



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)

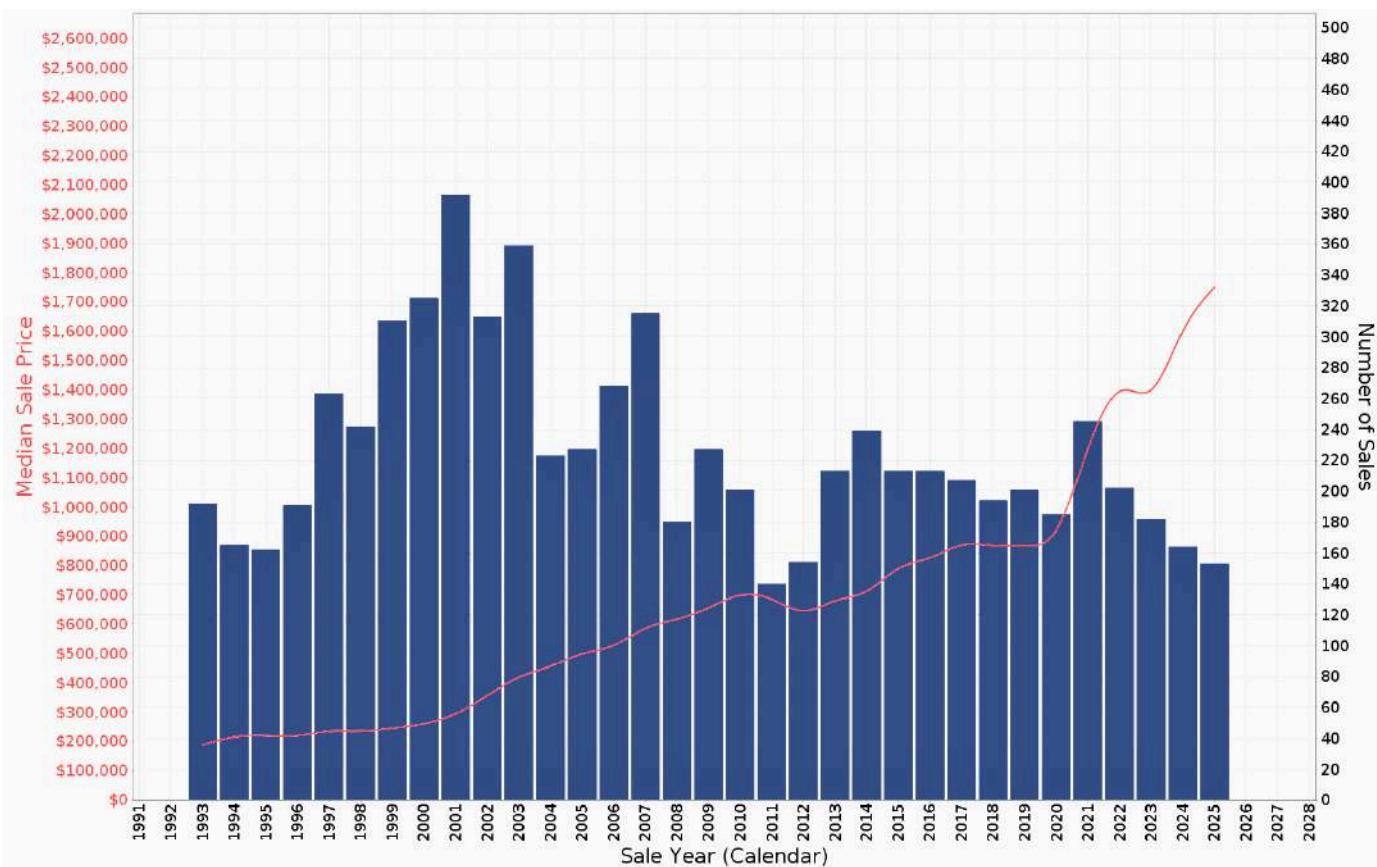
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.3%

