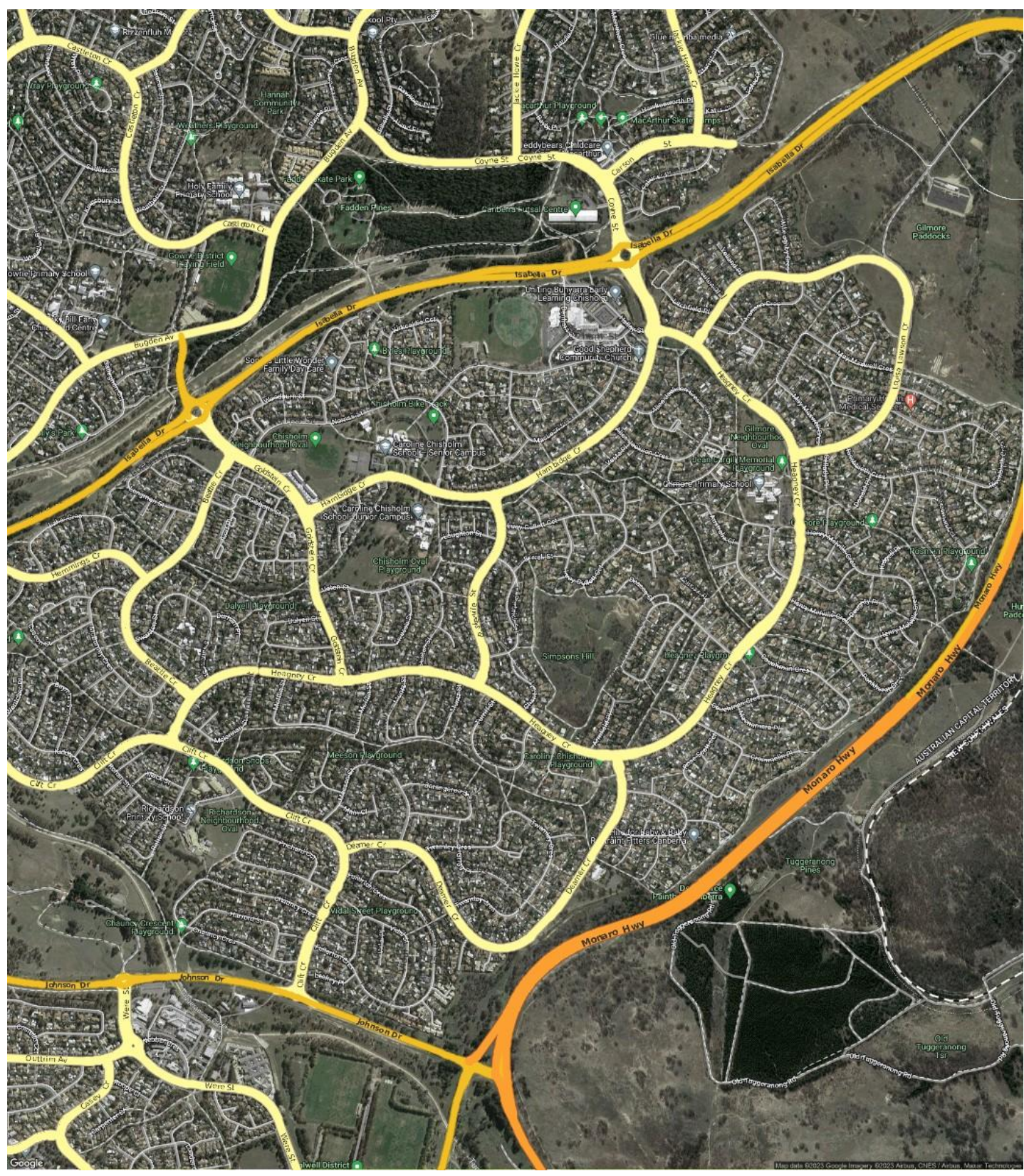


SUBURB FLYOVER REPORT

CHISHOLM (HOUSE)

Prepared by [Independent Property Group](#)

