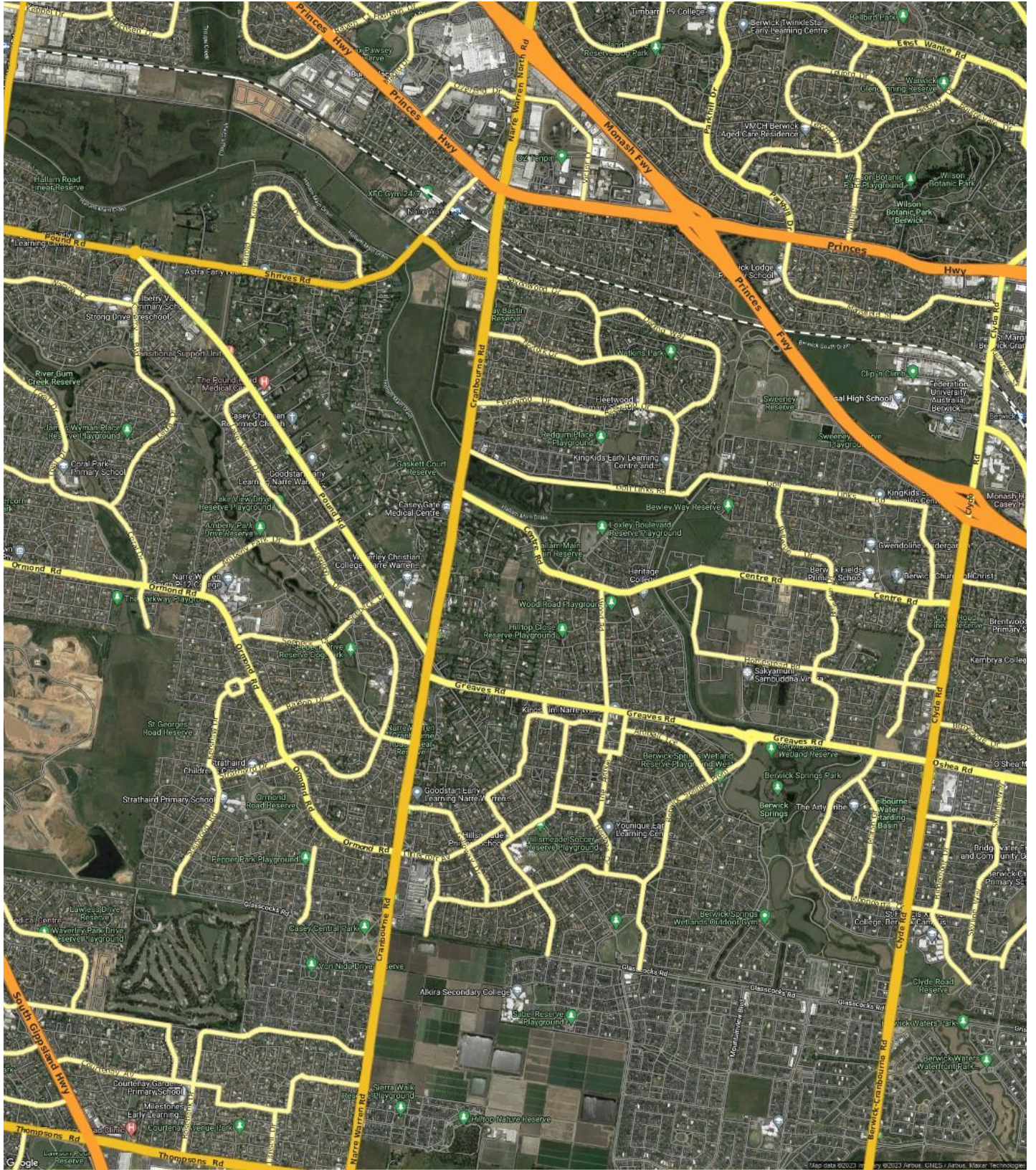


SUBURB FLYOVER REPORT

NARRE WARREN SOUTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

NARRE WARREN SOUTH - Suburb Map



NARRE WARREN SOUTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	571	\$ 290,000	0.0 %	\$ 110,000	\$ 810,000
2007	757	\$ 310,000	6.9 %	\$ 112,000	\$ 1,012,000
2008	522	\$ 335,000	8.1 %	\$ 145,000	\$ 775,000
2009	594	\$ 362,500	8.2 %	\$ 132,500	\$ 1,000,000
2010	494	\$ 405,500	11.9 %	\$ 175,000	\$ 1,960,000
2011	414	\$ 405,250	-0.1 %	\$ 158,000	\$ 1,130,000
2012	408	\$ 407,250	0.5 %	\$ 115,000	\$ 2,000,000
2013	493	\$ 415,000	1.9 %	\$ 187,000	\$ 1,283,000
2014	503	\$ 440,000	6.0 %	\$ 160,000	\$ 1,080,000
2015	492	\$ 480,000	9.1 %	\$ 203,900	\$ 1,098,888
2016	469	\$ 538,000	12.1 %	\$ 125,000	\$ 3,000,000
2017	480	\$ 621,000	15.4 %	\$ 160,000	\$ 1,721,000
2018	371	\$ 640,000	3.1 %	\$ 51,000	\$ 1,575,000
2019	371	\$ 627,500	-2.0 %	\$ 95,000	\$ 2,650,000
2020	324	\$ 666,000	6.1 %	\$ 445,000	\$ 2,428,000
2021	497	\$ 758,000	13.8 %	\$ 165,000	\$ 2,700,000
2022	377	\$ 810,000	6.9 %	\$ 355,000	\$ 2,488,888
2023	251	\$ 820,000	1.2 %	\$ 172,000	\$ 2,400,000
2024	0				

