

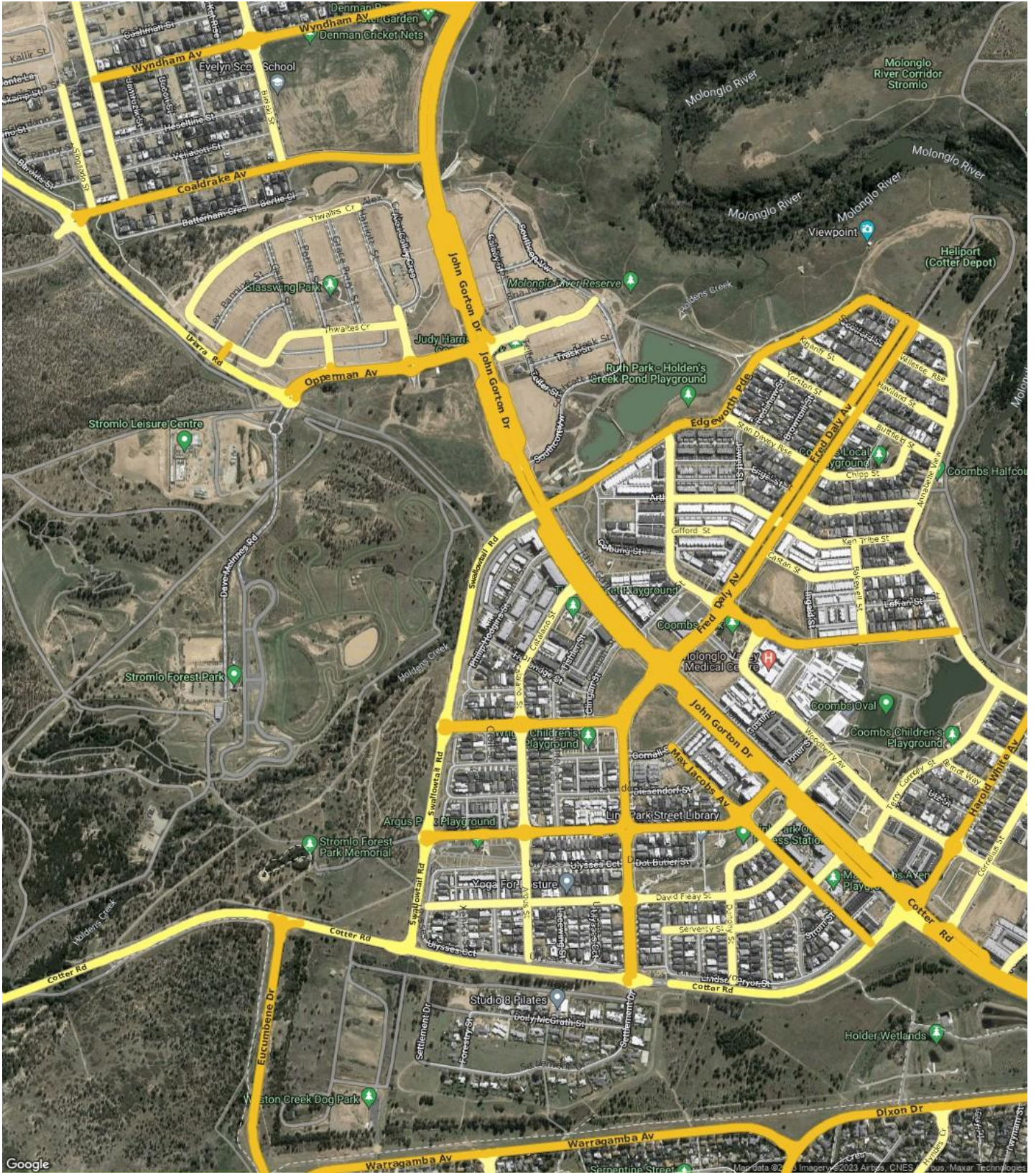
# SUBURB FLYOVER REPORT

WRIGHT (HOUSE)

