



**RayWhite**

**SUBURB REPORT**

**MCDOWALL**

[raywhitealderley.com.au](http://raywhitealderley.com.au)

# MCDOWALL - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth | Low        | High         |
|------|---------|--------------|--------|------------|--------------|
| 2006 | 120     | \$ 425,000   | 0.0 %  | \$ 283,000 | \$ 865,000   |
| 2007 | 129     | \$ 485,000   | 14.1 % | \$ 325,000 | \$ 1,970,000 |
| 2008 | 80      | \$ 491,500   | 1.3 %  | \$ 362,000 | \$ 785,000   |
| 2009 | 110     | \$ 521,250   | 6.1 %  | \$ 281,000 | \$ 1,225,000 |
| 2010 | 105     | \$ 577,500   | 10.8 % | \$ 390,000 | \$ 865,000   |
| 2011 | 73      | \$ 550,000   | -4.8 % | \$ 395,000 | \$ 1,843,000 |
| 2012 | 103     | \$ 535,000   | -2.7 % | \$ 368,000 | \$ 840,000   |
| 2013 | 87      | \$ 555,000   | 3.7 %  | \$ 335,000 | \$ 1,040,000 |
| 2014 | 106     | \$ 599,750   | 8.1 %  | \$ 330,000 | \$ 1,360,000 |
| 2015 | 115     | \$ 602,500   | 0.5 %  | \$ 382,000 | \$ 1,200,000 |
| 2016 | 104     | \$ 635,000   | 5.4 %  | \$ 405,000 | \$ 3,150,000 |
| 2017 | 81      | \$ 655,000   | 3.1 %  | \$ 483,000 | \$ 3,000,000 |
| 2018 | 98      | \$ 675,844   | 3.2 %  | \$ 460,000 | \$ 2,800,000 |
| 2019 | 82      | \$ 682,500   | 1.0 %  | \$ 420,000 | \$ 4,545,000 |
| 2020 | 100     | \$ 702,500   | 2.9 %  | \$ 487,500 | \$ 3,400,000 |
| 2021 | 114     | \$ 858,250   | 22.2 % | \$ 580,000 | \$ 2,425,000 |
| 2022 | 85      | \$ 980,000   | 14.2 % | \$ 660,000 | \$ 3,375,000 |
| 2023 | 74      | \$ 1,012,500 | 3.3 %  | \$ 550,000 | \$ 6,800,000 |
| 2024 | 10      | \$ 1,115,000 | 10.1 % | \$ 697,500 | \$ 1,571,000 |

## Median Sale Price

# \$1.05m

Based on 70 recorded House sales within the last 12 months (Apr '23 - Mar '24)

