



RayWhite

SUBURB REPORT

FERNY HILLS

raywhitealderley.com.au

FERNY HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	197	\$ 330,000	0.0 %	\$ 131,000	\$ 725,000
2007	208	\$ 389,500	18.0 %	\$ 273,000	\$ 1,000,000
2008	142	\$ 429,250	10.2 %	\$ 265,000	\$ 811,000
2009	180	\$ 434,000	1.1 %	\$ 312,500	\$ 960,000
2010	131	\$ 460,000	6.0 %	\$ 356,000	\$ 1,400,000
2011	137	\$ 425,000	-7.6 %	\$ 275,000	\$ 8,000,000
2012	129	\$ 440,000	3.5 %	\$ 260,000	\$ 900,000
2013	165	\$ 450,000	2.3 %	\$ 280,000	\$ 770,000
2014	153	\$ 470,000	4.4 %	\$ 250,000	\$ 1,000,000
2015	151	\$ 499,999	6.4 %	\$ 318,750	\$ 1,350,000
2016	157	\$ 525,000	5.0 %	\$ 350,000	\$ 945,000
2017	154	\$ 546,500	4.1 %	\$ 200,000	\$ 1,350,000
2018	133	\$ 565,000	3.4 %	\$ 417,000	\$ 1,525,000
2019	118	\$ 567,750	0.5 %	\$ 420,000	\$ 950,000
2020	142	\$ 595,000	4.8 %	\$ 413,000	\$ 1,300,000
2021	177	\$ 771,000	29.6 %	\$ 515,000	\$ 1,401,000
2022	120	\$ 880,000	14.1 %	\$ 498,750	\$ 2,050,000
2023	138	\$ 870,000	-1.1 %	\$ 675,000	\$ 2,515,000
2024	22	\$ 928,000	6.7 %	\$ 687,000	\$ 1,300,000

Median Sale Price

\$895k

Based on 135 recorded House sales within the last 12 months (Apr '23 - Mar '24)

