

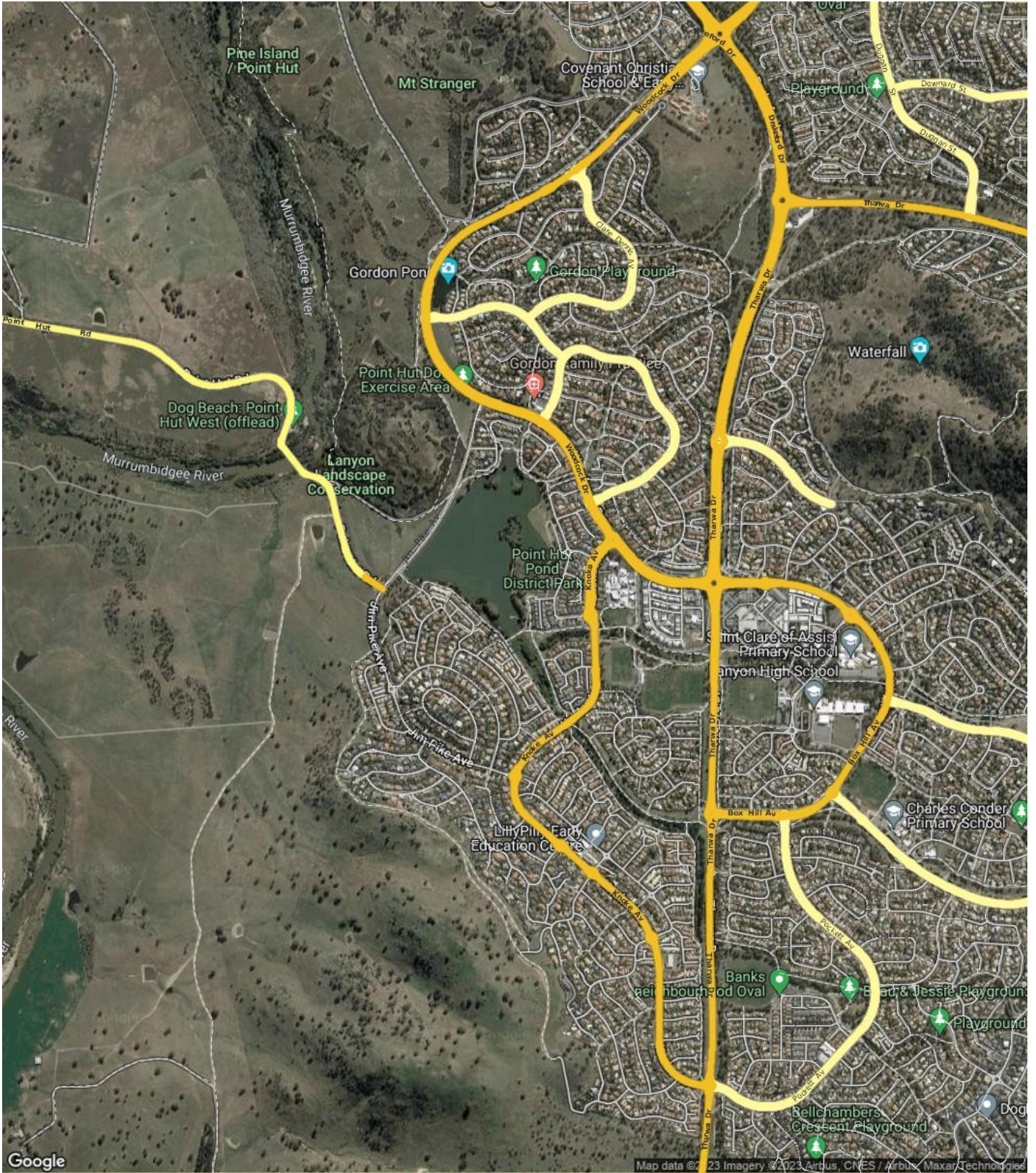
# SUBURB FLYOVER REPORT

GORDON (HOUSE)

Prepared by [Independent Property Group](#)



