



Sherwood

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	64	\$ 681,000	0.0 %	\$ 325,000	\$ 1,325,000
2009	80	\$ 650,000	-4.6 %	\$ 355,000	\$ 2,375,000
2010	67	\$ 760,000	16.9 %	\$ 420,000	\$ 3,300,000
2011	46	\$ 717,500	-5.6 %	\$ 250,000	\$ 1,600,000
2012	61	\$ 675,000	-5.9 %	\$ 390,000	\$ 2,550,000
2013	58	\$ 704,000	4.3 %	\$ 405,000	\$ 2,600,000
2014	96	\$ 787,500	11.9 %	\$ 300,000	\$ 2,750,000
2015	66	\$ 840,000	6.7 %	\$ 450,000	\$ 3,650,000
2016	72	\$ 900,500	7.2 %	\$ 450,000	\$ 3,600,000
2017	82	\$ 882,500	-2.0 %	\$ 340,000	\$ 3,000,000
2018	77	\$ 870,000	-1.4 %	\$ 415,000	\$ 2,255,000
2019	64	\$ 917,500	5.5 %	\$ 410,000	\$ 3,050,000
2020	66	\$ 922,500	0.5 %	\$ 425,000	\$ 3,750,000
2021	108	\$ 1,282,500	39.0 %	\$ 600,000	\$ 3,625,000
2022	62	\$ 1,426,500	11.2 %	\$ 421,000	\$ 4,500,000
2023	63	\$ 1,450,000	1.6 %	\$ 650,000	\$ 7,000,000
2024	65	\$ 1,700,000	17.2 %	\$ 685,000	\$ 4,209,000
2025	56	\$ 1,662,500	-2.2 %	\$ 630,000	\$ 3,400,000
2026	0				

Median Sale Price

\$1.66m

Based on 56 recorded House sales within the last 12 months (2025)

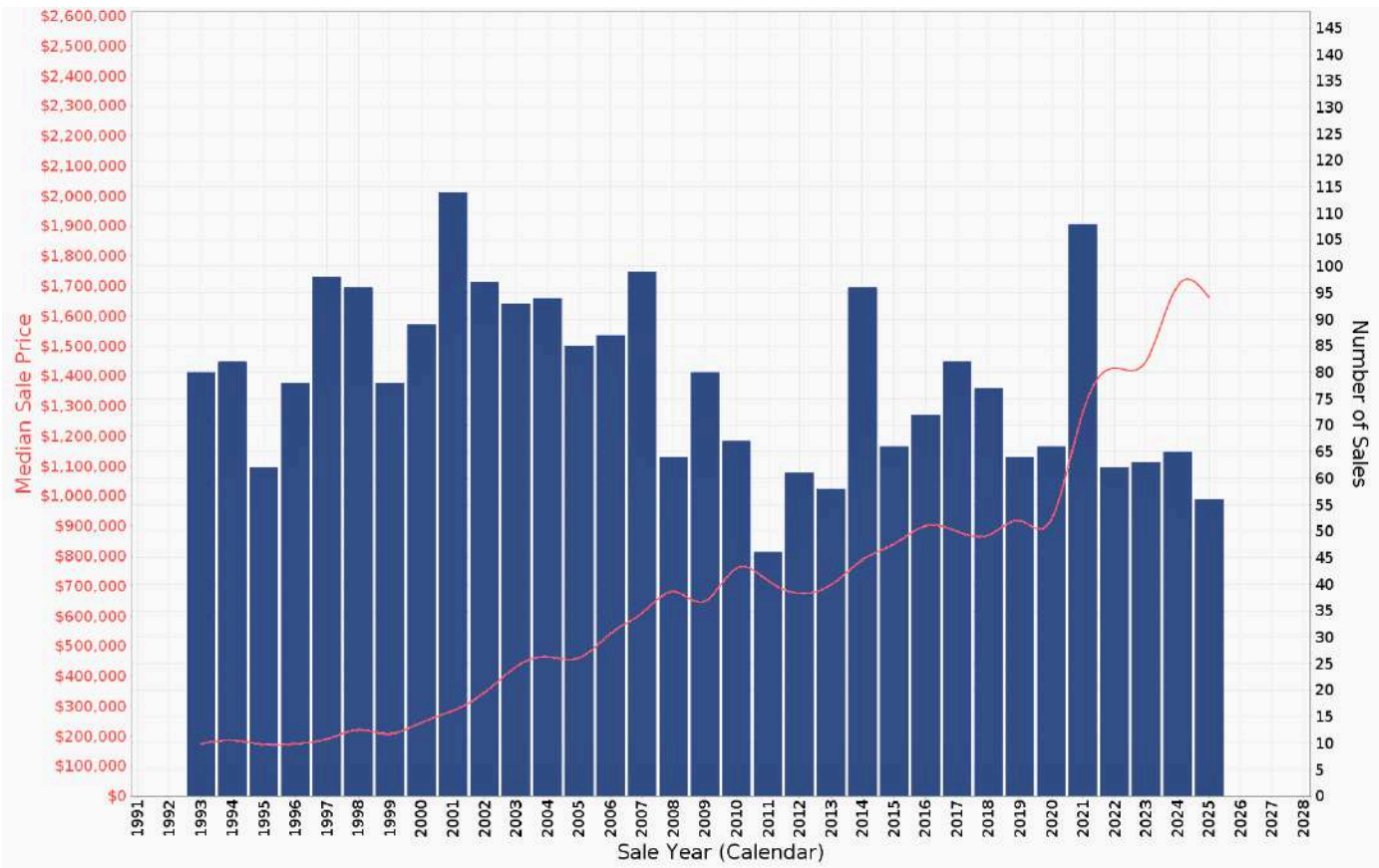
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.2%

