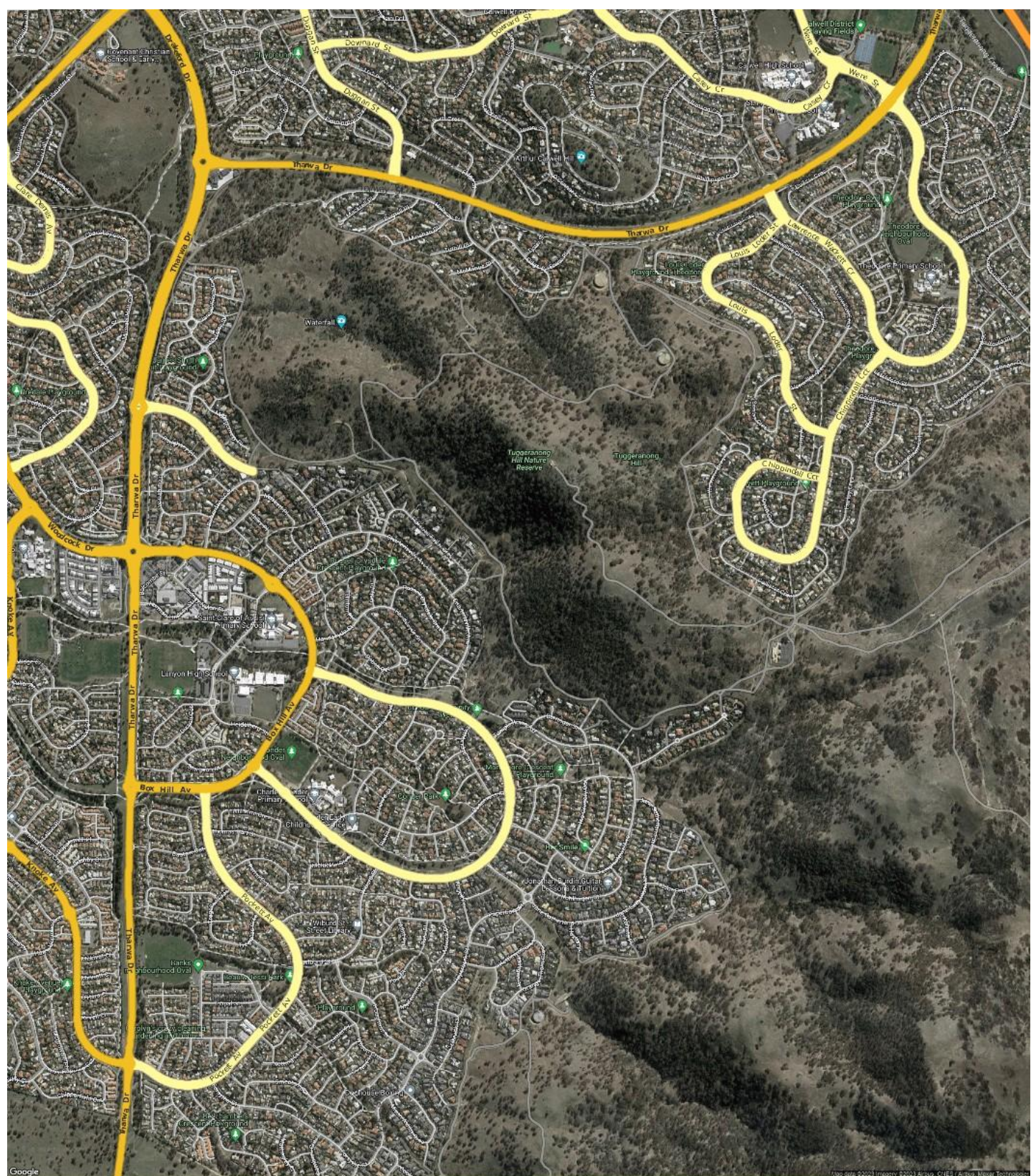


SUBURB FLYOVER REPORT

CONDER (HOUSE)

Prepared by [Independent Property Group](#)

