



Rochedale South

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	242	\$ 385,000	0.0 %	\$ 280,000	\$ 673,000
2009	264	\$ 400,000	3.9 %	\$ 310,000	\$ 722,500
2010	215	\$ 415,300	3.8 %	\$ 305,000	\$ 690,000
2011	155	\$ 405,000	-2.5 %	\$ 275,000	\$ 630,000
2012	216	\$ 390,000	-3.7 %	\$ 250,000	\$ 666,700
2013	251	\$ 420,000	7.7 %	\$ 220,000	\$ 712,500
2014	252	\$ 445,000	6.0 %	\$ 320,000	\$ 800,000
2015	279	\$ 460,000	3.4 %	\$ 200,000	\$ 1,050,000
2016	252	\$ 492,475	7.1 %	\$ 300,000	\$ 1,105,000
2017	244	\$ 516,000	4.8 %	\$ 390,000	\$ 1,100,000
2018	216	\$ 517,000	0.2 %	\$ 365,000	\$ 1,128,000
2019	191	\$ 521,000	0.8 %	\$ 365,000	\$ 875,000
2020	208	\$ 541,500	3.9 %	\$ 350,000	\$ 1,625,000
2021	299	\$ 675,000	24.7 %	\$ 300,000	\$ 1,625,000
2022	223	\$ 800,500	18.6 %	\$ 440,000	\$ 1,850,000
2023	159	\$ 807,000	0.8 %	\$ 562,000	\$ 1,886,000
2024	207	\$ 940,000	16.5 %	\$ 600,000	\$ 2,050,000
2025	187	\$ 1,023,000	8.8 %	\$ 465,000	\$ 2,003,000
2026	0				

Median Sale Price

\$1.02m

Based on 187 recorded House sales within the last 12 months (2025)

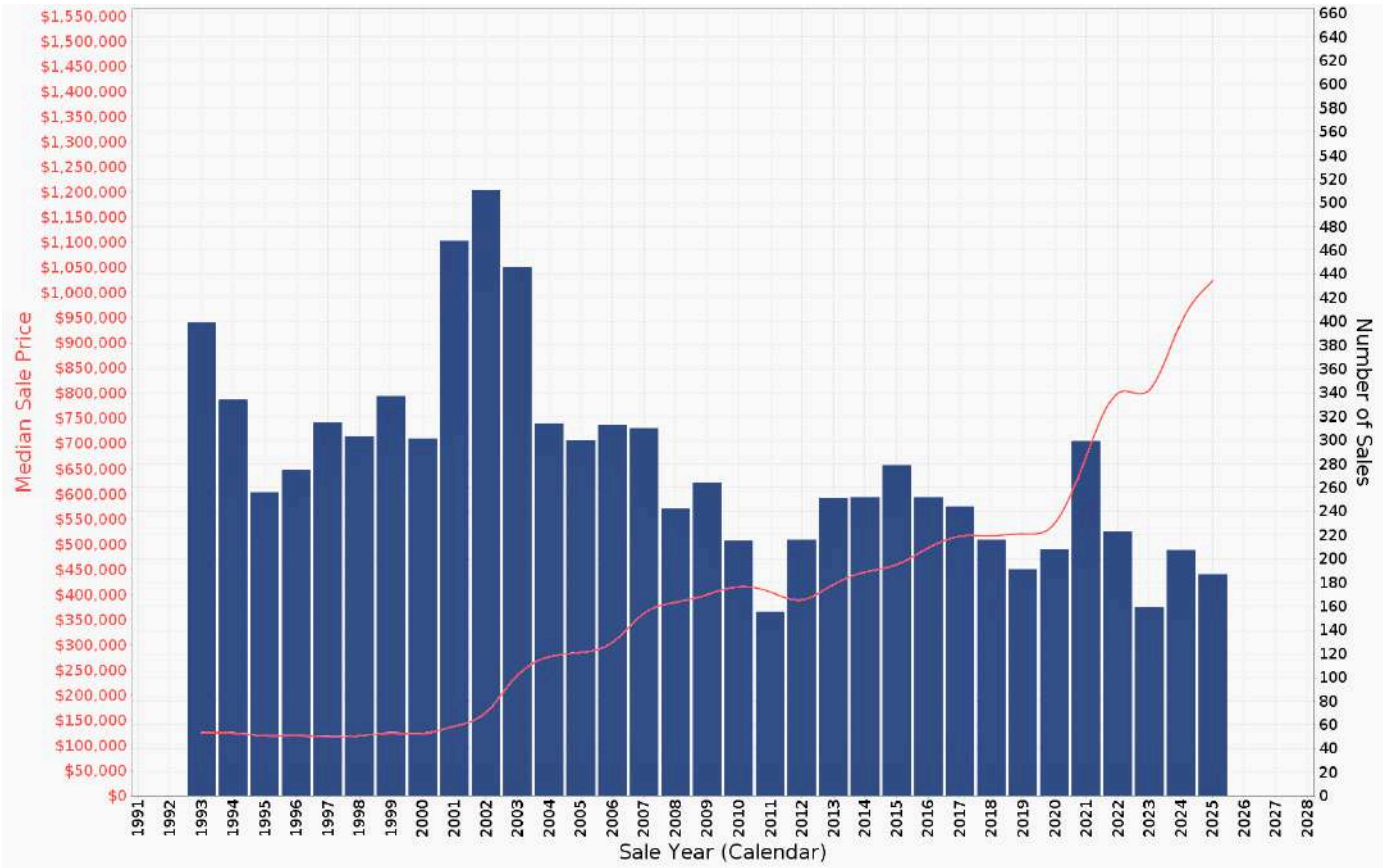
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+8.8%

