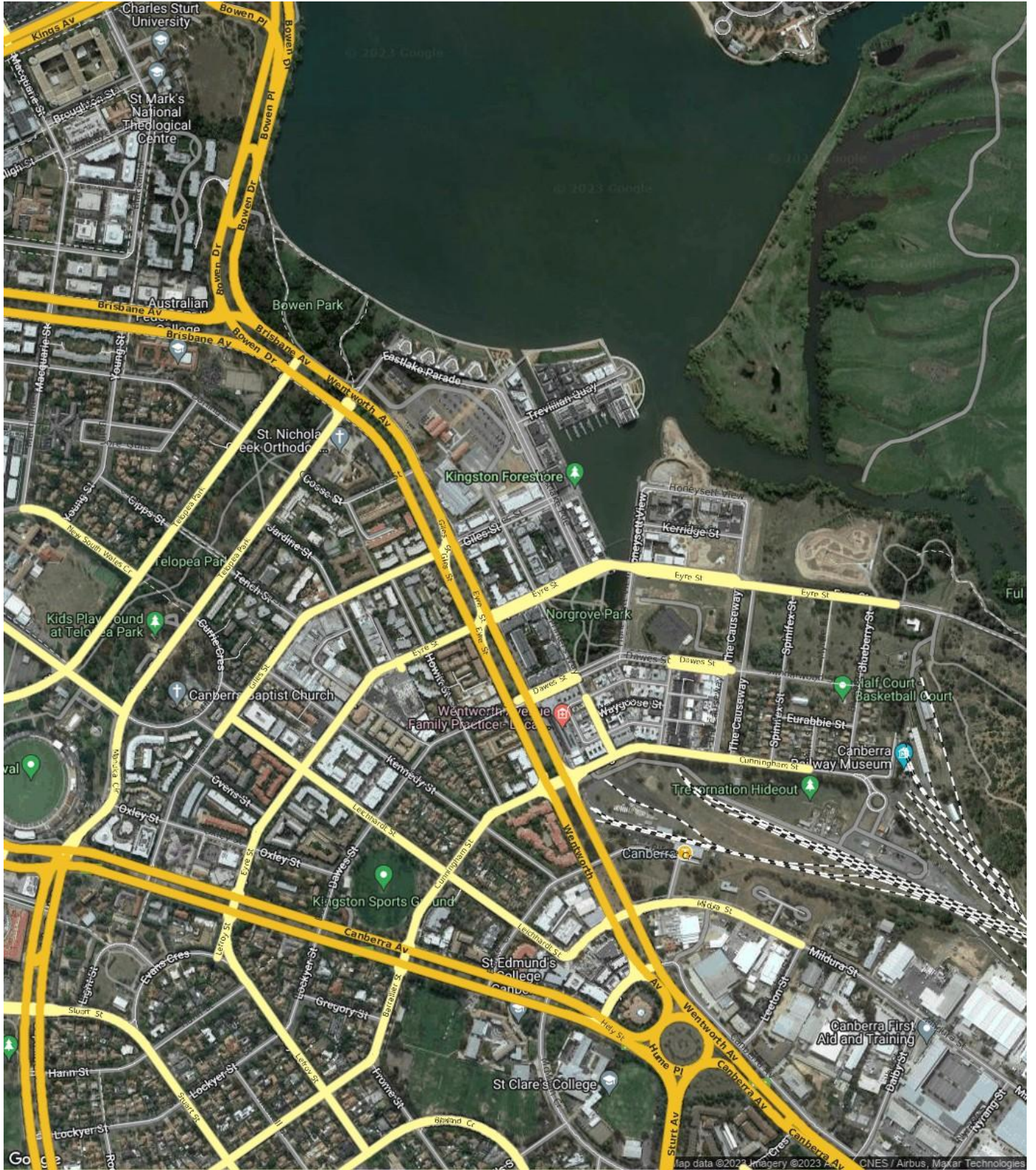


SUBURB FLYOVER REPORT

KINGSTON (HOUSE)

Prepared by [Independent Property Group](#)

