



Woodridge

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	151	\$ 265,000	0.0 %	\$ 160,000	\$ 378,000
2009	152	\$ 270,000	1.9 %	\$ 154,000	\$ 356,000
2010	94	\$ 270,000	0.0 %	\$ 185,000	\$ 405,000
2011	79	\$ 250,000	-7.4 %	\$ 178,000	\$ 385,000
2012	76	\$ 235,000	-6.0 %	\$ 142,000	\$ 680,000
2013	114	\$ 235,500	0.2 %	\$ 140,000	\$ 499,000
2014	167	\$ 262,500	11.5 %	\$ 150,000	\$ 574,000
2015	154	\$ 292,250	11.3 %	\$ 166,250	\$ 500,000
2016	143	\$ 300,000	2.7 %	\$ 132,500	\$ 710,000
2017	155	\$ 312,500	4.2 %	\$ 175,000	\$ 455,000
2018	89	\$ 300,000	-4.0 %	\$ 150,000	\$ 1,182,447
2019	88	\$ 286,000	-4.7 %	\$ 182,500	\$ 500,000
2020	111	\$ 290,000	1.4 %	\$ 205,000	\$ 580,789
2021	236	\$ 353,600	21.9 %	\$ 225,000	\$ 792,000
2022	176	\$ 465,000	31.5 %	\$ 225,000	\$ 1,205,000
2023	153	\$ 510,000	9.7 %	\$ 210,000	\$ 1,250,000
2024	151	\$ 650,000	27.5 %	\$ 362,000	\$ 1,440,500
2025	113	\$ 720,000	10.8 %	\$ 200,000	\$ 2,020,000
2026	0				

Median Sale Price

\$720k

Based on 113 recorded House sales within the last 12 months (2025)

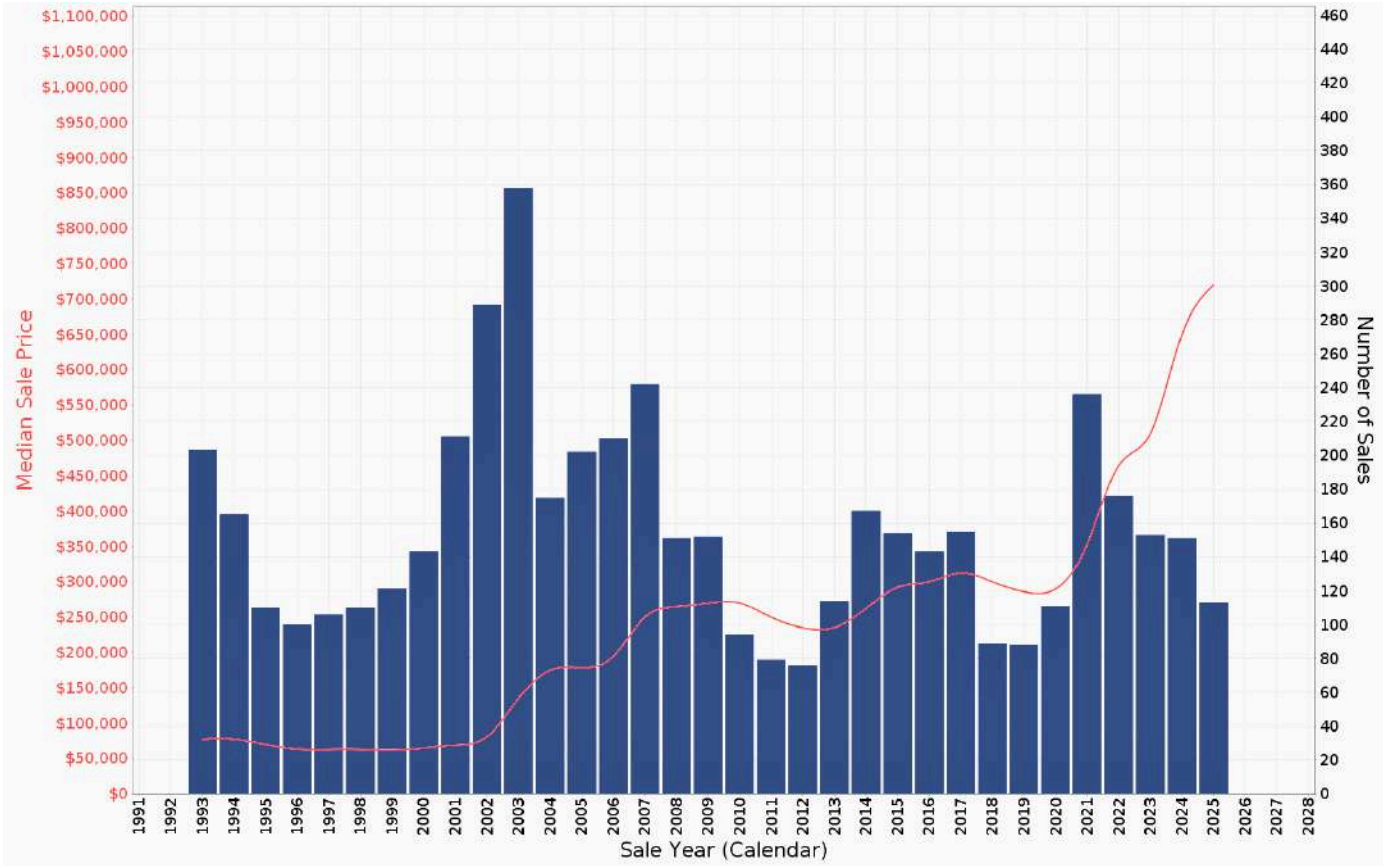
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

