



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 | 87 | \$ 1,635,000 | -1.5 % | \$ 907,000 | \$ 4,757,000 |

Median Sale Price

\$1.73m

Based on 150 recorded House sales within the last 12 months (Oct '23 - Sep '24)

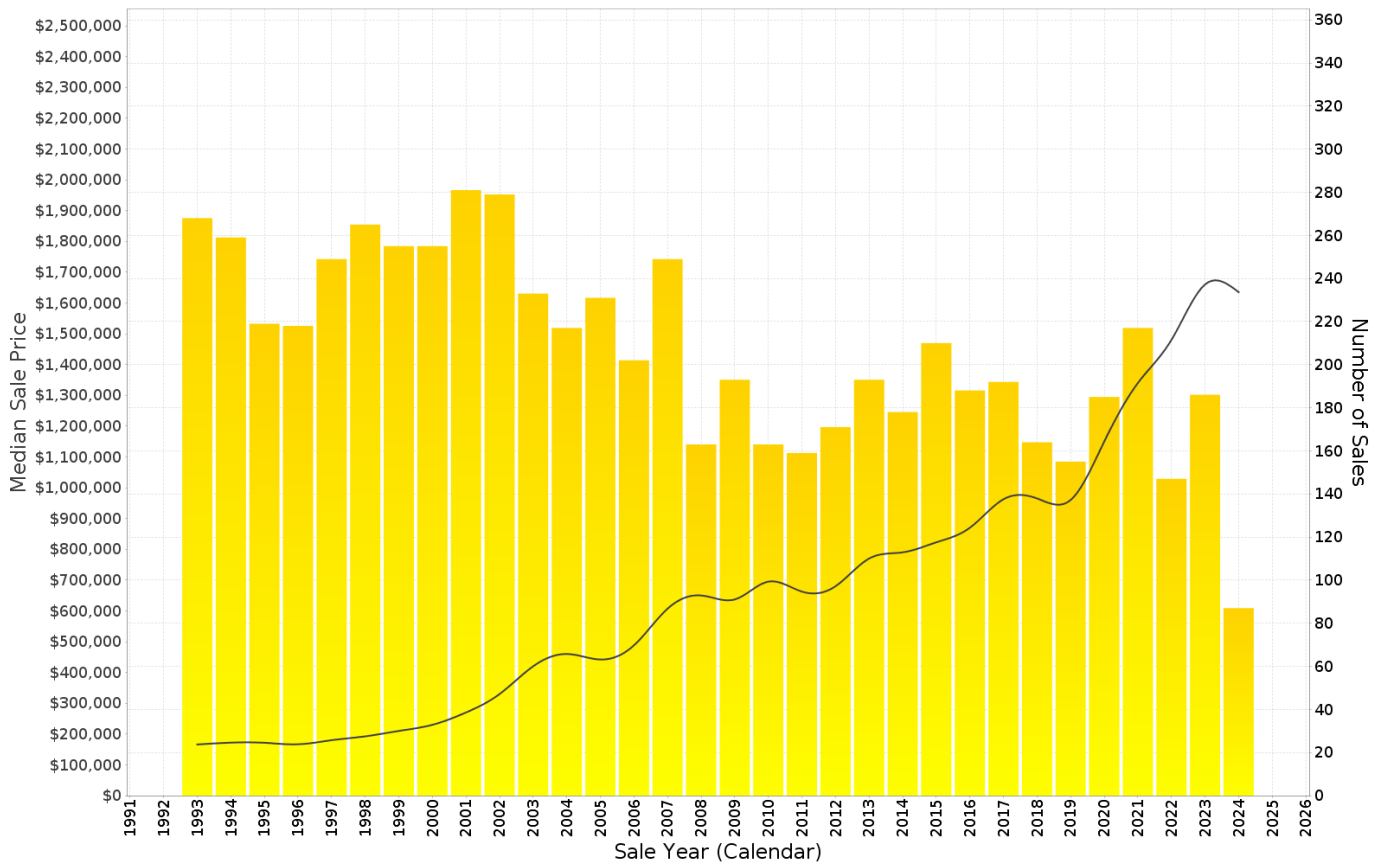
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.5%

Current Median Price: \$1,725,000
Previous Median Price: \$1,575,000

Based on 311 recorded House sales compared over the last two rolling 12 month periods



Prepared on 02/10/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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ASHGROVE - Recently Sold Properties

