

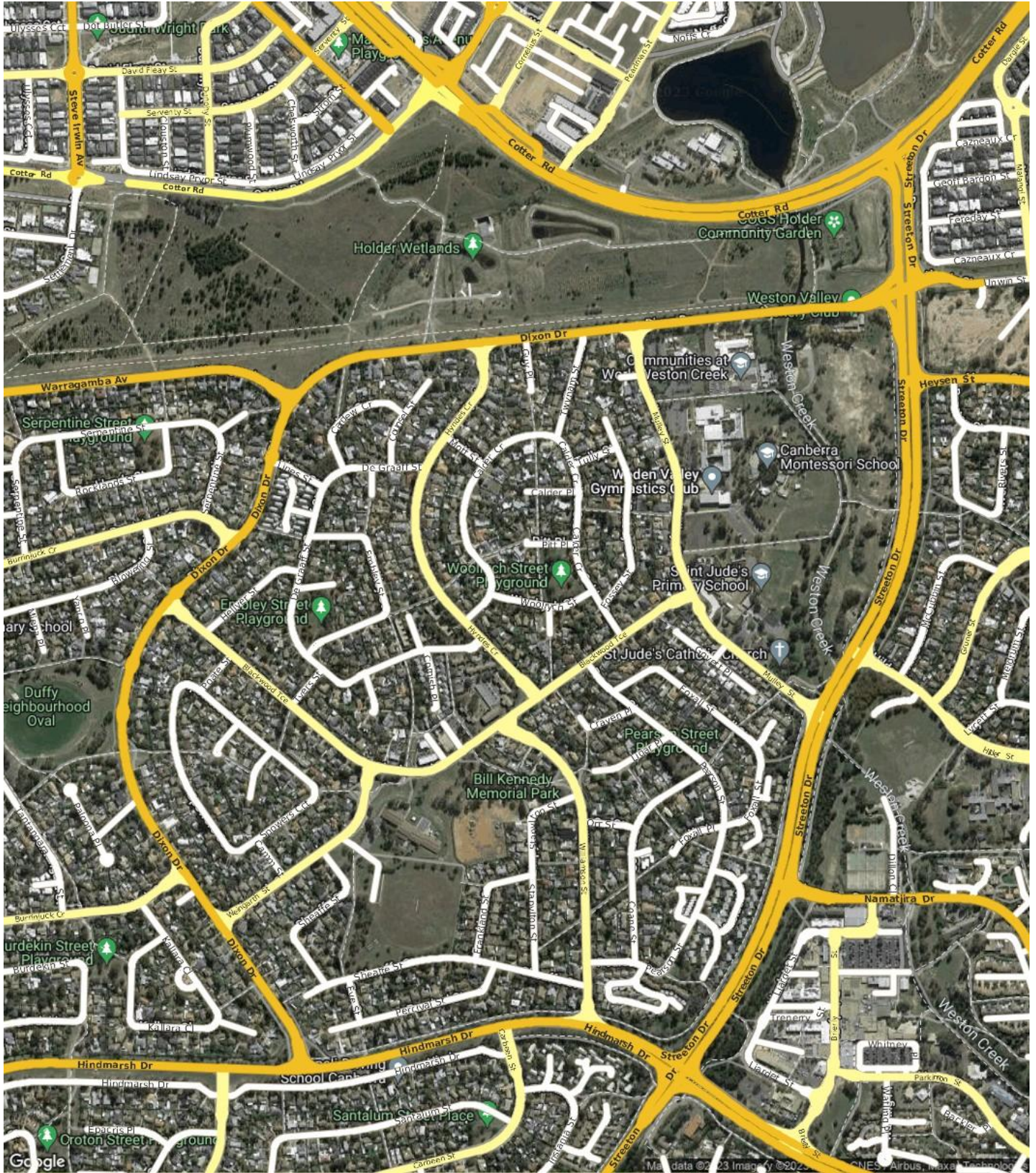
# SUBURB FLYOVER REPORT

HOLDER (HOUSE)

