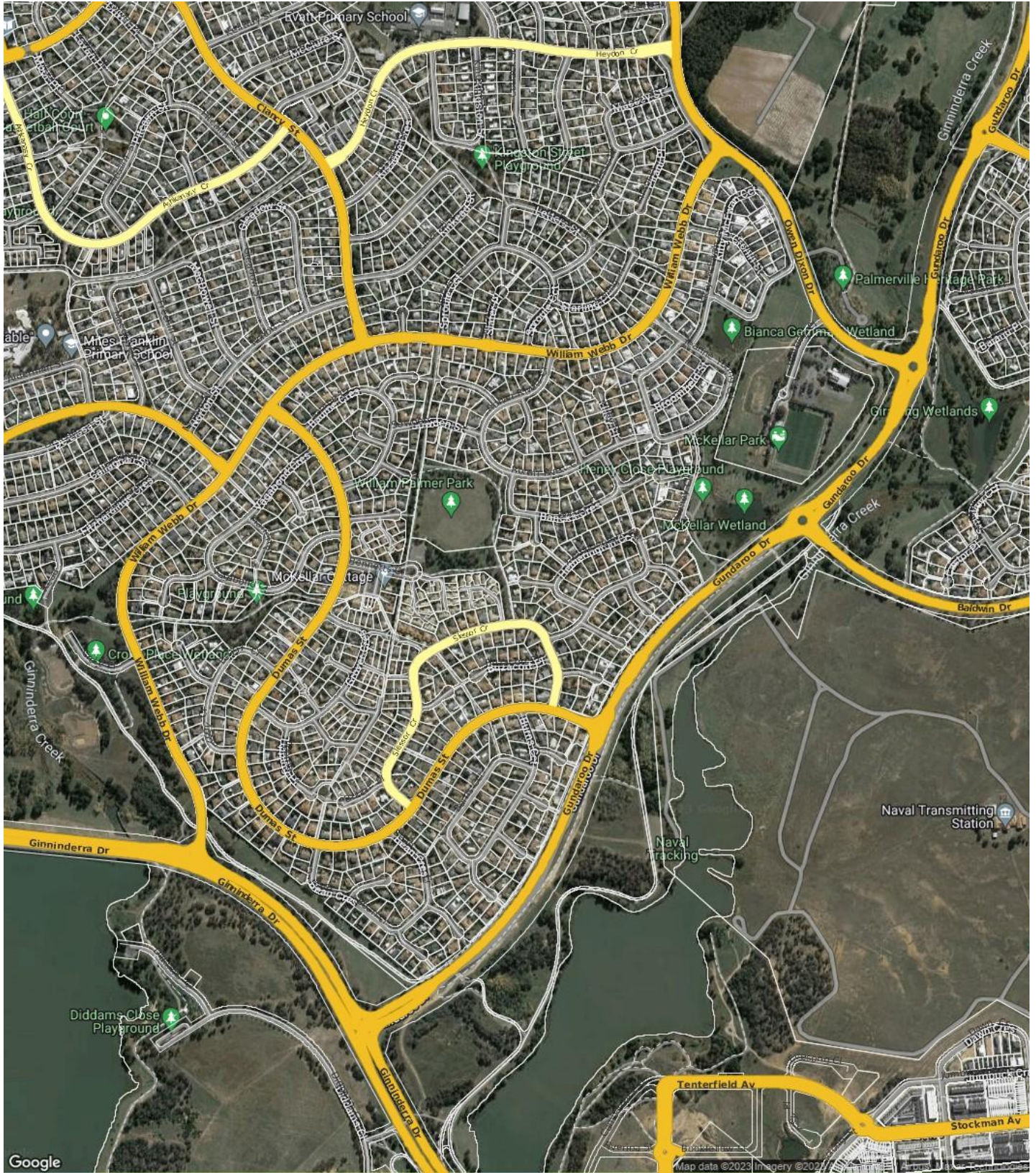


SUBURB FLYOVER REPORT

MCKELLAR (HOUSE)

