



**RayWhite**

**SUBURB REPORT**

**STAFFORD**

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

# STAFFORD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	116	\$ 338,500	0.0 %	\$ 230,000	\$ 700,000
2007	116	\$ 420,000	24.1 %	\$ 256,500	\$ 831,000
2008	78	\$ 458,500	9.2 %	\$ 305,000	\$ 850,000
2009	132	\$ 450,000	-1.9 %	\$ 280,000	\$ 780,000
2010	88	\$ 480,000	6.7 %	\$ 345,500	\$ 800,000
2011	86	\$ 455,000	-5.2 %	\$ 335,000	\$ 810,000
2012	80	\$ 435,000	-4.4 %	\$ 320,000	\$ 889,000
2013	107	\$ 473,288	8.8 %	\$ 310,000	\$ 1,075,000
2014	110	\$ 541,000	14.3 %	\$ 370,000	\$ 1,500,000
2015	124	\$ 556,000	2.8 %	\$ 362,410	\$ 1,000,000
2016	83	\$ 590,000	6.1 %	\$ 446,000	\$ 1,230,000
2017	92	\$ 620,000	5.1 %	\$ 445,000	\$ 1,080,000
2018	107	\$ 615,000	-0.8 %	\$ 405,000	\$ 1,261,667
2019	90	\$ 640,000	4.1 %	\$ 395,000	\$ 3,000,000
2020	125	\$ 670,000	4.7 %	\$ 424,000	\$ 1,300,000
2021	136	\$ 920,000	37.3 %	\$ 520,000	\$ 2,000,000
2022	89	\$ 985,000	7.1 %	\$ 700,000	\$ 2,670,000
2023	96	\$ 943,000	-4.3 %	\$ 610,003	\$ 1,844,889
2024	16	\$ 1,080,250	14.6 %	\$ 623,888	\$ 2,100,000

## Median Sale Price

# \$965k

Based on 95 recorded House sales within the last 12 months (Apr '23 - Mar '24)

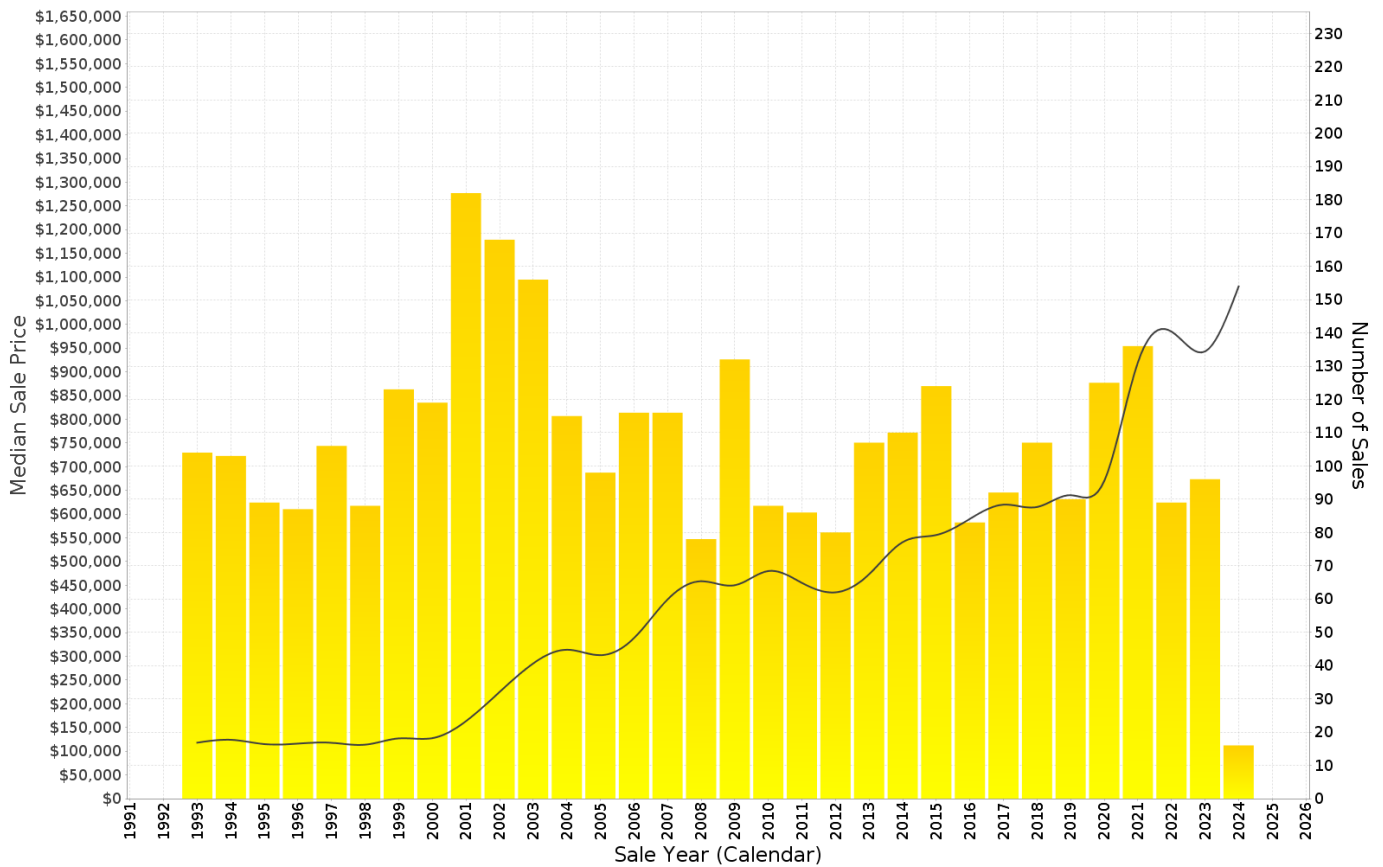
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +1.6%

