

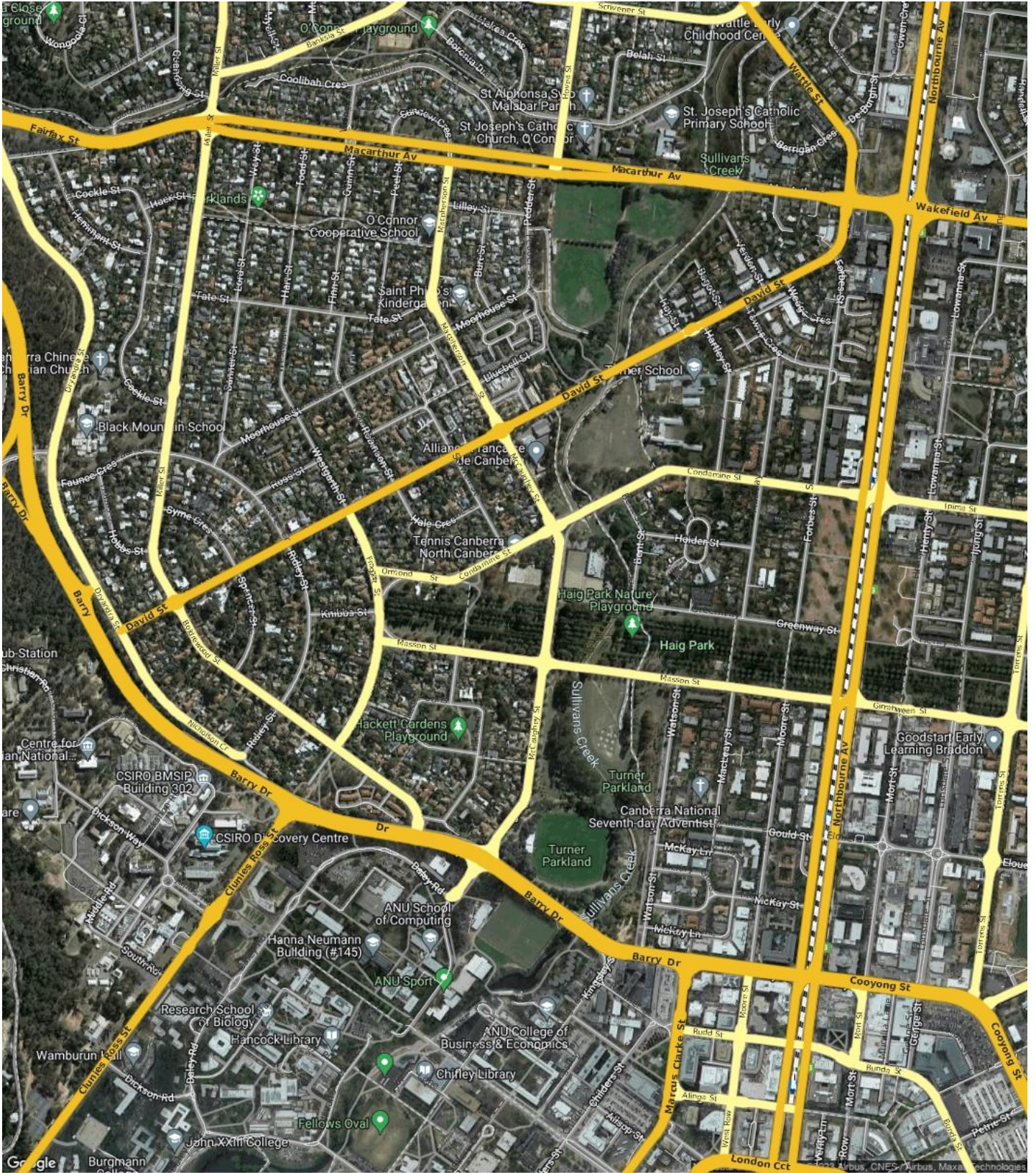
# SUBURB FLYOVER REPORT

TURNER (HOUSE)

Prepared by [Independent Property Group](#)



