



**RayWhite®**

**SUBURB REPORT**

**GORDON PARK**

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

# GORDON PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	67	\$ 460,000	0.0 %	\$ 285,000	\$ 800,000
2007	98	\$ 511,000	11.1 %	\$ 210,000	\$ 1,400,000
2008	48	\$ 595,000	16.4 %	\$ 360,500	\$ 1,035,000
2009	50	\$ 551,500	-7.3 %	\$ 386,000	\$ 1,560,000
2010	34	\$ 590,000	7.0 %	\$ 395,000	\$ 1,260,000
2011	50	\$ 603,000	2.2 %	\$ 380,000	\$ 1,350,000
2012	47	\$ 590,000	-2.2 %	\$ 368,000	\$ 990,000
2013	67	\$ 629,000	6.6 %	\$ 320,000	\$ 930,000
2014	60	\$ 777,000	23.5 %	\$ 460,000	\$ 1,390,000
2015	66	\$ 720,000	-7.3 %	\$ 452,000	\$ 1,202,000
2016	70	\$ 735,000	2.1 %	\$ 448,000	\$ 1,300,001
2017	51	\$ 797,000	8.4 %	\$ 465,000	\$ 1,725,000
2018	46	\$ 870,000	9.2 %	\$ 523,500	\$ 1,683,000
2019	45	\$ 841,000	-3.3 %	\$ 520,000	\$ 1,685,000
2020	52	\$ 864,250	2.8 %	\$ 493,000	\$ 1,950,000
2021	70	\$ 1,180,500	36.6 %	\$ 680,000	\$ 2,450,000
2022	54	\$ 1,400,000	18.6 %	\$ 670,000	\$ 2,750,000
2023	36	\$ 1,362,500	-2.7 %	\$ 770,000	\$ 2,650,000
2024	12	\$ 1,360,500	-0.1 %	\$ 820,000	\$ 2,800,000

Median Sale Price  
**\$1.39m**

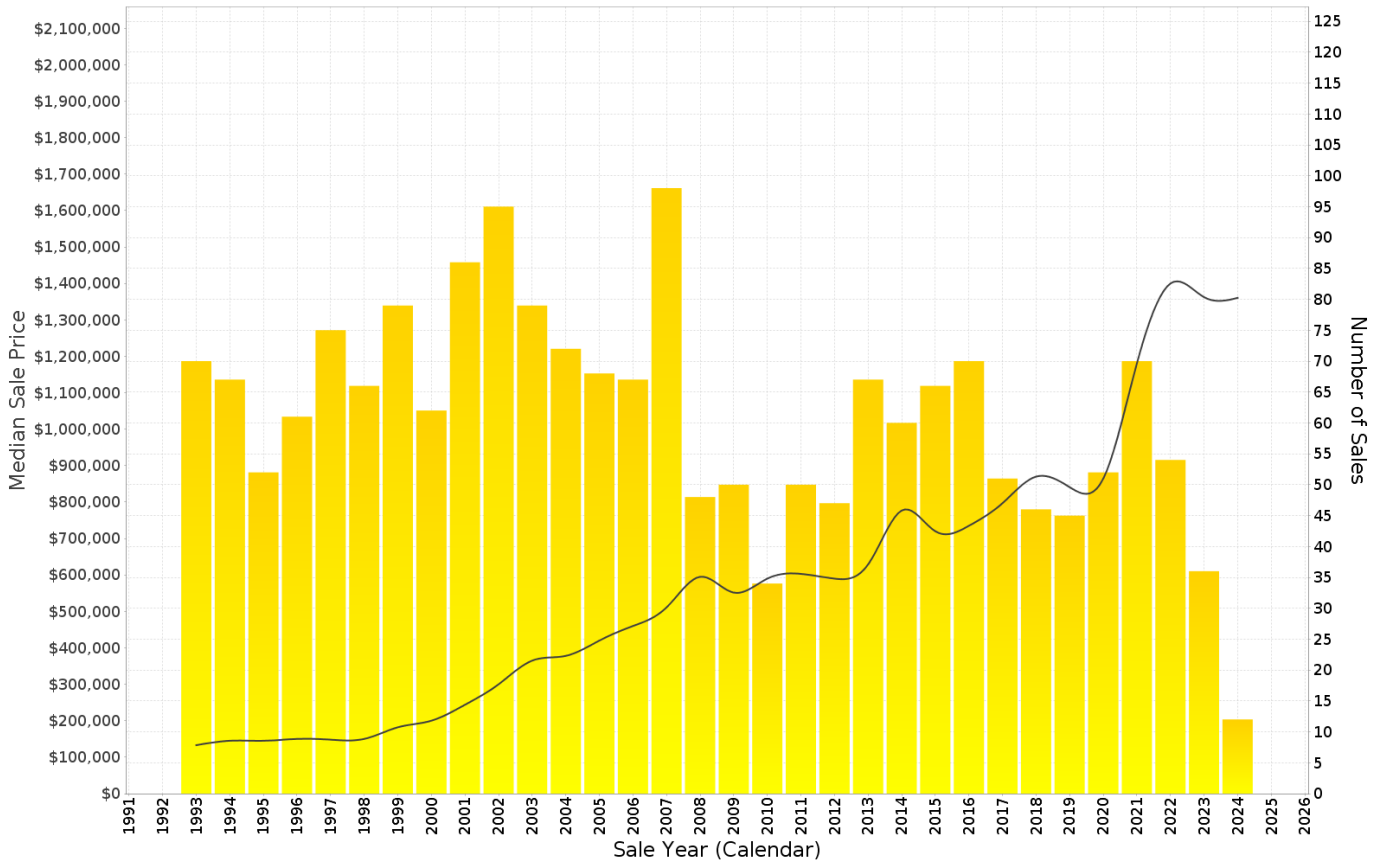
Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**+3.0%**