Median Sale Price
\$820k

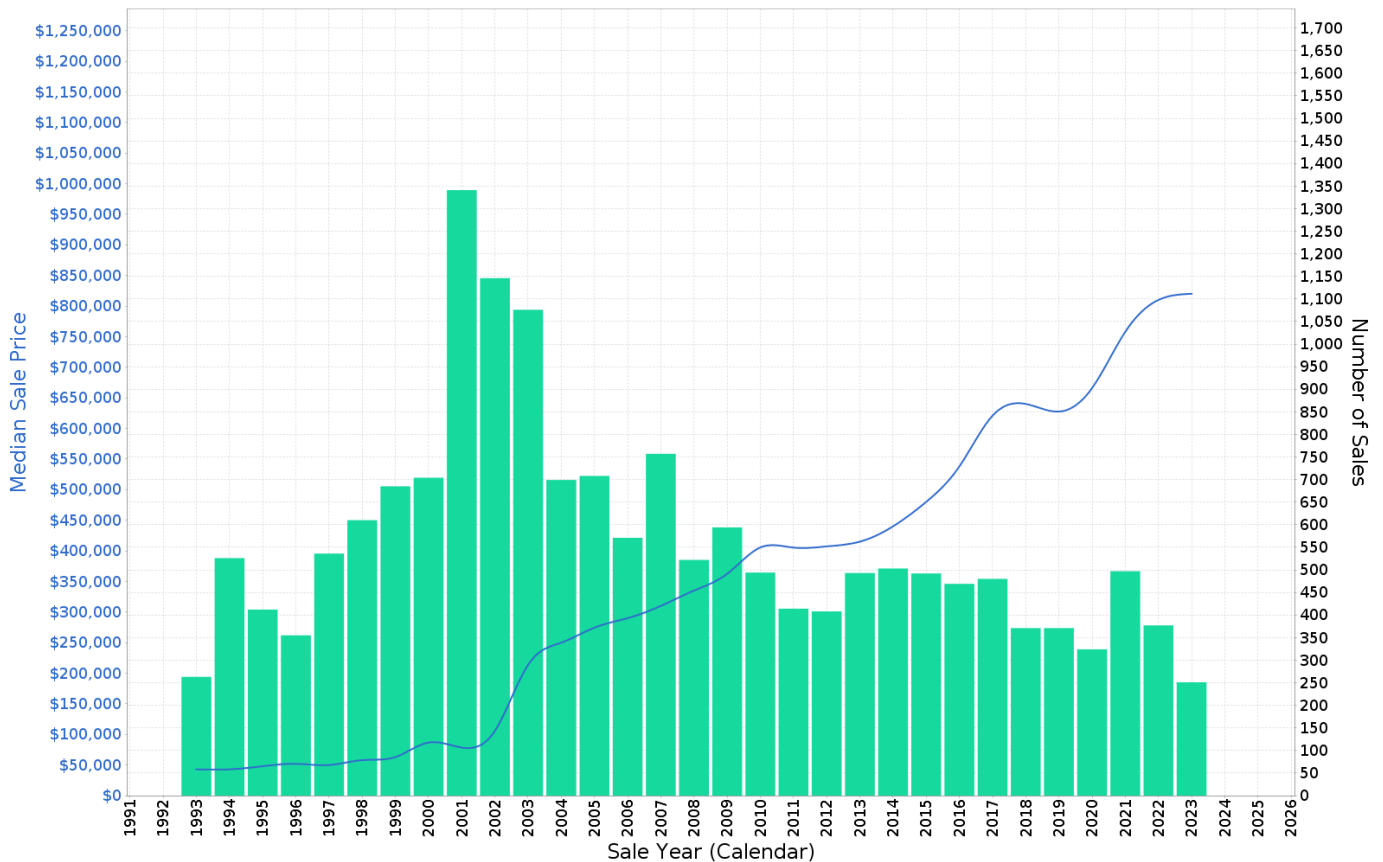
Based on 251 recorded House sales within the last 12 months (2023)

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

Suburb Growth
+1.2%

Current Median Price: \$820,000
Previous Median Price: \$810,000

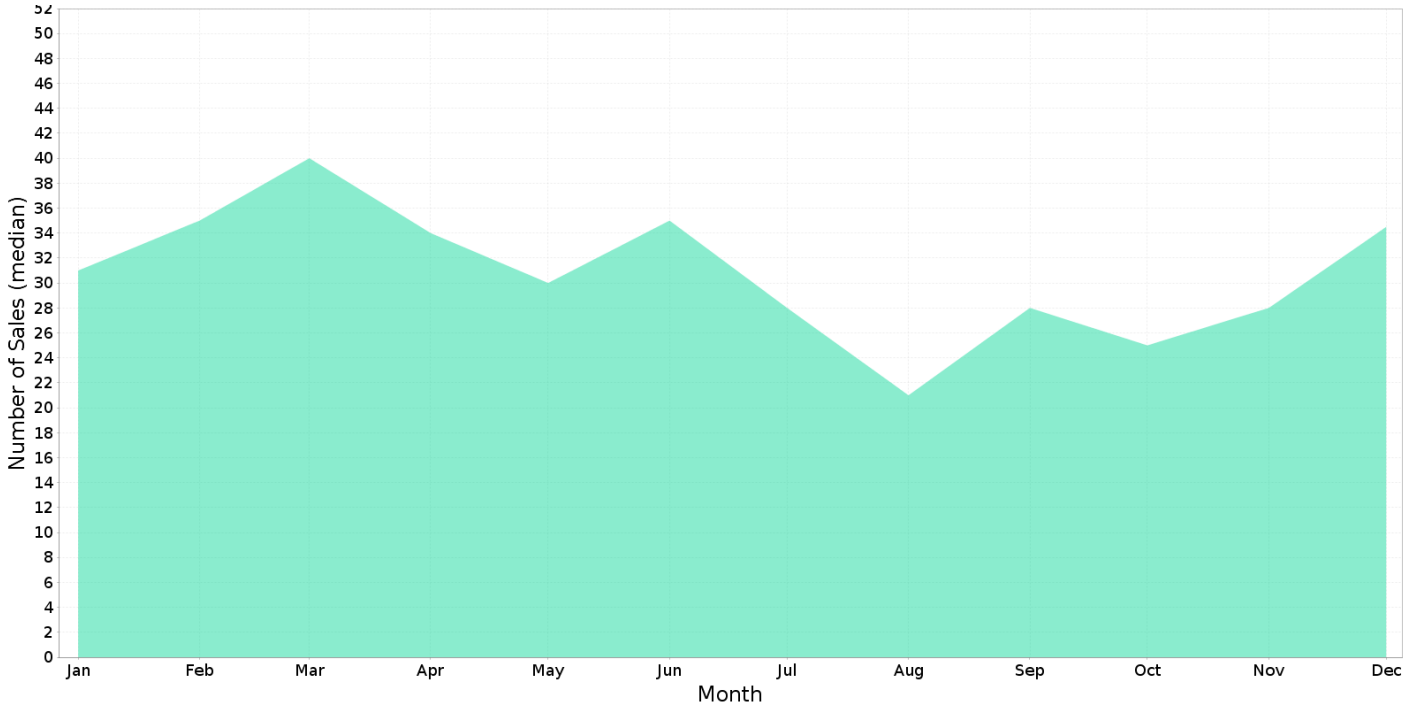
Based on 628 recorded House sales compared over the last two rolling 12 month periods



