



**RayWhite®**

**SUBURB REPORT**

**ALDERLEY**

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

# ALDERLEY - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth | Low        | High         |
|------|---------|--------------|--------|------------|--------------|
| 2006 | 102     | \$ 460,000   | 0.0 %  | \$ 292,500 | \$ 1,300,000 |
| 2007 | 108     | \$ 518,000   | 12.6 % | \$ 295,000 | \$ 1,600,000 |
| 2008 | 81      | \$ 570,000   | 10.0 % | \$ 402,500 | \$ 1,515,000 |
| 2009 | 91      | \$ 588,000   | 3.2 %  | \$ 350,000 | \$ 1,500,000 |
| 2010 | 75      | \$ 620,000   | 5.4 %  | \$ 386,000 | \$ 1,590,000 |
| 2011 | 75      | \$ 575,000   | -7.3 % | \$ 360,000 | \$ 1,180,000 |
| 2012 | 67      | \$ 638,000   | 11.0 % | \$ 390,000 | \$ 2,710,000 |
| 2013 | 88      | \$ 620,000   | -2.8 % | \$ 390,000 | \$ 3,000,000 |
| 2014 | 83      | \$ 676,000   | 9.0 %  | \$ 430,000 | \$ 2,257,700 |
| 2015 | 92      | \$ 710,500   | 5.1 %  | \$ 449,000 | \$ 1,520,000 |
| 2016 | 79      | \$ 790,000   | 11.2 % | \$ 350,000 | \$ 2,500,000 |
| 2017 | 83      | \$ 812,500   | 2.8 %  | \$ 430,000 | \$ 2,500,000 |
| 2018 | 80      | \$ 855,000   | 5.2 %  | \$ 415,000 | \$ 1,450,000 |
| 2019 | 78      | \$ 820,000   | -4.1 % | \$ 520,500 | \$ 2,785,000 |
| 2020 | 79      | \$ 850,000   | 3.7 %  | \$ 490,000 | \$ 2,450,000 |
| 2021 | 95      | \$ 1,110,000 | 30.6 % | \$ 509,000 | \$ 3,500,000 |
| 2022 | 68      | \$ 1,250,854 | 12.7 % | \$ 685,000 | \$ 3,410,000 |
| 2023 | 78      | \$ 1,245,000 | -0.5 % | \$ 678,000 | \$ 3,720,000 |
| 2024 | 26      | \$ 1,292,500 | 3.8 %  | \$ 840,000 | \$ 2,500,000 |

Median Sale Price  
**\$1.28m**

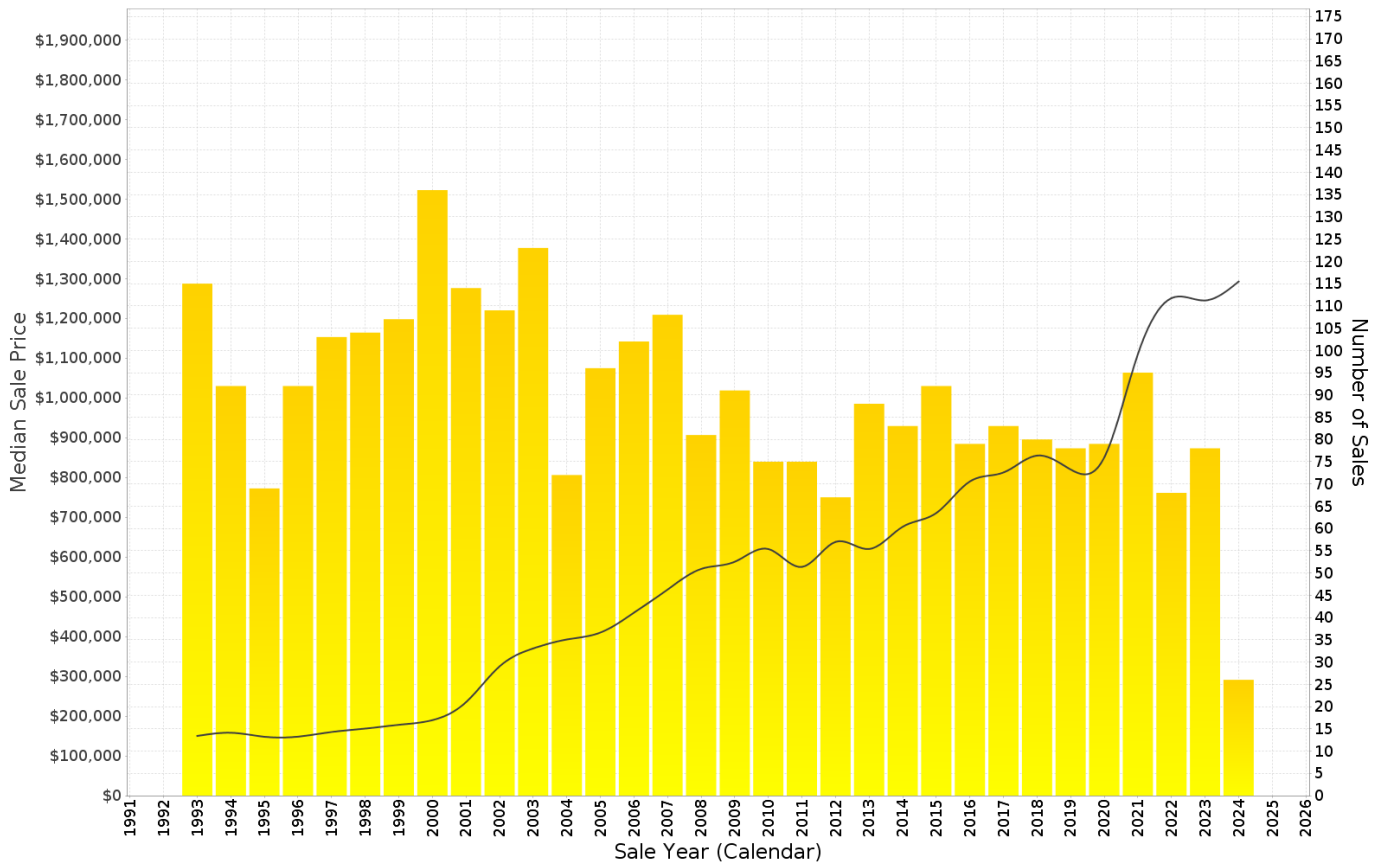
Based on 80 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**+2.4%**

