

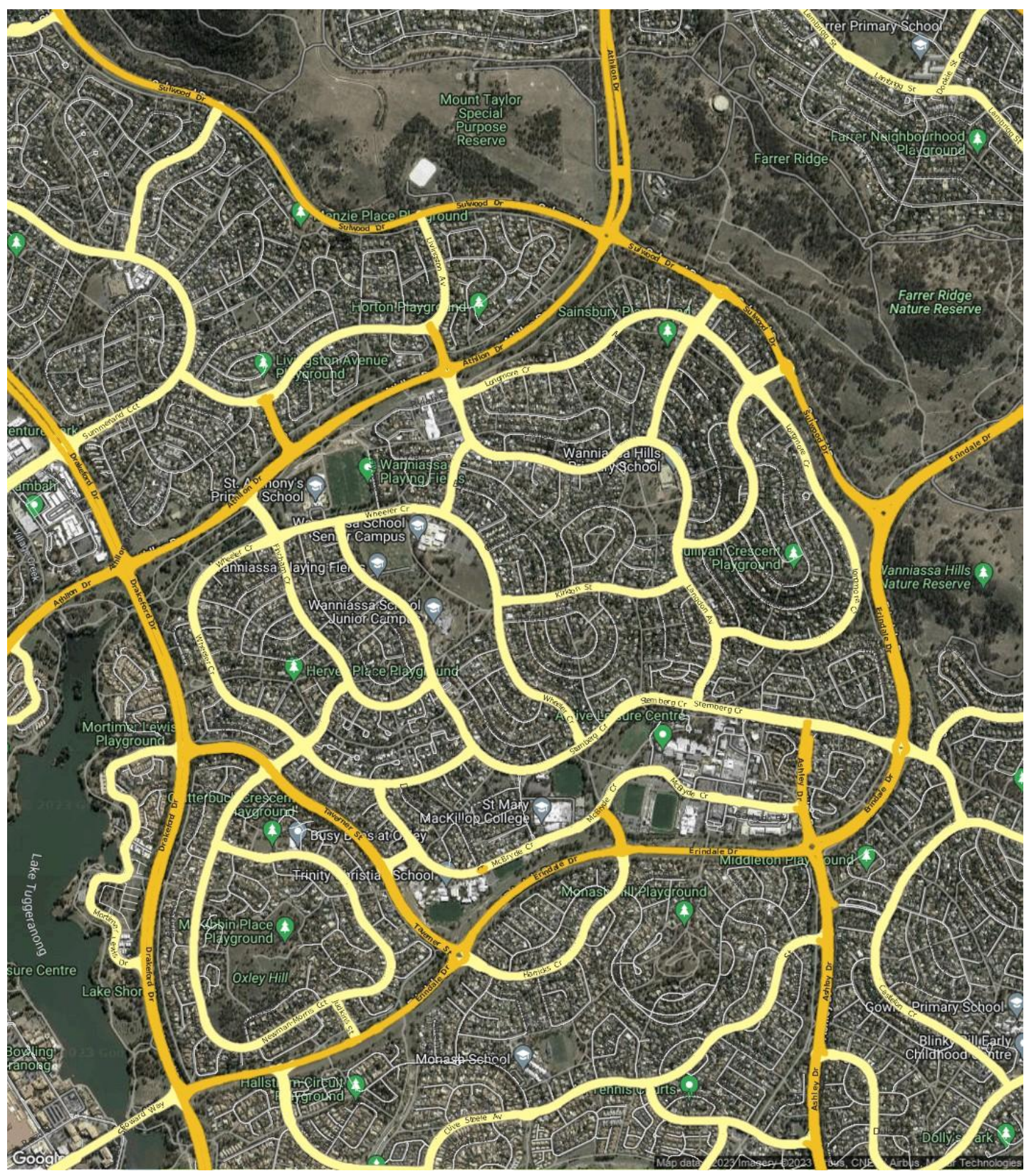
# SUBURB FLYOVER REPORT

WANNIASSA (HOUSE)

Prepared by [Independent Property Group](#)



