

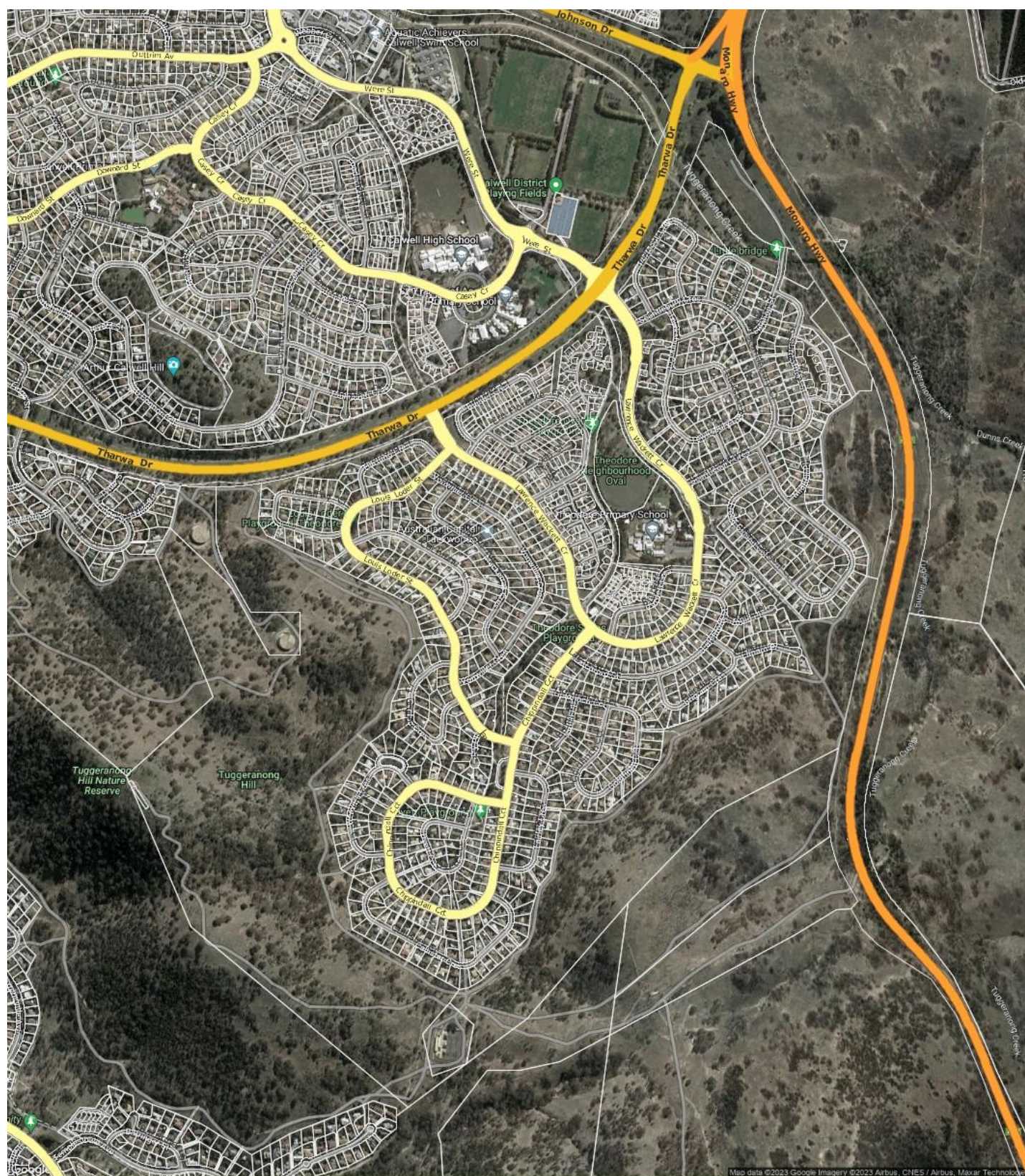
# SUBURB FLYOVER REPORT

THEODORE (HOUSE)

