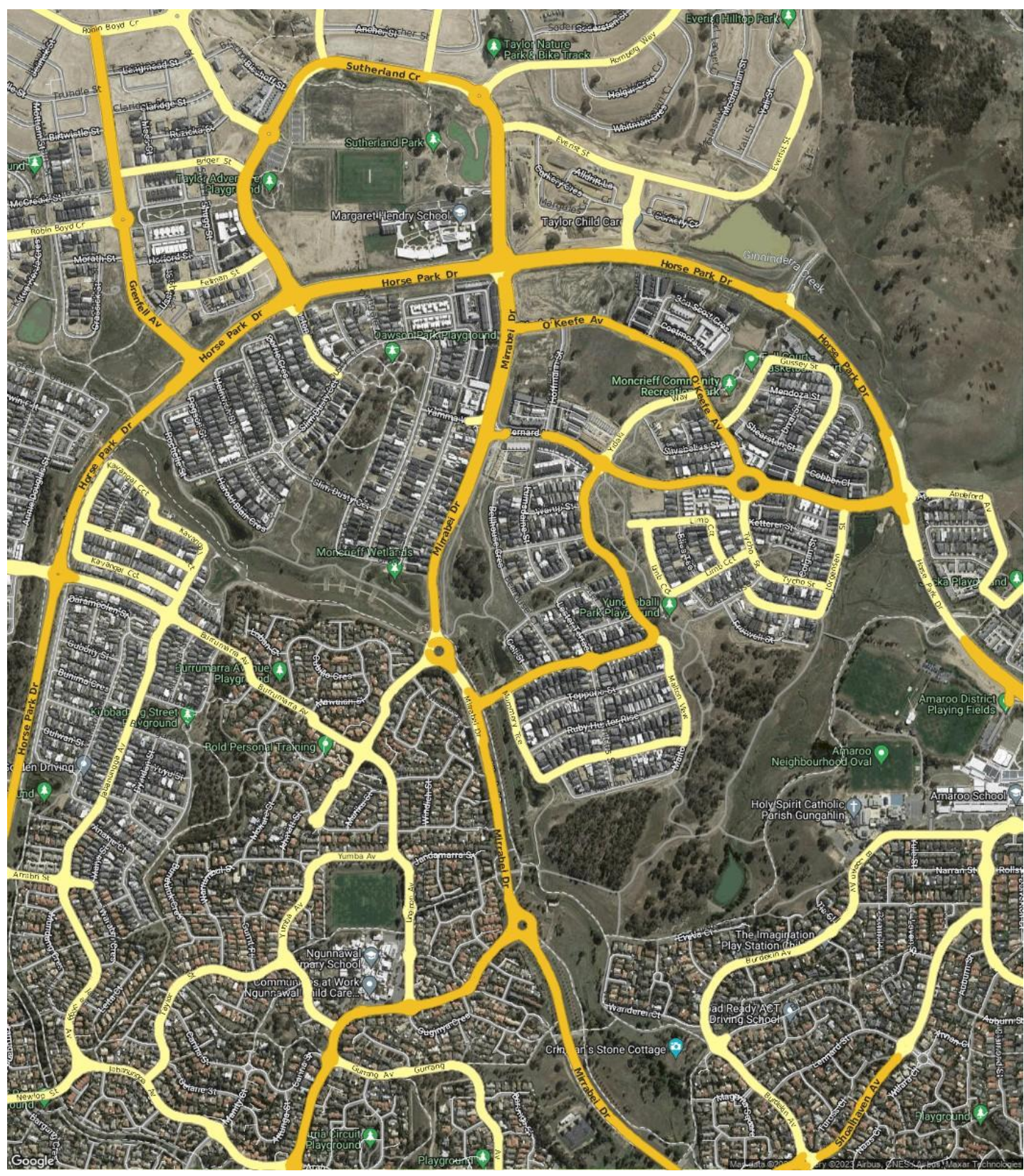


SUBURB FLYOVER REPORT

MONCRIEFF (HOUSE)

Prepared by [Independent Property Group](#)

