



Xsell Real Estate

SUBURB FLYOVER REPORT

MADDINGTON (HOUSE)

PREPARED BY: ATREALTY - ROBERT FARMER, PH: 0433 521 305



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MADDINGTON - Suburb Map



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MADDINGTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	205	\$ 305,000	0.0 %	\$ 13,500	\$ 3,400,000
2009	223	\$ 312,000	2.3 %	\$ 34,000	\$ 1,410,000
2010	186	\$ 310,000	-0.6 %	\$ 53,440	\$ 1,290,000
2011	148	\$ 310,000	0.0 %	\$ 81,000	\$ 3,845,000
2012	210	\$ 319,000	2.9 %	\$ 67,000	\$ 3,985,000
2013	251	\$ 350,000	9.7 %	\$ 48,000	\$ 2,805,000
2014	221	\$ 385,000	10.0 %	\$ 70,000	\$ 4,610,330
2015	175	\$ 380,000	-1.3 %	\$ 133,333	\$ 960,000
2016	164	\$ 365,000	-3.9 %	\$ 40,000	\$ 3,900,000
2017	133	\$ 320,000	-12.3 %	\$ 76,000	\$ 11,000,000
2018	123	\$ 295,200	-7.8 %	\$ 30,000	\$ 1,500,000
2019	112	\$ 282,500	-4.3 %	\$ 55,000	\$ 1,700,000
2020	150	\$ 281,000	-0.5 %	\$ 47,477	\$ 806,000
2021	238	\$ 350,000	24.6 %	\$ 140,000	\$ 3,300,000
2022	221	\$ 388,000	10.9 %	\$ 46,500	\$ 6,100,000
2023	273	\$ 437,000	12.6 %	\$ 45,000	\$ 775,000
2024	280	\$ 605,000	38.4 %	\$ 80,000	\$ 1,300,000
2025	238	\$ 660,000	9.1 %	\$ 114,000	\$ 565,000,000
2026	0				

Median Sale Price

\$660k

Based on 238 recorded House sales within the last 12 months (2025)

