

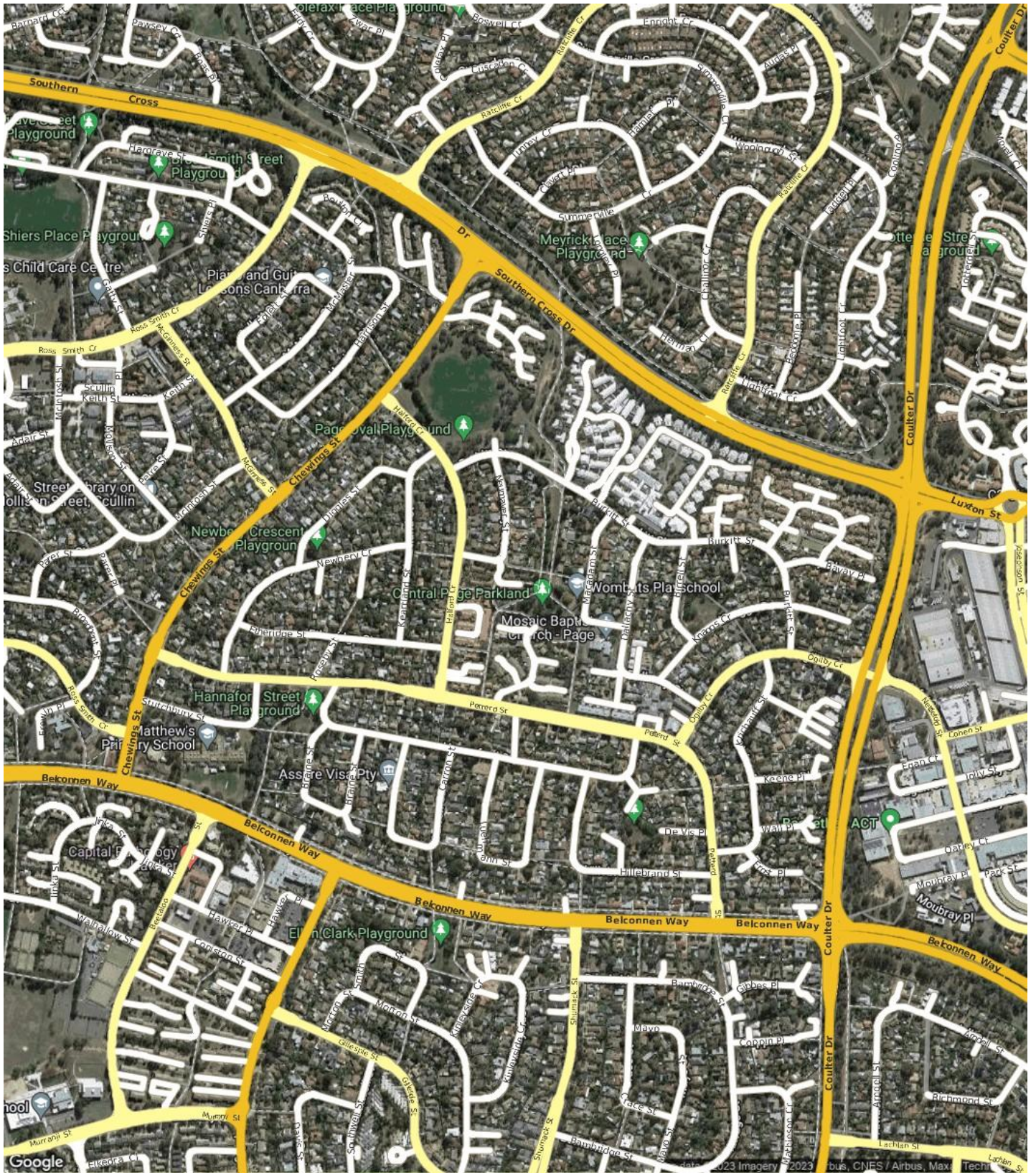
# SUBURB FLYOVER REPORT

PAGE (HOUSE)

Prepared by [Independent Property Group](#)



