



RayWhite

SUBURB REPORT

ASHGROVE

raywhitealderley.com.au

ASHGROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	202	\$ 488,000	0.0 %	\$ 187,500	\$ 2,690,000
2007	249	\$ 607,000	24.4 %	\$ 275,000	\$ 1,395,000
2008	163	\$ 650,000	7.1 %	\$ 323,000	\$ 1,550,000
2009	193	\$ 637,000	-2.0 %	\$ 381,250	\$ 1,650,000
2010	163	\$ 695,000	9.1 %	\$ 210,000	\$ 1,650,000
2011	159	\$ 662,500	-4.7 %	\$ 170,000	\$ 4,050,000
2012	171	\$ 680,000	2.6 %	\$ 350,000	\$ 1,760,000
2013	193	\$ 770,000	13.2 %	\$ 20,000	\$ 1,725,000
2014	178	\$ 790,000	2.6 %	\$ 445,000	\$ 5,887,500
2015	210	\$ 822,500	4.1 %	\$ 15,000	\$ 1,865,000
2016	188	\$ 870,000	5.8 %	\$ 510,000	\$ 1,985,000
2017	192	\$ 962,500	10.6 %	\$ 300,000	\$ 2,250,000
2018	164	\$ 965,000	0.3 %	\$ 470,000	\$ 3,400,000
2019	155	\$ 960,000	-0.5 %	\$ 550,000	\$ 2,030,000
2020	185	\$ 1,150,000	19.8 %	\$ 515,000	\$ 3,000,000
2021	217	\$ 1,340,000	16.5 %	\$ 630,000	\$ 5,950,000
2022	147	\$ 1,480,000	10.4 %	\$ 675,000	\$ 3,220,000
2023	186	\$ 1,660,000	12.2 %	\$ 775,000	\$ 3,840,000
2024	45	\$ 1,400,000	-15.7 %	\$ 910,000	\$ 4,757,000

Median Sale Price

\$1.65m

Based on 189 recorded House sales within the last 12 months (Apr '23 - Mar '24)

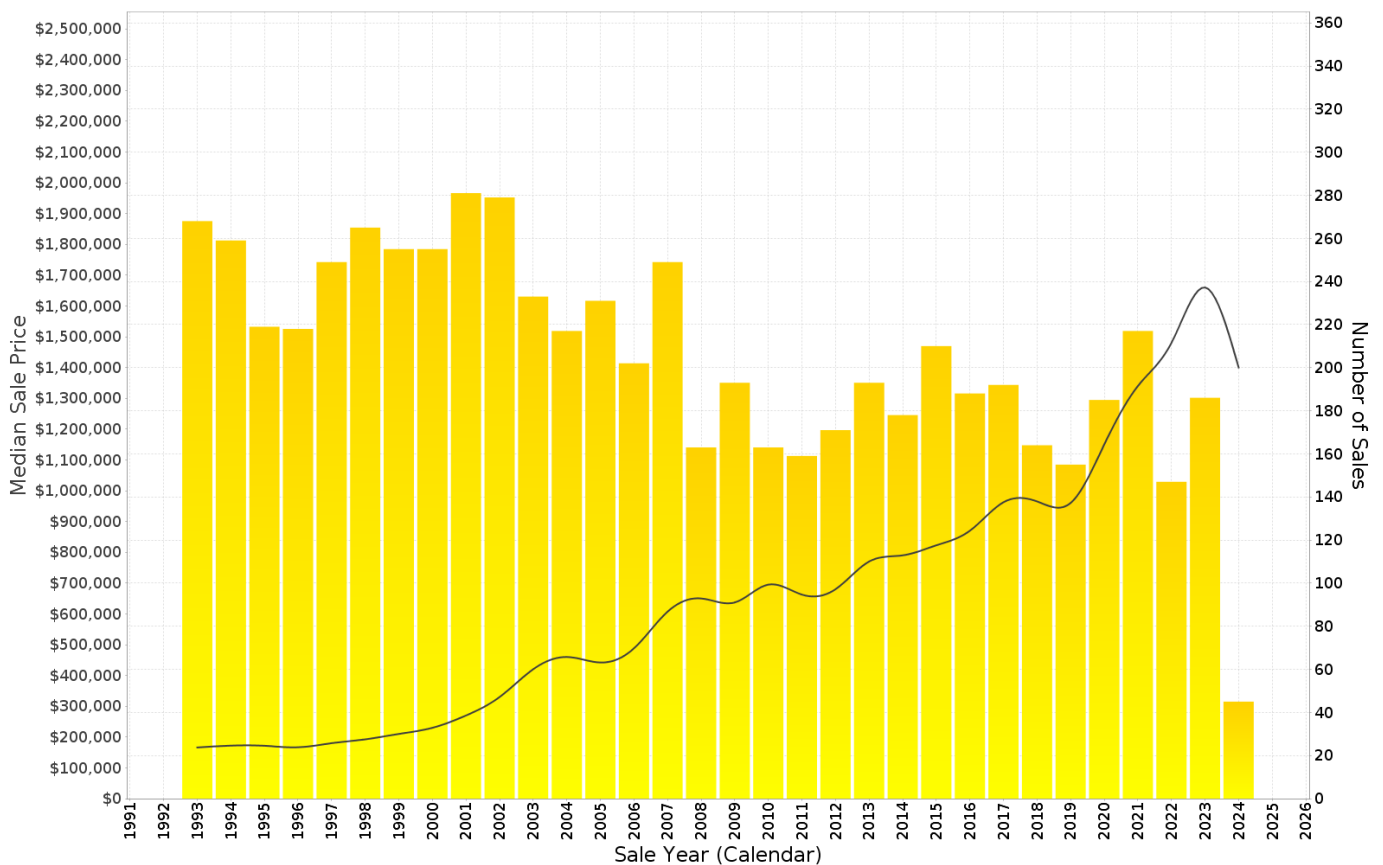
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.9%