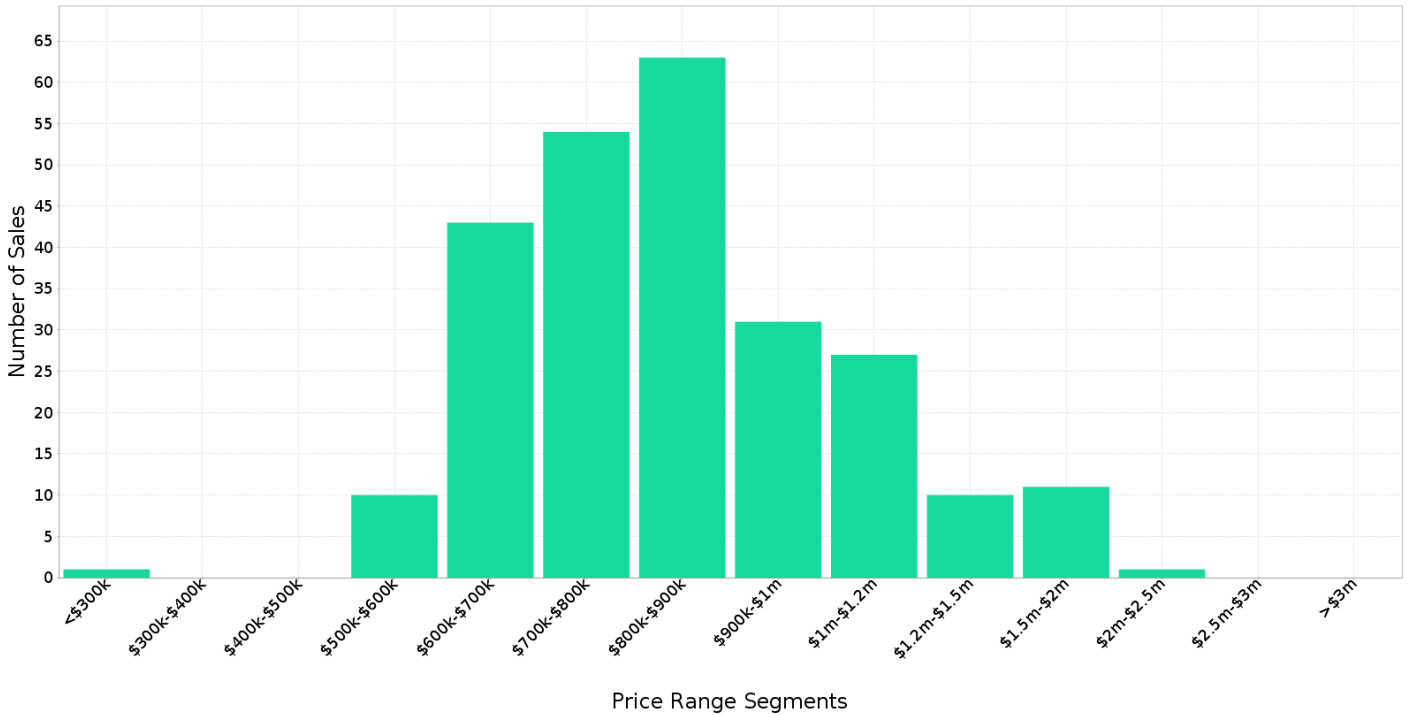
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NARRE WARREN SOUTH - Peak Selling Periods (3 years)



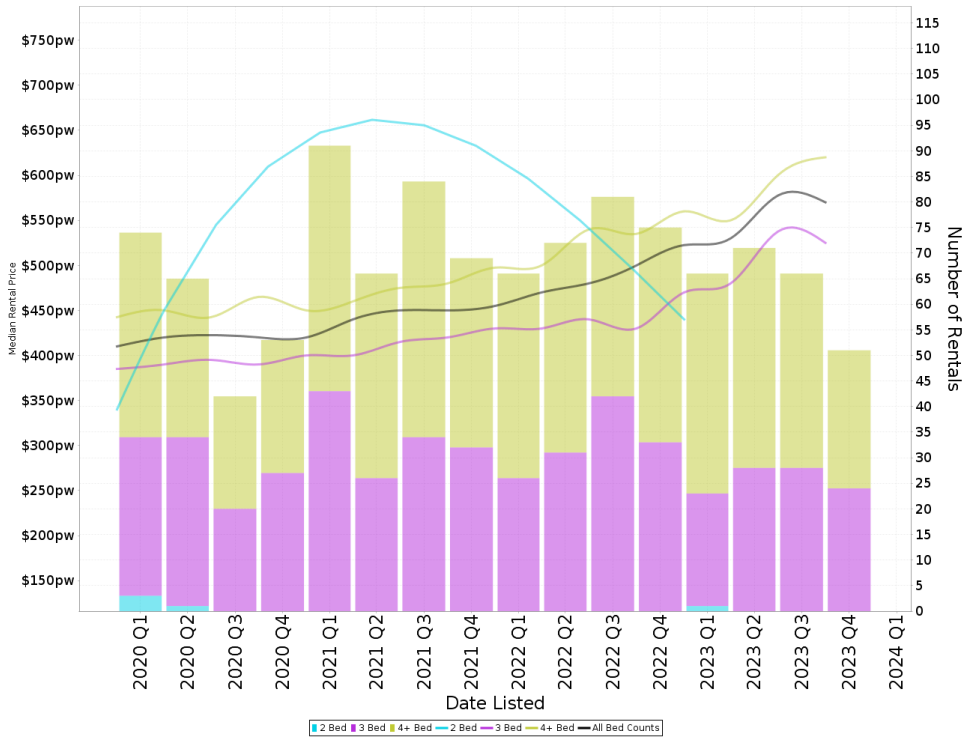
NARRE WARREN SOUTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

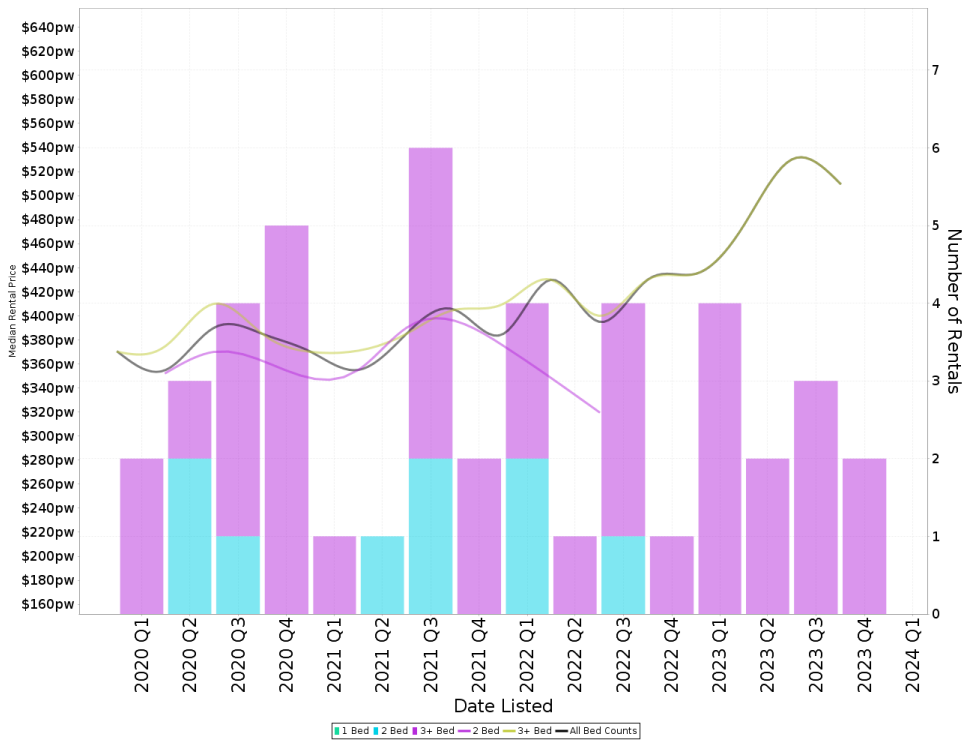
Current Median Price: \$820,000
Previous Median Price: \$810,000
Based on 628 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$820,000
Current Median Rent: \$550
Based on 254 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.8%

