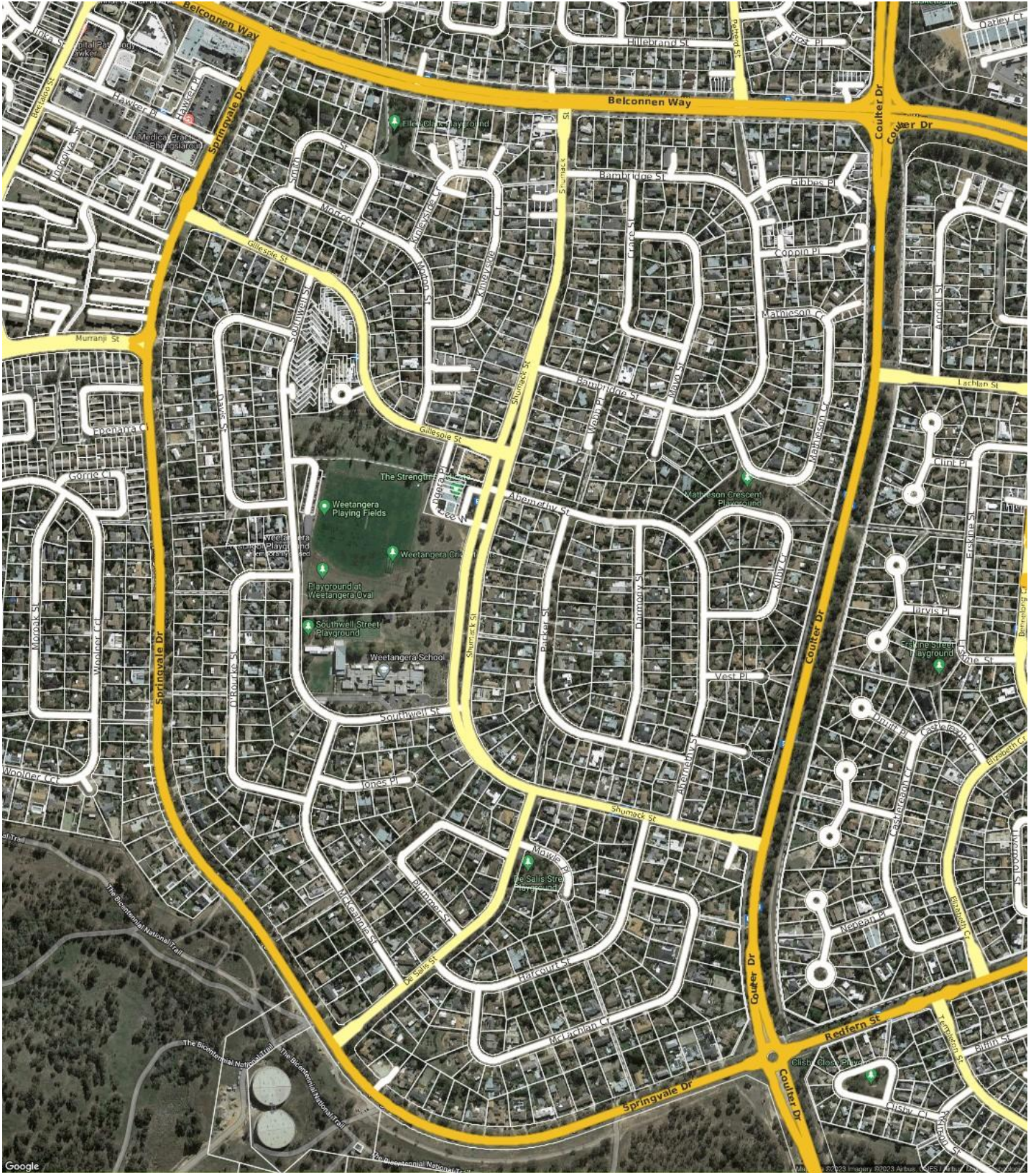


SUBURB FLYOVER REPORT

WEETANGERA (HOUSE)

