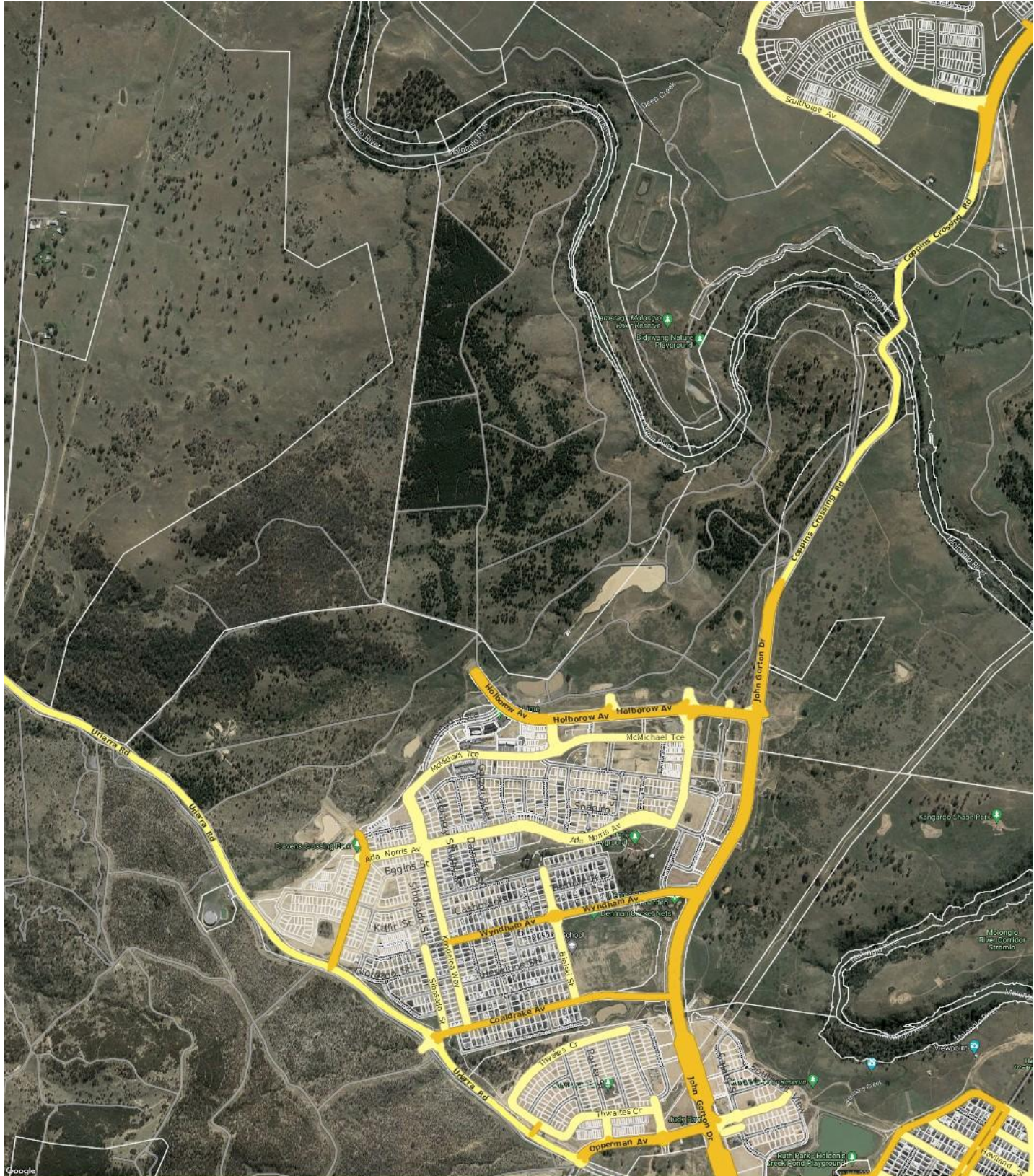


SUBURB FLYOVER REPORT

DENMAN PROSPECT (HOUSE)

Prepared by [Independent Property Group](#)

