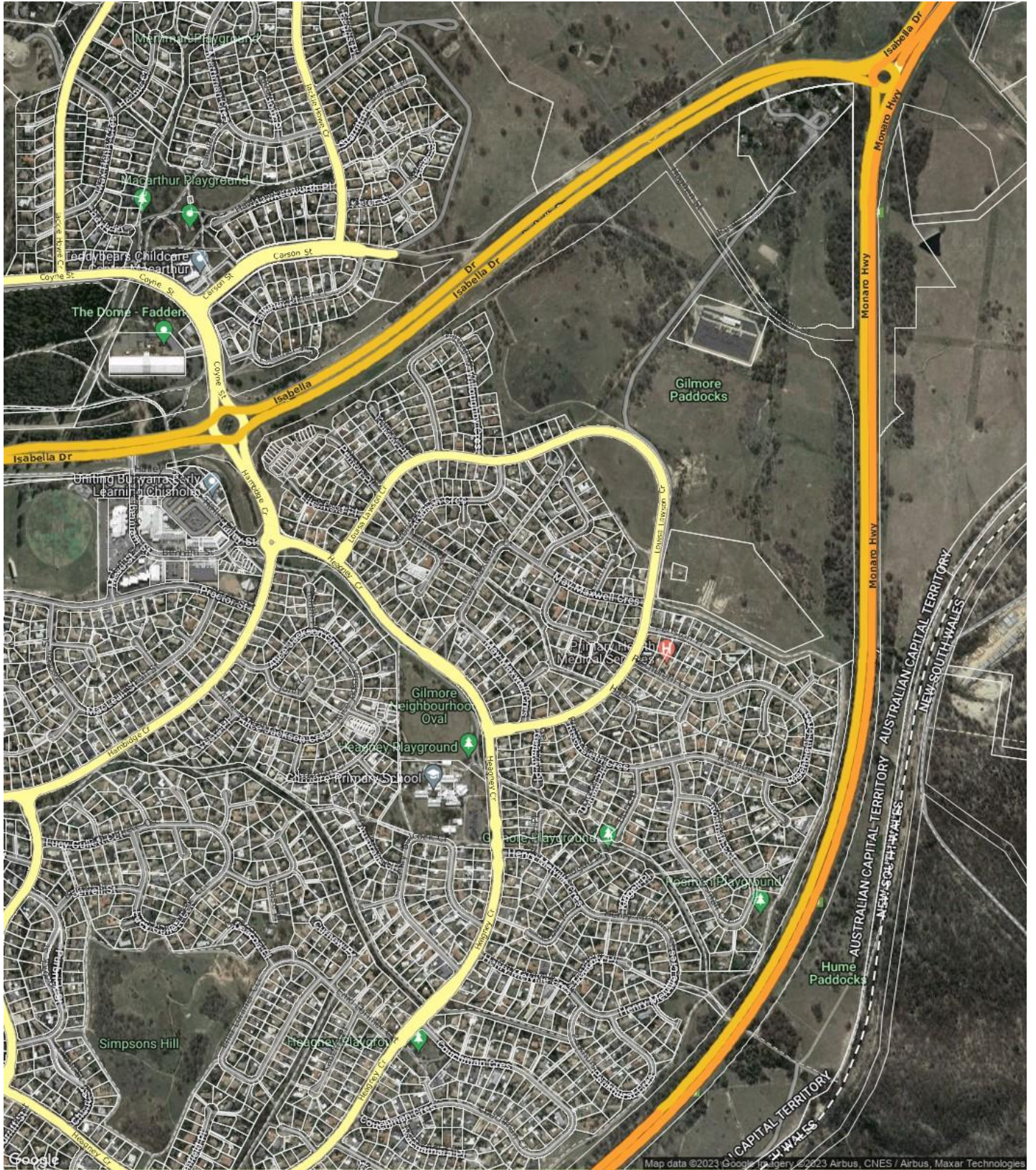


SUBURB FLYOVER REPORT

GILMORE (HOUSE)

