

RayWhite.

**Suburb
flyover
report**

STUART PARK (UNIT)

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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	66	\$ 383,500	4.2 %	\$ 225,000	\$ 800,000
2025	112	\$ 428,500	11.7 %	\$ 166,500	\$ 825,000

Median Sale Price

\$406k

Based on 99 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

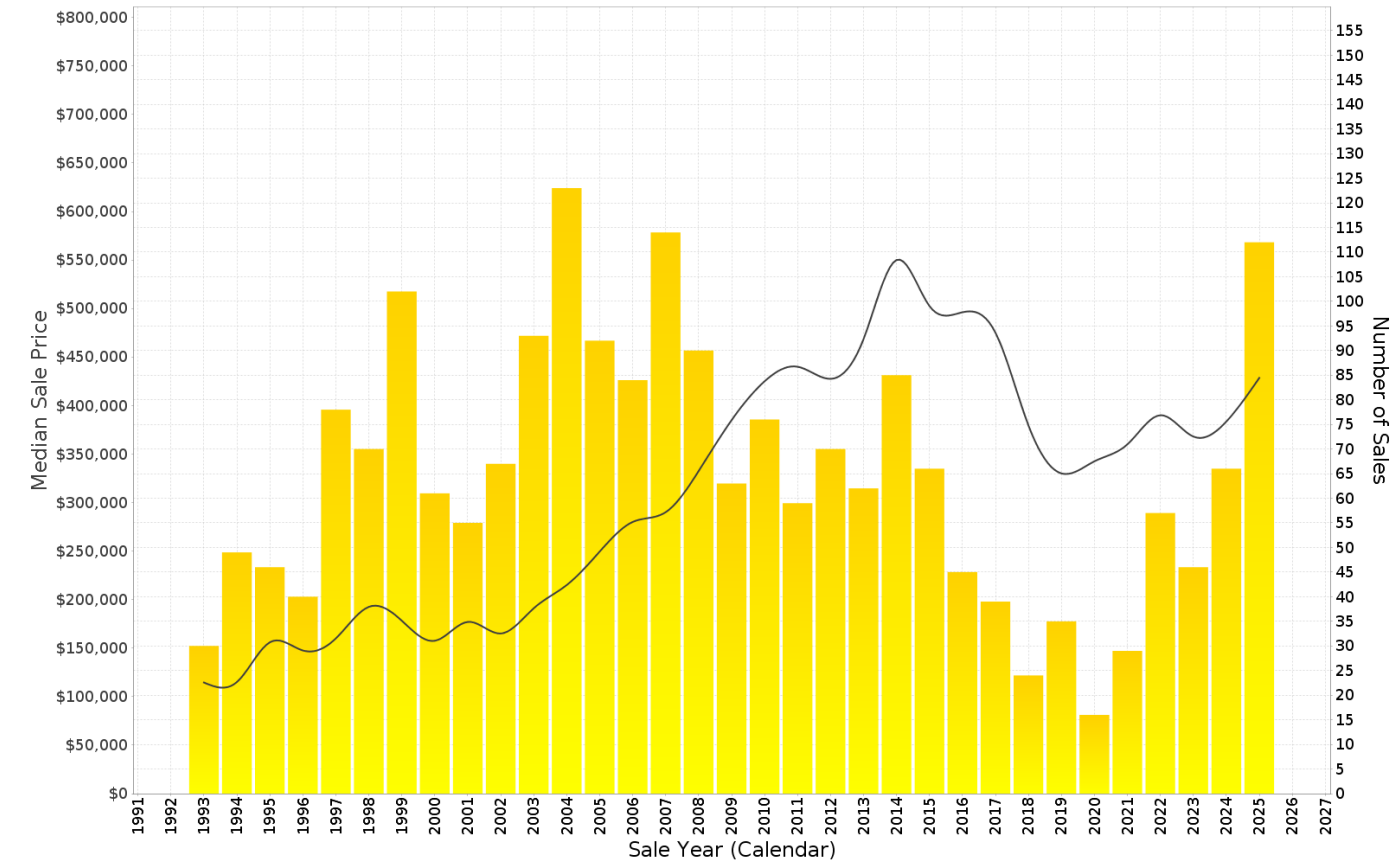
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