Prepared by [Independent Property Group](#)



## WRIGHT - Suburb Map





## WRIGHT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	34	\$ 375,500	0.0 %	\$ 296,000	\$ 441,000
2011	4	\$ 353,500	-5.9 %	\$ 296,000	\$ 418,000
2012	17	\$ 405,500	14.7 %	\$ 311,000	\$ 761,500
2013	49	\$ 599,950	48.0 %	\$ 370,000	\$ 887,500
2014	50	\$ 578,870	-3.5 %	\$ 325,000	\$ 945,000
2015	29	\$ 817,250	41.2 %	\$ 335,000	\$ 1,075,000
2016	20	\$ 760,000	-7.0 %	\$ 443,000	\$ 1,110,000
2017	15	\$ 875,000	15.1 %	\$ 482,500	\$ 1,313,000
2018	32	\$ 862,500	-1.4 %	\$ 220,000	\$ 1,214,036
2019	31	\$ 885,000	2.6 %	\$ 390,000	\$ 1,204,000
2020	41	\$ 850,000	-4.0 %	\$ 332,000	\$ 1,260,000
2021	39	\$ 1,130,000	32.9 %	\$ 680,000	\$ 1,785,000
2022	29	\$ 1,405,000	24.3 %	\$ 180,000	\$ 1,950,000
2023	14	\$ 1,220,000	-13.2 %	\$ 749,900	\$ 1,375,000

Median Sale Price

# \$1.26m

Based on 21 recorded House sales within the last 12 months (Oct '22 - Sep '23)

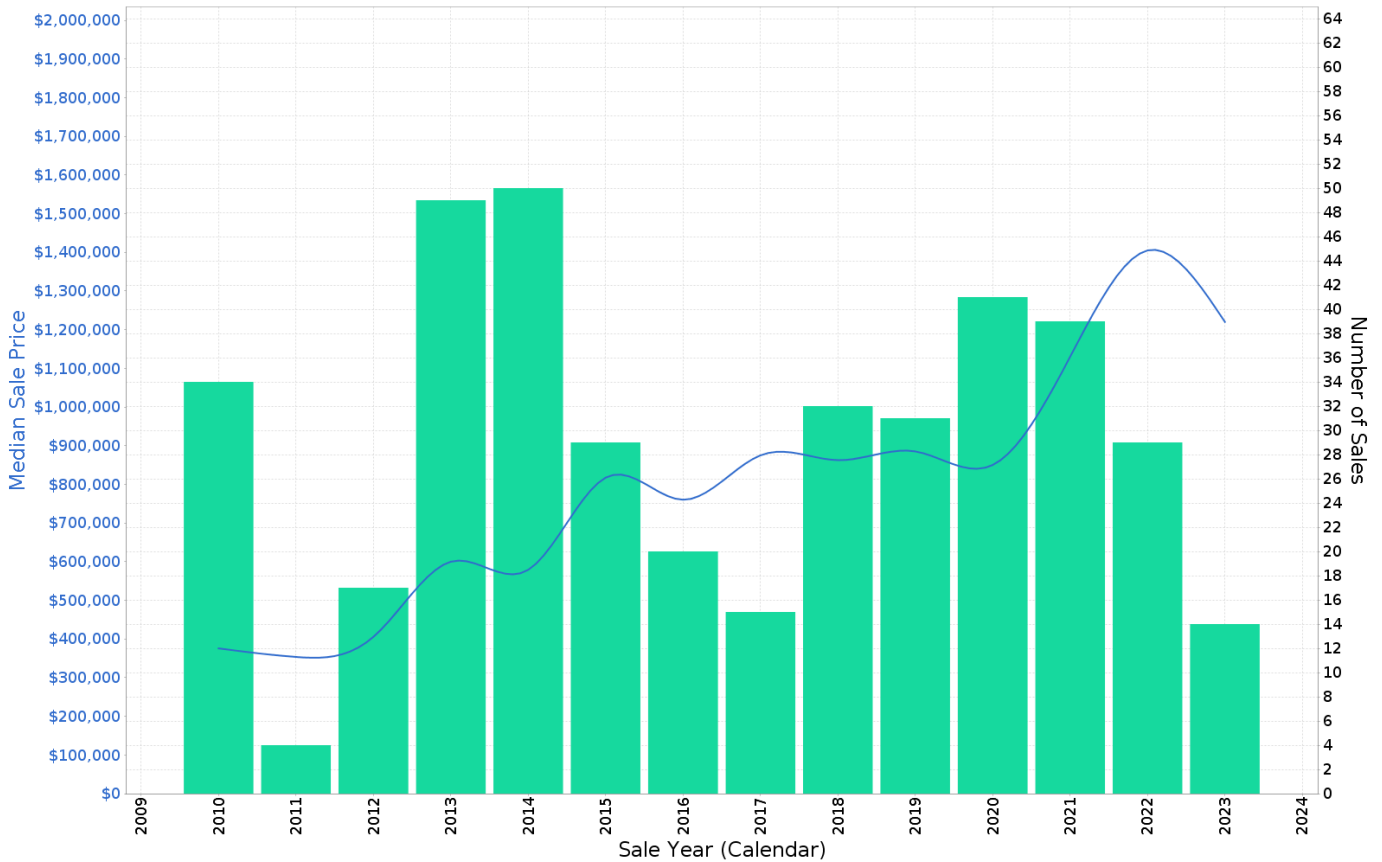
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

