



Calamvale

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	196	\$ 483,750	0.0 %	\$ 190,000	\$ 920,000
2009	287	\$ 485,000	0.3 %	\$ 230,000	\$ 3,750,000
2010	199	\$ 520,000	7.2 %	\$ 243,708	\$ 1,850,000
2011	185	\$ 485,000	-6.7 %	\$ 250,000	\$ 825,000
2012	178	\$ 499,500	3.0 %	\$ 210,500	\$ 1,250,000
2013	211	\$ 530,000	6.1 %	\$ 315,000	\$ 1,400,000
2014	203	\$ 560,000	5.7 %	\$ 52,000	\$ 4,700,000
2015	225	\$ 625,000	11.6 %	\$ 388,000	\$ 2,350,000
2016	188	\$ 660,000	5.6 %	\$ 372,000	\$ 3,100,000
2017	155	\$ 680,000	3.0 %	\$ 450,000	\$ 2,700,000
2018	145	\$ 668,800	-1.6 %	\$ 430,000	\$ 3,030,000
2019	128	\$ 650,000	-2.8 %	\$ 340,000	\$ 1,260,000
2020	122	\$ 636,500	-2.1 %	\$ 420,000	\$ 1,660,000
2021	191	\$ 780,000	22.5 %	\$ 375,000	\$ 16,500,000
2022	132	\$ 951,000	21.9 %	\$ 454,750	\$ 11,250,000
2023	129	\$ 1,040,000	9.4 %	\$ 533,000	\$ 1,950,000
2024	128	\$ 1,250,050	20.2 %	\$ 640,000	\$ 3,750,000
2025	109	\$ 1,281,888	2.5 %	\$ 800,000	\$ 7,650,000
2026	0				

Median Sale Price

\$1.28m

Based on 109 recorded House sales within the last 12 months (2025)

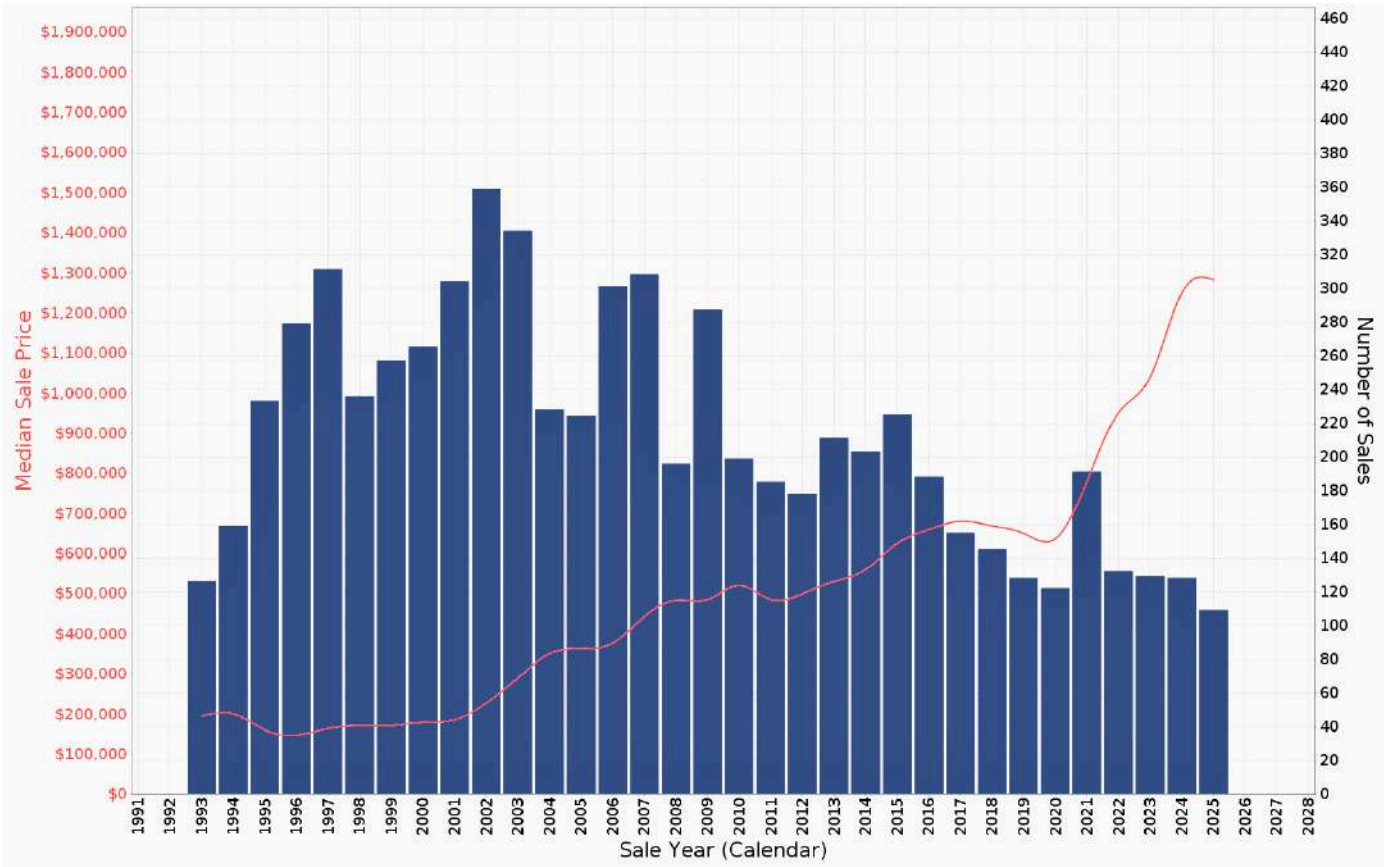
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.5%