Current Median Price: \$1,390,000  
Previous Median Price: \$1,350,000

Based on 84 recorded House sales compared over the last two rolling 12 month periods





# GORDON PARK - Recently Sold Properties

Median Sale Price

**\$1.39m**

Based on 35 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

**+3.0%**

Current Median Price: \$1,390,000  
Previous Median Price: \$1,350,000

Based on 84 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**35**

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

**7 HURST ST**

**\$2,050,000**

Jun 2024  
27 Days

1,305 m<sup>2</sup> 5 2 2

**37 ILFORD ST**

**\$2,805,000**

Jun 2024  
38 Days

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

**201 THISTLE ST**

**\$1,730,000**

Jun 2024  
22 Days

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

**11 STIRLING ST**

**\$1,820,000**

May 2024  
22 Days

405 m<sup>2</sup> 3 2 2

**10 JOHNSTON ST**

**\$1,250,000**

May 2024  
69 Days

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

**110 GORDON ST**

**\$2,800,000**

May 2024  
137 Days

607 m<sup>2</sup> 5 4 2

**27A BURNABY TCE**

**\$1,120,000**

Apr 2024  
16 Days

284 m<sup>2</sup> 3 3 2

**43 HAIG ST**

**\$1,600,000**

Apr 2024  
30 Days

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

**9 ALVA TCE**

**\$820,000**

Apr 2024  
32 Days

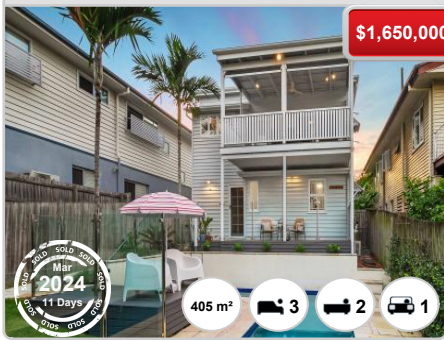
139 m<sup>2</sup> 3 2 1



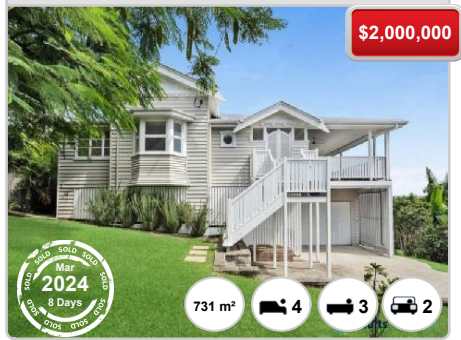
51 VICTORIA TCE



