



RayWhite

SUBURB REPORT

NEWMARKET

raywhitealderley.com.au

NEWMARKET - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 461,000	0.0 %	\$ 280,000	\$ 1,650,000
2007	63	\$ 615,000	33.4 %	\$ 350,000	\$ 1,600,000
2008	42	\$ 617,500	0.4 %	\$ 407,500	\$ 2,010,000
2009	62	\$ 651,500	5.5 %	\$ 372,000	\$ 2,600,000
2010	54	\$ 706,500	8.4 %	\$ 359,000	\$ 1,800,000
2011	33	\$ 646,000	-8.6 %	\$ 325,000	\$ 1,890,000
2012	48	\$ 646,500	0.1 %	\$ 360,000	\$ 2,100,000
2013	62	\$ 690,000	6.7 %	\$ 430,000	\$ 1,465,000
2014	65	\$ 772,500	12.0 %	\$ 464,000	\$ 2,825,000
2015	78	\$ 766,500	-0.8 %	\$ 485,000	\$ 2,950,000
2016	52	\$ 840,250	9.6 %	\$ 514,000	\$ 1,500,000
2017	40	\$ 805,250	-4.2 %	\$ 480,000	\$ 1,900,000
2018	58	\$ 895,000	11.1 %	\$ 525,000	\$ 2,620,000
2019	39	\$ 900,000	0.6 %	\$ 525,000	\$ 2,400,000
2020	49	\$ 925,000	2.8 %	\$ 575,000	\$ 4,150,000
2021	74	\$ 1,155,000	24.9 %	\$ 600,000	\$ 3,375,000
2022	31	\$ 1,210,000	4.8 %	\$ 770,000	\$ 2,570,000
2023	42	\$ 1,553,000	28.3 %	\$ 368,850	\$ 3,820,000
2024	30	\$ 1,458,500	-6.1 %	\$ 815,000	\$ 2,800,000

Median Sale Price
\$1.47m

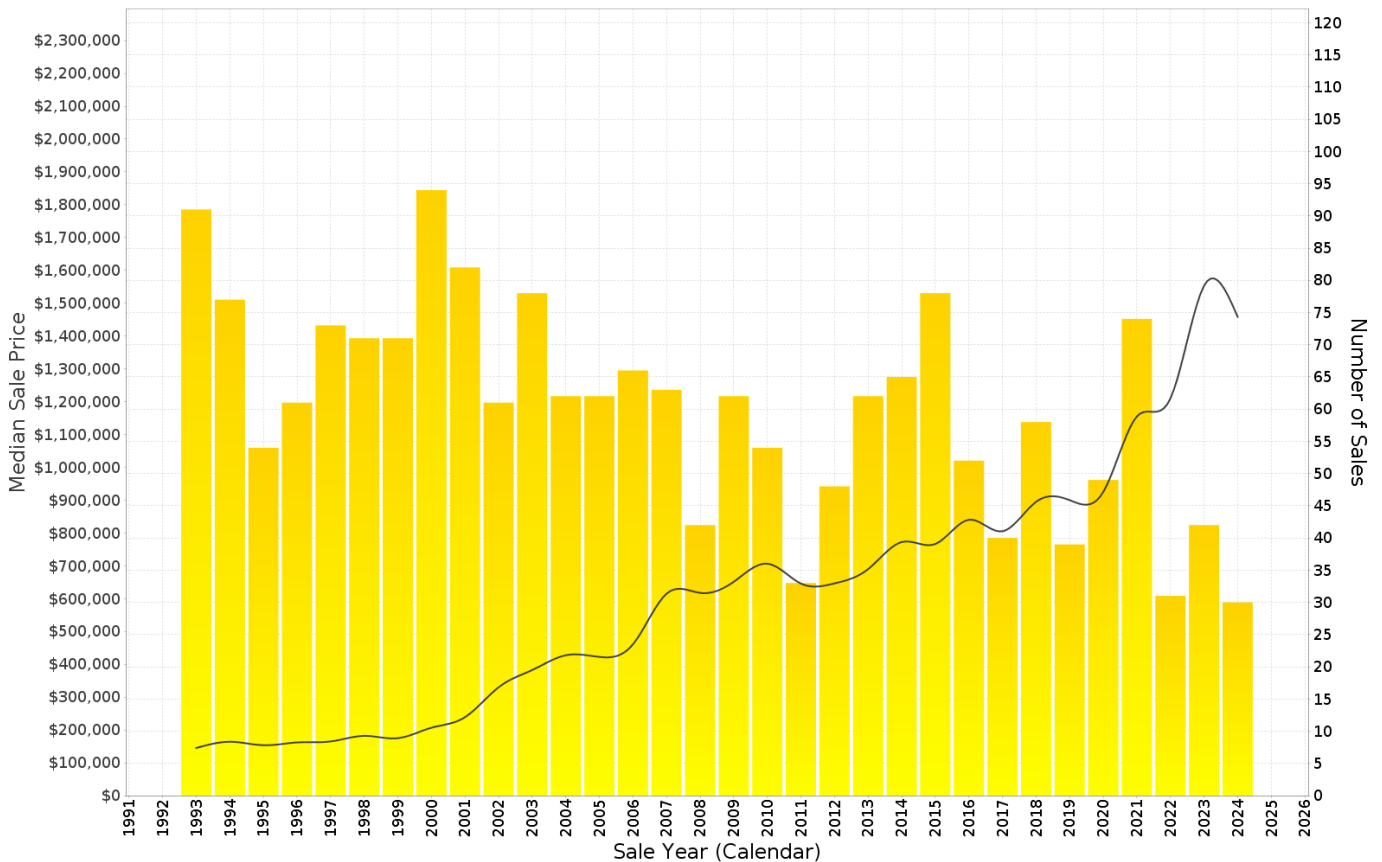
Based on 47 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth
-2.0%

