

SUBURB FLYOVER REPORT

HUGHES (HOUSE)

Prepared by [Independent Property Group](#)

HUGHES - Suburb Map



HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	46	\$ 453,056	0.0 %	\$ 305,000	\$ 840,000
2006	35	\$ 540,100	19.2 %	\$ 290,000	\$ 955,000
2007	54	\$ 598,500	10.8 %	\$ 123,000	\$ 1,150,000
2008	37	\$ 633,000	5.8 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	42	\$ 1,662,500	30.9 %	\$ 820,000	\$ 2,975,000
2023	16	\$ 1,345,000	-19.1 %	\$ 980,000	\$ 3,050,000

Median Sale Price

\$1.38m

Based on 32 recorded House sales within the last 12 months (Oct '22 - Sep '23)

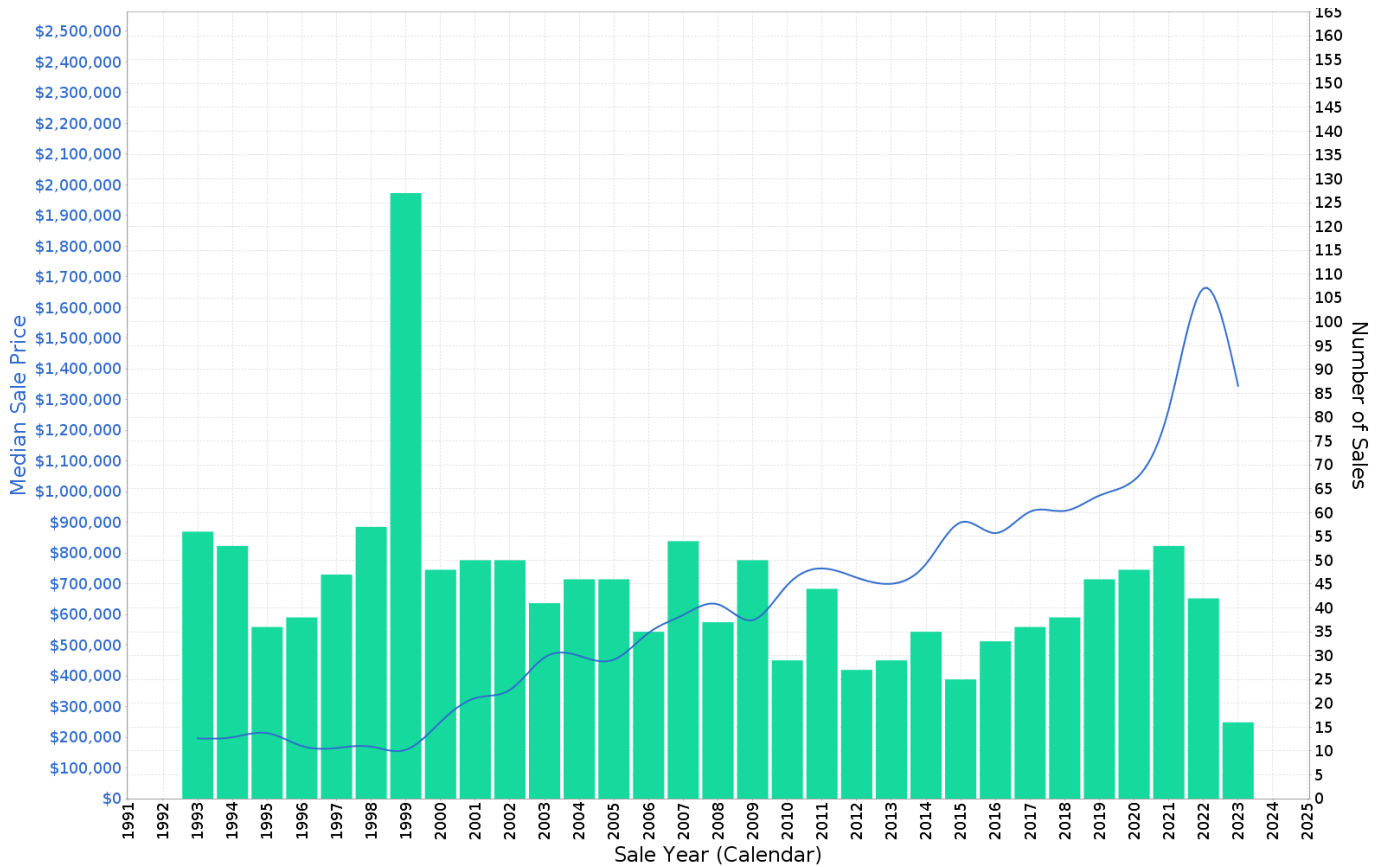
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

