

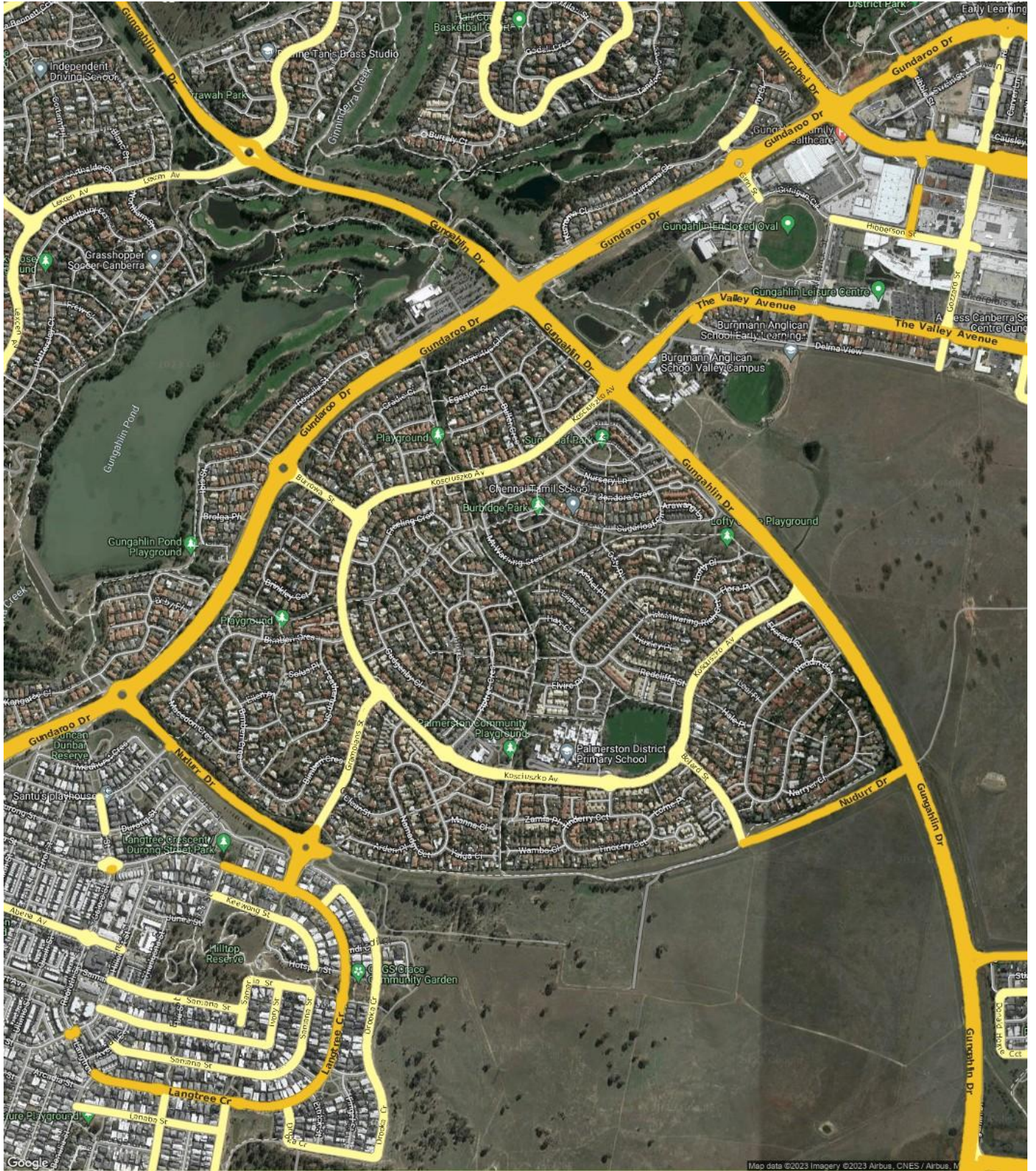
# SUBURB FLYOVER REPORT

PALMERSTON (HOUSE)

