



RayWhite

SUBURB REPORT

ALDERLEY

raywhitealderley.com.au

ALDERLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	102	\$ 460,000	0.0 %	\$ 292,500	\$ 1,300,000
2007	108	\$ 518,000	12.6 %	\$ 295,000	\$ 1,600,000
2008	81	\$ 570,000	10.0 %	\$ 402,500	\$ 1,515,000
2009	91	\$ 588,000	3.2 %	\$ 350,000	\$ 1,500,000
2010	75	\$ 620,000	5.4 %	\$ 386,000	\$ 1,590,000
2011	75	\$ 575,000	-7.3 %	\$ 360,000	\$ 1,180,000
2012	67	\$ 638,000	11.0 %	\$ 390,000	\$ 2,710,000
2013	88	\$ 620,000	-2.8 %	\$ 390,000	\$ 3,000,000
2014	83	\$ 676,000	9.0 %	\$ 430,000	\$ 2,257,700
2015	92	\$ 710,500	5.1 %	\$ 449,000	\$ 1,520,000
2016	79	\$ 790,000	11.2 %	\$ 350,000	\$ 2,500,000
2017	83	\$ 812,500	2.8 %	\$ 430,000	\$ 2,500,000
2018	80	\$ 855,000	5.2 %	\$ 415,000	\$ 1,450,000
2019	78	\$ 820,000	-4.1 %	\$ 520,500	\$ 2,785,000
2020	79	\$ 850,000	3.7 %	\$ 490,000	\$ 2,450,000
2021	95	\$ 1,110,000	30.6 %	\$ 509,000	\$ 3,500,000
2022	68	\$ 1,250,854	12.7 %	\$ 685,000	\$ 3,410,000
2023	78	\$ 1,245,000	-0.5 %	\$ 678,000	\$ 3,720,000
2024	7	\$ 1,149,000	-7.7 %	\$ 850,000	\$ 1,730,000

Median Sale Price

\$1.25m

Based on 78 recorded House sales within the last 12 months (2023)

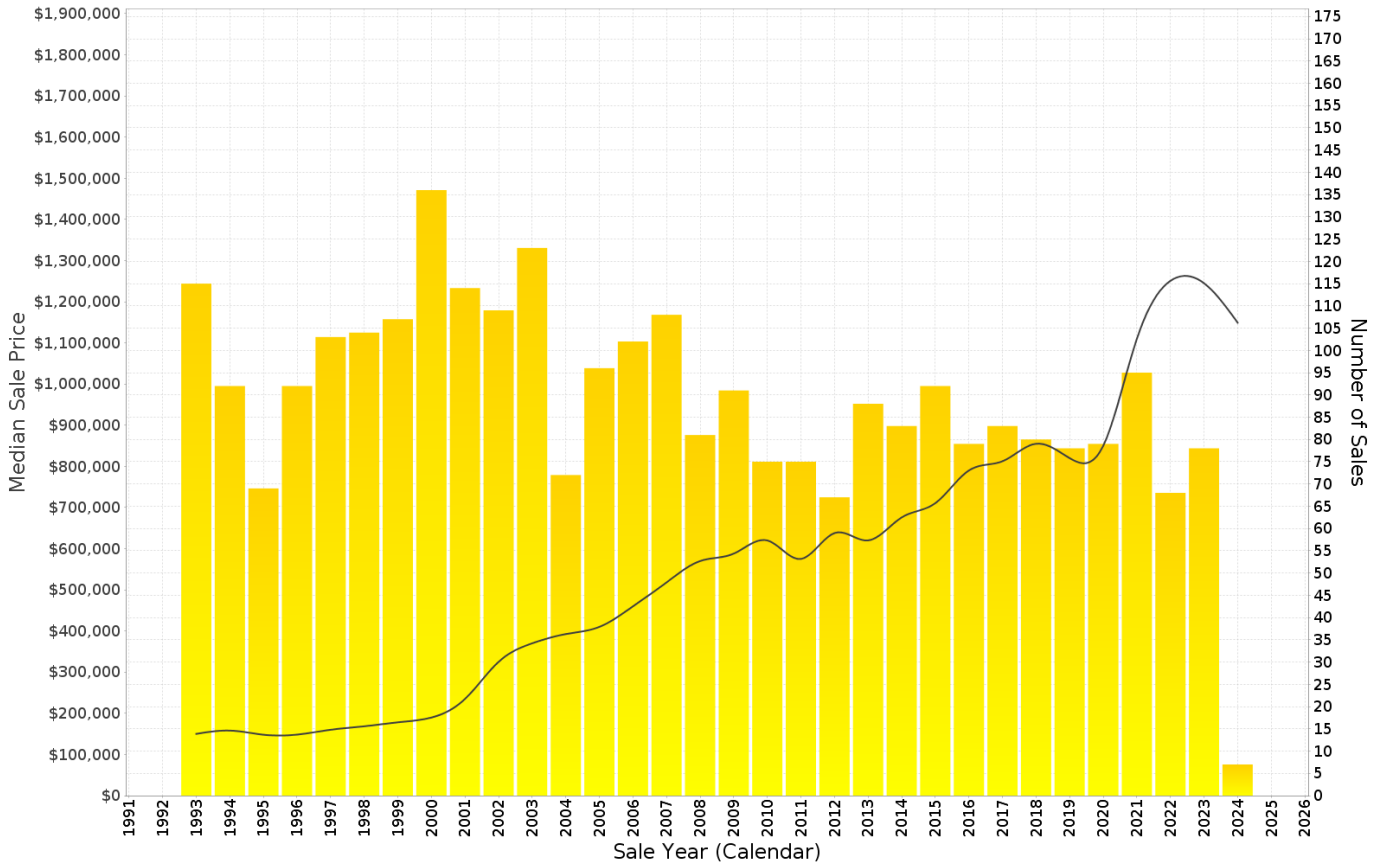
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-0.5%

