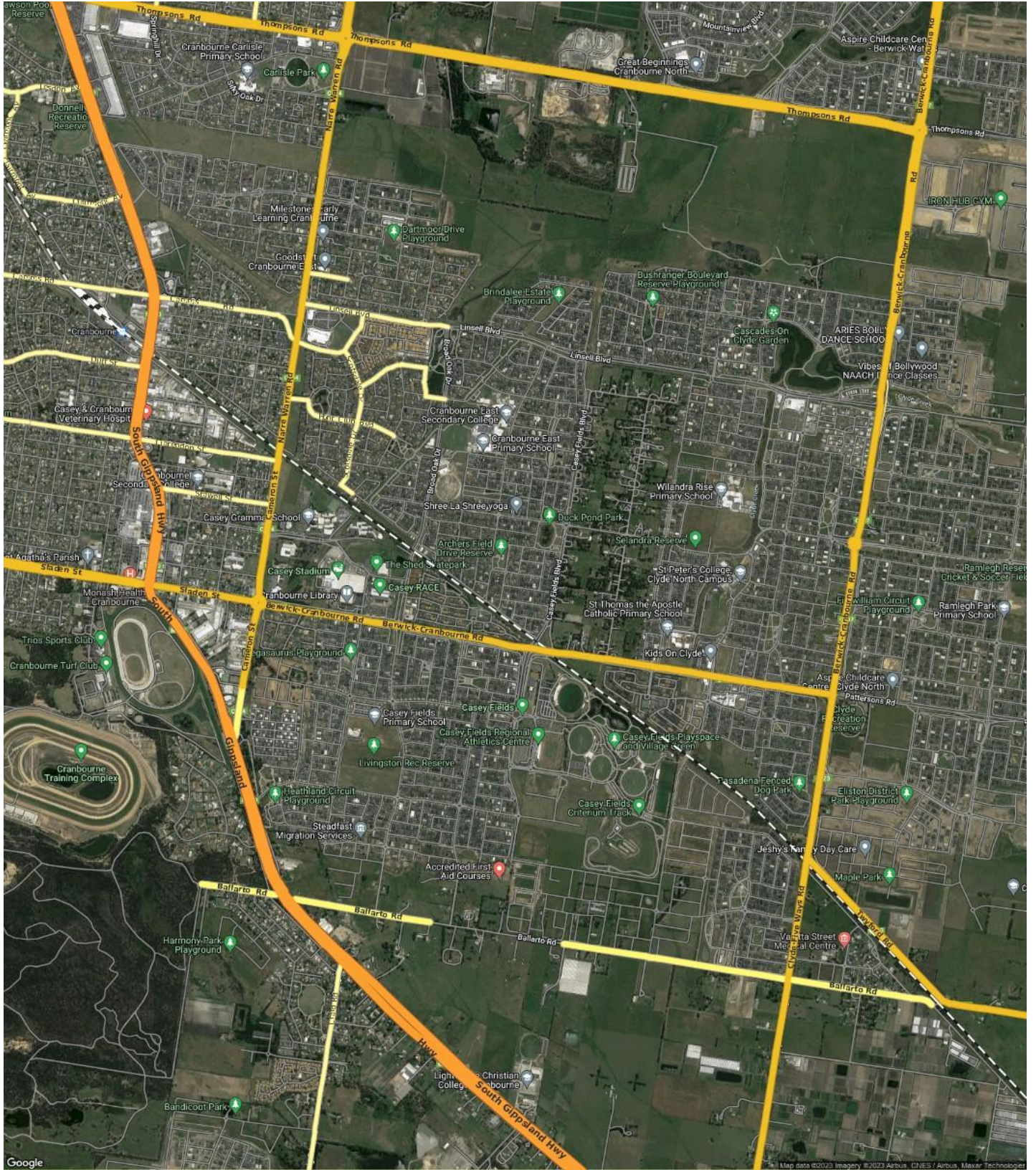


# **SUBURB FLYOVER REPORT**

CRANBOURNE EAST (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

# CRANBOURNE EAST - Suburb Map



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# CRANBOURNE EAST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	195	\$ 155,000	0.0 %	\$ 89,000	\$ 830,000
2007	266	\$ 190,000	22.6 %	\$ 55,000	\$ 1,150,000
2008	261	\$ 230,000	21.1 %	\$ 119,000	\$ 925,000
2009	363	\$ 235,000	2.2 %	\$ 135,000	\$ 1,250,000
2010	268	\$ 320,000	36.2 %	\$ 95,000	\$ 1,200,000
2011	257	\$ 349,950	9.4 %	\$ 59,000	\$ 1,950,000
2012	212	\$ 360,000	2.9 %	\$ 69,114	\$ 1,000,000
2013	290	\$ 372,676	3.5 %	\$ 69,114	\$ 1,200,000
2014	311	\$ 395,000	6.0 %	\$ 69,114	\$ 3,000,000
2015	382	\$ 427,250	8.2 %	\$ 69,114	\$ 5,290,000
2016	452	\$ 460,625	7.8 %	\$ 69,114	\$ 2,875,000
2017	465	\$ 540,000	17.2 %	\$ 337,500	\$ 2,200,000
2018	327	\$ 575,000	6.5 %	\$ 351,500	\$ 4,800,000
2019	327	\$ 568,000	-1.2 %	\$ 220,000	\$ 2,250,000
2020	286	\$ 588,500	3.6 %	\$ 400,000	\$ 1,400,000
2021	452	\$ 670,000	13.8 %	\$ 412,850	\$ 2,450,000
2022	330	\$ 720,000	7.5 %	\$ 438,000	\$ 6,000,000
2023	251	\$ 710,000	-1.4 %	\$ 100,000	\$ 7,425,000
2024	0				

## Median Sale Price

**\$710k**

Based on 251 recorded House sales within the last 12 months (2023)

