



RayWhite

SUBURB REPORT

GRANGE

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GRANGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	93	\$ 478,000	0.0 %	\$ 222,000	\$ 3,050,000
2007	110	\$ 612,750	28.2 %	\$ 330,000	\$ 1,450,000
2008	56	\$ 601,000	-1.9 %	\$ 385,000	\$ 1,730,000
2009	71	\$ 710,000	18.1 %	\$ 295,000	\$ 3,000,000
2010	57	\$ 665,000	-6.3 %	\$ 475,000	\$ 1,665,000
2011	60	\$ 672,500	1.1 %	\$ 350,000	\$ 3,380,000
2012	62	\$ 657,750	-2.2 %	\$ 370,000	\$ 1,500,000
2013	69	\$ 680,000	3.4 %	\$ 425,000	\$ 1,380,000
2014	72	\$ 770,000	13.2 %	\$ 460,000	\$ 3,850,000
2015	78	\$ 872,000	13.2 %	\$ 485,000	\$ 2,650,000
2016	69	\$ 862,375	-1.1 %	\$ 537,500	\$ 1,336,000
2017	65	\$ 955,000	10.7 %	\$ 554,000	\$ 1,700,000
2018	72	\$ 961,500	0.7 %	\$ 515,000	\$ 3,350,000
2019	75	\$ 960,000	-0.2 %	\$ 480,000	\$ 2,625,000
2020	63	\$ 1,025,000	6.8 %	\$ 375,000	\$ 2,875,000
2021	68	\$ 1,382,500	34.9 %	\$ 775,000	\$ 3,135,000
2022	58	\$ 1,650,000	19.3 %	\$ 768,000	\$ 4,650,000
2023	58	\$ 1,550,000	-6.1 %	\$ 760,000	\$ 4,025,000
2024	1	\$ 1,350,000	-12.9 %	\$ 1,350,000	\$ 1,350,000

Median Sale Price
\$1.55m

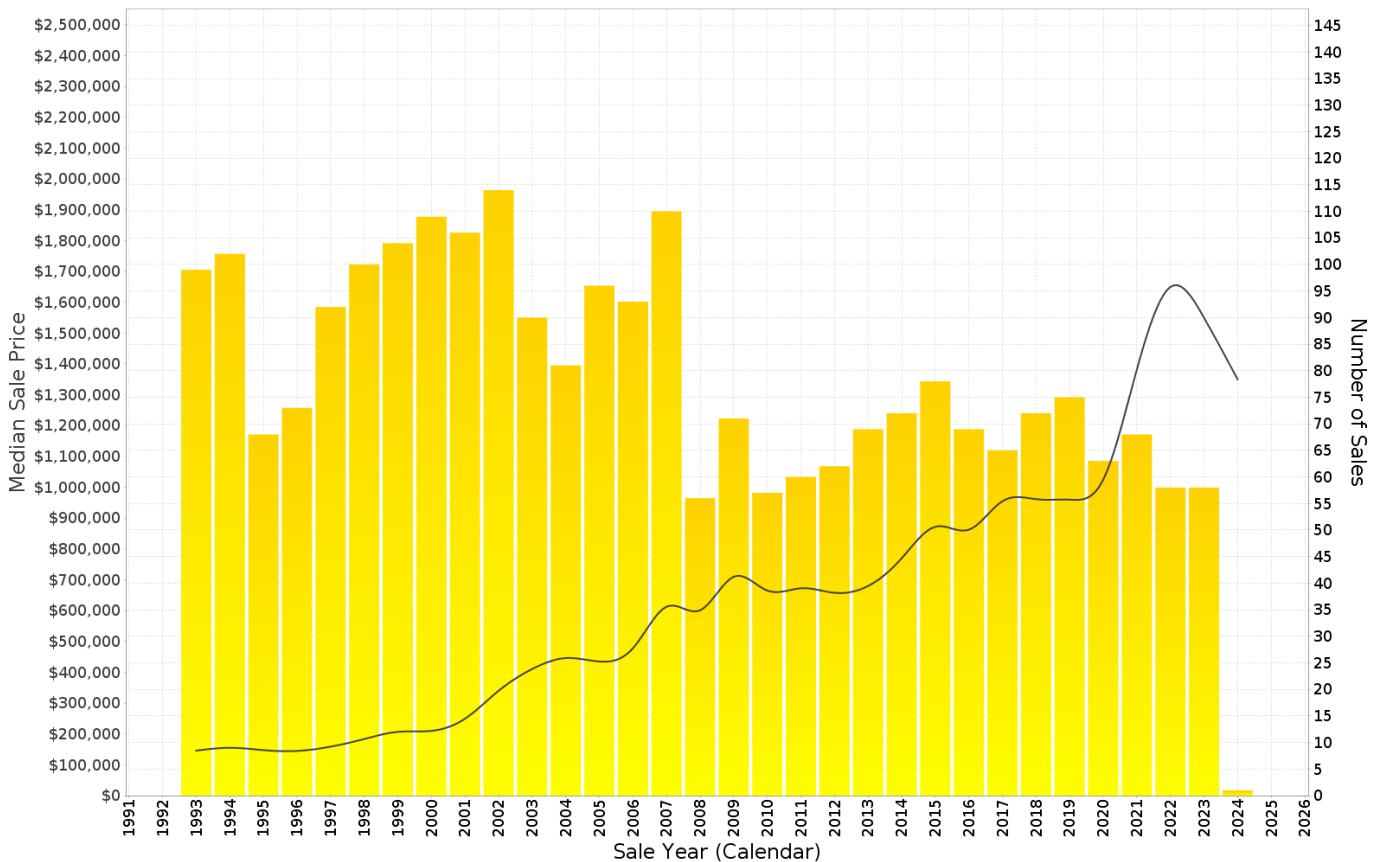
Based on 58 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-6.1%

