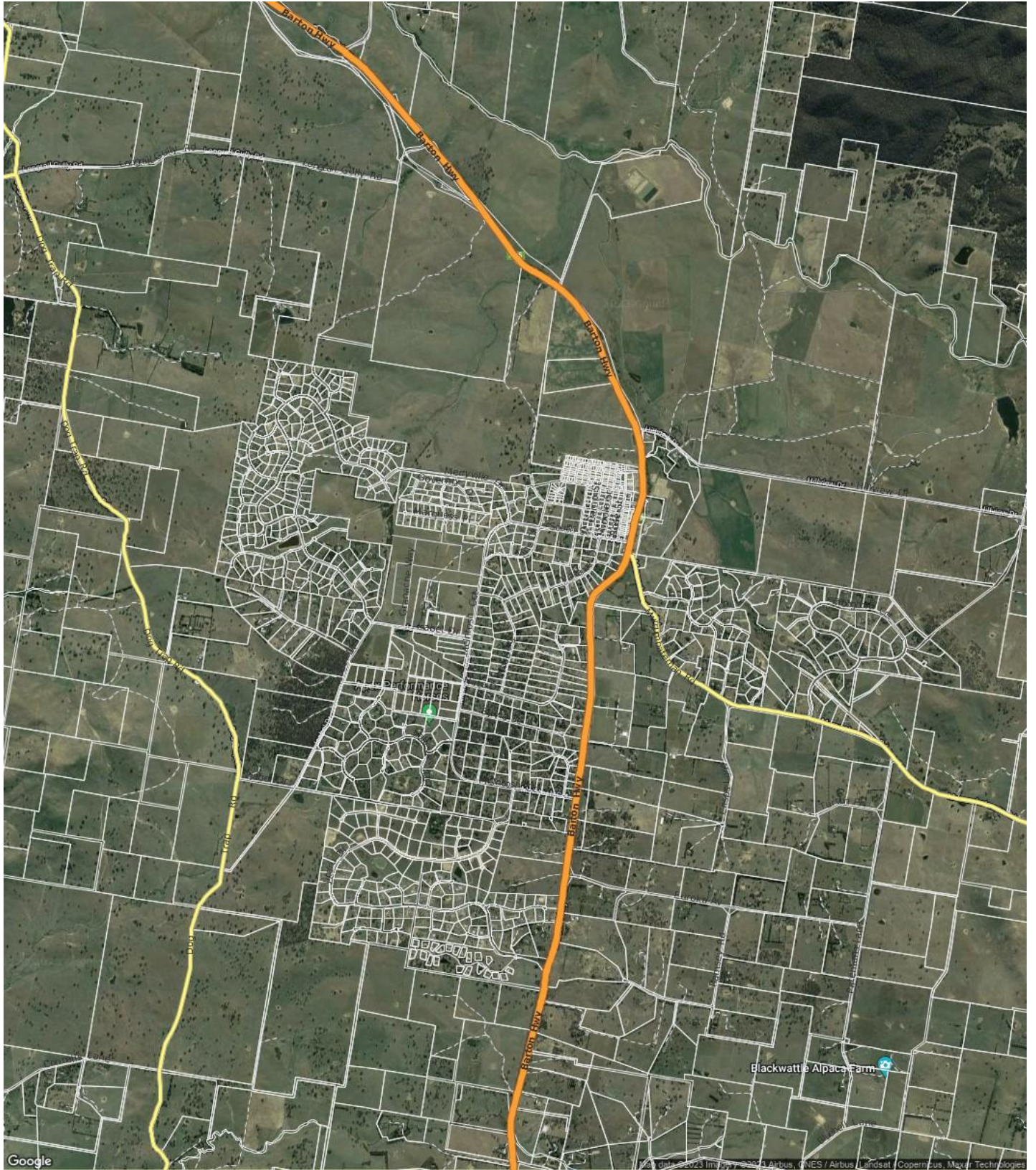


SUBURB FLYOVER REPORT

MURRUMBATEMAN (HOUSE)

