



RayWhite

SUBURB REPORT

STAFFORD

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STAFFORD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	116	\$ 338,500	0.0 %	\$ 230,000	\$ 700,000
2007	116	\$ 420,000	24.1 %	\$ 256,500	\$ 831,000
2008	78	\$ 458,500	9.2 %	\$ 305,000	\$ 850,000
2009	132	\$ 450,000	-1.9 %	\$ 280,000	\$ 780,000
2010	88	\$ 480,000	6.7 %	\$ 345,500	\$ 800,000
2011	86	\$ 455,000	-5.2 %	\$ 335,000	\$ 810,000
2012	80	\$ 435,000	-4.4 %	\$ 320,000	\$ 889,000
2013	107	\$ 473,288	8.8 %	\$ 310,000	\$ 1,075,000
2014	110	\$ 541,000	14.3 %	\$ 370,000	\$ 1,500,000
2015	124	\$ 556,000	2.8 %	\$ 362,410	\$ 1,000,000
2016	83	\$ 590,000	6.1 %	\$ 446,000	\$ 1,230,000
2017	92	\$ 620,000	5.1 %	\$ 445,000	\$ 1,080,000
2018	107	\$ 615,000	-0.8 %	\$ 405,000	\$ 1,261,667
2019	89	\$ 640,000	4.1 %	\$ 395,000	\$ 3,000,000
2020	125	\$ 670,000	4.7 %	\$ 424,000	\$ 1,300,000
2021	136	\$ 920,000	37.3 %	\$ 520,000	\$ 2,000,000
2022	89	\$ 985,000	7.1 %	\$ 700,000	\$ 2,670,000
2023	96	\$ 943,000	-4.3 %	\$ 610,003	\$ 1,844,889
2024	54	\$ 1,095,000	16.1 %	\$ 623,888	\$ 2,880,000

Median Sale Price

\$1.05m

Based on 79 recorded House sales within the last 12 months (Oct '23 - Sep '24)

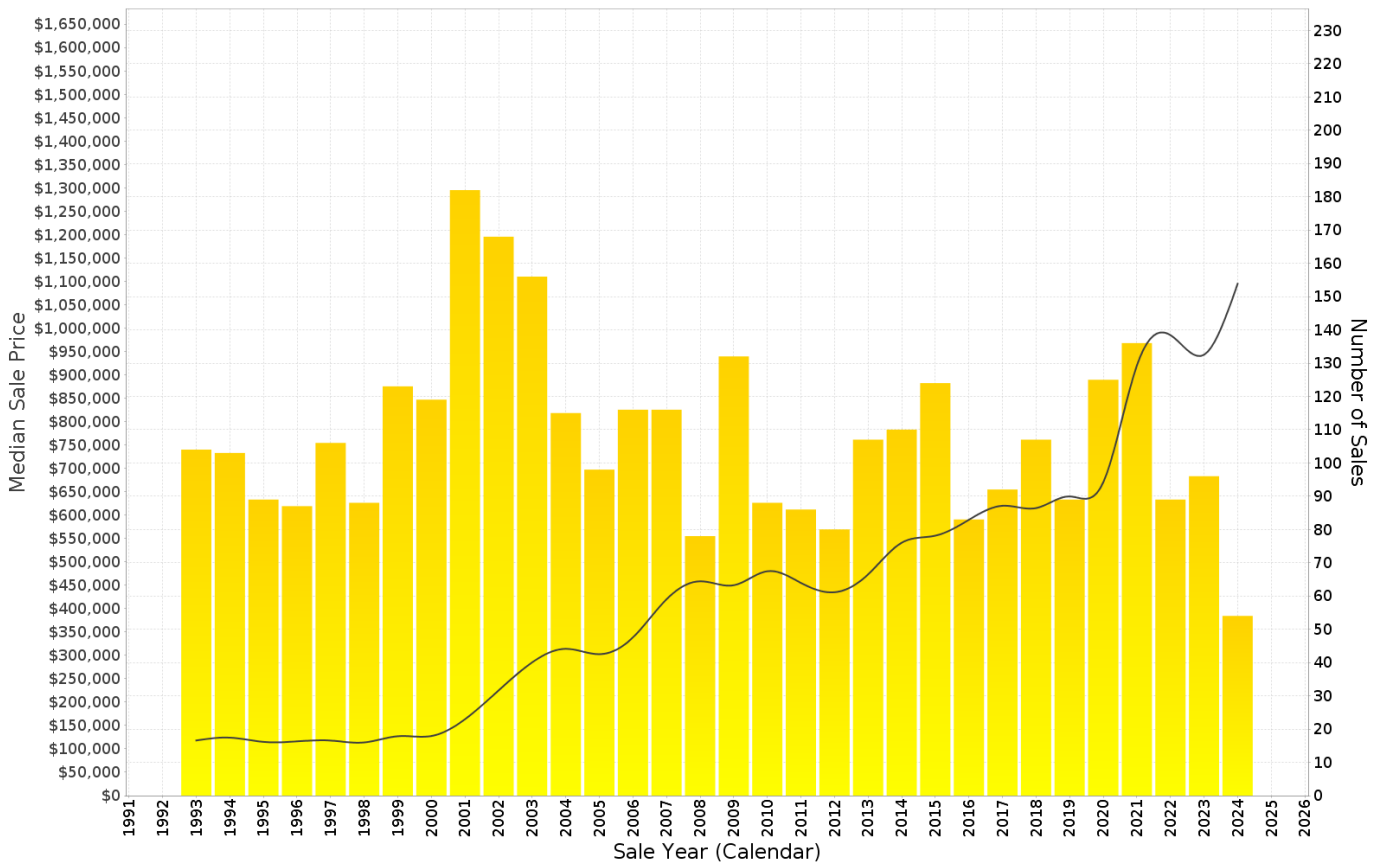
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+18.2%