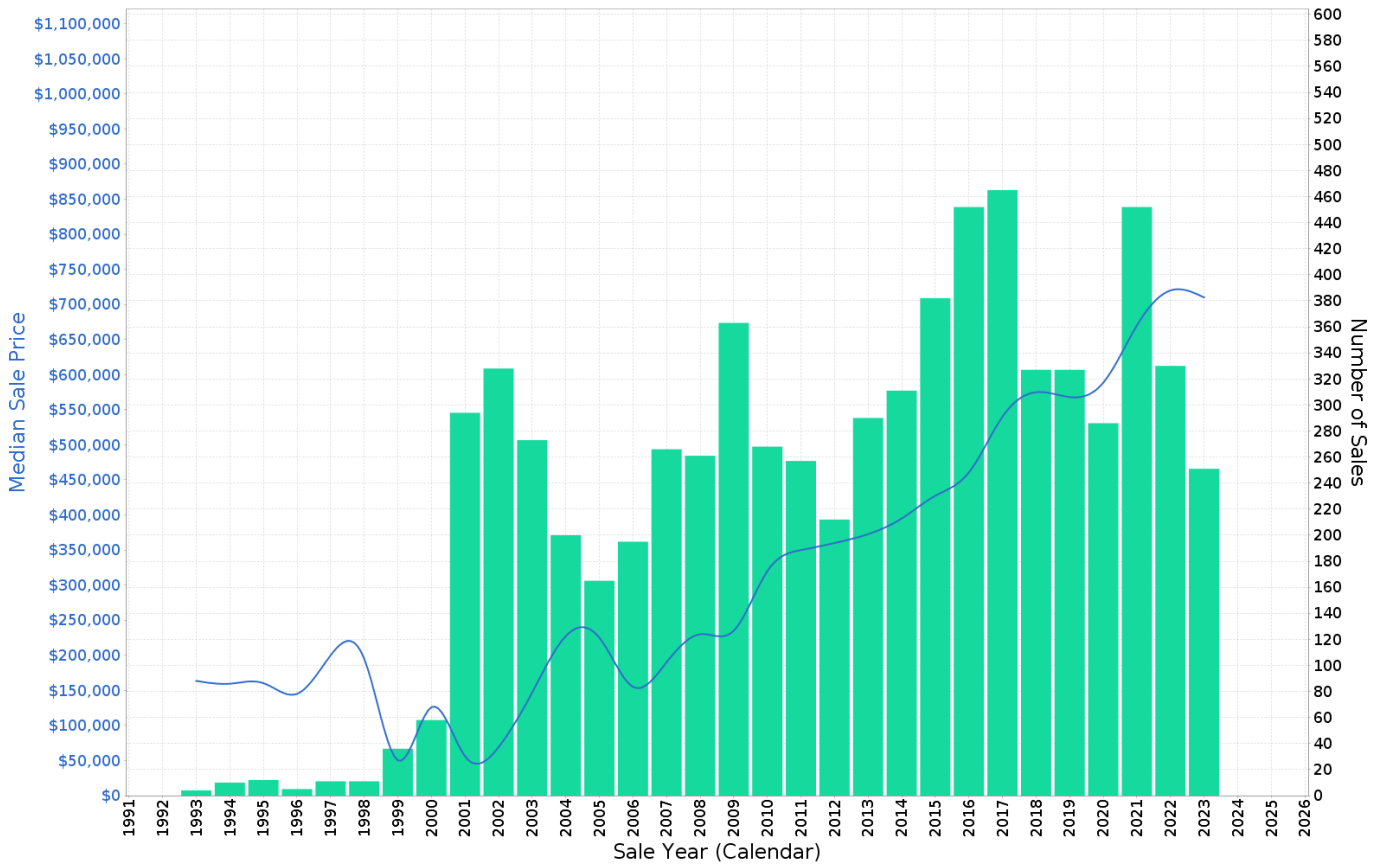
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**-1.4%**

Current Median Price: \$710,000  
Previous Median Price: \$720,000

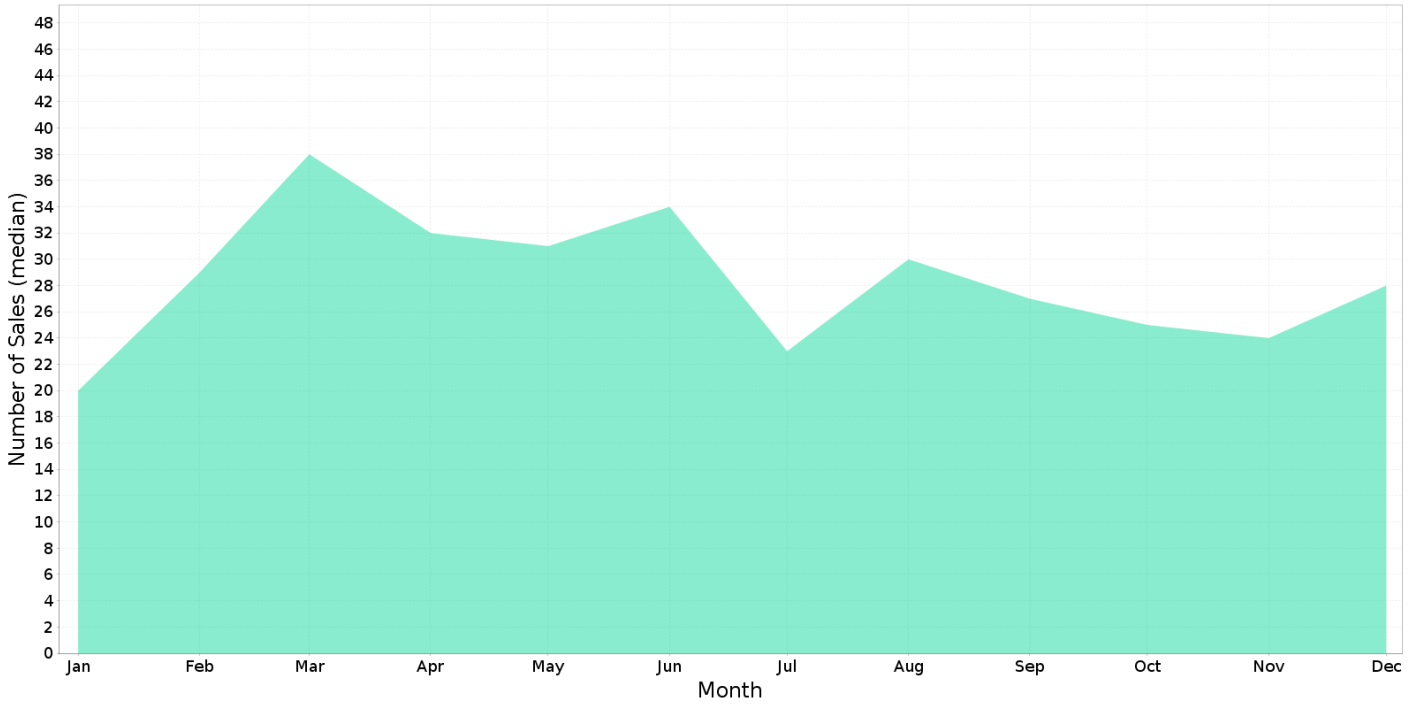
Based on 581 recorded House sales compared over the last two rolling 12 month periods



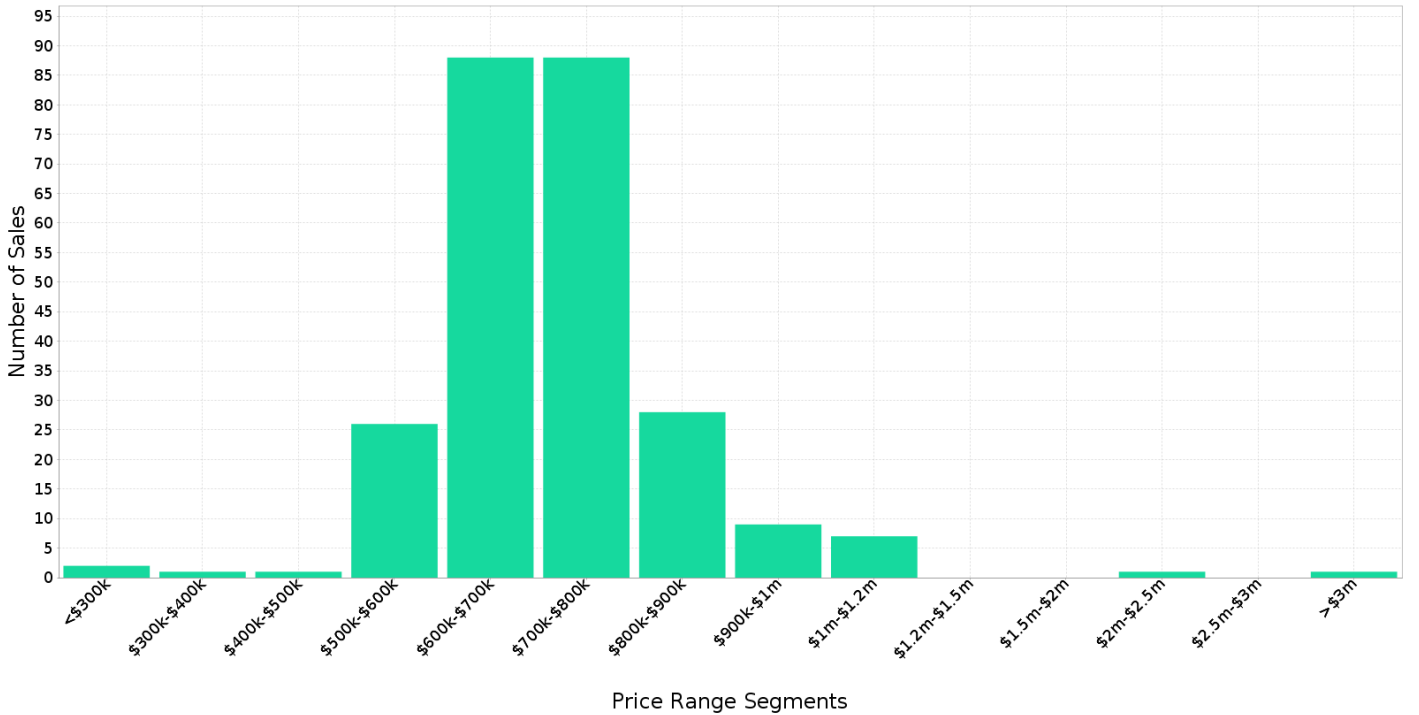
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## CRANBOURNE EAST - Peak Selling Periods (3 years)



