



Macgregor
January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	71	\$ 495,000	0.0 %	\$ 330,000	\$ 1,860,000
2009	98	\$ 495,000	0.0 %	\$ 270,000	\$ 1,000,000
2010	53	\$ 540,000	9.1 %	\$ 308,000	\$ 810,000
2011	52	\$ 540,000	0.0 %	\$ 379,000	\$ 1,039,000
2012	57	\$ 515,000	-4.6 %	\$ 370,000	\$ 1,950,000
2013	72	\$ 587,500	14.1 %	\$ 395,000	\$ 2,010,000
2014	95	\$ 635,000	8.1 %	\$ 445,000	\$ 1,560,000
2015	73	\$ 730,000	15.0 %	\$ 497,500	\$ 2,480,000
2016	71	\$ 780,300	6.9 %	\$ 550,500	\$ 2,198,000
2017	55	\$ 784,000	0.5 %	\$ 579,500	\$ 2,468,000
2018	47	\$ 730,000	-6.9 %	\$ 535,000	\$ 2,200,000
2019	47	\$ 736,000	0.8 %	\$ 501,000	\$ 1,550,000
2020	61	\$ 737,000	0.1 %	\$ 470,000	\$ 1,610,000
2021	96	\$ 876,000	18.9 %	\$ 550,000	\$ 2,370,000
2022	45	\$ 1,000,000	14.2 %	\$ 590,000	\$ 4,180,000
2023	50	\$ 1,150,000	15.0 %	\$ 730,000	\$ 4,150,000
2024	60	\$ 1,353,500	17.7 %	\$ 555,000	\$ 3,100,000
2025	64	\$ 1,484,944	9.7 %	\$ 900,000	\$ 2,222,000
2026	0				

Median Sale Price

\$1.48m

Based on 64 recorded House sales within the last 12 months (2025)