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

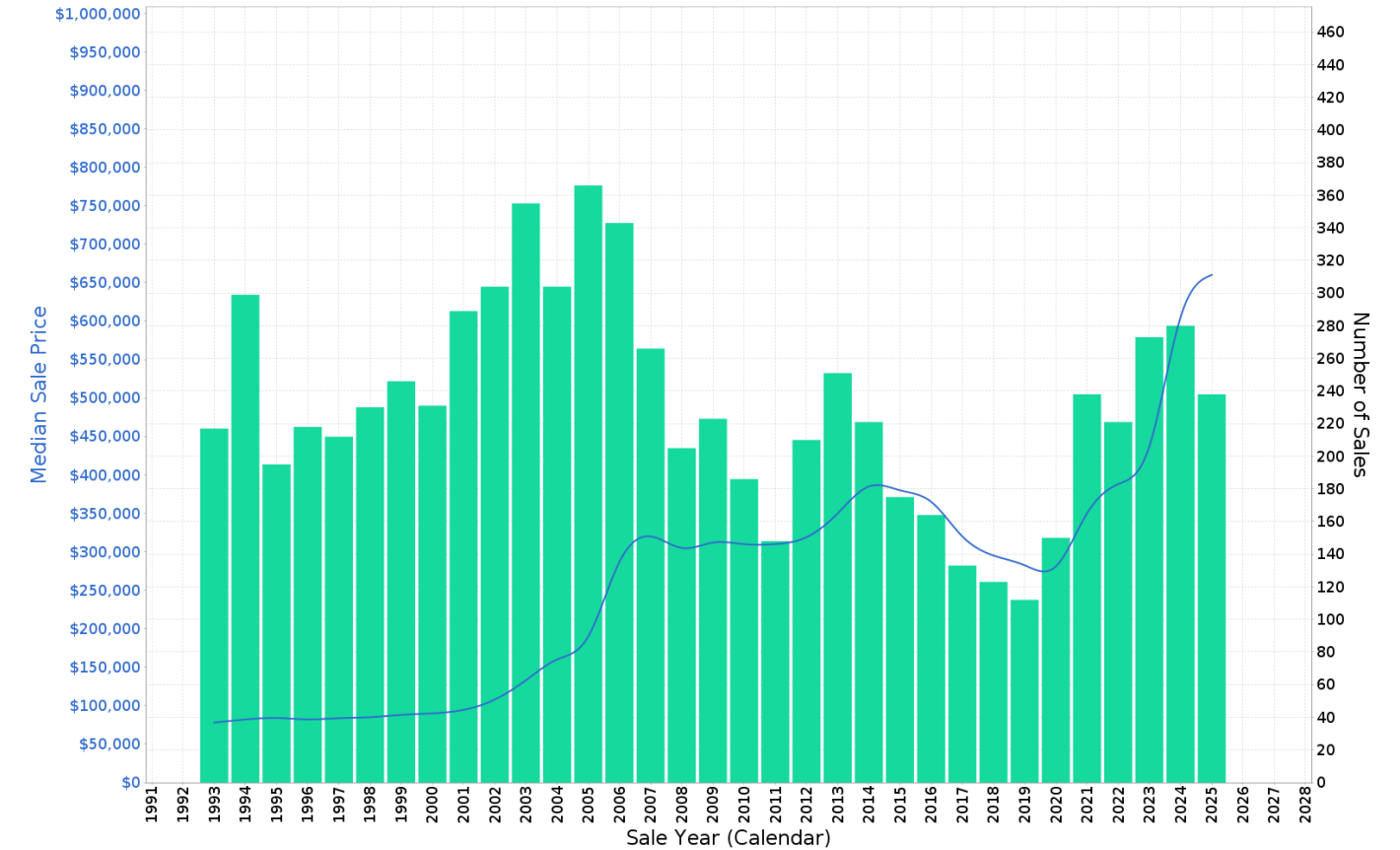
Suburb Growth

+9.1%

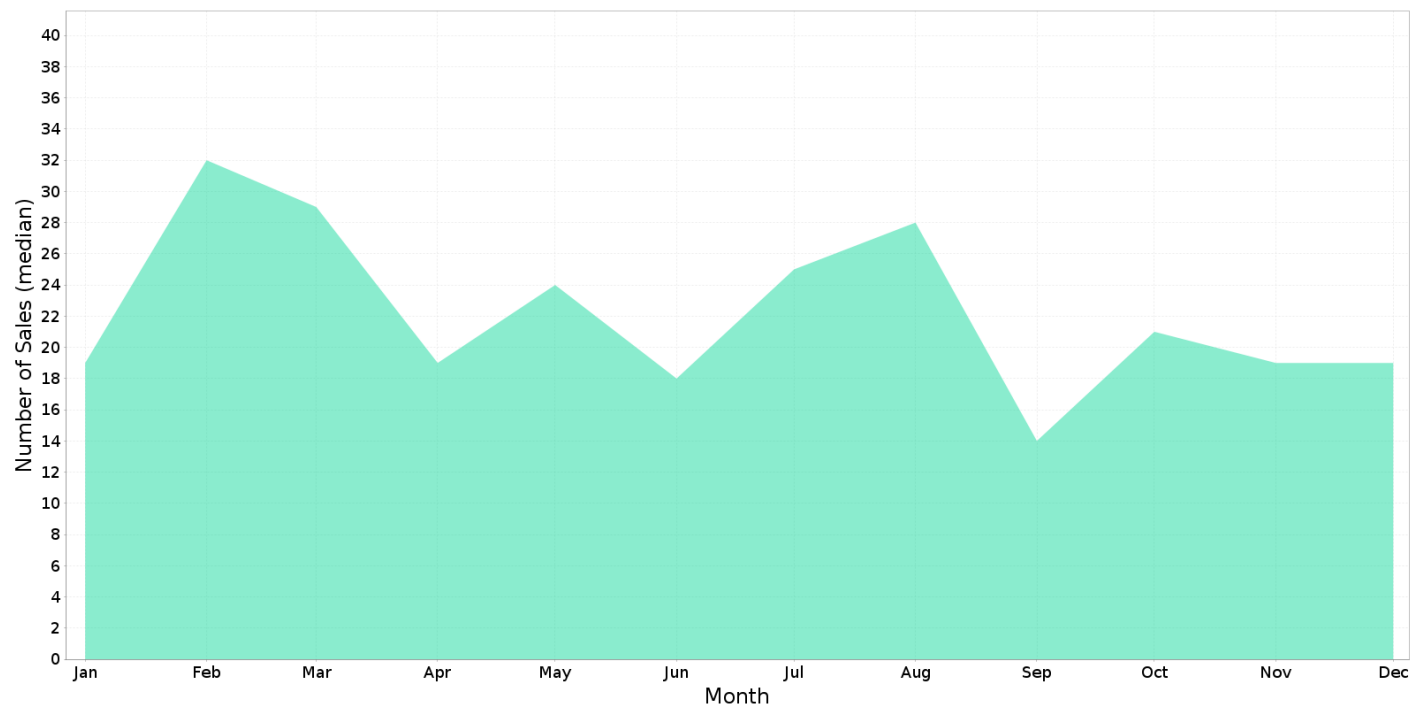
Current Median Price: \$660,000

