

RayWhite.

**Suburb
flyover
report**

STUART PARK (HOUSE)

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STUART PARK - Suburb Map



STUART PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	27	\$ 480,000	0.0 %	\$ 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	29	\$ 820,000	2.5 %	\$ 339,000	\$ 3,000,000
2025	19	\$ 860,000	4.9 %	\$ 331,000	\$ 3,000,000

Median Sale Price

\$880k

Based on 23 recorded House sales within the last 12 months (Financial Year 2025)

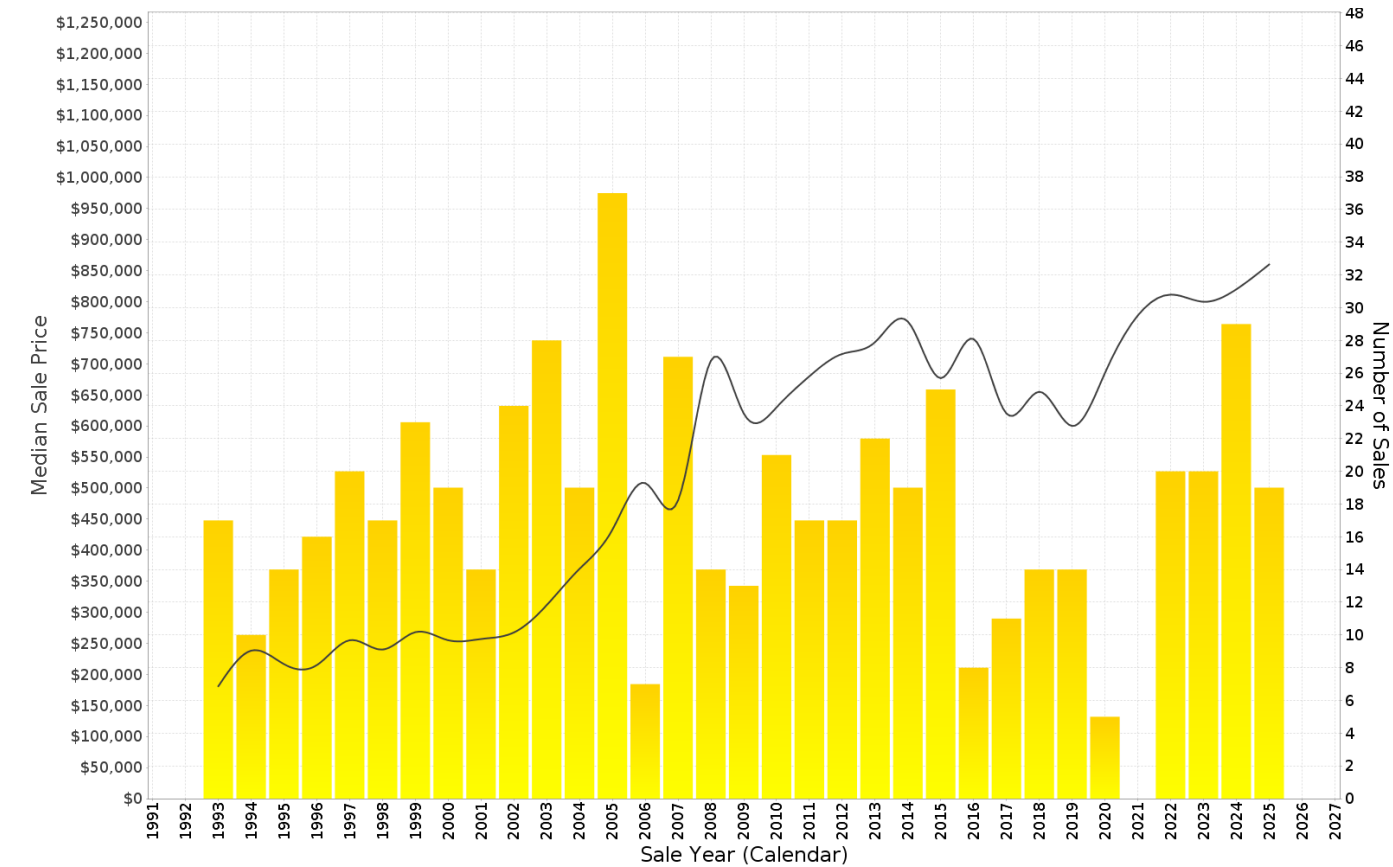
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