## PAGE - Suburb Map





## PAGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 305,000	0.0 %	\$ 240,000	\$ 422,000
2006	30	\$ 335,500	10.0 %	\$ 275,000	\$ 700,000
2007	44	\$ 368,750	9.9 %	\$ 176,000	\$ 500,000
2008	38	\$ 399,500	8.3 %	\$ 93,750	\$ 550,000
2009	32	\$ 410,000	2.6 %	\$ 130,000	\$ 489,000
2010	20	\$ 455,000	11.0 %	\$ 187,500	\$ 610,500
2011	18	\$ 471,000	3.5 %	\$ 300,000	\$ 526,000
2012	26	\$ 455,875	-3.2 %	\$ 232,500	\$ 580,000
2013	27	\$ 455,000	-0.2 %	\$ 380,000	\$ 665,000
2014	32	\$ 469,975	3.3 %	\$ 208,750	\$ 607,000
2015	47	\$ 499,000	6.2 %	\$ 200,000	\$ 683,000
2016	21	\$ 525,000	5.2 %	\$ 465,000	\$ 790,000
2017	32	\$ 620,000	18.1 %	\$ 180,000	\$ 822,000
2018	29	\$ 627,000	1.1 %	\$ 200,000	\$ 880,000
2019	30	\$ 621,000	-1.0 %	\$ 360,000	\$ 770,000
2020	29	\$ 700,000	12.7 %	\$ 475,000	\$ 947,500
2021	37	\$ 920,000	31.4 %	\$ 331,565	\$ 1,207,000
2022	41	\$ 910,000	-1.1 %	\$ 337,500	\$ 1,213,000
2023	15	\$ 915,000	0.5 %	\$ 500,000	\$ 1,420,000

### Median Sale Price

# \$920k

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

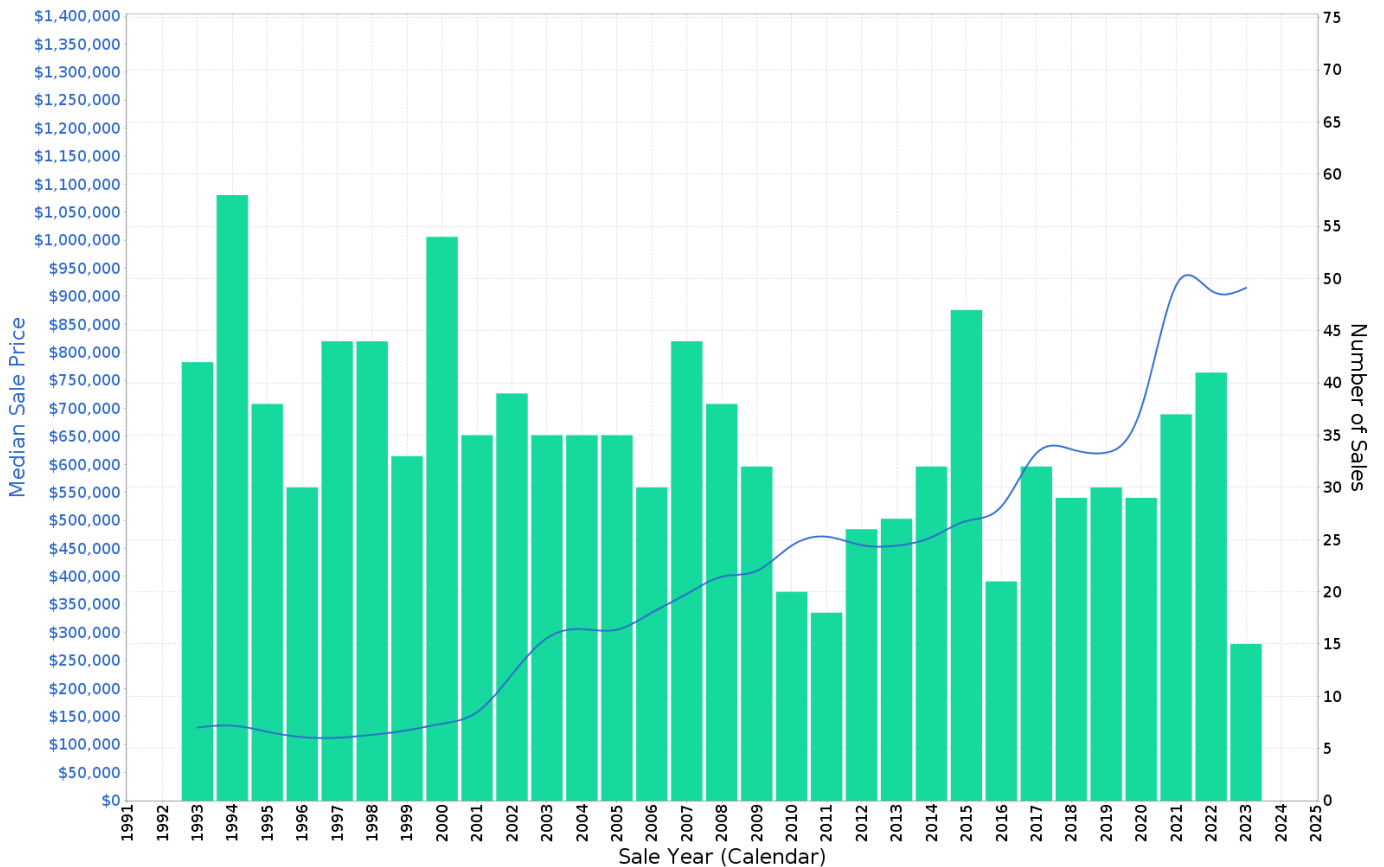
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

