

SUBURB MARKET REPORT

WAVELL HEIGHTS - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot

WAVELL HEIGHTS - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|--------------|
| 2006 | 242 | \$ 368,000 | 0.0 % | \$ 200,000 | \$ 907,500 |
| 2007 | 262 | \$ 445,000 | 20.9 % | \$ 270,000 | \$ 1,240,000 |
| 2008 | 137 | \$ 469,600 | 5.5 % | \$ 180,000 | \$ 1,590,000 |
| 2009 | 187 | \$ 480,000 | 2.2 % | \$ 320,000 | \$ 1,250,000 |
| 2010 | 181 | \$ 535,000 | 11.5 % | \$ 281,000 | \$ 1,325,000 |
| 2011 | 172 | \$ 530,000 | -0.9 % | \$ 310,000 | \$ 1,325,000 |
| 2012 | 176 | \$ 515,000 | -2.8 % | \$ 330,000 | \$ 1,100,000 |
| 2013 | 185 | \$ 530,000 | 2.9 % | \$ 356,000 | \$ 1,450,000 |
| 2014 | 194 | \$ 586,500 | 10.7 % | \$ 331,665 | \$ 1,230,000 |
| 2015 | 235 | \$ 630,000 | 7.4 % | \$ 385,000 | \$ 1,450,000 |
| 2016 | 225 | \$ 649,000 | 3.0 % | \$ 110,000 | \$ 1,512,000 |
| 2017 | 190 | \$ 687,500 | 5.9 % | \$ 335,000 | \$ 1,646,000 |
| 2018 | 179 | \$ 715,000 | 4.0 % | \$ 445,000 | \$ 1,670,000 |
| 2019 | 202 | \$ 712,350 | -0.4 % | \$ 440,000 | \$ 1,650,000 |
| 2020 | 227 | \$ 790,000 | 10.9 % | \$ 420,000 | \$ 1,885,000 |
| 2021 | 275 | \$ 1,000,000 | 26.6 % | \$ 560,000 | \$ 2,485,000 |
| 2022 | 185 | \$ 1,150,000 | 15.0 % | \$ 700,150 | \$ 3,600,000 |
| 2023 | 177 | \$ 1,220,000 | 6.1 % | \$ 556,200 | \$ 3,225,000 |
| 2024 | 33 | \$ 1,260,000 | 3.3 % | \$ 915,000 | \$ 2,600,000 |

Median Sale Price
\$1.23m

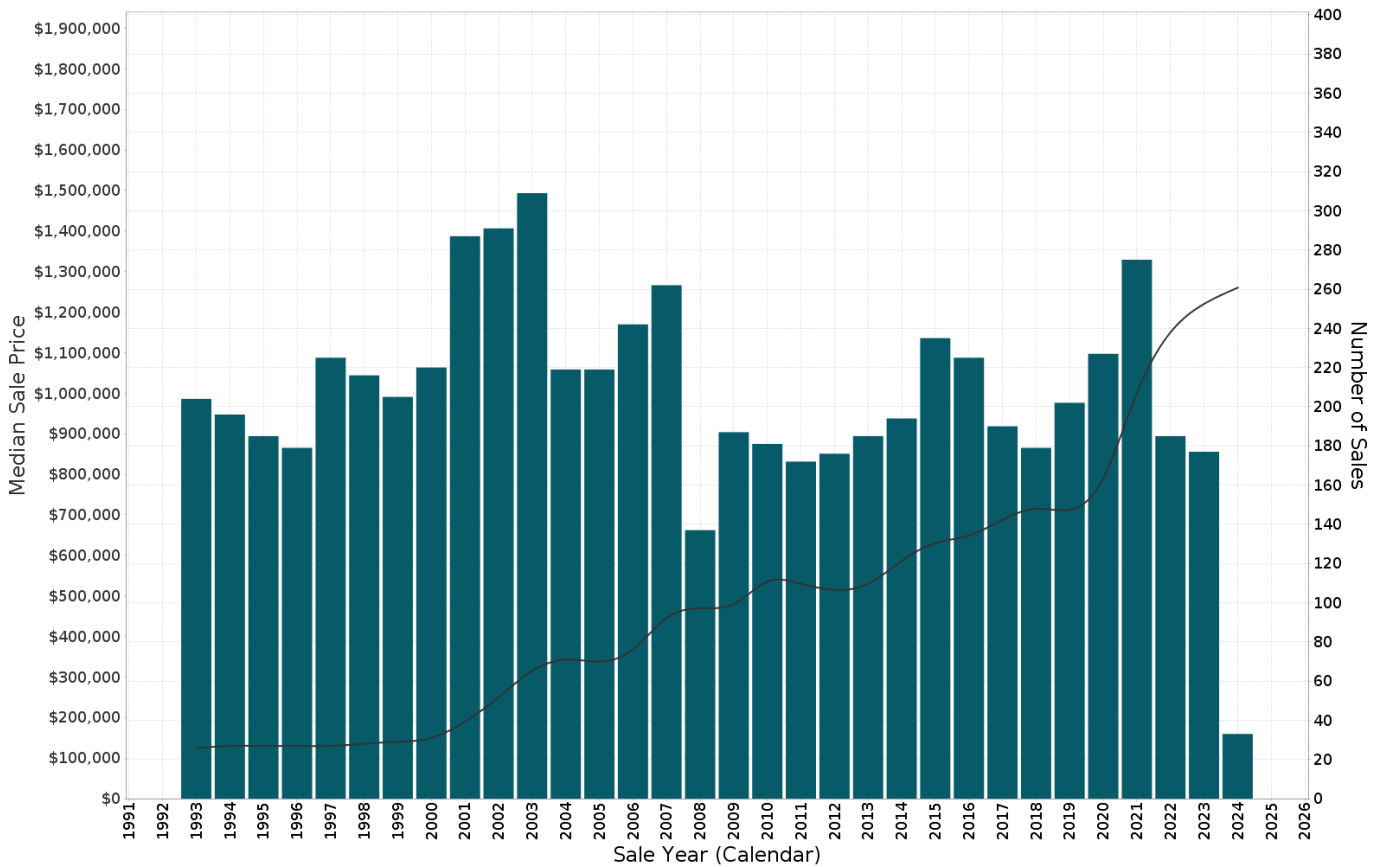
Based on 171 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+2.1%

