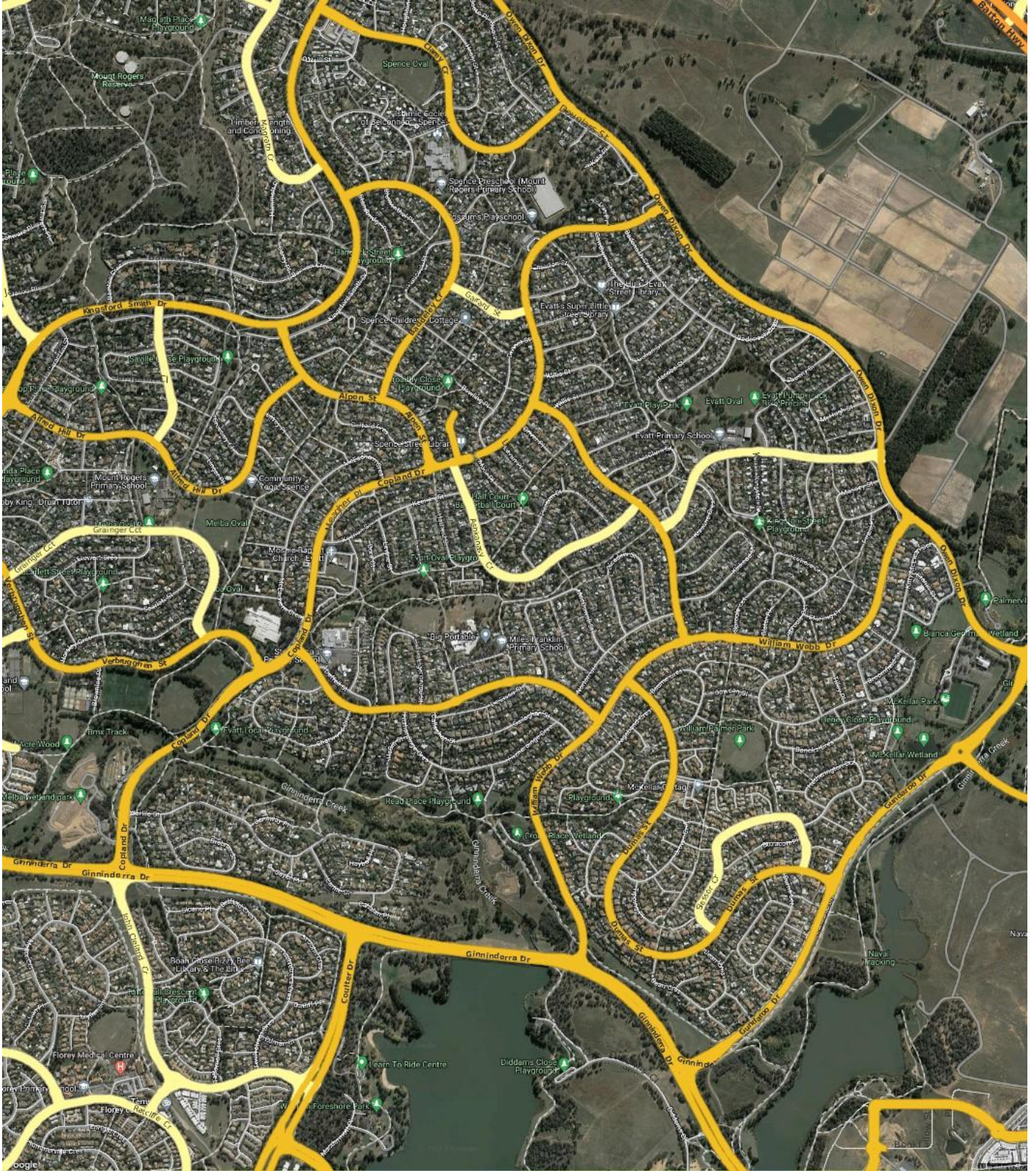


# SUBURB FLYOVER REPORT

EVATT (HOUSE)

