



**RayWhite**

**SUBURB REPORT**

**KELVIN GROVE**

[raywhitealderley.com.au](http://raywhitealderley.com.au)

# KELVIN GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 435,500	0.0 %	\$ 300,000	\$ 875,000
2007	67	\$ 535,000	22.8 %	\$ 350,000	\$ 950,000
2008	54	\$ 616,500	15.2 %	\$ 425,000	\$ 1,475,000
2009	56	\$ 612,500	-0.6 %	\$ 272,500	\$ 1,775,000
2010	51	\$ 647,000	5.6 %	\$ 410,000	\$ 2,400,000
2011	42	\$ 602,500	-6.9 %	\$ 200,000	\$ 1,175,000
2012	49	\$ 650,000	7.9 %	\$ 415,000	\$ 915,000
2013	47	\$ 650,000	0.0 %	\$ 410,000	\$ 1,150,000
2014	66	\$ 676,475	4.1 %	\$ 485,000	\$ 1,200,000
2015	58	\$ 747,250	10.5 %	\$ 511,000	\$ 1,401,000
2016	53	\$ 836,500	11.9 %	\$ 567,500	\$ 1,320,000
2017	51	\$ 765,000	-8.5 %	\$ 495,000	\$ 2,310,000
2018	54	\$ 839,250	9.7 %	\$ 475,000	\$ 2,500,000
2019	41	\$ 787,500	-6.2 %	\$ 610,000	\$ 2,310,000
2020	37	\$ 840,000	6.7 %	\$ 525,000	\$ 1,300,000
2021	73	\$ 1,121,000	33.5 %	\$ 650,000	\$ 2,310,000
2022	58	\$ 1,314,000	17.2 %	\$ 810,000	\$ 3,747,000
2023	43	\$ 1,259,000	-4.2 %	\$ 830,000	\$ 2,250,000
2024	2	\$ 1,682,500	33.6 %	\$ 1,100,000	\$ 2,265,000

Median Sale Price  
**\$1.26m**

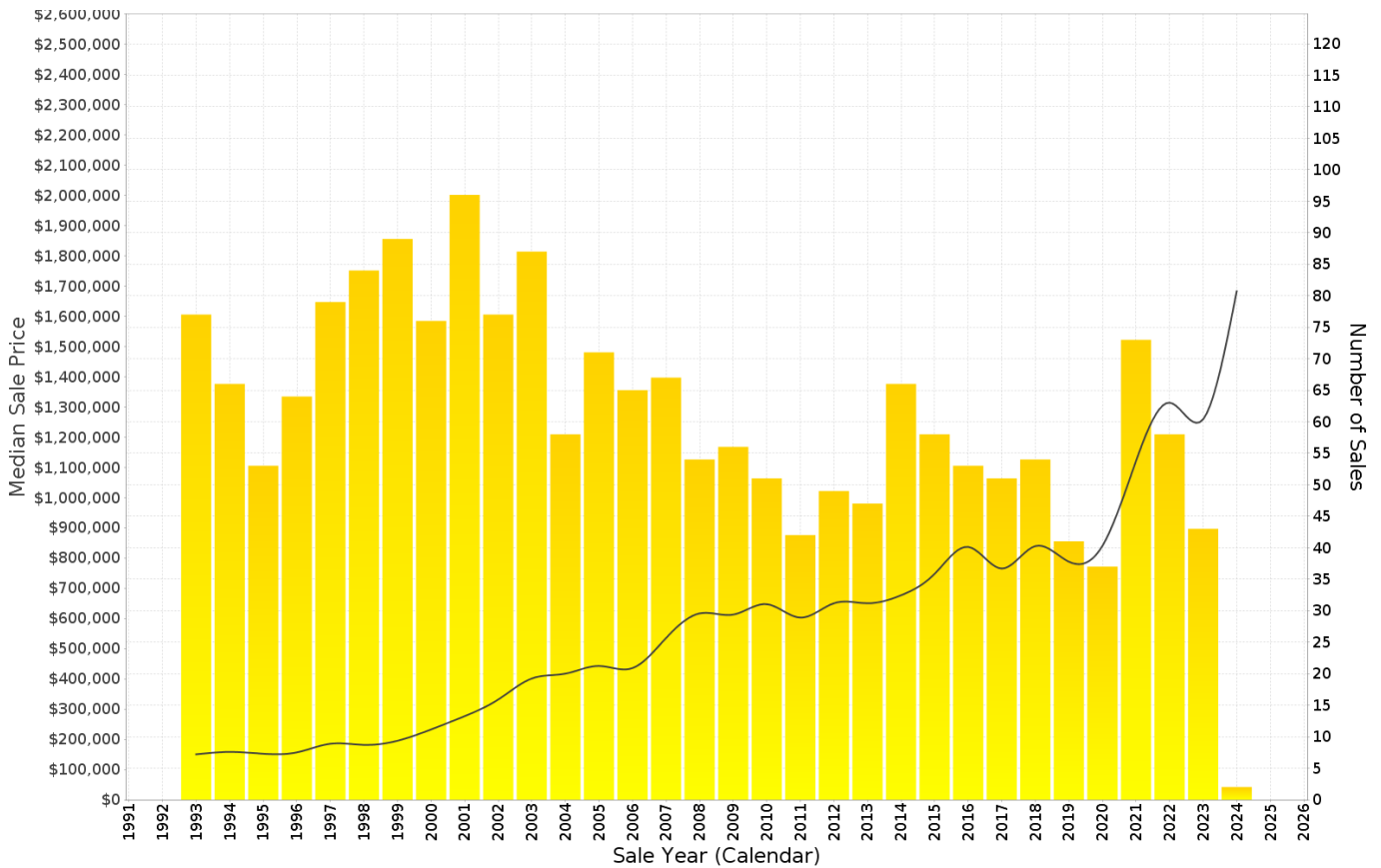
Based on 43 recorded House sales within the last 12 months (2023)

