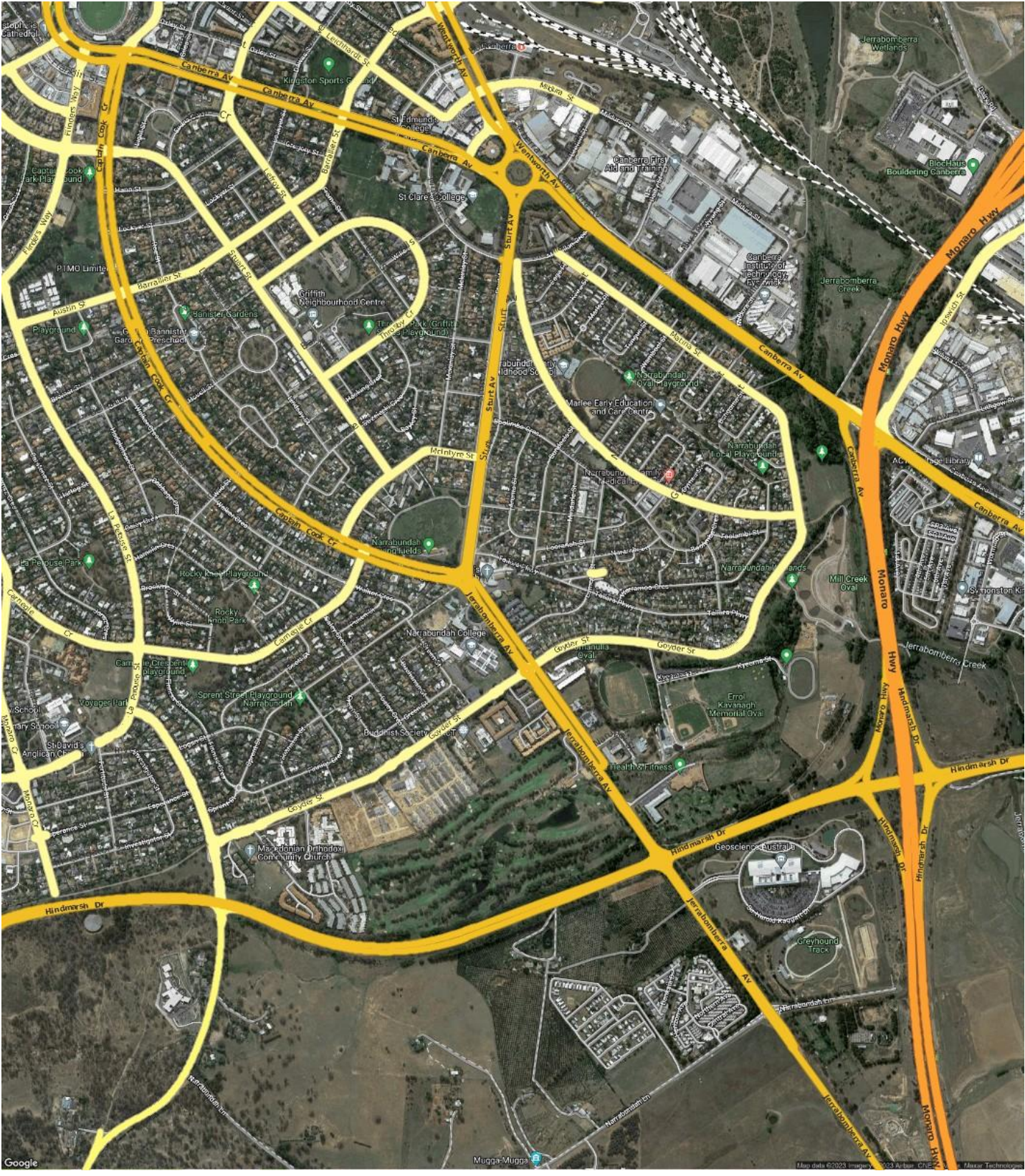


SUBURB FLYOVER REPORT

NARRABUNDAH (HOUSE)