CHISHOLM - Suburb Map



CHISHOLM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	71	\$ 310,000	0.0 %	\$ 75,000	\$ 500,000
2006	80	\$ 342,250	10.4 %	\$ 175,000	\$ 580,000
2007	70	\$ 389,250	13.7 %	\$ 266,000	\$ 695,000
2008	52	\$ 409,975	5.3 %	\$ 297,000	\$ 600,000
2009	79	\$ 420,000	2.4 %	\$ 175,000	\$ 680,000
2010	61	\$ 469,000	11.7 %	\$ 220,000	\$ 612,500
2011	67	\$ 465,000	-0.9 %	\$ 40,000	\$ 920,000
2012	69	\$ 460,000	-1.1 %	\$ 222,500	\$ 645,000
2013	56	\$ 447,000	-2.8 %	\$ 207,500	\$ 715,000
2014	55	\$ 465,000	4.0 %	\$ 42,000	\$ 720,000
2015	65	\$ 483,000	3.9 %	\$ 132,000	\$ 655,000
2016	88	\$ 495,000	2.5 %	\$ 41,977	\$ 805,000
2017	58	\$ 541,500	9.4 %	\$ 145,000	\$ 785,000
2018	62	\$ 597,500	10.3 %	\$ 410,000	\$ 860,000
2019	62	\$ 604,000	1.1 %	\$ 300,000	\$ 961,000
2020	71	\$ 638,000	5.6 %	\$ 225,000	\$ 884,000
2021	82	\$ 820,000	28.5 %	\$ 545,600	\$ 1,310,000
2022	84	\$ 850,000	3.7 %	\$ 165,000	\$ 15,555,000
2023	28	\$ 821,500	-3.4 %	\$ 680,000	\$ 1,150,000

Median Sale Price

\$835k

Based on 57 recorded House sales within the last 12 months (Oct '22 - Sep '23)

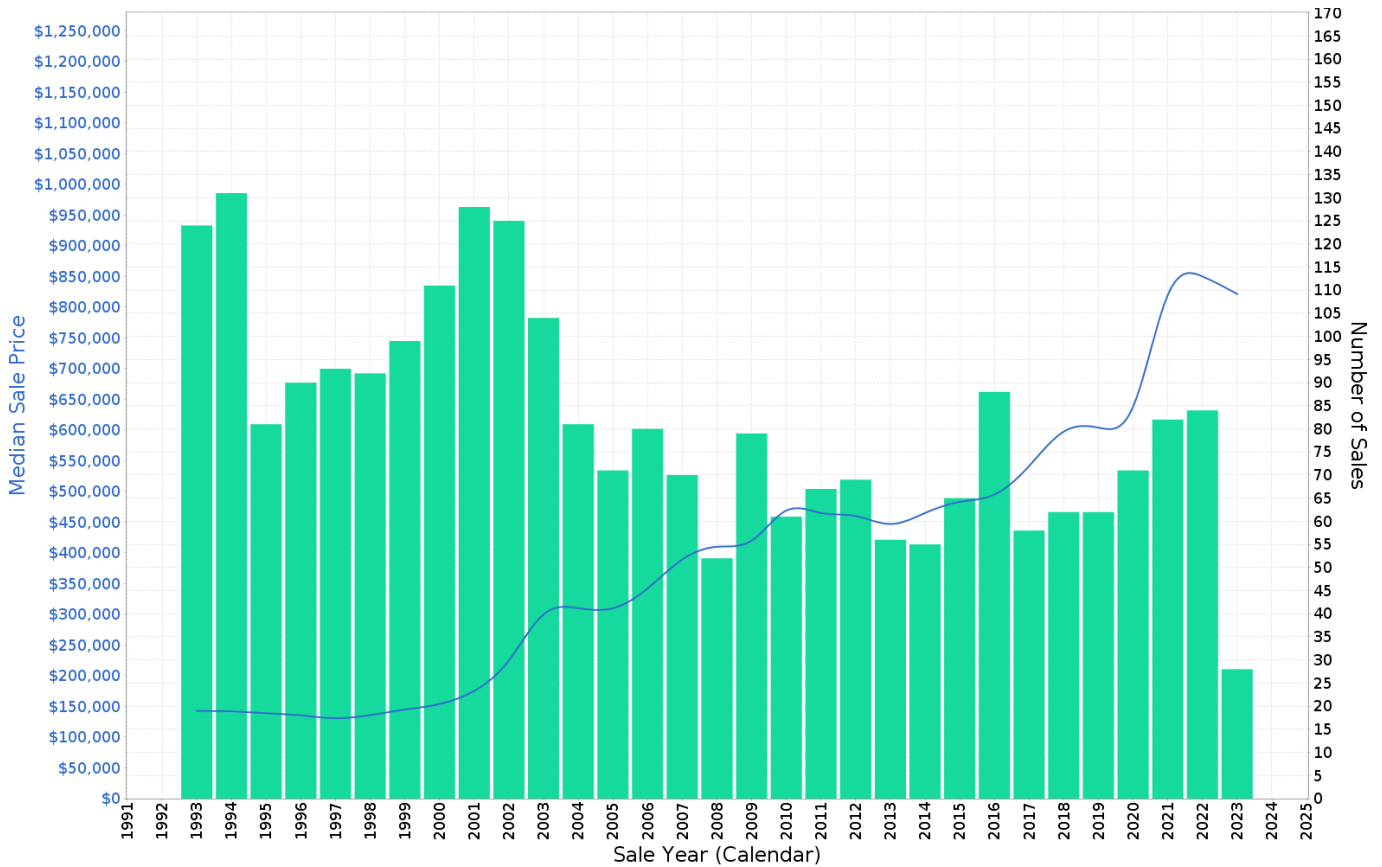
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