Current Median Price: \$1,467,000
Previous Median Price: \$1,496,500

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



NEWMARKET - Recently Sold Properties

Median Sale Price

\$1.47m

Based on 47 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

-2.0%

Current Median Price: \$1,467,000
Previous Median Price: \$1,496,500

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


Sold Properties

47

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 ROBE ST



\$3,425,000

Sep 2024
26 Days

685 m² 5 3 2

21 FARM ST



\$1,250,000

Sep 2024
22 Days

635 m² 3 1 1

194 WILSTON RD



\$1,600,000

Aug 2024
26 Days

594 m² 3 1 2

34 WILSTON RD




\$1,005,000

Aug 2024
84 Days

678 m² 3 1 -

79 ERNETON ST



\$1,339,000

Aug 2024
19 Days

405 m² 4 2 2

3 YARRADALE ST




\$1,470,000

Jul 2024
42 Days

508 m² 3 2 3

8 NORTH ST

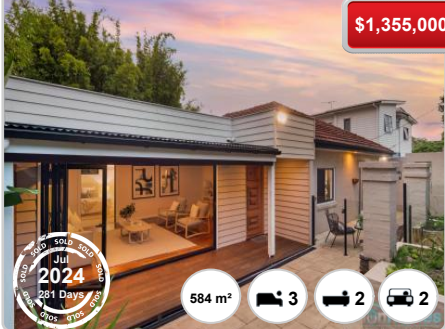


\$2,060,000

Jul 2024
34 Days

302 m² 5 3 2

40 WILSTON RD




\$1,355,000

Jul 2024
281 Days

584 m² 3 2 2

55 BANKS ST




\$1,500,000

Jul 2024
N/A

607 m² 3 3 3

342 NEWMARKET RD



\$815,000

Jun 2024
19 Days

405 m² 3 1 2

14 DANIEL PL



\$2,300,000

