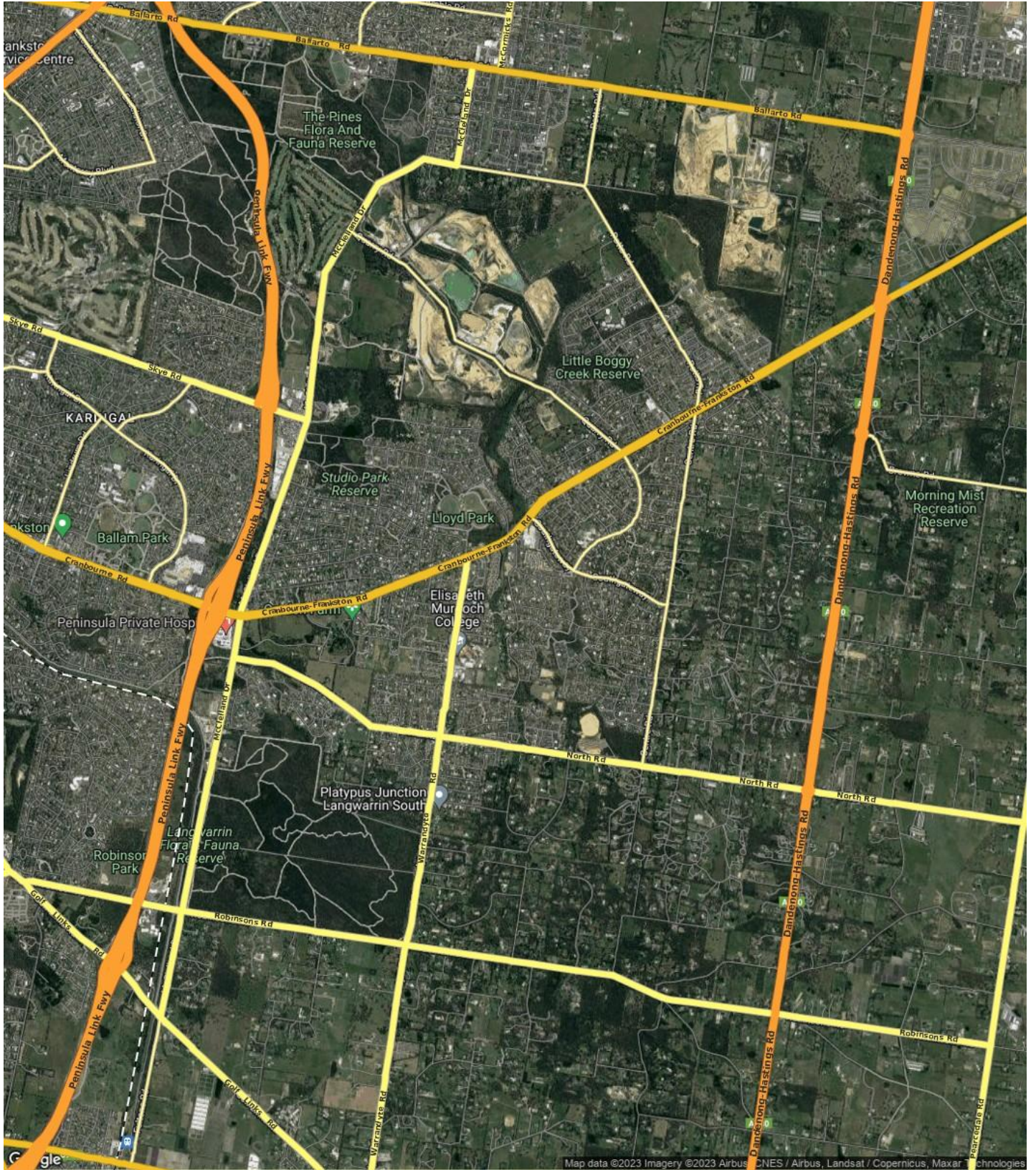


SUBURB FLYOVER REPORT

LANGWARRIN (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

LANGWARRIN - Suburb Map



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LANGWARRIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	451	\$ 265,000	0.0 %	\$ 90,000	\$ 1,485,000
2007	517	\$ 290,000	9.4 %	\$ 50,000	\$ 865,000
2008	411	\$ 315,000	8.6 %	\$ 110,000	\$ 2,700,000
2009	410	\$ 339,975	7.9 %	\$ 77,000	\$ 1,022,000
2010	390	\$ 394,600	16.1 %	\$ 140,000	\$ 1,520,000
2011	342	\$ 390,000	-1.2 %	\$ 200,000	\$ 1,125,000
2012	351	\$ 376,000	-3.6 %	\$ 112,000	\$ 937,000
2013	437	\$ 385,000	2.4 %	\$ 120,000	\$ 1,600,000
2014	397	\$ 420,000	9.1 %	\$ 200,000	\$ 1,250,000
2015	381	\$ 461,500	9.9 %	\$ 205,000	\$ 1,275,000
2016	378	\$ 518,250	12.3 %	\$ 328,000	\$ 1,615,000
2017	409	\$ 607,000	17.1 %	\$ 295,000	\$ 3,100,000
2018	384	\$ 650,000	7.1 %	\$ 375,000	\$ 1,800,000
2019	344	\$ 617,750	-5.0 %	\$ 60,000	\$ 1,482,500
2020	311	\$ 677,000	9.6 %	\$ 125,800	\$ 2,500,000
2021	381	\$ 825,000	21.9 %	\$ 380,000	\$ 3,200,000
2022	323	\$ 870,000	5.5 %	\$ 450,000	\$ 2,250,000
2023	210	\$ 835,000	-4.0 %	\$ 570,000	\$ 2,350,000
2024	0				

