



Stretton

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	65	\$ 622,500	0.0 %	\$ 368,000	\$ 1,780,000
2009	85	\$ 660,000	6.0 %	\$ 87,886	\$ 1,720,000
2010	63	\$ 635,000	-3.8 %	\$ 435,000	\$ 2,800,000
2011	62	\$ 682,500	7.5 %	\$ 370,000	\$ 4,650,000
2012	68	\$ 667,500	-2.2 %	\$ 365,000	\$ 1,800,000
2013	61	\$ 655,000	-1.9 %	\$ 350,000	\$ 2,130,000
2014	79	\$ 755,000	15.3 %	\$ 458,000	\$ 1,751,000
2015	85	\$ 846,800	12.2 %	\$ 250,000	\$ 3,838,000
2016	76	\$ 855,000	1.0 %	\$ 430,000	\$ 4,100,000
2017	53	\$ 778,000	-9.0 %	\$ 518,000	\$ 2,475,000
2018	44	\$ 839,500	7.9 %	\$ 535,000	\$ 2,780,000
2019	47	\$ 872,500	3.9 %	\$ 588,000	\$ 3,050,000
2020	39	\$ 915,000	4.9 %	\$ 595,000	\$ 2,400,000
2021	69	\$ 1,076,000	17.6 %	\$ 517,000	\$ 3,980,000
2022	47	\$ 1,300,000	20.8 %	\$ 525,000	\$ 3,950,000
2023	37	\$ 1,408,000	8.3 %	\$ 788,000	\$ 3,368,000
2024	43	\$ 1,600,000	13.6 %	\$ 1,200,000	\$ 4,500,000
2025	39	\$ 1,780,000	11.2 %	\$ 966,000	\$ 5,100,000
2026	0				

Median Sale Price

\$1.78m

Based on 39 recorded House sales within the last 12 months (2025)

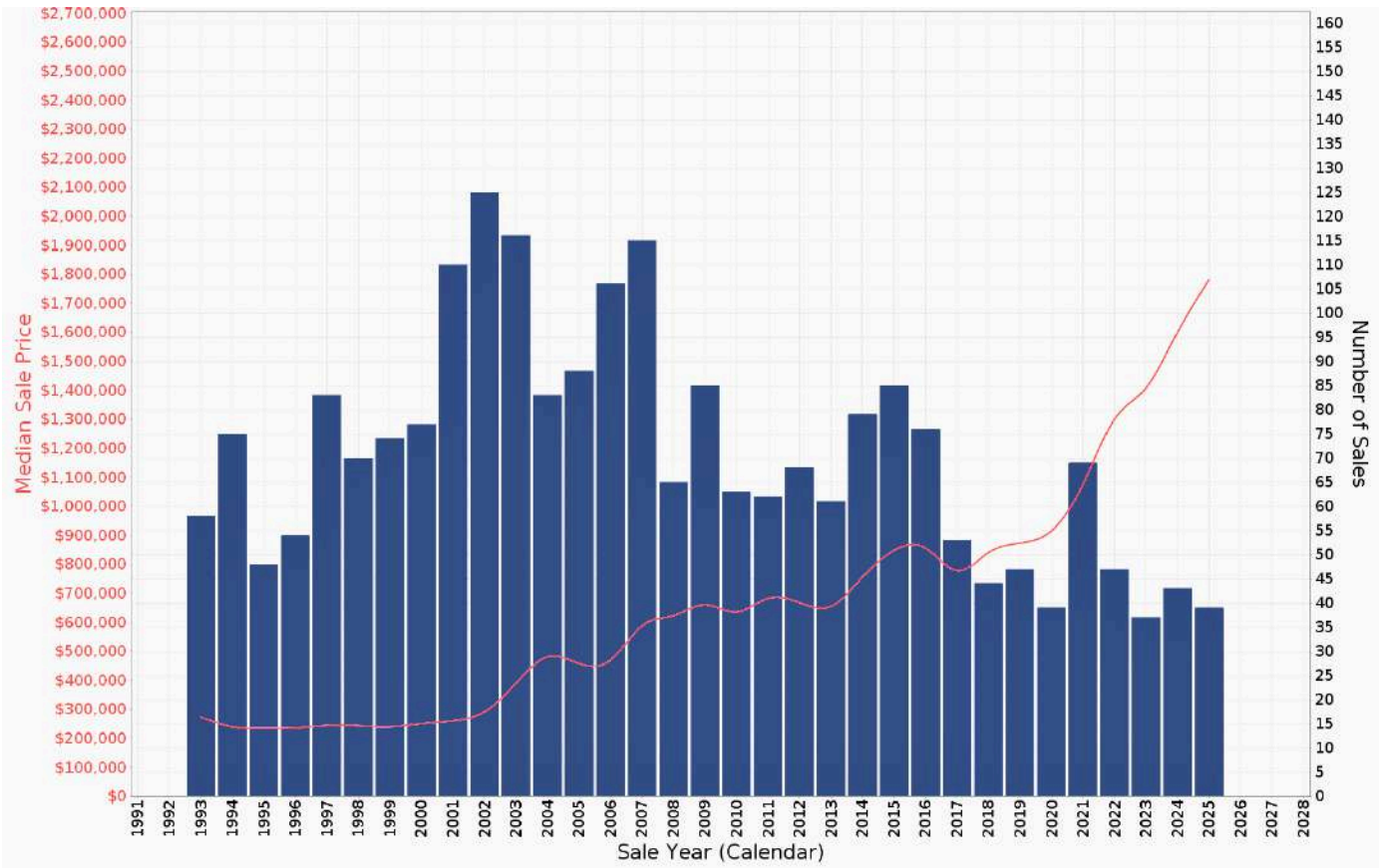
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.2%

