

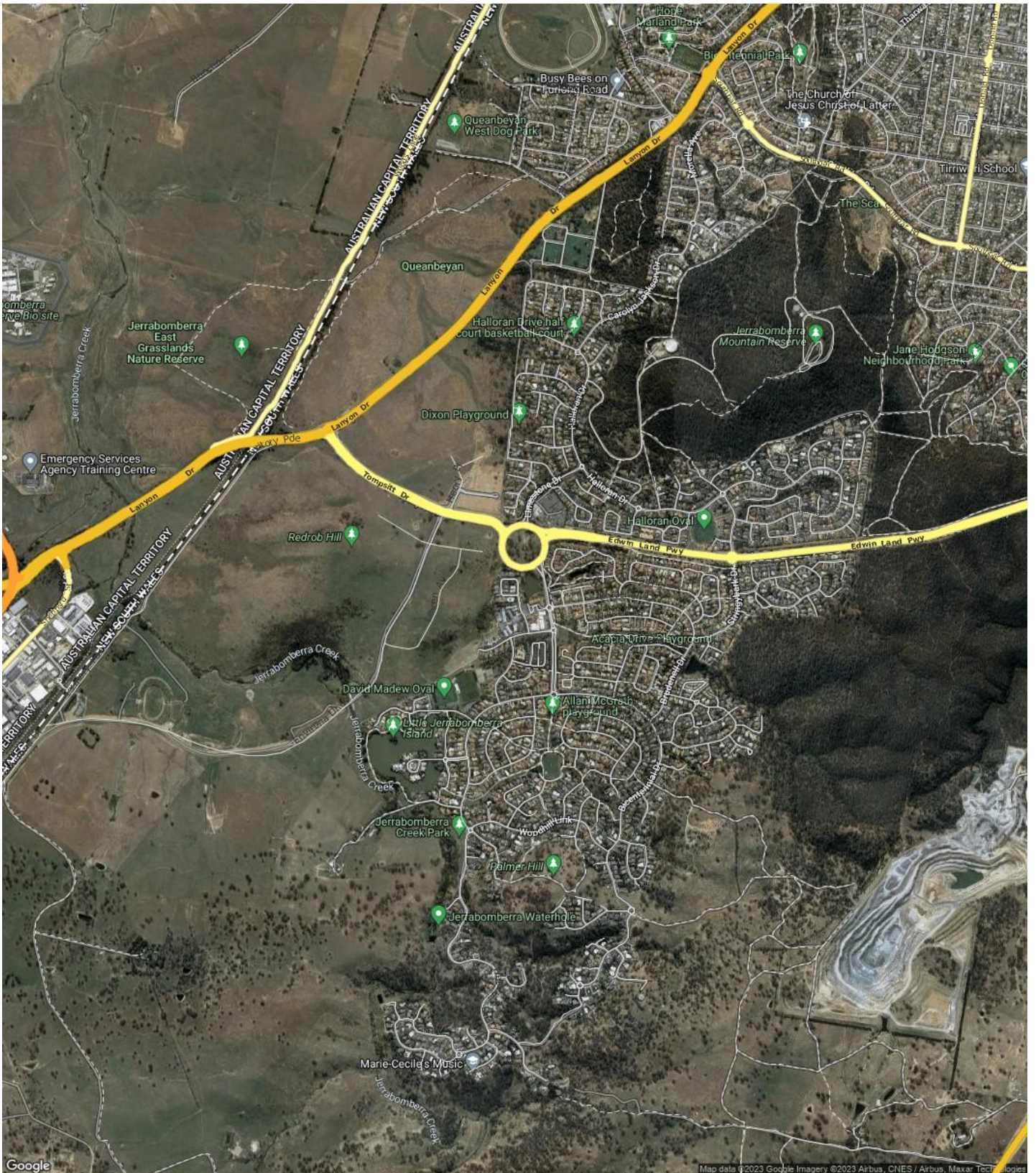
# SUBURB FLYOVER REPORT

JERRABOMBERRA (HOUSE)

Prepared by [Independent Property Group](#)