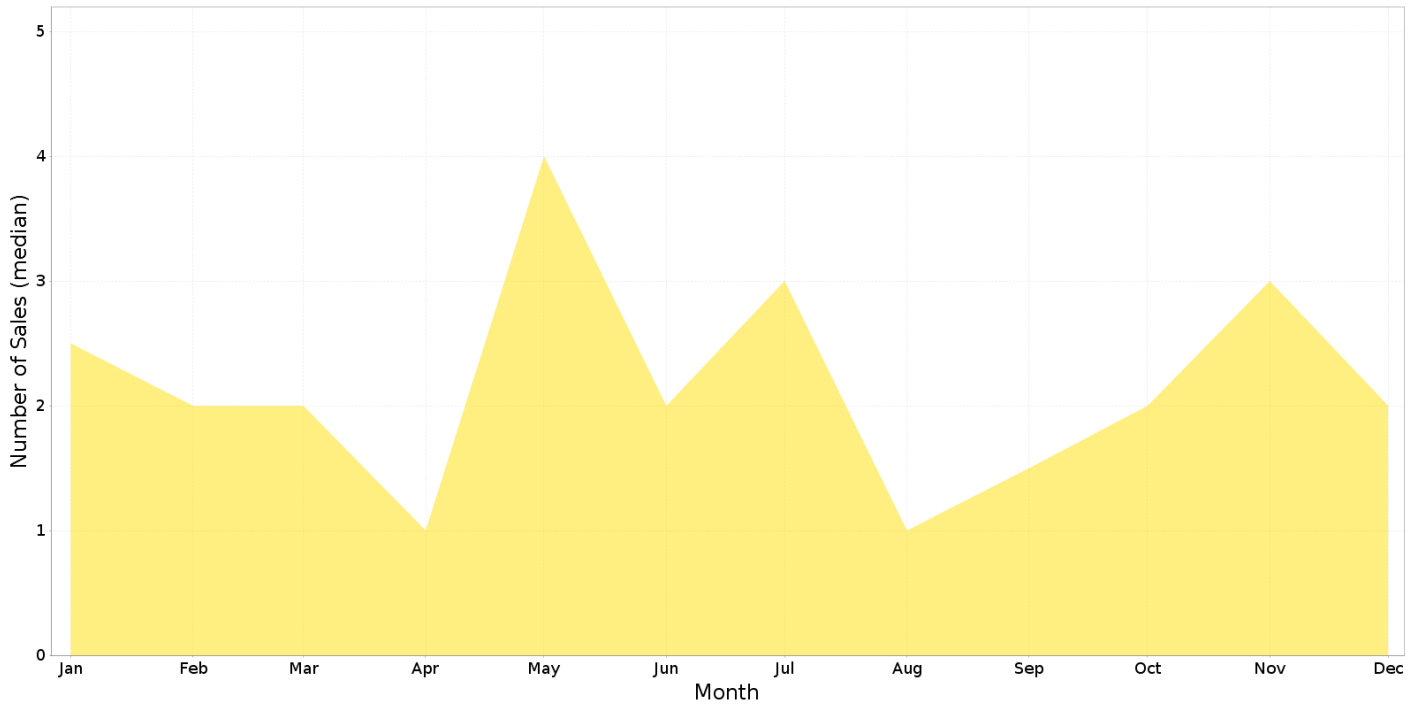
+16.6%

Current Median Price: \$880,000
Previous Median Price: \$755,000

