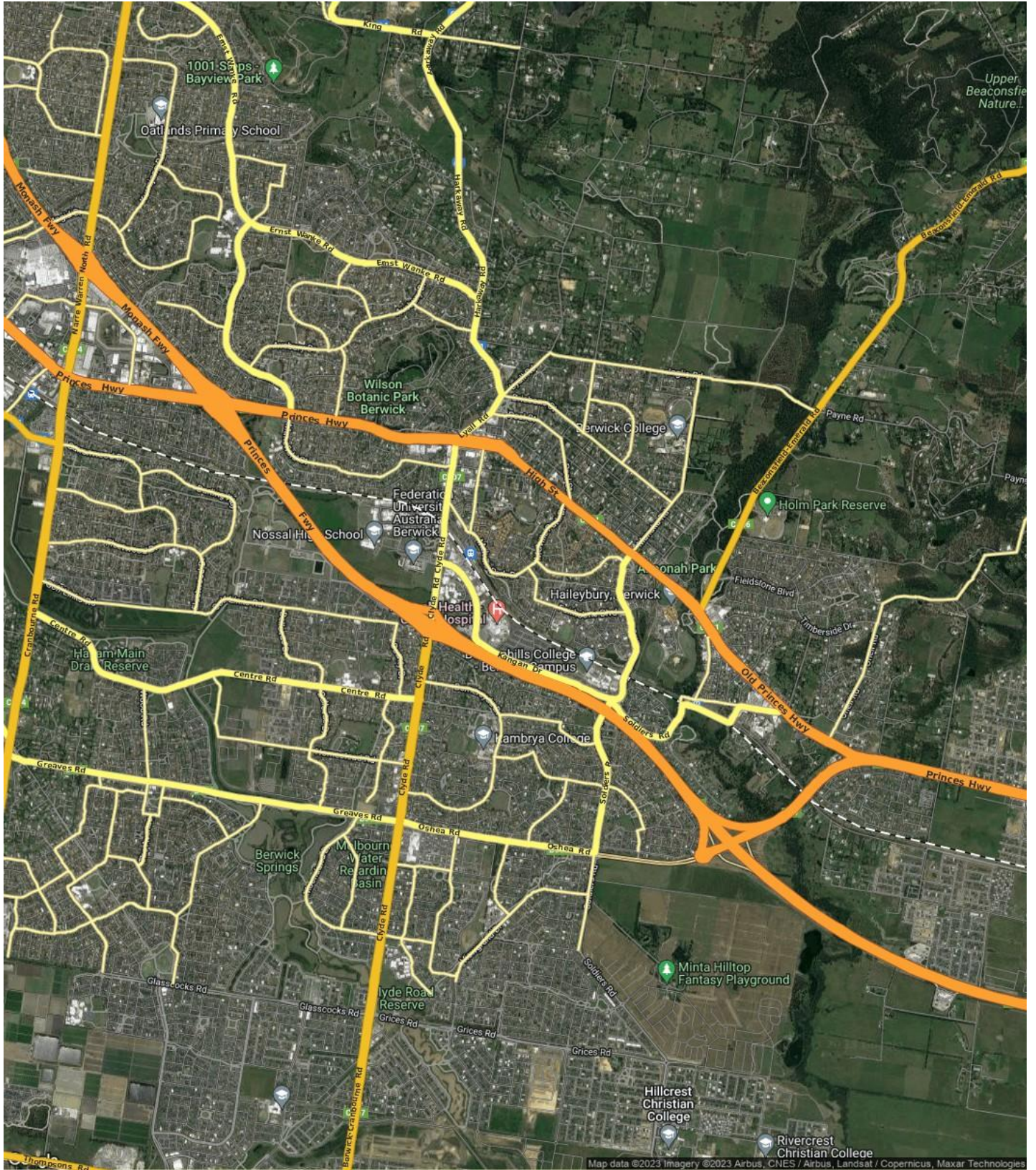


SUBURB FLYOVER REPORT

BERWICK (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

BERWICK - Suburb Map



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BERWICK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	1027	\$ 275,500	0.0 %	\$ 15,000	\$ 1,850,000
2007	1375	\$ 306,500	11.3 %	\$ 50,000	\$ 2,850,000
2008	929	\$ 340,000	10.9 %	\$ 120,000	\$ 1,500,000
2009	1063	\$ 375,000	10.3 %	\$ 3,350	\$ 2,600,000
2010	909	\$ 450,000	20.0 %	\$ 22,500	\$ 1,725,000
2011	789	\$ 441,100	-2.0 %	\$ 80,000	\$ 2,420,000
2012	707	\$ 450,000	2.0 %	\$ 170,000	\$ 3,950,000
2013	851	\$ 455,000	1.1 %	\$ 3,750	\$ 2,350,000
2014	902	\$ 490,000	7.7 %	\$ 210,000	\$ 4,345,002
2015	1010	\$ 536,500	9.5 %	\$ 163,200	\$ 2,950,000
2016	901	\$ 588,000	9.6 %	\$ 286,000	\$ 3,850,000
2017	869	\$ 675,000	14.8 %	\$ 292,473	\$ 6,800,002
2018	706	\$ 694,000	2.8 %	\$ 285,000	\$ 4,750,000
2019	665	\$ 675,000	-2.7 %	\$ 237,000	\$ 3,550,000
2020	662	\$ 700,000	3.7 %	\$ 337,000	\$ 4,525,000
2021	1058	\$ 820,000	17.1 %	\$ 200,000	\$ 6,315,075
2022	750	\$ 885,000	7.9 %	\$ 479,000	\$ 4,480,000
2023	526	\$ 851,000	-3.8 %	\$ 105,000	\$ 7,500,000
2024	0				

