



**RayWhite**

**SUBURB REPORT**

**ALDERLEY**

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

# ALDERLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	102	\$ 460,000	0.0 %	\$ 292,500	\$ 1,300,000
2007	108	\$ 518,000	12.6 %	\$ 295,000	\$ 1,600,000
2008	81	\$ 570,000	10.0 %	\$ 402,500	\$ 1,515,000
2009	91	\$ 588,000	3.2 %	\$ 350,000	\$ 1,500,000
2010	75	\$ 620,000	5.4 %	\$ 386,000	\$ 1,590,000
2011	74	\$ 580,000	-6.5 %	\$ 360,000	\$ 1,180,000
2012	67	\$ 638,000	10.0 %	\$ 390,000	\$ 2,710,000
2013	88	\$ 620,000	-2.8 %	\$ 390,000	\$ 3,000,000
2014	83	\$ 676,000	9.0 %	\$ 430,000	\$ 2,257,700
2015	92	\$ 710,500	5.1 %	\$ 449,000	\$ 1,520,000
2016	79	\$ 790,000	11.2 %	\$ 350,000	\$ 2,500,000
2017	83	\$ 812,500	2.8 %	\$ 430,000	\$ 2,500,000
2018	80	\$ 855,000	5.2 %	\$ 415,000	\$ 1,450,000
2019	78	\$ 820,000	-4.1 %	\$ 520,500	\$ 2,785,000
2020	79	\$ 850,000	3.7 %	\$ 490,000	\$ 2,450,000
2021	95	\$ 1,110,000	30.6 %	\$ 509,000	\$ 3,500,000
2022	68	\$ 1,250,854	12.7 %	\$ 685,000	\$ 3,410,000
2023	78	\$ 1,245,000	-0.5 %	\$ 678,000	\$ 3,720,000
2024	40	\$ 1,355,000	8.8 %	\$ 840,000	\$ 2,500,000

**Median Sale Price**  
**\$1.3m**

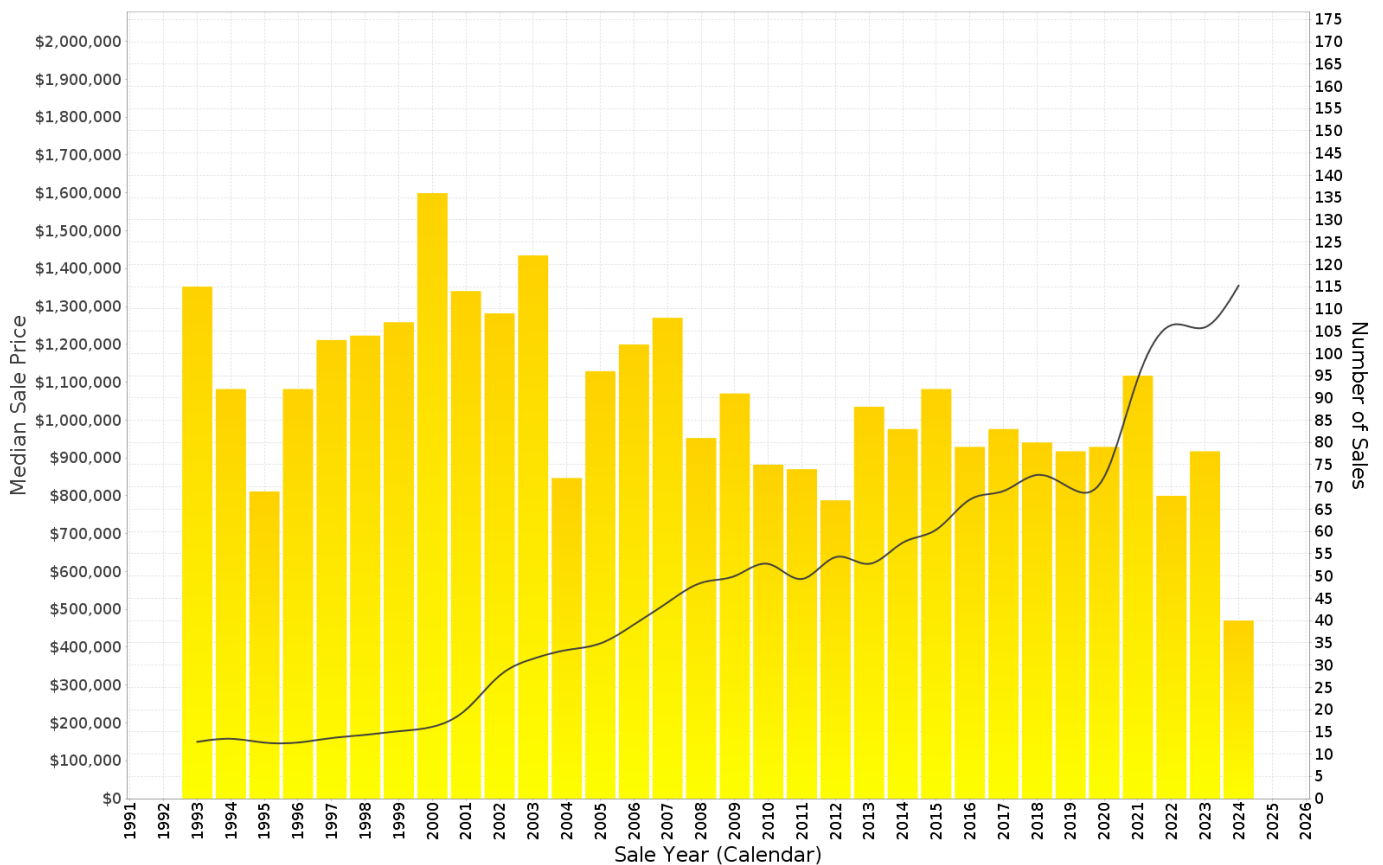
Based on 57 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

