



RayWhite

SUBURB REPORT

WILSTON

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WILSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	68	\$ 572,500	0.0 %	\$ 360,000	\$ 1,440,000
2007	59	\$ 725,000	26.6 %	\$ 430,000	\$ 1,800,000
2008	43	\$ 745,000	2.8 %	\$ 435,000	\$ 1,900,000
2009	49	\$ 750,000	0.7 %	\$ 485,000	\$ 3,250,000
2010	57	\$ 860,000	14.7 %	\$ 530,000	\$ 2,300,000
2011	40	\$ 725,750	-15.6 %	\$ 438,000	\$ 2,450,000
2012	44	\$ 900,000	24.0 %	\$ 410,000	\$ 2,500,000
2013	55	\$ 785,000	-12.8 %	\$ 500,000	\$ 2,125,000
2014	61	\$ 870,000	10.8 %	\$ 475,000	\$ 2,100,000
2015	59	\$ 969,000	11.4 %	\$ 520,000	\$ 3,100,000
2016	49	\$ 1,125,000	16.1 %	\$ 580,000	\$ 3,175,000
2017	44	\$ 985,000	-12.4 %	\$ 605,000	\$ 3,851,000
2018	38	\$ 1,035,000	5.1 %	\$ 625,000	\$ 2,325,000
2019	52	\$ 1,042,500	0.7 %	\$ 560,000	\$ 3,050,000
2020	57	\$ 1,200,000	15.1 %	\$ 550,000	\$ 3,575,000
2021	57	\$ 1,390,000	15.8 %	\$ 665,000	\$ 4,050,000
2022	37	\$ 1,690,000	21.6 %	\$ 760,000	\$ 4,200,000
2023	47	\$ 1,700,000	0.6 %	\$ 941,500	\$ 3,900,000
2024	9	\$ 1,830,000	7.6 %	\$ 1,300,000	\$ 3,150,000

Median Sale Price
\$1.55m

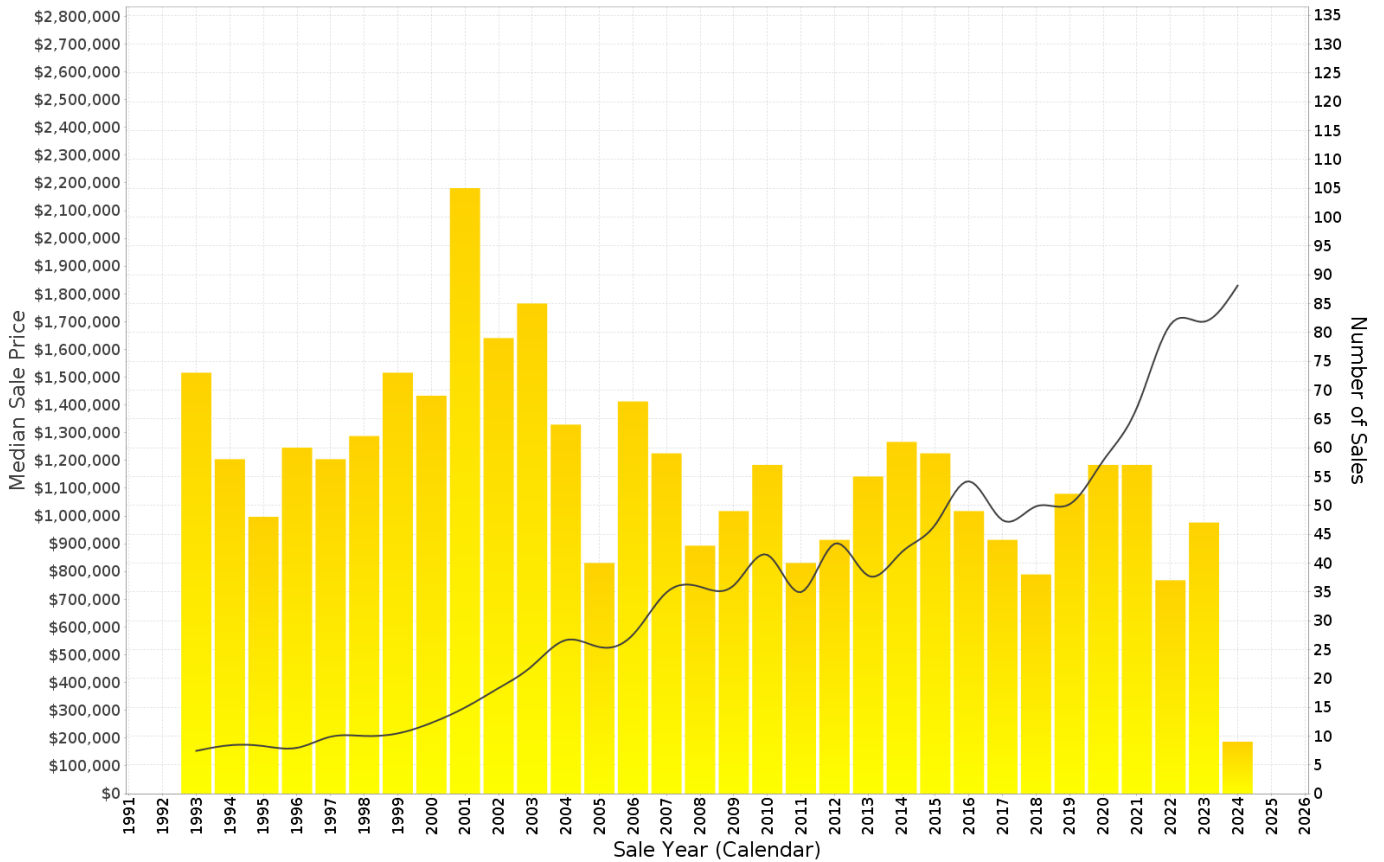
Based on 47 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-16.2%

