



Birkdale

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	193	\$ 475,000	0.0 %	\$ 290,000	\$ 1,590,000
2009	268	\$ 462,000	-2.7 %	\$ 242,500	\$ 2,000,000
2010	196	\$ 470,000	1.7 %	\$ 300,000	\$ 2,433,000
2011	178	\$ 440,000	-6.4 %	\$ 160,000	\$ 1,320,000
2012	187	\$ 455,000	3.4 %	\$ 215,000	\$ 2,100,000
2013	213	\$ 469,000	3.1 %	\$ 270,000	\$ 1,505,000
2014	221	\$ 495,000	5.5 %	\$ 272,000	\$ 1,650,000
2015	211	\$ 510,000	3.0 %	\$ 274,500	\$ 2,100,000
2016	235	\$ 535,000	4.9 %	\$ 250,000	\$ 2,100,000
2017	237	\$ 560,000	4.7 %	\$ 300,000	\$ 1,600,000
2018	167	\$ 580,000	3.6 %	\$ 400,000	\$ 2,750,000
2019	233	\$ 570,000	-1.7 %	\$ 351,500	\$ 2,122,000
2020	239	\$ 635,000	11.4 %	\$ 352,000	\$ 2,270,000
2021	270	\$ 803,500	26.5 %	\$ 320,000	\$ 2,800,000
2022	207	\$ 900,000	12.0 %	\$ 544,000	\$ 4,150,000
2023	198	\$ 875,000	-2.8 %	\$ 510,000	\$ 3,650,000
2024	218	\$ 1,135,000	29.7 %	\$ 636,900	\$ 2,725,000
2025	183	\$ 1,200,000	5.7 %	\$ 610,000	\$ 3,625,000
2026	0				

Median Sale Price

\$1.2m

Based on 183 recorded House sales within the last 12 months (2025)

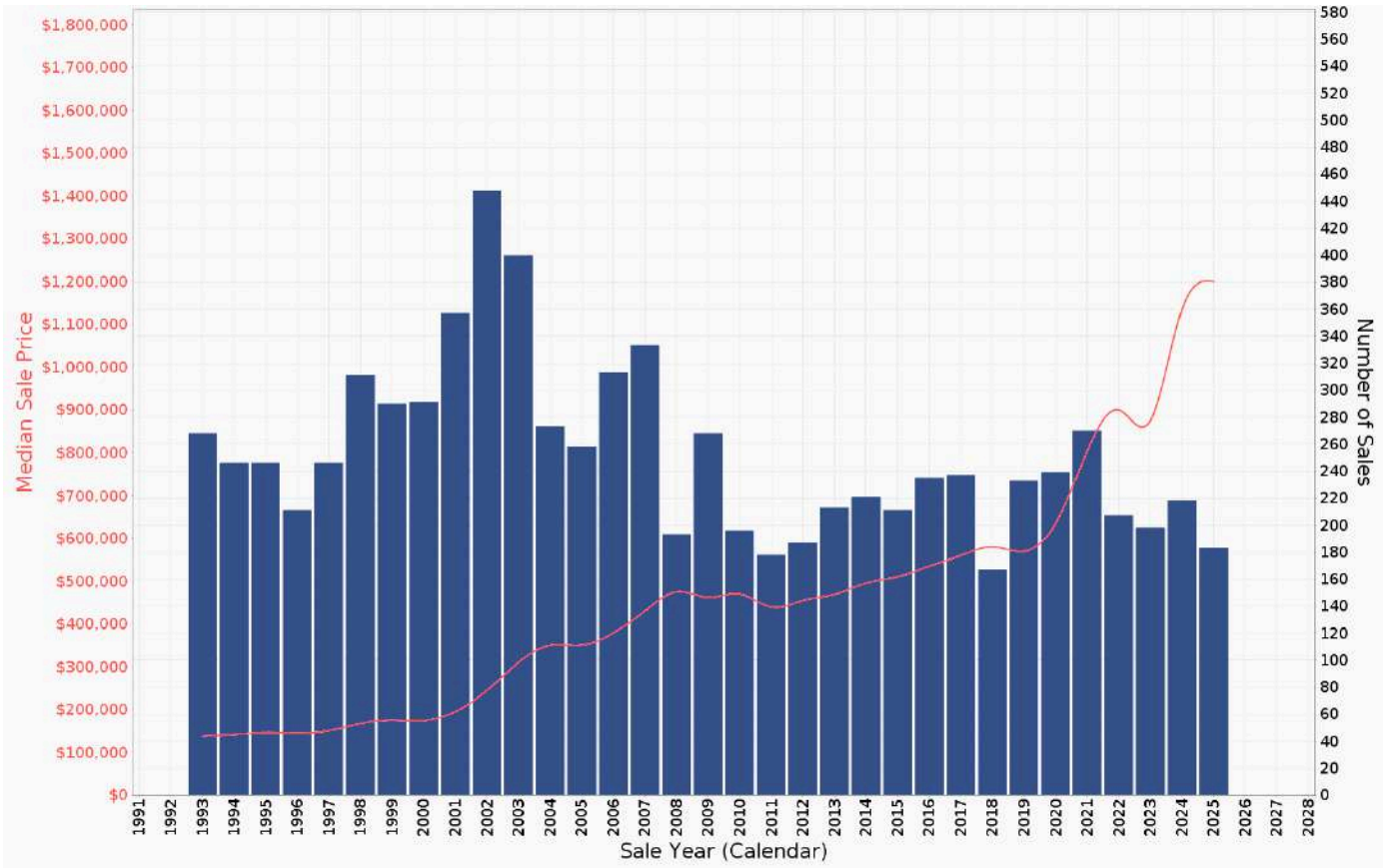
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.7%

