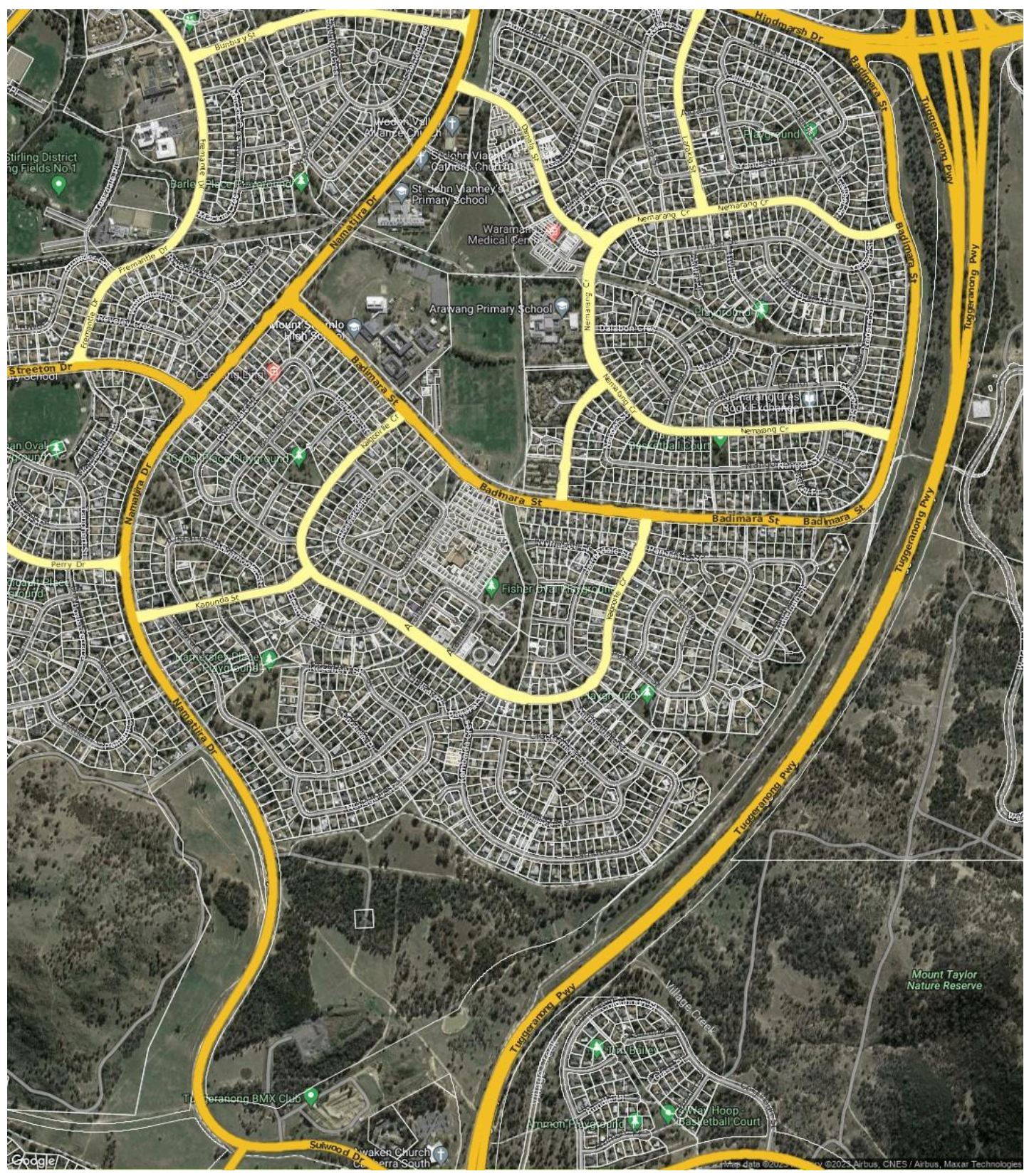


SUBURB FLYOVER REPORT

FISHER (HOUSE)

Prepared by [Independent Property Group](#)

