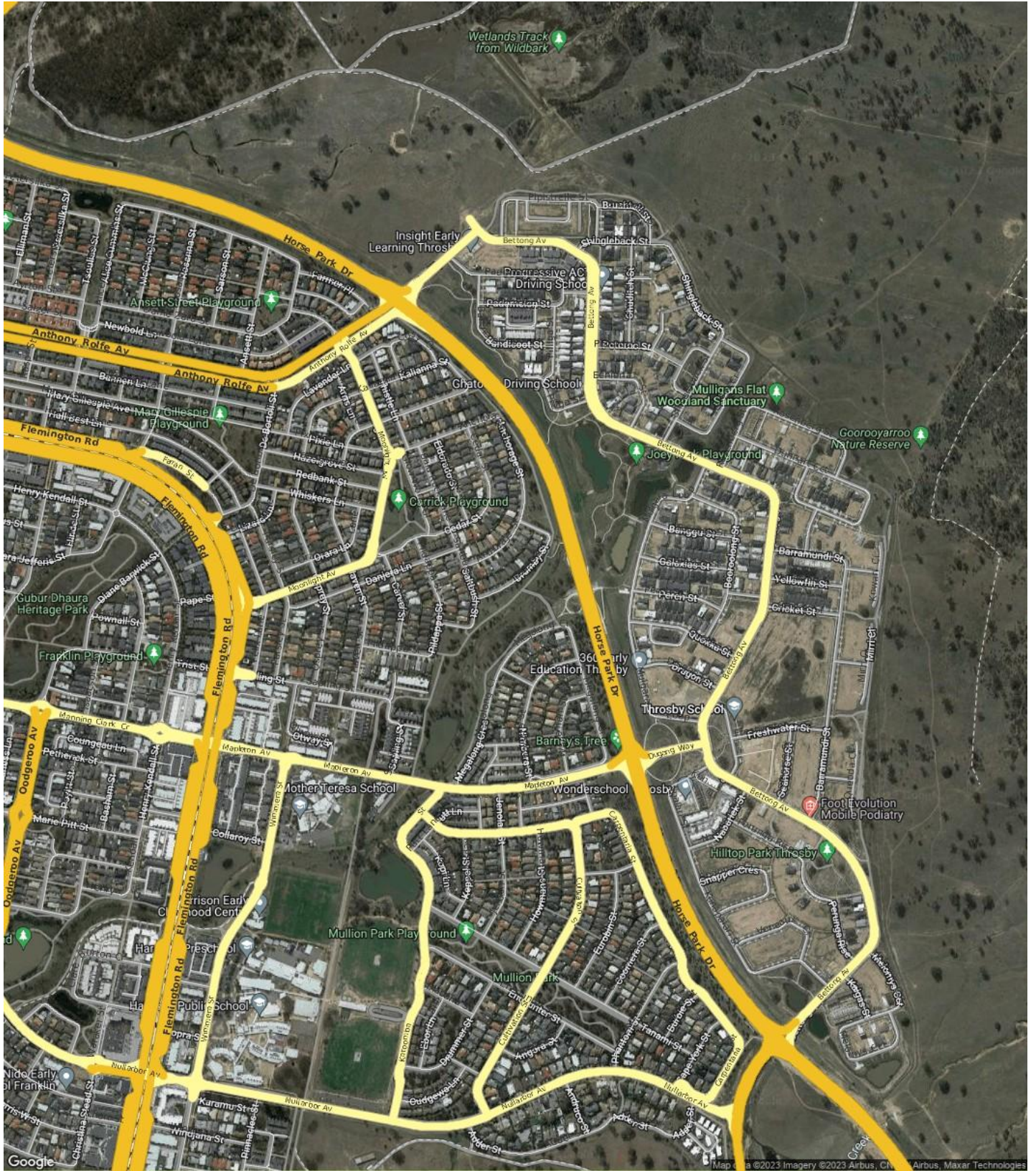


SUBURB FLYOVER REPORT

THROSBY (HOUSE)

Prepared by [Independent Property Group](#)

THROSBY - Suburb Map



THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	86	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	14	\$ 1,152,000	-4.5 %	\$ 840,000	\$ 1,850,000