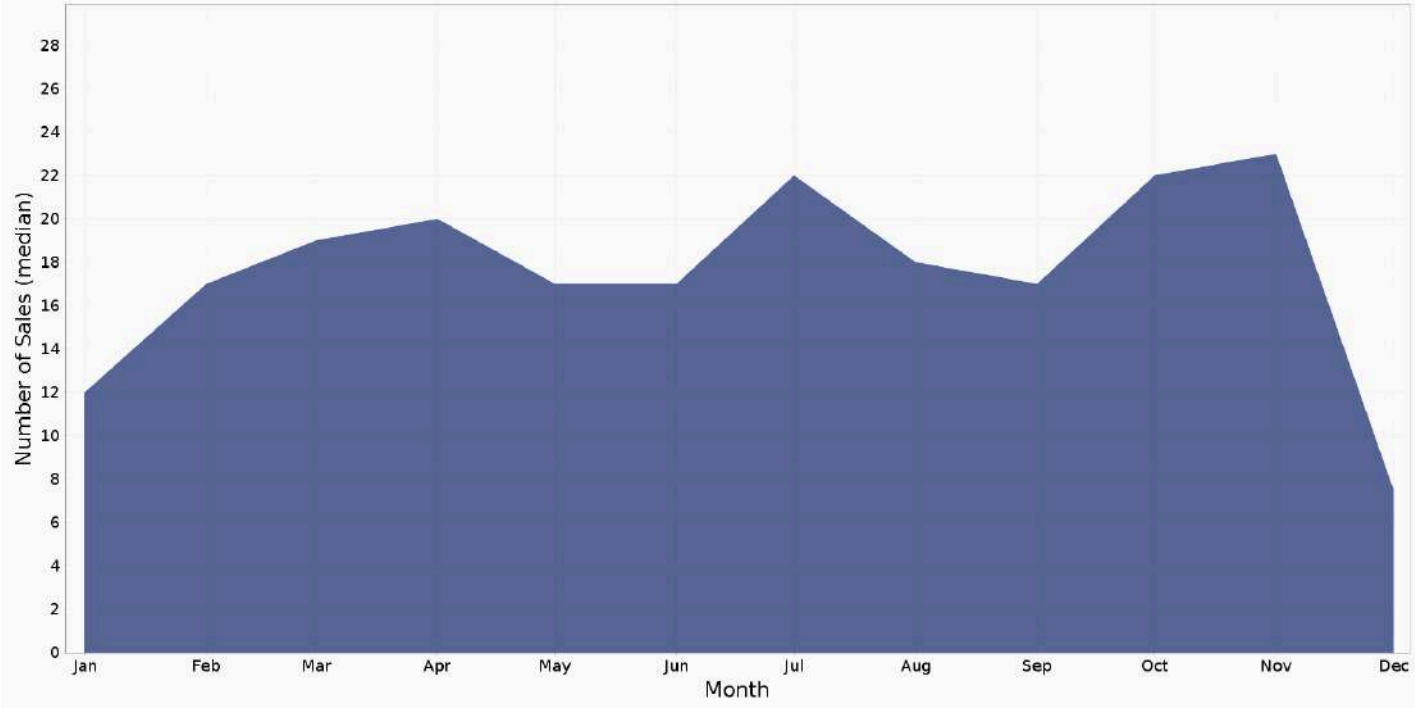
Current Median Price: \$1,200,000
Previous Median Price: \$1,135,000

