

**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	27	\$ 905,000	10.4 %	\$ 289,586	\$ 3,000,000

## Median Sale Price

**\$860k**

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

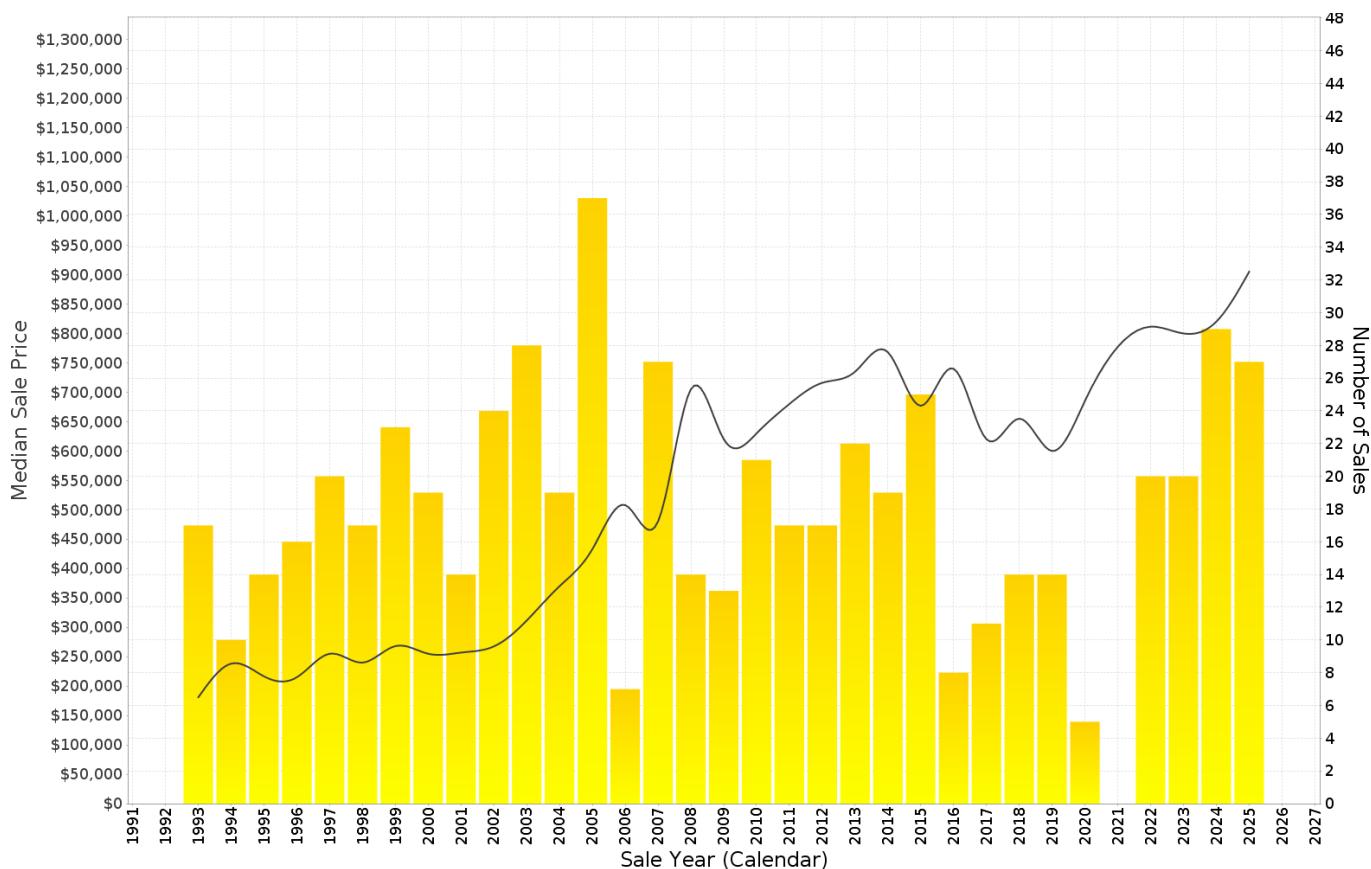
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