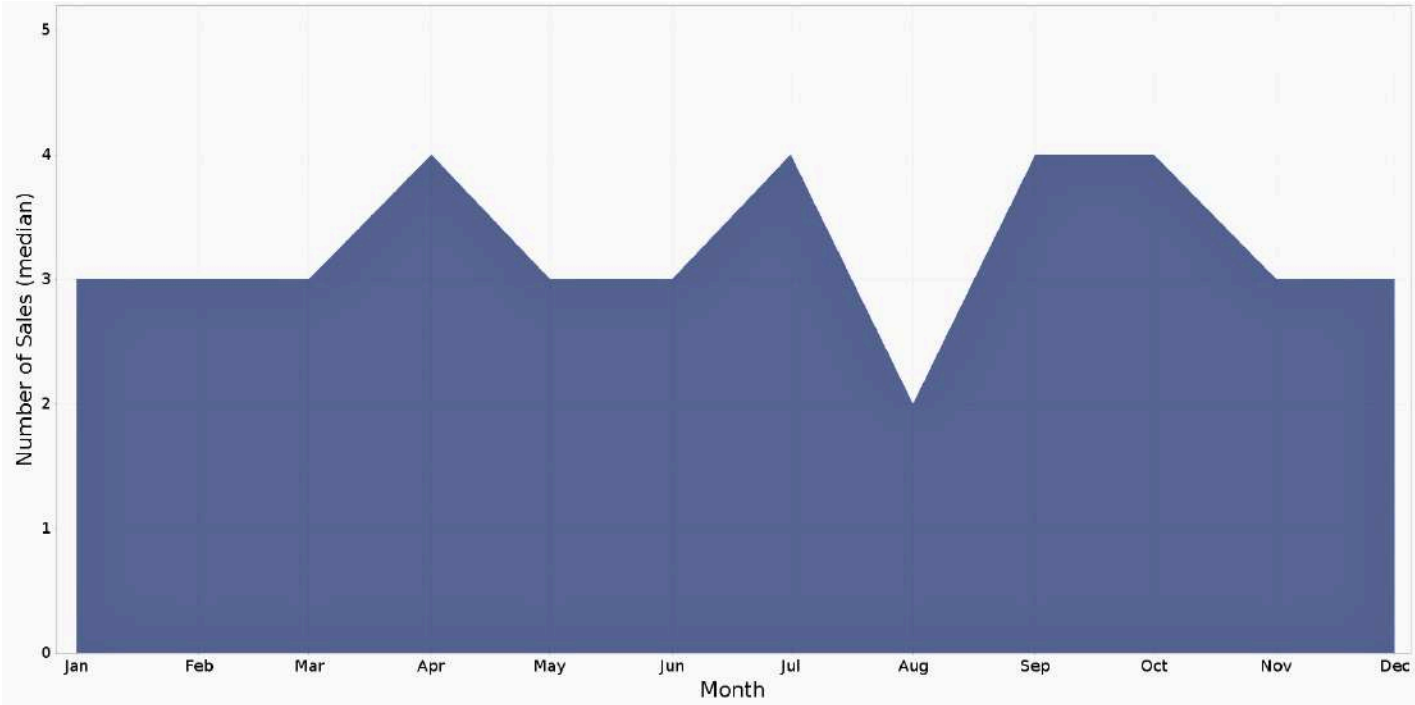
Current Median Price: \$1,780,000
Previous Median Price: \$1,600,000

