



RayWhite

SUBURB REPORT

FERNY HILLS

raywhitealderley.com.au

FERNY HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	197	\$ 330,000	0.0 %	\$ 131,000	\$ 725,000
2007	208	\$ 389,500	18.0 %	\$ 273,000	\$ 1,000,000
2008	142	\$ 429,250	10.2 %	\$ 265,000	\$ 811,000
2009	180	\$ 434,000	1.1 %	\$ 312,500	\$ 960,000
2010	131	\$ 460,000	6.0 %	\$ 356,000	\$ 1,400,000
2011	137	\$ 425,000	-7.6 %	\$ 275,000	\$ 8,000,000
2012	129	\$ 440,000	3.5 %	\$ 260,000	\$ 900,000
2013	165	\$ 450,000	2.3 %	\$ 280,000	\$ 770,000
2014	153	\$ 470,000	4.4 %	\$ 250,000	\$ 1,000,000
2015	151	\$ 499,999	6.4 %	\$ 318,750	\$ 1,350,000
2016	157	\$ 525,000	5.0 %	\$ 350,000	\$ 945,000
2017	154	\$ 546,500	4.1 %	\$ 200,000	\$ 1,350,000
2018	133	\$ 565,000	3.4 %	\$ 417,000	\$ 1,525,000
2019	118	\$ 567,750	0.5 %	\$ 420,000	\$ 950,000
2020	142	\$ 595,000	4.8 %	\$ 413,000	\$ 1,300,000
2021	177	\$ 771,000	29.6 %	\$ 515,000	\$ 1,401,000
2022	120	\$ 880,000	14.1 %	\$ 498,750	\$ 2,050,000
2023	138	\$ 870,000	-1.1 %	\$ 675,000	\$ 2,515,000
2024	81	\$ 950,000	9.2 %	\$ 500,000	\$ 1,670,000

Median Sale Price

\$935k

Based on 114 recorded House sales within the last 12 months (Oct '23 - Sep '24)

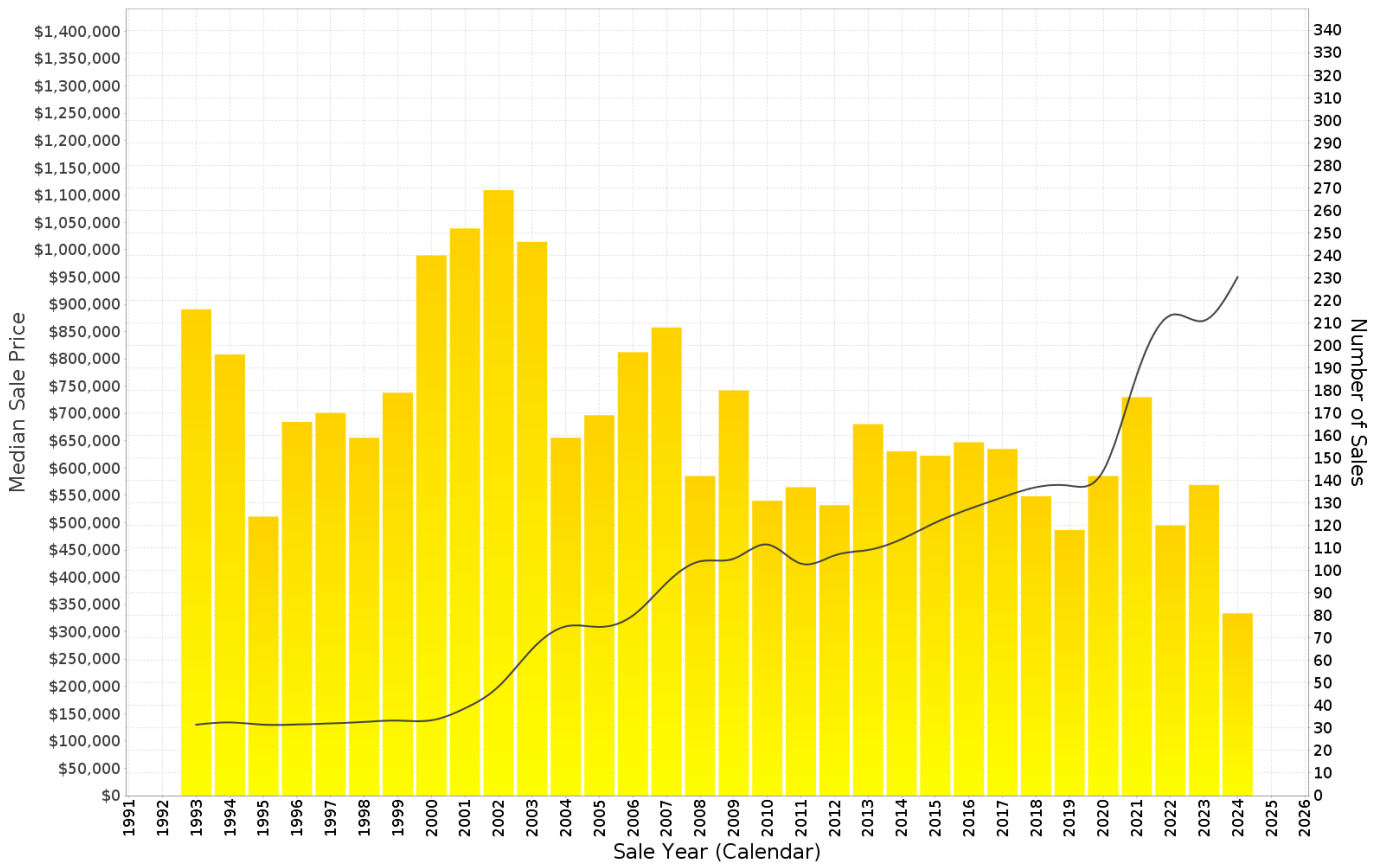
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.7%

