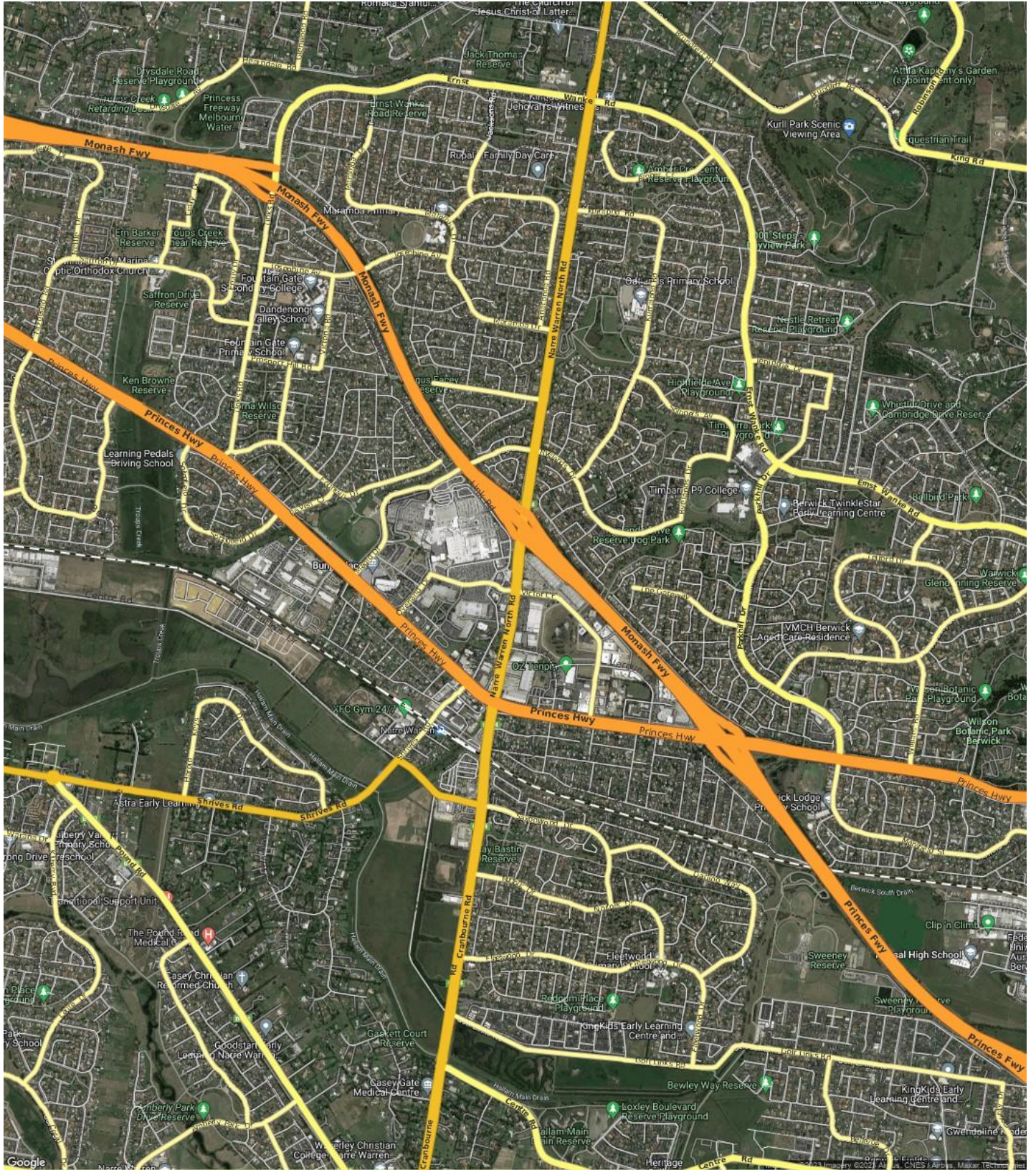


SUBURB FLYOVER REPORT

NARRE WARREN (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

NARRE WARREN - Suburb Map



NARRE WARREN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	436	\$ 255,000	0.0 %	\$ 86,666	\$ 970,000
2007	616	\$ 270,250	6.0 %	\$ 43,017	\$ 840,000
2008	426	\$ 299,375	10.8 %	\$ 99,300	\$ 595,000
2009	475	\$ 320,000	6.9 %	\$ 145,040	\$ 775,000
2010	400	\$ 369,000	15.3 %	\$ 50,000	\$ 740,000
2011	364	\$ 363,000	-1.6 %	\$ 85,000	\$ 740,000
2012	350	\$ 356,175	-1.9 %	\$ 126,000	\$ 651,000
2013	392	\$ 370,000	3.9 %	\$ 45,000	\$ 1,421,000
2014	435	\$ 385,000	4.1 %	\$ 140,000	\$ 1,180,000
2015	426	\$ 430,000	11.7 %	\$ 170,000	\$ 1,180,000
2016	495	\$ 488,000	13.5 %	\$ 190,000	\$ 1,500,000
2017	543	\$ 590,000	20.9 %	\$ 310,000	\$ 1,682,000
2018	330	\$ 610,250	3.4 %	\$ 90,000	\$ 3,200,000
2019	338	\$ 590,000	-3.3 %	\$ 60,000	\$ 57,000,000
2020	300	\$ 610,000	3.4 %	\$ 275,000	\$ 900,000
2021	488	\$ 700,000	14.8 %	\$ 375,000	\$ 1,750,000
2022	349	\$ 740,000	5.7 %	\$ 340,000	\$ 1,440,000
2023	229	\$ 727,000	-1.8 %	\$ 85,000	\$ 1,355,000
2024	0				