Current Median Price: \$1,650,000
Previous Median Price: \$1,475,000

Based on 336 recorded House sales compared over the last two rolling 12 month periods



ASHGROVE - Recently Sold Properties

Median Sale Price

\$1.65m

Based on 189 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

+11.9%

Current Median Price: \$1,650,000
Previous Median Price: \$1,475,000

Based on 336 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

189

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

27 HIGH ST

\$1,560,000

Sold Jun 2024
17 Days

835 m² 3 1 1

46 YARDLEY ST

\$2,095,000

Sold Jun 2024
28 Days

405 m² 4 2 2

2/23 DORSET ST

\$630,000

Sold Jun 2024
132 Days

107 m² 2 2 1

11 HAVANA ST

\$1,522,000

Sold Jun 2024
76 Days

607 m² 4 1 2

24 MCCORMACK AVE

\$3,080,000

Sold May 2024
N/A

607 m² 5 3 -

28 WOODLAND ST

\$2,030,000

Sold May 2024
6 Days

1,014 m² 4 1 1

83 BROWN PDE

\$3,235,000

Sold May 2024
210 Days

1,679 m² 4 3 3

34 SUNRISE ST

\$1,652,000

Sold May 2024
7 Days

622 m² 3 1 1

42-44 TOOMBA AVE

\$2,850,000

Sold May 2024
952 Days

1,156 m² 5 3 2

8 GLASGOW ST

\$2,035,000

May 2024
12 Days

617 m² 4 2 2

5 HARDING ST

\$1,520,000

May 2024
30 Days

726 m² 3 2 2

25 HOLMESBROOK ST

\$1,570,000

May 2024
7 Days

607 m² 4 1 2

91 STEWART RD

\$1,360,000

May 2024
6 Days

415 m² 4 2 1

23 MOSSVALE ST

\$1,295,000

Apr 2024
30 Days

430 m² 3 1 1

88 ROYAL PDE

\$1,765,000

Apr 2024
83 Days

670 m² 5 2 2

23 CANEBY ST

\$1,820,000

Apr 2024
184 Days

