



**RayWhite®**

**SUBURB REPORT**

**FERNY HILLS**

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

# FERNY HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	197	\$ 330,000	0.0 %	\$ 131,000	\$ 725,000
2007	208	\$ 389,500	18.0 %	\$ 273,000	\$ 1,000,000
2008	142	\$ 429,250	10.2 %	\$ 265,000	\$ 811,000
2009	180	\$ 434,000	1.1 %	\$ 312,500	\$ 960,000
2010	131	\$ 460,000	6.0 %	\$ 356,000	\$ 1,400,000
2011	137	\$ 425,000	-7.6 %	\$ 275,000	\$ 8,000,000
2012	129	\$ 440,000	3.5 %	\$ 260,000	\$ 900,000
2013	165	\$ 450,000	2.3 %	\$ 280,000	\$ 770,000
2014	153	\$ 470,000	4.4 %	\$ 250,000	\$ 1,000,000
2015	151	\$ 499,999	6.4 %	\$ 318,750	\$ 1,350,000
2016	157	\$ 525,000	5.0 %	\$ 350,000	\$ 945,000
2017	154	\$ 546,500	4.1 %	\$ 200,000	\$ 1,350,000
2018	133	\$ 565,000	3.4 %	\$ 417,000	\$ 1,525,000
2019	118	\$ 567,750	0.5 %	\$ 420,000	\$ 950,000
2020	142	\$ 595,000	4.8 %	\$ 413,000	\$ 1,300,000
2021	177	\$ 771,000	29.6 %	\$ 515,000	\$ 1,401,000
2022	120	\$ 880,000	14.1 %	\$ 498,750	\$ 2,050,000
2023	138	\$ 870,000	-1.1 %	\$ 675,000	\$ 2,515,000
2024	43	\$ 940,000	8.0 %	\$ 687,000	\$ 1,670,000

## Median Sale Price

# \$895k

Based on 143 recorded House sales within the last 12 months (Apr '23 - Mar '24)

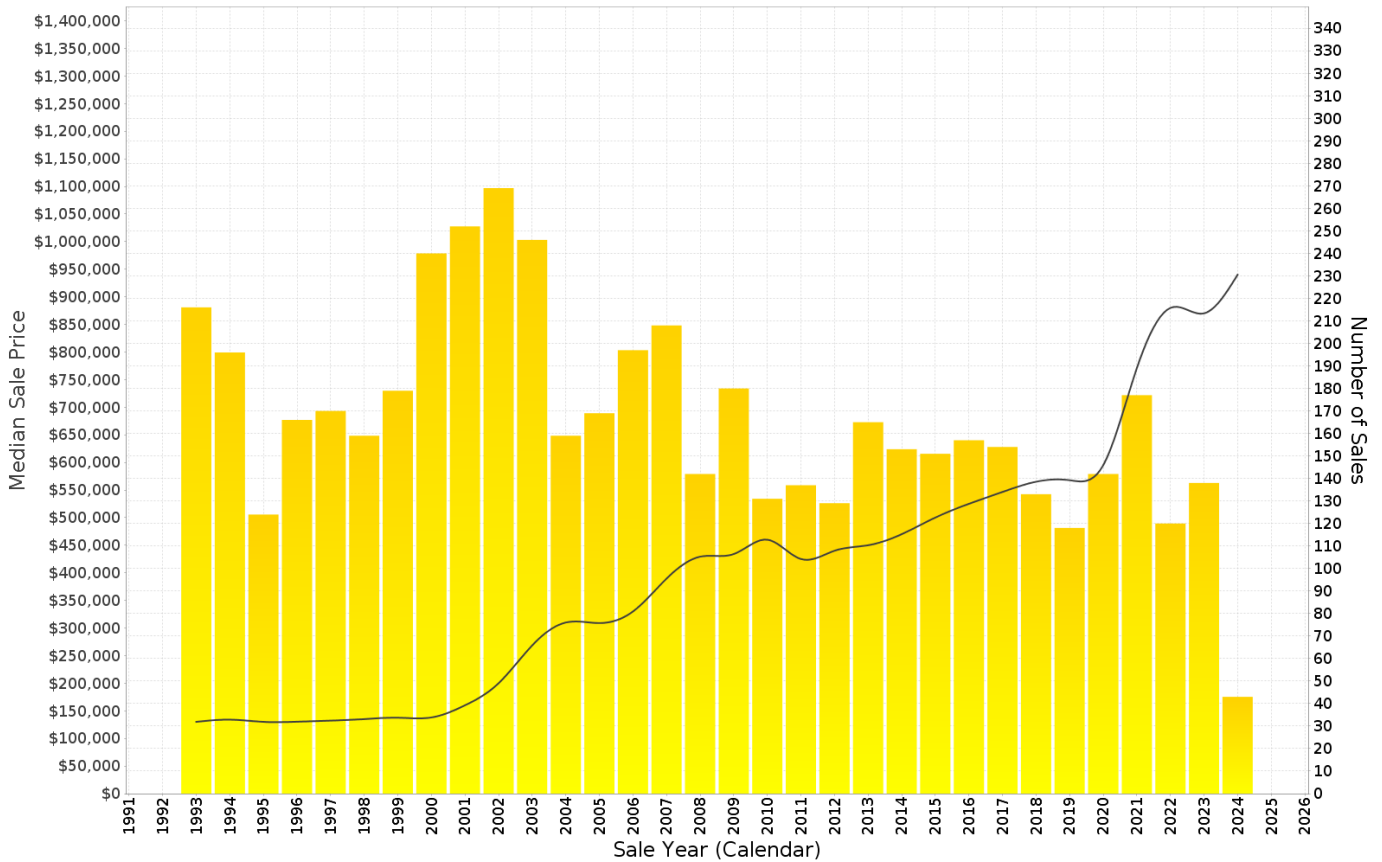
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +2.6%

