



## Heathwood

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	41	\$ 545,000	0.0 %	\$ 283,000	\$ 1,000,000
2009	51	\$ 500,000	-8.3 %	\$ 223,500	\$ 660,000
2010	28	\$ 571,000	14.2 %	\$ 242,000	\$ 1,300,000
2011	30	\$ 514,000	-10.0 %	\$ 229,850	\$ 1,500,000
2012	31	\$ 549,999	7.0 %	\$ 192,000	\$ 650,000
2013	38	\$ 570,500	3.7 %	\$ 425,000	\$ 1,609,817
2014	72	\$ 532,000	-6.7 %	\$ 260,000	\$ 2,500,000
2015	65	\$ 570,000	7.1 %	\$ 269,000	\$ 2,520,000
2016	68	\$ 550,000	-3.5 %	\$ 278,000	\$ 740,000
2017	57	\$ 578,000	5.1 %	\$ 250,000	\$ 3,100,000
2018	68	\$ 575,000	-0.5 %	\$ 300,000	\$ 2,900,000
2019	72	\$ 594,425	3.4 %	\$ 239,375	\$ 708,000
2020	69	\$ 605,000	1.8 %	\$ 445,000	\$ 3,650,000
2021	79	\$ 672,000	11.1 %	\$ 505,000	\$ 12,500,000
2022	57	\$ 780,000	16.1 %	\$ 375,000	\$ 9,425,000
2023	62	\$ 880,500	12.9 %	\$ 680,000	\$ 5,001,560
2024	59	\$ 1,005,000	14.1 %	\$ 715,000	\$ 4,650,000
2025	44	\$ 1,045,000	4.0 %	\$ 668,000	\$ 1,490,000
2026	0				

## Median Sale Price

\$1.04m

Based on 44 recorded House sales within the last 12 months (2025)

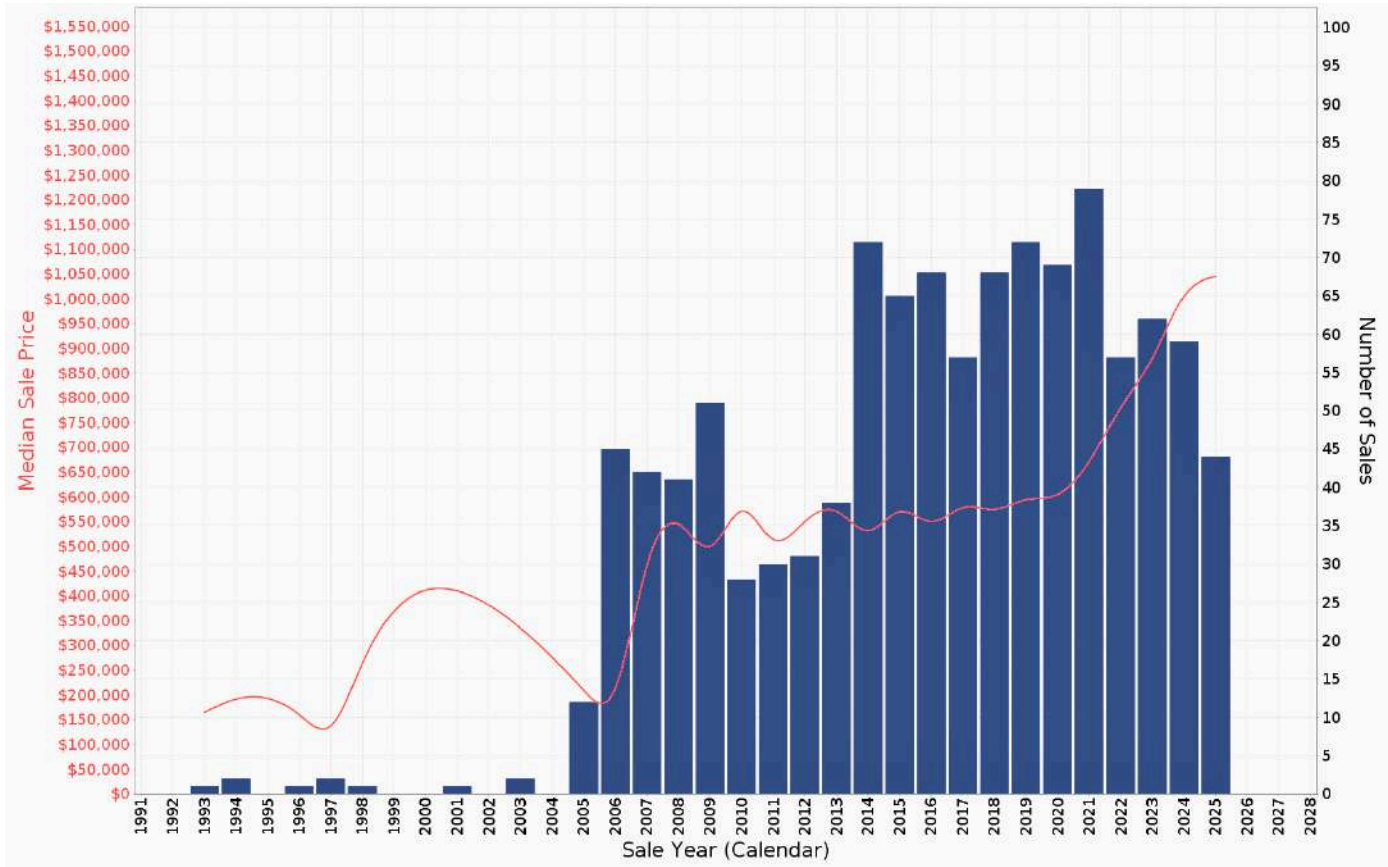
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