FISHER - Suburb Map



FISHER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	51	\$ 355,000	0.0 %	\$ 280,000	\$ 635,000
2006	59	\$ 386,000	8.7 %	\$ 290,000	\$ 685,000
2007	58	\$ 441,000	14.2 %	\$ 197,500	\$ 866,000
2008	35	\$ 450,000	2.0 %	\$ 200,000	\$ 610,000
2009	29	\$ 463,000	2.9 %	\$ 320,000	\$ 700,000
2010	35	\$ 510,000	10.2 %	\$ 100,000	\$ 888,000
2011	43	\$ 535,000	4.9 %	\$ 275,000	\$ 855,000
2012	40	\$ 572,000	6.9 %	\$ 400,000	\$ 900,000
2013	54	\$ 547,500	-4.3 %	\$ 260,000	\$ 1,200,000
2014	49	\$ 550,000	0.5 %	\$ 272,500	\$ 840,000
2015	57	\$ 542,500	-1.4 %	\$ 250,000	\$ 850,000
2016	43	\$ 615,000	13.4 %	\$ 425,000	\$ 897,000
2017	42	\$ 637,500	3.7 %	\$ 176,666	\$ 970,000
2018	62	\$ 657,500	3.1 %	\$ 247,000	\$ 1,010,000
2019	52	\$ 655,000	-0.4 %	\$ 160,000	\$ 965,500
2020	51	\$ 740,000	13.0 %	\$ 275,000	\$ 1,230,000
2021	56	\$ 917,500	24.0 %	\$ 394,000	\$ 1,640,000
2022	44	\$ 1,077,500	17.4 %	\$ 450,000	\$ 1,650,000
2023	23	\$ 920,000	-14.6 %	\$ 12,000	\$ 1,520,000

Median Sale Price

\$950k

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

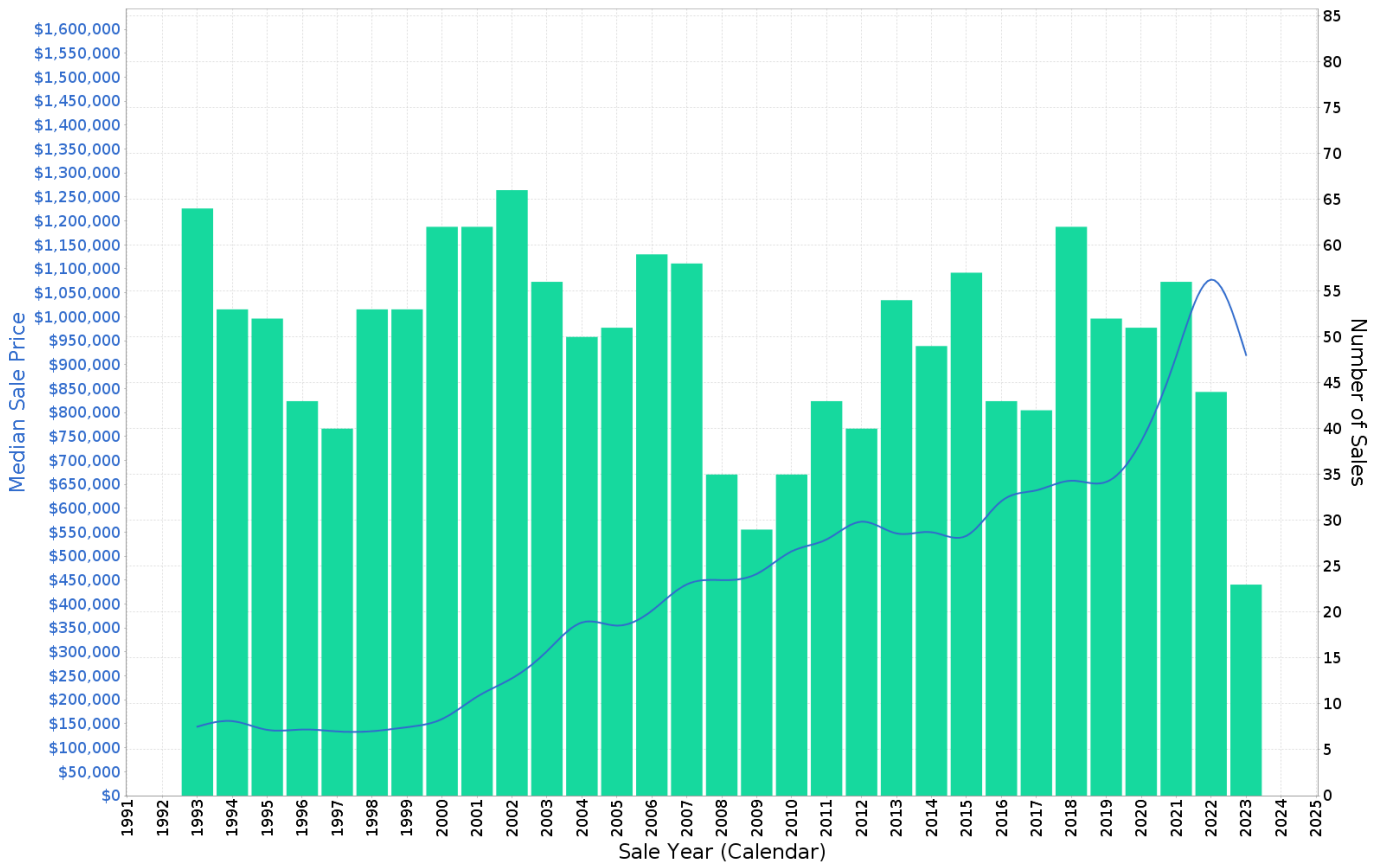
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

