



RayWhite

SUBURB REPORT

ASHGROVE

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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	185	\$ 1,670,000	12.8 %	\$ 775,000	\$ 3,840,000
2024	20	\$ 1,315,350	-21.2 %	\$ 918,000	\$ 2,100,000

Median Sale Price

\$1.67m

Based on 173 recorded House sales within the last 12 months (Apr '23 - Mar '24)

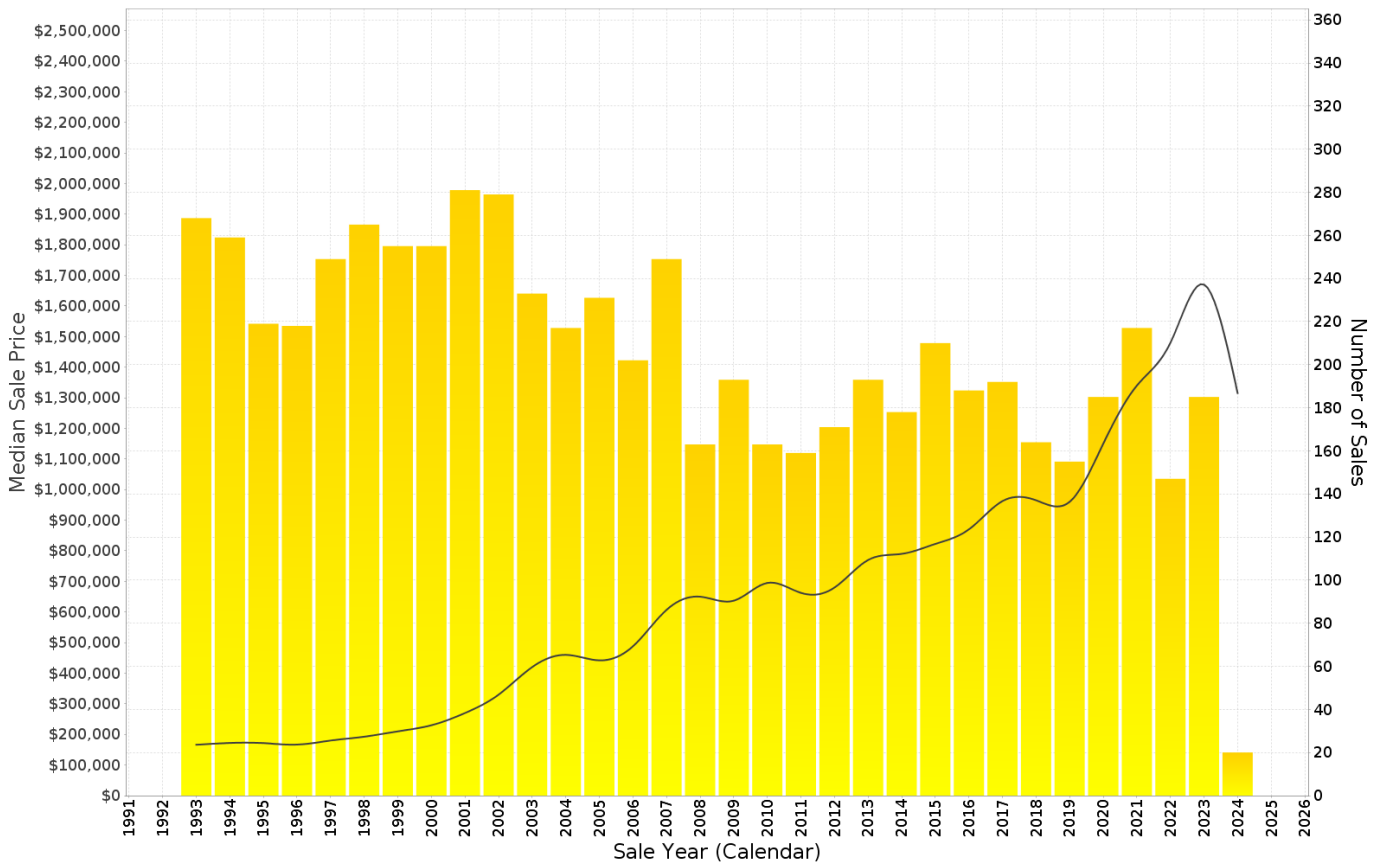
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.0%

