

## Gumdale

February 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	29	\$ 667,000	0.0 %	\$ 400,000	\$ 1,760,000
2009	26	\$ 697,500	4.6 %	\$ 302,000	\$ 2,470,000
2010	26	\$ 860,000	23.3 %	\$ 430,000	\$ 2,401,000
2011	22	\$ 855,000	-0.6 %	\$ 575,000	\$ 2,000,000
2012	41	\$ 680,000	-20.5 %	\$ 328,000	\$ 2,080,000
2013	39	\$ 855,000	25.7 %	\$ 330,000	\$ 1,560,000
2014	32	\$ 945,000	10.5 %	\$ 520,000	\$ 2,500,000
2015	36	\$ 895,000	-5.3 %	\$ 608,500	\$ 2,100,000
2016	44	\$ 898,500	0.4 %	\$ 500,000	\$ 3,100,000
2017	43	\$ 880,000	-2.1 %	\$ 485,000	\$ 2,600,000
2018	28	\$ 895,000	1.7 %	\$ 636,000	\$ 4,800,000
2019	36	\$ 1,007,500	12.6 %	\$ 692,000	\$ 2,600,000
2020	33	\$ 1,035,000	2.7 %	\$ 607,000	\$ 3,275,000
2021	44	\$ 1,215,000	17.4 %	\$ 580,000	\$ 5,050,000
2022	21	\$ 1,700,000	39.9 %	\$ 1,100,000	\$ 4,200,000
2023	25	\$ 1,500,000	-11.8 %	\$ 885,000	\$ 3,650,000
2024	28	\$ 1,965,000	31.0 %	\$ 1,275,000	\$ 6,512,000
2025	27	\$ 2,030,000	3.3 %	\$ 1,075,000	\$ 6,600,000
2026	0				

## Median Sale Price

**\$2.03m**

Based on 27 recorded House sales within the last 12 months (2025)

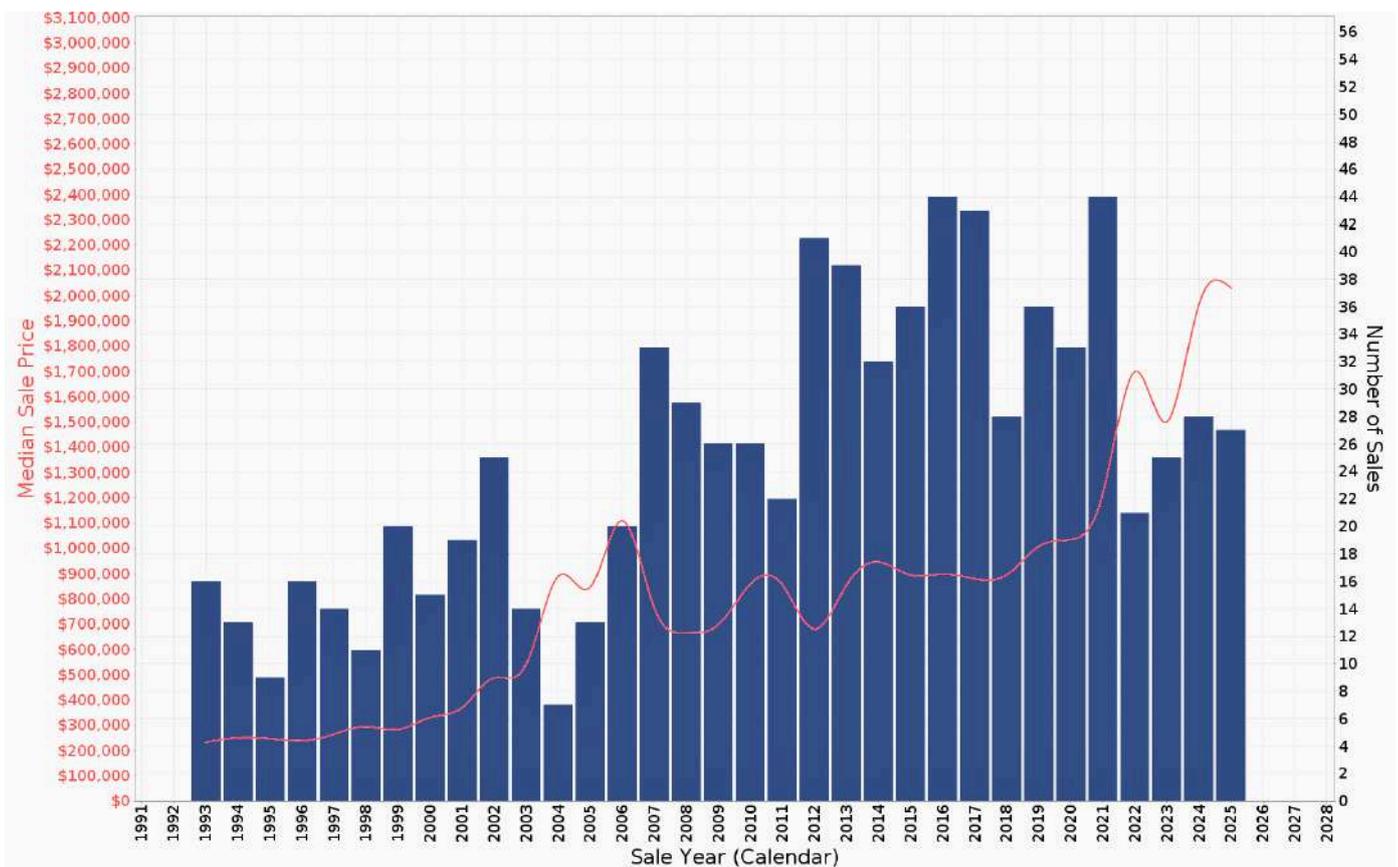
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+3.3%**

