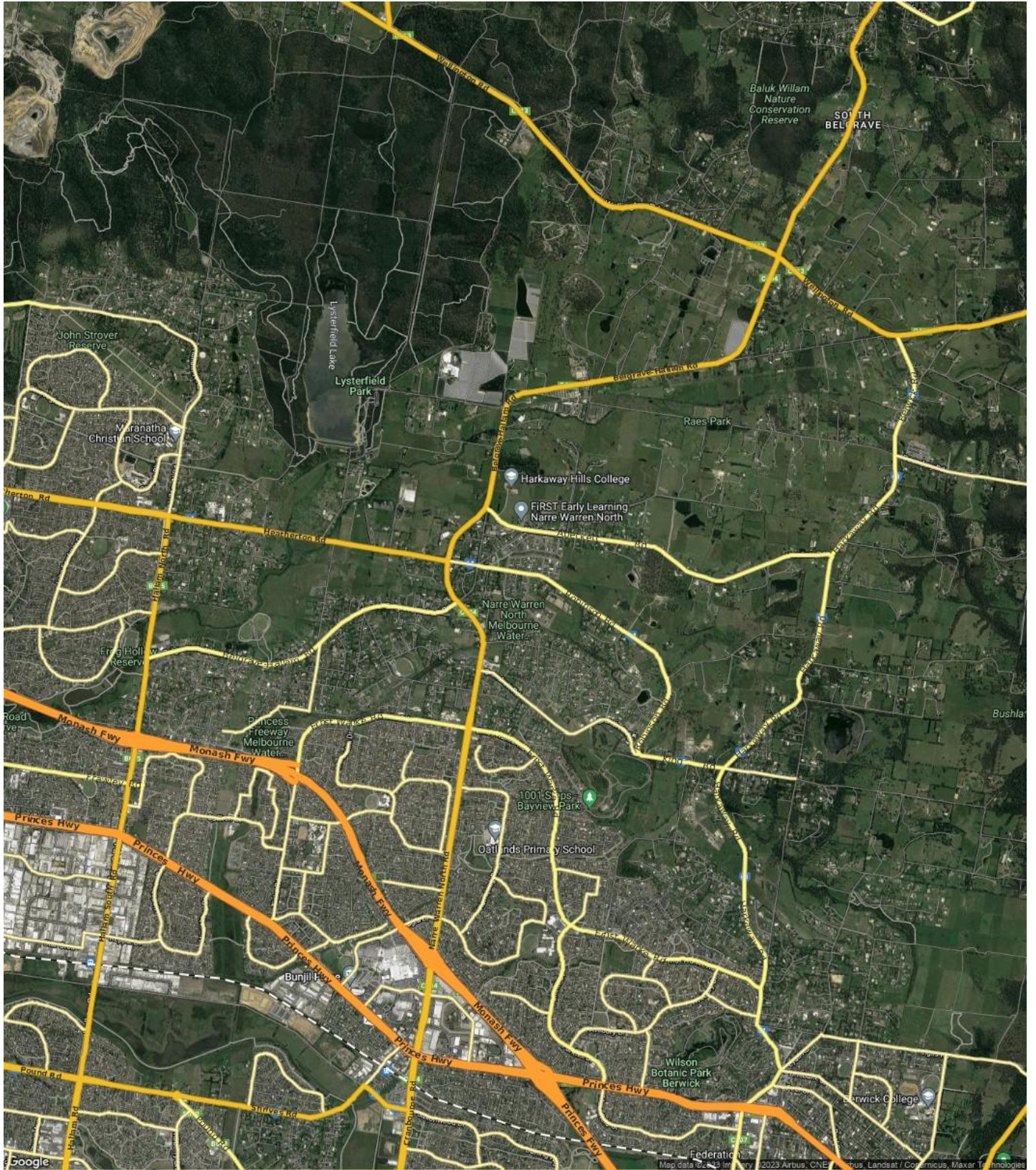


SUBURB FLYOVER REPORT

NARRE WARREN NORTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

NARRE WARREN NORTH - Suburb Map



NARRE WARREN NORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	116	\$ 390,000	0.0 %	\$ 142,500	\$ 1,500,000
2007	130	\$ 500,000	28.2 %	\$ 153,000	\$ 5,000,000
2008	104	\$ 483,250	-3.4 %	\$ 125,895	\$ 1,275,000
2009	109	\$ 590,000	22.1 %	\$ 203,500	\$ 1,380,000
2010	91	\$ 720,000	22.0 %	\$ 290,000	\$ 1,600,000
2011	70	\$ 715,250	-0.7 %	\$ 185,000	\$ 1,475,000
2012	75	\$ 708,000	-1.0 %	\$ 135,000	\$ 2,400,000
2013	97	\$ 710,000	0.3 %	\$ 125,895	\$ 1,600,000
2014	94	\$ 808,500	13.9 %	\$ 192,500	\$ 2,600,000
2015	120	\$ 825,000	2.0 %	\$ 133,611	\$ 3,000,000
2016	92	\$ 950,000	15.2 %	\$ 200,000	\$ 2,800,000
2017	95	\$ 1,170,000	23.2 %	\$ 360,000	\$ 2,650,000
2018	74	\$ 1,250,000	6.8 %	\$ 680,000	\$ 8,300,000
2019	75	\$ 1,173,000	-6.2 %	\$ 326,667	\$ 3,000,000
2020	64	\$ 1,235,000	5.3 %	\$ 610,000	\$ 2,450,000
2021	110	\$ 1,500,000	21.5 %	\$ 800,000	\$ 4,700,000
2022	94	\$ 1,700,000	13.3 %	\$ 750,000	\$ 3,510,000
2023	57	\$ 1,650,000	-2.9 %	\$ 750,000	\$ 3,388,888
2024	0				