CONDER - Suburb Map



CONDER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	86	\$ 350,000	0.0 %	\$ 220,000	\$ 650,000
2006	123	\$ 375,000	7.1 %	\$ 150,000	\$ 700,000
2007	88	\$ 442,250	17.9 %	\$ 4,600	\$ 787,000
2008	75	\$ 450,000	1.8 %	\$ 170,000	\$ 875,000
2009	66	\$ 432,600	-3.9 %	\$ 73,000	\$ 850,000
2010	58	\$ 545,000	26.0 %	\$ 240,000	\$ 885,000
2011	59	\$ 517,500	-5.0 %	\$ 135,000	\$ 1,100,000
2012	46	\$ 507,500	-1.9 %	\$ 360,000	\$ 875,000
2013	64	\$ 560,500	10.4 %	\$ 395,000	\$ 1,010,000
2014	71	\$ 555,000	-1.0 %	\$ 212,500	\$ 1,270,000
2015	40	\$ 572,500	3.2 %	\$ 390,000	\$ 900,000
2016	68	\$ 559,975	-2.2 %	\$ 92,393	\$ 1,015,000
2017	72	\$ 585,000	4.5 %	\$ 200,000	\$ 1,080,000
2018	61	\$ 590,000	0.9 %	\$ 50,505	\$ 985,000
2019	57	\$ 680,000	15.3 %	\$ 70,000	\$ 995,000
2020	71	\$ 670,000	-1.5 %	\$ 30,000	\$ 1,065,000
2021	84	\$ 818,000	22.1 %	\$ 275,000	\$ 1,715,000
2022	68	\$ 925,000	13.1 %	\$ 385,000	\$ 1,875,000
2023	17	\$ 907,000	-1.9 %	\$ 750,000	\$ 1,712,000

Median Sale Price

\$885k

Based on 31 recorded House sales within the last 12 months (Oct '22 - Sep '23)

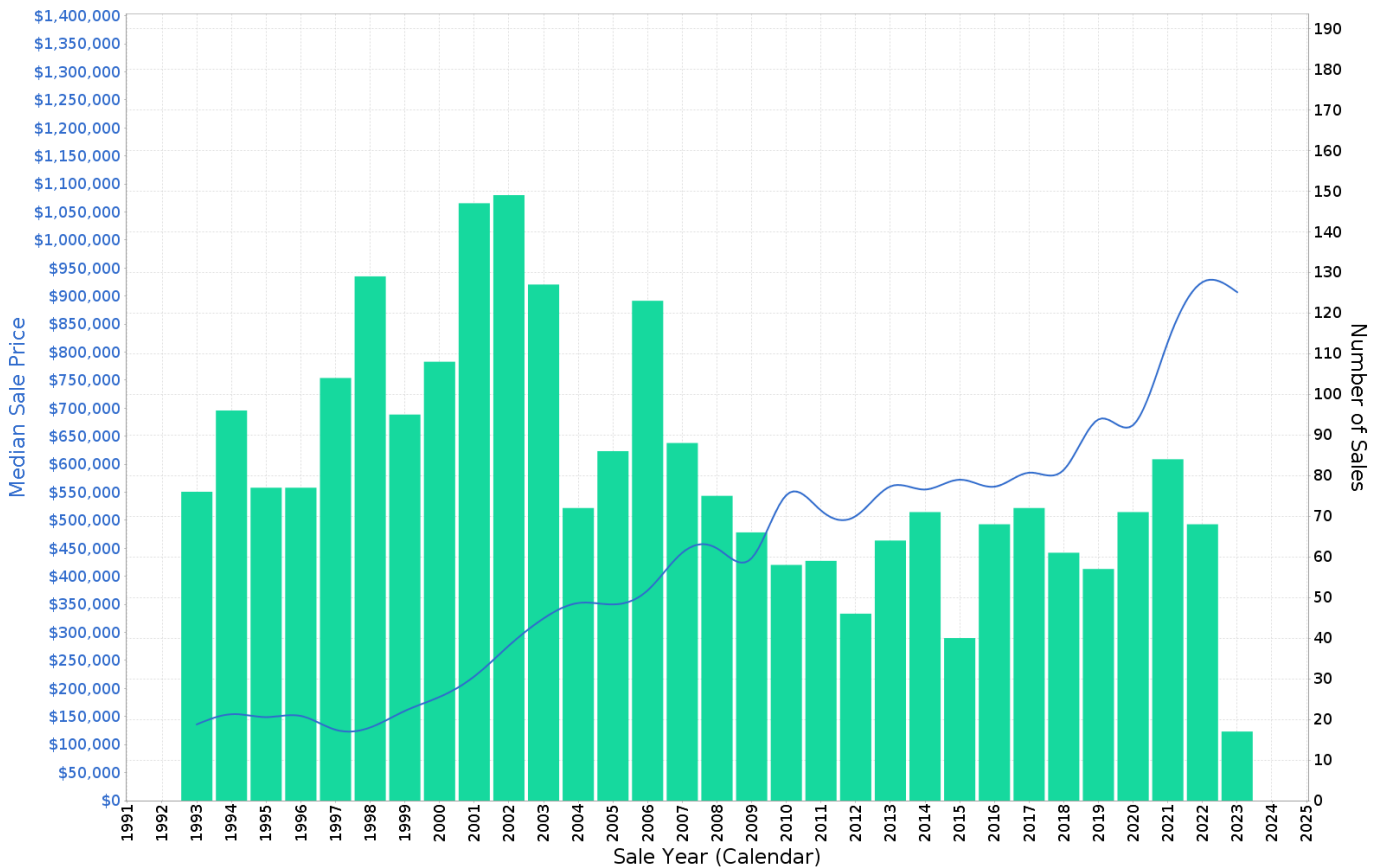
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

