



RayWhite

SUBURB REPORT

HERSTON

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HERSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 475,000	0.0 %	\$ 360,000	\$ 2,600,000
2007	26	\$ 575,000	21.1 %	\$ 380,000	\$ 1,750,000
2008	16	\$ 762,500	32.6 %	\$ 535,000	\$ 1,350,000
2009	22	\$ 652,500	-14.4 %	\$ 501,000	\$ 796,000
2010	25	\$ 715,000	9.6 %	\$ 415,000	\$ 1,270,000
2011	8	\$ 697,500	-2.4 %	\$ 510,000	\$ 1,270,000
2012	12	\$ 655,000	-6.1 %	\$ 465,000	\$ 870,000
2013	9	\$ 564,900	-13.8 %	\$ 390,000	\$ 1,240,000
2014	15	\$ 600,000	6.2 %	\$ 550,000	\$ 850,000
2015	15	\$ 800,000	33.3 %	\$ 535,000	\$ 1,400,000
2016	25	\$ 860,000	7.5 %	\$ 575,000	\$ 1,992,500
2017	13	\$ 799,000	-7.1 %	\$ 593,000	\$ 1,400,000
2018	14	\$ 790,000	-1.1 %	\$ 601,000	\$ 1,680,000
2019	19	\$ 792,000	0.3 %	\$ 650,000	\$ 1,235,000
2020	26	\$ 885,000	11.7 %	\$ 715,000	\$ 2,380,000
2021	26	\$ 970,000	9.6 %	\$ 748,000	\$ 2,550,000
2022	14	\$ 1,459,500	50.5 %	\$ 745,000	\$ 3,715,000
2023	15	\$ 1,150,000	-21.2 %	\$ 979,500	\$ 2,030,000
2024	10	\$ 1,397,500	21.5 %	\$ 1,075,000	\$ 2,400,000

Median Sale Price

\$1.4m

Based on 14 recorded House sales within the last 12 months (Oct '23 - Sep '24)

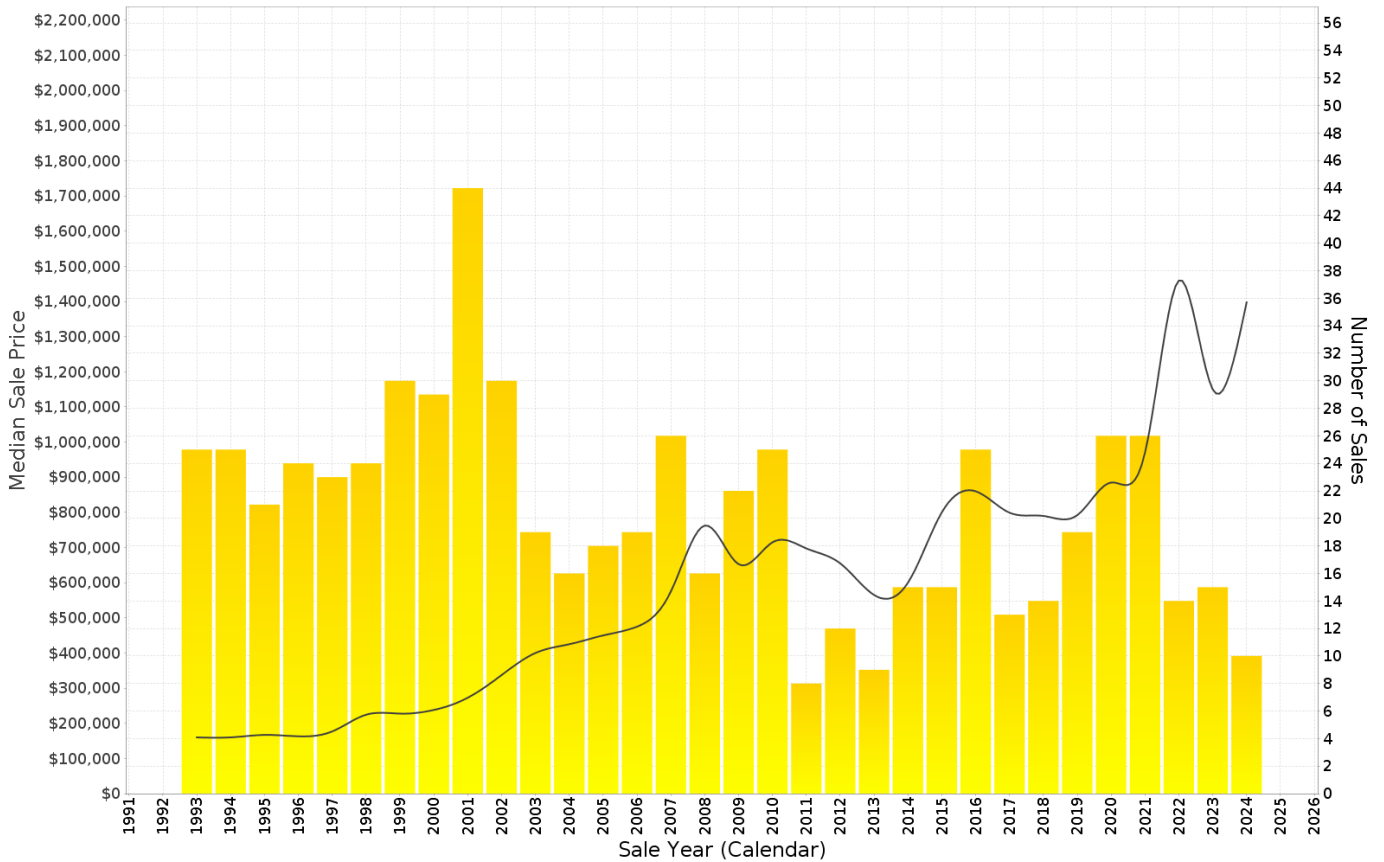
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+25.3%

