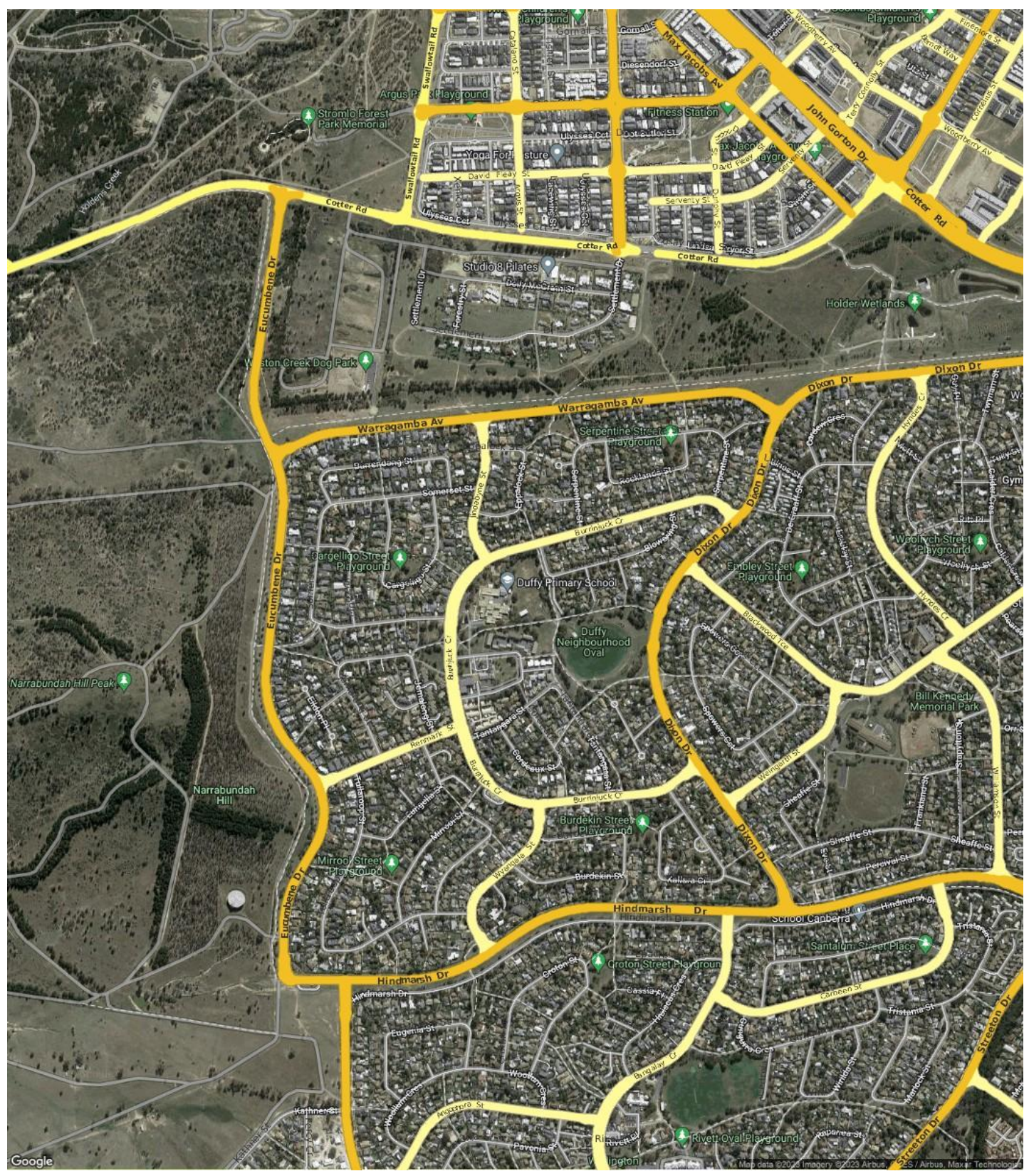


SUBURB FLYOVER REPORT

DUFFY (HOUSE)

