

SUBURB MARKET REPORT

NORTHGATE - HOUSE- JANUARY 2025

PREPARED BY JANELLE McKENNA PROPERTIES



Place.



Ascot

NORTHGATE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	83	\$ 422,000	0.0 %	\$ 220,000	\$ 995,000
2008	45	\$ 500,000	18.5 %	\$ 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	53	\$ 470,000	1.6 %	\$ 250,000	\$ 1,110,000
2012	52	\$ 445,500	-5.2 %	\$ 240,000	\$ 1,910,000
2013	72	\$ 550,000	23.5 %	\$ 267,550	\$ 900,000
2014	78	\$ 590,000	7.3 %	\$ 280,000	\$ 1,415,000
2015	77	\$ 637,000	8.0 %	\$ 244,127	\$ 1,200,000
2016	72	\$ 670,000	5.2 %	\$ 407,500	\$ 1,999,000
2017	68	\$ 700,000	4.5 %	\$ 460,000	\$ 2,450,000
2018	62	\$ 678,750	-3.0 %	\$ 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	68	\$ 1,244,875	31.0 %	\$ 650,000	\$ 3,050,000
2025	0				

Median Sale Price

\$1.24m

Based on 68 recorded House sales within the last 12 months (2024)

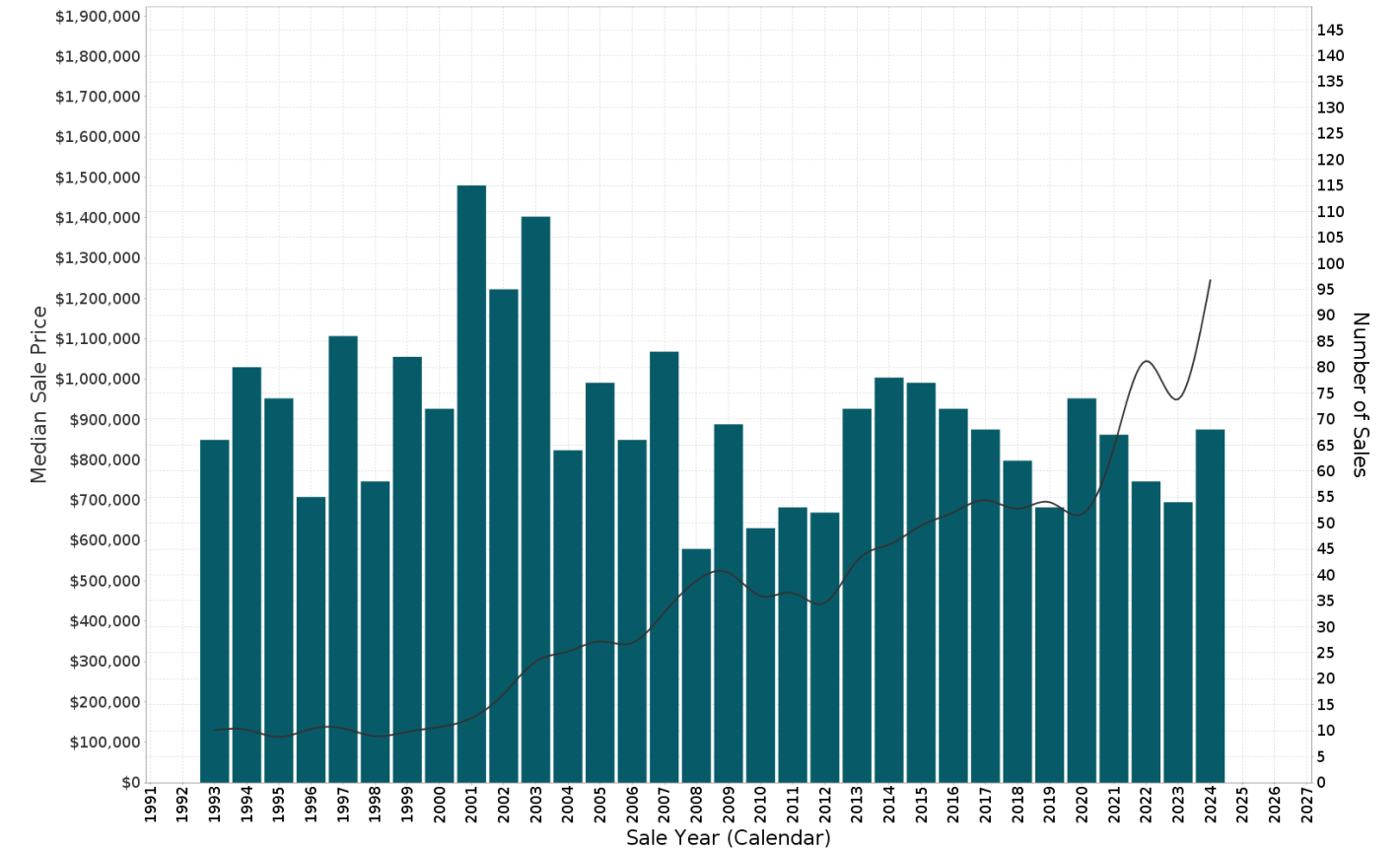
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