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

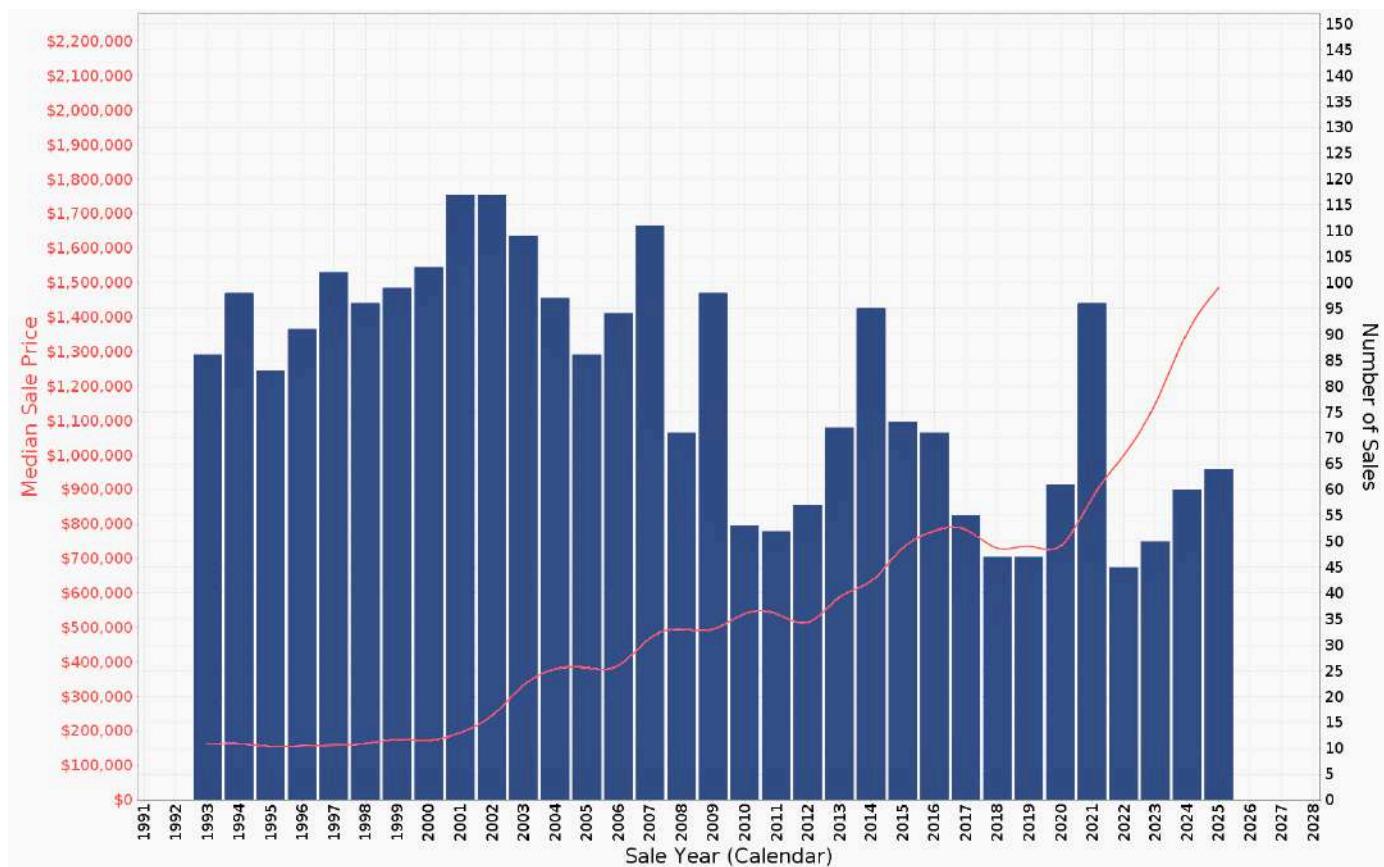
Suburb Growth

+9.7%

Current Median Price: \$1,484,944

