

**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)

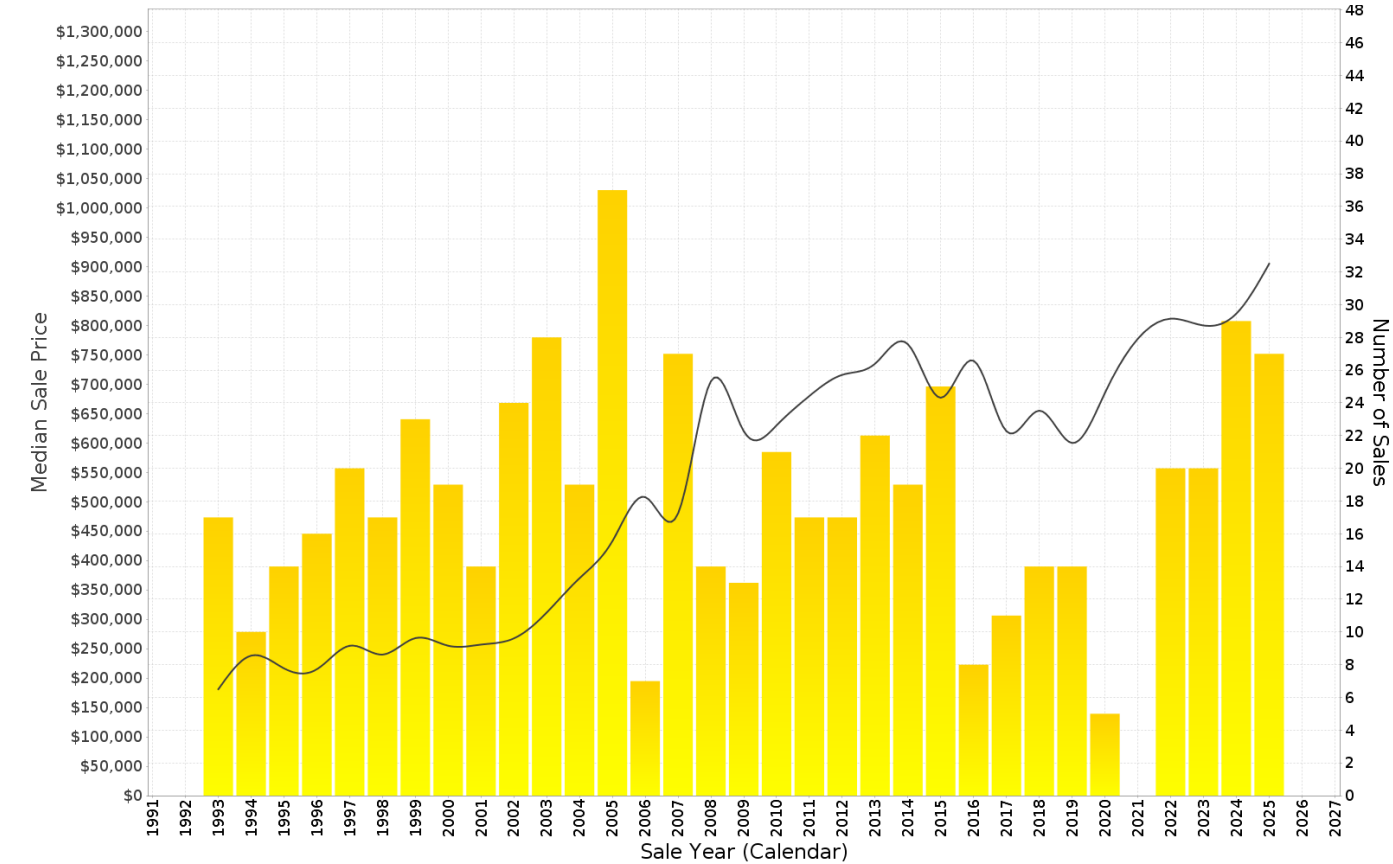
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