## GORDON - Suburb Map





## GORDON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	103	\$ 375,000	0.0 %	\$ 75,600	\$ 645,000
2006	113	\$ 405,000	8.0 %	\$ 60,000	\$ 710,000
2007	128	\$ 397,500	-1.9 %	\$ 4,050	\$ 860,000
2008	84	\$ 438,750	10.4 %	\$ 310,000	\$ 815,000
2009	120	\$ 446,500	1.8 %	\$ 15,000	\$ 877,500
2010	55	\$ 488,000	9.3 %	\$ 359,000	\$ 850,000
2011	76	\$ 473,000	-3.1 %	\$ 212,000	\$ 815,000
2012	95	\$ 489,000	3.4 %	\$ 230,000	\$ 810,000
2013	93	\$ 502,000	2.7 %	\$ 330,000	\$ 950,000
2014	84	\$ 524,800	4.5 %	\$ 170,000	\$ 1,010,000
2015	86	\$ 523,000	-0.3 %	\$ 350,000	\$ 1,075,000
2016	80	\$ 520,000	-0.6 %	\$ 54,000	\$ 1,085,000
2017	92	\$ 575,500	10.7 %	\$ 242,500	\$ 900,000
2018	75	\$ 635,000	10.3 %	\$ 45,000	\$ 1,030,000
2019	78	\$ 580,000	-8.7 %	\$ 152,500	\$ 870,000
2020	91	\$ 690,000	19.0 %	\$ 368,000	\$ 1,100,000
2021	96	\$ 800,000	15.9 %	\$ 60,000	\$ 1,890,000
2022	92	\$ 905,000	13.1 %	\$ 335,000	\$ 1,379,000
2023	36	\$ 807,500	-10.8 %	\$ 430,000	\$ 2,000,000

Median Sale Price

# \$849k

Based on 55 recorded House sales within the last 12 months (Oct '22 - Sep '23)

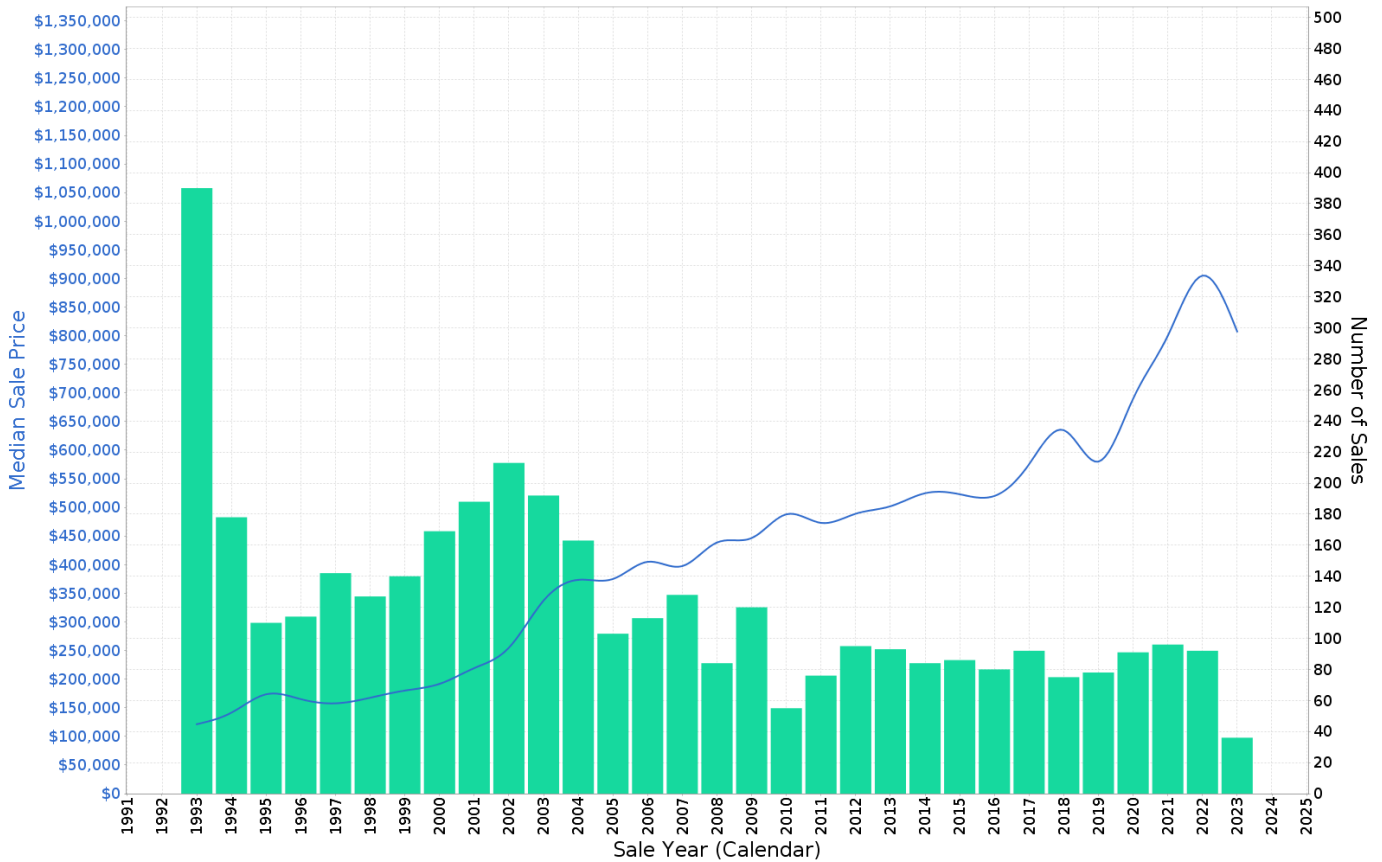
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

