

A yellow bicycle with a brown leather saddle and handlebars is parked on a paved surface. A wicker basket filled with pink flowers is attached to the front handlebars. The bicycle is positioned in front of a white picket fence with decorative posts. The background shows a blurred view of a house and trees.

RayWhite.

**Suburb
flyover
report**

STUART PARK (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

STUART PARK - Suburb Map



STUART PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	114	\$ 290,000	0.0 %	\$ 26,895	\$ 930,000
2008	90	\$ 332,500	14.7 %	\$ 118,000	\$ 1,540,000
2009	63	\$ 385,000	15.8 %	\$ 66,000	\$ 1,250,000
2010	76	\$ 425,000	10.4 %	\$ 180,000	\$ 1,804,000
2011	59	\$ 440,000	3.5 %	\$ 82,500	\$ 2,650,000
2012	70	\$ 427,500	-2.8 %	\$ 156,000	\$ 850,000
2013	62	\$ 468,500	9.6 %	\$ 73,590	\$ 2,900,000
2014	85	\$ 550,000	17.4 %	\$ 72,313	\$ 1,850,000
2015	66	\$ 502,500	-8.6 %	\$ 235,000	\$ 765,000
2016	45	\$ 496,130	-1.3 %	\$ 252,500	\$ 1,925,000
2017	39	\$ 475,000	-4.3 %	\$ 240,000	\$ 780,000
2018	24	\$ 379,500	-20.1 %	\$ 170,000	\$ 650,000
2019	35	\$ 330,000	-13.0 %	\$ 46,875	\$ 1,000,000
2020	16	\$ 342,500	3.8 %	\$ 210,000	\$ 673,000
2021	29	\$ 360,000	5.1 %	\$ 98,000	\$ 1,635,000
2022	57	\$ 390,000	8.3 %	\$ 227,000	\$ 799,000
2023	46	\$ 368,000	-5.6 %	\$ 225,000	\$ 810,000
2024	65	\$ 382,000	3.8 %	\$ 225,000	\$ 800,000
2025	77	\$ 406,000	6.3 %	\$ 166,500	\$ 785,000

Median Sale Price

\$392k

Based on 81 recorded Unit sales within the last 12 months (Financial Year 2025)

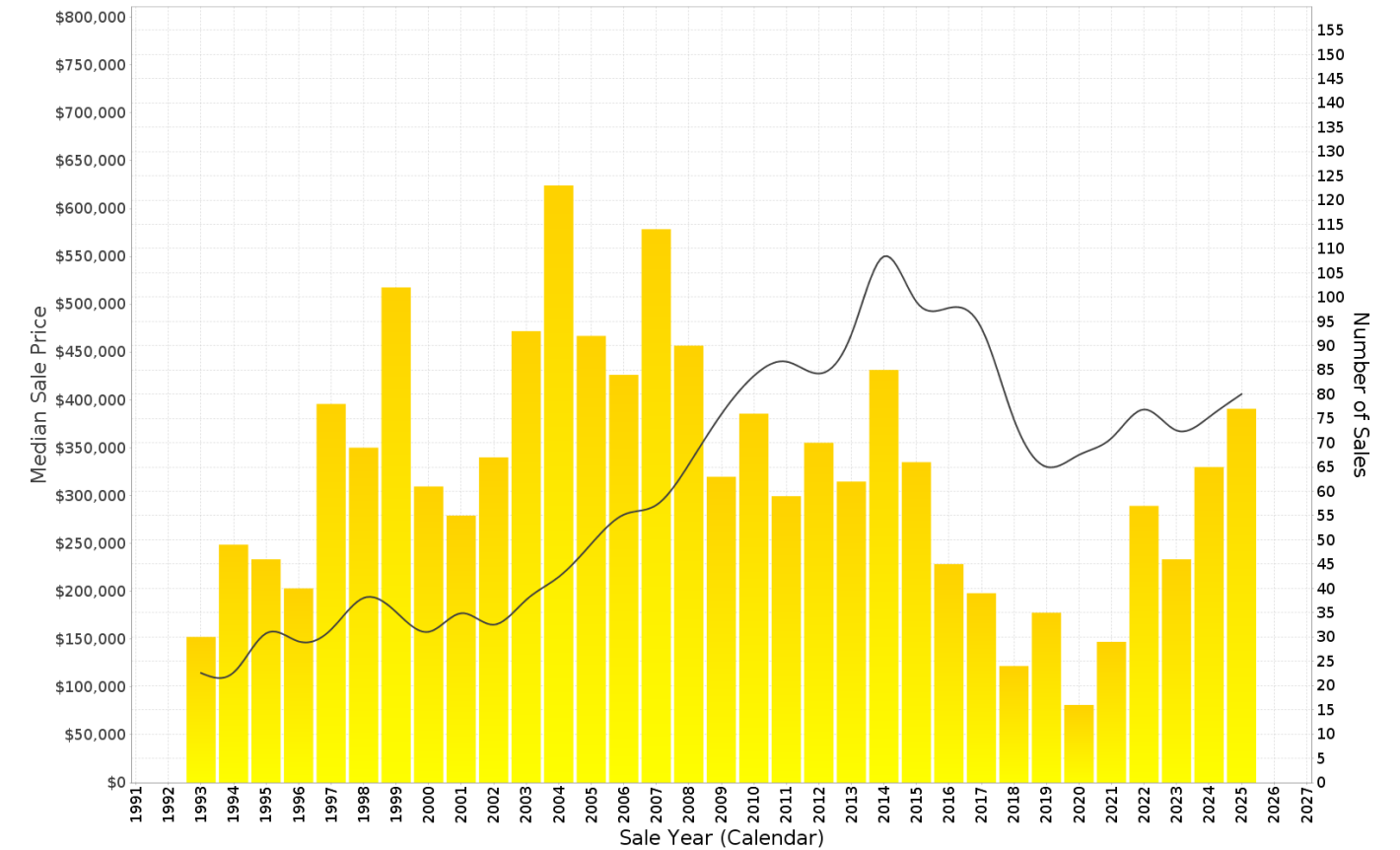
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

