



ROCHEDALE

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	11	\$ 1,100,000	0.0%	\$ 450,000	\$ 10,755,000
2009	13	\$ 1,150,000	4.5%	\$ 605,000	\$ 3,050,000
2010	10	\$ 1,175,000	2.2%	\$ 525,000	\$ 2,650,000
2011	6	\$ 1,257,500	7.0%	\$ 646,000	\$ 4,900,000
2012	10	\$ 733,000	-41.7%	\$ 340,000	\$ 1,515,000
2013	34	\$ 821,250	12.0%	\$ 417,500	\$ 5,000,000
2014	43	\$ 870,000	5.9%	\$ 495,000	\$ 8,600,000
2015	46	\$ 979,444	12.6%	\$ 449,000	\$ 5,150,000
2016	48	\$ 901,500	-8.0%	\$ 355,000	\$ 6,600,000
2017	57	\$ 1,040,000	15.4%	\$ 524,270	\$ 12,000,000
2018	46	\$ 1,075,444	3.4%	\$ 490,000	\$ 10,800,000
2019	54	\$ 1,050,000	-2.4%	\$ 445,000	\$ 7,000,000
2020	54	\$ 1,055,000	0.5%	\$ 549,000	\$ 3,800,000
2021	94	\$ 1,300,000	23.2%	\$ 535,000	\$ 24,000,000
2022	72	\$ 1,610,000	23.8%	\$ 639,874	\$ 13,050,000
2023	74	\$ 1,730,500	7.5%	\$ 845,000	\$ 12,000,000
2024	70	\$ 1,850,000	6.9%	\$ 995,000	\$ 19,000,000
2025	106	\$ 1,834,000	-0.9%	\$ 1,056,000	\$ 30,000,000
2026	39	\$ 1,870,000	2.0%	\$ 1,091,888	\$ 22,000,000

Median Sale Price

\$1.84m

Based on 75 recorded House sales within the last 12 months (Oct '25 - Sep '26)

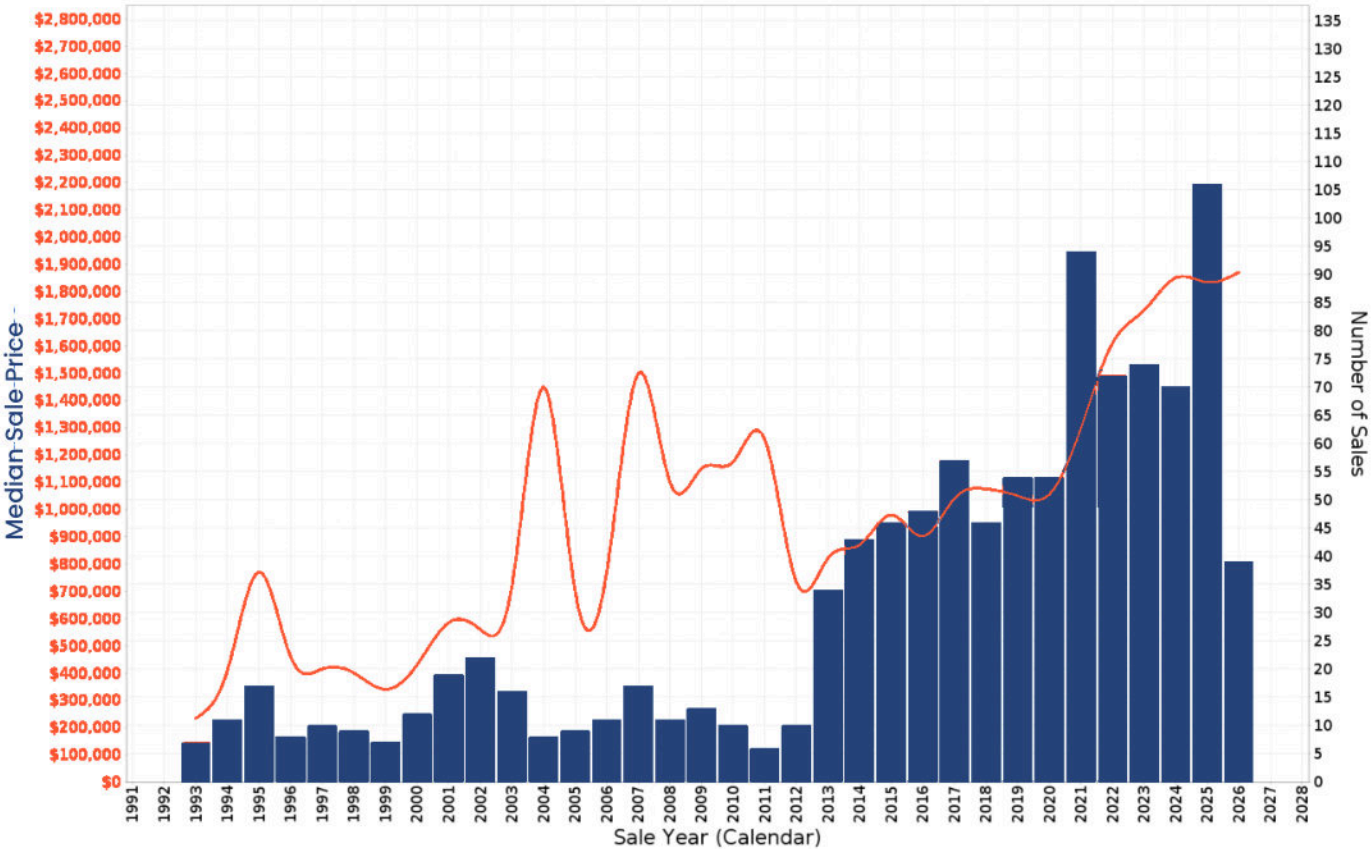
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

