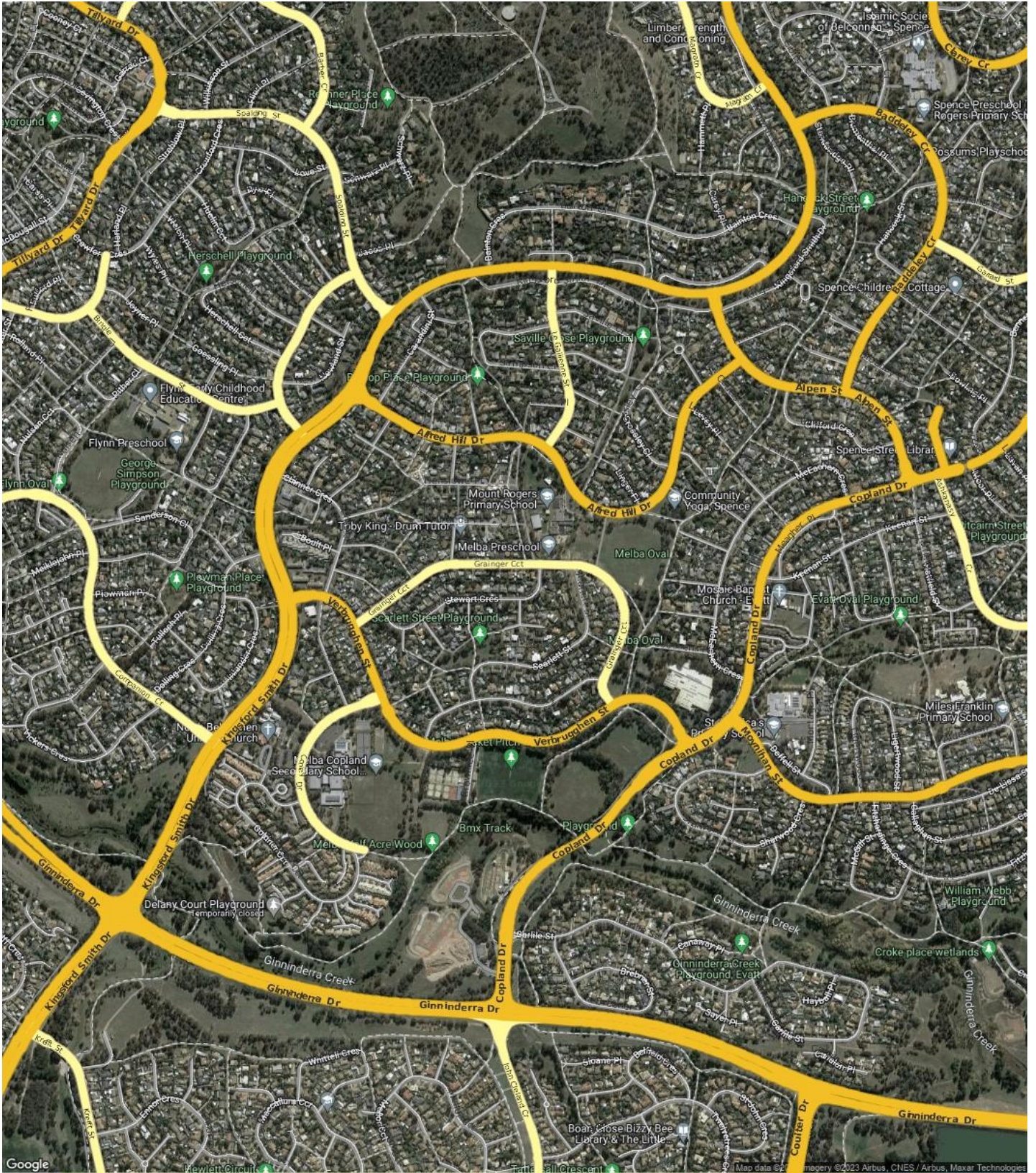


SUBURB FLYOVER REPORT

MELBA (HOUSE)