Prepared by [Independent Property Group](#)

MCKELLAR - Suburb Map



MCKELLAR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	29	\$ 382,000	0.0 %	\$ 4,500	\$ 695,000
2006	42	\$ 460,000	20.4 %	\$ 275,000	\$ 655,000
2007	29	\$ 520,000	13.0 %	\$ 220,000	\$ 800,000
2008	28	\$ 507,500	-2.4 %	\$ 365,000	\$ 727,500
2009	28	\$ 530,000	4.4 %	\$ 405,000	\$ 790,000
2010	29	\$ 648,000	22.3 %	\$ 470,000	\$ 995,000
2011	24	\$ 603,750	-6.8 %	\$ 275,000	\$ 935,000
2012	20	\$ 620,000	2.7 %	\$ 375,000	\$ 980,000
2013	20	\$ 637,500	2.8 %	\$ 375,000	\$ 852,000
2014	26	\$ 610,000	-4.3 %	\$ 410,000	\$ 1,050,000
2015	33	\$ 691,000	13.3 %	\$ 106,250	\$ 1,210,000
2016	26	\$ 641,500	-7.2 %	\$ 406,000	\$ 968,500
2017	34	\$ 800,000	24.7 %	\$ 186,667	\$ 1,000,000
2018	23	\$ 716,000	-10.5 %	\$ 450,000	\$ 1,050,000
2019	24	\$ 782,500	9.3 %	\$ 211,667	\$ 1,001,000
2020	26	\$ 805,000	2.9 %	\$ 550,000	\$ 1,280,000
2021	44	\$ 970,000	20.5 %	\$ 350,000	\$ 7,000,000
2022	36	\$ 1,110,000	14.4 %	\$ 200,000	\$ 1,545,000
2023	14	\$ 1,075,000	-3.2 %	\$ 815,000	\$ 2,200,000

