



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)

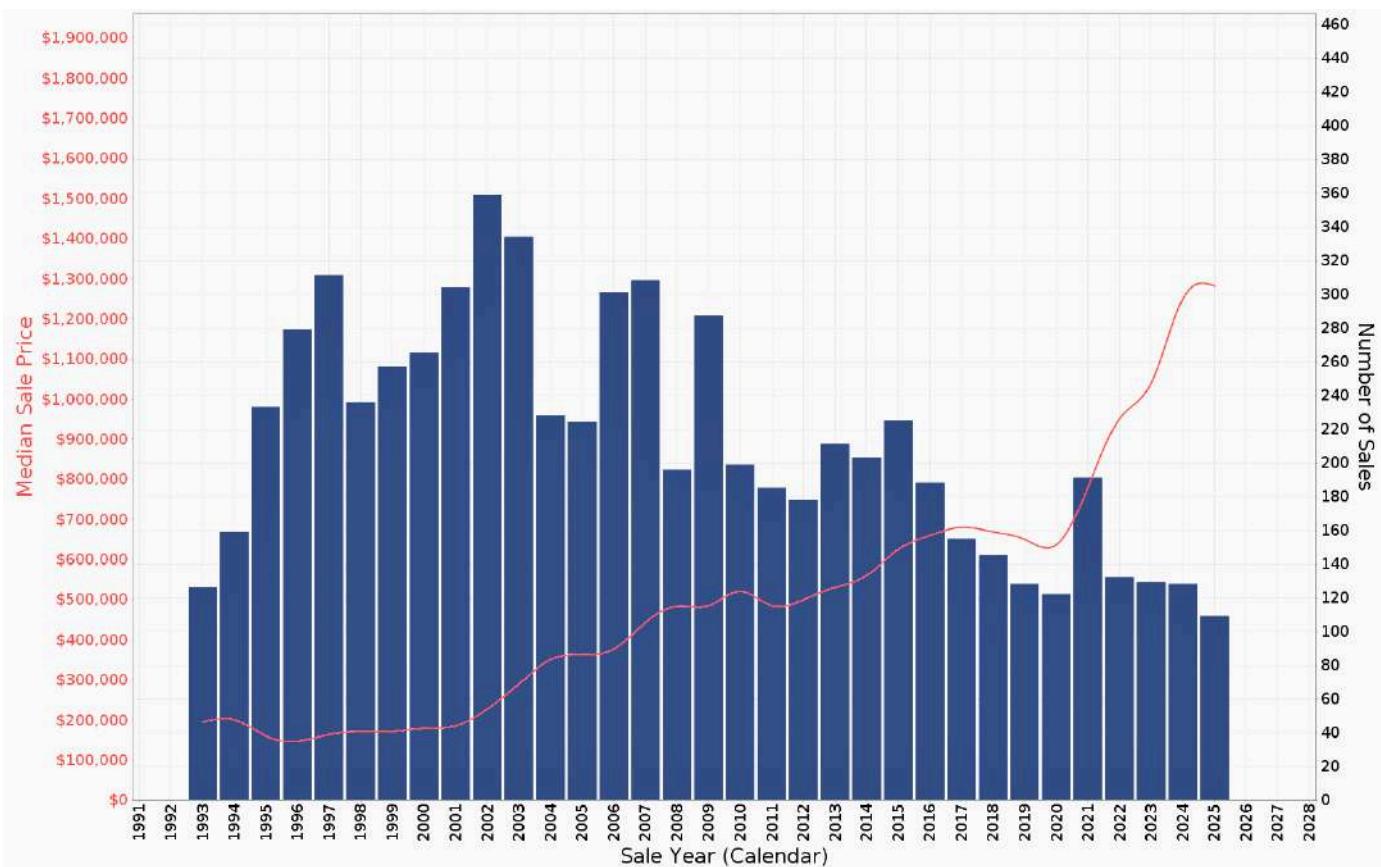
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.5%

