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**Salisbury**

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	78	\$ 404,000	0.0 %	\$ 323,000	\$ 550,000
2009	108	\$ 428,500	6.1 %	\$ 310,000	\$ 710,000
2010	79	\$ 453,000	5.7 %	\$ 309,000	\$ 668,000
2011	75	\$ 415,000	-8.4 %	\$ 240,000	\$ 720,000
2012	96	\$ 428,000	3.1 %	\$ 270,000	\$ 730,000
2013	114	\$ 450,000	5.1 %	\$ 4,500	\$ 920,000
2014	116	\$ 492,000	9.3 %	\$ 295,000	\$ 705,000
2015	126	\$ 530,000	7.7 %	\$ 315,000	\$ 880,000
2016	109	\$ 549,000	3.6 %	\$ 282,500	\$ 925,000
2017	99	\$ 580,000	5.6 %	\$ 350,000	\$ 950,000
2018	109	\$ 612,000	5.5 %	\$ 204,800	\$ 884,000
2019	99	\$ 605,500	-1.1 %	\$ 390,000	\$ 880,000
2020	92	\$ 625,000	3.2 %	\$ 397,000	\$ 837,000
2021	126	\$ 757,550	21.2 %	\$ 482,000	\$ 2,451,000
2022	88	\$ 915,000	20.8 %	\$ 450,000	\$ 1,925,000
2023	76	\$ 983,000	7.4 %	\$ 700,000	\$ 1,420,000
2024	92	\$ 1,112,500	13.2 %	\$ 788,000	\$ 2,288,800
2025	80	\$ 1,267,500	13.9 %	\$ 761,000	\$ 1,800,000
2026	0				

## Median Sale Price

**\$1.27m**

Based on 80 recorded House sales within the last 12 months (2025)

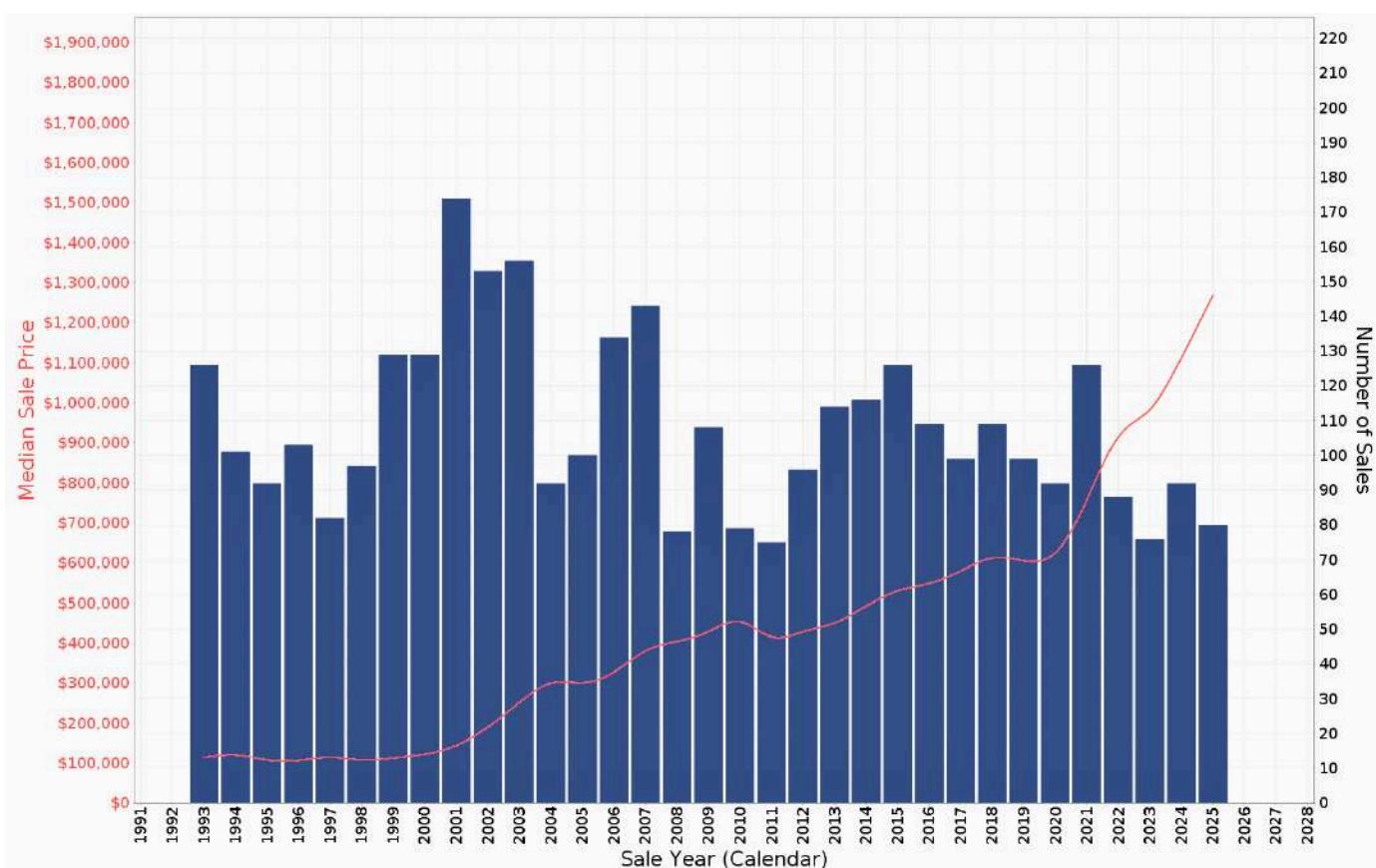
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+13.9%**

