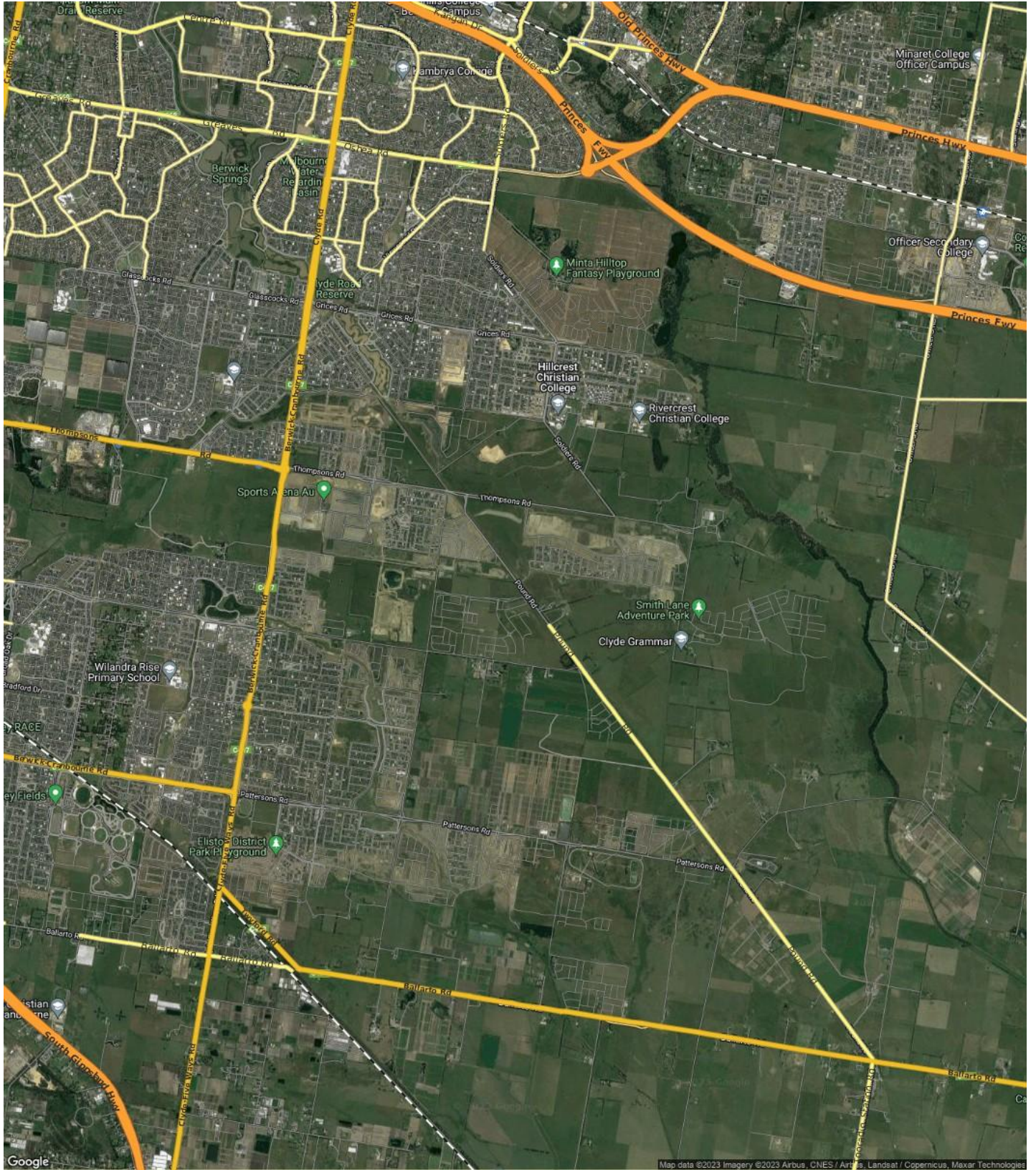


SUBURB FLYOVER REPORT

CLYDE NORTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CLYDE NORTH - Suburb Map



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CLYDE NORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	3	\$ 530,000	0.0 %	\$ 106,000	\$ 605,000
2007	1	\$ 345,706	-34.8 %	\$ 345,706	\$ 345,706
2008	1	\$ 205,000	-40.7 %	\$ 205,000	\$ 205,000
2009	3	\$ 460,000	124.4 %	\$ 415,600	\$ 675,000
2010	104	\$ 207,500	-54.9 %	\$ 120,000	\$ 550,000
2011	108	\$ 230,456	11.1 %	\$ 120,000	\$ 3,450,000
2012	101	\$ 288,000	25.0 %	\$ 131,000	\$ 4,200,000
2013	196	\$ 368,500	28.0 %	\$ 112,800	\$ 850,000
2014	310	\$ 369,900	0.4 %	\$ 171,000	\$ 950,000
2015	487	\$ 300,000	-18.9 %	\$ 110,000	\$ 1,350,000
2016	744	\$ 309,500	3.2 %	\$ 162,412	\$ 8,500,000
2017	744	\$ 440,000	42.2 %	\$ 208,000	\$ 1,700,000
2018	437	\$ 580,000	31.8 %	\$ 205,077	\$ 1,185,000
2019	562	\$ 570,000	-1.7 %	\$ 218,000	\$ 1,838,000
2020	439	\$ 605,000	6.1 %	\$ 101,300	\$ 1,600,000
2021	800	\$ 662,000	9.4 %	\$ 191,633	\$ 3,500,000
2022	657	\$ 735,000	11.0 %	\$ 414,900	\$ 2,420,000
2023	541	\$ 715,000	-2.7 %	\$ 427,080	\$ 5,950,000
2024	0				