Prepared by [Independent Property Group](#)

NARRABUNDAH - Suburb Map



NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	83	\$ 450,000	0.0 %	\$ 234,000	\$ 851,000
2006	65	\$ 519,000	15.3 %	\$ 215,000	\$ 760,000
2007	89	\$ 550,000	6.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	73	\$ 630,000	4.6 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.7 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	57	\$ 797,500	17.0 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.9 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	87	\$ 1,370,000	24.0 %	\$ 250,000	\$ 2,910,000
2022	69	\$ 1,310,000	-4.4 %	\$ 132,500	\$ 4,910,000
2023	26	\$ 1,255,000	-4.2 %	\$ 500,000	\$ 3,625,000

Median Sale Price

\$1.31m

Based on 48 recorded House sales within the last 12 months (Oct '22 - Sep '23)

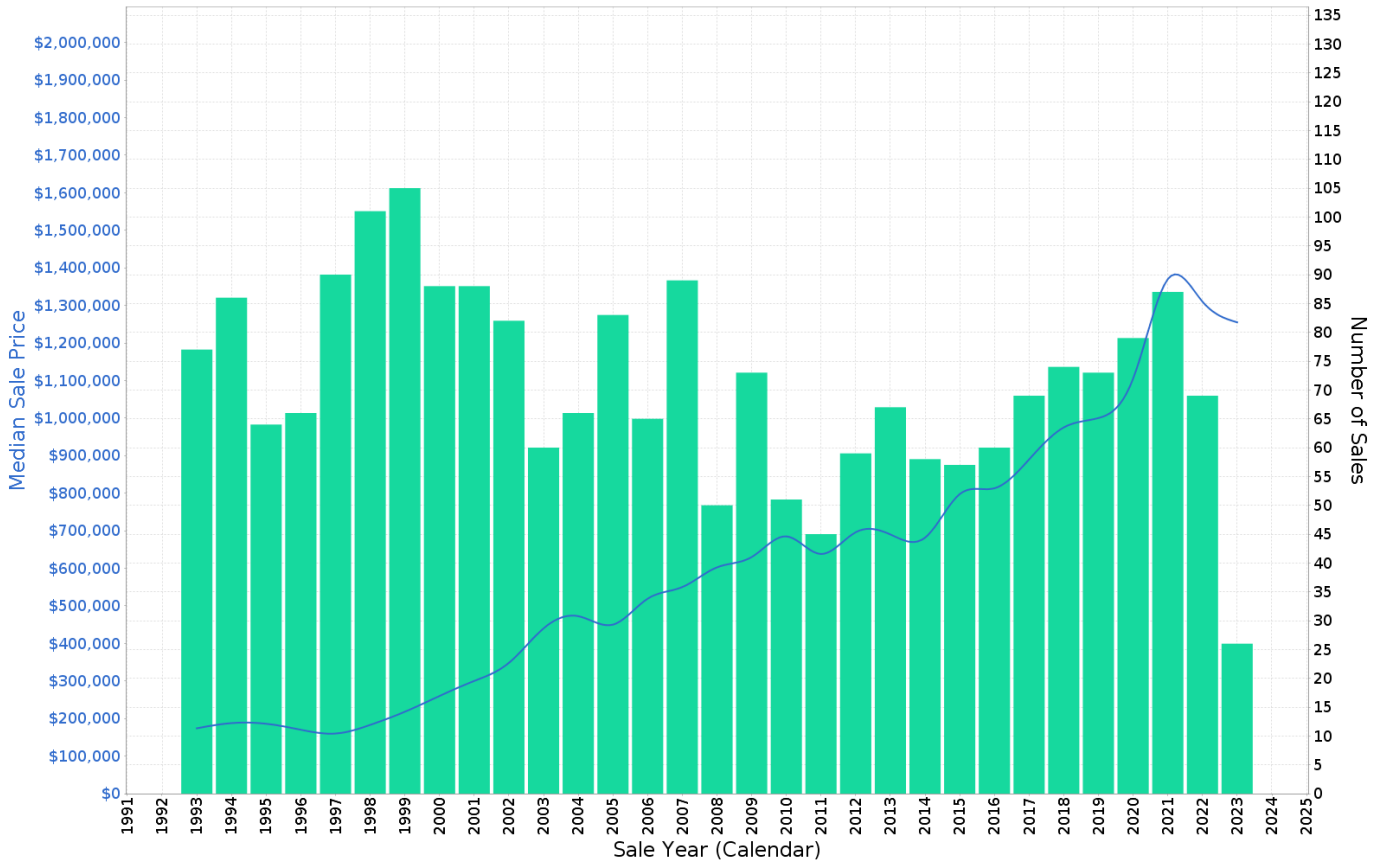
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