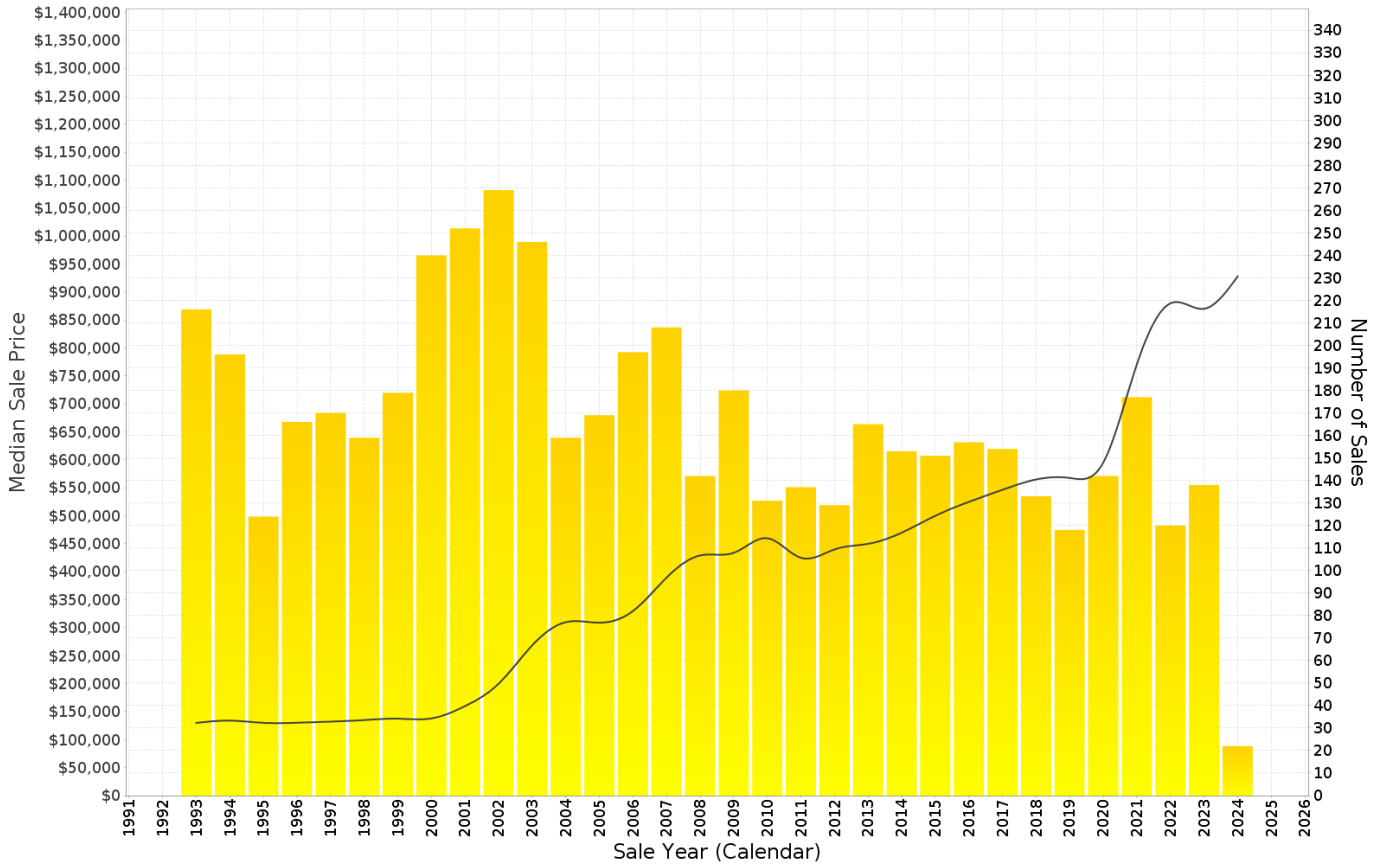
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.6%

Current Median Price: \$895,000
Previous Median Price: \$872,500

Based on 245 recorded House sales compared over the last two rolling 12 month periods