## TURNER - Suburb Map





## TURNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	13	\$ 650,000	0.0 %	\$ 410,000	\$ 900,000
2006	16	\$ 675,000	3.8 %	\$ 560,000	\$ 1,075,000
2007	23	\$ 780,000	15.6 %	\$ 300,000	\$ 1,350,000
2008	11	\$ 690,000	-11.5 %	\$ 223,333	\$ 1,333,333
2009	12	\$ 838,750	21.6 %	\$ 331,250	\$ 2,267,000
2010	10	\$ 979,375	16.8 %	\$ 75,000	\$ 1,450,000
2011	10	\$ 1,025,000	4.7 %	\$ 594,000	\$ 2,700,000
2012	18	\$ 875,000	-14.6 %	\$ 323,333	\$ 1,180,000
2013	17	\$ 1,050,000	20.0 %	\$ 710,000	\$ 1,700,000
2014	10	\$ 952,500	-9.3 %	\$ 901,000	\$ 2,980,000
2015	14	\$ 1,331,000	39.7 %	\$ 180,000	\$ 5,400,000
2016	12	\$ 1,283,000	-3.6 %	\$ 1,000,000	\$ 2,425,000
2017	12	\$ 1,485,400	15.8 %	\$ 876,000	\$ 2,160,000
2018	10	\$ 1,472,500	-0.9 %	\$ 1,330,000	\$ 2,600,000
2019	14	\$ 1,562,500	6.1 %	\$ 1,200,000	\$ 2,050,000
2020	6	\$ 1,625,000	4.0 %	\$ 1,230,000	\$ 3,000,000
2021	15	\$ 2,250,000	38.5 %	\$ 1,480,000	\$ 21,500,000
2022	12	\$ 2,162,500	-3.9 %	\$ 1,685,000	\$ 3,500,000
2023	4	\$ 1,762,500	-18.5 %	\$ 1,200,000	\$ 2,665,000

Median Sale Price

# \$1.9m

Based on 7 recorded House sales within the last 12 months (Oct '22 - Sep '23)

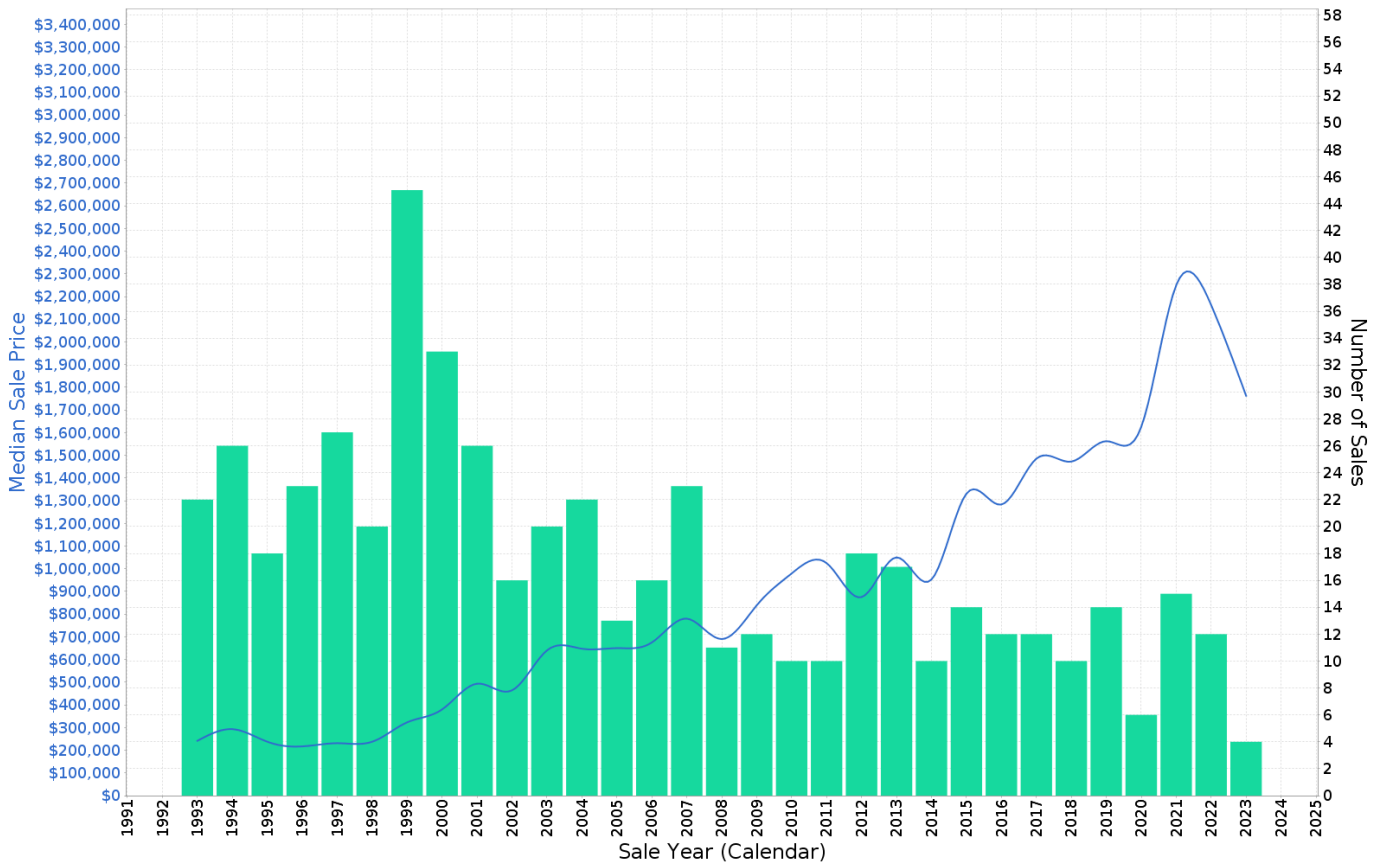
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