Prepared by [Independent Property Group](#)

DUFFY - Suburb Map



DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	40	\$ 344,500	0.0 %	\$ 267,500	\$ 710,000
2006	65	\$ 410,000	19.0 %	\$ 167,500	\$ 830,000
2007	48	\$ 474,250	15.7 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-4.1 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	40	\$ 542,000	-1.5 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.2 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	24	\$ 972,500	-11.2 %	\$ 550,000	\$ 2,700,000

Median Sale Price

\$985k

Based on 41 recorded House sales within the last 12 months (Oct '22 - Sep '23)

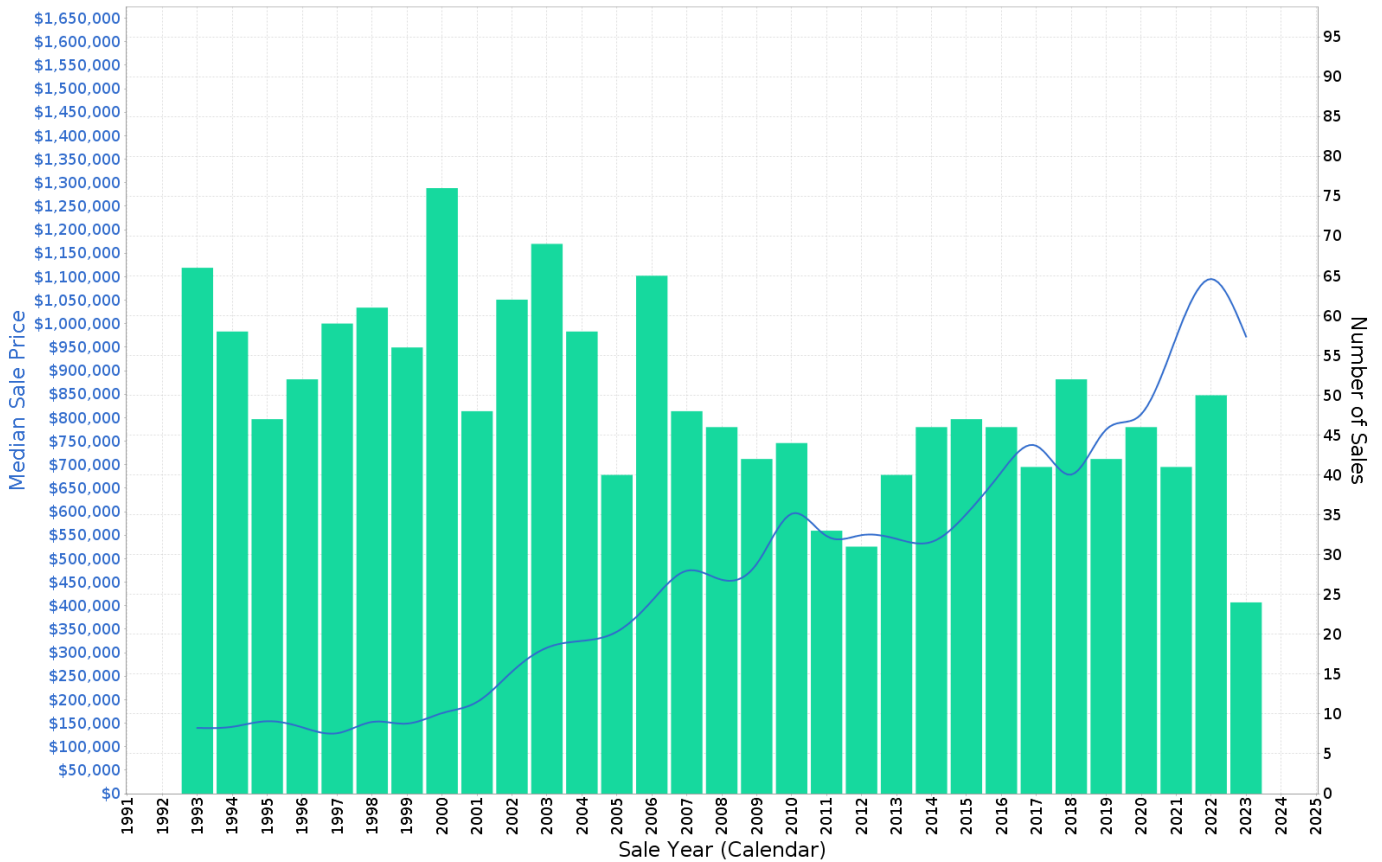
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

