



RayWhite

SUBURB REPORT

NEWMARKET

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NEWMARKET - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 461,000	0.0 %	\$ 280,000	\$ 1,650,000
2007	63	\$ 615,000	33.4 %	\$ 350,000	\$ 1,600,000
2008	42	\$ 617,500	0.4 %	\$ 407,500	\$ 2,010,000
2009	62	\$ 651,500	5.5 %	\$ 372,000	\$ 2,600,000
2010	54	\$ 706,500	8.4 %	\$ 359,000	\$ 1,800,000
2011	33	\$ 646,000	-8.6 %	\$ 325,000	\$ 1,890,000
2012	48	\$ 646,500	0.1 %	\$ 360,000	\$ 2,100,000
2013	62	\$ 690,000	6.7 %	\$ 430,000	\$ 1,465,000
2014	65	\$ 772,500	12.0 %	\$ 464,000	\$ 2,825,000
2015	78	\$ 766,500	-0.8 %	\$ 485,000	\$ 2,950,000
2016	52	\$ 840,250	9.6 %	\$ 514,000	\$ 1,500,000
2017	40	\$ 805,250	-4.2 %	\$ 480,000	\$ 1,900,000
2018	58	\$ 895,000	11.1 %	\$ 525,000	\$ 2,620,000
2019	39	\$ 900,000	0.6 %	\$ 525,000	\$ 2,400,000
2020	49	\$ 925,000	2.8 %	\$ 575,000	\$ 4,150,000
2021	74	\$ 1,155,000	24.9 %	\$ 600,000	\$ 3,375,000
2022	31	\$ 1,210,000	4.8 %	\$ 770,000	\$ 2,570,000
2023	42	\$ 1,553,000	28.3 %	\$ 368,850	\$ 3,820,000
2024	15	\$ 1,467,000	-5.5 %	\$ 965,000	\$ 2,800,000

Median Sale Price
\$1.52m

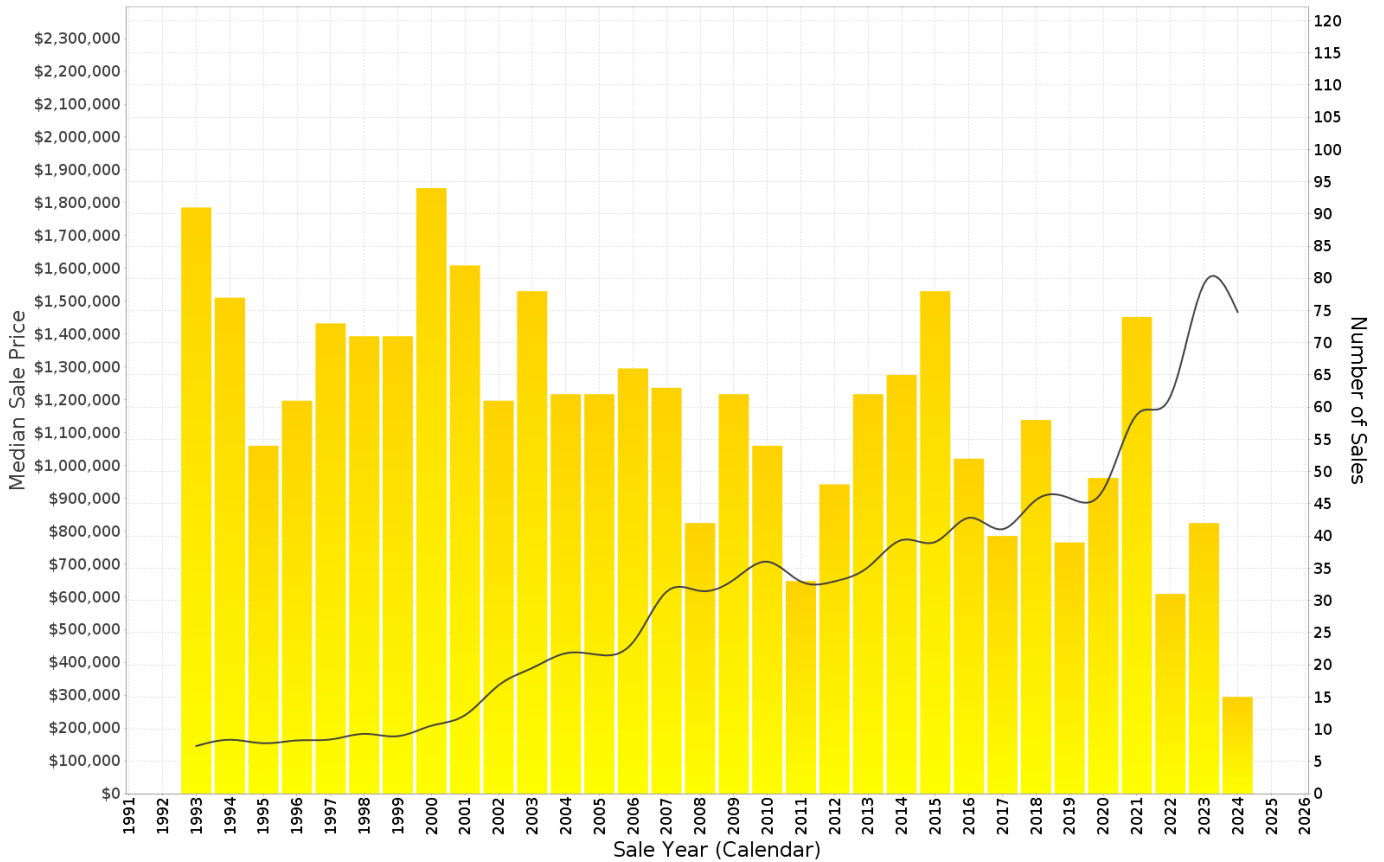
Based on 43 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+23.1%