Current Median Price: \$1,550,000
Previous Median Price: \$1,850,000

Based on 86 recorded House sales compared over the last two rolling 12 month periods



WILSTON - Recently Sold Properties

Median Sale Price

\$1.55m

Based on 47 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

-16.2%

Current Median Price: \$1,550,000
Previous Median Price: \$1,850,000

Based on 86 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

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

11 PROSPECT ST




\$3,920,000

Sold Mar 2024
7 Days

810 m² 5 3 4

55 HAWDON ST

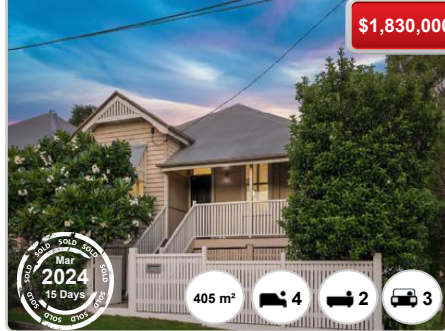


\$2,510,000

Sold Mar 2024
22 Days

810 m² 2 1 1

49 SILVESTER ST




\$1,830,000

Sold Mar 2024
15 Days

405 m² 4 2 3

51 MAIN AVE




\$2,100,000

Sold Mar 2024
7 Days

810 m² 3 2 3

32 RALSTON ST



\$1,900,000

Sold Mar 2024
22 Days

607 m² 4 2 2

53 MAIN AVE




\$2,100,000

Sold Mar 2024
N/A

photo not available 3 2 3

33 DOVER ST

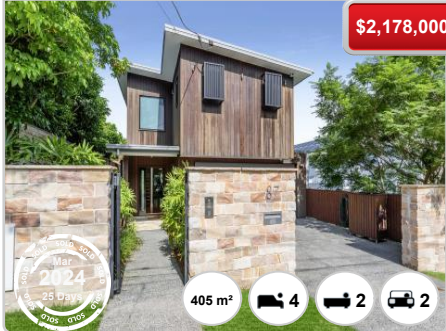


\$1,350,000

Sold Mar 2024
25 Days

405 m² 2 2 1

87 DOVER ST




\$2,178,000

Sold Mar 2024
25 Days

405 m² 4 2 2

27 DALRYMPLE ST



\$3,150,000

Sold Feb 2024
25 Days

466 m² 5 3 2

17 NOBLE ST

\$1,440,000

Feb 2024
141 Days

607 m² 4 2 1

246 NEWMARKET RD

\$1,300,000

Feb 2024
251 Days

716 m² 4 3 3

20 JEFFERY ST

\$1,900,000

Feb 2024
25 Days

607 m² 4 2 1

3 RAY ST

\$2,090,000

photo not available

Feb 2024
N/A

4 3 2

3 MURRAY ST

\$1,380,000

Jan 2024
29 Days

612 m² 3 1 2

218 KEDRON BROOK RD

\$1,180,000

Dec 2023
6 Days

607 m² 3 2 3

72 FIFTH AVE

\$1,250,000

Dec 2023
N/A

405 m² 3 1 1

21 FIFTH AVE

\$2,055,500

Nov 2023
19 Days

405 m² 4 3 2

74 MAIN AVE

\$2,475,000

Nov 2023
15 Days

405 m² 5 3 3

12 MELVIN ST

\$1,025,000

Nov 2023
25 Days

405 m² 3 1 1

1/62 ABUKLEA ST

\$1,130,000

Nov 2023
25 Days

678 m² 4 3 3

49 LAMONT RD

\$1,101,000

Nov 2023
5 Days

404 m² 3 1 2

WILSTON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	33	\$ 346,000	0.0 %	\$ 199,000	\$ 1,590,000
2007	46	\$ 472,000	36.4 %	\$ 200,000	\$ 926,500
2008	18	\$ 377,500	-20.0 %	\$ 285,000	\$ 1,450,000
2009	28	\$ 396,000	4.9 %	\$ 275,000	\$ 675,000
2010	30	\$ 460,000	16.2 %	\$ 307,000	\$ 957,000
2011	15	\$ 500,000	8.7 %	\$ 310,000	\$ 602,000
2012	36	\$ 415,500	-16.9 %	\$ 220,000	\$ 910,000
2013	18	\$ 456,000	9.7 %	\$ 283,000	\$ 1,500,000
2014	25	\$ 485,000	6.4 %	\$ 300,000	\$ 975,000
2015	25	\$ 475,000	-2.1 %	\$ 260,000	\$ 765,000
2016	17	\$ 435,000	-8.4 %	\$ 268,000	\$ 1,925,000
2017	20	\$ 521,250	19.8 %	\$ 306,000	\$ 1,750,000
2018	24	\$ 512,500	-1.7 %	\$ 262,500	\$ 1,500,000
2019	13	\$ 520,000	1.5 %	\$ 220,800	\$ 625,000
2020	29	\$ 530,000	1.9 %	\$ 232,000	\$ 1,000,000
2021	31	\$ 535,000	0.9 %	\$ 272,000	\$ 1,860,000
2022	26	\$ 565,000	5.6 %	\$ 284,000	\$ 2,100,000
2023	32	\$ 597,500	5.8 %	\$ 325,000	\$ 1,650,000
2024	4	\$ 622,500	4.2 %	\$ 515,950	\$ 1,010,000