Current Median Price: \$1,245,000
Previous Median Price: \$1,250,854

Based on 146 recorded House sales compared over the last two rolling 12 month periods



ALDERLEY - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 78 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

-0.5%

Current Median Price: \$1,245,000
Previous Median Price: \$1,250,854

Based on 146 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

78

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

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

63 FARRINGTON ST

\$2,037,000

830 m² 5 2 3

Sold Mar 2024 25 Days

1/34 KATE ST

\$992,000

587 m² 5 3 3

Sold Mar 2024 24 Days

2 RAILWAY ST

\$890,000

675 m² 3 2 2

Sold Mar 2024 42 Days

17 HUXLEY AVE

\$1,300,000

455 m² 3 1 3

Sold Mar 2024 27 Days

19 PLYMOUTH ST

\$1,651,000

708 m² 3 2 1

Sold Feb 2024 12 Days

48 MARNE ST

\$1,485,000

731 m² 4 4 2

Sold Feb 2024 25 Days

37 LONGSIGHT ST

\$1,149,000

492 m² 4 1 4

Sold Feb 2024 N/A

84 ROYAL PDE

\$1,730,000

572 m² 4 2 2

Sold Feb 2024 25 Days

80 WELBECK ST

\$1,285,000

662 m² 2 2 1

Sold Jan 2024 98 Days

18 GIRTON ST

\$1,193,000

Jan 2024
7 Days

612 m² 3 1 1

81 WAKEFIELD ST

\$850,000

Jan 2024
47 Days

400 m² 3 1 1

83 WAKEFIELD ST

\$990,000

Jan 2024

405 m² 4 1 2

4 GIRTON ST

\$1,075,000

2024

610 m² 3 1 1

4 GARDINER ST

\$890,000

Dec 2023
N/A

154 m² 3 2 2

35 RAILWAY ST

\$729,500

Dec 2023
74 Days

172 m² 2 2 1

9 BIRRIMBA ST

\$1,610,000

Nov 2023
47 Days

