

**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	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)

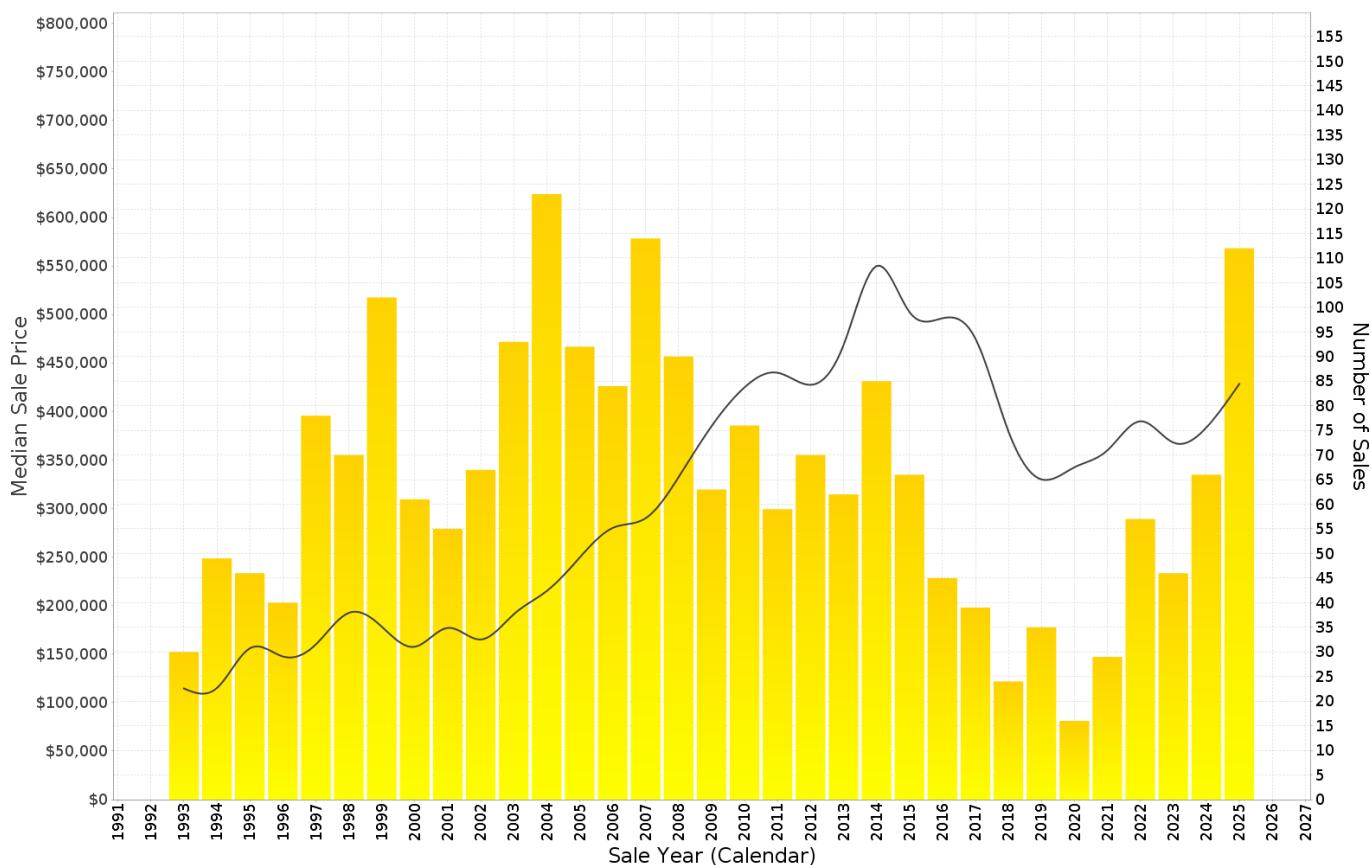
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