Prepared by [Independent Property Group](#)

MELBA - Suburb Map



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)

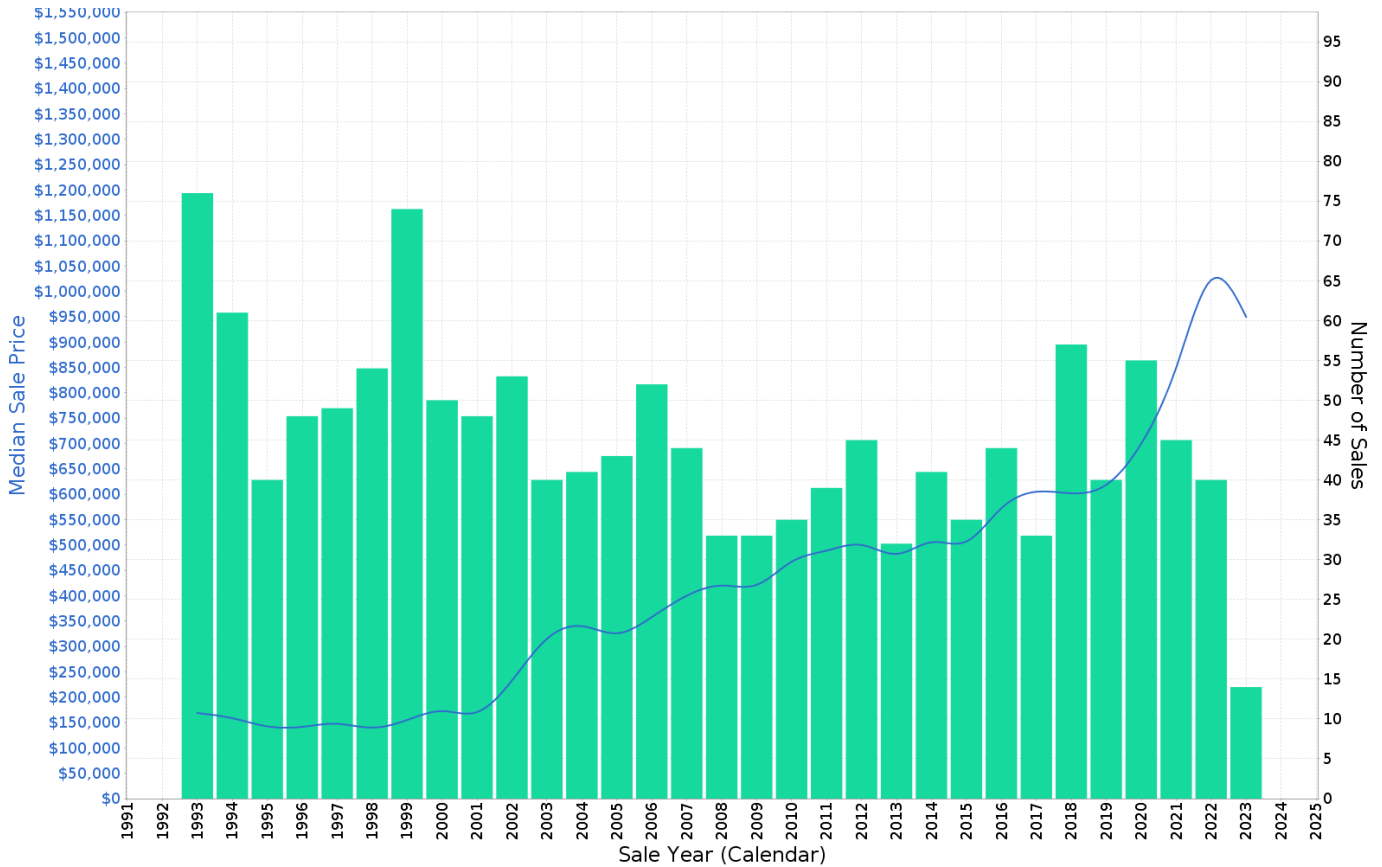
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