Median Sale Price
\$851k

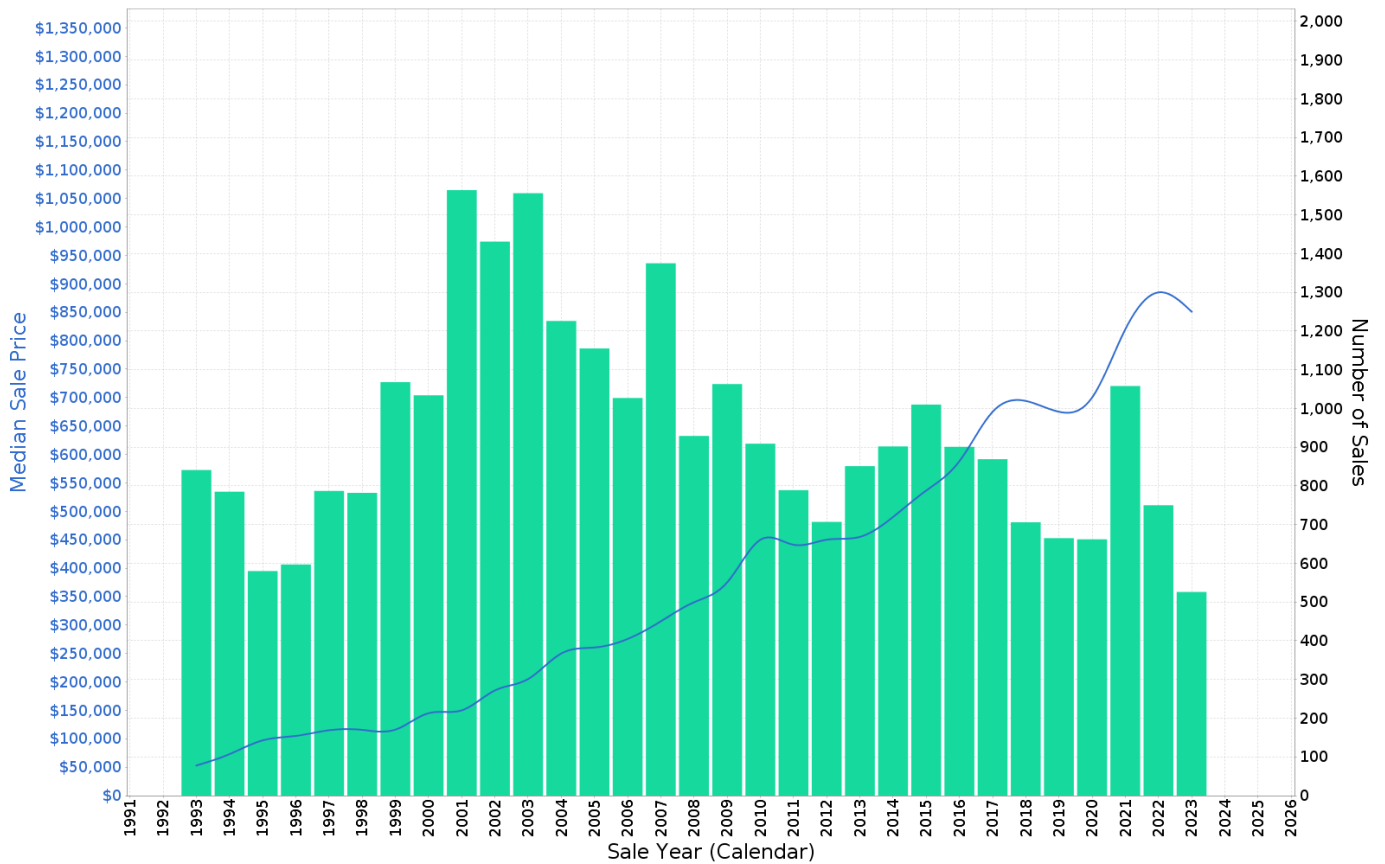
Based on 526 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-3.8%

Current Median Price: \$851,000
Previous Median Price: \$885,000

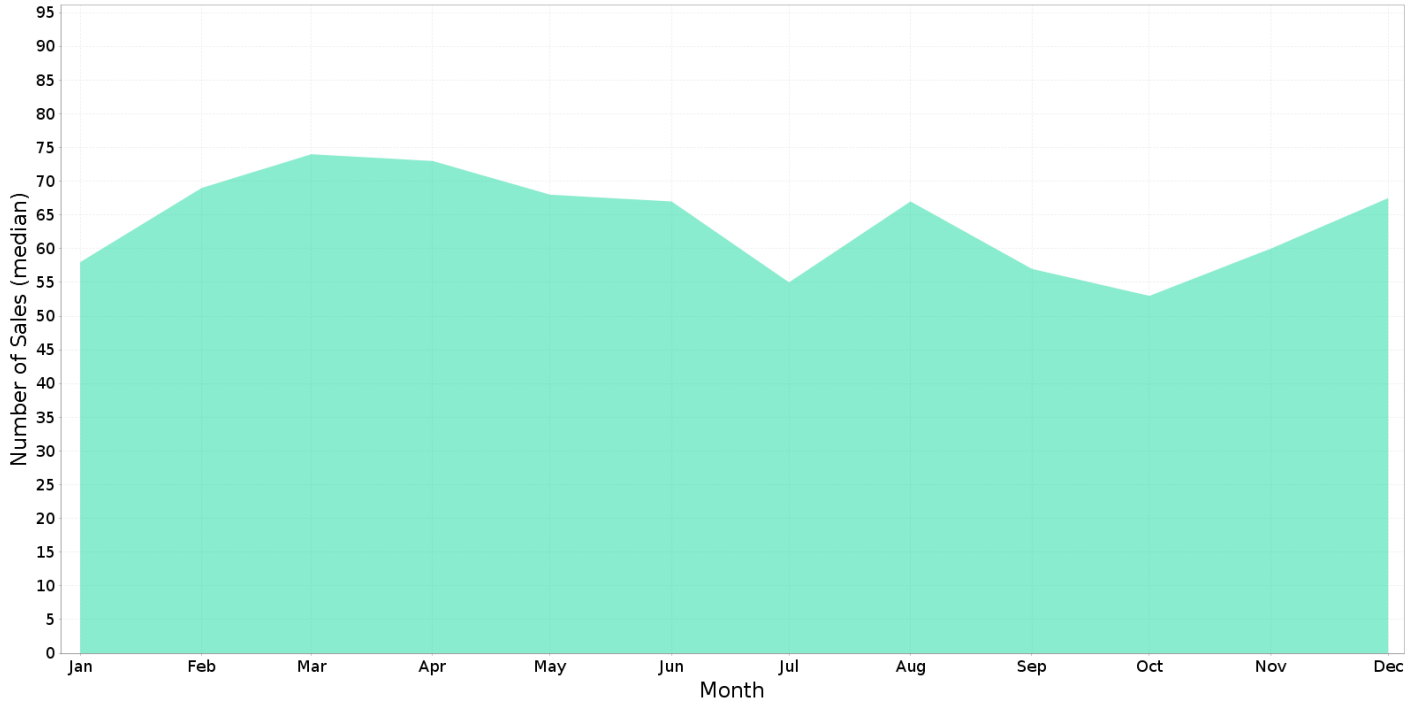
Based on 1276 recorded House sales compared over the last two rolling 12 month periods