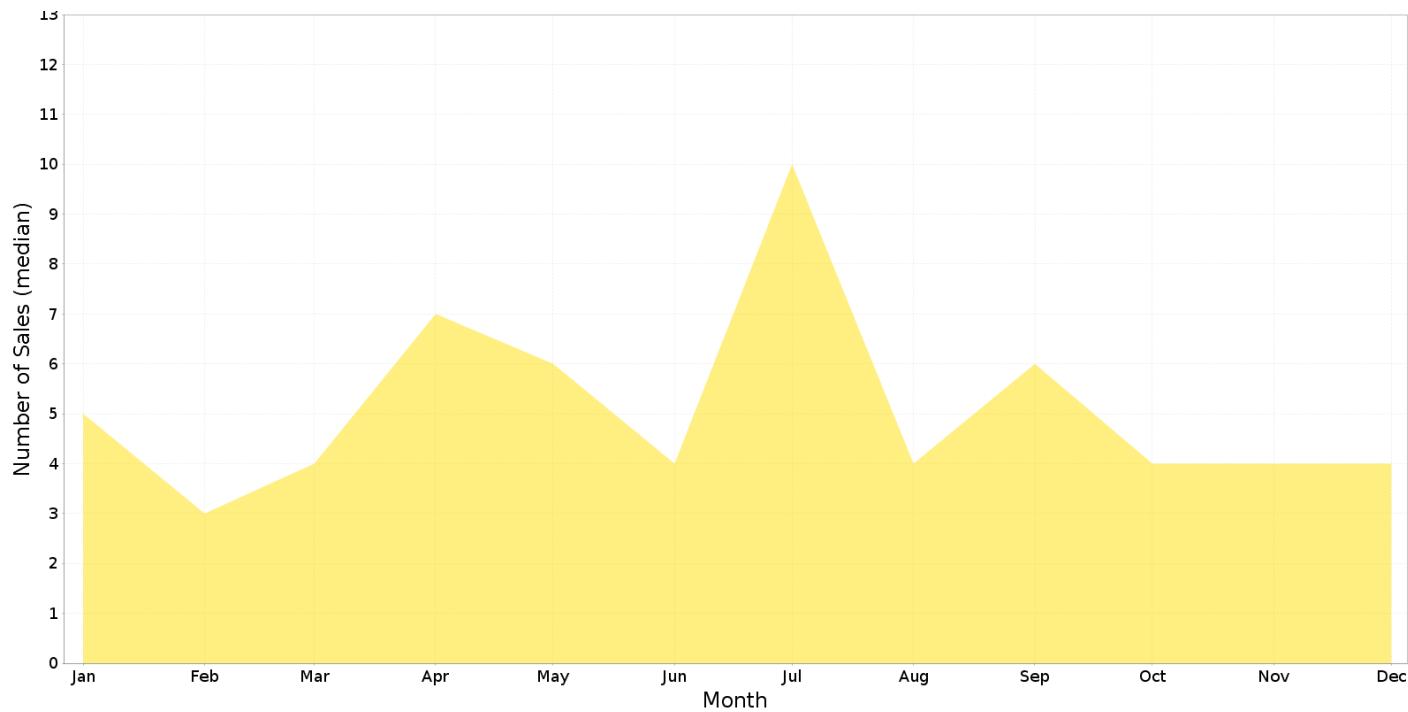
**+5.9%**

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

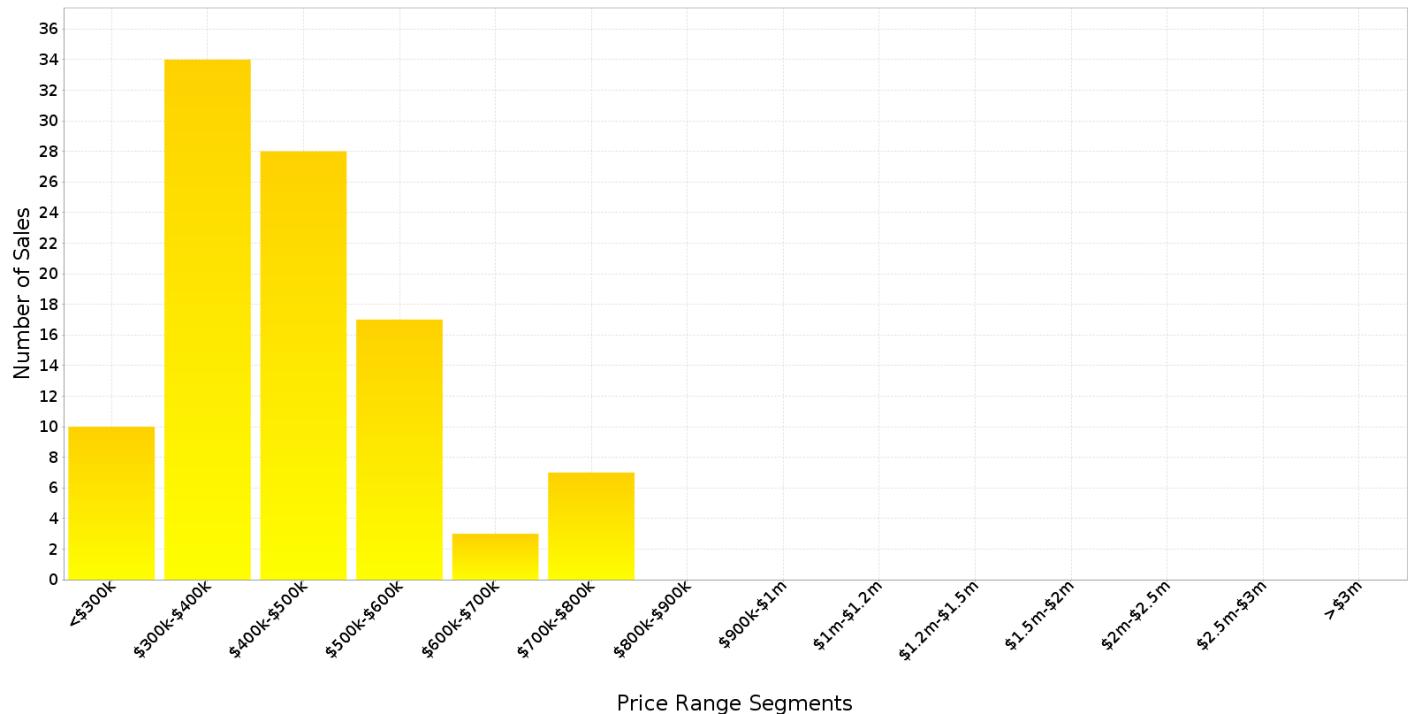
