



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)

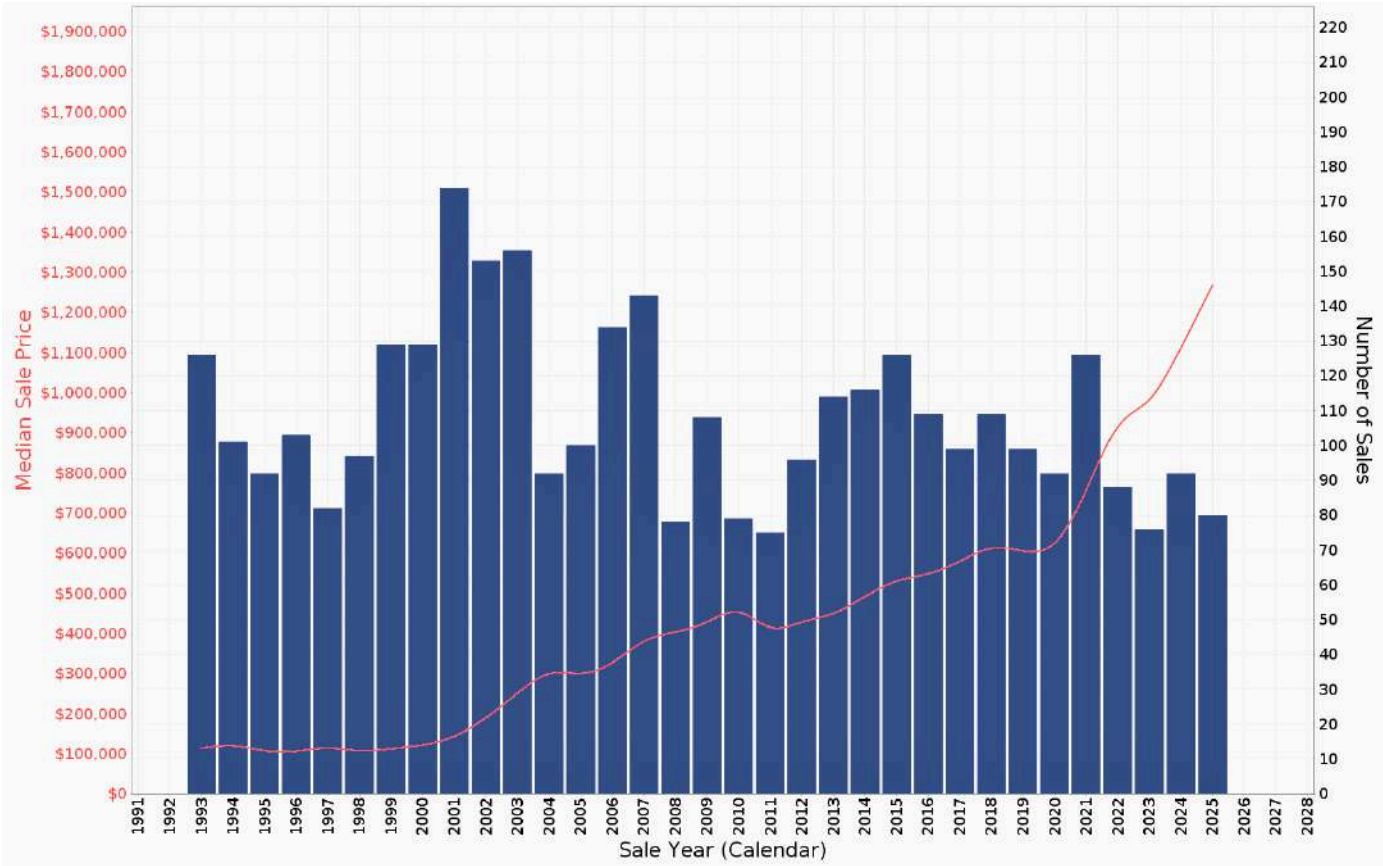
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.9%