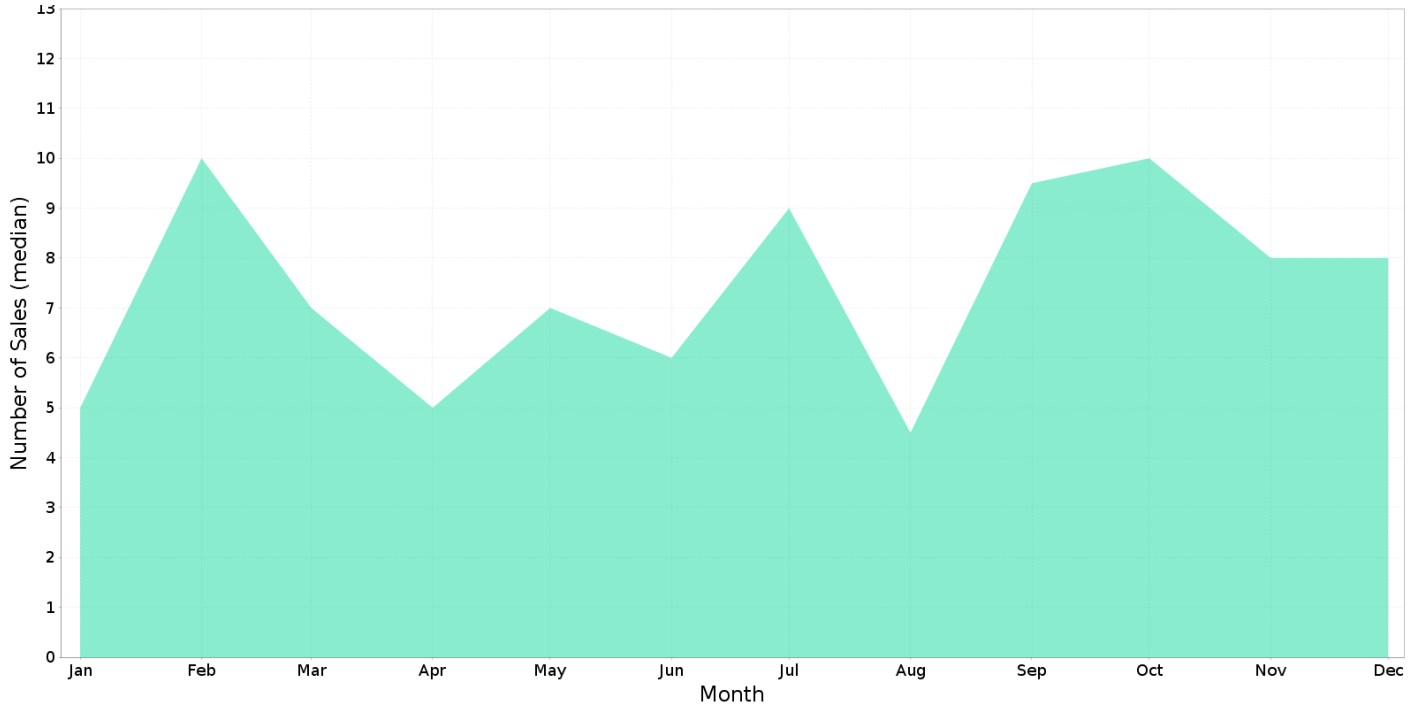
# -6.8%

Current Median Price: \$849,000  
Previous Median Price: \$911,000