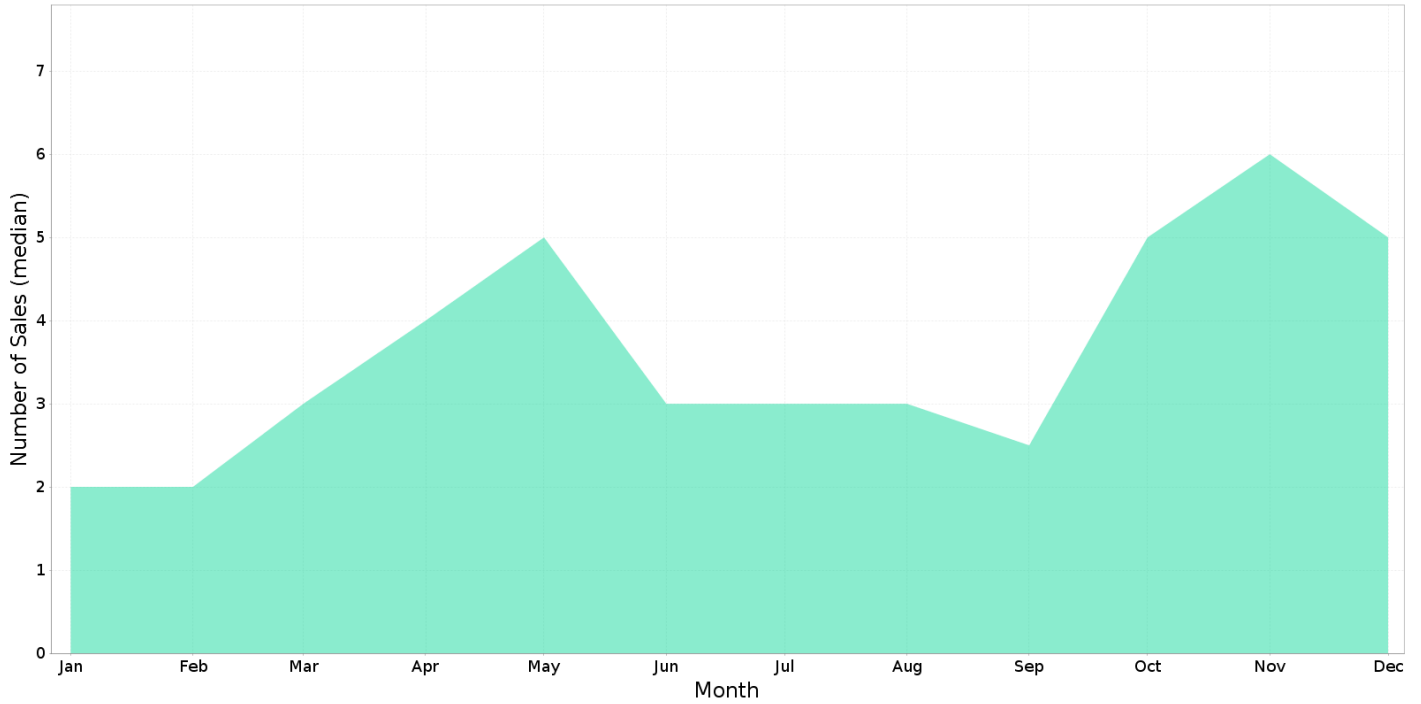
-17.2%

Current Median Price: \$985,000
Previous Median Price: \$1,190,000