Current Median Price: \$1,397,500
Previous Median Price: \$1,115,000

Based on 30 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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HERSTON - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 14 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

+25.3%

Current Median Price: \$1,397,500
Previous Median Price: \$1,115,000

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

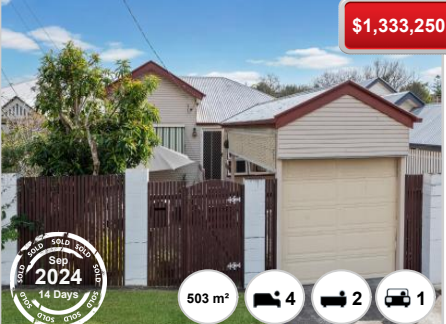
Sold Properties

14

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

55 HETHERINGTON ST

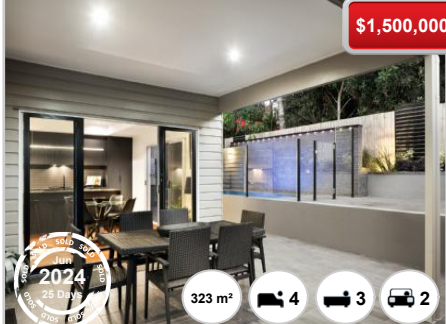


\$1,333,250

Sold 14 Days
2024

503 m² 4 2 1

76 GARRICK TCE




\$1,500,000

Sold 25 Days
2024

323 m² 4 3 2

58 GARRICK TCE



\$1,310,000

Sold 1 Day
2024

405 m² 2 1 -

25 BRAMSTON TCE



\$1,395,000

Sold 20 Days
2024

405 m² 3 2 2

137 BUTTERFIELD STREET OF




\$1,075,000

Sold 35 Days
2024

531 m² 3 1 1

27 FLEMING RD



\$1,740,000

Sold 24 Days
2024

880 m² 3 1 5

HERSTON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	33	\$ 295,000	0.0 %	\$ 90,000	\$ 670,000
