



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)

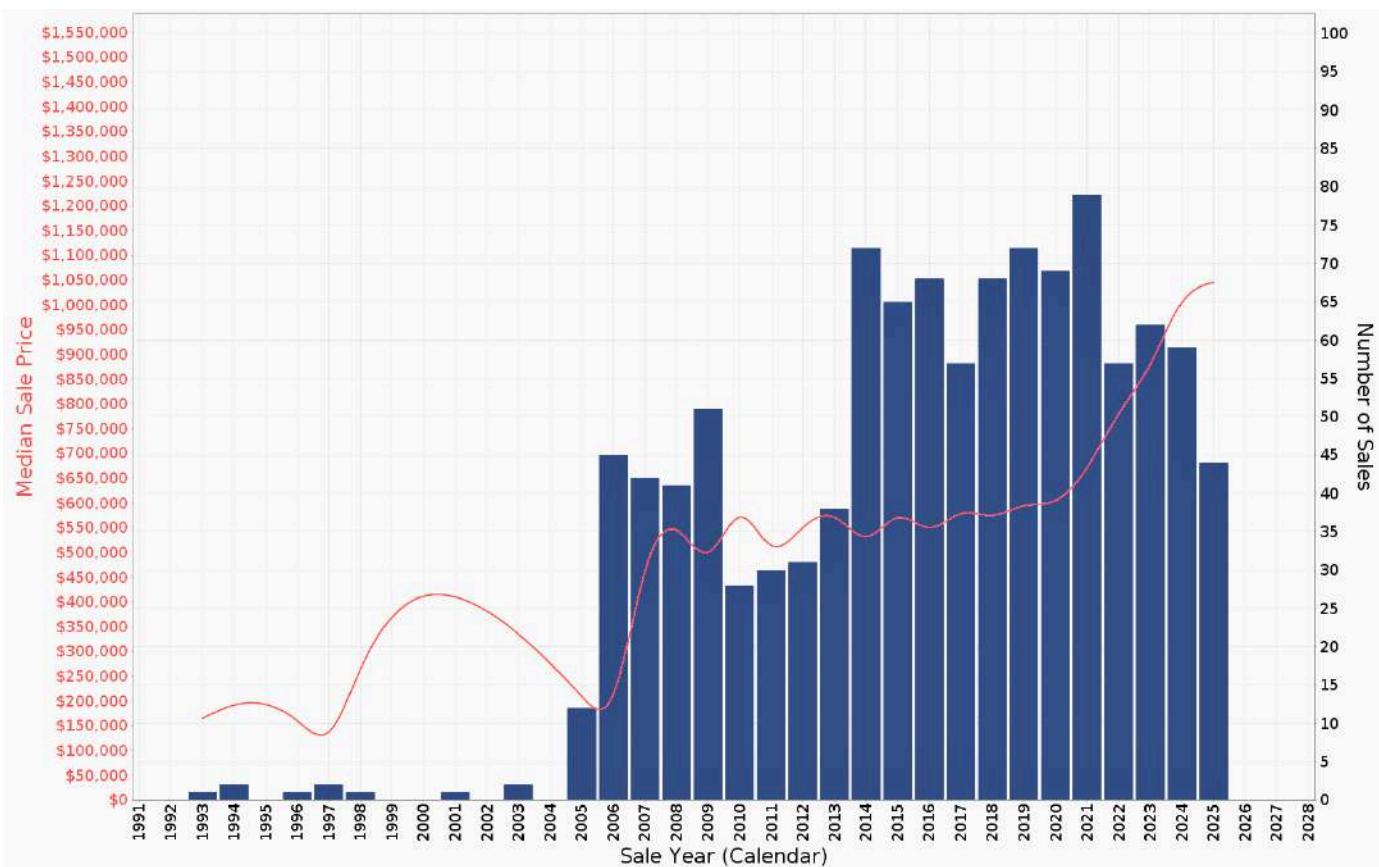
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.0%

