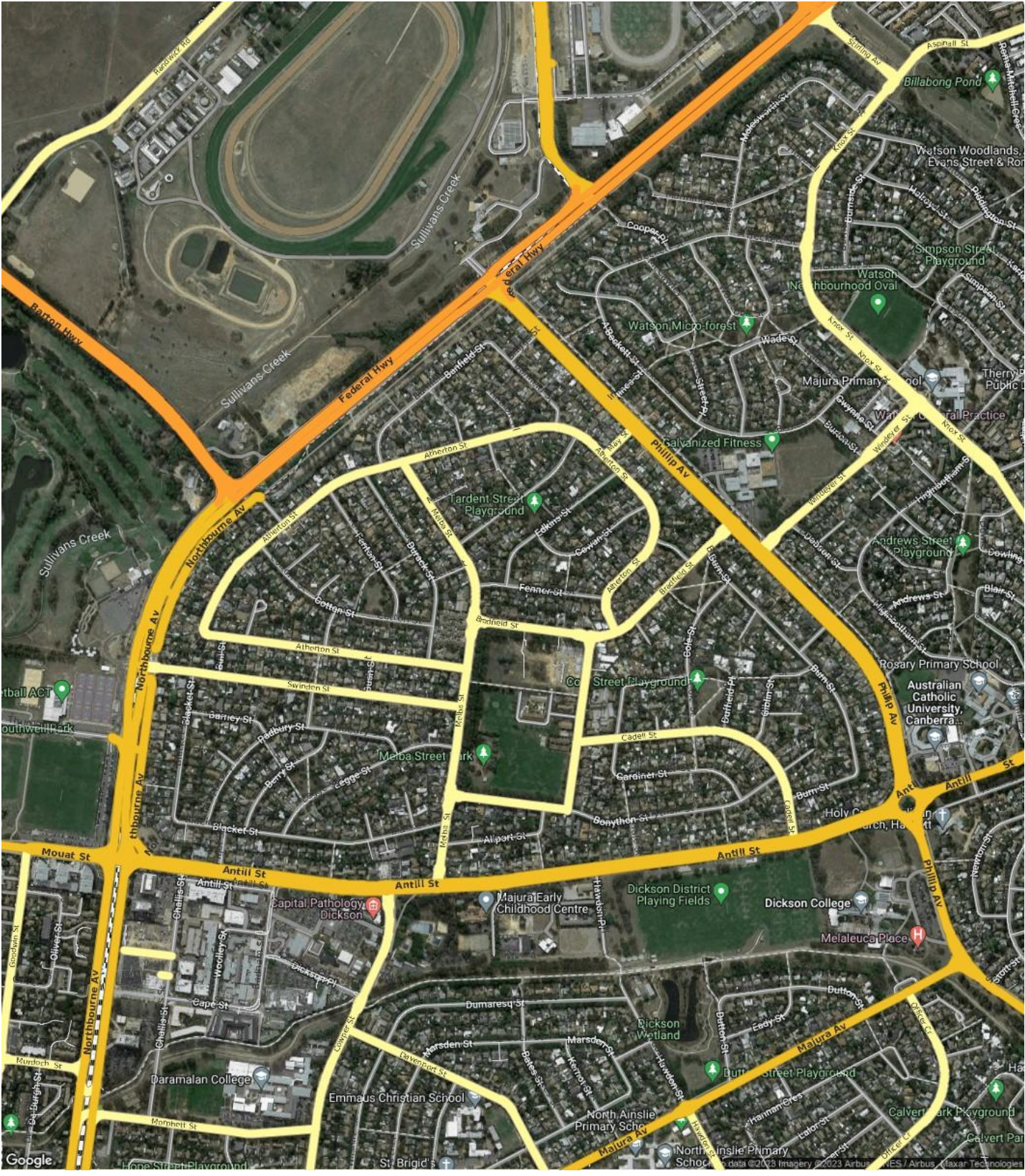


SUBURB FLYOVER REPORT

DOWNER (HOUSE)

Prepared by [Independent Property Group](#)