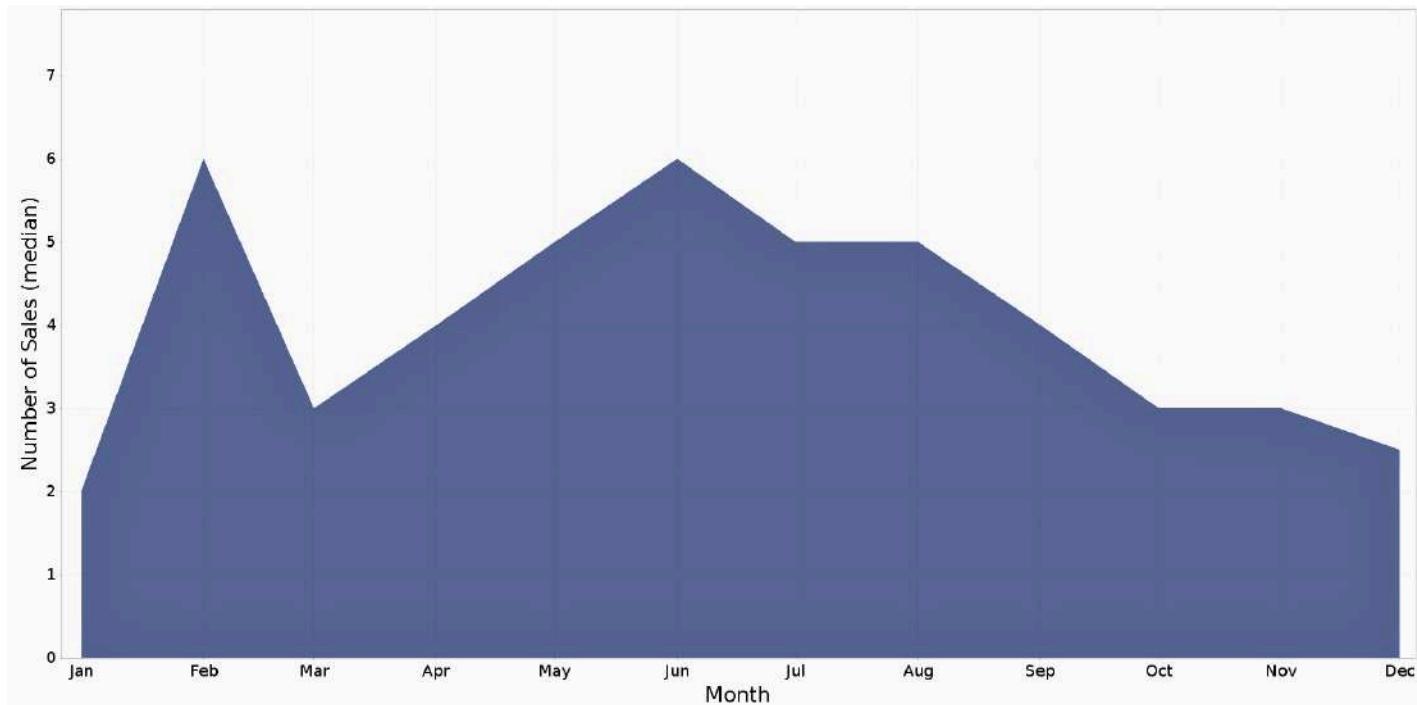
Previous Median Price: \$1,353,500

Based on 124 recorded House sales compared over the last two rolling 12 month periods

