

SUBURB FLYOVER REPORT

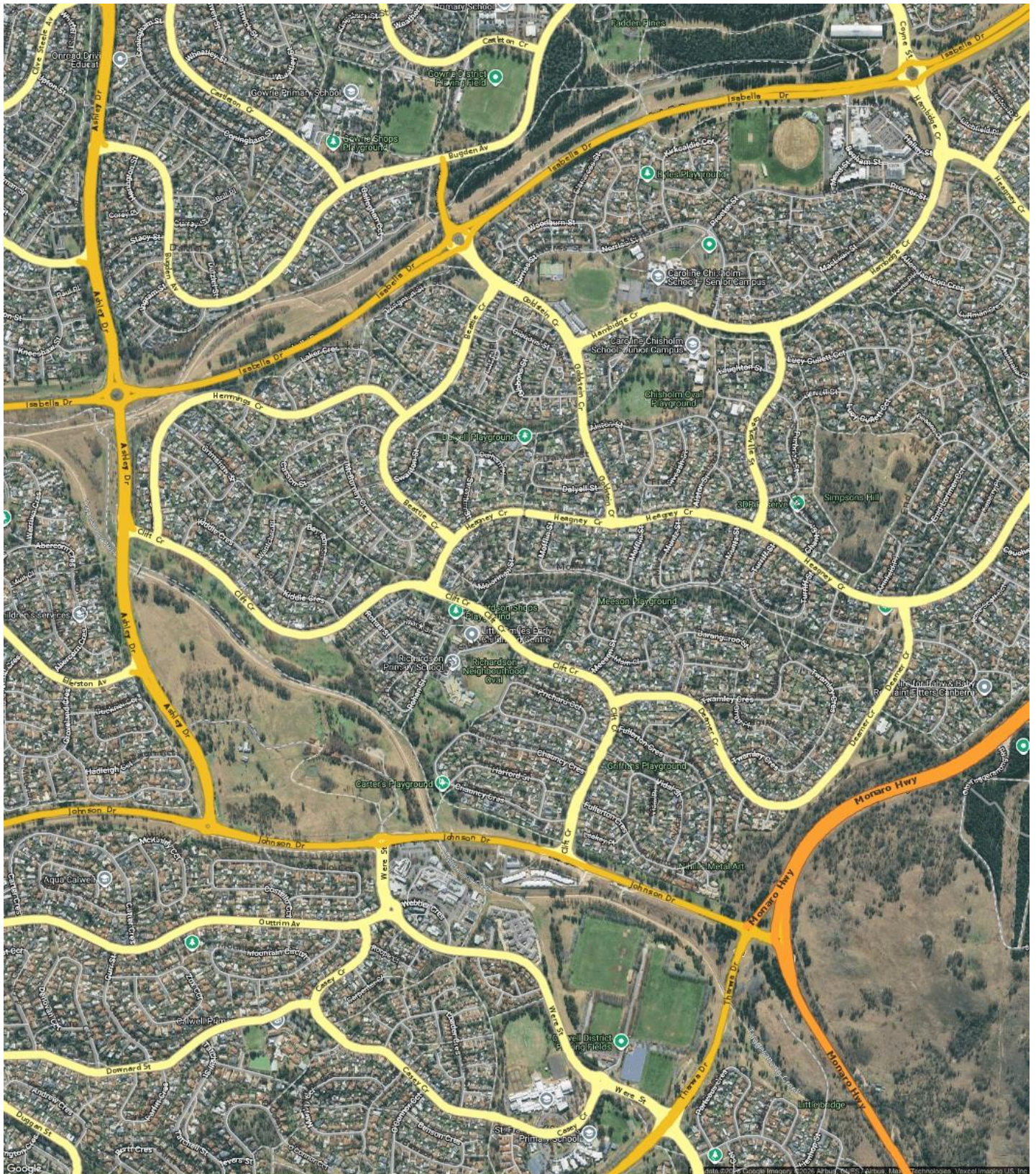
RICHARDSON (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





RICHARDSON - Suburb Map



Prepared on 04/08/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricfinder.com.au](https://www.pricfinder.com.au))

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RICHARDSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	29	\$ 361,500	0.0 %	\$ 140,000	\$ 470,000
2009	41	\$ 407,000	12.6 %	\$ 66,600	\$ 575,000
2010	26	\$ 422,500	3.8 %	\$ 202,500	\$ 700,000
2011	34	\$ 437,500	3.6 %	\$ 22,000	\$ 730,000
2012	44	\$ 440,750	0.7 %	\$ 150,500	\$ 542,500
2013	48	\$ 432,000	-2.0 %	\$ 195,000	\$ 550,000
2014	31	\$ 450,000	4.2 %	\$ 375,000	\$ 560,000
2015	41	\$ 450,000	0.0 %	\$ 320,000	\$ 561,000
2016	31	\$ 465,000	3.3 %	\$ 22,000	\$ 610,000
2017	46	\$ 492,500	5.9 %	\$ 420,000	\$ 696,000
2018	43	\$ 545,000	10.7 %	\$ 420,000	\$ 750,000
2019	32	\$ 545,250	0.0 %	\$ 315,000	\$ 815,000
2020	42	\$ 618,000	13.3 %	\$ 400,000	\$ 760,000
2021	59	\$ 730,000	18.1 %	\$ 305,000	\$ 1,425,000
2022	52	\$ 802,500	9.9 %	\$ 230,000	\$ 1,150,000
2023	33	\$ 791,000	-1.4 %	\$ 400,000	\$ 1,140,000
2024	28	\$ 800,000	1.1 %	\$ 235,000	\$ 1,100,000
2025	25	\$ 810,000	1.2 %	\$ 194,700	\$ 1,030,000
2026	13	\$ 789,000	-2.6 %	\$ 695,000	\$ 1,045,000

Median Sale Price

\$810k

Based on 22 recorded House sales within the last 12 months (Financial Year 2026)