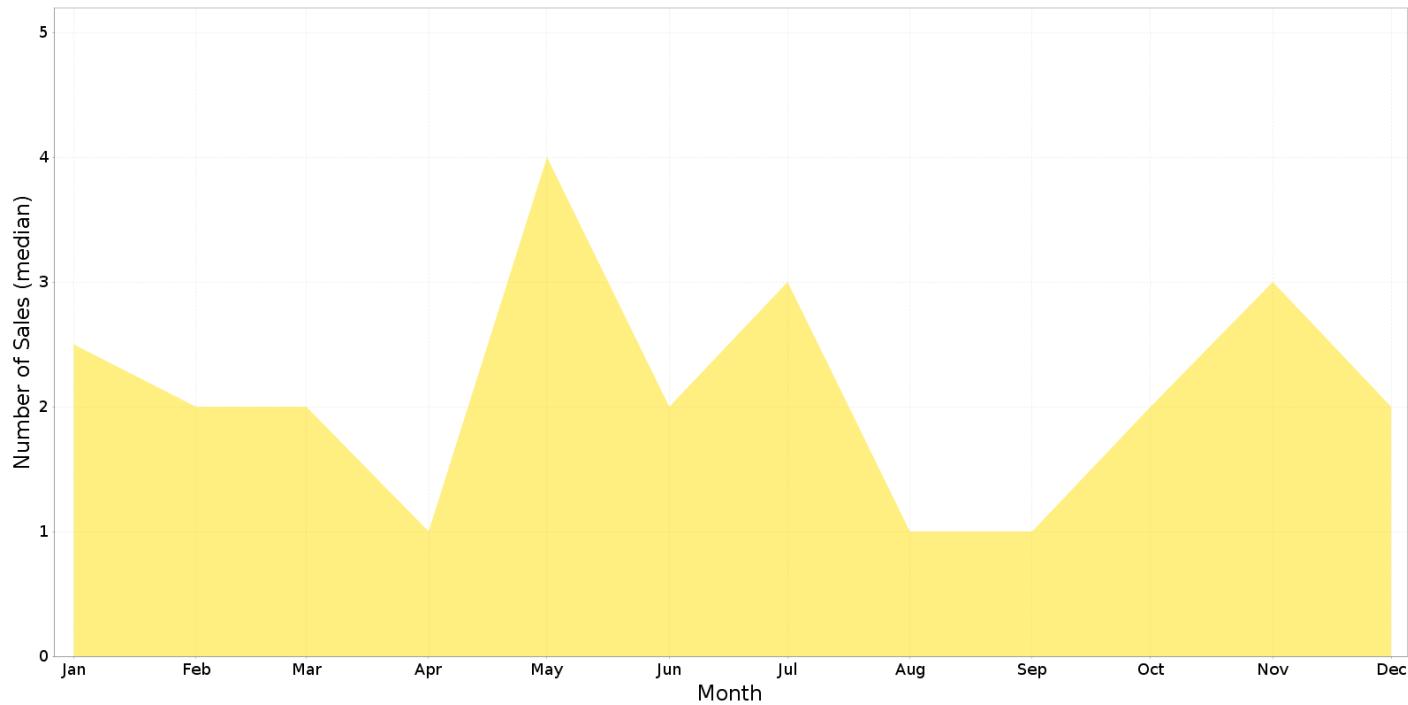
**+5.8%**

Current Median Price: \$860,000  
Previous Median Price: \$812,500