Current Median Price: \$2,030,000  
Previous Median Price: \$1,965,000

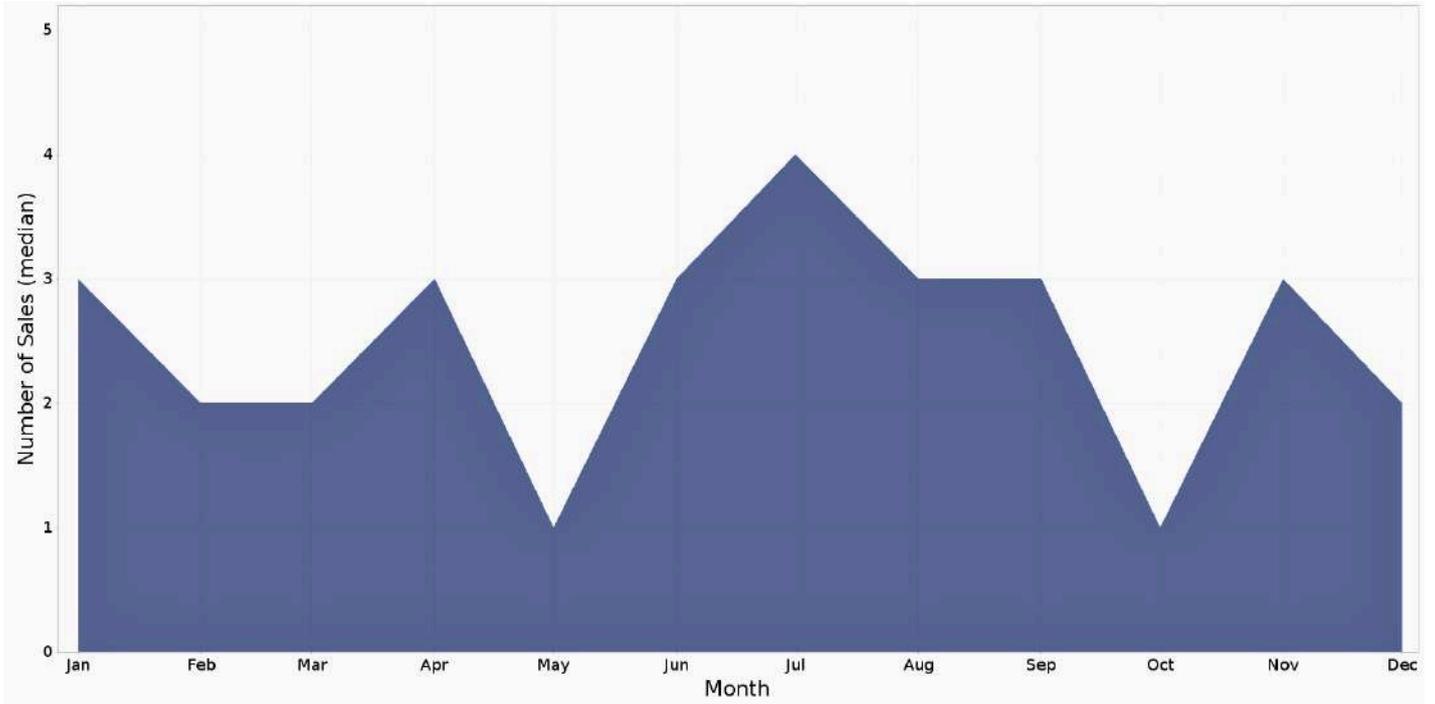
Based on 55 recorded House sales compared over the last two rolling 12 month periods