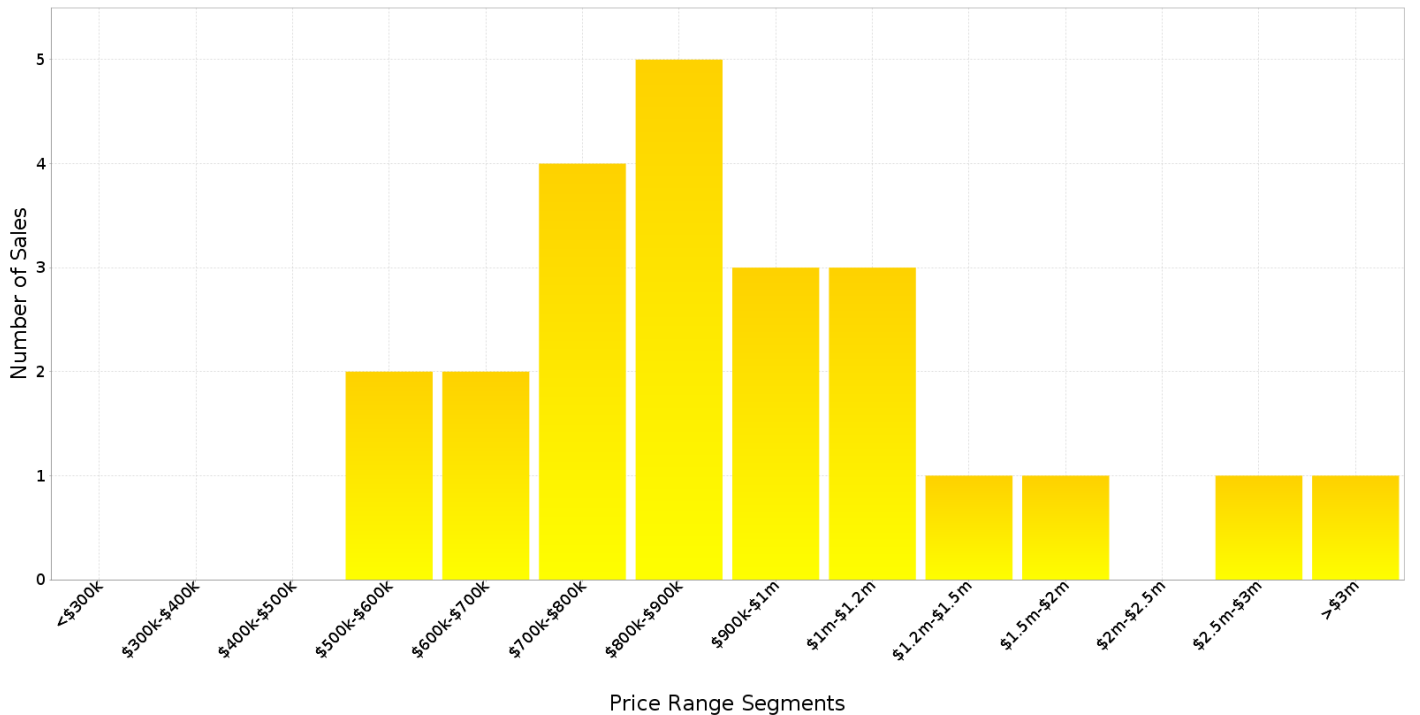
Based on 46 recorded House sales compared over the last two rolling 12 month periods