Based on 157 recorded Unit sales compared over the last two rolling 12 month periods



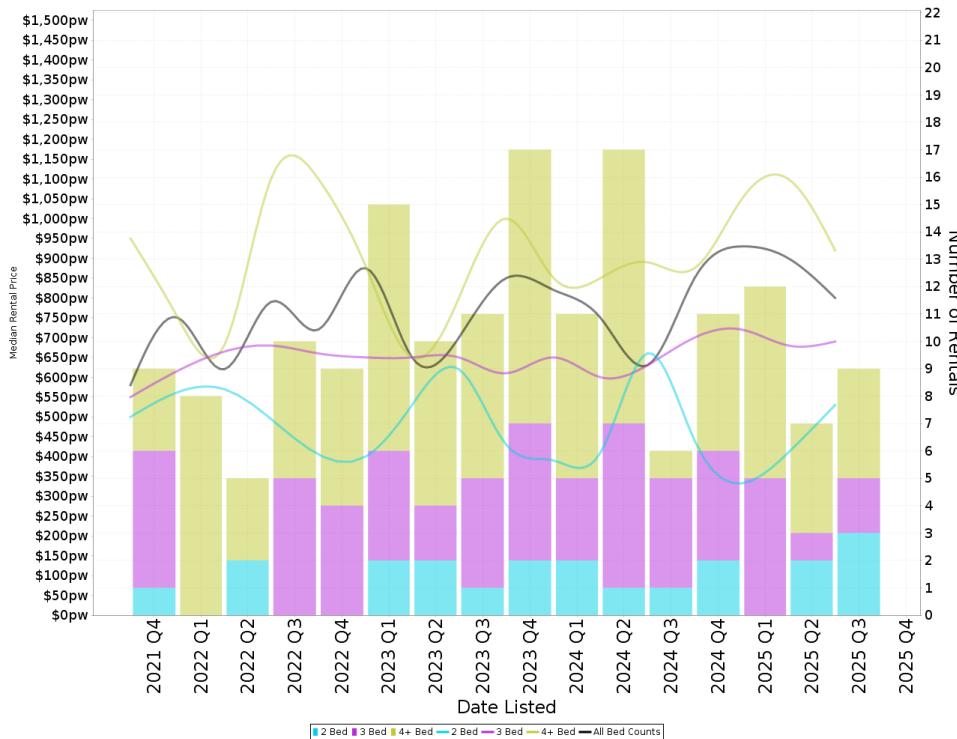
## STUART PARK - Peak Selling Periods (3 years)



