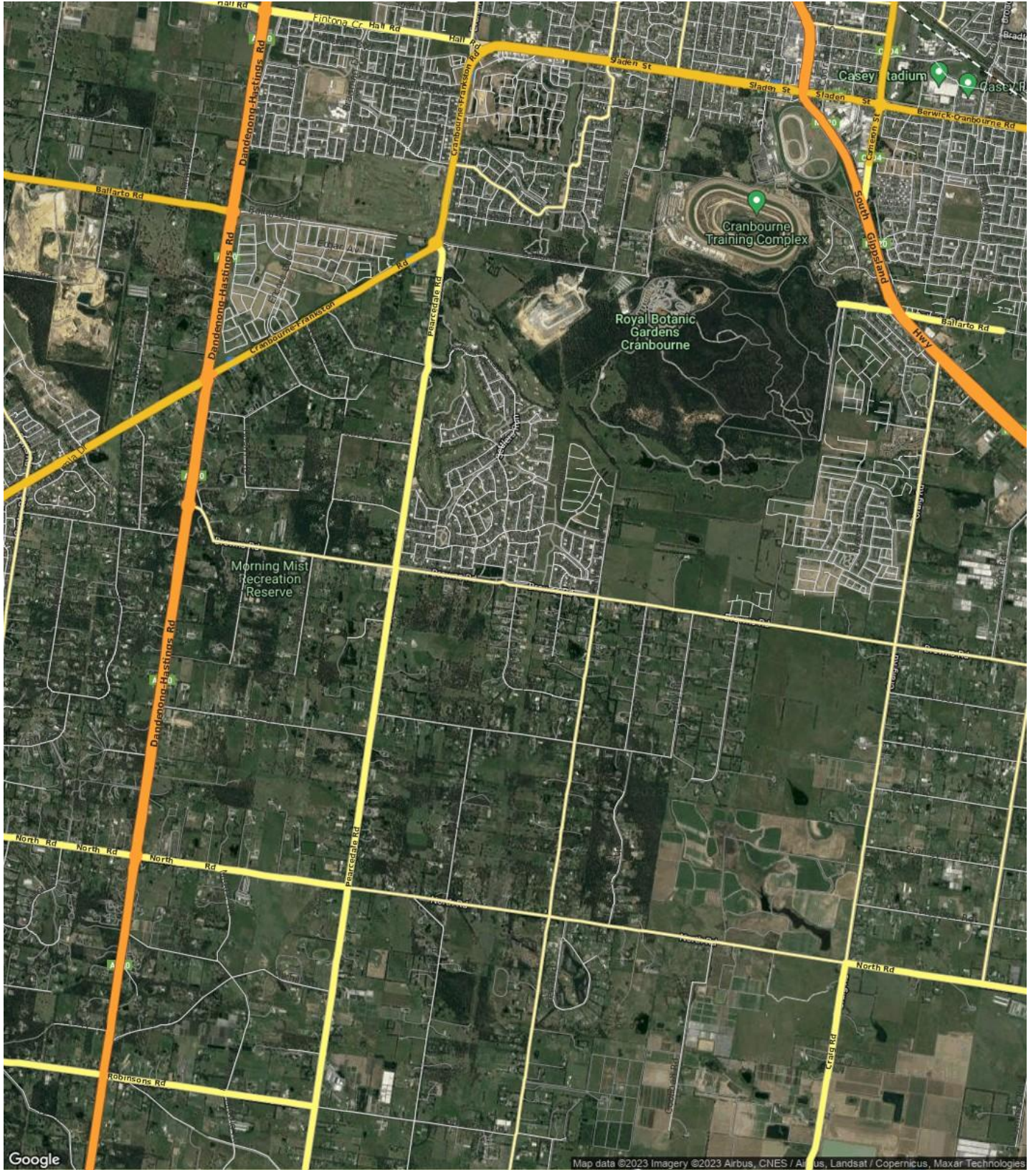


SUBURB FLYOVER REPORT

CRANBOURNE SOUTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CRANBOURNE SOUTH - Suburb Map



CRANBOURNE SOUTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	14	\$ 577,500	0.0 %	\$ 425,000	\$ 1,250,000
2007	23	\$ 530,000	-8.2 %	\$ 330,000	\$ 789,000
2008	25	\$ 625,000	17.9 %	\$ 450,000	\$ 1,650,000
2009	14	\$ 639,000	2.2 %	\$ 225,000	\$ 1,182,500
2010	12	\$ 710,000	11.1 %	\$ 612,000	\$ 1,100,000
2011	15	\$ 722,569	1.8 %	\$ 150,000	\$ 1,250,000
2012	13	\$ 615,002	-14.9 %	\$ 530,000	\$ 799,000
2013	17	\$ 735,000	19.5 %	\$ 342,500	\$ 1,160,000
2014	15	\$ 840,000	14.3 %	\$ 350,000	\$ 2,400,000
2015	16	\$ 763,250	-9.1 %	\$ 666,000	\$ 1,410,000
2016	25	\$ 920,000	20.5 %	\$ 480,000	\$ 4,000,000
2017	19	\$ 1,030,000	12.0 %	\$ 250,000	\$ 1,380,000
2018	19	\$ 1,236,000	20.0 %	\$ 280,484	\$ 4,200,000
2019	18	\$ 1,107,500	-10.4 %	\$ 625,000	\$ 2,550,000
2020	43	\$ 970,000	-12.4 %	\$ 520,000	\$ 2,290,000
2021	57	\$ 1,400,000	44.3 %	\$ 450,000	\$ 5,210,000
2022	48	\$ 963,750	-31.2 %	\$ 410,000	\$ 2,801,000
2023	47	\$ 780,000	-19.1 %	\$ 562,562	\$ 2,150,000
2024	0				