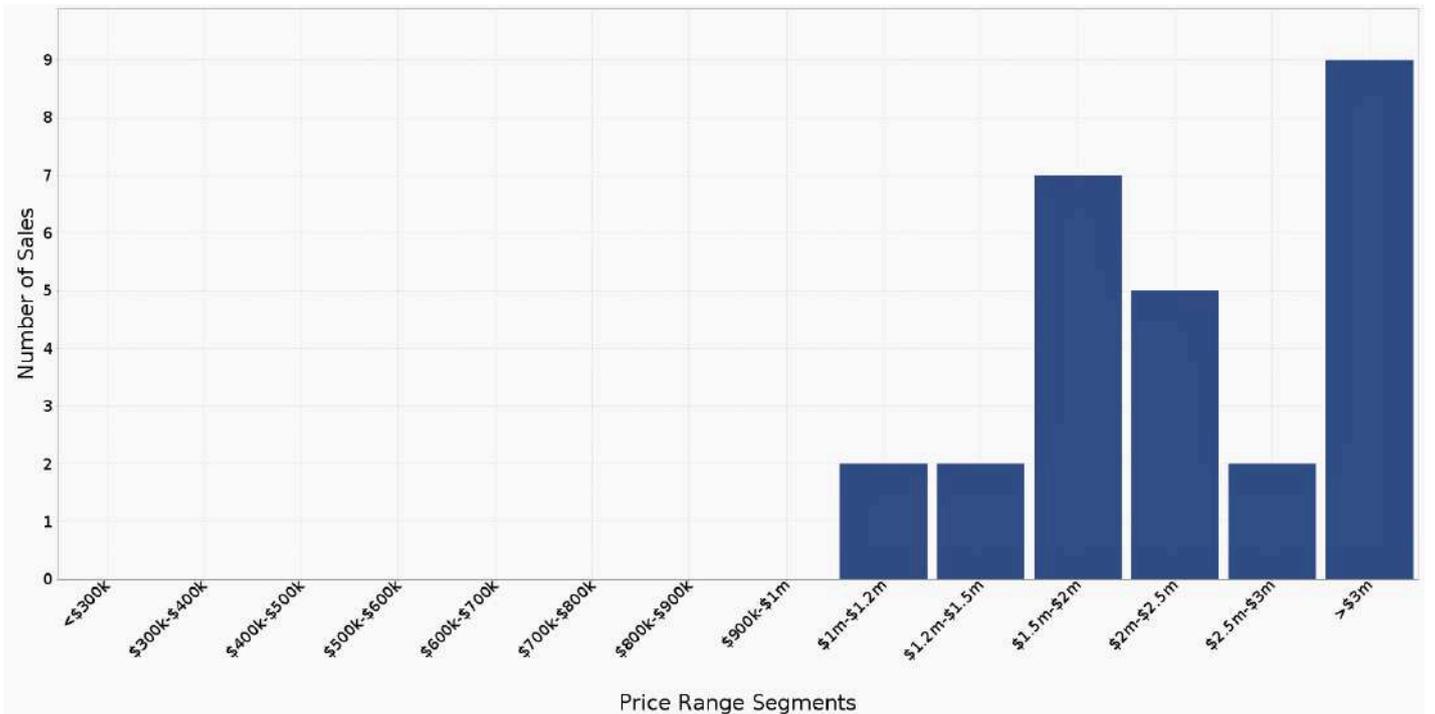
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## PEAK SELLING PERIODS (3 years)



