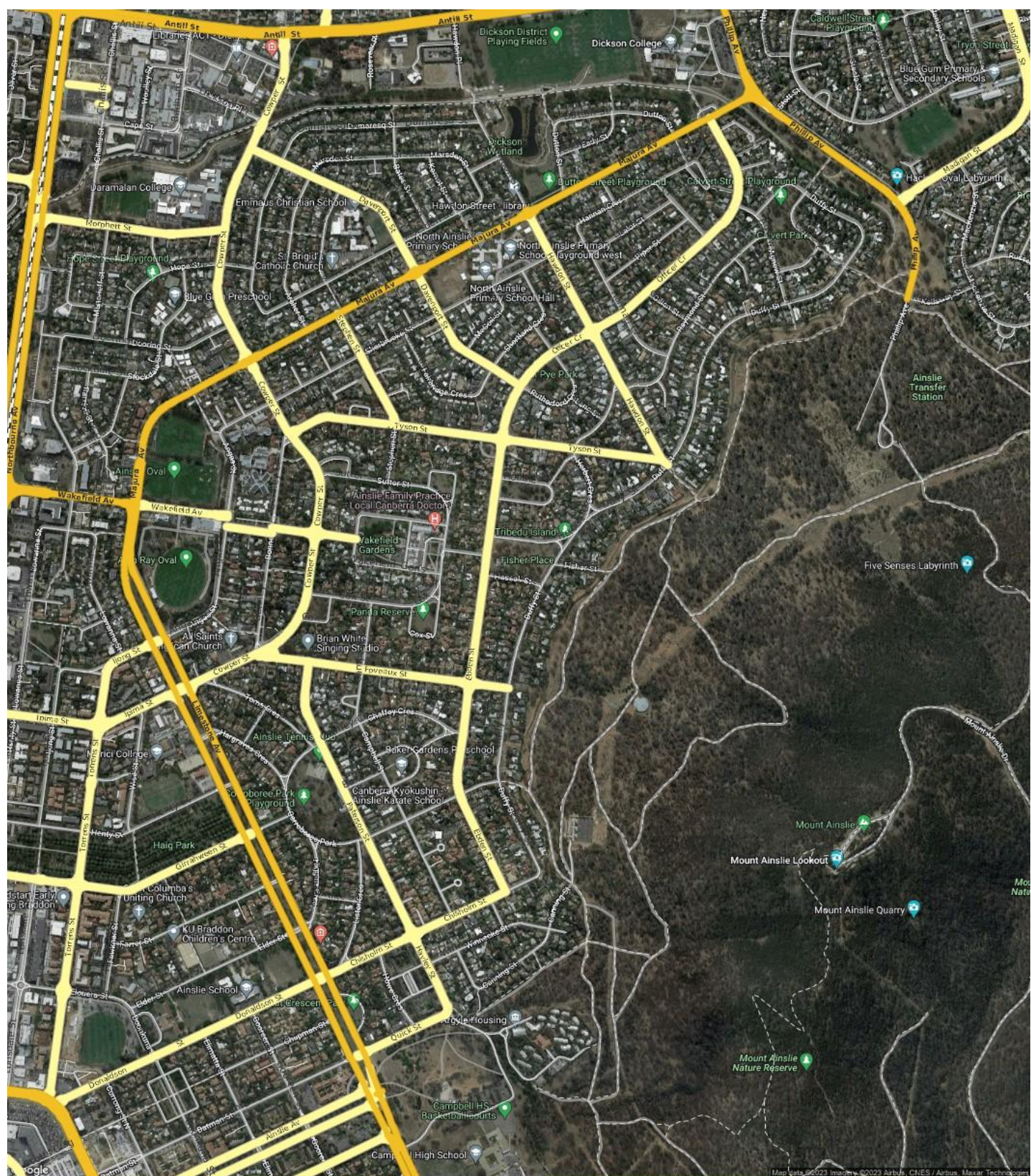


SUBURB FLYOVER REPORT

AINSLIE (HOUSE)

Prepared by [Independent Property Group](#)

