

# SUBURB FLYOVER REPORT

TAYLOR (HOUSE)

Prepared by [Independent Property Group](#)



## TAYLOR - Suburb Map





## TAYLOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2017	1	\$ 333,845	0.0 %	\$ 333,845	\$ 333,845
2018	2	\$ 594,000	77.9 %	\$ 396,000	\$ 792,000
2019	25	\$ 755,000	27.1 %	\$ 340,000	\$ 950,000
2020	40	\$ 787,500	4.3 %	\$ 250,000	\$ 920,000
2021	113	\$ 779,000	-1.1 %	\$ 330,000	\$ 1,475,000
2022	67	\$ 1,040,000	33.5 %	\$ 73,000	\$ 1,555,000
2023	29	\$ 1,040,000	0.0 %	\$ 642,000	\$ 1,730,000

### Median Sale Price

**\$1.12m**

Based on 45 recorded House sales within the last 12 months (Oct '22 - Sep '23)

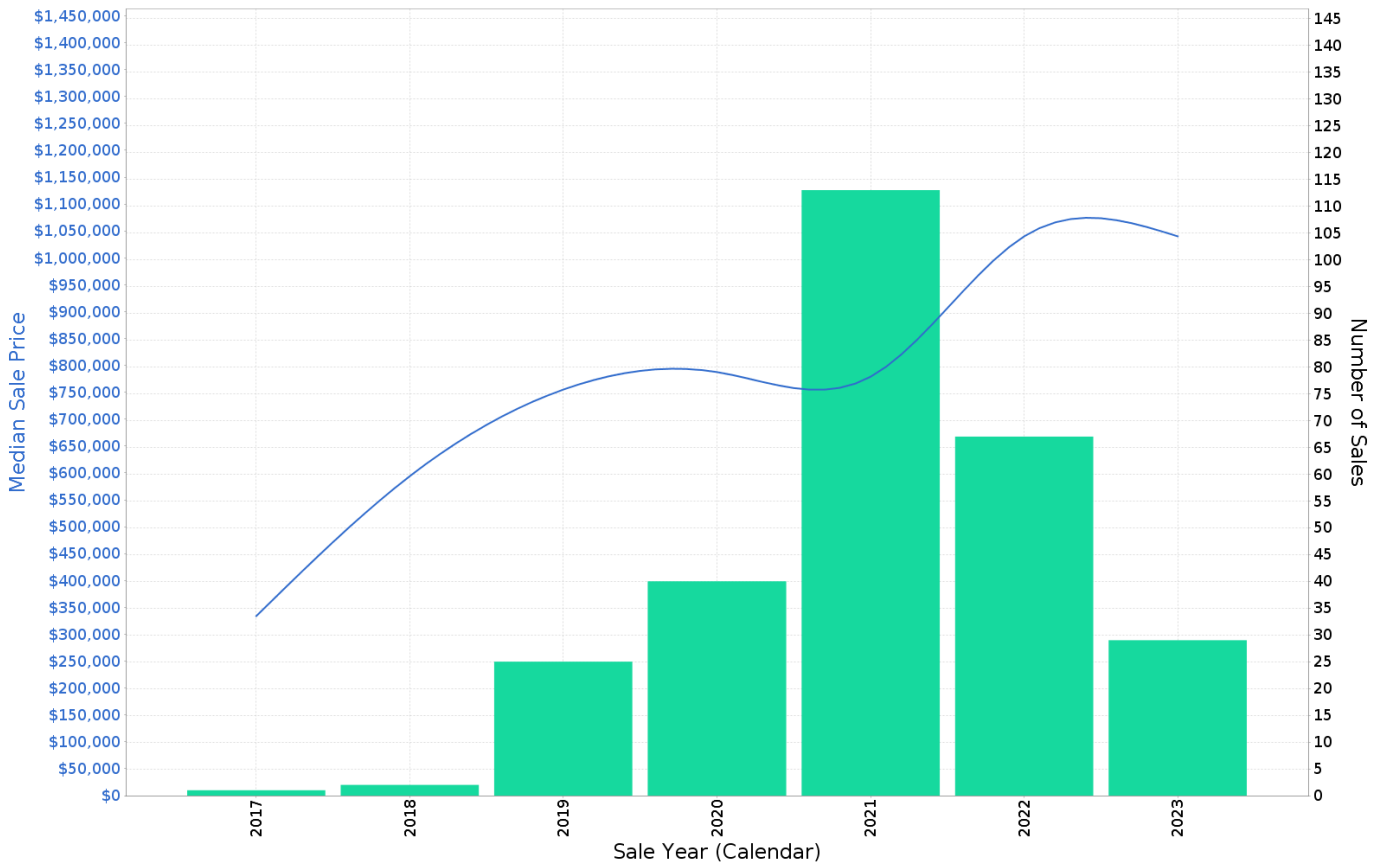
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