+4.0%

Current Median Price: \$1,045,000  
Previous Median Price: \$1,005,000

Based on 103 recorded House sales compared over the last two rolling 12 month periods

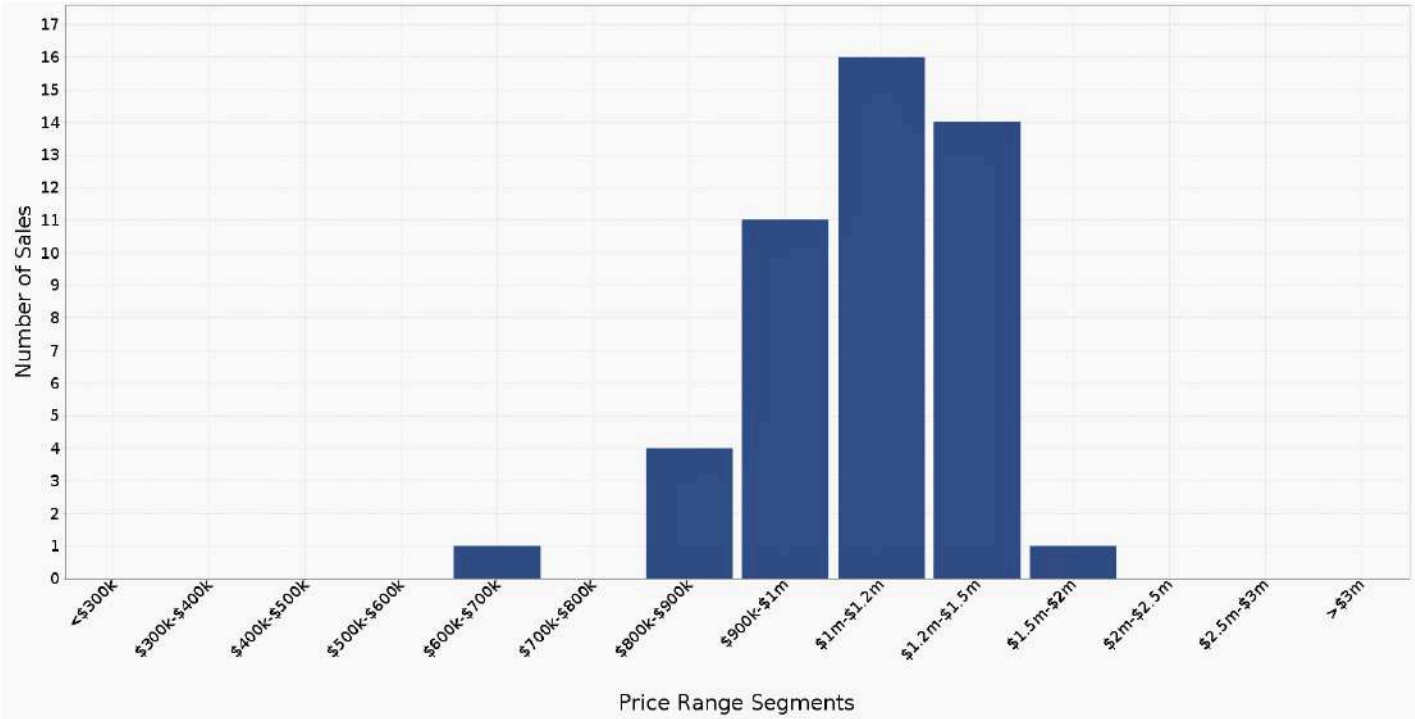


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# PEAK SELLING PERIODS (3 years)



# HEATHWOOD – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.04m

Based on 44 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

+4.0%

Current Median Price: \$1,045,000  
Previous Median Price: \$1,005,000

Based on 103 recorded House sales compared over the last two rolling 12 month periods

