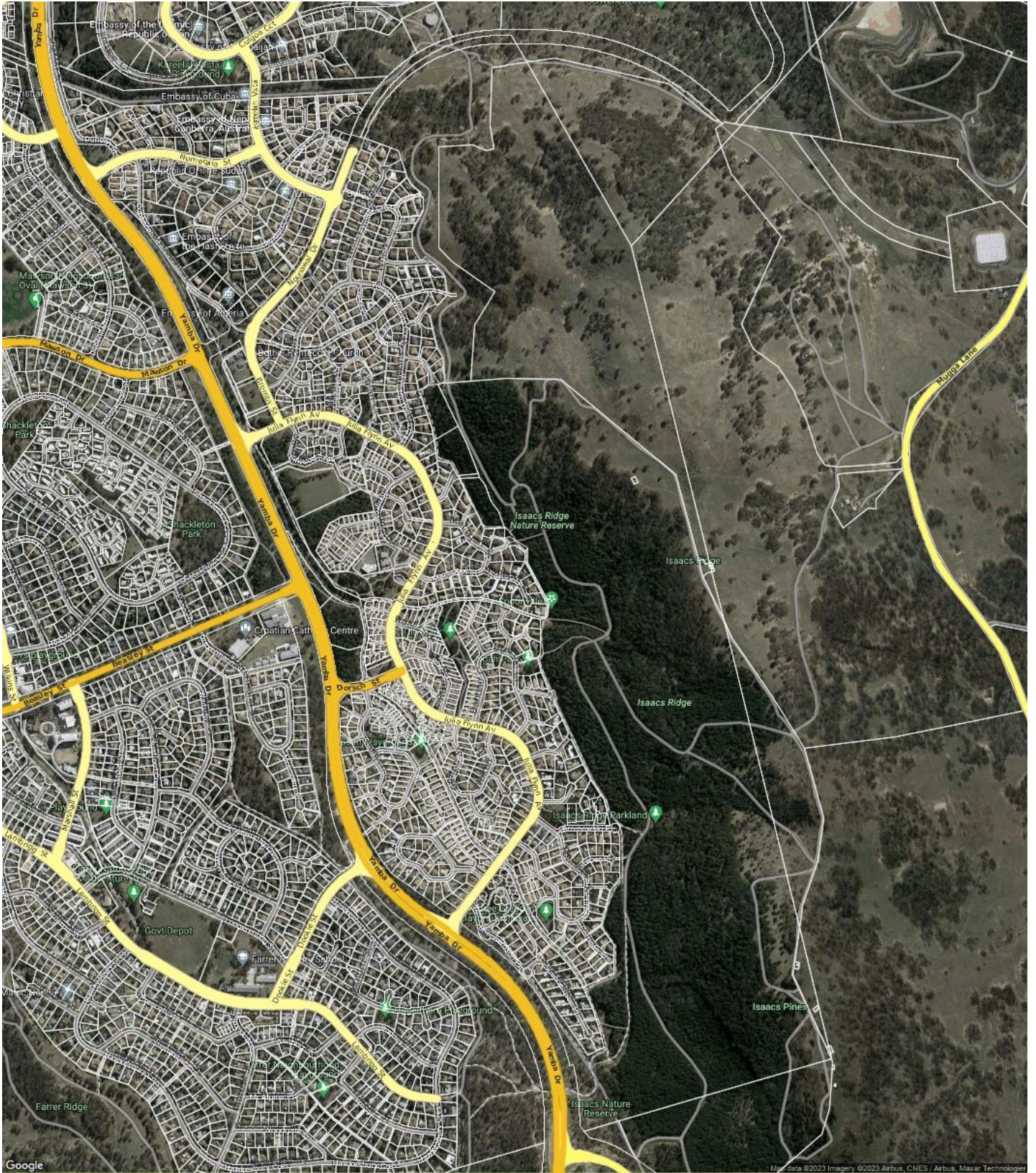


SUBURB FLYOVER REPORT

ISAACS (HOUSE)

Prepared by [Independent Property Group](#)

