



RayWhite

SUBURB REPORT

NEWMARKET

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NEWMARKET - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 461,000	0.0 %	\$ 280,000	\$ 1,650,000
2007	63	\$ 615,000	33.4 %	\$ 350,000	\$ 1,600,000
2008	42	\$ 617,500	0.4 %	\$ 407,500	\$ 2,010,000
2009	62	\$ 651,500	5.5 %	\$ 372,000	\$ 2,600,000
2010	54	\$ 706,500	8.4 %	\$ 359,000	\$ 1,800,000
2011	33	\$ 646,000	-8.6 %	\$ 325,000	\$ 1,890,000
2012	48	\$ 646,500	0.1 %	\$ 360,000	\$ 2,100,000
2013	62	\$ 690,000	6.7 %	\$ 430,000	\$ 1,465,000
2014	65	\$ 772,500	12.0 %	\$ 464,000	\$ 2,825,000
2015	78	\$ 766,500	-0.8 %	\$ 485,000	\$ 2,950,000
2016	52	\$ 840,250	9.6 %	\$ 514,000	\$ 1,500,000
2017	40	\$ 805,250	-4.2 %	\$ 480,000	\$ 1,900,000
2018	58	\$ 895,000	11.1 %	\$ 525,000	\$ 2,620,000
2019	39	\$ 900,000	0.6 %	\$ 525,000	\$ 2,400,000
2020	49	\$ 925,000	2.8 %	\$ 575,000	\$ 4,150,000
2021	74	\$ 1,155,000	24.9 %	\$ 600,000	\$ 3,375,000
2022	31	\$ 1,210,000	4.8 %	\$ 770,000	\$ 2,570,000
2023	41	\$ 1,531,000	26.5 %	\$ 368,850	\$ 3,820,000
2024	4	\$ 1,408,500	-8.0 %	\$ 1,030,000	\$ 2,630,000

Median Sale Price

\$1.53m

Based on 41 recorded House sales within the last 12 months (2023)

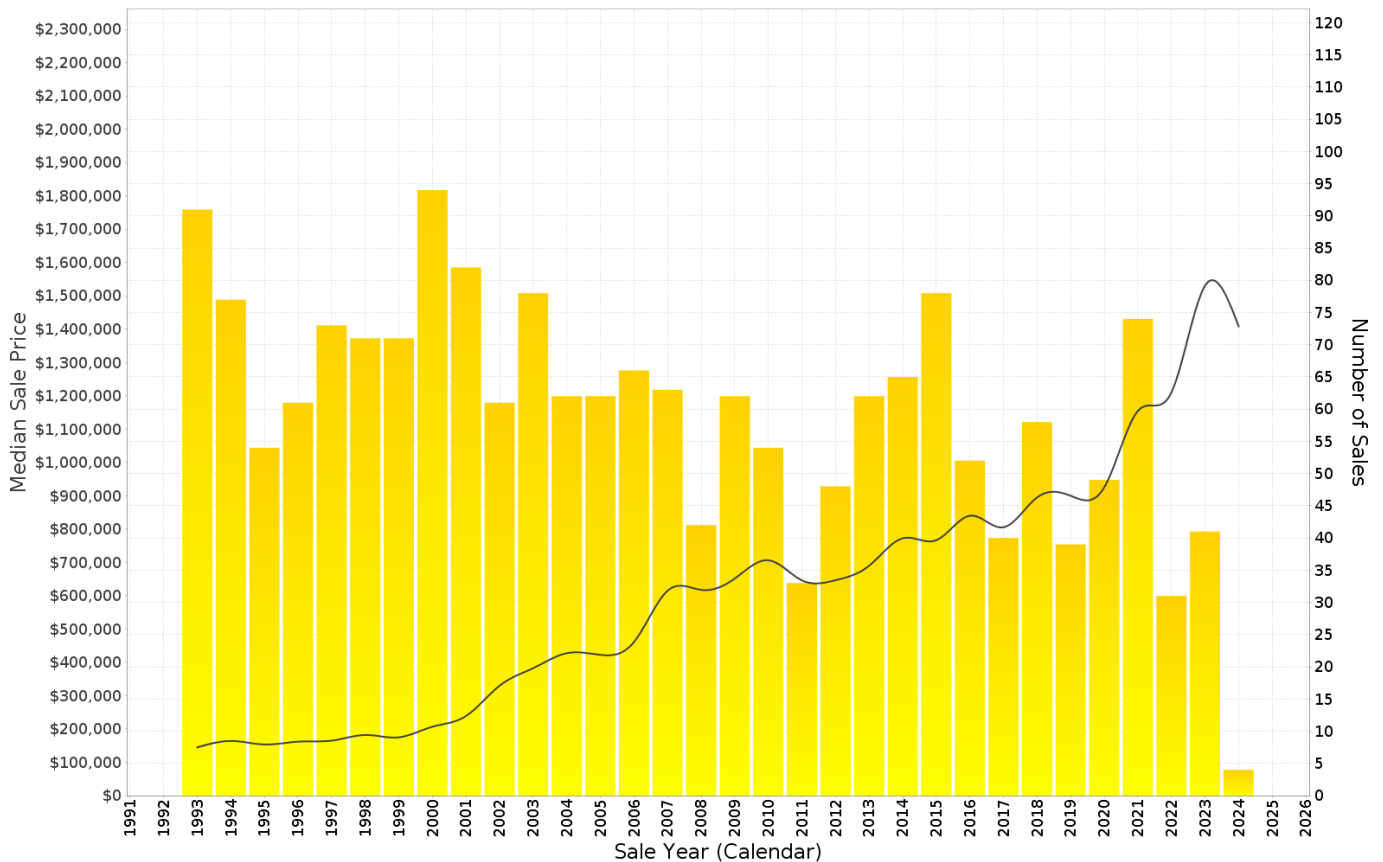
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+26.5%