**Suburb Growth**  
**+4.0%**

Current Median Price: \$1,300,000  
Previous Median Price: \$1,250,000

Based on 136 recorded House sales compared over the last two rolling 12 month periods



# ALDERLEY - Recently Sold Properties

Median Sale Price

**\$1.3m**

Based on 57 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

**+4.0%**

Current Median Price: \$1,300,000  
Previous Median Price: \$1,250,000

Based on 136 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**57**

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

**47 BEATSON TCE**

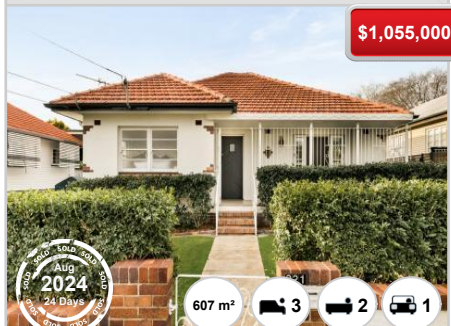


**\$2,025,000**

Sold 2024  
29 Days

607 m<sup>2</sup> 6 3 2

**221 RAYMONT RD**

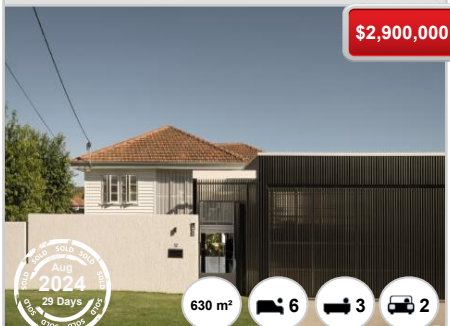


**\$1,055,000**

Sold 2024  
24 Days

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

**32 GIFFORD ST**

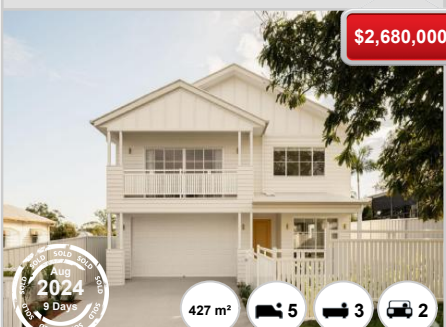


**\$2,900,000**

Sold 2024  
29 Days

630 m<sup>2</sup> 6 3 2

**5 VERDUN ST**



**\$2,680,000**

Sold 2024  
9 Days

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

**39 AFFLECK ST**




**\$1,460,000**

Sold 2024  
N/A

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

**32 HUXLEY AVE**

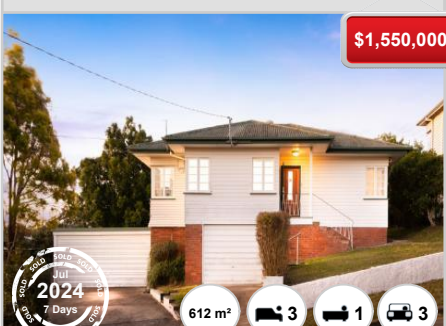


**\$847,500**

Sold 2024  
5 Days

193 m<sup>2</sup> 2 1 1

**11 CAMPBELL TCE**

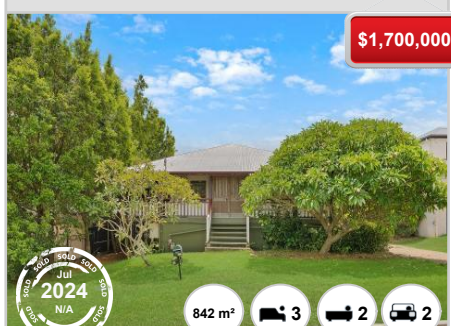


