



**RayWhite®**

**SUBURB REPORT**

**GRANGE**

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

# GRANGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	93	\$ 478,000	0.0 %	\$ 222,000	\$ 3,050,000
2007	110	\$ 612,750	28.2 %	\$ 330,000	\$ 1,450,000
2008	56	\$ 601,000	-1.9 %	\$ 385,000	\$ 1,730,000
2009	71	\$ 710,000	18.1 %	\$ 295,000	\$ 3,000,000
2010	57	\$ 665,000	-6.3 %	\$ 475,000	\$ 1,665,000
2011	60	\$ 672,500	1.1 %	\$ 350,000	\$ 3,380,000
2012	62	\$ 657,750	-2.2 %	\$ 370,000	\$ 1,500,000
2013	68	\$ 677,500	3.0 %	\$ 425,000	\$ 1,380,000
2014	72	\$ 770,000	13.7 %	\$ 460,000	\$ 3,850,000
2015	78	\$ 872,000	13.2 %	\$ 485,000	\$ 2,650,000
2016	69	\$ 862,375	-1.1 %	\$ 537,500	\$ 1,336,000
2017	65	\$ 955,000	10.7 %	\$ 554,000	\$ 1,700,000
2018	72	\$ 961,500	0.7 %	\$ 515,000	\$ 3,350,000
2019	75	\$ 960,000	-0.2 %	\$ 480,000	\$ 2,625,000
2020	63	\$ 1,025,000	6.8 %	\$ 375,000	\$ 2,875,000
2021	68	\$ 1,382,500	34.9 %	\$ 775,000	\$ 3,135,000
2022	58	\$ 1,650,000	19.3 %	\$ 768,000	\$ 4,650,000
2023	59	\$ 1,550,000	-6.1 %	\$ 760,000	\$ 4,025,000
2024	40	\$ 1,747,500	12.7 %	\$ 800,000	\$ 5,100,000

Median Sale Price  
**\$1.75m**

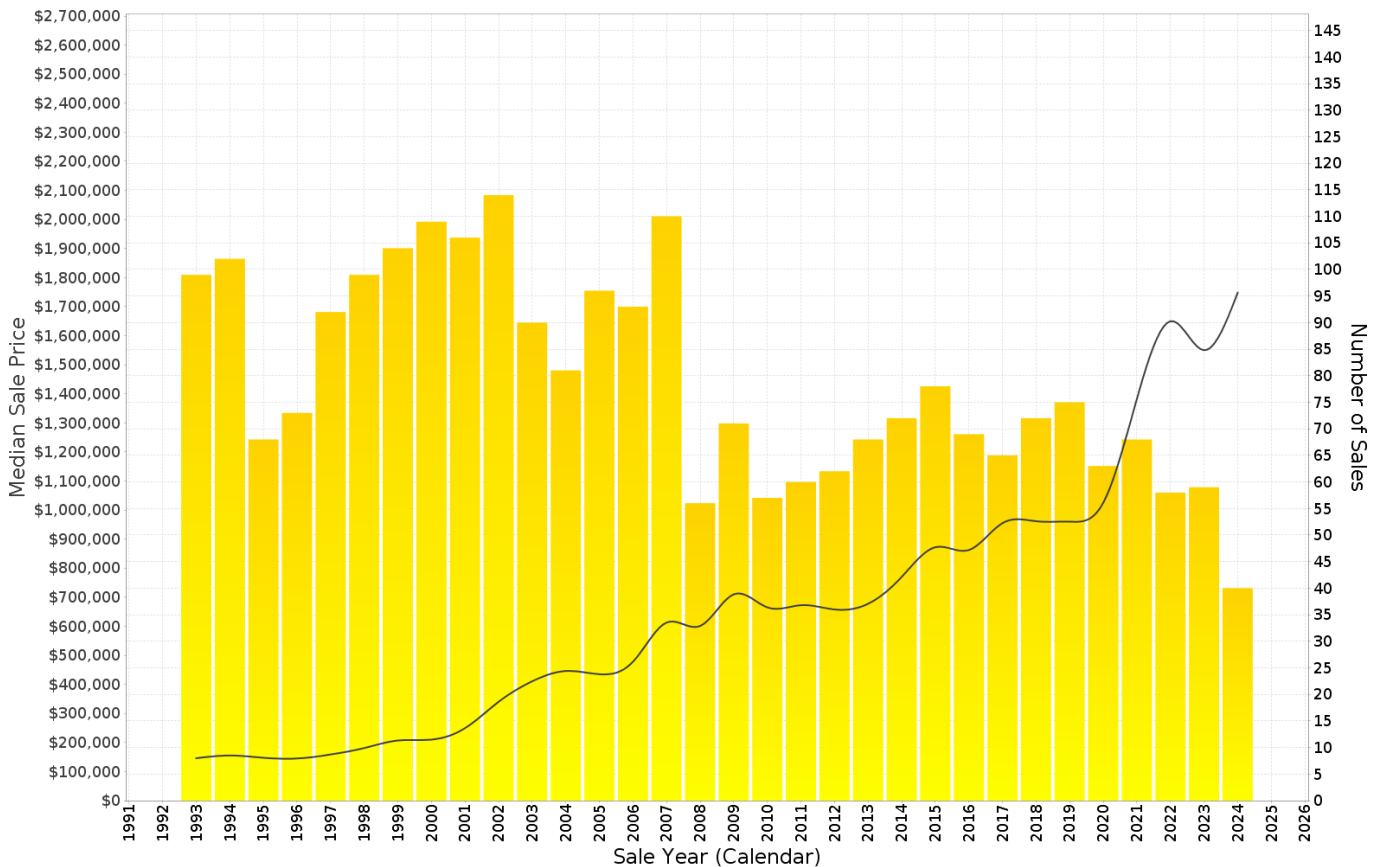
Based on 58 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth  
**+12.9%**

