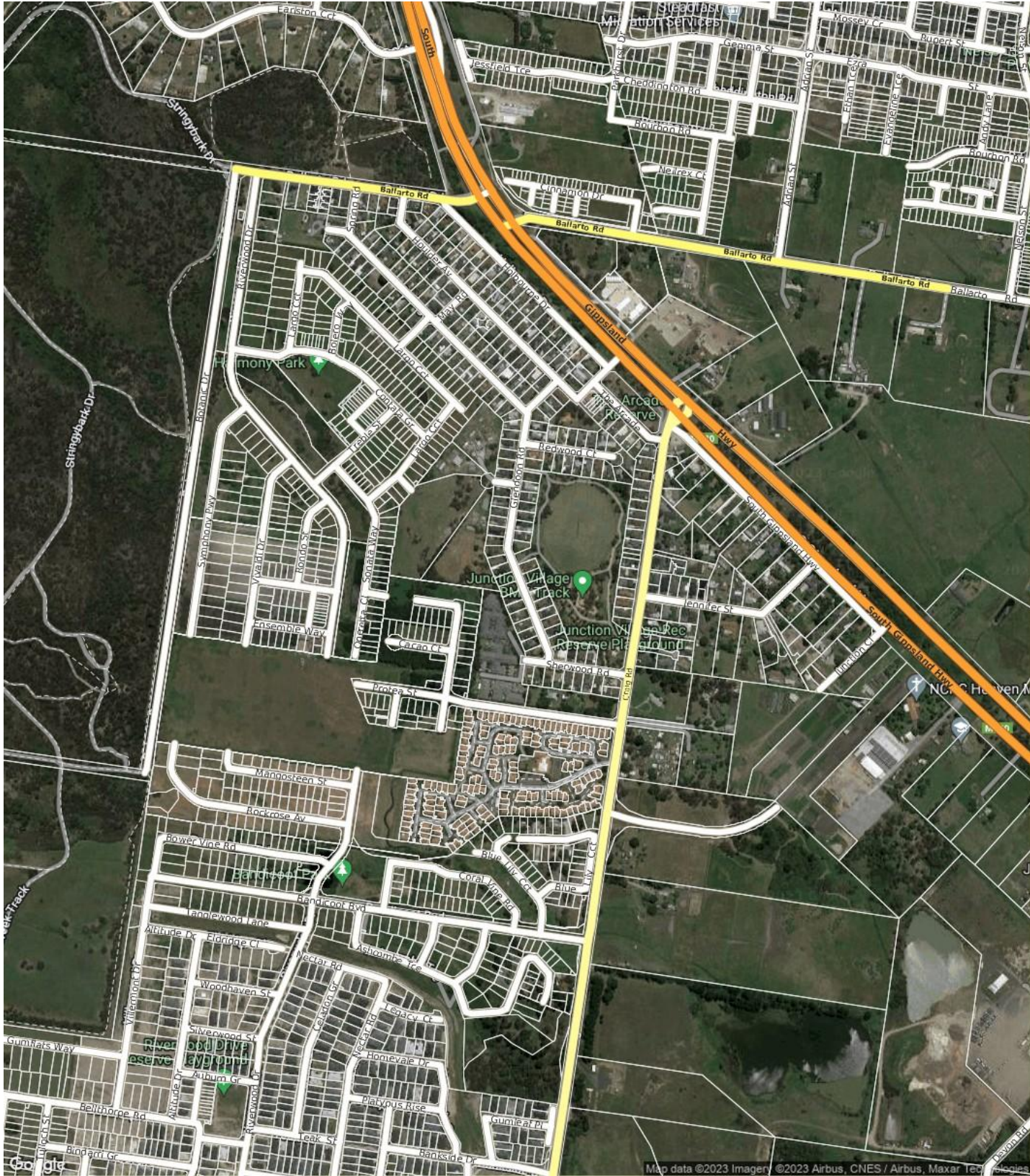


SUBURB FLYOVER REPORT

JUNCTION VILLAGE (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

JUNCTION VILLAGE - Suburb Map



JUNCTION VILLAGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	9	\$ 205,000	0.0 %	\$ 131,000	\$ 320,000
2007	13	\$ 235,000	14.6 %	\$ 135,000	\$ 850,000
2008	17	\$ 258,000	9.8 %	\$ 218,000	\$ 399,500
2009	22	\$ 277,500	7.6 %	\$ 178,000	\$ 409,000
2010	10	\$ 314,500	13.3 %	\$ 183,000	\$ 547,500
2011	12	\$ 293,750	-6.6 %	\$ 218,000	\$ 600,000
2012	21	\$ 306,500	4.3 %	\$ 225,000	\$ 555,000
2013	15	\$ 316,000	3.1 %	\$ 246,000	\$ 530,000
2014	20	\$ 319,975	1.3 %	\$ 161,000	\$ 685,000
2015	15	\$ 370,000	15.6 %	\$ 193,333	\$ 730,000
2016	21	\$ 389,000	5.1 %	\$ 300,000	\$ 520,000
2017	17	\$ 440,000	13.1 %	\$ 290,000	\$ 1,010,000
2018	21	\$ 512,500	16.5 %	\$ 420,000	\$ 975,000
2019	12	\$ 483,950	-5.6 %	\$ 441,400	\$ 700,000
2020	11	\$ 525,000	8.5 %	\$ 445,000	\$ 660,000
2021	21	\$ 610,000	16.2 %	\$ 350,000	\$ 1,300,000
2022	16	\$ 656,500	7.6 %	\$ 565,500	\$ 1,382,000
2023	18	\$ 627,500	-4.4 %	\$ 485,000	\$ 1,130,000
2024	0				