Prepared by [Independent Property Group](#)

WEETANGERA - Suburb Map



WEETANGERA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	28	\$ 445,975	0.0 %	\$ 370,000	\$ 605,000
2006	29	\$ 531,000	19.1 %	\$ 390,000	\$ 741,000
2007	41	\$ 545,500	2.7 %	\$ 432,000	\$ 935,000
2008	23	\$ 605,000	10.9 %	\$ 450,000	\$ 935,000
2009	46	\$ 650,000	7.4 %	\$ 400,000	\$ 1,025,000
2010	23	\$ 710,000	9.2 %	\$ 573,000	\$ 925,000
2011	16	\$ 685,000	-3.5 %	\$ 450,000	\$ 861,000
2012	15	\$ 680,000	-0.7 %	\$ 480,000	\$ 1,030,000
2013	27	\$ 700,000	2.9 %	\$ 450,000	\$ 925,000
2014	27	\$ 750,000	7.1 %	\$ 553,000	\$ 995,000
2015	33	\$ 785,000	4.7 %	\$ 545,000	\$ 1,165,000
2016	36	\$ 826,500	5.3 %	\$ 150,000	\$ 2,000,000
2017	28	\$ 877,500	6.2 %	\$ 276,666	\$ 1,551,000
2018	46	\$ 815,000	-7.1 %	\$ 460,000	\$ 1,407,000
2019	25	\$ 930,000	14.1 %	\$ 600,000	\$ 2,275,000
2020	30	\$ 1,056,000	13.5 %	\$ 467,500	\$ 3,600,000
2021	34	\$ 1,260,000	19.3 %	\$ 480,000	\$ 2,145,000
2022	35	\$ 1,355,000	7.5 %	\$ 770,000	\$ 2,300,000
2023	15	\$ 1,272,500	-6.1 %	\$ 408,000	\$ 2,155,000

Median Sale Price

\$1.28m

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

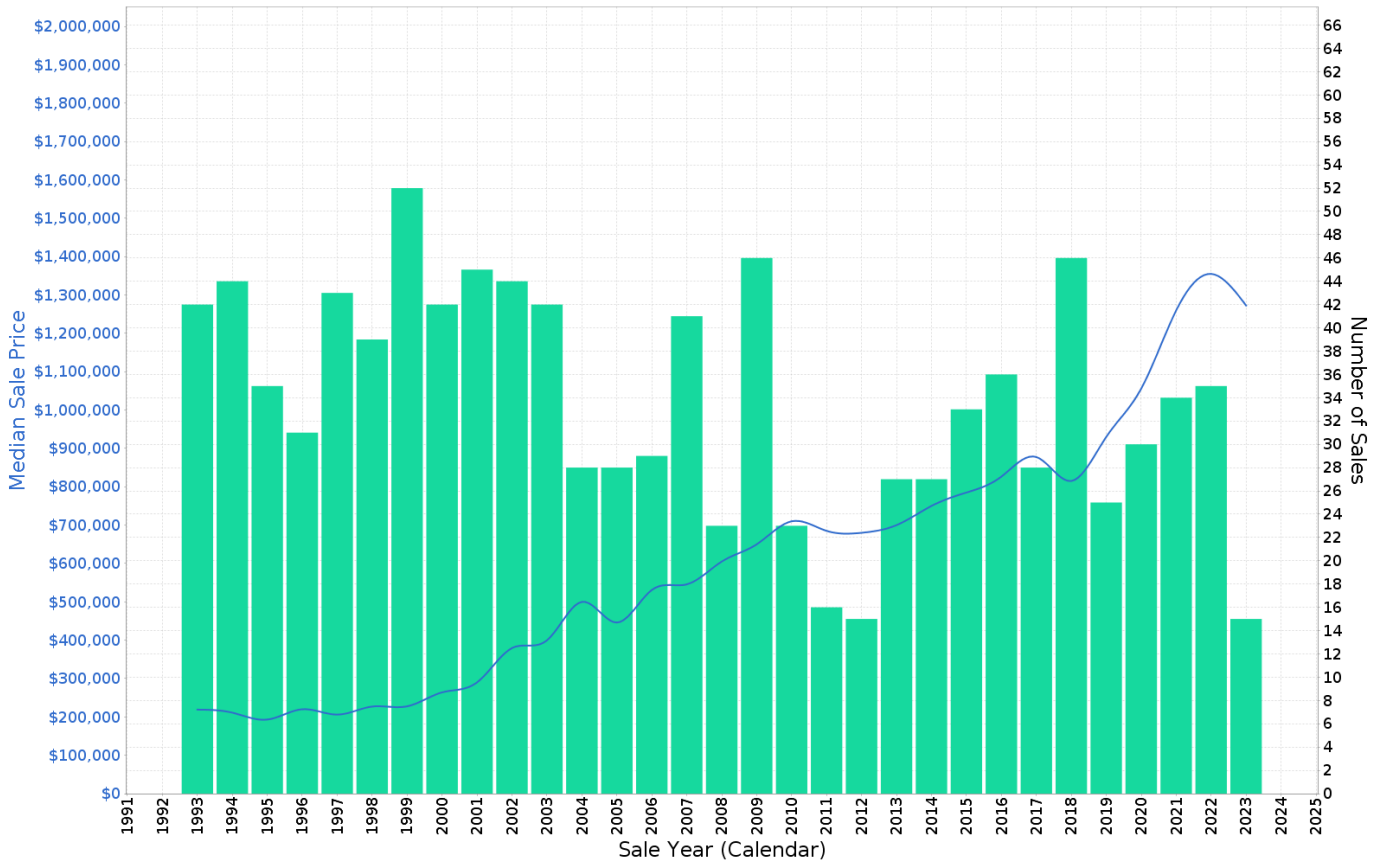
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