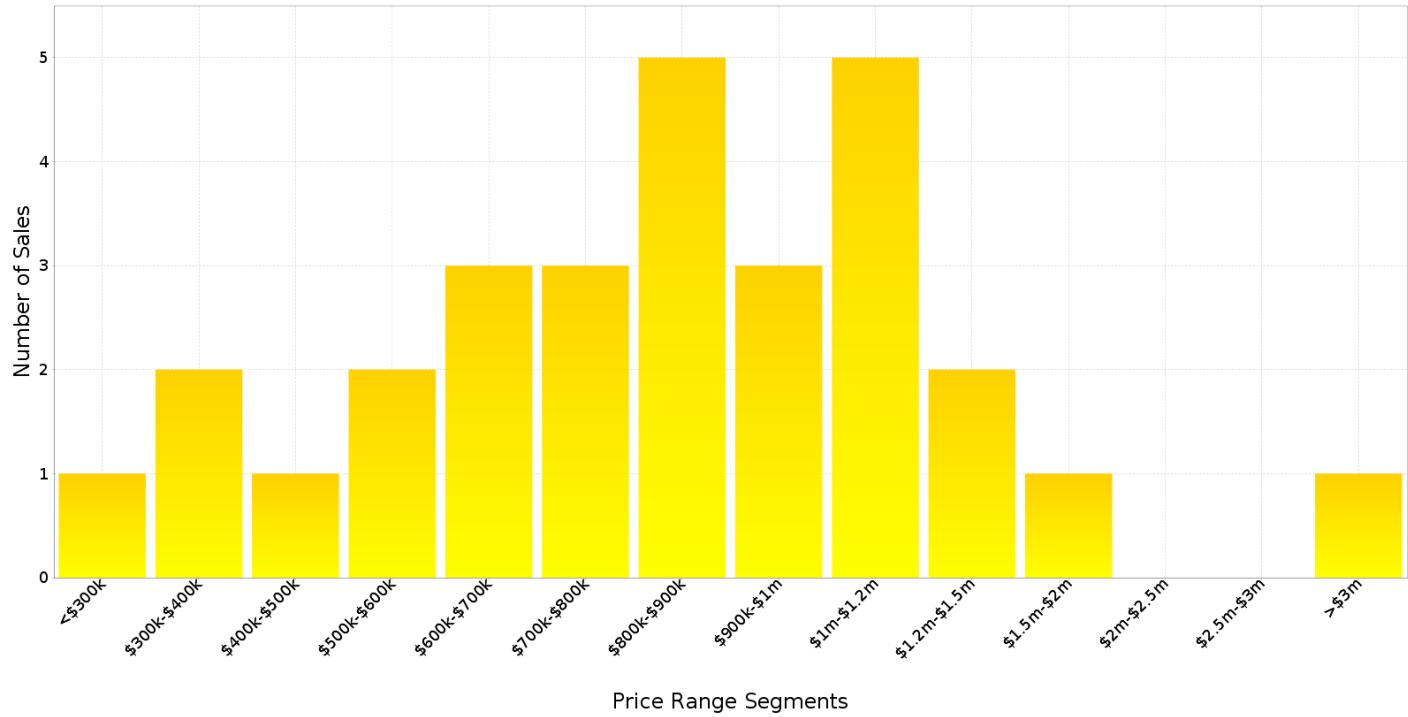
Based on 55 recorded House sales compared over the last two rolling 12 month periods