Median Sale Price
\$628k

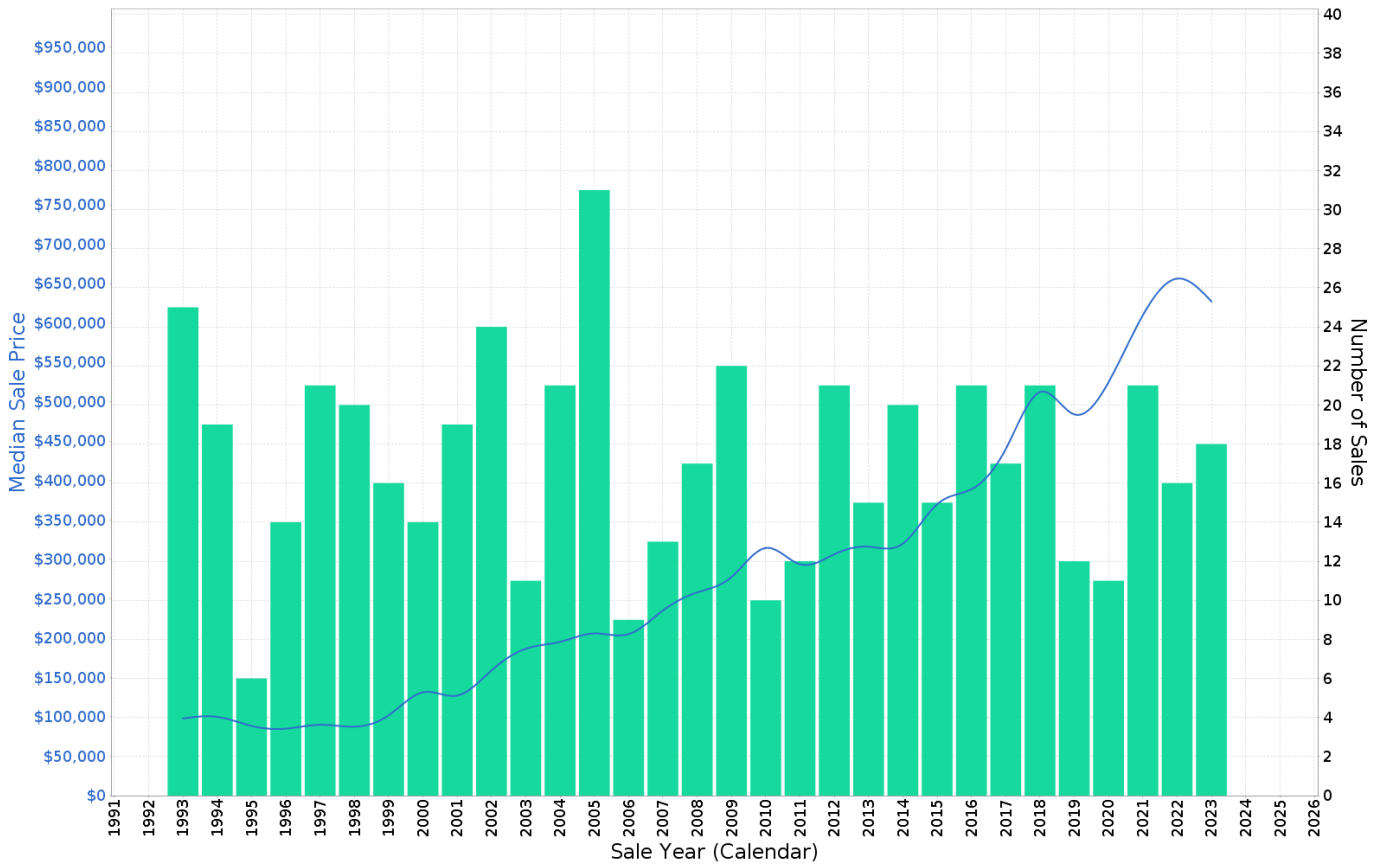
Based on 18 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-4.4%

Current Median Price: \$627,500
Previous Median Price: \$656,500

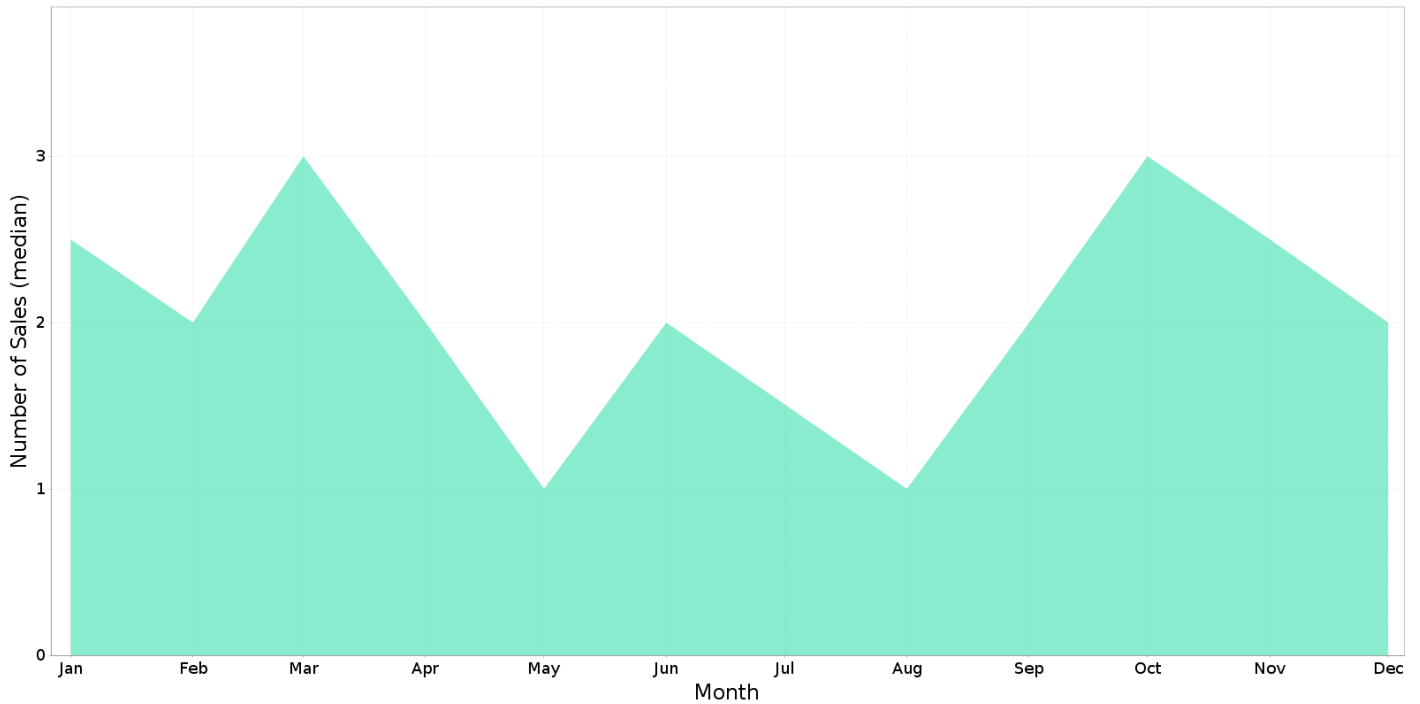
Based on 34 recorded House sales compared over the last two rolling 12 month periods