ISAACS - Suburb Map



ISAACS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	23	\$ 599,000	0.0 %	\$ 487,000	\$ 1,100,000
2006	22	\$ 665,000	11.0 %	\$ 287,500	\$ 1,150,000
2007	24	\$ 776,000	16.7 %	\$ 565,000	\$ 1,075,000
2008	7	\$ 660,000	-14.9 %	\$ 559,000	\$ 1,000,000
2009	18	\$ 700,000	6.1 %	\$ 480,000	\$ 1,150,000
2010	16	\$ 855,000	22.1 %	\$ 665,000	\$ 1,510,000
2011	18	\$ 818,500	-4.3 %	\$ 667,000	\$ 1,275,000
2012	11	\$ 765,000	-6.5 %	\$ 605,000	\$ 1,000,000
2013	20	\$ 785,000	2.6 %	\$ 600,000	\$ 1,000,000
2014	19	\$ 830,000	5.7 %	\$ 575,000	\$ 1,320,000
2015	21	\$ 851,000	2.5 %	\$ 600,000	\$ 1,400,000
2016	10	\$ 882,500	3.7 %	\$ 722,000	\$ 1,320,000
2017	29	\$ 950,000	7.6 %	\$ 720,000	\$ 2,350,000
2018	17	\$ 915,000	-3.7 %	\$ 590,000	\$ 1,555,000
2019	23	\$ 965,000	5.5 %	\$ 800,000	\$ 1,600,000
2020	39	\$ 1,070,000	10.9 %	\$ 462,500	\$ 1,700,000
2021	15	\$ 1,361,000	27.2 %	\$ 950,000	\$ 2,000,000
2022	22	\$ 1,560,000	14.6 %	\$ 1,195,000	\$ 2,420,000
2023	6	\$ 1,025,000	-34.3 %	\$ 880,000	\$ 1,575,000

Median Sale Price

\$1.28m

Based on 9 recorded House sales within the last 12 months (Oct '22 - Sep '23)

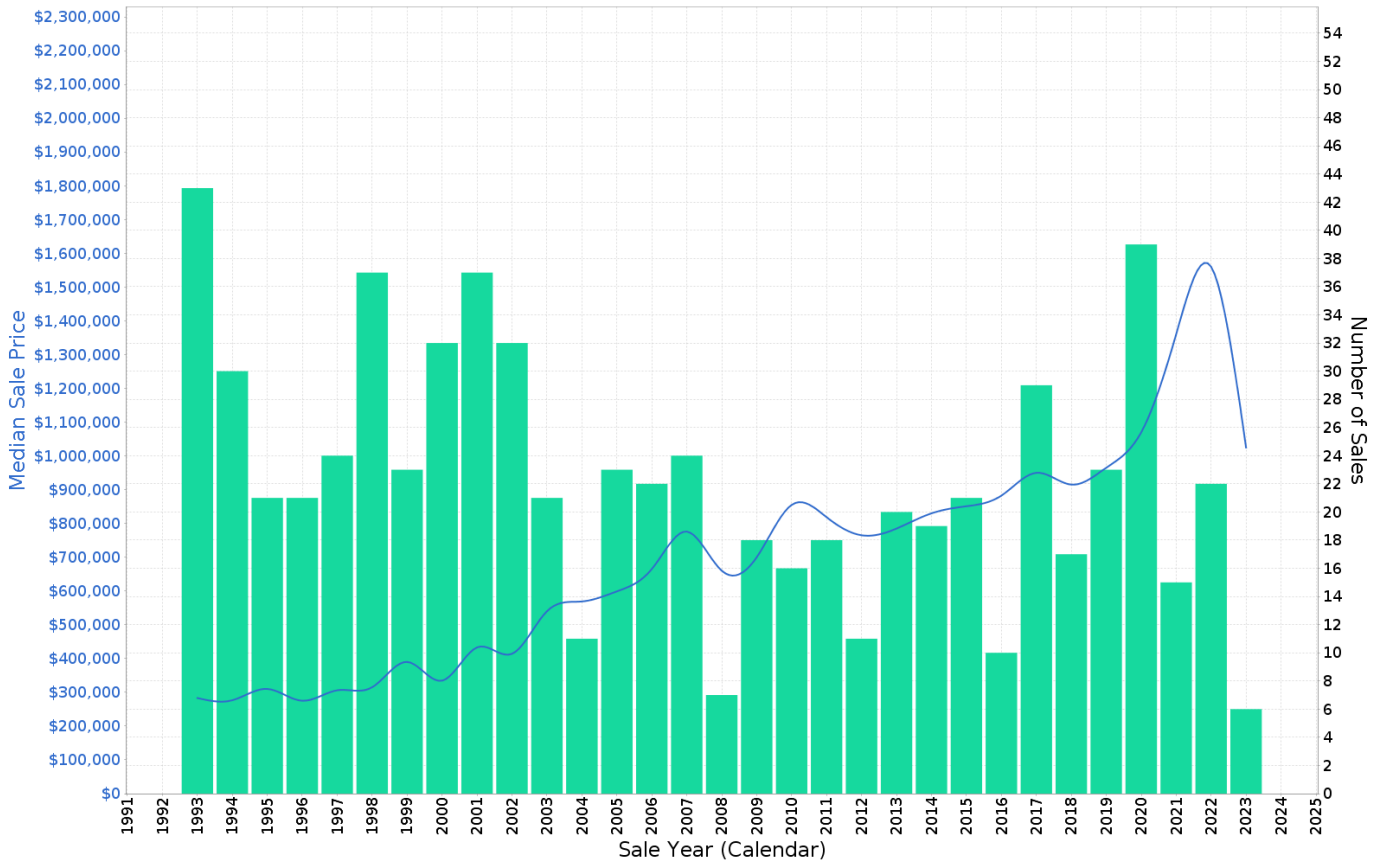
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