DENMAN PROSPECT - Suburb Map



DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	26	\$ 777,500	-21.7 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.4 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	19	\$ 1,500,000	-6.2 %	\$ 685,000	\$ 1,850,000

Median Sale Price

\$1.5m

Based on 34 recorded House sales within the last 12 months (Financial Year 2023)

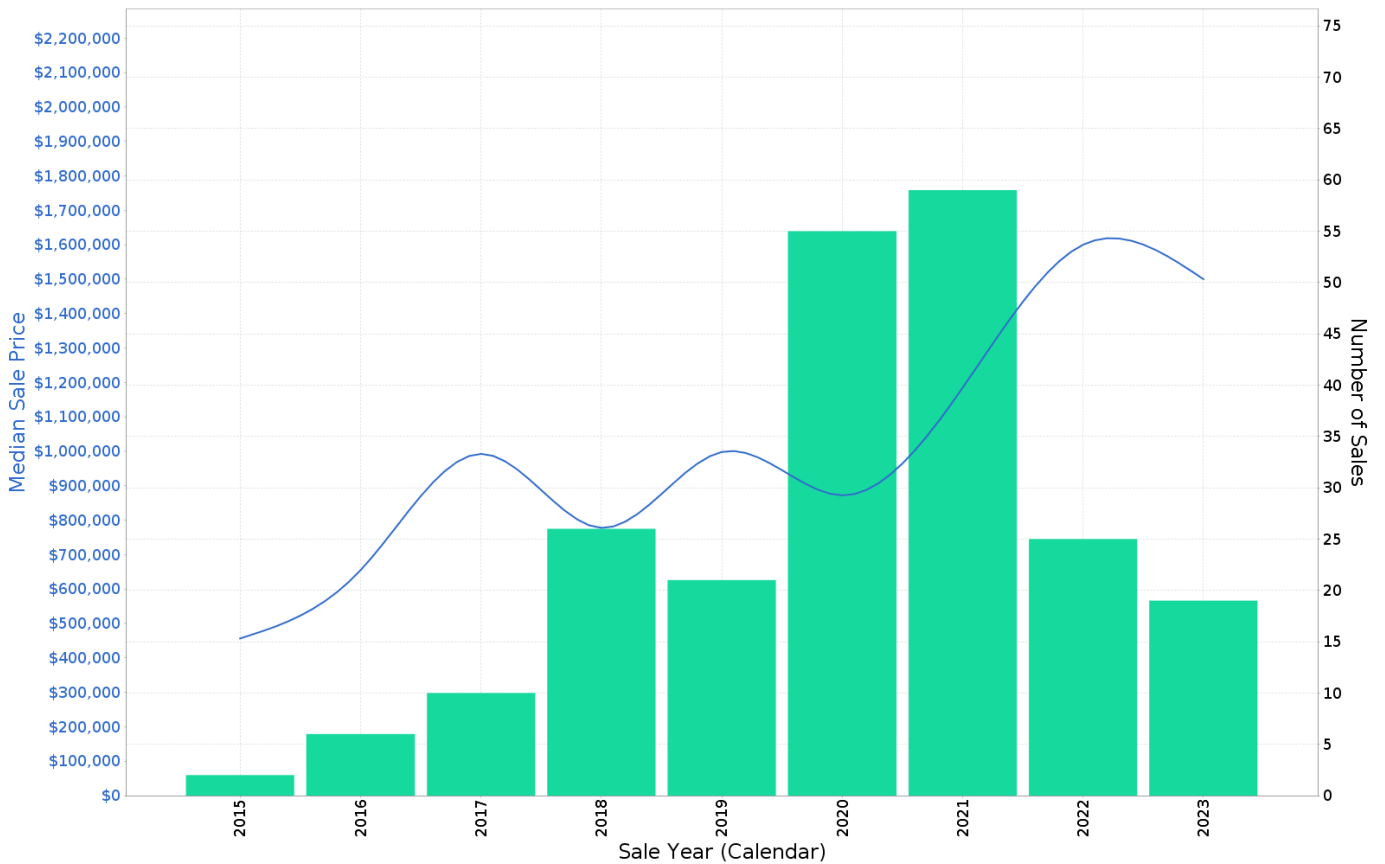
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

