

SUBURB FLYOVER REPORT

FRANKLIN (HOUSE)

Prepared by [Independent Property Group](#)

FRANKLIN - Suburb Map



FRANKLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	22	\$ 408,475	0.0 %	\$ 188,000	\$ 558,000
2008	62	\$ 495,000	21.2 %	\$ 146,000	\$ 830,000
2009	189	\$ 510,000	3.0 %	\$ 39,900	\$ 850,000
2010	84	\$ 585,000	14.7 %	\$ 310,000	\$ 797,500
2011	66	\$ 555,000	-5.1 %	\$ 390,000	\$ 866,000
2012	60	\$ 576,000	3.8 %	\$ 52,500	\$ 967,000
2013	64	\$ 556,250	-3.4 %	\$ 226,000	\$ 866,000
2014	89	\$ 575,000	3.4 %	\$ 386,000	\$ 1,065,000
2015	58	\$ 638,500	11.0 %	\$ 248,000	\$ 1,066,000
2016	45	\$ 690,000	8.1 %	\$ 378,000	\$ 1,134,000
2017	50	\$ 748,500	8.5 %	\$ 410,000	\$ 1,550,000
2018	61	\$ 705,100	-5.8 %	\$ 450,000	\$ 1,400,000
2019	59	\$ 765,000	8.5 %	\$ 78,000	\$ 5,650,000
2020	54	\$ 820,000	7.2 %	\$ 186,500	\$ 1,190,000
2021	64	\$ 941,000	14.8 %	\$ 493,000	\$ 1,955,000
2022	52	\$ 1,072,600	14.0 %	\$ 75,000	\$ 1,800,000
2023	19	\$ 1,000,000	-6.8 %	\$ 900,000	\$ 1,440,000

Median Sale Price

\$1m

Based on 33 recorded House sales within the last 12 months (Oct '22 - Sep '23)

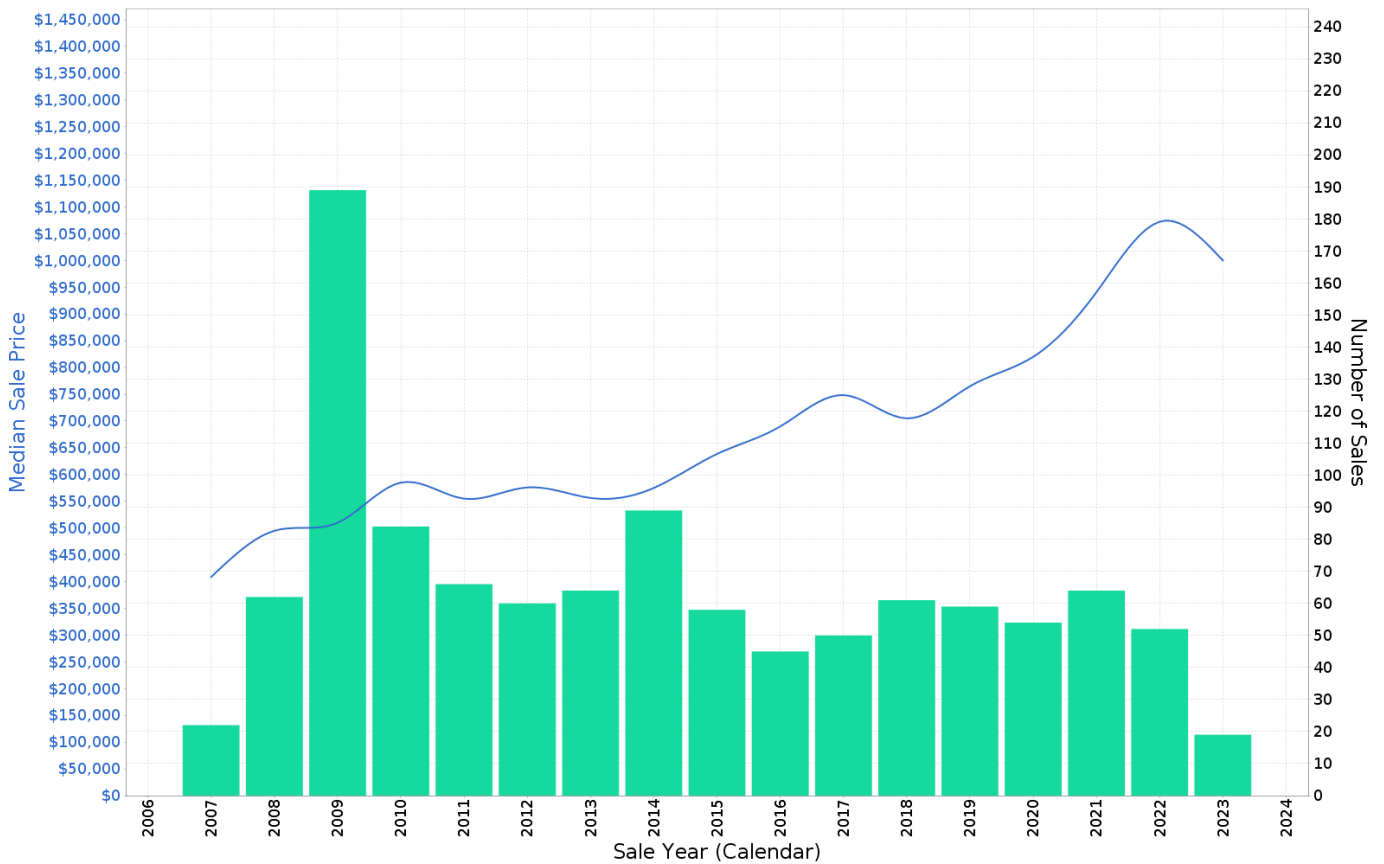
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