Current Median Price: \$1,550,000
Previous Median Price: \$1,650,000

Based on 116 recorded House 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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GRANGE - Recently Sold Properties

Median Sale Price

\$1.55m

Based on 58 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

-6.1%

Current Median Price: \$1,550,000
Previous Median Price: \$1,650,000

Based on 116 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

58

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

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

95 GRANGE RD




\$970,000

Mar 2024
131 Days

604 m² 3 2 -

24 HOWARD ST




\$2,400,000

Mar 2024
37 Days

630 m² 5 4 4

12 FERRES ST




\$1,970,000

Mar 2024
17 Days

405 m² 5 3 1

94 GRANGE RD

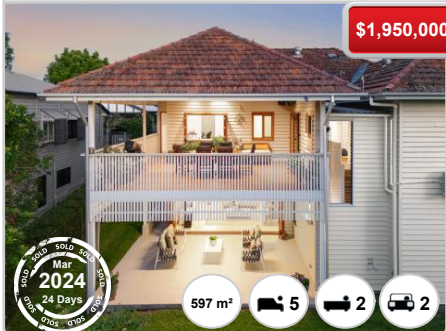


\$1,120,000

Mar 2024
51 Days

607 m² 3 2 1

18 SOUTHERDEN AVE




\$1,950,000

Mar 2024
24 Days

597 m² 5 2 2

29 GRANGE RD




\$920,000

Feb 2024
7 Days

458 m² 2 1 2

27 GRANGE RD




\$985,000

Feb 2024
38 Days

458 m² 2 1 4

5 MEECHAM ST




\$2,750,000

Feb 2024
28 Days

607 m² 4 3 2

43 JEAN ST




\$3,385,000

Feb 2024
25 Days

810 m² 5 2 2

43 GRANGE RD

\$800,000




Feb 2024
22 Days

405 m² 3 1 1

118 BLANDFORD ST

\$1,350,000

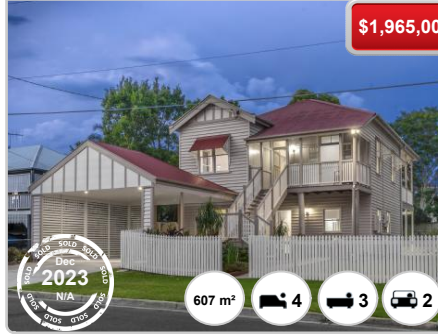


Feb 2024
14 Days

1,012 m² 4 2 2

7 MYRTLE ST

\$1,965,000



Dec 2023
N/A

607 m² 4 3 2

169 EVELYN ST

\$1,750,000




Dec 2023
20 Days

810 m² 3 1 1

151 EVELYN ST

\$1,205,000




Dec 2023
32 Days

405 m² 3 2 2

62 CHEVIOT ST

\$1,670,000