Median Sale Price
\$727k

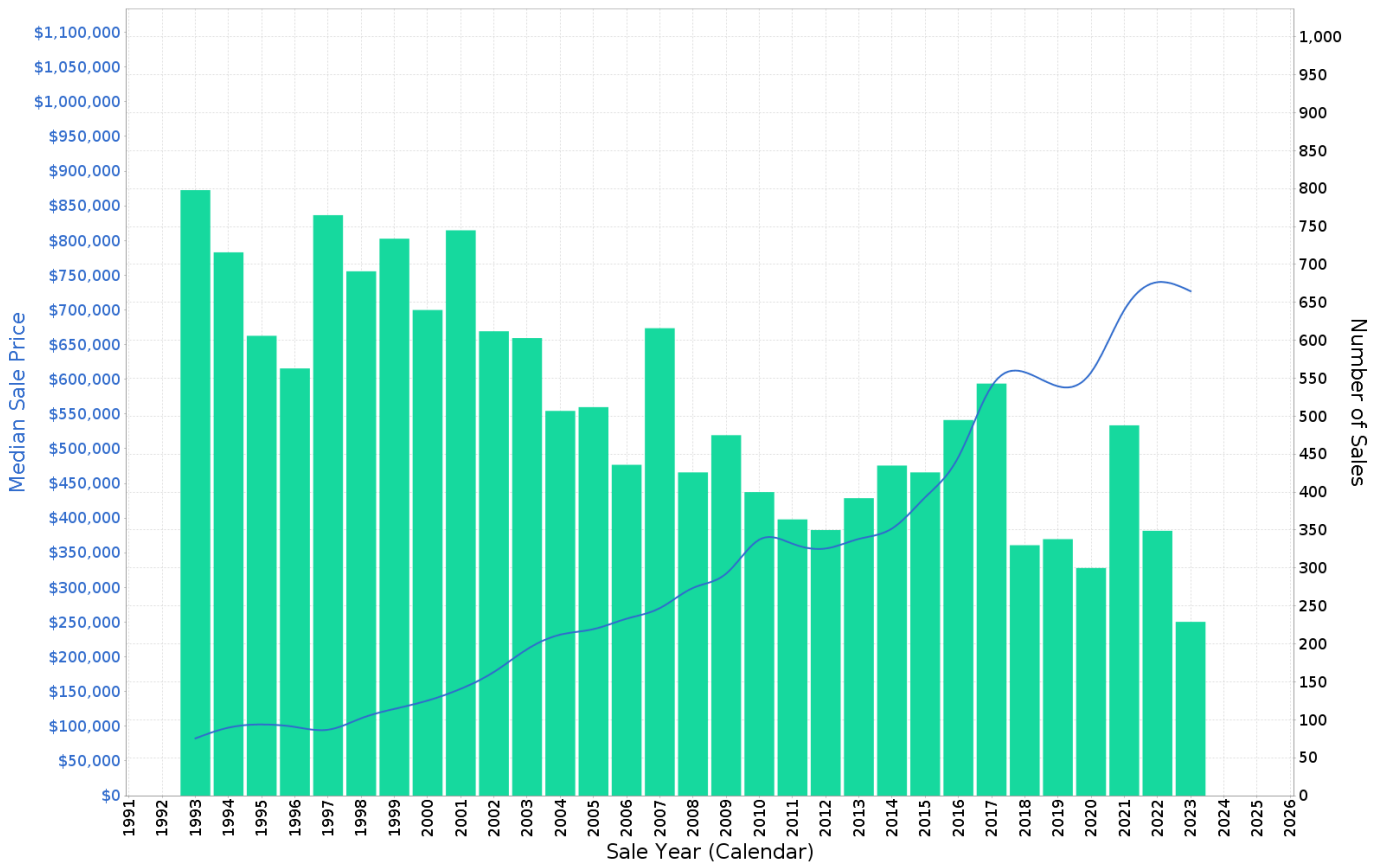
Based on 229 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-1.8%

Current Median Price: \$727,000
Previous Median Price: \$740,000

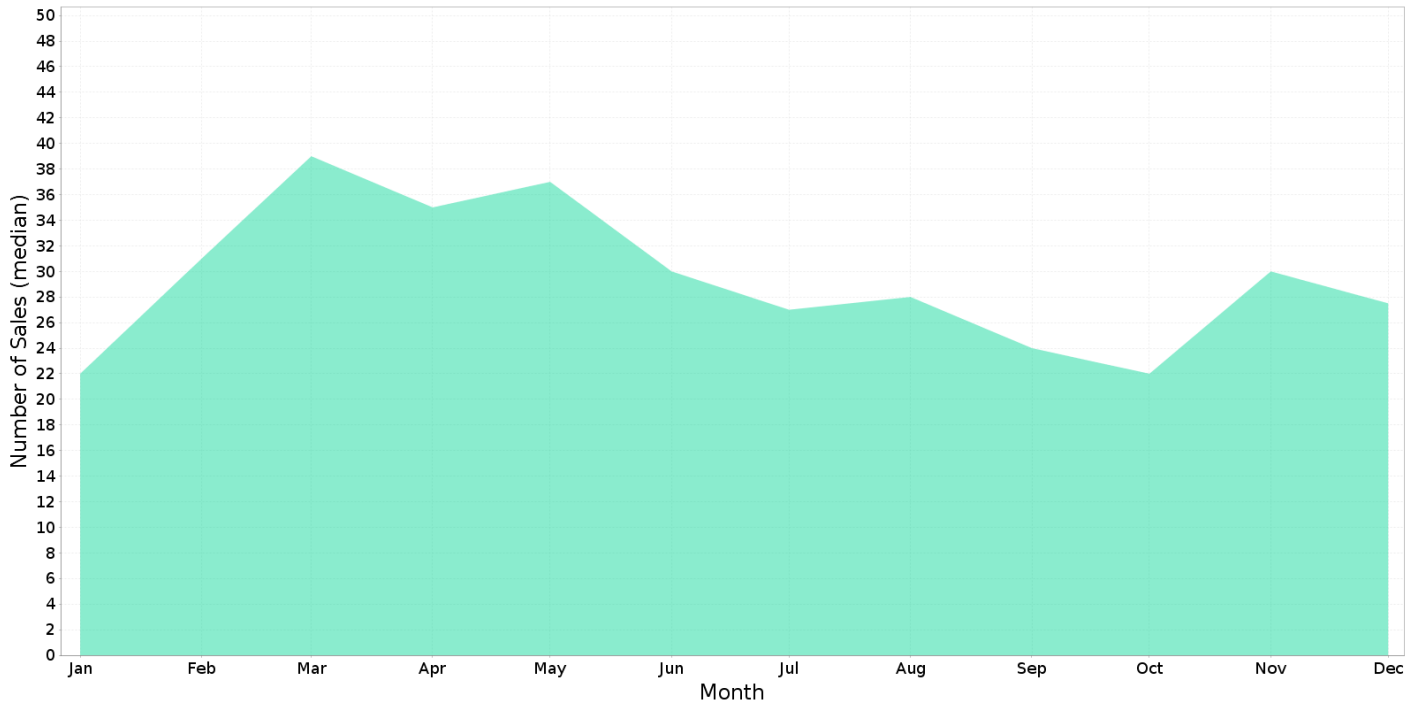
Based on 578 recorded House sales compared over the last two rolling 12 month periods



