



**RayWhite**

**SUBURB REPORT**

**ASHGROVE**

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

# ASHGROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	202	\$ 488,000	0.0 %	\$ 187,500	\$ 2,690,000
2007	249	\$ 607,000	24.4 %	\$ 275,000	\$ 1,395,000
2008	163	\$ 650,000	7.1 %	\$ 323,000	\$ 1,550,000
2009	193	\$ 637,000	-2.0 %	\$ 381,250	\$ 1,650,000
2010	163	\$ 695,000	9.1 %	\$ 210,000	\$ 1,650,000
2011	159	\$ 662,500	-4.7 %	\$ 170,000	\$ 4,050,000
2012	171	\$ 680,000	2.6 %	\$ 350,000	\$ 1,760,000
2013	193	\$ 770,000	13.2 %	\$ 20,000	\$ 1,725,000
2014	178	\$ 790,000	2.6 %	\$ 445,000	\$ 5,887,500
2015	210	\$ 822,500	4.1 %	\$ 15,000	\$ 1,865,000
2016	188	\$ 870,000	5.8 %	\$ 510,000	\$ 1,985,000
2017	192	\$ 962,500	10.6 %	\$ 300,000	\$ 2,250,000
2018	164	\$ 965,000	0.3 %	\$ 470,000	\$ 3,400,000
2019	155	\$ 960,000	-0.5 %	\$ 550,000	\$ 2,030,000
2020	185	\$ 1,150,000	19.8 %	\$ 515,000	\$ 3,000,000
2021	217	\$ 1,340,000	16.5 %	\$ 630,000	\$ 5,950,000
2022	147	\$ 1,480,000	10.4 %	\$ 675,000	\$ 3,220,000
2023	184	\$ 1,660,000	12.2 %	\$ 775,000	\$ 3,840,000
2024	8	\$ 1,270,000	-23.5 %	\$ 918,000	\$ 1,900,000

## Median Sale Price

**\$1.66m**

Based on 184 recorded House sales within the last 12 months (2023)

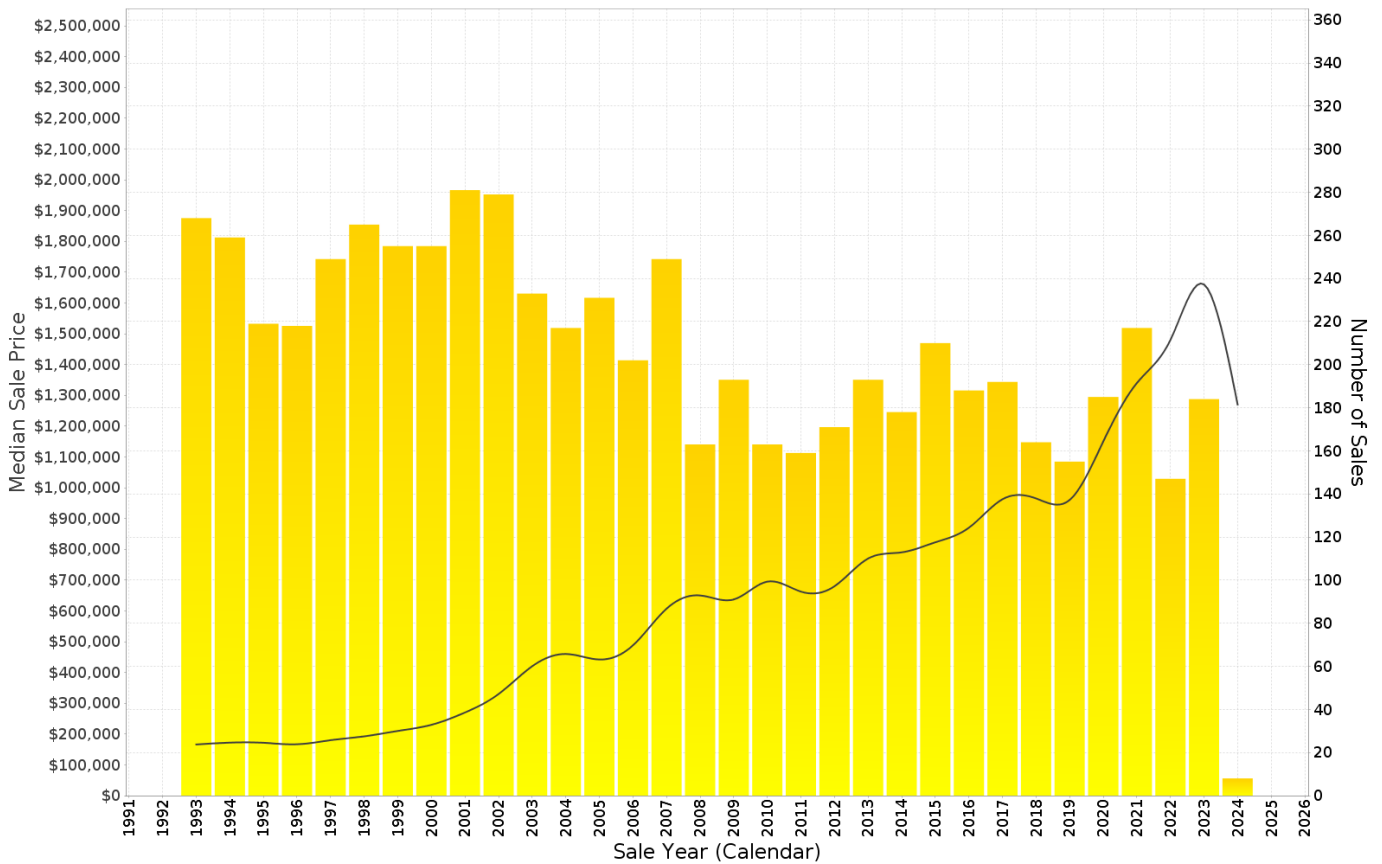
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+12.2%**