Prepared by [Independent Property Group](#)



## PALMERSTON - Suburb Map



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

(pricefinder.com.au)

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## PALMERSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	62	\$ 372,500	0.0 %	\$ 257,000	\$ 645,000
2006	65	\$ 359,000	-3.6 %	\$ 72,600	\$ 625,000
2007	64	\$ 408,250	13.7 %	\$ 200,000	\$ 750,000
2008	57	\$ 445,000	9.0 %	\$ 150,000	\$ 800,000
2009	67	\$ 458,000	2.9 %	\$ 220,000	\$ 760,000
2010	49	\$ 480,000	4.8 %	\$ 398,000	\$ 925,000
2011	48	\$ 538,500	12.2 %	\$ 385,000	\$ 825,000
2012	49	\$ 520,000	-3.4 %	\$ 197,500	\$ 795,500
2013	55	\$ 522,500	0.5 %	\$ 360,000	\$ 776,000
2014	53	\$ 561,000	7.4 %	\$ 410,000	\$ 890,000
2015	42	\$ 555,000	-1.1 %	\$ 315,000	\$ 975,000
2016	55	\$ 528,000	-4.9 %	\$ 76,500	\$ 920,000
2017	60	\$ 693,750	31.4 %	\$ 435,000	\$ 957,000
2018	41	\$ 650,000	-6.3 %	\$ 450,000	\$ 1,030,000
2019	54	\$ 679,000	4.5 %	\$ 480,000	\$ 1,020,000
2020	41	\$ 771,000	13.5 %	\$ 390,000	\$ 1,200,000
2021	49	\$ 925,000	20.0 %	\$ 75,000	\$ 1,800,000
2022	63	\$ 1,034,000	11.8 %	\$ 237,000	\$ 1,570,000
2023	28	\$ 987,500	-4.5 %	\$ 600,000	\$ 1,300,000

Median Sale Price

# \$1m

Based on 43 recorded House sales within the last 12 months (Oct '22 - Sep '23)

