



BETHANIA

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	74	\$ 315,050	0.0%	\$ 255,000	\$ 577,000
2009	90	\$ 319,594	1.4%	\$ 240,000	\$ 650,000
2010	50	\$ 309,500	-3.2%	\$ 245,000	\$ 599,000
2011	47	\$ 285,000	-7.9%	\$ 220,000	\$ 465,000
2012	40	\$ 300,000	5.3%	\$ 235,000	\$ 800,000
2013	49	\$ 285,000	-5.0%	\$ 211,000	\$ 1,100,000
2014	65	\$ 297,000	4.2%	\$ 214,000	\$ 550,000
2015	96	\$ 310,000	4.4%	\$ 225,000	\$ 1,100,000
2016	85	\$ 330,000	6.5%	\$ 204,900	\$ 1,700,000
2017	87	\$ 360,000	9.1%	\$ 214,700	\$ 630,000
2018	79	\$ 357,000	-0.8%	\$ 275,000	\$ 2,000,000
2019	58	\$ 356,000	-0.3%	\$ 220,000	\$ 752,000
2020	73	\$ 360,000	1.1%	\$ 280,000	\$ 1,150,000
2021	95	\$ 441,000	22.5%	\$ 301,500	\$ 1,800,000
2022	85	\$ 530,000	20.2%	\$ 350,000	\$ 7,150,000
2023	63	\$ 570,000	7.5%	\$ 340,000	\$ 1,920,000
2024	83	\$ 700,000	22.8%	\$ 480,000	\$ 1,150,000
2025	81	\$ 830,000	18.6%	\$ 640,000	\$ 1,400,000
2026	49	\$ 920,000	10.8%	\$ 760,000	\$ 2,000,000

Median Sale Price

\$900k

Based on 74 recorded House sales within the last 12 months (Oct '25 - Sep '26)

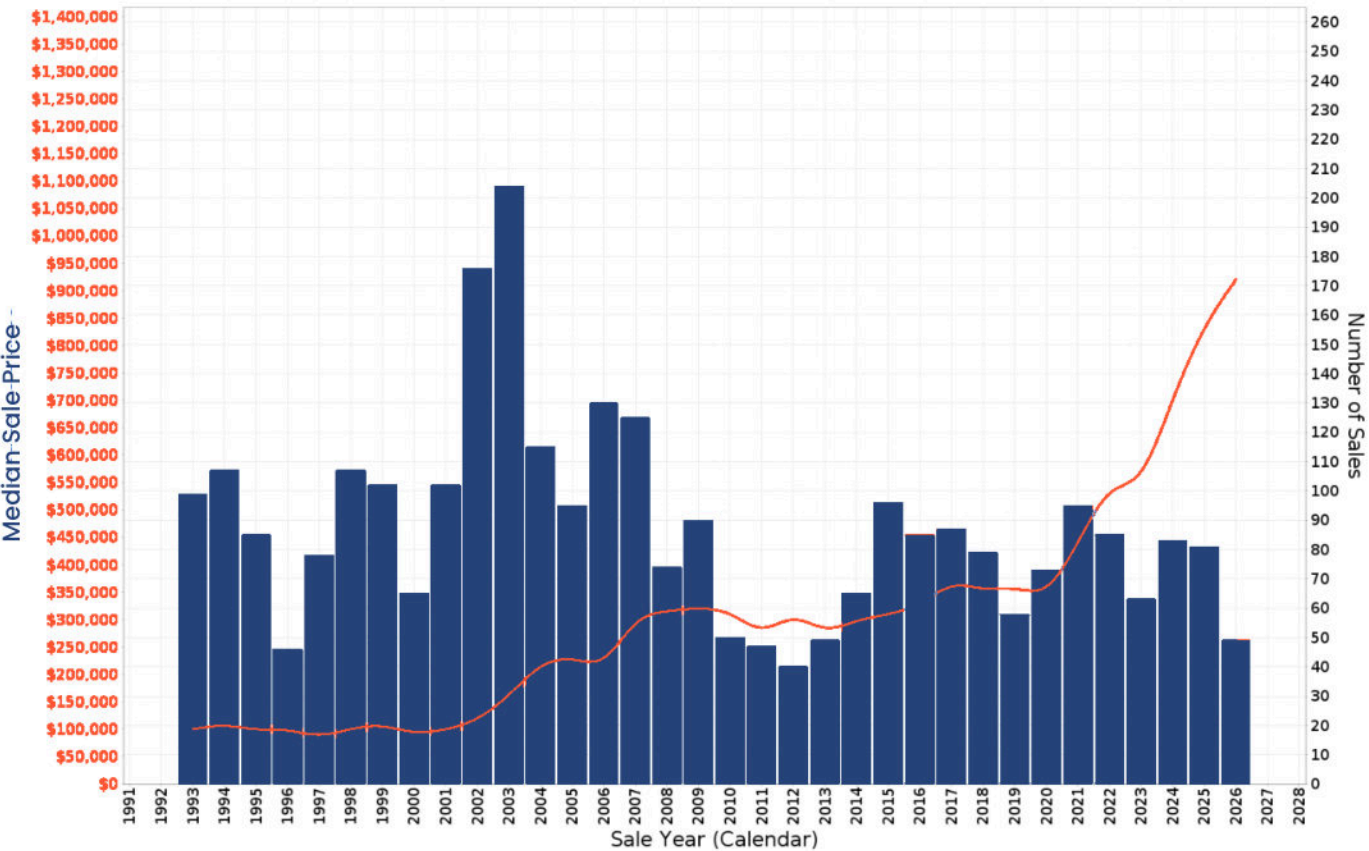
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