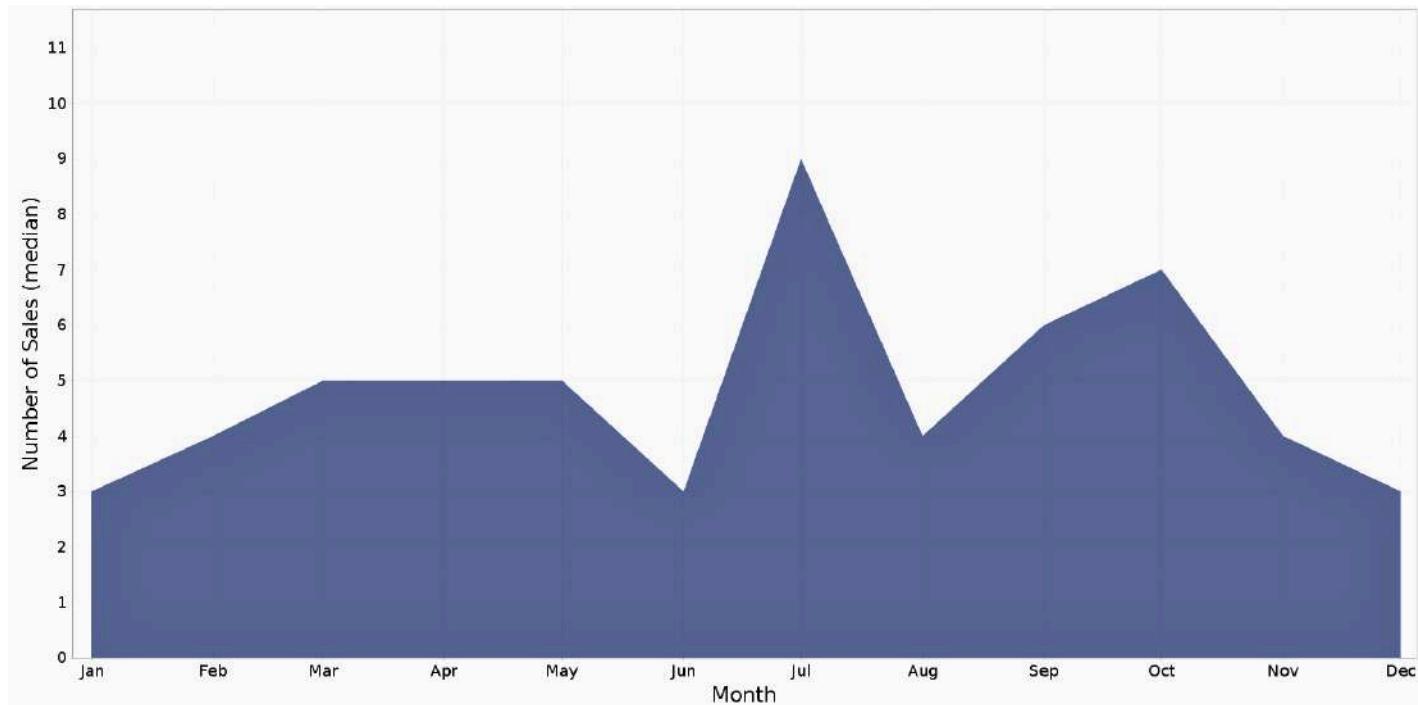
Current Median Price: \$1,045,000
Previous Median Price: \$1,005,000

