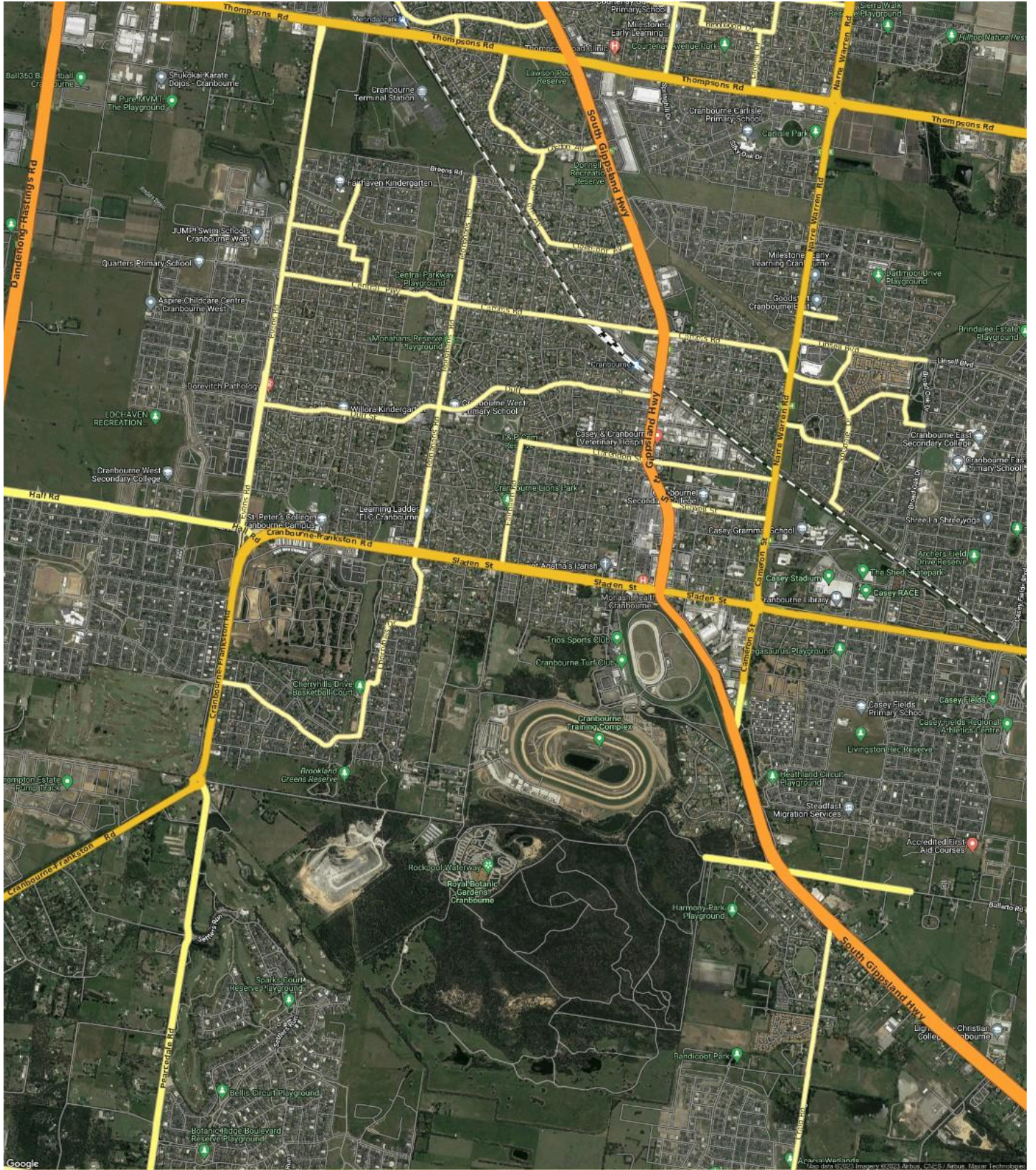


SUBURB FLYOVER REPORT

CRANBOURNE (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CRANBOURNE - Suburb Map



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CRANBOURNE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	602	\$ 190,000	0.0 %	\$ 67,000	\$ 560,000
2007	629	\$ 225,000	18.4 %	\$ 86,000	\$ 2,310,000
2008	369	\$ 255,000	13.3 %	\$ 90,000	\$ 590,000
2009	386	\$ 283,500	11.2 %	\$ 125,000	\$ 1,200,000
2010	360	\$ 328,500	15.9 %	\$ 16,558	\$ 692,000
2011	353	\$ 322,000	-2.0 %	\$ 29,172	\$ 1,200,000
2012	299	\$ 305,000	-5.3 %	\$ 29,000	\$ 730,000
2013	316	\$ 315,000	3.3 %	\$ 100,000	\$ 4,350,001
2014	376	\$ 330,250	4.8 %	\$ 141,800	\$ 950,000
2015	380	\$ 358,750	8.6 %	\$ 220,000	\$ 1,430,000
2016	404	\$ 406,000	13.2 %	\$ 220,000	\$ 845,000
2017	419	\$ 510,000	25.6 %	\$ 35,000	\$ 1,275,000
2018	313	\$ 540,000	5.9 %	\$ 300,000	\$ 1,162,800
2019	287	\$ 500,000	-7.4 %	\$ 292,000	\$ 1,300,000
2020	292	\$ 510,000	2.0 %	\$ 312,000	\$ 1,080,000
2021	434	\$ 618,050	21.2 %	\$ 380,000	\$ 1,670,000
2022	353	\$ 662,000	7.1 %	\$ 435,000	\$ 1,700,000
2023	226	\$ 652,000	-1.5 %	\$ 445,000	\$ 1,420,000
2024	0				

Median Sale Price

\$652k

Based on 226 recorded House sales within the last 12 months (2023)

