



Carindale

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	180	\$ 617,500	0.0 %	\$ 376,067	\$ 1,300,000
2009	227	\$ 656,000	6.2 %	\$ 410,000	\$ 1,730,000
2010	201	\$ 699,000	6.6 %	\$ 100,000	\$ 1,645,000
2011	140	\$ 685,000	-2.0 %	\$ 354,000	\$ 1,475,000
2012	154	\$ 646,000	-5.7 %	\$ 350,000	\$ 1,880,000
2013	213	\$ 680,000	5.3 %	\$ 315,000	\$ 1,980,000
2014	239	\$ 712,500	4.8 %	\$ 367,500	\$ 1,428,000
2015	213	\$ 790,000	10.9 %	\$ 452,000	\$ 3,050,000
2016	213	\$ 826,000	4.6 %	\$ 485,000	\$ 1,650,000
2017	207	\$ 870,000	5.3 %	\$ 540,000	\$ 1,648,000
2018	194	\$ 869,000	-0.1 %	\$ 466,500	\$ 2,200,000
2019	201	\$ 868,000	-0.1 %	\$ 500,000	\$ 1,985,000
2020	185	\$ 922,000	6.2 %	\$ 545,000	\$ 2,090,000
2021	245	\$ 1,200,000	30.2 %	\$ 590,000	\$ 2,700,000
2022	202	\$ 1,395,000	16.2 %	\$ 699,999	\$ 3,050,000
2023	182	\$ 1,400,000	0.4 %	\$ 778,000	\$ 3,820,000
2024	164	\$ 1,601,000	14.4 %	\$ 900,000	\$ 3,250,888
2025	153	\$ 1,750,000	9.3 %	\$ 1,000,000	\$ 3,200,000
2026	0				

Median Sale Price

\$1.75m

Based on 153 recorded House sales within the last 12 months (2025)

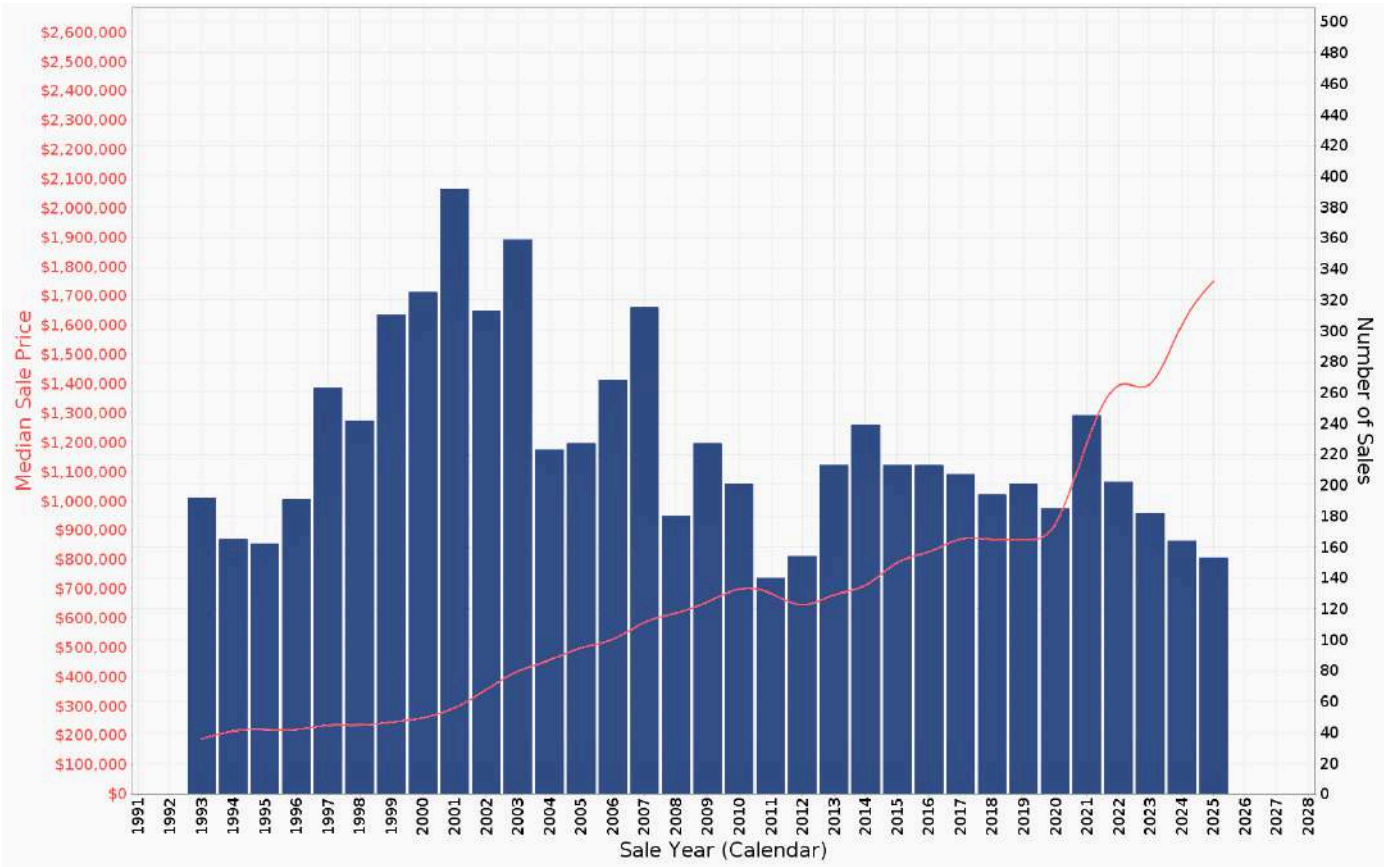
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.3%