AINSLIE - Suburb Map



AINSLIE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	94	\$ 460,000	0.0 %	\$ 322,000	\$ 805,000
2006	69	\$ 475,000	3.3 %	\$ 180,000	\$ 927,500
2007	71	\$ 540,000	13.7 %	\$ 170,000	\$ 1,225,000
2008	49	\$ 590,000	9.3 %	\$ 255,000	\$ 1,160,000
2009	65	\$ 562,000	-4.7 %	\$ 200,000	\$ 1,160,000
2010	54	\$ 700,000	24.6 %	\$ 467,500	\$ 1,255,000
2011	63	\$ 681,000	-2.7 %	\$ 200,000	\$ 1,100,000
2012	44	\$ 637,500	-6.4 %	\$ 53,500	\$ 1,200,000
2013	59	\$ 675,000	5.9 %	\$ 119,000	\$ 1,220,000
2014	57	\$ 697,000	3.3 %	\$ 410,000	\$ 1,200,000
2015	55	\$ 825,000	18.4 %	\$ 275,000	\$ 1,800,000
2016	53	\$ 912,000	10.5 %	\$ 300,000	\$ 1,600,000
2017	56	\$ 1,040,000	14.0 %	\$ 380,000	\$ 1,975,000
2018	56	\$ 1,175,000	13.0 %	\$ 275,000	\$ 2,150,000
2019	50	\$ 937,500	-20.2 %	\$ 312,000	\$ 1,840,000
2020	53	\$ 1,200,000	28.0 %	\$ 436,303	\$ 2,450,000
2021	78	\$ 1,472,500	22.7 %	\$ 450,000	\$ 2,775,000
2022	50	\$ 1,527,500	3.7 %	\$ 398,125	\$ 2,450,000
2023	26	\$ 1,500,000	-1.8 %	\$ 753,502	\$ 2,350,000

Median Sale Price

\$1.45m

Based on 38 recorded House sales within the last 12 months (Oct '22 - Sep '23)

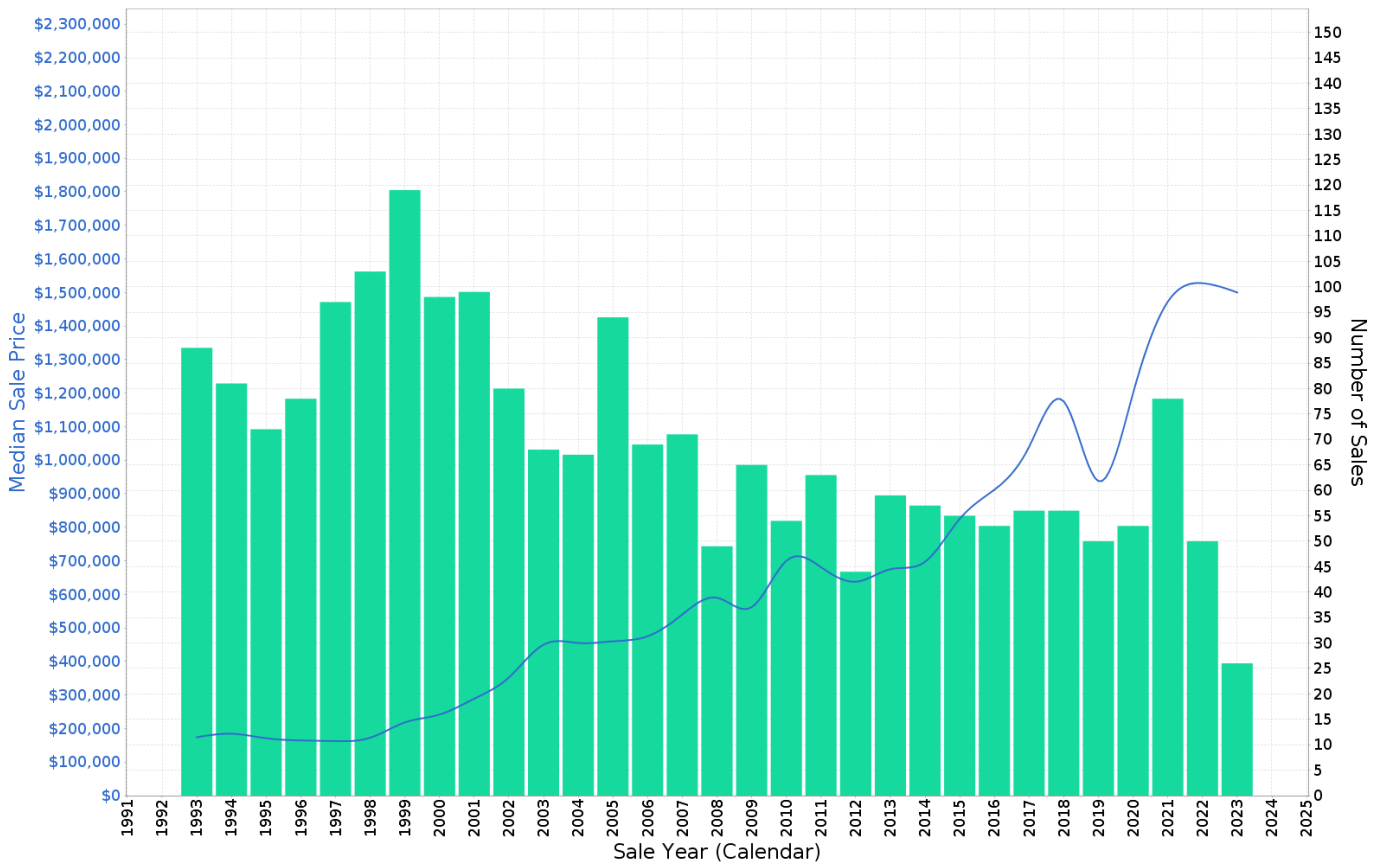
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

