



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)

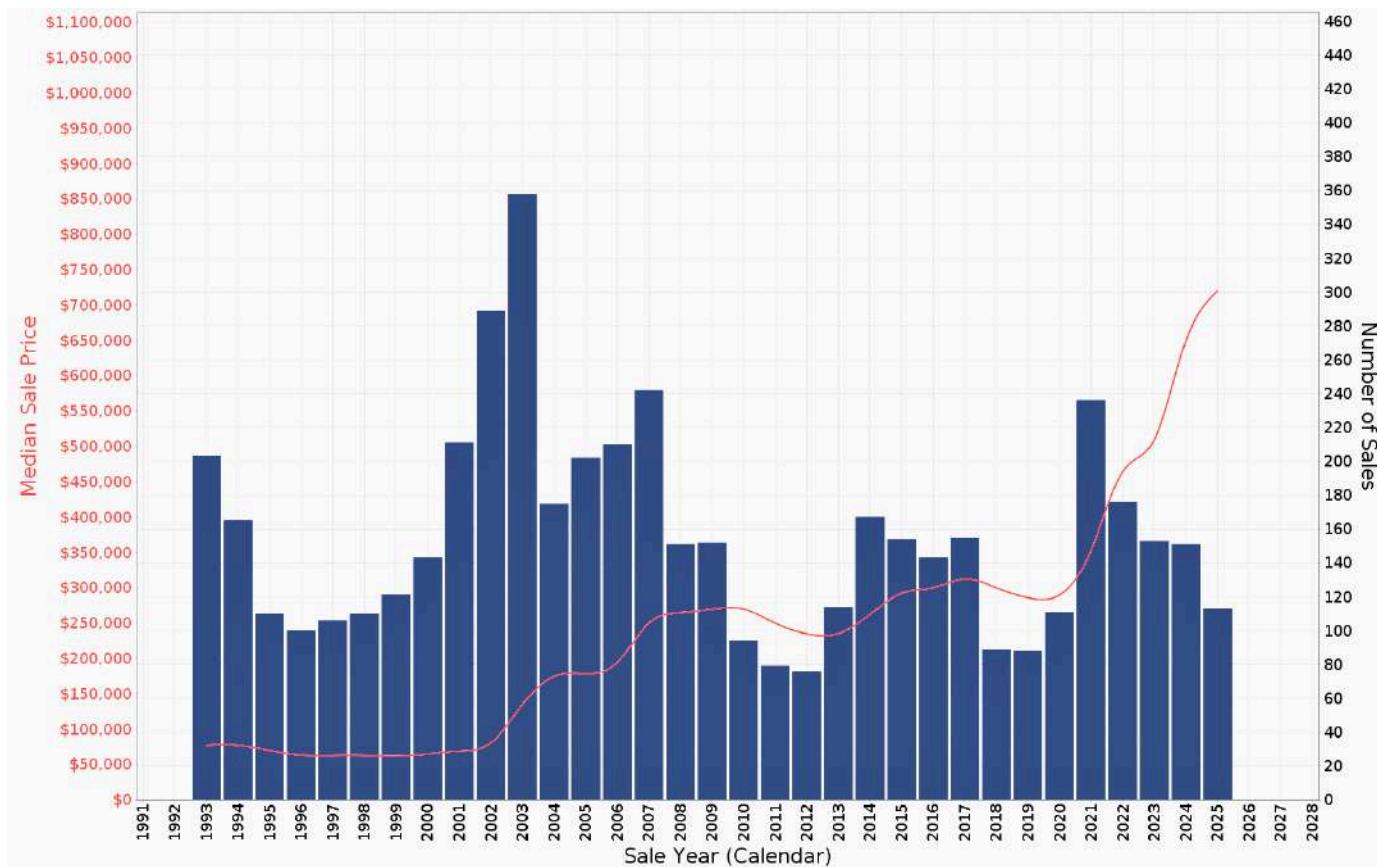
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.8%