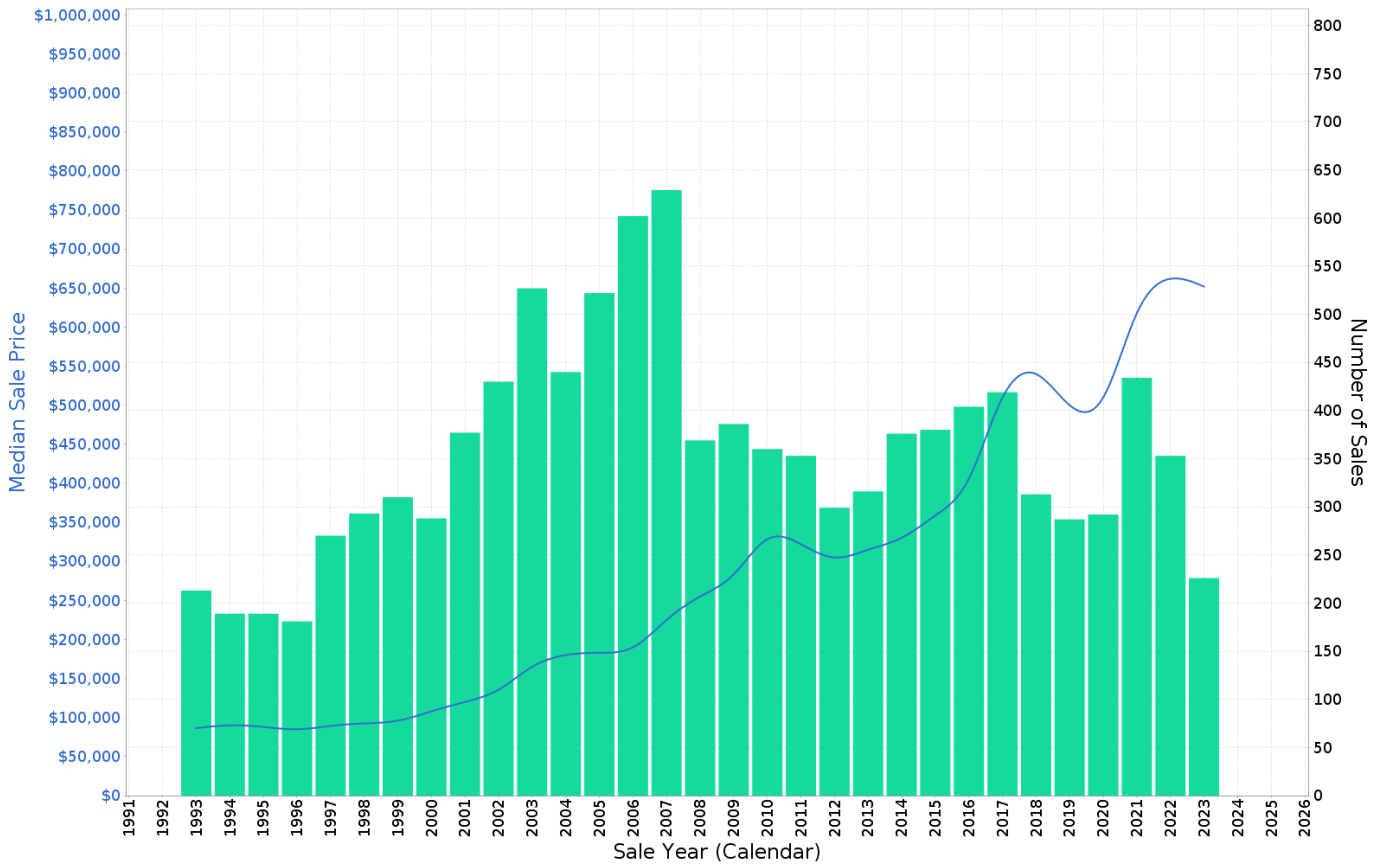
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.5%

Current Median Price: \$652,000
Previous Median Price: \$662,000

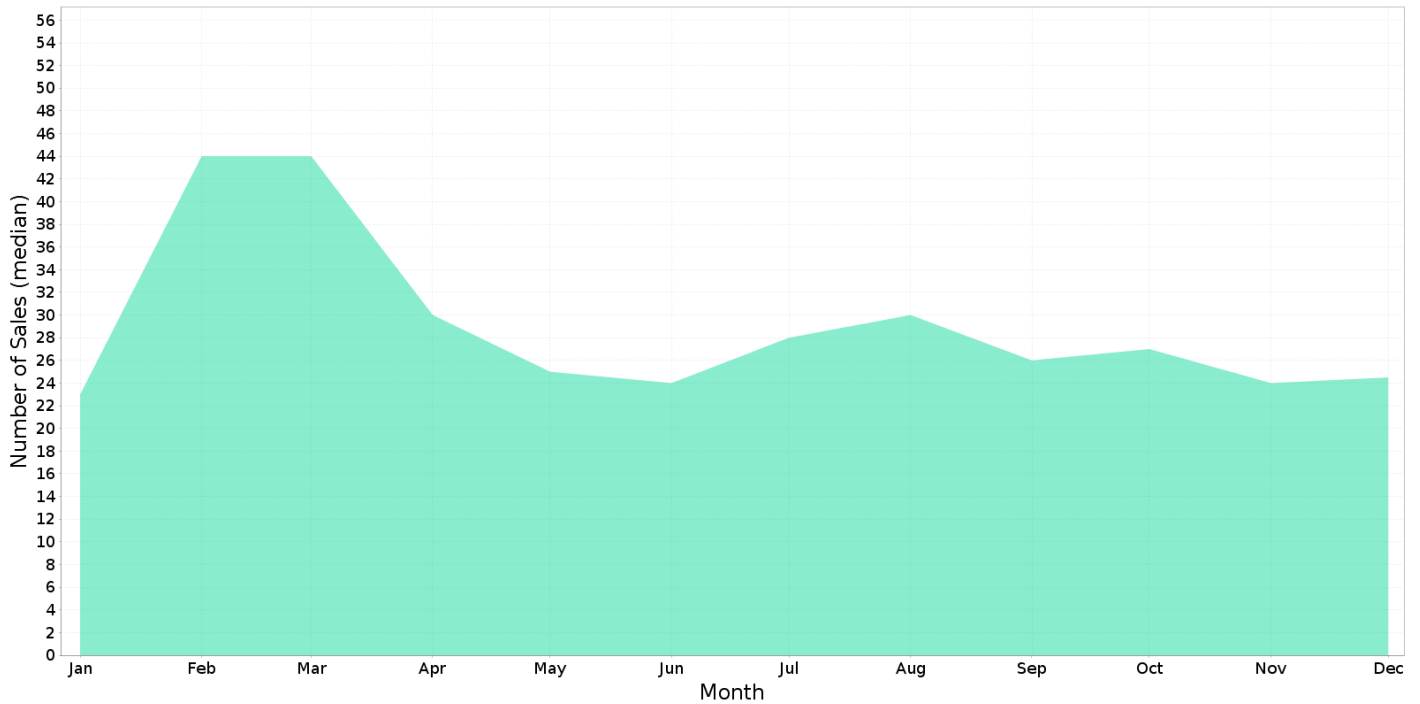
Based on 579 recorded House sales compared over the last two rolling 12 month periods



