

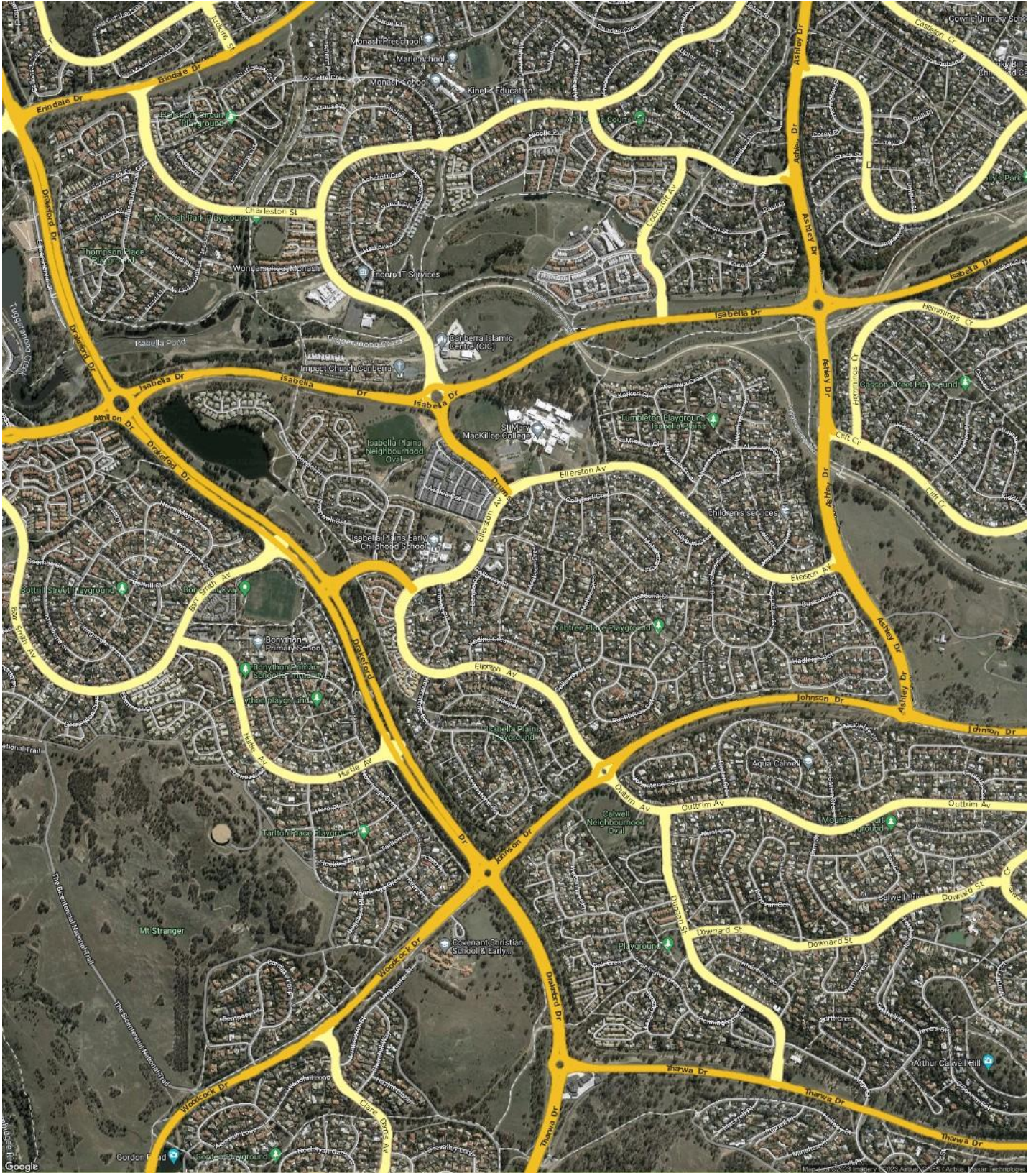
# SUBURB FLYOVER REPORT

ISABELLA PLAINS (HOUSE)

Prepared by [Independent Property Group](#)



## ISABELLA PLAINS - Suburb Map





## ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	51	\$ 316,000	0.0 %	\$ 200,000	\$ 485,000
2006	60	\$ 335,000	6.0 %	\$ 142,000	\$ 540,000
2007	62	\$ 384,500	14.8 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	15	\$ 780,000	-9.4 %	\$ 675,000	\$ 950,000

Median Sale Price

# \$848k

Based on 28 recorded House sales within the last 12 months (Oct '22 - Sep '23)

