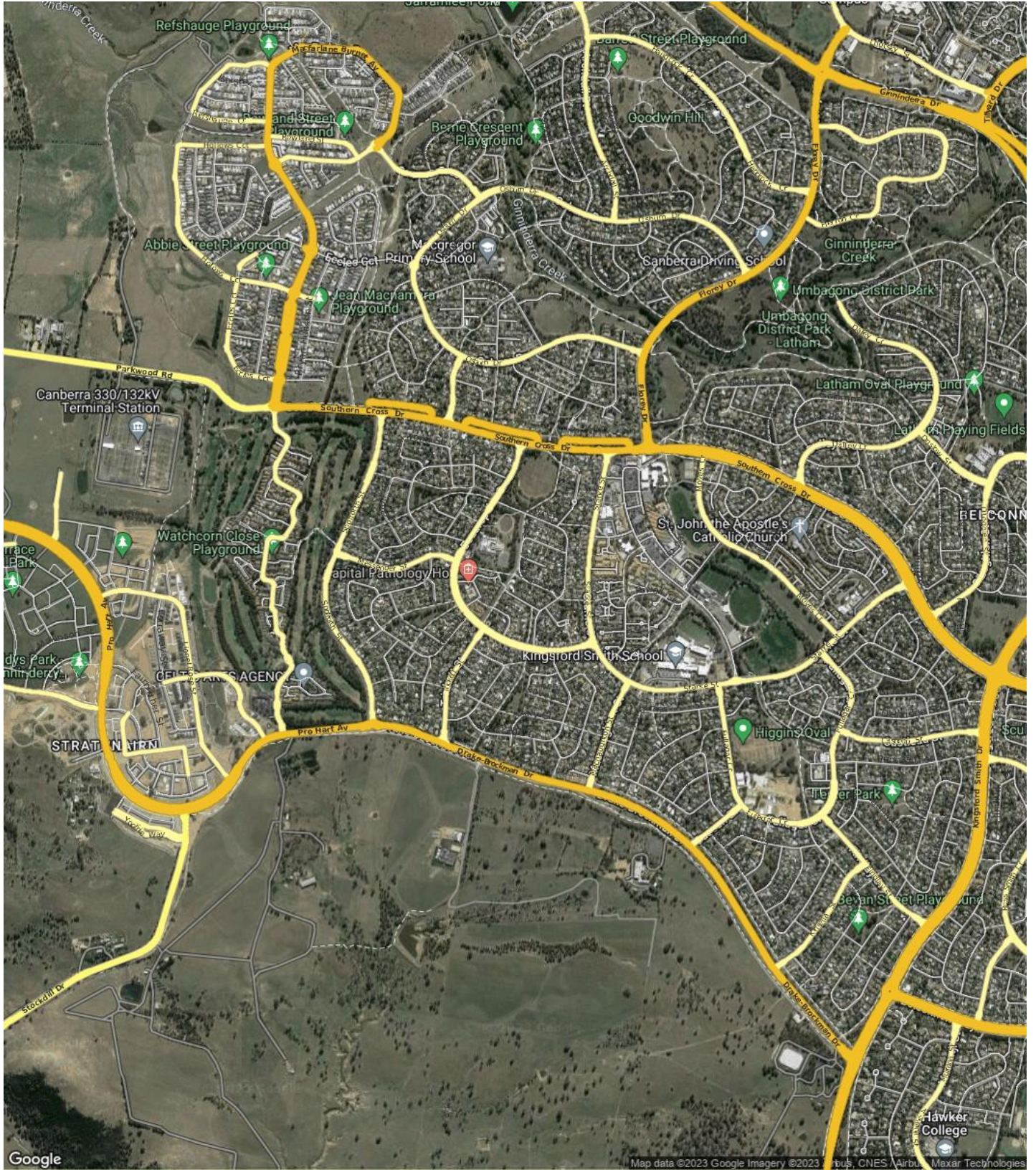


SUBURB FLYOVER REPORT

HOLT (HOUSE)

Prepared by [Independent Property Group](#)

