

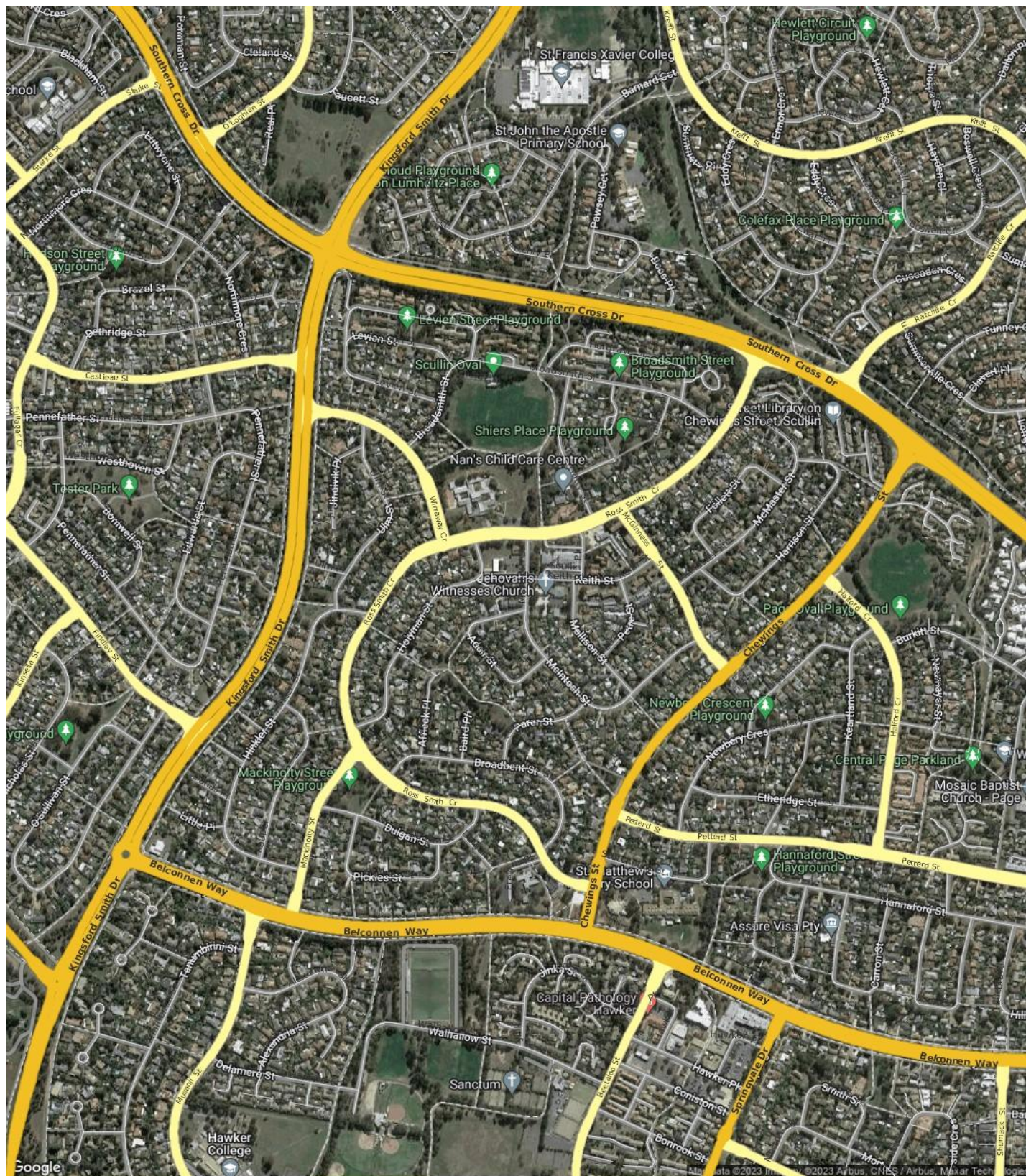
# SUBURB FLYOVER REPORT

SCULLIN (HOUSE)

Prepared by [Independent Property Group](#)



