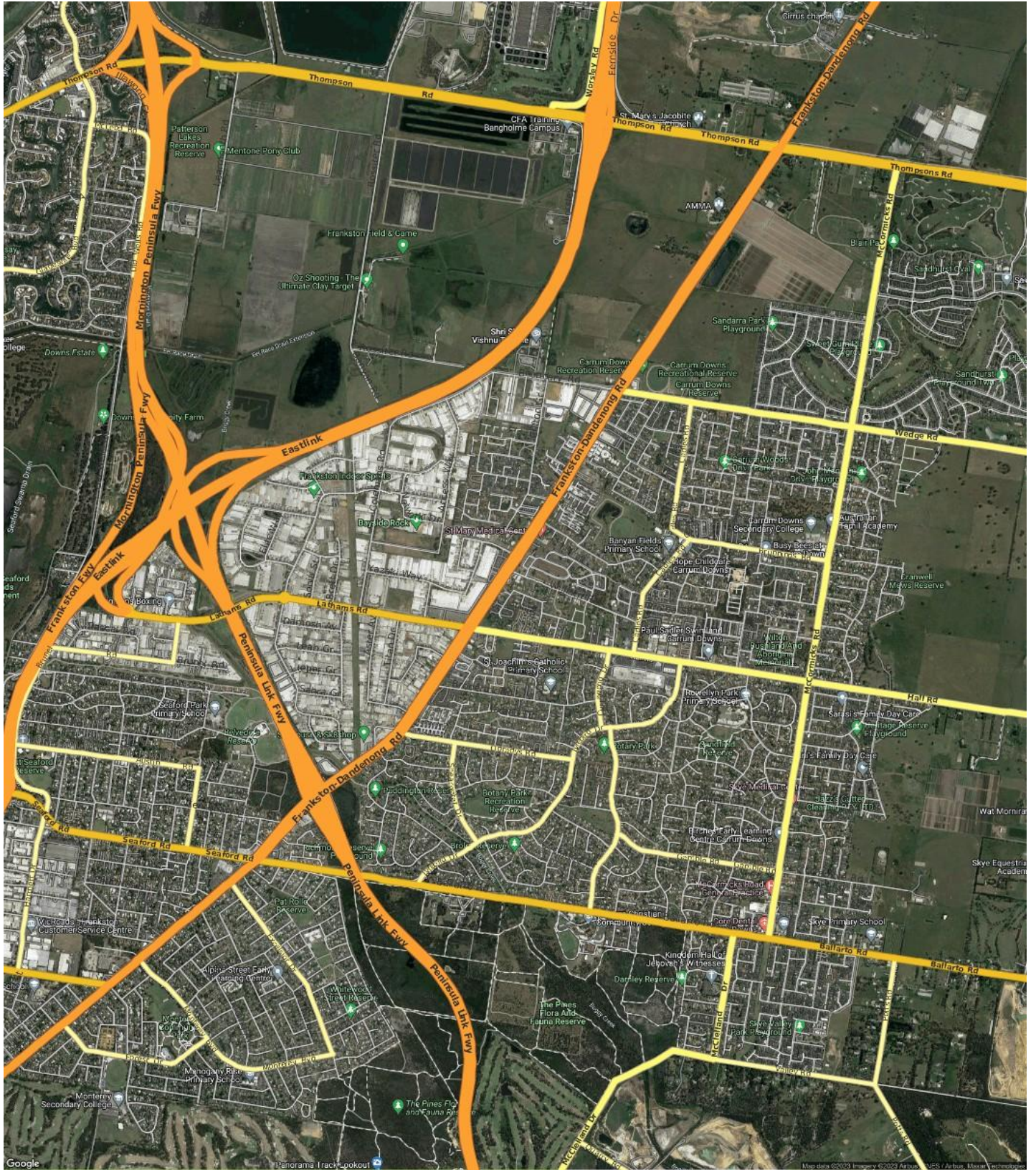


SUBURB FLYOVER REPORT

CARRUM DOWNS (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CARRUM DOWNS - Suburb Map



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.

CARRUM DOWNS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	464	\$ 235,000	0.0 %	\$ 78,000	\$ 5,445,000
2007	566	\$ 255,000	8.5 %	\$ 25,000	\$ 2,840,000
2008	390	\$ 270,000	5.9 %	\$ 110,000	\$ 2,500,000
2009	461	\$ 290,000	7.4 %	\$ 72,000	\$ 1,950,000
2010	423	\$ 330,000	13.8 %	\$ 105,533	\$ 660,000
2011	353	\$ 344,105	4.3 %	\$ 70,000	\$ 900,000
2012	324	\$ 331,000	-3.8 %	\$ 75,000	\$ 1,851,000
2013	361	\$ 327,500	-1.1 %	\$ 146,500	\$ 1,420,000
2014	343	\$ 346,000	5.6 %	\$ 199,900	\$ 1,880,000
2015	348	\$ 370,000	6.9 %	\$ 110,000	\$ 1,644,500
2016	370	\$ 430,001	16.2 %	\$ 212,500	\$ 1,056,000
2017	379	\$ 525,000	22.1 %	\$ 300,000	\$ 1,200,000
2018	337	\$ 573,000	9.1 %	\$ 400,000	\$ 3,656,870
2019	298	\$ 537,500	-6.2 %	\$ 272,500	\$ 987,000
2020	318	\$ 575,500	7.1 %	\$ 316,667	\$ 2,950,000
2021	365	\$ 668,000	16.1 %	\$ 405,080	\$ 1,700,000
2022	333	\$ 708,000	6.0 %	\$ 495,000	\$ 2,040,000
2023	204	\$ 690,750	-2.4 %	\$ 150,000	\$ 946,000
2024	0				