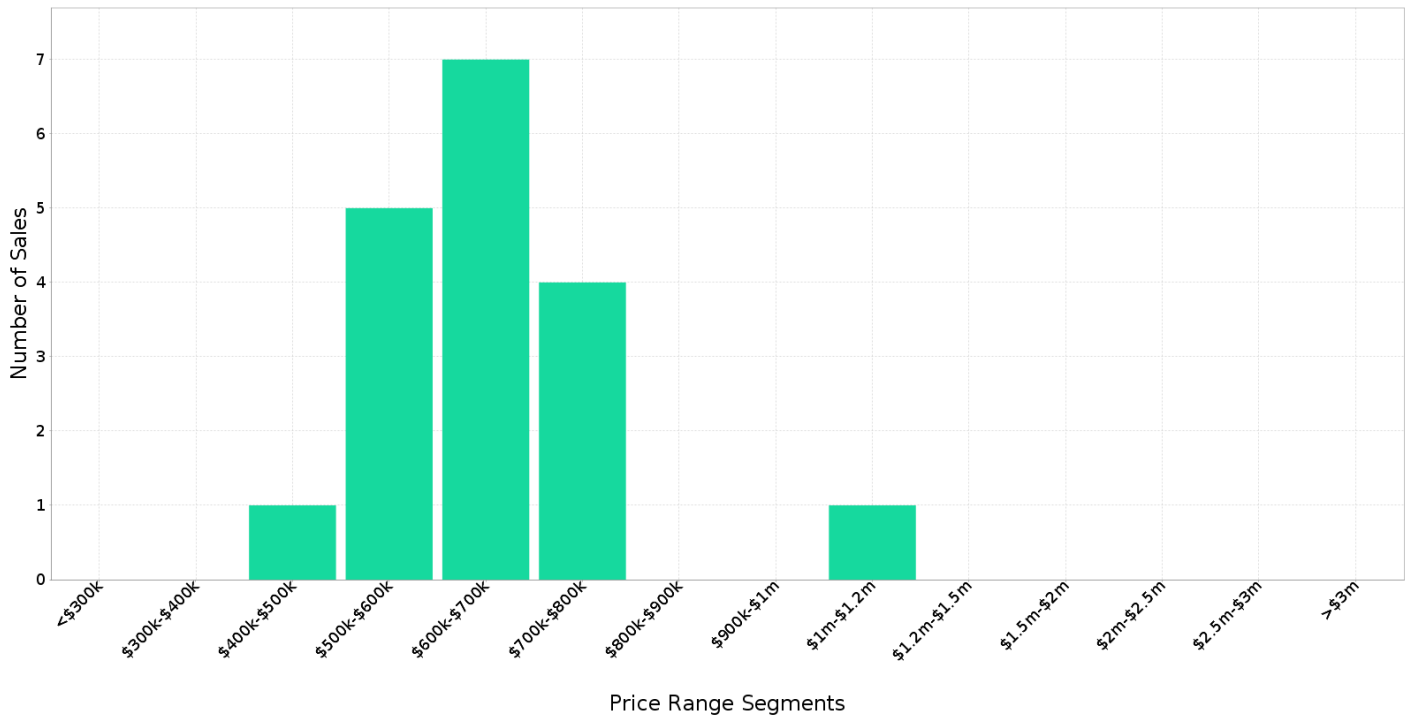
This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

JUNCTION VILLAGE - Peak Selling Periods (3 years)



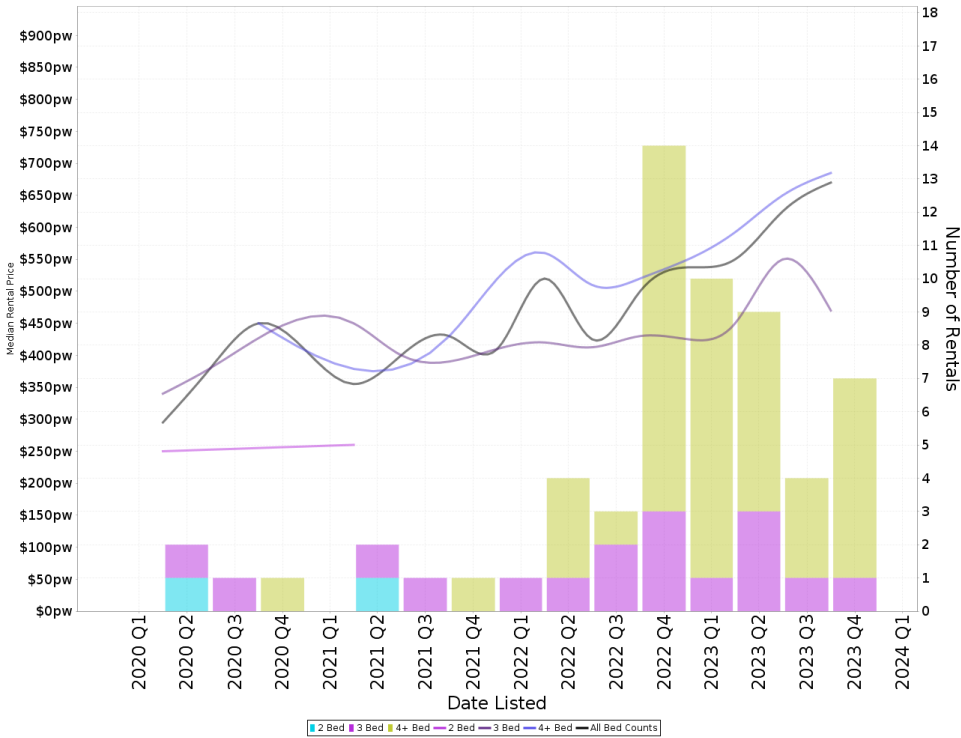
JUNCTION VILLAGE - Price Range Segments (12)



