

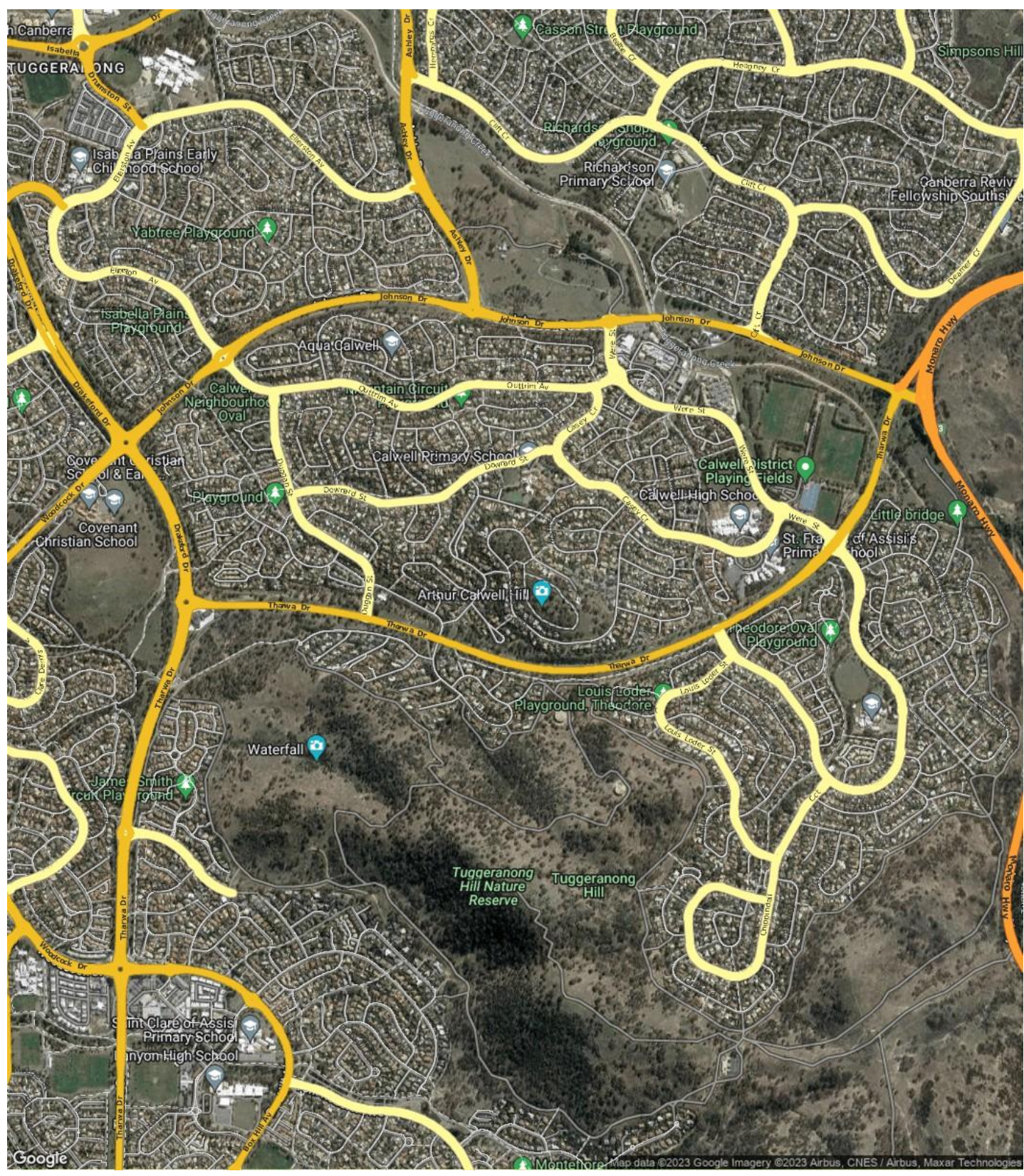
# SUBURB FLYOVER REPORT

CALWELL (HOUSE)

Prepared by [Independent Property Group](#)