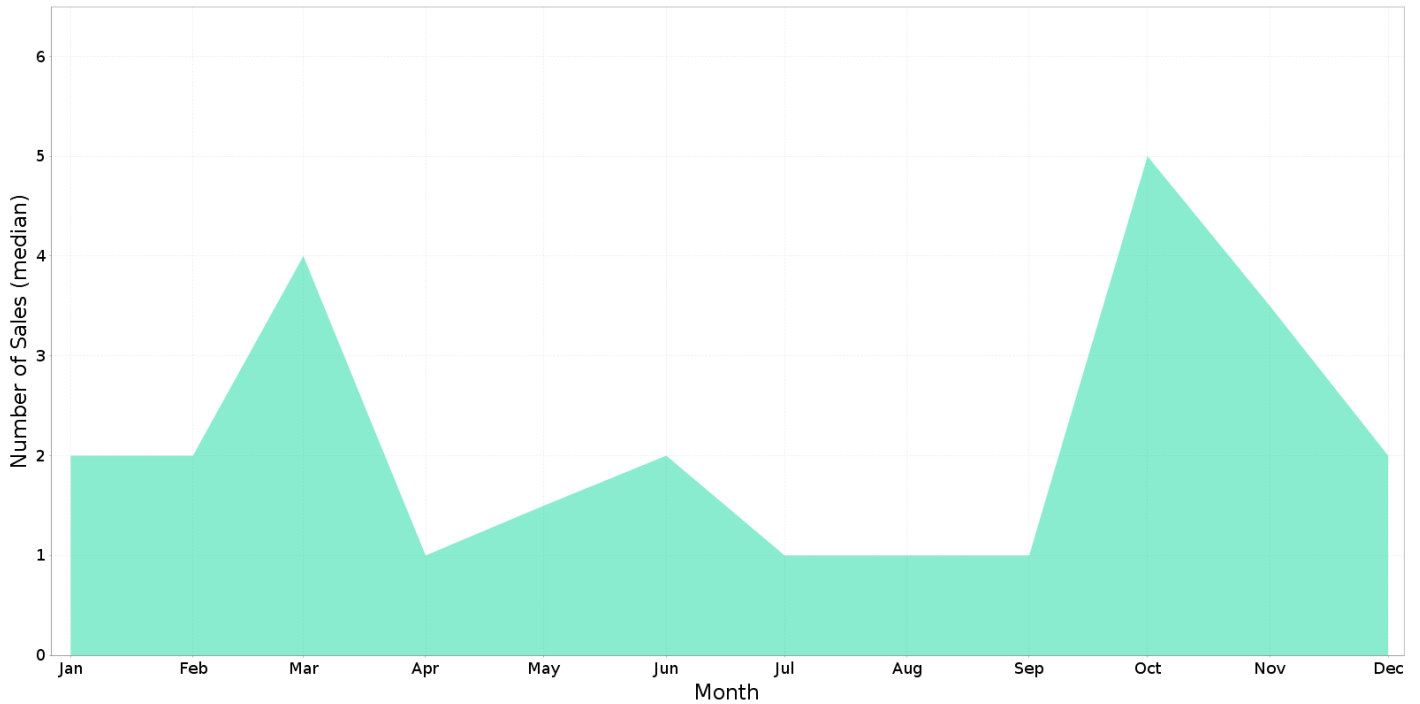
-19.0%

Current Median Price: \$1,280,000
Previous Median Price: \$1,580,000

