

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

RayWhite.

Suburb
flyover
report

STUART PARK (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

STUART PARK - Suburb Map



STUART PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	37	\$ 433,000	0.0 %	\$ 66,400	\$ 730,000
2006	7	\$ 508,000	17.3 %	\$ 192,500	\$ 700,000
2007	27	\$ 480,000	-5.5 %	\$ 57,200	\$ 725,000
2008	14	\$ 705,000	46.9 %	\$ 260,000	\$ 925,000
2009	13	\$ 620,000	-12.1 %	\$ 437,000	\$ 910,000
2010	21	\$ 630,000	1.6 %	\$ 165,000	\$ 1,050,000
2011	17	\$ 680,000	7.9 %	\$ 260,000	\$ 1,070,000
2012	17	\$ 716,000	5.3 %	\$ 340,000	\$ 925,000
2013	22	\$ 735,000	2.7 %	\$ 334,000	\$ 980,000
2014	19	\$ 768,000	4.5 %	\$ 325,000	\$ 895,000
2015	25	\$ 677,000	-11.8 %	\$ 50,000	\$ 1,100,000
2016	8	\$ 740,000	9.3 %	\$ 580,000	\$ 1,825,000
2017	11	\$ 620,000	-16.2 %	\$ 540,000	\$ 2,200,000
2018	14	\$ 655,000	5.6 %	\$ 405,000	\$ 750,000
2019	14	\$ 600,000	-8.4 %	\$ 220,000	\$ 920,000
2020	5	\$ 685,200	14.2 %	\$ 425,000	\$ 702,000
2021	0				
2022	20	\$ 811,500	0.0 %	\$ 585,000	\$ 1,750,000
2023	16	\$ 742,000	-8.6 %	\$ 480,000	\$ 1,750,000

Median Sale Price
\$812k

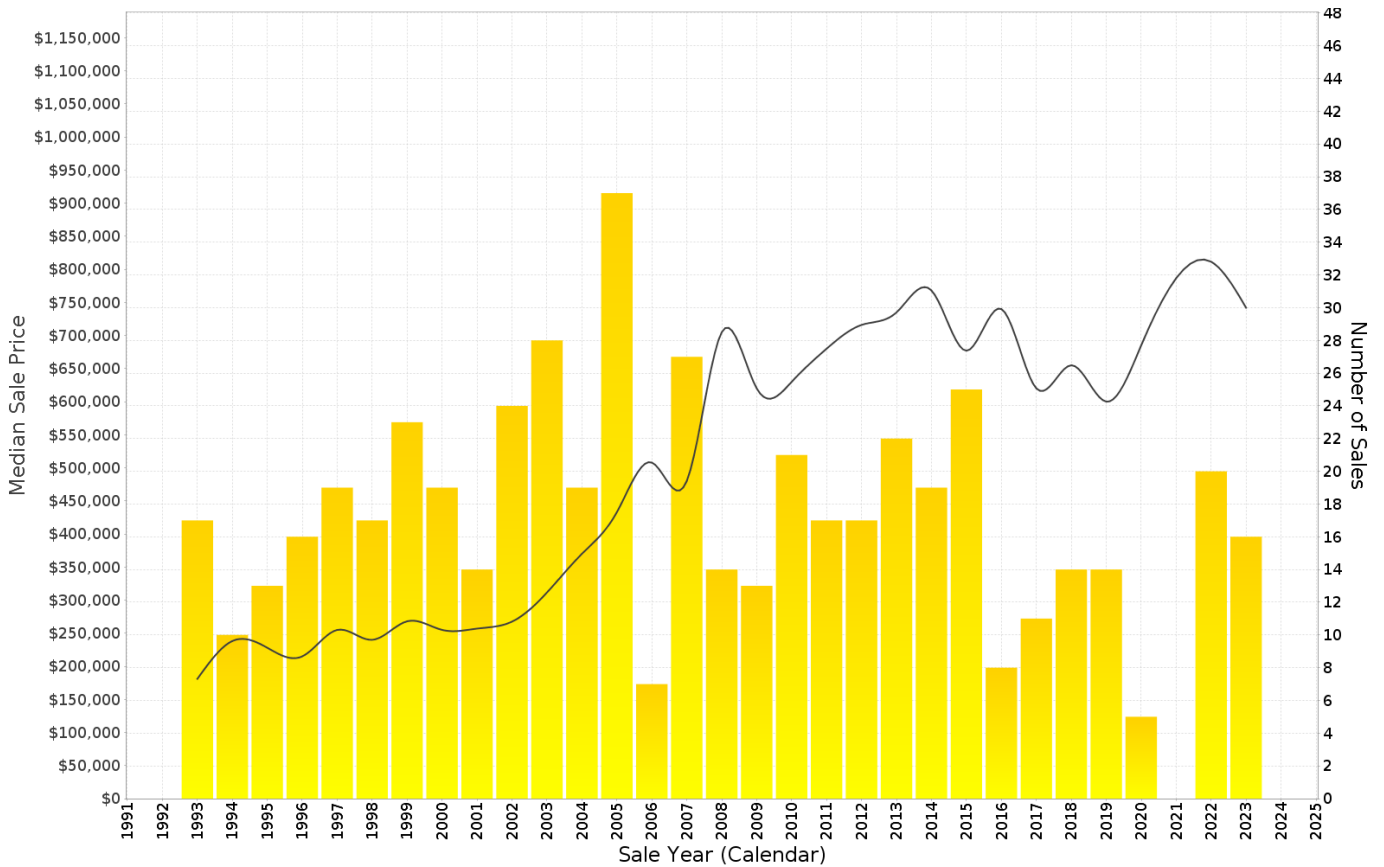
Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

