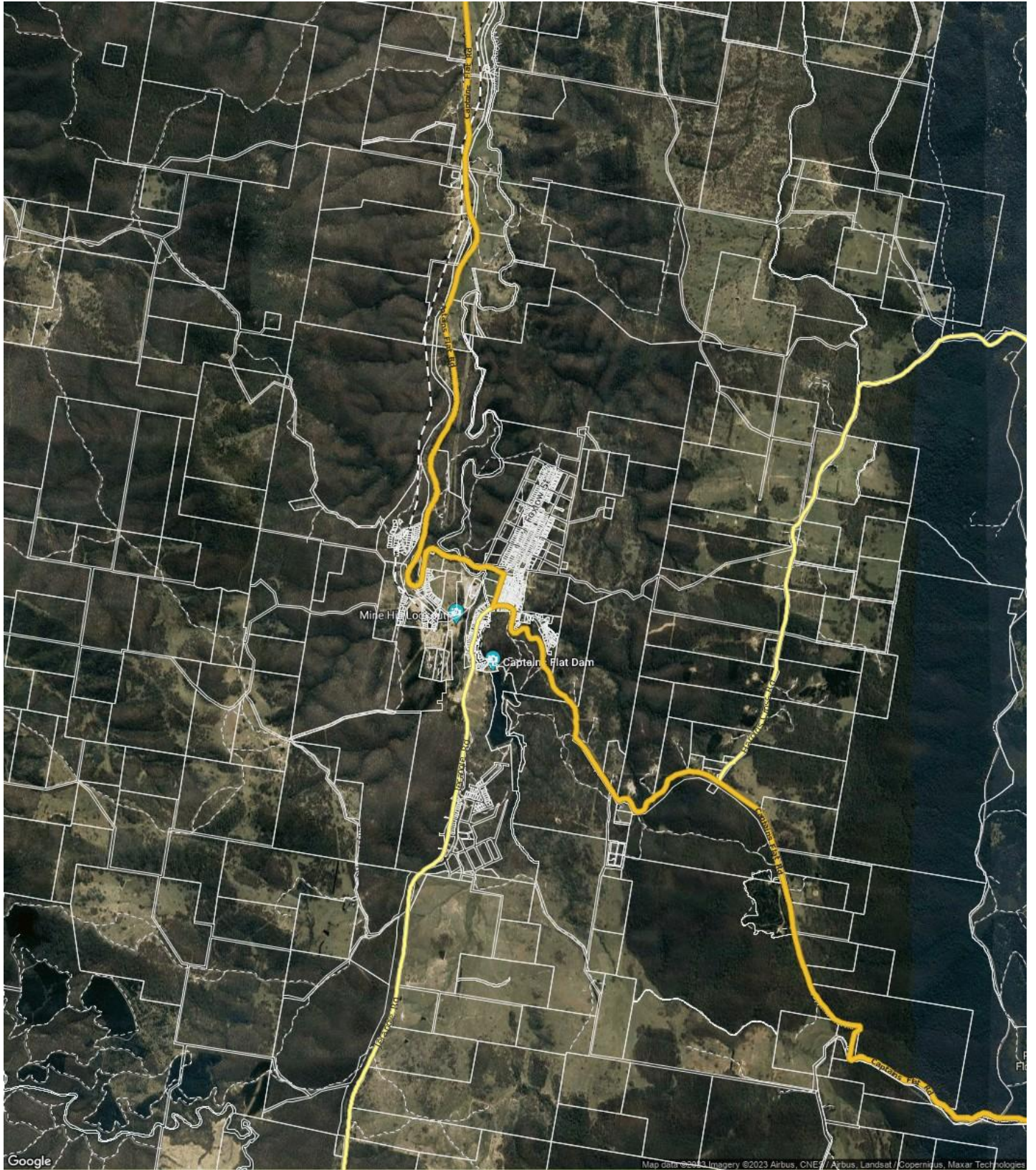


SUBURB FLYOVER REPORT

CAPTAINS FLAT (HOUSE)

Prepared by [Independent Property Group](#)

