

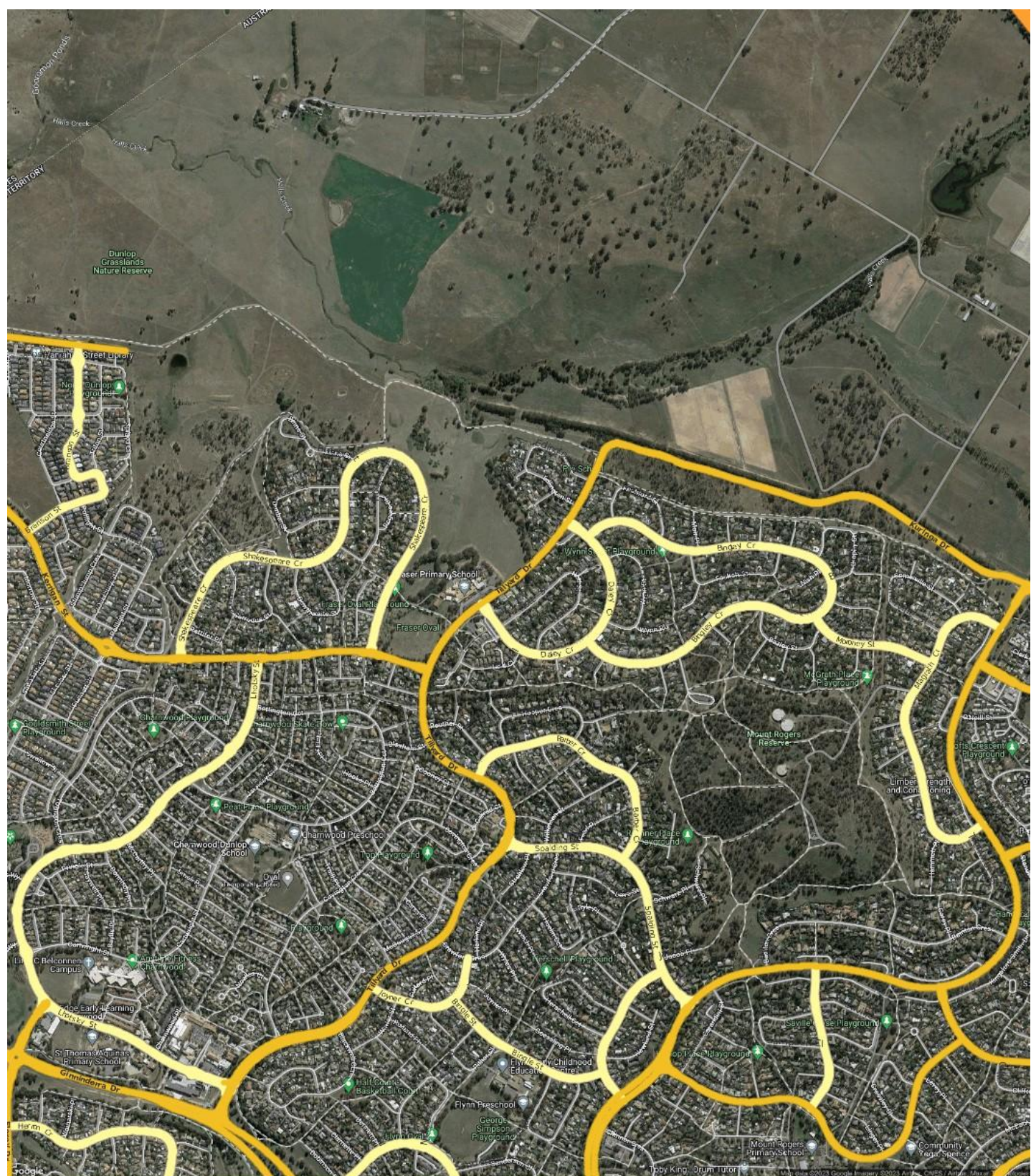
# SUBURB FLYOVER REPORT

FRASER (HOUSE)

Prepared by [Independent Property Group](#)



