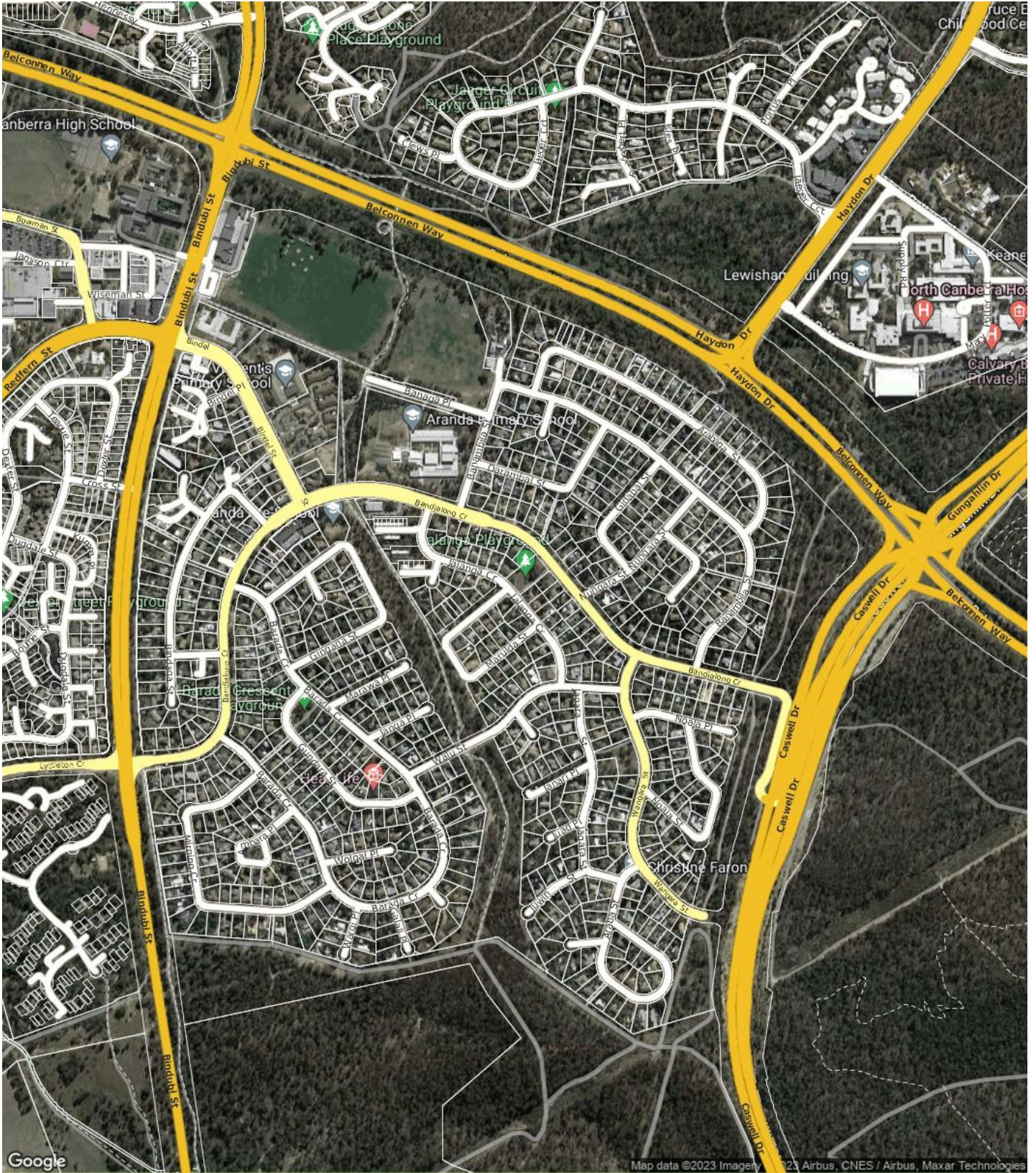


SUBURB FLYOVER REPORT

ARANDA (HOUSE)

Prepared by [Independent Property Group](#)

ARANDA - Suburb Map



ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	23	\$ 465,000	0.0 %	\$ 130,000	\$ 610,000
2006	33	\$ 500,000	7.5 %	\$ 190,000	\$ 800,000
2007	43	\$ 549,000	9.8 %	\$ 51,000	\$ 800,000
2008	29	\$ 545,000	-0.7 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	27	\$ 662,000	-10.5 %	\$ 216,670	\$ 1,040,000
2015	38	\$ 821,250	24.1 %	\$ 299,352	\$ 1,187,000
2016	28	\$ 868,500	5.8 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	2.8 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	32	\$ 1,034,000	8.1 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	23.1 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	13	\$ 1,230,000	-6.5 %	\$ 1,000,000	\$ 1,700,000