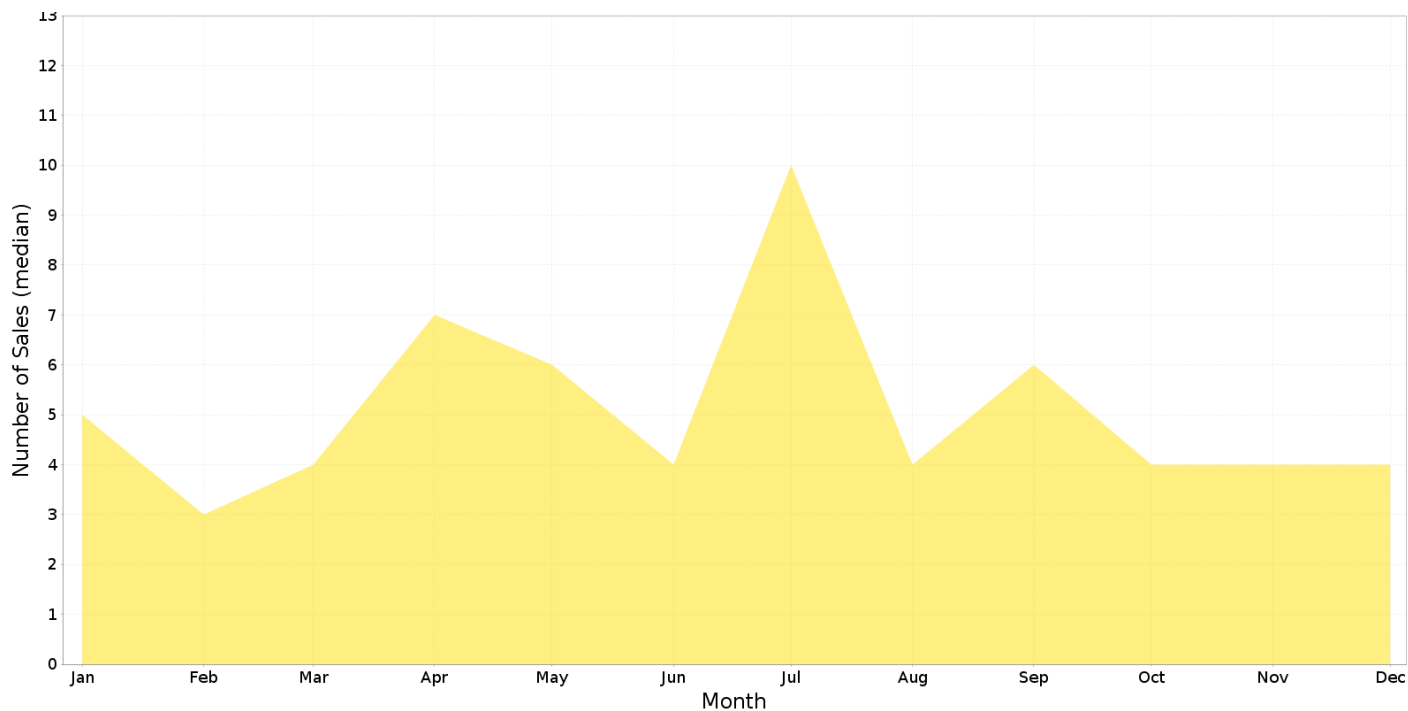
+5.9%

Current Median Price: \$406,000
Previous Median Price: \$383,500

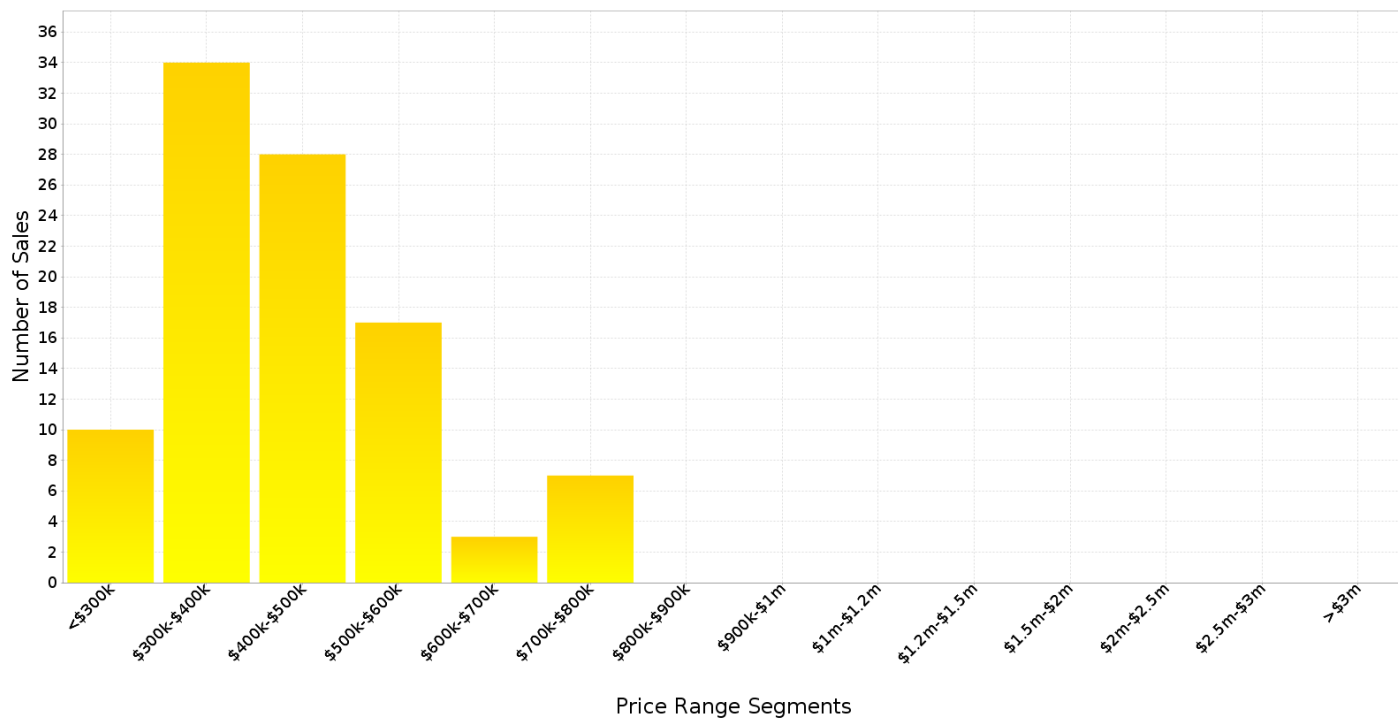