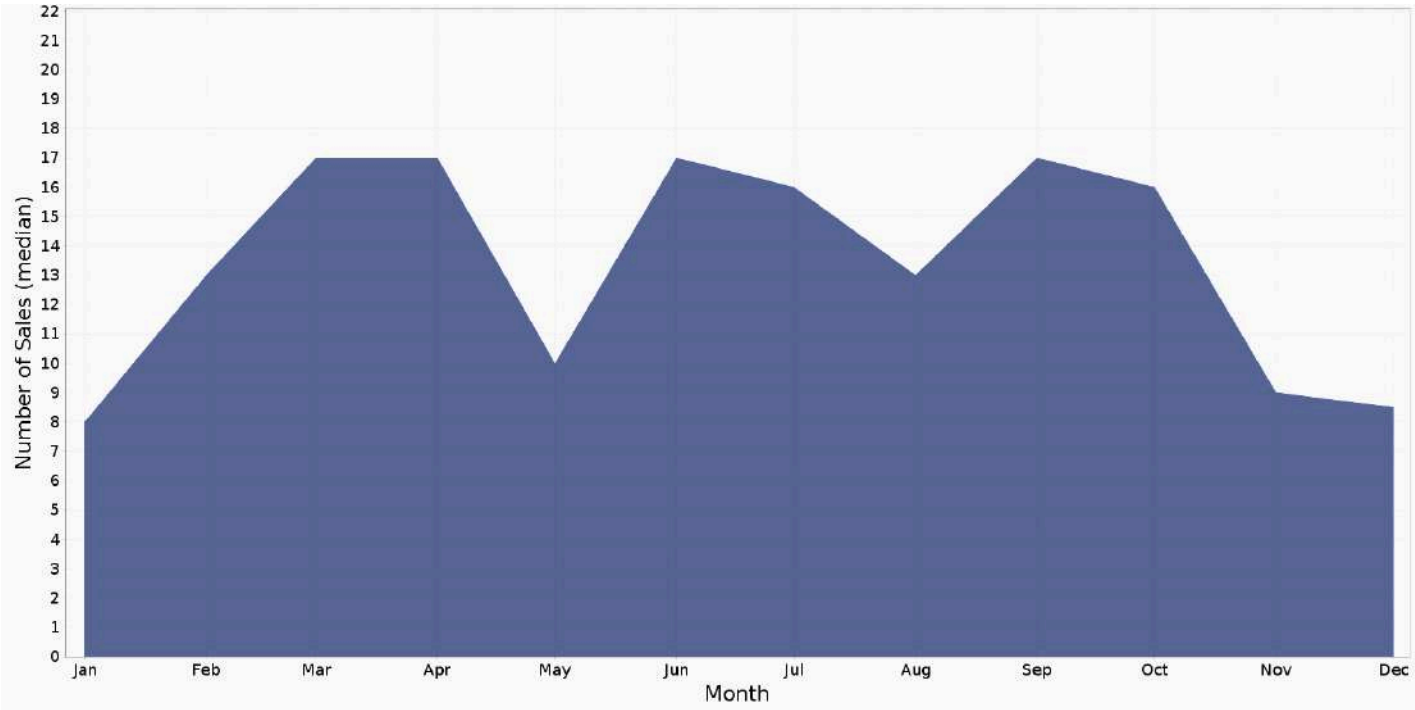
Current Median Price: \$1,750,000
Previous Median Price: \$1,601,000