KINGSTON - Suburb Map



KINGSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	5	\$ 570,000	0.0 %	\$ 490,000	\$ 675,000
2006	0				
2007	33	\$ 457,500	0.0 %	\$ 342,000	\$ 925,000
2008	1	\$ 1,150,000	151.4 %	\$ 1,150,000	\$ 1,150,000
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
2019	9	\$ 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
2023	1	\$ 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)

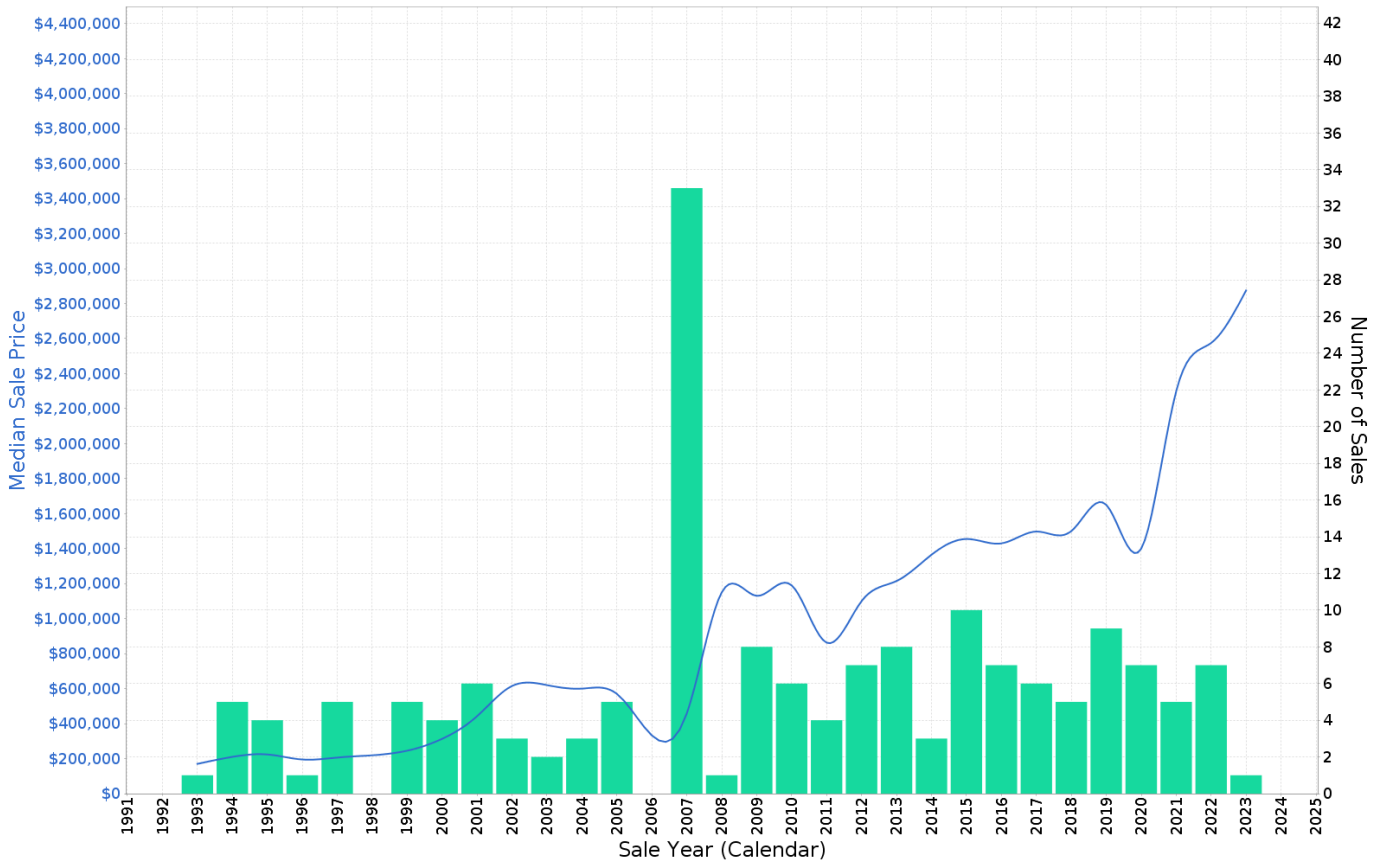
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