Previous Median Price: \$605,000

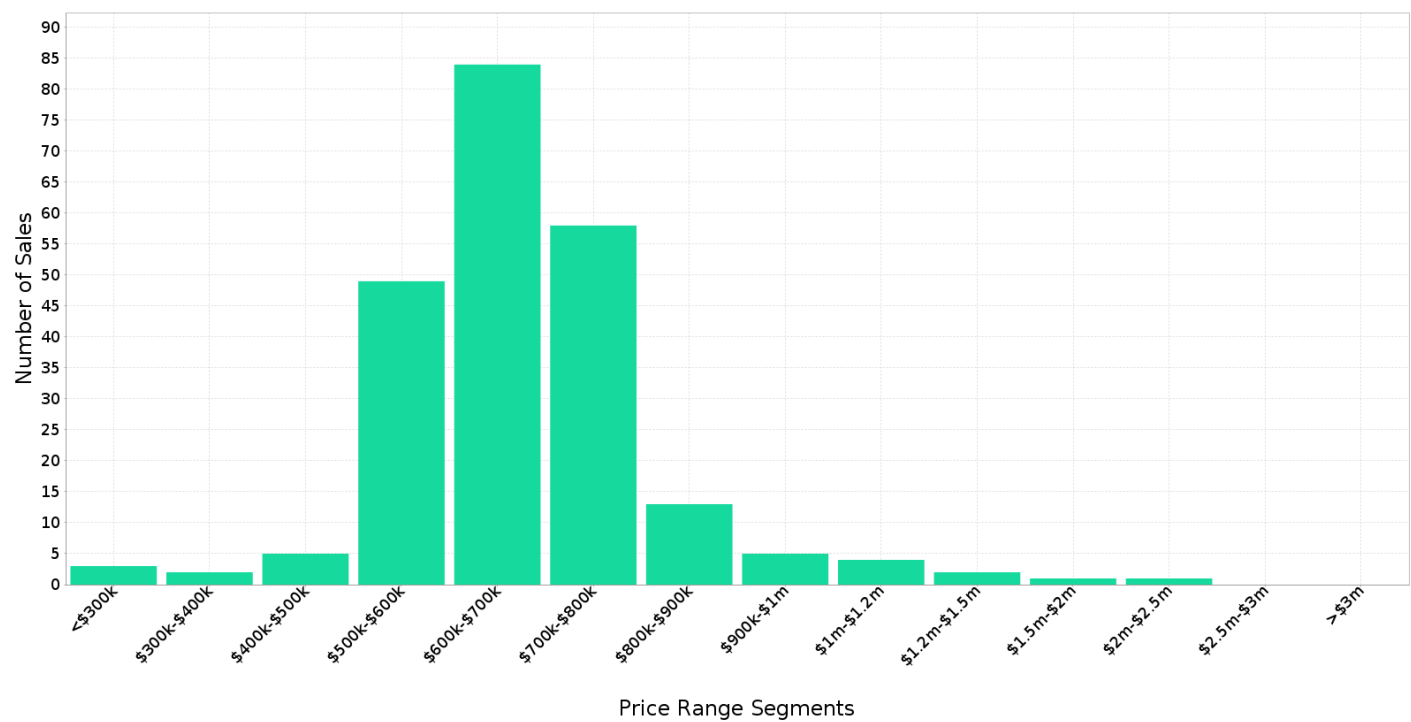
Based on 518 recorded House sales compared over the last two rolling 12 month periods



MADDINGTON - Peak Selling Periods (3 years)