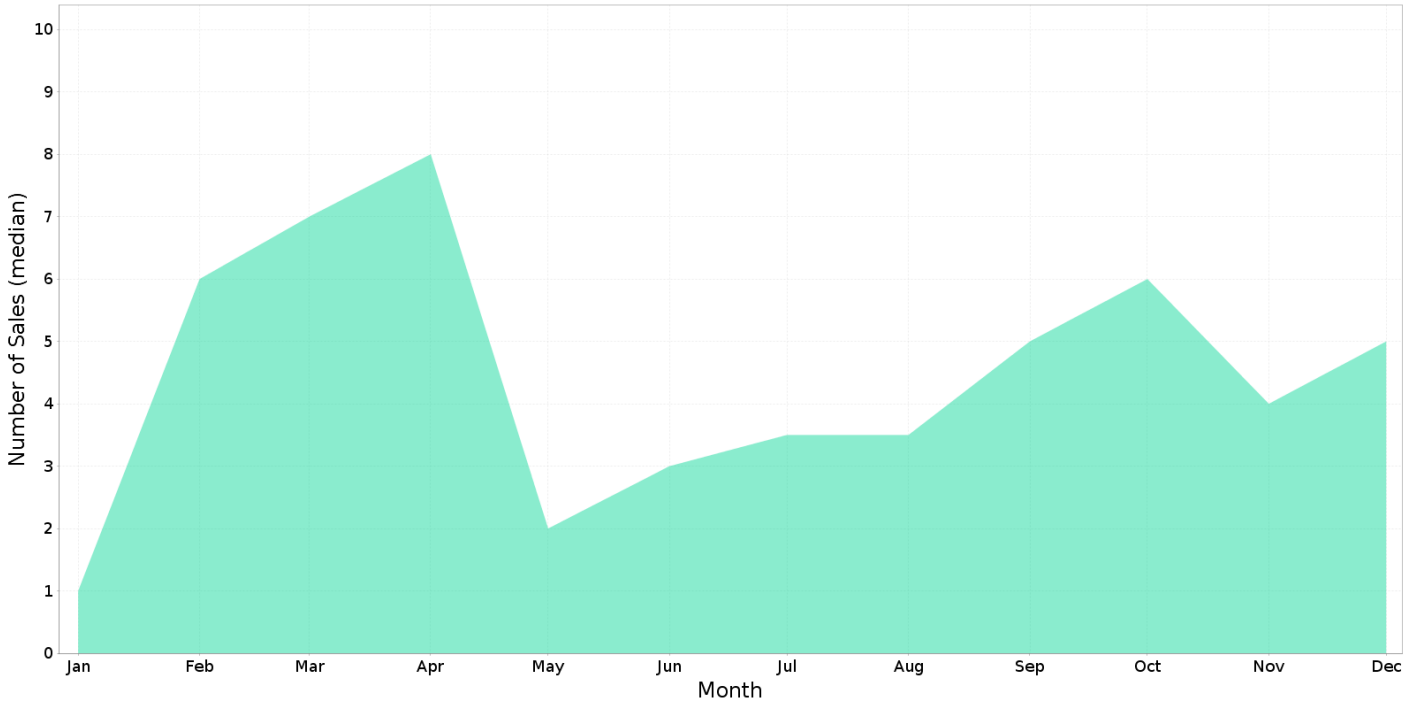
-6.8%

Current Median Price: \$1,000,000
Previous Median Price: \$1,072,600