Based on 157 recorded Unit sales compared over the last two rolling 12 month periods



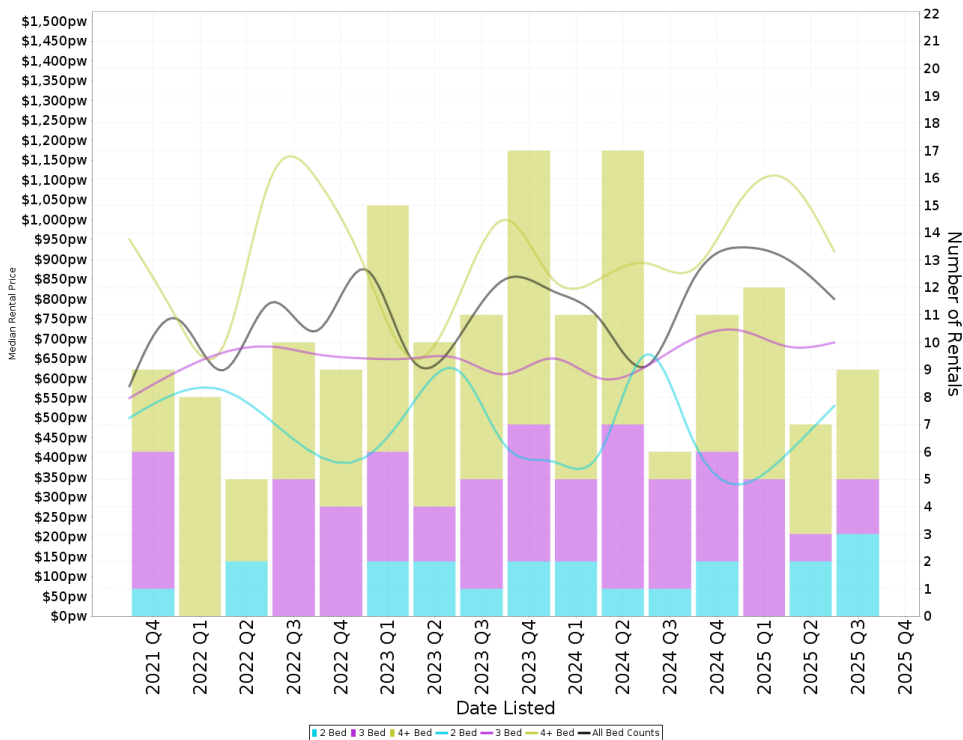
STUART PARK - Peak Selling Periods (3 years)