Median Sale Price
\$715k

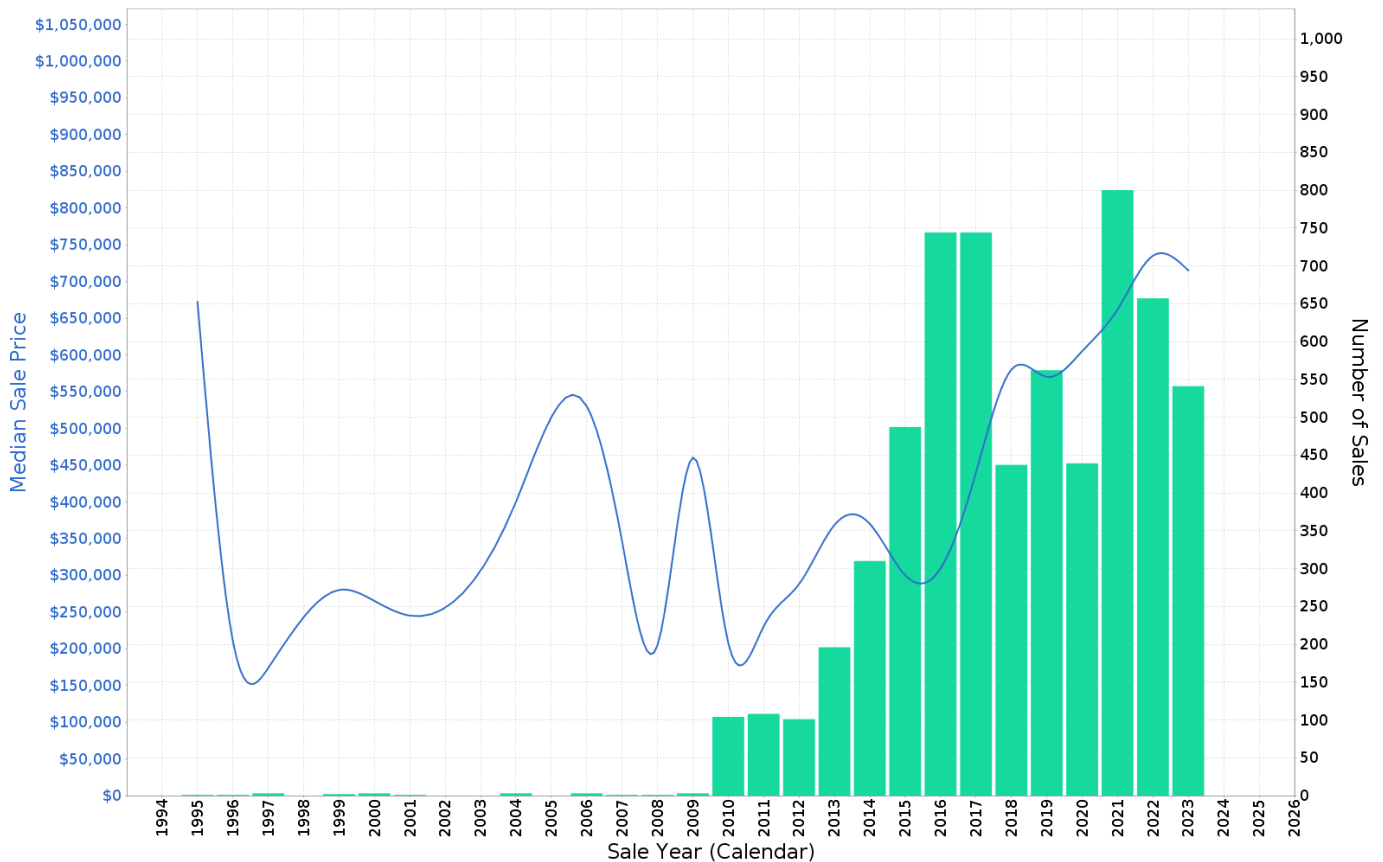
Based on 541 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-2.7%

Current Median Price: \$715,000
Previous Median Price: \$735,000

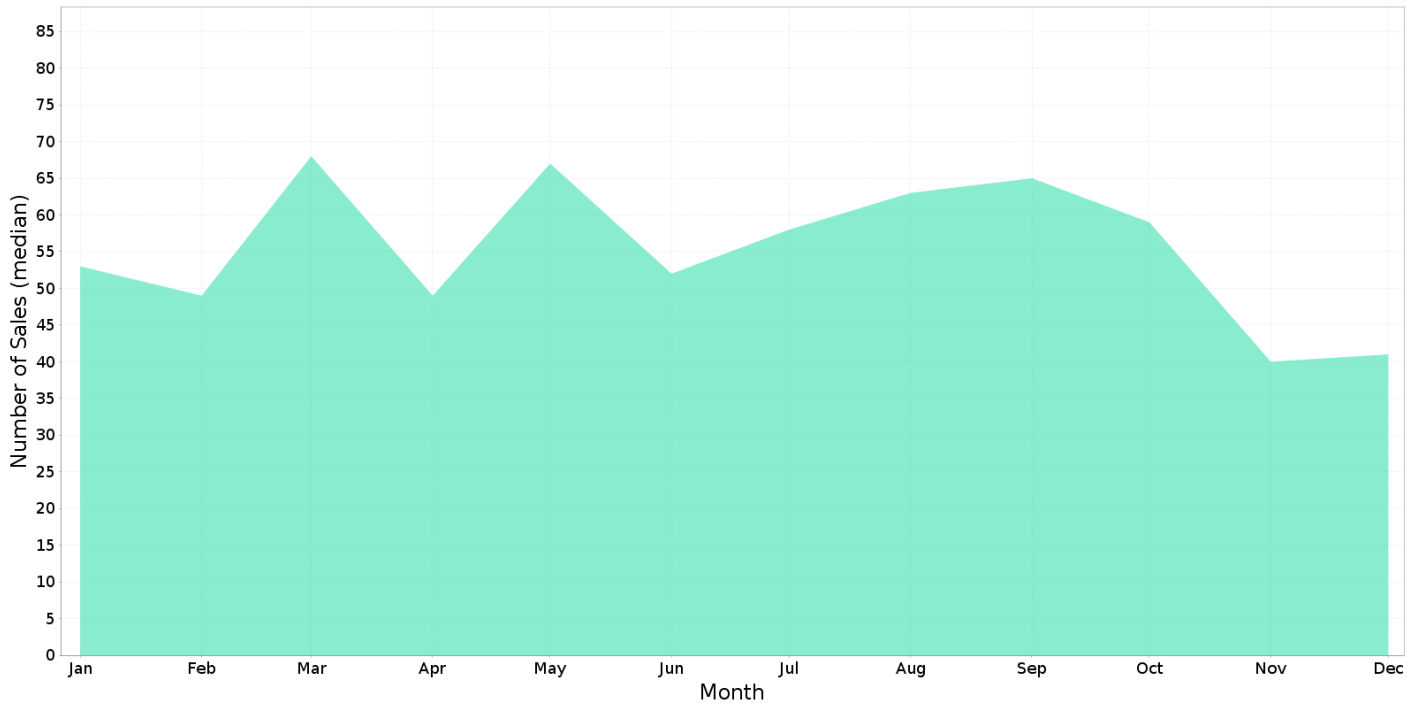
Based on 1198 recorded House sales compared over the last two rolling 12 month periods



