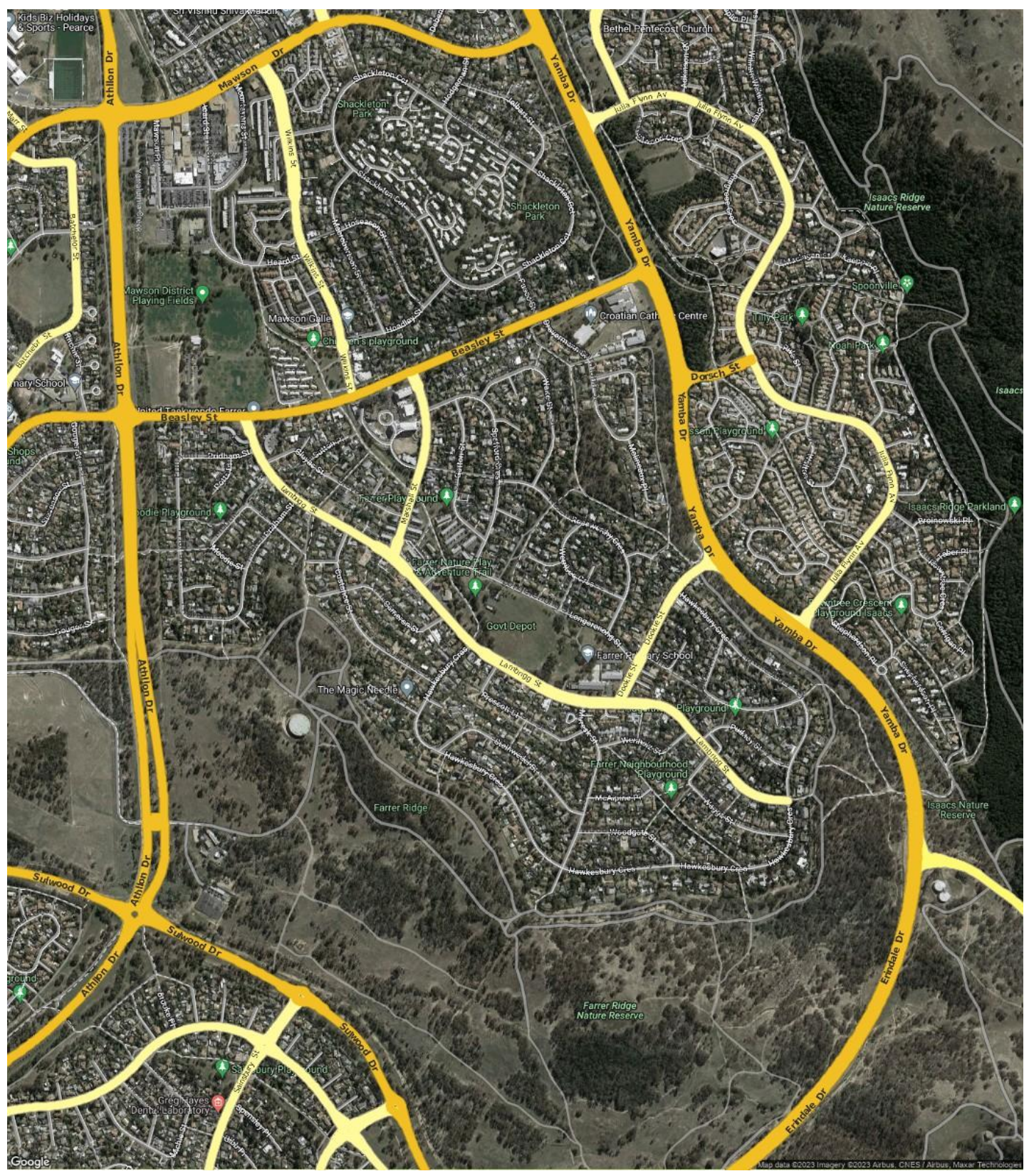


SUBURB FLYOVER REPORT

FARRER (HOUSE)

Prepared by [Independent Property Group](#)

