



CHELMER

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	39	\$ 770,000	0.0%	\$ 432,000	\$ 3,980,000
2009	69	\$ 880,000	14.3%	\$ 473,500	\$ 7,200,000
2010	56	\$ 880,000	0.0%	\$ 366,160	\$ 6,000,000
2011	34	\$ 690,000	-21.6%	\$ 5,404	\$ 5,500,000
2012	43	\$ 880,000	27.5%	\$ 375,000	\$ 3,170,000
2013	47	\$ 855,000	-2.8%	\$ 450,000	\$ 2,795,000
2014	62	\$ 1,037,500	21.3%	\$ 458,950	\$ 3,000,000
2015	53	\$ 995,000	-4.1%	\$ 430,000	\$ 4,250,000
2016	77	\$ 1,015,000	2.0%	\$ 600,000	\$ 4,600,000
2017	54	\$ 1,107,500	9.1%	\$ 410,000	\$ 3,990,000
2018	62	\$ 1,030,000	-7.0%	\$ 498,000	\$ 5,000,000
2019	57	\$ 1,175,000	14.1%	\$ 514,000	\$ 6,600,000
2020	62	\$ 1,272,500	8.3%	\$ 592,500	\$ 8,000,000
2021	77	\$ 1,410,000	10.8%	\$ 720,000	\$ 8,800,000
2022	60	\$ 1,825,500	29.5%	\$ 750,000	\$ 5,999,999
2023	56	\$ 1,967,500	7.8%	\$ 805,000	\$ 8,450,000
2024	57	\$ 1,580,000	-19.7%	\$ 881,000	\$ 4,550,000
2025	71	\$ 1,750,000	10.8%	\$ 850,000	\$ 6,150,000
2026	24	\$ 1,717,500	-1.9%	\$ 1,000,000	\$ 5,000,000

Median Sale Price

\$1.75m

Based on 46 recorded House sales within the last 12 months (Oct '25 - Sep '26)

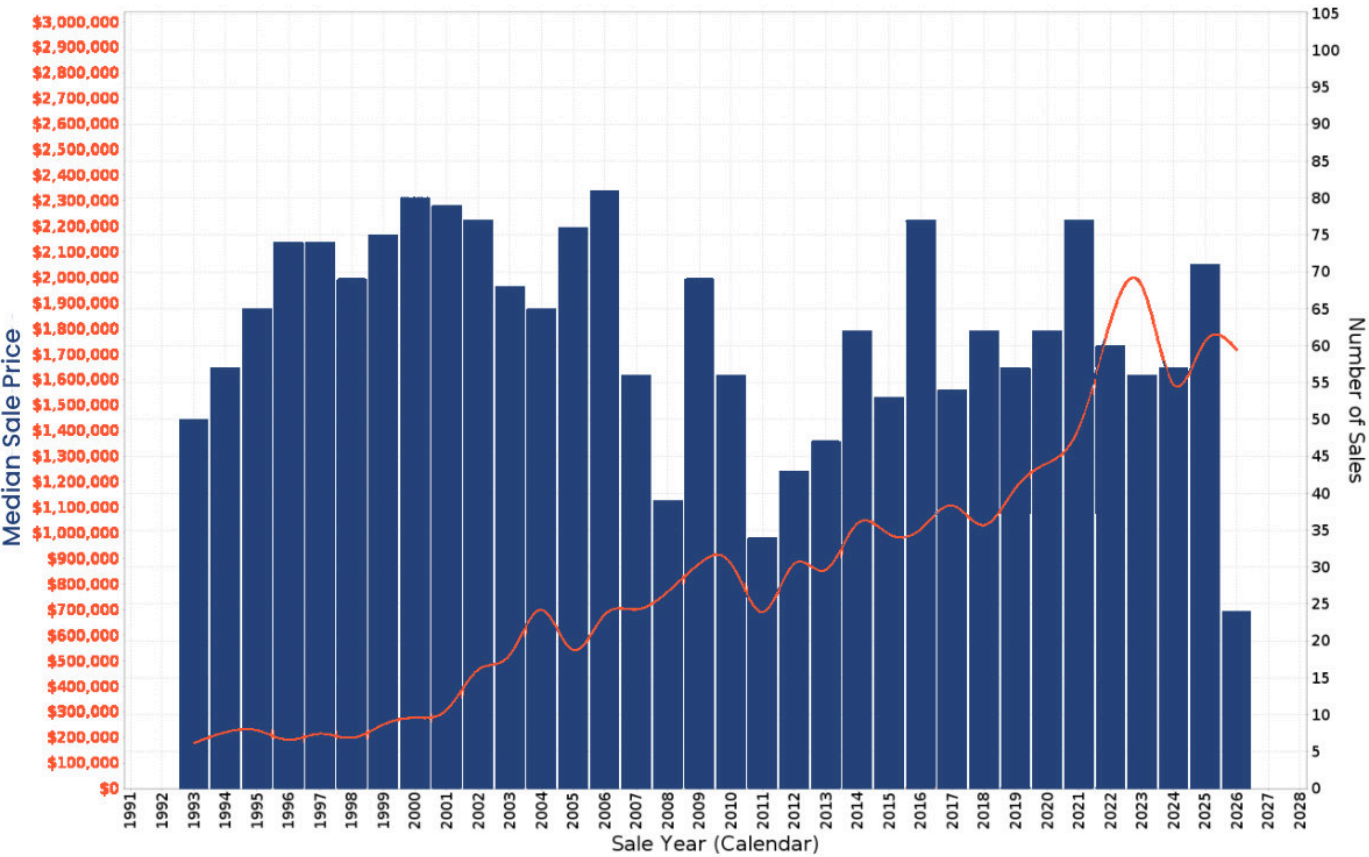
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.1%