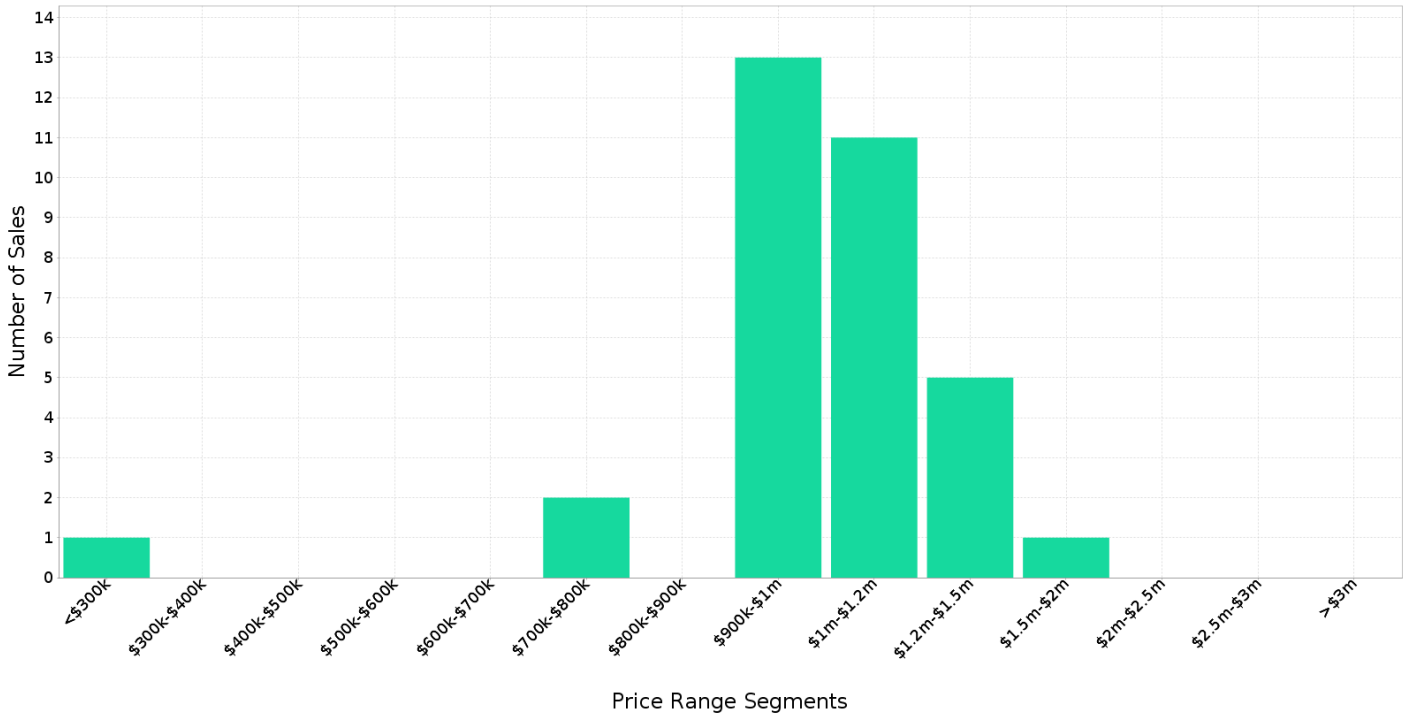
Based on 91 recorded House sales compared over the last two rolling 12 month periods



