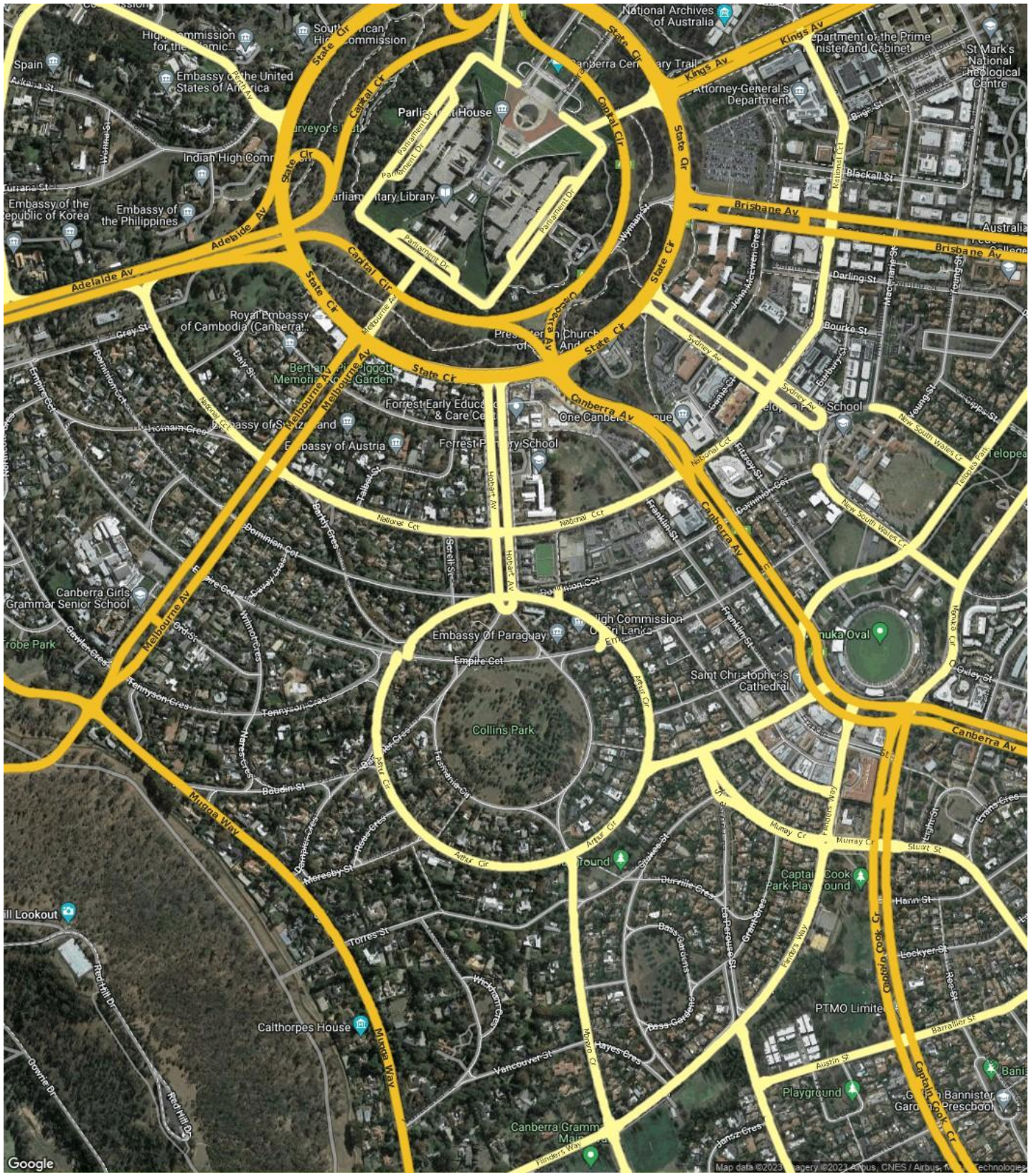


SUBURB FLYOVER REPORT

FORREST (HOUSE)