## FRASER - Suburb Map





## FRASER - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2005 | 40      | \$ 372,500   | 0.0 %   | \$ 220,000 | \$ 565,000   |
| 2006 | 30      | \$ 380,000   | 2.0 %   | \$ 200,000 | \$ 535,000   |
| 2007 | 42      | \$ 435,500   | 14.6 %  | \$ 130,000 | \$ 710,000   |
| 2008 | 18      | \$ 470,000   | 7.9 %   | \$ 395,000 | \$ 655,000   |
| 2009 | 26      | \$ 466,500   | -0.7 %  | \$ 260,000 | \$ 660,000   |
| 2010 | 15      | \$ 510,000   | 9.3 %   | \$ 386,000 | \$ 680,000   |
| 2011 | 21      | \$ 520,000   | 2.0 %   | \$ 58,000  | \$ 840,000   |
| 2012 | 39      | \$ 515,000   | -1.0 %  | \$ 379,000 | \$ 875,000   |
| 2013 | 25      | \$ 520,000   | 1.0 %   | \$ 245,000 | \$ 695,000   |
| 2014 | 28      | \$ 505,000   | -2.9 %  | \$ 407,000 | \$ 720,000   |
| 2015 | 20      | \$ 560,000   | 10.9 %  | \$ 29,600  | \$ 697,000   |
| 2016 | 22      | \$ 623,500   | 11.3 %  | \$ 435,000 | \$ 830,000   |
| 2017 | 26      | \$ 690,000   | 10.7 %  | \$ 260,000 | \$ 860,000   |
| 2018 | 24      | \$ 745,000   | 8.0 %   | \$ 470,000 | \$ 965,000   |
| 2019 | 27      | \$ 665,000   | -10.7 % | \$ 520,000 | \$ 1,019,000 |
| 2020 | 25      | \$ 705,000   | 6.0 %   | \$ 7,700   | \$ 1,000,000 |
| 2021 | 25      | \$ 917,000   | 30.1 %  | \$ 595,000 | \$ 1,600,000 |
| 2022 | 29      | \$ 1,000,000 | 9.1 %   | \$ 600,000 | \$ 1,590,000 |
| 2023 | 11      | \$ 935,000   | -6.5 %  | \$ 760,500 | \$ 1,425,000 |