Median Sale Price
\$780k

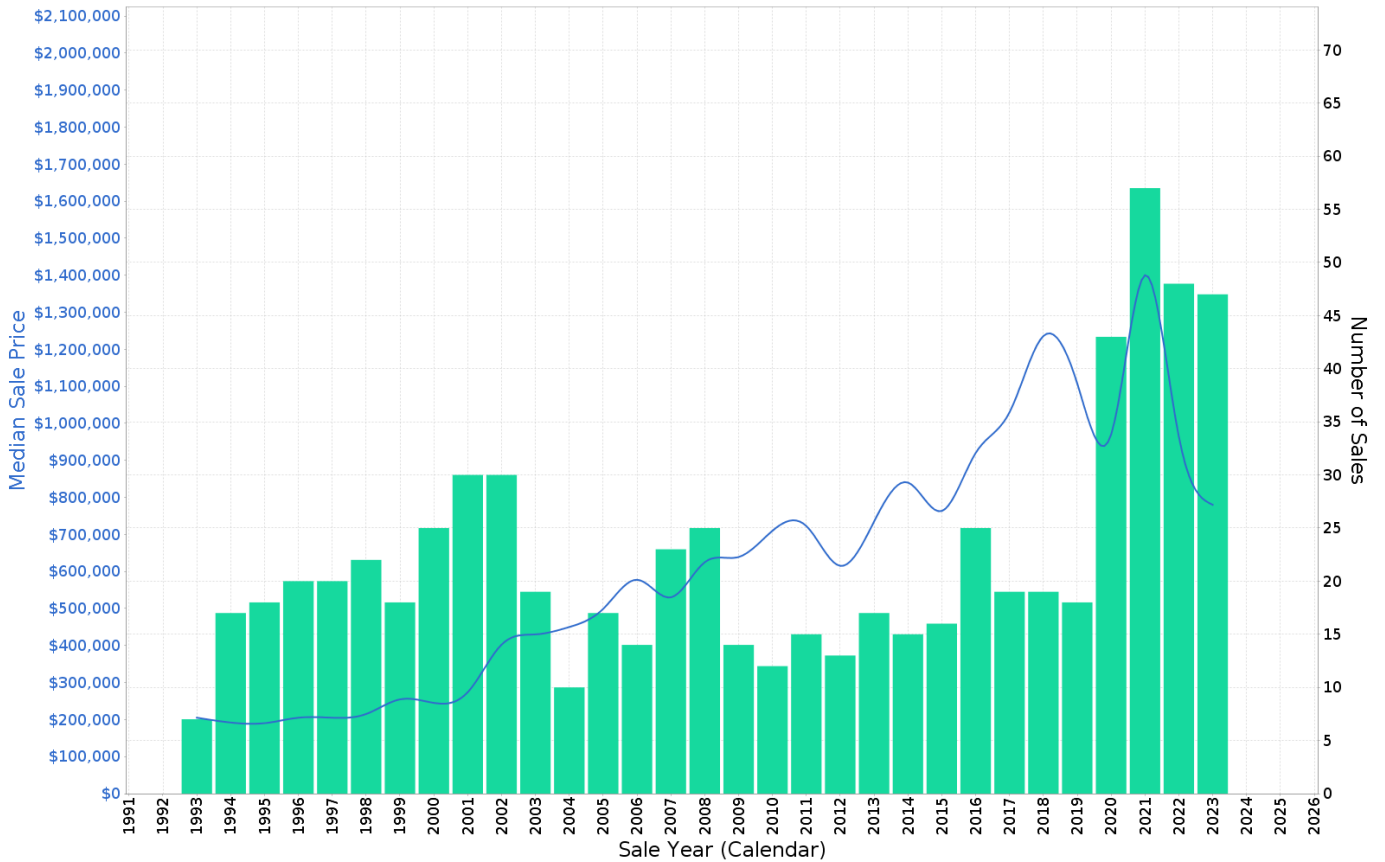
Based on 47 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-19.1%

Current Median Price: \$780,000
Previous Median Price: \$963,750

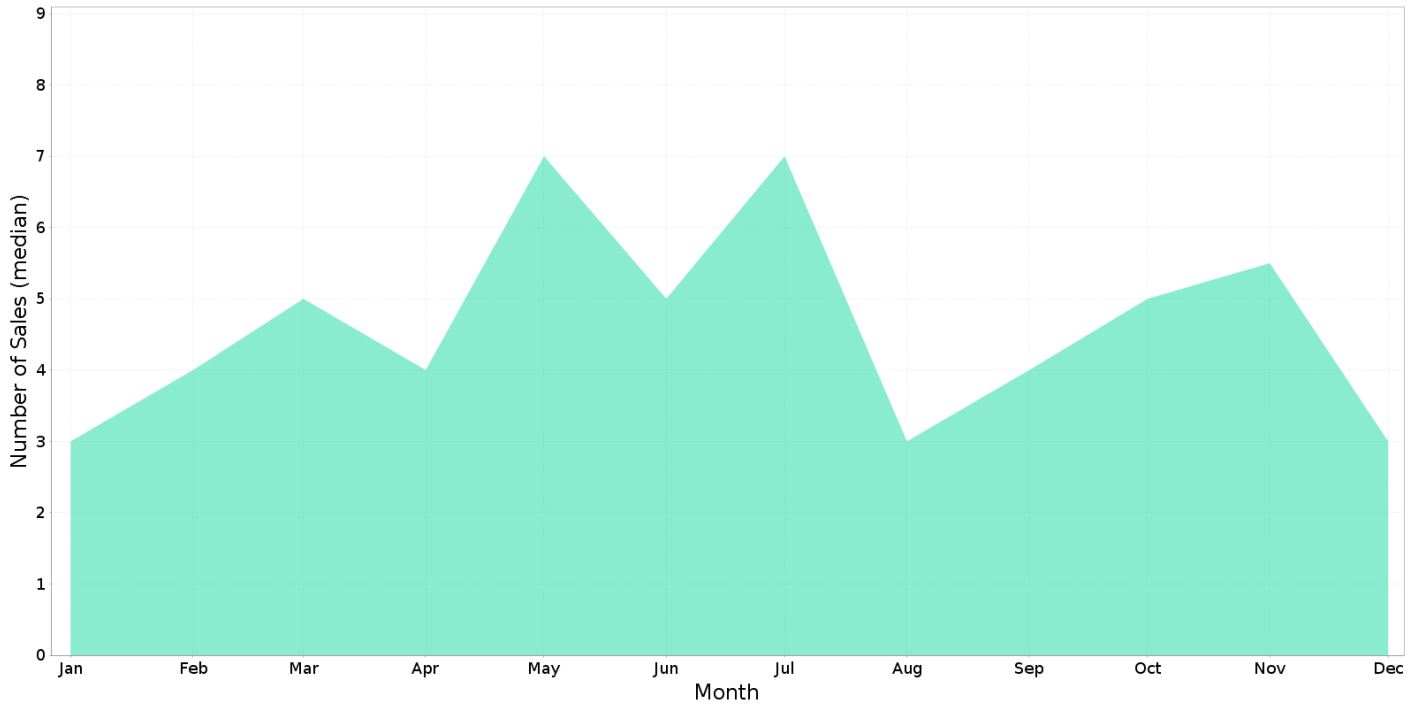
Based on 95 recorded House sales compared over the last two rolling 12 month periods



