

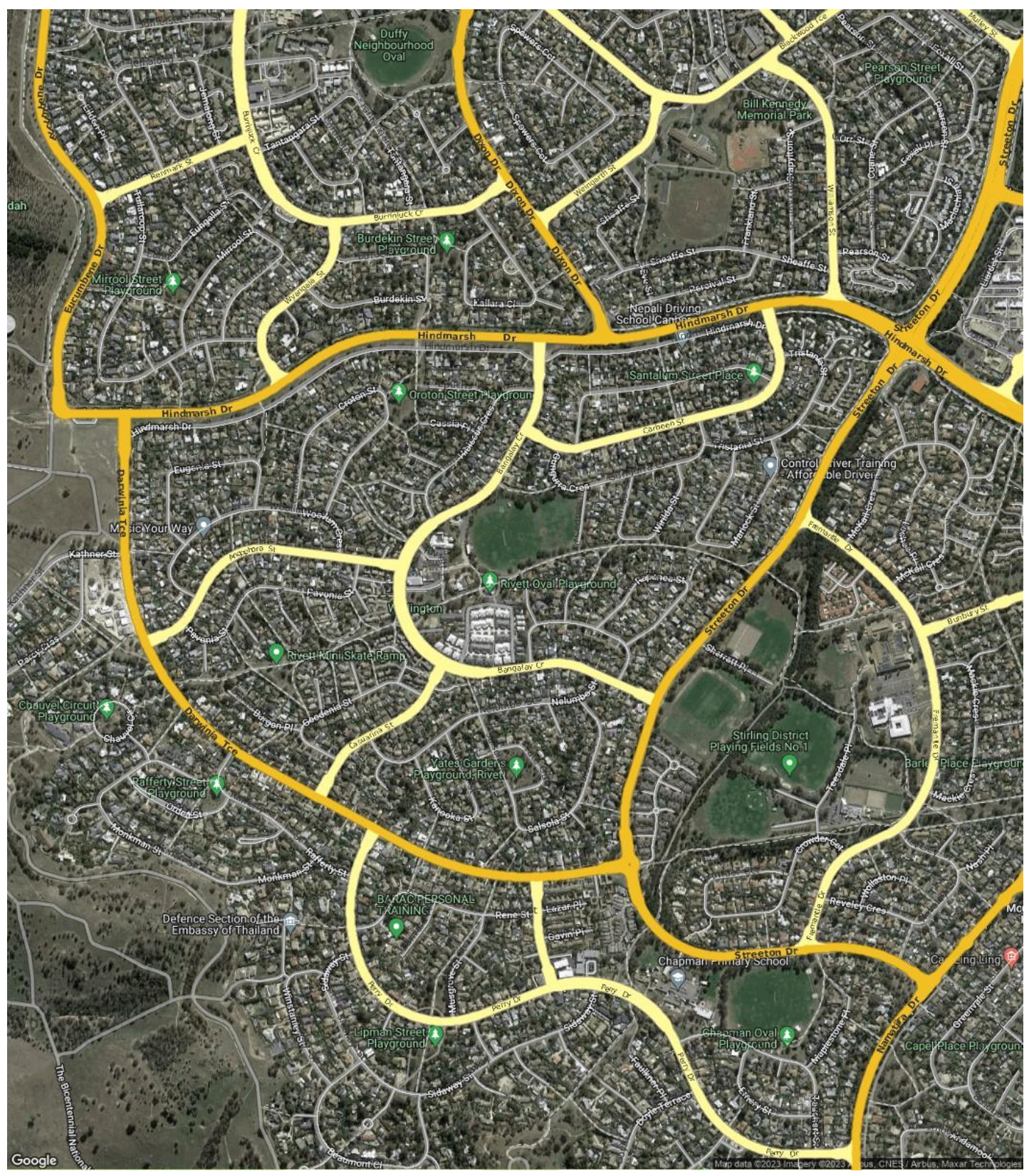
# SUBURB FLYOVER REPORT

RIVETT (HOUSE)

Prepared by [Independent Property Group](#)