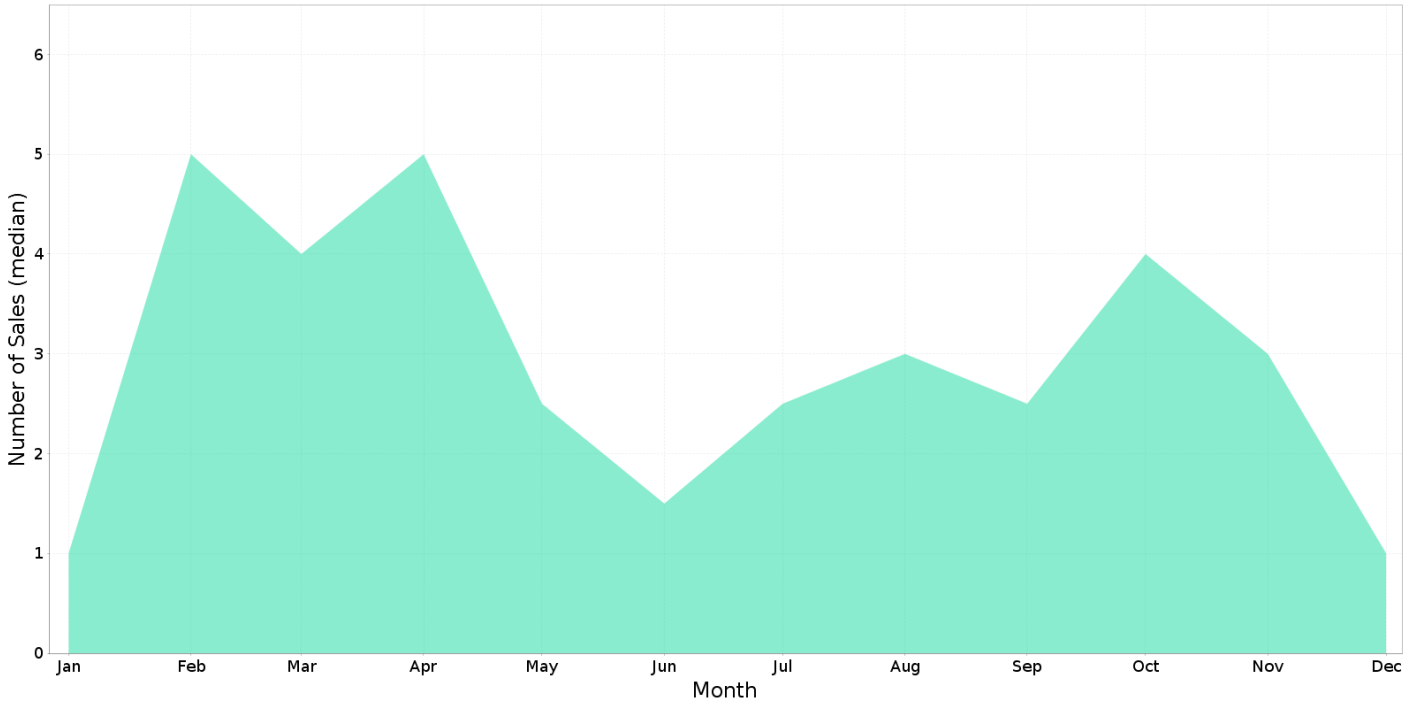
-5.9%

Current Median Price: \$1,285,000
Previous Median Price: \$1,365,000