Median Sale Price

# \$942k

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

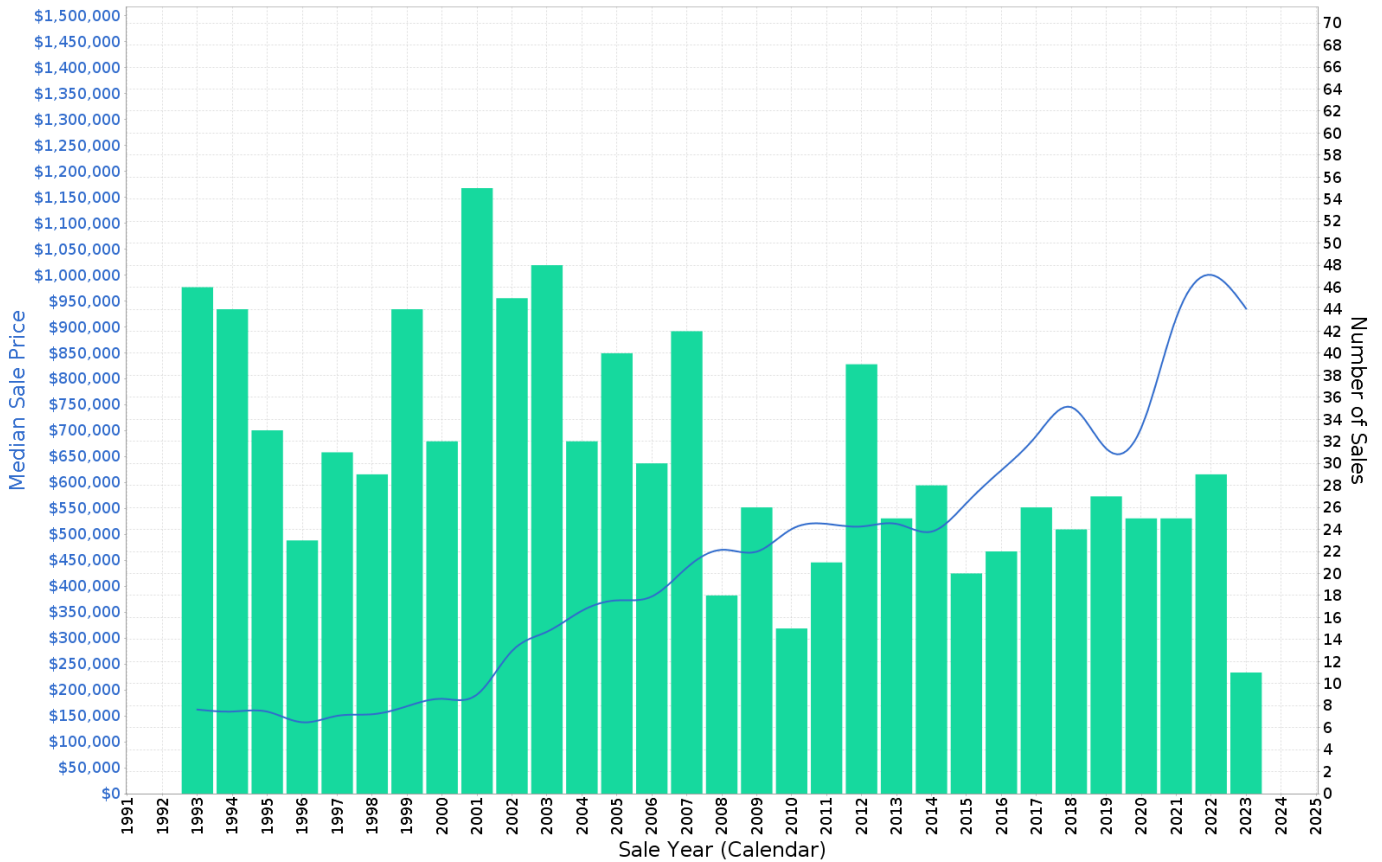
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

