



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)

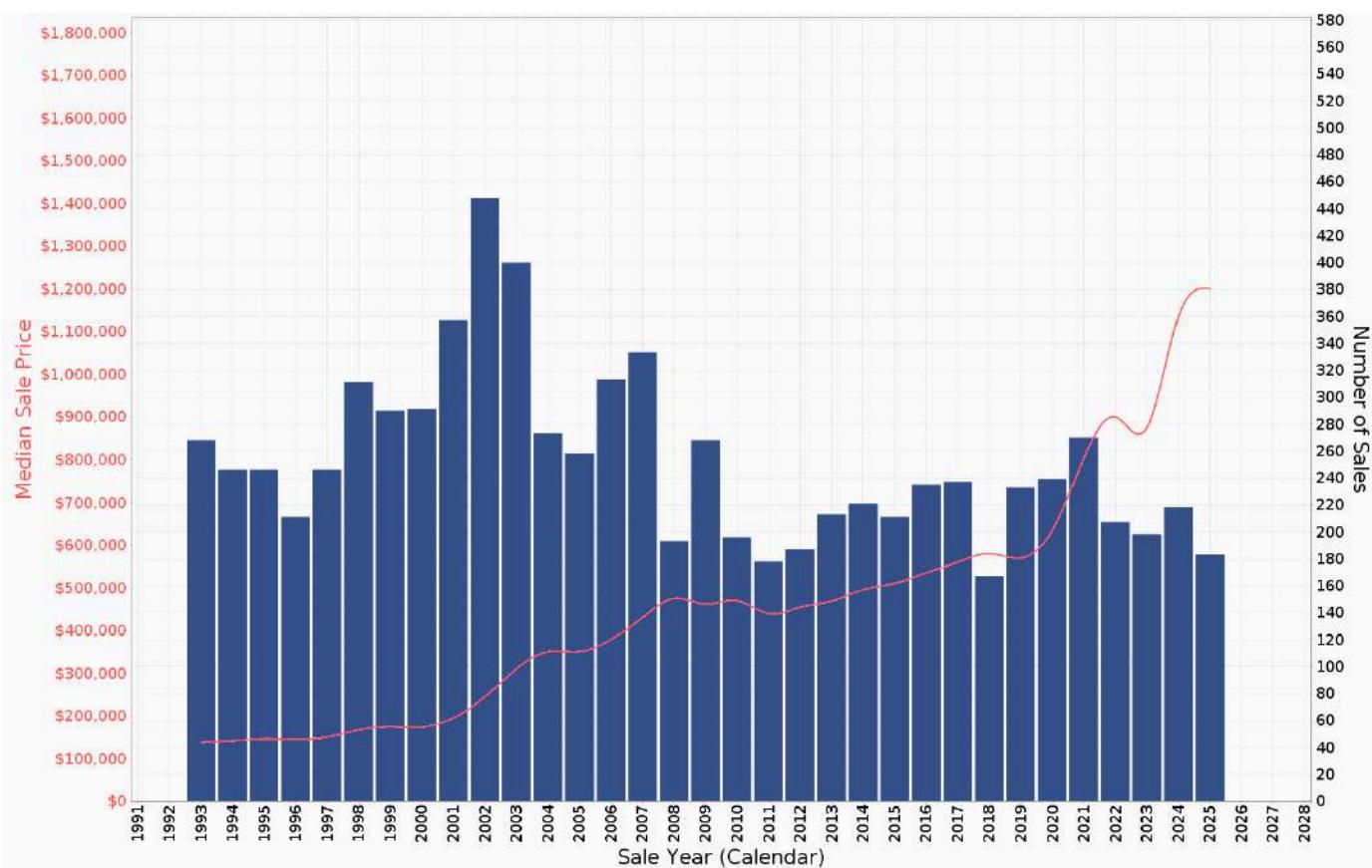
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.7%