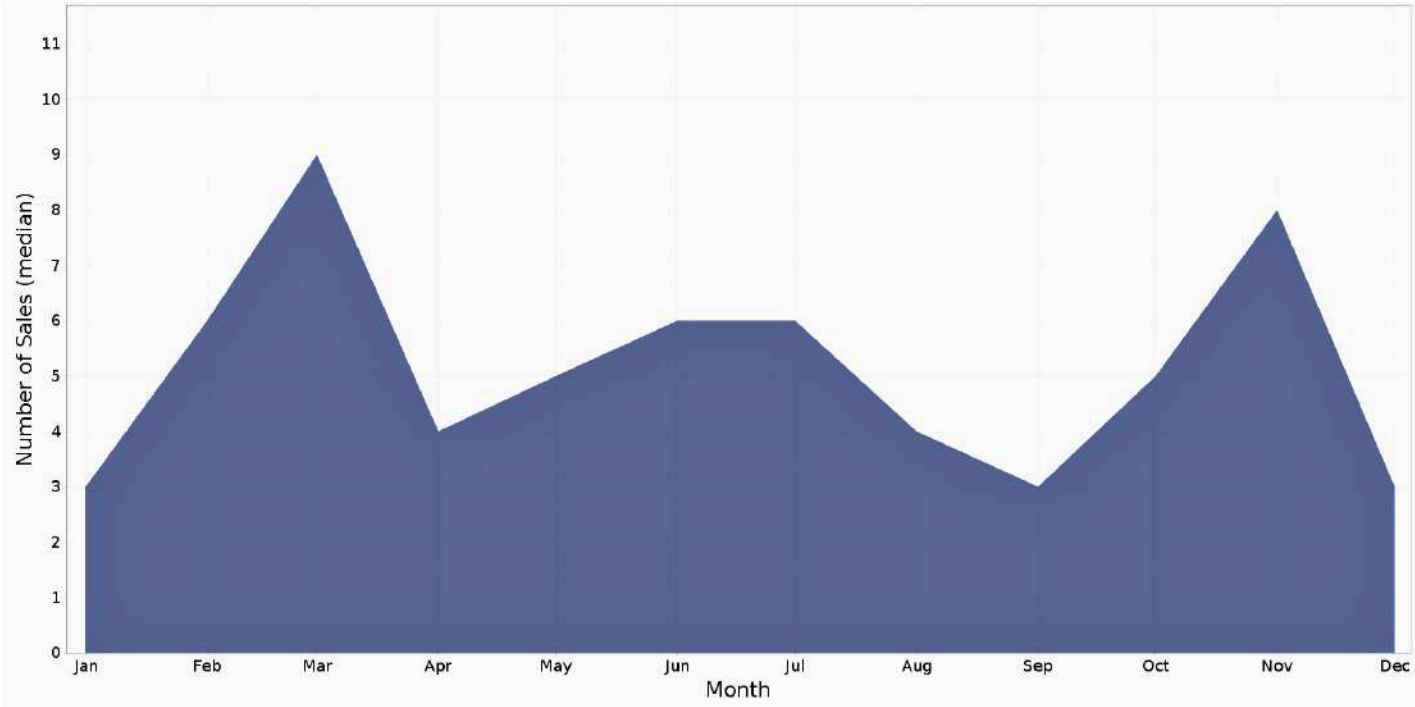
Current Median Price: \$1,662,500
Previous Median Price: \$1,700,000