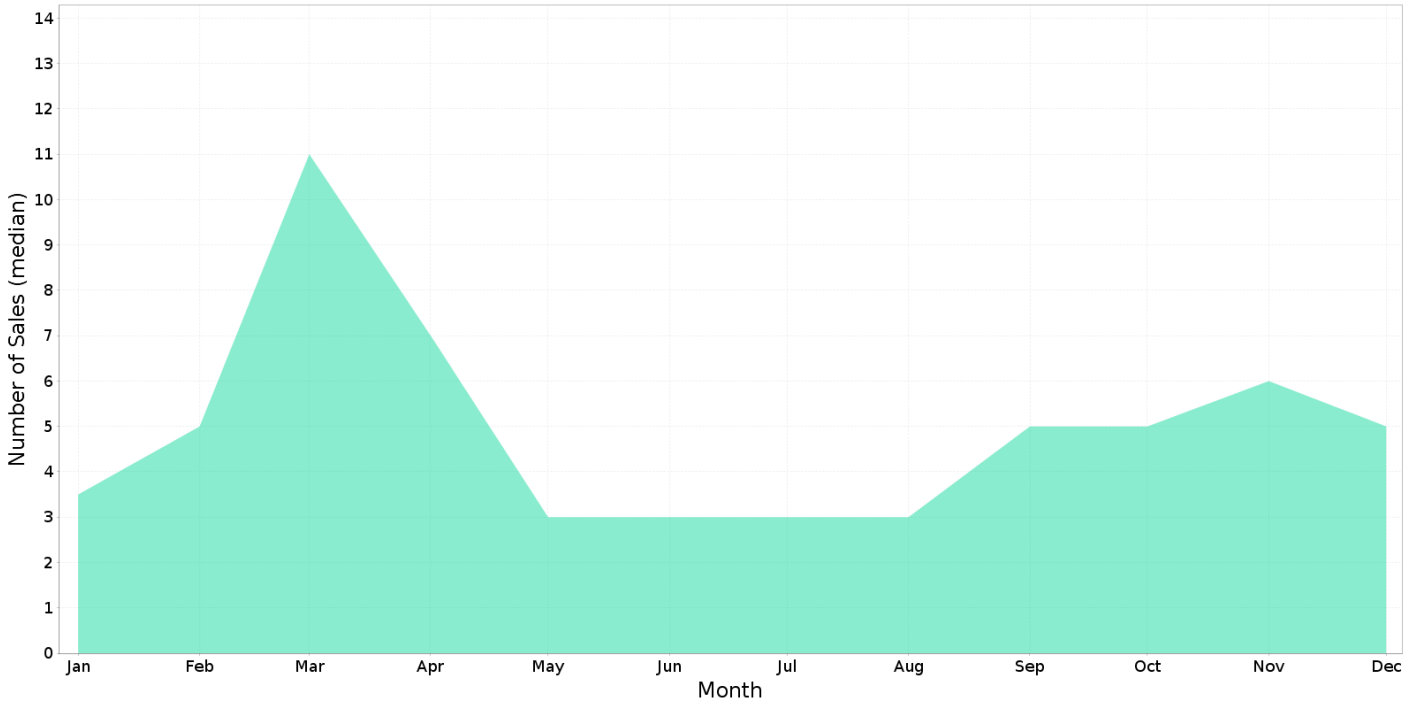
-11.2%

Current Median Price: \$1,451,000
Previous Median Price: \$1,633,900