Median Sale Price

\$1.03m

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

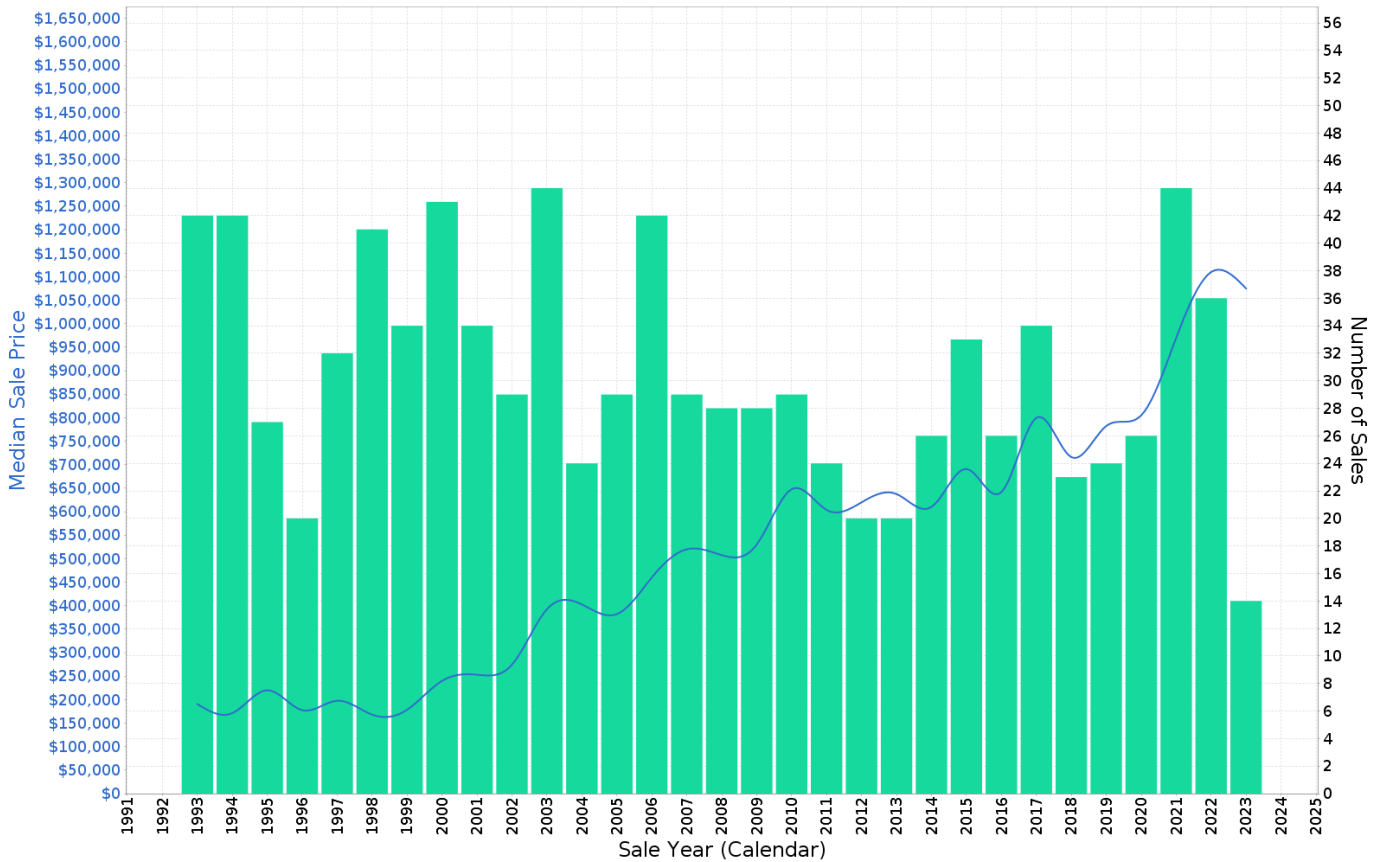
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