2007	38	\$ 360,000	22.0 %	\$ 265,000	\$ 1,400,000
2008	21	\$ 412,000	14.4 %	\$ 256,000	\$ 1,112,500
2009	24	\$ 366,375	-11.1 %	\$ 100,000	\$ 670,000
2010	20	\$ 441,500	20.5 %	\$ 325,000	\$ 840,000
2011	17	\$ 425,000	-3.7 %	\$ 255,000	\$ 660,000
2012	15	\$ 415,000	-2.4 %	\$ 357,000	\$ 612,000
2013	18	\$ 449,675	8.4 %	\$ 300,000	\$ 1,235,000
2014	25	\$ 455,000	1.2 %	\$ 108,000	\$ 803,000
2015	31	\$ 520,000	14.3 %	\$ 318,000	\$ 2,200,000
2016	32	\$ 490,000	-5.8 %	\$ 260,000	\$ 770,000
2017	19	\$ 389,000	-20.6 %	\$ 293,000	\$ 674,000
2018	27	\$ 420,000	8.0 %	\$ 240,000	\$ 975,000
2019	29	\$ 450,000	7.1 %	\$ 267,500	\$ 1,285,500
2020	18	\$ 520,000	15.6 %	\$ 315,000	\$ 1,418,000
2021	41	\$ 585,000	12.5 %	\$ 135,000	\$ 1,033,000
2022	34	\$ 588,000	0.5 %	\$ 135,000	\$ 1,320,000
2023	39	\$ 780,000	32.7 %	\$ 150,000	\$ 1,600,000
2024	17	\$ 670,000	-14.1 %	\$ 418,000	\$ 1,265,000

Median Sale Price

\$732k

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

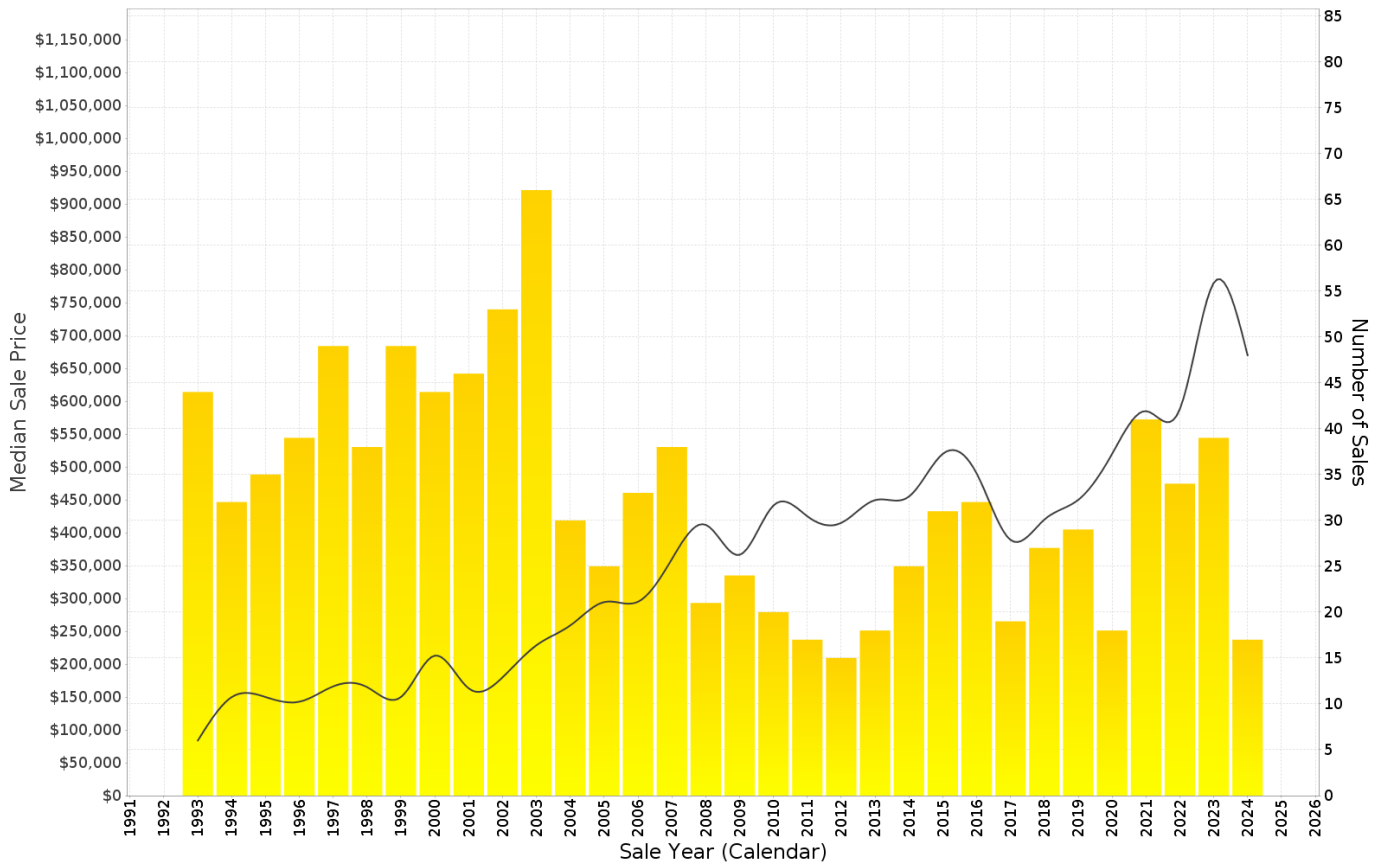
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-6.1%

