

SUBURB FLYOVER REPORT

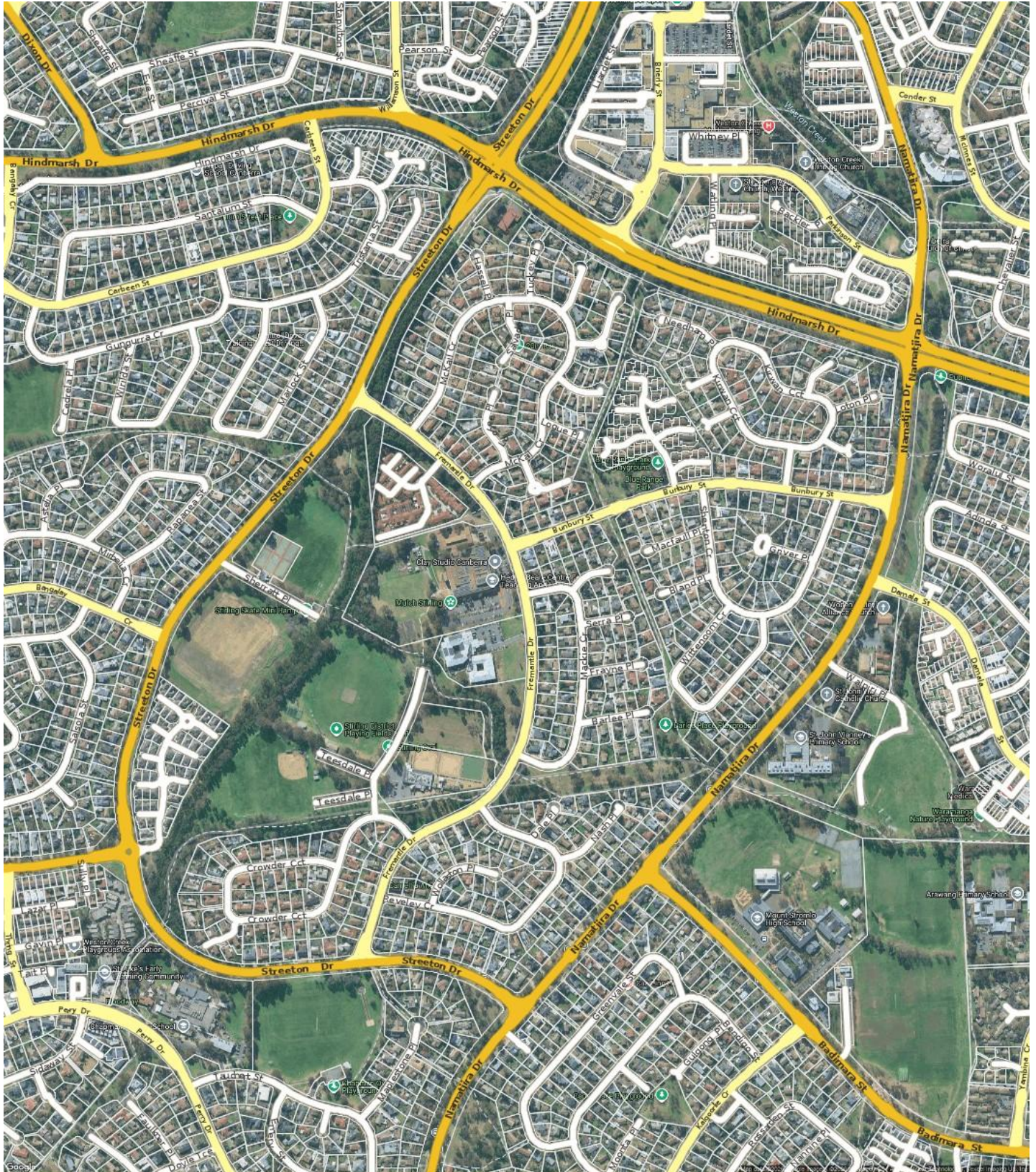
STIRLING (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





STIRLING - Suburb Map



Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricerfinder.com.au](https://www.pricerfinder.com.au))

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STIRLING - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	19	\$ 505,000	0.0 %	\$ 415,000	\$ 705,000
2009	28	\$ 487,500	-3.5 %	\$ 245,000	\$ 740,000
2010	19	\$ 570,250	17.0 %	\$ 481,000	\$ 711,000
2011	18	\$ 547,500	-4.0 %	\$ 250,000	\$ 705,000
2012	16	\$ 610,000	11.4 %	\$ 250,000	\$ 830,000
2013	15	\$ 575,000	-5.7 %	\$ 450,000	\$ 720,000
2014	24	\$ 595,000	3.5 %	\$ 450,000	\$ 720,000
2015	20	\$ 585,250	-1.6 %	\$ 255,000	\$ 797,000
2016	6	\$ 577,500	-1.3 %	\$ 500,000	\$ 691,500
2017	17	\$ 700,000	21.2 %	\$ 35,000	\$ 970,000
2018	23	\$ 800,000	14.3 %	\$ 550,000	\$ 1,030,000
2019	19	\$ 750,000	-6.2 %	\$ 540,000	\$ 900,000
2020	27	\$ 850,000	13.3 %	\$ 191,500	\$ 1,437,000
2021	25	\$ 1,065,000	25.3 %	\$ 757,000	\$ 1,597,000
2022	19	\$ 1,090,000	2.3 %	\$ 775,000	\$ 1,325,000
2023	12	\$ 1,100,000	0.9 %	\$ 730,000	\$ 1,320,000
2024	22	\$ 1,097,500	-0.2 %	\$ 334,000	\$ 1,350,000
2025	22	\$ 1,077,000	-1.9 %	\$ 350,000	\$ 2,000,000
2026	12	\$ 1,150,000	6.8 %	\$ 835,000	\$ 1,655,000

Median Sale Price

\$1.2m

Based on 13 recorded House sales within the last 12 months (Oct '25 - Sep '26)