Prepared by [Independent Property Group](#)

## EVATT - Suburb Map



## EVATT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	92	\$ 328,000	0.0 %	\$ 227,500	\$ 540,000
2006	68	\$ 347,250	5.9 %	\$ 165,000	\$ 575,000
2007	97	\$ 371,000	6.8 %	\$ 126,000	\$ 597,000
2008	90	\$ 401,000	8.1 %	\$ 150,000	\$ 612,000
2009	79	\$ 435,000	8.5 %	\$ 200,000	\$ 750,000
2010	63	\$ 469,000	7.8 %	\$ 75,650	\$ 771,000
2011	54	\$ 447,500	-4.6 %	\$ 245,000	\$ 745,000
2012	63	\$ 457,000	2.1 %	\$ 215,000	\$ 742,500
2013	66	\$ 470,000	2.8 %	\$ 6,650	\$ 750,000
2014	60	\$ 460,500	-2.0 %	\$ 156,666	\$ 925,000
2015	50	\$ 481,250	4.5 %	\$ 225,000	\$ 780,000
2016	72	\$ 541,500	12.5 %	\$ 200,000	\$ 1,120,000
2017	59	\$ 570,000	5.3 %	\$ 273,600	\$ 936,000
2018	67	\$ 625,000	9.6 %	\$ 62,000	\$ 1,127,000
2019	56	\$ 611,000	-2.2 %	\$ 360,000	\$ 1,037,000
2020	80	\$ 685,000	12.1 %	\$ 285,000	\$ 1,500,000
2021	71	\$ 860,000	25.5 %	\$ 330,000	\$ 1,360,000
2022	65	\$ 880,000	2.3 %	\$ 47,500	\$ 1,385,000
2023	24	\$ 851,500	-3.2 %	\$ 82,000	\$ 1,330,000

### Median Sale Price

**\$848k**

Based on 40 recorded House sales within the last 12 months (Oct '22 - Sep '23)