Prepared by [Independent Property Group](#)

FORREST - Suburb Map



FORREST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	15	\$ 1,450,000	0.0 %	\$ 940,000	\$ 2,400,000
2006	28	\$ 1,282,500	-11.6 %	\$ 750,000	\$ 2,500,000
2007	13	\$ 1,600,000	24.8 %	\$ 1,300,000	\$ 2,805,000
2008	9	\$ 2,350,000	46.9 %	\$ 1,325,000	\$ 2,800,000
2009	14	\$ 2,130,000	-9.4 %	\$ 1,665,000	\$ 3,250,000
2010	10	\$ 1,777,500	-16.5 %	\$ 1,307,500	\$ 3,700,000
2011	11	\$ 2,450,000	37.8 %	\$ 1,200,000	\$ 3,400,000
2012	15	\$ 1,640,000	-33.1 %	\$ 187,500	\$ 3,650,000
2013	11	\$ 2,200,000	34.1 %	\$ 790,000	\$ 3,000,000
2014	15	\$ 1,930,000	-12.3 %	\$ 1,420,000	\$ 3,400,000
2015	17	\$ 2,170,000	12.4 %	\$ 1,670,000	\$ 3,710,000
2016	16	\$ 2,310,000	6.5 %	\$ 1,515,000	\$ 5,500,000
2017	20	\$ 2,867,500	24.1 %	\$ 900,000	\$ 6,000,000
2018	14	\$ 2,740,000	-4.4 %	\$ 1,200,000	\$ 6,450,000
2019	10	\$ 2,801,750	2.3 %	\$ 1,445,000	\$ 6,230,000
2020	17	\$ 3,450,000	23.1 %	\$ 2,275,000	\$ 5,530,000
2021	16	\$ 3,415,000	-1.0 %	\$ 2,300,000	\$ 8,410,000
2022	8	\$ 5,080,000	48.8 %	\$ 2,600,000	\$ 5,700,000
2023	5	\$ 3,980,000	-21.7 %	\$ 2,790,000	\$ 4,480,000

Median Sale Price

\$4m

Based on 8 recorded House sales within the last 12 months (Oct '22 - Sep '23)

