



## Carina Heights

February 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	44	\$ 472,000	0.0 %	\$ 356,000	\$ 820,000
2009	74	\$ 499,500	5.8 %	\$ 260,000	\$ 1,375,000
2010	55	\$ 510,000	2.1 %	\$ 360,000	\$ 3,500,000
2011	54	\$ 467,500	-8.3 %	\$ 365,000	\$ 1,000,000
2012	50	\$ 509,000	8.9 %	\$ 375,000	\$ 1,100,000
2013	56	\$ 520,000	2.2 %	\$ 340,000	\$ 1,550,000
2014	66	\$ 582,250	12.0 %	\$ 440,000	\$ 3,400,000
2015	72	\$ 585,000	0.5 %	\$ 410,000	\$ 1,050,000
2016	75	\$ 715,000	22.2 %	\$ 455,000	\$ 1,700,000
2017	71	\$ 716,000	0.1 %	\$ 425,000	\$ 3,200,000
2018	56	\$ 765,000	6.8 %	\$ 560,000	\$ 3,100,000
2019	60	\$ 663,006	-13.3 %	\$ 505,000	\$ 1,080,000
2020	78	\$ 765,000	15.4 %	\$ 460,000	\$ 1,250,000
2021	92	\$ 946,250	23.7 %	\$ 640,000	\$ 2,100,000
2022	52	\$ 1,101,250	16.4 %	\$ 775,000	\$ 2,750,000
2023	77	\$ 1,150,000	4.4 %	\$ 790,000	\$ 2,750,000
2024	62	\$ 1,300,000	13.0 %	\$ 950,000	\$ 3,488,888
2025	76	\$ 1,475,000	13.5 %	\$ 750,000	\$ 6,150,000
2026	0				

## Median Sale Price

**\$1.48m**

Based on 76 recorded House sales within the last 12 months (2025)

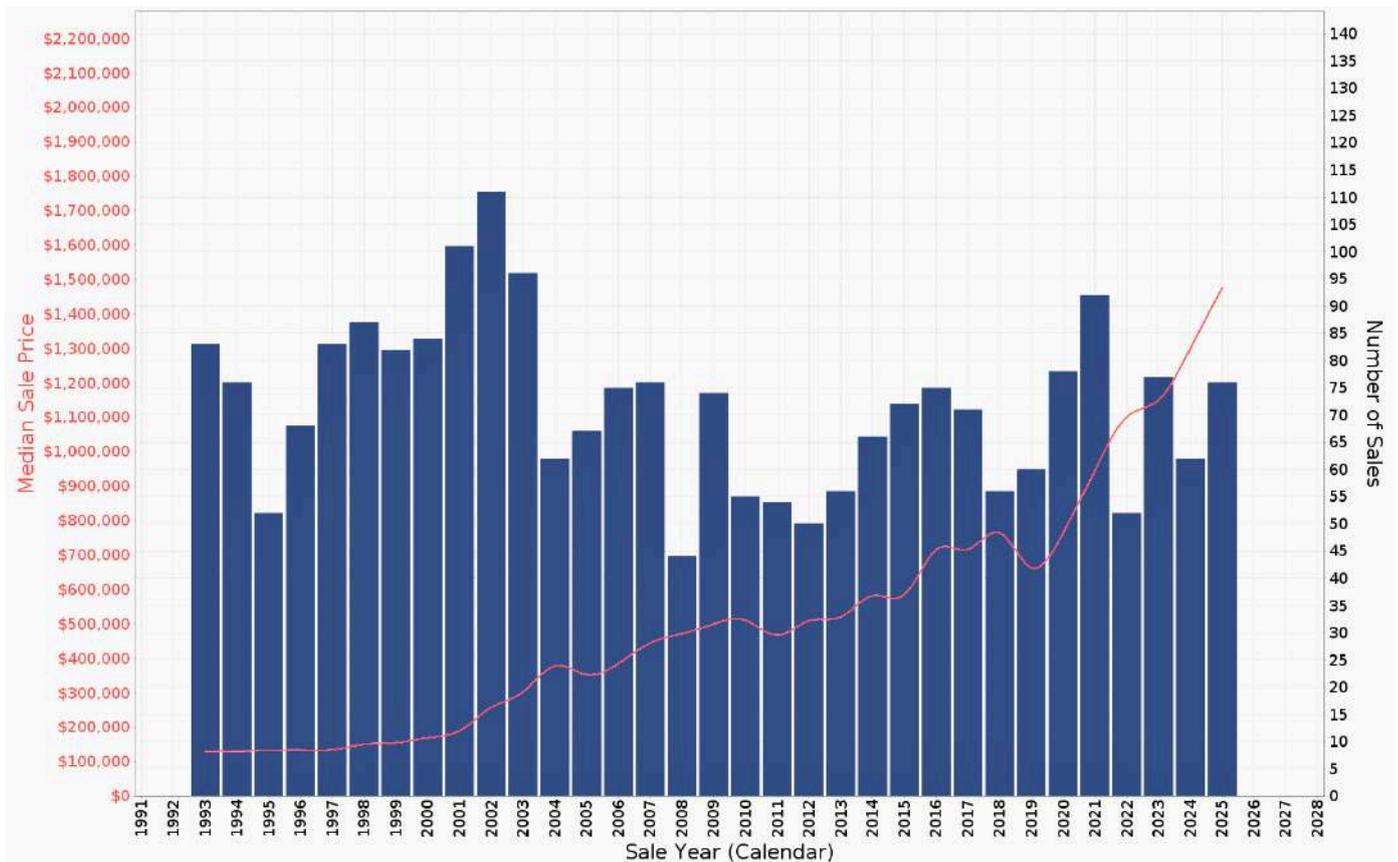
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+13.5%**