Median Sale Price
\$1.65m

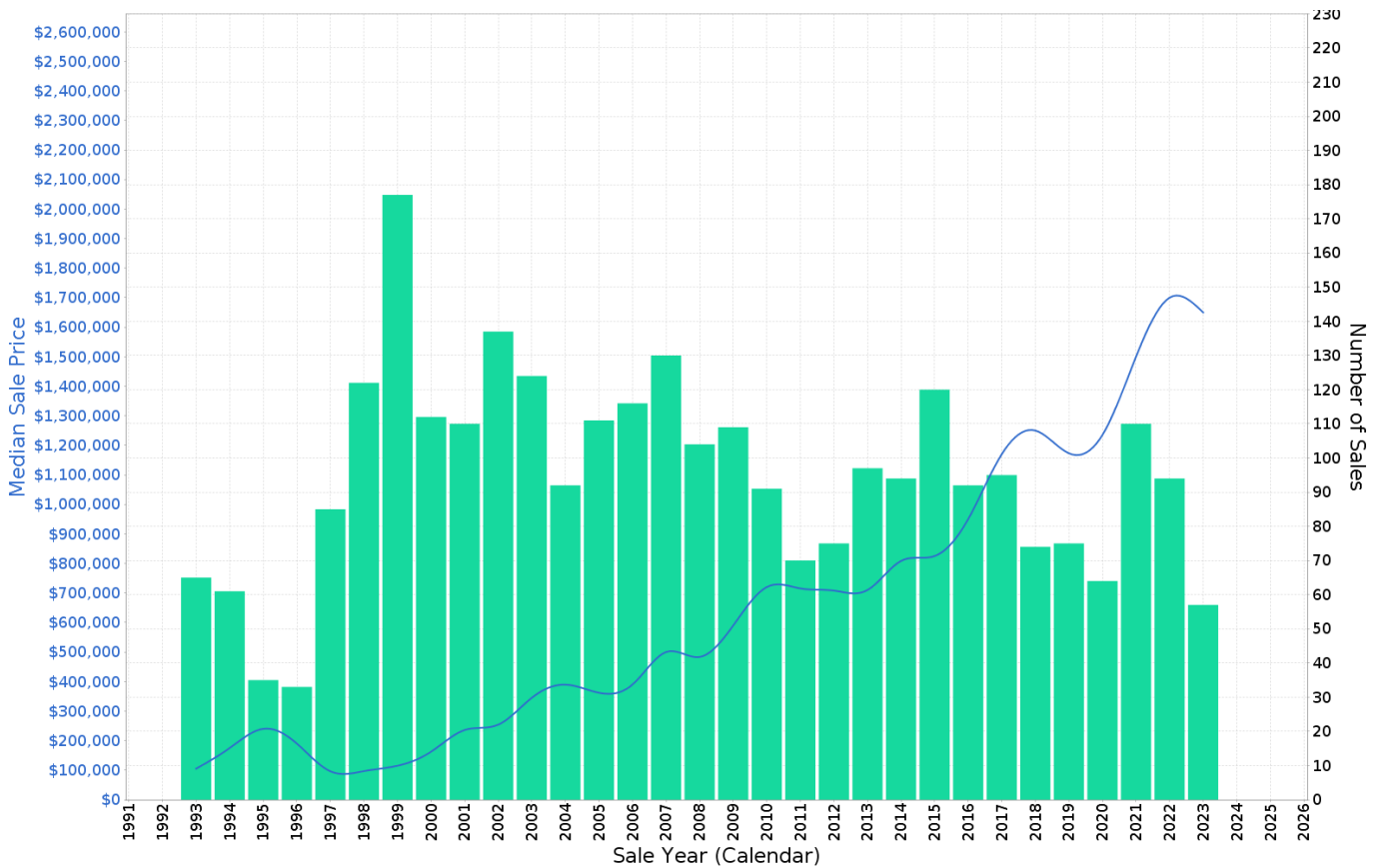
Based on 57 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-2.9%

Current Median Price: \$1,650,000
Previous Median Price: \$1,700,000

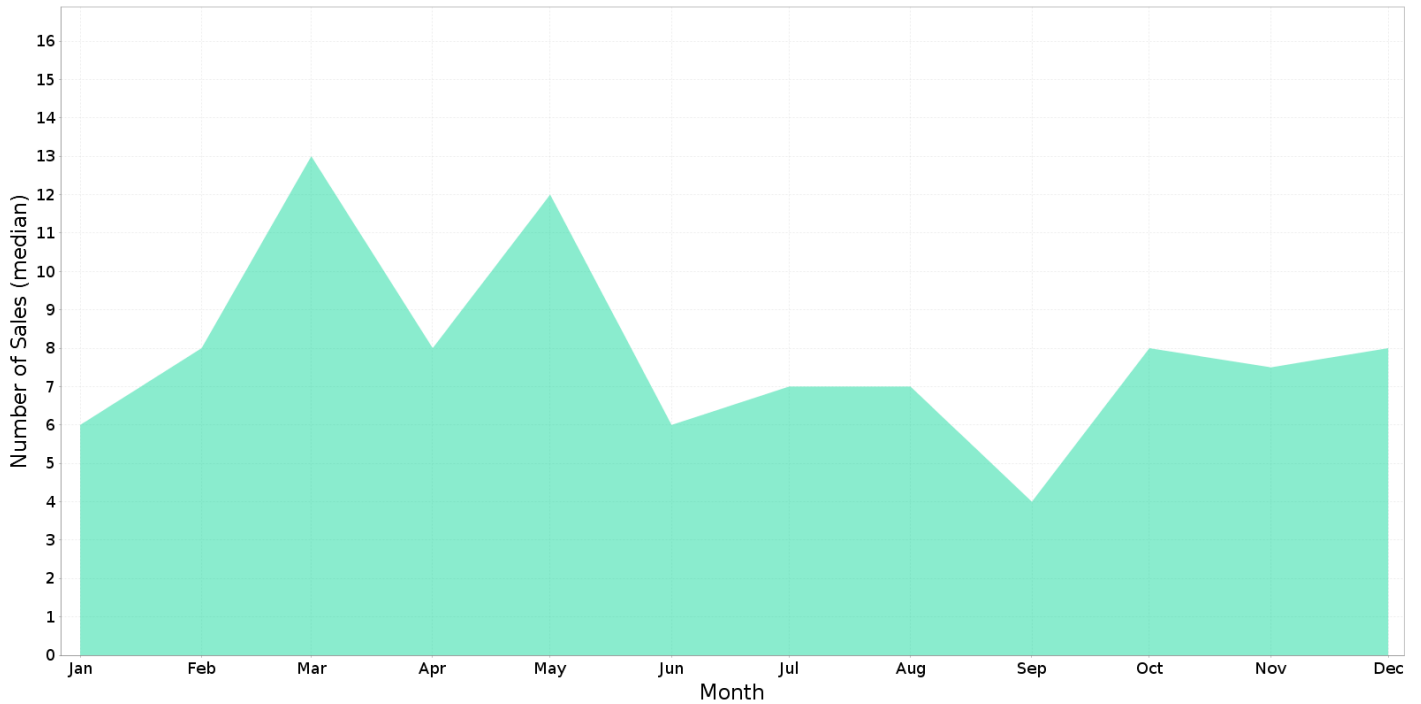
Based on 151 recorded House sales compared over the last two rolling 12 month periods