Median Sale Price
\$835k

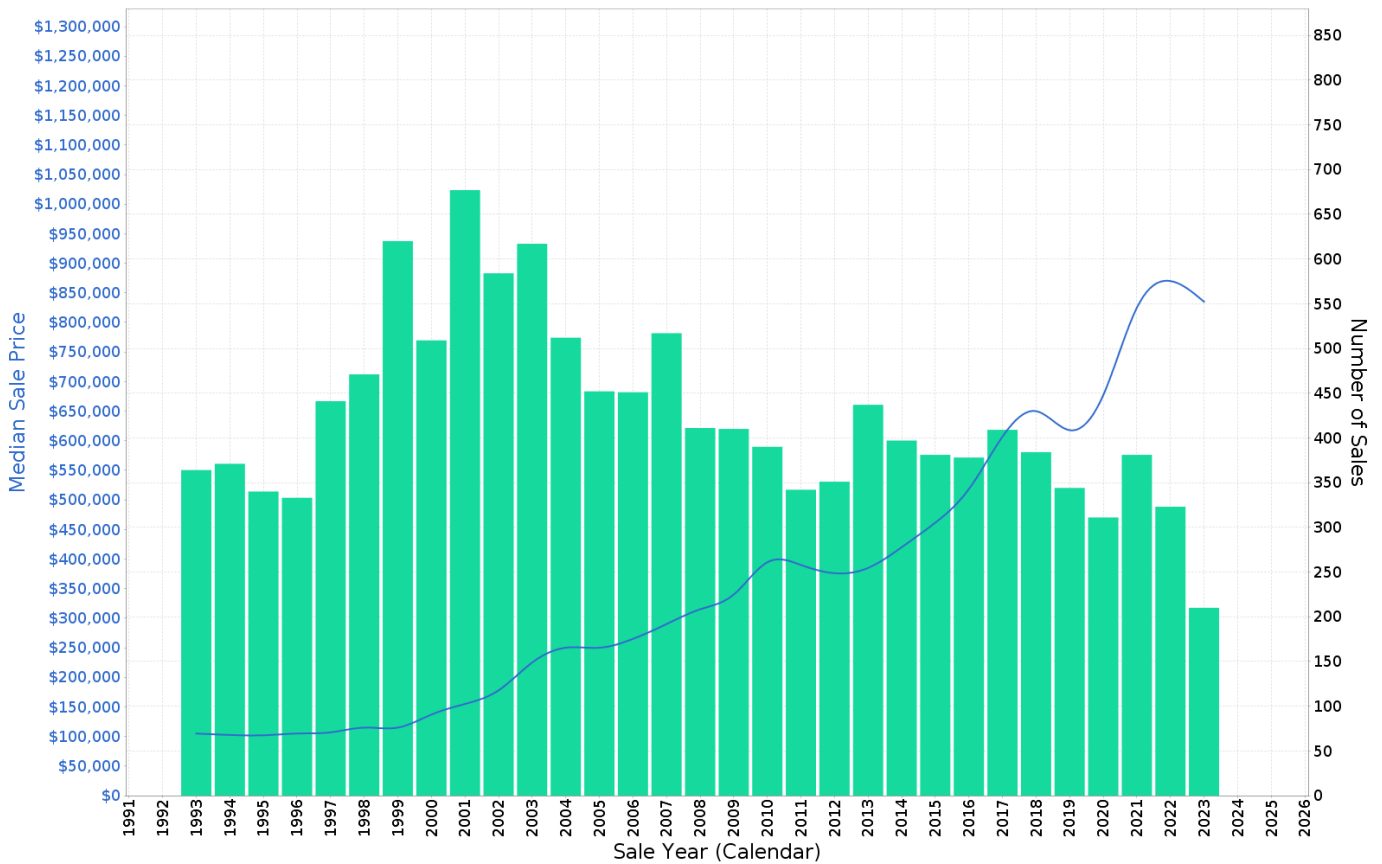
Based on 210 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-4.0%

Current Median Price: \$835,000
Previous Median Price: \$870,000

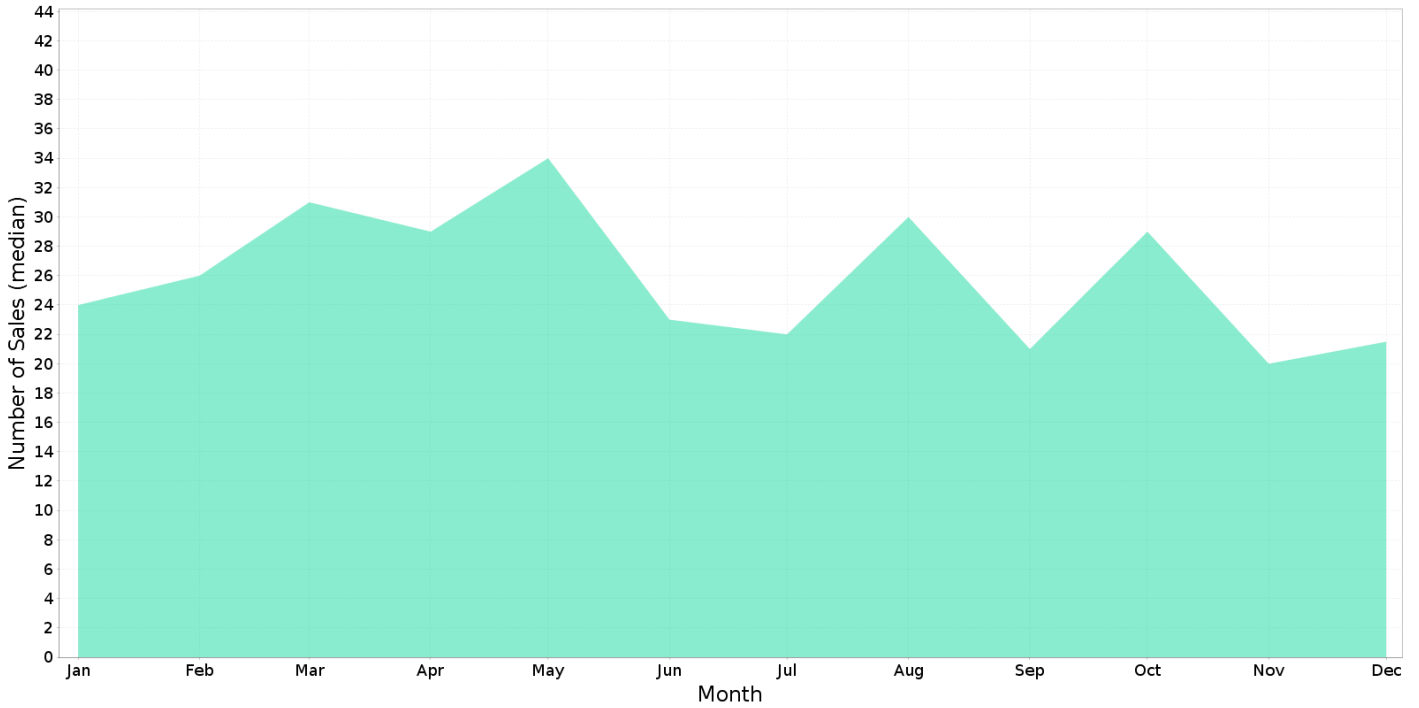
Based on 533 recorded House sales compared over the last two rolling 12 month periods