## JERRABOMBERRA - Suburb Map





## JERRABOMBERRA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	212	\$ 452,500	0.0 %	\$ 120,000	\$ 1,075,000
2006	223	\$ 510,000	12.7 %	\$ 212,000	\$ 950,000
2007	222	\$ 524,500	2.8 %	\$ 117,500	\$ 950,000
2008	154	\$ 545,000	3.9 %	\$ 200,000	\$ 1,080,000
2009	177	\$ 580,000	6.4 %	\$ 200,000	\$ 1,250,000
2010	165	\$ 630,000	8.6 %	\$ 255,000	\$ 1,240,000
2011	160	\$ 610,000	-3.2 %	\$ 120,000	\$ 1,350,000
2012	157	\$ 630,000	3.3 %	\$ 151,001	\$ 1,420,000
2013	167	\$ 635,000	0.8 %	\$ 430,000	\$ 1,250,000
2014	147	\$ 620,000	-2.4 %	\$ 335,000	\$ 1,370,000
2015	152	\$ 684,500	10.4 %	\$ 410,000	\$ 1,905,000
2016	146	\$ 694,375	1.4 %	\$ 310,000	\$ 1,380,000
2017	146	\$ 740,500	6.6 %	\$ 313,333	\$ 1,365,000
2018	132	\$ 765,000	3.3 %	\$ 315,000	\$ 1,700,000
2019	132	\$ 819,500	7.1 %	\$ 350,000	\$ 2,100,000
2020	147	\$ 860,000	4.9 %	\$ 450,500	\$ 2,700,000
2021	136	\$ 1,025,000	19.2 %	\$ 400,000	\$ 2,285,000
2022	121	\$ 1,210,000	18.0 %	\$ 475,000	\$ 2,660,000
2023	57	\$ 1,000,000	-17.4 %	\$ 11,000	\$ 1,950,000

Median Sale Price

# \$1.1m

Based on 91 recorded House sales within the last 12 months (Oct '22 - Sep '23)

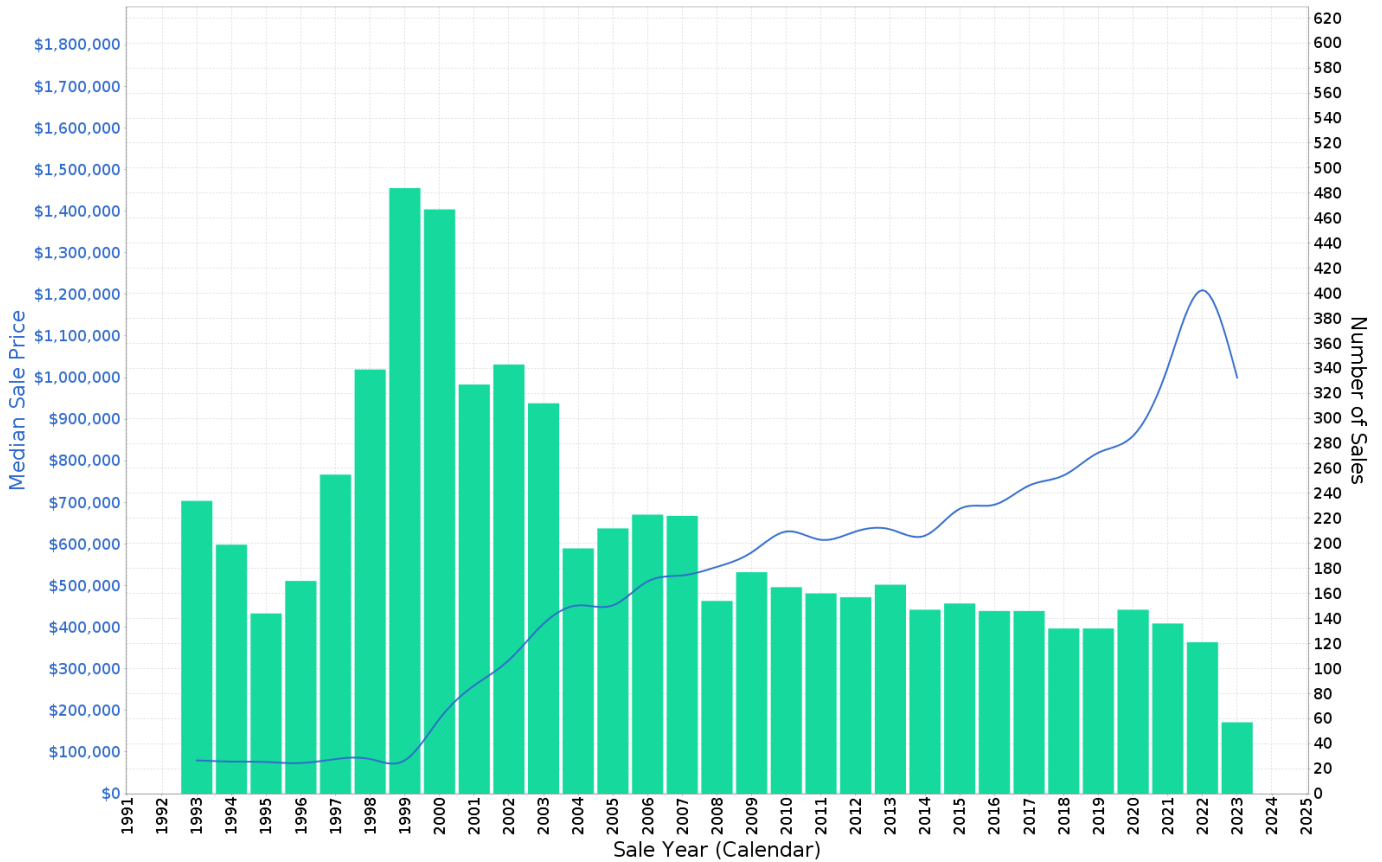
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

