

SUBURB FLYOVER REPORT

CHAPMAN (HOUSE)

Prepared by [Independent Property Group](#)

CHAPMAN - Suburb Map



CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	29	\$ 530,000	0.0 %	\$ 315,000	\$ 875,000
2006	47	\$ 490,000	-7.5 %	\$ 327,000	\$ 790,000
2007	43	\$ 590,000	20.4 %	\$ 325,000	\$ 1,500,000
2008	32	\$ 585,000	-0.8 %	\$ 100,000	\$ 1,070,000
2009	46	\$ 659,275	12.7 %	\$ 182,500	\$ 1,781,000
2010	31	\$ 715,500	8.5 %	\$ 250,000	\$ 1,180,000
2011	26	\$ 644,500	-9.9 %	\$ 420,000	\$ 1,235,000
2012	29	\$ 663,000	2.9 %	\$ 125,000	\$ 1,040,000
2013	30	\$ 755,000	13.9 %	\$ 408,000	\$ 1,670,000
2014	49	\$ 755,000	0.0 %	\$ 125,000	\$ 1,350,000
2015	33	\$ 820,000	8.6 %	\$ 410,000	\$ 1,560,000
2016	43	\$ 865,000	5.5 %	\$ 440,000	\$ 2,500,000
2017	32	\$ 800,000	-7.5 %	\$ 455,000	\$ 2,200,000
2018	35	\$ 862,000	7.8 %	\$ 483,500	\$ 1,450,000
2019	43	\$ 900,000	4.4 %	\$ 460,000	\$ 2,450,000
2020	39	\$ 1,000,000	11.1 %	\$ 95,500	\$ 1,580,000
2021	49	\$ 1,165,000	16.5 %	\$ 505,000	\$ 3,100,000
2022	35	\$ 1,236,000	6.1 %	\$ 770,000	\$ 2,661,000
2023	21	\$ 1,215,000	-1.7 %	\$ 550,000	\$ 2,000,000

Median Sale Price

\$1.22m

Based on 33 recorded House sales within the last 12 months (Oct '22 - Sep '23)