Prepared by [Independent Property Group](#)

MURRUMBATEMAN - Suburb Map



MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	42	\$ 461,000	0.0 %	\$ 165,000	\$ 7,200,000
2006	45	\$ 510,000	10.6 %	\$ 170,000	\$ 935,000
2007	64	\$ 529,000	3.7 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	69	\$ 888,000	4.8 %	\$ 350,000	\$ 1,800,000
2021	65	\$ 1,140,000	28.4 %	\$ 75,000	\$ 3,500,000
2022	57	\$ 1,300,000	14.0 %	\$ 515,250	\$ 2,225,000
2023	20	\$ 1,250,000	-3.8 %	\$ 613,000	\$ 2,230,000

Median Sale Price

\$1.26m

Based on 35 recorded House sales within the last 12 months (Oct '22 - Sep '23)

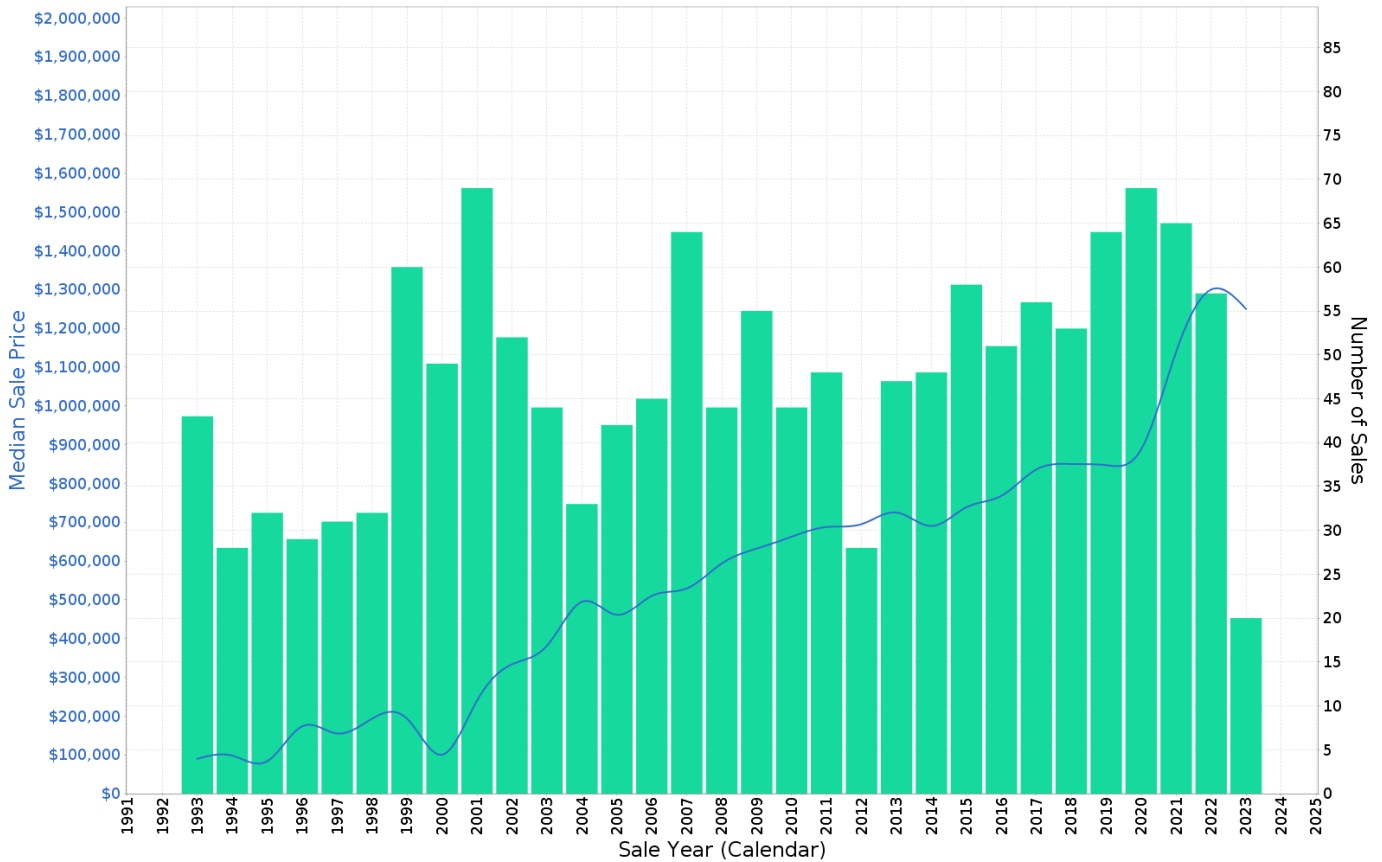
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