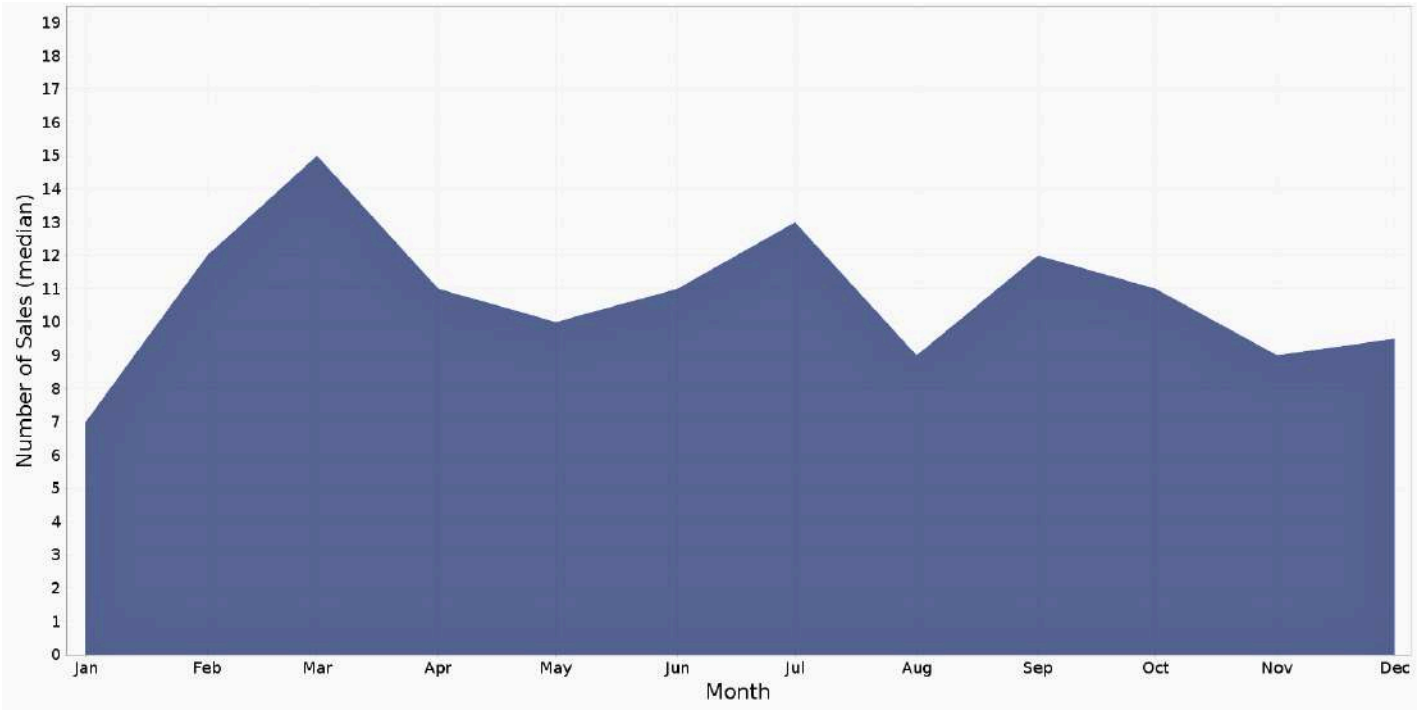
Current Median Price: \$1,281,888
Previous Median Price: \$1,250,050