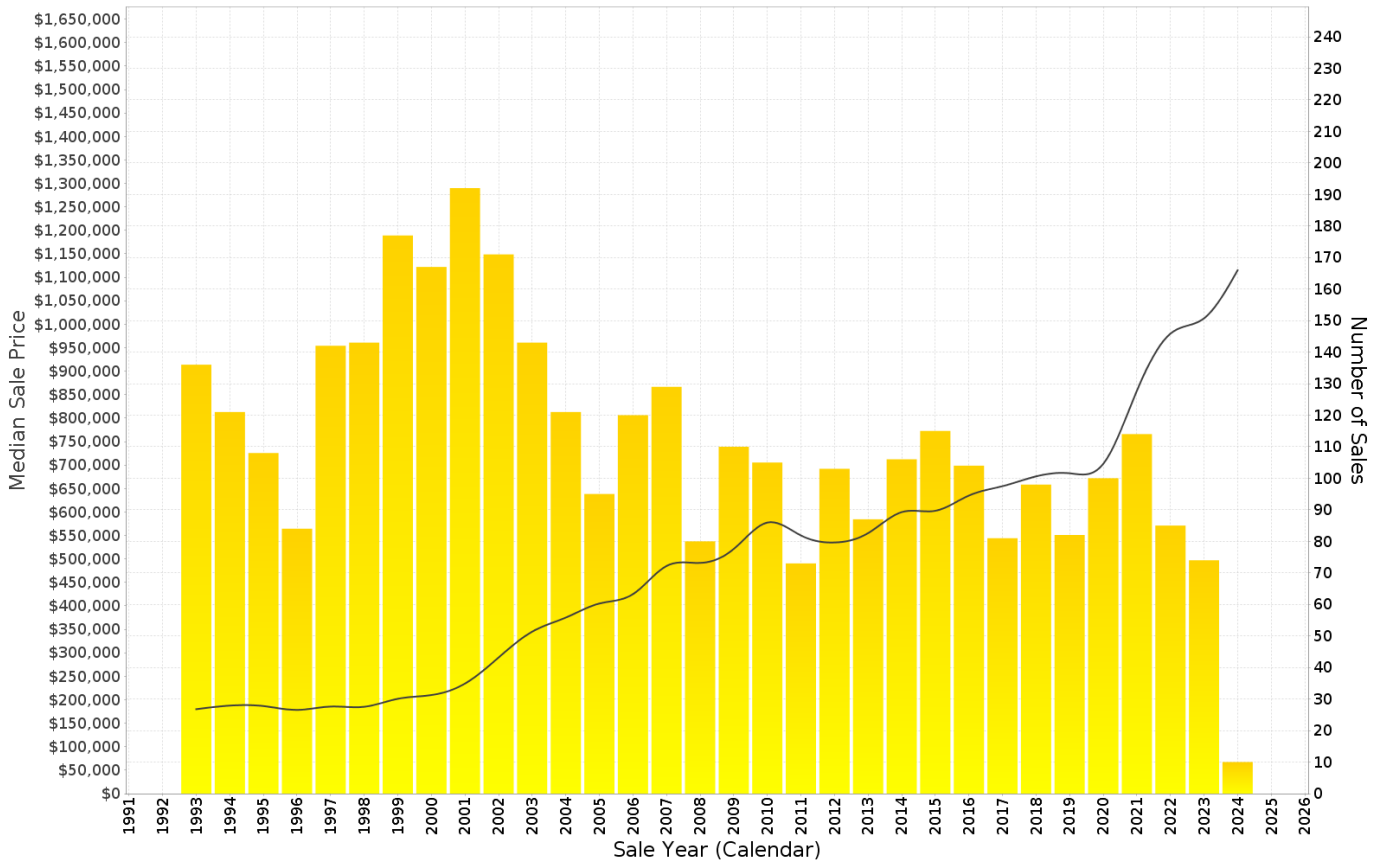
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +7.7%

Current Median Price: \$1,050,000  
Previous Median Price: \$975,000

Based on 145 recorded House sales compared over the last two rolling 12 month periods



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# MCDOWALL - Recently Sold Properties