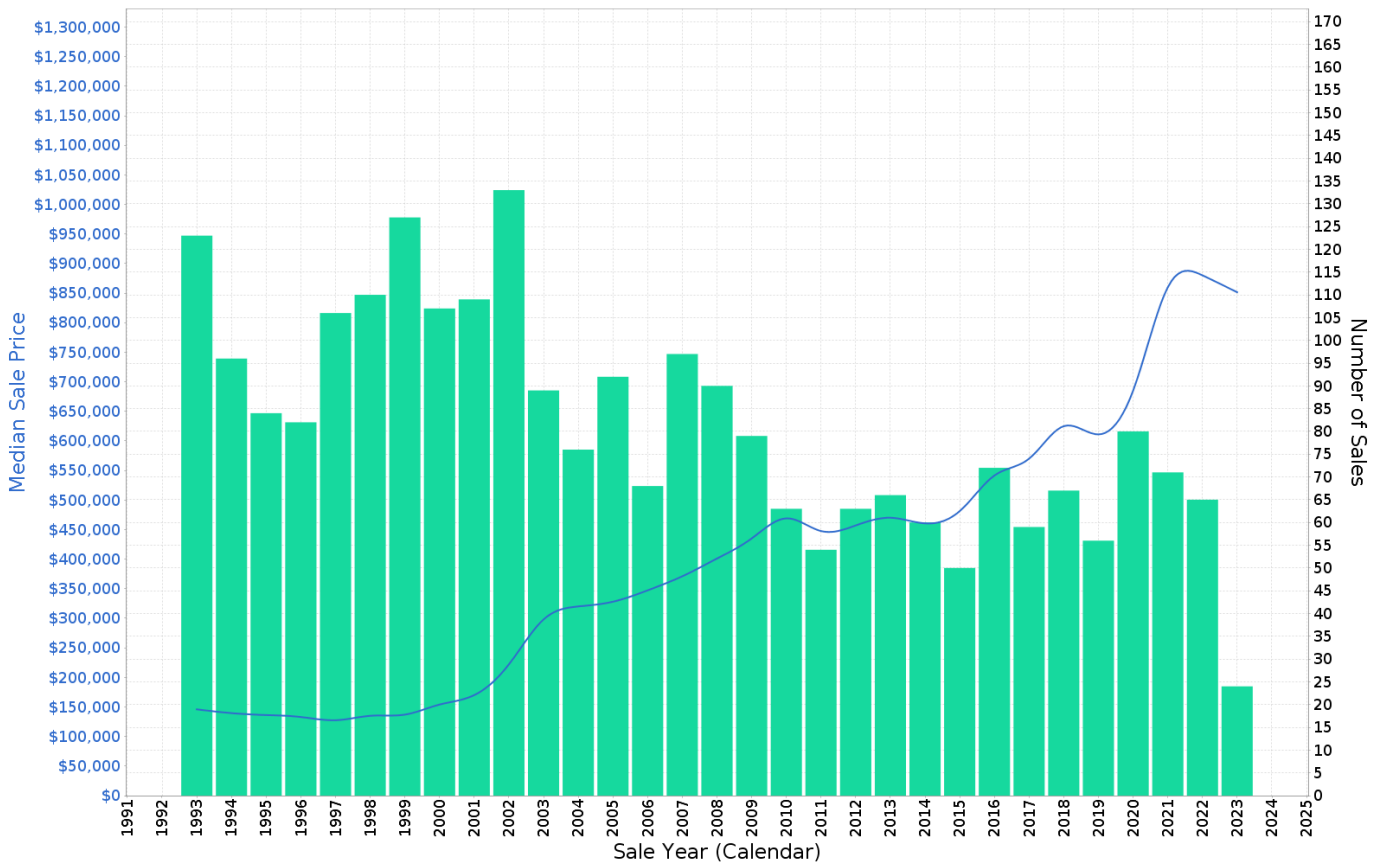
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