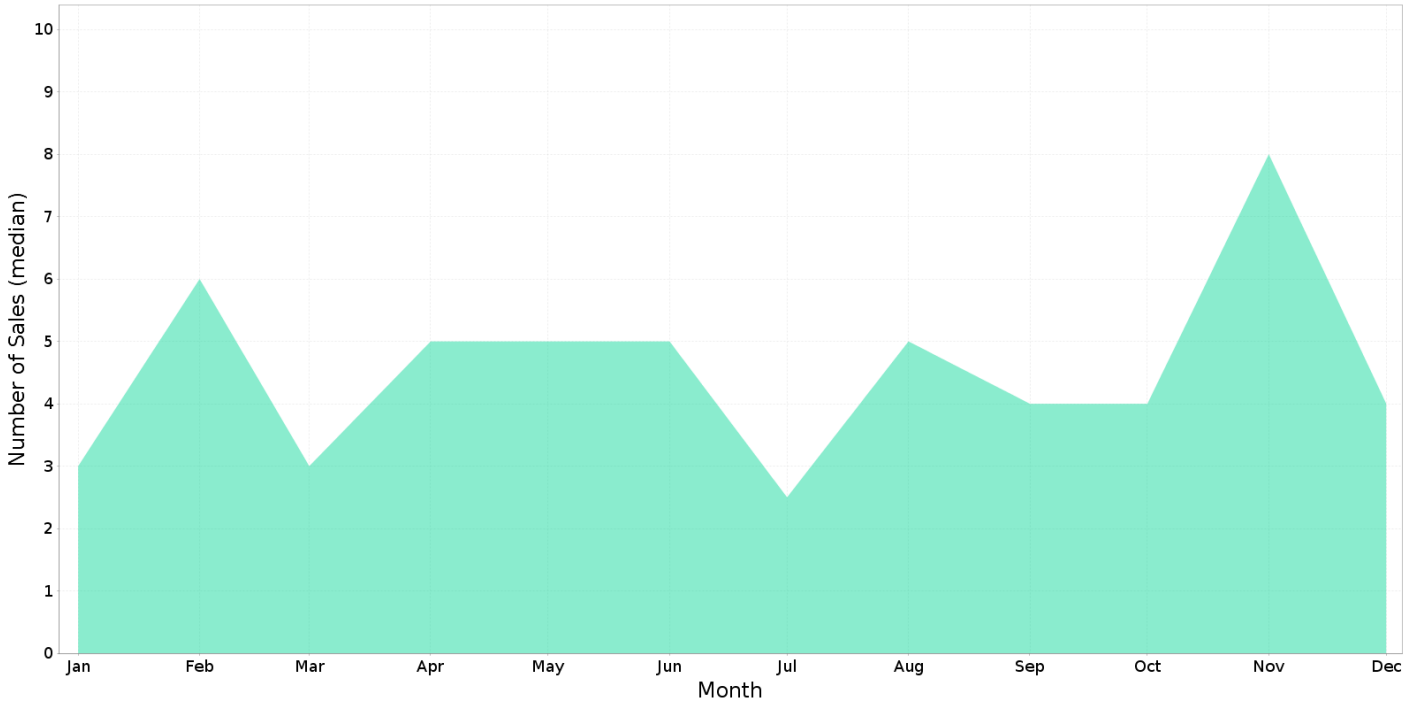
-10.5%

Current Median Price: \$950,000
Previous Median Price: \$1,062,000