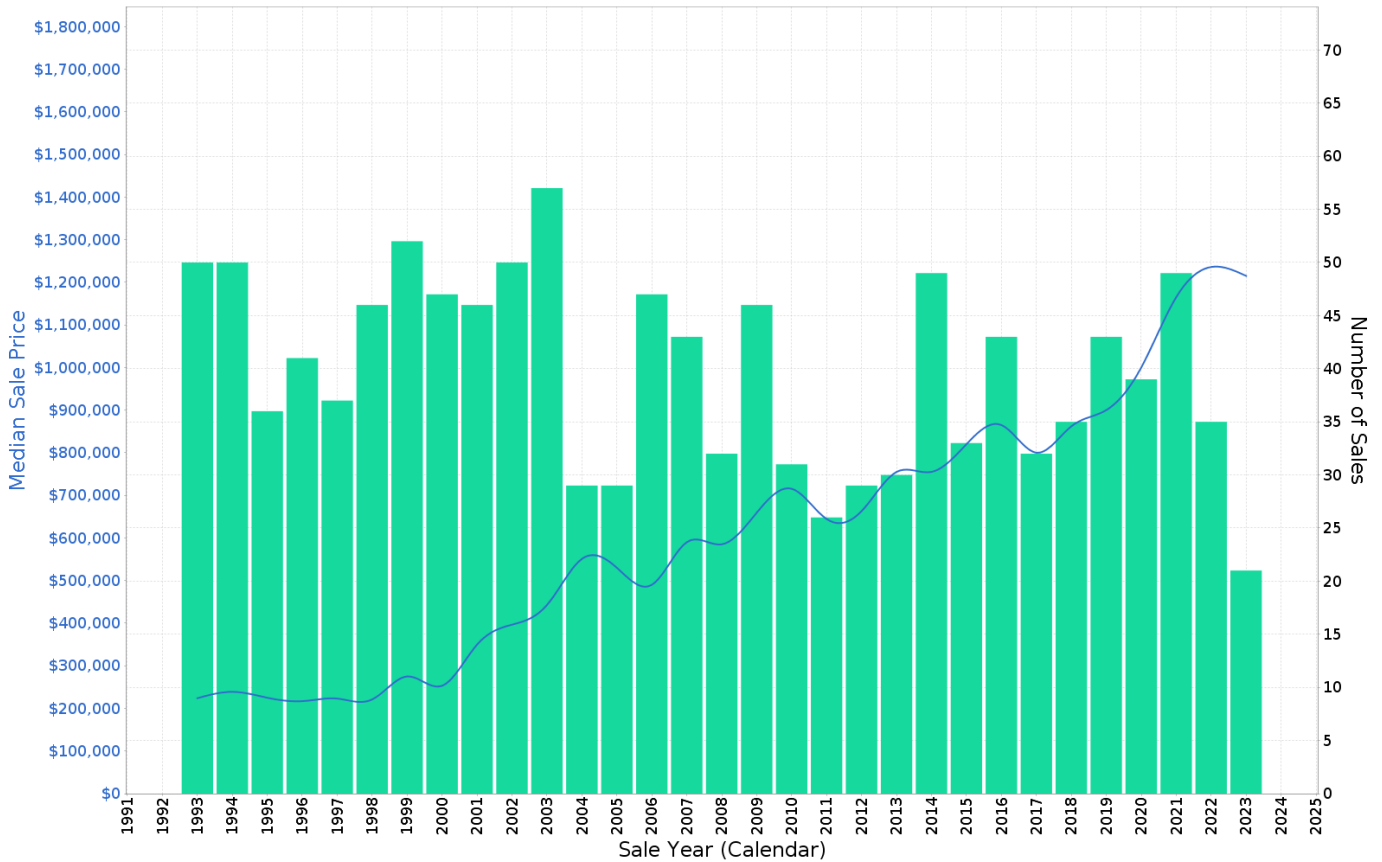
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

