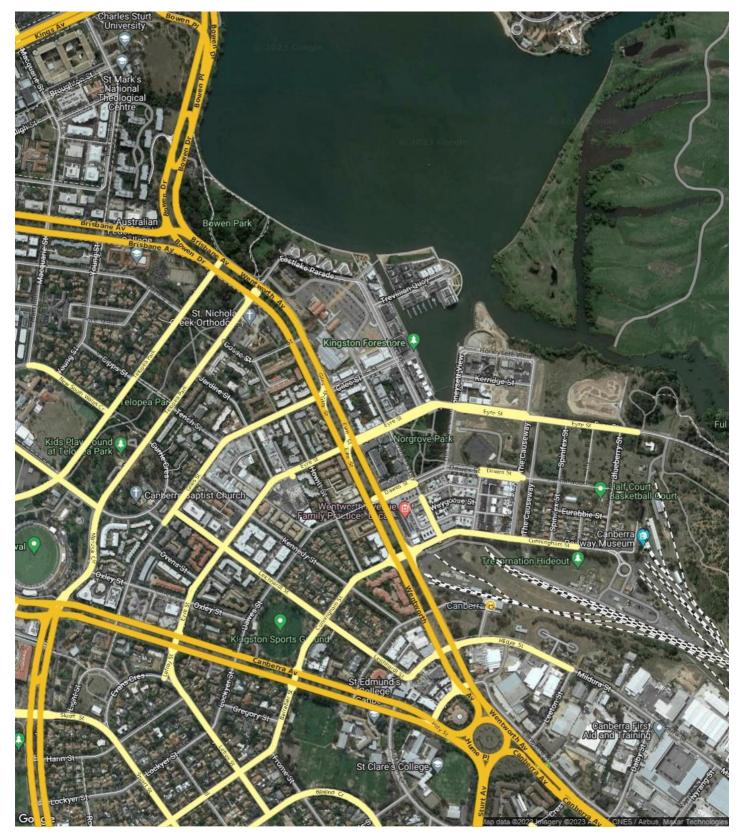
SUBURB FLYOVER REPORT

KINGSTON (HOUSE)
Prepared by Independent Property Group

11 -

KINGSTON - Suburb Map



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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KINGSTON - Sales Statistics (Houses)

Year **#** Sales Median Growth High Low 2005 5 \$ 570.000 0.0 % \$ 490.000 \$ 675.000 2006 0 2007 33 \$ 457,500 0.0 % \$ 342,000 \$ 925,000 2008 \$ 1,150,000 151.4 % \$ 1.150.000 \$ 1.150.000 1 2009 8 \$ 1,130,000 -1.7 % \$ 566,000 \$ 1,687,000 2010 6 \$1,190,000 5.3 % \$860,000 \$ 1,500,000 2011 4 \$862,500 -27.5 % \$710,000 \$ 1,050,000 2012 7 \$ 1,100,000 27.5 % \$730,000 \$ 1,950,000 2013 8 \$ 1,215,000 10.5 % \$643,000 \$ 2,850,000 2014 3 \$1,365,000 12.3 % \$ 1,089,000 \$ 1,600,000 2015 10 \$ 1,455,000 6.6 % \$ 907,000 \$ 6,850,000 2016 7 \$1,430,000 -1.7 % \$1,060,000 \$ 2,050,000 2017 6 \$ 1,497,500 4.7 % \$ 635,000 \$ 2,225,000 2018 5 \$1,500,000 0.2 % \$800,000 \$ 2,800,000 9 2019 \$ 1,650,000 10.0 % \$ 1,275,000 \$ 3,100,000 2020 7 \$ 1,400,000 -15.2 % \$ 637,500 \$ 1,900,000 2021 5 \$ 2,300,000 64.3 % \$ 1,587,500 \$ 4,000,000 2022 7 \$ 2,575,000 12.0 % \$ 1,375,000 \$ 3,450,000 1 2023 \$ 2,875,000 11.7 % \$ 2,875,000 \$ 2,875,000

