

# SUBURB FLYOVER REPORT

BRADDON (HOUSE)

Prepared by [Independent Property Group](#)







## BRADDON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	13	\$ 712,500	0.0 %	\$ 240,000	\$ 1,850,000
2006	14	\$ 670,000	-6.0 %	\$ 380,000	\$ 8,000,000
2007	15	\$ 575,000	-14.2 %	\$ 396,000	\$ 990,000
2008	8	\$ 670,000	16.5 %	\$ 402,500	\$ 960,000
2009	10	\$ 638,750	-4.7 %	\$ 255,000	\$ 4,100,000
2010	5	\$ 930,000	45.6 %	\$ 750,000	\$ 1,290,000
2011	11	\$ 748,000	-19.6 %	\$ 508,000	\$ 1,414,900
2012	7	\$ 940,000	25.7 %	\$ 200,000	\$ 1,353,620
2013	6	\$ 842,500	-10.4 %	\$ 571,000	\$ 1,000,000
2014	5	\$ 787,000	-6.6 %	\$ 500,000	\$ 5,100,000
2015	8	\$ 913,750	16.1 %	\$ 612,600	\$ 1,250,000
2016	11	\$ 1,333,333	45.9 %	\$ 860,000	\$ 1,560,000
2017	9	\$ 1,260,000	-5.5 %	\$ 700,000	\$ 57,330,000
2018	10	\$ 1,352,262	7.3 %	\$ 820,000	\$ 1,590,000
2019	13	\$ 1,170,500	-13.4 %	\$ 653,000	\$ 10,600,000
2020	4	\$ 1,160,000	-0.9 %	\$ 785,000	\$ 1,550,000
2021	9	\$ 1,250,000	7.8 %	\$ 880,000	\$ 2,270,000
2022	12	\$ 1,285,000	2.8 %	\$ 555,000	\$ 2,751,000
2023	3	\$ 1,370,000	6.6 %	\$ 1,085,000	\$ 2,250,000

Median Sale Price

# \$1.23m

Based on 4 recorded House sales within the last 12 months (Oct '22 - Sep '23)

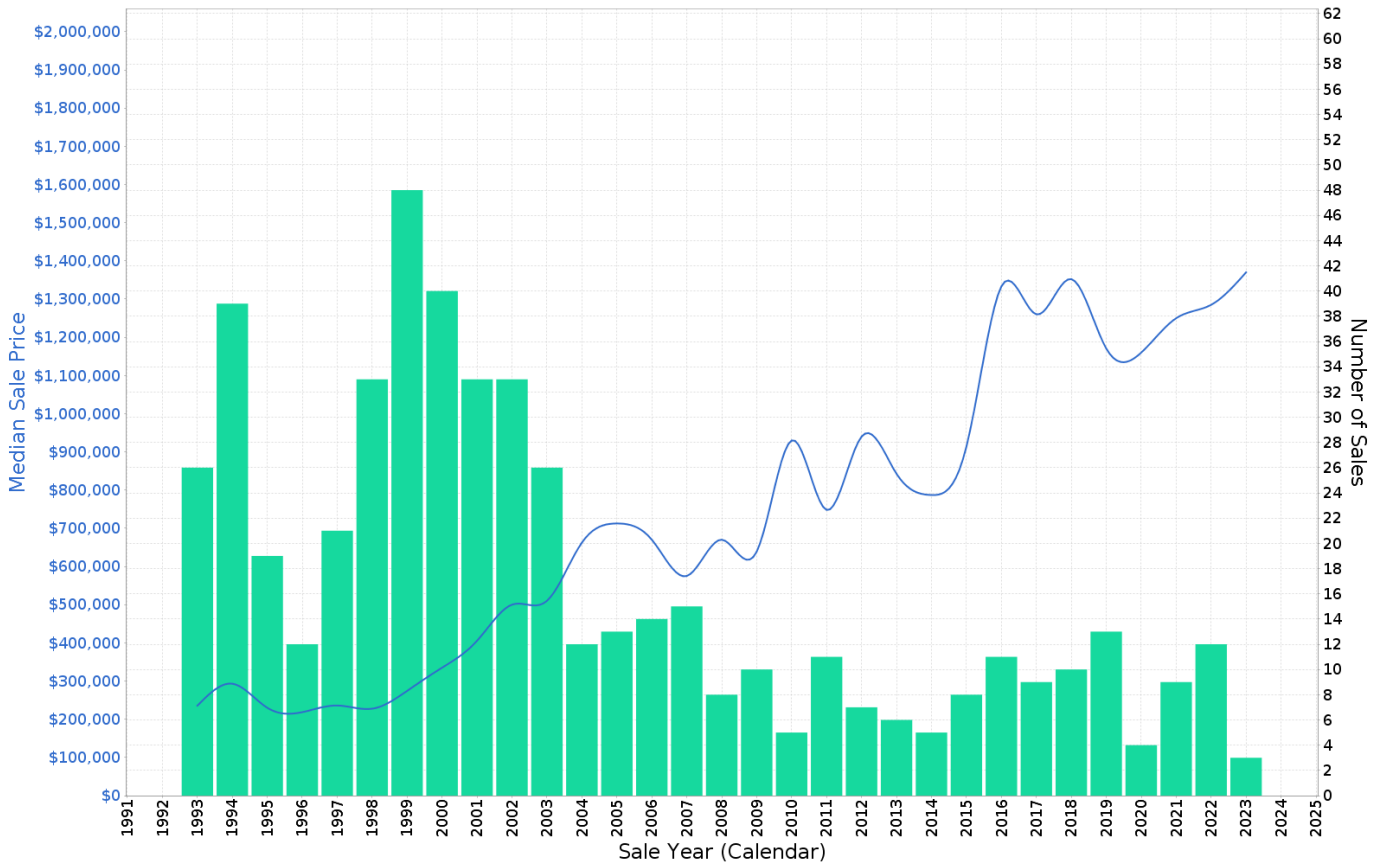
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

