

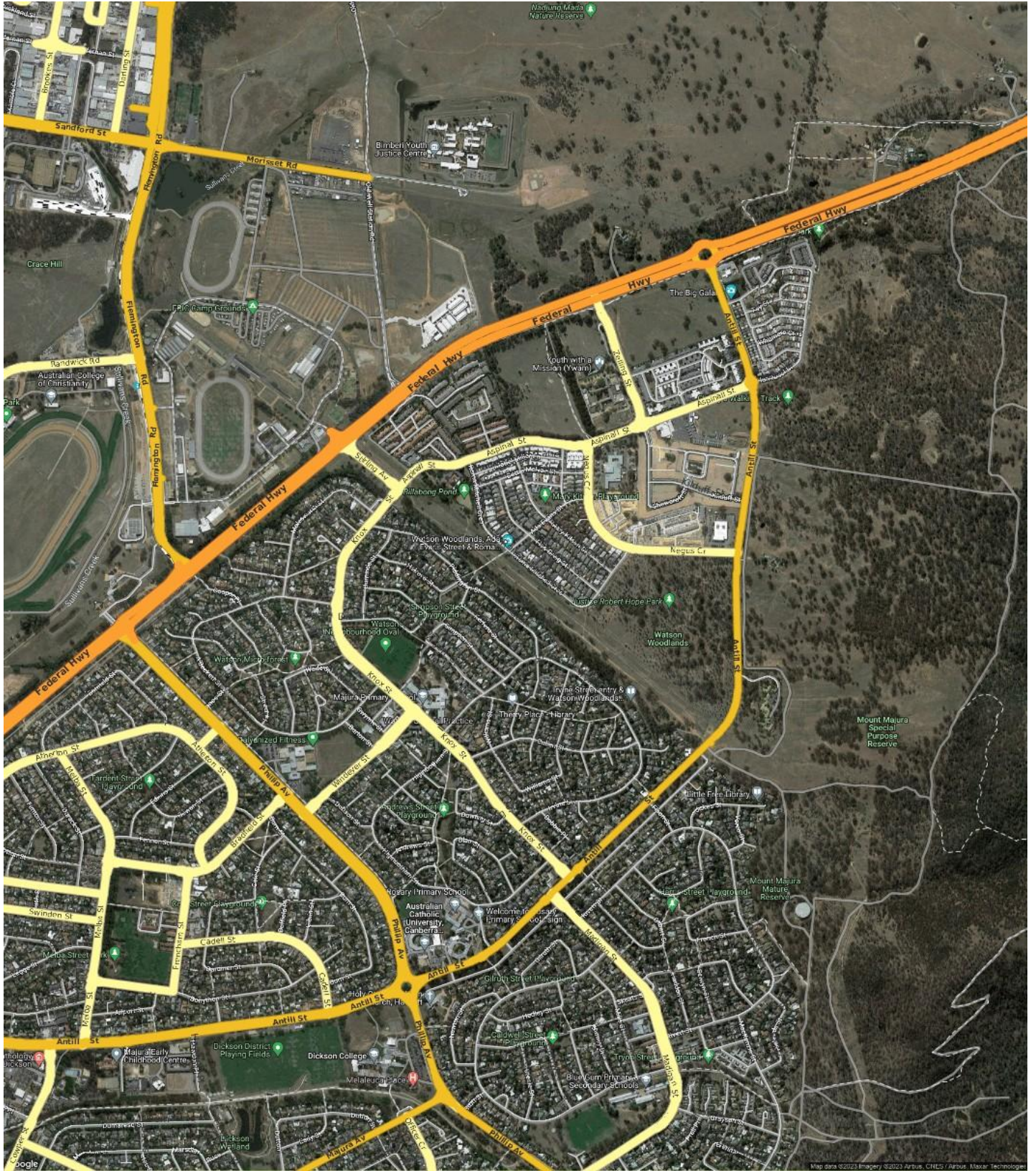
# SUBURB FLYOVER REPORT

WATSON (HOUSE)

Prepared by [Independent Property Group](#)