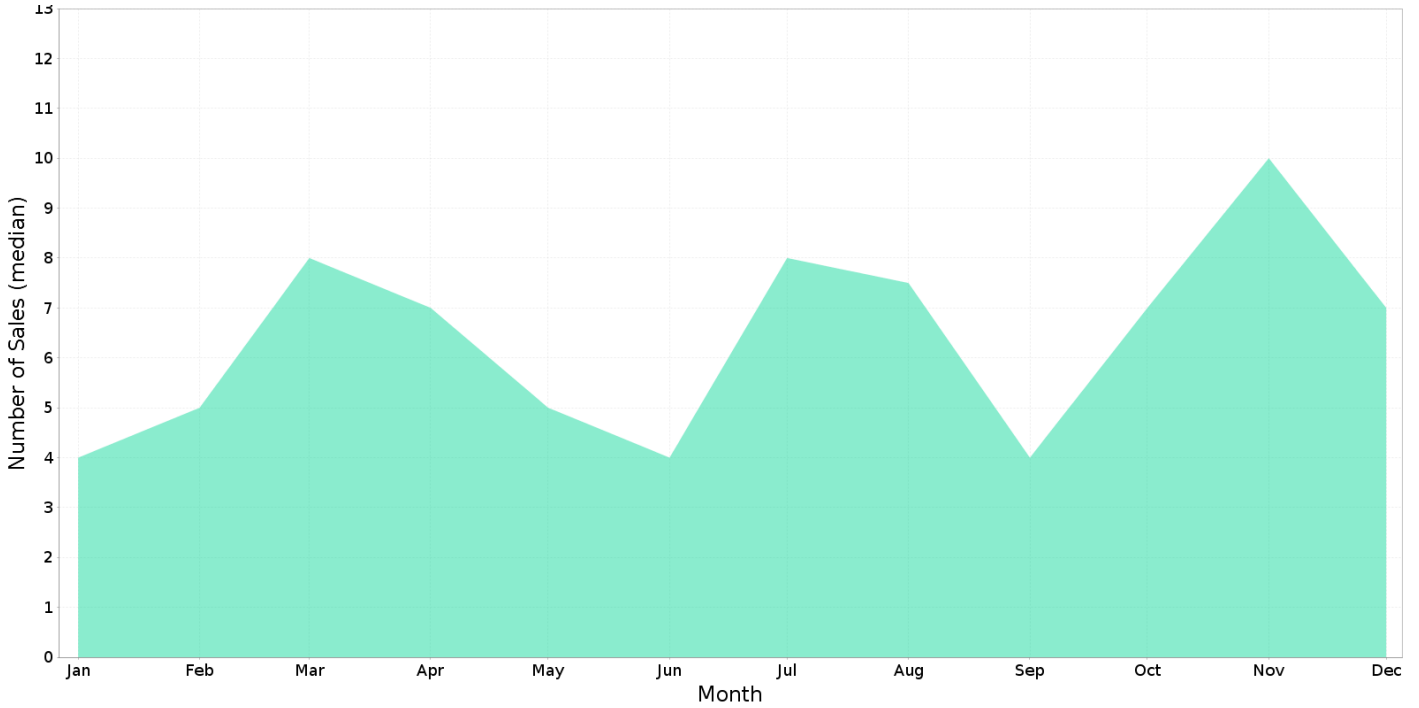
-1.0%

Current Median Price: \$835,000
Previous Median Price: \$843,500