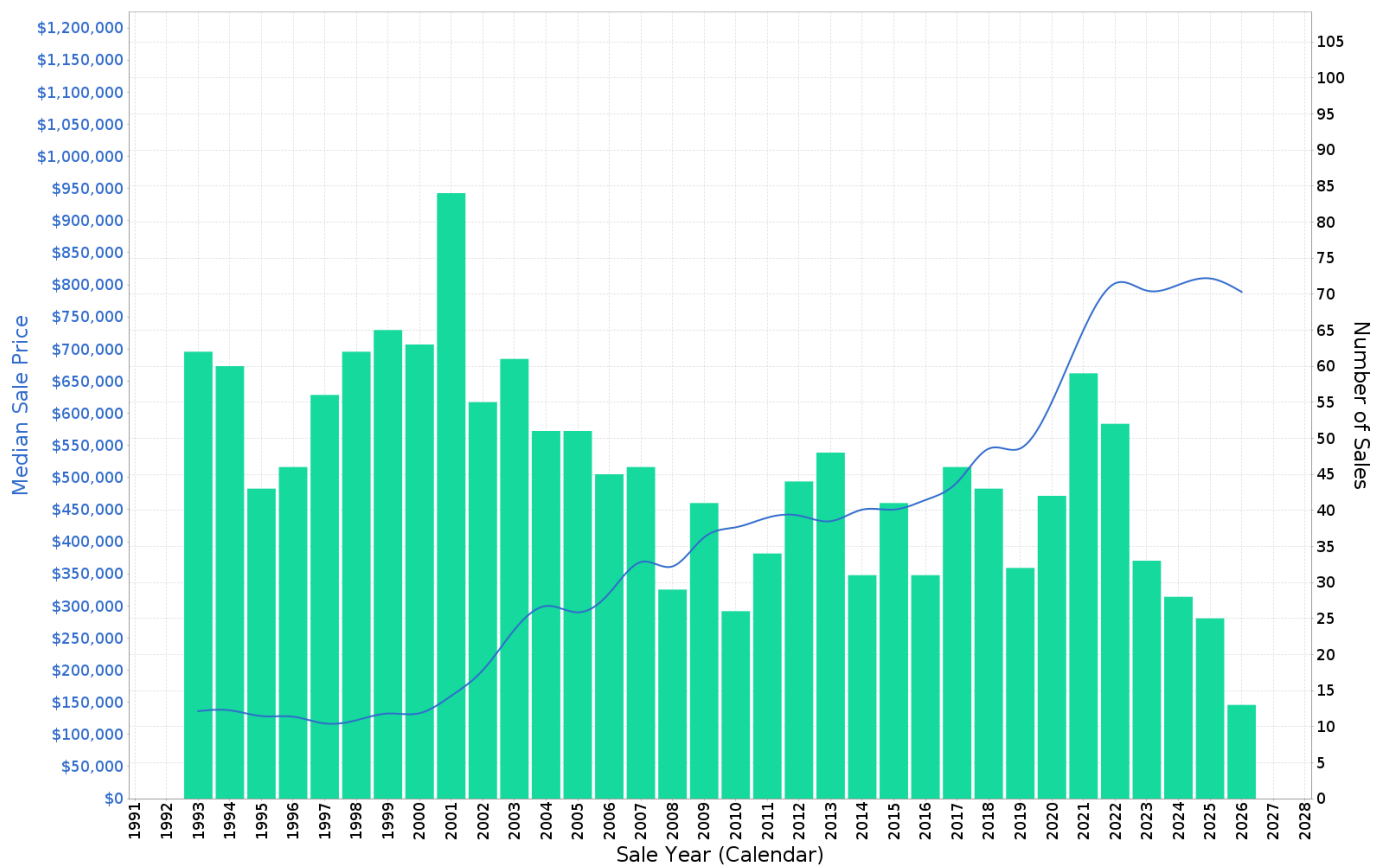
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