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

Suburb Growth  
**-4.2%**

Current Median Price: \$1,259,000  
Previous Median Price: \$1,314,000

Based on 101 recorded House sales compared over the last two rolling 12 month periods



# KELVIN GROVE - Recently Sold Properties

Median Sale Price

**\$1.26m**

Based on 43 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

**-4.2%**

Current Median Price: \$1,259,000  
Previous Median Price: \$1,314,000

Based on 101 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**43**

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

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

**312 KELVIN GROVE RD**




**\$1,207,500**

Mar 2024  
52 Days

581 m<sup>2</sup> 4 2 4

**13 BLYTHE ST**



**\$1,400,000**

2024  
24 Days

162 m<sup>2</sup> 3 2 2

**35 GUILDFORD ST**



**\$1,420,000**

Feb 2024  
21 Days

301 m<sup>2</sup> 4 2 1

**59 PARK ST**



**\$2,265,000**

Feb 2024  
3 Days

405 m<sup>2</sup> 4 3 2

**8 BANCROFT ST**




**\$1,100,000**

Jan 2024  
13 Days

405 m<sup>2</sup> 3 2 3

**21 MONRO ST**




**\$1,555,000**

Dec 2023  
18 Days

300 m<sup>2</sup> 4 3 2

**96 L'ESTRANGE TCE**




**\$2,250,000**

Dec 2023  
N/A

810 m<sup>2</sup> 4 2 2

**13 LITTLE ST**



**\$1,260,000**

2024  
3 Days

405 m<sup>2</sup> 3 1 1

**70 VICTORIA ST**



**\$1,600,000**

Nov 2023  
3 Days

407 m<sup>2</sup> 3 3 3

**8 RUSDEN ST**

**\$1,270,000**

Nov 2023  
26 Days

202 m<sup>2</sup> 3 2 2

**56 TAIT ST**

**\$1,120,000**

Nov 2023  
N/A

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

**42 VALE ST**

**\$1,455,000**

Nov 2023  
26 Days

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

**19 NORMANBY TCE**

**\$1,300,000**

Nov 2023  
