

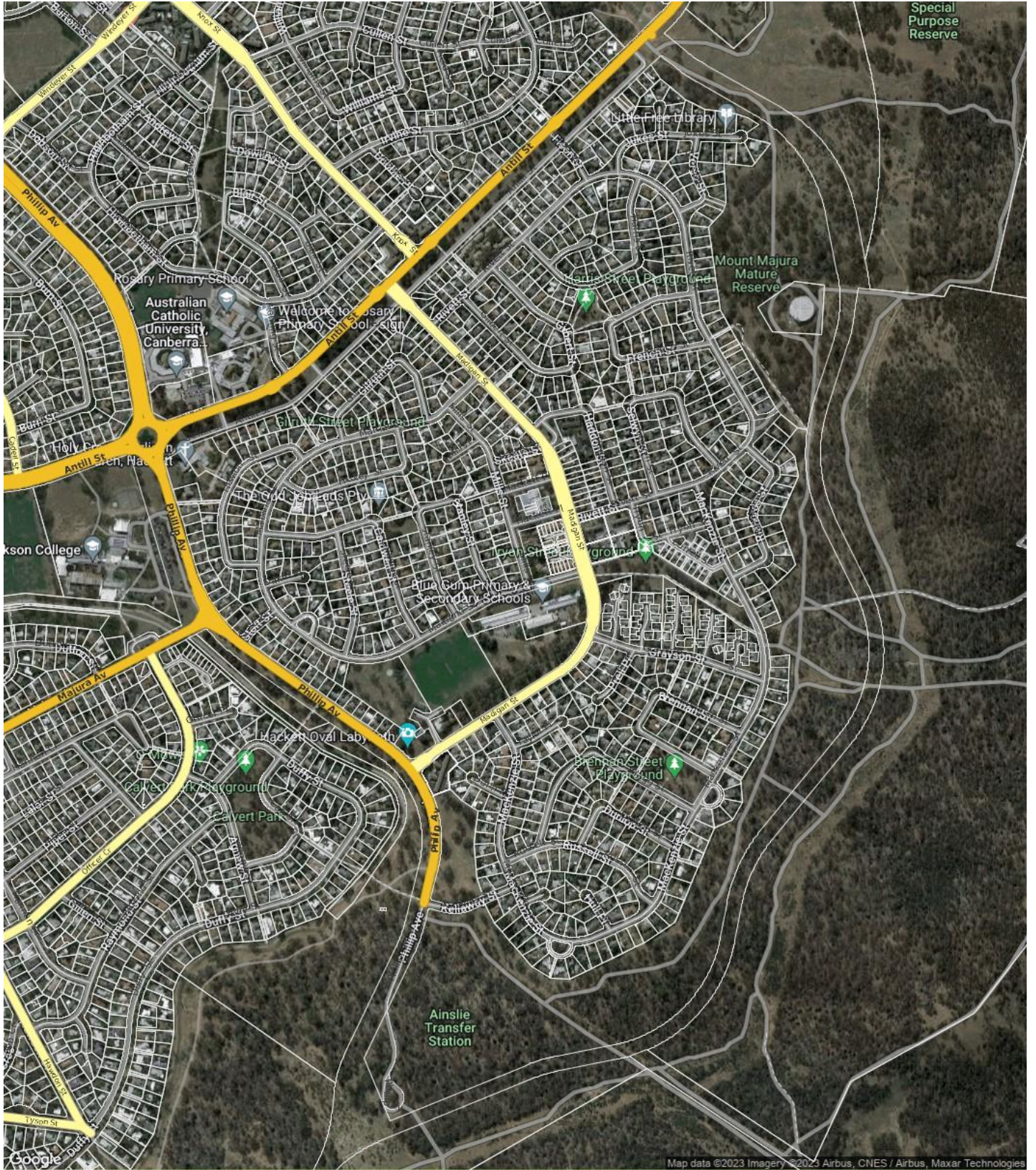
# SUBURB FLYOVER REPORT

HACKETT (HOUSE)