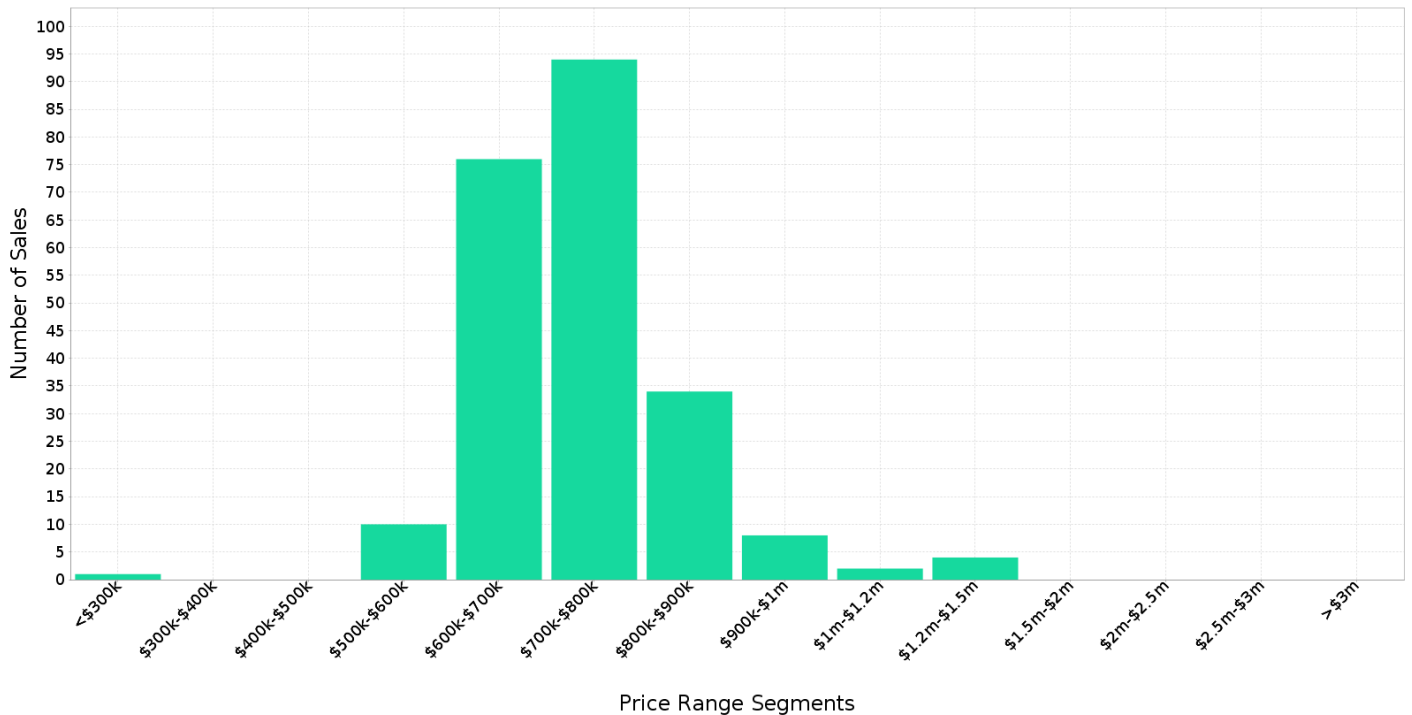
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NARRE WARREN - Peak Selling Periods (3 years)



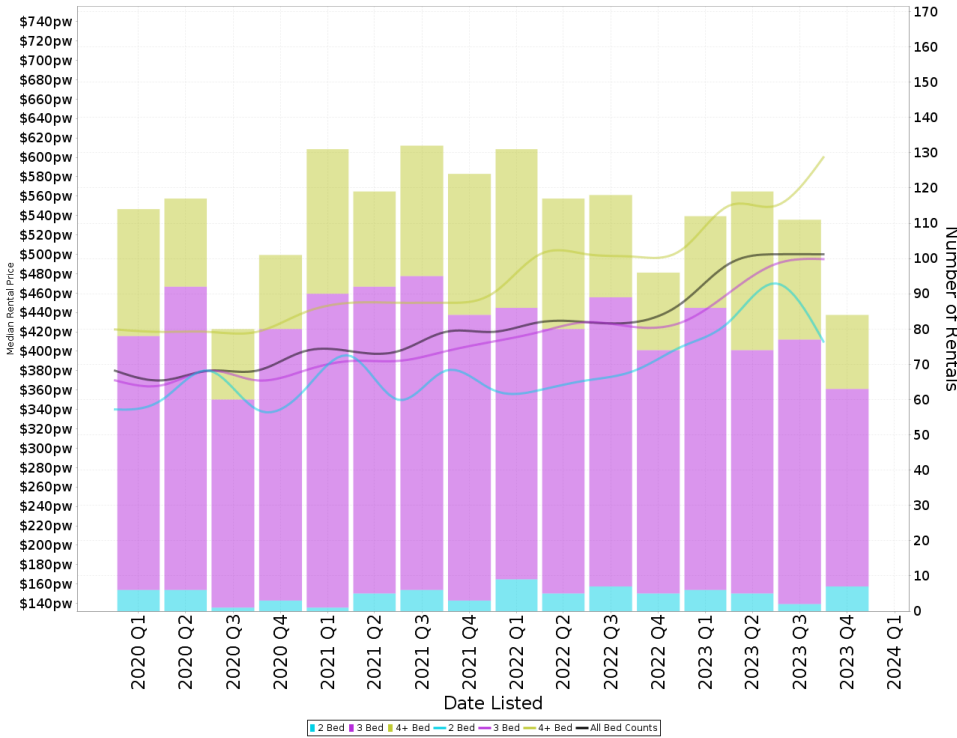
NARRE WARREN - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.8%

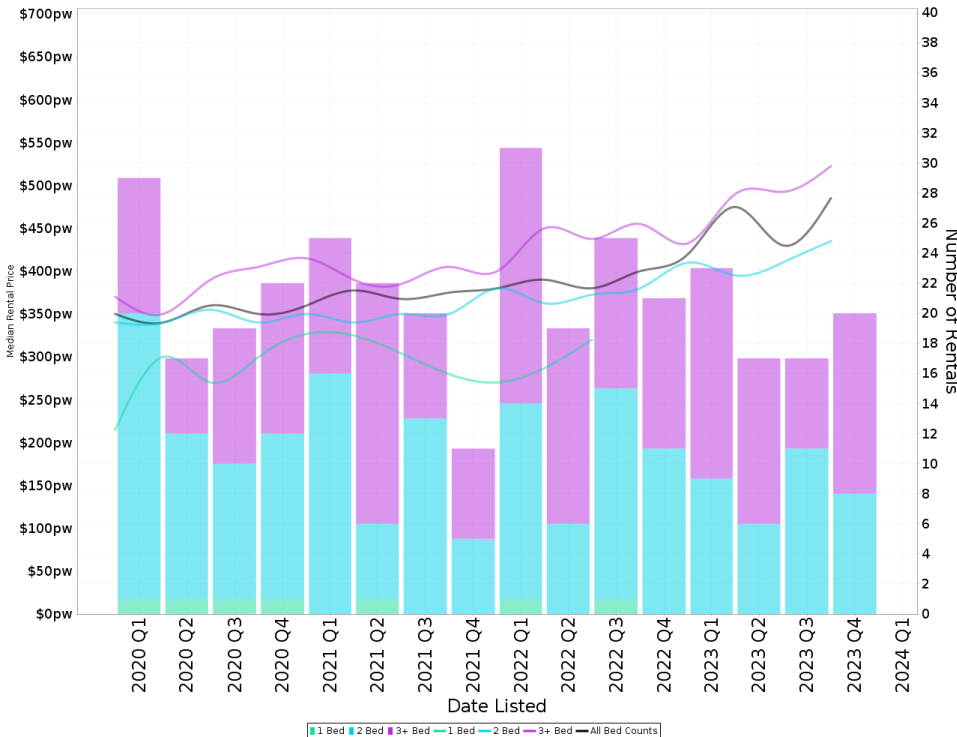
Current Median Price: \$727,000
Previous Median Price: \$740,000
Based on 578 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$727,000
Current Median Rent: \$480
Based on 426 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$525,250
Previous Median Price: \$538,000
Based on 121 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$525,250
Current Median Rent: \$430
Based on 77 registered Unit rentals compared over the last 12 months.