Prepared by [Independent Property Group](#)



## HOLDER - Suburb Map





## HOLDER - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2005 | 35      | \$ 385,000   | 0.0 %   | \$ 270,000 | \$ 621,500   |
| 2006 | 35      | \$ 379,000   | -1.6 %  | \$ 182,500 | \$ 625,000   |
| 2007 | 35      | \$ 420,000   | 10.8 %  | \$ 90,000  | \$ 536,000   |
| 2008 | 39      | \$ 435,000   | 3.6 %   | \$ 365,000 | \$ 725,000   |
| 2009 | 44      | \$ 503,500   | 15.7 %  | \$ 45,000  | \$ 760,000   |
| 2010 | 18      | \$ 571,000   | 13.4 %  | \$ 424,000 | \$ 815,000   |
| 2011 | 22      | \$ 545,000   | -4.6 %  | \$ 272,500 | \$ 689,000   |
| 2012 | 22      | \$ 520,500   | -4.5 %  | \$ 440,000 | \$ 745,000   |
| 2013 | 26      | \$ 536,250   | 3.0 %   | \$ 290,000 | \$ 830,000   |
| 2014 | 35      | \$ 541,000   | 0.9 %   | \$ 250,000 | \$ 955,000   |
| 2015 | 24      | \$ 555,500   | 2.7 %   | \$ 440,000 | \$ 1,000,000 |
| 2016 | 23      | \$ 645,000   | 16.1 %  | \$ 380,000 | \$ 762,000   |
| 2017 | 26      | \$ 668,000   | 3.6 %   | \$ 150,000 | \$ 772,500   |
| 2018 | 48      | \$ 681,000   | 1.9 %   | \$ 350,000 | \$ 1,080,000 |
| 2019 | 39      | \$ 650,000   | -4.6 %  | \$ 195,000 | \$ 986,000   |
| 2020 | 35      | \$ 760,000   | 16.9 %  | \$ 555,000 | \$ 1,210,000 |
| 2021 | 35      | \$ 915,000   | 20.4 %  | \$ 268,750 | \$ 1,600,000 |
| 2022 | 41      | \$ 1,060,000 | 15.8 %  | \$ 745,000 | \$ 1,530,000 |
| 2023 | 15      | \$ 920,000   | -13.2 % | \$ 735,000 | \$ 1,450,000 |

