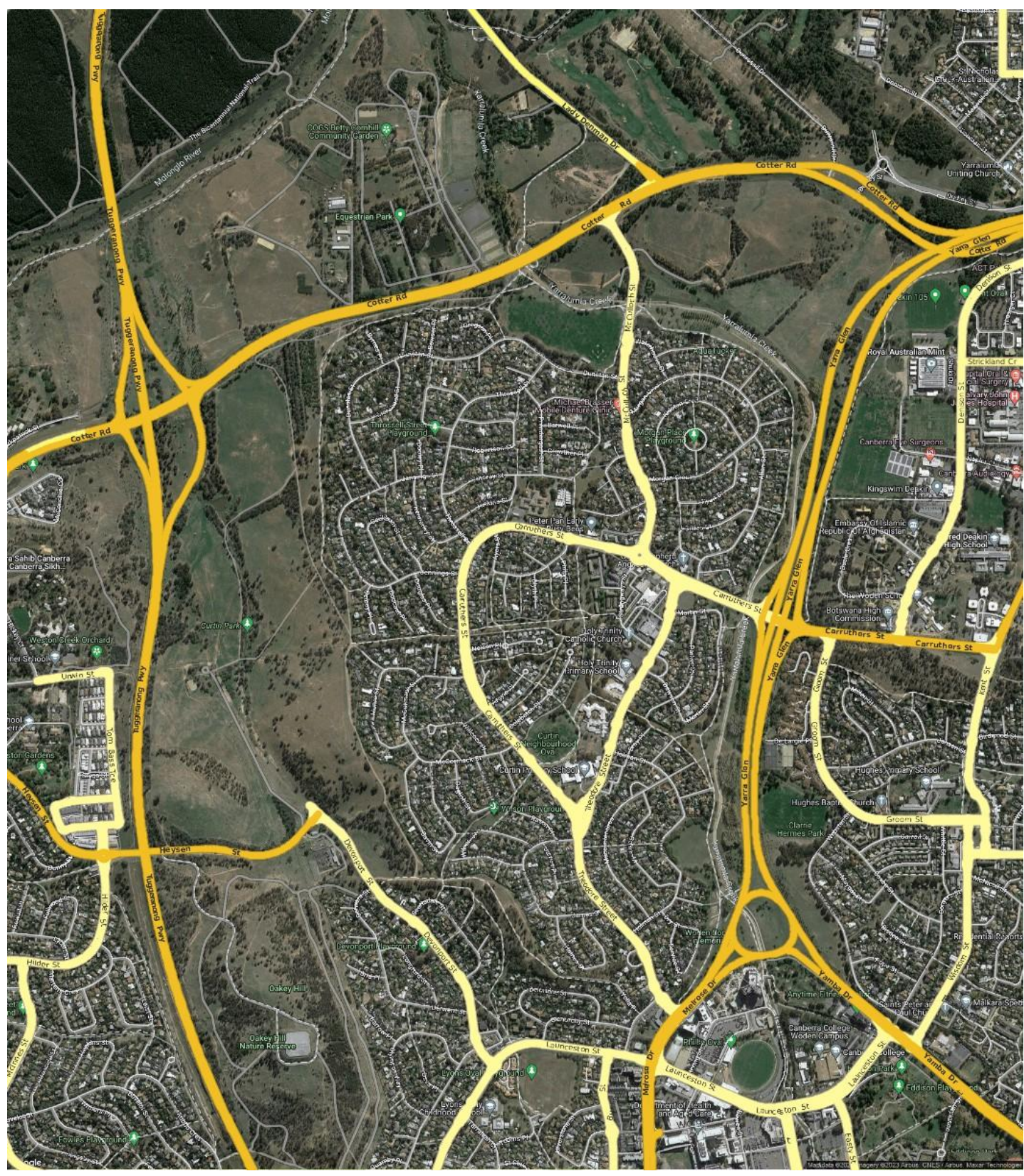


SUBURB FLYOVER REPORT

CURTIN (HOUSE)

Prepared by [Independent Property Group](#)