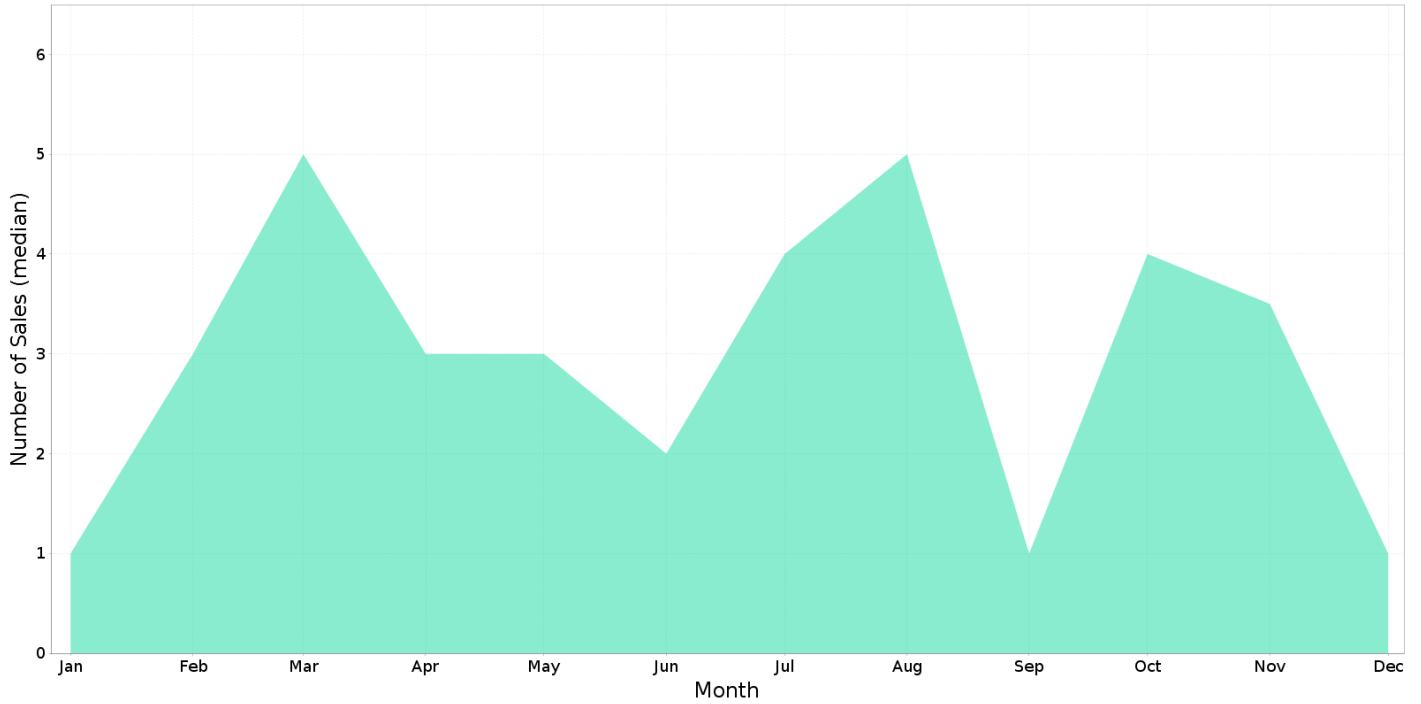
# -3.2%

Current Median Price: \$920,000  
Previous Median Price: \$950,000