MONCRIEFF - Suburb Map



MONCRIEFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2014	1	\$ 217,000	0.0 %	\$ 217,000	\$ 217,000
2015	1	\$ 380,000	75.1 %	\$ 380,000	\$ 380,000
2016	70	\$ 382,000	0.5 %	\$ 250,000	\$ 1,524,000
2017	119	\$ 630,000	64.9 %	\$ 222,850	\$ 932,000
2018	64	\$ 752,500	19.4 %	\$ 233,000	\$ 935,000
2019	69	\$ 720,000	-4.3 %	\$ 305,000	\$ 1,010,000
2020	76	\$ 764,000	6.1 %	\$ 410,000	\$ 1,220,000
2021	82	\$ 899,500	17.7 %	\$ 300,000	\$ 1,580,000
2022	50	\$ 1,055,000	17.3 %	\$ 340,000	\$ 10,999,000
2023	23	\$ 1,075,000	1.9 %	\$ 551,000	\$ 1,850,000

Median Sale Price

\$1.07m

Based on 37 recorded House sales within the last 12 months (Oct '22 - Sep '23)

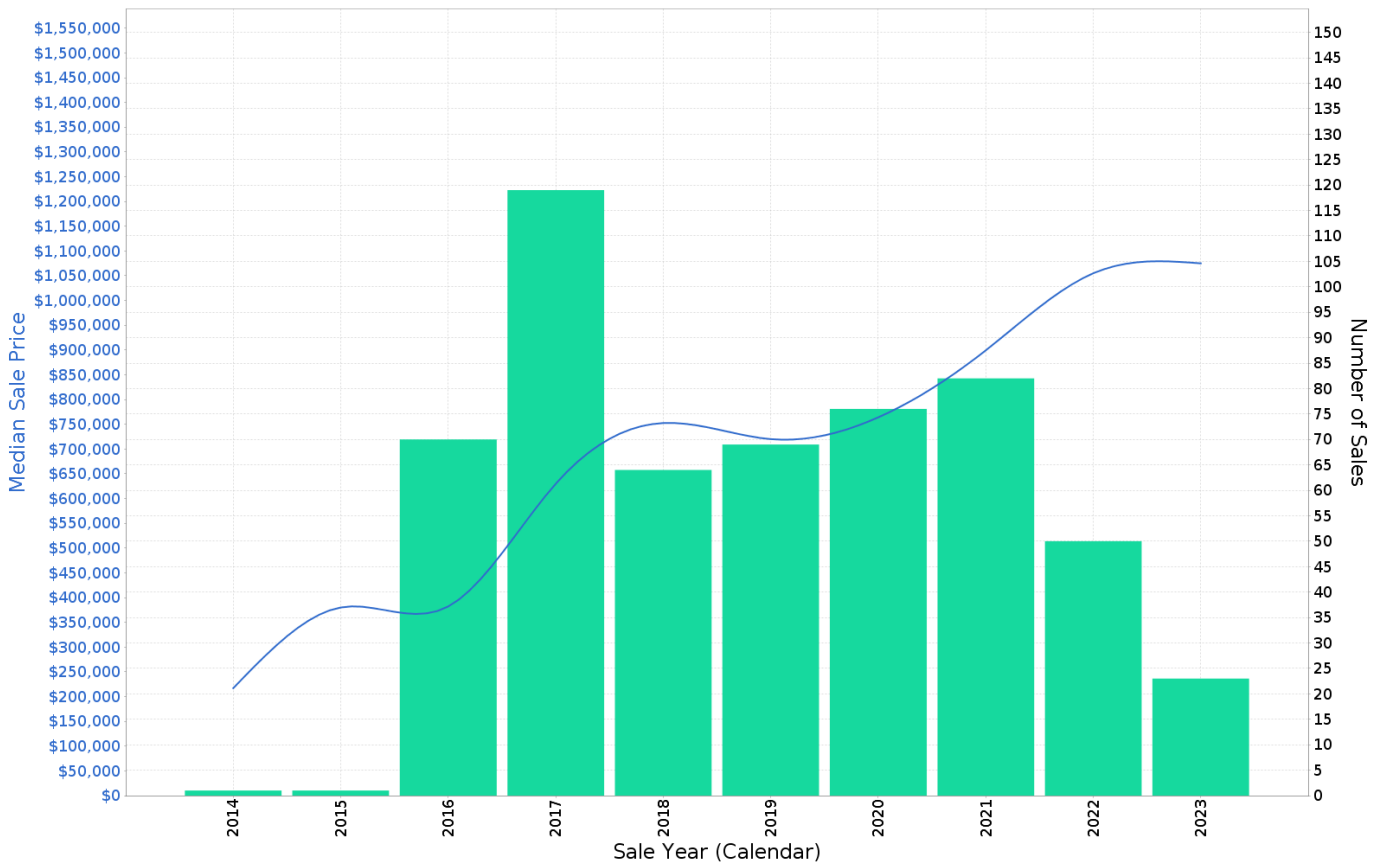
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