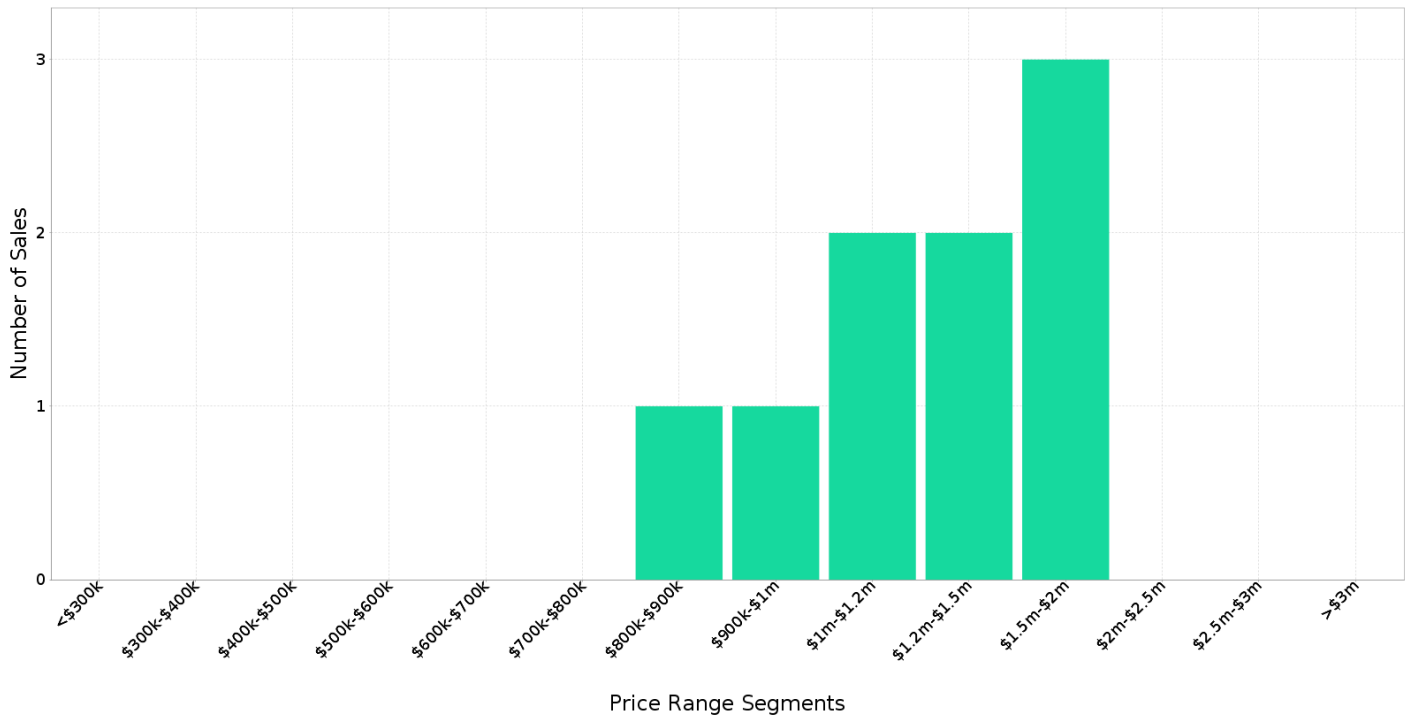
Based on 32 recorded House sales compared over the last two rolling 12 month periods