This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.4%

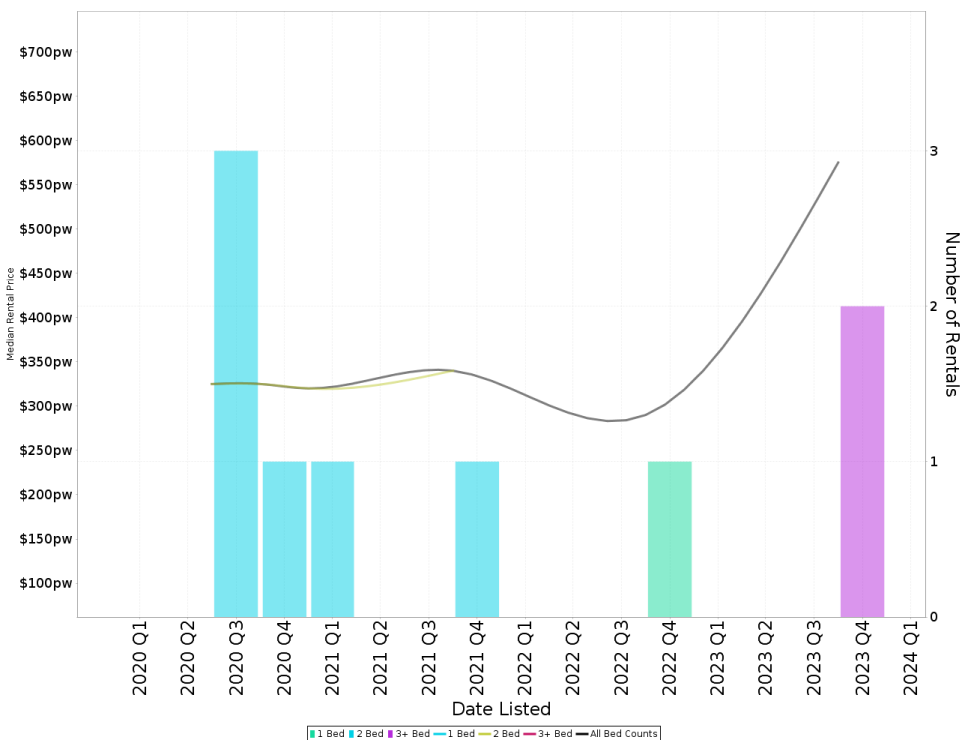
Current Median Price: \$627,500
Previous Median Price: \$656,500
Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$627,500
Current Median Rent: \$565
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.1%

Current Median Price: \$360,000
Previous Median Price: \$310,000
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.3%

Current Median Price: \$360,000
Current Median Rent: \$575
Based on 2 registered Unit rentals compared over the last 12 months.