Based on 317 recorded House sales compared over the last two rolling 12 month periods

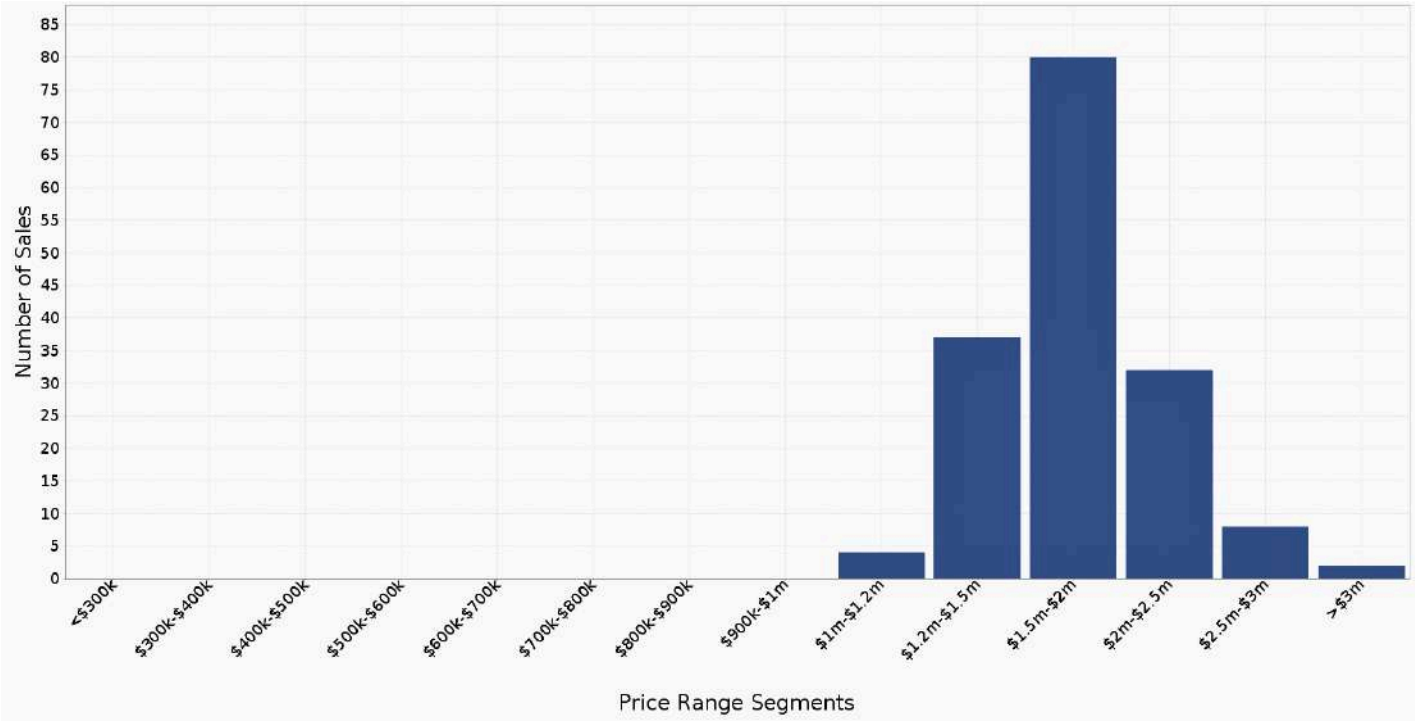


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PEAK SELLING PERIODS (3 years)



