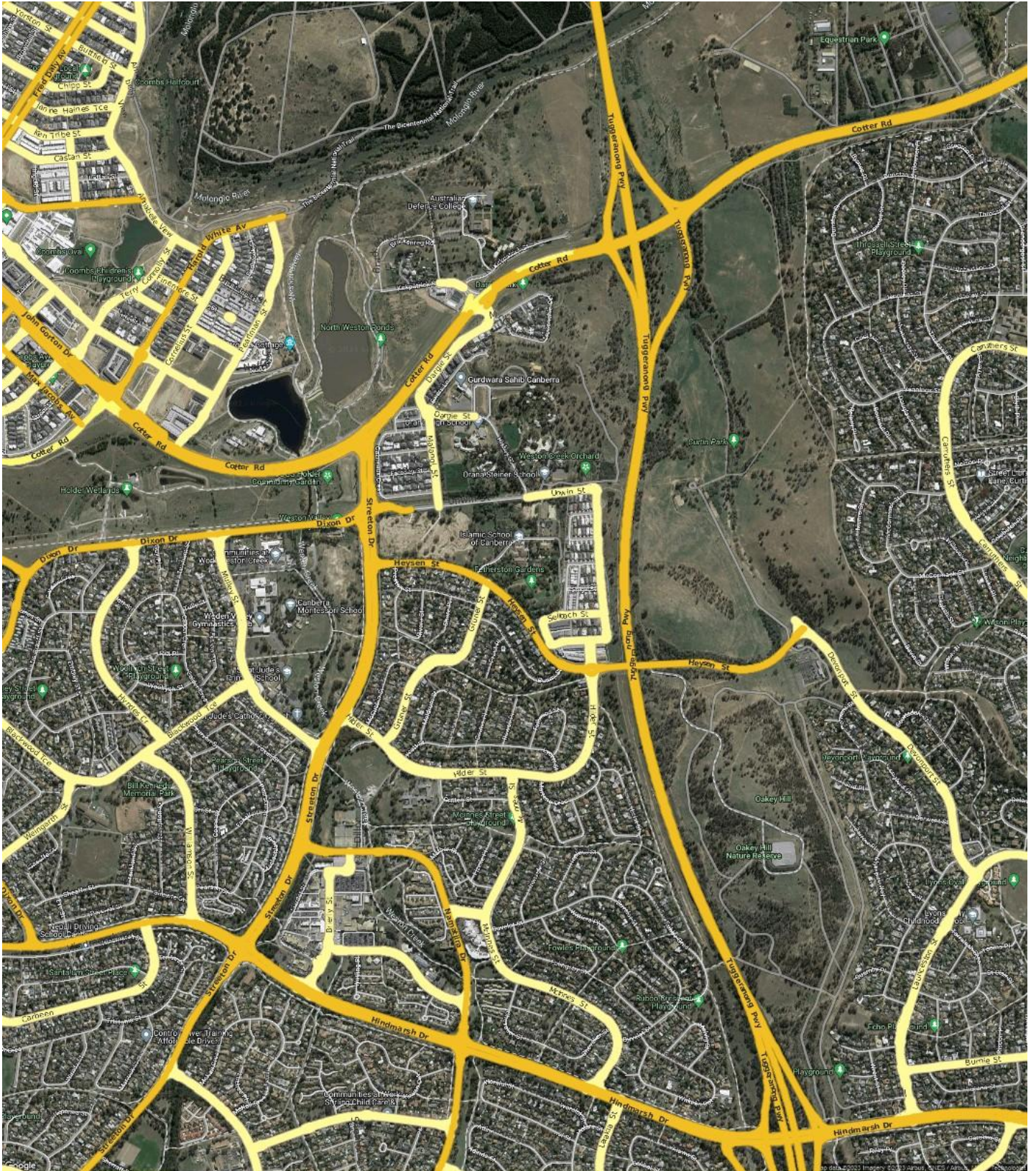


SUBURB FLYOVER REPORT

WESTON (HOUSE)

Prepared by [Independent Property Group](#)