Based on 121 recorded House sales compared over the last two rolling 12 month periods

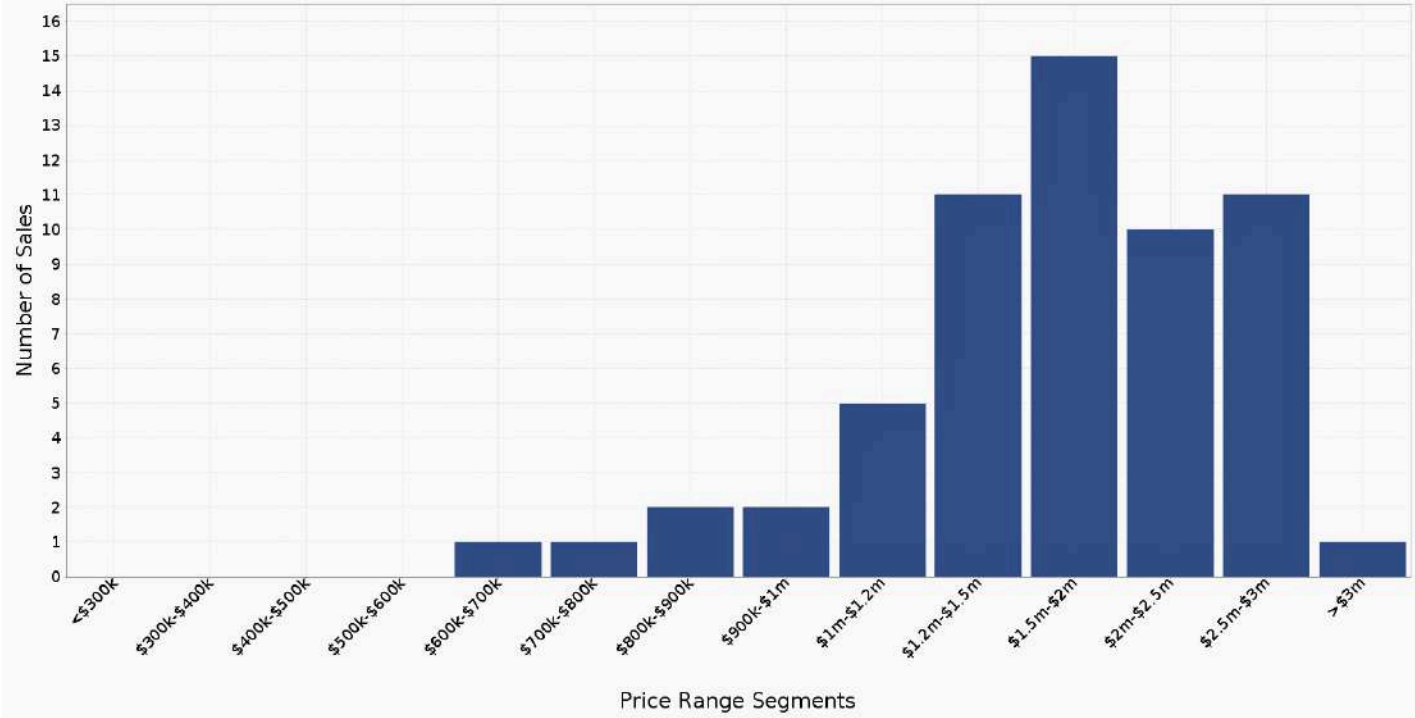


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PEAK SELLING PERIODS (3 years)