Based on 237 recorded House sales compared over the last two rolling 12 month periods

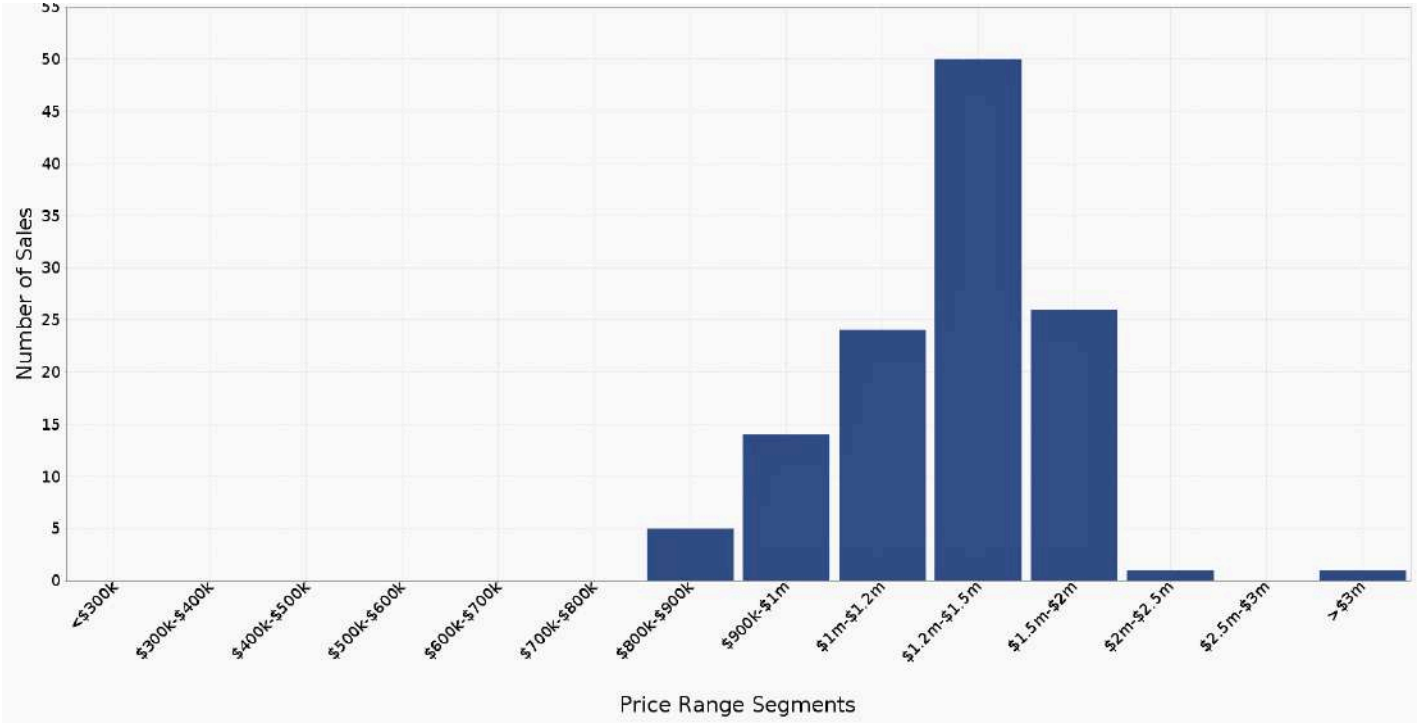


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PEAK SELLING PERIODS (3 years)