26 Days

405 m<sup>2</sup> 6 2 2

**1/2 MOY ST**

**\$1,000,000**

Nov 2023  
69 Days

800 m<sup>2</sup> 4 1 -

**4 HULME ST**

**\$1,040,000**

Nov 2023  
26 Days

319 m<sup>2</sup> 3 2 4

**4 CRESCENT RD**

**\$908,765**

Nov 2023  
N/A

645 m<sup>2</sup> 1 1 1

**52 GLEN ST**

**\$1,105,000**

Nov 2023  
3 Days

212 m<sup>2</sup> 2 1 1

**54 GLEN ST**

**\$1,372,000**

Oct 2023  
10 Days

212 m<sup>2</sup> 4 3 2

**10 BANCROFT ST**

**\$1,075,000**

Oct 2023  
24 Days

405 m<sup>2</sup> 2 1 2

# KELVIN GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	107	\$ 340,000	0.0 %	\$ 180,000	\$ 900,000
2007	170	\$ 378,500	11.3 %	\$ 210,000	\$ 830,000
2008	103	\$ 428,000	13.1 %	\$ 250,000	\$ 4,015,000
2009	157	\$ 435,000	1.6 %	\$ 225,000	\$ 3,300,000
2010	138	\$ 422,500	-2.9 %	\$ 282,000	\$ 1,158,000
2011	159	\$ 454,000	7.5 %	\$ 285,000	\$ 1,911,937
2012	168	\$ 477,500	5.2 %	\$ 225,000	\$ 1,650,000
2013	274	\$ 477,500	0.0 %	\$ 218,000	\$ 1,754,500
2014	380	\$ 462,000	-3.2 %	\$ 275,000	\$ 1,825,000
2015	215	\$ 485,000	5.0 %	\$ 275,000	\$ 1,450,000
2016	92	\$ 450,000	-7.2 %	\$ 278,000	\$ 2,345,000
2017	99	\$ 418,000	-7.1 %	\$ 270,000	\$ 1,675,000
2018	82	\$ 415,000	-0.7 %	\$ 226,000	\$ 910,000
2019	84	\$ 412,750	-0.5 %	\$ 255,000	\$ 2,800,000
2020	97	\$ 425,000	3.0 %	\$ 211,000	\$ 1,200,000
2021	195	\$ 460,000	8.2 %	\$ 250,000	\$ 2,600,000
2022	182	\$ 453,000	-1.5 %	\$ 284,000	\$ 9,000,000
2023	201	\$ 490,000	8.2 %	\$ 298,000	\$ 1,550,000
2024	16	\$ 462,500	-5.6 %	\$ 378,000	\$ 1,000,000

## Median Sale Price

# \$490k

Based on 201 recorded Unit sales within the last 12 months (2023)

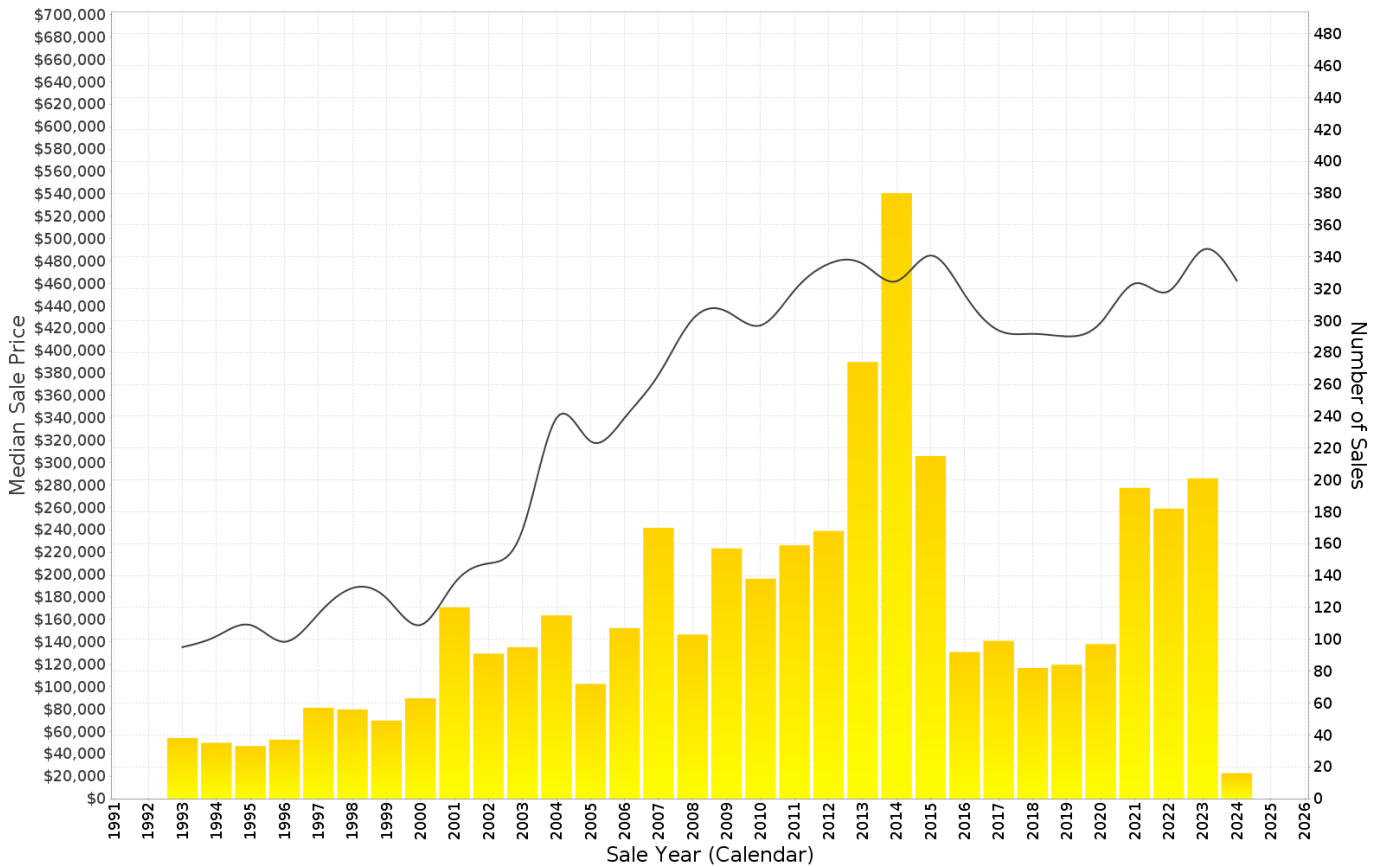
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +8.2%