Current Median Price: \$1,670,000
Previous Median Price: \$1,477,500

Based on 319 recorded House sales compared over the last two rolling 12 month periods



Prepared on 02/05/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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ASHGROVE - Recently Sold Properties

Median Sale Price
\$1.67m

Based on 173 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+13.0%

Current Median Price: \$1,670,000
Previous Median Price: \$1,477,500


Based on 319 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
173

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

23 MOSSVALE ST



\$1,295,000

Sold 2024 Apr 12 Days

430 m² 3 1 1

10 TWEED ST




\$1,620,000

Sold 2024 Apr 3 Days

486 m² 4 2 2

21 HAWTHORNE AVE




\$2,250,000

Sold 2024 Apr 38 Days

1,548 m² 5 3 2

74 SAINT VINCENT ST

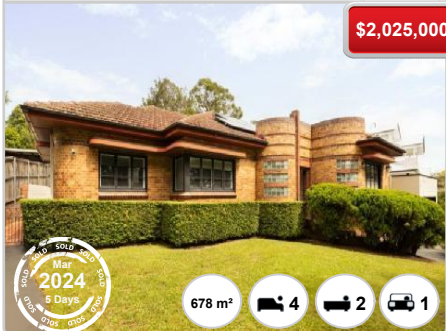


\$1,143,000

Sold 2024 Mar 53 Days

405 m² 4 2 1

44 WOONGA DR




\$2,025,000

Sold 2024 Mar 5 Days

678 m² 4 2 1

70 DAVIES RD



\$1,230,000

Sold 2024 N/A

670 m² 3 1 2

48 PANORAMA ST

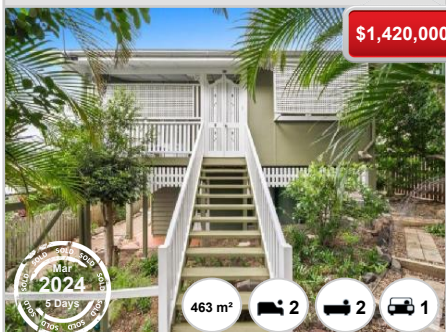


\$1,353,300

Sold 2024 Mar 5 Days

678 m² 2 1 -

28 MOULTON ST




\$1,420,000

Sold 2024 Mar 5 Days

463 m² 2 2 1

25 ALOOMBA RD

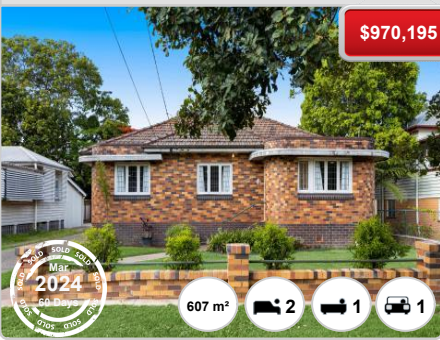


\$1,970,000

Sold 2024 Mar 23 Days

804 m² 5 3 2

204 ASHGROVE AVE

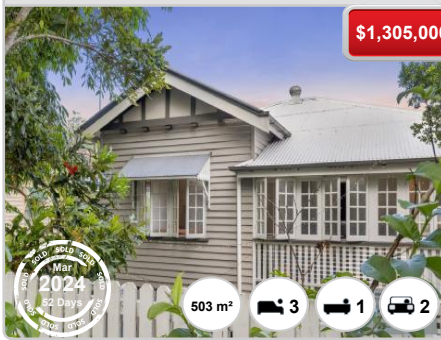


\$970,195



607 m² 2 1 1

3 YARDLEY AVE

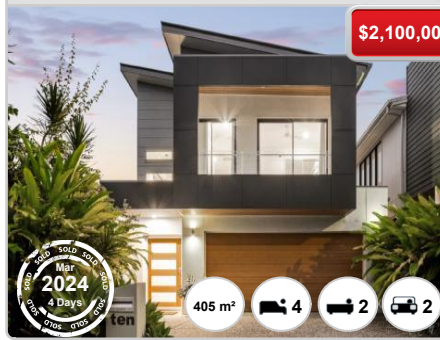


\$1,305,000



503 m² 3 1 2

10 GAVAN ST

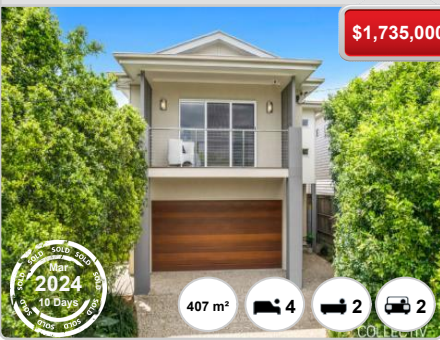


\$2,100,000



405 m² 4 2 2

9 VICTORIA ST

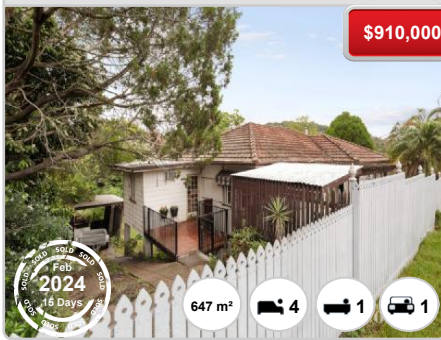


\$1,735,000



407 m² 4 2 2