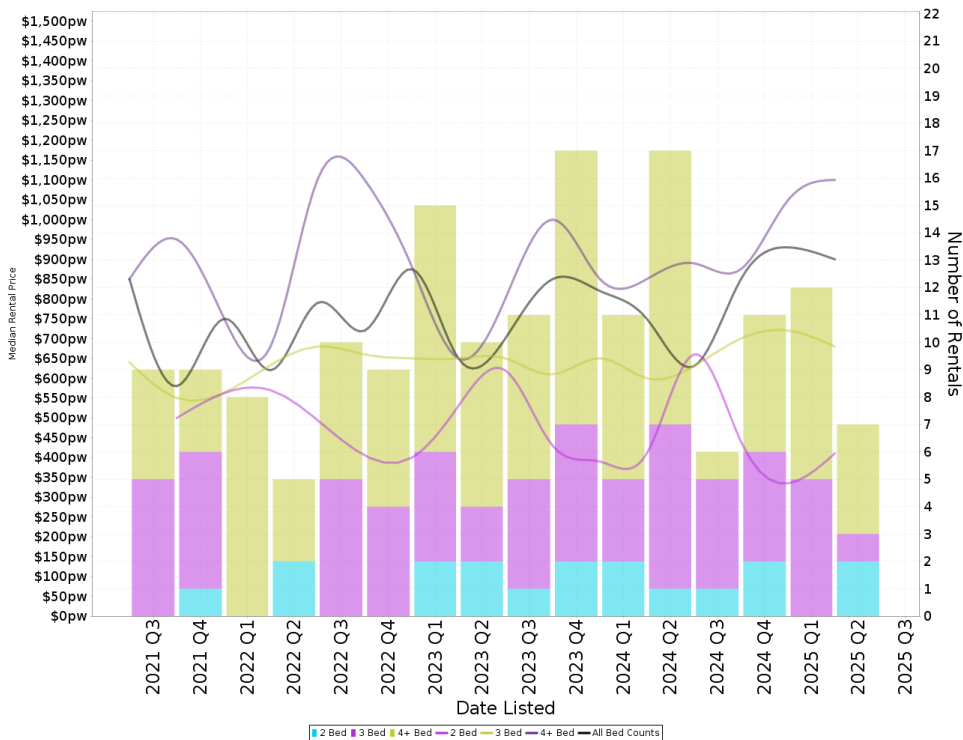
STUART PARK - Peak Selling Periods (3 years)



STUART PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.6%

Current Median Price: \$880,000
Previous Median Price: \$755,000

Based on 46 registered House sales compared over the last two rolling 12 month periods.