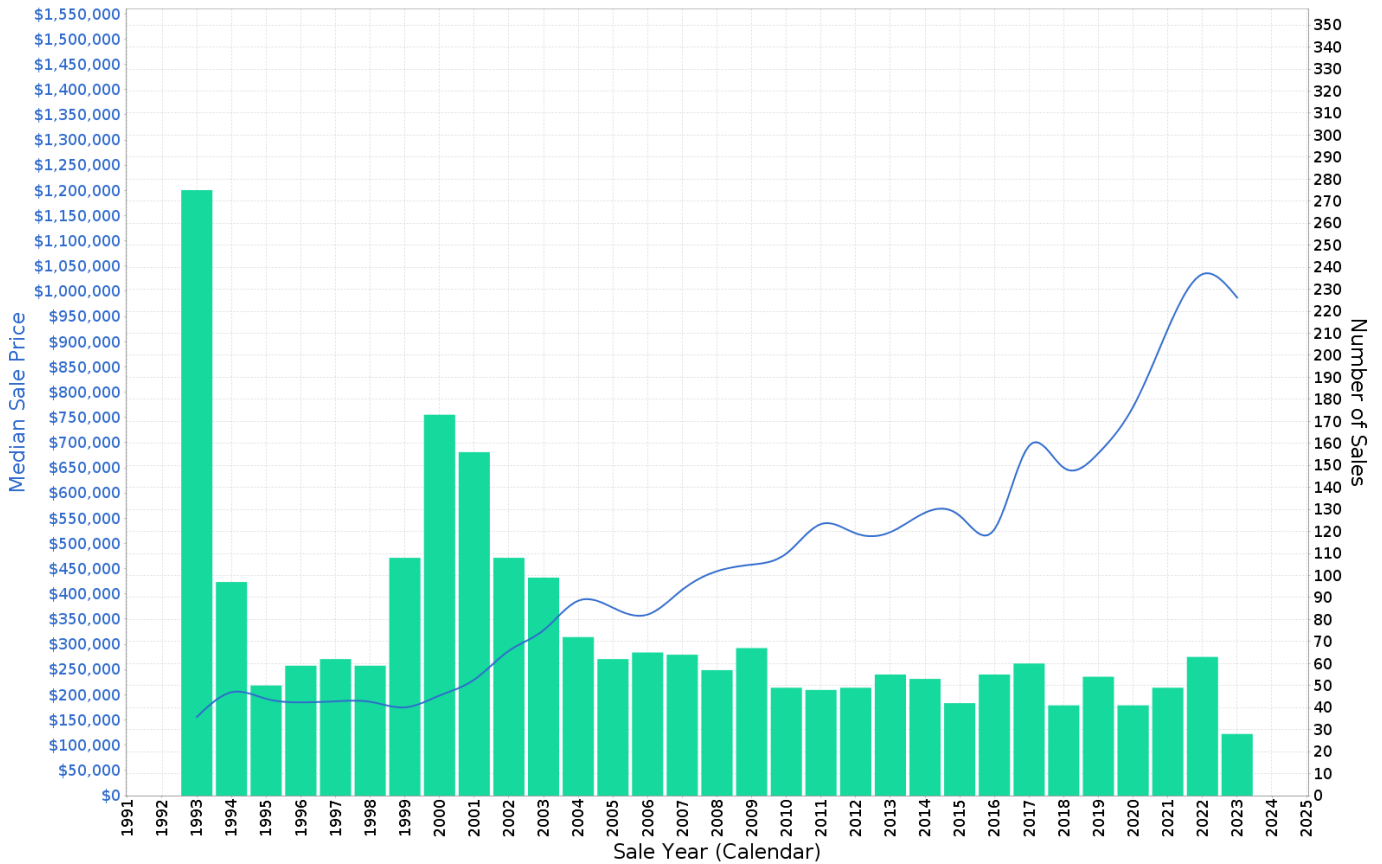
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