## WATSON - Suburb Map





## WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	70	\$ 384,000	0.0 %	\$ 57,000	\$ 620,000
2006	87	\$ 440,000	14.6 %	\$ 210,000	\$ 800,000
2007	114	\$ 458,000	4.1 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	95	\$ 796,100	7.6 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	38.2 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	32	\$ 1,046,500	-9.0 %	\$ 600,000	\$ 1,640,000

### Median Sale Price

# \$1.05m

Based on 56 recorded House sales within the last 12 months (Oct '22 - Sep '23)

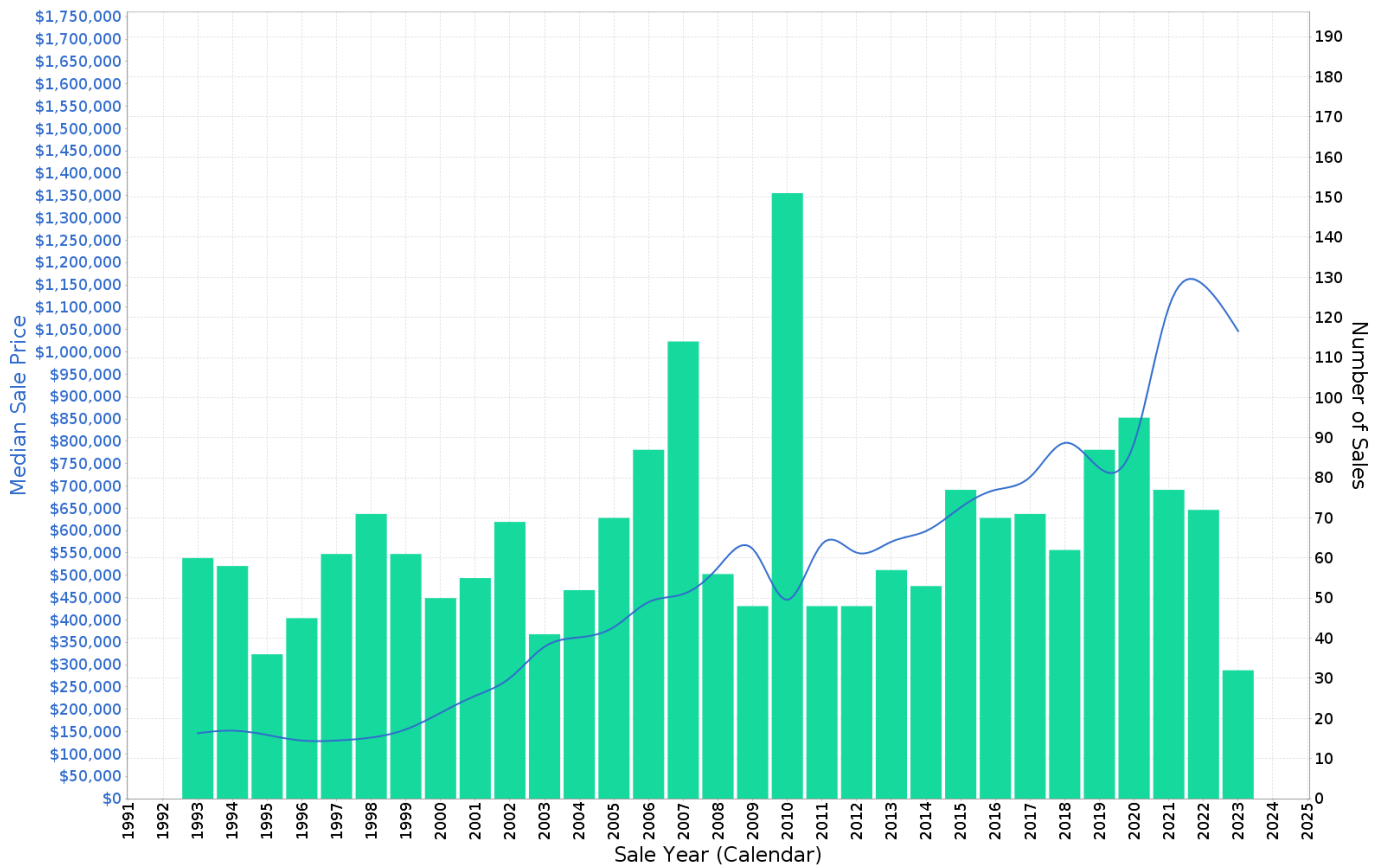
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