Current Median Price: \$1,055,000
Previous Median Price: \$892,500

Based on 171 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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STAFFORD - Recently Sold Properties

Median Sale Price

\$1.05m

Based on 79 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

+18.2%

Current Median Price: \$1,055,000
Previous Median Price: \$892,500

Based on 171 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

79

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

37 CLIFFORD ST

\$1,200,000

Sep 2024
6 Days

415 m² 2 1 1

28 LENNON ST

\$1,150,000

Sep 2024
14 Days

607 m² 2 1 2

102 ARMFIELD ST

\$1,065,000

Sep 2024
25 Days

771 m² 3 1 3

24 KANANGRA ST

\$1,083,200

Aug 2024
17 Days

670 m² 3 1 2

76 BYTH ST

\$1,280,000

Aug 2024
22 Days

607 m² 4 2 2

25 CLIFFORD ST

\$1,380,000

Aug 2024
16 Days

422 m² 3 1 2

53 BARBIGAL ST

\$1,167,500

Aug 2024
N/A

683 m² 4 2 2

65 MINIMINE ST

\$2,150,000

Aug 2024
N/A

photo not available

5 3 2

112 ARMFIELD ST

\$1,150,000

Jul 2024
15 Days

612 m² 3 1 2

135 MINIMINE ST

\$1,180,000

Sold Jun 2024
28 Days

688 m² 4 2 3

5 ALLOWRIE ST

\$1,030,000

Sold Jun 2024
28 Days

647 m² 4 1 1

235 WEBSTER ROAD OF

\$875,000

Sold Jun 2024
7 Days

809 m² 2 1 1

74 REUBEN ST

\$1,425,000

Sold Jul 2024
24 Days

820 m² 5 1 1

58 JARDINE ST

\$2,880,000

Sold Jul 2024
19 Days

718 m² 5 4 4

70 PATEENA ST

\$1,051,000

Sold Jul 2024
10 Days

539 m² 3 1 1

56 MIDSON ST

\$1,180,000

Sold Jun 2024
100 Days