## SCULLIN - Suburb Map





## SCULLIN - Sales Statistics (Houses)

| Year | # Sales | Median     | Growth | Low        | High         |
|------|---------|------------|--------|------------|--------------|
| 2005 | 36      | \$ 313,500 | 0.0 %  | \$ 90,000  | \$ 450,000   |
| 2006 | 45      | \$ 332,000 | 5.9 %  | \$ 160,000 | \$ 438,000   |
| 2007 | 51      | \$ 373,000 | 12.3 % | \$ 164,000 | \$ 517,500   |
| 2008 | 47      | \$ 386,500 | 3.6 %  | \$ 74,000  | \$ 502,000   |
| 2009 | 33      | \$ 402,000 | 4.0 %  | \$ 14,000  | \$ 607,000   |
| 2010 | 24      | \$ 480,500 | 19.5 % | \$ 120,000 | \$ 570,000   |
| 2011 | 32      | \$ 443,750 | -7.6 % | \$ 120,000 | \$ 604,000   |
| 2012 | 33      | \$ 442,000 | -0.4 % | \$ 220,000 | \$ 565,000   |
| 2013 | 36      | \$ 455,000 | 2.9 %  | \$ 180,000 | \$ 637,000   |
| 2014 | 39      | \$ 469,500 | 3.2 %  | \$ 200,000 | \$ 620,000   |
| 2015 | 41      | \$ 480,000 | 2.2 %  | \$ 377,000 | \$ 605,000   |
| 2016 | 36      | \$ 500,000 | 4.2 %  | \$ 270,000 | \$ 790,000   |
| 2017 | 45      | \$ 565,000 | 13.0 % | \$ 240,000 | \$ 860,000   |
| 2018 | 46      | \$ 583,750 | 3.3 %  | \$ 265,000 | \$ 870,000   |
| 2019 | 32      | \$ 601,500 | 3.0 %  | \$ 237,500 | \$ 860,000   |
| 2020 | 41      | \$ 620,000 | 3.1 %  | \$ 165,000 | \$ 915,000   |
| 2021 | 41      | \$ 836,000 | 34.8 % | \$ 389,000 | \$ 1,250,000 |
| 2022 | 46      | \$ 877,500 | 5.0 %  | \$ 642,000 | \$ 5,948,000 |
| 2023 | 16      | \$ 841,500 | -4.1 % | \$ 610,000 | \$ 1,090,000 |

### Median Sale Price

# \$863k

Based on 26 recorded House sales within the last 12 months (Oct '22 - Sep '23)

