



RayWhite

SUBURB REPORT

HERSTON

raywhitealderley.com.au

HERSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 475,000	0.0 %	\$ 360,000	\$ 2,600,000
2007	26	\$ 575,000	21.1 %	\$ 380,000	\$ 1,750,000
2008	16	\$ 762,500	32.6 %	\$ 535,000	\$ 1,350,000
2009	22	\$ 652,500	-14.4 %	\$ 501,000	\$ 796,000
2010	25	\$ 715,000	9.6 %	\$ 415,000	\$ 1,270,000
2011	8	\$ 697,500	-2.4 %	\$ 510,000	\$ 1,270,000
2012	12	\$ 655,000	-6.1 %	\$ 465,000	\$ 870,000
2013	9	\$ 564,900	-13.8 %	\$ 390,000	\$ 1,240,000
2014	15	\$ 600,000	6.2 %	\$ 550,000	\$ 850,000
2015	15	\$ 800,000	33.3 %	\$ 535,000	\$ 1,400,000
2016	25	\$ 860,000	7.5 %	\$ 575,000	\$ 1,992,500
2017	13	\$ 799,000	-7.1 %	\$ 593,000	\$ 1,400,000
2018	14	\$ 790,000	-1.1 %	\$ 601,000	\$ 1,680,000
2019	19	\$ 792,000	0.3 %	\$ 650,000	\$ 1,235,000
2020	26	\$ 885,000	11.7 %	\$ 715,000	\$ 2,380,000
2021	26	\$ 970,000	9.6 %	\$ 748,000	\$ 2,550,000
2022	14	\$ 1,459,500	50.5 %	\$ 745,000	\$ 3,715,000
2023	15	\$ 1,150,000	-21.2 %	\$ 979,500	\$ 2,030,000
2024	2	\$ 1,299,000	13.0 %	\$ 1,198,000	\$ 1,400,000

Median Sale Price
\$1.15m

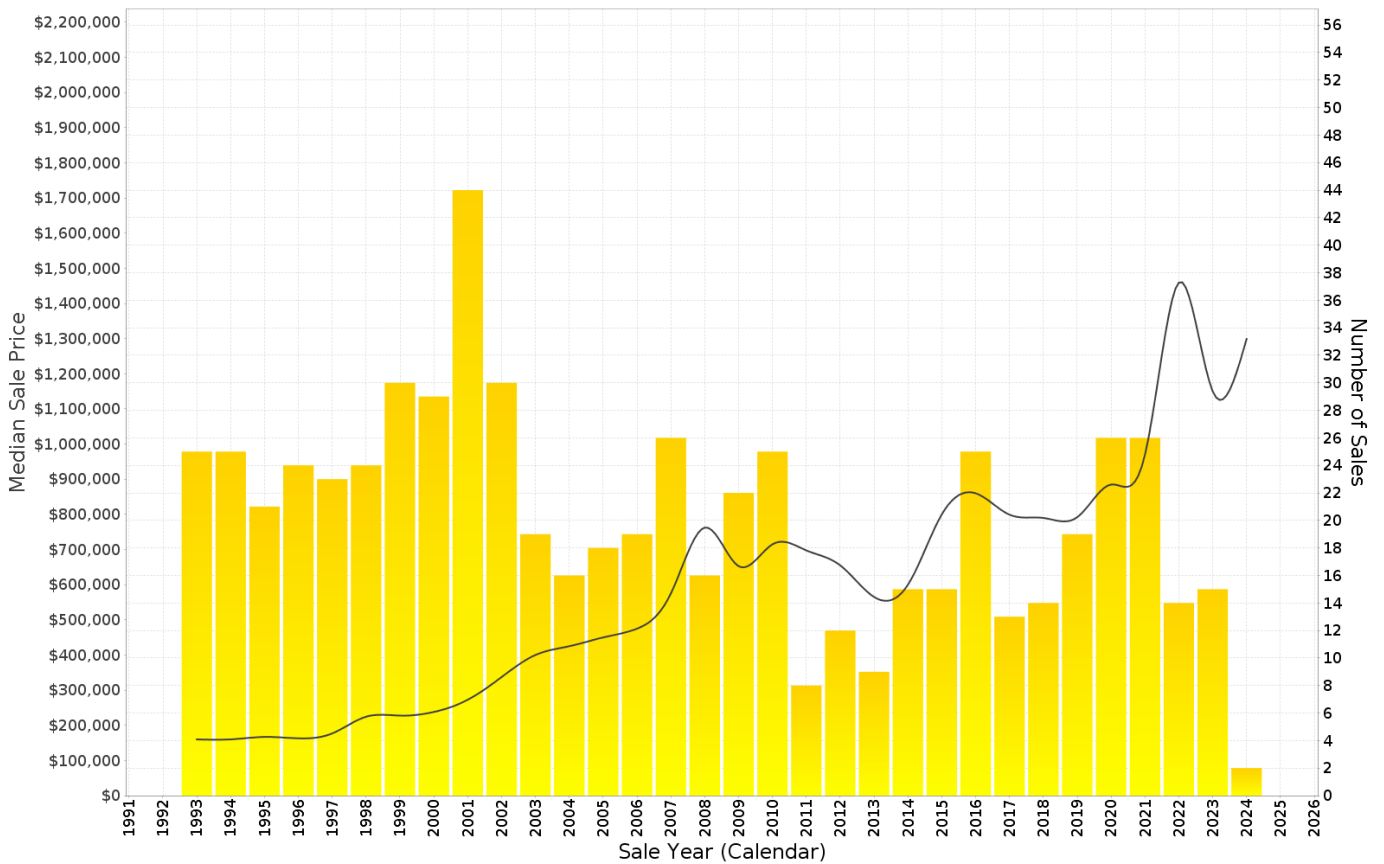
Based on 15 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-21.2%