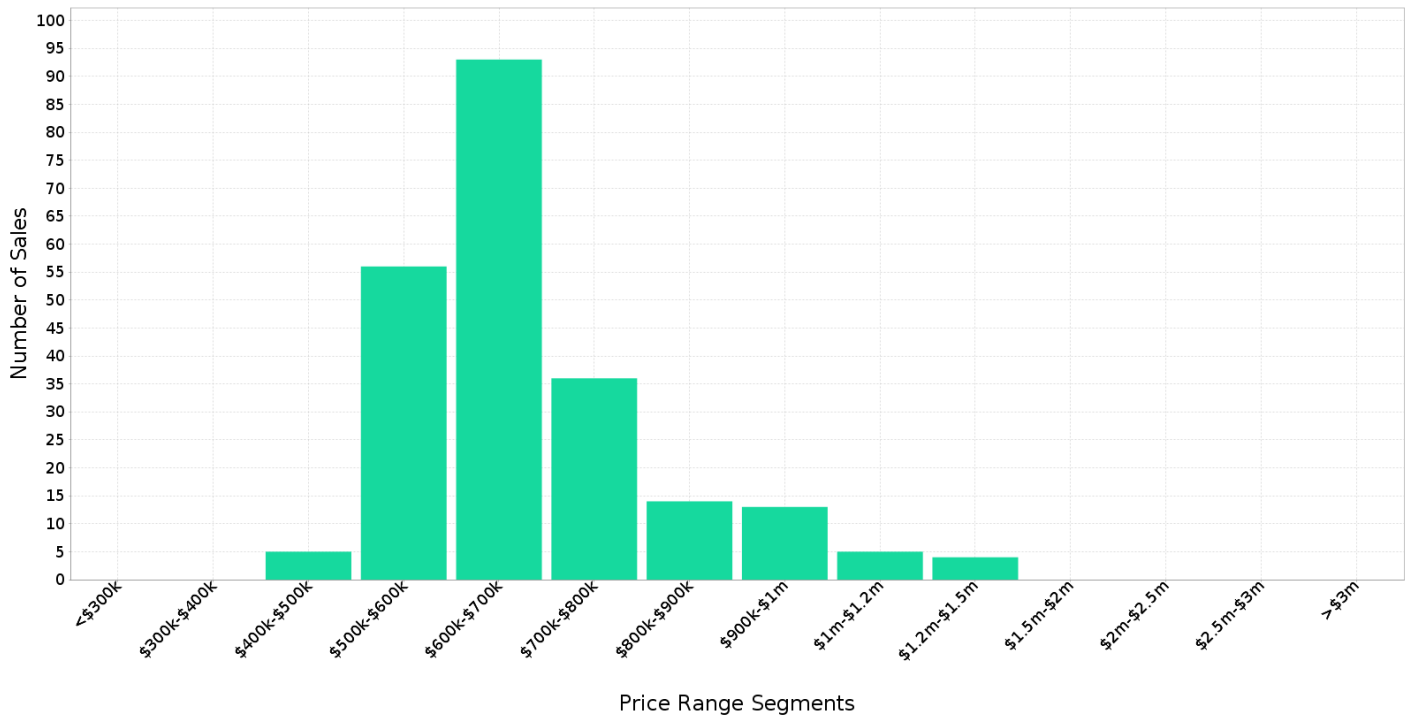
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CRANBOURNE - Peak Selling Periods (3 years)



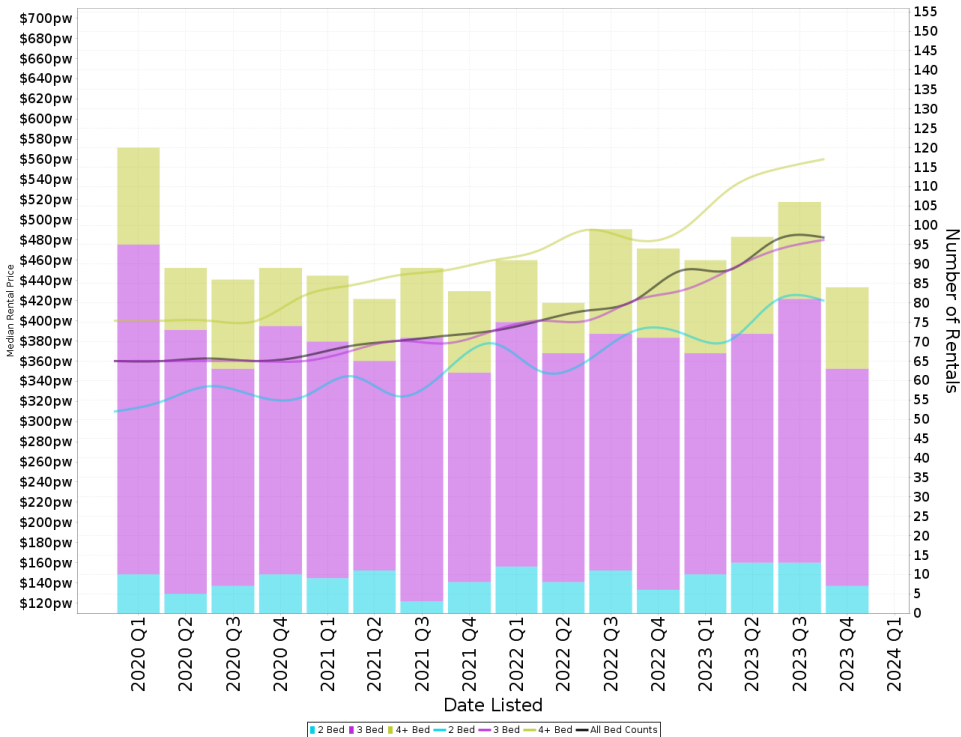
CRANBOURNE - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.5%

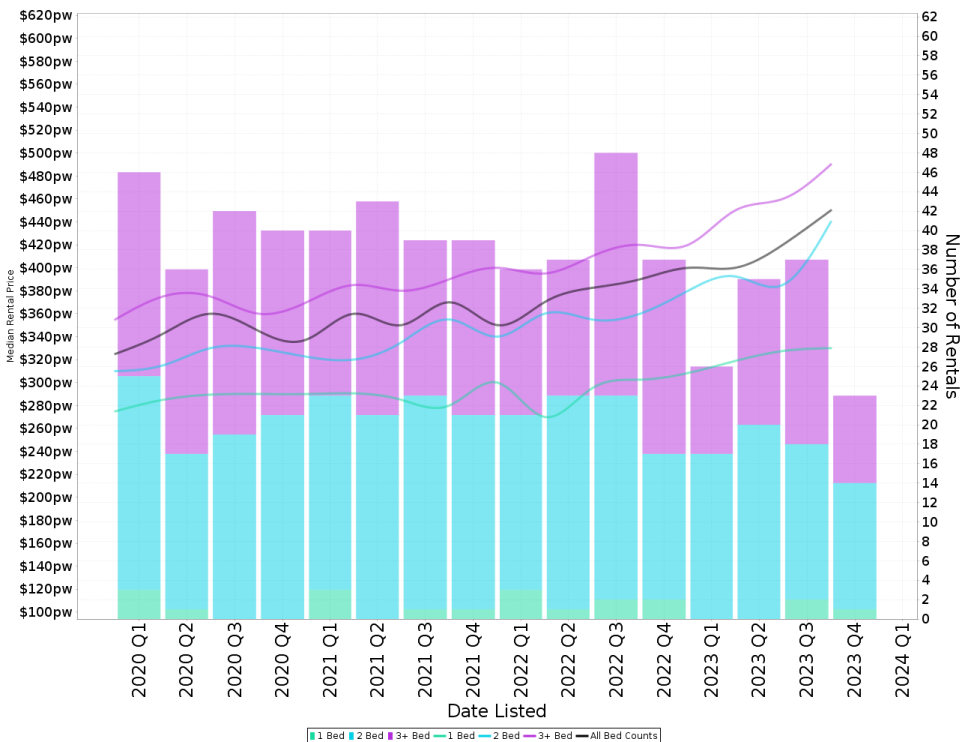
Current Median Price: \$652,000
Previous Median Price: \$662,000
Based on 579 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$652,000
Current Median Rent: \$463
Based on 378 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$449,000
Previous Median Price: \$482,750
Based on 172 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$449,000
Current Median Rent: \$420
Based on 121 registered Unit rentals compared over the last 12 months.

