



RayWhite

SUBURB REPORT
EVERTON HILLS

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EVERTON HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	124	\$ 331,500	0.0 %	\$ 205,000	\$ 595,000
2007	136	\$ 390,375	17.8 %	\$ 280,000	\$ 1,110,000
2008	86	\$ 441,000	13.0 %	\$ 241,500	\$ 750,000
2009	96	\$ 435,000	-1.4 %	\$ 295,000	\$ 680,000
2010	88	\$ 472,500	8.6 %	\$ 360,000	\$ 830,000
2011	74	\$ 455,000	-3.7 %	\$ 340,000	\$ 780,000
2012	78	\$ 445,000	-2.2 %	\$ 315,000	\$ 727,500
2013	86	\$ 463,500	4.2 %	\$ 325,000	\$ 1,000,000
2014	95	\$ 495,640	6.9 %	\$ 400,000	\$ 1,330,000
2015	91	\$ 523,050	5.5 %	\$ 272,000	\$ 1,200,000
2016	107	\$ 540,000	3.2 %	\$ 300,000	\$ 912,500
2017	90	\$ 570,000	5.6 %	\$ 425,000	\$ 965,500
2018	82	\$ 597,500	4.8 %	\$ 430,000	\$ 895,000
2019	93	\$ 580,000	-2.9 %	\$ 350,000	\$ 1,115,000
2020	106	\$ 611,750	5.5 %	\$ 280,000	\$ 990,000
2021	116	\$ 830,250	35.7 %	\$ 465,000	\$ 1,600,000
2022	73	\$ 870,000	4.8 %	\$ 560,000	\$ 1,545,000
2023	94	\$ 890,000	2.3 %	\$ 635,000	\$ 1,650,000
2024	11	\$ 990,000	11.2 %	\$ 870,000	\$ 1,265,000

Median Sale Price
\$918k

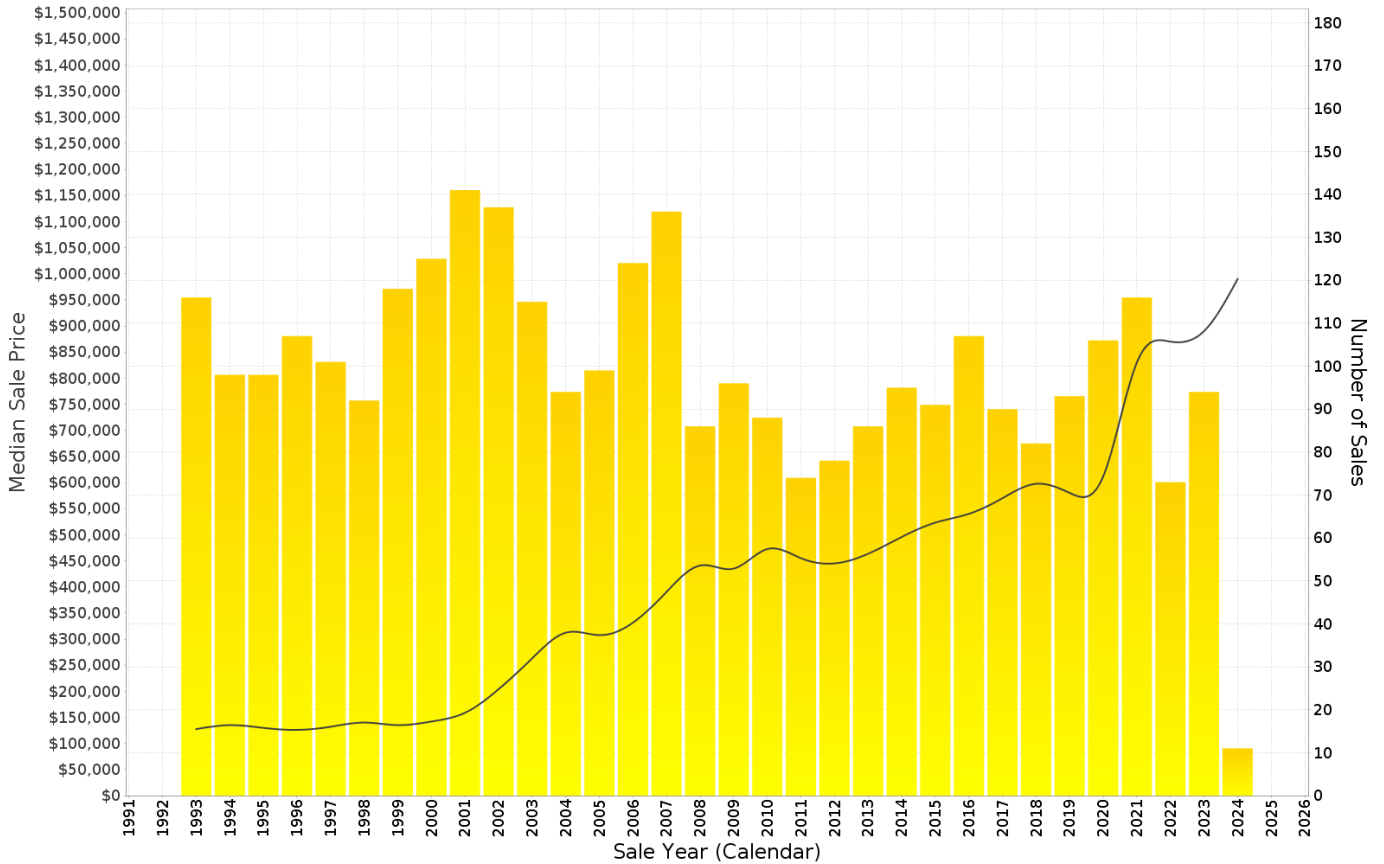
Based on 80 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+7.9%