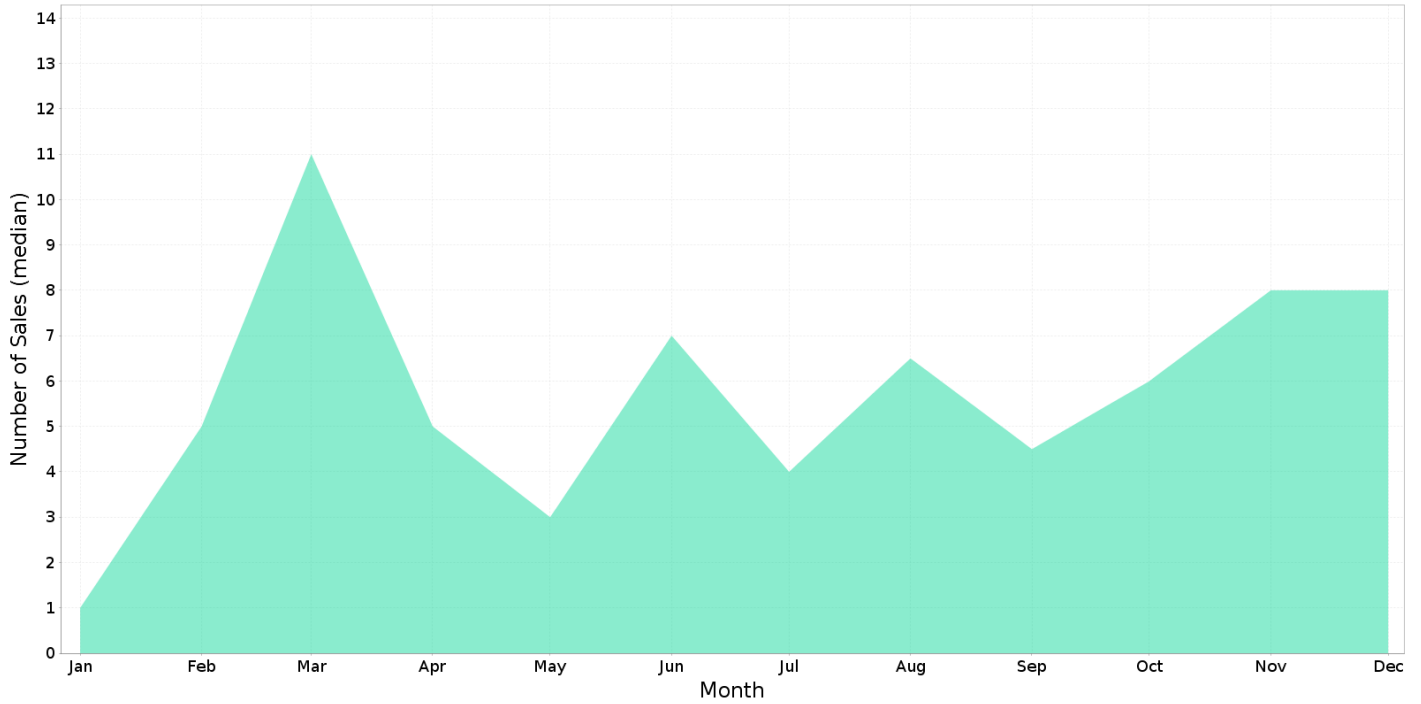
-3.4%

Current Median Price: \$1,307,500
Previous Median Price: \$1,353,000