Median Sale Price

\$1.29m

Based on 20 recorded House sales within the last 12 months (Oct '22 - Sep '23)

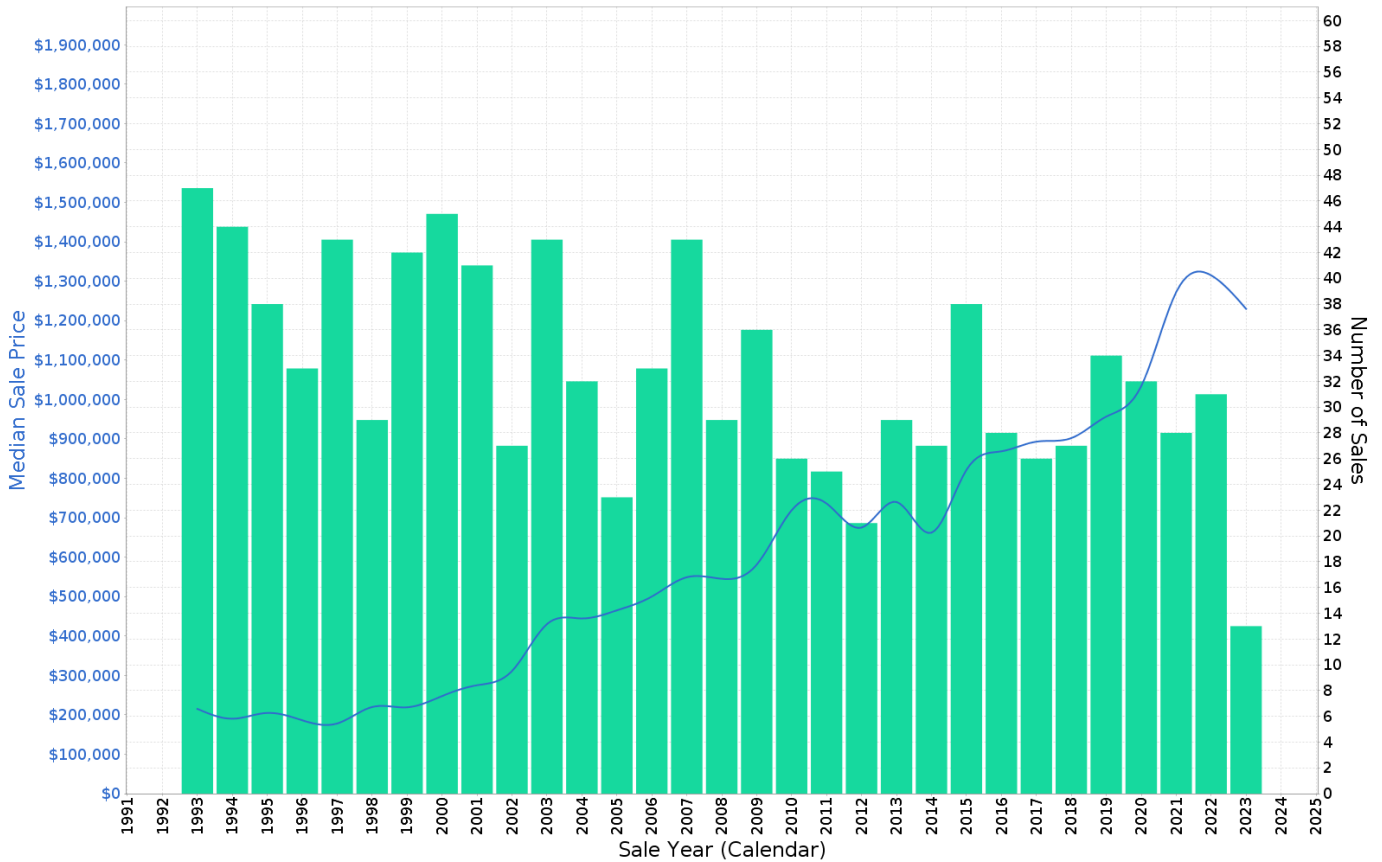
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