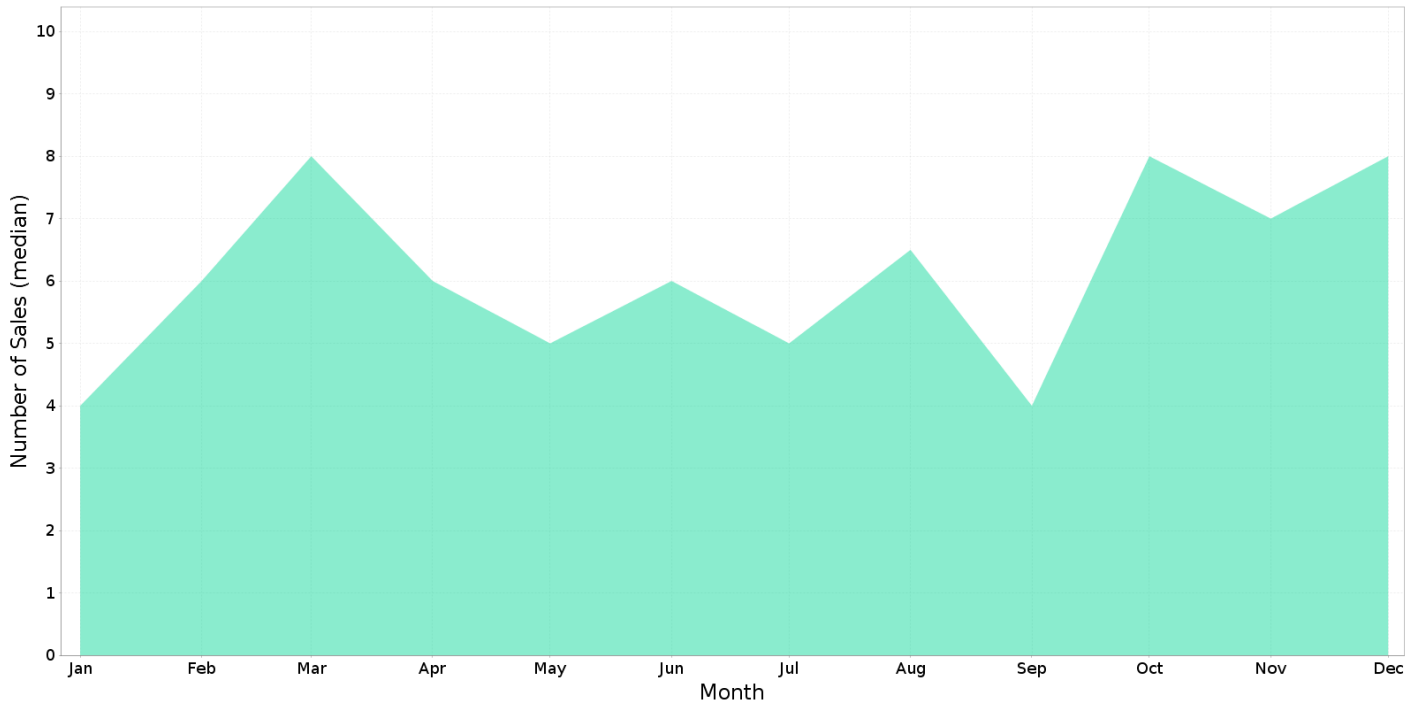
# -12.4%

Current Median Price: \$1,051,500  
Previous Median Price: \$1,200,000