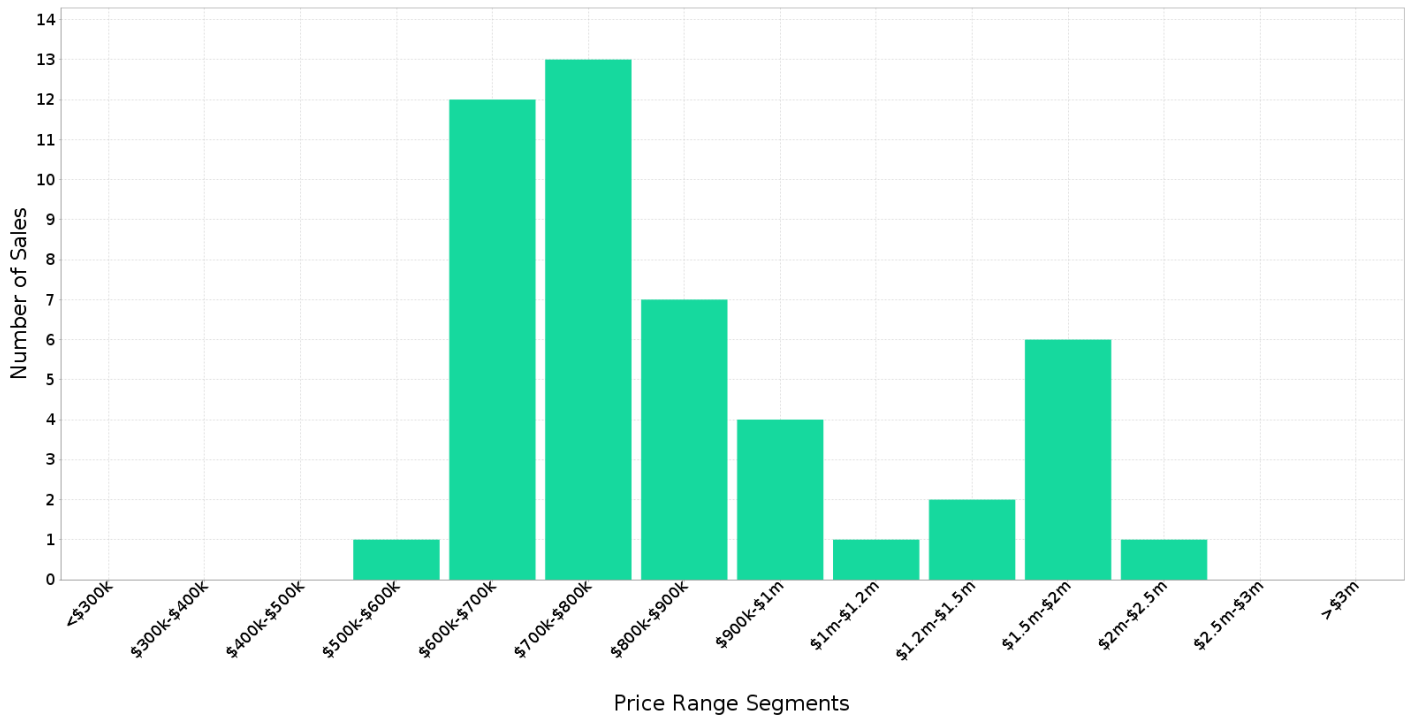
This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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CRANBOURNE SOUTH - Peak Selling Periods (3 years)



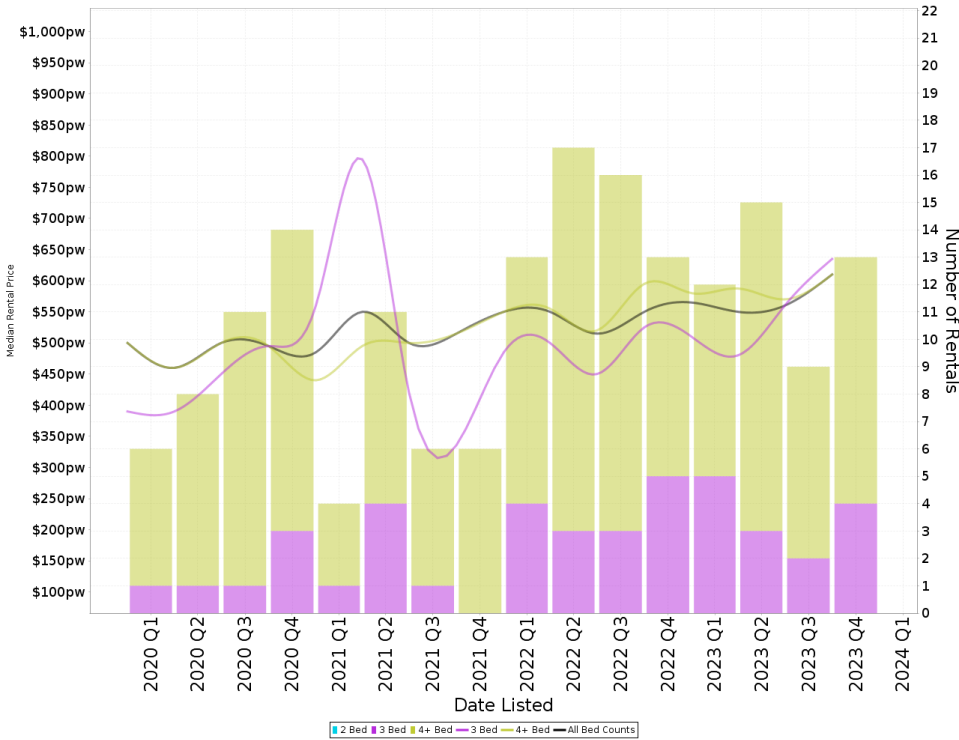
CRANBOURNE SOUTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-19.1%

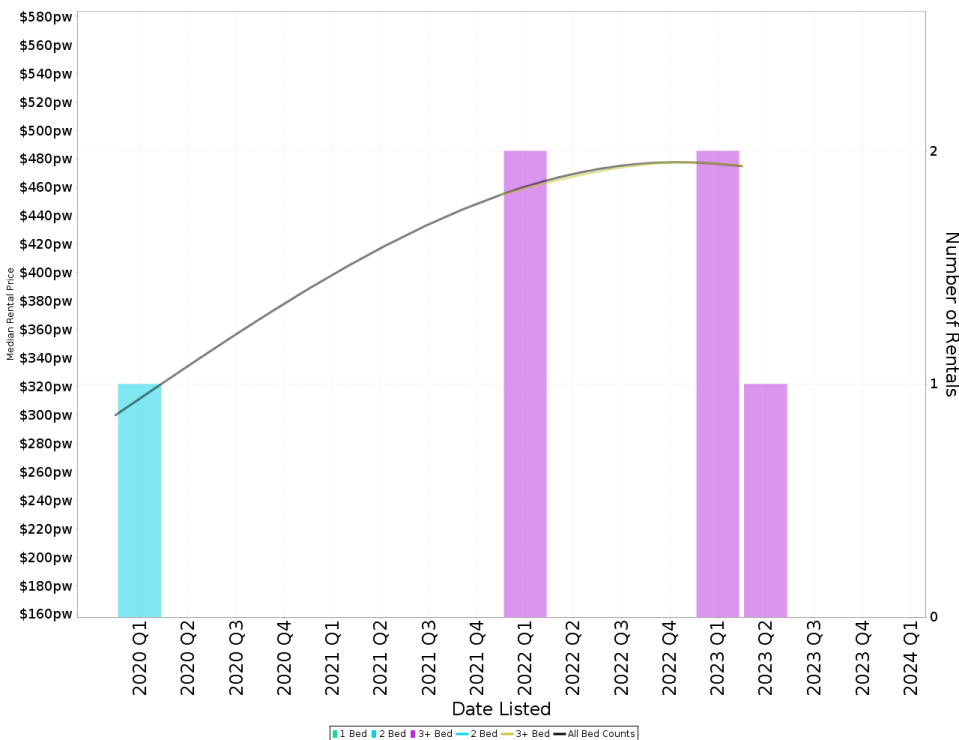
Current Median Price: \$780,000
Previous Median Price: \$963,750
Based on 95 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$780,000
Current Median Rent: \$570
Based on 49 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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CRANBOURNE SOUTH - Recently Sold Properties