571 m² 5 3 3

10 TWEED ST

\$1,620,000

Apr 2024
3 Days

486 m² 4 2 2

10 HOLMESBROOK ST

\$1,210,000

Apr 2024
N/A

405 m² 3 1 1

33 TOOMBA AVE

\$1,497,500

Apr 2024
77 Days

607 m² 4 2 2

21 HAWTHORNE AVE

\$2,250,000

Apr 2024
38 Days

1,548 m² 5 3 2

68 FRASERS RD

\$1,400,000

Mar 2024
8 Days

574 m² 3 1 2

ASHGROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	90	\$ 360,000	0.0 %	\$ 165,000	\$ 750,000
2007	90	\$ 349,250	-3.0 %	\$ 155,000	\$ 1,300,000
2008	61	\$ 375,000	7.4 %	\$ 237,000	\$ 1,145,000
2009	78	\$ 413,500	10.3 %	\$ 160,000	\$ 1,400,000
2010	61	\$ 399,000	-3.5 %	\$ 210,000	\$ 990,000
2011	69	\$ 410,000	2.8 %	\$ 130,000	\$ 1,000,000
2012	51	\$ 375,000	-8.5 %	\$ 245,000	\$ 585,000
2013	64	\$ 413,400	10.2 %	\$ 220,000	\$ 2,075,000
2014	120	\$ 509,500	23.2 %	\$ 235,000	\$ 1,110,000
2015	54	\$ 463,650	-9.0 %	\$ 265,000	\$ 1,210,000
2016	54	\$ 450,000	-2.9 %	\$ 250,000	\$ 1,170,000
2017	58	\$ 473,000	5.1 %	\$ 222,000	\$ 1,235,000
2018	52	\$ 446,250	-5.7 %	\$ 200,000	\$ 1,300,000
2019	46	\$ 520,500	16.6 %	\$ 240,000	\$ 2,125,000
2020	59	\$ 433,250	-16.8 %	\$ 235,000	\$ 2,100,000
2021	99	\$ 510,000	17.7 %	\$ 275,000	\$ 5,625,000
2022	71	\$ 593,000	16.3 %	\$ 250,000	\$ 2,000,000
2023	76	\$ 642,500	8.3 %	\$ 250,000	\$ 3,010,000
2024	26	\$ 710,000	10.5 %	\$ 430,000	\$ 3,500,000

Median Sale Price

\$692k

Based on 77 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

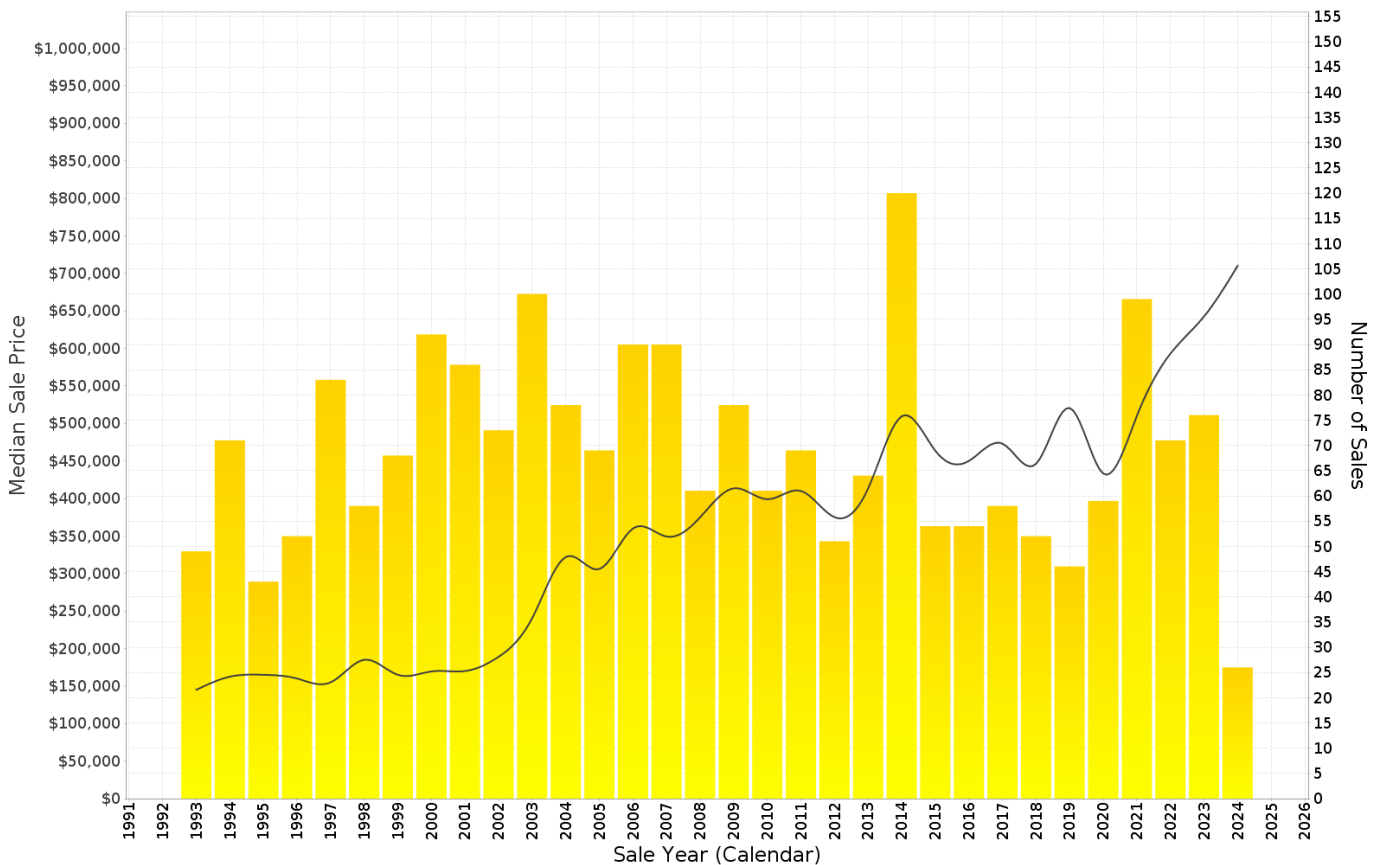
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.0%