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NARRE WARREN - Recently Sold Properties

Median Sale Price

\$727k

Based on 229 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

-1.8%

Current Median Price: \$727,000
Previous Median Price: \$740,000

Based on 578 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

229

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

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

15 WESLEY DR

\$760,000

536 m² 4 2 2

Sold Jan 2024, 76 Days

2 COLUMBIA RD

\$805,000

651 m² 4 2 3

Sold Jan 2024, 52 Days

69 BILLY BUTTONS DR

\$662,500

188 m² 3 2 2

Sold Dec 2023, 35 Days

44 VALLEY FAIR DR

\$710,000

731 m² 3 1 4

Sold Dec 2023, 24 Days

20 CLARINDA DR

\$790,000

648 m² 4 2 2

Sold Dec 2023, 7 Days

10 FRANLEIGH DR

\$646,000

650 m² 3 1 2

Sold Dec 2023, 55 Days

1/48 HANLEY ST

\$600,000

726 m² 4 2 1

Sold Dec 2023, 60 Days

4 FRANCIS CRT

\$720,000

649 m² 3 1 2

Sold Dec 2023, 15 Days

18 JUNCUS ST

\$620,000

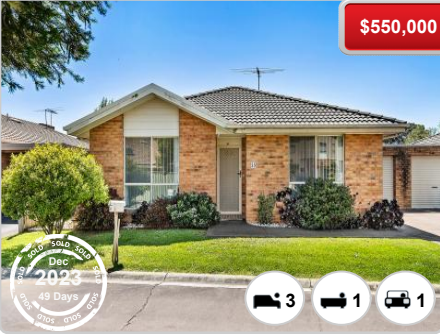
289 m² 3 2 1

Sold Dec 2023, 63 Days

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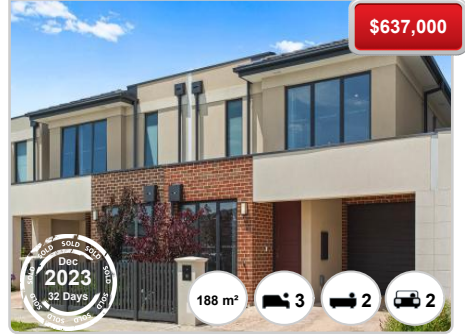
33 WARREN CL



13 ONYX CRT



18 KNOTWOOD ST



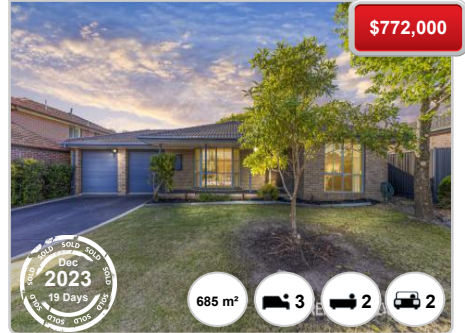
5 SUNDOWN CRT



2 ZIRCON CL



7 DON JUAN CRT



10 LUCY CRT



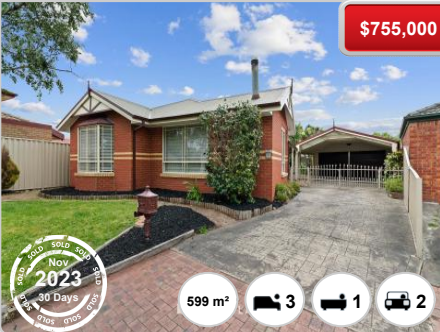
22 BUNBURY AVE



16 WARRENWOOD PL



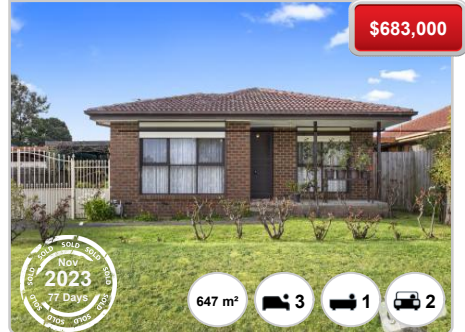
1 AVERY CRT



5 LUNN CRT



73 PROSPECT HILL RD



NARRE WARREN - Properties For Rent

Median Rental Price

\$480 /w

Based on 426 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: \$727,000
Current Median Rent: \$480

Based on 229 recorded House sales and 426 House rentals compared over the last 12 months

Number of Rentals


426

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

56 TARCOOLA DRIVE

\$550 Per Week




532 m² 4 2 2

Jan 2024 5 Days

4 ROSALEEN COURT

\$450 per week




701 m² 3 2 2

Jan 2024 5 Days

11 FOUNTAIN DRIVE

\$460 per week



676 m² 3 1 2

Jan 2024 7 Days

75 DARLING WAY

\$ 480 PER




646 m² 3 1 2

Jan 2024 7 Days

8 LANTANA DRIVE

\$460




653 m² 3 1 2

Jan 2024 7 Days

99 BILLY BUTTONS DRIVE

\$620




278 m² 4 2 2

Jan 2024 7 Days

2 ELIZABETH COURT

\$500 Per Week

UNDER APPLICATION



649 m² 3 2 2

Jan 2024 8 Days

77 SPRINGFIELD DRIVE

\$550 per week



573 m² 4 2 1

Dec 2023 18 Days

45 HANLEY STREET

\$460pw |



729 m² 3 1 3

Dec 2023 19 Days

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14 SERENDIP COURT

\$550 per week

681 m² 3 2 2

Dec 2023 21 Days

5 ABERDEEN COURT

\$600 per week

644 m² 4 2 2

Dec 2023 21 Days

11 BEVERLY COURT

\$495 Per Week

666 m² 3 1 2

Dec 2023 25 Days

23 BOSTON COURT

\$450 per

266 m² 2 2 2

Dec 2023 25 Days

6 MALVERN PLACE

\$650

611 m² 4 2 4

Dec 2023 25 Days

6 PARRY DRIVE

\$520 per week

578 m² 3 2 2

Dec 2023 25 Days

8 SAXONWOOD DRIVE

\$450 per week

685 m² 3 1 3

Dec 2023 25 Days

13 MARAMBA DRIVE

\$470

655 m² 3 1 1

Dec 2023 25 Days

32 PLAYER AVENUE

\$630 pw

4 2 2

Nov 2023 42 Days

2 GARRYOWEN CRESCENT

\$500

651 m² 3 2 2

Nov 2023 28 Days

4 SPRINGFIELD DRIVE

\$600

571 m² 3 2 2

Nov 2023 49 Days

2/57 SWEENEY DRIVE

\$620 per week

Do you own an investment property?
We're here to help you.