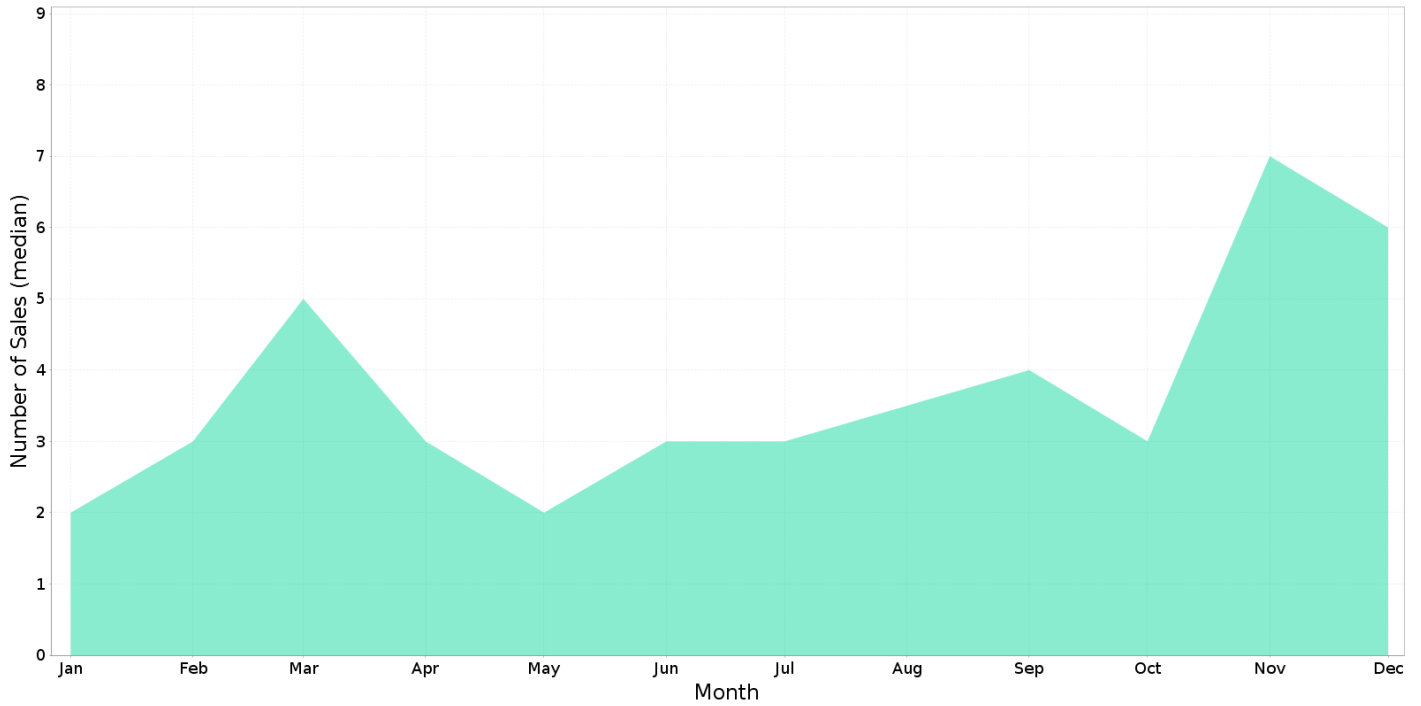
+1.3%

Current Median Price: \$988,000
Previous Median Price: \$975,000