512 m² 4 2 3

32 GARDE ST

\$1,105,000

Sold Jun 2024
8 Days

642 m² 3 1 2

54 WAROON ST

\$1,762,500

Sold Jun 2024
130 Days

323 m² 4 3 2

33 BARBIGAL ST

\$1,050,000

Sold Jun 2024
6 Days

630 m² 3 2 2

2 KIDGELL ST

\$930,000

Sold Jun 2024
9 Days

698 m² 3 1 2

515 STAFFORD ROAD OF

\$820,000

Sold Jun 2024
27 Days

728 m² 3 1 1

STAFFORD - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	26	\$ 248,750	0.0 %	\$ 115,000	\$ 690,000
2007	49	\$ 330,000	32.7 %	\$ 125,000	\$ 890,000
2008	38	\$ 409,950	24.2 %	\$ 138,000	\$ 835,000
2009	77	\$ 364,200	-11.2 %	\$ 128,000	\$ 570,000
2010	113	\$ 380,000	4.3 %	\$ 140,000	\$ 525,500
2011	106	\$ 362,000	-4.7 %	\$ 155,000	\$ 759,020
2012	132	\$ 389,080	7.5 %	\$ 137,500	\$ 1,321,375
2013	64	\$ 400,000	2.8 %	\$ 140,000	\$ 3,000,000
2014	70	\$ 418,500	4.6 %	\$ 40,000	\$ 1,760,000
2015	106	\$ 449,000	7.3 %	\$ 164,000	\$ 1,810,000
2016	33	\$ 420,000	-6.5 %	\$ 175,000	\$ 960,000
2017	42	\$ 420,000	0.0 %	\$ 174,000	\$ 2,450,000
2018	61	\$ 415,000	-1.2 %	\$ 150,000	\$ 1,200,000
2019	78	\$ 400,000	-3.6 %	\$ 139,000	\$ 1,320,000
2020	62	\$ 367,000	-8.2 %	\$ 10,000	\$ 990,000
2021	109	\$ 410,000	11.7 %	\$ 10,000	\$ 4,095,496
2022	102	\$ 445,000	8.5 %	\$ 180,000	\$ 1,200,000
2023	88	\$ 480,500	8.0 %	\$ 203,000	\$ 2,700,000
2024	48	\$ 552,000	14.9 %	\$ 231,050	\$ 3,200,000

Median Sale Price

\$560k

Based on 73 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

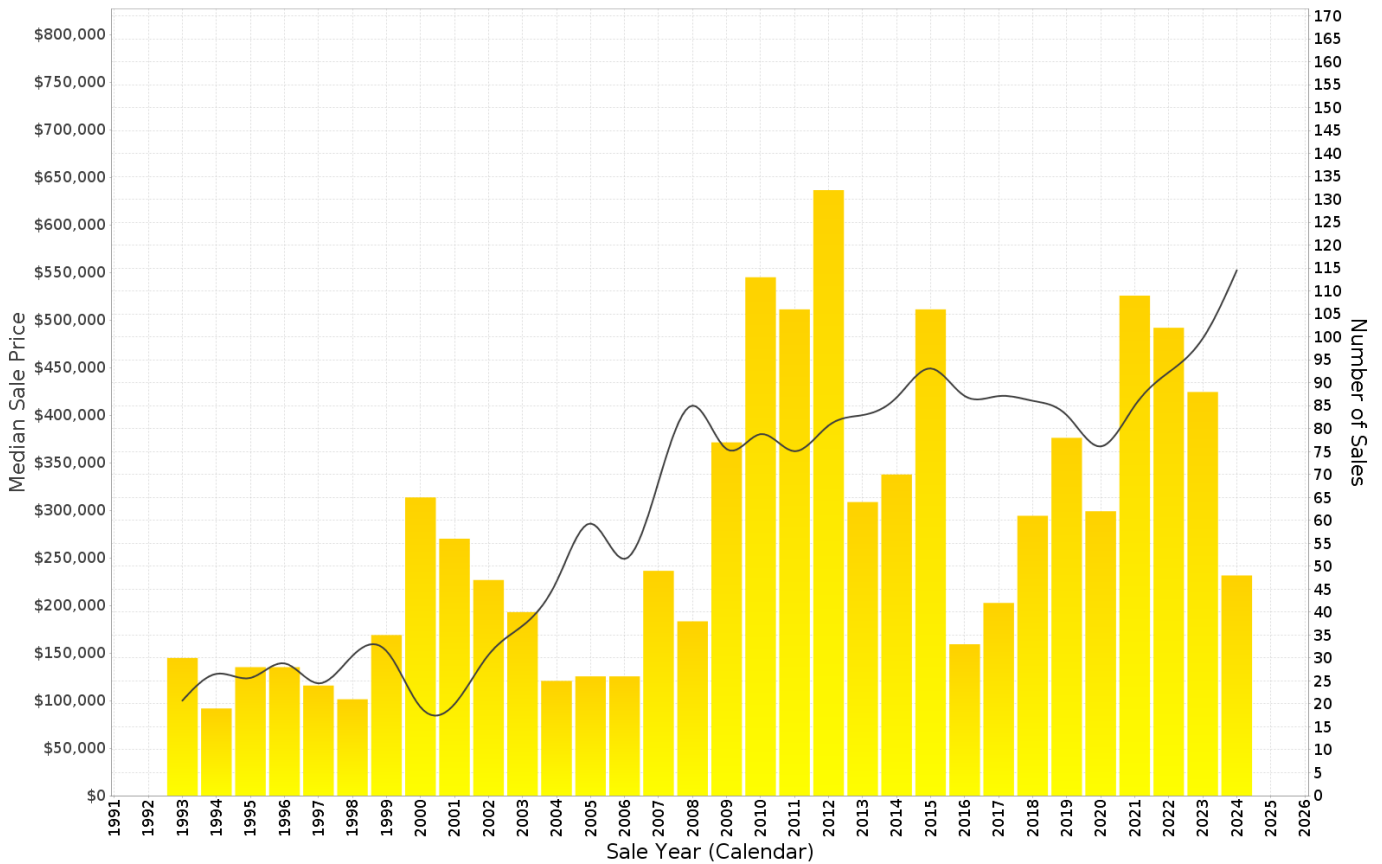
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+21.5%

