

A vintage-style 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
2006	7	\$ 508,000	0.0 %	\$ 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	20	\$ 800,000	-1.4 %	\$ 480,000	\$ 1,800,000
2024	14	\$ 742,500	-7.2 %	\$ 339,000	\$ 1,255,000

Median Sale Price

\$729k

Based on 25 recorded House sales within the last 12 months (Apr '23 - Mar '24)

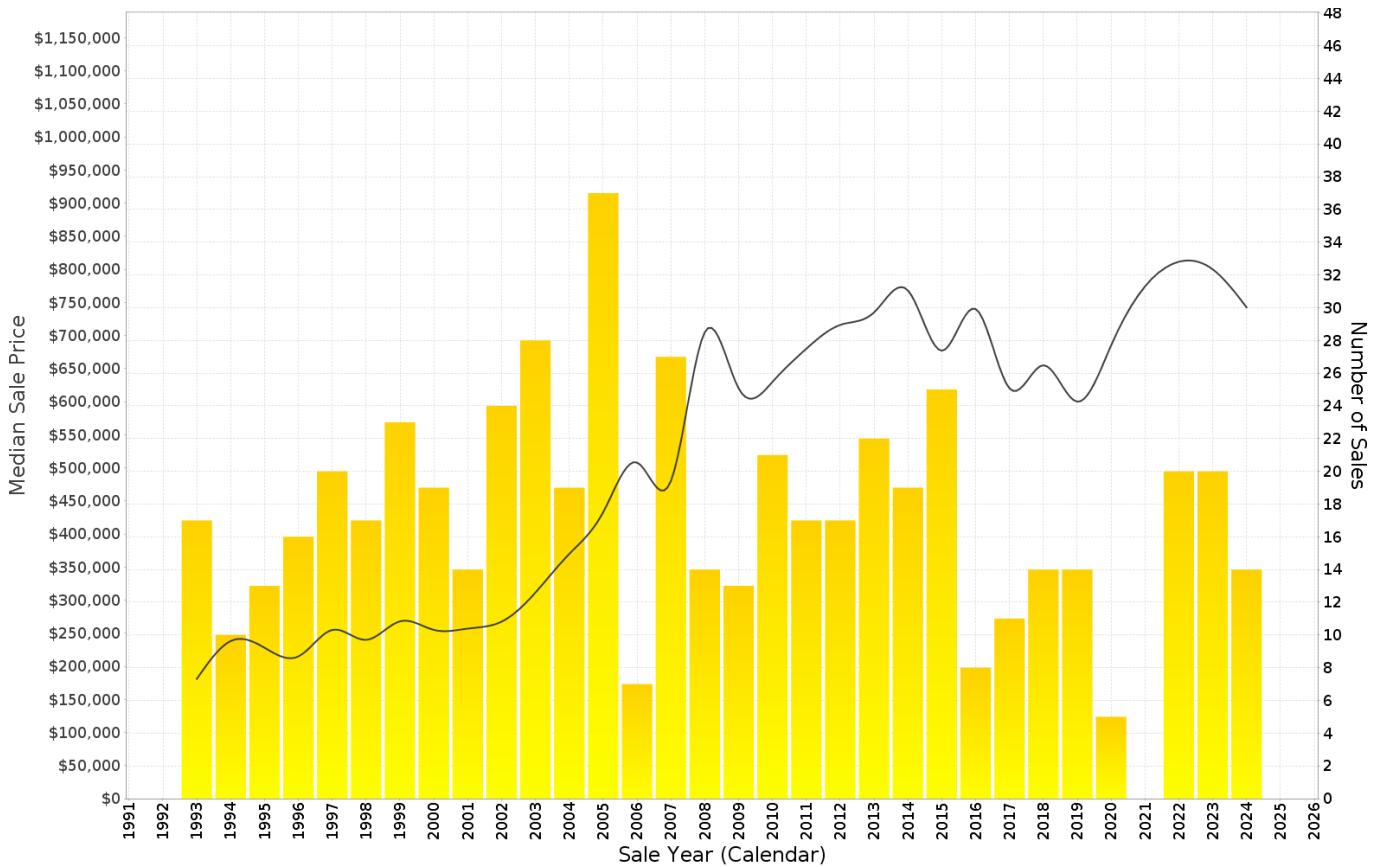
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

