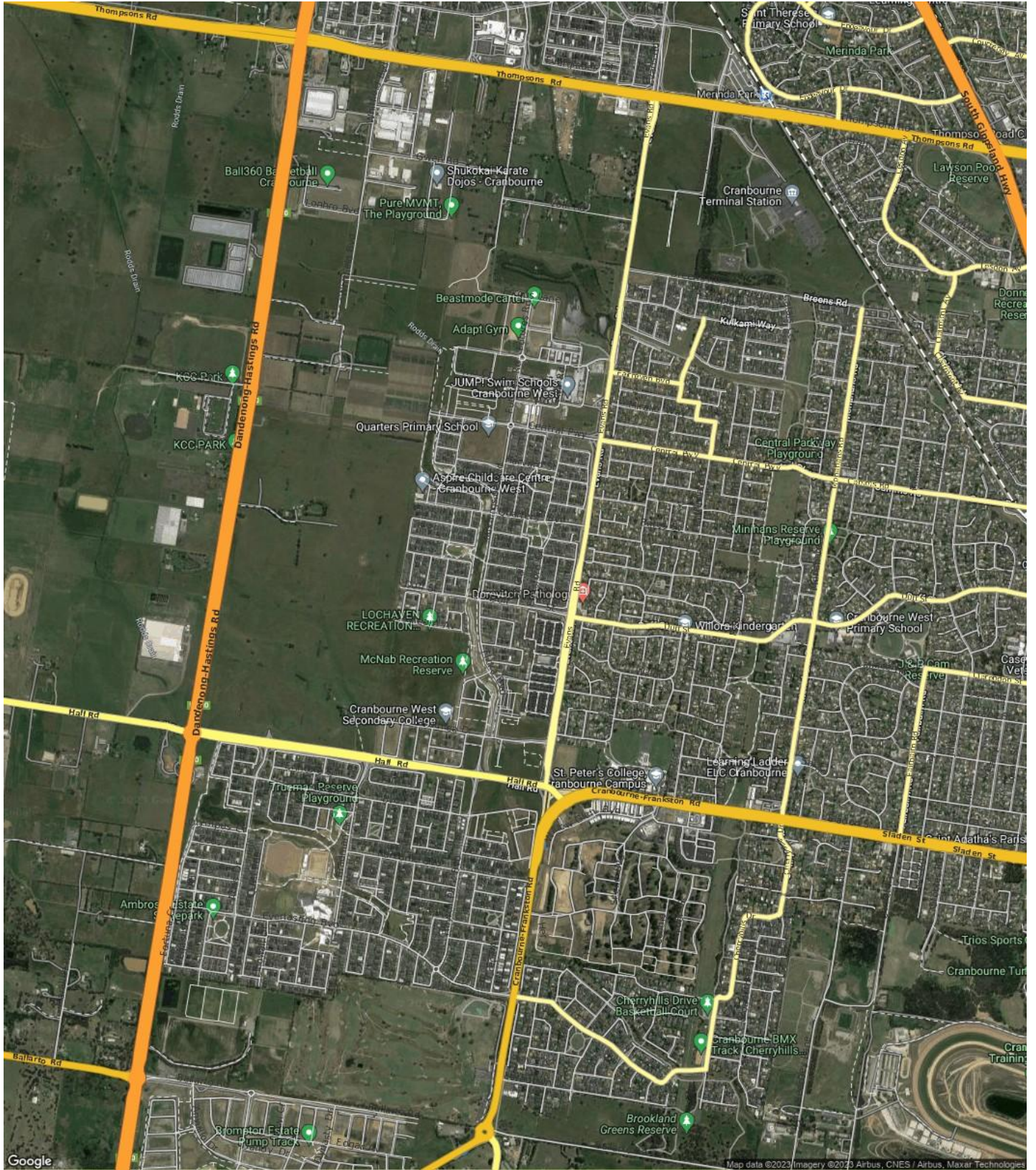


SUBURB FLYOVER REPORT

CRANBOURNE WEST (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CRANBOURNE WEST - Suburb Map



CRANBOURNE WEST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	224	\$ 218,000	0.0 %	\$ 85,400	\$ 940,000
2007	291	\$ 232,000	6.4 %	\$ 91,900	\$ 2,060,000
2008	253	\$ 250,000	7.8 %	\$ 94,888	\$ 2,060,000
2009	237	\$ 278,000	11.2 %	\$ 58,000	\$ 376,000
2010	316	\$ 292,500	5.2 %	\$ 30,000	\$ 420,000
2011	337	\$ 285,000	-2.6 %	\$ 20,000	\$ 583,000
2012	289	\$ 295,000	3.5 %	\$ 155,000	\$ 2,150,000
2013	299	\$ 320,000	8.5 %	\$ 90,000	\$ 2,100,000
2014	328	\$ 324,000	1.2 %	\$ 130,000	\$ 1,408,000
2015	435	\$ 346,500	6.9 %	\$ 175,000	\$ 1,600,000
2016	327	\$ 410,000	18.3 %	\$ 200,000	\$ 870,000
2017	403	\$ 511,000	24.6 %	\$ 290,000	\$ 3,333,333
2018	332	\$ 540,000	5.7 %	\$ 270,000	\$ 2,500,000
2019	312	\$ 506,500	-6.2 %	\$ 107,000	\$ 858,500
2020	364	\$ 510,000	0.7 %	\$ 120,000	\$ 1,600,000
2021	490	\$ 615,000	20.6 %	\$ 125,000	\$ 5,150,000
2022	353	\$ 680,000	10.6 %	\$ 220,000	\$ 1,350,000
2023	236	\$ 660,000	-2.9 %	\$ 330,000	\$ 1,295,000
2024	0				

