

# SUBURB FLYOVER REPORT

SPENCE (HOUSE)

Prepared by [Independent Property Group](#)



## SPENCE - Suburb Map





## SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	41	\$ 325,000	0.0 %	\$ 205,000	\$ 485,000
2006	32	\$ 352,500	8.5 %	\$ 305,000	\$ 575,000
2007	56	\$ 378,500	7.4 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	38	\$ 458,500	-2.4 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.2 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	40	\$ 900,500	8.7 %	\$ 640,000	\$ 1,375,000
2023	14	\$ 955,000	6.1 %	\$ 450,000	\$ 8,000,000

Median Sale Price

# \$921k

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

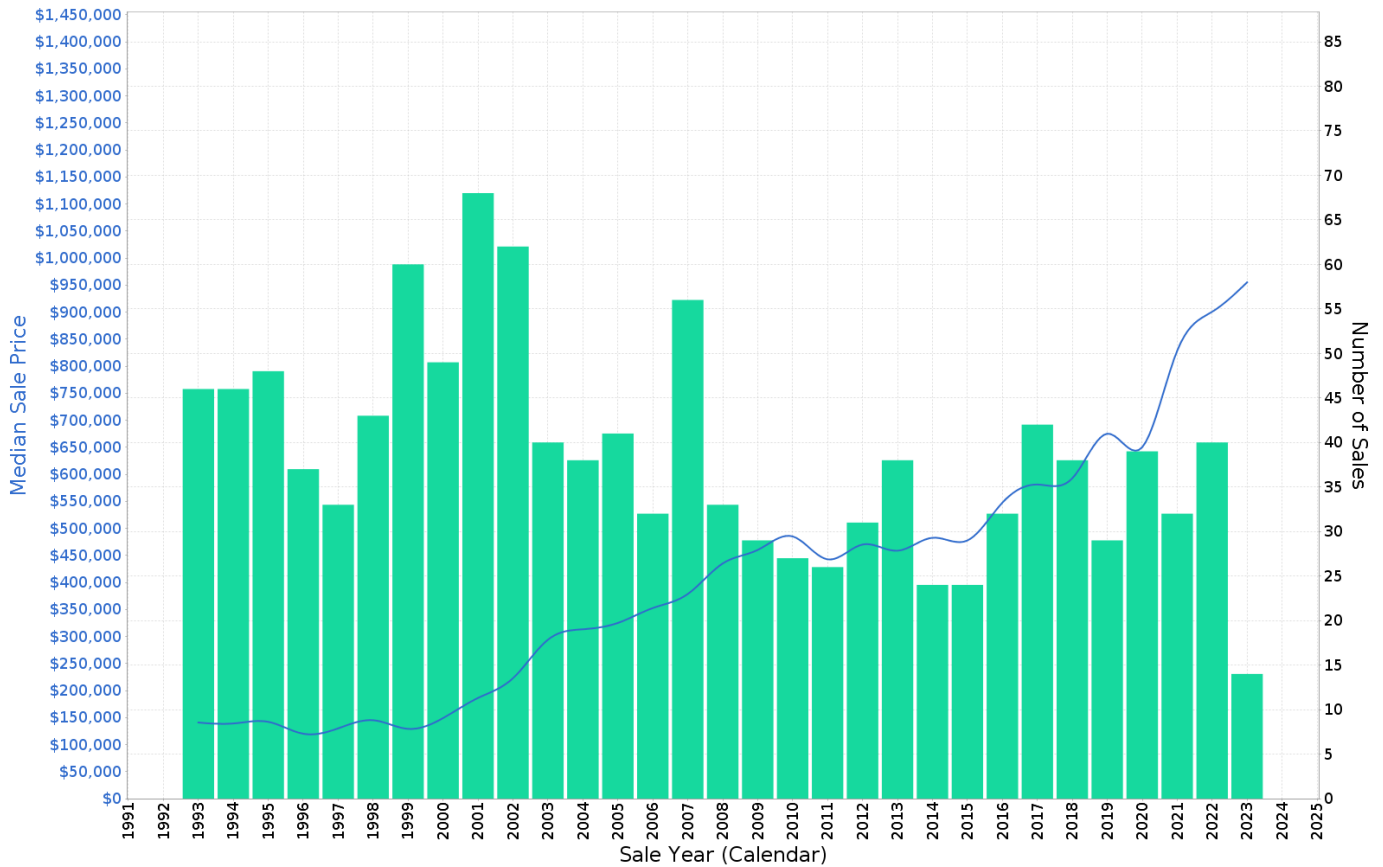
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