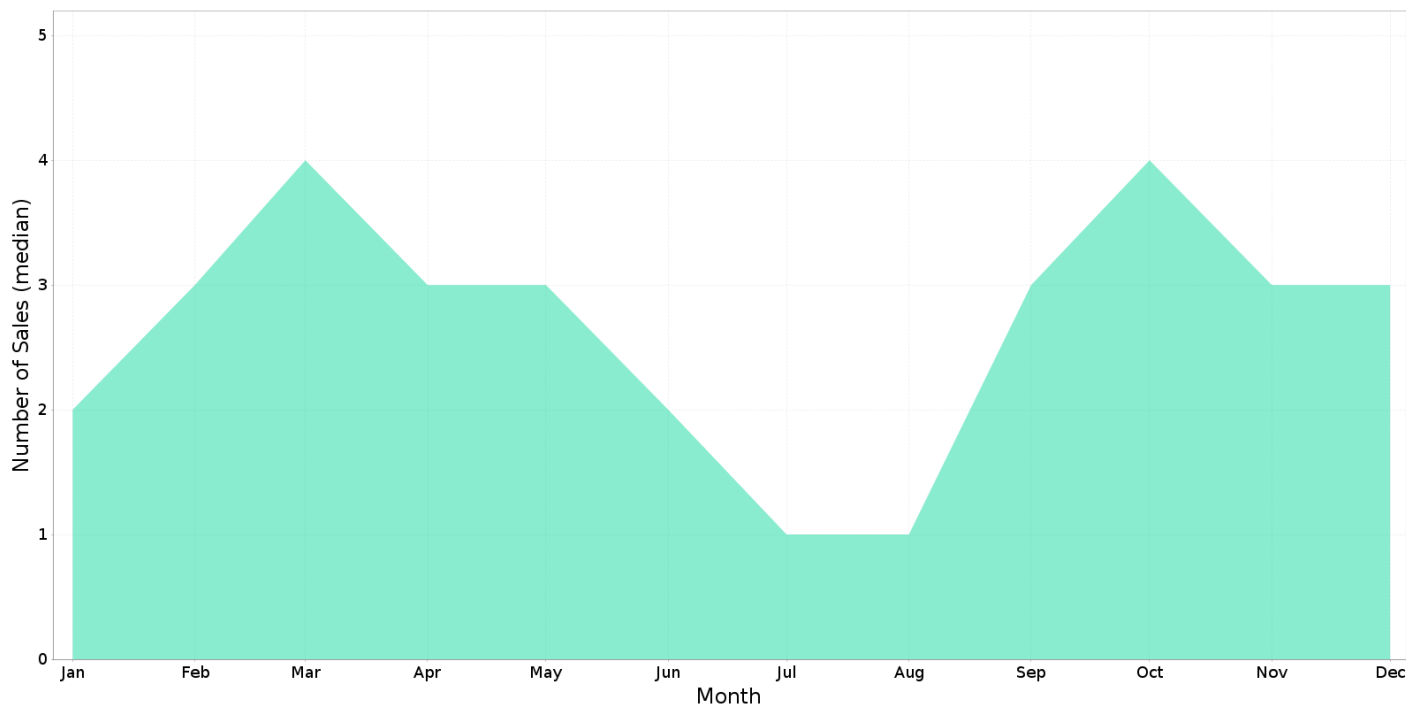
-0.1%

Current Median Price: \$809,500
Previous Median Price: \$810,000

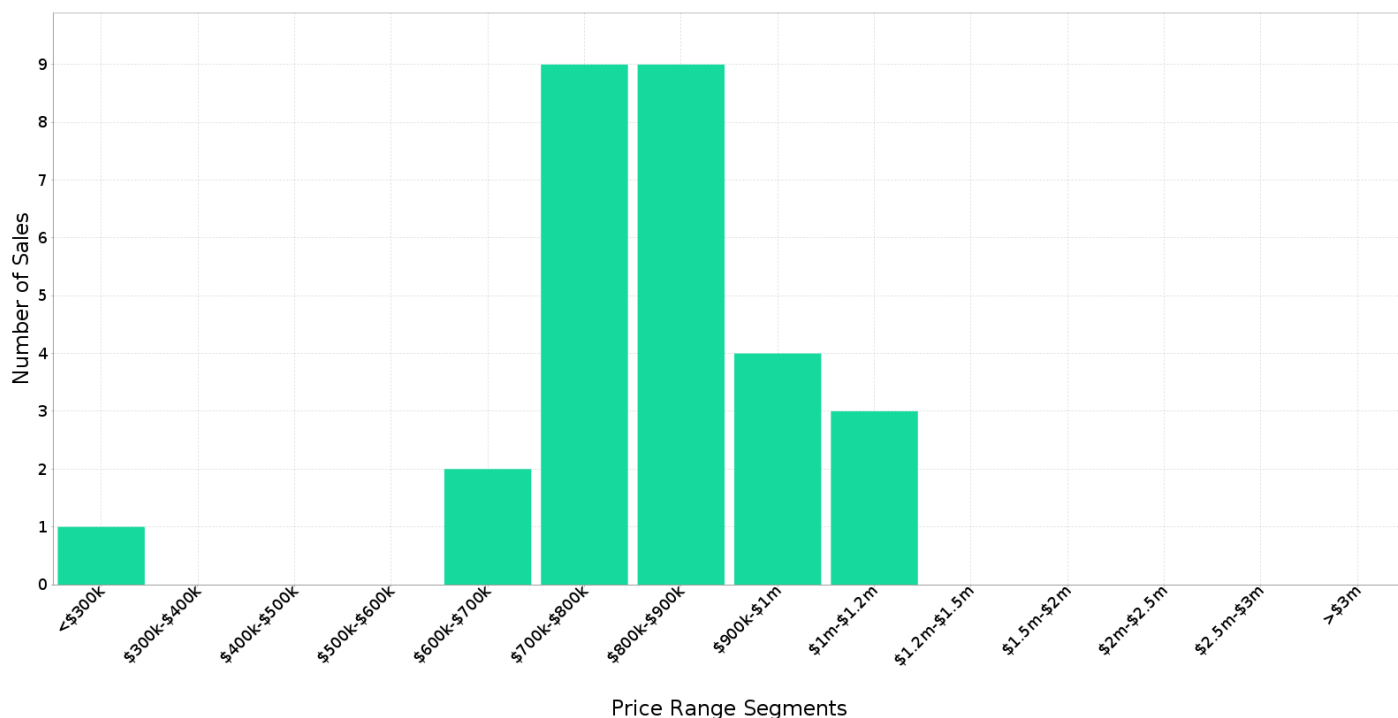
Based on 51 recorded House sales compared over the last two rolling 12 month periods



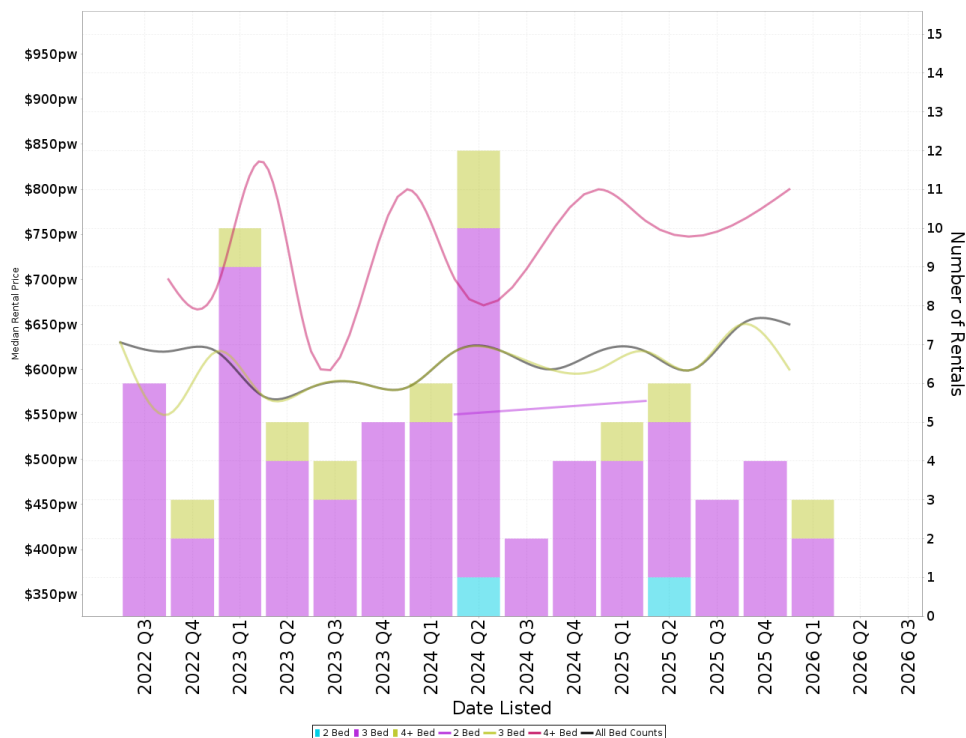
RICHARDSON - Peak Selling Periods (3 years)



RICHARDSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.1%

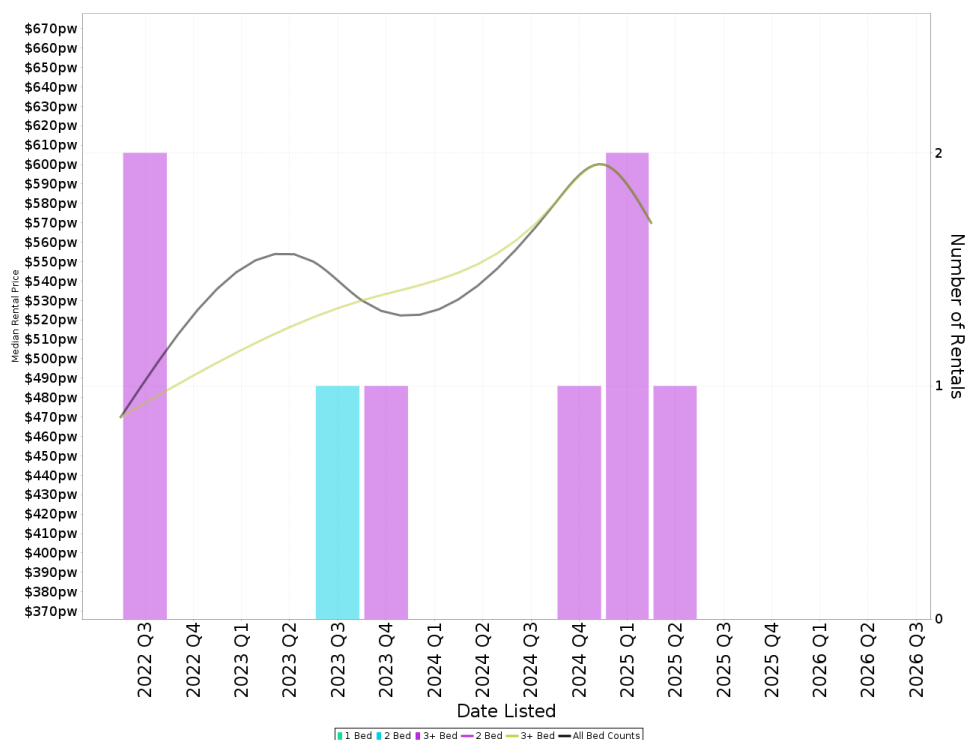
Current Median Price: \$809,500
Previous Median Price: \$810,000
Based on 51 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$809,500
Current Median Rent: \$630
Based on 10 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.3%

Current Median Price: \$770,500
Previous Median Price: \$625,000
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

RICHARDSON - Recently Sold Properties

Median Sale Price

\$810k

Based on 22 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

-0.1%

Current Median Price: \$809,500
Previous Median Price: \$810,000

Based on 51 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

22

Based on recorded House sales within the 12 months (Financial Year 2026)