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CRANBOURNE - Recently Sold Properties

Median Sale Price

\$652k

Based on 226 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

-1.5%

Current Median Price: \$652,000
Previous Median Price: \$662,000

Based on 579 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

226

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

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

4 EAGLESLIFFE CRES

\$729,000

Jan 2024
78 Days

512 m² 3 2 2

54 DUFF ST

\$650,000

Dec 2023
37 Days

659 m² 3 2 1

26 MUNDARING DR

\$753,500

Dec 2023
16 Days

581 m² 6 2 1

115 NARRE WARREN RD

\$605,000

634 m² (approx)

Dec 2023
N/A

634 m² 3 1 -

85 LESDON AVE

\$667,500

Dec 2023
24 Days

683 m² 3 2 -

18 ROMA AVE

\$632,000

Dec 2023
19 Days

584 m² 3 2 4

19 SARNO CRT

\$672,000

Dec 2023
39 Days

678 m² 3 1 4

4 WATERVILLE VSTA

\$977,500

Dec 2023
10 Days

916 m² 5 2 6

48 TAYLOR ST

\$555,000

Nov 2023
76 Days

597 m² 3 1 1

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10 WILAM CRT

\$610,000

Nov 2023
50 Days

614 m² 3 1 2

13 COCHRANE ST

\$675,000

Nov 2023
42 Days

629 m² 3 2 4

7 CANDICE GR

\$800,000

Nov 2023
78 Days

400 m² 4 2 2

12 KINGSBARN CRT

\$630,000

Nov 2023
40 Days

477 m² 2 1 1

108 LESDON AVE

\$590,000

Nov 2023
16 Days

655 m² 5 3 4

19 CLARENDON ST

\$640,000

Nov 2023
13 Days

647 m² 3 1 2

26 THOMAS CRES

\$662,000

Nov 2023
9 Days

709 m² 3 1 3

2A ALEXANDER ST

\$426,000

Nov 2023
422 Days

174 m² 2 1 2

20 CLARENDON ST

\$585,000

Nov 2023
66 Days

359 m² 3 2 1

66 SPARROW ST

\$1,015,000

Nov 2023
29 Days

448 m² 5 3 2

7 MARIPOSA GR

\$610,000

Nov 2023
57 Days

369 m² 3 2 2

27 MCGAVIN WAY

\$840,000

Nov 2023
13 Days

400 m² 3 2 2

CRANBOURNE - Properties For Rent

Median Rental Price

\$463 /w

Based on 378 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

+3.7%

Current Median Price: \$652,000
Current Median Rent: \$463

Based on 226 recorded House sales and 378 House rentals compared over the last 12 months

Number of Rentals

378

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 BOWEN STREET

\$460

796 m² 3 1 2

Jan 2024 2 Days

8 HINNEBERG STREET

\$600.00 per

312 m² 4 2 2

Jan 2024 6 Days

11 FAIRFIELD STREET

\$550 pw

1,204 m² 4 2 2

Jan 2024 7 Days

58 CIRCLE DRIVE NORTH

\$500

606 m² 3 1 2

Jan 2024 8 Days

58 CIRCLE DRIVE

\$500 per week

606 m² 3 1 2

Jan 2024 8 Days

28 VALENCIA CIRCUIT

\$530 per week

336 m² 3 2 1

Dec 2023 10 Days

24/224 MONAHANS ROAD

\$440 per week

212 m² 3 1 1

Dec 2023 14 Days

2/6 BELMAR STREET

\$440

DO YOU OWN AN INVESTMENT PROPERTY?
Contact our team to find out how we can help you.

CRANBOURNE

871 m² 2 2 1

Dec 2023 27 Days

22 VIRGINIA STREET

\$500 Per Week

O'Brien Real Estate
Do you own an investment property?
Contact Josh to find out how we can help you.
Property Management Growth Specialist