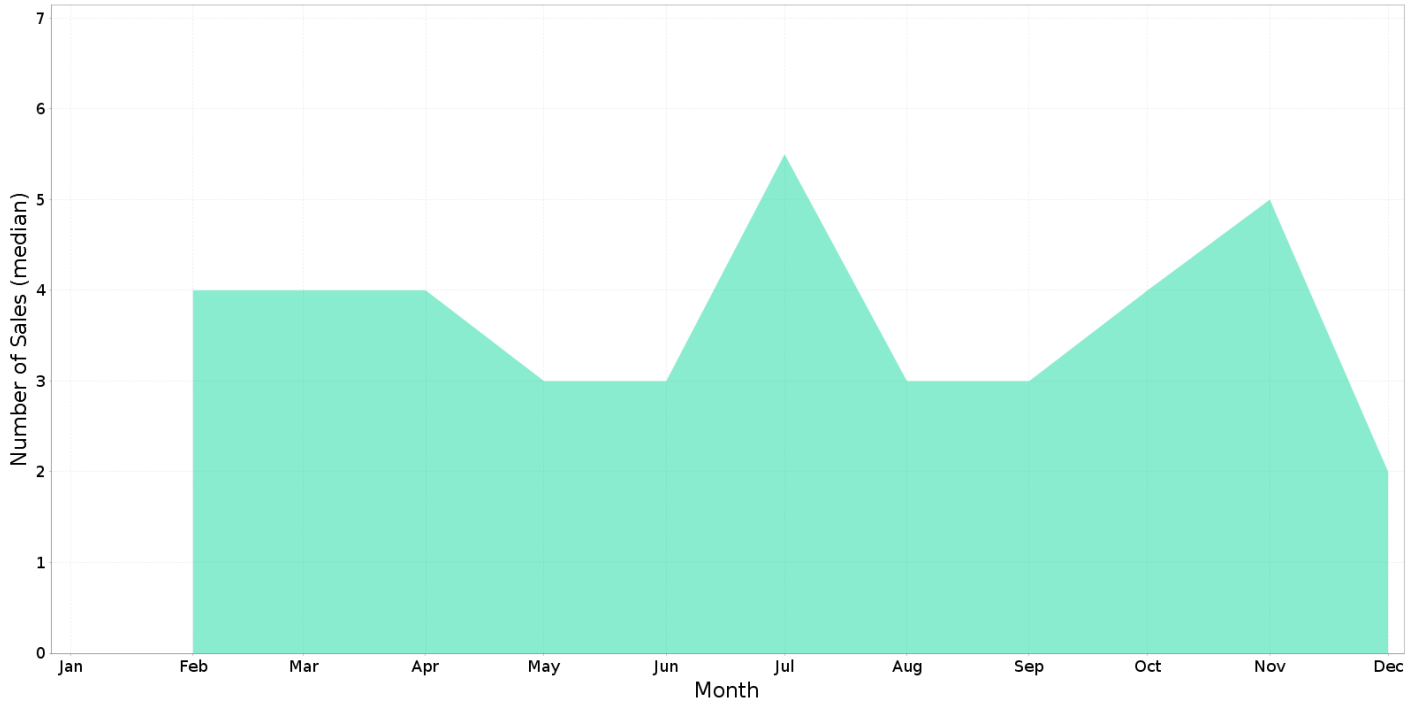
-7.2%

Current Median Price: \$1,030,000
Previous Median Price: \$1,110,000

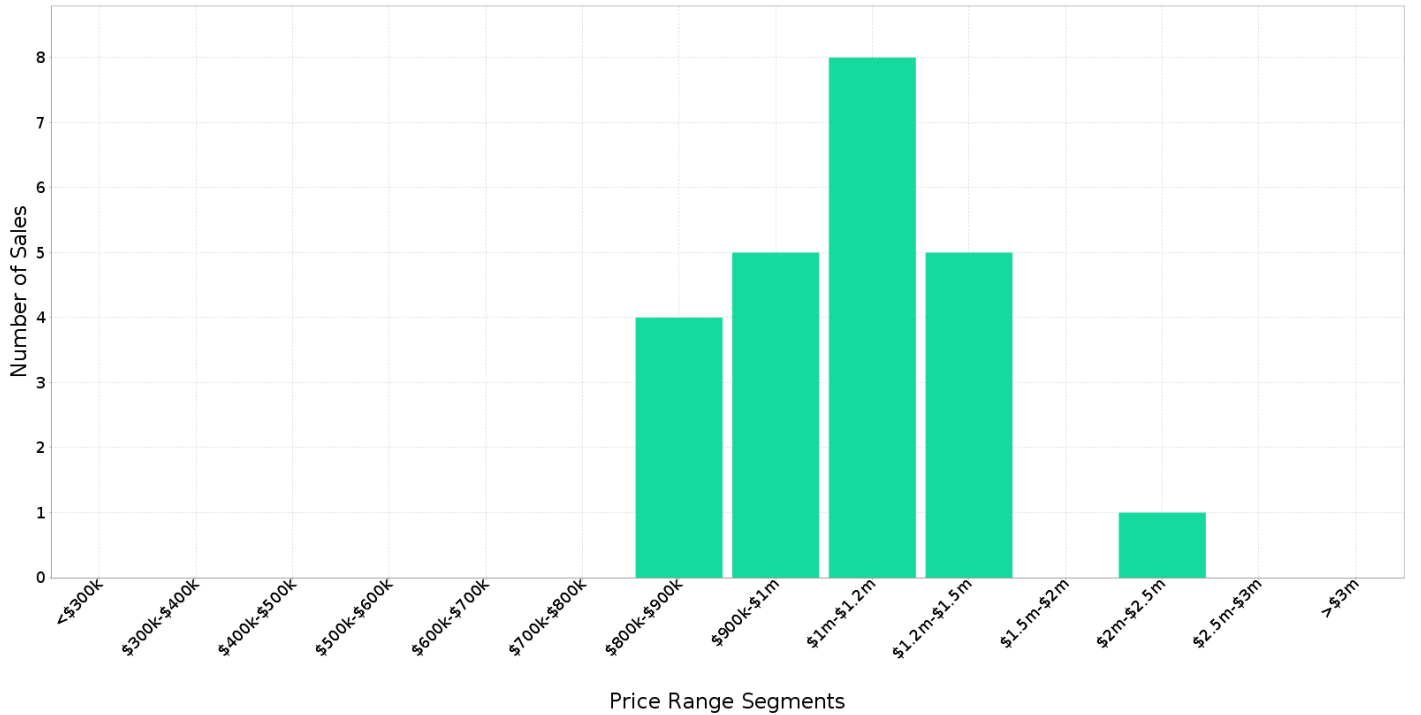
Based on 65 recorded House sales compared over the last two rolling 12 month periods