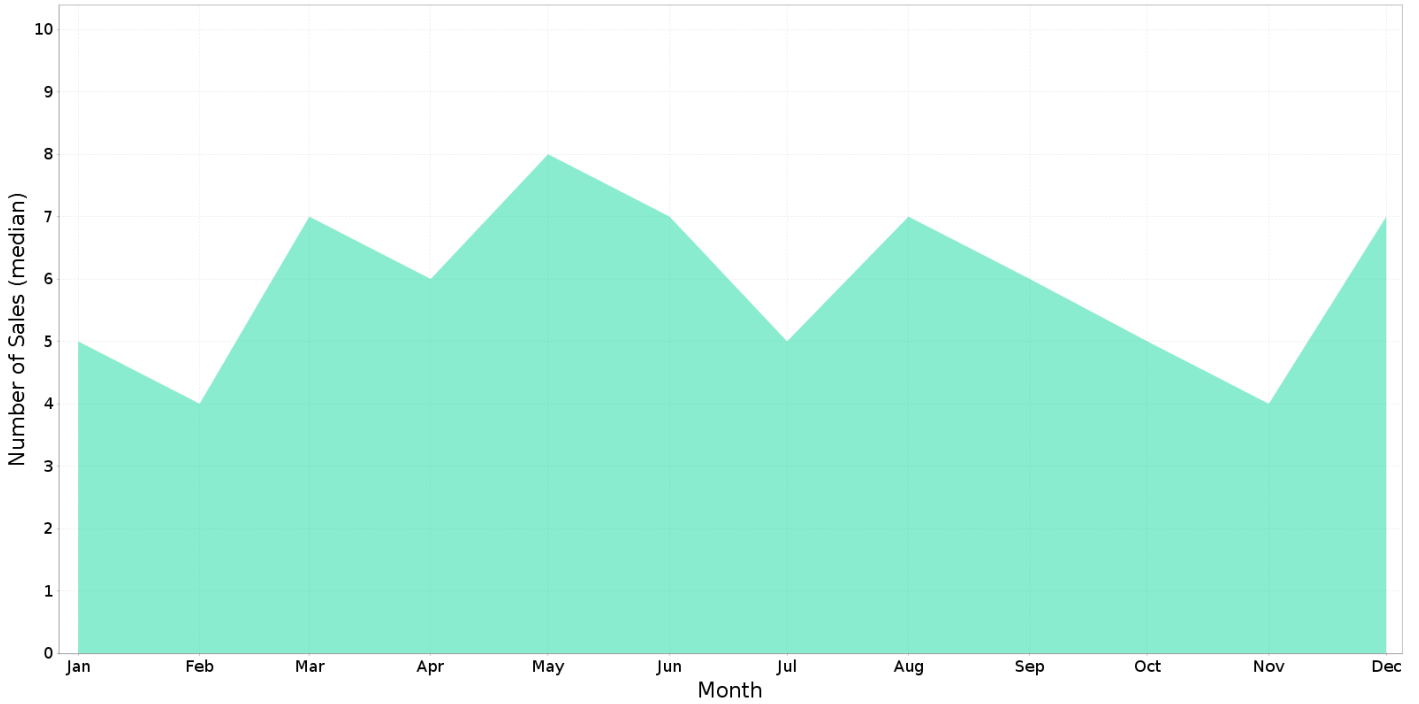
**+27.6%**

Current Median Price: \$1,120,000  
Previous Median Price: \$877,500