Median Sale Price

\$780k

Based on 47 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

-19.1%

Current Median Price: \$780,000
Previous Median Price: \$963,750

Based on 95 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

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

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

68 ABERFELDY CRES

\$720,000

Sold Dec 2023, 72 Days

389 m² 4 bedrooms 2 bathrooms 2 car spaces

37 VOLUNTEER AVE

\$630,000

Sold Nov 2023, 5 Days

4 bedrooms 2 bathrooms 1 car space

8 LEFRANT WAY

\$802,000

Sold Nov 2023, 37 Days

378 m² 4 bedrooms 2 bathrooms 2 car spaces

18 HIKARI CRES

\$780,000

Sold Oct 2023, 40 Days

400 m² 4 bedrooms 2 bathrooms 2 car spaces

26 LANOSSO AVE

\$720,000

Sold Oct 2023, 12 Days

296 m² 3 bedrooms 2 bathrooms 2 car spaces

65 HIKARI CRES

\$670,000

Sold Oct 2023, 7 Days

3 bedrooms 2 bathrooms 2 car spaces

11 BONFIRE WAY

\$612,000

Sold Sep 2023, 59 Days

238 m² 3 bedrooms 2 bathrooms 1 car space

7 ERGANO WAY

\$775,000

Sold Sep 2023, 10 Days

346 m² 3 bedrooms - bathrooms - car spaces

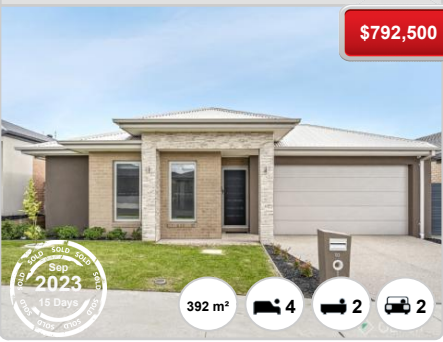
10A MAYWOOD RD

\$1,358,000

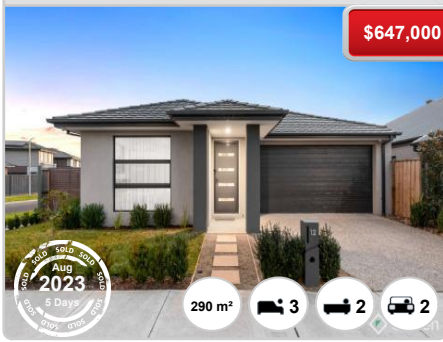
Sold Sep 2023, 25 Days

