



RayWhite®

SUBURB REPORT

MCDOWALL

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MCDOWALL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	120	\$ 425,000	0.0 %	\$ 283,000	\$ 865,000
2007	129	\$ 485,000	14.1 %	\$ 325,000	\$ 1,970,000
2008	80	\$ 491,500	1.3 %	\$ 362,000	\$ 785,000
2009	110	\$ 521,250	6.1 %	\$ 281,000	\$ 1,225,000
2010	105	\$ 577,500	10.8 %	\$ 390,000	\$ 865,000
2011	73	\$ 550,000	-4.8 %	\$ 395,000	\$ 1,843,000
2012	103	\$ 535,000	-2.7 %	\$ 368,000	\$ 840,000
2013	87	\$ 555,000	3.7 %	\$ 335,000	\$ 1,040,000
2014	106	\$ 599,750	8.1 %	\$ 330,000	\$ 1,360,000
2015	115	\$ 602,500	0.5 %	\$ 382,000	\$ 1,200,000
2016	104	\$ 635,000	5.4 %	\$ 405,000	\$ 3,150,000
2017	81	\$ 655,000	3.1 %	\$ 483,000	\$ 3,000,000
2018	98	\$ 675,844	3.2 %	\$ 460,000	\$ 2,800,000
2019	82	\$ 682,500	1.0 %	\$ 420,000	\$ 4,545,000
2020	100	\$ 702,500	2.9 %	\$ 487,500	\$ 3,400,000
2021	114	\$ 858,250	22.2 %	\$ 580,000	\$ 2,425,000
2022	85	\$ 980,000	14.2 %	\$ 660,000	\$ 3,375,000
2023	75	\$ 1,020,000	4.1 %	\$ 550,000	\$ 6,800,000
2024	28	\$ 1,060,000	3.9 %	\$ 697,500	\$ 1,571,000

Median Sale Price
\$1.05m

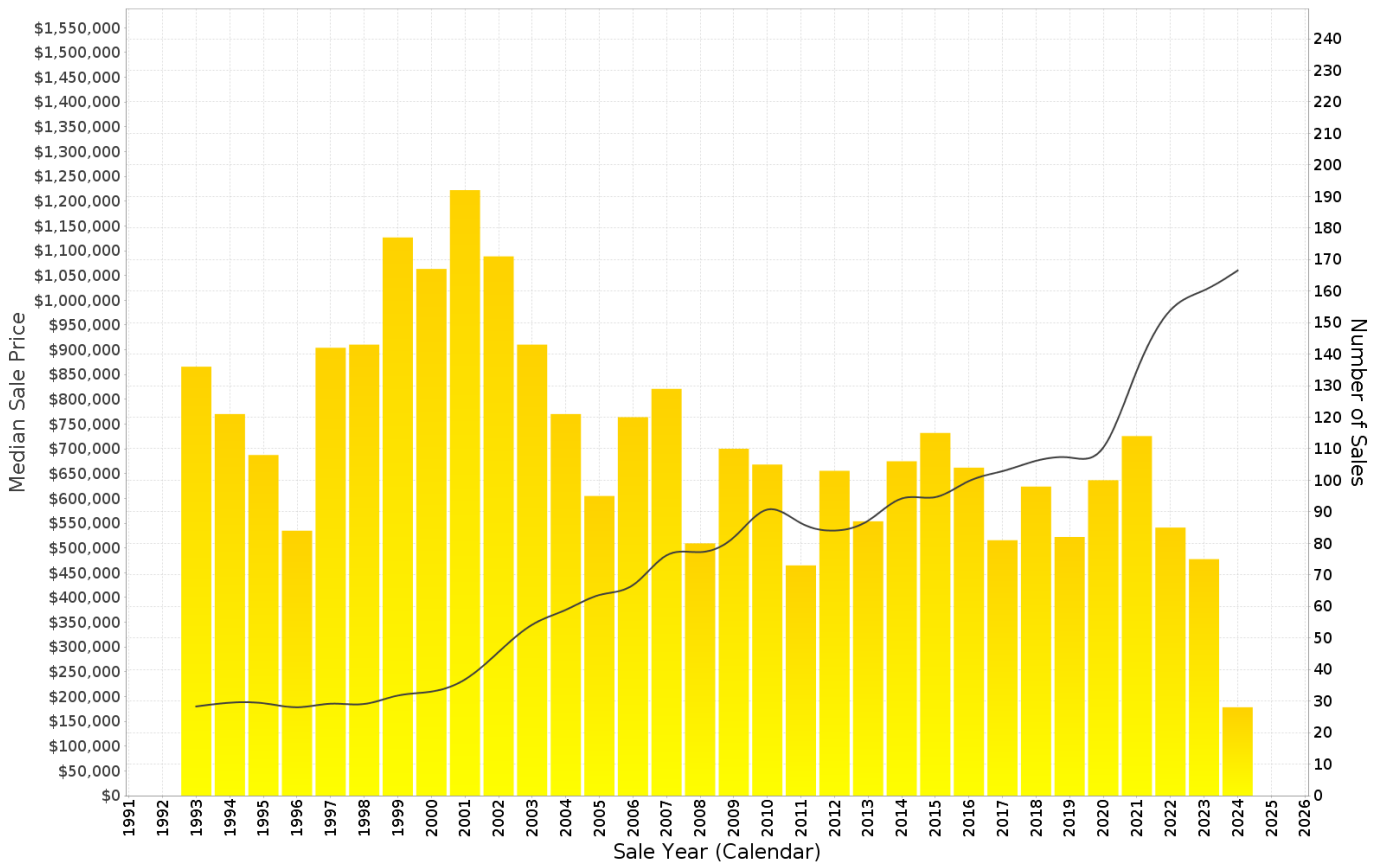
Based on 80 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+7.7%