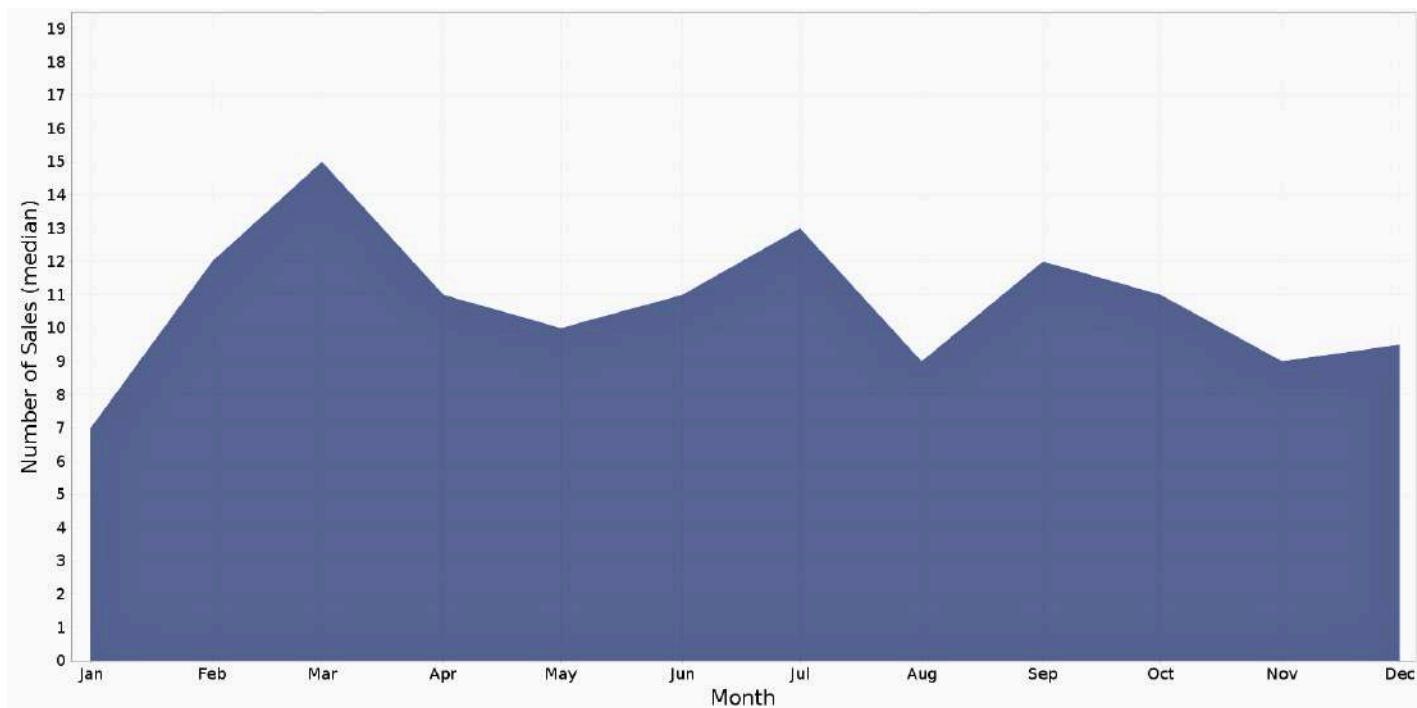
Current Median Price: \$1,281,888
Previous Median Price: \$1,250,050