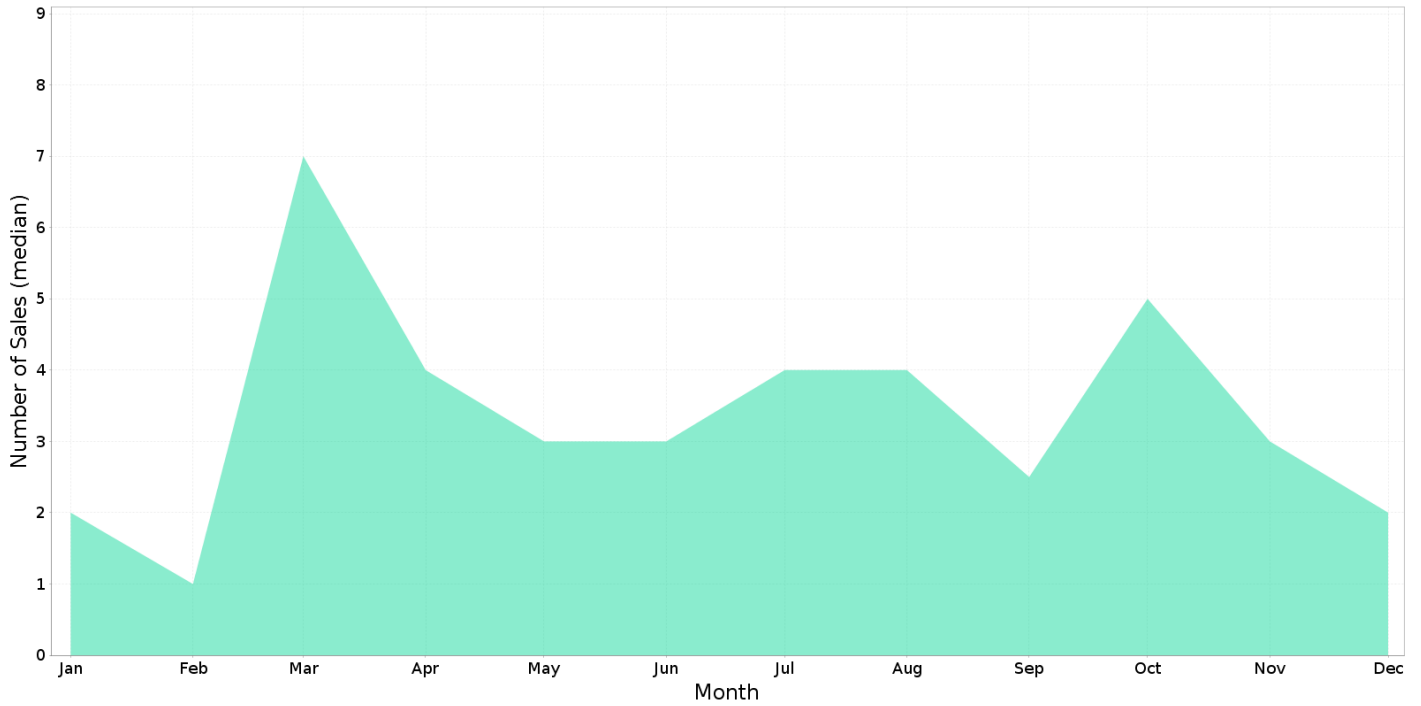
+3.8%

Current Median Price: \$1,505,000
Previous Median Price: \$1,450,000