76 BEACONSFIELD TCE



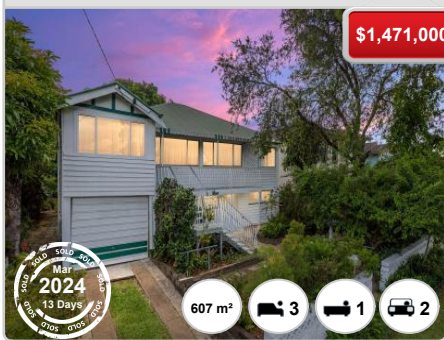
54 ABERDEEN TCE



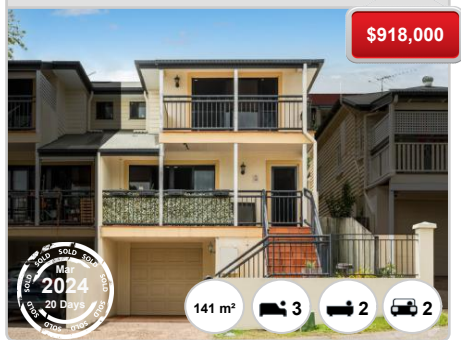
134 GORDON ST



10 GROOM ST



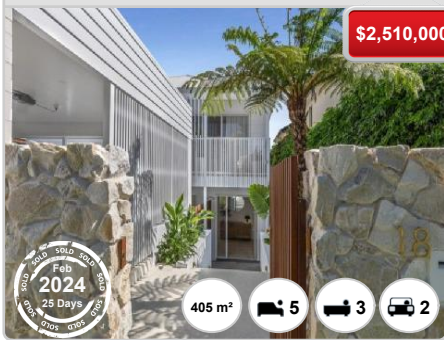
12 ALVA TCE



21 STIRLING ST



18 ARCHER ST



2 ALVA TCE



# GORDON PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	53	\$ 295,000	0.0 %	\$ 161,000	\$ 1,250,000
2007	74	\$ 325,000	10.2 %	\$ 71,000	\$ 1,200,000
2008	39	\$ 349,000	7.4 %	\$ 150,000	\$ 705,000
2009	57	\$ 345,000	-1.1 %	\$ 265,000	\$ 1,390,042
2010	36	\$ 357,500	3.6 %	\$ 255,000	\$ 989,000
2011	47	\$ 385,000	7.7 %	\$ 210,000	\$ 940,000
2012	40	\$ 345,000	-10.4 %	\$ 210,000	\$ 510,000
2013	50	\$ 360,250	4.4 %	\$ 250,000	\$ 570,000
2014	49	\$ 385,000	6.9 %	\$ 220,000	\$ 980,000
2015	43	\$ 405,500	5.3 %	\$ 238,000	\$ 1,050,000
2016	32	\$ 365,000	-10.0 %	\$ 240,000	\$ 1,450,000
2017	31	\$ 325,000	-11.0 %	\$ 250,000	\$ 1,405,000
2018	41	\$ 395,000	21.5 %	\$ 205,000	\$ 700,000
2019	46	\$ 335,500	-15.1 %	\$ 225,000	\$ 1,600,000
2020	37	\$ 430,000	28.2 %	\$ 250,000	\$ 1,480,000
2021	67	\$ 455,000	5.8 %	\$ 255,000	\$ 1,006,915
2022	72	\$ 445,000	-2.2 %	\$ 287,000	\$ 1,380,000
2023	33	\$ 520,000	16.9 %	\$ 375,000	\$ 1,380,000
2024	21	\$ 605,000	16.3 %	\$ 446,000	\$ 1,100,000

## Median Sale Price

# \$548k

Based on 40 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

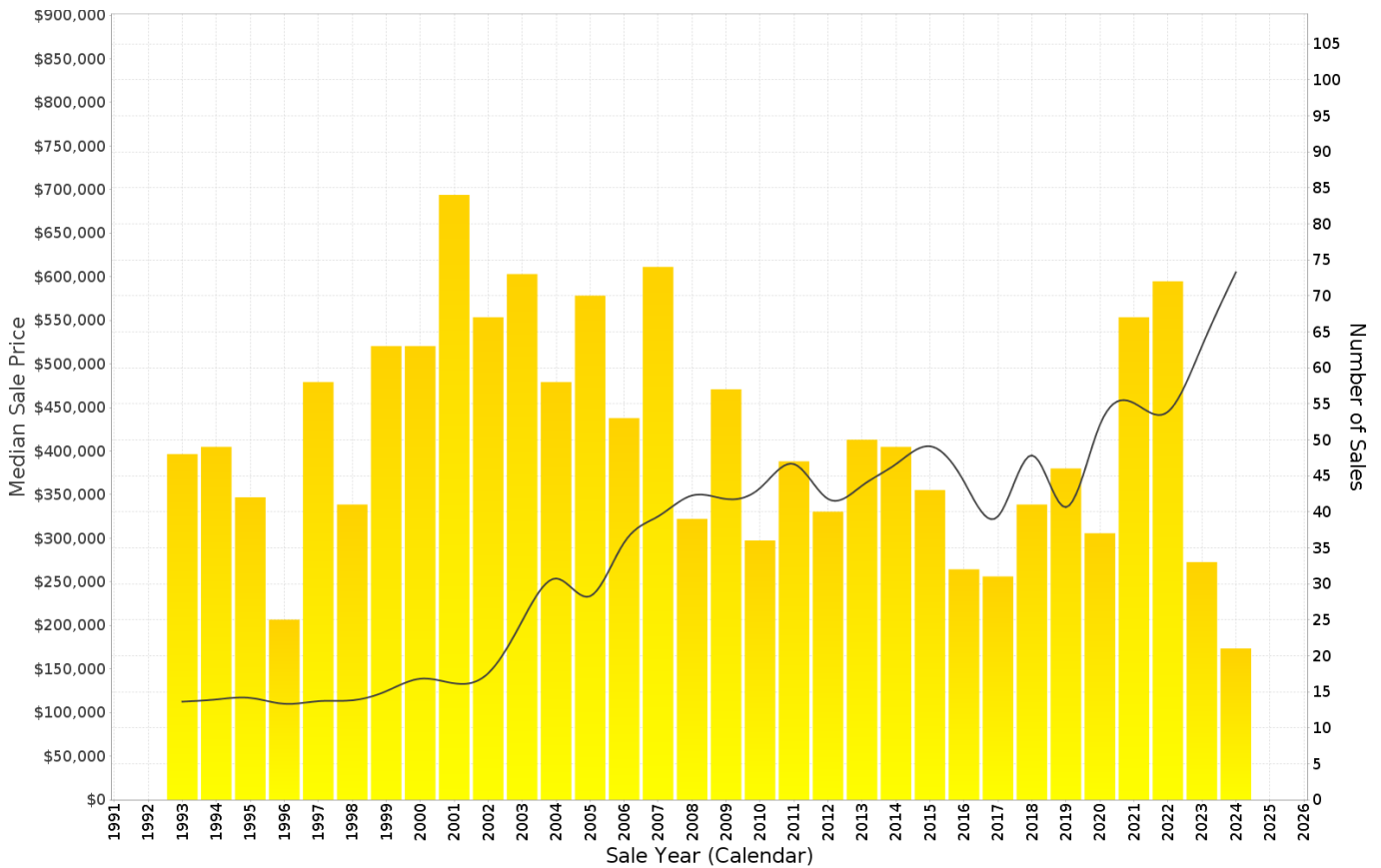
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +25.9%

