, any room capable of being used as a bedroom counts towards density.

What the code allows

The binding control is the bedroom count, not height. At RD5, 708 m² supports up to **14 bedrooms**. The 23 m height limit sits well above a three-level townhouse (about 11–12 m), so height is not the constraint for townhouses.

What the street has delivered

81 Minnie Street built 5 townhouses with 16 bedrooms on 703 m². 63 Minnie has an approval for 6 terraces on 708 m², and 37 Minnie for 17 apartments on 708 m². Those outcomes show council will approve 5–6 homes on a lot this size, and more than 14 bedrooms where a design justifies it.

SCENARIO	MIX	DWELLINGS	BEDROOMS	AGAINST RD5 (14 MAX)	PRECEDENT
Conservative	4 × 3-bed townhouses	4	12	Within code	71 Minnie: 4 on 704 m²
Townhouses	4 × 3-bed + 1 × 2-bed townhouses	5	14	Within code, at the cap	81 Minnie: 5 on 703 m²
Concept · terraces	6 × 3–4 bed three-level terraces	6	18–24	Exceeds the cap by 4–10; needs impact assessment	63 Minnie: 6 terraces approved on 708 m²
Terraces · code	2 × 3-bed + 4 × 2-bed terraces	6	14	Within code, at the cap	63 Minnie: 6 terraces on 708 m²
Above code	5 townhouses, 16 bedrooms	5	16	Exceeds by 2; needs impact assessment	81 Minnie: 16 bedrooms on 703 m²
Apartments	e.g. 14 × 1-bed or 7 × 2-bed	7–14	14	Within code under 23 m	37 Minnie: 17 approved on 708 m²

Our assessment: six three-level terrace homes is the concept case, matching the approval at 63 Minnie Street, shown with 3–4 bedrooms each. At 18–24 bedrooms that is above the RD5 code cap of 14, so it depends on council approving a higher bedroom count. The code-compliant version is six terraces with 14 bedrooms (2 × 3-bed + 4 × 2-bed). Four to six homes is the realistic range. These are indicative yields only, subject to setbacks, site cover, parking, servicing, and a City of Gold Coast development approval. A buyer's architect should confirm them before pricing.

The end product, priced by the market

Three-bedroom townhouses in Southport sold for \$895,000 to \$1.31 million between June and October 2026. Newer and larger product sits at the top of that range.

ADDRESS	SOLD	CONFIG.	SIZE	PRICE
3/14-16 Mason Street	5 Oct 2026	3 bd · 2 ba · 2 car	—	\$1,000,000
2/130 Eugaree Street	4 Sep 2026	3 bd · 2 ba · 2 car	165 m²	\$945,000
14/59 Ward Street	2 Sep 2026	3 bd · 2 ba · 2 car	182 m²	\$975,000
2/4 Bronberg Court	31 Aug 2026	3 bd · 2 ba · 2 car	261 m²	\$1,115,000
3/117 Pohlman Street	20 Aug 2026	3 bd · 3 ba · 1 car	—	\$917,500
2/101 Eugaree Street	16 Jul 2026	3 bd · 2 ba · 2 car	—	\$910,000
3/120 Pohlman Street	13 Jul 2026	3 bd · 2 ba · 1 car	—	\$895,000
4/3 Enid Avenue	24 Jun 2026	3 bd · 2 ba · 2 car	—	\$1,310,000
3/34 Bauer Street	23 Jun 2026	3 bd · 2 ba · 2 car	—	\$1,055,000
1/81 Minnie Street	Oct 2025	4 bd · 3 ba · 2 car	189 m²	\$1,150,000

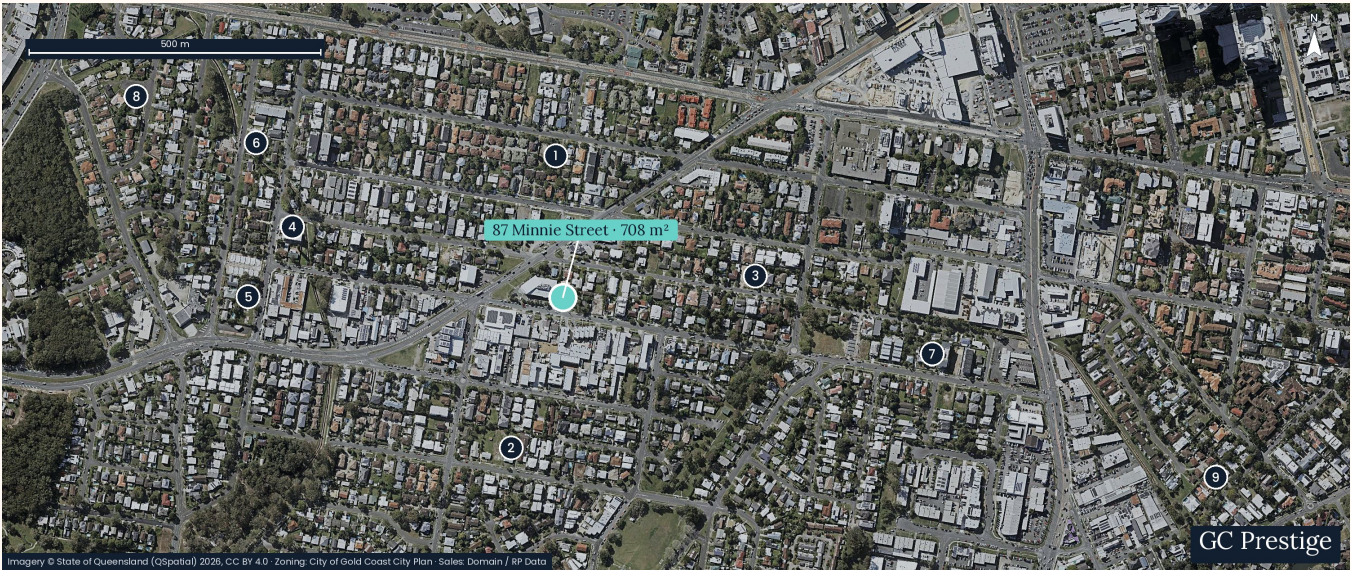
Source: Domain sold listings, Southport QLD 4215, townhouses sold by private treaty June–October 2026, and the Domain property record for 1/81 Minnie Street, accessed 19 October 2026. Size is the lot or entitlement area where published.

