



Tanah Merah

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	105	\$ 385,000	0.0 %	\$ 296,000	\$ 1,820,000
2009	119	\$ 400,000	3.9 %	\$ 155,126	\$ 1,067,000
2010	62	\$ 406,500	1.6 %	\$ 322,500	\$ 875,000
2011	53	\$ 385,000	-5.3 %	\$ 270,000	\$ 795,000
2012	48	\$ 380,000	-1.3 %	\$ 235,000	\$ 795,000
2013	61	\$ 370,000	-2.6 %	\$ 292,000	\$ 610,000
2014	80	\$ 396,000	7.0 %	\$ 293,000	\$ 675,000
2015	113	\$ 418,000	5.6 %	\$ 310,000	\$ 1,280,000
2016	82	\$ 432,500	3.5 %	\$ 310,000	\$ 1,075,000
2017	77	\$ 450,000	4.0 %	\$ 280,000	\$ 880,000
2018	69	\$ 450,000	0.0 %	\$ 367,000	\$ 942,500
2019	63	\$ 465,000	3.3 %	\$ 340,000	\$ 985,000
2020	67	\$ 470,000	1.1 %	\$ 360,000	\$ 2,100,000
2021	110	\$ 616,750	31.2 %	\$ 400,000	\$ 1,150,000
2022	78	\$ 715,000	15.9 %	\$ 540,000	\$ 1,500,000
2023	76	\$ 760,000	6.3 %	\$ 490,000	\$ 1,300,000
2024	78	\$ 807,500	6.2 %	\$ 665,000	\$ 1,620,000
2025	56	\$ 950,000	17.6 %	\$ 600,000	\$ 1,480,000
2026	0				

Median Sale Price

\$950k

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

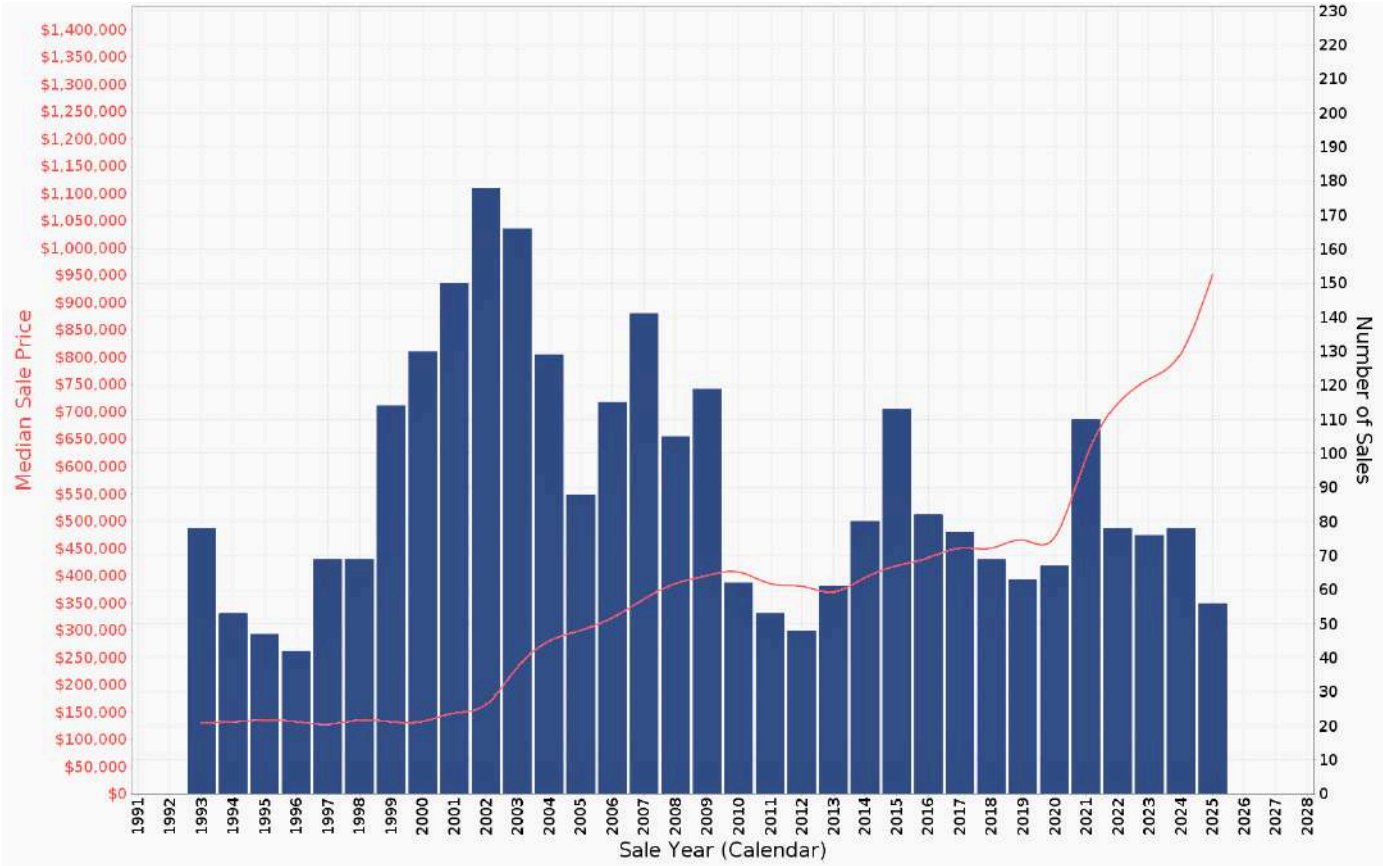
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+17.6%

