

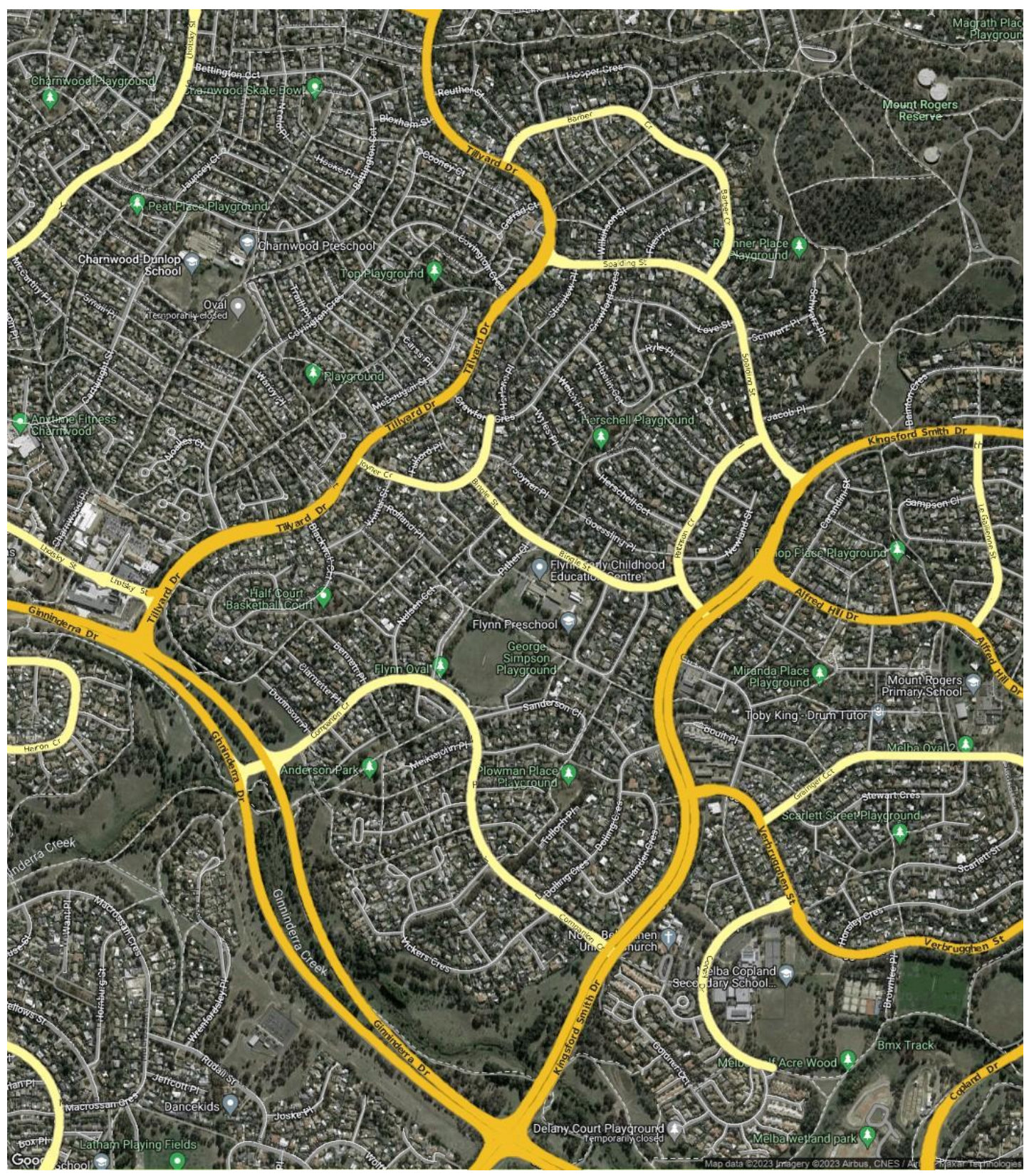
# SUBURB FLYOVER REPORT

FLYNN (HOUSE)

Prepared by [Independent Property Group](#)



