



RayWhite®

SUBURB REPORT

ALDERLEY

raywhitealderley.com.au

ALDERLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	102	\$ 460,000	0.0 %	\$ 292,500	\$ 1,300,000
2007	108	\$ 518,000	12.6 %	\$ 295,000	\$ 1,600,000
2008	81	\$ 570,000	10.0 %	\$ 402,500	\$ 1,515,000
2009	91	\$ 588,000	3.2 %	\$ 350,000	\$ 1,500,000
2010	75	\$ 620,000	5.4 %	\$ 386,000	\$ 1,590,000
2011	75	\$ 575,000	-7.3 %	\$ 360,000	\$ 1,180,000
2012	67	\$ 638,000	11.0 %	\$ 390,000	\$ 2,710,000
2013	88	\$ 620,000	-2.8 %	\$ 390,000	\$ 3,000,000
2014	83	\$ 676,000	9.0 %	\$ 430,000	\$ 2,257,700
2015	92	\$ 710,500	5.1 %	\$ 449,000	\$ 1,520,000
2016	79	\$ 790,000	11.2 %	\$ 350,000	\$ 2,500,000
2017	83	\$ 812,500	2.8 %	\$ 430,000	\$ 2,500,000
2018	80	\$ 855,000	5.2 %	\$ 415,000	\$ 1,450,000
2019	78	\$ 820,000	-4.1 %	\$ 520,500	\$ 2,785,000
2020	79	\$ 850,000	3.7 %	\$ 490,000	\$ 2,450,000
2021	95	\$ 1,110,000	30.6 %	\$ 509,000	\$ 3,500,000
2022	68	\$ 1,250,854	12.7 %	\$ 685,000	\$ 3,410,000
2023	78	\$ 1,245,000	-0.5 %	\$ 678,000	\$ 3,720,000
2024	14	\$ 1,239,000	-0.5 %	\$ 850,000	\$ 1,750,000

Median Sale Price
\$1.25m

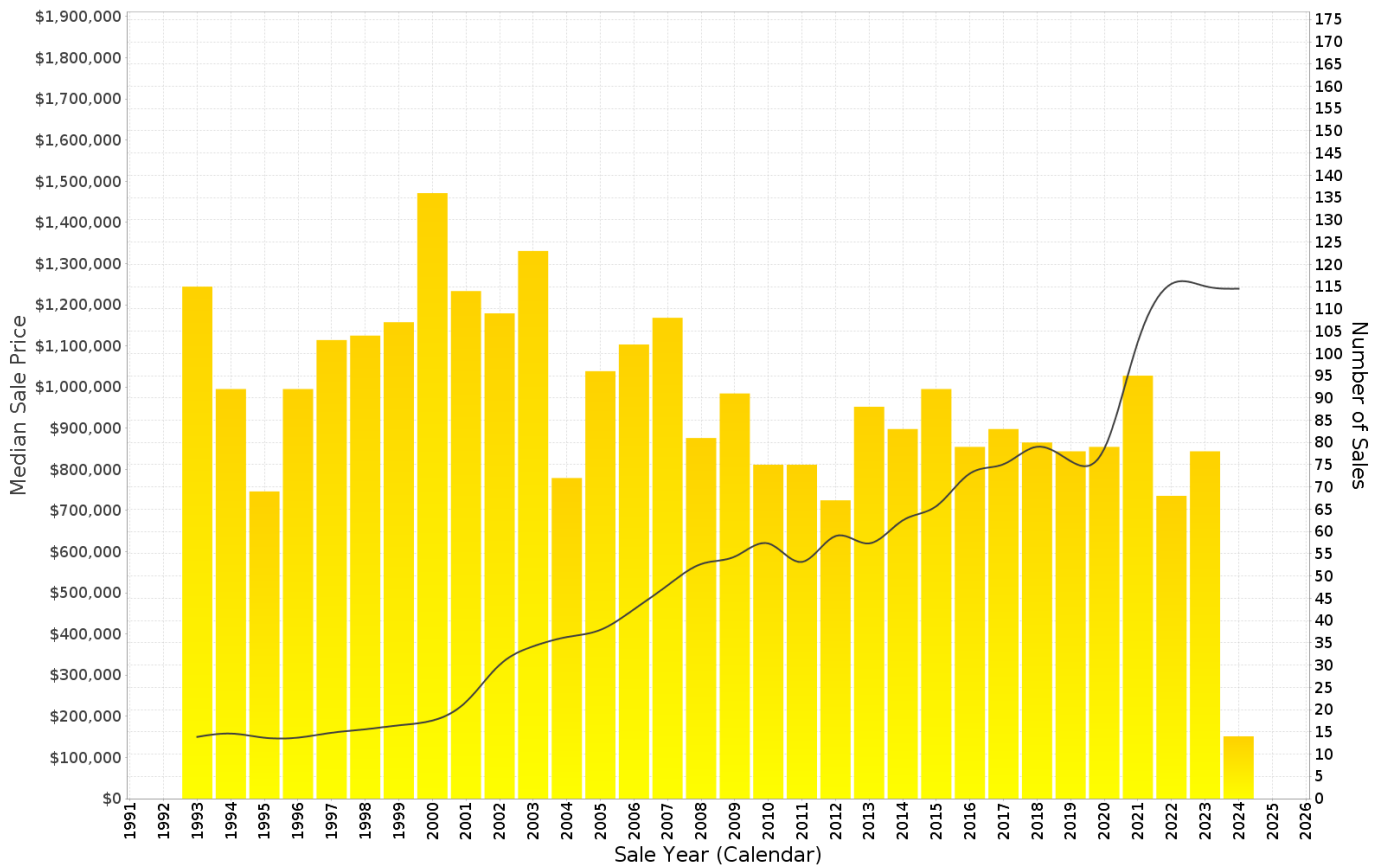
Based on 75 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
0.0%