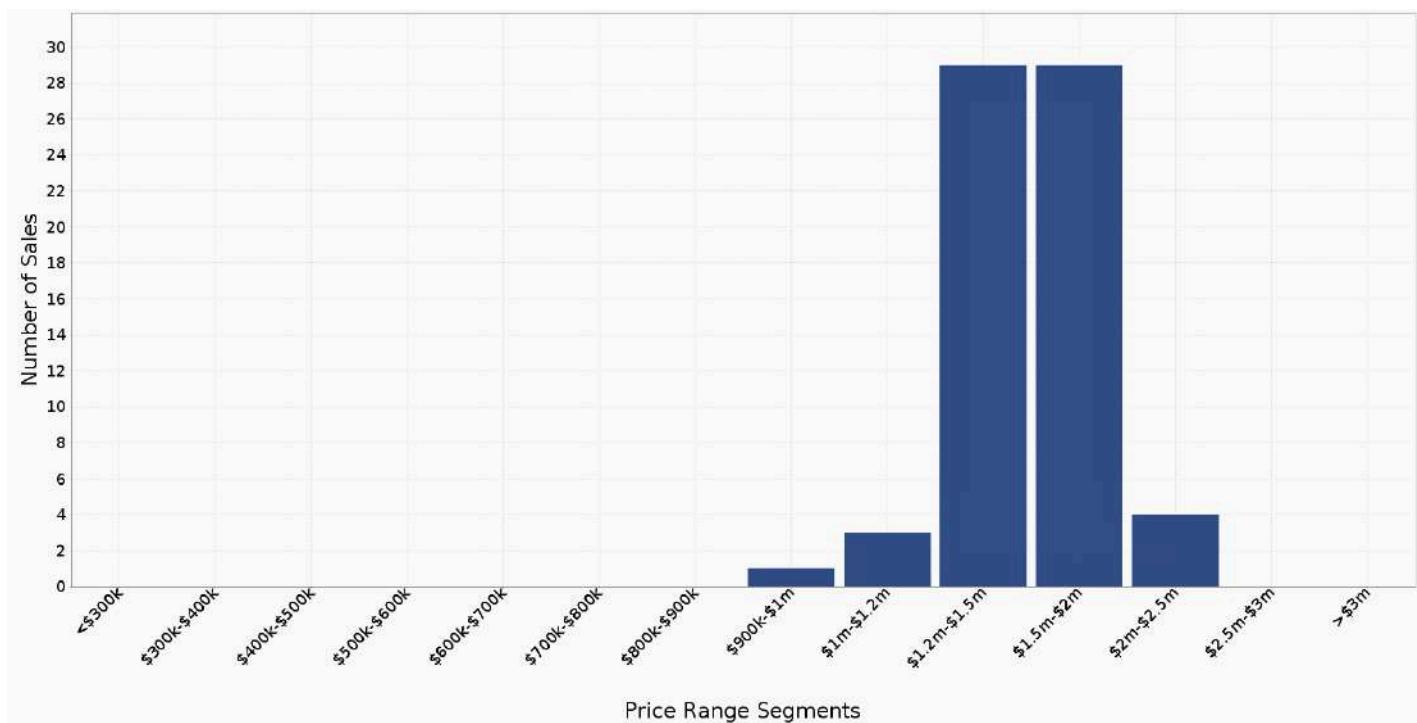


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PEAK SELLING PERIODS (3 years)