Median Sale Price
\$1.15m

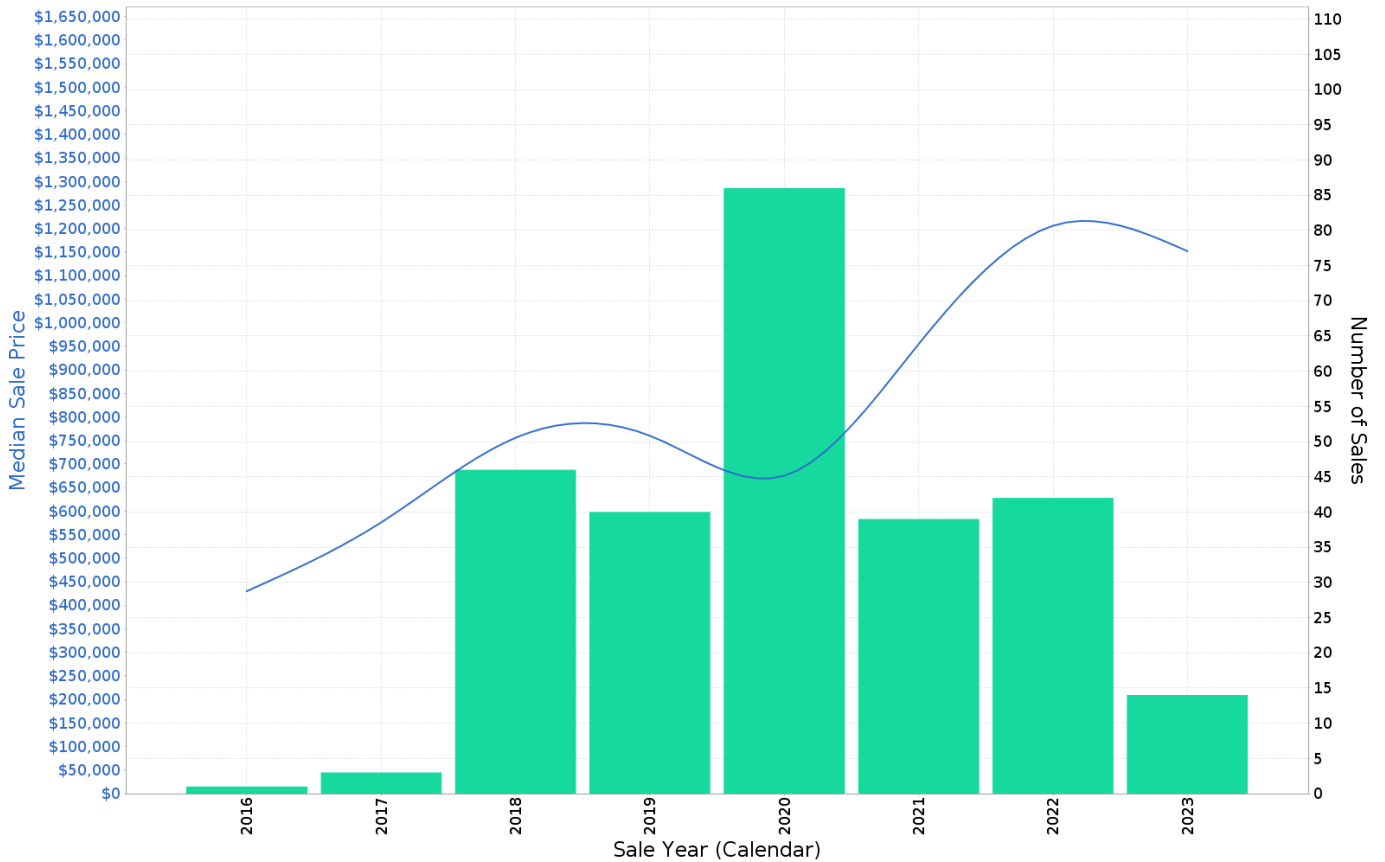
Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