**\$1,550,000**

Sold 2024  
7 Days

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

**19 VERDUN ST**



**\$1,700,000**

Sold 2024  
N/A

842 m<sup>2</sup> 3 2 2

**12 SEDGLEY ST**



**\$1,160,000**

Sold 2024  
10 Days

144 m<sup>2</sup> 3 2 2

**153 ROYAL PDE**

**\$1,470,000**

Jul 2024  
11 Days

630 m<sup>2</sup> 4 2 2

**43 GOSKAR AVE**

**\$1,500,000**

Jul 2024  
15 Days

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

**206 ROYAL PDE**

**\$1,265,000**

Jul 2024  
35 Days

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

**26 BEAUFORT ST**

**\$1,700,000**

Jul 2024  
61 Days

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

**360 ENOGGERA RD**

**\$3,005,555**

Jul 2024  
N/A

807 m<sup>2</sup> 5 4 1

**356 DAYS RD**

**\$1,420,000**

2024  
34 Days

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

**53 PLYMOUTH ST**

**\$2,100,000**

Jun 2024  
24 Days

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

**6 VERDUN ST**

**\$1,500,000**

Jul 2024  
N/A

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

**45 WELBECK ST**

**\$2,200,000**

Jun 2024  
N/A

946 m<sup>2</sup> 2 1 1

**47 WELBECK ST**

**\$2,200,000**

Total area: 946m<sup>2</sup>  
2 lots, Each 10m x 47.3m

Jun 2024  
N/A

2 1 -

**18 GARDINER ST**

**\$1,038,000**

May 2024  
7 Days