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

8 BAYNTON ST



\$900,000

Sold Jul 2026
24 Days

848 m² 3 1 2

72 BEATTIE CRES



\$1,065,000

Sold Jun 2026
56 Days

830 m² 3 1 2

31 BAYNTON ST



\$695,000

Sold May 2026
22 Days

1,059 m² 3 1 -

16 TWAMLEY CRES



\$825,000

Sold May 2026
36 Days

668 m² 3 1 2

11 CHAUNCY CRES



\$760,000

Sold May 2026
20 Days

724 m² 3 1 2

48 PRICHARD CCT



\$945,000

Sold May 2026
19 Days

909 m² 4 3 1

15 KIDDLE CRES



\$900,000

Sold May 2026
10 Days

754 m² 4 2 2

34 KIDDLE CRES



\$930,000

Sold May 2026
23 Days

950 m² 4 2 1

19 VIDAL ST

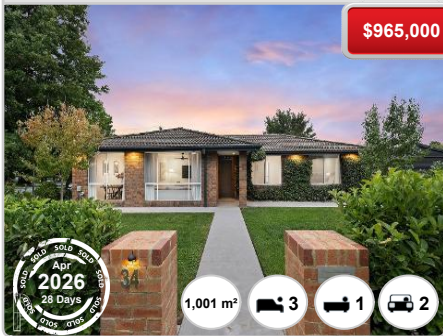


\$830,000

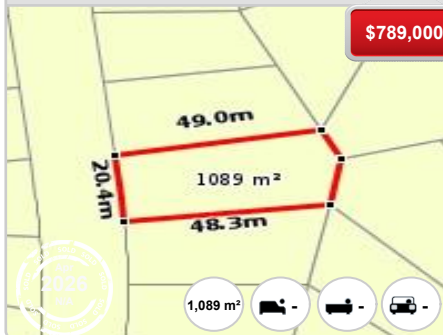
Sold May 2026
47 Days

890 m² 3 1 2

34 LAKER CRES



8 HEMMINGS CRES



12 MCBURNEY CRES



2 KENNEWELL PL



1/47 CLIFT CRES



26 HARFORD ST



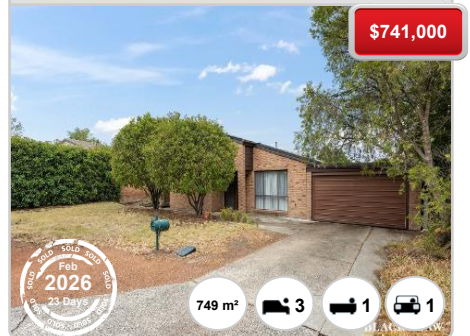
2 CHAUNCY CRES



62 CHAUNCY CRES



4 GRIGG PL

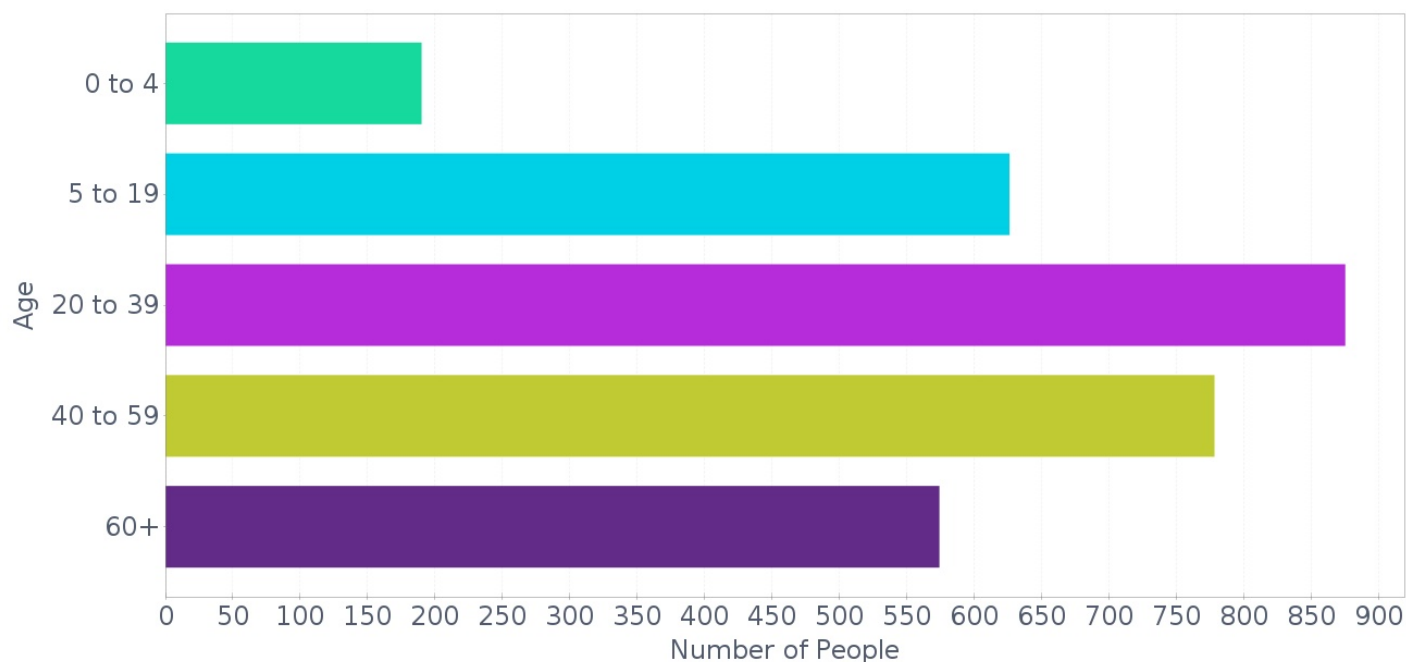


1 MARY MACKILLOP PL

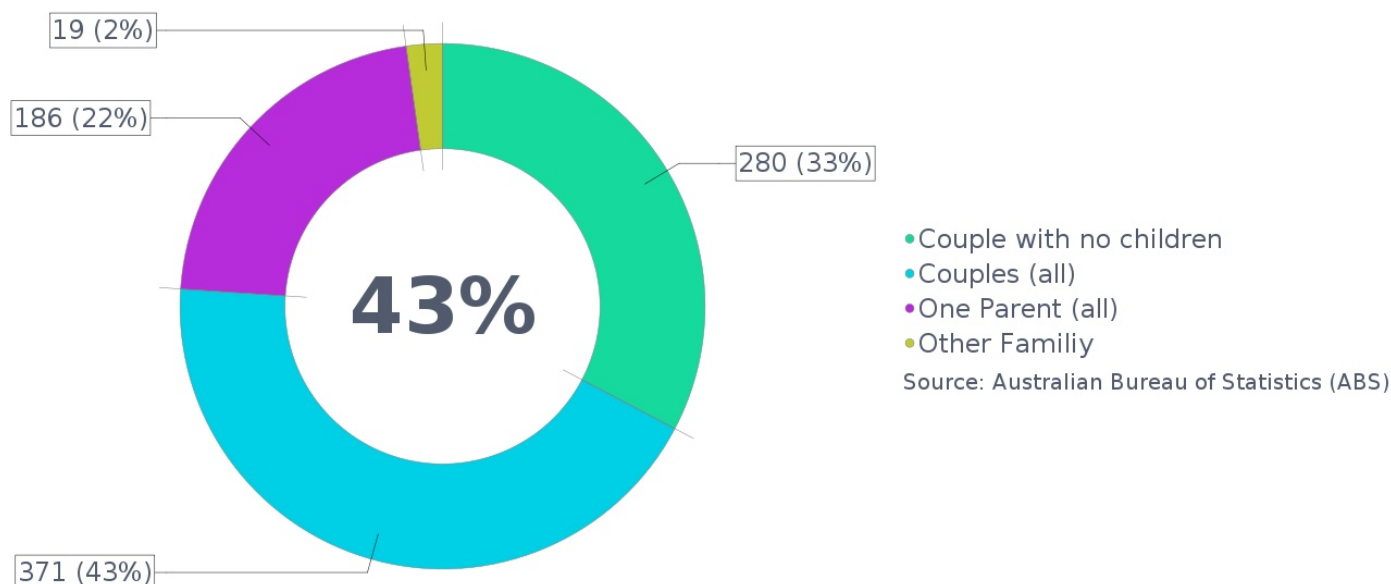




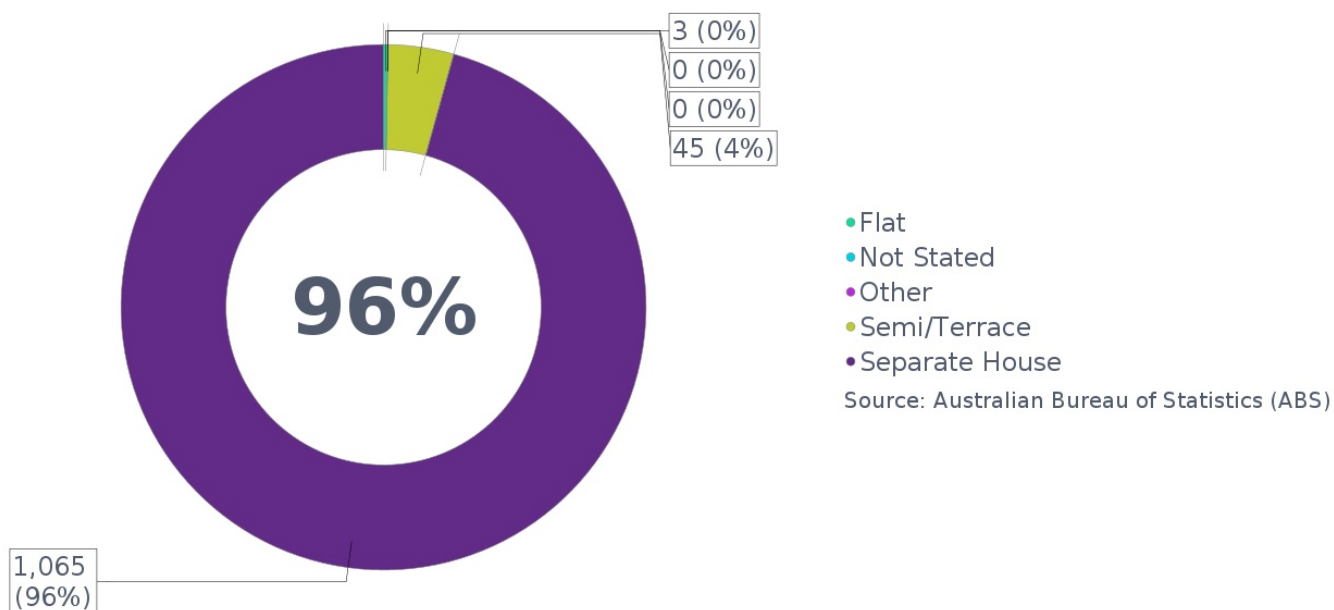
Age of Population (2021)



