

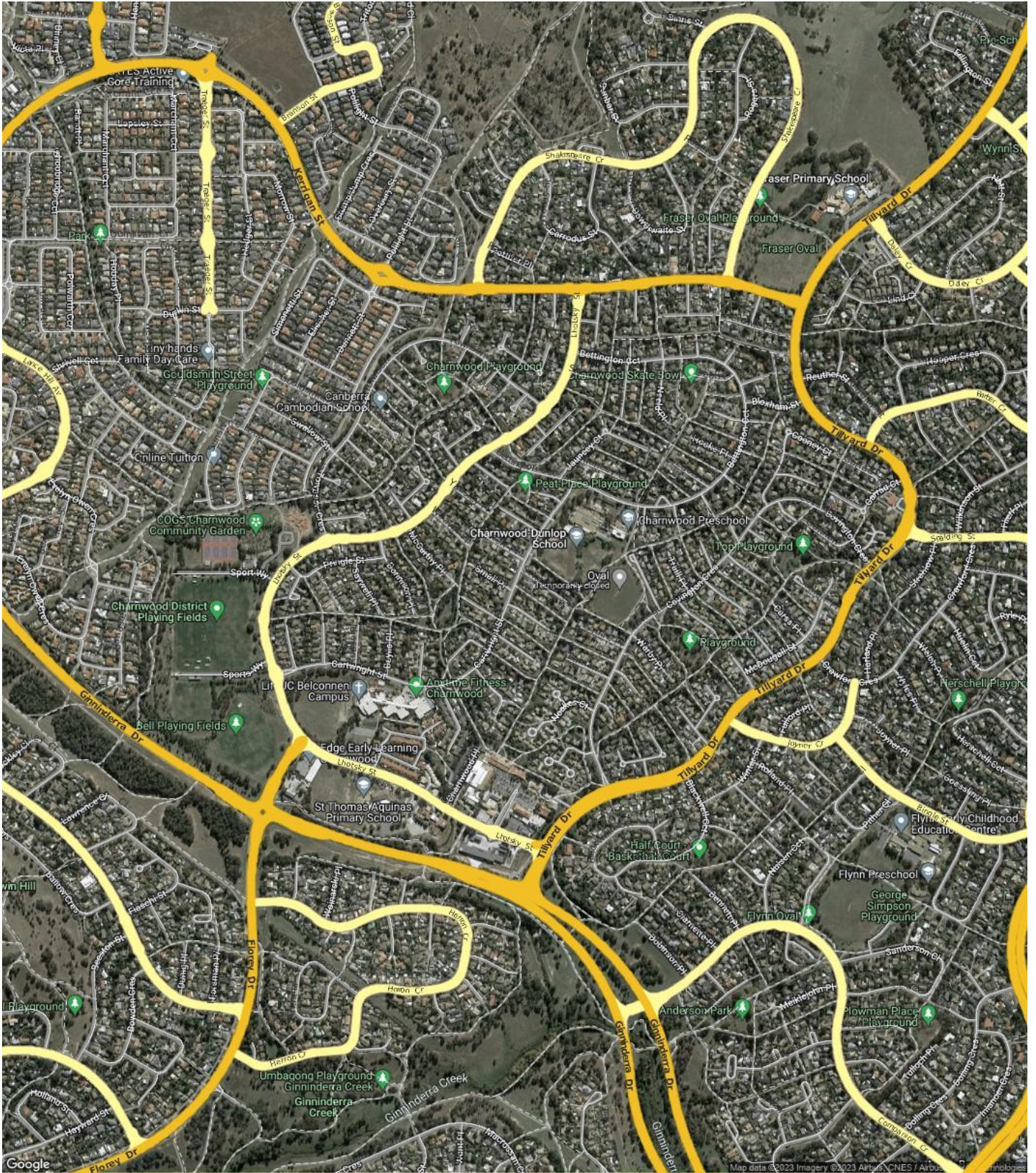
# SUBURB FLYOVER REPORT

CHARNWOOD (HOUSE)