540 WATERWORKS ROAD OF



\$910,000



647 m² 4 1 1

3 NOELINE ST



\$1,325,700



696 m² 3 1 1

5 BRISBANE ST

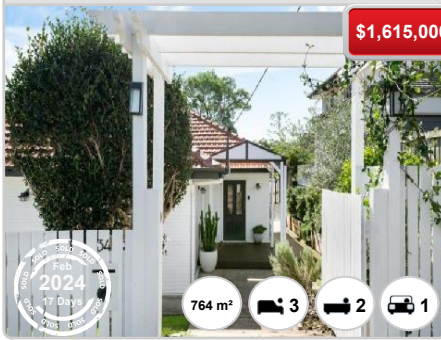


\$1,350,000



395 m² 5 2 1

34 HIGH ST

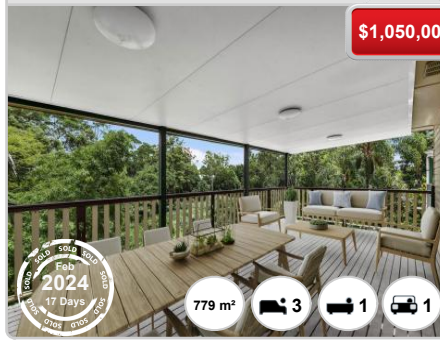


\$1,615,000



764 m² 3 2 1

79 BROWN PDE

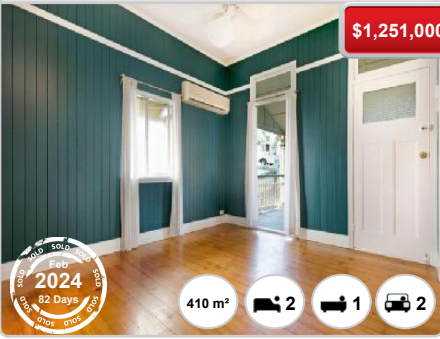


\$1,050,000



779 m² 3 1 1

9 TODD ST

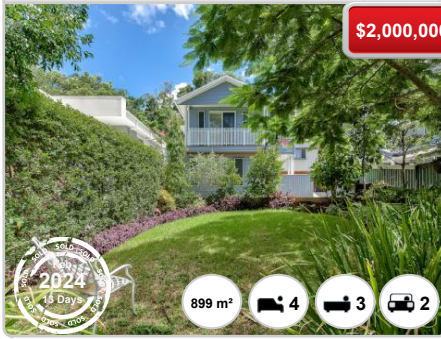


\$1,251,000



410 m² 2 1 2

36 BAILEYS RD

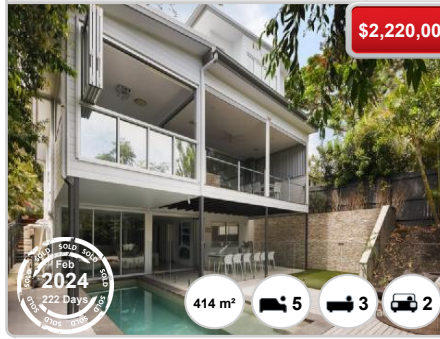


\$2,000,000



899 m² 4 3 2

22 CORONA AVE



\$2,220,000



414 m² 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	13	\$ 710,000	12.7 %	\$ 430,000	\$ 3,500,000

Median Sale Price

\$665k

Based on 64 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

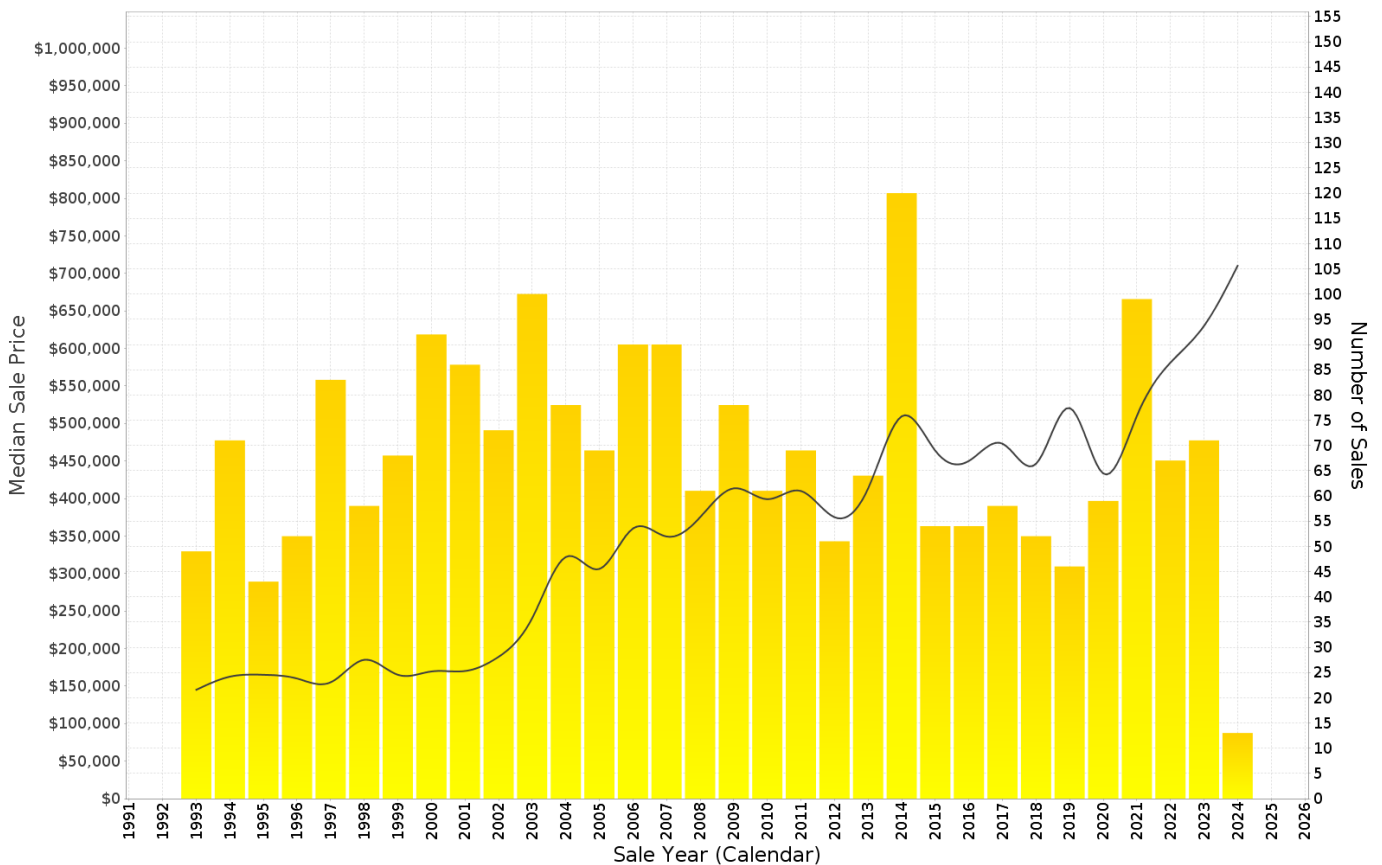
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