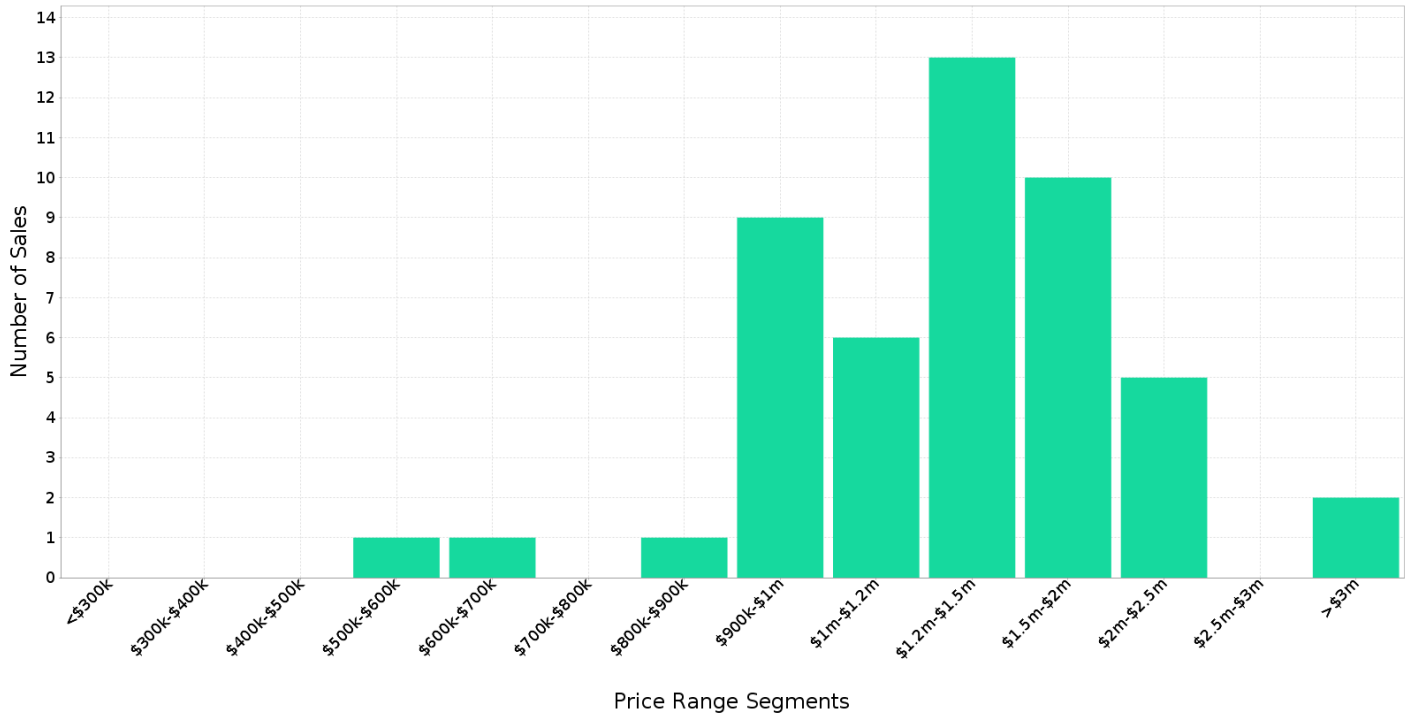
Based on 116 recorded House sales compared over the last two rolling 12 month periods