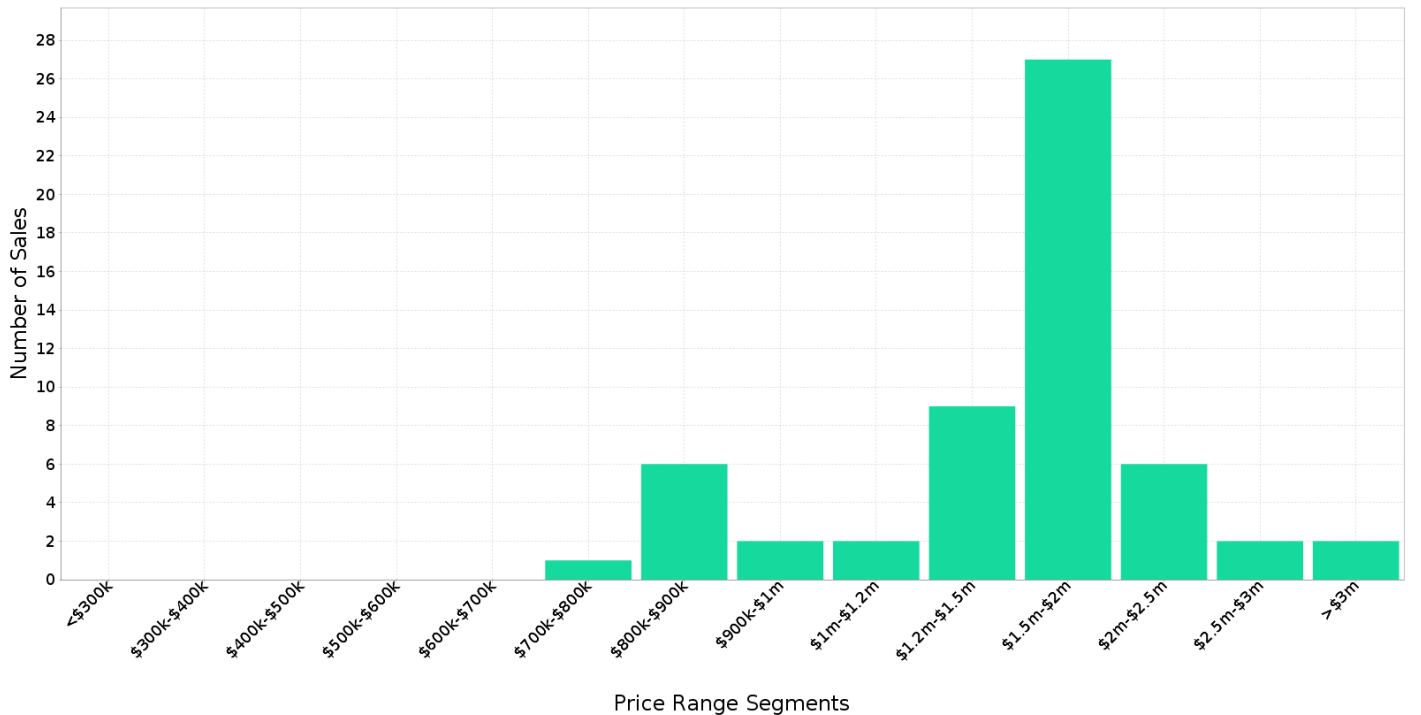
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NARRE WARREN NORTH - Peak Selling Periods (3 years)



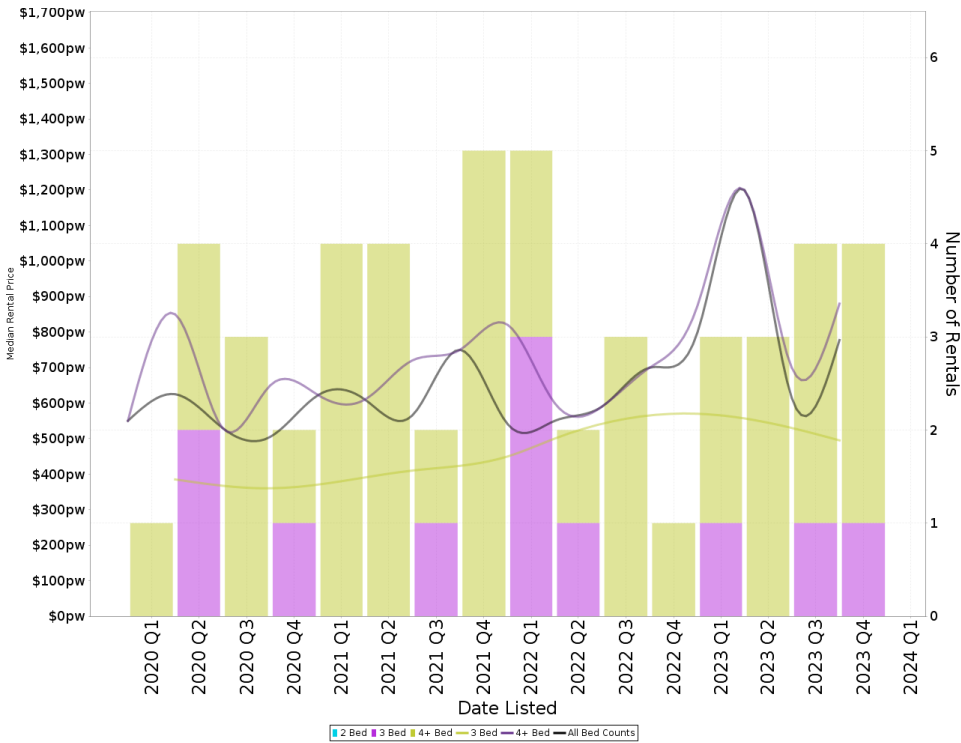
NARRE WARREN NORTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.9%

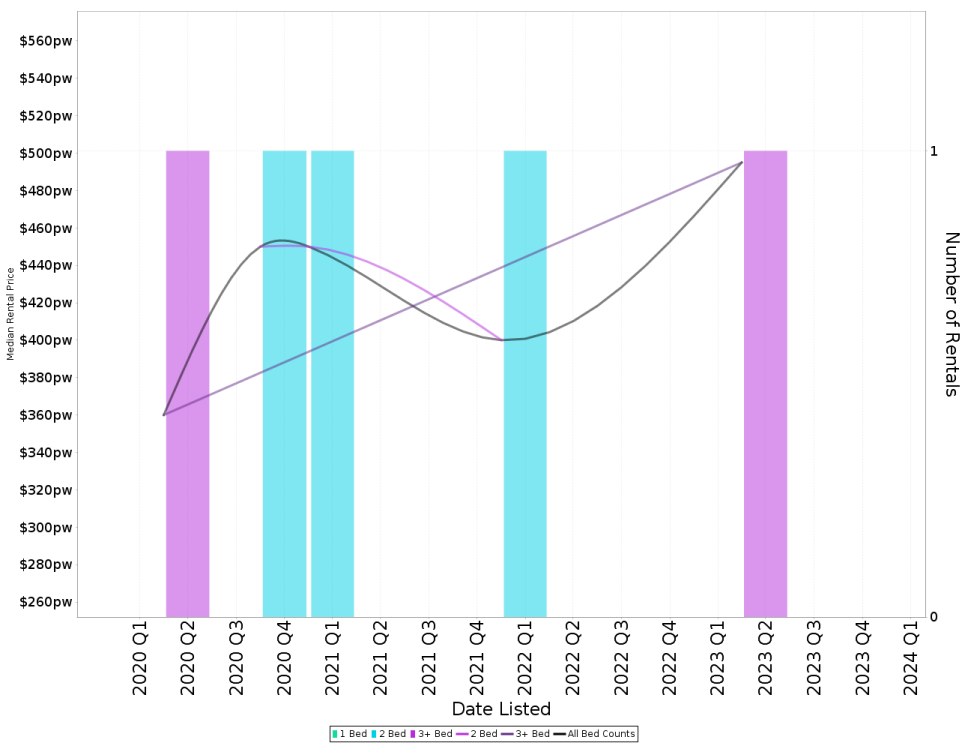
Current Median Price: \$1,650,000
Previous Median Price: \$1,700,000
Based on 151 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,650,000
Current Median Rent: \$840
Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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NARRE WARREN NORTH - Recently Sold Properties