Current Median Price: \$1,520,000
Previous Median Price: \$1,235,000

Based on 74 recorded House sales compared over the last two rolling 12 month periods



NEWMARKET - Recently Sold Properties

Median Sale Price

\$1.52m

Based on 43 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

+23.1%

Current Median Price: \$1,520,000
Previous Median Price: \$1,235,000

Based on 74 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

43

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

342 NEWMARKET RD



\$815,000

Jun 2024
21 Days

405 m² 3 1 2

34 WILSTON RD



\$1,005,000

Jun 2024
25 Days

678 m² 3 1 1

52 FINSBURY ST



\$1,450,000

Jun 2024
55 Days

607 m² 3 1 2

123 ABUKLEA ST




\$2,496,941

Jun 2024
21 Days

810 m² 5 2 2

60 DAVIDSON ST

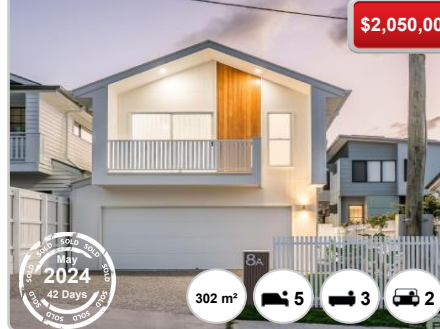


\$1,825,000

Jun 2024
23 Days

617 m² 4 1 3

8A NORTH ST



\$2,050,000

May 2024
42 Days

302 m² 5 3 2

97 WILSTON RD




\$1,515,000

Apr 2024
13 Days

814 m² 4 2 2

19 GRAY ST

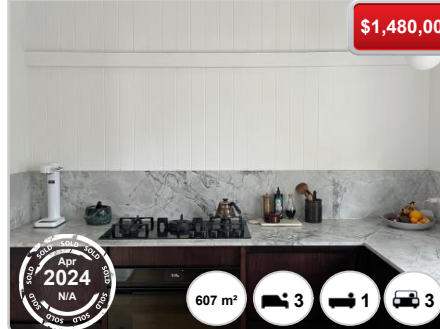


\$1,425,000

Apr 2024
14 Days

584 m² 3 1 1

31 SOUTH ST



\$1,480,000

Apr 2024
N/A

607 m² 3 1 3

34 DAVIDSON ST



\$2,800,000

Mar 2024
127 Days

600 m² 5 3 2

51 ENOGGERA RD



\$1,050,000

Mar 2024
207 Days

497 m² 4 2 2

44 GARDEN TCE



\$965,000

Mar 2024
Days

223 m² 3 2 1

3 WARD ST




\$2,700,000

Mar 2024
N/A

615 m² 4 2 3

17 GARDEN TCE

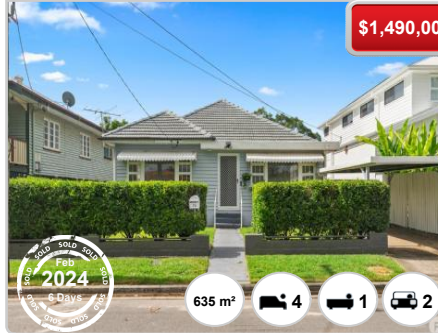


\$1,025,000

Feb 2024
7 Days

160 m² 3 2 2

15 MARK ST