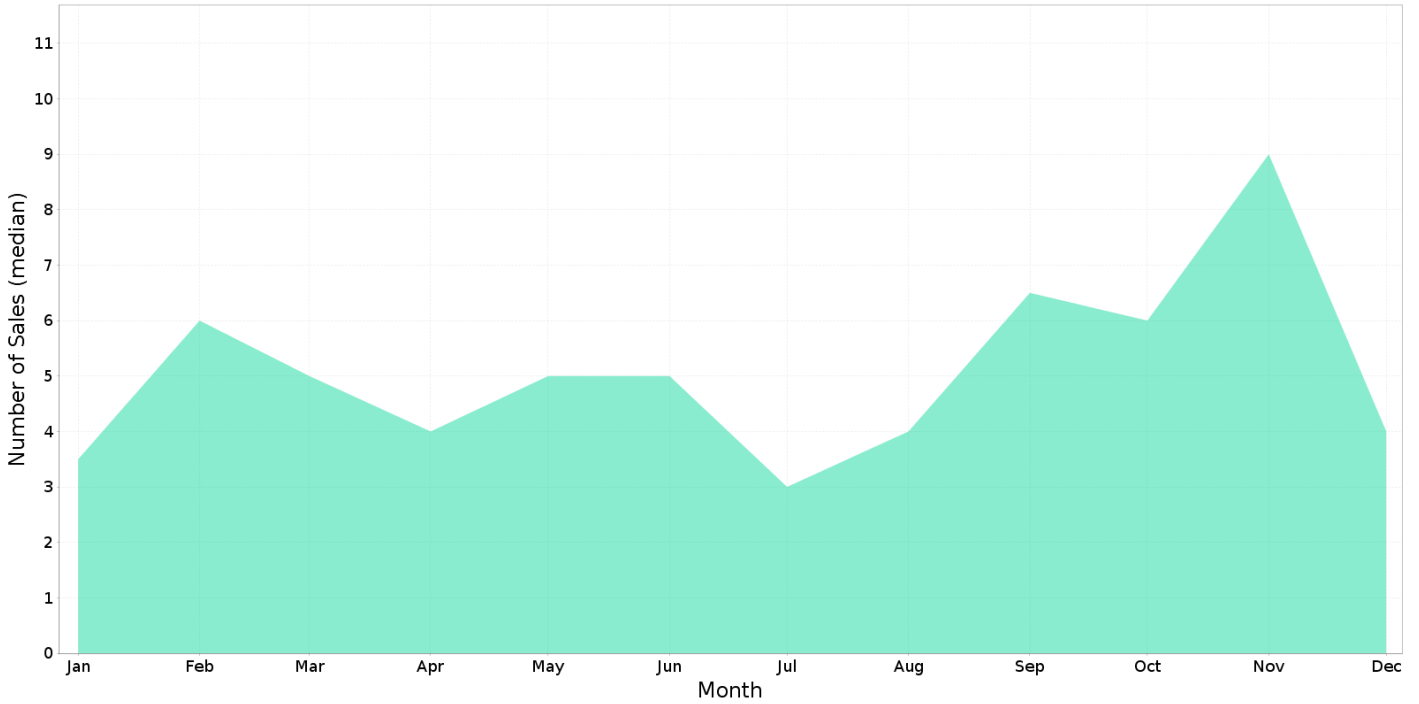
+0.4%

Current Median Price: \$1,070,000
Previous Median Price: \$1,065,500