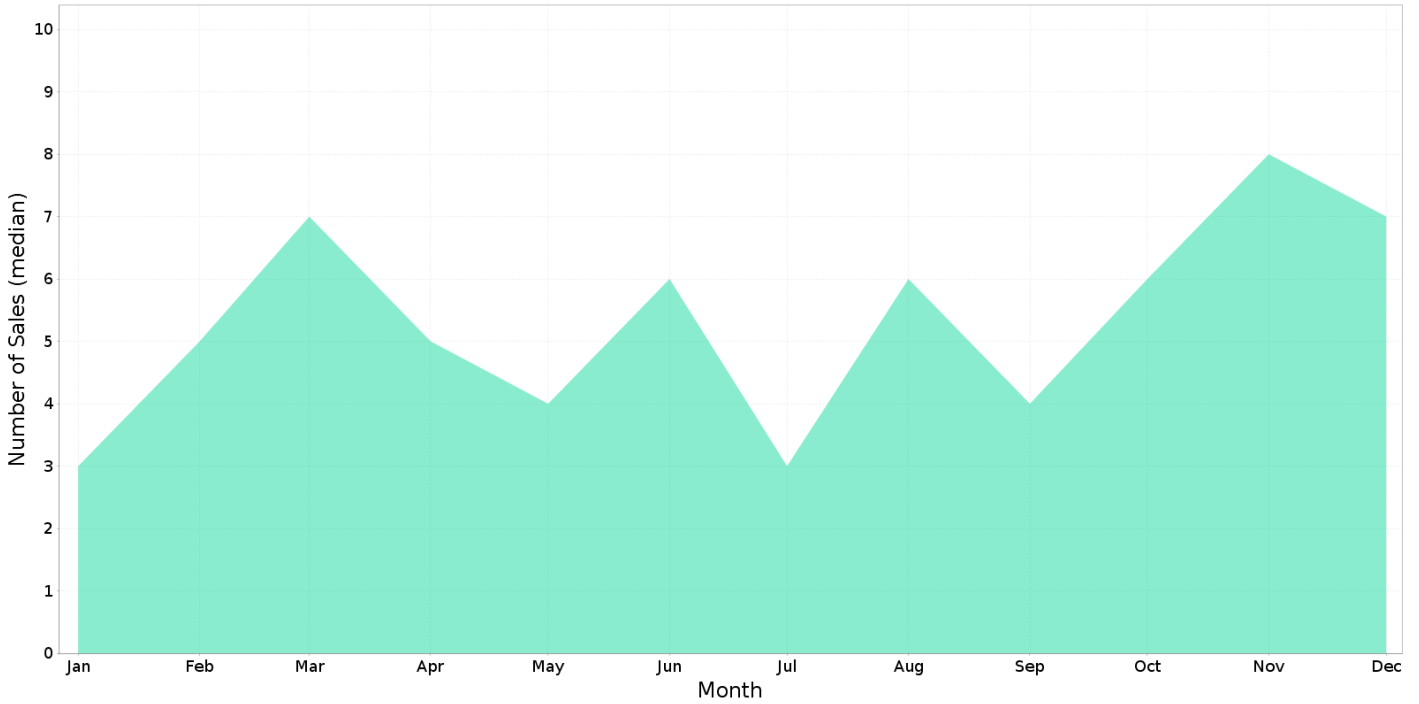
**-6.3%**

Current Median Price: \$848,000  
Previous Median Price: \$905,000

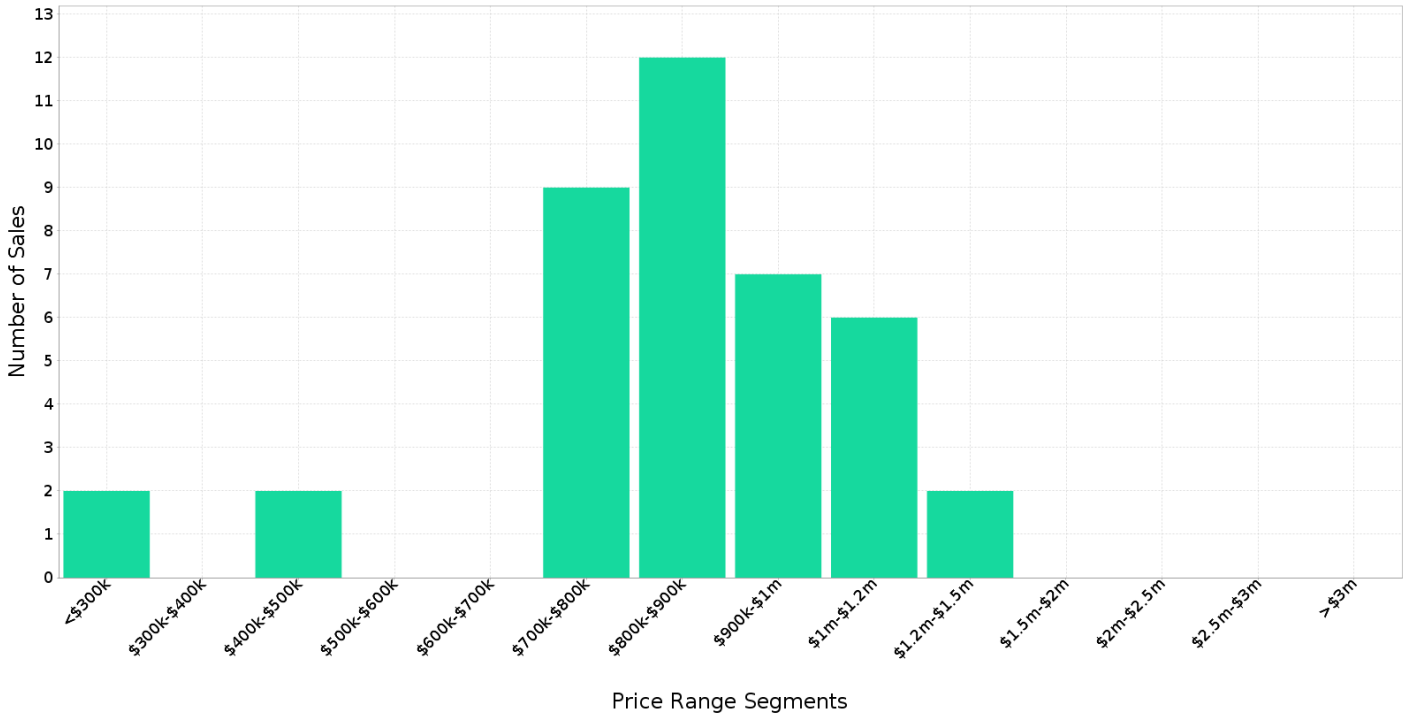
Based on 109 recorded House sales compared over the last two rolling 12 month periods