Median Sale Price
\$660k

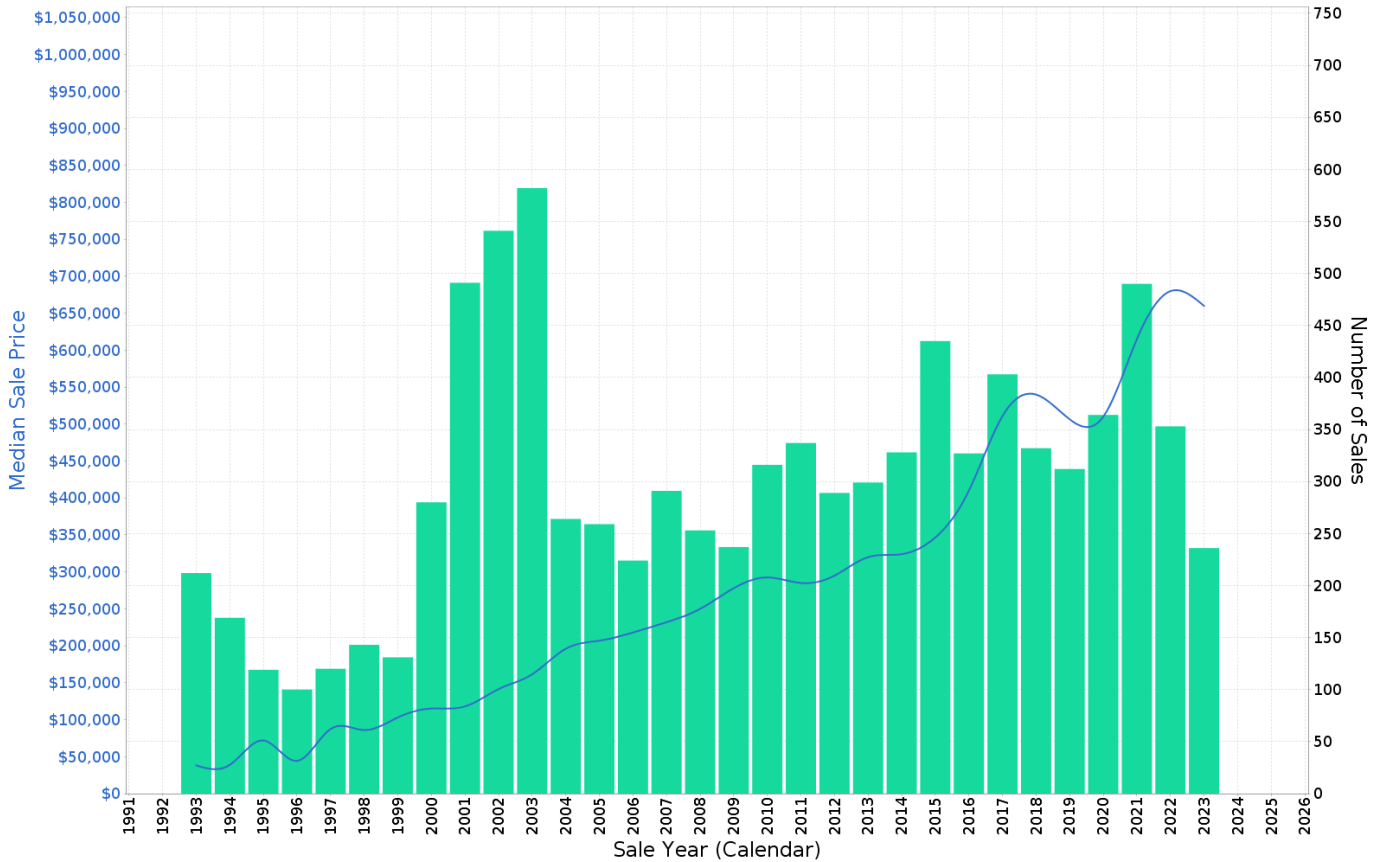
Based on 236 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-2.9%

Current Median Price: \$660,000
Previous Median Price: \$680,000

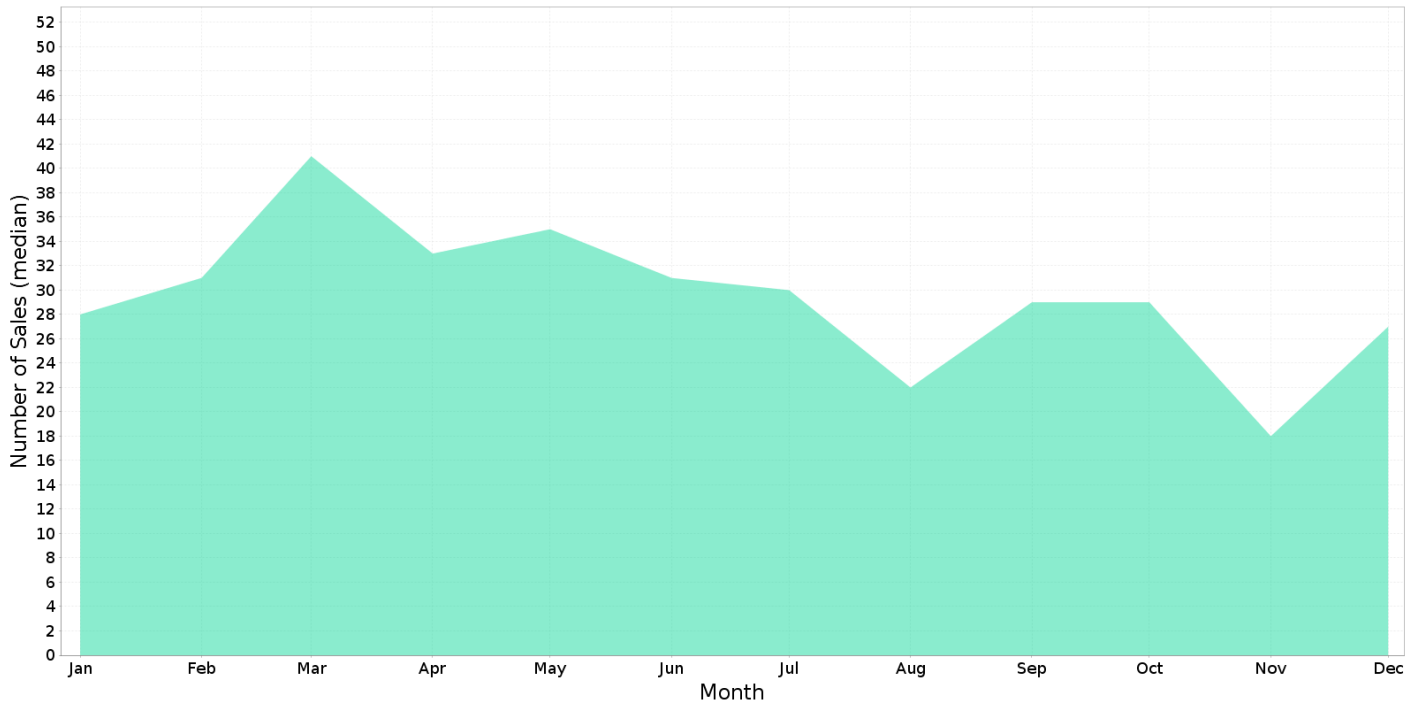
Based on 589 recorded House sales compared over the last two rolling 12 month periods