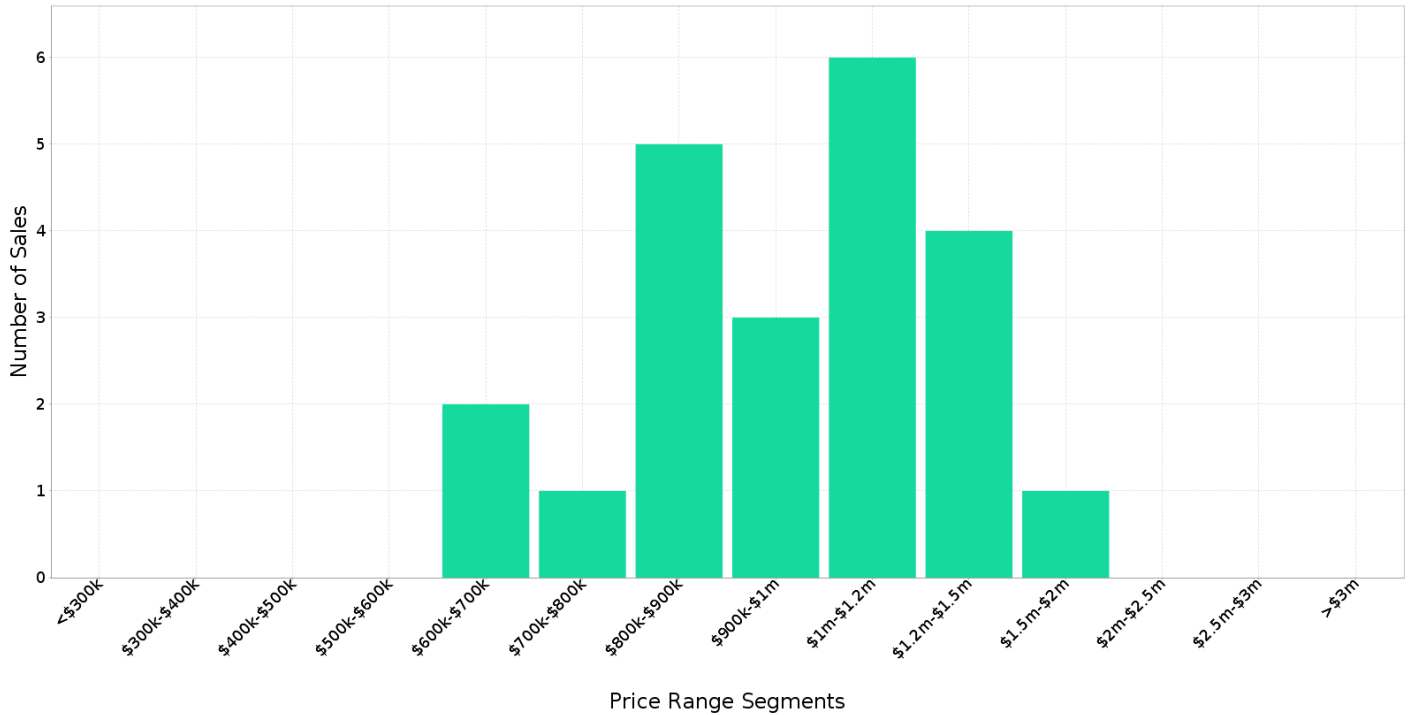
Based on 70 recorded House sales compared over the last two rolling 12 month periods