Median Sale Price

**\$1.05m**

Based on 70 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

**+7.7%**

Current Median Price: \$1,050,000  
Previous Median Price: \$975,000

Based on 145 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**70**

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

**7 STREEP PL**

**\$1,125,000**

714 m<sup>2</sup> 4 2 2

Sold Apr 2024 43 Days

**11 DUNAWAY ST**

**\$870,000**

562 m<sup>2</sup> 3 1 2

Sold Apr 2024 24 Days

**26 HOFFMAN ST**

**\$920,000**

625 m<sup>2</sup> 3 2 2

Sold Mar 2024 15 Days

**22 GLEASON ST**

**\$1,052,500**

582 m<sup>2</sup> 3 1 2

Sold Mar 2024 16 Days

**30 IFIELD ST**

**\$1,050,000**

556 m<sup>2</sup> 3 2 2

Sold Mar 2024 6 Days

**40 HOFFMAN ST**

**\$1,020,000**

617 m<sup>2</sup> 3 1 2

Sold Mar 2024 6 Days

**3 FELSCHE CL**

**\$950,000**

440 m<sup>2</sup> - - -

Sold Feb 2024 18 Days

**87 KEONA RD**

**\$1,320,000**

903 m<sup>2</sup> 4 2 2

Sold Feb 2024 6 Days

**5 MINNELLI PL**

**\$1,185,000**

840 m<sup>2</sup> 3 2 2

Sold Feb 2024 6 Days

**52 HOFFMAN ST**

**\$800,000**

Feb 2024  
30 Days

754 m<sup>2</sup> 3 1 1

**68 RAVEN ST**

**\$1,180,000**

Feb 2024  
18 Days

641 m<sup>2</sup> 4 3 2

**5 IFIELD ST**

**\$1,020,000**

Jan 2024  
75 Days

3 2 4

**24 VAN DYKE CRES**

**\$1,220,000**

Jan 2024  
10 Days

450 m<sup>2</sup> 4 3 2

**1A GLEASON ST**

**\$1,020,000**

2024

604 m<sup>2</sup> 3 2 2

**3 GROUCHO PL**

**\$1,571,000**

Jan 2024  
8 Days

1,063 m<sup>2</sup> 5 2 2

**939 RODE RD**

**\$697,500**

Jan 2024  
46 Days

556 m<sup>2</sup> 3 1 1

**9 STALLONE CRCT**

**\$1,020,000**

Dec 2023  
10 Days

740 m<sup>2</sup> 4 2 2

**4 HACKMAN ST**

**\$883,000**

Dec 2023  
7 Days

647 m<sup>2</sup> 3 1 1

**10 WYNGARDE ST**

**\$1,080,000**

Dec 2023  
37 Days

574 m<sup>2</sup> 3 2 3

**40 SINATRA CRES**

**\$1,200,000**

Nov 2023  
2 Days

730 m<sup>2</sup> 5 2 2

**15 BRANDO ST**

**\$940,000**

Nov 2023  
58 Days

556 m<sup>2</sup> 4 2 2

# MCDOWALL - Sales Statistics (Units)

| Year | # Sales | Median     | Growth  | Low        | High       |
|------|---------|------------|---------|------------|------------|
| 2006 | 19      | \$ 278,750 | 0.0 %   | \$ 245,000 | \$ 360,000 |
| 2007 | 23      | \$ 350,000 | 25.6 %  | \$ 260,000 | \$ 420,000 |
| 2008 | 25      | \$ 385,000 | 10.0 %  | \$ 330,000 | \$ 408,000 |
| 2009 | 40      | \$ 408,700 | 6.2 %   | \$ 342,000 | \$ 436,000 |
| 2010 | 11      | \$ 385,000 | -5.8 %  | \$ 330,000 | \$ 460,000 |
| 2011 | 11      | \$ 355,000 | -7.8 %  | \$ 320,000 | \$ 400,000 |
| 2012 | 20      | \$ 422,500 | 19.0 %  | \$ 340,000 | \$ 425,000 |
| 2013 | 43      | \$ 411,000 | -2.7 %  | \$ 352,500 | \$ 430,000 |
| 2014 | 29      | \$ 405,000 | -1.5 %  | \$ 345,000 | \$ 630,000 |
| 2015 | 34      | \$ 470,000 | 16.0 %  | \$ 354,000 | \$ 499,000 |
| 2016 | 53      | \$ 537,000 | 14.3 %  | \$ 335,000 | \$ 590,000 |
| 2017 | 30      | \$ 462,500 | -13.9 % | \$ 300,000 | \$ 590,000 |
| 2018 | 29      | \$ 468,500 | 1.3 %   | \$ 306,000 | \$ 609,900 |
| 2019 | 82      | \$ 587,000 | 25.3 %  | \$ 316,000 | \$ 660,000 |
| 2020 | 59      | \$ 602,000 | 2.6 %   | \$ 285,000 | \$ 655,000 |
| 2021 | 57      | \$ 585,000 | -2.8 %  | \$ 330,000 | \$ 761,000 |
| 2022 | 51      | \$ 725,000 | 23.9 %  | \$ 367,000 | \$ 839,000 |
| 2023 | 52      | \$ 660,000 | -9.0 %  | \$ 435,000 | \$ 890,000 |
| 2024 | 6       | \$ 687,500 | 4.2 %   | \$ 480,000 | \$ 875,000 |