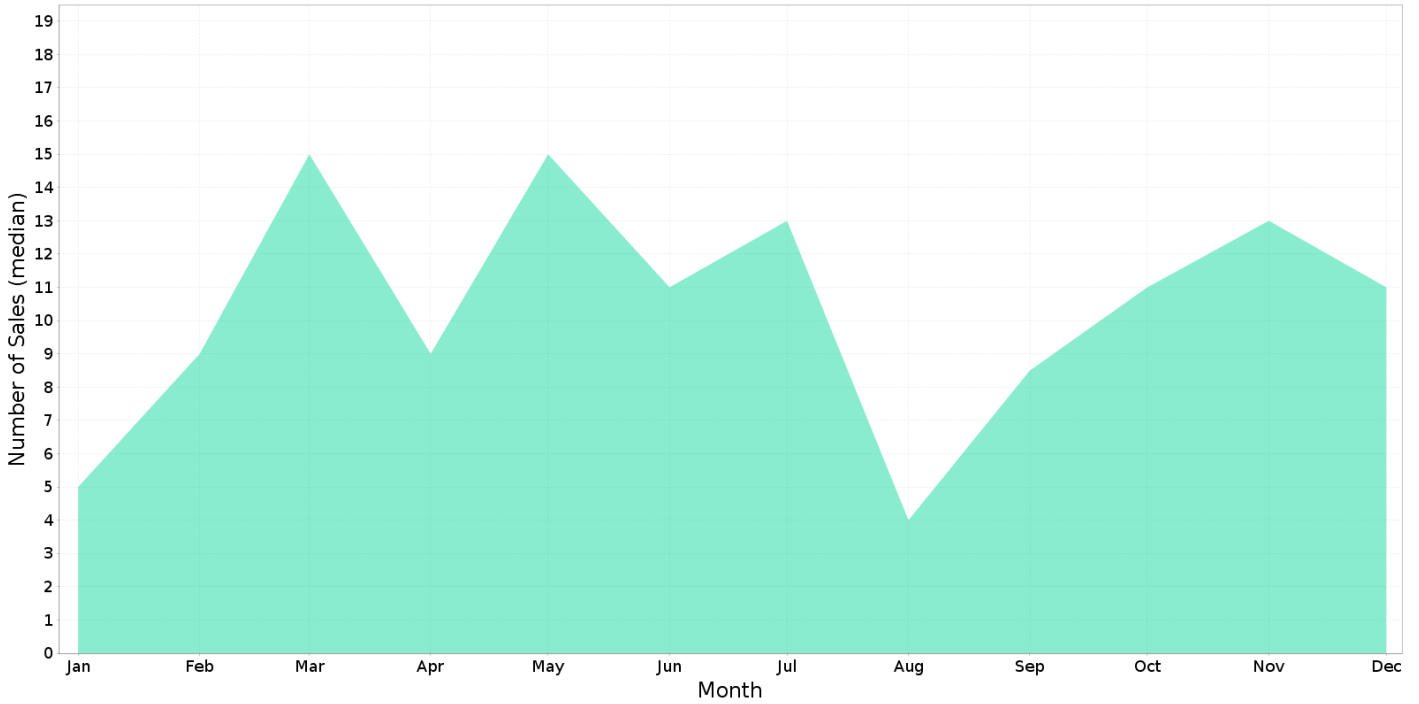
# -7.6%

Current Median Price: \$1,100,000  
Previous Median Price: \$1,190,000