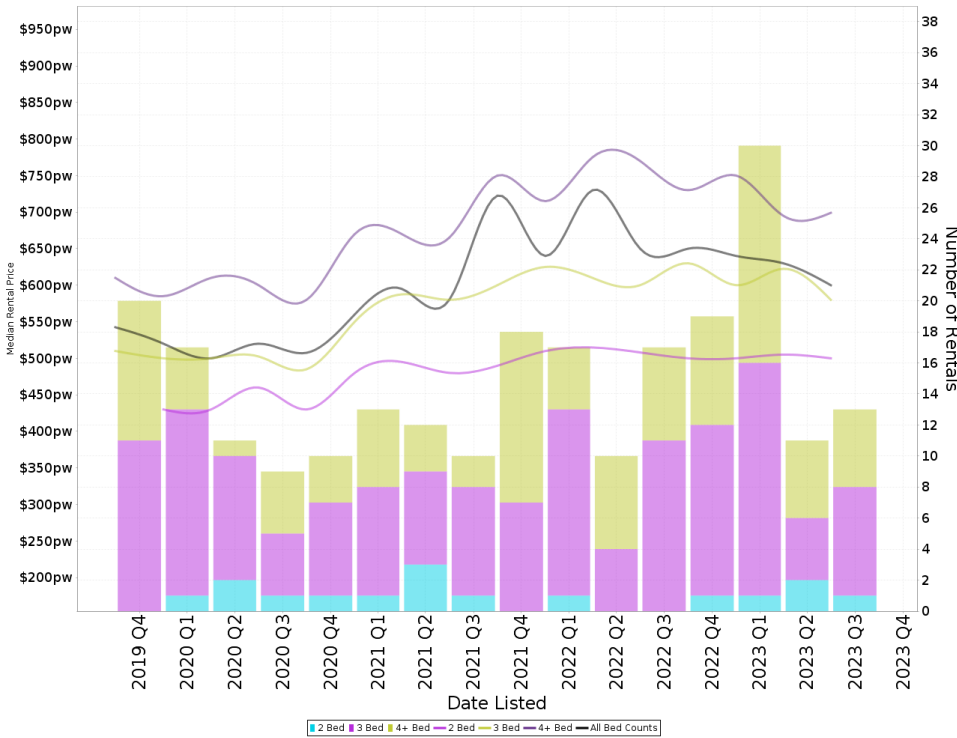
## EVATT - Peak Selling Periods (3 years)