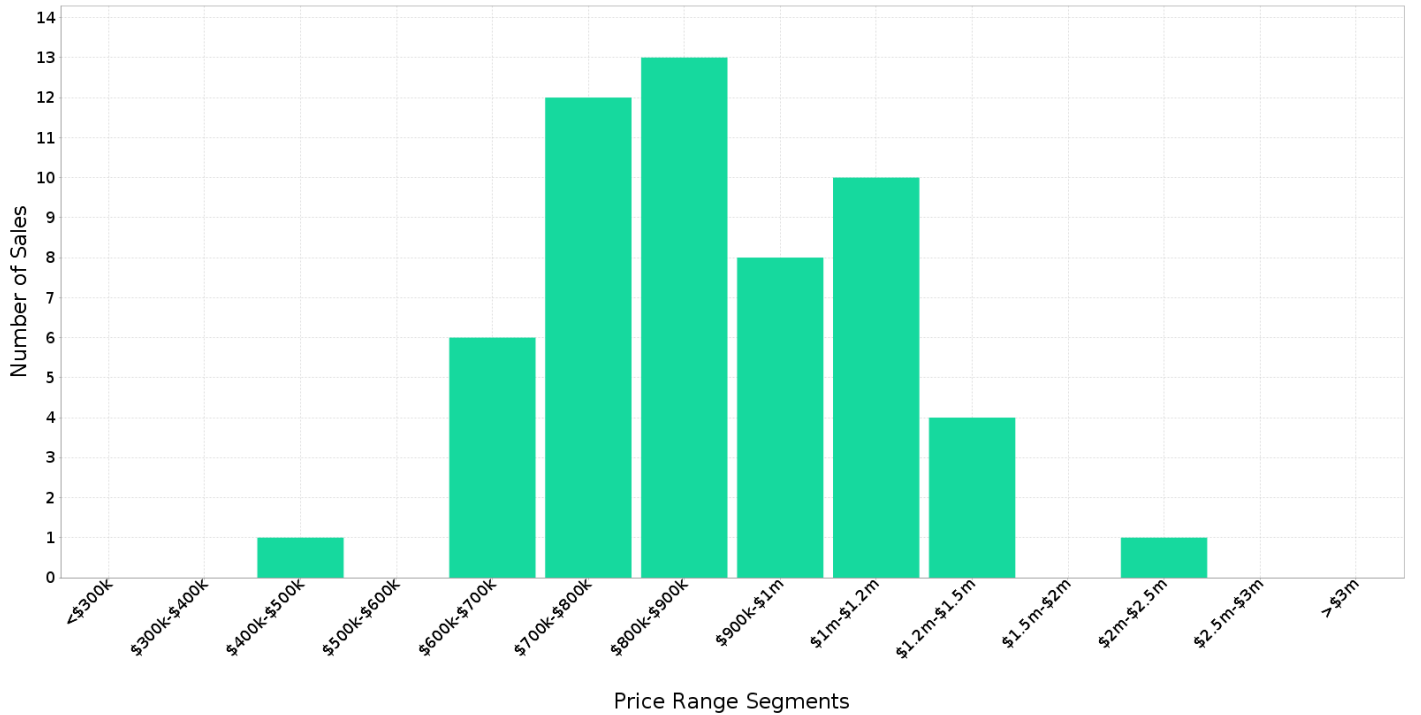
Based on 161 recorded House sales compared over the last two rolling 12 month periods