Prepared by [Independent Property Group](#)



## THEODORE - Suburb Map





## THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	53	\$ 317,000	0.0 %	\$ 66,000	\$ 560,000
2006	77	\$ 346,000	9.1 %	\$ 105,950	\$ 560,000
2007	57	\$ 401,000	15.9 %	\$ 157,500	\$ 567,000
2008	65	\$ 390,000	-2.7 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	11	\$ 830,000	-7.6 %	\$ 680,000	\$ 1,336,000

Median Sale Price

# \$830k

Based on 15 recorded House sales within the last 12 months (Oct '22 - Sep '23)

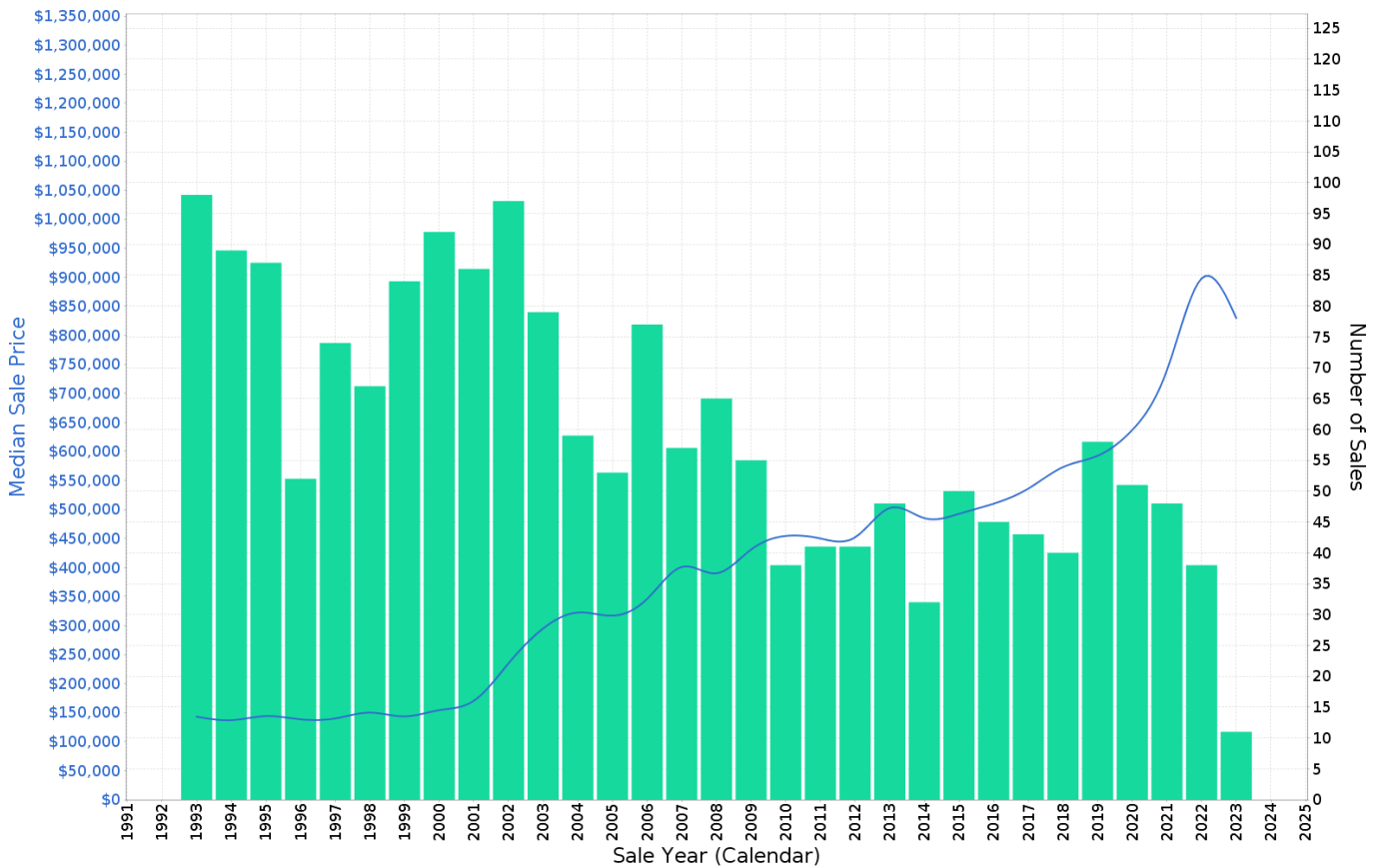
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