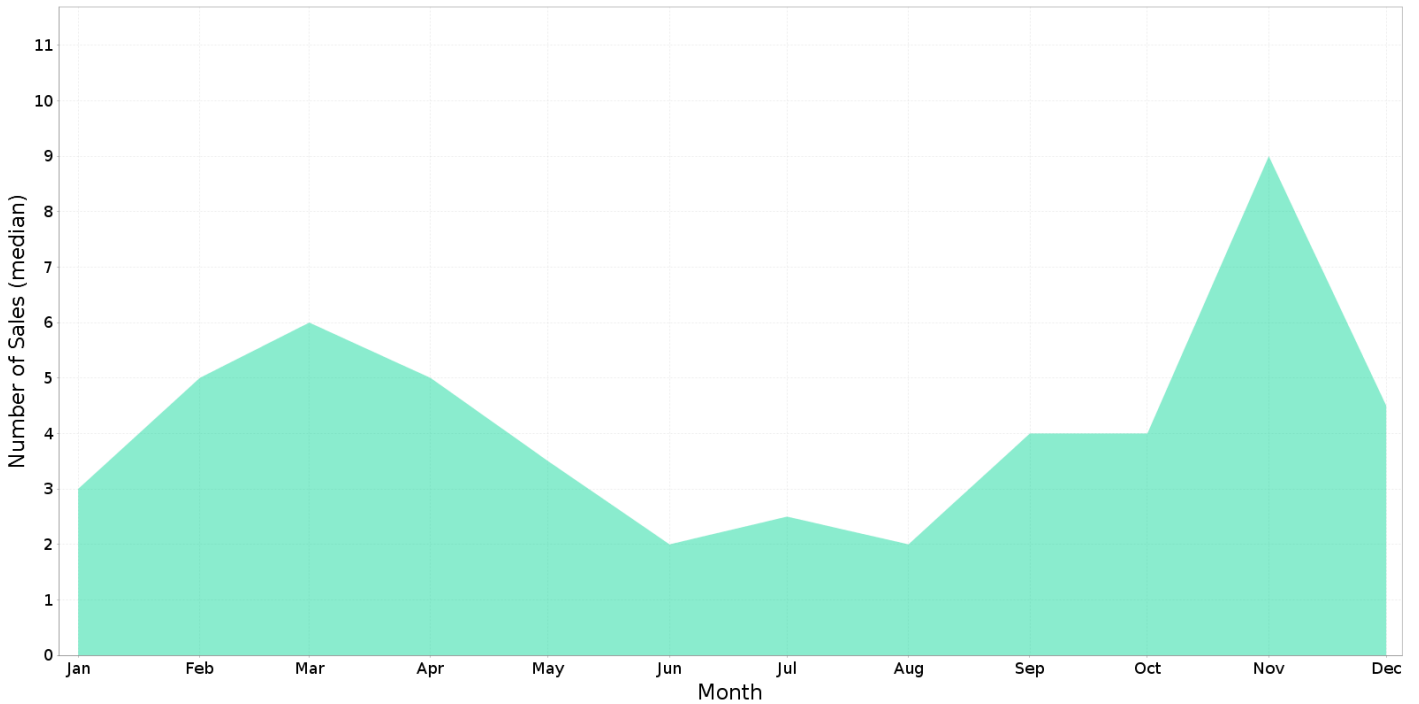
-18.0%

Current Median Price: \$1,382,500
Previous Median Price: \$1,685,000