Prepared by [Independent Property Group](#)



## CHARNWOOD - Suburb Map





## CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	55	\$ 253,000	0.0 %	\$ 120,000	\$ 365,000
2006	55	\$ 287,500	13.6 %	\$ 225,000	\$ 359,000
2007	57	\$ 315,000	9.6 %	\$ 35,000	\$ 420,000
2008	59	\$ 330,000	4.8 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	54	\$ 452,500	-2.2 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.9 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	19	\$ 642,500	-11.4 %	\$ 387,500	\$ 841,500

Median Sale Price

# \$700k

Based on 36 recorded House sales within the last 12 months (Oct '22 - Sep '23)

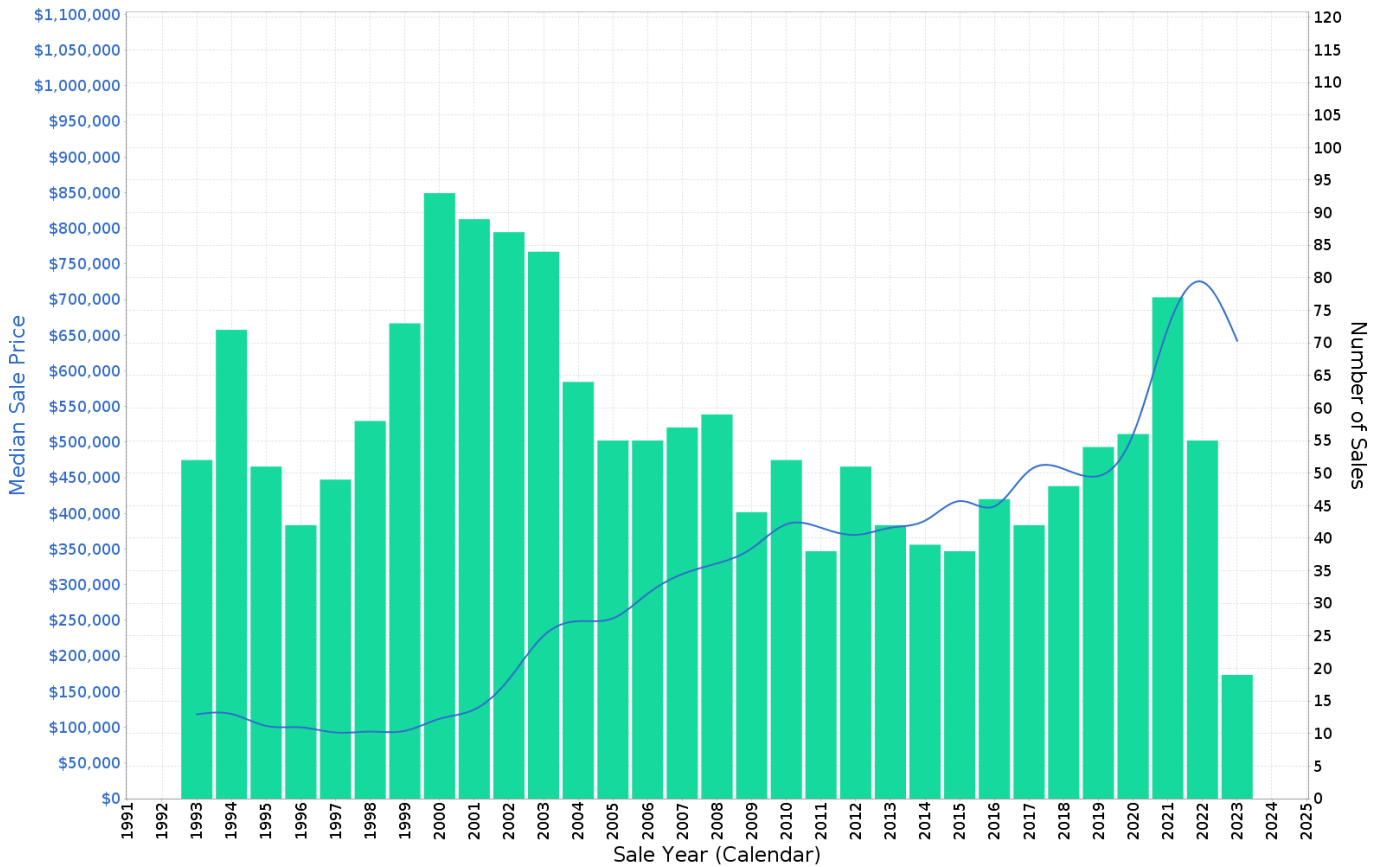
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

