



SUBURB FLYOVER REPORT

WAVELL HEIGHTS (HOUSE)

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WAVELL HEIGHTS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	138	\$ 469,800	0.0 %	\$ 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	226	\$ 649,500	3.1 %	\$ 110,000	\$ 1,512,000
2017	190	\$ 687,500	5.9 %	\$ 335,000	\$ 1,646,000
2018	180	\$ 713,750	3.8 %	\$ 445,000	\$ 1,670,000
2019	202	\$ 712,350	-0.2 %	\$ 440,000	\$ 1,650,000
2020	226	\$ 790,750	11.0 %	\$ 420,000	\$ 1,885,000
2021	275	\$ 1,000,000	26.5 %	\$ 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	230	\$ 1,332,500	9.2 %	\$ 795,000	\$ 3,790,000
2025	186	\$ 1,500,000	12.6 %	\$ 875,000	\$ 3,500,000
2026	0				

Median Sale Price
\$1.5m

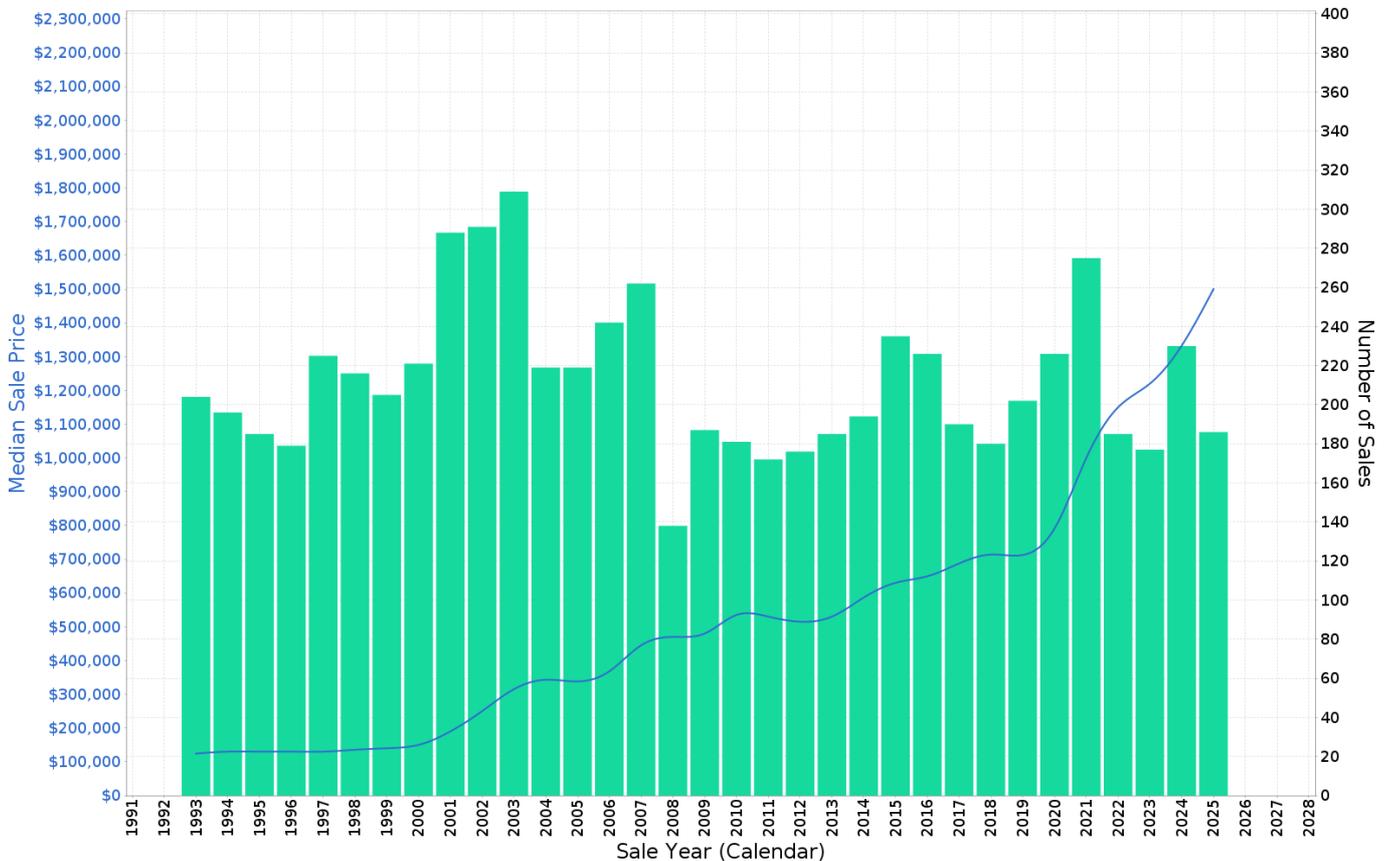
Based on 186 recorded House sales within the last 12 months (2025)