HOLT - Suburb Map



HOLT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	65	\$ 286,000	0.0 %	\$ 120,000	\$ 405,000
2006	74	\$ 309,975	8.4 %	\$ 126,700	\$ 416,000
2007	73	\$ 356,000	14.8 %	\$ 137,500	\$ 500,000
2008	59	\$ 377,000	5.9 %	\$ 185,000	\$ 480,000
2009	73	\$ 385,000	2.1 %	\$ 130,000	\$ 531,000
2010	49	\$ 420,000	9.1 %	\$ 190,000	\$ 530,000
2011	43	\$ 415,000	-1.2 %	\$ 225,000	\$ 530,000
2012	40	\$ 420,000	1.2 %	\$ 310,000	\$ 620,000
2013	54	\$ 432,475	3.0 %	\$ 4,850	\$ 5,175,000
2014	63	\$ 440,000	1.7 %	\$ 180,000	\$ 535,000
2015	51	\$ 446,000	1.4 %	\$ 260,000	\$ 618,000
2016	58	\$ 471,000	5.6 %	\$ 4,000	\$ 742,000
2017	51	\$ 515,000	9.3 %	\$ 365,001	\$ 640,000
2018	65	\$ 545,000	5.8 %	\$ 55,000	\$ 785,000
2019	77	\$ 540,000	-0.9 %	\$ 271,000	\$ 685,000
2020	83	\$ 606,660	12.3 %	\$ 83,450	\$ 895,000
2021	90	\$ 757,500	24.9 %	\$ 300,000	\$ 1,550,500
2022	61	\$ 840,000	10.9 %	\$ 32,500	\$ 1,553,333
2023	50	\$ 745,000	-11.3 %	\$ 375,000	\$ 947,000

Median Sale Price

\$762k

Based on 69 recorded House sales within the last 12 months (Oct '22 - Sep '23)

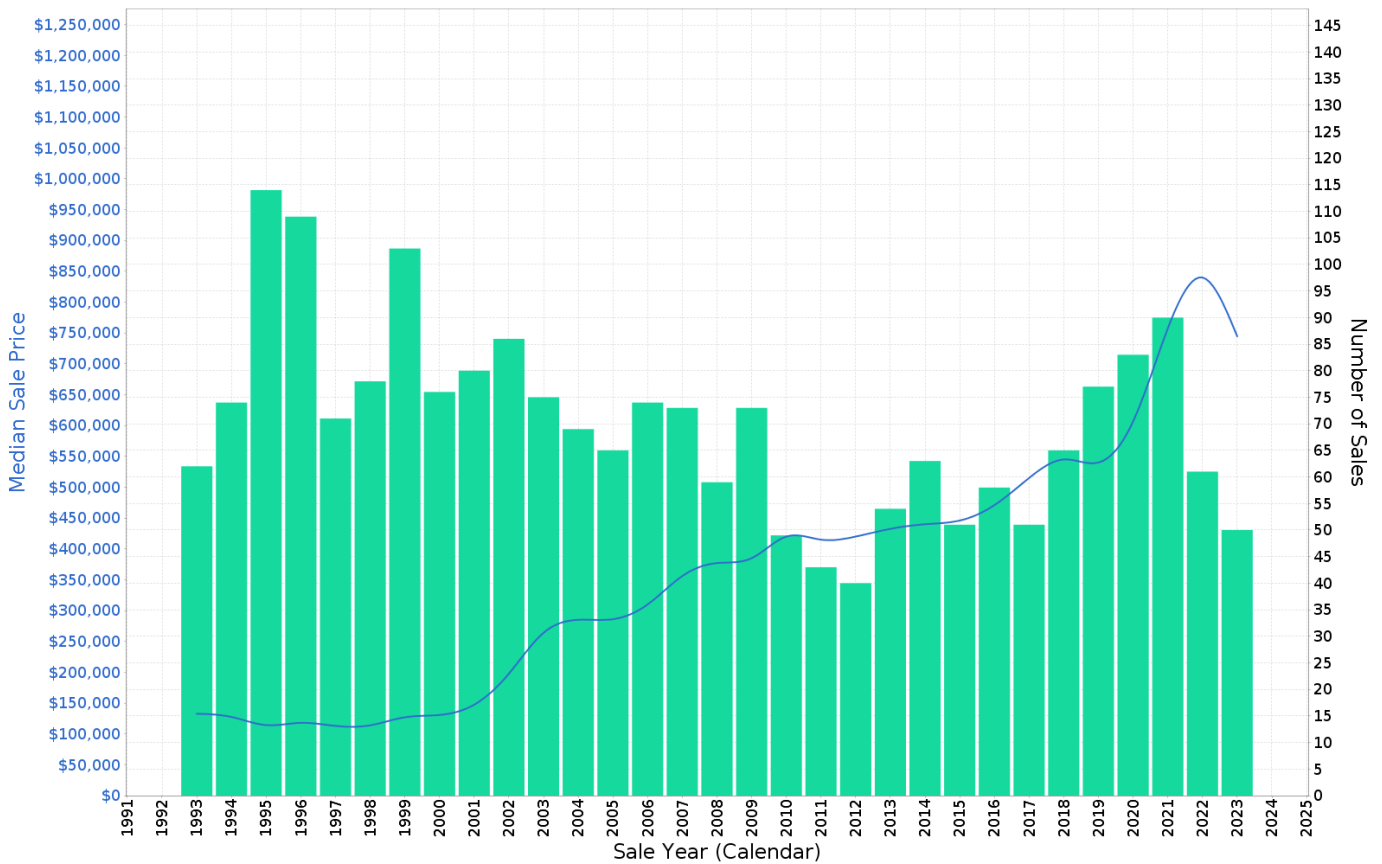
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

