



## **SUBURB FLYOVER REPORT**

NORTHGATE (HOUSE)

PREPARED BY: JANELLE MCKENNA, AURORA PROPERTY, PH: 0417004845

## NORTHGATE - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2008 | 45      | \$ 500,000   | 0.0 %   | \$ 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 | 69      | \$ 1,250,000 | 31.6 %  | \$ 650,000 | \$ 3,050,000 |
| 2025 | 66      | \$ 1,250,000 | 0.0 %   | \$ 770,000 | \$ 2,900,000 |
| 2026 | 28      | \$ 1,587,500 | 27.0 %  | \$ 865,000 | \$ 2,650,000 |

### Median Sale Price

**\$1.45m**

Based on 58 recorded House sales within the last 12 months (Financial Year 2026)

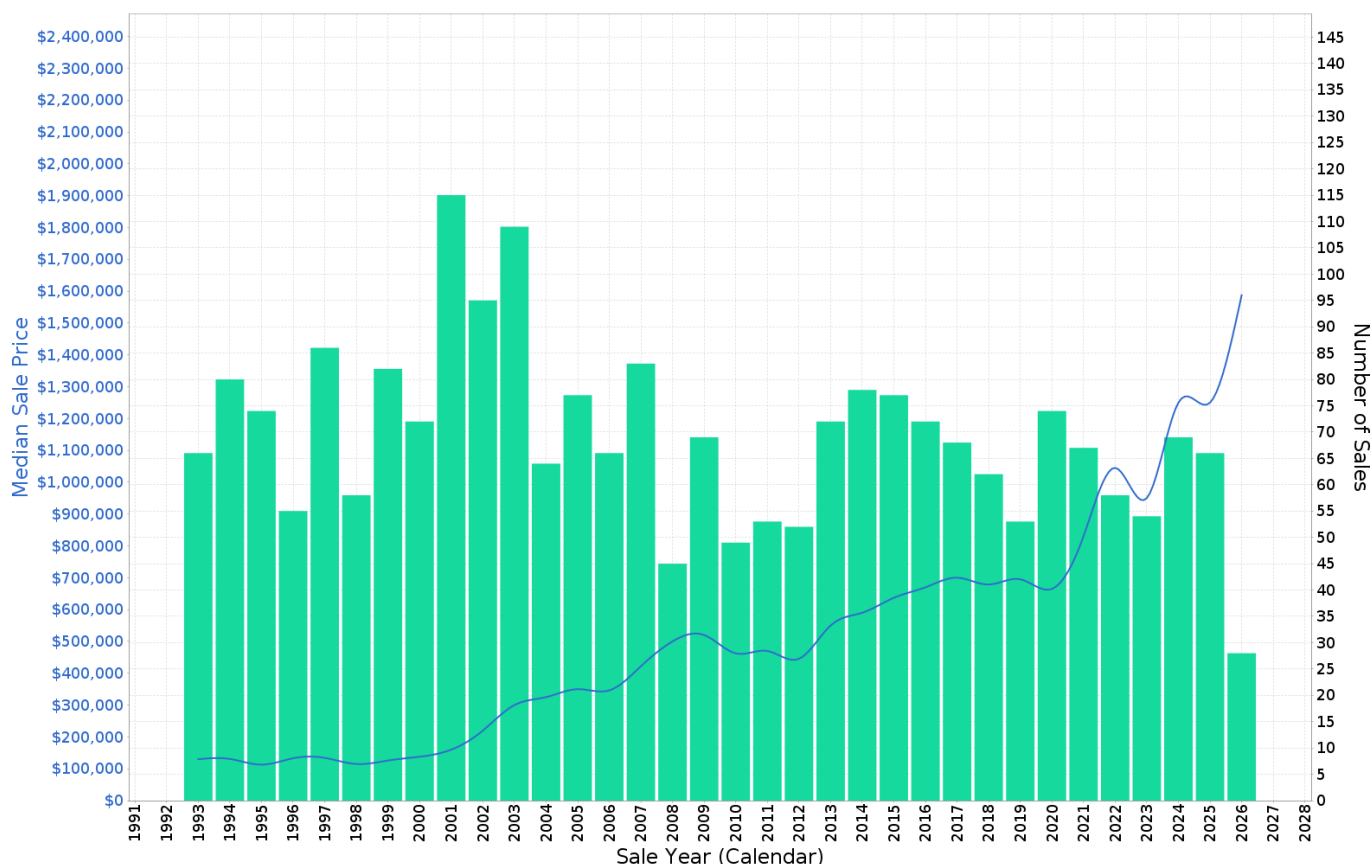
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