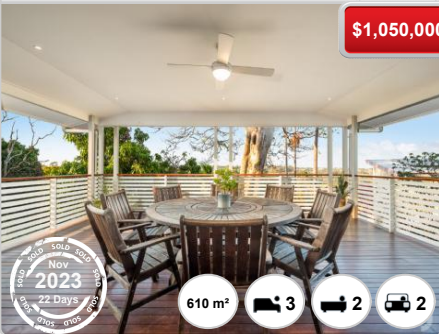


Nov 2023
N/A

645 m² 3 1 -

28 GREENWAY ST

\$1,050,000




Nov 2023
22 Days

610 m² 3 2 2

74 BLANDFORD ST

\$3,220,000

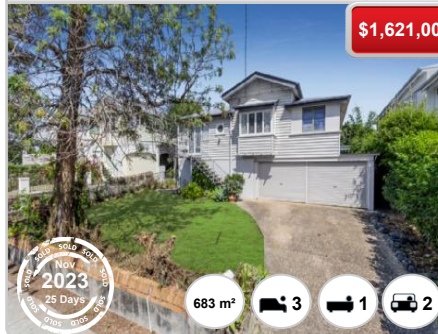


Nov 2023
N/A

546 m² 5 3 2

126 GRACEMERE ST

\$1,621,000




Nov 2023
25 Days

683 m² 3 1 2

26 BRUCE ST

\$1,300,000



Nov 2023
9 Days

405 m² 5 2 2

35 BEGA ST

\$1,390,000

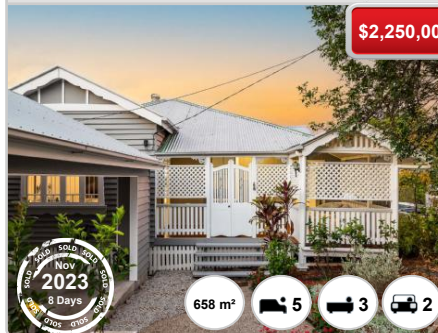


Nov 2023
N/A

607 m² 3 1 2

61 PRIMROSE ST

\$2,250,000



Nov 2023
8 Days

658 m² 5 3 2

GRANGE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	14	\$ 371,500	0.0 %	\$ 218,500	\$ 607,500
2007	16	\$ 417,500	12.4 %	\$ 312,000	\$ 870,000
2008	10	\$ 469,500	12.5 %	\$ 305,000	\$ 510,000
2009	18	\$ 388,000	-17.4 %	\$ 312,000	\$ 489,000
2010	14	\$ 479,000	23.5 %	\$ 350,000	\$ 1,560,000
2011	11	\$ 449,000	-6.3 %	\$ 310,000	\$ 490,000
2012	10	\$ 435,500	-3.0 %	\$ 290,000	\$ 770,000
2013	10	\$ 383,000	-12.1 %	\$ 312,500	\$ 767,500
2014	9	\$ 525,000	37.1 %	\$ 330,000	\$ 1,000,000
2015	14	\$ 415,000	-21.0 %	\$ 222,500	\$ 1,255,000
2016	15	\$ 525,000	26.5 %	\$ 313,000	\$ 565,500
2017	44	\$ 780,000	48.6 %	\$ 295,000	\$ 970,414
2018	14	\$ 525,000	-32.7 %	\$ 295,000	\$ 1,603,963
2019	15	\$ 525,000	0.0 %	\$ 293,000	\$ 950,000
2020	14	\$ 508,500	-3.1 %	\$ 295,000	\$ 1,751,000
2021	25	\$ 615,000	20.9 %	\$ 305,000	\$ 1,500,000
2022	23	\$ 826,000	34.3 %	\$ 417,500	\$ 1,380,000
2023	19	\$ 900,000	9.0 %	\$ 395,000	\$ 1,810,000
2024	3	\$ 760,000	-15.6 %	\$ 541,500	\$ 830,000

Median Sale Price

\$900k

Based on 19 recorded Unit sales within the last 12 months (2023)