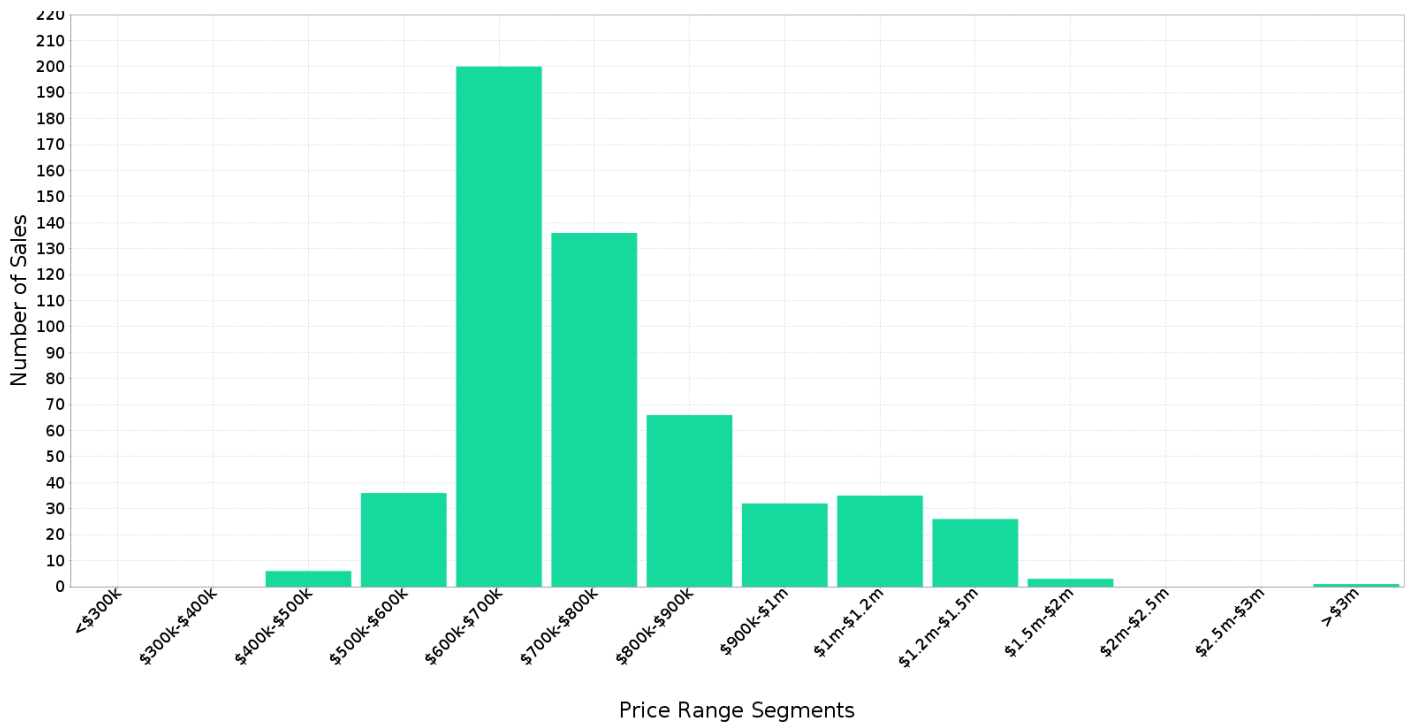
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CLYDE NORTH - Peak Selling Periods (3 years)



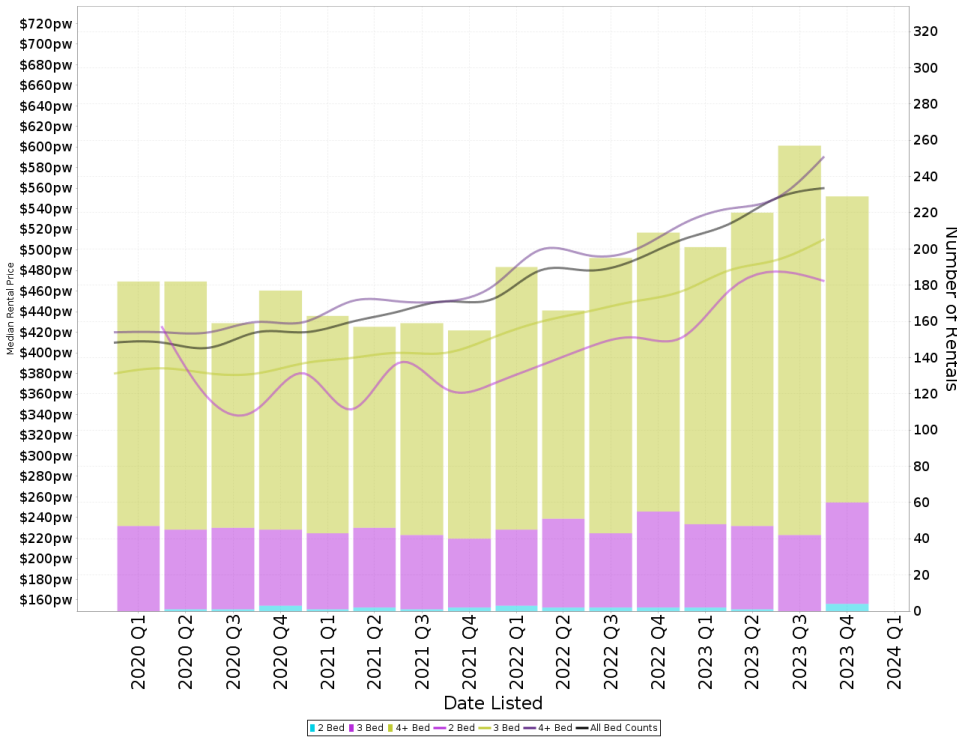
CLYDE NORTH - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.7%

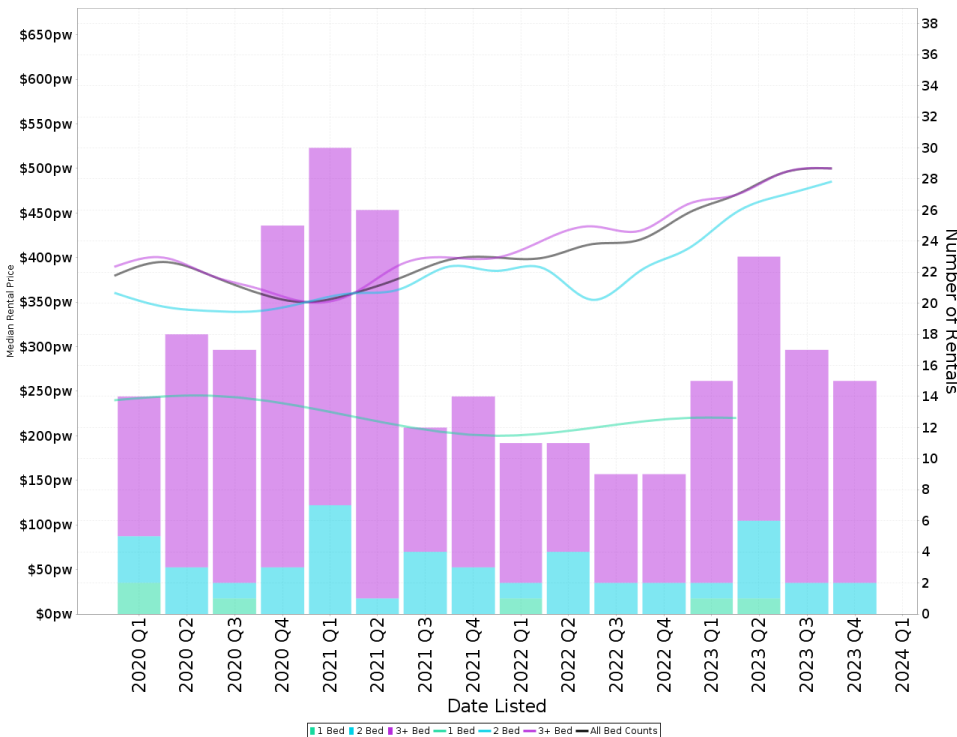
Current Median Price: \$715,000
Previous Median Price: \$735,000
Based on 1198 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$715,000
Current Median Rent: \$540
Based on 907 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.6%

Current Median Price: \$554,000
Previous Median Price: \$535,000
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$554,000
Current Median Rent: \$480
Based on 70 registered Unit rentals compared over the last 12 months.