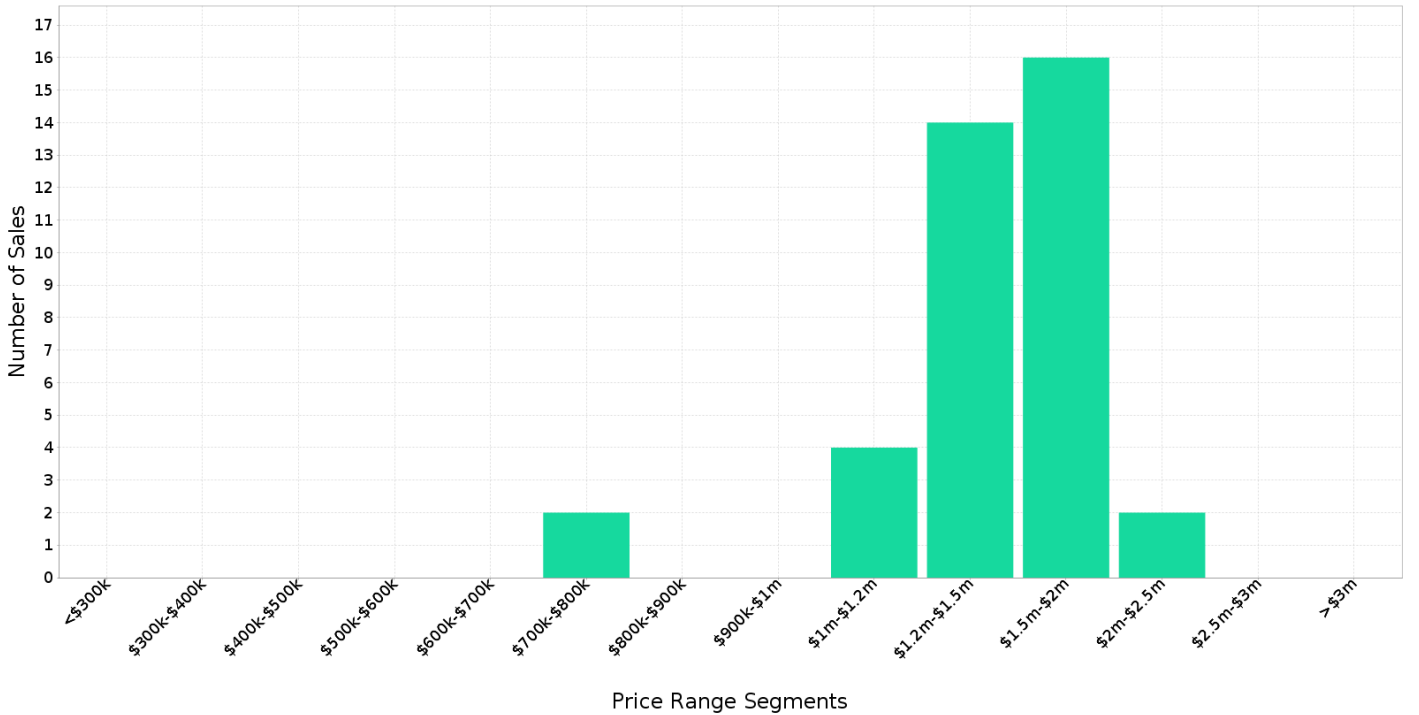
Based on 92 recorded House sales compared over the last two rolling 12 month periods