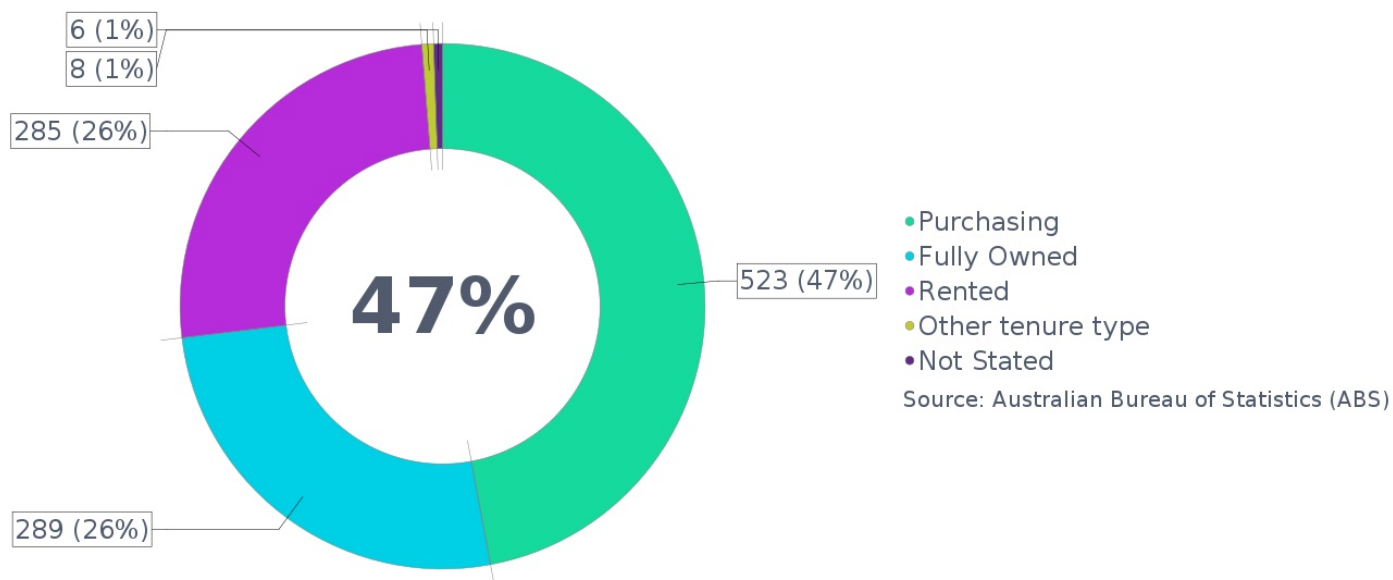
Family Composition (2021)



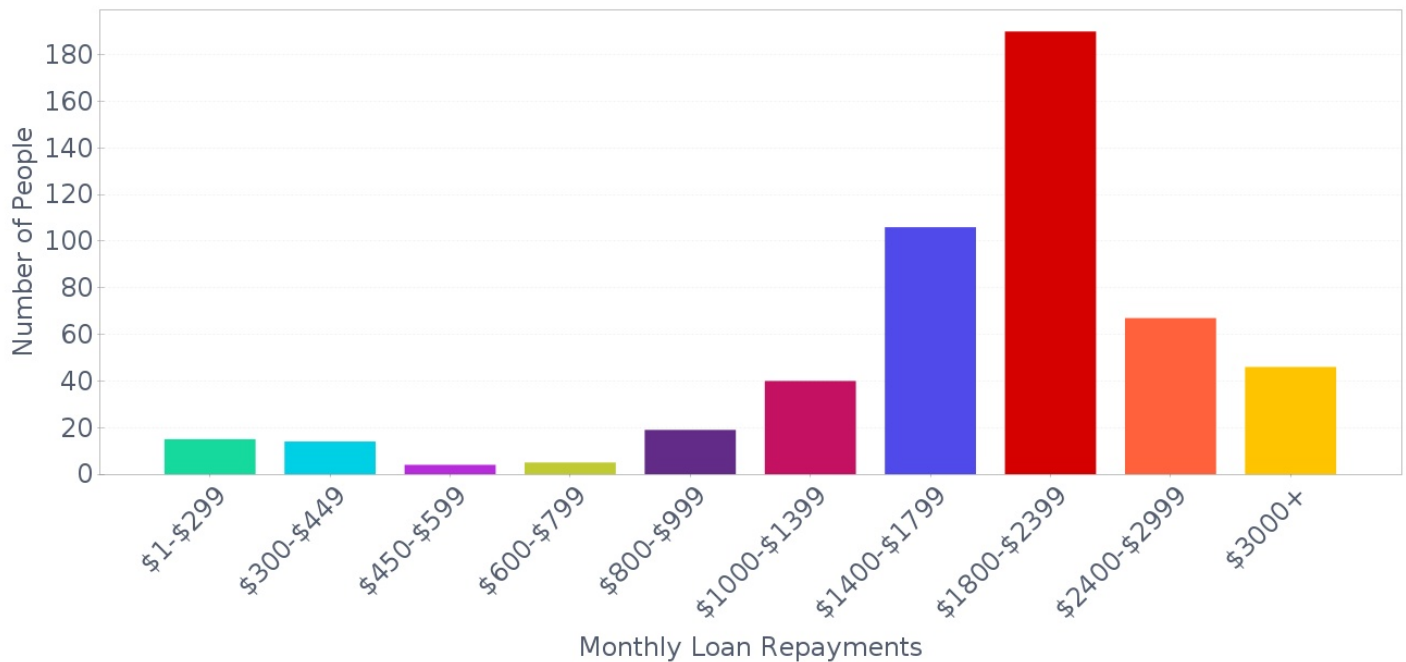
Dwelling Structure (2021)



