



**RayWhite®**

**SUBURB REPORT**

**GRANGE**

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

# GRANGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	93	\$ 478,000	0.0 %	\$ 222,000	\$ 3,050,000
2007	110	\$ 612,750	28.2 %	\$ 330,000	\$ 1,450,000
2008	56	\$ 601,000	-1.9 %	\$ 385,000	\$ 1,730,000
2009	71	\$ 710,000	18.1 %	\$ 295,000	\$ 3,000,000
2010	57	\$ 665,000	-6.3 %	\$ 475,000	\$ 1,665,000
2011	60	\$ 672,500	1.1 %	\$ 350,000	\$ 3,380,000
2012	62	\$ 657,750	-2.2 %	\$ 370,000	\$ 1,500,000
2013	68	\$ 677,500	3.0 %	\$ 425,000	\$ 1,380,000
2014	72	\$ 770,000	13.7 %	\$ 460,000	\$ 3,850,000
2015	78	\$ 872,000	13.2 %	\$ 485,000	\$ 2,650,000
2016	69	\$ 862,375	-1.1 %	\$ 537,500	\$ 1,336,000
2017	65	\$ 955,000	10.7 %	\$ 554,000	\$ 1,700,000
2018	72	\$ 961,500	0.7 %	\$ 515,000	\$ 3,350,000
2019	75	\$ 960,000	-0.2 %	\$ 480,000	\$ 2,625,000
2020	63	\$ 1,025,000	6.8 %	\$ 375,000	\$ 2,875,000
2021	68	\$ 1,382,500	34.9 %	\$ 775,000	\$ 3,135,000
2022	58	\$ 1,650,000	19.3 %	\$ 768,000	\$ 4,650,000
2023	59	\$ 1,550,000	-6.1 %	\$ 760,000	\$ 4,025,000
2024	23	\$ 1,710,000	10.3 %	\$ 800,000	\$ 3,385,000

Median Sale Price  
**\$1.64m**

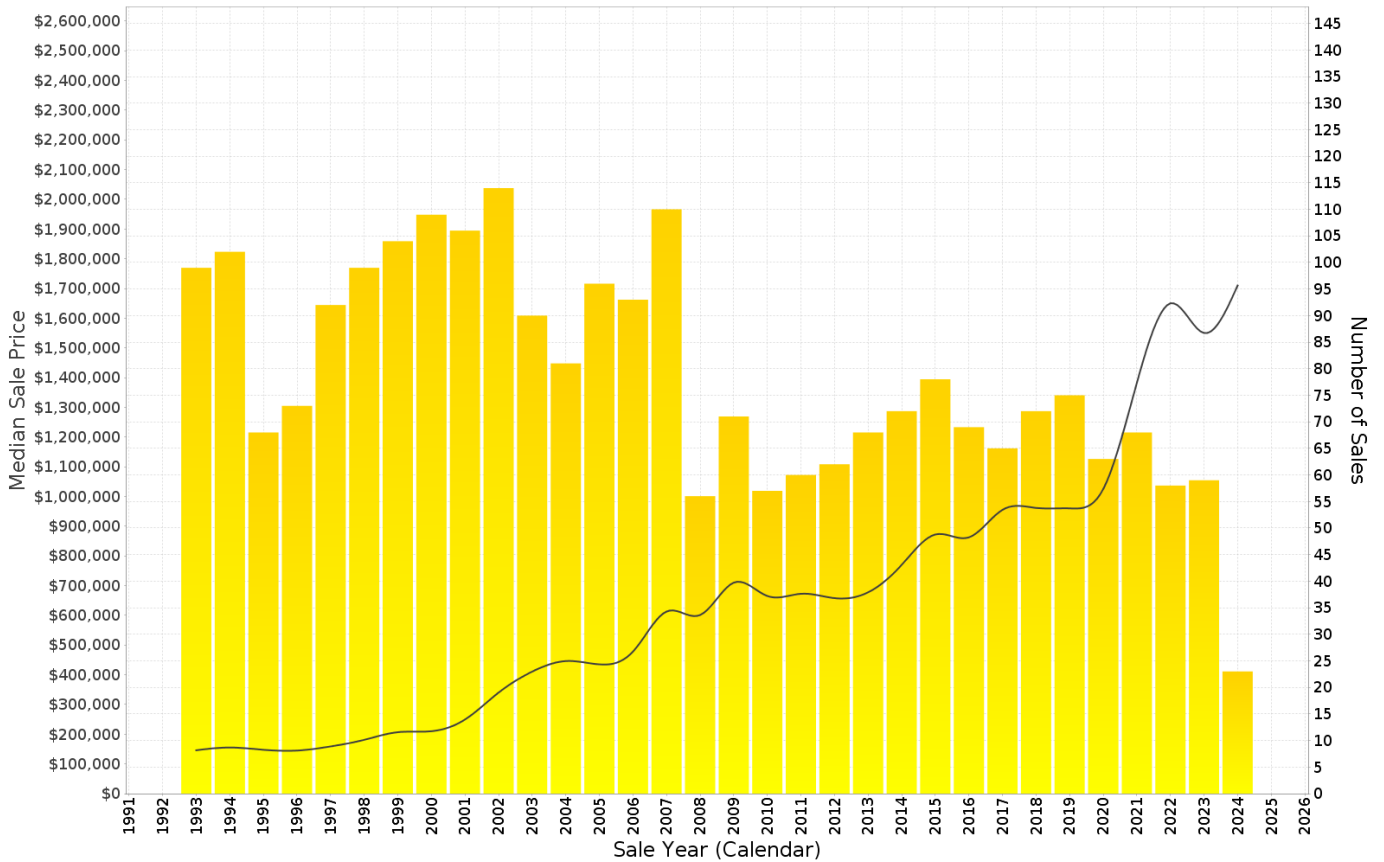
Based on 66 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**+0.8%**