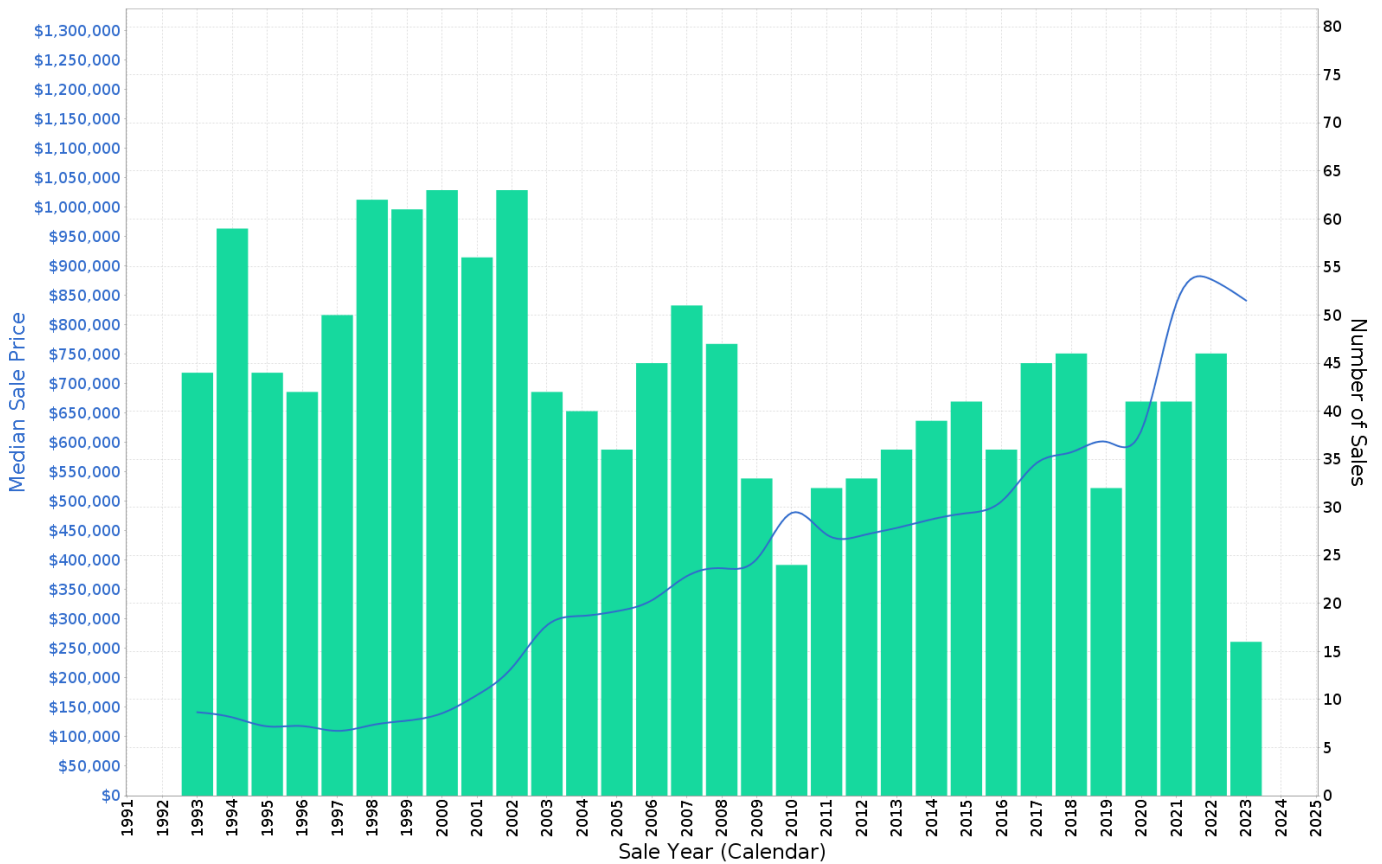
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

