

SUBURB MARKET REPORT

NORTHGATE - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot



NORTHGATE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 341,500	0.0 %	\$ 180,000	\$ 695,000
2007	80	\$ 423,500	24.0 %	\$ 220,000	\$ 995,000
2008	45	\$ 500,000	18.1 %	\$ 300,000	\$ 1,050,000
2009	69	\$ 520,000	4.0 %	\$ 317,500	\$ 1,530,000
2010	49	\$ 462,500	-11.1 %	\$ 270,000	\$ 1,060,000
2011	52	\$ 470,000	1.6 %	\$ 250,000	\$ 1,110,000
2012	52	\$ 445,500	-5.2 %	\$ 240,000	\$ 1,910,000
2013	71	\$ 550,000	23.5 %	\$ 267,550	\$ 900,000
2014	77	\$ 590,000	7.3 %	\$ 280,000	\$ 1,415,000
2015	75	\$ 621,000	5.3 %	\$ 244,127	\$ 1,200,000
2016	68	\$ 670,000	7.9 %	\$ 407,500	\$ 1,999,000
2017	64	\$ 708,000	5.7 %	\$ 460,000	\$ 2,450,000
2018	62	\$ 678,750	-4.1 %	\$ 390,000	\$ 1,500,000
2019	53	\$ 695,000	2.4 %	\$ 410,000	\$ 3,000,000
2020	74	\$ 665,000	-4.3 %	\$ 450,000	\$ 1,775,000
2021	67	\$ 831,000	25.0 %	\$ 510,000	\$ 2,000,000
2022	58	\$ 1,045,000	25.8 %	\$ 630,000	\$ 2,750,000
2023	54	\$ 950,000	-9.1 %	\$ 540,000	\$ 2,695,000
2024	12	\$ 1,262,500	32.9 %	\$ 650,000	\$ 3,050,000

Median Sale Price
\$1.04m

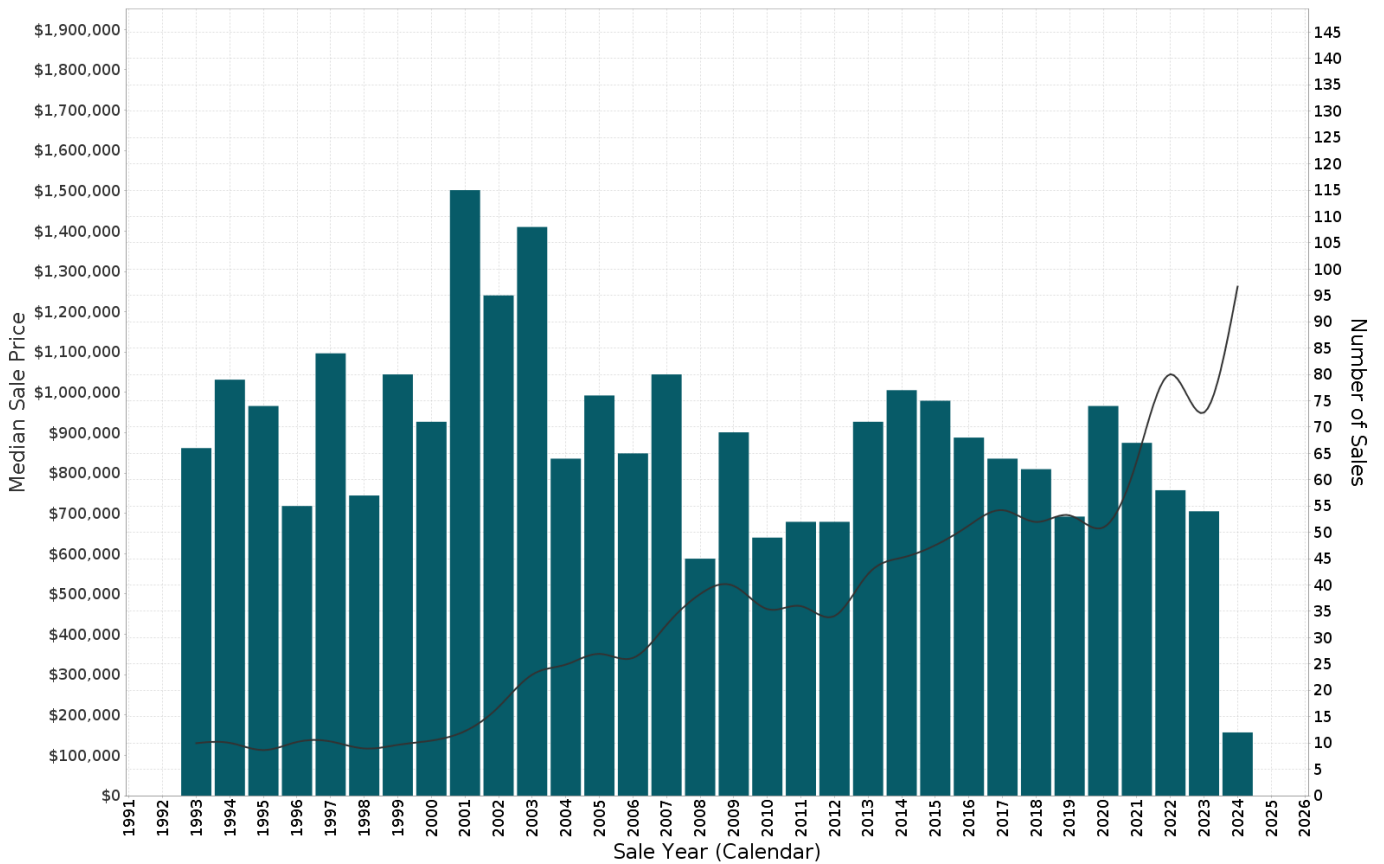
Based on 54 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+9.7%