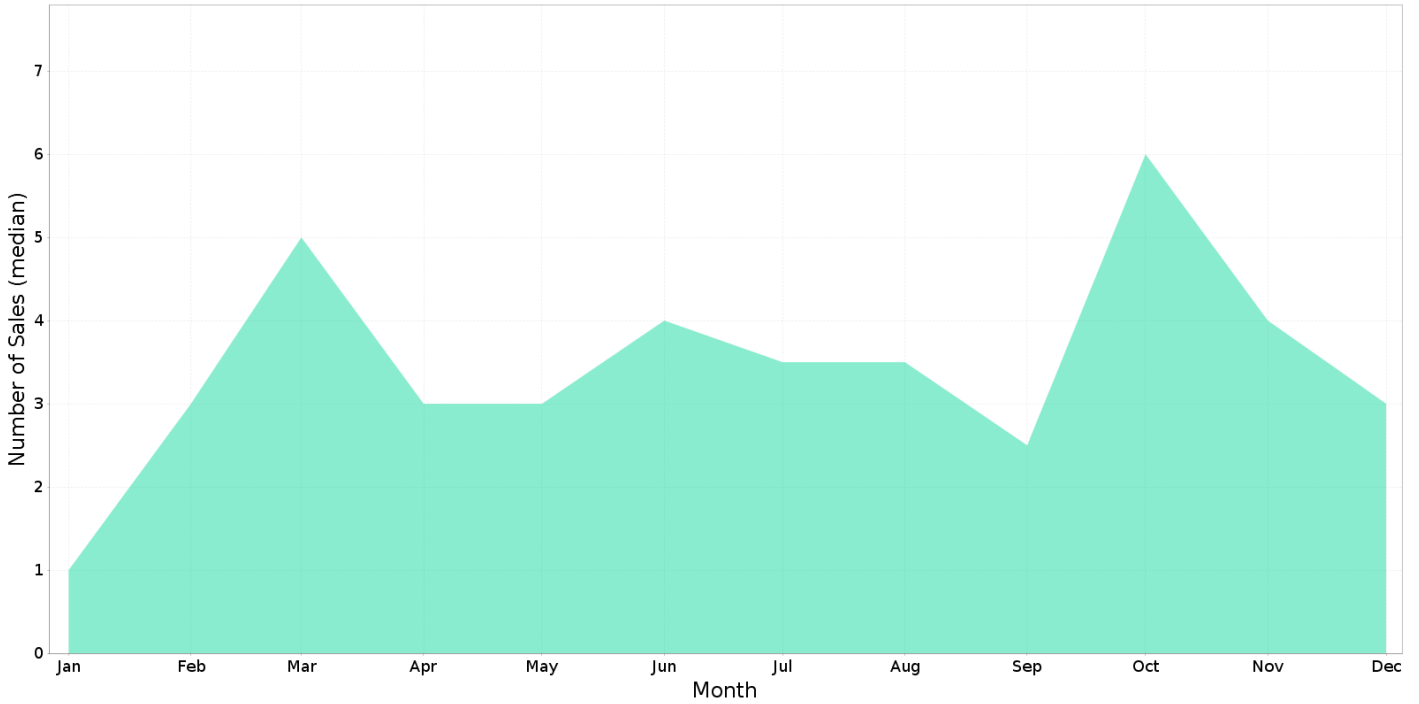
Suburb Growth
-5.1%

Current Median Price: \$1,145,000
Previous Median Price: \$1,206,000

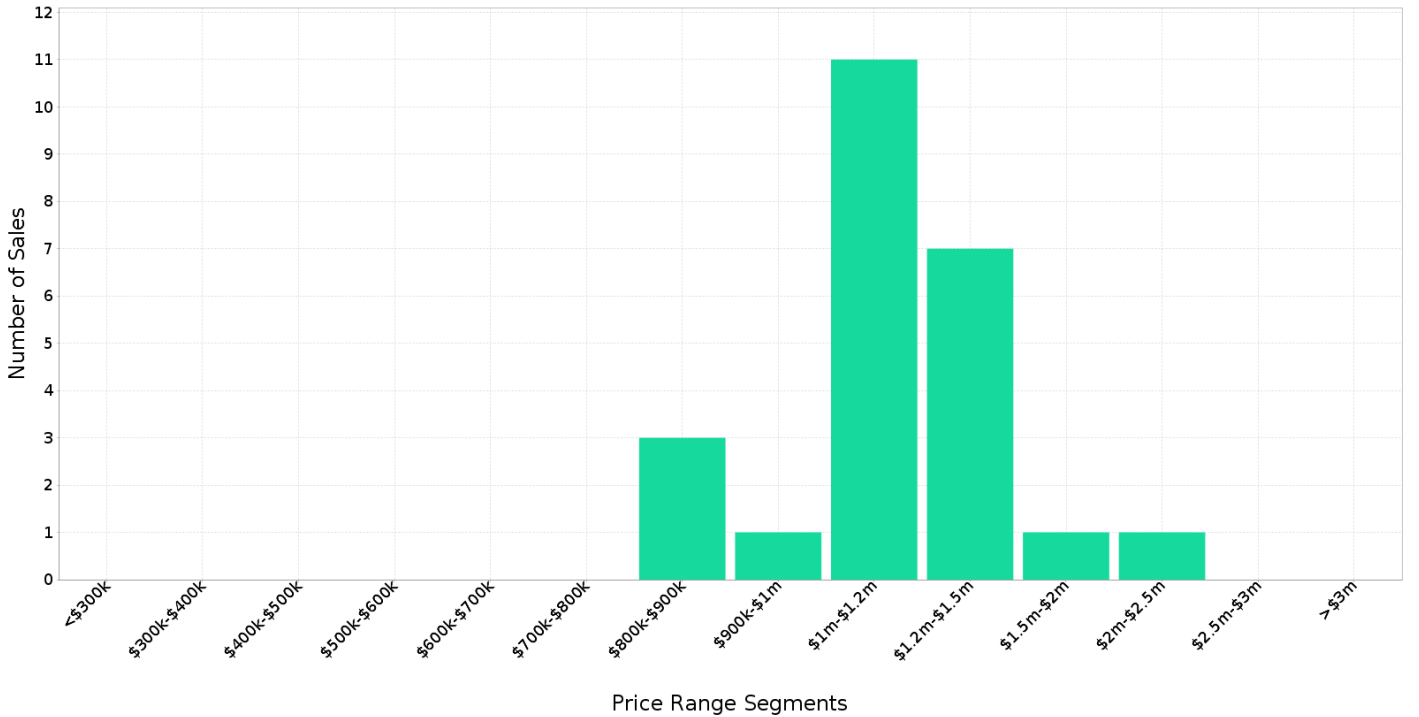
Based on 64 recorded House sales compared over the last two rolling 12 month periods