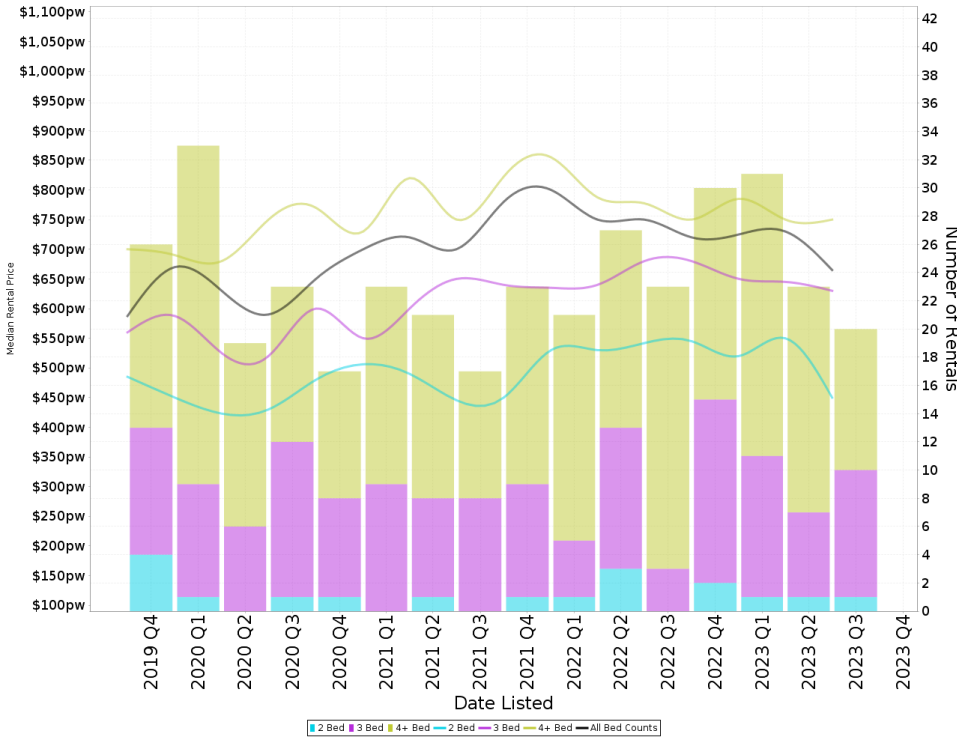
FRANKLIN - Peak Selling Periods (3 years)



FRANKLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

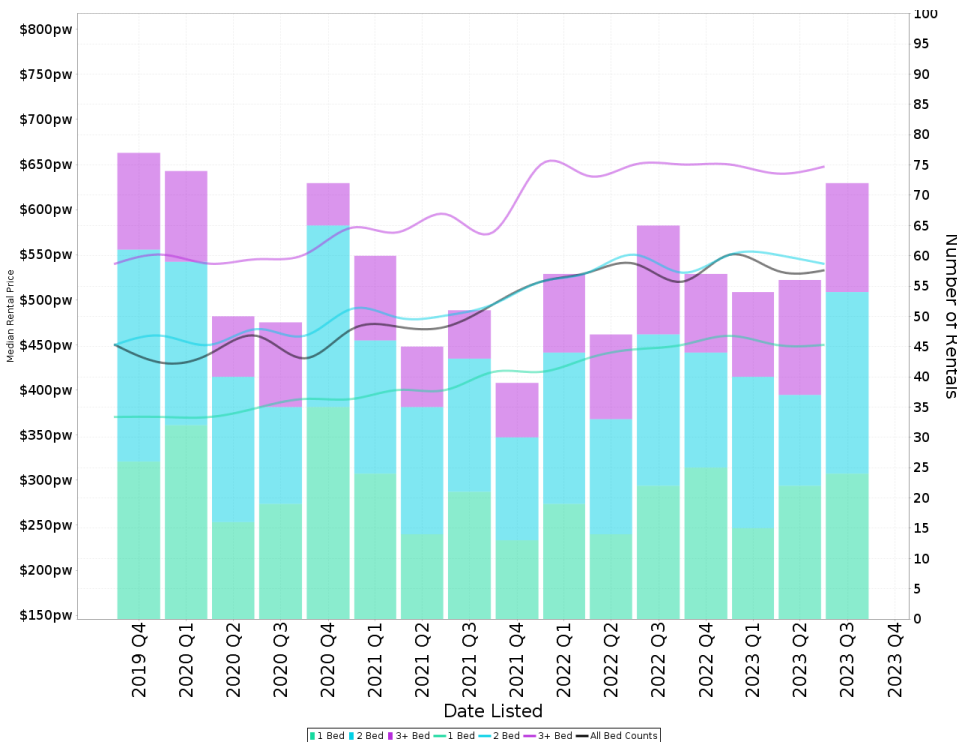
Current Median Price: \$1,000,000
Previous Median Price: \$1,072,600
Based on 91 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,000,000
Current Median Rent: \$720
Based on 104 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.5%

Current Median Price: \$554,444
Previous Median Price: \$456,500
Based on 198 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$554,444
Current Median Rent: \$530
Based on 239 registered Unit rentals compared over the last 12 months.