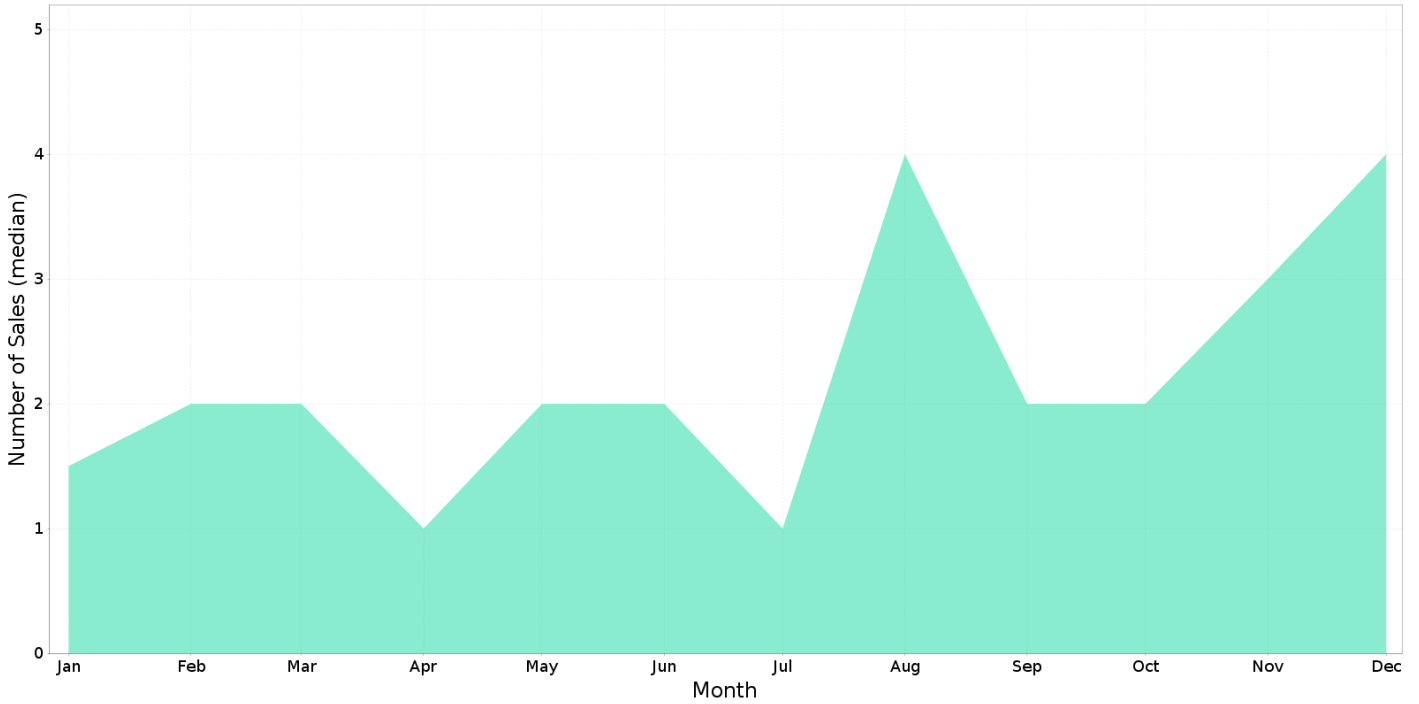
# -11.5%

Current Median Price: \$942,500  
Previous Median Price: \$1,065,000

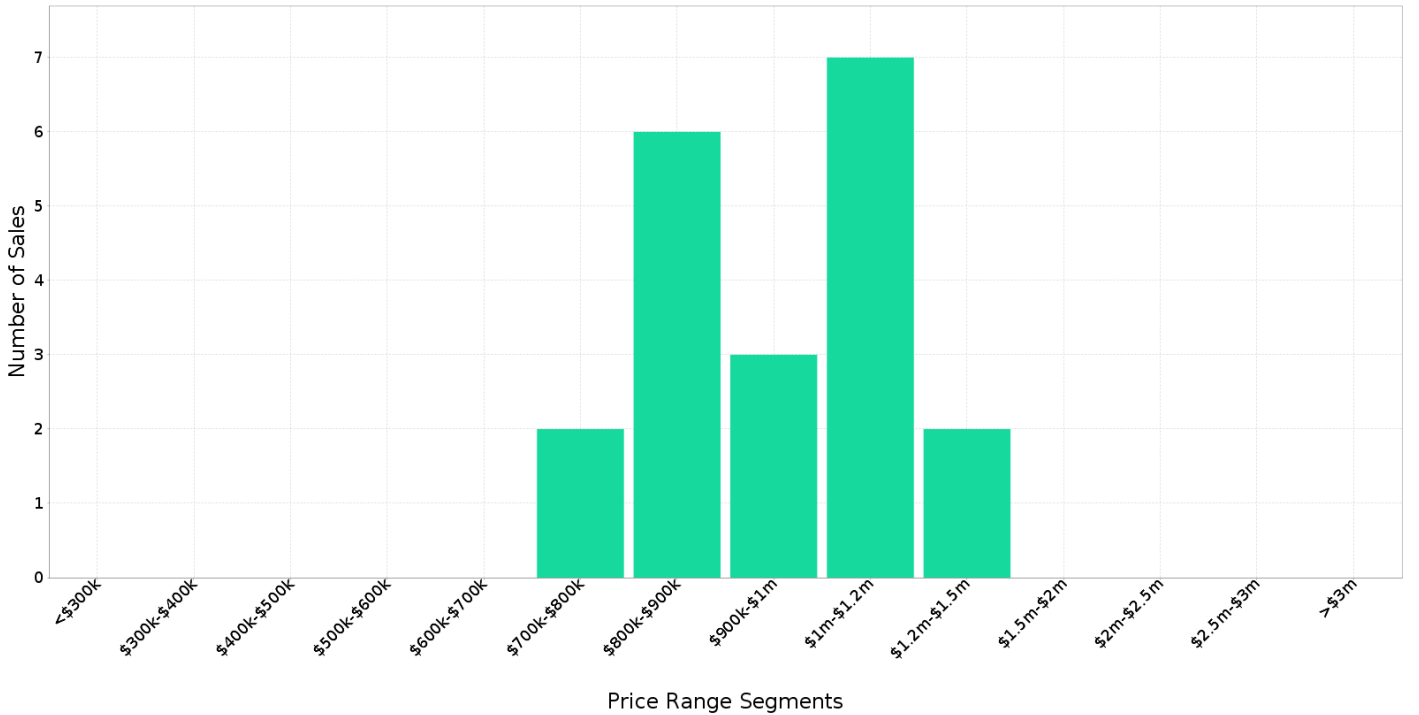
Based on 45 recorded House sales compared over the last two rolling 12 month periods