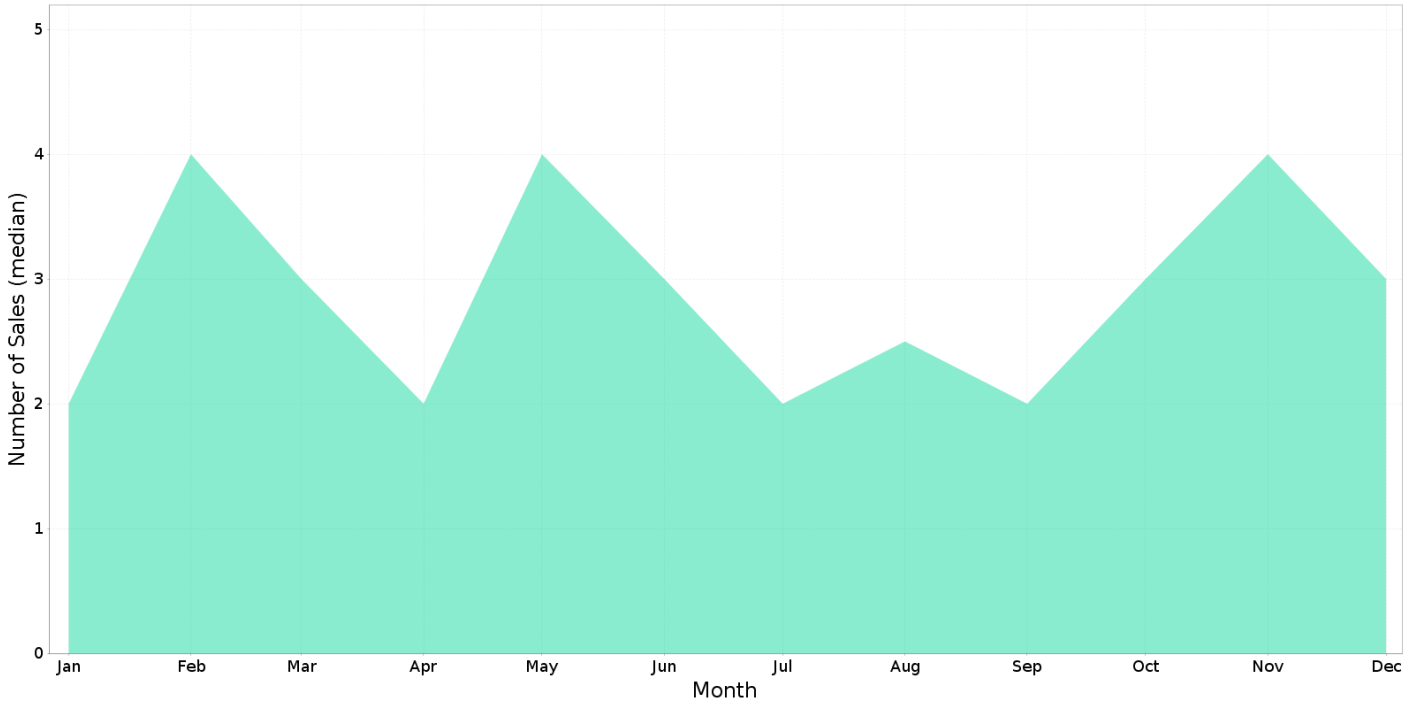
# +2.3%

Current Median Price: \$921,000  
Previous Median Price: \$900,000