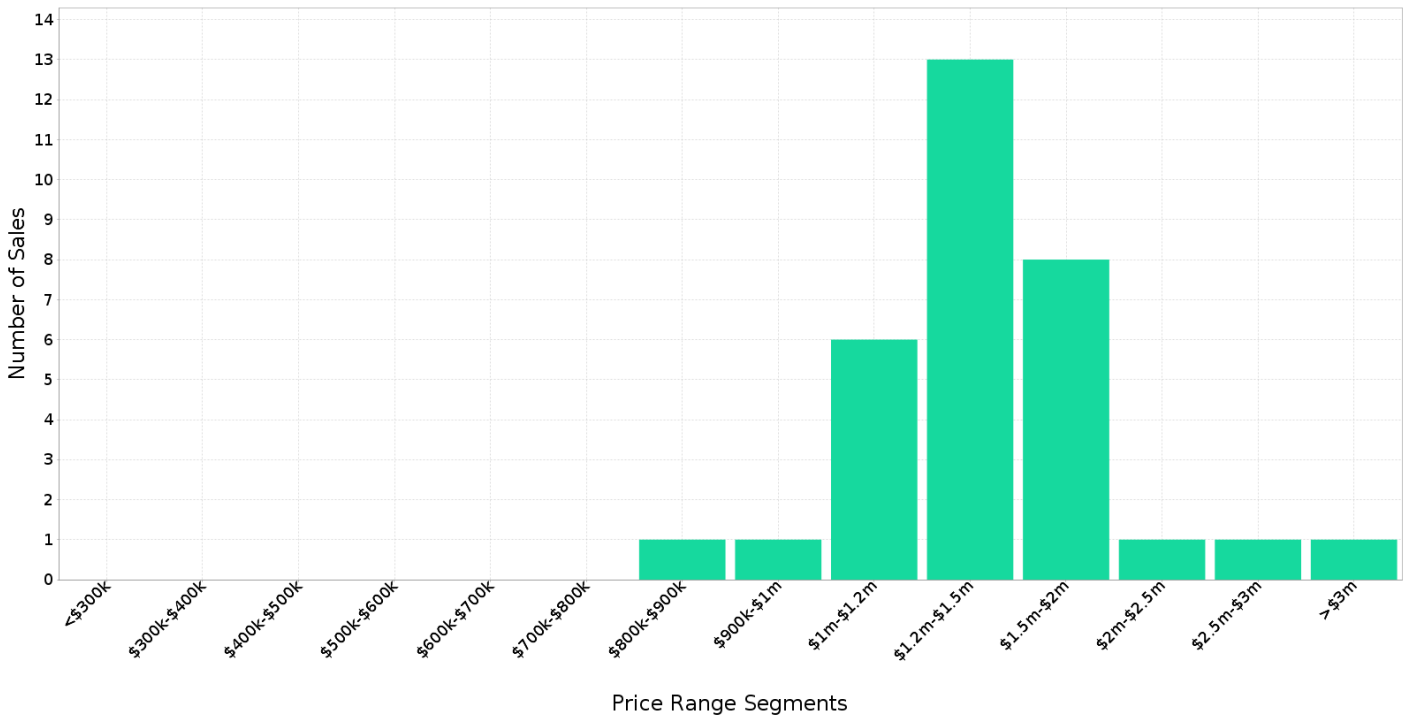
Based on 69 recorded House sales compared over the last two rolling 12 month periods