Median Sale Price

\$1.65m

Based on 57 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: \$1,650,000
Previous Median Price: \$1,700,000

Based on 151 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

57

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

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

1-2 BETHEL CL

\$1,860,000

Sold Dec 2023
225 Days

3,697 m² 5 2 8

15 MCKENZIE LANE

\$1,780,000

Sold Dec 2023
24 Days

7,547 m² 3 2 6

6 DOUGLAS CRT

\$1,550,000

Sold Nov 2023
36 Days

2,274 m² 4 2 2

7-8 LOMBARD CRT

\$2,050,000

Sold Nov 2023
250 Days

4,001 m² 5 3 2

1-2 MALANIE CL

\$2,000,000

Sold Oct 2023
102 Days

4,006 m² 5 2 4

10 BILLABONG PL

\$1,735,000

Sold Oct 2023
75 Days

970 m² 4 2 -

1 LEMON TREE LANE

\$1,580,000

Sold Oct 2023
97 Days

950 m² 4 2 2

5 PONDS WAY

\$1,870,000

Sold Oct 2023
19 Days

970 m² 5 5 3

7 WATER REED CRT

\$1,725,000

Sold Oct 2023
12 Days

1,024 m² 4 2 3

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29A ROBINSON RD



\$2,555,000

Sold Oct 2023
134 Days

6,634 m² 5 2 8

253 BELGRAVE-HALLAM RD



\$1,630,000

Sold Oct 2023
21 Days

4,263 m² 4 2 5

15-17 TOM JONES CRT



\$1,705,000

Sold Sep 2023
118 Days

4,011 m² 3 2 7

12 ARNOTT PL

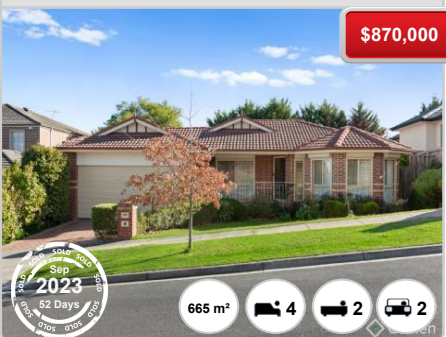


\$1,750,000

Sold Sep 2023
N/A

2,003 m² 4 2 4

7 MONTBRAE CCT



\$870,000

Sold Sep 2023
52 Days

665 m² 4 2 2

16 CANTWELL RD

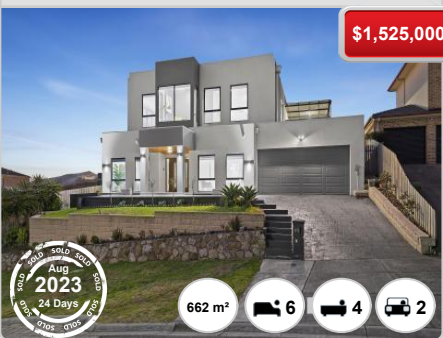


\$1,630,000

Sold Aug 2023
62 Days

2,000 m² 4 2 3

18 MILFULL CRT



\$1,525,000

Sold Aug 2023
24 Days

662 m² 6 4 2

22-23 CAITHWILL CRT



\$1,900,000

Sold Aug 2023
30 Days

4,010 m² 3 3 2

425 NARRE WARREN NORTH RD

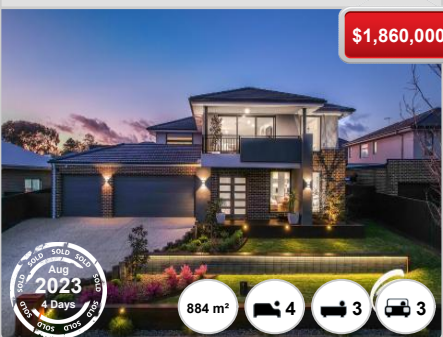


\$2,200,000

Sold Aug 2023
40 Days

4,014 m² 5 5 8

20 OAKVIEW BVD



\$1,860,000

Sold Aug 2023
4 Days

884 m² 4 3 3

7-8 WATERFORD CL



\$1,650,000

Sold Aug 2023
26 Days

4,008 m² 4 2 3

12A ROCKLEIGH PARK RD



\$1,575,000

Sold Jul 2023
35 Days

4,000 m² 6 3 2

NARRE WARREN NORTH - Properties For Rent

Median Rental Price

\$840 /w

Based on 14 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

+2.6%

Current Median Price: \$1,650,000
Current Median Rent: \$840

Based on 57 recorded House sales and 14 House rentals compared over the last 12 months

