



**RayWhite®**

**SUBURB REPORT**

**FERNY HILLS**

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

# FERNY HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	198	\$ 330,000	0.0 %	\$ 131,000	\$ 725,000
2007	210	\$ 390,000	18.2 %	\$ 273,000	\$ 1,000,000
2008	142	\$ 429,250	10.1 %	\$ 265,000	\$ 811,000
2009	180	\$ 434,000	1.1 %	\$ 312,500	\$ 960,000
2010	131	\$ 460,000	6.0 %	\$ 356,000	\$ 1,400,000
2011	138	\$ 425,000	-7.6 %	\$ 275,000	\$ 8,000,000
2012	129	\$ 440,000	3.5 %	\$ 260,000	\$ 900,000
2013	165	\$ 450,000	2.3 %	\$ 280,000	\$ 770,000
2014	153	\$ 470,000	4.4 %	\$ 250,000	\$ 1,000,000
2015	151	\$ 499,999	6.4 %	\$ 318,750	\$ 1,350,000
2016	156	\$ 524,000	4.8 %	\$ 350,000	\$ 945,000
2017	155	\$ 545,000	4.0 %	\$ 200,000	\$ 1,350,000
2018	133	\$ 565,000	3.7 %	\$ 417,000	\$ 1,525,000
2019	119	\$ 567,500	0.4 %	\$ 420,000	\$ 950,000
2020	144	\$ 593,500	4.6 %	\$ 413,000	\$ 1,300,000
2021	178	\$ 768,500	29.5 %	\$ 455,000	\$ 1,401,000
2022	121	\$ 880,000	14.5 %	\$ 498,750	\$ 2,050,000
2023	142	\$ 867,500	-1.4 %	\$ 240,000	\$ 2,515,000
2024	12	\$ 925,000	6.6 %	\$ 687,000	\$ 1,035,000

## Median Sale Price

# \$868k

Based on 142 recorded House sales within the last 12 months (2023)

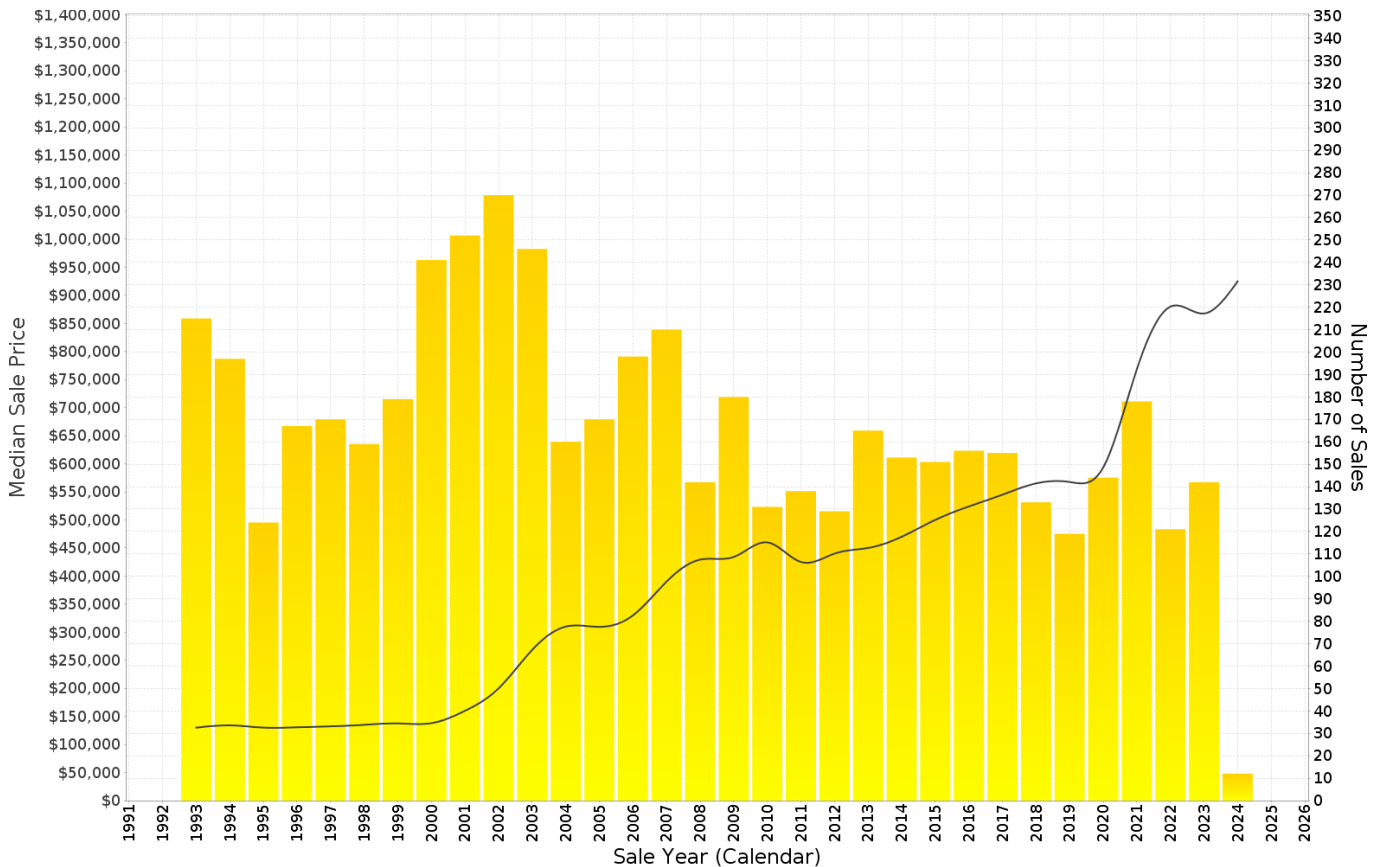
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -1.4%