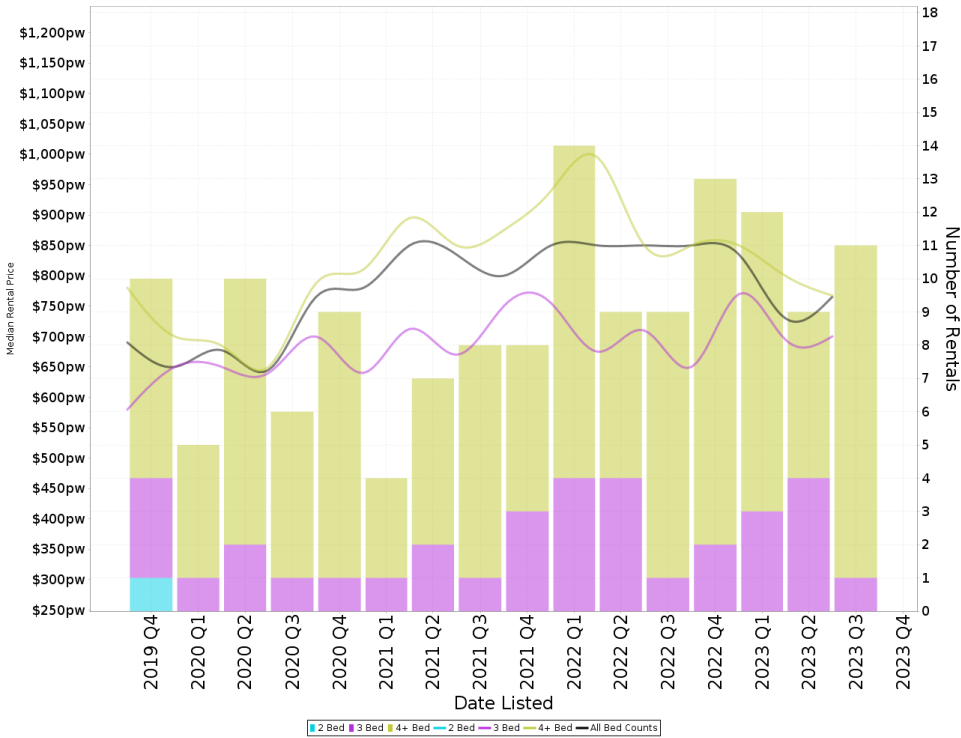
THROSBY - Peak Selling Periods (3 years)