## CALWELL - Suburb Map





## CALWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	81	\$ 340,000	0.0 %	\$ 245,000	\$ 660,000
2006	89	\$ 373,000	9.7 %	\$ 276,000	\$ 815,000
2007	95	\$ 430,000	15.3 %	\$ 295,000	\$ 827,500
2008	68	\$ 433,052	0.7 %	\$ 70,000	\$ 760,000
2009	72	\$ 429,000	-0.9 %	\$ 252,000	\$ 852,000
2010	55	\$ 487,000	13.5 %	\$ 54,500	\$ 900,000
2011	60	\$ 472,750	-2.9 %	\$ 12,783	\$ 870,000
2012	66	\$ 532,500	12.6 %	\$ 6,800	\$ 1,005,000
2013	77	\$ 485,000	-8.9 %	\$ 145,000	\$ 735,000
2014	66	\$ 485,750	0.2 %	\$ 350,000	\$ 820,000
2015	62	\$ 515,000	6.0 %	\$ 365,000	\$ 850,000
2016	73	\$ 530,000	2.9 %	\$ 205,000	\$ 1,125,000
2017	77	\$ 565,500	6.7 %	\$ 260,000	\$ 2,150,000
2018	60	\$ 612,500	8.3 %	\$ 420,000	\$ 3,600,000
2019	69	\$ 615,000	0.4 %	\$ 180,000	\$ 877,500
2020	76	\$ 675,000	9.8 %	\$ 42,000	\$ 1,000,000
2021	84	\$ 790,000	17.0 %	\$ 382,500	\$ 1,380,000
2022	70	\$ 910,000	15.2 %	\$ 350,000	\$ 1,385,500
2023	36	\$ 817,500	-10.2 %	\$ 440,000	\$ 1,069,000

Median Sale Price

# \$810k

Based on 52 recorded House sales within the last 12 months (Oct '22 - Sep '23)

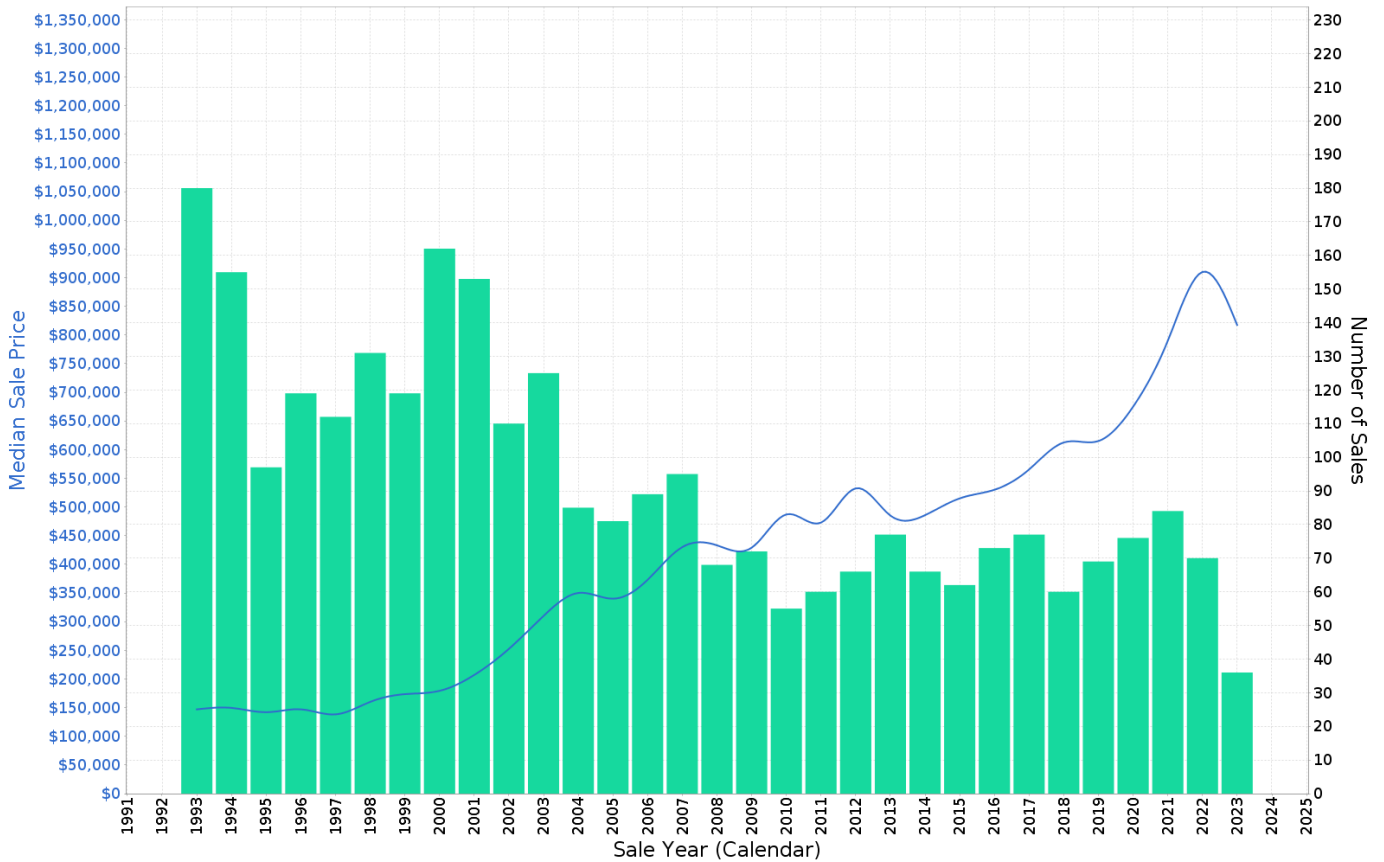
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