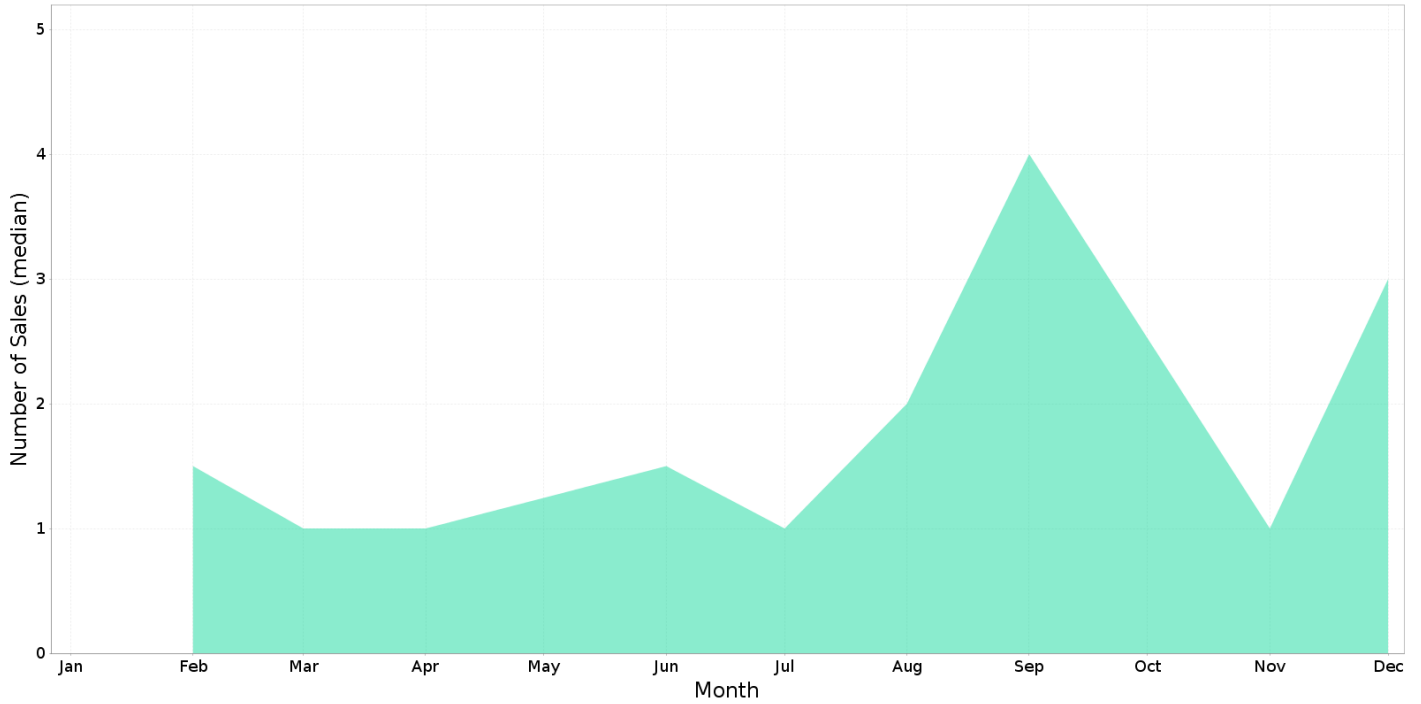
# -12.0%

Current Median Price: \$1,227,500  
Previous Median Price: \$1,395,000