MACGREGOR – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.48m

Based on 64 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

+9.7%

Current Median Price: \$1,484,944
Previous Median Price: \$1,353,500

Based on 124 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

64

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

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

28 VEIVERS ST



\$1,450,000

22 Dec 2025
19 Days

797 m² 3 2 2

24 BEDSER ST



\$1,278,000

22 Dec 2025
19 Days

627 m² 3 1 1

20 DELFIN DR



\$2,398,000

22 Dec 2025
N/A

1,325 m² 4 3 3

4 WHITEHALL ST



\$2,610,000

22 Dec 2025
25 Days

652 m² 4 3 2

7 GAILLARDIA ST

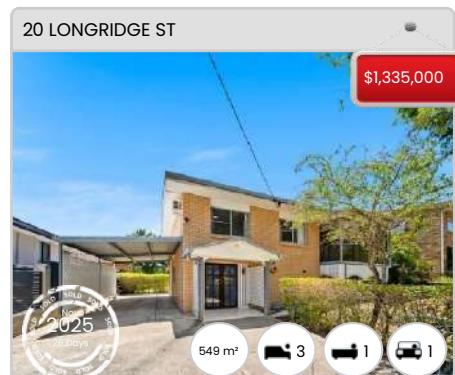


\$1,945,000

22 Dec 2025
25 Days

642 m² 6 4 3

20 LONGRIDGE ST



\$1,335,000

22 Dec 2025
18 Days

549 m² 3 1 1

21 CRESTGARDEN ST



\$1,400,000

22 Dec 2025
N/A

551 m² 3 2 2

8 SHIRLAND ST

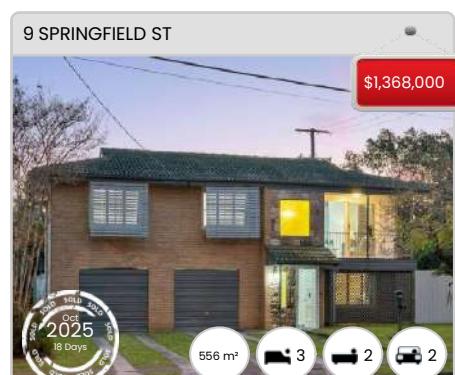


\$1,737,000

22 Dec 2025
23 Days

549 m² 3 2 4

9 SPRINGFIELD ST



\$1,368,000

22 Dec 2025
18 Days

556 m² 3 2 2

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RECENTLY SOLD PROPERTIES

8 TARTARIAN ST



\$2,222,000

Oct 2025
44 Days

579 m² | 6 Bed | 3 Bath | 2 Car

27 GORDONIA ST



\$1,775,000

Oct 2025
34 Days

642 m² | 4 Bed | 2 Bath | 3 Car

14 GAILLARDIA ST



\$1,627,000

Oct 2025
35 Days

642 m² | 3 Bed | 2 Bath | 2 Car

3 TARTARIAN ST

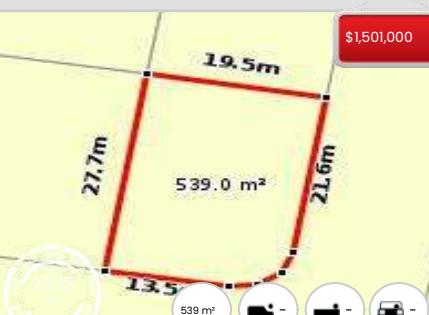


\$1,488,000

Sep 2025
25 Days

607 m² | 3 Bed | 3 Bath | 2 Car

18 WESTLAND ST



\$1,501,000

Sep 2025
26 Days

539.0 m² | 3 Bed | - Bath | - Car

23 ENDSLEIGH ST



\$1,903,000

Sep 2025
24 Days

611 m² | 5 Bed | 4 Bath | 2 Car

26 LONGRIDGE ST

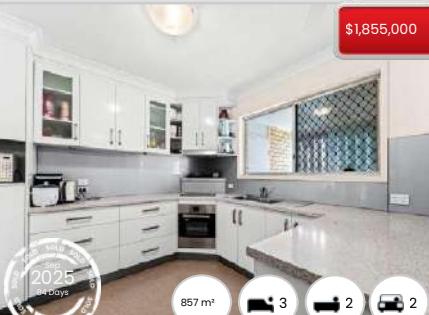


\$1,501,000

Sep 2025
26 Days

Photo not available | 3 Bed | 3 Bath | 2 Car

21 DARLINGTON ST



\$1,855,000

Sep 2025
24 Days

857 m² | 3 Bed | 2 Bath | 2 Car

22 GROUT ST



\$1,586,000

Sep 2025
26 Days

612 m² | 6 Bed | 2 Bath | 5 Car

24 GROUT ST



\$1,586,000

Sep 2025
N/A

612 m² | 3 Bed | 1 Bath | 4 Car

12 BLUEGUM ST



\$1,520,000

Sep 2025
73 Days

627 m² | 3 Bed | 3 Bath | 2 Car

8 BETTINA ST



\$1,665,000

Sep 2025
25 Days

569 m² | 3 Bed | 2 Bath | 2 Car

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PROPERTIES FOR RENT

Median Rental Price

\$780 /w

Based on 93 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

+2.7%

Current Median Price: \$1,484,944
Current Median Rent: \$780

Based on 64 recorded House sales and 93 House rentals compared over the last 12 months