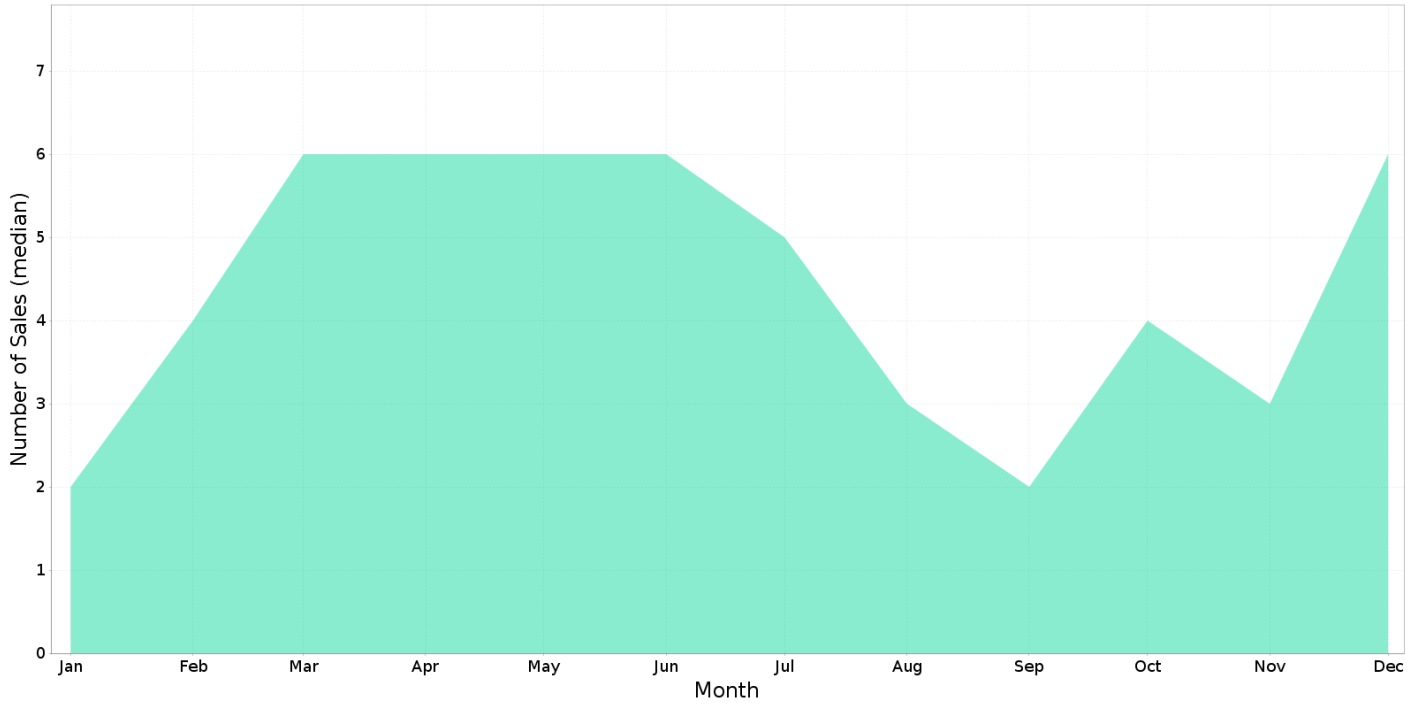
# -4.8%

Current Median Price: \$1,000,000  
Previous Median Price: \$1,050,000