Median Sale Price

\$645k

Based on 31 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

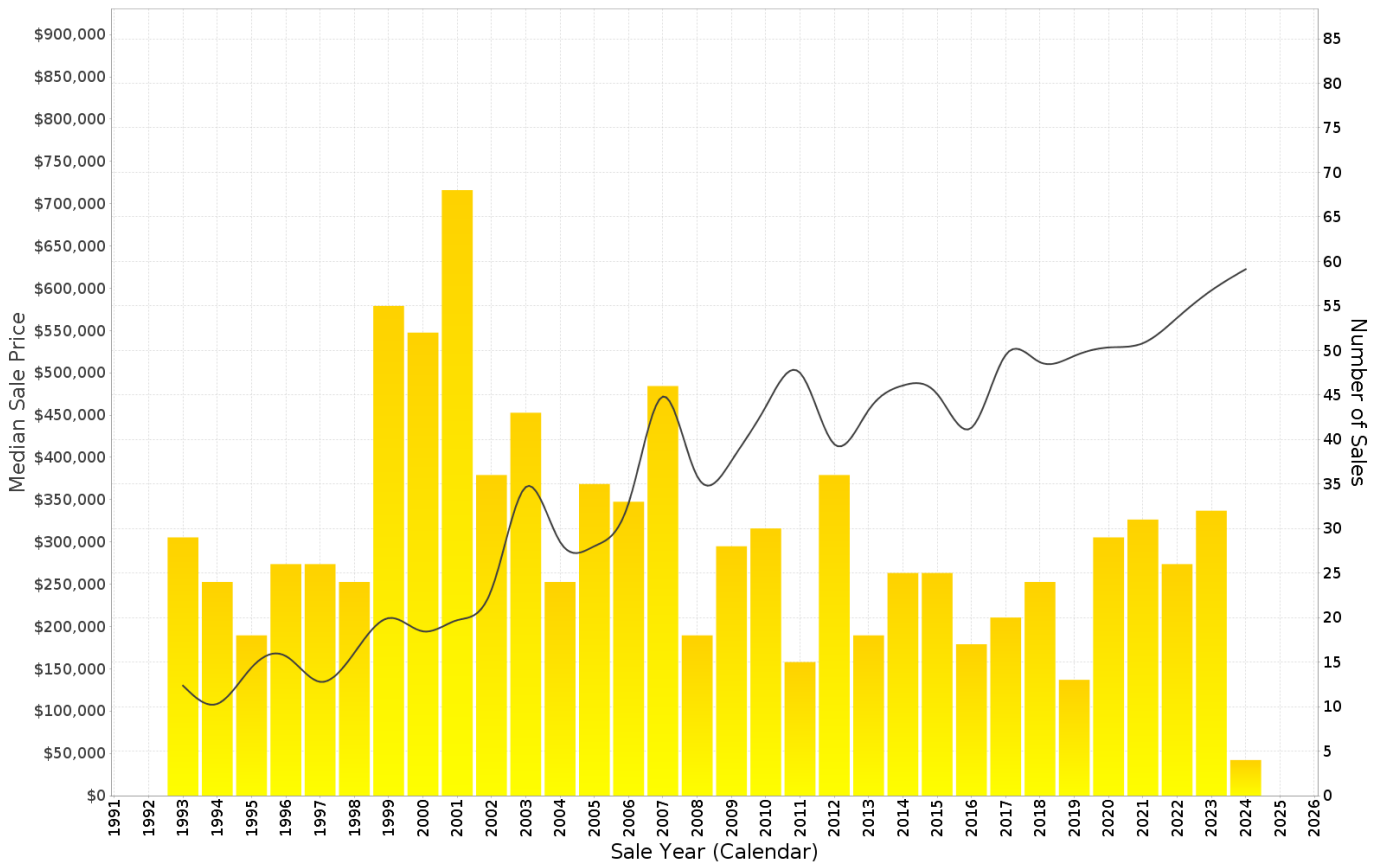
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+23.8%

Current Median Price: \$645,000
Previous Median Price: \$521,000

Based on 54 recorded Unit sales compared over the last two rolling 12 month periods



WILSTON - Recently Sold Properties

Median Sale Price

\$645k

Based on 31 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

+23.8%

Current Median Price: \$645,000
Previous Median Price: \$521,000

Based on 54 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

31

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

4A ADA ST

\$750,888

167 m² 3 2 2

Sold Apr 2024
92 Days

6/14 FIFTH AVE