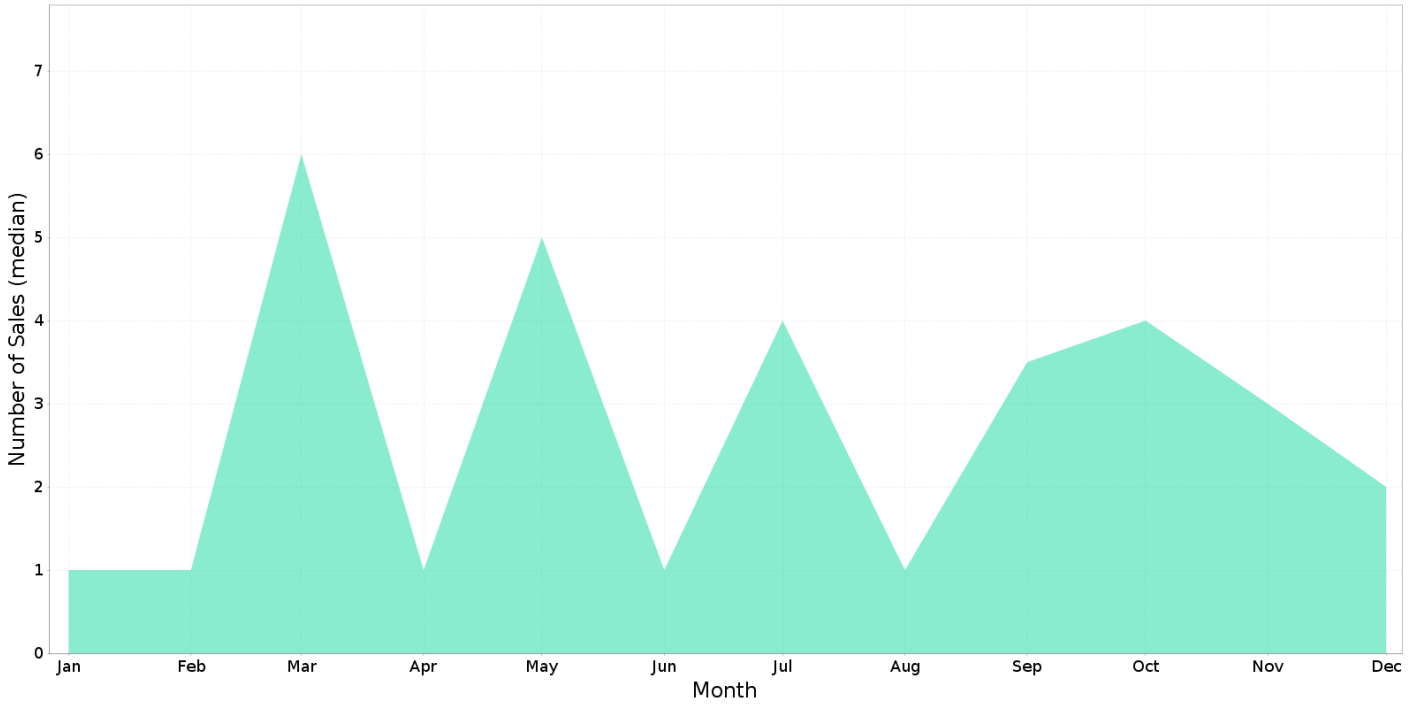
# -4.2%

Current Median Price: \$1,260,000  
Previous Median Price: \$1,315,000

