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**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)

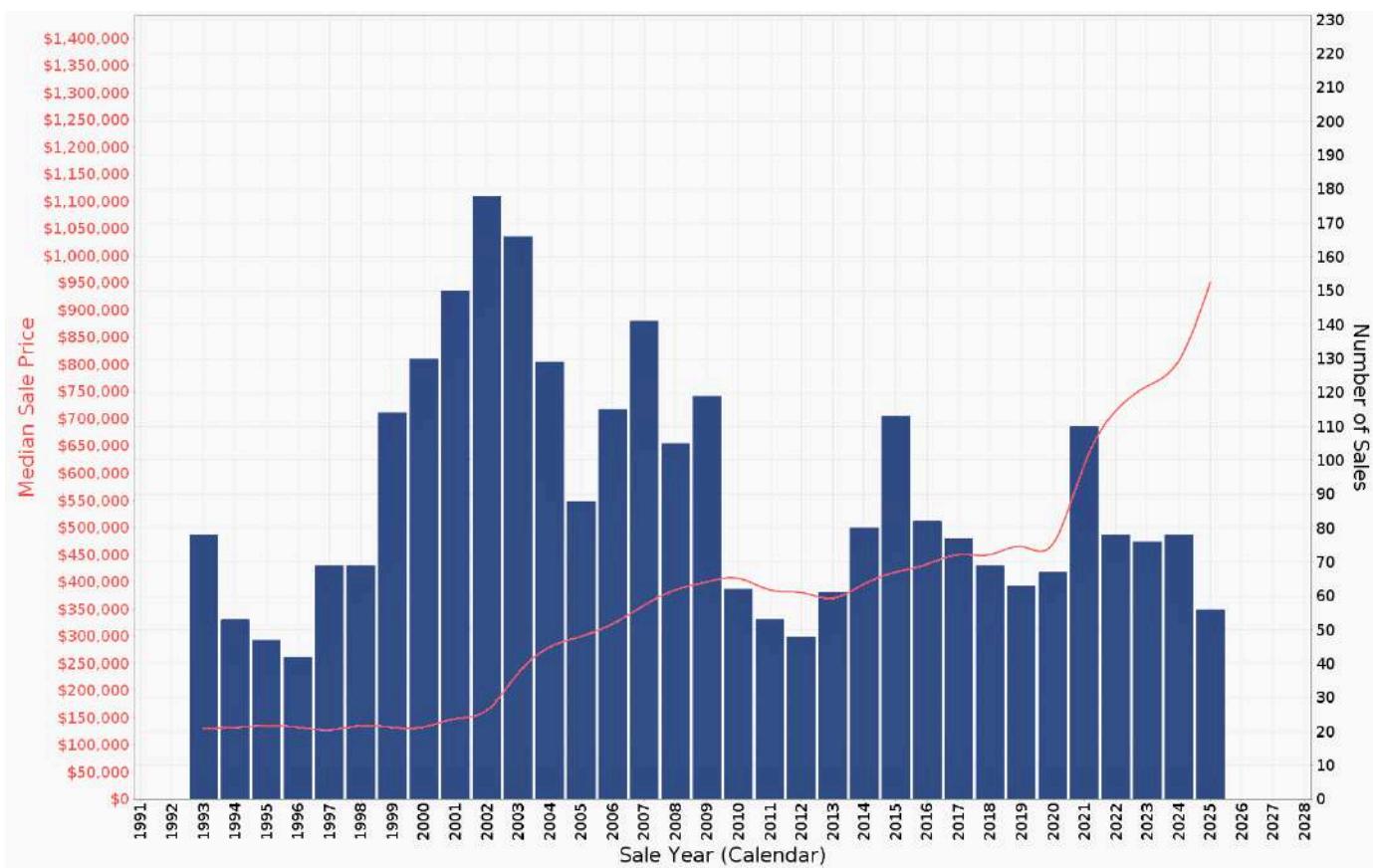
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+17.6%**