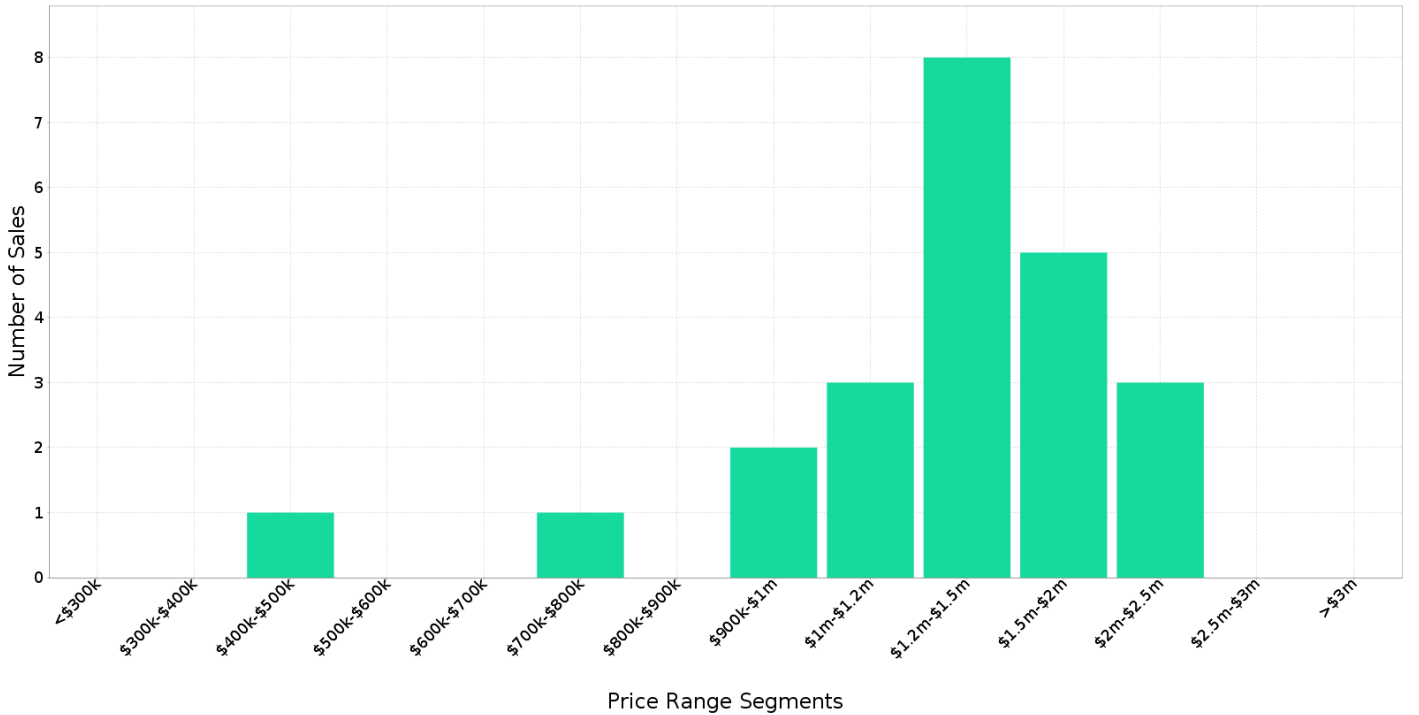
Based on 61 recorded House sales compared over the last two rolling 12 month periods