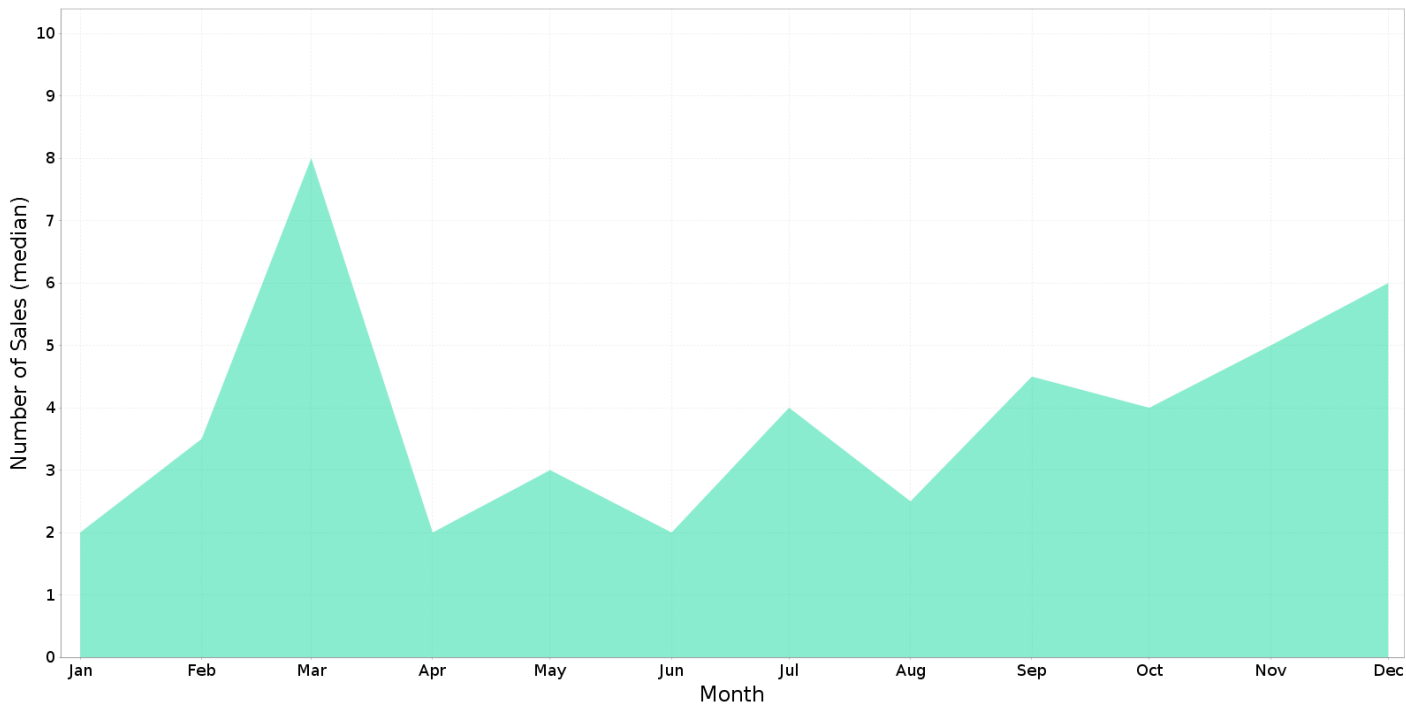
# -4.6%

Current Median Price: \$863,000  
Previous Median Price: \$905,000

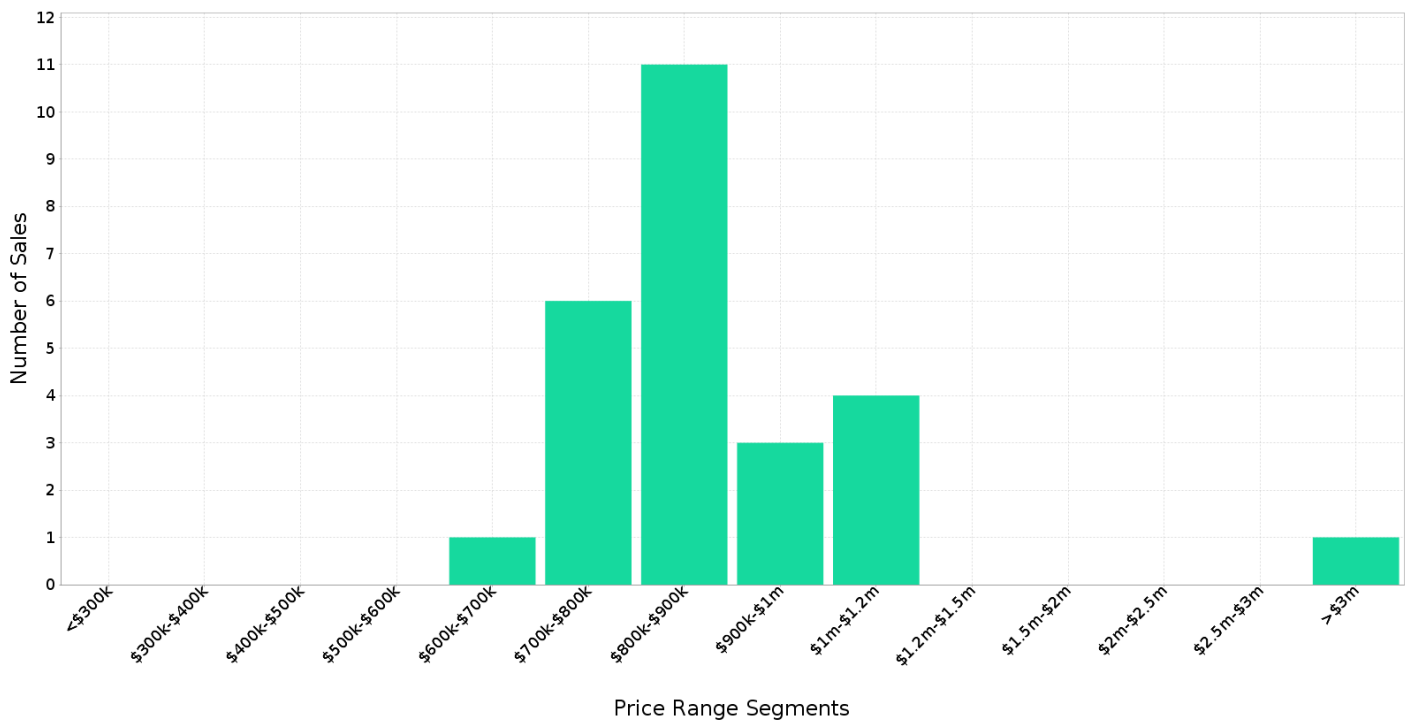
Based on 77 recorded House sales compared over the last two rolling 12 month periods