Median Sale Price
\$691k

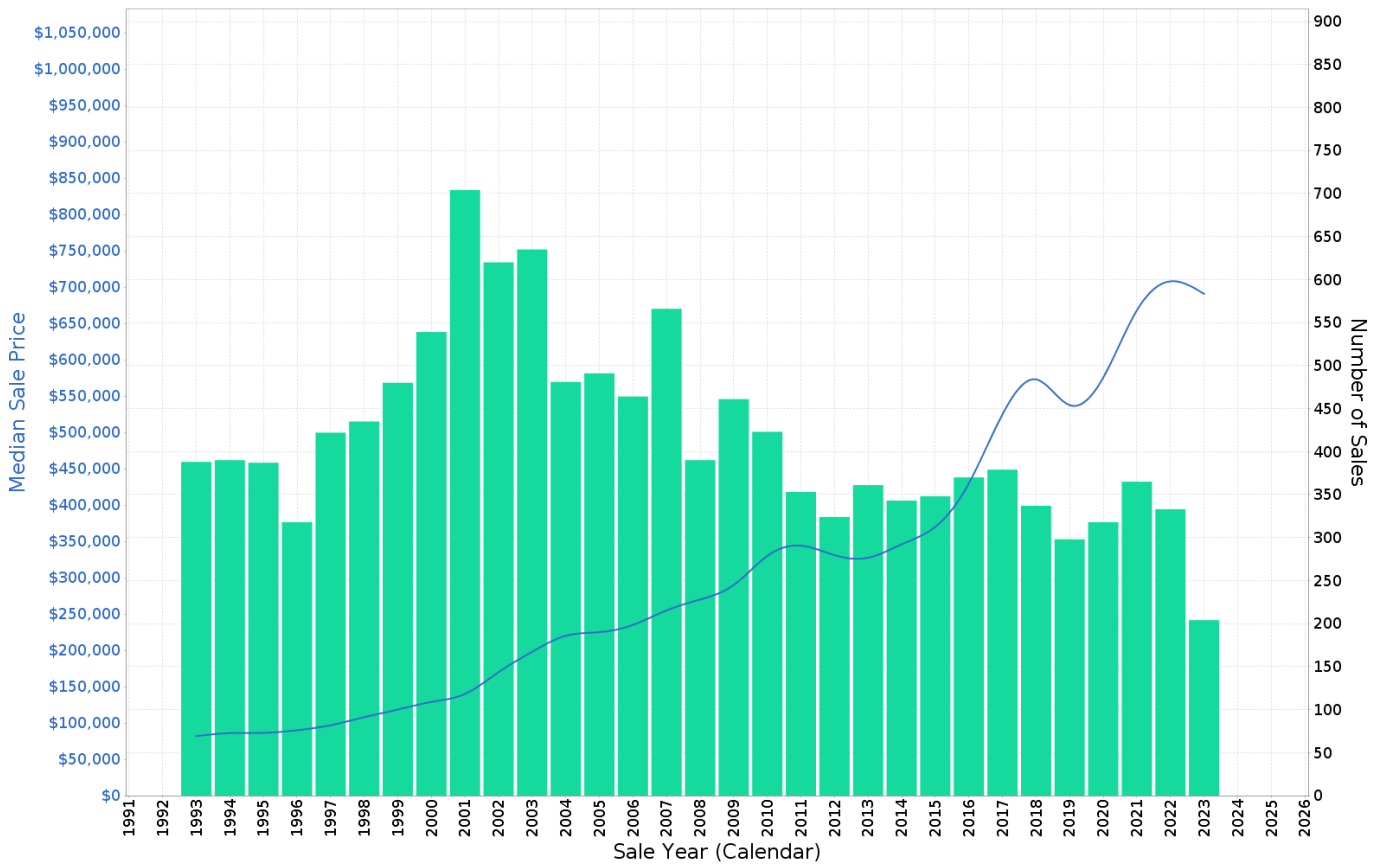
Based on 204 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-2.4%

Current Median Price: \$690,750
Previous Median Price: \$708,000

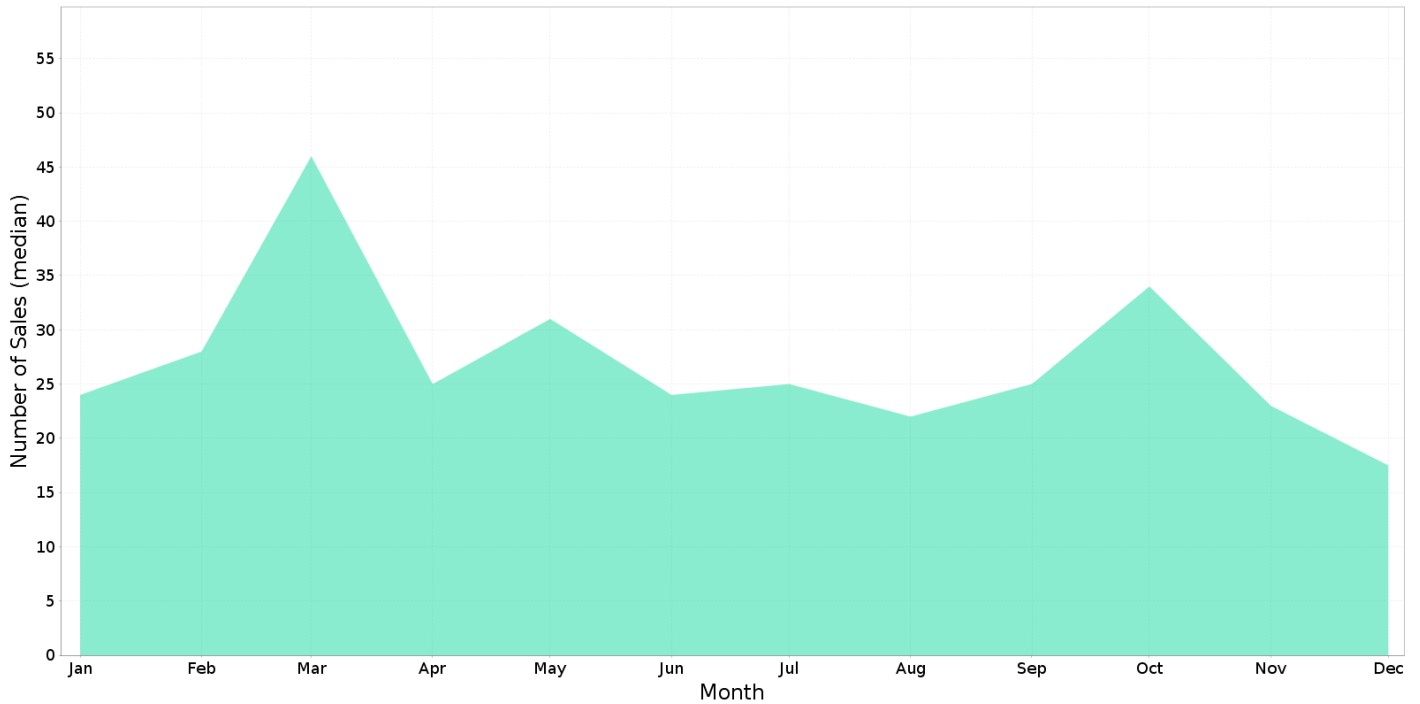
Based on 537 recorded House sales compared over the last two rolling 12 month periods



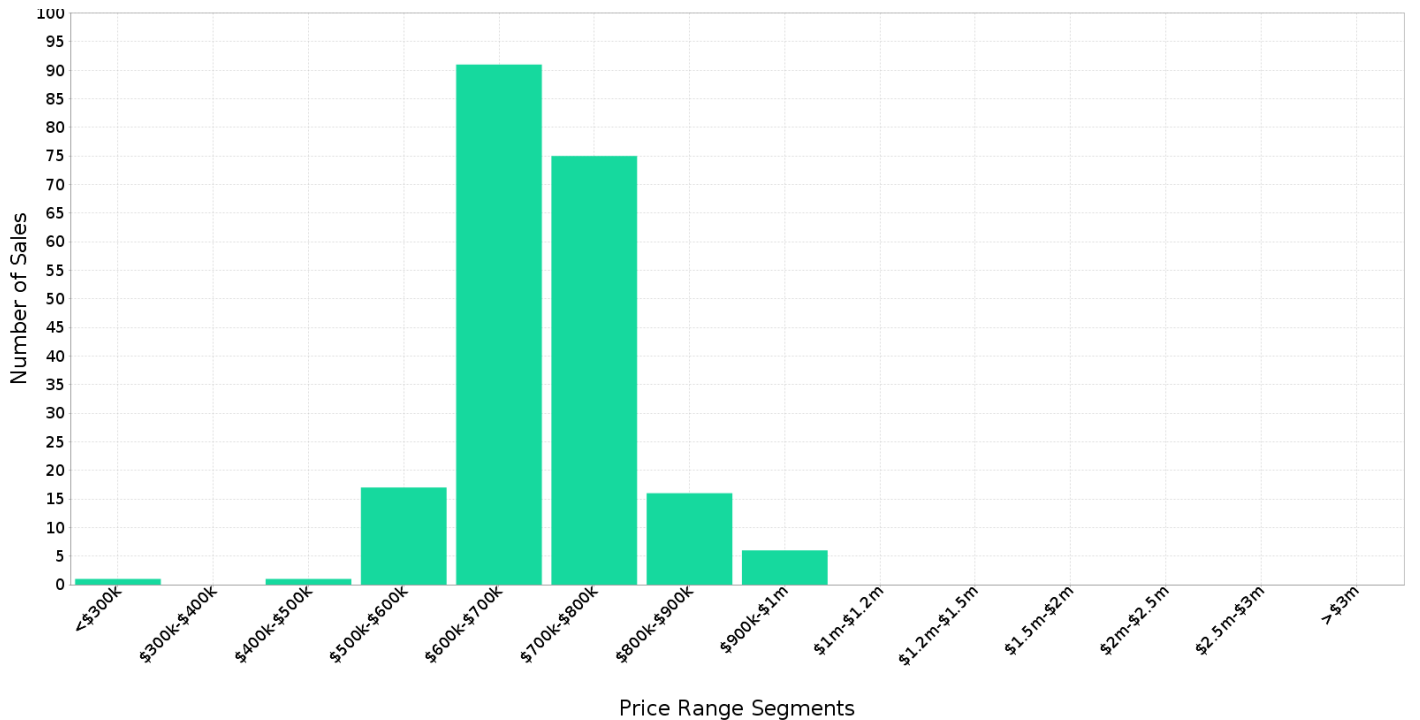
This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© 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.