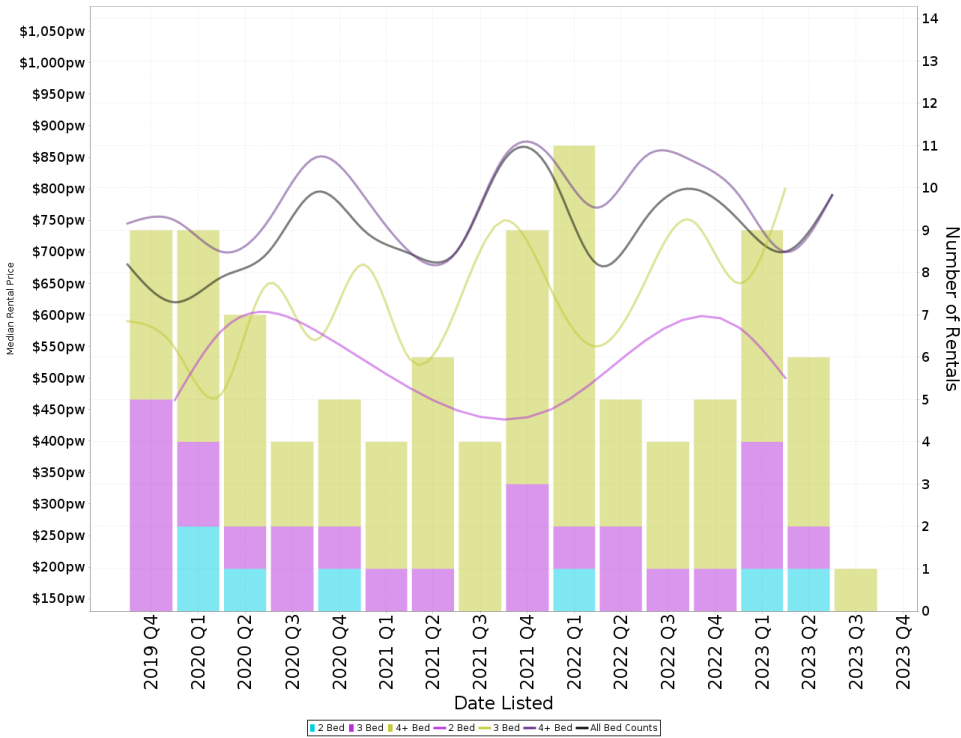
WEETANGERA - Peak Selling Periods (3 years)