### Median Sale Price

# \$960k

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

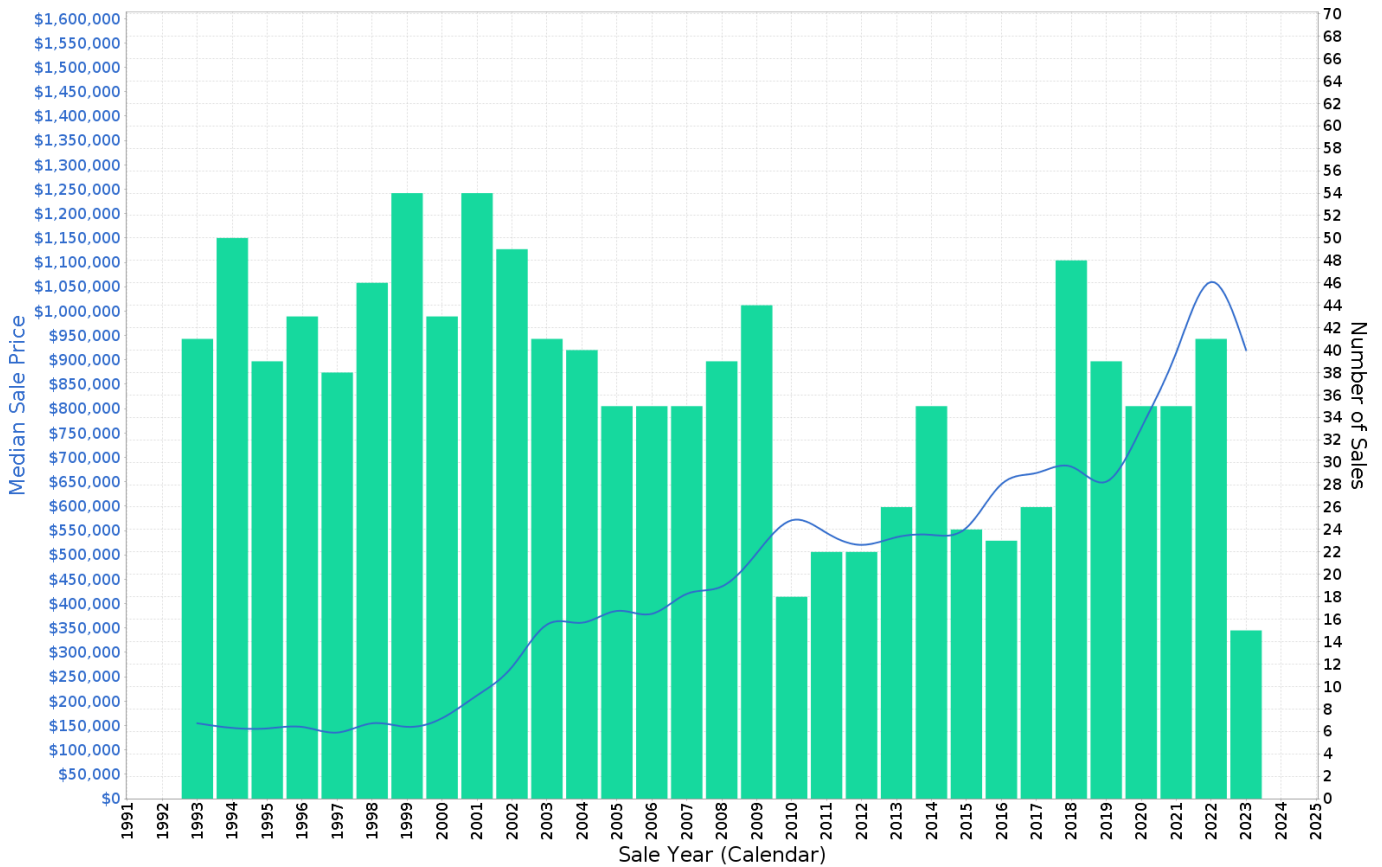
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

