



RayWhite®

SUBURB REPORT

STAFFORD

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STAFFORD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	114	\$ 336,500	0.0 %	\$ 230,000	\$ 700,000
2007	115	\$ 420,000	24.8 %	\$ 256,500	\$ 831,000
2008	78	\$ 458,500	9.2 %	\$ 305,000	\$ 850,000
2009	132	\$ 450,000	-1.9 %	\$ 280,000	\$ 780,000
2010	88	\$ 480,000	6.7 %	\$ 345,500	\$ 800,000
2011	86	\$ 455,000	-5.2 %	\$ 335,000	\$ 810,000
2012	80	\$ 435,000	-4.4 %	\$ 320,000	\$ 889,000
2013	107	\$ 473,288	8.8 %	\$ 310,000	\$ 1,075,000
2014	110	\$ 541,000	14.3 %	\$ 370,000	\$ 1,500,000
2015	124	\$ 556,000	2.8 %	\$ 362,410	\$ 1,000,000
2016	83	\$ 590,000	6.1 %	\$ 446,000	\$ 1,230,000
2017	92	\$ 620,000	5.1 %	\$ 445,000	\$ 1,080,000
2018	107	\$ 615,000	-0.8 %	\$ 405,000	\$ 1,261,667
2019	90	\$ 640,000	4.1 %	\$ 395,000	\$ 3,000,000
2020	125	\$ 670,000	4.7 %	\$ 424,000	\$ 1,300,000
2021	136	\$ 920,000	37.3 %	\$ 520,000	\$ 2,000,000
2022	89	\$ 985,000	7.1 %	\$ 700,000	\$ 2,670,000
2023	94	\$ 943,000	-4.3 %	\$ 610,003	\$ 1,750,000
2024	7	\$ 1,090,000	15.6 %	\$ 870,000	\$ 2,100,000

Median Sale Price

\$943k

Based on 94 recorded House sales within the last 12 months (2023)

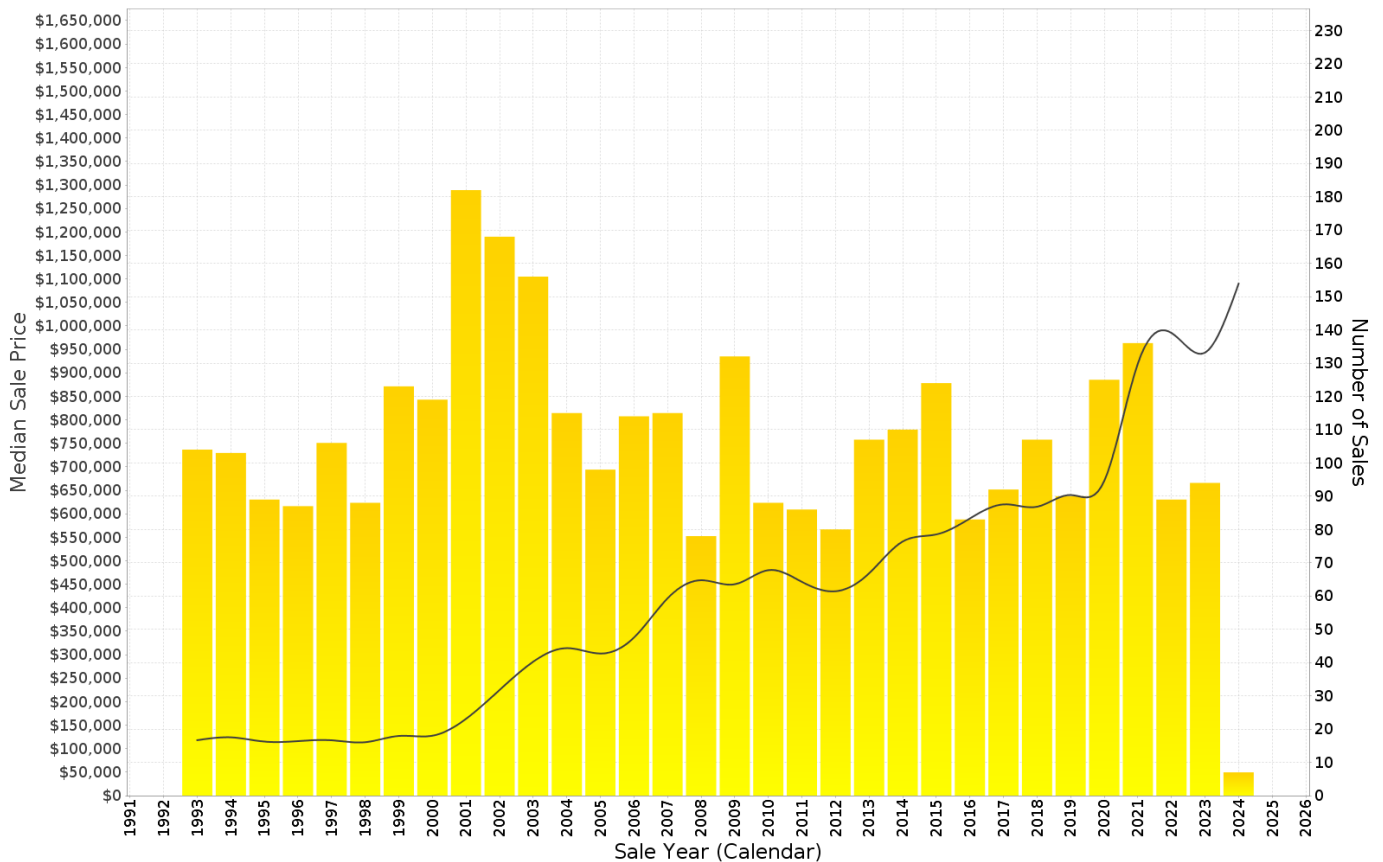
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.3%