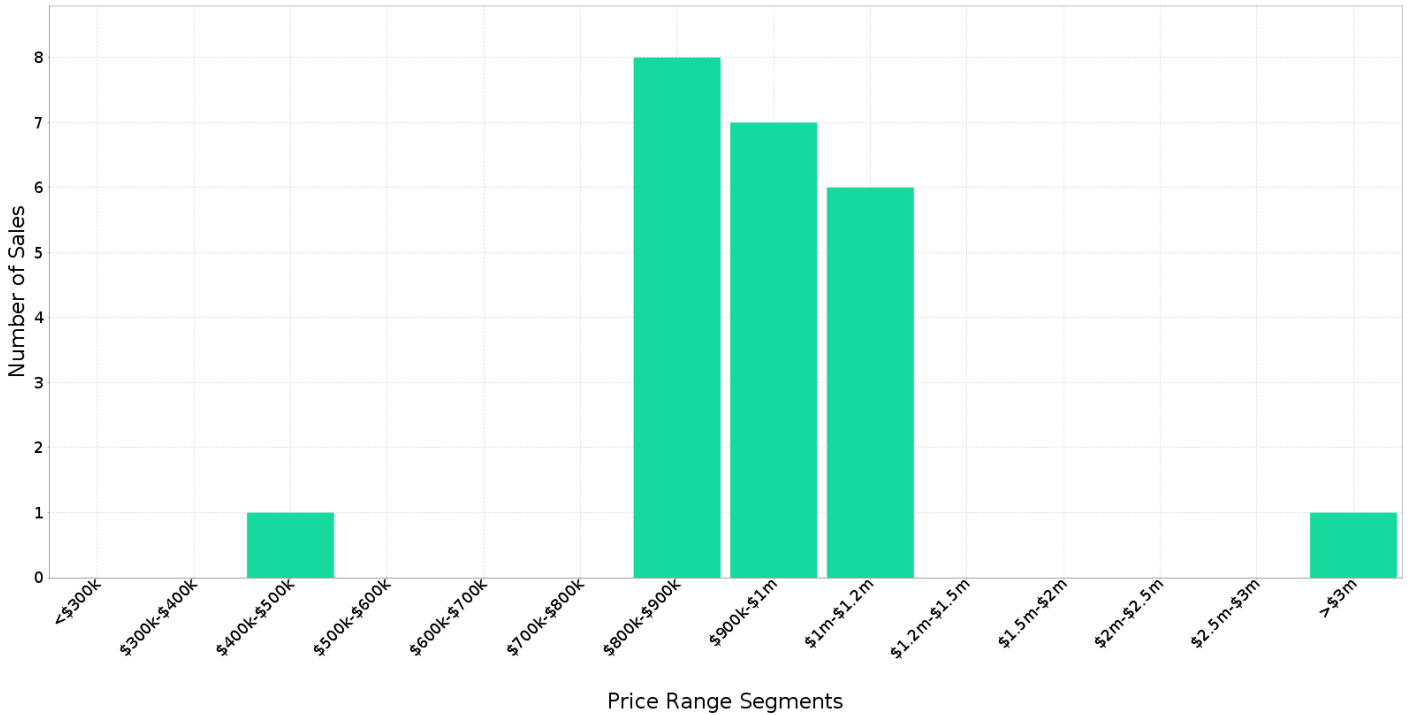
Based on 64 recorded House sales compared over the last two rolling 12 month periods