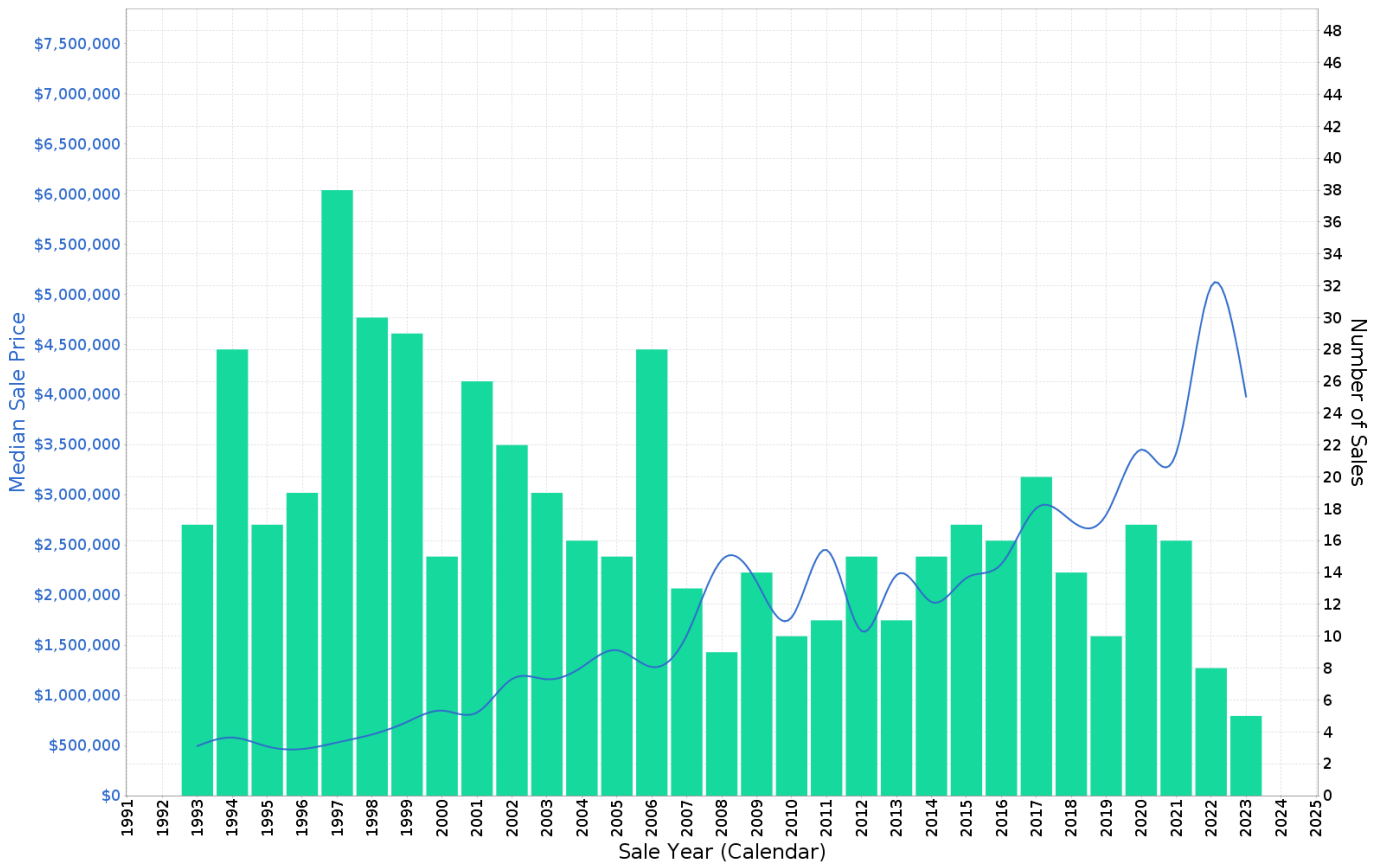
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

