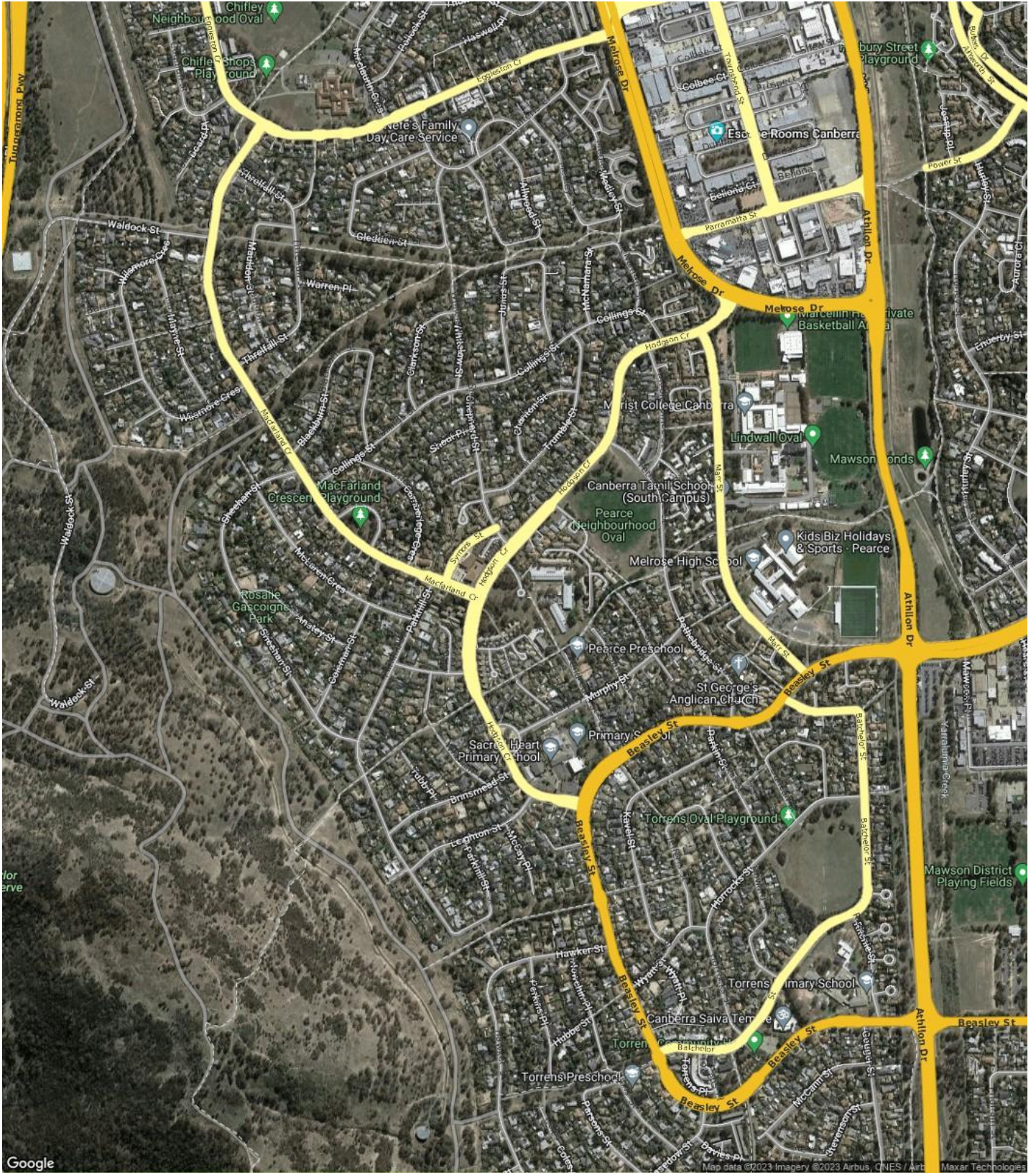


SUBURB FLYOVER REPORT

PEARCE (HOUSE)

Prepared by [Independent Property Group](#)

PEARCE - Suburb Map



PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	33	\$ 475,000	0.0 %	\$ 335,000	\$ 1,150,000
2006	22	\$ 475,000	0.0 %	\$ 330,000	\$ 900,000
2007	37	\$ 560,000	17.9 %	\$ 140,000	\$ 1,275,000
2008	33	\$ 513,000	-8.4 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	34	\$ 1,357,500	-4.1 %	\$ 850,000	\$ 2,550,000
2023	6	\$ 1,420,000	4.6 %	\$ 850,000	\$ 1,900,000

