

SUBURB MARKET REPORT

HENDRA - HOUSE - JULY 2025

PREPARED BY JANELLE McKENNA PROPERTIES



Place.



Ascot

HENDRA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	125	\$ 605,000	0.0 %	\$ 270,000	\$ 2,760,000
2008	86	\$ 675,000	11.6 %	\$ 250,000	\$ 2,700,000
2009	101	\$ 725,000	7.4 %	\$ 270,000	\$ 1,800,000
2010	70	\$ 790,000	9.0 %	\$ 260,000	\$ 1,900,000
2011	73	\$ 810,000	2.5 %	\$ 375,000	\$ 1,600,000
2012	75	\$ 673,000	-16.9 %	\$ 310,000	\$ 2,350,000
2013	109	\$ 770,000	14.4 %	\$ 340,500	\$ 1,775,000
2014	123	\$ 840,000	9.1 %	\$ 411,000	\$ 2,850,000
2015	100	\$ 910,000	8.3 %	\$ 521,500	\$ 2,250,000
2016	109	\$ 942,000	3.5 %	\$ 515,000	\$ 2,050,000
2017	87	\$ 998,000	5.9 %	\$ 625,000	\$ 3,150,000
2018	93	\$ 1,125,000	12.7 %	\$ 498,000	\$ 2,900,000
2019	99	\$ 1,100,000	-2.2 %	\$ 532,000	\$ 2,500,000
2020	85	\$ 1,050,000	-4.5 %	\$ 683,000	\$ 2,685,000
2021	150	\$ 1,377,500	31.2 %	\$ 680,000	\$ 4,500,000
2022	87	\$ 1,600,000	16.2 %	\$ 815,000	\$ 4,000,000
2023	119	\$ 1,700,000	6.2 %	\$ 765,000	\$ 5,340,000
2024	114	\$ 1,987,500	16.9 %	\$ 918,000	\$ 6,300,000
2025	25	\$ 1,900,000	-4.4 %	\$ 1,250,000	\$ 3,375,000

Median Sale Price

\$2m

Based on 78 recorded House sales within the last 12 months (Financial Year 2025)