## EVATT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.3%**

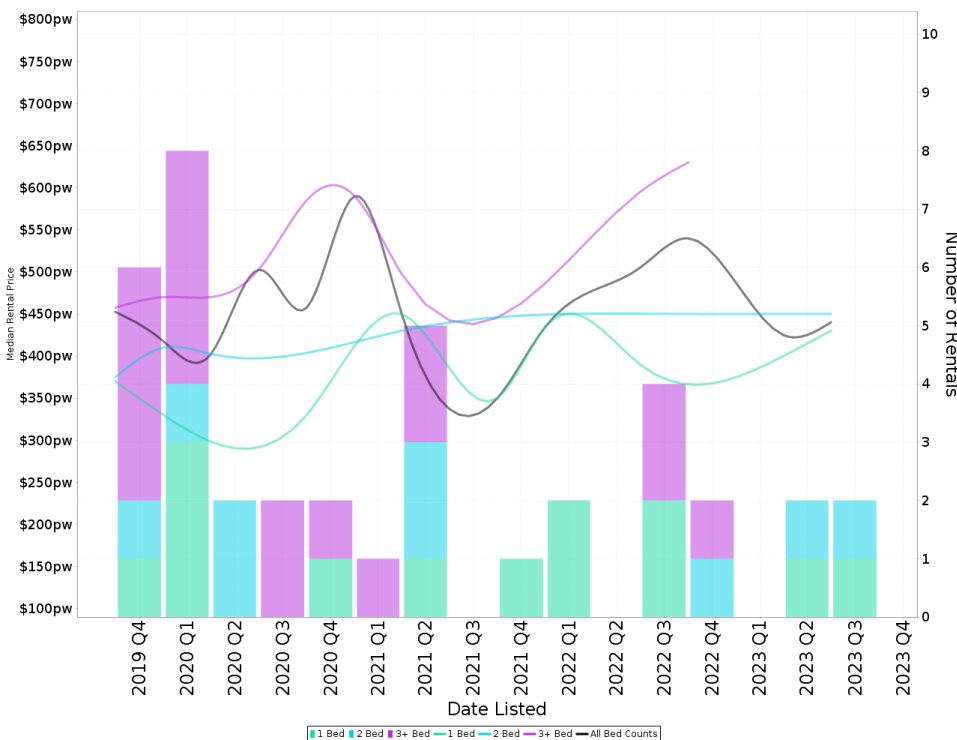
Current Median Price: \$848,000  
Previous Median Price: \$905,000  
Based on 109 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$848,000  
Current Median Rent: \$640  
Based on 73 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.7%**

Current Median Price: \$747,500  
Previous Median Price: \$700,500  
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.1%**

Current Median Price: \$747,500  
Current Median Rent: \$450  
Based on 6 registered Unit rentals compared over the last 12 months.