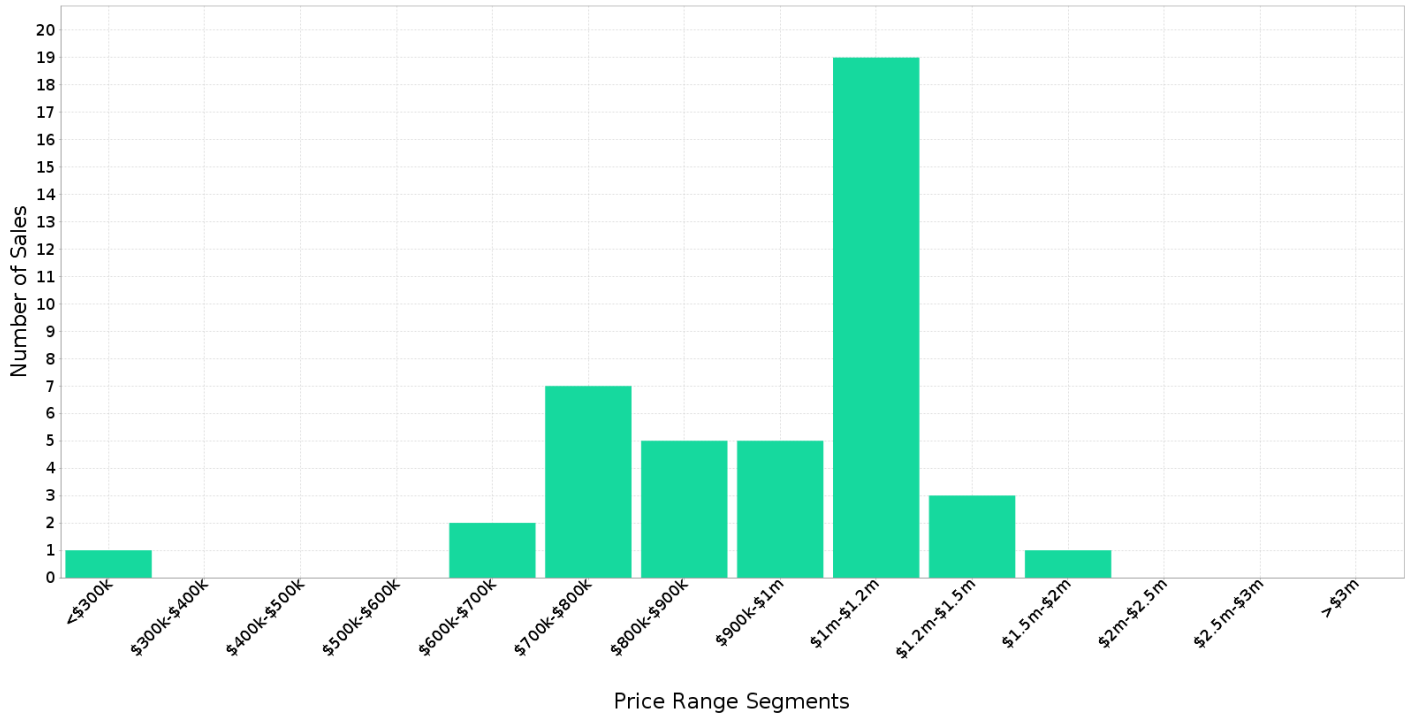
Based on 104 recorded House sales compared over the last two rolling 12 month periods