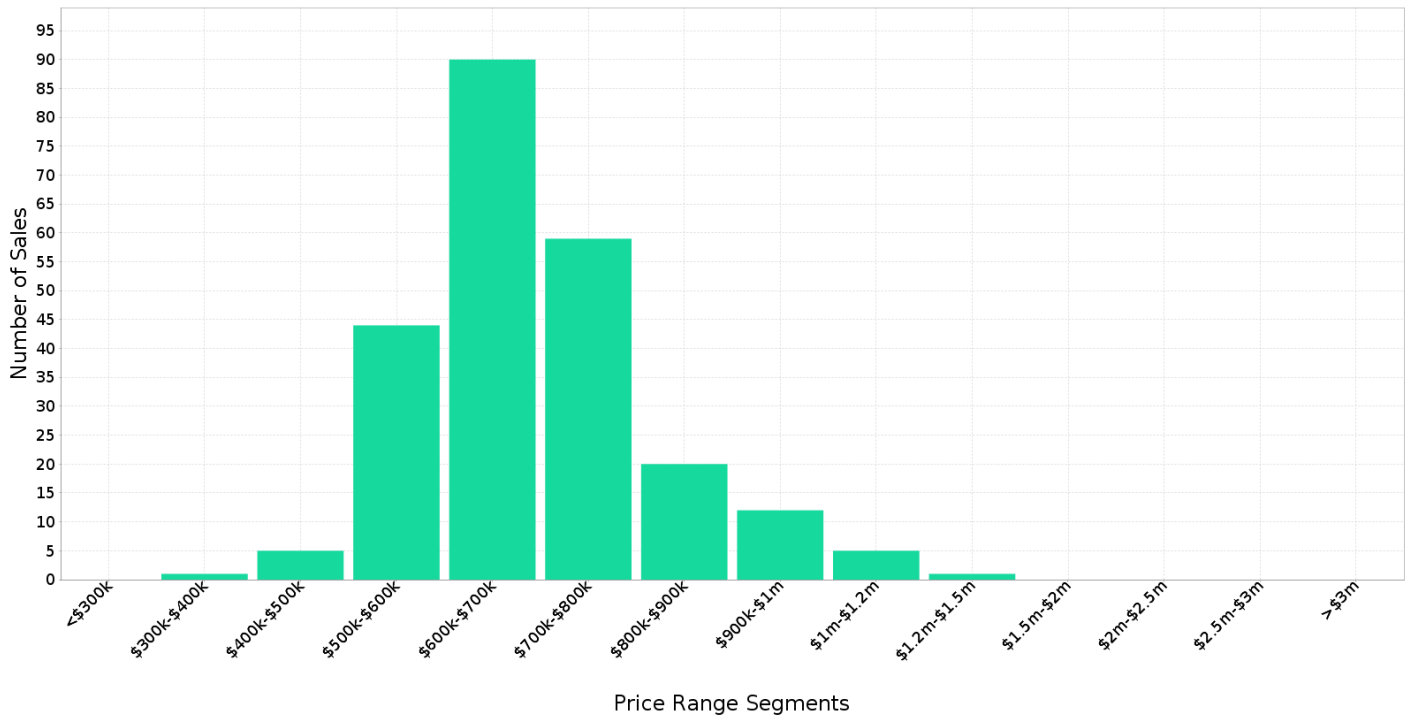
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CRANBOURNE WEST - Peak Selling Periods (3 years)



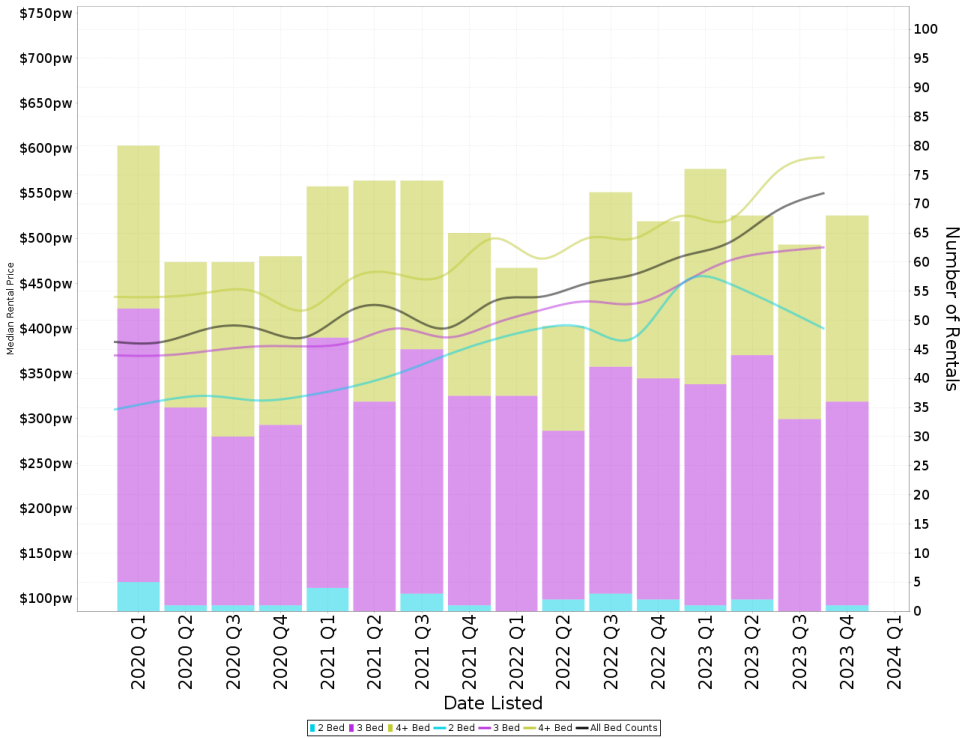
CRANBOURNE WEST - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.9%

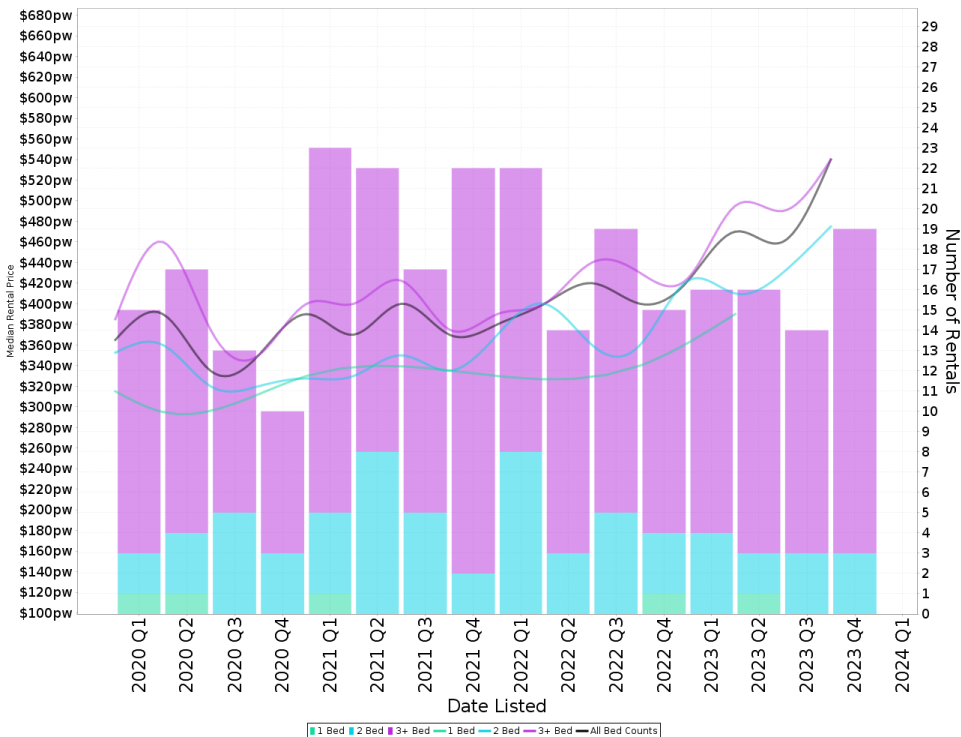
Current Median Price: \$660,000
Previous Median Price: \$680,000
Based on 589 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$660,000
Current Median Rent: \$500
Based on 275 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: \$530,000
Previous Median Price: \$530,000
Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$530,000
Current Median Rent: \$470
Based on 65 registered Unit rentals compared over the last 12 months.