Current Median Price: \$1,531,000
Previous Median Price: \$1,210,000

Based on 72 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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NEWMARKET - Recently Sold Properties

Median Sale Price

\$1.53m

Based on 41 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

+26.5%

Current Median Price: \$1,531,000
Previous Median Price: \$1,210,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

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

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

51 ENOGERA RD



\$1,050,000

497 m² 4 2 2

Sold Mar 2024 207 Days

44 GARDEN TCE




\$965,000

223 m² 3 2 1

Sold Mar 2024 4 Days

15 MARK ST



\$1,490,000

635 m² 4 1 1

Sold Feb 2024 6 Days

1/9 DALSTON ST



\$3,500,000

941 m² 5 3 2

Sold Feb 2024 13 Days

83 DAISY ST



\$1,350,000

553 m² 4 3 2

Sold Feb 2024 30 Days

44 FARM ST




\$1,100,000

506 m² 3 1 2

Sold Feb 2024 15 Days

10 DALSTON ST




\$2,630,000

450 m² 4 3 2

Sold Jan 2024 13 Days

56 ALDERSON ST




\$1,030,000

390 m² 3 1 1

Sold Jan 2024 8 Days

4 ROBE ST



\$1,467,000

667 m² 4 1 3

Sold Jan 2024 6 Days

29 MINA PDE

\$980,000

Sold Jan 2024
27 Days

4 Beds 1 Bath 2 Car

19 ALDERSON PDE

\$980,000

Sold Dec 2023
N/A

521 m² 3 Beds 1 Bath 2 Car

42 ERNETON ST

\$1,321,000

Sold Dec 2023
N/A

405 m² 3 Beds 1 Bath 2 Car

8 SOUTH ST

\$1,600,000

Sold Dec 2023
N/A

427 m² 5 Beds 2 Bath 2 Car

19 RUBY ST

\$1,260,000

Sold Dec 2023
19 Days

405 m² 3 Beds 2 Bath 2 Car

204 WILSTON RD

\$2,700,000

Sold Dec 2023
8 Days

809 m² 5 Beds 3 Bath 4 Car

42 WILLMINGTON ST

\$1,520,000