## FLYNN - Suburb Map





## FLYNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	52	\$ 325,725	0.0 %	\$ 142,500	\$ 990,000
2006	70	\$ 350,000	7.5 %	\$ 272,500	\$ 587,000
2007	55	\$ 403,500	15.3 %	\$ 270,000	\$ 610,000
2008	43	\$ 405,000	0.4 %	\$ 200,000	\$ 685,000
2009	47	\$ 420,000	3.7 %	\$ 159,000	\$ 785,000
2010	44	\$ 504,000	20.0 %	\$ 186,000	\$ 685,000
2011	39	\$ 500,000	-0.8 %	\$ 320,000	\$ 700,000
2012	43	\$ 490,000	-2.0 %	\$ 250,000	\$ 682,000
2013	42	\$ 482,125	-1.6 %	\$ 63,000	\$ 695,000
2014	41	\$ 520,000	7.9 %	\$ 300,000	\$ 730,000
2015	40	\$ 523,250	0.6 %	\$ 250,000	\$ 800,000
2016	59	\$ 540,000	3.2 %	\$ 130,000	\$ 910,000
2017	59	\$ 600,000	11.1 %	\$ 400,000	\$ 950,000
2018	68	\$ 610,000	1.7 %	\$ 290,000	\$ 900,000
2019	46	\$ 587,500	-3.7 %	\$ 9,500	\$ 1,250,000
2020	44	\$ 652,500	11.1 %	\$ 113,000	\$ 1,300,500
2021	67	\$ 880,000	34.9 %	\$ 317,500	\$ 1,570,000
2022	53	\$ 950,000	8.0 %	\$ 550,000	\$ 1,765,000
2023	24	\$ 830,000	-12.6 %	\$ 715,000	\$ 1,400,000

### Median Sale Price

# \$845k

Based on 42 recorded House sales within the last 12 months (Oct '22 - Sep '23)

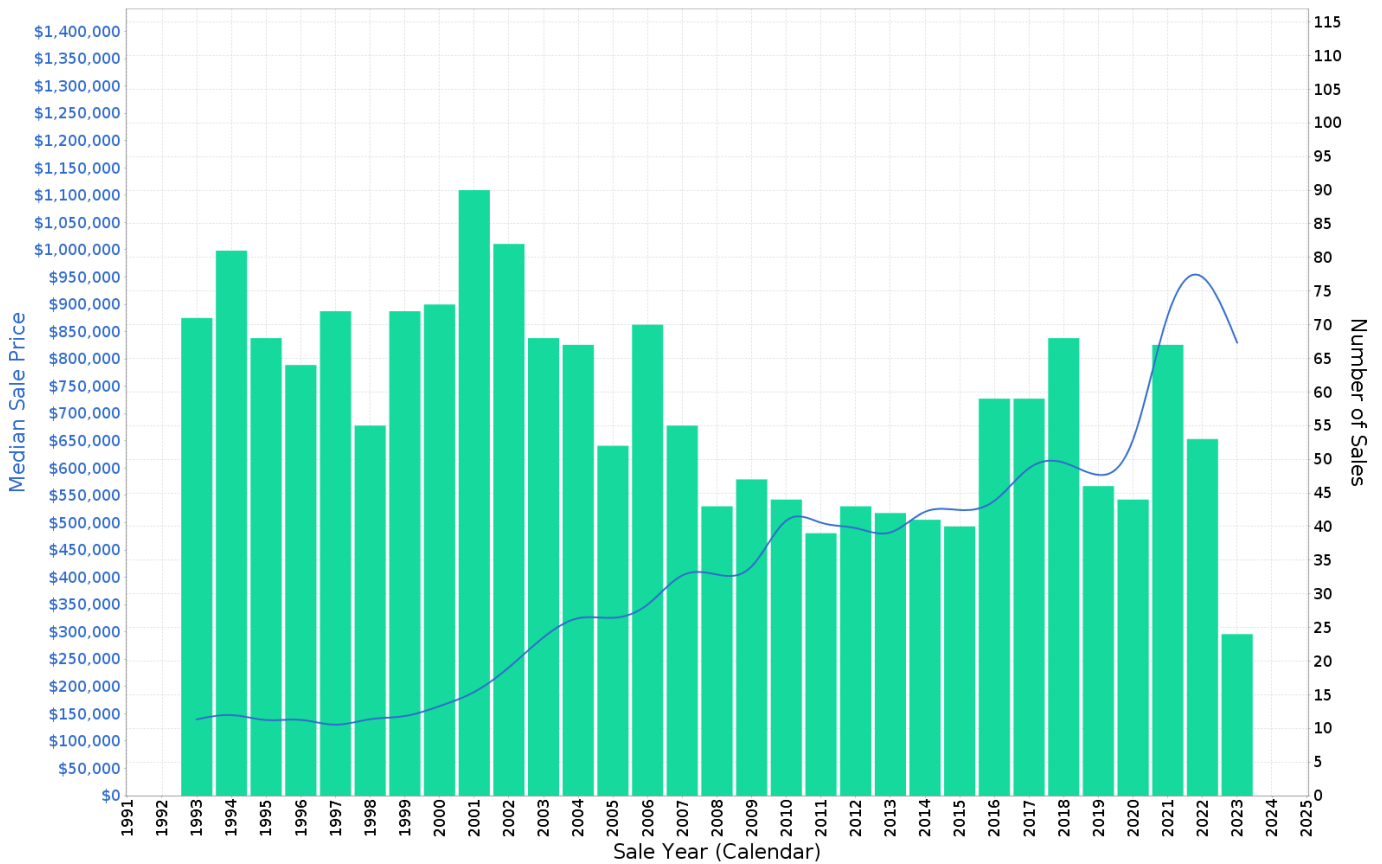
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