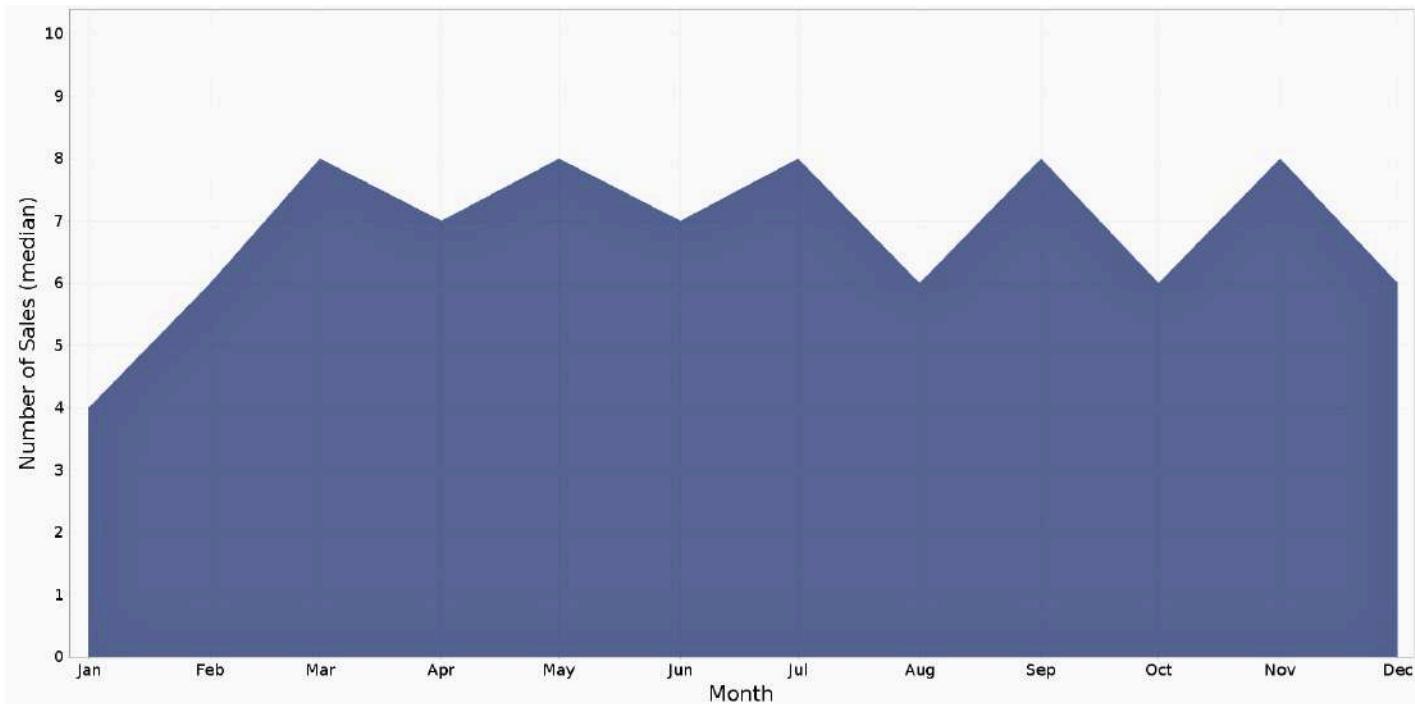
Current Median Price: \$1,267,500  
Previous Median Price: \$1,112,500

Based on 172 recorded House sales compared over the last two rolling 12 month periods

