



RayWhite®

SUBURB REPORT

GORDON PARK

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GORDON PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	69	\$ 460,000	0.0 %	\$ 285,000	\$ 800,000
2007	99	\$ 512,000	11.3 %	\$ 210,000	\$ 1,400,000
2008	48	\$ 595,000	16.2 %	\$ 360,500	\$ 1,035,000
2009	50	\$ 551,500	-7.3 %	\$ 386,000	\$ 1,560,000
2010	34	\$ 590,000	7.0 %	\$ 395,000	\$ 1,260,000
2011	50	\$ 603,000	2.2 %	\$ 380,000	\$ 1,350,000
2012	47	\$ 590,000	-2.2 %	\$ 368,000	\$ 990,000
2013	67	\$ 629,000	6.6 %	\$ 320,000	\$ 930,000
2014	60	\$ 777,000	23.5 %	\$ 460,000	\$ 1,390,000
2015	66	\$ 720,000	-7.3 %	\$ 452,000	\$ 1,202,000
2016	70	\$ 735,000	2.1 %	\$ 448,000	\$ 1,300,001
2017	51	\$ 797,000	8.4 %	\$ 465,000	\$ 1,725,000
2018	46	\$ 870,000	9.2 %	\$ 523,500	\$ 1,683,000
2019	45	\$ 841,000	-3.3 %	\$ 520,000	\$ 1,685,000
2020	52	\$ 864,250	2.8 %	\$ 493,000	\$ 1,950,000
2021	70	\$ 1,180,500	36.6 %	\$ 680,000	\$ 2,450,000
2022	54	\$ 1,400,000	18.6 %	\$ 670,000	\$ 2,750,000
2023	36	\$ 1,362,500	-2.7 %	\$ 770,000	\$ 2,650,000
2024	1	\$ 915,000	-32.8 %	\$ 915,000	\$ 915,000

Median Sale Price
\$1.36m

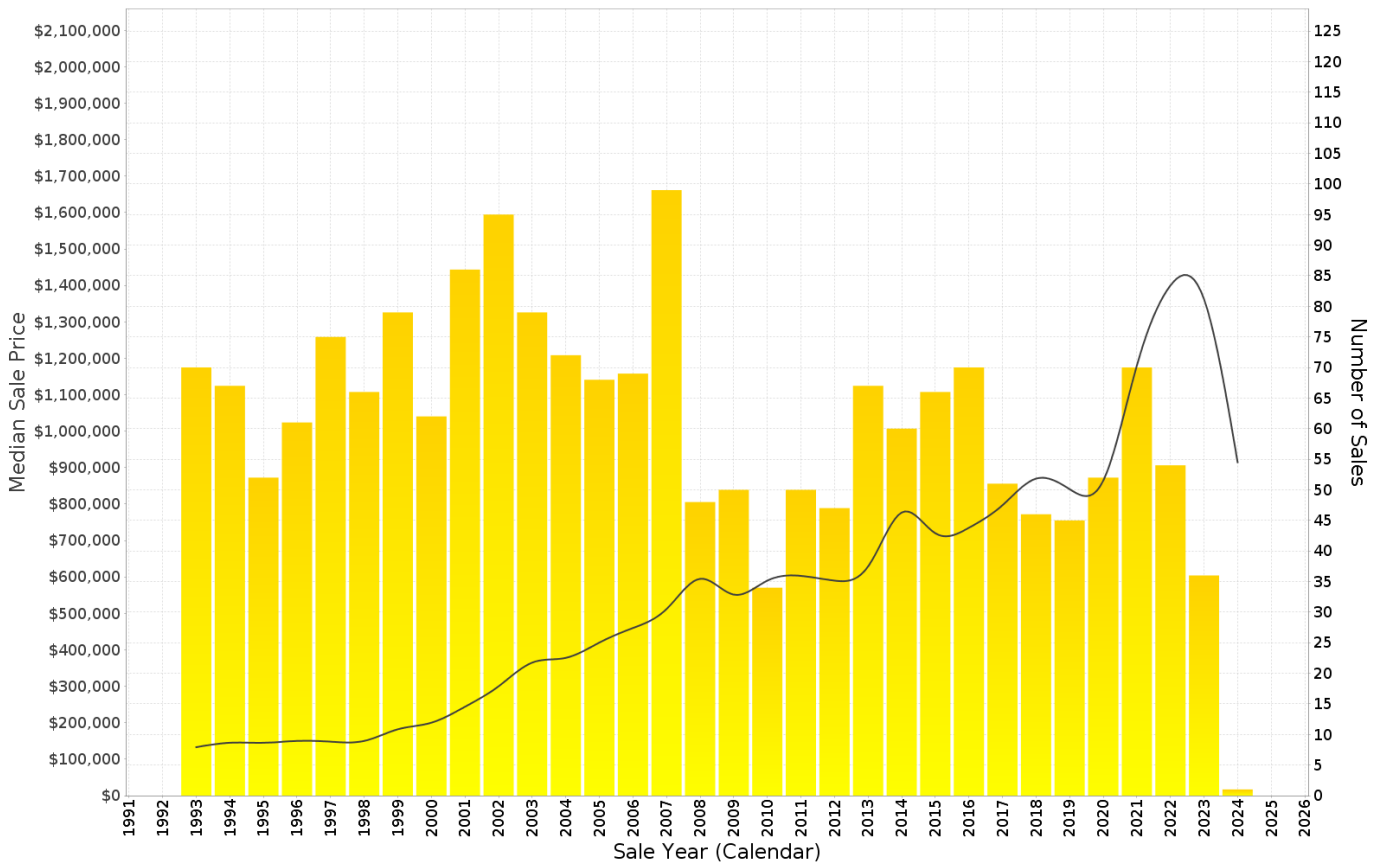
Based on 36 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-2.7%

