



RayWhite®

SUBURB REPORT

FERNY GROVE

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FERNY GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	83	\$ 373,000	0.0 %	\$ 130,000	\$ 625,000
2007	88	\$ 421,500	13.0 %	\$ 279,000	\$ 705,000
2008	64	\$ 465,000	10.3 %	\$ 350,000	\$ 650,000
2009	76	\$ 485,000	4.3 %	\$ 366,000	\$ 691,000
2010	74	\$ 498,900	2.9 %	\$ 349,000	\$ 825,000
2011	72	\$ 486,250	-2.5 %	\$ 330,000	\$ 900,000
2012	58	\$ 479,000	-1.5 %	\$ 335,000	\$ 940,000
2013	91	\$ 505,000	5.4 %	\$ 333,000	\$ 715,000
2014	71	\$ 525,000	4.0 %	\$ 320,000	\$ 695,000
2015	86	\$ 548,250	4.4 %	\$ 377,000	\$ 865,000
2016	88	\$ 550,500	0.4 %	\$ 390,000	\$ 810,000
2017	99	\$ 605,000	9.9 %	\$ 430,000	\$ 955,000
2018	62	\$ 608,150	0.5 %	\$ 425,000	\$ 965,000
2019	72	\$ 620,000	1.9 %	\$ 410,000	\$ 2,000,000
2020	75	\$ 655,000	5.6 %	\$ 310,000	\$ 1,215,000
2021	98	\$ 816,500	24.7 %	\$ 500,000	\$ 1,925,000
2022	62	\$ 945,500	15.8 %	\$ 730,000	\$ 1,301,000
2023	80	\$ 900,000	-4.8 %	\$ 650,000	\$ 1,364,000
2024	0				

Median Sale Price
\$900k

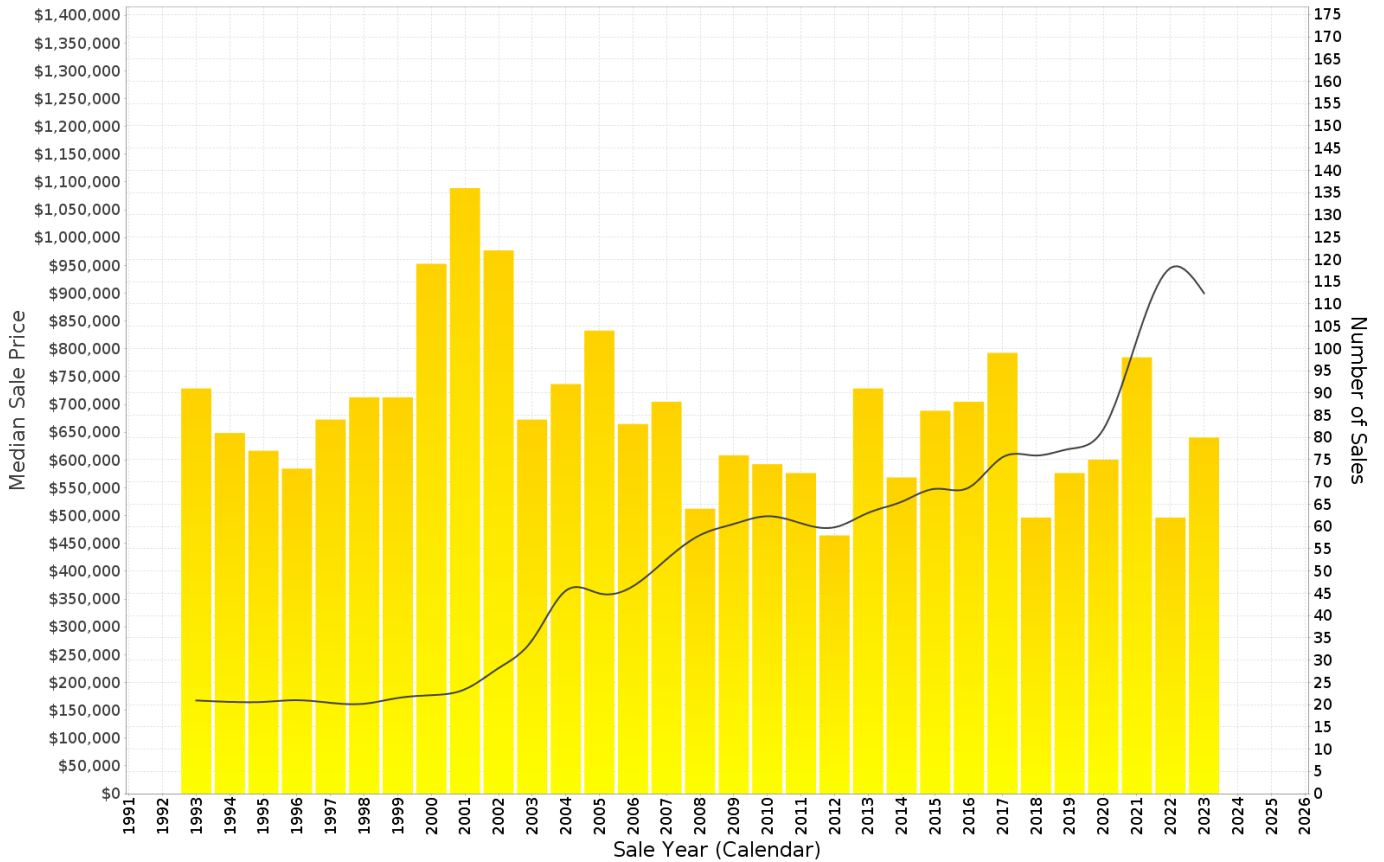
Based on 80 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-4.8%