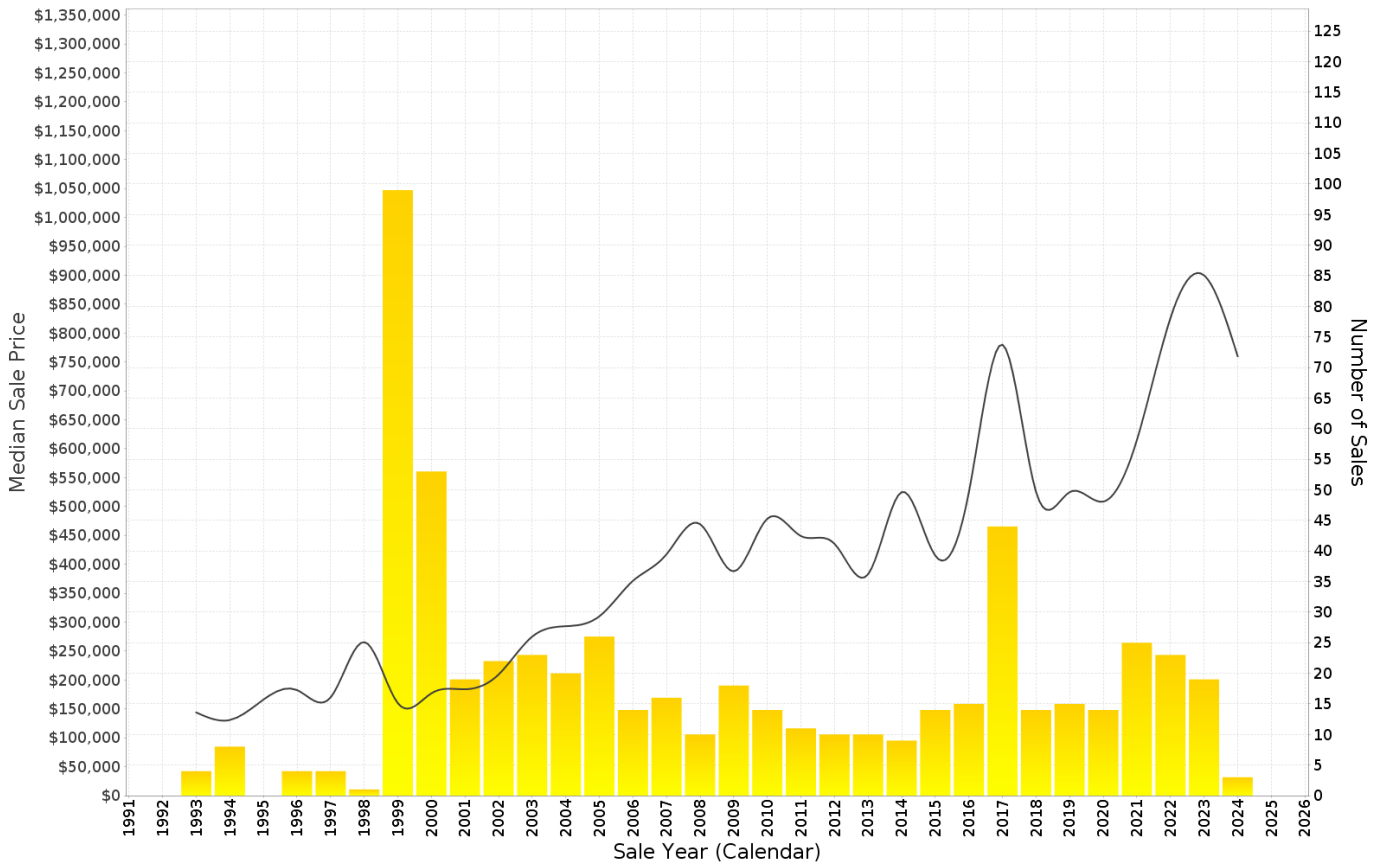
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.0%

Current Median Price: \$900,000
Previous Median Price: \$826,000

Based on 42 recorded Unit sales compared over the last two rolling 12 month periods



GRANGE - Recently Sold Properties

Median Sale Price

\$900k

Based on 19 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: \$900,000
Previous Median Price: \$826,000

Based on 42 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

19

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

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

7/43 CARBERRY ST

\$541,500

Sold Feb 2024
6 Days

100 m² 2 2 1

52/120 UXBRIDGE ST

\$830,000

Sold Jan 2024
89 Days

151 m² 3 2 2

76/120 UXBRIDGE ST

\$760,000

Sold Feb 2024
N/A

134 m² 3 1 2

38/41 AGINCOURT ST

\$1,100,000

Sold Nov 2023
51 Days

190 m² 3 2 2

7/120 UXBRIDGE ST

\$975,000

Sold Oct 2023
13 Days

162 m² 3 2 2

12/43 CARBERRY ST

\$450,000

Sold Oct 2023
N/A

98 m² 2 2 1