4.11 ha 6 bedrooms 3 bathrooms 2 car spaces

10 SONAR ST



12 CHALAN WAY



21 ABAYO CRES



49 VOLUNTEER AVE



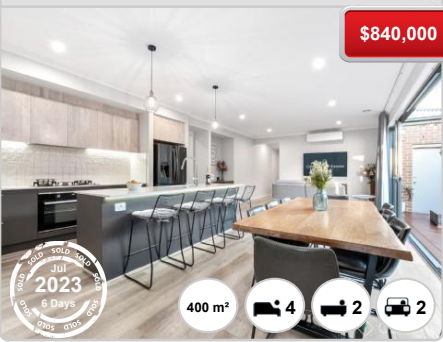
47 VOLUNTEER AVE



159 BROWNS RD



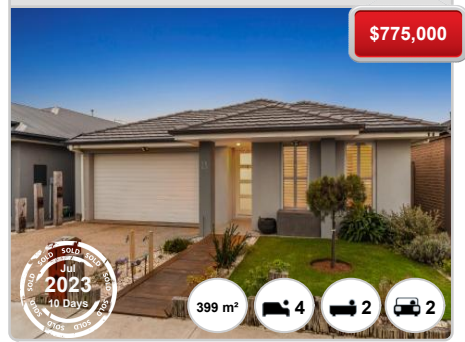
15 FIRECREST WAY



18 JEEPSTER WAY



23 MERANO CCT



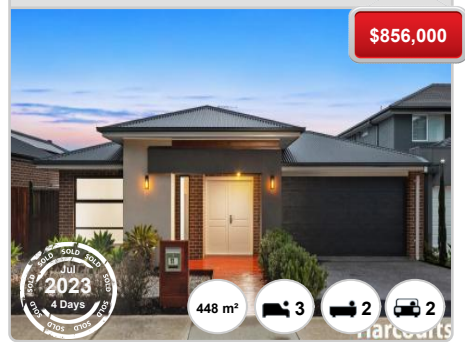
18 STANHILL DR



5-7 HOMEWOOD RD



93 ENCORE BVD



CRANBOURNE SOUTH - Properties For Rent

Median Rental Price

\$570 /w

Based on 49 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

+3.8%

Current Median Price: \$780,000
Current Median Rent: \$570

Based on 47 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

49

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

91 AMBASSADOR CIRCUIT

\$630 / Week

Jan 2024
6 Days

350 m² 4 2 2

5 DANDY DRIVE

\$610 Per Week

400 m² 4 2 2

41 ENCORE BOULEVARD

\$650.00 per

Dec 2023
30 Days

448 m² 4 2 2

9 ADELITA LANE

\$550

Dec 2023
11 Days

161 m² 3 2 2

180 BROWNS ROAD

\$1,000

Dec 2023
33 Days

4.15 ha 3 3 2

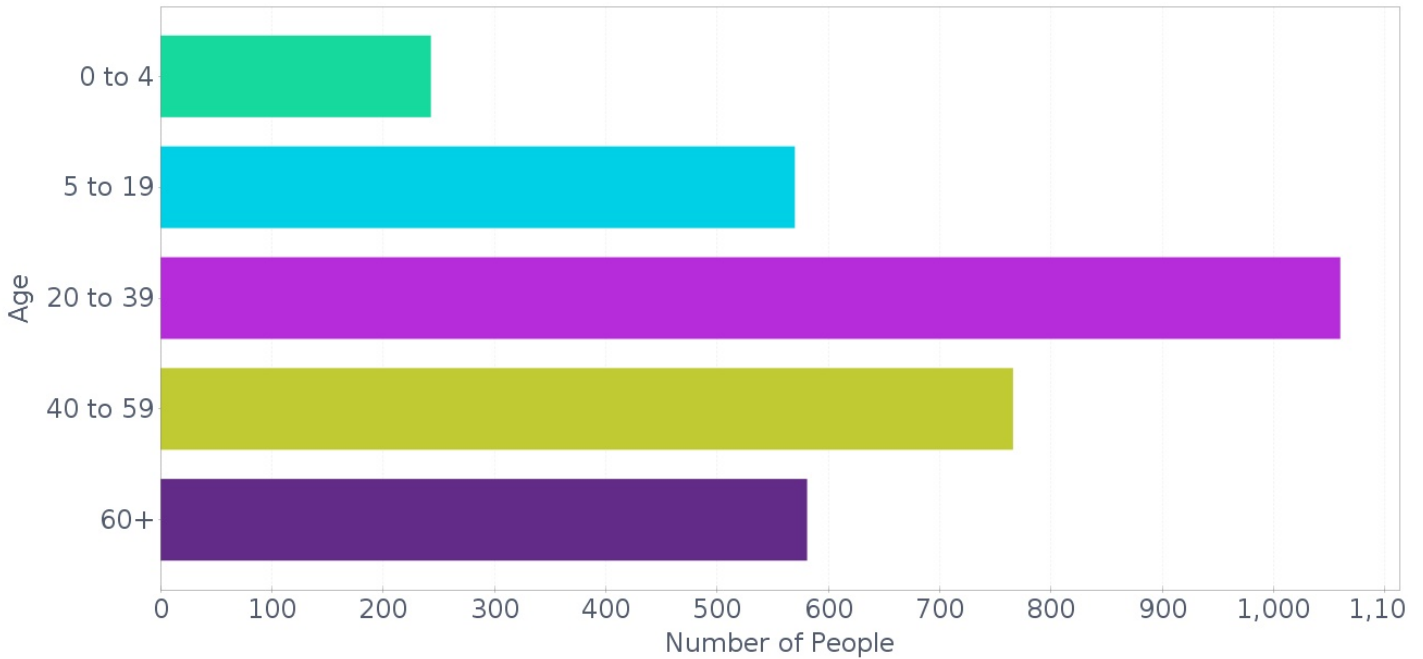
42 WATERMAN DRIVE

\$580 wk

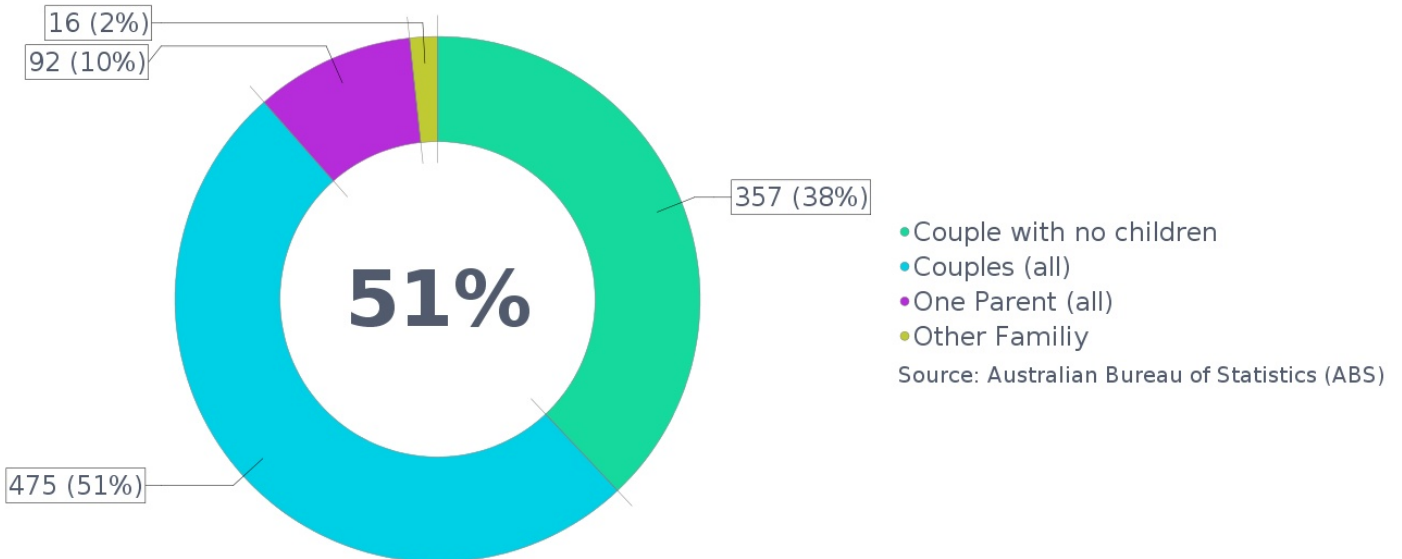
Jan 2023
343 Days

4 2 2

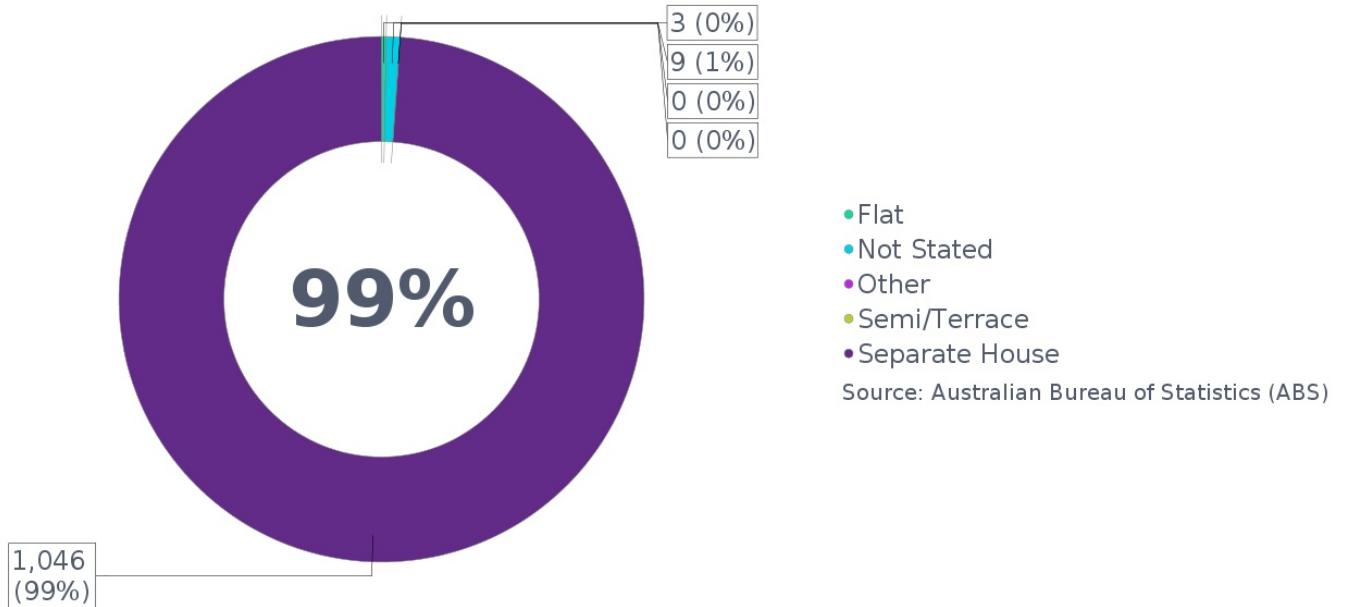
Age of Population (2021)