Based on 82 recorded House sales compared over the last two rolling 12 month periods

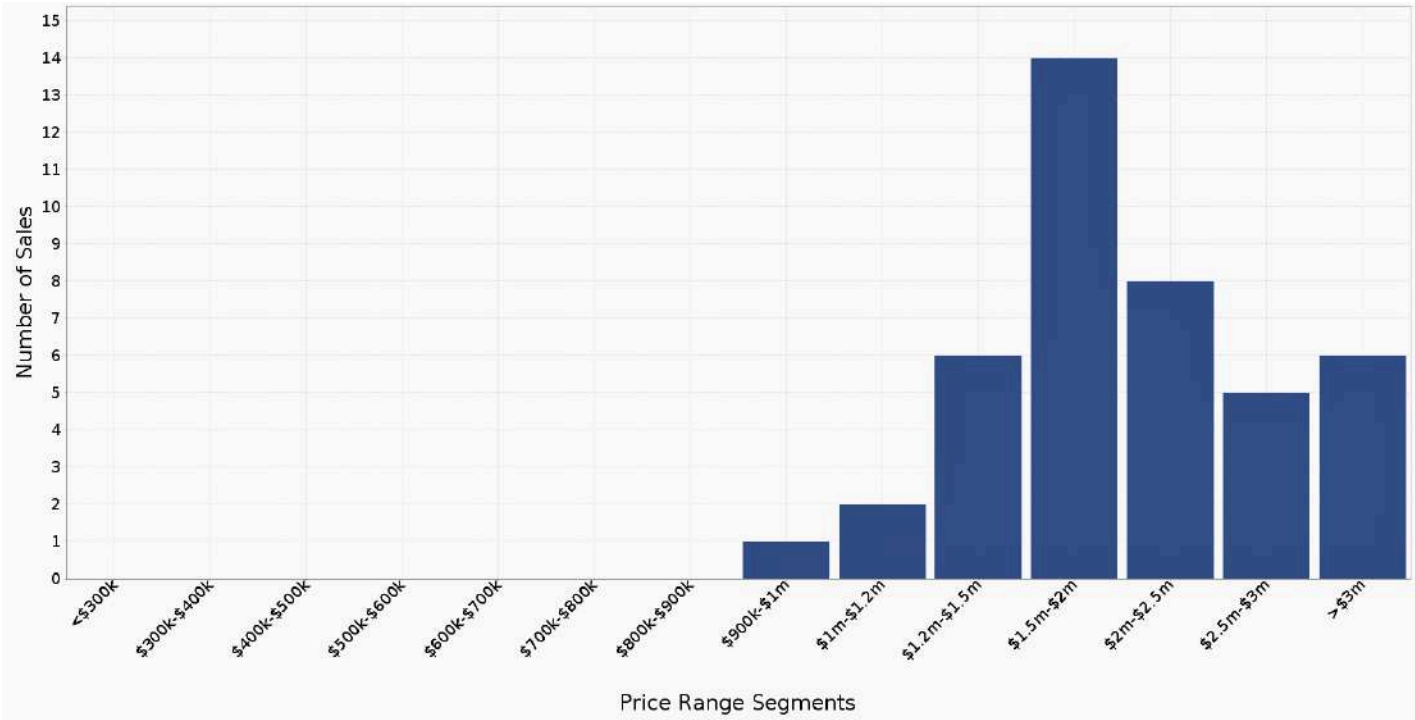


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PEAK SELLING PERIODS (3 years)