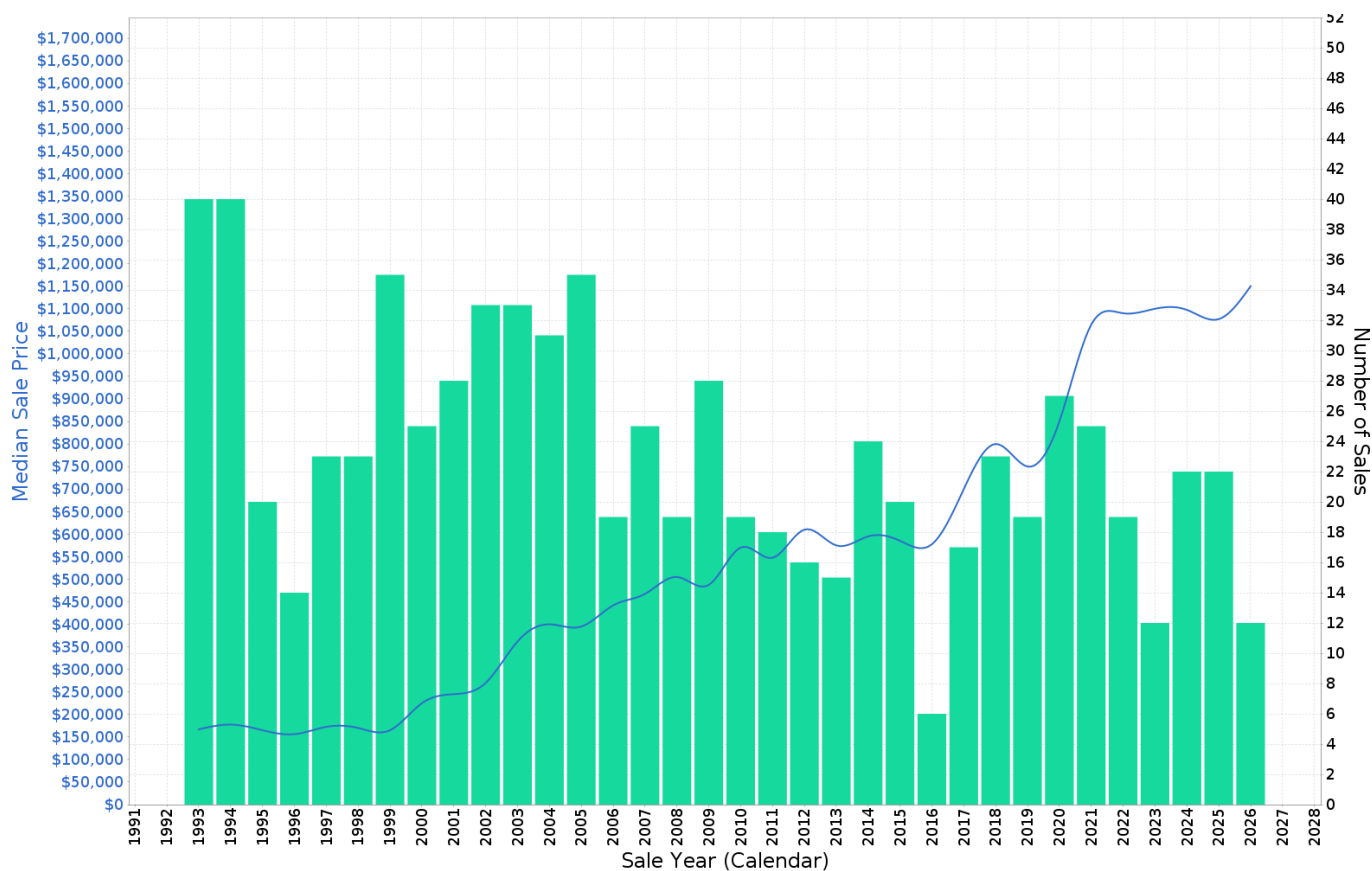
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