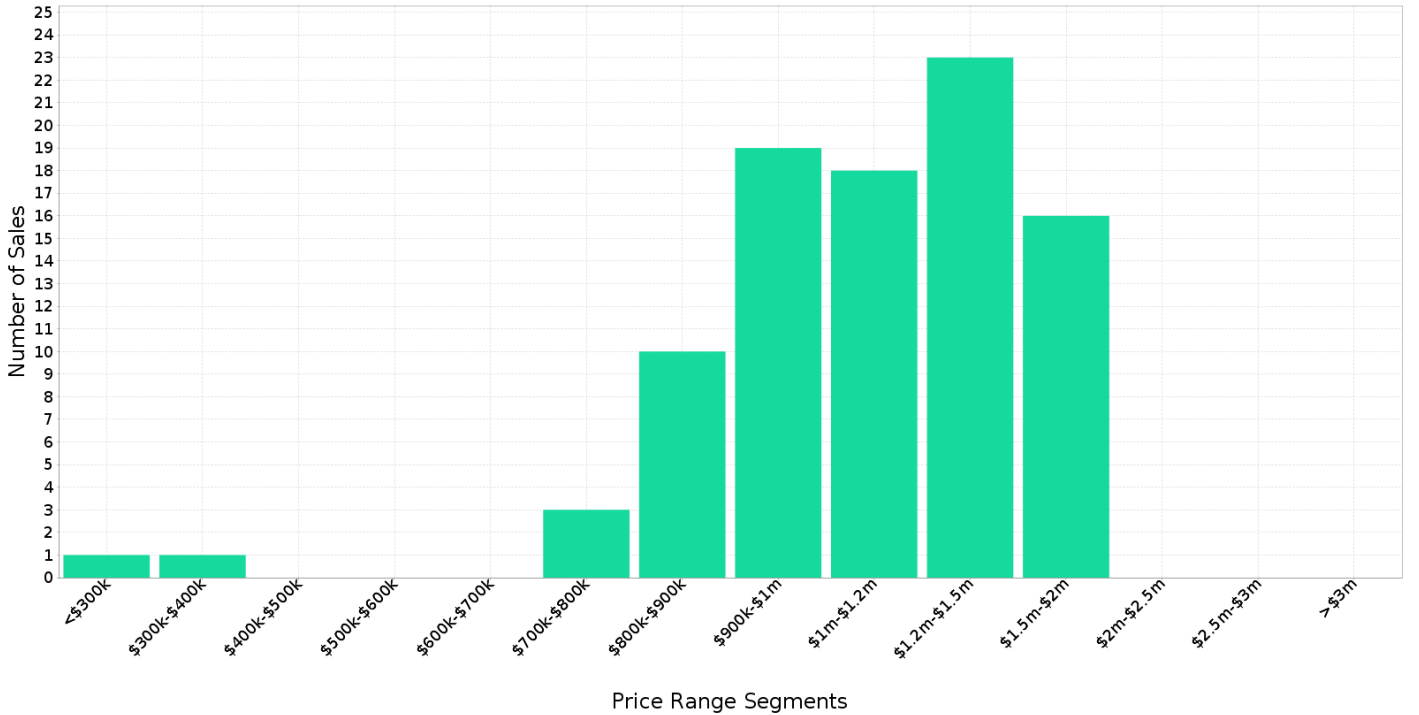
Based on 208 recorded House sales compared over the last two rolling 12 month periods



