



## South Maclean

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	23	\$ 465,000	0.0 %	\$ 325,000	\$ 560,000
2009	25	\$ 465,000	0.0 %	\$ 380,000	\$ 810,000
2010	21	\$ 470,000	1.1 %	\$ 280,000	\$ 700,000
2011	23	\$ 479,000	1.9 %	\$ 315,000	\$ 685,000
2012	23	\$ 405,000	-15.4 %	\$ 267,500	\$ 699,000
2013	19	\$ 480,000	18.5 %	\$ 340,000	\$ 688,000
2014	24	\$ 457,500	-4.7 %	\$ 355,000	\$ 790,000
2015	38	\$ 451,250	-1.4 %	\$ 300,000	\$ 750,000
2016	30	\$ 502,500	11.4 %	\$ 300,000	\$ 900,000
2017	27	\$ 520,000	3.5 %	\$ 410,000	\$ 820,000
2018	31	\$ 565,000	8.7 %	\$ 416,000	\$ 800,000
2019	23	\$ 590,000	4.4 %	\$ 435,000	\$ 835,000
2020	31	\$ 580,000	-1.7 %	\$ 345,000	\$ 1,799,999
2021	45	\$ 680,000	17.2 %	\$ 399,900	\$ 1,301,000
2022	48	\$ 850,000	25.0 %	\$ 470,000	\$ 1,350,000
2023	48	\$ 753,000	-11.4 %	\$ 80,000	\$ 3,400,000
2024	70	\$ 760,500	1.0 %	\$ 350,000	\$ 1,600,000
2025	64	\$ 880,000	15.7 %	\$ 5,000	\$ 3,050,000
2026	0				

## Median Sale Price

# \$880k

Based on 64 recorded House sales within the last 12 months (2025)

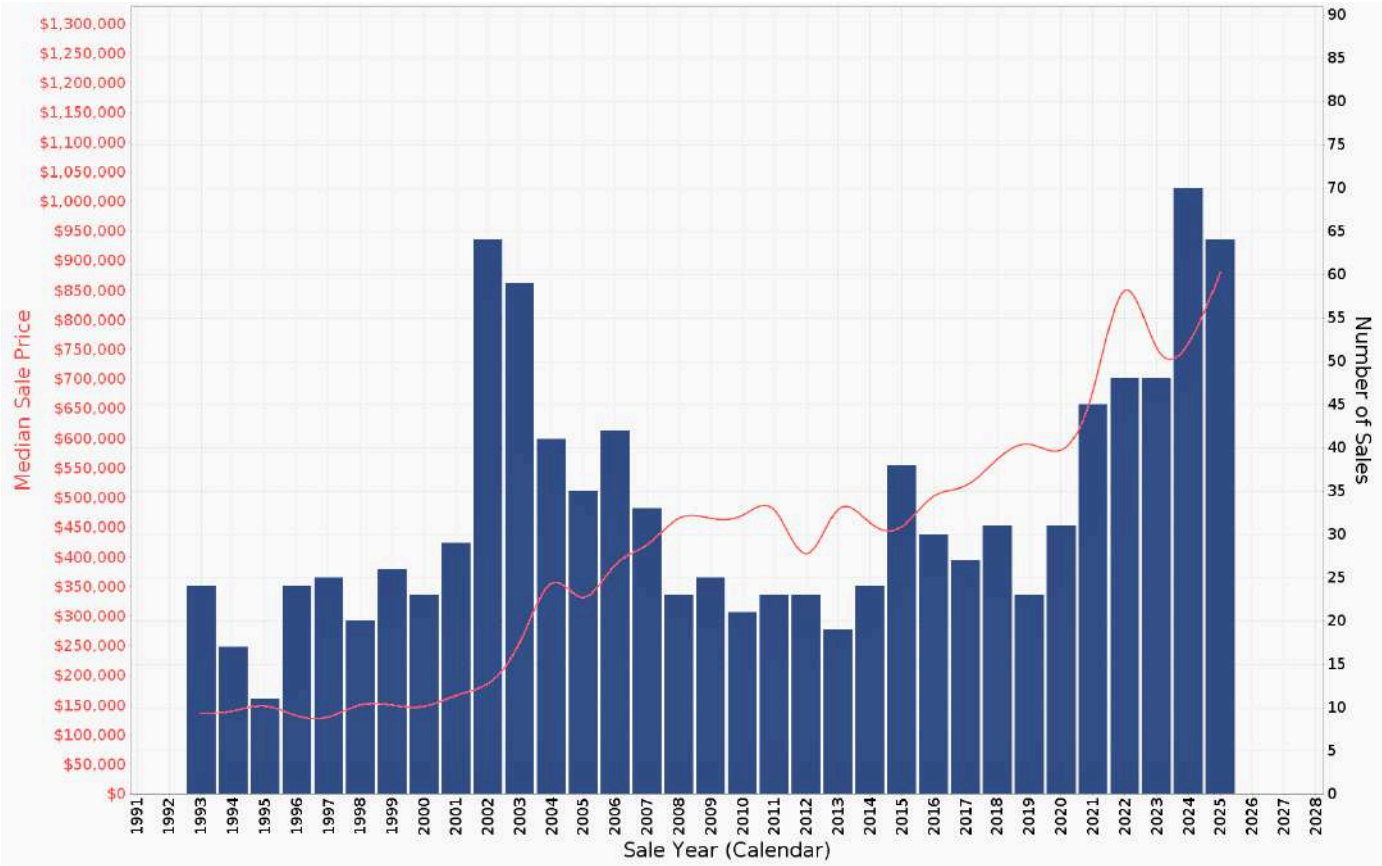
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# +15.7%