640 m² 4 2 1

193 ROYAL PDE

\$1,190,000

Nov 2023
70 Days

3 2 2

29 AFFLECK ST

\$1,130,000

Nov 2023
82 Days

728 m² 3 2 2

36 CONIFER ST

\$1,520,000

Nov 2023
47 Days

541 m² 4 3 2

56 WELBECK ST

\$1,300,000

Nov 2023
13 Days

473 m² 5 3 1

113 CHELFORD ST

\$1,345,000

Nov 2023
8 Days

685 m² 4 2 2

ALDERLEY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	85	\$ 315,000	0.0 %	\$ 120,000	\$ 584,000
2007	87	\$ 350,000	11.1 %	\$ 150,000	\$ 1,200,000
2008	54	\$ 361,388	3.3 %	\$ 290,000	\$ 849,000
2009	58	\$ 366,250	1.3 %	\$ 240,000	\$ 645,000
2010	39	\$ 376,000	2.7 %	\$ 300,000	\$ 635,000
2011	61	\$ 395,000	5.1 %	\$ 225,000	\$ 568,000
2012	58	\$ 390,500	-1.1 %	\$ 224,000	\$ 1,090,000
2013	80	\$ 427,500	9.5 %	\$ 279,500	\$ 620,000
2014	66	\$ 417,500	-2.3 %	\$ 295,000	\$ 1,235,500
2015	125	\$ 475,000	13.8 %	\$ 270,000	\$ 1,750,000
2016	107	\$ 475,000	0.0 %	\$ 220,000	\$ 1,000,000
2017	59	\$ 390,000	-17.9 %	\$ 272,000	\$ 720,000
2018	65	\$ 475,000	21.8 %	\$ 270,000	\$ 1,296,000
2019	48	\$ 415,000	-12.6 %	\$ 210,000	\$ 2,320,000
2020	56	\$ 450,000	8.4 %	\$ 240,000	\$ 1,080,000
2021	99	\$ 483,000	7.3 %	\$ 180,000	\$ 2,525,000
2022	81	\$ 480,000	-0.6 %	\$ 240,000	\$ 1,906,000
2023	75	\$ 567,500	18.2 %	\$ 300,000	\$ 1,230,000
2024	15	\$ 580,000	2.2 %	\$ 375,000	\$ 1,000,000

Median Sale Price

\$568k

Based on 75 recorded Unit sales within the last 12 months (2023)

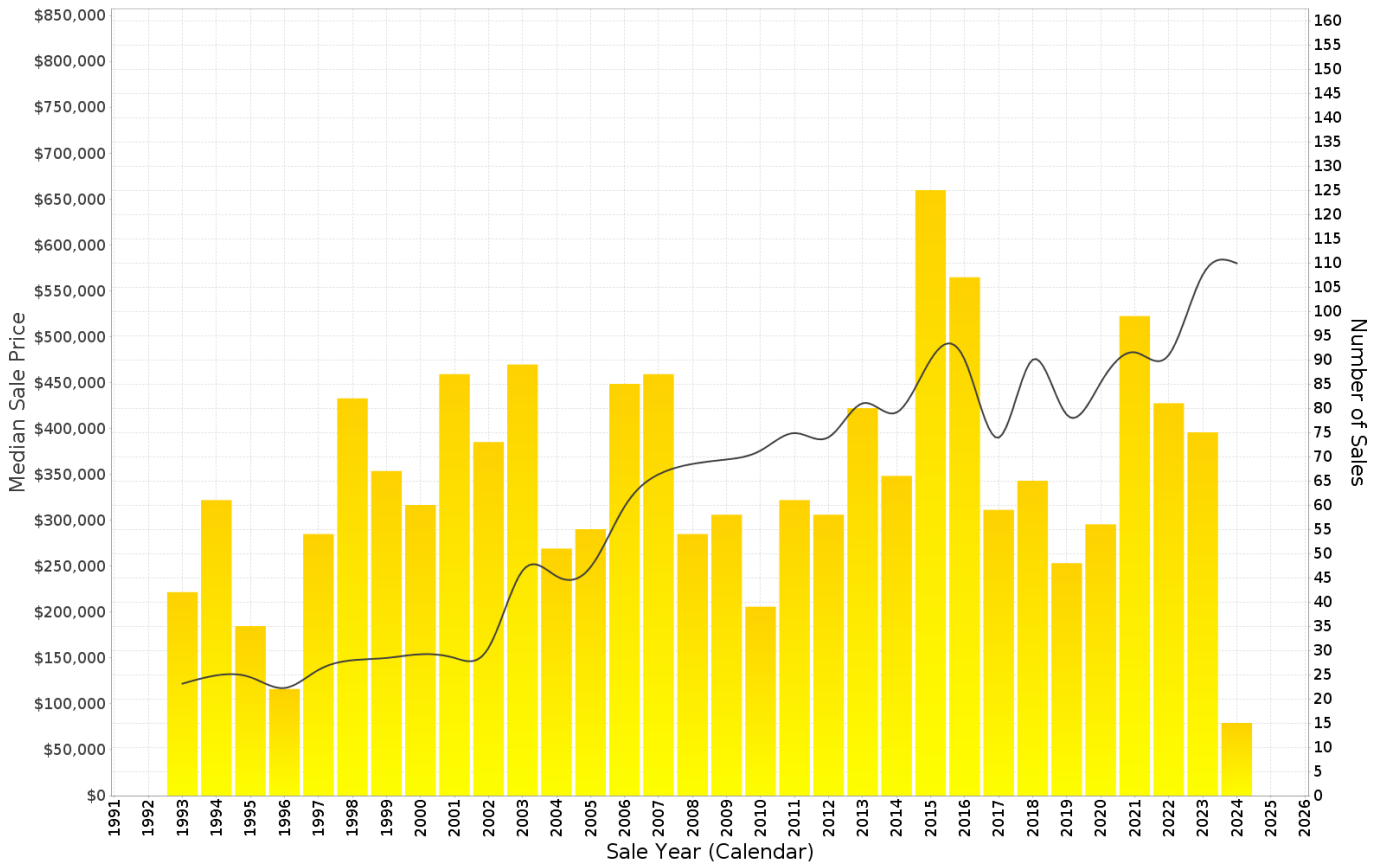
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+18.2%