STUART PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.8%

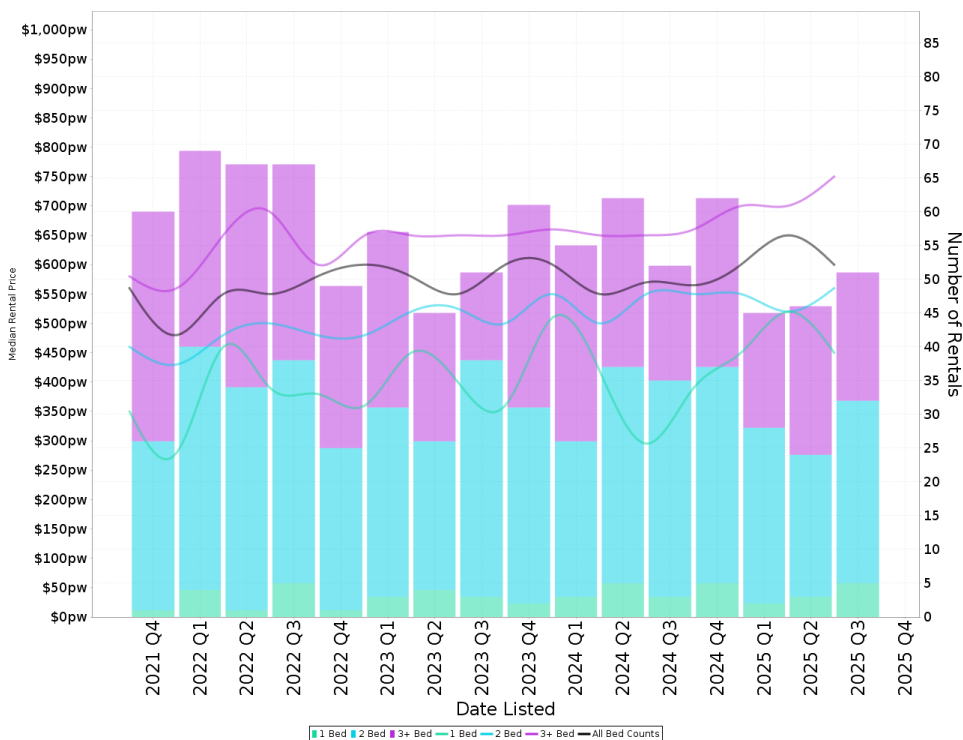
Current Median Price: \$860,000
Previous Median Price: \$812,500
 Based on 55 registered House sales compared over the last two rolling 12 month periods.