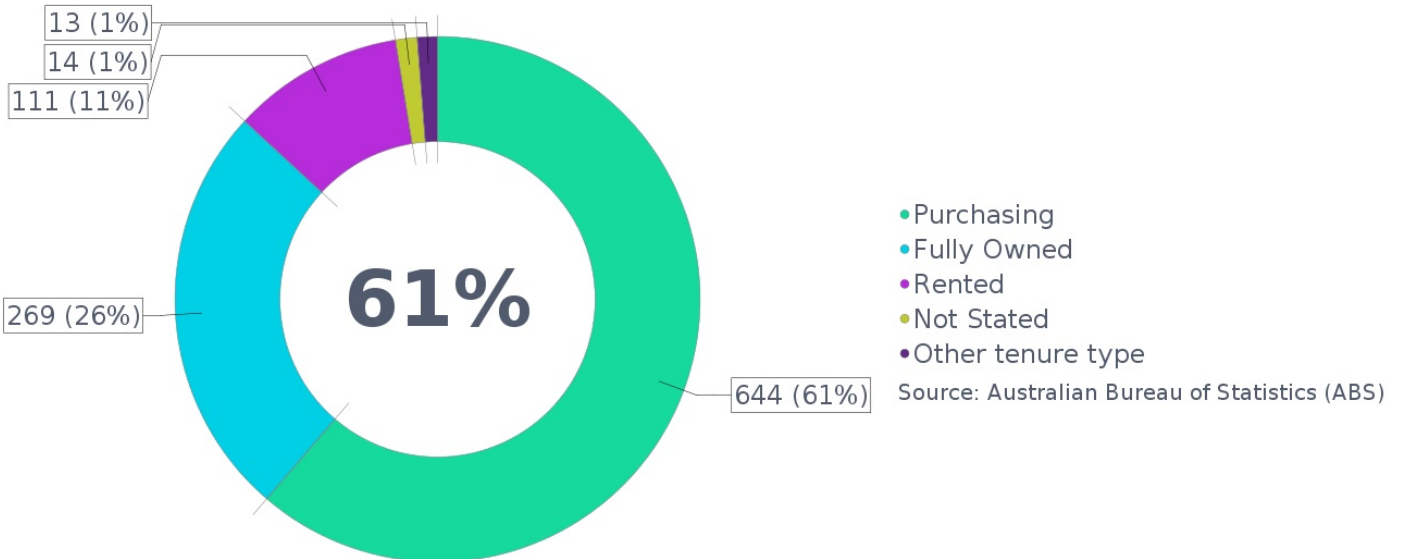
Family Composition (2021)



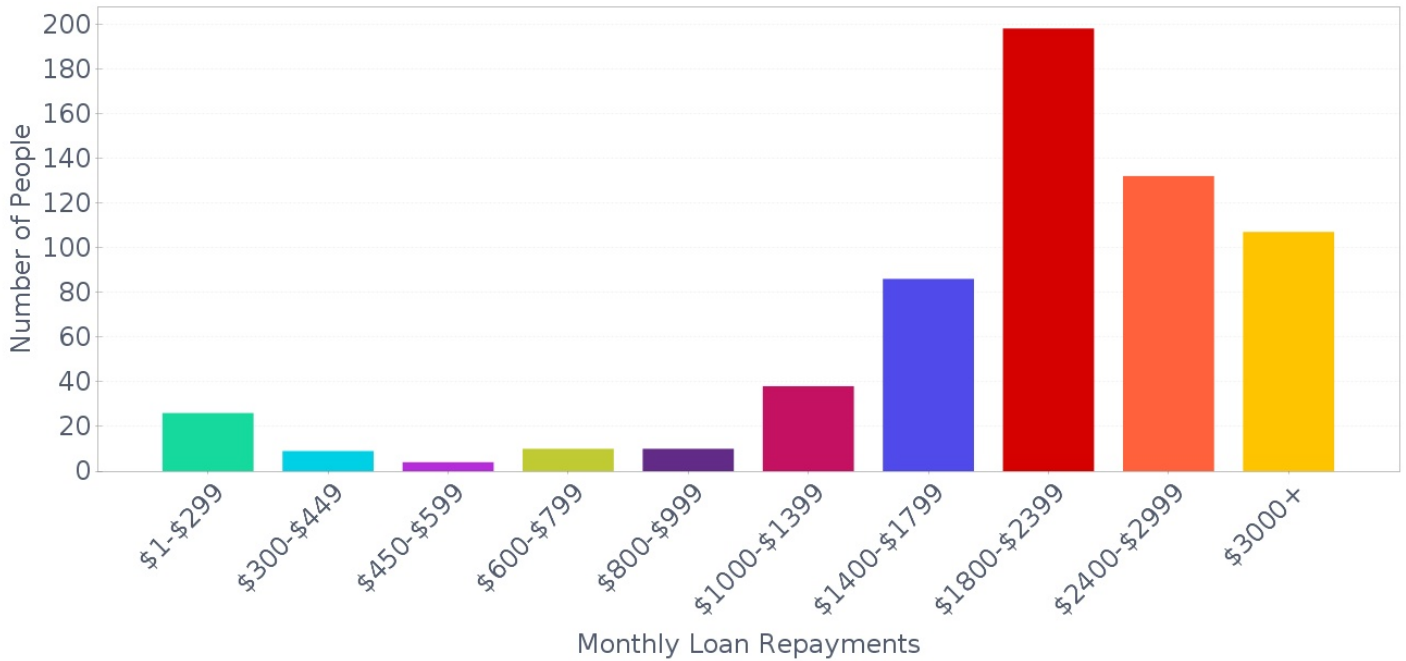
Dwelling Structure (2021)