## RIVETT - Suburb Map





## RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	61	\$ 338,000	0.0 %	\$ 55,000	\$ 475,000
2006	41	\$ 349,000	3.3 %	\$ 230,000	\$ 565,000
2007	65	\$ 393,000	12.6 %	\$ 40,500	\$ 525,000
2008	51	\$ 430,000	9.4 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	36	\$ 510,500	15.8 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.1 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	52	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	58	\$ 622,000	2.0 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.3 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	53	\$ 920,000	4.8 %	\$ 180,000	\$ 1,750,000
2023	17	\$ 940,000	2.2 %	\$ 692,000	\$ 1,230,000

Median Sale Price

# \$920k

Based on 29 recorded House sales within the last 12 months (Oct '22 - Sep '23)

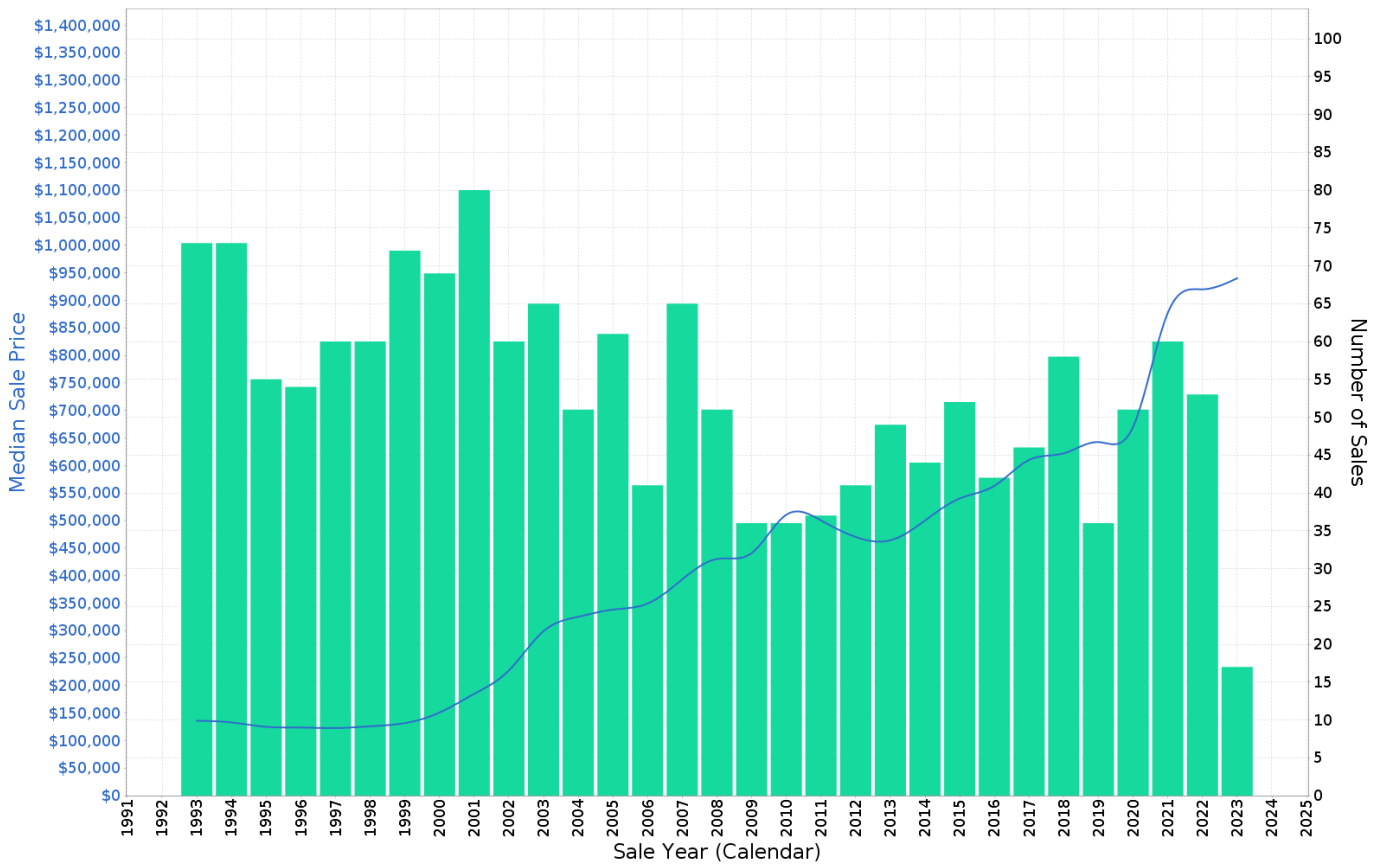
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