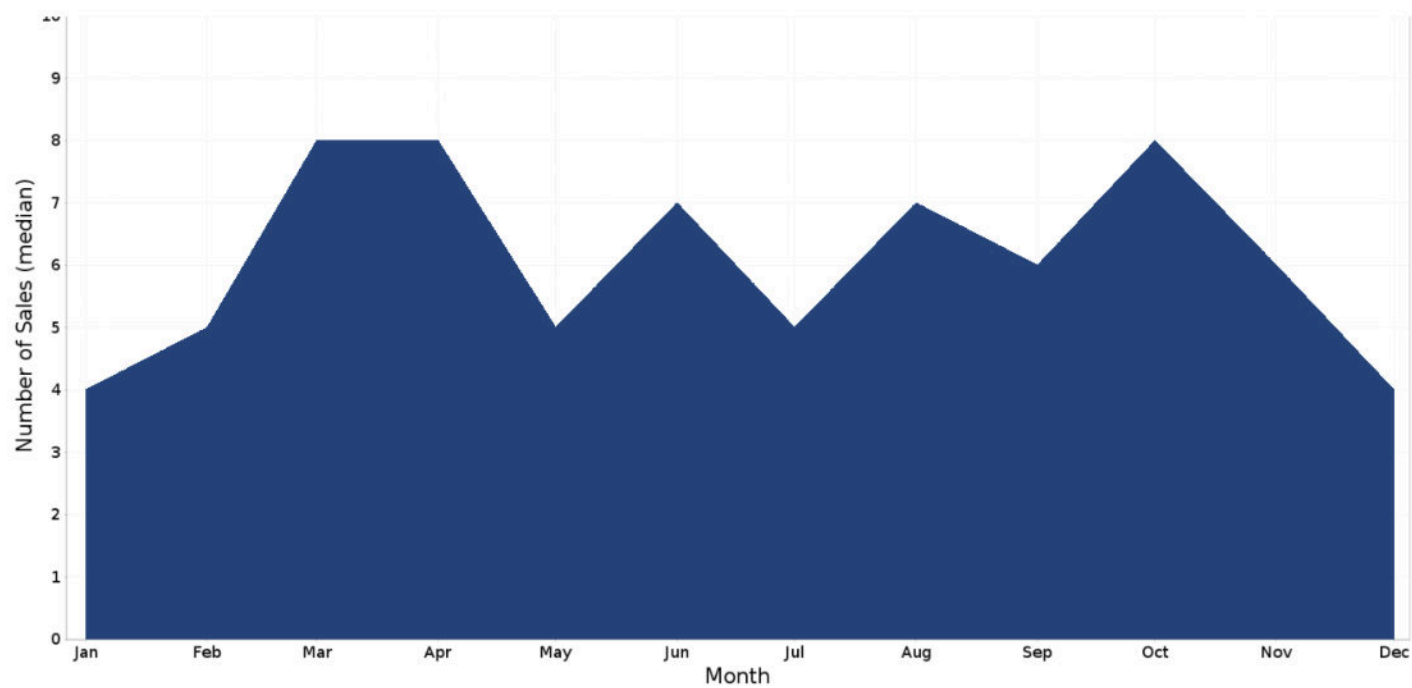
+16.1%

Current Median Price: \$900,000
Previous Median Price: \$775,000

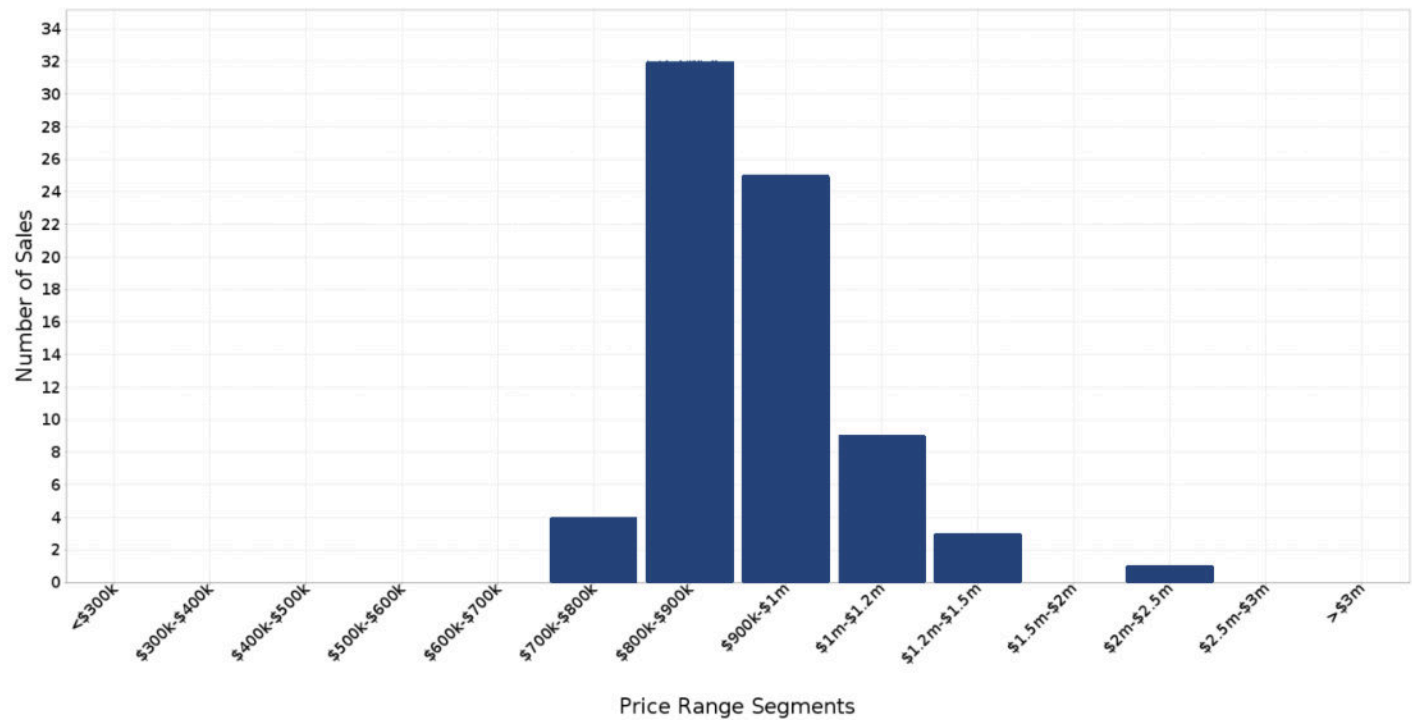
Based on 150 recorded House sales compared over the last two rolling 12 month periods



PEAK SELLING PERIODS (3 years)



BETHANIA – Price Range Segments (12 months)



RECENTLY SOLD PROPERTIES

Median Sale Price

\$900k

Based on 74 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+16.1%

Current Median Price: \$900,000
Previous Median Price: \$775,000

Based on 150 recorded House sales compared over the last two rolling 12 month periods