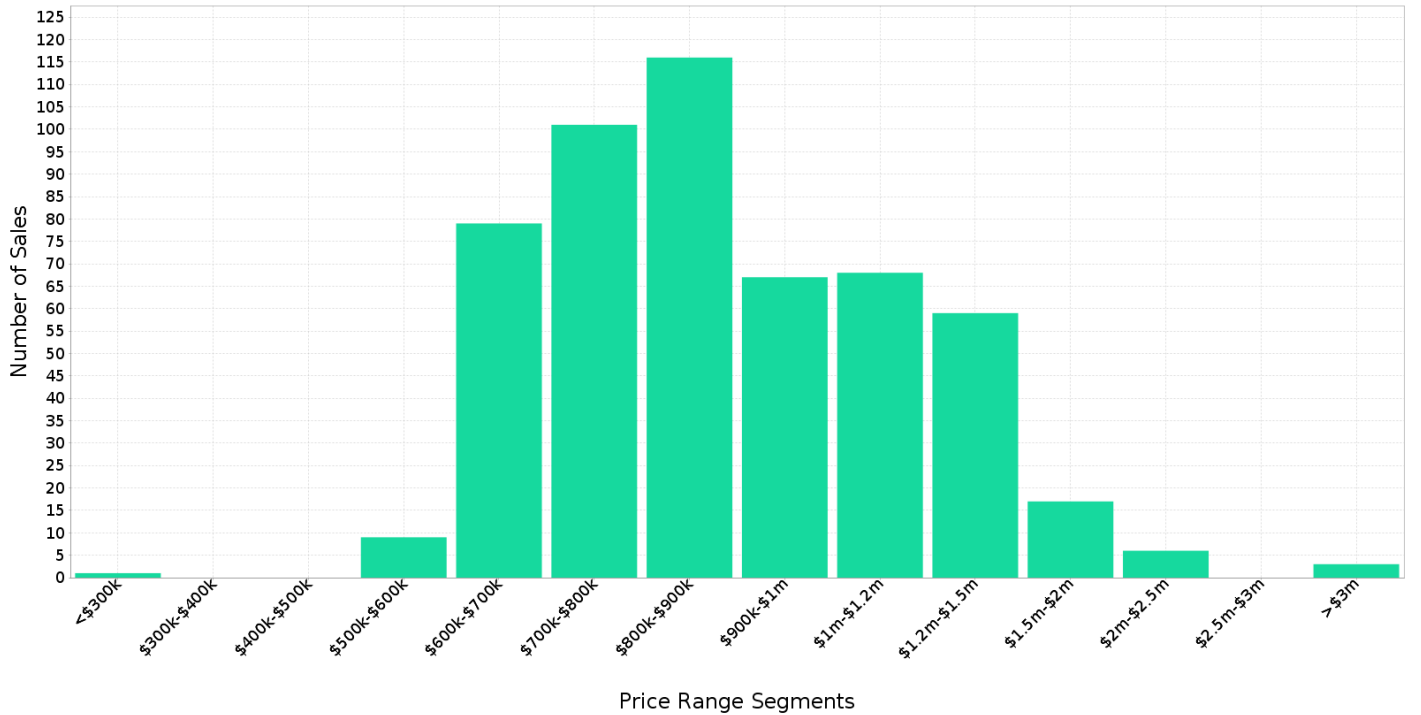
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BERWICK - Peak Selling Periods (3 years)



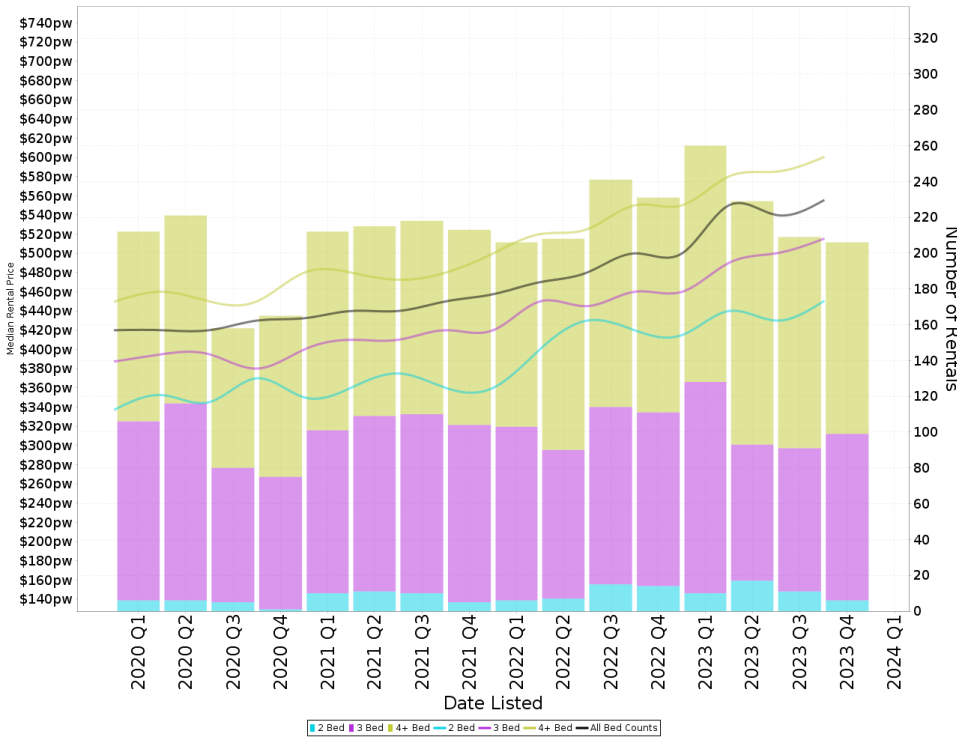
BERWICK - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.8%

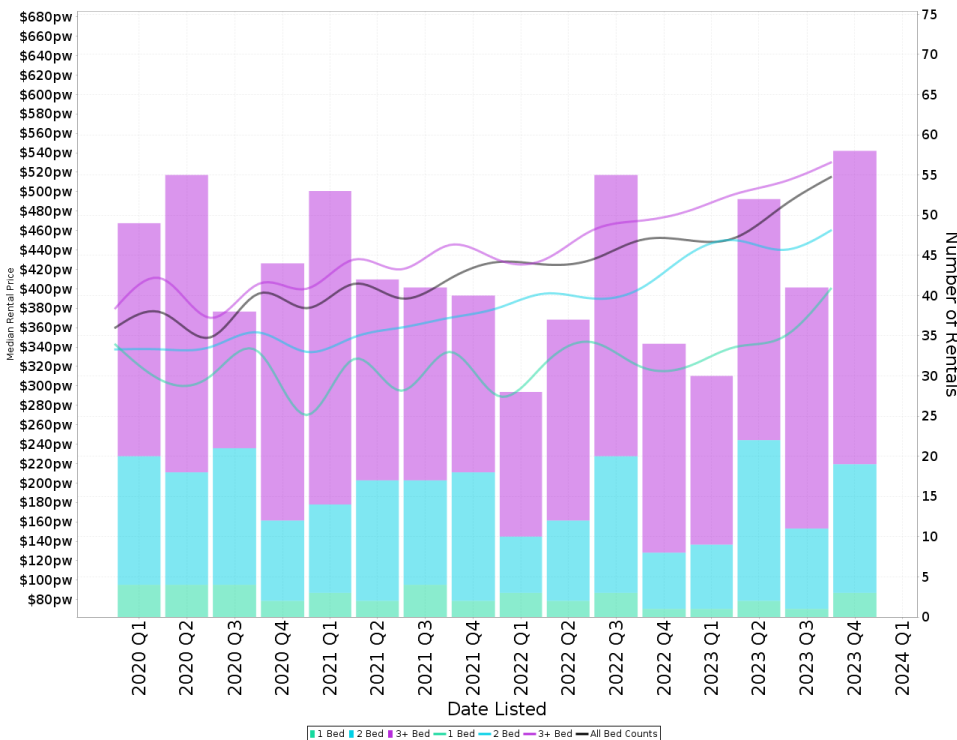
Current Median Price: \$851,000
Previous Median Price: \$885,000
Based on 1276 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$851,000
Current Median Rent: \$540
Based on 904 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.9%

Current Median Price: \$650,000
Previous Median Price: \$638,000
Based on 237 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$650,000
Current Median Rent: \$480
Based on 181 registered Unit rentals compared over the last 12 months.

