



CEDAR GROVE

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 410,000	0.0%	\$ 250,000	\$ 610,000
2009	51	\$ 423,500	3.3%	\$ 315,000	\$ 695,000
2010	31	\$ 392,500	-7.3%	\$ 350,000	\$ 795,000
2011	19	\$ 397,000	1.1%	\$ 280,000	\$ 552,000
2012	30	\$ 380,000	-4.3%	\$ 290,000	\$ 675,000
2013	33	\$ 400,000	5.3%	\$ 287,000	\$ 560,000
2014	41	\$ 420,000	5.0%	\$ 247,800	\$ 587,500
2015	36	\$ 432,500	3.0%	\$ 300,000	\$ 730,000
2016	37	\$ 455,000	5.2%	\$ 345,000	\$ 1,125,000
2017	30	\$ 457,000	0.4%	\$ 350,000	\$ 615,000
2018	30	\$ 454,500	-0.5%	\$ 320,000	\$ 680,000
2019	30	\$ 494,000	8.7%	\$ 390,000	\$ 960,000
2020	32	\$ 509,000	3.0%	\$ 370,000	\$ 755,000
2021	36	\$ 670,000	31.6%	\$ 435,000	\$ 950,000
2022	31	\$ 750,000	11.9%	\$ 250,000	\$ 1,000,000
2023	27	\$ 812,500	8.3%	\$ 640,000	\$ 1,200,000
2024	27	\$ 890,000	9.5%	\$ 530,000	\$ 1,280,000
2025	45	\$ 1,015,000	14.0%	\$ 809,990	\$ 1,420,000
2026	20	\$ 1,160,000	14.3%	\$ 785,000	\$ 1,820,000

Median Sale Price

\$1.15m

Based on 31 recorded House sales within the last 12 months (Oct '25 - Sep '26)

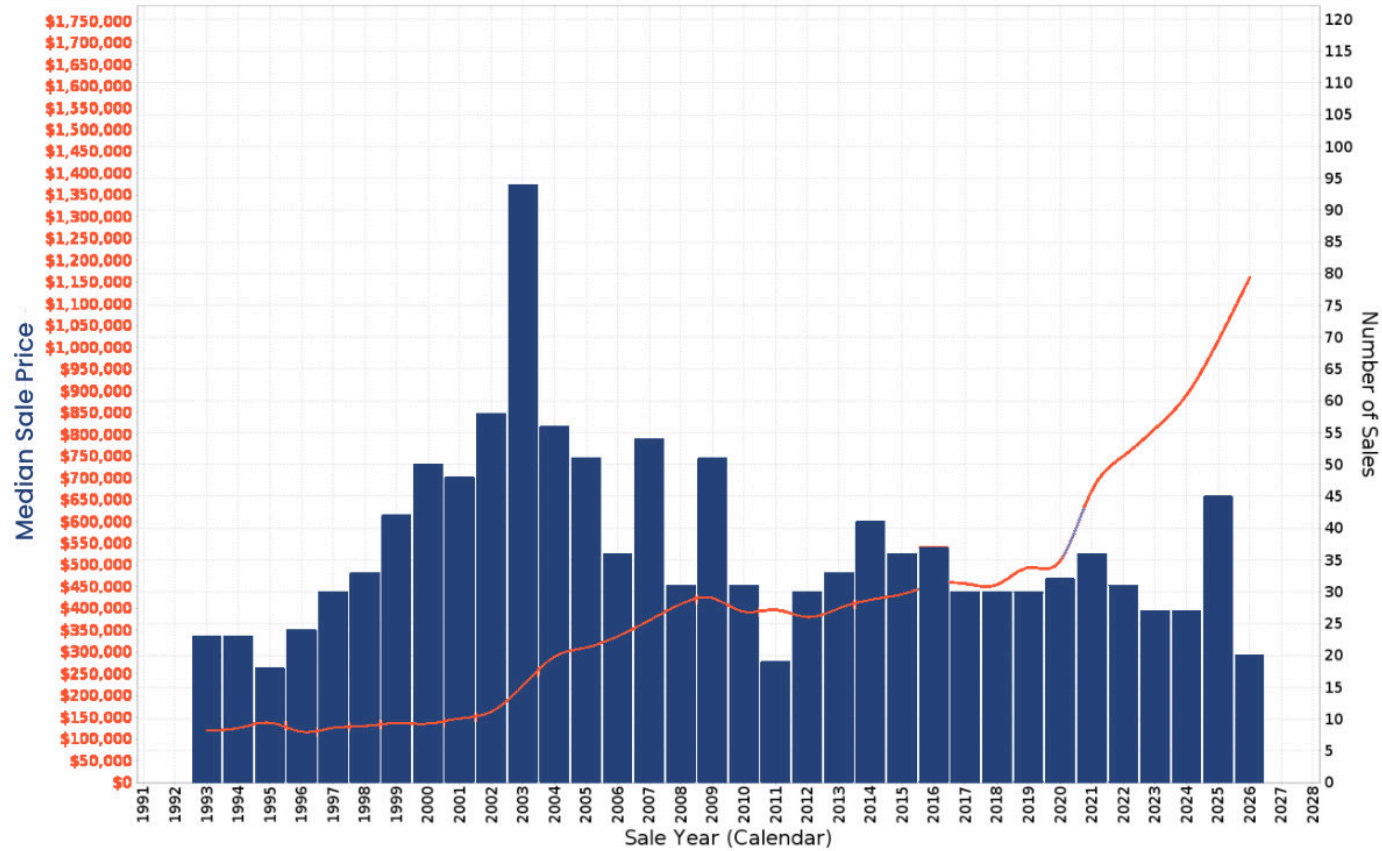
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