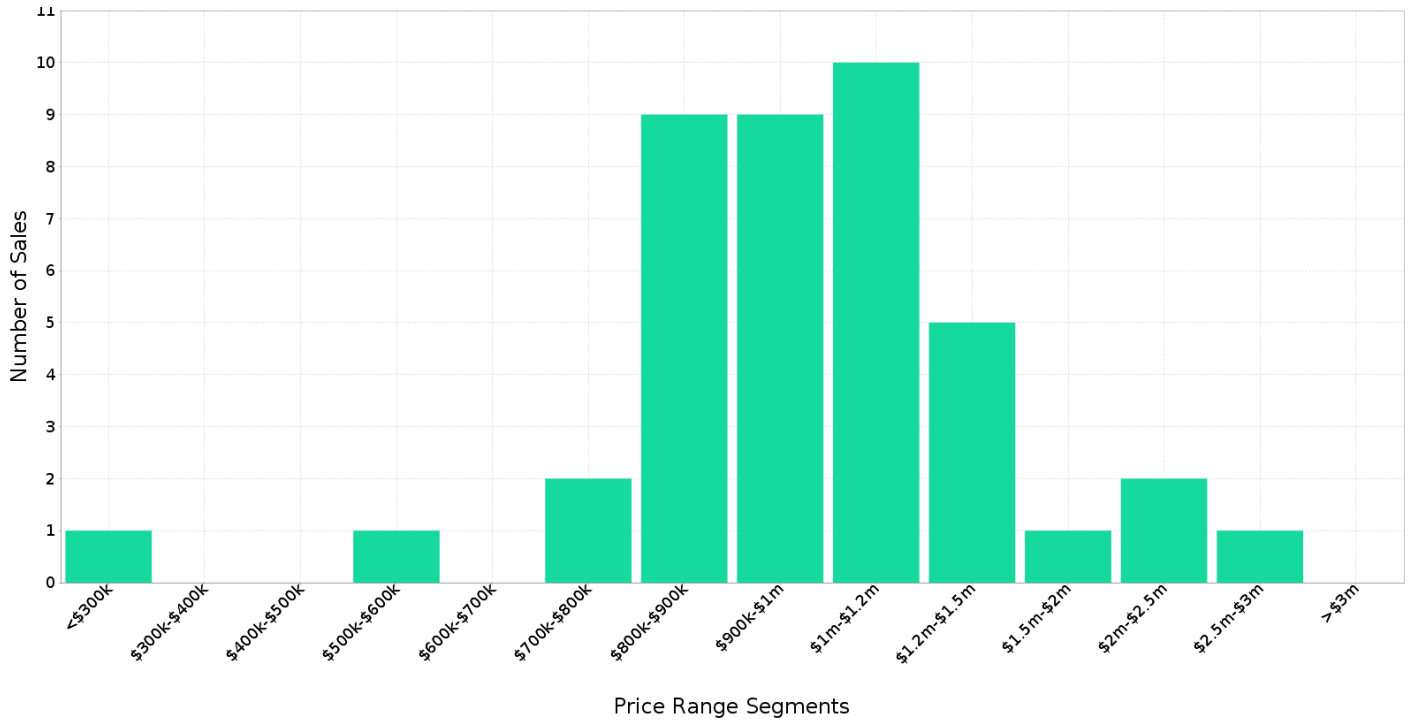
Based on 88 recorded House sales compared over the last two rolling 12 month periods



