

# SUBURB FLYOVER REPORT

CRACE (HOUSE)

Prepared by [Independent Property Group](#)



## CRACE - Suburb Map





## CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	19	\$ 1,180,000	35.9 %	\$ 615,000	\$ 1,675,000

Median Sale Price

# \$1.23m

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

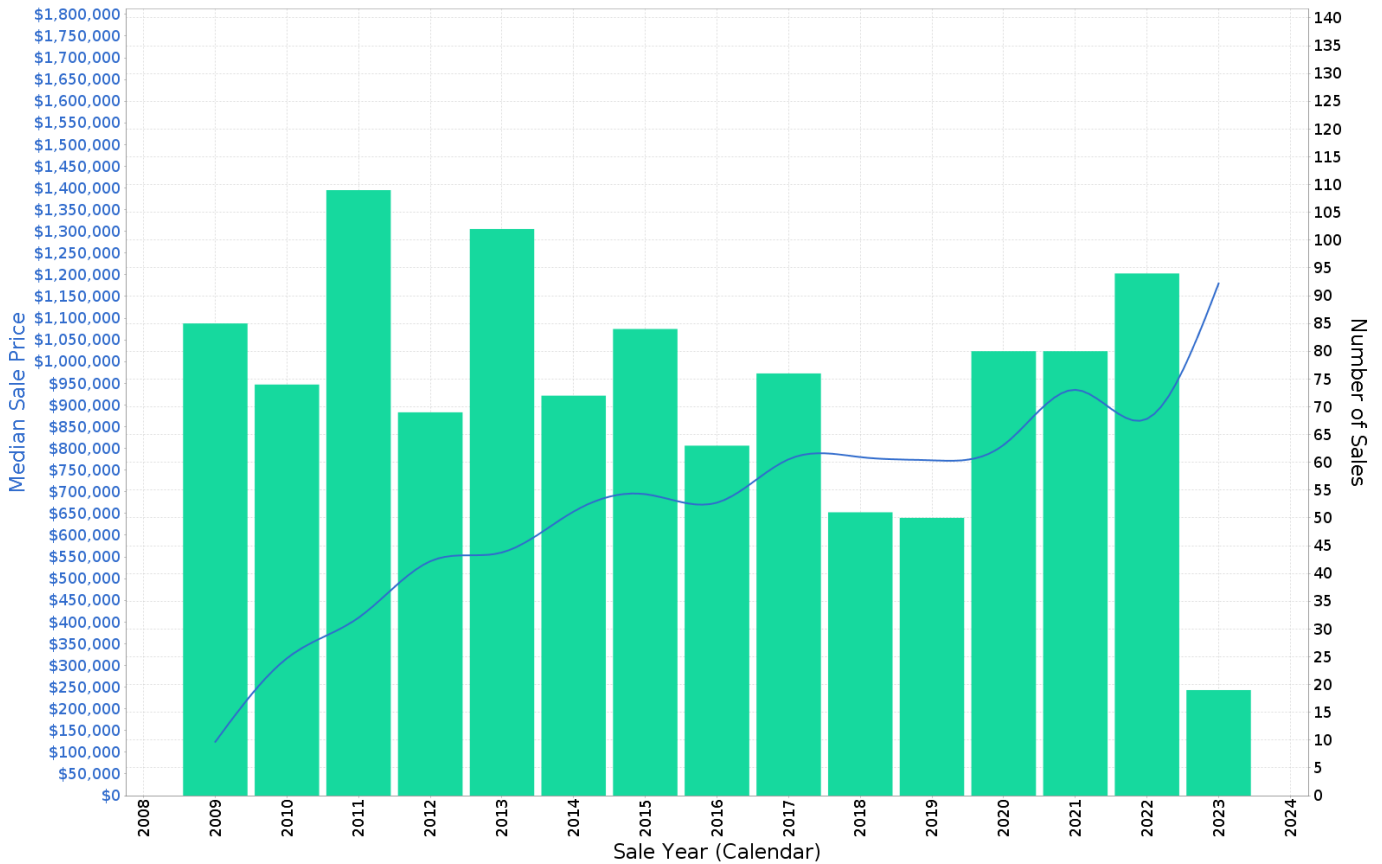
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

