



**RayWhite**

**SUBURB REPORT**

**STAFFORD HEIGHTS**

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

# STAFFORD HEIGHTS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	120	\$ 351,500	0.0 %	\$ 245,000	\$ 830,000
2007	134	\$ 412,000	17.2 %	\$ 174,653	\$ 1,550,000
2008	108	\$ 433,000	5.1 %	\$ 310,000	\$ 770,000
2009	119	\$ 450,000	3.9 %	\$ 275,000	\$ 850,000
2010	127	\$ 470,000	4.4 %	\$ 335,000	\$ 845,000
2011	95	\$ 440,000	-6.4 %	\$ 329,000	\$ 879,000
2012	90	\$ 435,500	-1.0 %	\$ 364,000	\$ 785,000
2013	120	\$ 492,690	13.1 %	\$ 340,000	\$ 955,000
2014	133	\$ 504,000	2.3 %	\$ 5,962	\$ 1,111,111
2015	130	\$ 555,000	10.1 %	\$ 400,000	\$ 3,300,000
2016	129	\$ 575,000	3.6 %	\$ 250,000	\$ 1,175,000
2017	115	\$ 580,000	0.9 %	\$ 375,000	\$ 1,200,000
2018	125	\$ 615,000	6.0 %	\$ 437,500	\$ 1,200,000
2019	121	\$ 620,000	0.8 %	\$ 425,000	\$ 1,350,000
2020	126	\$ 652,125	5.2 %	\$ 443,000	\$ 1,175,000
2021	183	\$ 880,000	34.9 %	\$ 500,000	\$ 2,100,000
2022	119	\$ 935,000	6.2 %	\$ 510,000	\$ 3,100,000
2023	120	\$ 947,500	1.3 %	\$ 700,000	\$ 1,727,000
2024	56	\$ 1,115,000	17.7 %	\$ 728,000	\$ 2,455,000

## Median Sale Price

**\$1.07m**

Based on 85 recorded House sales within the last 12 months (Oct '23 - Sep '24)

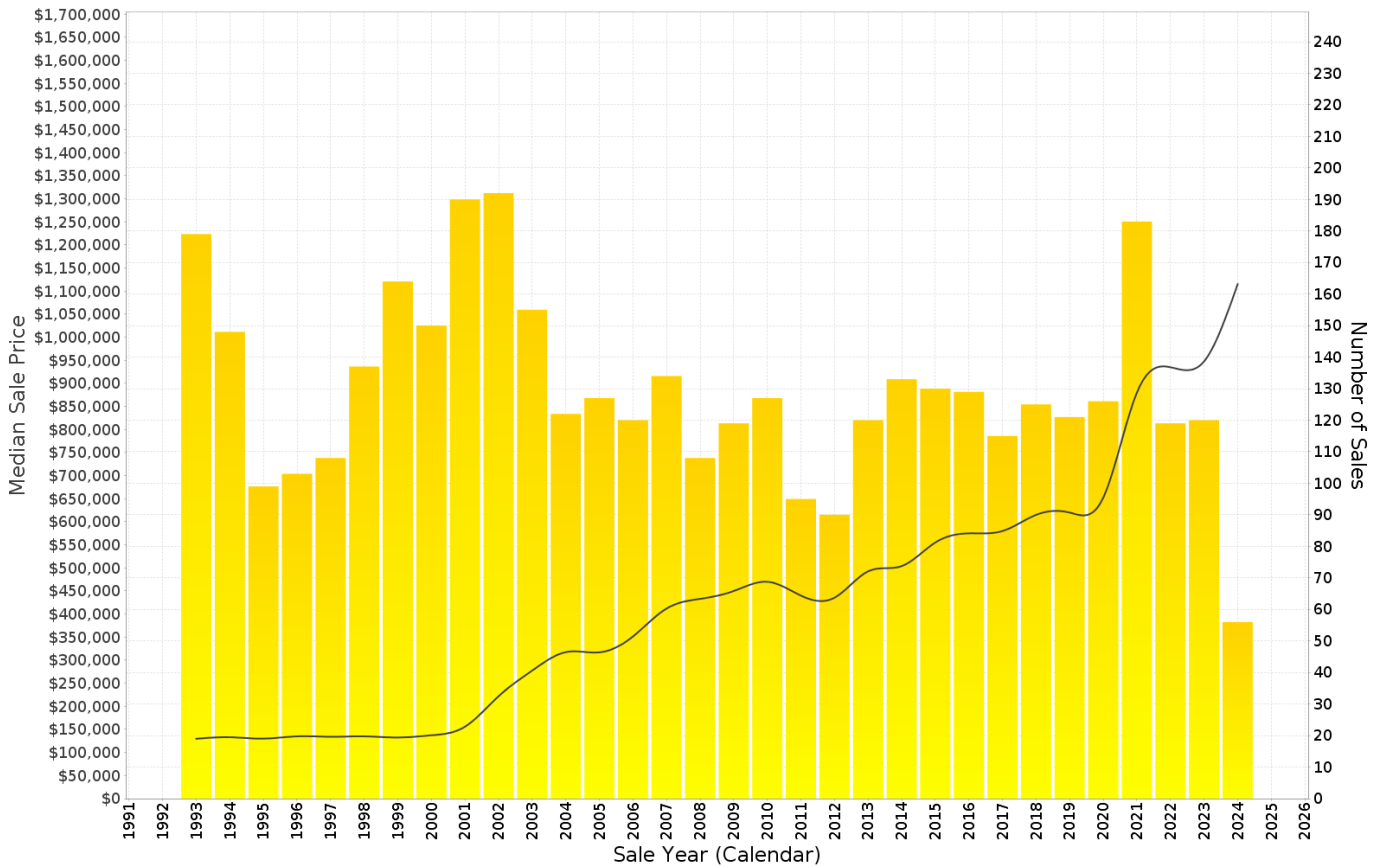
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+18.2%**