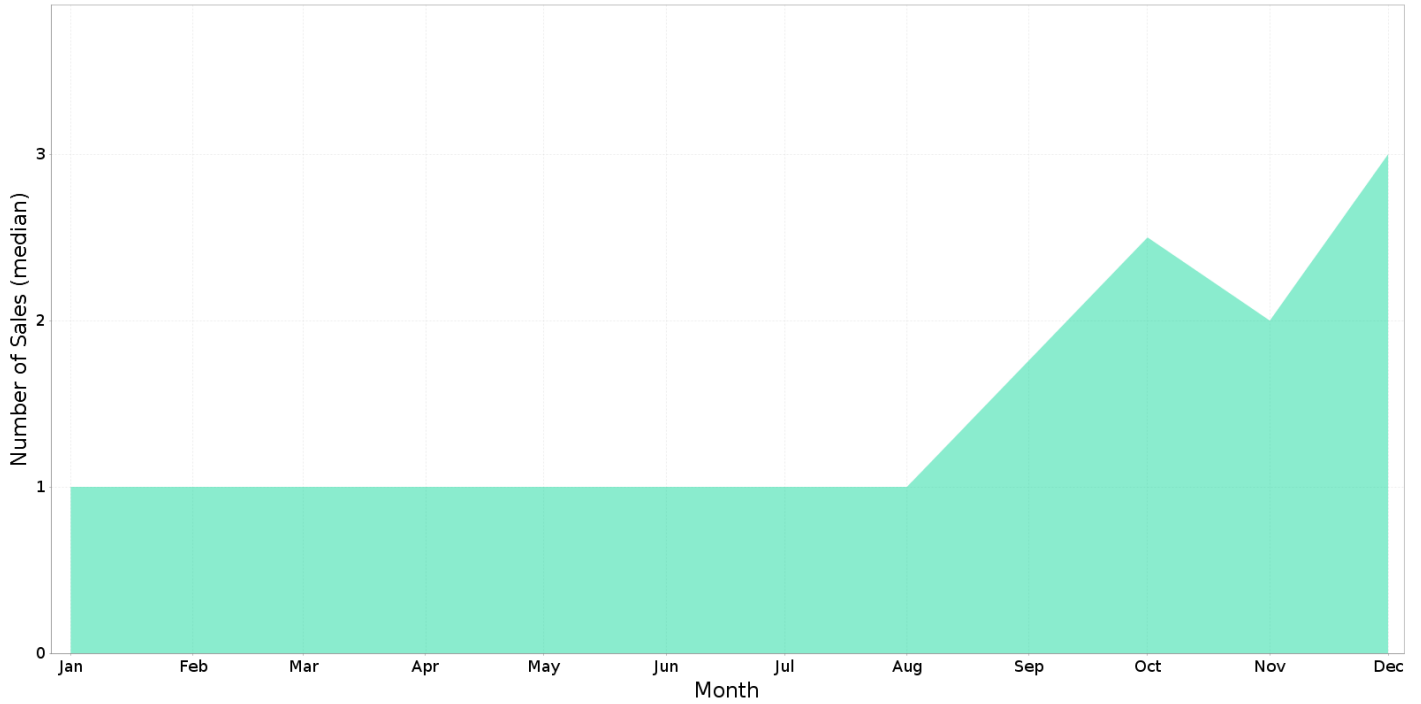
+10.2%

Current Median Price: \$3,995,500
Previous Median Price: \$3,625,000

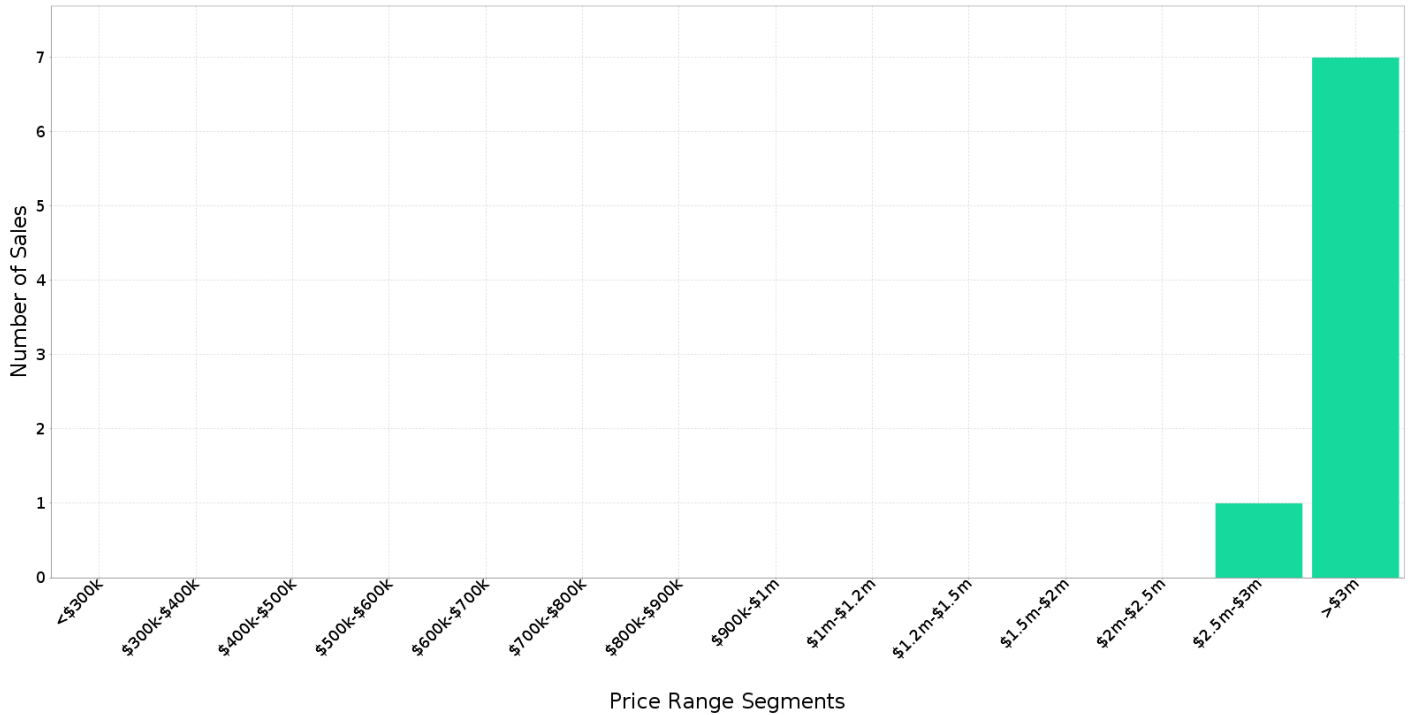
Based on 19 recorded House sales compared over the last two rolling 12 month periods



