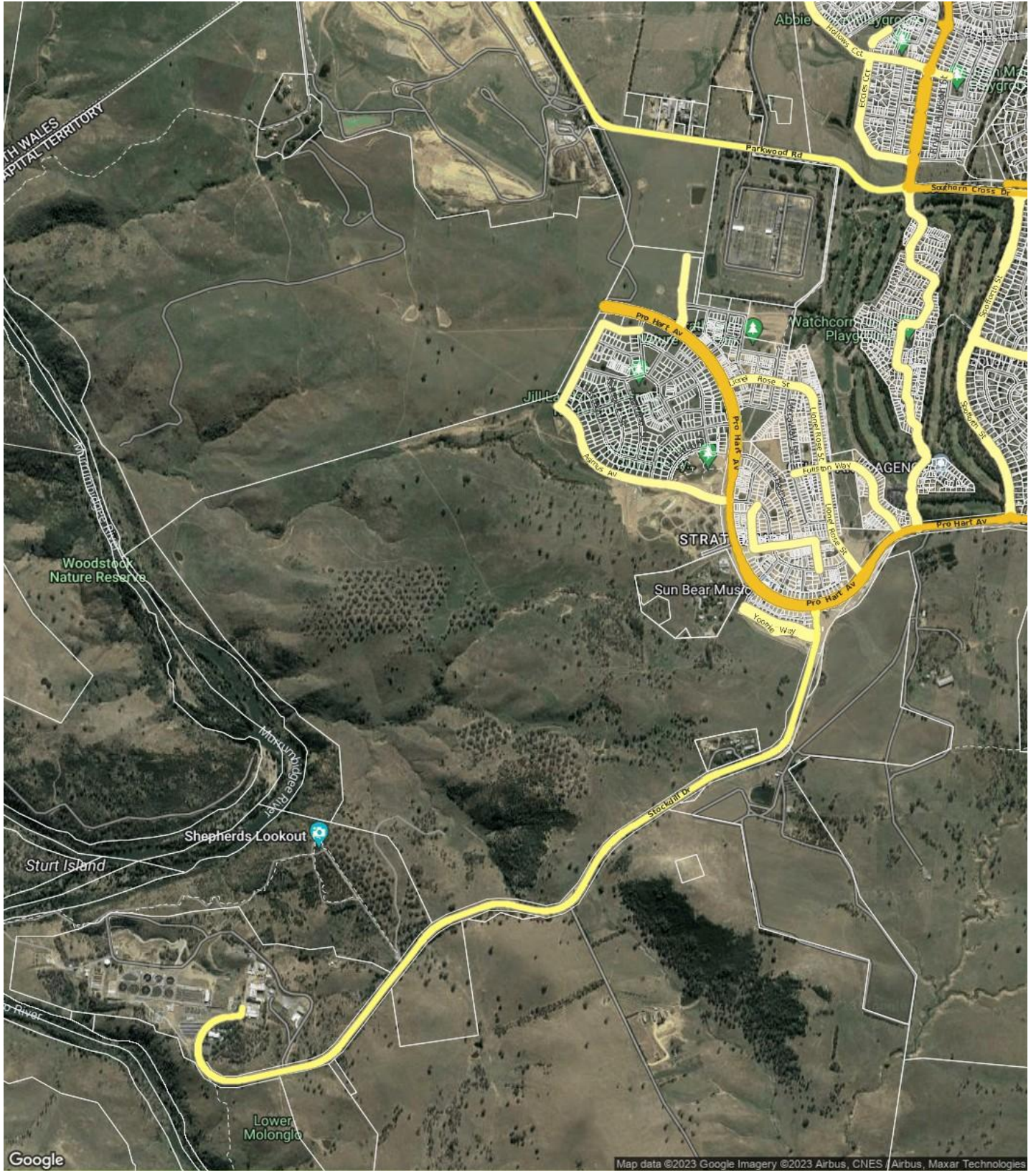


SUBURB FLYOVER REPORT

STRATHNAIRN (HOUSE)

Prepared by [Independent Property Group](#)

STRATHNAIRN - Suburb Map



STRATHNAIRN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2019	2	\$ 382,500	0.0 %	\$ 256,000	\$ 509,000
2020	77	\$ 570,000	49.0 %	\$ 243,000	\$ 856,260
2021	37	\$ 670,000	17.5 %	\$ 139,405	\$ 1,200,000
2022	32	\$ 940,250	40.3 %	\$ 625,000	\$ 1,650,000
2023	13	\$ 870,000	-7.5 %	\$ 710,000	\$ 1,020,000

