



RayWhite®

SUBURB REPORT

GRANGE

GRANGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	93	\$ 478,000	0.0 %	\$ 222,000	\$ 3,050,000
2007	110	\$ 612,750	28.2 %	\$ 330,000	\$ 1,450,000
2008	56	\$ 601,000	-1.9 %	\$ 385,000	\$ 1,730,000
2009	71	\$ 710,000	18.1 %	\$ 295,000	\$ 3,000,000
2010	57	\$ 665,000	-6.3 %	\$ 475,000	\$ 1,665,000
2011	60	\$ 672,500	1.1 %	\$ 350,000	\$ 3,380,000
2012	62	\$ 657,750	-2.2 %	\$ 370,000	\$ 1,500,000
2013	69	\$ 680,000	3.4 %	\$ 425,000	\$ 1,380,000
2014	72	\$ 770,000	13.2 %	\$ 460,000	\$ 3,850,000
2015	78	\$ 872,000	13.2 %	\$ 485,000	\$ 2,650,000
2016	69	\$ 862,375	-1.1 %	\$ 537,500	\$ 1,336,000
2017	65	\$ 955,000	10.7 %	\$ 554,000	\$ 1,700,000
2018	72	\$ 961,500	0.7 %	\$ 515,000	\$ 3,350,000
2019	75	\$ 960,000	-0.2 %	\$ 480,000	\$ 2,625,000
2020	63	\$ 1,025,000	6.8 %	\$ 375,000	\$ 2,875,000
2021	68	\$ 1,382,500	34.9 %	\$ 775,000	\$ 3,135,000
2022	58	\$ 1,650,000	19.3 %	\$ 768,000	\$ 4,650,000
2023	59	\$ 1,550,000	-6.1 %	\$ 760,000	\$ 4,025,000
2024	8	\$ 1,235,000	-20.3 %	\$ 800,000	\$ 2,400,000

Median Sale Price
\$1.57m

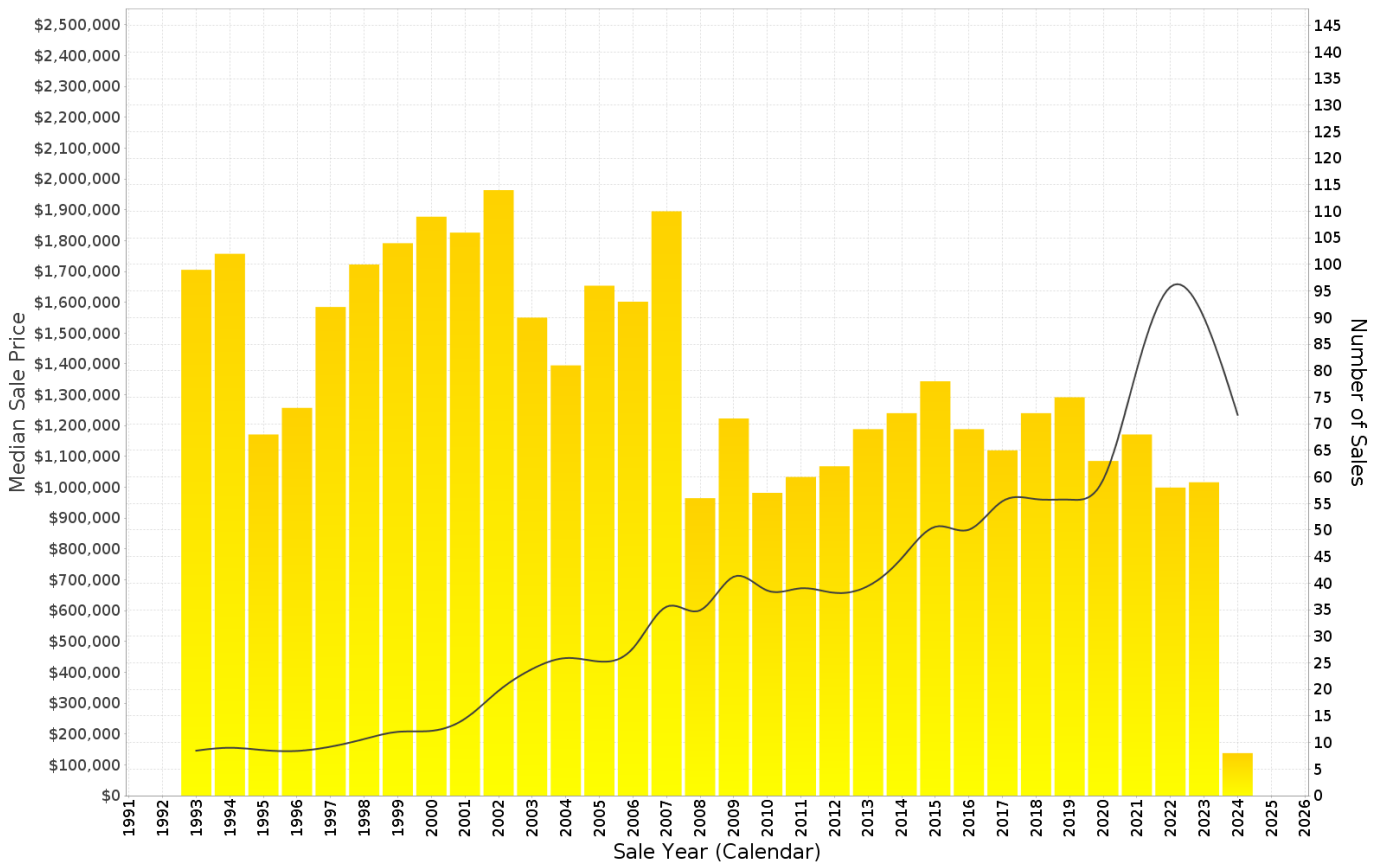
Based on 58 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-2.9%