CURTIN - Suburb Map



CURTIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	61	\$ 464,000	0.0 %	\$ 320,000	\$ 806,000
2006	88	\$ 478,750	3.2 %	\$ 200,000	\$ 1,360,000
2007	93	\$ 550,000	14.9 %	\$ 212,500	\$ 1,503,500
2008	51	\$ 564,000	2.5 %	\$ 142,500	\$ 1,160,000
2009	65	\$ 595,000	5.5 %	\$ 27,500	\$ 1,090,000
2010	52	\$ 676,000	13.6 %	\$ 290,000	\$ 1,410,000
2011	52	\$ 670,000	-0.9 %	\$ 290,000	\$ 1,220,000
2012	60	\$ 672,500	0.4 %	\$ 210,000	\$ 1,390,000
2013	63	\$ 700,000	4.1 %	\$ 70,000	\$ 1,140,000
2014	72	\$ 685,000	-2.1 %	\$ 160,000	\$ 1,925,000
2015	72	\$ 760,500	11.0 %	\$ 200,000	\$ 1,700,000
2016	62	\$ 830,000	9.1 %	\$ 480,000	\$ 1,400,000
2017	73	\$ 900,000	8.4 %	\$ 150,000	\$ 1,515,000
2018	55	\$ 910,000	1.1 %	\$ 114,000	\$ 2,335,000
2019	81	\$ 925,000	1.6 %	\$ 585,000	\$ 2,315,000
2020	85	\$ 1,020,000	10.3 %	\$ 185,000	\$ 2,500,000
2021	91	\$ 1,410,000	38.2 %	\$ 445,000	\$ 2,900,000
2022	71	\$ 1,338,000	-5.1 %	\$ 750,000	\$ 3,250,000
2023	26	\$ 1,460,000	9.1 %	\$ 900,000	\$ 3,025,000

Median Sale Price

\$1.43m

Based on 43 recorded House sales within the last 12 months (Oct '22 - Sep '23)

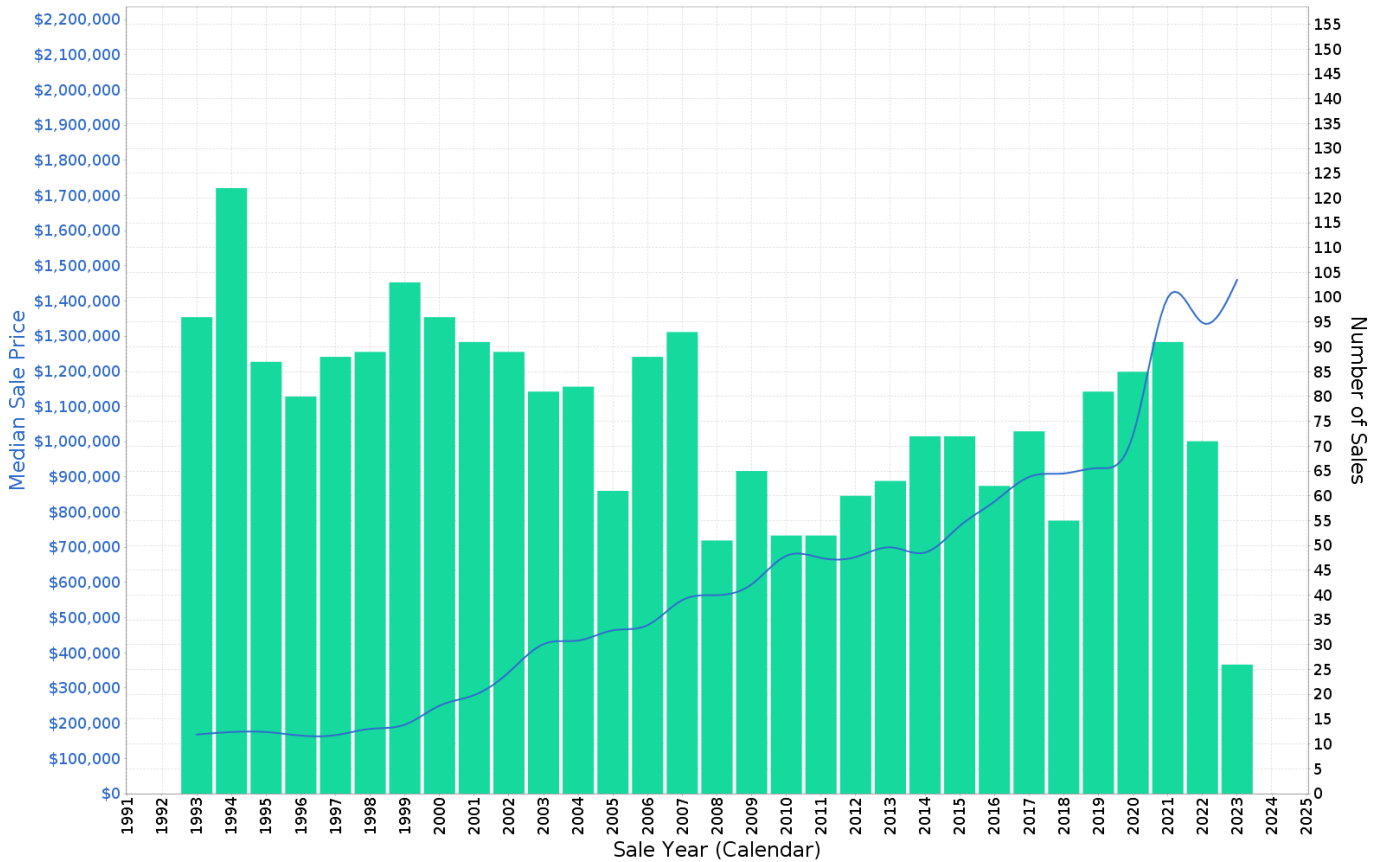
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