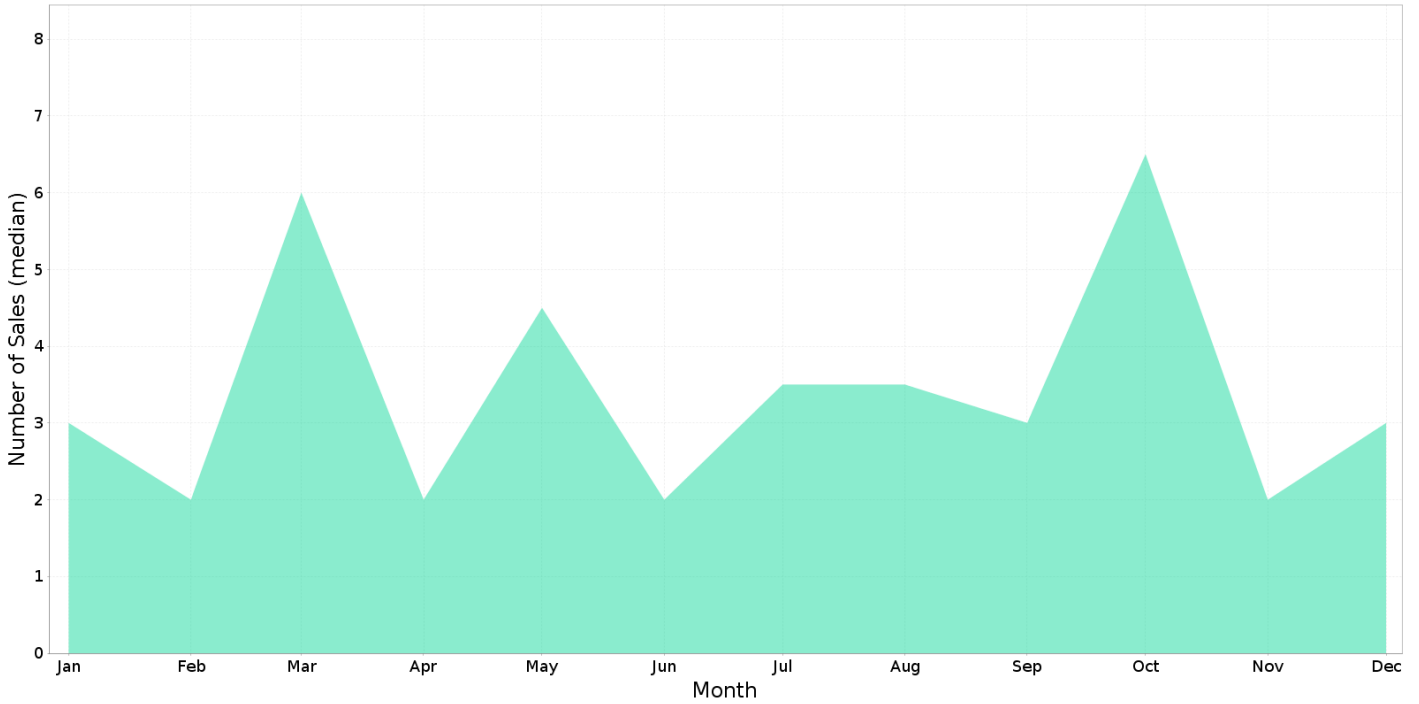
# -7.3%

Current Median Price: \$830,000  
Previous Median Price: \$895,000