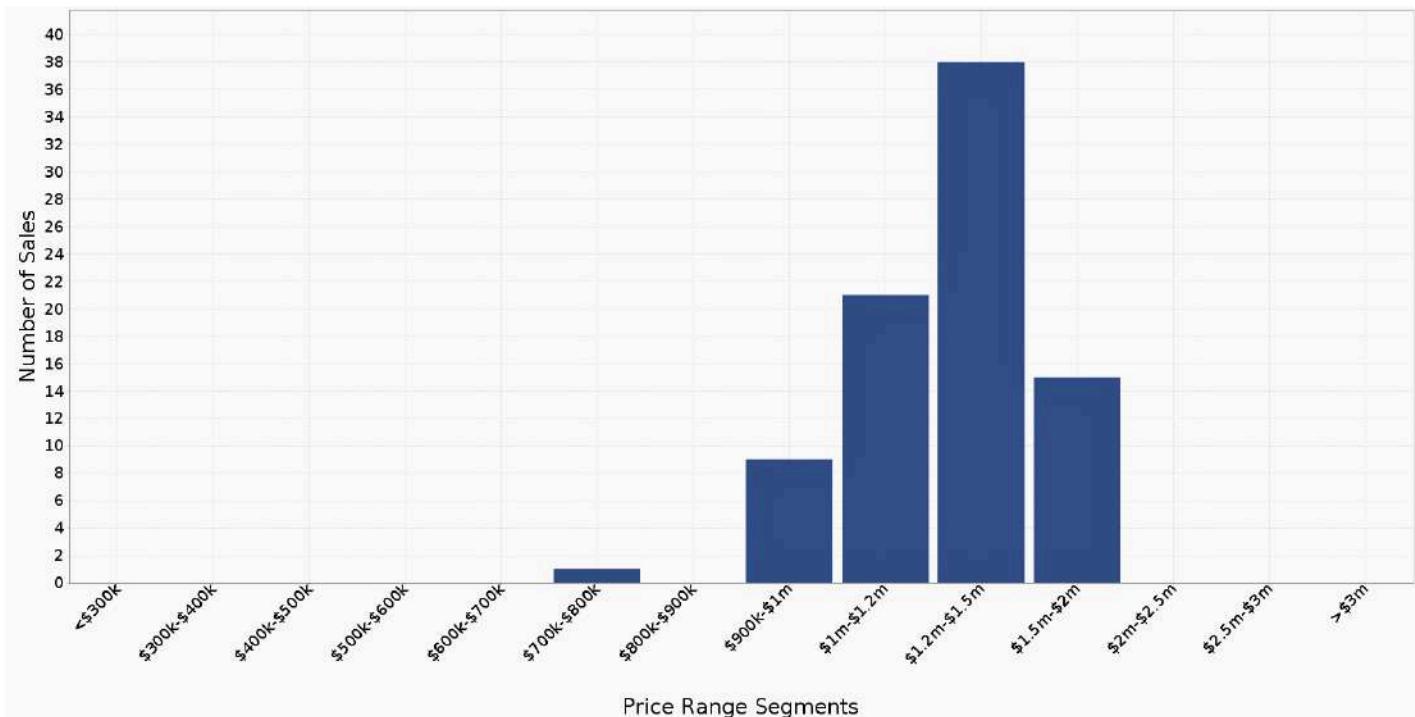


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## PEAK SELLING PERIODS (3 years)