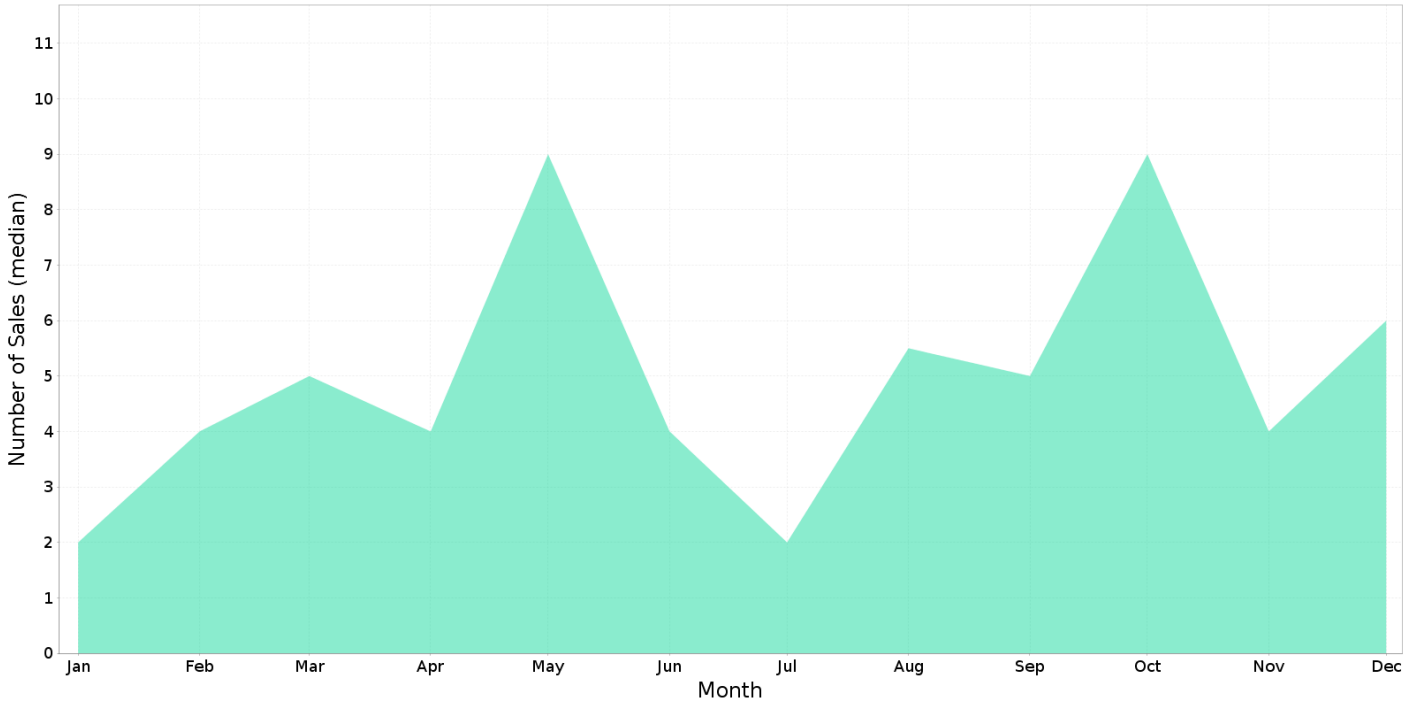
# -2.8%

Current Median Price: \$700,000  
Previous Median Price: \$720,000