Prepared by [Independent Property Group](#)

GILMORE - Suburb Map



Prepared on 05/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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GILMORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	40	\$ 323,000	0.0 %	\$ 240,000	\$ 635,000
2006	43	\$ 325,000	0.6 %	\$ 150,000	\$ 529,000
2007	38	\$ 394,000	21.2 %	\$ 290,000	\$ 550,000
2008	44	\$ 371,495	-5.7 %	\$ 135,000	\$ 675,000
2009	43	\$ 425,000	14.4 %	\$ 195,000	\$ 535,000
2010	23	\$ 456,500	7.4 %	\$ 136,667	\$ 580,000
2011	27	\$ 465,000	1.9 %	\$ 200,000	\$ 655,000
2012	29	\$ 477,000	2.6 %	\$ 250,000	\$ 715,000
2013	41	\$ 473,500	-0.7 %	\$ 312,500	\$ 700,000
2014	41	\$ 500,000	5.6 %	\$ 165,000	\$ 630,000
2015	17	\$ 467,000	-6.6 %	\$ 425,000	\$ 648,000
2016	24	\$ 552,600	18.3 %	\$ 410,000	\$ 732,000
2017	34	\$ 528,750	-4.3 %	\$ 242,500	\$ 765,000
2018	30	\$ 581,000	9.9 %	\$ 176,000	\$ 846,000
2019	32	\$ 580,000	-0.2 %	\$ 400,000	\$ 865,000
2020	42	\$ 615,000	6.0 %	\$ 193,050	\$ 910,000
2021	33	\$ 850,000	38.2 %	\$ 345,000	\$ 10,000,000
2022	42	\$ 872,750	2.7 %	\$ 109,000	\$ 1,225,000
2023	9	\$ 790,000	-9.5 %	\$ 120,000	\$ 970,000

Median Sale Price

\$791k

Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

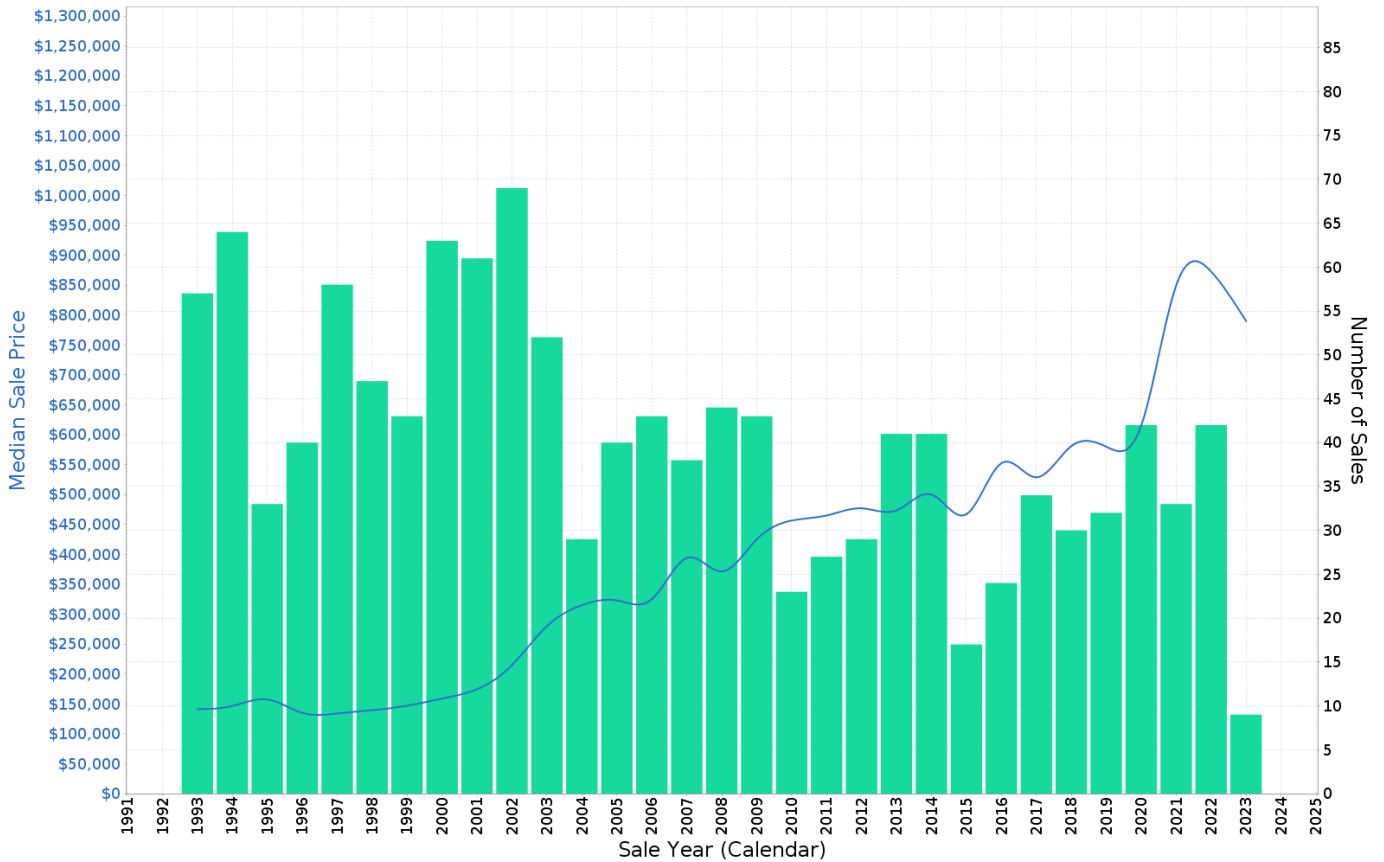
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