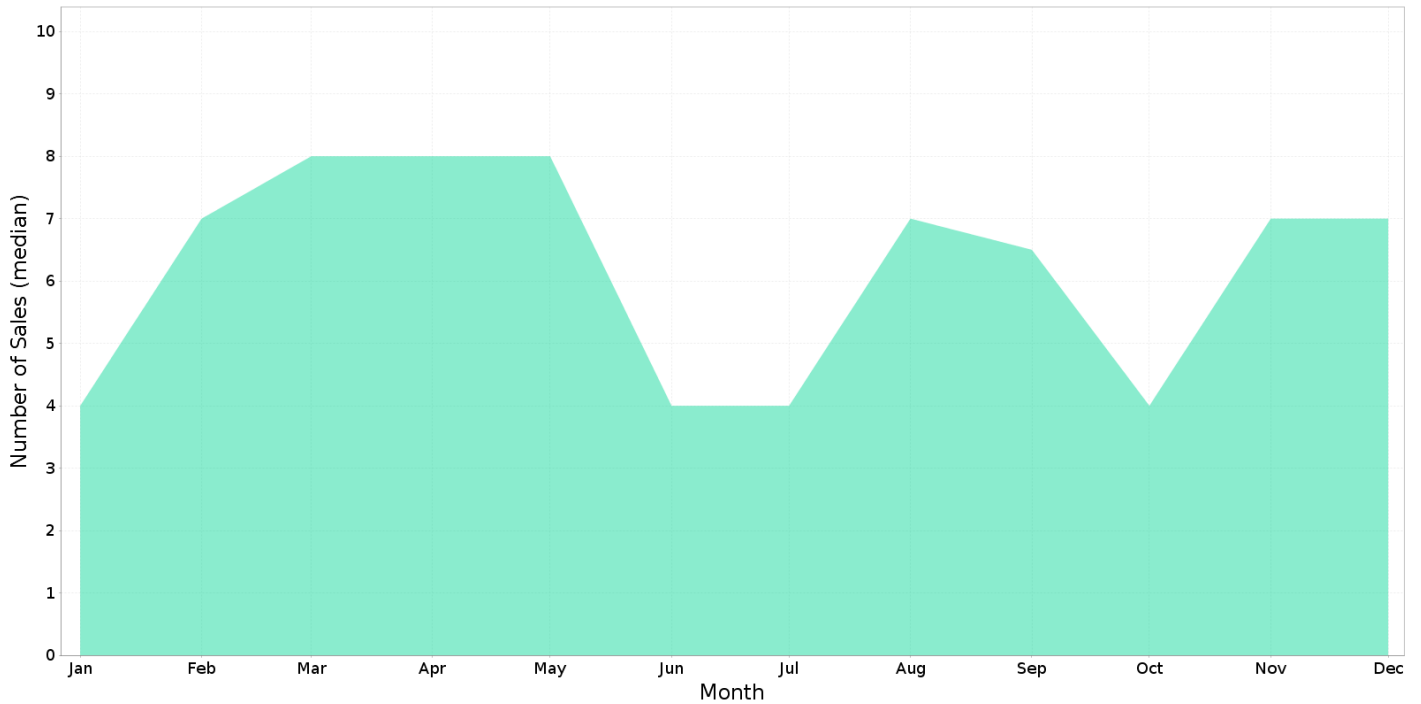
-1.3%

Current Median Price: \$1,425,000
Previous Median Price: \$1,443,750

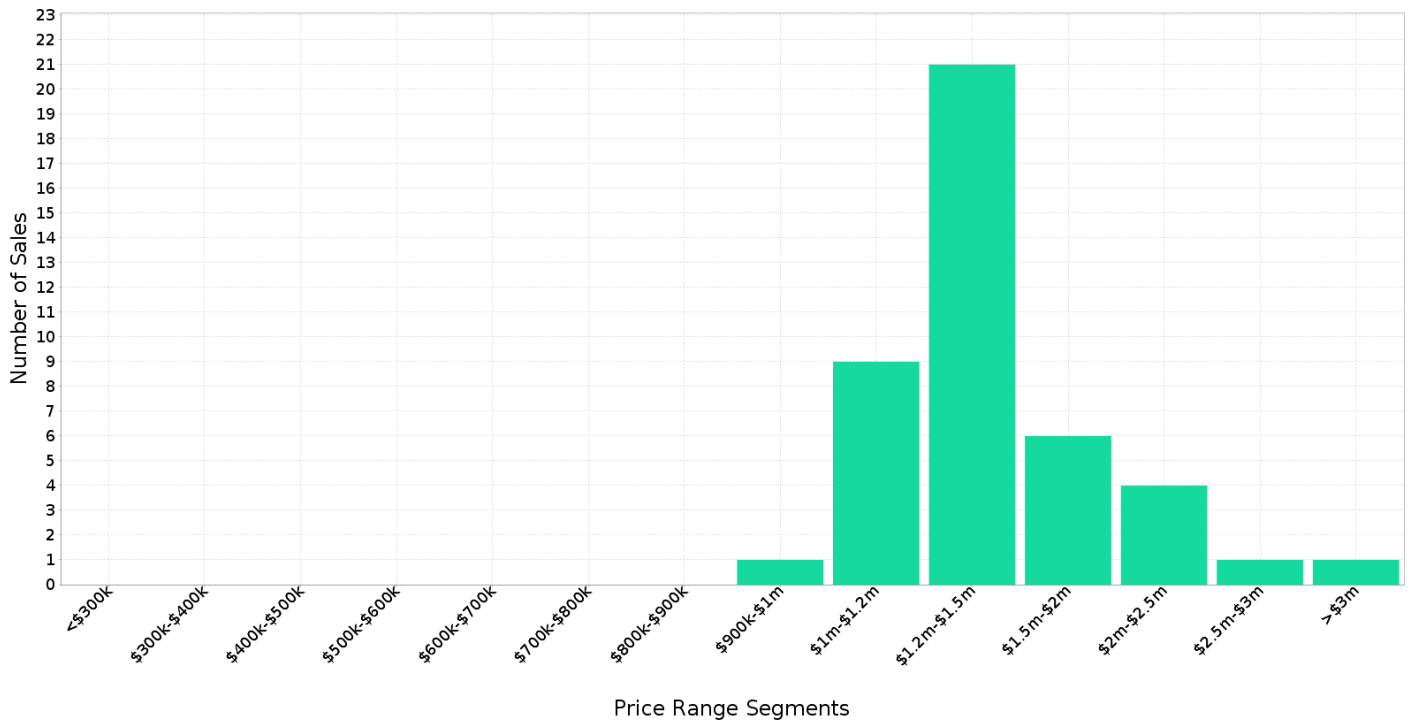
