



**RayWhite**

**SUBURB REPORT**

**GORDON PARK**

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

# GORDON PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	67	\$ 460,000	0.0 %	\$ 285,000	\$ 800,000
2007	98	\$ 511,000	11.1 %	\$ 210,000	\$ 1,400,000
2008	48	\$ 595,000	16.4 %	\$ 360,500	\$ 1,035,000
2009	50	\$ 551,500	-7.3 %	\$ 386,000	\$ 1,560,000
2010	34	\$ 590,000	7.0 %	\$ 395,000	\$ 1,260,000
2011	50	\$ 603,000	2.2 %	\$ 380,000	\$ 1,350,000
2012	47	\$ 590,000	-2.2 %	\$ 368,000	\$ 990,000
2013	67	\$ 629,000	6.6 %	\$ 320,000	\$ 930,000
2014	60	\$ 777,000	23.5 %	\$ 460,000	\$ 1,390,000
2015	66	\$ 720,000	-7.3 %	\$ 452,000	\$ 1,202,000
2016	70	\$ 735,000	2.1 %	\$ 448,000	\$ 1,300,001
2017	51	\$ 797,000	8.4 %	\$ 465,000	\$ 1,725,000
2018	46	\$ 870,000	9.2 %	\$ 523,500	\$ 1,683,000
2019	45	\$ 841,000	-3.3 %	\$ 520,000	\$ 1,685,000
2020	52	\$ 864,250	2.8 %	\$ 493,000	\$ 1,950,000
2021	70	\$ 1,180,500	36.6 %	\$ 680,000	\$ 2,450,000
2022	54	\$ 1,400,000	18.6 %	\$ 670,000	\$ 2,750,000
2023	36	\$ 1,362,500	-2.7 %	\$ 770,000	\$ 2,650,000
2024	28	\$ 1,570,000	15.2 %	\$ 820,000	\$ 2,805,000

Median Sale Price  
**\$1.51m**

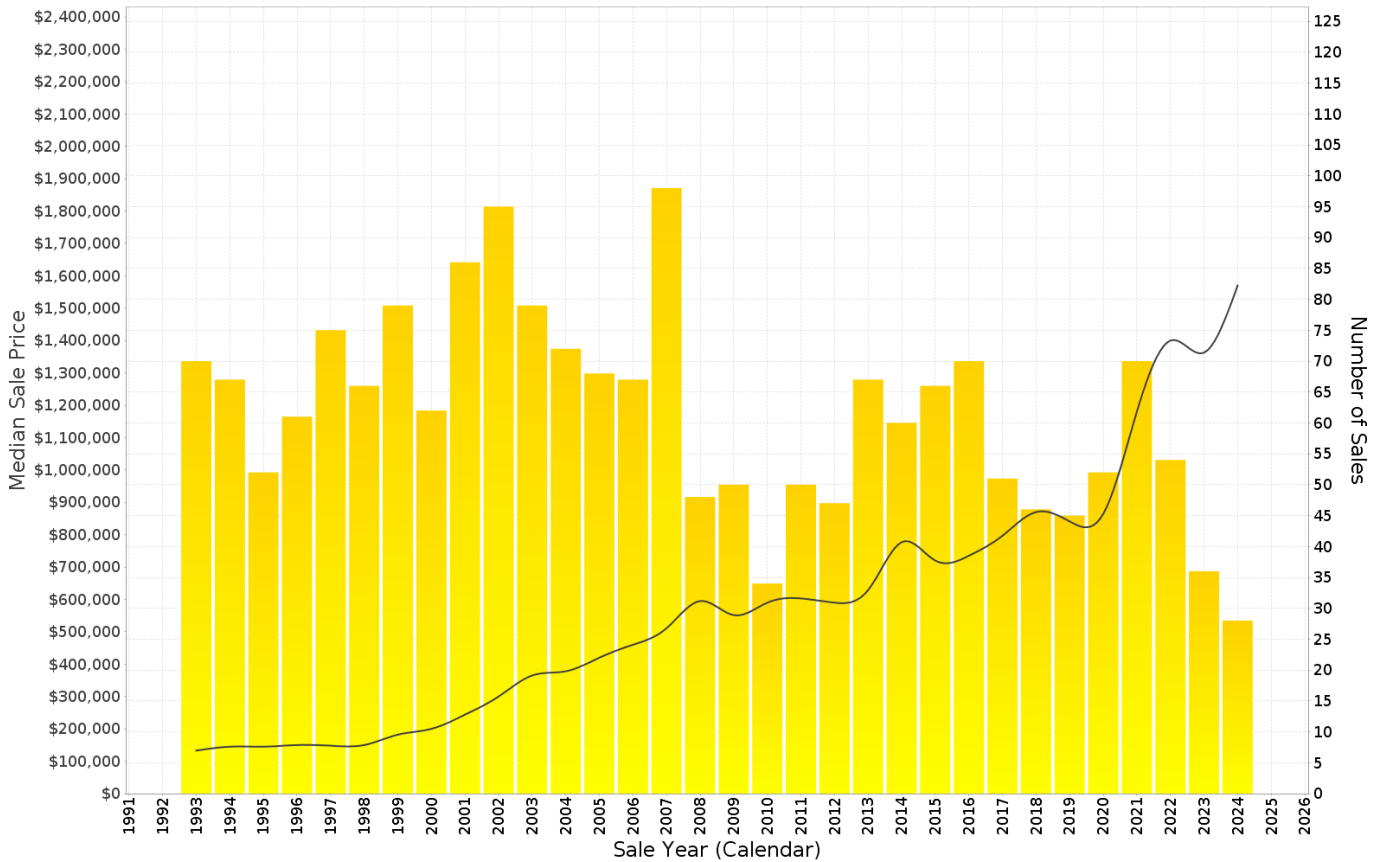
Based on 42 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth  
**+13.3%**