Current Median Price: \$1,050,000
Previous Median Price: \$975,000

Based on 155 recorded House sales compared over the last two rolling 12 month periods



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MCDOWALL - Recently Sold Properties

Median Sale Price

\$1.05m

Based on 80 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

+7.7%

Current Median Price: \$1,050,000
Previous Median Price: \$975,000

Based on 155 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

80

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

34 MINNELLI PL

\$1,330,000

Jun 2024
9 Days

614 m² 4 2 2

943 RODE RD

\$857,500

Jun 2024
29 Days

556 m² 3 1 2

24 IFIELD ST

\$950,000

May 2024

556 m² 4 1 -

2 CHICO PL

\$1,060,000

May 2024
4 Days

547 m² 3 2 2

22 BRYNNER ST

\$900,000

May 2024
Days

605 m² 3 1 2

81 LANDIS ST

\$715,000

May 2024
15 Days

440 m² 3 2 3

24 CALHOUN ST

\$1,325,000

May 2024
14 Days

884 m² 4 2 3

7 GLEASON ST

\$1,001,000

Apr 2024
19 Days

898 m² 3 2 2

90 STREISAND DR

\$1,130,000

Apr 2024
5 Days

637 m² 4 2 2

16 SATURN PL

\$1,325,000



Sold 2024
Apr
N/A

602 m² 4 2 -

66 MINNELLI PL

\$1,356,000



Sold 2024
Apr
5 Days

480 m² 4 2 2

27 PARAMOUNT CRCT

\$1,377,000



Sold 2024
Apr
6 Days

767 m² 4 2 3

7 STREEP PL

\$1,125,000



Sold 2024
Mar
29 Days

714 m² 4 2 1

11 DUNAWAY ST

\$870,000




Sold 2024
Mar
14 Days

562 m² 3 1 2

25 GLEASON ST

\$965,000

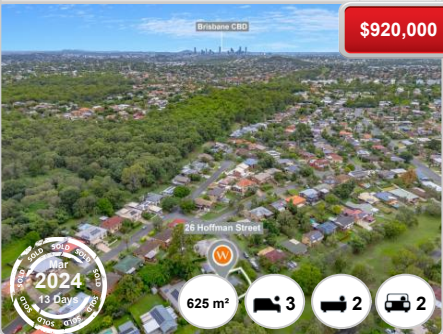


Sold 2024
Mar
5 Days

584 m² 3 1 2

26 HOFFMAN ST

\$920,000



Sold 2024
Mar
19 Days

625 m² 3 2 2

45 LANDIS ST

\$850,000




Sold 2024
Mar
N/A

600 m² - - -

65 BENING PL

\$1,435,000




Sold 2024
Mar
11 Days

937 m² 5 2 2

30 IFIELD ST

\$1,050,000

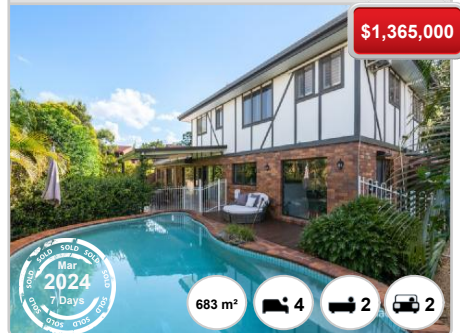


Sold 2024
Mar
6 Days

556 m² 3 2 2

23 HACKMAN ST

\$1,365,000




Sold 2024
Mar
7 Days

683 m² 4 2 2

40 HOFFMAN ST

\$1,020,000



Sold 2024
Mar
6 Days

617 m² 3 1 2

MCDOWALL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 278,750	0.0 %	\$ 245,000	\$ 360,000
2007	23	\$ 350,000	25.6 %	\$ 260,000	\$ 420,000
2008	25	\$ 385,000	10.0 %	\$ 330,000	\$ 408,000
2009	40	\$ 408,700	6.2 %	\$ 342,000	\$ 436,000
2010	11	\$ 385,000	-5.8 %	\$ 330,000	\$ 460,000
2011	11	\$ 355,000	-7.8 %	\$ 320,000	\$ 400,000
2012	20	\$ 422,500	19.0 %	\$ 340,000	\$ 425,000
2013	43	\$ 411,000	-2.7 %	\$ 352,500	\$ 430,000
2014	29	\$ 405,000	-1.5 %	\$ 345,000	\$ 630,000
2015	34	\$ 470,000	16.0 %	\$ 354,000	\$ 499,000
2016	53	\$ 537,000	14.3 %	\$ 335,000	\$ 590,000
2017	30	\$ 462,500	-13.9 %	\$ 300,000	\$ 590,000
2018	29	\$ 468,500	1.3 %	\$ 306,000	\$ 609,900
2019	82	\$ 587,000	25.3 %	\$ 316,000	\$ 660,000
2020	59	\$ 602,000	2.6 %	\$ 285,000	\$ 655,000
2021	57	\$ 585,000	-2.8 %	\$ 330,000	\$ 761,000
2022	51	\$ 725,000	23.9 %	\$ 367,000	\$ 839,000
2023	52	\$ 660,000	-9.0 %	\$ 435,000	\$ 890,000
2024	11	\$ 685,000	3.8 %	\$ 480,000	\$ 902,500