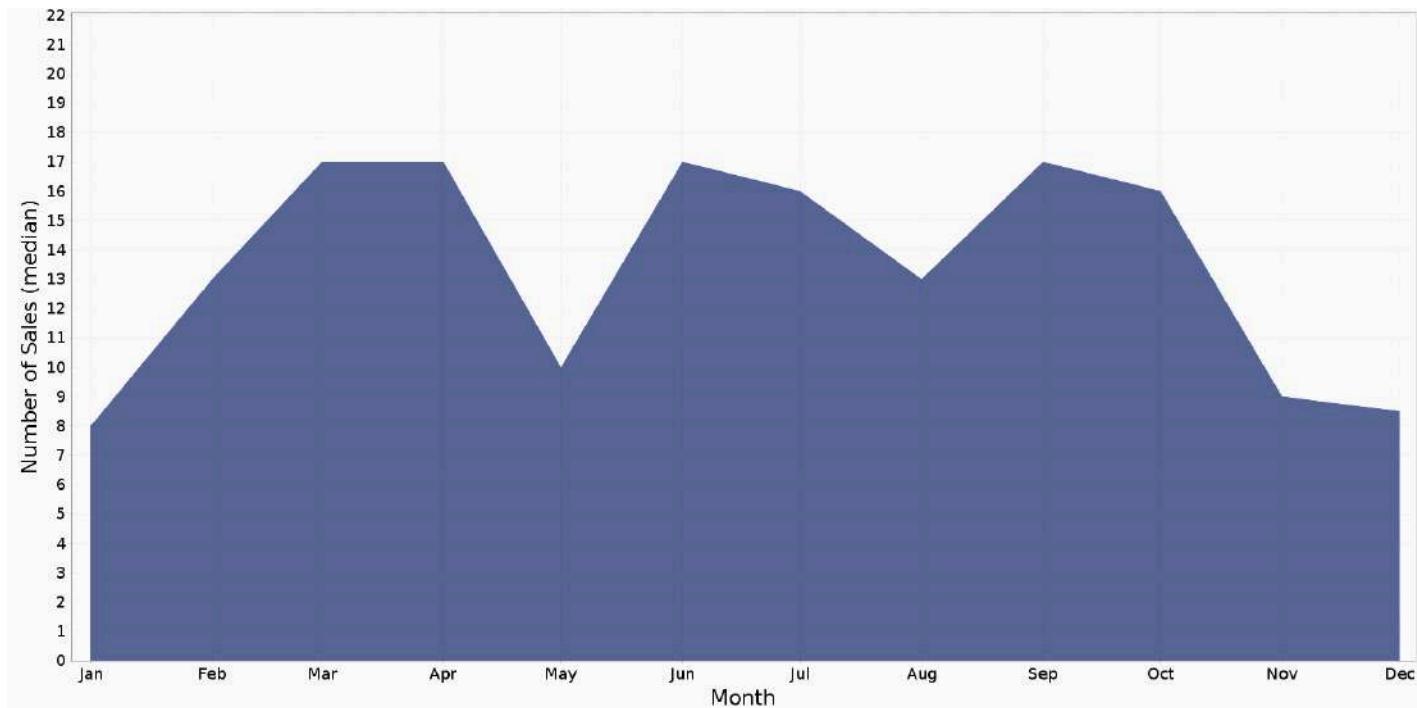
Current Median Price: \$1,750,000
Previous Median Price: \$1,601,000