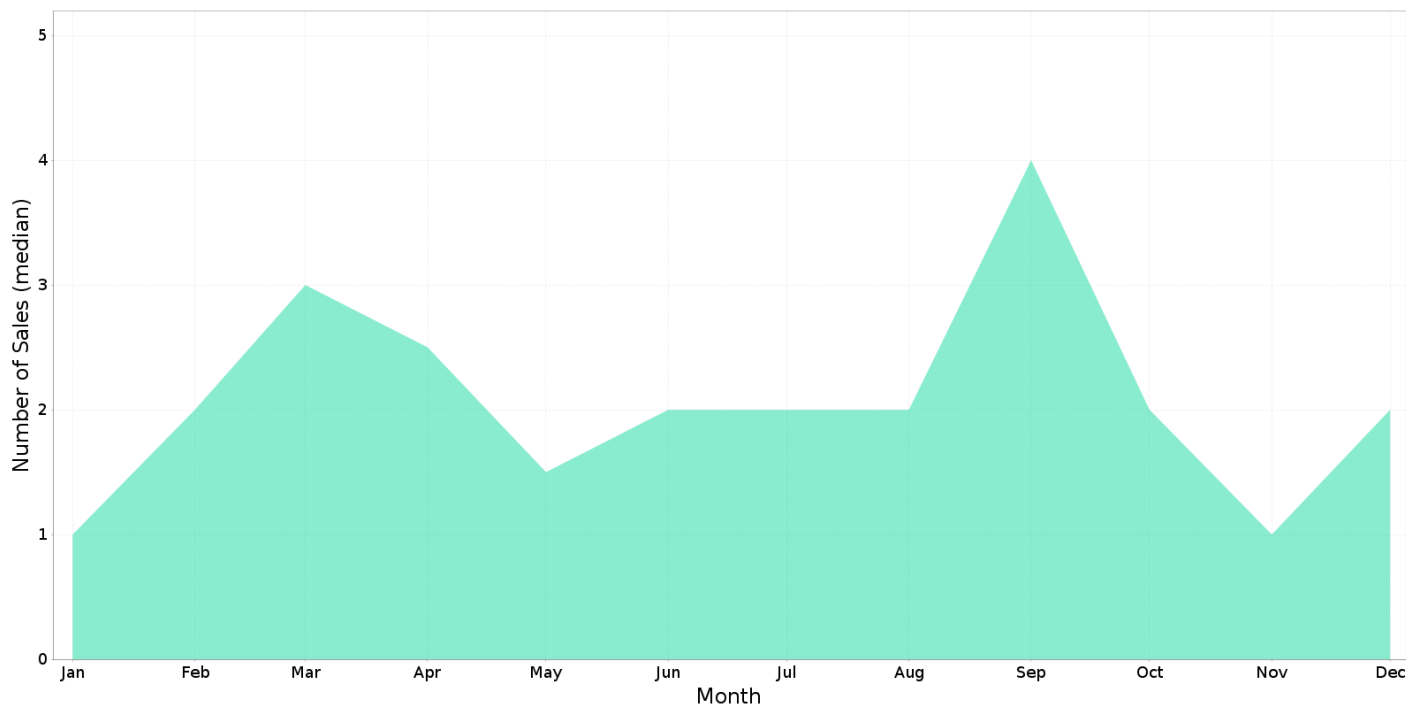
+9.0%

Current Median Price: \$1,200,000
Previous Median Price: \$1,100,750

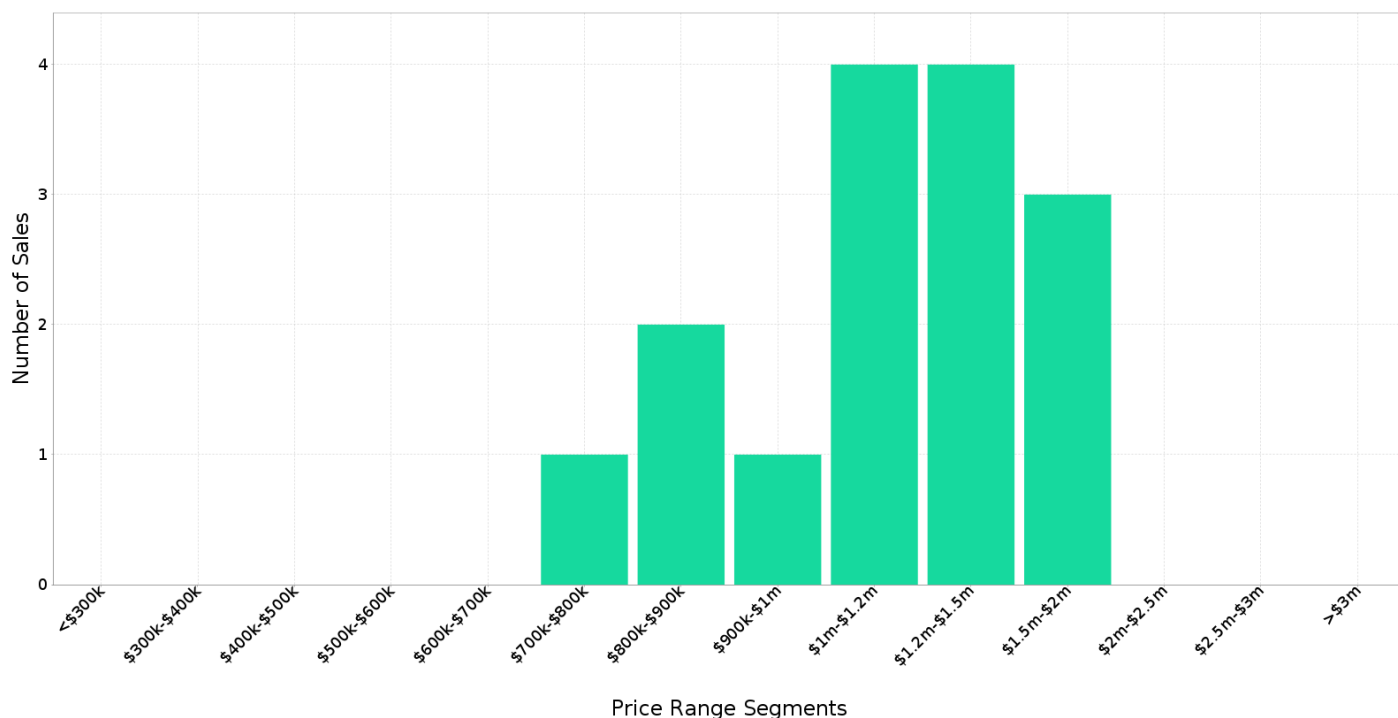
Based on 41 recorded House sales compared over the last two rolling 12 month periods



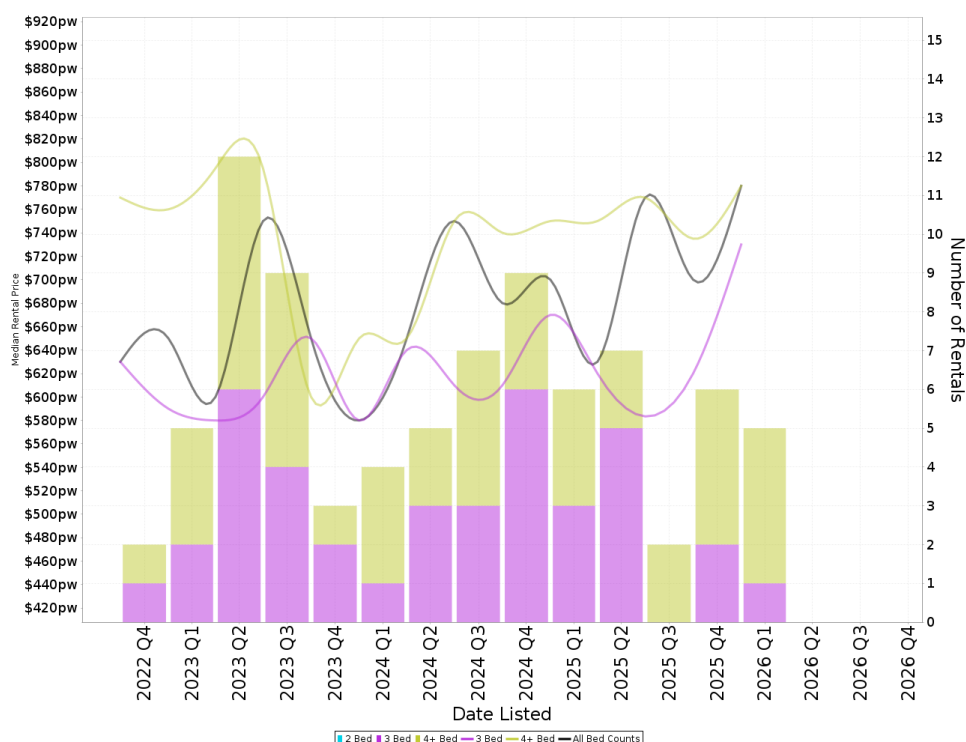
STIRLING - Peak Selling Periods (3 years)



STIRLING - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.0%

Current Median Price: \$1,200,000
Previous Median Price: \$1,100,750

Based on 41 registered House sales compared over the last two rolling 12 month periods.