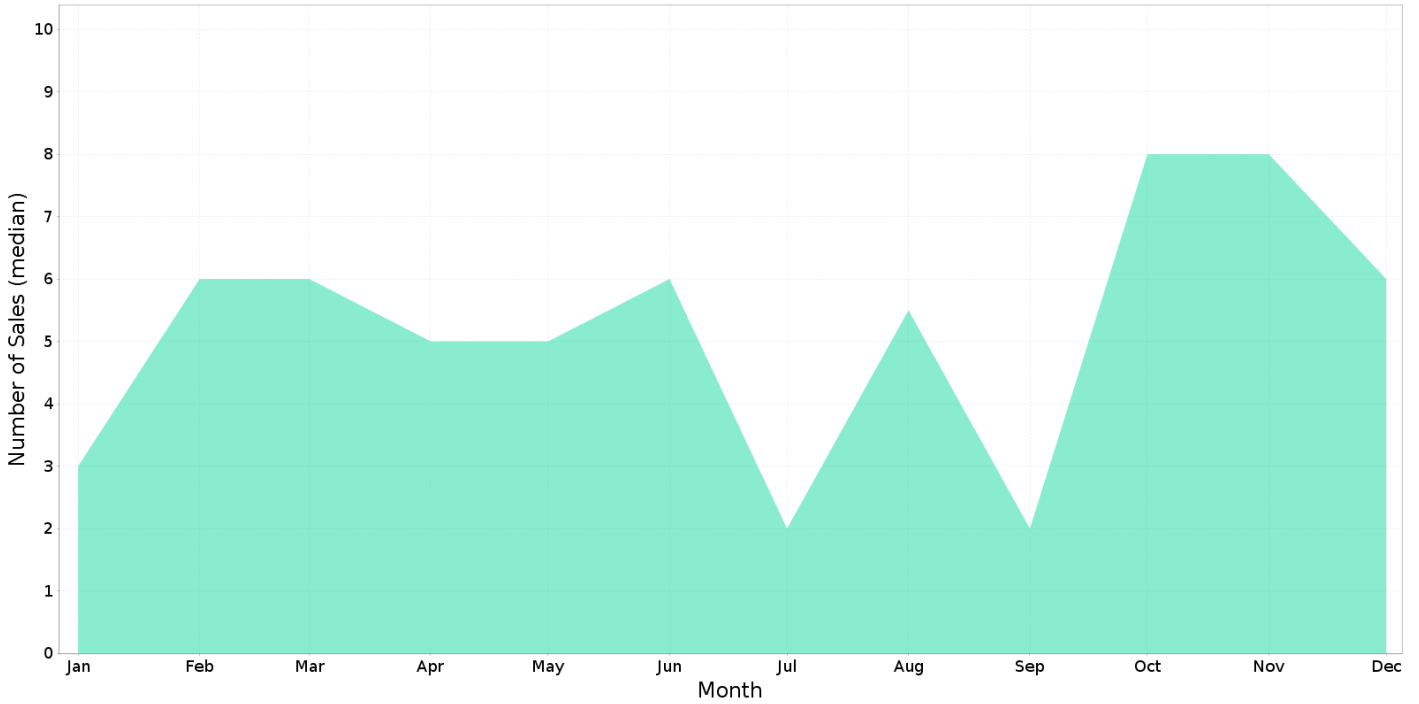
-6.6%

Current Median Price: \$1,265,000
Previous Median Price: \$1,355,000