## EVATT - Recently Sold Properties

Median Sale Price

**\$848k**

Based on 40 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

**-6.3%**

Current Median Price: \$848,000  
Previous Median Price: \$905,000

Based on 109 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**40**

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

**43 HEYDON CRES**



**\$807,500**

Sold Sep 2023, 21 Days

753 m<sup>2</sup> 4 2 2

**64 WILLIAM WEBB DR**




**\$870,000**

Sold Sep 2023, 21 Days

726 m<sup>2</sup> 4 2 2

**58 ASHKANASY CRES**



**\$750,000**

Sold Sep 2023, 26 Days

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

**12 SHARWOOD CRES**



**\$830,000**

Sold Sep 2023, 39 Days

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

**35 BADENOCH CRES**




**\$920,000**

Sold Sep 2023, 25 Days

985 m<sup>2</sup> 3 2 4

**3 DRIVER PL**




**\$945,000**

Sold Sep 2023, 22 Days

722 m<sup>2</sup> 4 2 2

**3 LEVINE ST**

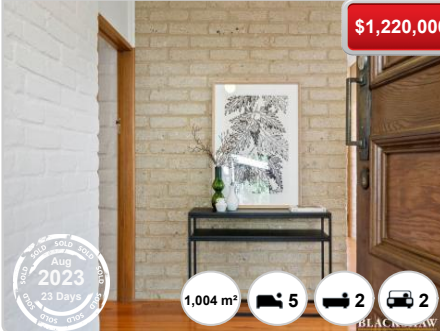


**\$876,000**

Sold Aug 2023, 21 Days

516 m<sup>2</sup> 3 2 2

**32 CARLILE ST**



**\$1,220,000**

Sold Aug 2023, 23 Days

1,004 m<sup>2</sup> 5 2 2

**9 WAUGH CL**



**\$840,000**

Sold Aug 2023, 25 Days

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

# Independent

PROPERTY GROUP

**14 CLANCY ST**

**\$910,000**

Aug 2023  
39 Days

765 m<sup>2</sup> 5 3 2

**58 LEVINE ST**

**\$820,000**

Aug 2023  
21 Days

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

**2 MOOR PL**

**\$740,000**

Aug 2023  
24 Days

1,013 m<sup>2</sup> 3 1 2

**29 ALDERMAN ST**

**\$970,000**

Aug 2023  
23 Days

807 m<sup>2</sup> 4 2 3

**19 HEYDON CRES**

**\$832,500**

Jul 2023  
22 Days

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

**27 FITZHARDINGE CRES**

**\$1,150,000**

RayWhite

Jul 2023  
N/A

914 m<sup>2</sup> 4 2 2

**154 COPLAND DR**

**\$1,059,000**

Jul 2023  
20 Days

922 m<sup>2</sup> 4 2 2

**49 BADENOCH CRES**

**\$1,145,000**

Jul 2023  
25 Days

804 m<sup>2</sup> 4 2 2

**24 KINKEAD ST**

**\$900,000**

Jun 2023  
28 Days

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

**24 MACDOWELL ST**

**\$951,000**

Jun 2023  
23 Days

684 m<sup>2</sup> 3 2 2

**72 WILLIAM WEBB DR**

**\$851,000**

Jun 2023  
20 Days

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

**36 SPROULE CCT**

**\$766,000**

May 2023  
23 Days

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

## EVATT - Properties For Rent

Median Rental Price

**\$640 /w**

Based on 73 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

**+3.9%**

Current Median Price: \$848,000  
Current Median Rent: \$640

Based on 40 recorded House sales and 73 House rentals compared over the last 12 months

Number of Rentals

**73**

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

**12 MCHUGH STREET**

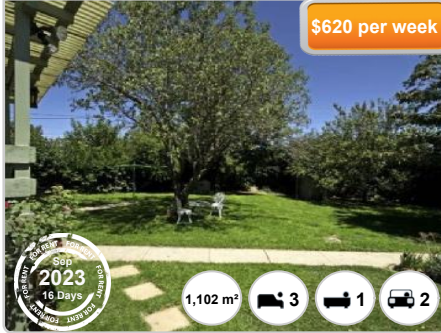


**\$600 per week**

Sep 2023  
19 Days

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

**55 LIGERTWOOD STREET**




**\$620 per week**

Sep 2023  
16 Days

1,102 m<sup>2</sup> 3 1 2

**16 KISSANE CRESCENT**




**\$620 per week**

Sep 2023  
17 Days

3 1 1

**5 JAQUES PLACE**




**\$700 per week**

Sep 2023  
18 Days

819 m<sup>2</sup> 4 2 2

**9 Ligertwood Street**



**\$520 per week**

Aug 2023  
38 Days

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

**17 CUTLACK STREET**

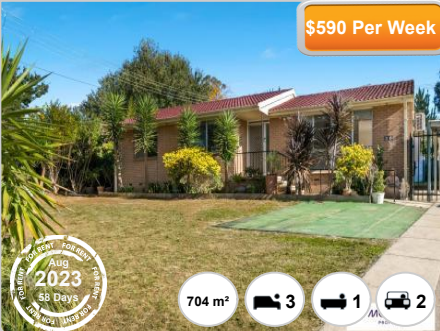


**\$560 Per Week**

Aug 2023  
43 Days

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

**36 Sproule Circuit**




**\$590 Per Week**

Aug 2023  
58 Days

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

**80 CARLILE STREET**



**\$680 per week**

2023  
238 Days

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