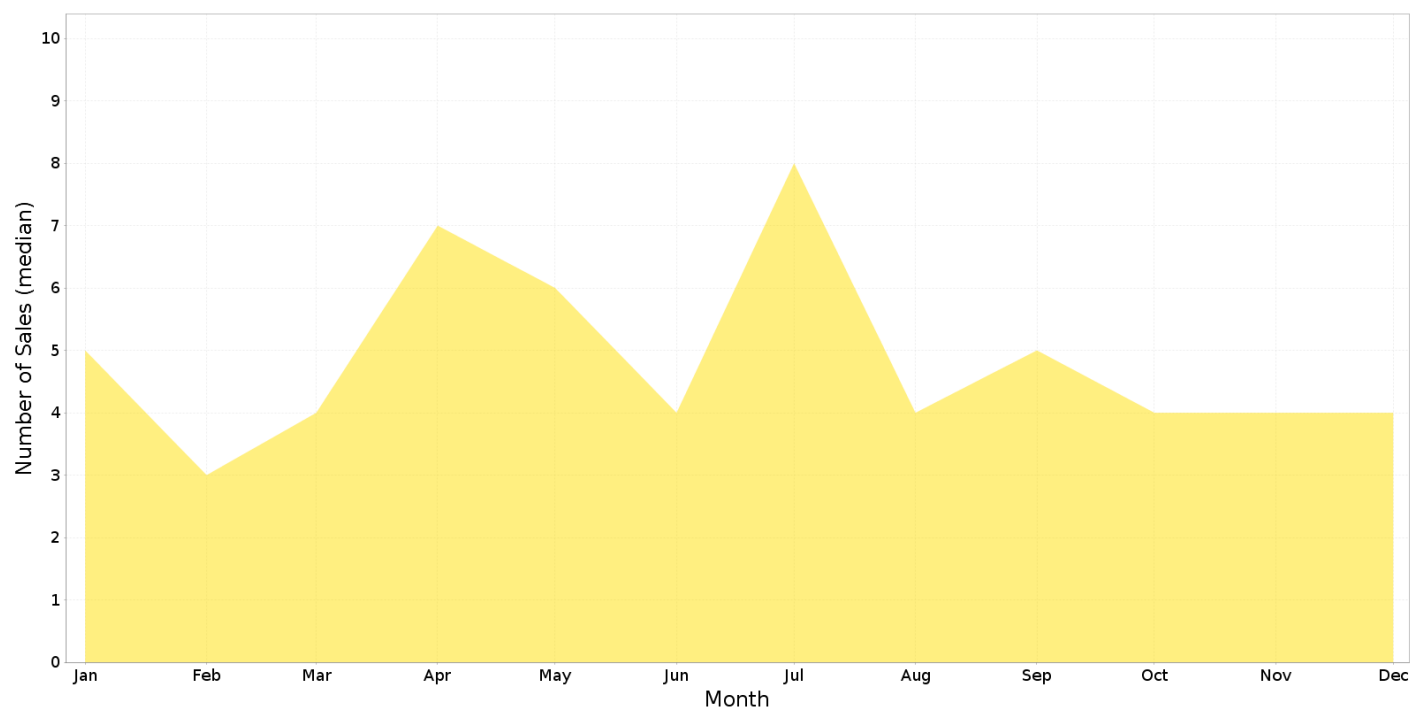
-0.8%

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

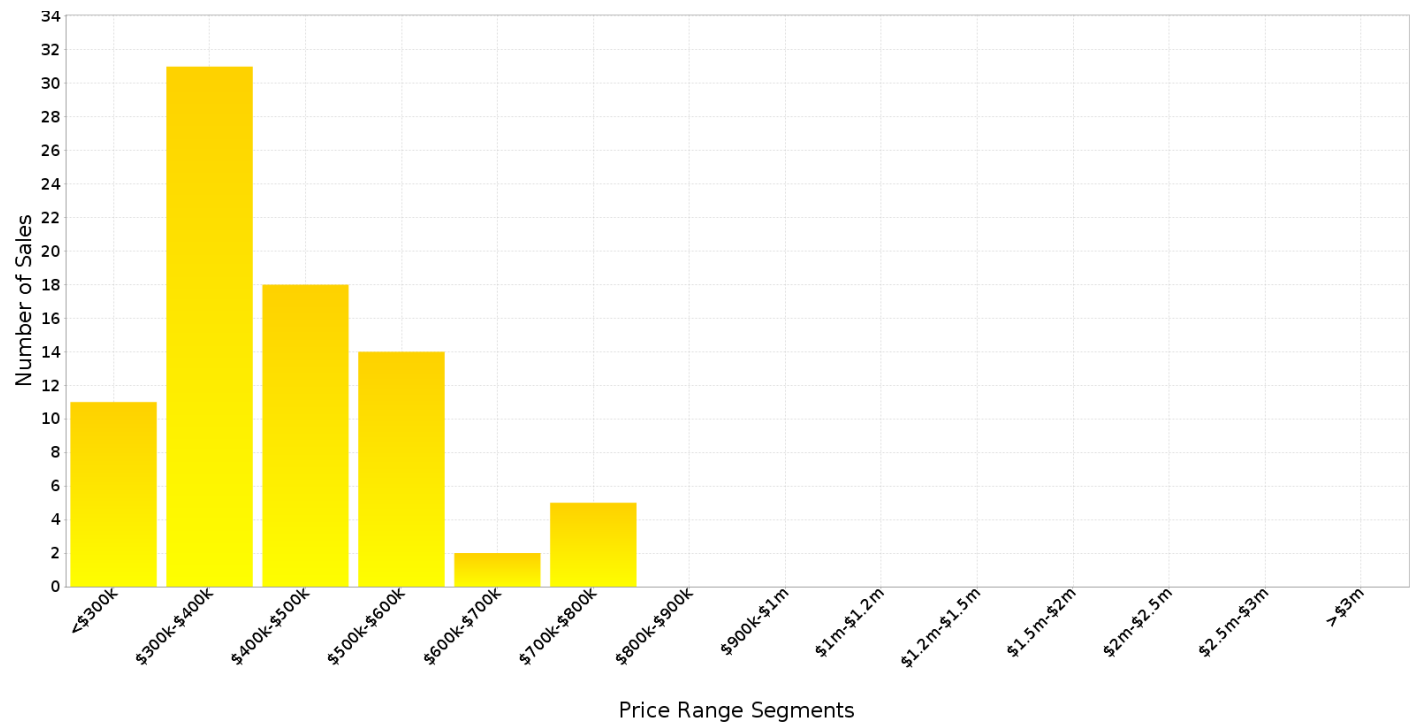
Based on 134 recorded Unit sales compared over the last two rolling 12 month periods



STUART PARK - Peak Selling Periods (3 years)