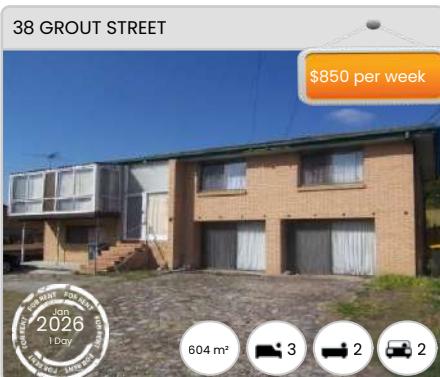
Number of Rentals

93

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

38 GROUT STREET



\$850 per week

1 Day

2026

604 m²

3 2 2

1 Day

2026

604 m²

3 2 2

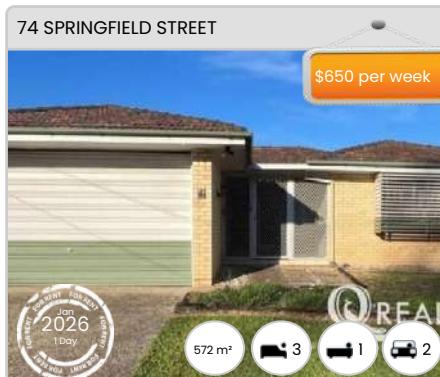
1 Day

2026

604 m²

3 2 2

74 SPRINGFIELD STREET



\$650 per week

1 Day

2026

572 m²

3 1 2

1 Day

2026

572 m²

3 1 2

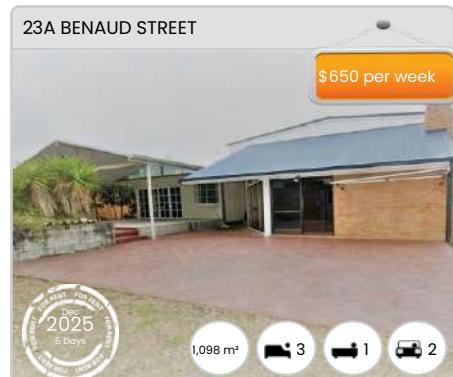
1 Day

2026

572 m²

3 1 2

23A BENAUD STREET



\$650 per week

5 Days

2025

1,098 m²

3 1 2

1 Day

2025

1,098 m²

3 1 2

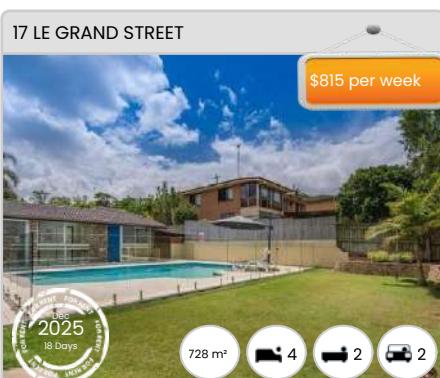
1 Day

2025

1,098 m²

3 1 2

17 LE GRAND STREET



\$815 per week

18 Days

2025

728 m²

4 2 2

1 Day

2025

728 m²

4 2 2

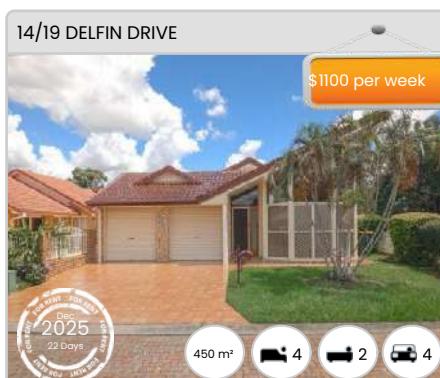
1 Day

2025

728 m²

4 2 2

14/19 DELFIN DRIVE



\$1100 per week

22 Days

2025

450 m²

4 2 4

1 Day

2025

450 m²

4 2 4

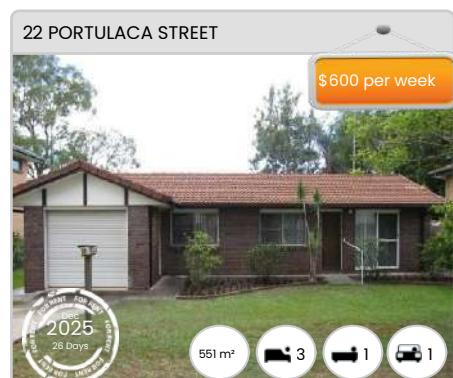
1 Day

2025

450 m²

4 2 4

22 PORTULACA STREET



\$600 per week

26 Days

2025

551 m²

3 1 1

1 Day

2025

551 m²

3 1 1

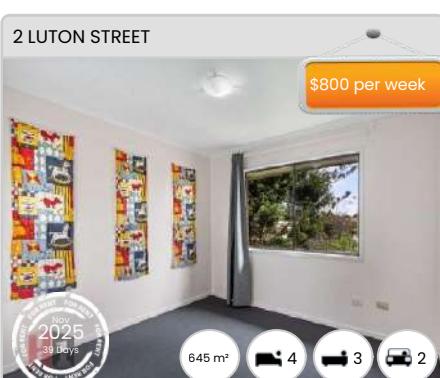
1 Day

2025

551 m²

3 1 1

2 LUTON STREET



\$800 per week

39 Days

2025

645 m²

4 3 2

1 Day

2025

645 m²

4 3 2

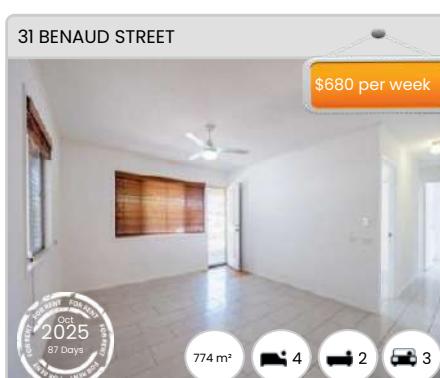
1 Day

2025

645 m²

4 3 2

31 BENAUD STREET



\$680 per week

87 Days

Oct 2025

774 m²

4 2 3

1 Day

Oct 2025

774 m²

4 2 3

1 Day

Oct 2025

774 m²

4 2 3

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