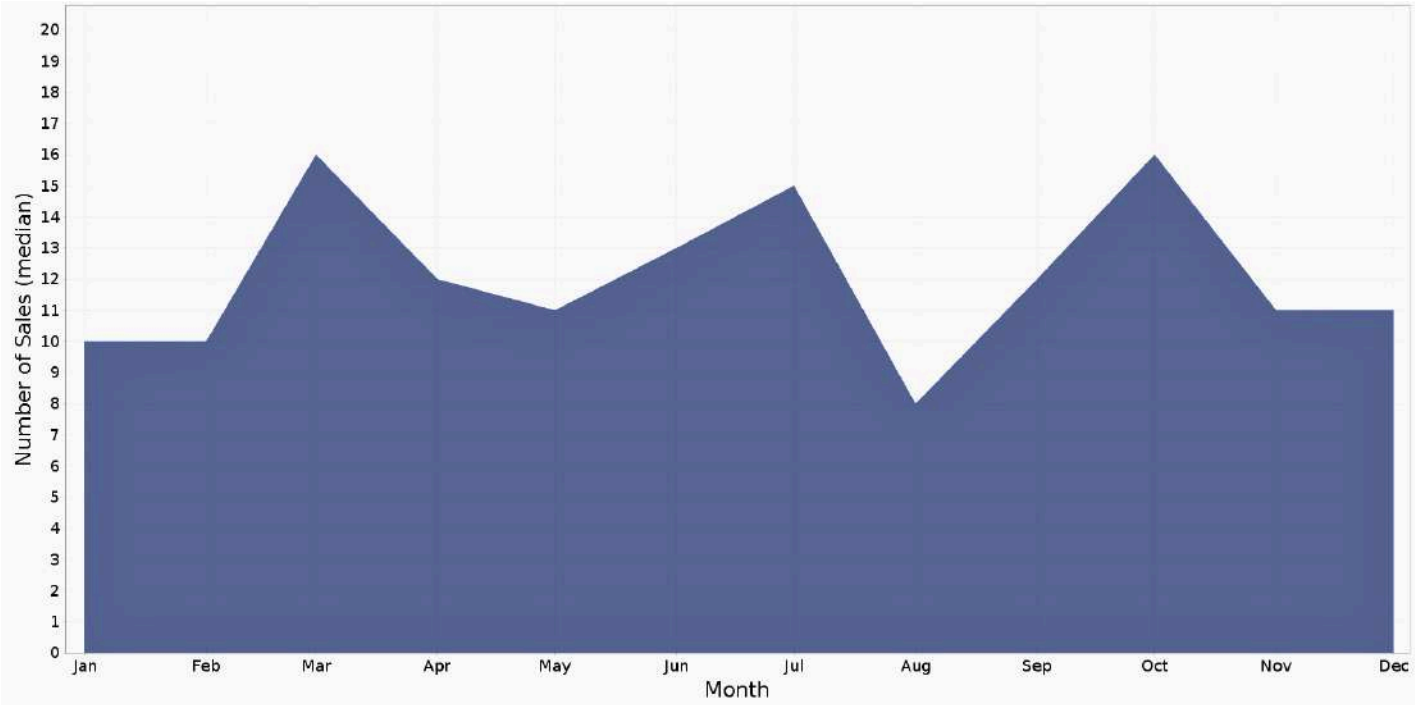
Current Median Price: \$720,000
Previous Median Price: \$650,000