Current Median Price: \$943,000
Previous Median Price: \$985,000

Based on 183 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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STAFFORD - Recently Sold Properties

Median Sale Price

\$943k

Based on 94 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

-4.3%

Current Median Price: \$943,000
Previous Median Price: \$985,000

Based on 183 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

94

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

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

42 LENNON ST

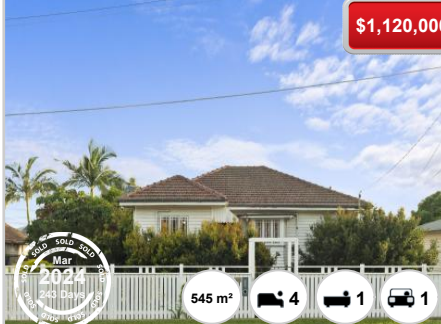


\$820,000

305 m² 3 1 4

Sold Mar 2024 25 Days

8 TATHRA ST




\$1,120,000

545 m² 4 1 1

Sold Mar 2024 24 Days

91 APPLEBY RD




\$945,000

610 m² 3 1 2

Sold Mar 2024 40 Days

37 LEIPER ST




\$1,000,000

494 m² 4 1 1

Sold Mar 2024 25 Days

117 ARMFIELD ST




\$1,225,000

668 m² 4 2 2

Sold Mar 2024 25 Days

9 WINNAM ST



\$1,282,000

630 m² 4 1 4

Sold Mar 2024 17 Days

24 HAROLD ST



\$972,250

653 m² 3 1 2

Sold Mar 2024 3 Days

54 WEBB ST

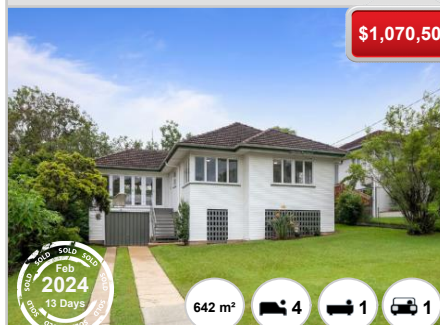


\$900,000

607 m² 3 1 1

Sold Mar 2024 24 Days

50 PATEENA ST



\$1,070,500

642 m² 4 1 1

Sold Feb 2024 13 Days

8 WINNAM ST

\$2,100,000

Feb 2024
26 Days

630 m² 5 3 5

18 HAROLD ST

\$1,135,000

Feb 2024
6 Days

653 m² 3 1 1

59 MACNAUGHTON ST

\$1,090,000

Feb 2024
6 Days

607 m² 3 1 1

5 SHEEHY ST

\$965,000

Feb 2024
17 Days

809 m² 4 1 2

16 TURRANA ST

\$925,000

Jan 2024

708 m² 3 1 -

52 WAROON ST

\$1,780,000