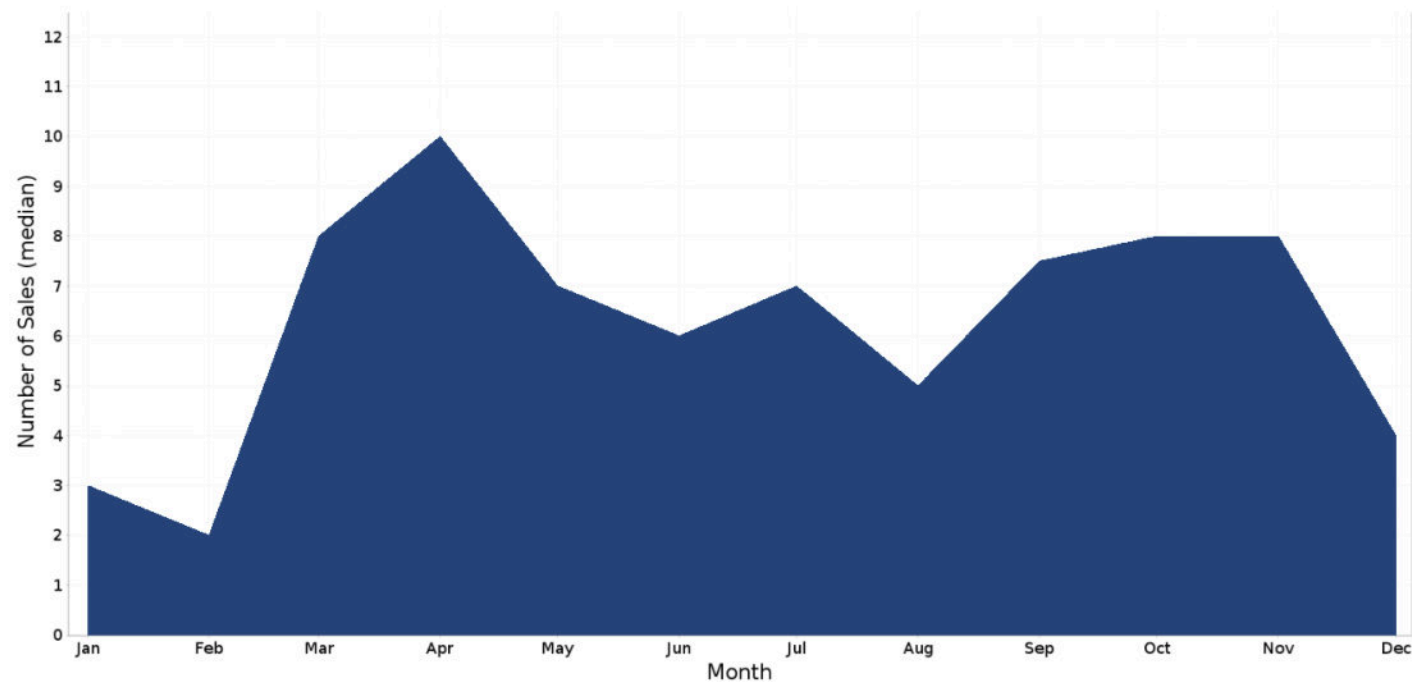
+0.9%

Current Median Price: \$1,838,000
Previous Median Price: \$1,822,000

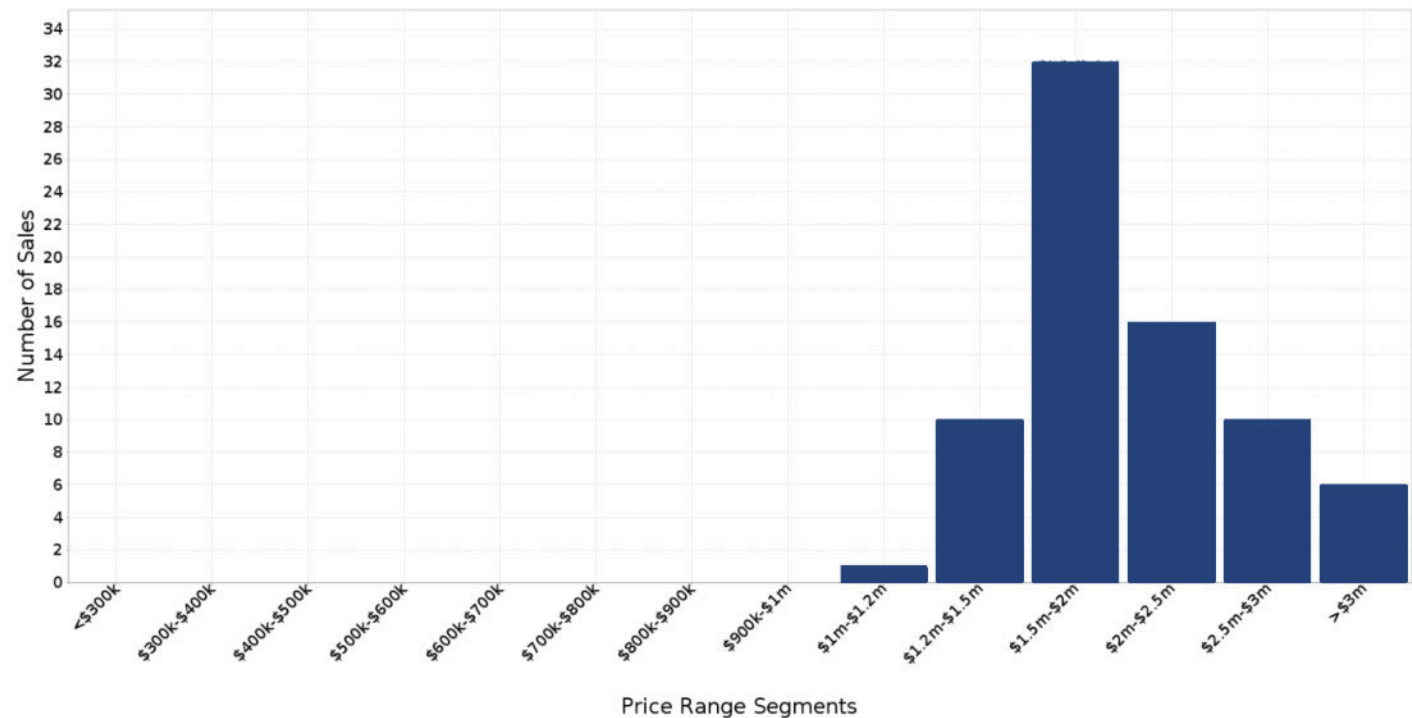
Based on 158 recorded House sales compared over the last two rolling 12 month periods



PEAK SELLING PERIODS (3 years)



ROCHEDALE - Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.84m

Based on 75 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+0.9%

Current Median Price: \$1,838,000
Previous Median Price: \$1,822,000

Based on 158 recorded House sales compared over the last two rolling 12 month periods