This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

JUNCTION VILLAGE - Recently Sold Properties

Median Sale Price

\$628k

Based on 18 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

-4.4%

Current Median Price: \$627,500
Previous Median Price: \$656,500

Based on 34 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

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

12 CORAL VINE RD

\$745,000

Sold Dec 2023
35 Days

502 m² 4 2 2

37 LARGO CCT

\$830,000

Sold Nov 2023
9 Days

448 m² 4 2 2

27 CRAIG RD

\$708,000

Sold Oct 2023
22 Days

613 m² 3 2 2

1184 BALLARTO RD

\$625,000

Sold Oct 2023
57 Days

614 m² 3 2 1

26 HOULDER AVE

\$512,000

Sold Oct 2023
N/A

613 m² 4 2 2

1 REDWOOD CRT

\$530,000

Sold Oct 2023
126 Days

613 m² 3 1 2

39 SPRING RD

\$702,000

Sold Sep 2023
204 Days

613 m² 5 2 4

101 LARGO CCT

\$640,000

Sold Aug 2023
N/A

256 m² 4 2 2

23-25 GLENDON RD

\$800,000

Sold Aug 2023
43 Days

1,284 m² 3 1 6

This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

JUNCTION VILLAGE - Properties For Rent

Median Rental Price

\$565 /w

Based on 30 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

+4.7%

Current Median Price: \$627,500
Current Median Rent: \$565

Based on 18 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

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

27 LARGO CIRCUIT

\$600 pw

Jan 2024
24 Days

512 m² 4 2 2

8 LARGO CIRCUIT

\$650 per week

Jan 2024
5 Days

294 m² 4 2 2

29 SPRING ROAD

\$470 per week

Jan 2024
7 Days

611 m² 3 2 2

13 CONTATA GROVE

\$575

Dec 2023
14 Days

160 m² 4 2 1

175 RIVERWOOD DRIVE

\$590 per week

Dec 2023
19 Days

4 2 2

6 TREBLE STREET

\$560 per week

Dec 2023
19 Days

3 2 2

69 BLUE LILY CIRCUIT

\$500.00 pw

Dec 2023
22 Days

3 2 1

29 SPRING ROAD

\$470

Dec 2023
26 Days

611 m² 3 2 2

42 LARGO CIRCUIT

\$700 per week

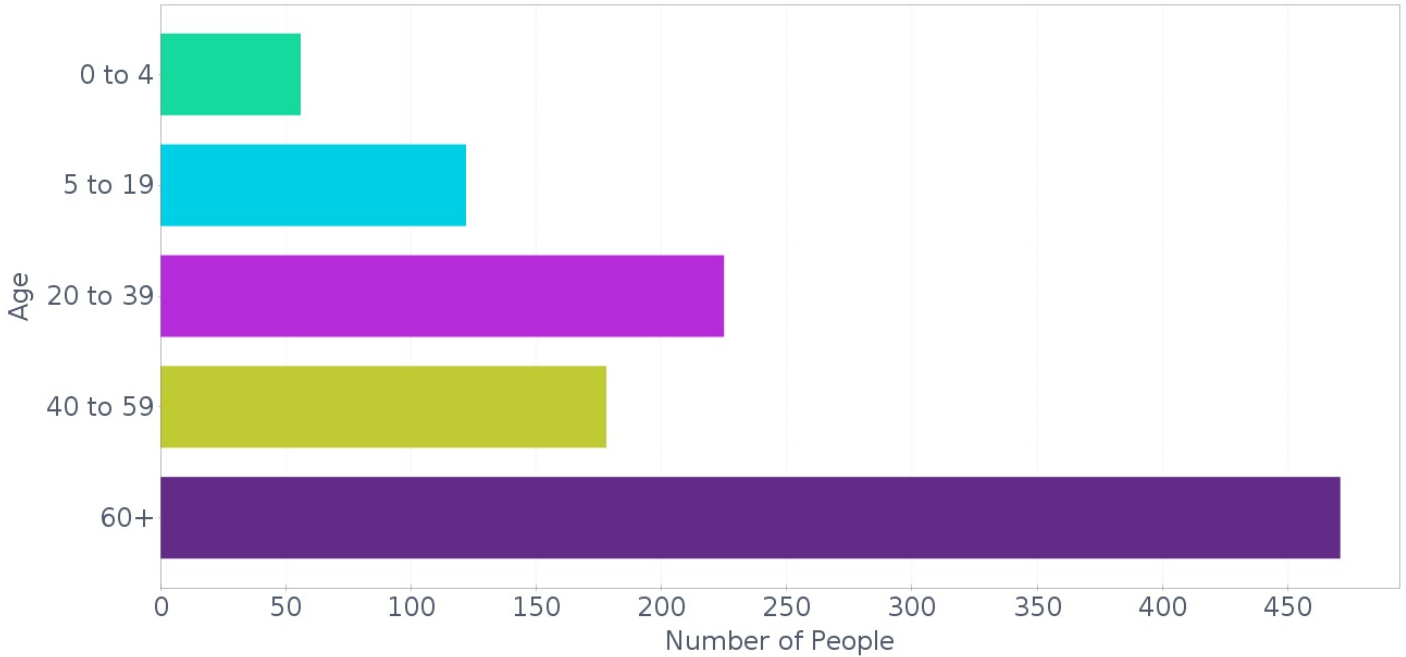
Dec 2023
33 Days

4 2 2

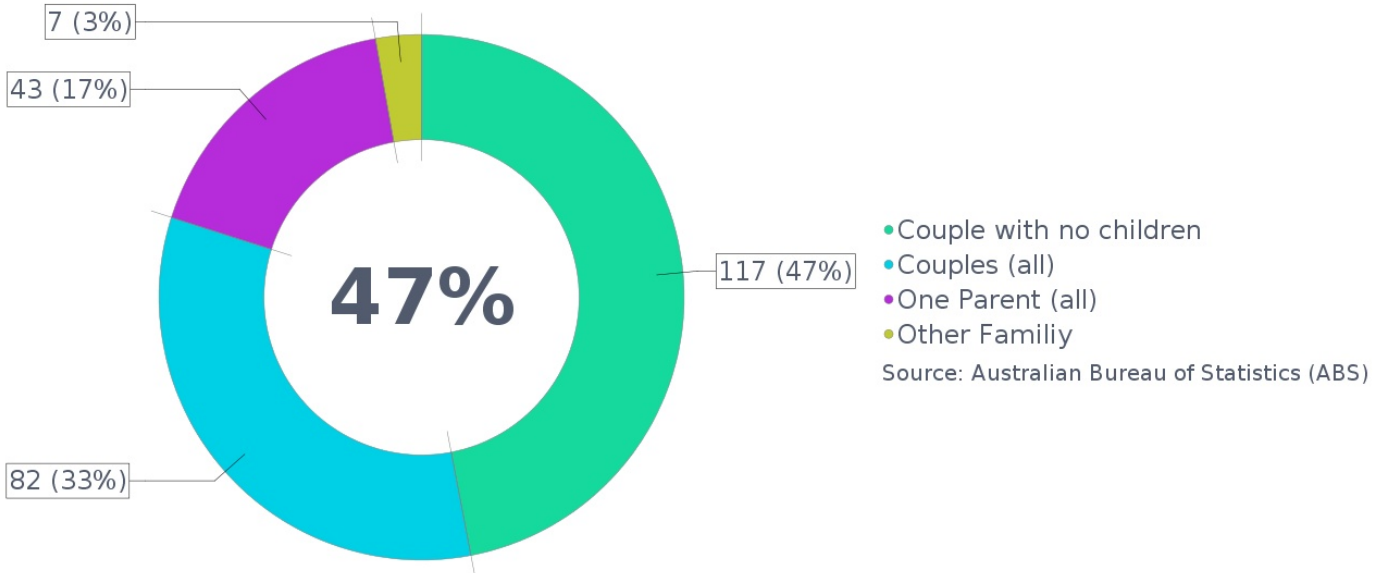
This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricerfinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

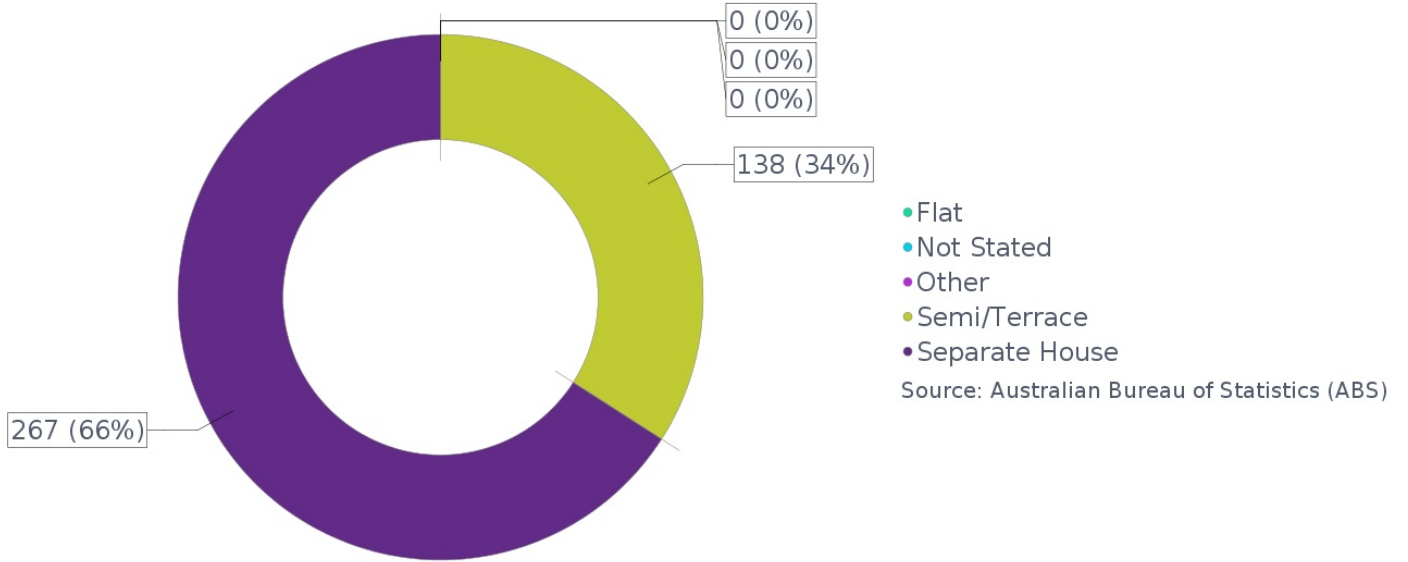
Age of Population (2021)