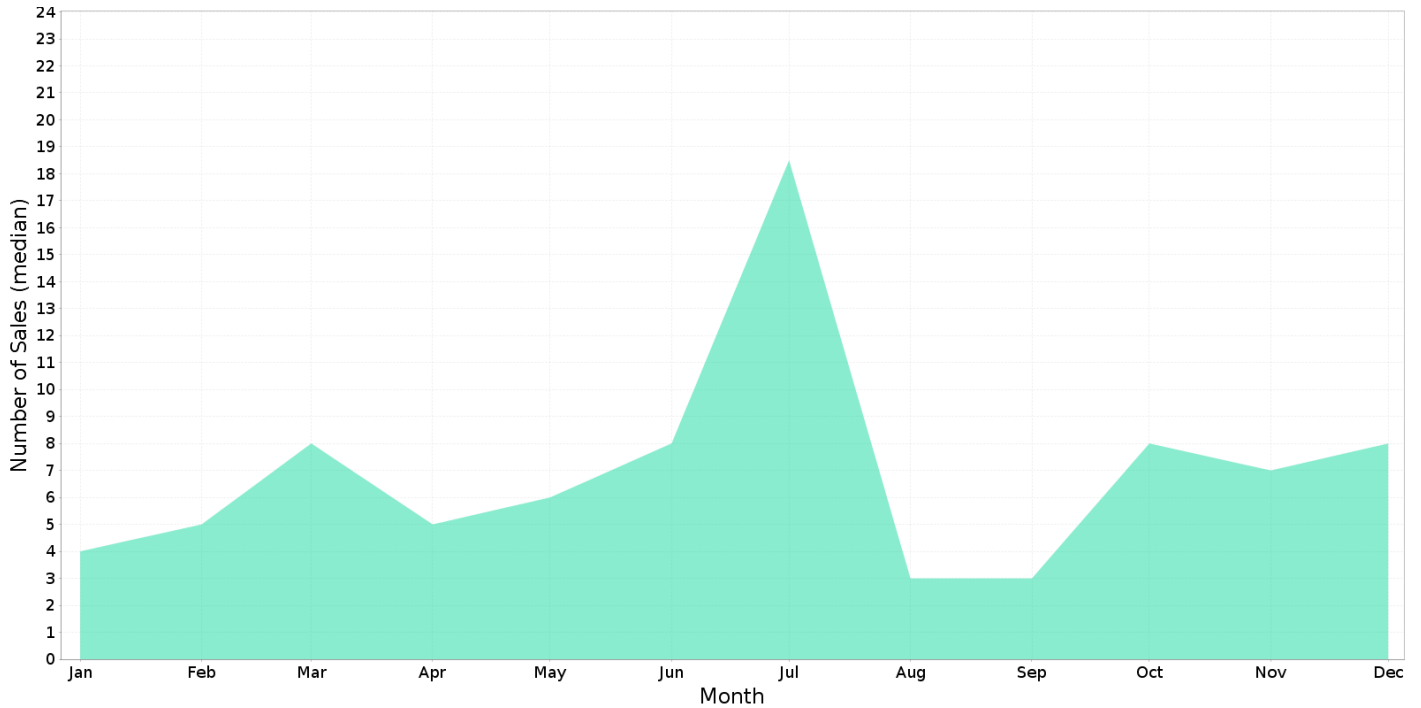
# +40.6%

Current Median Price: \$1,230,000  
Previous Median Price: \$875,000