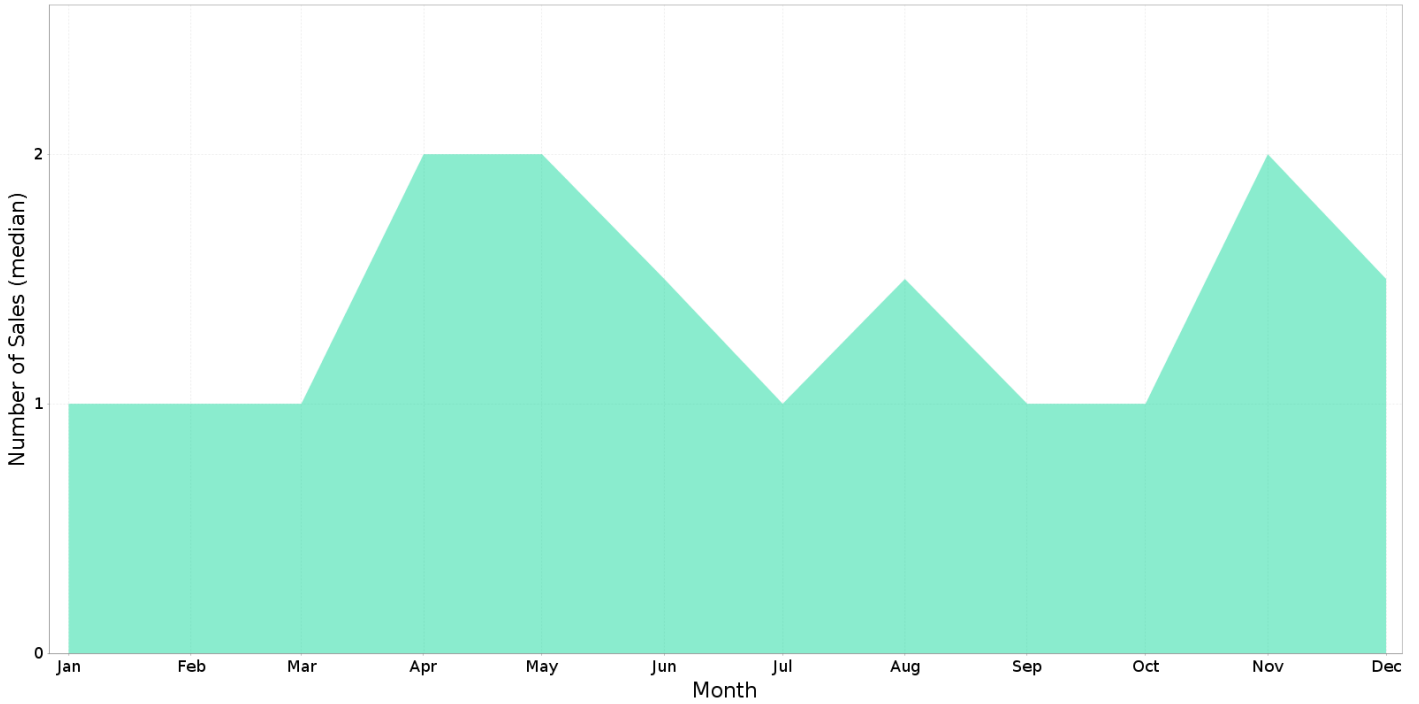
# -16.3%

Current Median Price: \$1,900,000  
Previous Median Price: \$2,270,000