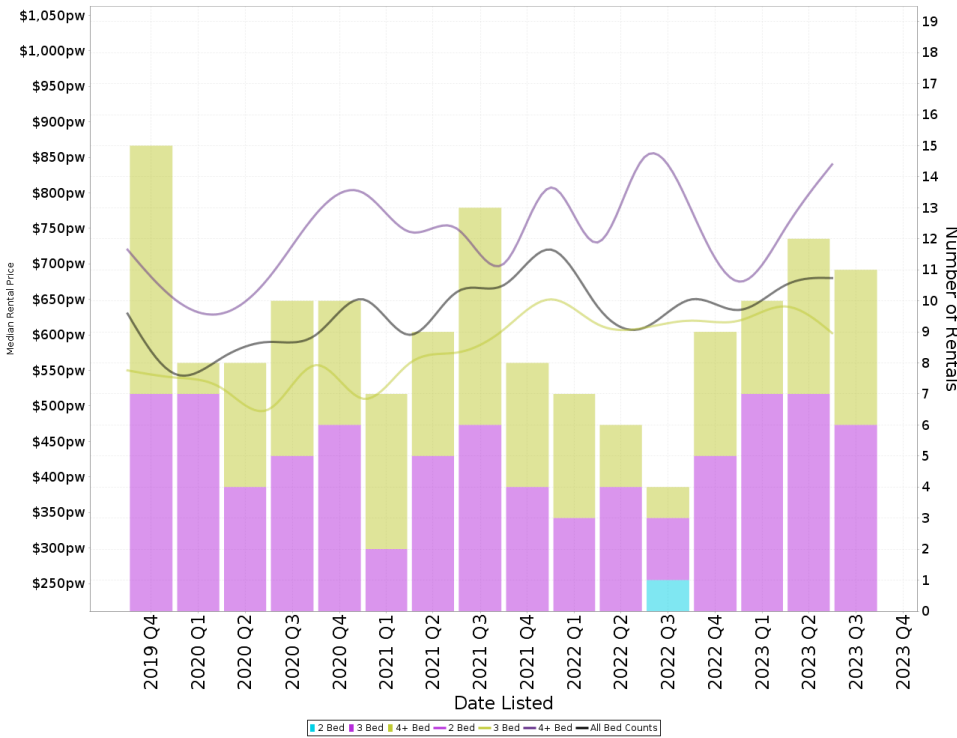
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.2%

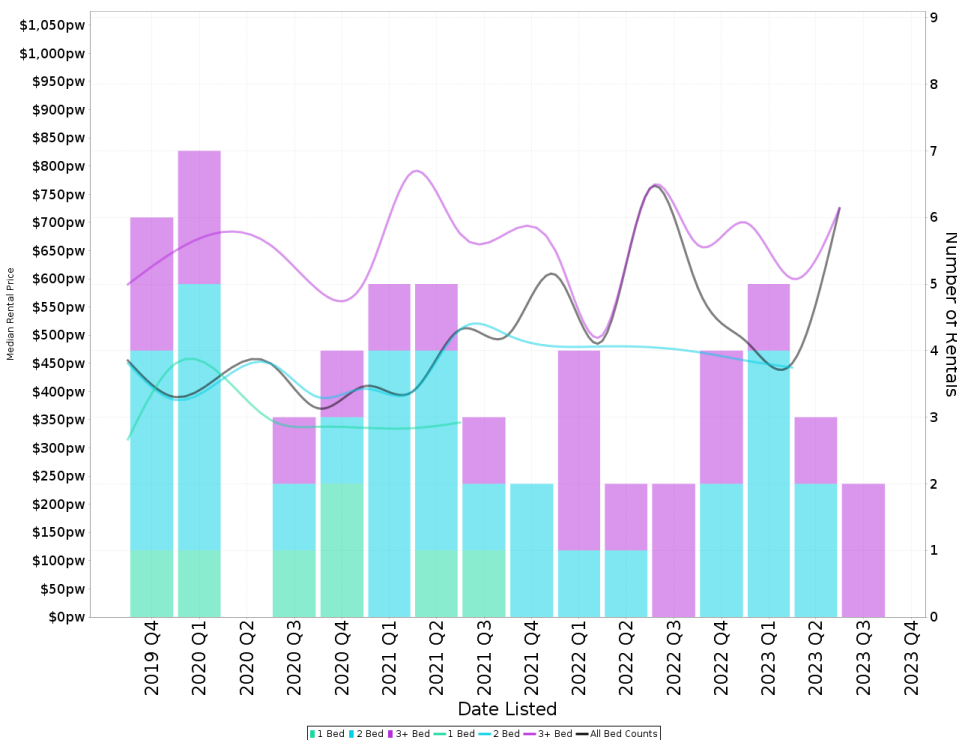
Current Median Price: \$985,000
Previous Median Price: \$1,190,000
Based on 88 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$985,000
Current Median Rent: \$650
Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.6%