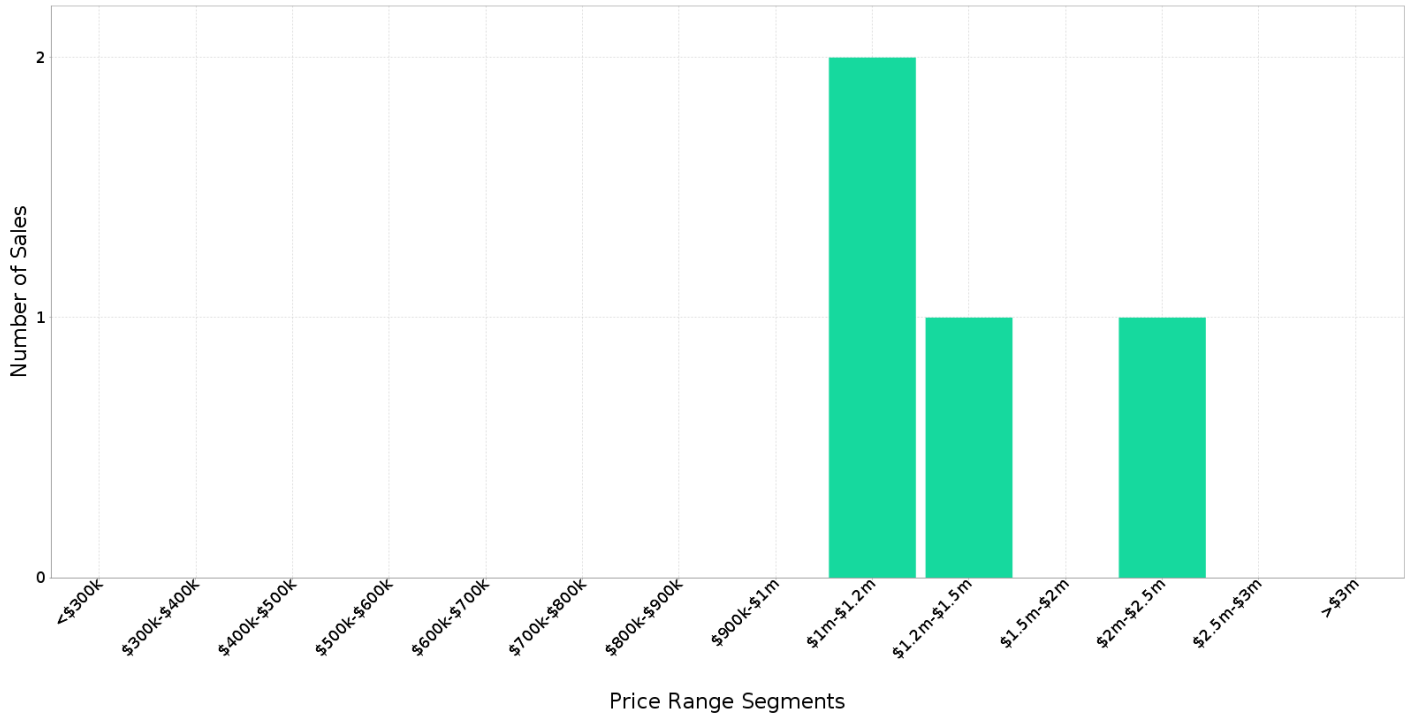
Based on 19 recorded House sales compared over the last two rolling 12 month periods