WESTON - Suburb Map



WESTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	48	\$ 383,750	0.0 %	\$ 252,000	\$ 550,000
2006	51	\$ 435,000	13.4 %	\$ 300,000	\$ 702,500
2007	47	\$ 465,000	6.9 %	\$ 345,000	\$ 790,000
2008	42	\$ 475,500	2.3 %	\$ 350,000	\$ 685,000
2009	29	\$ 480,000	0.9 %	\$ 150,000	\$ 715,000
2010	28	\$ 572,500	19.3 %	\$ 275,000	\$ 745,000
2011	40	\$ 525,000	-8.3 %	\$ 337,000	\$ 735,000
2012	35	\$ 535,000	1.9 %	\$ 432,000	\$ 880,000
2013	36	\$ 512,500	-4.2 %	\$ 435,000	\$ 1,100,000
2014	39	\$ 630,000	22.9 %	\$ 450,000	\$ 1,010,000
2015	62	\$ 725,000	15.1 %	\$ 196,667	\$ 982,500
2016	52	\$ 727,500	0.3 %	\$ 227,000	\$ 1,175,000
2017	41	\$ 740,000	1.7 %	\$ 215,000	\$ 1,550,000
2018	38	\$ 719,634	-2.8 %	\$ 450,000	\$ 1,330,000
2019	58	\$ 730,000	1.4 %	\$ 90,000	\$ 2,010,000
2020	51	\$ 739,000	1.2 %	\$ 425,000	\$ 1,657,000
2021	51	\$ 1,003,000	35.7 %	\$ 315,000	\$ 2,000,000
2022	53	\$ 1,090,000	8.7 %	\$ 510,000	\$ 1,925,000
2023	25	\$ 1,020,000	-6.4 %	\$ 755,000	\$ 1,360,000

Median Sale Price

\$1.04m

Based on 37 recorded House sales within the last 12 months (Oct '22 - Sep '23)

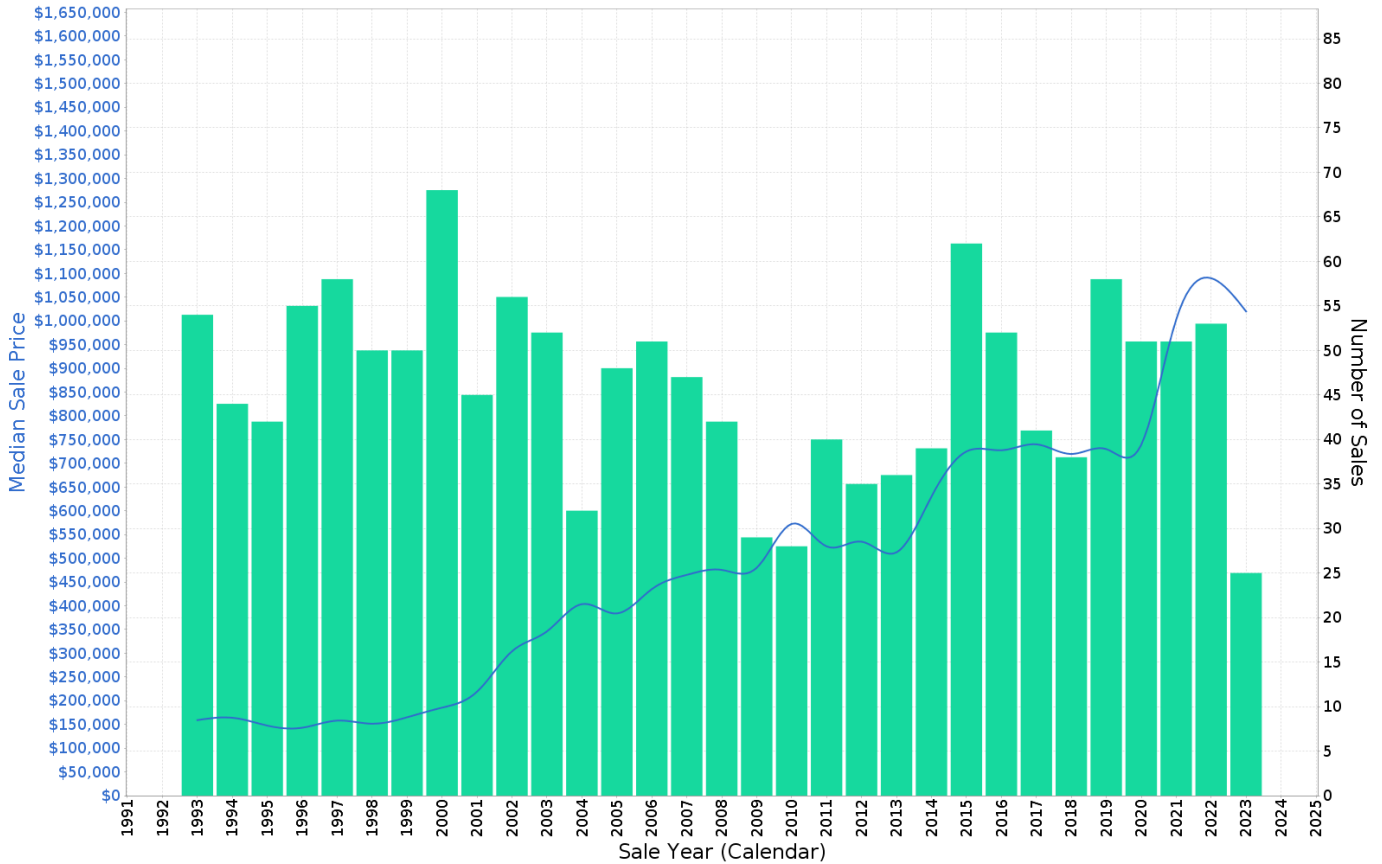
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

