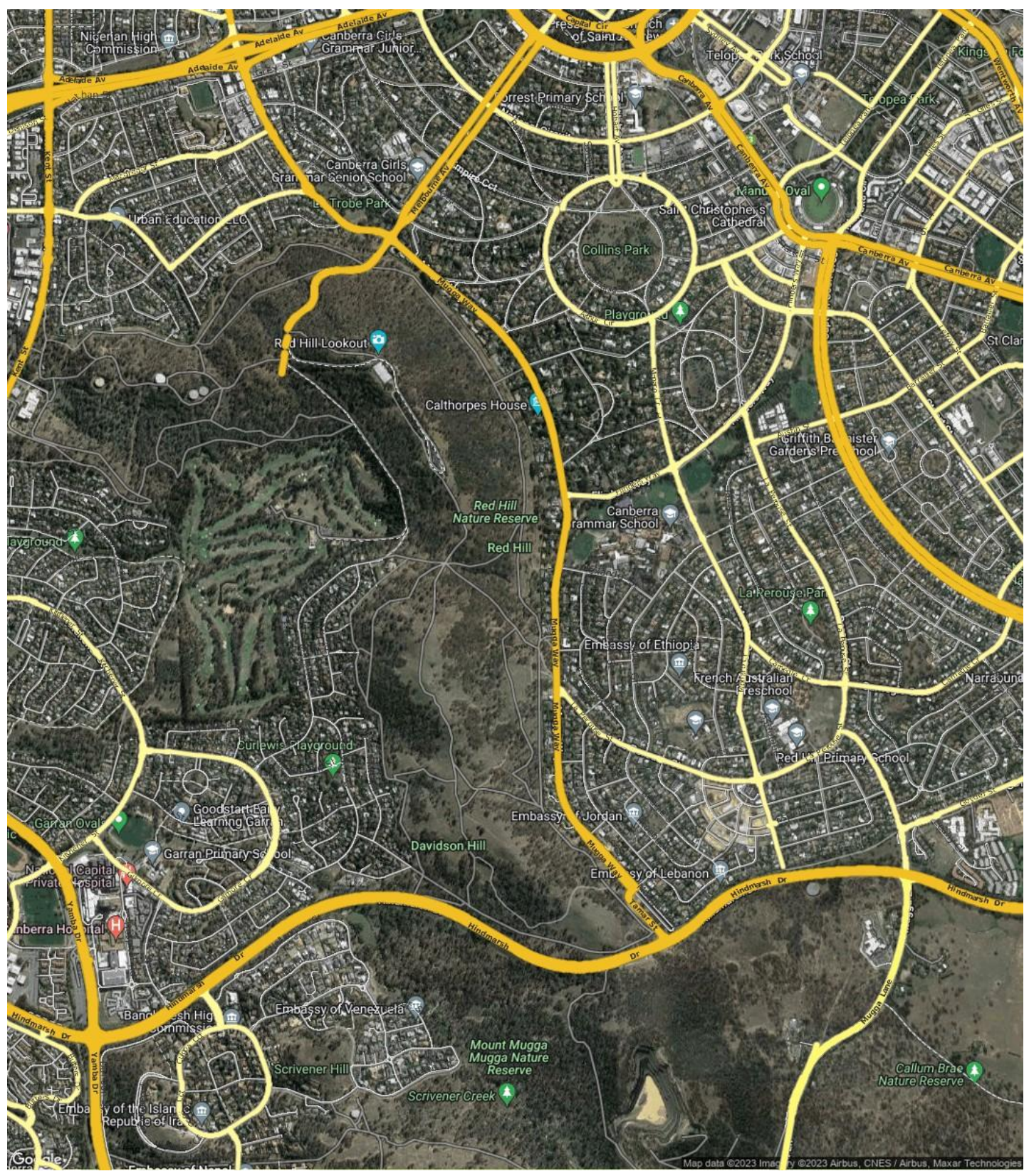


SUBURB FLYOVER REPORT

RED HILL (HOUSE)

Prepared by [Independent Property Group](#)

