

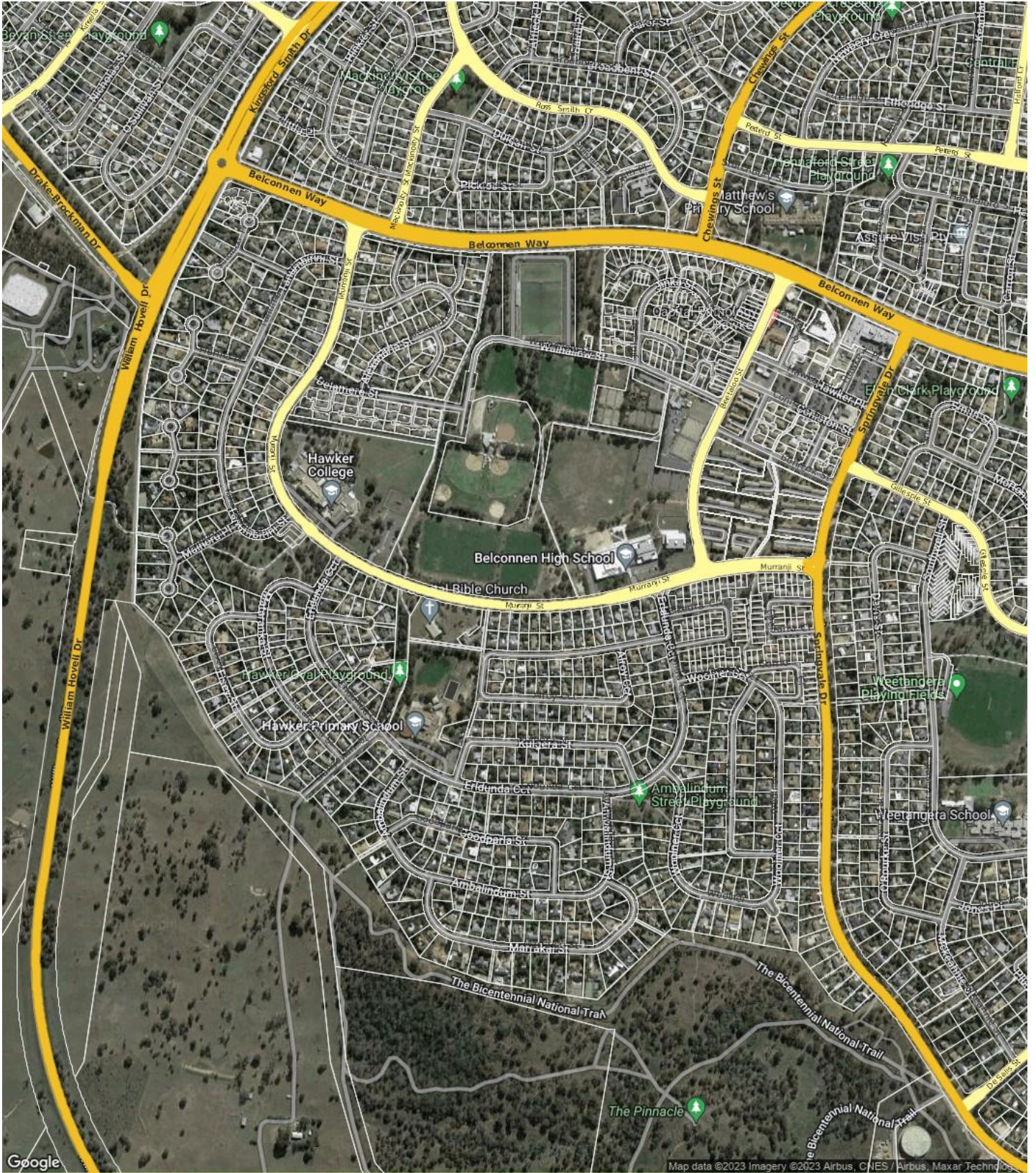
# SUBURB FLYOVER REPORT

HAWKER (HOUSE)