721 m² 3 1 1

Dec 2023 28 Days

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8 RAWLS STREET

\$575 per week

347 m² 4 2 2

Dec 2023
39 Days

20 DAMIAN COURT

\$530 per week

963 m² 3 2 2

2023
45 Days

40 SPRINGHILL DRIVE

\$550pw |

636 m² 4 2 3

Nov 2023
51 Days

1 & 1/8 SCOTT STREET

\$550 per week

3 2 2

Nov 2023
53 Days

14 CRANBOURNE DRIVE

\$560 pw |

599 m² 4 2 2

2023
59 Days

7 NAOMI COURT

\$795

332 m² 4 2 2

Nov 2023
68 Days

7 NAOMI COURT

\$795 per week

332 m² 4 2 2

Oct 2023
74 Days

30 SILKY OAK DRIVE

\$550

546 m² 4 2 2

Oct 2023
83 Days

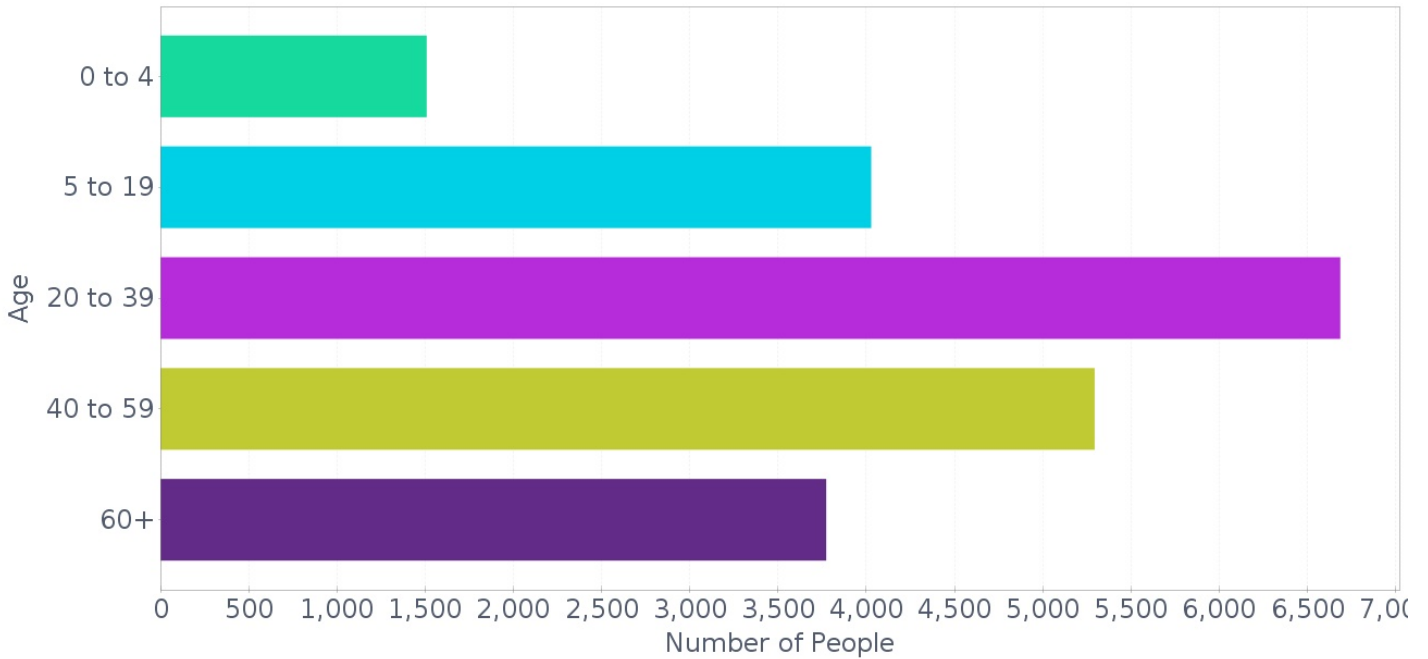
1/49 CRANBOURNE DRIVE

\$580 per week

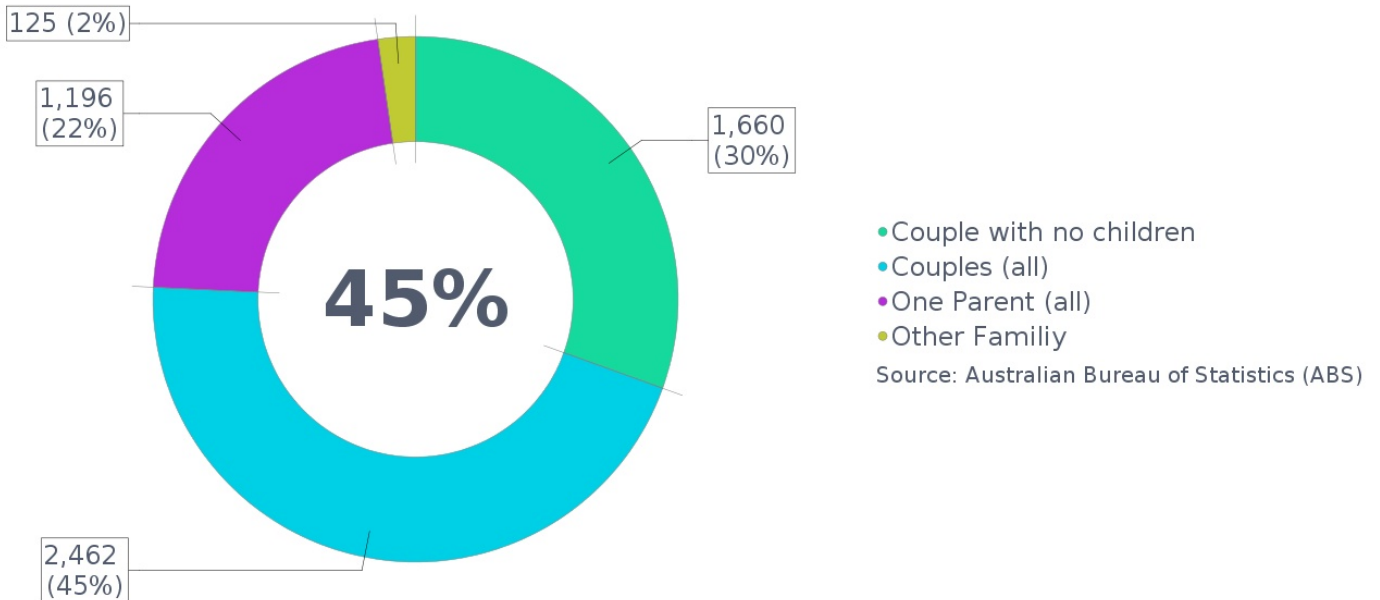
772 m² 3 2 2

2023
90 Days

Age of Population (2021)



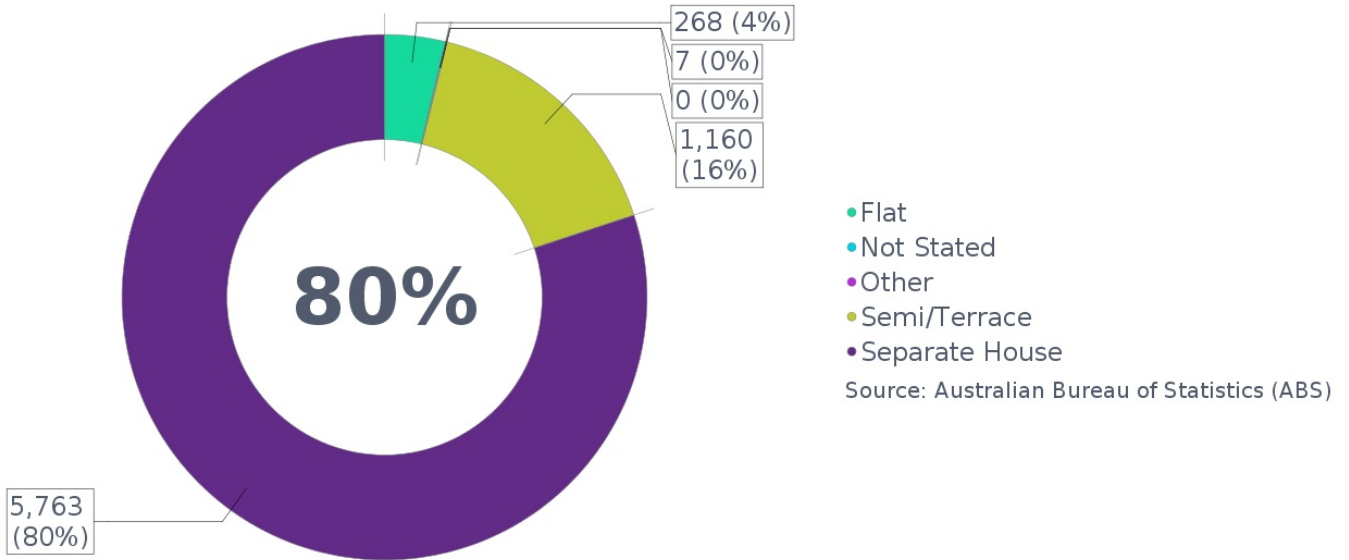
Family Composition (2021)