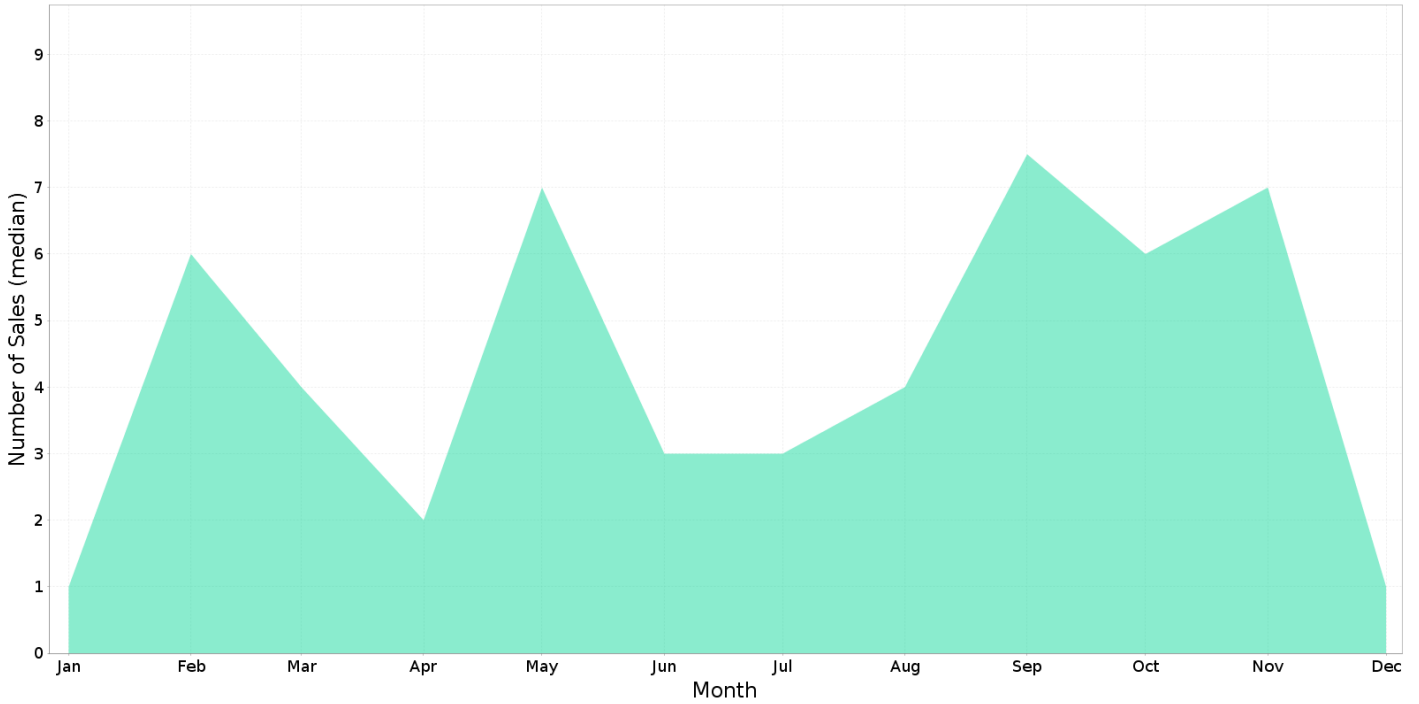
-4.8%

Current Median Price: \$1,045,000
Previous Median Price: \$1,097,500