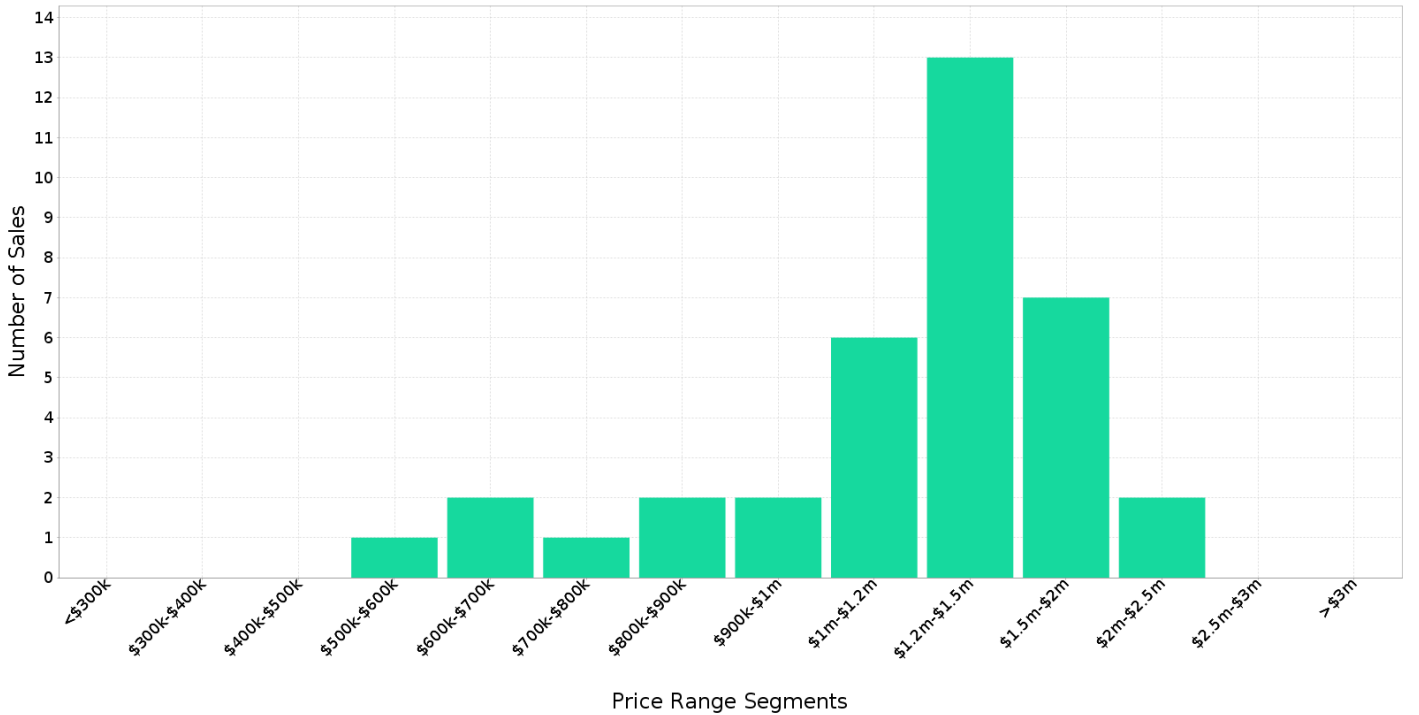
Based on 98 recorded House sales compared over the last two rolling 12 month periods