Current Median Price: \$1,070,000  
Previous Median Price: \$905,000

Based on 209 recorded House sales compared over the last two rolling 12 month periods



# STAFFORD HEIGHTS - Recently Sold Properties

Median Sale Price

**\$1.07m**

Based on 85 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: \$1,070,000  
Previous Median Price: \$905,000

Based on 209 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**85**

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

**11 BREWSTER ST**

**\$1,012,500**

Sep 2024  
31 Days

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

**56 REMICK ST**

**\$1,160,000**

Sep 2024  
23 Days

549 m<sup>2</sup> 3 2 2

**20 OAKEY ST**

**\$1,395,000**

Sep 2024  
14 Days

655 m<sup>2</sup> 3 3 2

**15 BROULA ST**

**\$1,382,000**

Sep 2024  
5 Days

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

**106 MOREE ST**

**\$865,000**

Sep 2024  
23 Days

607 m<sup>2</sup> 2 1 2

**32 AMOTT ST**

**\$1,175,000**

Aug 2024  
10 Days

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

**152 REDWOOD ST**

**\$2,250,000**

Aug 2024  
8 Days

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

**40 NORMANTON ST**

**\$1,170,000**

Aug 2024  
16 Days

1,263 m<sup>2</sup> 4 1 2

**45 WILGARNING ST**

**\$950,000**

Aug 2024  
26 Days

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

**126 FARRANT ST**

**\$950,000**

Aug 2024  
27 Days

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

**219 APPLEBY ROAD OF**

**\$1,085,000**

Aug 2024  
11 Days

607 m<sup>2</sup> 3 2 4

**12 BANN ST**

**\$1,100,000**

Aug 2024  
4 Days

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

**29 NIVEN ST**

**\$1,230,000**

Aug 2024  
20 Days

655 m<sup>2</sup> 3 2 3

**3 DISNEY ST**

**\$1,185,000**

Jul 2024  
17 Days

880 m<sup>2</sup> 4 2 1

**3 DORKAY ST**

**\$1,325,000**

Aug 2024  
10 Days

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

**24 HEILBROMM ST**

**\$1,012,000**

Jul 2024  
16 Days

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

**1 RINGROSE ST**

**\$1,440,000**

Jul 2024  
N/A

597 m<sup>2</sup> 4 2 2

**90 PANGEZA ST**

**\$1,440,000**

Jul 2024  
N/A

photo not available

4 2 2

**307 KITCHENER RD**

**\$1,150,000**

Jun 2024  
226 Days

607 m<sup>2</sup> 3 2 2

**1 BREWSTER ST**

**\$1,130,000**

Jul 2024  
23 Days

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

**19 CARATEL ST**

**\$1,500,000**

Jun 2024  
17 Days

913 m<sup>2</sup> 4 2 2

# STAFFORD HEIGHTS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 310,000	0.0 %	\$ 300,000	\$ 320,000
2007	0				
2008	0				
2009	1	\$ 550,000		\$ 550,000	\$ 550,000
2010	1	\$ 400,000	0.0 %	\$ 400,000	\$ 400,000
2011	1	\$ 357,000	-10.8 %	\$ 357,000	\$ 357,000
2012	1	\$ 376,500	5.5 %	\$ 376,500	\$ 376,500
2013	1	\$ 400,000	6.2 %	\$ 400,000	\$ 400,000
2014	0				
2015	1	\$ 469,000	0.0 %	\$ 469,000	\$ 469,000
2016	0				
2017	1	\$ 410,000	0.0 %	\$ 410,000	\$ 410,000
2018	1	\$ 575,000	40.2 %	\$ 575,000	\$ 575,000
2019	1	\$ 405,000	-29.6 %	\$ 405,000	\$ 405,000
2020	2	\$ 530,000	30.9 %	\$ 500,000	\$ 560,000
2021	0				
2022	1	\$ 810,000	0.0 %	\$ 810,000	\$ 810,000
2023	2	\$ 660,000	-18.5 %	\$ 635,000	\$ 685,000
2024	0				

Median Sale Price

N/A

Suburb Growth

N/A