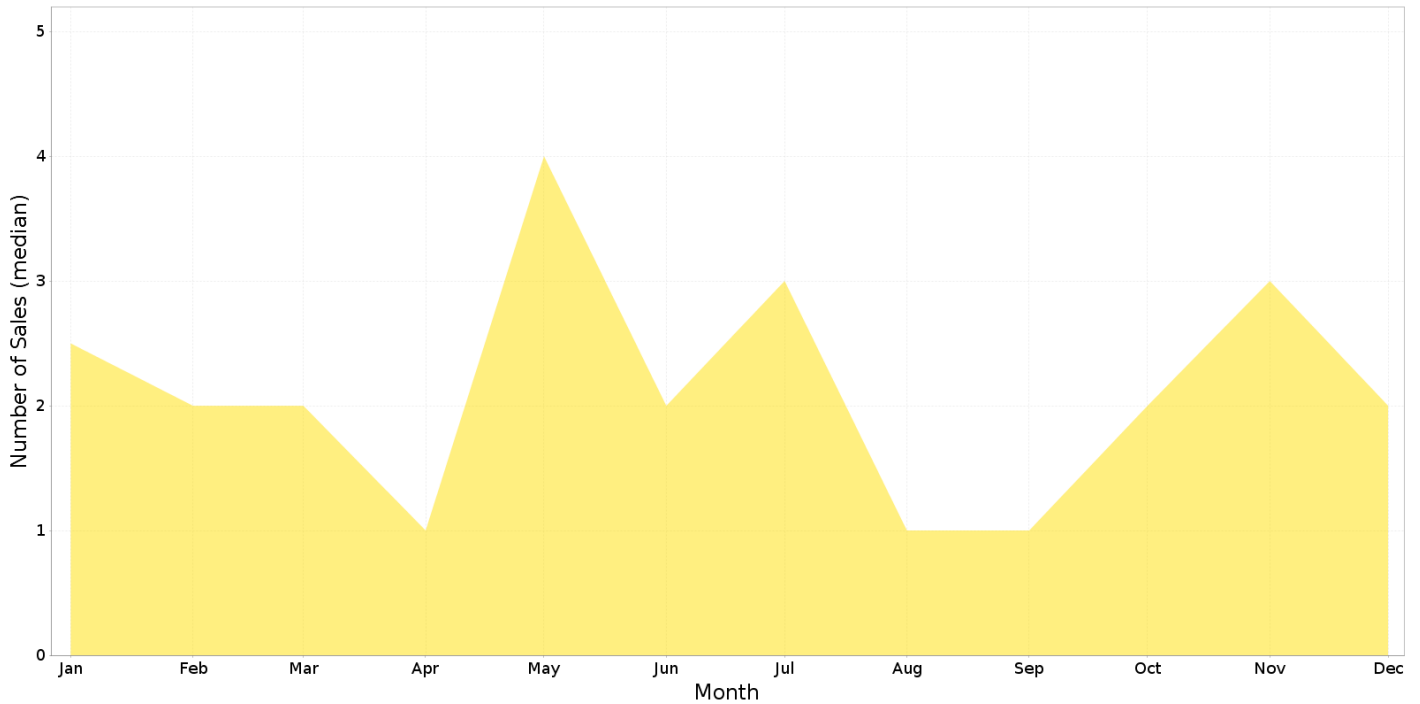
+5.8%

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

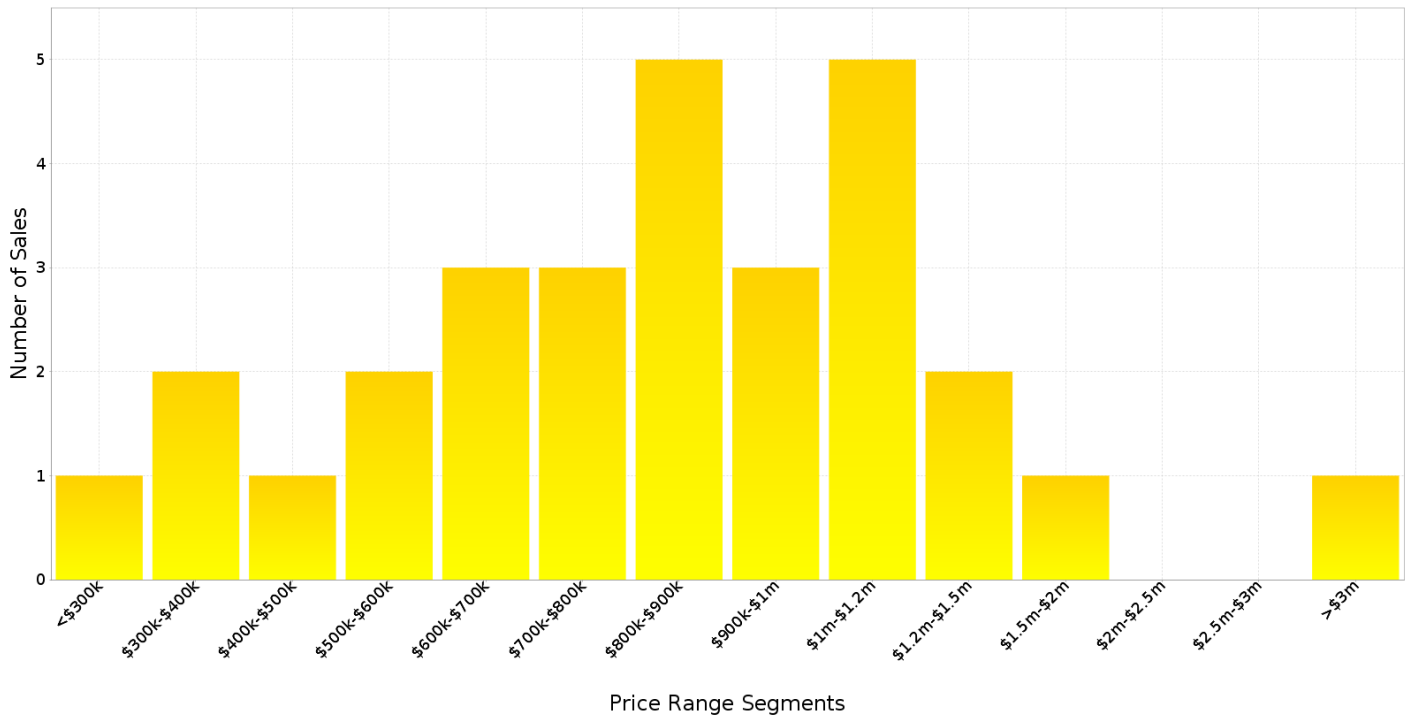
Based on 55 recorded House sales compared over the last two rolling 12 month periods