Median Sale Price

\$672k

Based on 46 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

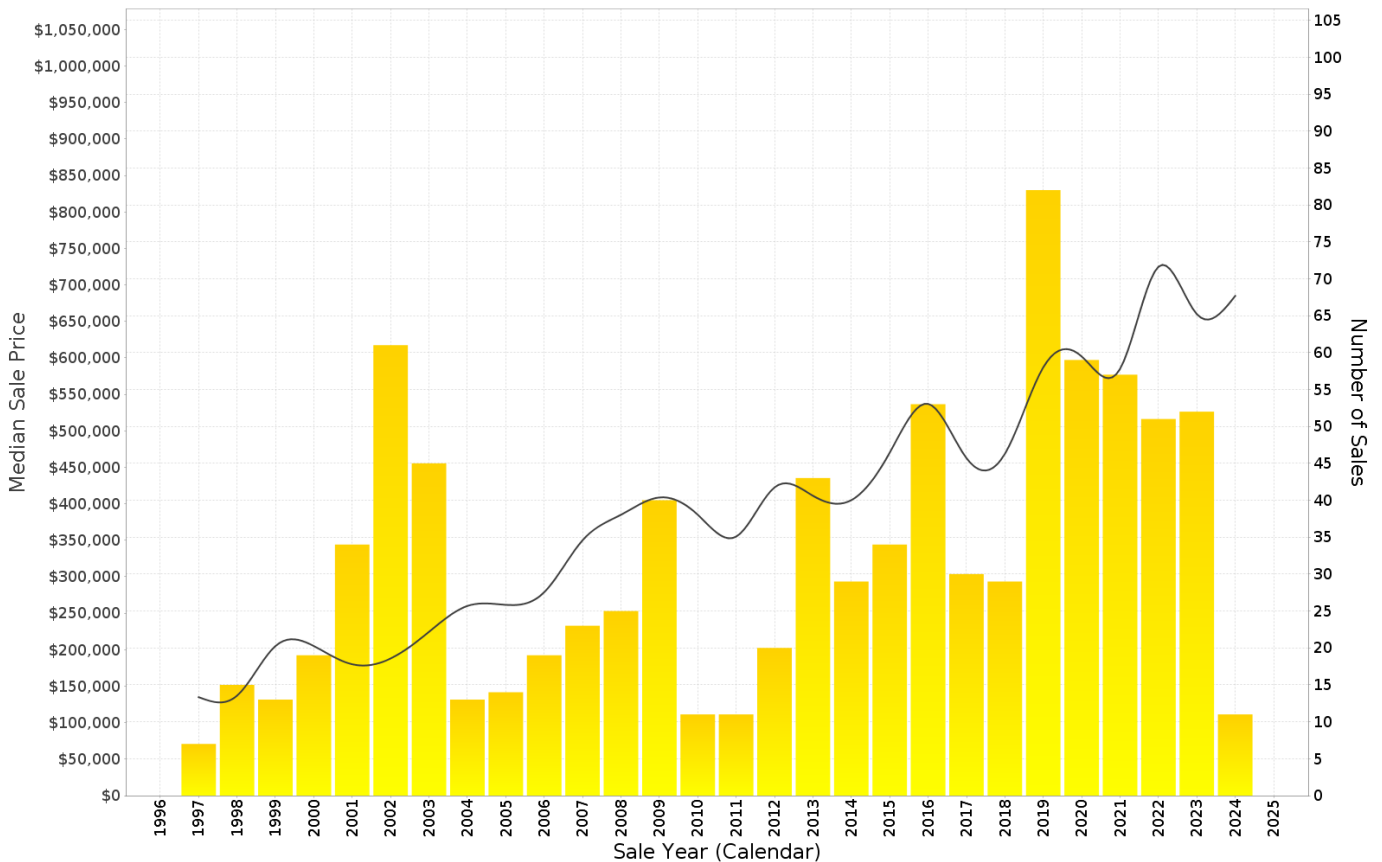
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-7.2%

Current Median Price: \$672,500
Previous Median Price: \$725,000

Based on 99 recorded Unit sales compared over the last two rolling 12 month periods



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MCDOWALL - Recently Sold Properties

Median Sale Price

\$672k

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Suburb Growth

-7.2%

Current Median Price: \$672,500
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Based on 99 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

46

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

17/91 BECKETT RD

\$605,000

Jun 2024
48 Days

152 m² 2 2 1

11/95 BECKETT RD

\$539,000

May 2024
4 Days

110 m² 2 2 1

107 KEONA RD

\$902,500

May 2024
N/A

199 m² - - -

5/107 KEONA RD

\$902,500

May 2024
19 Days

3,380 m² 4 2 2

28/149 KEONA RD

\$685,000

Apr 2024
6 Days

225 m² 3 2 1

6/1044 HAMILTON RD

\$760,000

Apr 2024
N/A

196 m² - - -

6/195 OLD NORTHERN RD

\$730,000

Mar 2024
20 Days

1.01 ha 3 1 1

25/91 BECKETT RD

\$550,000

Mar 2024
5 Days

149 m² 2 2 1

67 LANDIS ST

\$875,000

Mar 2024
N/A

195 m² 4 2 2

18/7 FOAMBARK ST

\$590,000

Mar 2024
13 Days

164 m² 3 2 1

27/122 KEONA RD

\$860,000

Feb 2024
7 Days

171 m² 4 2 2

8/960 HAMILTON RD

\$645,000

Feb 2024
53 Days

226 m² 3 2 1

36/91 BECKETT RD

\$480,000

Jan 2024
80 Days

142 m² 2 2 1

122 KEONA RD

\$870,000

Jan 2024
41 Days

171 m² 4 2 2

11/91 BECKETT RD

\$480,000

Dec 2023
31 Days

131 m² 2 2 1