



RayWhite

SUBURB REPORT

MCDOWALL

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MCDOWALL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	120	\$ 425,000	0.0 %	\$ 283,000	\$ 865,000
2007	129	\$ 485,000	14.1 %	\$ 325,000	\$ 1,970,000
2008	80	\$ 491,500	1.3 %	\$ 362,000	\$ 785,000
2009	110	\$ 521,250	6.1 %	\$ 281,000	\$ 1,225,000
2010	105	\$ 577,500	10.8 %	\$ 390,000	\$ 865,000
2011	73	\$ 550,000	-4.8 %	\$ 395,000	\$ 1,843,000
2012	103	\$ 535,000	-2.7 %	\$ 368,000	\$ 840,000
2013	87	\$ 555,000	3.7 %	\$ 335,000	\$ 1,040,000
2014	106	\$ 599,750	8.1 %	\$ 330,000	\$ 1,360,000
2015	115	\$ 602,500	0.5 %	\$ 382,000	\$ 1,200,000
2016	104	\$ 635,000	5.4 %	\$ 405,000	\$ 3,150,000
2017	81	\$ 655,000	3.1 %	\$ 483,000	\$ 3,000,000
2018	98	\$ 675,844	3.2 %	\$ 460,000	\$ 2,800,000
2019	82	\$ 682,500	1.0 %	\$ 420,000	\$ 4,545,000
2020	100	\$ 702,500	2.9 %	\$ 487,500	\$ 3,400,000
2021	114	\$ 858,250	22.2 %	\$ 580,000	\$ 2,425,000
2022	85	\$ 980,000	14.2 %	\$ 660,000	\$ 3,375,000
2023	75	\$ 1,020,000	4.1 %	\$ 550,000	\$ 6,800,000
2024	44	\$ 1,112,500	9.1 %	\$ 697,500	\$ 7,550,000

Median Sale Price

\$1.1m

Based on 59 recorded House sales within the last 12 months (Oct '23 - Sep '24)

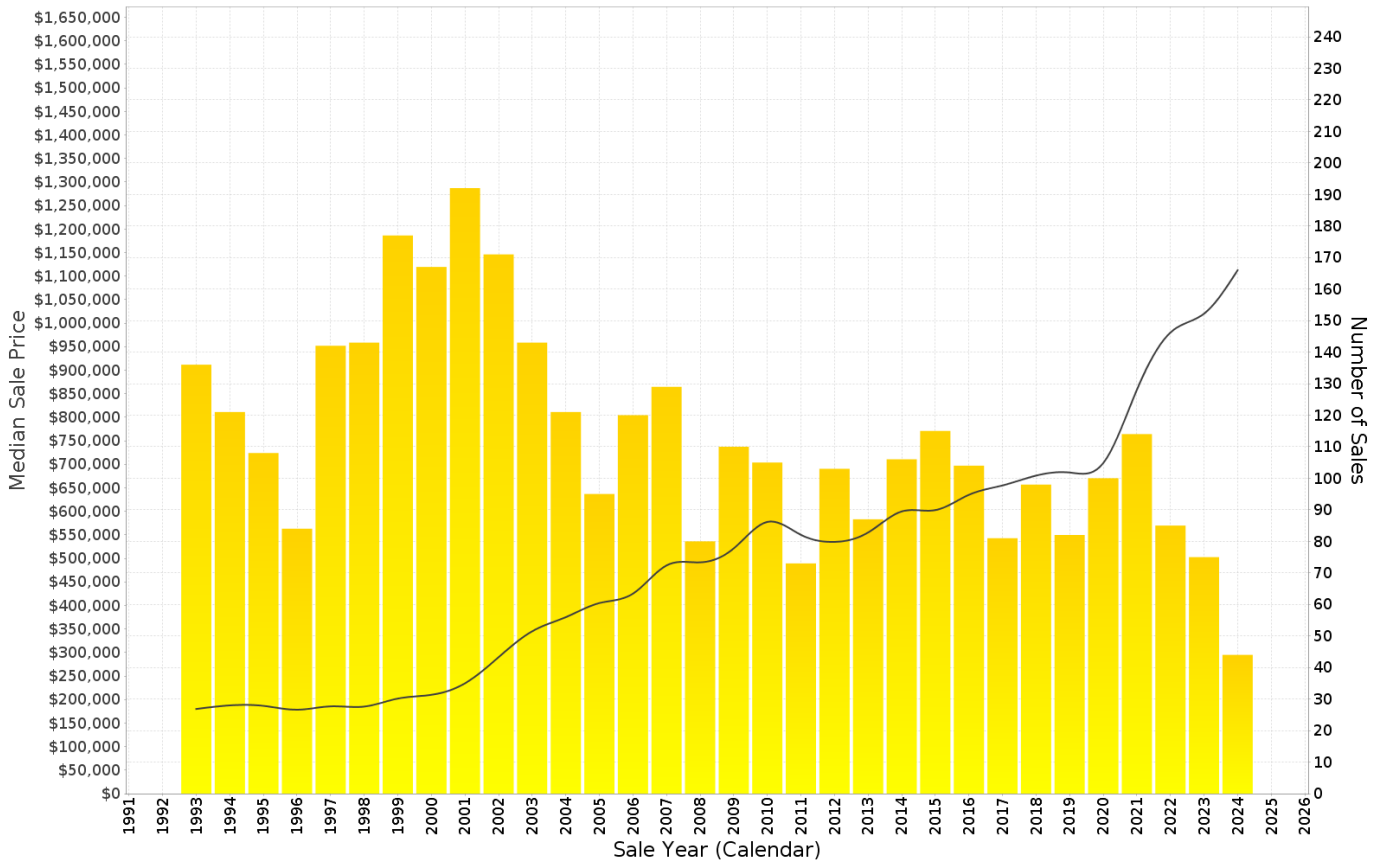
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+12.2%