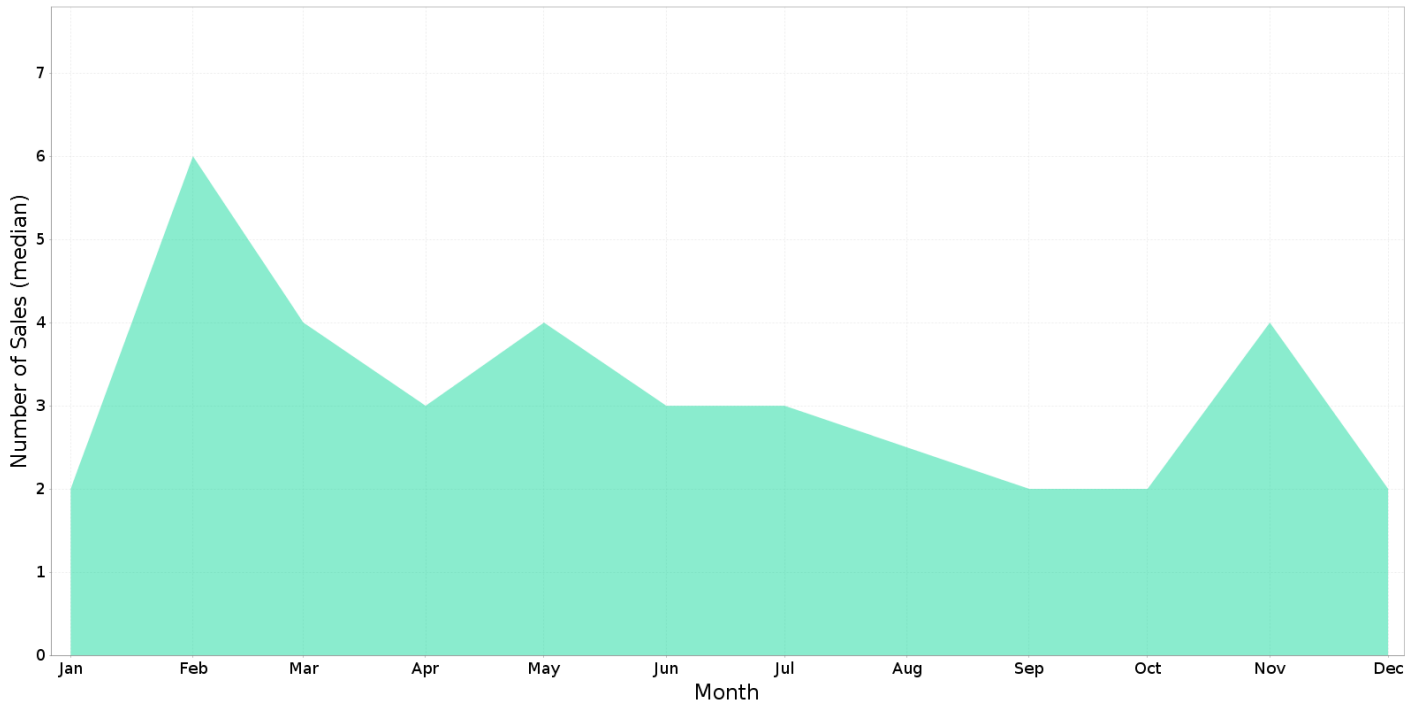
# -9.0%

Current Median Price: \$960,000  
Previous Median Price: \$1,055,000

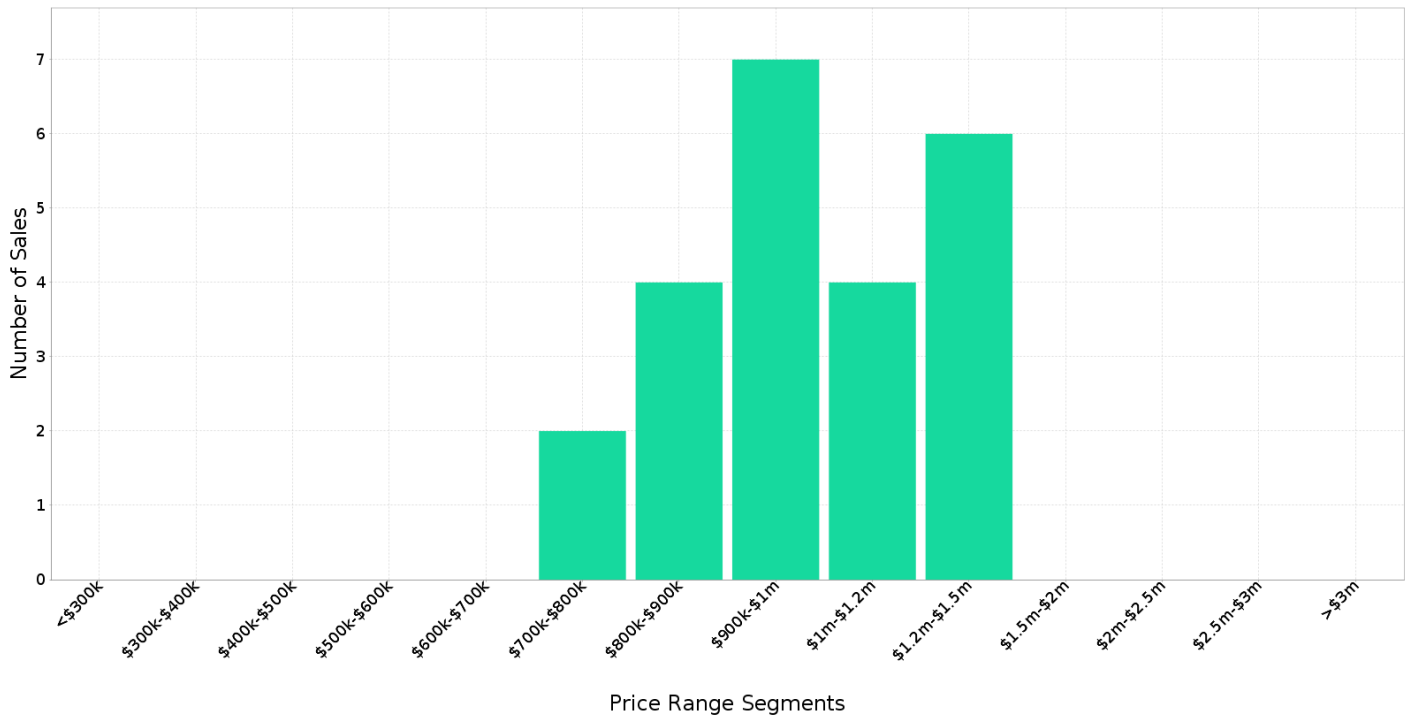
Based on 63 recorded House sales compared over the last two rolling 12 month periods