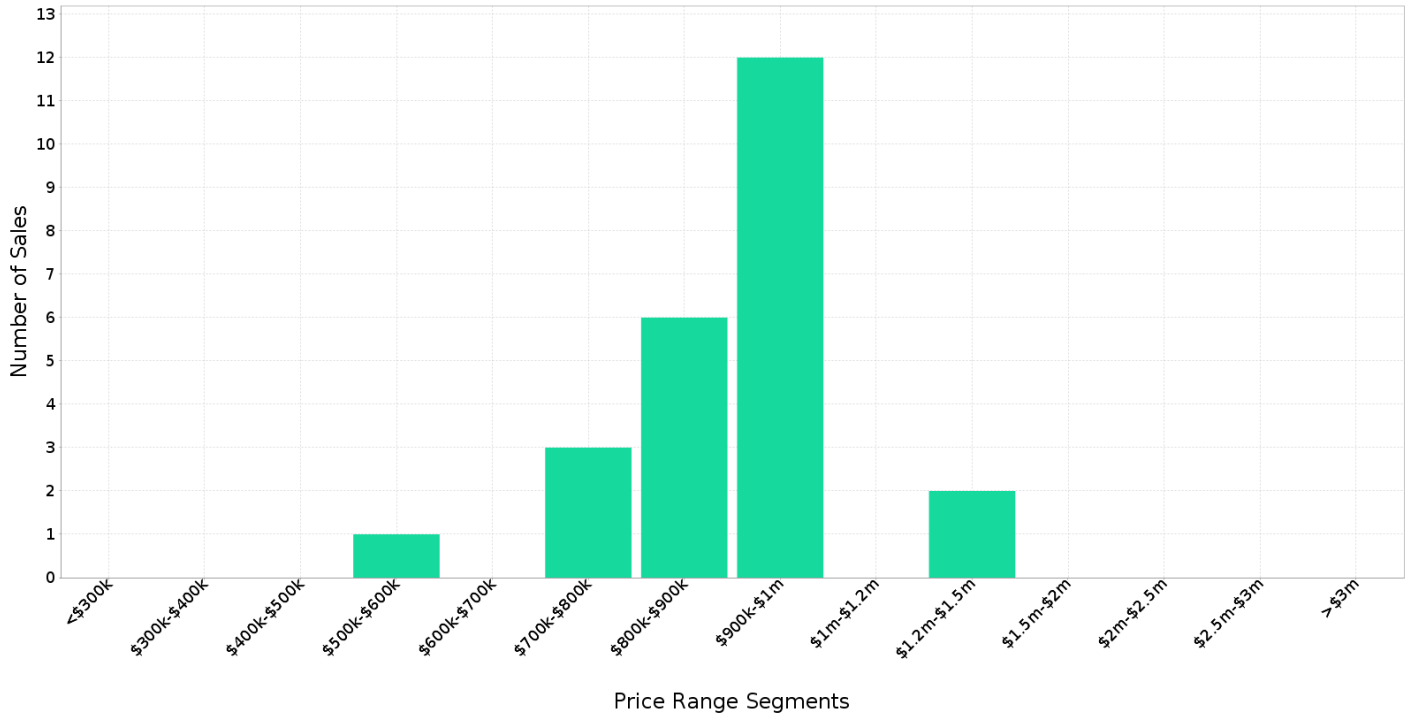
Based on 66 recorded House sales compared over the last two rolling 12 month periods