Current Median Price: \$1,225,000
Previous Median Price: \$1,200,000

Based on 336 recorded House sales compared over the last two rolling 12 month periods

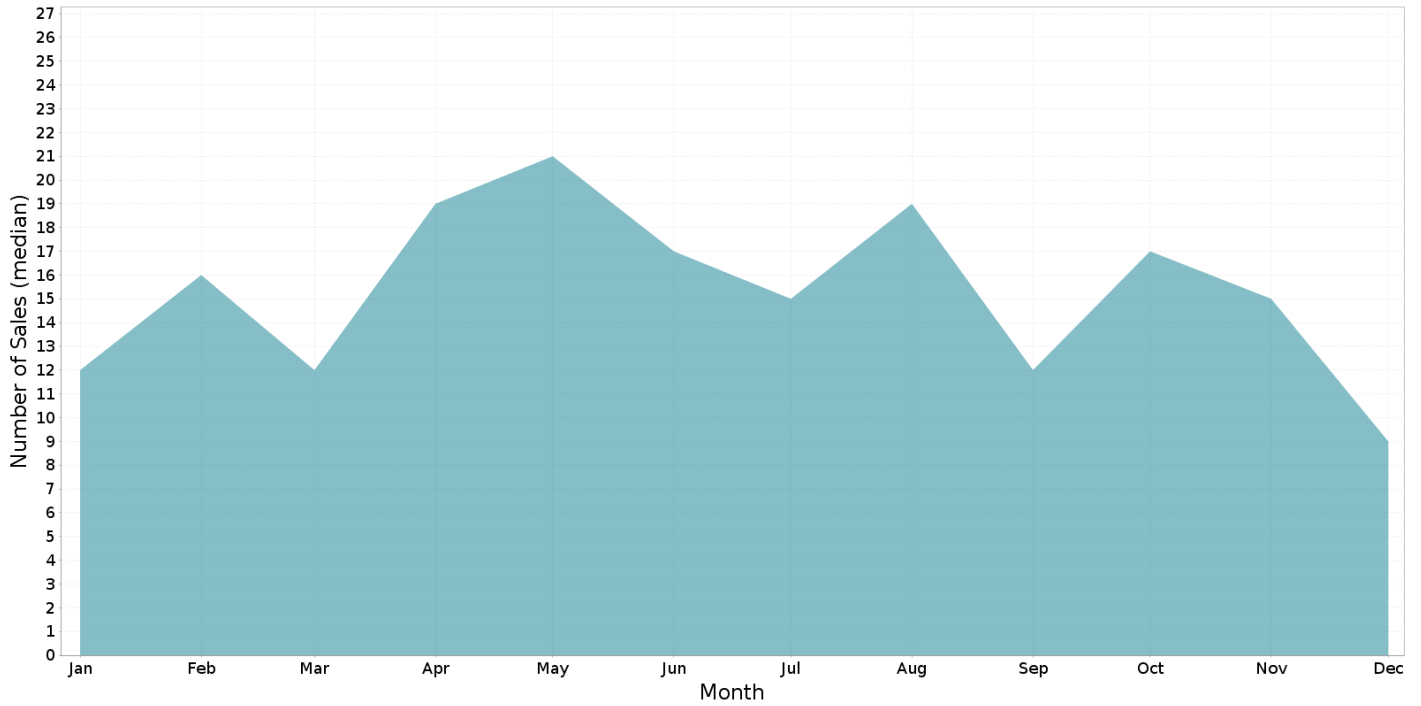