Current Median Price: \$935,000
Previous Median Price: \$845,000

Based on 241 recorded House sales compared over the last two rolling 12 month periods



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FERNY HILLS - Recently Sold Properties

Median Sale Price

\$935k

Based on 114 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

+10.7%

Current Median Price: \$935,000
Previous Median Price: \$845,000

Based on 241 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

114

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

181 PATRICKS RD

\$960,000

Sep 2024
24 Days

617 m² 4 1 2

21 BALFOUR ST

\$950,000

Sep 2024
15 Days

700 m² 3 2 1

133 KYLIE AVE

\$1,400,000

Sep 2024
15 Days

2,686 m² 4 2 2

15 KYLIE AVE

\$1,250,000

Sep 2024
16 Days

607 m² 4 2 2

5 CRANWOOD CRT

\$1,290,000

Sep 2024
12 Days

987 m² 2 2 2

23 FLEETWOOD CRT

\$1,860,000

Aug 2024
25 Days

2,270 m² 6 3 3

38 GORDON ROAD OF

\$600,000

Sep 2024
16 Days

607 m² 3 1 2

68 KYLIE AVE

\$878,500

Aug 2024
10 Days

607 m² 3 1 2

4 PALALL CRES

\$900,250

Aug 2024
18 Days

663 m² 3 1 2

89 ILLUTA AVE

\$1,000,000

Aug 2024
16 Days

1,621 m² 3 2 1

25 AMAROO AVE

\$925,000

Aug 2024
8 Days

607 m² 3 1 3

44 BARBER RD

\$590,000

2024
N/A

703 m² 3 1 1

36 SAMANTHA CT

\$882,500

Aug 2024
5 Days

602 m² 3 1 4

21 LINKWOOD DRIVE OF

\$1,280,000

Aug 2024
12 Days

860 m² 4 2 2

4 DROVERS CL

\$1,260,000

Jul 2024
N/A

420 m² 3 2 2

7 KYLIE AVE

\$800,000

Jul 2024
N/A

1,467 m² 4 2 2

16 TEENAN ST

\$962,993

Jul 2024
5 Days

659 m² 3 2 2

92 ILLUTA AVE

\$1,125,000

Jul 2024
14 Days

685 m² 3 2 3

5 PARK RD

\$1,150,000

Jul 2024
6 Days

673 m² 4 2 1

5 WOODASH CT

\$1,220,000

Jul 2024
8 Days

912 m² 4 2 2

11 ARILPA CRES

\$1,001,000

Jul 2024
30 Days

607 m² 3 1 2

FERNY HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	24	\$ 365,000	0.0 %	\$ 235,000	\$ 426,000
2007	8	\$ 304,878	-16.5 %	\$ 255,000	\$ 460,000
2008	6	\$ 314,750	3.2 %	\$ 305,000	\$ 375,000
2009	5	\$ 351,000	11.5 %	\$ 335,000	\$ 440,000
2010	5	\$ 397,000	13.1 %	\$ 330,000	\$ 1,225,000
2011	4	\$ 320,000	-19.4 %	\$ 285,500	\$ 350,000
2012	5	\$ 306,200	-4.3 %	\$ 276,000	\$ 340,000
2013	5	\$ 348,000	13.7 %	\$ 309,000	\$ 630,000
2014	7	\$ 390,000	12.1 %	\$ 320,000	\$ 616,000
2015	6	\$ 355,500	-8.8 %	\$ 320,000	\$ 395,600
2016	5	\$ 352,000	-1.0 %	\$ 348,000	\$ 415,000
2017	16	\$ 469,000	33.2 %	\$ 318,000	\$ 1,200,000
2018	10	\$ 442,500	-5.7 %	\$ 349,000	\$ 685,000
2019	6	\$ 410,000	-7.3 %	\$ 385,000	\$ 520,000
2020	5	\$ 370,000	-9.8 %	\$ 330,000	\$ 492,500
2021	19	\$ 551,500	49.1 %	\$ 375,000	\$ 1,595,000
2022	8	\$ 624,750	13.3 %	\$ 461,000	\$ 917,500
2023	5	\$ 674,000	7.9 %	\$ 505,000	\$ 765,000
2024	2	\$ 850,000	26.1 %	\$ 735,000	\$ 965,000