Current Median Price: \$640,000
Previous Median Price: \$622,500
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$640,000
Current Median Rent: \$470
Based on 11 registered Unit rentals compared over the last 12 months.

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NARRE WARREN SOUTH - Recently Sold Properties

Median Sale Price

\$820k

Based on 251 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

+1.2%

Current Median Price: \$820,000
Previous Median Price: \$810,000

Based on 628 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

251

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

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

12 CARRANYA CRT

\$895,000

AUCTION TODAY
11th DECEMBER AT 7:00PM

Dec 2023
23 Days

658 m² 5 2 2

12 LONGFIELD WAY

\$1,260,000

Dec 2023
81 Days

625 m² 5 3 2

73 ROBINSWOOD PDE

\$915,000

Dec 2023
33 Days

661 m² 4 2 3

127 HAROLD KEYS DR

\$735,000

Dec 2023
8 Days

500 m² 3 2 2

77 ROBINSWOOD PDE

\$855,000

AUCTION | SATURDAY
10th DECEMBER AT 3:30PM

Dec 2023
27 Days

660 m² 4 2 2

7 SOMERSET CRT

\$900,000

Dec 2023
33 Days

707 m² 4 2 2

54 GOLDEN GROVE DR

\$865,000

Dec 2023
15 Days

541 m² 4 2 2

9 LANGBOURNE DR

\$710,000

Dec 2023
18 Days

483 m² 3 2 1

7 FALMOUTH RD

\$800,000

Dec 2023
75 Days

595 m² 4 2 2

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14 ORMISTON PL

\$840,000

SOLD 2023
18 Days

634 m² 5 2 2

8 APPLETON CRT

\$1,275,000

SOLD 2023
23 Days

665 m² 6 3 2

3 ZENITH PL

\$1,000,000

SOLD 2023
59 Days

703 m² 4 2 3

3 EVERGOLD CL

\$785,000

SOLD 2023
23 Days

616 m² 3 2 2

30 PARKWOOD AVE

\$1,037,000

SOLD 2023
4 Days

581 m² 5 3 2

69 SHRIVES RD

\$1,760,000

4047 m² Approx

SOLD 2023
136 Days

3,987 m² 4 2 2

25 VERT AVE

\$760,000

SOLD 2023
41 Days

685 m² 4 2 2

3 ZENITH PL

\$1,000,000

SOLD 2023
48 Days

703 m² 4 2 3

22 CHISHOLM CRES

\$960,000

SOLD 2023
20 Days

647 m² 5 2 2

15-16 LANSELL CL

\$2,300,000

SOLD 2023
116 Days

8,957 m² 5 3 7

53 TUILERIES RISE

\$800,000

SOLD 2023
12 Days

669 m² 4 2 2

12 BOWMAN CL

\$870,000

SOLD 2023
71 Days

500 m² 4 2 4

NARRE WARREN SOUTH - Properties For Rent

Median Rental Price

\$550 /w

Based on 254 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

+3.5%

Current Median Price: \$820,000
Current Median Rent: \$550

Based on 251 recorded House sales and 254 House rentals compared over the last 12 months