Current Median Price: \$965,000  
Previous Median Price: \$950,000

Based on 176 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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# STAFFORD - Recently Sold Properties

Median Sale Price

**\$965k**

Based on 95 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

**+1.6%**

Current Median Price: \$965,000  
Previous Median Price: \$950,000

Based on 176 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**95**

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

**26 BURROWA ST**



**\$1,800,000**

Apr 2024  
1 Day

400 m<sup>2</sup> 4 2 2

**4 COCKLE ST**



**\$1,326,500**

Apr 2024  
42 Days

400 m<sup>2</sup> 4 2 2

**24 BARBIGAL ST**




**\$1,160,000**

Mar 2024  
13 Days

630 m<sup>2</sup> 3 2 3

**42 LENNON ST**




**\$820,000**

Mar 2024  
25 Days

305 m<sup>2</sup> 3 1 4

**8 TATHRA ST**



**\$1,120,000**

Mar 2024  
24 Days

545 m<sup>2</sup> 4 1 1

**91 APPLEBY RD**



**\$945,000**

Mar 2024  
40 Days

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

**37 LEIPER ST**



**\$1,000,000**

Mar 2024

494 m<sup>2</sup> 4 1 1

**117 ARMFIELD ST**




**\$1,225,000**

Mar 2024  
25 Days

668 m<sup>2</sup> 4 2 2

**29 BALAL ST**



**\$790,000**

Mar 2024  
N/A

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

**9 WINNAM ST**

**\$1,282,000**

Sold Mar 2024  
16 Days

630 m<sup>2</sup> 4 1 4

**24 HAROLD ST**

**\$972,250**

Sold Mar 2024  
3 Days

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

**54 WEBB ST**

**\$900,000**

Sold Mar 2024  
24 Days

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

**50 WEBSTER ROAD OF**

**\$623,888**

Sold Feb 2024  
155 Days

362 m<sup>2</sup> 3 1 4

**48A WEBSTER ROAD OF**

**\$632,888**

Sold Feb 2024  
155 Days

402 m<sup>2</sup> 2 1 4