## BRADDON - Peak Selling Periods (3 years)

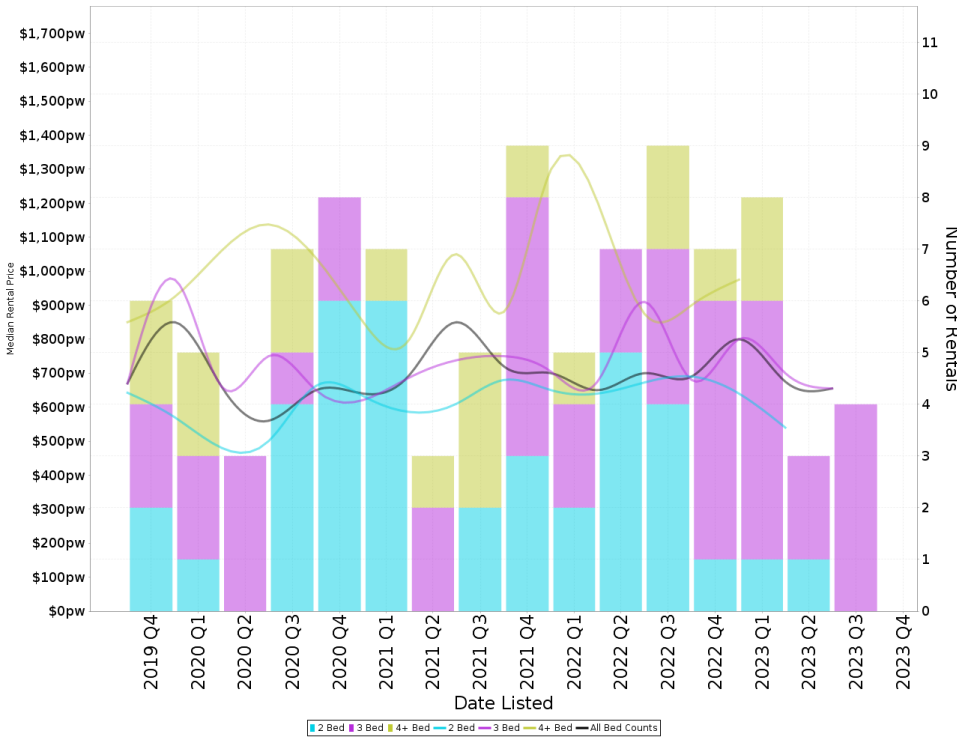


## BRADDON - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-12.0%**

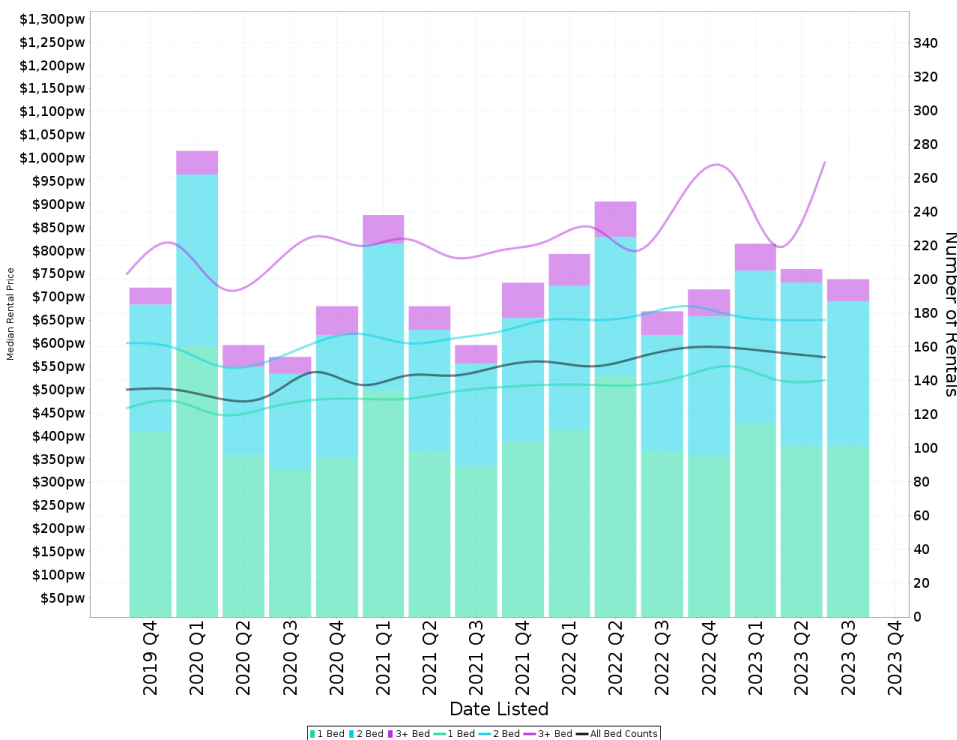
Current Median Price: \$1,227,500  
Previous Median Price: \$1,395,000  
Based on 19 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$1,227,500  
Current Median Rent: \$695  
Based on 22 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.5%**

