



RayWhite

SUBURB REPORT

HERSTON

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HERSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 475,000	0.0 %	\$ 360,000	\$ 2,600,000
2007	26	\$ 575,000	21.1 %	\$ 380,000	\$ 1,750,000
2008	16	\$ 762,500	32.6 %	\$ 535,000	\$ 1,350,000
2009	22	\$ 652,500	-14.4 %	\$ 501,000	\$ 796,000
2010	25	\$ 715,000	9.6 %	\$ 415,000	\$ 1,270,000
2011	8	\$ 697,500	-2.4 %	\$ 510,000	\$ 1,270,000
2012	12	\$ 655,000	-6.1 %	\$ 465,000	\$ 870,000
2013	9	\$ 564,900	-13.8 %	\$ 390,000	\$ 1,240,000
2014	15	\$ 600,000	6.2 %	\$ 550,000	\$ 850,000
2015	15	\$ 800,000	33.3 %	\$ 535,000	\$ 1,400,000
2016	25	\$ 860,000	7.5 %	\$ 575,000	\$ 1,992,500
2017	13	\$ 799,000	-7.1 %	\$ 593,000	\$ 1,400,000
2018	14	\$ 790,000	-1.1 %	\$ 601,000	\$ 1,680,000
2019	19	\$ 792,000	0.3 %	\$ 650,000	\$ 1,235,000
2020	26	\$ 885,000	11.7 %	\$ 715,000	\$ 2,380,000
2021	26	\$ 970,000	9.6 %	\$ 748,000	\$ 2,550,000
2022	14	\$ 1,459,500	50.5 %	\$ 745,000	\$ 3,715,000
2023	15	\$ 1,150,000	-21.2 %	\$ 979,500	\$ 2,030,000
2024	3	\$ 1,400,000	21.7 %	\$ 1,198,000	\$ 2,230,000

Median Sale Price
\$1.26m

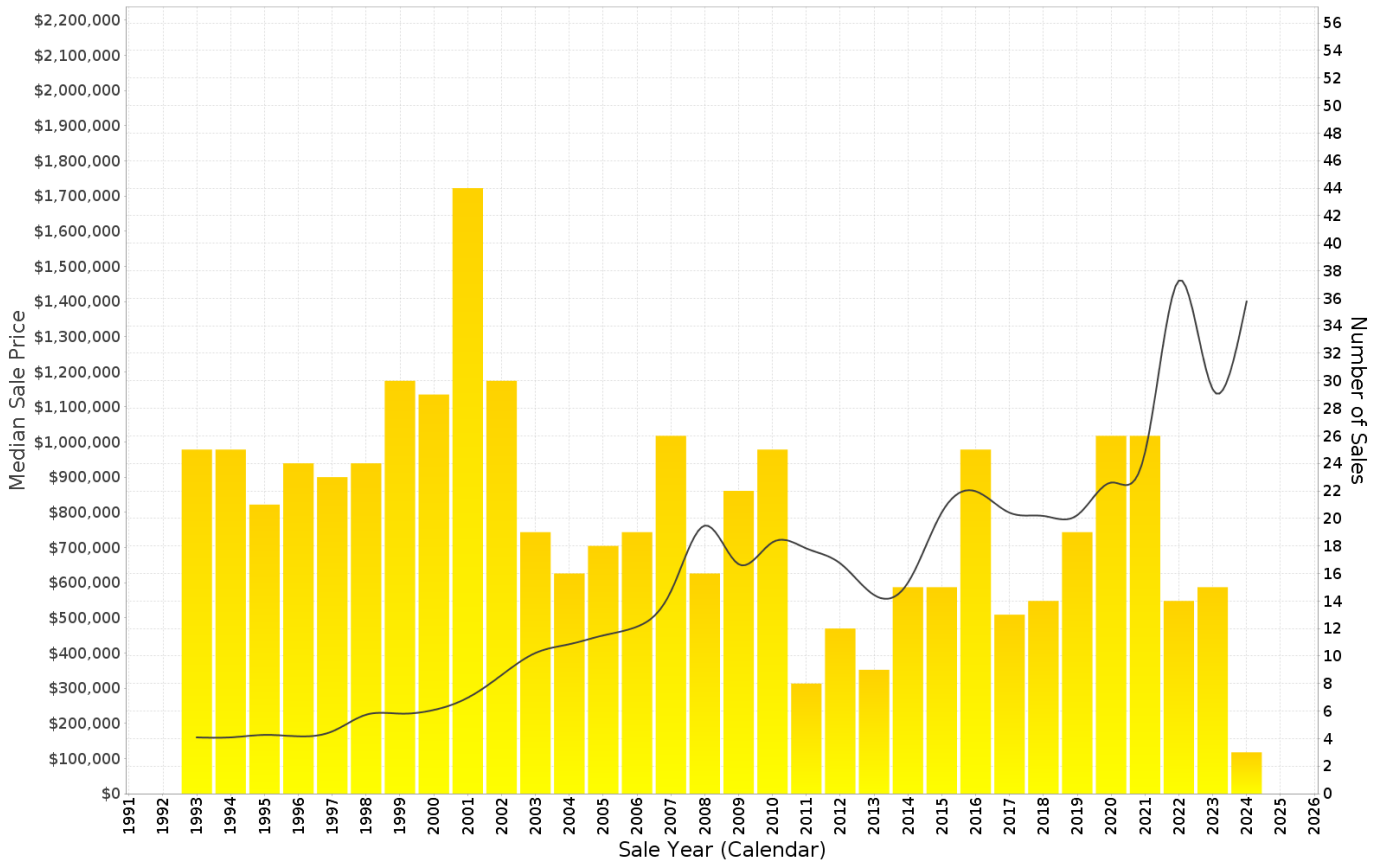
Based on 16 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-5.3%