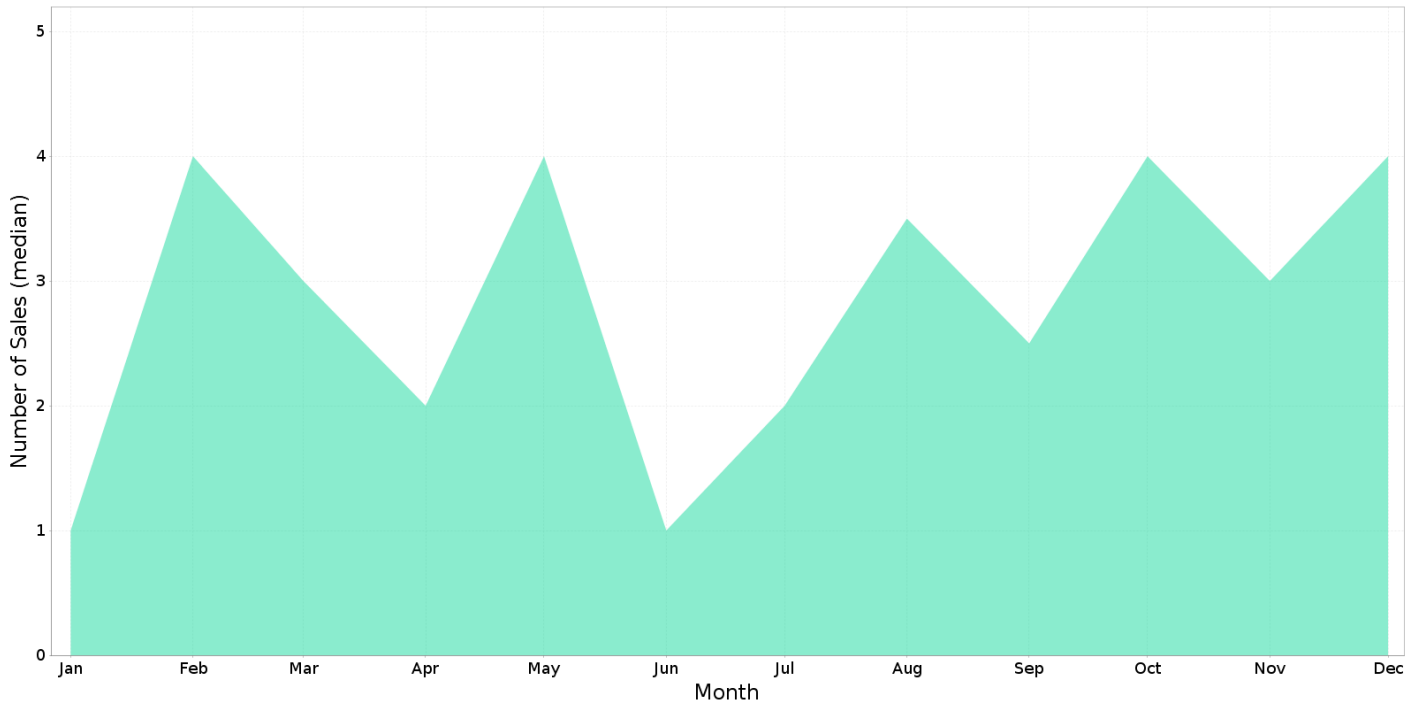
-9.8%

Current Median Price: \$791,250
Previous Median Price: \$877,500