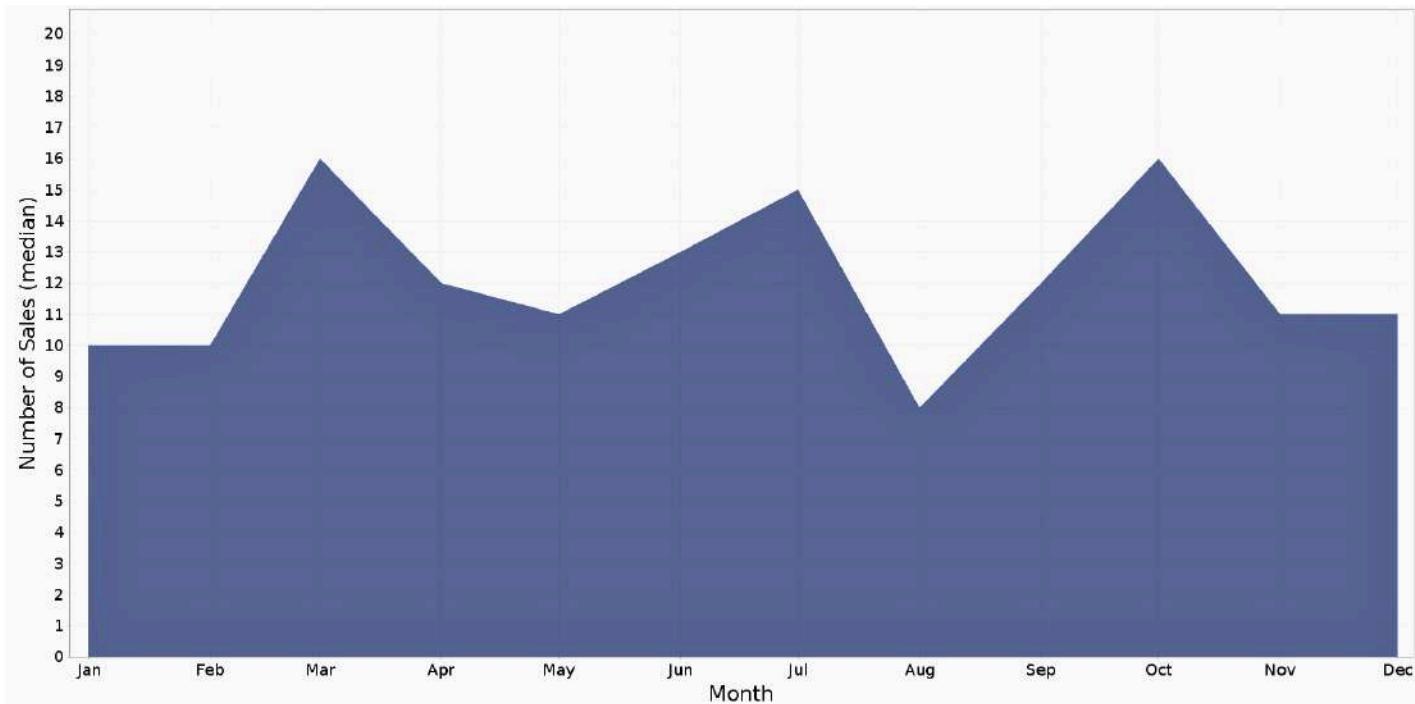
Current Median Price: \$720,000
Previous Median Price: \$650,000