Current Median Price: \$1,100,000
Previous Median Price: \$980,000

Based on 140 recorded House sales compared over the last two rolling 12 month periods



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MCDOWALL - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 59 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

+12.2%

Current Median Price: \$1,100,000
Previous Median Price: \$980,000

Based on 140 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

59

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

6 RUGGLES CRT



\$1,020,000

Sep 2024
35 Days

685 m² 3 1 4

60 STALLONE CCT



\$1,450,000

Aug 2024
6 Days

732 m² 4 2 2

3 BASSEY ST



\$1,017,000

Aug 2024
10 Days

643 m² 3 2 -

70 MALAGA ST



\$1,250,000

Aug 2024
24 Days

476 m² 4 2 2

32 REDFORD CRES




\$1,800,000

Aug 2024
17 Days

672 m² 5 3 2

16 CILENTO ST




\$850,000

Aug 2024
31 Days

320 m² 2 2 1

25 PEPPARD ST



\$1,050,000

Jul 2024
19 Days

613 m² 3 2 2

6 USTINOV CRES




\$1,145,000

Jul 2024
13 Days

594 m² 4 2 3

4 LEANNE CL



\$1,170,000

Jul 2024
11 Days

500 m² 4 2 2

19 LAURINA CRES

\$1,430,000

Sold Jun 2024
19 Days

800 m² 5 3 3

20 BORGNINE ST

\$945,000

Sold Jun 2024
30 Days

591 m² 4 2 2

74 RAVEN ST

\$1,100,000

Sold Jun 2024
48 Days

641 m² 4 2 2

18 USTINOV CRES

\$1,363,000

Sold Jul 2024
8 Days

596 m² 4 3 2

967 HAMILTON RD

\$1,195,000

Sold Jun 2024
11 Days

743 m² 4 2 2

34 MINNELLI PL

\$1,330,000

Sold Jun 2024
5 Days

614 m² 4 2 2

28 SPEILBERG ST

\$1,080,000

Sold Jun 2024
9 Days

704 m² 4 2 2

50 STREISAND DR

\$1,240,000

Sold Jun 2024
7 Days

651 m² 5 2 2

27 REDFORD CRES

\$1,588,000

Sold Jun 2024
18 Days

47 m² 5 3 2

21 VAN DYKE CRES

\$1,151,000

Sold May 2024
43 Days

697 m² 5 2 2

27 REDFORD CRES

\$1,588,000

Sold May 2024
N/A

863 m² 5 3 2

943 RODE RD

\$857,500

Sold May 2024
16 Days

556 m² 3 1 2

MCDOWALL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 278,750	0.0 %	\$ 245,000	\$ 360,000
2007	23	\$ 350,000	25.6 %	\$ 260,000	\$ 420,000
2008	25	\$ 385,000	10.0 %	\$ 330,000	\$ 408,000
2009	40	\$ 408,700	6.2 %	\$ 342,000	\$ 436,000
2010	11	\$ 385,000	-5.8 %	\$ 330,000	\$ 460,000
2011	11	\$ 355,000	-7.8 %	\$ 320,000	\$ 400,000
2012	20	\$ 422,500	19.0 %	\$ 340,000	\$ 425,000
2013	43	\$ 411,000	-2.7 %	\$ 352,500	\$ 430,000
2014	29	\$ 405,000	-1.5 %	\$ 345,000	\$ 630,000
2015	34	\$ 470,000	16.0 %	\$ 354,000	\$ 499,000
2016	53	\$ 537,000	14.3 %	\$ 335,000	\$ 590,000
2017	30	\$ 462,500	-13.9 %	\$ 300,000	\$ 590,000
2018	29	\$ 468,500	1.3 %	\$ 306,000	\$ 609,900
2019	82	\$ 587,000	25.3 %	\$ 316,000	\$ 660,000
2020	60	\$ 601,000	2.4 %	\$ 285,000	\$ 655,000
2021	81	\$ 610,000	1.5 %	\$ 330,000	\$ 785,000
2022	43	\$ 625,000	2.5 %	\$ 367,000	\$ 840,000
2023	53	\$ 660,000	5.6 %	\$ 435,000	\$ 890,000
2024	22	\$ 667,000	1.1 %	\$ 480,000	\$ 932,000