Number of Rentals

254

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

32 Seebeck Drive

\$550 per week

656 m² 3 2 2

Jan 2024 4 Days

4 LIGHTHOUSE CRESCENT

\$460 Per Week

498 m² 3 1 1

Jan 2024 4 Day

20 JANSON CLOSE

\$500 per week

500 m² 3 2 2

Jan 2024 5 Days

11 TANGERINE DRIVE

\$600 per week

650 m² 4 2 3

Jan 2024 7 Days

29/30 MACK ROAD

\$1,100 per

4 2 4

Dec 2023 23 Days

37 BERWICK SPRINGS PROMENADE

\$720

718 m² 4 3 3

Dec 2023 26 Days

24 GULL WAY

\$500pw |

646 m² 4 2 2

Dec 2023 34 Days

7 GOSSAMER WAY

\$700 Per Week

483 m² 4 2 2

Nov 2023 48 Days

84 SEEBECK DRIVE

\$495 per week

420 m² 3 1 1

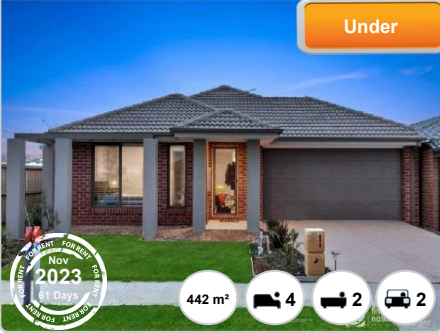
2023 36 Days

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20 LEVERET WAY

Under



15 WOOL SHED ROAD

\$585.00

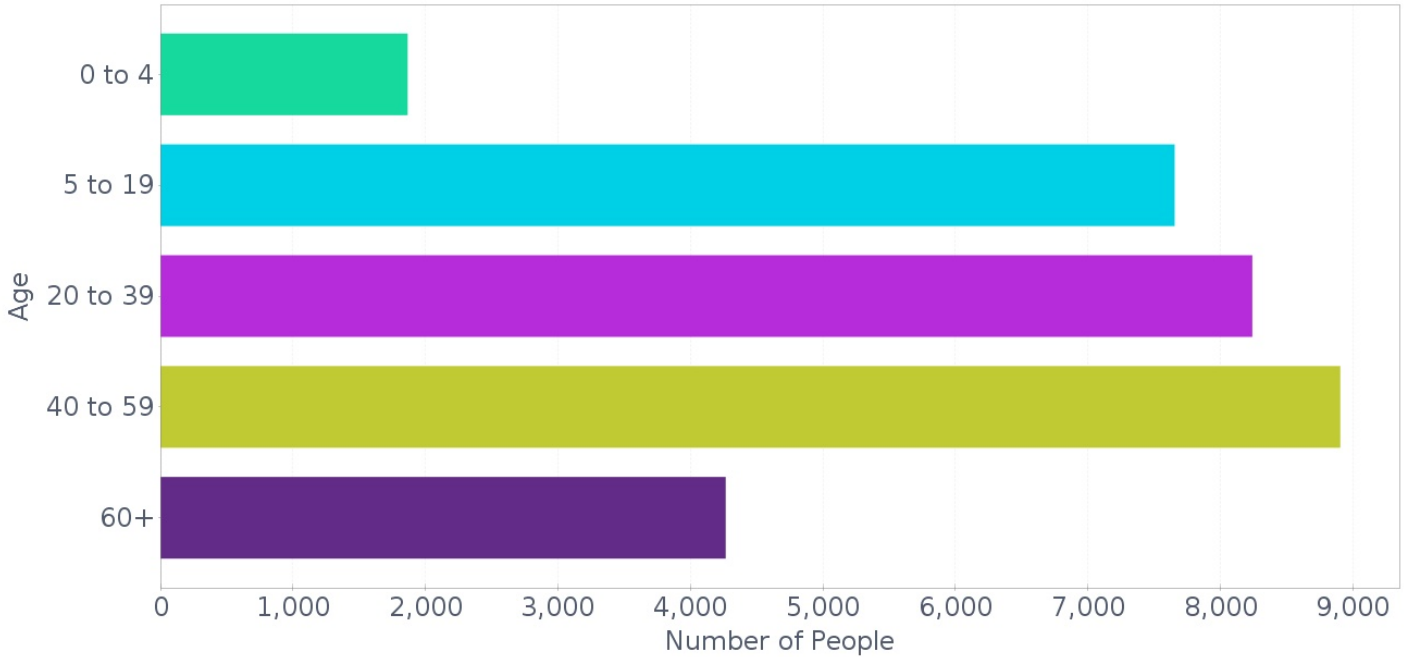


6 HILLSTON COURT

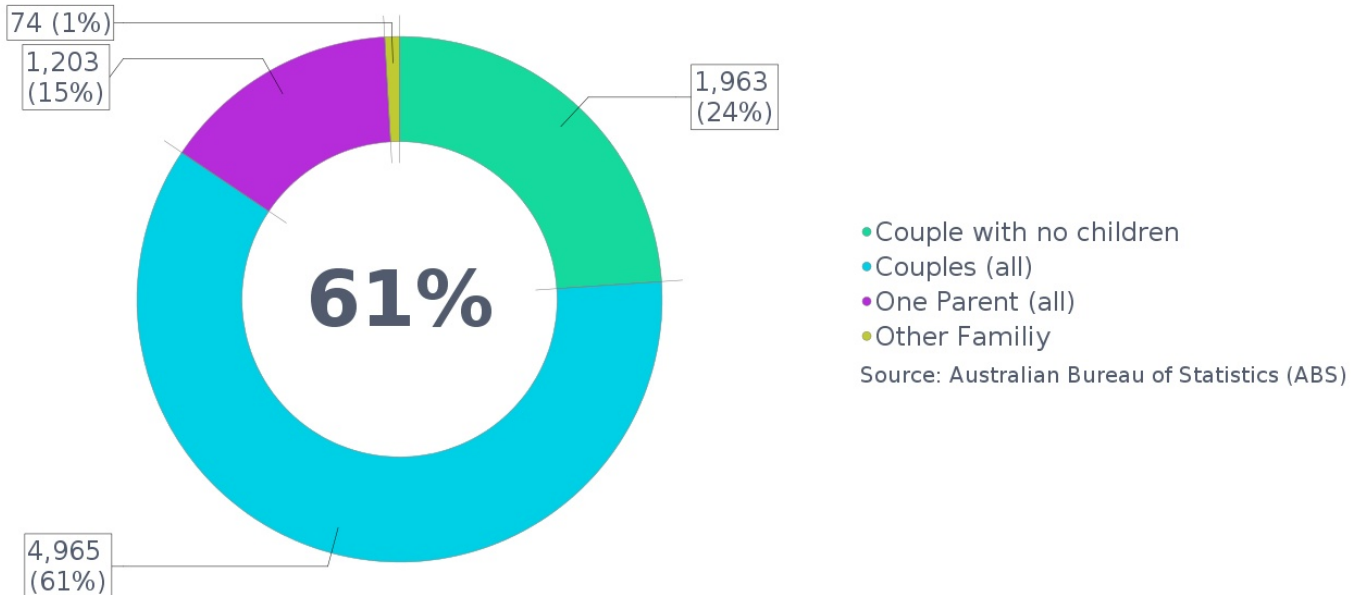
\$500 p.w.



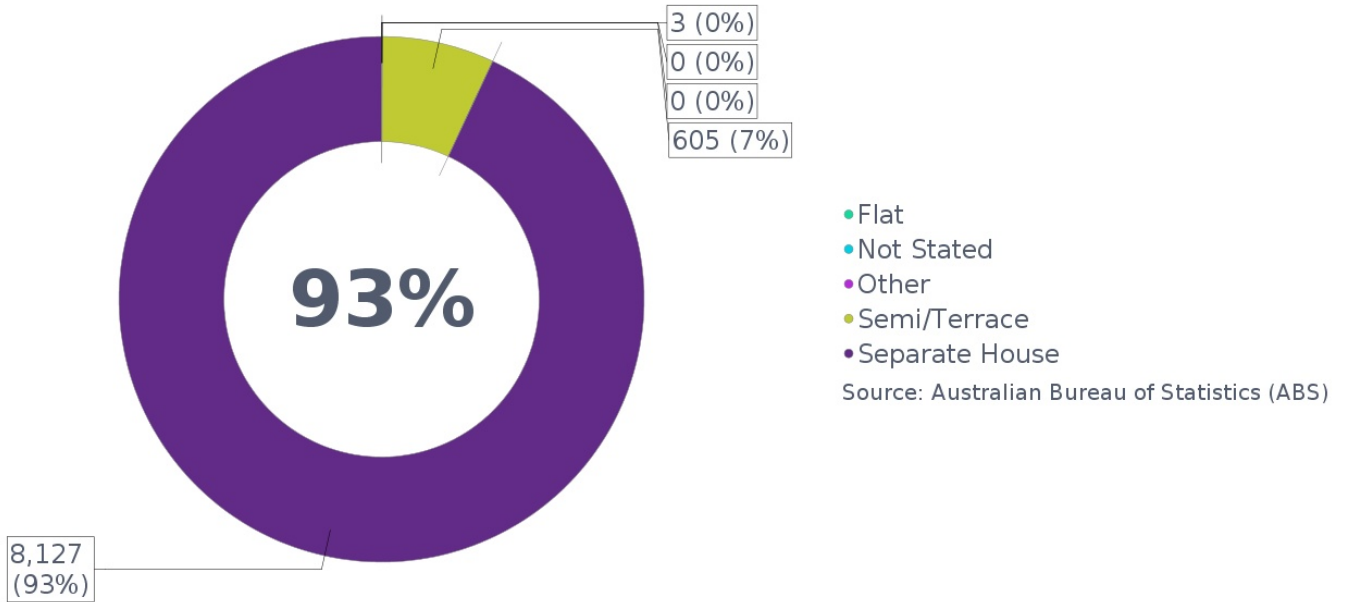
Age of Population (2021)