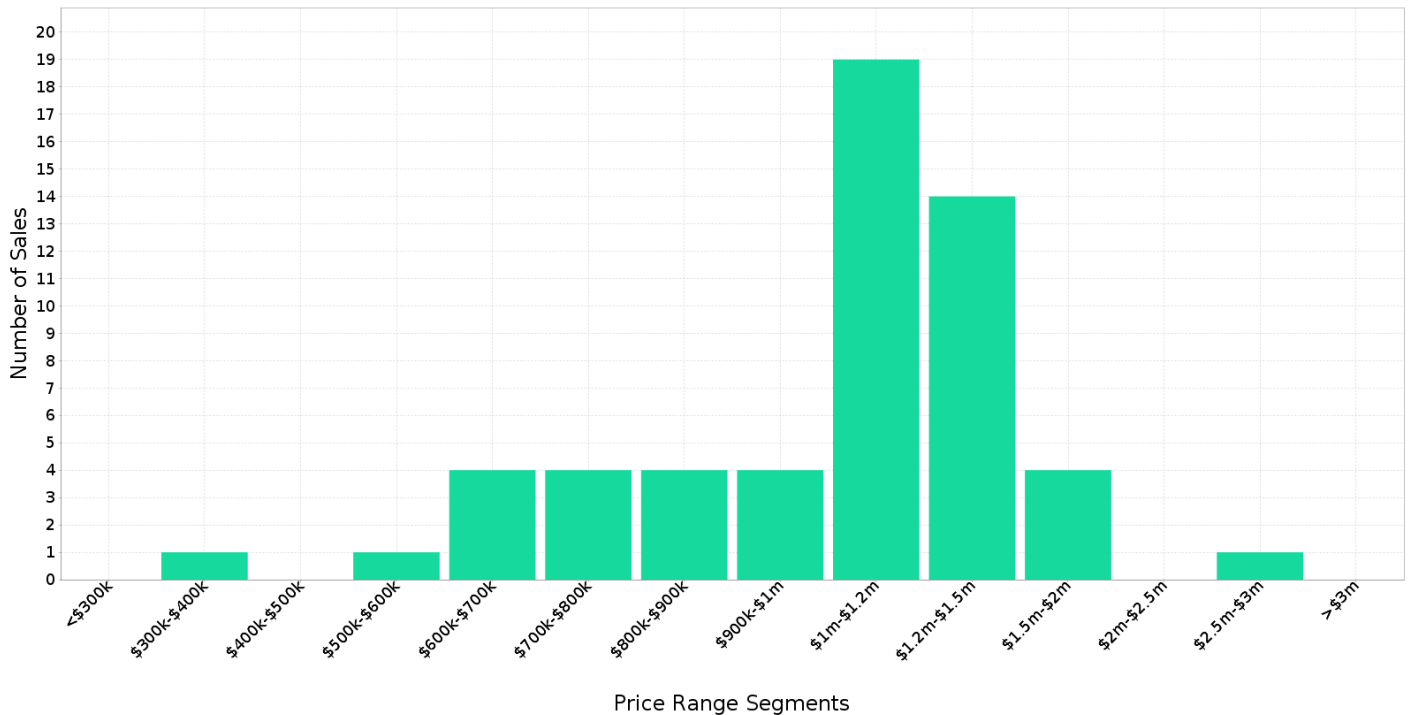
Based on 123 recorded House sales compared over the last two rolling 12 month periods