CAPTAINS FLAT - Suburb Map



CAPTAINS FLAT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	18	\$ 172,500	0.0 %	\$ 8,000	\$ 265,000
2006	23	\$ 160,000	-7.2 %	\$ 8,000	\$ 255,000
2007	27	\$ 220,000	37.5 %	\$ 130,000	\$ 760,000
2008	17	\$ 230,000	4.5 %	\$ 60,000	\$ 1,000,000
2009	20	\$ 197,500	-14.1 %	\$ 78,000	\$ 1,000,000
2010	12	\$ 226,000	14.4 %	\$ 40,000	\$ 395,000
2011	16	\$ 276,250	22.2 %	\$ 130,000	\$ 1,100,000
2012	16	\$ 187,500	-32.1 %	\$ 90,000	\$ 565,000
2013	15	\$ 280,000	49.3 %	\$ 180,000	\$ 690,000
2014	14	\$ 257,500	-8.0 %	\$ 190,000	\$ 985,000
2015	16	\$ 202,500	-21.4 %	\$ 30,000	\$ 440,000
2016	14	\$ 217,500	7.4 %	\$ 120,000	\$ 450,000
2017	8	\$ 265,000	21.8 %	\$ 210,000	\$ 520,000
2018	12	\$ 267,500	0.9 %	\$ 120,000	\$ 800,000
2019	13	\$ 285,000	6.5 %	\$ 145,000	\$ 465,000
2020	20	\$ 285,000	0.0 %	\$ 200,000	\$ 700,000
2021	17	\$ 350,000	22.8 %	\$ 150,000	\$ 1,100,000
2022	18	\$ 380,000	8.6 %	\$ 90,000	\$ 725,000
2023	9	\$ 474,000	24.7 %	\$ 280,000	\$ 1,750,000

Median Sale Price

\$462k

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

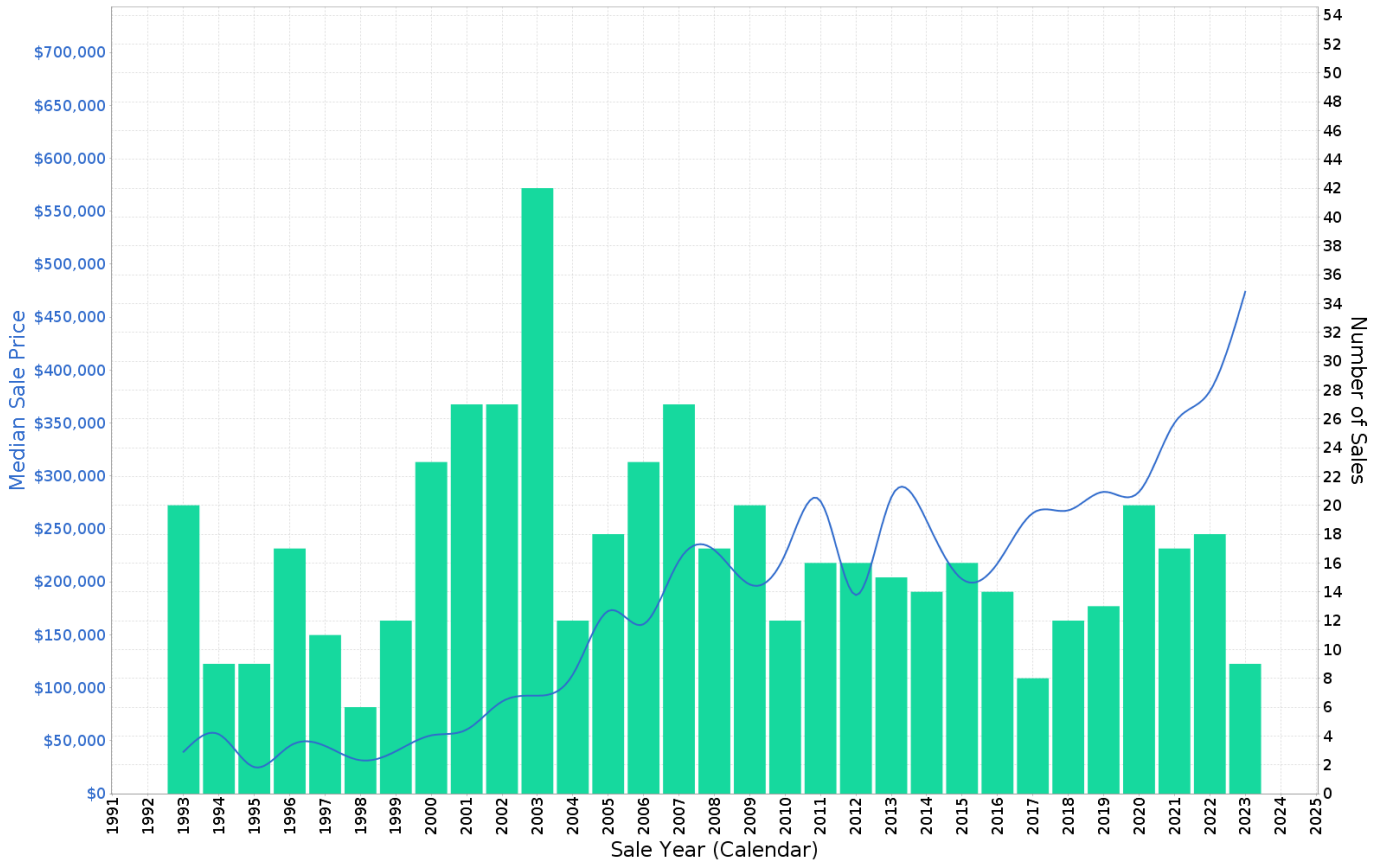
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