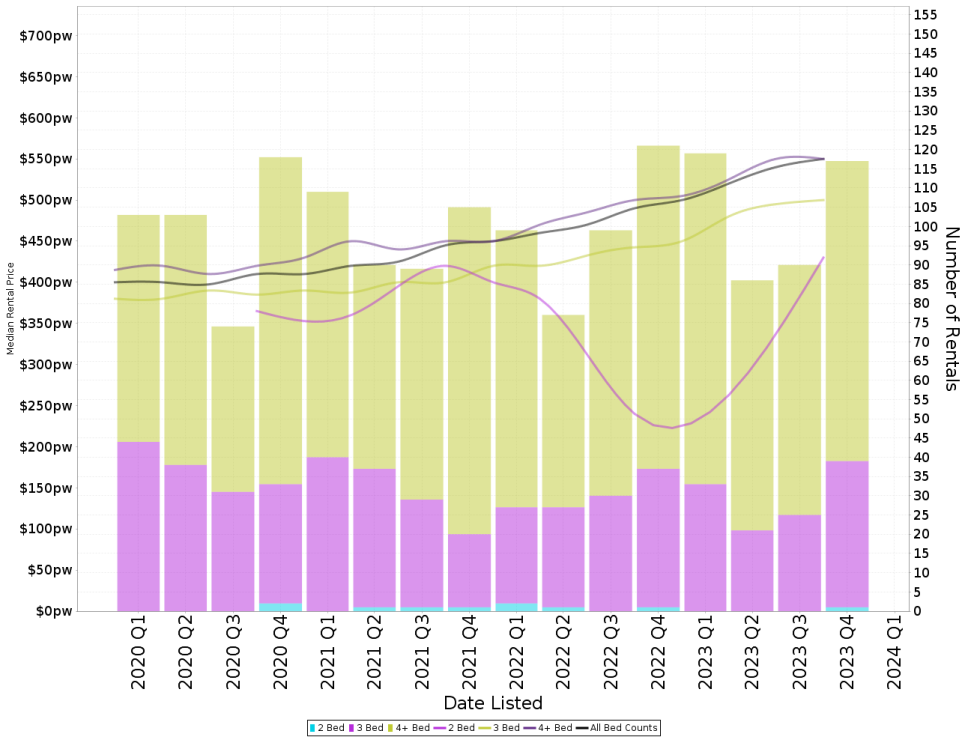
## CRANBOURNE EAST - Price Range Segments (12)



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.4%**

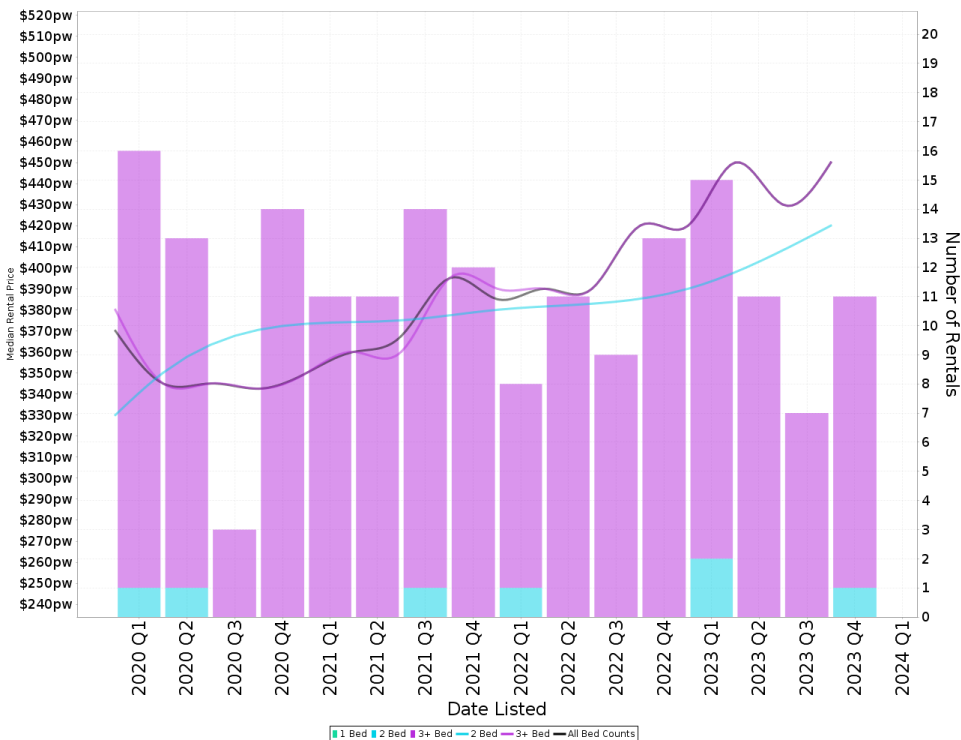
Current Median Price: \$710,000  
Previous Median Price: \$720,000  
Based on 581 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$710,000  
Current Median Rent: \$525  
Based on 412 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.5%**

Current Median Price: \$510,000  
Previous Median Price: \$502,500  
Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$510,000  
Current Median Rent: \$435  
Based on 44 registered Unit rentals compared over the last 12 months.