Current Median Price: \$548,500  
Previous Median Price: \$435,500

Based on 98 recorded Unit sales compared over the last two rolling 12 month periods





# GORDON PARK - Recently Sold Properties

Median Sale Price

**\$548k**

Based on 40 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

**+25.9%**

Current Median Price: \$548,500  
Previous Median Price: \$435,500

Based on 98 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**40**

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

**1/12 SHAMROCK ST**

**\$605,000**

88 m<sup>2</sup> 1 1 1

Sold Jun 2024, 14 Days

**2/14 BURNABY TCE**

**\$961,500**

148 m<sup>2</sup> 3 2 2

Sold Jun 2024, 14 Days

**6/12 STAFFORD RD**

**\$550,000**

100 m<sup>2</sup> 2 1 1

Sold Jun 2024, 3 Days

**4/7 KHARTOUM ST**

**\$637,900**

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

Sold Jun 2024, 56 Days

**7/36 BURNABY TCE**

**\$735,000**

146 m<sup>2</sup> 2 2 1

Sold May 2024, N/A

**4/33 ALVA TCE**

**\$651,000**

107 m<sup>2</sup> 2 2 1

Sold May 2024, 3 Days

**2/25 ROSE LANE**

**\$610,000**

111 m<sup>2</sup> 2 1 1

Sold May 2024, 155 Days

**1/40 BARRON ST**

**\$1,100,000**

238 m<sup>2</sup> 3 2 3

Sold May 2024, 6 Days

**1/168 STAFFORD RD**

**\$485,000**

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

Sold May 2024, 7 Days



6/41 VICTORIA TCE

\$661,000

Sold 2024 Apr 5 Days

102 m<sup>2</sup> 2 1 1

5/34 MCCORD ST

\$670,000

Sold 2024 Apr 3 Days

108 m<sup>2</sup> 2 2 1

3/20 GORDON ST

\$847,500

Sold 2024 Apr 1 Day

141 m<sup>2</sup> - - -

13/40 SWAN ST

\$521,100

Sold 2024 Mar 2 Days

201 m<sup>2</sup> 2 1 1

6/40 BARRON ST

\$1,023,000

Sold 2024 Mar 7 Days

272 m<sup>2</sup> 3 2 2

2/39 GORDON ST

\$663,000

Sold 2024 Mar 6 Days

99 m<sup>2</sup> 2 1 1

1/49 VICTORIA TCE

\$568,000

Sold 2024 Feb 5 Days

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

3/94 HAIG ST

\$625,000

Sold 2024 Feb 8 Days

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

2/115 SWAN ST

\$446,000

Sold 2024 Feb 9 Days

72 m<sup>2</sup> 2 1 1

6/45 ALVA TCE

\$605,000

Sold 2024 Feb 5 Days

147 m<sup>2</sup> 2 1 1

1/7 GROOM ST

\$713,000

Sold 2024 Feb 3 Days

103 m<sup>2</sup> 2 1 1

5/25 VICTORIA TCE

\$514,000

Sold 2024 Feb 5 Days

116 m<sup>2</sup> 2 1 1