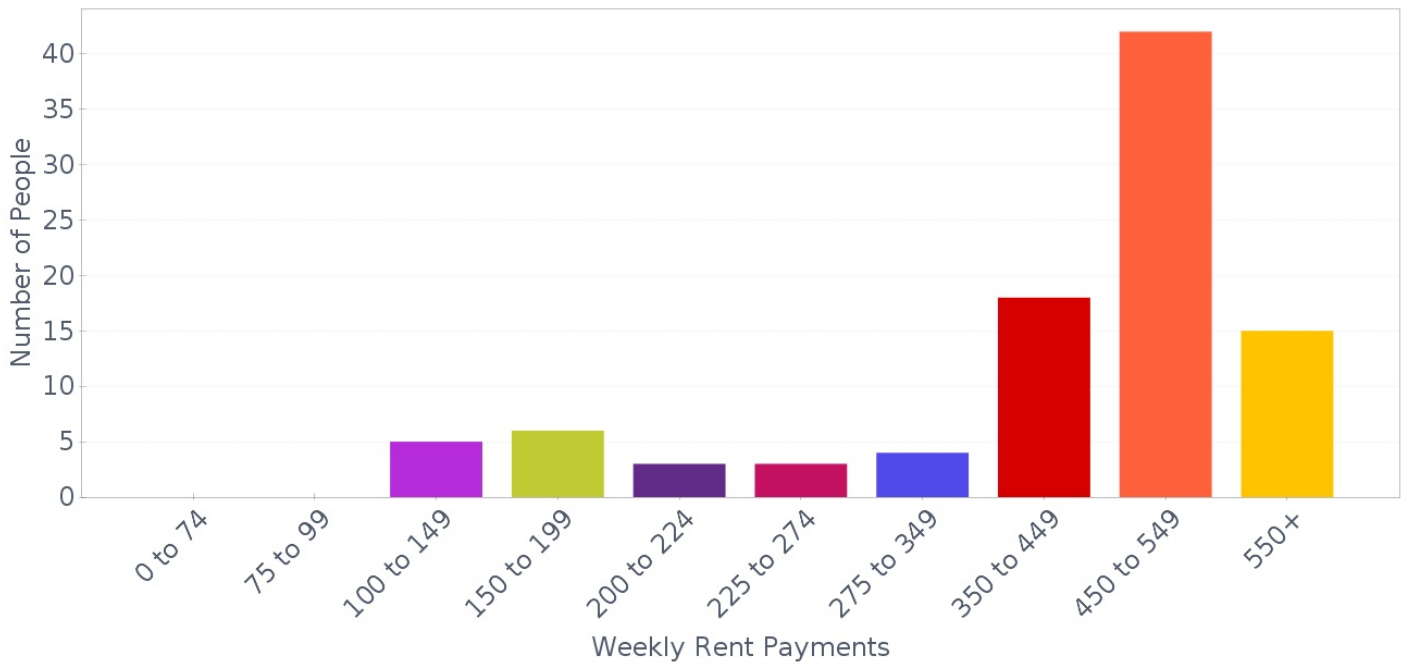
Home Ownership (2021)



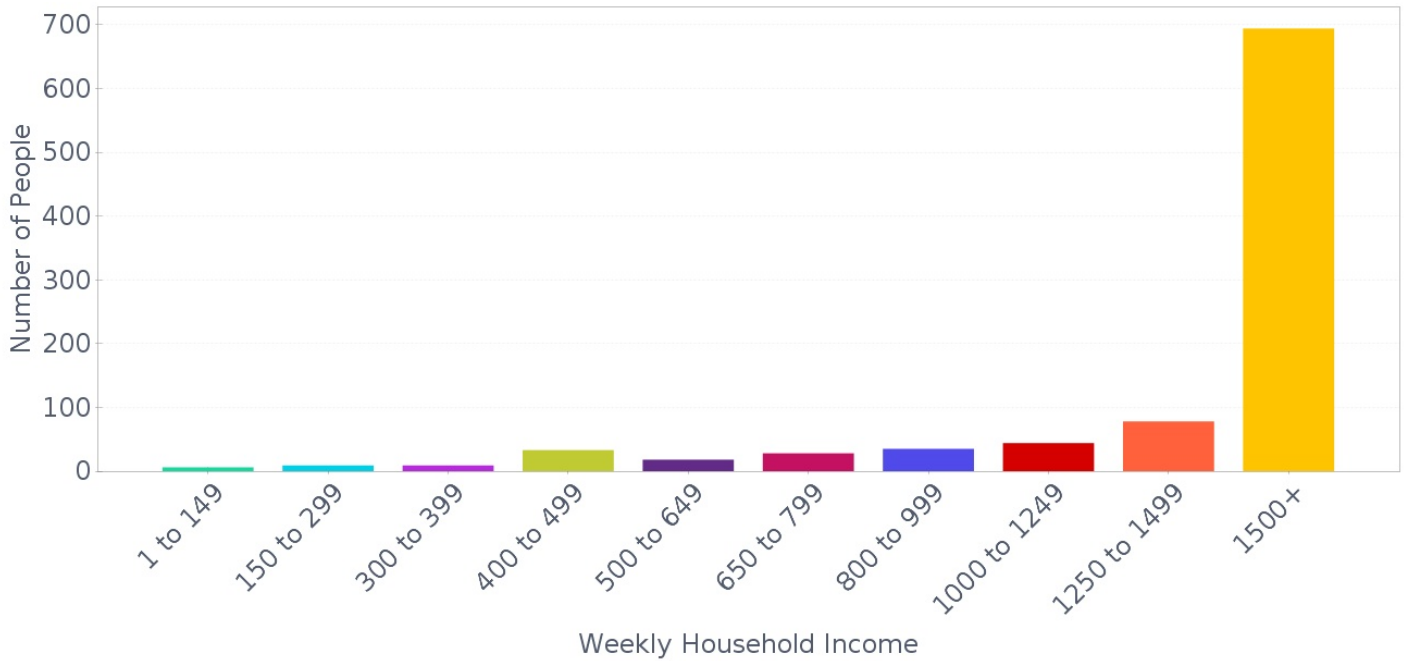
Home Loan Repayments - Monthly (2021)



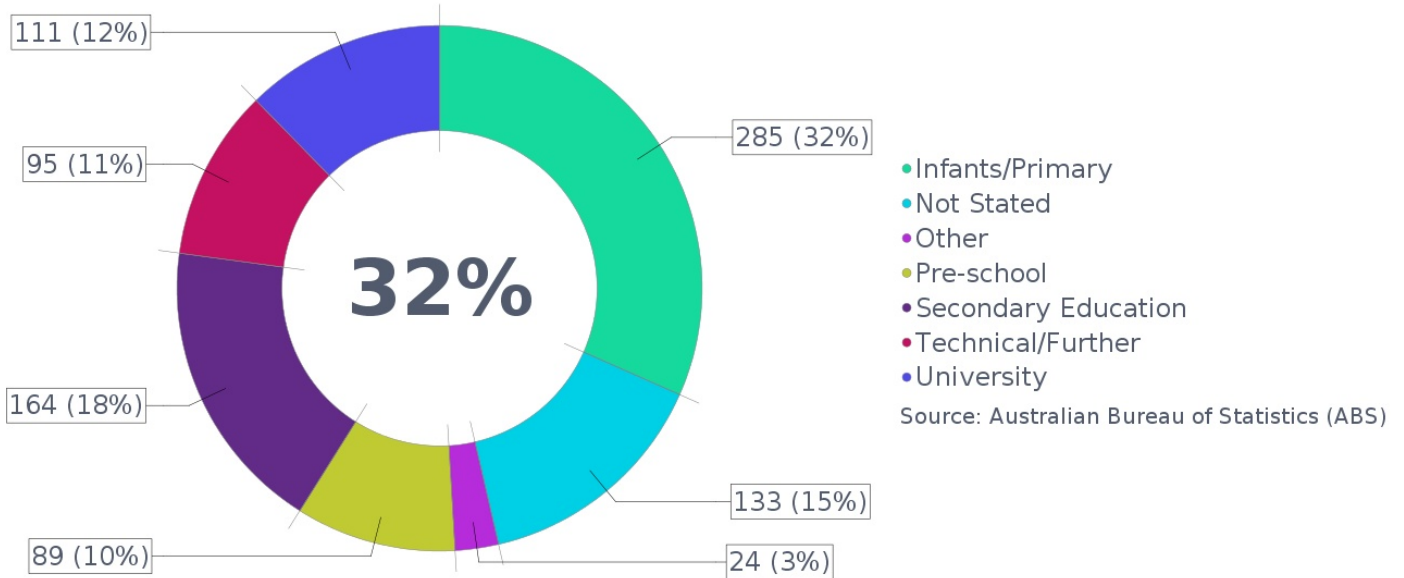
Rent Payments - Weekly (2021)