FERNY HILLS - Recently Sold Properties

Median Sale Price

\$895k

Based on 135 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

+2.6%

Current Median Price: \$895,000
Previous Median Price: \$872,500

Based on 245 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

135

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 PALALL CRES



\$850,000

721 m² 3 1 1

Sold Apr 2024 46 Days

31 FERNY WAY



\$905,000

635 m² 3 2 4

Sold Apr 2024 27 Days

2 FLEETWOOD CRT




\$945,000

807 m² 3 2 3

Sold Apr 2024 22 Days

17 KYLIE AVE




\$1,200,000

607 m² 3 2 2

Sold Mar 2024 14 Days

17 ALKOO MI AVE




\$1,070,000

607 m² 4 2 2

Sold Mar 2024 40 Days

15 COOLIBAH CRES

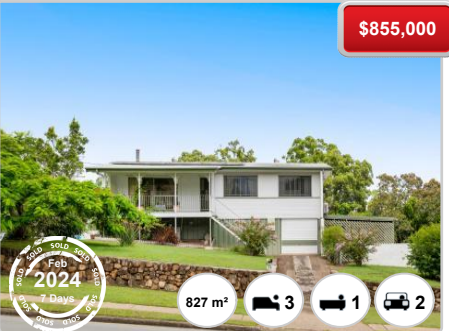


\$1,061,000

607 m² 5 2 2

Sold Mar 2024 18 Days

79 ILLUTA AVE



\$855,000

827 m² 3 1 2

Sold Feb 2024 7 Days

21 DOOLOO CRES

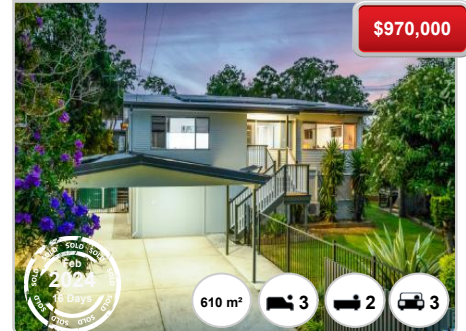


\$905,000

607 m² 3 2 2

Sold Feb 2024 6 Days

39 DUNBIL AVE



\$970,000

610 m² 3 2 3

Sold Feb 2024 8 Days

3 MERINO CL

\$1,300,000

Feb 2024
27 Days

550 m² 4 3 2

45 TARNOOK DR

\$926,000

Feb 2024
11 Days

607 m² 3 1 3

7 NAALONG GR

\$1,035,000

Feb 2024
26 Days

971 m² 3 2 1

2 PARNOOLAR CRES

\$920,000

Feb 2024
5 Days

625 m² 3 1 2

1 CHEVRON ST

\$860,150

Feb 2024
8 Days

747 m² 4 2 2

18 LINKWOOD DRIVE OF

\$970,000

Feb 2024
10 Days

750 m² 4 2 2

11 BOLONG CRES

\$974,000

Feb 2024
N/A

607 m² 3 1 2

67 ILLUTA AVE

\$855,000

Jan 2024
7 Days

612 m² 3 1 2

14 WIRLPANA AVE

\$930,000

Feb 2024
6 Days

607 m² 4 2 2

22 KOLORA CRES

\$970,000

Jan 2024
62 Days

607 m² 3 1 3

18 KIRINYA ST

\$865,000

Jan 2024
19 Days

774 m² 3 1 2

55 CAESAR RD

\$910,000

Jan 2024
11 Days

677 m² 3 2 1

FERNY HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	24	\$ 365,000	0.0 %	\$ 235,000	\$ 426,000
2007	8	\$ 304,878	-16.5 %	\$ 255,000	\$ 460,000
2008	6	\$ 314,750	3.2 %	\$ 305,000	\$ 375,000
2009	5	\$ 351,000	11.5 %	\$ 335,000	\$ 440,000
2010	5	\$ 397,000	13.1 %	\$ 330,000	\$ 1,225,000
2011	4	\$ 320,000	-19.4 %	\$ 285,500	\$ 350,000
2012	5	\$ 306,200	-4.3 %	\$ 276,000	\$ 340,000
2013	5	\$ 348,000	13.7 %	\$ 309,000	\$ 630,000
2014	7	\$ 390,000	12.1 %	\$ 320,000	\$ 616,000
2015	6	\$ 355,500	-8.8 %	\$ 320,000	\$ 395,600
2016	5	\$ 352,000	-1.0 %	\$ 348,000	\$ 415,000
2017	16	\$ 469,000	33.2 %	\$ 318,000	\$ 1,200,000
2018	10	\$ 442,500	-5.7 %	\$ 349,000	\$ 685,000
2019	6	\$ 410,000	-7.3 %	\$ 385,000	\$ 520,000
2020	5	\$ 370,000	-9.8 %	\$ 330,000	\$ 492,500
2021	19	\$ 551,500	49.1 %	\$ 375,000	\$ 1,595,000
2022	8	\$ 624,750	13.3 %	\$ 461,000	\$ 917,500
2023	5	\$ 674,000	7.9 %	\$ 505,000	\$ 765,000
2024	1	\$ 500,000	-25.8 %	\$ 500,000	\$ 500,000