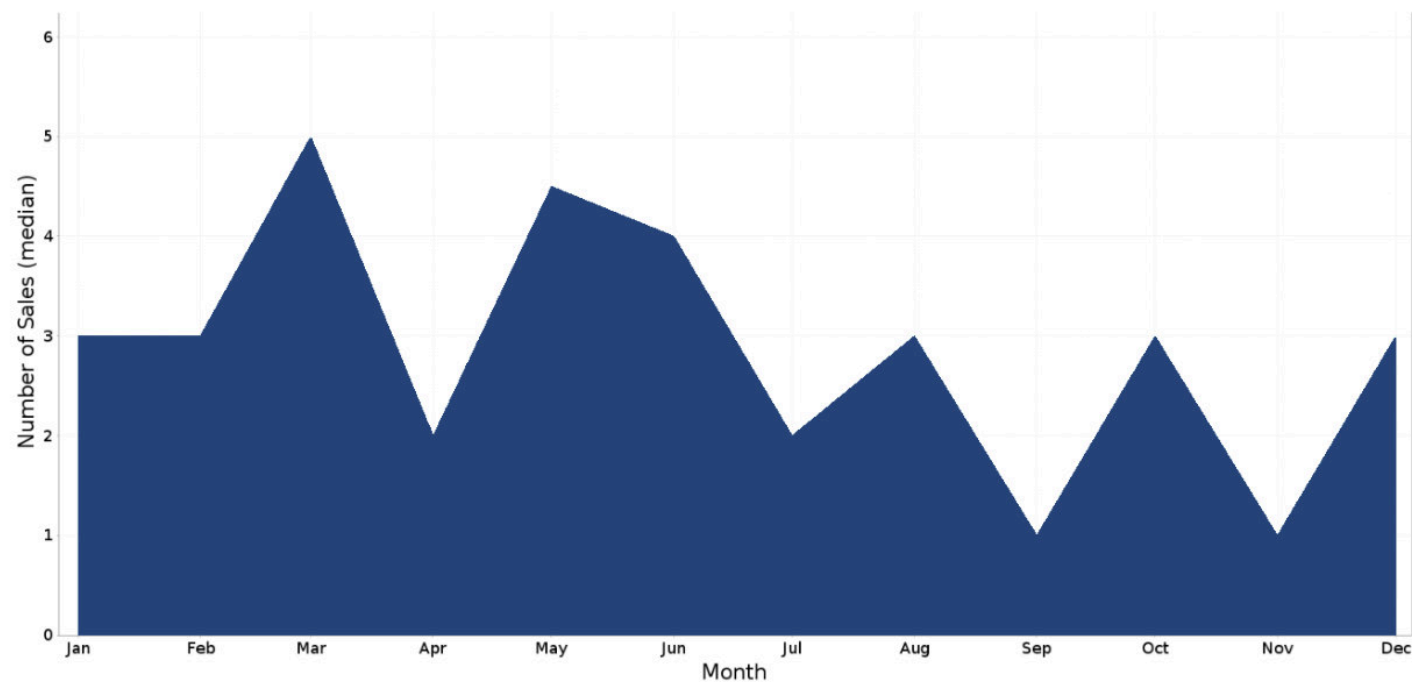
+17.6%

Current Median Price: \$1,150,000
Previous Median Price: \$977,500

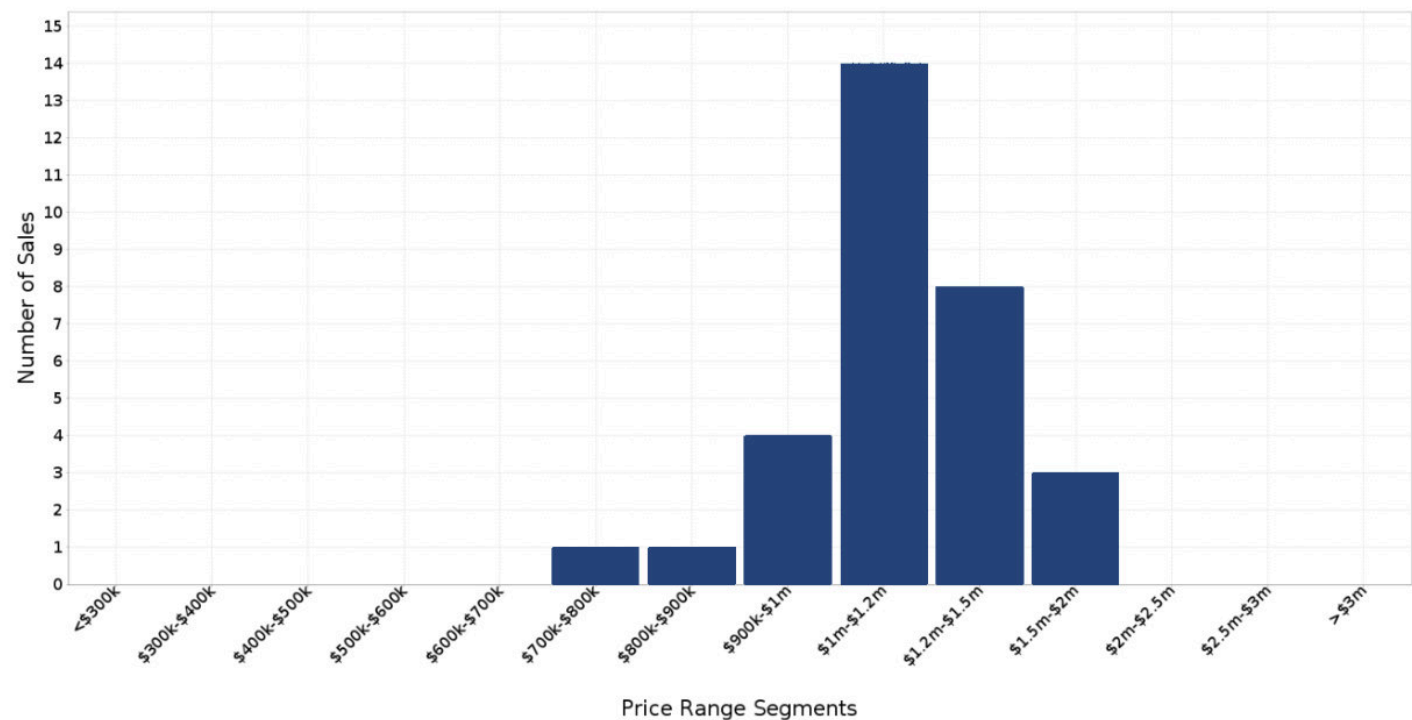
Based on 71 recorded House sales compared over the last two rolling 12 month periods



PEAK SELLING PERIODS (3 years)



CEDAR GROVE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.15m

Based on 31 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+17.6%

Current Median Price: \$1,150,000
Previous Median Price: \$977,500

Based on 71 recorded House sales compared over the last two rolling 12 month periods

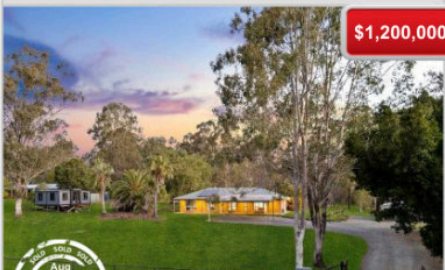
Sold Properties

31

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

36-40 BOONDARN CT



\$1,200,000

Aug 2026

25 Days

2.04 ha

4

3

5

181-183 BRUSHWOOD CRES



\$1,030,000

Aug 2026

138 Days

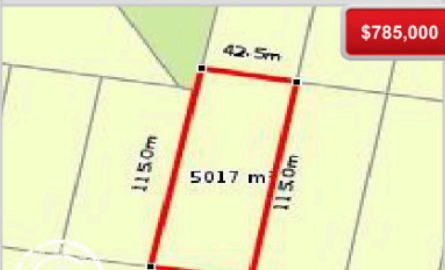
4,014 m²

5