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



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+5.8%**

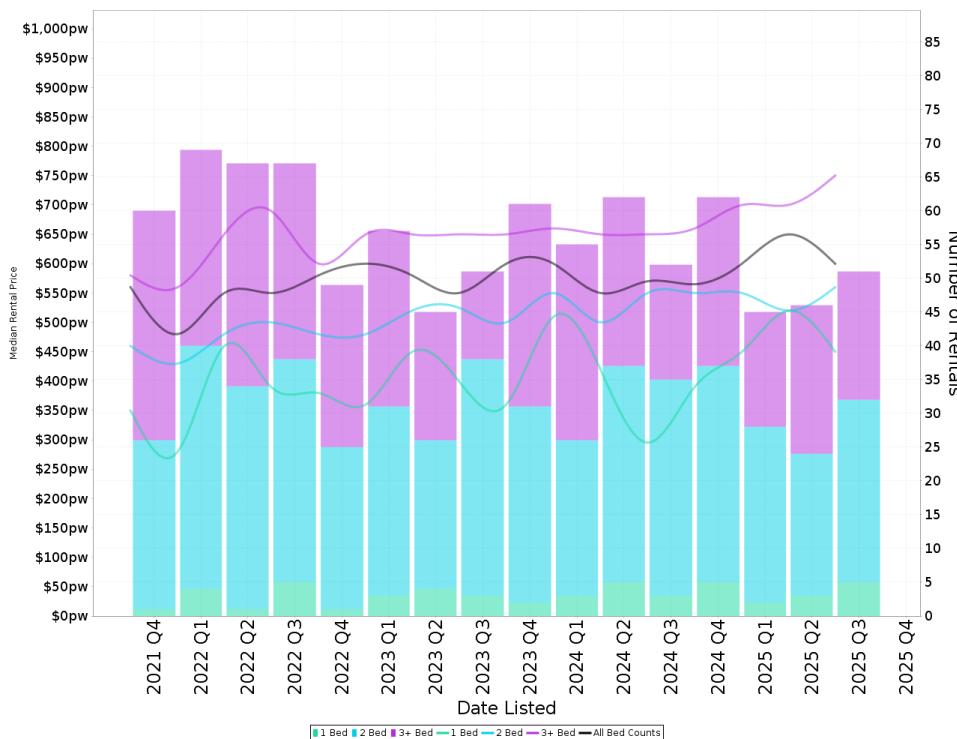
Current Median Price: \$860,000  
Previous Median Price: \$812,500  
Based on 55 registered House sales compared over the last two rolling 12 month periods.