DOWNER - Suburb Map



DOWNER - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2005 | 41 | \$ 397,000 | 0.0 % | \$ 290,000 | \$ 490,000 |
| 2006 | 67 | \$ 400,000 | 0.8 % | \$ 325,000 | \$ 615,000 |
| 2007 | 56 | \$ 459,000 | 14.8 % | \$ 343,200 | \$ 928,558 |
| 2008 | 43 | \$ 460,000 | 0.2 % | \$ 72,961 | \$ 685,000 |
| 2009 | 49 | \$ 542,500 | 17.9 % | \$ 390,000 | \$ 775,000 |
| 2010 | 41 | \$ 615,000 | 13.4 % | \$ 130,000 | \$ 788,000 |
| 2011 | 41 | \$ 585,000 | -4.9 % | \$ 285,000 | \$ 925,000 |
| 2012 | 41 | \$ 590,000 | 0.9 % | \$ 100,000 | \$ 870,000 |
| 2013 | 54 | \$ 595,000 | 0.8 % | \$ 7,000 | \$ 907,000 |
| 2014 | 45 | \$ 625,000 | 5.0 % | \$ 247,500 | \$ 916,000 |
| 2015 | 67 | \$ 673,500 | 7.8 % | \$ 300,000 | \$ 960,000 |
| 2016 | 42 | \$ 745,000 | 10.6 % | \$ 482,000 | \$ 996,000 |
| 2017 | 46 | \$ 865,000 | 16.1 % | \$ 432,000 | \$ 1,413,000 |
| 2018 | 45 | \$ 817,500 | -5.5 % | \$ 90,000 | \$ 1,500,000 |
| 2019 | 52 | \$ 815,000 | -0.3 % | \$ 165,000 | \$ 967,500 |
| 2020 | 53 | \$ 880,000 | 8.0 % | \$ 315,000 | \$ 1,455,000 |
| 2021 | 56 | \$ 1,252,500 | 42.3 % | \$ 500,025 | \$ 2,010,000 |
| 2022 | 46 | \$ 1,287,500 | 2.8 % | \$ 300,000 | \$ 2,055,000 |
| 2023 | 22 | \$ 1,125,000 | -12.6 % | \$ 865,000 | \$ 1,800,000 |

Median Sale Price

\$1.16m

Based on 34 recorded House sales within the last 12 months (Oct '22 - Sep '23)

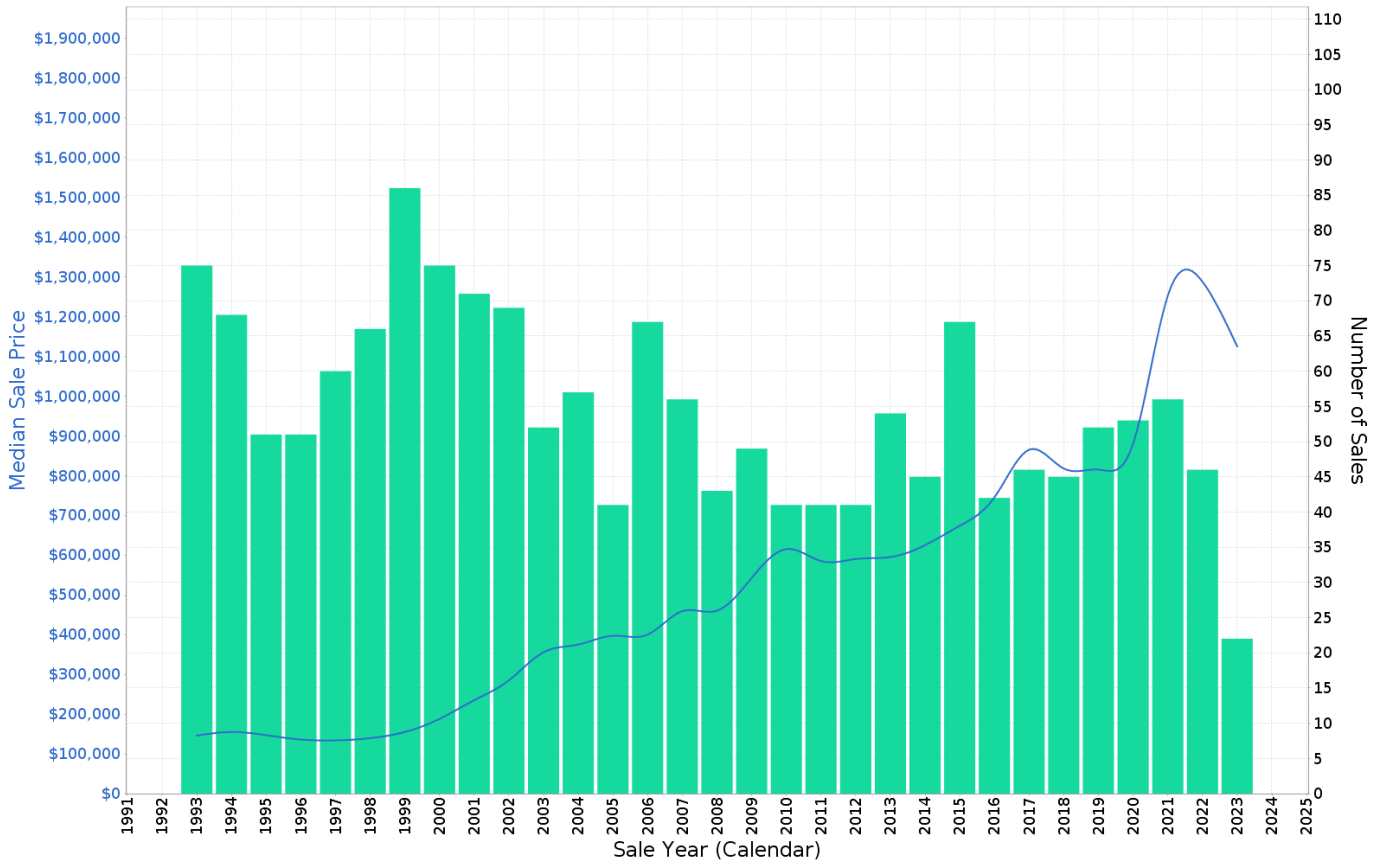
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