Prepared by [Independent Property Group](#)



## HACKETT - Suburb Map





## HACKETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	40	\$ 415,000	0.0 %	\$ 195,000	\$ 815,000
2006	55	\$ 475,000	14.5 %	\$ 345,000	\$ 1,120,000
2007	46	\$ 515,000	8.4 %	\$ 283,800	\$ 975,000
2008	33	\$ 509,000	-1.2 %	\$ 214,452	\$ 740,000
2009	32	\$ 600,000	17.9 %	\$ 306,000	\$ 950,000
2010	32	\$ 645,000	7.5 %	\$ 310,000	\$ 1,075,000
2011	32	\$ 656,750	1.8 %	\$ 500,000	\$ 993,000
2012	32	\$ 627,000	-4.5 %	\$ 530,000	\$ 1,160,000
2013	32	\$ 611,000	-2.6 %	\$ 525,000	\$ 1,275,000
2014	43	\$ 659,000	7.9 %	\$ 416,000	\$ 1,370,000
2015	45	\$ 753,377	14.3 %	\$ 480,000	\$ 996,114
2016	37	\$ 812,500	7.8 %	\$ 202,500	\$ 1,300,000
2017	31	\$ 870,000	7.1 %	\$ 365,000	\$ 1,600,000
2018	36	\$ 842,500	-3.2 %	\$ 600,000	\$ 1,390,000
2019	36	\$ 949,500	12.7 %	\$ 650,000	\$ 1,593,000
2020	37	\$ 907,000	-4.5 %	\$ 350,000	\$ 1,425,000
2021	40	\$ 1,200,000	32.3 %	\$ 400,000	\$ 2,120,000
2022	46	\$ 1,205,000	0.4 %	\$ 350,000	\$ 2,340,000
2023	14	\$ 1,146,500	-4.9 %	\$ 970,000	\$ 1,780,000

Median Sale Price

# \$1.1m

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

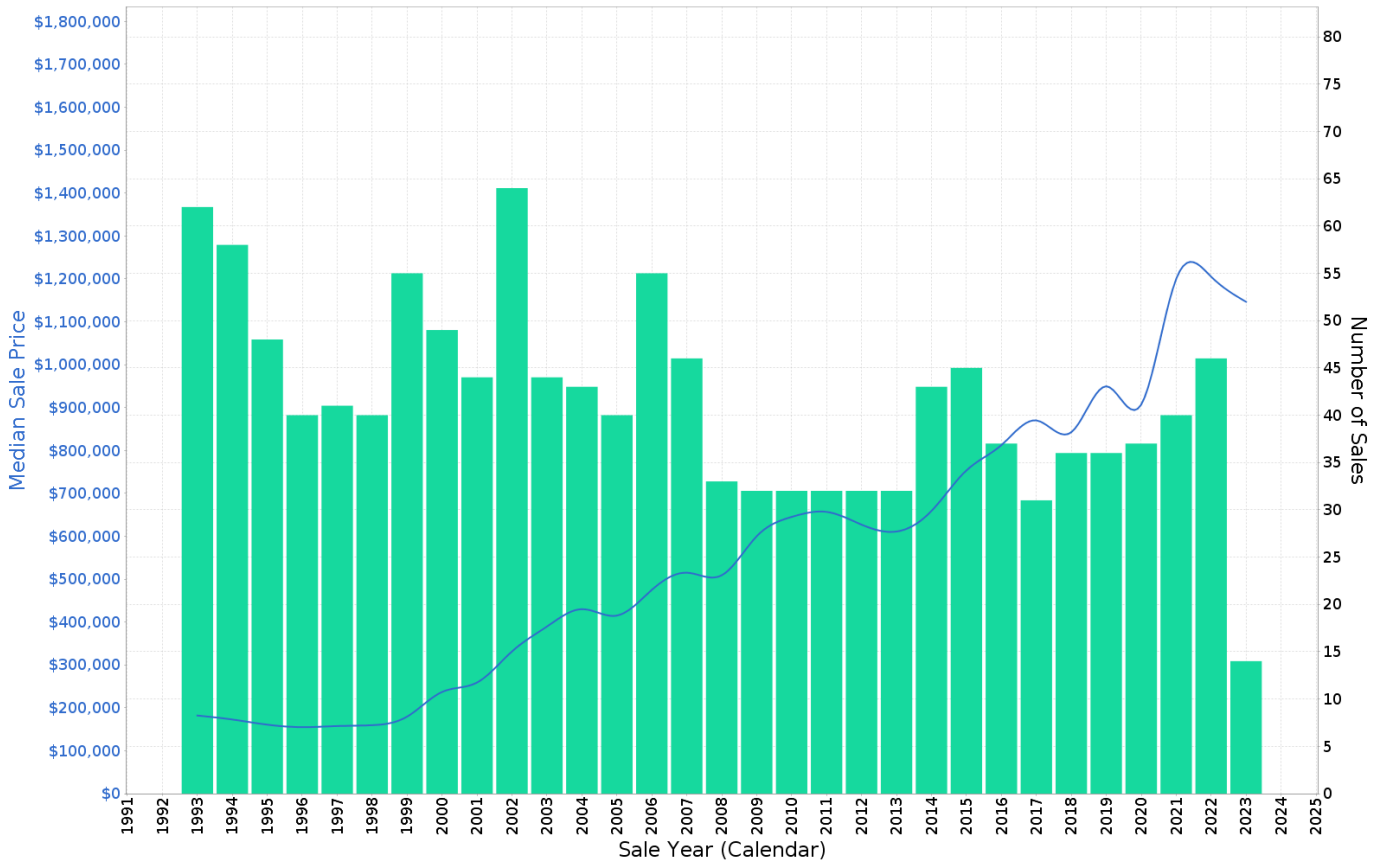
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

