

# SUBURB FLYOVER REPORT

PHILLIP (HOUSE)

Prepared by [Independent Property Group](#)



## PHILLIP - Suburb Map





## PHILLIP - Sales Statistics (Houses)

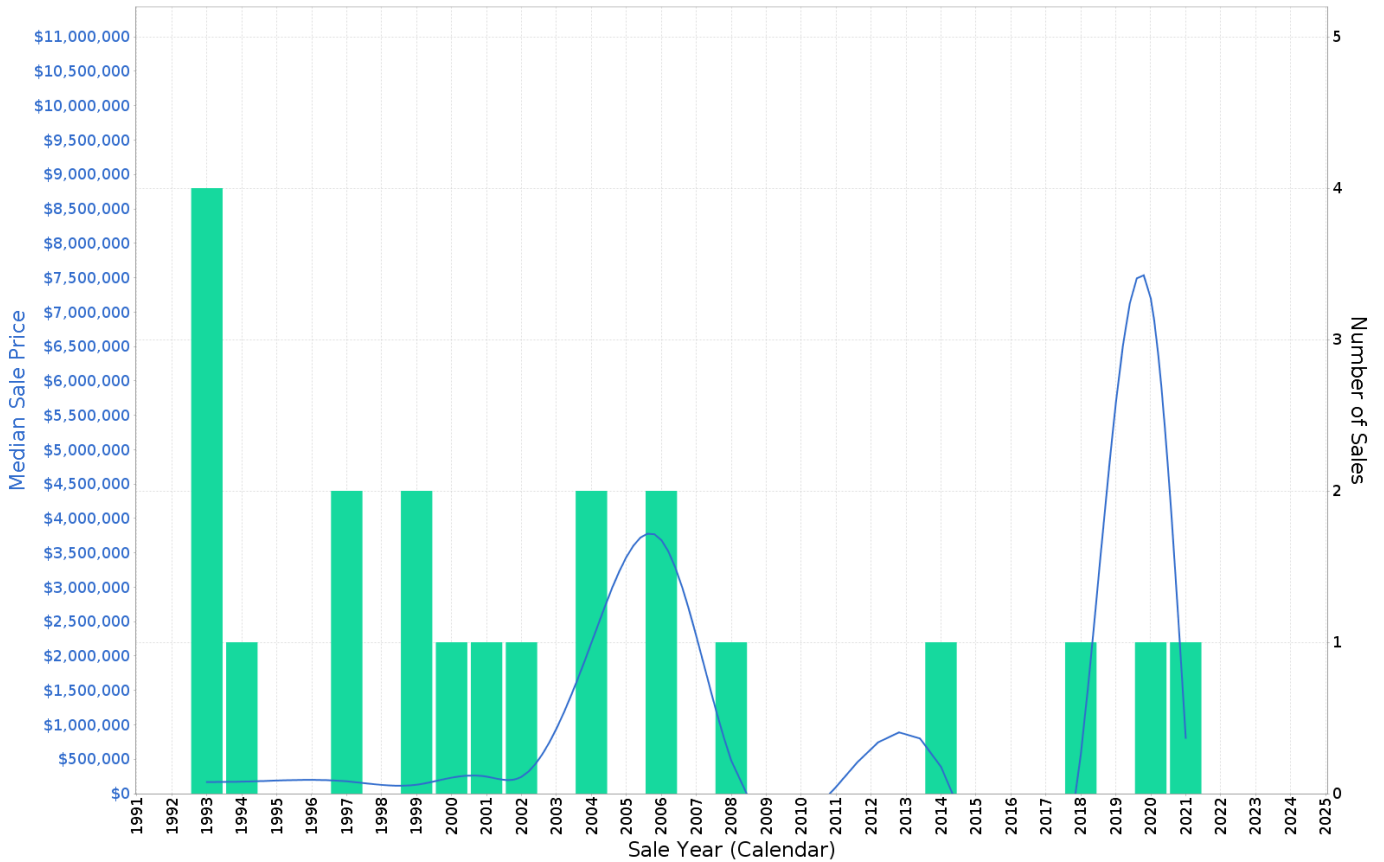
Year	# Sales	Median	Growth	Low	High
2005	0				
2006	2	\$ 3,686,250		\$ 272,500	\$ 7,100,000
2007	0				
2008	1	\$ 480,000		\$ 480,000	\$ 480,000
2009	0				
2010	0				
2011	0				
2012	0				
2013	0				
2014	1	\$ 390,000		\$ 390,000	\$ 390,000
2015	0				
2016	0				
2017	0				
2018	1	\$ 571,000		\$ 571,000	\$ 571,000
2019	0				
2020	1	\$ 7,200,000		\$ 7,200,000	\$ 7,200,000
2021	1	\$ 810,000	0.0 %	\$ 810,000	\$ 810,000
2022	0				
2023	0				