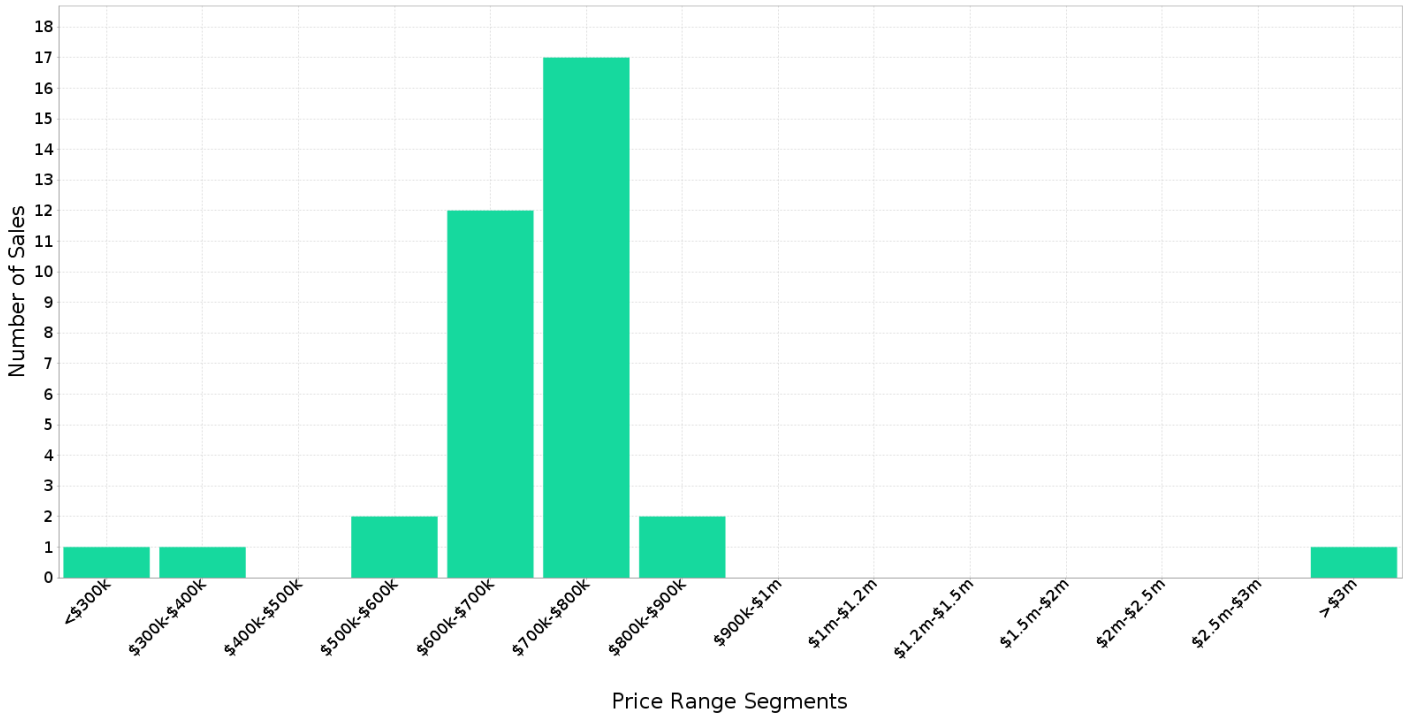
Based on 95 recorded House sales compared over the last two rolling 12 month periods