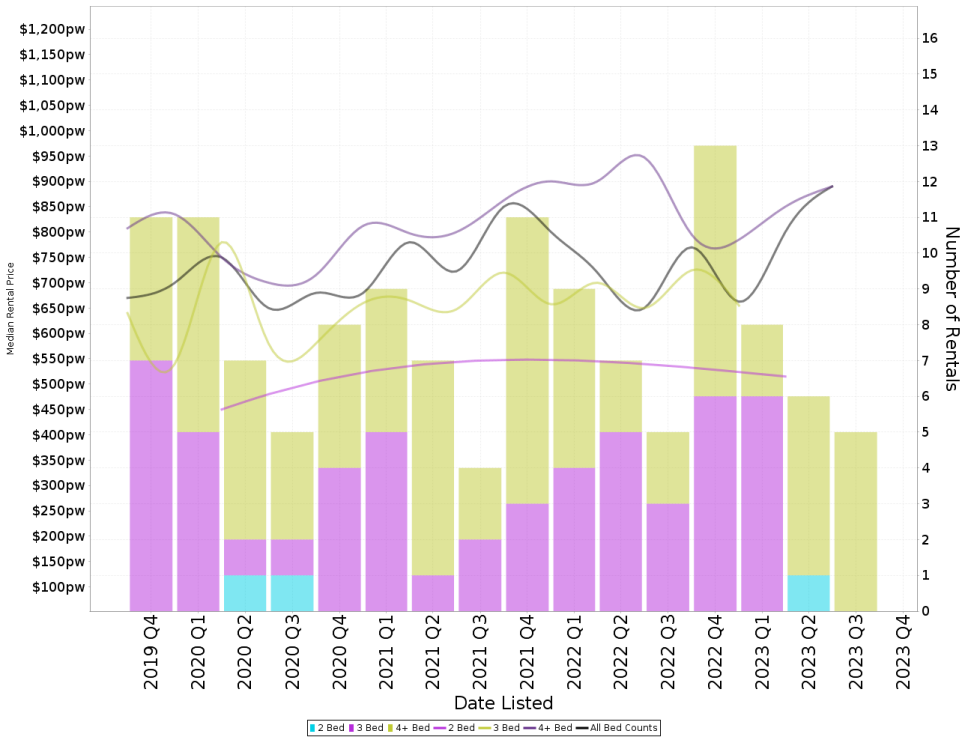
ISAACS - Peak Selling Periods (3 years)