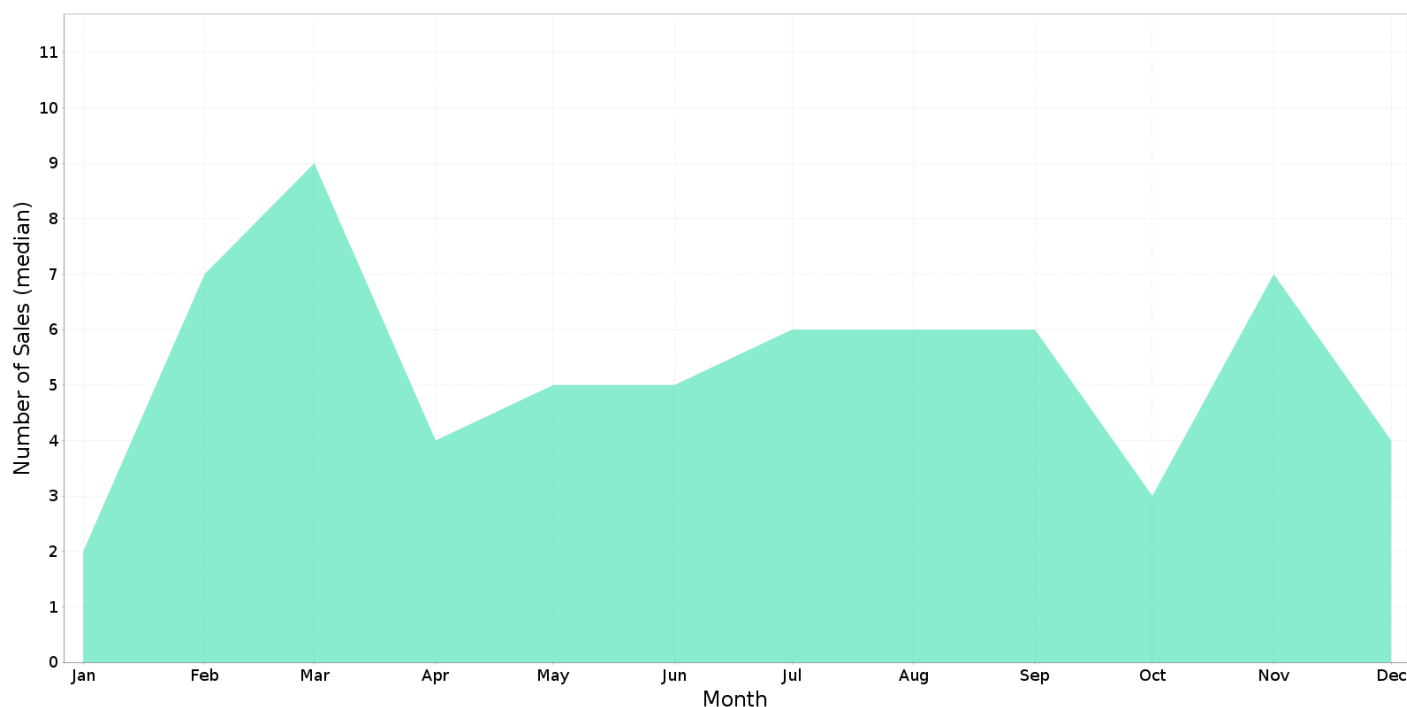
**+17.6%**

Current Median Price: \$1,452,500  
Previous Median Price: \$1,234,875

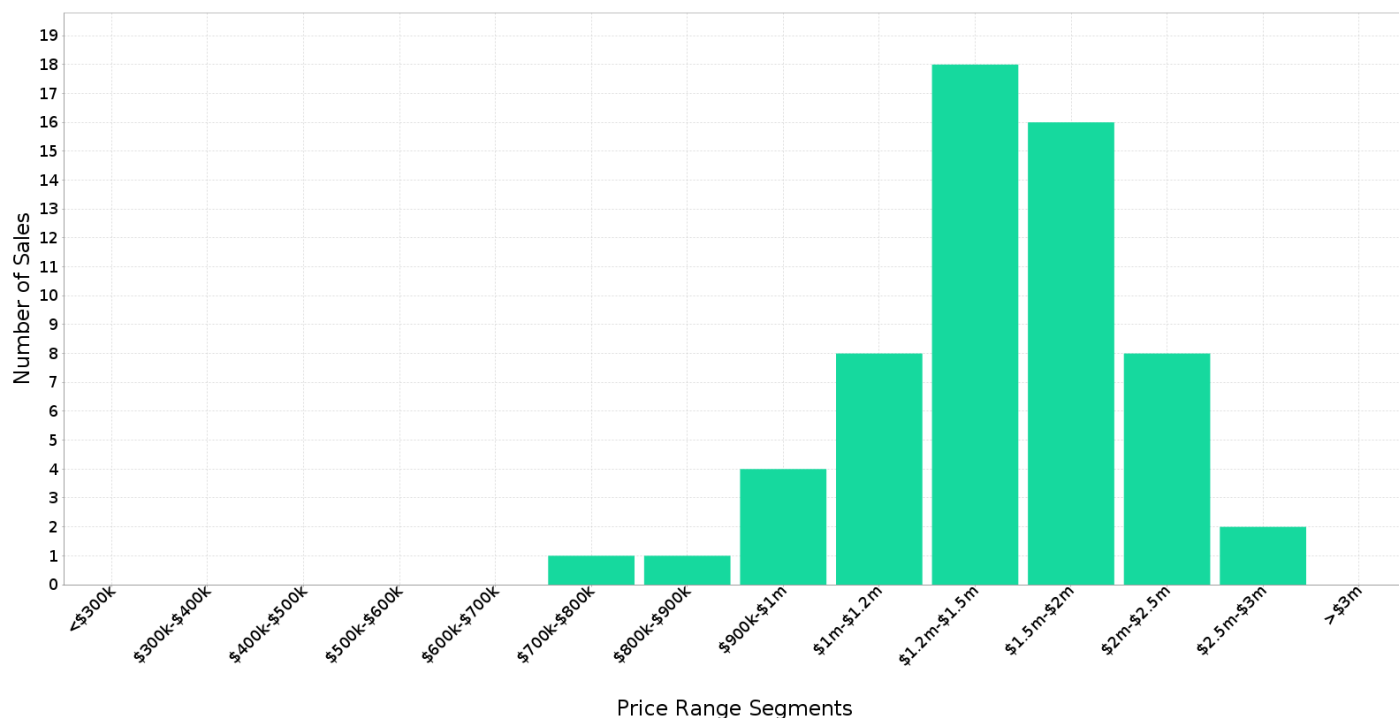
Based on 128 recorded House sales compared over the last two rolling 12 month periods