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

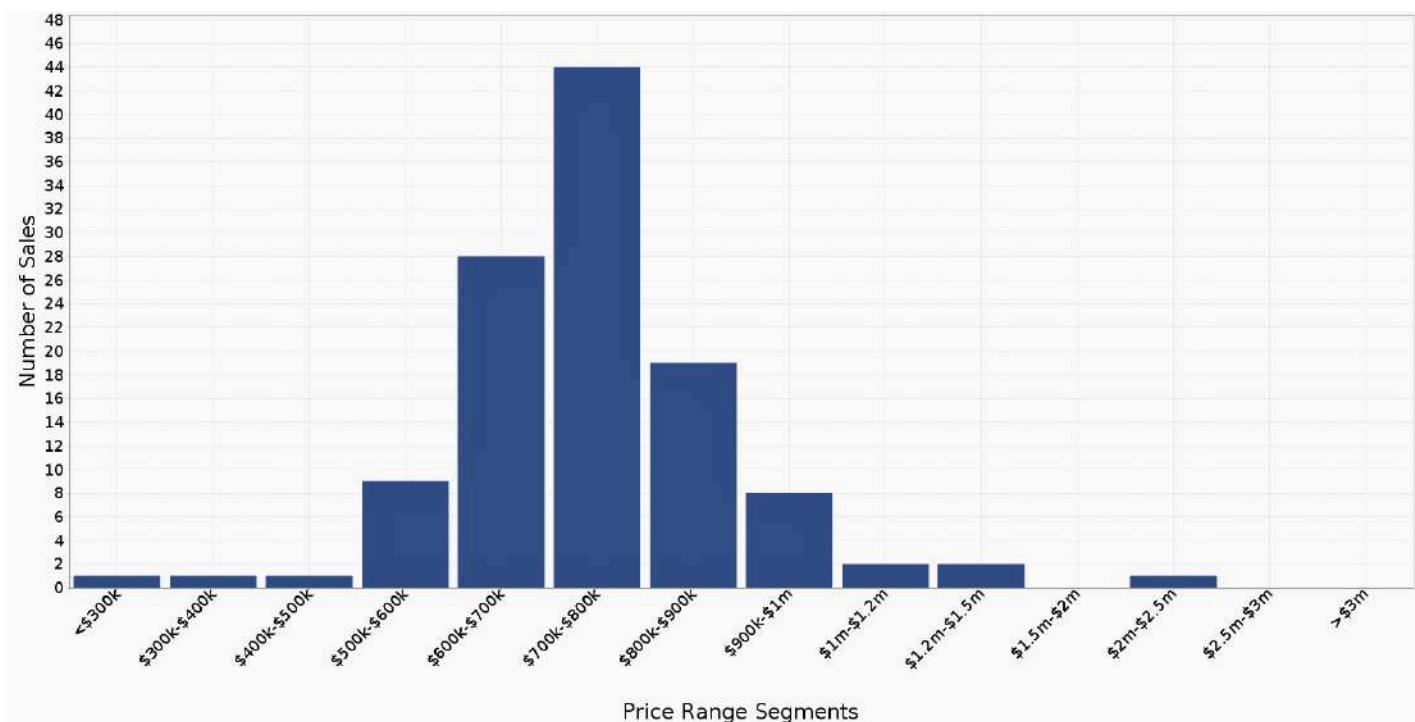


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PEAK SELLING PERIODS (3 years)