## WANNIASSA - Suburb Map





## WANNIASSA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	108	\$ 340,000	0.0 %	\$ 201,000	\$ 580,000
2006	124	\$ 355,000	4.4 %	\$ 140,000	\$ 650,000
2007	126	\$ 398,250	12.2 %	\$ 20,000	\$ 615,000
2008	90	\$ 419,475	5.3 %	\$ 123,333	\$ 665,000
2009	125	\$ 431,000	2.7 %	\$ 40,000	\$ 705,000
2010	77	\$ 475,000	10.2 %	\$ 350,000	\$ 865,000
2011	67	\$ 489,950	3.1 %	\$ 217,500	\$ 780,000
2012	91	\$ 477,000	-2.6 %	\$ 60,000	\$ 763,000
2013	88	\$ 477,500	0.1 %	\$ 60,000	\$ 780,000
2014	101	\$ 499,000	4.5 %	\$ 180,000	\$ 980,000
2015	104	\$ 510,500	2.3 %	\$ 184,000	\$ 950,000
2016	109	\$ 530,000	3.8 %	\$ 185,000	\$ 837,000
2017	102	\$ 581,750	9.8 %	\$ 260,000	\$ 960,000
2018	103	\$ 580,000	-0.3 %	\$ 5,800	\$ 926,000
2019	114	\$ 591,000	1.9 %	\$ 390,010	\$ 930,000
2020	102	\$ 637,500	7.9 %	\$ 50,000	\$ 1,020,000
2021	123	\$ 851,500	33.6 %	\$ 171,000	\$ 1,590,000
2022	100	\$ 925,000	8.6 %	\$ 350,000	\$ 1,630,000
2023	34	\$ 850,000	-8.1 %	\$ 425,000	\$ 1,706,500

Median Sale Price

# \$858k

Based on 57 recorded House sales within the last 12 months (Oct '22 - Sep '23)

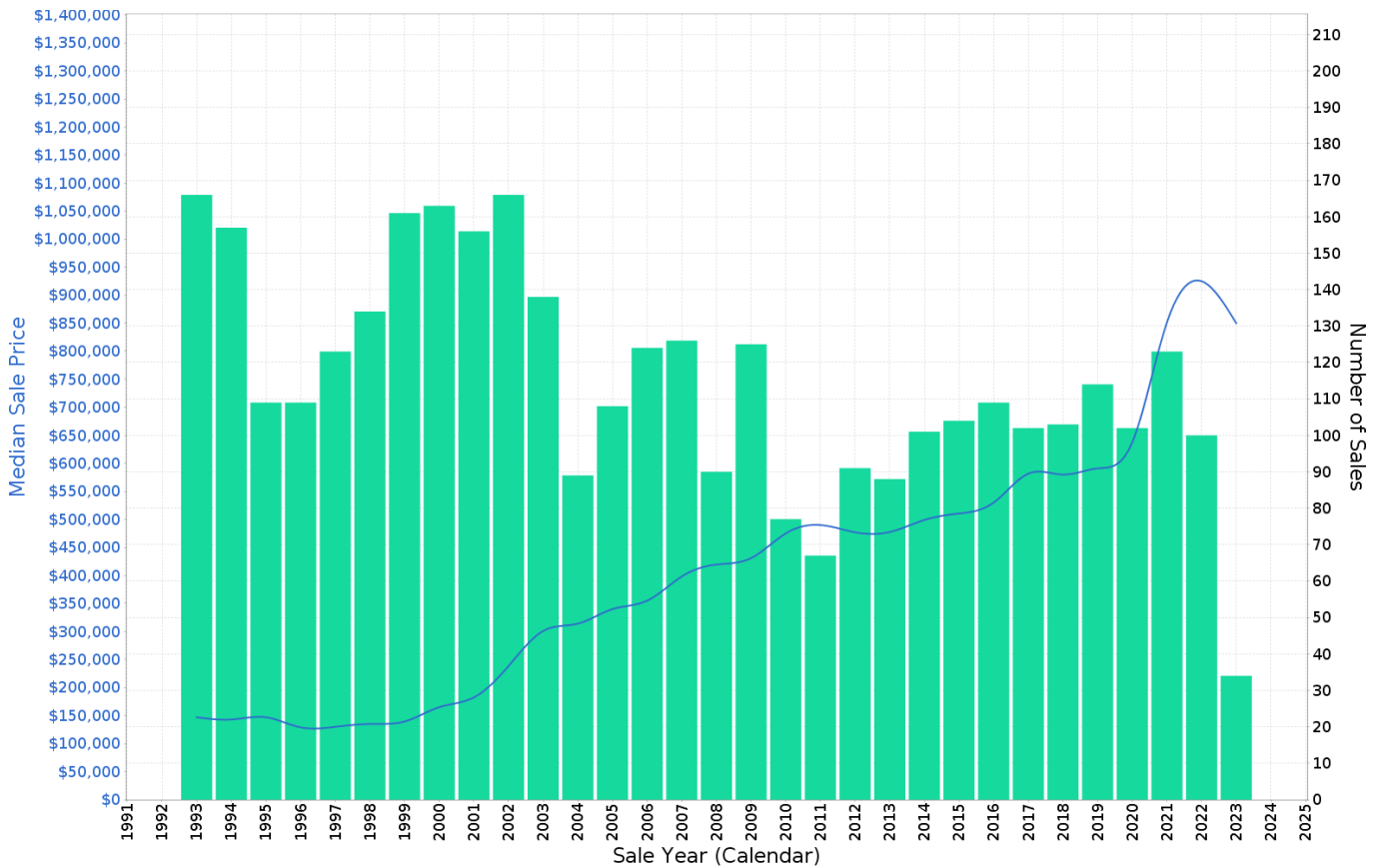
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