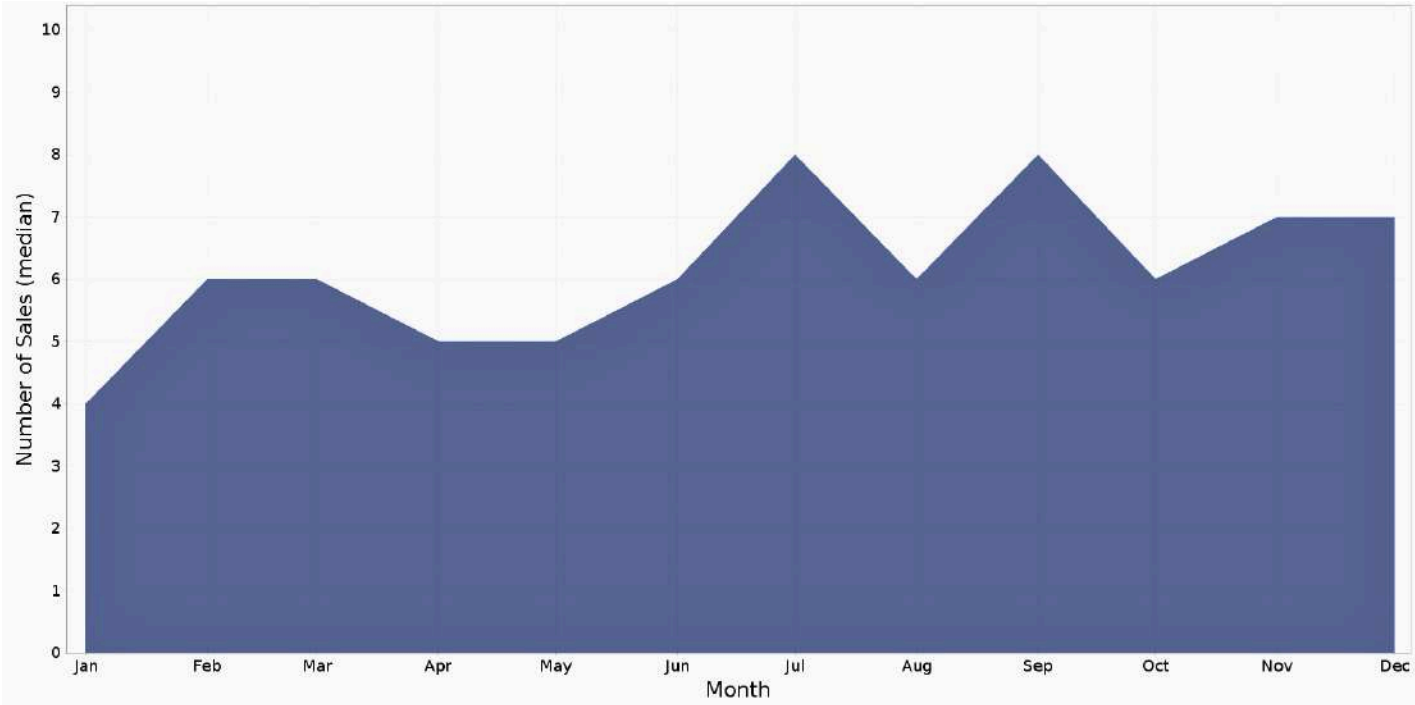
Current Median Price: \$950,000
Previous Median Price: \$807,500