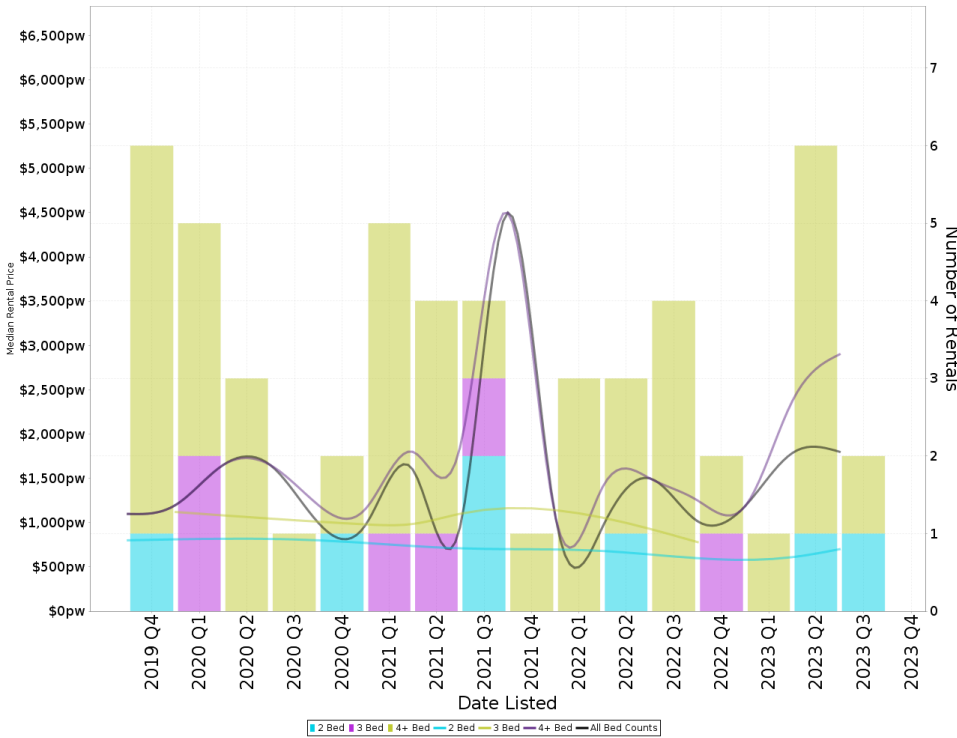
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.2%

