



**RayWhite**

**SUBURB REPORT**

**STAFFORD HEIGHTS**

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

# STAFFORD HEIGHTS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	120	\$ 351,500	0.0 %	\$ 245,000	\$ 830,000
2007	134	\$ 412,000	17.2 %	\$ 174,653	\$ 1,550,000
2008	108	\$ 433,000	5.1 %	\$ 310,000	\$ 770,000
2009	119	\$ 450,000	3.9 %	\$ 275,000	\$ 850,000
2010	127	\$ 470,000	4.4 %	\$ 335,000	\$ 845,000
2011	95	\$ 440,000	-6.4 %	\$ 329,000	\$ 879,000
2012	90	\$ 435,500	-1.0 %	\$ 364,000	\$ 785,000
2013	120	\$ 492,690	13.1 %	\$ 340,000	\$ 955,000
2014	133	\$ 504,000	2.3 %	\$ 5,962	\$ 1,111,111
2015	130	\$ 555,000	10.1 %	\$ 400,000	\$ 3,300,000
2016	129	\$ 575,000	3.6 %	\$ 250,000	\$ 1,175,000
2017	115	\$ 580,000	0.9 %	\$ 375,000	\$ 1,200,000
2018	125	\$ 615,000	6.0 %	\$ 437,500	\$ 1,200,000
2019	120	\$ 620,000	0.8 %	\$ 425,000	\$ 1,350,000
2020	126	\$ 652,125	5.2 %	\$ 443,000	\$ 1,175,000
2021	183	\$ 880,000	34.9 %	\$ 500,000	\$ 2,100,000
2022	119	\$ 935,000	6.2 %	\$ 510,000	\$ 3,100,000
2023	120	\$ 947,500	1.3 %	\$ 700,000	\$ 1,727,000
2024	11	\$ 1,040,000	9.8 %	\$ 728,000	\$ 1,320,000

Median Sale Price  
**\$975k**

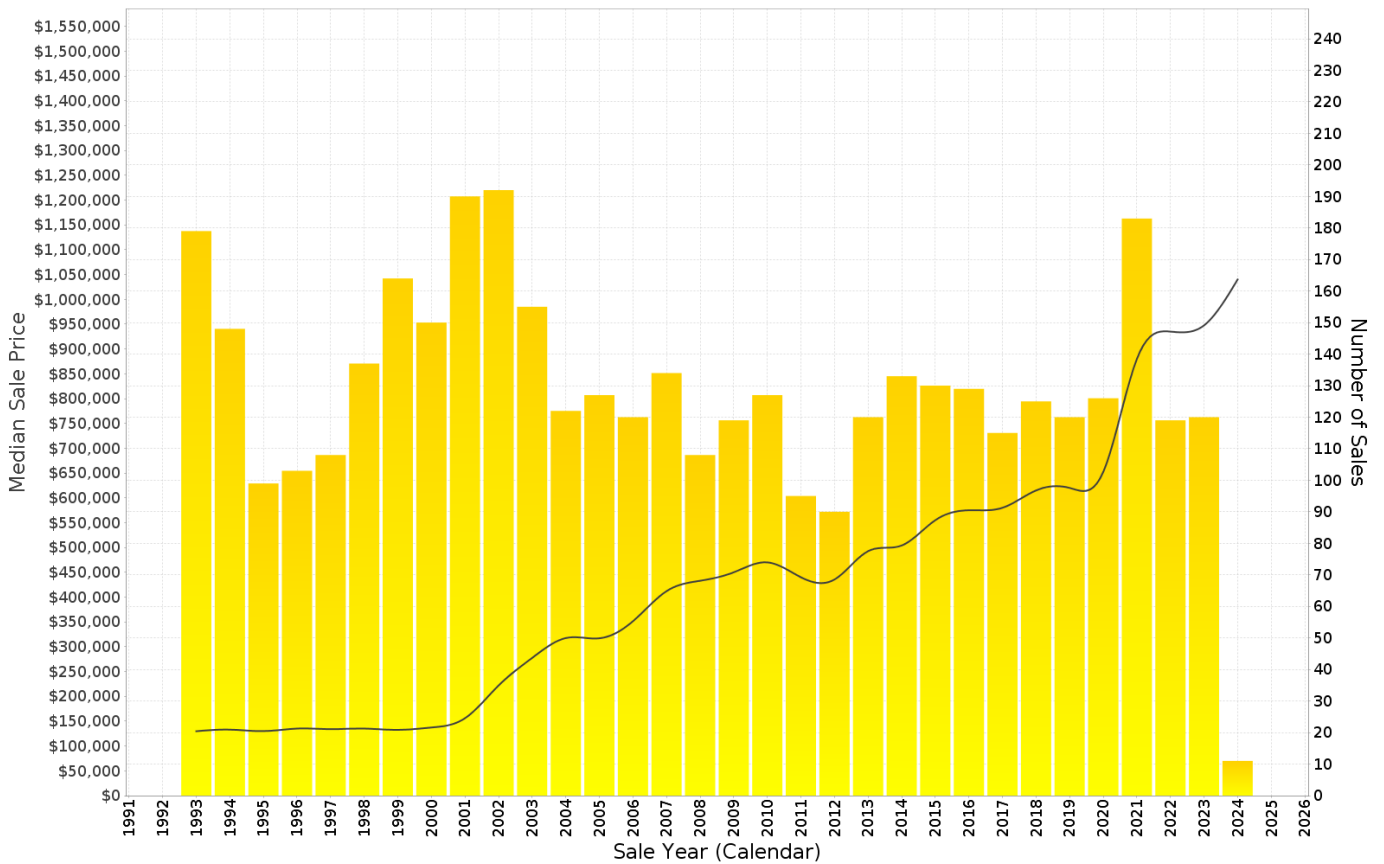
Based on 98 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**+9.6%**