Current Median Price: \$1,260,000
Previous Median Price: \$1,331,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods



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HERSTON - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 16 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

-5.3%

Current Median Price: \$1,260,000
Previous Median Price: \$1,331,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

16

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

27 FLEMING RD



\$1,740,000

Sold Apr 2024
24 Days

880 m² 3 1 5

39 HETHERINGTON ST




\$2,230,000

Sold Feb 2024
25 Days

549 m² 5 3 2

25 GARRICK TCE




\$2,400,000

Sold Feb 2024
14 Days

417 m² 5 3 2

17 BRAMSTON TCE



\$1,198,000

Sold Jan 2024
19 Days

405 m² 2 2 3

13 FAGAN RD




\$1,400,000

Sold Jan 2024
N/A

589 m² 4 2 2

44 GARRICK TCE




\$2,030,000

Sold Dec 2023
70 Days

810 m² 4 2 2

21 FLEMING RD



\$1,320,000

Sold Dec 2023
10 Days

746 m² 2 1 1

74 HETHERINGTON ST



\$1,350,000

Sold Nov 2023
7 Days

455 m² 3 2 2

HERSTON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	33	\$ 295,000	0.0 %	\$ 90,000	\$ 670,000
2007	38	\$ 360,000	22.0 %	\$ 265,000	\$ 1,400,000
2008	21	\$ 412,000	14.4 %	\$ 256,000	\$ 1,112,500
2009	24	\$ 366,375	-11.1 %	\$ 100,000	\$ 670,000
2010	20	\$ 441,500	20.5 %	\$ 325,000	\$ 840,000
2011	17	\$ 425,000	-3.7 %	\$ 255,000	\$ 660,000
2012	15	\$ 415,000	-2.4 %	\$ 357,000	\$ 612,000
2013	18	\$ 449,675	8.4 %	\$ 300,000	\$ 1,235,000
2014	25	\$ 455,000	1.2 %	\$ 108,000	\$ 803,000
2015	31	\$ 520,000	14.3 %	\$ 318,000	\$ 2,200,000
2016	32	\$ 490,000	-5.8 %	\$ 260,000	\$ 770,000
2017	19	\$ 389,000	-20.6 %	\$ 293,000	\$ 674,000
2018	27	\$ 420,000	8.0 %	\$ 240,000	\$ 975,000
2019	29	\$ 450,000	7.1 %	\$ 267,500	\$ 1,285,500
2020	18	\$ 520,000	15.6 %	\$ 315,000	\$ 1,418,000
2021	39	\$ 576,000	10.8 %	\$ 135,000	\$ 1,033,000
2022	34	\$ 588,000	2.1 %	\$ 135,000	\$ 1,320,000
2023	38	\$ 752,500	28.0 %	\$ 150,000	\$ 1,600,000
2024	10	\$ 639,500	-15.0 %	\$ 440,000	\$ 905,000