## HOLDER - Peak Selling Periods (3 years)

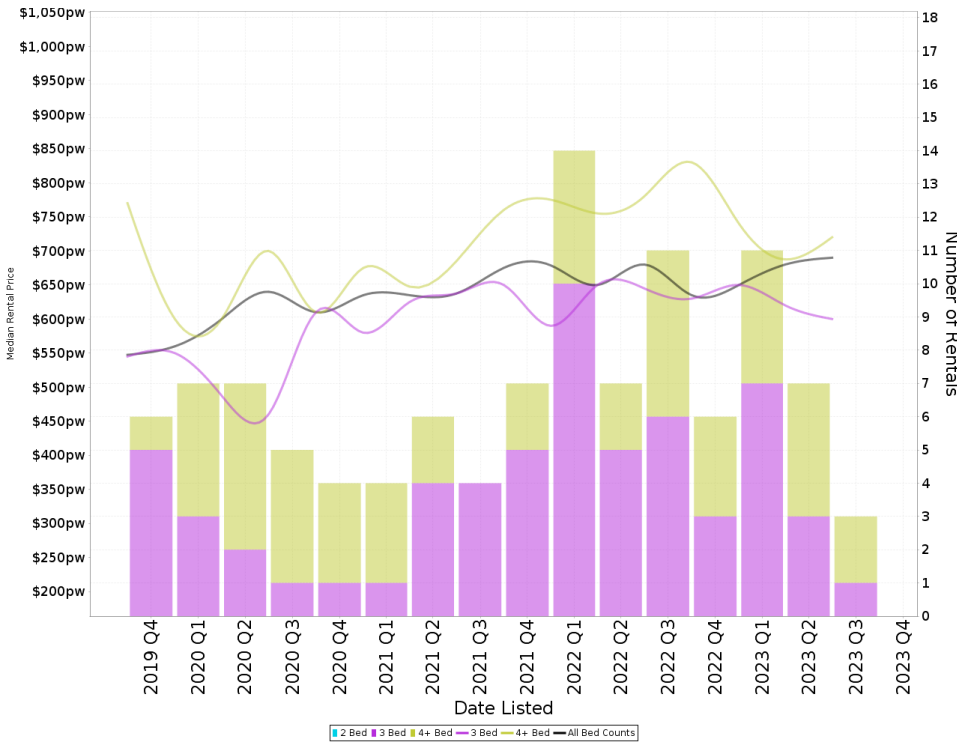


## HOLDER - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-9.0%**

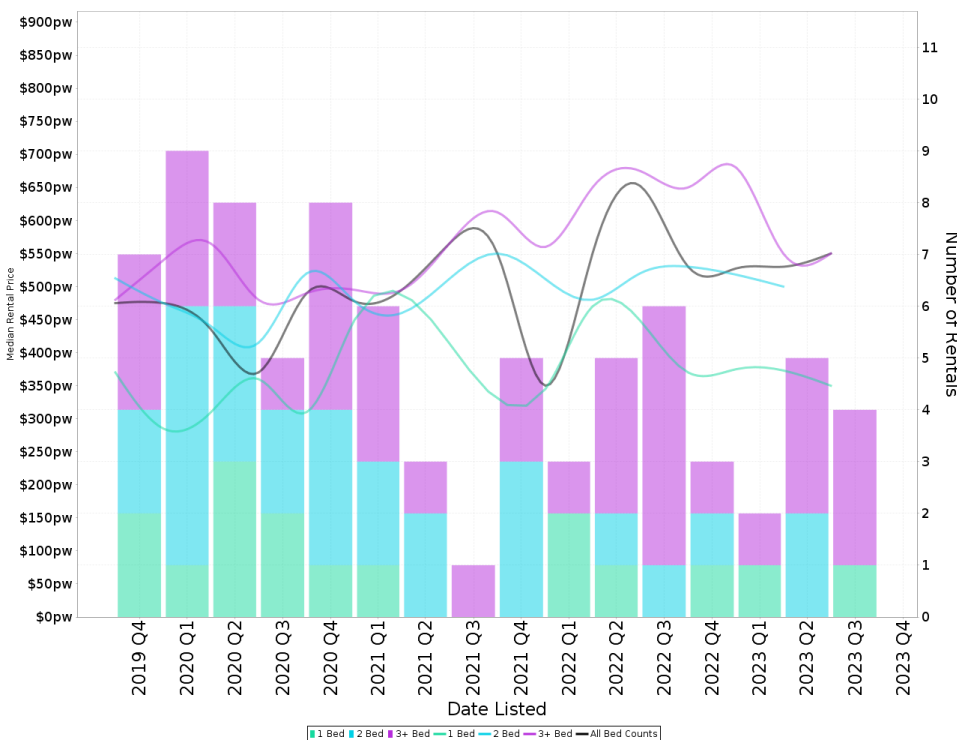
Current Median Price: \$960,000  
Previous Median Price: \$1,055,000  
Based on 63 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$960,000  
Current Median Rent: \$650  
Based on 27 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.9%**

Current Median Price: \$657,500  
Previous Median Price: \$677,000  
Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$657,500  
Current Median Rent: \$540  
Based on 14 registered Unit rentals compared over the last 12 months.

## HOLDER - Recently Sold Properties

Median Sale Price

**\$960k**

Based on 23 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

**-9.0%**

Current Median Price: \$960,000  
Previous Median Price: \$1,055,000

Based on 63 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**23**

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

**18 SPOWERS CCT**

**\$1,070,000**

Sold Sep 2023  
24 Days

691 m<sup>2</sup> 3 2 2

**13 WOOLRYCH ST**

**\$1,040,000**

Sold Sep 2023  
23 Days

937 m<sup>2</sup> 3 3 3

**13 SHEAFFE ST**

**\$905,000**

Sold Sep 2023  
122 Days

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

**85 BLACKWOOD TCE**

**\$1,250,000**

Sold Jun 2023  
N/A

702 m<sup>2</sup> 3 2 2

**21 FOXALL ST**

**\$930,000**

Sold Sep 2023  
7 Days

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

**120 DIXON DR**

**\$1,392,000**

Sold Jun 2023  
24 Days

929 m<sup>2</sup> 4 2 3

**35 EMBLEY ST**

**\$830,000**

Sold Jun 2023  
48 Days

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

**61 SPOWERS CCT**

**\$874,000**

Sold May 2023  
18 Days

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

**72 SPOWERS CCT**

**\$870,000**

Sold Apr 2023  
18 Days

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



# Independent

PROPERTY GROUP



## HOLDER - Properties For Rent

### Median Rental Price

**\$650 /w**

Based on 27 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

**+3.5%**

Current Median Price: \$960,000  
Current Median Rent: \$650

Based on 23 recorded House sales and 27 House rentals compared over the last 12 months

### Number of Rentals

**27**

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