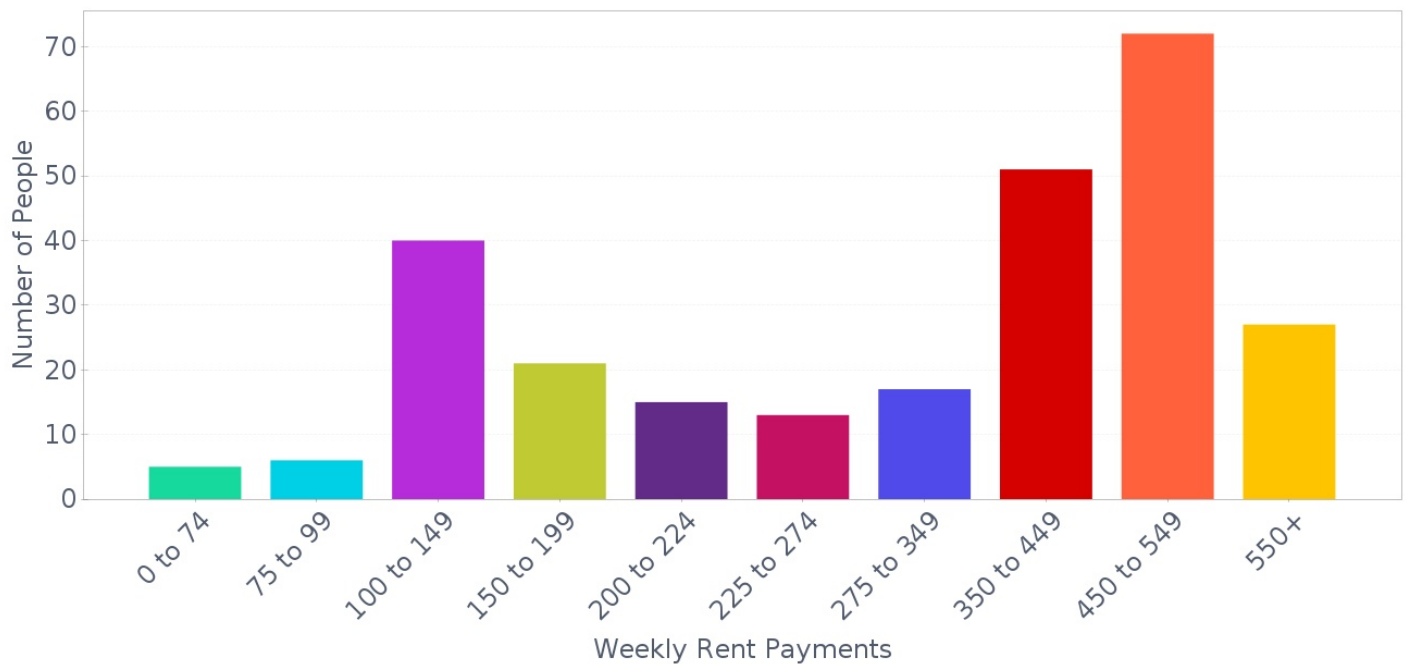
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

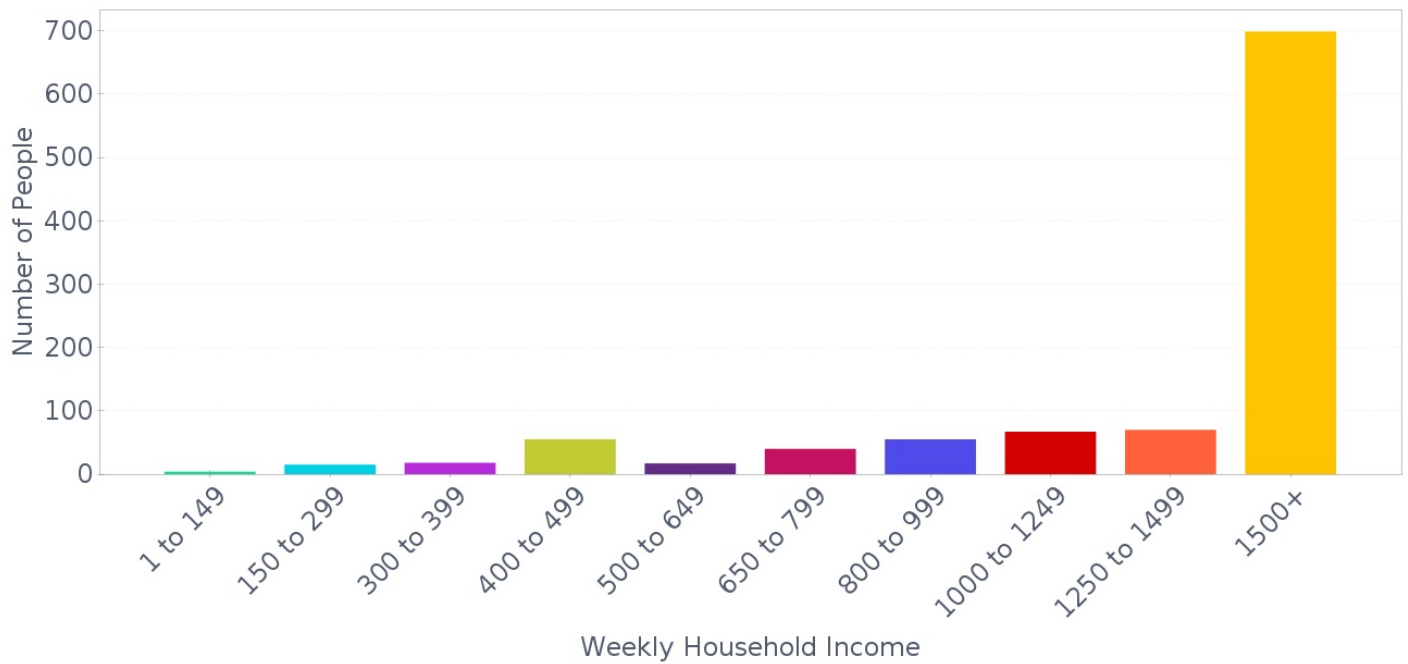


Rent Payments - Weekly (2021)