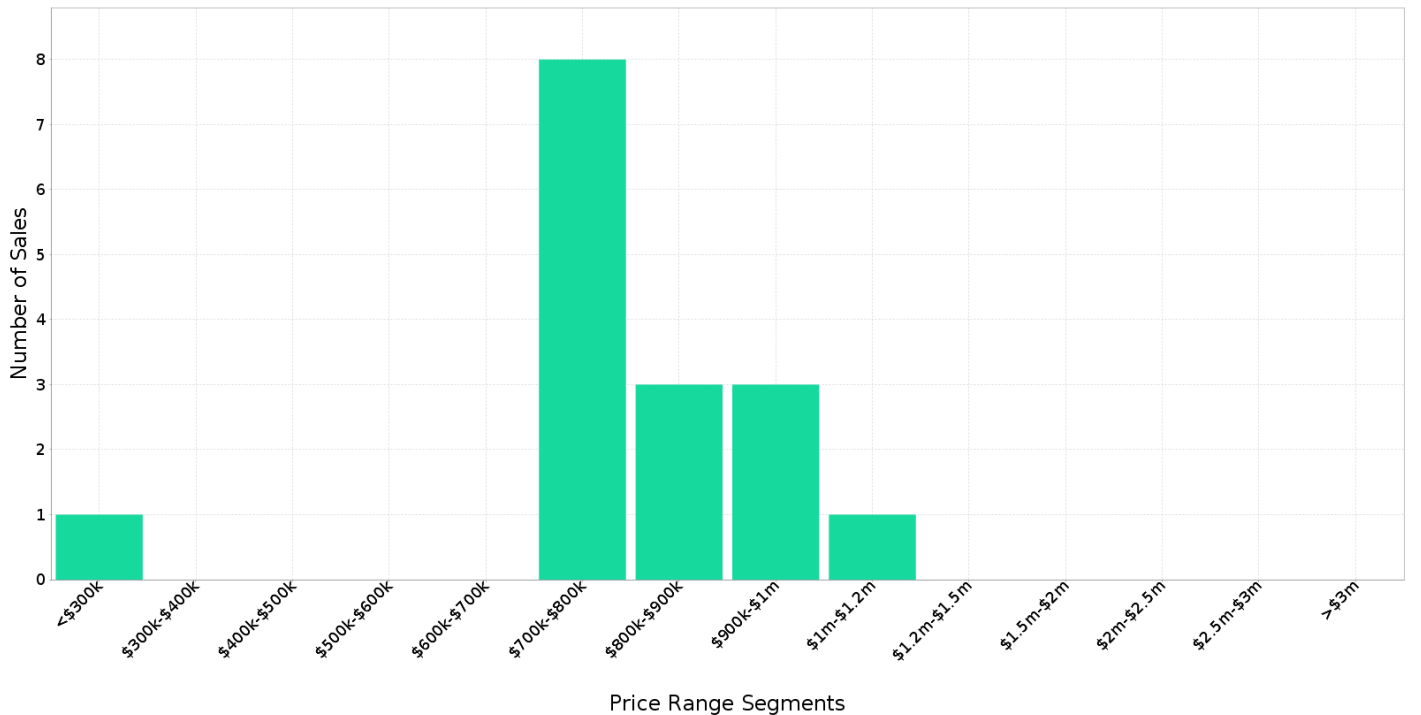
Based on 62 recorded House sales compared over the last two rolling 12 month periods



