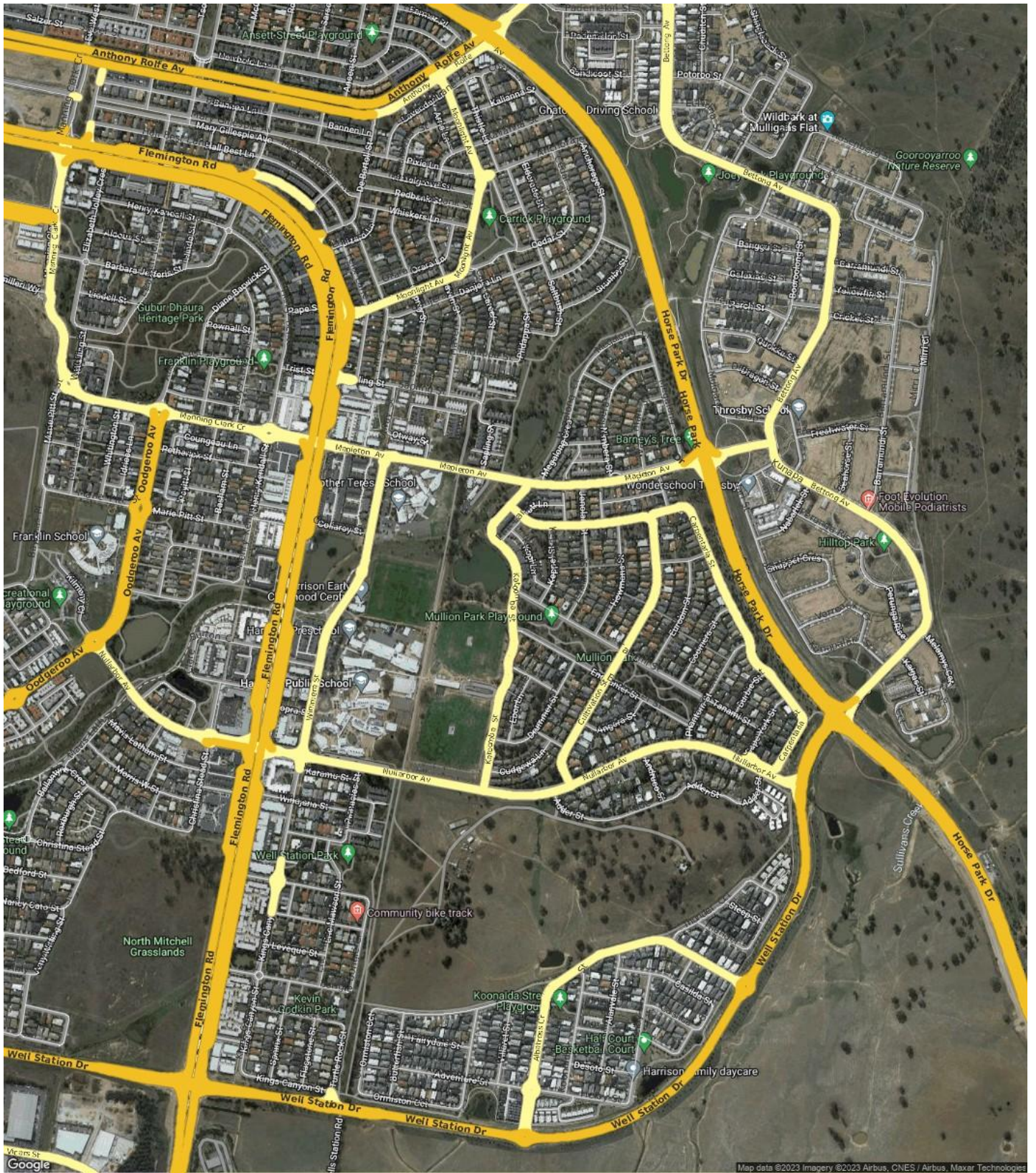


SUBURB FLYOVER REPORT

HARRISON (HOUSE)

Prepared by [Independent Property Group](#)

HARRISON - Suburb Map



HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	61	\$ 416,000	0.0 %	\$ 105,000	\$ 486,000
2006	285	\$ 415,000	-0.2 %	\$ 35,600	\$ 695,000
2007	303	\$ 475,000	14.5 %	\$ 70,000	\$ 1,000,000
2008	121	\$ 500,000	5.3 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	23	\$ 1,032,500	-4.3 %	\$ 550,000	\$ 2,100,000