Current Median Price: \$1,575,000
Previous Median Price: \$1,622,500

Based on 114 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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GRANGE - Recently Sold Properties

Median Sale Price

\$1.57m

Based on 58 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

-2.9%

Current Median Price: \$1,575,000
Previous Median Price: \$1,622,500

Based on 114 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

58

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

69 CARBERRY ST

\$1,350,000

Apr 2024
161 Days
N/A

448 m² 3 2 2

160 EVELYN ST

\$1,815,000

Apr 2024
25 Days
N/A

405 m² 4 3 1

4 INGLIS ST

\$1,300,000

Apr 2024
160 Days
N/A

553 m² 3 2 1

74 CARBERRY ST

\$1,745,000

Apr 2024
161 Days
N/A

448 m² 5 2 1

16 SELLHEIM ST

\$2,240,000

Apr 2024
N/A

405 m² 4 3 1

95 GRANGE RD

\$970,000

Mar 2024
431 Days
N/A

604 m² 3 2 -

25 DAISY ST

\$2,375,000

Mar 2024
22 Days
N/A

896 m² 5 2 2

24 HOWARD ST

\$2,400,000

Mar 2024
37 Days
N/A

630 m² 5 4 4

12 FERRES ST

\$1,970,000

Mar 2024
15 Days
N/A

405 m² 5 3 1

29 GRANGE RD

\$920,000

Feb 2024
7 Days

458 m² 2 1 2

18 SOUTHERDEN AVE

\$1,950,000

Feb 2024
20 Days

597 m² 5 2 2

27 GRANGE RD

\$985,000

Feb 2024
38 Days

458 m² 2 1 4

5 MEECHAM ST

\$2,750,000

Feb 2024
26 Days

607 m² 4 3 2

43 JEAN ST

\$3,385,000

Feb 2024
28 Days

810 m² 5 2 2

43 GRANGE RD

\$800,000

Feb 2024
22 Days

405 m² 3 1 1

94 GRANGE RD

\$1,120,000

Feb 2024
37 Days

607 m² 3 2 1

118 BLANDFORD ST

\$1,350,000

Feb 2024
14 Days

1,012 m² 4 2 2

7 MYRTLE ST

\$1,965,000

Dec 2023
N/A

607 m² 4 3 2

60 EVELYN ST

\$2,800,000

Dec 2023
22 Days

844 m² 5 3 2

169 EVELYN ST

\$1,750,000

Dec 2023
20 Days

810 m² 3 1 1

151 EVELYN ST

\$1,205,000

Dec 2023
32 Days

405 m² 3 2 2

GRANGE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	14	\$ 371,500	0.0 %	\$ 218,500	\$ 607,500
2007	16	\$ 417,500	12.4 %	\$ 312,000	\$ 870,000
2008	10	\$ 469,500	12.5 %	\$ 305,000	\$ 510,000
2009	18	\$ 388,000	-17.4 %	\$ 312,000	\$ 489,000
2010	14	\$ 479,000	23.5 %	\$ 350,000	\$ 1,560,000
2011	11	\$ 449,000	-6.3 %	\$ 310,000	\$ 490,000
2012	10	\$ 435,500	-3.0 %	\$ 290,000	\$ 770,000
2013	10	\$ 383,000	-12.1 %	\$ 312,500	\$ 767,500
2014	9	\$ 525,000	37.1 %	\$ 330,000	\$ 1,000,000
2015	14	\$ 415,000	-21.0 %	\$ 222,500	\$ 1,255,000
2016	15	\$ 525,000	26.5 %	\$ 313,000	\$ 565,500
2017	44	\$ 780,000	48.6 %	\$ 295,000	\$ 970,414
2018	14	\$ 525,000	-32.7 %	\$ 295,000	\$ 1,603,963
2019	15	\$ 525,000	0.0 %	\$ 293,000	\$ 950,000
2020	14	\$ 508,500	-3.1 %	\$ 295,000	\$ 1,751,000
2021	25	\$ 615,000	20.9 %	\$ 305,000	\$ 1,500,000
2022	23	\$ 826,000	34.3 %	\$ 417,500	\$ 1,380,000
2023	19	\$ 900,000	9.0 %	\$ 395,000	\$ 1,810,000
2024	5	\$ 760,000	-15.6 %	\$ 487,500	\$ 880,000