Median Sale Price

\$870k

Based on 18 recorded House sales within the last 12 months (Oct '22 - Sep '23)

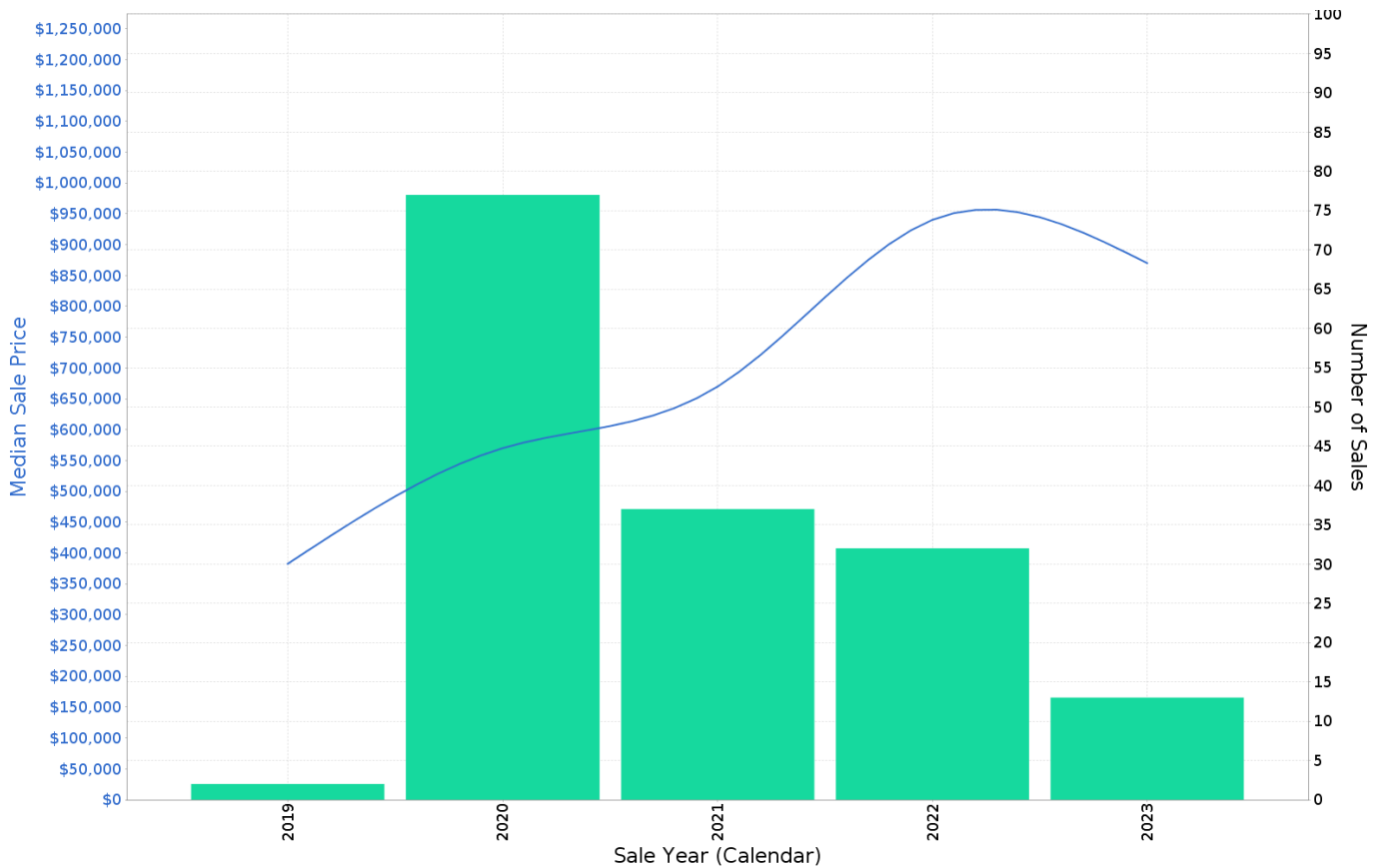
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