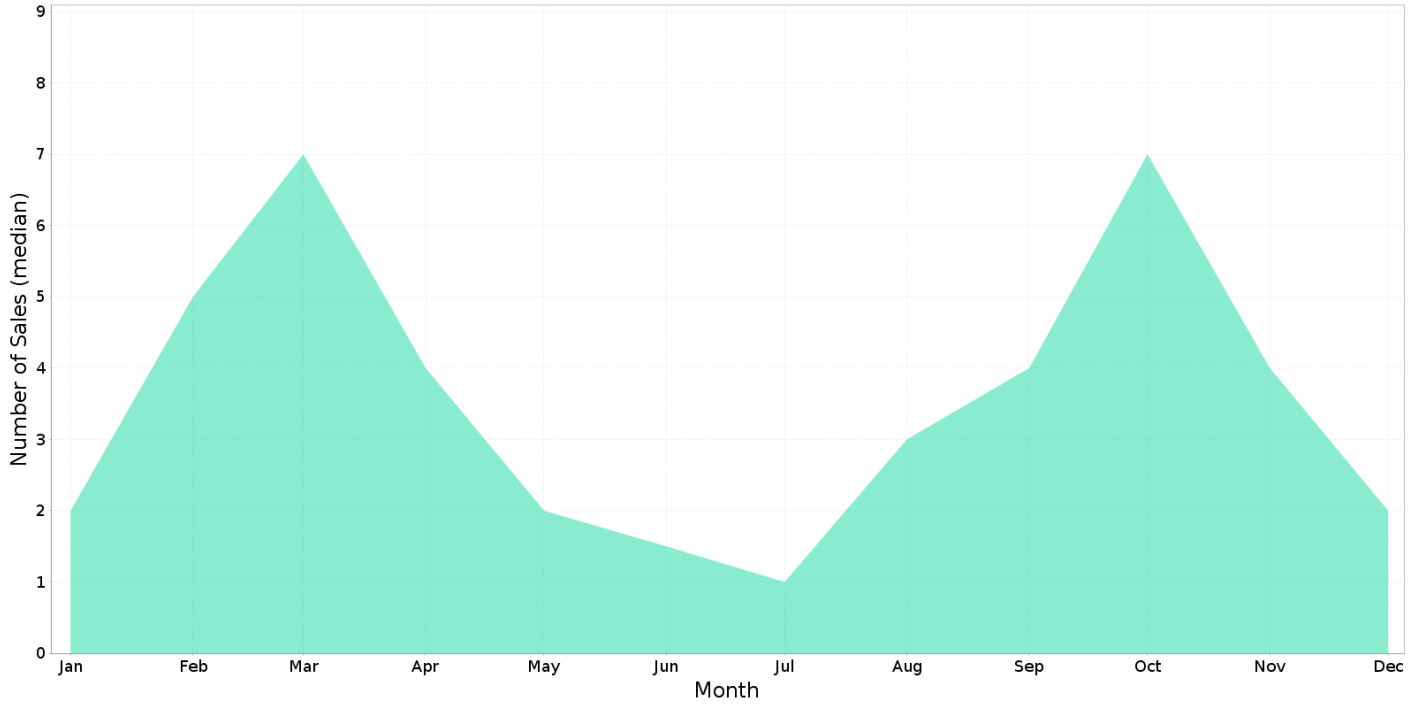
# -12.0%

Current Median Price: \$1,100,000  
Previous Median Price: \$1,250,000