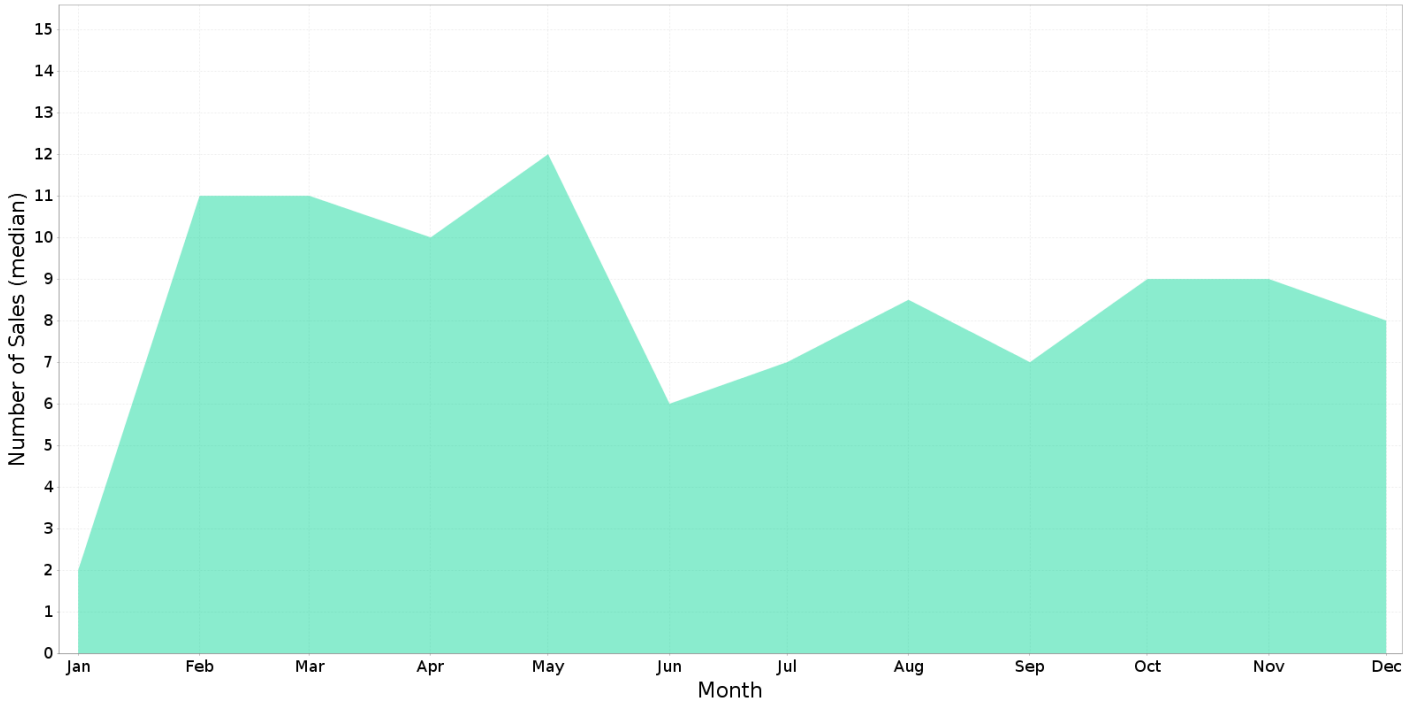
# -8.9%

Current Median Price: \$857,500  
Previous Median Price: \$941,250