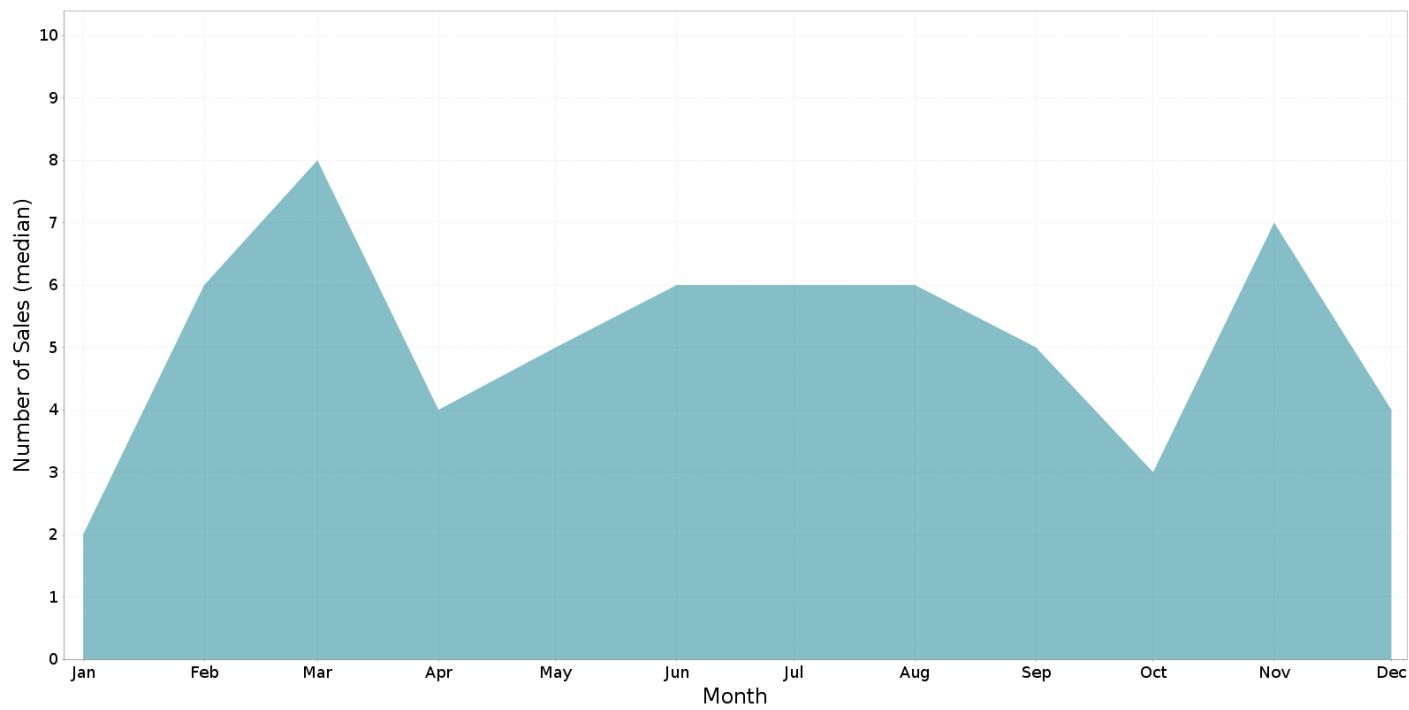
+31.0%

Current Median Price: \$1,244,875
Previous Median Price: \$950,000

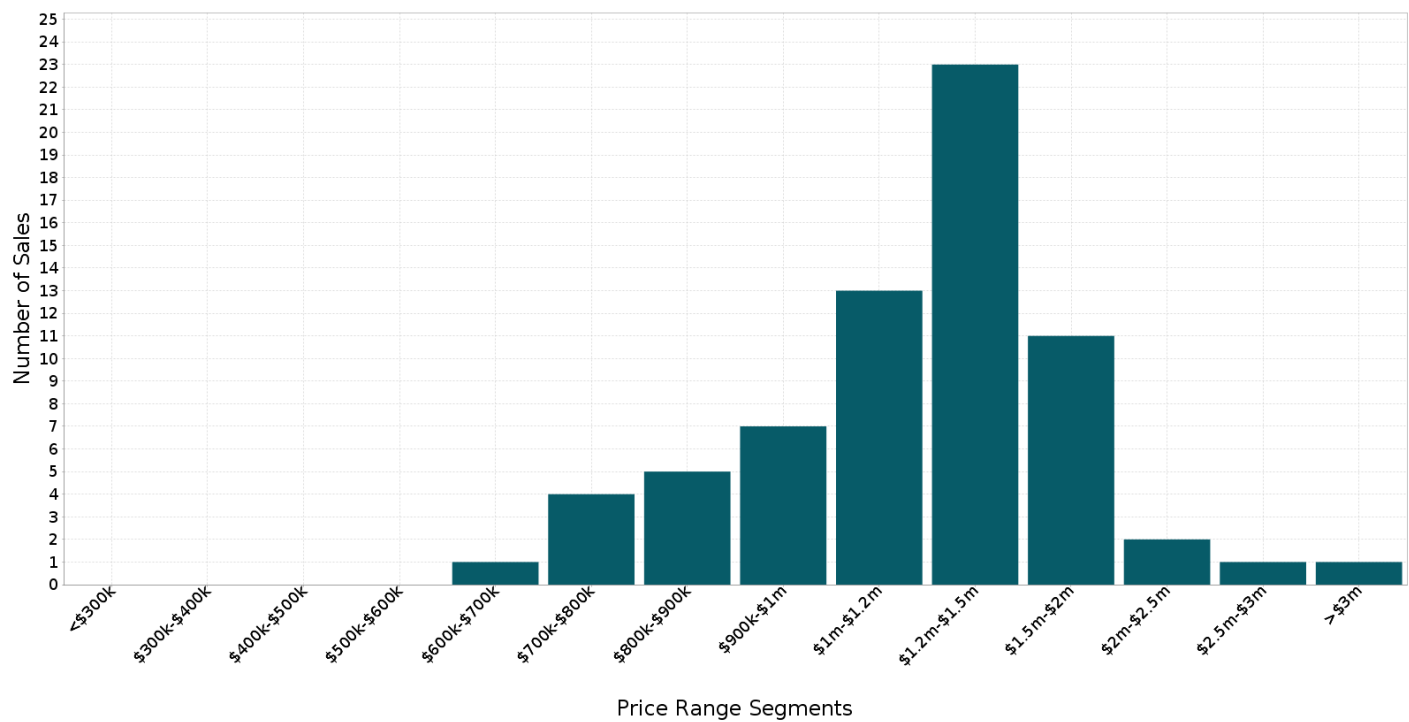
Based on 122 recorded House sales compared over the last two rolling 12 month periods



NORTHGATE - Peak Selling Periods (3 years)



NORTHGATE - Price Range Segments (12 months)



NORTHGATE - Recently Sold Properties

Median Sale Price
\$1.24m

Based on 68 recorded House sales within the last 12 months (2024)