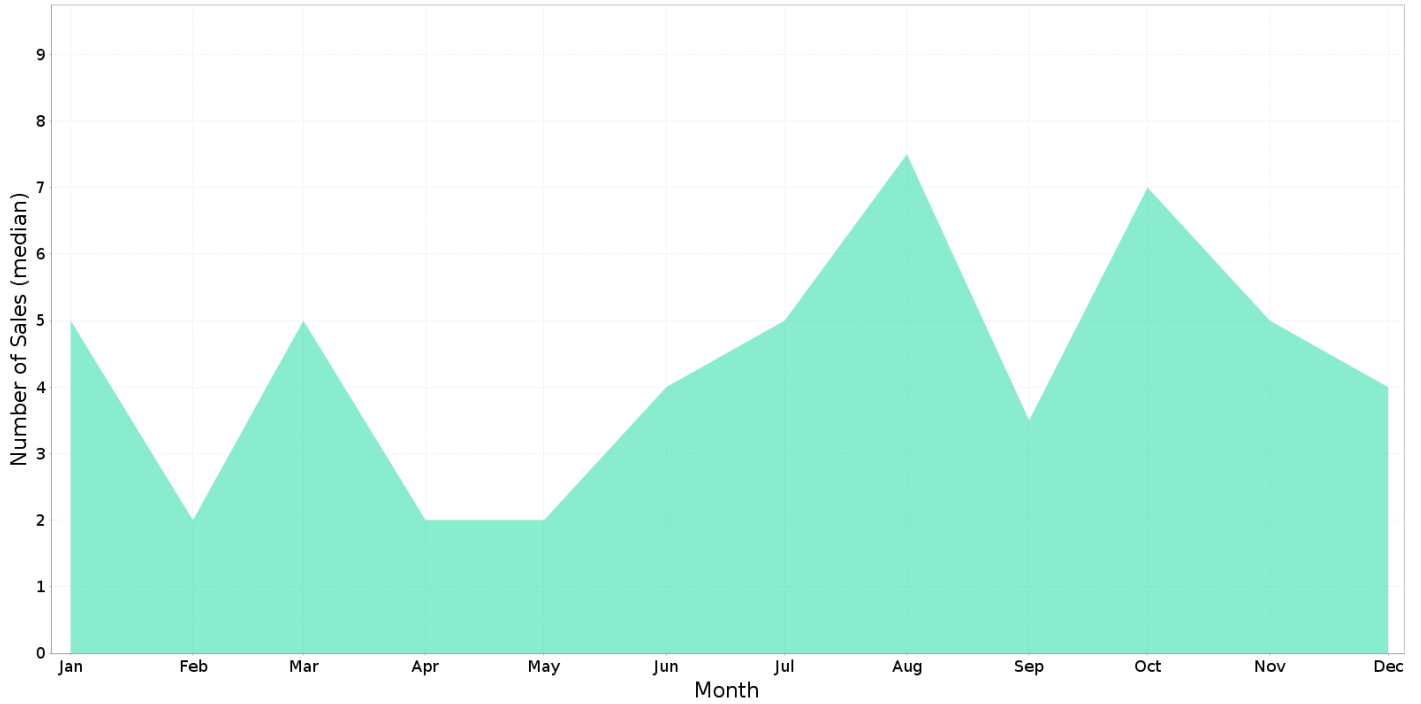
# -4.2%

Current Median Price: \$920,000  
Previous Median Price: \$960,000