Current Median Price: \$560,000
Previous Median Price: \$461,000

Based on 154 recorded Unit sales compared over the last two rolling 12 month periods



STAFFORD - Recently Sold Properties

Median Sale Price

\$560k

Based on 73 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

+21.5%

Current Median Price: \$560,000
Previous Median Price: \$461,000

Based on 154 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

73

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

1/24 LENNON ST

\$700,000

Sold Sep 2024
N/A

112 m² 2 2 1

3/30 LEIPER ST

\$550,000

Sold Aug 2024
5 Days

92 m² 2 1 1

3/11 GAMELIN CRES

\$820,000

Sold Aug 2024
29 Days

136 m² 3 2 1

80/50 COLLIER ST

\$560,000

Sold Aug 2024
N/A

84 m² 2 2 1

21/6 BABARRA ST

\$455,000

Sold Aug 2024
N/A

63 m² 1 1 1

13/46 LUTANA ST

\$680,000

Sold Aug 2024
13 Days

102 m² 2 2 2

2/14 SCHOOL RD

\$790,000

Sold Jul 2024
7 Days

125 m² 3 2 1

3/213 WEBSTER RD

\$620,000

Sold Jul 2024
N/A

103 m² 2 1 1

7/18 LINDLEY ST

\$950,000

Sold Jul 2024
21 Days

183 m² 3 2 2

16/22 SCHOOL RD

\$650,000

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2024 N/A

2 2 2

4/12 WEBSTER RD

\$2,150,000

2024 33 Days

500 m² - - -

77/6 BABARRA ST

\$499,000

2024 N/A

63 m² 1 1 1

16/26 SCHOOL RD

\$650,000

2024

122 m² - - -

3/12 BILLABONG ST

\$1,100,000

2024 N/A

258 m² - - -

100/6 BABARRA ST

\$470,000

2024 7 Days

63 m² 1 1 1

32/50 COLLIER ST

\$550,000

2024 N/A

82 m² 2 1 1

35/348 STAFFORD RD

\$310,000

2024 10 Days

46 m² 1 1 1

9/20 THEODORE ST

\$595,000

2024 25 Days

91 m² 2 2 1

29/6 BABARRA ST

\$361,000

2024 13 Days

85 m² 1 1 1

11/66 GAMELIN CRES

\$790,000

2024 24 Days

124 m² 3 2 2

8/6 BABARRA ST

\$497,000

2024 16 Days

78 m² 1 1 1