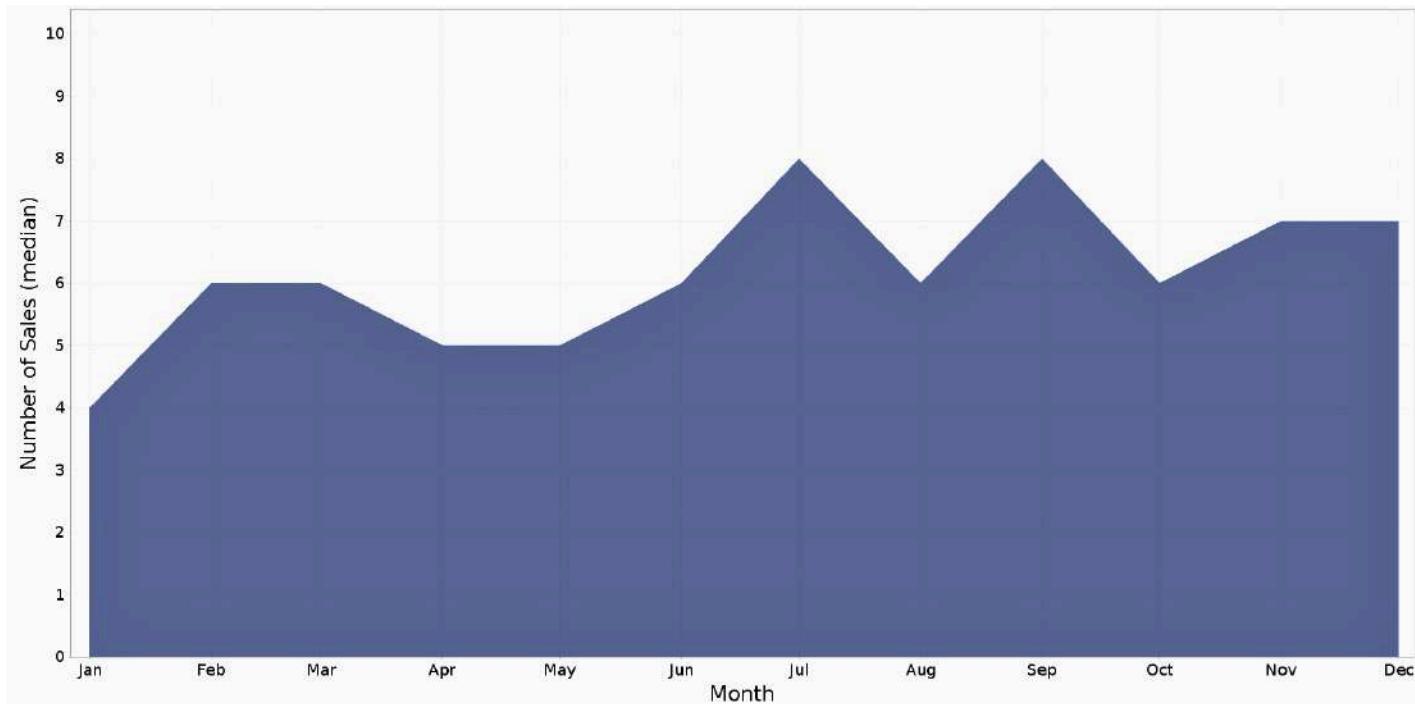
Current Median Price: \$950,000  
Previous Median Price: \$807,500