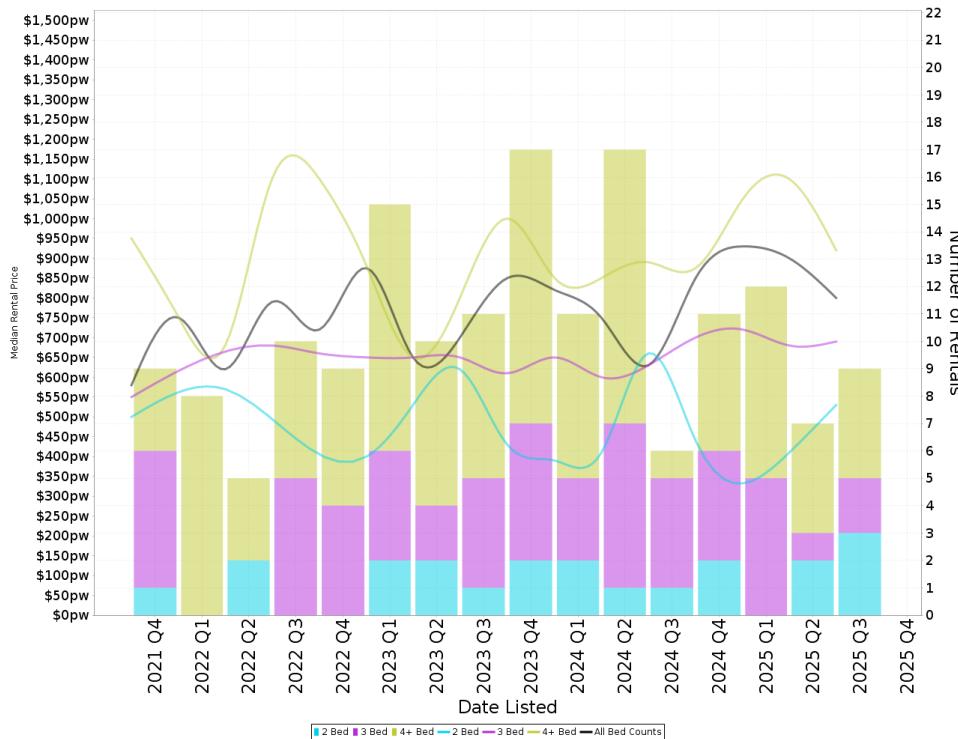
## STUART PARK - Peak Selling Periods (3 years)



## STUART PARK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+5.8%**

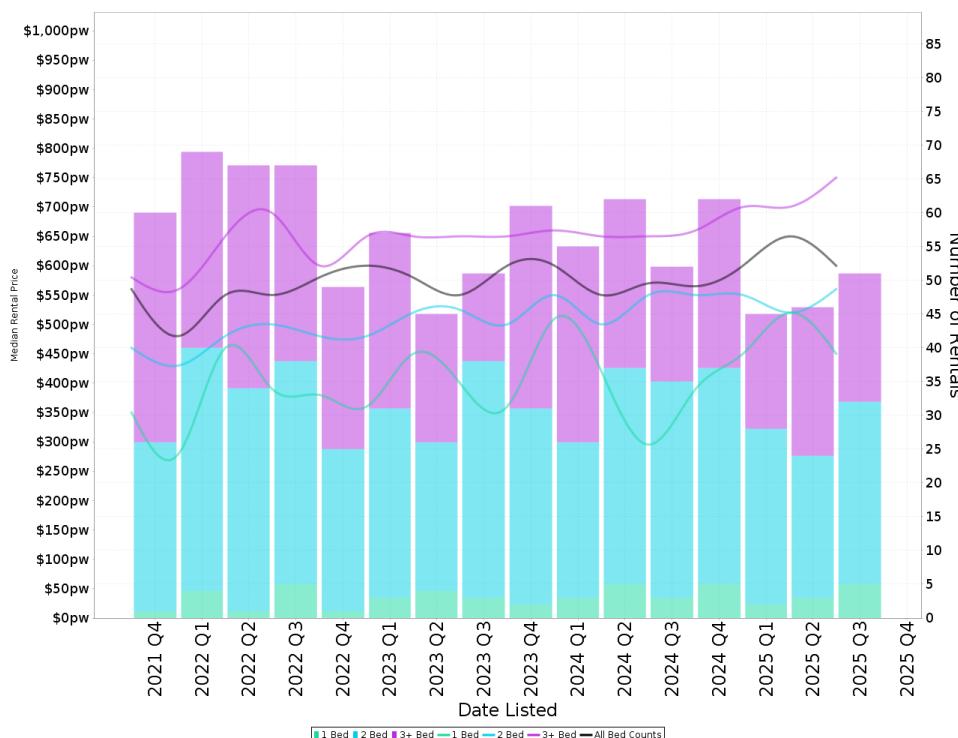
Current Median Price: \$860,000  
Previous Median Price: \$812,500  
Based on 55 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.3%**

Current Median Price: \$860,000  
Current Median Rent: \$875  
Based on 39 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+5.9%**

Current Median Price: \$406,000  
Previous Median Price: \$383,500  
Based on 157 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+7.7%**

Current Median Price: \$406,000  
Current Median Rent: \$600  
Based on 204 registered Unit rentals compared over the last 12 months.