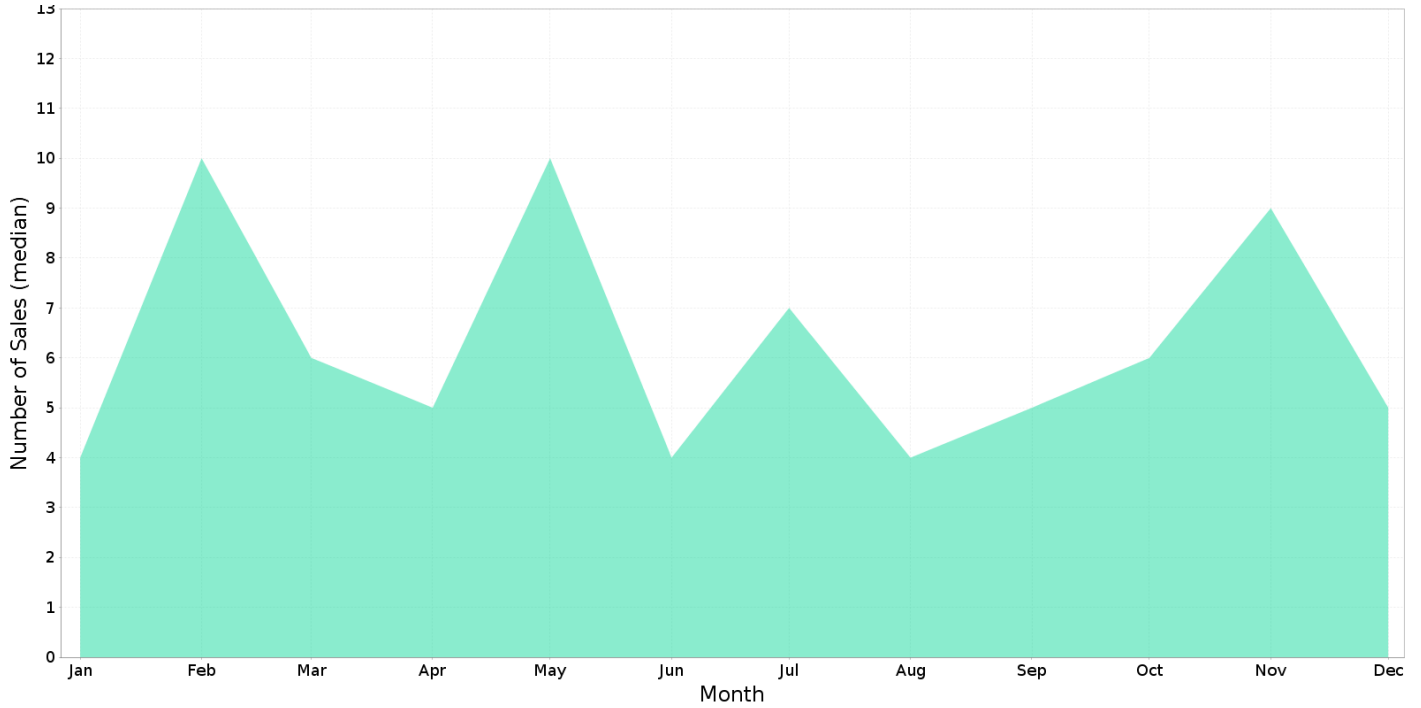
# -11.0%

Current Median Price: \$810,000  
Previous Median Price: \$910,000