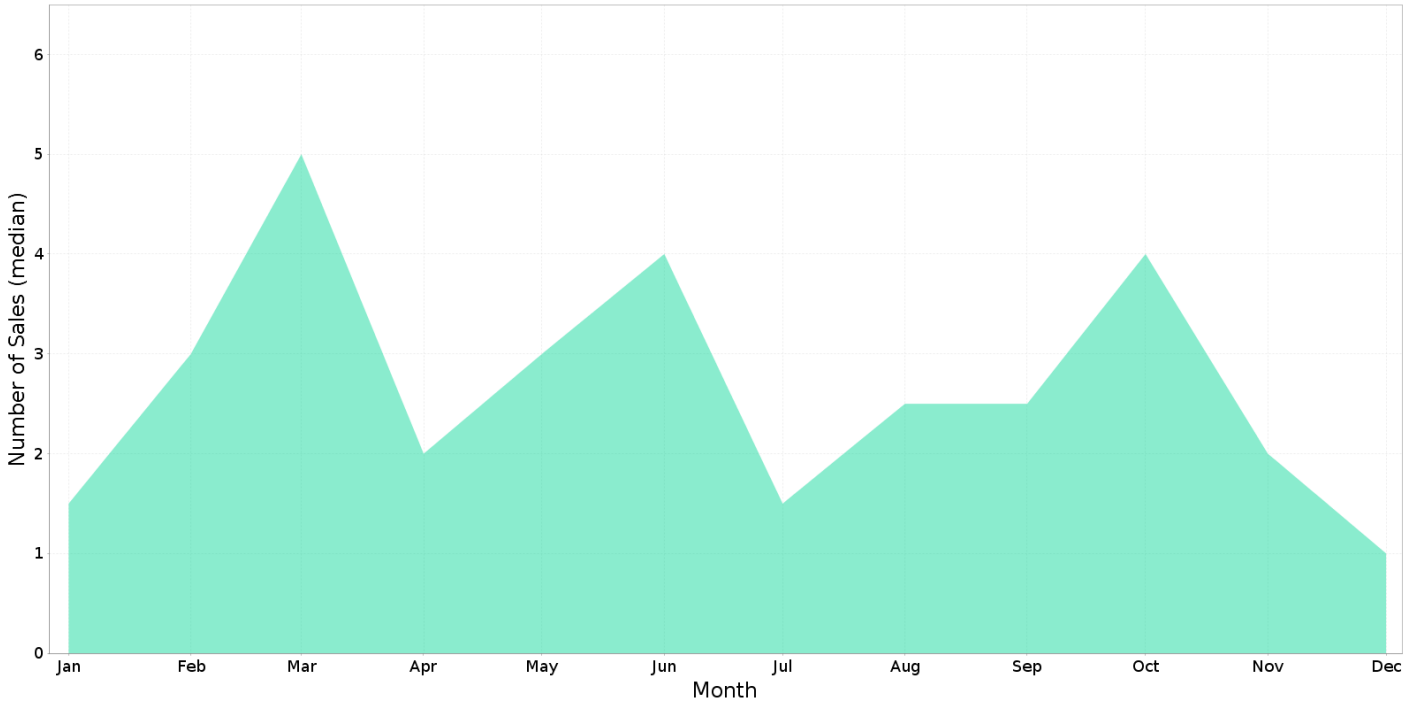
-1.7%

Current Median Price: \$1,290,000
Previous Median Price: \$1,312,500

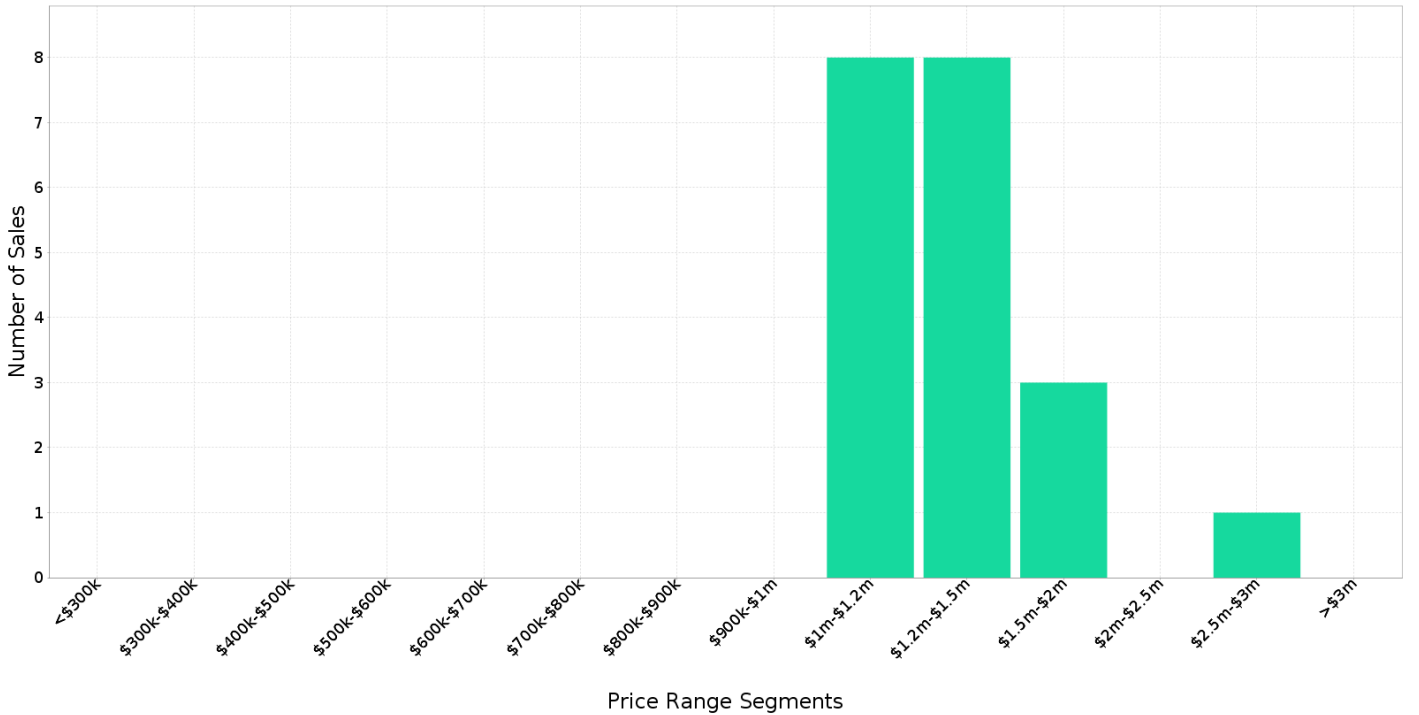