Prepared by [Independent Property Group](#)



## HAWKER - Suburb Map





## HAWKER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	23	\$ 520,000	0.0 %	\$ 365,000	\$ 780,000
2006	23	\$ 565,000	8.7 %	\$ 325,000	\$ 875,000
2007	30	\$ 627,000	11.0 %	\$ 366,000	\$ 1,200,000
2008	29	\$ 640,000	2.1 %	\$ 425,000	\$ 855,000
2009	21	\$ 715,000	11.7 %	\$ 510,000	\$ 1,000,000
2010	22	\$ 752,250	5.2 %	\$ 550,000	\$ 1,113,000
2011	13	\$ 820,000	9.0 %	\$ 610,000	\$ 955,000
2012	15	\$ 735,000	-10.4 %	\$ 578,000	\$ 915,000
2013	15	\$ 770,000	4.8 %	\$ 496,000	\$ 980,000
2014	21	\$ 850,000	10.4 %	\$ 355,000	\$ 1,300,000
2015	38	\$ 800,000	-5.9 %	\$ 560,000	\$ 1,250,000
2016	17	\$ 855,000	6.9 %	\$ 580,000	\$ 1,525,000
2017	13	\$ 850,000	-0.6 %	\$ 681,000	\$ 990,000
2018	16	\$ 859,750	1.1 %	\$ 715,000	\$ 1,100,000
2019	12	\$ 998,500	16.1 %	\$ 765,000	\$ 1,490,000
2020	27	\$ 995,000	-0.4 %	\$ 792,000	\$ 2,040,000
2021	19	\$ 1,450,000	45.7 %	\$ 740,000	\$ 2,110,000
2022	29	\$ 1,256,000	-13.4 %	\$ 500,000	\$ 2,475,000
2023	9	\$ 1,385,000	10.3 %	\$ 1,020,000	\$ 2,300,000

Median Sale Price

# \$1.33m

Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

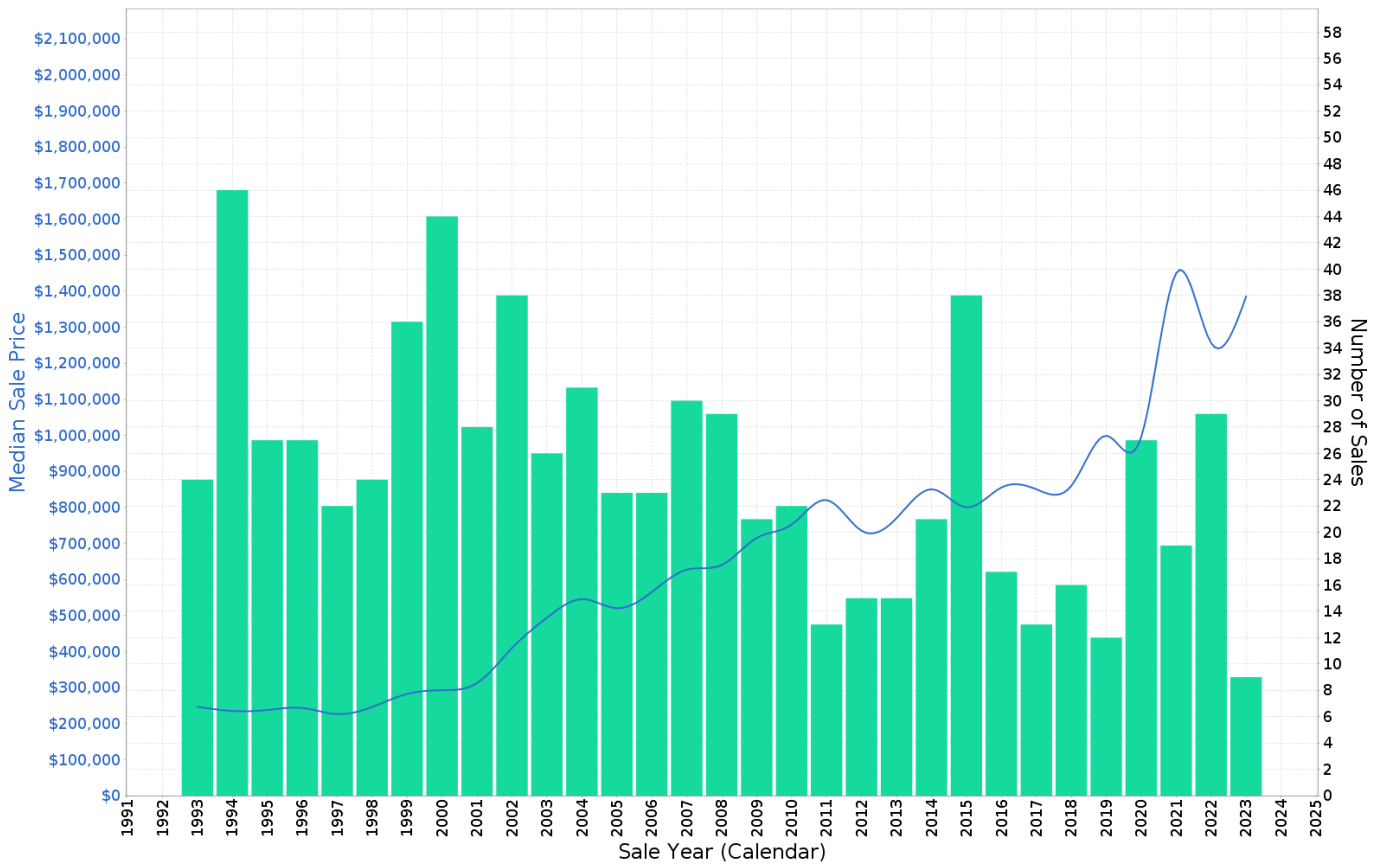
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