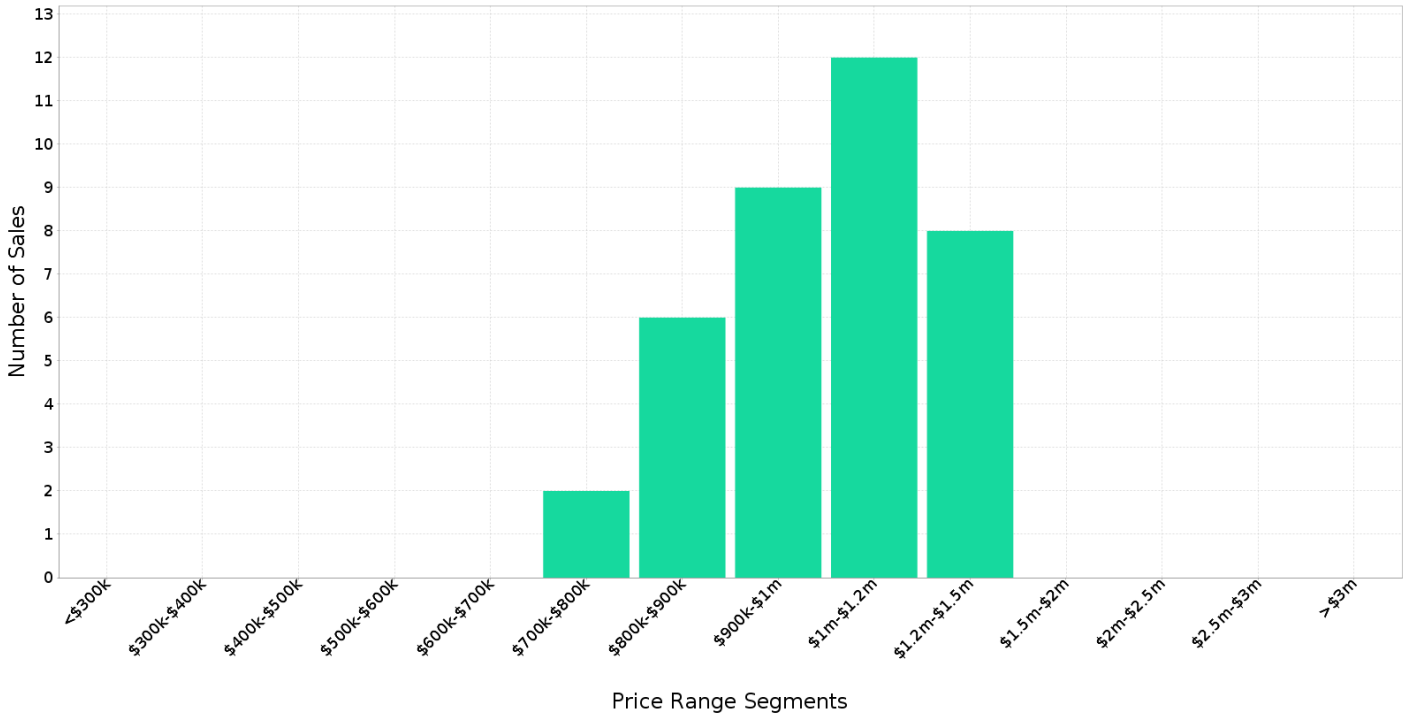
Based on 95 recorded House sales compared over the last two rolling 12 month periods