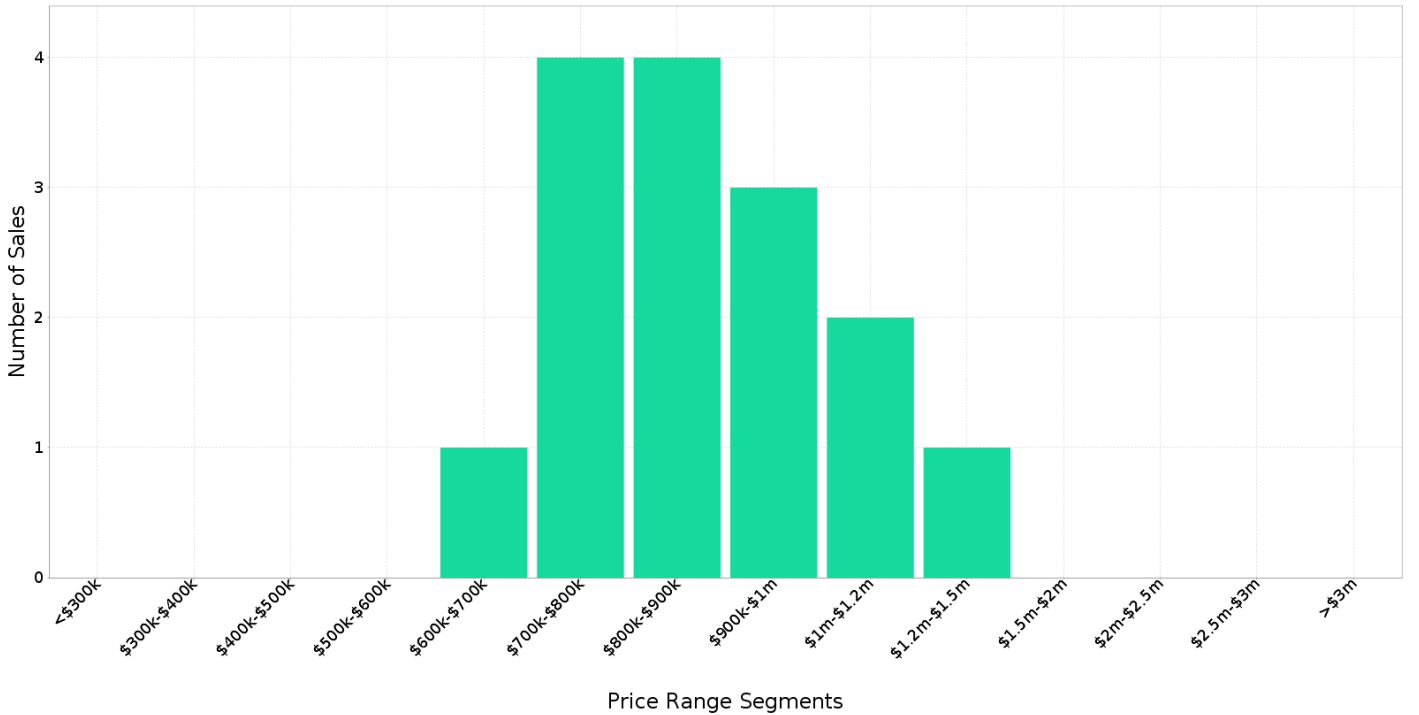
Based on 62 recorded House sales compared over the last two rolling 12 month periods