Median Sale Price

\$1.06m

Based on 41 recorded House sales within the last 12 months (Oct '22 - Sep '23)

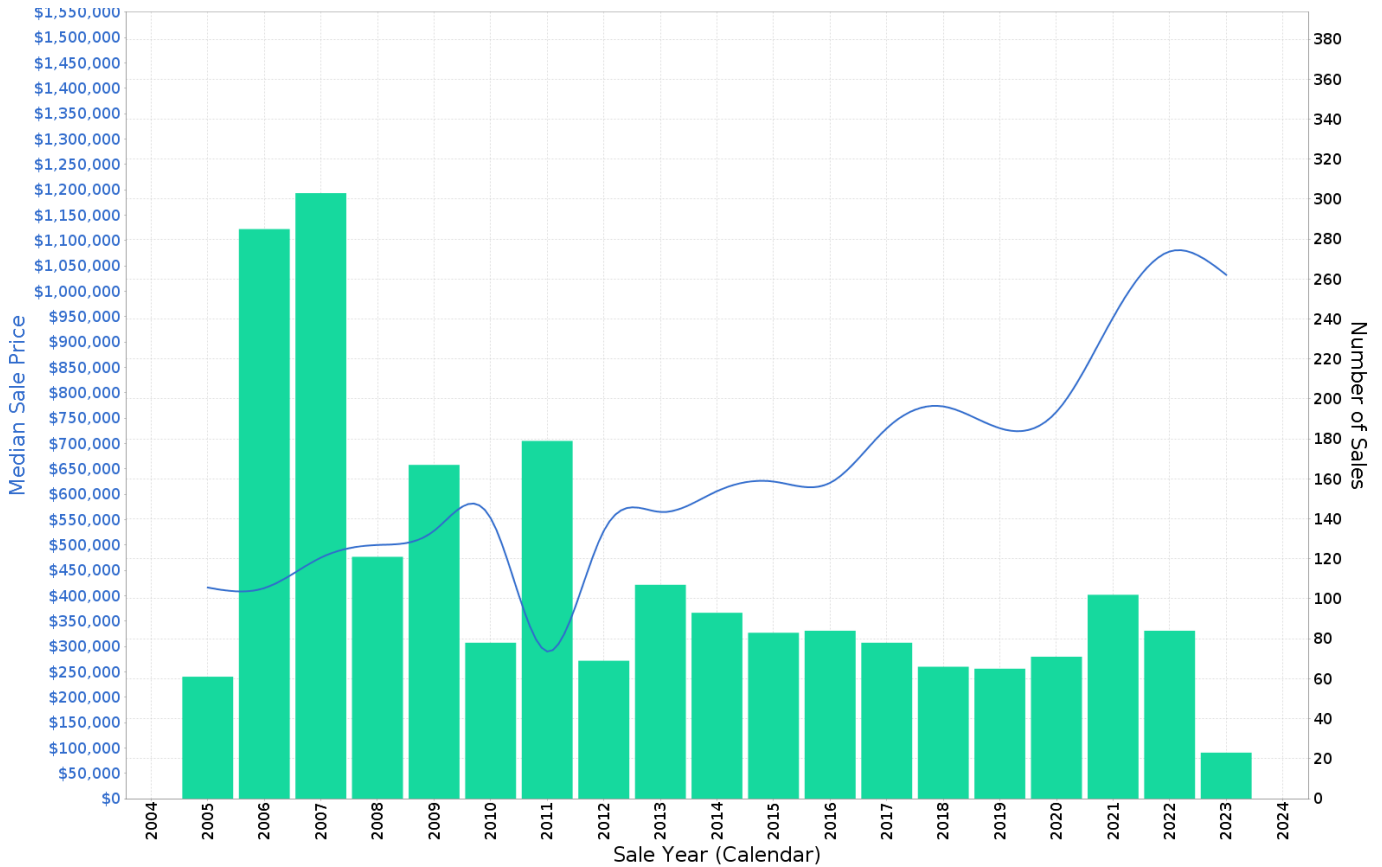
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