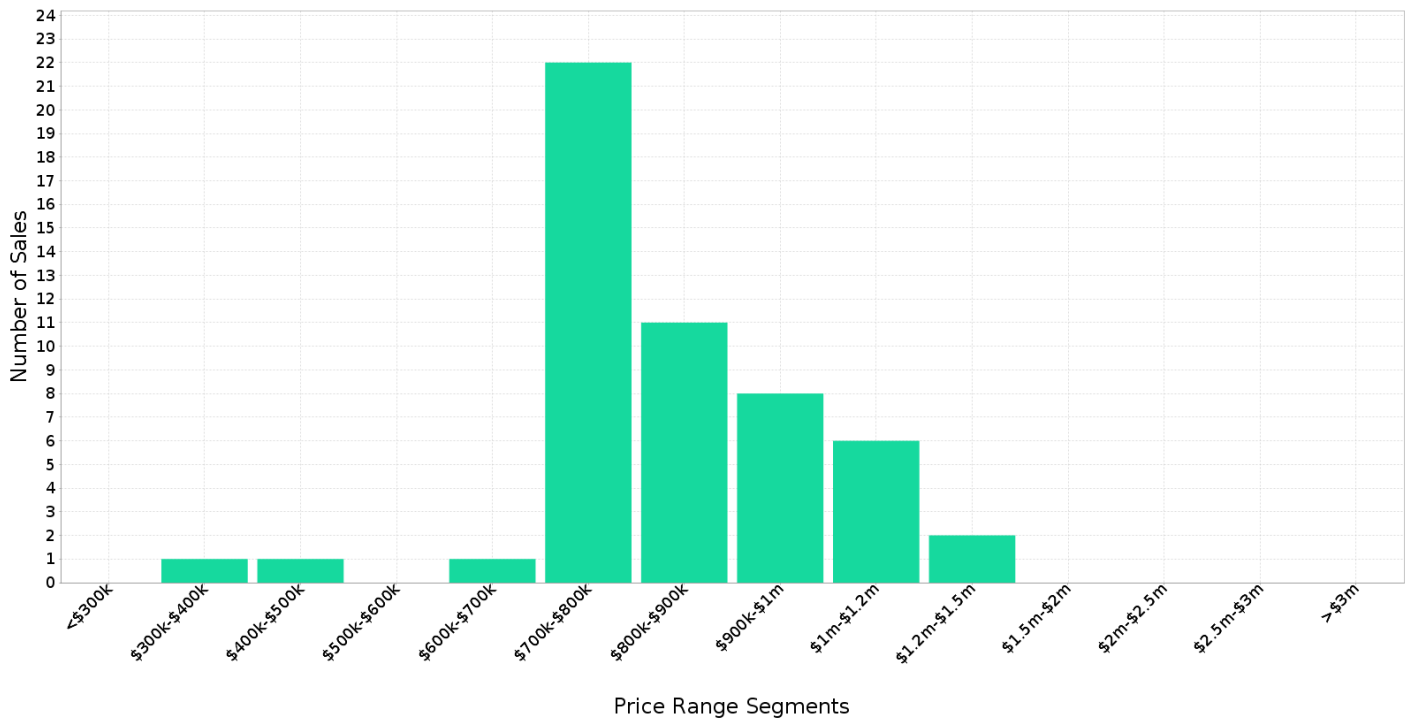
Based on 126 recorded House sales compared over the last two rolling 12 month periods