Jan 2024
8 Days

323 m² 4 3 2

461 STAFFORD ROAD OF

\$870,000

Jan 2024
9 Days

708 m² 4 2 1

8 MARAMBIR ST

\$1,070,000

Dec 2023
14 Days

759 m² 3 1 2

15 WAROON ST

\$1,235,000

Dec 2023
277 Days

630 m² 3 1 2

31 MATTHEWS ST

\$905,000

Dec 2023
N/A

607 m² 3 1 1

17 BYTH ST

\$1,055,000

Dec 2023
2 Days

607 m² 3 1 3

104 ARMFIELD ST

\$915,000

Dec 2023
14 Days

612 m² 3 1 1

STAFFORD - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	26	\$ 248,750	0.0 %	\$ 115,000	\$ 690,000
2007	49	\$ 330,000	32.7 %	\$ 125,000	\$ 890,000
2008	38	\$ 409,950	24.2 %	\$ 138,000	\$ 835,000
2009	77	\$ 364,200	-11.2 %	\$ 128,000	\$ 570,000
2010	113	\$ 380,000	4.3 %	\$ 140,000	\$ 525,500
2011	106	\$ 362,000	-4.7 %	\$ 155,000	\$ 759,020
2012	132	\$ 389,080	7.5 %	\$ 137,500	\$ 1,321,375
2013	64	\$ 400,000	2.8 %	\$ 140,000	\$ 3,000,000
2014	70	\$ 418,500	4.6 %	\$ 40,000	\$ 1,760,000
2015	106	\$ 449,000	7.3 %	\$ 164,000	\$ 1,810,000
2016	33	\$ 420,000	-6.5 %	\$ 175,000	\$ 960,000
2017	42	\$ 420,000	0.0 %	\$ 174,000	\$ 2,450,000
2018	61	\$ 415,000	-1.2 %	\$ 150,000	\$ 1,200,000
2019	78	\$ 400,000	-3.6 %	\$ 139,000	\$ 1,320,000
2020	62	\$ 367,000	-8.2 %	\$ 10,000	\$ 990,000
2021	109	\$ 410,000	11.7 %	\$ 10,000	\$ 4,095,496
2022	102	\$ 445,000	8.5 %	\$ 180,000	\$ 1,200,000
2023	80	\$ 475,000	6.7 %	\$ 203,000	\$ 2,700,000
2024	7	\$ 580,000	22.1 %	\$ 415,000	\$ 741,000

Median Sale Price

\$475k

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

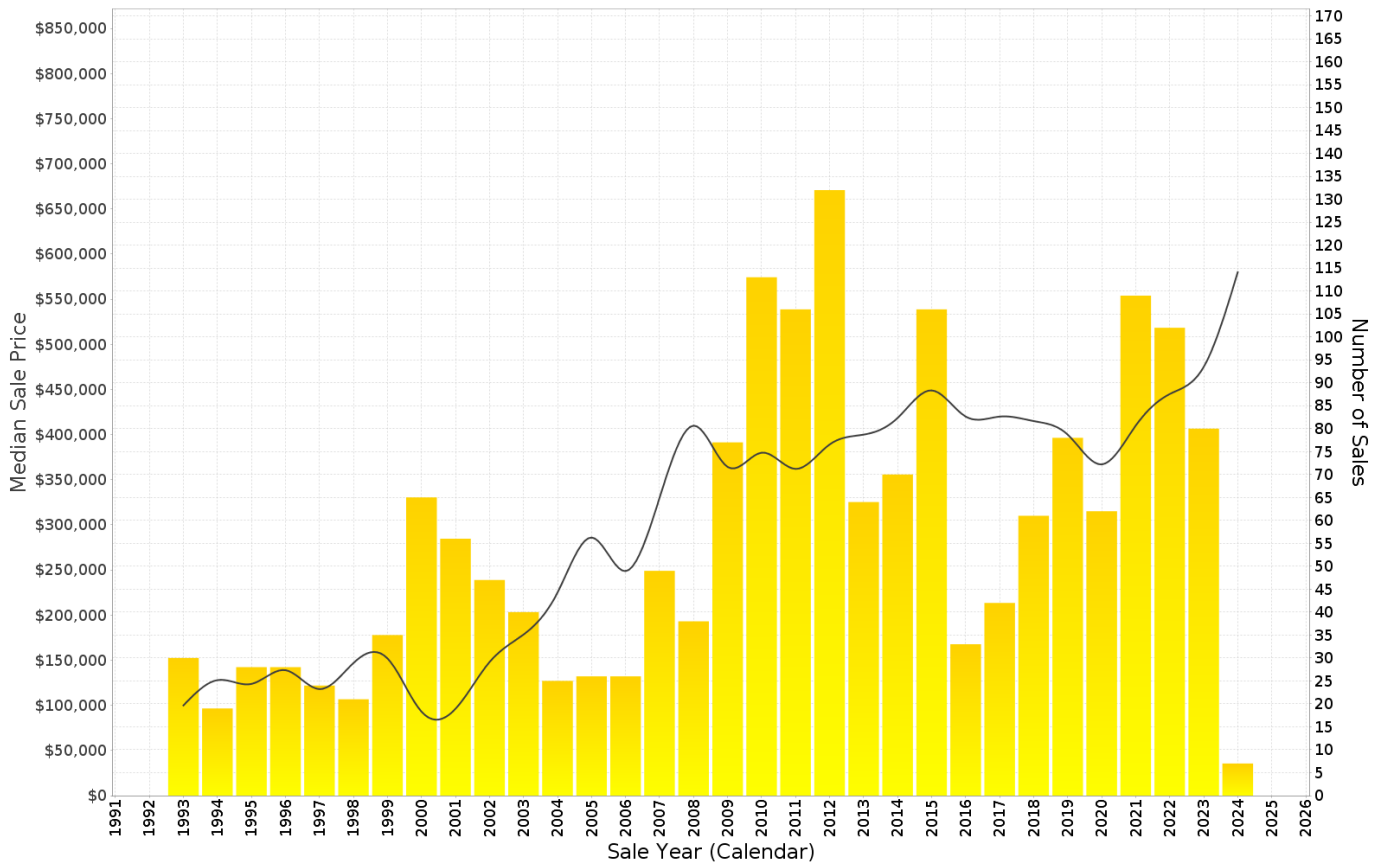
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+6.7%

