

Carina

February 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	98	\$ 460,000	0.0 %	\$ 290,000	\$ 920,000
2009	129	\$ 470,000	2.2 %	\$ 120,000	\$ 690,500
2010	108	\$ 512,500	9.0 %	\$ 180,000	\$ 810,000
2011	108	\$ 480,000	-6.3 %	\$ 120,000	\$ 849,000
2012	90	\$ 494,750	3.1 %	\$ 267,500	\$ 760,000
2013	124	\$ 512,250	3.5 %	\$ 320,000	\$ 900,000
2014	134	\$ 549,000	7.2 %	\$ 146,000	\$ 905,000
2015	126	\$ 608,500	10.8 %	\$ 368,000	\$ 4,000,000
2016	120	\$ 647,500	6.4 %	\$ 430,000	\$ 1,400,000
2017	105	\$ 660,000	1.9 %	\$ 321,300	\$ 1,175,000
2018	142	\$ 661,000	0.2 %	\$ 465,000	\$ 1,205,000
2019	110	\$ 662,750	0.3 %	\$ 420,000	\$ 1,225,000
2020	122	\$ 700,000	5.6 %	\$ 390,000	\$ 1,225,000
2021	161	\$ 920,000	31.4 %	\$ 470,000	\$ 1,950,000
2022	112	\$ 1,070,500	16.4 %	\$ 635,000	\$ 2,364,565
2023	118	\$ 1,015,000	-5.2 %	\$ 650,000	\$ 2,300,000
2024	134	\$ 1,230,500	21.2 %	\$ 735,000	\$ 5,300,000
2025	130	\$ 1,300,000	5.6 %	\$ 182,600	\$ 3,500,000
2026	0				

Median Sale Price

\$1.3m

Based on 130 recorded House sales within the last 12 months (2025)

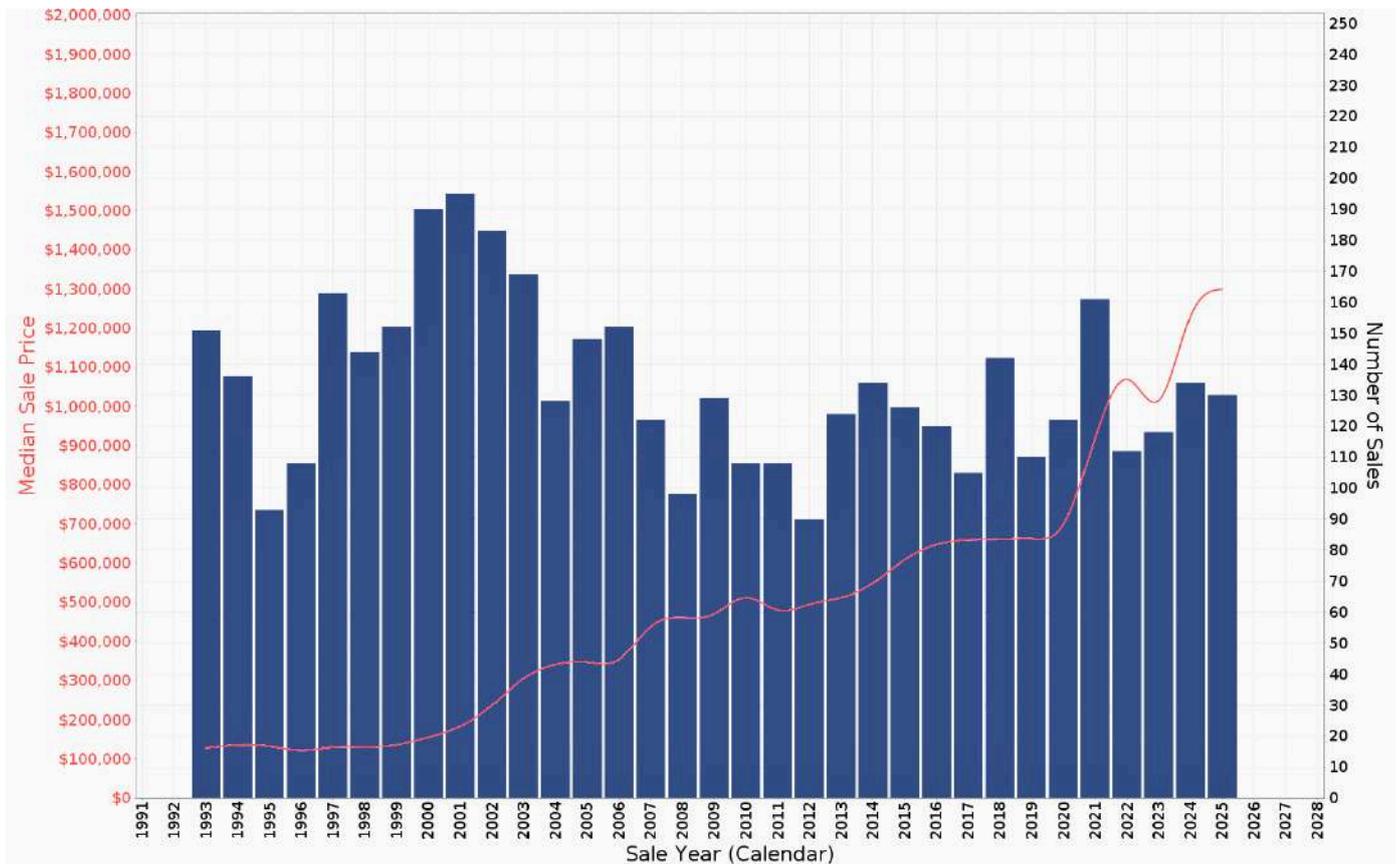
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.6%