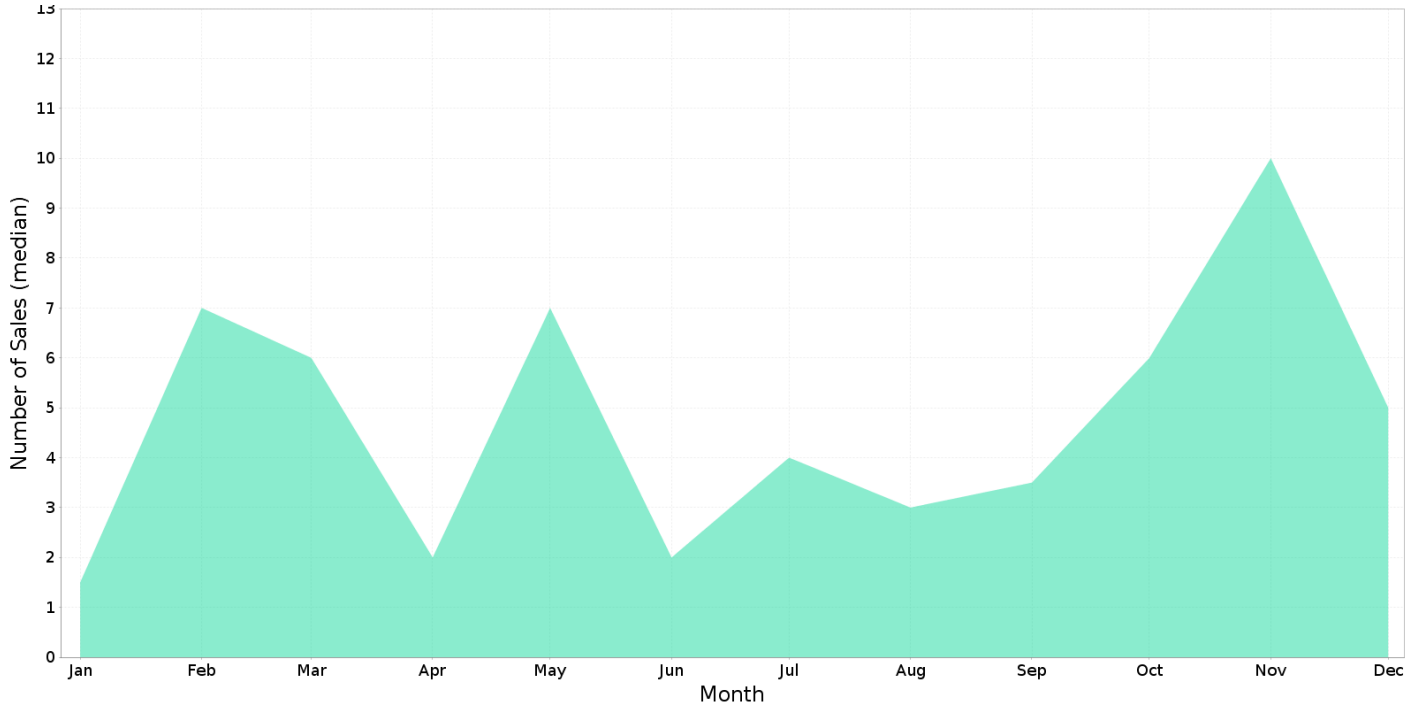
# -12.9%

Current Median Price: \$845,000  
Previous Median Price: \$970,000