Median Sale Price \$2.88m

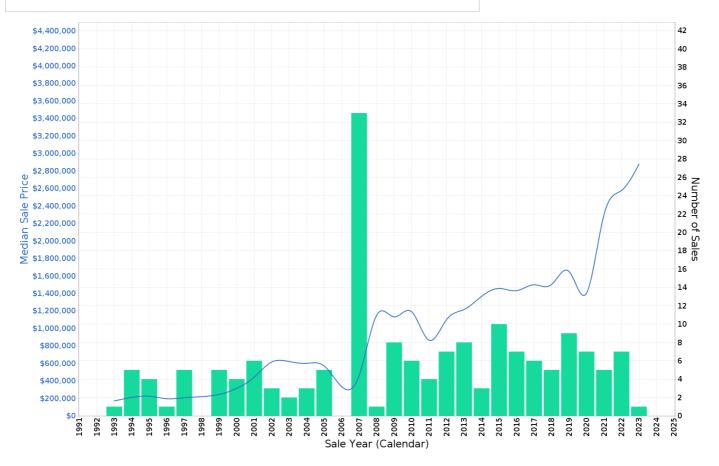
Based on 3 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth +15.0%

Current Median Price: \$2,875,000 Previous Median Price: \$2,500,000

Based on 10 recorded House sales compared over the last two rolling 12 month periods



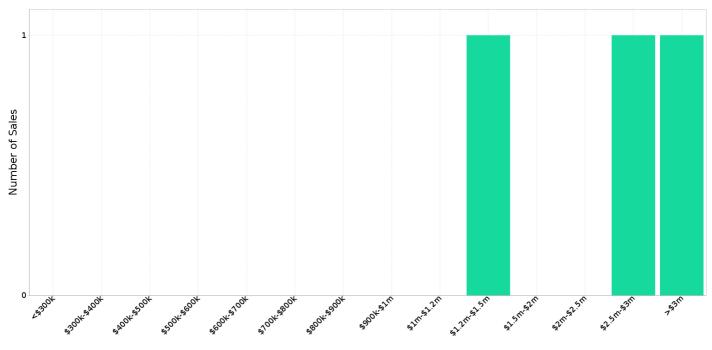
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KINGSTON - Peak Selling Periods (3 years)



KINGSTON - Price Range Segments (12 months)

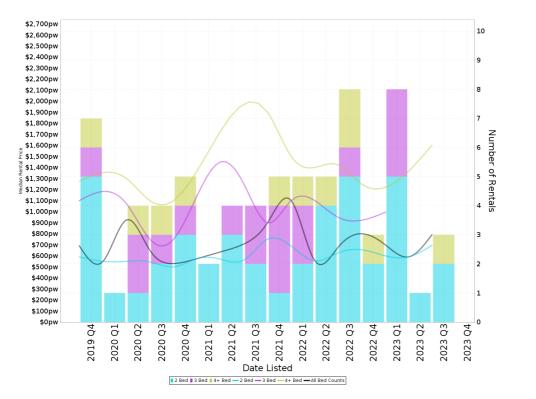


Price Range Segments

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.0%

Current Median Price: \$2,875,000 Previous Median Price: \$2,500,000 Based on 10 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.3%

Current Median Price: \$2,875,000 Current Median Rent: \$700 Based on 15 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.8%

Current Median Price: \$660,000 Previous Median Price: \$686,000 Based on 494 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$660,000 Current Median Rent: \$600 Based on 813 registered Unit rentals compared over the last 12 months.

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KINGSTON - Recently Sold Properties

Median Sale Price \$2.88m

Based on 3 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 +15.0%

Current Median Price: \$2,875,000 Previous Median Price: \$2,500,000

Based on 10 recorded House sales compared over the last two rolling 12 month periods

Sold Properties



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





KINGSTON - Properties For Rent

Median Rental Price \$700 /w

Based on 15 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

+1.3%

Current Median Price: \$2,875,000 Current Median Rent: \$700

Based on 3 recorded House sales and 15 House rentals compared over the last 12 months

Number of Rentals

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



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