



RayWhite

SUBURB REPORT

MCDOWALL

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MCDOWALL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	120	\$ 425,000	0.0 %	\$ 283,000	\$ 865,000
2007	129	\$ 485,000	14.1 %	\$ 325,000	\$ 1,970,000
2008	80	\$ 491,500	1.3 %	\$ 362,000	\$ 785,000
2009	110	\$ 521,250	6.1 %	\$ 281,000	\$ 1,225,000
2010	105	\$ 577,500	10.8 %	\$ 390,000	\$ 865,000
2011	73	\$ 550,000	-4.8 %	\$ 395,000	\$ 1,843,000
2012	103	\$ 535,000	-2.7 %	\$ 368,000	\$ 840,000
2013	87	\$ 555,000	3.7 %	\$ 335,000	\$ 1,040,000
2014	106	\$ 599,750	8.1 %	\$ 330,000	\$ 1,360,000
2015	115	\$ 602,500	0.5 %	\$ 382,000	\$ 1,200,000
2016	104	\$ 635,000	5.4 %	\$ 405,000	\$ 3,150,000
2017	81	\$ 655,000	3.1 %	\$ 483,000	\$ 3,000,000
2018	98	\$ 675,844	3.2 %	\$ 460,000	\$ 2,800,000
2019	82	\$ 682,500	1.0 %	\$ 420,000	\$ 4,545,000
2020	100	\$ 702,500	2.9 %	\$ 487,500	\$ 3,400,000
2021	114	\$ 858,250	22.2 %	\$ 580,000	\$ 2,425,000
2022	85	\$ 980,000	14.2 %	\$ 660,000	\$ 3,375,000
2023	72	\$ 1,012,500	3.3 %	\$ 550,000	\$ 3,350,000
2024	5	\$ 1,180,000	16.5 %	\$ 697,500	\$ 1,571,000

Median Sale Price

\$1.01m

Based on 72 recorded House sales within the last 12 months (2023)

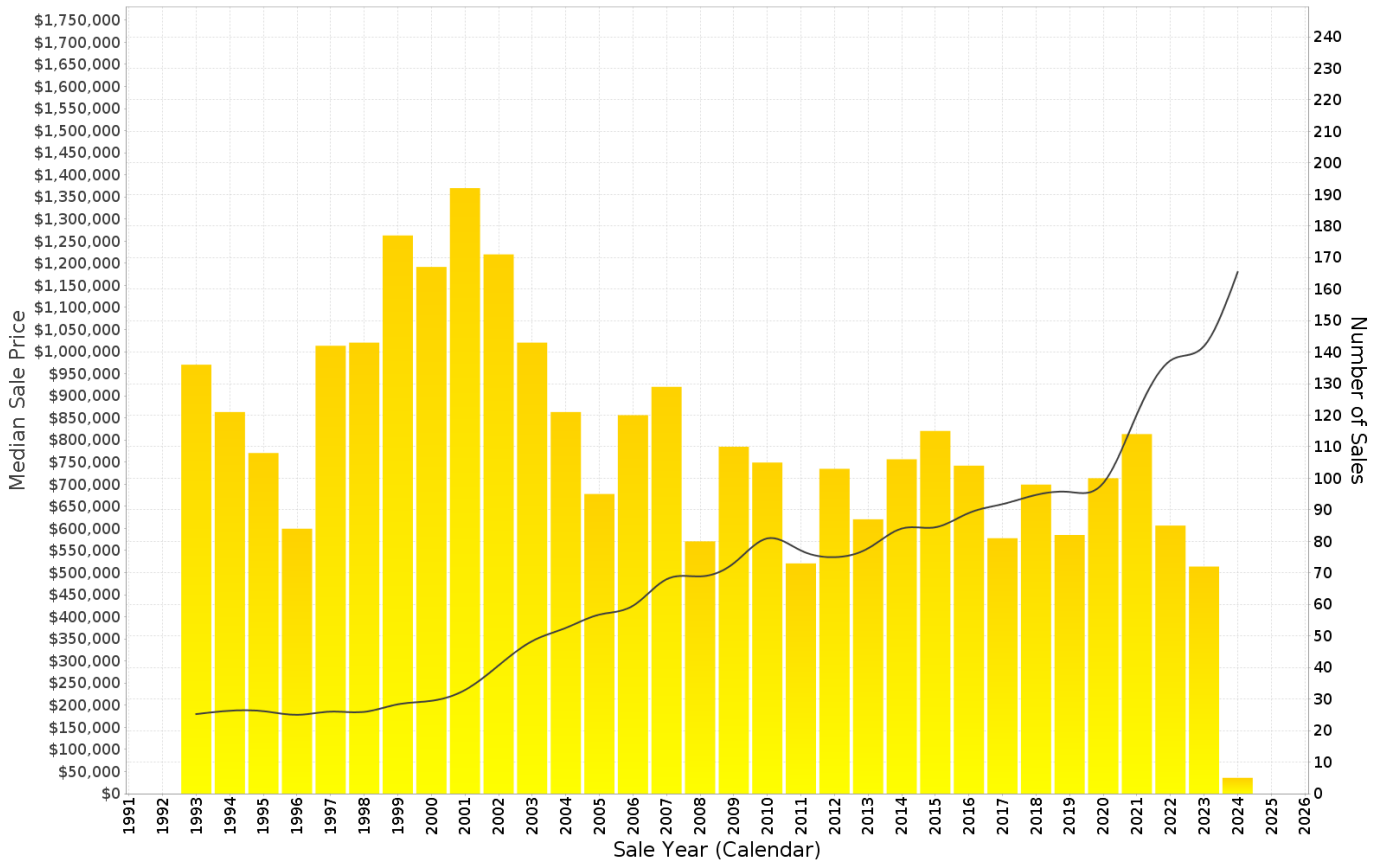
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.3%