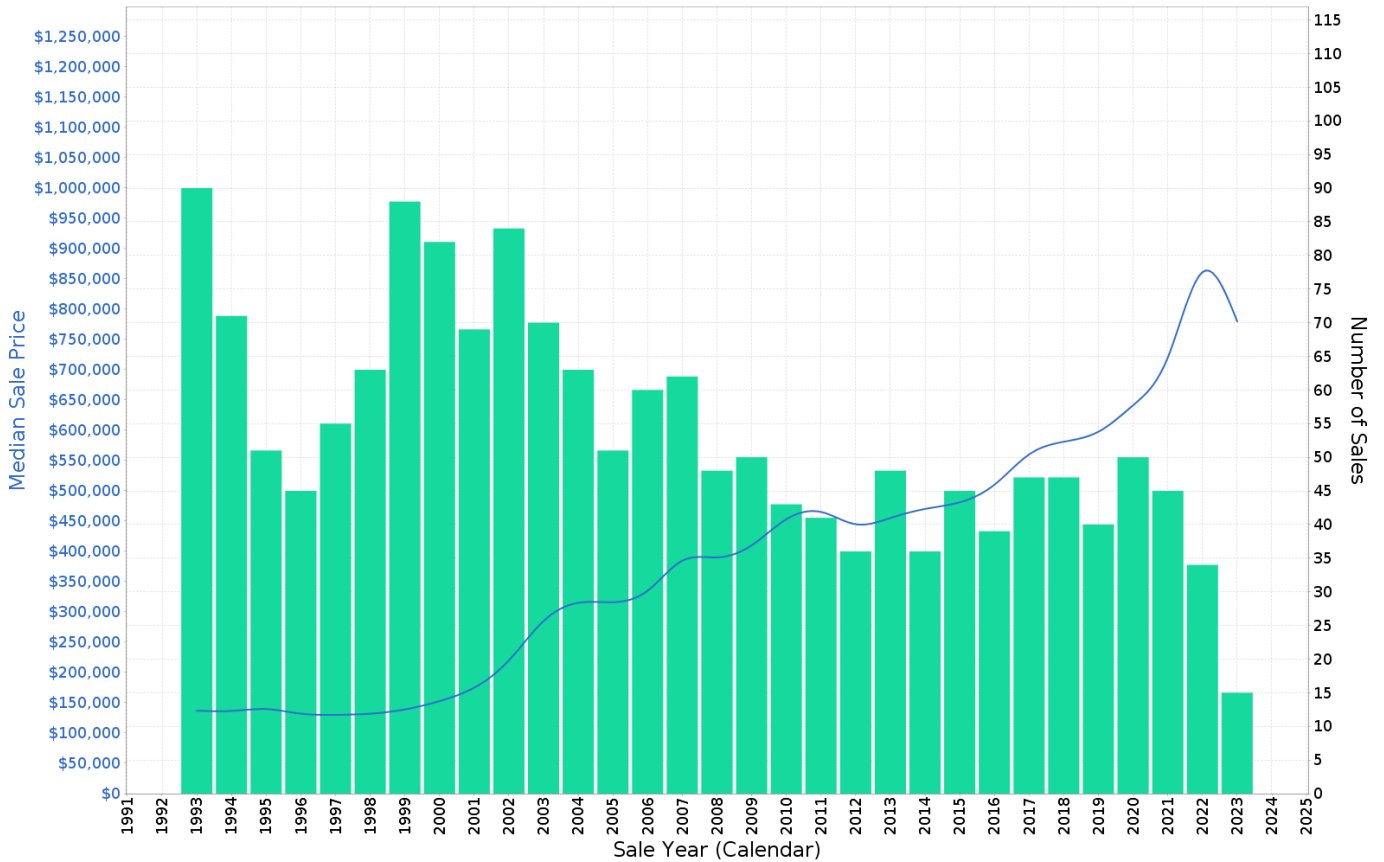
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