**31 THURUNA ST**

**\$1,110,000**

Sold Feb 2024  
N/A

670 m<sup>2</sup> 3 2 2

**50 PATEENA ST**

**\$1,070,500**

Sold Feb 2024  
19 Days

642 m<sup>2</sup> 4 1 1

**10 MCCAWLEY ST**

**\$1,485,000**

Sold Feb 2024  
N/A

607 m<sup>2</sup> 5 3 -

**8 WINNAM ST**

**\$2,100,000**

Sold Feb 2024  
26 Days

630 m<sup>2</sup> 5 3 5

**18 HAROLD ST**

**\$1,135,000**

Sold Feb 2024  
6 Days

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

**59 MACNAUGHTON ST**

**\$1,090,000**

Sold Feb 2024  
6 Days

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

**5 SHEEHY ST**

**\$965,000**

Sold Feb 2024  
17 Days

809 m<sup>2</sup> 4 1 2

# STAFFORD - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	26	\$ 248,750	0.0 %	\$ 115,000	\$ 690,000
2007	49	\$ 330,000	32.7 %	\$ 125,000	\$ 890,000
2008	38	\$ 409,950	24.2 %	\$ 138,000	\$ 835,000
2009	77	\$ 364,200	-11.2 %	\$ 128,000	\$ 570,000
2010	113	\$ 380,000	4.3 %	\$ 140,000	\$ 525,500
2011	106	\$ 362,000	-4.7 %	\$ 155,000	\$ 759,020
2012	132	\$ 389,080	7.5 %	\$ 137,500	\$ 1,321,375
2013	64	\$ 400,000	2.8 %	\$ 140,000	\$ 3,000,000
2014	70	\$ 418,500	4.6 %	\$ 40,000	\$ 1,760,000
2015	106	\$ 449,000	7.3 %	\$ 164,000	\$ 1,810,000
2016	33	\$ 420,000	-6.5 %	\$ 175,000	\$ 960,000
2017	42	\$ 420,000	0.0 %	\$ 174,000	\$ 2,450,000
2018	61	\$ 415,000	-1.2 %	\$ 150,000	\$ 1,200,000
2019	78	\$ 400,000	-3.6 %	\$ 139,000	\$ 1,320,000
2020	62	\$ 367,000	-8.2 %	\$ 10,000	\$ 990,000
2021	109	\$ 410,000	11.7 %	\$ 10,000	\$ 4,095,496
2022	102	\$ 445,000	8.5 %	\$ 180,000	\$ 1,200,000
2023	87	\$ 481,000	8.1 %	\$ 203,000	\$ 2,700,000
2024	18	\$ 553,500	15.1 %	\$ 410,000	\$ 3,200,000

## Median Sale Price

# \$525k

Based on 83 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

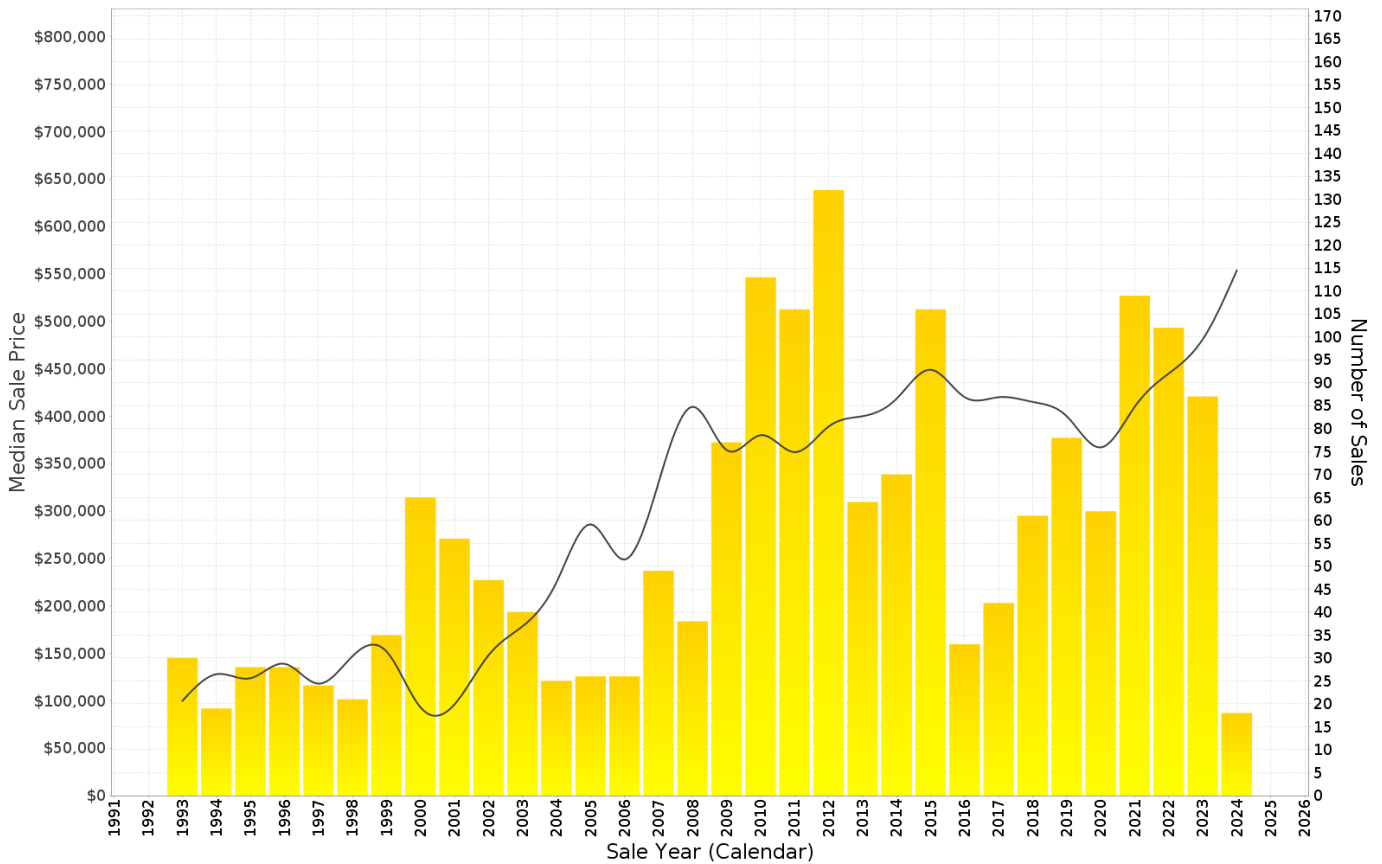
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +18.5%