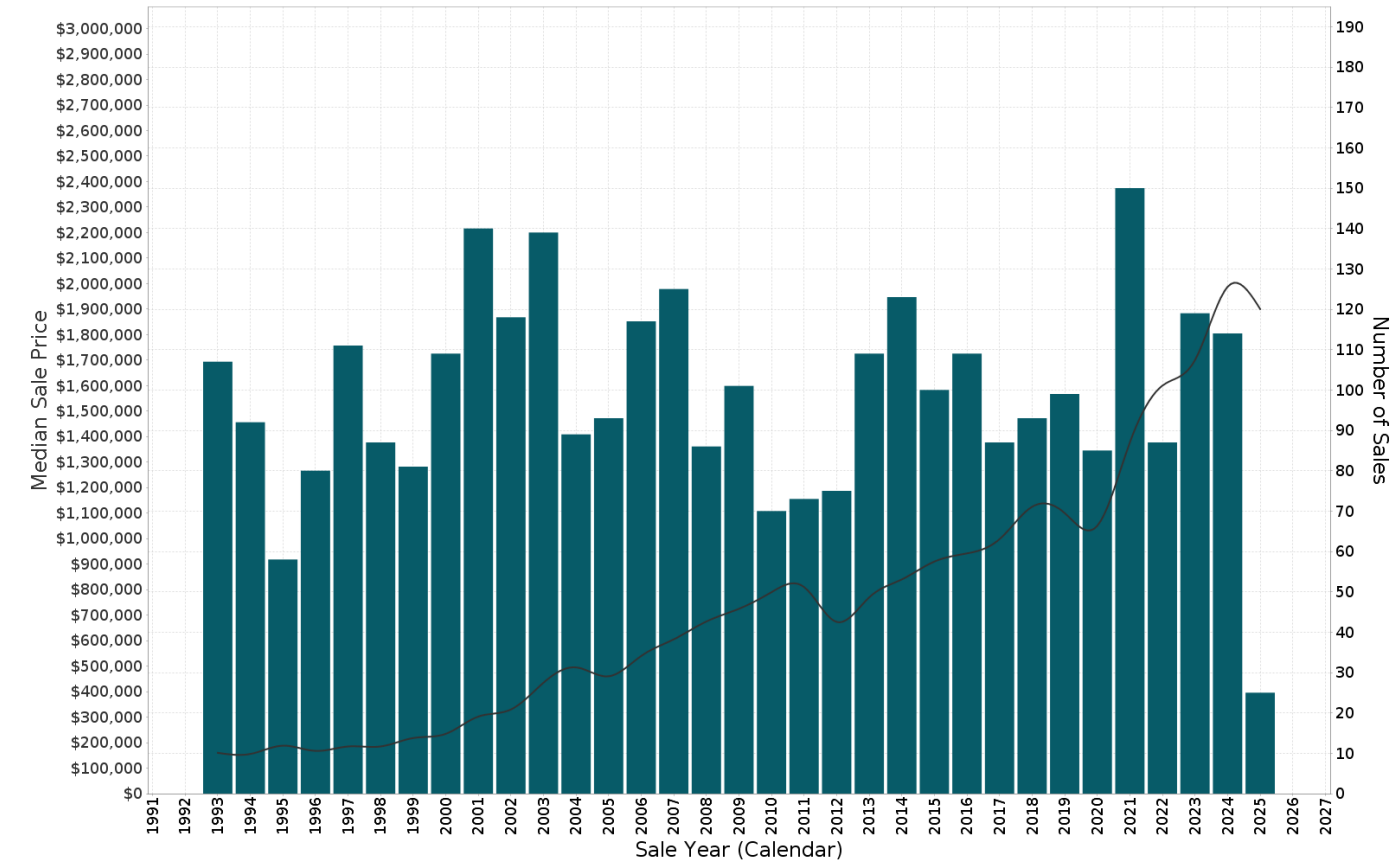
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