Based on 48 recorded House sales compared over the last two rolling 12 month periods



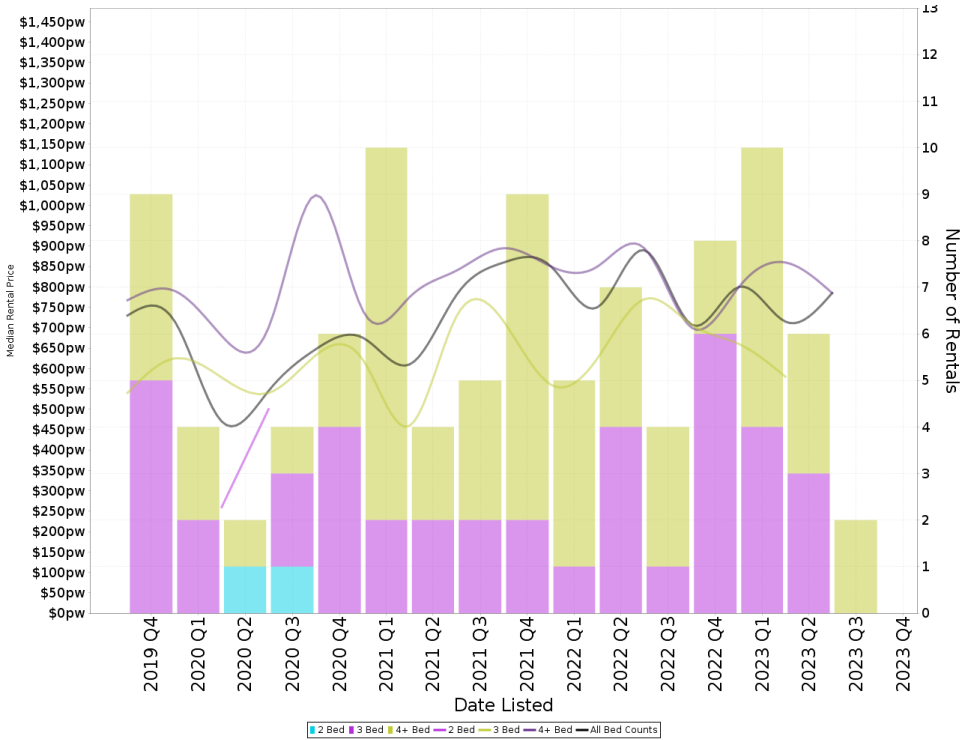
ARANDA - Peak Selling Periods (3 years)