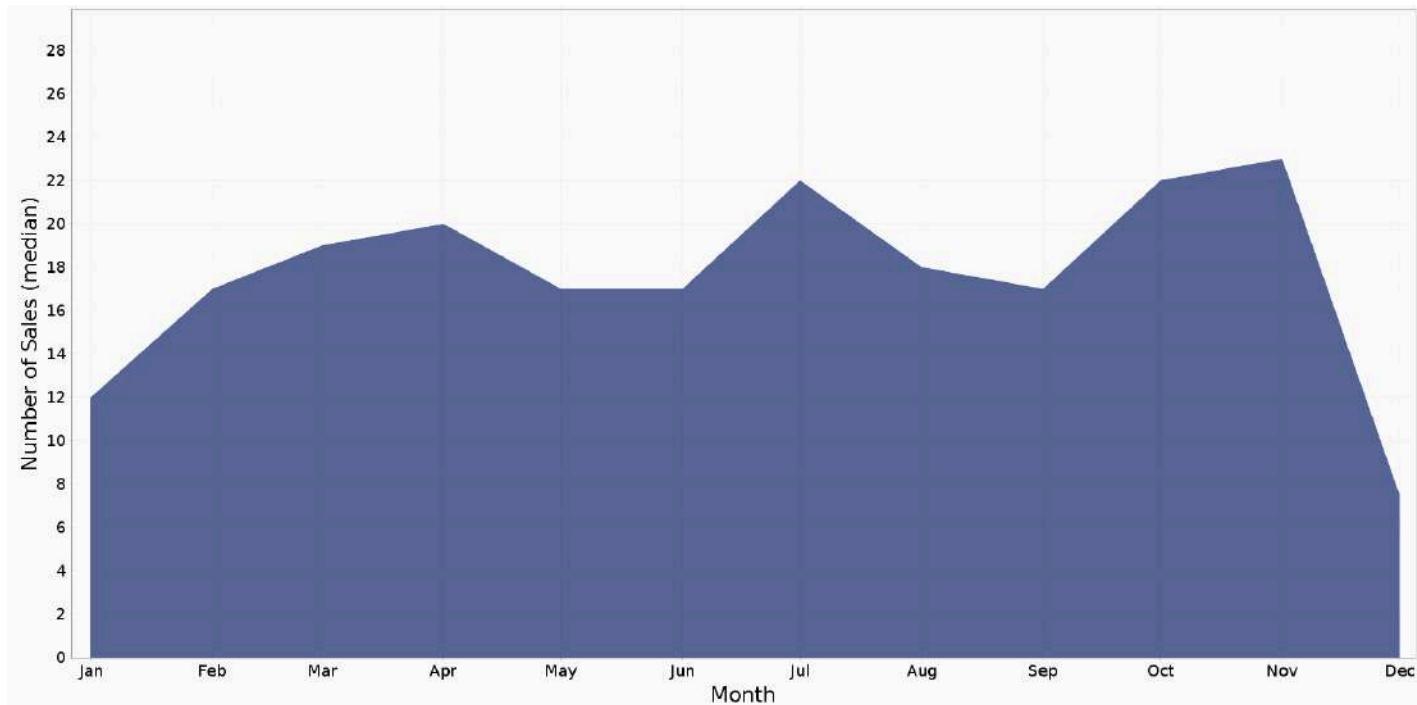
Current Median Price: \$1,200,000
Previous Median Price: \$1,135,000