Current Median Price: \$1,513,000  
Previous Median Price: \$1,335,000

Based on 75 recorded House sales compared over the last two rolling 12 month periods



# GORDON PARK - Recently Sold Properties

Median Sale Price

**\$1.51m**

Based on 42 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

**+13.3%**

Current Median Price: \$1,513,000  
Previous Median Price: \$1,335,000

Based on 75 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**42**

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

**46 VICTORIA TCE**

**\$1,080,000**

Sold 2024  
185 Days

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

**20 KHARTOUM ST**

**\$2,400,000**

Sold 2024  
22 Days

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

**70 RICHMOND ST**

**\$1,722,000**

Sold 2024  
10 Days

405 m<sup>2</sup> 5 2 2

**29 MCPHERSON ST**

**\$2,110,000**

Sold 2024  
25 Days

810 m<sup>2</sup> 2 1 1

**2/14 GROOM ST**

**\$1,315,000**

Sold 2024  
10 Days

501 m<sup>2</sup> 3 2 3

**150 KHARTOUM ST**

**\$1,320,000**

Sold 2024  
24 Days

539 m<sup>2</sup> 3 2 2

**32 JACK ST**

**\$1,410,000**

Sold 2024  
23 Days

1,214 m<sup>2</sup> - - -

**1 ROXBY ST**

**\$1,520,000**

Sold 2024  
27 Days

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

**3 MEATH ST**

**\$1,430,000**

Sold 2024  
15 Days

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

**67 GORDON ST**

**\$2,000,000**

Sold Aug 2024  
24 Days

597 m<sup>2</sup> 3 3 2

**40 ABERDEEN TCE**

**\$3,950,000**

Sold 2024  
25 Days

810 m<sup>2</sup> 6 3 3

**88 SWAN ST**

**\$1,395,000**

Sold Jul 2024  
20 Days

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

**74 BEACONSFIELD TCE**

**\$1,262,500**

Sold Jul 2024  
24 Days

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

**178 STAFFORD ROAD OF**

**\$970,000**

Sold 2024  
187 Days