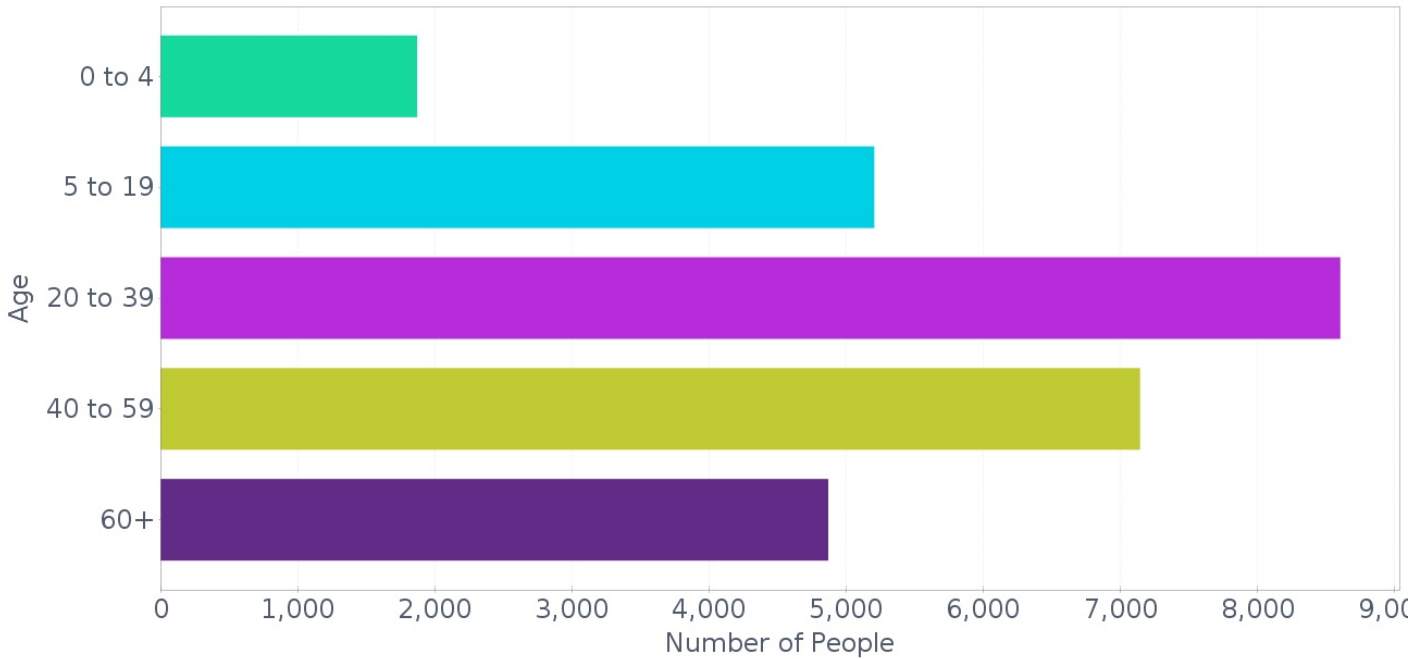
Chat to our expert team to see how we can make your property journey as smooth and seamless as possible, ensuring your best result with minimum stress.

9707 5300
rentals@pricefinder.com.au

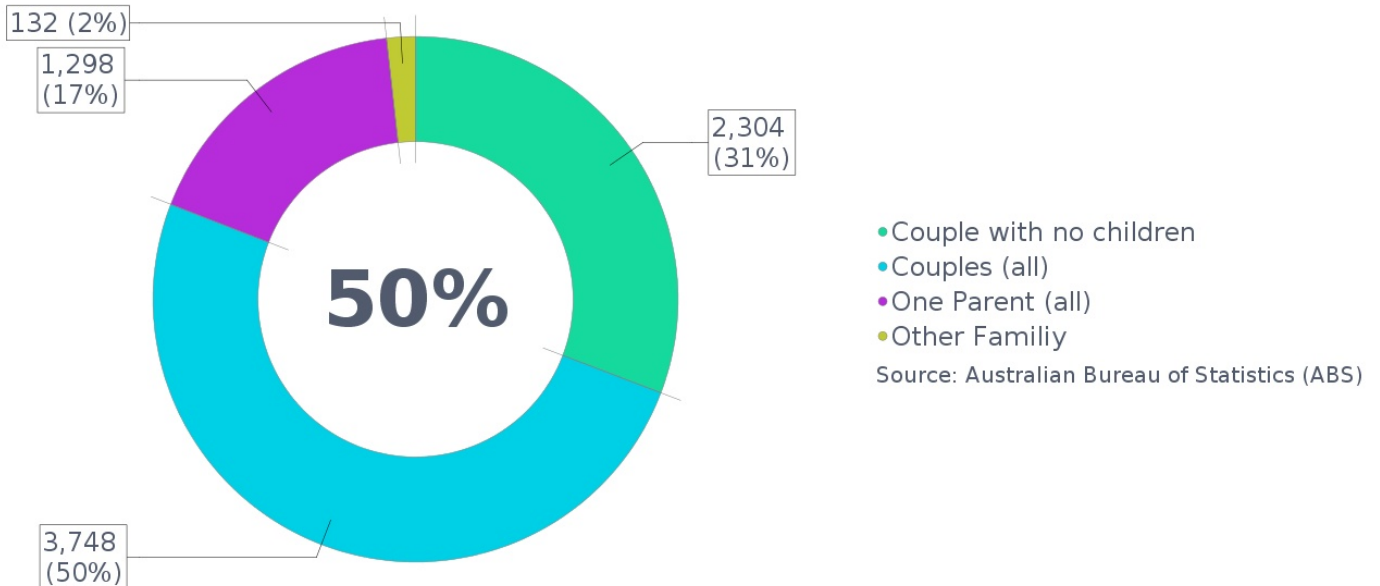
3 2 2

Nov 2023 49 Days

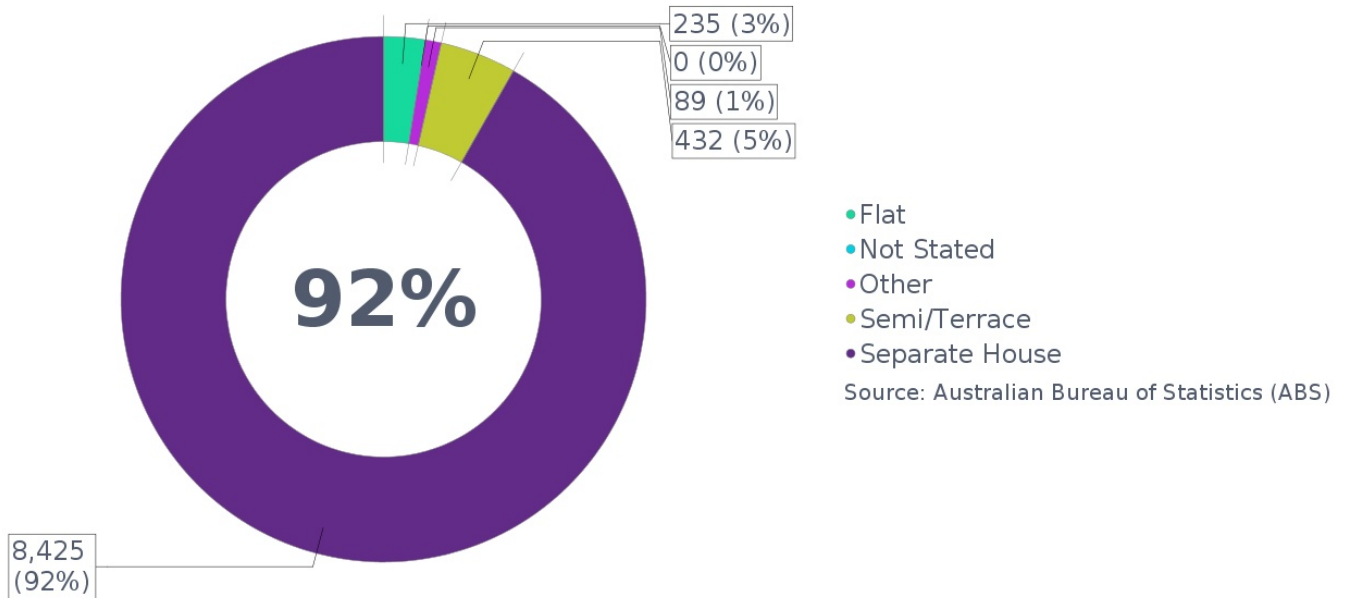
Age of Population (2021)