Current Median Price: \$1,635,500  
Previous Median Price: \$1,622,500

Based on 122 recorded House sales compared over the last two rolling 12 month periods



# GRANGE - Recently Sold Properties

Median Sale Price

**\$1.64m**

Based on 66 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

**+0.8%**

Current Median Price: \$1,635,500  
Previous Median Price: \$1,622,500

Based on 122 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**66**

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

**47 MONTEPELIER ST**

**\$2,950,000**

Sold Jun 2024  
22 Days

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

**39 CHERMSIDE ST**

**\$1,455,000**

Sold Jun 2024  
N/A

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

**42 INGLIS ST**

**\$1,750,000**

Sold Jun 2024  
28 Days

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

**60 ROBE ST**

**\$2,730,000**

Sold Jun 2024  
25 Days

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

**56 AGINCOURT ST**

**\$1,500,000**

Sold May 2024  
11 Days

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

**34 DAYS RD**

**\$1,475,000**

Sold May 2024  
25 Days

410 m<sup>2</sup> 5 2 2

**2 AGINCOURT ST**

**\$1,600,000**

Sold May 2024  
27 Days

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

**80 UXBRIDGE ST**

**\$1,850,000**

Sold Jun 2024  
11 Days

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

**54 HOWARD ST**

**\$1,560,000**

Sold Apr 2024  
11 Days

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

**15 EVELYN ST**

**\$2,350,000**

810 m<sup>2</sup> 2 1 1

**160 EVELYN ST**

**\$1,815,000**

405 m<sup>2</sup> 4 3 1

**69 CARBERRY ST**

**\$1,350,000**

448 m<sup>2</sup> 3 2 2

**65 LANHAM AVE**

**\$1,710,000**

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

**4 INGLIS ST**

**\$1,300,000**

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

**16 SELLHEIM ST**

**\$2,240,000**

405 m<sup>2</sup> 4 3 1

**74 CARBERRY ST**

**\$1,745,000**

448 m<sup>2</sup> 5 2 1

**25 DAISY ST**

**\$2,375,000**

896 m<sup>2</sup> 5 2 2

**24 HOWARD ST**

**\$2,400,000**

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

**95 GRANGE RD**

**\$970,000**

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

**12 FERRES ST**

**\$1,970,000**

405 m<sup>2</sup> 5 3 1

**29 GRANGE RD**

**\$920,000**

458 m<sup>2</sup> 2 1 2

# GRANGE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	14	\$ 371,500	0.0 %	\$ 218,500	\$ 607,500
2007	16	\$ 417,500	12.4 %	\$ 312,000	\$ 870,000
2008	10	\$ 469,500	12.5 %	\$ 305,000	\$ 510,000
2009	18	\$ 388,000	-17.4 %	\$ 312,000	\$ 489,000
2010	14	\$ 479,000	23.5 %	\$ 350,000	\$ 1,560,000
2011	11	\$ 449,000	-6.3 %	\$ 310,000	\$ 490,000
2012	10	\$ 435,500	-3.0 %	\$ 290,000	\$ 770,000
2013	10	\$ 383,000	-12.1 %	\$ 312,500	\$ 767,500
2014	9	\$ 525,000	37.1 %	\$ 330,000	\$ 1,000,000
2015	14	\$ 415,000	-21.0 %	\$ 222,500	\$ 1,255,000
2016	15	\$ 525,000	26.5 %	\$ 313,000	\$ 565,500
2017	44	\$ 780,000	48.6 %	\$ 295,000	\$ 970,414
2018	14	\$ 525,000	-32.7 %	\$ 295,000	\$ 1,603,963
2019	15	\$ 525,000	0.0 %	\$ 293,000	\$ 950,000
2020	14	\$ 508,500	-3.1 %	\$ 295,000	\$ 1,751,000
2021	25	\$ 615,000	20.9 %	\$ 305,000	\$ 1,500,000
2022	23	\$ 826,000	34.3 %	\$ 417,500	\$ 1,380,000
2023	19	\$ 900,000	9.0 %	\$ 395,000	\$ 1,810,000
2024	6	\$ 650,750	-27.7 %	\$ 465,000	\$ 880,000