Based on 118 recorded House sales compared over the last two rolling 12 month periods



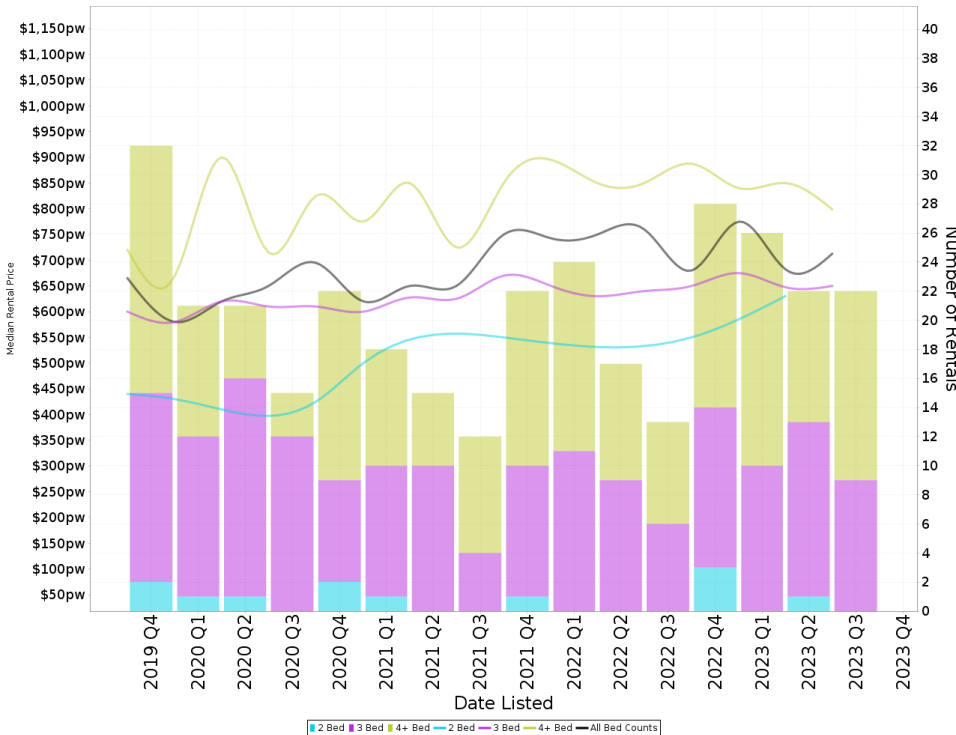
CURTIN - Peak Selling Periods (3 years)



CURTIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.3%

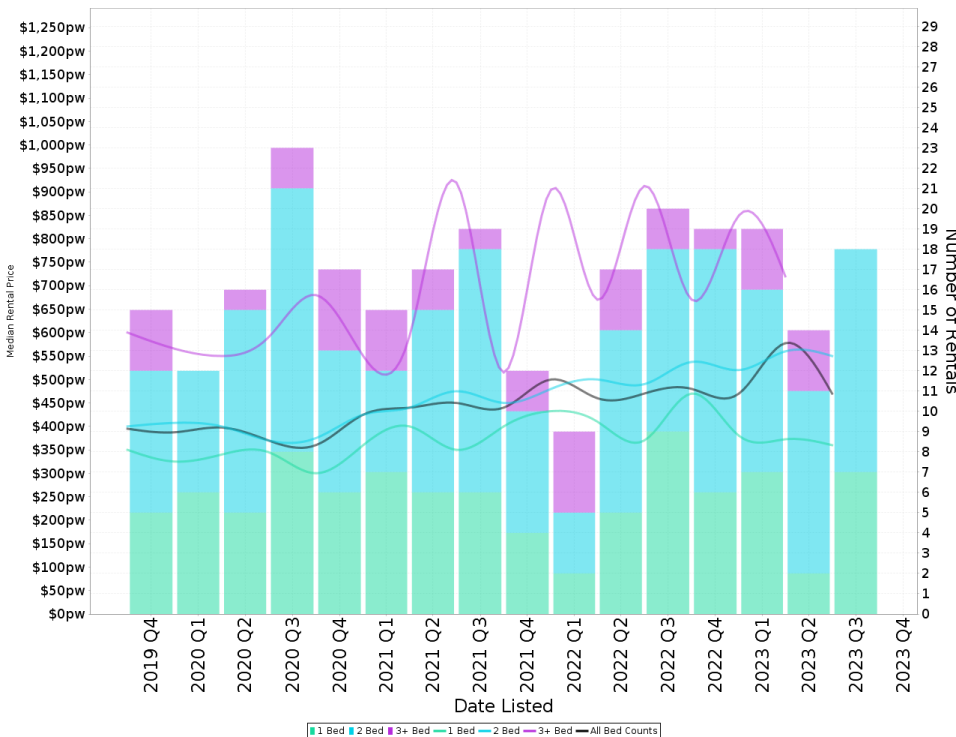
Current Median Price: \$1,425,000
Previous Median Price: \$1,443,750
Based on 118 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,425,000
Current Median Rent: \$720
Based on 98 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.1%

Current Median Price: \$365,000
Previous Median Price: \$435,000
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$365,000
Current Median Rent: \$488
Based on 70 registered Unit rentals compared over the last 12 months.