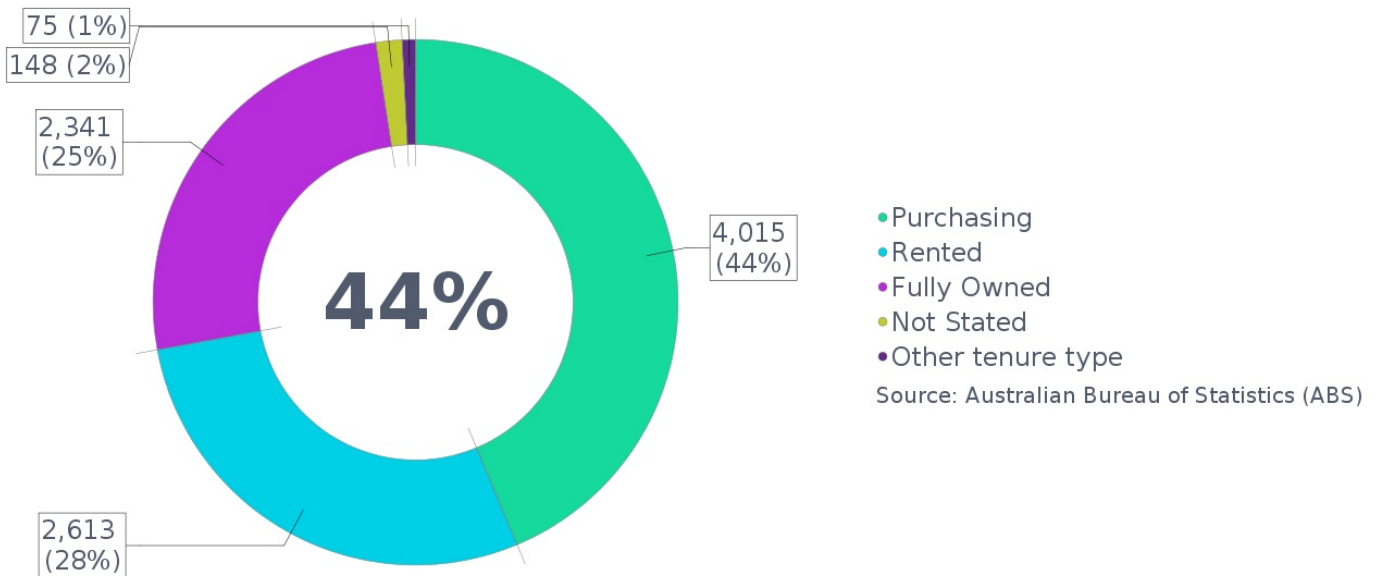
Family Composition (2021)



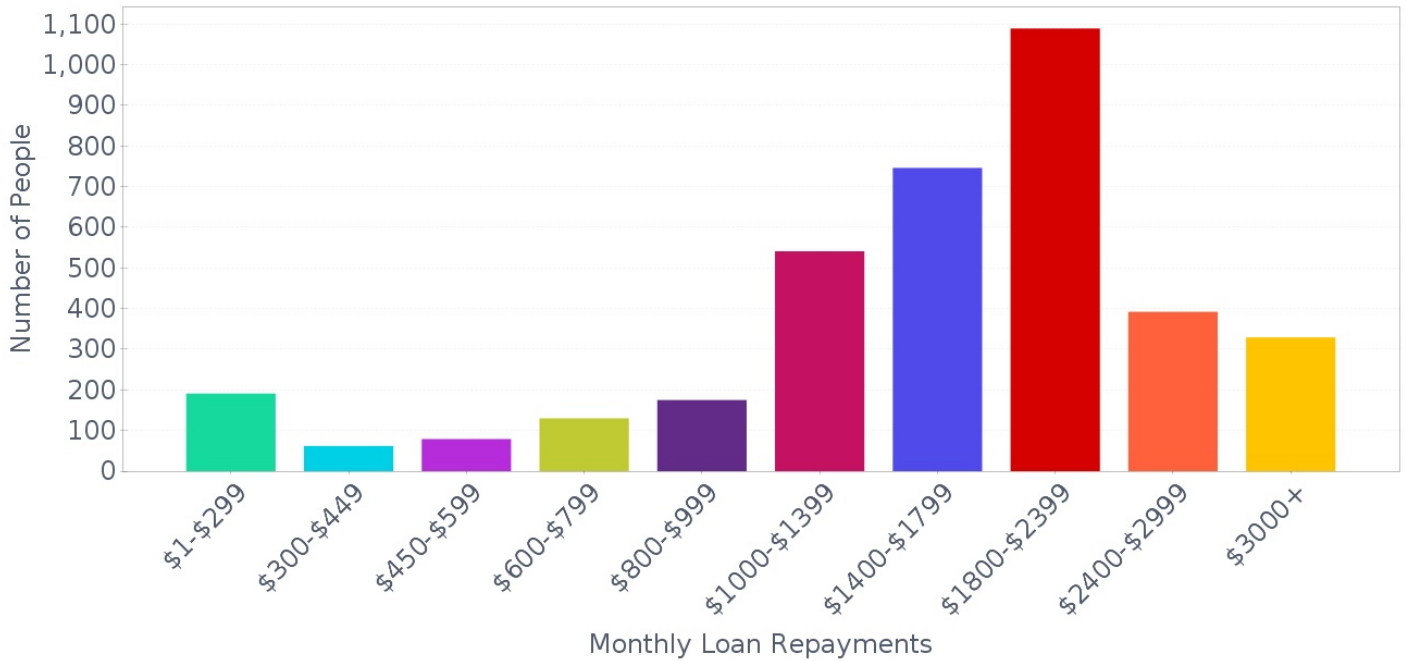
Dwelling Structure (2021)