Current Median Price: \$1,280,000  
Previous Median Price: \$1,250,000

Based on 147 recorded House 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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# ALDERLEY - Recently Sold Properties

Median Sale Price

**\$1.28m**

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

**+2.4%**

Current Median Price: \$1,280,000  
Previous Median Price: \$1,250,000

Based on 147 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

**47 WELBECK ST**

**\$2,200,000**

Total area: 946m<sup>2</sup>  
2 beds, Bath: 1, Pool: 1

Sold Jun 2024  
N/A

2 Beds 1 Bath 1 Pool

**18 GARDINER ST**

**\$1,038,000**

506 m<sup>2</sup> 4 Beds 1 Bath 1 Pool

Sold Jun 2024  
24 Days

4 Beds 1 Bath 1 Pool

**199 ROYAL PDE**

**\$1,420,000**

607 m<sup>2</sup> 3 Beds 2 Bath 4 Pools

Sold May 2024  
25 Days

3 Beds 2 Bath 4 Pools

**62 ALDERLEY AVE**

**\$1,420,000**

814 m<sup>2</sup> 2 Beds 1 Bath 1 Pool

Sold May 2024  
71 Days

2 Beds 1 Bath 1 Pool

**46-48 HALL ST**

**\$1,550,000**

810 m<sup>2</sup> 3 Beds 1 Bath 1 Pool

Sold May 2024  
45 Days

3 Beds 1 Bath 1 Pool

**35A FREDERICK ST**

**\$1,100,000**

99 m<sup>2</sup> 4 Beds 2 Bath 1 Pool

Sold May 2024  
57 Days

4 Beds 2 Bath 1 Pool

**15 CAMPBELL TCE**

**\$1,585,000**

612 m<sup>2</sup> 2 Beds 1 Bath 3 Pools

Sold May 2024  
19 Days

2 Beds 1 Bath 3 Pools

**6 MARNE ST**

**\$1,075,000**

203 m<sup>2</sup> 3 Beds 2 Bath 1 Pool

Sold May 2024  
8 Days

3 Beds 2 Bath 1 Pool

**86 CHELFORD ST**

**\$1,335,000**

708 m<sup>2</sup> 2 Beds 1 Bath 2 Pools

Sold May 2024  
14 Days

2 Beds 1 Bath 2 Pools

370 ENOGGERA ROAD OF

**\$980,000**

Apr 2024  
9 Days

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

97 BANKS ST

**\$2,500,000**

Apr 2024  
N/A

437 m<sup>2</sup> - - -

21 EDITH ST

**\$1,235,000**

Apr 2024  
N/A

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

7 BIRRIMBA ST

**\$1,375,000**

Apr 2024  
N/A

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

22 BERMINGHAM ST

**\$840,000**

Apr 2024  
5 Days

115 m<sup>2</sup> 2 2 1

32 BOWRAL ST

**\$1,400,000**

Apr 2024  
N/A

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

63 FARRINGTON ST

**\$2,037,000**

Mar 2024  
25 Days

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

212 BANKS ST

**\$2,025,000**

Mar 2024  
N/A

968 m<sup>2</sup> 3 2 2

214 BANKS ST

**\$2,025,000**

Mar 2024  
N/A

3 2 2

157 RAYMONT RD

**\$1,300,000**

Mar 2024  
6 Days

579 m<sup>2</sup> 3 2 2

18 PLYMOUTH ST

**\$1,821,000**

Mar 2024  
38 Days

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

2 RAILWAY ST

**\$890,000**

Mar 2024  
42 Days

675 m<sup>2</sup> 3 2 2

# ALDERLEY - Sales Statistics (Units)

| Year | # Sales | Median     | Growth  | Low        | High         |
|------|---------|------------|---------|------------|--------------|
| 2006 | 85      | \$ 315,000 | 0.0 %   | \$ 120,000 | \$ 584,000   |
| 2007 | 87      | \$ 350,000 | 11.1 %  | \$ 150,000 | \$ 1,200,000 |
| 2008 | 54      | \$ 361,388 | 3.3 %   | \$ 290,000 | \$ 849,000   |
| 2009 | 58      | \$ 366,250 | 1.3 %   | \$ 240,000 | \$ 645,000   |
| 2010 | 39      | \$ 376,000 | 2.7 %   | \$ 300,000 | \$ 635,000   |
| 2011 | 61      | \$ 395,000 | 5.1 %   | \$ 225,000 | \$ 568,000   |
| 2012 | 58      | \$ 390,500 | -1.1 %  | \$ 224,000 | \$ 1,090,000 |
| 2013 | 80      | \$ 427,500 | 9.5 %   | \$ 279,500 | \$ 620,000   |
| 2014 | 66      | \$ 417,500 | -2.3 %  | \$ 295,000 | \$ 1,235,500 |
| 2015 | 125     | \$ 475,000 | 13.8 %  | \$ 270,000 | \$ 1,750,000 |
| 2016 | 107     | \$ 475,000 | 0.0 %   | \$ 220,000 | \$ 1,000,000 |
| 2017 | 59      | \$ 390,000 | -17.9 % | \$ 272,000 | \$ 720,000   |
| 2018 | 65      | \$ 475,000 | 21.8 %  | \$ 270,000 | \$ 1,296,000 |
| 2019 | 48      | \$ 415,000 | -12.6 % | \$ 210,000 | \$ 2,320,000 |
| 2020 | 56      | \$ 450,000 | 8.4 %   | \$ 240,000 | \$ 1,080,000 |
| 2021 | 99      | \$ 483,000 | 7.3 %   | \$ 180,000 | \$ 2,525,000 |
| 2022 | 81      | \$ 480,000 | -0.6 %  | \$ 240,000 | \$ 1,906,000 |
| 2023 | 75      | \$ 567,500 | 18.2 %  | \$ 300,000 | \$ 1,230,000 |
| 2024 | 39      | \$ 619,500 | 9.2 %   | \$ 375,000 | \$ 1,000,000 |