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

**199 ROYAL PDE**

**\$1,420,000**

May 2024  
25 Days

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

# ALDERLEY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	85	\$ 315,000	0.0 %	\$ 120,000	\$ 584,000
2007	87	\$ 350,000	11.1 %	\$ 150,000	\$ 1,200,000
2008	54	\$ 361,388	3.3 %	\$ 290,000	\$ 849,000
2009	58	\$ 366,250	1.3 %	\$ 240,000	\$ 645,000
2010	39	\$ 376,000	2.7 %	\$ 300,000	\$ 635,000
2011	61	\$ 395,000	5.1 %	\$ 225,000	\$ 568,000
2012	58	\$ 390,500	-1.1 %	\$ 224,000	\$ 1,090,000
2013	80	\$ 427,500	9.5 %	\$ 279,500	\$ 620,000
2014	66	\$ 417,500	-2.3 %	\$ 295,000	\$ 1,235,500
2015	125	\$ 475,000	13.8 %	\$ 270,000	\$ 1,750,000
2016	107	\$ 475,000	0.0 %	\$ 220,000	\$ 1,000,000
2017	59	\$ 390,000	-17.9 %	\$ 272,000	\$ 720,000
2018	65	\$ 475,000	21.8 %	\$ 270,000	\$ 1,296,000
2019	48	\$ 415,000	-12.6 %	\$ 210,000	\$ 2,320,000
2020	56	\$ 450,000	8.4 %	\$ 240,000	\$ 1,080,000
2021	99	\$ 483,000	7.3 %	\$ 180,000	\$ 2,525,000
2022	81	\$ 480,000	-0.6 %	\$ 240,000	\$ 1,906,000
2023	75	\$ 567,500	18.2 %	\$ 300,000	\$ 1,230,000
2024	58	\$ 620,750	9.4 %	\$ 365,000	\$ 1,280,000

## Median Sale Price

# \$620k

Based on 77 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

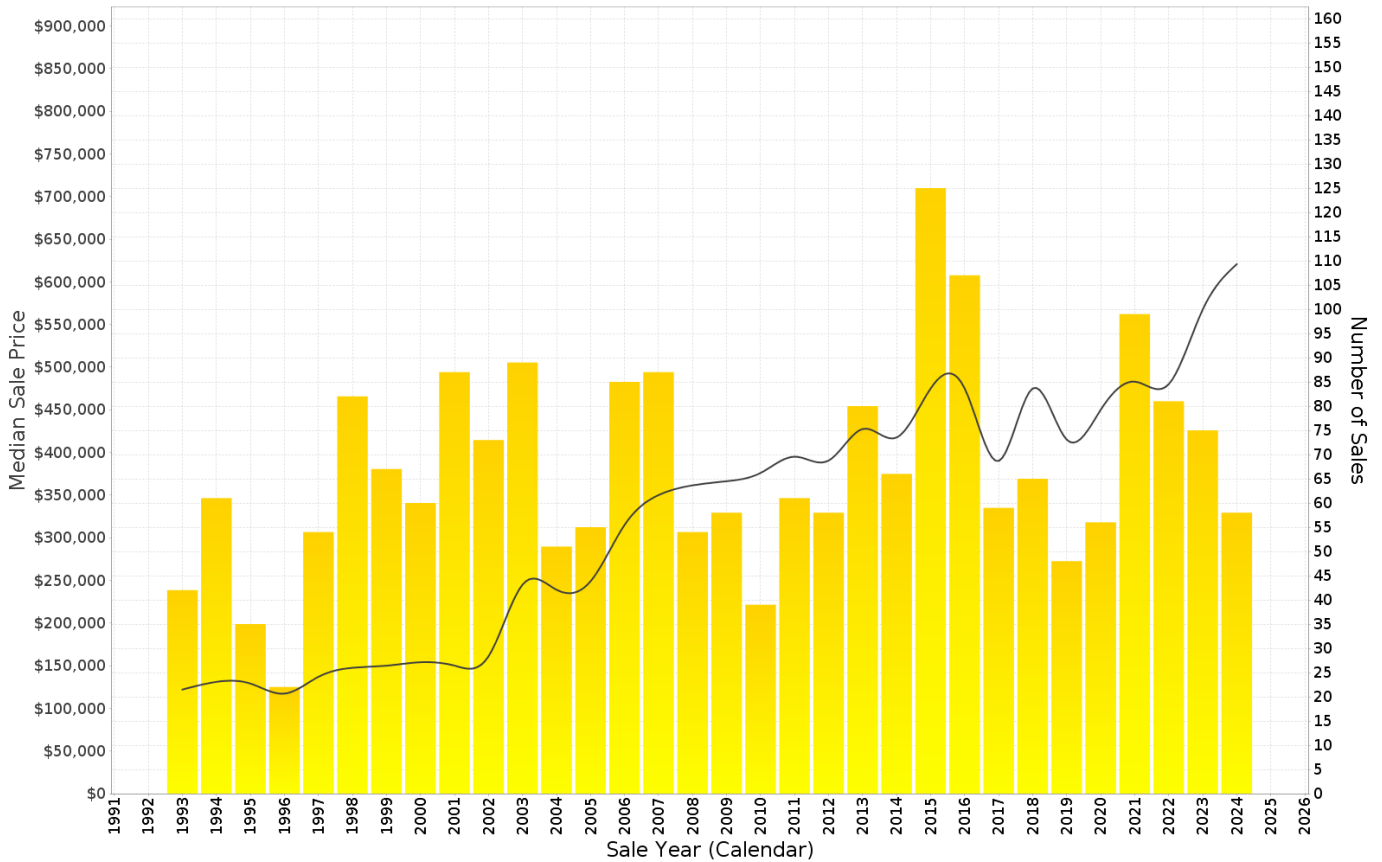
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +18.0%