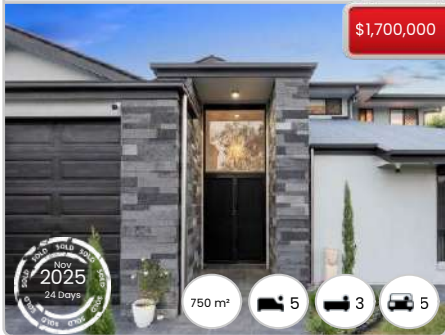
# Sold Properties

44

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

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

12 BIRCH CL



\$1,700,000

Nov 2025

24 Days

750 m<sup>2</sup>

5

3

5

18 CYPRESS ST



\$1,035,000

Nov 2025

14 Days

640 m<sup>2</sup>

5

2

2

4 KURRAJONG ST



\$980,000

Nov 2025

N/A

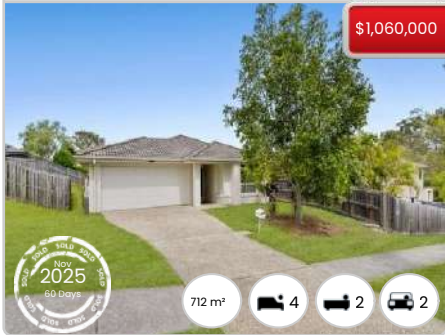
417 m<sup>2</sup>

4

2

1

18 STEELWOOD ST



\$1,060,000

Nov 2025

50 Days

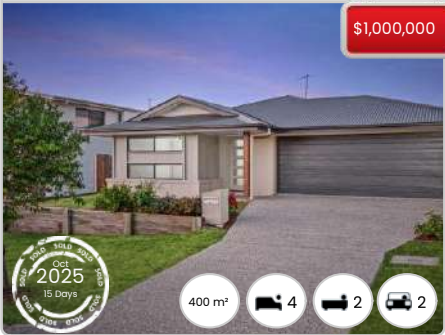
712 m<sup>2</sup>

4

2

2

8 BENTLEY ST



\$1,000,000

Oct 2025

15 Days

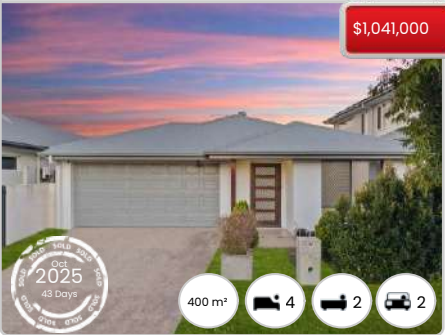
400 m<sup>2</sup>

4

2

2

44 PINNACLE CRCT



\$1,041,000

Oct 2025

43 Days

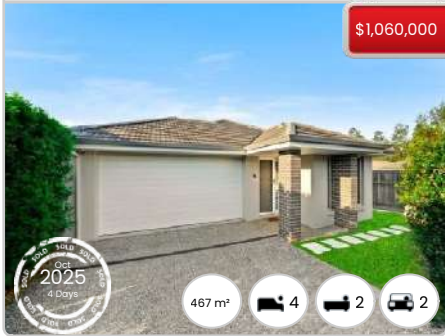
400 m<sup>2</sup>

4

2

2

1 GLENDALE CRES



\$1,060,000

Oct 2025

4 Days

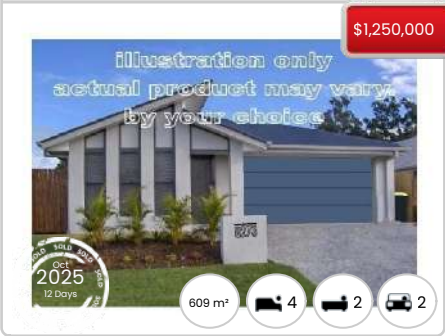
467 m<sup>2</sup>

4

2

2

5 SANDALWOOD ST



\$1,250,000

Oct 2025

12 Days

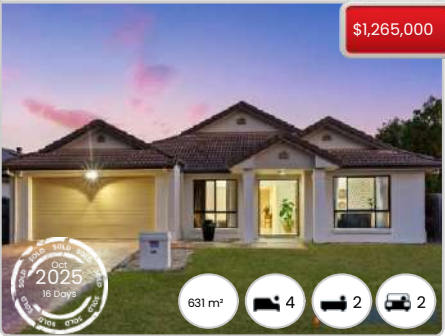
609 m<sup>2</sup>

4

2

2

46 SANDALWOOD ST



\$1,265,000

Oct 2025

15 Days

631 m<sup>2</sup>

4

2

2

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# RECENTLY SOLD PROPERTIES