CRANBOURNE WEST - Recently Sold Properties

Median Sale Price

\$660k

Based on 236 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

-2.9%

Current Median Price: \$660,000
Previous Median Price: \$680,000

Based on 589 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

236

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

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

41 KULKAMI WAY




\$720,000

Dec 2023
49 Days

497 m² 4 2 2

6 CHLOE CRT



\$600,000

Dec 2023
78 Days

484 m² 4 1 2

81 RAISELL RD




\$640,000

Dec 2023
49 Days

537 m² 3 2 4

79 BREENS RD



\$655,000

Dec 2023
15 Days

465 m² 3 2 2

13 ALBERTON DR




\$670,000

Dec 2023
40 Days

437 m² 3 2 2

11 ANDRE CRT




\$620,000

Dec 2023
16 Days

618 m² 4 2 2

10 DIOR CRT



\$603,000

Dec 2023
31 Days

541 m² 3 2 2

41 RANFURLIE BVD



\$1,045,000

Dec 2023
30 Days

512 m² 4 3 2

13 ROCK DAISY DR



\$880,000

Dec 2023
16 Days

480 m² 4 2 2

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6 BANYAN DR

\$619,000

Nov 2023
24 Days

230 m² 3 2 2

2 FISHBURN PL

\$640,000

Nov 2023
19 Days

450 m² 4 2 2

12 DOUGLAS CRT

\$711,000

Nov 2023
23 Days

542 m² 3 2 2

56 PEGASUS RD

\$850,000

Nov 2023
23 Days

448 m² 4 2 2

12 EMU BUSH DR

\$708,000

Nov 2023
11 Days

400 m² 4 2 2

13 MERRITT AVE

\$735,000

Nov 2023
31 Days

400 m² 3 2 2

11 RED POLL RD

\$660,000

Nov 2023
21 Days

337 m² 3 2 2

5 BOLWARRA CRT

\$862,000

Nov 2023
77 Days

639 m² 5 2 3

24 MARNIE DR

\$490,000

Nov 2023
10 Days

261 m² 3 1 2

3 CREPE AVE

\$1,190,000

Nov 2023
26 Days

512 m² 4 2 2

12 MYRTLE WALK

\$470,000

Nov 2023
N/A

70 m² 2 - -

6 ELANDRA WAY

\$565,000

Nov 2023
N/A

465 m² 3 1 2

CRANBOURNE WEST - Properties For Rent

Median Rental Price

\$500 /w

Based on 275 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

+3.9%

Current Median Price: \$660,000
Current Median Rent: \$500

Based on 236 recorded House sales and 275 House rentals compared over the last 12 months