Current Median Price: \$917,500
Previous Median Price: \$850,000

Based on 154 recorded House sales compared over the last two rolling 12 month periods



EVERTON HILLS - Recently Sold Properties

Median Sale Price

\$918k

Based on 80 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

+7.9%

Current Median Price: \$917,500
Previous Median Price: \$850,000

Based on 154 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

80

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

8 FRANCISCEA ST

\$885,000

Mar 2024
20 Days

607 m² 4 1 2

5 ELIZABETH ST

\$1,120,000

Mar 2024
8 Days

810 m² 4 2 3

9A HENDERSON RD

\$1,265,000

Mar 2024
10 Days

286 m² - - -

22 GARFIELD TCE

\$1,230,000

Mar 2024
9 Days

790 m² 5 3 2

20 NYORA ST

\$990,000

Mar 2024
9 Days

618 m² 3 2 6

9 JACQUELINE CT

\$1,015,000

Feb 2024
5 Days

600 m² 4 2 3

1 PARKLEIGH ST

\$826,000

Feb 2024
49 Days

724 m² 3 2 3

76 OLEARIA STREET WEST

\$937,000

Feb 2024
N/A

614 m² 3 2 2

27 GREVILLEA ST

\$950,000

Feb 2024
5 Days

607 m² 3 2 2

26 FRANCISCEA ST

\$927,000

Feb 2024
5 Days

650 m² 3 1 2

28 BUNYA RD

\$910,000

Feb 2024
5 Days

810 m² 3 2 3

28 VIOLET ST

\$1,020,000

Feb 2024
5 Days

607 m² 3 2 2

980 SOUTH PINE ROAD OF

\$870,000

Jan 2024
19 Days

741 m² 6 2 4

55 BUCKLAND RD

\$882,000

Jan 2024
19 Days

607 m² 3 1 2

1040 SOUTH PINE ROAD OF

\$1,150,000

Dec 2023
14 Days

642 m² 3 2 4

4 FORMOSA CT

\$840,000

Dec 2023
19 Days

607 m² 3 1 1

6B PEPPER RD

\$920,000

Dec 2023
New

500 m² - - -

19 ACACIA ST

\$1,220,000

Dec 2023
68 Days

609 m² 4 2 2

26 ALREX ST

\$925,000

Dec 2023
10 Days

651 m² 4 1 2

2 CANEBY ST

\$1,100,000

Dec 2023
17 Days

703 m² 5 2 4

34 ACACIA ST

\$1,270,000

Dec 2023
7 Days

614 m² 4 2 2

EVERTON HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	8	\$ 285,000	0.0 %	\$ 235,000	\$ 480,000
2007	11	\$ 338,000	18.6 %	\$ 190,000	\$ 475,200
2008	4	\$ 392,000	16.0 %	\$ 345,000	\$ 417,500
2009	29	\$ 379,000	-3.3 %	\$ 365,000	\$ 425,000
2010	5	\$ 430,000	13.5 %	\$ 405,000	\$ 449,000
2011	15	\$ 439,000	2.1 %	\$ 305,000	\$ 450,000
2012	13	\$ 395,000	-10.0 %	\$ 342,000	\$ 454,000
2013	9	\$ 435,000	10.1 %	\$ 335,000	\$ 475,000
2014	54	\$ 470,000	8.0 %	\$ 180,000	\$ 525,000
2015	51	\$ 475,000	1.1 %	\$ 230,000	\$ 540,000
2016	38	\$ 499,000	5.1 %	\$ 365,000	\$ 539,500
2017	25	\$ 509,000	2.0 %	\$ 358,000	\$ 615,000
2018	75	\$ 505,000	-0.8 %	\$ 360,000	\$ 695,000
2019	89	\$ 516,000	2.2 %	\$ 338,000	\$ 700,000
2020	93	\$ 525,000	1.7 %	\$ 370,000	\$ 800,000
2021	70	\$ 515,000	-1.9 %	\$ 417,500	\$ 711,000
2022	36	\$ 595,000	15.5 %	\$ 385,000	\$ 860,000
2023	41	\$ 660,000	10.9 %	\$ 330,000	\$ 1,565,000
2024	4	\$ 742,500	12.5 %	\$ 700,000	\$ 770,000