Current Median Price: \$1,475,000  
Previous Median Price: \$1,300,000

Based on 138 recorded House sales compared over the last two rolling 12 month periods

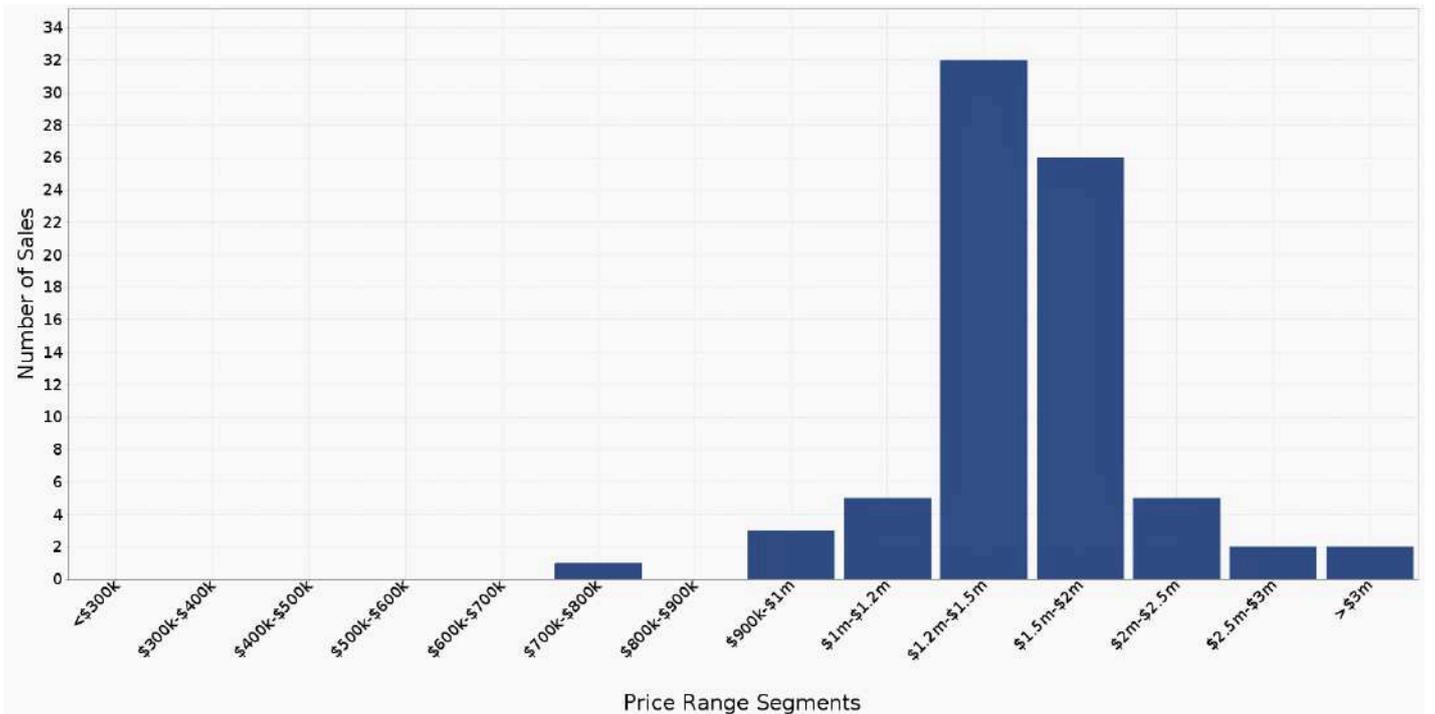


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## PEAK SELLING PERIODS (3 years)



## CARINA HEIGHTS – Price Range Segments (12 months)



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# RECENTLY SOLD PROPERTIES

## Median Sale Price

# \$1.48m

Based on 76 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

# +13.5%

Current Median Price: \$1,475,000  
Previous Median Price: \$1,300,000

Based on 138 recorded House sales compared over the last two rolling 12 month periods