FARRER - Suburb Map



FARRER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	45	\$ 525,000	0.0 %	\$ 200,000	\$ 1,250,000
2006	43	\$ 535,000	1.9 %	\$ 335,000	\$ 1,290,000
2007	38	\$ 549,000	2.6 %	\$ 89,000	\$ 1,080,000
2008	25	\$ 555,000	1.1 %	\$ 410,000	\$ 1,300,000
2009	50	\$ 603,750	8.8 %	\$ 399,250	\$ 1,412,000
2010	32	\$ 723,500	19.8 %	\$ 80,000	\$ 1,350,000
2011	40	\$ 657,500	-9.1 %	\$ 400,000	\$ 1,080,000
2012	39	\$ 660,000	0.4 %	\$ 302,500	\$ 1,410,000
2013	41	\$ 722,000	9.4 %	\$ 475,000	\$ 1,300,000
2014	44	\$ 710,000	-1.7 %	\$ 457,500	\$ 1,400,000
2015	36	\$ 745,000	4.9 %	\$ 300,000	\$ 1,300,000
2016	54	\$ 793,500	6.5 %	\$ 90,000	\$ 1,310,000
2017	48	\$ 839,600	5.8 %	\$ 260,000	\$ 1,250,000
2018	45	\$ 895,000	6.6 %	\$ 325,150	\$ 1,490,000
2019	50	\$ 862,500	-3.6 %	\$ 600,000	\$ 1,750,000
2020	65	\$ 925,000	7.2 %	\$ 220,500	\$ 2,100,000
2021	56	\$ 1,266,500	36.9 %	\$ 394,000	\$ 2,800,000
2022	41	\$ 1,270,000	0.3 %	\$ 880,000	\$ 2,200,000
2023	17	\$ 1,260,000	-0.8 %	\$ 870,000	\$ 1,830,000

Median Sale Price

\$1.26m

Based on 27 recorded House sales within the last 12 months (Oct '22 - Sep '23)

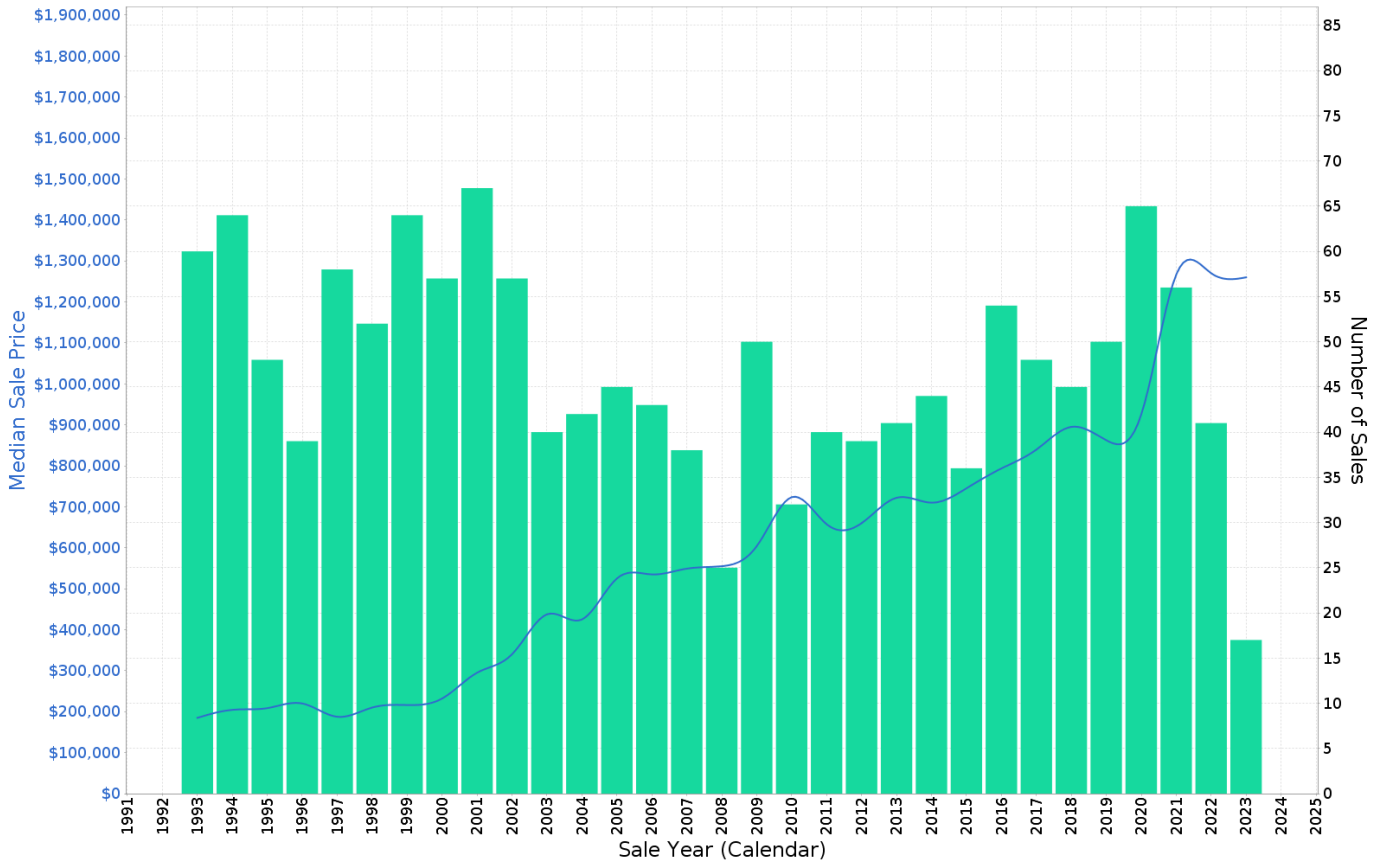
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