Current Median Price: \$732,500
Previous Median Price: \$780,000

Based on 65 recorded Unit sales compared over the last two rolling 12 month periods



HERSTON - Recently Sold Properties

Median Sale Price

\$732k

Based on 24 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

-6.1%

Current Median Price: \$732,500
Previous Median Price: \$780,000

Based on 65 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

24

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

37/89 SCOTT RD



\$525,000

Sep 2024
52 Days

89 m² 2 1 1

3/32 HETHERINGTON ST



\$673,000

Sep 2024
12 Days

119 m² 2 1 1

1/5 GOULD PL




\$1,399,000

Aug 2024
29 Days

394 m² 3 2 4

6/47 BRAMSTON TCE




\$600,000

Aug 2024
8 Days

109 m² 2 1 1

5/15 ABERLEIGH RD




\$575,000

Aug 2024
3 Days

95 m² 2 1 1

19 GOULD RD



\$1,200,000

Jul 2024
N/A

145 m² - - -

4/7 BRAMSTON TCE



\$1,265,000

Jul 2024
35 Days

267 m² 3 2 2

4/55 ABERLEIGH RD



\$825,000

Jul 2024
14 Days

104 m² 3 1 1

4/16 WYNDHAM ST



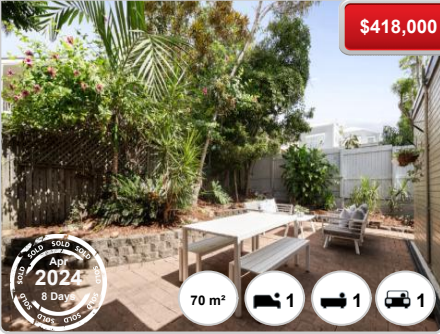
\$560,000

May 2024
9 Days

98 m² 2 1 1

4/100 BUTTERFIELD ST

\$418,000



70 m²

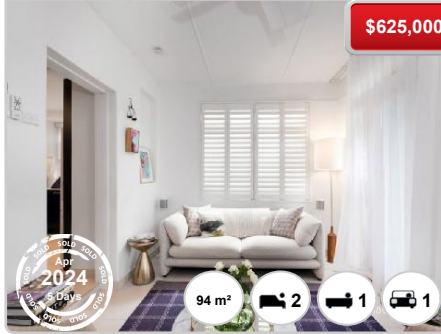
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1

1/226 HERSTON RD

\$625,000



94 m²

2

1

1