Current Median Price: \$1,660,000  
Previous Median Price: \$1,480,000

Based on 331 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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# ASHGROVE - Recently Sold Properties

Median Sale Price

**\$1.66m**

Based on 184 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

**+12.2%**

Current Median Price: \$1,660,000  
Previous Median Price: \$1,480,000

Based on 331 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**184**

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

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

**74 SAINT VINCENT ST**

**\$1,143,000**

Mar 2024  
53 Days

405 m<sup>2</sup> 4 2 1

**48 PANORAMA ST**

**\$1,353,300**

Mar 2024  
5 Days

678 m<sup>2</sup> 2 1 -

**540 WATERWORKS ROAD OF**

**\$910,000**

Feb 2024  
15 Days

647 m<sup>2</sup> 4 1 1

**31 ST VINCENT ST**

**\$1,325,700**

Feb 2024  
5 Days

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

**79 BROWN PDE**

**\$1,050,000**

Feb 2024  
26 Days

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

**34 HIGH ST**

**\$1,615,000**

Feb 2024  
23 Days

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

**5 BRISBANE ST**

**\$1,350,000**

Feb 2024  
150 Days

5 2 1

**9 TODD ST**

**\$1,251,000**

Feb 2024  
82 Days

410 m<sup>2</sup> 2 1 2

**36 BAILEYS RD**

**\$2,000,000**

Feb 2024  
15 Days

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

22 CORONA AVE

**\$2,220,000**

Sold Feb 2024  
222 Days

414 m<sup>2</sup> 5 3 2

1/200 ASHGROVE AVE

**\$918,000**

Sold Feb 2024  
119 Days

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

15A ROY ST

**\$1,200,000**

Sold Feb 2024  
6 Days

400 m<sup>2</sup> 4 2 2

37 TODD ST

**\$1,300,000**

Sold Jan 2024  
3 Days

407 m<sup>2</sup> 3 2 2

5 DAVIES RD

**\$1,900,000**

Sold Jan 2024  