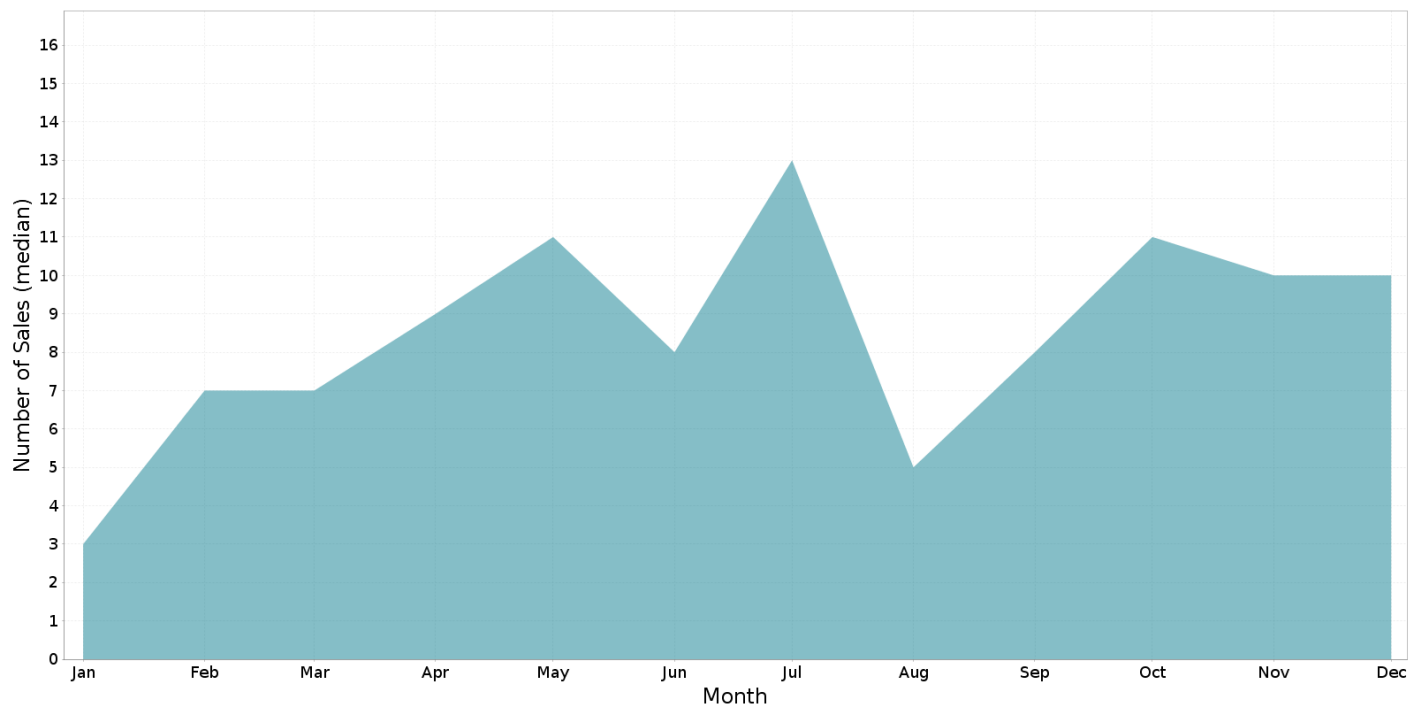
+13.0%

Current Median Price: \$2,000,000
Previous Median Price: \$1,770,000

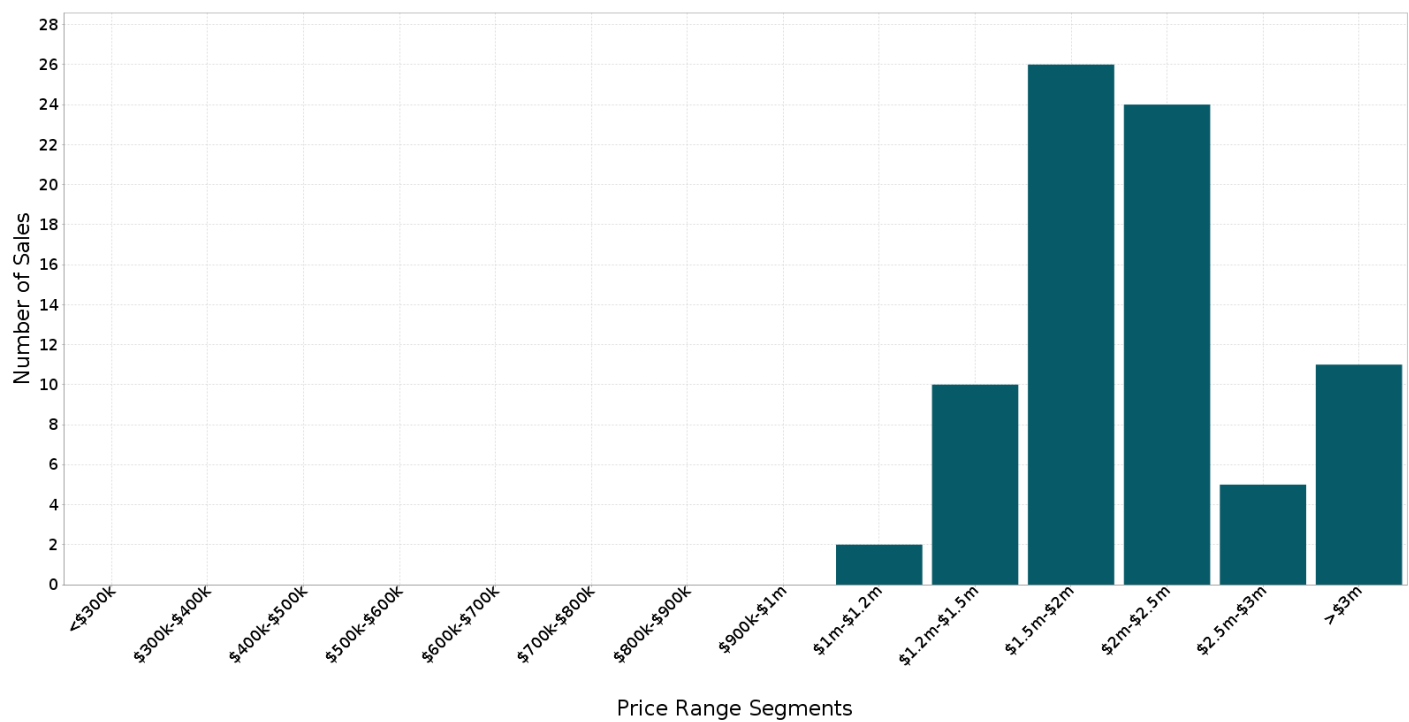
Based on 205 recorded House sales compared over the last two rolling 12 month periods