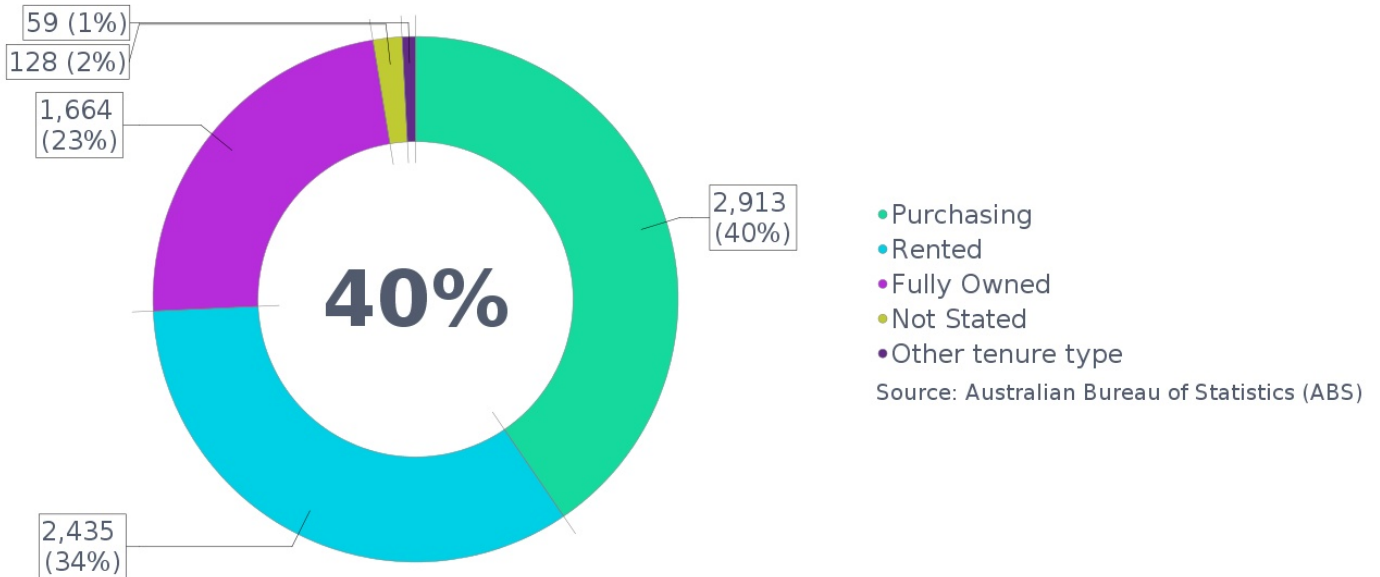
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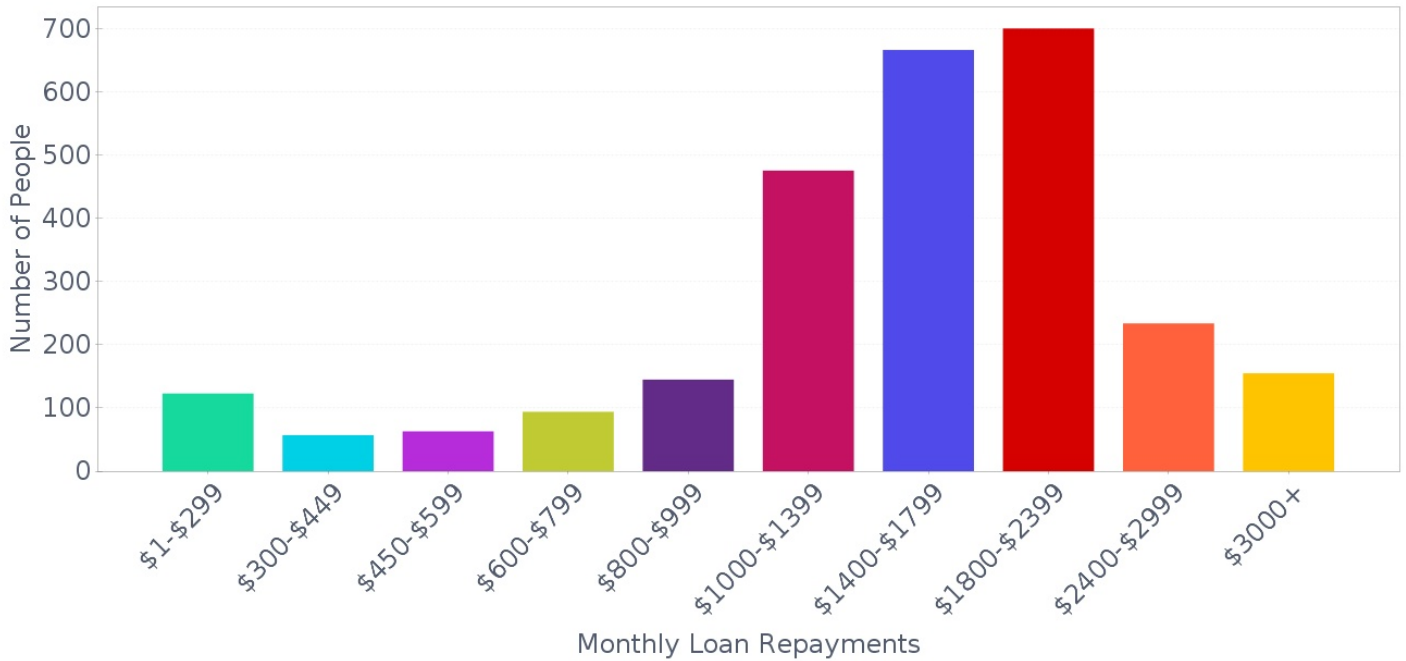
Dwelling Structure (2021)