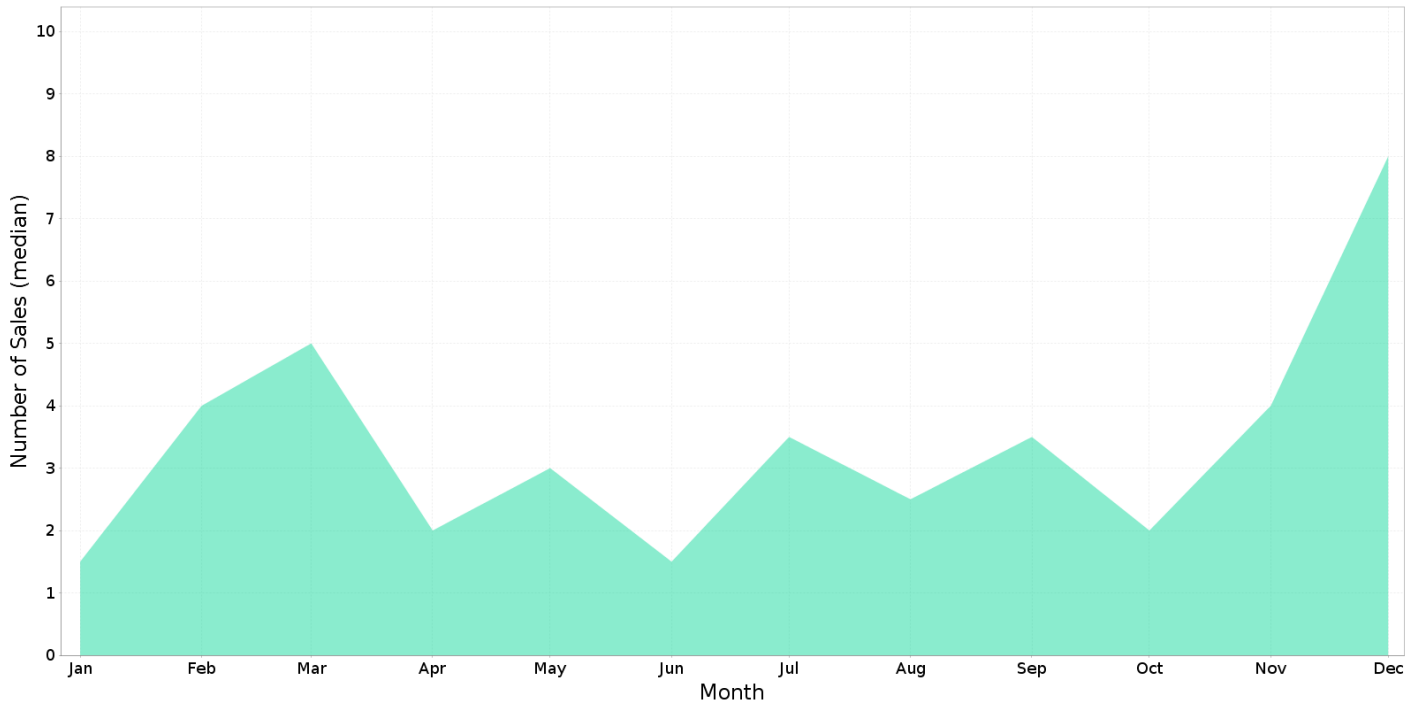
-0.6%

Current Median Price: \$870,000
Previous Median Price: \$875,000

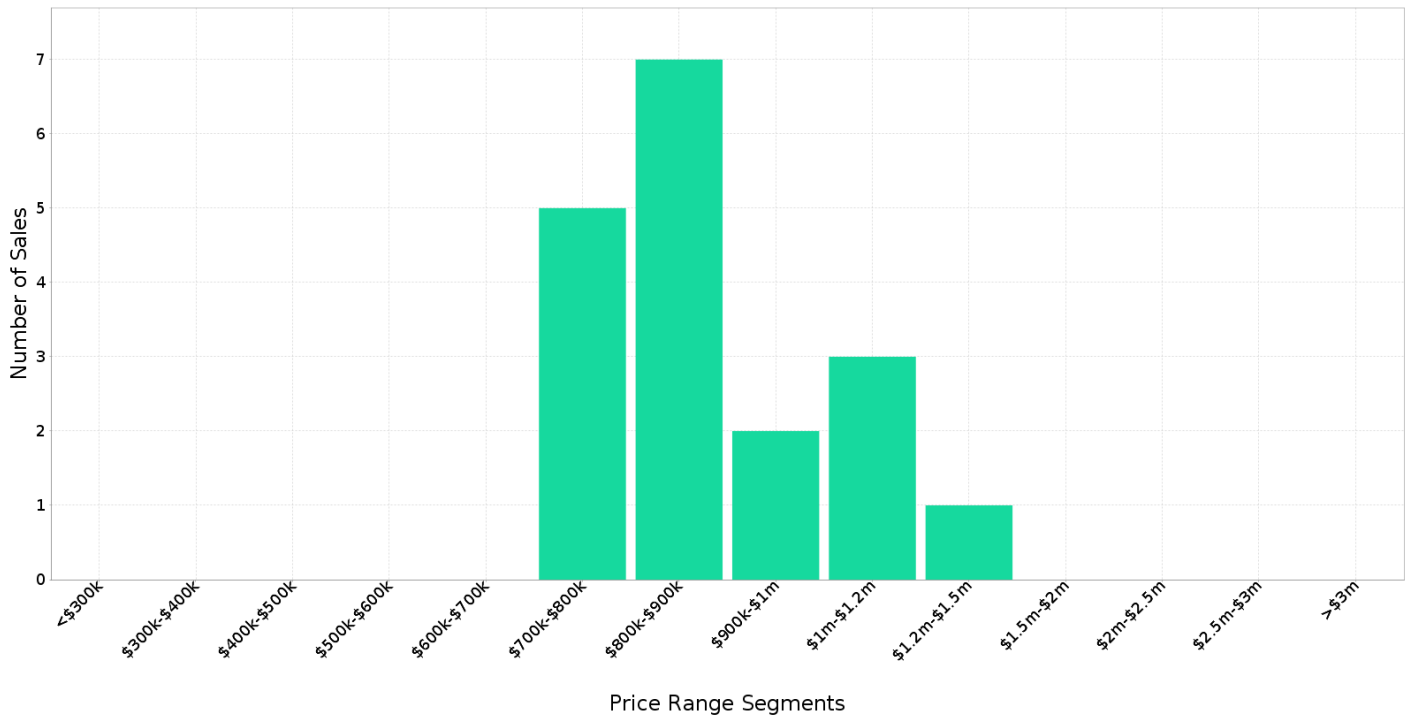