Based on 264 recorded House sales compared over the last two rolling 12 month periods

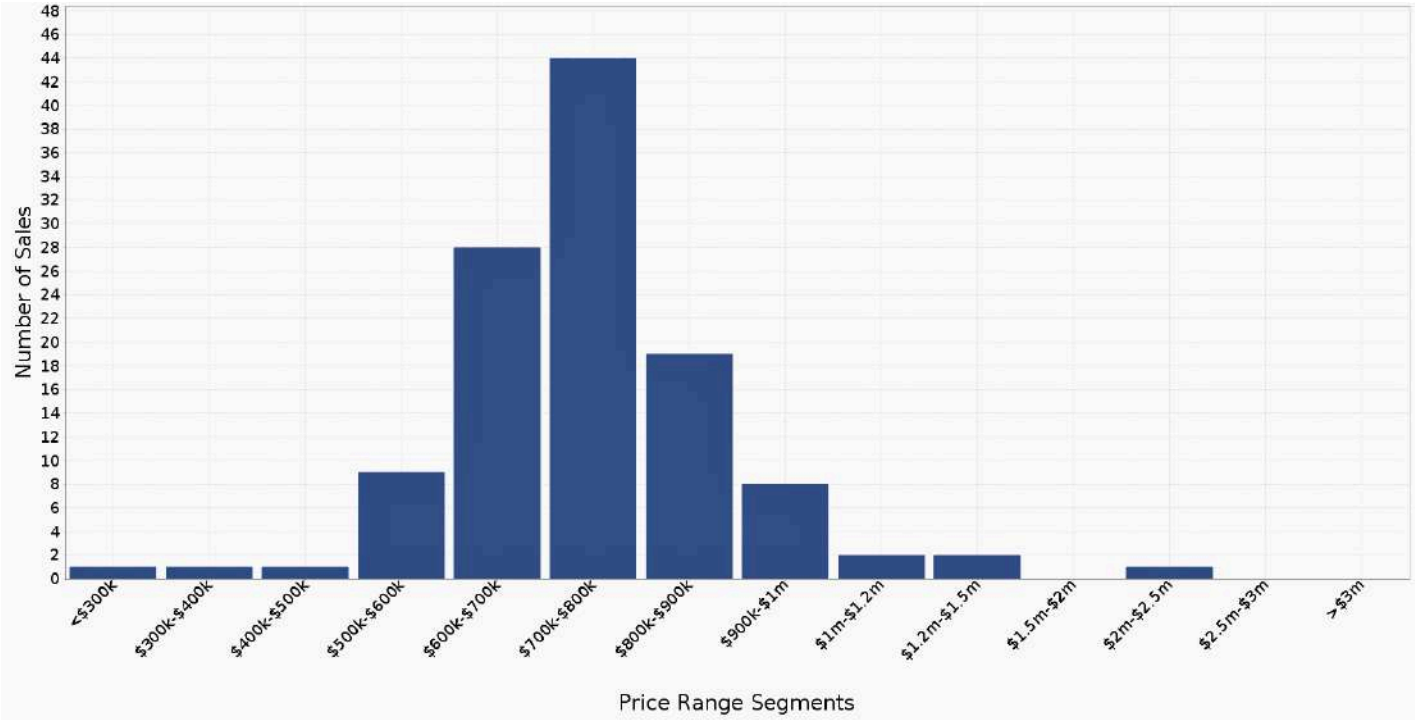


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PEAK SELLING PERIODS (3 years)