Current Median Price: \$635,000
Previous Median Price: \$820,000
Based on 22 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$635,000
Current Median Rent: \$520
Based on 14 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price

\$985k

Based on 41 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

-17.2%

Current Median Price: \$985,000
Previous Median Price: \$1,190,000

Based on 88 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

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

67 DIXON DR




\$1,070,000

Sep 2023
22 Days

895 m² 3 2 2

5 JINDABYNE ST



\$891,000

Sep 2023
16 Days

853 m² 3 1 2

9 TANTANGARA ST



\$906,000

Aug 2023
22 Days

736 m² 3 1 1

11 BURDEKIN ST



\$820,000

Aug 2023
22 Days

702 m² 3 1 1

8 ROCKLANDS ST



\$915,000

Jun 2023
144 Days

694 m² 4 2 2

5 TINAROO PL



\$750,000

2023

827 m² - - -

3 CARGELLIGO ST



\$1,360,000

Jun 2023
35 Days

704 m² 4 2 2

20 BURDEKIN ST




\$815,000

Jun 2023
51 Days

845 m² 3 1 4

51 KALLARA CL



\$1,063,000

Jun 2023
70 Days

739 m² 4 1 2

Independent

PROPERTY GROUP

86 SOMERSET ST

\$850,000

Sold Jun 2023
56 Days

842 m² 3 1 3

16 PALOONA PL

\$824,000

Sold Jun 2023
26 Days

978 m² 3 1 1

33 BLOWRING ST

\$1,465,000

Sold Jun 2023
21 Days

749 m² 5 2 2

52 JEMALONG ST

\$970,000

Sold Jun 2023
99 Days

815 m² 3 2 2

56 SOMERSET ST

\$1,060,000

Sold Jun 2023
N/A

832 m² 4 2 2

16 RENMARK ST

\$1,275,000

Sold May 2023
81 Days

748 m² 4 3 2

13 TANTANGARA ST

\$896,000

Sold May 2023
20 Days

736 m² 4 1 2

23 EPPALOCK ST

\$1,430,000

Sold May 2023
22 Days

832 m² 4 2 2

11 SETTLEMENT DR

\$2,700,000

Sold May 2023
22 Days

2,700 m² 5 4 2

13 SOMERSET ST

\$975,000

Sold May 2023
104 Days

708 m² 3 2 2

24 KALLARA CL

\$886,000

Sold May 2023
64 Days

714 m² 3 2 -

53 WARRAGAMBA AVE

\$1,090,000

Sold May 2023
53 Days

788 m² 4 3 2

DUFFY - Properties For Rent

Median Rental Price

\$650 /w

Based on 42 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

+3.4%

Current Median Price: \$985,000
Current Median Rent: \$650

Based on 41 recorded House sales and 42 House rentals compared over the last 12 months

Number of Rentals

42

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

78 Tullaroop Street

\$920 per week

Oct 2023
1 Day

399 m² 4 2 2

58 Somerset Street

\$1,100 per

Sep 2023
7 Days

702 m² 5 1 3

126 Burrinjuck Crescent

\$840

Sep 2023
8 Days

966 m² 4 1 1

23 SETTLEMENT DRIVE

\$510 per week

Sep 2023
21 Days

1,446 m² 3 1 2

18 BLOWERING STREET

\$620 Per Week

Aug 2023
35 Days

694 m² 3 1 2

41 Tantangara Street

\$640 pw

Aug 2023
42 Days

817 m² 3 2 2