CURTIN - Recently Sold Properties

Median Sale Price

\$1.43m

Based on 43 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

-1.3%

Current Median Price: \$1,425,000
Previous Median Price: \$1,443,750

Based on 118 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

43

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

8 WILLCOCK PL



\$1,385,000

Sep 2023
23 Days

685 m² 4 3 3

33 MACALISTER CRES



\$1,105,000

Sep 2023
7 Days

733 m² 3 2 1

32 MUNRO PL



\$1,860,000

Aug 2023
23 Days

847 m² 4 2 2

12 DOUGLAS PL



\$1,380,000

Aug 2023
22 Days

793 m² 3 2 3

35 COLEBATCH PL




\$1,748,600

Aug 2023
429 Days

765 m² 4 2 1

29 DUNSTAN ST



\$3,025,000

Jul 2023

898 m² 5 3 2

9 COSGROVE ST

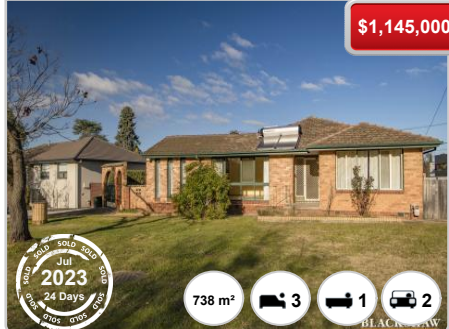


\$730,000

Jul 2023
169 Days

182 m² 2 1 1

5 GILLIES ST



\$1,145,000

Jul 2023
24 Days

738 m² 3 1 2

14 KIDSTON CRES



\$1,650,000

Jul 2023
67 Days

827 m² 5 2 2

Independent

PROPERTY GROUP

25 MUNRO ST




\$1,750,000

Sold Jun 2023
81 Days

928 m² 4 3 2

56 BAVIN ST




\$900,000

Sold Jun 2023
N/A

670 m² - - -

13 PARKER ST




\$1,180,000

Sold Jun 2023
48 Days

726 m² 3 1 1

34 MCCORMACK ST




\$1,430,000

Sold Jun 2023
22 Days

844 m² 3 2 2

3 GREGSON PL



\$1,090,000

Sold 2023
31 Days

801 m² 3 1 2

46 KIDSTON CRES




\$1,455,000

Sold May 2023
209 Days

753 m² 4 1 4

54 BAVIN ST




\$2,250,000

Sold May 2023
89 Days

739 m² 3 2 2

1 BARWELL PL



\$1,131,000

Sold May 2023
23 Days

693 m² 4 1 2

76 MORGAN CRES




\$1,485,000

Sold May 2023
160 Days

831 m² 5 3 2

30B PARKER ST




\$1,100,000

Sold May 2023
187 Days

3 2 2

25 CARRUTHERS ST

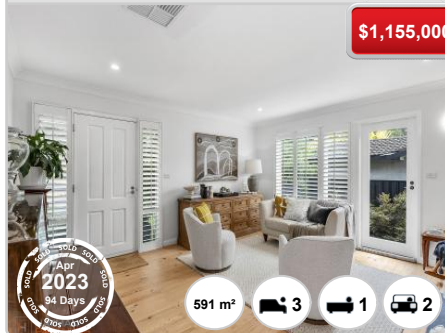


\$1,235,000

Sold Apr 2023
29 Days

620 m² 3 1 2

20 THROSSELL ST



\$1,155,000

Sold Apr 2023
84 Days

591 m² 3 1 2

CURTIN - Properties For Rent

Median Rental Price

\$720 /w

Based on 98 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

+2.6%

Current Median Price: \$1,425,000
Current Median Rent: \$720

Based on 43 recorded House sales and 98 House rentals compared over the last 12 months

Number of Rentals

98

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

1/6 BLYTH PLACE

\$705 per week

Sep 2023 9 Days

872 m² 3 2 1

95 MORGAN CRESCENT

\$750 weekly

Sep 2023 13 Days

717 m² 4 2 2

29 BAVIN STREET

\$840 per week

Sep 2023 15 Days

943 m² 4 2 1

12 MUNRO STREET

\$720 per week

Sep 2023 16 Days

761 m² 3 2 1

16 Prendergast Street

\$1,100 per

Sep 2023 18 Days

684 m² 4 3 2

1 BARWELL PLACE

\$695 per week

2023 19 Days

693 m² 4 1 2

11 HAINES STREET

\$1000 per week

Aug 2023 36 Days

716 m² 4 3 2

15 THEODORE STREET

\$799 P/W

Jul 2023 73 Days

797 m² 5 3 1

61 CARRUTHERS STREET

\$650 Per Week

Jul 2023 76 Days

876 m² 4 2 1

Independent

PROPERTY GROUP

11 MACALISTER CRESCENT

\$850 P/W

694 m² 4 2 2

Just 2023 102 Days

16 PRENDERGAST STREET

\$1,100 per

684 m² 4 3 2

Just 2023 102 Days

8 Haines Street

\$900

744 m² 4 1 2

Just 2022 283 Days