## GORDON - Peak Selling Periods (3 years)

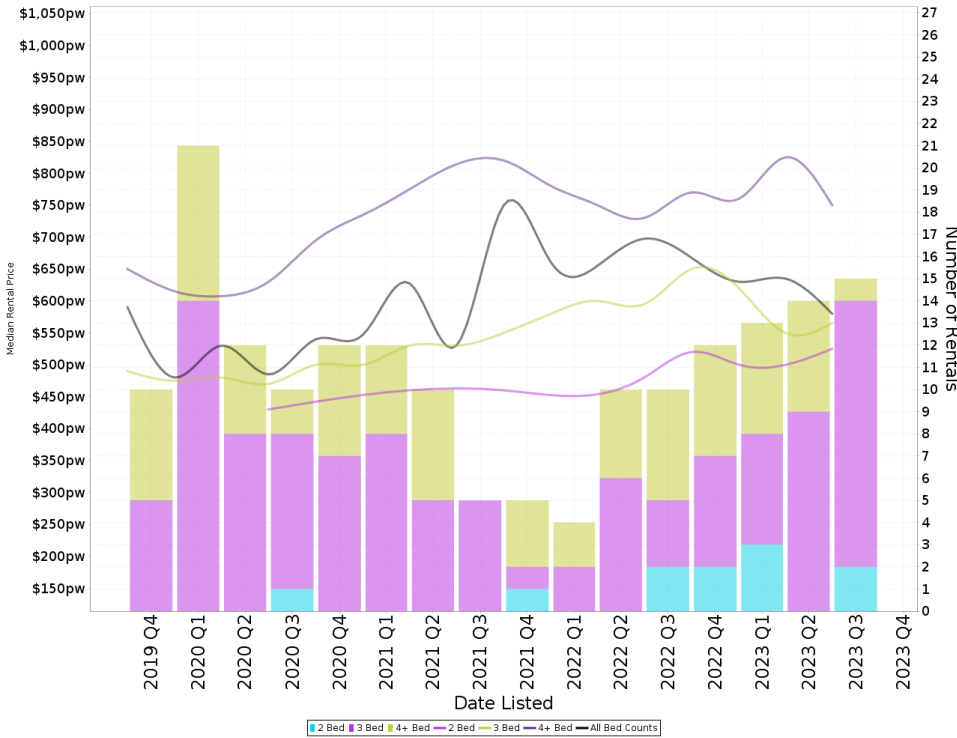


## GORDON - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.8%**

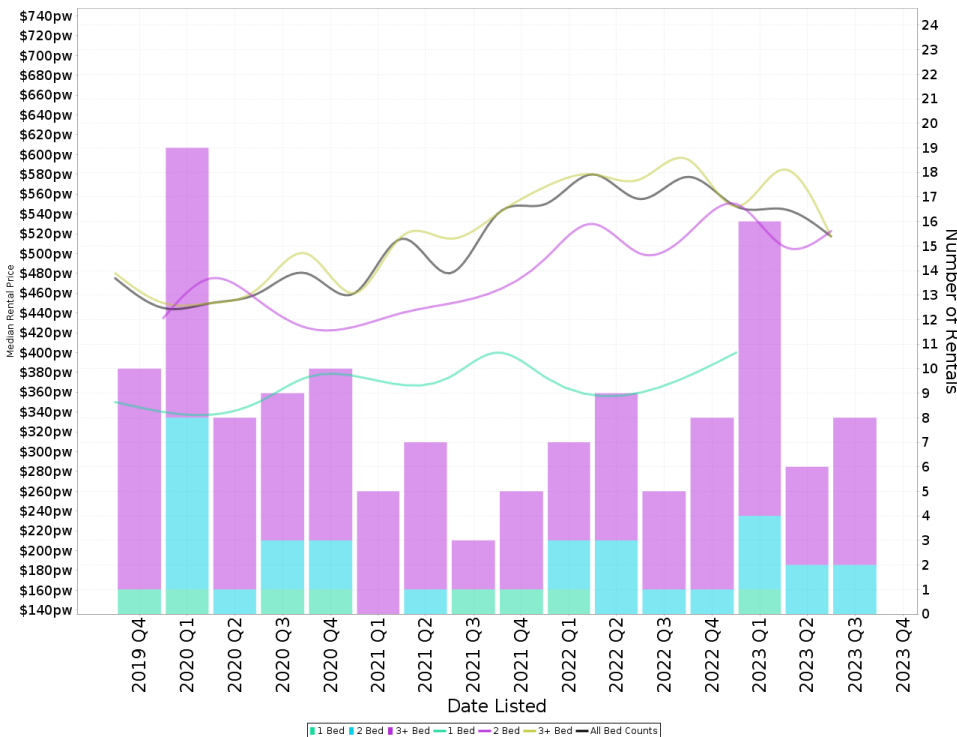
Current Median Price: \$849,000  
Previous Median Price: \$911,000  
Based on 161 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$849,000  
Current Median Rent: \$620  
Based on 54 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.1%**

Current Median Price: \$626,000  
Previous Median Price: \$652,500  
Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$626,000  
Current Median Rent: \$550  
Based on 38 registered Unit rentals compared over the last 12 months.