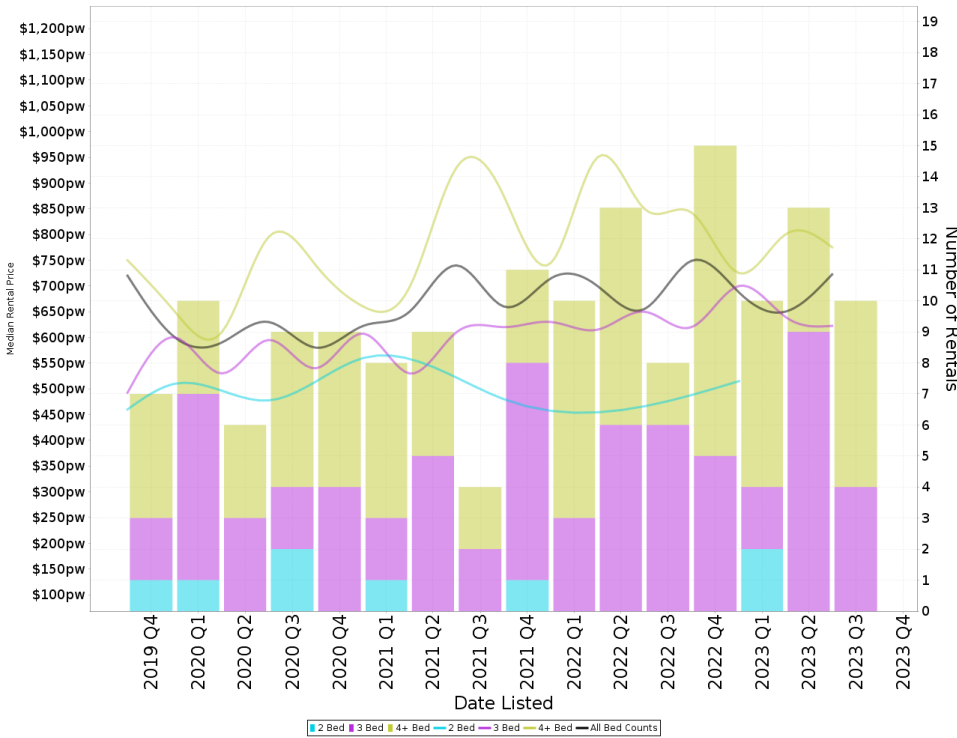
WESTON - Peak Selling Periods (3 years)



WESTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.8%

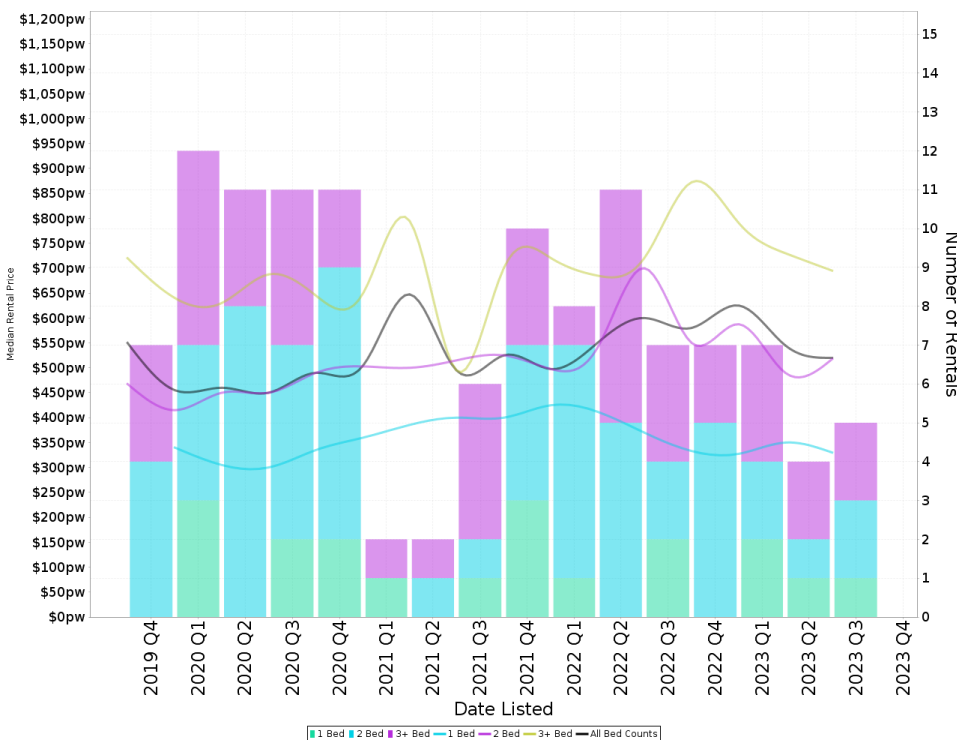
Current Median Price: \$1,045,000
Previous Median Price: \$1,097,500
Based on 95 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,045,000
Current Median Rent: \$710
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$731,000
Previous Median Price: \$752,500
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$731,000
Current Median Rent: \$580
Based on 23 registered Unit rentals compared over the last 12 months.