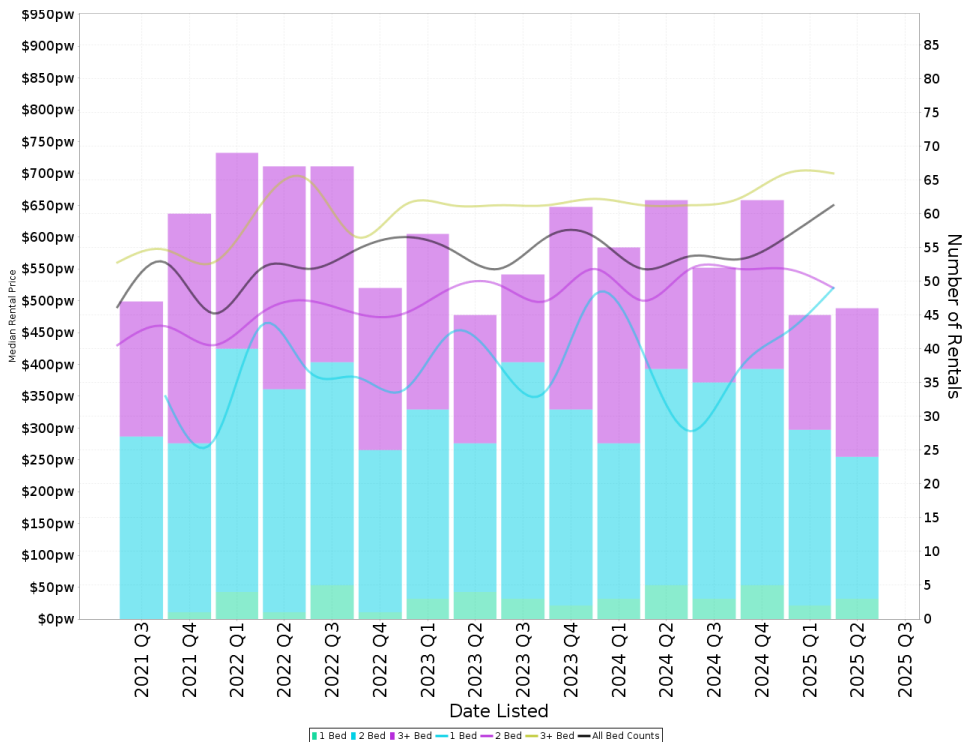
Suburb Rental Yield

+5.0%

Current Median Price: \$880,000
Current Median Rent: \$850

Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.8%

Current Median Price: \$392,000
Previous Median Price: \$395,000

Based on 134 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.0%

Current Median Price: \$392,000
Current Median Rent: \$600

Based on 205 registered Unit rentals compared over the last 12 months.

STUART PARK - Recently Sold Properties

Median Sale Price

\$880k

Based on 23 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+16.6%

Current Median Price: \$880,000
Previous Median Price: \$755,000

Based on 46 recorded House sales compared over the last two rolling 12 month periods

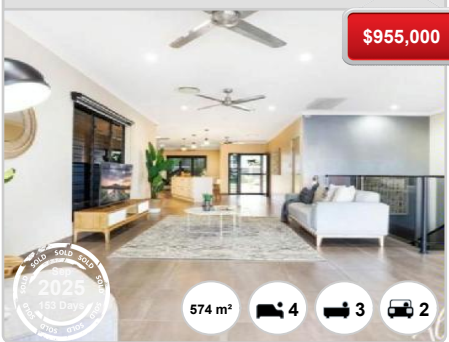
Sold Properties

23

Based on recorded House sales within the 12 months (Financial Year 2025)