Median Sale Price

\$775k

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

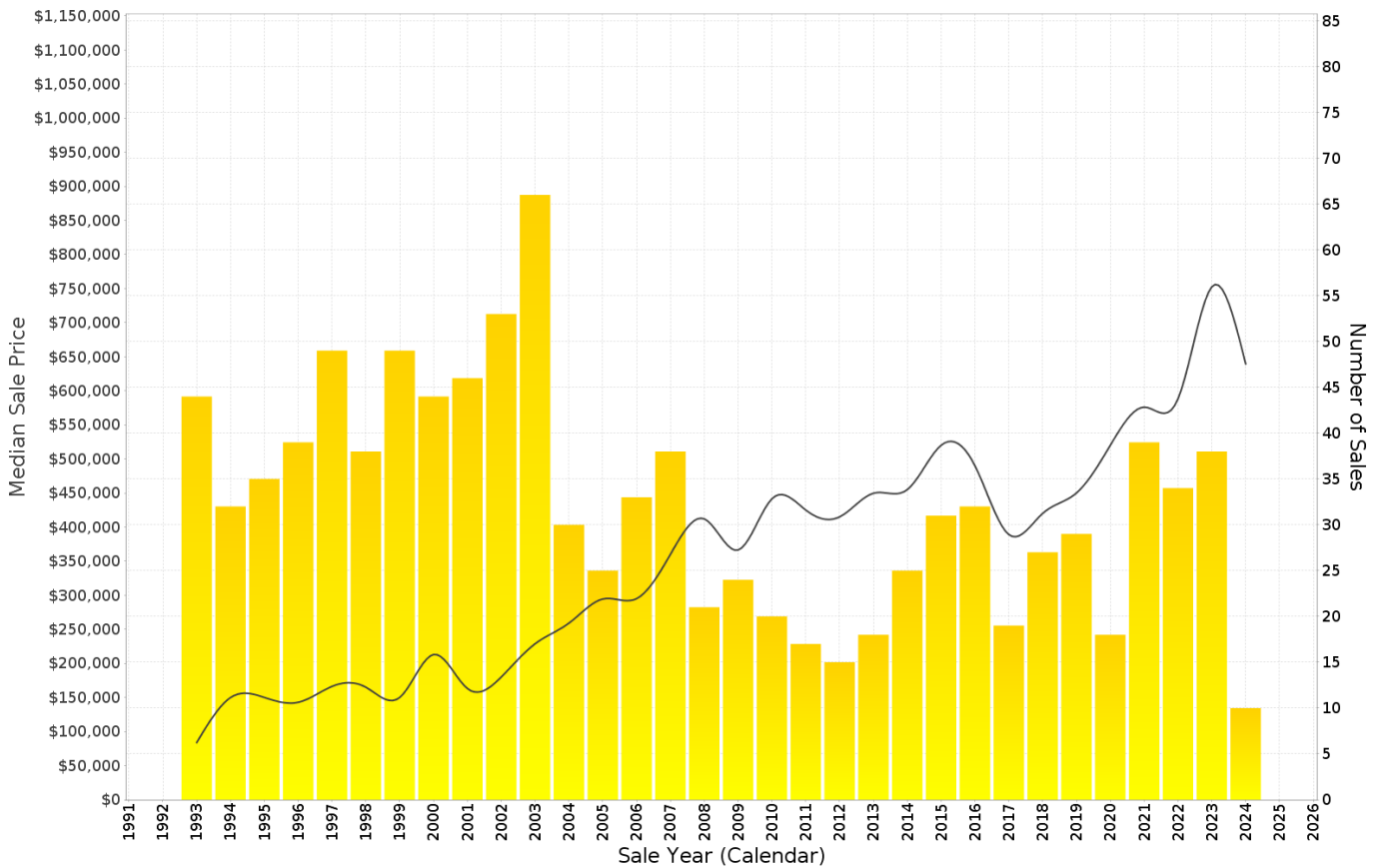
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.7%

Current Median Price: \$775,000
Previous Median Price: \$706,500

Based on 73 recorded Unit sales compared over the last two rolling 12 month periods



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HERSTON - Recently Sold Properties

Median Sale Price

\$775k

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

+9.7%

Current Median Price: \$775,000
Previous Median Price: \$706,500

Based on 73 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

59 FLEMING RD




\$1,085,000

206 m² 3 2 2

Sold Mar 2024 12 Days

2/32 GARRICK TCE



\$550,000

123 m² 2 1 1

Sold Mar 2024 12 Days

2/46 SCOTT RD




\$775,000

121 m² 2 2 1

Sold Mar 2024 24 Days

87 TO 89 SCOTT RD



\$490,000

90 m² 2 1 1

Sold Mar 2024 N/A

1/184 HERSTON RD




\$609,000

126 m² 3 1 1

Sold Feb 2024 7 Days

43/89 SCOTT RD




\$515,000

93 m² 2 1 -

Sold Feb 2024 16 Days

87 TO 89 SCOTT RD



\$515,000

62 m² 1 1 1

Sold Feb 2024 N/A

3/42 SCOTT RD




\$905,000

161 m² 3 2 1

Sold Feb 2024 6 Days

8/26 WYNDHAM ST



\$809,000

121 m² 3 2 1

Sold Feb 2024 185 Days

3/93 SCOTT RD



\$835,000



138 m² 4 2 2

2/166 HERSTON ROAD OF



\$440,000



63 m² 1 1 1

3/50 FLEMING RD



\$670,000



161 m² 2 2 1

8/47 BRAMSTON TCE

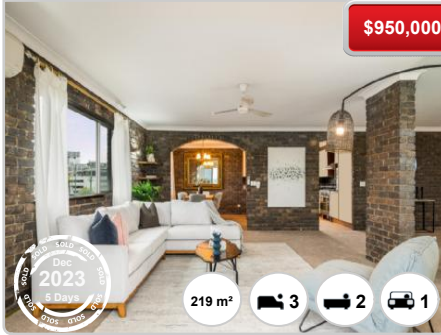


\$480,000



106 m² 2 1 2

7/47 BRAMSTON TCE



\$950,000



219 m² 3 2 1