independent PROPERTY GROUP



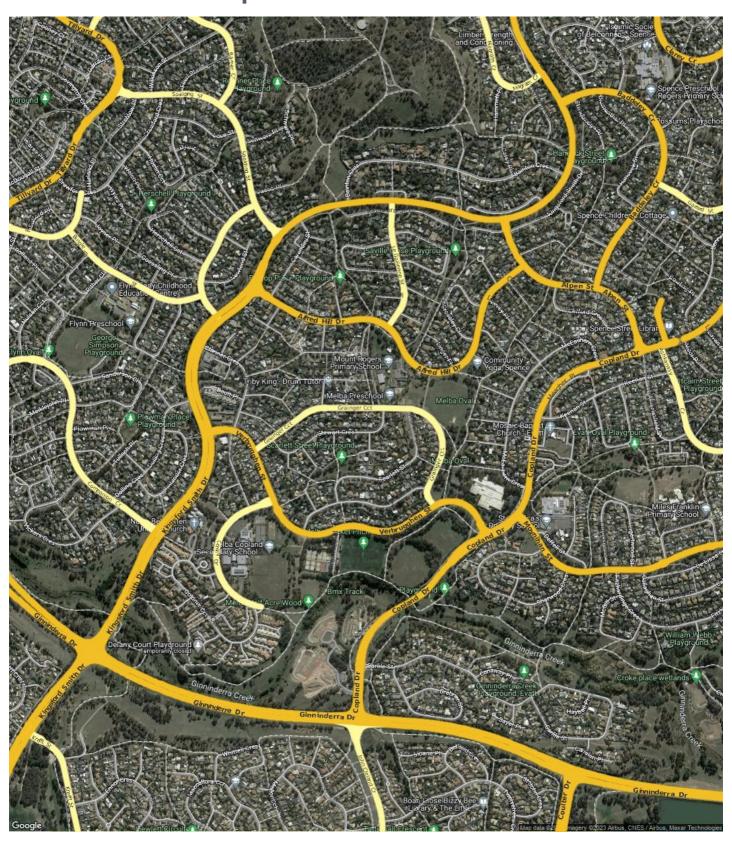
MELBA (HOUSE)

Prepared by Independent Property Group



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MELBA - 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

(NE) The High Research Researc



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MELBA - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|--------------|
| 2005 | 43 | \$ 326,000 | 0.0 % | \$ 245,000 | \$ 607,500 |
| 2006 | 52 | \$ 358,000 | 9.8 % | \$ 222,500 | \$ 617,500 |
| 2007 | 44 | \$ 400,000 | 11.7 % | \$ 120,000 | \$ 930,000 |
| 2008 | 33 | \$ 420,000 | 5.0 % | \$ 190,000 | \$ 605,000 |
| 2009 | 33 | \$ 421,500 | 0.4 % | \$ 348,000 | \$ 636,000 |
| 2010 | 35 | \$ 467,000 | 10.8 % | \$ 40,000 | \$ 941,000 |
| 2011 | 39 | \$ 489,000 | 4.7 % | \$ 365,000 | \$ 1,125,000 |
| 2012 | 45 | \$ 500,000 | 2.2 % | \$ 250,000 | \$ 950,000 |
| 2013 | 32 | \$ 482,500 | -3.5 % | \$ 370,000 | \$ 1,230,000 |
| 2014 | 41 | \$ 505,500 | 4.8 % | \$ 369,000 | \$ 850,000 |
| 2015 | 35 | \$ 507,000 | 0.3 % | \$ 376,000 | \$ 810,000 |
| 2016 | 44 | \$ 572,500 | 12.9 % | \$ 390,000 | \$ 1,100,000 |
| 2017 | 33 | \$ 605,000 | 5.7 % | \$ 302,500 | \$ 980,000 |
| 2018 | 57 | \$ 602,000 | -0.5 % | \$ 396,000 | \$ 1,225,000 |
| 2019 | 40 | \$ 618,750 | 2.8 % | \$ 455,000 | \$ 1,475,000 |
| 2020 | 55 | \$ 700,000 | 13.1 % | \$ 365,000 | \$ 1,373,000 |
| 2021 | 45 | \$ 850,000 | 21.4 % | \$ 539,800 | \$ 1,330,000 |
| 2022 | 40 | \$ 1,022,500 | 20.3 % | \$ 270,000 | \$ 1,270,000 |
| 2023 | 14 | \$ 950,000 | -7.1 % | \$ 690,000 | \$ 1,700,000 |