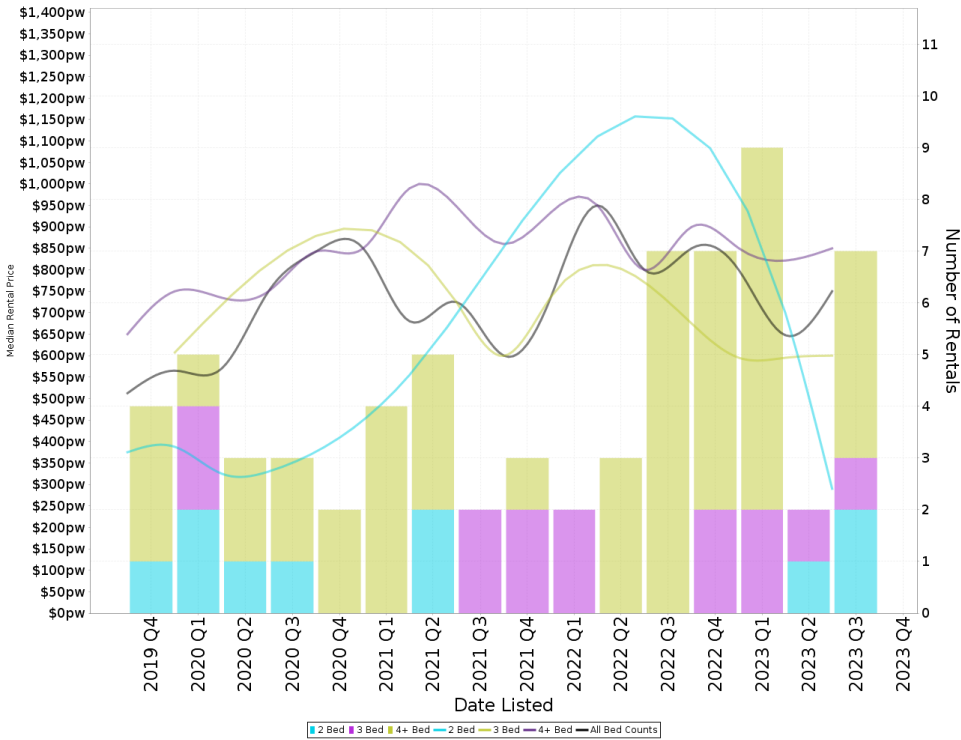
MURRUMBATEMAN - Peak Selling Periods (3 years)



MURRUMBATEMAN - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.6%

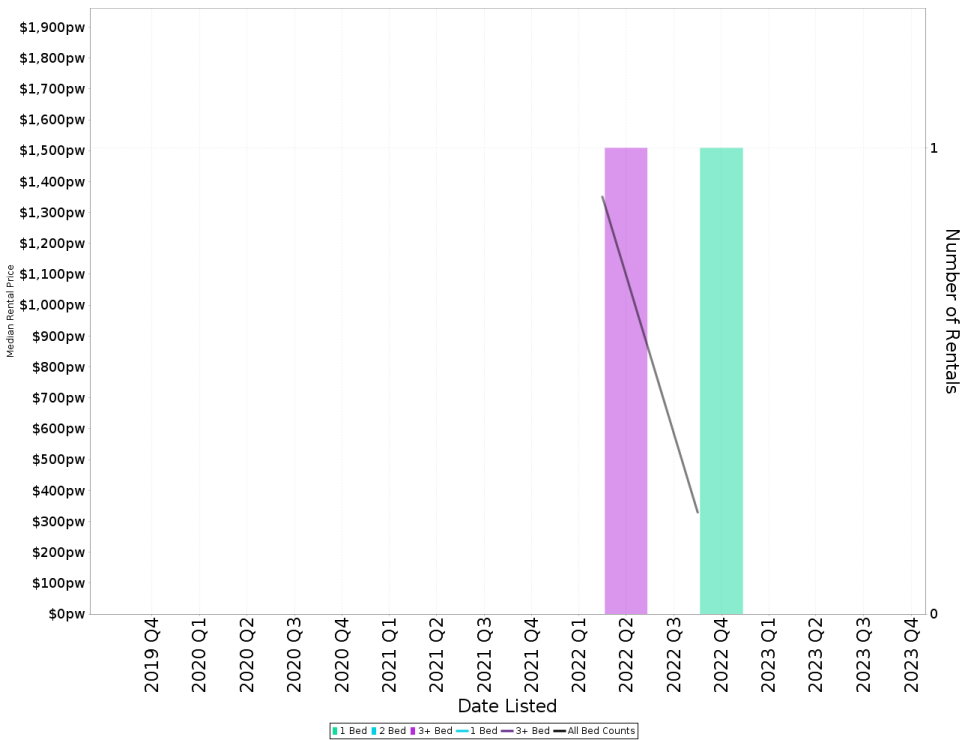
Current Median Price: \$1,265,000
 Previous Median Price: \$1,355,000
 Based on 98 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,265,000
 Current Median Rent: \$780
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 35 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