WEETANGERA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.9%

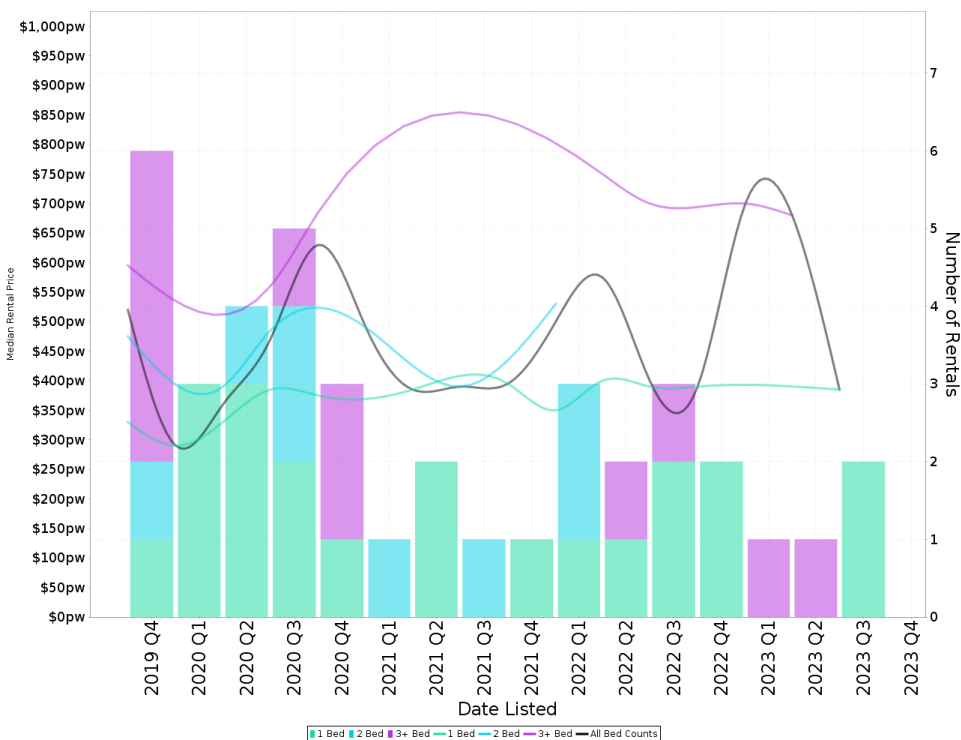
Current Median Price: \$1,285,000
Previous Median Price: \$1,365,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,285,000
Current Median Rent: \$770
Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.8%

Current Median Price: \$1,025,000
Previous Median Price: \$960,000
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$1,025,000
Current Median Rent: \$405
Based on 6 registered Unit rentals compared over the last 12 months.

WEETANGERA - Recently Sold Properties

Median Sale Price

\$1.28m

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

-5.9%

Current Median Price: \$1,285,000
Previous Median Price: \$1,365,000

Based on 61 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

19 DARMODY ST

\$960,000

1,187 m² 3 2 2

Sold Jul 2023 22 Days

18 SHUMACK ST

\$1,092,000

898 m² 4 1 2

Sold Jun 2023 23 Days

45 SPRINGVALE DR

\$1,336,000

1,176 m² 5 3 1

Sold May 2023 22 Days

6 MCLACHLAN CRES

\$1,295,000

1,208 m² 4 2 4

Sold May 2023 23 Days

47 MCLACHLAN CRES

\$1,210,000

1,607 m² - - -

Sold May 2023 23 Days

16 DAVIS ST

\$1,310,000

862 m² 4 2 2

Sold May 2023 60 Days

50 GILLESPIE ST

\$721,000

3 2 2

Sold May 2023 18 Days

20 CRACE ST

\$1,525,000

1,273 m² 5 3 5

Sold Apr 2023 23 Days

9 GILLESPIE ST

\$1,240,000

855 m² 4 2 2

Sold Apr 2023 22 Days

Independent

PROPERTY GROUP

19 ABERNETHY ST



\$1,272,500

SOLD 2023
Apr
21 Days

1,455 m² 6 4 2

4 PACKER ST



\$408,000

SOLD 2023
Apr
17 Days

852 m² 3 1 1

WEETANGERA - Properties For Rent

Median Rental Price

\$770 /w

Based on 21 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

+3.1%

Current Median Price: \$1,285,000
Current Median Rent: \$770

Based on 23 recorded House sales and 21 House rentals compared over the last 12 months

Number of Rentals

21

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