Based on 401 recorded House sales compared over the last two rolling 12 month periods

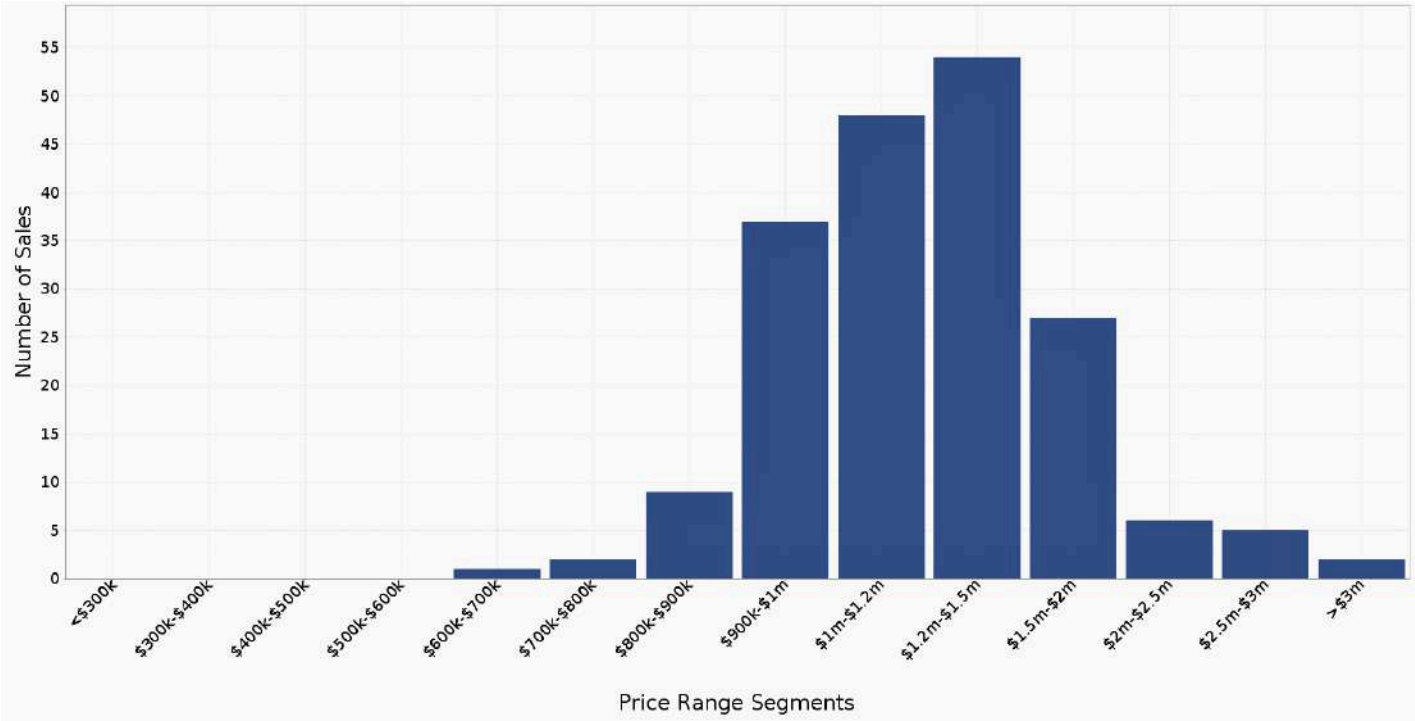


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PEAK SELLING PERIODS (3 years)