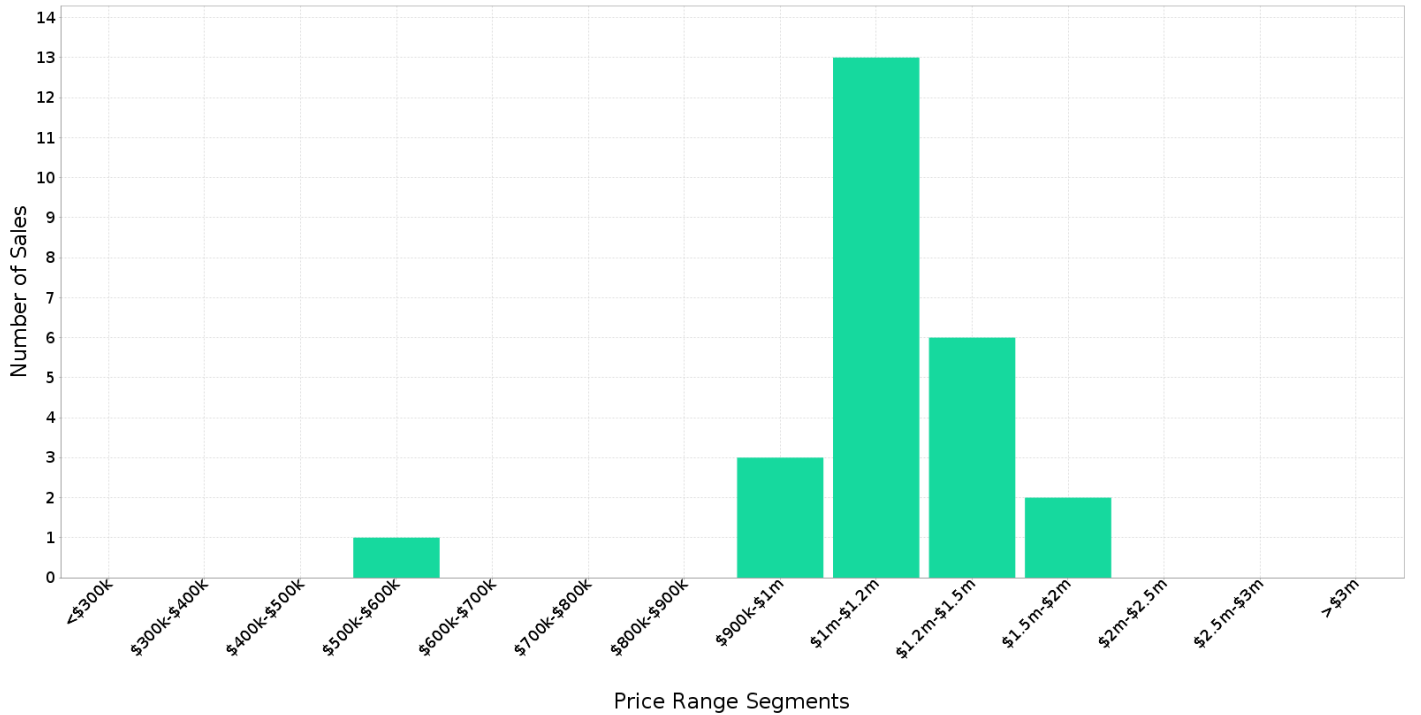
Based on 76 recorded House sales compared over the last two rolling 12 month periods