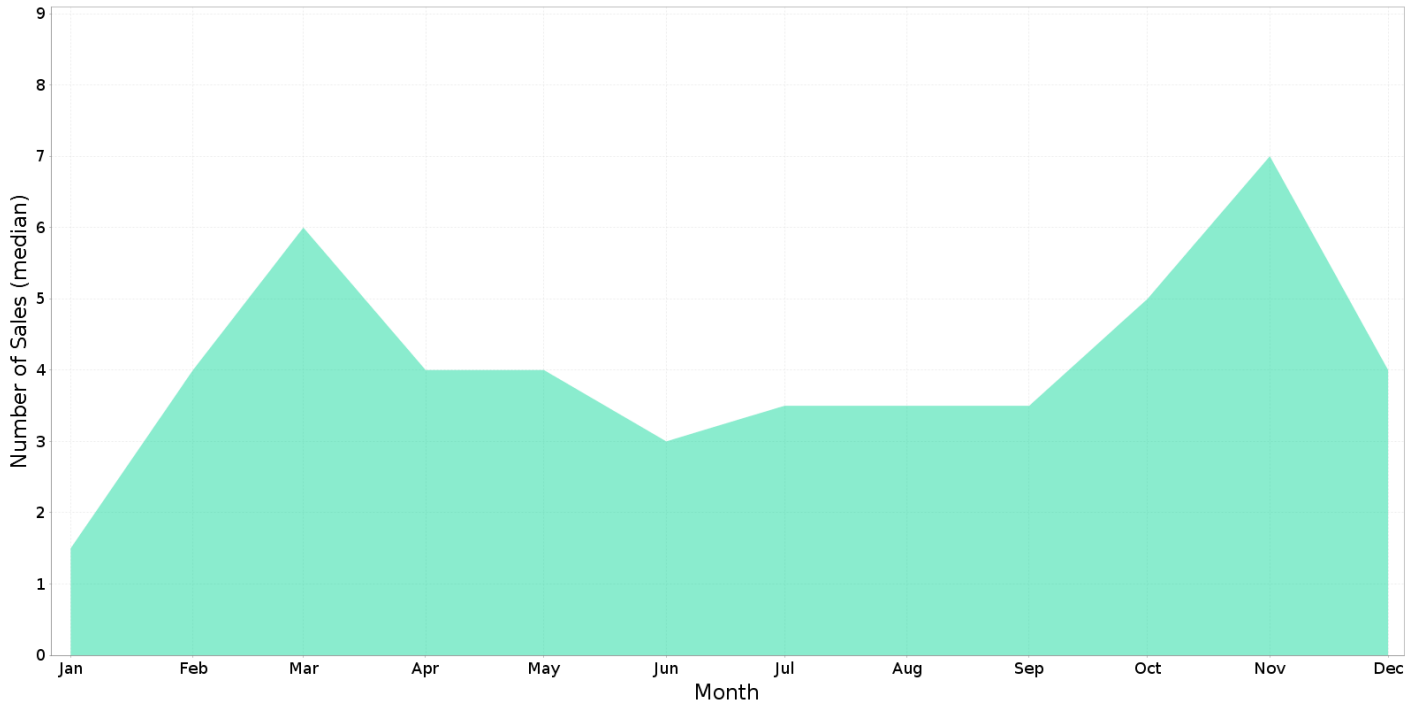
-8.7%

Current Median Price: \$1,260,000
Previous Median Price: \$1,380,000