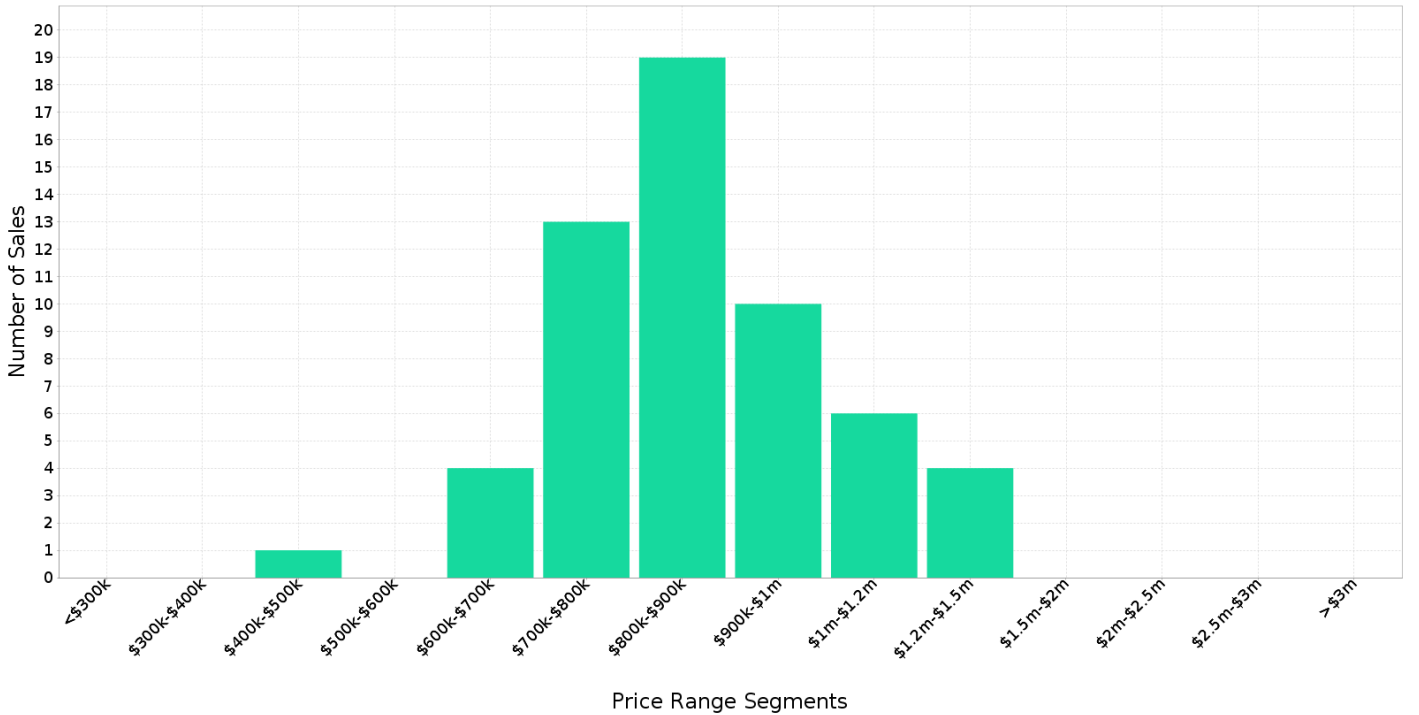
Based on 133 recorded House sales compared over the last two rolling 12 month periods