STRETTON – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.78m

Based on 39 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

+11.2%

Current Median Price: \$1,780,000
Previous Median Price: \$1,600,000

Based on 82 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

39

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

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

13/584 GOWAN ROAD OF

\$1,000,000

172.0 m²

4 Beds 3 Baths 2 Car

Nov 2025 17 Days

76 BIRCHWOOD PL

\$2,085,000

735 m²

5 Beds 2 Baths 2 Car

Nov 2025 17 Days

57 JUNIPER CCT

\$2,026,000

700 m²

5 Beds 3 Baths 2 Car

Nov 2025 19 Days

6 LACEBARK ST

\$1,560,000

682 m²

4 Beds 2 Baths 2 Car

Nov 2025 24 Days

26 WILLOWLEAF CL

\$2,768,000

676 m²

7 Beds 4 Baths 3 Car

Nov 2025 23 Days

66 POINCIANA CRES

\$2,200,000

846 m²

5 Beds 3 Baths 2 Car

Nov 2025 19 Days

152 KARDELLA ST

\$2,200,000

4,047 m²

5 Beds 3 Baths 2 Car

Nov 2025 N/A

83 THE PKWY

\$3,500,000

750 m²

6 Beds 6 Baths 2 Car

Nov 2025 N/A

106 LANCASTER CRCT

\$1,480,000

1,144 m²


5 Beds 3 Baths 4 Car

Nov 2025 N/A

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RECENTLY SOLD PROPERTIES

29 BUCKINGHAMIA PL



\$1,415,000

2025

33 Days

646 m²

4

3

2

46 POINCIANA CRES



\$1,750,000

2025

39 Days


799 m²

5

3

2

51 HAWTHORN CRCT



\$2,800,000

2025

100 Days


700 m²

6

4

2

15 BIRCHWOOD PL



\$2,225,000

2025

38 Days


700 m²

5

4

3

30 EBONY PL



\$1,420,000

2025

30 Days


513 m²

4

2

2

156 THE PKWY



\$2,715,000

2025

19 Days


700 m²