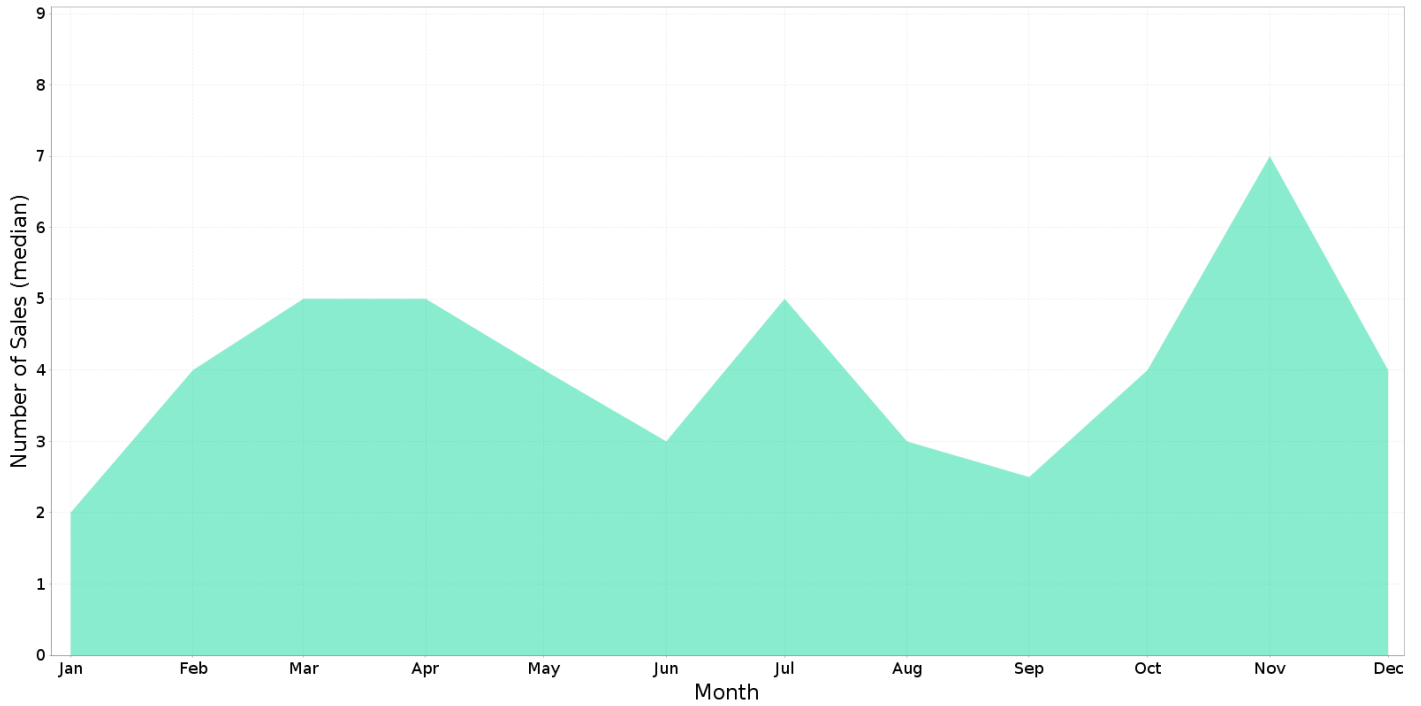
-13.6%

Current Median Price: \$1,162,500
Previous Median Price: \$1,345,000