Median Sale Price

\$830k

Based on 18 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

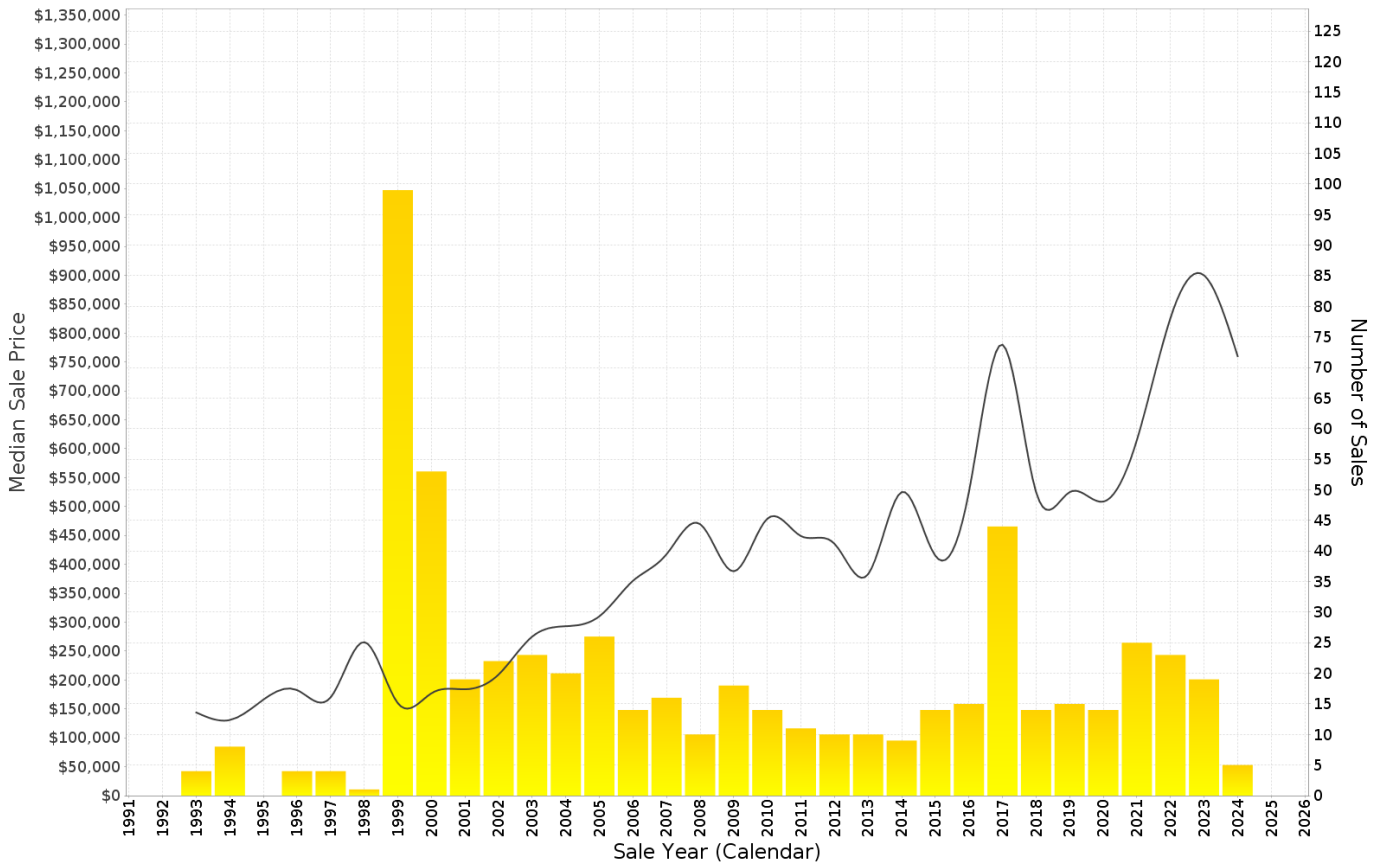
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

0.0%

Current Median Price: \$830,000
Previous Median Price: \$830,000

Based on 43 recorded Unit sales compared over the last two rolling 12 month periods



GRANGE - Recently Sold Properties

Median Sale Price

\$830k

Based on 18 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

0.0%

Current Median Price: \$830,000
Previous Median Price: \$830,000

Based on 43 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

18

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

32/43 CARBERRY ST




\$487,500

85 m² 2 2 1

Sold Mar 2024 6 Days

7/43 CARBERRY ST




\$541,500

100 m² 2 2 1

Sold Feb 2024 6 Days

20/120 UXBRIDGE ST



\$880,000

153 m² 3 2 -

Sold Feb 2024 N/A

52/120 UXBRIDGE ST




\$830,000

151 m² 3 2 2

Sold Jan 2024 88 Days

76/120 UXBRIDGE ST



\$760,000

134 m² 3 1 2

Sold Nov 2023 N/A

38/41 AGINCOURT ST



\$1,100,000

190 m² 3 2 2

Sold Nov 2023 81 Days