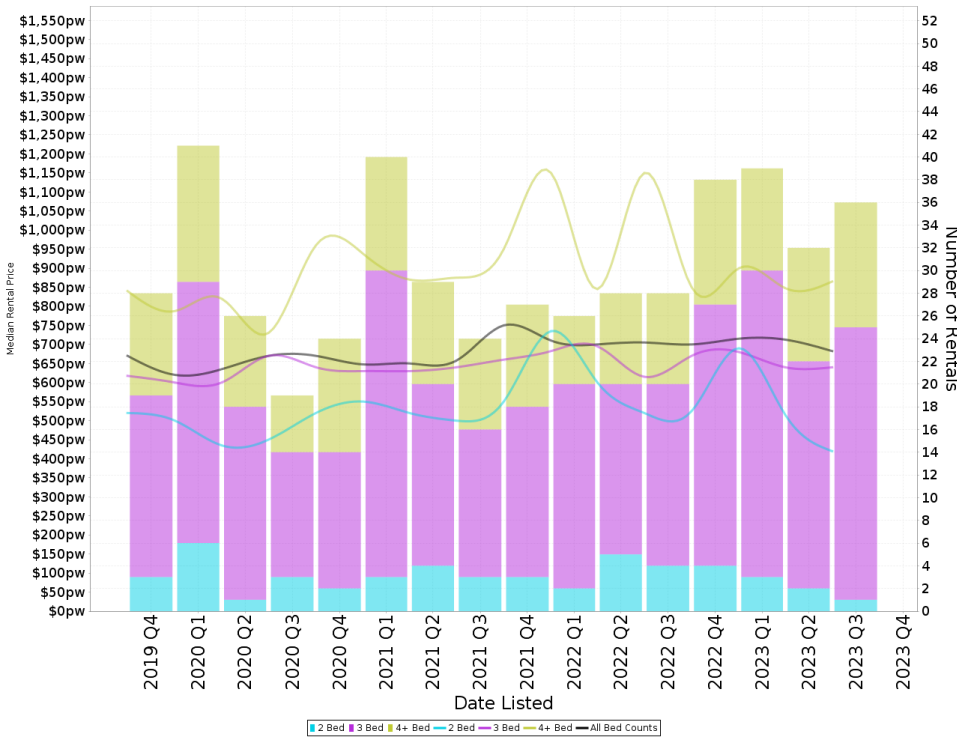
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.4%

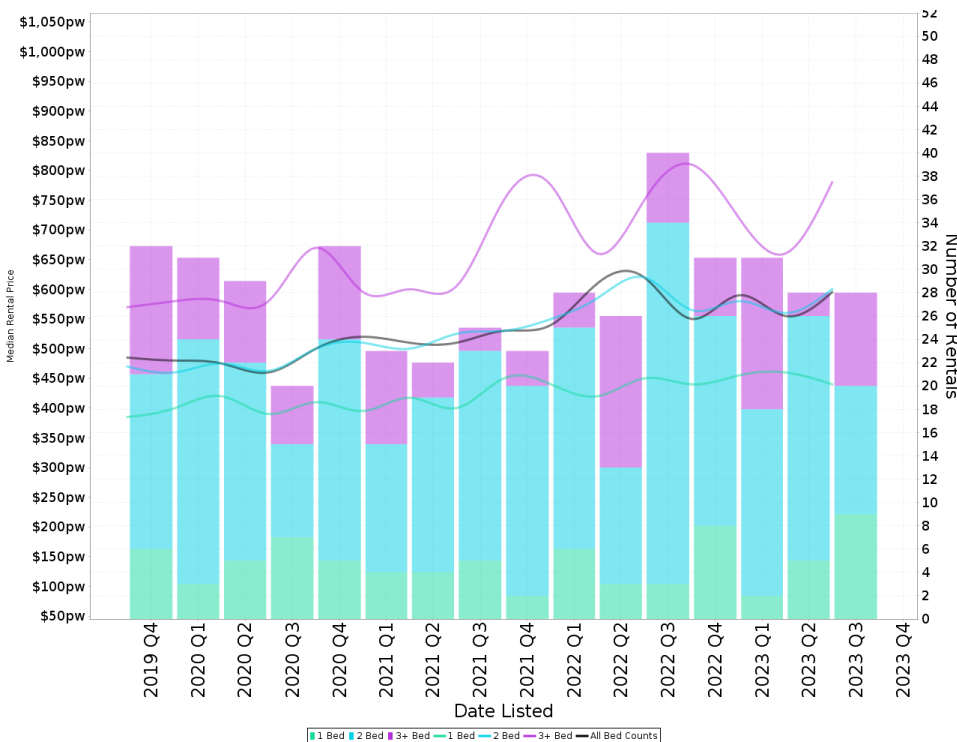
Current Median Price: \$1,307,500
Previous Median Price: \$1,353,000
Based on 116 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,307,500
Current Median Rent: \$700
Based on 145 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+38.3%