Number of Rentals

14

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

20 RANDLE COURT

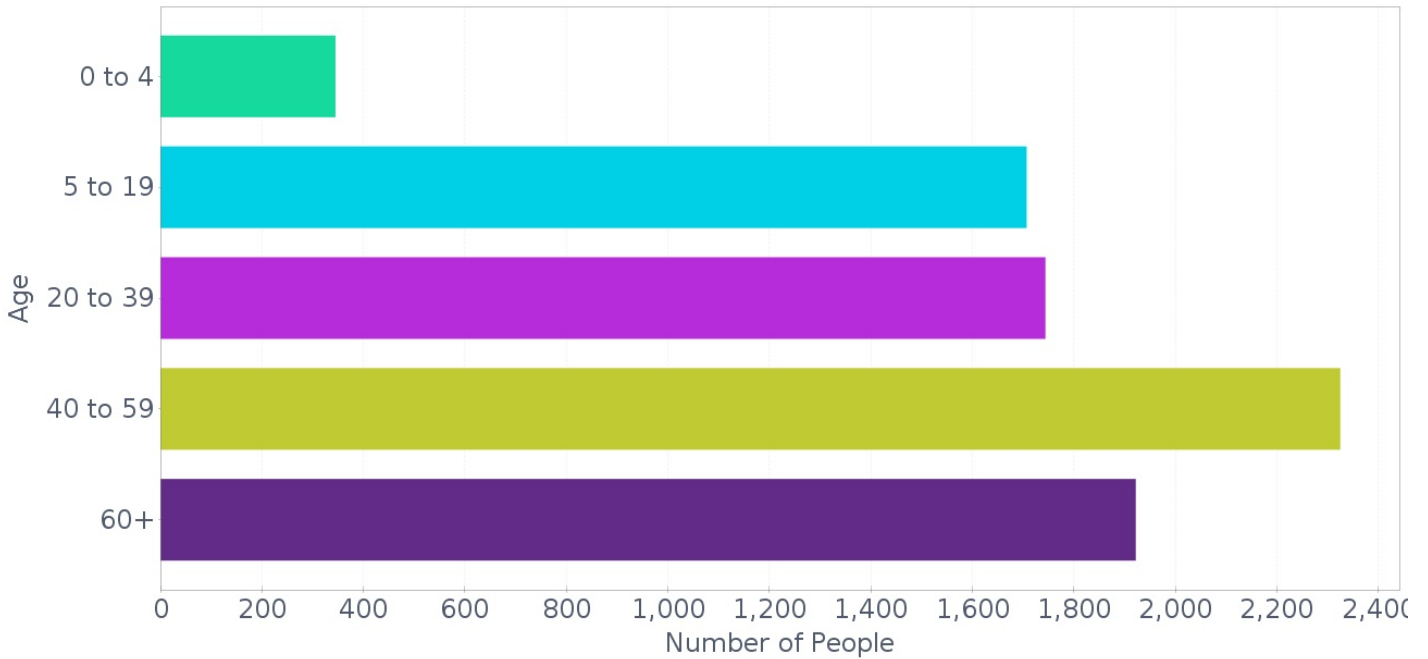


\$950 per week

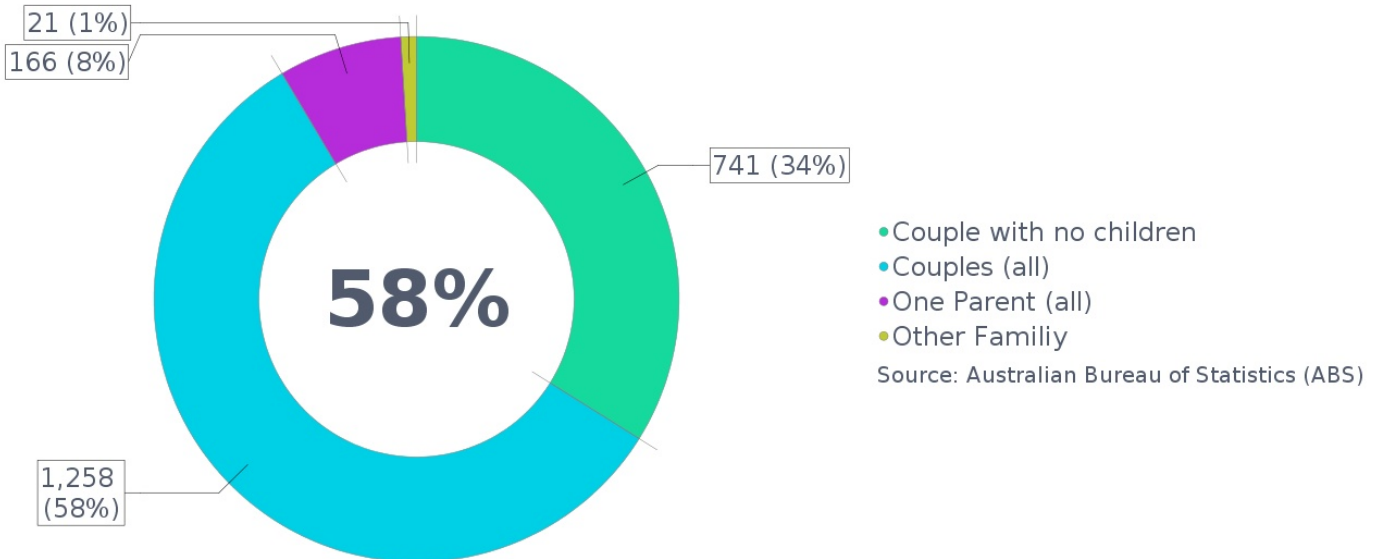
Jan 2024
6 Days

4,382 m² 4 2 2

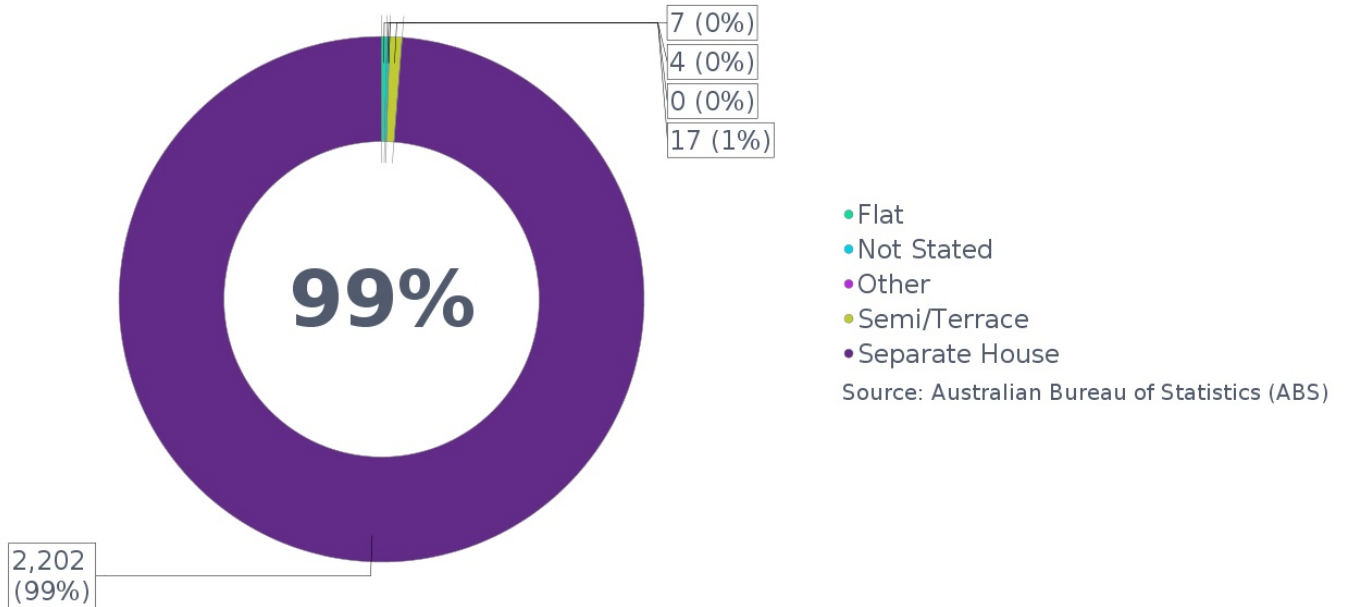
Age of Population (2021)