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

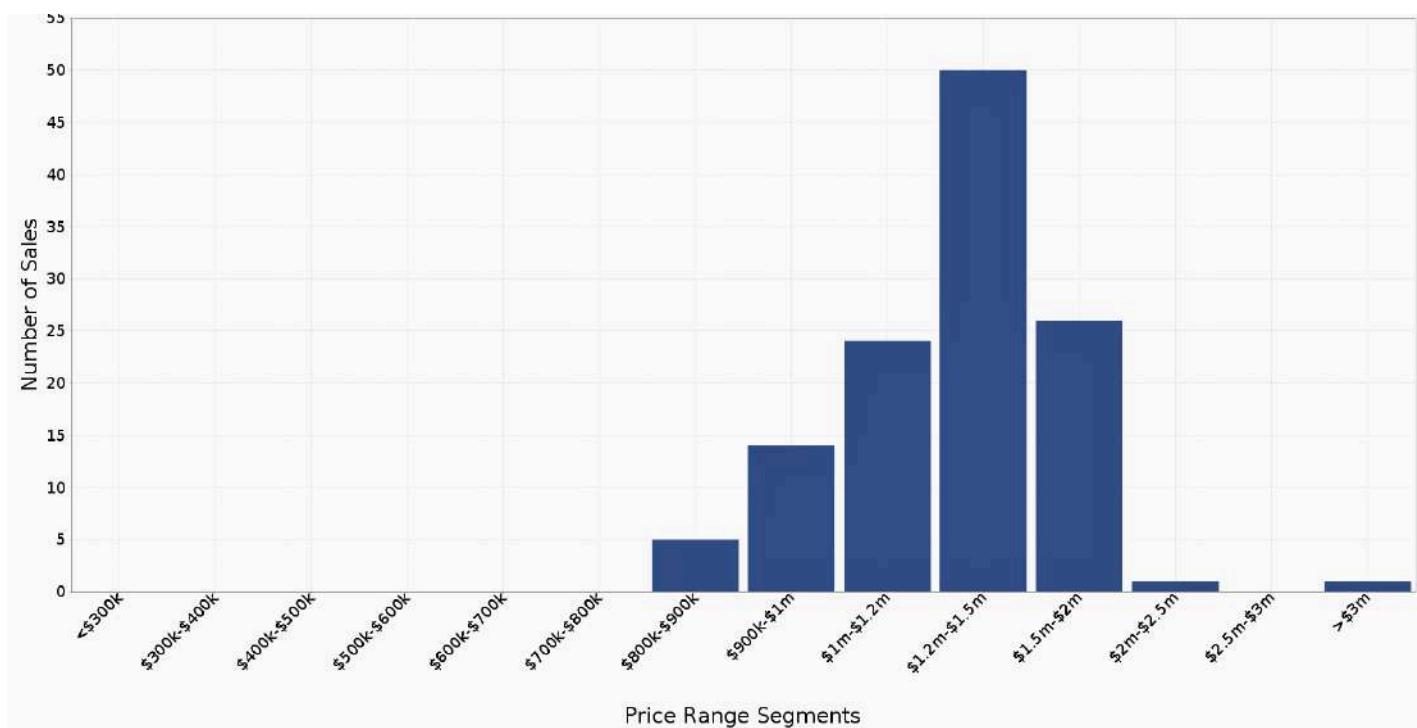


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PEAK SELLING PERIODS (3 years)



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

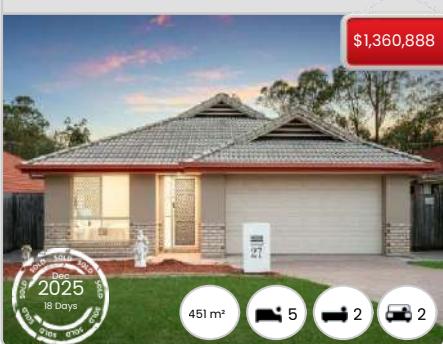
Sold Properties

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

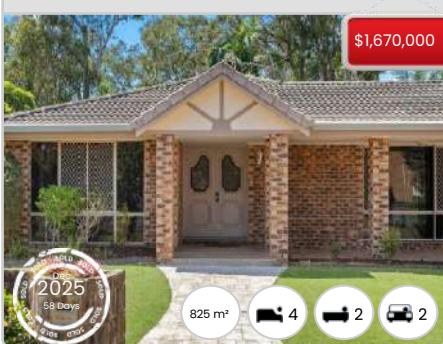


\$1,360,888

451 m²



26 CASUARINA CRES

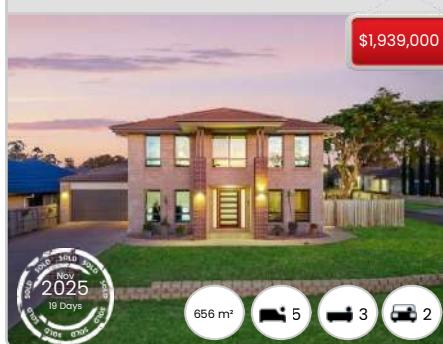


\$1,670,000

825 m²



26 ASTER PL



\$1,939,000

5 LEWIS PL



\$1,268,000

451 m²



23 ORANGETIP CRES

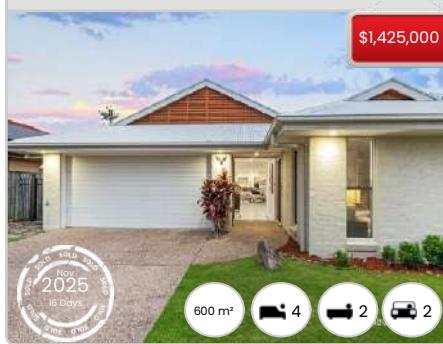


\$1,345,000

700 m²



52 SEMPER PL



\$1,425,000

3 MARIGOLD CL



\$1,690,000

870 m²



19 HOUSMAN PL



\$1,200,000

578 m²



8 SORBUS CT



\$1,395,000

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RECENTLY SOLD PROPERTIES

39 INJUNE CRCT



\$1,600,000

Nov 2025
24 Days

500 m² | 5 Bed | 3 Bath | 2 Car

3 RUTHERGLEN CRES



\$1,870,000

Nov 2025
19 Days

600 m² | 5 Bed | 2 Bath | 2 Car

3 YEWLEAF PL



\$1,950,000

Nov 2025
19 Days

800 m² | 5 Bed | 3 Bath | 2 Car

94 BENHAMI ST



\$1,150,000

Nov 2025
10 Days

460 m² | 3 Bed | 2 Bath | 2 Car

11 NARCISSUS PL



\$1,345,000

Nov 2025
19 Days

495 m² | 4 Bed | 2 Bath | 2 Car

69 HONEYSUCKLE WAY



\$1,520,000

Nov 2025
19 Days

810 m² | 5 Bed | 2 Bath | 2 Car

69 HAMISH ST



\$1,110,000

Oct 2025
6 Days

485 m² | 3 Bed | 2 Bath | 2 Car

17 CARNATION CRES



\$1,420,000

Nov 2025
17 Days

769 m² | 4 Bed | 2 Bath | 2 Car

12 SEMPER PL



\$1,551,000

Oct 2025
22 Days

500 m² | 4 Bed | 2 Bath | 2 Car

6 ORANGETIP CRES



\$1,607,000

Oct 2025
22 Days

673 m² | 6 Bed | 3 Bath | 2 Car

34 STOCKTON ST



\$1,391,000

Oct 2025
53 Days

500 m² | 4 Bed | 2 Bath | 2 Car

13 HARMONY ST



\$1,505,000

Oct 2025
20 Days

425 m² | 5 Bed | 3 Bath | 2 Car

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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 week