## CHARNWOOD - Peak Selling Periods (3 years)

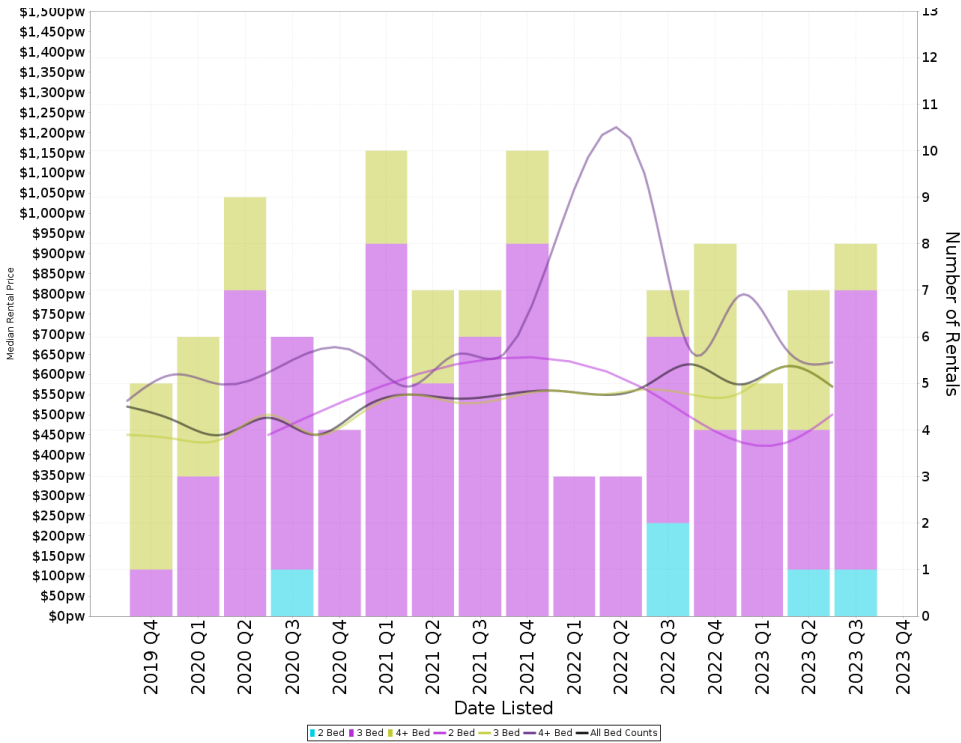


## CHARNWOOD - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.8%**

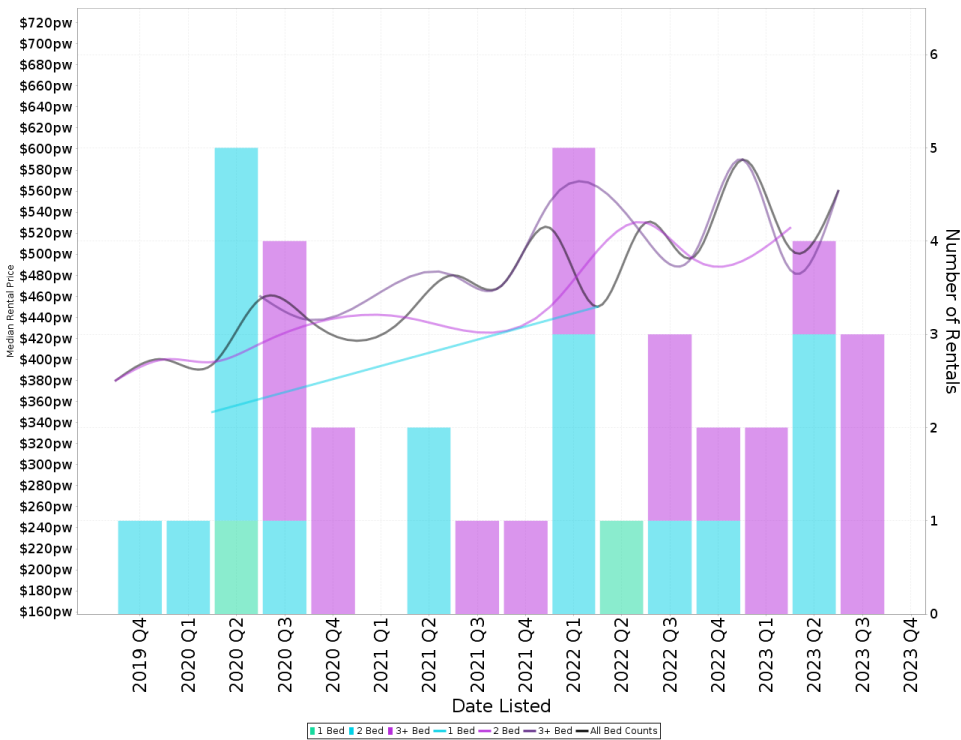
Current Median Price: \$700,000  
Previous Median Price: \$720,000  
Based on 95 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$700,000  
Current Median Rent: \$585  
Based on 28 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.0%**