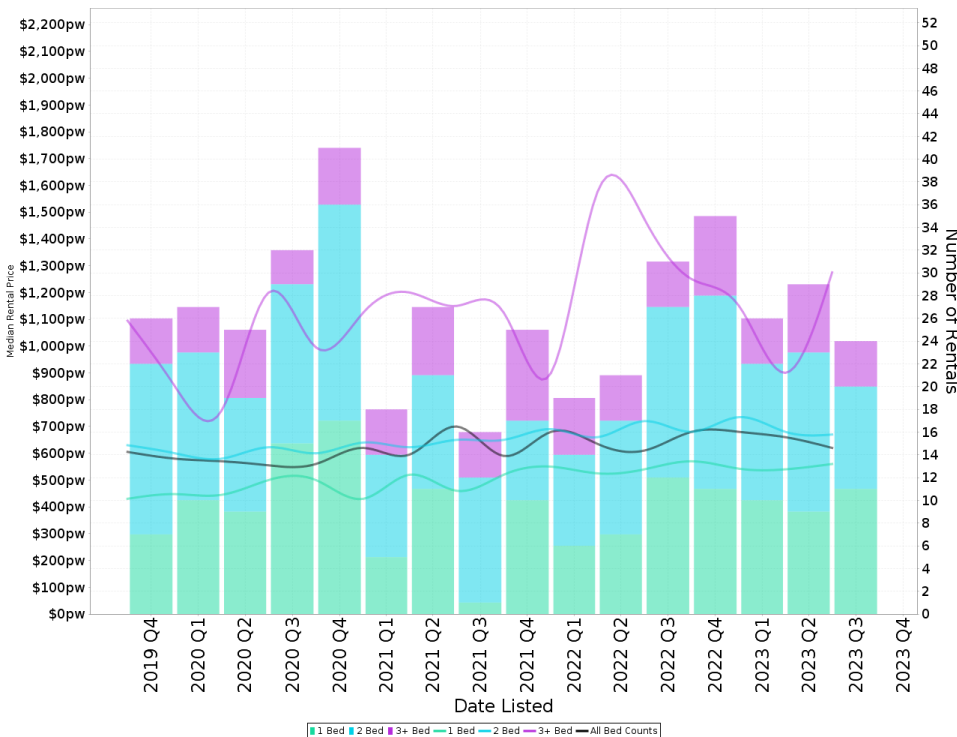
Current Median Price: \$3,995,500
Previous Median Price: \$3,625,000
Based on 19 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.6%

Current Median Price: \$3,995,500
Current Median Rent: \$1,200
Based on 11 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.1%

Current Median Price: \$980,000
Previous Median Price: \$790,000
Based on 92 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$980,000
Current Median Rent: \$663
Based on 114 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$4m

Based on 8 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

+10.2%

Current Median Price: \$3,995,500
Previous Median Price: \$3,625,000

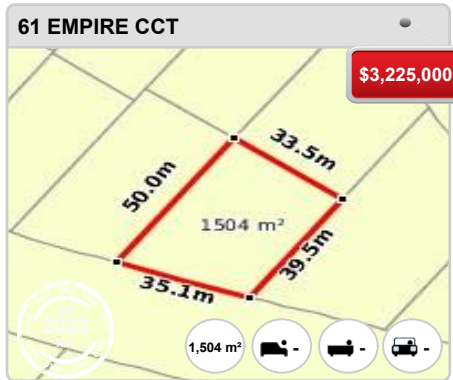
Based on 19 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

8

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



FORREST - Properties For Rent

Median Rental Price

\$1,200 /w

Based on 11 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

+1.6%

Current Median Price: \$3,995,500
Current Median Rent: \$1,200

Based on 8 recorded House sales and 11 House rentals compared over the last 12 months

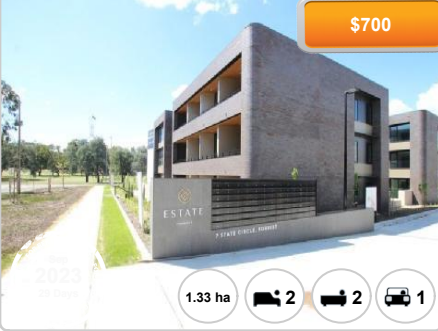
Number of Rentals

11

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

817 STATE CIRCLE



\$700

2023
29 Days

1.33 ha  2  2  1

19 Empire Circuit



\$1190 Per

Coming Soon!

2023
31 Days

393 m²  3  2  1

24 Arthur Circle



\$2,370

2023
159 Days

1,350 m²  5  3  3