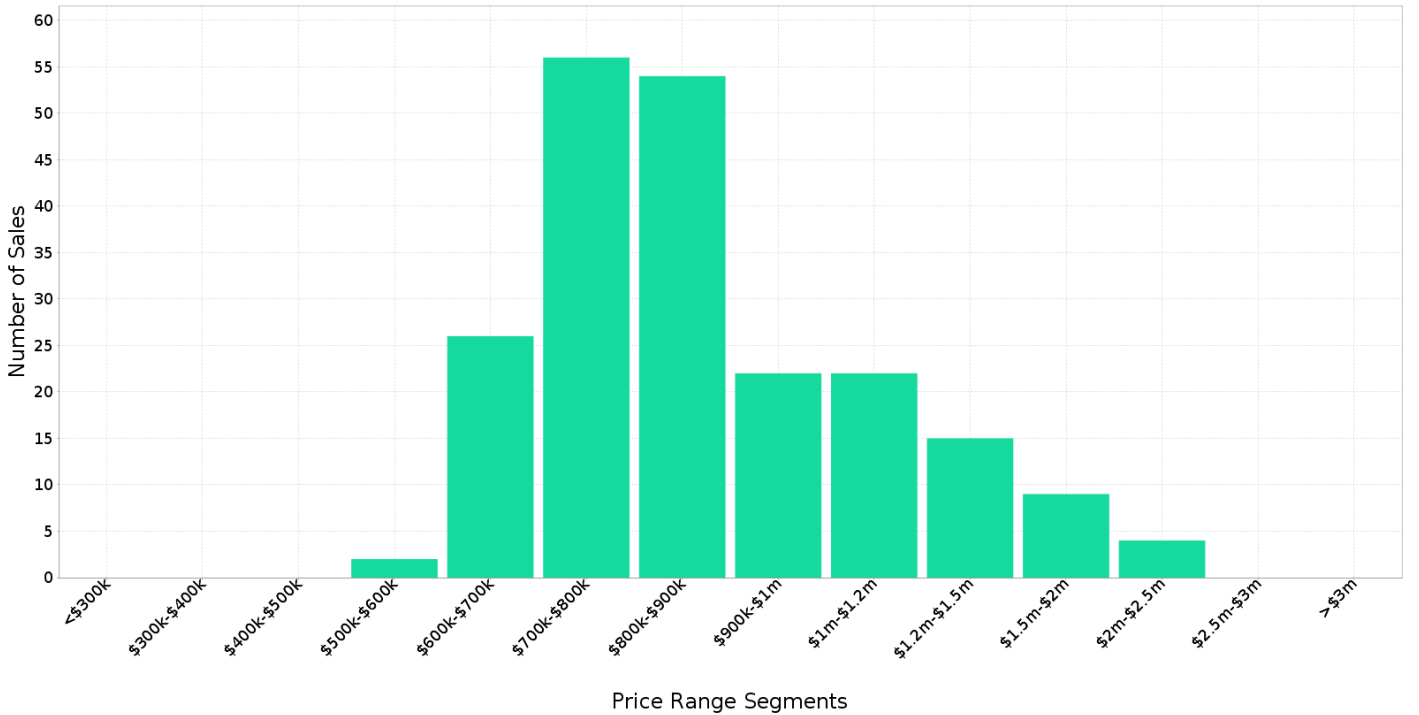
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LANGWARRIN - Peak Selling Periods (3 years)



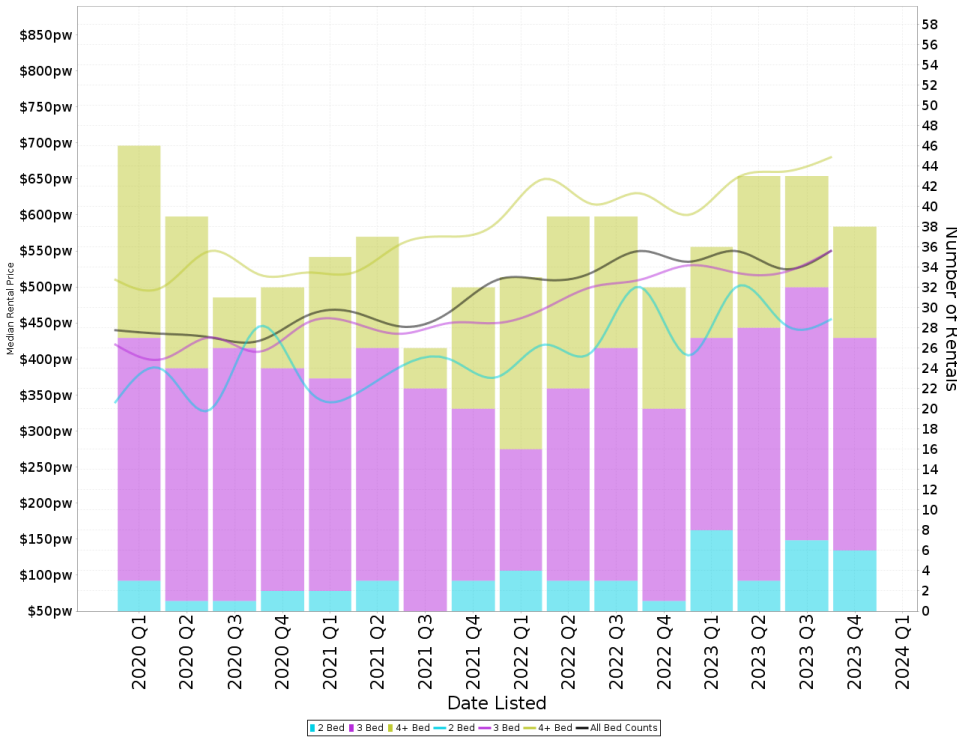
LANGWARRIN - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.0%

Current Median Price: \$835,000
Previous Median Price: \$870,000

Based on 533 registered House sales compared over the last two rolling 12 month periods.