Number of Rentals

275

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

17 BALTIC WAY

\$480

Jan 2024
2 Days

490 m² 3 2 2

20 HARPER CRESCENT

\$530.00 per

Jan 2024
4 Days

407 m² 4 2 2

47 ATLAS DRIVE

\$650

Jan 2024
5 Days

448 m² 4 2 2

10 ELYSIAN PLACE

\$600 per week

Jan 2024
5 Days

392 m² 4 2 2

89 AVONBURY CIRCUIT

\$520 weekly

Jan 2024
7 Days

196 m² 3 2 2

7 FUSION CIRCUIT

\$560

Dec 2023
13 Days

4 2 2

8 FISHBURN PLACE

\$540 per week

Dec 2023
13 Days

444 m² 3 2 1

3 STABLEFORD DRIVE

\$600 Per Week

Dec 2023
18 Days

392 m² 4 2 2

33 MERRIBAH WAY

\$450 per week

Dec 2023
19 Days

300 m² 3 1 2

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6 HARPER CRESCENT

\$550

448 m² 4 2 2

Dec 2023 25 Days

13 BALTIC WAY

\$510 per week

485 m² 4 2 2

Dec 2023 25 Days

15 QUEENIE WAY

\$400.00

87 m² 2 1 1

Dec 2023 25 Days

12 JOHN RUSSEL ROAD

\$625 pw

3 2 2

Dec 2023 26 Days

13 FORTON CRESCENT

\$550 per week

294 m² 3 2 1

Dec 2023 26 Days

88 EVERLASTING BOULEVARD

\$625 per week

437 m² 4 2 2

Dec 2023 27 Days

38 JOYCE STREET

\$500

542 m² 4 2 2

Dec 2023 27 Days

15 CULTURA WALK

\$550 per week

147 m² 4 3 2

Dec 2023 28 Days

10 BELLBRAE CRESCENT

\$525

424 m² 3 2 2

Dec 2023 28 Days

14 HERMES AVENUE

\$575 Per Week

448 m² 4 2 2

Dec 2023 36 Days

30 ALLEMBY DRIVE

\$490 Per Week/

461 m² 3 2 2

Nov 2023 43 Days

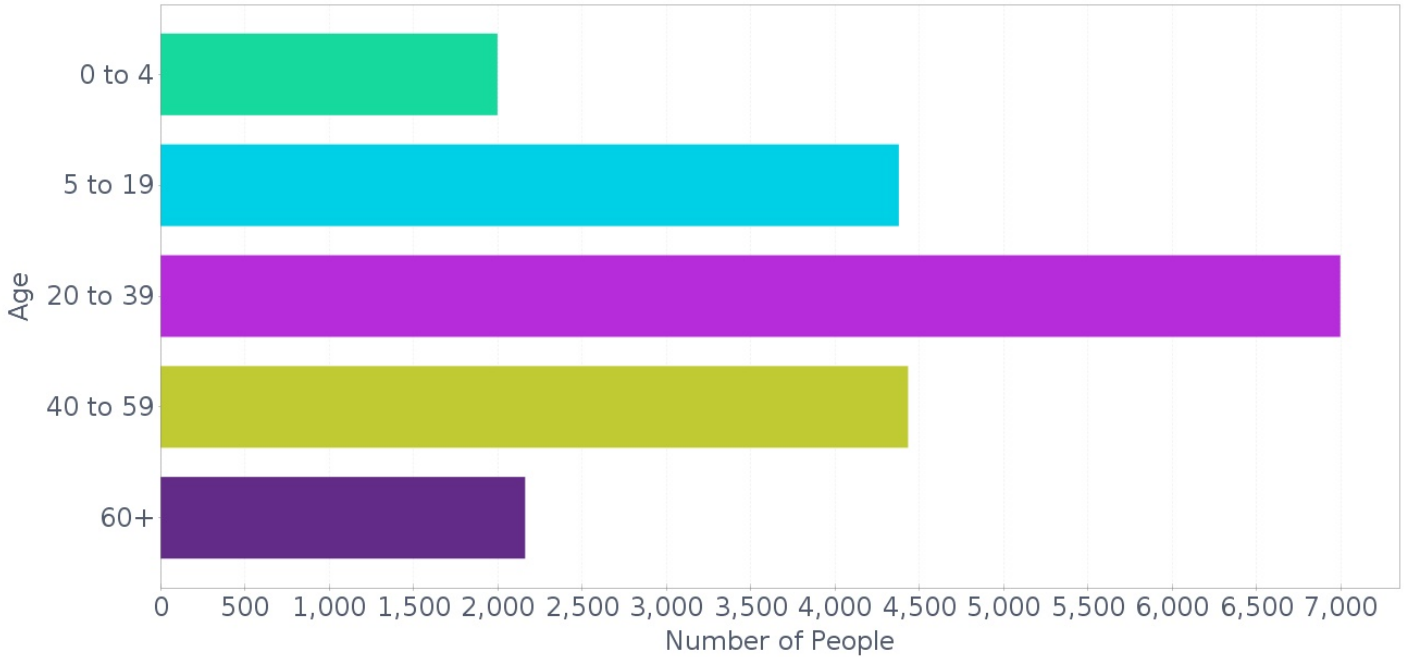
58 BERNBOROUGH AVENUE

\$480pw

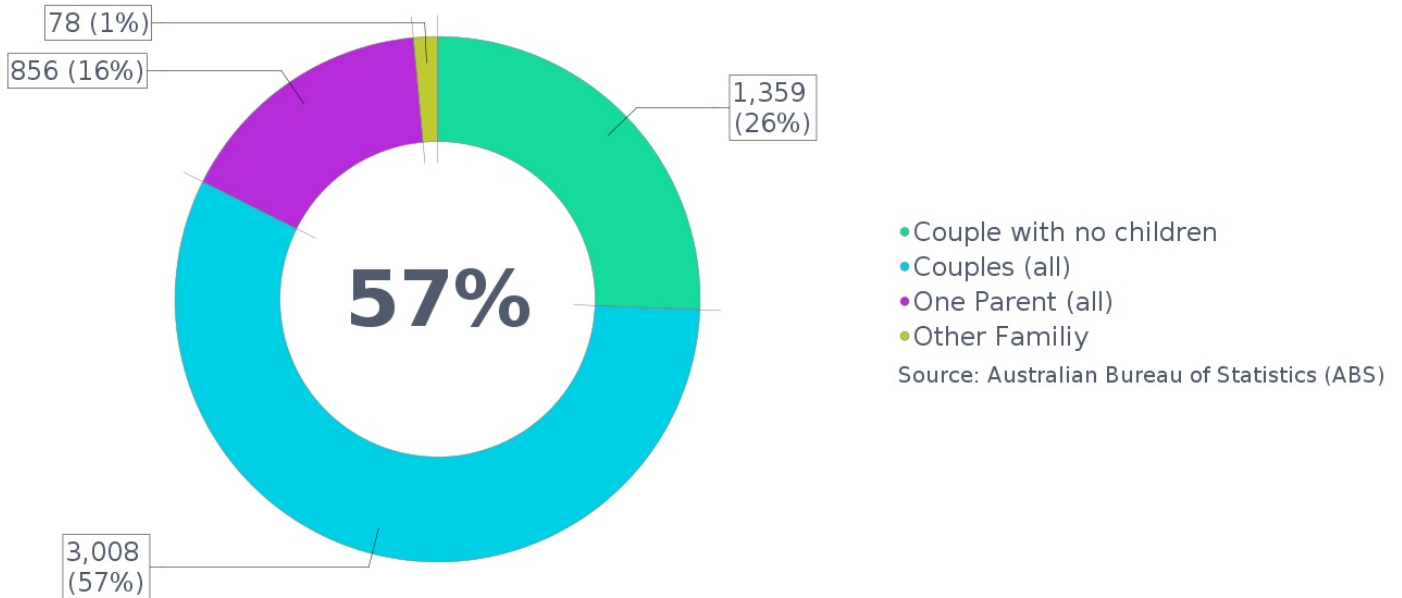
449 m² 4 2 2

Nov 2023 43 Days

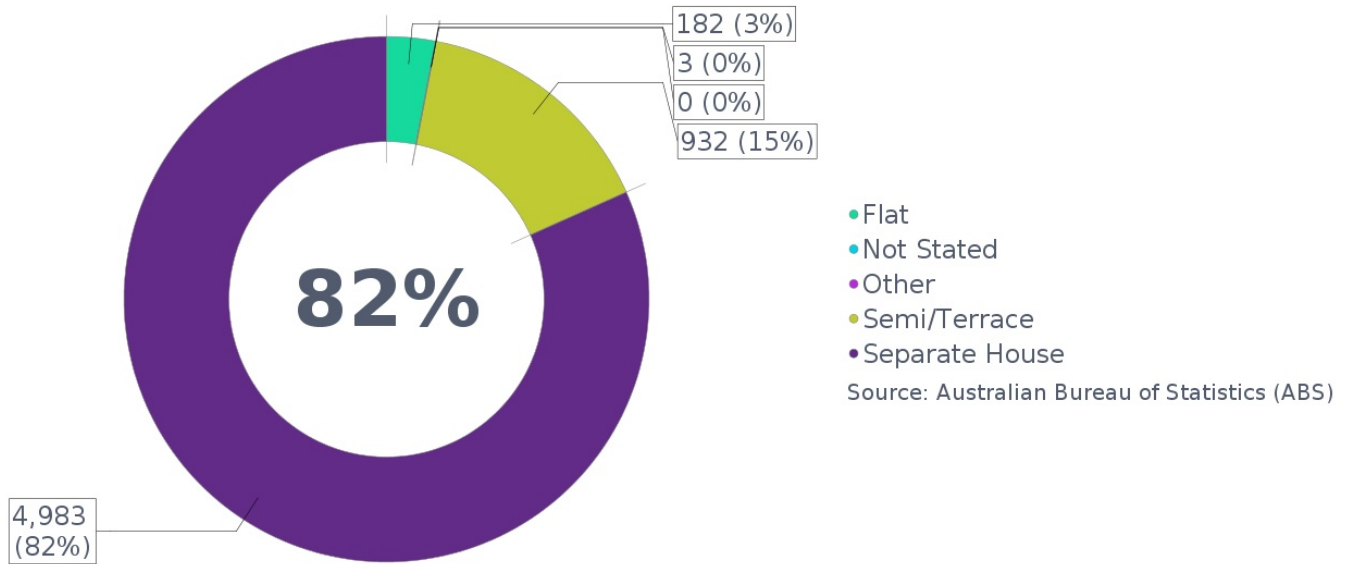
Age of Population (2021)