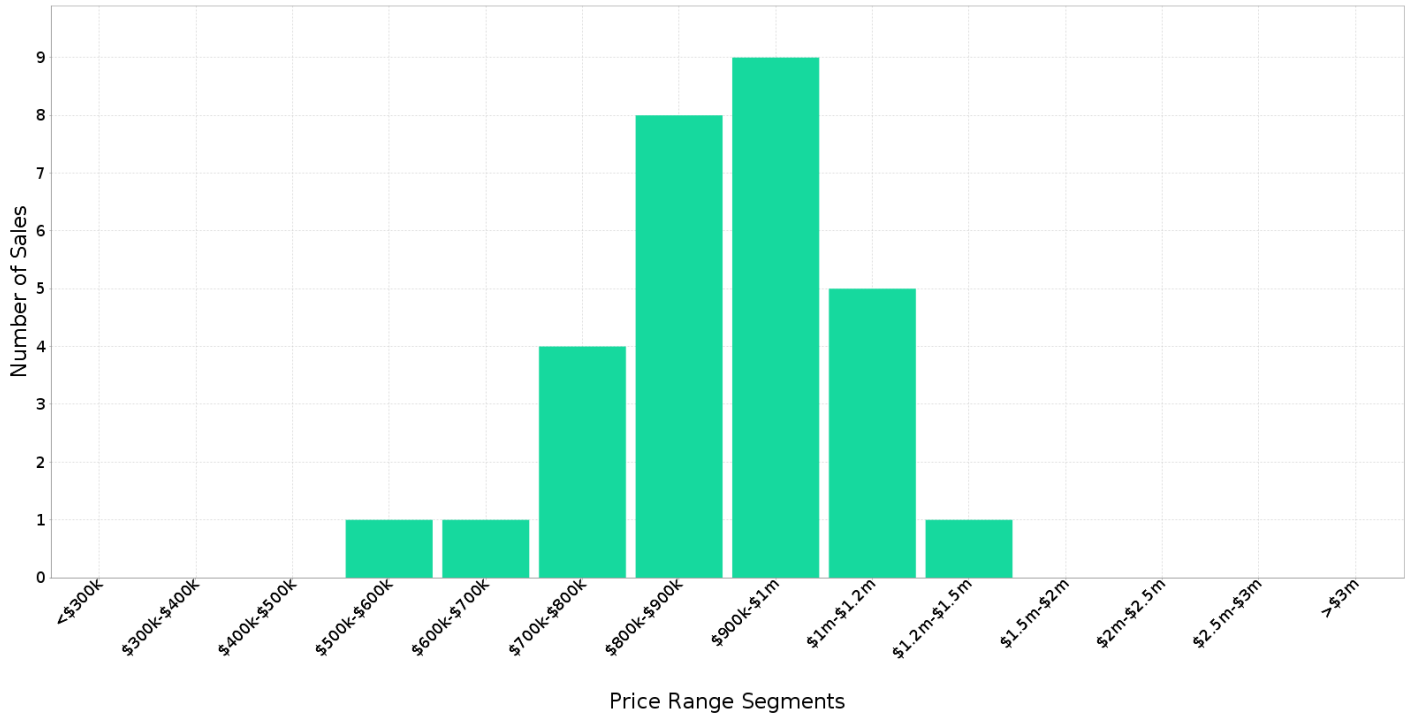
Based on 88 recorded House sales compared over the last two rolling 12 month periods