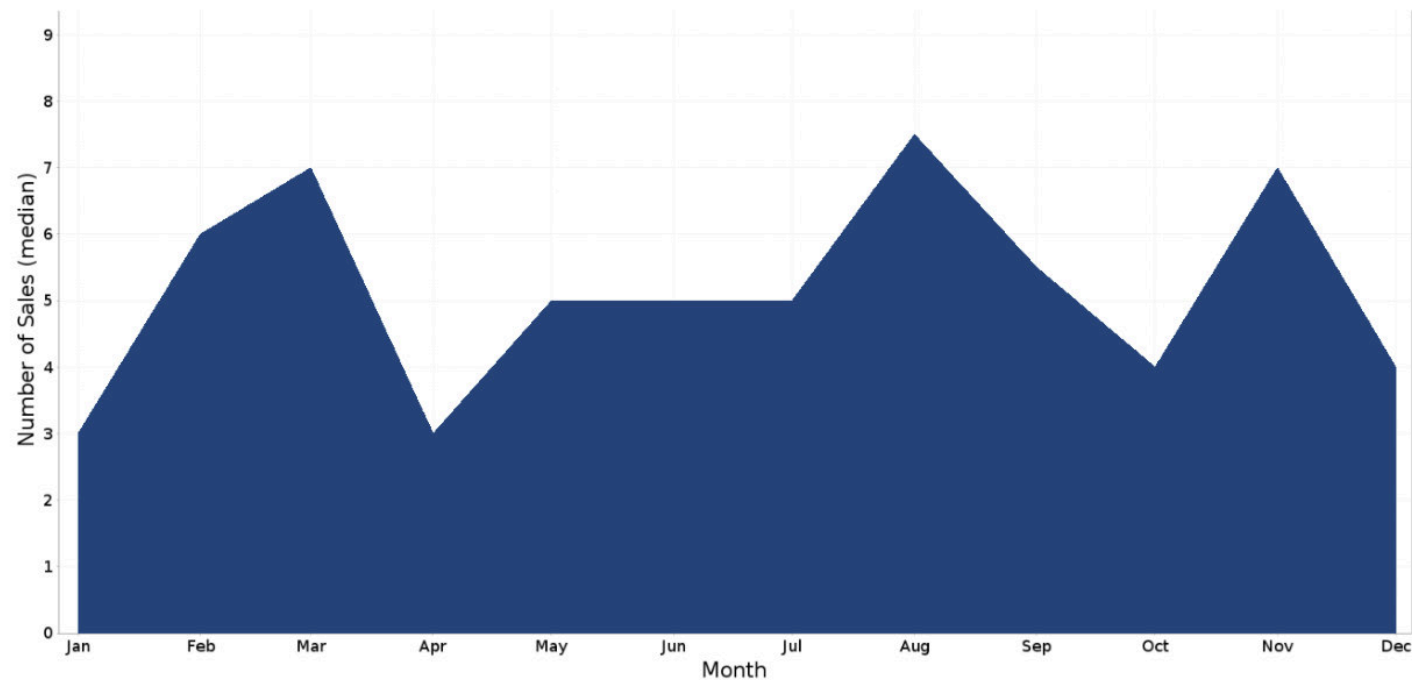
Current Median Price: \$1,755,000
Previous Median Price: \$1,580,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