## FRASER - Peak Selling Periods (3 years)

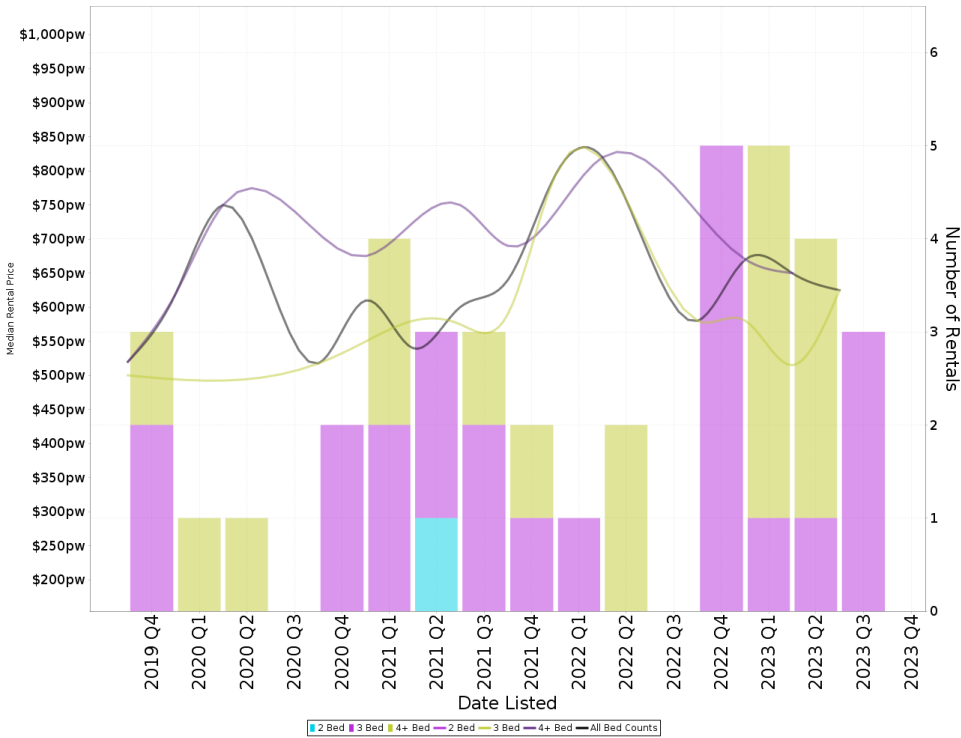


## FRASER - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-11.5%**

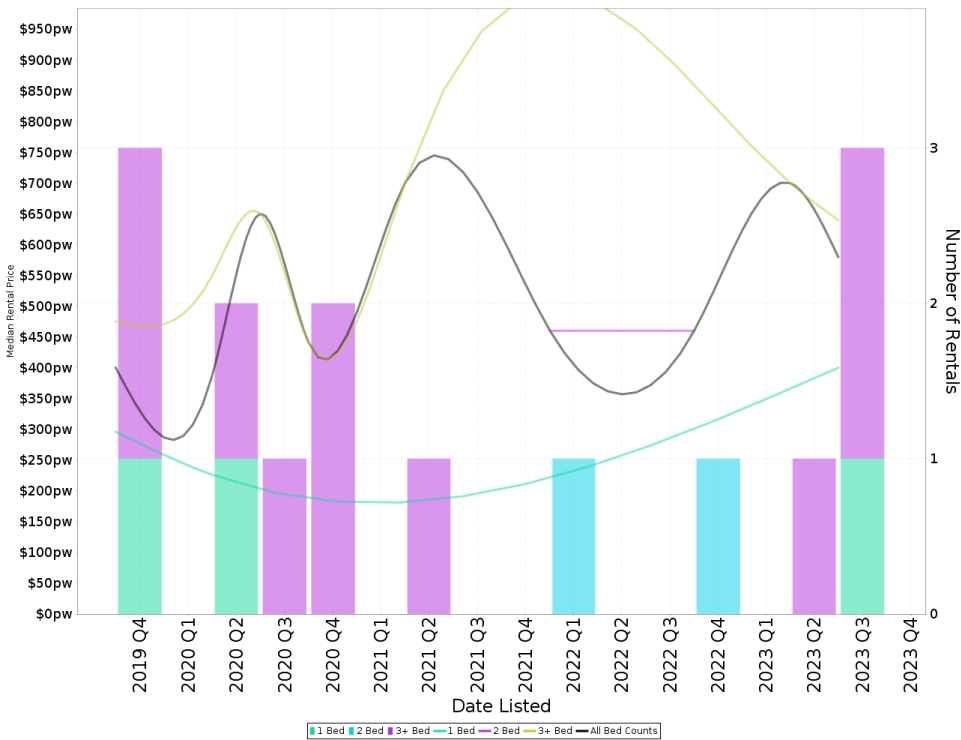
Current Median Price: \$942,500  
Previous Median Price: \$1,065,000  
Based on 45 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$942,500  
Current Median Rent: \$650  
Based on 17 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.0%**

Current Median Price: \$810,000  
Previous Median Price: \$835,000  
Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$810,000  
Current Median Rent: \$580  
Based on 5 registered Unit rentals compared over the last 12 months.

## FRASER - Recently Sold Properties

Median Sale Price

**\$942k**

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

**-11.5%**

Current Median Price: \$942,500  
Previous Median Price: \$1,065,000

Based on 45 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

**6 BROPHY ST**

**\$1,110,000**

Aug 2023  
22 Days

900 m<sup>2</sup> 4 2 4

**27 DALEY CRES**

**\$855,000**

Aug 2023  