## PAGE - Peak Selling Periods (3 years)

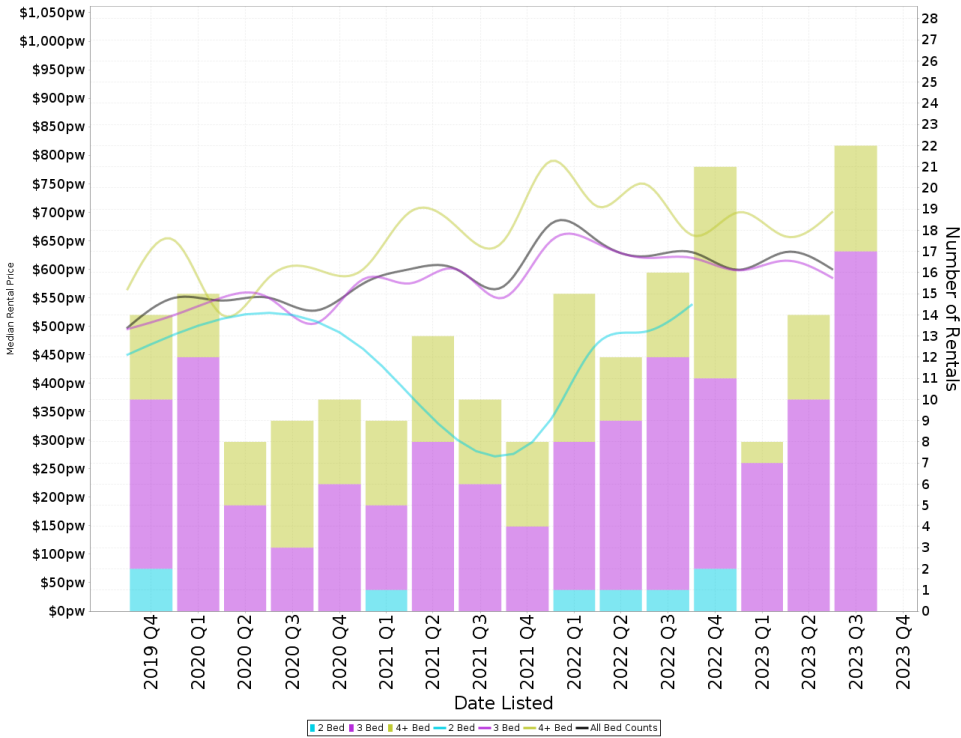


## PAGE - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.2%**

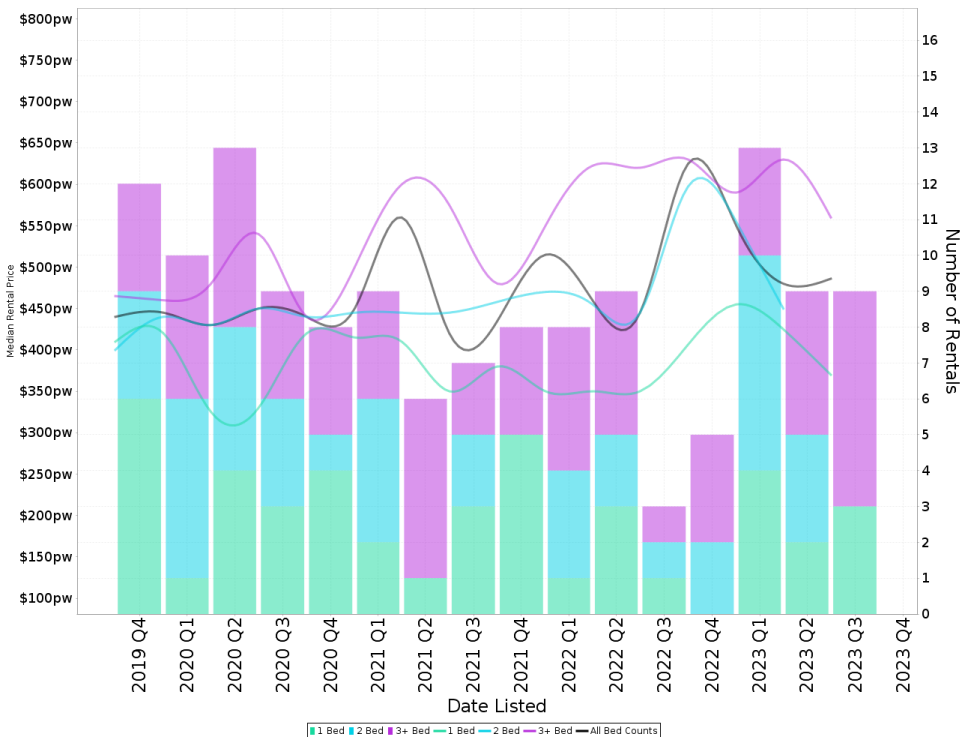
Current Median Price: \$920,000  
Previous Median Price: \$950,000  
Based on 66 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$920,000  
Current Median Rent: \$600  
Based on 65 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.5%**

Current Median Price: \$540,000  
Previous Median Price: \$610,000  
Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

Current Median Price: \$540,000  
Current Median Rent: \$555  
Based on 36 registered Unit rentals compared over the last 12 months.