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

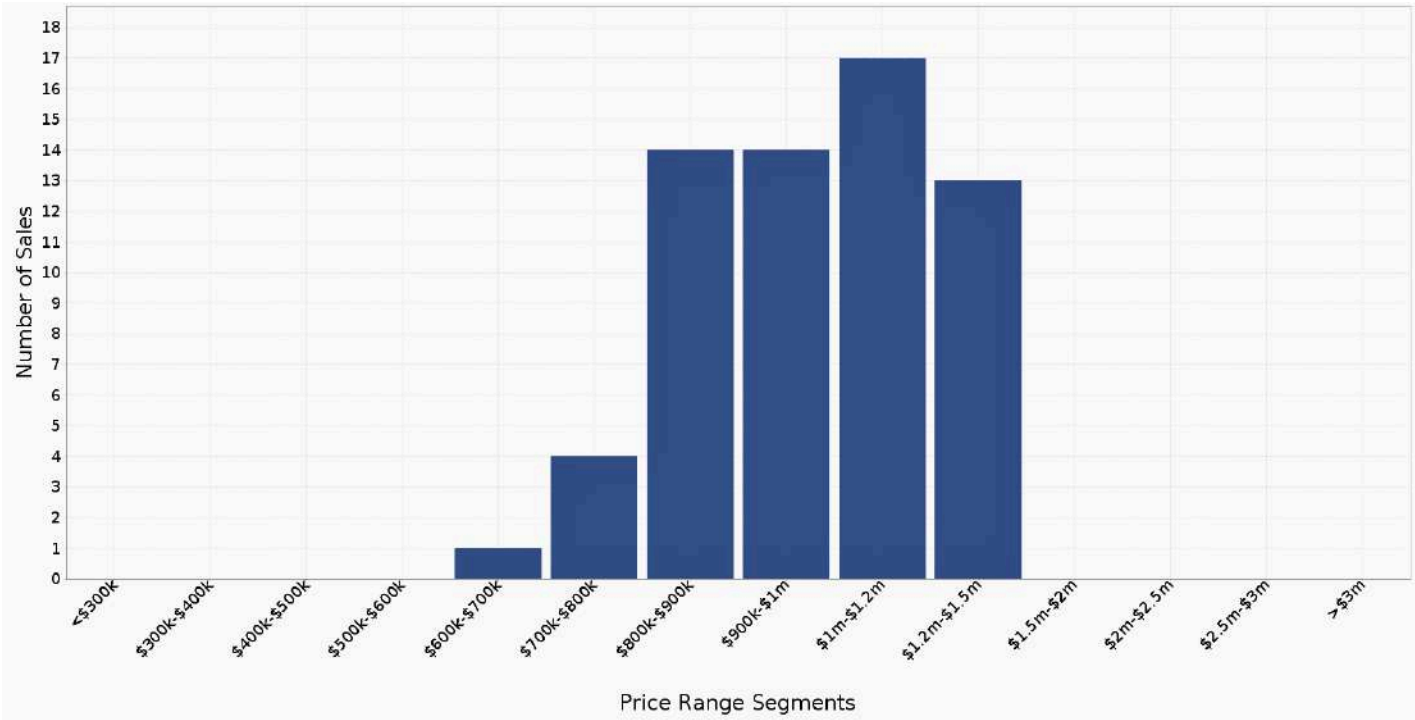


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PEAK SELLING PERIODS (3 years)