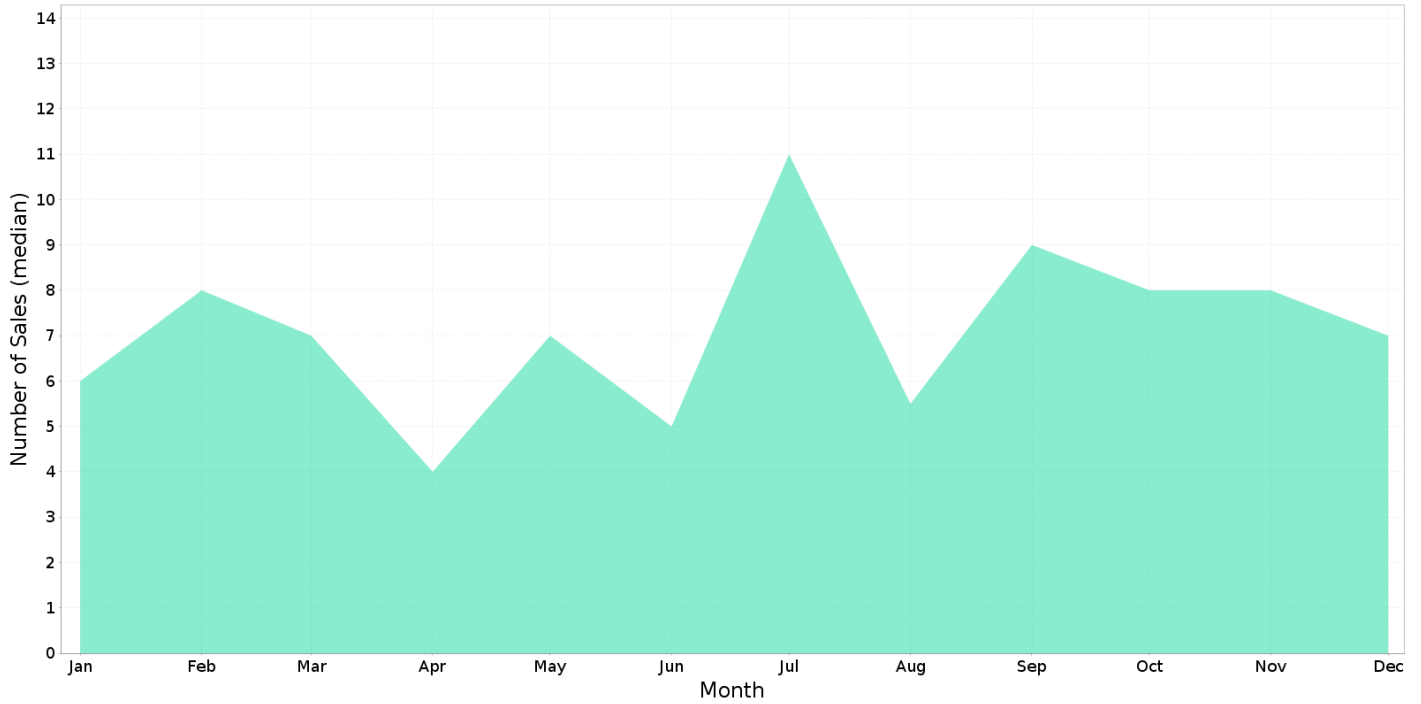
-3.6%

Current Median Price: \$1,060,000
Previous Median Price: \$1,100,000

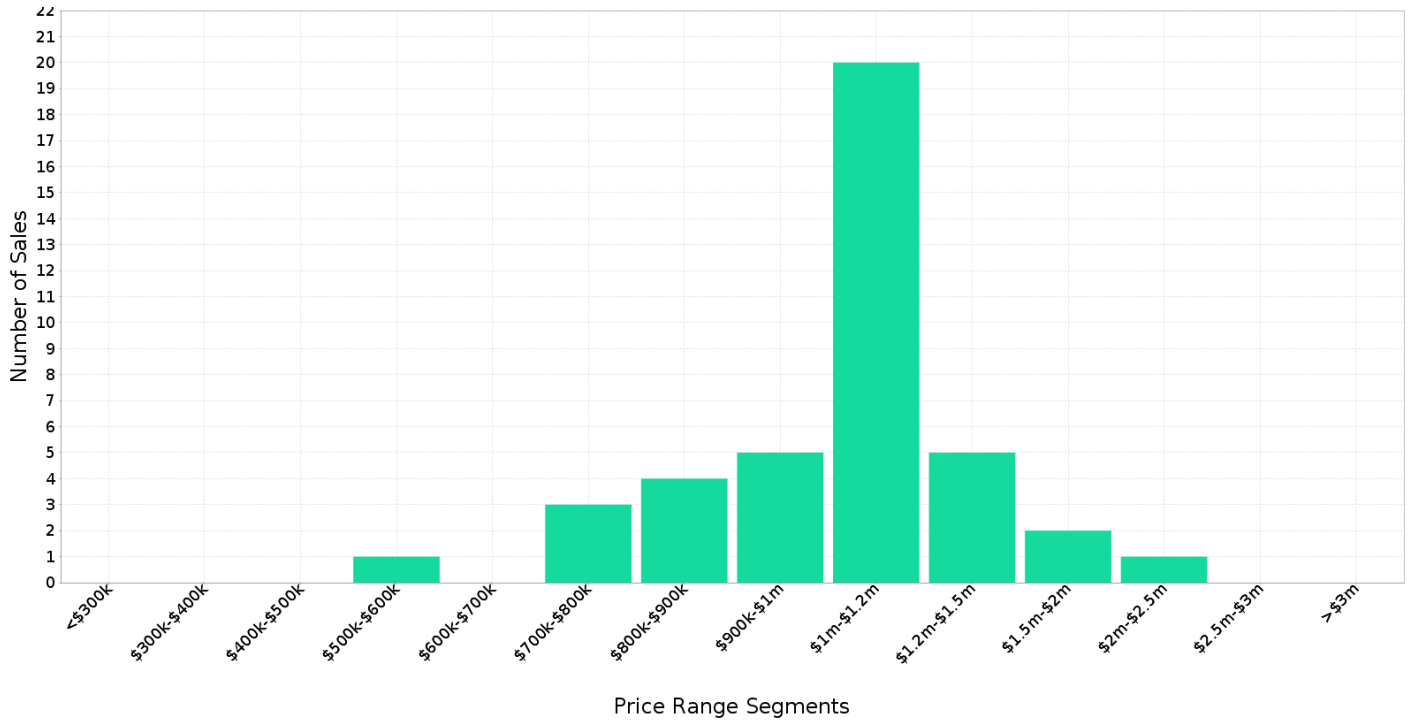