Median Sale Price

\$675k

Based on 37 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

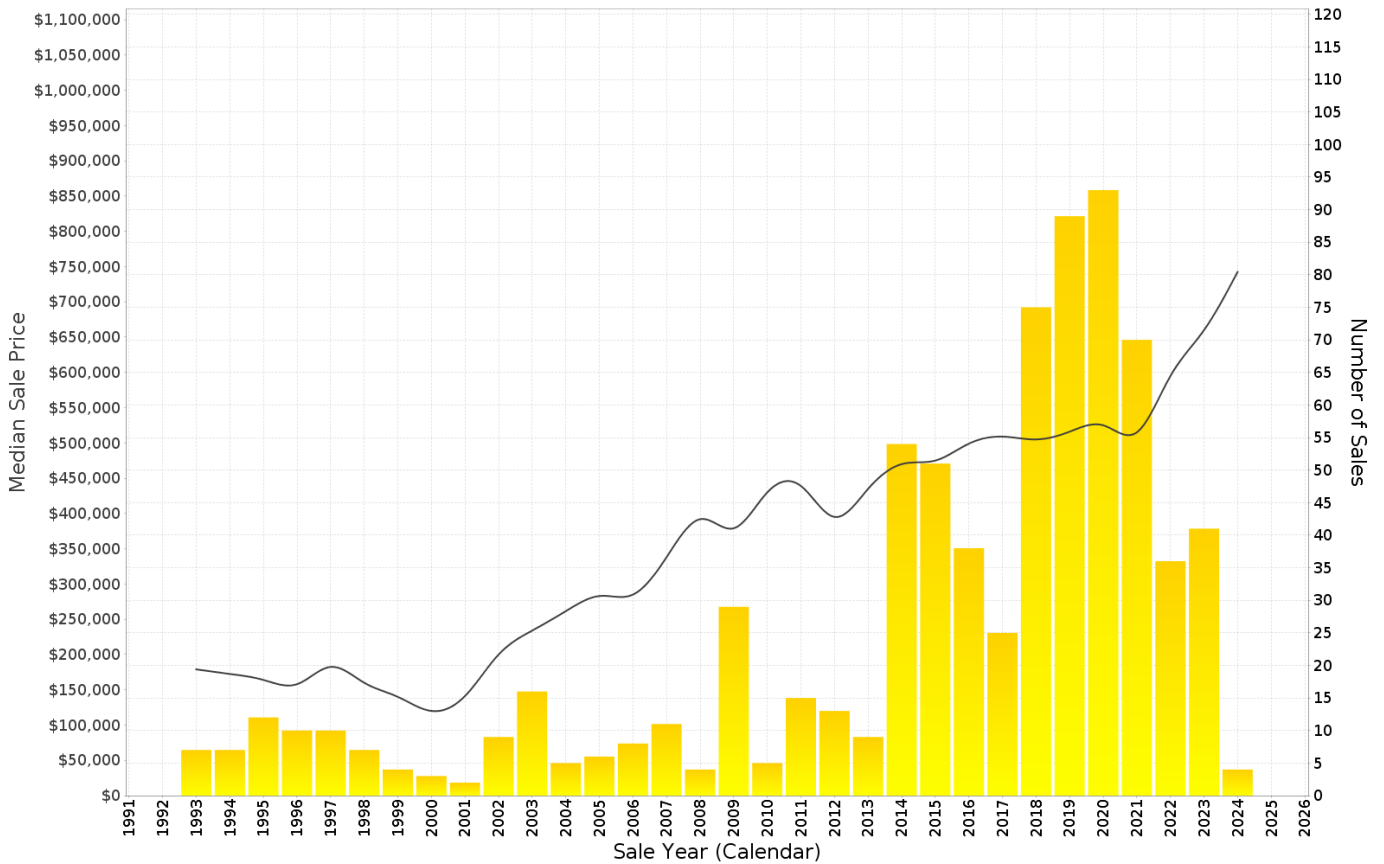
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.7%

Current Median Price: \$675,000
Previous Median Price: \$610,000

Based on 74 recorded Unit 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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EVERTON HILLS - Recently Sold Properties

Median Sale Price

\$675k

Based on 37 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

+10.7%

Current Median Price: \$675,000
Previous Median Price: \$610,000

Based on 74 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

37

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

5/99 BUNYA RD

\$780,000

177 m² 4 2 2

Sold Feb 2024 N/A

19/8 PEPPER RD

\$715,000

426 m² - - -

Sold Feb 2024 N/A

1/36 BUNYA RD

\$765,000

4 2 -

Sold Feb 2024 34 Days

34/40 BUNYA RD

\$700,000

141 m² 3 2 -

Sold Feb 2024 N/A

6/114 BUNYA RD

\$770,000

201 m² 3 2 2

Sold Feb 2024 8 Days

29/8 PEPPER RD

\$756,000

1.96 ha 3 2 2

Sold Dec 2023 26 Days

8/115 BUNYA RD

\$640,000

153 m² 3 2 2

Sold Dec 2023 12 Days

26/36 BUNYA RD

\$660,000

170 m² - - -

Sold Dec 2023 10 Days

27 BUNYA RD

\$715,000

173 m² 3 2 2

Sold Nov 2023 16 Days

20/40 BUNYA RD

\$715,000

Nov 2023
3 Days

174 m² 3 2 2

29 TO 31 HENDERSON RD

\$530,000

Nov 2023
98 Days

113 m² 2 2 1

5/77 CAMELIA AVE

\$330,000

Nov 2023
NR

52 m² - - -