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

Suburb Growth
+12.6%

Current Median Price: \$1,500,000
Previous Median Price: \$1,332,500

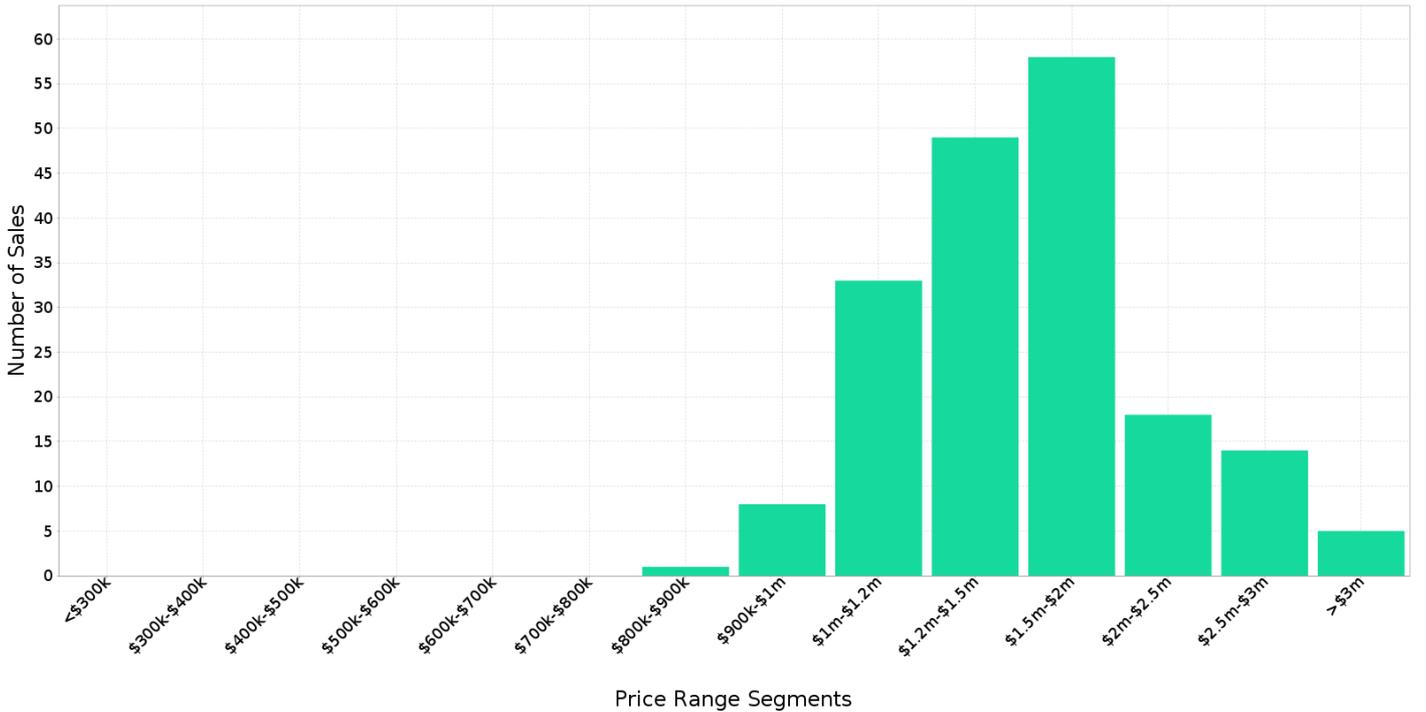
Based on 416 recorded House sales compared over the last two rolling 12 month periods



WAVELL HEIGHTS - Peak Selling Periods (3 years)



WAVELL HEIGHTS - Price Range Segments (12 months)



WAVELL HEIGHTS - Recently Sold Properties

Median Sale Price
\$1.5m

Based on 186 recorded House sales within the last 12 months (2025)

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

Suburb Growth
+12.6%

Current Median Price: \$1,500,000
Previous Median Price: \$1,332,500

Based on 416 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
186

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

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

12 SILENE ST

\$1,725,000

Sold Jan 2026
49 Days

675 m² 3 2 2

5 KEMBLA ST

\$1,665,000

Sold Jan 2026
50 Days

690 m² 3 2 3

90 RODE RD

\$1,585,000

Sold Dec 2025
44 Days

1,012 m² 2 1 4

41 CRESSEY ST

\$1,715,000

Sold Dec 2025
33 Days

577 m² 2 1 1

9 SAINT LAWRENCE ST

\$1,305,000

Sold Dec 2025
14 Days

367 m² 4 2 2

3 DERAMORE ST

\$1,390,000

Sold Dec 2025
20 Days

744 m² 3 1 2

16 PEDLEY ST

\$1,506,000

Sold Dec 2025
19 Days

607 m² 3 1 2

61 KINMOND AVE

\$1,725,000

Sold Dec 2025
19 Days

536 m² 5 3 2

5 HALCYON ST

\$1,537,000

Sold Dec 2025
18 Days

607 m² 3 2 4

16 WADE ST

\$2,250,000

SOLD Dec 2025
21 Days

668 m² 5 3 2

3 GURLEY ST

\$3,350,000

635m²

SOLD Dec 2025
32 Days

635 m² 6 3 -

43 DELORAINE ST

\$2,750,000

SOLD Nov 2025
380 Days

665 m² 5 3 2

7 DELORAINE ST

\$1,782,000

SOLD Nov 2025
19 Days

663 m² 4 2 2

83 SPENCE RD

\$1,400,000

SOLD Nov 2025
25 Days

627 m² 3 1 2

18 BARKER ST

\$3,100,000

SOLD Nov 2025
30 Days

584 m² 5 3 3

40 BENYON ST

\$1,580,000

SOLD Nov 2025
8 Days

630 m² 3 2 1

23 DELORAINE ST

\$1,600,000

SOLD Nov 2025
7 Days

663 m² 2 1 1

1/1 CRESSEY ST

\$1,360,000

SOLD Nov 2025
N/A

562 m² 3 2 1

5 BEEBY RD

\$1,000,000

SOLD Nov 2025
364 Days

602 m² 3 1 2

355 RODE RD

\$1,050,000

DUPLEX

UNIT 1

UNIT 2

SOLD Nov 2025
18 Days

771 m² 4 2 2

22 KEMBLA ST

\$1,425,000

SOLD Nov 2025
6 Days

617 m² 3 1 1