## JERRABOMBERRA - Peak Selling Periods (3 years)

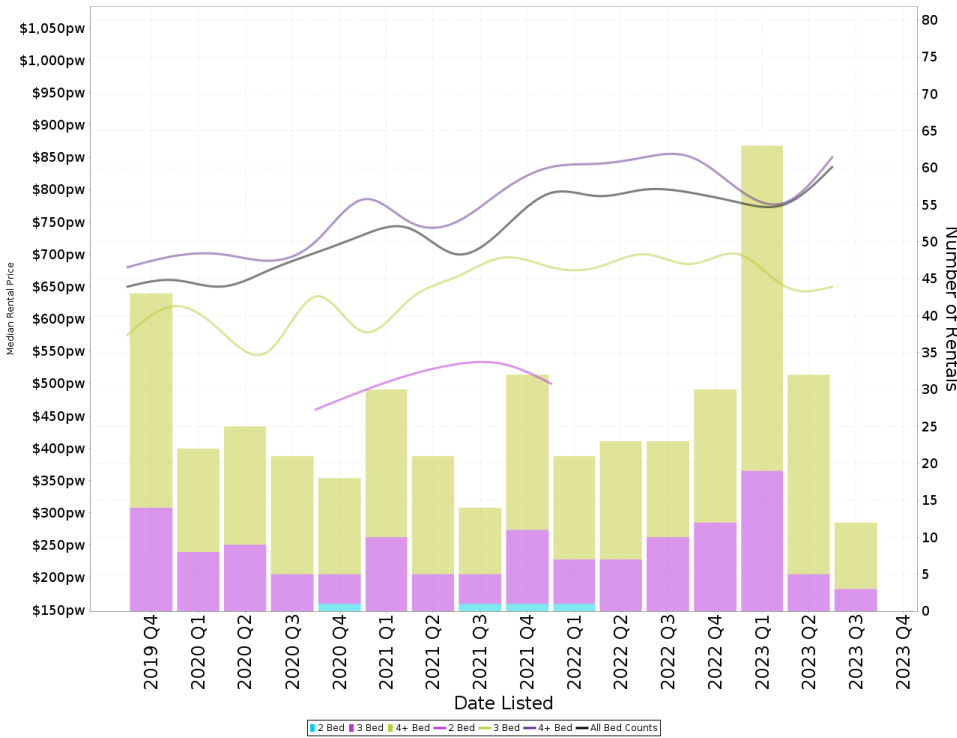


## JERRABOMBERRA - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.6%**

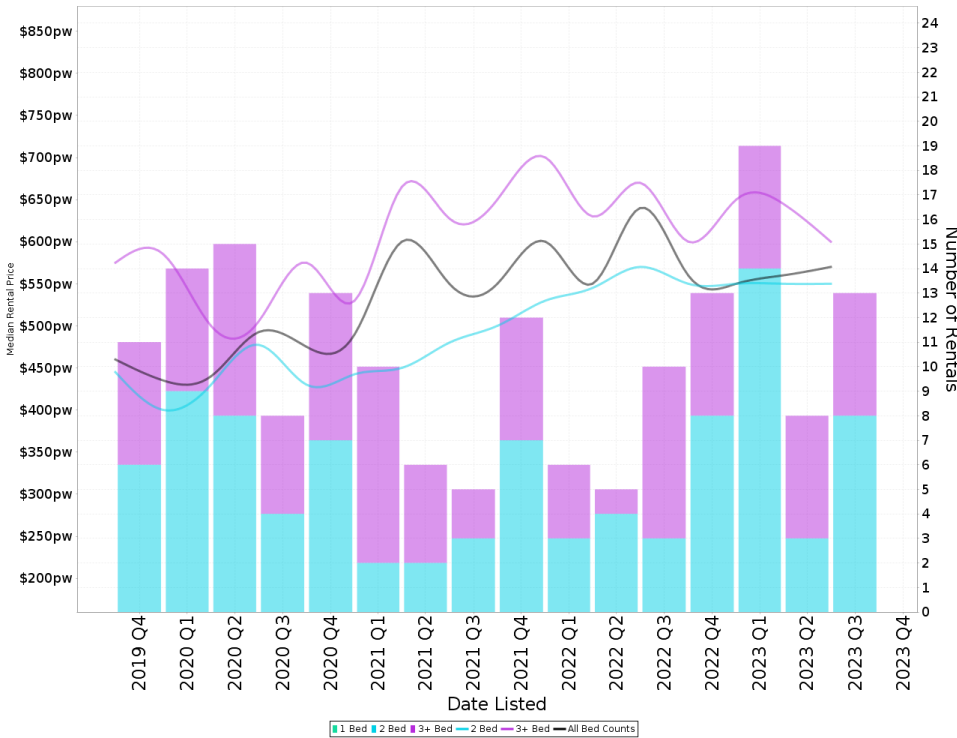
Current Median Price: \$1,100,000  
Previous Median Price: \$1,190,000  
Based on 208 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$1,100,000  
Current Median Rent: \$780  
Based on 137 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.8%**

Current Median Price: \$697,500  
Previous Median Price: \$732,500  
Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$697,500  
Current Median Rent: \$560  
Based on 53 registered Unit rentals compared over the last 12 months.