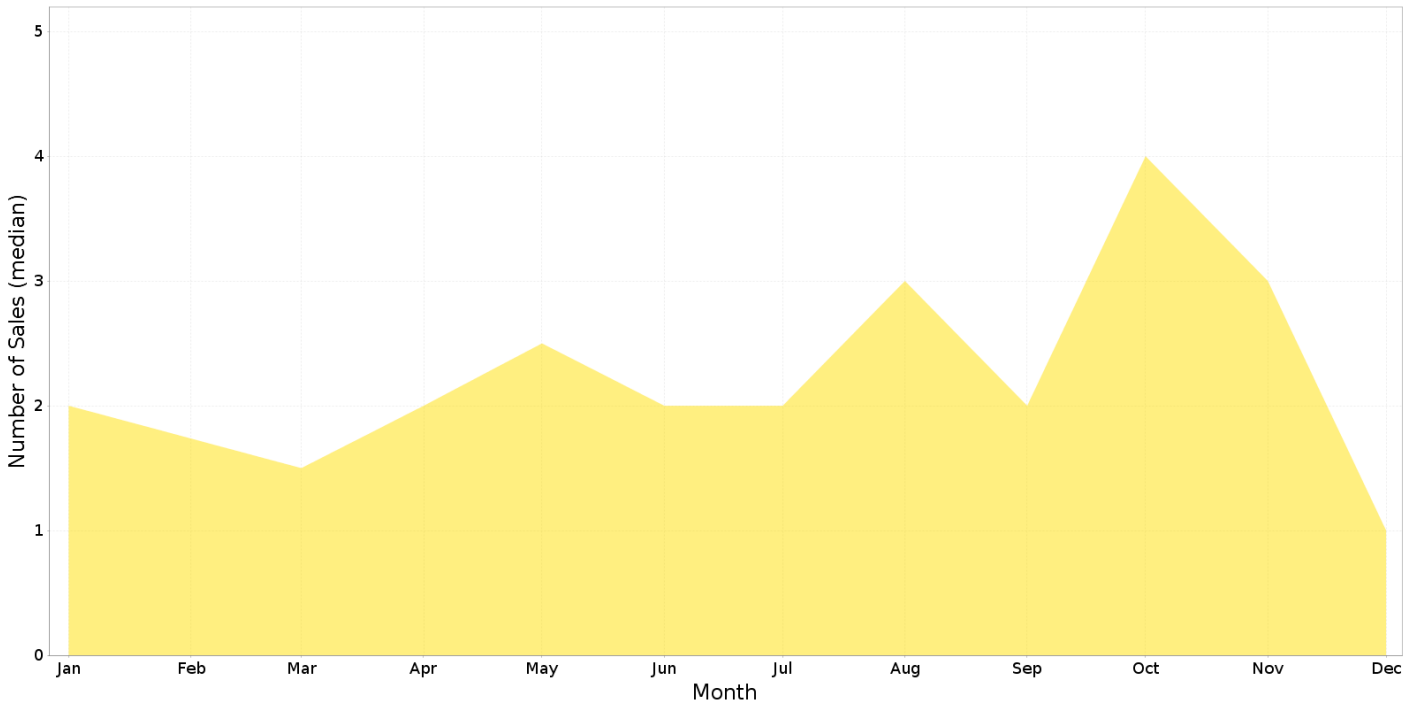
Suburb Growth
+4.7%

Current Median Price: \$811,500
Previous Median Price: \$775,000