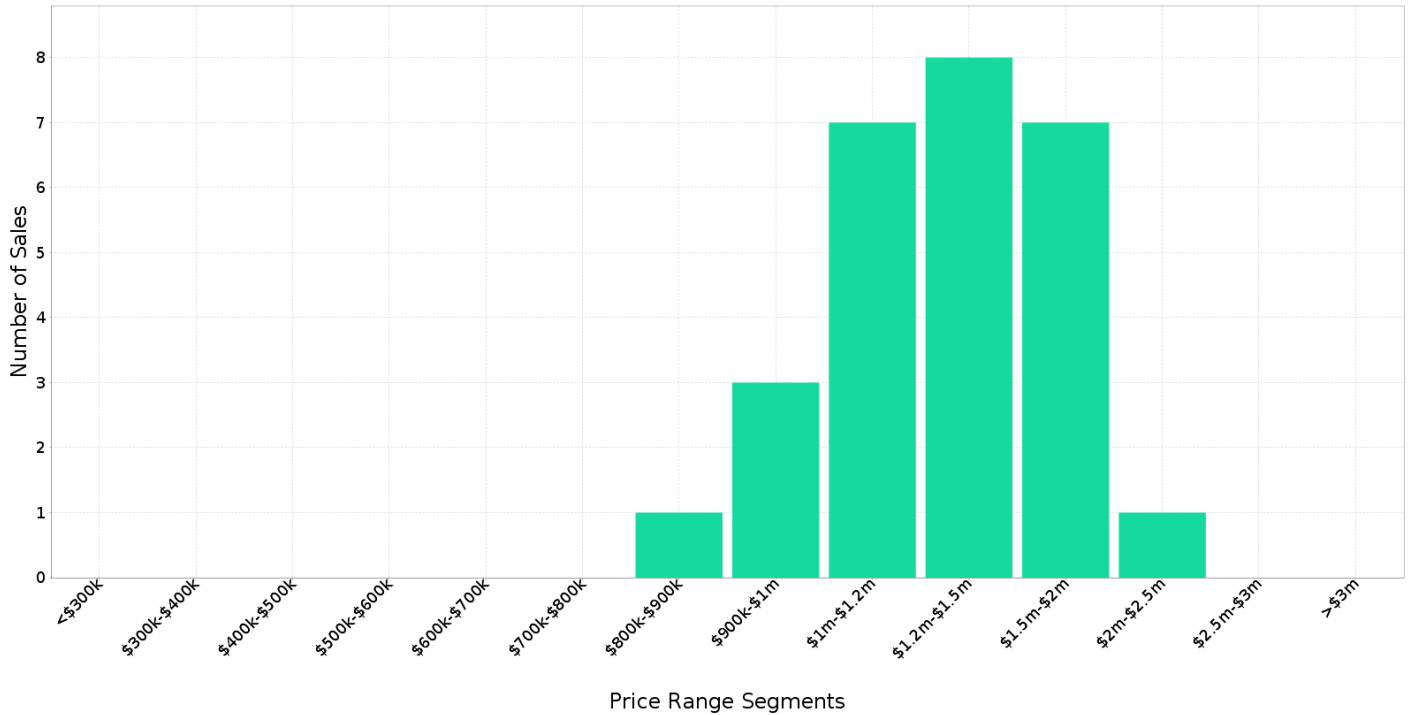
Based on 74 recorded House sales compared over the last two rolling 12 month periods