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

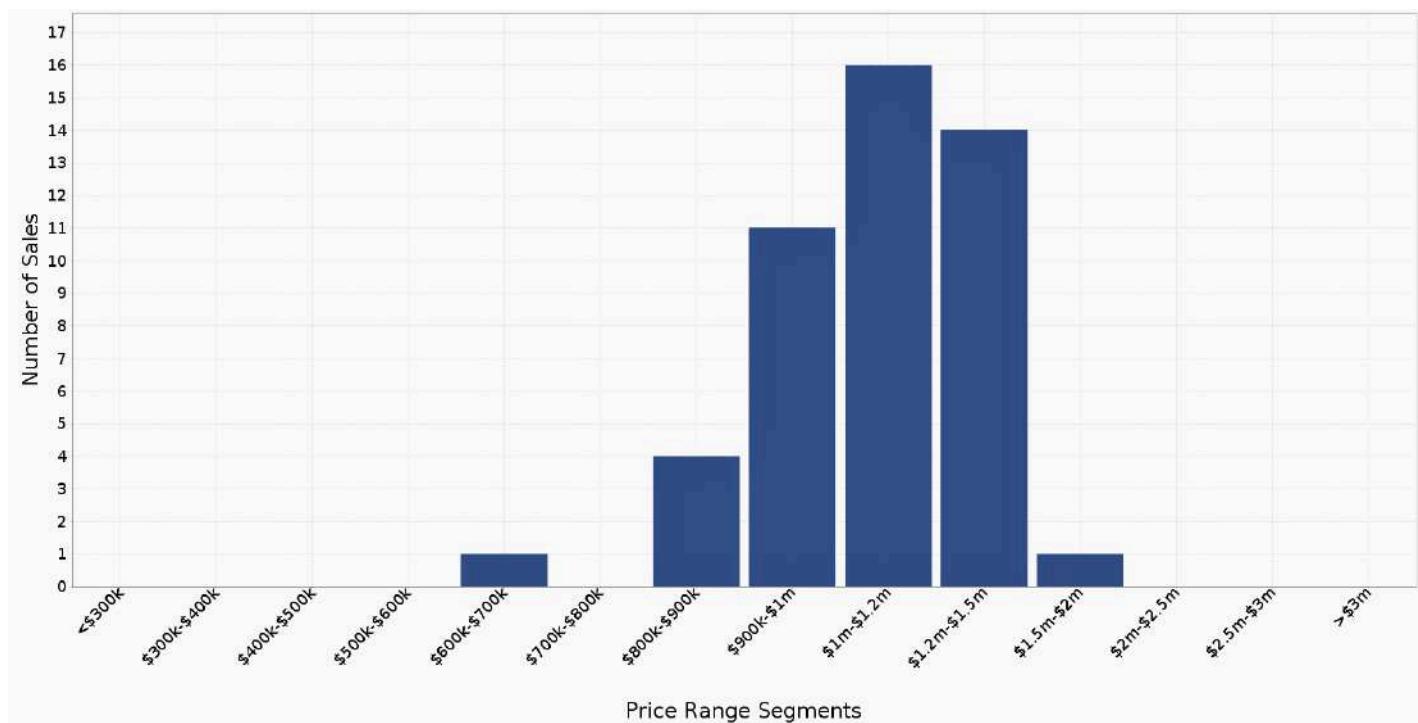


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PEAK SELLING PERIODS (3 years)



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 m² 5 3 5

18 CYPRESS ST

\$1,035,000

Nov 2025
14 Days

640 m² 5 2 2

4 KURRAJONG ST

\$980,000

Nov 2025
N/A

417 m² 4 2 1

18 STEELWOOD ST

\$1,060,000

Nov 2025
60 Days

712 m² 4 2 2

8 BENTLEY ST

\$1,000,000

Oct 2025
15 Days

400 m² 4 2 2

44 PINNACLE CRCT

\$1,041,000

Oct 2025
43 Days

400 m² 4 2 2

1 GLENDALE CRES

\$1,060,000

Oct 2025
4 Days

467 m² 4 2 2

5 SANDALWOOD ST

\$1,250,000

Oct 2025
12 Days

609 m² 4 2 2

46 SANDALWOOD ST

\$1,265,000

Oct 2025
16 Days

631 m² 4 2 2

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RECENTLY SOLD PROPERTIES

26 GLENDALE CRES



\$995,000



402 m²   

26 YERING ST



\$1,250,000



431 m²   

5 STEELWOOD ST



\$1,195,000



480 m²   

89 PARKWOOD DR



\$1,315,000



576 m²   

62 THE AVE



\$1,018,000



400 m²   

109 FALKLAND STREET W



\$930,000



402 m²   

29 BENTLEY ST



\$1,045,000



400 m²   

29 ACACIA ST



\$1,380,000



640 m²   

27 PAPERBARK CRES



\$1,220,000



668 m²   

58 YERING ST



\$1,351,000



400 m²   

43 JUNIPER ST



\$1,120,000



480 m²   

25 CHARLESTON PL



\$1,490,000



400 m²   

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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

15 Days
2025

400 m² 4 2 2

18 STEELWOOD STREET



\$780 per week

17 Days
2025

712 m² 4 2 2

51 THE AVENUE



\$900 per week

15 Days
2025

482 m² 4 2 2

31 GARDENIA CIRCUIT

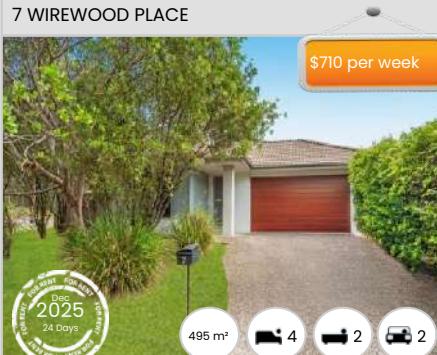


\$800 per week

22 Days
2025

576 m² 4 3 2

7 WIREWOOD PLACE



\$710 per week

24 Days
2025

495 m² 4 2 2

50 STEELWOOD STREET



\$750 per week

22 Days
2025

480 m² 4 2 2

87 YERING STREET



\$750 per week

15 Days
2025

401.0 m² 4 2 2

1 MADISON STREET



\$720 per week

53 Days
Nov 2025

500 m² 4 2 2

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