## SCULLIN - Peak Selling Periods (3 years)

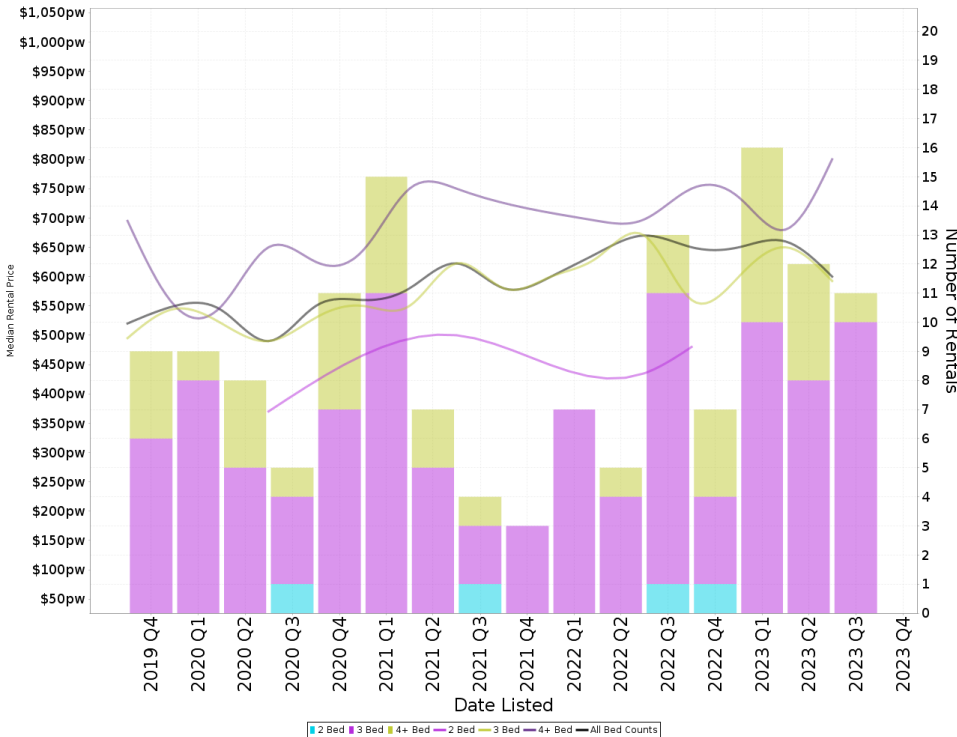


## SCULLIN - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.6%**

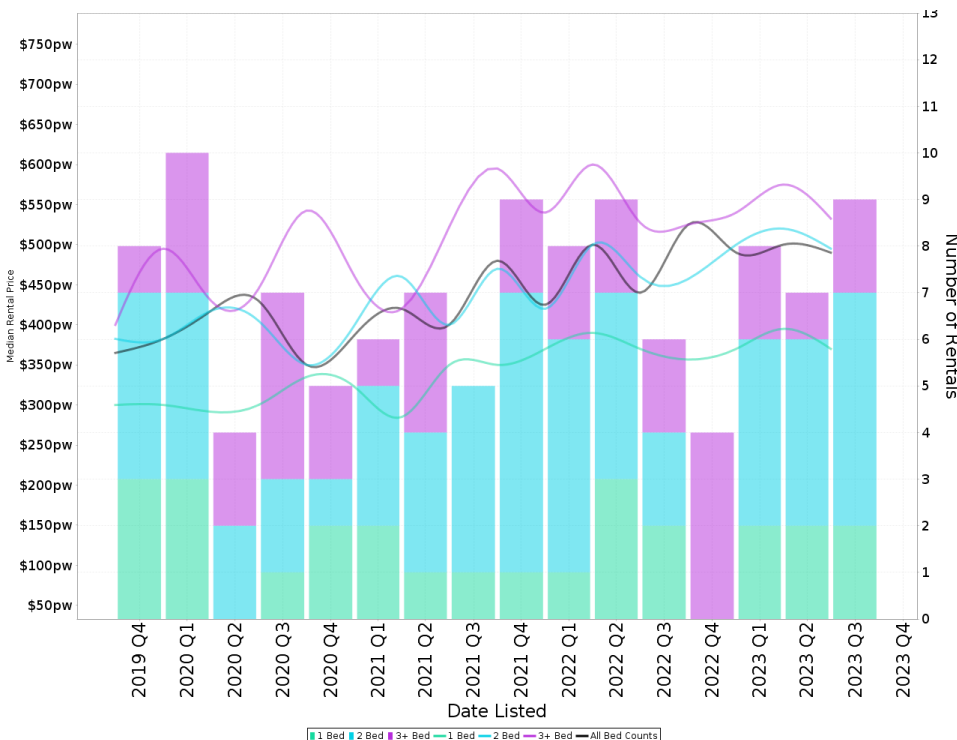
Current Median Price: \$863,000  
Previous Median Price: \$905,000  
Based on 77 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$863,000  
Current Median Rent: \$650  
Based on 46 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-12.8%**

Current Median Price: \$530,000  
Previous Median Price: \$607,500  
Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$530,000  
Current Median Rent: \$498  
Based on 28 registered Unit rentals compared over the last 12 months.

## SCULLIN - Recently Sold Properties

Median Sale Price

**\$863k**

Based on 26 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

**-4.6%**

Current Median Price: \$863,000  
Previous Median Price: \$905,000

Based on 77 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**26**

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

**1 LONG PL**

**\$750,000**

Sold 2023  
21 Days

697 m<sup>2</sup> 3 2 3

**78 ROSS SMITH CRES**

**\$800,000**

Sold 2023  
20 Days

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

**15 BOULTON CL**

**\$590,000**

Sold 2023  
22 Days

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

**1 DE GARIS PL**

**\$787,000**

Sold 2023  
35 Days

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

**3 PICKLES ST**

**\$897,000**

Sold 2023  
23 Days

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

**17 MCGINNESS ST**

**\$885,000**

Sold 2023  
6 Days