Reading the numbers

On Minnie Street's own precedent, a 708 m² lot holds four to six townhouses. At the prices above, that's a finished product worth several times the land. Each buyer will run their own costs and margin, and that calculation sets what this site is worth.

These are recent sales of established townhouses, shown as an indication of end values only. They aren't a feasibility study, valuation or forecast. Construction, finance and approval costs aren't shown and must be assessed by each buyer.

Same zoning, sold for \$1.5m and above



Southport sales zoned Medium Density Residential that sold for \$1.5 million or more, December 2025 to October 2026. Markers 10–13 are beyond the map extent. Zoning and density for each address come from City of Gold Coast City Plan mapping.

	ADDRESS	SOLD	LAND	DENSITY	PRICE	\$/M²	FROM NO. 87
1	84 Pohlman Street	21 Sep 2026	1,012 m²	RD5	\$2,450,000	\$2,421	243 m
2	43 Blake Street	26 Jan 2026	1,214 m²	RD4	\$1,910,000	\$1,573	272 m
3	59 Falconer Street	9 Jan 2026	708 m²	RD5	\$1,655,000	\$2,338	332 m
4	30 Ward Street	17 Aug 2026	764 m²	RD5	\$1,500,000	\$1,963	479 m
5	47 Ward Street	22 Apr 2026	627 m²	RD5	\$1,800,000	\$2,871	539 m
6	22 Prince Street & 21 Ward Street	15 Dec 2025	1,220 m²	RD5	\$2,925,000	\$2,398	588 m
7	25 Minnie Street	3 Apr 2026	1,012 m²	RD5	\$2,650,000	\$2,619	640 m
8	2 Shearer Court	17 Aug 2026	647 m²	RD5	\$1,600,000	\$2,473	808 m
9	14 Bauer Street	11 Jan 2026	597 m²	RD5	\$2,180,000	\$3,652	1,160 m
10	42 Drury Avenue	8 Apr 2026	582 m²	RD3	\$1,525,000	\$2,620	1,378 m
11	7 Surch Court	19 Feb 2026	1,037 m²	RD2	\$1,795,000	\$1,731	1,632 m
12	7 Clegg Street	31 Jan 2026	653 m²	RD2	\$1,500,000	\$2,297	1,892 m
13	39 Shaw Street	8 Sep 2026	511 m²	RD4	\$2,000,000	\$3,914	2,295 m

Sources: Domain sold listings (Southport houses, \$1.5m+, accessed 19 October 2026); 30 Ward Street from RP Data / Cotality. Distances are straight-line. \$/m² includes the value of any dwelling and is a relative indicator, not a land value. Not a valuation.

A GP next door, schools and shops close by



Zoomed neighbourhood map. Grey numbers in the table are just outside the map. Places located with Google Places; road distances calculated with OSRM; all distances indicative.

PLACE		TYPE	STRAIGHT LINE	BY ROAD
1	Southport Medical & Dental Centre (bulk-billing GP, dental) · Lumus Imaging · Primary Dental	Health	next door	next door
2	Dental on Falconer	Health	130 m	334 m
4	Southport Junior Campus (childcare)	Education	511 m	1.4 km
3	Southport State School	Education	517 m	1.5 km
9	Queen Street Village (IGA, Dendy, dining)	Shopping	688 m	1.5 km
5	St Hilda's School	Education	904 m	1.5 km
12	G:link Queen Street station	Transport	971 m	1.5 km
11	Southport Park Shopping Centre	Shopping	1.4 km	2.1 km
6	Southport State High School	Education	1.4 km	3.0 km
10	Australia Fair Shopping Centre	Shopping	1.5 km	2.2 km
7	The Southport School (TSS)	Education	1.6 km	2.4 km
8	Musgrave Hill State School	Education	1.8 km	2.8 km
	Gold Coast University Hospital	Health	2.6 km	4.0 km
	Griffith University, Gold Coast campus	Education	—	3.9 km
	Surfers Paradise	Lifestyle	—	5.9 km

Expressions of interest

87 Minnie Street is offered for sale by expressions of interest. No price guide is published. Your offer, your terms and your due diligence period are what count.

STEP	DETAIL
Launch	The campaign launches within the next seven days. A closing date will be published at launch.
Inspections	By appointment with Oktay Vali. The property is vacant; please don't enter or approach it without an appointment.
Information	Title search, survey plan, rates and planning summary on request. More photography and detail to follow.
Your offer	Price, deposit, finance and due diligence terms, settlement date, and purchasing entity. Longer or deferred settlements for an approval will be considered.
Submit online	gcprestige.au/eoi · lodge your offer in under 2 minutes

YOUR CONTACT

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\$200m+

SETTLED ACROSS SEQ DEVELOPMENT SITES

87 Minnie Street Southport QLD 4215

708 m² · Medium Density Residential · Expressions of interest

Submit an offer online — gcprestige.au/eoi

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