\$1,490,000

Feb 2024
6 Days

635 m² 4 1 2

32 FARM ST



\$1,000,000

Feb 2024
99 Days

186 m² 3 2 2

83 DAISY ST



\$1,350,000

Feb 2024
30 Days

553 m² 4 3 2

44 FARM ST

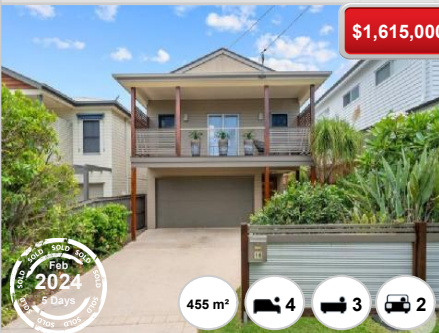


\$1,100,000

Feb 2024
15 Days

506 m² 3 1 2

16 GRACEMERE ST




\$1,615,000

Feb 2024
5 Days

455 m² 4 3 2

10 DALSTON ST

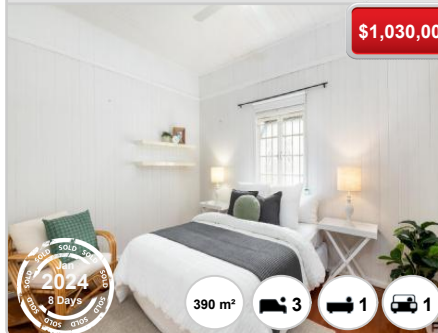


\$2,630,000

Jan 2024
13 Days

450 m² 4 3 2

56 ALDERSON ST



\$1,030,000

Feb 2024
8 Days

390 m² 3 1 1

NEWMARKET - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 319,000	0.0 %	\$ 130,000	\$ 1,260,000
2007	51	\$ 355,000	11.3 %	\$ 215,000	\$ 1,200,000
2008	38	\$ 393,000	10.7 %	\$ 245,500	\$ 610,000
2009	29	\$ 416,000	5.9 %	\$ 240,000	\$ 750,000
2010	47	\$ 465,000	11.8 %	\$ 265,000	\$ 1,050,000
2011	52	\$ 380,000	-18.3 %	\$ 245,000	\$ 750,000
2012	44	\$ 407,500	7.2 %	\$ 253,000	\$ 701,000
2013	39	\$ 401,000	-1.6 %	\$ 260,000	\$ 1,145,000
2014	47	\$ 455,000	13.5 %	\$ 291,000	\$ 737,000
2015	44	\$ 433,250	-4.8 %	\$ 274,000	\$ 2,250,000
2016	38	\$ 505,450	16.7 %	\$ 295,000	\$ 685,000
2017	34	\$ 490,000	-3.1 %	\$ 257,000	\$ 753,500
2018	55	\$ 505,000	3.1 %	\$ 242,000	\$ 1,500,000
2019	55	\$ 490,000	-3.0 %	\$ 210,000	\$ 1,950,000
2020	41	\$ 490,500	0.1 %	\$ 240,000	\$ 960,000
2021	59	\$ 452,000	-7.8 %	\$ 277,000	\$ 1,700,000
2022	44	\$ 600,000	32.7 %	\$ 280,000	\$ 1,800,000
2023	46	\$ 527,500	-12.1 %	\$ 330,000	\$ 1,140,000
2024	11	\$ 732,000	38.8 %	\$ 460,000	\$ 3,500,000