Current Median Price: \$692,000
Previous Median Price: \$612,500

Based on 142 recorded Unit sales compared over the last two rolling 12 month periods



ASHGROVE - Recently Sold Properties

Median Sale Price

\$692k

Based on 77 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

+13.0%

Current Median Price: \$692,000
Previous Median Price: \$612,500

Based on 142 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

77

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

1/15 GLOBE ST




\$825,000

Jun 2024
27 Days

124 m² 3 1 1

2/51 DALMORE ST



\$750,000

May 2024
35 Days

158 m² 3 2 1

5/21 DORSET ST

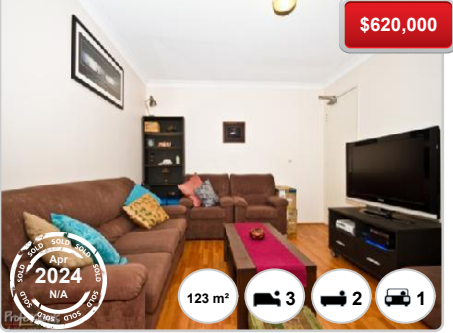


\$830,000

Apr 2024
10 Days

139 m² 2 2 1

10/34 DALMORE ST



\$620,000

Apr 2024
N/A

123 m² 3 2 1

2/35 GLOBE ST




\$665,000

Apr 2024
20 Days

103 m² 2 2 1

18/7 ASHGROVE AVE



\$617,000

Apr 2024
9 Days

94 m² 2 2 1

1/2 GLEN PDE




\$520,000

Mar 2024
7 Days

81 m² 2 1 1

8/47 STEWART RD

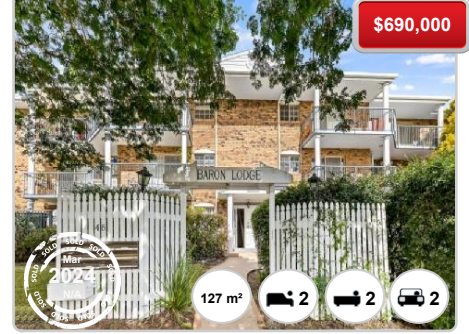


\$630,000

Mar 2024
20 Days

135 m² 2 2 1

4/46 DALMORE ST



\$690,000

Mar 2024
10 Days

127 m² 2 2 2

1/43 GLOBE ST

\$875,000

Sold Mar 2024
22 Days

145 m² 3 2 1

6/16 JUBILEE TCE

\$550,000

Sold Mar 2024
10 Days

92 m² 2 1 1

5/12 JUBILEE TCE

\$710,000

Sold Mar 2024
42 Days

185 m² 3 2 1

4/40 NATHAN AVE

\$890,000

Sold Mar 2024
22 Days

141 m² 3 2 2

1/6 NATHAN AVE

\$1,150,000

Sold Feb 2024
23 Days

205 m² 3 2 2

1/40 JUBILEE TCE

\$430,000

Sold Feb 2024
15 Days

92 m² 2 1 1

5/43 ROY ST

\$460,000

Sold Feb 2024
21 Days

108 m² 2 1 1

18 SOMME ST

\$1,400,000

Sold Feb 2024
N/A

400 m² - - -

1/26 HOLMESBROOK ST

\$620,000

Sold Feb 2024
9 Days

132 m² 2 1 1

3/20 DALMORE ST

\$800,000

Sold Jan 2024
N/A

155 m² 3 2 1

18 SOMME ST

\$1,356,000

Sold Jan 2024
N/A

405 m² - - -

8/33 GLOBE ST

\$710,000

Sold Jan 2024
6 Days

126 m² 2 2 1