Current Median Price: \$1,750,000  
Previous Median Price: \$1,550,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods



# GRANGE - Recently Sold Properties

Median Sale Price

**\$1.75m**

Based on 58 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

**+12.9%**

Current Median Price: \$1,750,000  
Previous Median Price: \$1,550,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**58**

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

**24 DAYS RD**



**\$941,000**

Sep 2024  
13 Days

417 m<sup>2</sup> 3 1 -

**120 BLANDFORD RD**




**\$1,025,000**

Sep 2024  
41 Days

450 m<sup>2</sup> 3 2 2

**38 PRIMROSE ST**



**\$2,560,000**

Sep 2024  
37 Days

556 m<sup>2</sup> 4 2 2

**11 AGINCOURT ST**



**\$2,450,000**

Sep 2024  
73 Days

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

**213 DAYS RD**




**\$1,300,000**

Sep 2024  
36 Days

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

**102 BLANDFORD ST**




**\$1,425,000**

Aug 2024  
27 Days

450 m<sup>2</sup> 3 2 2

**32 DAISY ST**



**\$1,335,000**

Aug 2024  
23 Days

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

**8 HOWARD ST**




**\$1,475,000**

Aug 2024  
18 Days

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

**32 LEYTON ST**



**\$1,455,000**

Aug 2024  
78 Days

546 m<sup>2</sup> 2 1 2

**32 MONTEPELIER ST**

**\$2,070,000**

Aug 2024  
30 Days

405 m<sup>2</sup> 4 2 2

**22 AGINCOURT ST**

**\$1,660,000**

Aug 2024  
17 Days

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

**18 DENNIS ST**

**\$1,520,000**

Jul 2024  
11 Days

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

**254/45 RAYMONT RD**

**\$1,502,000**

Jul 2024  
16 Days

405 m<sup>2</sup> 4 2 2

**48 CHEVIOT ST**

**\$4,550,000**

Jul 2024  
3 Days

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

**25 SELLHEIM ST**

**\$5,100,000**

Jul 2024  
N/A

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

**56 EVELYN ST**

**\$1,760,000**

Jul 2024  
10 Days

531 m<sup>2</sup> 4 1 3

**32 RAYMONT RD**

**\$1,320,000**

Jul 2024  
69 Days

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

**15A MYRTLE ST**

**\$2,078,000**

Jul 2024  
N/A

405 m<sup>2</sup> - - -

**13 MYRTLE ST**

**\$2,078,000**

Jun 2024  
N/A

4 3 -

**50 JEAN ST**

**\$2,205,000**

Jun 2024  
N/A

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

**7 RAYMONT RD**

**\$1,325,000**

Jun 2024  
135 Days

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

# GRANGE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	14	\$ 371,500	0.0 %	\$ 218,500	\$ 607,500
2007	16	\$ 417,500	12.4 %	\$ 312,000	\$ 870,000
2008	10	\$ 469,500	12.5 %	\$ 305,000	\$ 510,000
2009	18	\$ 388,000	-17.4 %	\$ 312,000	\$ 489,000
2010	14	\$ 479,000	23.5 %	\$ 350,000	\$ 1,560,000
2011	11	\$ 449,000	-6.3 %	\$ 310,000	\$ 490,000
2012	10	\$ 435,500	-3.0 %	\$ 290,000	\$ 770,000
2013	10	\$ 383,000	-12.1 %	\$ 312,500	\$ 767,500
2014	9	\$ 525,000	37.1 %	\$ 330,000	\$ 1,000,000
2015	14	\$ 415,000	-21.0 %	\$ 222,500	\$ 1,255,000
2016	15	\$ 525,000	26.5 %	\$ 313,000	\$ 565,500
2017	44	\$ 780,000	48.6 %	\$ 295,000	\$ 970,414
2018	14	\$ 525,000	-32.7 %	\$ 295,000	\$ 1,603,963
2019	15	\$ 525,000	0.0 %	\$ 293,000	\$ 950,000
2020	14	\$ 508,500	-3.1 %	\$ 295,000	\$ 1,751,000
2021	25	\$ 615,000	20.9 %	\$ 305,000	\$ 1,500,000
2022	23	\$ 826,000	34.3 %	\$ 417,500	\$ 1,380,000
2023	19	\$ 900,000	9.0 %	\$ 395,000	\$ 1,810,000
2024	8	\$ 742,500	-17.5 %	\$ 465,000	\$ 880,000