HENDRA - Peak Selling Periods (3 years)



HENDRA - Price Range Segments (12 months)



HENDRA - Recently Sold Properties

Median Sale Price
\$2m

Based on 78 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
+13.0%

Current Median Price: \$2,000,000
Previous Median Price: \$1,770,000

Based on 205 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
78

Based on recorded House sales within the 12 months (Financial Year 2025)

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

35 MEIN ST



\$2,210,000

610 m² 4 2 2

Sold Jul 2025 26 Days

26 GERLER RD



\$1,550,000

404 m² 3 2 2

Sold Jul 2025 24 Days

12 LONG ST



\$2,000,000

491 m² 5 3 2

Sold Jul 2025 23 Days

401 NUDGE RD



\$1,400,000

photo not available

3 1 2

Sold Jun 2025 69 Days

71 LILLEY ST



\$2,050,000

408 m² 4 2 2

Sold Jun 2025 21 Days

50 HARDING ST



\$3,222,000

407 m² 4 3 2

Sold N/A 2025

9 SCHOOL ST



\$1,500,000

367 m² 4 1 2

Sold Jun 2025 14 Days

18 URE ST



\$3,010,000

809 m² 4 2 4

Sold Jun 2025 56 Days

77 LILLEY ST



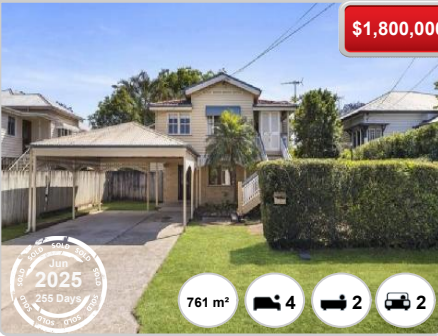
\$2,900,000

612 m² 5 4 2

Sold Jun 2025 48 Days

13 FLEMINGTON ST

\$1,800,000

761 m²

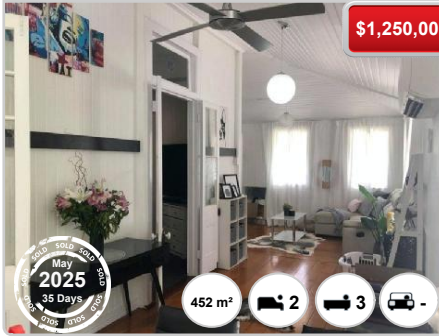
4

2

2

1 WILLIAMS AVE

\$1,250,000

452 m²

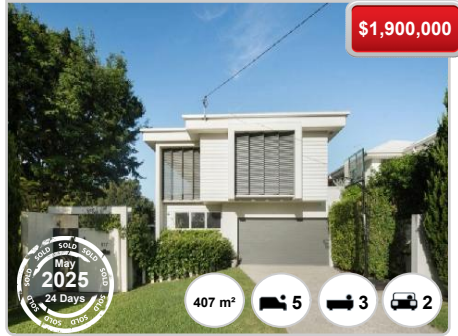
2

3

-

117 WOODVILLE ST

\$1,900,000

407 m²

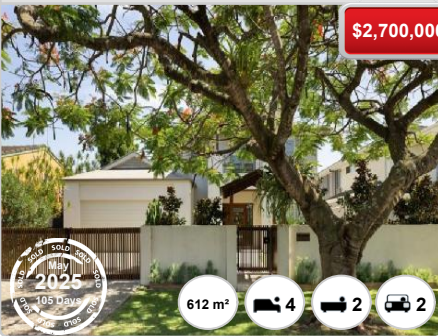
5

3

2

24 HARDING ST

\$2,700,000

612 m²

4

2

2

25 WOODVILLE ST

\$1,550,000

756 m²

3

1

2

11 GRANT ST

\$1,395,000

405 m²

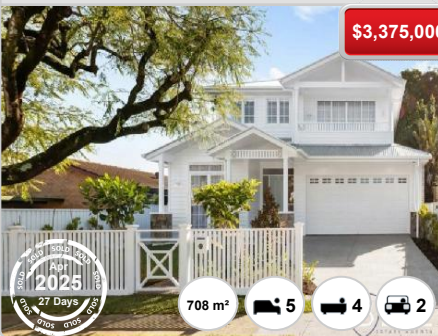
4

2

2

3/132 MANSON RD

\$3,375,000

708 m²

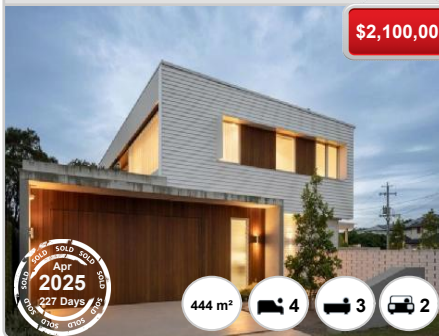
5

4

2

1 GOLDEN SQ

\$2,100,000

444 m²

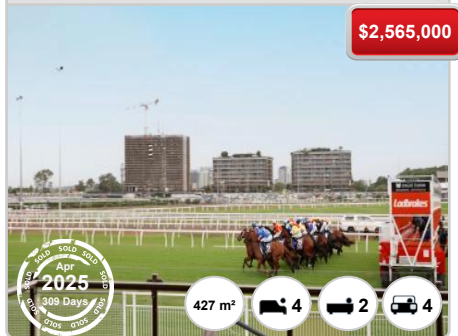
4

3

2

84 MEIN ST

\$2,565,000

427 m²

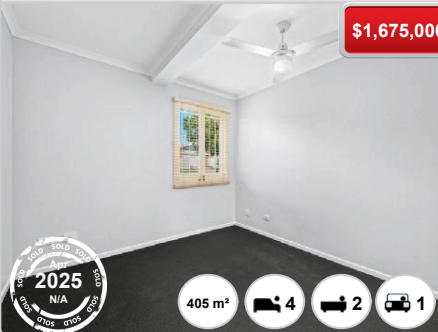
4

2

4

3 KHARTOUM ST

\$1,675,000

405 m²

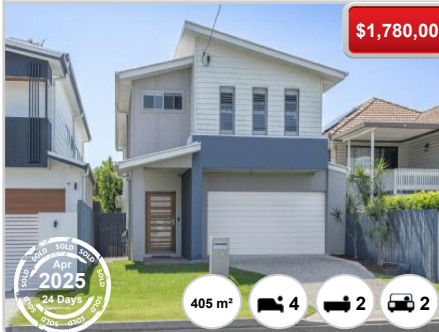
4

2

1

70 RACEVIEW AVE

\$1,780,000

405 m²

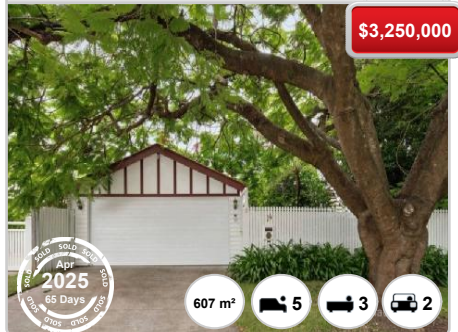
4

2

2

14 GORDON ST

\$3,250,000

607 m²

5

3

2