Current Median Price: \$900,000
Previous Median Price: \$945,500

Based on 142 recorded House sales compared over the last two rolling 12 month periods



FERNY GROVE - Recently Sold Properties

Median Sale Price

\$900k

Based on 80 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

-4.8%

Current Median Price: \$900,000
Previous Median Price: \$945,500

Based on 142 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

80

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

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

285 UPPER KEDRON RD



\$1,178,000

890 m² 4 2 2

Sold Mar 2024 8 Days

1 CARRICK PL



\$1,365,000

800 m² 5 3 5

Sold Jan 2024 12 Days

40 MCALROY RD



\$1,125,000

800 m² 4 2 2

Sold Dec 2023 5 Days

4 KOOYONG CT



\$1,110,000

654 m² 4 3 2

Sold Dec 2023 3 Days

5 ISAACS CL



\$880,000

458 m² 4 2 2

Sold Nov 2023 67 Days

4 TONLEEGE ST



\$905,000

609 m² 3 2 2

Sold Nov 2023 7 Days

10 ORKNEY PL



\$1,225,000

792 m² 4 3 2

Sold Nov 2023 24 Days

5 MARSHALL PL




\$960,000

747 m² 4 2 2

Sold Nov 2023 6 Days

49 RINAVORE ST



\$813,000

4 1 2

Sold Nov 2023 6 Days

39 BALLYLIN ST




\$813,000

Nov 2023
N/A

632 m² 3 1 2

9 MELROSE PL

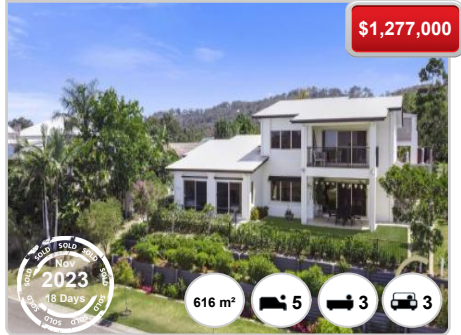


\$995,000

Nov 2023
N/A

750 m² 4 2 -

8 TIVOLI PL



\$1,277,000

Nov 2023
8 Days

616 m² 5 3 3

25 TIVOLI PL



\$985,000

Nov 2023
6 Days

645 m² 4 2 2

25 MELROSE PL

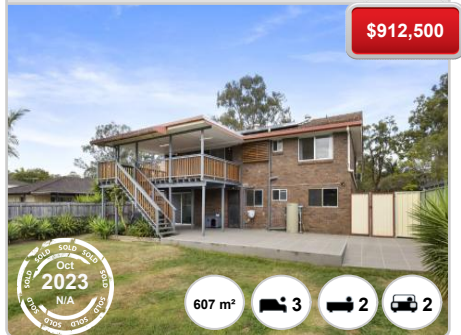


\$1,150,000