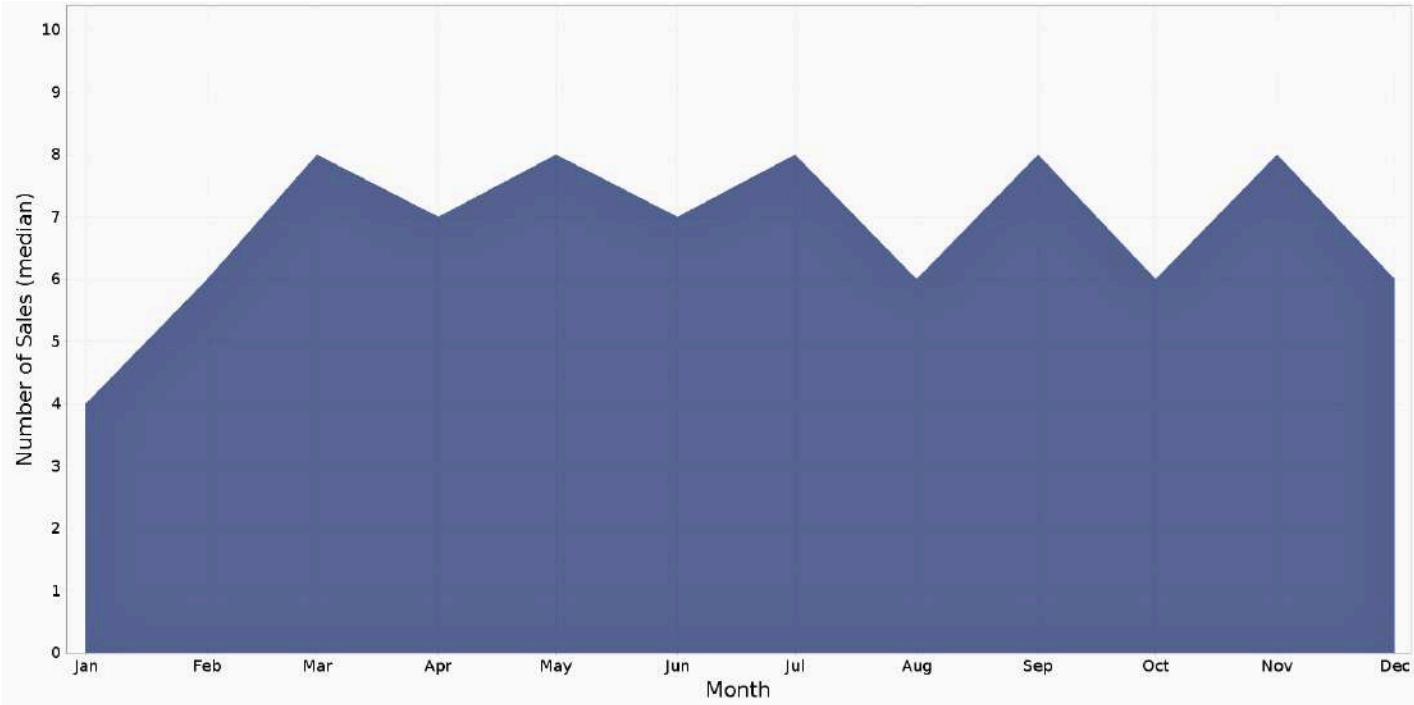
Current Median Price: \$1,267,500
Previous Median Price: \$1,112,500