WOODRIDGE – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$720k

Based on 113 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

+10.8%

Current Median Price: \$720,000
Previous Median Price: \$650,000

Based on 264 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

113

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

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

5 DOROTHY ST

\$852,000



620 m² 3 1 1

Dec 2025 24 Days

27 ANDELLA ST

\$906,000



666 m² 4 2 2

Dec 2025 29 Days

10 ORMESBY ST

\$735,000

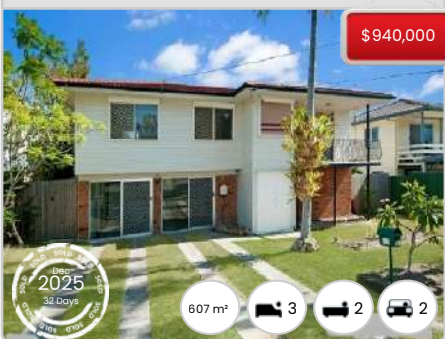


658 m² 3 1 2

Dec 2025 79 Days

14 STUBBS RD

\$940,000



607 m² 3 2 2

Dec 2025 32 Days

12 MODILLION ST

\$850,000



627 m² 3 2 3

Nov 2025 42 Days

8 BIRUN ST

\$850,000



645 m² 3 1 3

Nov 2025 27 Days

19 CASIUS ST

\$860,000



774 m² 4 1 2

Nov 2025 20 Days

9 MIKAGA CT

\$896,000



617 m² 3 2 2

Nov 2025 24 Days

2 HUNTER RD

\$700,000




529 m² 3 1 1

Nov 2025 N/A


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RECENTLY SOLD PROPERTIES


30 VICTORIA ST





\$865,000



837 m²

4

1

6

8 CYPRESS ST



\$800,000




809 m²

3


1

2


10 ELIZABETH ST





\$840,000




607 m²

3


2

2


144 RAILWAY PDE





\$900,000



837 m²

3

1

3

5 BARKALA ST



\$690,500




559 m²

2


1

1


15 CLAVERTON ST





\$747,000



607 m²

3

1

2

5 NYANZA ST



\$786,000




607 m²

3


1

2


3 ELM AVE





\$820,000



647 m²

3

1

1

17 KURRAJONG ST



\$790,000



668 m²

3

1

1

22 ANDELLA ST



\$835,000




604 m²

3


2

1


66 ALBERT ST





\$873,000




607 m²

3

2

2


107 SMITH RD



\$1,320,000



2,023 m²

4

1

1

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PROPERTIES FOR RENT

Median Rental Price

\$550 /w

Based on 227 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

+4.0%

Current Median Price: \$720,000
Current Median Rent: \$550

Based on 113 recorded House sales and 227 House rentals compared over the last 12 months