## HACKETT - Peak Selling Periods (3 years)

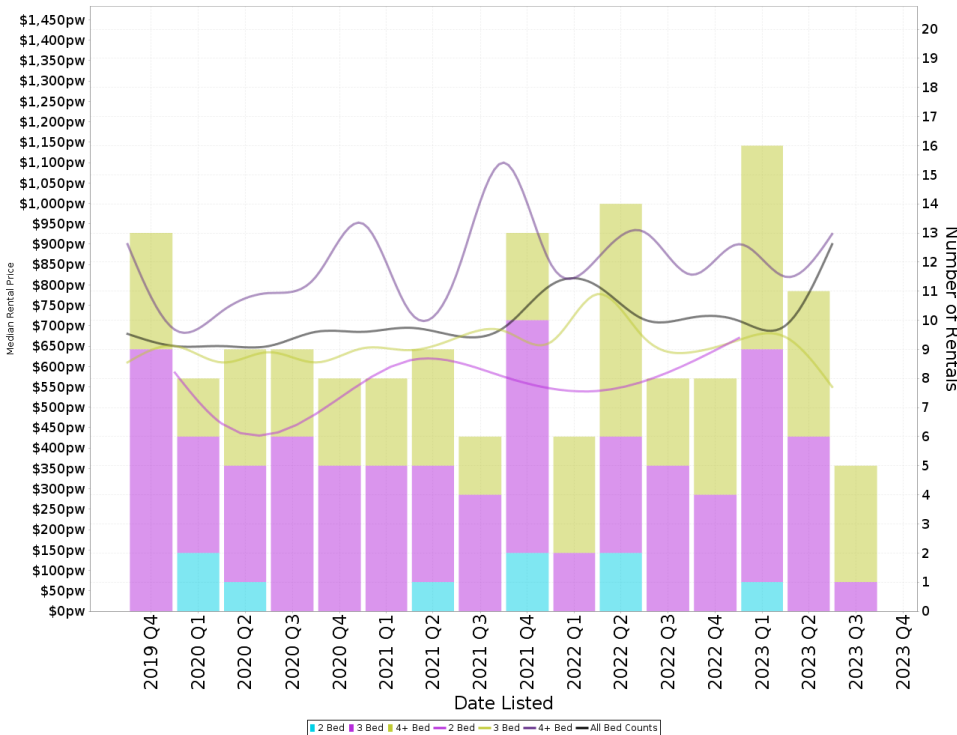


## HACKETT - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-12.0%**

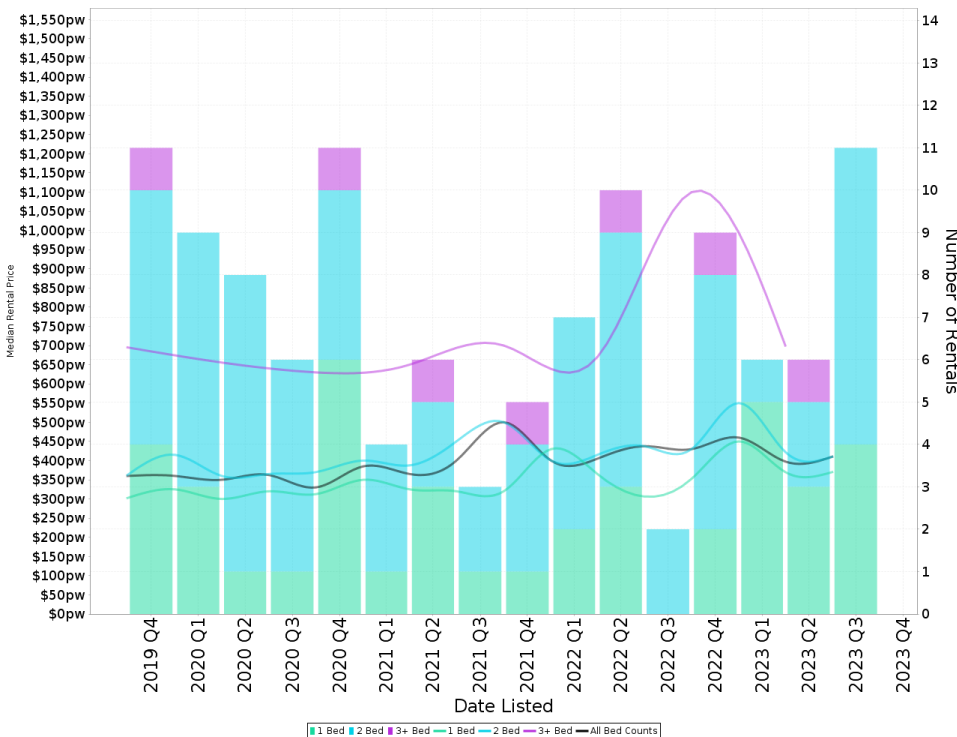
Current Median Price: \$1,100,000  
Previous Median Price: \$1,250,000  
Based on 76 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.3%**

Current Median Price: \$1,100,000  
Current Median Rent: \$700  
Based on 40 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+3.0%**

Current Median Price: \$360,500  
Previous Median Price: \$350,000  
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.0%**

Current Median Price: \$360,500  
Current Median Rent: \$413  
Based on 32 registered Unit rentals compared over the last 12 months.

## HACKETT - Recently Sold Properties

Median Sale Price

**\$1.1m**

Based on 25 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

**-12.0%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,250,000

Based on 76 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**25**

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

**64 RIVETT ST**

**\$1,280,000**

2023  
33 Days

804 m<sup>2</sup> 3 1 1