-6.6%

Current Median Price: \$1,265,000
Previous Median Price: \$1,355,000

Based on 98 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

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

16 GOVERNOR DR

\$1,600,000

Aug 2023
23 Days

6,094 m² 5 4 5

23 NIRTA DR

\$920,000

Aug 2023
81 Days

2 ha 2 1 2

9 JOAN ST

\$1,100,000

Jul 2023
80 Days

1,019 m² 4 2 2

4 GREIG PL

\$1,270,000

Jul 2023
N/A

1.13 ha 5 2 2

24 ROSE ST

\$670,000

Jul 2023
N/A

1,342 m² - - -

10 CHAROLAIS PL

\$900,000

Jun 2023
27 Days

9,938 m² 1 1 2

4 MALBEC DR

\$613,000

2023
N/A

6,546 m² - - -

6 WATTLE GLN

\$1,010,000

Jun 2023
24 Days

3 2 4

6 WATTLE GLEN

\$1,010,000

2023
N/A

1.89 ha - - -

Independent

PROPERTY GROUP

5 PONY PL

\$1,270,000

SOLD May 2023
180 Days

7,476 m² 3 2 4

1 MURRAY GREY PL

\$770,000

SOLD May 2023
228 Days

9,669 m² - - -

10 MURRAY GREY PL

\$1,250,000

SOLD May 2023
268 Days

7,185 m² 4 2 5

290A GOODA CREEK RD

\$2,070,000

SOLD May 2023
88 Days

6.07 ha 2 2 1

4 HUGHES PL

\$990,000

SOLD May 2023
139 Days

1.1 ha 3 2 -

3 CAMP ST

\$1,060,000

SOLD May 2023
38 Days

2,024 m² 4 2 4

27 MARQUESS PL

\$1,250,000

SOLD Apr 2023
34 Days

7,440 m² 4 2 3

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$780 /w

Based on 25 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

+3.2%

Current Median Price: \$1,265,000
Current Median Rent: \$780

Based on 35 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

1/1458 DOG TRAP ROAD

\$290.00

Sep 2023
6 Days

3,745.37 ha

2 Beds 1 Bath 1 Car

1/1458- Dog Trap Road

\$290 per week

Sep 2023
7 Days

2 Beds 1 Bath - Car

Cottage 1/1458 DOG TRAP ROAD

\$290.00

Sep 2023
7 Days

3,745.43 ha

2 Beds 1 Bath - Car

38 MIDDLE STREET

\$750 per week

Sep 2023
21 Days

1,242 m²

4 Beds 2 Bath 2 Car

5 WOODLEIGH DRIVE

\$750.00

Sep 2023
22 Days

1.54 ha

4 Beds 2 Bath 2 Car

23 MARQUESS PLACE

\$1150 per week

Aug 2023
46 Days

7,440 m²

5 Beds 2 Bath 2 Car

18 CLYDESDALE CLOSE

\$950.00

2023
43 Days

1.07 ha

4 Beds 2 Bath 2 Car

Bushs Lane

\$600

Jun 2023
68 Days

50.73 ha

3 Beds 1 Bath 4 Car

5 Woodleigh Drive

\$750 per week

Jul 2023
68 Days

1.54 ha

4 Beds 2 Bath 2 Car