Jun 2024
N/A

687 m² 5 3 2

36 GARDEN TCE

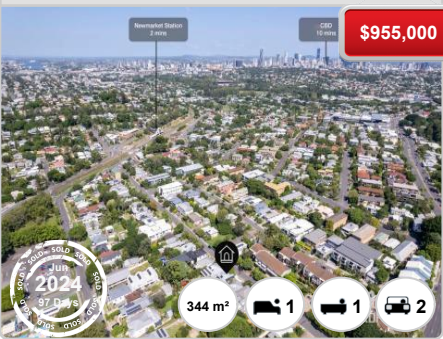


\$1,560,000

Jun 2024
23 Days

405 m² 5 3 2

45 FARM ST

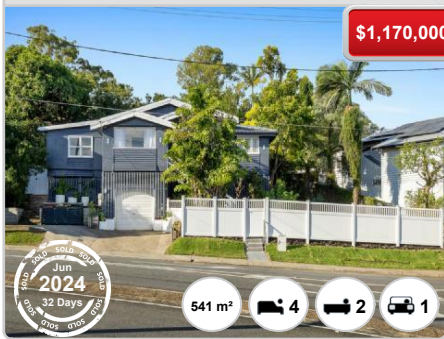


\$955,000

Jun 2024
97 Days

344 m² 1 1 2

5 WILSTON RD

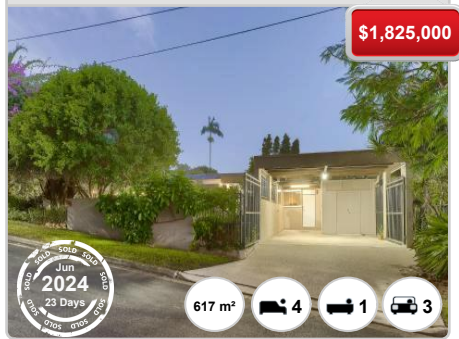


\$1,170,000

Jun 2024
32 Days

541 m² 4 2 1

60 DAVIDSON ST



\$1,825,000

Jun 2024
23 Days

617 m² 4 1 3

52 GARDEN TCE



\$1,500,888

May 2024
42 Days

405 m² 5 3 3

52 FINSBURY ST



\$1,450,000

May 2024
44 Days

607 m² 3 1 2

123 ABUKLEA ST

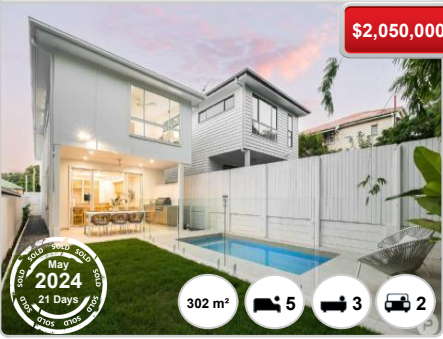


\$2,500,000

May 2024
11 Days

810 m² 5 2 2

8A NORTH ST

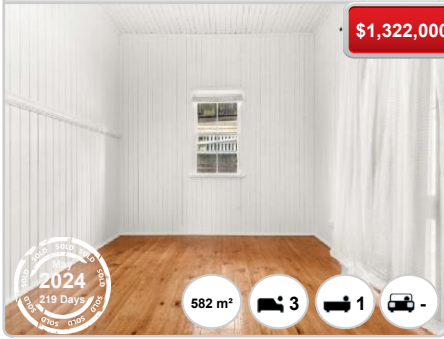


\$2,050,000

May 2024
21 Days

302 m² 5 3 2

55 WICKHAM ST



\$1,322,000

2024
219 Days

582 m² 3 1 -

10A NORTH ST



\$1,300,000

2024
219 Days

164 m² 4 2 2

Lower Floor: Living/Dining 28 x 40, Kitchen 28 x 14, Garage 6.8 x 3.8, Covered Patio 3.3 x 2.7, Carport 18.4 x 6.0, Laundry, Stairs 3.1 x 2.7, Entry 3.1 x 2.7, Bath 3.1 x 1.2, Bed 4 3.1 x 1.2, Bed 3 2.7 x 1.3, Bed 2 2.7 x 1.3, Bed 1 2.7 x 1.3, Stairs 3.1 x 1.3, Bathroom, Ensuite, Wardrobe 4.0 x 2.1, Closets.