26 GLENDALE CRES



\$995,000

2025

18 Days


402 m<sup>2</sup>

4

2

2

26 YERING ST



\$1,250,000

2025

16 Days


431 m<sup>2</sup>

4

2

2

5 STEELWOOD ST



\$1,195,000

2025

14 Days


480 m<sup>2</sup>

4

2

2

89 PARKWOOD DR



\$1,315,000

2025

N/A


576 m<sup>2</sup>

5

2

2

62 THE AVE



\$1,018,000

2025

18 Days


400 m<sup>2</sup>

4

2

2

109 FALKLAND STREET W



\$930,000

2025

40 Days


402 m<sup>2</sup>

4

2

2

29 BENTLEY ST



\$1,045,000

2025

N/A


400 m<sup>2</sup>

4

2

2

29 ACACIA ST



\$1,380,000

2025

11 Days


640 m<sup>2</sup>

4

2

2

27 PAPERBARK CRES



\$1,220,000

2025

85 Days

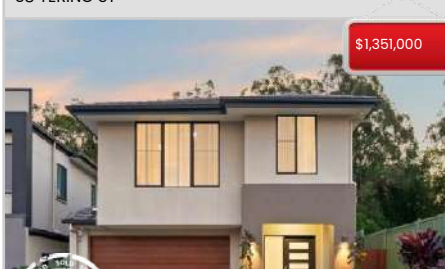
668 m<sup>2</sup>

5

2

6

58 YERING ST



\$1,351,000

2025

12 Days


400 m<sup>2</sup>

4

3

2

43 JUNIPER ST



\$1,120,000

2025

10 Days

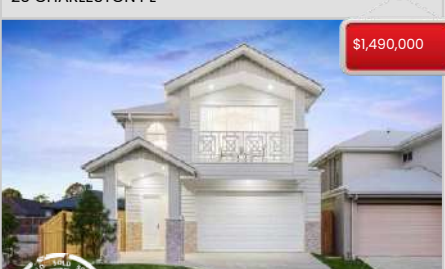
480 m<sup>2</sup>

4

2

2

25 CHARLESTON PL



\$1,490,000

2025

49 Days

400 m<sup>2</sup>

5

3

2

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# PROPERTIES FOR RENT

## Median Rental Price

\$725 /w

Based on 103 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

+3.6%

Current Median Price: \$1,045,000  