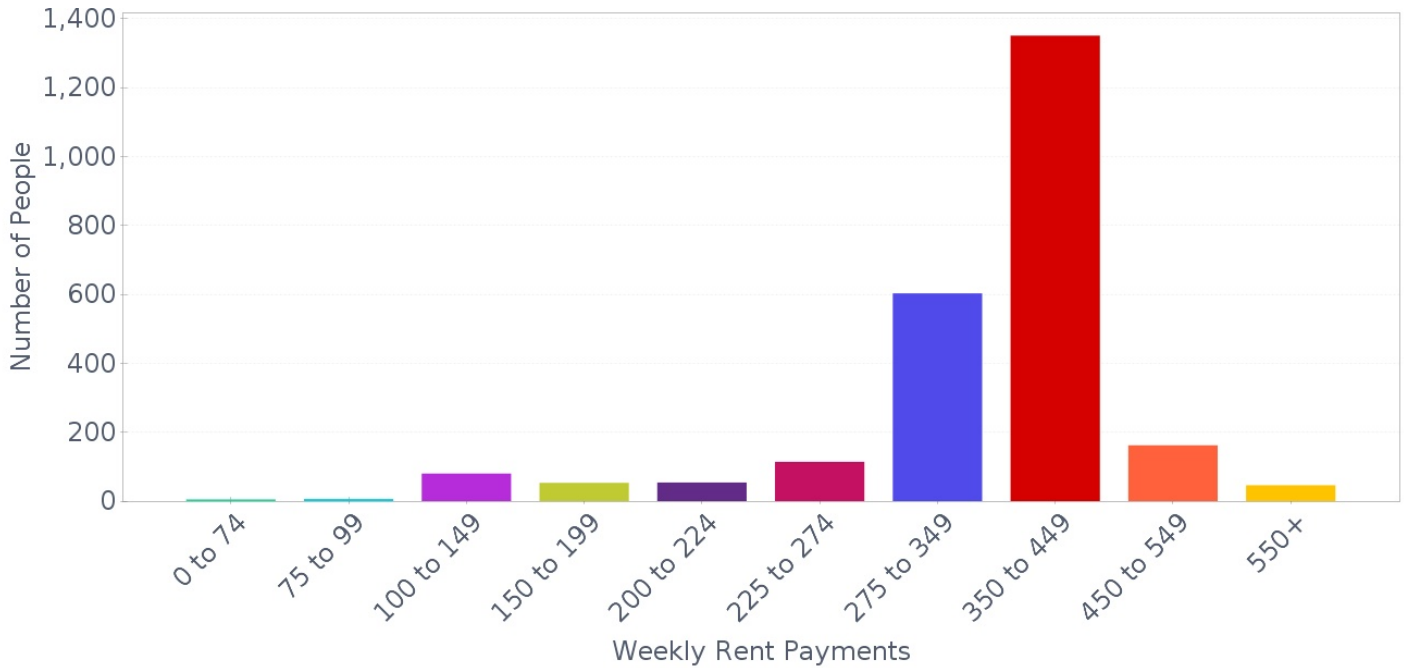
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



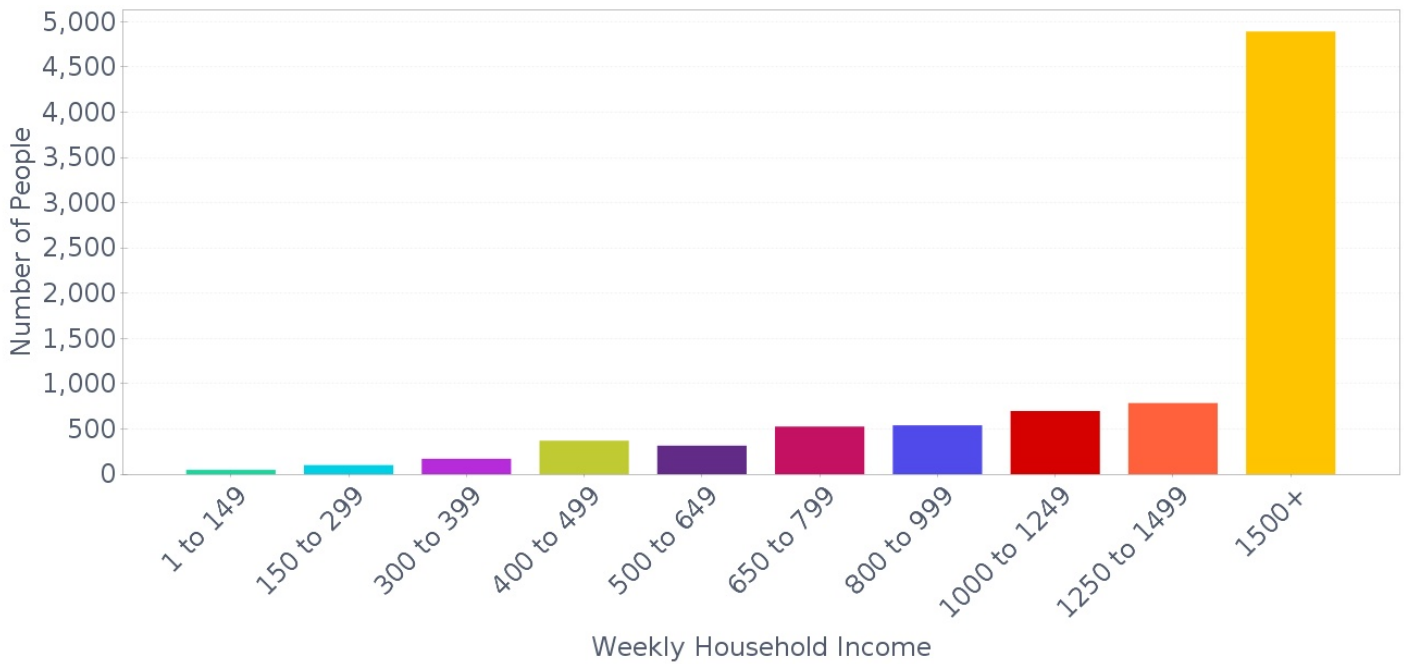
Rent Payments - Weekly (2021)