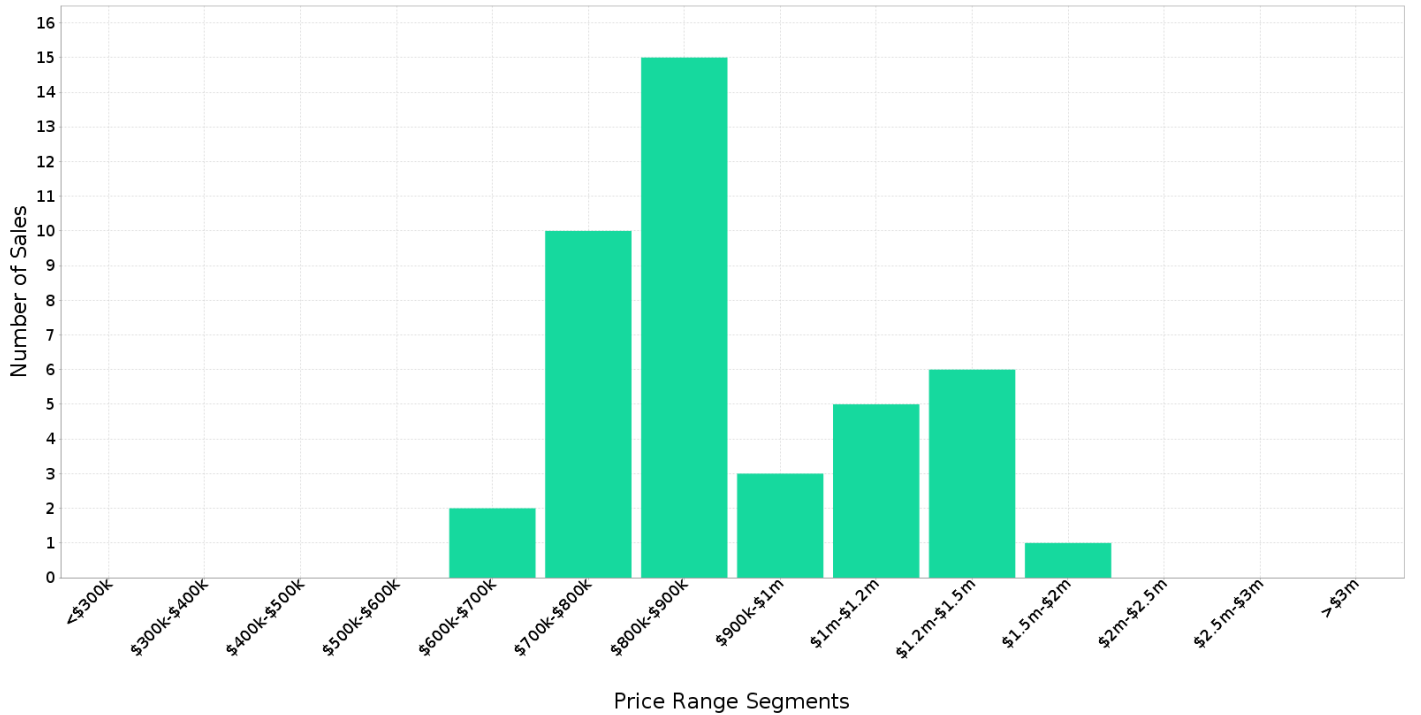
Based on 100 recorded House sales compared over the last two rolling 12 month periods



