



RayWhite

SUBURB REPORT

FERNY GROVE

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FERNY GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	83	\$ 373,000	0.0 %	\$ 130,000	\$ 625,000
2007	88	\$ 421,500	13.0 %	\$ 279,000	\$ 705,000
2008	64	\$ 465,000	10.3 %	\$ 350,000	\$ 650,000
2009	76	\$ 485,000	4.3 %	\$ 366,000	\$ 691,000
2010	74	\$ 498,900	2.9 %	\$ 349,000	\$ 825,000
2011	72	\$ 486,250	-2.5 %	\$ 330,000	\$ 900,000
2012	58	\$ 479,000	-1.5 %	\$ 335,000	\$ 940,000
2013	91	\$ 505,000	5.4 %	\$ 333,000	\$ 715,000
2014	71	\$ 525,000	4.0 %	\$ 320,000	\$ 695,000
2015	86	\$ 548,250	4.4 %	\$ 377,000	\$ 865,000
2016	88	\$ 550,500	0.4 %	\$ 390,000	\$ 810,000
2017	99	\$ 605,000	9.9 %	\$ 430,000	\$ 955,000
2018	62	\$ 608,150	0.5 %	\$ 425,000	\$ 965,000
2019	72	\$ 620,000	1.9 %	\$ 410,000	\$ 2,000,000
2020	75	\$ 655,000	5.6 %	\$ 310,000	\$ 1,215,000
2021	98	\$ 816,500	24.7 %	\$ 500,000	\$ 1,925,000
2022	62	\$ 945,500	15.8 %	\$ 730,000	\$ 1,301,000
2023	80	\$ 900,000	-4.8 %	\$ 650,000	\$ 1,364,000
2024	2	\$ 1,432,500	59.2 %	\$ 1,365,000	\$ 1,500,000

Median Sale Price

\$933k

Based on 66 recorded House sales within the last 12 months (Apr '23 - Mar '24)

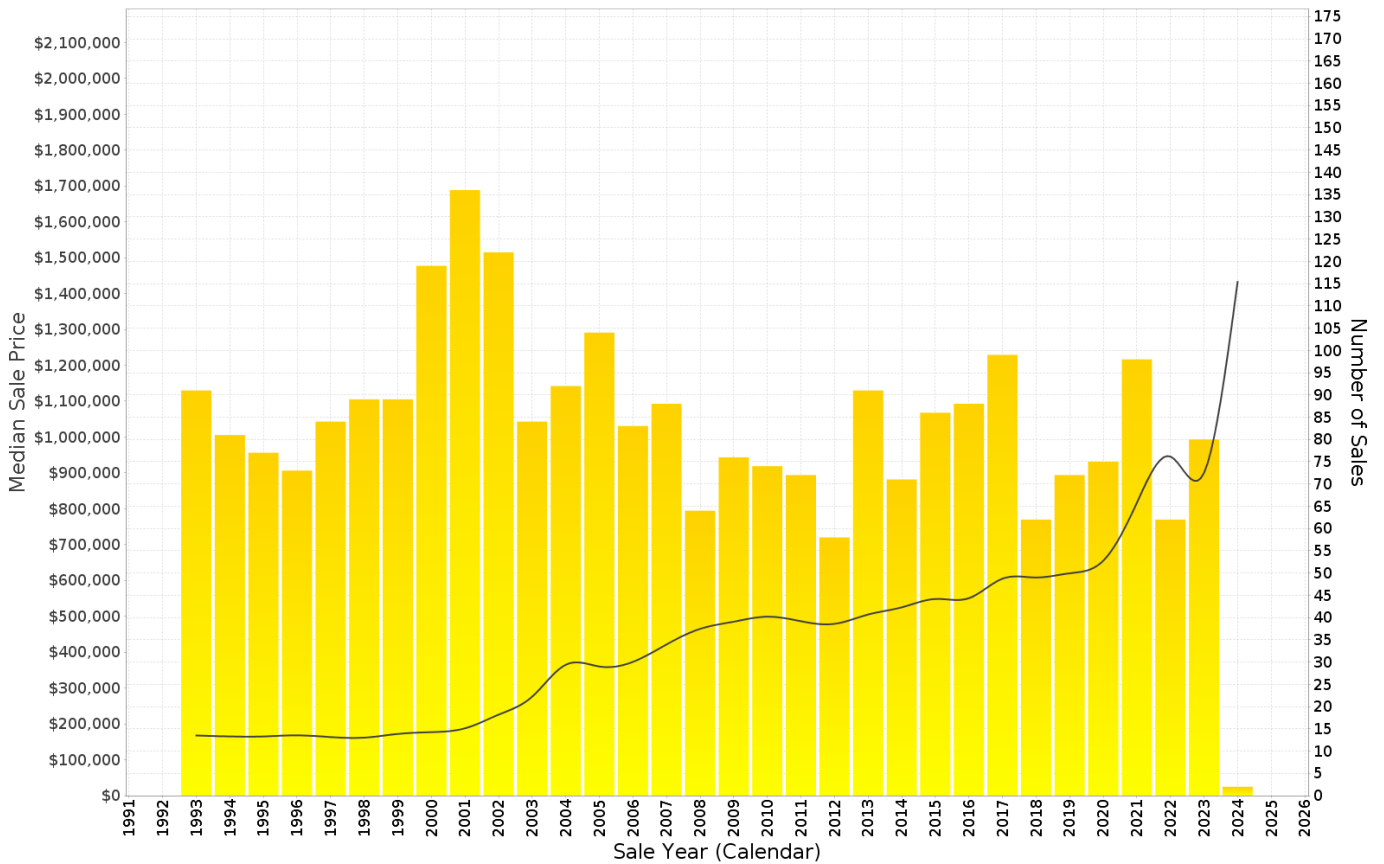
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.0%