Current Median Price: \$895,000  
Previous Median Price: \$872,500

Based on 253 recorded House sales compared over the last two rolling 12 month periods



# FERNY HILLS - Recently Sold Properties

Median Sale Price

**\$895k**

Based on 143 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

**+2.6%**

Current Median Price: \$895,000  
Previous Median Price: \$872,500

Based on 253 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**143**

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

**14 ILLUTA AVE**

**\$1,166,400**

Jun 2024  
17 Days

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

**27 DUNBIL AVE**

**\$810,000**

May 2024  
31 Days

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

**17 TABULAM DR**

**\$975,000**

May 2024  
16 Days

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

**15 DOOLOO CRES**

**\$1,070,000**

May 2024  
11 Days

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

**49 ILLUTA AVE**

**\$850,000**

May 2024  
3 Days

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

**42 KOLORA CRES**

**\$1,005,000**

May 2024  
8 Days

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

**37 JOALAH CRES**

**\$900,000**

May 2024  
14 Days

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

**247 PATRICKS RD**

**\$850,000**

May 2024  
4 Days

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

**69 BLACKWOOD DR**

**\$1,300,000**

Apr 2024  
14 Days

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

22 CORANG CRES

\$1,188,000

Sold 5 Days Apr 2024

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

8 CARMONT CT

\$940,000

Sold 17 Days Apr 2024

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

5 LINKWOOD DRIVE OF

\$1,220,000

Sold 15 Days Apr 2024

900 m<sup>2</sup> 6 3 2

62 LINKWOOD DRIVE OF

\$1,655,000

Sold 10 Days Apr 2024

1,263 m<sup>2</sup> 5 3 2

105 KYLIE AVE

\$1,185,000

Sold 7 Days Apr 2024

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

16 ARILPA CRES

\$840,000

Sold 27 Days Apr 2024

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

49 BEL AIR CT

\$1,330,000

Sold N/A Apr 2024

1,029 m<sup>2</sup> 5 3 2

231 PATRICKS RD

\$826,000

Sold 8 Days Apr 2024

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

14 LOOMBAH CRES

\$1,110,000

Sold 5 Days Apr 2024

617 m<sup>2</sup> 4 2 2

14 CRANWOOD CT

\$1,103,000

Sold 13 Days Apr 2024

750 m<sup>2</sup> 4 2 2

31 FERNY WAY

\$905,000

Sold 17 Days Apr 2024

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

7 BLUEWOOD CT

\$1,300,000

Sold N/A Mar 2024

750 m<sup>2</sup> 3 2 2

# FERNY HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	24	\$ 365,000	0.0 %	\$ 235,000	\$ 426,000
2007	8	\$ 304,878	-16.5 %	\$ 255,000	\$ 460,000
2008	6	\$ 314,750	3.2 %	\$ 305,000	\$ 375,000
2009	5	\$ 351,000	11.5 %	\$ 335,000	\$ 440,000
2010	5	\$ 397,000	13.1 %	\$ 330,000	\$ 1,225,000
2011	4	\$ 320,000	-19.4 %	\$ 285,500	\$ 350,000
2012	5	\$ 306,200	-4.3 %	\$ 276,000	\$ 340,000
2013	5	\$ 348,000	13.7 %	\$ 309,000	\$ 630,000
2014	7	\$ 390,000	12.1 %	\$ 320,000	\$ 616,000
2015	6	\$ 355,500	-8.8 %	\$ 320,000	\$ 395,600
2016	5	\$ 352,000	-1.0 %	\$ 348,000	\$ 415,000
2017	16	\$ 469,000	33.2 %	\$ 318,000	\$ 1,200,000
2018	10	\$ 442,500	-5.7 %	\$ 349,000	\$ 685,000
2019	6	\$ 410,000	-7.3 %	\$ 385,000	\$ 520,000
2020	5	\$ 370,000	-9.8 %	\$ 330,000	\$ 492,500
2021	19	\$ 551,500	49.1 %	\$ 375,000	\$ 1,595,000
2022	8	\$ 624,750	13.3 %	\$ 461,000	\$ 917,500
2023	5	\$ 674,000	7.9 %	\$ 505,000	\$ 765,000
2024	1	\$ 500,000	-25.8 %	\$ 500,000	\$ 500,000