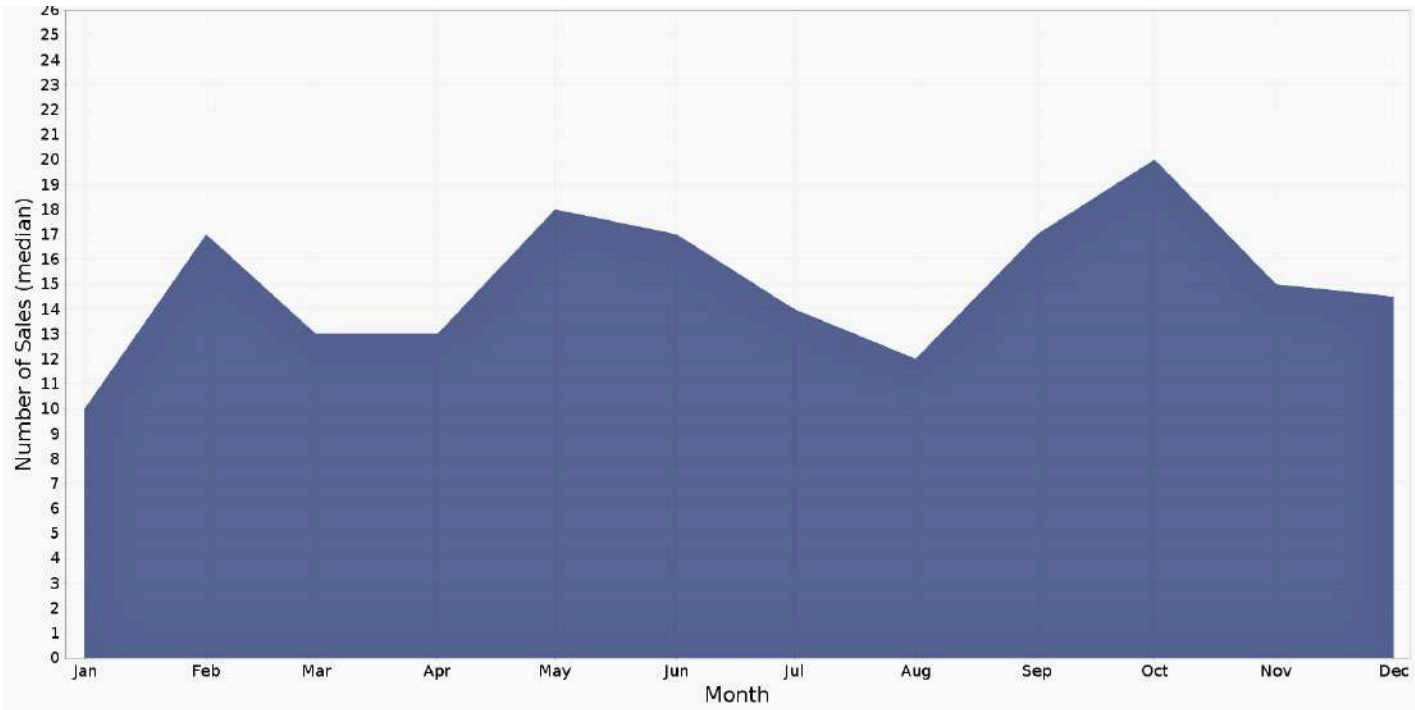
Current Median Price: \$1,023,000
Previous Median Price: \$940,000