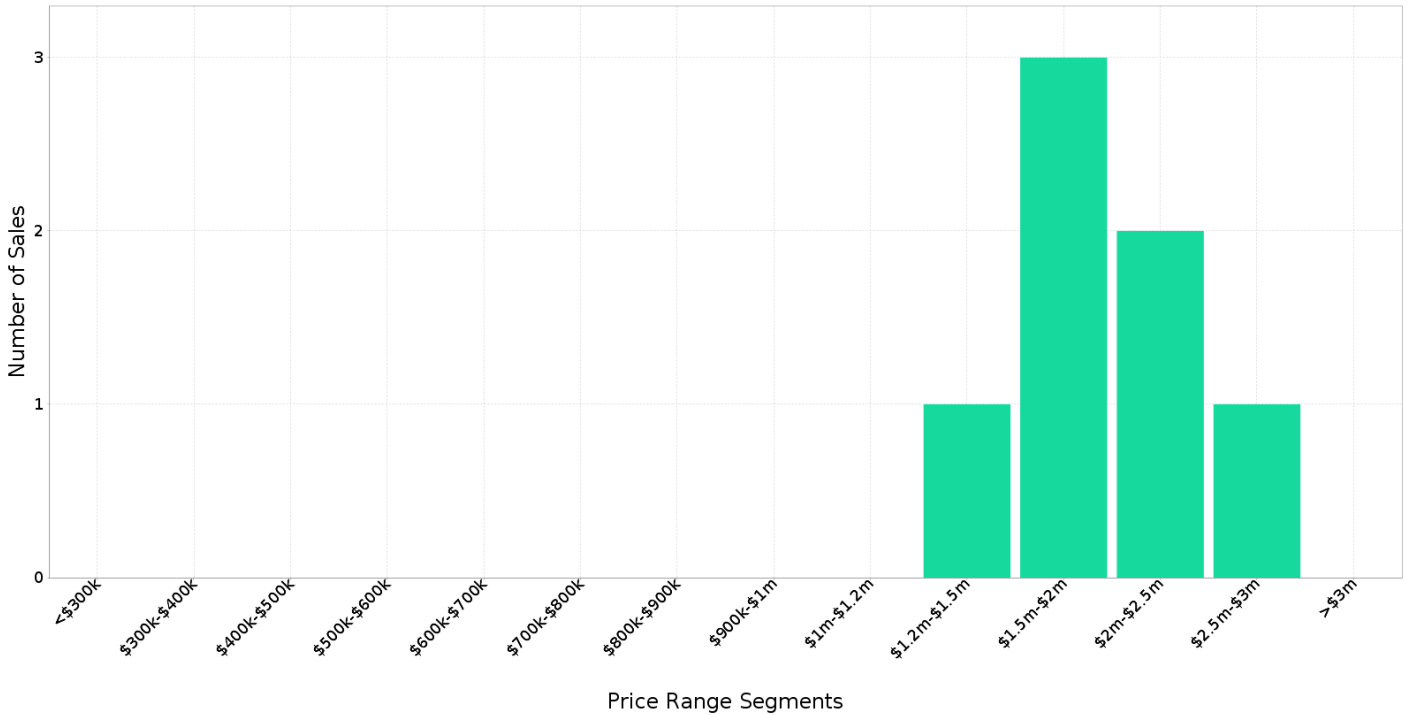
Based on 21 recorded House sales compared over the last two rolling 12 month periods