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

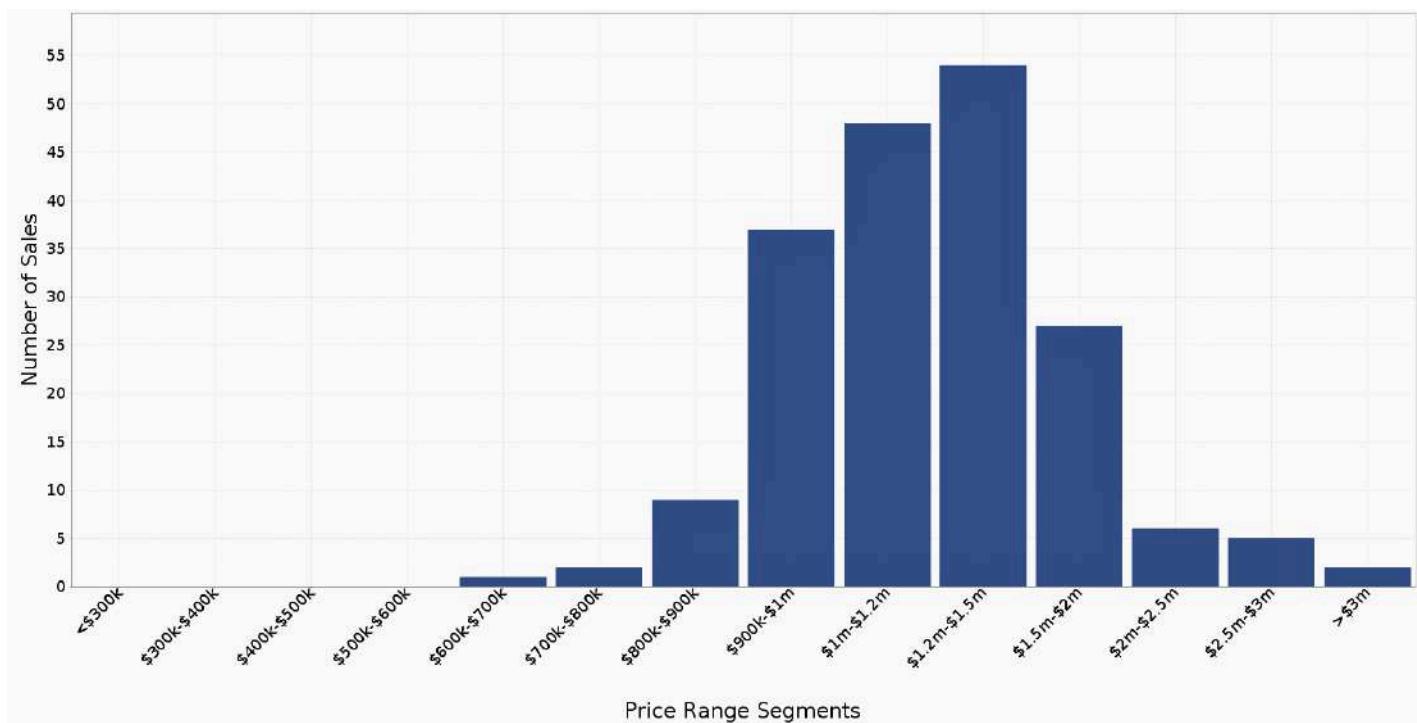


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PEAK SELLING PERIODS (3 years)



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

Dec 2025
20 Days

814 m²

5 PARAKEET ST

\$1,027,500

Dec 2025
28 Days

653 m²

8 MENAS CRT

\$1,575,000

Dec 2025
16 Days

515 m²

20 TULIPWOOD DR

\$1,480,000

Dec 2025
28 Days

1,030 m²

4 FLEET ST

\$990,000

Nov 2025
38 Days

653 m²

8 OWL ST

\$1,000,000

Nov 2025
3 Days

717 m²

64 BAILEY RD

\$1,120,000

Nov 2025
2 Days

600 m²

6 CRANFORD ST

\$1,400,000

Nov 2025
171 Days

711 m²

13 MALLING ST

\$1,000,000

Nov 2025
1 Day

711 m²

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RECENTLY SOLD PROPERTIES

6 MANLY ST



\$1,210,000

SOLD Nov 2025 1 day

771 m² | 3 Bed | 1 Bath | 5 Car

20 DORSAL DR



\$1,530,000

SOLD Nov 2025 24 days

864 m² | 4 Bed | 2 Bath | 2 Car

211 TO 213 BIRKDALE RD



\$1,149,000

SOLD Nov 2025 29 days

674 m² | 3 Bed | 2 Bath | 4 Car

1 BYNG RD

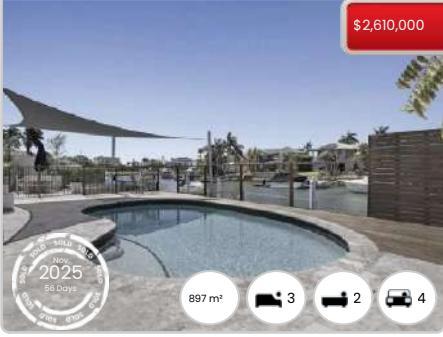


\$984,000

SOLD Nov 2025 24 days

732 m² | 3 Bed | 2 Bath | 1 Car

2 CHART ST



\$2,610,000

SOLD Nov 2025 56 days

887 m² | 3 Bed | 2 Bath | 4 Car

41 BURBANK RD



\$1,110,000

SOLD Nov 2025 7 days

700 m² | 4 Bed | 2 Bath | 2 Car

83 CARINYAN DR



\$1,220,000

SOLD Nov 2025 42 days

605 m² | 4 Bed | 2 Bath | 1 Car

41 BAILEY RD

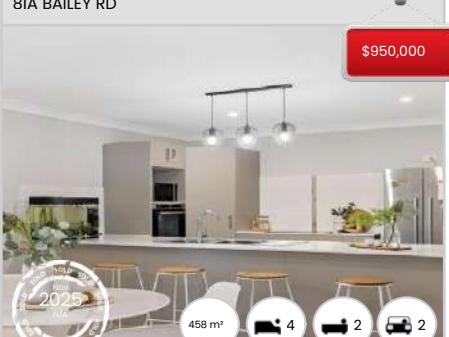


\$1,261,000

SOLD Nov 2025 34 days

637 m² | 4 Bed | 2 Bath | 2 Car

81A BAILEY RD



\$950,000

SOLD Nov 2025 31 days

458 m² | 4 Bed | 2 Bath | 2 Car

3 MOLOAA CRES



\$1,052,000

SOLD Nov 2025 8 days

607 m² | 3 Bed | 1 Bath | 2 Car

6 ALLERTON PL



\$1,350,000

SOLD Nov 2025 7 days

803 m² | 5 Bed | 2 Bath | 2 Car

59 COLLINGWOOD RD



\$995,000

SOLD Nov 2025 N/A

668 m² | 3 Bed | 1 Bath | 2 Car

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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