## CALWELL - Peak Selling Periods (3 years)

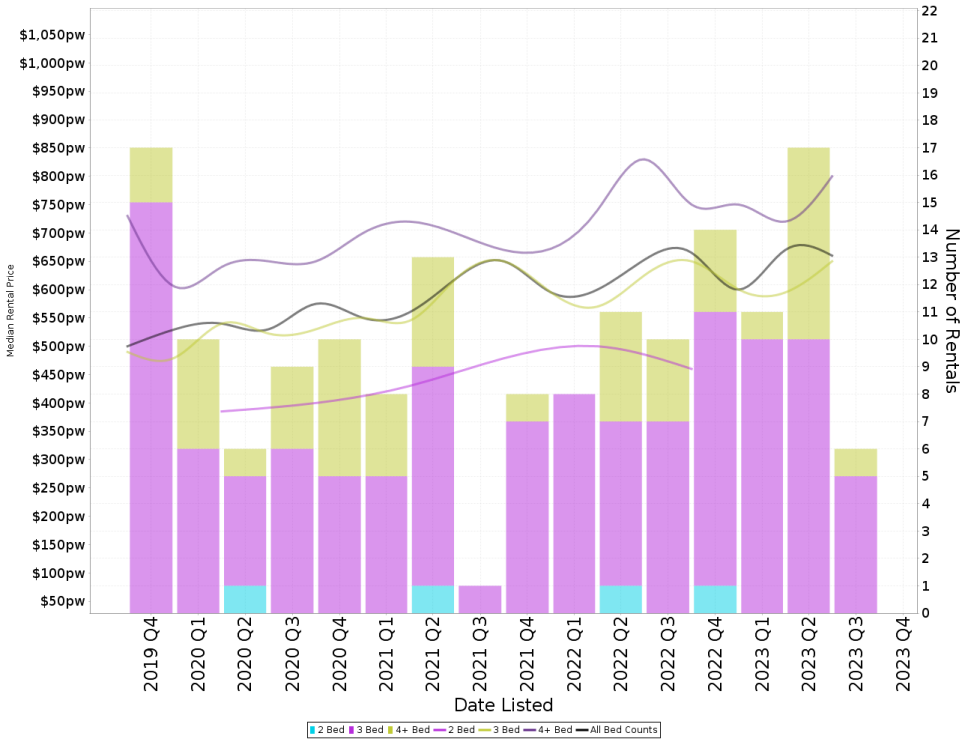


## CALWELL - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-11.0%**

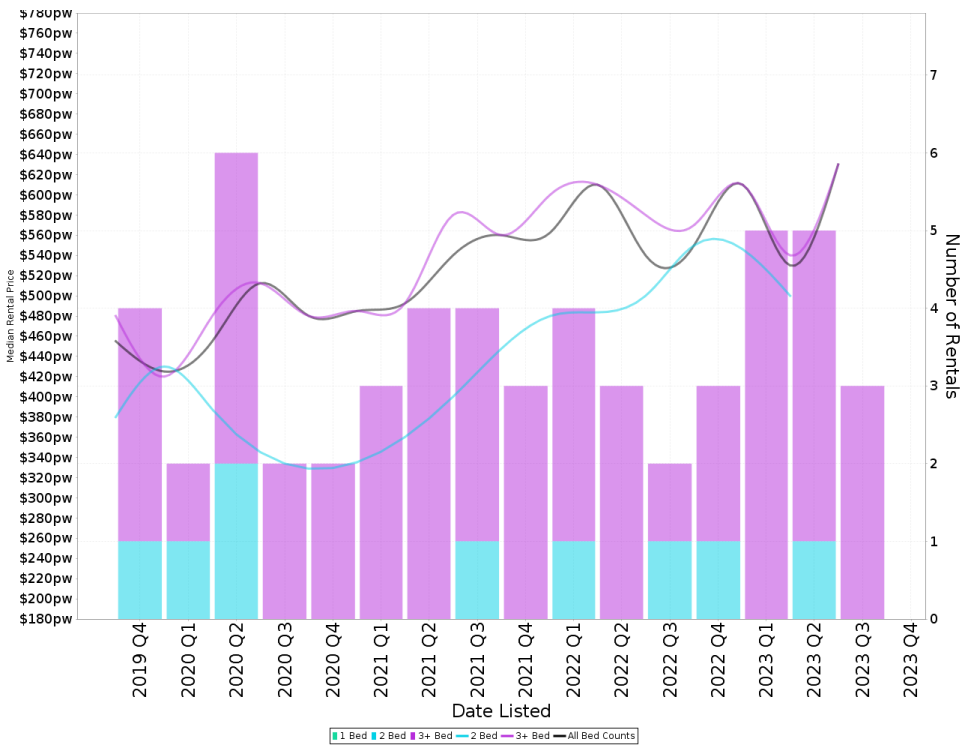
Current Median Price: \$810,000  
Previous Median Price: \$910,000  
Based on 126 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.2%**

Current Median Price: \$810,000  
Current Median Rent: \$650  
Based on 48 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-3.0%**

Current Median Price: \$650,000  
Previous Median Price: \$670,000  
Based on 60 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 16 registered Unit rentals compared over the last 12 months.

## CALWELL - Properties For Rent

Median Rental Price

**\$650 /w**

Based on 48 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

**+4.2%**

Current Median Price: \$810,000  
Current Median Rent: \$650

Based on 52 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

**48**

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

**26 Martley Circuit**

**\$650**

2023  
37 Days

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

**99 COSTELLO CIRCUIT**

**\$590 Per Week**

Aug 2023  
41 Days

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

**30 COSTELLO CIRCUIT**

**\$800.00 pw**

Jul 2023  
70 Days

1,016 m<sup>2</sup> 4 2 3

**7 YEO CLOSE**

**\$550 per week**

Jul 2023  
88 Days

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

**6 Benson Crescent**

**\$590 per week**

**ONE WEEK**  
Free Rent

May 2023  
150 Days

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

**30 COSTELLO CIRCUIT**

**\$800.00 pw**

May 2023  
131 Days

1,016 m<sup>2</sup> 4 2 3

**33 TATCHELL STREET**

**\$720 per week**

May 2023  
138 Days

940 m<sup>2</sup> 4 2 2