ARANDA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.7%

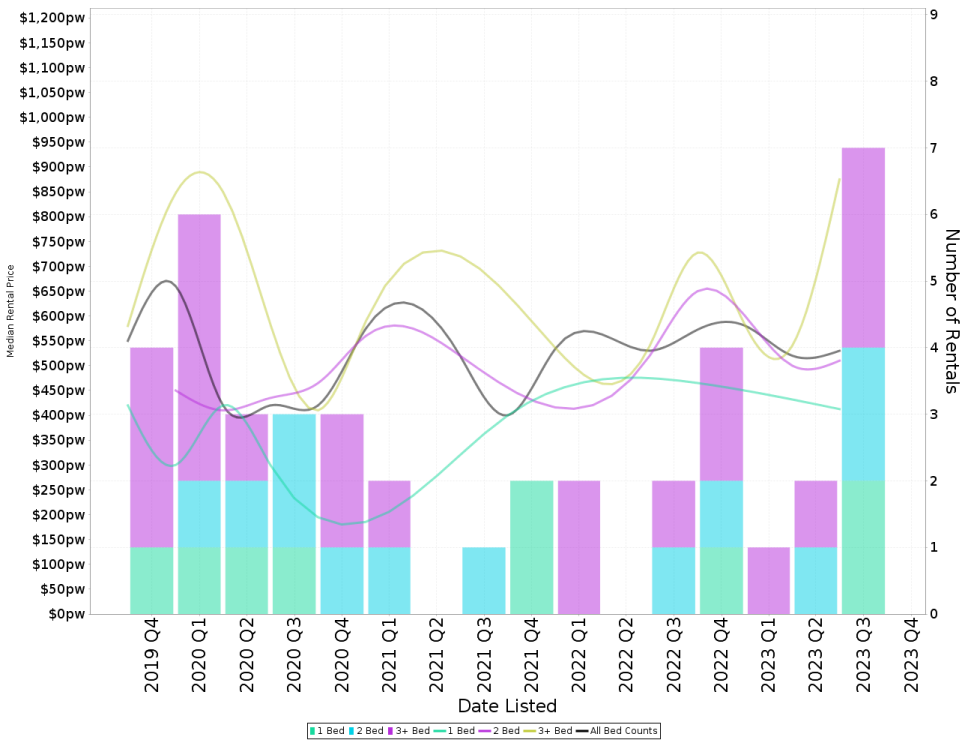
Current Median Price: \$1,290,000
Previous Median Price: \$1,312,500
Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,290,000
Current Median Rent: \$750
Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.7%

Current Median Price: \$1,027,500
Previous Median Price: \$844,500
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,027,500
Current Median Rent: \$535
Based on 14 registered Unit rentals compared over the last 12 months.

ARANDA - Recently Sold Properties

Median Sale Price

\$1.29m

Based on 20 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

-1.7%

Current Median Price: \$1,290,000
Previous Median Price: \$1,312,500

Based on 48 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

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

8 MIRNING CRES



\$1,675,000

Sold Jun 2023
N/A

760 m² 3 2 1

1 GALALI PL



\$1,400,000

Sold Jun 2023
N/A

880 m² 4 3 2

40 WALU ST



\$1,700,000

Sold May 2023
15 Days

865 m² 4 3 1

32 NUNGARA PL



\$1,455,000

Sold May 2023
16 Days

813 m² 5 2 2

ARANDA - Properties For Rent

Median Rental Price

\$750 /w

Based on 26 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

+3.0%

Current Median Price: \$1,290,000
Current Median Rent: \$750

Based on 20 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

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

42 MIRNING CRESCENT

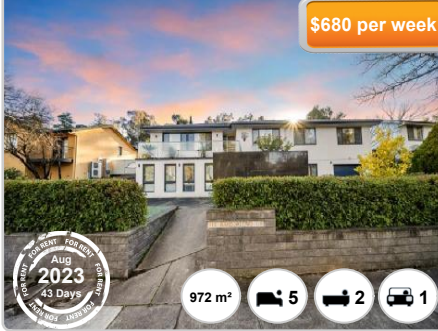


\$710 per week

Sep 2023
32 Days

1,044 m² 4 2 2

113 BANDJALONG CRESCENT



\$680 per week

Aug 2023
43 Days

972 m² 5 2 1