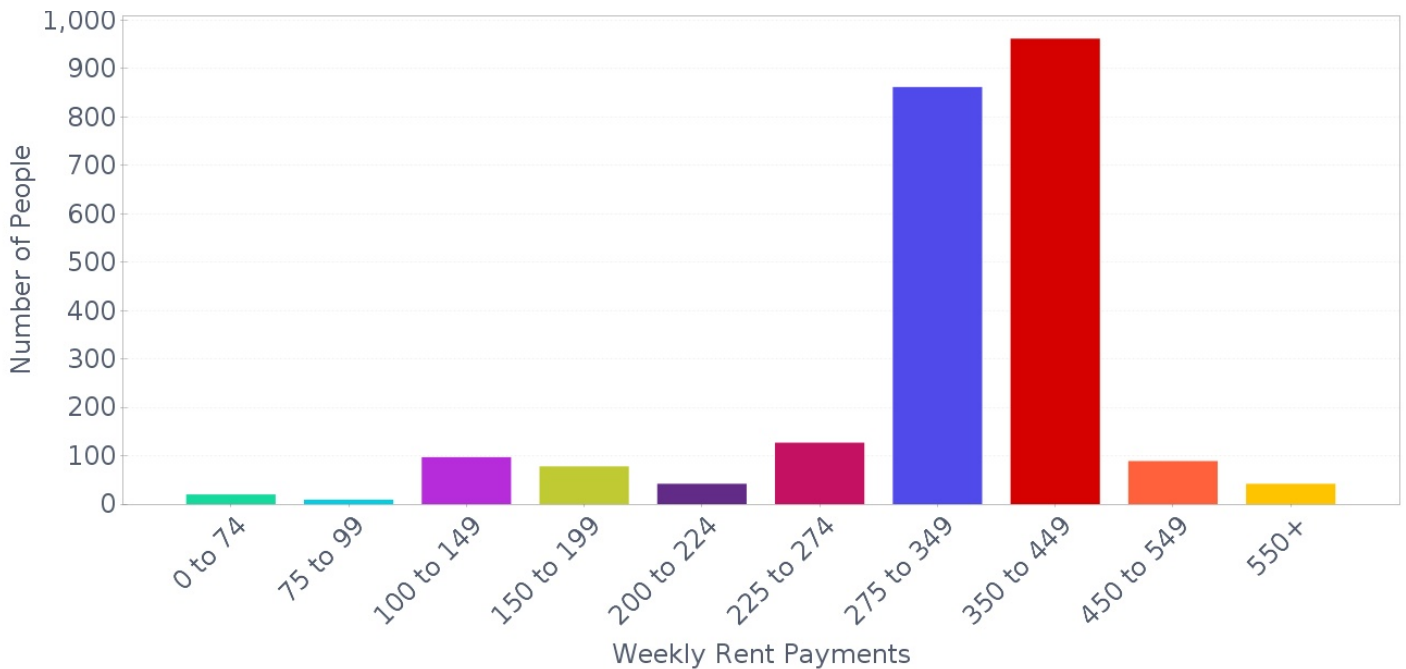
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



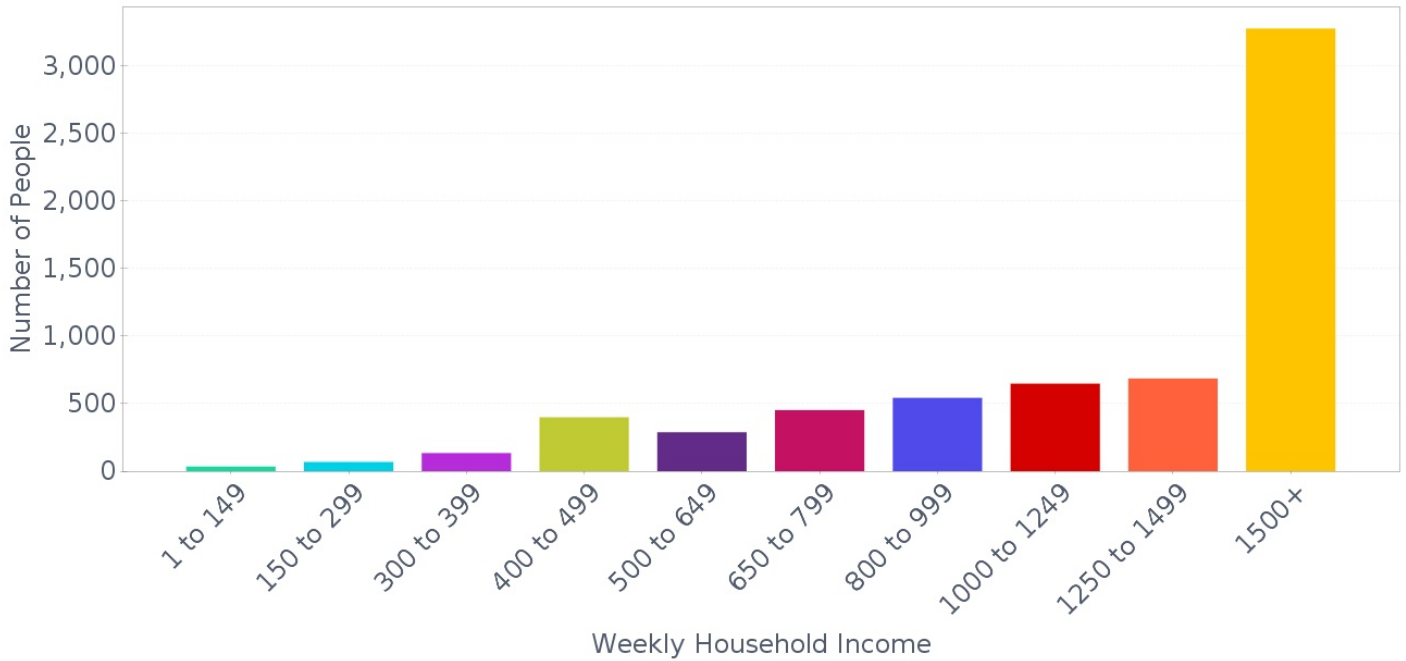
Rent Payments - Weekly (2021)