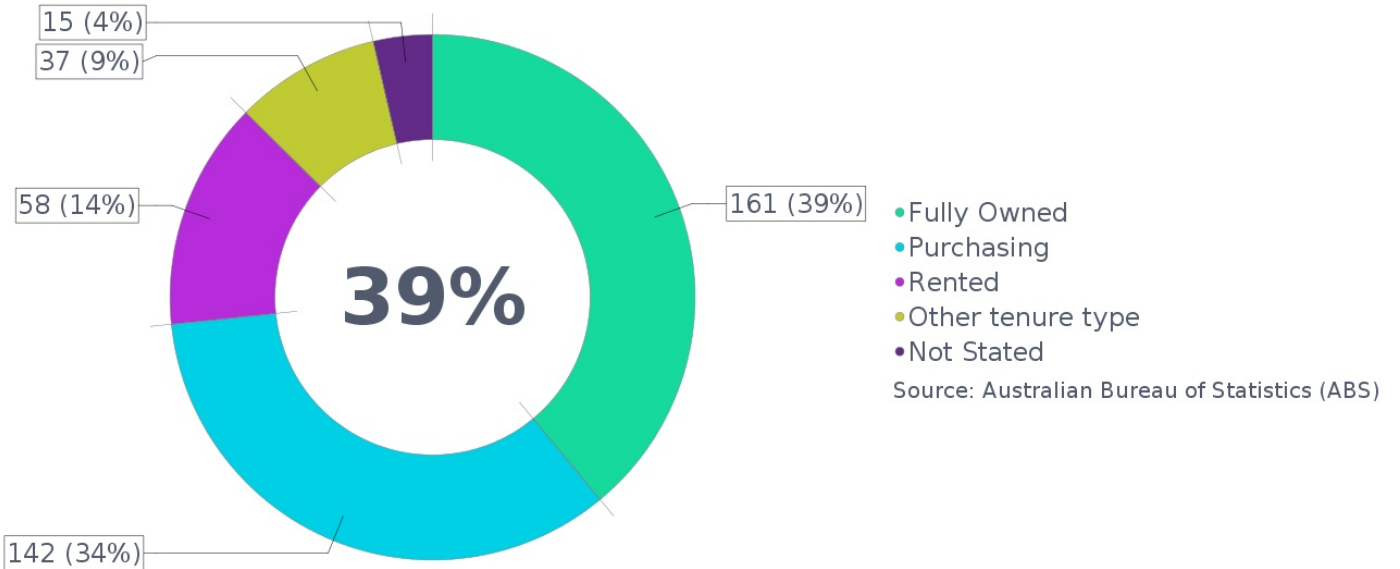
Family Composition (2021)



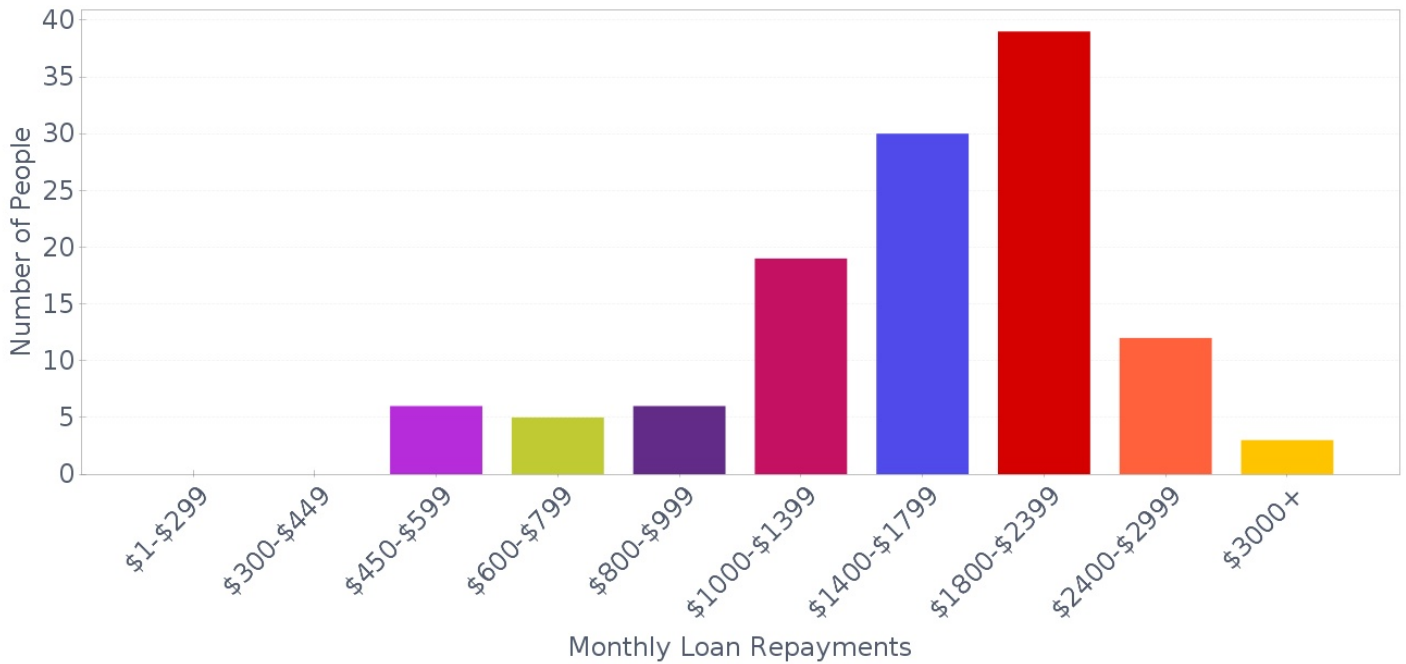
Dwelling Structure (2021)