Current Median Price: \$830,000
Previous Median Price: \$600,000
Based on 140 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$830,000
Current Median Rent: \$580
Based on 118 registered Unit rentals compared over the last 12 months.

NARRABUNDAH - Properties For Rent

Median Rental Price

\$700 /w

Based on 145 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

+2.8%

Current Median Price: \$1,307,500
Current Median Rent: \$700

Based on 48 recorded House sales and 145 House rentals compared over the last 12 months

Number of Rentals

145

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

46 WARRAMOO CRESCENT

\$620 per week

627 m² 3 1 1

Sep 2023 4 Days

46 Warramoo Cres

\$620 per week

627 m² 3 1 1

Sep 2023 4 Days

144 GOYDER STREET

\$670 p/w

772 m² 3 1 1

Sep 2023 5 Days

91 STUART STREET

\$1200 per week

813 m² 4 2 1

Sep 2023 6 Days

116 Caley Crescent

\$1500 per week

780 m² 4 2 2

Sep 2023 7 Days

118 Caley Crescent

\$850 per week

943 m² 4 2 2

Sep 2023 7 Days

73 WALKER CRESCENT

\$785.00 per

595 m² 5 1 2

Sep 2023 14 Days

136A GOYDER STREET

\$450 Per Week

1,195 m² 1 1 1

Sep 2023 15 Days

49 WARRAMOO CRESCENT

\$590 per week

630 m² 3 1 1

Sep 2023 16 Days

Independent

PROPERTY GROUP

43 FINNISS CRESCENT

\$920 per week

724 m² 4 beds 2 cars 2

Sep 2023 18 Days

38 Tungun Street

\$630 per week

464 m² 3 beds 1 car 2

Sep 2023 19 Days

58 TALLARA PARKWAY

\$715 Per Week

829 m² 3 beds 1 car 2

2023 20 Days

18 CALEY CRESCENT

\$950 per week

689 m² 4 beds 2 cars 1

Sep 2023 21 Days

49 WALKER CRESCENT

\$680 per week

595 m² 3 beds 1 car 2

Sep 2023 25 Days

47 WALKER CRESCENT

\$585 pw

591 m² 3 beds 1 car 1

Sep 2023 27 Days

49 WALKER CRESCENT

\$680 per week

595 m² 3 beds 1 car 2

Aug 2023 35 Days

35 STURT AVENUE

\$610 per week

822 m² 3 beds 1 car 1

2023 36 Days

5 EUROKA STREET

\$650 per week

464 m² 3 beds 1 car 2

2023 37 Days

52 MATINA STREET

\$660 pw

740 m² 3 beds 2 cars 2

Aug 2023 40 Days

38 Tungun Street

\$630 per week

464 m² 3 beds 1 car 2

Aug 2023 40 Days

13 KOOTARA CRESCENT

\$695 per week

854 m² 3 beds 1 car 2

Aug 2023 43 Days