CARRUM DOWNS - Peak Selling Periods (3 years)



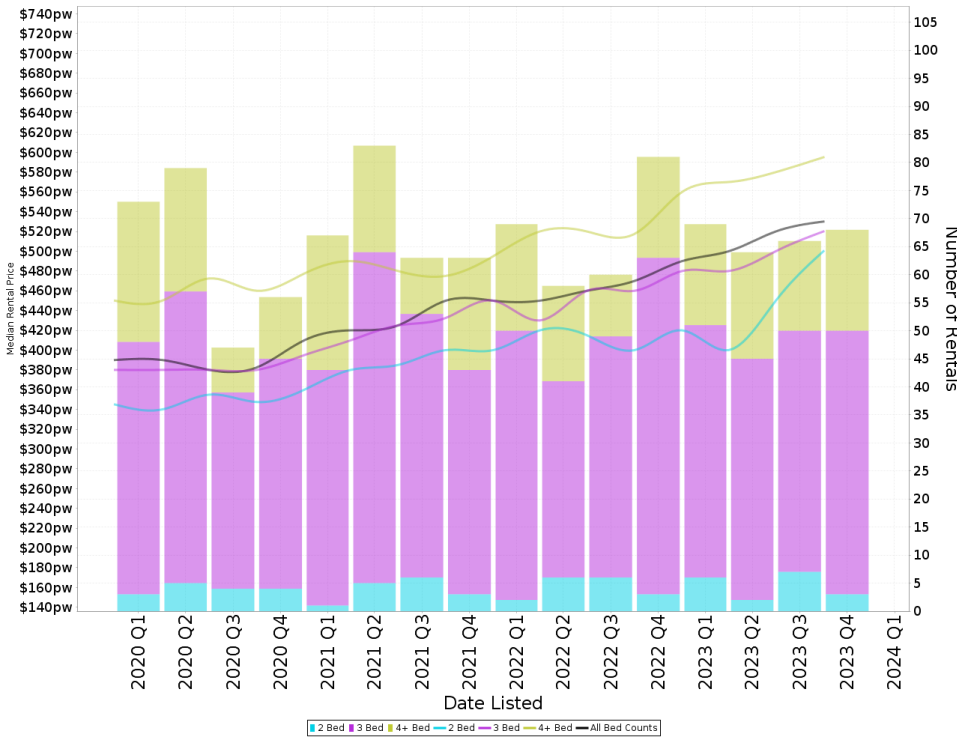
CARRUM DOWNS - Price Range Segments (12 months)



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.

Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.4%

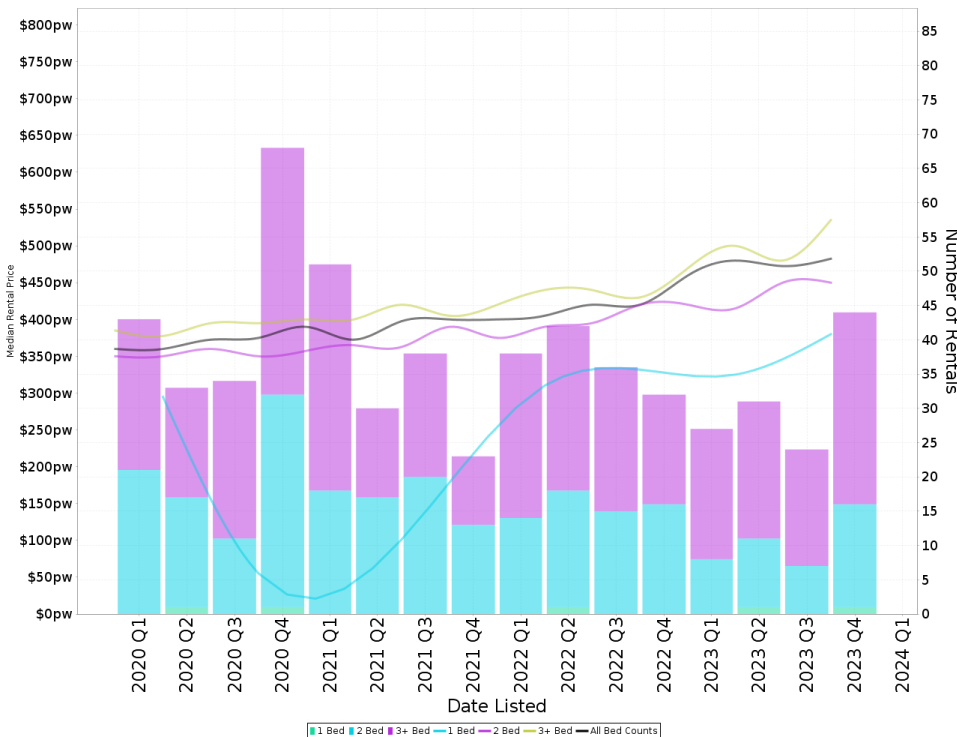
Current Median Price: \$690,750
Previous Median Price: \$708,000
Based on 537 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$690,750
Current Median Rent: \$510
Based on 267 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$545,000
Previous Median Price: \$580,000
Based on 320 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$545,000
Current Median Rent: \$470
Based on 126 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.

CARRUM DOWNS - Recently Sold Properties

Median Sale Price

\$691k

Based on 204 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

-2.4%

Current Median Price: \$690,750
Previous Median Price: \$708,000

Based on 537 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

204

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

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

8 TREHERNE CRT

\$646,000

Sold Dec 2023 21 Days

545 m² 3 1 2

1 OAKWOOD DR

\$595,000

Sold Dec 2023 48 Days

284 m² 3 1 2

5 CRIMSON CRES

\$715,000

Sold Dec 2023 11 Days

300 m² 4 2 2

1 TYNTYNDER DR

\$652,500

Sold Dec 2023 80 Days

479 m² 3 1 2

105 ALLIED DR

\$685,000

Sold Dec 2023 125 Days

618 m² 3 2 2

53 BRUNNINGS RD

\$655,000

Sold Dec 2023 19 Days

291 m² 3 2 2

115 LYREBIRD DR

\$795,000

Sold Dec 2023 6 Days

655 m² 4 3 3

2 GUMTREE CRT

\$725,000

Sold Dec 2023 4 Days

507 m² 3 2 2

3A CLIFTON GR

\$745,000

Sold Dec 2023 11 Days

501 m² 4 2 2

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.