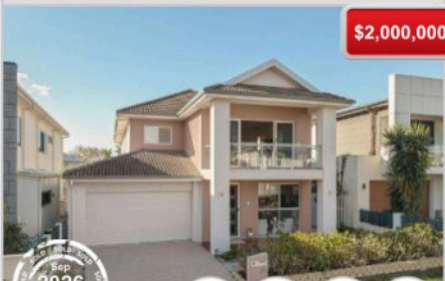
Sold Properties

75

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

38 ZENITH ST



\$2,000,000

Sep 2026

41 Days

493 m² 5 4 2

6 FRANCIS AVE



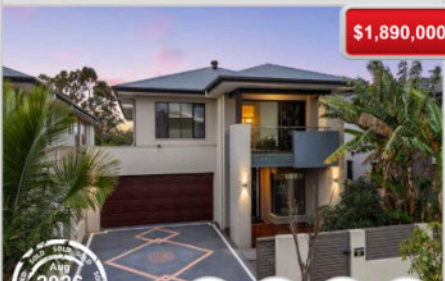
\$1,980,000

Aug 2026

24 Days

849 m² 4 2 2

19 MAJOR DR



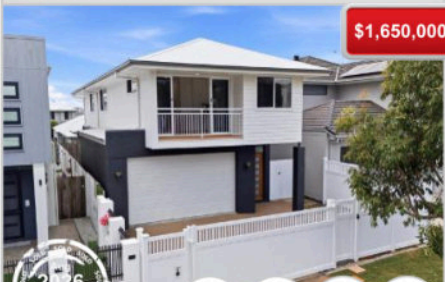
\$1,890,000

Aug 2026

38 Days

384 m² 5 3 2

8 PARAGON ST



\$1,650,000

2026

11 Days

322 m² 5 4 2

321 PRIESTDALE RD



\$4,000,000

Aug 2026

N/A

4,047 m² - - -

118 ASCENT ST



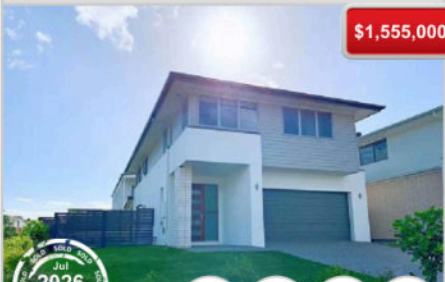
\$1,970,000

Jul 2026

27 Days

420 m² 6 3 2

2 BEECHMONT ST



\$1,555,000

Jul 2026

17 Days

482 m² 4 2 2

3 ROSEMARY CCT



\$2,600,000

Jul 2026

21 Days

477 m² 5 5 2

76 ROSEMARY CRCT



\$2,465,000

Jul 2026

128 Days

372 m² 5 4 2

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RECENTLY SOLD PROPERTIES

47 EVERGREEN ST



\$2,738,888

2026

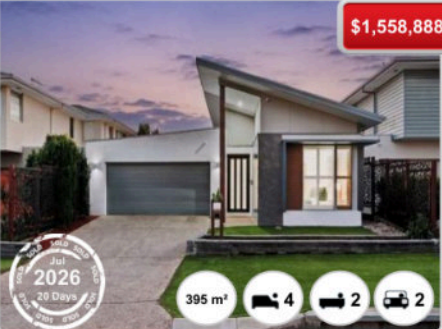
439 m²

5

5

3

50 ASCENT ST



\$1,558,888

2026

395 m²

4

2

2

18 PARAGON ST



\$2,200,000

2026

420 m²

5

4

2

571 GRIEVE RD



\$2,830,000

2026

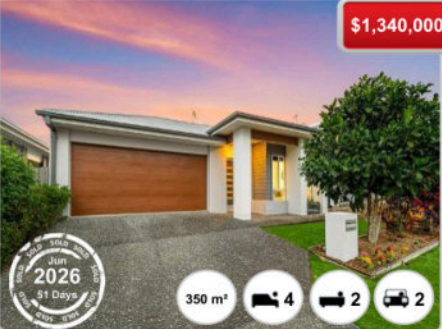
3,972 m²

4

2

6

38 ROYAL CRES



\$1,340,000

2026

350 m²

4

2

2

18 RAPTOR ST



\$1,790,000

2026

408 m²

5

4

2

40 PRESTIGE ST



\$2,565,000

2026

420 m²

5

4

2

37 GRIEVE RD



\$1,600,000

2026

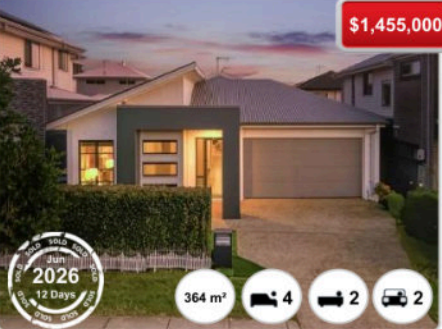
1.51 ha

4

2

3