Current Median Price: \$1,250,000
Previous Median Price: \$1,250,000

Based on 142 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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ALDERLEY - Recently Sold Properties

Median Sale Price
\$1.25m

Based on 75 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
0.0%

Current Median Price: \$1,250,000
Previous Median Price: \$1,250,000


Based on 142 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
75

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

32 BOWRAL ST



\$1,400,000

612 m² 3 1 1

Sold Mar 2024 24 Days

63 FARRINGTON ST



\$2,037,000

830 m² 5 2 3

Sold Mar 2024 25 Days

157 RAYMONT RD




\$1,300,000

579 m² 3 2 2

Sold Mar 2024 6 Days

2 RAILWAY ST




\$890,000

675 m² 3 2 2

Sold Mar 2024 42 Days

41 LLOYD ST



\$900,000

233 m² 3 2 2

Sold Mar 2024 N/A

17 HUXLEY AVE




\$1,300,000

455 m² 3 1 3

Sold Feb 2024 13 Days

19 PLYMOUTH ST




\$1,651,000

708 m² 3 2 1

Sold Feb 2024 12 Days

48 MARNE ST



\$1,485,000

731 m² 4 4 2

Sold Feb 2024 25 Days

37 LONGSIGHT ST



\$1,149,000

492 m² 4 1 4

Sold Feb 2024 N/A

84 ROYAL PDE

\$1,730,000

Feb 2024
25 Days

572 m² 4 2 2

16 LONGSIGHT ST

\$1,750,000

Feb 2024
N/A

406 m² 4 3 2

7 COOLALIE ST

\$1,300,000

Feb 2024
25 Days

895 m² 3 2 2

80 WELBECK ST

\$1,285,000

Jan 2024
98 Days

662 m² 2 2 1

18 GIRTON ST

\$1,193,000

Jan 2024
7 Days

612 m² 3 1 1

81 WAKEFIELD ST

\$850,000

Jan 2024
47 Days

400 m² 3 1 1

83 WAKEFIELD ST

\$990,000