2026 2 days

800 m² 5 3 2

FOR RENT FOR SALE 2025

3 MATILDA WAY

\$785 per week

2025 3 days

560 m² 4 2 2

FOR RENT FOR SALE 2025

1 Phoenix Close

Weekly Rent

2025 2 days

263.0 m² 5 3 2

FOR RENT FOR SALE 2025

7 RILEY STREET

\$780 per week

2025 17 days

564 m² 4 2 2

FOR RENT FOR SALE 2025

9 SKYLAND STREET

\$880 per week

2025 10 days

479 m² 5 3 2

FOR RENT FOR SALE 2025

31 CALLIANDRA PLACE

\$1,000 per week

2025 20 days

700 m² 5 3 2

FOR RENT FOR SALE 2025

52 SEMPER PLACE

\$800 per week

2025 23 days

600 m² 4 2 2

FOR RENT FOR SALE 2025

13 DALWOOD STREET

\$1000 per week

2025 26 days

351 m² 4 2 2

FOR RENT FOR SALE 2025

10 Tuberose Place

\$850 p/wk

2025 30 days

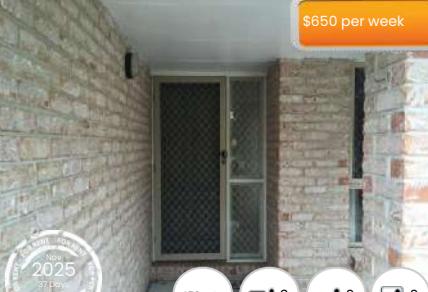
499 m² 4 5 2

FOR RENT FOR SALE 2025

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PROPERTIES FOR RENT

66 SHELDUCK PLACE



\$650 per week

Nov 2025
37 Days

450 m² 3 2 2

63 ALFRED CIRCUIT

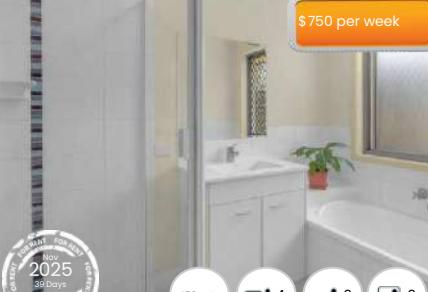


\$950 per week

Nov 2025
38 Days

768 m² 5 2 2

3 LENTON PLACE



\$750 per week

Nov 2025
39 Days

450 m² 4 2 2

32 SUNFLOWER CRESCENT



\$725 per week

Nov 2025
42 Days

472 m² 4 2 2

39 RAINCLIFFE PLACE

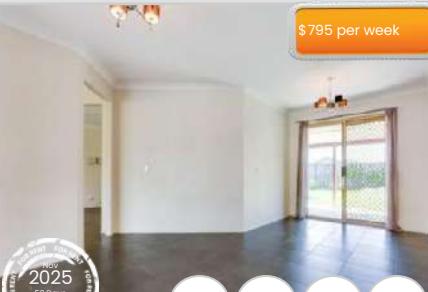


\$850 per week

Nov 2025
52 Days

801 m² 4 2 2

8 NOLAN PLACE



\$795 per week

Nov 2025
53 Days

549 m² 5 2 2

1 HAMPSHIRE COURT



\$785 per week

Nov 2025
44 Days

620 m² 4 2 2

10 GEDAS STREET



\$290 per week

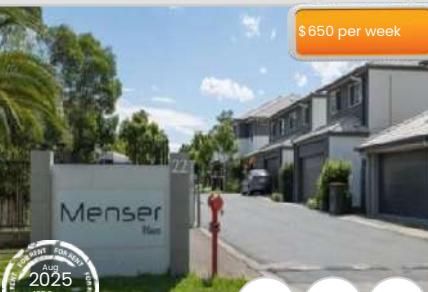
660.0 m²

32.1m 20.6m

32.0m 20.6m

660 m² 1 1 1

22 HIGHGROVE STREET



\$650 per week

Aug 2025
139 Days

3 2 2

6 PROSPERITY COURT



\$1,200 per

Nov 2025
45 Days

450.0 m² 5 4 2

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