45 CLIFTON PARK DR

\$873,000

Dec 2023
2 Days

610 m² 4 2 2

2 MARSHALL CL

\$720,000

Dec 2023
22 Days

527 m² 4 2 2

1/12 SHEARWATER DR

\$615,000

Dec 2023
35 Days

324 m² 3 1 2

37 HALL RD

\$650,000

Dec 2023

443 m² 4 2 3

32 DORCHESTER CRES

\$745,250

Dec 2023
14 Days

712 m² 3 2 2

64 SONGLARK CRES

\$1,070,000

Dec 2023
27 Days

487 m² 4 2 -

11 SURREY CRT

\$693,000

Dec 2023
19 Days

618 m² 3 1 2

4 MARSHALL CL

\$647,000

Nov 2023
4 Days

486 m² 3 1 4

42 BRODERICK RD

\$610,000

Nov 2023
234 Days

537 m² 3 1 4

18 DAISY WAY

\$640,000

Nov 2023
173 Days

314 m² 4 2 2

24 SHEARWATER DR

\$720,000

Nov 2023
28 Days

662 m² 3 2 5

34 CLIFTON GR

\$882,500

Nov 2023
5 Days

550 m² 5 2 2

CARRUM DOWNS - Properties For Rent

Median Rental Price

\$510 /w

Based on 267 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: \$690,750
Current Median Rent: \$510

Based on 204 recorded House sales and 267 House rentals compared over the last 12 months