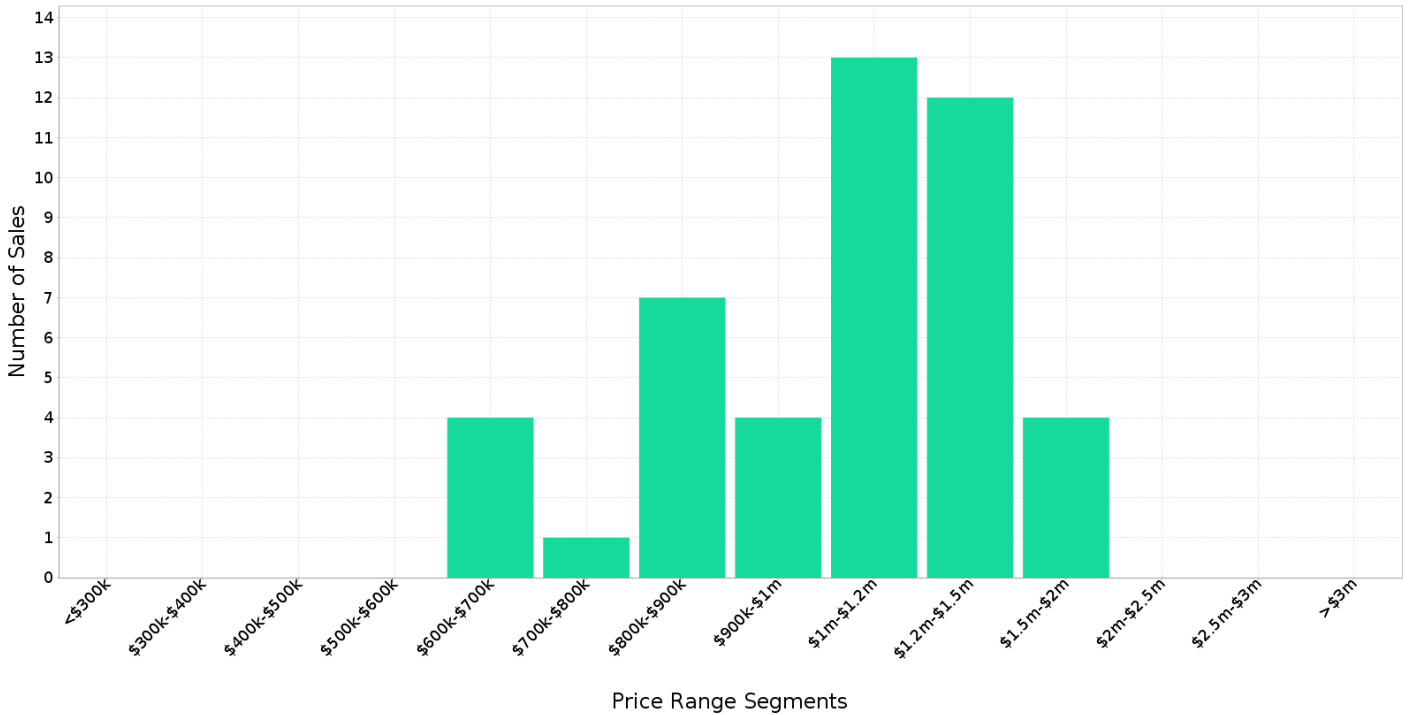
Based on 143 recorded House sales compared over the last two rolling 12 month periods