BIRKDALE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.2m

Based on 183 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

+5.7%

Current Median Price: \$1,200,000
Previous Median Price: \$1,135,000

Based on 401 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

183

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

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

75 BARRON RD



\$980,000

2025

20 Days


814 m²

3

1

2

5 PARAKEET ST



\$1,027,500

2025

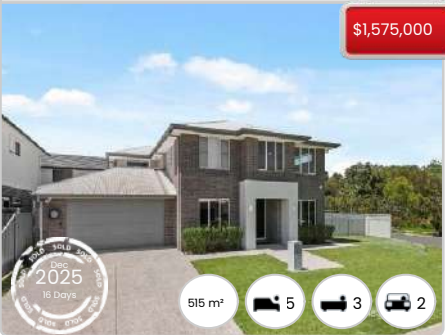
28 Days

4

2

2

8 MENAS CRT



\$1,575,000

2025

16 Days

515 m²

5

3

2

20 TULIPWOOD DR



\$1,480,000

2025

28 Days

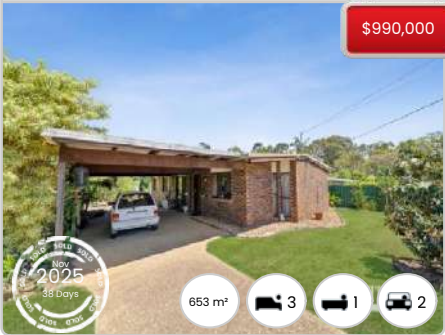
1,030 m²

4

2

3

4 FLEET ST



\$990,000

2025

30 Days

653 m²

3

1

2

8 OWL ST



\$1,000,000

2025

3 Days

717 m²

3

1

2

64 BAILEY RD



\$1,120,000

2025

2 Days

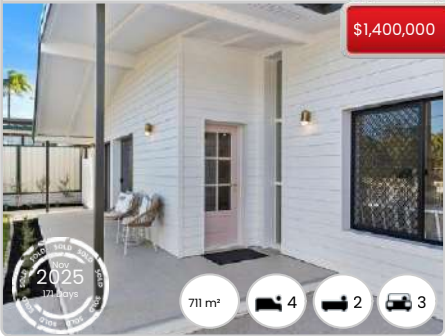
600 m²

4

2

2

6 CRANFORD ST



\$1,400,000

2025

171 Days

711 m²

4

2

3

13 MALLING ST



\$1,000,000

2025

1 Day

711 m²

3

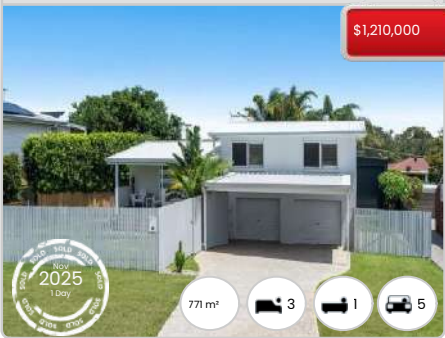
1

2

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RECENTLY SOLD PROPERTIES

6 MANLY ST



\$1,210,000

Nov 2025

1 Day

771 m²

3

1

5