Based on 130 recorded House sales compared over the last two rolling 12 month periods



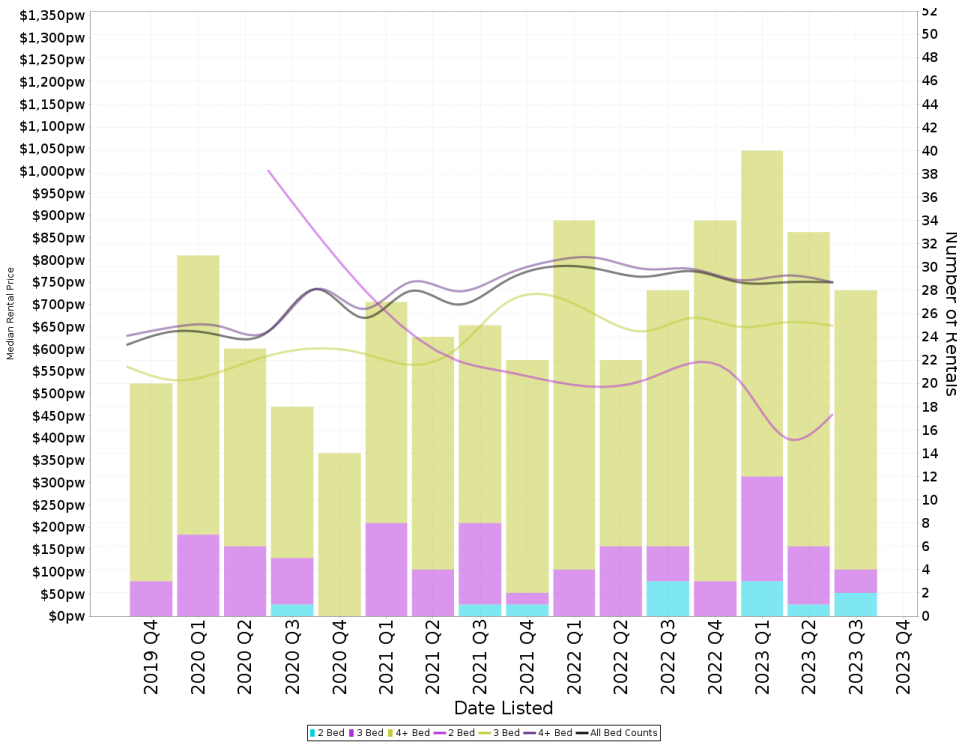
HARRISON - Peak Selling Periods (3 years)