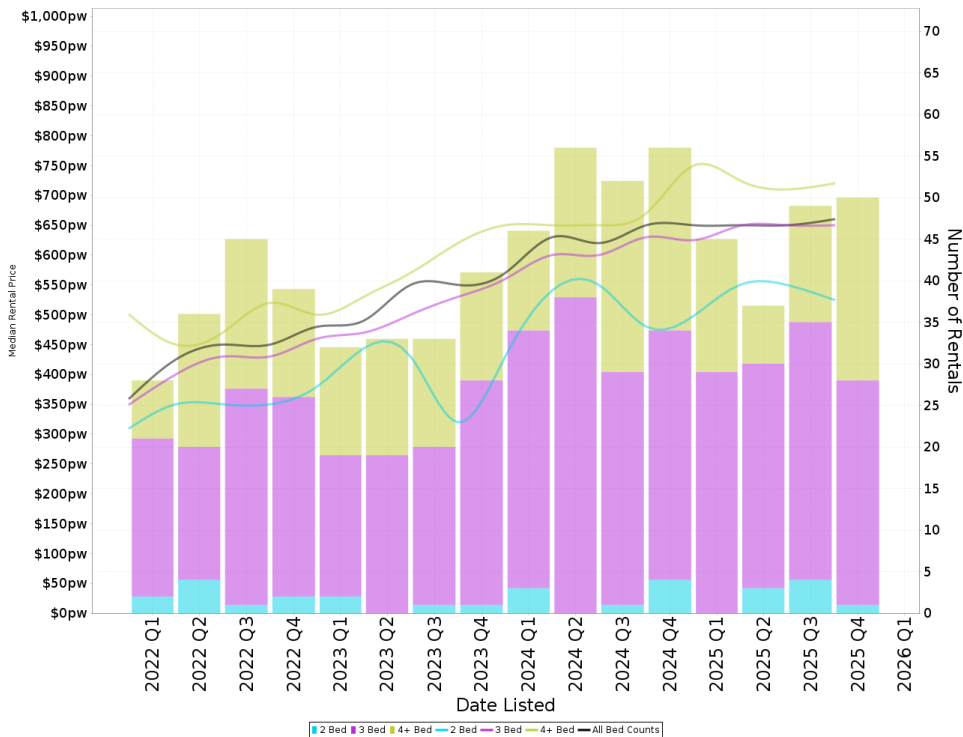
MADDINGTON - Price Range Segments (12 months)





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.1%

Current Median Price: \$660,000
Previous Median Price: \$605,000

Based on 518 registered House sales compared over the last two rolling 12 month periods.

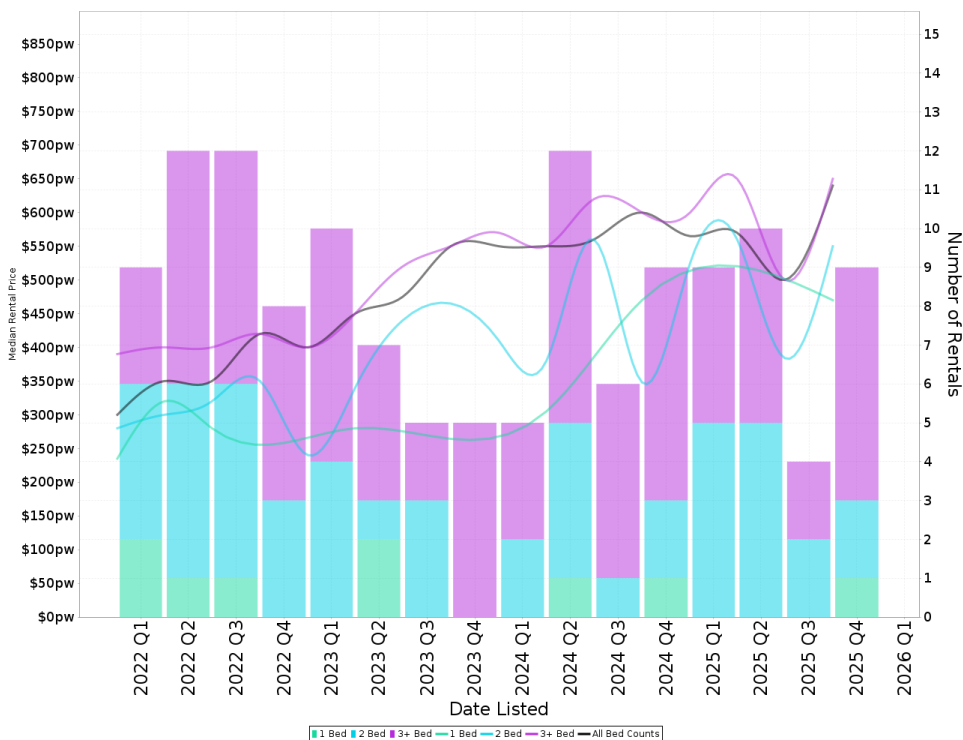
Suburb Rental Yield

+5.1%

Current Median Price: \$660,000
Current Median Rent: \$650

Based on 181 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+36.6%

Current Median Price: \$552,000
Previous Median Price: \$404,000

Based on 62 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$552,000
Current Median Rent: \$570

Based on 32 registered Unit rentals compared over the last 12 months.