Current Median Price: \$1,012,500
Previous Median Price: \$980,000

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



MCDOWALL - Recently Sold Properties

Median Sale Price

\$1.01m

Based on 72 recorded House sales within the last 12 months (2023)

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

Suburb Growth

+3.3%

Current Median Price: \$1,012,500
Previous Median Price: \$980,000

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

Sold Properties

72

Based on recorded House sales within the 12 months (2023)

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

5 MINNELLI PL




\$1,185,000

840 m² 3 2 2

Sold Mar 2024
20 Days

52 HOFFMAN ST




\$800,000

754 m² 3 1 1

Sold Feb 2024
30 Days

68 RAVEN ST




\$1,180,000

641 m² 4 3 2

Sold Feb 2024
18 Days

5 IFIELD ST



\$1,020,000

3 2 4

Sold Jan 2024
75 Days

24 VAN DYKE CRES



\$1,220,000

450 m² 4 3 2

Sold Jan 2024
10 Days

1A GLEASON ST




\$1,020,000

604.0 m² 3 2 2

24.0m, 11.3m, 29.0m, 21.0m

Sold Mar 2024
N/A

3 GROUCHO PL



\$1,571,000

1,063 m² 5 2 2

Sold Jan 2024
8 Days

939 RODE RD



\$697,500

556 m² 3 1 1

Sold Jan 2024
46 Days

9 STALLONE CRCT



\$1,020,000

740 m² 4 2 2

Sold Dec 2023
10 Days

4 HACKMAN ST

\$883,000

Dec 2023
7 Days

647 m² 3 1 1

10 WYNGARDE ST

\$1,080,000

Dec 2023
37 Days

574 m² 3 2 3

40 SINATRA CRES

\$1,200,000

Dec 2023
2 Days

730 m² 5 2 2

15 BRANDO ST

\$940,000

Nov 2023
58 Days

556 m² 4 2 2

5 MONROE PL

\$970,000

Nov 2023
11 Days

621 m² 3 2 2

71 VAN DYKE CRES

\$900,000

Nov 2023
29 Days

405 m² 3 2 2

35 REDFORD CRES

\$1,323,000

Nov 2023
23 Days

1,158 m² 5 3 5

8 CURLEW PL

\$1,366,000

Nov 2023
8 Days

964 m² 5 2 2

38 RAVEN ST

\$1,005,000

Nov 2023
5 Days

895 m² 4 2 3

23 USTINOV CRES

\$1,166,000

Oct 2023
4 Days

558 m² 4 2 2

8 SAVALAS ST

\$1,080,000

Oct 2023
5 Days

578 m² 3 2 1

6 HUGHES ST

\$1,250,000

Oct 2023
6 Days

605 m² 4 2 2

MCDOWALL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 278,750	0.0 %	\$ 245,000	\$ 360,000
2007	23	\$ 350,000	25.6 %	\$ 260,000	\$ 420,000
2008	25	\$ 385,000	10.0 %	\$ 330,000	\$ 408,000
2009	40	\$ 408,700	6.2 %	\$ 342,000	\$ 436,000
2010	11	\$ 385,000	-5.8 %	\$ 330,000	\$ 460,000
2011	11	\$ 355,000	-7.8 %	\$ 320,000	\$ 400,000
2012	20	\$ 422,500	19.0 %	\$ 340,000	\$ 425,000
2013	43	\$ 411,000	-2.7 %	\$ 352,500	\$ 430,000
2014	29	\$ 405,000	-1.5 %	\$ 345,000	\$ 630,000
2015	34	\$ 470,000	16.0 %	\$ 354,000	\$ 499,000
2016	53	\$ 537,000	14.3 %	\$ 335,000	\$ 590,000
2017	30	\$ 462,500	-13.9 %	\$ 300,000	\$ 590,000
2018	29	\$ 468,500	1.3 %	\$ 306,000	\$ 609,900
2019	82	\$ 587,000	25.3 %	\$ 316,000	\$ 660,000
2020	59	\$ 602,000	2.6 %	\$ 285,000	\$ 655,000
2021	57	\$ 585,000	-2.8 %	\$ 330,000	\$ 761,000
2022	51	\$ 725,000	23.9 %	\$ 367,000	\$ 839,000
2023	52	\$ 660,000	-9.0 %	\$ 435,000	\$ 890,000
2024	2	\$ 675,000	2.3 %	\$ 480,000	\$ 870,000

Median Sale Price

\$660k

Based on 52 recorded Unit sales within the last 12 months (2023)