Median Sale Price

\$550k

Based on 5 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

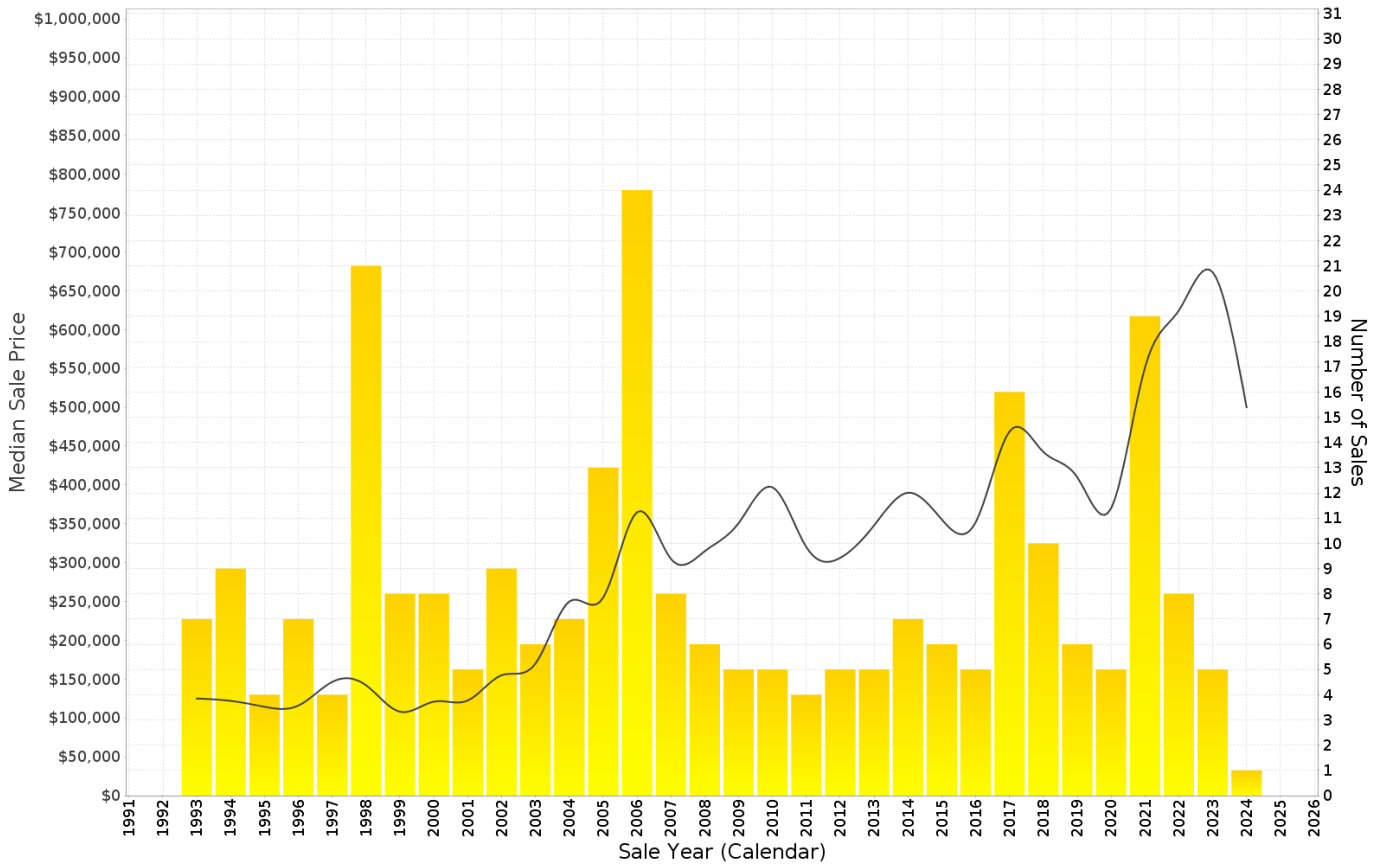
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.0%

Current Median Price: \$550,000
Previous Median Price: \$573,000

Based on 9 recorded Unit sales compared over the last two rolling 12 month periods



FERNY HILLS - Recently Sold Properties

Median Sale Price

\$550k

Based on 5 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

-4.0%

Current Median Price: \$550,000
Previous Median Price: \$573,000

Based on 9 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

5

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