7 Days

405 m<sup>2</sup> 4 2 2

2 BOWRAL ST

**\$1,350,000**

Sold Jan 2024  
10 Days

754 m<sup>2</sup> 4 2 2

20 MILPERA ST

**\$1,280,000**

Sold Jan 2024  
4 Days

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

20 EXETER ST

**\$1,260,000**

Sold Jan 2024  
N/A

1,217 m<sup>2</sup> 4 1 3

202 ASHGROVE AVE

**\$1,030,000**

Sold Dec 2023  
48 Days

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

25 GLENQUARIE PL

**\$1,625,000**

Sold Dec 2023  
27 Days

5 3 2

96 WARDELL ST

**\$1,155,000**

Sold Dec 2023  
28 Days

780 m<sup>2</sup> 3 2 2

234 ACACIA DR

**\$2,010,000**

Sold Dec 2023  
23 Days

668 m<sup>2</sup> 5 3 2

# ASHGROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	90	\$ 360,000	0.0 %	\$ 165,000	\$ 750,000
2007	90	\$ 349,250	-3.0 %	\$ 155,000	\$ 1,300,000
2008	61	\$ 375,000	7.4 %	\$ 237,000	\$ 1,145,000
2009	78	\$ 413,500	10.3 %	\$ 160,000	\$ 1,400,000
2010	61	\$ 399,000	-3.5 %	\$ 210,000	\$ 990,000
2011	69	\$ 410,000	2.8 %	\$ 130,000	\$ 1,000,000
2012	51	\$ 375,000	-8.5 %	\$ 245,000	\$ 585,000
2013	64	\$ 413,400	10.2 %	\$ 220,000	\$ 2,075,000
2014	120	\$ 509,500	23.2 %	\$ 235,000	\$ 1,110,000
2015	54	\$ 463,650	-9.0 %	\$ 265,000	\$ 1,210,000
2016	54	\$ 450,000	-2.9 %	\$ 250,000	\$ 1,170,000
2017	58	\$ 473,000	5.1 %	\$ 222,000	\$ 1,235,000
2018	52	\$ 446,250	-5.7 %	\$ 200,000	\$ 1,300,000
2019	46	\$ 520,500	16.6 %	\$ 240,000	\$ 2,125,000
2020	59	\$ 433,250	-16.8 %	\$ 235,000	\$ 2,100,000
2021	99	\$ 510,000	17.7 %	\$ 275,000	\$ 5,625,000
2022	67	\$ 581,000	13.9 %	\$ 250,000	\$ 2,000,000
2023	71	\$ 630,000	8.4 %	\$ 250,000	\$ 3,010,000
2024	7	\$ 710,000	12.7 %	\$ 430,000	\$ 3,500,000

## Median Sale Price

# \$630k

Based on 71 recorded Unit sales within the last 12 months (2023)

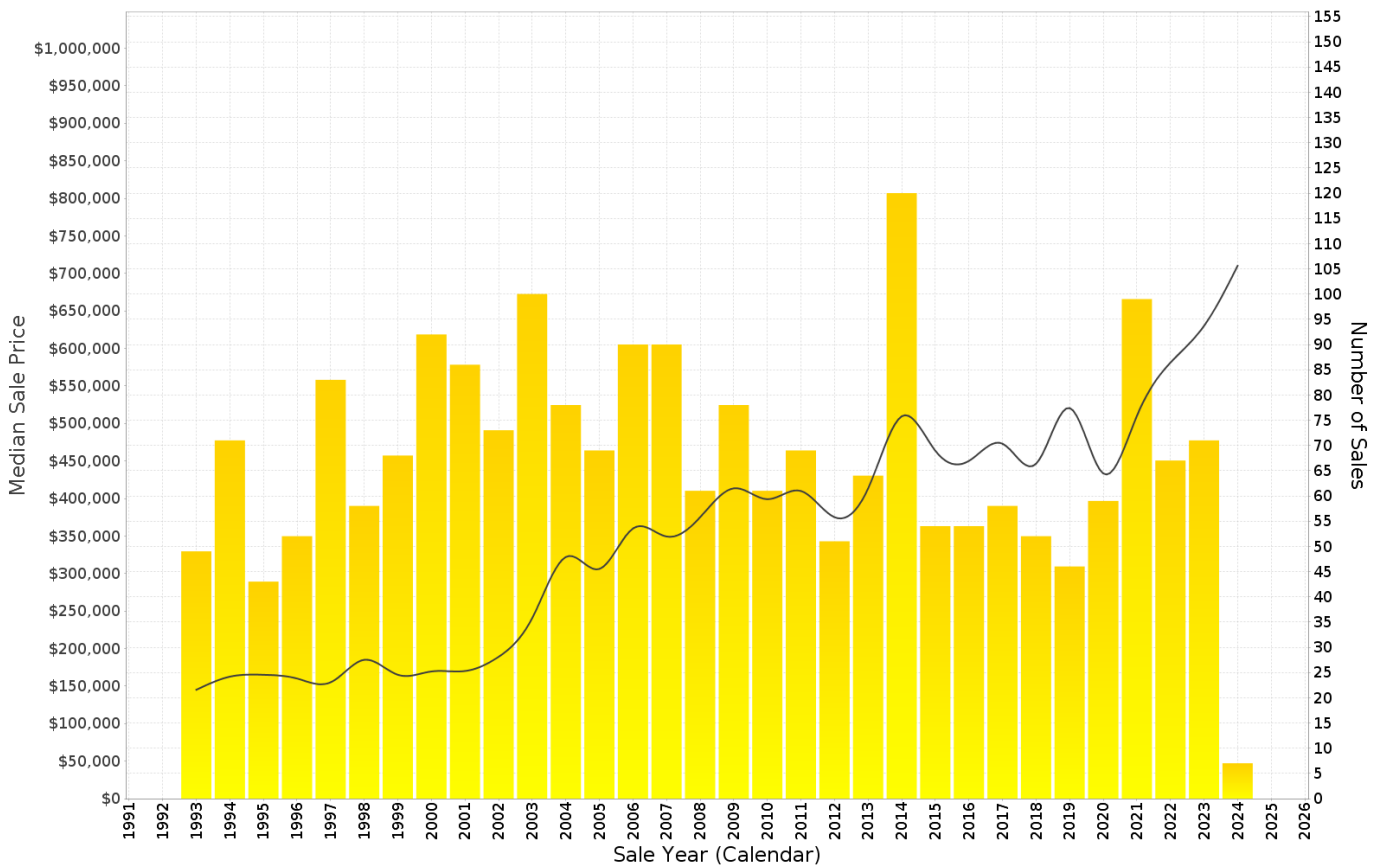
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +8.4%