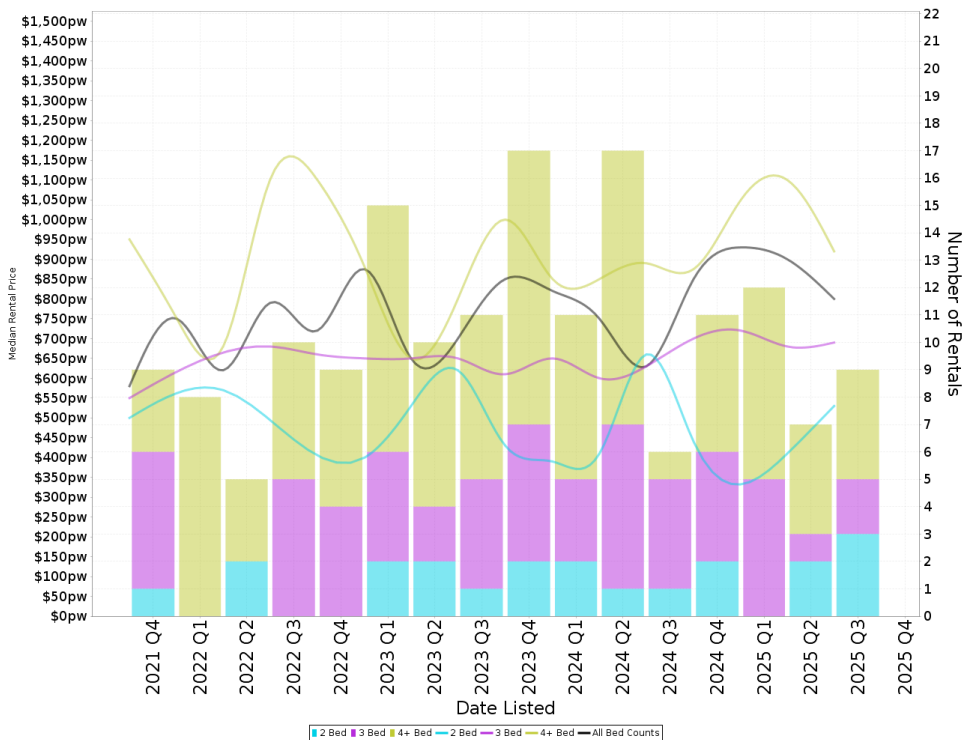
## STUART PARK - Peak Selling Periods (3 years)