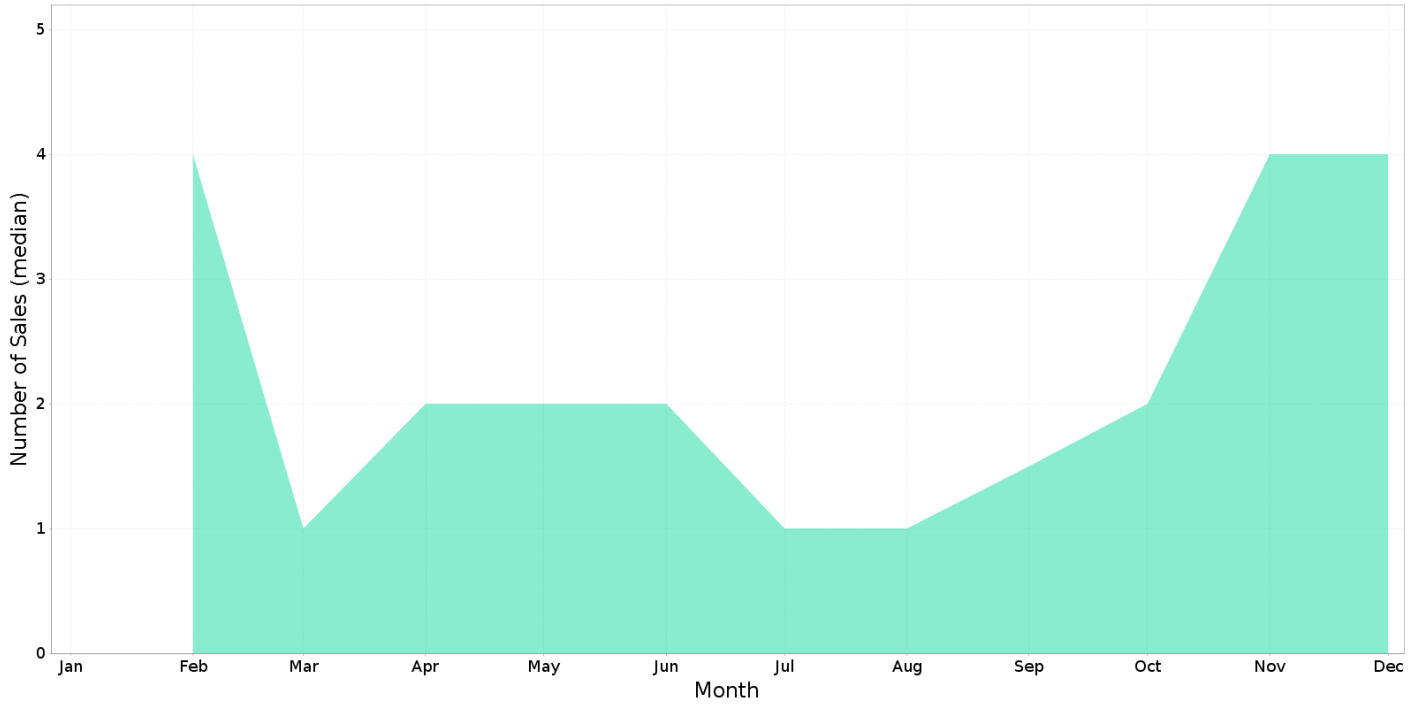
# -0.5%

Current Median Price: \$1,325,500  
Previous Median Price: \$1,331,500