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

**21 BOULTON CL**

**\$610,000**

Sold 2023  
48 Days

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

**45 HINKLER ST**

**\$1,090,000**

Sold 2023  
19 Days

1,440 m<sup>2</sup> 6 2 2

**49 CHEWINGS ST**

**\$920,000**

Sold 2023  
N/A

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



38 MCINTOSH ST



\$750,000

2023  
82 Days

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

The image shows a property listing for 38 McIntosh St. It features a photograph of a house with a large tree in the foreground. A red price tag indicates \$750,000. A circular badge in the bottom left corner shows '2023' and '82 Days'. At the bottom, there are four icons representing property details: 664 m<sup>2</sup>, 3 bedrooms, 1 bathroom, and 2 cars.

## SCULLIN - Properties For Rent

Median Rental Price

**\$650 /w**

Based on 46 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

**+3.9%**

Current Median Price: \$863,000  
Current Median Rent: \$650

Based on 26 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals


**46**





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

**63 CHEWINGS STREET**

**\$660 pw**




1,052 m<sup>2</sup>




**30 MCGINNESS STREET**

**\$615 per week**




790 m<sup>2</sup>




**35 MCINTOSH STREET**

**\$570 per week**









693 m<sup>2</sup>




**31 HOLYMAN STREET**

**\$580 per week**



**57B CHEWINGS STREET**

**\$380 per week**









1,064 m<sup>2</sup>




**2/9 KEITH STREET**


**\$430 Per Week**





1,868 m<sup>2</sup>




**22 Gatty Place**

**\$650 per week**




658 m<sup>2</sup>