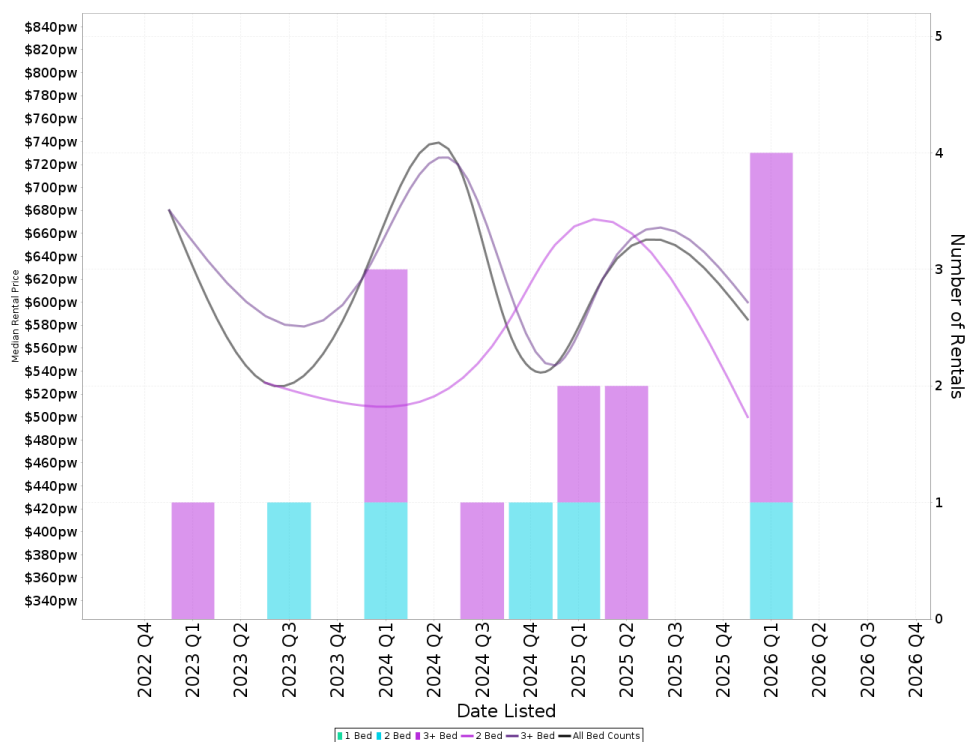
Suburb Rental Yield

+3.2%

Current Median Price: \$1,200,000
Current Median Rent: \$735

Based on 11 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.1%

Current Median Price: \$800,000
Previous Median Price: \$880,000

Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$800,000
Current Median Rent: \$585

Based on 4 registered Unit rentals compared over the last 12 months.

STIRLING - Recently Sold Properties

Median Sale Price

\$1.2m

Based on 13 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+9.0%

Current Median Price: \$1,200,000
Previous Median Price: \$1,100,750

Based on 41 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

13

Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

40 KIRWAN CCT



\$1,250,000

Sold Sep 2026
78 Days

883 m² 4 3 2

1 MACKIE CRES



\$980,000

Sold Sep 2026
N/A

881 m² 4 2 2

37 BUNBURY ST



\$760,000

Sold Aug 2026
15 Days

789 m² 3 2 2

5 LOGUE PL



\$1,020,000

Sold Aug 2026
16 Days

441 m² 3 2 2

8 SALVADO PL



\$1,600,000

Sold Sep 2026
N/A

941 m² 5 3 -

40 SHENTON CRES



\$845,000

Sold Jun 2026
26 Days

956 m² 3 1 2

51 CROWDER CCT



\$1,600,000

MUSCAT
PROPERTY CO
SOLD OFF MARKET

Sold Jun 2026
N/A

Oliver Muscat 0402 446 655
Jane Rogan 0402 444 111

1,530 m² 4 2 2

21 MCKAIL CRES



\$1,100,000

Sold Sep 2026
N/A

733 m² 1 1 -

50/121 STREETON DR



\$950,000

Sold Apr 2026
54 Days

2.88 ha 4 2 2



STIRLING - Properties For Rent

Median Rental Price

\$735 /w

Based on 11 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+3.2%

Current Median Price: \$1,200,000
Current Median Rent: \$735

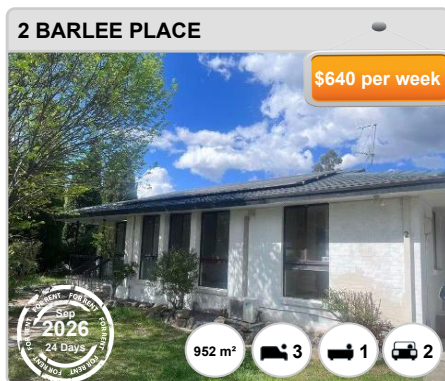
Based on 13 recorded House sales and 11 House rentals compared over the last 12 months