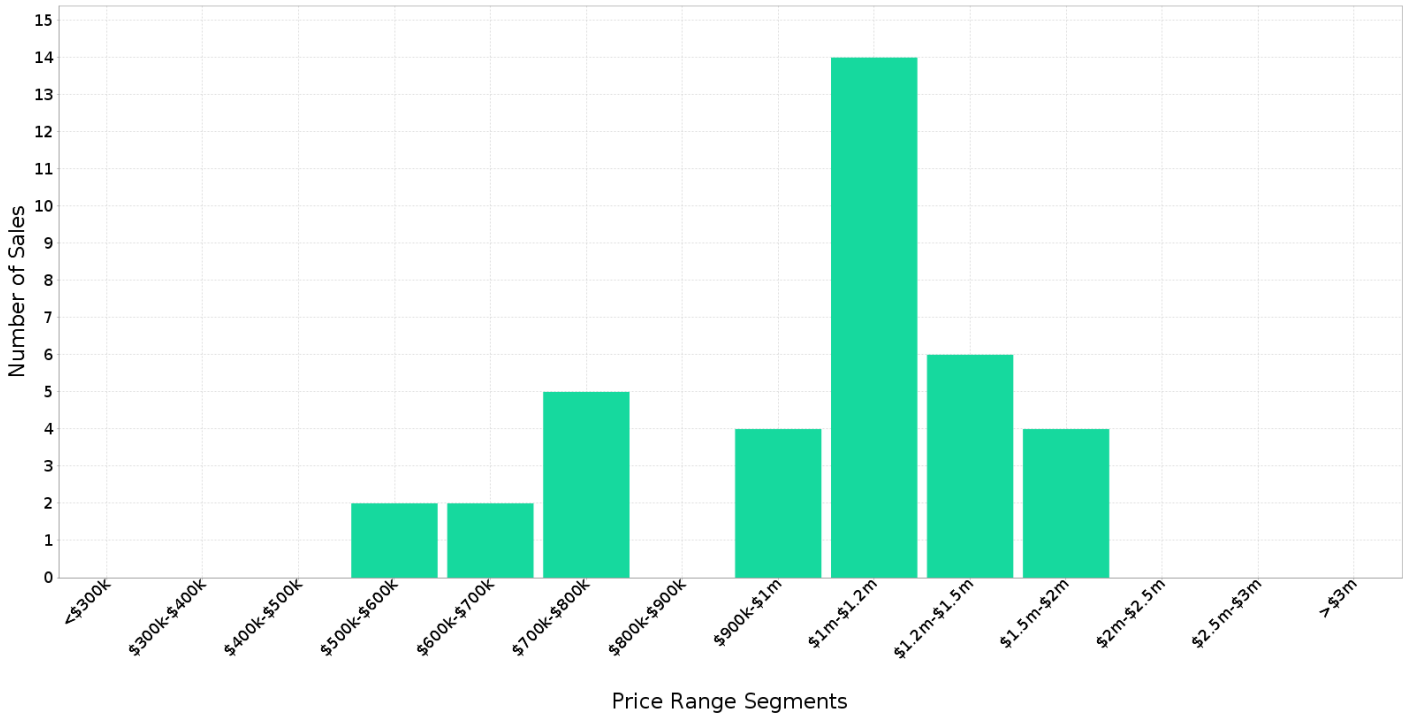
Based on 93 recorded House sales compared over the last two rolling 12 month periods