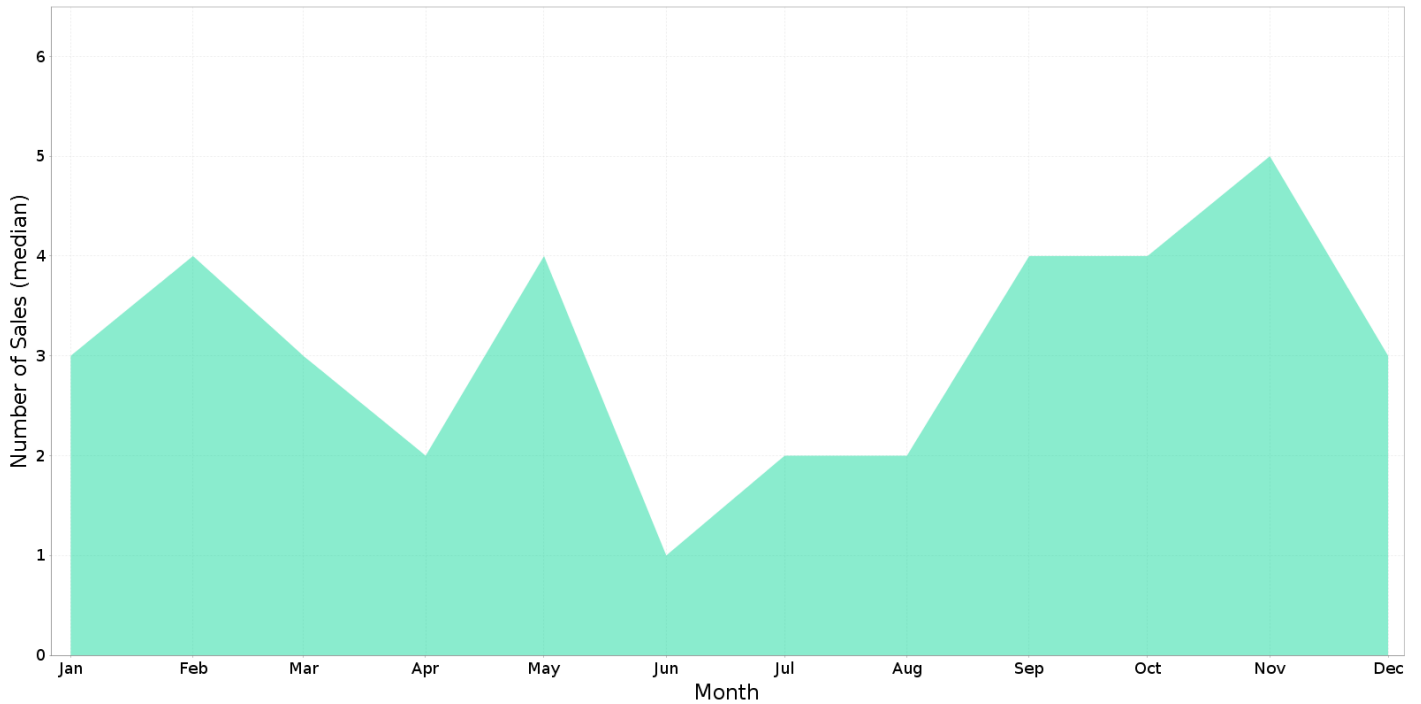
# -2.6%

Current Median Price: \$847,500  
Previous Median Price: \$870,000

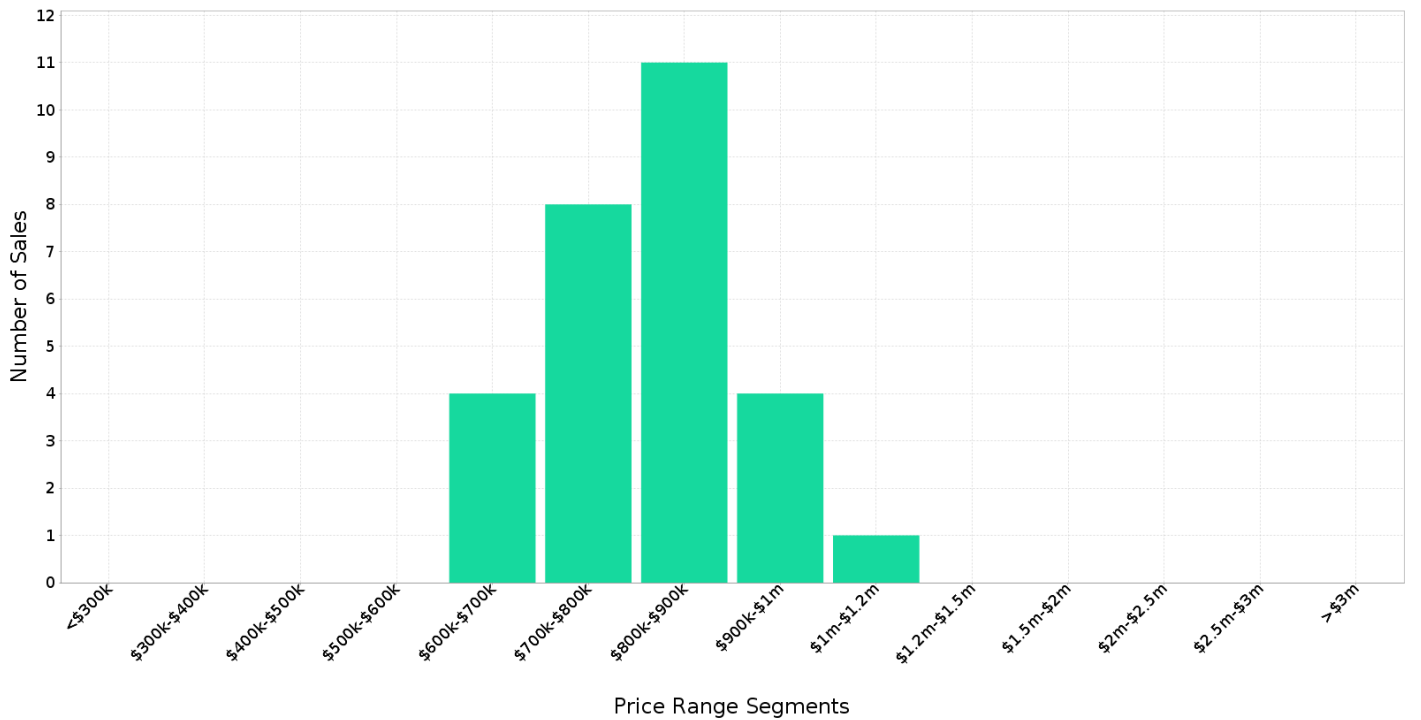
Based on 58 recorded House sales compared over the last two rolling 12 month periods