Current Median Price: \$598,750  
Previous Median Price: \$651,000  
Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$598,750  
Current Median Rent: \$530  
Based on 11 registered Unit rentals compared over the last 12 months.

## CHARNWOOD - Recently Sold Properties

Median Sale Price

**\$700k**

Based on 36 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

**-2.8%**

Current Median Price: \$700,000  
Previous Median Price: \$720,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**36**

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

**5 BEST PL**




**\$670,000**

Sold Sep 2023  
11 Days

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

**11 STUCKEY PL**




**\$915,000**

Sold Sep 2023  
22 Days

818 m<sup>2</sup> 6 2 2

**4 NORTH PL**




**\$915,000**

Sold Aug 2023  
22 Days

766 m<sup>2</sup> 4 2 2

**4 NORTH PL**



**\$915,000**

Sold Jul 2023  
10 Days

766 m<sup>2</sup> 4 2 2

**26 GARRAD CRT**




**\$715,000**

Sold Jul 2023  
69 Days

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

**10 TRAILL PL**




**\$595,000**

Sold Jul 2023  
23 Days

504 m<sup>2</sup> 4 2 2

**8 NAPTHALI CL**




**\$611,000**

Sold Jun 2023  
25 Days

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

**11 SQUIRE PL**




**\$650,000**

Sold Jun 2023  
19 Days

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

**2 COONEY CRT**



**\$720,000**

Sold Jun 2023  
7 Days

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



# Independent

PROPERTY GROUP

12 ROUSE PL



\$735,000

2023  
Apr  
148 Days

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

7 DANGAR PL

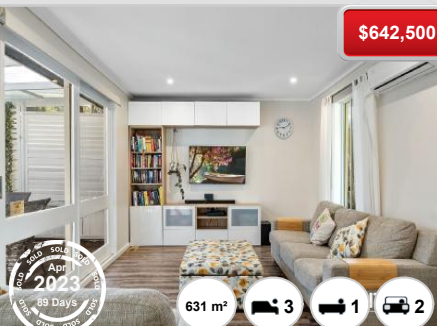


\$577,500

2023  
Apr  
13 Days

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

7 WEAVER PL



\$642,500

2023  
Apr  
89 Days

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

## CHARNWOOD - Properties For Rent

Median Rental Price

**\$585 /w**

Based on 28 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

**+4.3%**

Current Median Price: \$700,000  
Current Median Rent: \$585

Based on 36 recorded House sales and 28 House rentals compared over the last 12 months


Number of Rentals

**28**

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

**8 GANNON PLACE**




**\$550 per week**

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

Sep 2023 16 Days

**4 FORSYTH PLACE**




**\$630 pw**

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

Sep 2023 29 Days

**2 COONEY COURT**



**570 per week**

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

Sep 2023 30 Days

**88 BETTINGTON CIRCUIT**




**\$560 Per Week**

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

Aug 2023 38 Days

**10 Clambe Place**




**\$500 Per Week**

596 m<sup>2</sup> 2 1 1

Aug 2023 45 Days

**8 GANNON PLACE**



**\$560 per week**

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

Aug 2023 65 Days