Number of Rentals

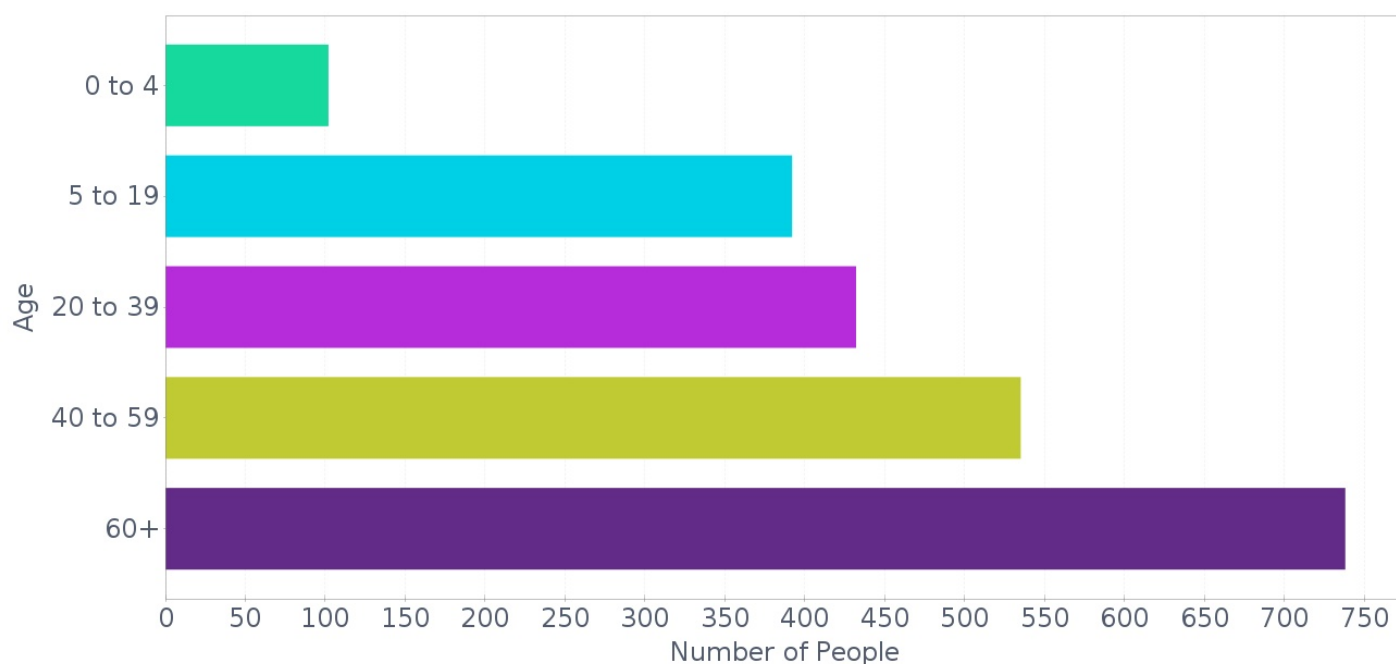
11

Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

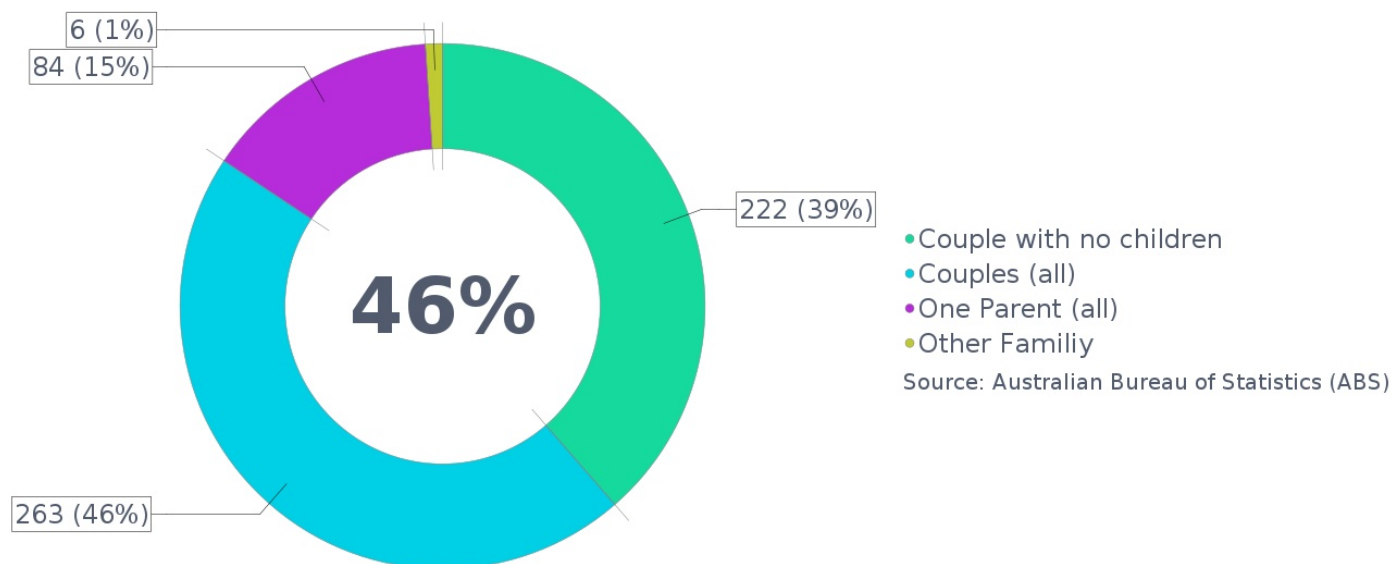
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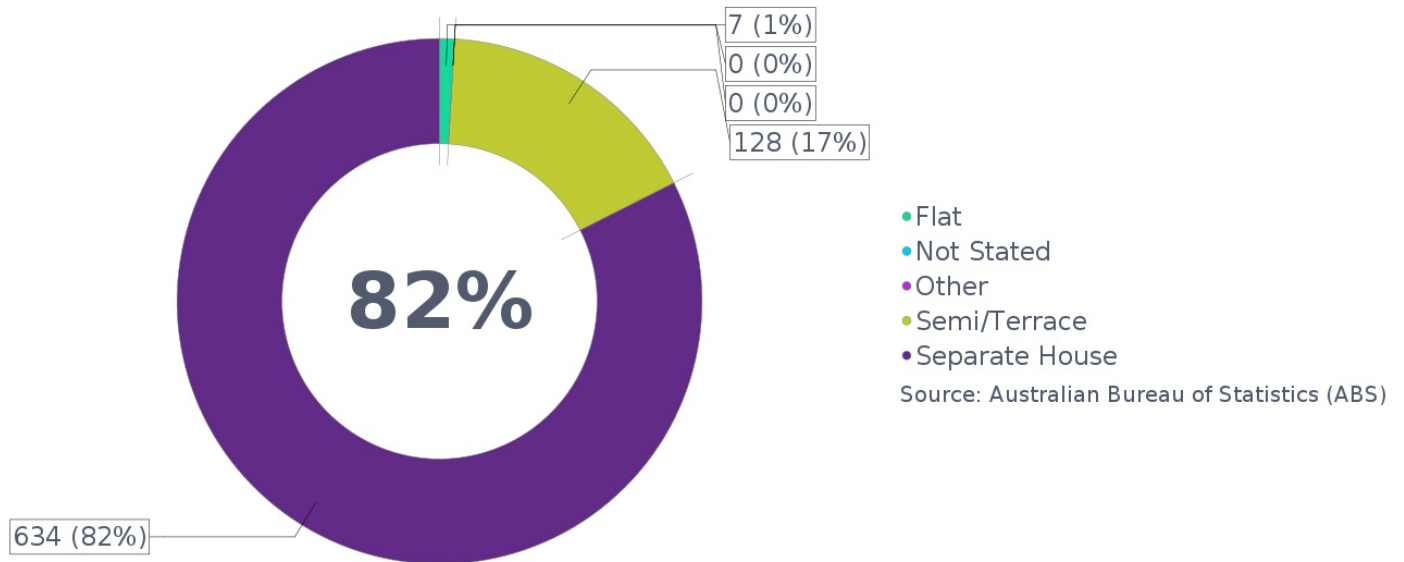
Age of Population (2021)