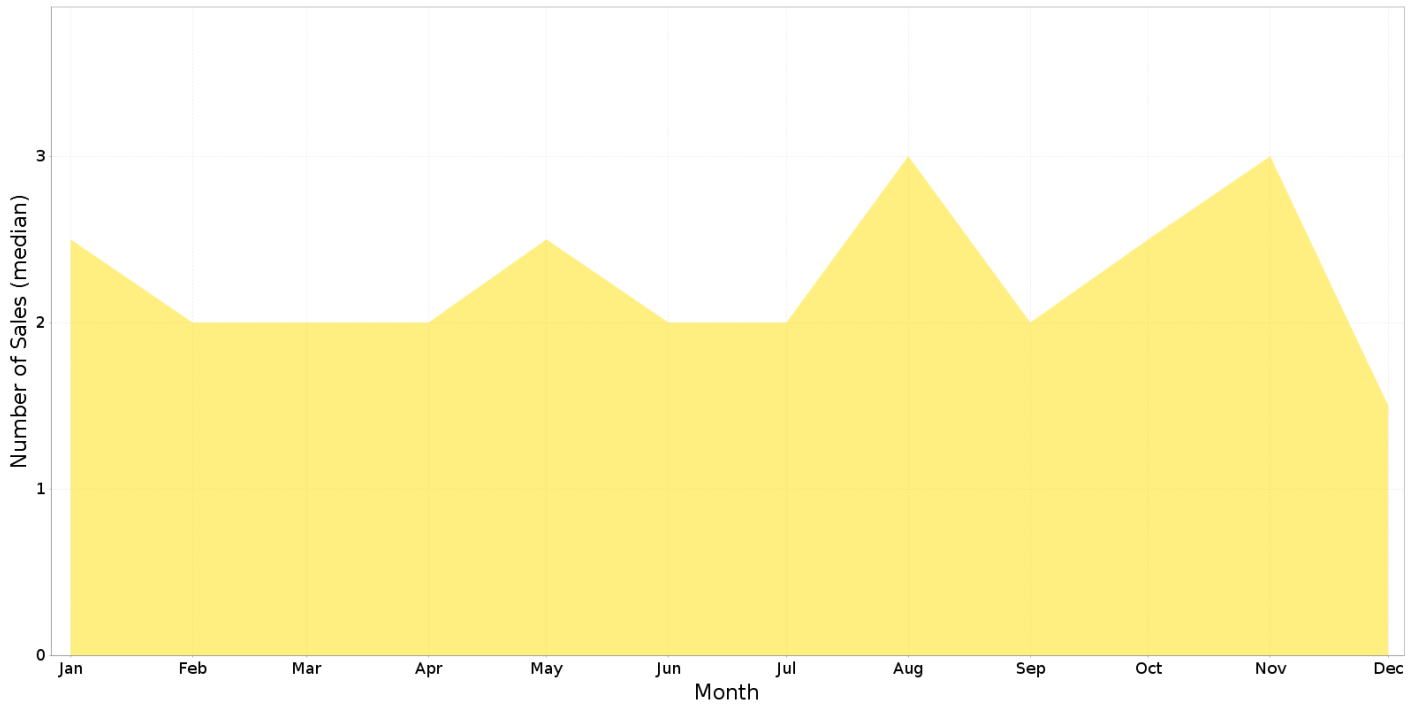
-11.4%

Current Median Price: \$729,000
Previous Median Price: \$823,000

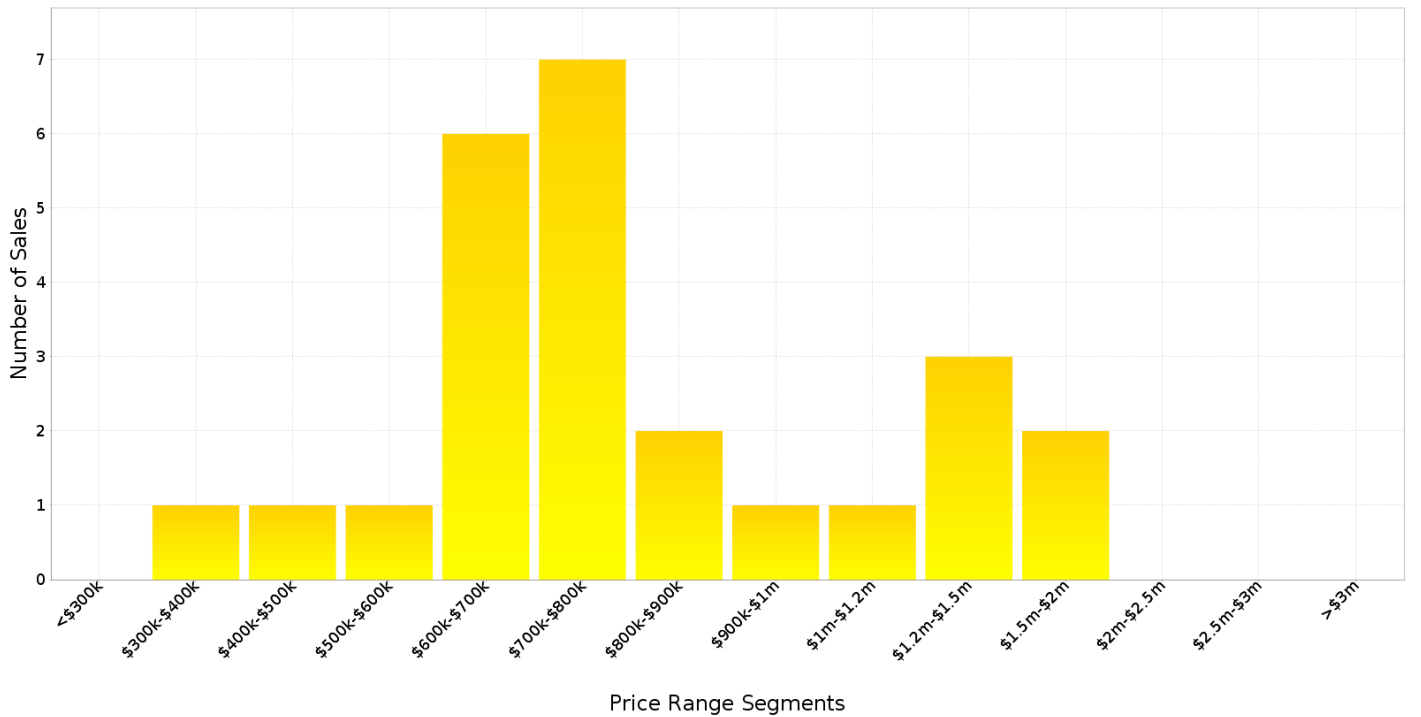