# CRANBOURNE EAST - Recently Sold Properties

Median Sale Price

**\$710k**

Based on 251 recorded House sales within the last 12 months (2023)

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

Suburb Growth

**-1.4%**

Current Median Price: \$710,000  
Previous Median Price: \$720,000

Based on 581 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**251**

Based on recorded House sales within the 12 months (2023)

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

**128 NELSON ST**

**\$734,000**

Jan 2024  
45 Days

448 m<sup>2</sup> 4 2 2

**8 VIXEN CRT**

**\$850,000**

Dec 2023  
50 Days

673 m<sup>2</sup> 4 2 2

**75 TANGEMERE WAY**

**\$670,000**

Dec 2023  
27 Days

400 m<sup>2</sup> 3 2 2

**77 DONOHUE ST**

**\$655,000**

Dec 2023  
19 Days

454 m<sup>2</sup> 3 2 2

**52 HAFLINGER AVE**

**\$880,000**

Dec 2023  
138 Days

331 m<sup>2</sup> 5 3 2

**14 MACPHERSON CCT**

**\$790,000**

Dec 2023  
49 Days

393 m<sup>2</sup> 4 2 2

**17 BOWYER AVE**

**\$800,000**

Dec 2023  
38 Days

512 m<sup>2</sup> 4 2 2

**30 PARKHURST DR**

**\$600,000**

Dec 2023  
12 Days

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

**93 PARKHURST DR**

**\$715,000**

Dec 2023  
43 Days

491 m<sup>2</sup> 4 2 2

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15 BUSHRANGER BVDE

\$670,000



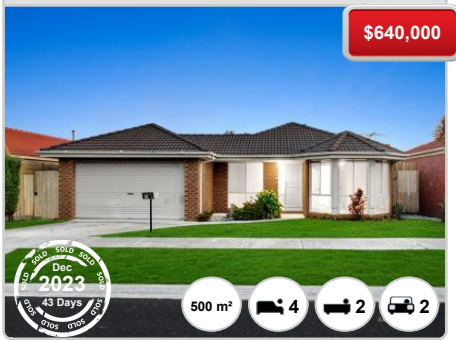
54 PRENDERGAST AVE

\$890,000



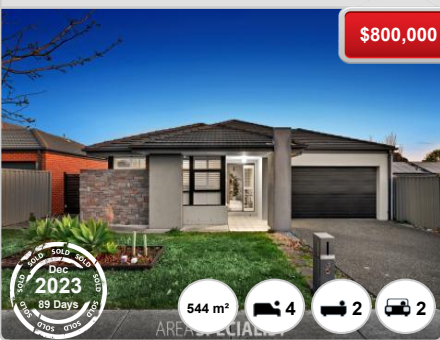
15 CHATHAM CL

\$640,000



3 CARNAVON ST

\$800,000



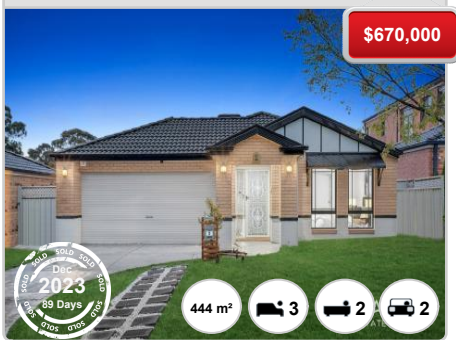
2 MOPAR CRT

\$550,000



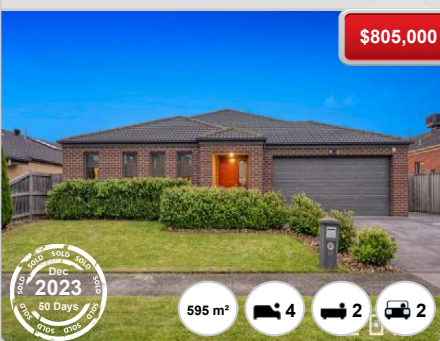
2 LAUNTON PL

\$670,000



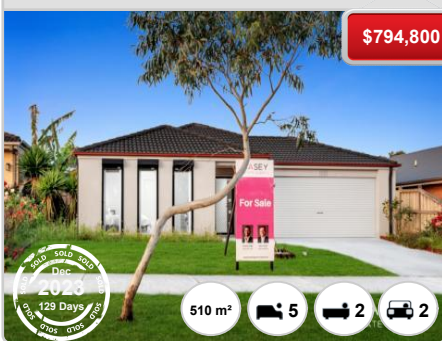
37 DAN MORGAN DR

\$805,000



126 LINSELL BVD

\$794,800



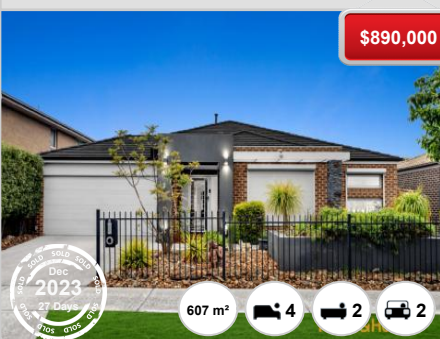
24 NUGGET WAY

\$498,000



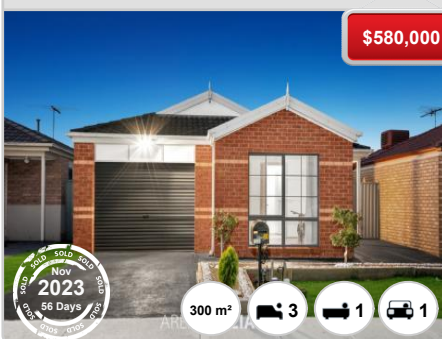
6 BLACK CAESAR DR

\$890,000



28 MOSSMAN DR

\$580,000



49 PITFIELD AVE

\$605,000



# CRANBOURNE EAST - Properties For Rent

Median Rental Price

**\$525 /w**

Based on 412 recorded House rentals within the last 12 months (2023)

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

Rental Yield

**+3.8%**

Current Median Price: \$710,000  
Current Median Rent: \$525

Based on 251 recorded House sales and 412 House rentals compared over the last 12 months

Number of Rentals

**412**

Based on recorded House rentals within the last 12 months (2023)

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

**11 NATIVE RTT CRESCENT**

**\$560 weekly**

Jan 2024  
4 Days

4 2 2

**25 HUNT CLUB BOULEVARD**

**\$550**

Jan 2024  
4 Days

576 m<sup>2</sup> 4 2 2

**21 CANMORE STREET**

**\$550 per week**

Jan 2024  
2 Days

226 m<sup>2</sup> 4 2 2

**68 VILLAGER STREET**

**\$675 pw**

Jan 2024  
5 Days

375 m<sup>2</sup> 4 2 2

**65 BROAD OAK DRIVE**

**\$530**

Jan 2024  
6 Days

424 m<sup>2</sup> 3 2 2

**104 SCOTSDALE DRIVE**

**\$650**

Jan 2024  
6 Days

480 m<sup>2</sup> 4 2 2

**6 PRENDERGAST AVENUE**

**\$540 per week**

Jan 2024  
6 Days

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

**51 CHALLENGER CIRCUIT**

**\$590 per week**

Jan 2024  
6 Days

508 m<sup>2</sup> 4 2 2

**9 BARANELLO CRESCENT**

**\$580 per week**

Jan 2024  
6 Days

375 m<sup>2</sup> 4 2 2

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**15 CANMORE STREET**

**\$500**

184 m<sup>2</sup> 3 2 2

Dec 2023 7 Days

**19 PITFIELD AVENUE**

**\$650 pw**

375 m<sup>2</sup> 4 2 2

Dec 2023 20 Days

**70 PARKHURST DRIVE**

**\$560 per week**

350 m<sup>2</sup> 4 2 2

Dec 2023 24 Days

**85 FIORELLI BOULEVARD**

**\$ 530 PER**

491 m<sup>2</sup> 4 2 2

Dec 2023 21 Days

**35 ARDENT CRESCENT**

**\$580 per week**

420 m<sup>2</sup> 4 2 2

Dec 2023 24 Days

**9 CALICHE PLACE**

**\$530 per week**

202 m<sup>2</sup> 3 2 2

Dec 2023 26 Days

**14 PONTIAC ROAD**

**\$630 per week**

455 m<sup>2</sup> 4 2 2

Dec 2023 25 Days

**20 CLOVERBANK DRIVE**

**\$575**

347 m<sup>2</sup> 3 2 2

Dec 2023 28 Days

**76 ANNABELLA STREET**

**\$600 weekly**

**INSPECTION & APPLICATION**

If you would like to apply for this property, please follow these steps:

- VIEW LISTING ONLINE
- WATCH VIDEO WALK THROUGH TOUR
- BOOK AN INSPECTION

Please click on "Book an Inspection" to register your interest and to ensure you are notified of any changes or cancellations.