Based on 394 recorded House sales compared over the last two rolling 12 month periods

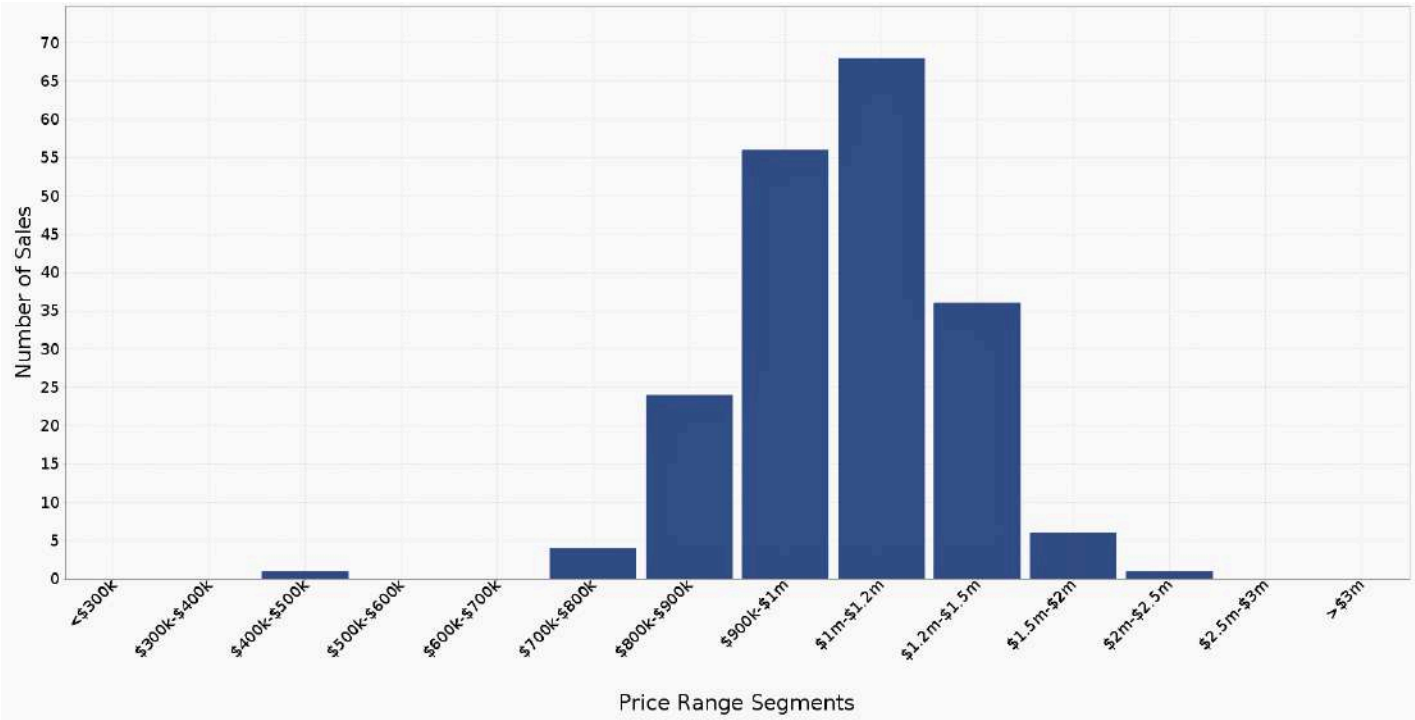


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PEAK SELLING PERIODS (3 years)