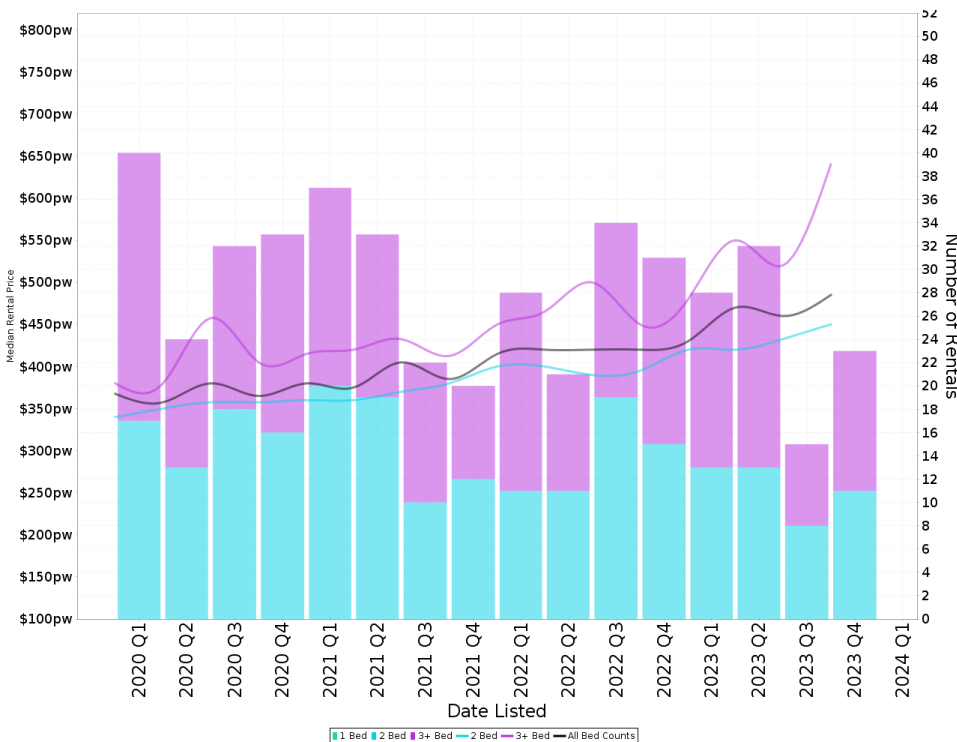
Suburb Rental Yield

+3.4%

Current Median Price: \$835,000
Current Median Rent: \$550

Based on 160 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.3%

Current Median Price: \$580,000
Previous Median Price: \$600,000

Based on 248 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$580,000
Current Median Rent: \$460

Based on 98 registered Unit rentals compared over the last 12 months.

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LANGWARRIN - Recently Sold Properties

Median Sale Price

\$835k

Based on 210 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

-4.0%

Current Median Price: \$835,000
Previous Median Price: \$870,000

Based on 533 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

210

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

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

2/442 MCCLELLAND DR



\$710,000

Dec 2023
16 Days

430 m² 3 2 2

56 MYRTLE ST



\$999,999

Dec 2023
22 Days

816 m² 4 2 5

5 DOMAIN PKWY




\$1,320,000

Dec 2023
49 Days

1,347 m² 5 2 2

28 EDWARD ST




\$1,525,000

Dec 2023
80 Days

1,376 m² 5 3 4

5/1 QUAIL PL



\$1,651,000

Dec 2023
17 Days

1,454 m² 4 2 4

1/23 MYRTLE ST



\$750,000

Dec 2023
N/A

482 m² 4 2 -

8 SUGAR GLIDER PL




\$1,315,000

Dec 2023
23 Days

1,252 m² 4 2 2

2 ASHWOOD CL




\$680,000

Dec 2023
N/A

653 m² 3 1 1

62 GRANITE DR



\$786,500

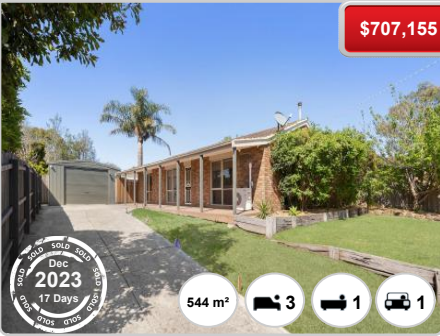
Dec 2023
22 Days

608 m² 3 1 2

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12 LANG RD



\$707,155



544 m² 3 1 1

8 TAMBO CRT



\$835,000



625 m² 3 2 4

4 NATALIE CRT



\$760,000



532 m² 3 1 2

3 DUNRAVEN CRT



\$805,500



656 m² 3 1 -

10 ASH GR



\$990,000



4 2 2

7 FIRBANK CL

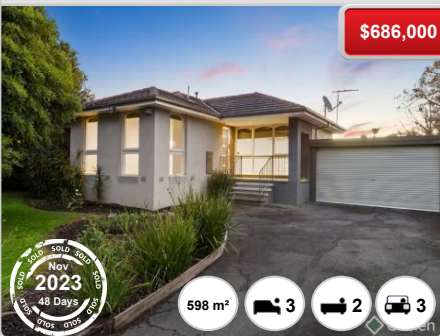


\$857,000



649 m² 4 2 2

125 WARRANDYTE RD



\$686,000



598 m² 3 2 3

50 BEECH ST



\$770,000



821 m² 3 2 2

14 BRONZEWING CRT



\$1,235,000



1,120 m² 4 2 2

3 GRASSWREN CL

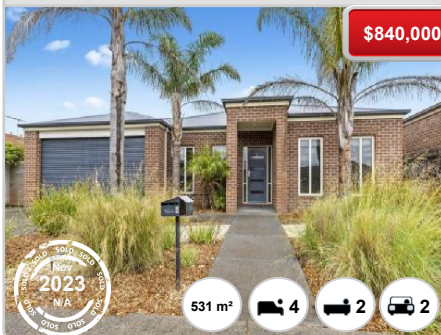


\$772,000



628 m² 3 2 2

9 ALEXANDRA MEWS



\$840,000



531 m² 4 2 2

7 BENDEMERE RISE



\$950,000



758 m² 3 2 2

LANGWARRIN - Properties For Rent

Median Rental Price

\$550 /w

Based on 160 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

+3.4%

Current Median Price: \$835,000
Current Median Rent: \$550

Based on 210 recorded House sales and 160 House rentals compared over the last 12 months