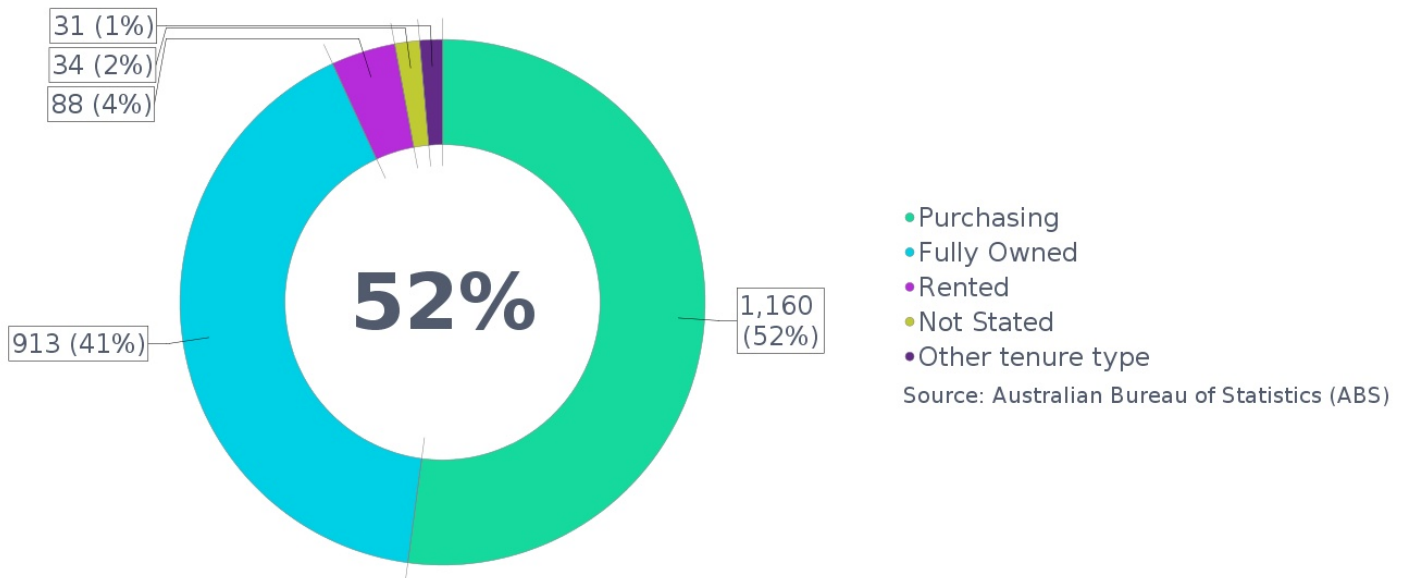
Family Composition (2021)



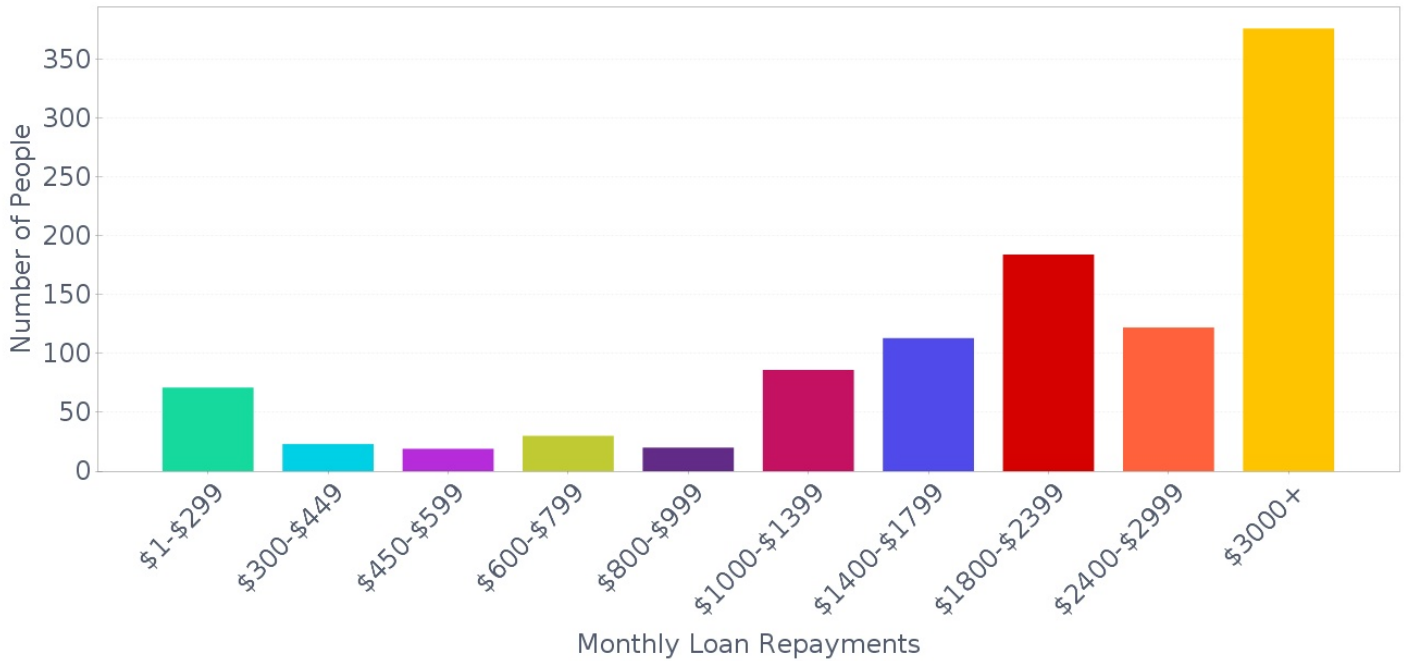
Dwelling Structure (2021)