STUART PARK - Price Range Segments (12 months)



STUART PARK - Recently Sold Properties

Median Sale Price

\$392k

Based on 81 recorded Unit 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

-0.8%

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

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

Sold Properties

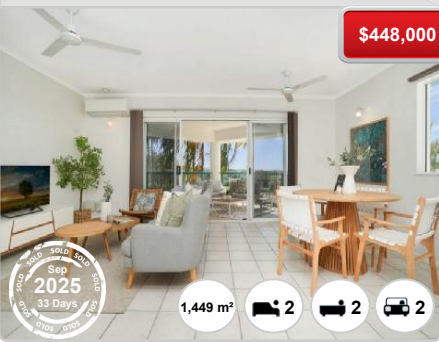
81

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

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

4/35 DUKE ST

\$448,000



1,449 m²

2

2

2

12/43 DUKE ST

\$380,000



110 m²

2

1

1

3/17 DINAH CRT

\$567,500



5,685 m²

2

2

2

2/6 HENRY ST

\$375,000



1,361 m²

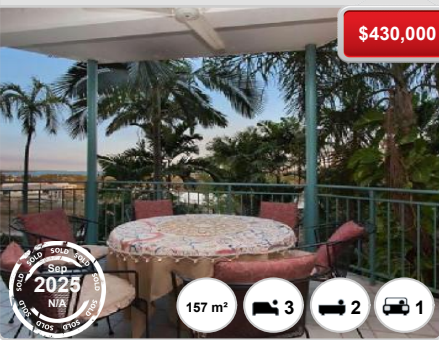
2

2

1

3/8 DUKE ST

\$430,000



157 m²

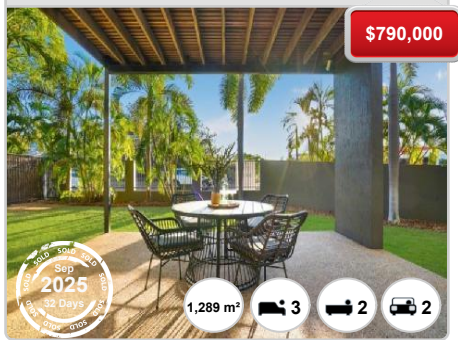
3

2

1

3/10 VOYAGER ST

\$790,000



1,289 m²

3

2

2

5/14 WESTRALIA ST

\$332,000



929 m²

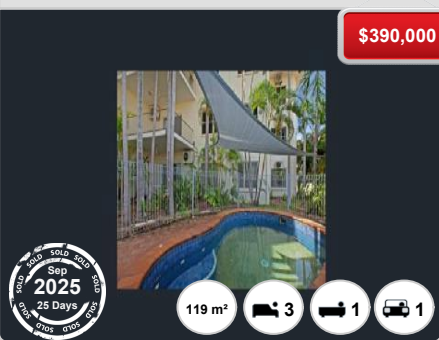
2

1

1

10/13 CORONATION DR

\$390,000



119 m²

3

1

1

2/7 CHARLES ST

\$375,000



1,049 m²

2

1

1

4/7 CHARLES ST




\$380,000

Sep 2025
25 Days

1,070 m² 2 1 1

8/35 DUKE ST




\$400,000

Sep 2025
19 Days

156 m² 2 2 2

27/1 QUEEN ST




\$290,000

Sep 2025
54 Days

73 m² 2 1 1

1/4 ARMIDALE ST




\$430,000

Aug 2025
N/A

1,713 m² 2 1 1

10/11 DUKE ST



\$406,000

Aug 2025
44 Days

128 m² 2 2 2

12/14 CORONATION DR



\$620,000

Aug 2025
24 Days

1,427 m² 3 2 2

10/21 WESTRALIA ST