Median Sale Price

\$730k

Based on 35 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

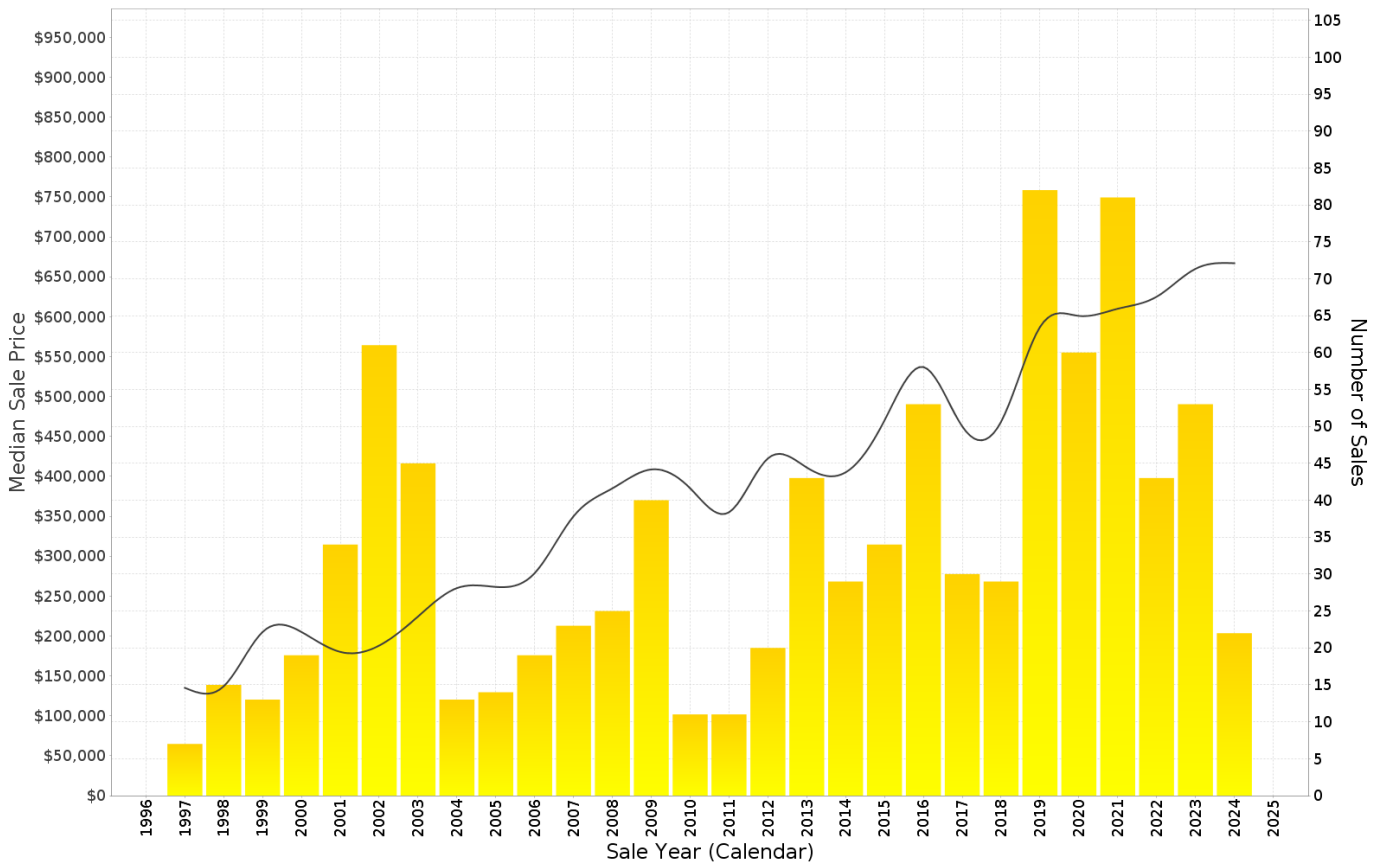
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+12.3%

Current Median Price: \$730,000
Previous Median Price: \$650,000

Based on 84 recorded Unit sales compared over the last two rolling 12 month periods



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MCDOWALL - Recently Sold Properties

Median Sale Price

\$730k

Based on 35 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

+12.3%

Current Median Price: \$730,000
Previous Median Price: \$650,000

Based on 84 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

35

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

31/34 PONTI ST

\$975,000

Aug 2024
N/A

4 beds, 2 baths, 2 cars

988 HAMILTON RD

\$975,000

Aug 2024
N/A

195 m², - beds, - baths, - cars