Number of Rentals

160

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 TAMBO COURT



\$520 weekly

Jan 2024
6 Days

538 m² 3 2 1

10 ASH GROVE SOUTH




\$750 Per Week

Jan 2024
7 Days

656 m² 4 2 2

10 ASH GROVE




\$750 Per Week

Jan 2024
7 Days

4 2 2

11 ROMSEY PLACE



\$580 per week

Jan 2024
7 Days

543 m² 3 2 2

9/15 WARRENWOOD PLACE



\$500

Jan 2024
7 Days

262 m² 3 1 2

28 JOHN STREET




\$520.00 per

Jan 2023
25 Days

603 m² 3 2 1

228 NORTH ROAD



\$600 pw

Dec 2023
27 Days

500 m² 4 2 2

163 NORTH ROAD

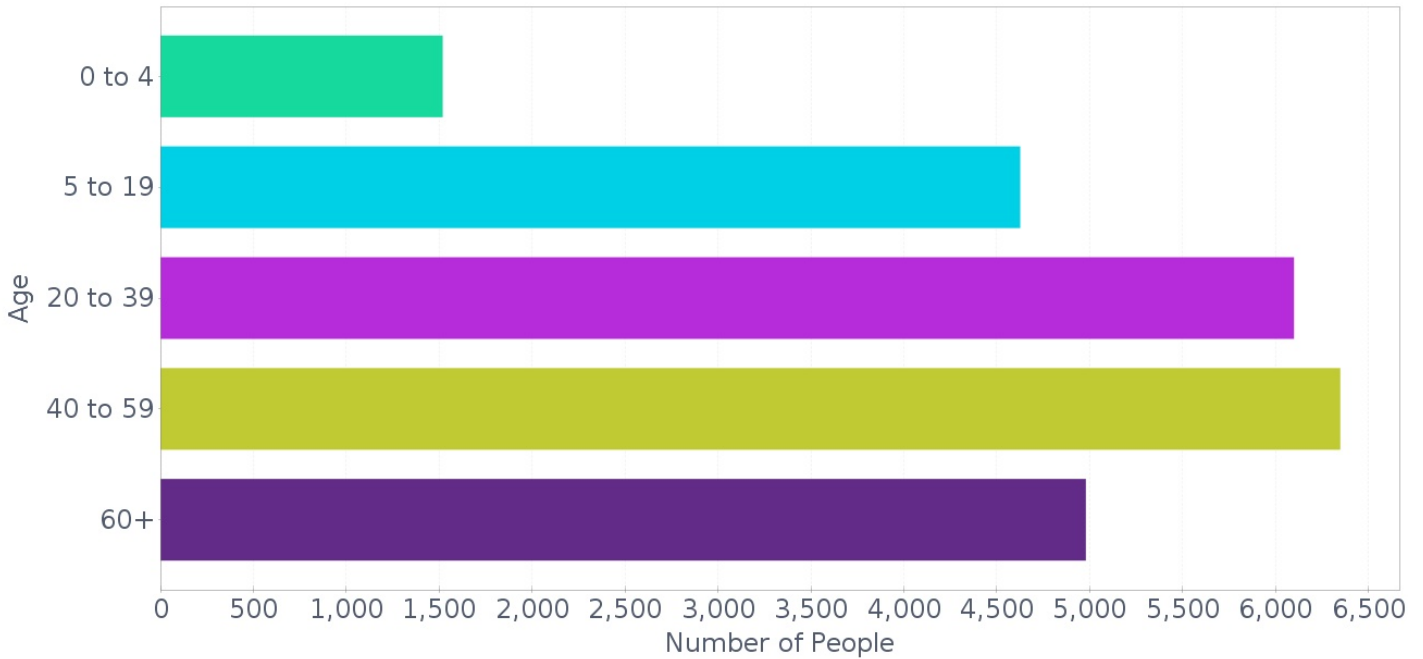


\$470 weekly

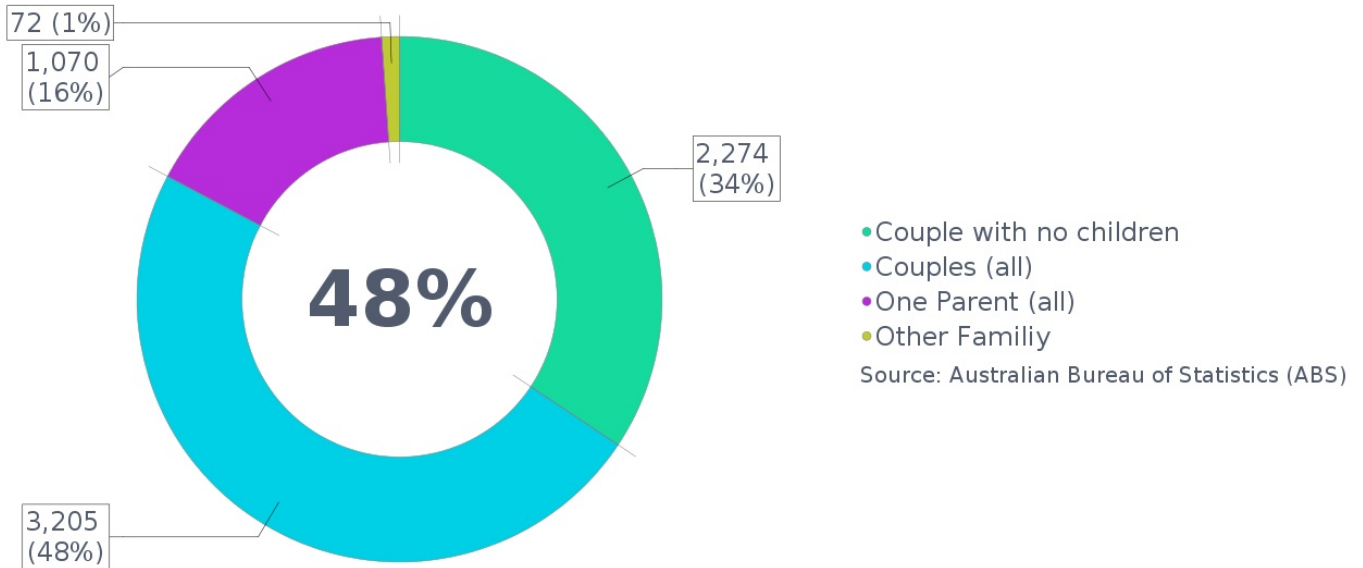
Dec 2023
34 Days

631 m² 3 1 2

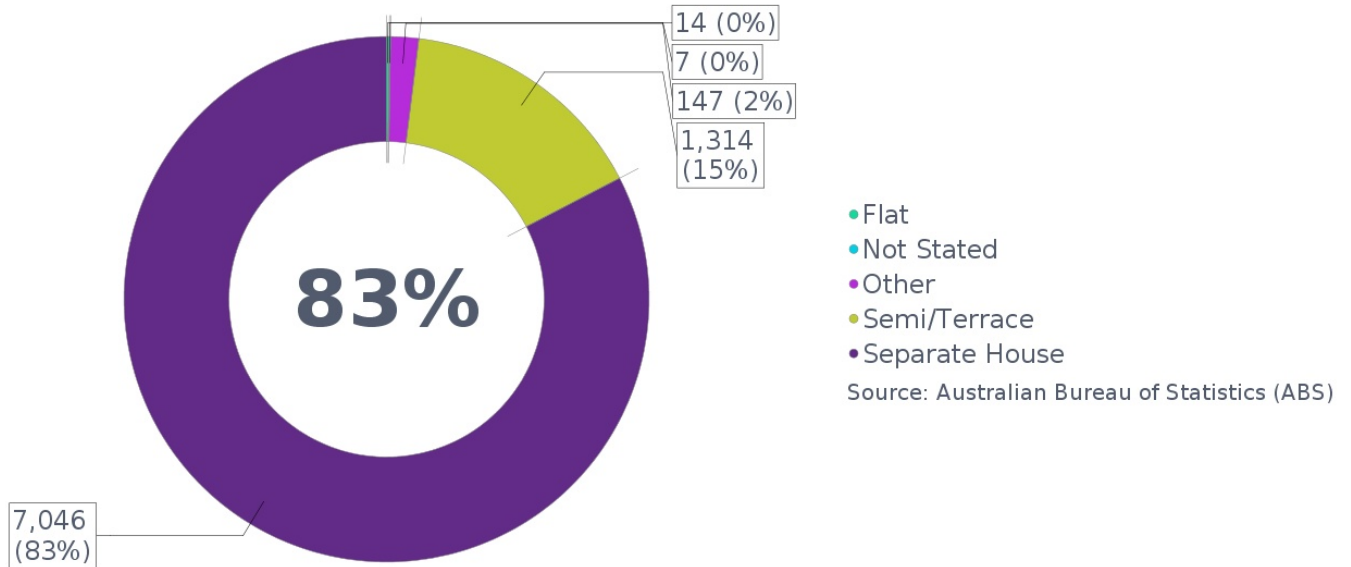
Age of Population (2021)