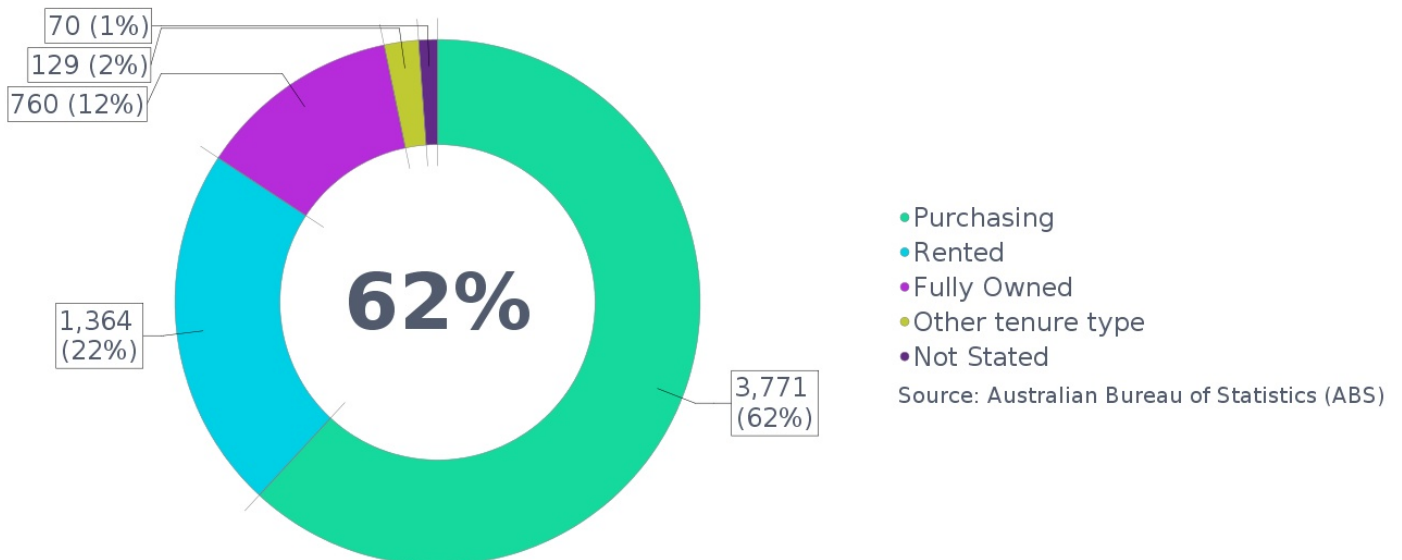
Family Composition (2021)



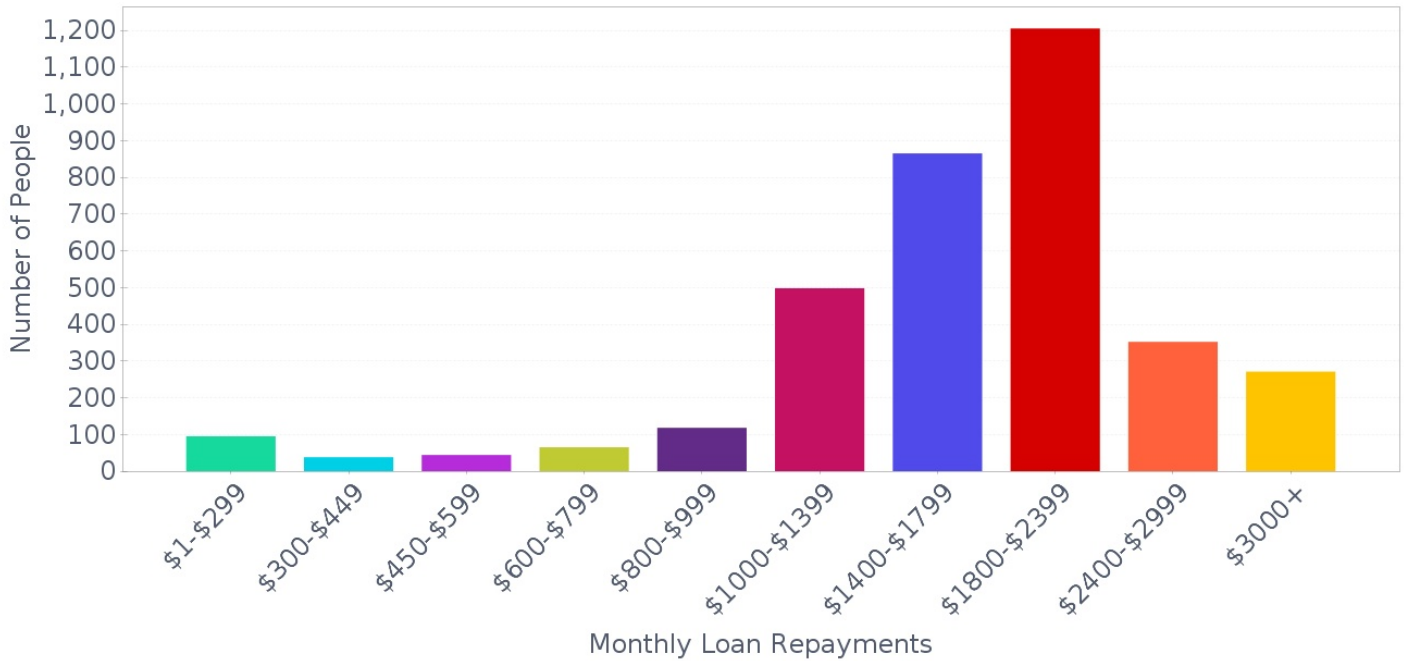
Dwelling Structure (2021)