Median Sale Price

\$1.32m

Based on 22 recorded House sales within the last 12 months (Financial Year 2023)

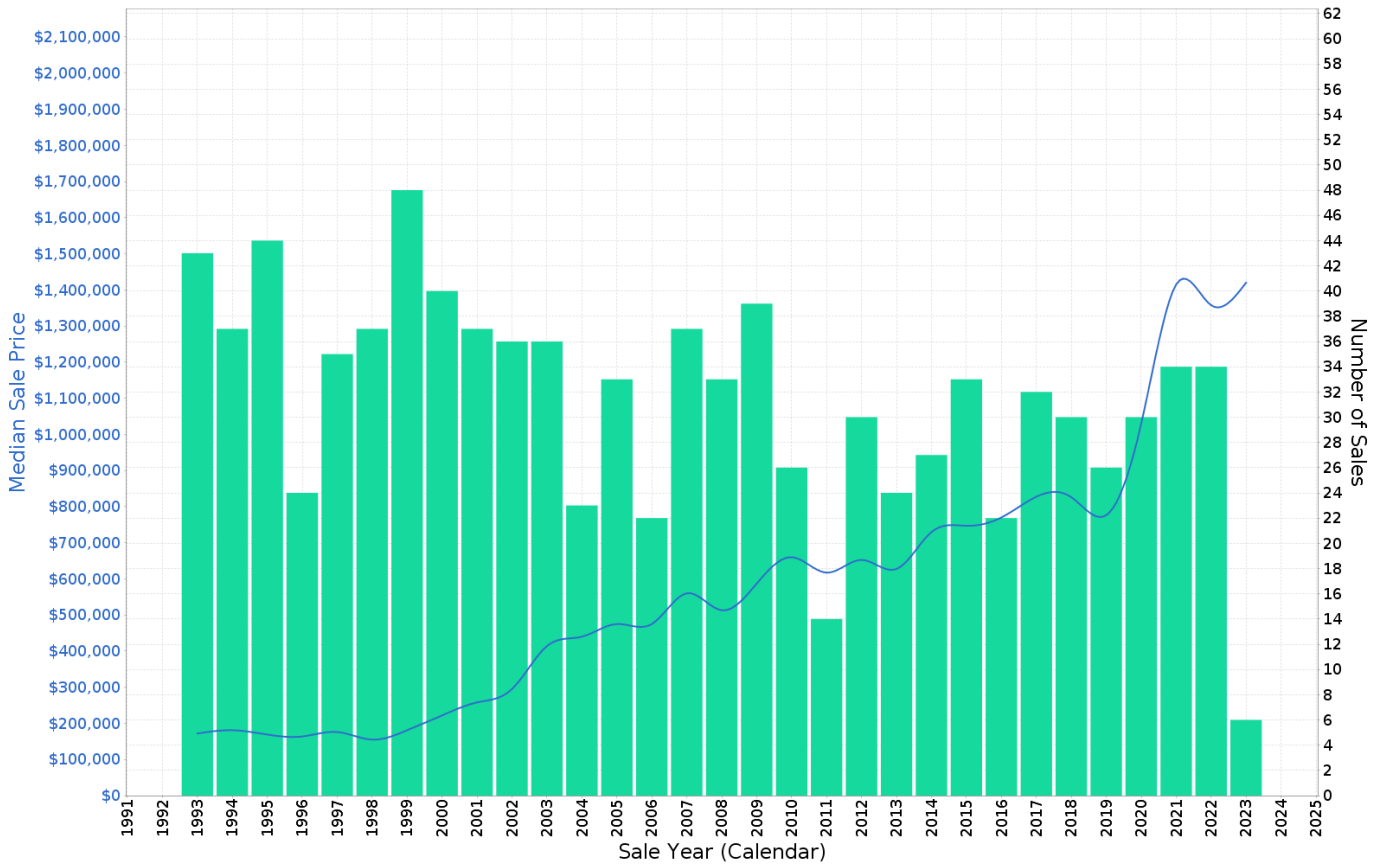
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