NEWMARKET - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 319,000	0.0 %	\$ 130,000	\$ 1,260,000
2007	51	\$ 355,000	11.3 %	\$ 215,000	\$ 1,200,000
2008	38	\$ 393,000	10.7 %	\$ 245,500	\$ 610,000
2009	29	\$ 416,000	5.9 %	\$ 240,000	\$ 750,000
2010	47	\$ 465,000	11.8 %	\$ 265,000	\$ 1,050,000
2011	52	\$ 380,000	-18.3 %	\$ 245,000	\$ 750,000
2012	44	\$ 407,500	7.2 %	\$ 253,000	\$ 701,000
2013	39	\$ 401,000	-1.6 %	\$ 260,000	\$ 1,145,000
2014	47	\$ 455,000	13.5 %	\$ 291,000	\$ 737,000
2015	44	\$ 433,250	-4.8 %	\$ 274,000	\$ 2,250,000
2016	38	\$ 505,450	16.7 %	\$ 295,000	\$ 685,000
2017	34	\$ 490,000	-3.1 %	\$ 257,000	\$ 753,500
2018	55	\$ 505,000	3.1 %	\$ 242,000	\$ 1,500,000
2019	55	\$ 490,000	-3.0 %	\$ 210,000	\$ 1,950,000
2020	41	\$ 490,500	0.1 %	\$ 240,000	\$ 960,000
2021	59	\$ 452,000	-7.8 %	\$ 277,000	\$ 1,700,000
2022	44	\$ 600,000	32.7 %	\$ 280,000	\$ 1,800,000
2023	46	\$ 527,500	-12.1 %	\$ 330,000	\$ 1,140,000
2024	20	\$ 680,550	29.0 %	\$ 460,000	\$ 3,500,000

Median Sale Price

\$603k

Based on 31 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

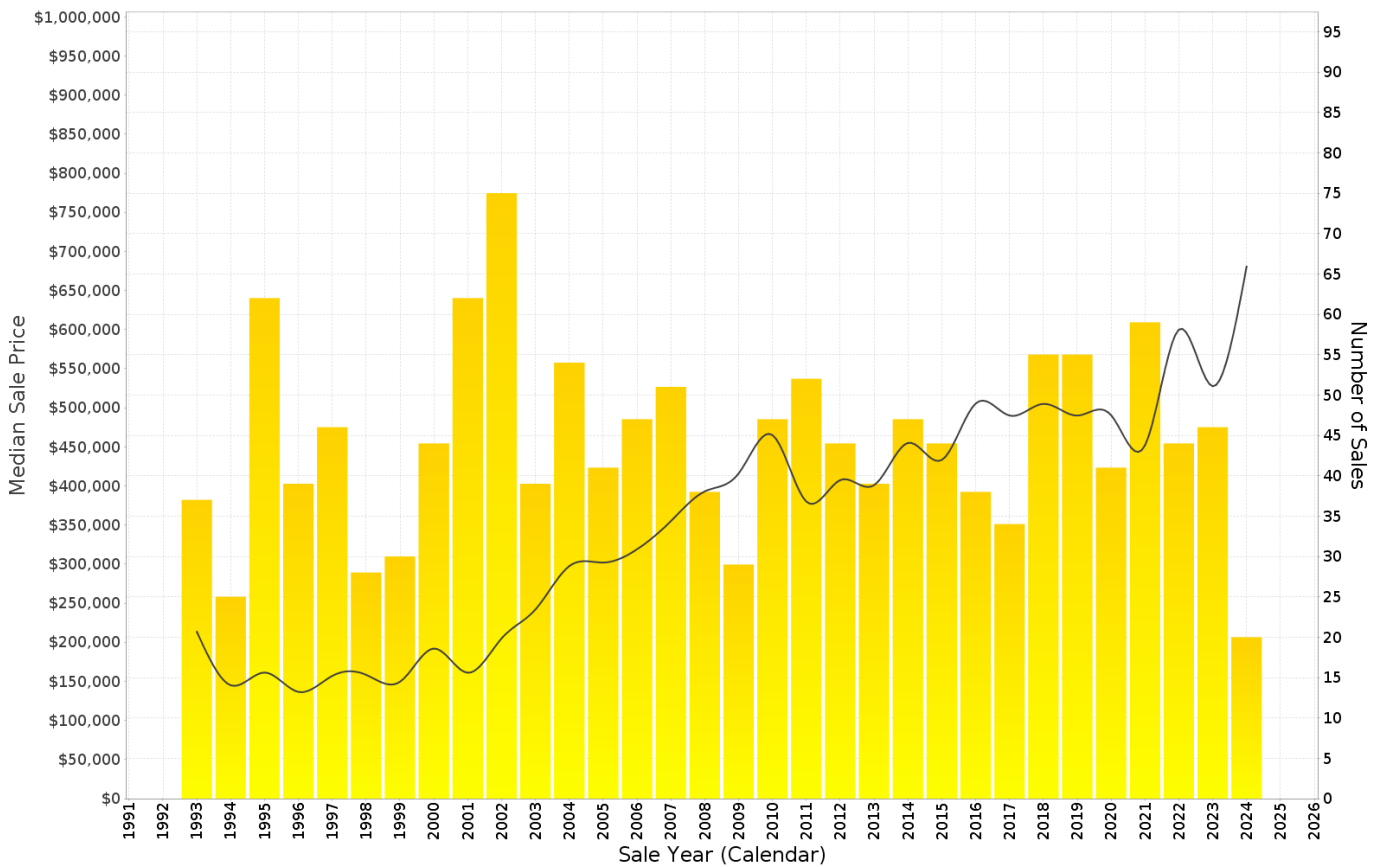
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.8%