Current Median Price: \$619,500  
Previous Median Price: \$525,000

Based on 146 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)

The materials are provided as an information source only. © Based on or contains data provided by the State of Queensland (Department of Resources) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

# ALDERLEY - Recently Sold Properties

Median Sale Price

**\$620k**

Based on 77 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

**+18.0%**

Current Median Price: \$619,500  
Previous Median Price: \$525,000

Based on 146 recorded Unit sales compared over the last two rolling 12 month periods

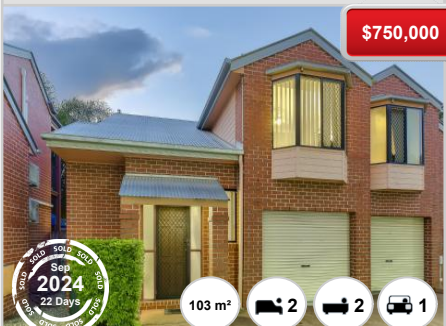
# Sold Properties

**77**

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

**2/8 BERMINGHAM ST**

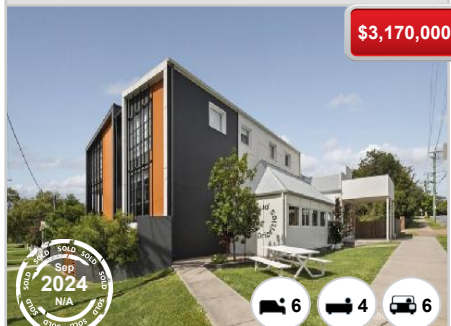


**\$750,000**

Sep 2024  
22 Days

103 m<sup>2</sup> 2 2 1

**95 SAMFORD RD**

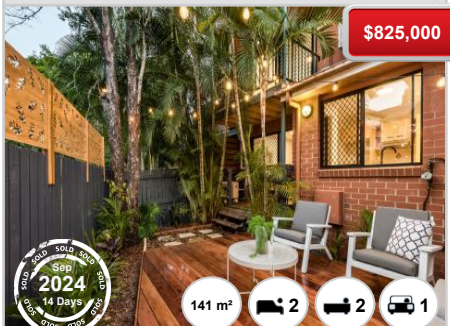


**\$3,170,000**

Sep 2024  
NIA

6 4 6

**6/16 BERMINGHAM ST**

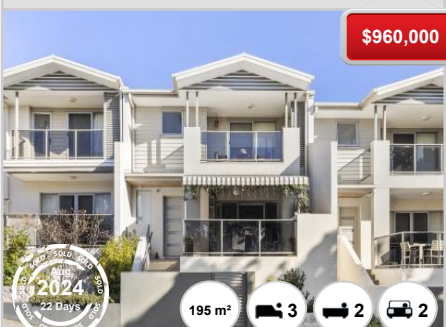


**\$825,000**

Sep 2024  
14 Days

141 m<sup>2</sup> 2 2 1

**3/14 WAKEFIELD ST**



**\$960,000**

Sep 2024  
22 Days

195 m<sup>2</sup> 3 2 2

**2/42 FARRINGTON ST**



**\$760,000**

Aug 2024  
5 Days

146 m<sup>2</sup> 2 1 1

**29/452 ENOGGERA ROAD OF**

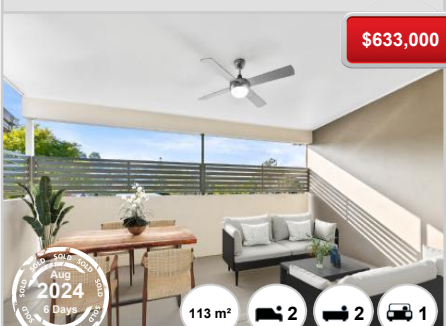