Current Median Price: \$1,362,500
Previous Median Price: \$1,400,000

Based on 90 recorded House sales compared over the last two rolling 12 month periods



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GORDON PARK - Recently Sold Properties

Median Sale Price

\$1.36m

Based on 36 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

-2.7%

Current Median Price: \$1,362,500
Previous Median Price: \$1,400,000

Based on 90 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

36

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

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

76 BEACONSFIELD TCE



\$1,650,000

405 m² 3 2 1

Sold Mar 2024
14 Days

10 GROOM ST



\$1,471,000

607 m² 3 1 2

Sold Mar 2024
13 Days

134 GORDON ST




\$1,750,000

810 m² 3 1 2

Sold Mar 2024
28 Days

18 ARCHER ST




\$2,510,000

405 m² 5 3 2

Sold Feb 2024
25 Days

2 ALVA TCE




\$915,000

257 m² 3 3 1

Sold Jan 2024
423 Days

132 GORDON ST

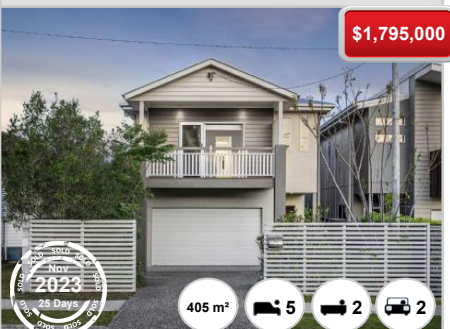


\$2,250,000

405 m² 5 3 2

Sold Dec 2023
498 Days

136 KHARTOUM ST




\$1,795,000

405 m² 5 2 2

Sold Nov 2023
25 Days

49 BARRON ST

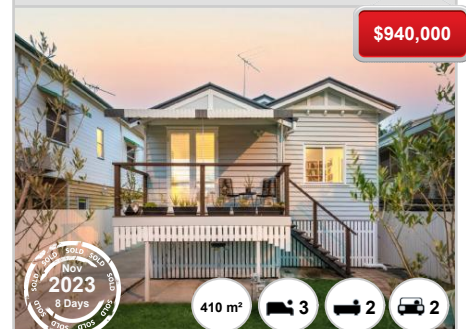


\$1,200,000

556 m² 3 3 1

Sold Nov 2023
8 Days

26 STAFFORD ROAD OF



\$940,000

410 m² 3 2 2

Sold Nov 2023
8 Days

101 KHARTOUM ST

\$1,835,000

Nov 2023
42 Days

572 m² 3 2 1

46 GORDON ST

\$1,060,000

Nov 2023
25 Days

271 m² 3 1 1

104 GORDON ST

\$1,670,000

Oct 2023
27 Days

4 2 -

40 STAFFORD ROAD OF

\$900,000

Oct 2023
53 Days

410 m² 2 1 2

41 GROOM ST

\$1,090,000

Oct 2023
25 Days

405 m² 2 2 1

102 GORDON ST

\$1,670,000

Oct 2023
N/A

810 m² - - -

62 HAIG ST

\$1,160,000

Oct 2023
8 Days

493 m² 3 1 1

23 HIGHLAND ST

\$1,220,000

Oct 2023
N/A

215 m² 3 2 1

39 BEACONSFIELD TCE

\$1,375,000

Oct 2023
12 Days

405 m² 5 3 1

4 HAMILTON ST

\$1,800,000

Oct 2023
43 Days

400 m² 5 3 2

148 KHARTOUM ST

\$2,350,000

Oct 2023
N/A

810 m² 4 3 4

GORDON PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	53	\$ 295,000	0.0 %	\$ 161,000	\$ 1,250,000
2007	74	\$ 325,000	10.2 %	\$ 71,000	\$ 1,200,000
2008	39	\$ 349,000	7.4 %	\$ 150,000	\$ 705,000
2009	57	\$ 345,000	-1.1 %	\$ 265,000	\$ 1,390,042
2010	36	\$ 357,500	3.6 %	\$ 255,000	\$ 989,000
2011	47	\$ 385,000	7.7 %	\$ 210,000	\$ 940,000
2012	40	\$ 345,000	-10.4 %	\$ 210,000	\$ 510,000
2013	50	\$ 360,250	4.4 %	\$ 250,000	\$ 570,000
2014	49	\$ 385,000	6.9 %	\$ 220,000	\$ 980,000
2015	43	\$ 405,500	5.3 %	\$ 238,000	\$ 1,050,000
2016	32	\$ 365,000	-10.0 %	\$ 240,000	\$ 1,450,000
2017	31	\$ 325,000	-11.0 %	\$ 250,000	\$ 1,405,000
2018	41	\$ 395,000	21.5 %	\$ 205,000	\$ 700,000
2019	46	\$ 335,500	-15.1 %	\$ 225,000	\$ 1,600,000
2020	37	\$ 430,000	28.2 %	\$ 250,000	\$ 1,480,000
2021	67	\$ 455,000	5.8 %	\$ 255,000	\$ 1,006,915
2022	72	\$ 445,000	-2.2 %	\$ 287,000	\$ 1,380,000
2023	33	\$ 520,000	16.9 %	\$ 375,000	\$ 1,380,000
2024	4	\$ 514,500	-1.1 %	\$ 502,500	\$ 531,000

