



**RayWhite®**

**SUBURB REPORT**

**FERNY GROVE**

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

# FERNY GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	83	\$ 373,000	0.0 %	\$ 130,000	\$ 625,000
2007	88	\$ 421,500	13.0 %	\$ 279,000	\$ 705,000
2008	64	\$ 465,000	10.3 %	\$ 350,000	\$ 650,000
2009	75	\$ 485,000	4.3 %	\$ 366,000	\$ 691,000
2010	74	\$ 498,900	2.9 %	\$ 349,000	\$ 825,000
2011	72	\$ 486,250	-2.5 %	\$ 330,000	\$ 900,000
2012	58	\$ 479,000	-1.5 %	\$ 335,000	\$ 940,000
2013	91	\$ 505,000	5.4 %	\$ 333,000	\$ 715,000
2014	71	\$ 525,000	4.0 %	\$ 320,000	\$ 695,000
2015	86	\$ 548,250	4.4 %	\$ 377,000	\$ 865,000
2016	88	\$ 550,500	0.4 %	\$ 390,000	\$ 810,000
2017	99	\$ 605,000	9.9 %	\$ 430,000	\$ 955,000
2018	62	\$ 608,150	0.5 %	\$ 425,000	\$ 965,000
2019	72	\$ 620,000	1.9 %	\$ 410,000	\$ 2,000,000
2020	75	\$ 655,000	5.6 %	\$ 310,000	\$ 1,215,000
2021	98	\$ 816,500	24.7 %	\$ 500,000	\$ 1,925,000
2022	62	\$ 945,500	15.8 %	\$ 730,000	\$ 1,301,000
2023	80	\$ 900,000	-4.8 %	\$ 650,000	\$ 1,364,000
2024	29	\$ 1,050,000	16.7 %	\$ 770,000	\$ 1,500,000

Median Sale Price  
**\$1.03m**

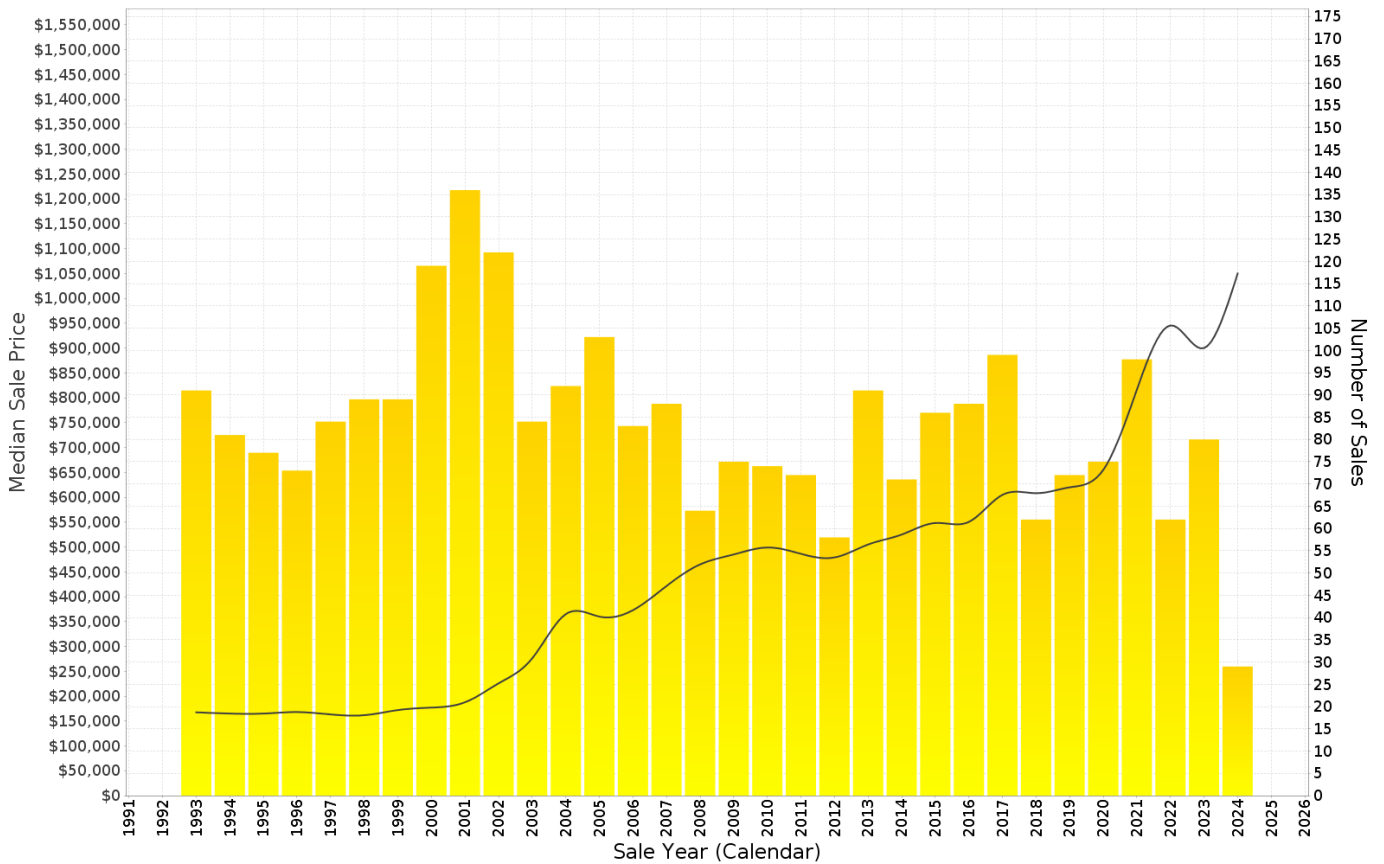
Based on 50 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth  
**+16.8%**