RED HILL - Suburb Map



RED HILL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	36	\$ 771,000	0.0 %	\$ 508,000	\$ 2,060,000
2006	36	\$ 777,000	0.8 %	\$ 420,000	\$ 2,000,000
2007	47	\$ 970,000	24.8 %	\$ 600,000	\$ 4,075,000
2008	32	\$ 858,500	-11.5 %	\$ 17,800	\$ 3,500,000
2009	44	\$ 917,500	6.9 %	\$ 540,000	\$ 3,150,000
2010	36	\$ 1,000,000	9.0 %	\$ 237,500	\$ 4,090,030
2011	29	\$ 1,100,000	10.0 %	\$ 695,000	\$ 1,950,000
2012	32	\$ 1,170,000	6.4 %	\$ 575,000	\$ 4,000,000
2013	40	\$ 1,050,000	-10.3 %	\$ 650,000	\$ 7,200,000
2014	34	\$ 1,055,000	0.5 %	\$ 400,000	\$ 3,400,000
2015	43	\$ 1,210,000	14.7 %	\$ 526,667	\$ 2,680,000
2016	39	\$ 1,207,000	-0.2 %	\$ 200,000	\$ 2,970,000
2017	35	\$ 1,410,000	16.8 %	\$ 600,000	\$ 5,200,000
2018	33	\$ 1,500,000	6.4 %	\$ 750,000	\$ 4,100,000
2019	46	\$ 1,595,000	6.3 %	\$ 500,000	\$ 6,950,000
2020	54	\$ 1,600,000	0.3 %	\$ 429,000	\$ 8,000,000
2021	78	\$ 1,957,500	22.3 %	\$ 403,000	\$ 7,100,000
2022	44	\$ 2,155,000	10.1 %	\$ 175,500	\$ 5,900,000
2023	11	\$ 1,988,000	-7.7 %	\$ 1,420,000	\$ 2,950,000

Median Sale Price

\$2.1m

Based on 27 recorded House sales within the last 12 months (Oct '22 - Sep '23)

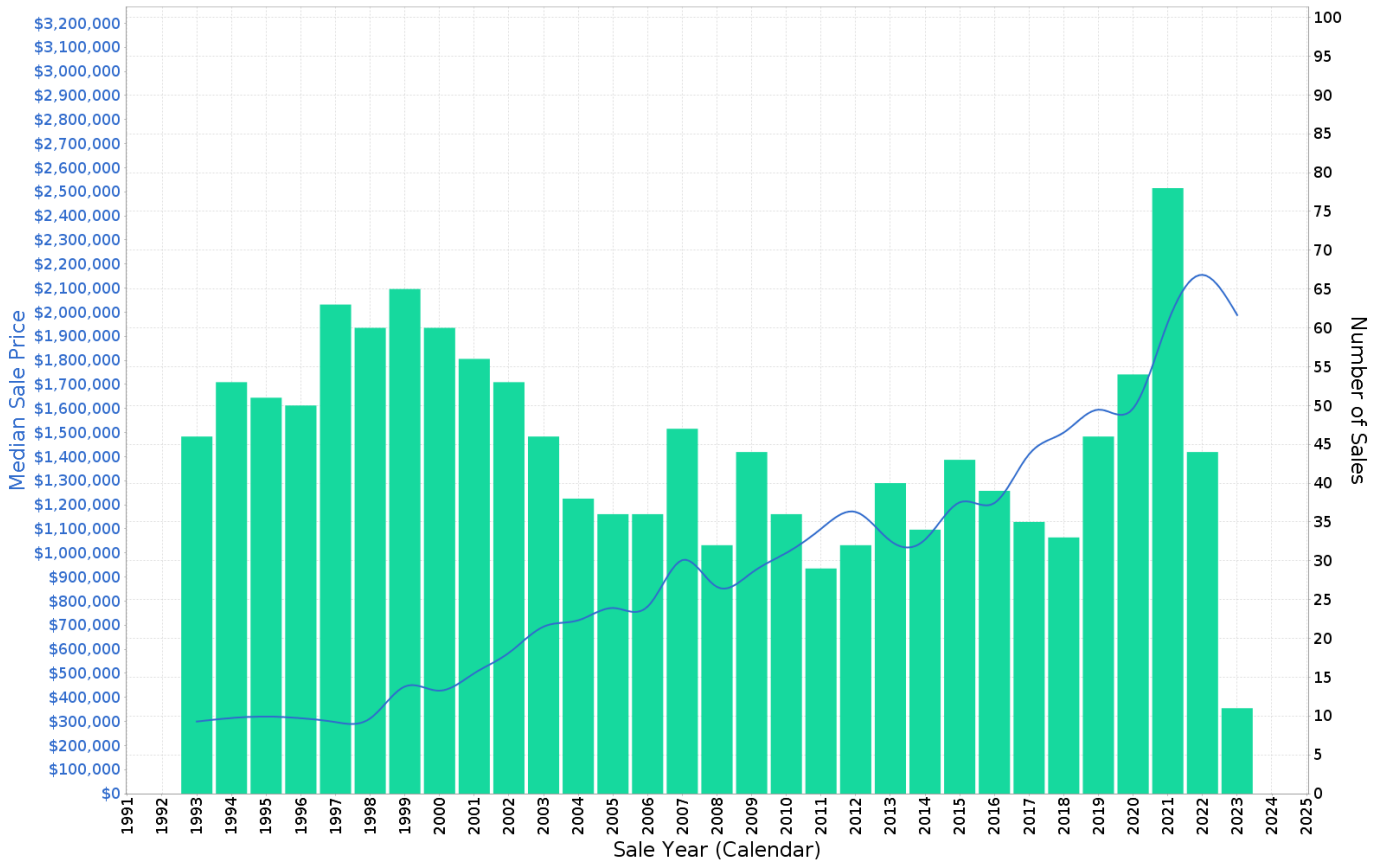
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