Current Median Price: \$975,000  
Previous Median Price: \$890,000

Based on 219 recorded House sales compared over the last two rolling 12 month periods





# STAFFORD HEIGHTS - Recently Sold Properties

Median Sale Price

**\$975k**

Based on 98 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

**+9.6%**

Current Median Price: \$975,000  
Previous Median Price: \$890,000

Based on 219 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**98**

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

**6 BURBANK ST**




**\$1,139,000**

Apr 2024  
14 Days

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

**14 CARATEL ST**




**\$1,165,500**

Apr 2024  
28 Days

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

**11 CARATEL ST**



**\$1,202,500**

Apr 2024  
9 Days

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

**25 FARRANT ST**



**\$1,125,000**

Apr 2024  
N/A

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

**17 QUILL ST**



**\$950,500**

Apr 2024  
18 Days

637 m<sup>2</sup> 3 2 3

**336 WEBSTER RD**




**\$790,000**

Mar 2024  
35 Days

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

**18 REMICK ST**



**\$1,210,000**

Mar 2024  
8 Days

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

**164 REDWOOD ST**



**\$875,000**

Mar 2024  
41 Days

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

**128 CLIFFORD ST**



**\$728,000**

Mar 2024  
20 Days

3 1 2



**15 FARRANT ST**

**\$1,350,000**

Mar 2024  
273 Days

632 m<sup>2</sup> 3 2 2

**37 SARINA ST**

**\$1,050,000**

Mar 2024  
7 Days

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

**224 KITCHENER RD**

**\$1,100,000**

Mar 2024  
5 Days

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

**44 WILGARNING ST**

**\$1,446,000**

Feb 2024  
274 Days

685 m<sup>2</sup> 5 4 3

**17 WOOLWAY ST**

**\$728,000**

Feb 2024  
N/A

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

**19 OAKLEY ST**

**\$930,000**

Feb 2024  
11 Days

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

**41 REDGRAVE ST**

**\$1,200,000**

Feb 2024  
N/A

597 m<sup>2</sup> 5 2 2

**48 NIVEN ST**

**\$976,000**

Feb 2024  
8 Days

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

**11 FALK ST**

**\$1,040,000**

Feb 2024  
5 Days

573 m<sup>2</sup> 3 2 2

**59 FLOCKTON ST**

**\$1,003,500**

Jan 2024  
6 Days

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

**22 GATWICK ST**

**\$1,127,500**

Jan 2024  
N/A

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

**36 CHAPLIN ST**

**\$970,000**

Jan 2024  
N/A

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

# STAFFORD HEIGHTS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 310,000	0.0 %	\$ 300,000	\$ 320,000
2007	0				
2008	0				
2009	1	\$ 550,000		\$ 550,000	\$ 550,000
2010	1	\$ 400,000	0.0 %	\$ 400,000	\$ 400,000
2011	1	\$ 357,000	-10.8 %	\$ 357,000	\$ 357,000
2012	1	\$ 376,500	5.5 %	\$ 376,500	\$ 376,500
2013	1	\$ 400,000	6.2 %	\$ 400,000	\$ 400,000
2014	0				
2015	1	\$ 469,000	0.0 %	\$ 469,000	\$ 469,000
2016	0				
2017	1	\$ 410,000	0.0 %	\$ 410,000	\$ 410,000
2018	1	\$ 575,000	40.2 %	\$ 575,000	\$ 575,000
2019	1	\$ 405,000	-29.6 %	\$ 405,000	\$ 405,000
2020	2	\$ 530,000	30.9 %	\$ 500,000	\$ 560,000
2021	0				
2022	1	\$ 810,000	0.0 %	\$ 810,000	\$ 810,000
2023	2	\$ 660,000	-18.5 %	\$ 635,000	\$ 685,000
2024	0				

## Median Sale Price

**\$660k**

Based on 2 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: \$660,000  
Previous Median Price: \$810,000

Based on 3 recorded Unit sales compared over the last two rolling 12 month periods