18 Days

1,134 m<sup>2</sup> 4 2 2

**57 BINGLEY CRES**

**\$1,000,000**

Jul 2023  
16 Days

1,130 m<sup>2</sup> 5 2 2

**24 EDLINGTON ST**

**\$775,000**

Jul 2023  
23 Days

800 m<sup>2</sup> 3 2 2

**4 VERCOE PL**

**\$950,000**

Jun 2023  
24 Days

1,024 m<sup>2</sup> 4 2 4

**29 DALEY CRES**

**\$1,045,000**

May 2023  
23 Days

1,186 m<sup>2</sup> 4 2 2

**19 BINGLEY CRES**

**\$1,040,000**

May 2023  
19 Days

1,038 m<sup>2</sup> 4 2 2

**8 MILDENHALL PL**

**\$1,100,000**

May 2023  
30 Days

1,610 m<sup>2</sup> 5 2 3

**43 DALEY CRES**

**\$830,000**

May 2023  
23 Days

1,120 m<sup>2</sup> 3 1 2



19 BROPHY ST

\$1,425,000

2023  
Apr  
37 Days

1,254 m<sup>2</sup> 5 4 4

## FRASER - Properties For Rent

### Median Rental Price

**\$650 /w**

Based on 17 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

**+3.6%**

Current Median Price: \$942,500  
Current Median Rent: \$650

Based on 20 recorded House sales and 17 House rentals compared over the last 12 months

### Number of Rentals

**17**

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