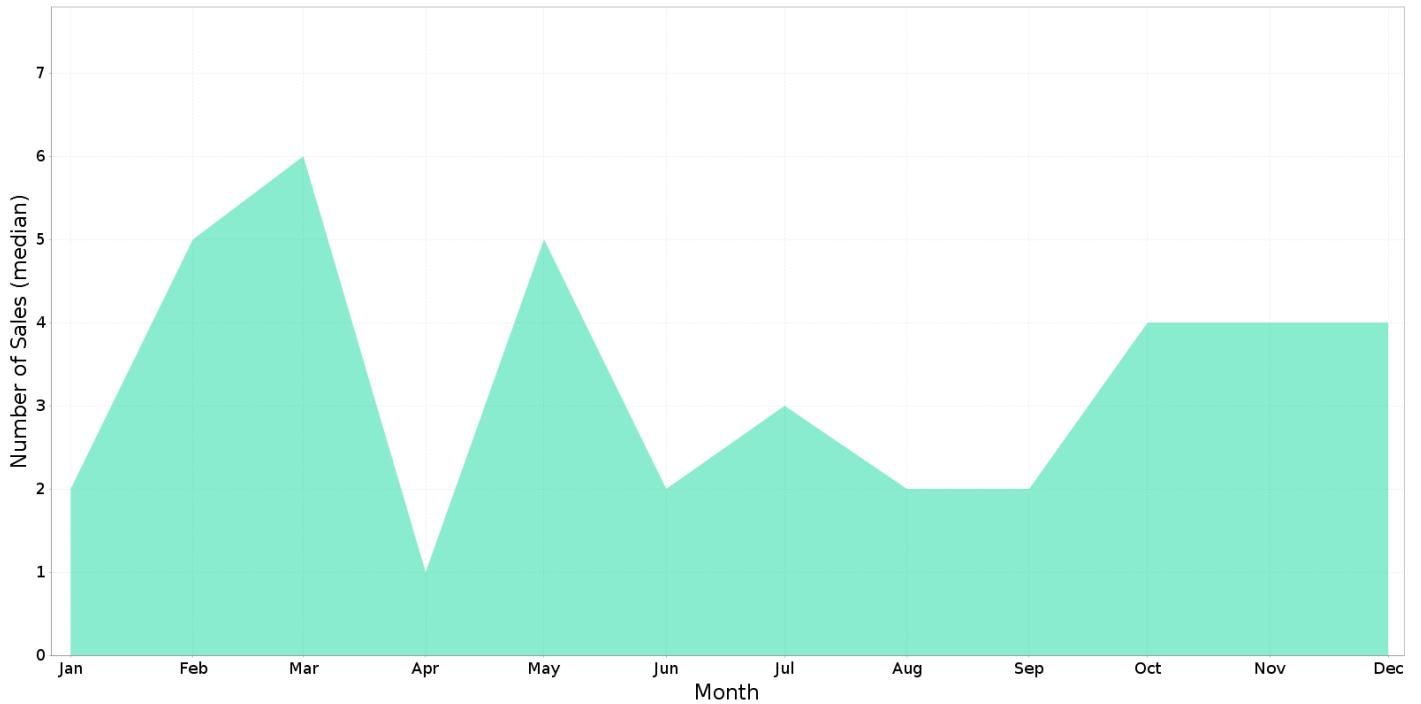
-5.1%

Current Median Price: \$1,215,000
Previous Median Price: \$1,280,000

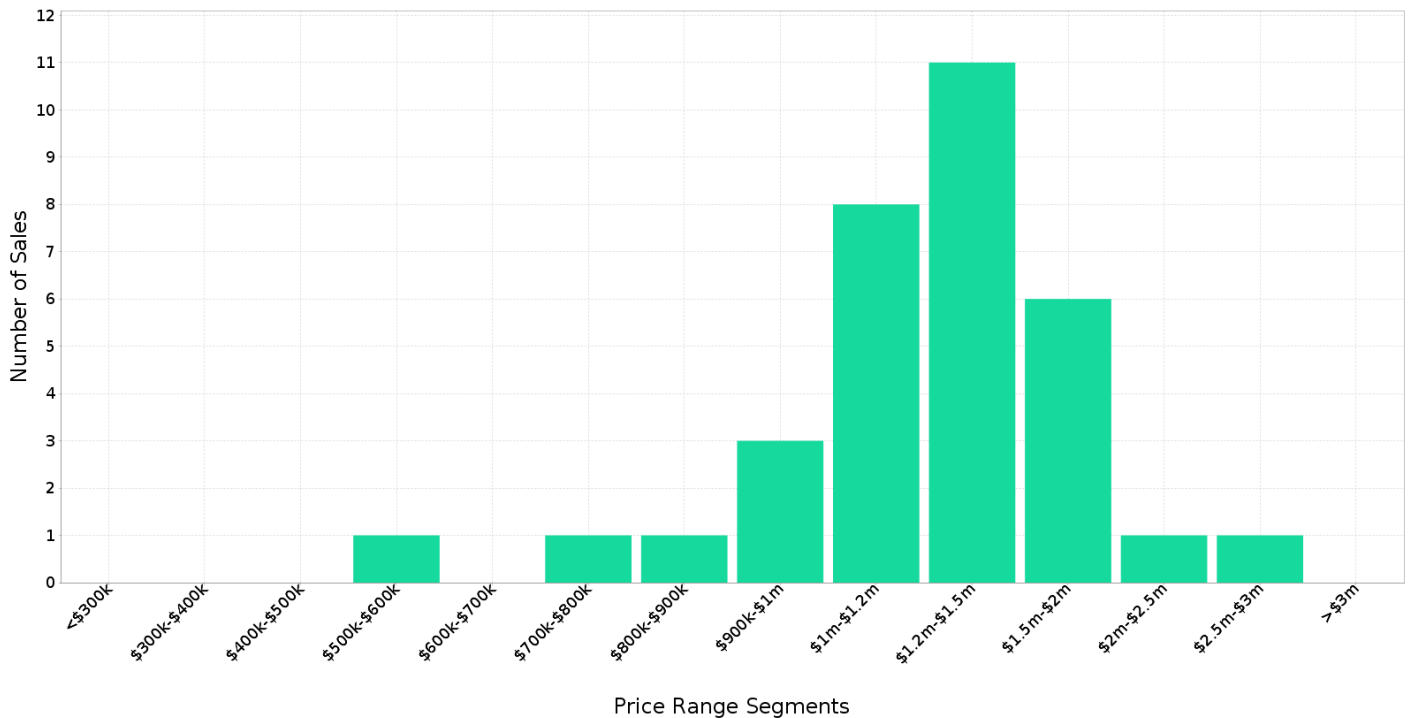
Based on 72 recorded House sales compared over the last two rolling 12 month periods