WESTON - Recently Sold Properties

Median Sale Price

\$1.04m

Based on 37 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

-4.8%

Current Median Price: \$1,045,000
Previous Median Price: \$1,097,500

Based on 95 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

37

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

31 CHEVALIER ST

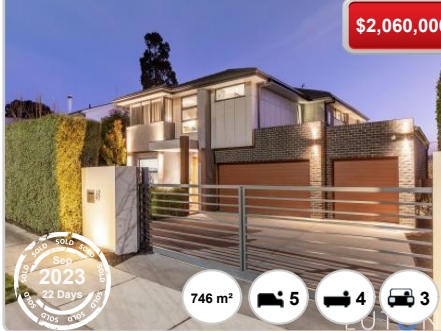


\$1,090,000

Sold Sep 2023
15 Days

1,102 m² 4 2 2

40 HEYSEN ST



\$2,060,000

Sold Sep 2023
22 Days

746 m² 5 4 3

92 MCINNES ST



\$895,000

Sold Aug 2023
22 Days

708 m² 3 1 3

14 HEYSEN ST




\$832,000

Sold Jul 2023
54 Days

868 m² 3 1 1

29 COLLINGRIDGE ST



\$1,160,000

Sold Jun 2023
20 Days

870 m² 4 2 2

23 COLLINGRIDGE ST



\$1,100,000

Sold May 2023
70 Days

859 m² 4 2 2

11 FIZELLE PL



\$1,360,000

Sold May 2023
4 Days

829 m² 5 3 3

26 WAKELIN CCT



\$1,250,000

Sold May 2023
23 Days

743 m² 4 2 2

8 HEYSEN ST



\$852,000

Sold May 2023
34 Days

795 m² 3 2 4

Independent

PROPERTY GROUP

39 MCINNES ST

\$1,080,000

May 2023
192 Days

791 m² 4 3 3

48 LYCETT ST

\$1,150,000

May 2023
23 Days

650 m² 4 3 2

4 RUBBO CRES

\$1,270,000

May 2023
20 Days

920 m² 5 2 2

62 BUVELOT ST

\$825,000

May 2023
60 Days

713 m² 3 1 2

45 CAZNEAUX CRES

\$775,000

May 2023
24 Days

184 m² 2 1 2

30 HEYSEN ST

\$850,000

May 2023
50 Days

866 m² 4 2 2

24 WAKELIN CCT

\$1,060,000

Apr 2023
167 Days

703 m² 4 2 2

WESTON - Properties For Rent

Median Rental Price

\$710 /w

Based on 48 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

+3.5%

Current Median Price: \$1,045,000
Current Median Rent: \$710

Based on 37 recorded House sales and 48 House rentals compared over the last 12 months


Number of Rentals

48

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

4 Fizelle Place



\$1500 per week

705 m² 4 bedrooms 3 bathrooms 2 car spaces

Sep 2023
27 Days

92 MCINNES STREET




\$650 per week

708 m² 3 bedrooms 1 bathroom 3 car spaces

Sep 2023
20 Days

79 BUVELOT STREET



\$800 pw

685 m² 4 bedrooms 2 bathrooms 2 car spaces

Sep 2023
29 Days

46 Wakelin Circuit



\$650

903 m² 3 bedrooms 1 bathroom 1 car space

May 2023
138 Days