## RIVETT - Peak Selling Periods (3 years)

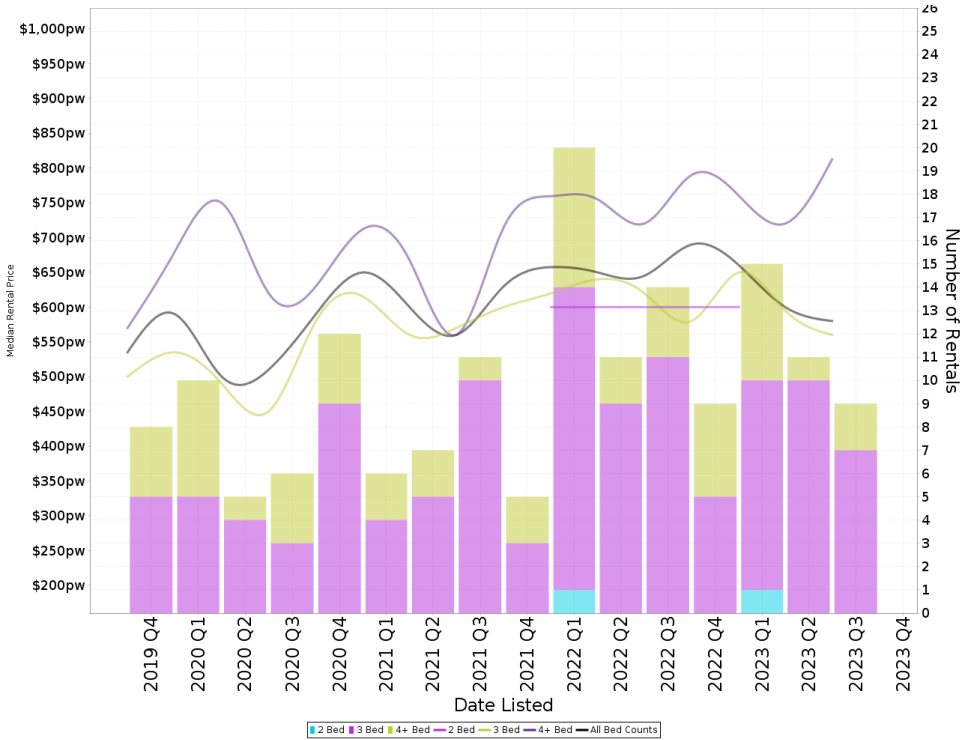


## RIVETT - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.2%**

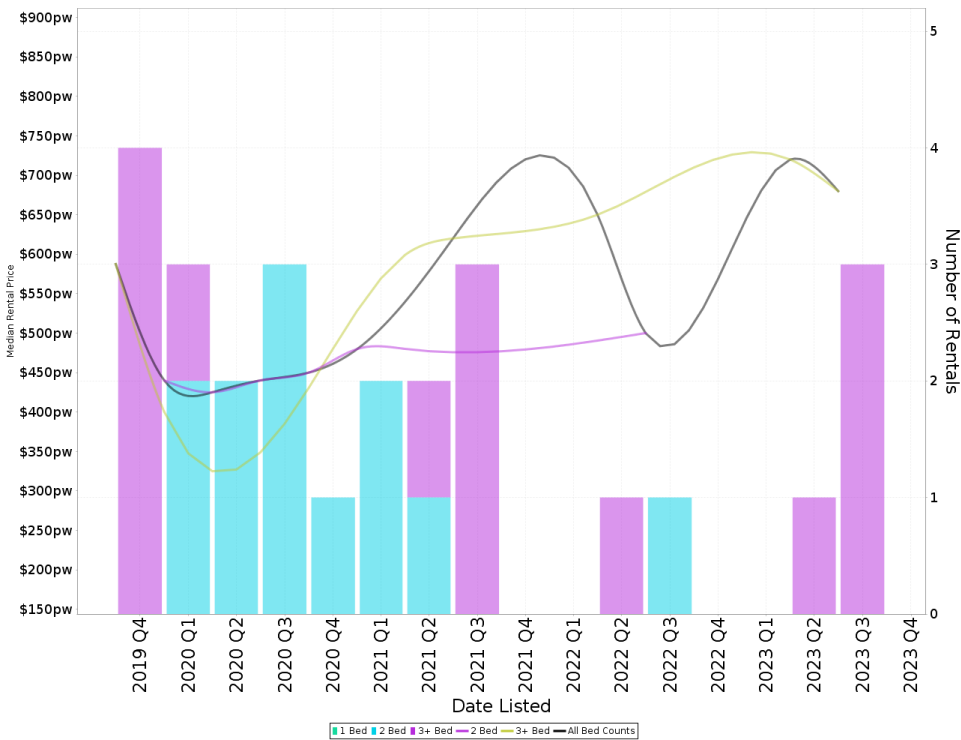
Current Median Price: \$920,000  
Previous Median Price: \$960,000  
Based on 88 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$920,000  
Current Median Rent: \$623  
Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+11.0%**

Current Median Price: \$705,000  
Previous Median Price: \$635,000  
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.2%**

Current Median Price: \$705,000  
Current Median Rent: \$700  
Based on 4 registered Unit rentals compared over the last 12 months.