Current Median Price: \$525,000  
Previous Median Price: \$443,000

Based on 178 recorded Unit sales compared over the last two rolling 12 month periods



# STAFFORD - Recently Sold Properties

Median Sale Price

**\$525k**

Based on 83 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

**+18.5%**

Current Median Price: \$525,000  
Previous Median Price: \$443,000

Based on 178 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**83**

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

**15/22 SCHOOL RD**

**\$655,000**

Sold Apr 2024 (7 Days)

2 Beds, 2 Baths, 2 Car Spaces

**120/6 BABARRA ST**

**\$437,500**

Sold Apr 2024 (21 Days)

68 m<sup>2</sup>, 1 Bed, 1 Bath, 1 Car Space

**3/46 LUTANA ST**

**\$700,000**

Sold Mar 2024 (21 Days)

156 m<sup>2</sup>, 2 Beds, 2 Baths, 2 Car Spaces

**5/47 WAYLAND ST**

**\$573,000**

For Sale Mar 2024 (7 Days)

84 m<sup>2</sup>, 2 Beds, 2 Baths, 1 Car Space

**15/6 BABARRA ST**

**\$530,000**

Sold Mar 2024 (11 Days)

88 m<sup>2</sup>, 2 Beds, 2 Baths, 1 Car Space

**73/50 COLLIER ST**

**\$507,000**

Sold Mar 2024 (N/A)

92 m<sup>2</sup>, 2 Beds, 2 Baths, 1 Car Space

**3/32 BILLABONG ST**

**\$3,200,000**

Sold Mar 2024 (28 Days)

1,078 m<sup>2</sup>, - Beds, - Baths, 16 Car Spaces

**122/6 BABARRA ST**

**\$525,000**

Sold Feb 2024 (11 Days)

99 m<sup>2</sup>, 2 Beds, 2 Baths, 1 Car Space

**7/6 BABARRA ST**

**\$530,000**

Sold Feb 2024 (N/A)

110 m<sup>2</sup>, 2 Beds, 2 Baths, 1 Car Space

**131/6 BABARRA ST**

**\$515,000**

Feb 2024  
21 Days

101 m<sup>2</sup> 2 2 1

**15/12-14 LUTANA ST**

**\$565,000**

Feb 2024  
N/A

83 m<sup>2</sup> 2 2 1

**21 THEODORE ST**

**\$899,000**

Feb 2024  
N/A

153 m<sup>2</sup> - - -

**7/12-14 LUTANA ST**

**\$547,000**

Feb 2024  
5 Days

83 m<sup>2</sup> 2 2 1

**2/32 CLIFFORD ST**

**\$655,000**

Feb 2024  
N/A

109 m<sup>2</sup> 2 1 1

**137/6 BABARRA ST**

**\$410,000**

Feb 2024  
5 Days

64 m<sup>2</sup> 1 1 1

**7/66 GAMELIN CRES**

**\$756,000**

Jan 2024  
13 Days

141 m<sup>2</sup> 3 2 2

**10/50 COLLIER ST**

**\$515,000**

Jan 2024  
N/A

95 m<sup>2</sup> 2 2 2

**10/26 SCHOOL RD**

**\$560,000**

Jan 2024  
N/A

109 m<sup>2</sup> 2 2 1

**4/27 THEODORE ST**

**\$580,000**

Jan 2024  
5 Days

117 m<sup>2</sup> 2 2 1

**10/66 GAMELIN CRES**

**\$741,000**

Jan 2024  
10 Days

127 m<sup>2</sup> 3 2 2

**12/66 GAMELIN CRES**

**\$690,000**

Jan 2024  
N/A

113 m<sup>2</sup> 2 2 -