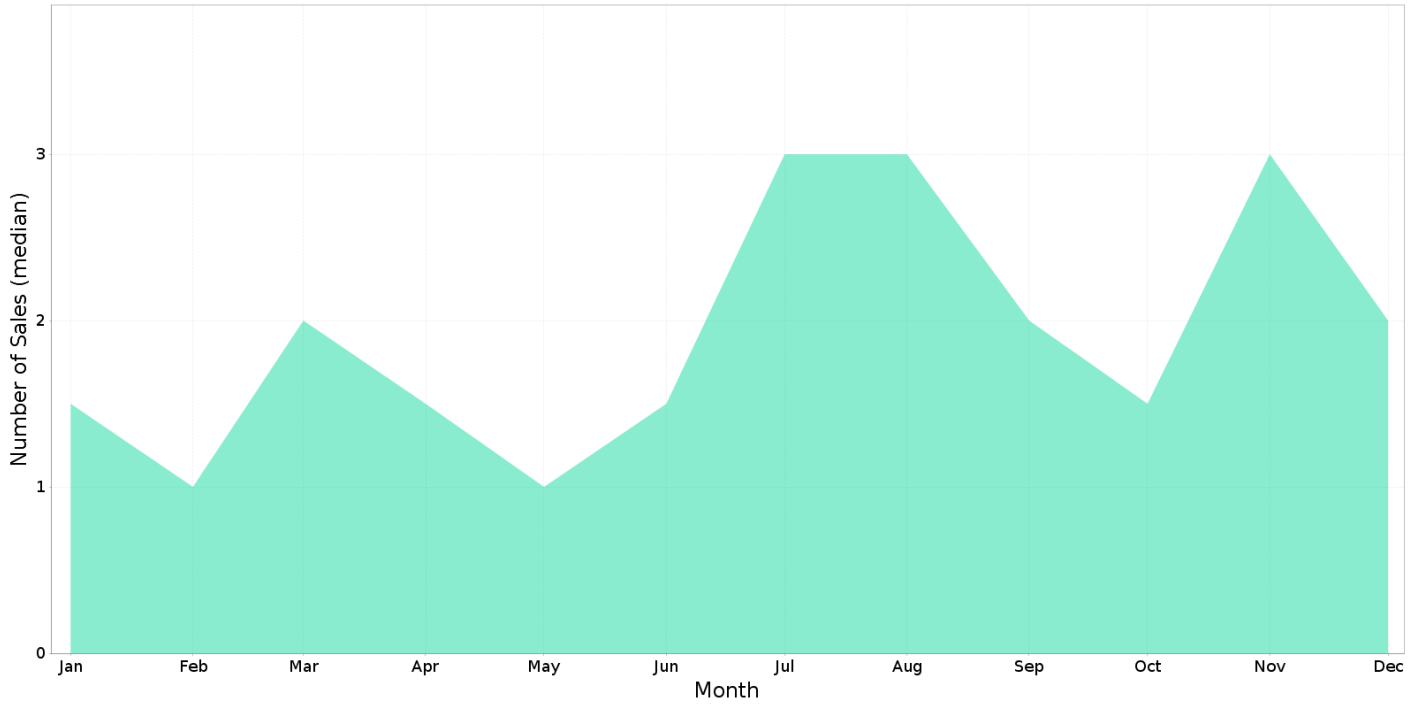
+25.6%

Current Median Price: \$461,500
Previous Median Price: \$367,500

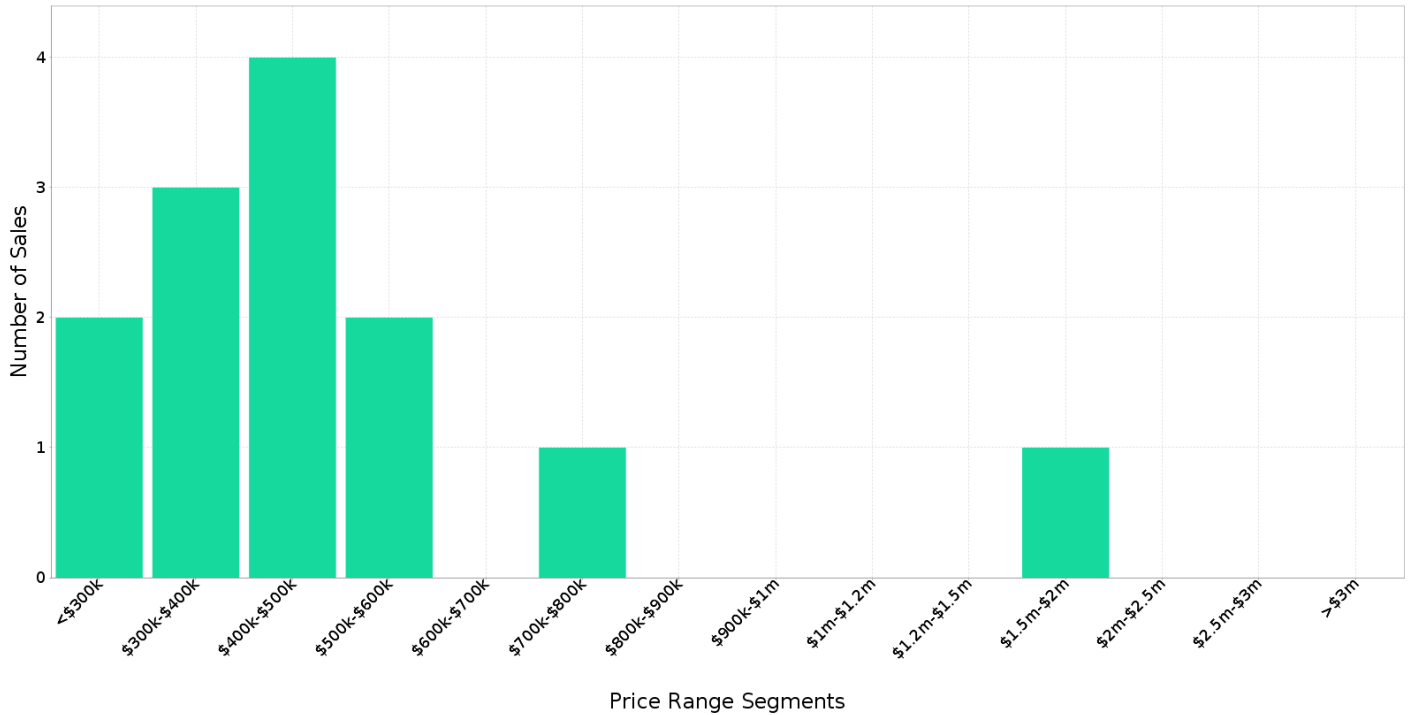