## Median Sale Price

# \$760k

Based on 11 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

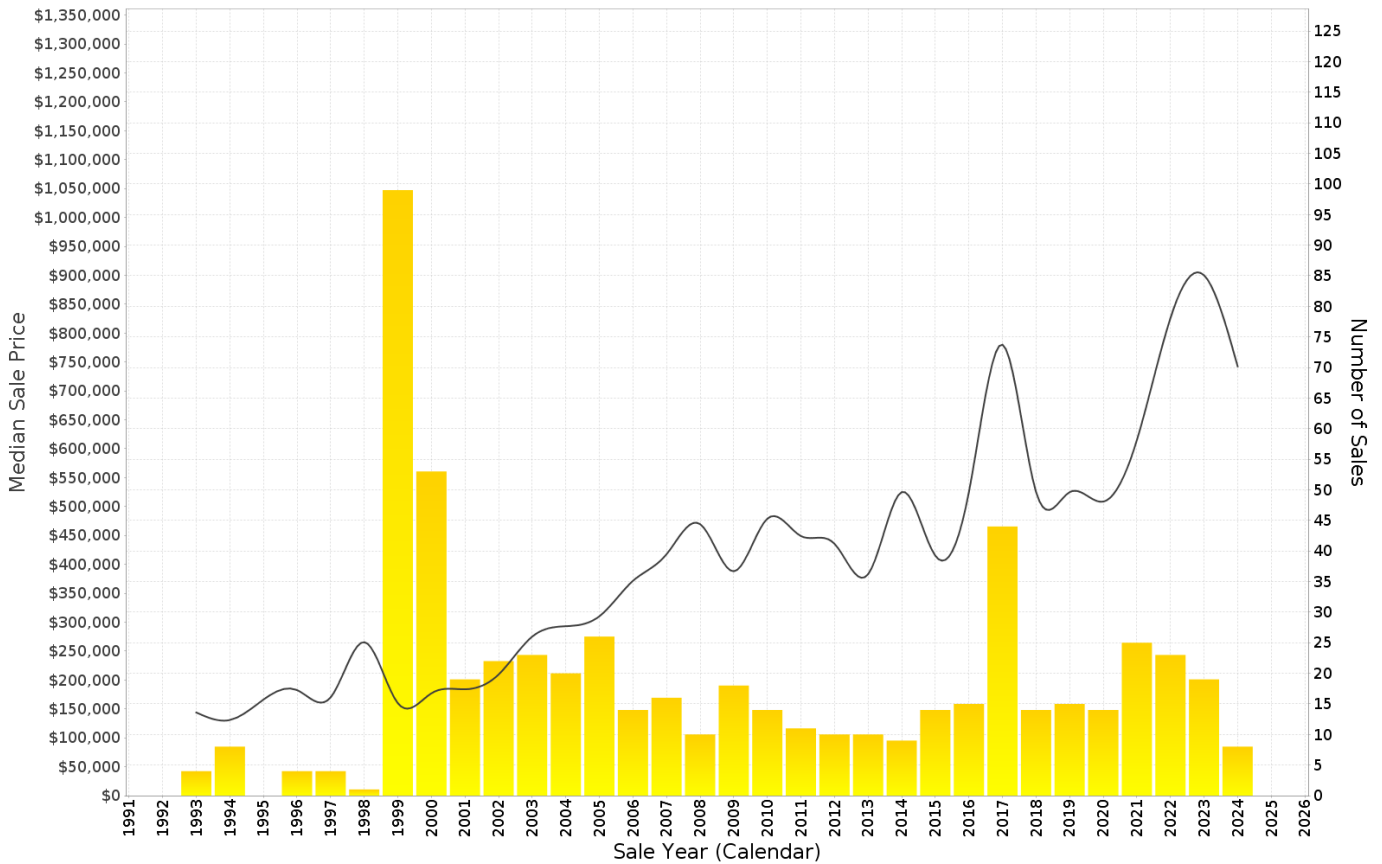
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -9.5%

Current Median Price: \$760,000  
Previous Median Price: \$840,000

Based on 36 recorded Unit sales compared over the last two rolling 12 month periods



# GRANGE - Recently Sold Properties

Median Sale Price

**\$760k**

Based on 11 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

**-9.5%**

Current Median Price: \$760,000  
Previous Median Price: \$840,000

Based on 36 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**11**

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

**5/41 AGINCOURT ST**

**\$1,525,000**

Sold Aug 2024

209 m<sup>2</sup> 3 2 2

**9/43 CARBERRY ST**

**\$570,000**

Sold Aug 2024 N/A

98 m<sup>2</sup> 2 2 1

**24/106 JEAN ST**

**\$725,000**

Sold Jul 2024 N/A

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

**48/120 UXBRIDGE ST**

**\$880,000**

Sold Jun 2024 5 Days

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

**23/43 CARBERRY ST**

**\$465,000**

Sold Apr 2024 N/A

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