Current Median Price: \$1,300,000
Previous Median Price: \$1,230,500

Based on 264 recorded House sales compared over the last two rolling 12 month periods

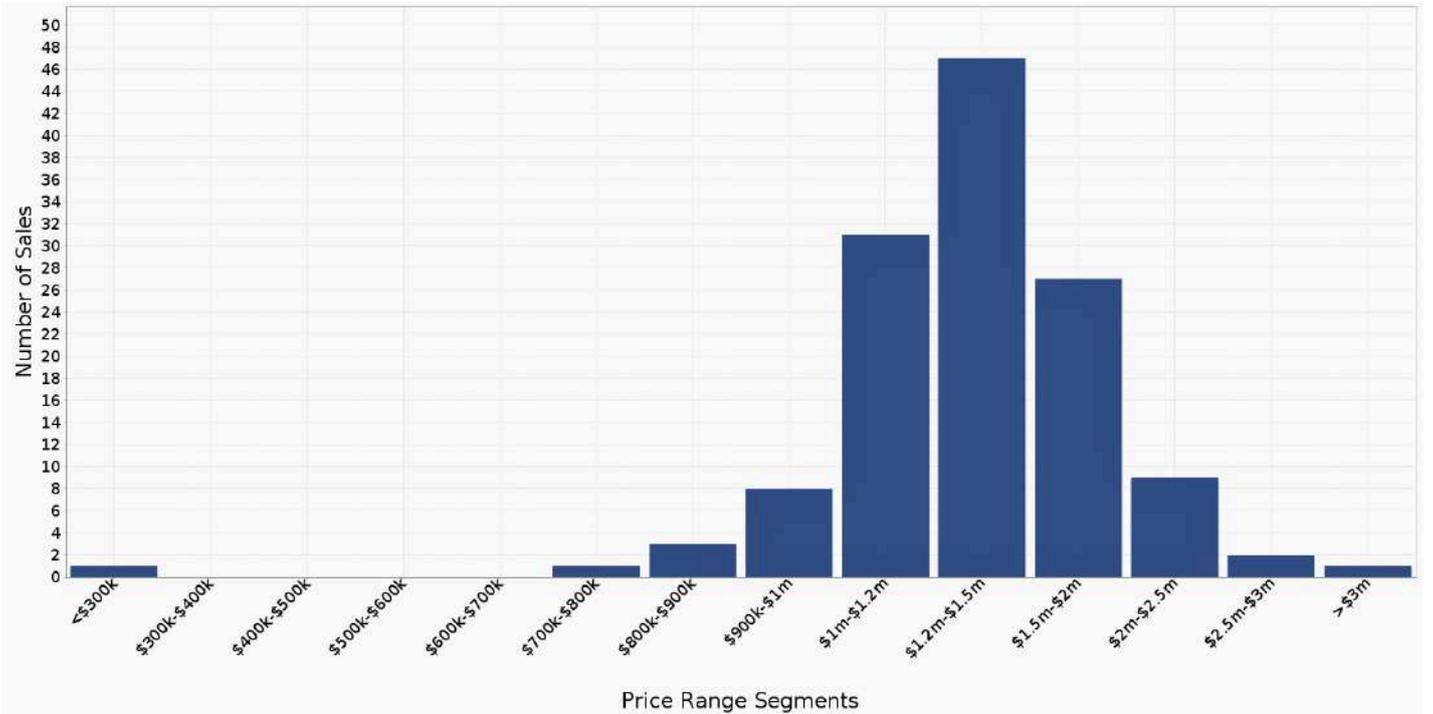


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PEAK SELLING PERIODS (3 years)