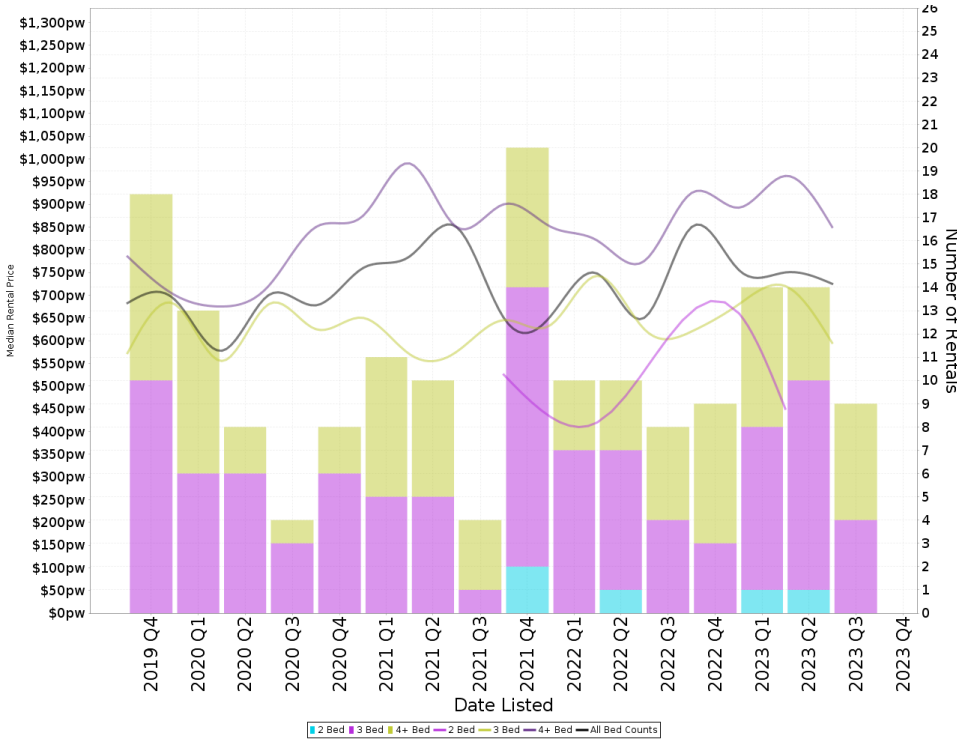
HUGHES - Peak Selling Periods (3 years)



HUGHES - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-18.0%

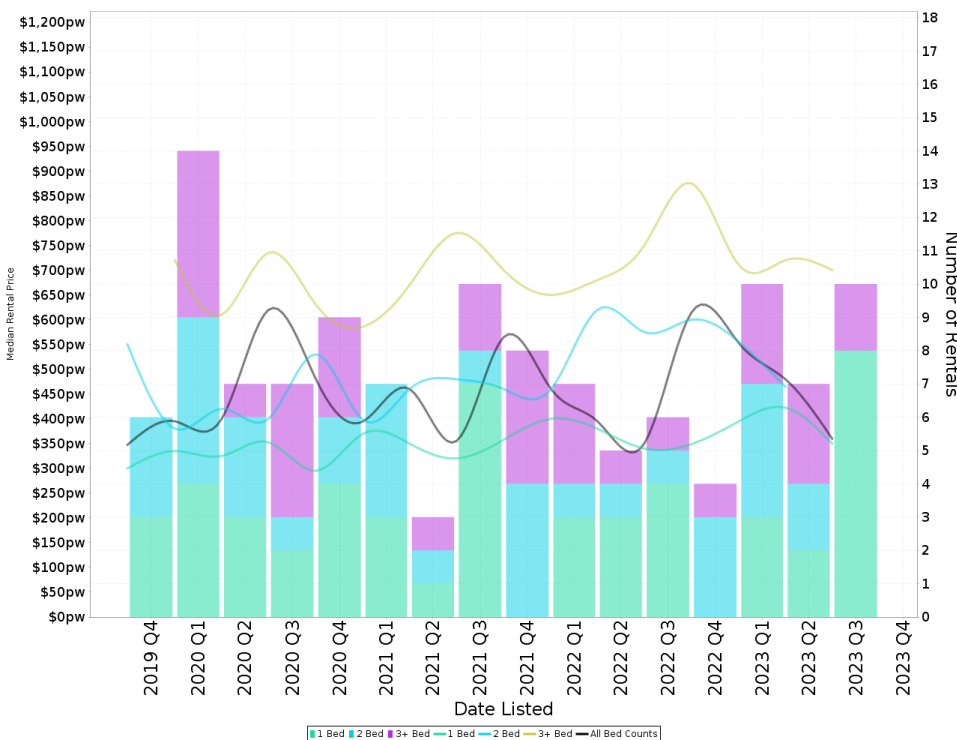
Current Median Price: \$1,382,500
Previous Median Price: \$1,685,000
Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,382,500
Current Median Rent: \$750
Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$343,500
Previous Median Price: \$340,000
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$343,500
Current Median Rent: \$450
Based on 31 registered Unit rentals compared over the last 12 months.