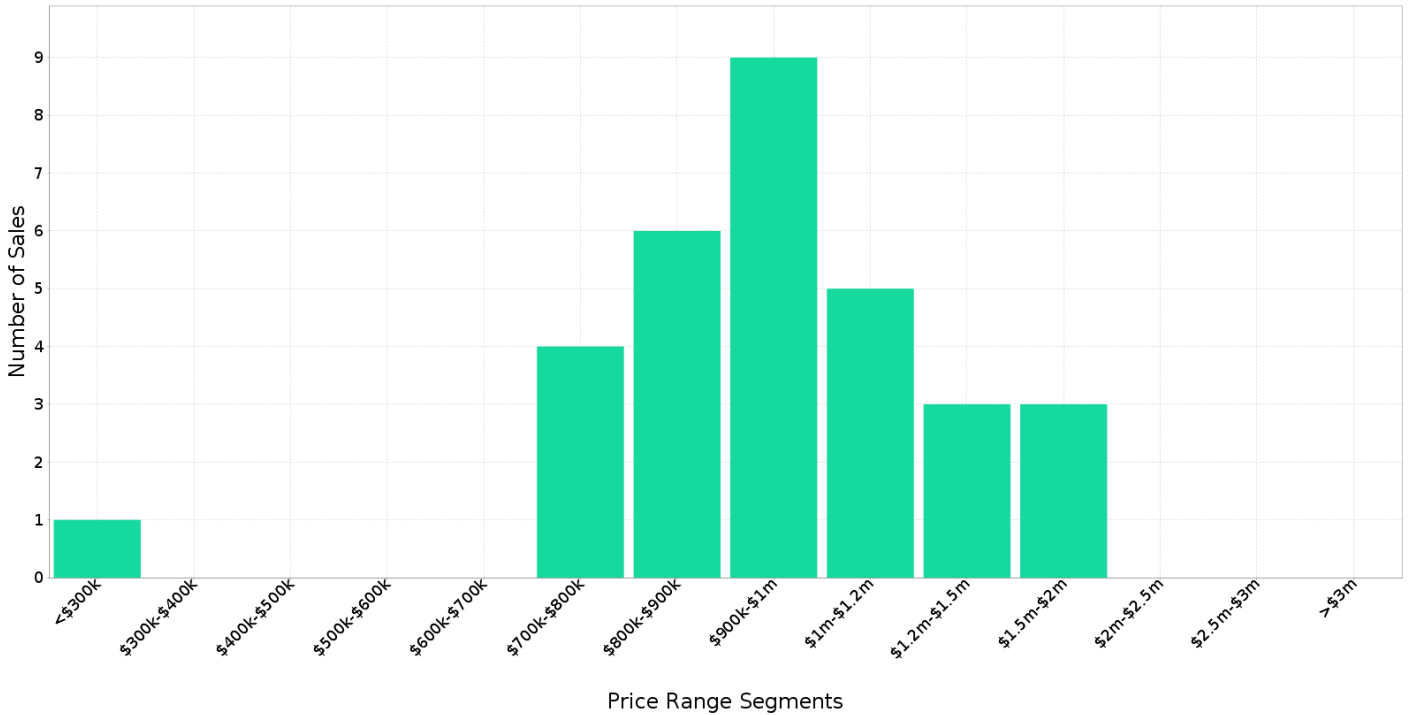
Based on 85 recorded House sales compared over the last two rolling 12 month periods