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

Sold 10 Nov 2025
24 Days

620 m² 3 1 1

27 ANDELLA ST



\$906,000

Sold 20 Nov 2025
29 Days

666 m² 4 2 2

10 ORMESBY ST



\$735,000

Sold 20 Nov 2025
79 Days

658 m² 3 1 2

14 STUBBS RD



\$940,000

Sold 10 Nov 2025
32 Days

607 m² 3 2 2

12 MODILLION ST



\$850,000

Sold 20 Nov 2025
42 Days

627 m² 3 2 3

8 BIRUN ST



\$850,000

Sold 20 Nov 2025
27 Days

645 m² 3 1 3

19 CASIUS ST



\$860,000

Sold 10 Nov 2025
20 Days

774 m² 4 1 2

9 MIKAGA CT



\$896,000

Sold 20 Nov 2025
24 Days

617 m² 3 2 2

2 HUNTER RD



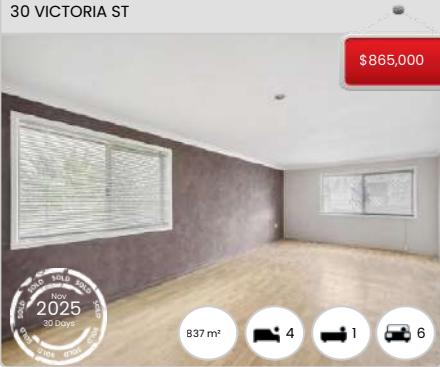
\$700,000

Sold 20 Nov 2025
N/A

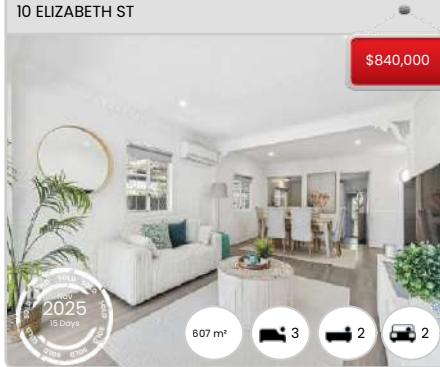
529 m² 3 1 1

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RECENTLY SOLD PROPERTIES

30 VICTORIA ST  \$865,000

8 CYPRESS ST  \$800,000

10 ELIZABETH ST  \$840,000

144 RAILWAY PDE  \$900,000

5 BARKALA ST  \$690,500

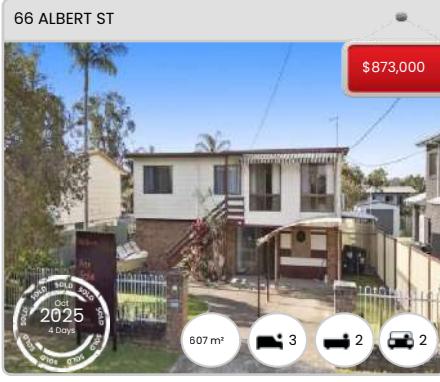
15 CLAVERTON ST  \$747,000

5 NYANZA ST  \$786,000

3 ELM AVE  \$820,000

17 KURRAJONG ST  \$790,000

22 ANDELLA ST  \$835,000

66 ALBERT ST  \$873,000

107 SMITH RD  \$1,320,000

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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

4 Days
Dec 2025

617 m² 3 2 4

B/1 OATES AVENUE



\$520 per week

11 Days
Dec 2025

723 m² 3 2 1

45/39-43 GARFIELD ROAD



\$420 per week

12 Days
Dec 2025

1.12 ha 2 1 1

1 OATES AVENUE

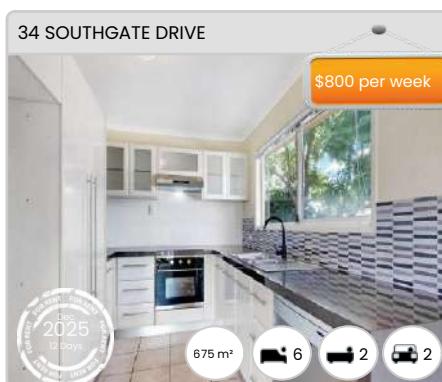


\$520 per week

12 Days
Dec 2025

723 m² 3 2 1

34 SOUTHGATE DRIVE

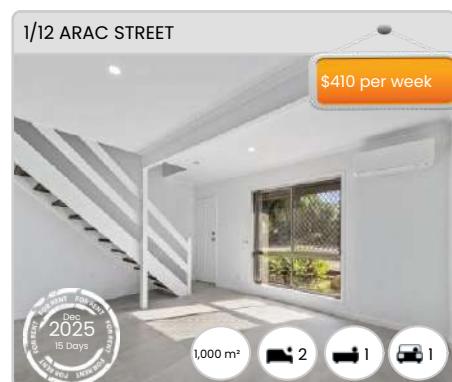


\$800 per week

12 Days
Dec 2025

675 m² 6 2 2

1/12 ARAC STREET



\$410 per week

15 Days
Dec 2025

1,000 m² 2 1 1

4 OMAR STREET



\$600 per week

16 Days
Dec 2025

665 m² 3 2 3

26 PATRICIA AVENUE

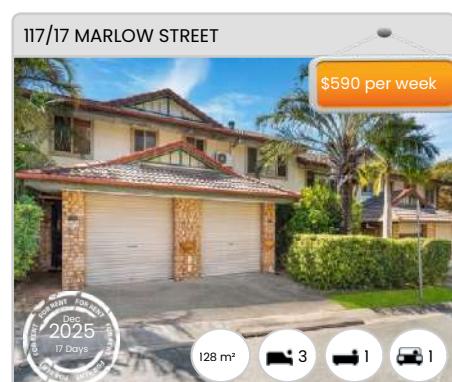


\$580 per week

16 Days
Dec 2025

617 m² 3 1 1

117/17 MARLOW STREET



\$590 per week

17 Days
Dec 2025

128 m² 3 1 1

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PROPERTIES FOR RENT

2 WARATAH



\$450 per week

2025
17 Days

607 m²   

41 BIRUN STREET



\$600 per week

2025
18 Days

670.0 m²   

8 BIRUN STREET



\$650 per week

2025
18 Days

645 m²   

8 HENTY STREET



\$520 per week

2025
18 Days

607.0 m²   

42 HUNTER STREET



\$520 per week

2025
18 Days

2 YURUGU STREET



\$780 per week

2025
19 Days

650 m²   

3 BALERI STREET



\$520 per week

2025
22 Days

602 m²   

57 SOUTHGATE DRIVE



\$620 per week

2025
23 Days

769 m²   

185 STATION ROAD



\$650 per week

2025
28 Days

809 m²   

20 MINOA STREET



\$690 per week

2025
31 Days

75 SMITH ROAD



\$550 per week

2025
32 Days

4 NATASHA COURT



\$690 per week

2025
33 Days

662 m²   

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