ROCHEDALE SOUTH – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.02m

Based on 187 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

+8.8%

Current Median Price: \$1,023,000
Previous Median Price: \$940,000

Based on 394 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

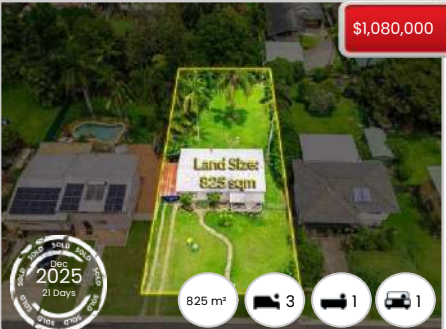
187

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

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

30 TOLVERNE ST

\$1,080,000




825 m² 3 1 1

Dec 2025 21 Days

10 MERLIN CRT

\$1,295,000




608 m² 4 2 2

Dec 2025 16 Days

36A ROSELAND AVE

\$1,490,000



4 2 2

Dec 2025 17 Days

10 TOUFIK ST

\$1,306,000

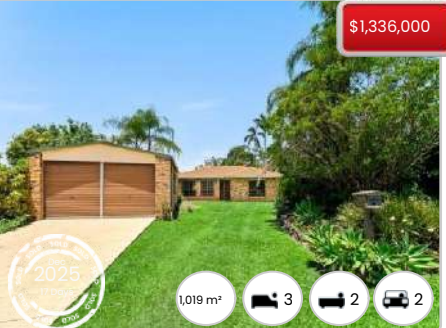


809 m² 3 2 2

Dec 2025 15 Days

25 NULE ST

\$1,336,000




1,019 m² 3 2 2

Dec 2025 11 Days

617 PRIESTDALE RD

\$1,400,000



607 m² 5 2 2

Dec 2025 12 Days

25B BINNALONG ST

\$1,430,000




600 m² 4 2 2

Dec 2025 46 Days

40 CARRICK ST

\$1,305,000



769 m² 3 2 2

Dec 2025 9 Days

11 EXILIS ST

\$900,000



640 m² 3 1 2

Dec 2025 N/A

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RECENTLY SOLD PROPERTIES

5 NARELLE CRES

\$1,155,000



Nov 2025
19 Days

642 m²


4

2

2

940 ROCHEDALE RD

\$1,050,000



Nov 2025
189 Days

804 m²

3

1

4

11 ANTENOR ST

\$1,215,000



Nov 2025
17 Days

597 m²


3

2

2

7 CASSANDRA ST

\$1,300,000



Nov 2025
188 Days

665 m²

4

2

4

19 EXILIS ST

\$900,000



Nov 2025
N/A

640 m²


-

-

-

20 BAROONA ST

\$1,505,000



Nov 2025
26 Days

611 m²


6

3

2

3 BAROONA ST

\$1,250,000



Nov 2025
N/A

610 m²

4

2

2

28 MUNGALA ST

\$950,000



Nov 2025
20 Days

736 m²


3

1

2

7 BART ST

\$1,400,000



Nov 2025
19 Days

809 m²

3

2

2

40 KALLISTA RD

\$945,000



Nov 2025
N/A

620 m²


3

1

2

13 PARFREY RD

\$1,210,000



Nov 2025
205 Days

632 m²


5

2

2

9 BEVERLEY AVE

\$1,740,000



Nov 2025
20 Days

964 m²

4

2

2

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PROPERTIES FOR RENT

Median Rental Price

\$700 /w

Based on 274 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: \$1,023,000
Current Median Rent: \$700

Based on 187 recorded House sales and 274 House rentals compared over the last 12 months