CARINDALE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.75m

Based on 153 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

+9.3%

Current Median Price: \$1,750,000
Previous Median Price: \$1,601,000

Based on 317 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

153

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

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

54 TRISTAN ST



\$1,500,000

2025

45 Days

630 m²

3

1

2

37 MILANION CRES



\$1,350,000

2025

N/A

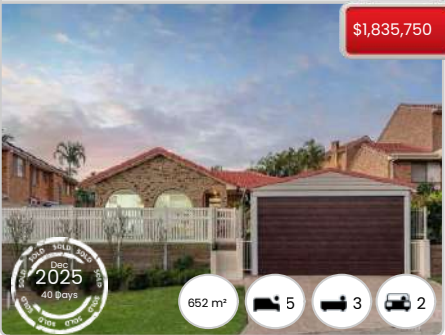
607 m²

3

1

1

14 EROMANGA ST



\$1,835,750

2025

40 Days

652 m²

5

3

2

12 EDRED ST



\$2,000,000

2025

43 Days

680 m²

5

3

3

34 CADOGAN ST



\$1,400,000

2025

N/A

photo not available

3

1

4

59 SHERBORNE ST



\$1,705,000

2025

49 Days


photo not available

4

2

-

8 IGERNE CT



\$2,325,000

2025

39 Days

1683 m²

5

3

2

76 COVENTRY CCT



\$1,400,000

2025

39 Days

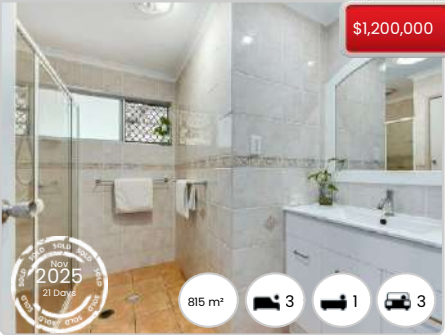
534 m²

4

2

2

8 ELCHO PL



\$1,200,000

2025

21 Days

815 m²

3

1

3

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RECENTLY SOLD PROPERTIES

42 APPLETON ST

\$1,850,000




488 m² 4 3 2

Nov 2025
N/A

61 DONNINGTON ST

\$1,665,000



684 m² 4 3 2

Nov 2025
18 Days

96 KILMOREY ST

\$1,690,700




4 2 2

Nov 2025
24 Days

5 SORRENTO CL

\$1,510,000



450 m² 4 2 2

Nov 2025
28 Days

34 SHERBORNE ST

\$1,790,000

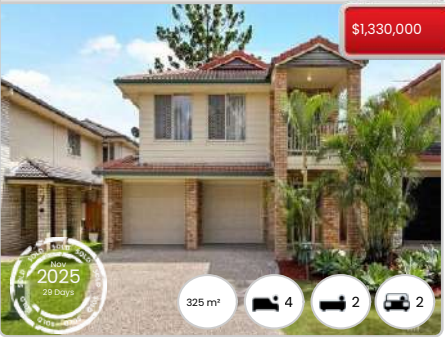


892 m² 6 3 3

Nov 2025
19 Days

5 ARA LUEN ST

\$1,330,000

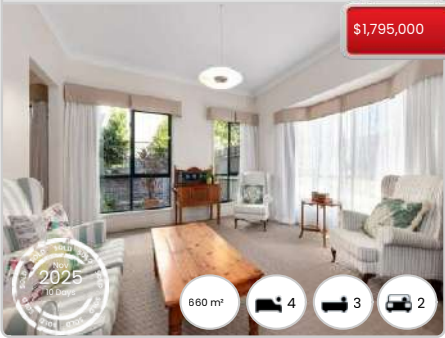


325 m² 4 2 2

Nov 2025
29 Days

8 HOLM PL

\$1,795,000



660 m² 4 3 2

Nov 2025
10 Days

72 BANWELL CRES

\$1,775,000

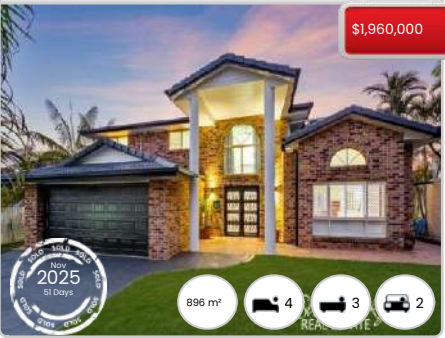


626 m² 4 3 4

Nov 2025

60 WINDSOR PL

\$1,960,000

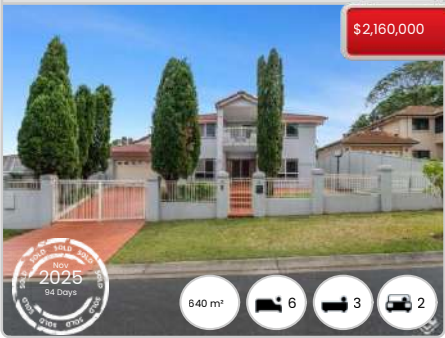


896 m² 4 3 2

Nov 2025
81 Days

31 CONDA PL