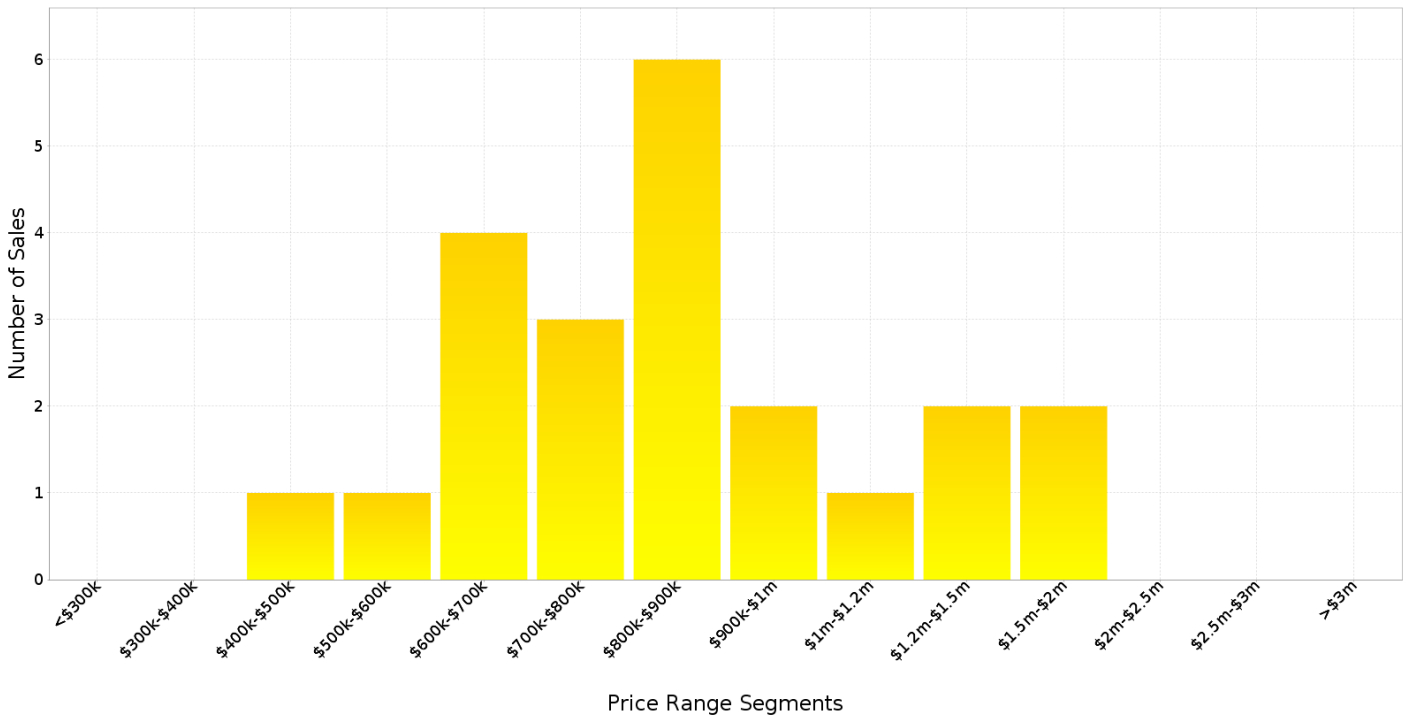
Based on 34 recorded House sales compared over the last two rolling 12 month periods