HARRISON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.6%

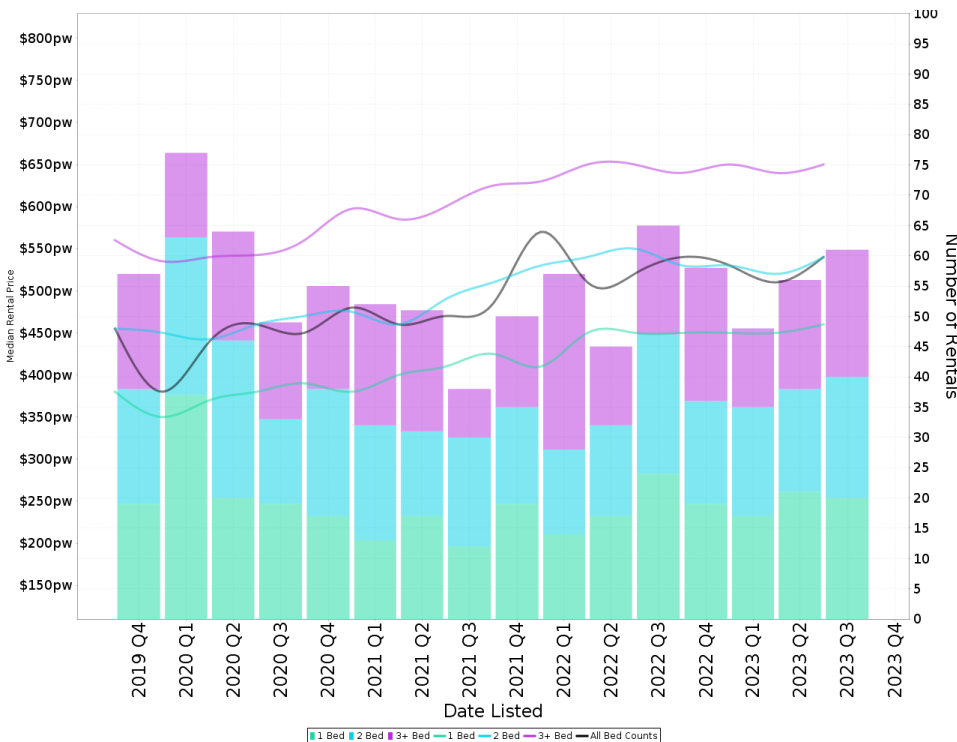
Current Median Price: \$1,060,000
Previous Median Price: \$1,100,000
Based on 130 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,060,000
Current Median Rent: \$750
Based on 135 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.8%

Current Median Price: \$550,000
Previous Median Price: \$510,000
Based on 134 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$550,000
Current Median Rent: \$530
Based on 223 registered Unit rentals compared over the last 12 months.

HARRISON - Recently Sold Properties

Median Sale Price

\$1.06m

Based on 41 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

-3.6%

Current Median Price: \$1,060,000
Previous Median Price: \$1,100,000

Based on 130 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

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

75 CULTIVATION ST



\$1,100,200

Sep 2023
24 Days

525 m² 4 2 2

8 CUDGEWA LANE




\$960,000

Sep 2023
7 Days

362 m² 5 2 2

NULLARBOR AVE



\$960,000

Sep 2023
7 Days

362 m² 5 2 2

17 PHANTOM ST




\$1,124,000

Sep 2023
26 Days

549 m² 4 2 2

76 CULTIVATION ST



\$1,320,000

Jul 2023
12 Days

614 m² 4 2 2

240 FLEMINGTON RD




\$999,000

Jul 2023
22 Days

476 m² 3 2 3

46 CASILDA ST



\$1,008,000

Jul 2023
N/A

450 m² 4 1 2

45 CULTIVATION ST




\$1,032,500

Jun 2023
N/A

443 m² 4 2 2

20 COOMERA ST



\$1,275,000

Jun 2023
25 Days

555 m² 4 2 2

Independent

PROPERTY GROUP

20 CAREEL ST

\$1,127,500

480 m²

3 FLAGSTONE ST

\$1,226,500

450 m²

61 TANAMI ST

\$1,090,000

525 m²

6 EBOR LANE

\$960,000

344 m²

32 MOONLIGHT AVE

\$842,000

225 m²

34 KEPPEL ST

\$725,000

238 m²

15 EUROBIN ST

\$1,080,000

419 m²

HARRISON - Properties For Rent

Median Rental Price

\$750 /w

Based on 135 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: \$1,060,000
Current Median Rent: \$750