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CLYDE NORTH - Recently Sold Properties

Median Sale Price

\$715k

Based on 541 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

-2.7%

Current Median Price: \$715,000
Previous Median Price: \$735,000

Based on 1198 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

541

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

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

57 SWINDALE WAY




\$700,000

Jan 2024
93 Days

411 m² 4 2 2

61 BELCAM CCT



\$815,000

Jan 2024
24 Days

448 m² 4 2 2

5 MARBLELIGHT WAY




\$1,500,000

Jan 2024
41 Days

630 m² 5 4 5

16 PEWTER WALK




\$605,000

Jan 2024
52 Days

150 m² 4 2 2

11 TARTAN DR



\$712,500

Dec 2023
42 Days

294 m² 4 2 1

8 CORROBOREE ST




\$770,000

Dec 2023
67 Days

385 m² 4 2 2

28 EVICA RD




\$857,500

Dec 2023
52 Days

400 m² 4 2 2

108 ATHENAEUM AVE

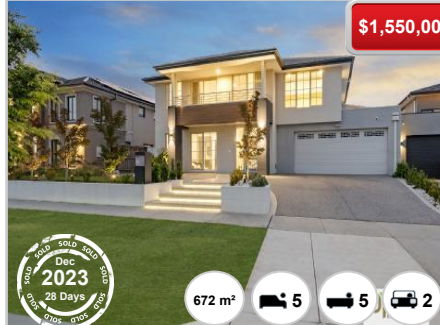


\$670,000

Dec 2023
66 Days

294 m² 4 2 2

46 SALAMANCA DR



\$1,550,000

Dec 2023
28 Days

672 m² 5 5 2

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14 FAIROAK AVE

TOP
Estate Agents

SOLD OFF-MARKET

WWW.TOPESTATEAGENTS.AU

Dec 2023

3 2 -

\$650,000

25 THICKET LOOP

Dec 2023

400 m² 4 2 -

\$790,000

22 GREENSLATE ST

Dec 2023
28 Days

294 m² 4 2 1

\$665,000

18 NOAH RD

Dec 2023
50 Days

381 m² 4 2 2

\$767,000

36 GLENROSE BVD

Dec 2023
35 Days

512 m² 4 2 2

\$940,000

6 FELLOWSHIP ST

Dec 2023

231 m² 3 2 2

\$612,500

15 GILLINGHAM CRES

Dec 2023
8 Days

308 m² 4 2 1

\$703,250

78 FRANKLAND ST

Dec 2023
33 Days

400 m² 4 2 2

\$755,000

20 BOBOLI AVE

Dec 2023
24 Days

400 m² 4 2 2

\$716,000

9 WHISPERING WAY

Dec 2023
22 Days

294 m² 3 2 1

\$640,000

4 SHIMAR ST

Dec 2023
97 Days

476 m² 4 2 2

\$855,000

14 GELDERLAND DR

Dec 2023
65 Days

392 m² 4 2 2

\$700,500

CLYDE NORTH - Properties For Rent

Median Rental Price

\$540 /w

Based on 907 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

+3.9%

Current Median Price: \$715,000
Current Median Rent: \$540

Based on 541 recorded House sales and 907 House rentals compared over the last 12 months

Number of Rentals

907

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

79 MOXHAM DRIVE

\$570 per week



411 m² 4 Beds 2 Baths 2 Car

Jan 2024 1 Day

2 WONGA COURT

\$725



626 m² 4 Beds 2 Baths 2 Car

Jan 2024 1 Day

88 FENWAY BOULEVARD

\$540 per week

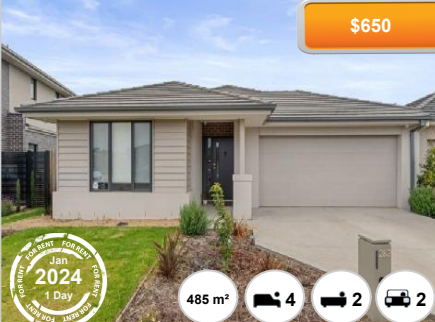


400 m² 4 Beds 2 Baths 2 Car

Jan 2024 1 Day

282 St Germain Boulevard,

\$650



485 m² 4 Beds 2 Baths 2 Car

Jan 2024 1 Day

8 BARLEY CRESCENT

\$600.00 per

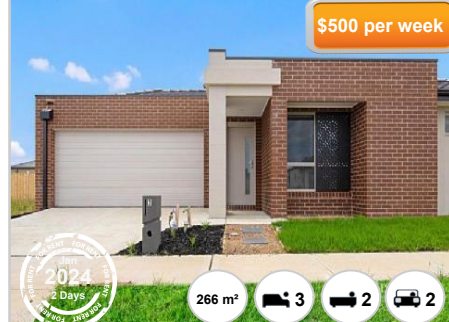


437 m² 4 Beds 2 Baths 2 Car

Jan 2024 2 Days

3 GOANNA ROAD

\$500 per week




266 m² 3 Beds 2 Baths 2 Car

Jan 2024 2 Days

8 MUSICAL AVENUE

\$510pw |




3 Beds 2 Baths 2 Car

Jan 2024 4 Days

12 SALIM WAY

\$610 PW

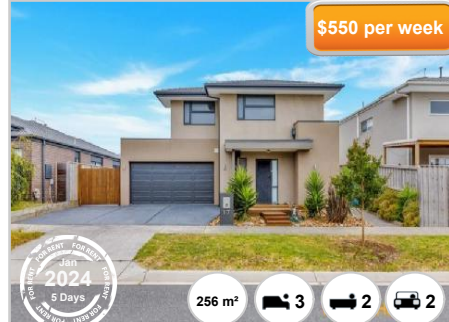


383 m² 4 Beds 2 Baths 2 Car

Jan 2024 4 Days

17 DRESSEN WAY

\$550 per week



256 m² 3 Beds 2 Baths 2 Car

Jan 2024 5 Days

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29 GRABKE AVENUE

\$800 per week

Jan 2024
8 Days

448 m² 5 3 2

48 AUSTRALORP DRIVE

\$600 Per

Jan 2024
8 Days

372 m² 4 2 2

13 PABLO DRIVE

\$700

Jan 2024
8 Days

448 m² 4 2 2

3 PABLO DRIVE

\$700

Jan 2024
8 Days

448 m² 4 2 2

13 BONZA CIRCUIT

\$720 per week

Jan 2024
7 Days

313 m² 5 2 2

18 GOANNA ROAD

\$500 per week

Jan 2024
7 Days

266 m² 3 2 1

19 HANOVERIAN STREET

\$575 per

Jan 2024
8 Days

350 m² 3 2 2

48 BOBOLI AVENUE

\$550 per week

DO YOU OWN AN INVESTMENT PROPERTY?
Contact our team to find out how we can help you.