Current Median Price: \$933,000
Previous Median Price: \$915,000

Based on 131 recorded House sales compared over the last two rolling 12 month periods



FERNY GROVE - Recently Sold Properties

Median Sale Price

\$933k

Based on 66 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

+2.0%

Current Median Price: \$933,000
Previous Median Price: \$915,000

Based on 131 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

66

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

22 ORKNEY PL

\$1,500,000

880 m² 5 3 2

Sold Mar 2024, 9 Days

285 UPPER KEDRON RD

\$1,178,000

890 m² 4 2 2

Sold Mar 2024, 8 Days

1 CARRICK PL

\$1,365,000

800 m² 5 3 5

Sold Jan 2024, 2 Days

40 MCALROY RD

\$1,125,000

800 m² 4 2 2

Sold Dec 2023, 5 Days

4 KOOYONG CT

\$1,110,000

654 m² 4 3 2

Sold Dec 2023, 3 Days

5 ISAACS CL

\$880,000

458 m² 4 2 2

Sold Nov 2023, 67 Days

4 TONLEEGEE ST

\$905,000

609 m² 3 2 2

Sold Nov 2023, 7 Days

10 ORKNEY PL

\$1,225,000

792 m² 4 3 2

Sold Nov 2023, 24 Days

5 MARSHALL PL

\$960,000

747 m² 4 2 2

Sold Nov 2023, 6 Days

49 RINAFORE ST



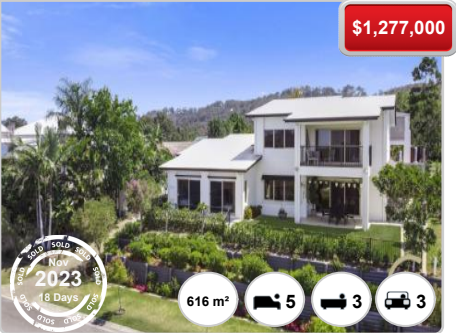
39 BALLYLIN ST



9 MELROSE PL



8 TIVOLI PL



25 TIVOLI PL



25 MELROSE PL



FERNY GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	21	\$ 239,000	0.0 %	\$ 200,000	\$ 520,000
2007	15	\$ 283,000	18.4 %	\$ 228,000	\$ 645,000
2008	15	\$ 330,000	16.6 %	\$ 225,000	\$ 735,000
2009	19	\$ 360,000	9.1 %	\$ 232,500	\$ 620,000
2010	16	\$ 373,250	3.7 %	\$ 317,500	\$ 730,000
2011	12	\$ 370,000	-0.9 %	\$ 270,000	\$ 650,000
2012	11	\$ 320,000	-13.5 %	\$ 265,000	\$ 587,500
2013	10	\$ 351,500	9.8 %	\$ 290,000	\$ 623,500
2014	12	\$ 350,800	-0.2 %	\$ 34,700	\$ 830,000
2015	14	\$ 375,000	6.9 %	\$ 310,000	\$ 755,000
2016	15	\$ 388,000	3.5 %	\$ 280,000	\$ 705,000
2017	13	\$ 417,000	7.5 %	\$ 312,000	\$ 747,500
2018	15	\$ 381,700	-8.5 %	\$ 314,500	\$ 1,050,000
2019	10	\$ 490,000	28.4 %	\$ 310,000	\$ 1,100,000
2020	18	\$ 465,000	-5.1 %	\$ 315,000	\$ 632,000
2021	18	\$ 418,000	-10.1 %	\$ 362,000	\$ 950,000
2022	6	\$ 877,500	109.9 %	\$ 426,000	\$ 3,200,000
2023	15	\$ 625,500	-28.7 %	\$ 485,000	\$ 2,000,000
2024	2	\$ 546,160	-12.7 %	\$ 538,000	\$ 554,321