## WATSON - Peak Selling Periods (3 years)

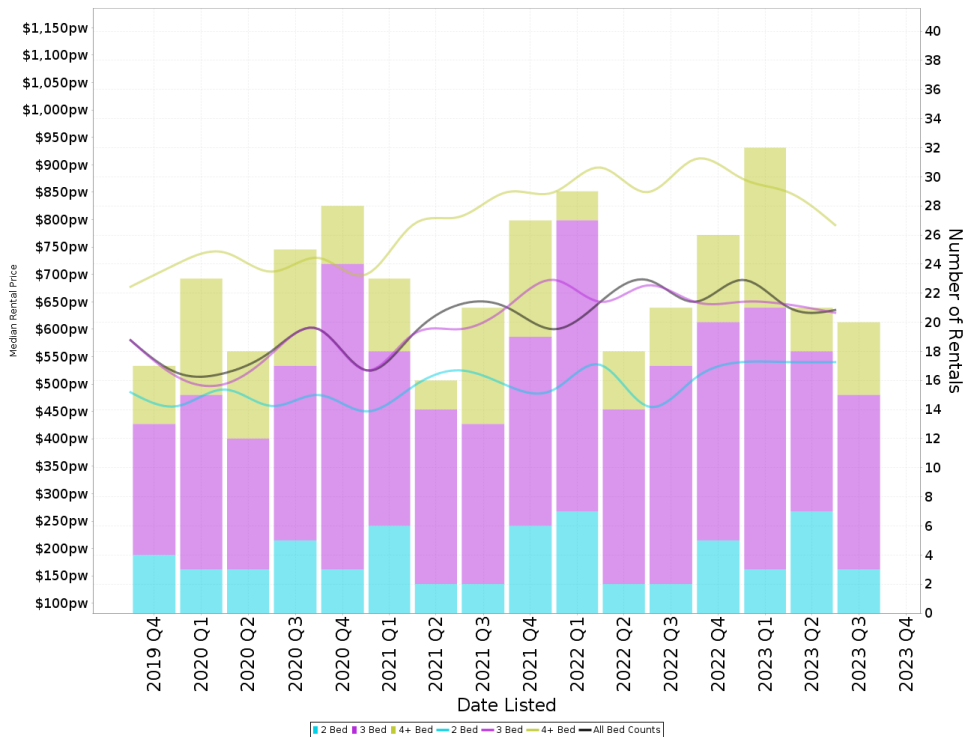


## WATSON - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-12.4%**

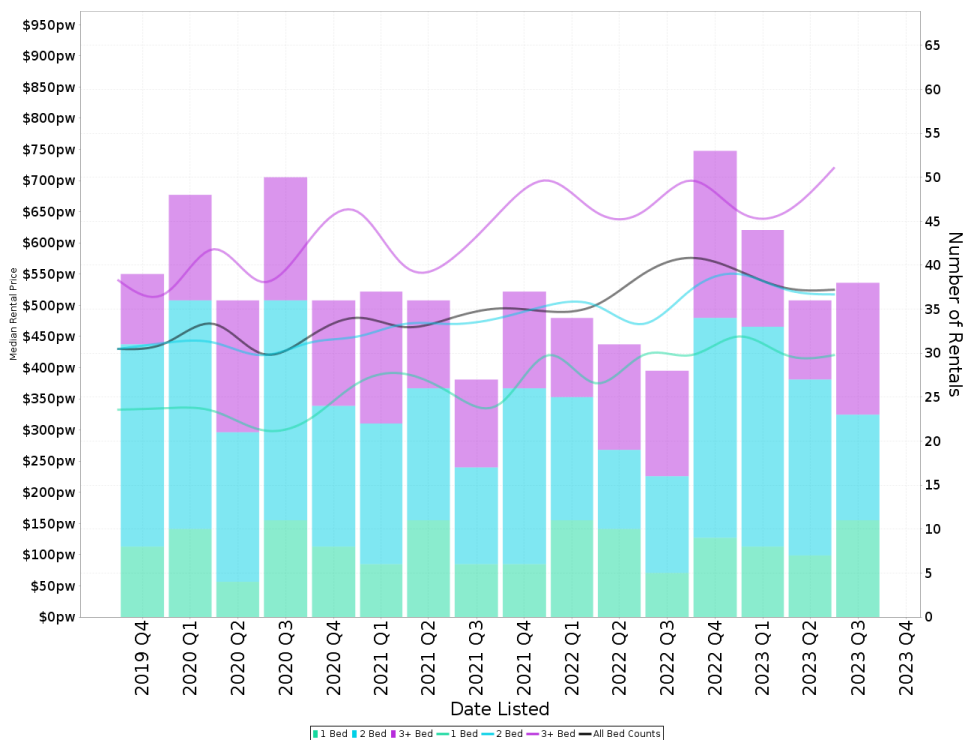
Current Median Price: \$1,051,500  
 Previous Median Price: \$1,200,000  
 Based on 123 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$1,051,500  
 Current Median Rent: \$650  
 Based on 99 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.2%**

Current Median Price: \$559,950  
 Previous Median Price: \$559,075  
 Based on 180 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.1%**

Current Median Price: \$559,950  
 Current Median Rent: \$550  
 Based on 171 registered Unit rentals compared over the last 12 months.