Current Median Price: \$1,150,000
Previous Median Price: \$1,459,500

Based on 29 recorded House sales compared over the last two rolling 12 month periods



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HERSTON - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 15 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

-21.2%

Current Median Price: \$1,150,000
Previous Median Price: \$1,459,500

Based on 29 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

15

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

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

39 HETHERINGTON ST




\$2,230,000

Sold Feb 2024
25 Days

549 m² 5 3 2

17 BRAMSTON TCE



\$1,198,000

Sold Jan 2024
19 Days

405 m² 2 2 3

13 FAGAN RD




\$1,400,000

Sold Jan 2024
N/A

589 m² 4 2 2

44 GARRICK TCE




\$2,030,000

Sold Dec 2023
70 Days

810 m² 4 2 2

21 FLEMING RD



\$1,320,000

Sold Dec 2023
15 Days

746 m² 2 1 1

74 HETHERINGTON ST




\$1,350,000

Sold Nov 2023
7 Days

455 m² 3 2 2

40 HETHERINGTON ST



\$1,900,000

Sold Oct 2023
31 Days

739 m² 5 2 2

HERSTON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	33	\$ 295,000	0.0 %	\$ 90,000	\$ 670,000
2007	38	\$ 360,000	22.0 %	\$ 265,000	\$ 1,400,000
2008	21	\$ 412,000	14.4 %	\$ 256,000	\$ 1,112,500
2009	24	\$ 366,375	-11.1 %	\$ 100,000	\$ 670,000
2010	20	\$ 441,500	20.5 %	\$ 325,000	\$ 840,000
2011	17	\$ 425,000	-3.7 %	\$ 255,000	\$ 660,000
2012	15	\$ 415,000	-2.4 %	\$ 357,000	\$ 612,000
2013	18	\$ 449,675	8.4 %	\$ 300,000	\$ 1,235,000
2014	25	\$ 455,000	1.2 %	\$ 108,000	\$ 803,000
2015	31	\$ 520,000	14.3 %	\$ 318,000	\$ 2,200,000
2016	32	\$ 490,000	-5.8 %	\$ 260,000	\$ 770,000
2017	19	\$ 389,000	-20.6 %	\$ 293,000	\$ 674,000
2018	27	\$ 420,000	8.0 %	\$ 240,000	\$ 975,000
2019	29	\$ 450,000	7.1 %	\$ 267,500	\$ 1,285,500
2020	18	\$ 520,000	15.6 %	\$ 315,000	\$ 1,418,000
2021	39	\$ 576,000	10.8 %	\$ 135,000	\$ 1,033,000
2022	27	\$ 527,500	-8.4 %	\$ 135,000	\$ 1,111,000
2023	31	\$ 675,000	28.0 %	\$ 150,000	\$ 1,600,000
2024	5	\$ 809,000	19.9 %	\$ 440,000	\$ 905,000