Number of Rentals

267

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

3 DORCHESTER CRESCENT

\$620



666 m² 3 2 2

Jan 2024 6 Days

7 TALBA COURT

\$480




783 m² 3 2 1

Jan 2024 6 Days

30 BALMAIN DRIVE

\$495.00 pw



632 m² 3 1 2

Jan 2024 6 Days

34A CADLES ROAD

\$575 pw




484 m² 3 2 2

Jan 2024 7 Days

46 SPENCER DRIVE

\$690 per week



572 m² 4 2 2

Dec 2023 19 Days

34A CADLES ROAD

\$575 pw




484 m² 3 2 2

Dec 2023 19 Days

54 SHORELINE CRESCENT

\$600 weekly

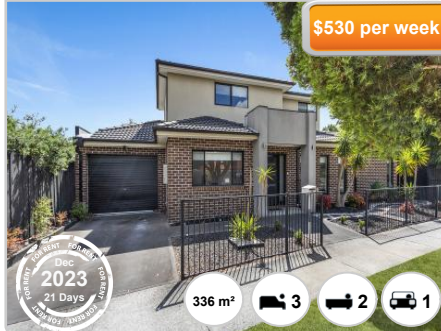


202 m² 4 3 1

Dec 2023 21 Days

35 EARNSHAW DRIVE

\$530 per week

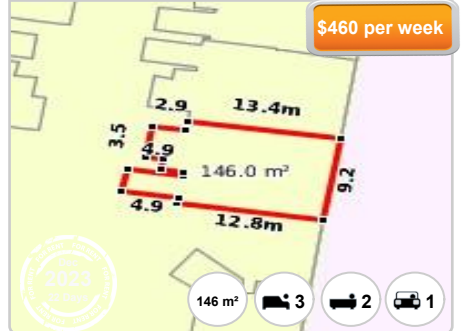


336 m² 3 2 1

Dec 2023 21 Days

15/25 CADLES ROAD

\$460 per week

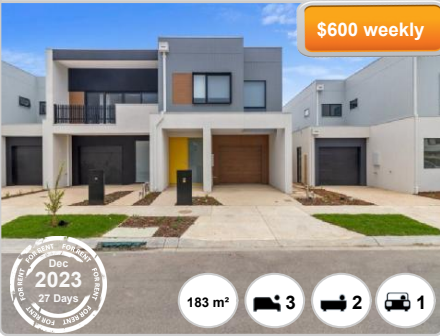


146 m² 3 2 1

Dec 2023 26 Days

68 SHORELINE CRESCENT

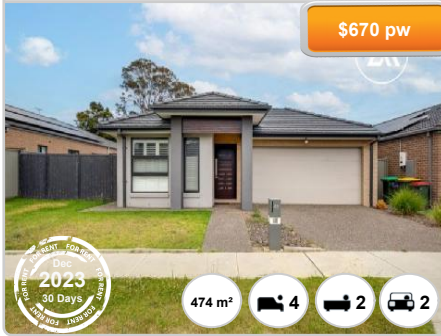
\$600 weekly



183 m² 3 2 1

45 TUCKER BOULEVARD

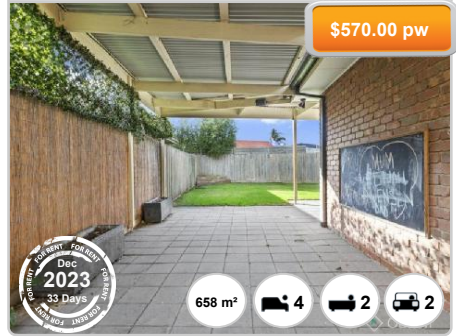