FRANKLIN - Recently Sold Properties

Median Sale Price

\$1m

Based on 33 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

-6.8%

Current Median Price: \$1,000,000
Previous Median Price: \$1,072,600

Based on 91 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

33

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

94 OODGEROO AVE

\$720,000

Sep 2023
20 Days

214 m² 3 1 1

47 HESBA BRINSMEAD ST

\$975,000

Sep 2023
12 Days

350 m² 3 2 2

88 OODGEROO AVE

\$710,000

Sep 2023
89 Days

282 m² 3 1 1

4 ELIZABETH JOLLEY CRES

\$785,000

Aug 2023
22 Days

251 m² 3 1 1

16 FLORA BASSETT ST

\$1,100,000

Aug 2023
77 Days

405 m² 4 2 2

161 OODGEROO AVE

\$1,100,000

Aug 2023
26 Days

330 m² 4 3 2

90 GWEN MEREDITH LP

\$990,000

Jun 2023
N/A

photo not available

3 2 2

90 GWEN MEREDITH LOOP

\$990,000

Jun 2023
2 Days

448 m² 3 2 2

6 HINDE ST

\$820,000

Jun 2023
145 Days

250 m² 3 2 1

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12 WHITINGTON ST

\$968,000

405 m² 4 2 2

Sold Jun 2023
110 Days

72 MARIE PITT ST

\$1,100,000

446 m² 4 2 2

Sold Jun 2023
25 Days

17 PATRICK WHITE CCT

\$951,000

338 m² 3 2 2

Sold Jun 2023
22 Days

1 CHARLOTTE BARTON ST

\$997,000

394 m² 4 2 2

Sold May 2023
35 Days

32 ELIZABETH JOLLEY CRES

\$1,300,000

588 m² 5 2 2

Sold Apr 2023
259 Days

42 DONALD HORNE CCT

\$1,481,000

540 m² 5 4 2

Sold Apr 2023
166 Days

29 DANIELS ST

\$1,095,000

472 m² 4 3 2

Sold Apr 2023
24 Days

6 JOAN LONG ST

\$1,000,000

405 m² 4 2 2

Sold Apr 2023
142 Days

52/311 FLEMINGTON RD

\$446,000

1.2 ha 1 1 1

Sold Apr 2023
N/A

FRANKLIN - Properties For Rent

Median Rental Price

\$720 /w

Based on 104 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

+3.7%

Current Median Price: \$1,000,000
Current Median Rent: \$720

Based on 33 recorded House sales and 104 House rentals compared over the last 12 months

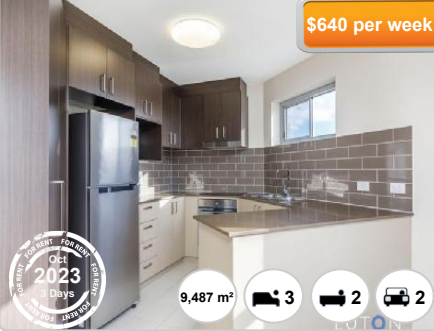
Number of Rentals

104

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

116/49 Nullarbor Avenue



\$640 per week

9,487 m² 3 2 2

Oct 2023 3 Days

11 ROLLS STREET



\$620

250 m² 3 1 1

Sep 2023 7 Days

4 OUTHWAITE STREET



\$620 / Wk

330 m² 3 2 1

Sep 2023 13 Days

88 OODGEROO AVENUE

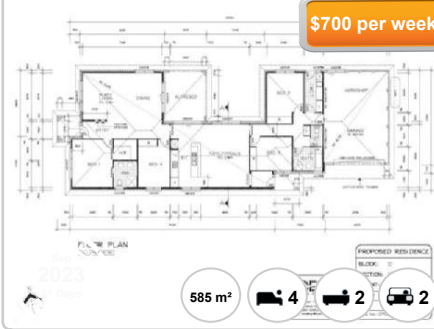


\$650 per week

282 m² 3 1 1

Sep 2023 20 Days

13 ALDOUS STREET




\$700 per week

585 m² 4 2 2

Sep 2023 20 Days

15/35 Clare Burton Cres



\$650 per week

144 m² 3 2 1

Sep 2023 24 Days

22 JOCELYN BROWN STREET




\$700 Per Week

424 m² 4 2 2

Sep 2023 28 Days

73 OODGEROO AVENUE

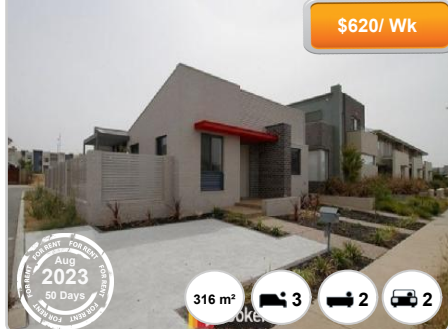


\$750 per week

450 m² 4 2 2

Sep 2023 29 Days

46 PETHERICK STREET



\$620/ Wk

316 m² 3 2 2

Aug 2023 50 Days

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HENRY KENDALL STREET

\$800 per week

Aug 2023
53 Days

617 m² 4 2 2

43 Henry Kendall Street

\$800 per week

Aug 2023
53 Days

617 m² 4 2 2

2 Diane Barwick St

\$1,250 per

Jul 2023
78 Days

535 m² 5 3 3

2 DIANE BARWICK STREET

\$1,250 weekly

Jul 2023
78 Days

535 m² 5 3 4

Kylie Tennant Street

By Negotiation

Jul 2023
95 Days

405 m² 4 2 2

14 Judith Wright Street

\$720

May 2023
142 Days

374 m² 4 2 2

11 Ruth Bedford Street

\$750

Mar 2023
215 Days

405 m² 4 2 2