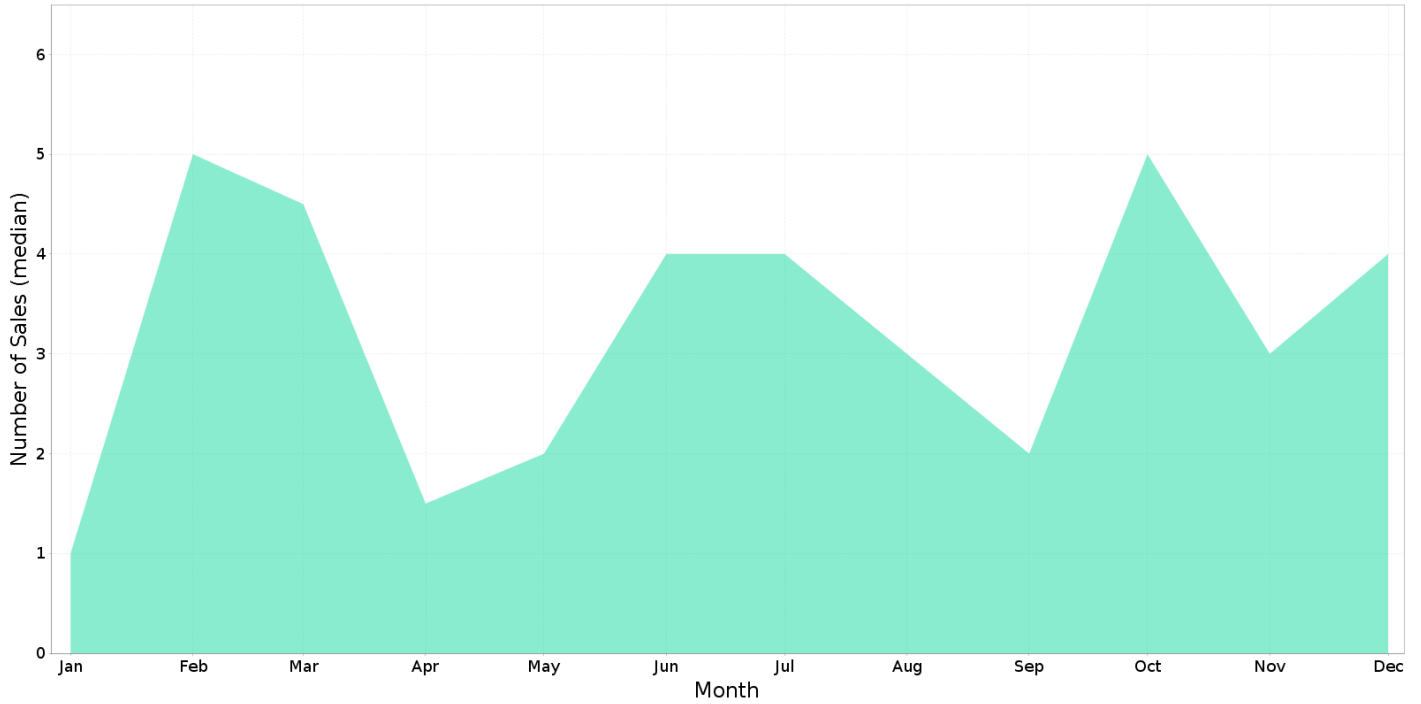
-7.1%

Current Median Price: \$1,325,000
Previous Median Price: \$1,426,250

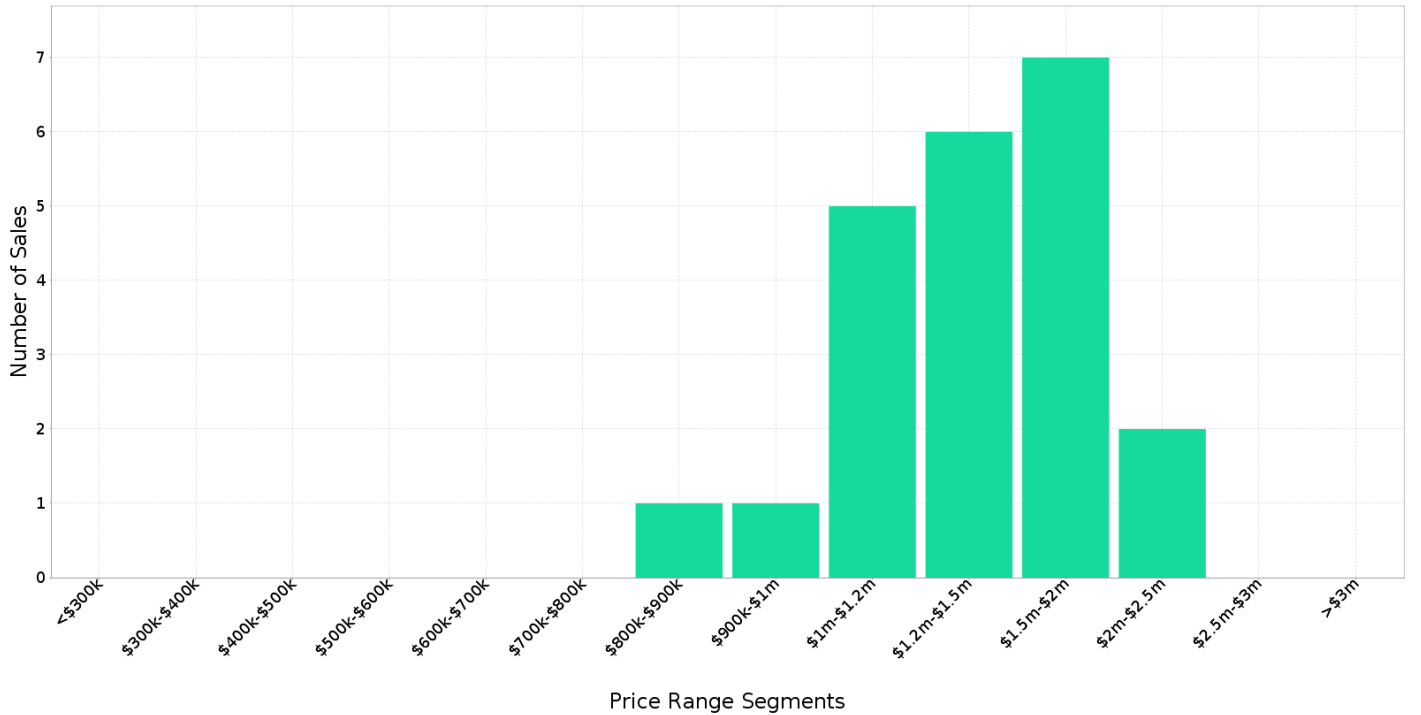
Based on 60 recorded House sales compared over the last two rolling 12 month periods