## WATSON - Recently Sold Properties

Median Sale Price

**\$1.05m**

Based on 56 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

**-12.4%**

Current Median Price: \$1,051,500  
Previous Median Price: \$1,200,000

Based on 123 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**56**

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

**70 IAN NICOL ST**

**\$675,000**

203 m<sup>2</sup> 2 1 1

Sold 2023, 34 Days

**88/20 FEDERAL HWY**

**\$445,000**

2.05 ha 2 2 2

Sold 2023, 47 Days

**20 SHEWCROFT ST**

**\$1,276,000**

392 m<sup>2</sup> 4 2 2

Sold 2023, 25 Days

**1 HANSON PL**

**\$965,000**

795 m<sup>2</sup> 3 1 -

Sold 2023, 45 Days

**181/395 ANTILL ST**

**\$642,000**

6.61 ha 2 2 2

Sold 2023, 21 Days

**23 ANDREWS ST**

**\$1,667,000**

666 m<sup>2</sup> 4 3 3

Sold 2023, 21 Days

**3 BLAIR ST**

**\$1,100,000**

727 m<sup>2</sup> 4 1 2

Sold 2023, N/A

**16 WHITMORE CRES**

**\$681,000**

218 m<sup>2</sup> 2 2 1

Sold 2023, 74 Days

**23 MOLESWORTH ST**

**\$1,053,000**

632 m<sup>2</sup> 3 1 2

Sold 2023, 25 Days



**34 WILLIAMS ST**

**\$1,020,000**

Jun 2023  
28 Days

767 m<sup>2</sup> 3 1 -

**11 KILDUFF ST**

**\$1,285,000**

Jun 2023  
32 Days

413 m<sup>2</sup> 4 2 2

**54 ASPINALL ST**

**\$935,000**

Jun 2023  
20 Days

294 m<sup>2</sup> 3 2 2

**4 PHIPPARD CRT**

**\$1,241,000**

Jun 2023  
41 Days

299 m<sup>2</sup> 4 3 2

**28 ANDREWS ST**

**\$1,640,000**

May 2023  
7 Days

742 m<sup>2</sup> 4 2 1

**24 SIMPSON ST**

**\$1,200,000**

May 2023  
39 Days

792 m<sup>2</sup> 3 2 1

**127 KNOX ST**

**\$950,000**

2023

726 m<sup>2</sup> 3 - -

**3 DARLEY PL**

**\$1,361,125**

May 2023  
21 Days

1,029 m<sup>2</sup> 3 2 1

**39 FLOS GREIG ST**

**\$1,235,100**

May 2023  
27 Days

457 m<sup>2</sup> 4 2 2

**12 DICKINSON ST**

**\$1,002,000**

May 2023  
32 Days

882 m<sup>2</sup> 3 1 1

**36 SIMPSON ST**

**\$1,002,000**

May 2023  
22 Days

766 m<sup>2</sup> 3 1 1

**28A MOLESWORTH ST**

**\$760,000**

May 2023  
15 Days

3 1 1



## WATSON - Properties For Rent

### Median Rental Price

# \$650 /w

Based on 99 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

# +3.2%

Current Median Price: \$1,051,500  
Current Median Rent: \$650

Based on 56 recorded House sales and 99 House rentals compared over the last 12 months

### Number of Rentals

# 99

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

**30 MCCAWLEY STREET**

**\$720 per week**

809 m<sup>2</sup> 4 2 1

Sep 2023 4 Days

**93 PHILLIP AVENUE**

**\$690 per week**

705 m<sup>2</sup> 3 1 3

Sep 2023 5 Days

**7 BICHENO MEWS**

**\$750 per week**

1,662 m<sup>2</sup> 3 2 2

Sep 2023 12 Days

**38 WILLIAMS STREET**

**\$650 pw**

783 m<sup>2</sup> 3 2 1

Sep 2023 15 Days

**37 NEGUS CRESCENT**

**\$790 pw**

293 m<sup>2</sup> 4 2 2

Sep 2023 28 Days

**59 NEGUS CRESCENT**

**\$1,000.00 per**

318 m<sup>2</sup> 4 3 2

Sep 2023 32 Days

**273 ANTILL STREET**

**\$640 per week**

616 m<sup>2</sup> 4 1 1

Aug 2023 37 Days

**1 Dickinson Street**

**\$630**

738 m<sup>2</sup> 3 1 1

Aug 2023 48 Days

**147 KNOX STREET**

**\$650 per week**

748 m<sup>2</sup> 4 2 1

2023 26 Days



**21 Whitmore Crescent**

**\$645**















**25 Ian Nicol Street**


**\$740**












**66 Aspinall Street**

**\$750**









**42 KNOX STREET**

**\$950 per week**