Median Sale Price

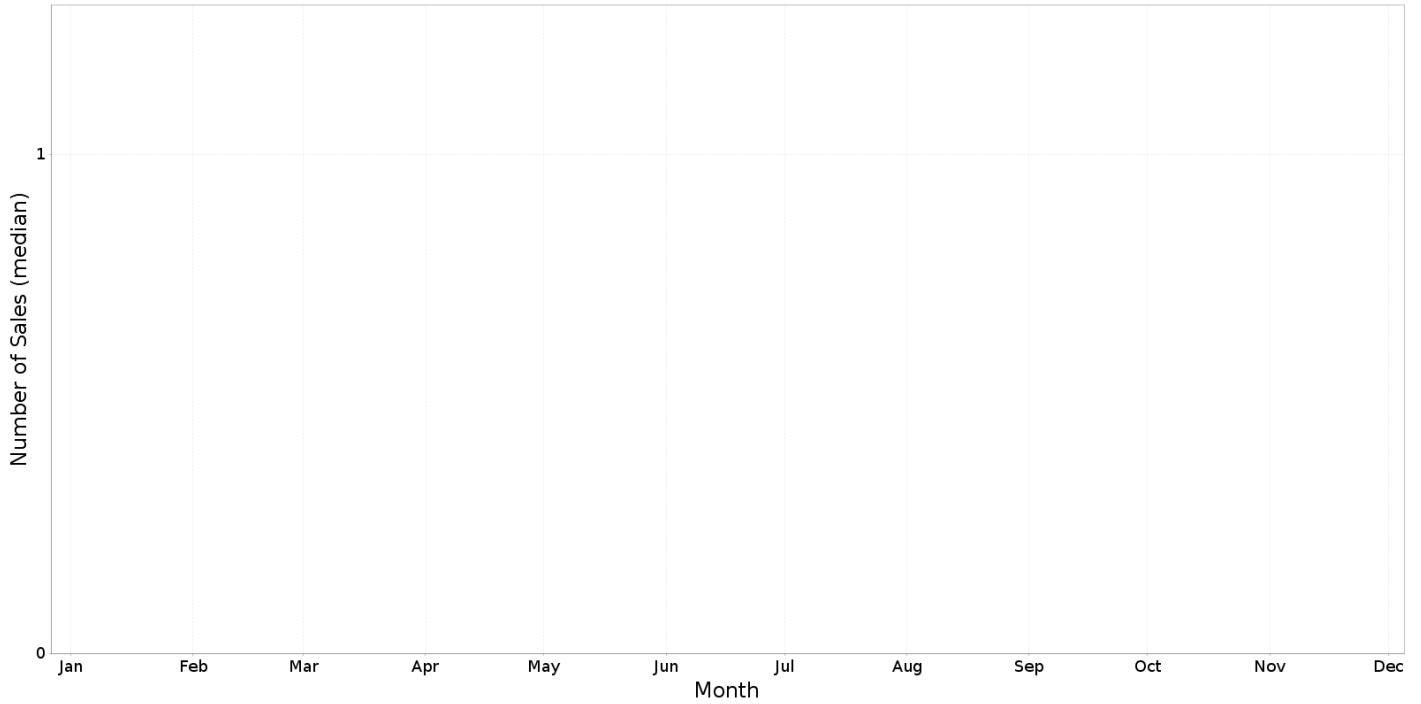
N/A

Suburb Growth

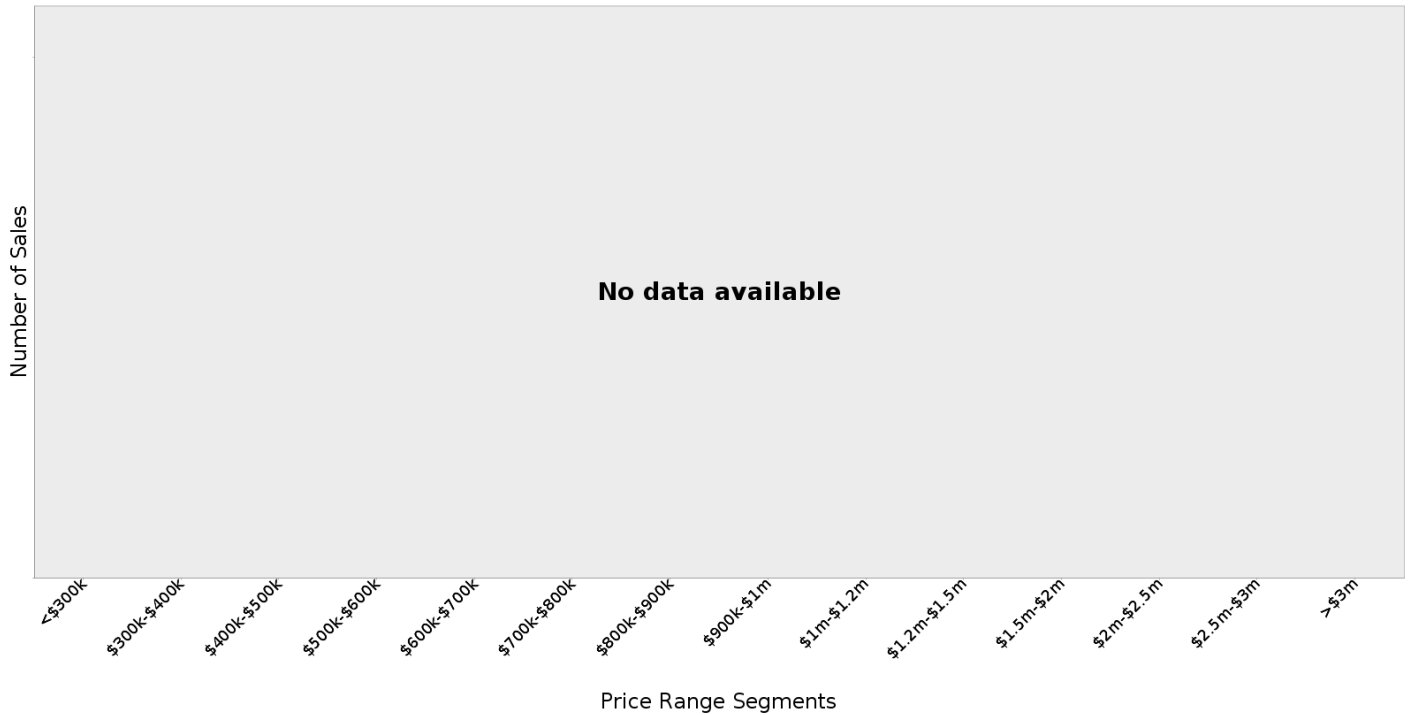
N/A



## PHILLIP - Peak Selling Periods (3 years)

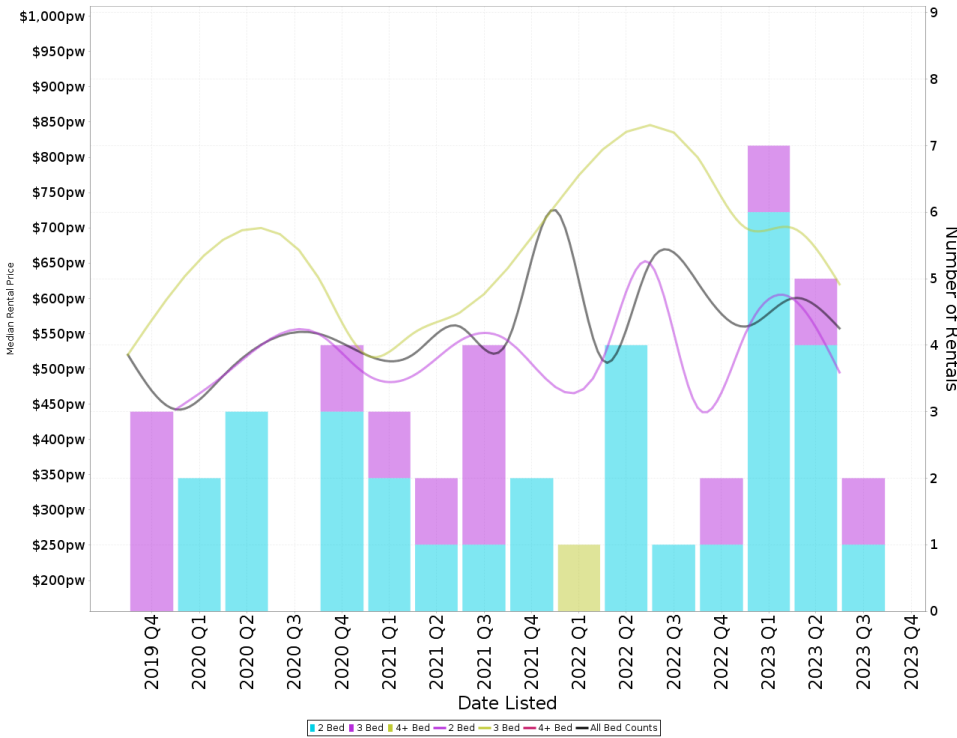


## PHILLIP - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



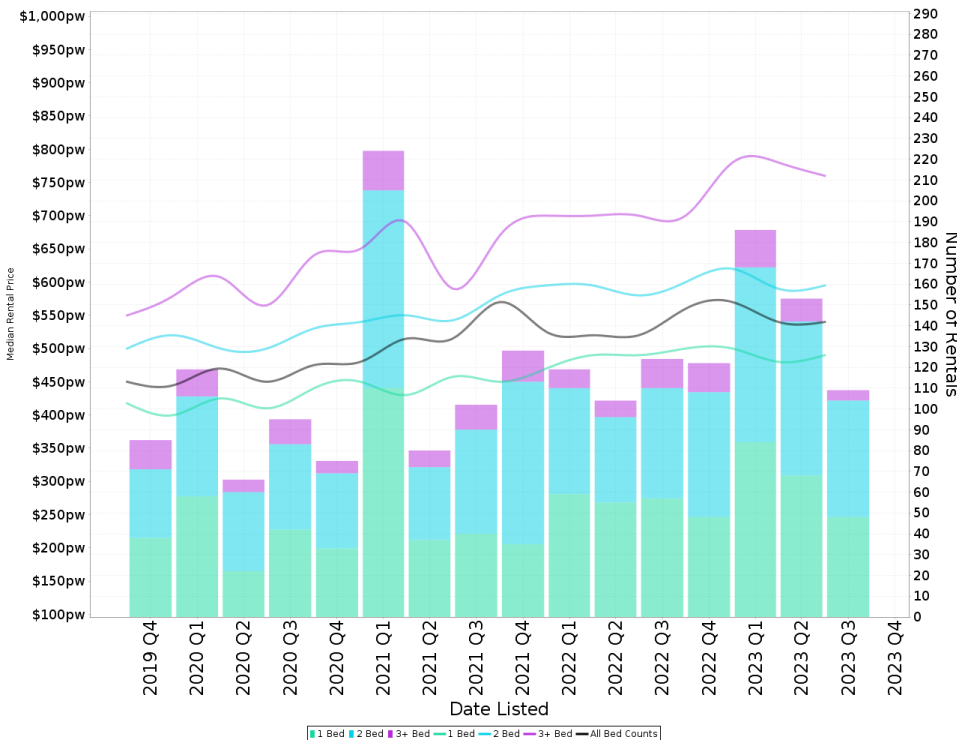
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-4.4%**

Current Median Price: \$535,389  
 Previous Median Price: \$560,000  
 Based on 279 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.3%**

Current Median Price: \$535,389  
 Current Median Rent: \$550  
 Based on 570 registered Unit rentals compared over the last 12 months.

## PHILLIP - Recently Sold Properties

Median Sale Price

N/A

Suburb Growth

N/A

# Sold Properties

0

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

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\$750,000

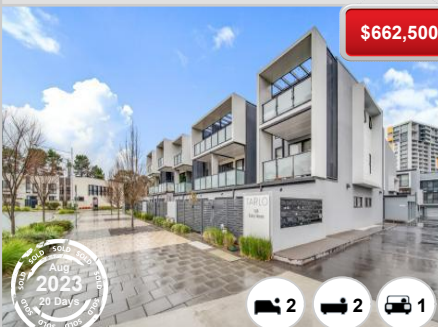


Aug 2023 N/A

2 1 2

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\$662,500



Aug 2023 20 Days

2 2 1



## PHILLIP - Properties For Rent

Median Rental Price

**\$590 /w**

Based on 16 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

N/A

Number of Rentals

**16**

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