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

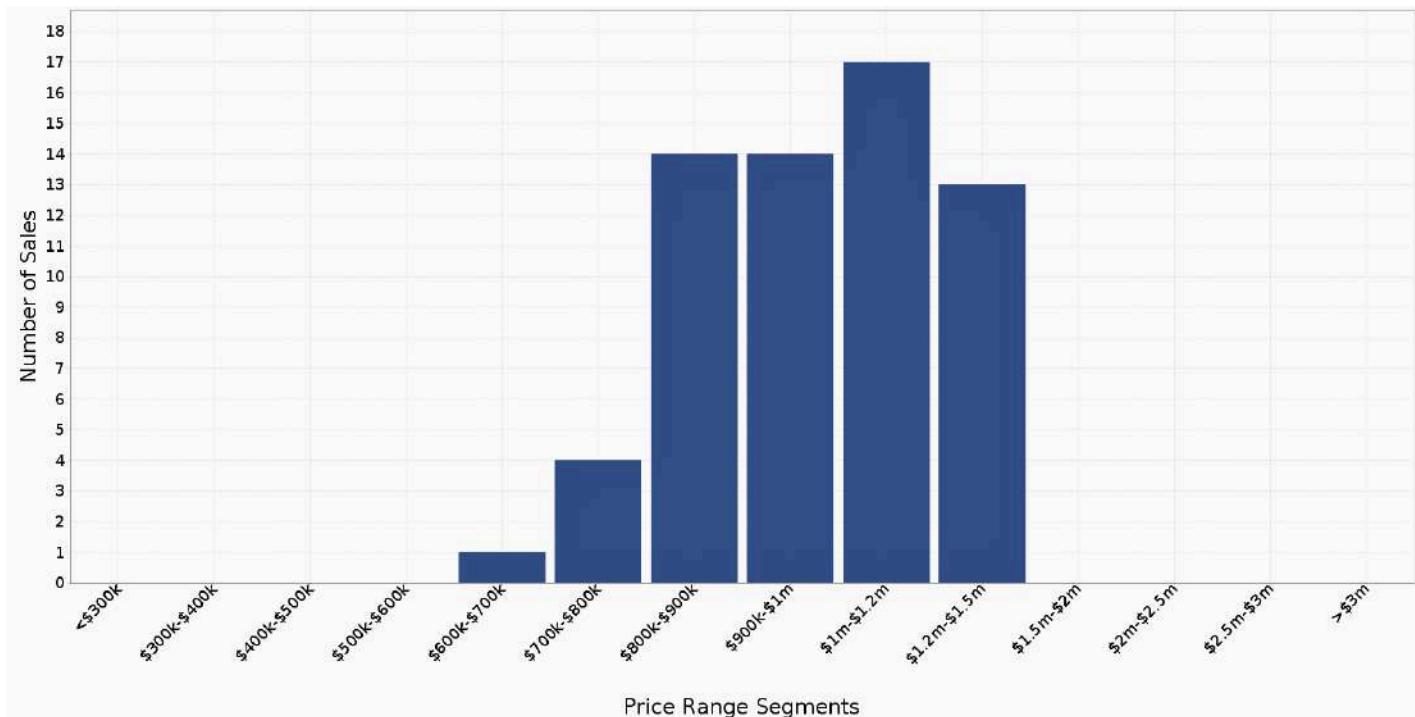


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## PEAK SELLING PERIODS (3 years)



## 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



25 MEIKE CRES



34 TAHAN CRES



1-3 CORY DR



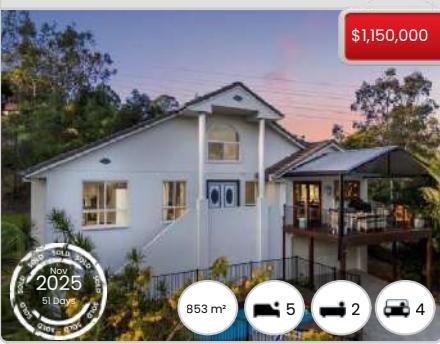
10 PELEWAN CT



45 NANDALA DR



20 PELEWAN CT



1 HANLON ST



29 TO 31 BAYVIEW DR



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# RECENTLY SOLD PROPERTIES

33-35 JALAN ST

\$990,000

Oct 2025  
10 Days

1143 m<sup>2</sup> 4 2 4

56 ANDROMEDA AVE

\$1,020,000

Oct 2025  
20 Days

photo not available

3 1 2

116 POHON DR

\$800,000

Oct 2025  
10 Days

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

2-4 ANDROMEDA AVE

\$1,100,000

Oct 2025  
N/A

971 m<sup>2</sup> 4 2 2

29A TINGI AVE

\$1,115,000

Oct 2025  
30 Days

2,014 m<sup>2</sup> 3 2 2

118 POHON DR

\$925,000

Oct 2025  
N/A

604 m<sup>2</sup> 5 2 2

2 ANTONIA AVE

\$1,020,000

Oct 2025  
N/A

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

LEGEND:  
1. RESIDENCE  
2. POOL  
3. CARPORT  
4. POOL

147 POHON DR

\$1,075,000

Oct 2025  
20 Days

850 m<sup>2</sup> 4 2 2

19 COWRA ST

\$985,000

Oct 2025  
2 Days

979 m<sup>2</sup> 4 3 2

127 POHON DR

\$1,100,000

Oct 2025  
N/A

1,420 m<sup>2</sup> 4 2 2

12 TANAH MERAH AVE

\$1,050,000

Oct 2025  
N/A

1,495 m<sup>2</sup> 3 1 1

124-126 MURRAYS RD

\$950,000

Sep 2025  
438 Days

7,917 m<sup>2</sup> 2 1 2

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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**

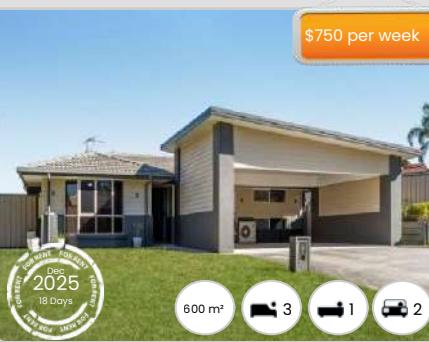
Based on recorded House rentals within the last 12 months (2025)

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

1/81-83 JALAN STREET



4 TAHAH CRESCENT



18 SUNDAR CRESCENT



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