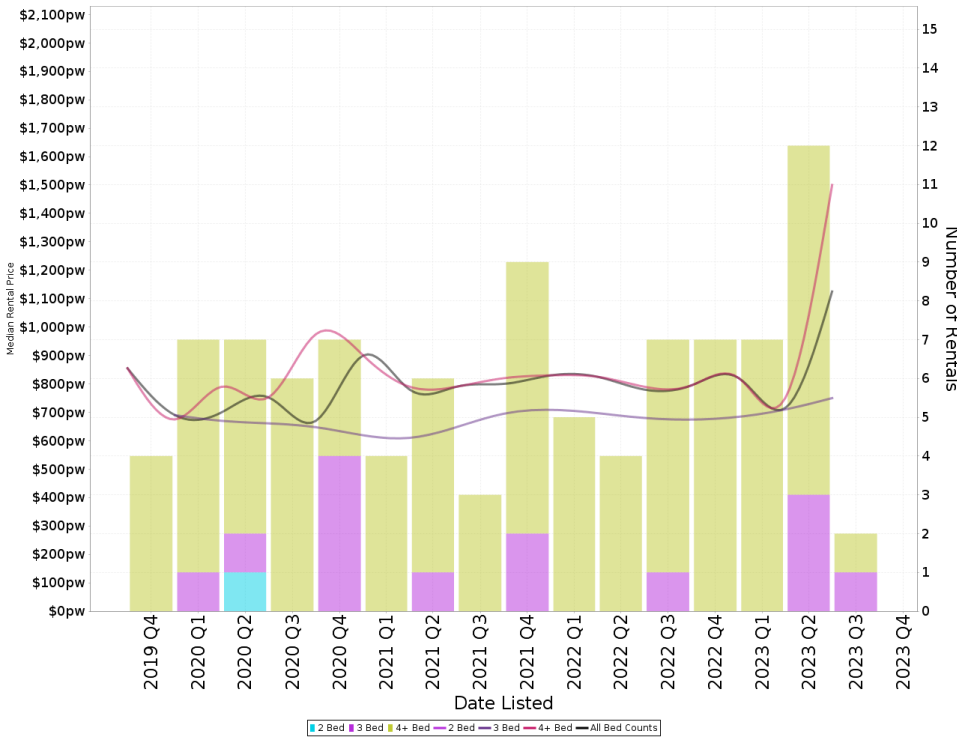
CHAPMAN - Peak Selling Periods (3 years)



CHAPMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.1%

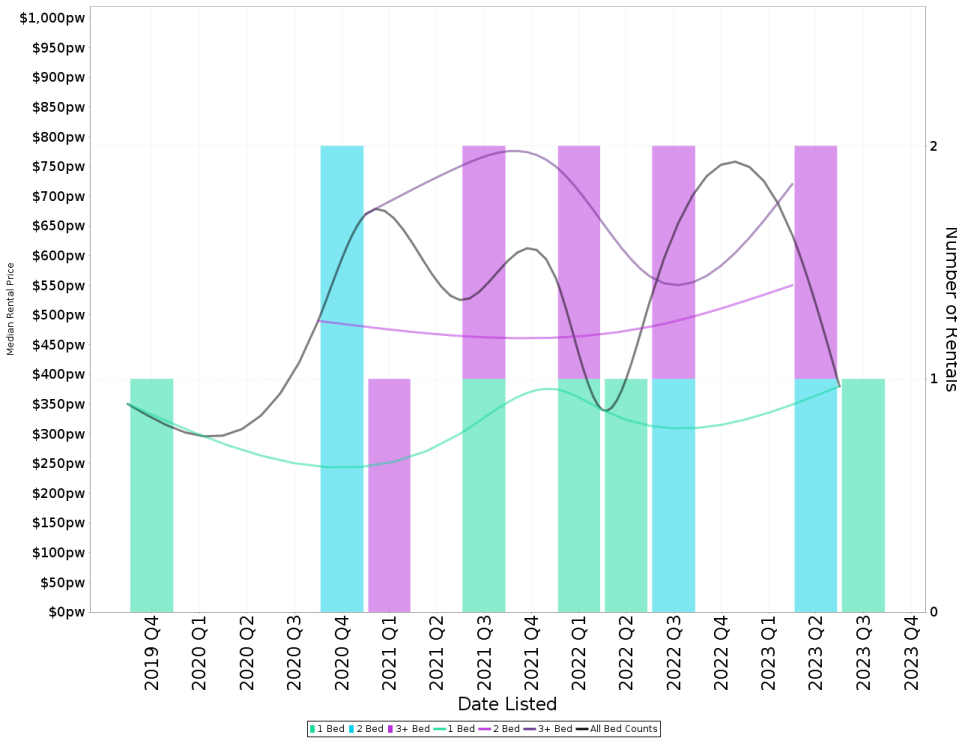
Current Median Price: \$1,215,000
Previous Median Price: \$1,280,000
Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,215,000
Current Median Rent: \$750
Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+116.7%

Current Median Price: \$2,270,000
Previous Median Price: \$1,047,500
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.3%

Current Median Price: \$2,270,000
Current Median Rent: \$550
Based on 3 registered Unit rentals compared over the last 12 months.

CHAPMAN - Recently Sold Properties

Median Sale Price

\$1.22m

Based on 33 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

-5.1%

Current Median Price: \$1,215,000
Previous Median Price: \$1,280,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

33

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

5 EMERY ST



\$1,000,000

2023
Sep
113 Days

958 m² 4 2 2

24 CHAUVEL CIR




\$1,545,000

2023
Aug
22 Days

1,499 m² 4 2 2

156 NAMATIJIRA DR




\$1,100,000

2023
Aug
25 Days

6 2 2

29 RAFFERTY ST




\$1,215,000

2023
Jun
51 Days

990 m² 4 2 2

3 CRAYDON PL




\$1,100,000

2023
Apr
17 Days

1,040 m² - - -

5 ROLFE PL




\$1,320,000

2023
Jun
115 Days

974 m² 6 3 2

75 DOYLE TCE




\$1,150,000

2023
Jun
51 Days

1,266 m² 4 2 2

94 DARWINIA TCE




\$990,000

2023
May
87 Days

931 m² 3 2 2

86 DARWINIA TCE



\$1,162,000

2023
May
22 Days

786 m² 4 2 2

Independent

PROPERTY GROUP

9 LINCOLN CL

\$1,690,000

2023
218 Days

1,538 m² 4 3 2

12 PERRY DR

\$1,050,000

2023
55 Days

880 m² 4 2 2

8 MAPLESTONE PL

\$1,222,000

2023
187 Days

935 m² 4 1 2

19.5m 46.8m 49.1m 19.6m
935.3 m²

CHAPMAN - Properties For Rent

Median Rental Price

\$750 /w

Based on 28 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

+3.2%

Current Median Price: \$1,215,000
Current Median Rent: \$750

Based on 33 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

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