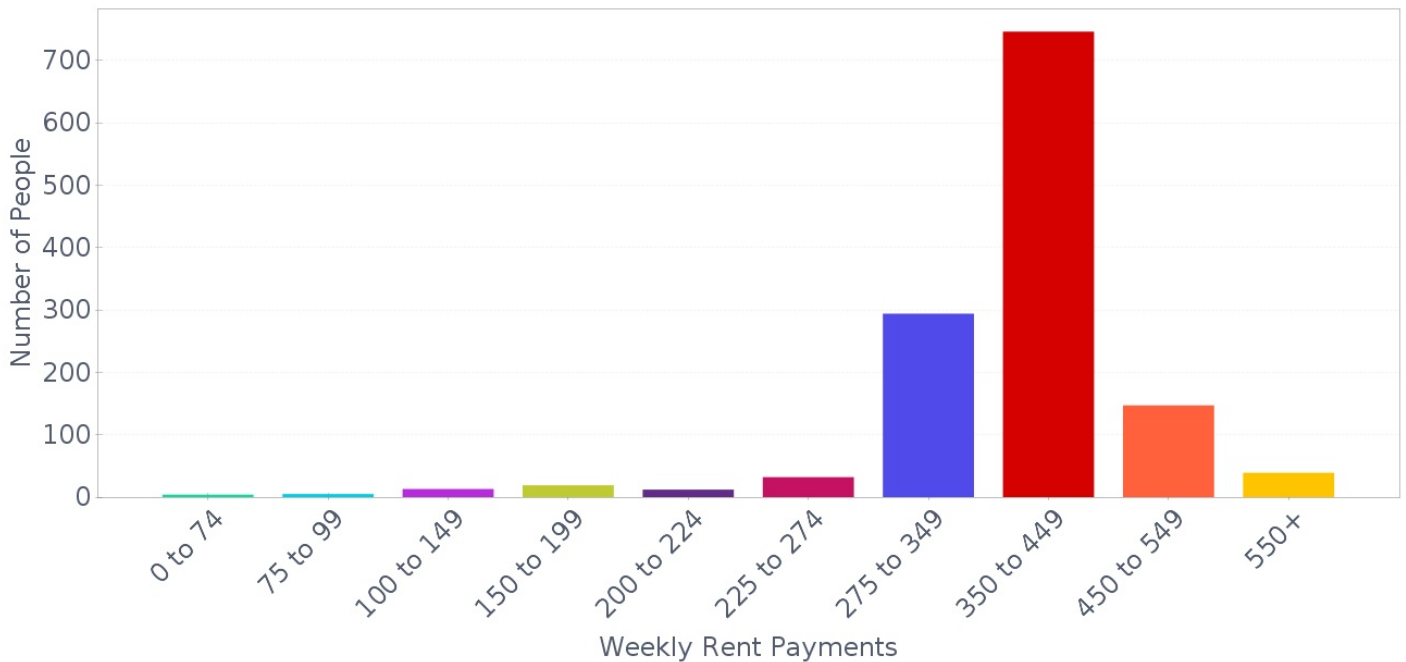
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



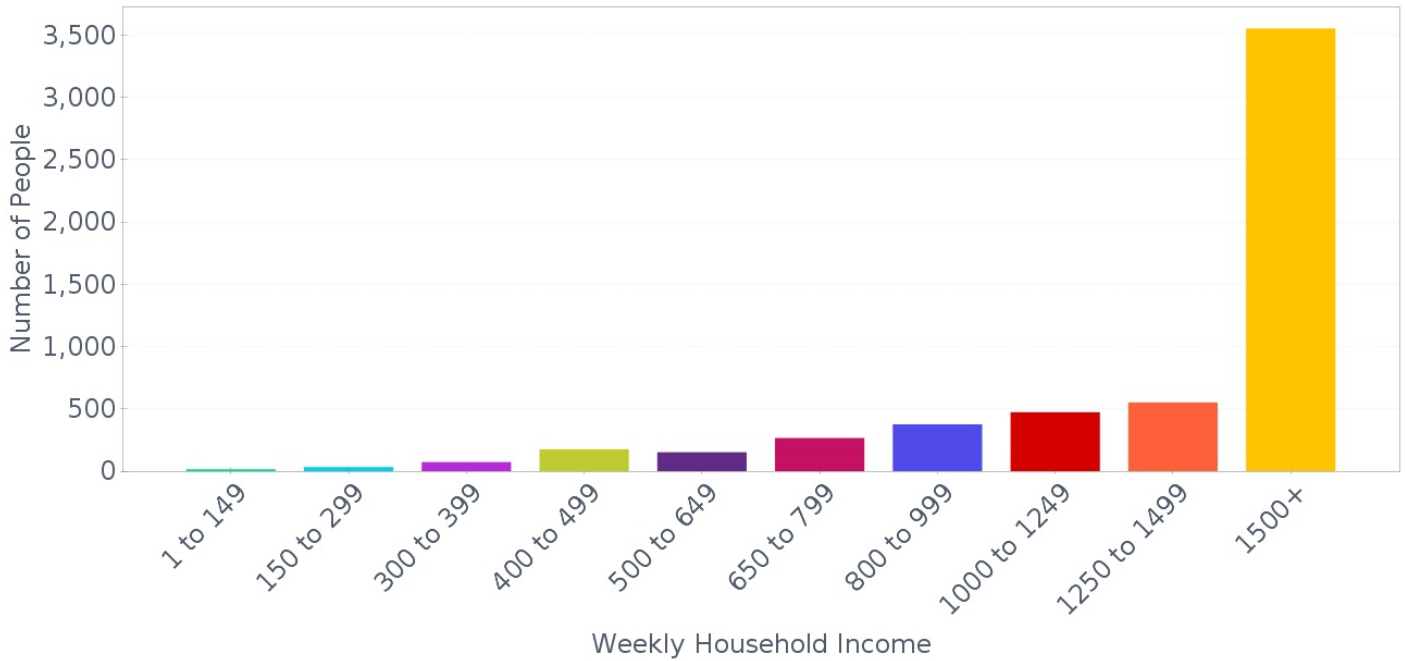
Rent Payments - Weekly (2021)