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MADDINGTON - Recently Sold Properties

Median Sale Price

\$660k

Based on 238 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

+9.1%

Current Median Price: \$660,000
Previous Median Price: \$605,000

Based on 518 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

238

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

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

1 KAMBER CRT

\$815,000

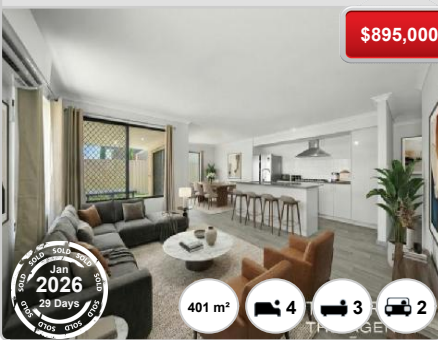
PHOTOS
COMING SOON



513 m² 4 2 2

2 KANDY WAY

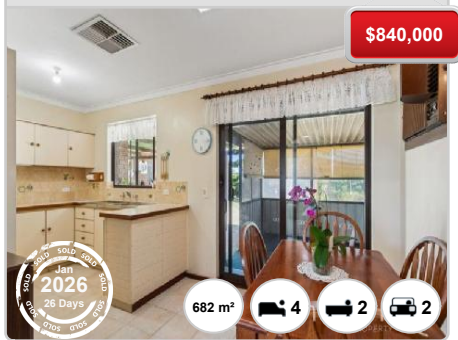
\$895,000



401 m² 4 3 2

114 PITCHFORD AVE

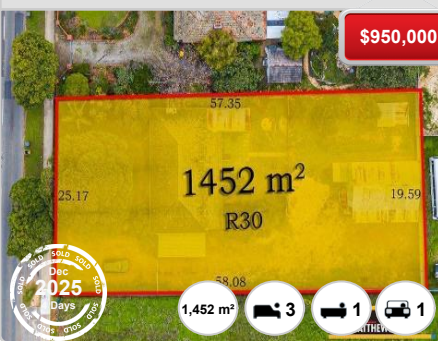
\$840,000



682 m² 4 2 2

2074 ALBANY HWY

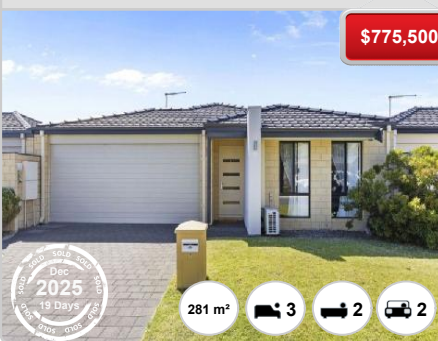
\$950,000



1,452 m² 3 1 1

7 CHERRYTREE CH

\$775,500



281 m² 3 2 2

4 KEEDEN CRT

\$652,000



656 m² 3 1 2

22B BERTRAM ST

\$710,000



324 m² 3 2 2

19 HIBISCUS RD

\$765,000



683 m² 3 1 1

4 SEVINGTON ST

\$700,000



784 m² 3 1 2

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37 MORLEY ST

\$732,000



264 m²

3

2

2

47B RIVER AVE

\$715,000



270 m²

3

2

2

15 VIRGINIA AVE

\$891,000



1,085 m²

3

1

1

6 PUTTING GRN

\$950,000



592 m²

4

2

2

24 ALDINGTON ST

\$621,000



776 m²

3

1

1

6 GUNBY ST

\$787,000



757 m²

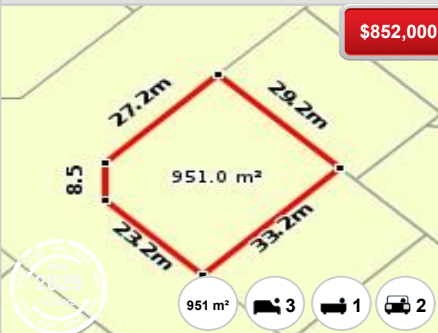
3

1

1

10 CLOVERTREE ST

\$852,000



951 m²

3

1

2

9 COACHWOOD WAY

\$665,000



683 m²