Current Median Price: \$1,042,500
Previous Median Price: \$950,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods

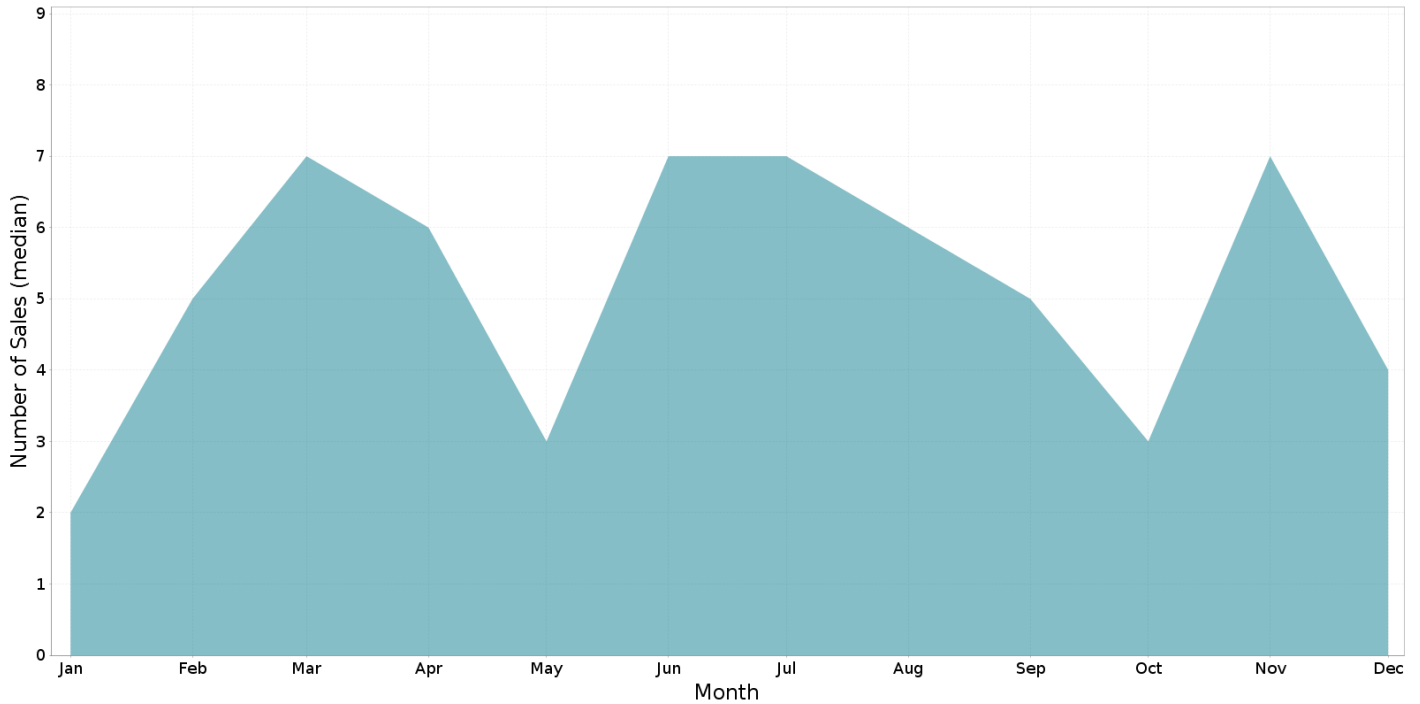


Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

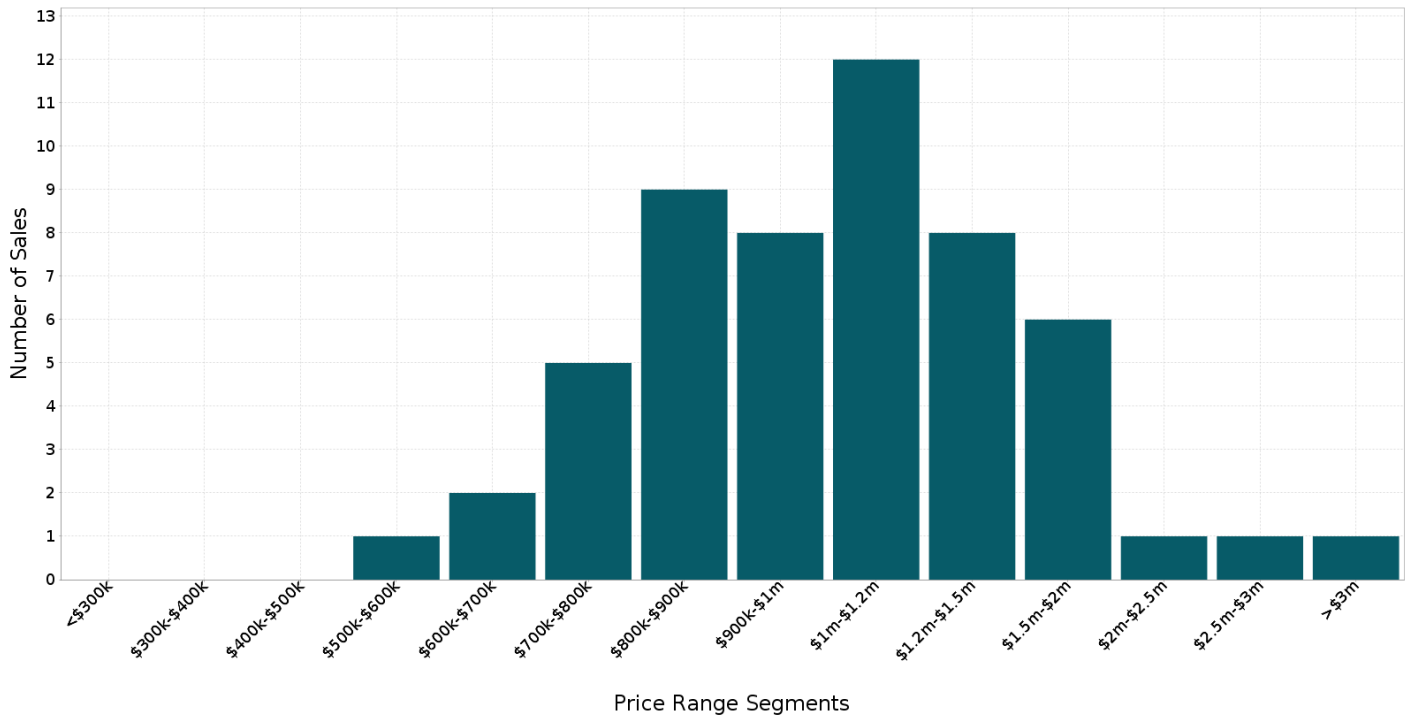
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NORTHGATE - Peak Selling Periods (3 years)