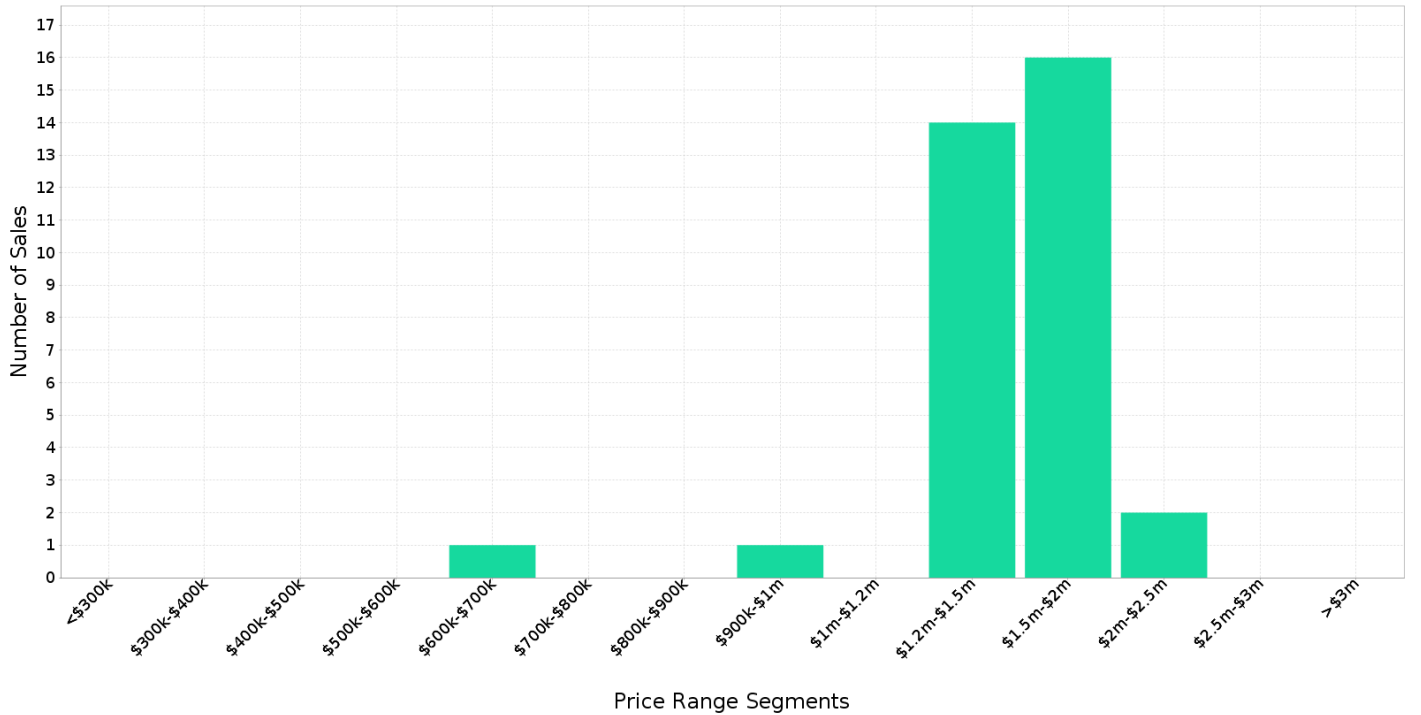
Based on 65 recorded House sales compared over the last two rolling 12 month periods