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BERWICK - Recently Sold Properties

Median Sale Price

\$851k

Based on 526 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

-3.8%

Current Median Price: \$851,000
Previous Median Price: \$885,000

Based on 1276 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

526

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

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

43 MANSFIELD ST



\$950,000

Jan 2024
46 Days

833 m² 4 2 2

28 INFANTRY WAY



\$675,000

Jan 2024
28 Days

192 m² 4 2 2

3 MARLESFORD CRES




\$870,000

Jan 2024
29 Days

650 m² 4 2 2

8 ALANA ST



\$880,000

Jan 2024
25 Days

576 m² 4 2 2

341B CENTRE RD



\$680,000

Dec 2023
30 Days

4 3 2

37 COOLABAH GR



\$750,000

Dec 2023
66 Days

650 m² 3 2 4

33 SOLDIERS RD




\$1,037,000

Dec 2023
14 Days

803 m² 4 2 6

5 O'CONNELL ST




\$850,000

Dec 2023
64 Days

578 m² 3 2 2

49 JOHN FISHER DR



\$960,000

Dec 2023

680 m² 5 2 2

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34 STREETON WAY

\$1,230,000

Sold Dec 2023
11 Days

699 m² 5 2 2

37 MONTELIER DR

\$1,350,000

Sold Dec 2023
33 Days

733 m² 4 2 6

23 CASERTA DR

\$1,800,000

Haileybury College
Berwick Village
Wilson

23 Caserta Drive
Berwick 3806

Sold Dec 2023
33 Days

5,623 m² 4 3 4

2/35 MANUKA RD

\$880,000

Sold Dec 2023
146 Days

249 m² 4 2 2

9 MCNAUGHTON CRES

\$810,000

Sold Dec 2023
27 Days

448 m² 4 2 2

23 NEWMAN CRT

\$1,100,000

Sold Dec 2023
3 Days

637 m² 4 2 2

21 WHITEHAVEN ST

\$742,000

Sold Dec 2023
28 Days

313 m² 3 2 2

5 HALIFAX DR

\$1,000,000

Sold Dec 2023
23 Days

720 m² 4 3 2

72 CHIRNSIDE RD

\$1,018,888

Sold Dec 2023
21 Days

701 m² 5 2 2

2 ANGELIQUE ST

\$1,152,000

Sold Dec 2023
55 Days

680 m² 5 2 3

22A LYALL RD

\$1,740,000

Sold Dec 2023
63 Days

541 m² 4 2 2

4 CONISTON AVE

\$870,200

Sold Dec 2023
20 Days

394 m² 3 2 1

BERWICK - Properties For Rent

Median Rental Price

\$540 /w

Based on 904 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

+3.3%

Current Median Price: \$851,000
Current Median Rent: \$540

Based on 526 recorded House sales and 904 House rentals compared over the last 12 months