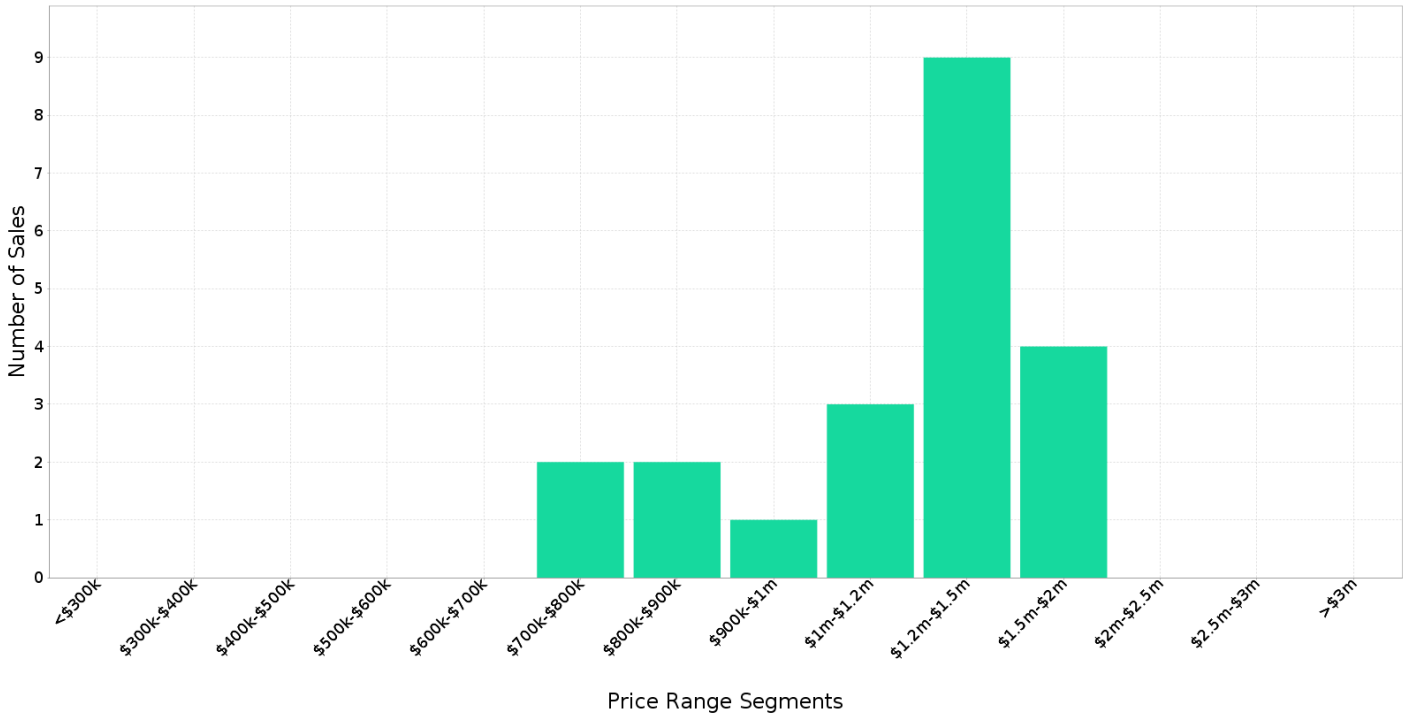
Based on 53 recorded House sales compared over the last two rolling 12 month periods