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



6/16 HENRY ST



8/20 CORONATION DR



4/25 DUKE ST



5/44 CORONATION DR



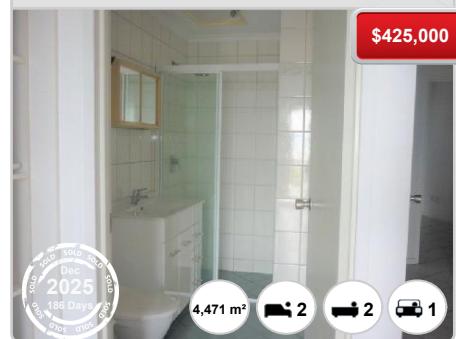
4/4 ARMIDALE ST



6/26 NUDL ST



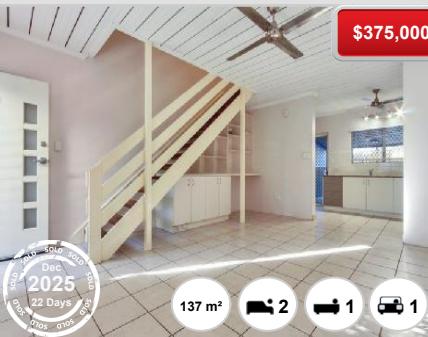
21/43 DUKE ST



2/73D RUDDICK CCT



**2/16 HENRY ST**



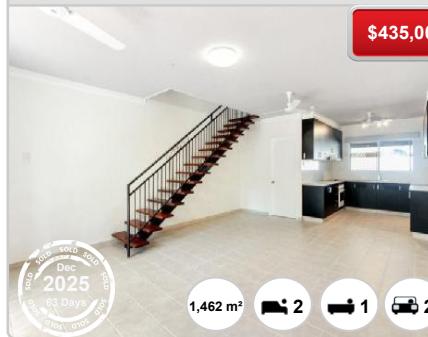
**\$375,000**

22 Days

Dec 2025

137 m<sup>2</sup> 2 1 1

**4/17 QUARRY CRES**



**\$435,000**

63 Days

Dec 2025

1,462 m<sup>2</sup> 2 1 2

**4/10 HENRY ST**



**\$650,000**

33 Days

Dec 2025

1,404 m<sup>2</sup> 3 2 3

**15/3 MARGARET ST**



**\$400,000**

2025 N/A

42.5m 30.7m 119.0 m<sup>2</sup> 42.6m 119 m<sup>2</sup> - -

**14/35 DUKE ST**



**\$450,000**

10 Days

Nov 2025

150 m<sup>2</sup> 2 2 2

**203/31 MARGARET ST**



**\$540,000**

Photo

2025 N/A

158 m<sup>2</sup> - -

**4/5 EDEN ST**



**\$560,000**

91 Days

Dec 2025

255 m<sup>2</sup> 3 2 2

**3/22 CORONATION DR**



**\$591,500**

159 Days

Nov 2025

1,395 m<sup>2</sup> 3 2 2

**4/10 VOYAGER ST**



**\$790,000**

60 Days

Nov 2025

459 m<sup>2</sup> 3 2 2

**14/9 DUKE ST**



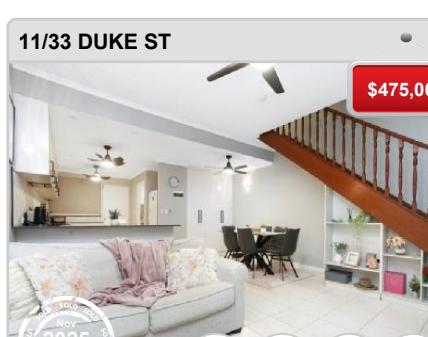
**\$480,000**

80 Days

Nov 2025

31.4m 38.0m 1,309 m<sup>2</sup> 42.3m 2 2 2

**11/33 DUKE ST**



**\$475,000**

50 Days

Nov 2025

184 m<sup>2</sup> 2 1 2

**5/3 MARGARET ST**



**\$400,000**

500 Days

Nov 2025

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



### 5/9 KING STREET



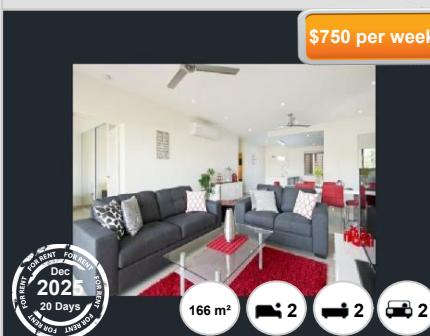
### 2/14 TIPPERARY COURT



### 4/15 DINAH COURT



### 12/10 DUKE STREET



### 8/7 DINAH COURT



### 1/73D RUDDICK COURT



### 18/25 DUKE STREET



### 7/14 CORONATION DRIVE