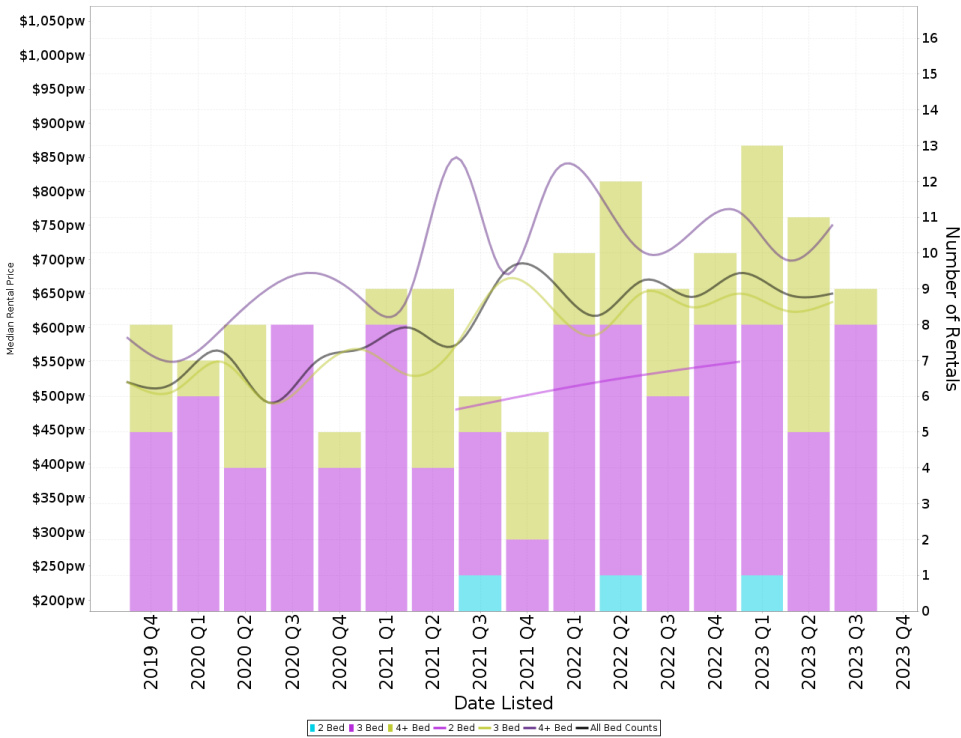
CHISHOLM - Peak Selling Periods (3 years)



CHISHOLM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.0%

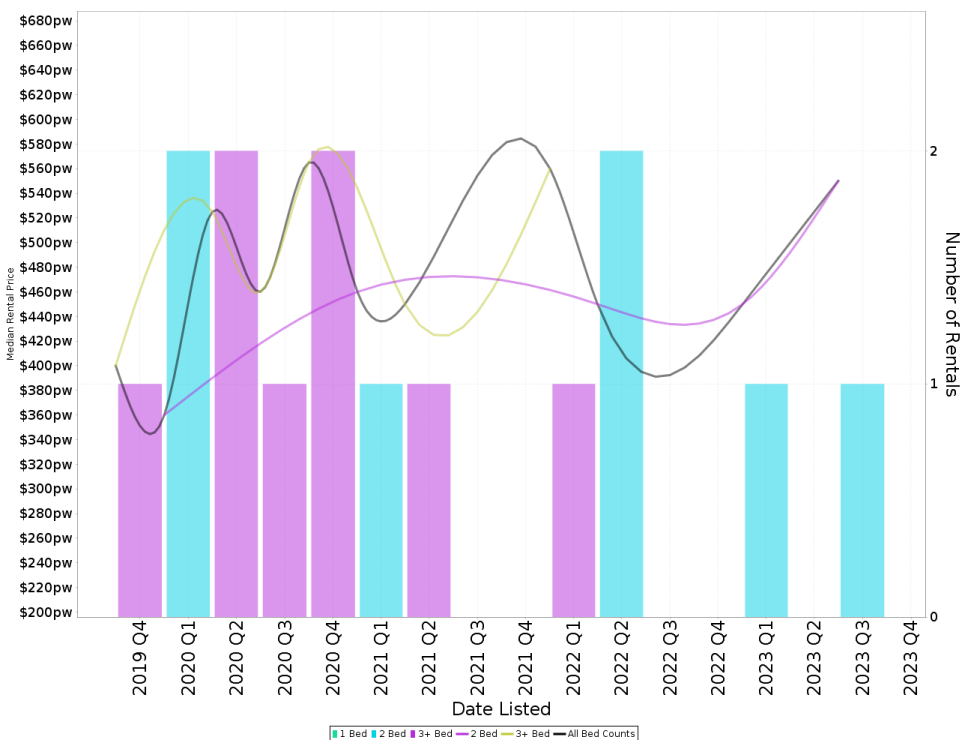
Current Median Price: \$835,000
Previous Median Price: \$843,500
Based on 133 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$835,000
Current Median Rent: \$650
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.1%