Median Sale Price

\$1.73m

Based on 150 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+9.5%

Current Median Price: \$1,725,000
Previous Median Price: \$1,575,000

Based on 311 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

150

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

32 YARDLEY AVE



\$2,327,500

Sold Sep 2024
17 Days

944 m² 4 2 4

49 KAURI RD




\$3,000,000

Sold Sep 2024
5 Days

612 m² 4 3 3

11 BOON ST




\$1,470,000

Sold Sep 2024
23 Days

476 m² 2 1 1

45 KINNAIRD ST




\$1,950,000

Sold Sep 2024
N/A

5 3 2

39 GAILEY ST

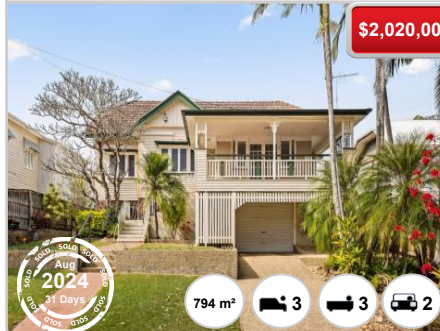


\$1,600,000

Sold Aug 2024
27 Days

607 m² 3 2 4

9 MAREEBA RD




\$2,020,000

Sold Aug 2024
31 Days

794 m² 3 3 2

119 WATERWORKS RD



\$1,240,000

Sold Aug 2024
44 Days

607 m² 3 2 2

34 WEATHERHEAD AVE

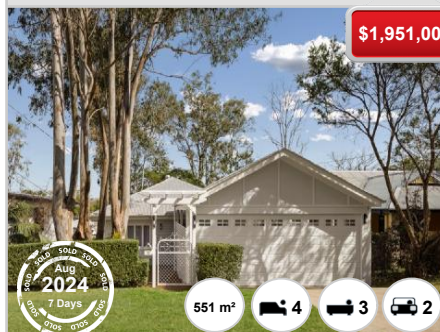


\$1,335,000

Sold Aug 2024
12 Days

567 m² 3 2 1

12 BANOOL ST



\$1,951,000

Sold Aug 2024
7 Days

551 m² 4 3 2

43 WEATHERHEAD AVE

\$2,240,000

Aug 2024
5 Days

711 m² 4 2 4

41 TWEED ST

\$1,652,000

Aug 2024
15 Days

607 m² 3 3 3

27 SAINT VINCENT ST

\$1,600,000

Aug 2024
N/A

622 m² 3 1 2

83 SAINT JOHNS AVE

\$1,735,000

Aug 2024
12 Days

637 m² 3 1 1

50 BROWN PDE

\$1,927,000

Aug 2024
4 Days

405 m² 4 3 2

16 VENUS ST

\$1,300,000

Aug 2024
25 Days

607 m² 3 1 1

19 GREENLANES RD

\$1,450,000

Aug 2024
122 Days

825 m² 5 2 2

8 GLENLYON DR

\$1,820,000

Aug 2024
21 Days

668 m² 5 2 4

74 GLENLYON DR

\$2,000,000

Aug 2024
9 Days

607 m² 4 2 3

4 STEWART PL

\$2,400,000

Aug 2024
N/A

680 m² 3 1 1

6 STEWART PL

\$2,400,000

Aug 2024
N/A

630 m² 4 1 1

24 AMARINA AVE

\$1,840,000

Jul 2024
N/A

693 m² 3 2 1

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 | 72 | \$ 596,500 | 17.0 % | \$ 250,000 | \$ 2,000,000 |
| 2023 | 76 | \$ 642,500 | 7.7 % | \$ 250,000 | \$ 3,010,000 |
| 2024 | 35 | \$ 811,250 | 26.3 % | \$ 430,000 | \$ 3,500,000 |