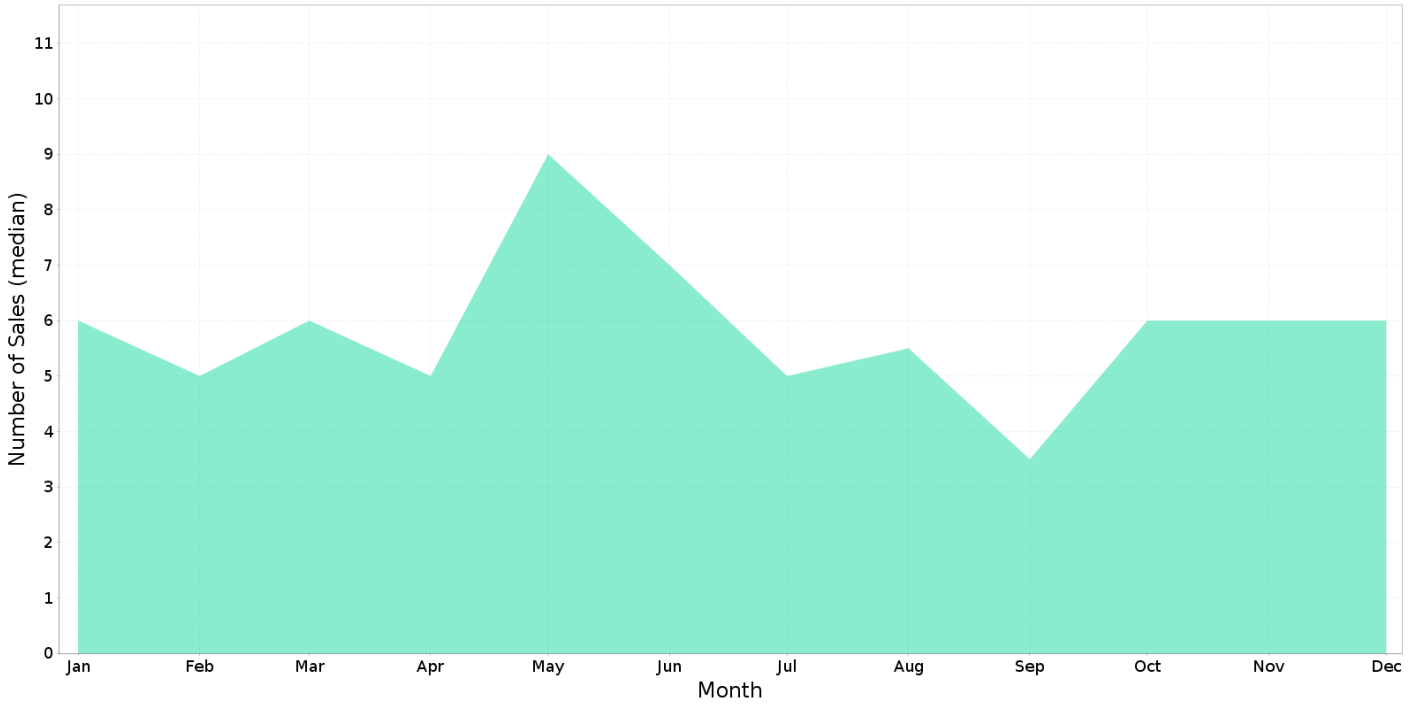
-4.1%

Current Median Price: \$885,000
Previous Median Price: \$922,500