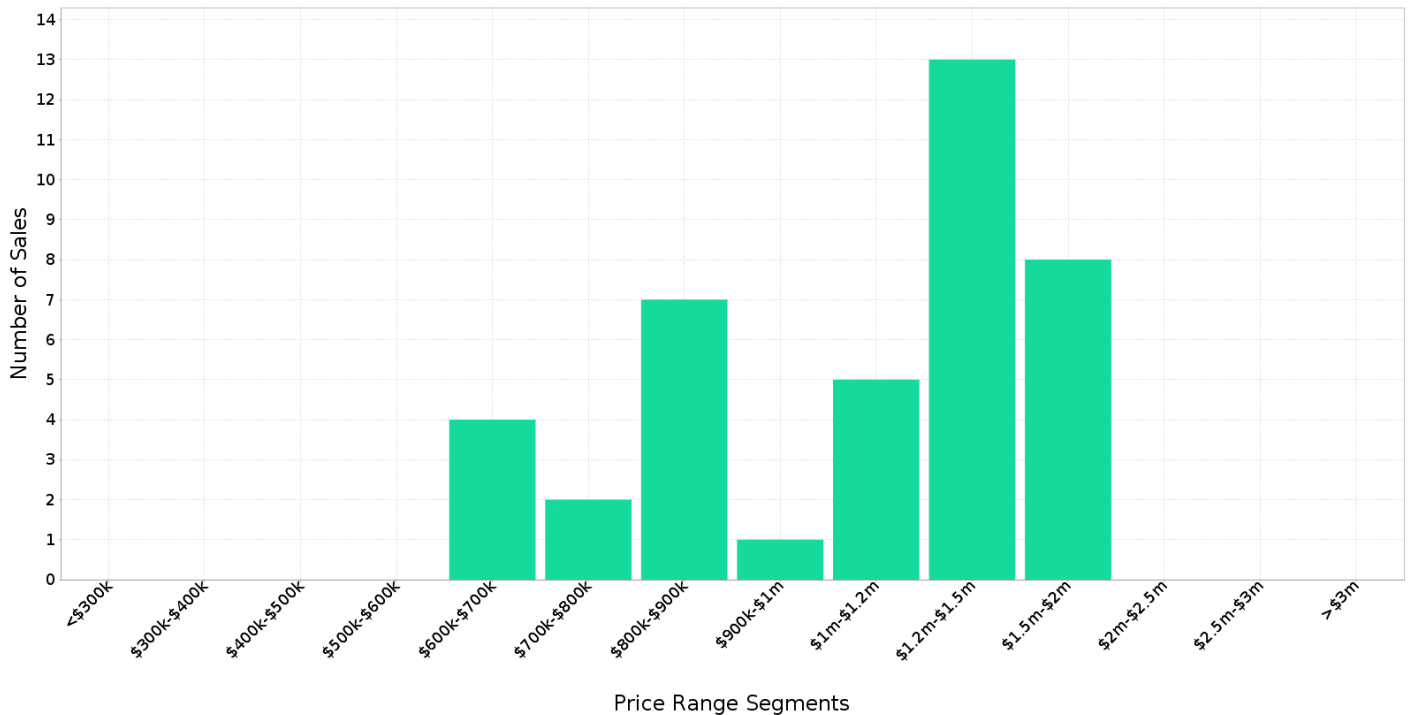
Based on 139 recorded House sales compared over the last two rolling 12 month periods