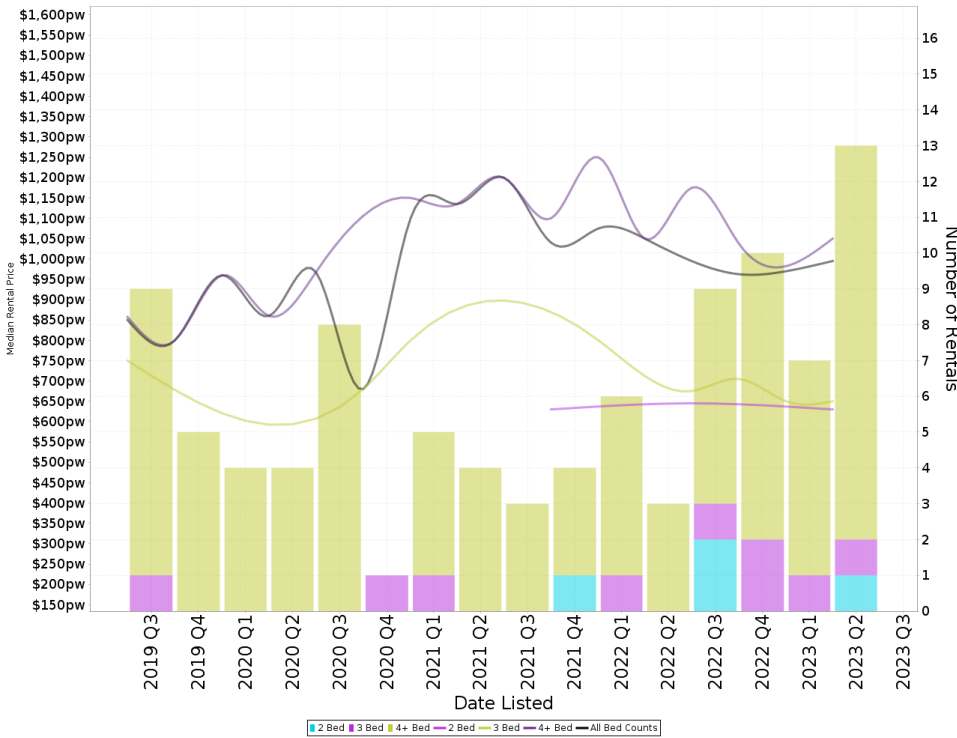
DENMAN PROSPECT - Peak Selling Periods (3 years)



DENMAN PROSPECT - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.8%

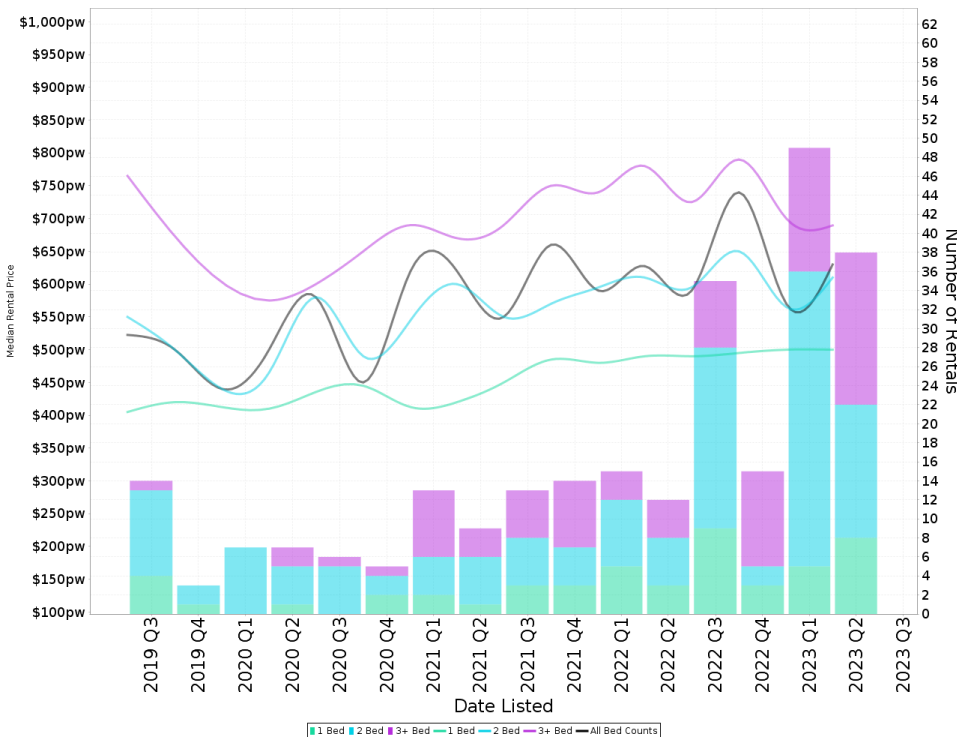
Current Median Price: \$1,505,000
Previous Median Price: \$1,450,000
Based on 65 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,505,000
Current Median Rent: \$975
Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+29.2%

Current Median Price: \$624,000
Previous Median Price: \$483,000
Based on 119 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$624,000
Current Median Rent: \$600
Based on 137 registered Unit rentals compared over the last 12 months.