Jan 2024
8 Days

4 2 2

75 BROCKER STREET

600 per week

Jan 2024
8 Days

400 m² 4 2 2

6 VIEWBRIGHT ROAD

\$620 per week

Jan 2023
10 Days

448 m² 4 2 2

21 VONDEL WAY

\$600 per week

Dec 2023
10 Days

4 2 2

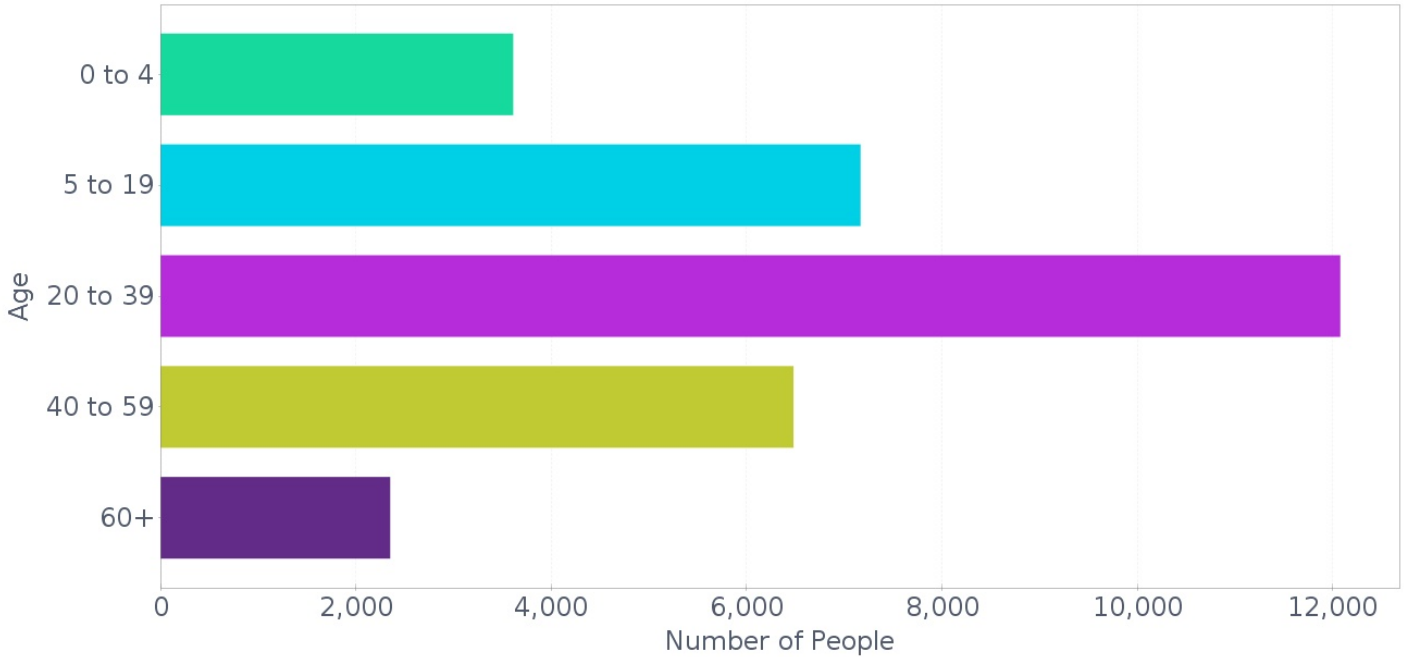
11 MAEVE CIRCUIT

\$560 per week

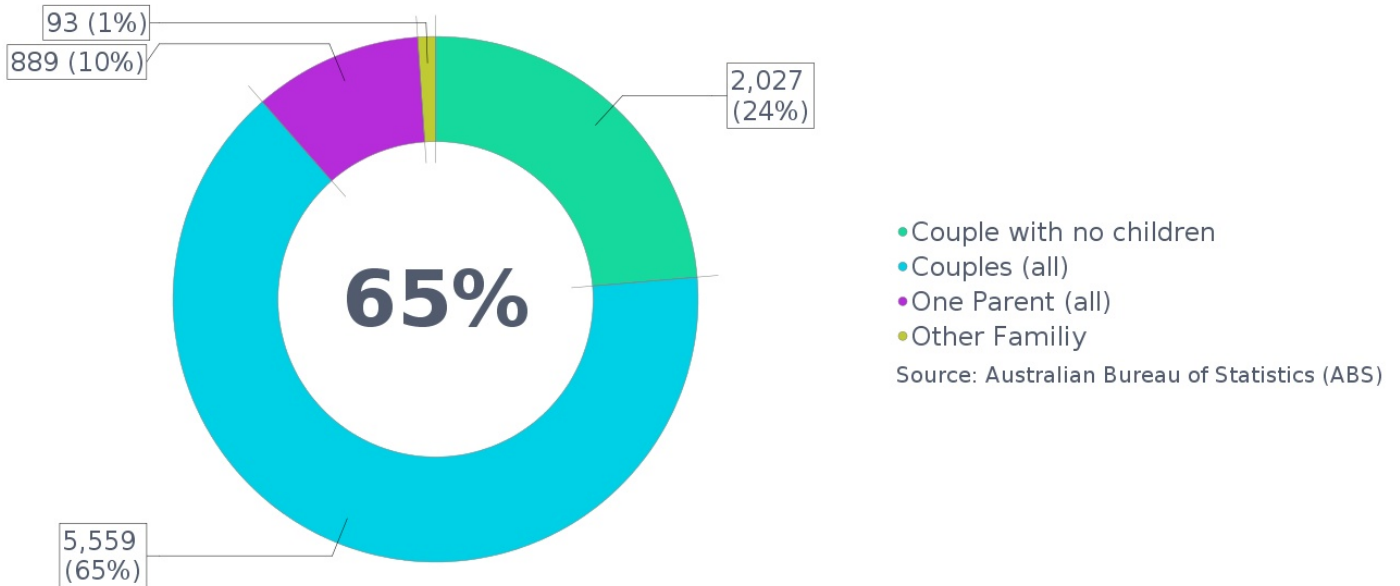
Jan 2022
11 Days

414 m² 4 2 2

Age of Population (2021)