53 ROYAL CRES



\$1,455,000

2026

364 m²

4

2

2

32 PAROLIN PDE



\$2,280,000

2026

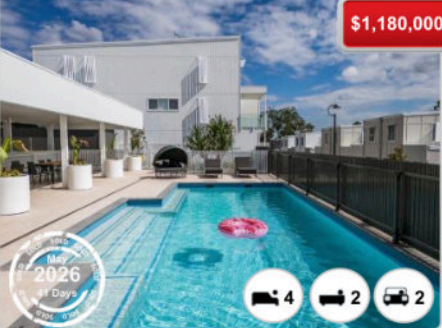
420 m²

6

5

2

59/89 WEST ST



\$1,180,000

2026

4

2

2

12 RAPTOR ST



\$1,572,000

2026

375 m²

4

2

2

PROPERTIES FOR RENT

Median Rental Price
N/A

Rental Yield
N/A

Number of Rentals
N/A

37 WILLOW WAY

\$1300 per week



Sep 2026
3 Days

453 m²

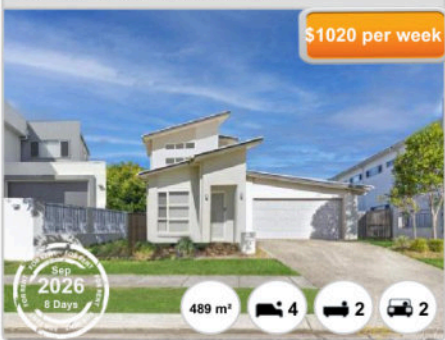
5

6

4

128 PARKLANDS CIRCUIT

\$1020 per week



Sep 2026
8 Days

489 m²

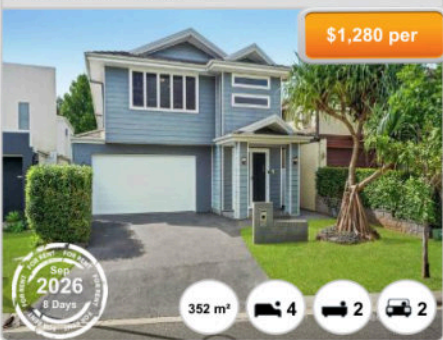
4

2

2

40 PHOENIX STREET

\$1,280 per



Sep 2026
8 Days

352 m²

4

2

2

45 MAJOR DRIVE

\$970 per week



Sep 2026
8 Days

504 m²

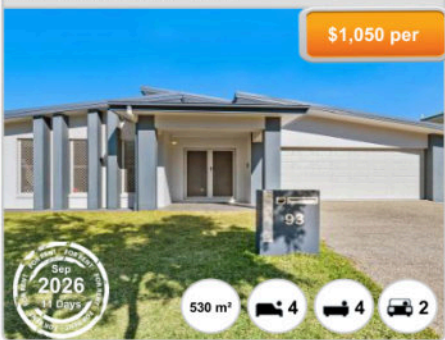
4

3

2

93 SKYVIEW AVENUE

\$1,050 per



Sep 2026
11 Days

530 m²

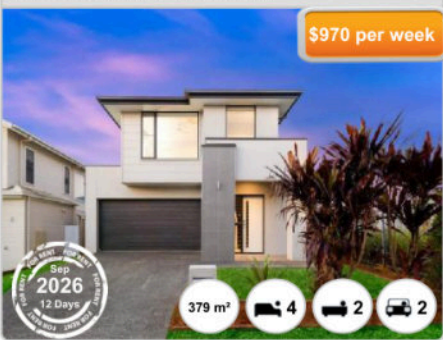
4

4

2

14 GOSHAWK CRESCENT

\$970 per week



Sep 2026
12 Days

379 m²

4

2

2

96 FISHER STREET

\$1,550 per



Sep 2026
16 Days

814 m²

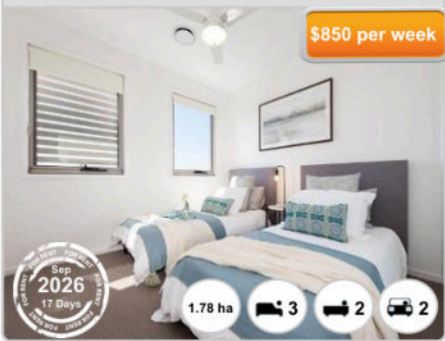
4

3

2

37/55 FRANCIS AVENUE

\$850 per week



Sep 2026
17 Days

1.78 ha

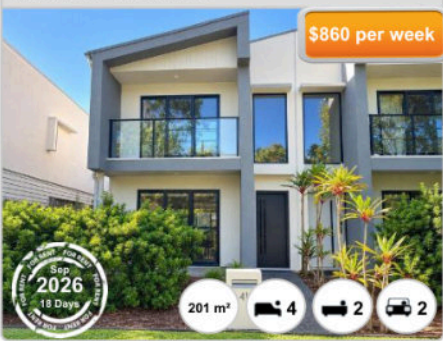
3

2

2

41 EAGLE PARADE

\$860 per week



Sep 2026
18 Days

201 m²

4

2

2

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11 GRAND STREET

\$1,400 per



Sep 2026
29 Days

630 m²

5

3

2



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

[f](#) [@](#) [in](#) @realcrats

Let's Keep it Genuine