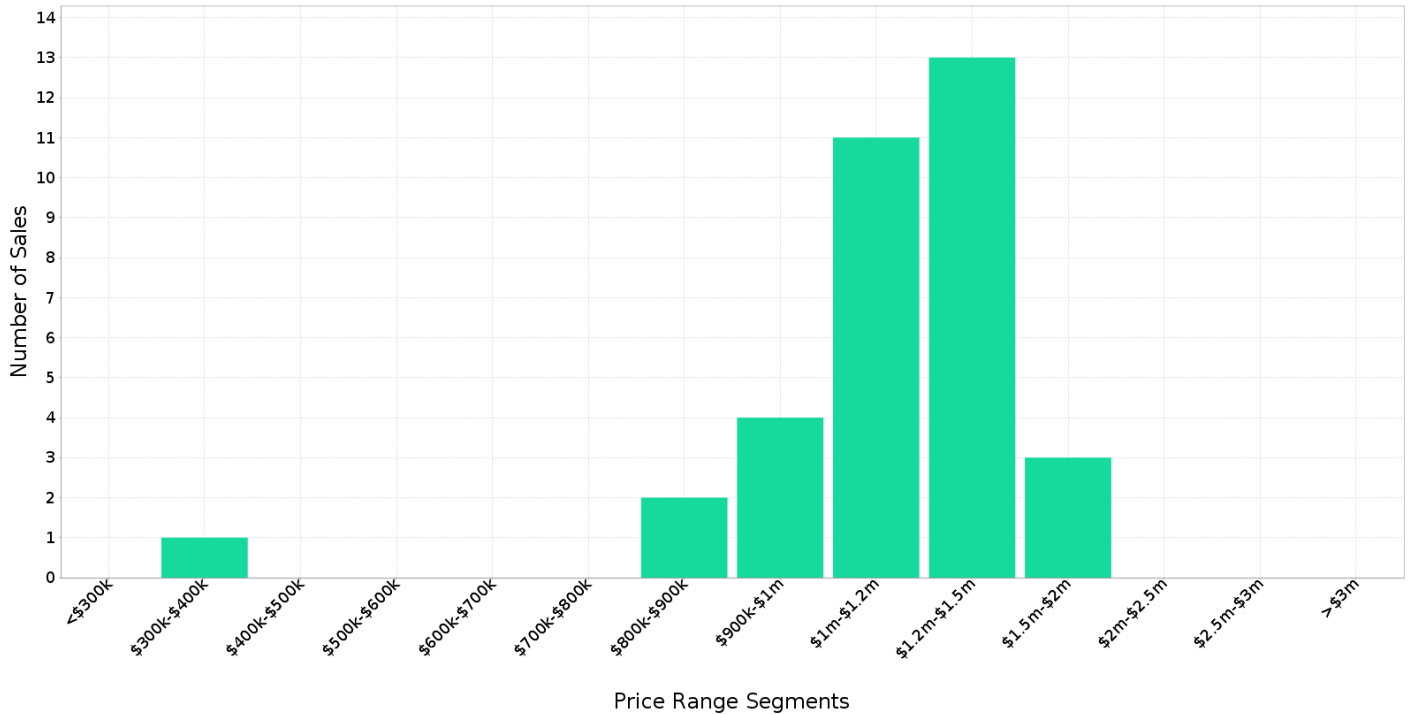
Based on 88 recorded House sales compared over the last two rolling 12 month periods



