

SUBURB MARKET REPORT

ALBION - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot



ALBION - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	36	\$ 434,500	0.0 %	\$ 267,000	\$ 710,000
2007	36	\$ 555,000	27.7 %	\$ 350,000	\$ 1,255,000
2008	14	\$ 601,500	8.4 %	\$ 497,000	\$ 1,000,000
2009	15	\$ 600,000	-0.2 %	\$ 395,000	\$ 790,000
2010	24	\$ 639,300	6.6 %	\$ 410,000	\$ 912,500
2011	17	\$ 595,000	-6.9 %	\$ 335,000	\$ 825,000
2012	20	\$ 512,500	-13.9 %	\$ 205,000	\$ 770,000
2013	24	\$ 718,000	40.1 %	\$ 420,000	\$ 1,475,000
2014	32	\$ 678,500	-5.5 %	\$ 430,000	\$ 1,450,000
2015	28	\$ 702,500	3.5 %	\$ 469,500	\$ 1,500,000
2016	27	\$ 710,000	1.1 %	\$ 500,000	\$ 2,460,000
2017	32	\$ 759,500	7.0 %	\$ 545,000	\$ 1,340,000
2018	22	\$ 858,000	13.0 %	\$ 660,000	\$ 1,475,000
2019	20	\$ 834,500	-2.7 %	\$ 575,000	\$ 1,280,000
2020	19	\$ 850,000	1.9 %	\$ 550,000	\$ 1,500,000
2021	33	\$ 1,015,000	19.4 %	\$ 605,000	\$ 2,725,000
2022	15	\$ 1,180,000	16.3 %	\$ 722,000	\$ 1,595,000
2023	20	\$ 1,150,000	-2.5 %	\$ 815,000	\$ 2,076,000
2024	2	\$ 1,455,000	26.5 %	\$ 1,335,000	\$ 1,575,000

Median Sale Price

\$1.32m

Based on 18 recorded House sales within the last 12 months (Apr '23 - Mar '24)

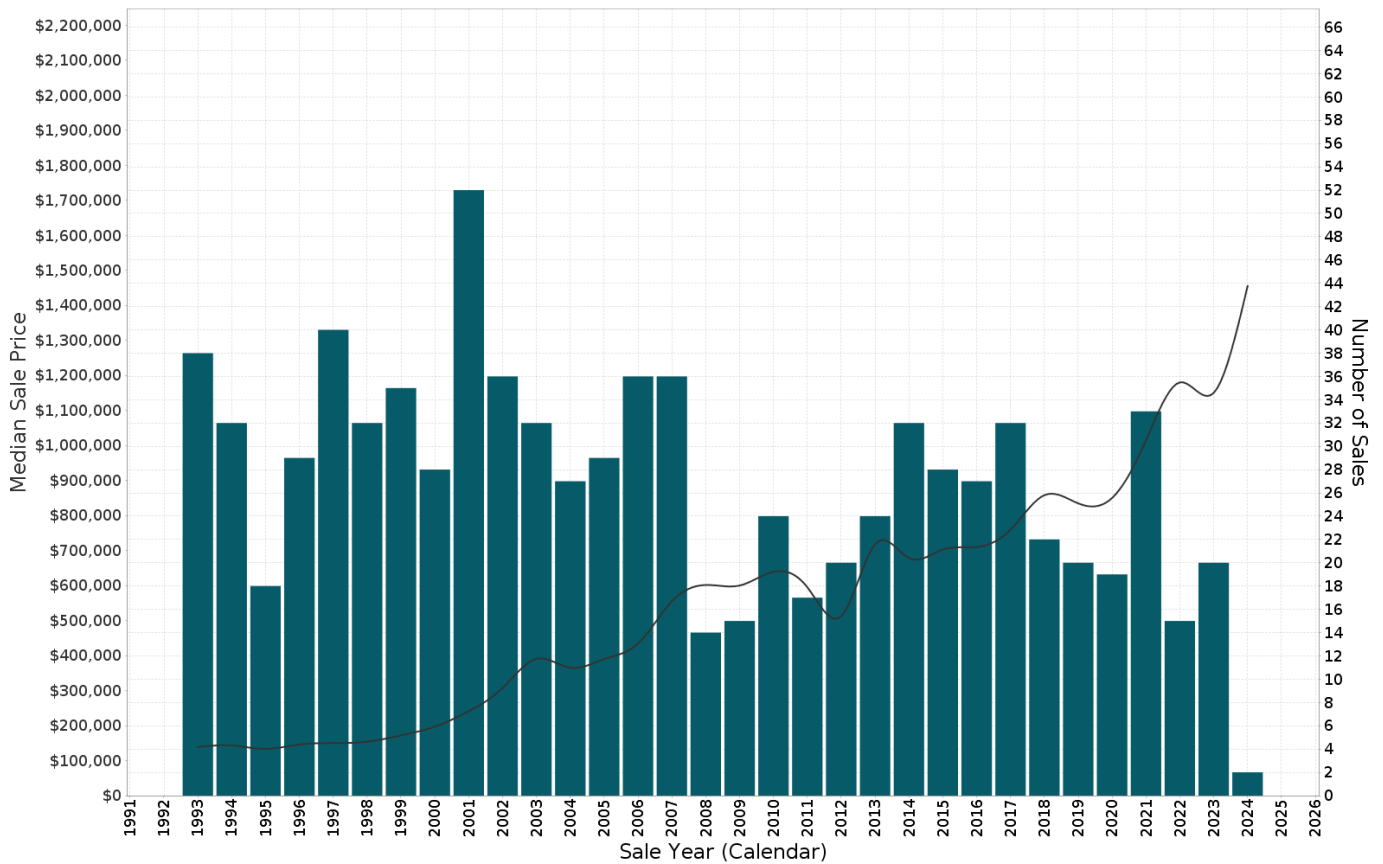
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.4%