**\$561,000**

Aug 2024  
138 Days

86 m<sup>2</sup> 2 2 1

**6/88 ALDERLEY AVE**

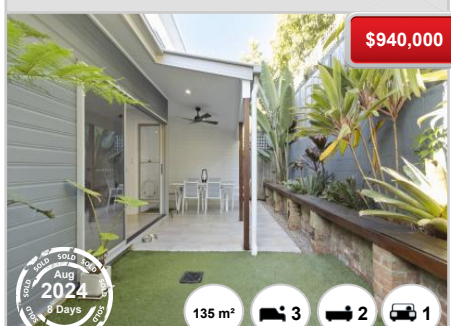


**\$633,000**

Aug 2024  
6 Days

113 m<sup>2</sup> 2 2 1

**3/25 RAILWAY ST**

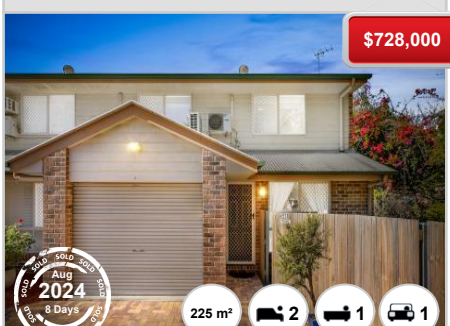


**\$940,000**

Aug 2024  
8 Days

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

**4/10 GLENALVA TCE**



**\$728,000**

Aug 2024  
8 Days

225 m<sup>2</sup> 2 1 1

**6/10 WAKEFIELD ST**

**\$651,000**

Aug 2024  
16 Days

87 m<sup>2</sup> 2 2 1

**3/11 LORNE ST**

**\$720,000**

Jun 2024  
24 Days

187 m<sup>2</sup> 2 2 1

**4/51 DENMAN ST**

**\$570,000**

Jun 2024  
8 Days

123 m<sup>2</sup> 2 1 1

**45/452 ENOGGERA ROAD OF**

**\$449,000**

Jul 2024  
N/A

56 m<sup>2</sup> 1 1 1

**5/67 SAMFORD RD**

**\$490,000**

Jul 2024  
9 Days

102 m<sup>2</sup> 2 1 1

**1/34 MORAN ST**

**\$465,000**

Jun 2024  
N/A

106 m<sup>2</sup> 2 1 -

**7/16 TRACKSON ST**

**\$661,000**

Jun 2024  
17 Days

112 m<sup>2</sup> 2 2 1

**5/30 MORAN ST**

**\$365,000**

Jun 2024  
N/A

111 m<sup>2</sup> 1 1 1

**3/89 ALDERLEY AVE**

**\$635,000**

Jun 2024  
N/A

122 m<sup>2</sup> 2 2 1

**9/43 BEAUFORT ST**

**\$710,000**

Jun 2024  
5 Days

123 m<sup>2</sup> 2 2 1

**3/26 RAILWAY ST**

**\$450,000**

Jun 2024  
N/A

115 m<sup>2</sup> 2 1 2

**1/10 BIRMINGHAM ST**

**\$685,000**

Jun 2024  
N/A

102 m<sup>2</sup> 2 1 1