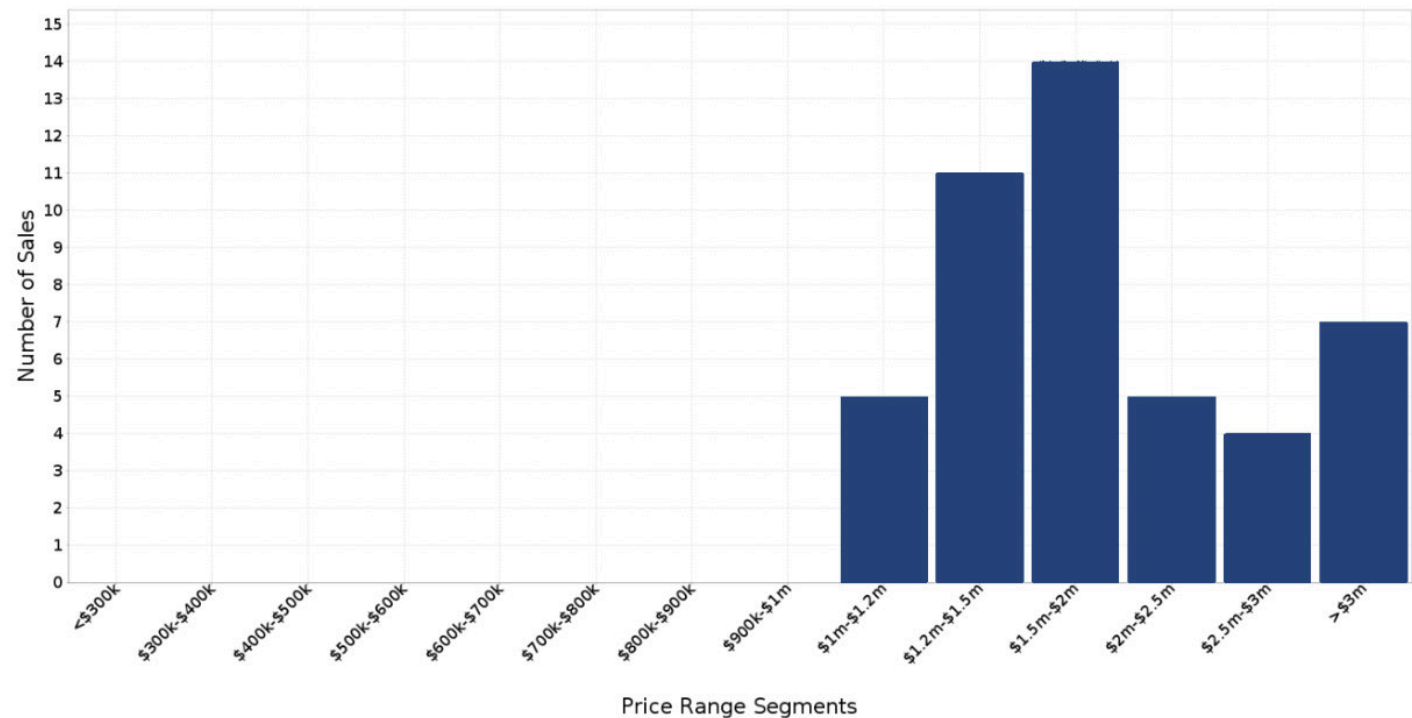


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PEAK SELLING PERIODS (3 years)



CHELMER – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.75m

Based on 46 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

+11.1%

Current Median Price: \$1,755,000
Previous Median Price: \$1,580,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