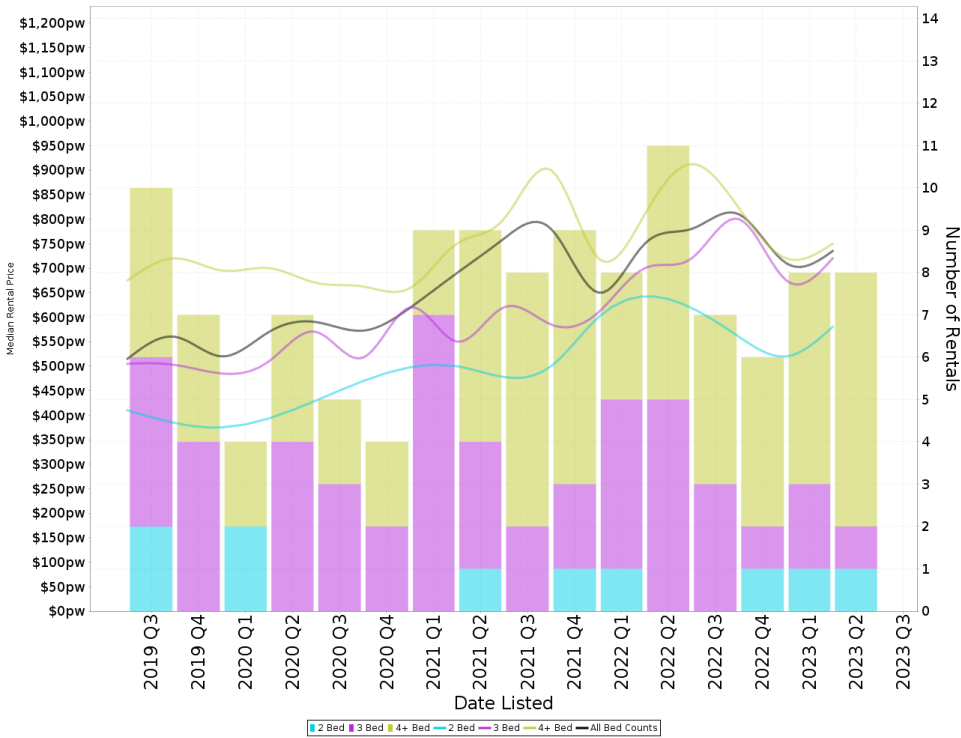
PEARCE - Peak Selling Periods (3 years)



PEARCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.1%

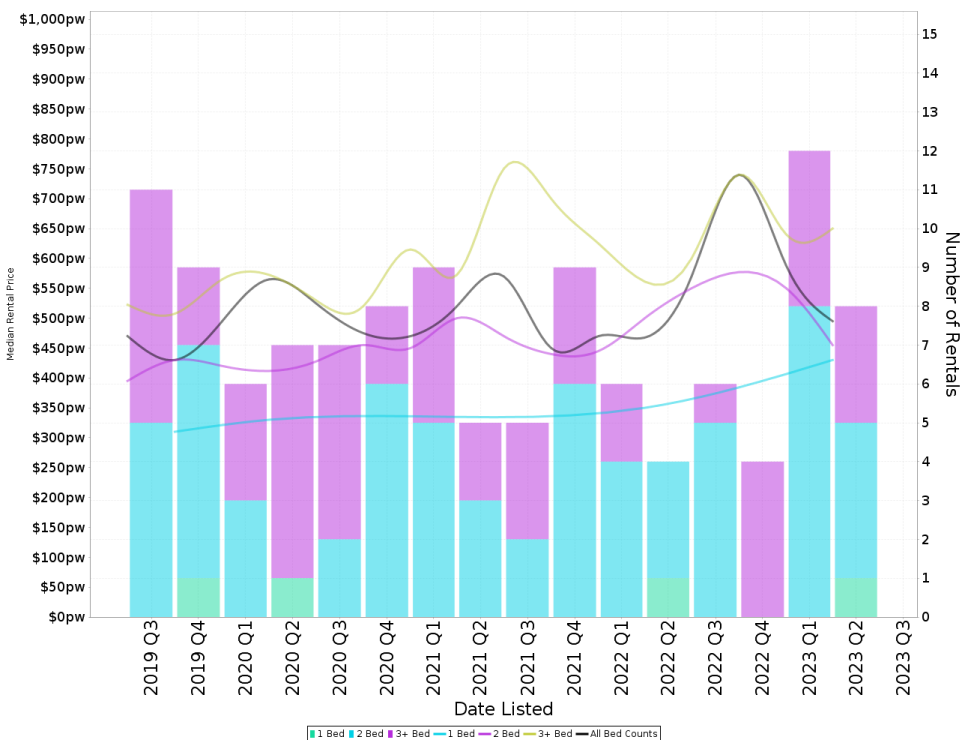
Current Median Price: \$1,325,000
Previous Median Price: \$1,426,250
Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,325,000
Current Median Rent: \$750
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.4%

Current Median Price: \$634,551
Previous Median Price: \$750,000
Based on 57 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$634,551
Current Median Rent: \$593
Based on 30 registered Unit rentals compared over the last 12 months.

PEARCE - Recently Sold Properties

Median Sale Price

\$1.32m

Based on 22 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

-7.1%

Current Median Price: \$1,325,000
Previous Median Price: \$1,426,250

Based on 60 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 2023)

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

42 JULIUS ST

\$1,100,000

Sold 2023
25 Days

747 m² 4 1 3

7 BRINSMEAD ST

\$2,200,000

Sold 2023
22 Days

760 m² 4 2 2

12 COLEMAN ST

\$1,225,000

Sold 2023
22 Days

1,028 m² 4 3 3

37 BLACKBURN ST

\$850,000

Sold Aug 2023
N/A

767 m² 3 1 1

8/2 MARR ST

\$910,000

Sold Jun 2023
22 Days

360 m² 3 2 2

25 PARKHILL ST

\$1,275,000

Sold Jun 2023
55 Days

858 m² 4 2 2

19 ANSTEY ST

\$1,230,000

Sold Jun 2023
214 Days

946 m² 5 2 2

12 MCNAMARA ST

\$1,950,000

Sold Jun 2023
84 Days

948 m² 4 3 2

20 BRINSMEAD ST

\$1,530,000

Sold May 2023
105 Days

939 m² 5 3 2

Independent

PROPERTY GROUP

17 SHEEHAN ST



\$1,760,000

May 2023
39 Days

1,383 m² 4 2 2

5 MCNAMARA ST



\$1,900,000

May 2023
17 Days

776 m² 4 2 2

10 SHOUT PL



\$1,080,000

May 2023
68 Days

905 m² 4 1 1

102 MACFARLAND CRES



\$1,065,000

May 2023
10 Days

976 m² 3 1 2

11 CUMBERLEGE CRES



\$1,810,000

May 2023
22 Days

867 m² 4 2 2

PEARCE - Properties For Rent

Median Rental Price

\$750 /w

Based on 29 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

+2.9%

Current Median Price: \$1,325,000
Current Median Rent: \$750

Based on 22 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

35 COLLINGS STREET


\$690 per week

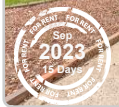



842 m²
 3
 1
 -

7 ANSTEY STREET

\$925 pw




1,062 m²
 6
 3
 4

28 COLLINGS STREET

\$700 Per Week




852 m²
 3
 1
 1