20 DORSAL DR



\$1,530,000

Nov 2025

24 Days


864 m²

4

2

2

211 TO 213 BIRKDALE RD



\$1,149,000

Nov 2025

23 Days

674 m²

3

2

4

1 BYNG RD



\$984,000

Nov 2025

24 Days

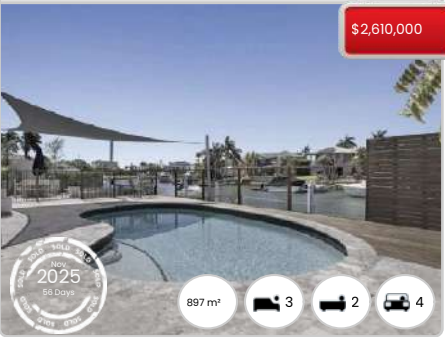
732 m²

3

2

-

2 CHART ST



\$2,610,000

Nov 2025

56 Days

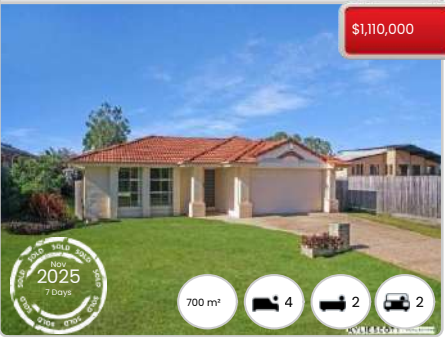
897 m²

3

2

4

41 BURBANK RD



\$1,110,000

Nov 2025

7 Days

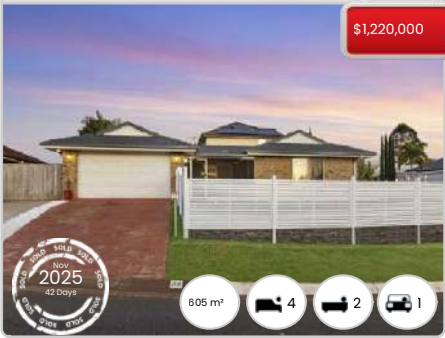
700 m²

4

2

2

83 CARINYAN DR



\$1,220,000

Nov 2025

42 Days

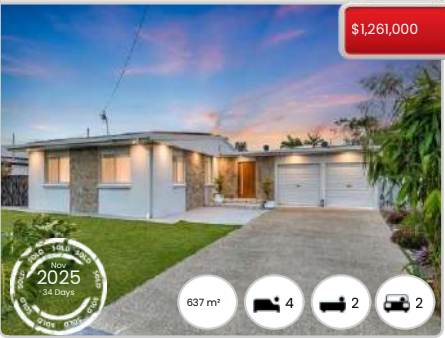
605 m²

4

2

1

41 BAILEY RD



\$1,261,000

Nov 2025

34 Days

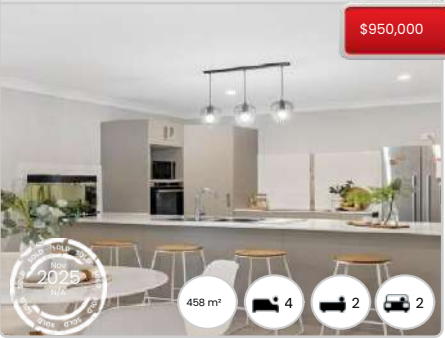
637 m²

4

2

2

81A BAILEY RD



\$950,000

Nov 2025

N/A

458 m²

4

2

2

3 MOLOAA CRES



\$1,052,000

Nov 2025

18 Days

807 m²

3

1

2

6 ALLERTON PL



\$1,350,000

Nov 2025

7 Days

803 m²

5

2

2

59 COLLINGWOOD RD



\$995,000

Nov 2025

N/A

668 m²

3

1

2

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PROPERTIES FOR RENT

Median Rental Price

\$775 /w

Based on 229 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.4%

Current Median Price: \$1,200,000
Current Median Rent: \$775

Based on 183 recorded House sales and 229 House rentals compared over the last 12 months