Median Sale Price
\$675k

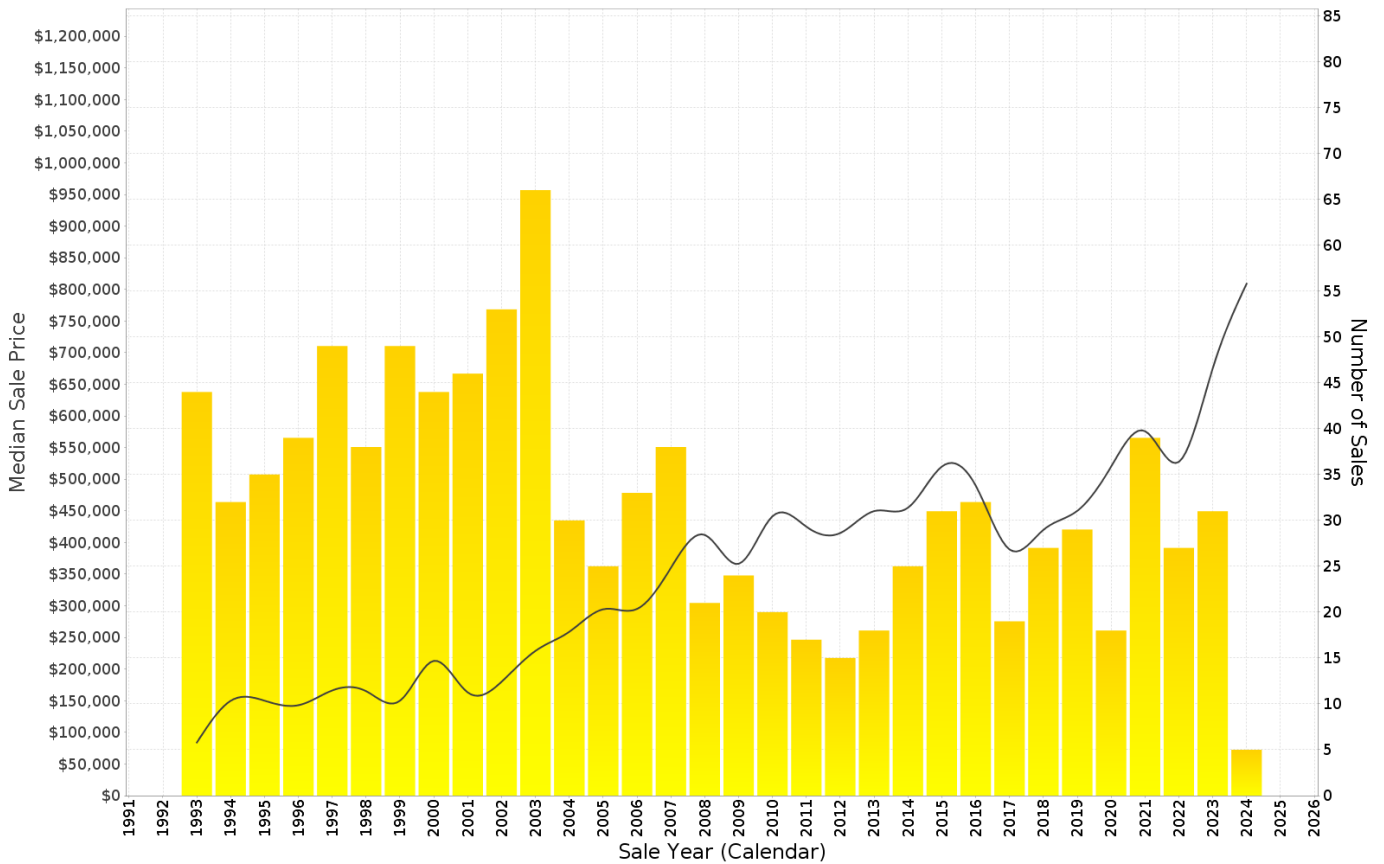
Based on 31 recorded Unit sales within the last 12 months (2023)

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

Suburb Growth
+28.0%

Current Median Price: \$675,000
Previous Median Price: \$527,500

Based on 58 recorded Unit sales compared over the last two rolling 12 month periods



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HERSTON - Recently Sold Properties

Median Sale Price

\$675k

Based on 31 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

+28.0%

Current Median Price: \$675,000
Previous Median Price: \$527,500

Based on 58 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

31

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

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

43/89 SCOTT RD

\$515,000

Feb 2024
16 Days

93 m² 2 1 -

3/42 SCOTT RD

\$905,000

Feb 2024
6 Days

161 m² 3 2 1

8/26 WYNDHAM ST

\$809,000

Feb 2024
185 Days

121 m² 3 2 1

3/50 FLEMING RD

\$668,000

Jan 2024
21 Days

161 m² 2 2 1

3/93 SCOTT RD

\$835,000

Jan 2024
59 Days

138 m² 4 2 2

2/166 HERSTON ROAD OF

\$440,000

Feb 2024

63 m² 1 1 1

8/47 BRAMSTON TCE

\$480,000

Jan 2024
49 Days

106 m² 2 1 2

7/47 BRAMSTON TCE

\$950,000

Dec 2023
5 Days

219 m² 3 2 1

3/12 FLEMING RD

\$805,000

Oct 2023
N/A

229 m² 3 2 1

1/98 BUTTERFIELD ST



\$690,000



155 m² 3 2 1

6/188 BUTTERFIELD ST

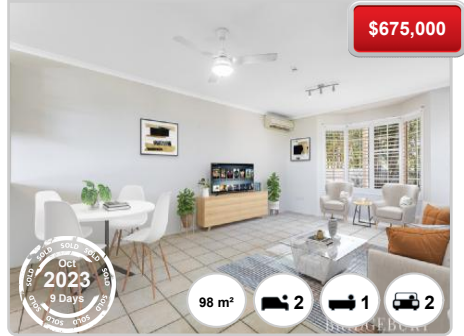


\$488,000



113 m² 2 1 1

4/41 SCOTT RD

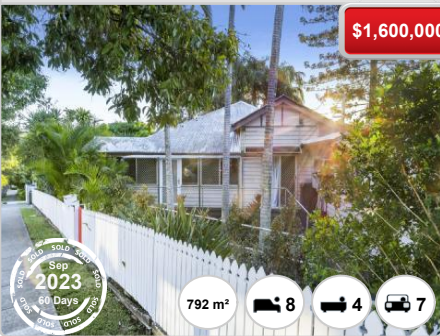


\$675,000



98 m² 2 1 2

47 GARRICK TCE



\$1,600,000



792 m² 8 4 7