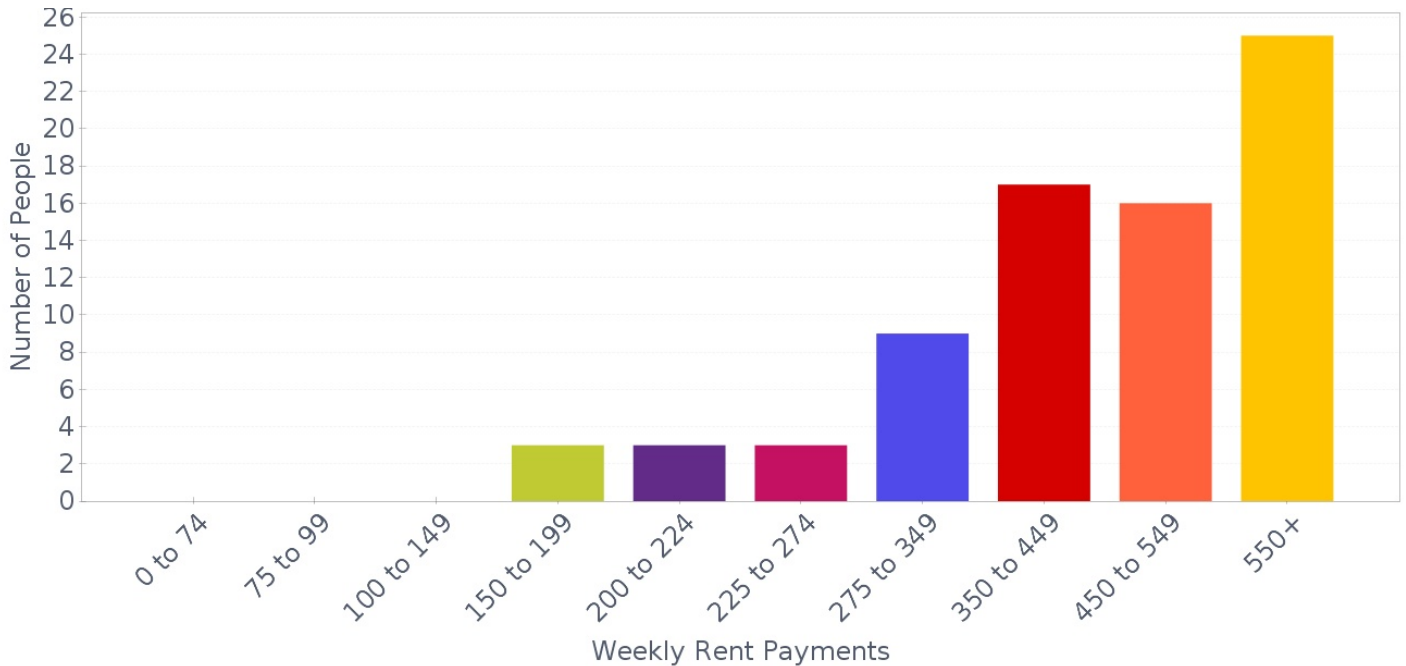
Home Ownership (2021)



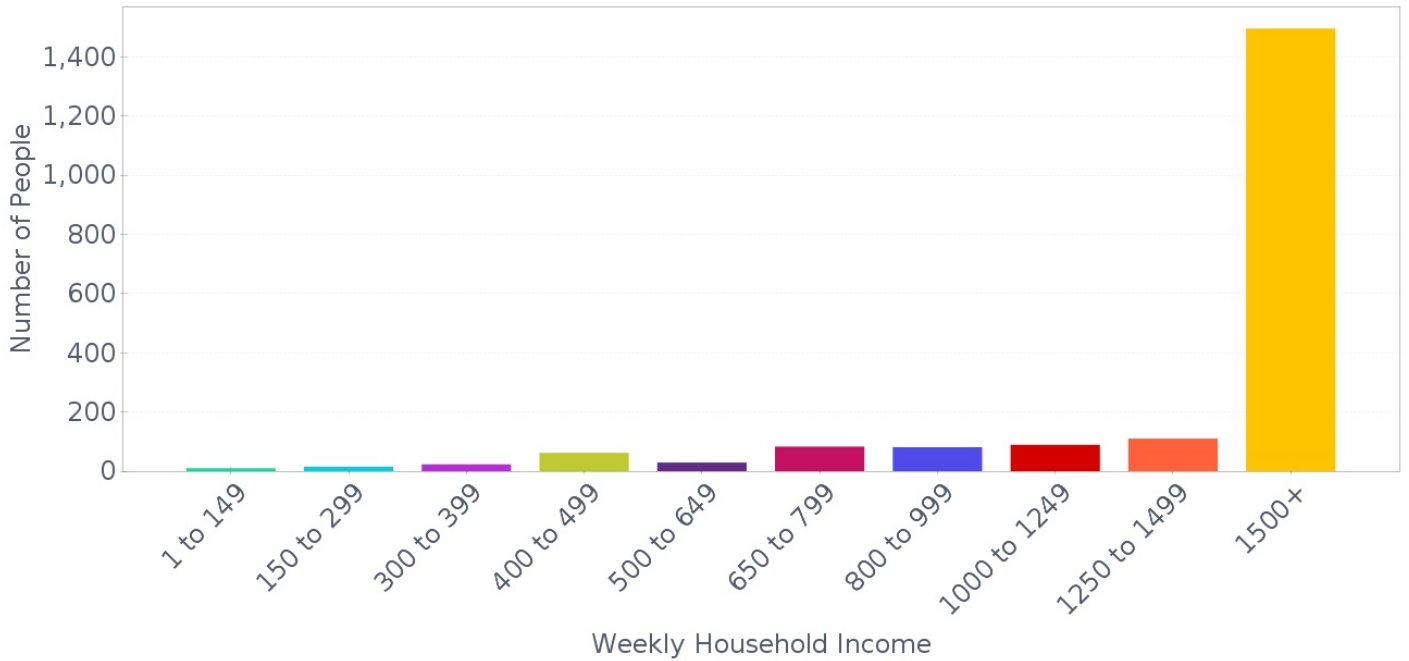
Home Loan Repayments - Monthly (2021)



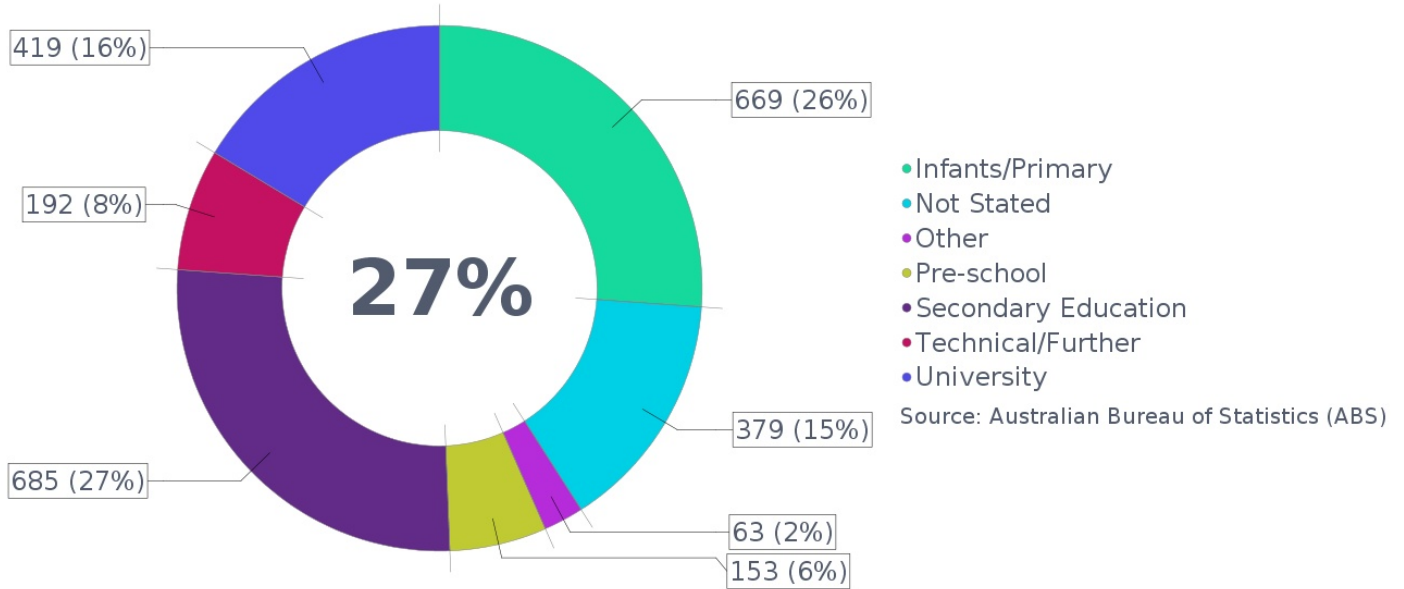
Rent Payments - Weekly (2021)