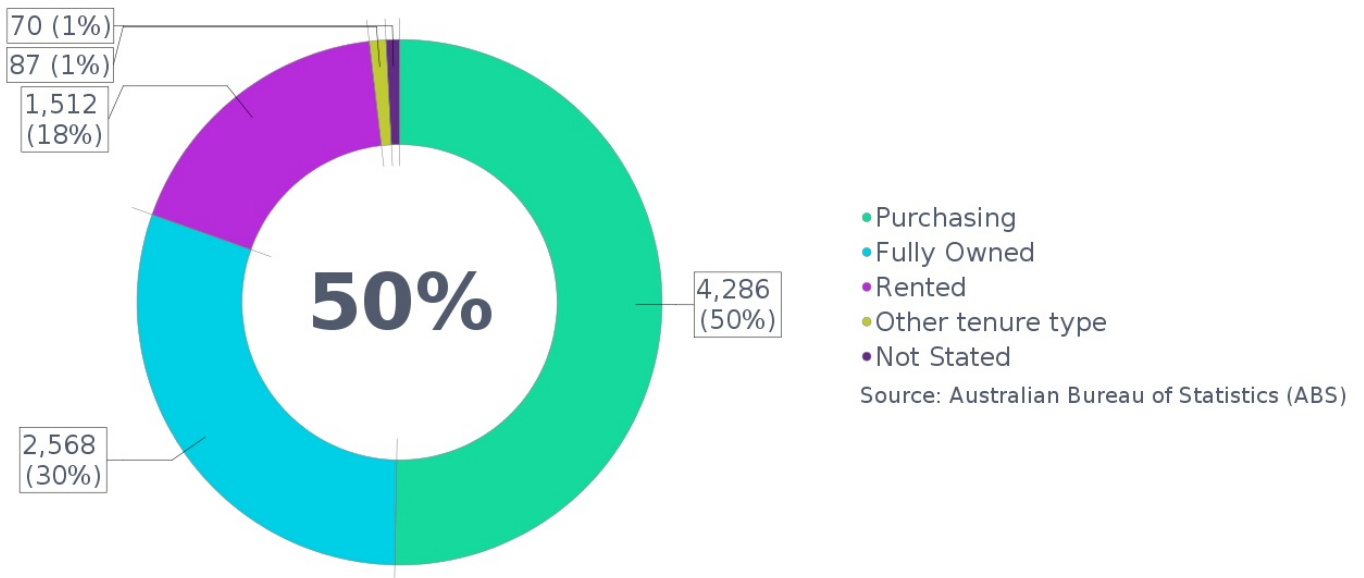
Family Composition (2021)



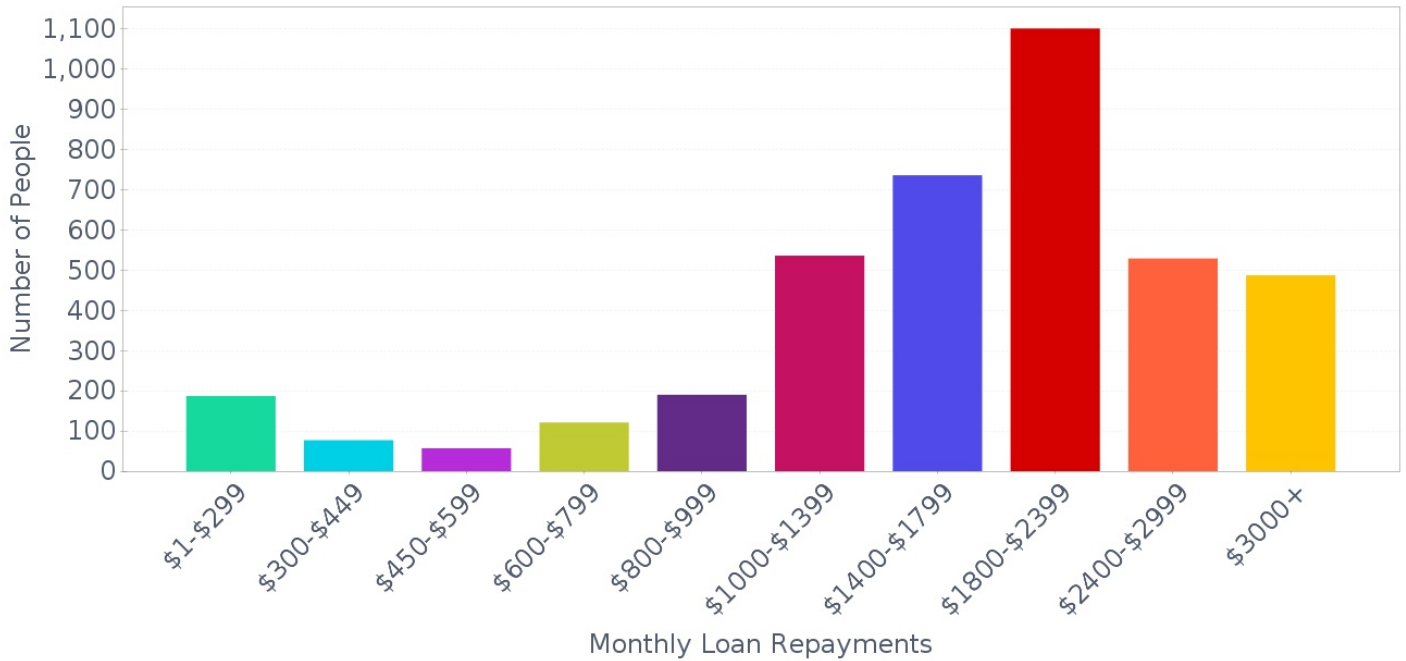
Dwelling Structure (2021)