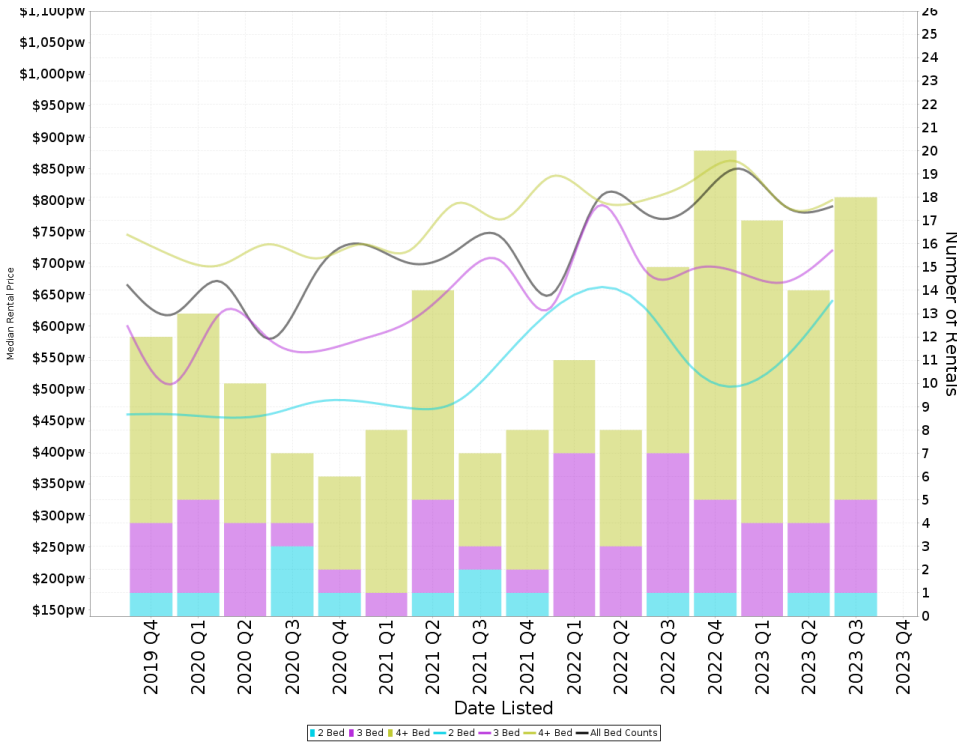
MONCRIEFF - Peak Selling Periods (3 years)



MONCRIEFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.4%

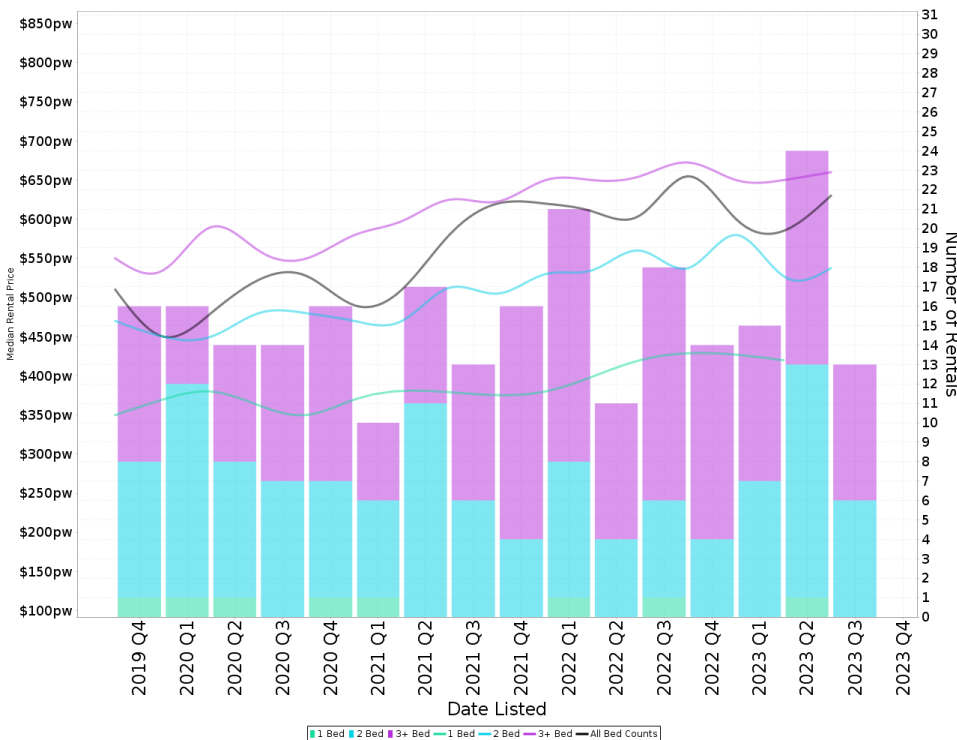
Current Median Price: \$1,070,000
Previous Median Price: \$1,065,500
Based on 93 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$1,070,000
Current Median Rent: \$790
Based on 69 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$668,800
Previous Median Price: \$699,000
Based on 94 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$668,800
Current Median Rent: \$600
Based on 66 registered Unit rentals compared over the last 12 months.