Number of Rentals

904

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

4 ROUNDHAY COURT

\$550 per week

824 m² 3 2 2

Jan 2024 1 Day

11 HAYMAN STREET

\$550

312 m² 4 2 2

Jan 2024 1 Day

14 WORDSWORTH DRIVE

\$525 per week

582 m² 4 2 2

Jan 2024 1 Day

14 ASHFIELD DRIVE

\$510 PER

652 m² 3 2 2

Jan 2024 1 Day

31 LAWRENCE DRIVE

\$680 Per Week

691 m² 4 2 1

Jan 2024 2 Days

1/29 CHASE BOULEVARD

\$525

314 m² 3 2 3

Jan 2024 4 Days

46 ALLUNGA PARADE

\$550 per week

487 m² 3 2 2

Jan 2024 4 Days

33 LEONARD AVENUE

\$460 Per Week

403 m² 4 1 2

Jan 2024 5 Days

53 BELLEVUE DRIVE

\$450 Per Week

534 m² 3 2 1

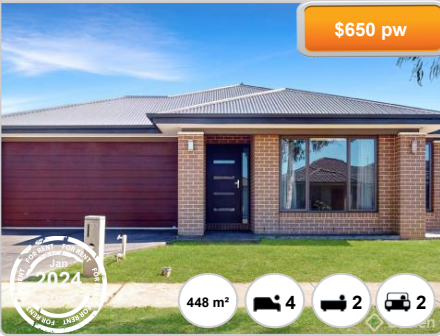
Jan 2024 5 Days

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37 LEMONGROVE WAY

\$650 pw



448 m²

4

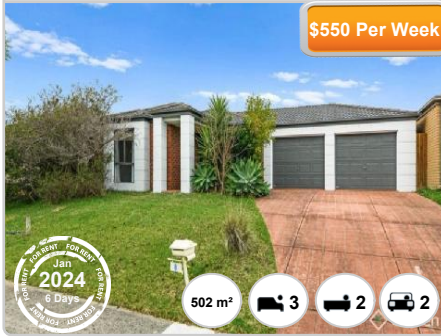
2

2



8 SING CRESCENT

\$550 Per Week



502 m²

3

2

2



127 VIEWGRAND DRIVE

\$670.00 per



589 m²

4

2

2



4/55-57 STRATHAVAN DRIVE

\$550



203 m²

3

1

1



230 CARNIVAL BOULEVARD

\$550 per week