Jan 2024
47 Days

405 m² 4 1 2

4 GIRTON ST

\$1,075,000

Jan 2024
18 Days

610 m² 3 1 1

4 GARDINER ST

\$890,000

Dec 2023
N/A

154 m² 3 2 2

35 RAILWAY ST

\$729,500

Dec 2023
74 Days

172 m² 2 2 1

9 BIRRIMBA ST

\$1,610,000

Nov 2023
17 Days

640 m² 4 2 1

193 ROYAL PDE

\$1,190,000

Nov 2023
70 Days

3 2 2

ALDERLEY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	85	\$ 315,000	0.0 %	\$ 120,000	\$ 584,000
2007	87	\$ 350,000	11.1 %	\$ 150,000	\$ 1,200,000
2008	54	\$ 361,388	3.3 %	\$ 290,000	\$ 849,000
2009	58	\$ 366,250	1.3 %	\$ 240,000	\$ 645,000
2010	39	\$ 376,000	2.7 %	\$ 300,000	\$ 635,000
2011	61	\$ 395,000	5.1 %	\$ 225,000	\$ 568,000
2012	58	\$ 390,500	-1.1 %	\$ 224,000	\$ 1,090,000
2013	80	\$ 427,500	9.5 %	\$ 279,500	\$ 620,000
2014	66	\$ 417,500	-2.3 %	\$ 295,000	\$ 1,235,500
2015	125	\$ 475,000	13.8 %	\$ 270,000	\$ 1,750,000
2016	107	\$ 475,000	0.0 %	\$ 220,000	\$ 1,000,000
2017	59	\$ 390,000	-17.9 %	\$ 272,000	\$ 720,000
2018	65	\$ 475,000	21.8 %	\$ 270,000	\$ 1,296,000
2019	48	\$ 415,000	-12.6 %	\$ 210,000	\$ 2,320,000
2020	56	\$ 450,000	8.4 %	\$ 240,000	\$ 1,080,000
2021	99	\$ 483,000	7.3 %	\$ 180,000	\$ 2,525,000
2022	81	\$ 480,000	-0.6 %	\$ 240,000	\$ 1,906,000
2023	75	\$ 567,500	18.2 %	\$ 300,000	\$ 1,230,000
2024	22	\$ 585,000	3.1 %	\$ 375,000	\$ 1,000,000

Median Sale Price

\$595k

Based on 78 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

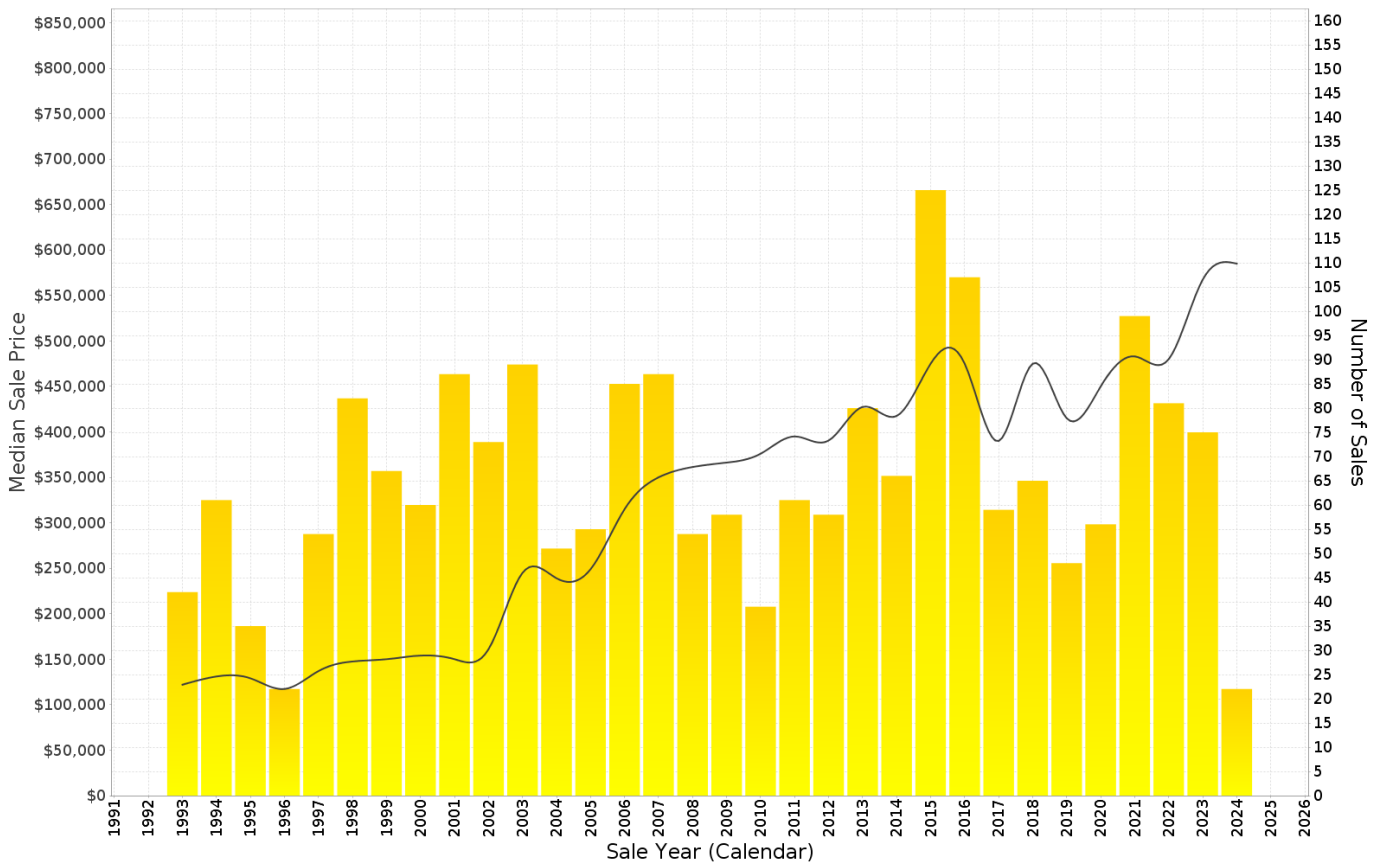
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+23.3%