## CRACE - Peak Selling Periods (3 years)

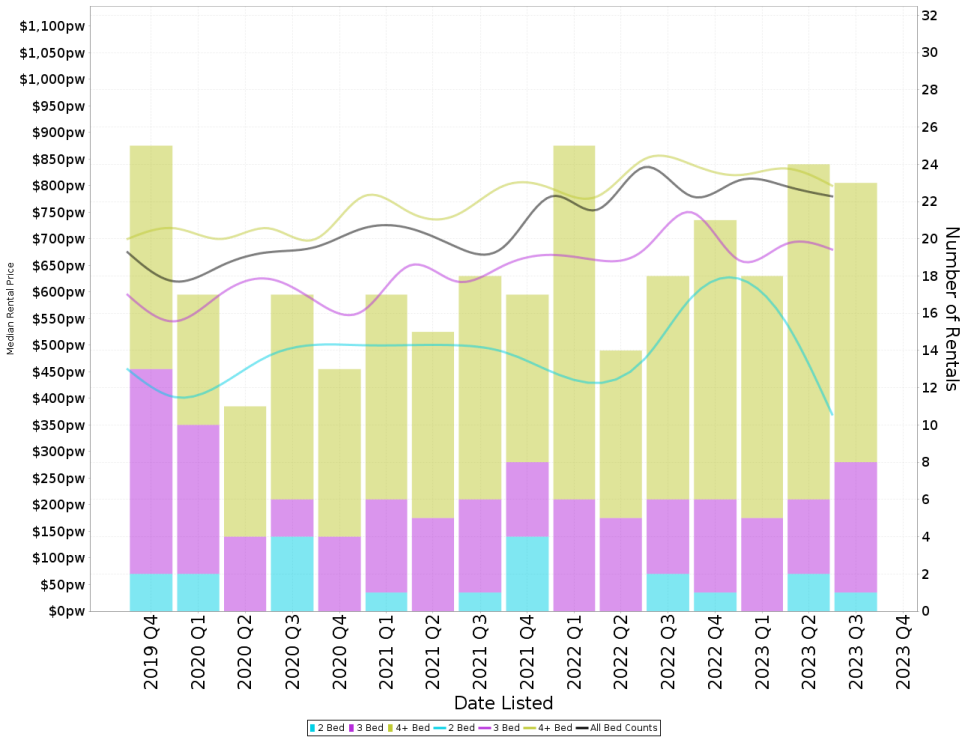


## CRACE - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+40.6%**

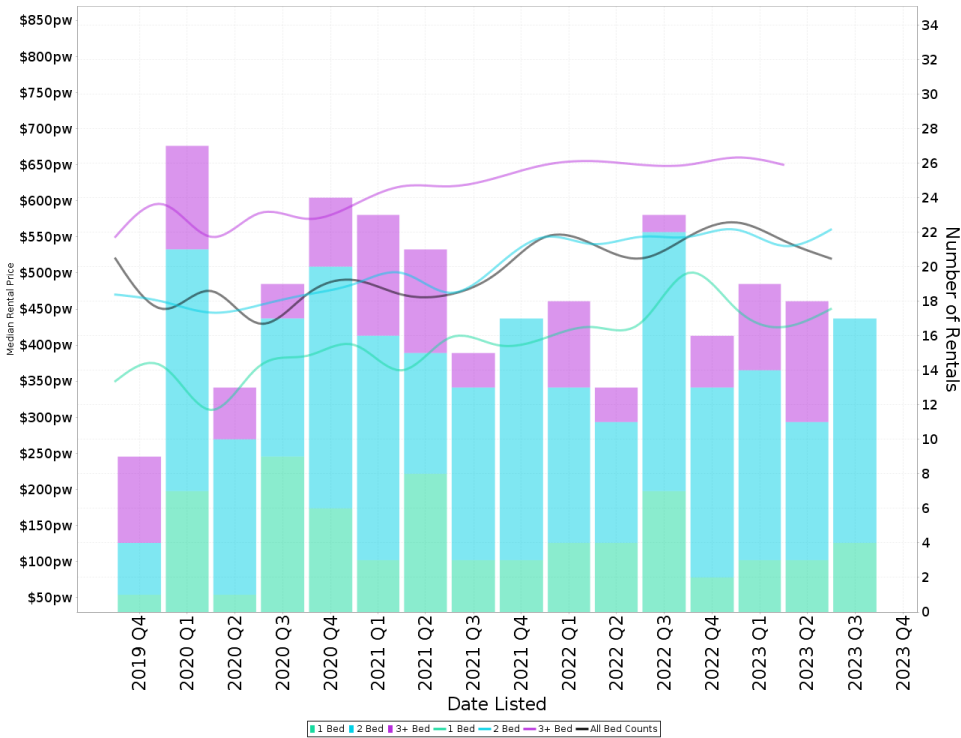
Current Median Price: \$1,230,000  
Previous Median Price: \$875,000  
Based on 139 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,230,000  
Current Median Rent: \$795  
Based on 86 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-9.1%**

Current Median Price: \$425,990  
Previous Median Price: \$468,627  
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.7%**

Current Median Price: \$425,990  
Current Median Rent: \$550  
Based on 70 registered Unit rentals compared over the last 12 months.