## THEODORE - Peak Selling Periods (3 years)

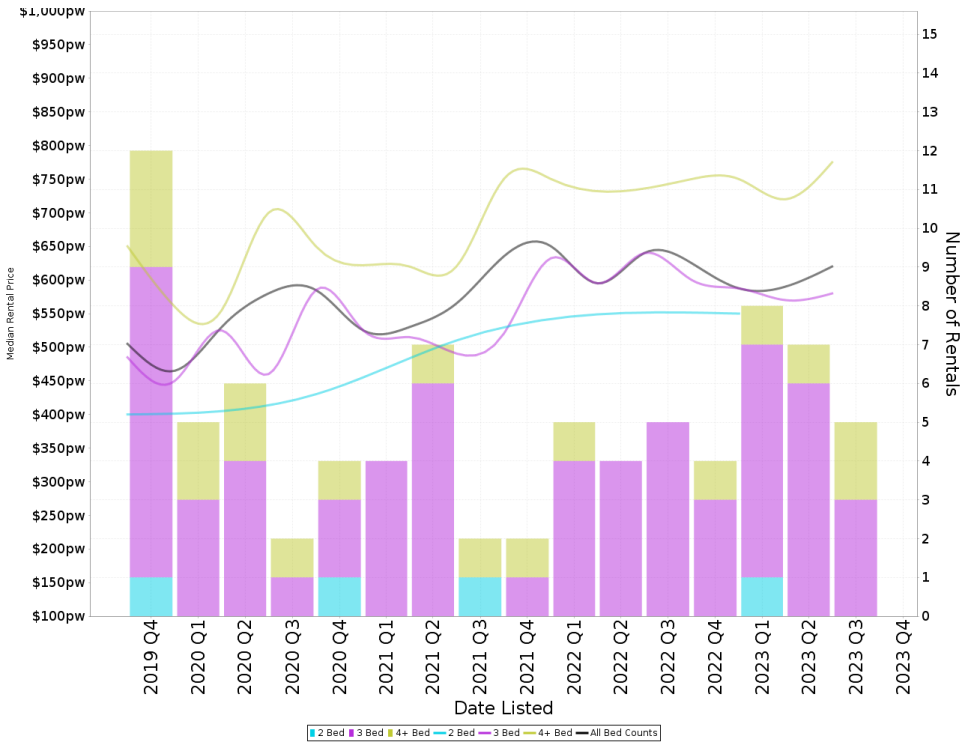


## THEODORE - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.3%**

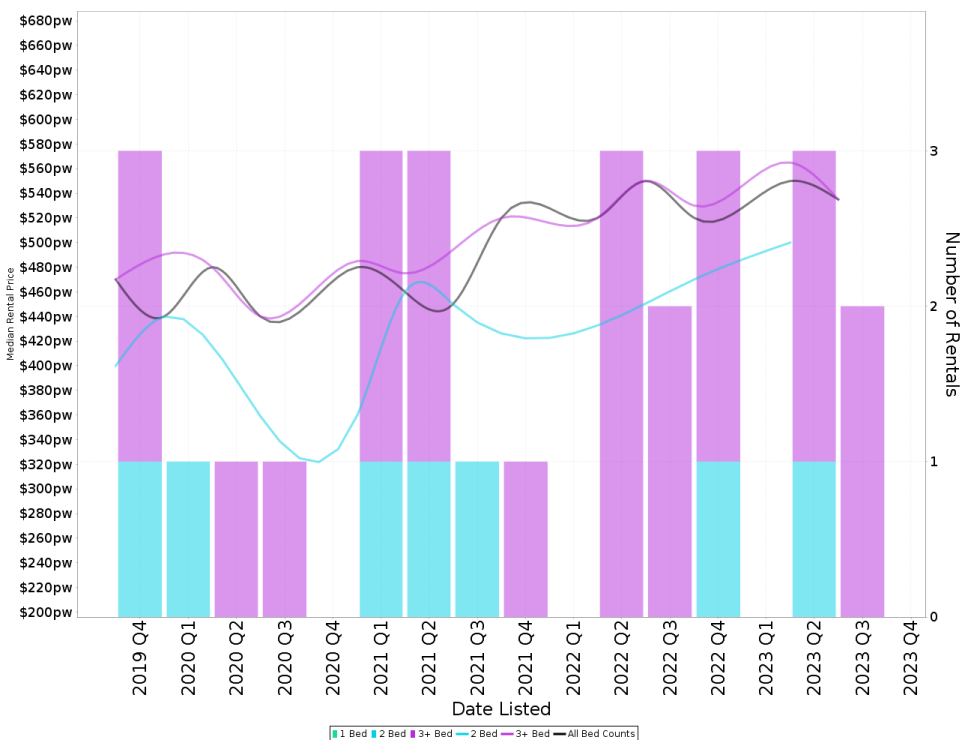
Current Median Price: \$830,000  
Previous Median Price: \$895,000  
Based on 62 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$830,000  
Current Median Rent: \$600  
Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.7%**