## WRIGHT - Peak Selling Periods (3 years)

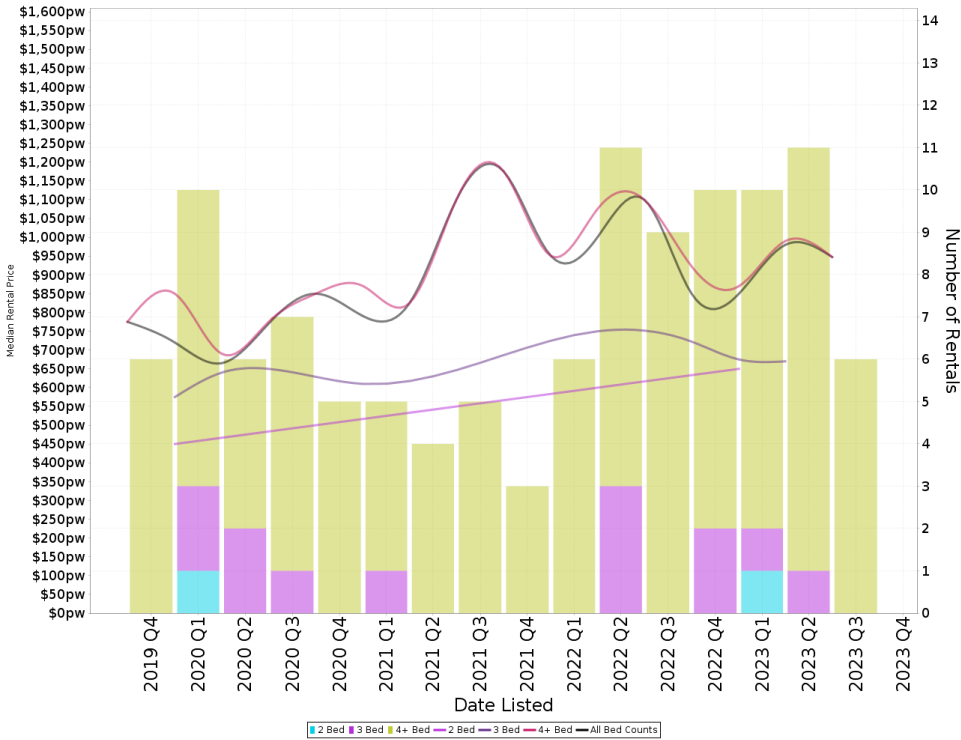


## WRIGHT - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.2%**

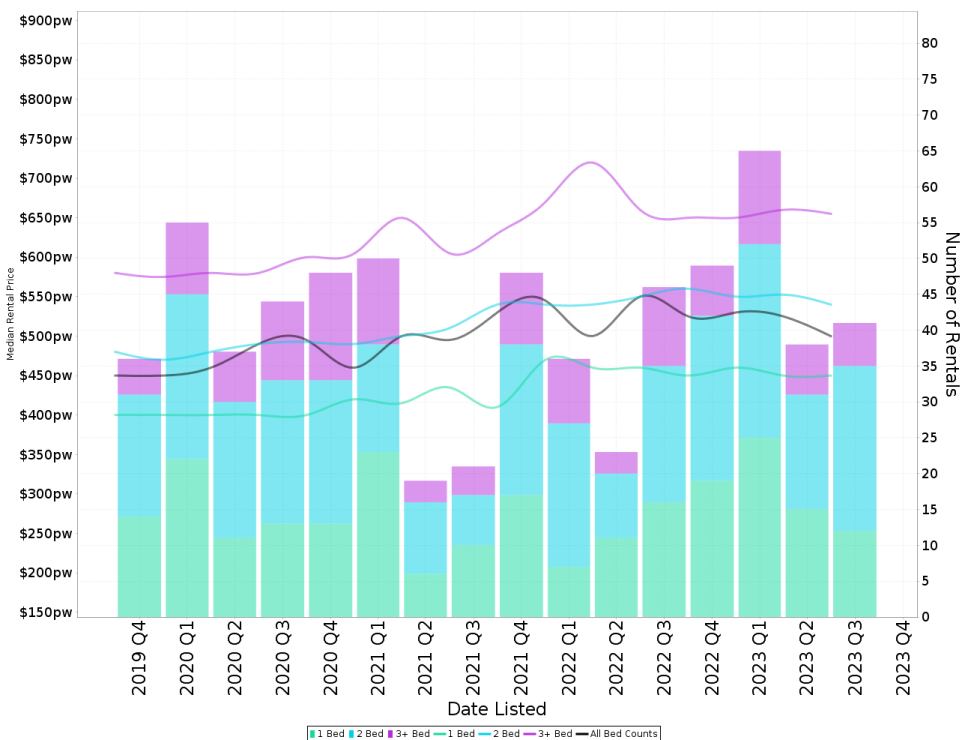
Current Median Price: \$1,260,000  
Previous Median Price: \$1,315,000  
Based on 53 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,260,000  
Current Median Rent: \$920  
Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.2%**

Current Median Price: \$522,500  
Previous Median Price: \$540,000  
Based on 123 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.2%**

Current Median Price: \$522,500  
Current Median Rent: \$525  
Based on 193 registered Unit rentals compared over the last 12 months.

## WRIGHT - Recently Sold Properties

Median Sale Price

**\$1.26m**

Based on 21 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

**-4.2%**

Current Median Price: \$1,260,000  
Previous Median Price: \$1,315,000

Based on 53 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**21**

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

**70 DAVID FLEAY ST**

**\$1,265,000**

Jul 2023  