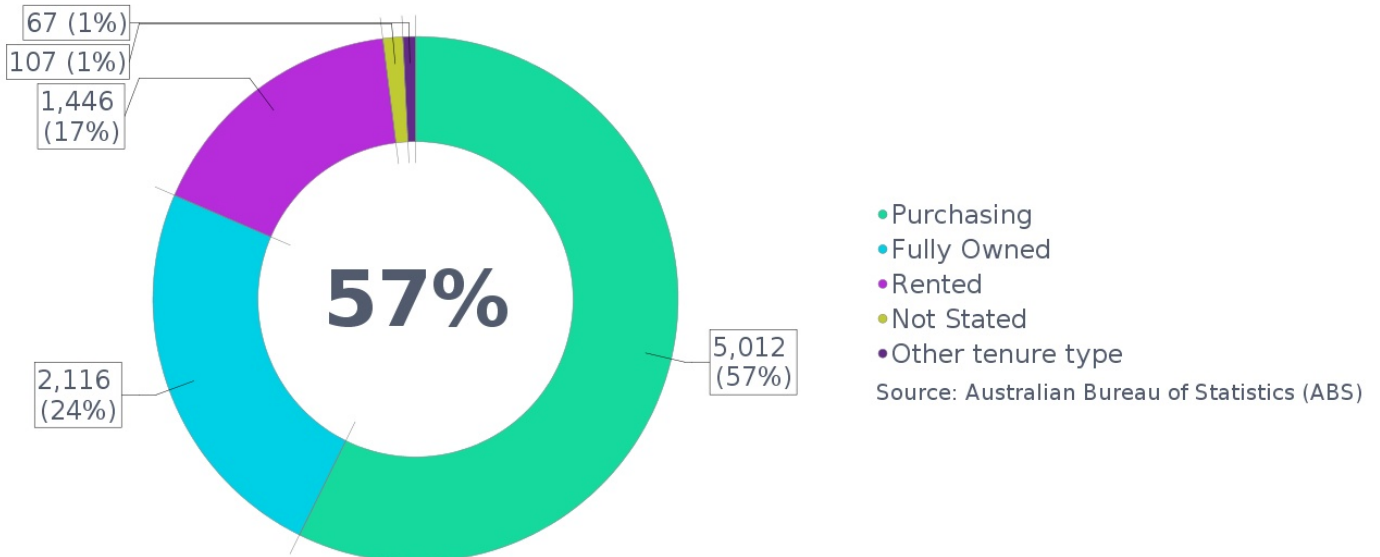
Family Composition (2021)



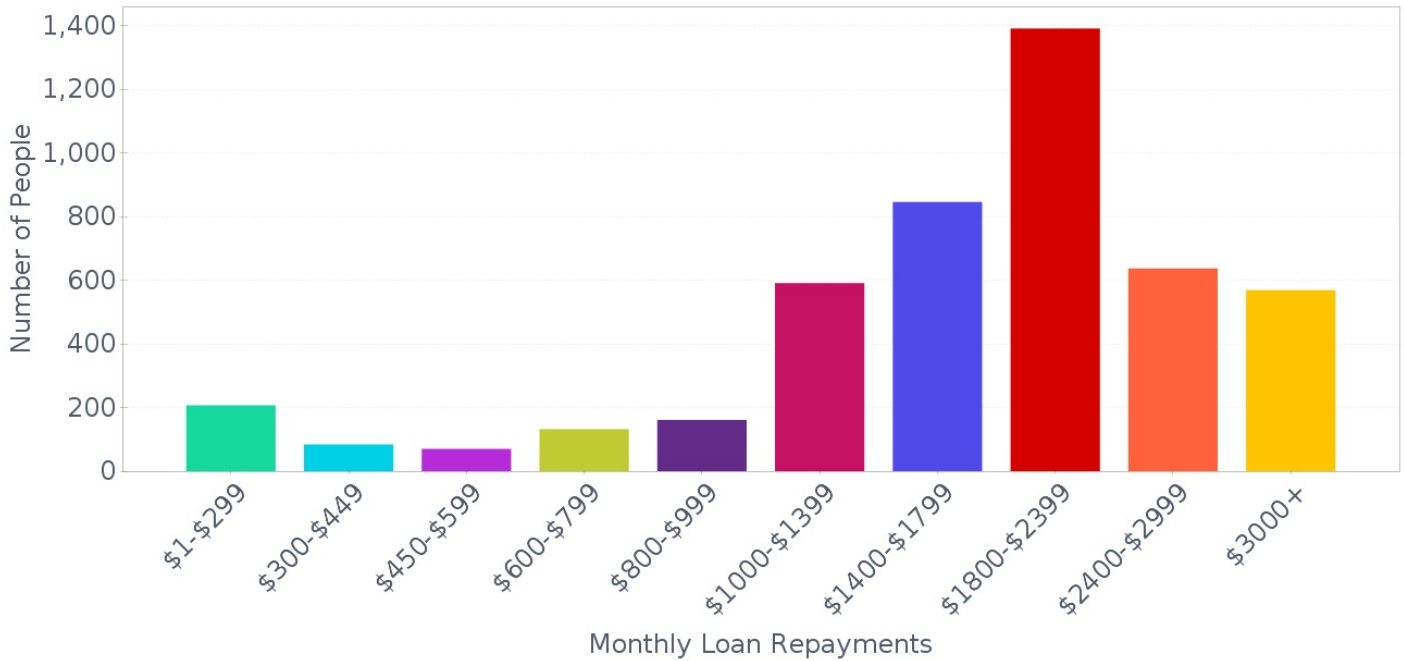
Dwelling Structure (2021)