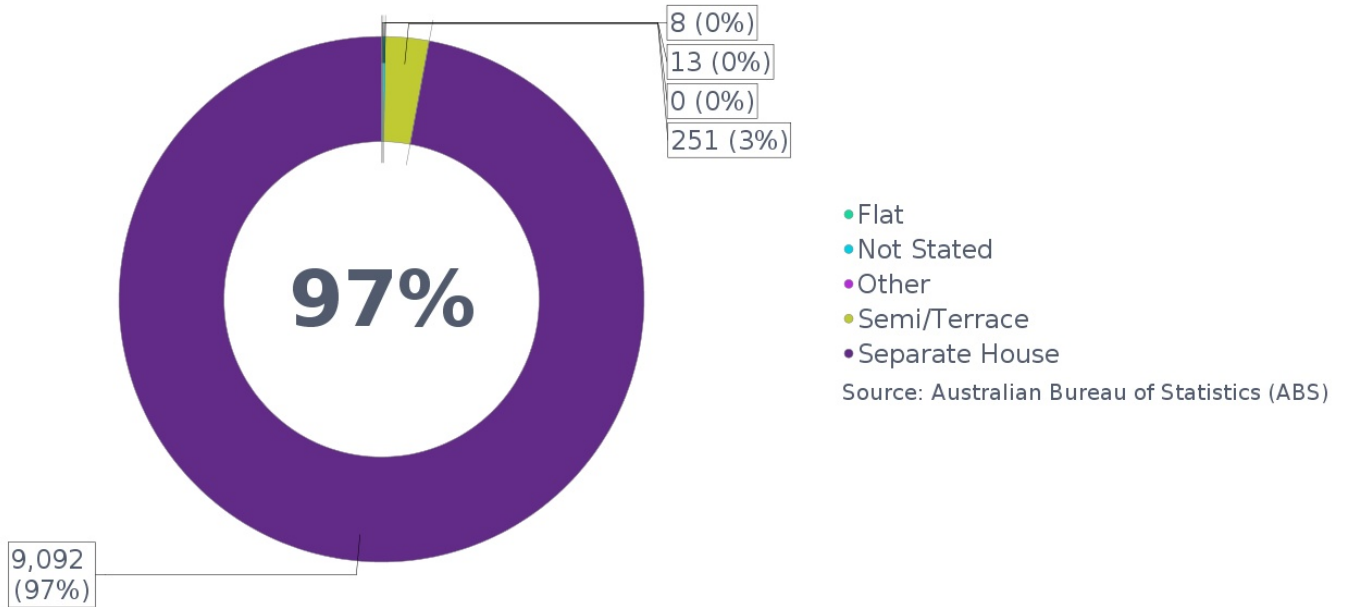
Family Composition (2021)



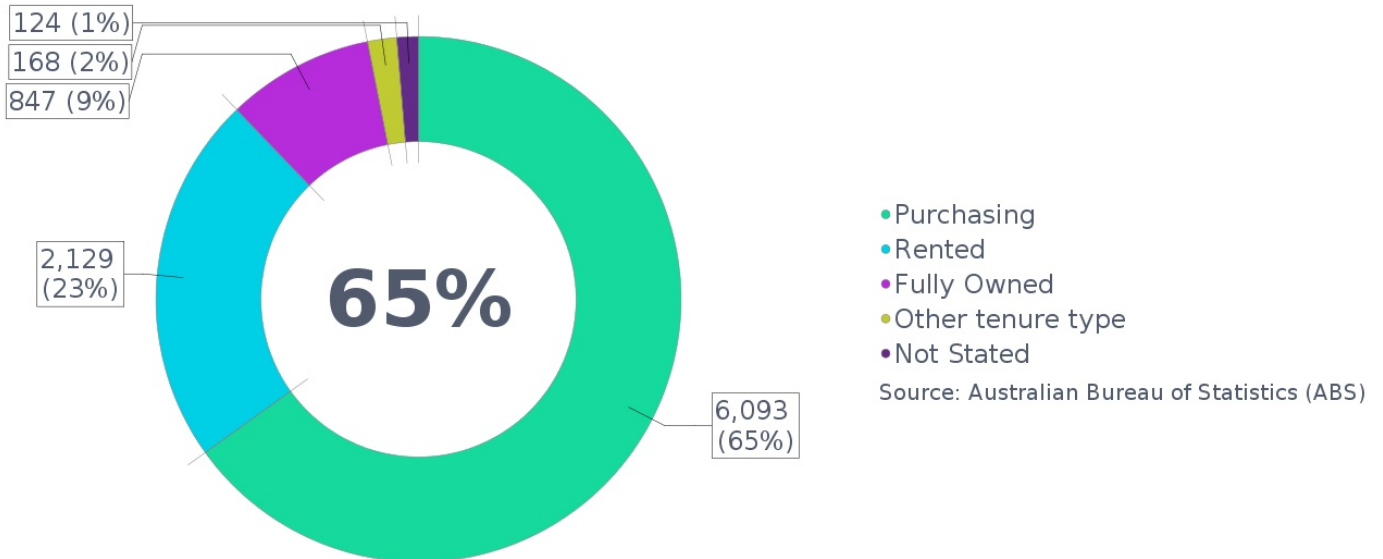
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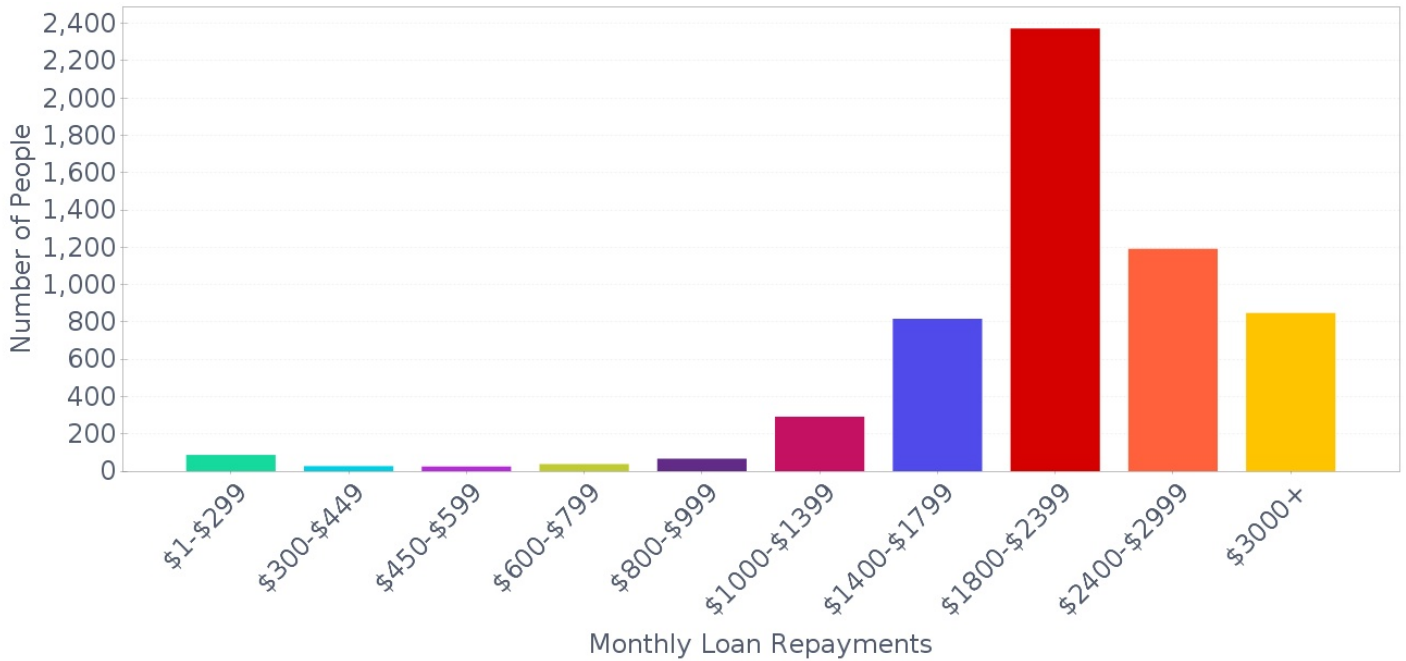
Dwelling Structure (2021)