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

\$406k

Based on 99 recorded Unit 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

+5.9%

Current Median Price: \$406,000
Previous Median Price: \$383,500

Based on 157 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

99

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

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

4/10 TIPPERARY CRT



4/25 DUKE ST



6/26 NUDL ST



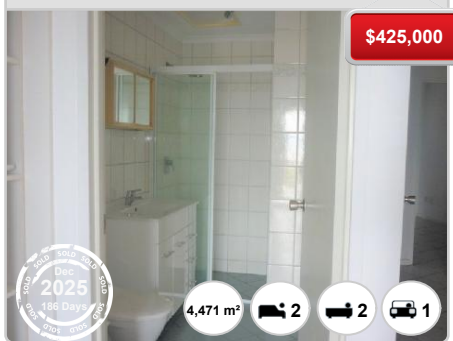
6/16 HENRY ST



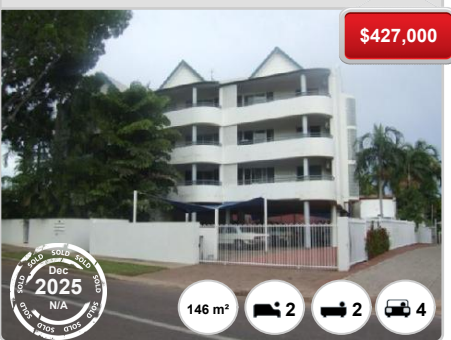
5/44 CORONATION DR



21/43 DUKE ST



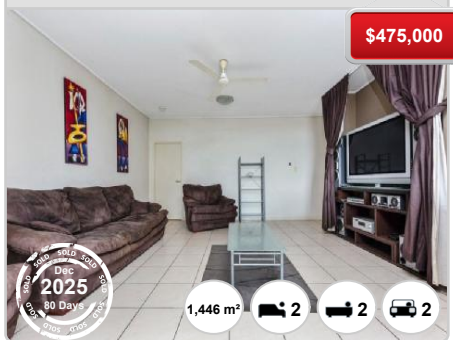
8/20 CORONATION DR



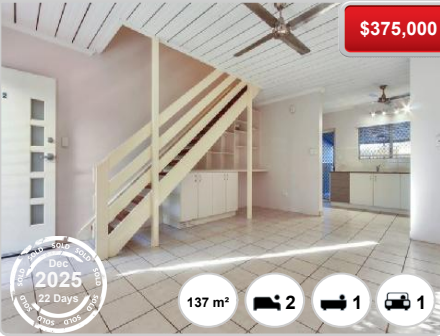
4/4 ARMIDALE ST



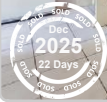
2/73D RUDDICK CCT



2/16 HENRY ST

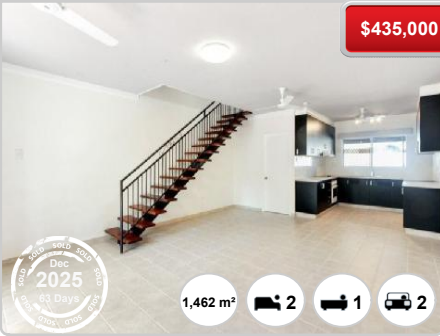


\$375,000



137 m² 2 1 1

4/17 QUARRY CRES



\$435,000



1,462 m² 2 1 2

4/10 HENRY ST



\$650,000



1,404 m² 3 2 3

15/3 MARGARET ST



\$400,000



119 m² - - -

14/35 DUKE ST



\$450,000



150 m² 2 2 2

203/31 MARGARET ST



\$540,000

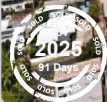


158 m² - - -

4/5 EDEN ST

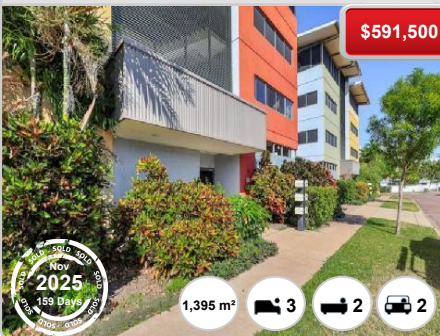


\$560,000



255 m² 3 2 2

3/22 CORONATION DR

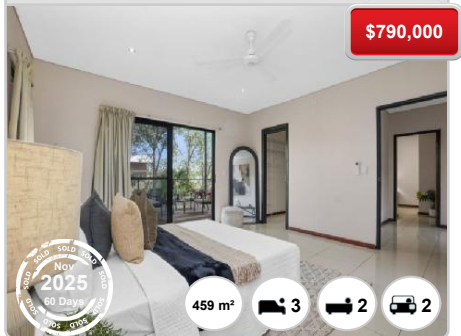


\$591,500



1,395 m² 3 2 2

4/10 VOYAGER ST



\$790,000



459 m² 3 2 2