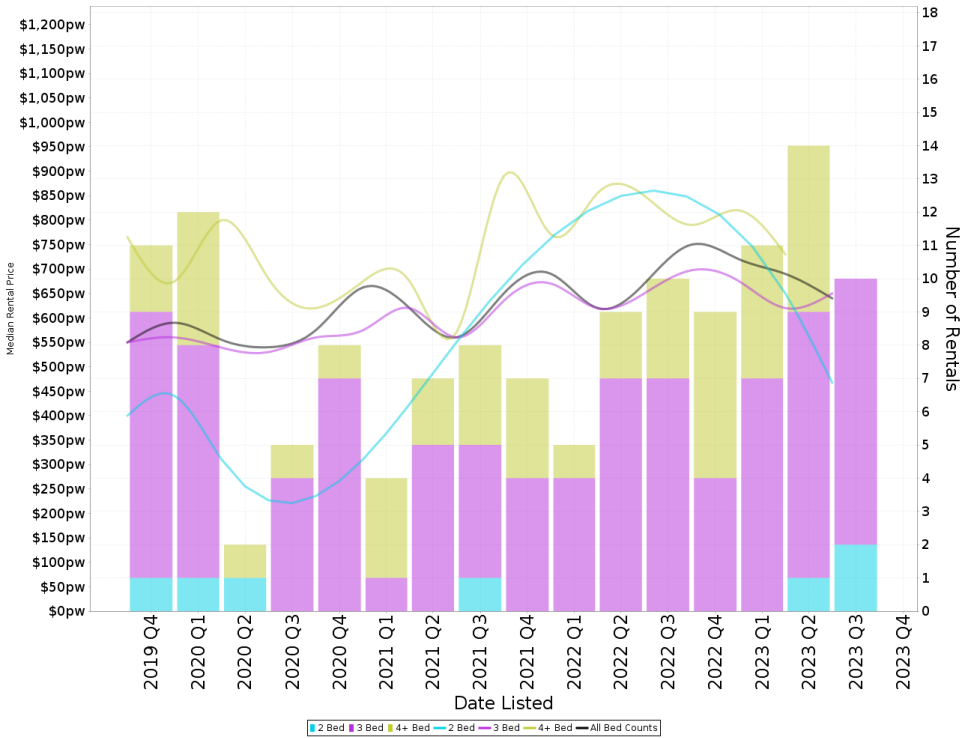
FISHER - Peak Selling Periods (3 years)



FISHER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.5%

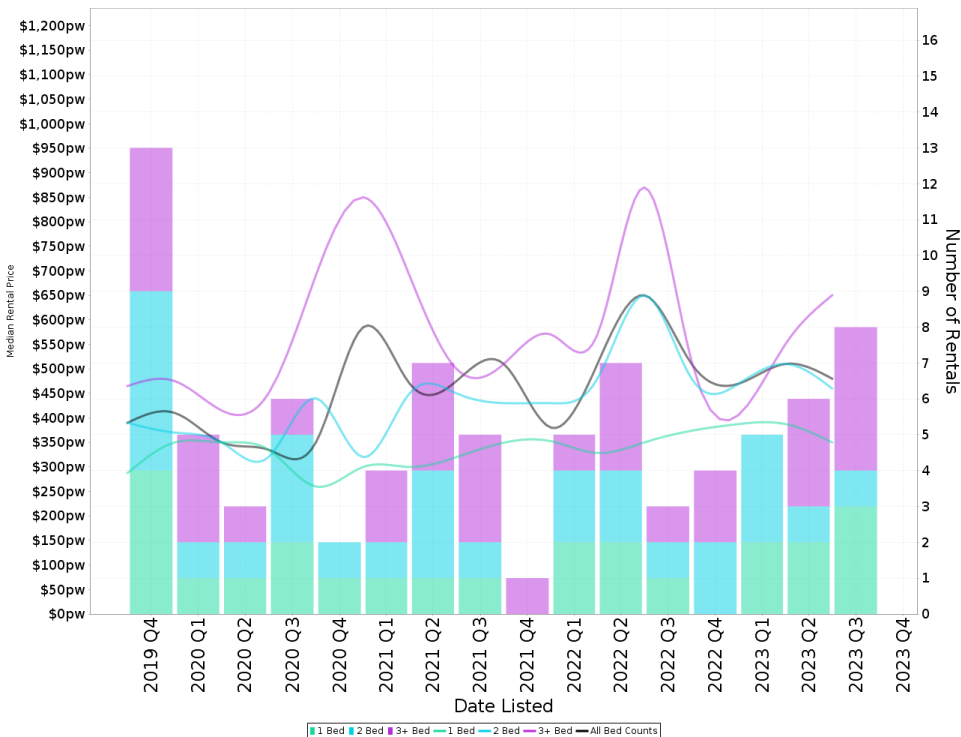
Current Median Price: \$950,000
 Previous Median Price: \$1,062,000
 Based on 85 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$950,000
 Current Median Rent: \$690
 Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.8%