## Median Sale Price

# \$550k

Based on 5 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

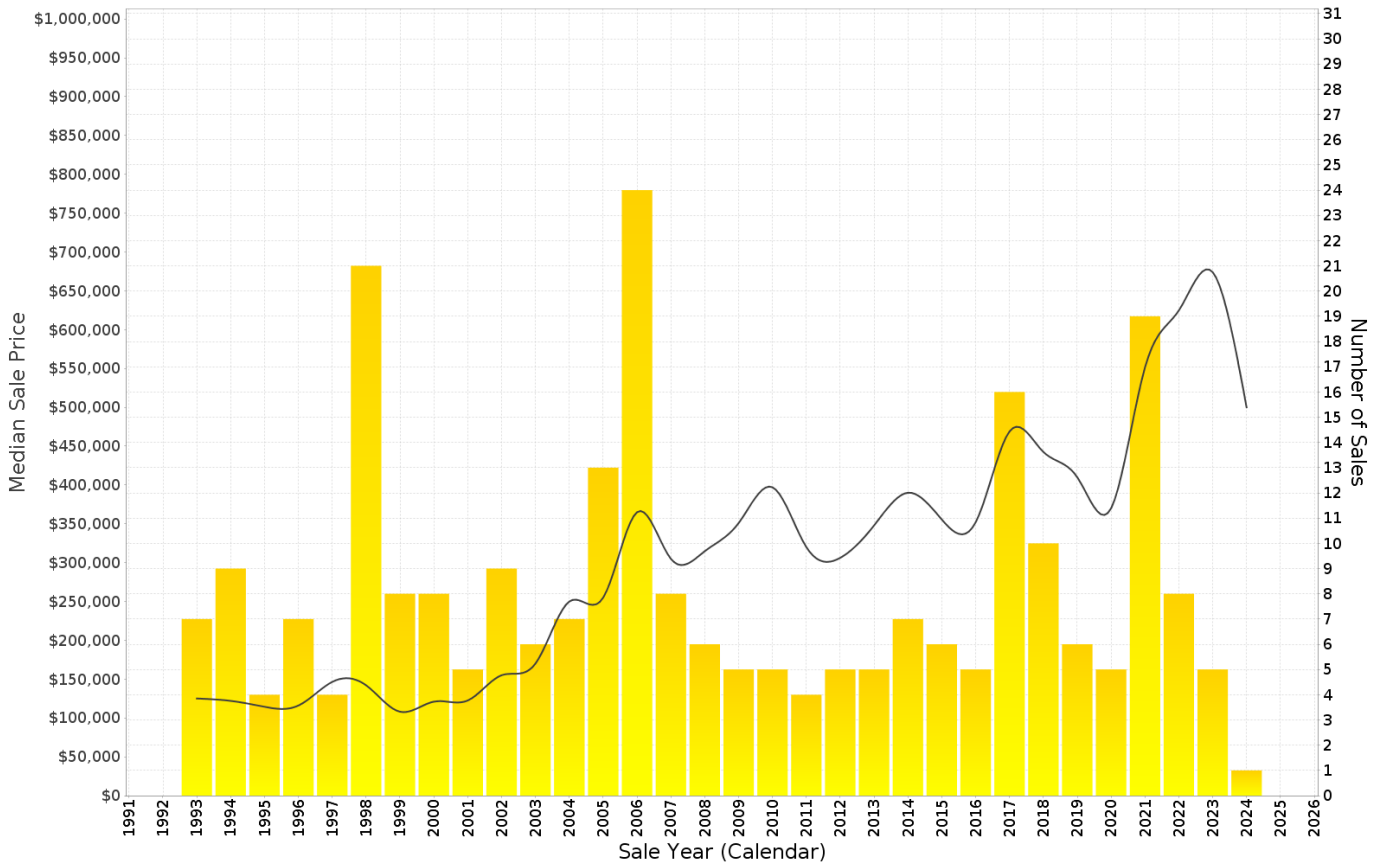
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -4.0%

Current Median Price: \$550,000  
Previous Median Price: \$573,000

Based on 9 recorded Unit sales compared over the last two rolling 12 month periods



# FERNY HILLS - Recently Sold Properties

Median Sale Price

**\$550k**

Based on 5 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

**-4.0%**

Current Median Price: \$550,000  
Previous Median Price: \$573,000

Based on 9 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**5**

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