14/9 DUKE ST

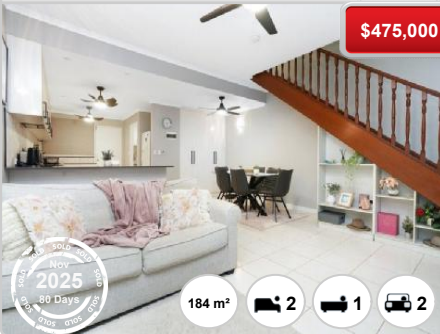


\$480,000



1,309 m² 2 2 2

11/33 DUKE ST



\$475,000



184 m² 2 1 2

5/3 MARGARET ST



\$400,000



1,300 m² 2 1 1

STUART PARK - Properties For Rent

Median Rental Price

\$600 /w

Based on 204 recorded Unit 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

+7.7%

Current Median Price: \$406,000
Current Median Rent: \$600

Based on 99 recorded Unit sales and 204 Unit rentals compared over the last 12 months

Number of Rentals

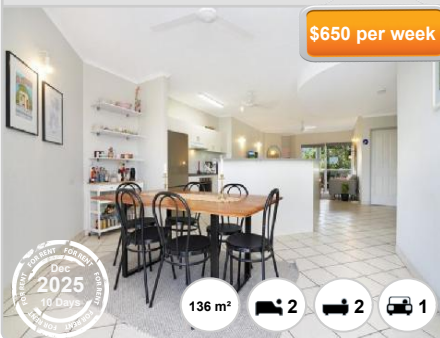
204

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

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

11/16-18 CORONATION DRIVE

\$650 per week



136 m²

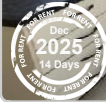
2

2

1

5/9 KING STREET

\$560 per week



1,160 m²

3

1

1

2/14 TIPPERARY COURT

\$760 per week



1,517 m²

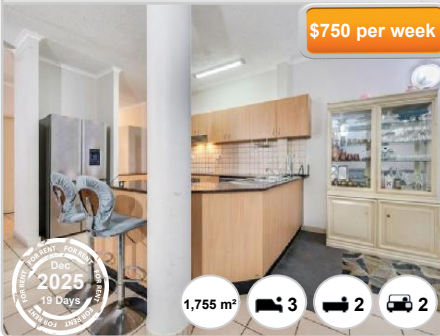
3

2

2

4/15 DINAH COURT

\$750 per week



1,755 m²

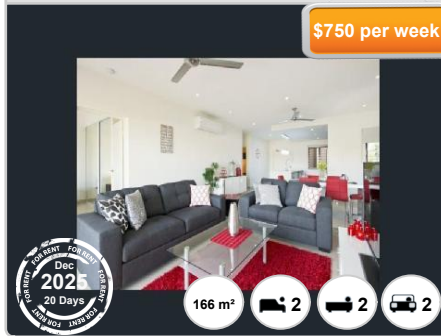
3

2

2

12/10 DUKE STREET

\$750 per week



166 m²

2

2

2

8/7 DINAH COURT

\$750 per week



1,821 m²

3

2

2

1/73D RUDDICK COURT

\$570 per week



1,202 m²

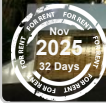
1

1

2

18/25 DUKE STREET

\$900 per week



178 m²

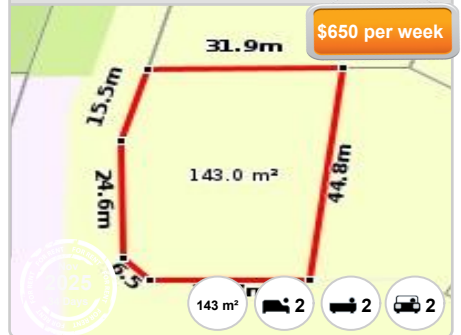
3

2

2

7/14 CORONATION DRIVE

\$650 per week



143 m²

2

2

2