Median Sale Price
\$800k

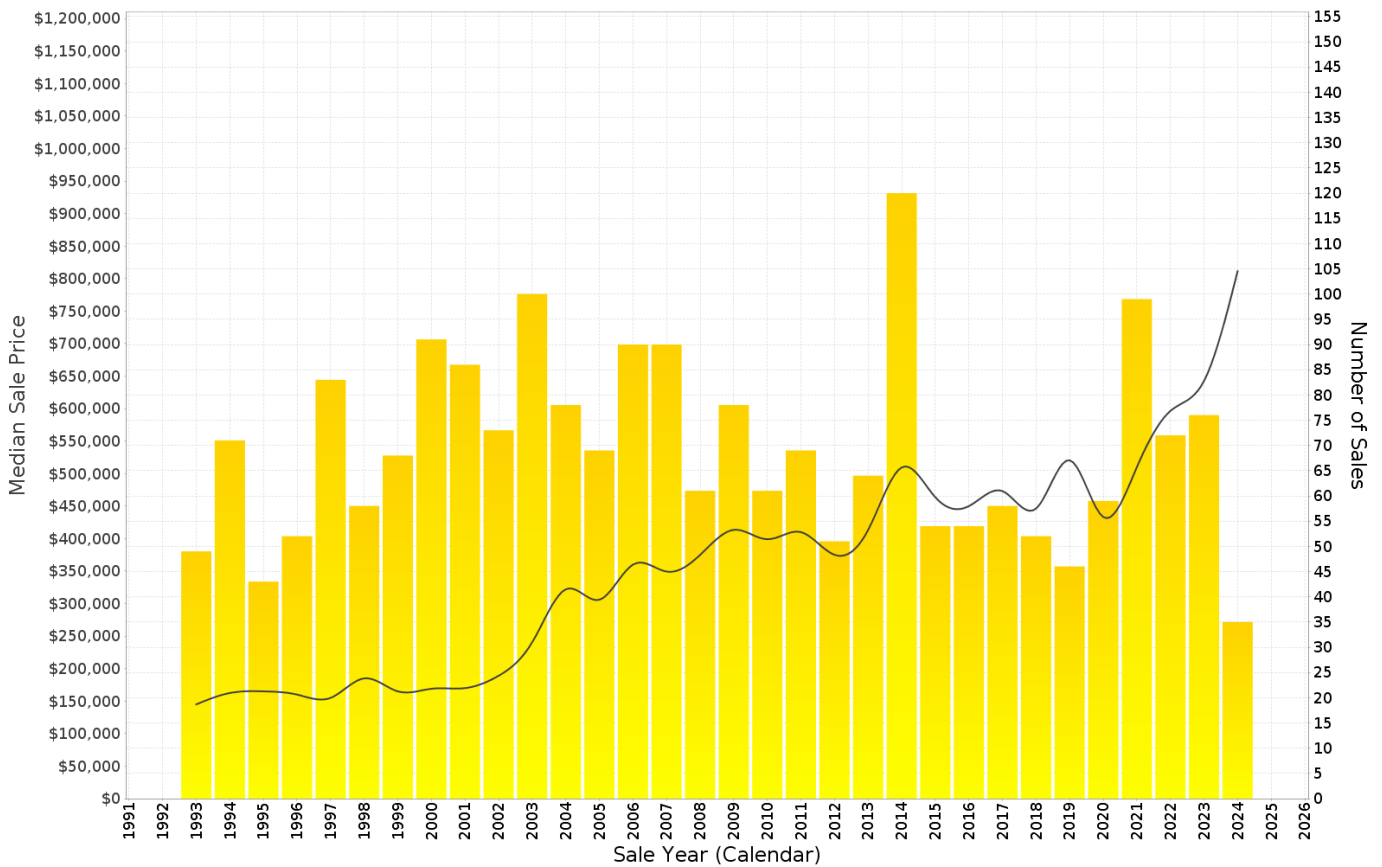
Based on 57 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth
+28.0%

Current Median Price: \$800,000
Previous Median Price: \$625,000

Based on 129 recorded Unit sales compared over the last two rolling 12 month periods



ASHGROVE - Recently Sold Properties

Median Sale Price

\$800k

Based on 57 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+28.0%

Current Median Price: \$800,000
Previous Median Price: \$625,000

Based on 129 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

57

Based on recorded Unit sales within the 12 months (Oct '23 - Sep '24)

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

7/52 DALMORE ST

\$920,000

Sep 2024
25 Days

141 m² 3 2 1

3/43 DALMORE ST

\$970,000

Aug 2024
13 Days

260 m² 3 2 2

21/7 ASHGROVE AVE

\$693,000

Aug 2024
8 Days

95 m² 2 2 1

2/52 DALMORE ST

\$910,000

Jul 2024
12 Days

165 m² 3 2 1

11/18 BOTT ST

\$760,000

Jul 2024
2 Days

117 m² 2 2 1

7/22 BOTT ST

\$737,000

Jul 2024

129 m² 2 2 1

3/7 ASHGROVE AVE

\$811,250

2024
N/A

99 m² 2 2 1

3/42 BAILEYS RD

\$2,100,000

Jun 2024
34 Days

611 m² 4 3 2

68/40 NATHAN AVE

\$823,000

Jun 2024
4 Days

119 m² 2 2 1

11 TROUT ST

\$1,100,000

photo

169 m² 3 1 -

Sold Jun 2024 N/A 118 Days

13/23 DORSET ST

\$900,000

158 m² 3 2 2

Sold Jun 2024 22 Days

1/36 CELIA ST

\$980,000

172 m² 3 2 1

Sold May 2024 N/A

2/23 DORSET ST

\$630,000

107 m² 2 2 1

Sold May 2024 118 Days

1/15 GLOBE ST

\$825,000

124 m² 3 1 1

Sold May 2024 13 Days

4/2 WOODLAND ST

\$705,000

113 m² 2 2 1

Sold May 2024 N/A

2/51 DALMORE ST

\$750,000

158 m² 3 2 1

Sold May 2024 35 Days

5/21 DORSET ST

\$830,000

139 m² 2 2 1

Sold Apr 2024 10 Days

2/35 GLOBE ST

\$665,000

103 m² 2 2 1

Sold Apr 2024 20 Days

18/7 ASHGROVE AVE

\$617,000

94 m² 2 2 1

Sold Apr 2024 9 Days