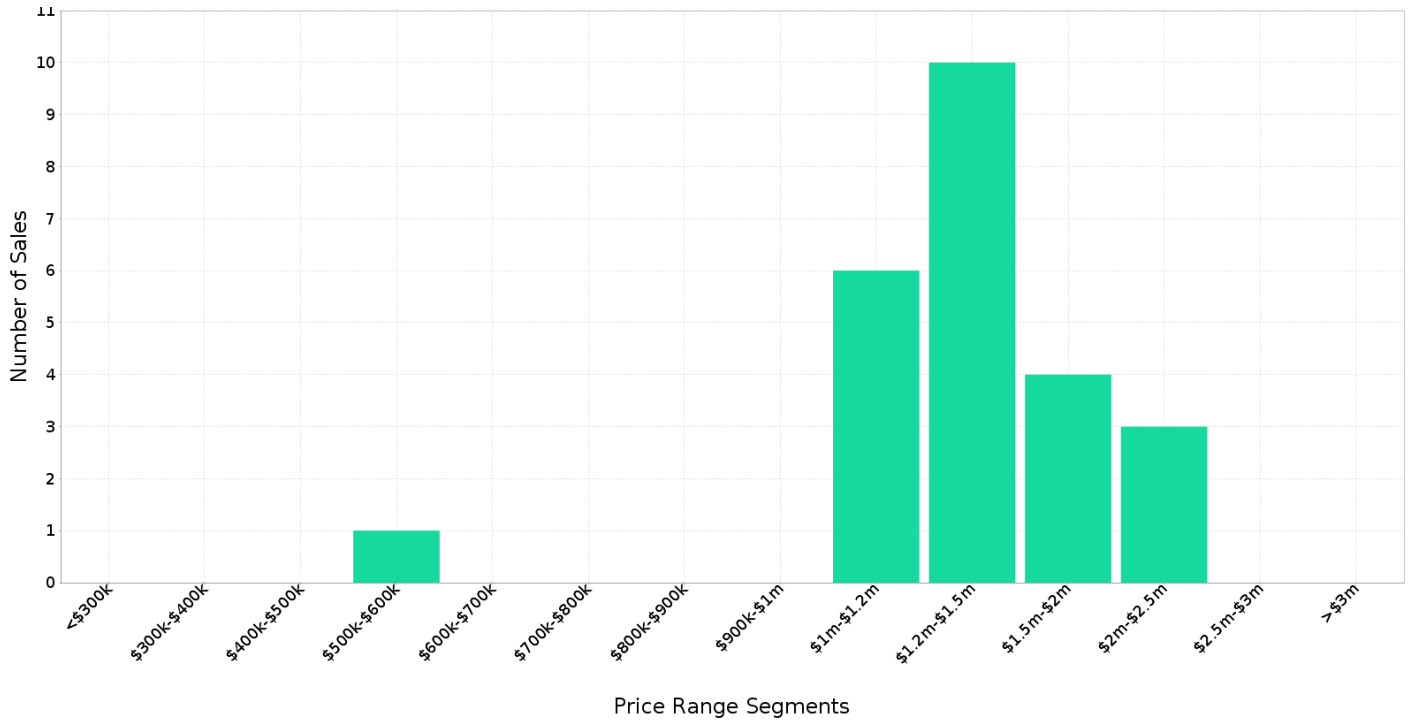
Based on 45 recorded House sales compared over the last two rolling 12 month periods