\$670 pw



474 m² 4 2 2

12 KOEL COURT

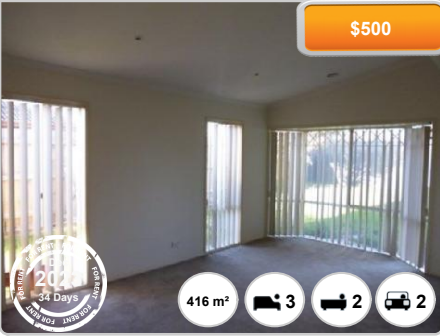
\$570.00 pw



658 m² 4 2 2

85 MCCORMICKS ROAD

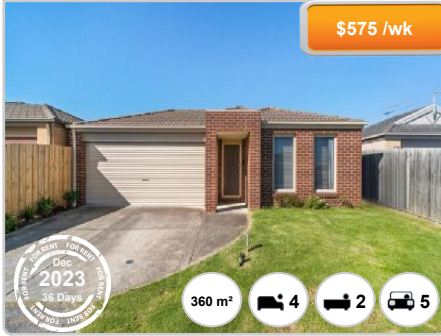
\$500



416 m² 3 2 2

26 MYHAVEN CIRCUIT

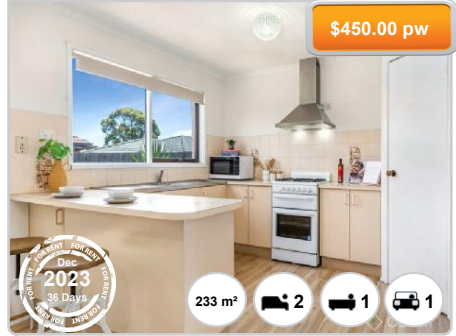
\$575 /wk



360 m² 4 2 5

1/127 CARRUM WOODS DRIVE

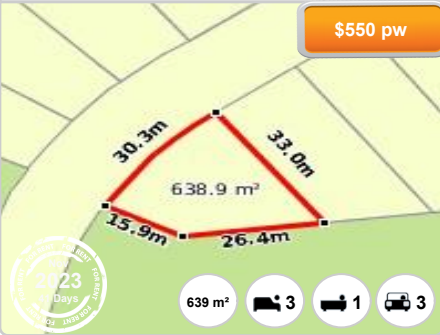
\$450.00 pw



233 m² 2 1 1

72 PADDINGTON AVENUE

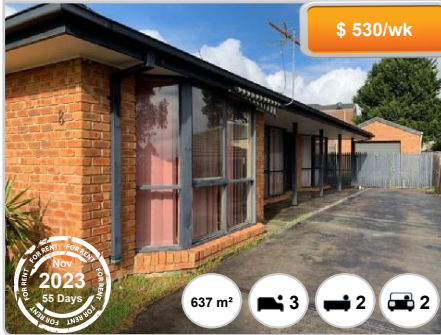
\$550 pw



639 m² 3 1 3

8 MANNA GUM COURT

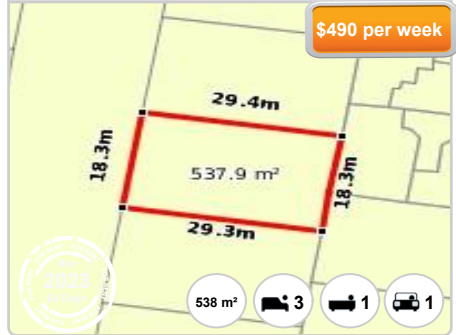
\$ 530/wk



637 m² 3 2 2

161 CADLES ROAD

\$490 per week



538 m² 3 1 1

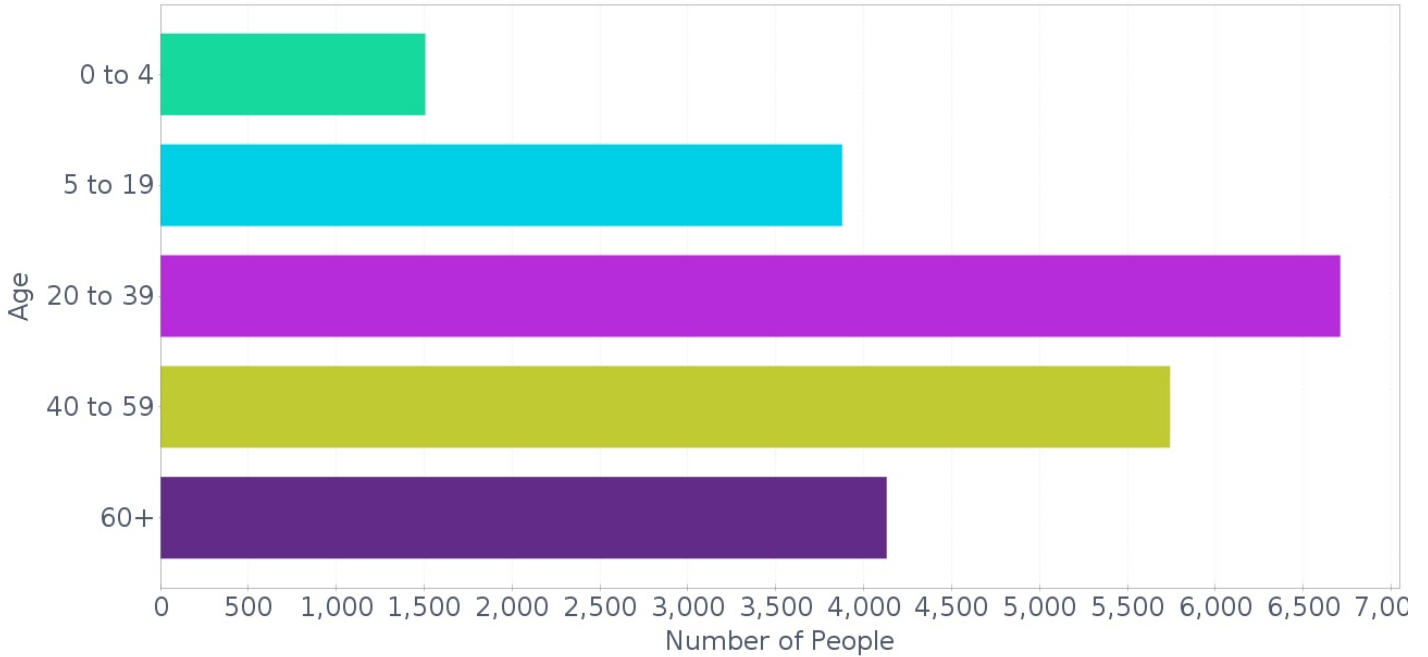
99 OBERON DRIVE

\$535 / wk

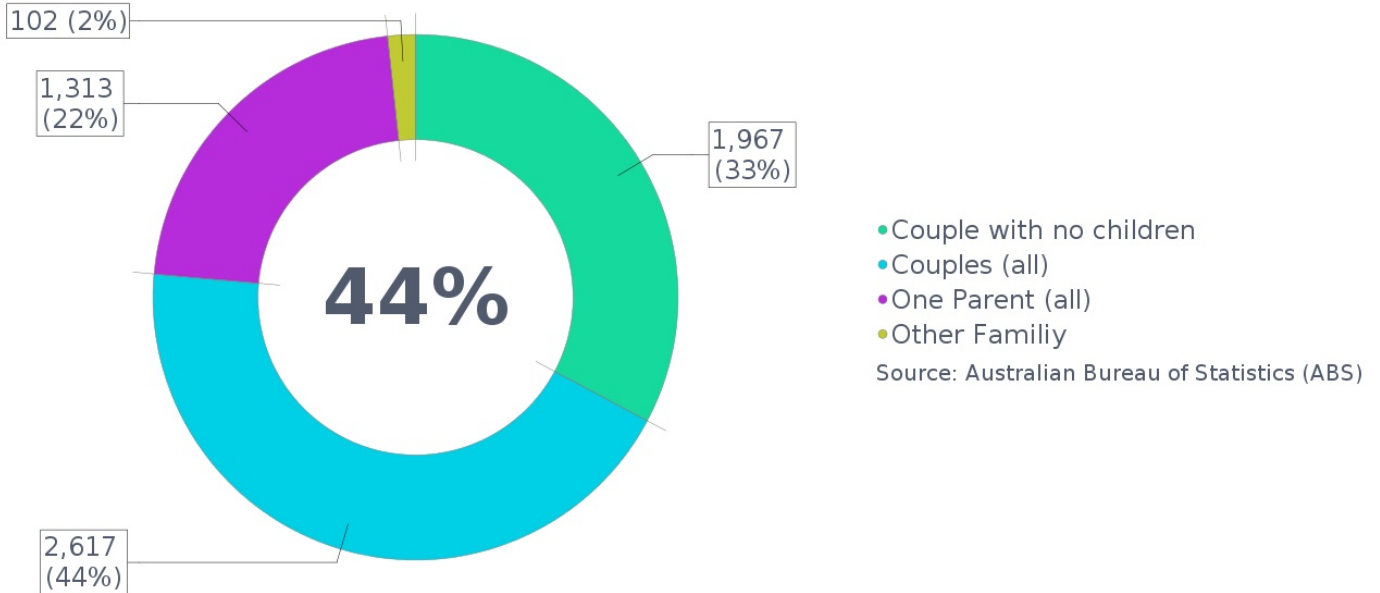


271 m² 3 2 2

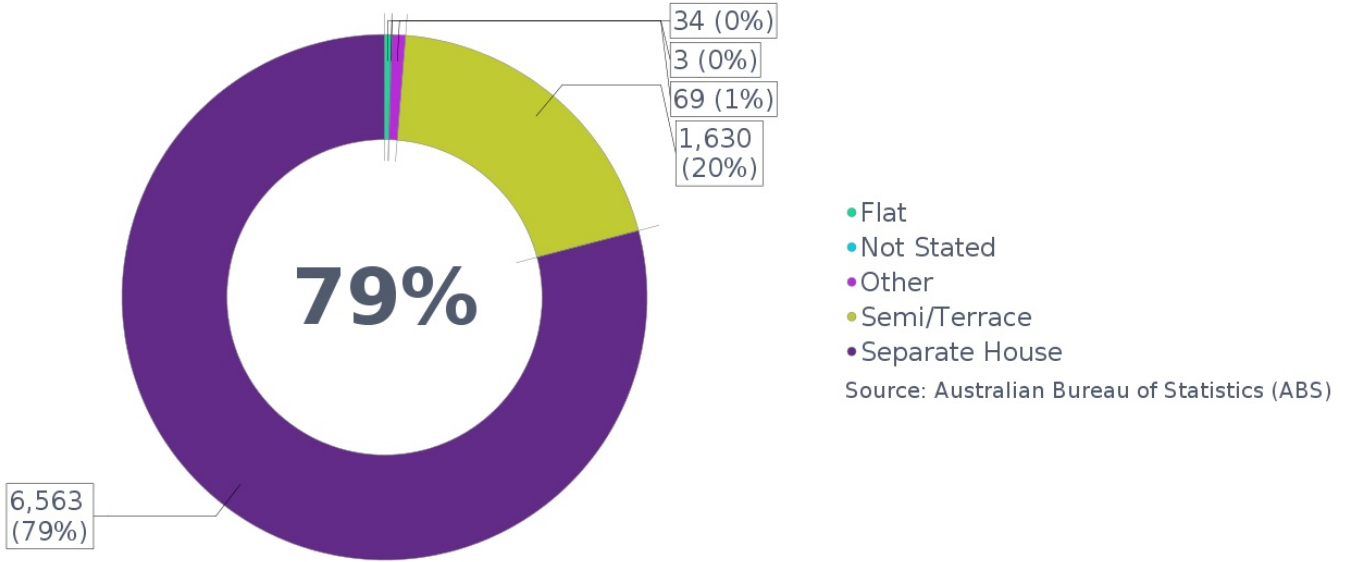
Age of Population (2021)



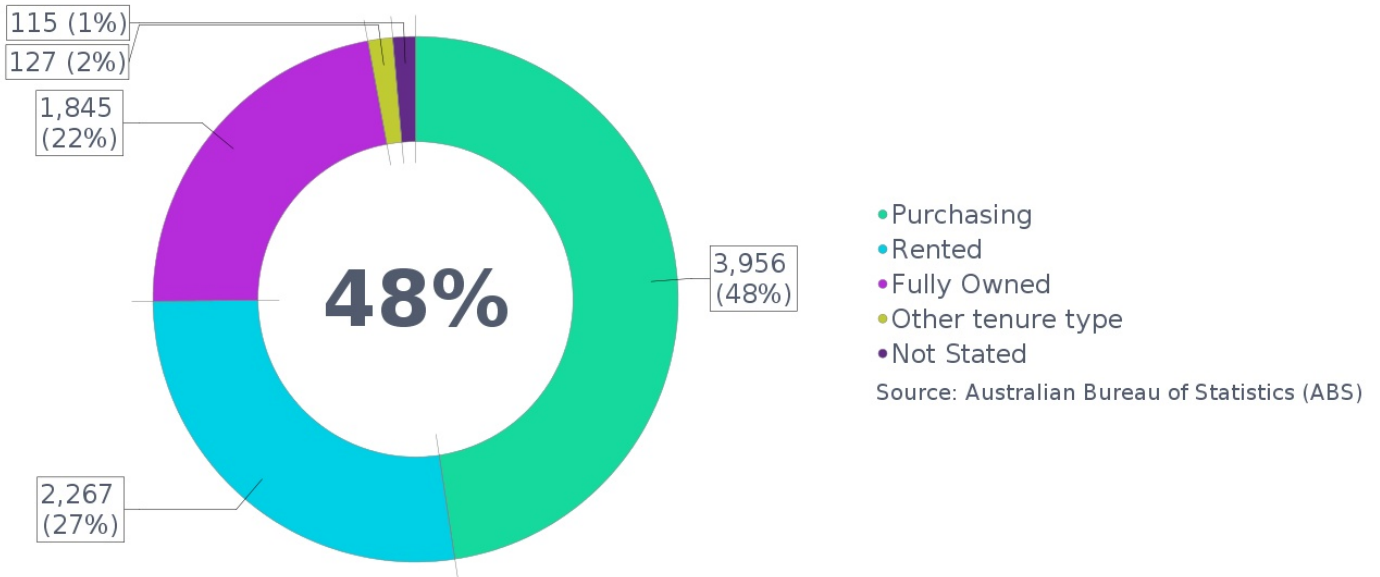
Family Composition (2021)



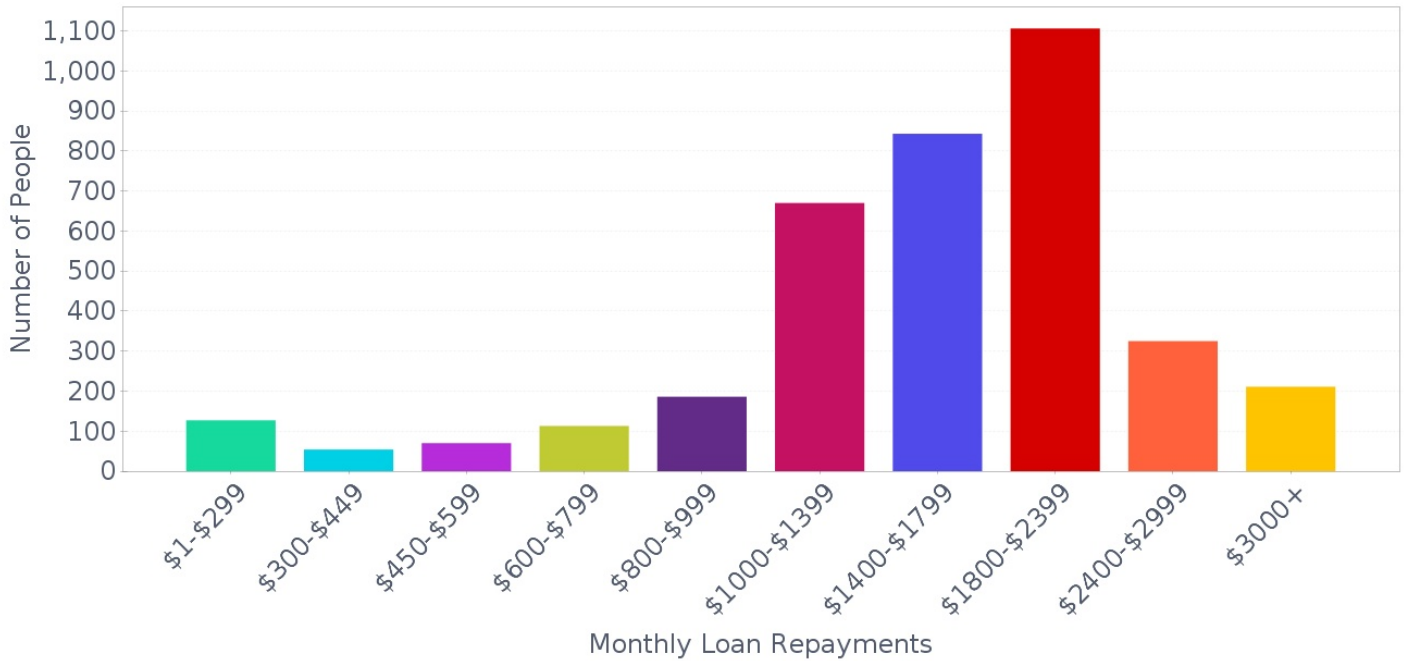
Dwelling Structure (2021)