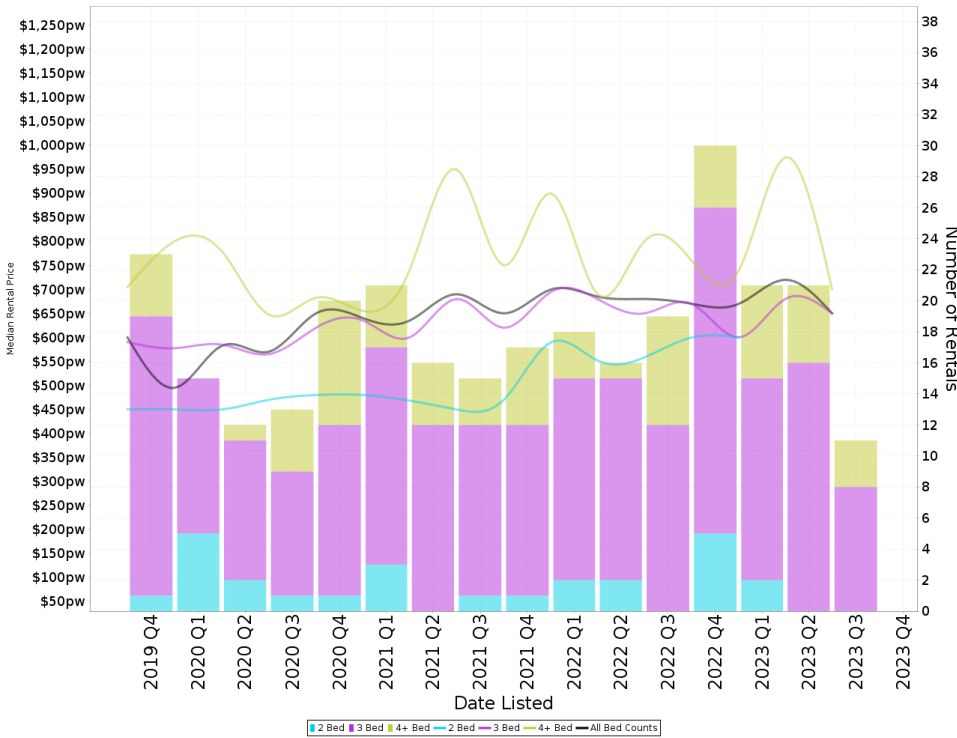
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-13.6%

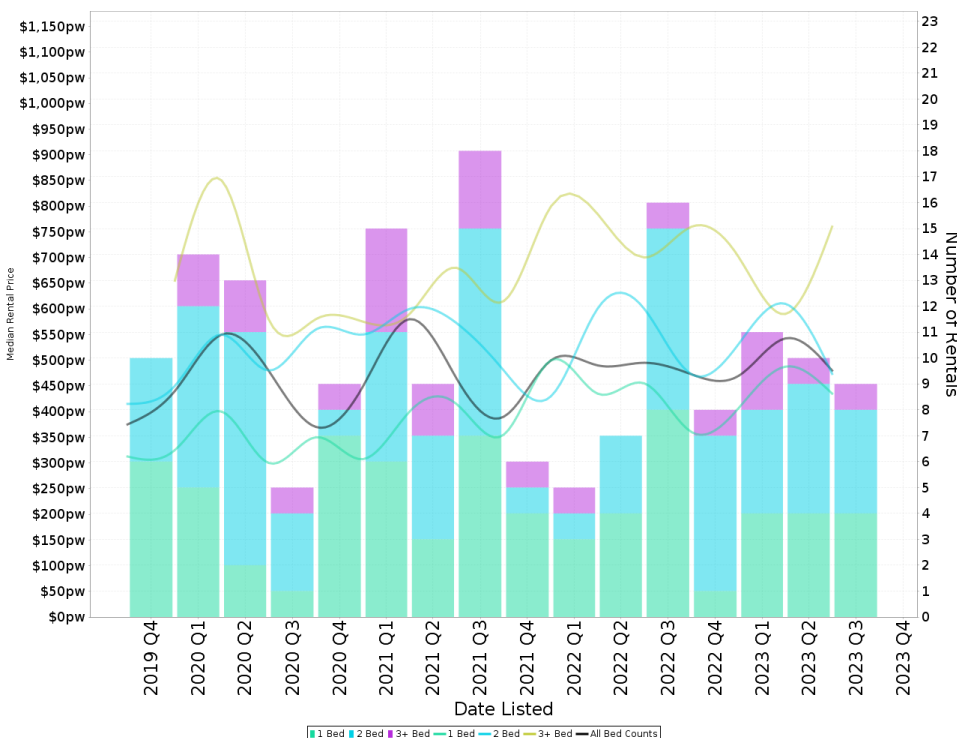
Current Median Price: \$1,162,500
Previous Median Price: \$1,345,000
Based on 88 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,162,500
Current Median Rent: \$670
Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.0%