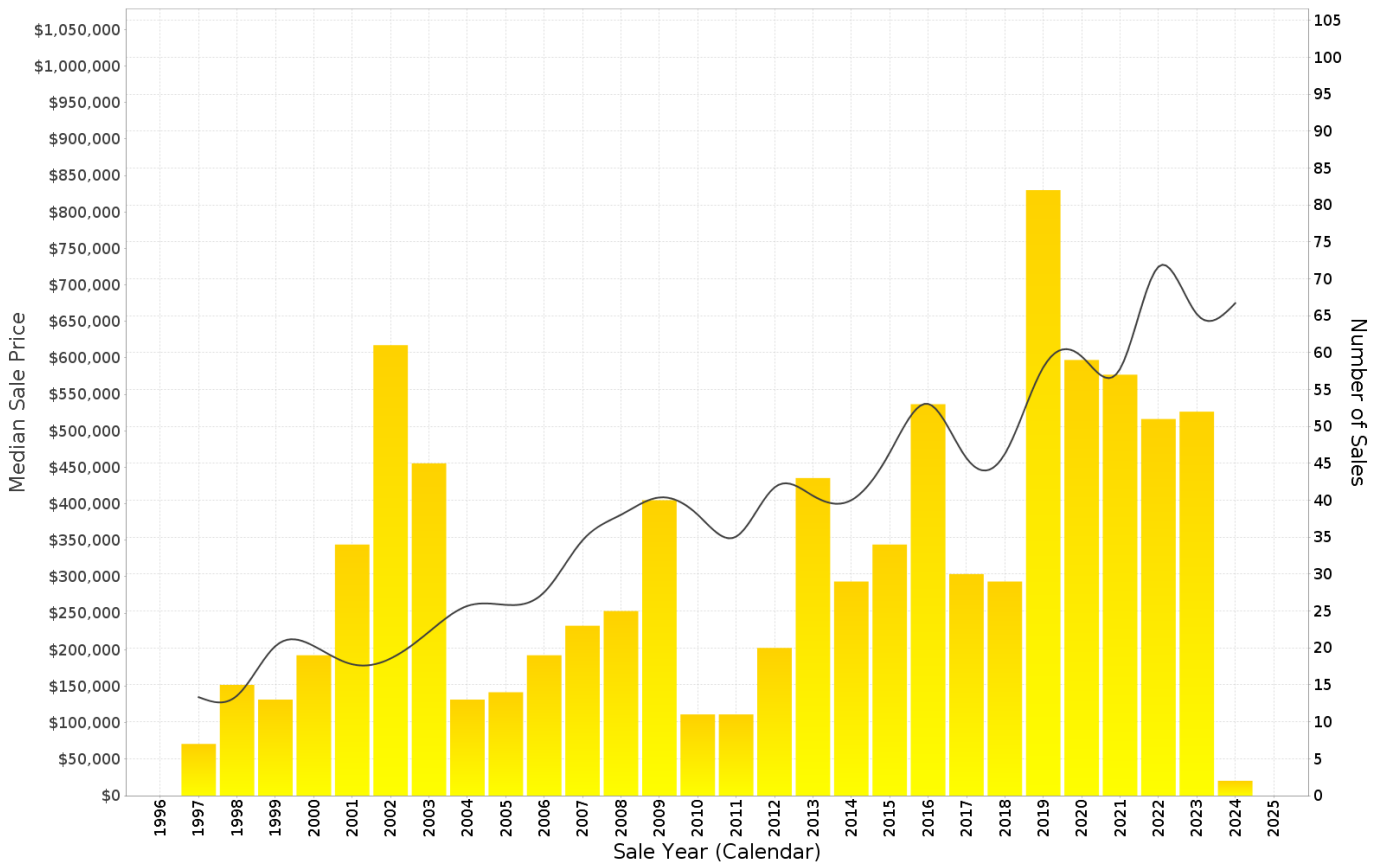
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-9.0%

Current Median Price: \$660,000
Previous Median Price: \$725,000

Based on 103 recorded Unit sales compared over the last two rolling 12 month periods



Prepared on 28/03/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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MCDOWALL - Recently Sold Properties

Median Sale Price

\$660k

Based on 52 recorded Unit sales within the last 12 months (2023)

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

Suburb Growth

-9.0%

Current Median Price: \$660,000
Previous Median Price: \$725,000

Based on 103 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

52

Based on recorded Unit sales within the 12 months (2023)

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

8/960 HAMILTON RD

\$645,000

Mar 2024
100 Days