3D Virtual Tour

17 WREN STREET



\$950 per week

2025 11 Days

400 m² 5 3 2

3D Virtual Tour

64 BAILEY ROAD



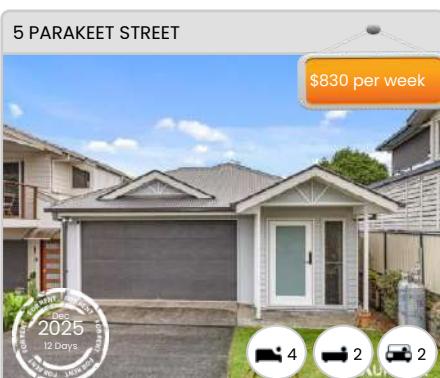
\$850 per week

2025 11 Days

600 m² 4 2 2

3D Virtual Tour

5 PARAKEET STREET



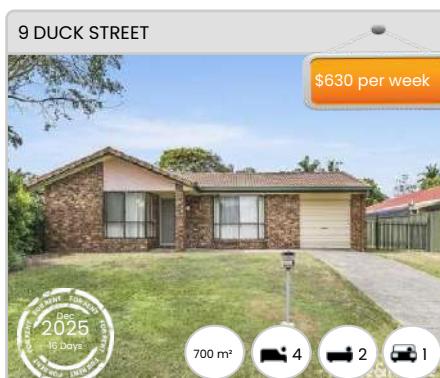
\$830 per week

2025 12 Days

4 2 2

3D Virtual Tour

9 DUCK STREET



\$630 per week

2025 16 Days

700 m² 4 2 1

3D Virtual Tour

8 BOVINGDON STREET



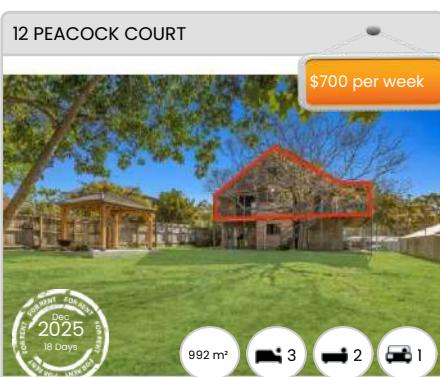
\$700 per week

2025 17 Days

1,012 m² 3 1 1

3D Virtual Tour

12 PEACOCK COURT



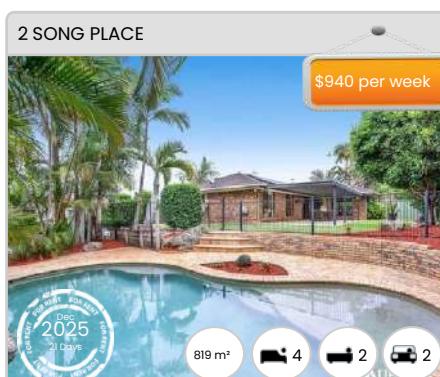
\$700 per week

2025 18 Days

992 m² 3 2 1

3D Virtual Tour

2 SONG PLACE



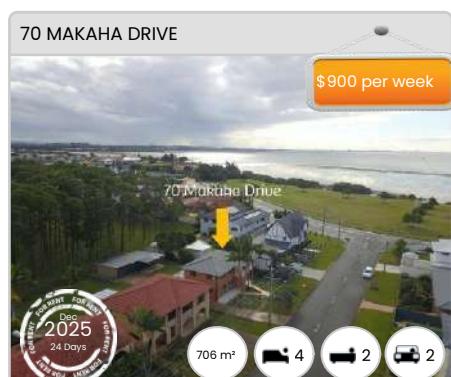
\$940 per week

2025 21 Days

819 m² 4 2 2

3D Virtual Tour

70 MAKAHU DRIVE



\$900 per week

2025 24 Days

706 m² 4 2 2

3D Virtual Tour

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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

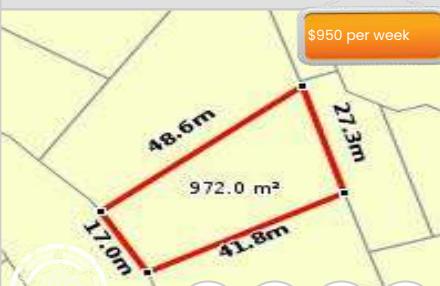


\$980 per week

2025 122 Days

542.0 m² 5 3 1

60 DORSAL DRIVE



\$950 per week

2025 71 Days

972.0 m² 4 2 2

40 BATES DRIVE



\$880 per week

2025 71 Days

809 m² 4 3 2

33 MACFARLAN STREET



\$900

2025 122 Days

1136 m² 5 2 4

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