Current Median Price: \$665,000
Previous Median Price: \$600,000

Based on 125 recorded Unit sales compared over the last two rolling 12 month periods



ASHGROVE - Recently Sold Properties

Median Sale Price

\$665k

Based on 64 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+10.8%

Current Median Price: \$665,000
Previous Median Price: \$600,000

Based on 125 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

64

Based on recorded Unit sales within the 12 months (Apr '23 - Mar '24)

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

1/43 GLOBE ST

\$875,000

145 m² 3 2 1

Sold Mar 2024 22 Days

6/16 JUBILEE TCE

\$550,000

92 m² 2 1 1

Sold Mar 2024 10 Days

5/12 JUBILEE TCE

\$710,000

185 m² 3 2 1

Sold Mar 2024 42 Days

4/40 NATHAN AVE

\$890,000

141 m² 3 2 2

Sold Mar 2024 22 Days

1/6 NATHAN AVE

\$1,150,000

205 m² 3 2 2

Sold Feb 2024 29 Days

5/43 ROY ST

\$460,000

108 m² 2 1 1

Sold Feb 2024 21 Days

1/40 JUBILEE TCE

\$430,000

92 m² 2 1 1

Sold Feb 2024 15 Days

1/26 HOLMESBROOK ST

\$620,000

132 m² 2 1 1

Sold Feb 2024 9 Days

3/20 DALMORE ST

\$800,000

155 m² 3 2 1

Sold Jan 2024 N/A

8/33 GLOBE ST

\$710,000

Jan 2024
8 Days

126 m² 2 2 1

3/40 JUBILEE TCE

\$430,000

Jan 2024
52 Days

85 m² 2 1 1

1/35 GLOBE ST

\$700,000

Jan 2024
N/A

109 m² 2 2 1

5/42 BAILEYS RD

\$3,500,000

Jan 2024
83 Days

928 m² 5 4 2

62/40 NATHAN AVE

\$832,500

131 m² 3 2 2

302/39-41 ASHGROVE AVE

\$925,000

Dec 2023
7 Days

139 m² 3 2 2

24/43 ASHGROVE AVE

\$587,000

Dec 2023
10 Days

135 m² 2 2 2

20/7 ASHGROVE AVE

\$600,000

Dec 2023
11 Days

92 m² 2 2 1

2/185 WATERWORKS RD

\$660,000

2023
N/A

128 m² 2 2 1

1/75 STEWART RD

\$445,000

Nov 2023
18 Days

115 m² 2 1 1

6/36 BOTT ST

\$670,000

Nov 2023
N/A

149 m² 2 2 2

201/39-41 ASHGROVE AVE

\$685,000

Nov 2023
5 Days

97 m² 2 2 1