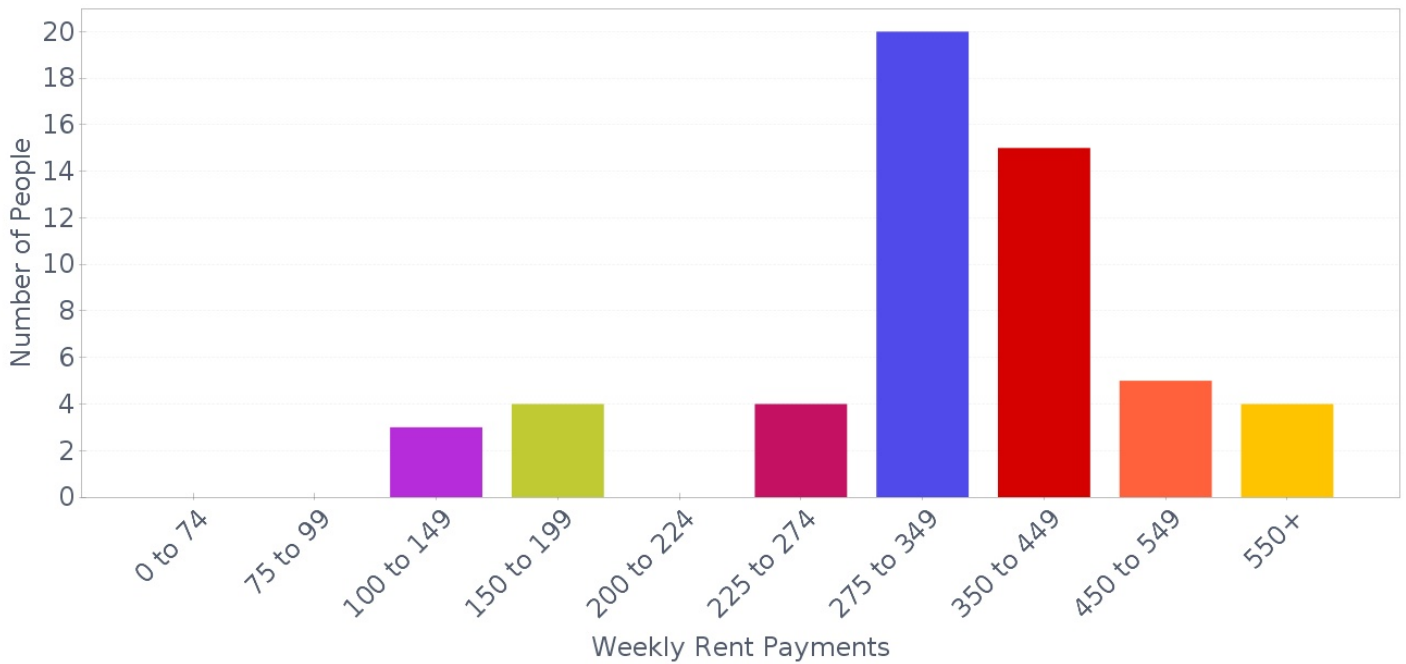
Home Ownership (2021)



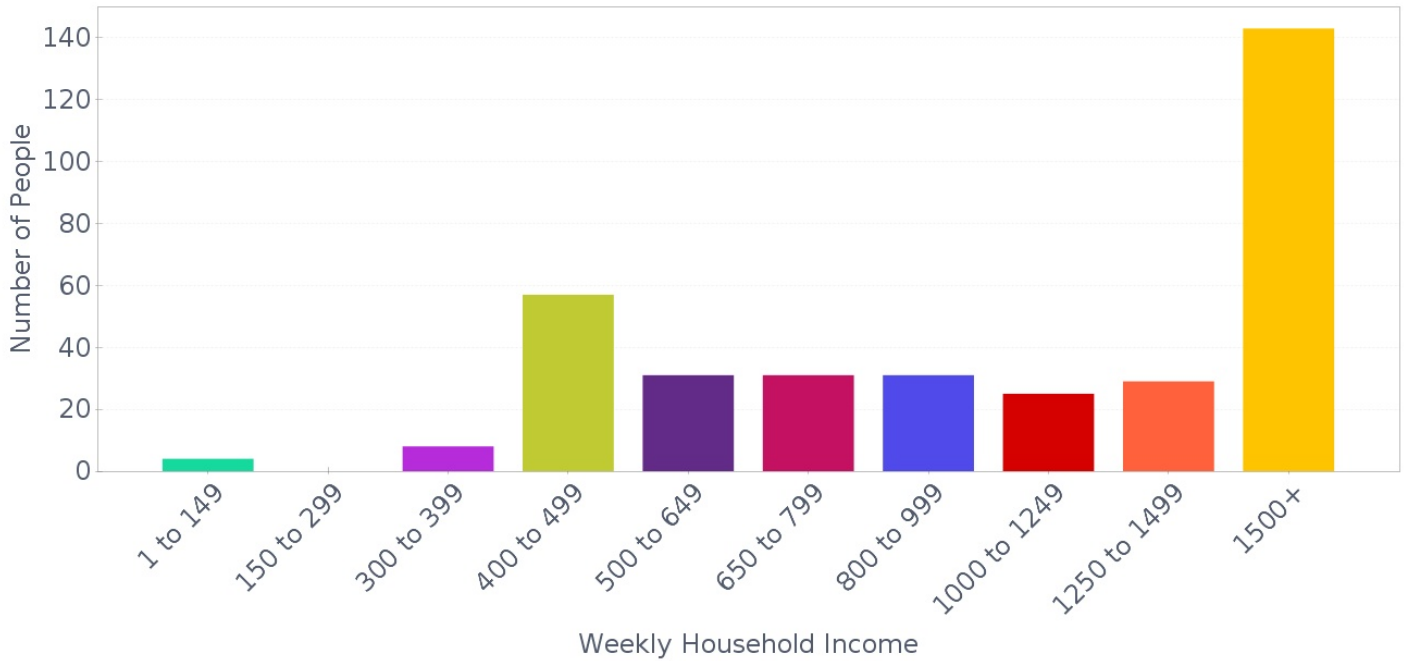
Home Loan Repayments - Monthly (2021)



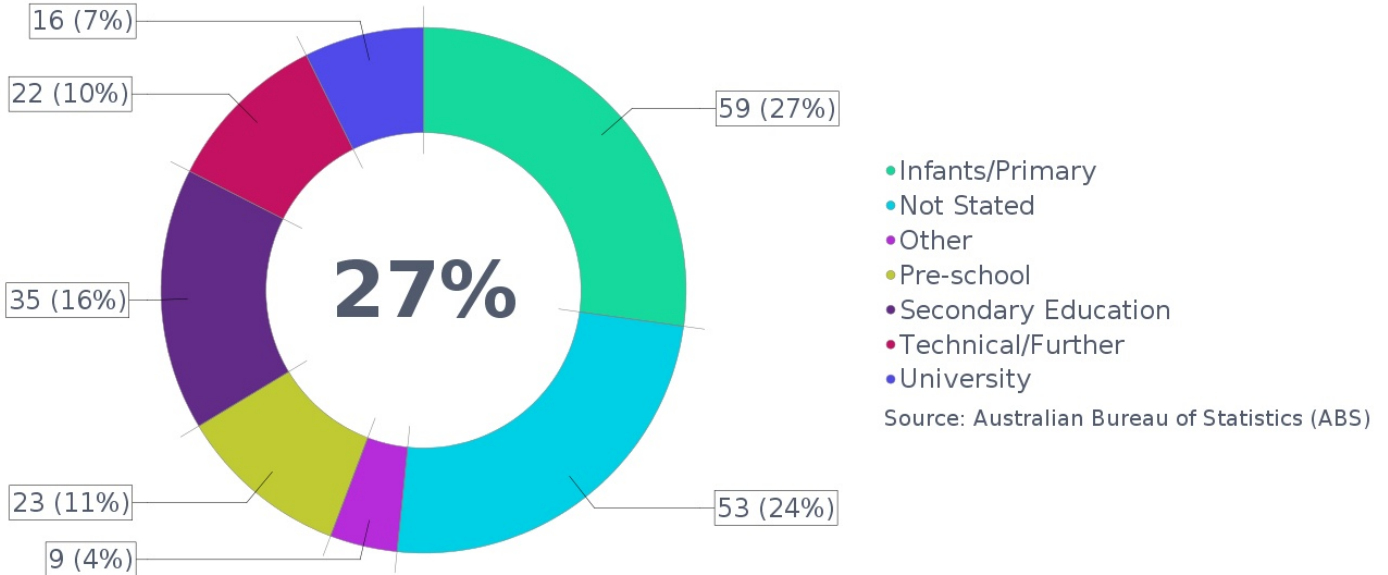
Rent Payments - Weekly (2021)