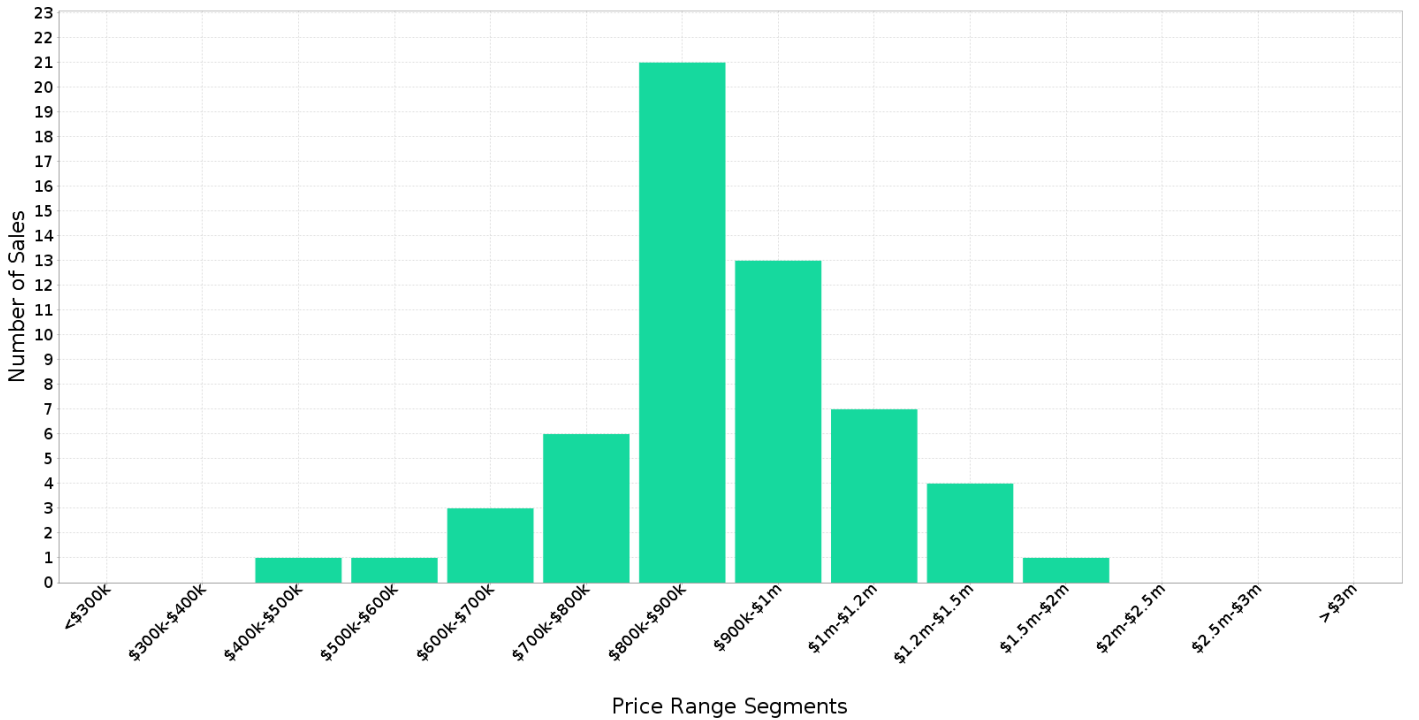
Based on 171 recorded House sales compared over the last two rolling 12 month periods