46

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

44 CHELMER STREET E



\$1,695,000

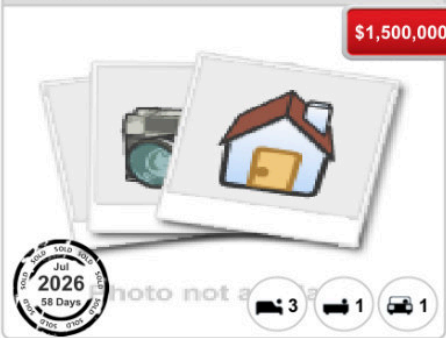
2026

Aug

105 Days

435 m² 5 3 2

51 HARGREAVES AVE



\$1,500,000

2026

Jul

58 Days

photo not available 3 1 1

79 LEYBOURNE ST



\$1,065,000

2026

Jul

48 Days

607 m² 5 3 2

92 LEYBOURNE ST



\$1,120,000

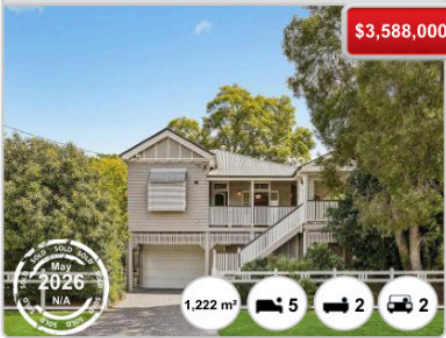
2026

May

3 Days

405 m² 3 2 1

131 VICTORIA AVE



\$3,588,000

2026

May

N/A

1,222 m² 5 2 2

133 VICTORIA AVE



\$3,588,000

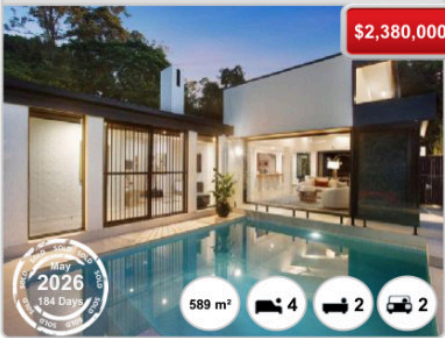
2026

May

19 Days

photo not available 5 2 2

49 SUTTON ST



\$2,380,000

2026

May

184 Days

589 m² 4 2 2

92 LEYBOURNE ST



\$1,215,000

2026

Apr

13 Days

405 m² 3 2 1

179 HONOUR AVENUE OF



\$1,750,000

2026

Apr

9 Days

642 m² 4 3 2

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PROPERTIES FOR RENT

Median Rental Price

N/A

Rental Yield

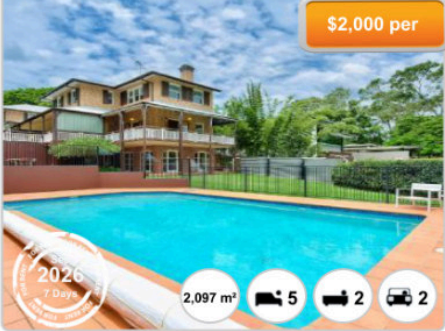
N/A

Number of Rentals

N/A

195 LAUREL AVENUE

\$2,000 per



2026
7 Days

2,097 m²

5

2

2

62 VICTORIA AVENUE

\$960 per week



2026
87 Days

658 m²

3

1

1

70 CHELMER STREET EAST

\$570 per week



2026
161 Days

607 m²

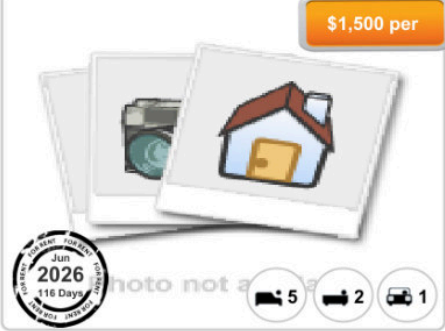
1

1

1

130 LAUREL AVENUE

\$1,500 per



2026
116 Days

photo not available

5

2

1

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Please contact us to discuss your real estate goals



Navdeep Singh

Real Estate Consultant

0455 670 069

navdeepsingh@realcrats.com



Harjeet Chandi

Real Estate Consultant

0450 050 013

harjeetchandi@realcrats.com

www.realcrats.com

[f](#) [@](#) [in](#) @realcrats

Let's Keep it Genuine