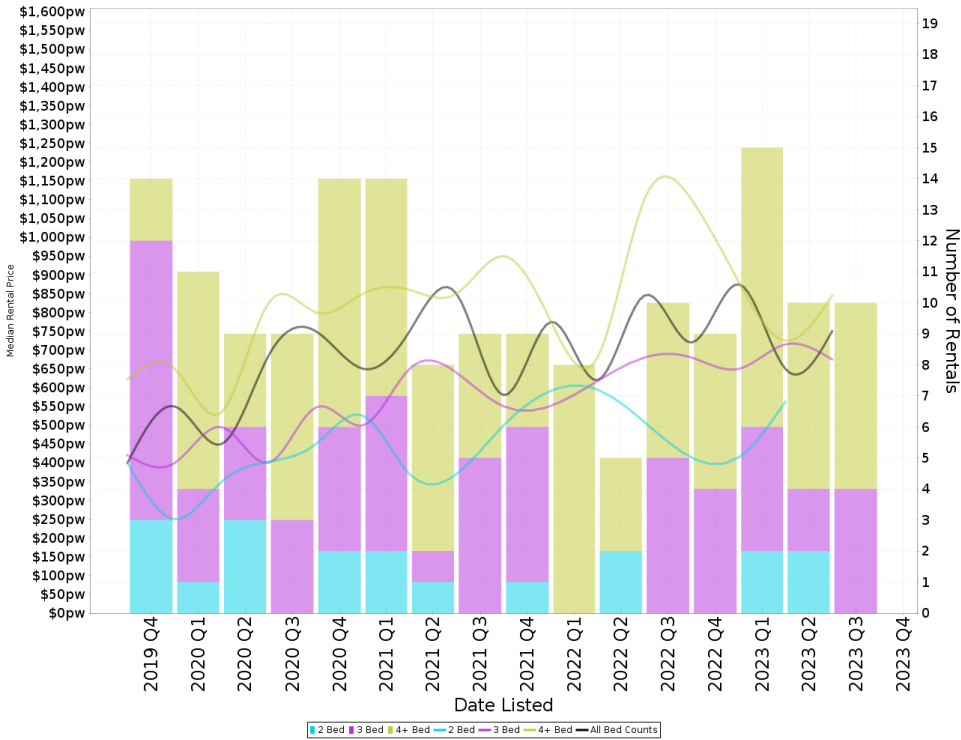
STUART PARK - Peak Selling Periods (3 years)



STUART PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.7%

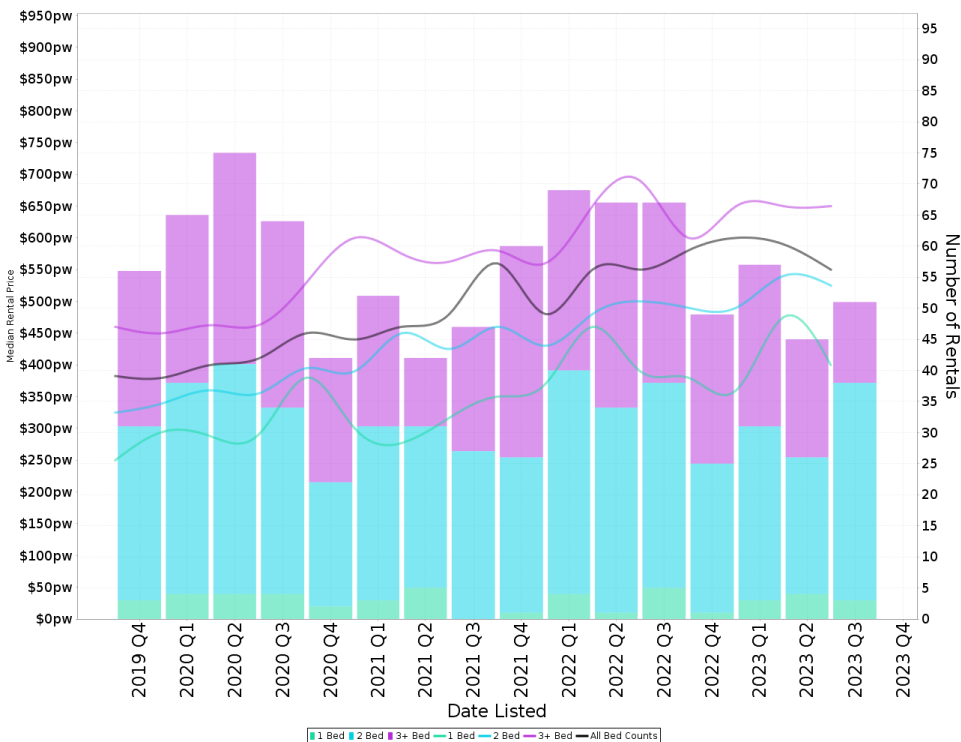
Current Median Price: \$811,500
Previous Median Price: \$775,000
Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$811,500
Current Median Rent: \$750
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.8%

Current Median Price: \$375,000
Previous Median Price: \$402,500
Based on 73 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.9%

Current Median Price: \$375,000
Current Median Rent: \$573
Based on 202 registered Unit rentals compared over the last 12 months.