## FLYNN - Peak Selling Periods (3 years)

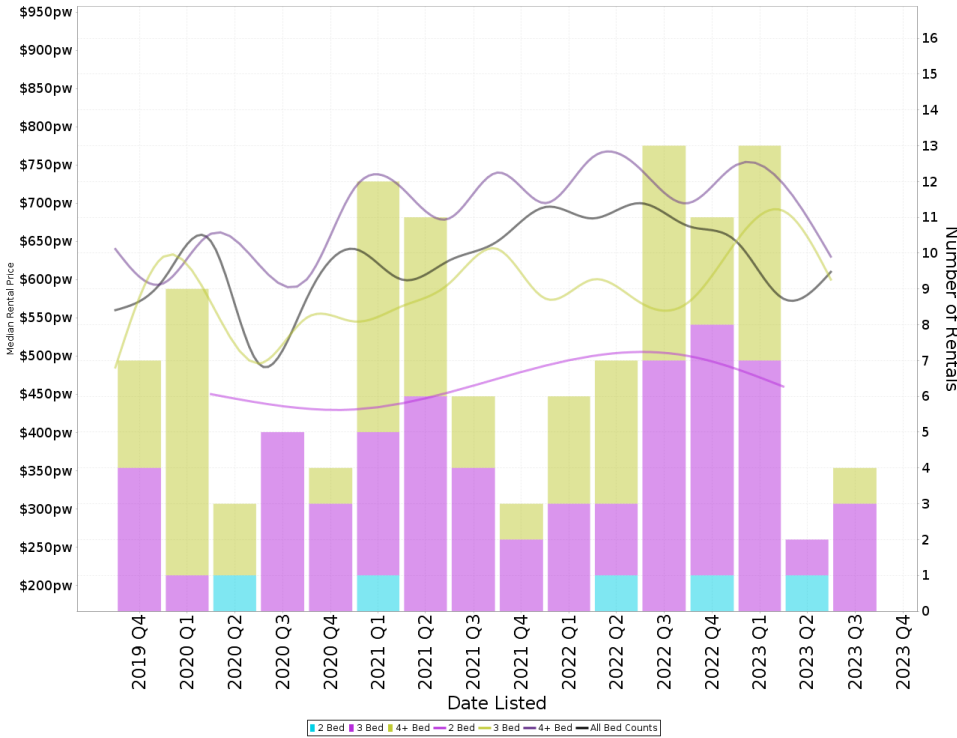


## FLYNN - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-12.9%**

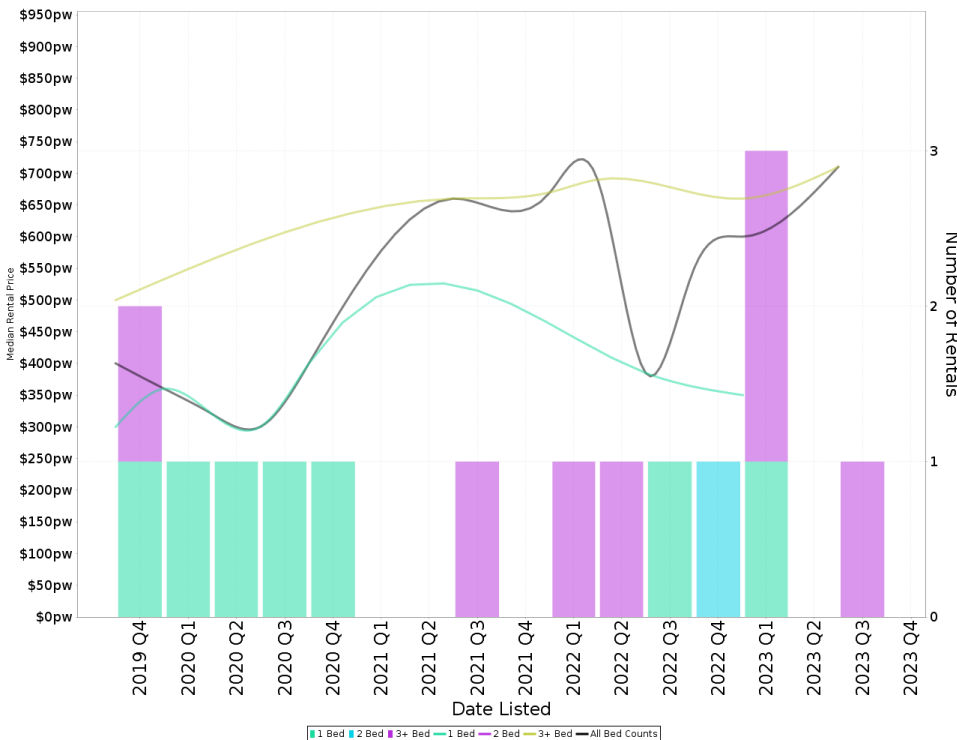
Current Median Price: \$845,000  
Previous Median Price: \$970,000  
Based on 100 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.0%**

Current Median Price: \$845,000  
Current Median Rent: \$650  
Based on 30 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-11.4%**

Current Median Price: \$740,000  
Previous Median Price: \$835,000  
Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.2%**

Current Median Price: \$740,000  
Current Median Rent: \$600  
Based on 5 registered Unit rentals compared over the last 12 months.