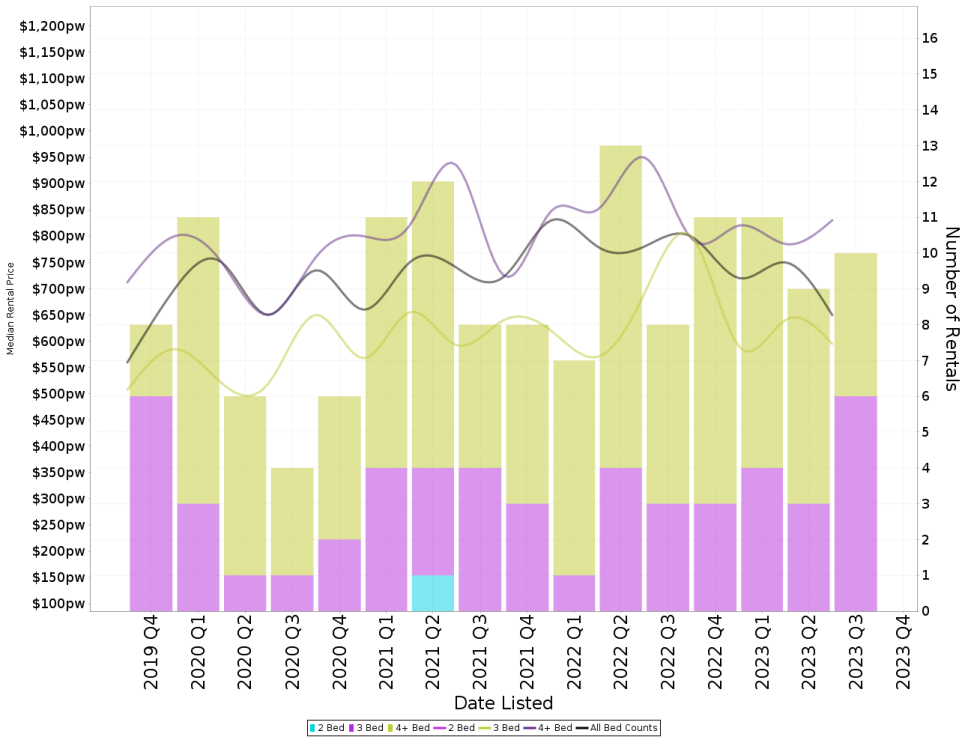
FARRER - Peak Selling Periods (3 years)



FARRER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.7%

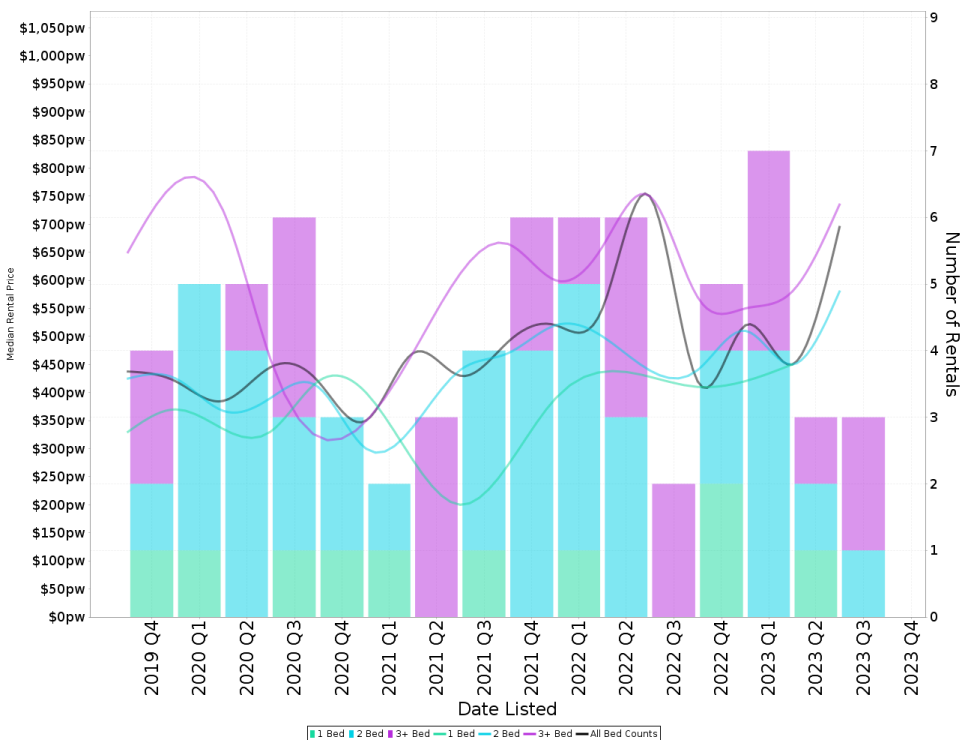
Current Median Price: \$1,260,000
Previous Median Price: \$1,380,000
Based on 74 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,260,000
Current Median Rent: \$750
Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.3%