Based on 48 recorded House sales compared over the last two rolling 12 month periods



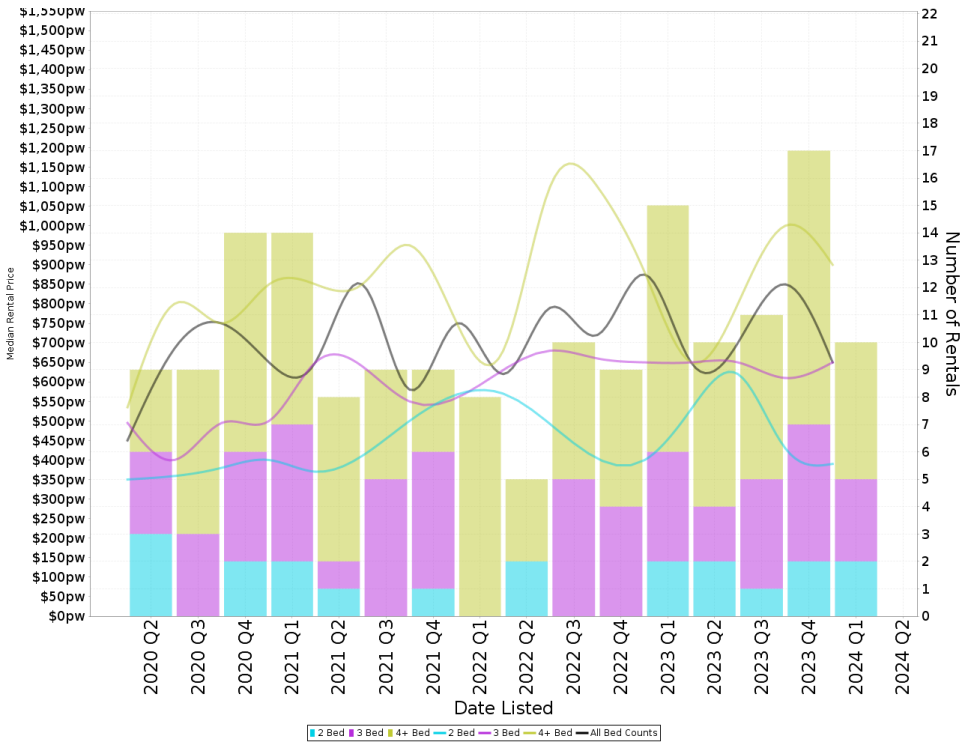
STUART PARK - Peak Selling Periods (3 years)