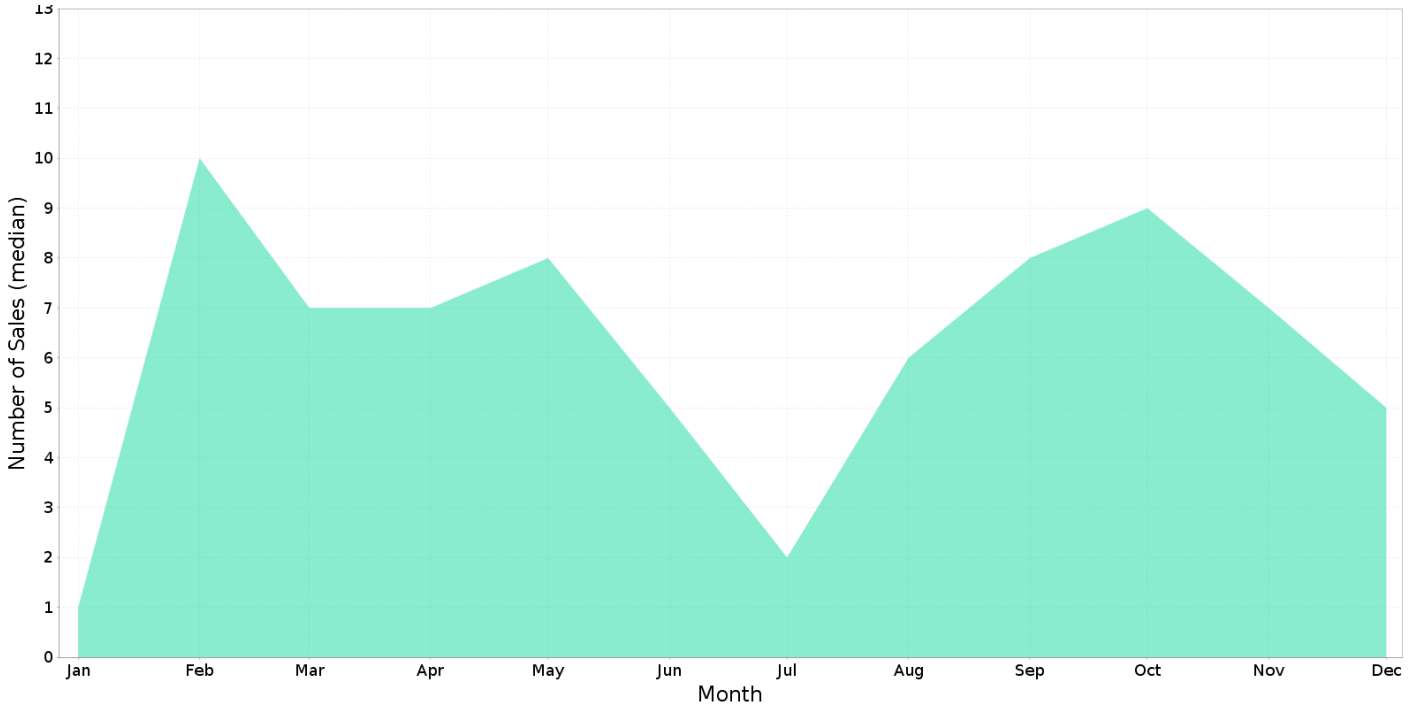
-8.4%

Current Median Price: \$762,500
Previous Median Price: \$832,000

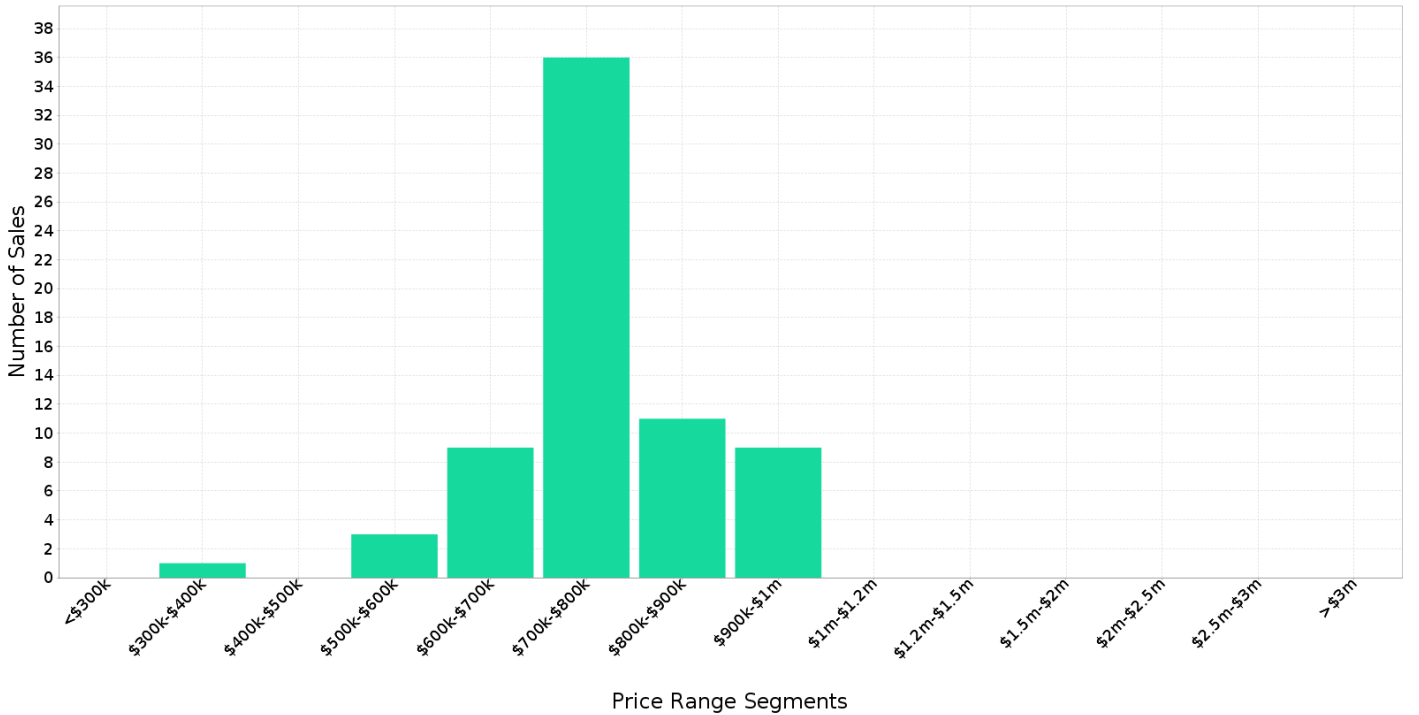