## TAYLOR - Peak Selling Periods (3 years)

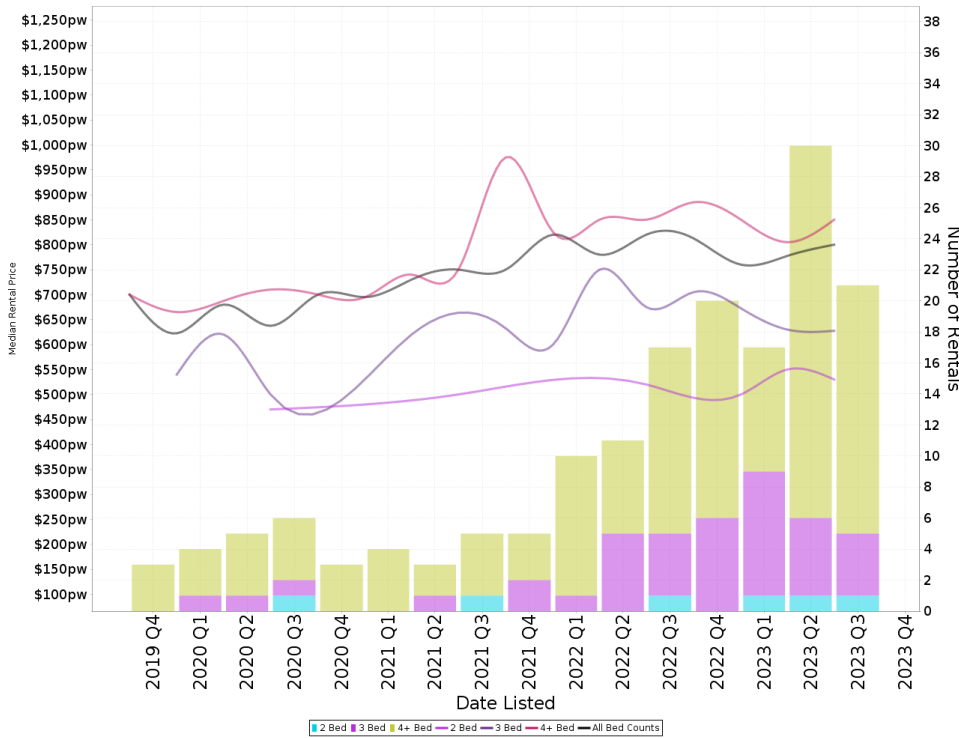


## TAYLOR - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+27.6%**

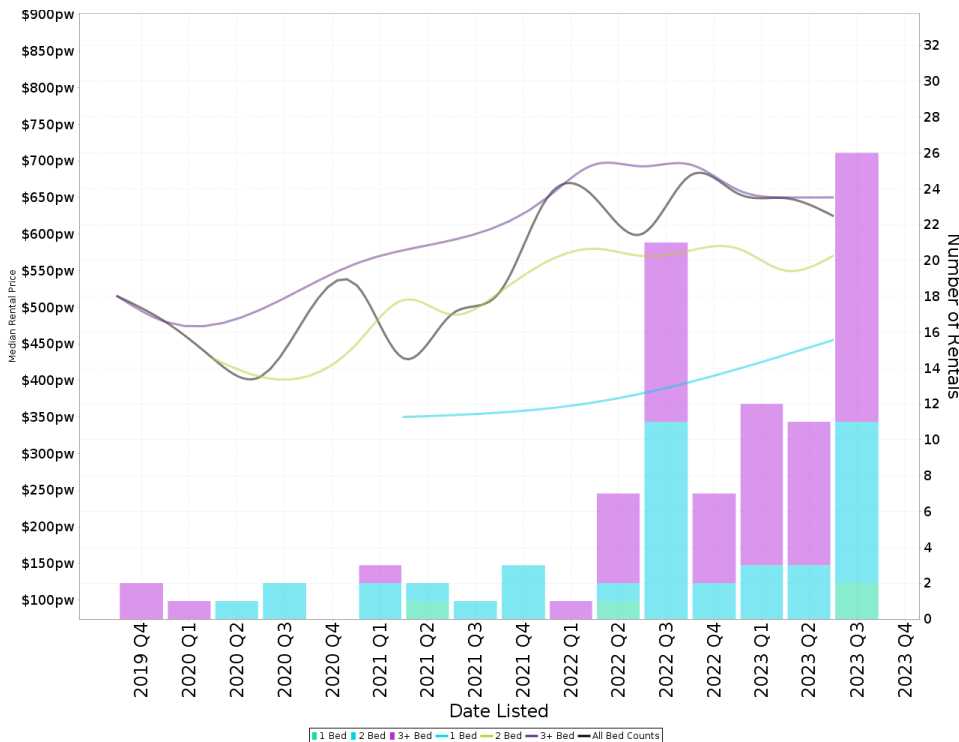
Current Median Price: \$1,120,000  
Previous Median Price: \$877,500  
Based on 143 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$1,120,000  
Current Median Rent: \$798  
Based on 88 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.7%**