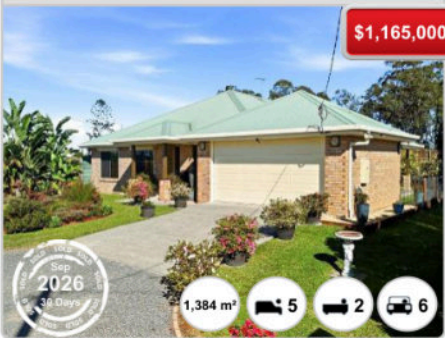
Sold Properties

74

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

136A STATION RD



\$1,165,000

Sep 2026

38 Days

1,384 m² 5 2 6

36 COPPER DR



\$780,000

Sep 2026

63 Days

723 m² 3 1 2

6 STAPELTON TCE



\$880,000

Sep 2026

32 Days

972 m² 3 1 4

20 COPPER DR



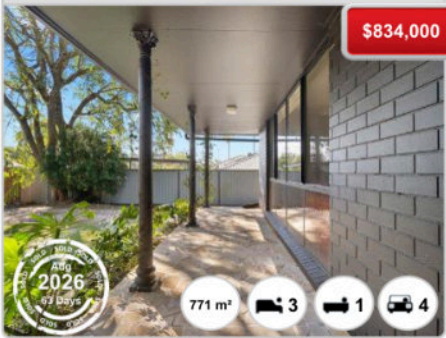
\$760,000

Sep 2026

72 Days

663 m² 3 1 4

87 EDINBURGH DR



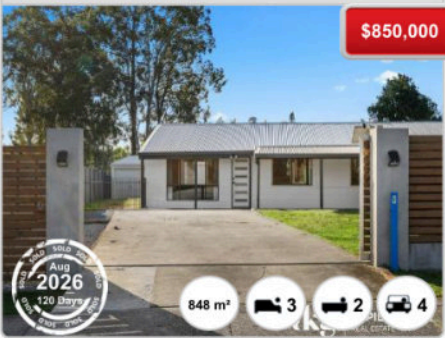
\$834,000

2026

89 Days

771 m² 3 1 4

21 MATHEWS ST



\$850,000

Aug 2026

120 Days

848 m² 3 2 4

12 JAN CT



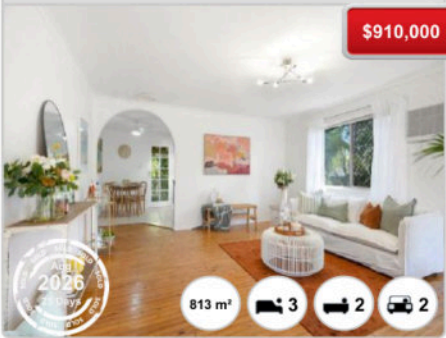
\$780,000

Aug 2026

44 Days

401 m² 3 2 2

15 GLASTONBURY DR



\$910,000

2026

107 Days

813 m² 3 2 2

21 CLEARWATER ST



\$1,400,000

Aug 2026

112 Days

photo not available 6 3 3

Prepared on 01/10/2026 by Realcrats, (c) Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
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RECENTLY SOLD PROPERTIES