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

Dec 2023 34 Days

**14 COLLISON ROAD**

**\$1,000 per**

9,920 m<sup>2</sup> 3 2 3

Dec 2023 25 Days

**5 MERCURY ROAD**

**\$550 per week**

309 m<sup>2</sup> 4 2 2

Dec 2023 28 Days

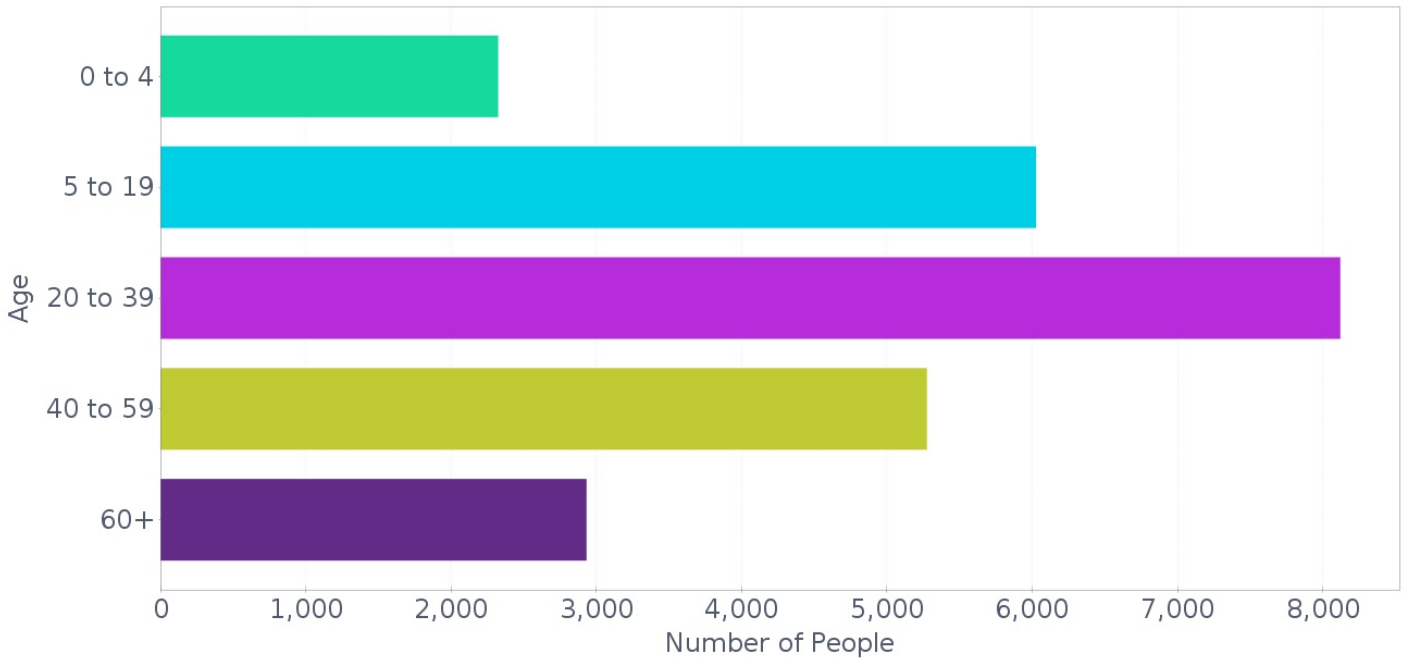