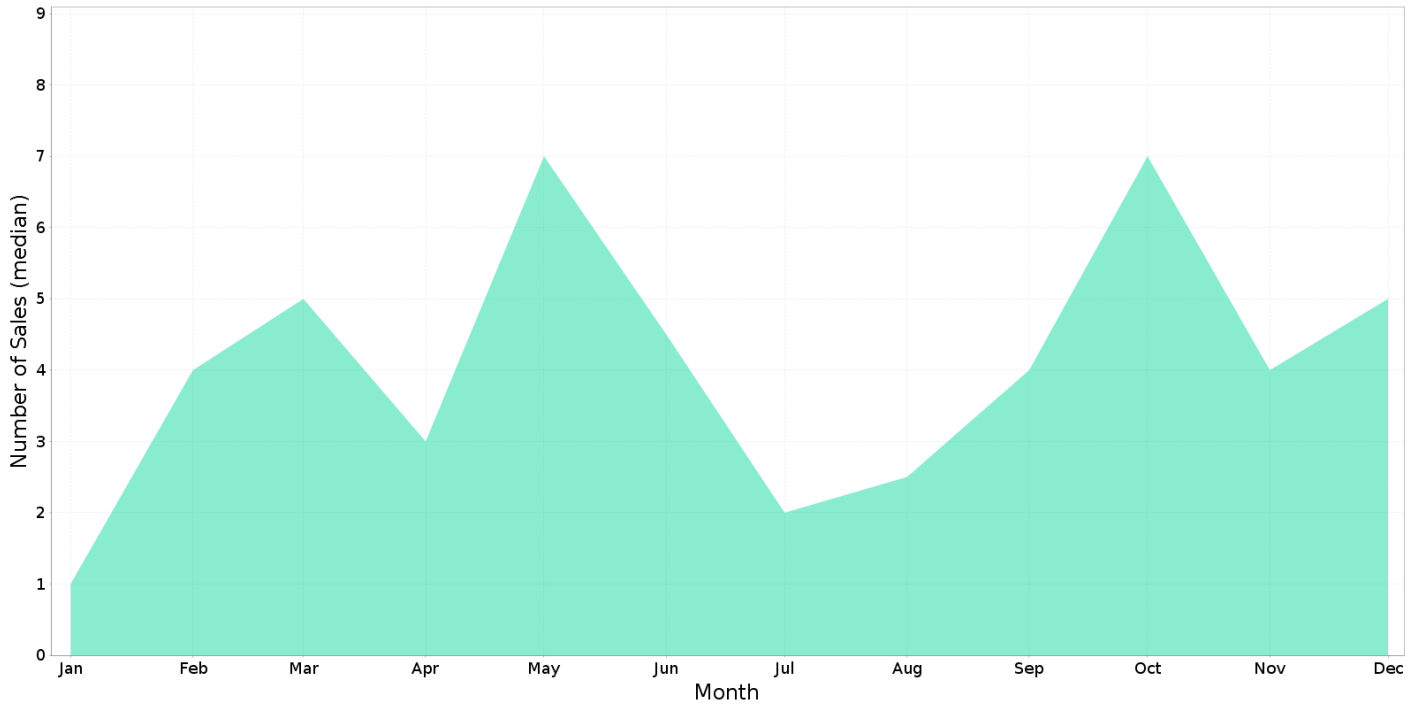
-17.0%

Current Median Price: \$2,100,000
Previous Median Price: \$2,530,000

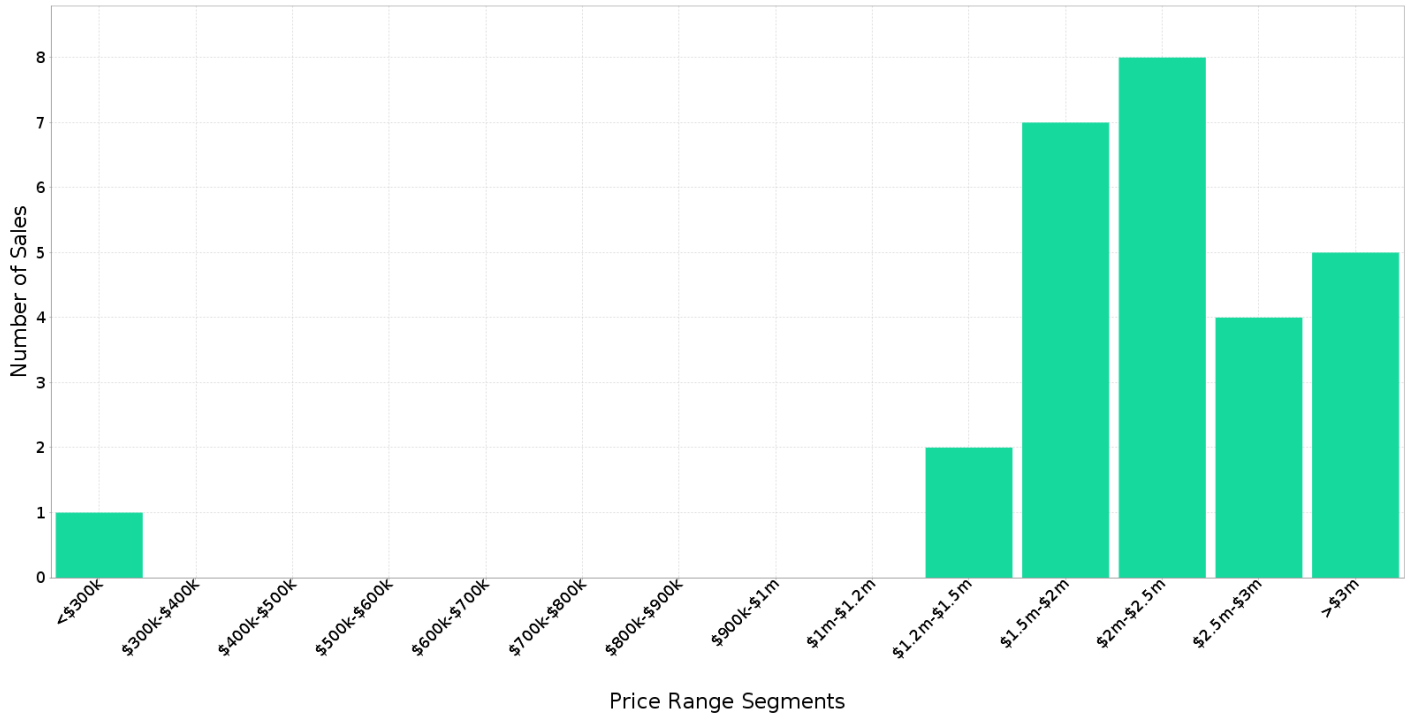