Current Median Price: \$1,317,500
Previous Median Price: \$1,131,500

Based on 34 recorded House sales compared over the last two rolling 12 month periods

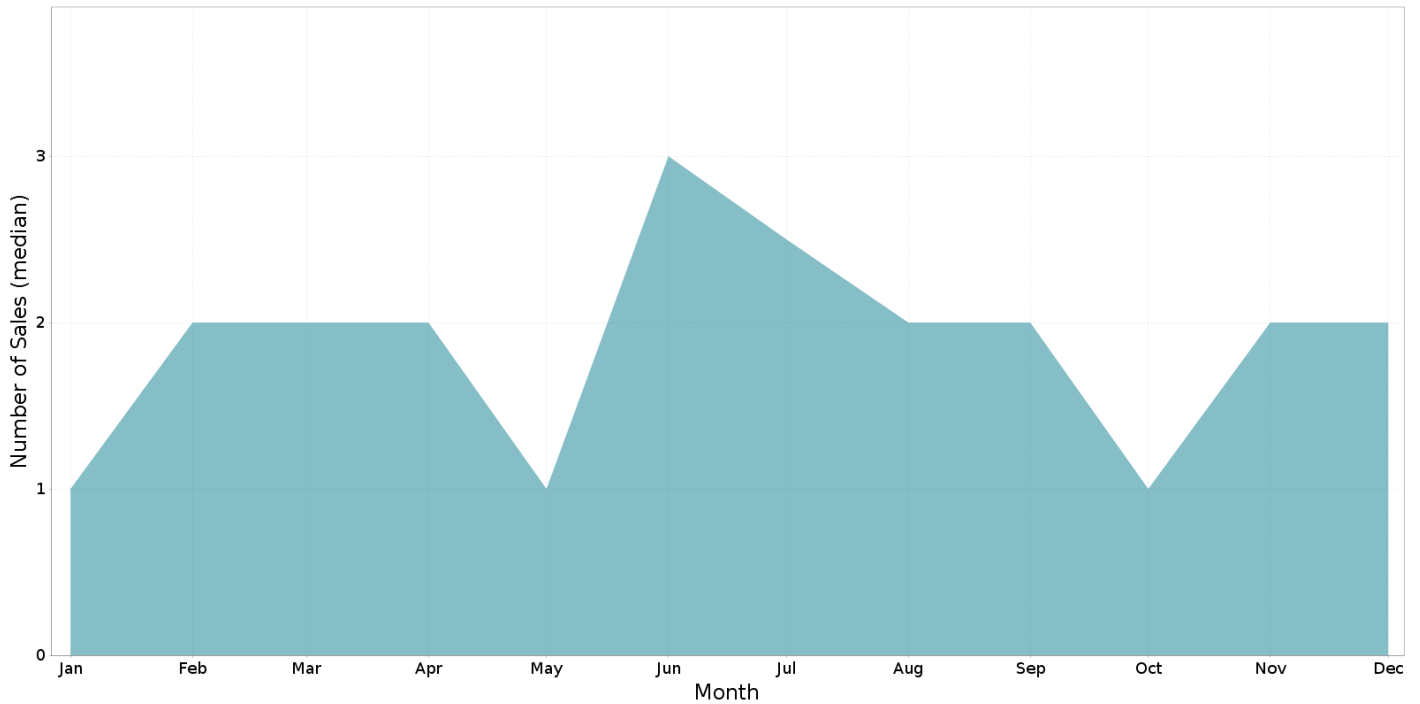


Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

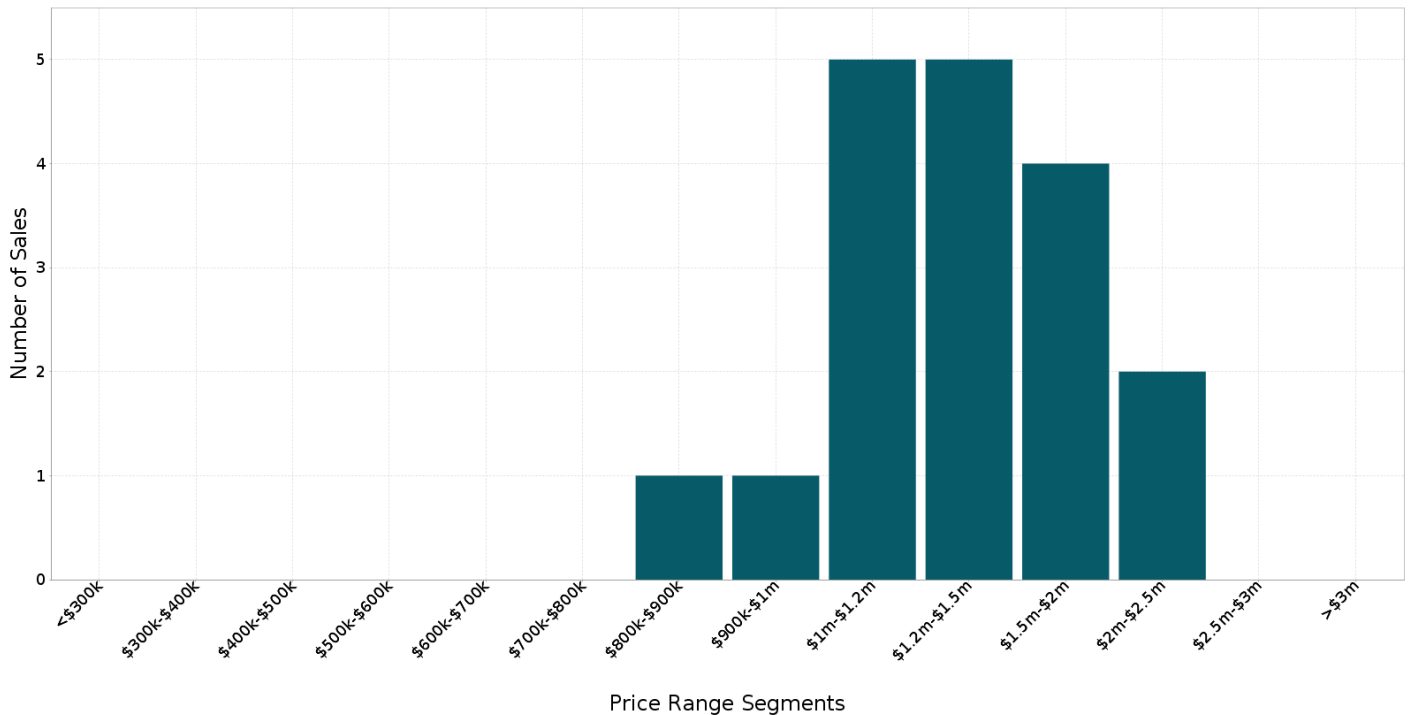
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ALBION - Peak Selling Periods (3 years)



ALBION - Price Range Segments (12 months)



ALBION - Recently Sold Properties

Median Sale Price

\$1.32m

Based on 18 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+16.4%

Current Median Price: \$1,317,500
Previous Median Price: \$1,131,500

Based on 34 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

54 GROVE ST




\$1,335,000

2024
133 Days

405 m² 3 1 2

35 MCLENNAN ST




\$1,575,000

2024
133 Days

607 m² 4 2 2

39 BALE ST



\$990,000

2024
88 Days

610 m² 3 1 4

39 BALE ST



\$990,000

2023
133 Days

310 m² - - -

37A MCLENNAN ST



\$1,100,000

2024
133 Days

207 m² 3 2 1

16 CROSBY RD

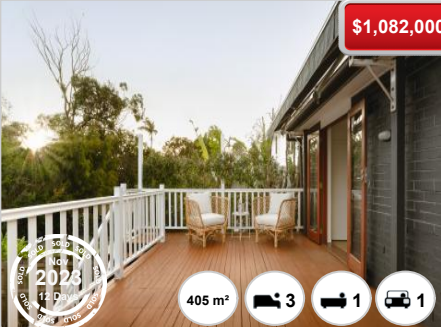


\$1,920,505

2023
133 Days

529 m² 4 3 4

62 STONELEIGH ST




\$1,082,000

2023
133 Days

405 m² 3 1 1

10 MARNE RD



\$2,076,000

2023
19 Days

607 m² 4 2 2