## GORDON - Recently Sold Properties

Median Sale Price

**\$849k**

Based on 55 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

**-6.8%**

Current Median Price: \$849,000  
Previous Median Price: \$911,000

Based on 161 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**55**

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

**75 SHERWOOD CCT**

**\$690,000**

Sold Oct 2023, 18 Days

513 m<sup>2</sup> 3 bedrooms 1 bathroom 2 car spaces

**110 JIM PIKE AVE**

**\$600,000**

Sold Sep 2023, 97 Days

369 m<sup>2</sup> 3 bedrooms 1 bathroom 1 car space

**23 ROLLINS PL**

**\$865,000**

Sold Sep 2023, 75 Days

542 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

**13 HICKENBOTHAM ST**

**\$940,000**

Sold Sep 2023, 22 Days

3 bedrooms 2 bathrooms 2 car spaces

**1 SCHOFIELD PL**

**\$703,000**

Sold Aug 2023, 273 Days

3 bedrooms 2 bathrooms 2 car spaces

**16 MCGILVRAY CL**

**\$930,000**

Sold Jul 2023, 22 Days

543 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

**58 CLARE DENNIS AVE**

**\$785,000**

Sold Jul 2023, 25 Days

816 m<sup>2</sup> 3 bedrooms 1 bathroom 2 car spaces

**35 CLARE DENNIS AVE**

**\$430,000**

Sold 2023, N/A

868 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

**8 LARKIN CL**

**\$700,000**

Sold Jul 2023, 22 Days

390 m<sup>2</sup> - bedrooms - bathrooms - car spaces



# Independent

PROPERTY GROUP

**1/15 MOON PL**

**\$630,000**

**SOLD** Jun 2023  
18 Days

4,386 m<sup>2</sup> 3 1 1

**42 WOODFULL LOOP**

**\$764,324**

**SOLD** Jun 2023  
57 Days

778 m<sup>2</sup> 3 2 2

**28 HICKENBOTHAM ST**

**\$1,450,000**

**SOLD** Jun 2023  
84 Days

1,376 m<sup>2</sup> 4 2 2

**14 HINDLE PL**

**\$680,000**

**SOLD** Jun 2023  
29 Days

414 m<sup>2</sup> 3 1 1

**4 CHURCHILL WAY**

**\$947,000**

**SOLD** Jun 2023  
224 Days

1,047 m<sup>2</sup> 4 3 4

**39 CLEM HILL ST**

**\$2,000,000**

**SOLD** Jun 2023  
303 Days

1,549 m<sup>2</sup> 6 3 5

**20 CHIPPERFIELD CCT**

**\$725,000**

**SOLD** Jun 2023  
3 Days

430 m<sup>2</sup> 3 1 2

**2 MCVILLY CL**

**\$795,000**

**SOLD** May 2023  
74 Days

3 2 2

**9 SHARMAN PL**

**\$712,000**

**SOLD** May 2023  
26 Days

497 m<sup>2</sup> 3 1 2

**224 KNOKE AVE**

**\$849,000**

**SOLD** May 2023  
49 Days

918 m<sup>2</sup> 4 2 1

**11 THOMAS HALES PL**

**\$830,000**

**SOLD** May 2023  
20 Days

744 m<sup>2</sup> 4 2 2

**32 FRED LANE CRES**

**\$780,000**

**SOLD** May 2023  
53 Days

770 m<sup>2</sup> 3 2 3



## GORDON - Properties For Rent

Median Rental Price

**\$620 /w**

Based on 54 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

**+3.8%**

Current Median Price: \$849,000  
Current Median Rent: \$620

Based on 55 recorded House sales and 54 House rentals compared over the last 12 months

Number of Rentals

**54**

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

**6 VIOLET GROVER PLACE**

**\$600 per week**

970 m<sup>2</sup> 2 1 -

For Rent Sep 2023 6 Days

**79 JIM PIKE AVENUE**

**\$590 per week**

3 1 2

For Rent Sep 2023 7 Days

**39 KIRKWOOD CRESCENT**

**\$640 per week**

951 m<sup>2</sup> 3 2 2

For Rent Sep 2023 8 Days

**39 HARRY HOPMAN CIRCUIT**

**\$700 per week**

675 m<sup>2</sup> 3 2 -

For Rent Sep 2023 8 Days

**39 Harry Hopman Cct**

**\$700 per week**

675 m<sup>2</sup> 3 2 -

For Rent Sep 2023 9 Days

**6 HINDLE PLACE**

**\$550 per week**

403 m<sup>2</sup> 3 1 1

For Rent Sep 2023 30 Days

**5 Pullar Place**

**By Negotiation**

514 m<sup>2</sup> 3 1 1

For Rent Dec 2022 252 Days