CARINA - Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.3m

Based on 130 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

+5.6%

Current Median Price: \$1,300,000
Previous Median Price: \$1,230,500

Based on 264 recorded House sales compared over the last two rolling 12 month periods

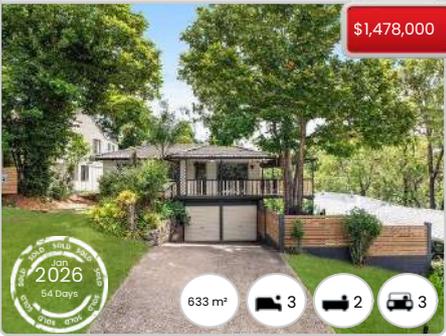
Sold Properties

130

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

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

44 BURCHELL ST



\$1,478,000

Jan 2026
54 Days

633 m² 3 2 3

53A ZAHEL ST



\$2,770,000

Jan 2026

400 m² 5 3 2

14 BRADNOR ST



\$1,370,000

Jan 2026
68 Days

622 m² 3 1 1

919 OLD CLEVELAND RD



\$1,485,000

Jan 2026
18 Days

607 m² 3 1 1

11 CLOVERBROOK PL



\$1,415,000

Jan 2026
14 Days

510 m² 4 2 1

102 ORANA ST



\$996,500

Jan 2026
28 Days

569 m² 2 1 -

33 KORDICK ST



\$2,500,000

Dec 2025
36 Days

625 m² 5 3 2

74A GRAY ST



\$1,145,000

Jan 2025
14 Days

410 m² 3 1 2

4 KORDICK ST



\$1,400,000

Jan 2025
21 Days

617 m² 4 1 2

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RECENTLY SOLD PROPERTIES

43 BOOLIGAL ST

\$1,365,000

2025
57 Days

807 m² 3 1 1

921A OLD CLEVELAND RD

\$1,505,000

2025
N/A

165 m² - - -

39 BANBURY ST

\$1,825,000

2025
38 Days

835 m² 6 3 2

29 CLOVERBROOK PL

\$1,450,000

2025
71 Days

510 m² 5 2 3

22 GRAY ST

\$805,000

2025
34 Days

407 m² 3 1 1

167 STANLEY RD

\$1,260,000

2025
41 Days

604 m² 3 1 2

47 WARATAH AVE

\$1,825,000

2025
80 Days

688 m² 4 2 2

1494A CREEK RD

\$1,060,000

2025
38 Days

402 m² 3 1 1

331 STANLEY RD

\$1,158,000

2025

405 m² 3 1 1

1568 CREEK RD

\$1,015,000

2025
77 Days

837 m² 3 1 1

731 OLD CLEVELAND RD

\$1,950,000

2025
48 Days

847 m² 3 4 2

33 MCEWAN ST

\$1,370,000

2025
26 Days

589 m² 3 1 -

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PROPERTIES FOR RENT

Median Rental Price

\$750 /w

Based on 199 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: \$1,300,000
Current Median Rent: \$750

Based on 130 recorded House sales and 199 House rentals compared over the last 12 months

Number of Rentals

199

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

4/85 ORANA STREET

\$860 per week

2026
5 Days

175 m² 3 2 2

16 MEE STREET

\$1000 per week

2026
5 Days

625 m² 3 2 2

8/18 SELANGOR PLACE

\$850 per week

2026
10 Days

746 m² 4 2 2

88 LUNGA STREET

\$745 per week

2026
11 Days

607 m² 3 1 1

73 ORION BOULEVARD

\$860 per week

Jan 2026
11 Days

4 2 2

7 ZAHEL STREET

\$720 per week

Jan 2026
13 Days

562 m² 3 1 2

32 MAYRENE STREET

\$750 per week

Jan 2026
14 Days

607 m² 4 2 2

4 KENNET PLACE

\$780 per week

Jan 2026
17 Days

661 m² 4 2 2

5/18 SELANGOR PLACE

\$990 per week

2026

514 m² 4 2 2

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PROPERTIES FOR RENT

14 BRADNOR STREET

\$690 per week

17.7m

622.0 m²

17

622 m² 3 1 1

2026
25 Days

35 BOOLIGAL STREET

\$670 per week

607 m² 3 1 2

2026
25 Days

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