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

38 RUDDICK CCT



33 FLINDERS DR



8 CORONATION DR



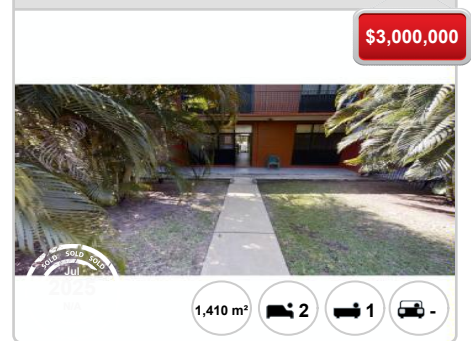
18 MEIGS CRES



14 MEIGS CRES



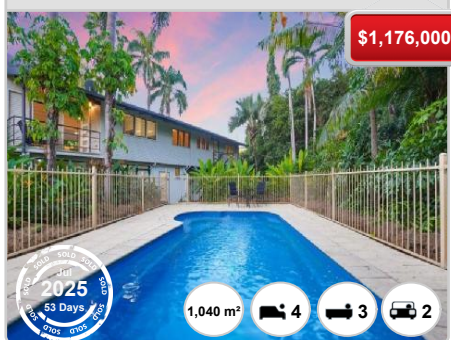
27 DUKE ST



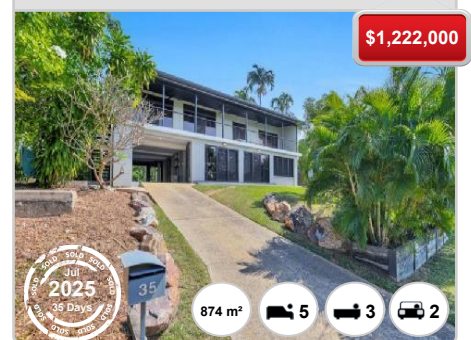
36 GOTHENBURG CRES



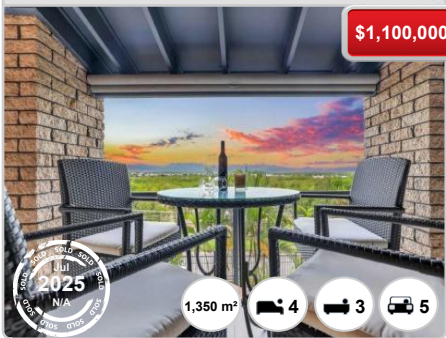
21 NUDL ST



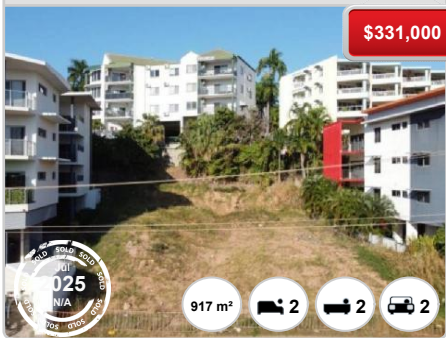
35 FLINDERS DR



53 FLINDERS DR



40 GOTHENBURG CRES



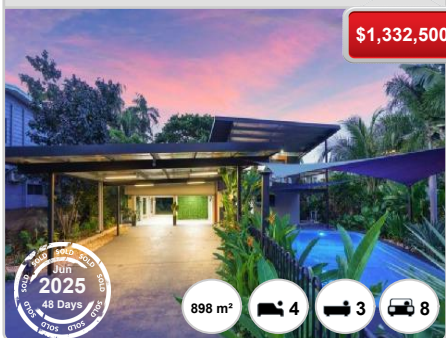
9 VOYAGER ST



3 VOYAGER ST



19 GOTHENBURG CRES



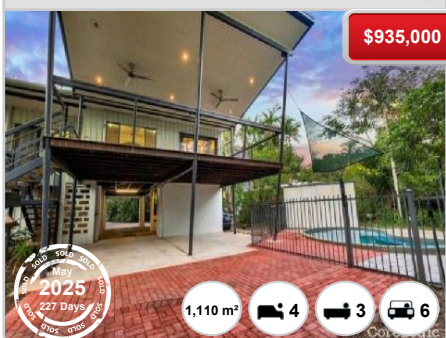
50 MEIGS CRES



22 NUDDL ST



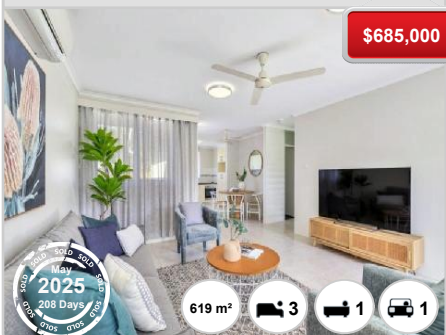
46 EDEN ST



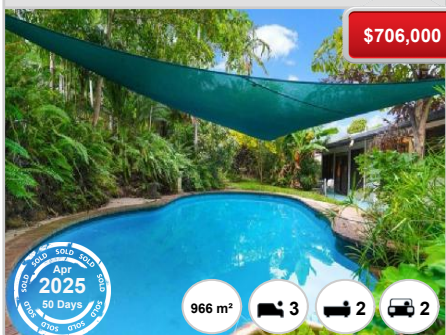
19 EDEN ST



8 GUY CRT



3 VERBURG CRT



28 GRAHAM ST



STUART PARK - Properties For Rent

Median Rental Price

\$850 /w

Based on 36 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+5.0%

Current Median Price: \$880,000
Current Median Rent: \$850

Based on 23 recorded House sales and 36 House rentals compared over the last 12 months

Number of Rentals


36

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

28 RUDDICK CIRCUIT

\$880 per week




FOR RENT **FOR RENT** **FOR RENT**
Sep 2025
15 Days

477 m² 4 2 2

1 ANNE STREET

\$750 per week




FOR RENT **FOR RENT** **FOR RENT**
Sep 2025
18 Days

1,260 m² 3 1 4

50 RUDDICK CIRCUIT

\$1,400 per



FOR RENT **FOR RENT** **FOR RENT**
Aug 2025
35 Days

664 m² 4 4 4