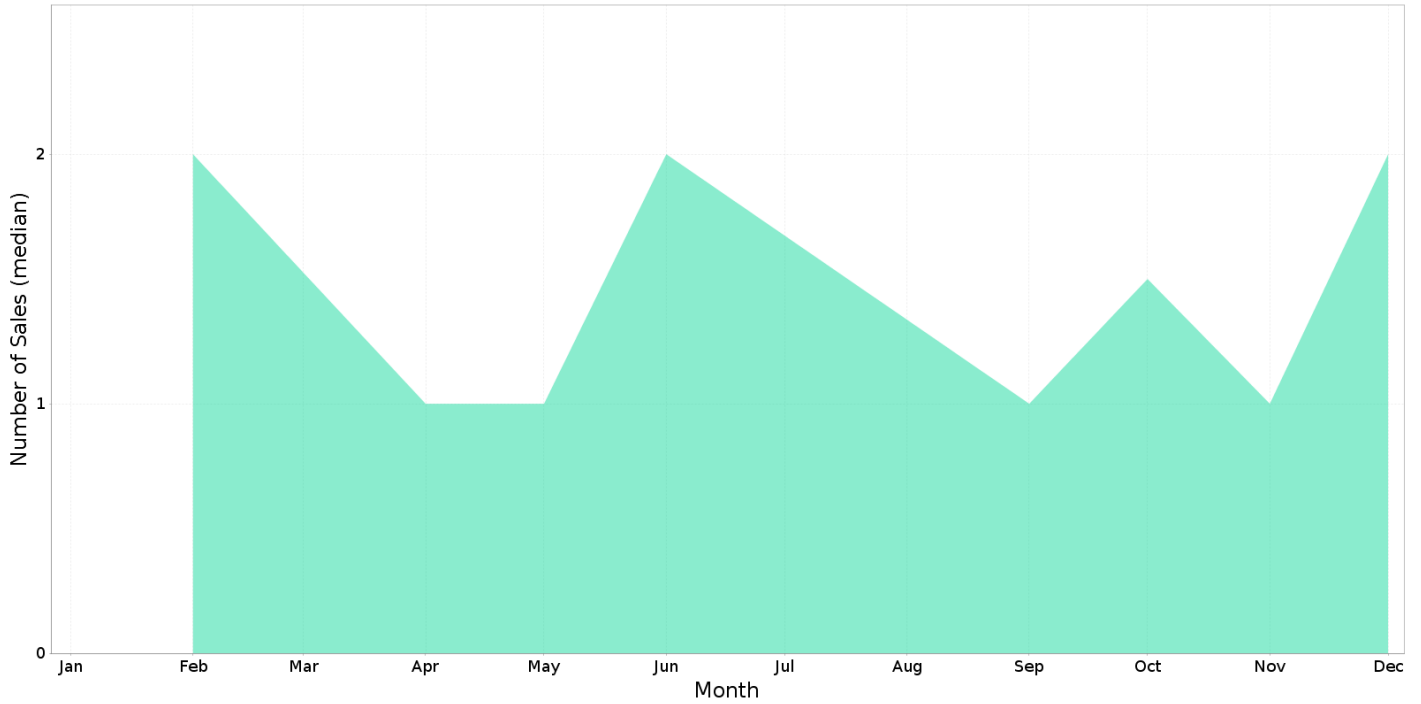
+15.0%

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

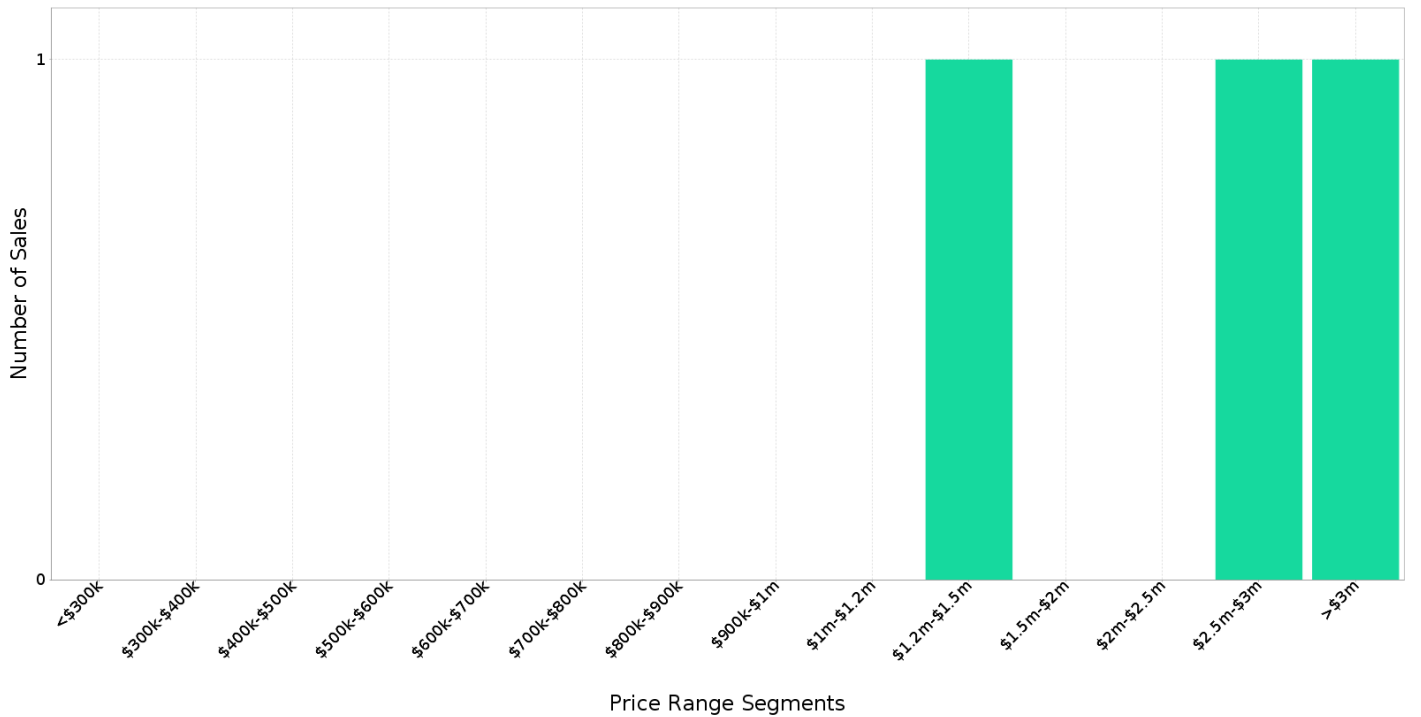