## Median Sale Price

# \$685k

Based on 45 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

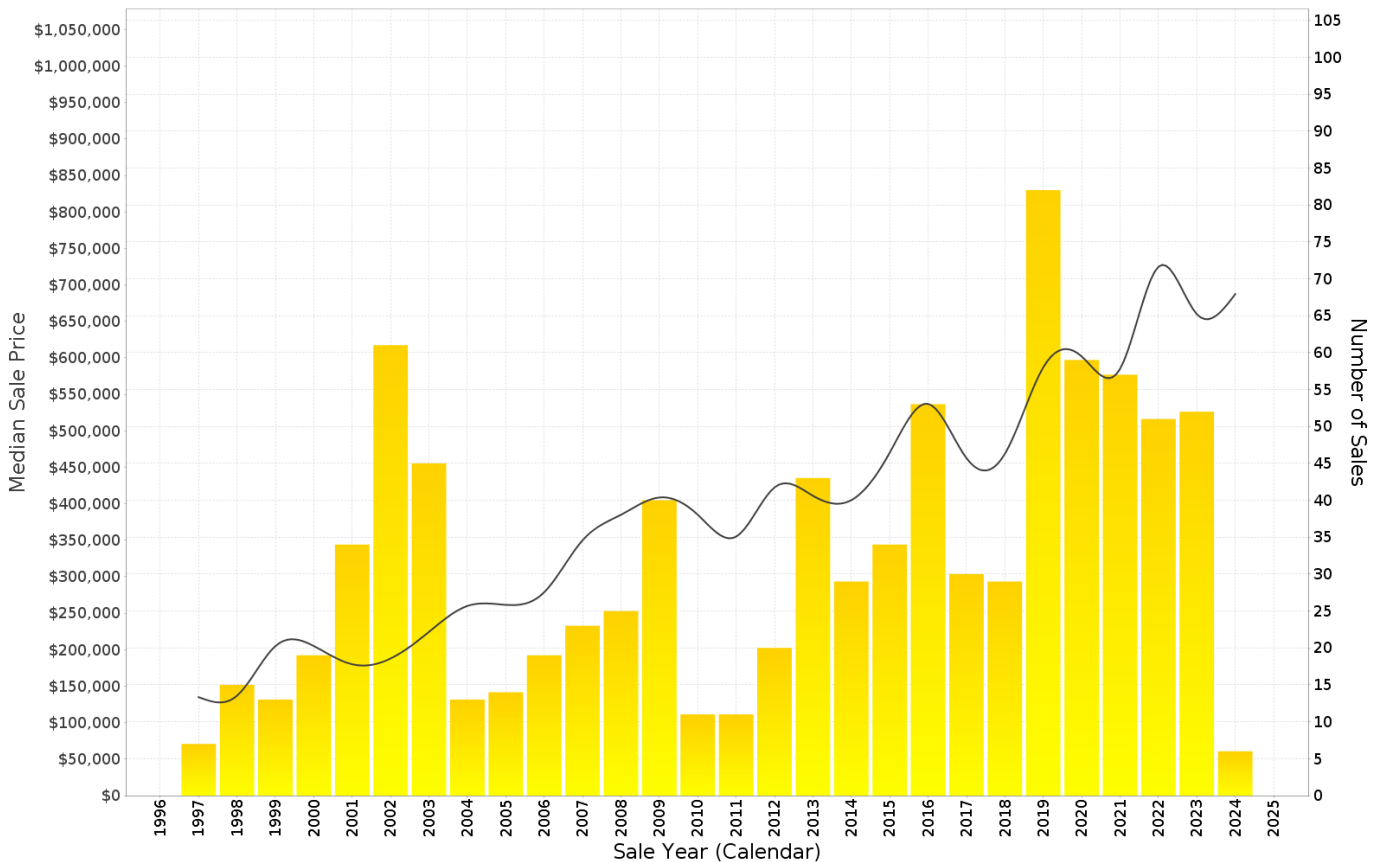
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -5.5%

Current Median Price: \$685,000  
Previous Median Price: \$725,000

Based on 98 recorded Unit sales compared over the last two rolling 12 month periods



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# MCDOWALL - Recently Sold Properties

Median Sale Price

**\$685k**

Based on 45 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

**-5.5%**

Current Median Price: \$685,000  
Previous Median Price: \$725,000

Based on 98 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**45**

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

**6/195 OLD NORTHERN RD**

**\$730,000**

1.01 ha

Sold Mar 2024  
20 Days

**25/91 BECKETT RD**

**\$550,000**

149 m<sup>2</sup>

Sold Mar 2024  
5 Days

**67 LANDIS ST**

**\$875,000**

195 m<sup>2</sup>

Sold Mar 2024  
10 Days

**27/122 KEONA RD**

**\$860,000**

171 m<sup>2</sup>

Sold Feb 2024  
7 Days

**8/960 HAMILTON RD**

**\$645,000**

226 m<sup>2</sup>

Sold Feb 2024  
53 Days

**36/91 BECKETT RD**

**\$480,000**

142 m<sup>2</sup>

Sold Jan 2024  
80 Days

**122 KEONA RD**

**\$870,000**

171 m<sup>2</sup>

Sold Jan 2024  
41 Days

**11/91 BECKETT RD**

**\$480,000**

131 m<sup>2</sup>

Sold Dec 2023  
31 Days

**11/216 TROUTS RD**

**\$685,000**

205 m<sup>2</sup>

Sold Dec 2023  
10 Days

122 KEONA RD



\$805,000



171 m<sup>2</sup>

3

2

2

4/960 HAMILTON RD



\$650,000



286 m<sup>2</sup>

3

2

1

21/960 HAMILTON RD



\$660,000



188 m<sup>2</sup>

3

2

2

9/1044 HAMILTON ROAD OF



\$890,000



225 m<sup>2</sup>

-

-

-

67 LANDIS ST



\$840,000



187 m<sup>2</sup>

4

2

2

17/67 LANDIS ST



\$855,000



195 m<sup>2</sup>

4

2

2