Based on 41 recorded House sales and 135 House rentals compared over the last 12 months

Number of Rentals


135

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

7 Eurobin Street

\$750 per week




551 m² 4 2 2

Oct 2023 10 Days

8 Flagstone Street

\$780 per week




450 m² 4 2 2

Sep 2023 8 Days

21 EBOR LANE

\$540 per week




2 1 -

Sep 2023 10 Days

7 EUROBIN STREET

\$750 per week



551 m² 4 2 2

Sep 2023 10 Days

15 SALTBUSH STREET

\$760 Per Week

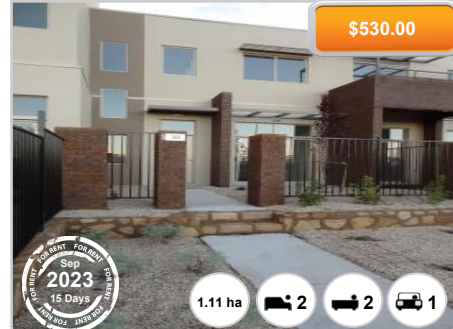


480 m² 4 2 2

Sep 2023 13 Days

30/134 FLEMINGTON ROAD

\$530.00




1.11 ha 2 2 1

Sep 2023 15 Days

21 HELBY STREET

\$780 pw

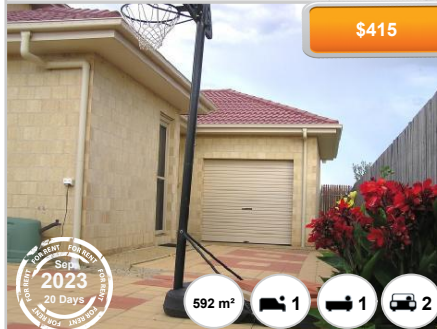


405 m² 4 2 2

Sep 2023 18 Days

18 Turtle Rock Street

\$415

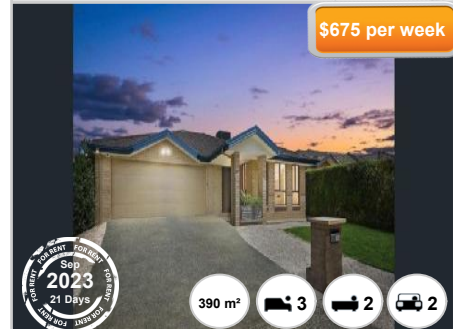


592 m² 1 1 2

Sep 2023 20 Days

38 CARPENTARIA STREET

\$675 per week



390 m² 3 2 2

Sep 2023 21 Days

Independent

PROPERTY GROUP

24 Sapling Street

\$374 per week

1.19 ha 2 2 1

2023
21 Days

2 NINGALOO STREET

\$720 pw

501 m² 4 2 2

2023
28 Days

TURTLE ROCK STREET

\$415 Weekly

592 m² 1 1 2

2023
43 Days

7 KOONALDA STREET

\$750

472 m² 5 2 2

2023
50 Days

91 MOONLIGHT AVENUE

\$700 per week

465 m² 4 3 2

2023
43 Days

36 Mapleton Avenue

\$750 pw

314 m² 4 2 2

2023
52 Days

7 Eurobin St

\$750 per week

551 m² 4 2 2

2023
52 Days

5/46 KINGS CANYON STREET

\$695 per week

1.28 ha 4 2 1

2023
58 Days

5/46 Kings Canyon St

\$695 per week

1.28 ha 4 2 1

2023
58 Days

17 Kalianna Street

\$740

459 m² 4 1 3

2023
61 Days

7 KOONALDA STREET

\$750 per week

472 m² 5 2 2

2023
70 Days

16 VILLARET STREET

\$795 per week

472 m² 4 2 2

2023
82 Days