Median Sale Price \$988k

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

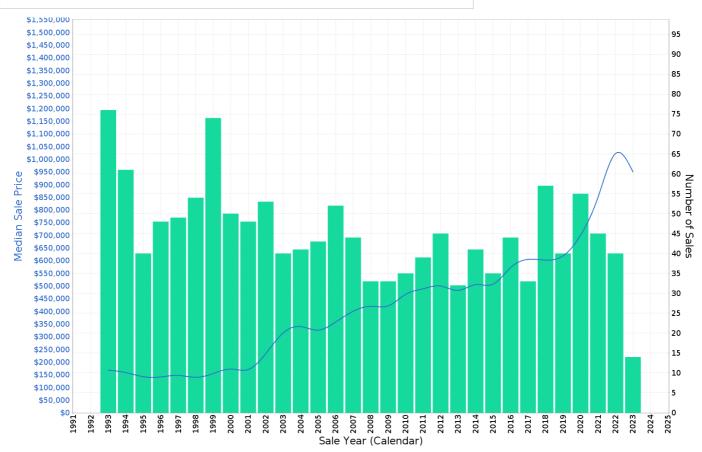
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.3%

Current Median Price: \$988,000 Previous Median Price: \$975.000

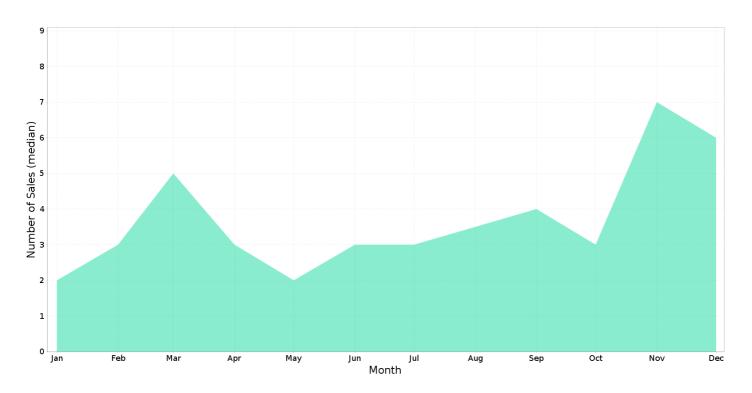
Based on 70 recorded House sales compared over the last two rolling 12 month periods



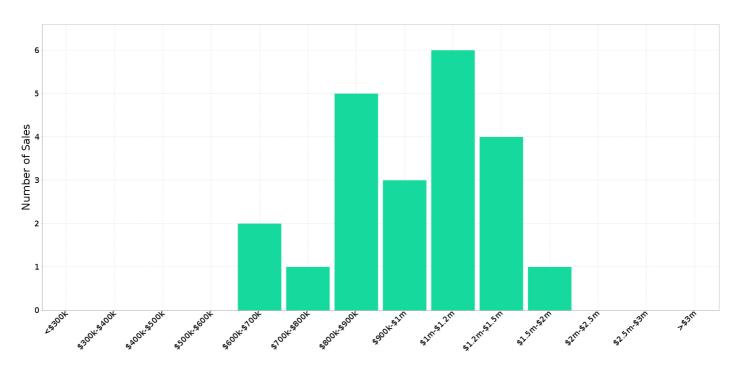


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MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)

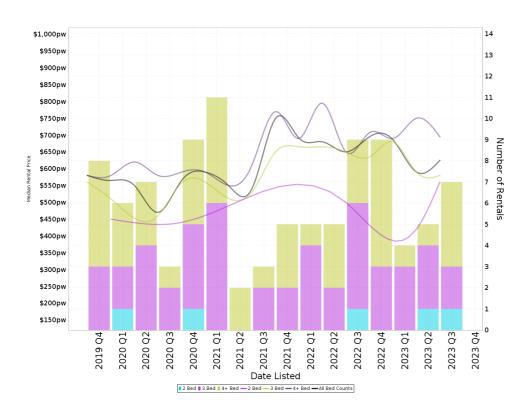


Price Range Segments

independent

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

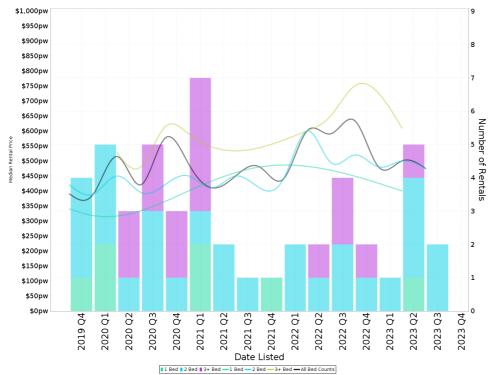
Previous Median Price: \$975,000 Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$988,000 **Current Median Rent: \$680** Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.6%

Current Median Price: \$597.500 Previous Median Price: \$654,000 Based on 24 registered Unit sales compared last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$597,500 Current Median Rent: \$490 Based on 10 registered Unit rentals compared over the last 12 months.

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MELBA - Properties For Rent

Median Rental Price

\$680 /w

Based on 25 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: \$988,000 Current Median Rent: \$680

Based on 22 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