Based on 70 recorded House sales compared over the last two rolling 12 month periods



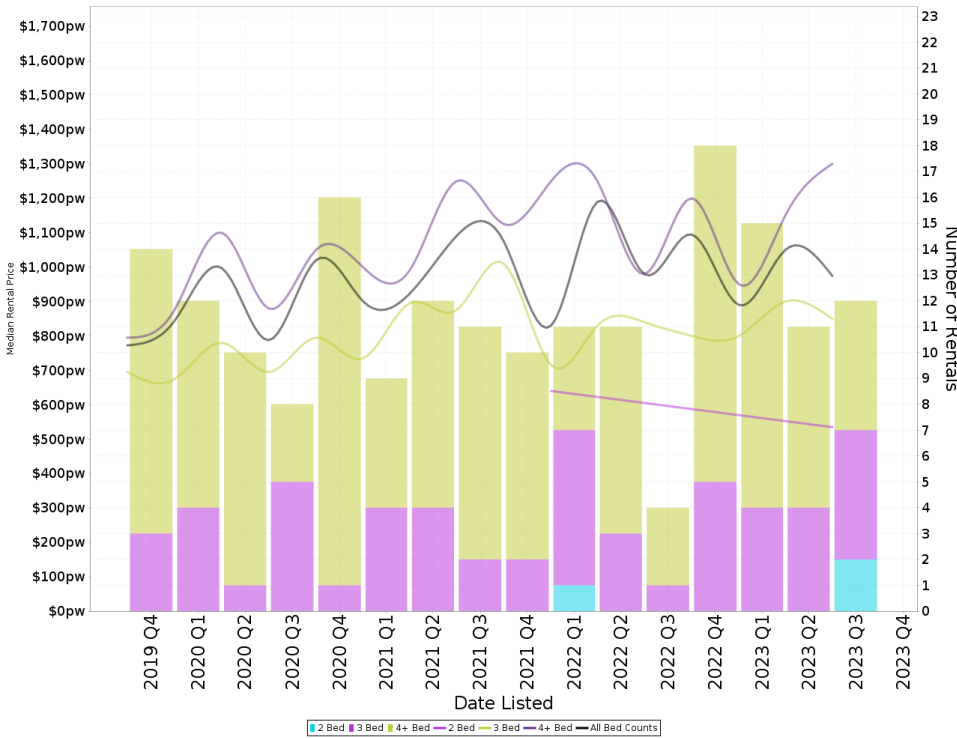
RED HILL - Peak Selling Periods (3 years)