Based on 32 recorded House sales compared over the last two rolling 12 month periods



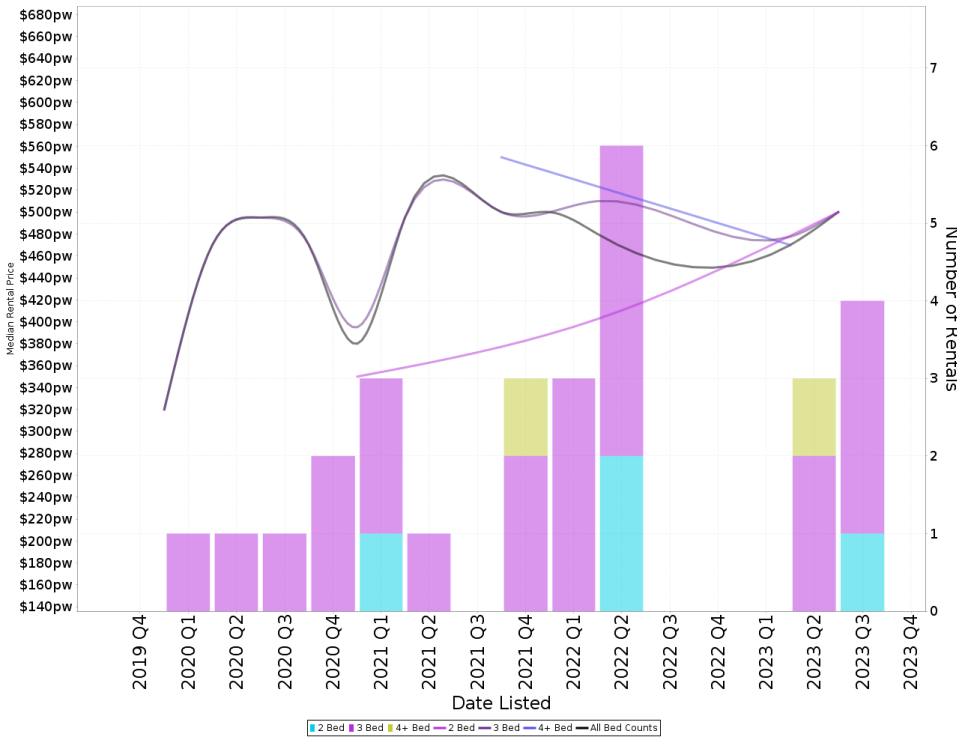
CAPTAINS FLAT - Peak Selling Periods (3 years)