\$2,160,000




640 m² 6 3 2

Nov 2025
94 Days

41 NELSON PL

\$2,320,000



501 m² 5 4 2

Nov 2025
367 Days

27 OAKLEY ST

\$2,205,000



710 m² 5 2 2

Nov 2025
110 Days

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PROPERTIES FOR RENT

Median Rental Price

\$895 /w

Based on 208 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

+2.7%

Current Median Price: \$1,750,000
Current Median Rent: \$895

Based on 153 recorded House sales and 208 House rentals compared over the last 12 months

Number of Rentals


208

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

401 WINSTANLEY STREET

\$800 per week



Dec 2025
8 Days

659 m²

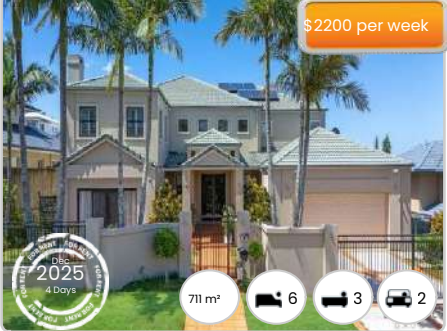
4

2

2

78 GOLDEN OAK CRESCENT

\$2200 per week



Dec 2025
4 Days

711 m²

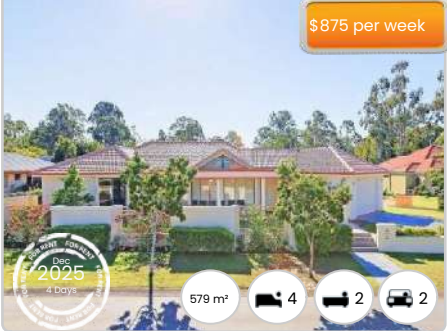
6

3

2

2 RIO VISTA CLOSE

\$875 per week



Dec 2025
4 Days

579 m²

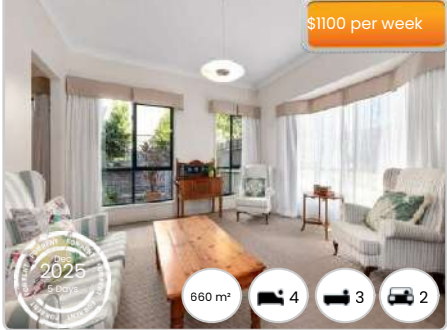
4

2

2

8 HOLM PLACE

\$1100 per week



Dec 2025
5 Days

660 m²


4

3

2

14 GRANDVIEW PLACE

\$1650 per week



Dec 2025
11 Days

623 m²


4

3

2

5 SORRENTO CLOSE

\$900 per week



Dec 2025
11 Days

450 m²


4

2

2

6 BEDIVERE STREET

\$825 per week



Dec 2025
18 Days

620 m²


3

2

3

27 APPLETON STREET

\$820 per week



Dec 2025
23 Days

575 m²

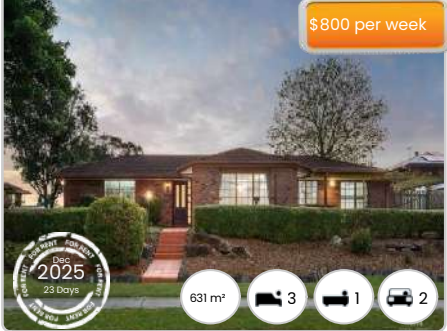
4

2

2

2 COOLCORRA COURT

\$800 per week



Dec 2025
23 Days

631 m²

3

1

2

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PROPERTIES FOR RENT

3 RAZORBACK CLOSE

\$880 per week

480 m²

4

2

2

8 ELCHO PLACE

\$750 per week

815 m²

3

1

3

26 GLASTONBURY PLACE

\$900 per week

711 m²

4

2

2

9 HOLLAND PLACE

\$950 per week

483 m²

4

3

2

8 HEREFORD CRESCENT

\$815 per week

638 m²

3

2

1

30 SAINT ANDREWS CRESCENT

\$1,200 per

768 m²

5

3

2

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