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

Suburb Growth
+31.0%

Current Median Price: \$1,244,875
Previous Median Price: \$950,000

Based on 122 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
68

Based on recorded House sales within the 12 months (2024)

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

31 COOK ST

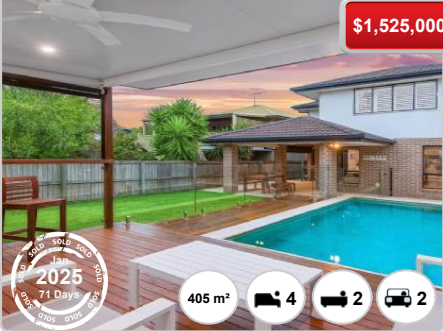


\$1,150,000

2025
Jan
8 Days

577 m² 3 1 1

10 ALMOND ST




\$1,525,000

2025
Jan
71 Days

405 m² 4 2 2

22 LANG TCE




\$1,055,000

2025
Jan
56 Days

718 m² 3 1 2

16 KISMET ST

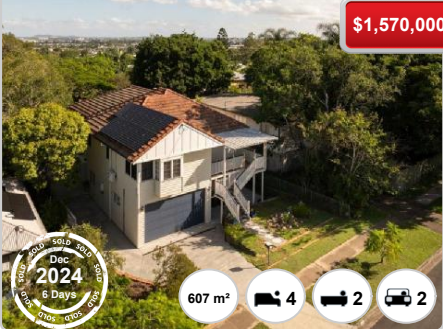


\$1,220,000

2024
Dec
20 Days

405 m² 4 2 2

37 POLE ST




\$1,570,000

2024
Dec
6 Days

607 m² 4 2 2

76 OATES PDE




\$900,000

2024
Nov
43 Days

627 m² 3 2 1

71A OATES PDE

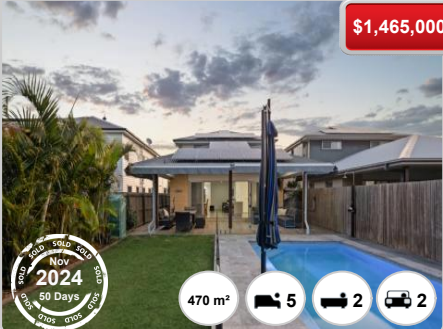


\$1,310,000

2024
Nov
20 Days

415 m² 4 2 2

8 WESTHOFF RD




\$1,465,000

2024
Nov
50 Days

470 m² 5 2 2

17 ROSS ST



\$1,175,000

2024
Nov
N/A

150 m² 3 3 2

14 KRONE ST

\$1,900,000



85 GYMPIE ST

\$1,900,000



18 O'FARRELL AVE

\$990,000



103 GYMPIE ST

\$1,270,000



11 TYLER ST

\$1,475,000



760 NUDGE RD

\$860,000



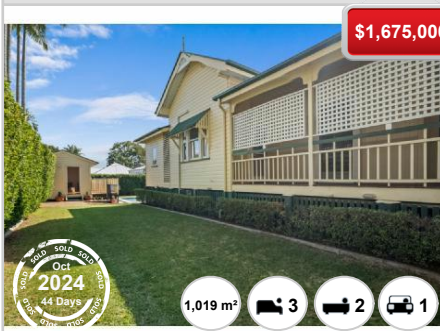
30 CARTER ST

\$950,000



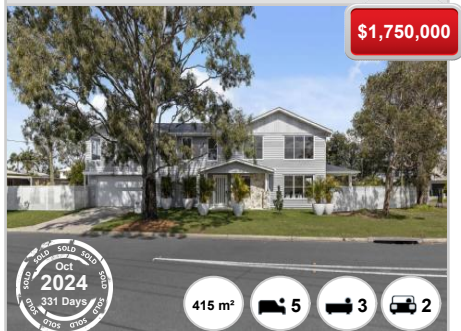
148 NORTHGATE RD

\$1,675,000



30 DAY RD

\$1,750,000



59 OATES PDE

\$1,300,000



226 TOOMBUL RD

\$1,150,000



29 JUNIOR TCE

\$1,475,000