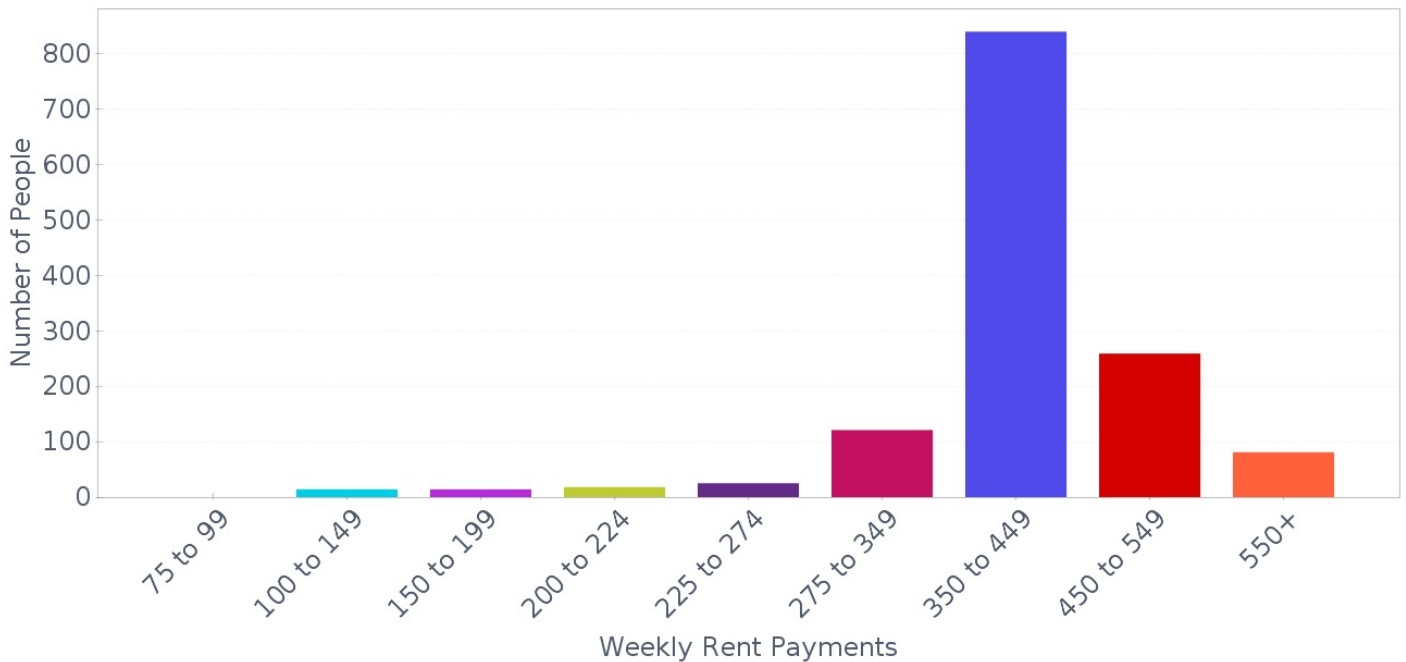
Home Ownership (2021)



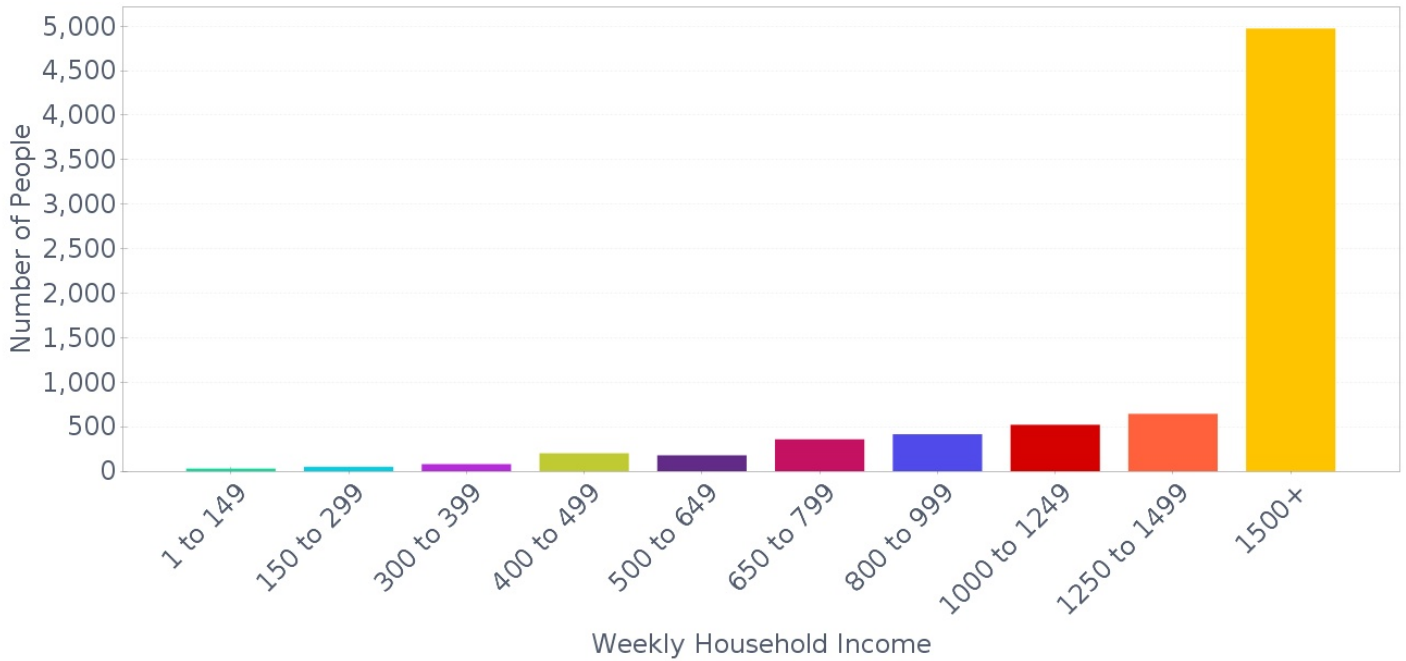
Home Loan Repayments - Monthly (2021)