Based on 55 recorded House sales compared over the last two rolling 12 month periods



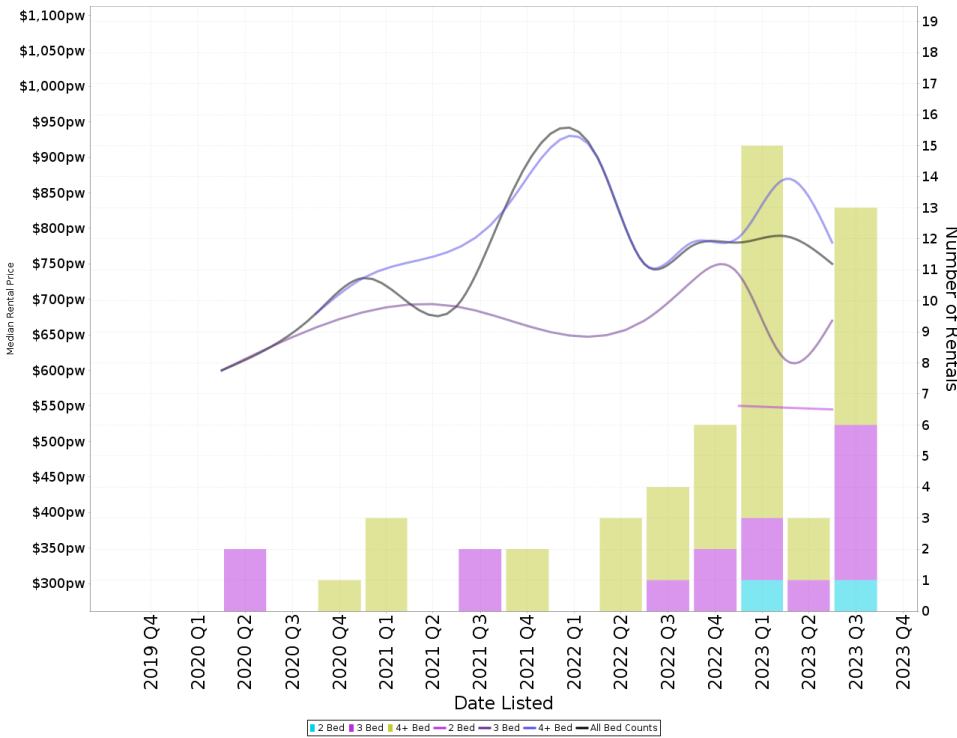
STRATHNAIRN - Peak Selling Periods (3 years)