Based on 10 recorded House sales compared over the last two rolling 12 month periods



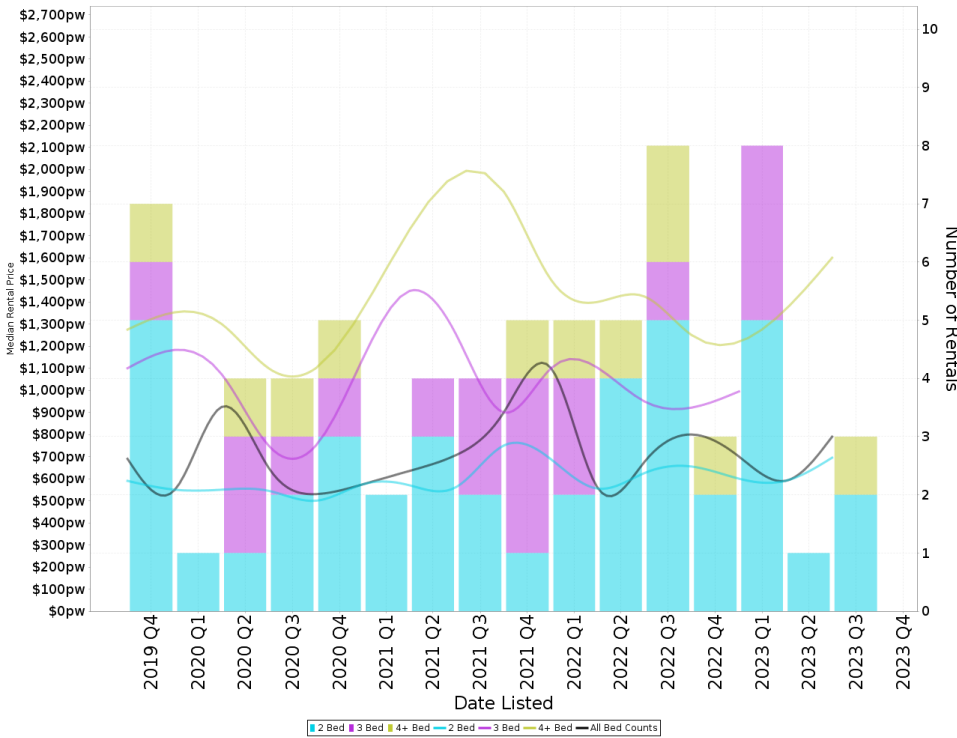
KINGSTON - Peak Selling Periods (3 years)



KINGSTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.0%

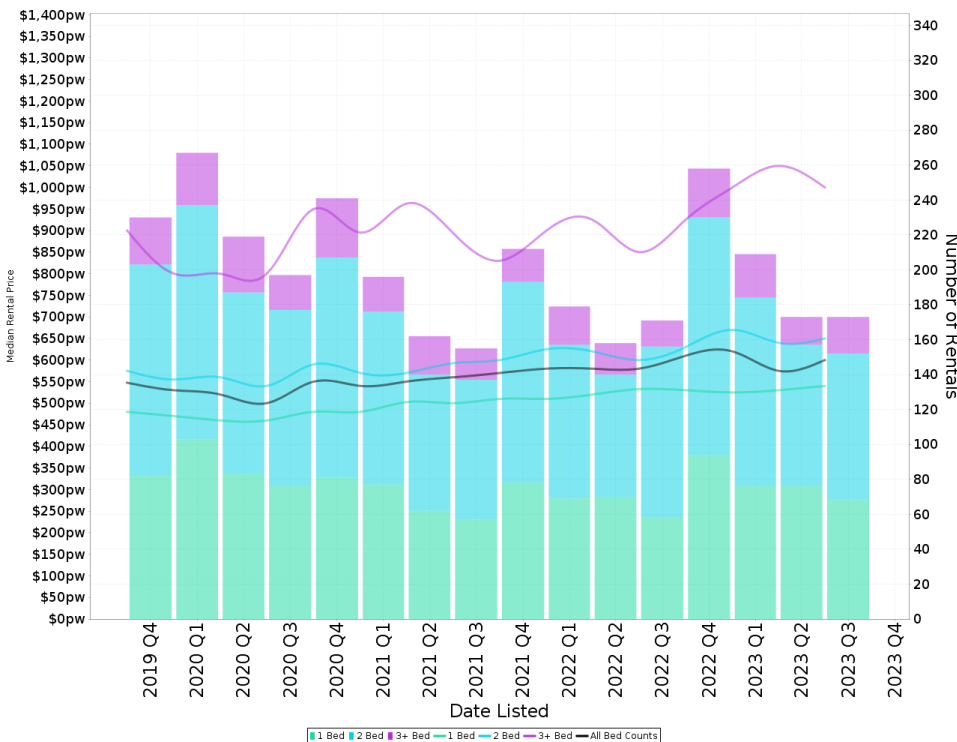
Current Median Price: \$2,875,000
Previous Median Price: \$2,500,000
Based on 10 registered House sales compared over the last two rolling 12 month periods.

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

+4.7%

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

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

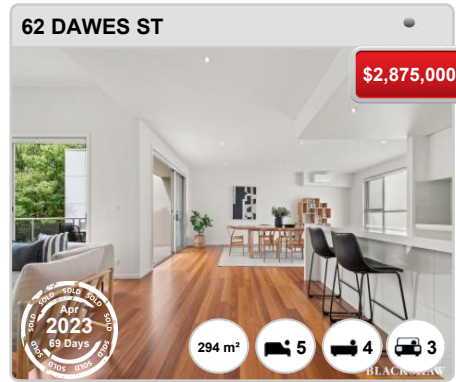
Based on 10 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

3

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

15

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