Based on 134 recorded House sales compared over the last two rolling 12 month periods



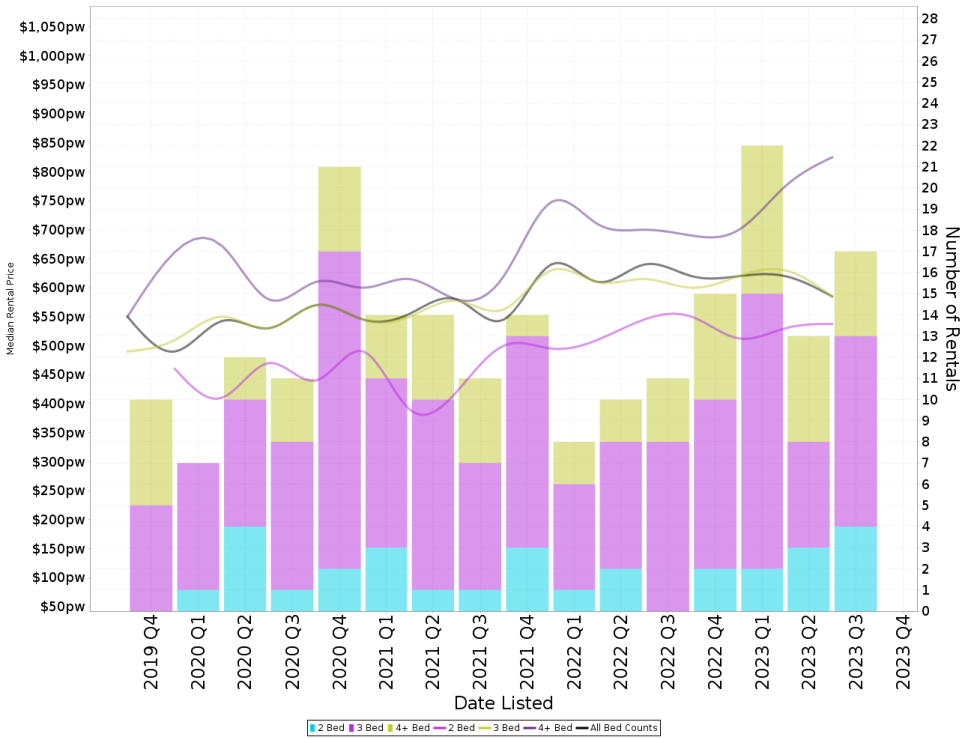
HOLT - Peak Selling Periods (3 years)