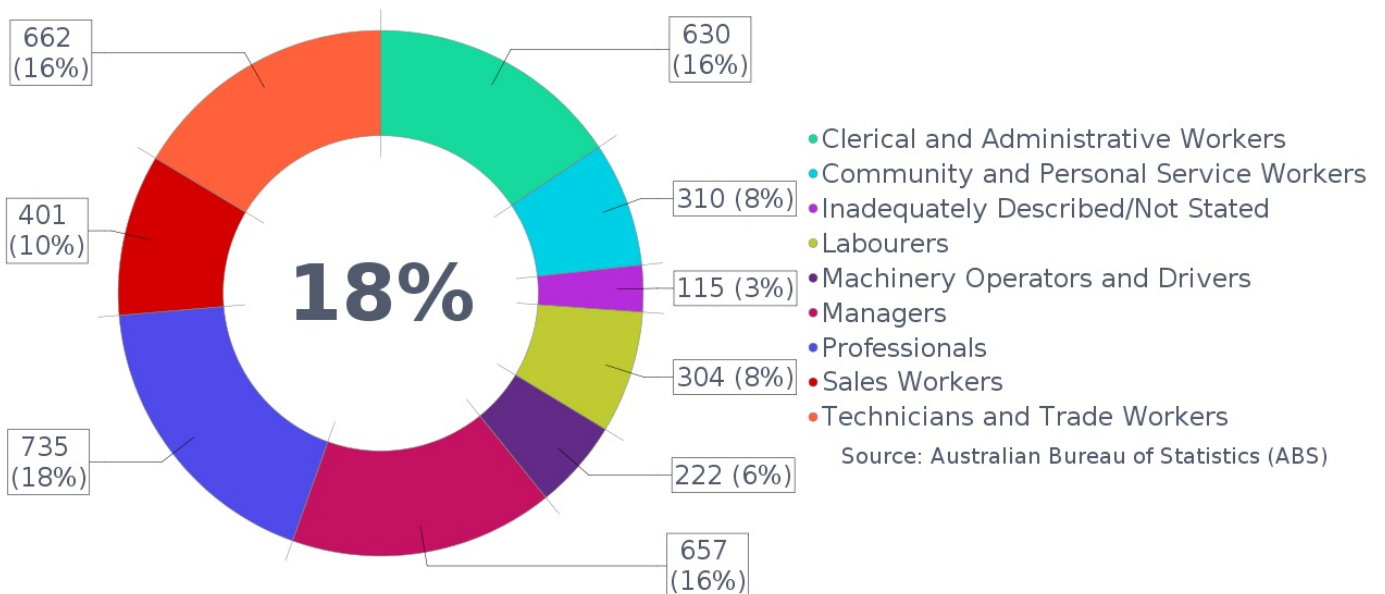
Household Income - Weekly (2021)



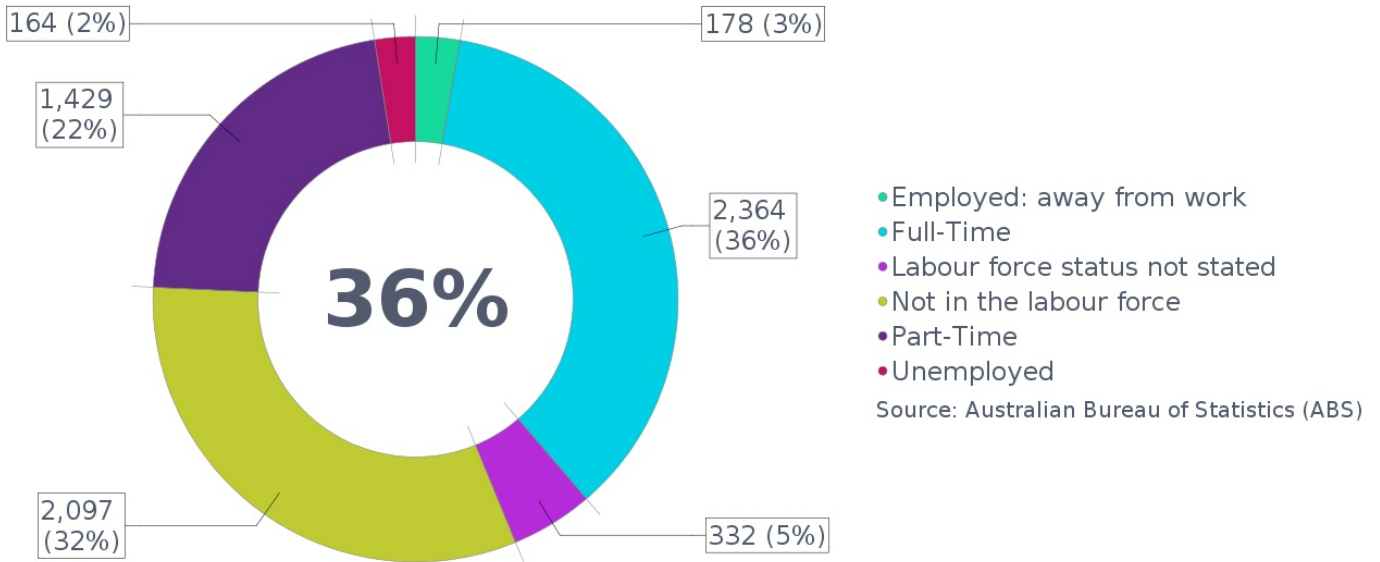
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