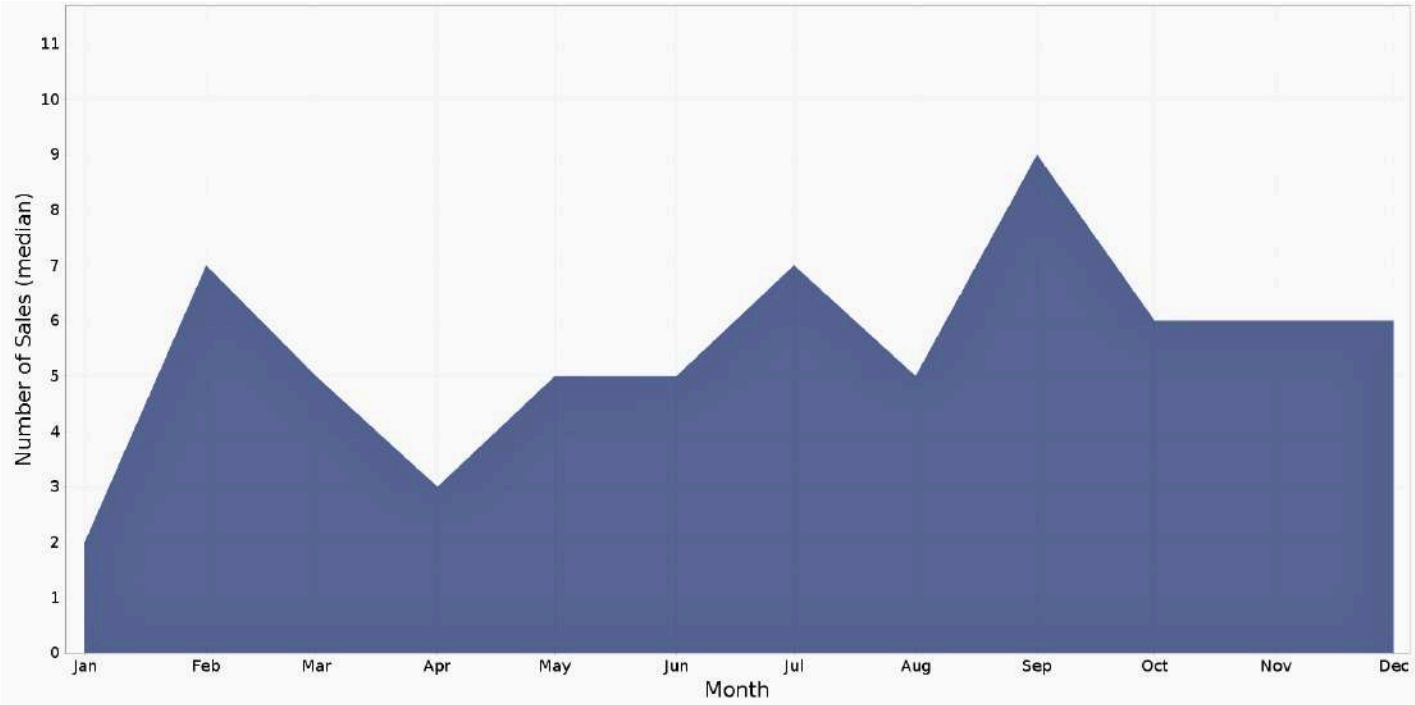
Current Median Price: \$880,000  
Previous Median Price: \$760,500

Based on 134 recorded House sales compared over the last two rolling 12 month periods