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

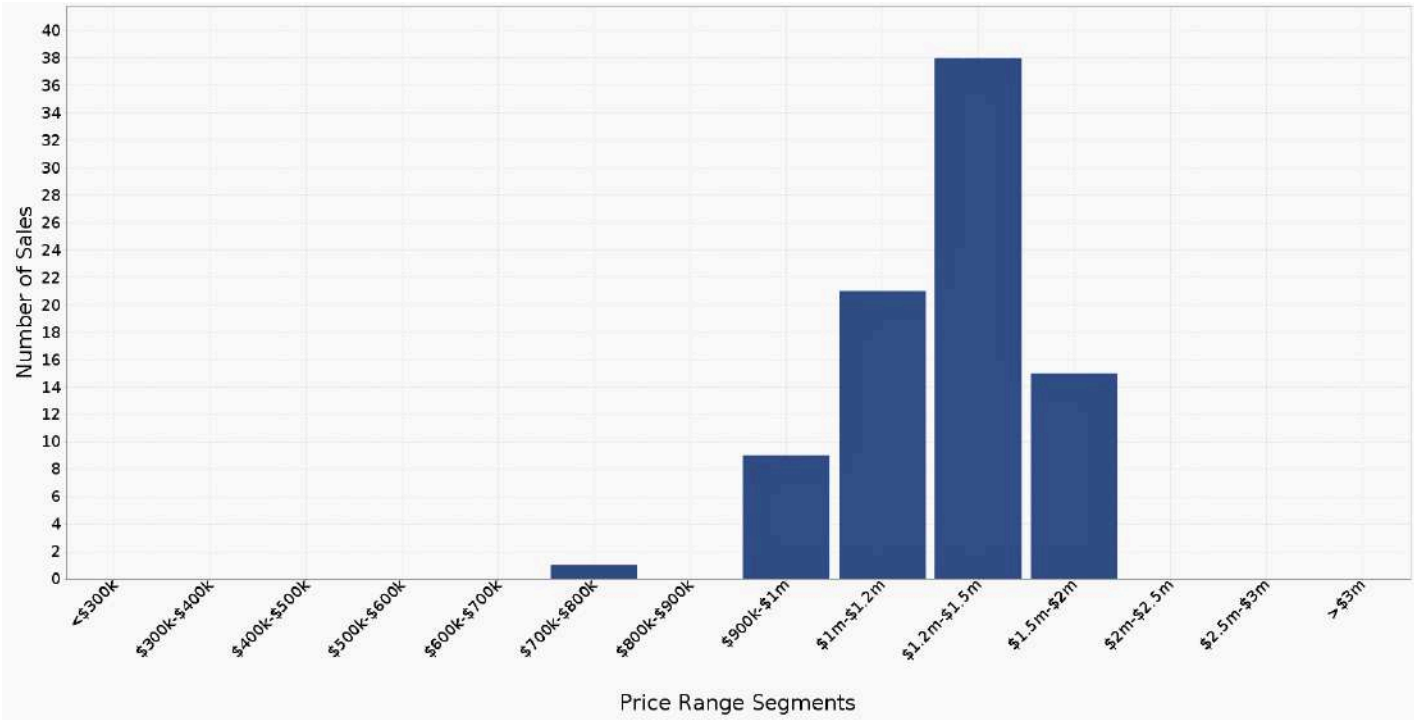


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PEAK SELLING PERIODS (3 years)