## GUMDALE - Price Range Segments (12 months)



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# RECENTLY SOLD PROPERTIES

## Median Sale Price

# \$2.03m

Based on 27 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

# +3.3%

Current Median Price: \$2,030,000  
Previous Median Price: \$1,965,000

Based on 55 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 27

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

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

14 FEATHERTAIL PL



\$2,000,000

Nov 2025  
9 Days

500 m<sup>2</sup> 5 3 2

5 RIBBLESDALE PL



\$1,600,000

Nov 2025  
14 Days

601 m<sup>2</sup> 4 2 2

560 GRASSDALE RD

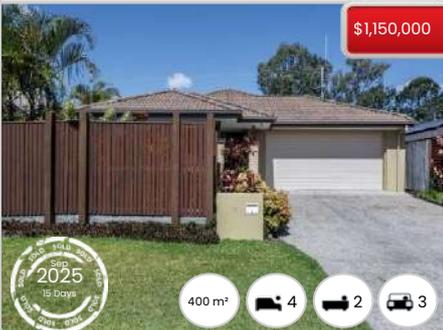


\$6,600,000

Sep 2025  
30 Days

9,520 m<sup>2</sup> 5 3 3

10 RYMERA CRES



\$1,150,000

Sep 2025  
15 Days

400 m<sup>2</sup> 4 2 3

81 BROKENWOOD CRCT



\$2,300,000

2025  
N/A

1,000 m<sup>2</sup> 4 3 2

232 STANBROUGH RD



\$2,650,000

2025  
N/A

1.04 ha 3 1 -

593 FORMOSA RD



\$3,800,000

AUG 2025  
16 Days

5 3 5

75 ARCHER RD



\$3,800,000

AUG 2025  
N/A

1.01 ha 5 4 5

236 GRASSDALE RD

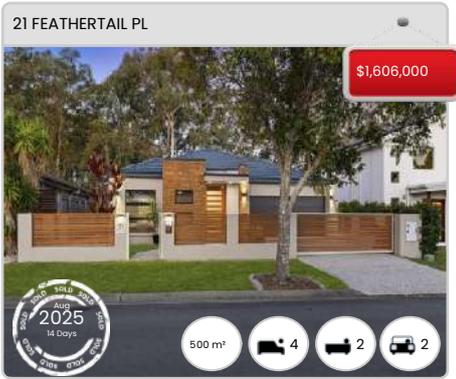


\$4,025,000

AUG 2025  
25 Days

1.91 ha 4 2 6

# RECENTLY SOLD PROPERTIES



# PROPERTIES FOR RENT

## Median Rental Price

\$875 /w

Based on 18 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

+2.2%

Current Median Price: \$2,030,000  
Current Median Rent: \$875

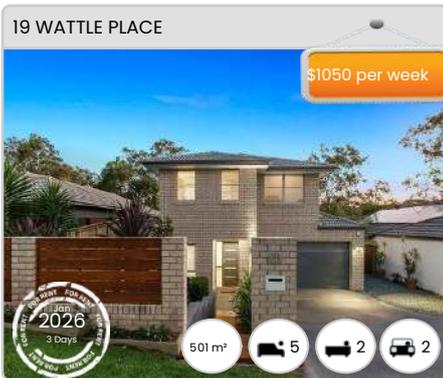
Based on 27 recorded House sales and 18 House rentals compared over the last 12 months

## Number of Rentals

18

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





*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](http://www.realcrats.com)

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