**43 GUINEAS STREET**

**\$550pw |**

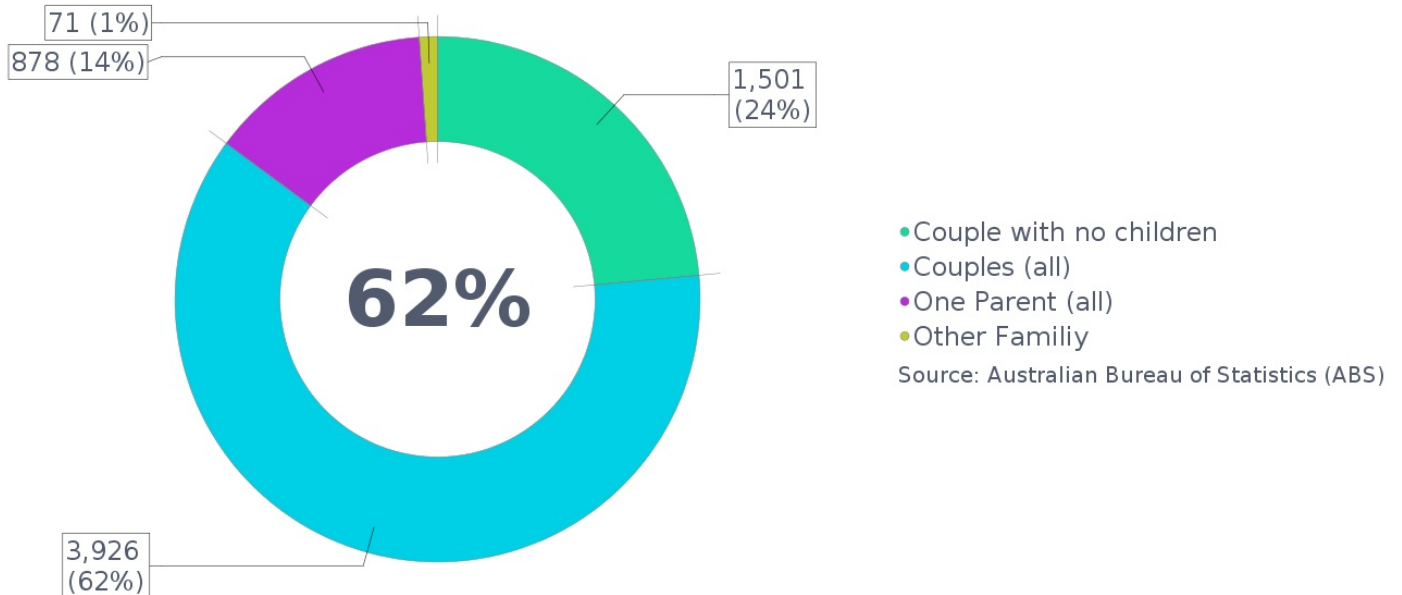
344 m<sup>2</sup> 4 2 2

Nov 2023 40 Days

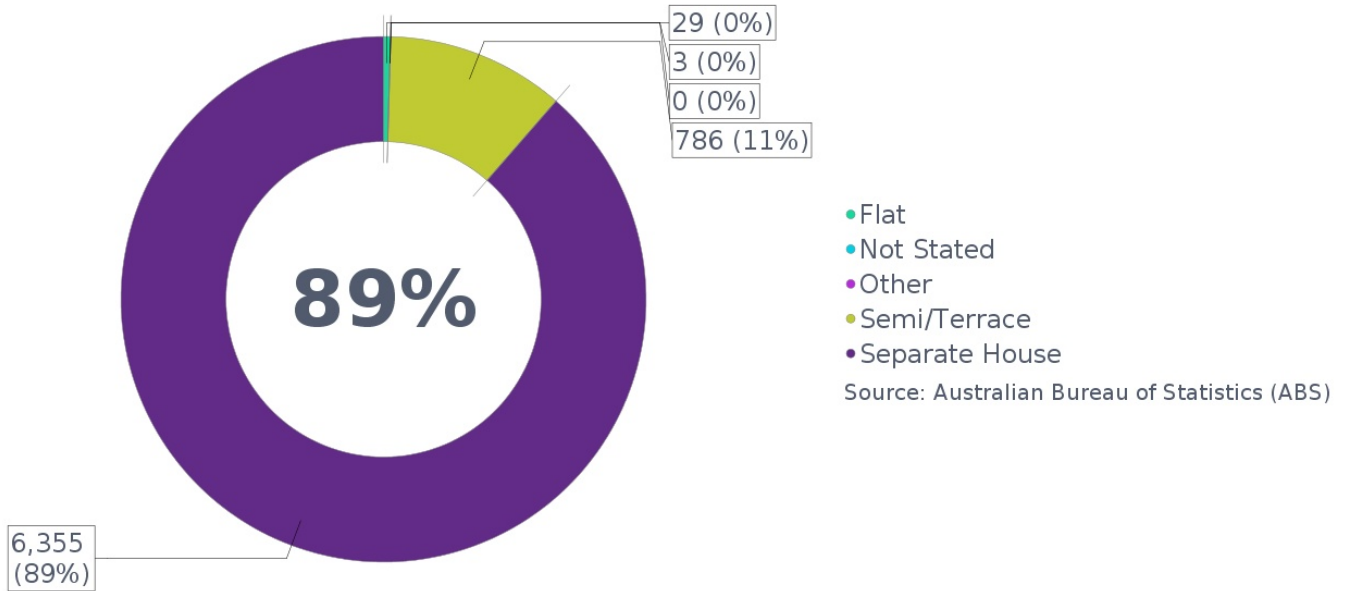
## Age of Population (2021)



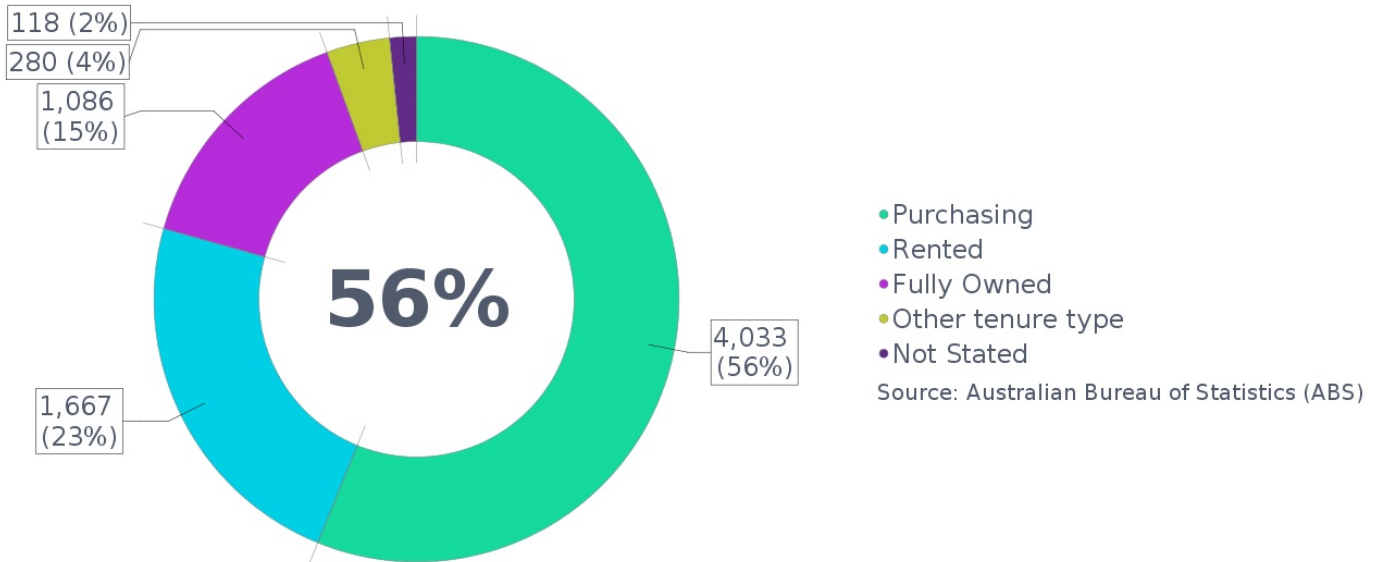
## Family Composition (2021)



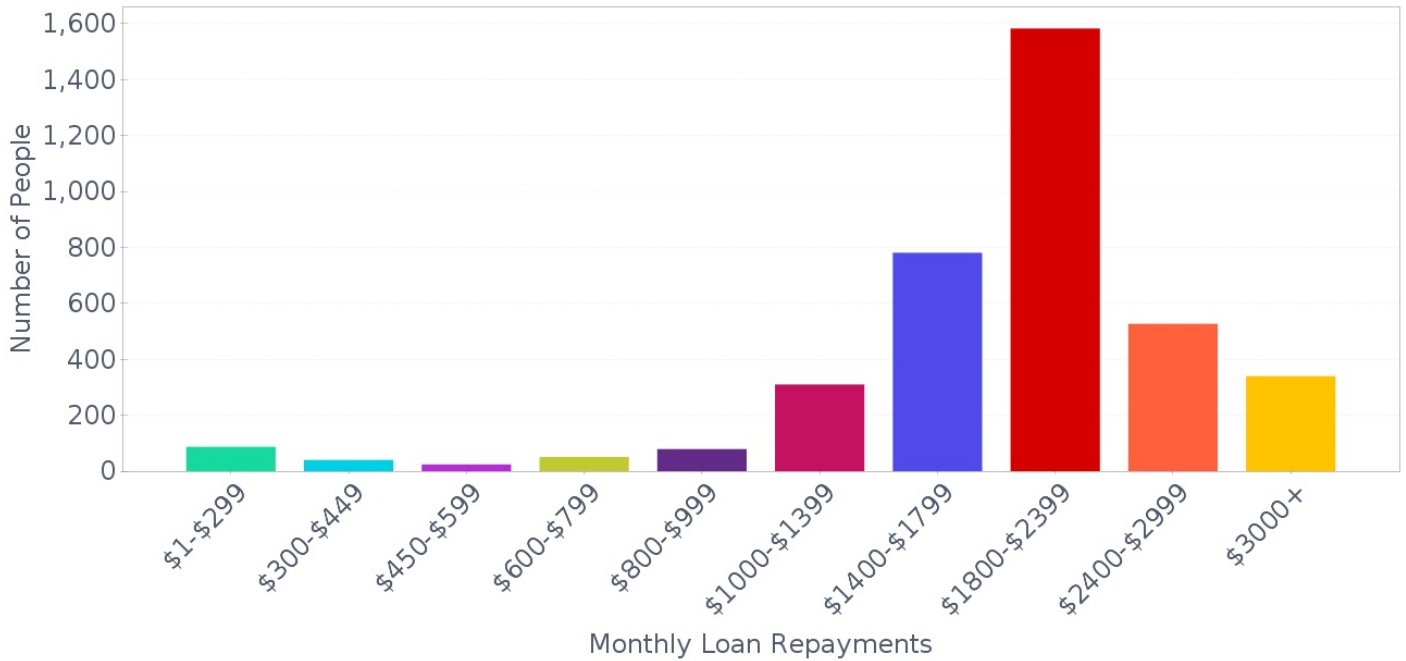
## Dwelling Structure (2021)