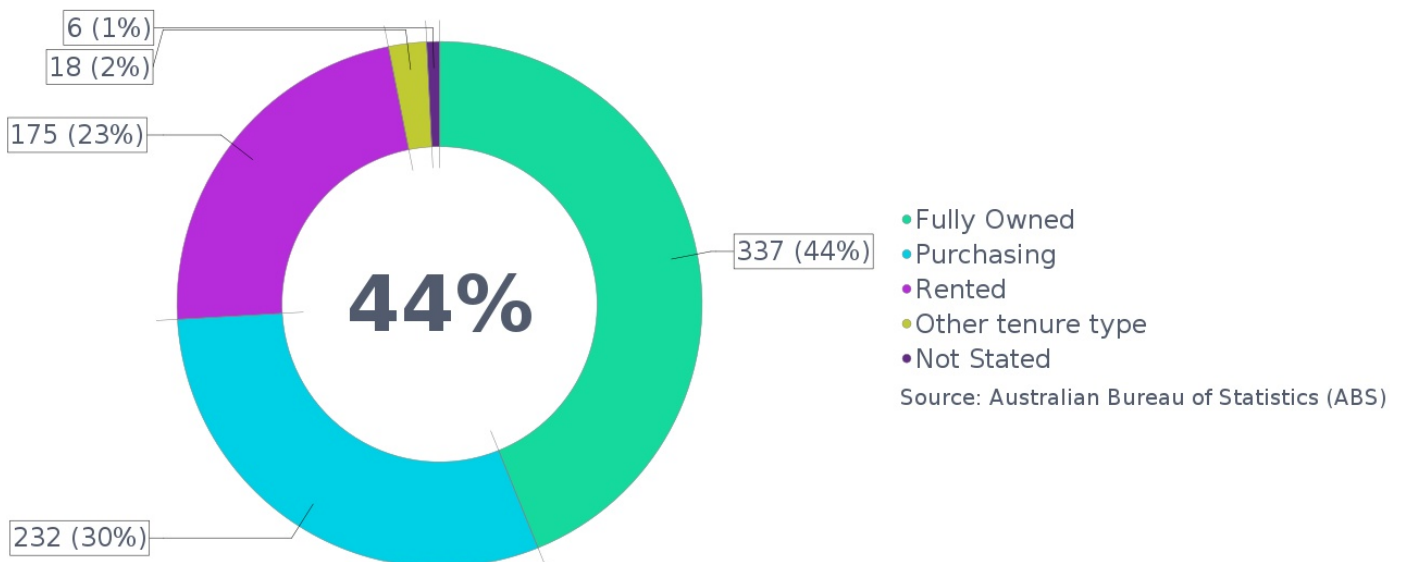
Family Composition (2021)



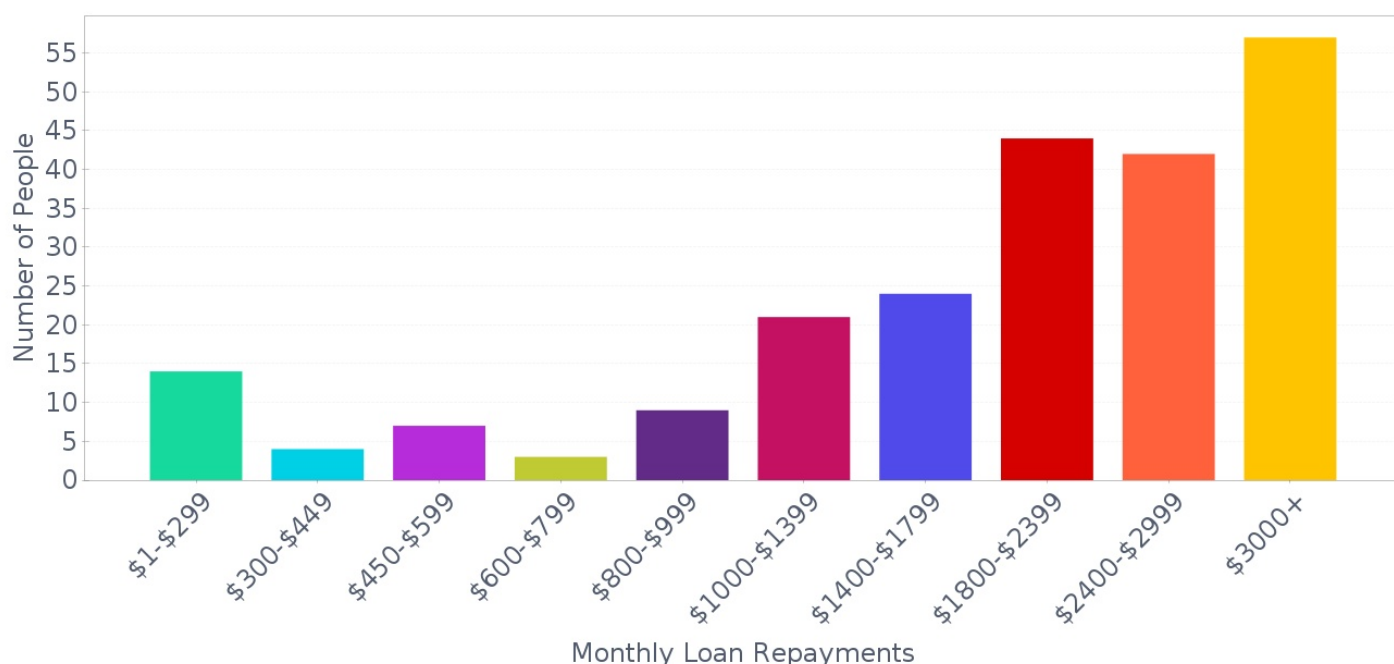
Dwelling Structure (2021)