SHERWOOD - Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.66m

Based on 56 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

-2.2%

Current Median Price: \$1,662,500
Previous Median Price: \$1,700,000

Based on 121 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

56

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

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

47 DUNELLA ST



\$2,225,000



23 PROSPECT ST



\$3,350,000



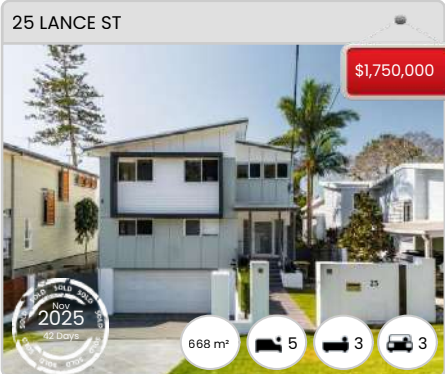
68A JOLIMONT ST






\$1,300,000



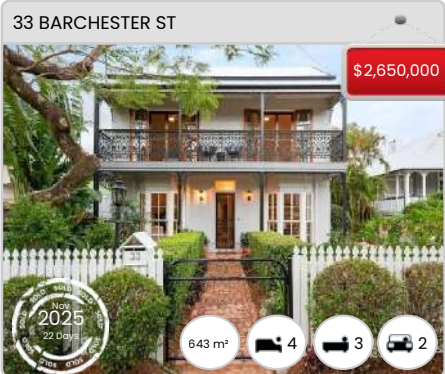
25 LANCE ST





\$1,750,000



33 BARCHESTER ST



\$2,650,000



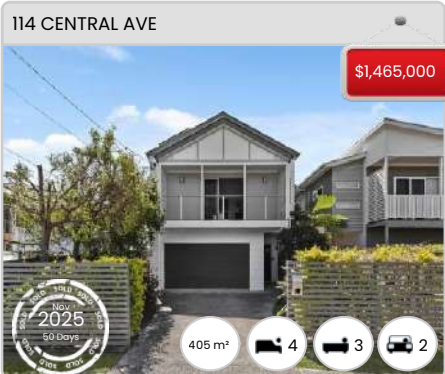
34 DUDLEY ST






\$2,260,350



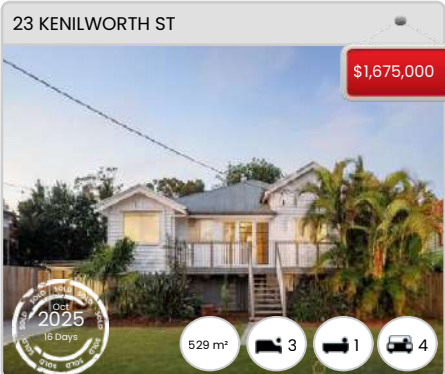
114 CENTRAL AVE






\$1,465,000



23 KENILWORTH ST



\$1,675,000



7 BORDEN RD




\$2,738,000



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RECENTLY SOLD PROPERTIES

44 JERROLD ST




\$1,430,000

239 m² 4 2 2

Oct 2025 14 Days

62 HALL ST



\$716,000

809 m² 3 1 1

Oct 2025 31 Days

56 CHANCELLOR ST




\$1,850,000

photo not available

5 2 2

Sep 2025 87 Days

74 DEWAR TCE




\$2,650,000

733 m² 5 2 2

Sep 2025 71 Days

76 CENTRAL AVE




\$2,325,000

810 m² 5 2 2

2025 36 Days

62 THOMAS ST



\$1,320,000

405 m² 3 1 2

2025 21 Days

20 DUNELLA ST



\$4,020,000

photo not available

5 3 4

Sep 2025 N/A

30 DOUGLAS ST




\$2,250,000

560 m² 5 3 2

AUG 2025 29 Days

54 CHANCELLOR ST



\$1,850,000

810 m² 5 2 2

AUG 2025 N/A

22 LILLY RD



\$1,299,999

539 m² 4 2 2

2025 8 Days

14 DUDLEY ST



\$2,915,000

910 m² 5 3 3

2025 30 Days

8 HAMILTON ST



\$1,365,000

610 m² - -

2025

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PROPERTIES FOR RENT

Median Rental Price

\$790 /w

Based on 72 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

+2.5%

Current Median Price: \$1,662,500
Current Median Rent: \$790

Based on 56 recorded House sales and 72 House rentals compared over the last 12 months


Number of Rentals

72

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

3/12 SKEW STREET



\$460 per week

2025
2 Days


1,012 m²

2 Beds

1 Bath

1 Car

37 ARBOUR STREET



\$1750 per week

2025
26 Days


688 m²

4 Beds

2 Bath

2 Car

6 LANCE STREET



\$1,000 per

2025
30 Days


607 m²

4 Beds

2 Bath

1 Car

47 BERRY STREET



\$790 per week

2025

627 m²

2 Beds

1 Bath

- Car

10 PLUMER STREET



\$1,450 per

2025
51 Days

406 m²

5 Beds

3 Bath

2 Car

37 ELIZABETH STREET



\$750 per week

2025

673 m²

3 Beds

1 Bath

2 Car

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