726 m<sup>2</sup> - - -

**12 RENTOUL ST**

**\$1,170,000**

Sold Jul 2024  
189 Days

184 m<sup>2</sup> 3 2 2

**32 GOULBURN ST**

**\$1,335,000**

Sold Jun 2024  
33 Days

701 m<sup>2</sup> 2 1 2

**116 SWAN ST**

**\$1,845,000**

Sold Jun 2024  
8 Days

455 m<sup>2</sup> 5 2 2

**23 RICHMOND ST**

**\$1,585,000**

Sold Jun 2024  
19 Days

607 m<sup>2</sup> 3 2 2

**7 HURST ST**

**\$2,050,000**

Sold Jul 2024  
27 Days

1,305 m<sup>2</sup> 5 2 2

**46 GOULBURN ST**

**\$2,330,000**

Sold Jun 2024  
13 Days

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

**37 ILFORD ST**

**\$2,805,000**

Sold Jun 2024  
33 Days

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

# GORDON PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	53	\$ 295,000	0.0 %	\$ 161,000	\$ 1,250,000
2007	74	\$ 325,000	10.2 %	\$ 71,000	\$ 1,200,000
2008	39	\$ 349,000	7.4 %	\$ 150,000	\$ 705,000
2009	57	\$ 345,000	-1.1 %	\$ 265,000	\$ 1,390,042
2010	36	\$ 357,500	3.6 %	\$ 255,000	\$ 989,000
2011	47	\$ 385,000	7.7 %	\$ 210,000	\$ 940,000
2012	40	\$ 345,000	-10.4 %	\$ 210,000	\$ 510,000
2013	50	\$ 360,250	4.4 %	\$ 250,000	\$ 570,000
2014	49	\$ 385,000	6.9 %	\$ 220,000	\$ 980,000
2015	43	\$ 405,500	5.3 %	\$ 238,000	\$ 1,050,000
2016	32	\$ 365,000	-10.0 %	\$ 240,000	\$ 1,450,000
2017	31	\$ 325,000	-11.0 %	\$ 250,000	\$ 1,405,000
2018	41	\$ 395,000	21.5 %	\$ 205,000	\$ 700,000
2019	46	\$ 335,500	-15.1 %	\$ 225,000	\$ 1,600,000
2020	37	\$ 430,000	28.2 %	\$ 250,000	\$ 1,480,000
2021	67	\$ 455,000	5.8 %	\$ 255,000	\$ 1,006,915
2022	72	\$ 445,000	-2.2 %	\$ 287,000	\$ 1,380,000
2023	33	\$ 520,000	16.9 %	\$ 375,000	\$ 1,380,000
2024	38	\$ 646,250	24.3 %	\$ 446,000	\$ 1,170,000

Median Sale Price  
**\$640k**

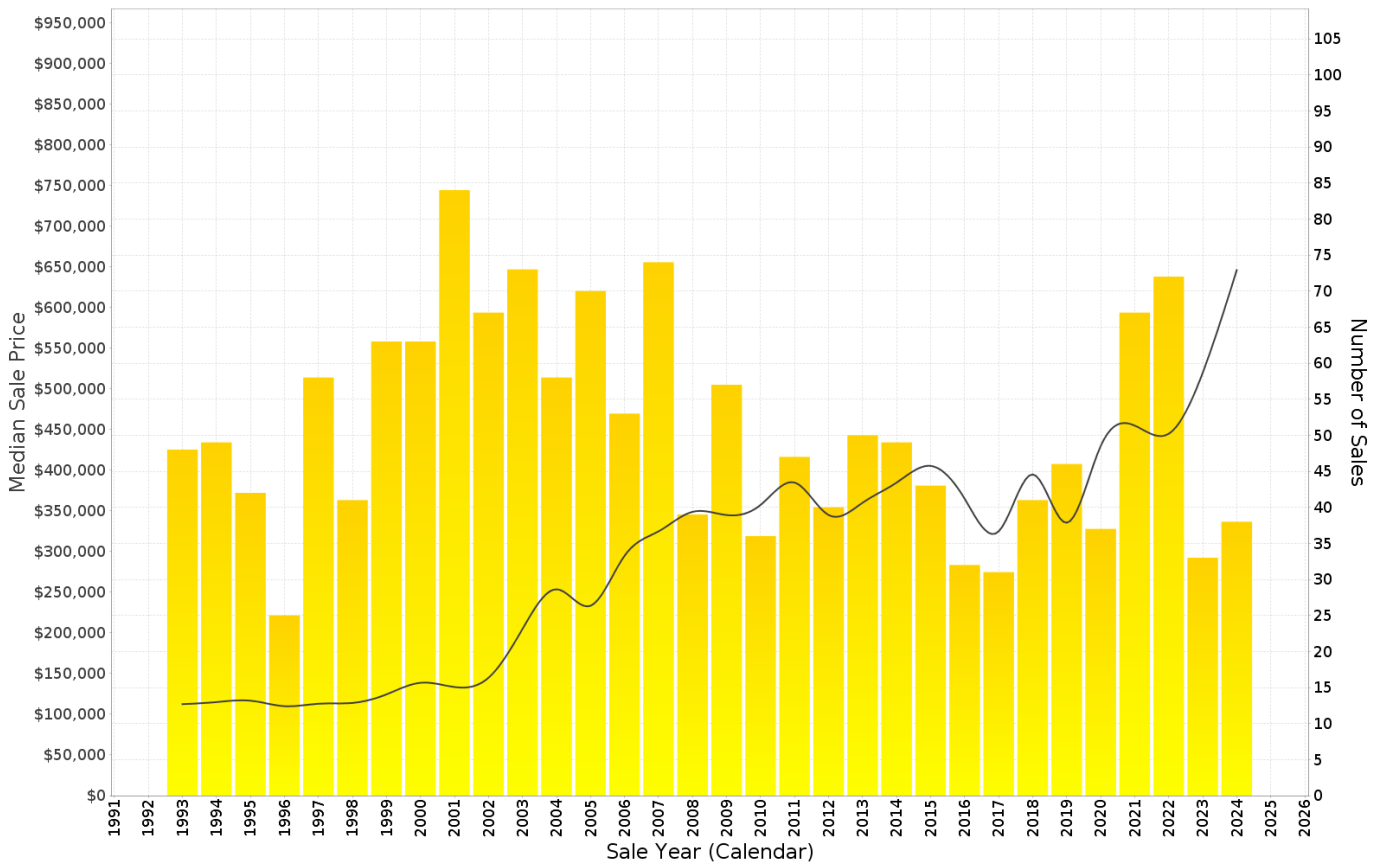
Based on 46 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth  
**+29.1%**