122 KEONA RD

\$870,000

Aug 2024
6 Days

166 m², 3 beds, 2 baths, 2 cars

5 BOTANICA PL

\$845,000

Aug 2024
N/A

196 m², - beds, - baths, - cars

7/107 KEONA RD

\$840,000

Jul 2024
10 Days

180 m², 3 beds, 2 baths, 2 cars

15/91 BECKETT RD

\$607,500

Jul 2024
5 Days

152 m², 2 beds, 2 baths, 1 car

31/95 BECKETT RD

\$590,000

Jul 2024
12 Days

101 m², 2 beds, 2 baths, 1 car

20/67 LANDIS ST

\$893,000

2024
N/A

195 m², - beds, - baths, - cars

107 KEONA RD

\$932,000

Jun 2024
N/A

199 m², 4 beds, 2 baths, 2 cars

906 HAMILTON RD

\$800,000

153 m²

31/91 BECKETT RD

\$600,000

166 m²

2/95 BECKETT RD

\$575,000

127 m²

17/91 BECKETT RD

\$605,000

152 m²

5/6 FOAMBARK ST

\$649,000

180 m²

11/95 BECKETT RD

\$539,000

110 m²

5/107 KEONA RD

\$902,500

199 m²

28/149 KEONA RD

\$685,000

225 m²

5 BOTANICA PL

\$755,000

188 m²