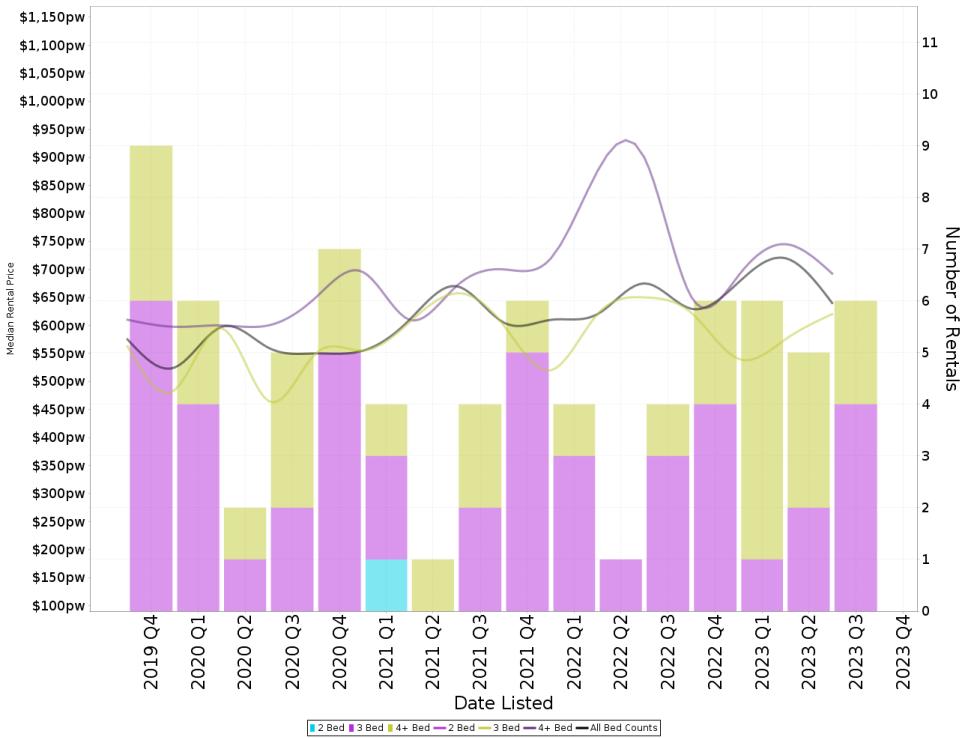
GILMORE - Peak Selling Periods (3 years)



GILMORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.8%

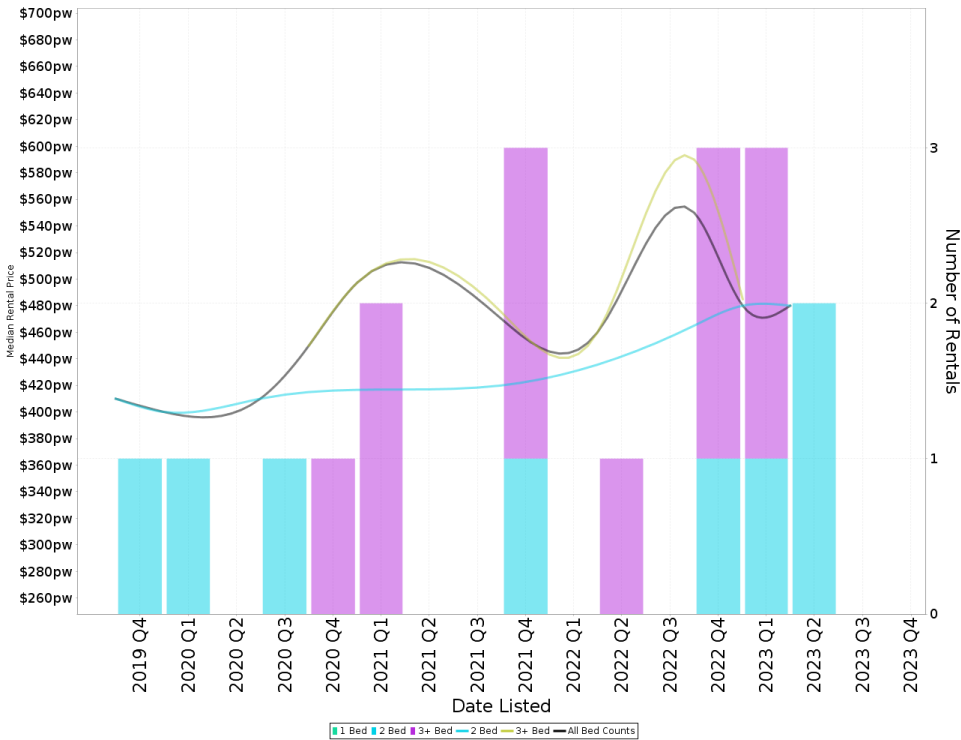
Current Median Price: \$791,250
Previous Median Price: \$877,500
Based on 62 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$791,250
Current Median Rent: \$650
Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.1%

Current Median Price: \$774,000
Previous Median Price: \$775,000
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$774,000
Current Median Rent: \$485
Based on 8 registered Unit rentals compared over the last 12 months.

GILMORE - Recently Sold Properties

Median Sale Price

\$791k

Based on 16 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

-9.8%

Current Median Price: \$791,250
Previous Median Price: \$877,500

Based on 62 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

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

108 LOUISA LAWSON CRES



\$832,500

Sold Aug 2023
20 Days

843 m² 4 1 -

30 RISCHBIETH CRES



\$870,000

Sold Aug 2023
14 Days

836 m² 3 2 2

6 PENTON PL



\$970,000

Sold Jun 2023
54 Days

830 m² 5 2 2

35 ALICE JACKSON CRES



\$882,000

Sold May 2023
81 Days

1,002 m² 4 2 2

2/19 MAY MAXWELL CRES

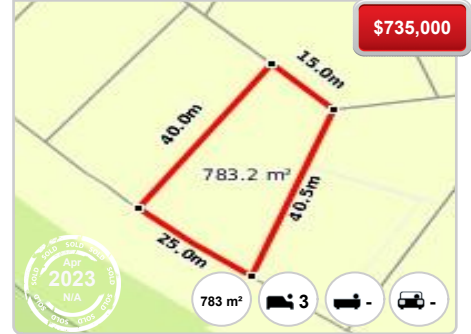


\$623,000

Sold Apr 2023
24 Days

945 m² 2 1 2

262 HEAGNEY CRES



\$735,000

Sold Apr 2023
N/A

783 m² 3 - -

2 ARONSON CRES



\$730,000

Sold Apr 2023
23 Days

955 m² 3 1 2

GILMORE - Properties For Rent

Median Rental Price

\$650 /w

Based on 23 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

+4.3%

Current Median Price: \$791,250
Current Median Rent: \$650

Based on 16 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

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