HOLT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.4%

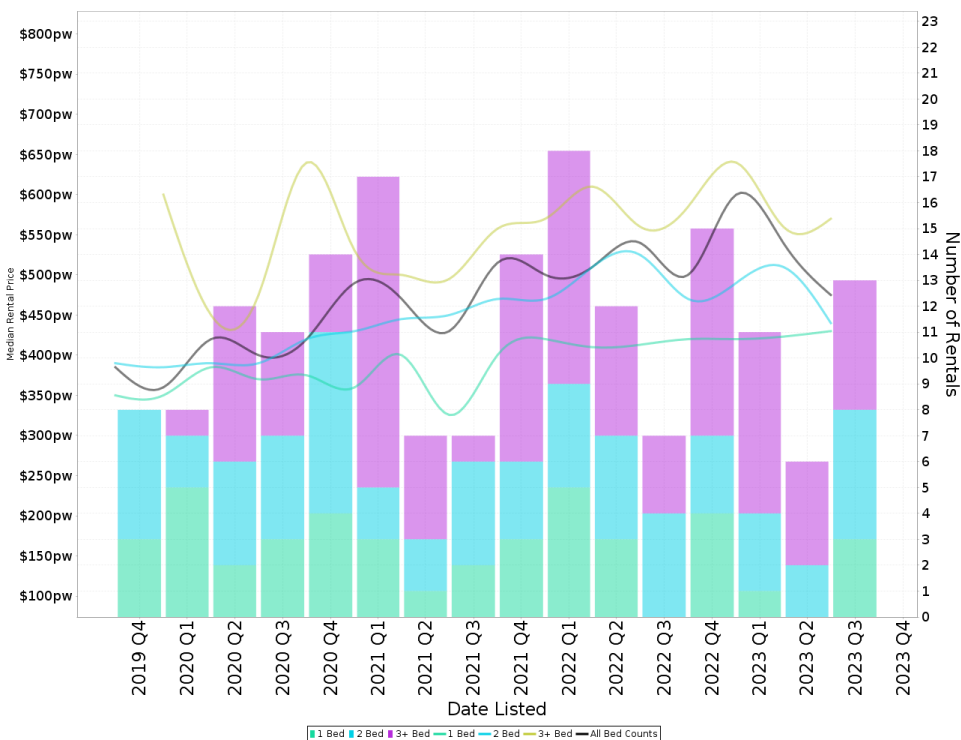
Current Median Price: \$762,500
Previous Median Price: \$832,000
Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$762,500
Current Median Rent: \$620
Based on 67 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$575,000
Previous Median Price: \$577,500
Based on 120 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$575,000
Current Median Rent: \$530
Based on 45 registered Unit rentals compared over the last 12 months.

HOLT - Properties For Rent

Median Rental Price

\$620 /w

Based on 67 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

+4.2%

Current Median Price: \$762,500
Current Median Rent: \$620

Based on 69 recorded House sales and 67 House rentals compared over the last 12 months

Number of Rentals

67

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

52 BRITTEN-JONES DRIVE




\$550 per week

Ray White

Sep 2023
4 Days

351 m² 3 1 1

69 BRITTEN JONES DRIVE



\$600 per week

Sep 2023
4 Days

3 1 1

19 LORRAWAY STREET



\$850

Sep 2023
8 Days

350 m² 4 2 2

56 BRITTEN-JONES DRIVE



\$600 - \$610 per

Sep 2023
41 Days

351 m² 3 2 1

6 RICE PLACE



\$585pw

Sep 2023
15 Days

780 m² 3 1 1

56 BRITTEN-JONES DRIVE




\$600 per week

Sep 2023
30 Days

351 m² 3 2 1

11 GIFFEN CLOSE



\$645 pw

Jul 2023
71 Days

3 2 2