Median Sale Price
\$520k

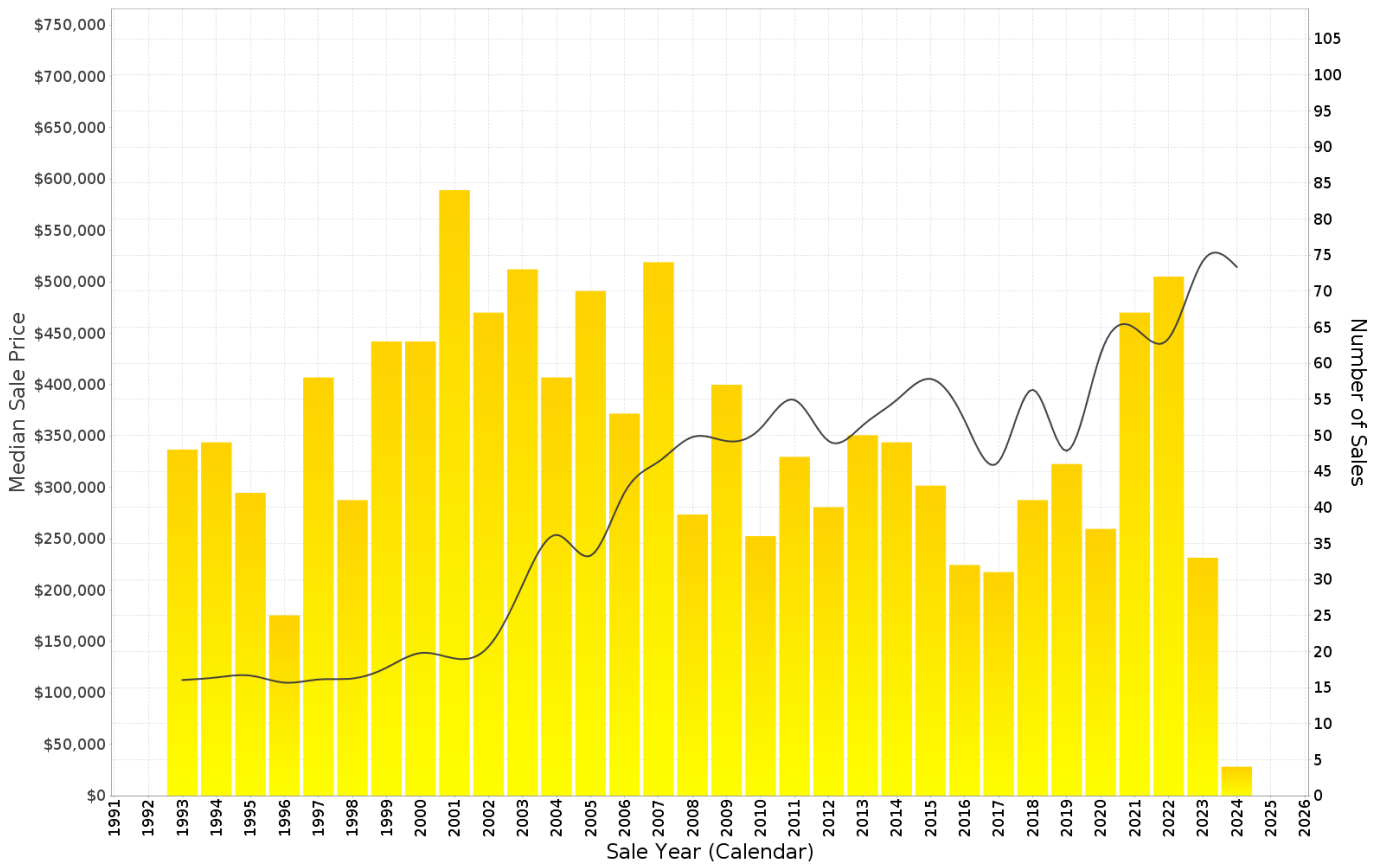
Based on 33 recorded Unit sales within the last 12 months (2023)

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

Suburb Growth
+16.9%

Current Median Price: \$520,000
Previous Median Price: \$445,000

Based on 105 recorded Unit sales compared over the last two rolling 12 month periods



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GORDON PARK - Recently Sold Properties

Median Sale Price

\$520k

Based on 33 recorded Unit sales within the last 12 months (2023)

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Suburb Growth

+16.9%

Current Median Price: \$520,000
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Sold Properties

33

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

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

12 ALVA TCE

\$918,000

Sold Mar 2024
20 Days

141 m² 3 2 2

6/40 BARRON ST

\$1,023,000