## ISABELLA PLAINS - Peak Selling Periods (3 years)

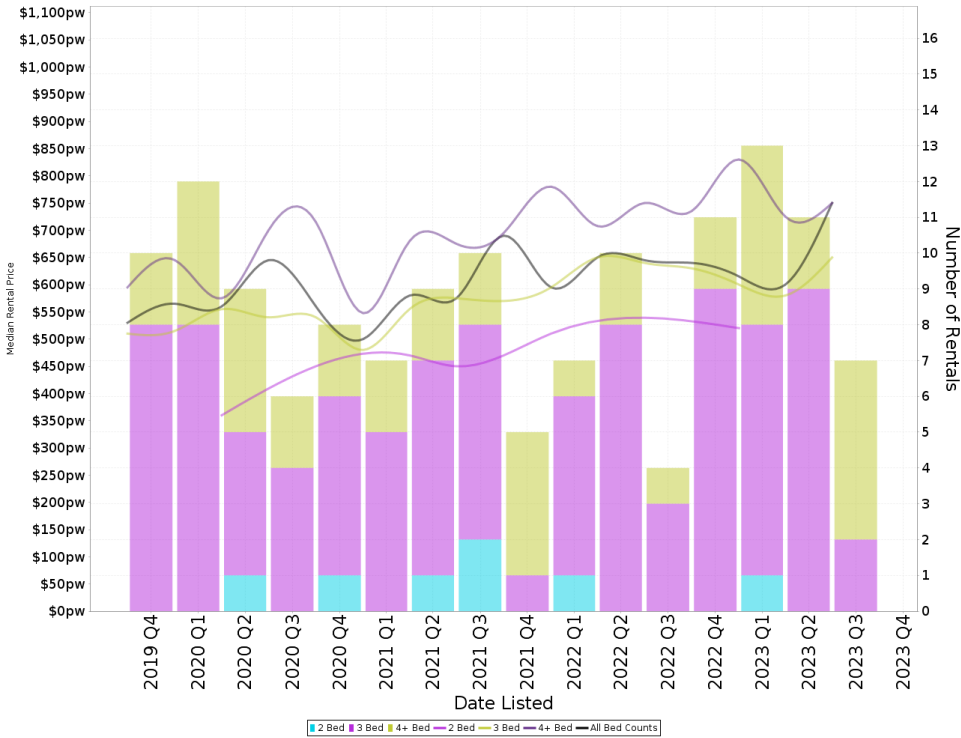


## ISABELLA PLAINS - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.6%**

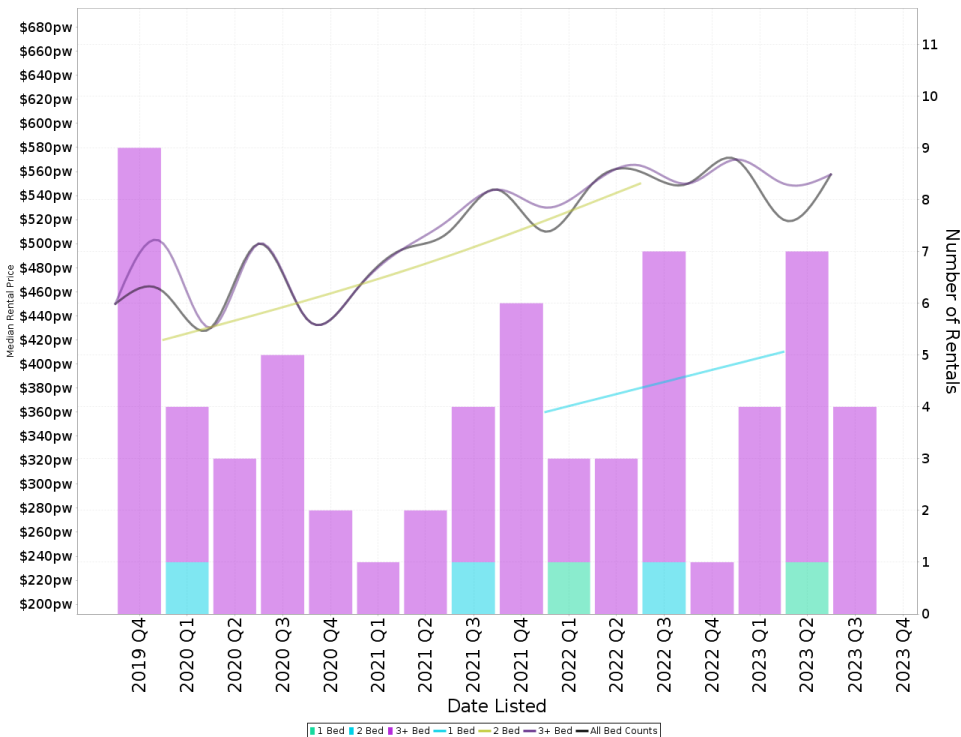
Current Median Price: \$847,500  
Previous Median Price: \$870,000  
Based on 58 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$847,500  
Current Median Rent: \$635  
Based on 42 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.6%**

Current Median Price: \$662,500  
Previous Median Price: \$673,500  
Based on 94 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$662,500  
Current Median Rent: \$550  
Based on 16 registered Unit rentals compared over the last 12 months.

## ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

**\$848k**

Based on 28 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

**-2.6%**

Current Median Price: \$847,500  
Previous Median Price: \$870,000

Based on 58 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**28**

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

**20 RUSHBROOK CCT**

**\$900,000**

Sep 2023  
19 Days

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

**14 CANDELO PL**

**\$685,000**

Sep 2023  
28 Days

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

**53 ELLERSTON AVE**

**\$690,000**

Aug 2023  
76 Days

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

**6 TAHRONE PL**

**\$925,000**

Aug 2023  
44 Days

744 m<sup>2</sup> 4 2 2

**76 KEVERSTONE CCT**

**\$905,000**

Aug 2023  
18 Days