Current Median Price: \$652,000  
Previous Median Price: \$635,000  
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$652,000  
Current Median Rent: \$535  
Based on 8 registered Unit rentals compared over the last 12 months.

## THEODORE - Recently Sold Properties

Median Sale Price

**\$830k**

Based on 15 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

**-7.3%**

Current Median Price: \$830,000  
Previous Median Price: \$895,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**15**

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

**19 CHIPPINDALL CCT**

**\$720,000**

Sold 2023  
44 Days

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

**2 ERN FLORENCE CRES**

**\$640,000**

Sold 2023  
44 Days

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

**9 BURHOP CL**

**\$677,000**

Sold 2023  
74 Days

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

**143 LAWRENCE WACKETT CRES**

**\$820,000**

Sold 2023  
24 Days

795 m<sup>2</sup> 3 2 2

**10 LABY PL**

**\$880,000**

Sold 2023  
27 Days

924 m<sup>2</sup> 4 2 2

**6 AMPT PL**

**\$670,000**

Sold 2023  
28 Days

730 m<sup>2</sup> 3 1 -

**11 MACKERRAS CRES**

**\$876,000**

Sold 2023  
22 Days

956 m<sup>2</sup> 3 2 2

**1 BURDETT CRES**

**\$800,000**

Sold 2023  
18 Days

590 m<sup>2</sup> - - -

**36 BUILDER CRES**

**\$700,000**

Sold 2023  
17 Days

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



# Independent

PROPERTY GROUP

**33 SCANTLEBURY CRES**

**\$720,000**



**SOLD** Jun 2023  
55 Days

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

**1 BURHOP CL**

**\$792,000**



**SOLD** Jun 2023  
29 Days

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

**41 COCHRANE CRES**

**\$740,000**



**SOLD** Apr 2023  
48 Days

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

## THEODORE - Properties For Rent

### Median Rental Price

**\$600 /w**

Based on 24 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

**+3.8%**

Current Median Price: \$830,000  
Current Median Rent: \$600

Based on 15 recorded House sales and 24 House rentals compared over the last 12 months

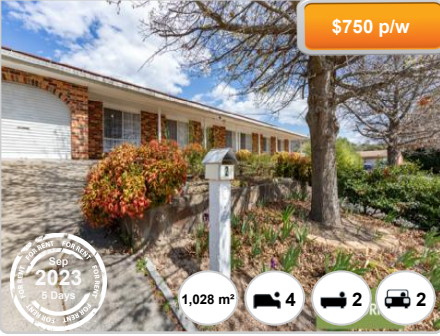
### Number of Rentals

**24**

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

**2 Latchford Street**




**\$750 p/w**

1,028 m<sup>2</sup> 4 2 2

2023 5 Days

**56 LOUIS LODER STREET**



**\$800 per week**

1,090 m<sup>2</sup> 5 2 2

2023 15 Days