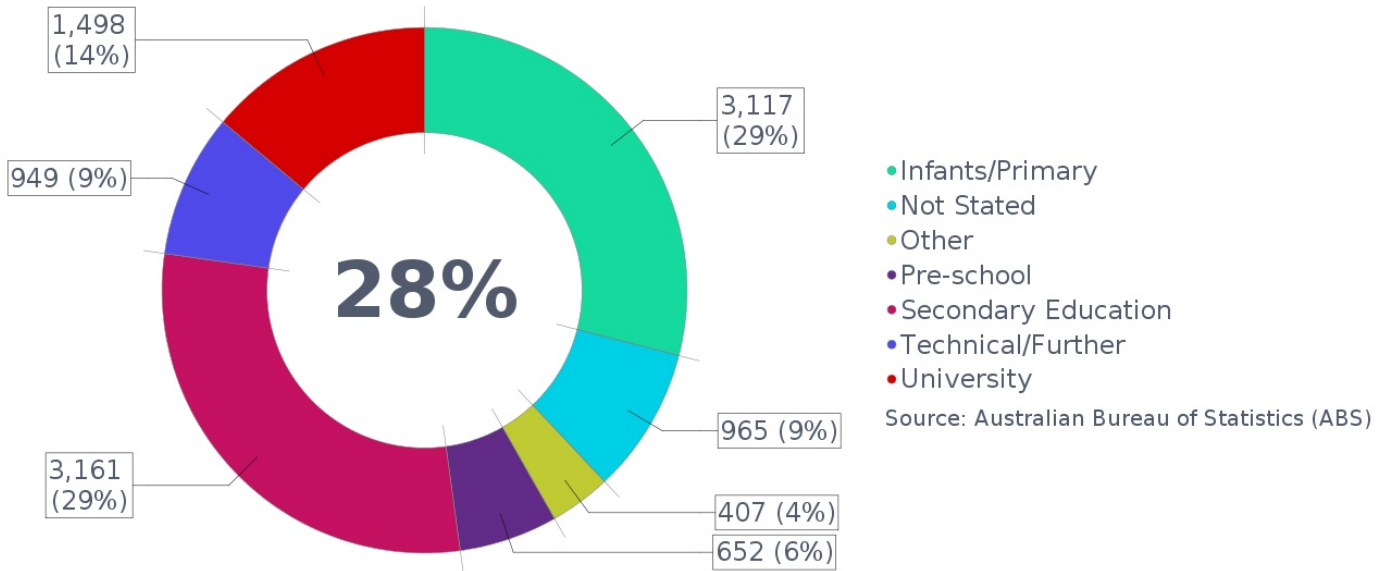
Rent Payments - Weekly (2021)



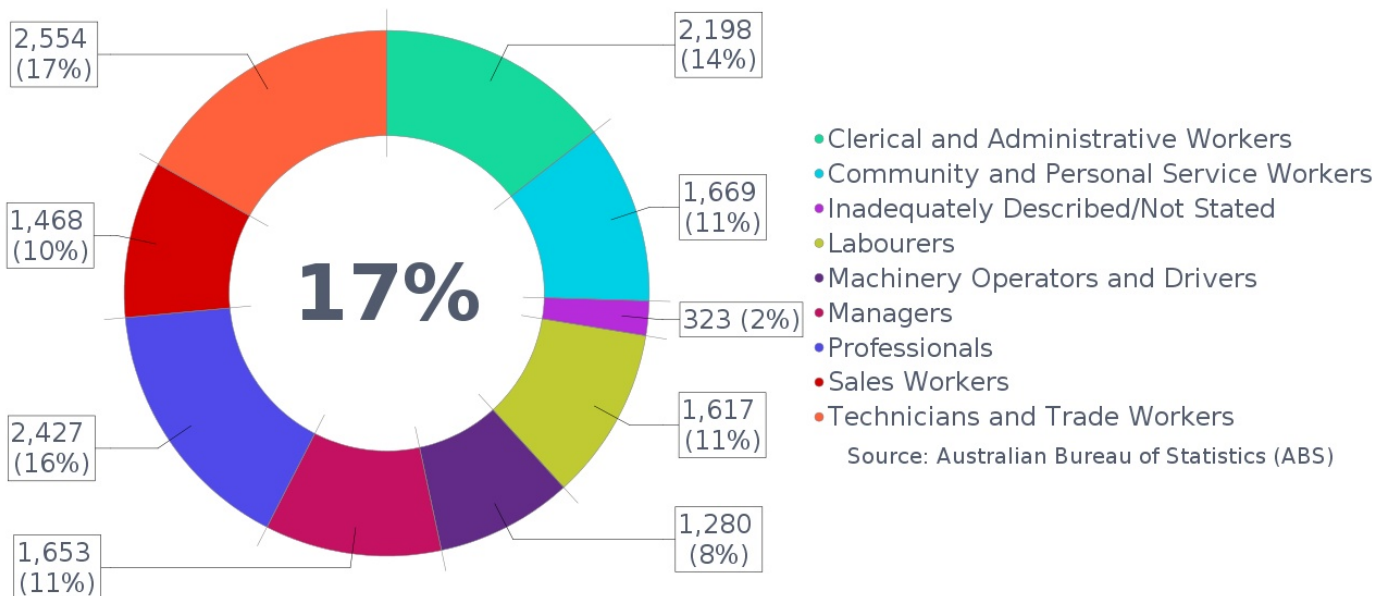
Household Income - Weekly (2021)



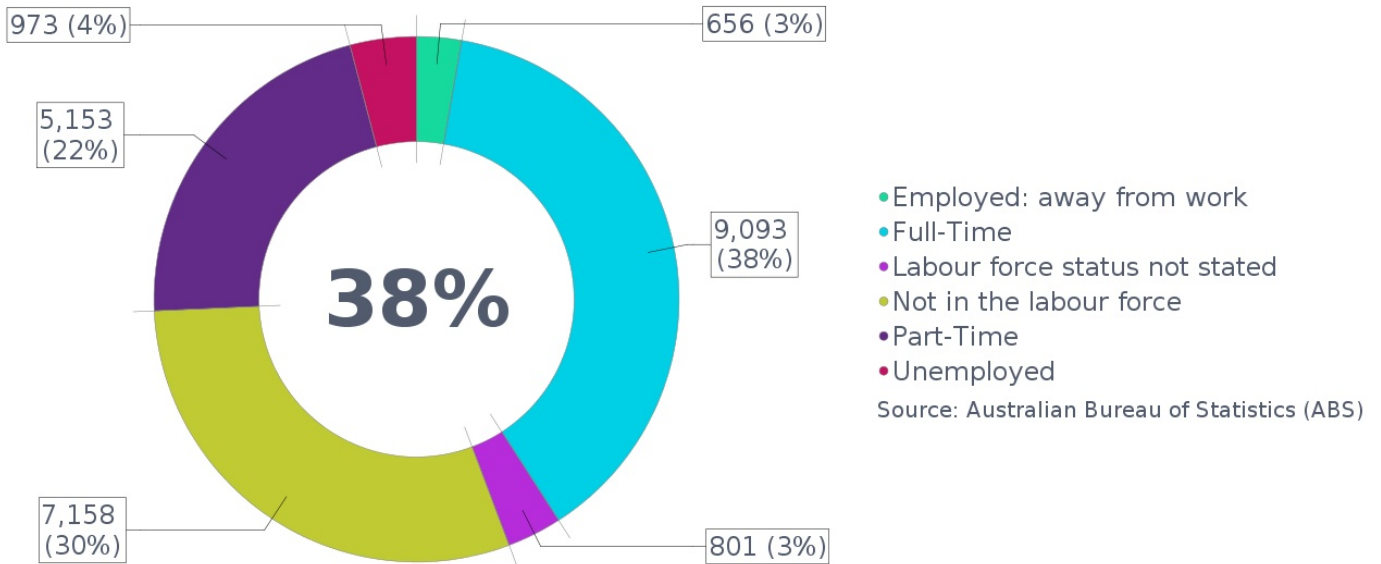
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