Current Median Price: \$867,500  
Previous Median Price: \$880,000

Based on 263 recorded House sales compared over the last two rolling 12 month periods



# FERNY HILLS - Recently Sold Properties

Median Sale Price

**\$868k**

Based on 142 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

**-1.4%**

Current Median Price: \$867,500  
Previous Median Price: \$880,000

Based on 263 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**142**

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

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

**3 MERINO CL**



**\$1,300,000**

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

Sold Mar 2024 40 Days

**45 TARNOOK DR**

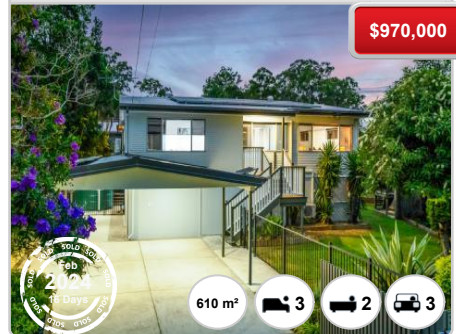


**\$926,000**

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

Sold Mar 2024 25 Days

**39 DUNBIL AVE**



**\$970,000**

610 m<sup>2</sup> 3 2 3

Sold Feb 2024 18 Days

**7 NAALONG GR**



**\$1,035,000**

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

Sold Feb 2024 26 Days

**2 PARNOOLAR CRES**




**\$920,000**

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

Sold Feb 2024 5 Days

**1 CHEVRON ST**




**\$860,150**

747 m<sup>2</sup> 4 2 2

Sold Feb 2024 8 Days

**18 LINKWOOD DR**



**\$970,000**

750 m<sup>2</sup> 4 2 2

Sold Feb 2024 14 Days

**11 BOLONG CRES**




**\$974,000**

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

Sold Feb 2024 N/A

**67 ILLUTA AVE**



**\$855,000**

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

Sold Jan 2024 7 Days

**14 WIRLPANA AVE**

**\$930,000**

Jan 2024  
61 Days

607 m<sup>2</sup> 4 2 2

**22 KOLORA CRES**

**\$970,000**

Jan 2024  
62 Days

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

**18 KIRINYA ST**

**\$865,000**

Jan 2024  
19 Days

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

**55 CAESAR RD**

**\$910,000**

Jan 2024  
7 Days

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

**23 TARAWILL CRES**

**\$765,000**

Jan 2024  
12 Days

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

**51 GORDON RD**

**\$687,000**

Jan 2024  
7 Days

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

**1 CRANWOOD ST**

**\$930,000**

Jan 2024  
40 Days

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

**4 PINDARI AVE**

**\$922,000**

Dec 2023  
16 Days

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

**19 DINTERRA AVE**

**\$970,000**

Dec 2023  
5 Days

607 m<sup>2</sup> 3 2 2

**17 EUROBIN CRES**

**\$915,000**

Dec 2023  
N/A

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

**80 HUTTON RD**

**\$1,450,000**

Dec 2023  
N/A

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

**6 CAESAR RD**

**\$950,000**

Dec 2023  
N/A

693 m<sup>2</sup> 3 1 5

# FERNY HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	24	\$ 365,000	0.0 %	\$ 235,000	\$ 426,000
2007	8	\$ 304,878	-16.5 %	\$ 255,000	\$ 460,000
2008	6	\$ 314,750	3.2 %	\$ 305,000	\$ 375,000
2009	5	\$ 351,000	11.5 %	\$ 335,000	\$ 440,000
2010	5	\$ 397,000	13.1 %	\$ 330,000	\$ 1,225,000
2011	4	\$ 320,000	-19.4 %	\$ 285,500	\$ 350,000
2012	5	\$ 306,200	-4.3 %	\$ 276,000	\$ 340,000
2013	5	\$ 348,000	13.7 %	\$ 309,000	\$ 630,000
2014	7	\$ 390,000	12.1 %	\$ 320,000	\$ 616,000
2015	6	\$ 355,500	-8.8 %	\$ 320,000	\$ 395,600
2016	5	\$ 352,000	-1.0 %	\$ 348,000	\$ 415,000
2017	16	\$ 469,000	33.2 %	\$ 318,000	\$ 1,200,000
2018	10	\$ 442,500	-5.7 %	\$ 349,000	\$ 685,000
2019	6	\$ 410,000	-7.3 %	\$ 385,000	\$ 520,000
2020	5	\$ 370,000	-9.8 %	\$ 330,000	\$ 492,500
2021	19	\$ 551,500	49.1 %	\$ 375,000	\$ 1,595,000
2022	8	\$ 624,750	13.3 %	\$ 461,000	\$ 917,500
2023	5	\$ 674,000	7.9 %	\$ 505,000	\$ 765,000
2024	0				