STUART PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.4%

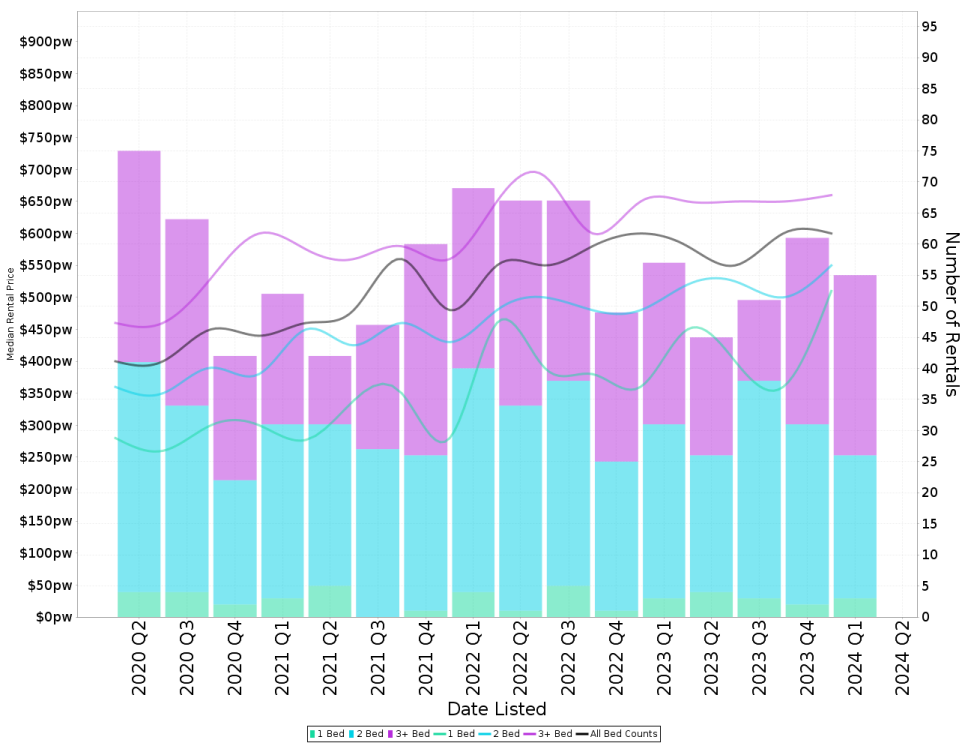
Current Median Price: \$729,000
Previous Median Price: \$823,000
Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$729,000
Current Median Rent: \$700
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.2%

Current Median Price: \$342,500
Previous Median Price: \$390,000
Based on 102 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.0%

Current Median Price: \$342,500
Current Median Rent: \$590
Based on 212 registered Unit rentals compared over the last 12 months.