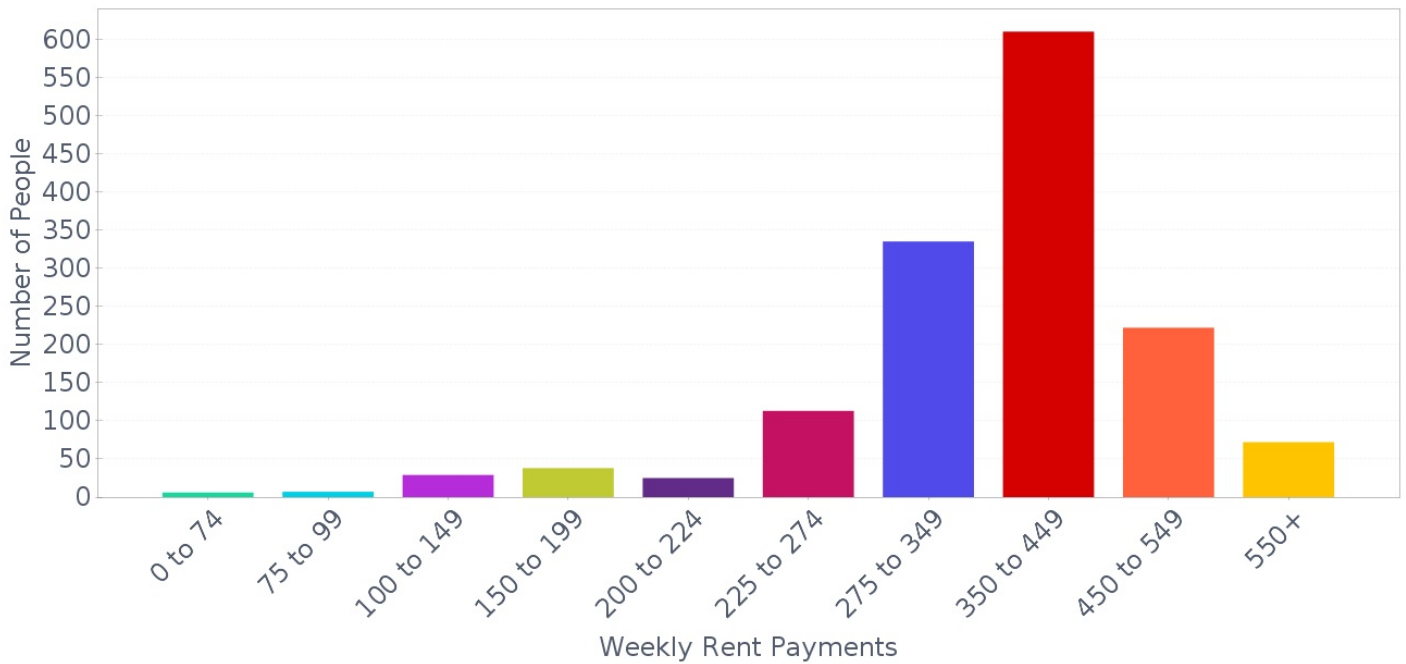
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



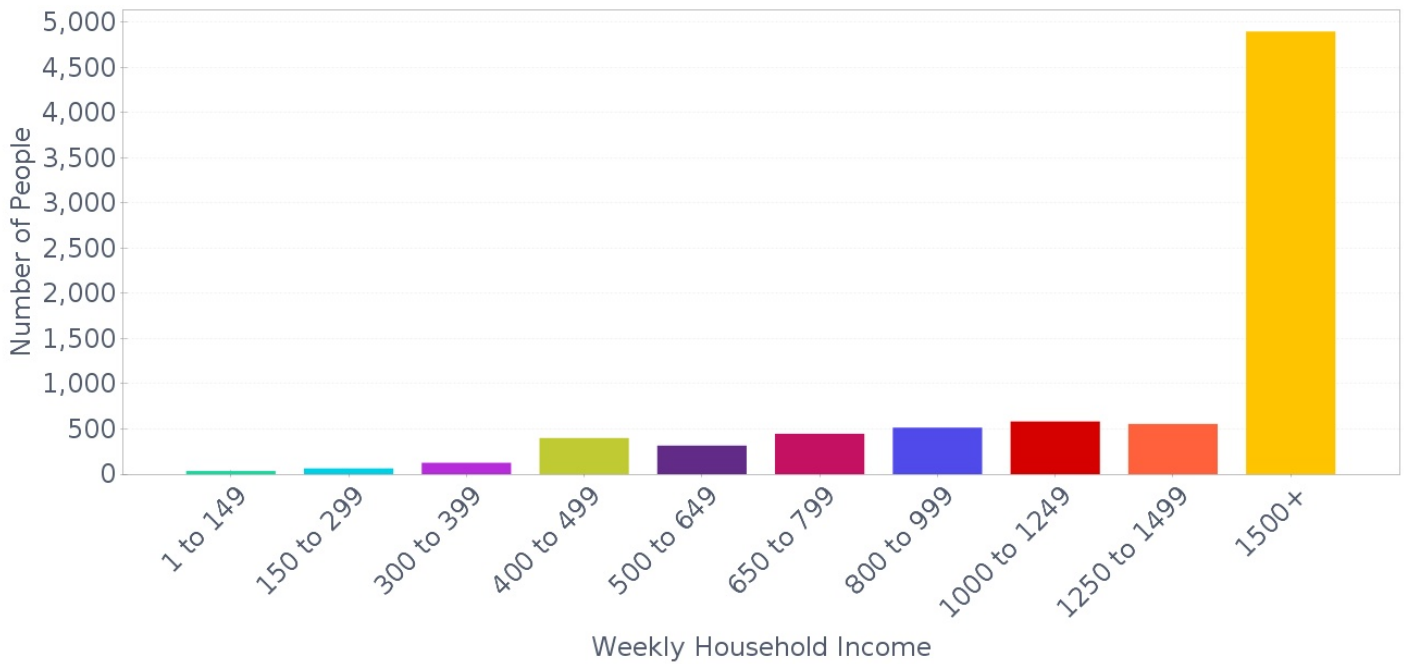
Rent Payments - Weekly (2021)