CAPTAINS FLAT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+25.6%

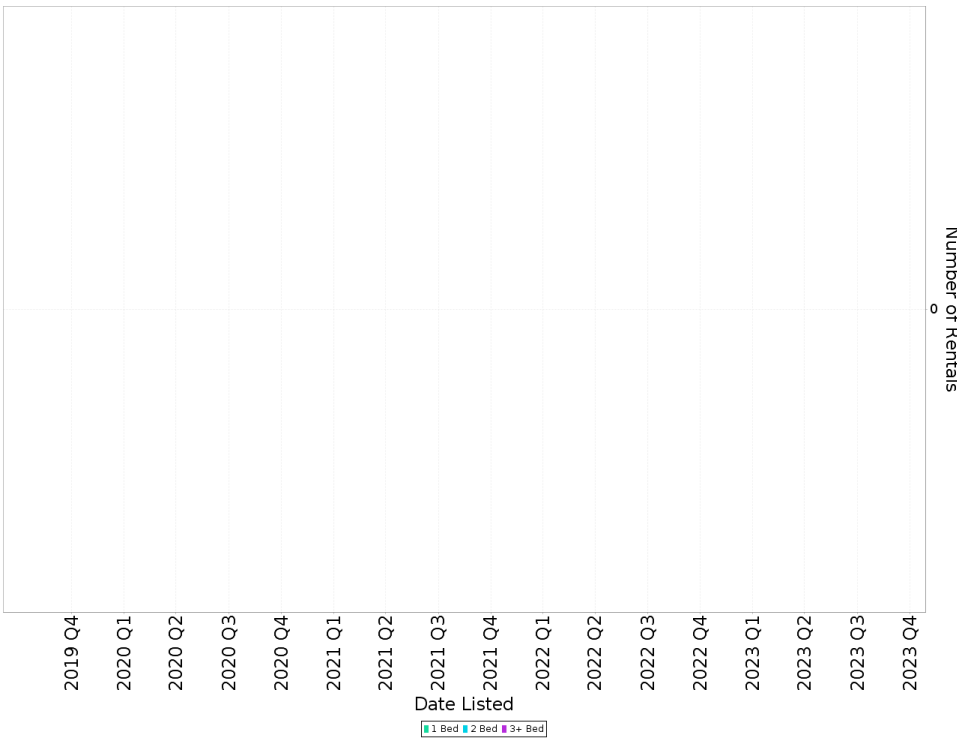
Current Median Price: \$461,500
 Previous Median Price: \$367,500
 Based on 32 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$461,500
 Current Median Rent: \$495
 Based on 7 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

CAPTAINS FLAT - Recently Sold Properties

Median Sale Price

\$462k

Based on 12 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

+25.6%

Current Median Price: \$461,500
Previous Median Price: \$367,500

Based on 32 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

12

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

173 FOXLOW ST

\$250,000

1720 m² | 0 Beds | 0 Baths | 0 Car Spaces

Sold: 2023

5 MULGA ST

\$280,000

582 m² | 3 Beds | 1 Bath | 1 Car Space

Sold: 2023 N/A

11 WILGA ST

\$535,000

443 m² | 3 Beds | 1 Bath | 2 Car Spaces

Sold: 2023 42 Days

157 FOXLOW ST

\$410,000

708 m² | 3 Beds | 1 Bath | 4 Car Spaces

Sold: 2023 90 Days

CAPTAINS FLAT - Properties For Rent

Median Rental Price

\$495 /w

Based on 7 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

+5.6%

Current Median Price: \$461,500
Current Median Rent: \$495

Based on 12 recorded House sales and 7 House rentals compared over the last 12 months

Number of Rentals

7

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

18 FOXLOW STREET

\$480 per week




1,631 m²
3
1
2

81 FOXLOW STREET

\$520 per week




1,011 m²
3
1
-

10 WILLOW ROAD


\$495




512 m²
3
1
1

31 SCHARDT STREET

\$300




670 m²
1
1
2