DENMAN PROSPECT - Recently Sold Properties

Median Sale Price

\$1.5m

Based on 34 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

+3.8%

Current Median Price: \$1,505,000
Previous Median Price: \$1,450,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

34

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

11 CASHMAN ST




\$1,500,000

Sold Aug 2023, 41 Days

566 m² 4 2 2

20 FREEBURY ST




\$1,535,000

Sold Aug 2023, 19 Days

426 m² 4 4 2

11 TRINCA ST



\$1,385,000

Sold Jul 2023, 23 Days

379 m² 4 3 2

18 SHAPIRO ST



\$1,305,000

Sold Jun 2023, 55 Days

471 m² 4 2 2

88 WYNDHAM AVE



\$1,390,000

Sold Jun 2023, 117 Days

524 m² 4 2 2

29 QUONG TART AVE




\$685,000

Sold Jun 2023, 27 Days

420 m² 4 2 2

44 GREENWOOD ST

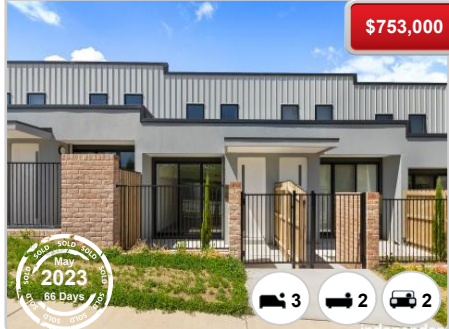


\$1,700,000

Sold May 2023, 22 Days

608 m² 4 2 2

14 BAMBLETT RISE




\$753,000

Sold May 2023, 65 Days

3 2 2

14 CASHMAN ST



\$1,410,000

Sold May 2023, 69 Days

578 m² 4 3 6

Independent

PROPERTY GROUP

57 TRINCA ST

\$1,250,000

2023
Apr
29 Days

240 m² 5 3 2

13 DAINERE ST

\$1,655,000

2023
Apr
11 Days

427 m² 4 3 2

12 RIGBY ST

\$1,360,000

2023
Apr
20 Days

540 m² 4 2 2

2 BOYANTON ST

\$950,000

2023
Apr
23 Days

460 m² 3 2 2

11 BOYANTON ST

\$1,670,000

2023
Apr
22 Days

450 m² 5 4 2

13 BOYANTON ST

\$1,850,000

2023
N/A

540 m² - - -

21 CONCETTA ST

\$1,600,000

2023
Mar
20 Days

595 m² 5 3 2

91 MCMICHAEL TCE

\$1,711,000

2023
Mar
74 Days

594 m² 6 4 2

55 COALDRAKE AVE

\$1,840,000

2023
Mar
22 Days

600 m² 4 3 2

DENMAN PROSPECT - Properties For Rent

Median Rental Price

\$975 /w

Based on 39 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

+3.4%

Current Median Price: \$1,505,000
Current Median Rent: \$975

Based on 34 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals


39

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

37 HESELTINE STREET

\$1000 Per



480 m² 4 2 2

Sep 2023 13 Days

16 ROTHERA STREET

\$1,025 per



498 m² 4 2 2

Jul 2023 57 Days

16 Rothera St

\$1,025 per

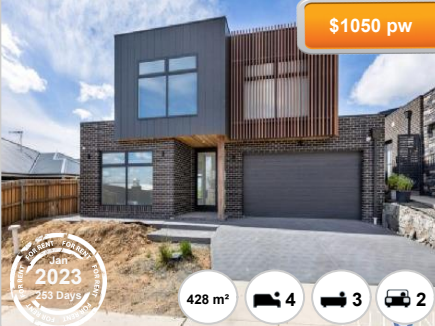


498 m² 4 2 2

Jul 2023 57 Days

3 GOLGERTH STREET

\$1050 pw



428 m² 4 3 2

Jul 2023 253 Days