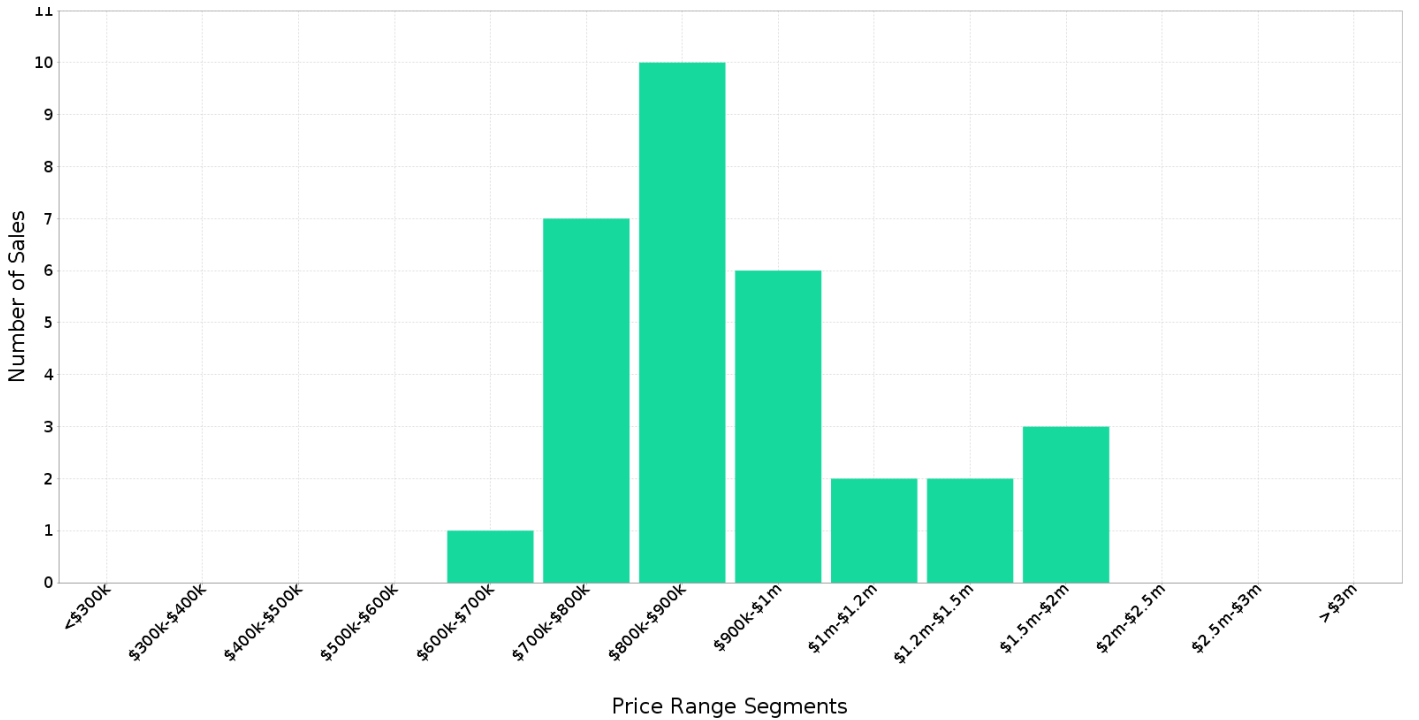
Based on 105 recorded House sales compared over the last two rolling 12 month periods