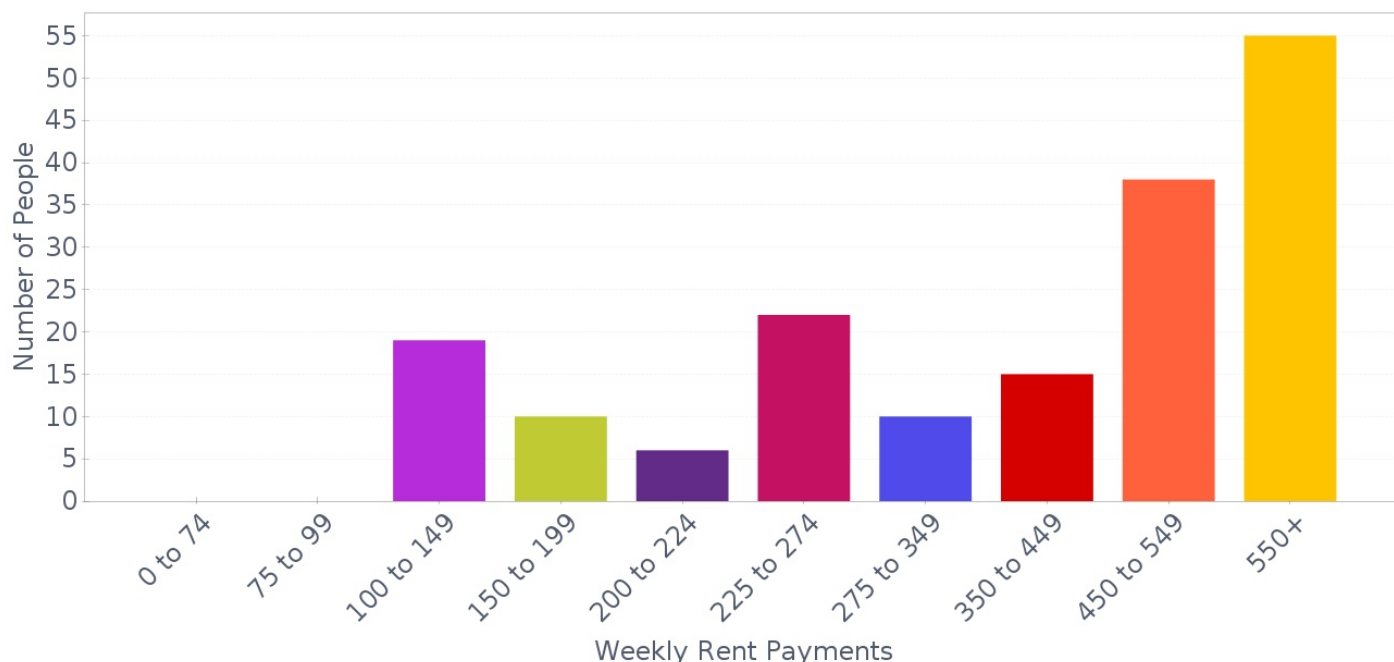
Home Ownership (2021)



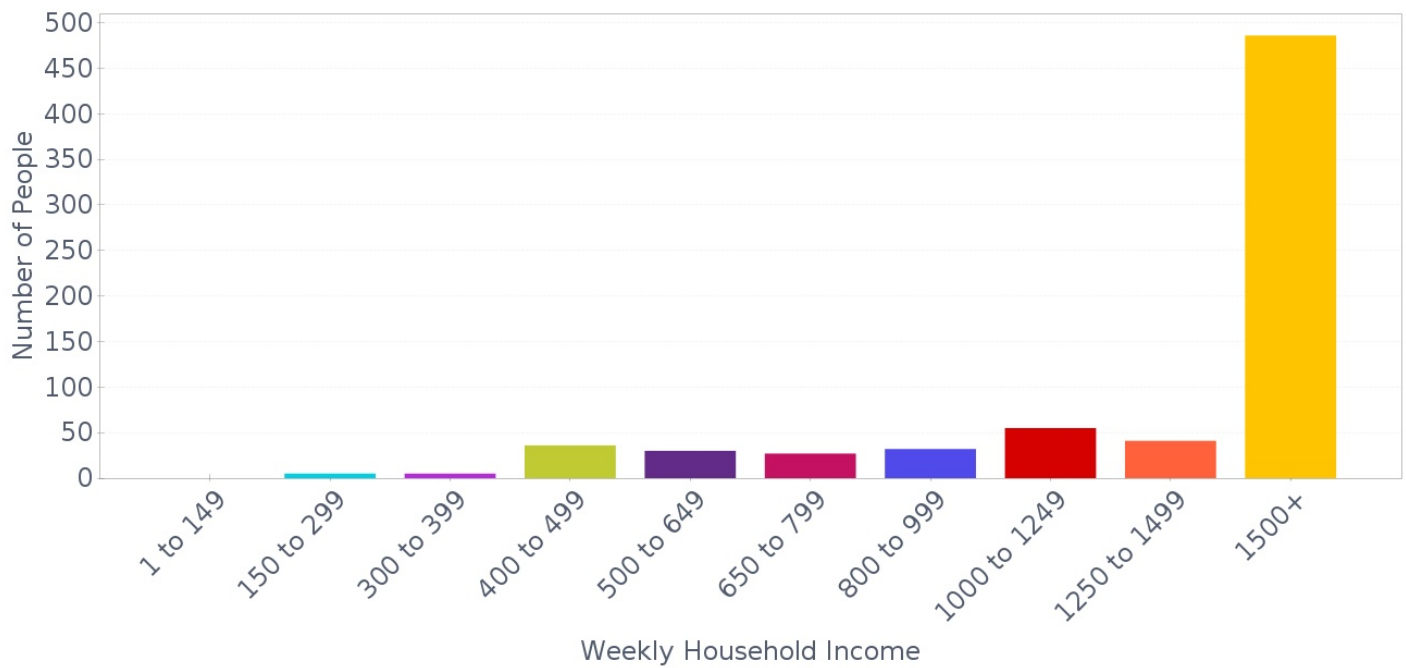
Home Loan Repayments - Monthly (2021)



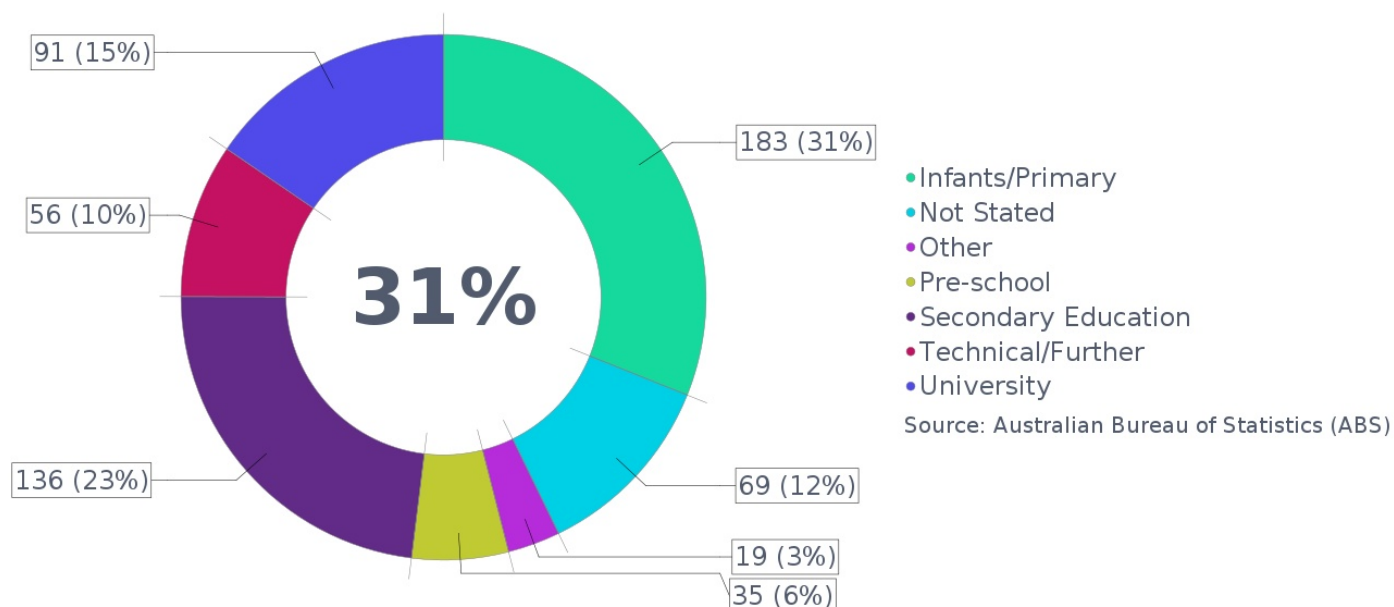
Rent Payments - Weekly (2021)