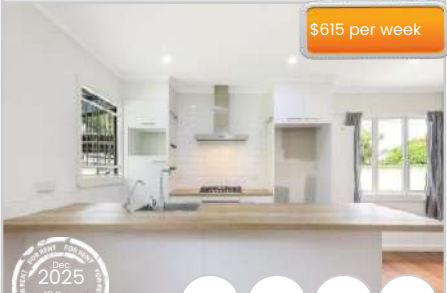
Number of Rentals

274


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

740 UNDERWOOD ROAD

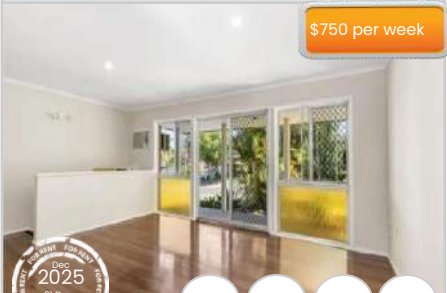


\$615 per week







792 m²  4  1  1

7 GABLE STREET




\$750 per week







728 m²  3  1  2

7 LATIN COURT

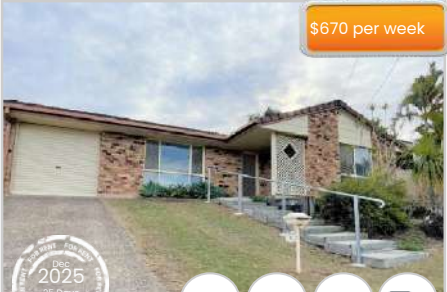


\$950 per week







607 m²  5  3  2

2 MAHALA COURT

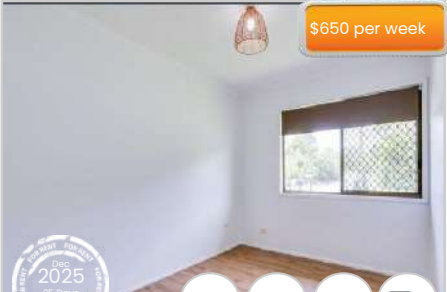


\$670 per week







602 m²  3  1  1

105 PARFREY ROAD

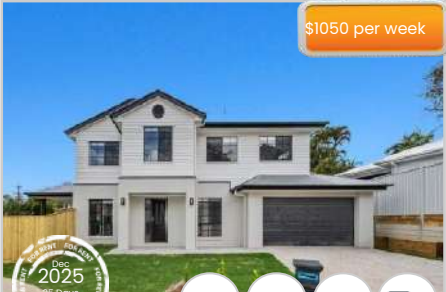


\$650 per week







607 m²  3  1  1

633 UNDERWOOD ROAD

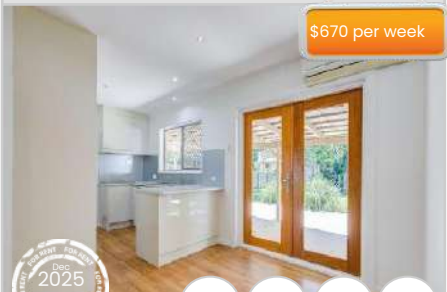


\$1050 per week







1,419 m²  5  3  2

30 GREENVIEW AVENUE

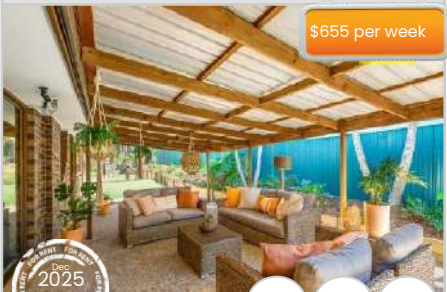


\$670 per week







827 m²  3  1  3

771 UNDERWOOD ROAD



\$655 per week



 3  1  2

771 Underwood Road



\$655 per week

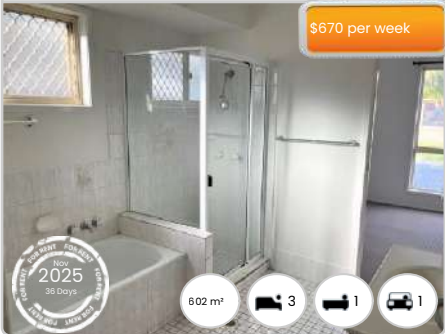


 3  1  2

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PROPERTIES FOR RENT

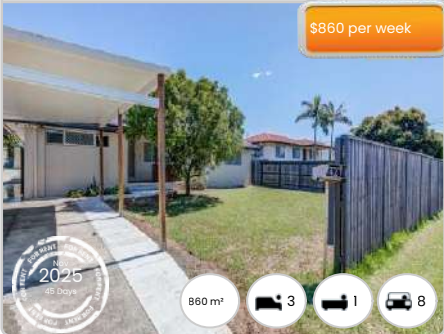
2 MAHALA COURT



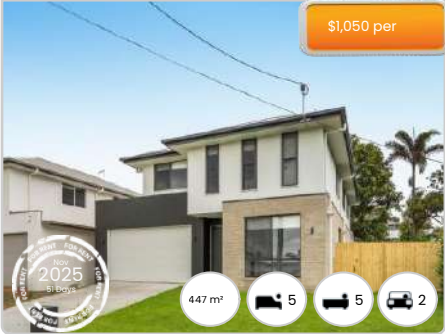
86 WOODLANDS DRIVE



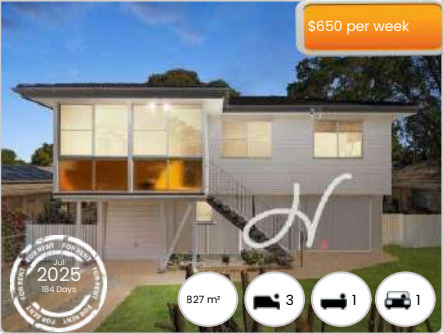
42 ROSELAND AVENUE



4A Fielding Drive



31 MUNGALA STREET



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