STUART PARK - Recently Sold Properties

Median Sale Price

\$812k

Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.7%

Current Median Price: \$811,500
Previous Median Price: \$775,000

Based on 34 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

22

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

53 RUDDICK CCT



\$820,000

Nov 2023
58 Days

576 m² 4 2 2

17 HENRY ST




\$910,000

Nov 2023
49 Days

1,110 m² 4 3 6

9 NUDDL ST




\$645,000

Oct 2023
409 Days

1,000 m² 3 2 3

23 HENRY ST




\$640,000

Aug 2023
88 Days

1,020 m² 4 1 3

1/10 ANNEAR CRT



\$768,000

Aug 2023
20 Days

918 m² 3 2 2

41 WESTRALIA ST

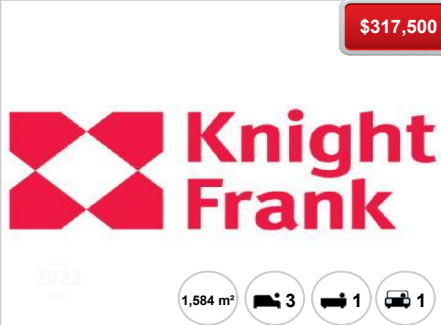


\$755,000

Jul 2023
267 Days

1,201 m² 4 2 2

5/13 CORONATION DR



\$317,500

Jul 2023
11 Days

1,584 m² 3 1 1

3 LUXTON ST



\$700,000

Jun 2023
48 Days

1,330 m² 3 1 1

1 ASHLEY ST



\$729,000

Jun 2023
55 Days

833 m² 3 2 3

STUART PARK - Properties For Rent

Median Rental Price

\$750 /w

Based on 44 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.8%

Current Median Price: \$811,500
Current Median Rent: \$750

Based on 22 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

25 MEIGS CRESCENT




\$550.00 per

1,000 m² 3 1 1

Nov 2023 13 Days

1/24 HENRY STREET




\$700 per week

1,230 m² 3 1 4

Nov 2023 13 Days

17 HENRY STREET




\$900 per week

1,110 m² 4 3 6

Nov 2023 15 Days

9 NUDDL




\$650/week

1,000 m² 3 2 2

Nov 2023 16 Days

10 BEATRICE STREET

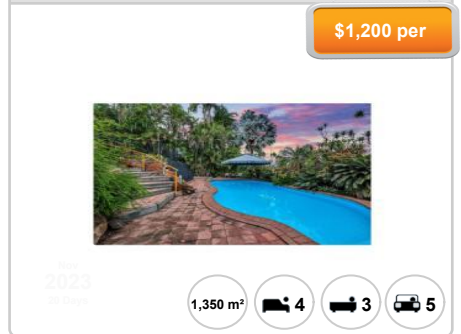


\$660 per week

1,340 m² 3 1 2

Nov 2023 16 Days

53 FLINDERS DRIVE

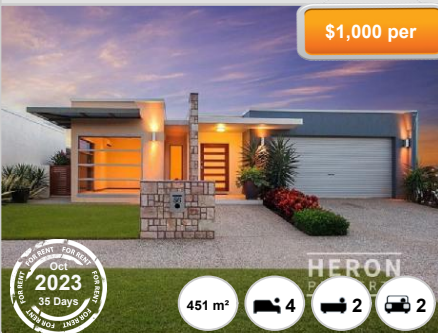


\$1,200 per

1,350 m² 4 3 5

Nov 2023 16 Days

56 RUDDICK CIRCUIT



\$1,000 per

451 m² 4 2 2

Oct 2023 35 Days

36 GOTHENBURG CRESCENT




\$850 per week

732 m² 6 2 2

Oct 2023 40 Days

6/6 DINAH COURT



\$610

1,753 m² 3 2 2

Oct 2023 34 Days

68 RUDDICK CIRCUIT

\$1200 per week



2/26 EDEN STREET

\$450



7/1 DINAH COURT

\$595