53B/27 CLARENDON AVE



\$460,000

2026

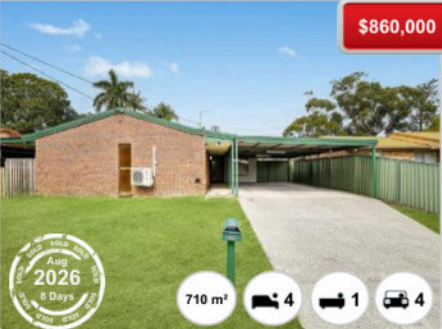
19 Days

2

2

1

46 BIOTITE ST



\$860,000

2026

8 Days

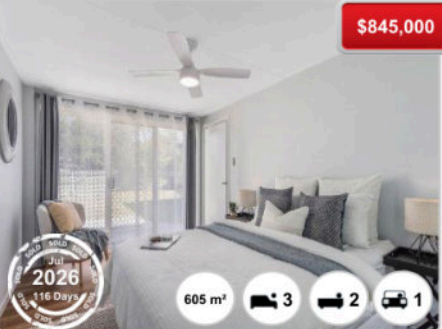
710 m²

4

1

4

3 MATHEWS ST



\$845,000

2026

116 Days

605 m²

3

2

1

8 JAN CT



\$800,000

2026

31 Days

400 m²

3

2

1

42 COPPER DR



\$975,000

2026

35 Days

796 m²

4

1

2

7 COBALT DR



\$890,000

2026

5 Days

1192m²

1,192 m²

3

1

1

39 EDINBURGH DR



\$932,000

2026

42 Days

753 m²

3

2

4

50 EDINBURGH DR



\$860,000

2026

256 Days

1,430 m²

4

1

2

8 ZIRCON CT



\$760,000

2026

34 Days

757 m²

3

1

2

38 MONTROSE AVE



\$925,000

2026

41 Days

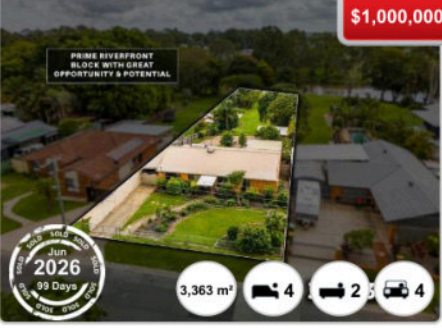
648 m²

3

1

4

43 MERCURY DR



\$1,000,000

2026

99 Days

3,363 m²

4

2

4

113 FEDERATION DR



\$1,030,000

2026

31 Days

photo not available

4

2

2

PROPERTIES FOR RENT

Median Rental Price
N/A

Rental Yield
N/A

Number of Rentals
N/A

36 GLASTONBURY DRIVE



\$790 per week

Sep 2026
3 Days

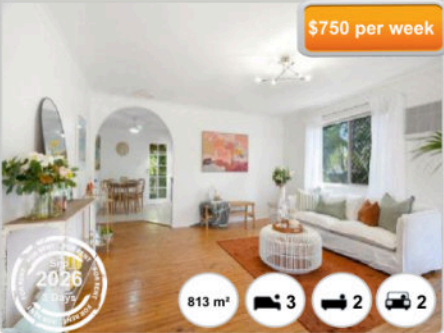
826 m²

4

2

2

15 GLASTONBURY DRIVE



\$750 per week

Sep 2026
3 Days

813 m²

3

2

2

73 CHURCH ROAD



\$590 per week

Sep 2026
3 Days

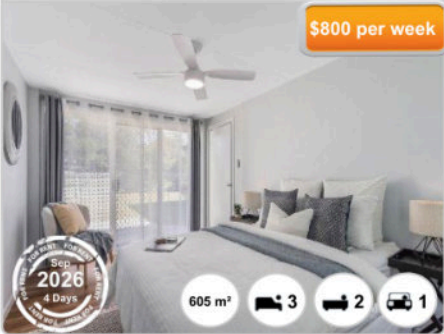
868 m²

3

1

2

3 MATHEWS STREET



\$800 per week

Sep 2026
4 Days

605 m²

3

2

1

1 GLASTONBURY DRIVE



\$680 per week

Sep 2026
3 Days

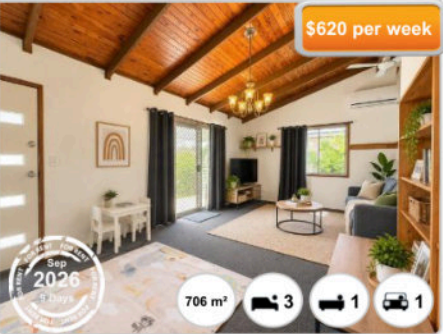
401 m²

4

2

2

68 FEDERATION DRIVE



\$620 per week

Sep 2026
9 Days

706 m²

3

1

1

11 CANTERBURY LANE



\$620 per week

Sep 2026
15 Days

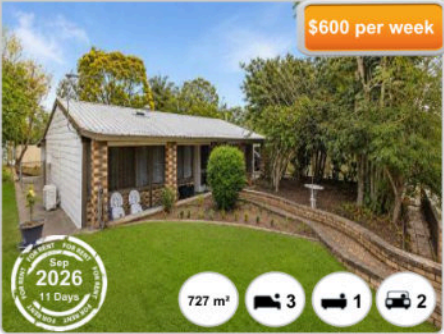
726 m²

3

1

2

4 EASTBOURNE ROAD



\$600 per week

Sep 2026
11 Days

727 m²

3

1

2

11 JAN COURT



\$550 per week

Sep 2026
25 Days

448 m²

3

2

1

71 FEDERATION DRIVE

\$750 per week



Aug 2026
32 Days

926 m²

4

2

2



Please contact us to discuss your real estate goals



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