## SPENCE - Peak Selling Periods (3 years)

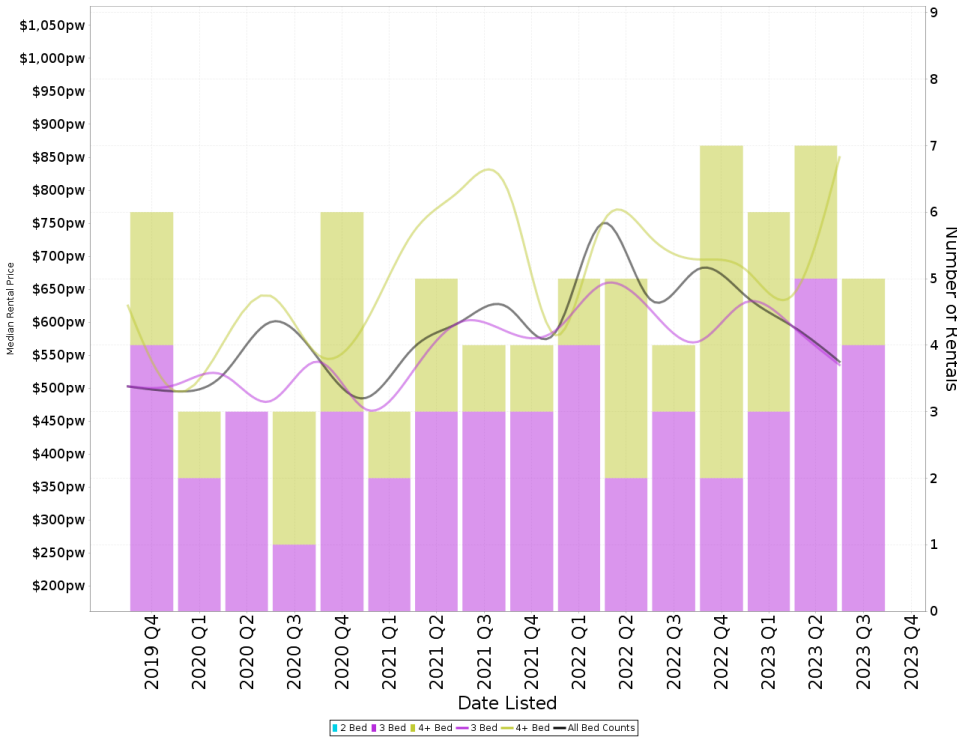


## SPENCE - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.3%**

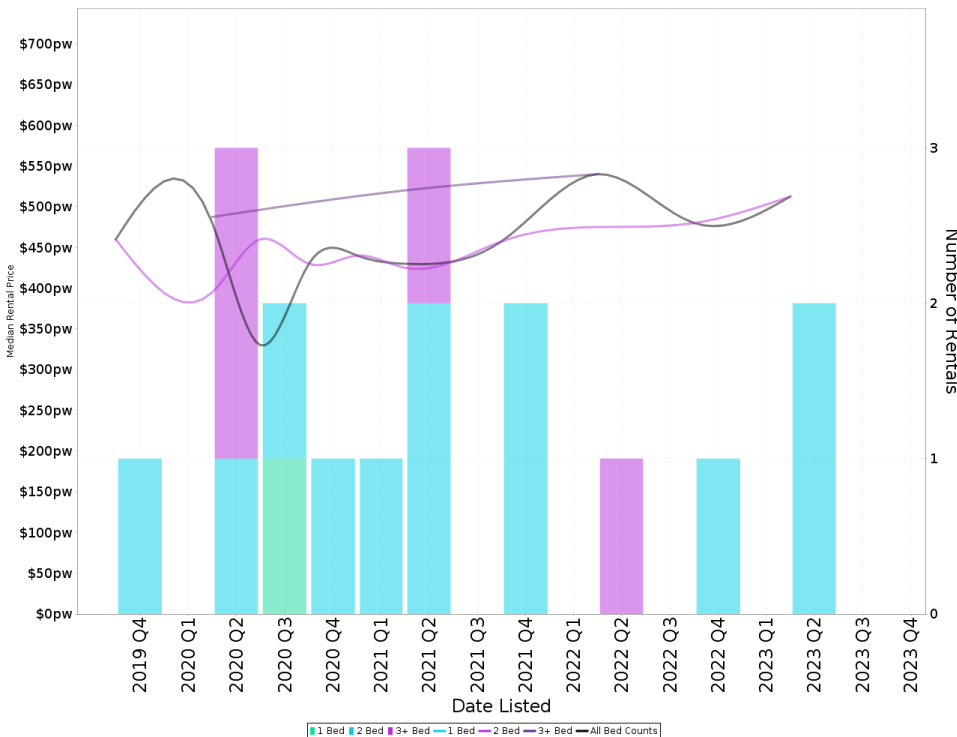
Current Median Price: \$921,000  
Previous Median Price: \$900,000  
Based on 64 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$921,000  
Current Median Rent: \$625  
Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+8.9%**