## Median Sale Price

# \$674k

Based on 5 recorded Unit sales within the last 12 months (2023)

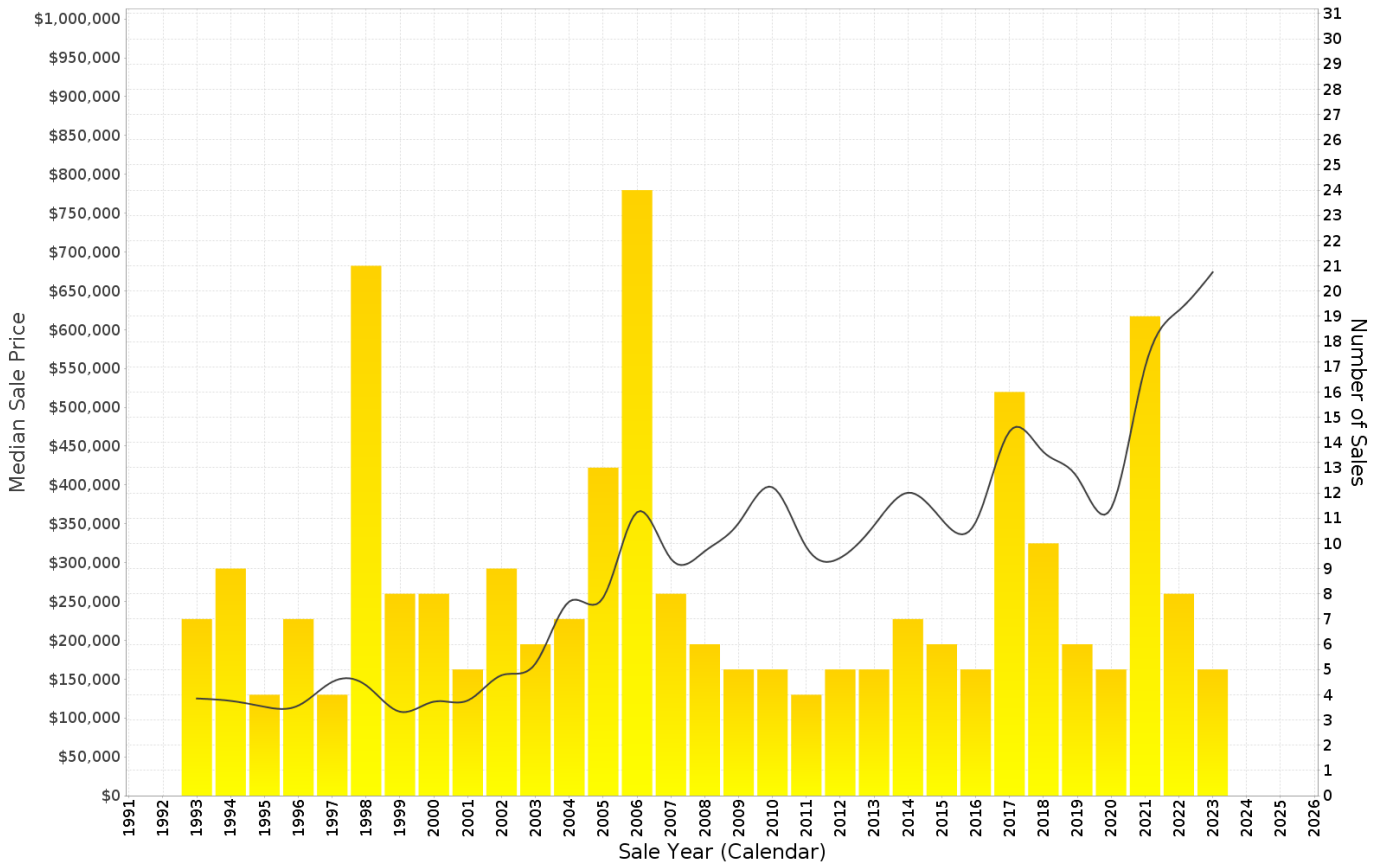
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +7.9%

Current Median Price: \$674,000  
Previous Median Price: \$624,750

Based on 13 recorded Unit sales compared over the last two rolling 12 month periods



# FERNY HILLS - Recently Sold Properties

## Median Sale Price

**\$674k**

Based on 5 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

**+7.9%**

Current Median Price: \$674,000  
Previous Median Price: \$624,750

Based on 13 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

**5**

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

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