Current Median Price: \$639,701  
Previous Median Price: \$495,500

Based on 89 recorded Unit 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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# GORDON PARK - Recently Sold Properties

Median Sale Price

**\$640k**

Based on 46 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

**+29.1%**

Current Median Price: \$639,701  
Previous Median Price: \$495,500

Based on 89 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**46**

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

**2/56 GOULBURN ST**

**\$590,000**

Sep 2024  
18 Days

131 m<sup>2</sup> 2 1 1

**1/12 STAFFORD RD**

**\$525,000**

Sep 2024  
9 Days

100 m<sup>2</sup> 2 1 2

**3/12 STAFFORD RD**

**\$565,000**

Sep 2024  
3 Days

100 m<sup>2</sup> 2 1 1

**4/42-46 SWAN ST**

**\$595,100**

Aug 2024  
7 Days

103 m<sup>2</sup> 2 1 1

**1/25 VICTORIA TCE**

**\$641,501**

Aug 2024  
24 Days

132 m<sup>2</sup> 2 1 1

**2/50 ALVA TCE**

**\$552,500**

Aug 2024  
31 Days

97 m<sup>2</sup> 2 1 1

**2/21 LITTLE BARRON ST**

**\$1,785,000**

Jul 2024  
19 Days

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

**4/10 BURNABY TCE**

**\$690,000**

Jul 2024  
7 Days

110 m<sup>2</sup> 2 1 1

**4/49 SWAN ST**

**\$787,600**

Jul 2024  
8 Days

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

**4/50 ALVA TCE**

**\$490,000**

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

Jul 2024  
32 Days

**4/40 BARRON ST**

**\$980,000**

239 m<sup>2</sup> 3 2 2

Jul 2024  
N/A

**4/48 BARRON ST**

**\$1,170,000**

171 m<sup>2</sup> - - -

Jul 2024  
N/A

**4/168 STAFFORD RD**

**\$550,000**

101 m<sup>2</sup> 2 1 1

Jun 2024  
N/A

**1/41 VICTORIA TCE**

**\$685,000**

121 m<sup>2</sup> 2 1 1

Jun 2024  
15 Days

**6/148 STAFFORD RD**

**\$620,000**

117 m<sup>2</sup> 2 1 2

Jun 2024  
7 Days

**5/36 BURNABY TCE**

**\$739,000**

101 m<sup>2</sup> 2 2 1

Jun 2024  
N/A

**11/67 BARRON ST**

**\$730,000**

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

Jun 2024  
7 Days

**1/12 SHAMROCK ST**

**\$605,000**

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

Jun 2024  
N/A

**2/14 BURNABY TCE**

**\$961,500**

148 m<sup>2</sup> 3 2 2

Jun 2024  
14 Days

**6/12 STAFFORD RD**

**\$550,000**

100 m<sup>2</sup> 2 1 1

Jun 2024  
3 Days

**8/33 BURNABY TCE**

**\$1,170,000**

200 m<sup>2</sup> 3 2 2

Jun 2024  
8 Days