Current Median Price: \$750,000  
Previous Median Price: \$688,500  
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$750,000  
Current Median Rent: \$495  
Based on 3 registered Unit rentals compared over the last 12 months.

## SPENCE - Recently Sold Properties

Median Sale Price

**\$921k**

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

**+2.3%**

Current Median Price: \$921,000  
Previous Median Price: \$900,000

Based on 64 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

**2 BENNET PL**

**\$830,000**

Sep 2023  
27 Days

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

**9 SOMERVILLE ST**

**\$1,302,500**

Sep 2023  
24 Days

963 m<sup>2</sup> 4 2 2

**18 BADDELEY CRES**

**\$800,000**

Aug 2023  
41 Days

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

**3 KATZ PL**

**\$1,100,000**

Jul 2023  
N/A

1,041 m<sup>2</sup> 4 1 1

**66 CLAREY CRES**

**\$985,000**

Jun 2023  
22 Days

828 m<sup>2</sup> 4 2 4

**13 BENNET PL**

**\$925,000**

Jun 2023  
N/A

1,214 m<sup>2</sup> 4 1 -

**9 HINCHCLIFFE PL**

**\$800,000**

Jun 2023  
N/A

743 m<sup>2</sup> 3 2 3

**17 BROADBY CL**

**\$1,000,000**

Jun 2023  
N/A

878 m<sup>2</sup> - - -

**21 STANDBRIDGE PL**

**\$825,000**

May 2023  
35 Days

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



# Independent

PROPERTY GROUP

**7 BENNET PL**



**\$450,000**

May 2023  
N/A

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

**4 BROADBY CL**




**\$1,025,000**

May 2023  
10 Days

738 m<sup>2</sup> 4 2 3

**3 COLBORNE PL**



**\$890,000**

May 2023  
20 Days

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

**16 BOOTE PL**




**\$815,000**

Apr 2023  
23 Days

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

**33 BENNET ST**



**\$8,000,000**

28.1m, 39.6m, 16.9m, 46.3m, 936.4 m<sup>2</sup>

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

## SPENCE - Properties For Rent

Median Rental Price

**\$625 /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

**+3.5%**

Current Median Price: \$921,000  
Current Median Rent: \$625

Based on 23 recorded House sales and 25 House rentals compared over the last 12 months

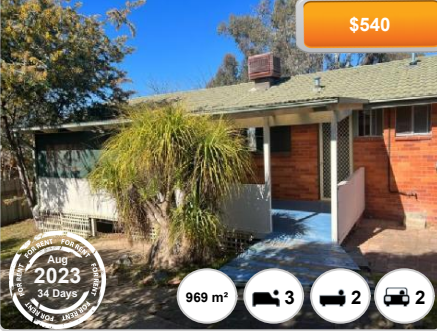
Number of Rentals

**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

**15 BENNET STREET**



**\$540**

Aug 2023  
34 Days

969 m<sup>2</sup> 3 2 2

**16 BENNET STREET**




**\$600 per week**

Aug 2023  
60 Days

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

**15 Bennet St**




**\$635 per week**

Jul 2023  
70 Days

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

**3 TOOMEY PLACE**



**\$510 per week**

Jul 2023  
85 Days

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

**145 COPLAND DRIVE**




**\$680 per week**

Jan 2023  
273 Days

829 m<sup>2</sup> 4 2 2

**145 COPLAND DRIVE**



**\$680 per week**

Dec 2022  
293 Days

829 m<sup>2</sup> 4 2 2