Current Median Price: \$490,000  
Previous Median Price: \$453,000

Based on 383 recorded Unit sales compared over the last two rolling 12 month periods



# KELVIN GROVE - Recently Sold Properties

Median Sale Price

**\$490k**

Based on 201 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

**+8.2%**

Current Median Price: \$490,000  
Previous Median Price: \$453,000

Based on 383 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**201**

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

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

**801/31 MUSK AVE**

**\$626,000**

Mar 2024  
46 Days

89 m<sup>2</sup> 2 2 1

**30713/67 BLAMEY ST**

**\$497,000**

Mar 2024  
50 Days

67 m<sup>2</sup> 1 1 1

**6/44 HERSTON RD**

**\$549,000**

Mar 2024  
3 Days

173 m<sup>2</sup> 2 1 1

**1409/72 VICTORIA PARK RD**

**\$456,000**

Feb 2024  
3 Days

68 m<sup>2</sup> 1 1 1

**20604/63 BLAMEY ST**

**\$465,000**

Feb 2024  
25 Days

1 1 -

**812/31 MUSK AVE**

**\$431,000**

Feb 2024  
28 Days

65 m<sup>2</sup> 1 1 2

**20604/72 VICTORIA PARK RD**

**\$465,000**

Feb 2024  
N/A

64 m<sup>2</sup> 1 1 1

**1/24A LORIMER TCE**

**\$1,875,000**

Feb 2024  
28 Days

1,318 m<sup>2</sup> 5 4 5

**201/6 VICTORIA ST**

**\$463,000**

Feb 2024  
29 Days

77 m<sup>2</sup> 1 1 1

**1409/57 MUSK AVE**

**\$475,000**

Feb 2024  
8 Days

75 m<sup>2</sup> 1 1 1

**406/31 MUSK AVE**

**\$378,000**

Feb 2024  
7 Days

63 m<sup>2</sup> 1 1 -

**908/148 VICTORIA PARK RD**

**\$450,100**

78 m<sup>2</sup> - - -

**6/20 HUNTER ST**

**\$516,000**

Feb 2024  
7 Days

89 m<sup>2</sup> 2 1 1

**711/31 MUSK AVE**

**\$550,000**

Feb 2024  
66 Days

80 m<sup>2</sup> 2 1 1

**3107/57 MUSK AVE**

**\$388,876**

Feb 2024  
22 Days

61 m<sup>2</sup> 1 1 1

**21011/63 BLAMEY ST**

**\$451,000**

Feb 2024  
N/A

1 1 -

**220/23 ROBINSON PL**

**\$465,000**

Jan 2024  
8 Days

77 m<sup>2</sup> 1 1 1

**15/27 SCHOOL ST**

**\$620,000**

Jan 2024  
2 Days

106 m<sup>2</sup> 2 2 1

**21/88 LESTRANGE TCE**

**\$545,000**

Jan 2024  
N/A

133 m<sup>2</sup> 2 2 1

**21011/72 VICTORIA PARK RD**

**\$451,000**

Jan 2024  
N/A

74 m<sup>2</sup> 1 1 1

**50/40 RAMSGATE ST**

**\$460,000**

Jan 2024  
83 Days

86 m<sup>2</sup> 1 1 1