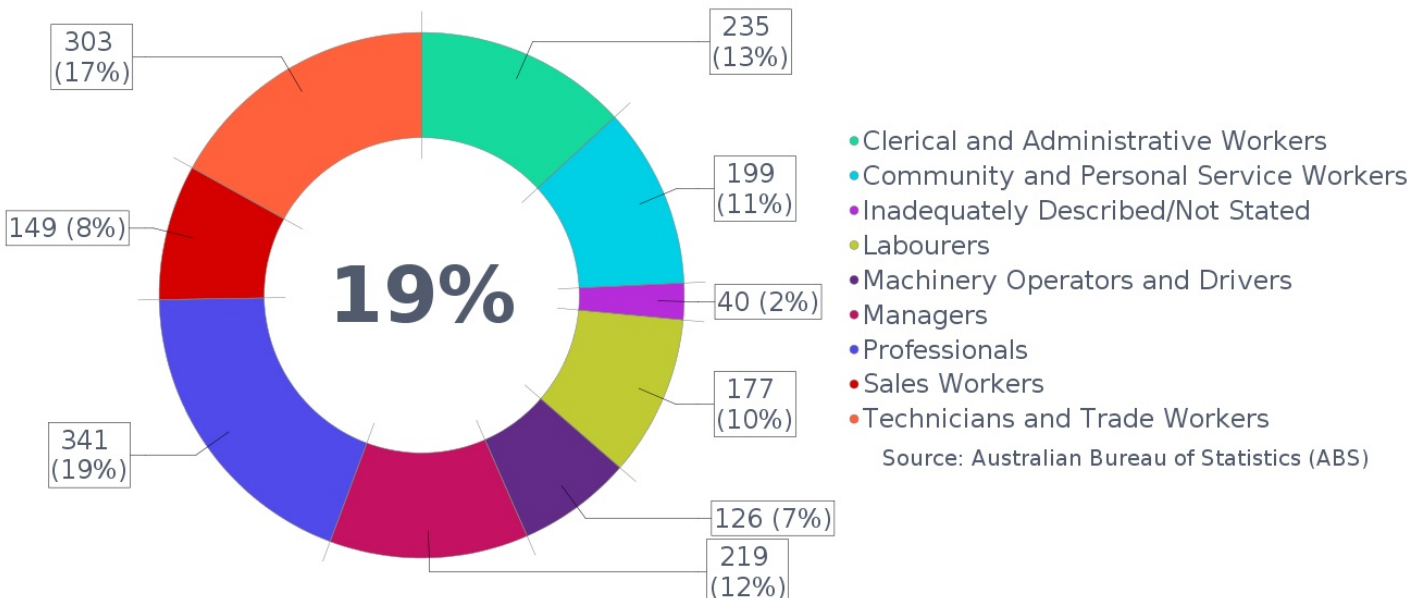
Household Income - Weekly (2021)



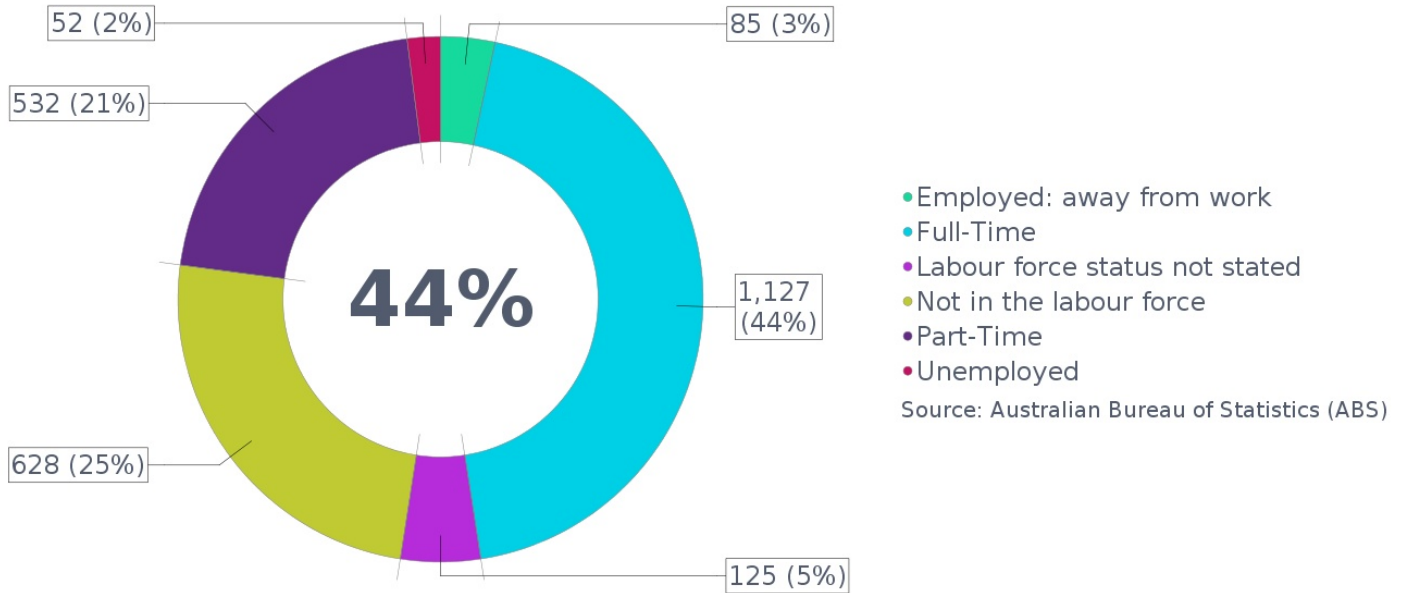
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