# STUART PARK - Recently Sold Properties

## Median Sale Price

# \$860k

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

## Suburb Growth

# +5.8%

Current Median Price: \$860,000  
Previous Median Price: \$812,500

Based on 55 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 29

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

### 14 ASHLEY ST



### 37 MEIGS CRES



### 30 GRAHAM ST



### 52 MEIGS CRES



### 32 GOTHENBURG CRES



### 3 QUARRY CRES



### 33 FLINDERS DR



### 7 COORONG CRT



### 8 VOYAGER ST



**33 FLINDERS DR**



**\$1,200,000**

2025 54 Days 100% SOLD

1,080 m<sup>2</sup>   

**8 CORONATION DR**



**\$800,000**

2025 127 Days SOLD

1,370 m<sup>2</sup>   

**18 MEIGS CRES**



**\$677,000**

2025 N/A

873 m<sup>2</sup>   

**14 MEIGS CRES**

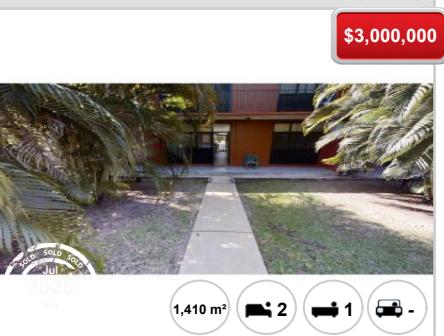


**\$460,000**

2025 N/A

857.0 m<sup>2</sup>   

**27 DUKE ST**



**\$3,000,000**

2025 127 Days SOLD

1,410 m<sup>2</sup>   

**36 GOTHENBURG CRES**



**\$860,000**

2025 88 Days SOLD

732 m<sup>2</sup>   

**21 NUDL ST**



**\$1,176,000**

2025 53 Days SOLD

1,040 m<sup>2</sup>   

**35 FLINDERS DR**



**\$1,222,000**

2025 35 Days SOLD

874 m<sup>2</sup>   

**53 FLINDERS DR**



**\$1,100,000**

2025 N/A

1,350 m<sup>2</sup>   

**40 GOTHENBURG CRES**



**\$331,000**

2025 N/A

917 m<sup>2</sup>   

**9 VOYAGER ST**



**\$331,000**

2025 N/A

1,300 m<sup>2</sup>   

# STUART PARK - Properties For Rent

## Median Rental Price

**\$875 /w**

Based on 39 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

**+5.3%**

Current Median Price: \$860,000  
Current Median Rent: \$875

Based on 29 recorded House sales and 39 House rentals compared over the last 12 months

## Number of Rentals

**39**

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

### 4/22 TIPPERARY COURT



**\$660**

28 Days

2025

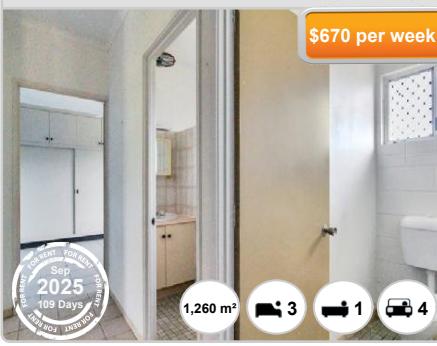
1,534 m<sup>2</sup>

3

2

2

### 1 ANNE STREET



**\$670 per week**

109 Days

Sep 2025

1,260 m<sup>2</sup>

3

1

4

### 33 GRAHAM STREET



**\$1,100 per**

28.9m

41.7m

1640 m<sup>2</sup>

55.2m

21.0m

19.5m

1,640 m<sup>2</sup>

4

3

2

2025