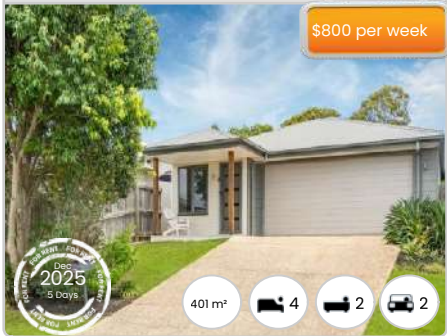
Number of Rentals

229


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

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


11A SOMERSBY COURT





\$800 per week

 2025
5 Days

401 m²

 4

 2

 2

17 WREN STREET



\$950 per week

 2025
11 Days


400 m²

 5


 3

 2


64 BAILEY ROAD





\$850 per week

 2025
11 Days

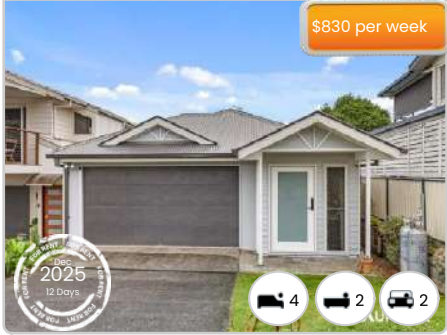
600 m²

 4


 2

 2


5 PARAKEET STREET





\$830 per week

 2025
12 Days


401 m²

 4


 2

 2


9 DUCK STREET





\$630 per week

 2025
19 Days


700 m²

 4


 2

 1


8 BOVINGDON STREET





\$700 per week

 2025
17 Days

1,012 m²

 3

 1

 1

12 PEACOCK COURT



\$700 per week

 2025
18 Days

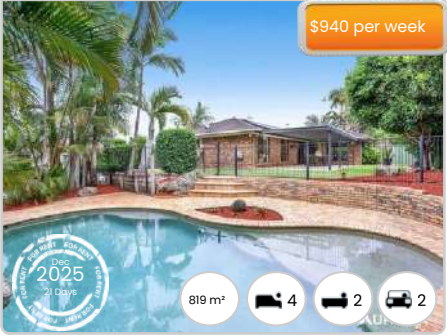
992 m²

 3


 2

 1


2 SONG PLACE





\$940 per week

 2025
11 Days

819 m²

 4

 2

 2

70 MAKAHA DRIVE



\$900 per week

 2025
24 Days

706 m²

 4

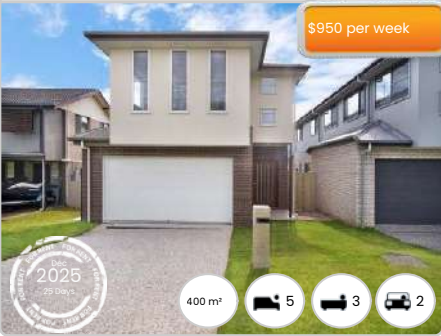
 2

 2

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PROPERTIES FOR RENT

17A WREN STREET



\$950 per week

2025

29 Days

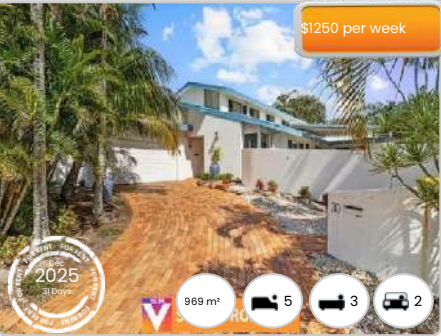
400 m²

5

3

2

30 MARY PLEASANT DRIVE



\$1250 per week

2025

31 Days


969 m²

5

3

2

217 BIRKDALE ROAD



\$980 per week

2025

31 Days


542 m²

5

3

1

60 DORSAL DRIVE



\$950 per week

2025

29 Days


972 m²

4

2

2

40 BATES DRIVE



\$880 per week

2025

31 Days

809 m²

4

3

2

33 MACFARLAN STREET



\$900

2025

122 Days

1136 m²

5

2

4

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