776 m<sup>2</sup> 4 2 2

**22 ARAKOON CRES**

**\$795,000**

Jun 2023  
21 Days

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

**153 ELLERSTON AVE**

**\$900,550**

Jun 2023  
34 Days

835 m<sup>2</sup> 4 2 2

**9 SALTASH PL**

**\$922,000**

Jun 2023  
22 Days

949 m<sup>2</sup> 3 2 2

**4 NUGAL PL**

**\$780,000**

May 2023  
23 Days

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



# Independent

PROPERTY GROUP

**35 MUIR CL**

**\$820,000**

May 2023  
16 Days

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

**14 BALALA PL**

**\$772,000**

May 2023  
18 Days

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

**70 HADLEIGH CCT**

**\$862,000**

May 2023  
22 Days

738 m<sup>2</sup> 3 2 2

**20 MAHARATTA CCT**

**\$754,000**

Apr 2023  
23 Days

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

**39 CROMWELL CCT**

**\$625,000**

Apr 2023  
85 Days

3 1 1

## ISABELLA PLAINS - Properties For Rent

### Median Rental Price

**\$635 /w**

Based on 42 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

**+3.9%**

Current Median Price: \$847,500  
Current Median Rent: \$635

Based on 28 recorded House sales and 42 House rentals compared over the last 12 months

### Number of Rentals

**42**

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

**67 KEVERSTON CIRCUIT**

**\$575 per week**








**72 HADLEIGH CIRCUIT**

**\$750 per week**









**904 m<sup>2</sup>**




**14- Benjee Place**

**\$600 per week**



**14 BENJEE PLACE**

**\$600 per week**