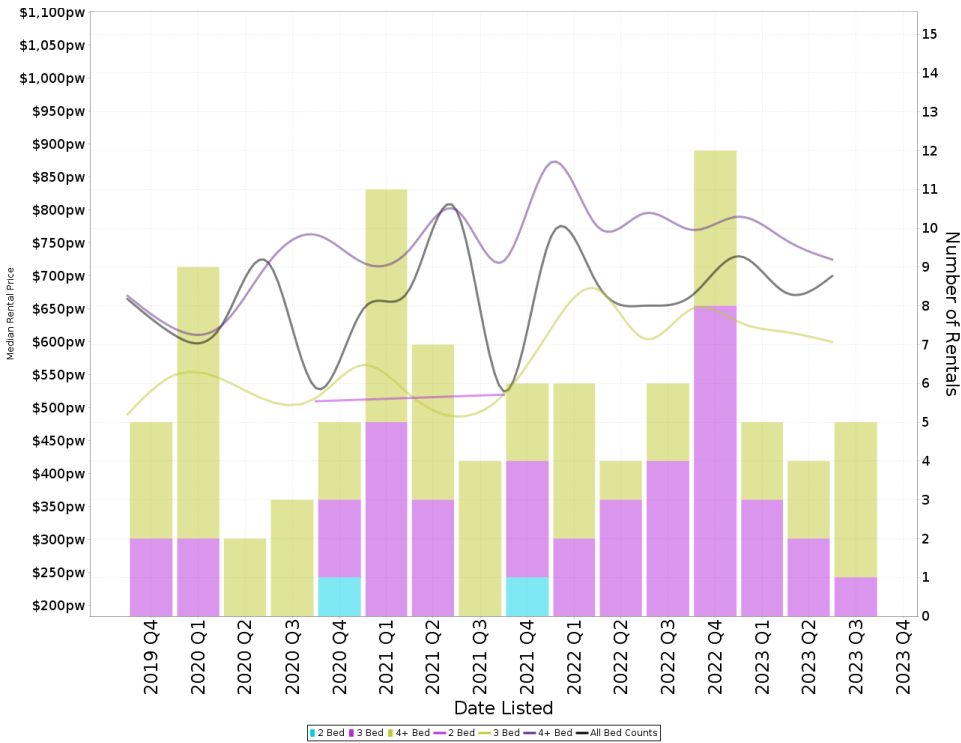
MCKELLAR - Peak Selling Periods (3 years)