## HAWKER - Peak Selling Periods (3 years)

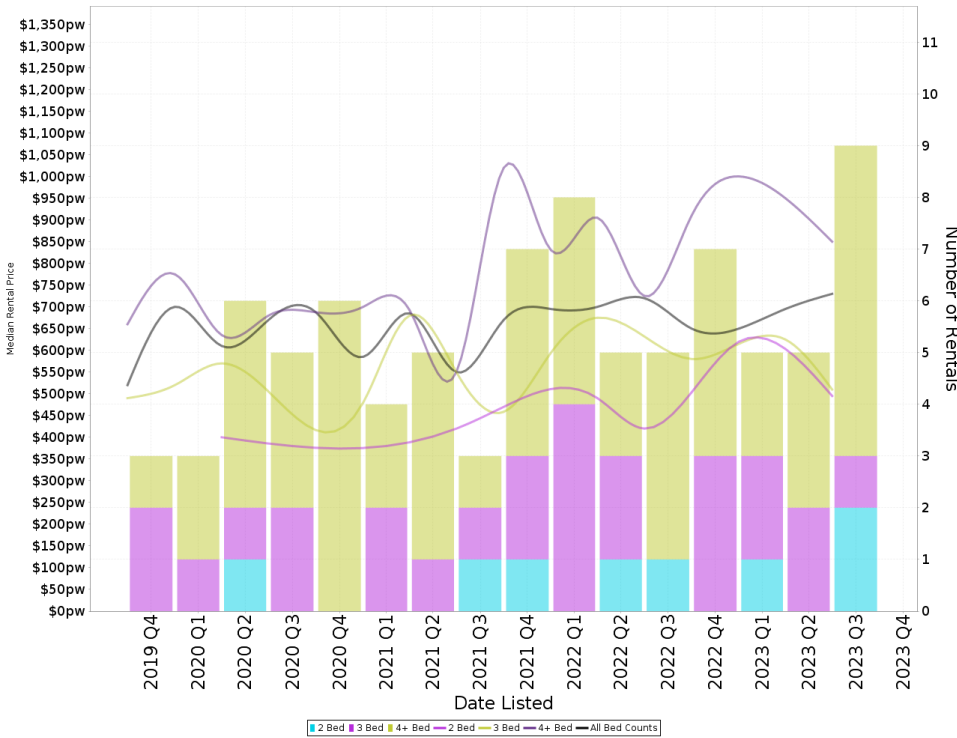


## HAWKER - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-0.5%**

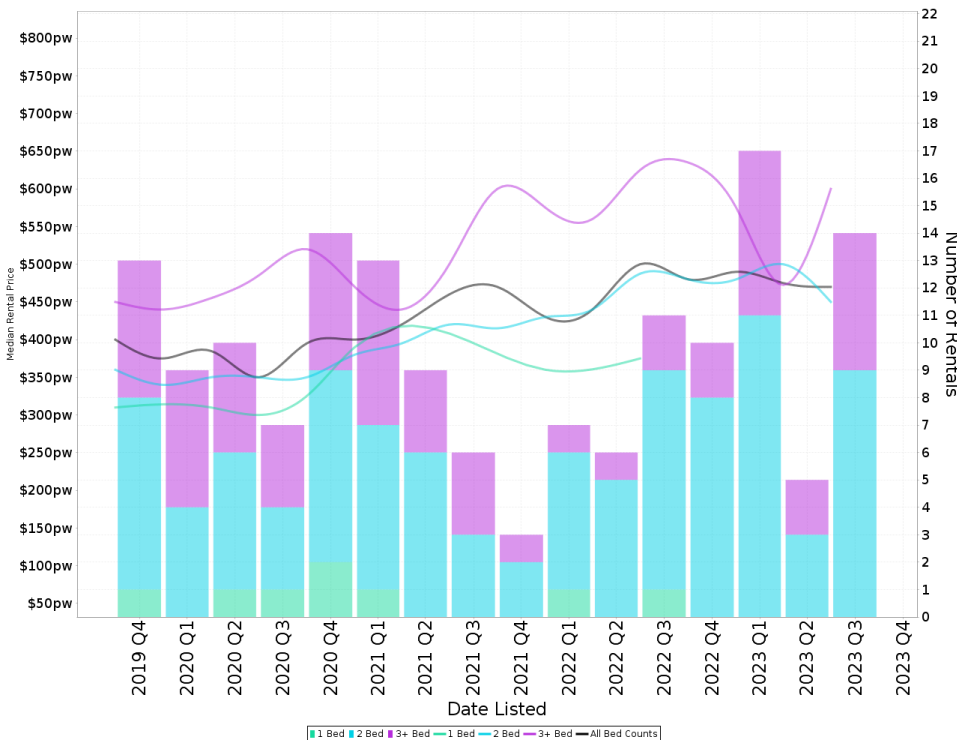
Current Median Price: \$1,325,500  
Previous Median Price: \$1,331,500  
Based on 45 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+2.7%**

Current Median Price: \$1,325,500  
Current Median Rent: \$698  
Based on 26 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+2.0%**

Current Median Price: \$530,500  
Previous Median Price: \$520,000  
Based on 75 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.7%**

Current Median Price: \$530,500  
Current Median Rent: \$480  
Based on 46 registered Unit rentals compared over the last 12 months.

## HAWKER - Recently Sold Properties

Median Sale Price

**\$1.33m**

Based on 24 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

**-0.5%**

Current Median Price: \$1,325,500  
Previous Median Price: \$1,331,500

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