## TURNER - Peak Selling Periods (3 years)

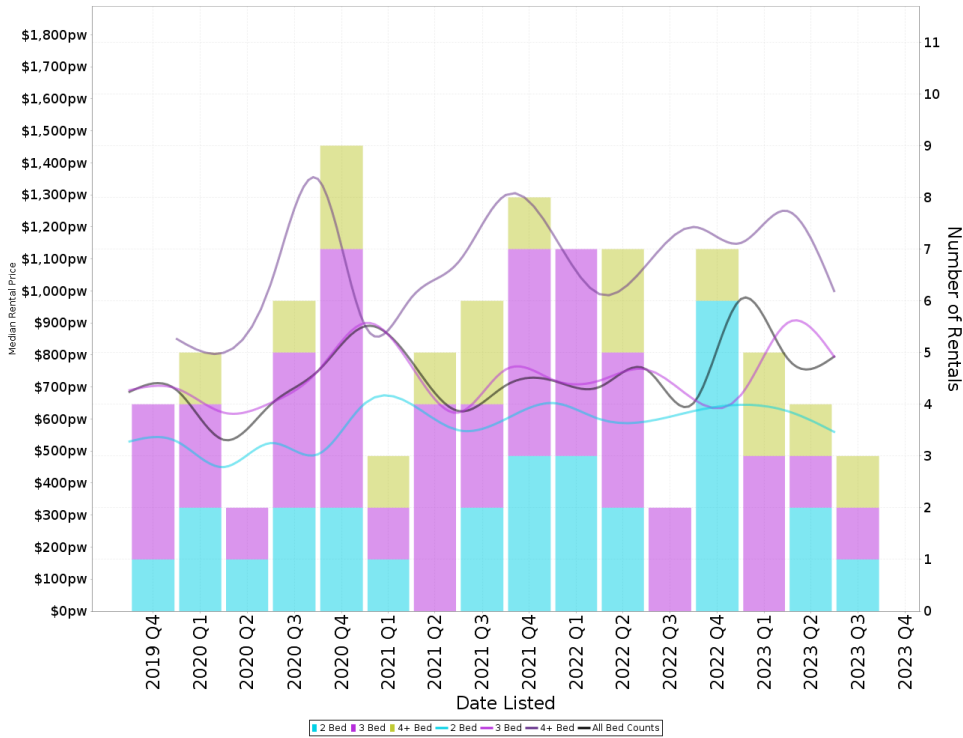


## TURNER - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-16.3%**

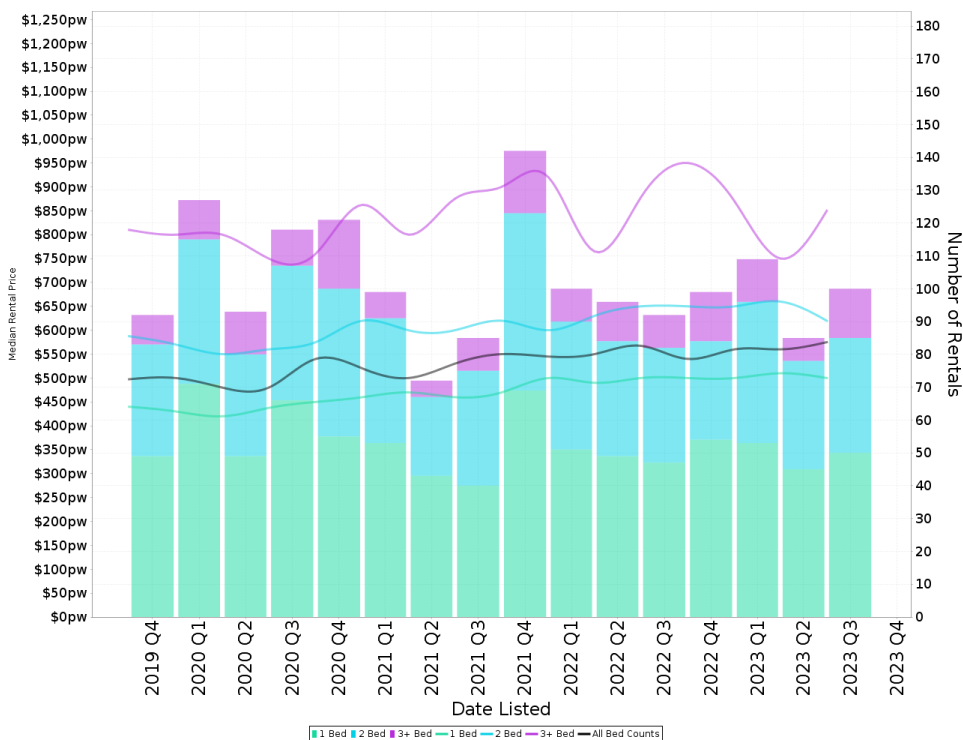
Current Median Price: \$1,900,000  
Previous Median Price: \$2,270,000  
Based on 21 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.9%**

Current Median Price: \$1,900,000  
Current Median Rent: \$680  
Based on 19 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.3%**

Current Median Price: \$611,000  
Previous Median Price: \$645,500  
Based on 230 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$611,000  
Current Median Rent: \$560  
Based on 393 registered Unit rentals compared over the last 12 months.

## TURNER - Recently Sold Properties

Median Sale Price

**\$1.9m**

Based on 7 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

**-16.3%**

Current Median Price: \$1,900,000  
Previous Median Price: \$2,270,000

Based on 21 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**7**

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

**73 MACLEAY ST**



**\$1,395,000**

Sold Sep 2023  
21 Days

1,762 m<sup>2</sup> 3 2 2

**2/81 BOLDREWOOD ST**



**\$1,810,000**

Sold Aug 2023  
23 Days

1,530 m<sup>2</sup> 4 2 2

**46 FROGGATT ST**



**\$1,900,000**

Sold May 2023  
21 Days

1,007 m<sup>2</sup> 4 1 1