Nov 2023
8 Days

750 m² 5 3 2

23 MCGINN RD

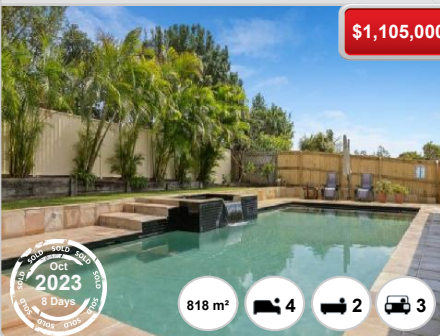


\$912,500

Oct 2023
N/A

607 m² 3 2 2

81 MCALROY RD



\$1,105,000

Oct 2023
8 Days

818 m² 4 2 3

23 BARVAS ST



\$1,250,000

Oct 2023
N/A

1,266 m² - - -

20 CABRAGH ST



\$1,061,000

Oct 2023
7 Days

723 m² 4 2 2

75 ARCHDALE RD



\$930,000

Oct 2023
4 Days

684 m² 4 3 2

4 FORTROSE PL



\$1,100,000

Oct 2023
12 Days

809 m² 5 3 2

19 BALLYLIN ST



\$850,000

Oct 2023
N/A

669 m² - - -

FERNY GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	21	\$ 239,000	0.0 %	\$ 200,000	\$ 520,000
2007	15	\$ 283,000	18.4 %	\$ 228,000	\$ 645,000
2008	15	\$ 330,000	16.6 %	\$ 225,000	\$ 735,000
2009	19	\$ 360,000	9.1 %	\$ 232,500	\$ 620,000
2010	16	\$ 373,250	3.7 %	\$ 317,500	\$ 730,000
2011	12	\$ 370,000	-0.9 %	\$ 270,000	\$ 650,000
2012	11	\$ 320,000	-13.5 %	\$ 265,000	\$ 587,500
2013	10	\$ 351,500	9.8 %	\$ 290,000	\$ 623,500
2014	12	\$ 350,800	-0.2 %	\$ 34,700	\$ 830,000
2015	14	\$ 375,000	6.9 %	\$ 310,000	\$ 755,000
2016	15	\$ 388,000	3.5 %	\$ 280,000	\$ 705,000
2017	13	\$ 417,000	7.5 %	\$ 312,000	\$ 747,500
2018	15	\$ 381,700	-8.5 %	\$ 314,500	\$ 1,050,000
2019	10	\$ 490,000	28.4 %	\$ 310,000	\$ 1,100,000
2020	18	\$ 465,000	-5.1 %	\$ 315,000	\$ 632,000
2021	18	\$ 418,000	-10.1 %	\$ 362,000	\$ 950,000
2022	6	\$ 877,500	109.9 %	\$ 426,000	\$ 3,200,000
2023	15	\$ 625,500	-28.7 %	\$ 485,000	\$ 2,000,000
2024	1	\$ 554,321	-11.4 %	\$ 554,321	\$ 554,321