5

3

2

31 PEACHTREE PL



\$1,835,888

2025

75 Days

517 m²

5

3

2

50 THE PKWY



\$2,185,888

2025

75 Days


700 m²

6

3

2

163 LEXTON ST



\$2,100,000

2025

127 Days


1,006 m²

5

5

2

19 REGENCY PL



\$1,780,000

2025

38 Days


770 m²

4

2

3

8 LANCASTER CRCT



\$1,660,000

2025

38 Days


748 m²

5

3

2

110 THE PKWY



\$3,330,000

2025

73 Days

736 m²

7

5

2

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PROPERTIES FOR RENT

Median Rental Price

\$920 /w

Based on 52 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

+2.7%

Current Median Price: \$1,780,000
Current Median Rent: \$920

Based on 39 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

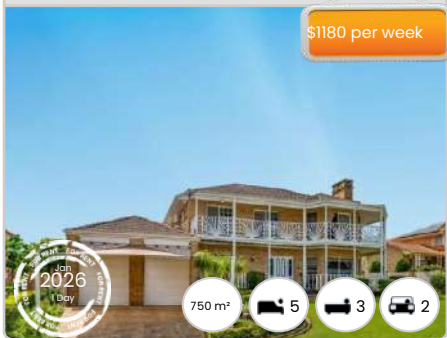
52

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

12 REAGAN PLACE

\$1180 per week



Jan 2026
1 Day

750 m²

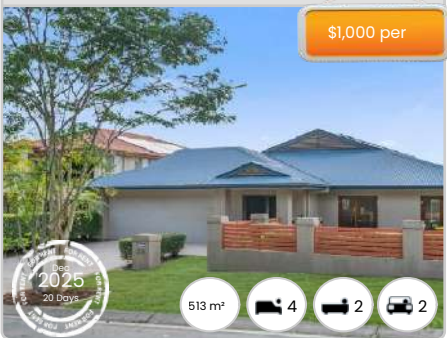
5

3

2

20 EBONY PLACE

\$1,000 per



Nov 2025
20 Days

513 m²

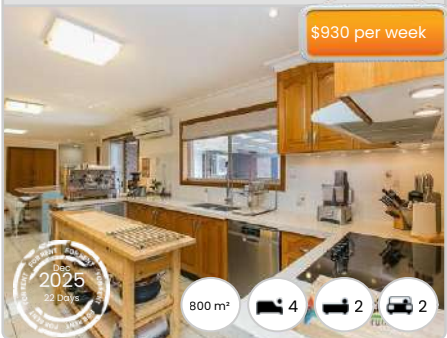
4

2

2

32 ROOSEVELT DRIVE

\$930 per week



Nov 2025
22 Days

800 m²

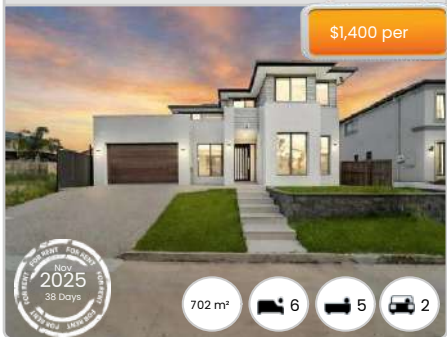
4

2

2

20A LEXTON STREET

\$1,400 per



Nov 2025
38 Days

702 m²

6

5

2

35 MAYFAIR PLACE

\$820 per week



Nov 2025
50 Days

751 m²

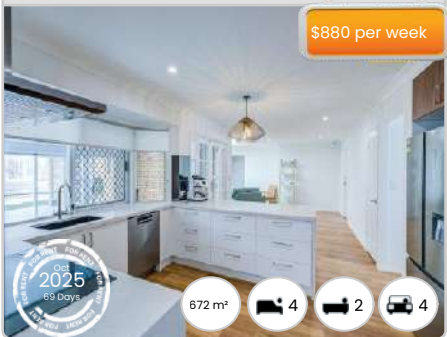
4

2

1

15 CLEVELAND PLACE

\$880 per week



Oct 2025
69 Days

672 m²

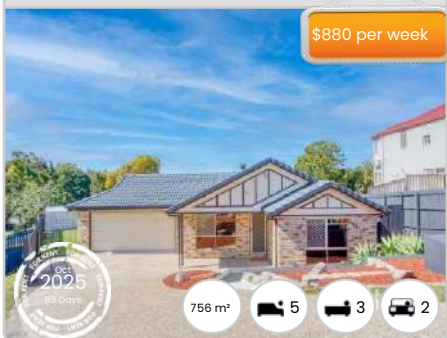
4

2

4

15 MAYFAIR PLACE

\$880 per week



Oct 2025
89 Days

756 m²

5

3

2

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