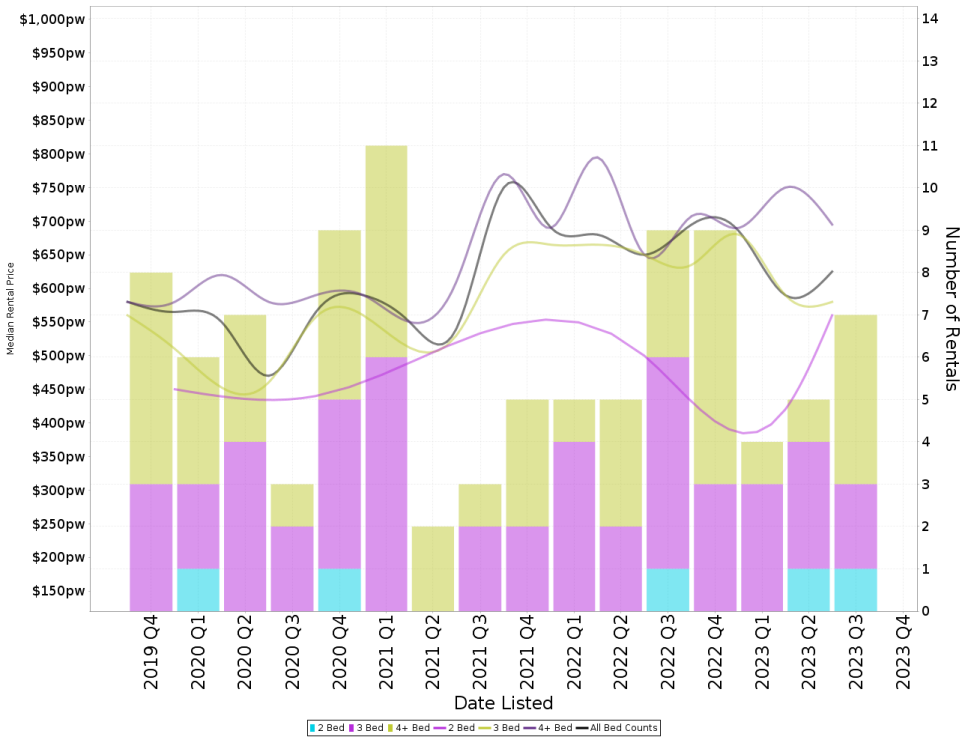
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

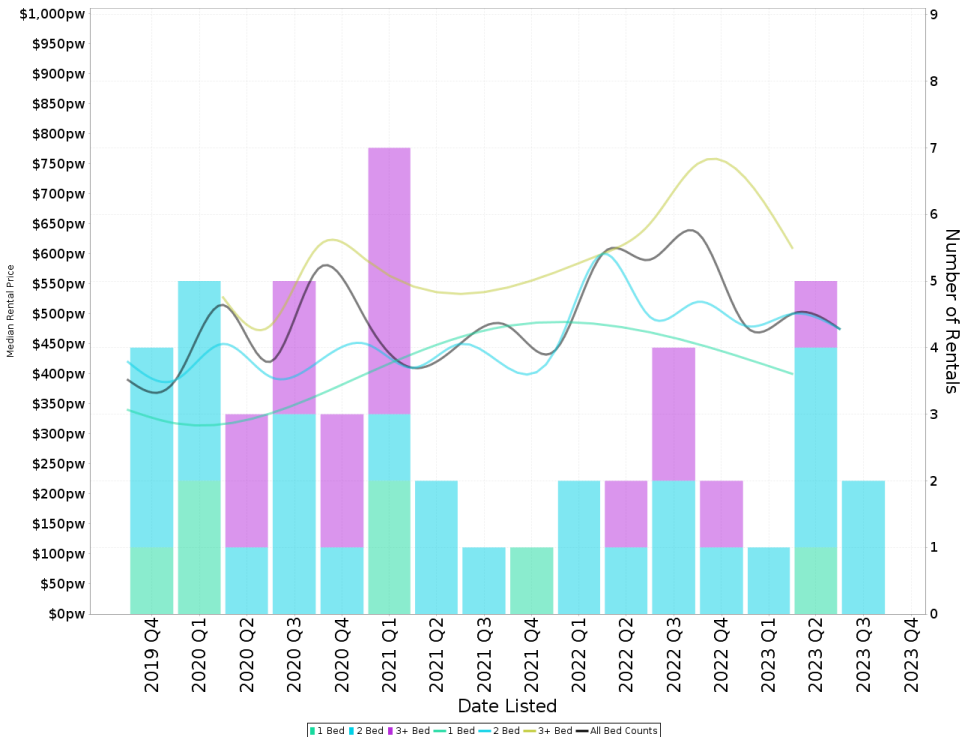
Current Median Price: \$988,000
Previous Median Price: \$975,000
Based on 70 registered House sales compared over the last two rolling 12 month periods.

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 over the 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.