## NORTHGATE - Peak Selling Periods (3 years)



## NORTHGATE - Price Range Segments (12 months)





# NORTHGATE - Recently Sold Properties

Median Sale Price

**\$1.45m**

Based on 58 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

**+17.6%**

Current Median Price: \$1,452,500  
Previous Median Price: \$1,234,875

Based on 128 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**58**

Based on recorded House sales within the 12 months (Financial Year 2026)

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

**17 OLIVIA ST**



**\$1,270,000**

405 m<sup>2</sup> 4 3 2

Sold Jul 2026 85 Days

**27A LARWILL AVE**



**\$2,100,000**

810 m<sup>2</sup> 4 2 2

Sold Jun 2026 20 Days

**34 TO 36 OLIVIA ST**



**\$1,600,000**

810 m<sup>2</sup> 3 2 2

Sold Jun 2026 11 Days

**53 BELMORE ST**



**\$952,000**

410 m<sup>2</sup> 3 1 2

Sold Jun 2026 18 Days

**66 SCOTT ST**



**\$1,355,000**

405 m<sup>2</sup> 3 2 1

Sold Jun 2026 20 Days

**30 OATES PDE**



**\$1,738,925**

469 m<sup>2</sup> 4 2 2

Sold May 2026 24 Days

**11 KISMET ST**



**\$2,000,000**

810 m<sup>2</sup> 4 3 2

Sold May 2026 18 Days

**71 RIDGE ST**



**\$2,025,000**

809 m<sup>2</sup> - - -

Sold May 2026 N/A

**50 LANG TCE**



**\$1,050,000**

506 m<sup>2</sup> 2 1 2

Sold May 2026 N/A



**154 RIDGE ST**

**\$2,150,000**

810.0 m²

2026 Apr 19 Days

4 Beds 1 Bath 0 Car

**2A COOPER RD**

**\$1,850,000**

405 m²

2026 Apr 19 Days

4 Beds 2 Bath 2 Car

**169 GYMPIE ST**

**\$1,100,000**

607.0 m²

2026 Apr 19 Days

0 Beds 0 Bath 0 Car

**9 DAY RD**

**\$1,160,000**

405 m²

2026 Apr 21 Days

3 Beds 1 Bath 4 Car

**14 PEARY ST**

**\$2,650,000**

764 m²

2026 Apr 70 Days

4 Beds 2 Bath 2 Car

**104 GYMPIE ST**

**\$1,800,000**

665 m²

2026 Apr 6 Days

4 Beds 2 Bath 2 Car

**59 OATES PDE**

**\$1,575,000**

photo not available

2026 Apr 13 Days

3 Beds 2 Bath 2 Car

**19 DAY RD**

**\$1,610,000**

405 m²

2026 Mar 22 Days

5 Beds 3 Bath 2 Car

**18 WESTHOFF RD**

**\$1,461,000**

468 m²

2026 Mar 8 Days

3 Beds 2 Bath 2 Car

**59 OATES PDE**

**\$1,575,000**

400 m²

2026 Mar N/A

4 Beds 2 Bath 3 Car

**5A STATION AVE**

**\$865,000**

405 m²

2026 Mar 12 Days

4 Beds 3 Bath 2 Car

**8/16 OLIVIA ST**

**\$999,999**

153 m²

2026 Mar 12 Days

2 Beds 1 Bath 2 Car