MCKELLAR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

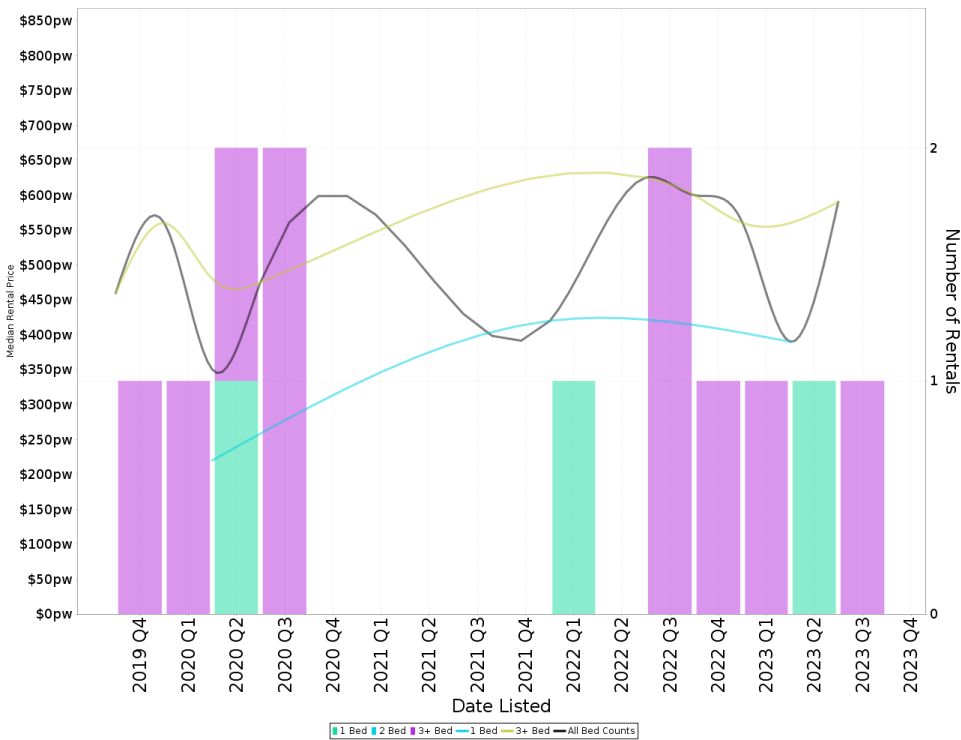
Current Median Price: \$1,030,000
Previous Median Price: \$1,110,000
Based on 65 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,030,000
Current Median Rent: \$685
Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.1%

Current Median Price: \$722,500
Previous Median Price: \$795,000
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$722,500
Current Median Rent: \$575
Based on 4 registered Unit rentals compared over the last 12 months.

MCKELLAR - Recently Sold Properties

Median Sale Price

\$1.03m

Based on 23 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

-7.2%

Current Median Price: \$1,030,000
Previous Median Price: \$1,110,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

23

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 HAVERFIELD PL

\$970,000

Aug 2023
20 Days

708 m² 4 2 2

6 MACALPINE CL

\$1,140,000

Jun 2023
24 Days

822 m² 5 3 2

41 VAGABOND CRES

\$845,000

Jun 2023
20 Days

869 m² 3 1 1

5 KITTY MCEWAN CCT

\$2,200,000

781.3 m²

19.8m 30.0m 36.0m 28.3m

781 m² 5 2 4

33 BURNS CCT

\$827,500

Jun 2023
22 Days

833 m² 3 1 2

6 BAUME CRES

\$1,050,000

Apr 2023
27 Days

710 m² 5 2 2

32 SLESSOR CRES

\$950,000

Apr 2023
12 Days

734 m² 3 2 1

157 WILLIAM WEBB DR

\$890,000

Apr 2023
54 Days

741 m² 3 3 2

3 BANCKS CRES

\$1,205,000

Apr 2023
N/A

981 m² 5 3 2

MCKELLAR - Properties For Rent

Median Rental Price

\$685 /w

Based on 26 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

+3.5%

Current Median Price: \$1,030,000
Current Median Rent: \$685

Based on 23 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

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