ISAACS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-19.0%

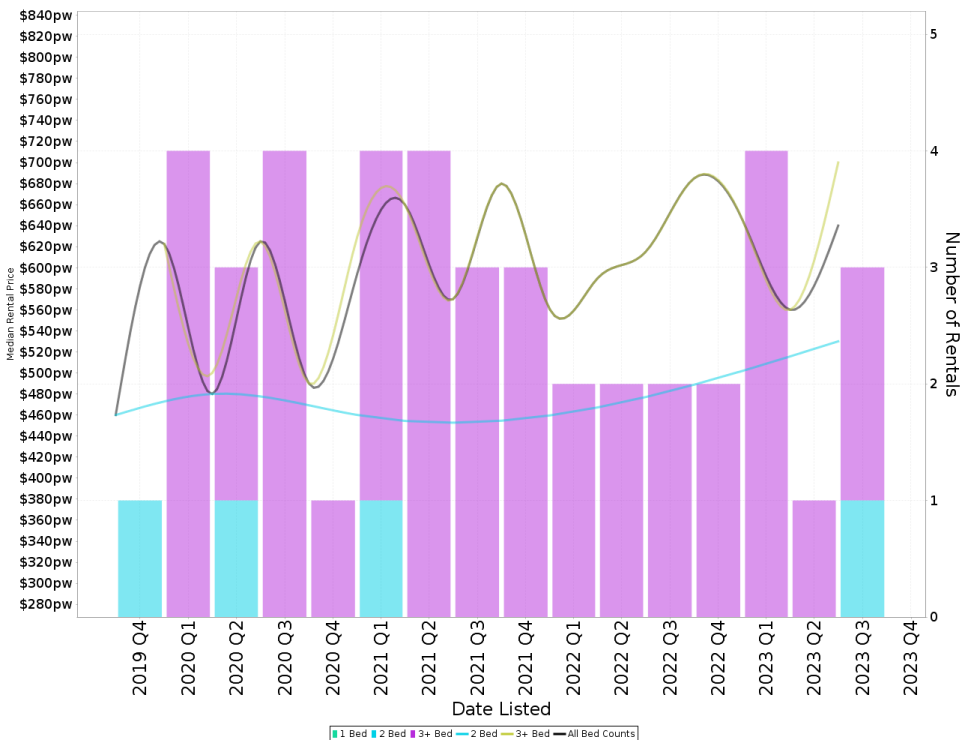
Current Median Price: \$1,280,000
Previous Median Price: \$1,580,000
Based on 32 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,280,000
Current Median Rent: \$760
Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.7%

Current Median Price: \$880,000
Previous Median Price: \$985,000
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$880,000
Current Median Rent: \$645
Based on 10 registered Unit rentals compared over the last 12 months.

ISAACS - Recently Sold Properties

Median Sale Price

\$1.28m

Based on 9 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

-19.0%

Current Median Price: \$1,280,000
Previous Median Price: \$1,580,000

Based on 32 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

9

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 BROINOWSKI PL

\$1,650,000

Sep 2023
22 Days

912 m² 4 2 2

4 GRATTON PL

\$1,000,000

Sep 2023
22 Days

547 m² 4 2 2

10 WILLIAM WILKINS CRES

\$1,225,000

Sep 2023
22 Days

695 m² 3 2 4

1 RINGROSE CRES

\$1,720,000

Aug 2023
22 Days

1,092 m² 4 2 2

18 BUNTINE CRES

\$1,440,000

Aug 2023
22 Days

1,212 m² 5 4 3

7/28 RINGROSE CRES

\$715,000

Aug 2023
47 Days

1.93 ha 3 2 1

7 ADKINSON CL

\$1,000,000

Jun 2023
31 Days

792 m² 4 1 -

43 MACLAGAN ST

\$975,000

Jun 2023
21 Days

872 m² 4 2 2

1 GRATTON PL

\$1,050,000

May 2023
16 Days

609 m² 4 2 2

Independent

PROPERTY GROUP



ISAACS - Properties For Rent

Median Rental Price

\$760 /w

Based on 32 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

+3.1%

Current Median Price: \$1,280,000
Current Median Rent: \$760

Based on 9 recorded House sales and 32 House rentals compared over the last 12 months

Number of Rentals


32

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

17 Dettmann Close

\$620 per week




Sep 2023
11 Days

458 m² 3 2 2

3 BYATT PLACE

\$920 per week




Sep 2023
12 Days

786 m² 5 2 2

1 RINGROSE CRESCENT

\$950 per week




Sep 2023
18 Days

1,092 m² 4 2 2

17 DETTMANN CLOSE

\$620 per week



Aug 2023
33 Days

3 2 2

135 JULIA FLYNN AVENUE

\$890 per week



Aug 2023
40 Days

1,060 m² 5 3 2

9 Alexander Mackie Circuit

\$800 per week



Aug 2023
47 Days

1,503 m² 4 1 2