## PALMERSTON - Peak Selling Periods (3 years)

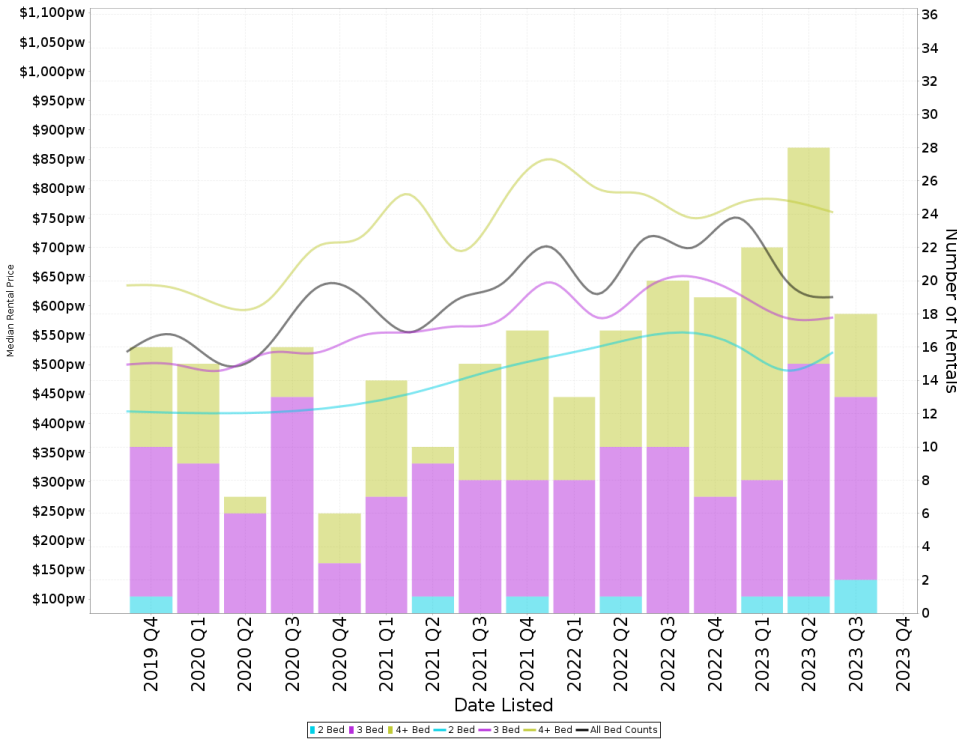


## PALMERSTON - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.8%**

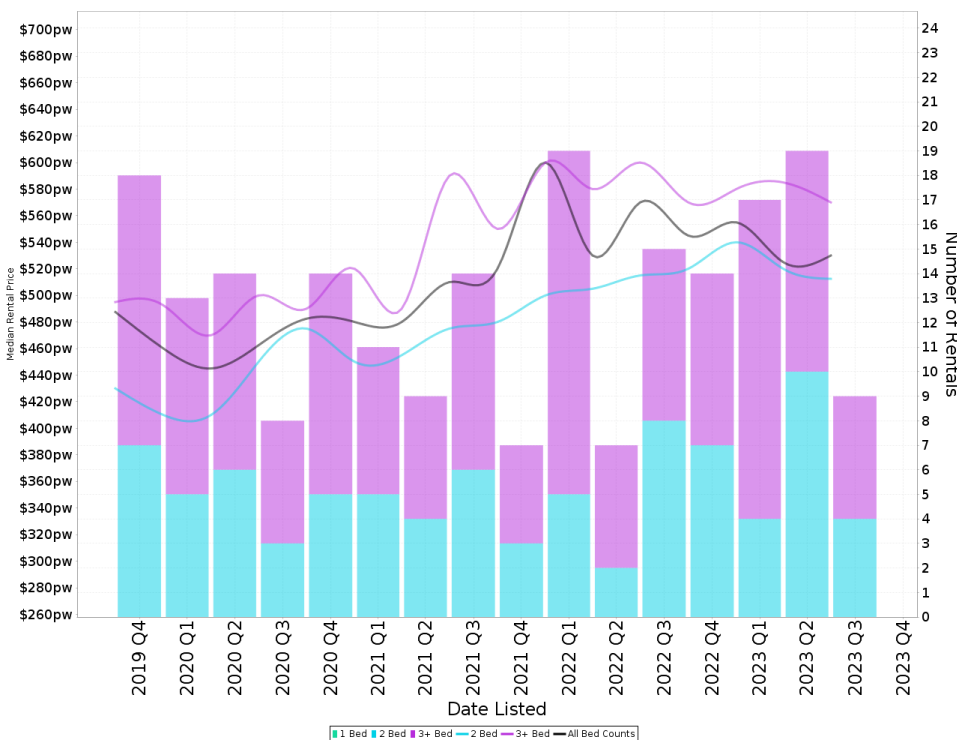
Current Median Price: \$1,000,000  
Previous Median Price: \$1,050,000  
Based on 104 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$1,000,000  
Current Median Rent: \$690  
Based on 87 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.3%**

Current Median Price: \$645,000  
Previous Median Price: \$660,000  
Based on 64 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$645,000  
Current Median Rent: \$550  
Based on 59 registered Unit rentals compared over the last 12 months.