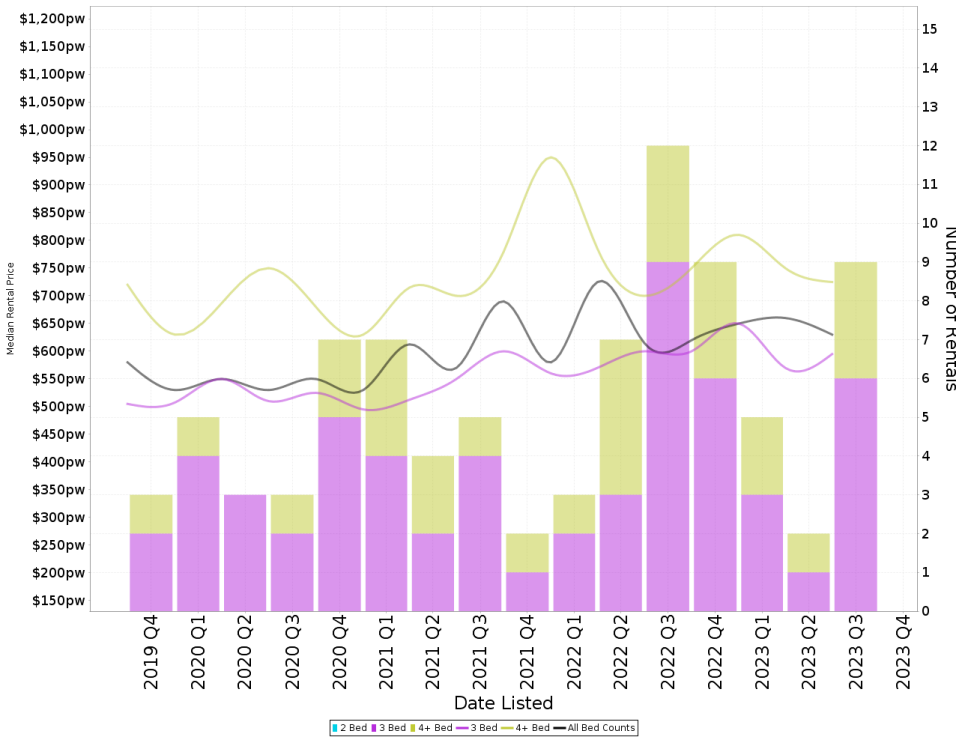
CONDER - Peak Selling Periods (3 years)



CONDER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.1%

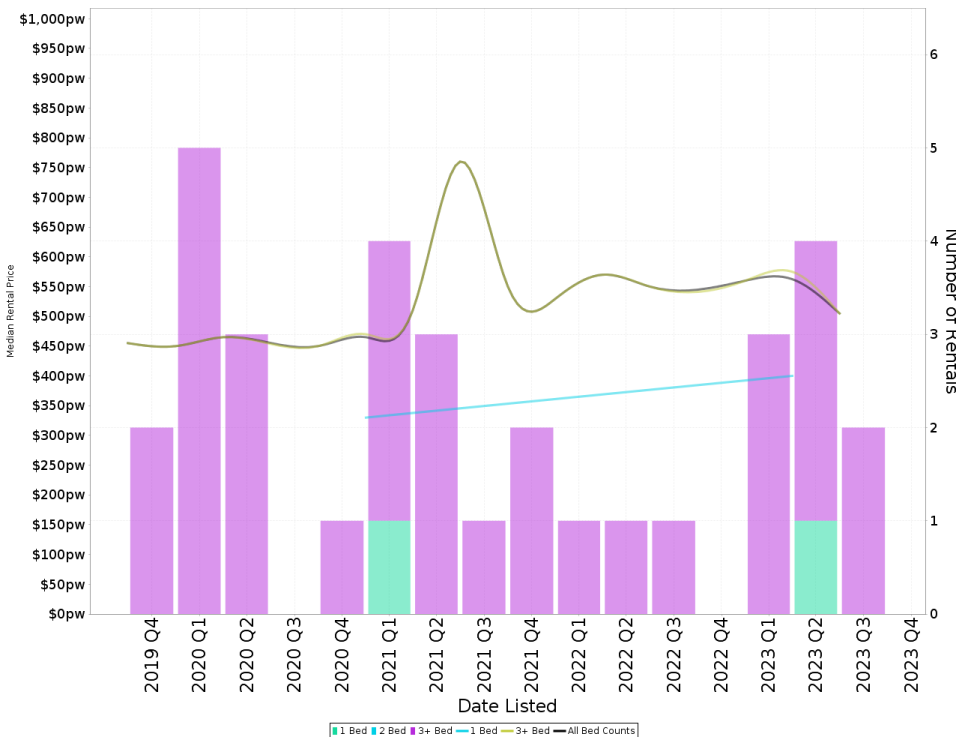
Current Median Price: \$885,000
Previous Median Price: \$922,500
Based on 105 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$885,000
Current Median Rent: \$650
Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.0%