Current Median Price: \$657,500
Previous Median Price: \$692,500
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$657,500
Current Median Rent: \$500
Based on 2 registered Unit rentals compared over the last 12 months.

CHISHOLM - Recently Sold Properties

Median Sale Price

\$835k

Based on 57 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

-1.0%

Current Median Price: \$835,000
Previous Median Price: \$843,500

Based on 133 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

57

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

14 KABERRY PL

\$805,000

Sold Sep 2023
8 Days

800 m² 3 1 2

30 MUNTZ ST

\$855,000

Sold Sep 2023
91 Days

917 m² 4 2 2

11 MOFFLIN ST

\$960,000

Sold Aug 2023
60 Days

779 m² 4 3 3

37 ALSTON ST

\$935,000

Sold Aug 2023
23 Days

916 m² 4 2 4

30 LORT PL

\$670,000

Sold Aug 2023
48 Days

372 m² 3 1 1

44 COUCHMAN CRES

\$850,000

Sold Aug 2023
21 Days

1,049 m² 4 3 3

61 HEAGNEY CRES

\$830,000

Sold Aug 2023
83 Days

968 m² 4 2 2

11 MUNTZ ST

\$950,000

Sold Jun 2023
260 Days

803 m² 4 2 2

8 MAIN CL

\$780,000

Sold Jun 2023
N/A

870 m² 3 1 4

Independent

PROPERTY GROUP

23 DURHAM PL

\$870,000

Sold Jun 2023
21 Days

1,000 m² 3 1 4

6 SOUTHERN CL

\$910,000

Sold 2023
115 Days

838 m² 4 2 2

3 DEAMER CRES

\$830,000

Sold Jun 2023
27 Days

1,038 m² 3 1 4

14 MACNAMARA PL

\$795,000

Sold Jun 2023
77 Days

934 m² 3 2 2

18 HEAGNEY CRES

\$747,000

Sold May 2023
19 Days

869 m² 3 1 2

75 COUCHMAN CRES

\$847,000

Sold May 2023
26 Days

1,093 m² 3 2 3

5 MACNAMARA PL

\$752,000

Sold May 2023
22 Days

903 m² 3 1 2

102 HEAGNEY CRES

\$780,000

Sold Apr 2023
25 Days

983 m² 3 1 2

6 TRUGANINI PL

\$760,000

Sold Apr 2023
N/A

817 m² 3 2 2

3 KIEK PL

\$680,000

Sold Apr 2023
N/A

1,048 m² 3 2 2

7 DALYELL ST

\$768,500

Sold Apr 2023
19 Days

767 m² 3 1 5

81 BEATTIE CRES

\$920,500

Sold Apr 2023
96 Days

1,065 m² 7 4 3

CHISHOLM - Properties For Rent

Median Rental Price

\$650 /w

Based on 43 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

+4.0%

Current Median Price: \$835,000
Current Median Rent: \$650

Based on 57 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals

43

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

3 Bainbridge Cl

\$550 per week

Oct 2023
1 Day

900 m² 3 1 1

3 BAINBRIDGE CLOSE

\$550 weekly

Oct 2023
1 Day

900 m² 3 1 1

12 DURHAM STREET

\$620 pw

Sep 2023
16 Days

4 1 -

45 ENID LORIMER CIRCUIT

\$625 per week

Sep 2023
23 Days

898 m² 3 1 2

14 Kaberry Place

\$650 per week

Aug 2023
84 Days

800 m² 3 1 2

96 Heagney Crescent

\$620

Aug 2023
86 Days

813 m² 3 1 -