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

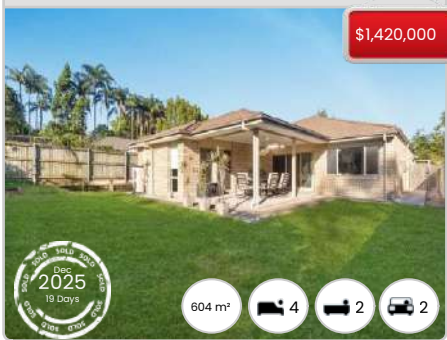


809 m² 4 1 3

2025 13 Days

59 TUCKETT RD

\$1,420,000

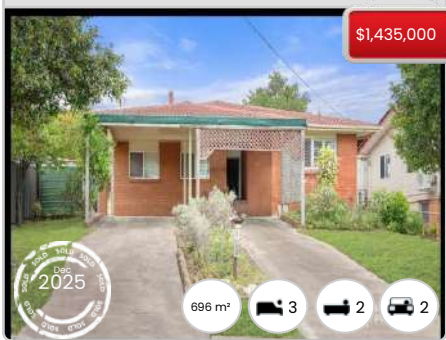


604 m² 4 2 2

2025 19 Days

128 AINSWORTH ST

\$1,435,000

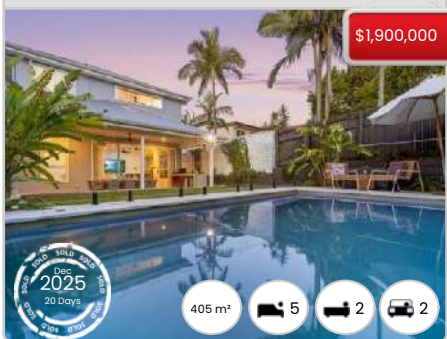


698 m² 3 2 2

2025

149 NESS RD

\$1,900,000




405 m² 5 2 2

2025 20 Days

26 KESSELS RD

\$1,030,000




690 m² 3 1 1

2025 9 Days

55 LAUNCESTON ST

\$1,300,000



655 m² 3 1 2

2025

344 LILLIAN AVE

\$1,650,000




4 2 3

2025 50 Days

6 GREER RD

\$1,250,000




536 m² 3 1 2

2025

281 EVANS RD

\$1,282,000



602 m² 4 2 2


2025 N/A

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RECENTLY SOLD PROPERTIES

4 MEYNELL AVE

\$1,650,000



2025
N/A

804 m²

4

2

3

14 MELDRUM ST

\$1,480,000



2025
22 Days

807 m²


3

2

2

614 TOOHEY RD

\$1,255,000



2025
14 Days

559 m²


4

2

4

137 NESS RD

\$1,500,000



2025
8 Days

450 m²


4

2

1

73 NESS RD

\$1,600,000



2025
22 Days

809 m²


4

1

2

6 MELDRUM ST

\$1,393,500



2025
14 Days

607 m²


3

1

2

76 AINSWORTH ST

\$1,800,000



2025
3 Days

397 m²


5

3

2

72 TAMBLYN RD

\$1,200,000



2025
5 Days

382 m²

3

2

1

29 BELLEVUE AVE

\$1,205,000



2025
N/A

607 m²


3

1

1

10 MELINA ST

\$1,360,000



2025
N/A

627 m²


4

2

2

73 CRIPPS ST

\$1,360,000



2025
6 Days

610 m²


3

1

2

3 CUBITT ST

\$1,400,000



2025
N/A

615 m²

2

1

1

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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 m² 3 1 2

Dec 2025 4 Days

118A GOLDA AVENUE




\$660 per week

664 m² 3 1 2

Dec 2025 11 Days

45 TUCKETT ROAD

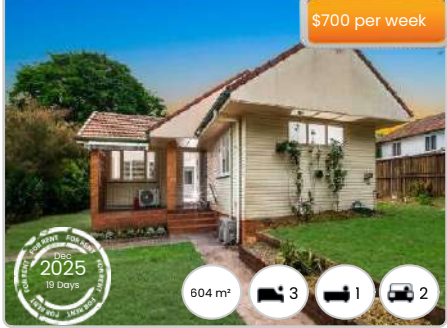


\$750 per week

1,188 m² 4 2 4

Dec 2025 18 Days

388 ORANGE GROVE ROAD



\$700 per week

604 m² 3 1 2

Dec 2025 19 Days

26 KESSELS ROAD

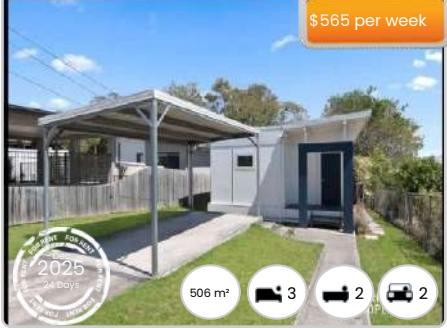


\$575 per week

690 m² 3 1 1

Dec 2025 21 Days

3 BELLEVUE AVENUE




\$565 per week

506 m² 3 2 2

Dec 2025 28 Days

181 NESS ROAD

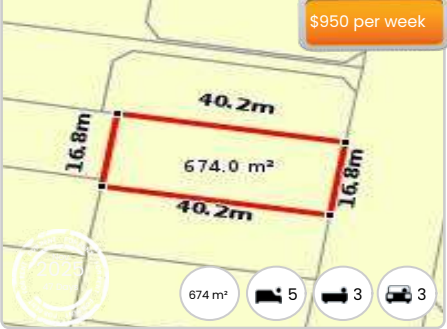


\$700 per week

3 1 2

Dec 2025 31 Days

51 TUCKETT ROAD

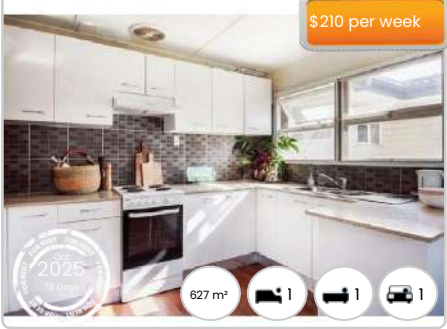


\$950 per week

674 m² 5 3 3

Dec 2025 31 Days

11 SALFORD STREET



\$210 per week


627 m² 1 1 1

Dec 2025 31 Days


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PROPERTIES FOR RENT


2/10 HARLEN ROAD





\$220 per week



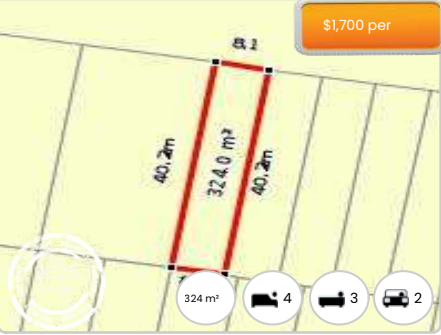
728 m²

 1


 1

 1


173 BLACKWOOD ROAD





\$1,700 per



324 m²

 4

 3

 2

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