Current Median Price: \$515,000
Previous Median Price: \$615,000
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$515,000
Current Median Rent: \$510
Based on 18 registered Unit rentals compared over the last 12 months.

FARRER - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 27 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

-8.7%

Current Median Price: \$1,260,000
Previous Median Price: \$1,380,000

Based on 74 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

27

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

81 PRIDHAM ST

\$1,100,000

Sold 2023, 4 Days

810 m² 3 1 1

31 SPAFFORD CRES

\$950,000

Sold 2023, 51 Days

890 m² 3 1 2

6 CAMERON ST

\$910,000

Sold 2023, 21 Days

777 m² 5 2 2

137 HAWKESBURY CRES

\$2,850,000

Sold 2023, 22 Days

1,465 m² 5 2 3

184 BEASLEY ST

\$1,120,000

Sold 2023, 126 Days

1,045 m² 4 2 2

1 AIRD PL

\$870,000

Sold 2023, 183 Days

837 m² 3 1 2

21 GLUYAS ST

\$990,000

Sold 2023, 35 Days

1,116 m² 4 2 2

22 PRIDHAM ST

\$1,725,000

Sold 2023, 25 Days

1,789 m² 5 3 2

2/22 PRIDHAM ST

\$1,725,000

Sold 2023, 6 Days

5 3 2

Independent

PROPERTY GROUP

8 WOODGATE ST

\$1,731,000

May 2023
15 Days

1,181 m² 5 3 2

44 WAITE ST

\$1,525,000

May 2023

1,070 m² 5 3 2

19 MARSHALL ST

\$984,000

May 2023
N/A

843 m² 4 1 1

210 BEASLEY ST

\$1,210,000

May 2023
112 Days

6 3 3

7 MOODIE ST

\$1,080,000

May 2023
11 Days

811 m² 3 1 1

39 STEINWEDEL ST

\$1,452,000

May 2023
73 Days

1,036 m² 4 2 2

138 HAWKESBURY CRES

\$1,550,000

Apr 2023
29 Days

798 m² 5 2 2

124 HAWKESBURY CRES

\$1,830,000

Apr 2023
8 Days

1,106 m² 5 2 2

TOP 1% TRUSTEE

FARRER - Properties For Rent

Median Rental Price

\$750 /w

Based on 41 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

+3.1%

Current Median Price: \$1,260,000
Current Median Rent: \$750

Based on 27 recorded House sales and 41 House rentals compared over the last 12 months

Number of Rentals

41

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

68 Hawkesbury Crescent



\$900

Oct 2023
1 Day

1,050 m² 4 2 2

106 Lambrigg Street



\$590 Per Week

Oct 2023
2 Days

1,264 m² 3 1 1

22 SPAFFORD CRESCENT



\$860 per week

Sep 2023
4 Days

1,015 m² 5 2 2

92 LAMBRIGG STREET



\$580pw

Sep 2023
34 Days

906 m² 3 1 1

24a Longerenong Street

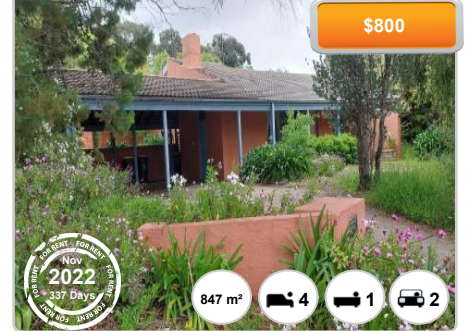


\$645 per week

Aug 2023
37 Days

photo not available 3 2 1

6 Custance Street



\$800

Nov 2022
237 Days

847 m² 4 1 2