Sold Mar 2024
7 Days

272 m² 3 2 2

6/45 ALVA TCE

\$605,000

Sold Feb 2024
15 Days

147 m² 2 1 1

1/7 GROOM ST

\$713,000

Sold Feb 2024
13 Days

103 m² 2 1 1

5/25 VICTORIA TCE

\$514,000

Sold Feb 2024
5 Days

116 m² 2 1 1

3/88 HAIG ST

\$487,000

Sold Feb 2024
13 Days

109 m² 2 1 1

5/37 VICTORIA TCE

\$515,000

Sold Jan 2024
3 Days

106 m² 2 1 1

2/65 HAIG ST

\$502,500

Sold Jan 2024
4 Days

110 m² 2 2 1

4/73 SWAN ST

\$531,000

Sold Jan 2024
5 Days

95 m² 2 1 1

4/39 SHAMROCK ST

\$529,000

Nov 2023
10 Days

111 m² 2 2 1

3/89 HAIG ST

\$458,500

Nov 2023
9 Days

121 m² 2 1 1

2/33 VICTORIA TCE

\$415,000

Nov 2023
18 Days

65 m² 1 1 1

25/4 SUEZ ST

\$1,225,000

Nov 2023
76 Days

243 m² - 1 9

3/22 GOULBURN ST

\$850,000

Nov 2023
16 Days

144 m² 3 2 1

4/69 GROOM ST

\$814,000

Nov 2023
8 Days

130 m² 3 2 1

2/10 BURNABY TCE

\$566,000

Oct 2023
7 Days

98 m² 2 1 1

2/64 ALVA TCE

\$420,000

Oct 2023
12 Days

102 m² 2 1 1