4

1

1

5 LYDDEN ST

\$665,000



809 m²

3

1

1

3 SANDALWOOD ST

\$770,000



683 m²

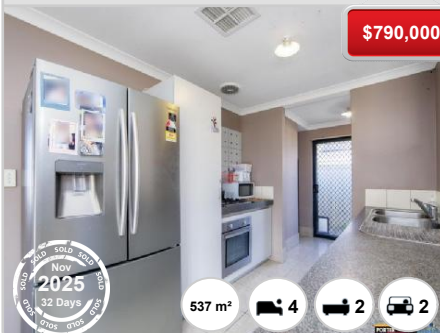
3

1

1

8 KEMSHALL WAY

\$790,000



537 m²

4

2

2

1/47 KELVIN RD

\$702,000



294 m²

3

2

2



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MADDINGTON - Properties For Rent

Median Rental Price

\$650 /w

Based on 181 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

+5.1%

Current Median Price: \$660,000
Current Median Rent: \$650

Based on 238 recorded House sales and 181 House rentals compared over the last 12 months

Number of Rentals

181

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

28 PITCHFORD AVENUE



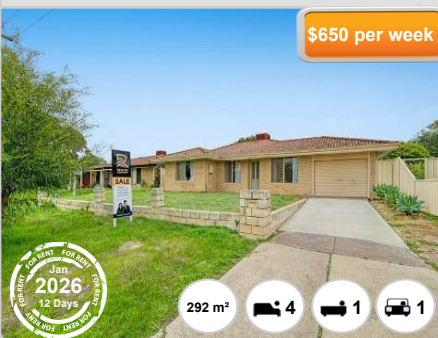
17 VANDA PLACE



17 LOUP ROAD



11B JACARANDA PLACE



34 REVESBY STREET



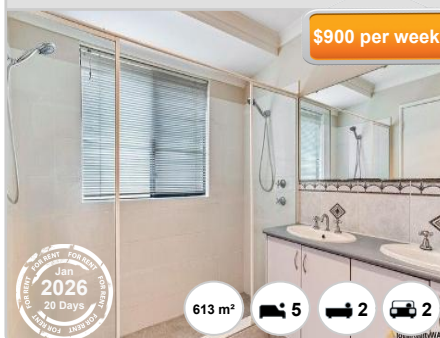
56A PHILLIP STREET



6 MULLINE COURT



23 KEEDEN COURT



9 HEWETT STREET

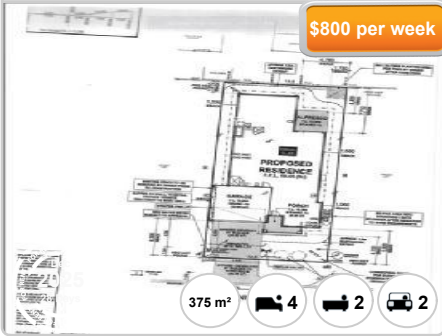




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13 MANNIKIN WAY

\$800 per week



375 m²

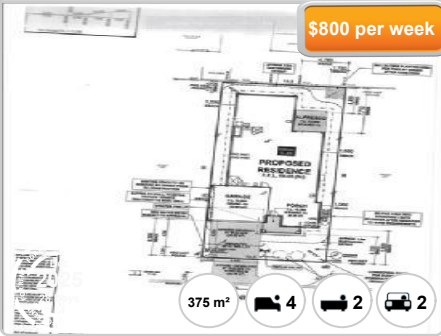
4

2

2

11 MANNIKIN WAY

\$800 per week



375 m²

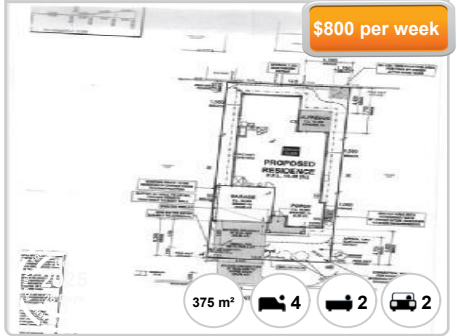
4

2

2

9 MANNIKIN WAY

\$800 per week



375 m²

4

2

2

4/35 MORLEY STREET

\$720 per week



5,776 m²

3

2

3

55 PITCHFORD AVENUE

\$625 per week



8,342 m²

3

1

-

7 WATSONIA STREET

\$670 per week



687 m²

3

1

1

13 CEDAR WAY

\$650 per week



405 m²

3

1

2