103 Days

487 m<sup>2</sup> 4 2 2

**41 ULYSSES CCT**

**\$1,055,000**

Jul 2023  
27 Days

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

**18 CATALANO ST**

**\$1,330,000**

Jul 2023  
135 Days

540 m<sup>2</sup> 4 2 2

**38 LINDSAY PRYOR ST**

**\$1,335,000**

Jun 2023  
28 Days

508 m<sup>2</sup> 4 2 2

**49 STEVE IRWIN AVE**

**\$1,120,000**

Jun 2023  
N/A

450 m<sup>2</sup> 6 6 -

**55 PETER CULLEN WAY**

**\$1,351,000**

May 2023  
43 Days

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

**1 CLINGAN ST**

**\$1,240,000**

May 2023  
47 Days

528 m<sup>2</sup> 4 2 2

**62 DAVID FLEAY ST**

**\$1,300,000**

May 2023  
N/A

439 m<sup>2</sup> - - -

**23 DAVID FLEAY ST**

**\$1,071,000**

Apr 2023  
22 Days

405 m<sup>2</sup> 3 2 2



## WRIGHT - Properties For Rent

### Median Rental Price

**\$920 /w**

Based on 37 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: \$1,260,000  
Current Median Rent: \$920

Based on 21 recorded House sales and 37 House rentals compared over the last 12 months

### Number of Rentals

**37**

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