Number of Rentals

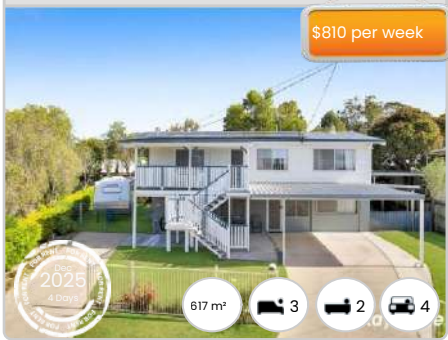
227

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

9 MIKAGA COURT

\$810 per week



617 m²

3

2


4

Dec 2025

4 Days

B/1 OATES AVENUE

\$520 per week



723 m²

3

2


1

Dec 2025

11 Days

45/39-43 GARFIELD ROAD

\$420 per week



1.12 ha

2

1


1

Dec 2025

24 Days

1 OATES AVENUE

\$520 per week



723 m²

3

2

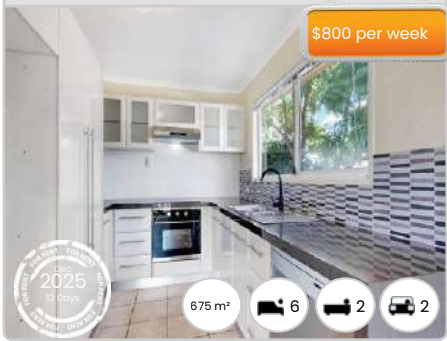
1

Dec 2025

12 Days

34 SOUTHGATE DRIVE

\$800 per week



675 m²

6

2

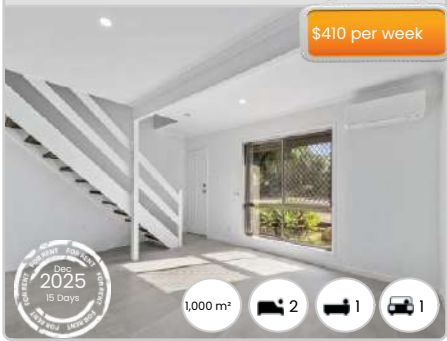
2

Dec 2025

12 Days

1/12 ARAC STREET

\$410 per week



1,000 m²

2

1


1

Dec 2025

15 Days

4 OMAR STREET

\$600 per week



665 m²

3

2


3

Dec 2025

16 Days

26 PATRICIA AVENUE

\$580 per week



617 m²

3

1


1

Dec 2025

16 Days

117/17 MARLOW STREET

\$590 per week



128 m²

3

1

1

Dec 2025

17 Days

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PROPERTIES FOR RENT

2 WARATAH



41 BIRUN STREET



8 BIRUN STREET



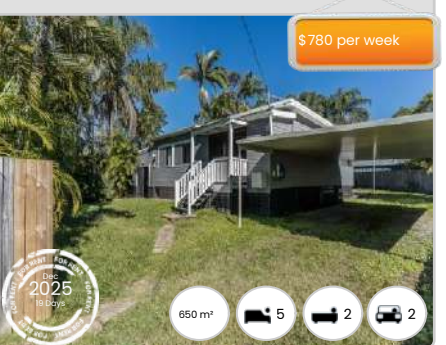
8 HENTY STREET



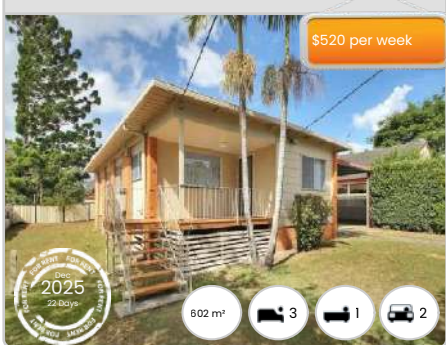
42 HUNTER STREET



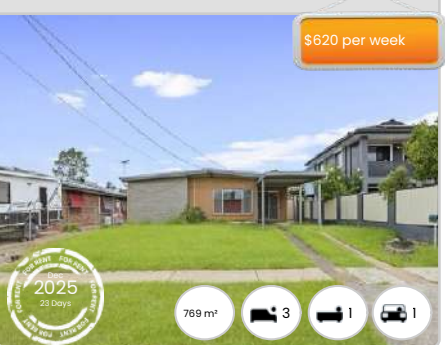
2 YURUGU STREET



3 BALERI STREET



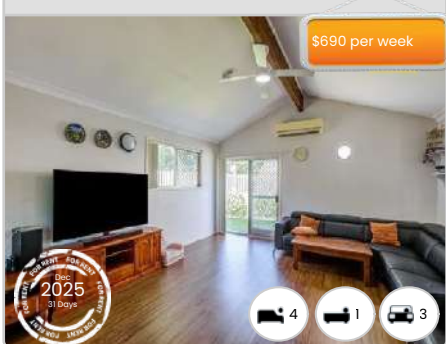
57 SOUTHGATE DRIVE



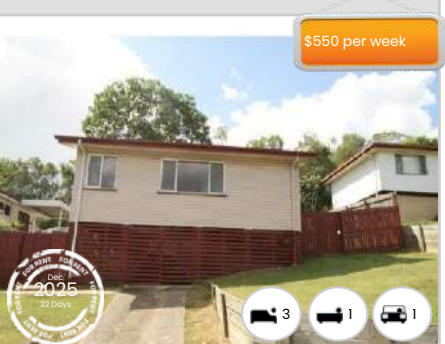
185 STATION ROAD



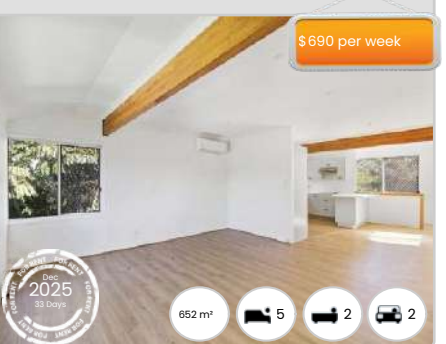
20 MINOA STREET



75 SMITH ROAD



4 NATASHA COURT



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Please contact us to discuss your real estate goals



Navdeep Singh

Real Estate Consultant

0455 670 069

navdeepsingh@realcrats.com



Harjeet Chandi

Real Estate Consultant

0450 050 013

harjeetchandi@realcrats.com

PO Box 1974 Sunnybank Hills QLD 4109
www.realcrats.com

[f](#) [@](#) [in](#) @realcrats

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