## CRACE - Recently Sold Properties

Median Sale Price

**\$1.23m**

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

**+40.6%**

Current Median Price: \$1,230,000  
Previous Median Price: \$875,000

Based on 139 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

**106 NARDEN ST**

**\$1,021,000**

Sold Sep 2023, 23 Days

510 m<sup>2</sup> 3 2 2

**9 KEEWONG ST**

**\$1,070,000**

Sold Aug 2023, 18 Days

486 m<sup>2</sup> 4 2 2

**106 COCOPARRA CRES**

**\$1,430,000**

Sold Aug 2023, 48 Days

628 m<sup>2</sup> 4 2 2

**7 TABBARA CRES**

**\$1,410,000**

Sold Jun 2023, 22 Days

540 m<sup>2</sup> 5 2 2

**28 FAIRFIELD ST**

**\$830,000**

Sold Jun 2023, 127 Days

270 m<sup>2</sup> 3 2 2

**156 LANGTREE CRES**

**\$1,150,000**

Sold Jun 2023, 66 Days

620 m<sup>2</sup> 4 2 2

**2 EBA ST**

**\$1,430,000**

Sold Jun 2023, 24 Days

588 m<sup>2</sup> 4 2 2

**34 RYLSTONE CRES**

**\$1,250,000**

Sold Jun 2023, 16 Days

450 m<sup>2</sup> 4 2 2

**9 IVORY ST**

**\$1,180,000**

Sold Jun 2023, 47 Days

434 m<sup>2</sup> 4 2 2



# Independent

PROPERTY GROUP

**6 WADEYE ST**

**\$1,440,000**

Sold 2023  
18 Days

540 m<sup>2</sup> 4 2 2

**104 LANGTREE CRES**

**\$1,180,000**

Sold 2023  
22 Days

466 m<sup>2</sup> 4 2 2

**12 KEEWONG ST**

**\$1,400,000**

Sold 2023  
25 Days

463 m<sup>2</sup> 6 1 2

**96 SAMARIA ST**

**\$1,535,000**

Sold 2023  
22 Days

521 m<sup>2</sup> 4 2 2

**9 LANGTREE CRES**

**\$1,675,000**

Sold 2023  
24 Days

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

**4 DROOKA CRES**

**\$994,000**

Sold 2023  
179 Days

419 m<sup>2</sup> 4 2 2

## CRACE - Properties For Rent

Median Rental Price

**\$795 /w**

Based on 86 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

**+3.4%**

Current Median Price: \$1,230,000  
Current Median Rent: \$795

Based on 40 recorded House sales and 86 House rentals compared over the last 12 months

Number of Rentals

**86**

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

**38 Cocoparra Crescent**

**\$800 pw**

454 m<sup>2</sup> 5 2 2

Sep 2023 9 Days

**9/20-36 MARANUNGA CRESCENT**

**\$620**

3 2 2

Sep 2023 13 Days

**112 SAMARIA STREET**

**\$750 per week**

450 m<sup>2</sup> 4 2 2

Sep 2023 14 Days

**154 LANGTREE CRESCENT**

**\$730 pw**

458 m<sup>2</sup> 4 2 2

Sep 2023 16 Days

**15/38 BENALLA STREET**

**\$680 per week**

3 2 -

Sep 2023 17 Days

**2 MARANUNGA CRESCENT**

**\$895 per week**

542 m<sup>2</sup> 4 2 2

Sep 2023 19 Days

**30 MARANUNGA CRESCENT**

**\$680 per week**

3 2 2

Sep 2023 21 Days

**11 PUNYIBAH STREET**

**\$800 Per Week**

450 m<sup>2</sup> 4 2 2

Sep 2023 28 Days

**21 ABENA AVENUE**

**\$780 Per Week**

368 m<sup>2</sup> 4 2 2

2023 55 Days



# Independent

PROPERTY GROUP

**94 SAMARIA STREET**

\$950 per week

72 Days

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

**183 LANGTREE CRESCENT**

\$799 per week

100 Days

565 m<sup>2</sup> 4 2 2

**2 MARANUNGA CRESCENT**

\$900 per week

90 Days

542 m<sup>2</sup> 4 2 2

**112 SAMARIA STREET**

\$750 per week

185 Days

450 m<sup>2</sup> 4 2 2