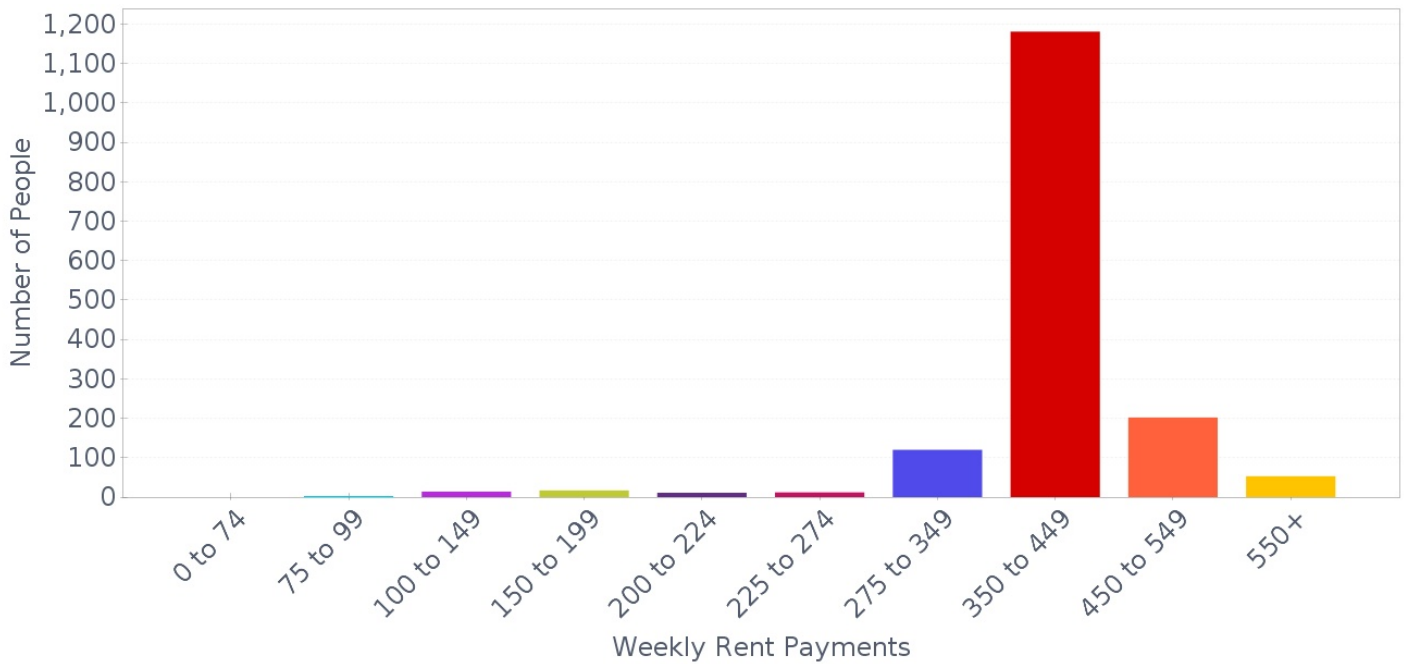
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)



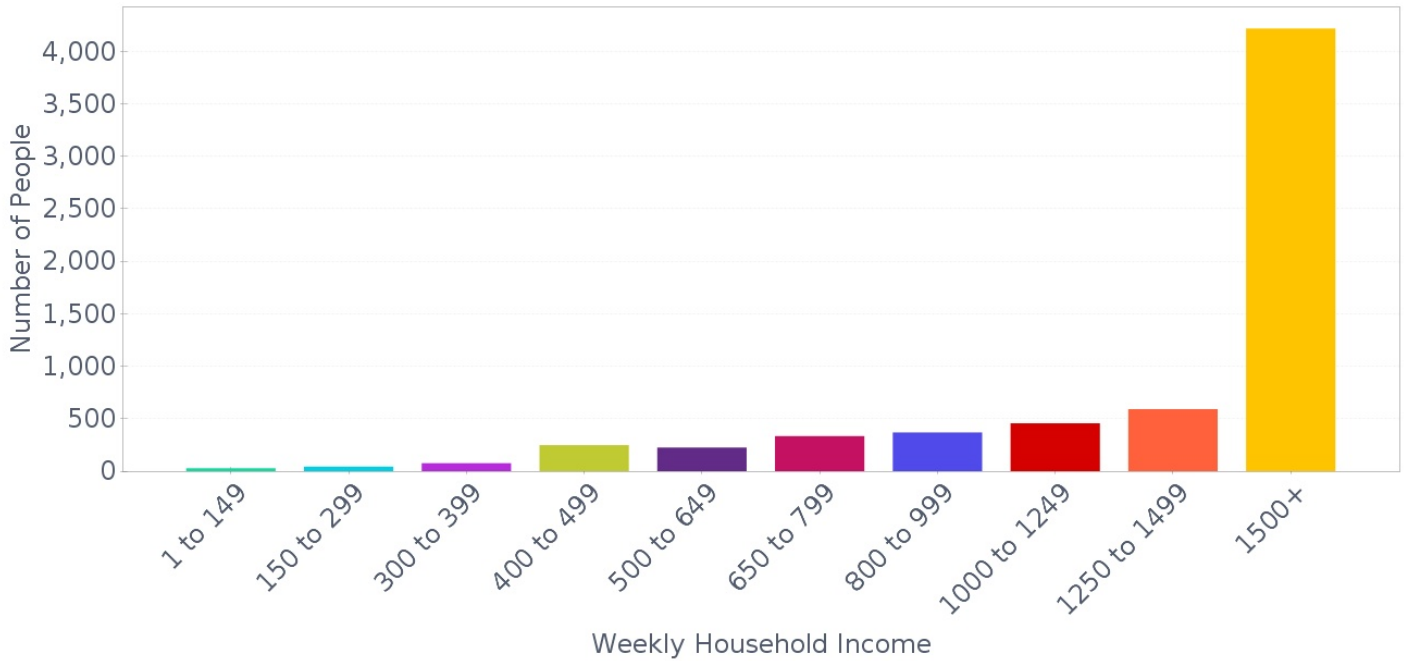
## Rent Payments - Weekly (2021)