## Median Sale Price

# \$830k

Based on 18 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

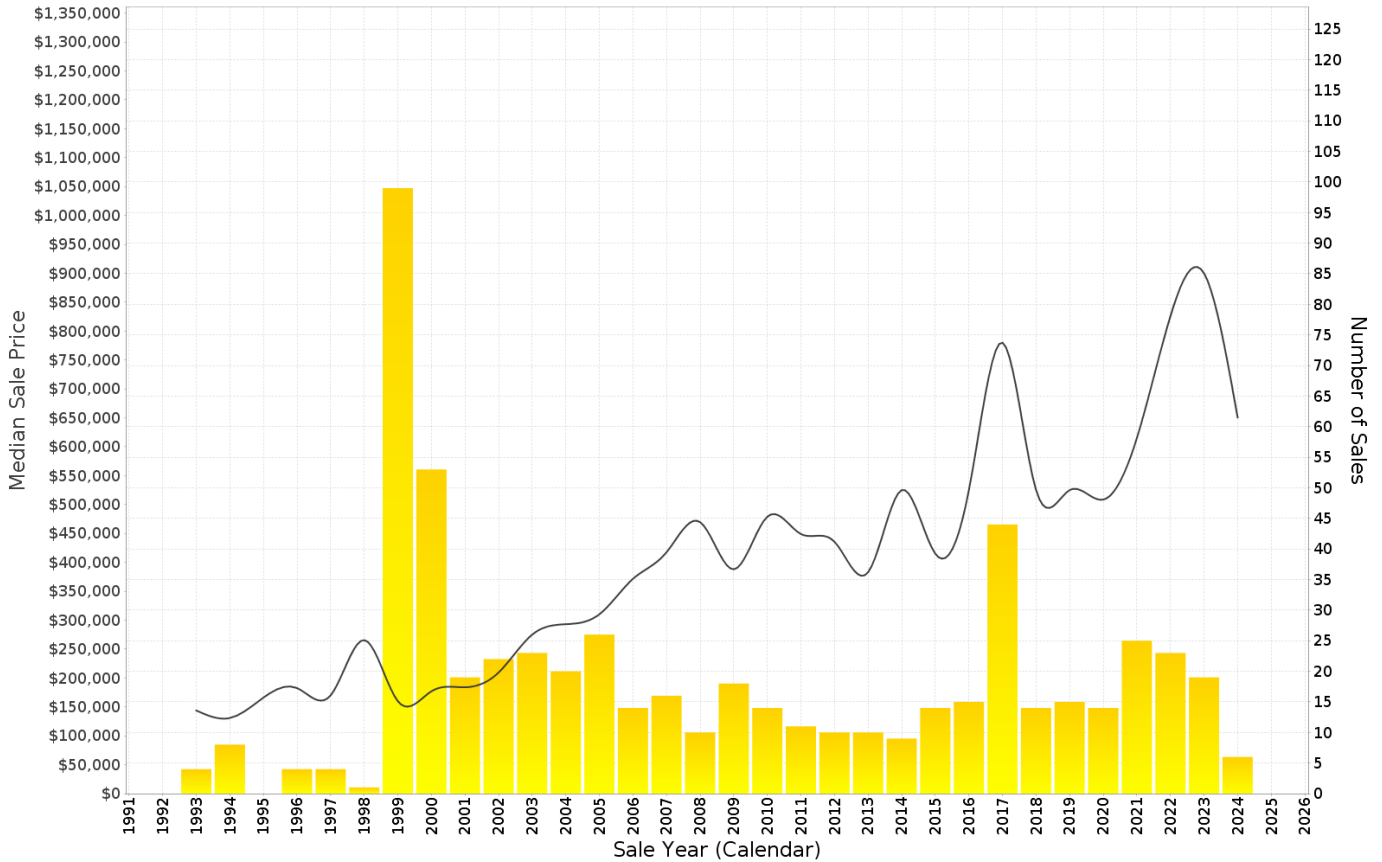
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# 0.0%

Current Median Price: \$830,000  
Previous Median Price: \$830,000

Based on 43 recorded Unit sales compared over the last two rolling 12 month periods



# GRANGE - Recently Sold Properties

Median Sale Price

**\$830k**

Based on 18 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

**0.0%**

Current Median Price: \$830,000  
Previous Median Price: \$830,000

Based on 43 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**18**

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

**23/43 CARBERRY ST**




**\$465,000**

Sold Apr 2024  
N/A

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

**32/43 CARBERRY ST**



**\$487,500**

Sold Mar 2024  
8 Days

85 m<sup>2</sup> 2 2 1

**7/43 CARBERRY ST**




**\$541,500**

Sold Feb 2024  
6 Days

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

**20/120 UXBRIDGE ST**



**\$880,000**

Sold Feb 2024  
N/A

153 m<sup>2</sup> 3 2 -

**52/120 UXBRIDGE ST**




**\$830,000**

Sold Jan 2024  
88 Days

151 m<sup>2</sup> 3 2 2

**76/120 UXBRIDGE ST**



**\$760,000**

Sold Apr 2024  
N/A

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