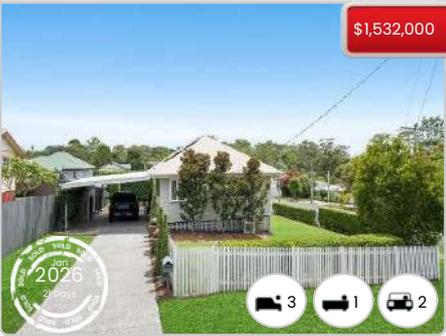
## # Sold Properties

# 76

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

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

50 VICKERS ST



\$1,532,000

Jan 2026  
21 Days

3 1 2

297 GALLIOLI RD



\$1,370,000

Dec 2025  
26 Days

669 m<sup>2</sup> 3 1 1

10 HERBERTSON RD



\$1,770,000

Dec 2025  
13 Days

506 m<sup>2</sup> 4 2 2

15 NAPIER ST



\$1,532,500

Jan 2026  
21 Days

683 m<sup>2</sup> 3 2 1

102 GALLIOLI RD



\$1,420,000

Dec 2025  
11 Days

543 m<sup>2</sup> 4 1 2

22 BUZACOTT ST



\$1,335,000

Dec 2025  
7 Days

630 m<sup>2</sup> 3 2 2

39 OLIVIA DR



\$1,680,000

Oct 2025  
13 Days

670 m<sup>2</sup> 4 2 2

258 GALLIOLI RD



\$1,592,000

Oct 2025  
21 Days

742 m<sup>2</sup> 3 2 2

37 OLIVIA DR



\$1,725,000

Oct 2025  
66 Days

650 m<sup>2</sup> 5 3 2

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# RECENTLY SOLD PROPERTIES

63 MCGAHAN ST

\$1,800,000

807 m<sup>2</sup> 3 2 2

Sold Oct 2025  
22 Days

31 BENDENA TCE

\$1,300,000

661 m<sup>2</sup> 3 1 1

Sold Oct 2025  
9 Days

10 PINE MOUNTAIN CT

\$6,150,000

1,386 m<sup>2</sup> 5 4 8

Sold Oct 2025  
14 Days

5 MARANOVA ST

\$1,435,000

850 m<sup>2</sup> 4 2 2

Sold Oct 2025  
56 Days

43 KILDARE ST

\$1,830,000

608 m<sup>2</sup> 4 2 4

Sold Oct 2025  
32 Days

23 SWAYNE ST

\$1,557,000

607 m<sup>2</sup> 3 1 2

Sold Oct 2025  
23 Days

246 GALLIPOLI RD

\$2,200,000

987 m<sup>2</sup> 5 2 2

Sold Oct 2025  
31 Days

56 BUZACOTT ST

\$1,280,000

658 m<sup>2</sup> 3 1 1

Sold Oct 2025  
16 Days

79 GALLIPOLI RD

\$1,295,000

450 m<sup>2</sup> 3 1 2

Sold Oct 2025  
19 Days

135 GALLIPOLI RD

\$1,325,000

412 m<sup>2</sup> 3 1 1

Sold Sep 2025  
N/A

15 CECILIA CL

\$1,835,000

454 m<sup>2</sup> 5 3 2

Sold Sep 2025  
262 Days

15 KILDARE ST

\$1,680,000

903 m<sup>2</sup> 4 2 2

Sold Sep 2025  
30 Days

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# PROPERTIES FOR RENT

## Median Rental Price

# \$740 /w

Based on 90 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

# +2.6%

Current Median Price: \$1,475,000  
Current Median Rent: \$740

Based on 76 recorded House sales and 90 House rentals compared over the last 12 months

## Number of Rentals

# 90

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

4 MONS ROAD



\$1000 per week

2026  
19 Days

4 2 1

9 LAURIE STREET

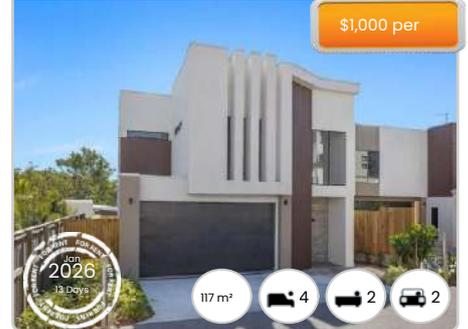


\$800 per week

2026  
19 Days

450 m<sup>2</sup> 3 1 2

5/20 CECILIA CLOSE



\$1,000 per

2026  
19 Days

117 m<sup>2</sup> 4 2 2

2/40 HERBERTSON ROAD



\$750 per week

2026  
21 Days

186 m<sup>2</sup> 2 1 1

165 GALLIOLI ROAD



\$1150 per week

2026  
29 Days

302 m<sup>2</sup> 4 2 2

41 HILL CRESCENT

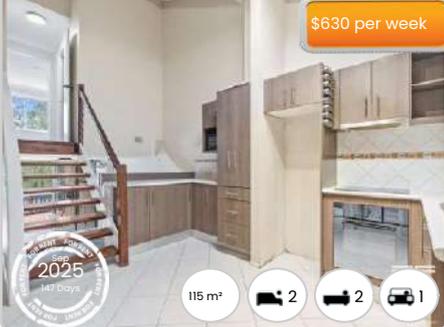


\$720 per week

2025  
40 Days

576 m<sup>2</sup> 4 2 2

7/32 BENDENA TERRACE



\$630 per week

2025  
147 Days

115 m<sup>2</sup> 2 2 1



*Please contact us to discuss your real estate goals*



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