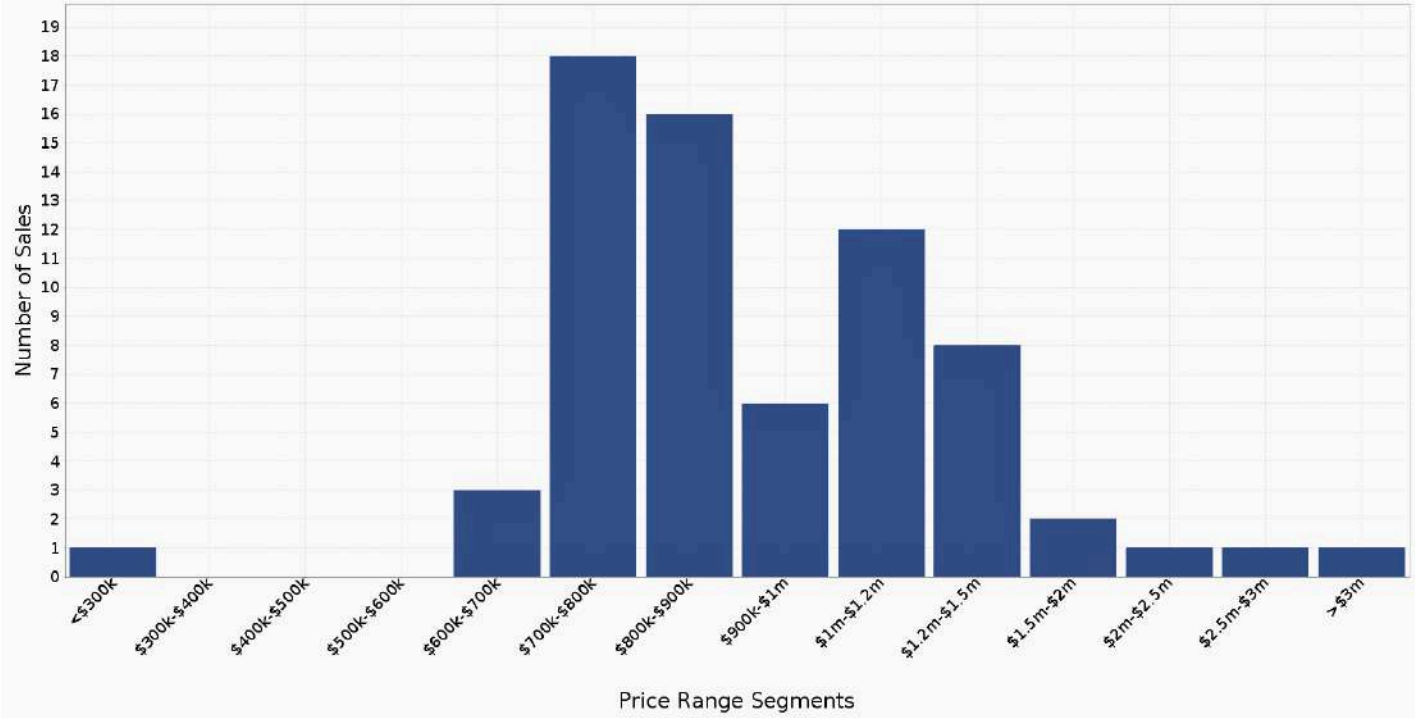


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# PEAK SELLING PERIODS (3 years)



# SOUTH MACLEAN – Price Range Segments (12 months)



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# RECENTLY SOLD PROPERTIES

## Median Sale Price

\$880k

Based on 64 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

+15.7%

Current Median Price: \$880,000  
Previous Median Price: \$760,500

Based on 134 recorded House sales compared over the last two rolling 12 month periods