Current Median Price: \$595,000
Previous Median Price: \$482,500

Based on 148 recorded Unit sales compared over the last two rolling 12 month periods



ALDERLEY - Recently Sold Properties

Median Sale Price

\$595k

Based on 78 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

+23.3%

Current Median Price: \$595,000
Previous Median Price: \$482,500

Based on 148 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

78

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

6/7 LORNE ST




\$650,000

115 m² 2 2 1

Sold Apr 2024 3 Days

4/35 DENMAN ST




\$1,166,000

208 m² 3 2 2

Sold Apr 2024 6 Days

14/75 SOUTH PINE RD




\$565,000

99 m² 2 2 1

Sold Apr 2024 51 Days

302/9 QUARRY RD




\$700,000

95 m² 2 2 1

Sold Apr 2024 11 Days

3/54 SAMFORD RD




\$560,000

90 m² 2 1 1

Sold Apr 2024 16 Days

2/10 WAKEFIELD ST




\$653,000

90 m² 2 2 1

Sold Mar 2024 4 Days

8/49 SAMFORD RD




\$552,000

97 m² 2 1 1

Sold Mar 2024 8 Days

3/88 ALDERLEY AVE




\$600,000

110 m² 2 2 1

Sold Mar 2024 54 Days

4/15 LORNE ST



\$500,000

101 m² 2 1 1

Sold Mar 2024 3 Days

1/34 KATE ST

\$992,000

NEWMARKET POOL
NEWMARKET TRAIN STATION
NEWMARKET STATE SCHOOL
34 KATE STREET

SOLD 2024
Mar
17 Days

587 m² 5 3 3

4/1 DENMAN ST

\$619,500

SOLD 2024
Feb
8 Days

115 m² 2 1 1

16/451 ENOGGERA RD

\$590,000

SOLD 2024
Feb
8 Days

112 m² 2 2 1

2/9 HUDDART ST

\$490,000

SOLD 2024
Feb
19 Days

100 m² 2 1 1

2/14 BEAUFORT ST

\$545,000

SOLD 2024
Feb
3 Days

127 m² 2 1 2

5/37 KATE ST

\$710,000

SOLD 2024
Feb
N/A

129 m² 3 2 1

8/16 TRACKSON ST

\$590,000

SOLD 2024
Feb
8 Days

93 m² 2 2 1

4/30 DENMAN ST

\$580,000

SOLD 2024
Feb
14 Days

108 m² 2 2 1

4/32 FARRINGTON ST

\$480,000

SOLD 2024
Feb
8 Days

88 m² 2 1 1

1/87 HALL ST

\$512,000

SOLD 2024
Feb
N/A

137 m² 2 1 1

6/452 ENOGGERA ROAD OF

\$375,000

SOLD 2024
Feb
N/A

58 m² 1 1 1

1/91 HALL ST

\$1,000,000

SOLD 2024
Feb
25 Days

169 m² 3 3 2