Current Median Price: \$603,000
Previous Median Price: \$530,000

Based on 72 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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NEWMARKET - Recently Sold Properties

Median Sale Price

\$603k

Based on 31 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

+13.8%

Current Median Price: \$603,000
Previous Median Price: \$530,000

Based on 72 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

31

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

17 GARDEN TCE



\$1,030,000

Sep 2024
18 Days

160 m² 3 2 2

4/27 WICKHAM ST




\$700,000

Sep 2024
24 Days

124 m² 2 2 2

3/24 TERRACE ST



\$600,000

Aug 2024
9 Days

114 m² 2 2 1

4/115 EDMONDSTONE ST




\$1,303,000

Jul 2024
10 Days

201 m² 3 2 4

31/22 THURLOW ST




\$828,000

Jul 2024
7 Days

195 m² 3 2 1

2/1 BURNLEY ST




\$750,000

Jul 2024
17 Days

128 m² 3 2 2

5/34 EDMONDSTONE ST



\$775,000

Jul 2024
3 Days

210 m² 2 1 1

2/257 ENOGGERA RD




\$680,000

Jul 2024
N/A

97 m² 2 1 1

3/32 TERRACE ST



\$609,000

Jul 2024
13 Days

96 m² 2 1 1

8 & 9/17 ERNETON ST

\$601,500

Jun 2024
N/A

809 m² 2 2 1

29/2-4 GARDEN TCE

\$490,000

Jun 2024
N/A

62 m² 1 1 1

5/17 ERNETON ST

\$603,000

Jun 2024
N/A

77 m² 1 1 1

26/2-4 GARDEN TCE

\$490,000

Jun 2024
7 Days

63 m² 1 1 1

5/325 ENOGGERA RD

\$600,000

Jun 2024
N/A

126 m² 2 2 1

5/54 GARDEN RD

\$600,000

Jun 2024
21 Days

1,193 m² 2 2 1

1/26 FARM ST

\$990,000

May 2024
2 Days

112 m² 3 2 2

3/425 NEWMARKET RD

\$752,000

May 2024
12 Days

138 m² 2 2 1

3/38 ALDERSON ST

\$515,000

May 2024
8 Days

81 m² 2 1 1

1/12 BARADINE ST

\$460,000

Apr 2024
4 Days

75 m² 1 1 1

14/22 THURLOW ST

\$747,000

Apr 2024
24 Days

157 m² 3 2 1