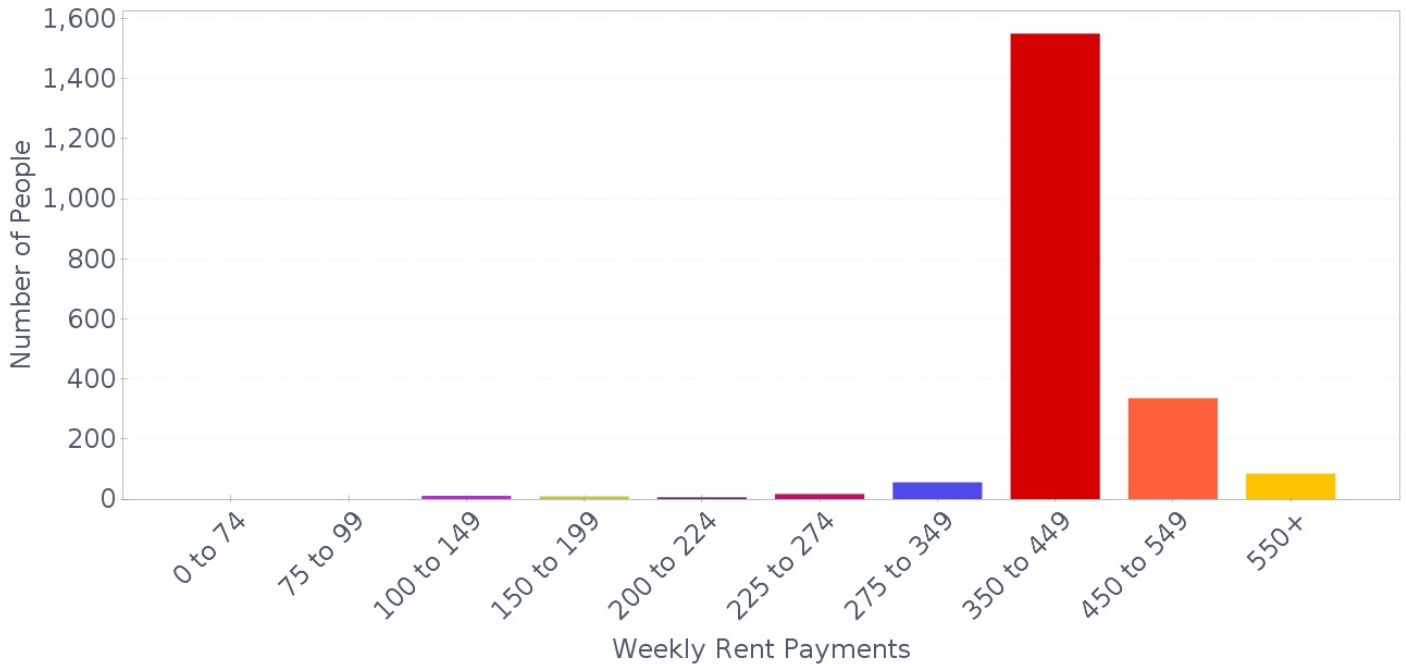
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



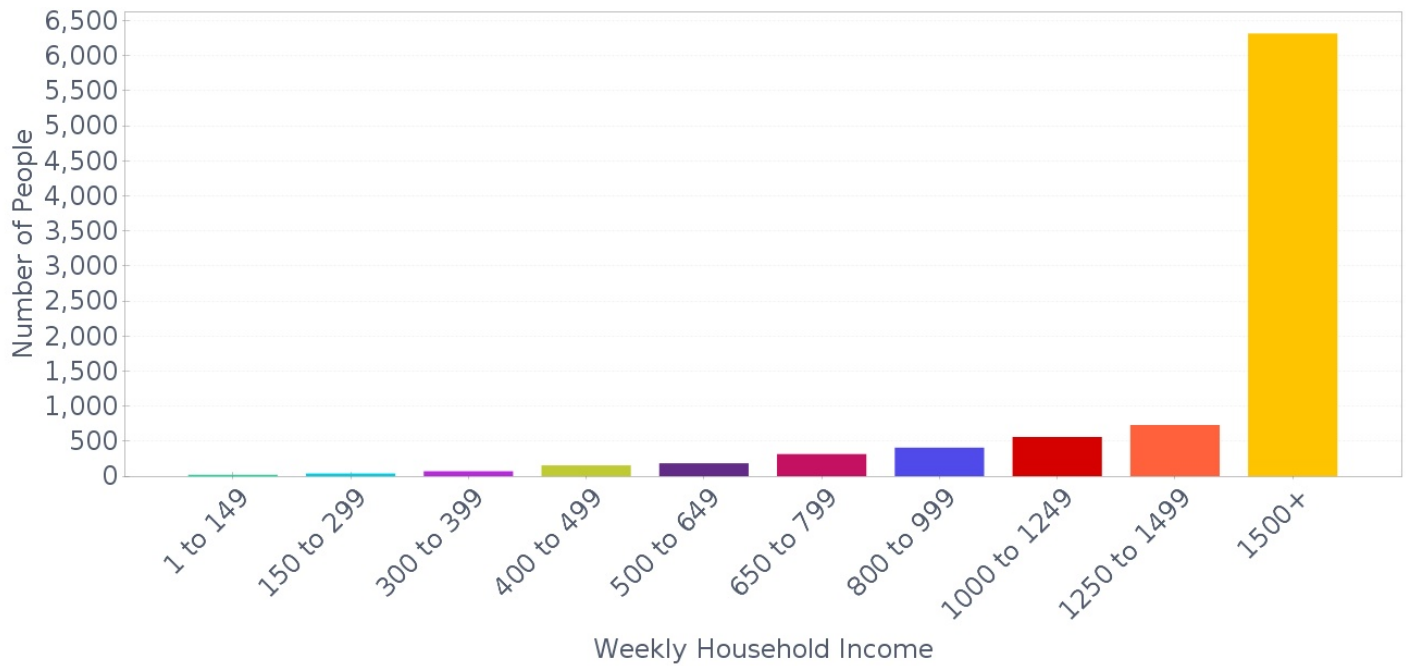
Rent Payments - Weekly (2021)