CALAMVALE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.28m

Based on 109 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

+2.5%

Current Median Price: \$1,281,888
Previous Median Price: \$1,250,050

Based on 237 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

109

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

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

27 GIPPSLAND PL

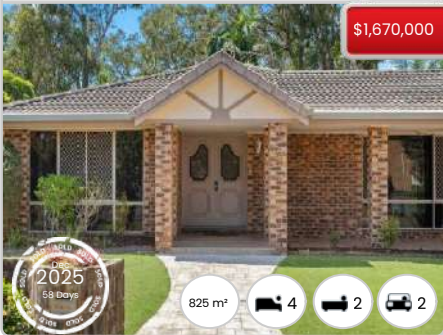


\$1,360,888

451 m² 5 2 2

Nov 2025 18 Days

26 CASUARINA CRES




\$1,670,000

825 m² 4 2 2

Nov 2025 59 Days

26 ASTER PL

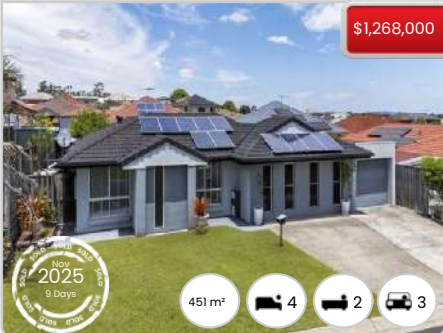


\$1,939,000

656 m² 5 3 2

Nov 2025 19 Days

5 LEWIS PL



\$1,268,000

451 m² 4 2 3

Nov 2025 9 Days

23 ORANGETIP CRES

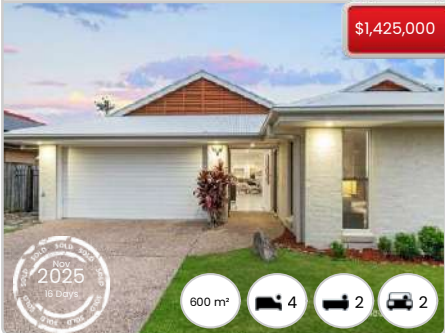


\$1,345,000

700 m² 4 2 2

Nov 2025 23 Days

52 SEMPER PL

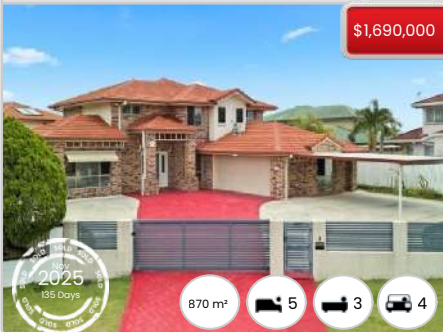


\$1,425,000

600 m² 4 2 2

Nov 2025 15 Days

3 MARIGOLD CL



\$1,690,000

870 m² 5 3 4

Nov 2025 135 Days

19 HOUSMAN PL



\$1,200,000

578 m² 3 2 2

Nov 2025 19 Days

8 SORBUS CT



\$1,395,000


575 m² 4 2 2

Nov 2025 18 Days

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RECENTLY SOLD PROPERTIES

39 INJUNE CRCT



\$1,600,000

Nov 2025

24 Days

500 m² 5 3 2

3 RUTHERGLEN CRES




\$1,870,000

Nov 2025

18 Days

600 m² 5 2 2

3 YEWLEAF PL



\$1,950,000

Nov 2025

19 Days

800 m² 5 3 2

94 BENHIAM ST



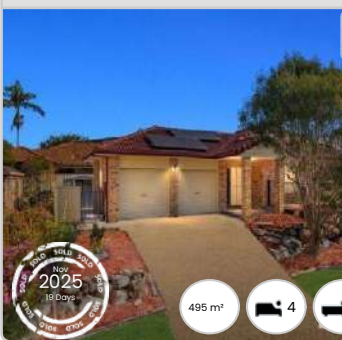
\$1,150,000

Nov 2025

19 Days

460 m² 3 2 2

11 NARCISSUS PL



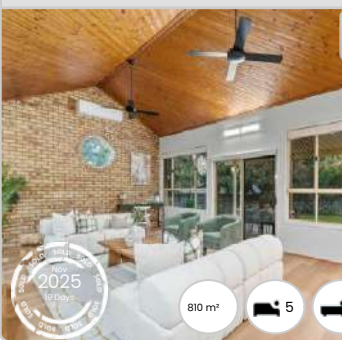
\$1,345,000

Nov 2025

18 Days

495 m² 4 2 2

69 HONEYSUCKLE WAY




\$1,520,000

Nov 2025

19 Days

810 m² 5 2 2

69 HAMISH ST




\$1,110,000

Oct 2025

6 Days

485 m² 3 2 2

17 CARNATION CRES




\$1,420,000

Nov 2025

11 Days

769 m² 4 2 2

12 SEMPER PL



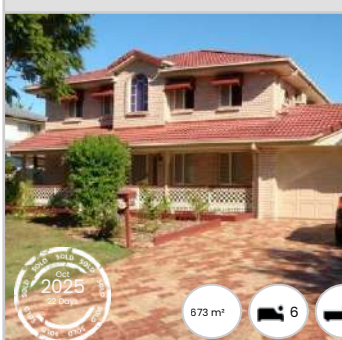
\$1,551,000

Nov 2025

22 Days

500 m² 4 2 2

6 ORANGETIP CRES




\$1,607,000

Oct 2025

22 Days

873 m² 6 3 2

34 STOCKTON ST



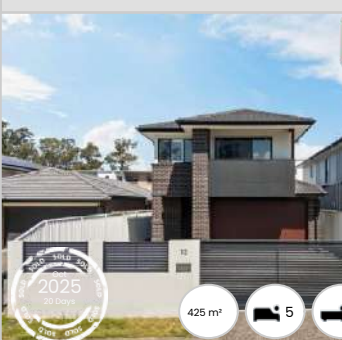
\$1,391,000

Oct 2025

20 Days

500 m² 4 2 2

13 HARMONY ST



\$1,505,000

Oct 2025

20 Days

425 m² 5 3 2

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PROPERTIES FOR RENT

Median Rental Price

\$750 /w

Based on 241 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

+3.0%

Current Median Price: \$1,281,888
Current Median Rent: \$750

Based on 109 recorded House sales and 241 House rentals compared over the last 12 months