Current Median Price: \$545,000
Previous Median Price: \$619,500
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$545,000
Current Median Rent: \$483
Based on 38 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.16m

Based on 34 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

-13.6%

Current Median Price: \$1,162,500
Previous Median Price: \$1,345,000

Based on 88 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

34

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

14 EDKINS ST




\$1,102,000

Sep 2023
31 Days

785 m² 3 1 2

24 BURN PL




\$1,250,000

Aug 2023
23 Days

1,373 m² 4 1 2

10 TARDENT ST



\$1,000,000

Aug 2023
27 Days

716 m² 3 1 1

64 ATHERTON ST




\$1,085,000

Jul 2023
30 Days

779 m² 3 1 -

66 MELBA ST



\$1,100,000

Jul 2023
420 Days

858 m² 3 1 3

25 ANTILL ST



\$1,450,000

Jul 2023
29 Days

854 m² 3 1 2

175 ANTILL ST




\$1,100,000

37.4m
33.5m
24.7m
21.6m
944.6 m²

2023
15 Days

945 m² - - -

74 PHILLIP AVE




\$865,000

Jun 2023
21 Days

478 m² 3 1 1

10 BERRY ST



\$930,000

Jun 2023
16 Days

680 m² 3 1 1

Independent

PROPERTY GROUP

22 BANFIELD ST

\$1,080,000

Jun 2023
22 Days

748 m² 3 1 -

19 BURN ST

\$975,000

May 2023
10 Days

725 m² 2 1 -

8 FENNER ST

\$1,150,000

May 2023
81 Days

694 m² 3 1 1

53 PADBURY ST

\$1,200,000

2023
N/A

725 m² 3 1 -

3 BRIGGS ST

\$1,575,000

May 2023
270 Days

709 m² 4 2 2

11 BURN ST

\$970,000

Apr 2023
185 Days

725 m² 3 2 2

DOWNER - Properties For Rent

Median Rental Price

\$670 /w

Based on 83 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

+3.0%

Current Median Price: \$1,162,500
Current Median Rent: \$670

Based on 34 recorded House sales and 83 House rentals compared over the last 12 months


Number of Rentals

83

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

22 Cadell Street

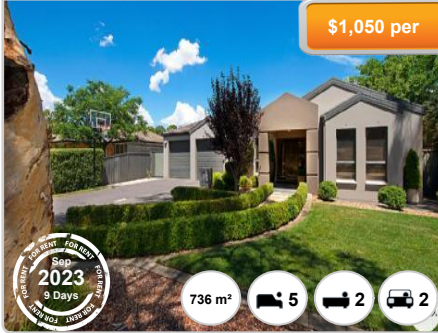


\$700 per week

725 m² 3 1 1

Oct 2023 1 Day

26 Legge Street



\$1,050 per

736 m² 5 2 2

Sep 2023 9 Days

66 Melba Street



\$650

858 m² 3 1 1

Sep 2023 12 Days

61 SWINDEN STREET




\$670 Per Week

753 m² 3 1 1

Sep 2023 13 Days

22 BANFIELD STREET




\$650 per week

748 m² 3 1 -

Sep 2023 16 Days

22 Banfield St

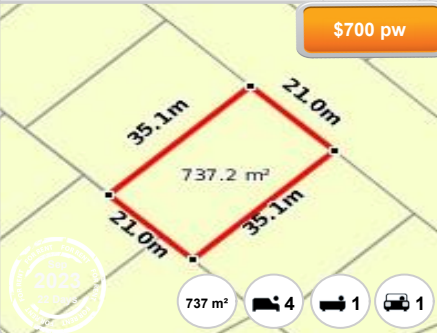


\$650 per week

748 m² 3 1 -

Sep 2023 16 Days

44 BANFIELD STREET



\$700 pw

737.2 m² 4 1 1

2023 20 Days

3 COLE STREET



\$690 per week

753.1 m² 4 1 1

2023 20 Days