# Sold Properties

**24**

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

**46 MURRANJI ST**




**\$1,230,000**

Sold Jul 2023  
29 Days

1,062 m<sup>2</sup> 4 3 2

**16 TANUMBIRINI ST**



**\$2,060,000**

Sold Jul 2023  
25 Days

1,445 m<sup>2</sup> 5 3 2

**17 KULGERA ST**



**\$1,020,000**

Sold May 2023  
55 Days

952 m<sup>2</sup> 4 2 2

**2 AMBALINDUM ST**



**\$1,320,000**

Sold Apr 2023  
56 Days

1,289 m<sup>2</sup> 5 3 2



## HAWKER - Properties For Rent

### Median Rental Price

**\$698 /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

**+2.7%**

Current Median Price: \$1,325,500  
Current Median Rent: \$698

Based on 24 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

**4 Dungowan Street**

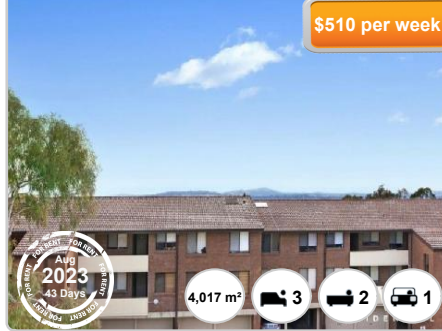


**\$890**

Aug 2023  
38 Days

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

**8/30 SPRINGVALE DRIVE**



**\$510 per week**

Aug 2023  
43 Days

4,017 m<sup>2</sup> 3 2 1

**18 MOROAK STREET**




**\$700 Per Week**

Jul 2023  
72 Days

1,231 m<sup>2</sup> 4 2 2

**24 ALROY STREET**



**\$730.00 per**

2022  
290 Days

4 1 2