Current Median Price: \$462,500
 Previous Median Price: \$496,000
 Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$462,500
 Current Median Rent: \$480
 Based on 23 registered Unit rentals compared over the last 12 months.

FISHER - Recently Sold Properties

Median Sale Price

\$950k

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

-10.5%

Current Median Price: \$950,000
Previous Median Price: \$1,062,000

Based on 85 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

13 ROSSARDEN ST



\$913,000

756 m² 4 2 2

Sep 2023 22 Days

8 WEIPA PL




\$971,000

1499m² 3 1 2

Sep 2023 22 Days

3 CHILLAGOE ST




\$850,000

809 m² 3 1 1

Sep 2023 33 Days

169 NAMATIJIRA DR



\$855,000

4 1 2

Sep 2023 28 Days

2/147 KALGOORLIE CRES




\$695,000

952 m² 2 1 1

Aug 2023 67 Days

67 ROSSARDEN ST



\$995,000

788 m² 5 3 2

Sep 2023 22 Days

19 KALGOORLIE CRES




\$925,000

675 m² 3 2 2

Aug 2023 75 Days

32 PANDANUS ST



\$920,000

664 m² - - -

Aug 2023 22 Days

21 PANDANUS ST



\$1,025,000

888 m² 4 2 2

Jun 2023 20 Days

Independent

PROPERTY GROUP

15 CHILLAGOE ST

\$1,160,000

SOLD July 2023
12 Days

908 m² 4 2 2

23 BALLARAT ST

\$810,000

SOLD June 2023
37 Days

790 m² 3 1 1

43 KAMBALDA CRES

\$840,000

SOLD June 2023
N/A

712 m² 3 1 2

35 GREENVALE ST

\$900,000

SOLD Jun 2023
21 Days

808 m² 3 1 3

69 ROSSARDEN ST

\$965,000

SOLD May 2023
22 Days

769 m² 4 3 2

56A ROSEBERY ST

\$1,000,000

SOLD May 2023
N/A

896 m² 1 1 4

34 NULLAGINE ST

\$850,000

SOLD May 2023
44 Days

890 m² 4 1 2

233 NAMATJIRA DR

\$916,000

SOLD Apr 2023
48 Days

978 m² 3 2 2

8 BENDIGO ST

\$775,000

SOLD Apr 2023
18 Days

674 m² 3 1 1

96 KAMBALDA CRES

\$886,000

SOLD Apr 2023
14 Days

805 m² 3 1 1

FISHER - Properties For Rent

Median Rental Price

\$690 /w

Based on 44 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: \$950,000
Current Median Rent: \$690

Based on 31 recorded House sales and 44 House rentals compared over the last 12 months


Number of Rentals

44

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

16 MARANBOY STREET



\$650 per week

Sep 2023
13 Days

794 m² 3 1 -

10 BENDIGO STREET



\$665pw

Sep 2023
27 Days

685 m² 3 2 1

17 KAMBALDA CRESCENT



\$650 per week

Aug 2023
63 Days

785 m² 3 1 2