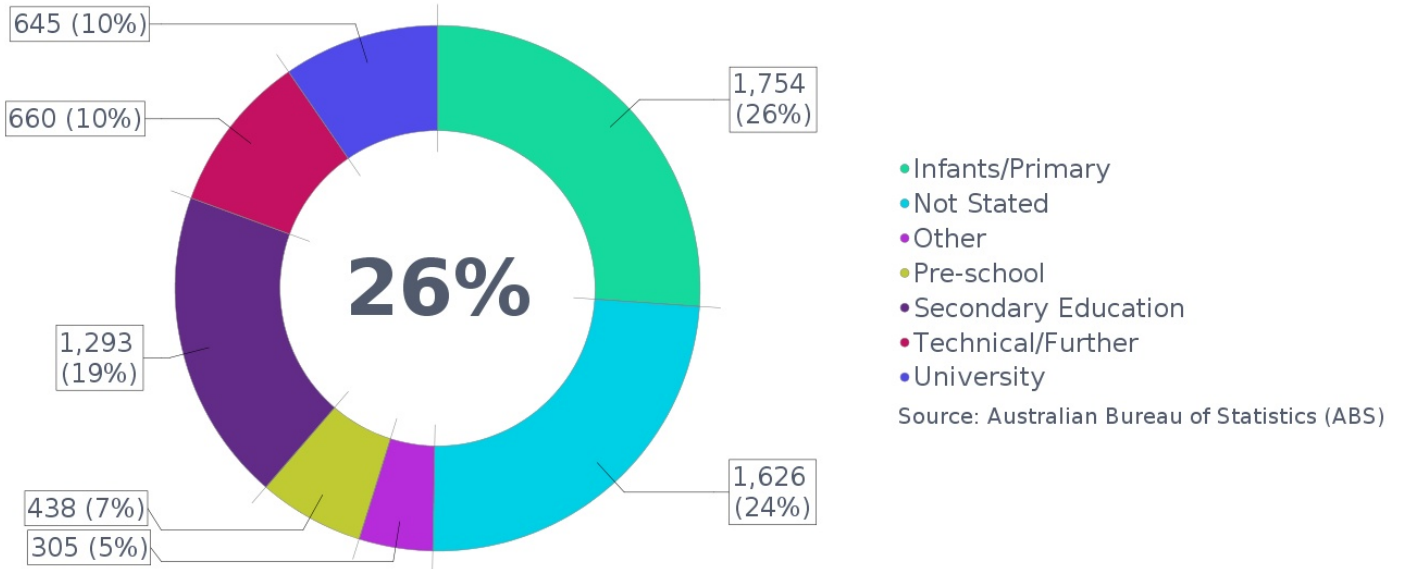
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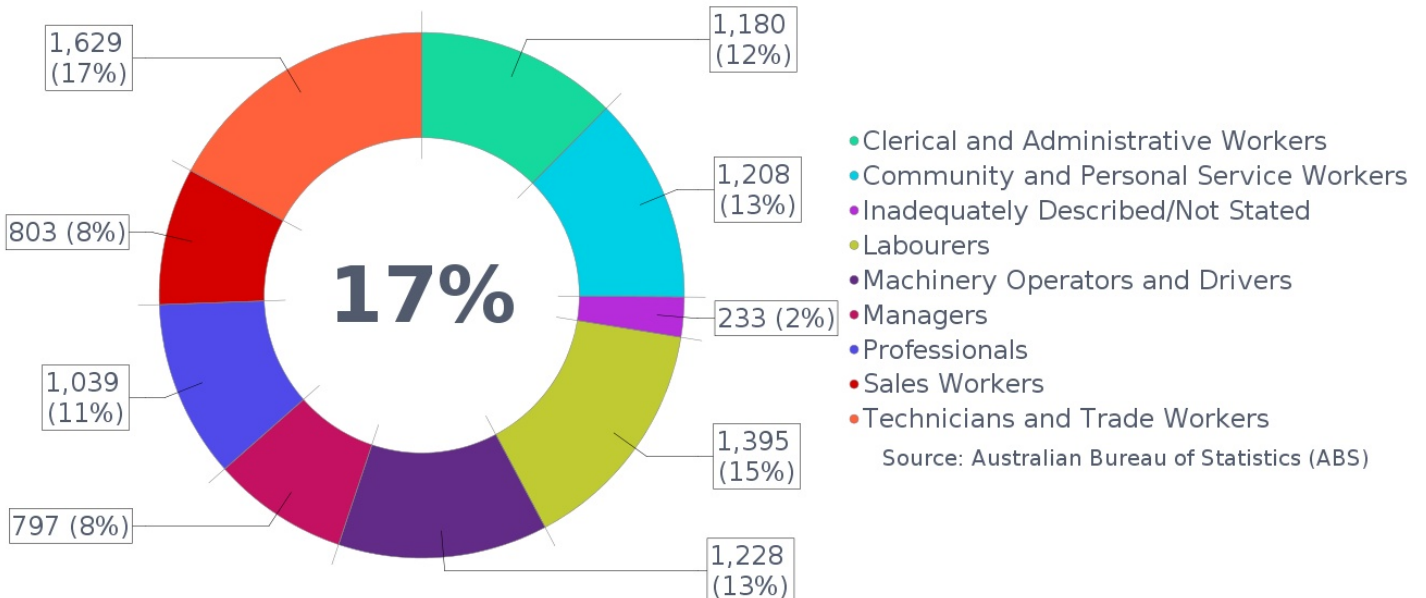
Household Income - Weekly (2021)



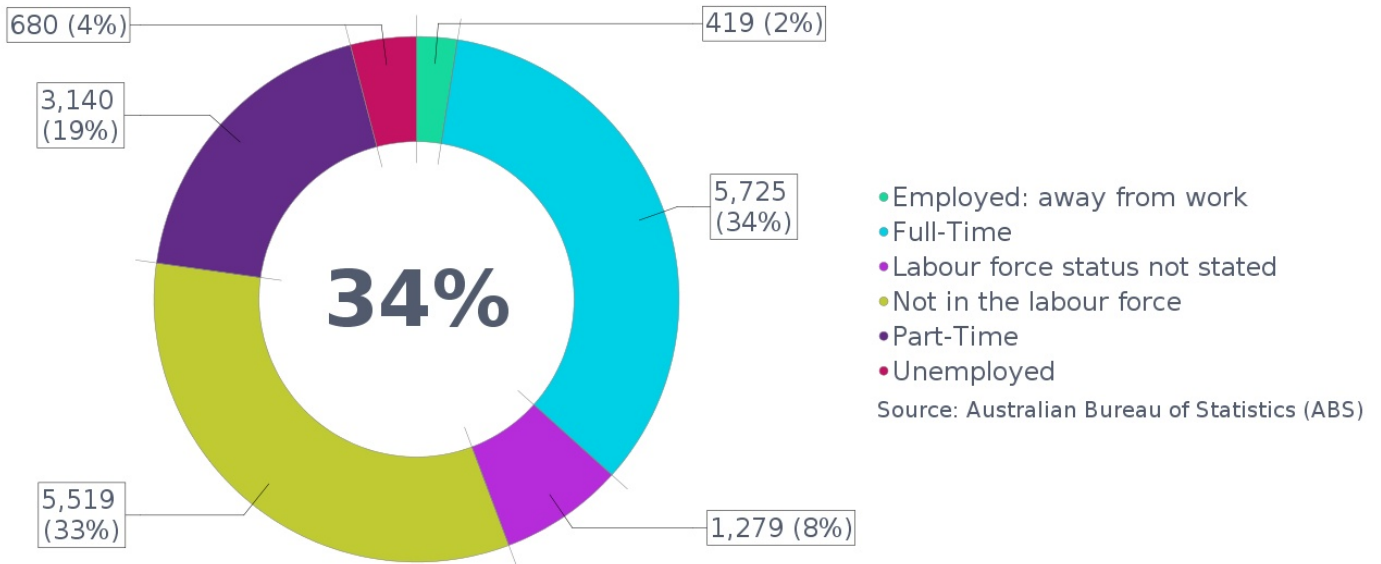
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