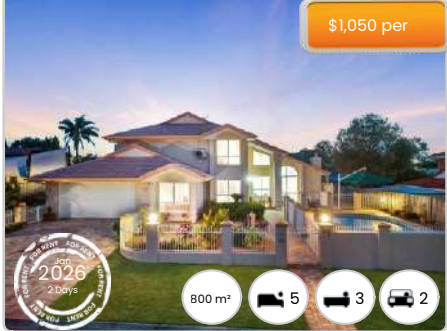
Number of Rentals

241

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

3 Yewleaf Place



\$1,050 per

800 m² 5 3 2

2026 2 Days

3 MATILDA WAY




\$785 per week

560 m² 4 2 2

2025 3 Days

1 Phoenix Close



Weekly Rent

263.0 m² 5 3 2

2025 3 Days

7 RILEY STREET




\$780 per week

564 m² 4 2 2

2025 17 Days

9 SKYLAND STREET




\$880 per week

479 m² 5 3 2

2025 10 Days

31 CALLIANDRA PLACE

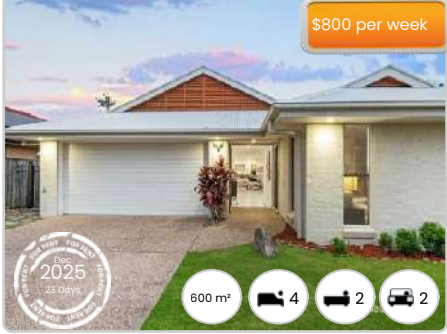


\$1,000 per

700 m² 5 3 2

2025 20 Days

52 SEMPER PLACE



\$800 per week

600 m² 4 2 2

2025 43 Days

13 DALWOOD STREET




\$1000 per week

351 m² 4 2 2

2025 26 Days

10 Tuberosa Place



\$850 p/wk

499 m² 4 5 2

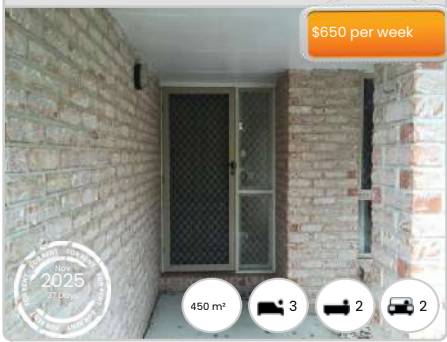
2025 30 Days

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PROPERTIES FOR RENT

66 SHELDUCK PLACE

\$650 per week



2025
21 Days

450 m²

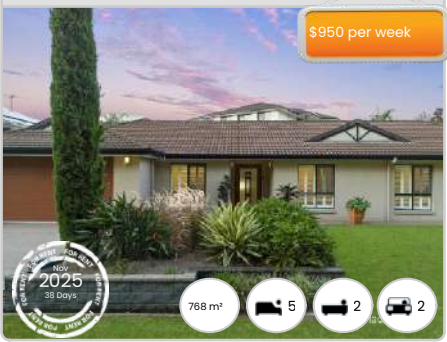