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jhutchins@barryplant.com.au

Sam Jose
Leasing Specialist
0497 955 210
slejoshing@barryplant.com.au

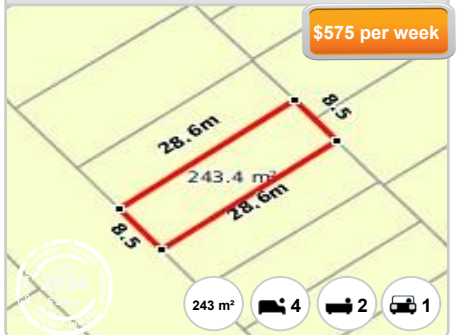
3

2

2

57 CHARLESTON CHASE

\$575 per week



243 m²

4

2

1



31 SHELDON DRIVE

\$820 per week

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rentals@pricefinder.com.au

650 m²

4

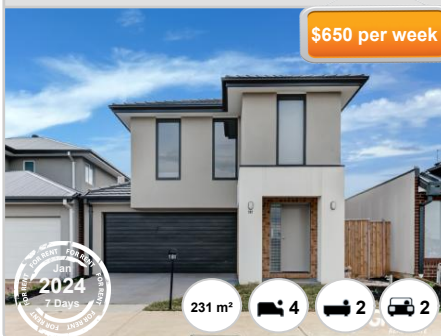
2

2



181 HOMESTEAD ROAD

\$650 per week



231 m²

4

2

2



2/7 STRAHAN CLOSE

\$530 per week



801 m²

3

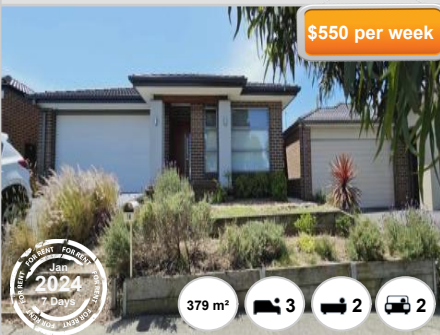
2

2



18 NIXON DRIVE

\$550 per week



379 m²

3

2

2



15 CATALONIA WAY

Available Now



294 m²

4

2

2



15 TURNER STREET

\$350 per week



1,108 m²

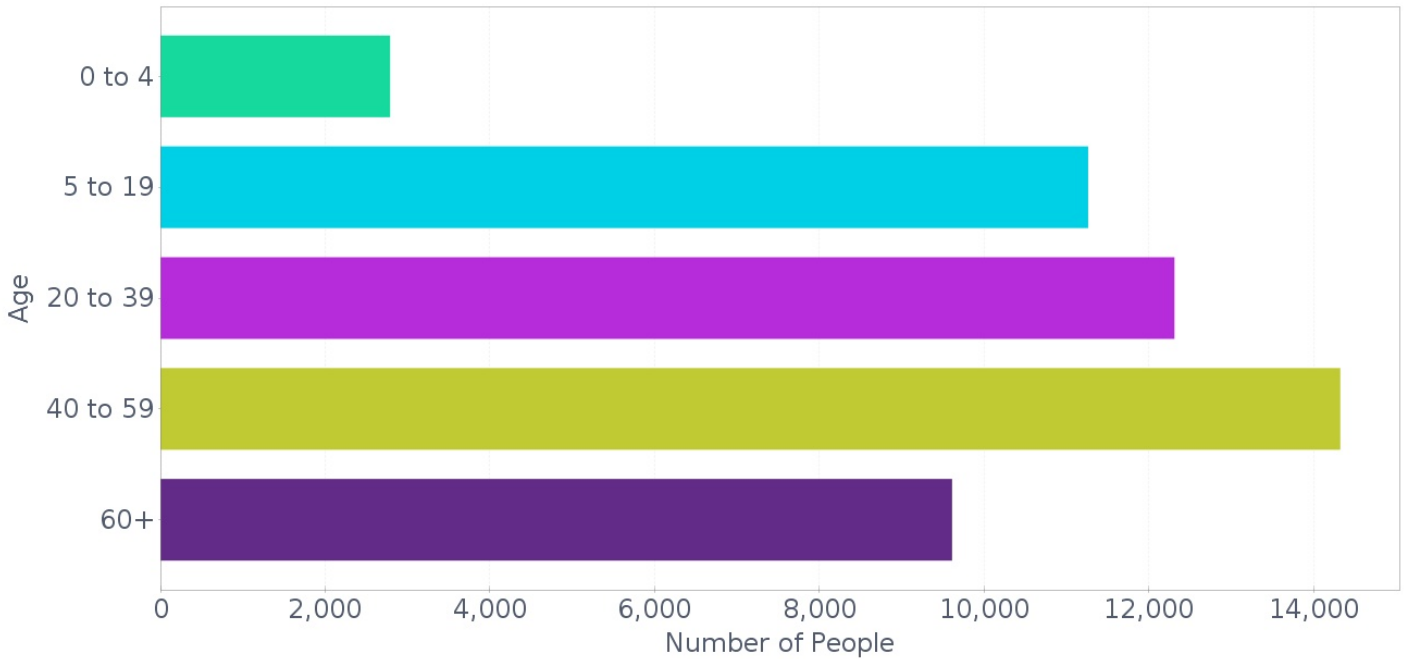
2

1

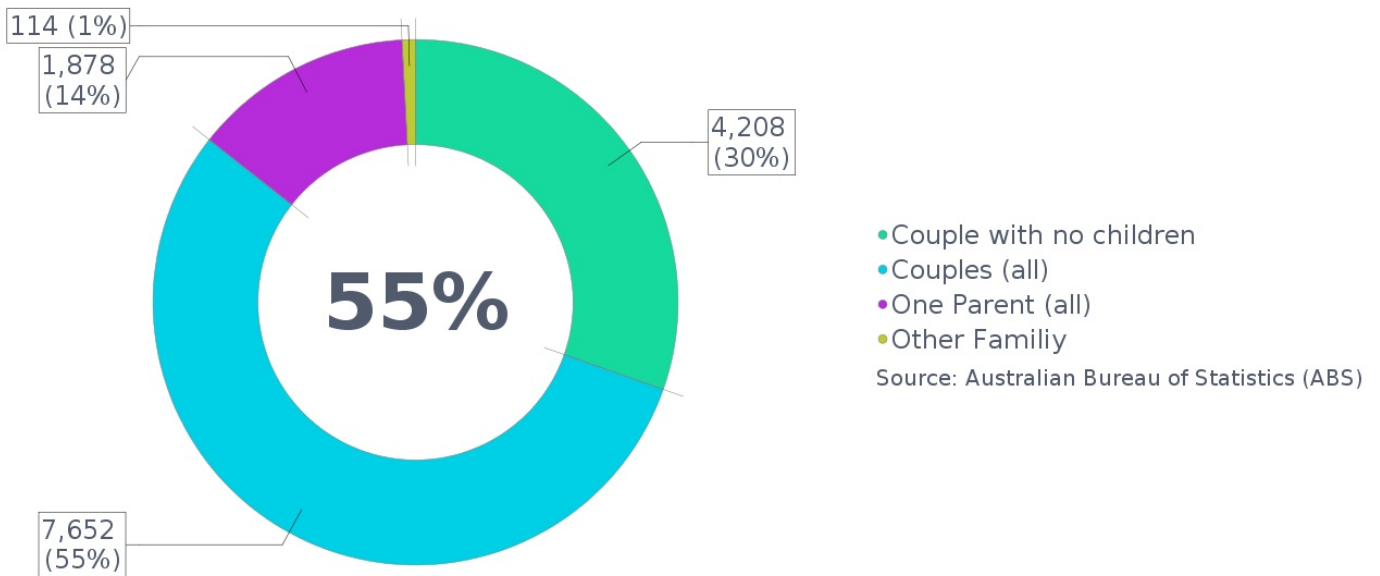
2



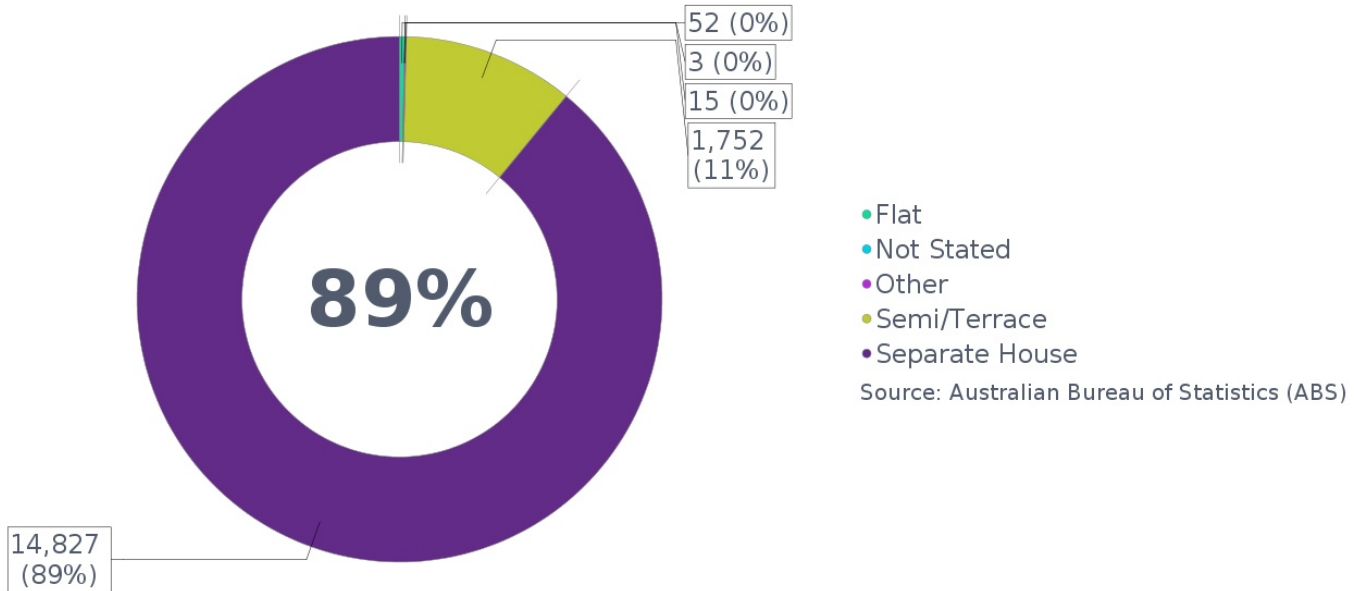
Age of Population (2021)



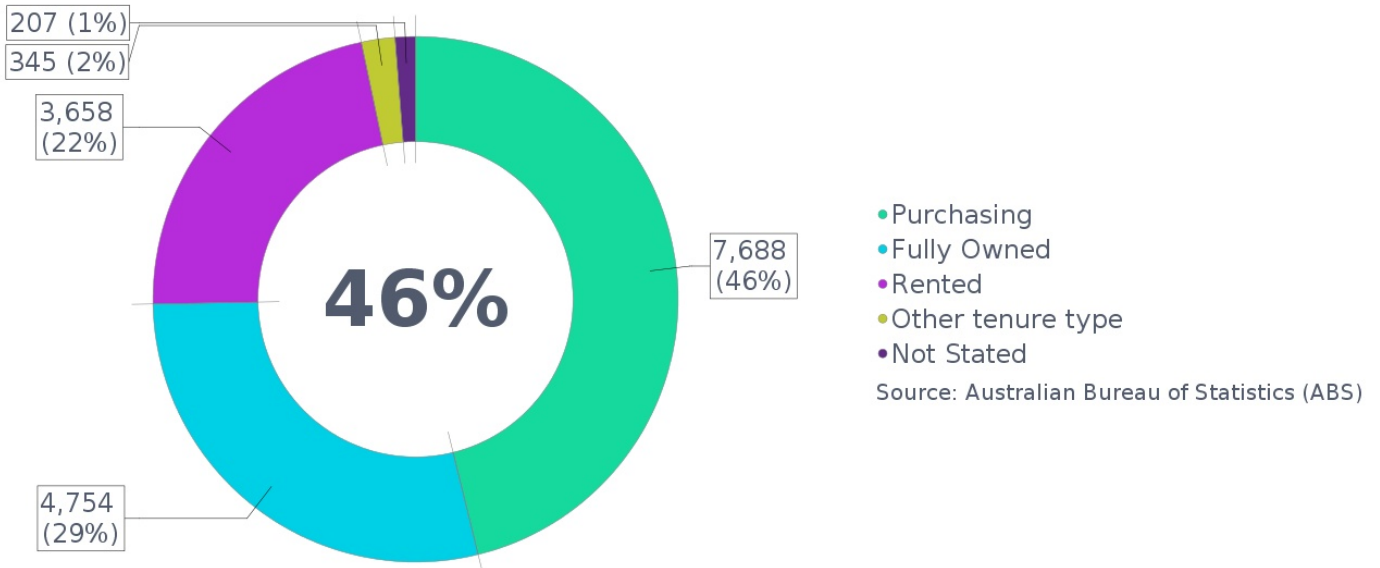
Family Composition (2021)



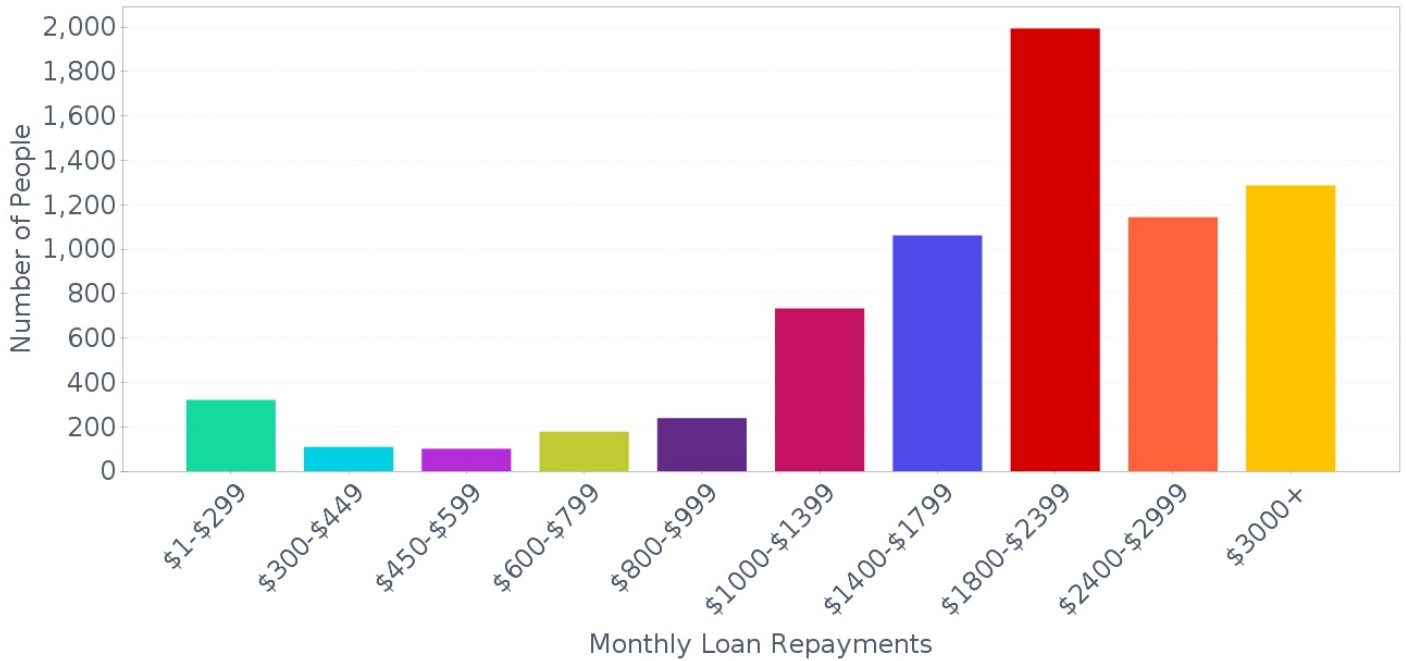
Dwelling Structure (2021)