Sold Nov 2023
N/A

430 m² 3 Beds 2 Bath 4 Car

9 LIND ST

\$1,275,000

Sold Nov 2023
21 Days

584 m² 2 Beds 1 Bath - Car

54 WILLMINGTON ST

\$1,850,000

Sold Dec 2023
27 Days

463 m² 4 Beds 2 Bath 2 Car

26 BARWOOD ST

\$1,970,000

Sold Oct 2023
25 Days

572 m² 5 Beds 2 Bath 2 Car

48 YARRADALE ST

\$1,582,000

Sold Oct 2023
20 Days

810 m² 4 Beds 2 Bath 2 Car

3 GREENE ST

\$925,000

Sold Oct 2023
14 Days

162 m² 3 Beds 2 Bath 2 Car

NEWMARKET - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 319,000	0.0 %	\$ 130,000	\$ 1,260,000
2007	51	\$ 355,000	11.3 %	\$ 215,000	\$ 1,200,000
2008	38	\$ 393,000	10.7 %	\$ 245,500	\$ 610,000
2009	29	\$ 416,000	5.9 %	\$ 240,000	\$ 750,000
2010	47	\$ 465,000	11.8 %	\$ 265,000	\$ 1,050,000
2011	52	\$ 380,000	-18.3 %	\$ 245,000	\$ 750,000
2012	44	\$ 407,500	7.2 %	\$ 253,000	\$ 701,000
2013	39	\$ 401,000	-1.6 %	\$ 260,000	\$ 1,145,000
2014	47	\$ 455,000	13.5 %	\$ 291,000	\$ 737,000
2015	44	\$ 433,250	-4.8 %	\$ 274,000	\$ 2,250,000
2016	38	\$ 505,450	16.7 %	\$ 295,000	\$ 685,000
2017	34	\$ 490,000	-3.1 %	\$ 257,000	\$ 753,500
2018	55	\$ 505,000	3.1 %	\$ 242,000	\$ 1,500,000
2019	55	\$ 490,000	-3.0 %	\$ 210,000	\$ 1,950,000
2020	41	\$ 490,500	0.1 %	\$ 240,000	\$ 960,000
2021	59	\$ 452,000	-7.8 %	\$ 277,000	\$ 1,700,000
2022	44	\$ 600,000	32.7 %	\$ 280,000	\$ 1,800,000
2023	46	\$ 527,500	-12.1 %	\$ 330,000	\$ 1,140,000
2024	2	\$ 649,000	23.0 %	\$ 566,001	\$ 732,000

Median Sale Price

\$528k

Based on 46 recorded Unit sales within the last 12 months (2023)

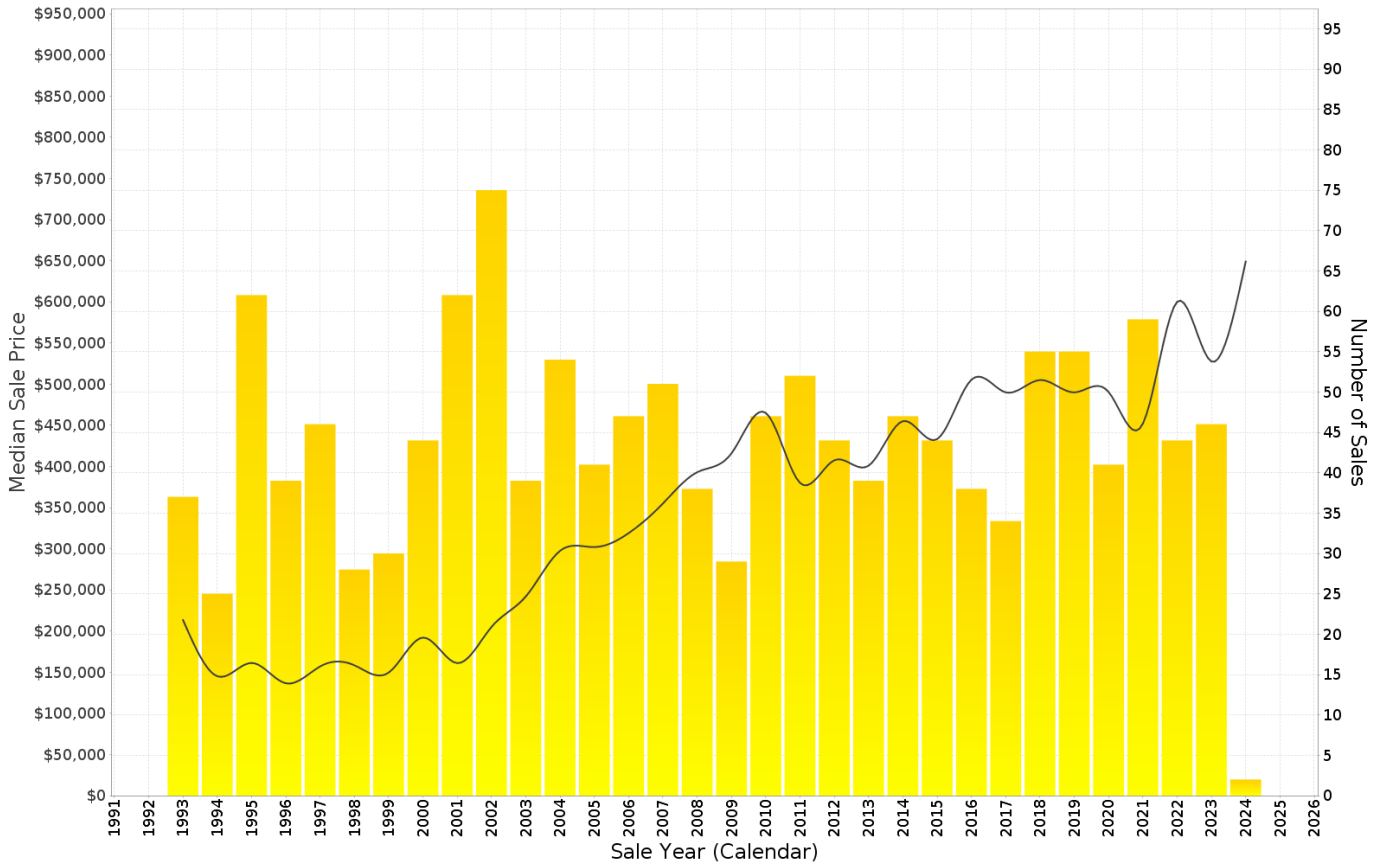
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-12.1%