## WANNIASSA - Peak Selling Periods (3 years)

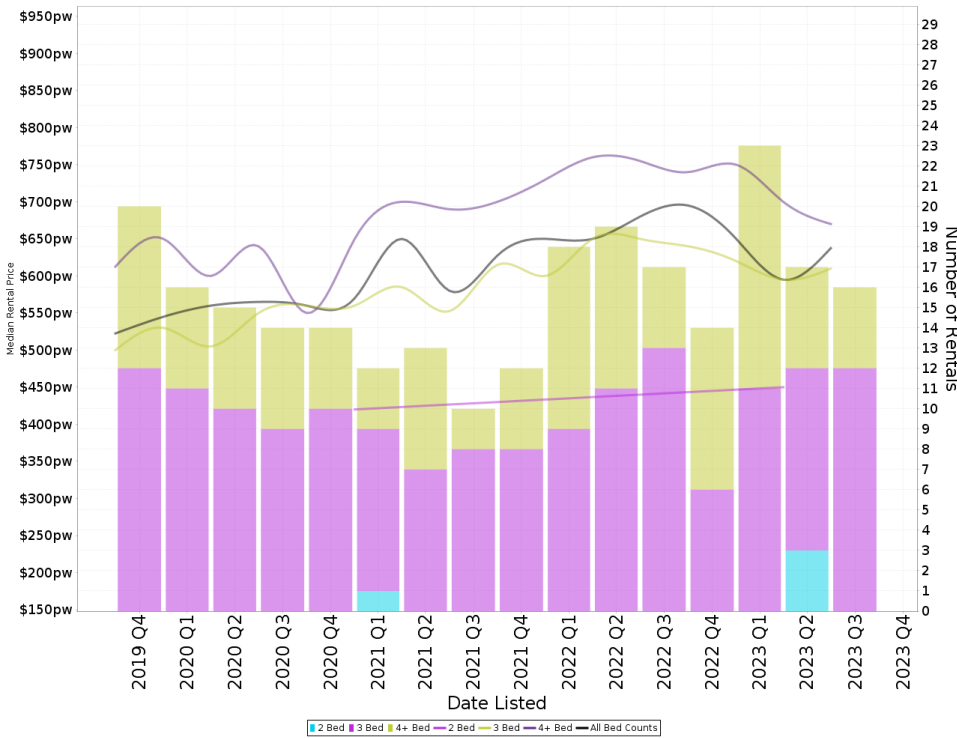


## WANNIASSA - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-8.9%**

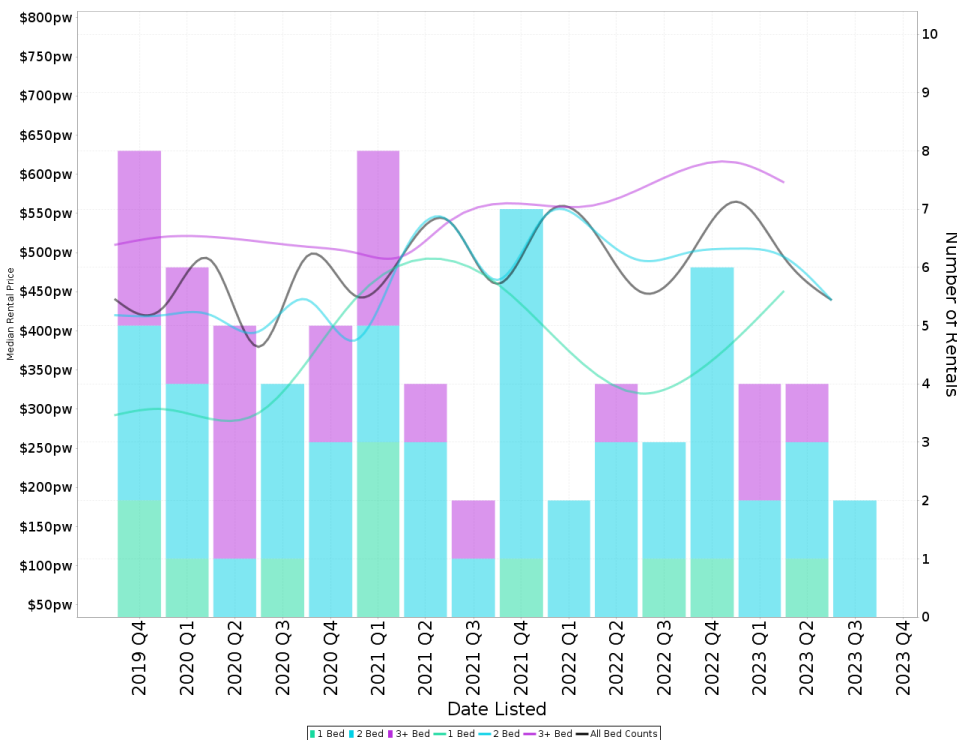
Current Median Price: \$857,500  
Previous Median Price: \$941,250  
Based on 171 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$857,500  
Current Median Rent: \$650  
Based on 70 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.2%**

Current Median Price: \$585,500  
Previous Median Price: \$637,500  
Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$585,500  
Current Median Rent: \$495  
Based on 16 registered Unit rentals compared over the last 12 months.