STUART PARK - Recently Sold Properties

Median Sale Price

\$729k

Based on 25 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-11.4%

Current Median Price: \$729,000
Previous Median Price: \$823,000

Based on 48 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

58 MEIGS CRES

\$980,000

777 m² 5 2 2

Sold May 2024 (173 Days)

11 GRAHAM ST

\$820,000

917 m² 4 2 4

Sold May 2024 (173 Days)

23 GRAHAM ST

\$837,000

1,140 m² 3 2 4

Sold May 2024 (41 Days)

9 QUARRY CRES

\$650,000

894 m² 5 1 2

Sold May 2024 (MFA)

6 ARMIDALE ST

\$650,000

679 m² 5 3 3

Sold Apr 2024 (57 Days)

61 RUDDICK CCT

\$1,600,000

798 m² 4 3 2

Sold Apr 2024 (269 Days)

48 CHARLES ST

\$1,075,000

1,210 m² 4 2 2

Sold Apr 2024 (42 Days)

5 NUDDL ST

\$805,000

984 m² 4 3 4

Sold Mar 2024 (18 Days)

49 FLINDERS DR

\$635,000

889 m² 1 1 4

Sold Mar 2024 (259 Days)

22 GOTHENBURG CRES

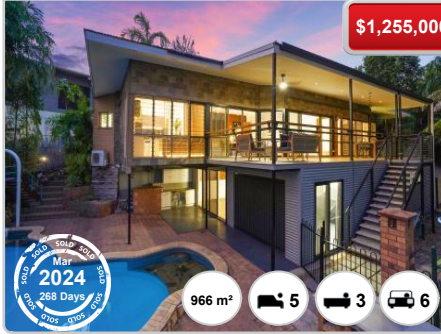
\$745,000



926 m² 4 2 5

52 CHARLES ST

\$1,255,000



966 m² 5 3 6

6 NELSON ST

\$680,000



800 m² 4 2 4

52 EDEN ST

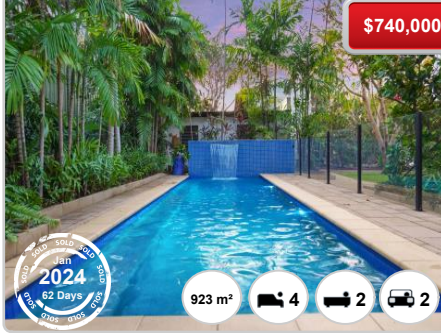
\$700,000



1,100 m² 3 2 -

7 HELPMAN ST

\$740,000



923 m² 4 2 2

5 MEIGS CRES

\$339,000



1,380 m² 3 - -

31 GRAHAM ST

\$710,000



1,510 m² 4 2 2

STUART PARK - Properties For Rent

Median Rental Price

\$700 /w

Based on 48 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+5.0%

Current Median Price: \$729,000
Current Median Rent: \$700

Based on 25 recorded House sales and 48 House rentals compared over the last 12 months


Number of Rentals

48

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

9 NUDL

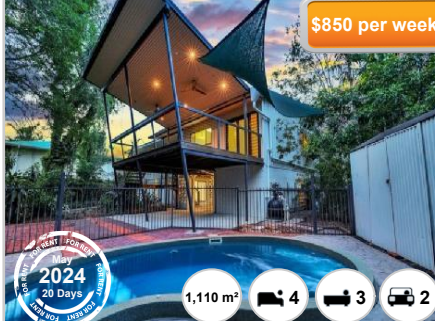


\$660/week

Jun 2024
13 Days

1,000 m² 3 2 2

46 EDEN STREET



\$850 per week

May 2024
20 Days

1,110 m² 4 3 2

32 GOTHENBURG CRESCENT




\$820

May 2024
21 Days

846 m² 3 1 1

9/41 EDEN STREET

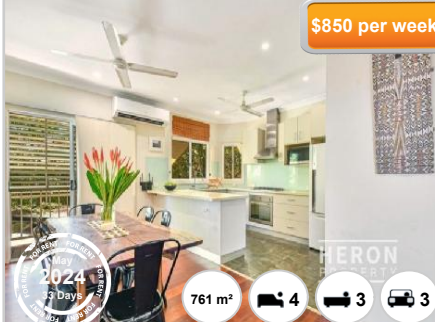


\$680

May 2024
31 Days

1,180 m² 3 2 1

15 MARY STREET



\$850 per week

May 2024
23 Days

761 m² 4 3 3

93 RUDDICK CIRCUIT




\$900 per week

May 2024
34 Days

463 m² 4 2 4

9 NUDL



\$660/week

Nov 2023
217 Days

1,000 m² 3 2 2