Median Sale Price

\$543k

Based on 38 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

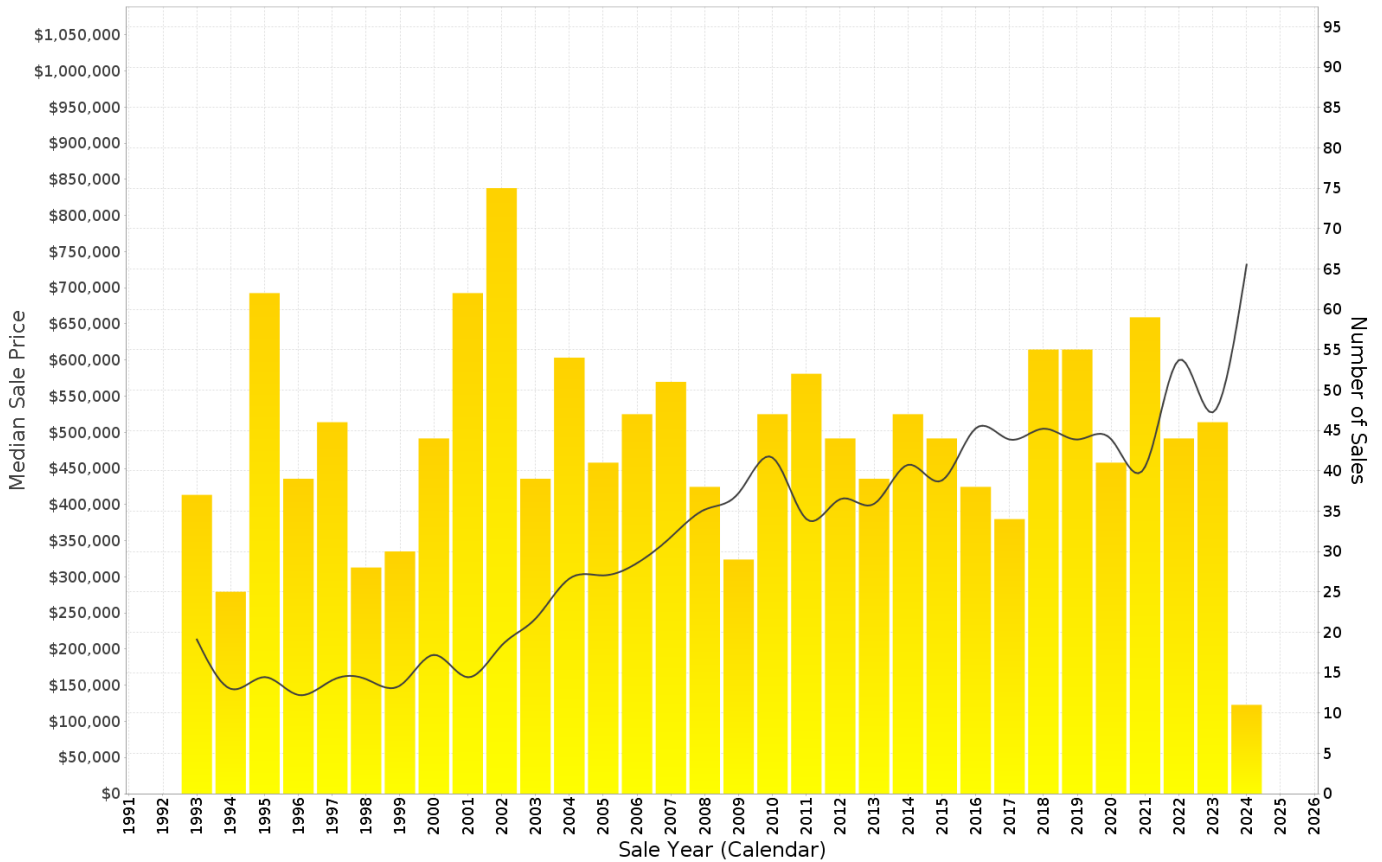
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.9%

Current Median Price: \$542,625
Previous Median Price: \$532,500

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods



Prepared on 26/06/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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NEWMARKET - Recently Sold Properties

Median Sale Price

\$543k

Based on 38 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

+1.9%

Current Median Price: \$542,625
Previous Median Price: \$532,500

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

38

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

1/26 FARM ST

\$990,000

112 m² 3 2 2

Sold 2024 May 12 Days

3/425 NEWMARKET RD

\$752,000

138 m² 2 2 1

Sold 2024 May 12 Days

3/38 ALDERSON ST

\$515,000

81 m² 2 1 1

Sold 2024 May 8 Days

1/12 BARADINE ST

\$460,000

75 m² 1 1 1

Sold 2024 Apr 4 Days

10A NORTH ST

\$1,300,000

164 m² 4 2 2

Sold 2024 Apr 16 Days

14/22 THURLOW ST

\$747,000

157 m² 3 2 1

Sold 2024 Apr 24 Days

48 GARDEN TCE

\$681,100

89 m² 2 2 1

Sold 2024 Mar 2 Days

2/26 FARM ST

\$831,000

108 m² 3 2 2

Sold 2024 Mar 8 Days

1/9 DALSTON ST

\$3,500,000

941 m² 5 3 2

Sold 2024 Feb 13 Days

5/29 FARM ST




\$566,001

Feb 2024
3 Days

97 m² 2 2 1

3/38 THURLOW ST



\$732,000

Jan 2024
315 Days

204 m² 3 2 1