Median Sale Price

\$626k

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

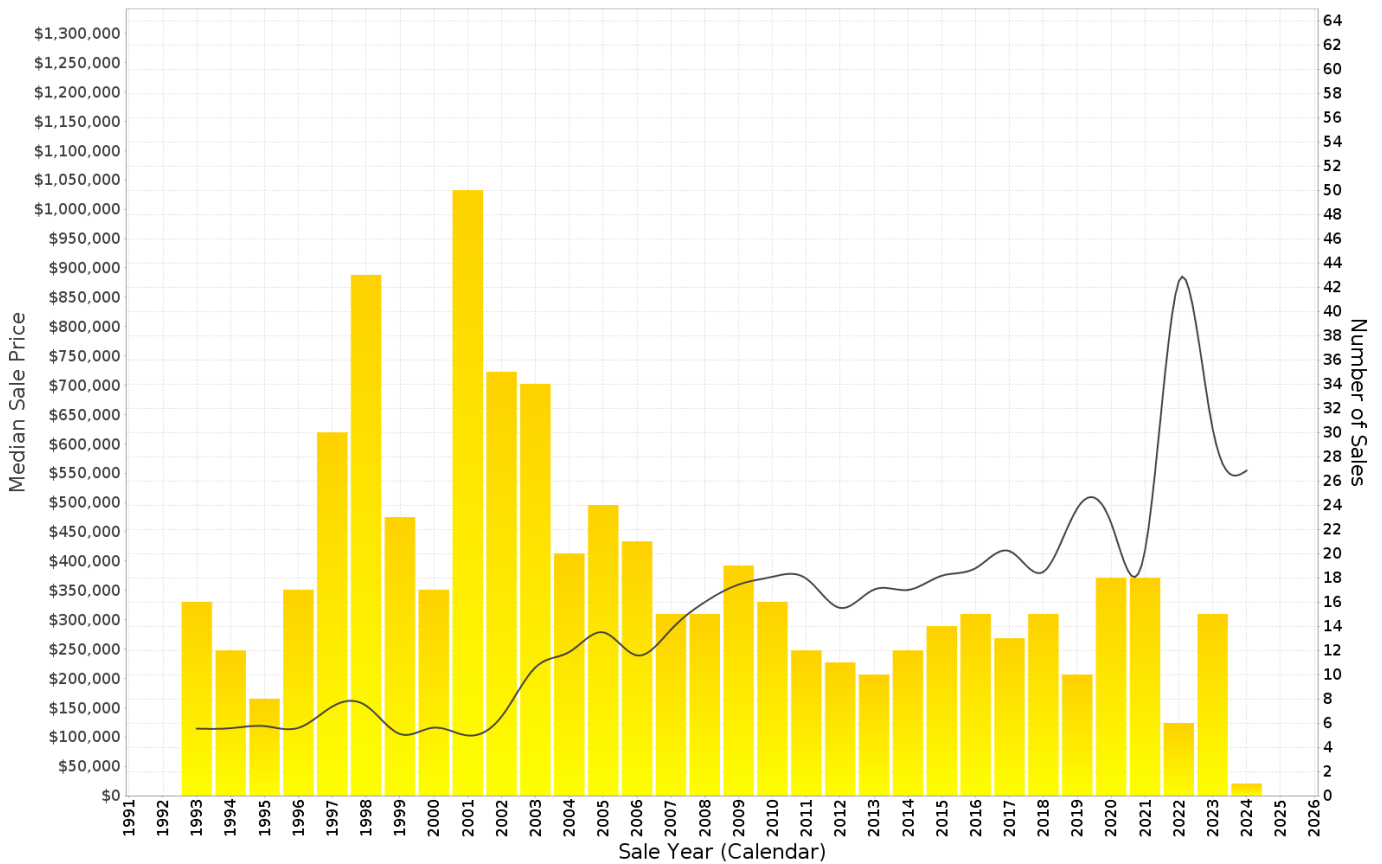
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-28.7%

Current Median Price: \$625,500
Previous Median Price: \$877,500

Based on 21 recorded Unit sales compared over the last two rolling 12 month periods



FERNY GROVE - Recently Sold Properties

Median Sale Price

\$626k

Based on 15 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

-28.7%

Current Median Price: \$625,500
Previous Median Price: \$877,500

Based on 21 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

15

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

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

2/3 BUNOWEN ST

\$554,321

Sold Jan 2024
27 Days

91 m² 2 1 1

2/21 NELSON PL

\$800,000

Sold Dec 2023
20 Days

166 m² 3 2 2

36/121 ARCHDALE RD

\$650,511

Sold Dec 2023
5 Days

186 m² 3 2 1

50/121 ARCHDALE RD

\$655,000

Sold Dec 2023
41 Days

196 m² 3 2 1

201 TO 203 LANITA RD

\$2,000,000

Sold Nov 2023
10 Days

9.64 ha 5 2 -

2/16 MOVILLA ST

\$532,000

Sold Nov 2023
4 Days

134 m² 2 1 1

4/30 GLENARIFF ST

\$510,000

Sold Nov 2023
1 Day

184 m² 2 1 1

1/16 MOVILLA ST

\$492,000

Sold Oct 2023
27 Days

109 m² 2 1 1

51/121 ARCHDALE RD

\$625,500

Sold Oct 2023
8 Days

257 m² 3 2 1

3/27 BUNOWEN ST

\$542,000