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

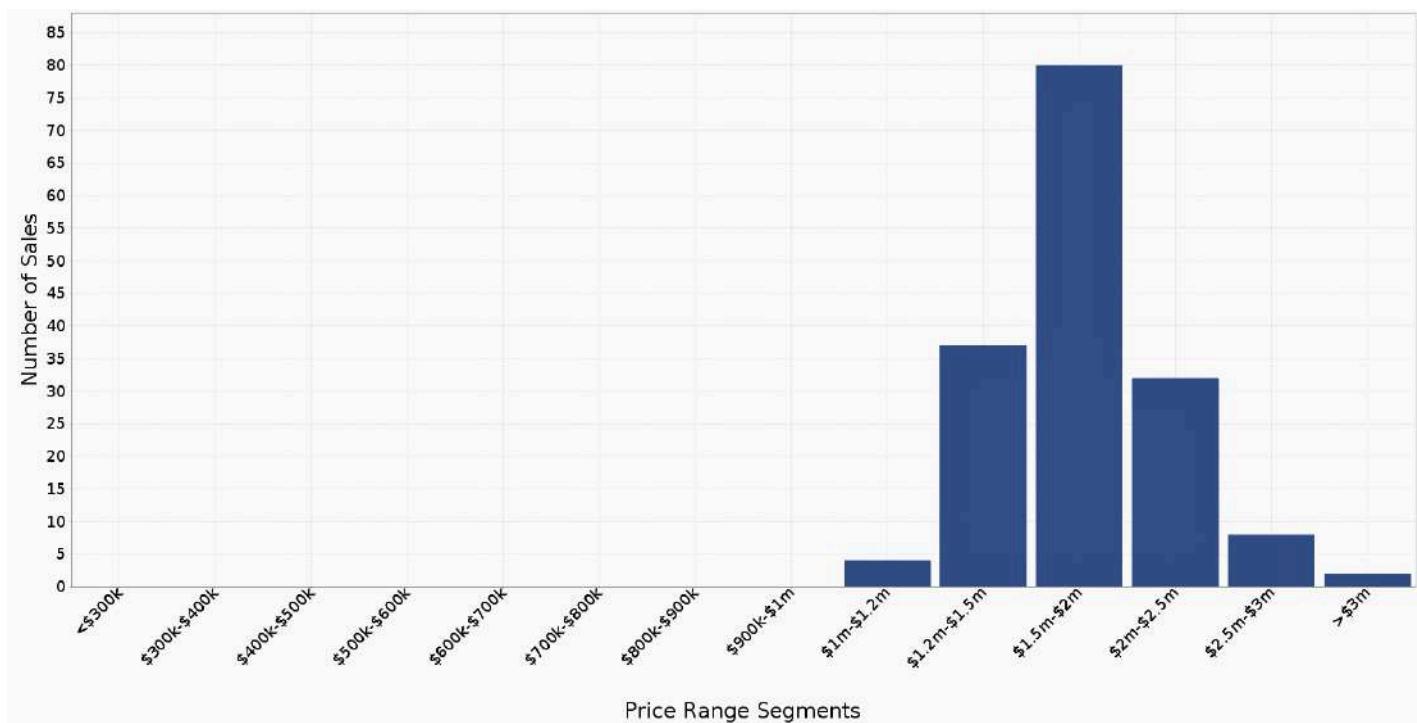


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PEAK SELLING PERIODS (3 years)