## FLYNN - Recently Sold Properties

Median Sale Price

**\$845k**

Based on 42 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

**-12.9%**

Current Median Price: \$845,000  
Previous Median Price: \$970,000

Based on 100 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**42**

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

**31 NULSEN CCT**



**\$689,000**

Sold Sep 2023, 22 Days

1,002 m<sup>2</sup> 3 1 4

**22 NEWLAND ST**



**\$895,000**

Sold Sep 2023, 14 Days

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

**18 NEWLAND ST**



**\$885,000**

Sold Sep 2023, 7 Days

949 m<sup>2</sup> 4 2 2

**4 WILLYAMA PL**



**\$1,085,000**

Sold Sep 2023, 21 Days

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

**3 HARLAND PL**



**\$715,000**

Sold Aug 2023, 25 Days

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

**30 PATTINSON CRES**




**\$890,000**

Sold Aug 2023, 22 Days

827 m<sup>2</sup> 4 2 2

**4 VICTORY PL**




**\$1,450,000**

Sold Jul 2023, 25 Days

983 m<sup>2</sup> 4 2 2

**9 LOVE ST**

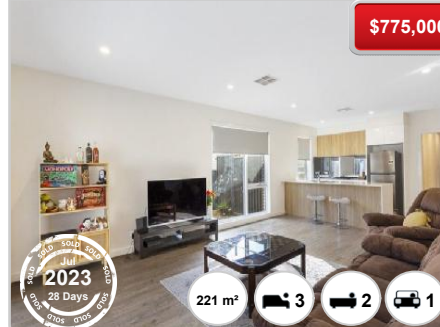


**\$750,000**

Sold Jul 2023, 17 Days

739 m<sup>2</sup> 4 2 2

**2/49 SPALDING ST**



**\$775,000**

Sold Jul 2023, 28 Days

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



# Independent

PROPERTY GROUP

**9 MEIKLEJOHN PL**

**\$780,000**

**Sold**  
2023  
20 Days

780 m<sup>2</sup> 3 1 4

**28 COMPANION CRES**

**\$840,000**

**Sold**  
2023  
17 Days

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

**17 WILLYAMA PL**

**\$1,275,000**

**Sold**  
2023  
45 Days

860 m<sup>2</sup> 3 2 2

**29 FERGUSON PL**

**\$830,000**

**Sold**  
2023  
13 Days

859 m<sup>2</sup> 3 2 2

**8 INLANDER CRES**

**\$1,400,000**

**Sold**  
2023  
77 Days

810 m<sup>2</sup> 4 2 2

**21 FERGUSON PL**

**\$890,000**

**Sold**  
2023  
69 Days

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

**52 COMPANION CRES**

**\$810,000**

**Sold**  
2023  
62 Days

1,037 m<sup>2</sup> 4 2 1

**18 VOGELSANG PL**

**\$815,000**

**Sold**  
2023  
21 Days

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

**13 FLIERL PL**

**\$920,000**

**Sold**  
2023  
N/A

778 m<sup>2</sup> - - -

**10 VOGELSANG PL**

**\$761,000**

**Sold**  
2023  
43 Days

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

**13 WILLYAMA PL**

**\$750,000**

**Sold**  
2023  
262 Days

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

**84 TILLYARD DR**

**\$840,000**

**Sold**  
2023  
38 Days

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

## FLYNN - Properties For Rent

### Median Rental Price

**\$650 /w**

Based on 30 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

**+4.0%**

Current Median Price: \$845,000  
Current Median Rent: \$650

Based on 42 recorded House sales and 30 House rentals compared over the last 12 months

### Number of Rentals

**30**

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

**87 COMPANION CRESCENT**




**\$630 per week**

Ray White

Sep 2023  
9 Days

802 m<sup>2</sup> 4 2 2

**9 MEIKLEJOHN PLACE**




**\$599 per week**

Aug 2023  
37 Days

780 m<sup>2</sup> 3 1 4

**7 WYLES PLACE**



**\$700 pw**

Aug 2022  
288 Days

748 m<sup>2</sup> 3 2 2