Current Median Price: \$630,000  
Previous Median Price: \$581,000

Based on 138 recorded Unit sales compared over the last two rolling 12 month periods



# ASHGROVE - Recently Sold Properties

Median Sale Price

**\$630k**

Based on 71 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

**+8.4%**

Current Median Price: \$630,000  
Previous Median Price: \$581,000

Based on 138 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**71**

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

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

**6/16 JUBILEE TCE**

**\$550,000**

Sold 2024 Mar 18 Days

92 m<sup>2</sup> 2 1 1

**1/6 NATHAN AVE**

**\$1,150,000**

Sold 2024 Feb 23 Days

205 m<sup>2</sup> 3 2 2

**5/43 ROY ST**

**\$460,000**

Sold 2024 Feb 17 Days

108 m<sup>2</sup> 2 1 1

**1/26 HOLMESBROOK ST**

**\$620,000**

Sold 2024 Feb 9 Days

132 m<sup>2</sup> 2 1 1

**3/20 DALMORE ST**

**\$800,000**

Sold 2024 Jan N/A

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

**8/33 GLOBE ST**

**\$710,000**

Sold 2024 Jan 8 Days

126 m<sup>2</sup> 2 2 1

**3/40 JUBILEE TCE**

**\$430,000**

Sold 2024 Jan 52 Days

85 m<sup>2</sup> 2 1 1

**1/35 GLOBE ST**

**\$700,000**

Sold 2024 Jan N/A

109 m<sup>2</sup> 2 2 1

**5/42 BAILEYS RD**

**\$3,500,000**

Sold 2024 Jan 83 Days

928 m<sup>2</sup> 5 4 2

**62/40 NATHAN AVE**

**\$832,500**

131 m<sup>2</sup> 3 2 2

Sold Dec 2023 7 Days

**302/39-41 ASHGROVE AVE**

**\$925,000**

139 m<sup>2</sup> 3 2 2

Sold Dec 2023 7 Days

**24/43 ASHGROVE AVE**

**\$587,000**

135 m<sup>2</sup> 2 2 2

Sold Dec 2023 10 Days

**20/7 ASHGROVE AVE**

**\$600,000**

92 m<sup>2</sup> 2 2 1

Sold Dec 2023 11 Days

**2/185 WATERWORKS RD**

**\$660,000**

128 m<sup>2</sup> 2 2 1

Sold Nov 2023 14 Days

**1/75 STEWART RD**

**\$445,000**

115 m<sup>2</sup> 2 1 1

Sold Nov 2023 14 Days

**6/36 BOTT ST**

**\$670,000**

149 m<sup>2</sup> 2 2 2

Sold Nov 2023 N/A

**201/39-41 ASHGROVE AVE**

**\$685,000**

97 m<sup>2</sup> 2 2 1

Sold Nov 2023 5 Days

**1/46 CELIA ST**

**\$880,000**

182 m<sup>2</sup> 2 2 2

Sold Nov 2023 29 Days

**5/22 BOTT ST**

**\$689,000**

169 m<sup>2</sup> 2 2 1

Sold Nov 2023 7 Days

**6/55 DALMORE ST**

**\$900,000**

208 m<sup>2</sup> 4 3 1

Sold Nov 2023 49 Days

**40 NATHAN AVE**

**\$805,000**

3 2 2

Sold Nov 2023 18 Days