Median Sale Price

\$735k

Based on 3 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

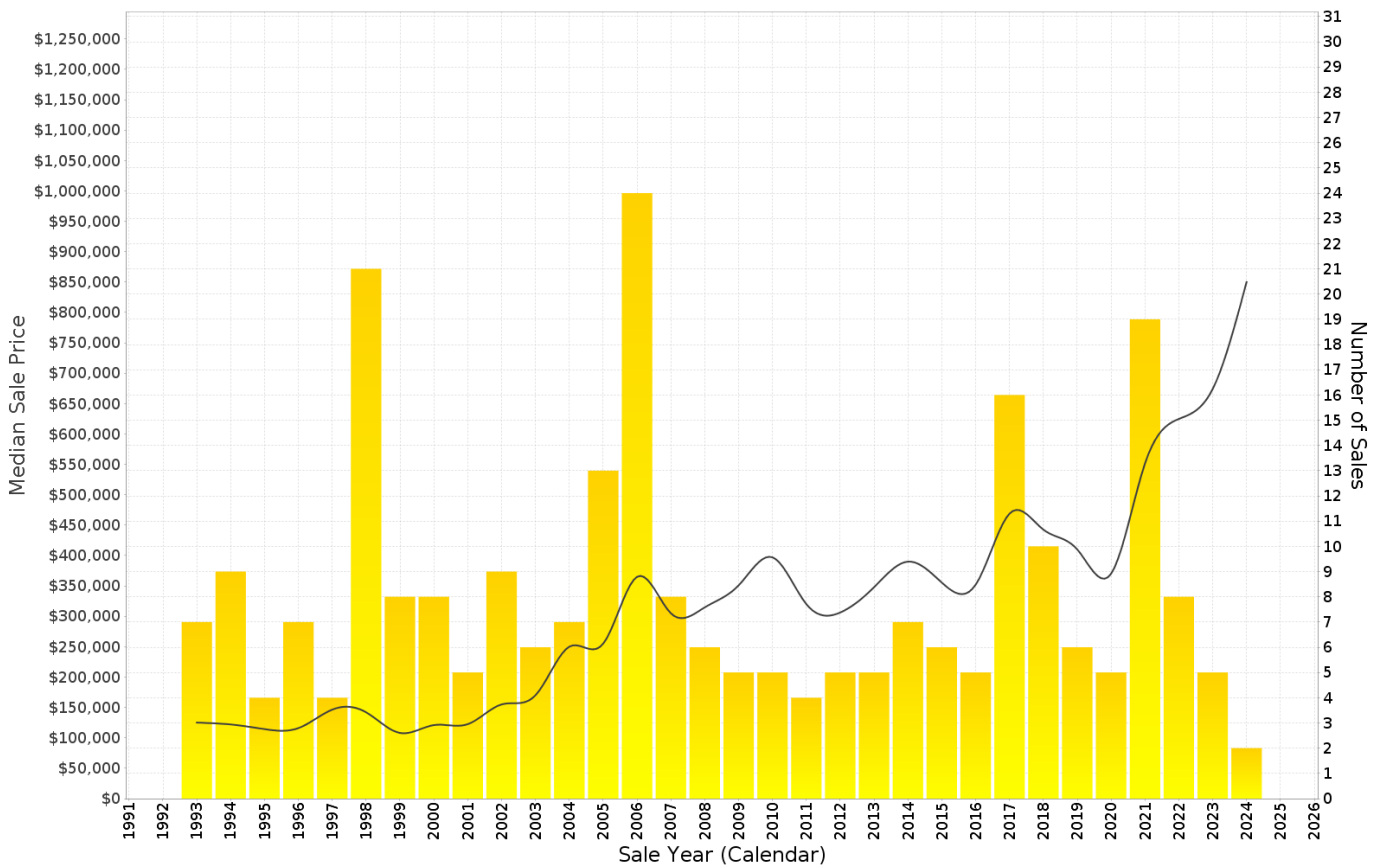
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+33.6%

Current Median Price: \$735,000
Previous Median Price: \$550,000

Based on 8 recorded Unit sales compared over the last two rolling 12 month periods



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FERNY HILLS - Recently Sold Properties

Median Sale Price

\$735k

Based on 3 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

+33.6%

Current Median Price: \$735,000
Previous Median Price: \$550,000

Based on 8 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

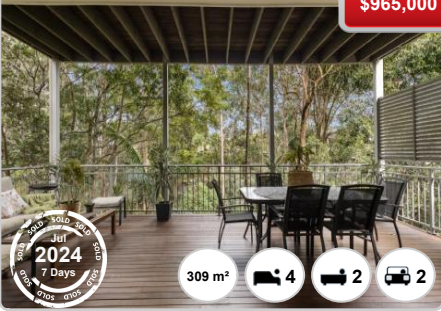
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



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

8/216-220 PATRICKS RD

\$965,000



10/32 OWARRA AVENUE W

\$735,000