\$740,000

131 m² 2 2 1

Sold Mar 2024
5 Days

3/6 HEWITT ST

\$530,000

116 m² 2 1 1

Sold Mar 2024
N/A

27/224 KEDRON BROOK RD

\$1,010,000

230 m² 3 2 2

Sold Feb 2024
N/A

2/69 KEDRON BROOK RD

\$550,000

118 m² 2 1 2

Sold Feb 2024
29 Days

4/6 HEWITT ST

\$524,999

116 m² 2 1 1

Sold Feb 2024
N/A

12/64 KEDRON BROOK RD

\$695,000

132 m² 2 2 1

Sold Feb 2024
3 Days

2/6 HEWITT ST

\$515,950

116 m² 2 1 1

Sold Jan 2024
13 Days

2/254 NEWMARKET RD

\$415,000

61 m² 2 1 1

Sold Dec 2023
11 Days

1/220 KEDRON BROOK RD

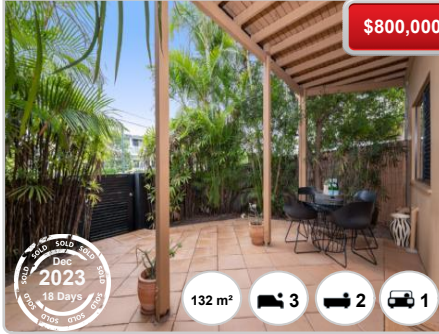
\$750,000



288 m² 3 2 1

1/23 ABUKLEA ST

\$800,000



132 m² 3 2 1

7/6 HEWITT ST

\$520,000



116 m² 2 1 2

4/39 ANTILL ST

\$412,000



82 m² 1 1 1

1/6 HEWITT ST

\$517,000



116 m² 2 1 1