Current Median Price: \$475,000
Previous Median Price: \$445,000

Based on 182 recorded Unit sales compared over the last two rolling 12 month periods



STAFFORD - Recently Sold Properties

Median Sale Price

\$475k

Based on 80 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

+6.7%

Current Median Price: \$475,000
Previous Median Price: \$445,000

Based on 182 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

80

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

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

7/6 BABARRA ST

\$530,000

Sold Feb 2024 N/A

110 m² 2 2 1

131/6 BABARRA ST

\$515,000

Sold Feb 2024 N/A

101 m² 2 2 1

15/12-14 LUTANA ST

\$565,000

Sold Feb 2024 N/A

83 m² 2 2 1

7/12-14 LUTANA ST

\$547,000

Sold Feb 2024 5 Days

83 m² 2 2 1

2/32 CLIFFORD ST

\$655,000

Sold Feb 2024 N/A

109 m² 2 1 1

7/66 GAMELIN CRES

\$756,000

Sold Feb 2024 21 Days

141 m² 3 2 2

137/6 BABARRA ST

\$410,000

Sold Feb 2024 2 Days

64 m² 1 1 1

10/50 COLLIER ST

\$515,000

Sold Jan 2024 N/A

95 m² 2 2 2

10/26 SCHOOL RD

\$560,000

Sold Jan 2024 N/A

109 m² 2 2 1

4/27 THEODORE ST

\$580,000

Jan 2024
5 Days

117 m² 2 2 1

10/66 GAMELIN CRES

\$741,000

Jan 2024
10 Days

127 m² 3 2 2

12/66 GAMELIN CRES

\$690,000

Jan 2024
N/A

113 m² 2 2 -

149/6 BABARRA ST

\$415,000

2023
N/A

67 m² 1 1 1

3/22 LEIPER ST

\$429,000

Dec 2023
N/A

131 m² 3 1 1

60/6 BABARRA ST

\$425,000

Dec 2023
11 Days

61 m² 1 1 1

1/18 HARVTON ST

\$2,700,000

Dec 2023
N/A

675 m² - - -

31/6 BABARRA ST

\$606,500

Dec 2023
N/A

121 m² 2 2 1

11/6 BABARRA ST

\$456,000

Dec 2023
34 Days

87 m² 2 2 1

75/50 COLLIER ST

\$397,500

Nov 2023
8 Days

63 m² 1 1 1

9/26 SCHOOL RD

\$545,000

Nov 2023
14 Days

115 m² 2 2 1

98/6 BABARRA ST

\$462,000

Nov 2023
34 Days

95 m² 2 2 1