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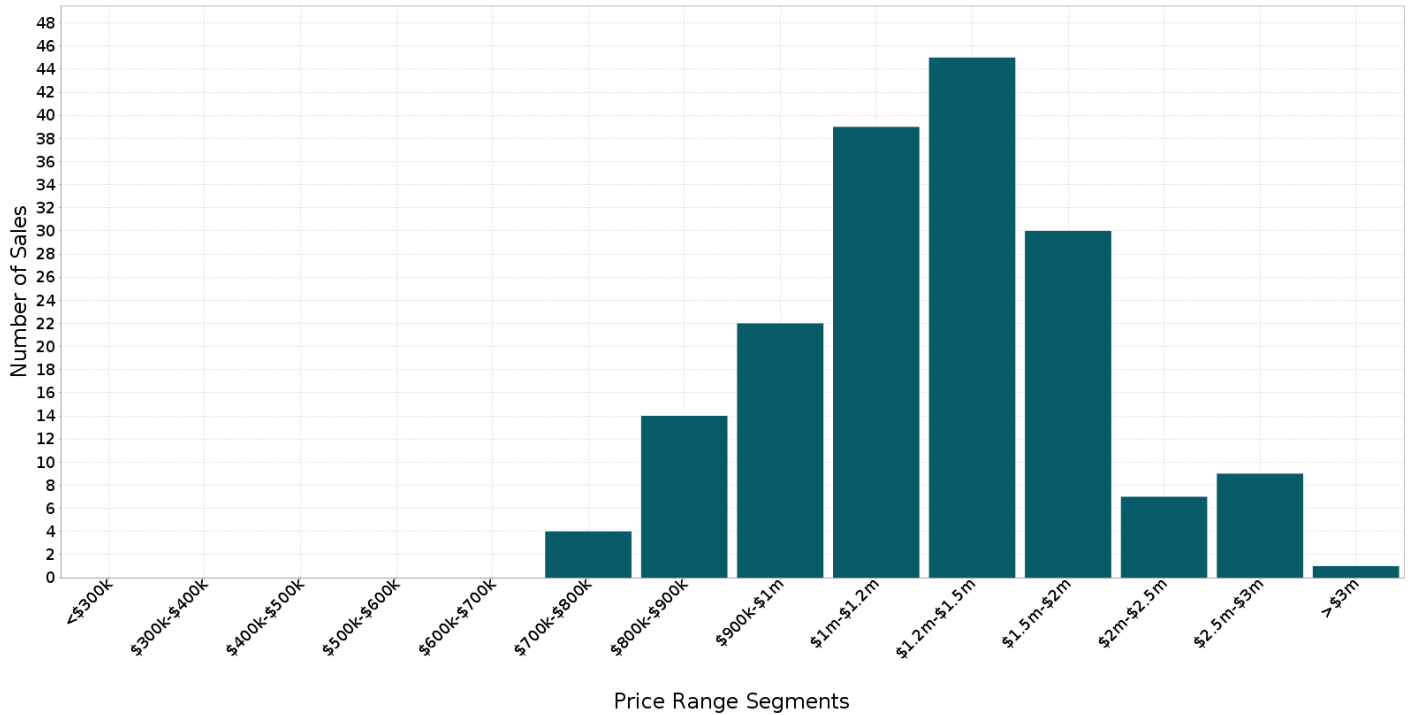
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WAVELL HEIGHTS - Peak Selling Periods (3 years)



WAVELL HEIGHTS - Price Range Segments (12 months)