Median Sale Price

\$554k

Based on 15 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

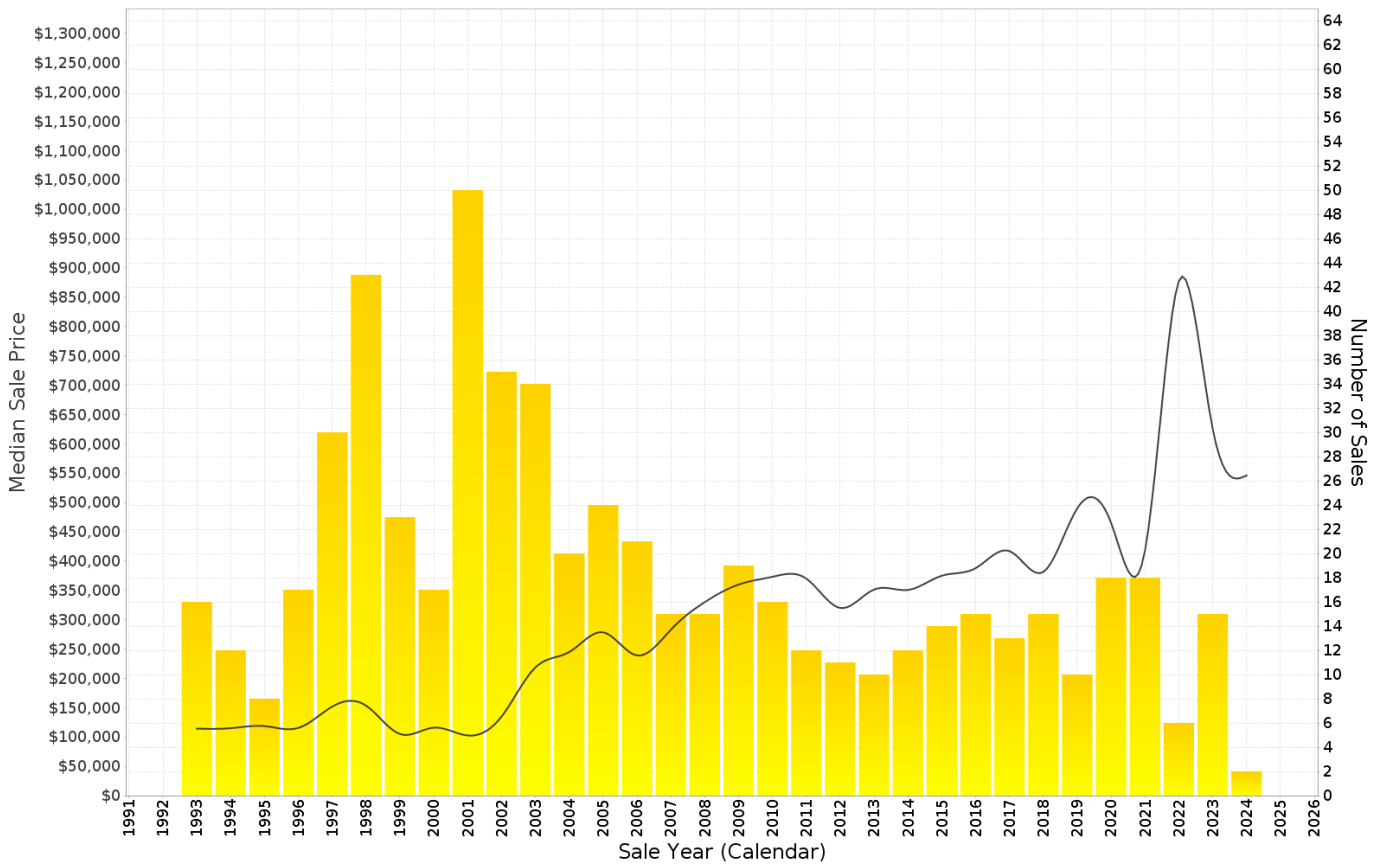
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-14.2%

Current Median Price: \$554,321
Previous Median Price: \$646,250

Based on 23 recorded Unit sales compared over the last two rolling 12 month periods



FERNY GROVE - Recently Sold Properties

Median Sale Price

\$554k

Based on 15 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

-14.2%

Current Median Price: \$554,321
Previous Median Price: \$646,250

Based on 23 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

15

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

1/27 MOVILLA ST

\$525,000

Sold Apr 2024
25 Days

102 m² 2 1 1

3/5 BANTRY PL

\$538,000

Sold Mar 2024
6 Days

111 m² 2 1 1

2/3 BUNOWEN ST

\$554,321

Sold Jan 2024
27 Days

91 m² 2 1 1

2/21 NELSON PL

\$800,000

Sold Dec 2023
20 Days

166 m² 3 2 2

36/121 ARCHDALE RD

\$650,511

Sold Dec 2023
5 Days

186 m² 3 2 1

50/121 ARCHDALE RD

\$655,000

Sold Dec 2023
41 Days

196 m² 3 2 1

201 TO 203 LANITA RD

\$2,000,000

Sold Nov 2023
10 Days

9.64 ha 5 2 -

2/16 MOVILLA ST

\$532,000

Sold Nov 2023
4 Days

134 m² 2 1 1

4/30 GLENARIFF ST

\$510,000

Sold Nov 2023
1 Day

184 m² 2 1 1