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



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.8%**

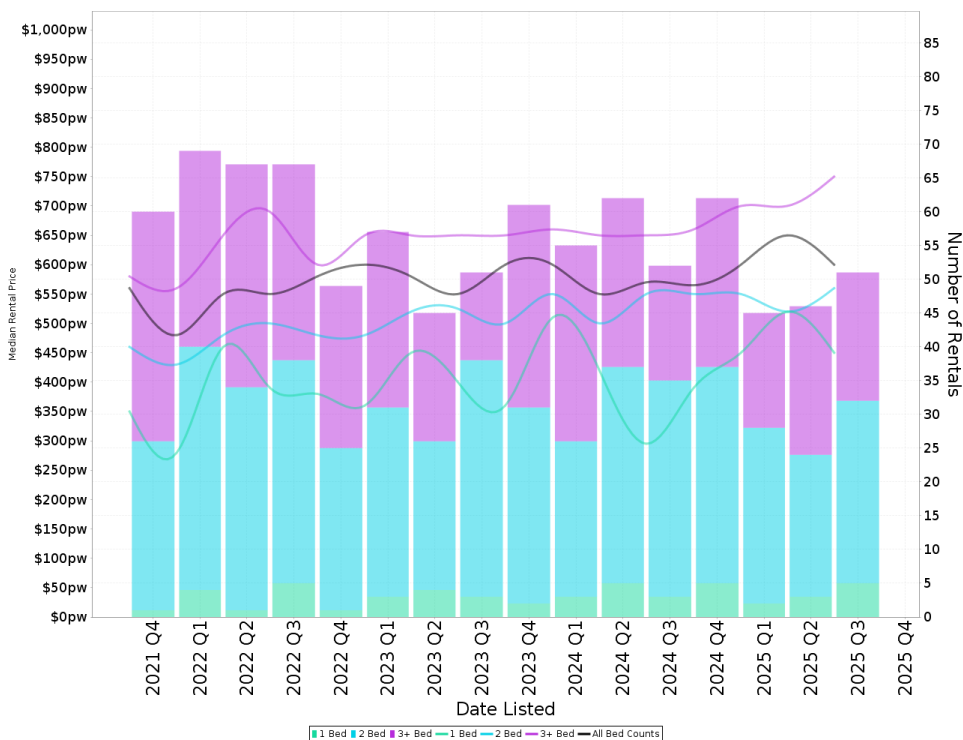
**Current Median Price: \$860,000**  
**Previous Median Price: \$812,500**  
 Based on 55 registered House sales compared over the last two rolling 12 month periods.

### 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



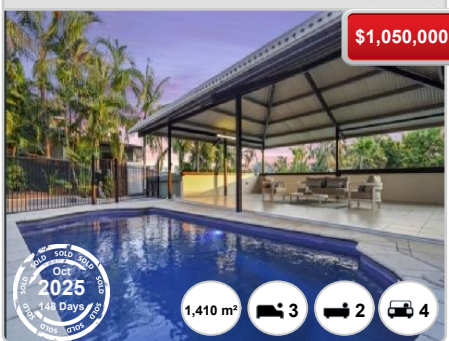
37 MEIGS CRES



30 GRAHAM ST



52 MEIGS CRES



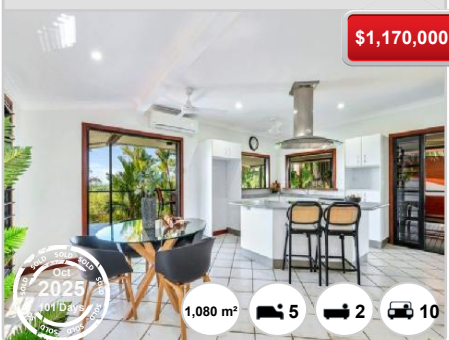
32 GOTHENBURG CRES



3 QUARRY CRES



33 FLINDERS DR



7 COORONG CRT



8 VOYAGER ST



**33 FLINDERS DR**

**\$1,200,000**

1,080 m<sup>2</sup> 5 2 10

2025 N/A 51 Days

**8 CORONATION DR**

**\$800,000**

1,370 m<sup>2</sup> 3 2 2

2025 Aug 127 Days

**18 MEIGS CRES**

**\$677,000**

**UNDER APPLICATION**

873 m<sup>2</sup> 3 1 4

2025 N/A

**14 MEIGS CRES**

**\$460,000**

857 m<sup>2</sup> - - -

2025 N/A 51 Days

**27 DUKE ST**

**\$3,000,000**

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

2025 N/A 51 Days

**36 GOTHENBURG CRES**

**\$860,000**

732 m<sup>2</sup> 6 2 2

2025 Jul 98 Days

**21 NUDDL ST**

**\$1,176,000**

1,040 m<sup>2</sup> 4 3 2

2025 Jul 53 Days

**35 FLINDERS DR**

**\$1,222,000**

874 m<sup>2</sup> 5 3 2

2025 Jul 19 Days

**53 FLINDERS DR**

**\$1,100,000**

1,350 m<sup>2</sup> 4 3 5

2025 N/A

**40 GOTHENBURG CRES**

**\$331,000**

917 m<sup>2</sup> 2 2 2

2025 N/A

**9 VOYAGER ST**

**\$331,000**

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

2025 N/A

# 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**




**1,534 m<sup>2</sup>** **3** **2** **2**

**Dec 2025**  
28 Days

**1 ANNE STREET**

**\$670 per week**



**1,260 m<sup>2</sup>** **3** **1** **4**

**Sep 2025**  
109 Days

**33 GRAHAM STREET**

**\$1,100 per**



**1,640 m<sup>2</sup>** **4** **3** **2**

**Dec 2025**  
28 Days