## PAGE - Recently Sold Properties

Median Sale Price

**\$920k**

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

**-3.2%**

Current Median Price: \$920,000  
Previous Median Price: \$950,000

Based on 66 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

**24 BURKITT ST**

**\$733,000**

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

Sold 2023 74 Days

**1 ROSEBY ST**

**\$880,000**

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

Sold 2023 22 Days

**74 PETTERD ST**

**\$700,000**

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

Sold 2023 23 Days

**34 HALFORD CRES**

**\$937,500**

761 m<sup>2</sup> 3 2 2

Sold 2023 16 Days

**12 MACADAM ST**

**\$865,000**

890 m<sup>2</sup> 4 1 1

Sold 2023 431 Days

**117 PETTERD ST**

**\$877,200**

932 m<sup>2</sup> 4 1 1

Sold 2023 19 Days

**15 ETHERIDGE ST**

**\$830,000**

959 m<sup>2</sup> 4 1 -

Sold 2023 28 Days

**24 HILLEBRAND ST**

**\$1,235,000**

746 m<sup>2</sup> 4 2 2

Sold 2023 22 Days

**30 CARRON ST**

**\$860,000**

714 m<sup>2</sup> 4 1 1

Sold 2023 412 Days



# Independent

PROPERTY GROUP

**58 BELCONNEN WAY**

**\$894,000**

Sold May 2023  
22 Days

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

**45 CARRON ST**

**\$811,000**

Sold May 2023  
20 Days

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

**17 KRICHAUFF ST**

**\$985,000**

Sold Apr 2023  
N/A

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

**21 KEARTLAND ST**

**\$898,500**

Sold Apr 2023  
27 Days

780 m<sup>2</sup> 5 2 1

**15 HILLEBRAND ST**

**\$750,000**

Sold Apr 2023  
N/A

831 m<sup>2</sup> 1 1 -

**41 NEWBERY CRES**

**\$940,000**

Sold Apr 2023  
N/A

1,038 m<sup>2</sup> 3 1 2

**12 KNAGGS CRES**

**\$990,000**

Sold Apr 2023  
N/A

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

## PAGE - Properties For Rent

Median Rental Price

**\$600 /w**

Based on 65 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

**+3.4%**

Current Median Price: \$920,000  
Current Median Rent: \$600

Based on 24 recorded House sales and 65 House rentals compared over the last 12 months


Number of Rentals

**65**

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

**68 BELCONNEN WAY**




**\$660 per week**

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

Sep 2023 5 Days

**3 Keartland Street**



**\$600**

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

Sep 2023 7 Days

**4 LUEHMANN STREET**




**\$670 Per Week**

815 m<sup>2</sup> 4 1 2

Sep 2023 13 Days

**MACADAM STREET**

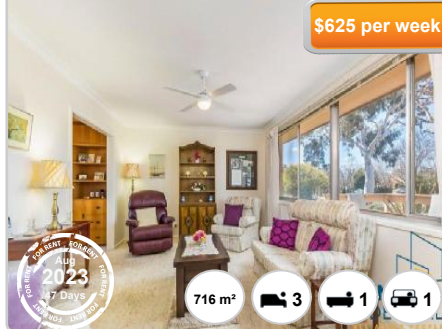


**\$750 Weekly**

902 m<sup>2</sup> 4 1 3

Sep 2023 17 Days

**40 HALFORD CRESCENT**




**\$625 per week**

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

Aug 2023 17 Days

**5 Wall Place**



**\$570 per week**

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

Aug 2023 56 Days

**58 BELCONNEN WAY**



**\$580 per week**

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

Jun 2023 108 Days