## Median Sale Price

# \$600k

Based on 84 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

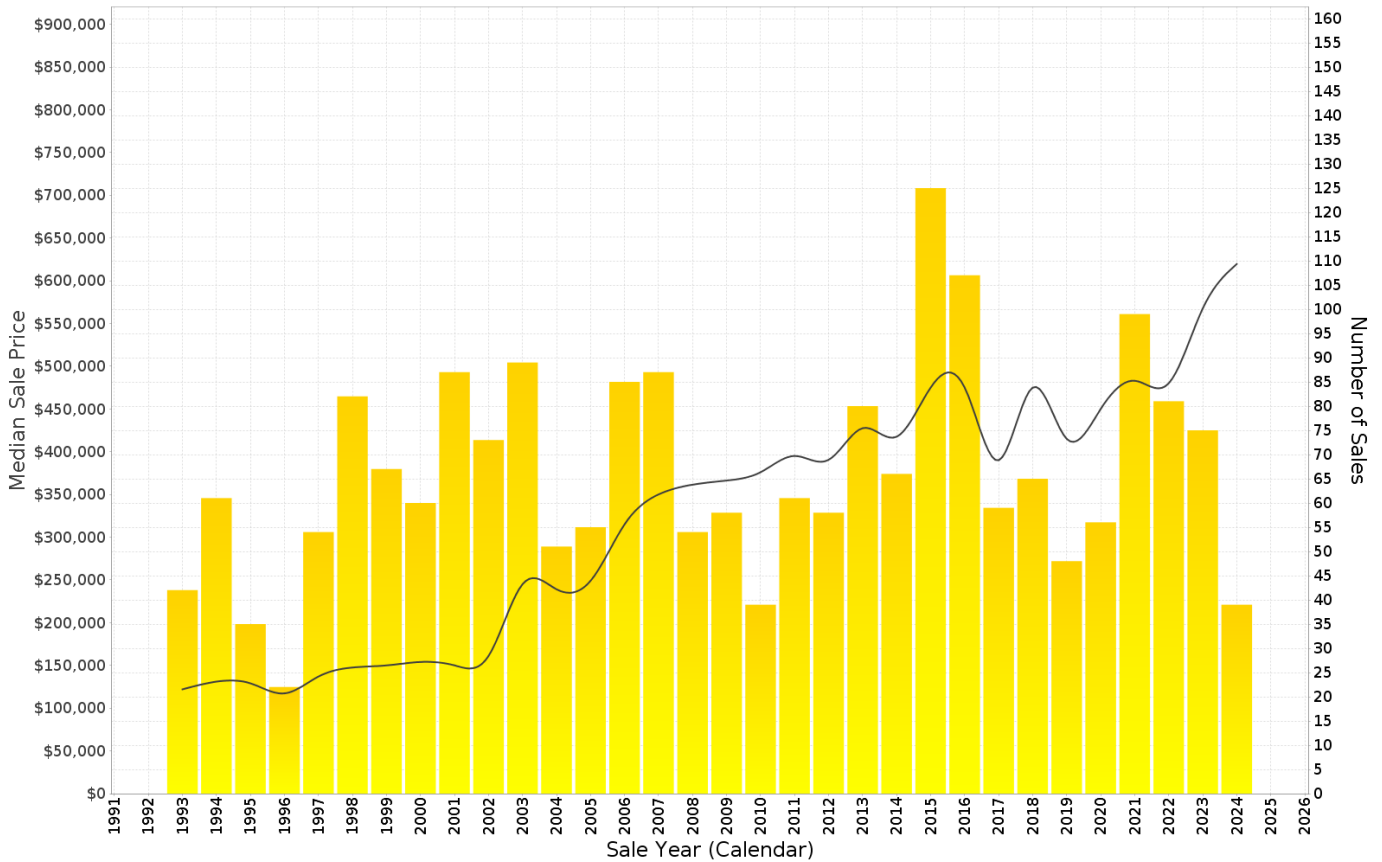
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +24.4%

Current Median Price: \$600,000  
Previous Median Price: \$482,500

Based on 154 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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# ALDERLEY - Recently Sold Properties

Median Sale Price

**\$600k**

Based on 84 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

**+24.4%**

Current Median Price: \$600,000  
Previous Median Price: \$482,500

Based on 154 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**84**

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

**3/82 HALL ST**

**\$655,000**

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

2024 N/A 26 Days

**5/10 WAKEFIELD ST**

**\$635,000**

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

2024 N/A 26 Days

**3/10 WAKEFIELD ST**

**\$622,000**

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

2024 N/A

**13/451 ENOGGERA RD**

**\$578,000**

114 m<sup>2</sup> 2 2 1

2024 38 Days

**1/25 WATERFORD ST**

**\$850,000**

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

2024 N/A

**13/15 LLOYD ST**

**\$680,000**

151 m<sup>2</sup> 2 2 1

2024 5 Days