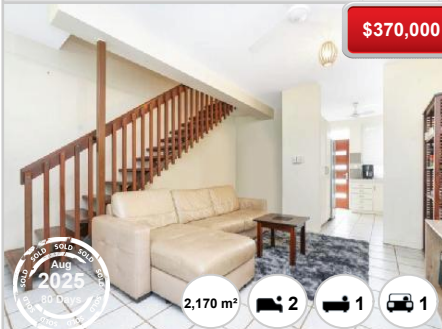


\$370,000

Aug 2025
N/A

1,101 m² - - -

10/19 WESTRALIA ST



\$370,000

Aug 2025
30 Days

2,170 m² 2 1 1

4/3 QUEEN ST




\$522,000

Aug 2025
N/A

156 m² 3 2 2

6/18 HENRY ST



\$415,000

Aug 2025
50 Days

1,916 m² 2 1 2

2/4 VOYAGER ST




\$400,000

Aug 2025
N/A

38 m² 2 1 1

19/43 DUKE ST



\$512,000

Aug 2025
51 Days

180 m² 3 2 1

STUART PARK - Properties For Rent

Median Rental Price

\$600 /w

Based on 205 recorded Unit 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

+8.0%

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

Based on 81 recorded Unit sales and 205 Unit rentals compared over the last 12 months

Number of Rentals

205

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

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

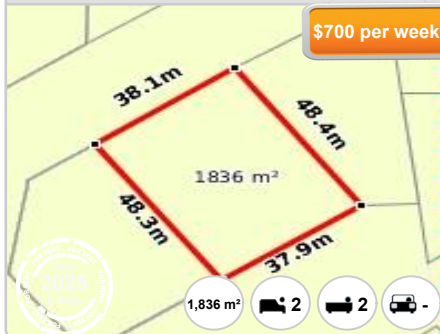
13/73B RUDDICK CIRCUIT

\$650 per week



2/10 DUKE STREET

\$700 per week



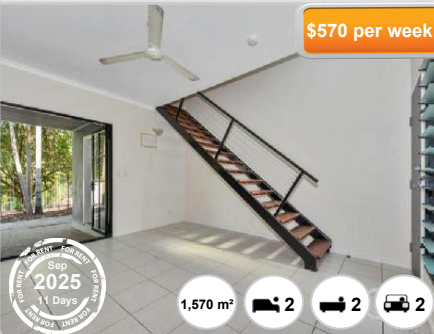
4/7 CHARLES STREET

\$600



1/12 MARGARET STREET

\$570 per week



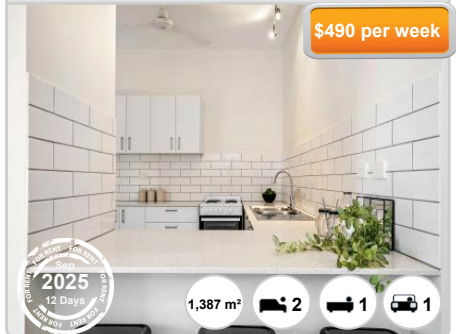
12/43 DUKE STREET

\$600 per week



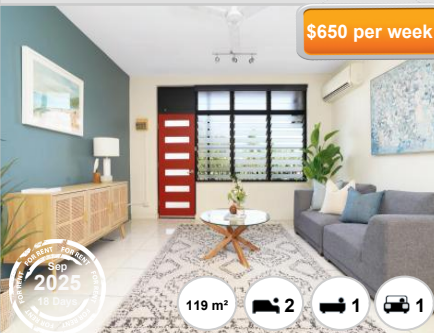
23/1 QUEEN STREET

\$490 per week



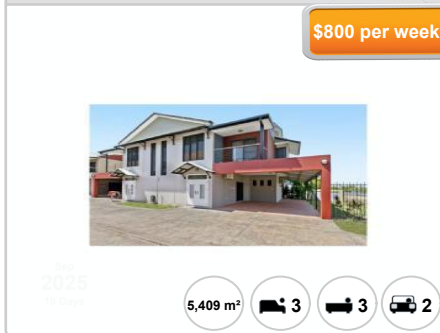
3/4 MEIGS COURT

\$650 per week



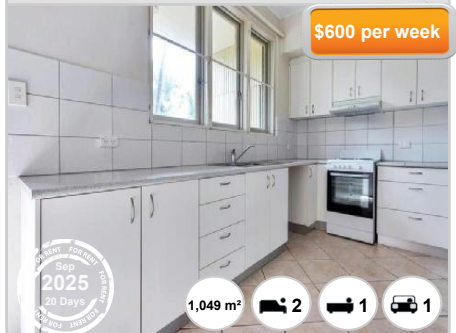
18/18 ANNEAR COURT

\$800 per week



2/7 CHARLES STREET

\$600 per week



U23/43 DUKE STREET

\$800 pw



23/43 DUKE STREET

\$800 per week