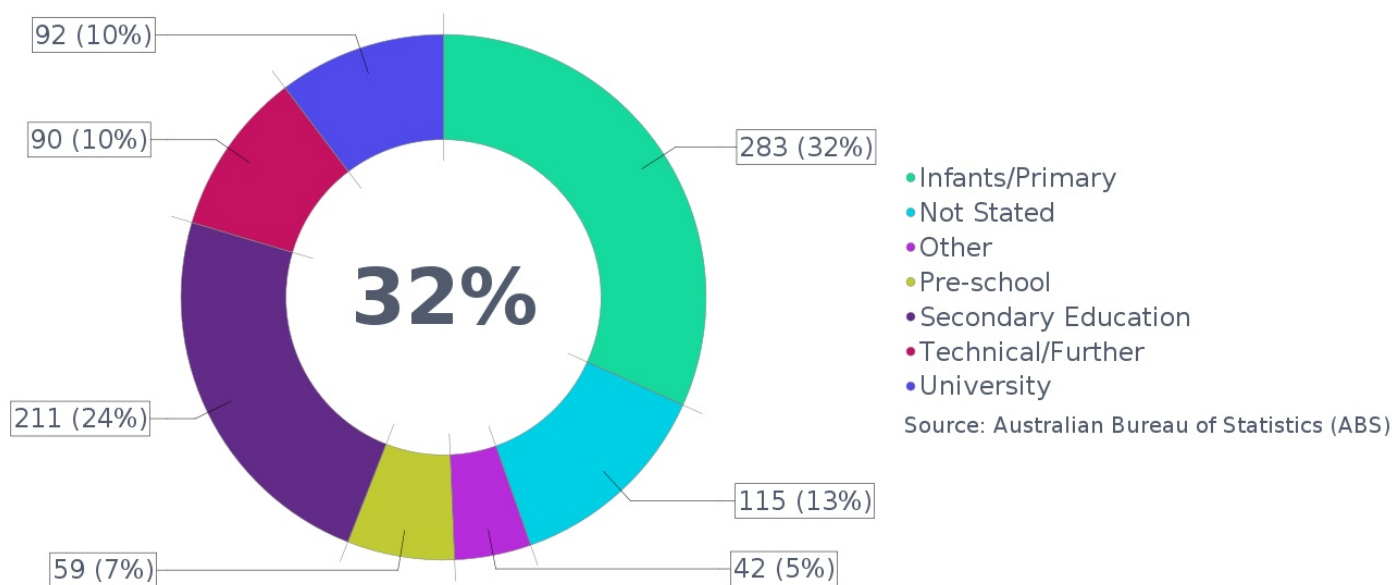




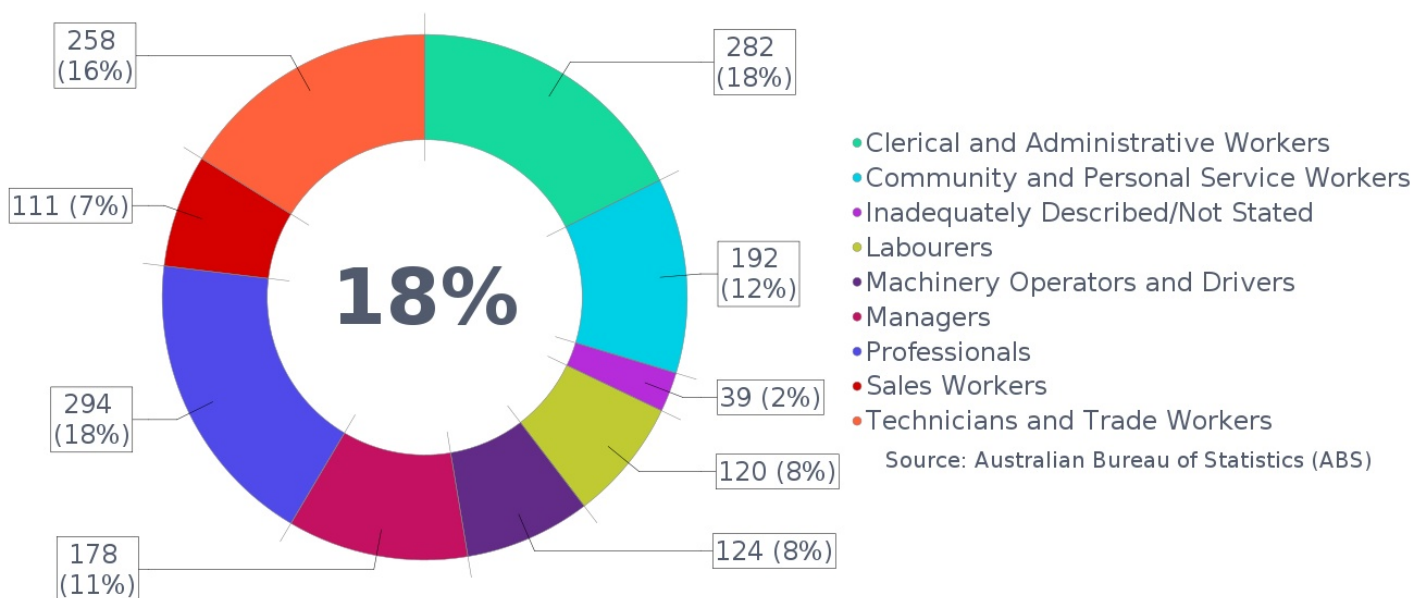
Household Income - Weekly (2021)



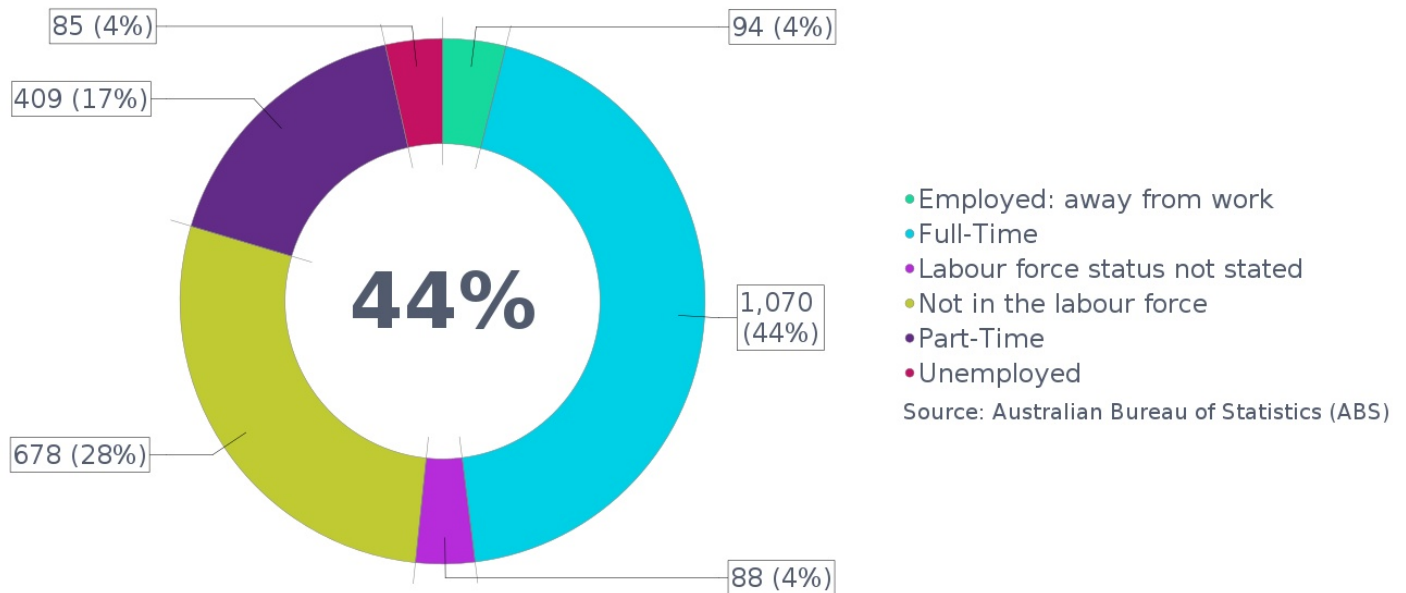
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