Current Median Price: \$546,000  
Previous Median Price: \$610,000  
Based on 635 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.5%**

Current Median Price: \$546,000  
Current Median Rent: \$580  
Based on 821 registered Unit rentals compared over the last 12 months.

## BRADDON - Recently Sold Properties

Median Sale Price

**\$1.23m**

Based on 4 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: \$1,227,500  
Previous Median Price: \$1,395,000

Based on 19 recorded House sales compared over the last two rolling 12 month periods

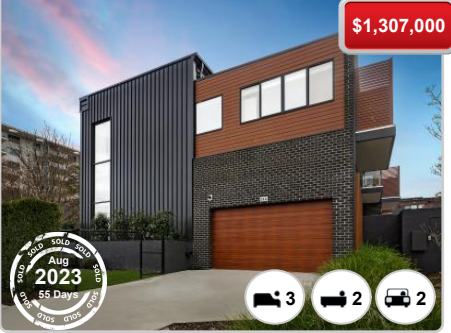
# Sold Properties

**4**

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

**24A DOORING ST**



**\$1,307,000**

Sold Aug 2023  
55 Days

3 2 2

**11 FARRER ST**




**\$2,350,000**

Sold Jul 2023  
22 Days

4 3 -

**15 FARRER ST**




**\$2,100,000**

Sold 2023

3 2 -

**83 LOWANNA ST**



**\$1,085,000**

Sold Apr 2023  
132 Days

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



## BRADDON - Properties For Rent

### Median Rental Price

**\$695 /w**

Based on 22 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

**+2.9%**

Current Median Price: \$1,227,500  
Current Median Rent: \$695

Based on 4 recorded House sales and 22 House rentals compared over the last 12 months

### Number of Rentals


**22**




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

**24 Wakefield Avenue**

**\$620 pw**

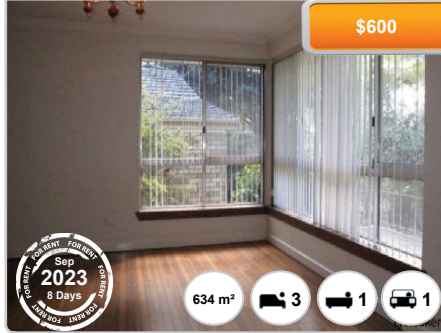





780 m<sup>2</sup>   

Sep 2023 7 Days

**123 LIMESTONE AVENUE**

**\$600**






634 m<sup>2</sup>   

Sep 2023 8 Days

**8/43 IJONG STREET**

**\$490 per week**

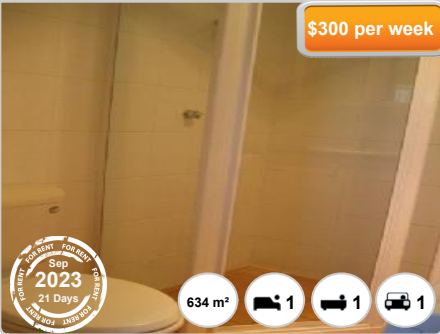





3,502 m<sup>2</sup>   

Sep 2023 12 Days

**LIMESTONE AVENUE**

**\$300 per week**







634 m<sup>2</sup>   

Sep 2023 21 Days

**145 Limestone Avenue**

**\$300 per week**







634 m<sup>2</sup>   

Sep 2023 21 Days

**18 IJONG STREET**

**\$730 per week**







894 m<sup>2</sup>   

Sep 2023 28 Days

**18 Ijong Street**

**\$750**



894 m<sup>2</sup>   

Jul 2023 78 Days

**24 WAKEFIELD AVENUE**

**\$620 per week**



780 m<sup>2</sup>   

Jul 2023 92 Days