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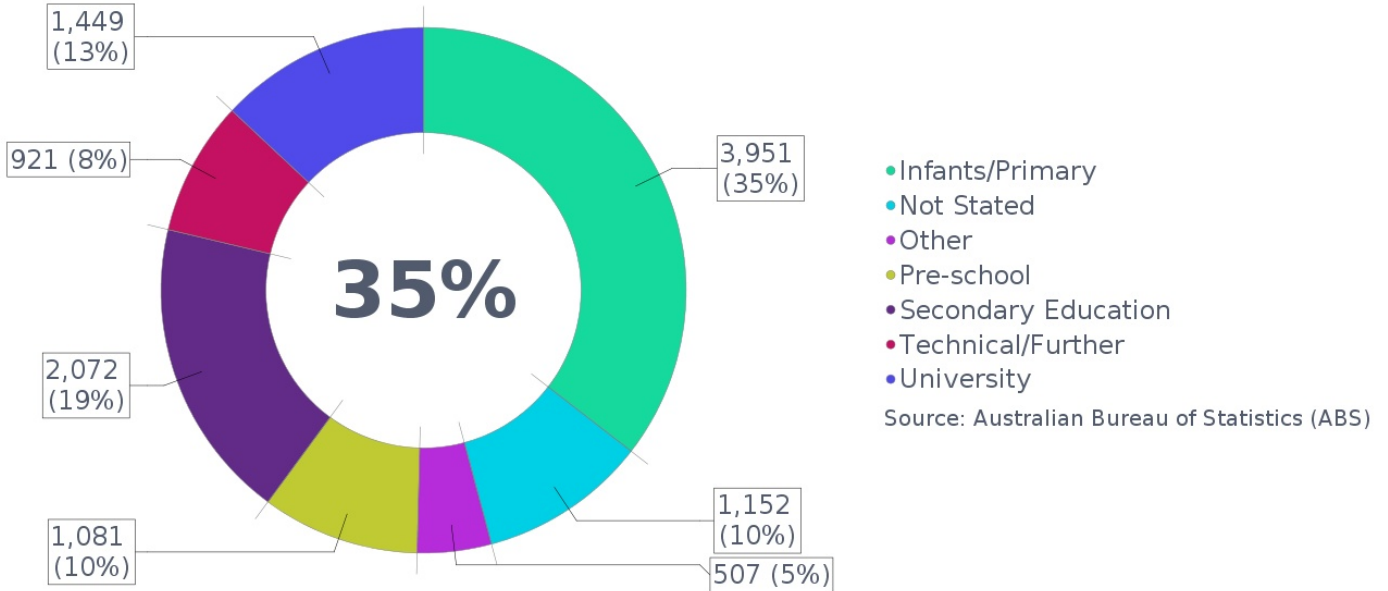
Household Income - Weekly (2021)



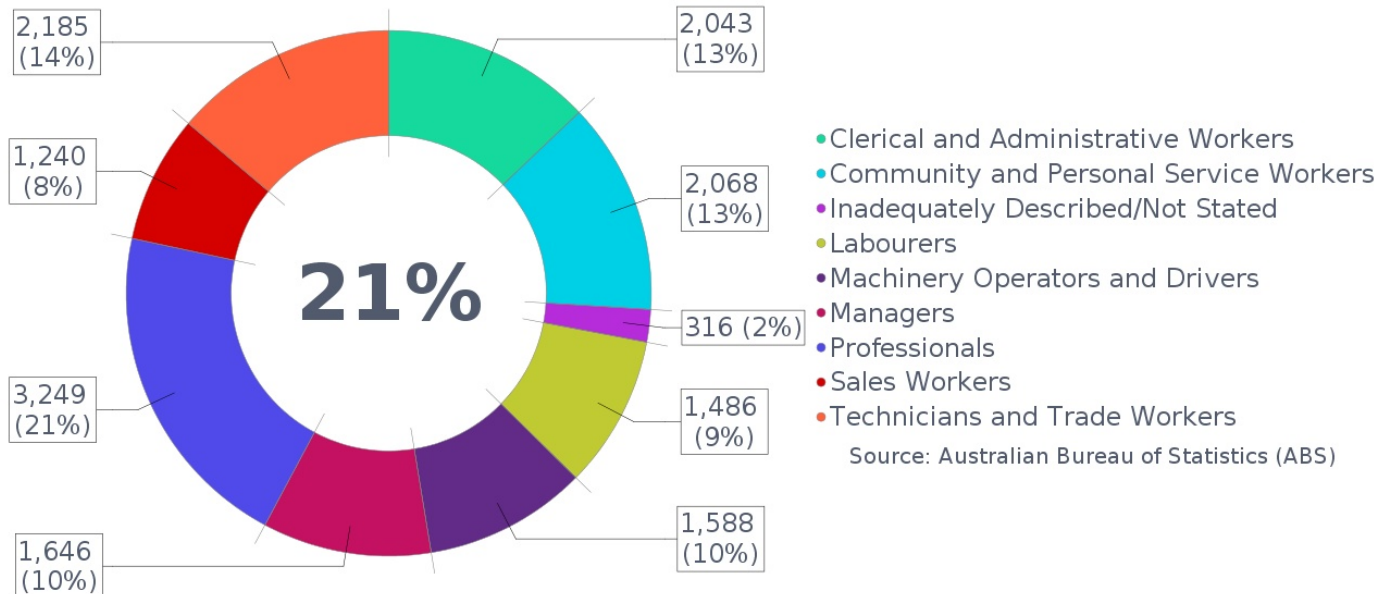
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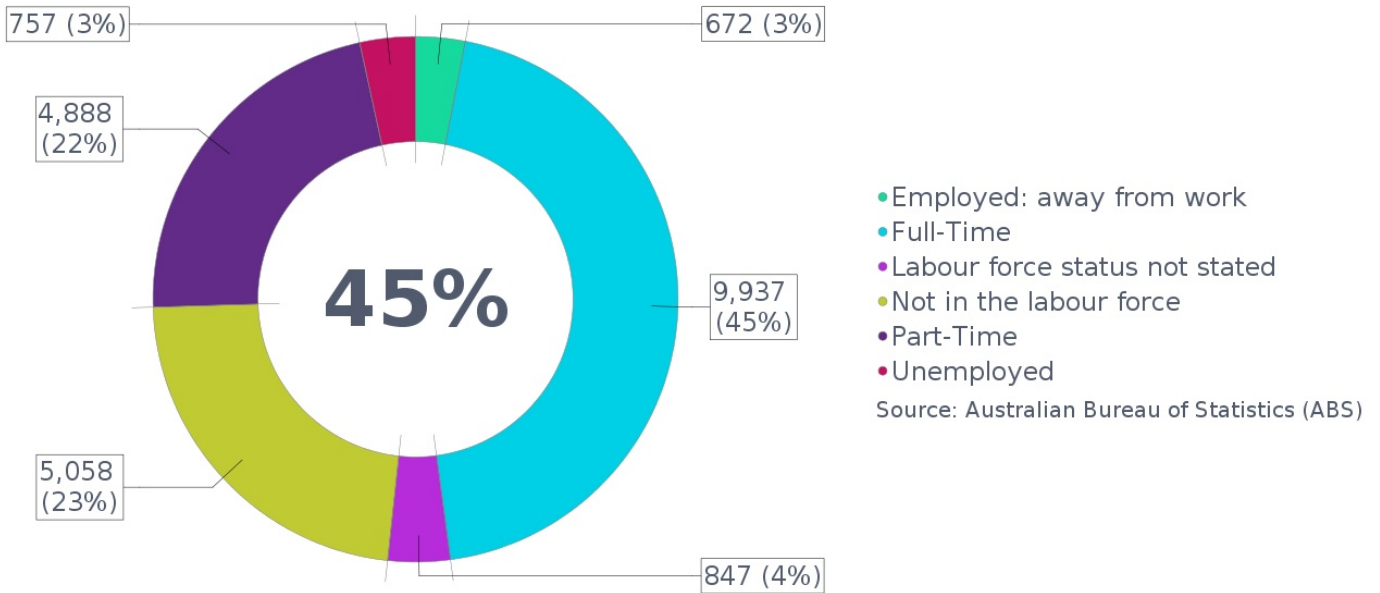
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