## RIVETT - Recently Sold Properties

Median Sale Price

**\$920k**

Based on 29 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

**-4.2%**

Current Median Price: \$920,000  
Previous Median Price: \$960,000

Based on 88 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**29**

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 HIBISCUS CRES**

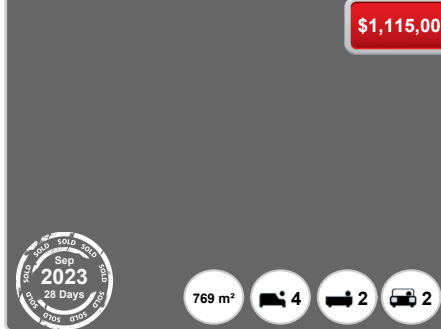


**\$795,000**

Sep 2023  
16 Days

818 m<sup>2</sup> 3 1 4

**1 CEDRELA PL**

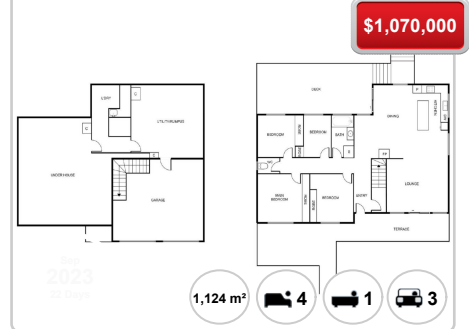


**\$1,115,000**

Sep 2023  
28 Days

769 m<sup>2</sup> 4 2 2

**17 YATE GDNS**




**\$1,070,000**

2023  
22 Days

1,124 m<sup>2</sup> 4 1 3

**8 MARLOCK ST**



**\$845,000**

Sep 2023  
22 Days

783 m<sup>2</sup> 3 1 2

**8 MARLOCK ST**




**\$845,000**

Sep 2023  
8 Days

783 m<sup>2</sup> 3 1 2

**231 HINDMARSH DR**



**\$930,000**

Aug 2023  
25 Days

746 m<sup>2</sup> 3 1 2

**28 GOODENIA ST**




**\$782,500**

2023  
267 Days

739 m<sup>2</sup> 3 2 2

**15 PAVONIA ST**



**\$875,000**

Jul 2023  
23 Days

802 m<sup>2</sup> 3 1 3

**28 EUGENIA ST**



**\$835,000**

2023  
22 Days

923 m<sup>2</sup> 3 1 2



# Independent

PROPERTY GROUP

**5 GEEBUNG PL**

**\$1,050,000**

**Sold** Jul 2023  
90 Days

840 m<sup>2</sup> 4 3 2

**29 CROTON ST**

**\$710,000**

**Sold** Jun 2023  
90 Days

711 m<sup>2</sup> 3 1 2

**40 NELUMBO ST**

**\$810,000**

**Sold** Jun 2023  
404 Days

744 m<sup>2</sup> 3 1 2

**6 HIBISCUS CRES**

**\$945,000**

**Sold** Jun 2023  
29 Days

850 m<sup>2</sup> 4 1 1

**4 EPACRIS PL**

**\$811,000**

**Sold** May 2023  
22 Days

960 m<sup>2</sup> 3 1 4

**42 MARLOCK ST**

**\$855,000**

**Sold** May 2023  
35 Days

694 m<sup>2</sup> 3 1 2

**3 MENTHA PL**

**\$785,000**

**Sold** May 2023  
135 Days

1,034 m<sup>2</sup> 4 2 2

**30 KANOOKA ST**

**\$1,370,000**

**Sold** May 2023  
81 Days

669 m<sup>2</sup> 4 3 2

**2 BANGALAY CRES**

**\$940,000**

**Sold** May 2023  
N/A

888 m<sup>2</sup> - - -

**263 HINDMARSH DR**

**\$750,000**

**Sold** Jul 2023  
N/A

813 m<sup>2</sup> - - -