## SALISBURY – Price Range Segments (12 months)



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# RECENTLY SOLD PROPERTIES

## Median Sale Price

**\$1.27m**

Based on 80 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

**+13.9%**

Current Median Price: \$1,267,500  
Previous Median Price: \$1,112,500

Based on 172 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

**80**

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

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

18 BLACKWOOD RD



\$1,410,000

809 m<sup>2</sup>

4 1 3

59 TUCKETT RD



\$1,420,000

604 m<sup>2</sup>

4 2 2

128 AINSWORTH ST



\$1,435,000

696 m<sup>2</sup>

3 2 2

149 NESS RD



\$1,900,000

405 m<sup>2</sup>

5 2 2

26 KESSELS RD



\$1,030,000

690 m<sup>2</sup>

3 1 1

55 LAUNCESTON ST



\$1,300,000

655 m<sup>2</sup>

3 1 2

344 LILLIAN AVE



\$1,650,000

Photo not available

4 2 3

6 GREER RD



\$1,250,000

536 m<sup>2</sup>

3 1 2

281 EVANS RD



\$1,282,000

602 m<sup>2</sup>

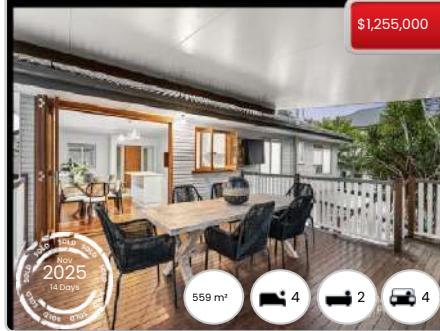
4 2 2

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# RECENTLY SOLD PROPERTIES

**4 MEYNELL AVE**  \$1,650,000

**14 MELDRUM ST**  \$1,480,000

**614 TOOHEY RD**  \$1,255,000

**137 NESS RD**  \$1,500,000

**73 NESS RD**  \$1,600,000

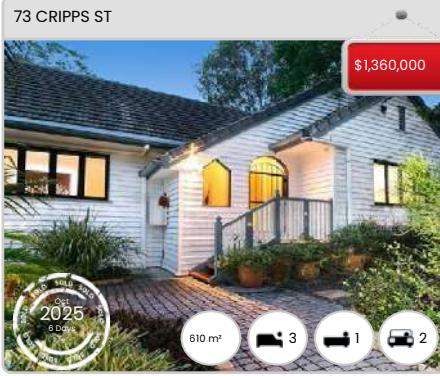
**6 MELDRUM ST**  \$1,393,500

**76 AINSWORTH ST**  \$1,800,000

**72 TAMBLYN RD**  \$1,200,000

**29 BELLEVUE AVE**  \$1,205,000

**10 MELINA ST**  \$1,360,000

**73 CRIPPS ST**  \$1,360,000

**3 CUBITT ST**  \$1,400,000

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# PROPERTIES FOR RENT

## Median Rental Price

**\$695 /w**

Based on 124 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

**+2.9%**

Current Median Price: \$1,267,500  
Current Median Rent: \$695

Based on 80 recorded House sales and 124  
House rentals compared over the last 12 months

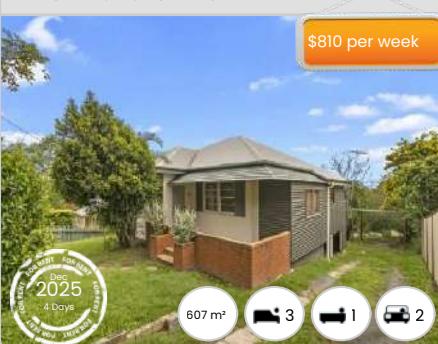
## Number of Rentals

**124**

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

442 ORANGE GROVE ROAD



**\$810 per week**

607 m<sup>2</sup>

118A GOLDA AVENUE



**\$660 per week**

664 m<sup>2</sup>

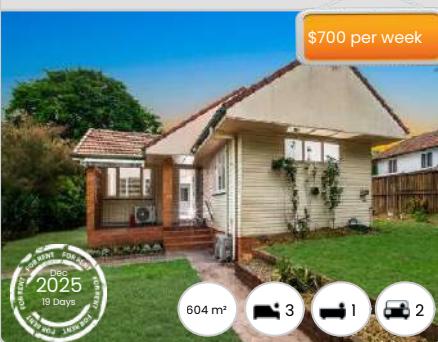
45 TUCKETT ROAD



**\$750 per week**

1,188 m<sup>2</sup>

388 ORANGE GROVE ROAD



**\$700 per week**

604 m<sup>2</sup>

26 KESSELS ROAD



**\$575 per week**

690 m<sup>2</sup>

3 BELLEVUE AVENUE



**\$565 per week**

506 m<sup>2</sup>

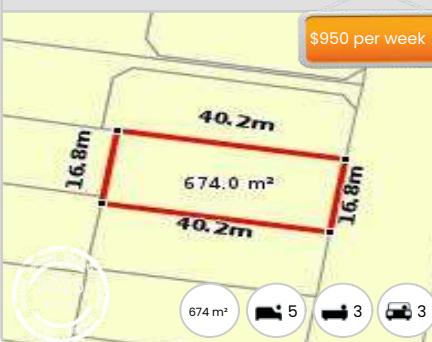
181 NESS ROAD



**\$700 per week**

627 m<sup>2</sup>

51 TUCKETT ROAD



**\$950 per week**

674 m<sup>2</sup>

11 SALFORD STREET



**\$210 per week**

627 m<sup>2</sup>

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# PROPERTIES FOR RENT

2/10 HARLEN ROAD



\$220 per week

2025

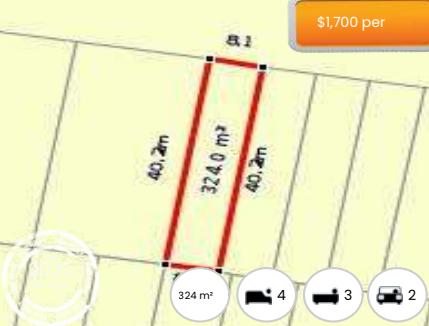
728 m<sup>2</sup>

1

1

1

173 BLACKWOOD ROAD



\$1,700 per week

8.1

40.2E

324.0 m<sup>2</sup>

40.2E

2025

324 m<sup>2</sup>

4

3

2

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