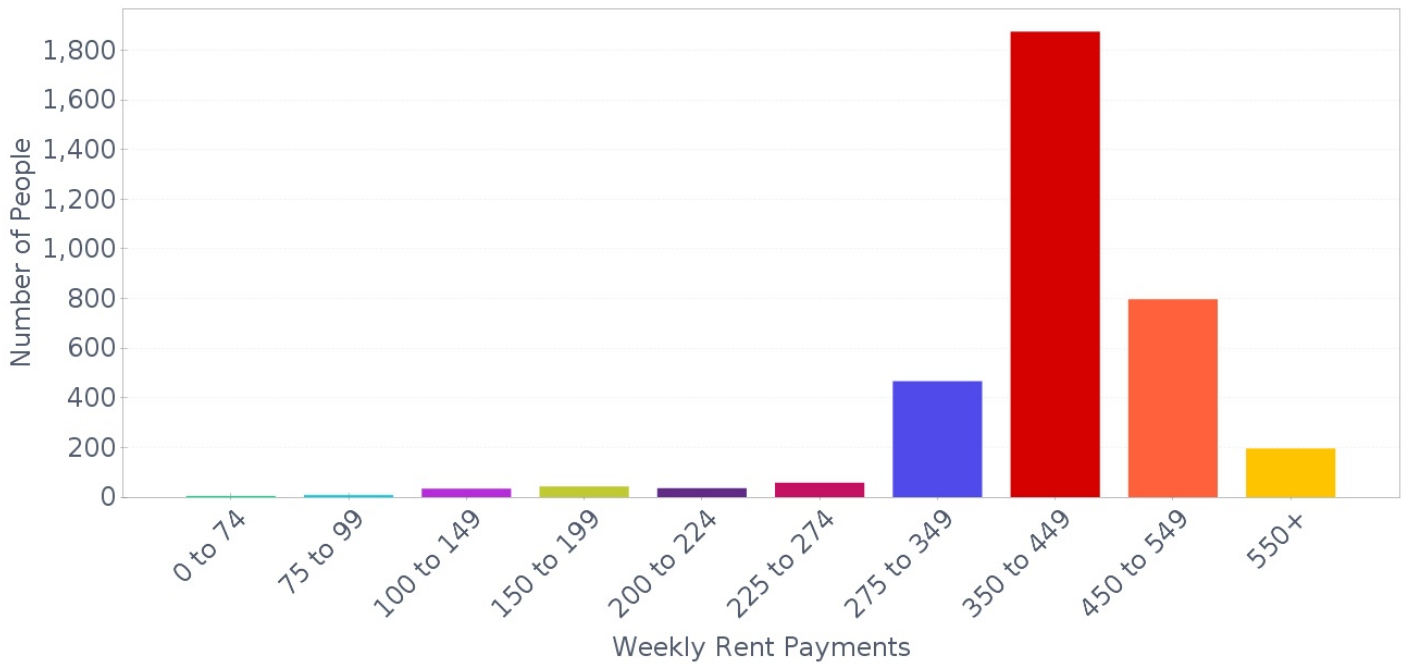
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



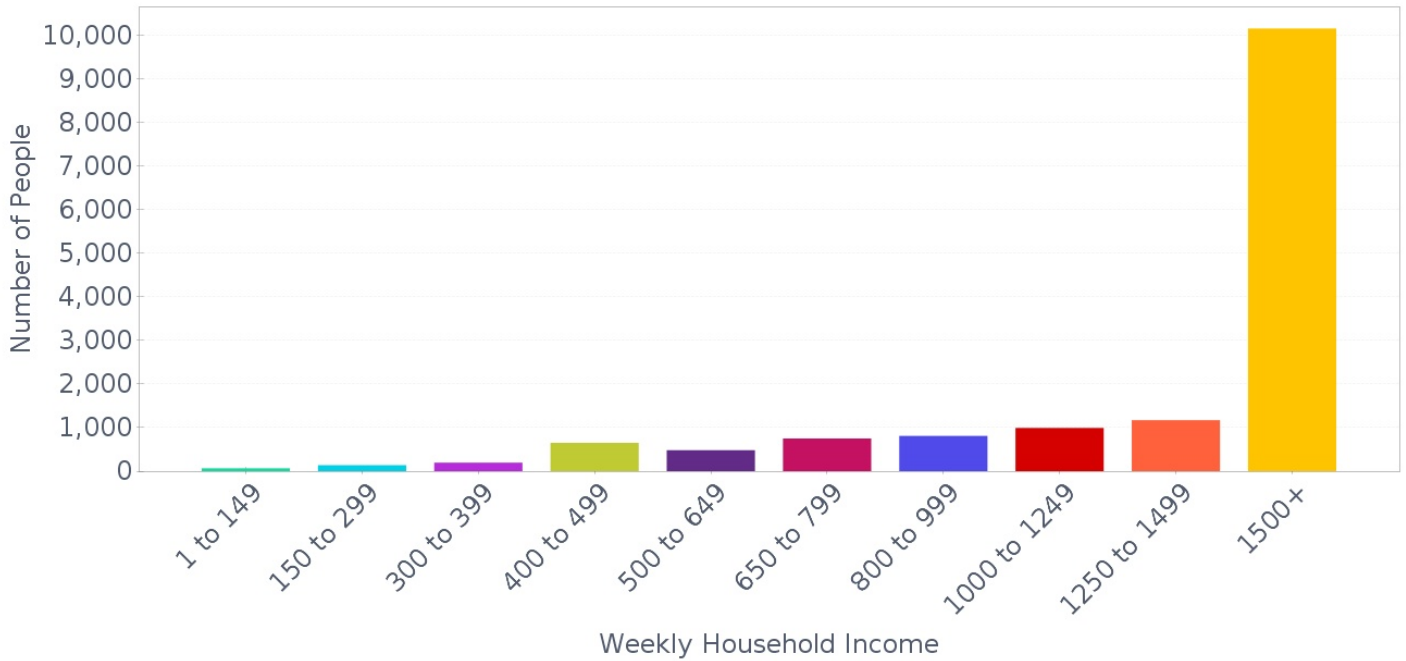
Rent Payments - Weekly (2021)