## JERRABOMBERRA - Recently Sold Properties

Median Sale Price

**\$1.1m**

Based on 91 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

**-7.6%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,190,000

Based on 208 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**91**

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

**63 BLUESTONE GDNS**

**\$925,000**

Sep 2023  
49 Days

457 m<sup>2</sup> 4 2 2

**6/47 WALKER CRES**

**\$610,000**

Sep 2023  
39 Days

2 1 1

**16 PEMBERTON PL**

**\$900,000**

Sep 2023  
44 Days

454 m<sup>2</sup> 3 2 2

**5 BURGAN GR**

**\$980,000**

Sep 2023  
24 Days

656 m<sup>2</sup> 4 2 2

**10 WALKER CRES**

**\$935,500**

Sep 2023  
23 Days

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

**128 BICENTENNIAL DR**

**\$991,000**

Sep 2023  
51 Days

787 m<sup>2</sup> 4 2 2

**4 STROMLO PL**

**\$1,270,000**

Sep 2023  
54 Days

968 m<sup>2</sup> 4 2 2

**33 POPLAR CRES**

**\$940,000**

Sep 2023  
47 Days

751 m<sup>2</sup> 4 2 2

**15 SNOW GUM PL**

**\$818,000**

Sep 2023  
24 Days

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



# Independent

## PROPERTY GROUP

**39 REDWOOD AVE**

**\$1,170,000**

Sold Sep 2023  
21 Days

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

**17 MYRTLE CL**

**\$1,940,000**

Sold Aug 2023  
33 Days

936 m<sup>2</sup> 5 3 2

**11 JACARANDA DR**

**\$1,350,000**

Sold Aug 2023  
30 Days

1,189 m<sup>2</sup> 5 3 2

**35 B ROSEWOOD GLEN**

**\$1,025,000**

14.1m, 10.0m, 2.4-4.5m, 23.1m, 15.5m, 463.3 m<sup>2</sup>

Sold Aug 2023  
23 Days

463 m<sup>2</sup> 3 - -

**35B ROSEWOOD GLEN**

**\$1,025,000**

Sold Aug 2023  
23 Days

3 2 2

**71 BICENTENNIAL DR**

**\$1,530,000**

Sold Aug 2023  
22 Days

913 m<sup>2</sup> 4 2 2

**12 FRANGIPANI PL**

**\$1,200,000**

Sold Aug 2023  
80 Days

804 m<sup>2</sup> 5 2 2

**10 ALPINE ASH WAY**

**\$1,400,000**

Sold Aug 2023  
17 Days

4 2 2

**2/15 KENNEDY AVE**

**\$802,500**

Sold Jul 2023  
82 Days

3 2 2

**66 JACARANDA DR**

**\$1,050,000**

Sold Jul 2023  
81 Days

907 m<sup>2</sup> 4 2 2

**1 URALBA CRT**

**\$990,000**

Sold Jul 2023  
52 Days

1,182 m<sup>2</sup> 4 2 2

**20 TASSEL TCE**

**\$790,000**

Sold Jul 2023  
182 Days

3 2 1

## JERRABOMBERRA - Properties For Rent

Median Rental Price

**\$780 /w**

Based on 137 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

**+3.7%**

Current Median Price: \$1,100,000  
Current Median Rent: \$780

Based on 91 recorded House sales and 137 House rentals compared over the last 12 months

Number of Rentals


**137**

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

**8 PALM COURT**

**\$630 per week**




**317 m<sup>2</sup>** **3** **2** **2**

**Sep 2023**  
4 Days

**13 ALLAMBEE STREET**

**\$820 weekly**



**749 m<sup>2</sup>** **4** **2** **2**

**Aug 2023**  
42 Days

**12 FRANGIPANI PLACE**

**\$750**



**804 m<sup>2</sup>** **5** **2** **2**

**Jun 2023**  
104 Days