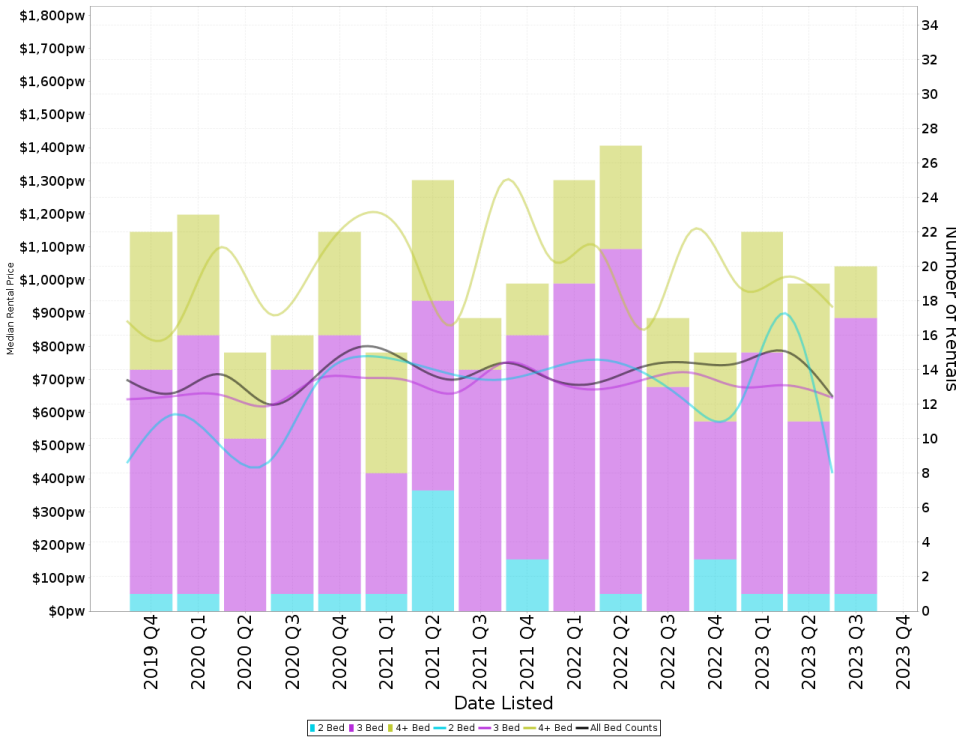
AINSLIE - Peak Selling Periods (3 years)