**28 SELWYN ST**

**\$1,456,000**

2023  
12 Days

872 m<sup>2</sup> 4 2 2

**7 MILLS ST**

**\$970,000**

2023  
35 Days

676 m<sup>2</sup> 2 1 1

**29 SELWYN ST**

**\$1,805,000**

2023  
56 Days

1,047 m<sup>2</sup> 5 3 2

**23 CALDWELL ST**

**\$1,210,000**

2023  
10 Days

1011m<sup>2</sup> 1,012 m<sup>2</sup> 4 2 1

**17 GRAYSON ST**

**\$1,400,000**

2023  
22 Days

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

**11 JUKES ST**

**\$1,780,000**

2023  
29 Days

764 m<sup>2</sup> 4 2 2



## HACKETT - Properties For Rent

### Median Rental Price

**\$700 /w**

Based on 40 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

**+3.3%**

Current Median Price: \$1,100,000  
Current Median Rent: \$700

Based on 25 recorded House sales and 40 House rentals compared over the last 12 months

### Number of Rentals


**40**

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

**14 STANLEY STREET**

**\$950.00 per**




Aug 2023  
59 Days

746 m<sup>2</sup> 4 2 4

**14 STANLEY STREET**

**\$950.00 per**



Feb 2023  
227 Days

746 m<sup>2</sup> 4 2 4

**1/14 HARRIS STREET**

**\$650.00 per**



Jan 2023  
247 Days

352 m<sup>2</sup> 3 1 1