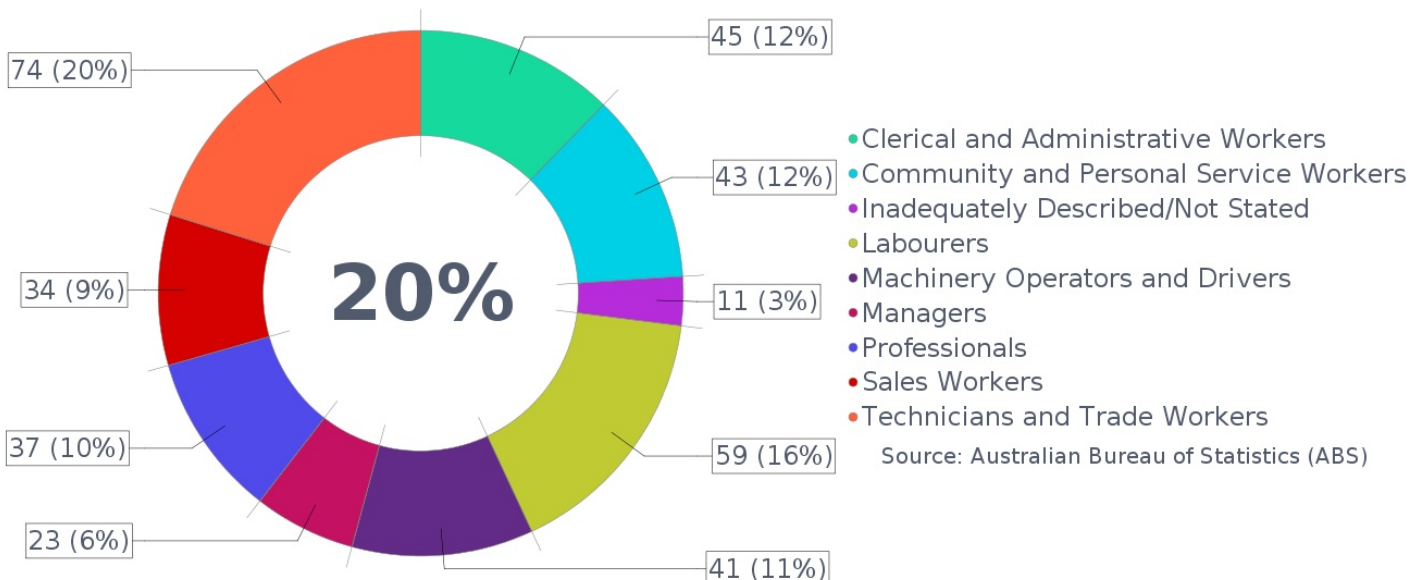
Household Income - Weekly (2021)



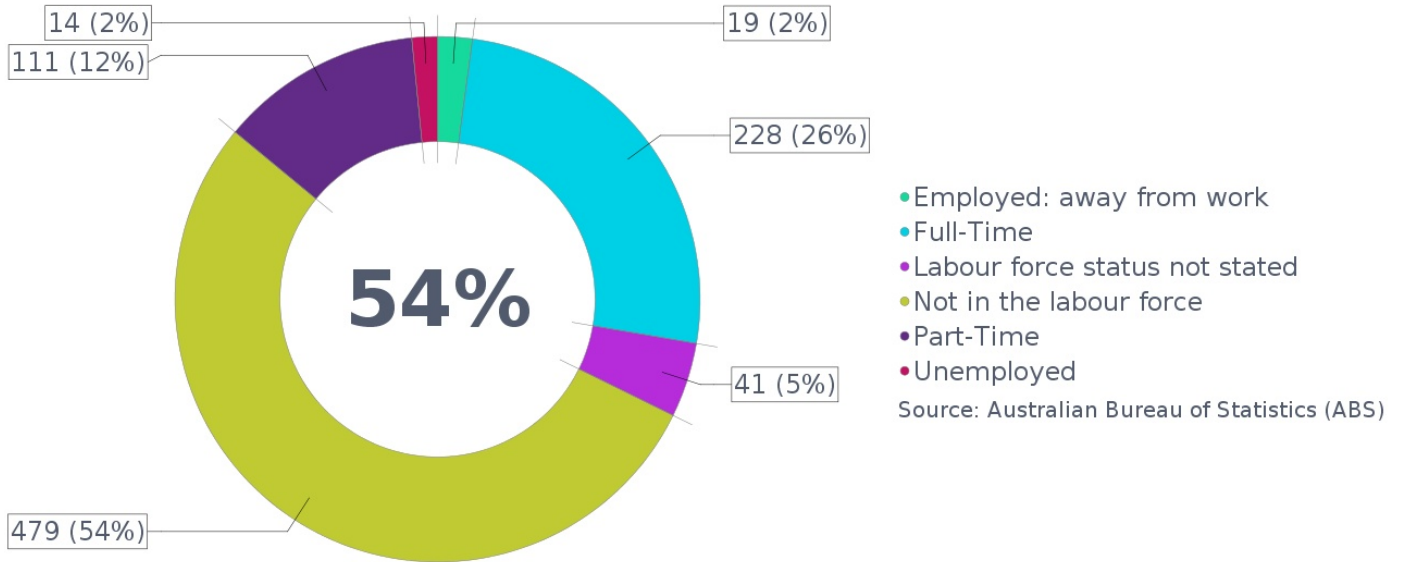
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