TANAH MERAH – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$950k

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

+17.6%

Current Median Price: \$950,000
Previous Median Price: \$807,500

Based on 134 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

30-34 SEWELL RD




\$449,999

Nov 2025
8 Days

8,577 m² 4 2 2

25 MEIKE CRES



\$870,000

Nov 2025
8 Days

559 m² 3 2 1

34 TAHAN CRES




\$1,025,000

Nov 2025
7 Days

649 m² 4 2 4

1-3 CORY DR




\$1,225,000

Nov 2025
6 Days

1,421 m² 3 2 2

10 PELEWAN CT



\$928,000

Nov 2025
6 Days

639 m² 3 2 2

45 NANDALA DR

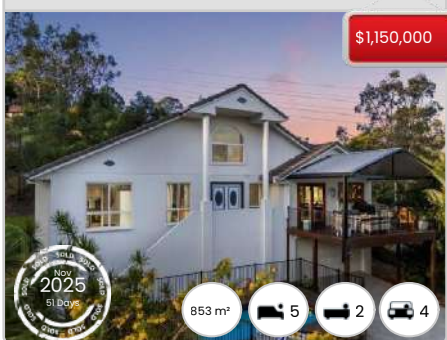


\$1,070,000

Nov 2025
4 Days

1,821 m² 4 2 2

20 PELEWAN CT




\$1,150,000

Nov 2025
51 Days

853 m² 5 2 4

1 HANLON ST



\$1,209,500

Nov 2025
9 Days

796 m² 6 2 5

29 TO 31 BAYVIEW DR



\$1,480,000

Nov 2025
21 Days

1,027 m² 5 3 2

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RECENTLY SOLD PROPERTIES

33-35 JALAN ST

\$990,000

1143 m² 4 2 4

Oct 2025 19 Days

56 ANDROMEDA AVE

\$1,020,000

3 1 2

Oct 2025 20 Days

116 POHON DR

\$800,000

601 m² 3 1 1

Oct 2025 10 Days

2-4 ANDROMEDA AVE

\$1,100,000

971 m² 4 2 2

Oct 2025 N/A

29A TINGI AVE

\$1,115,000

2,014 m² 3 2 2

Oct 2025 20 Days

118 POHON DR

\$925,000

604 m² 5 2 2

Oct 2025 N/A

2 ANTONIA AVE

\$1,020,000

900 m² 3 1 2

Oct 2025 N/A

147 POHON DR

\$1,075,000

650 m² 4 2 2

Oct 2025 20 Days

19 COWRA ST

\$985,000

979 m² 4 3 2

Oct 2025 2 Days

127 POHON DR

\$1,100,000

1,420 m² 4 2 2

Oct 2025 N/A

12 TANAH MERAH AVE

\$1,050,000

1,495 m² 3 1 -

Oct 2025 N/A

124-126 MURRAYS RD

\$950,000

7,917 m² 2 1 2

Oct 2025 439 Days

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PROPERTIES FOR RENT

Median Rental Price

\$680 /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

+3.7%

Current Median Price: \$950,000
Current Median Rent: \$680

Based on 56 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

1/81-83 JALAN STREET



\$790 per week

2025
16 Days

2028 m²

4

1

2

4 TAHAN CRESCENT



\$750 per week

2025
18 Days

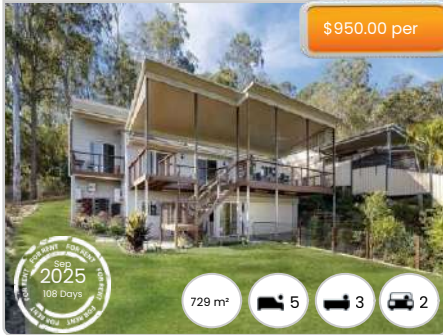
600 m²

3

1

2

18 SUNDAR CRESCENT



\$950.00 per

2025
108 Days

729 m²

5

3

2

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