**15/26 DENMAN ST**

**\$625,000**

2 2 1

2024 N/A

**3/7 QUARRY RD**

**\$970,000**

167 m<sup>2</sup> 3 2 2

2024 90 Days

**6/42 SAMFORD RD**

**\$655,000**

102 m<sup>2</sup> 3 2 2

2024 11 Days

**11/43 BEAUFORT ST**

**\$735,000**

2024  
Apr  
3 Days

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

**6/7 LORNE ST**

**\$650,000**

2024  
Apr  
3 Days

115 m<sup>2</sup> 2 2 1

**27/452 ENOGGERA ROAD OF**

**\$593,000**

2024  
Apr  
6 Days

86 m<sup>2</sup> 2 2 1

**5/22 FREDERICK ST**

**\$630,000**

2024  
Apr  
11 Days

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

**4/35 DENMAN ST**

**\$1,166,000**

2024  
Apr  
6 Days

208 m<sup>2</sup> 3 2 2

**30/452 ENOGGERA ROAD OF**

**\$387,000**

2024  
Apr  
33 Days

62 m<sup>2</sup> 1 1 1

**14/75 SOUTH PINE RD**

**\$565,000**

2024  
Apr  
51 Days

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

**10/37 KATE ST**

**\$722,500**

2024  
Apr  
25 Days

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

**5/62 SAMFORD RD**

**\$557,000**

2024  
Apr  
12 Days

114 m<sup>2</sup> 2 1 1

**3/10 GLENALVA TCE**

**\$659,000**

2024  
Mar  
7 Days

115 m<sup>2</sup> 2 1 1

**302/9 QUARRY RD**

**\$700,000**

2024  
Mar  
3 Days

95 m<sup>2</sup> 2 2 1

**3/54 SAMFORD RD**

**\$560,000**

2024  
Mar  
6 Days

90 m<sup>2</sup> 2 1 1