Current Median Price: \$650,000
Previous Median Price: \$722,500
Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$650,000
Current Median Rent: \$550
Based on 9 registered Unit rentals compared over the last 12 months.

CONDER - Recently Sold Properties

Median Sale Price

\$885k

Based on 31 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

-4.1%

Current Median Price: \$885,000
Previous Median Price: \$922,500

Based on 105 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

31

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

6 MONTGOMERY PL

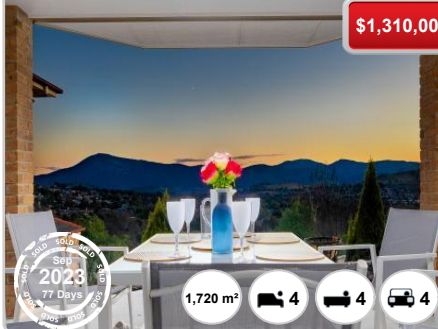


\$943,500

Sold Sep 2023
23 Days

652 m² 4 2 2

35 BARRINGER ST



\$1,310,000

Sold Sep 2023
77 Days

1,720 m² 4 4 4

3 EMANUEL PL



\$1,205,000

Sold Sep 2023
20 Days

854 m² 5 3 4

10 MACGEORGE PL



\$900,000

Sold Aug 2023
21 Days

786 m² 4 2 2

40 JAMES SMITH CCT



\$720,000

Sold Aug 2023
25 Days

398 m² 3 1 2

26 RUSSELL DR



\$900,000

Sold Aug 2023
N/A

photo not available 4 2 2

23 JOHN RUSSELL CCT



\$770,000

Sold Aug 2023
23 Days

4 2 2

26 RUSSELL DRYSDALE CRES



\$900,000

Sold Aug 2023
24 Days

820 m² 4 2 2

5 BARRINGER ST



\$1,125,000

Sold Aug 2023
22 Days

1,062 m² 4 2 2

Independent

PROPERTY GROUP

92 CHARTERISVILLE AVE

\$935,000

Aug 2023
35 Days

702 m² 4 2 2

3 EAGLEMONT RTT

\$750,000

Jun 2023
N/A

1,831 m² - - -

10 MONTEFIORE CRES

\$815,000

Jul 2023
29 Days

756 m² 4 2 2

74 TOM ROBERTS AVE

\$825,000

Jun 2023
19 Days

738 m² 3 2 2

6 TINDALL PL

\$720,000

Jun 2023
27 Days

375 m² 3 2 1

91 CHARTERISVILLE AVE

\$940,000

Jun 2023
53 Days

763 m² 4 2 2

31 JANE SUTHERLAND GRN

\$995,000

Jun 2023
14 Days

738 m² 4 2 2

57 CHARTERISVILLE AVE

\$980,000

2023
N/A

932 m² 4 1 2

28 STURGEON ST

\$820,000

May 2023
20 Days

854 m² 3 2 2

1/44 CHARTERISVILLE AVE

\$625,000

May 2023
18 Days

950 m² 3 1 1

70 TOM ROBERTS AVE

\$907,000

May 2023
23 Days

762 m² 3 2 4

18 ALDOR GRN

\$1,100,000

May 2023
23 Days

2,026 m² 4 2 3