226 m² 3 2 2

27/122 KEONA RD

\$860,000

Feb 2024
7 Days

171 m² 4 2 2

36/91 BECKETT RD

\$480,000

Jan 2024
80 Days

142 m² 2 2 1

122 KEONA RD

\$870,000

Mar 2024
41 Days

171 m² 4 2 2

11/91 BECKETT RD

\$480,000

Dec 2023
31 Days

131 m² 2 2 1

11/216 TROUTS RD

\$685,000

Dec 2023
10 Days

205 m² 3 2 1

122 KEONA RD

\$805,000

Nov 2023
12 Days

171 m² 3 2 2

4/960 HAMILTON RD

\$650,000

Nov 2023
4 Days

286 m² 3 2 1

21/960 HAMILTON RD

\$660,000

Nov 2023
5 Days

188 m² 3 2 2

9/1044 HAMILTON ROAD OF

\$890,000

225 m²

Nov 2023
11 Days

225 m² 3 2 2

67 LANDIS ST

\$840,000

187 m²

Nov 2023
25 Days

187 m² 4 2 2

17/67 LANDIS ST

\$855,000

195 m²

Nov 2023
54 Days

195 m² 4 2 2

19/28 KEONA RD

\$700,000

213 m²

Nov 2023
11 Days

213 m² 3 2 2

906 HAMILTON RD

\$820,000

165 m²

Oct 2023
18 Days

165 m² 4 2 2

34 PONTI ST

\$750,000

Oct 2023
78 Days

3 2 2