Current Median Price: \$567,500
Previous Median Price: \$480,000

Based on 156 recorded Unit 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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ALDERLEY - Recently Sold Properties

Median Sale Price

\$568k

Based on 75 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

+18.2%

Current Median Price: \$567,500
Previous Median Price: \$480,000

Based on 156 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

75

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

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

3/88 ALDERLEY AVE

\$600,000

Mar 2024
54 Days

110 m² 2 2 1

2/9 HUDDART ST

\$490,000

Mar 2024
33 Days

100 m² 2 1 1

16/451 ENOGGERA RD

\$590,000

Feb 2024
39 Days

112 m² 2 2 1

2/14 BEAUFORT ST

\$545,000

Feb 2024
3 Days

127 m² 2 1 2

5/37 KATE ST

\$710,000

Feb 2024
N/A

129 m² 3 2 1

8/16 TRACKSON ST

\$590,000

Feb 2024
8 Days

93 m² 2 2 1

4/30 DENMAN ST

\$580,000

Feb 2024
14 Days

108 m² 2 2 1

4/32 FARRINGTON ST

\$480,000

Feb 2024
6 Days

88 m² 2 1 1

1/87 HALL ST

\$512,000

Feb 2024
N/A

137 m² 2 1 1

6/452 ENOGGERA ROAD OF

\$375,000

Feb 2024
N/A

58 m² 1 1 1

1/91 HALL ST

\$1,000,000

Jan 2024
29 Days

169 m² 3 3 2

4/59 EAGLE ST

\$825,000

Jan 2024
7 Days

114 m² 2 2 2

4/23 BERMINGHAM ST

\$700,000

Jan 2024
5 Days

97 m² 2 1 1

5/20 LORNE ST

\$570,000

Jan 2024
8 Days

121 m² 2 1 1

9/75 SOUTH PINE RD

\$501,200

Jan 2024
8 Days

78 m² 2 1 1

7/4 WAKEFIELD ST

\$625,000

Jan 2024
9 Days

94 m² 2 2 1

4/29 KATE ST

\$537,000

Jan 2024
N/A

124 m² 2 1 1

4/22 FREDERICK ST

\$615,000

Jan 2024
10 Days

108 m² 2 2 -

205/16 CAMBORNE ST

\$470,000

Dec 2023
13 Days

68 m² 1 1 1

101/16 CAMBORNE ST

\$620,000

Dec 2023
4 Days

112 m² 2 2 1

4/4 WAKEFIELD ST

\$600,000

Dec 2023
19 Days

94 m² 2 2 2