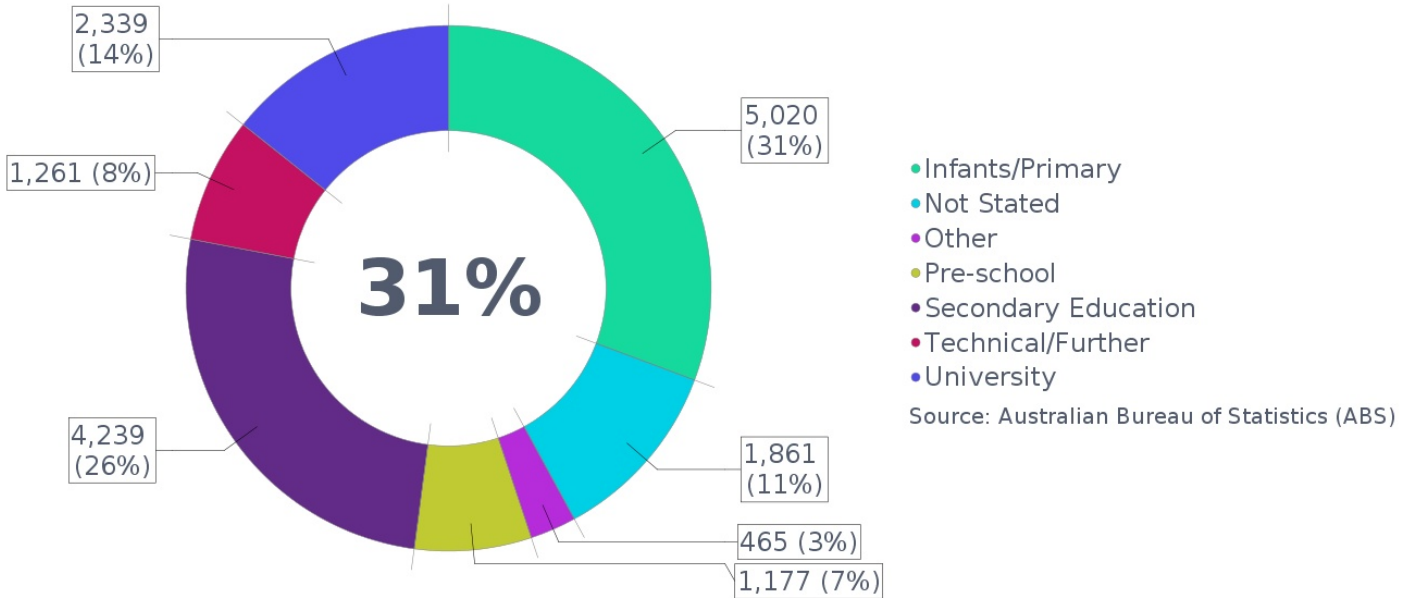
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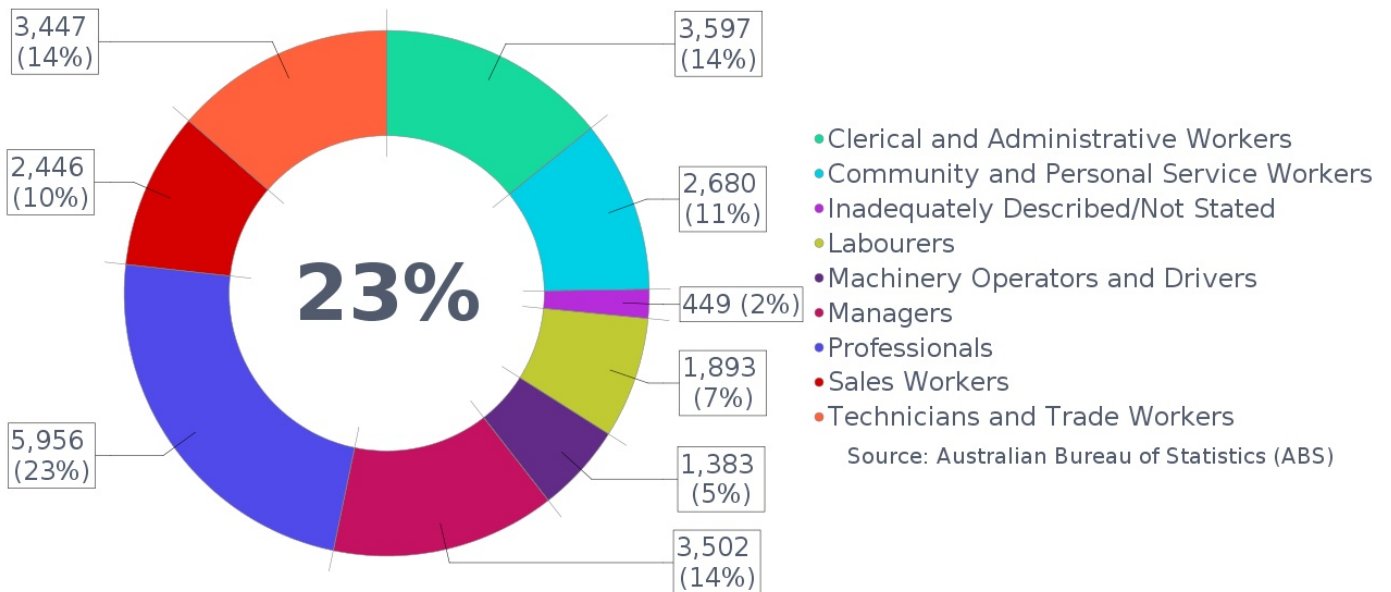
Household Income - Weekly (2021)



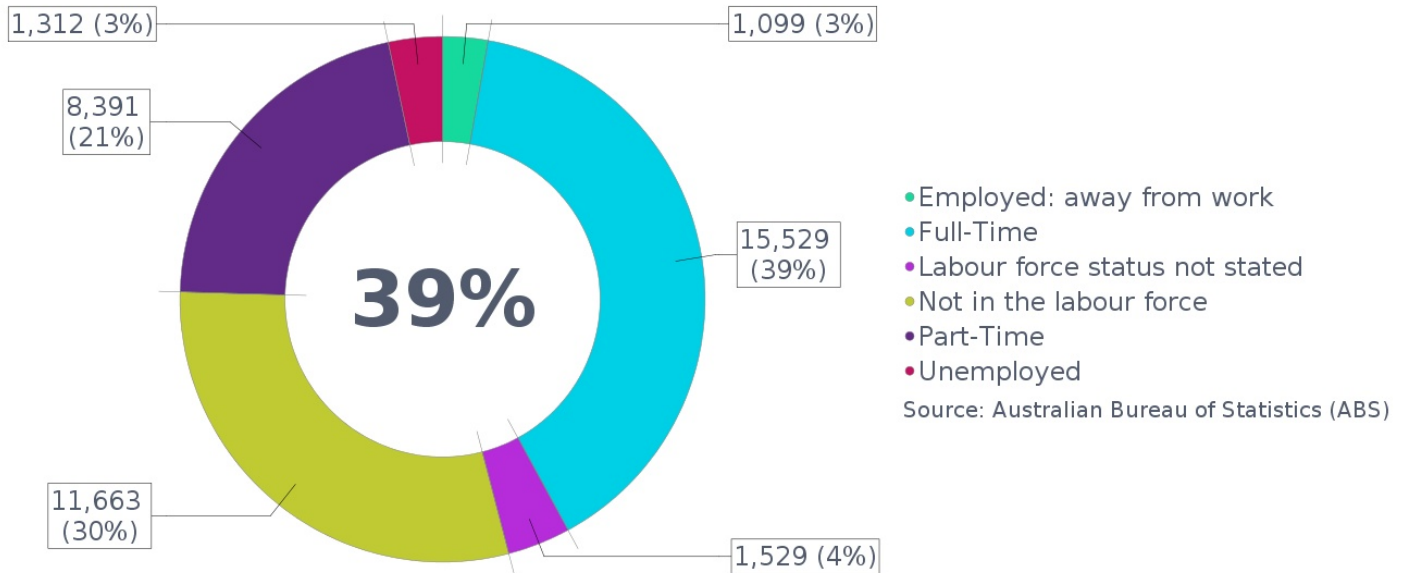
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