HUGHES - Recently Sold Properties

Median Sale Price

\$1.38m

Based on 32 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-18.0%

Current Median Price: \$1,382,500
Previous Median Price: \$1,685,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

32

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

12 WISDOM PL




\$1,417,000

Sep 2023
21 Days

843 m² 4 2 1

21 BISDEE ST




\$1,710,000

Sep 2023
22 Days

861 m² 4 2 2

67 CARROLL ST




\$880,000

Sep 2023
10 Days

348 m² 3 1 1

30 JENSEN ST

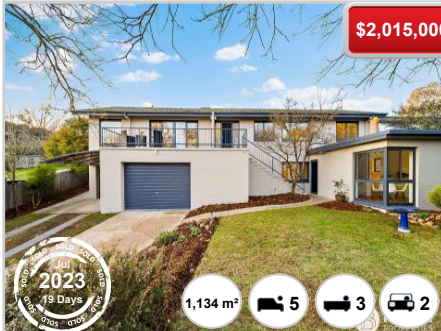


\$1,090,000

Aug 2023
26 Days

808 m² 3 1 1

21 BRAND ST




\$2,015,000

Jul 2023
19 Days

1,134 m² 5 3 2

34 KITCHENER ST



\$980,000

Oct 2023
46 Days

793 m² 3 1 -

23 MCNICOLL PL




\$1,350,000

Jun 2023
29 Days

773 m² 4 2 4

8 TUDOR PL




\$1,380,000

Jun 2023
23 Days

780 m² 4 3 3

5 JESS PL



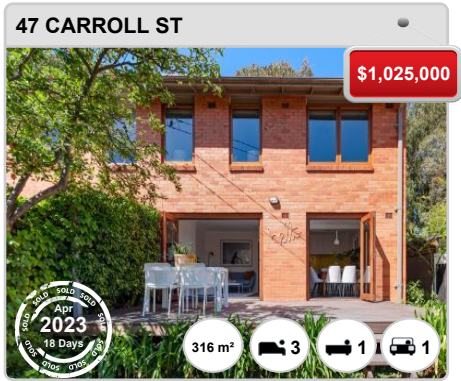
\$1,285,000

May 2023
17 Days

807 m² 4 1 2

Independent

PROPERTY GROUP



HUGHES - Properties For Rent

Median Rental Price

\$750 /w

Based on 46 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+2.8%

Current Median Price: \$1,382,500
Current Median Rent: \$750

Based on 32 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

36 COXEN STREET




\$750 per week

1,111 m² 4 1 1

Sep 2023 12 Days

2 CARROLL STREET




\$640 per week

576 m² 3 1 1

Sep 2023 27 Days

2 Carroll Street



\$640 per week

576 m² 3 1 1

Aug 2023 41 Days