Current Median Price: \$678,000  
Previous Median Price: \$647,500  
Based on 26 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.0%**

Current Median Price: \$678,000  
Current Median Rent: \$650  
Based on 56 registered Unit rentals compared over the last 12 months.

## TAYLOR - Recently Sold Properties

Median Sale Price

**\$1.12m**

Based on 45 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

**+27.6%**

Current Median Price: \$1,120,000  
Previous Median Price: \$877,500

Based on 143 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**45**

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

**13 BRIGER ST**

**\$1,012,000**

Sep 2023  
26 Days

375 m<sup>2</sup> 4 2 2

**7 JUDITH MACINTOSH CRES**

**\$1,130,000**

Sep 2023  
131 Days

610 m<sup>2</sup> 4 2 2

**24/20 PUMPURS CRES**

**\$705,500**

Sep 2023  
35 Days

4,268 m<sup>2</sup> 3 2 2

**180 ROBIN BOYD CRES**

**\$1,290,000**

Sep 2023  
48 Days

364 m<sup>2</sup> 6 4 2

**10 KARL LANGER CRES**

**\$1,400,000**

Sep 2023  
182 Days

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

**9 NETHERCOTE ST**

**\$1,450,000**

Sep 2023  
76 Days

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

**39 MCGLASHAN ST**

**\$1,365,000**

Aug 2023  
97 Days

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

**10 ESPLIN ST**

**\$1,156,670**

Aug 2023  
43 Days

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

**40 MCGLASHAN ST**

**\$1,690,000**

Aug 2023  
69 Days

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



# Independent

PROPERTY GROUP

**61 CORKERY CRES**

**\$845,000**

2023  
44 Days

228 m<sup>2</sup> 3 2 2

**4 NELL EDESON ST**

**\$1,460,000**

Aug 2023  
24 Days

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

**26 LEDGAR RISE**

**\$1,260,000**

Aug 2023  
61 Days

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

**5 WHITMAN CRES**

**\$1,485,000**

Jul 2023  
88 Days

450 m<sup>2</sup> 5 4 2

**34 HOLFORD ST**

**\$705,000**

Jul 2023  
47 Days

211 m<sup>2</sup> 3 2 2

**19 WOODWARD LOOP**

**\$695,000**

Jul 2023  
22 Days

208 m<sup>2</sup> 3 2 2

**19 WOODWARD LP**

**\$695,000**

Jul 2023  
N/A

photo not available

3 2 2

**5 COBDEN ST**

**\$950,000**

Jun 2023

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

**42 HARRY SEIDLER CRES**

**\$1,430,000**

Jun 2023  
74 Days

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

**18 BRIGER ST**

**\$847,000**

Jun 2023  
74 Days

236 m<sup>2</sup> 5 4 2

**27 JANICE SETO ST**

**\$925,000**

250.0 m<sup>2</sup>

250 m<sup>2</sup> - - -

**6 GEORGE SEDDON CRES**

**\$1,475,000**

May 2023  
60 Days

540 m<sup>2</sup> 6 4 3





# Independent

PROPERTY GROUP

**29 SHUGG STREET**

**\$760 weekly**

**29 Shugg St**

**\$760 per week**

**78 Everist Street**

**\$699**

**13 JANICE SETO STREET**

**\$450**

**14 SUMMERHAYES STREET**

**\$900 per week**