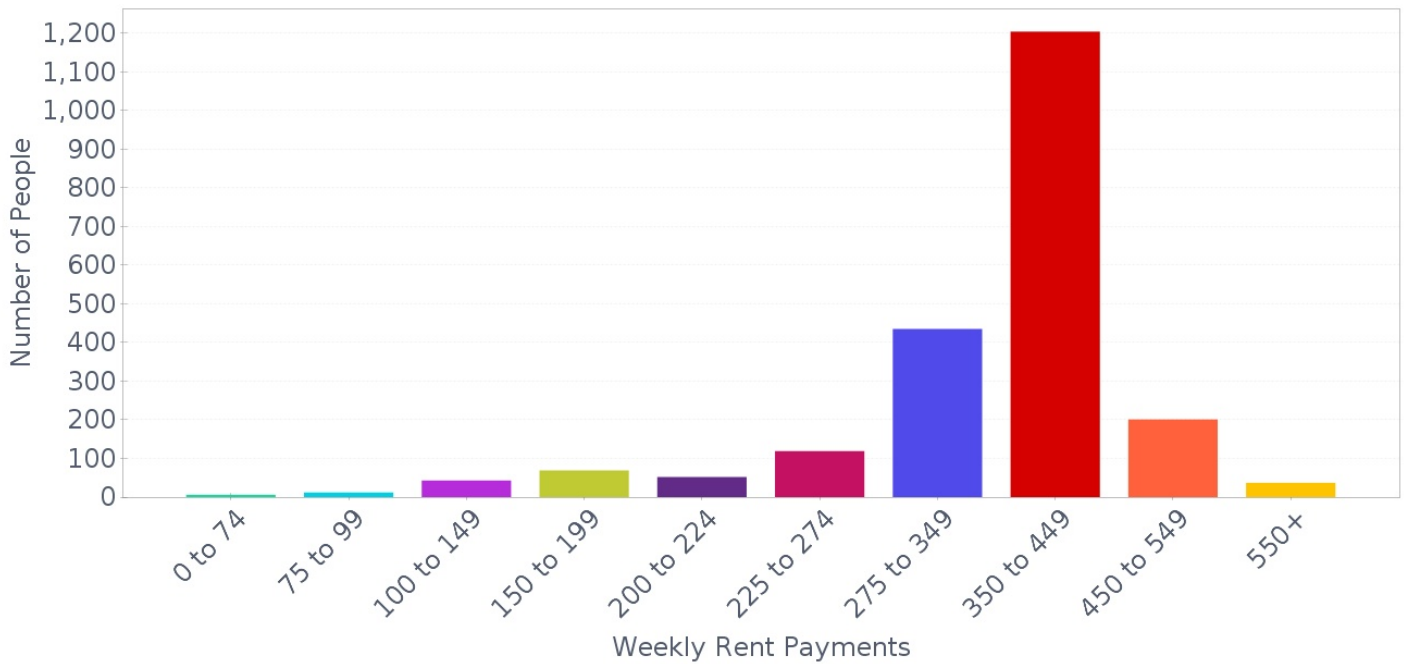
Home Ownership (2021)



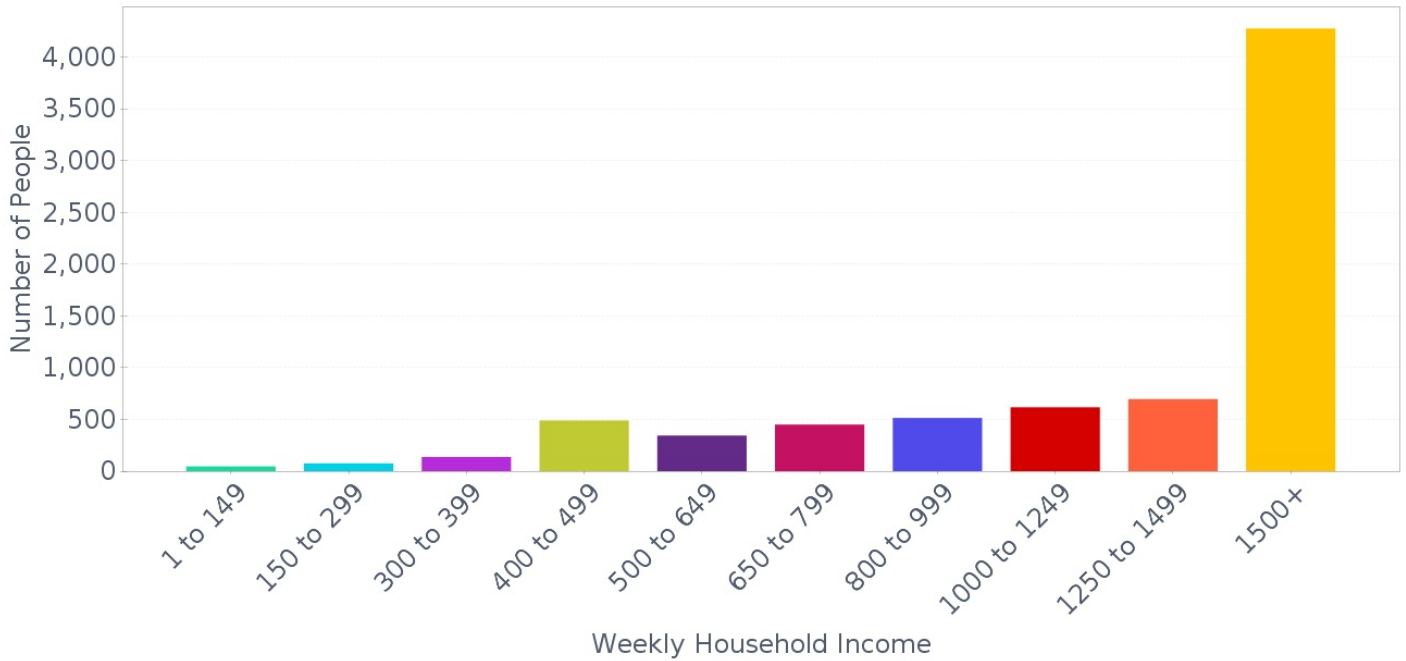
Home Loan Repayments - Monthly (2021)