AINSLIE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.2%

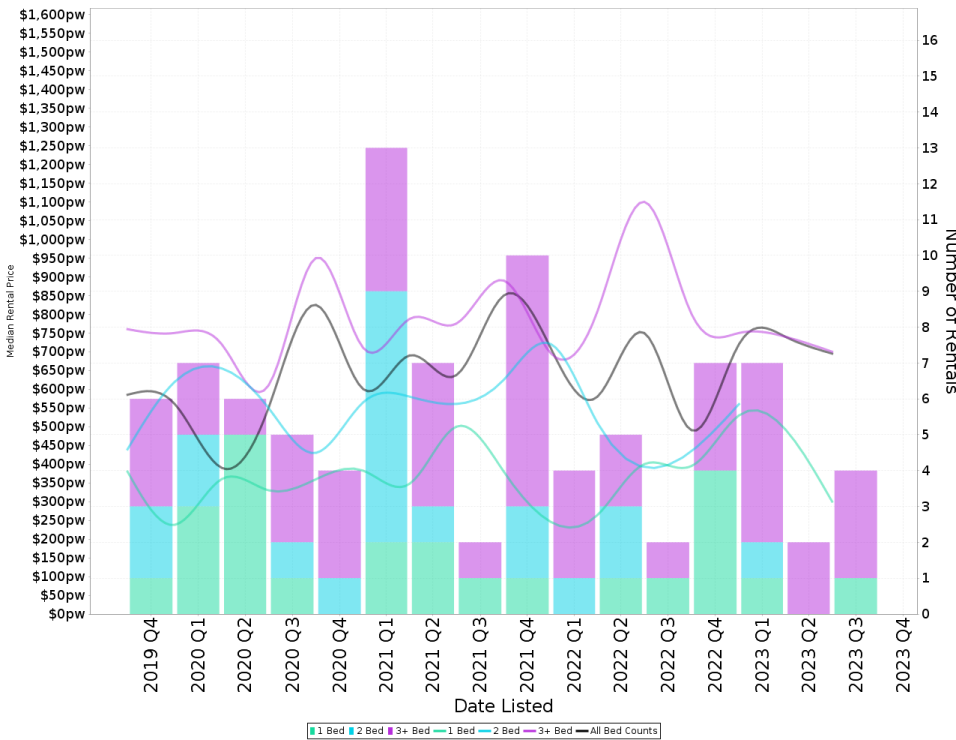
Current Median Price: \$1,451,000
Previous Median Price: \$1,633,900
Based on 92 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,451,000
Current Median Rent: \$720
Based on 76 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-37.5%

Current Median Price: \$910,000
Previous Median Price: \$1,455,000
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$910,000
Current Median Rent: \$710
Based on 20 registered Unit rentals compared over the last 12 months.

AINSLIE - Properties For Rent

Median Rental Price

\$720 /w

Based on 76 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

+2.6%

Current Median Price: \$1,451,000
Current Median Rent: \$720

Based on 38 recorded House sales and 76 House rentals compared over the last 12 months

Number of Rentals

76

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

13 AGNEW STREET



\$675 per week

640 m² 3 1 1

Sep 2023 11 Days

96 WAKEFIELD GARDENS



\$630 per week

892 m² 3 1 -

Sep 2023 18 Days

12 LALOR STREET




\$590 per week

566 m² 3 1 1

Sep 2023 26 Days

HANNAN CRESCENT




\$420 per week

807 m² 2 1 1

Sep 2023 33 Days

15 Hannan Crescent



\$420 per week

807 m² 2 1 1

Sep 2023 33 Days

97 Sherbrooke Street

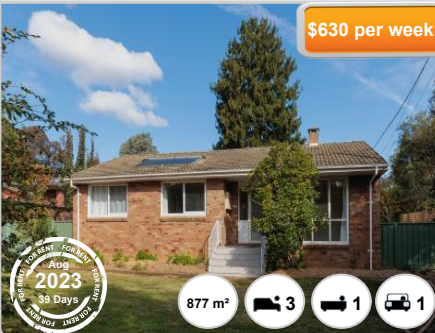


\$1,400 per

746 m² 4 2 2

Aug 2023 36 Days

187 DUFFY STREET



\$630 per week

877 m² 3 1 1

Aug 2023 33 Days

89 SHERBROOKE STREET



\$620

615 m² 3 1 1

Aug 2023 60 Days

32 PATERSON STREET



\$650 per week


697 m² 3 1 2

Jun 2023 71 Days

Independent

PROPERTY GROUP

33 RAYMOND STREET




\$785 per week

857 m² 5 2 1

June 2023
124 Days

290 DUFFY STREET

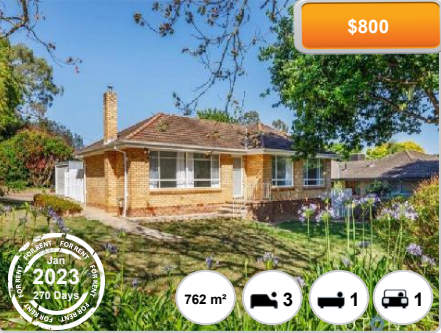


\$595 per week

864 m² 3 1 1

May 2023
155 Days

151 DUFFY STREET



\$800

762 m² 3 1 1

Jan 2023
270 Days