Current Median Price: \$1,027,500  
Previous Median Price: \$880,000

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



# FERNY GROVE - Recently Sold Properties

Median Sale Price

**\$1.03m**

Based on 50 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

**+16.8%**

Current Median Price: \$1,027,500  
Previous Median Price: \$880,000

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


# Sold Properties

**50**

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

**29 BERKELEY PL**



**\$1,200,000**

Sep 2024  
3 Days

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

**26 BALLYLIN ST**




**\$750,000**

Sep 2024  
42 Days

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

**38 MONASH PL**

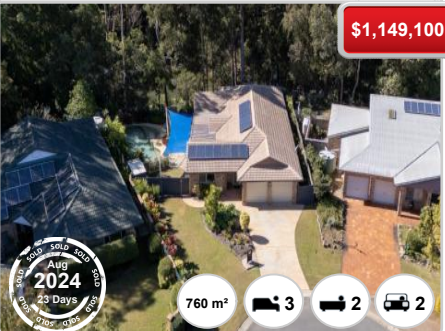


**\$810,000**

Aug 2024  
21 Days

1,115 m<sup>2</sup> 3 1 2

**7 PENTLAND CL**




**\$1,149,100**

Aug 2024  
23 Days

760 m<sup>2</sup> 3 2 2

**36 HATIA GR**




**\$1,025,000**

Aug 2024  
5 Days

762 m<sup>2</sup> 4 2 2

**55 LISLANE ST**



**\$1,075,000**

Aug 2024  
3 Days

607 m<sup>2</sup> 4 2 2

**133 LANITA RD**



**\$985,000**

Jul 2024  
6 Days

580 m<sup>2</sup> 4 2 2

**33 MONASH PL**




**\$1,005,000**

Jul 2024  
16 Days

900 m<sup>2</sup> 4 2 1

**23 ARBOR ST**



**\$1,147,500**

Jul 2024  
31 Days

809 m<sup>2</sup> 2 1 1

**44 MCGINN RD**

**\$880,000**

Jul 2024  
7 Days

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

**32 CASTLECOR ST**

**\$982,000**

Jul 2024  
11 Days

607 m<sup>2</sup> 4 2 2

**16 HATIA GR**

**\$990,000**

Jul 2024  
11 Days

702 m<sup>2</sup> 3 2 2

**16 HATIA GORVE**

**\$990,000**

photo not available

Jul 2024  
N/A

3 2 2

**2 BERKELEY PL**

**\$1,257,000**

Jun 2024  
8 Days

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

**2 TARMON ST**

**\$770,000**

Jun 2024  
22 Days

600 m<sup>2</sup> 3 2 3

**37 TIVOLI PL**

**\$1,345,000**

Jun 2024  
13 Days

814 m<sup>2</sup> 5 2 4

**8 ISAACS CL**

**\$952,000**

HUDSON

May 2024  
7 Days

497 m<sup>2</sup> 4 2 2

**86 FALCONGLEN PL**

**\$1,075,000**

May 2024  
Days

621 m<sup>2</sup> 4 2 2

**1 SELKIRK CRES**

**\$1,250,000**

May 2024  
4 Days

783 m<sup>2</sup> 4 2 2

**26 CONAVALLA ST**

**\$965,000**

May 2024  
9 Days

607 m<sup>2</sup> 4 2 2

**1 CORROFIN ST**

**\$825,000**

May 2024  
17 Days

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

# FERNY GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	21	\$ 239,000	0.0 %	\$ 200,000	\$ 520,000
2007	15	\$ 283,000	18.4 %	\$ 228,000	\$ 645,000
2008	15	\$ 330,000	16.6 %	\$ 225,000	\$ 735,000
2009	19	\$ 360,000	9.1 %	\$ 232,500	\$ 620,000
2010	16	\$ 373,250	3.7 %	\$ 317,500	\$ 730,000
2011	12	\$ 370,000	-0.9 %	\$ 270,000	\$ 650,000
2012	11	\$ 320,000	-13.5 %	\$ 265,000	\$ 587,500
2013	10	\$ 351,500	9.8 %	\$ 290,000	\$ 623,500
2014	12	\$ 350,800	-0.2 %	\$ 34,700	\$ 830,000
2015	14	\$ 375,000	6.9 %	\$ 310,000	\$ 755,000
2016	15	\$ 388,000	3.5 %	\$ 280,000	\$ 705,000
2017	13	\$ 417,000	7.5 %	\$ 312,000	\$ 747,500
2018	15	\$ 381,700	-8.5 %	\$ 314,500	\$ 1,050,000
2019	10	\$ 490,000	28.4 %	\$ 310,000	\$ 1,100,000
2020	18	\$ 465,000	-5.1 %	\$ 315,000	\$ 632,000
2021	18	\$ 418,000	-10.1 %	\$ 362,000	\$ 950,000
2022	6	\$ 877,500	109.9 %	\$ 426,000	\$ 3,200,000
2023	15	\$ 625,500	-28.7 %	\$ 485,000	\$ 2,000,000
2024	13	\$ 581,000	-7.1 %	\$ 490,000	\$ 1,201,800