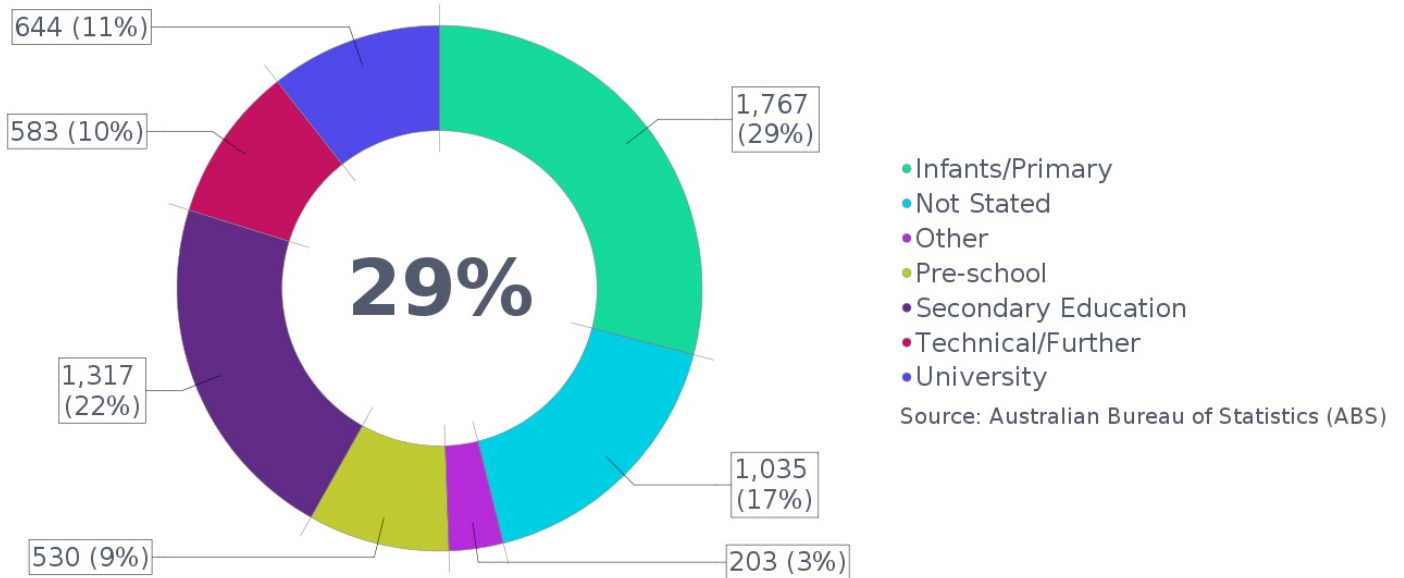
Rent Payments - Weekly (2021)



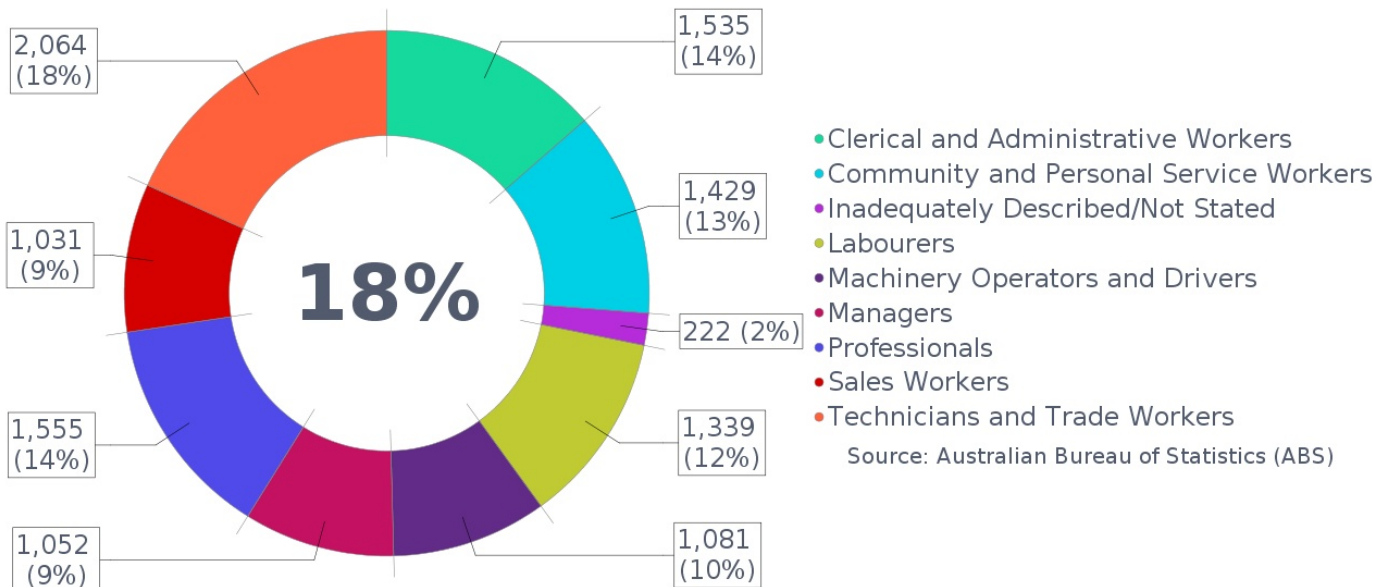
Household Income - Weekly (2021)



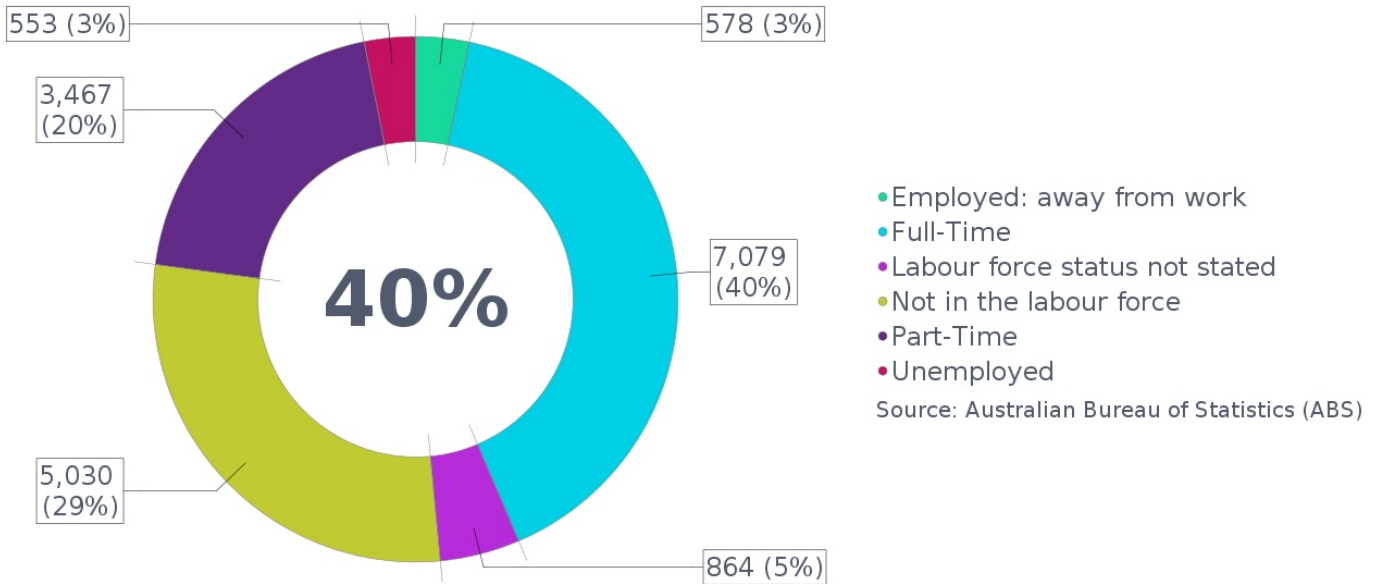
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