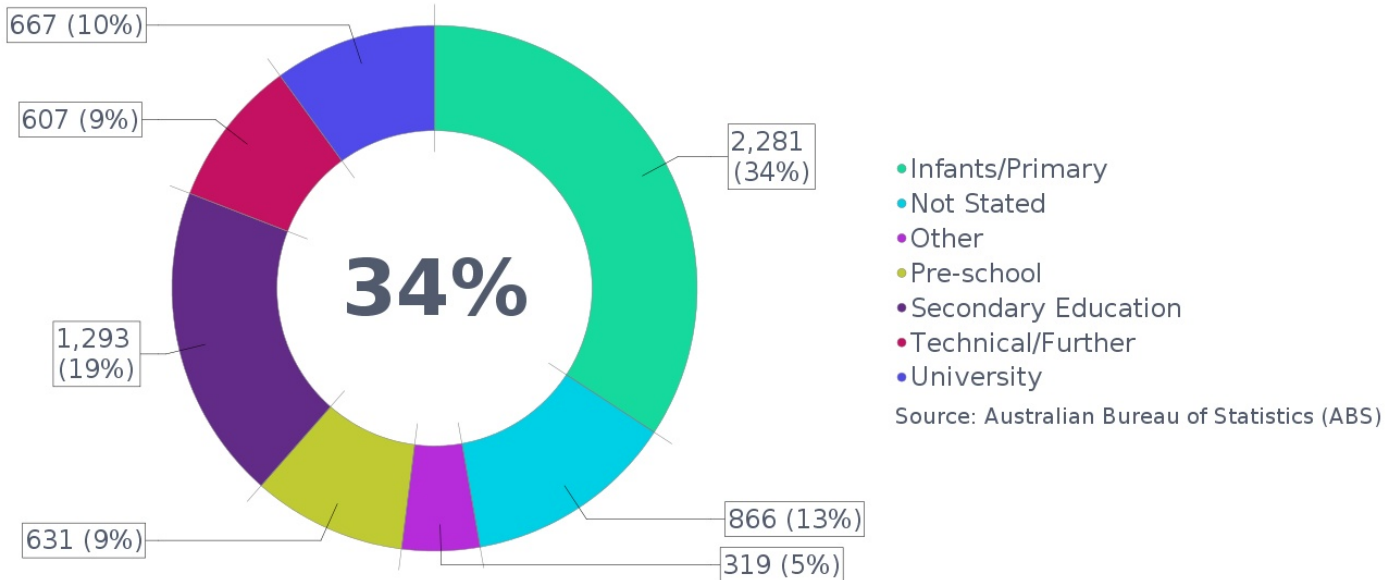
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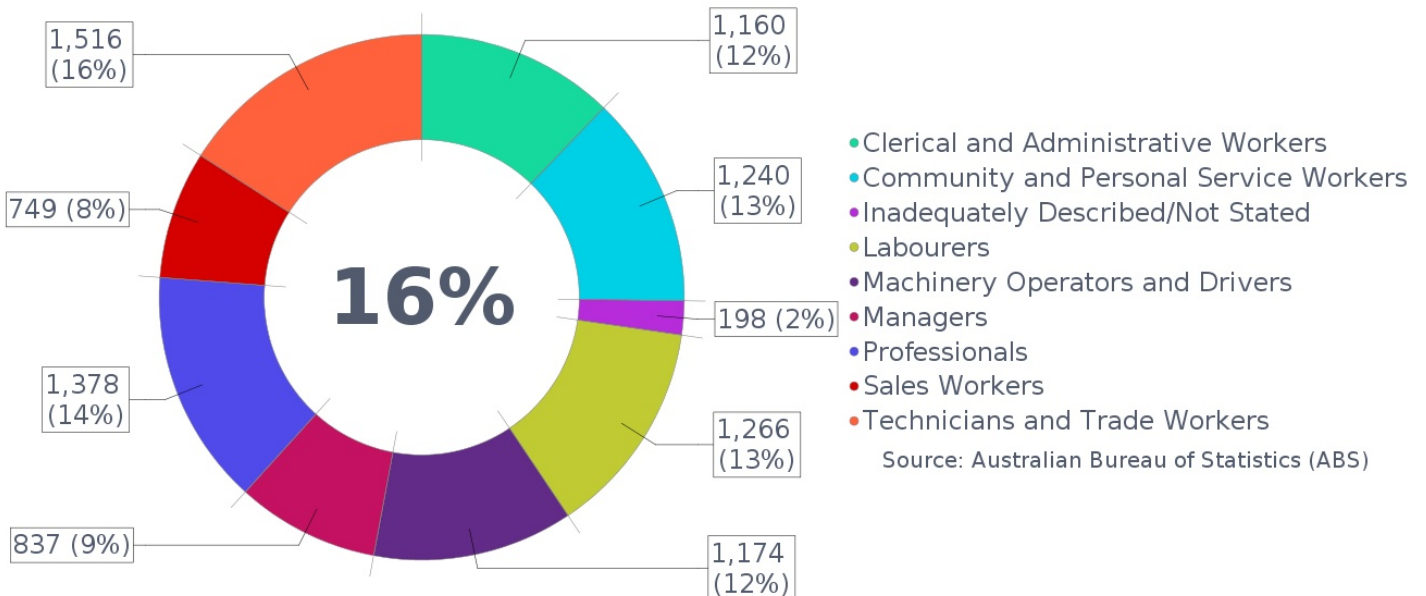
Household Income - Weekly (2021)



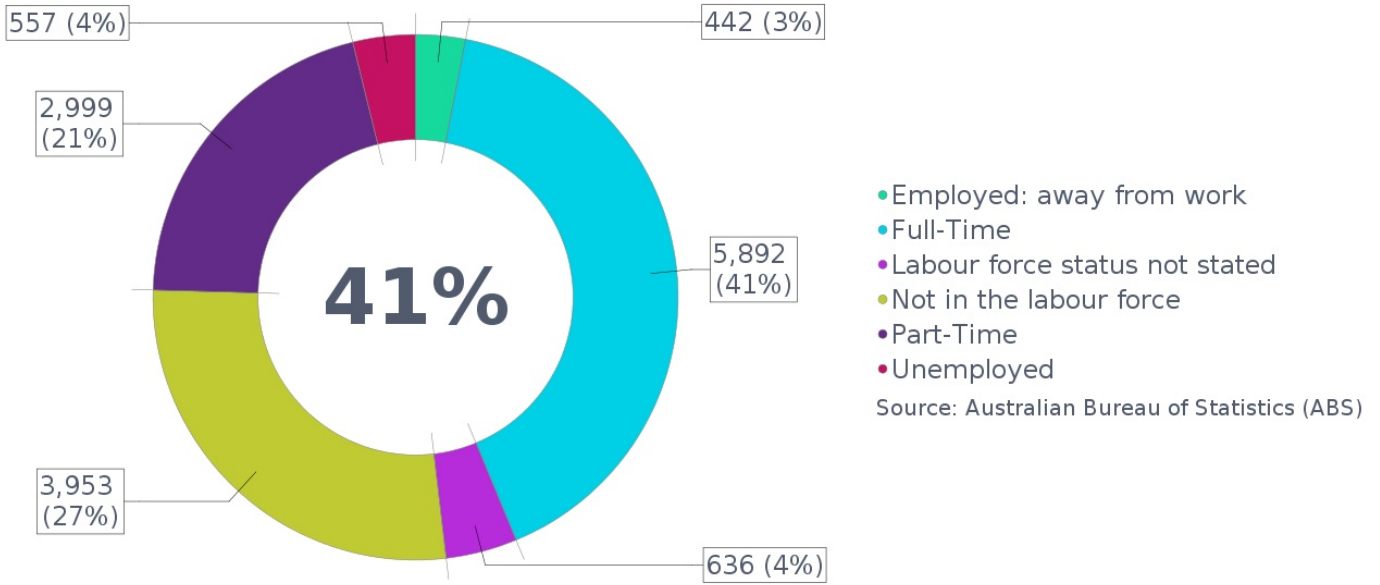
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