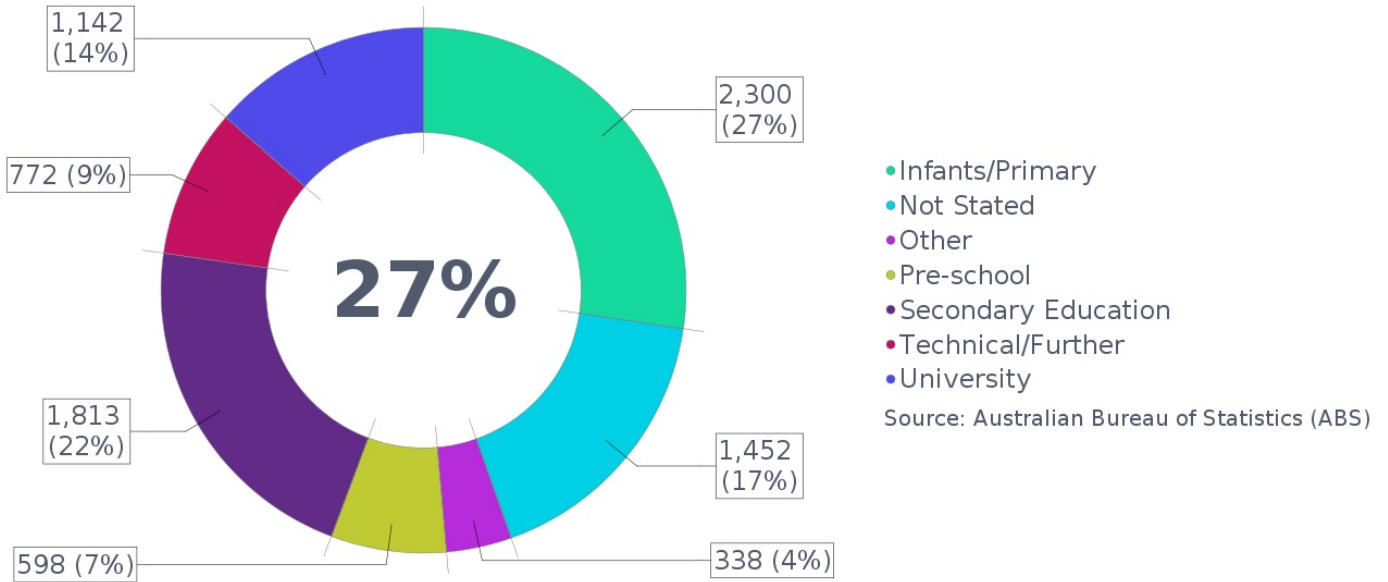
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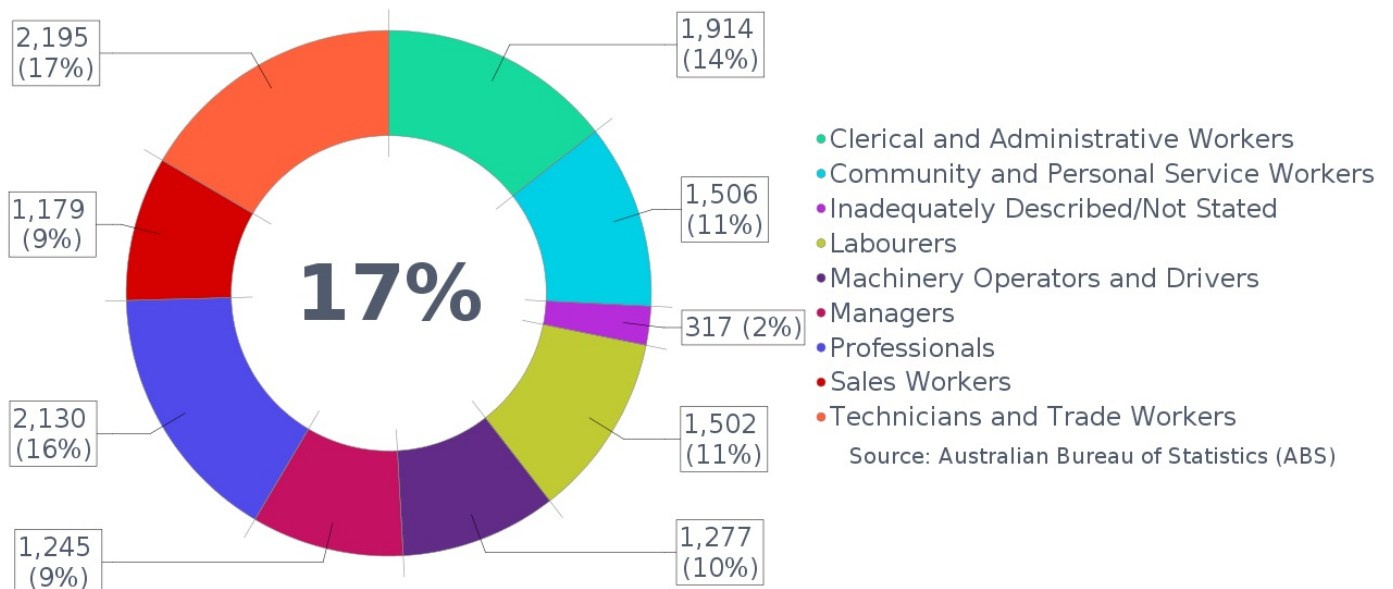
Household Income - Weekly (2021)



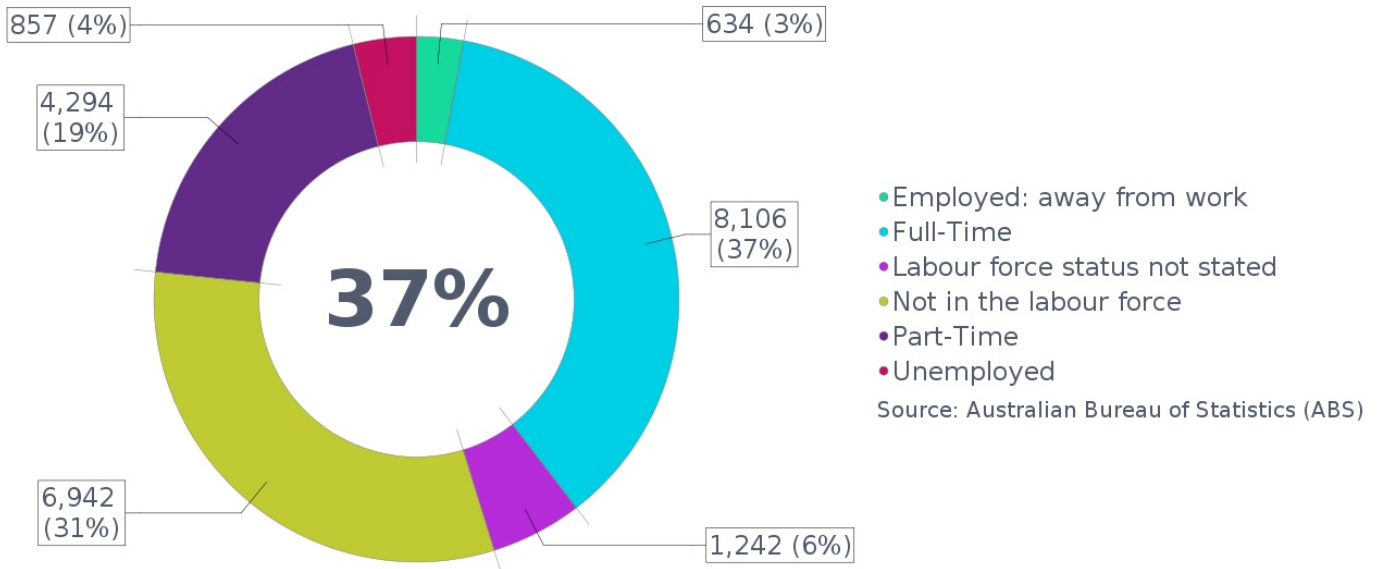
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