MONCRIEFF - Recently Sold Properties

Median Sale Price

\$1.07m

Based on 37 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

+0.4%

Current Median Price: \$1,070,000
Previous Median Price: \$1,065,500

Based on 93 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

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

22 LESTER TCE

\$930,000

Sep 2023
43 Days

436 m² 3 2 2

135 SLIM DUSTY CCT

\$1,085,000

Sep 2023
42 Days

493 m² 4 3 2

25 KETTERER ST

\$821,000

Sep 2023
44 Days

315 m² 3 2 2

13 LIMB CCT

\$735,000

Sep 2023
117 Days

456 m² 4 3 2

129 BERNARD HEINZE AVE

\$718,000

Sep 2023
81 Days

186 m² 3 2 2

9 AMICUS ST

\$1,226,000

Aug 2023
24 Days

618 m² 4 2 2

7 AMPHLETT ST

\$1,075,000

Aug 2023
43 Days

552 m² 5 2 2

28 DORRIE CRES

\$760,000

Aug 2023
27 Days

192 m² 3 2 1

46 JORGENSEN ST

\$1,070,000

Jul 2023
44 Days

406 m² 4 2 2

Independent

PROPERTY GROUP

16 SHEARSTON ST

\$765,000

Jun 2023
16 Days

227 m² 3 1 1

15 DULCIE HOLLAND CRES

\$1,031,030

Jun 2023
193 Days

450 m² 4 2 2

6 KETTERER ST

\$710,000

Jun 2023
43 Days

153 m² 3 2 1

1 RUBY HUNTER RISE

\$1,310,000

Jun 2023
33 Days

538 m² 4 3 3

38 ROCHELLE ST

\$1,000,000

Jun 2023
245 Days

450 m² 4 2 2

10 SLIM DUSTY CCT

\$1,080,000

Jun 2023
57 Days

732 m² 4 2 3

4/57 BELLHOUSE CRES

\$645,000

Jun 2023
43 Days

106 m² 3 2 2

6 HAROLD BLAIR CRES

\$551,000

Jun 2023
21 Days

486 m² 3 2 2

3 BRONHILL ST

\$1,075,000

May 2023
49 Days

612 m² 4 2 2

12 DIVAL ST

\$1,170,000

May 2023
76 Days

559 m² 4 3 2

18 GASTON WAY

\$1,850,000

May 2023
49 Days

991 m² 5 2 4

35 KETTERER ST

\$650,000

May 2023
Days

180 m² 2 1 -

MONCRIEFF - Properties For Rent

Median Rental Price

\$790 /w

Based on 69 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

+3.8%

Current Median Price: \$1,070,000
Current Median Rent: \$790

Based on 37 recorded House sales and 69 House rentals compared over the last 12 months

Number of Rentals

69

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

16 Bellhouse Crescent

\$830 per week

460 m² 4 2 1

For Rent For Sale
Sep 2023
4 Days

120 BERNARD HEINZE AVENUE

\$640 per week

180 m² 2 1 2

For Rent For Sale
Sep 2023
5 Days

36 CRACKAJACK WAY

\$790 per week

404 m² 4 2 2

For Rent For Sale
Sep 2023
5 Days

15 Myra Law Crescent

\$900 pw

455 m² 4 3 2

For Rent For Sale
Sep 2023
12 Days

24 LESTER TERRACE

\$725 per week

439 m² 4 2 2

For Rent For Sale
Aug 2023
43 Days

13 Lester Terrace

\$790

439 m² 4 1 2

For Rent For Sale
Apr 2023
169 Days

1/5- Harold Blair Crescent

\$700 - \$730 per

3 2 2

For Rent For Sale
Nov 2022
316 Days