Current Median Rent: \$725

Based on 44 recorded House sales and 103 House rentals compared over the last 12 months

## Number of Rentals

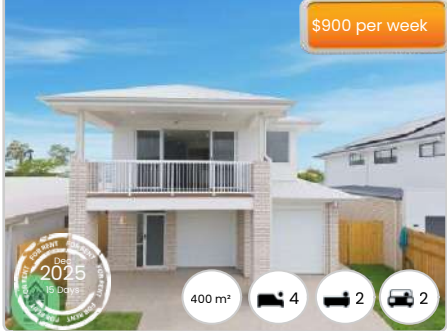
103

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

41 TRAFFORD CRESCENT

\$900 per week




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

2025 19 Days

18 STEELWOOD STREET

\$780 per week




712 m<sup>2</sup> 4 2 2

2025 19 Days

51 THE AVENUE

\$900 per week

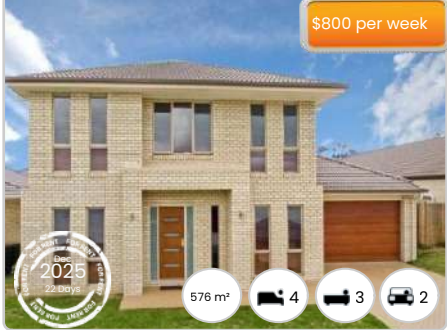


482 m<sup>2</sup> 4 2 2

2025 22 Days

31 GARDENIA CIRCUIT

\$800 per week

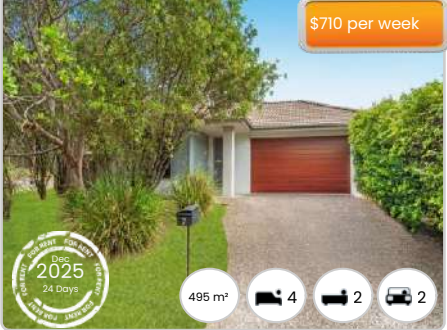


576 m<sup>2</sup> 4 3 2

2025 23 Days

7 WIREWOOD PLACE

\$710 per week




495 m<sup>2</sup> 4 2 2

2025 24 Days

50 STEELWOOD STREET

\$750 per week

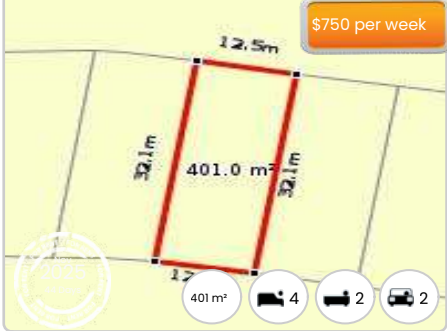


480 m<sup>2</sup> 4 2 2

2025 25 Days

87 YERING STREET

\$750 per week




401 m<sup>2</sup> 4 2 2

2025 26 Days

1 MADISON STREET

\$720 per week



500 m<sup>2</sup> 4 2 2

2025 53 Days

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*Please contact us to discuss your real estate goals*



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