3

2

2

63 ALFRED CIRCUIT

\$950 per week



2025
38 Days

768 m²

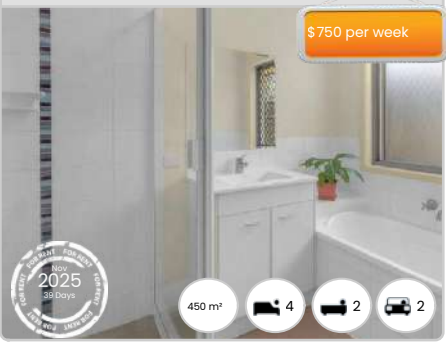
5

2

2

3 LENTON PLACE

\$750 per week



2025
38 Days

450 m²

4

2

2

32 SUNFLOWER CRESCENT

\$725 per week



2025
42 Days

472 m²

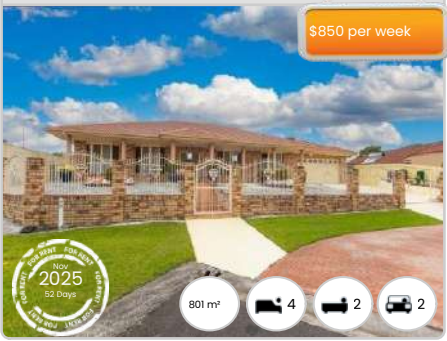
4

2

2

39 RAINCLIFFE PLACE

\$850 per week



2025
52 Days

801 m²

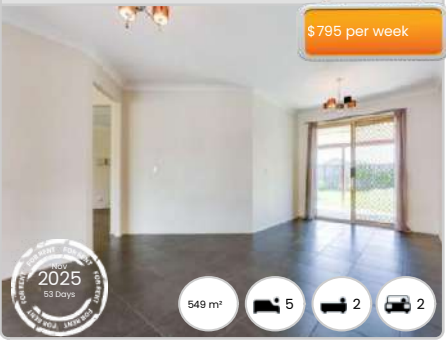
4

2

2

8 NOLAN PLACE

\$795 per week



2025
53 Days

549 m²

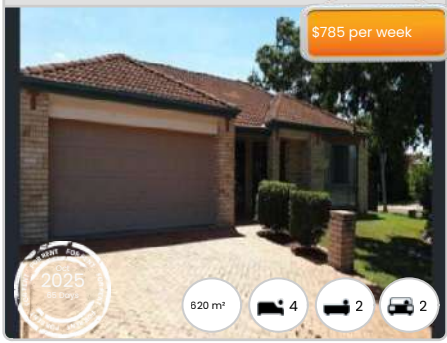
5

2

2

1 HAMPSHIRE COURT

\$785 per week



2025
54 Days

620 m²

4

2

2

10 GEDAS STREET

\$290 per week



2025
55 Days

660 m²

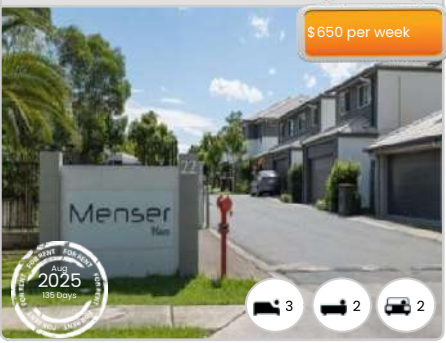
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1

1

22 HIGHGROVE STREET

\$650 per week



2025
135 Days

3

2

2

6 PROSPERITY COURT

\$1,200 per



2025
135 Days

450 m²

5

4

2

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