## PALMERSTON - Recently Sold Properties

Median Sale Price

**\$1m**

Based on 43 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

**-4.8%**

Current Median Price: \$1,000,000  
Previous Median Price: \$1,050,000

Based on 104 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**43**

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

**56 BIMBERI CRES**

**\$1,120,000**

Sep 2023  
22 Days

732 m<sup>2</sup> 4 2 2

**13/63 TINDERRY CCT**

**\$653,000**

Sep 2023  
24 Days

5,601 m<sup>2</sup> 3 2 2

**6 GUDGENBY CL**

**\$1,070,000**

Sep 2023  
48 Days

682 m<sup>2</sup> 4 2 2

**39 TIPTREE CRES**

**\$1,250,000**

Sep 2023  
22 Days

833 m<sup>2</sup> 5 3 2

**7 ARID PL**

**\$1,046,000**

Aug 2023  
26 Days

763 m<sup>2</sup> 4 2 2

**42 MAINWARING RICH CCT**

**\$685,000**

Aug 2023  
40 Days

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

**123 SUGARLOAF CIR**

**\$785,000**

Aug 2023  
24 Days

261 m<sup>2</sup> 3 2 2

**39 NAMADGI CCT**

**\$765,000**

Aug 2023  
22 Days

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

**8 LAPTZ CL**

**\$721,000**

Aug 2023  
26 Days

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



# Independent

PROPERTY GROUP

**108 MAINWARING RICH CCT**

**\$671,000**

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

July 2023  
24 Days

**8 KNOLL PL**

**\$1,000,000**

817 m<sup>2</sup> - - -

July 2023  
N/A

**27 NARRYER CL**

**\$830,000**

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

July 2023  
43 Days

**50 MAINWARING RICH CCT**

**\$680,000**

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

2023  
14 Days

**24 AUGUSTUS CL**

**\$817,500**

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

July 2023  
22 Days

**13 BRINKLEY CCT**

**\$1,130,000**

840 m<sup>2</sup> 4 2 2

June 2023  
56 Days

**161 KOSCIUSZKO AVE**

**\$1,070,000**

808 m<sup>2</sup> 4 2 2

2023  
N/A

**8 BENDORA CRES**

**\$995,000**

472 m<sup>2</sup> 4 2 2

June 2023  
19 Days

**7 BENDORA CRES**

**\$808,000**

374 m<sup>2</sup> 3 2 2

May 2023  
43 Days

**2 MT WARNING CRES**

**\$800,000**

437 m<sup>2</sup> 3 2 2

May 2023  
N/A

**46 SUGARLOAF CIR**

**\$1,010,000**

567 m<sup>2</sup> 4 2 2

May 2023  
25 Days

**9 GUDGENBY CL**

**\$933,000**

708 m<sup>2</sup> 4 2 2

May 2023  
19 Days



## PALMERSTON - Properties For Rent

Median Rental Price

**\$690 /w**

Based on 87 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

**+3.6%**

Current Median Price: \$1,000,000  
Current Median Rent: \$690

Based on 43 recorded House sales and 87 House rentals compared over the last 12 months

Number of Rentals

**87**

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

**28 STROMLO CRESCENT**



**\$690 per week**

295 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

2023 Sep 8 Days

**50 MAINWARING RICH CIRCUIT**



**\$580 per week**

500 m<sup>2</sup> 3 Beds 1 Bath 2 Car Spaces

2023 Sep 8 Days

**70 MAINWARING RICH CIRCUIT**




**\$615 pw**

500 m<sup>2</sup> 3 Beds 2 Baths 1 Car Space

2023 Sep 14 Days

**13 MANNA CLOSE**




**\$670 per week**

431 m<sup>2</sup> 3 Beds 2 Baths 2 Car Spaces

2023 Sep 21 Days

**7 CANN CLOSE**



**\$570 pw**

522 m<sup>2</sup> 3 Beds 1 Bath 2 Car Spaces

2023 Sep 21 Days

**108 MAINWARING RICH CIRCUIT**




**\$580 per week**

412 m<sup>2</sup> 3 Beds 1 Bath 1 Car Space

2023 Sep 28 Days

**7 CANN CLOSE**




**\$570 pw**

522 m<sup>2</sup> 3 Beds 1 Bath 2 Car Spaces

2023 Aug 36 Days

**19 KOSCIUSZKO AVENUE**

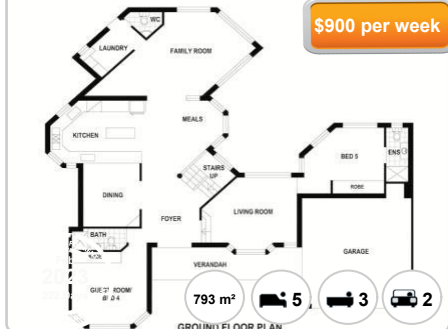


**\$780 per week**

773 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

2023 Aug 46 Days

**8 Buderim Place**



**\$900 per week**

793 m<sup>2</sup> 5 Beds 3 Baths 2 Car Spaces

GROUND FLOOR PLAN



# Independent

PROPERTY GROUP

14 Grampians Street




\$875

722 m<sup>2</sup> 4 2 2

Feb 2023  
239 Days

52 Mainwaring Rich Circuit



\$620

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

Dec 2022  
302 Days

7 Huxley Place



\$780

574 m<sup>2</sup> 4 2 2

Dec 2022  
306 Days