## WANNIASSA - Recently Sold Properties

Median Sale Price

**\$858k**

Based on 57 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

**-8.9%**

Current Median Price: \$857,500  
Previous Median Price: \$941,250

Based on 171 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**57**

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

**6 GIBB PL**

**\$910,000**

Sold Sep 2023  
24 Days

825 m<sup>2</sup> 3 2 3

**20 CARR CRES**

**\$912,000**

Sold Sep 2023  
19 Days

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

**34 BROMELL CCT**

**\$980,000**

Sold Sep 2023  
35 Days

647 m<sup>2</sup> 5 2 2

**1 PASLEY PL**

**\$1,050,000**

Sold Sep 2023  
88 Days

1,087 m<sup>2</sup> 4 3 1

**1 SULLIVAN CRES**

**\$795,000**

Sold Sep 2023  
88 Days

3 2 2

**9 TOOHEY PL**

**\$890,000**

Sold Sep 2023  
30 Days

1,276 m<sup>2</sup> 3 2 4

**58 HARBISON CRES**

**\$920,000**

Sold Aug 2023  
28 Days

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

**9 GREEVES ST**

**\$865,000**

Sold Aug 2023  
23 Days

1,057 m<sup>2</sup> 4 2 2

**37 ILLINGWORTH ST**

**\$1,412,000**

Sold Aug 2023  
22 Days

1,004 m<sup>2</sup> 5 3 2



# Independent

PROPERTY GROUP

**10 CARR CRES**

**\$931,000**

Aug 2023  
19 Days

941 m<sup>2</sup> 3 2 2

**1/3 ASHLEY DR**

**\$1,100,000**

Aug 2023  
84 Days

5 4 3

**8 SUMNER PL**

**\$590,000**

Aug 2023  
24 Days

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

**16 ADAMSON CRES**

**\$905,000**

Aug 2023  
123 Days

1,101 m<sup>2</sup> 3 1 2

**72 GUTHRIDGE CRES**

**\$860,000**

Jul 2023  
21 Days

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

**26 HALFREY CCT**

**\$1,010,000**

Jul 2023  
61 Days

897 m<sup>2</sup> 4 2 4

**7 BROMLEY ST**

**\$850,000**

Jul 2023  
10 Days

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

**5 VALE PL**

**\$930,000**

Jul 2023  
84 Days

726 m<sup>2</sup> 4 2 2

**50 GAUNSON CRES**

**\$1,100,000**

Jul 2023  
10 Days

908 m<sup>2</sup> - - -

**17 DUFFUS PL**

**\$800,000**

Jun 2023  
35 Days

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

**5 BOSISTO PL**

**\$807,000**

Jun 2023  
19 Days

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

**2 GREEVES ST**

**\$920,000**

Jun 2023  
34 Days

1,262 m<sup>2</sup> 3 2 2

## WANNIASSA - Properties For Rent

Median Rental Price

**\$650 /w**

Based on 70 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: \$857,500  
Current Median Rent: \$650

Based on 57 recorded House sales and 70 House rentals compared over the last 12 months

Number of Rentals


**70**

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

**20 CARR CRESCENT**

**\$790 per week**

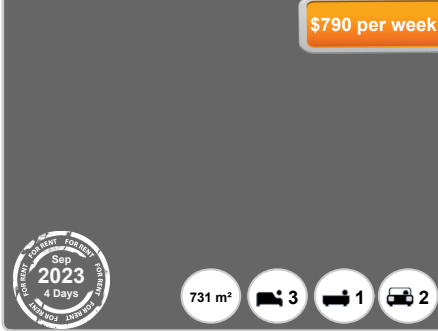


731 m<sup>2</sup> 3 1 2

Sep 2023 3 Days

**20 Carr Cres**

**\$790 per week**



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

Sep 2023 4 Days

**8 BROMLEY STREET**

**\$620 per week**




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

Sep 2023 6 Days

**4/14A RYLAH CRESCENT**

**\$300 pw**




1 1 -

Sep 2023 8 Days

**4/14 A - Rylah Crescent**

**\$300 pw**




1 1 -

Sep 2023 8 Days

**11 BUSSAU CLOSE**

**\$580pw**




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

Sep 2023 11 Days

**14 HUMFFRAY STREET**

**\$650.00 pw**




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

Sep 2023 12 Days

**18 ILLINGWORTH STREET**

**\$745 per week**

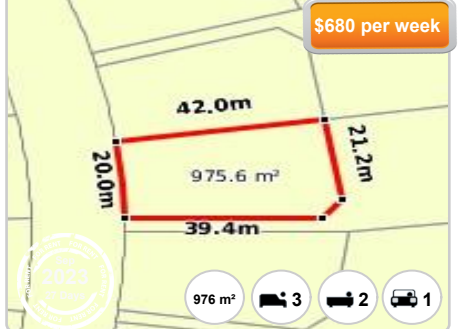


775 m<sup>2</sup> 3 2 2

Sep 2023 22 Days

**23 BALFOUR CRESCENT**

**\$680 per week**



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

Sep 2023 27 Days