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

Dec 2025 45 Days

630 m² 3 1 2

37 MILANION CRES



\$1,350,000

Dec 2025 N/A

607 m² 3 1 1

14 EROMANGA ST



\$1,835,750

Dec 2025 40 Days

652 m² 5 3 2

12 EDRED ST



\$2,000,000

Dec 2025 43 Days

680 m² 5 3 3

34 CADOGAN ST



\$1,400,000

Dec 2025 N/A

3 1 4

59 SHERBORNE ST



\$1,705,000

Dec 2025 49 Days

4 2 -

8 IGERNE CT

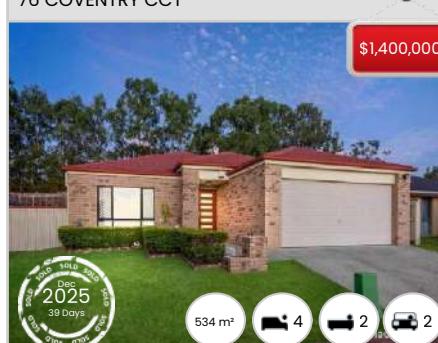


\$2,325,000

Dec 2025

1,683 m² 5 3 2

76 COVENTRY CCT

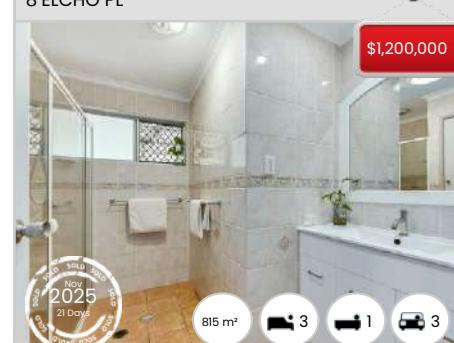


\$1,400,000

Dec 2025 39 Days

534 m² 4 2 2

8 ELCHO PL



\$1,200,000

Dec 2025 21 Days

815 m² 3 1 3

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RECENTLY SOLD PROPERTIES

42 APPLETON ST



\$1,850,000

SOLD - 2025 - 19 Days

488 m² | 4 Bed | 3 Bath | 2 Car

61 DONNINGTON ST



\$1,665,000

SOLD - 2025 - 19 Days

684 m² | 4 Bed | 3 Bath | 2 Car

96 KILMOREY ST



\$1,690,700

SOLD - 2025 - 24 Days

Photo not available

4 Bed | 2 Bath | 2 Car

5 SORRENTO CL



\$1,510,000

SOLD - 2025 - 28 Days

450 m² | 4 Bed | 2 Bath | 2 Car

34 SHERBORNE ST



\$1,790,000

SOLD - 2025 - 17 Days

892 m² | 6 Bed | 3 Bath | 3 Car

5 ARAIJEN ST

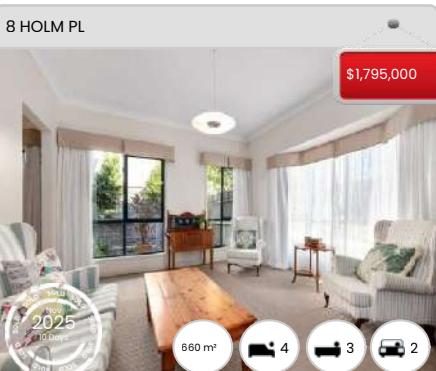


\$1,330,000

SOLD - 2025 - 29 Days

325 m² | 4 Bed | 2 Bath | 2 Car

8 HOLM PL



\$1,795,000

SOLD - 2025 - 10 Days

660 m² | 4 Bed | 3 Bath | 2 Car

72 BANWELL CRES



\$1,775,000

SOLD - 2025 - 10 Days

626 m² | 4 Bed | 3 Bath | 4 Car

60 WINDSOR PL



\$1,960,000

SOLD - 2025 - 31 Days

896 m² | 4 Bed | 3 Bath | 2 Car

31 CONDA PL

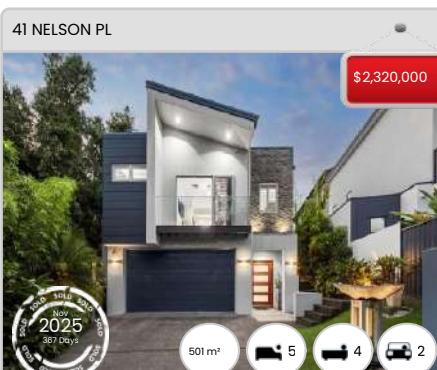


\$2,160,000

SOLD - 2025 - 94 Days

640 m² | 6 Bed | 3 Bath | 2 Car

41 NELSON PL



\$2,320,000

SOLD - 2025 - 387 Days

501 m² | 5 Bed | 4 Bath | 2 Car

27 OAKLEY ST



\$2,205,000

SOLD - 2025 - 16 Days

710 m² | 5 Bed | 2 Bath | 2 Car

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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

SELLER
2025
3 Days

659 m²

78 GOLDEN OAK CRESCENT

\$2200 per week

SELLER
2025
4 Days

711 m²

2 RIO VISTA CLOSE

\$875 per week

SELLER
2025
4 Days

579 m²

8 HOLM PLACE

\$1100 per week

SELLER
2025
5 Days

660 m²

14 GRANDVIEW PLACE

\$1650 per week

SELLER
2025
11 Days

623 m²

5 SORRENTO CLOSE

\$900 per week

SELLER
2025
11 Days

450 m²

6 BEDIVERE STREET

\$825 per week

SELLER
2025
18 Days

620 m²

27 APPLETON STREET

\$820 per week

SELLER
2025
23 Days

575 m²

2 COOLCORRA COURT

\$800 per week

SELLER
2025
23 Days

631 m²

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PROPERTIES FOR RENT

3 RAZORBACK CLOSE

\$880 per week

480 m² | 4 | 2 | 2

2025

8 ELCHO PLACE

\$750 per week

815 m² | 3 | 1 | 3

2025

26 GLASTONBURY PLACE

\$900 per week

711 m² | 4 | 2 | 2

2025

9 HOLLAND PLACE

\$950 per week

483 m² | 4 | 3 | 2

2025

8 HEREFORD CRESCENT

\$815 per week

638 m² | 3 | 2 | 1

2025

30 SAINT ANDREWS CRESCENT

\$1,200 per

768 m² | 5 | 3 | 2

2025

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