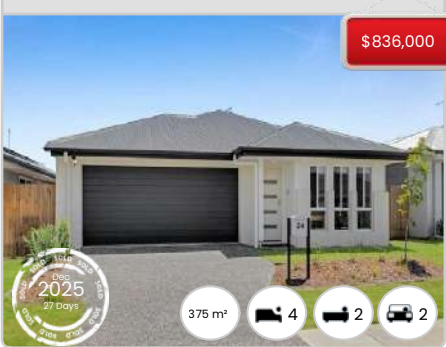
## # Sold Properties

64

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

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

24 COEN RD



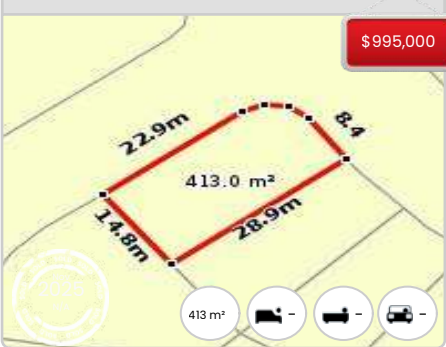
60 BLOOMFIELD ESP



20 MOSSMAN PL



2 CLARENCE CRCT



106 BLOOMFIELD ESP



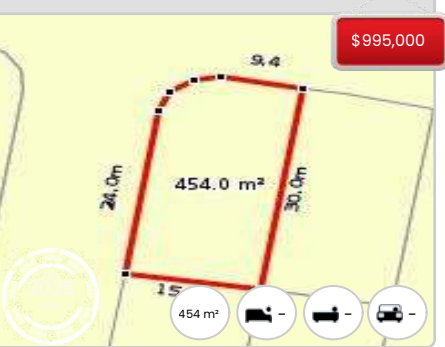
69 HOLYMAN CT



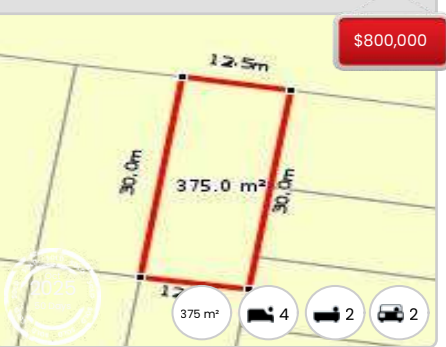
93 HINDS RD



11 ENDEAVOUR CRCT



39 HANN ST



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# RECENTLY SOLD PROPERTIES

28-30 HOLYMAN CT

\$1,400,000

Oct 2025  
15 Days

4,000 m<sup>2</sup> 4 2 6

16 HANN ST

\$813,777

Oct 2025  
15 Days

375 m<sup>2</sup> 4 2 2

52 HANN ST

\$829,900

Fixed Price  
Full Turn Key

Oct 2025  
N/A

375 m<sup>2</sup> 4 2 2

13 HOLYMAN CT

\$1,190,000

Oct 2025  
15 Days

4,363 m<sup>2</sup> 4 2 5

13 ENDEAVOUR CRCT

\$899,900

Oct 2025  
15 Days

446 m<sup>2</sup> 4 2 2

85-89 FIVE OAK GREEN CT

\$1,210,000

Oct 2025  
76 Days

8,641 m<sup>2</sup> 4 2 1

40 COEN RD

\$849,900

Oct 2025  
15 Days

375 m<sup>2</sup> 4 2 2

18-26 LORIKEET CT

\$1,135,000

Oct 2025  
15 Days

1.77 ha 4 2 5

49 BOOMI AVE

\$800,000

Sep 2025  
8 Days

375 m<sup>2</sup> 4 2 2

79 BOOMI AVE

\$730,000

Oct 2025  
40 Days

294 m<sup>2</sup> 4 2 1

5 PIKE RD

\$730,000

Oct 2025  
44 Days

294 m<sup>2</sup> 3 2 1

28 TO 30 EVERGREEN DR

\$1,015,000

Oct 2025  
36 Days

4,167 m<sup>2</sup> 5 2 2

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# PROPERTIES FOR RENT

## Median Rental Price

\$620 /w

Based on 139 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

+3.7%

Current Median Price: \$880,000  
Current Median Rent: \$620

Based on 64 recorded House sales and 139 House rentals compared over the last 12 months

## Number of Rentals

139

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

8 EMBLEY STREET

\$710 per week

439 m² 4 2 2

2025 12 Days

22 BREMER STREET

\$700 per week

375 m² 4 2 2

2025 12 Days

8 NOOSA STREET

\$615 per week

375 m² 4 2 2

2025 12 Days

35 BOOMI AVENUE

\$650 per week

375 m² 4 2 2

2025 12 Days

17 NOOSA STREET

\$650 per week

300 m² 4 2 2

2025 22 Days

27 BOOMI AVENUE

\$680 per week

375 m² 4 2 2

2025 12 Days

13 NOOSA STREET

\$750 per week

375 m² 4 2 2

2025 31 Days

6 ELLIOT STREET

\$700 per week

300 m² 4 2 2

2025 31 Days

39 YAPPAR ROAD

\$620 per week

375 m² 4 2 2

2025 33 Days

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# PROPERTIES FOR RENT

97 PEBBLE CREEK WAY

\$700 per week



2025  
38 Days

315 m<sup>2</sup>

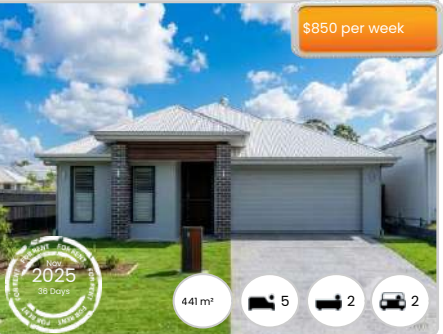
4

2

2

9 NAMBUCCA STREET

\$850 per week



2025  
38 Days

441 m<sup>2</sup>

5

2

2

1/106 BLOOMFIELD ESPLANADE

\$640 per week



2025  
48 Days

photo not available

4

2

1

28 YAPPAR ROAD

\$715 per week



2025  
38 Days

315 m<sup>2</sup>

4

2

2

39 YAPPAR ROAD

\$620 per week



2025  
38 Days

375 m<sup>2</sup>

4

2

2

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*Please contact us to discuss your real estate goals*



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