## Median Sale Price

# \$586k

Based on 22 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

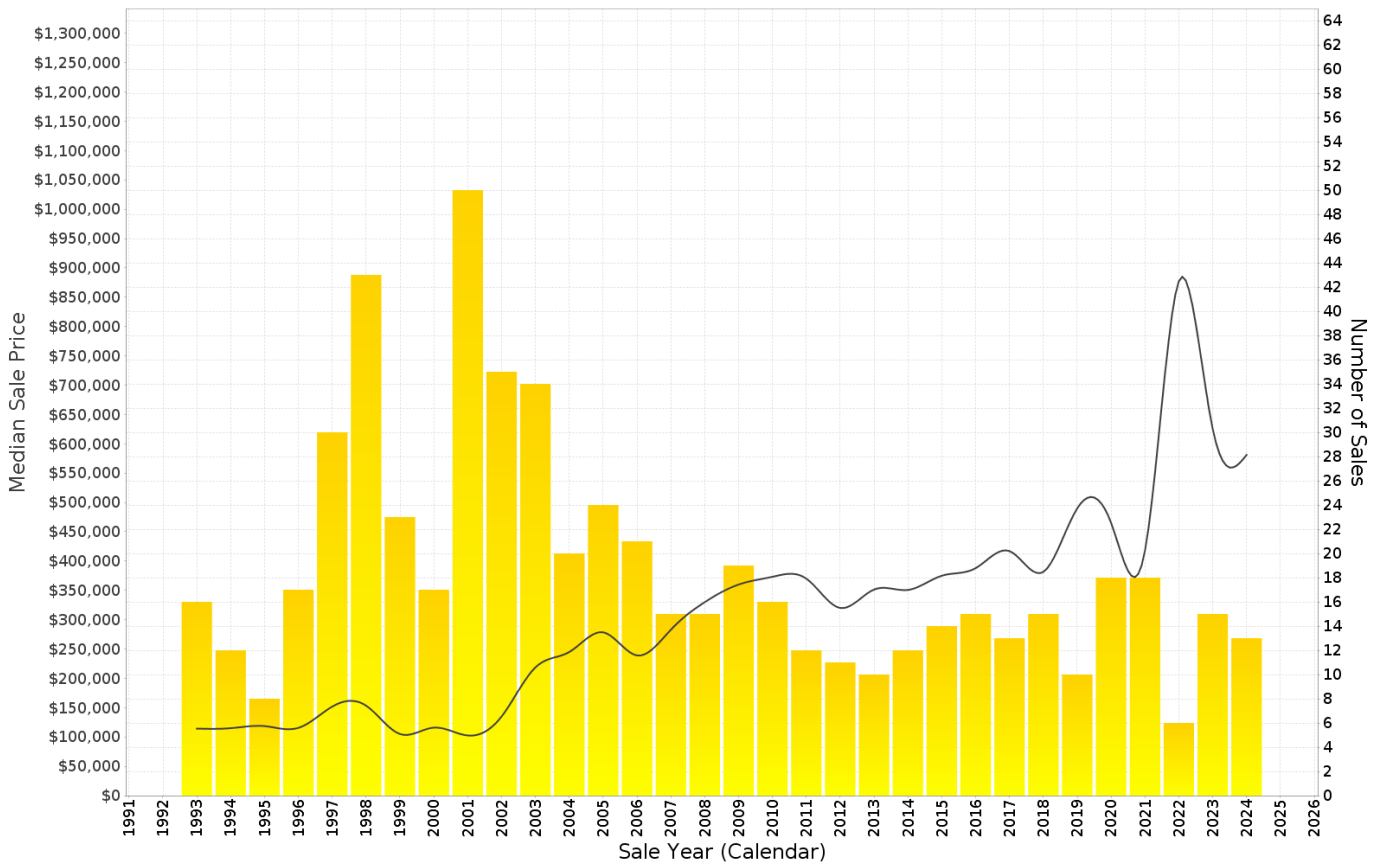
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -6.3%

Current Median Price: \$585,500  
Previous Median Price: \$625,000

Based on 30 recorded Unit sales compared over the last two rolling 12 month periods



# FERNY GROVE - Recently Sold Properties

Median Sale Price

**\$586k**

Based on 22 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

**-6.3%**

Current Median Price: \$585,500  
Previous Median Price: \$625,000

Based on 30 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**22**

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

**1/33 GLENARIFF ST**

**\$573,750**

Jul 2024  
N/A

317 m<sup>2</sup> 2 1 1

**2/33 GLENARIFF ST**

**\$573,750**

Jul 2024  
N/A

317 m<sup>2</sup> 2 1 1

**3/16 EMUGLEN PL**

**\$962,100**

Jul 2024  
N/A

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

**4/27 MOVILLA ST**

**\$490,000**

2024  
8 Days

92 m<sup>2</sup> - - -

**17/121 ARCHDALE RD**

**\$741,000**

2024  
8 Days

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

**3/55 FALCONGLEN PL**

**\$1,165,000**

May 2024  
36 Days

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

**23/82 BERGIN RD**

**\$1,201,800**

May 2024  
15 Days

1,007 m<sup>2</sup> 4 2 2

**4/29 ARBOR ST**

**\$581,000**

May 2024  
8 Days

106 m<sup>2</sup> 2 1 1

**29/121 ARCHDALE RD**

**\$590,000**

Apr 2024  
39 Days

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