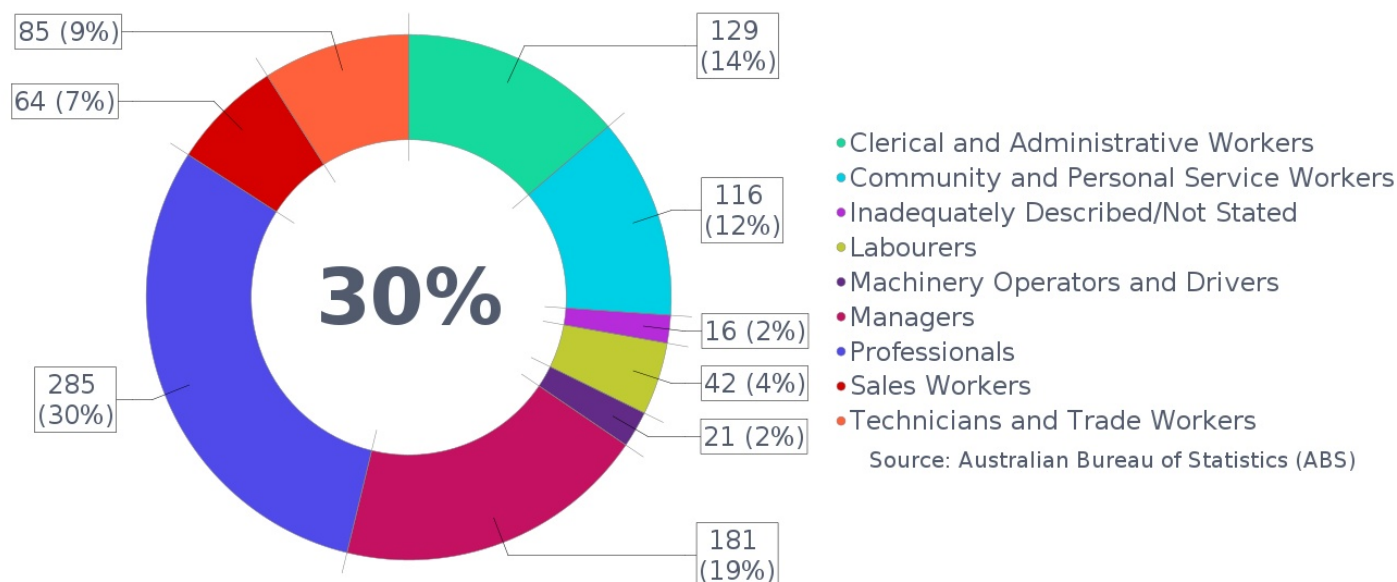
Household Income - Weekly (2021)



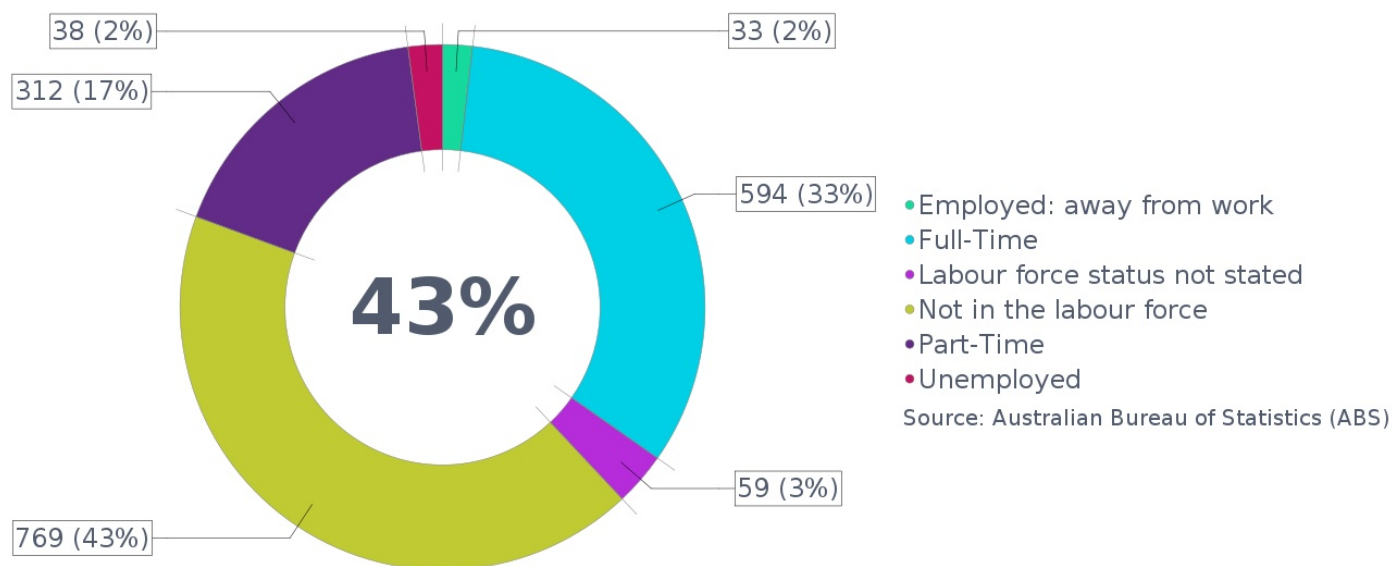
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