THROSBY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.1%

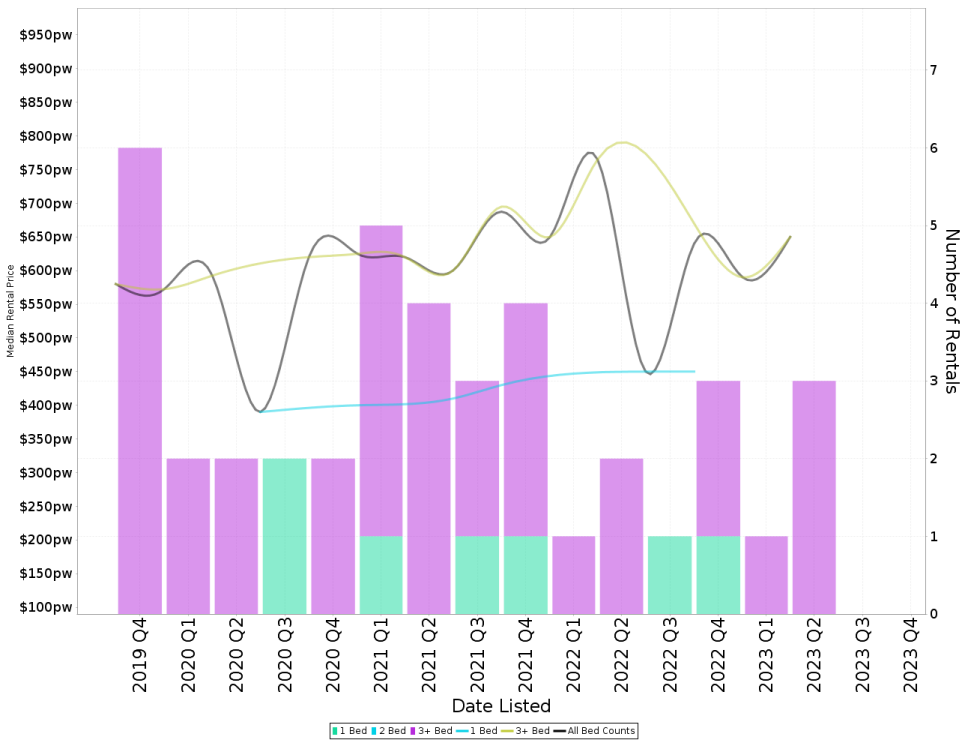
Current Median Price: \$1,145,000
 Previous Median Price: \$1,206,000
 Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,145,000
 Current Median Rent: \$800
 Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.0%

Current Median Price: \$870,000
 Previous Median Price: \$845,000
 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$870,000
 Current Median Rent: \$640
 Based on 7 registered Unit rentals compared over the last 12 months.

THROSBY - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 24 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

-5.1%

Current Median Price: \$1,145,000
Previous Median Price: \$1,206,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

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

7 SNAPPER CRES




\$1,325,000

Sep 2023
58 Days

450 m² 4 3 2

8 QUOKKA ST




\$930,000

Aug 2023
60 Days

315 m² 3 2 2

6 MIRRI CL




\$1,950,000

Jul 2023
27 Days

489 m² 4 3 2

14 DUNNART CCT




\$1,245,000

Jun 2023
166 Days

405 m² 4 2 2

59 BETTONG AVE

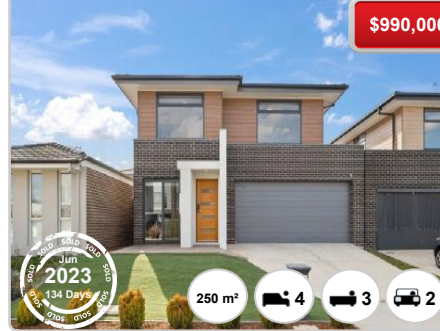


\$1,154,000

Jun 2023
22 Days

405 m² 4 2 2

54 PADEMELON ST

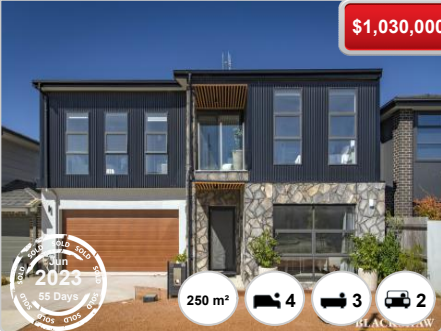


\$990,000

Jun 2023
134 Days

250 m² 4 3 2

20 PADEMELON ST




\$1,030,000

Jun 2023
55 Days

250 m² 4 3 2

20 DUNNART CCT




\$1,115,000

May 2023
32 Days

405 m² 4 2 2

6 PERCH ST



\$1,000,000

May 2023
47 Days

250 m² 4 3 2

Independent

PROPERTY GROUP

19 BANGGU ST

\$1,180,000



405 m² 4 2 2

7 YELLOWFIN ST

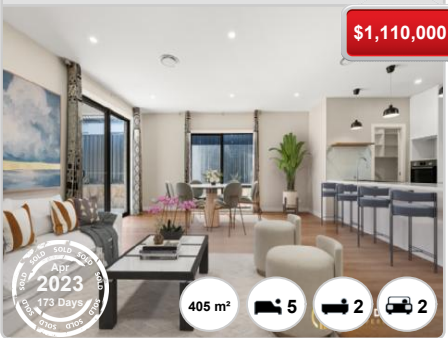
\$1,150,000



250 m² 4 2 2

3 SNAPPER CRES

\$1,110,000



405 m² 5 2 2