NORTHGATE - Price Range Segments (12 months)





NORTHGATE - Recently Sold Properties

Median Sale Price

\$1.04m

Based on 54 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

+9.7%

Current Median Price: \$1,042,500
Previous Median Price: \$950,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

54

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

46 PARKER AVE

\$901,000

Sold Apr 2024
259 Days

513 m² 3 2 1

28 LARWILL AVE

\$1,220,000

Sold Apr 2024
14 Days

405 m² 5 3 2

159 GYMPIE ST

\$1,260,000

Sold Apr 2024
14 Days

3 2 -

2 COOK ST

\$1,800,000

Sold Mar 2024
24 Days

802 m² 4 2 2

24 OATES PDE

\$746,393

Sold Mar 2024
39 Days

483 m² 9 4 6

26 OATES PDE

\$1,104,606

Sold Mar 2024
N/A

700 m² 3 2 2

261 EARNSHAW RD

\$820,000

Sold Mar 2024
N/A

582 m² 2 1 1

15 OLIVIA ST

\$1,250,000

Sold Mar 2024
N/A

405 m² - - -

17 PEARY ST

\$3,050,000

Sold Feb 2024
90 Days

810 m² 6 4 3

129 BELMORE ST



\$650,000

607 m²

3

1

2

27 ARNOLD RD



\$951,000

774 m²

3

1

2

101 RIDGE ST



\$2,500,000

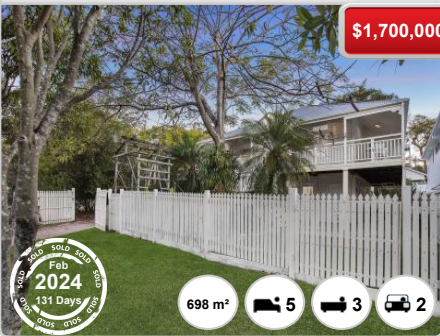
809 m²

5

3

2

111 GYMPIE ST



\$1,700,000

698 m²

5

3

2

71 OATES PDE



\$1,275,000

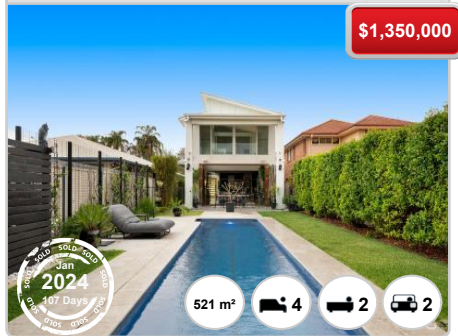
503 m²

4

2

2

28A LANG TCE



\$1,350,000

521 m²

4

2

2

2 STATION AVE



\$750,000

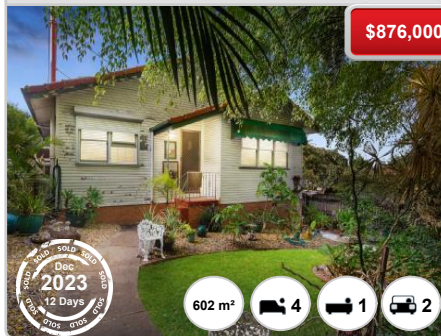
390 m²

-

-

-

143 GYMPIE RD



\$876,000

602 m²

4

1

2

58 GYMPIE ST



\$870,000

402 m²

3

1

1

30 EDGAR ST



\$1,195,000

857 m²

3

1

1

7 PARKER AVE



\$755,000

420 m²

4

1

2

763 NUDGEE RD



\$645,000

653 m²

4

1

2