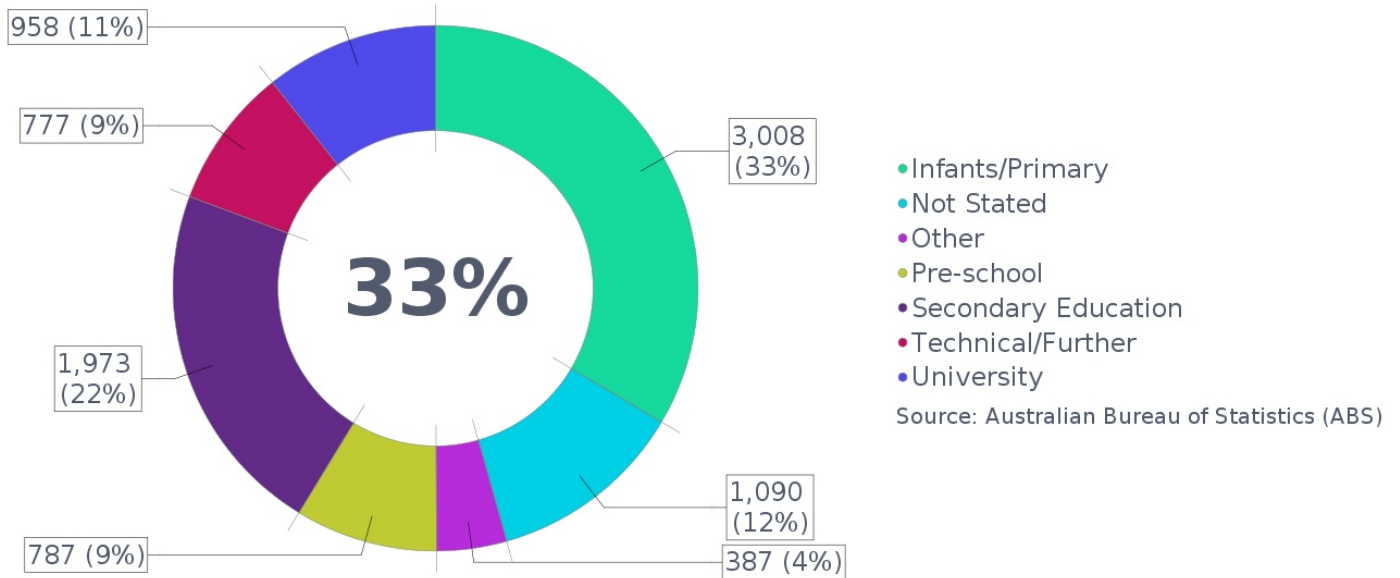
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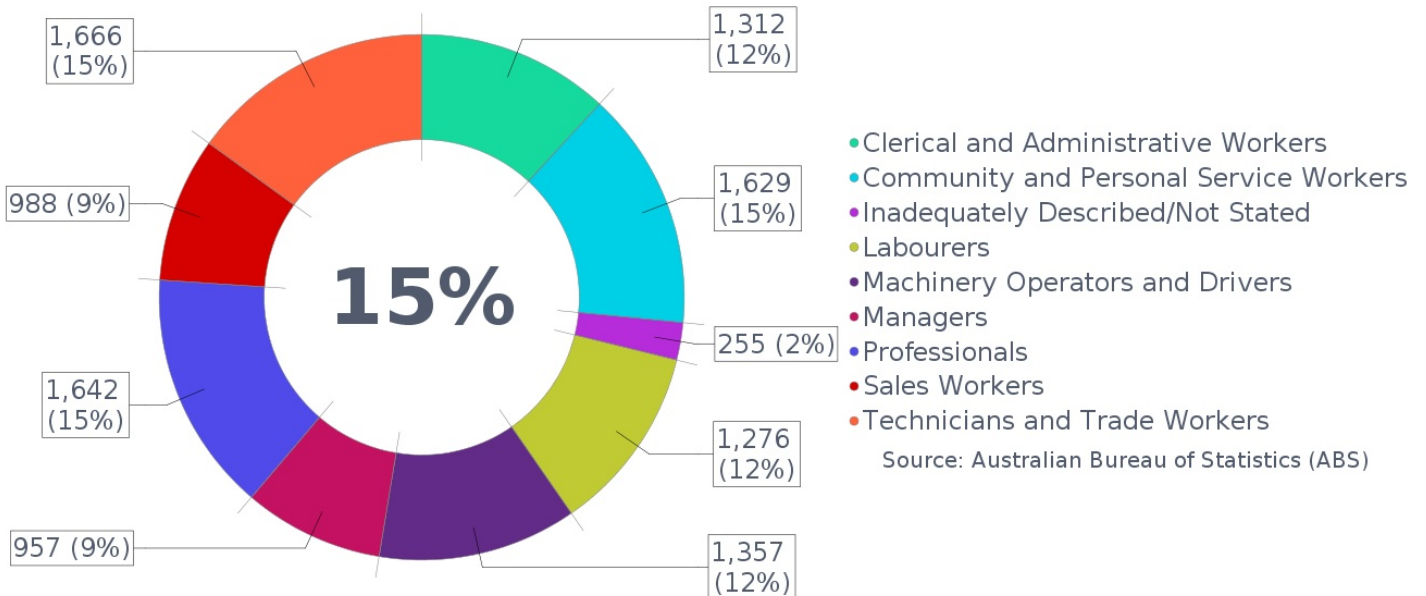
## Household Income - Weekly (2021)



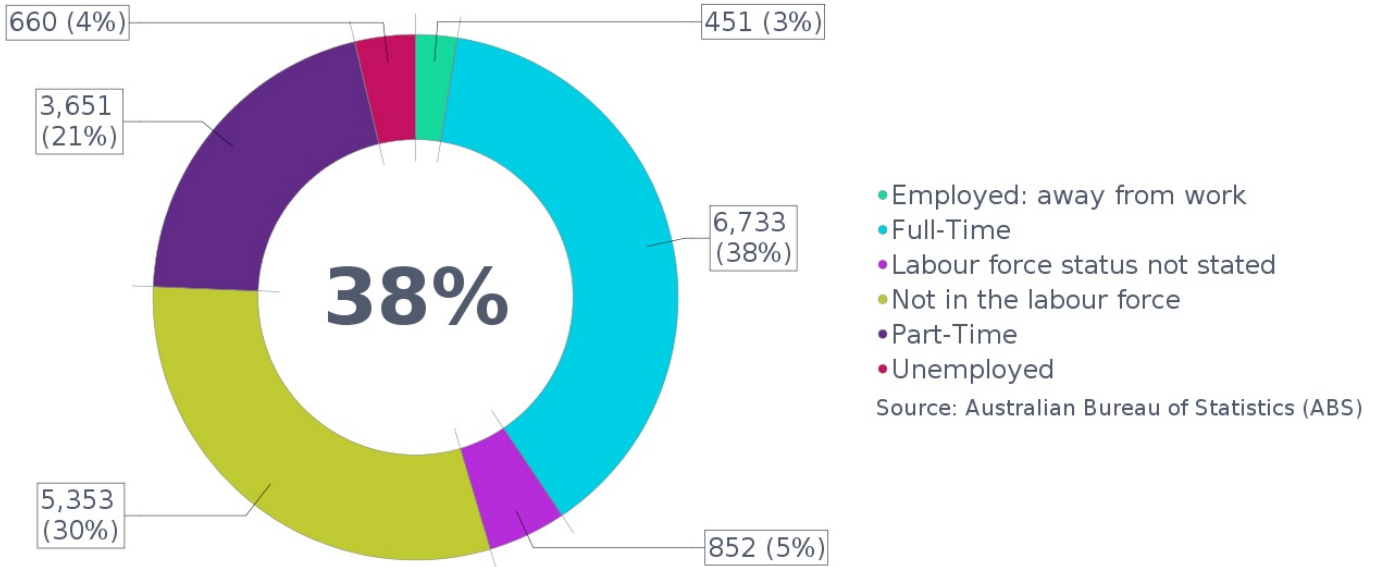
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