Current Median Price: \$527,500
Previous Median Price: \$600,000

Based on 90 recorded Unit sales compared over the last two rolling 12 month periods



NEWMARKET - Recently Sold Properties

Median Sale Price

\$528k

Based on 46 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

-12.1%

Current Median Price: \$527,500
Previous Median Price: \$600,000

Based on 90 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

46

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

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

32 FARM ST




\$1,000,000

186 m² 3 2 2

Sold Mar 2024
168 Days

17 GARDEN TCE



\$1,025,000

160 m² 3 2 2

Sold Mar 2024
10 Days

5/29 FARM ST




\$566,001

97 m² 2 2 1

Sold Feb 2024
3 Days

3/38 THURLOW ST




\$732,000

204 m² 3 2 1

Sold Jan 2024
315 Days

9/41 ERNETON ST



\$560,000

105 m² 2 1 1

Sold Dec 2023
7 Days

10/3 WICKHAM ST



\$557,300

103 m² 2 2 1

Sold Dec 2023
40 Days

3/35 WICKHAM ST



\$540,000

125 m² 2 1 1

Sold Nov 2023
5 Days

1/14 FOSTER ST



\$430,000

95 m² 2 1 1

Sold Nov 2023
N/A

4/35 WICKHAM ST



\$545,250

117 m² 2 1 1

Sold Nov 2023
9 Days

2/57 ERNETON ST

\$721,000

Oct 2023
7 Days

189 m² 2 2 1

8/54 GARDEN RD

\$540,000

Oct 2023
23 Days

1,193 m² 2 2 1

12/29 FARM ST

\$455,000

Oct 2023
75 Days

83 m² 2 2 1

48 GARDEN TCE

\$625,000

Oct 2023
6 Days

91 m² 2 2 1

6/31 WICKHAM ST

\$525,000

Oct 2023
N/A

121 m² 3 1 1

8/309 ENOGGERA RD

\$540,000

Oct 2023
N/A

124 m² 2 2 1

5/30 SALESYARDS LANE

\$840,000

Oct 2023
35 Days

3 2 2

9/3 WICKHAM ST

\$455,000

Oct 2023
52 Days

76 m² 2 1 1

4/271 ENOGGERA RD

\$410,000

Sep 2023
4 Days

110 m² 2 1 1