WAVELL HEIGHTS - Recently Sold Properties

Median Sale Price

\$1.23m

Based on 171 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

+2.1%

Current Median Price: \$1,225,000
Previous Median Price: \$1,200,000

Based on 336 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

171

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

23 PALOMAR PDE

\$1,200,000

Sold Apr 2024
5 Days

622 m² 3 1 1

3 JEFFCOTT ST

\$1,740,000

Sold Apr 2024
22 Days

707 m² 6 3 5

17 JULIA ST

\$906,000

Sold Apr 2024
23 Days

519 m² 3 1 1

10 WARRABA AVE

\$1,700,000

Sold Apr 2024
7 Days

405 m² 4 3 2

1 BENEZIA ST

\$1,250,000

Sold Apr 2024
22 Days

411 m² 4 2 4

6 ALBAR ST

\$1,260,000

Sold Apr 2024
17 Days

862 m² 3 1 4

34 WADE ST

\$1,130,000

Sold Mar 2024
19 Days

764 m² 3 1 -

2 CRESSEY ST

\$1,170,000

Sold Apr 2024
25 Days

599 m² 4 2 1

24 MILLCAN ST

\$1,170,000

Sold Mar 2024
11 Days

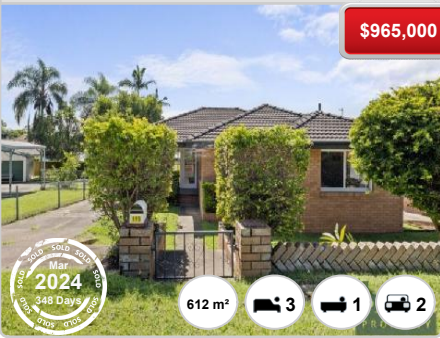
612 m² 3 1 1

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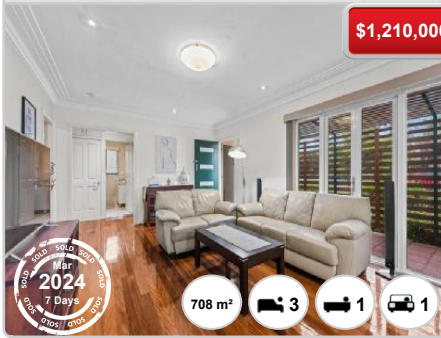
195 HAMILTON RD



\$965,000

612 m²

10 NORWICH ST



\$1,210,000

708 m²

12 WHITE ST



\$1,250,000

749M²

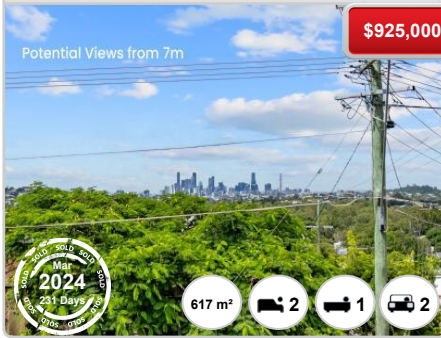
29 ZEEHAN ST



\$2,350,000

663 m²

213 RODE RD



Potential Views from 7m

\$925,000

617 m²

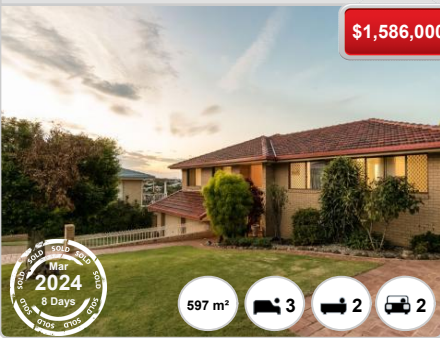
49 FORDHAM ST



\$1,100,000

415 m²

4 ALOE ST



\$1,586,000

597 m²

35 O'DONNELL ST



\$1,550,000



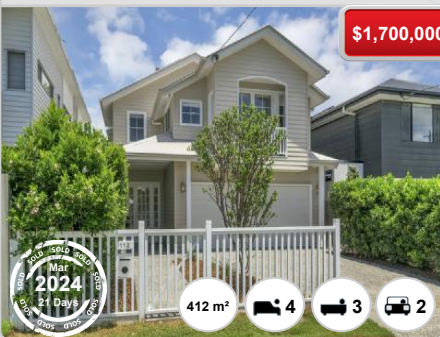
35 O'DONNELL ST



\$1,550,000



112 WHITE ST



\$1,700,000

412 m²

28 VAUCLUSE ST



\$1,300,000

607 m²

249 SHAW RD



\$930,000

627 m²