RED HILL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.0%

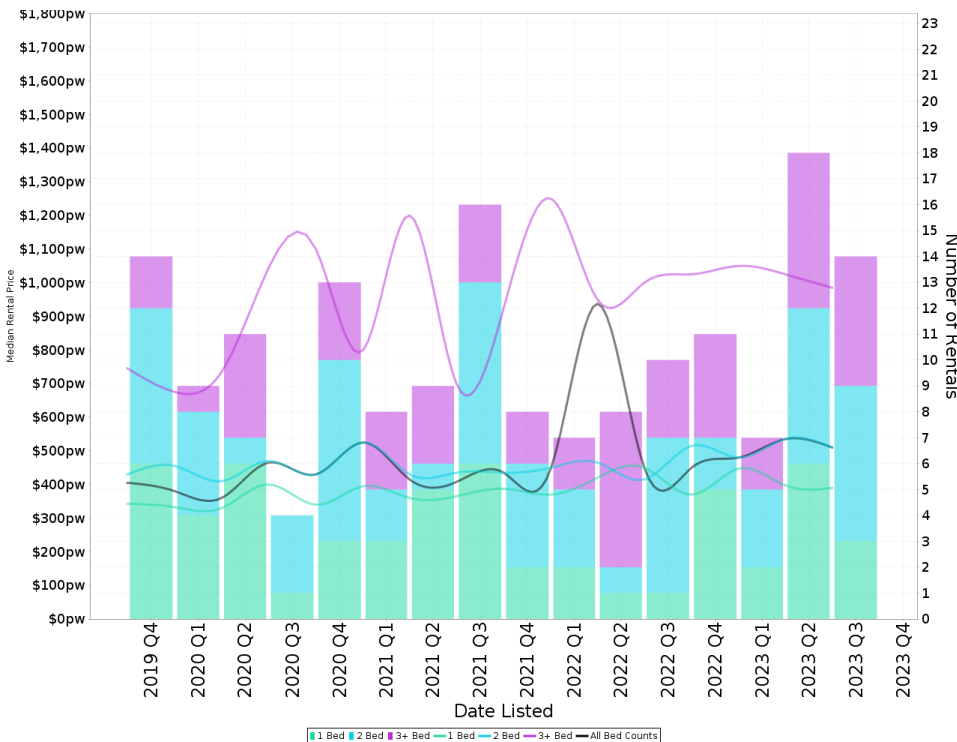
Current Median Price: \$2,100,000
Previous Median Price: \$2,530,000
Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$2,100,000
Current Median Rent: \$1,000
Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+84.3%

Current Median Price: \$1,281,000
Previous Median Price: \$695,000
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$1,281,000
Current Median Rent: \$500
Based on 50 registered Unit rentals compared over the last 12 months.

RED HILL - Recently Sold Properties

Median Sale Price

\$2.1m

Based on 27 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

-17.0%

Current Median Price: \$2,100,000
Previous Median Price: \$2,530,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

27

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

6 CIMBA LANE

\$1,495,000

150 m² 3 2 2

15 BORROWDALE ST

\$2,500,000

1,049 m² 5 2 2

23 CYGNET CRES

\$1,810,000

290 m² 3 3 2

54 INVESTIGATOR ST

\$2,950,000

878 m² 5 4 2

30 HICKS ST

\$1,625,000

862 m² 3 2 1