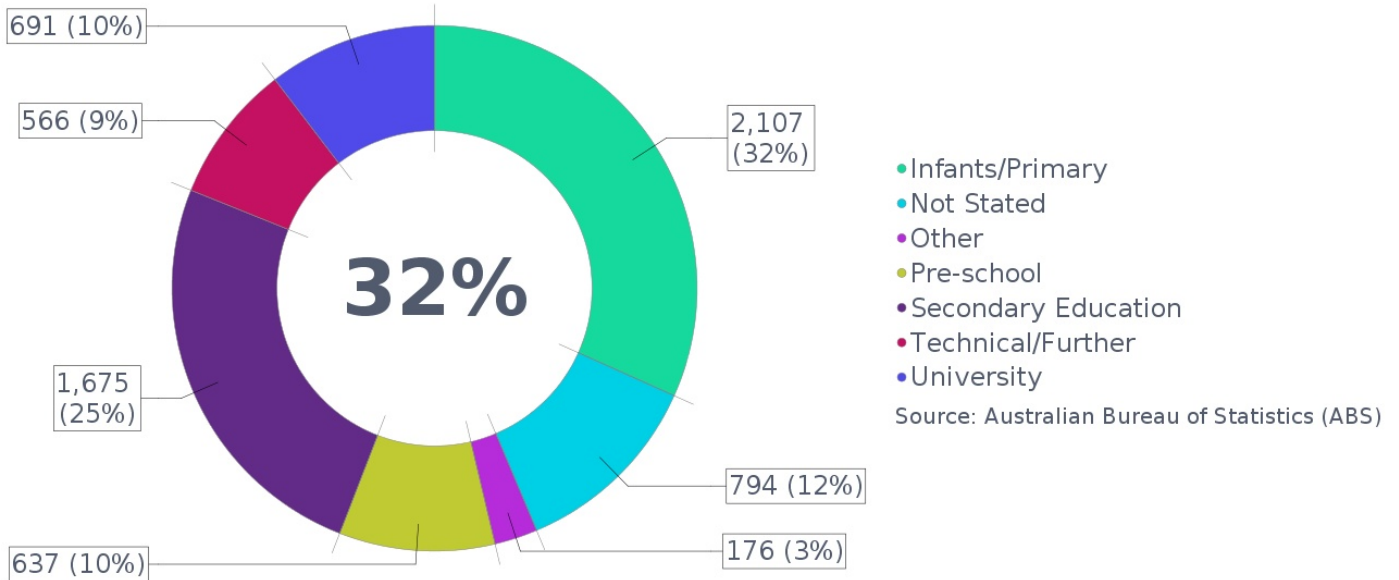
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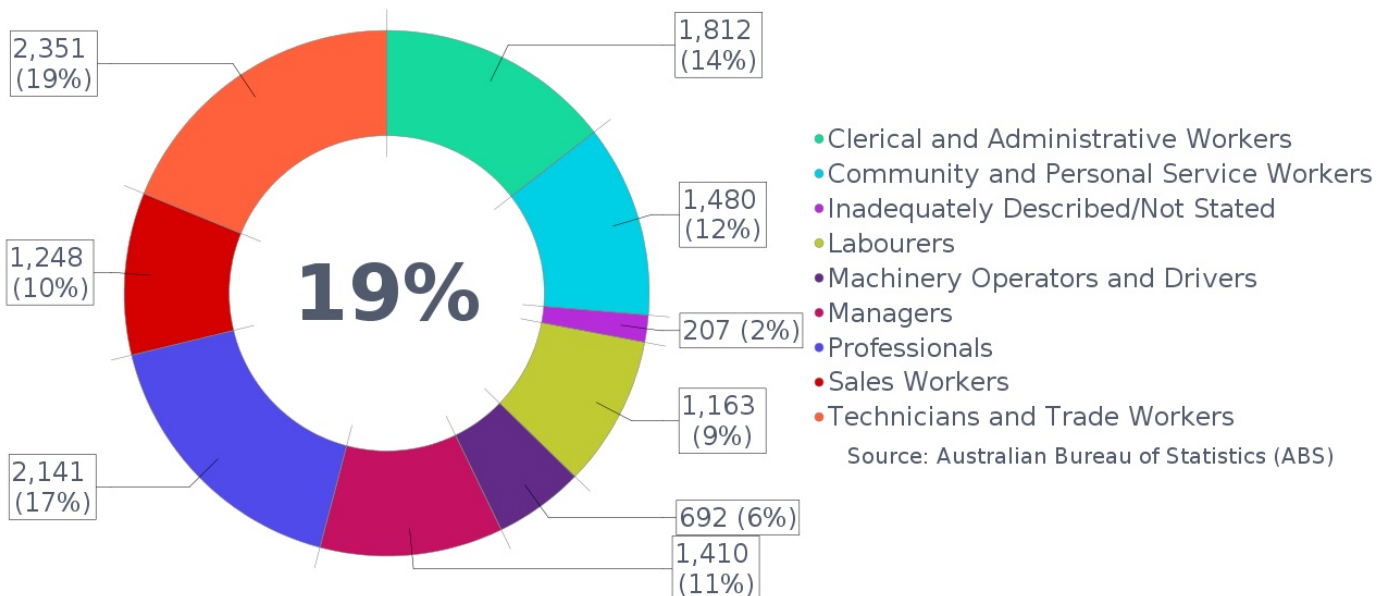
Household Income - Weekly (2021)



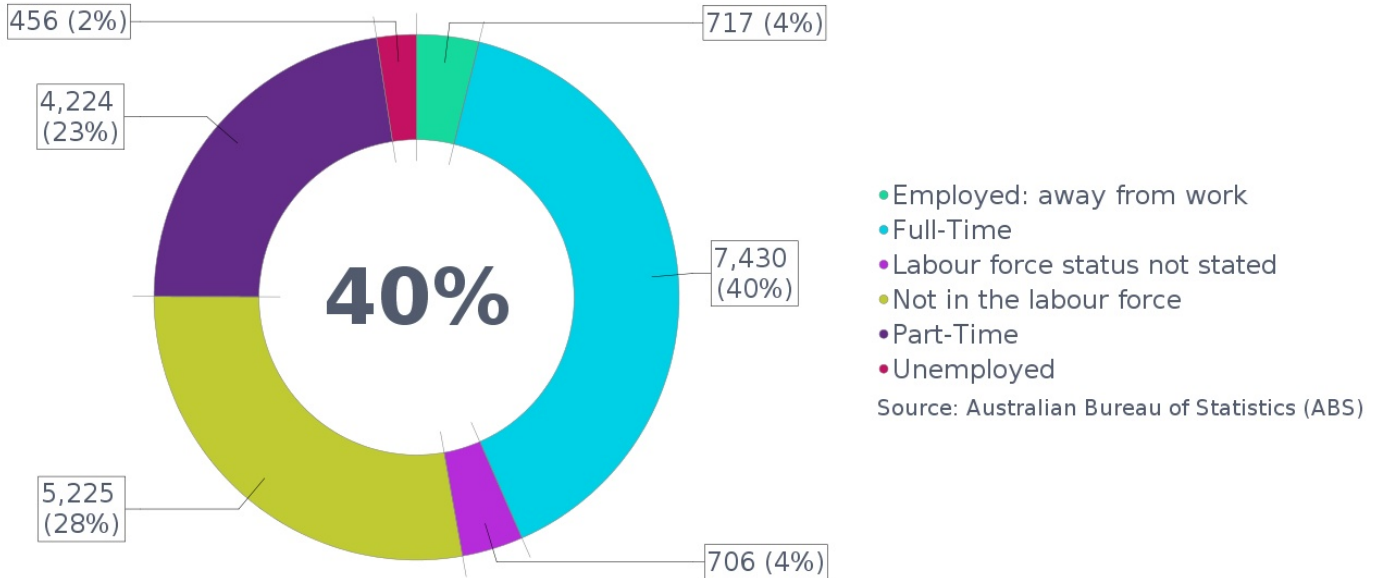
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