3

2

21-23 RUSSELL CT



\$785,000

Aug 2026

138 Days

5,017 m²

-

-

-

33-45 BRUSHWOOD CRES



\$920,000

Jun 2026

21 Days

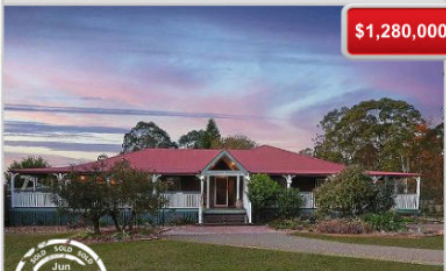
5,714 m²

4

2

4

53-55 SANDAVER CRES



\$1,280,000

Jun 2026

131 Days

4,706 m²

4

2

4

225 TO 237 LEOPARDWOOD RD



\$1,100,000

May 2026

42 Days

1.4 ha

3

1

2

55 WHITAKER RD



\$1,100,000

May 2026

41 Days

4,731 m²

4

2

9

10-12 CATHRYN CRT



\$1,250,000

May 2026

N/A

4,041 m²

4

2

2

60 TO 68 PINDARI RD



\$1,580,000

Apr 2026

11 Days

2.06 ha

4

2

6

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Median Rental Price

N/A

Rental Yield

N/A

Number of Rentals

N/A

111/119 Michelle Drive

\$750 Per Week



2026

1 Day

4,004 m²

4

2

4

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Let's Keep it Genuine



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