STRATHNAIRN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.6%

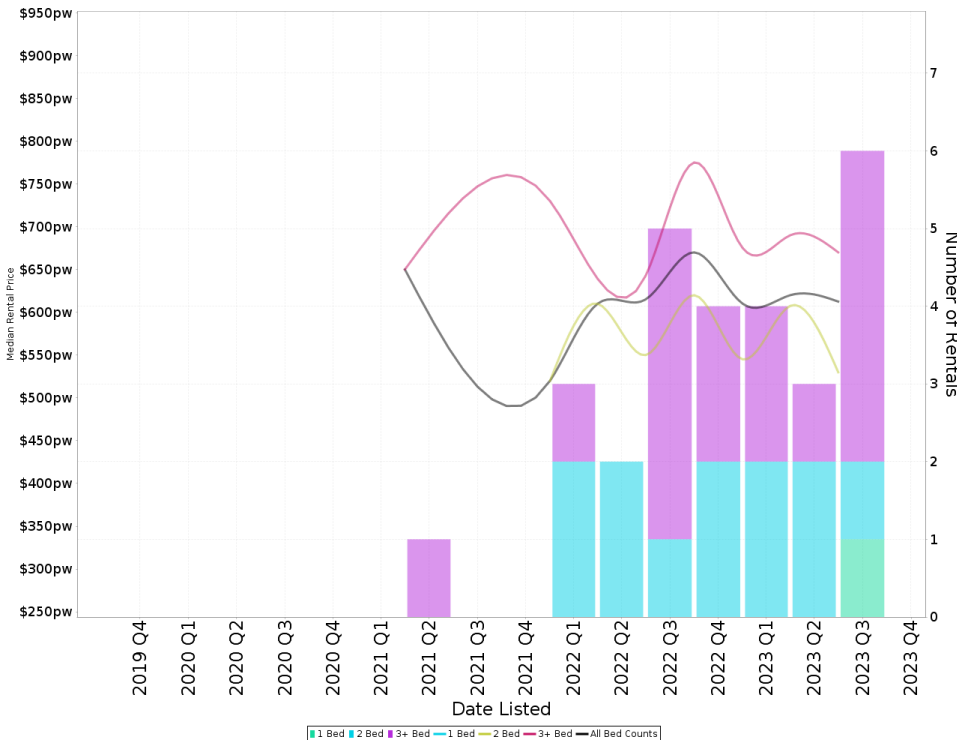
Current Median Price: \$870,000
Previous Median Price: \$875,000
Based on 55 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$870,000
Current Median Rent: \$770
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-36.9%

Current Median Price: \$592,000
Previous Median Price: \$938,500
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$592,000
Current Median Rent: \$640
Based on 17 registered Unit rentals compared over the last 12 months.

STRATHNAIRN - Properties For Rent

Median Rental Price

\$770 /w

Based on 37 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

+4.6%

Current Median Price: \$870,000
Current Median Rent: \$770

Based on 18 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals

37

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

5 PINKAS STREET

\$750 per week

420 m² 4 2 2

2023 5 Days

88 TREDWELL STREET

\$670 Per Week

294 m² 3 2 2

2023 8 Days

2 ARIOTTI STREET

\$615 per week

125 m² 3 2 1

2023 19 Days

1 FOLVIG CLOSE

\$850 per week

448 m² 4 2 2

2023 42 Days

21A CLOTHIER STREET

\$600 per week

2 1 1

2023 48 Days

21 CLOTHIER STREET

\$825 per week

443 m² 4 2 2

2023 49 Days

21 A - Clothier Street

\$600 per week

2 1 1

2023 48 Days

27 FREARSON STREET

\$780 per week

513 m² 4 2 2

2022 356 Days