

SUBURB FLYOVER REPORT

DOWNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



DOWNER - Suburb Map



Prepared on 06/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	41	\$ 397,000	0.0 %	\$ 290,000	\$ 490,000
2006	67	\$ 400,000	0.8 %	\$ 325,000	\$ 615,000
2007	56	\$ 459,000	14.8 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	33	\$ 1,333,000	6.4 %	\$ 550,000	\$ 2,055,000
2023	0				

Median Sale Price

\$1.33m

Based on 33 recorded House sales within the last 12 months (2022)

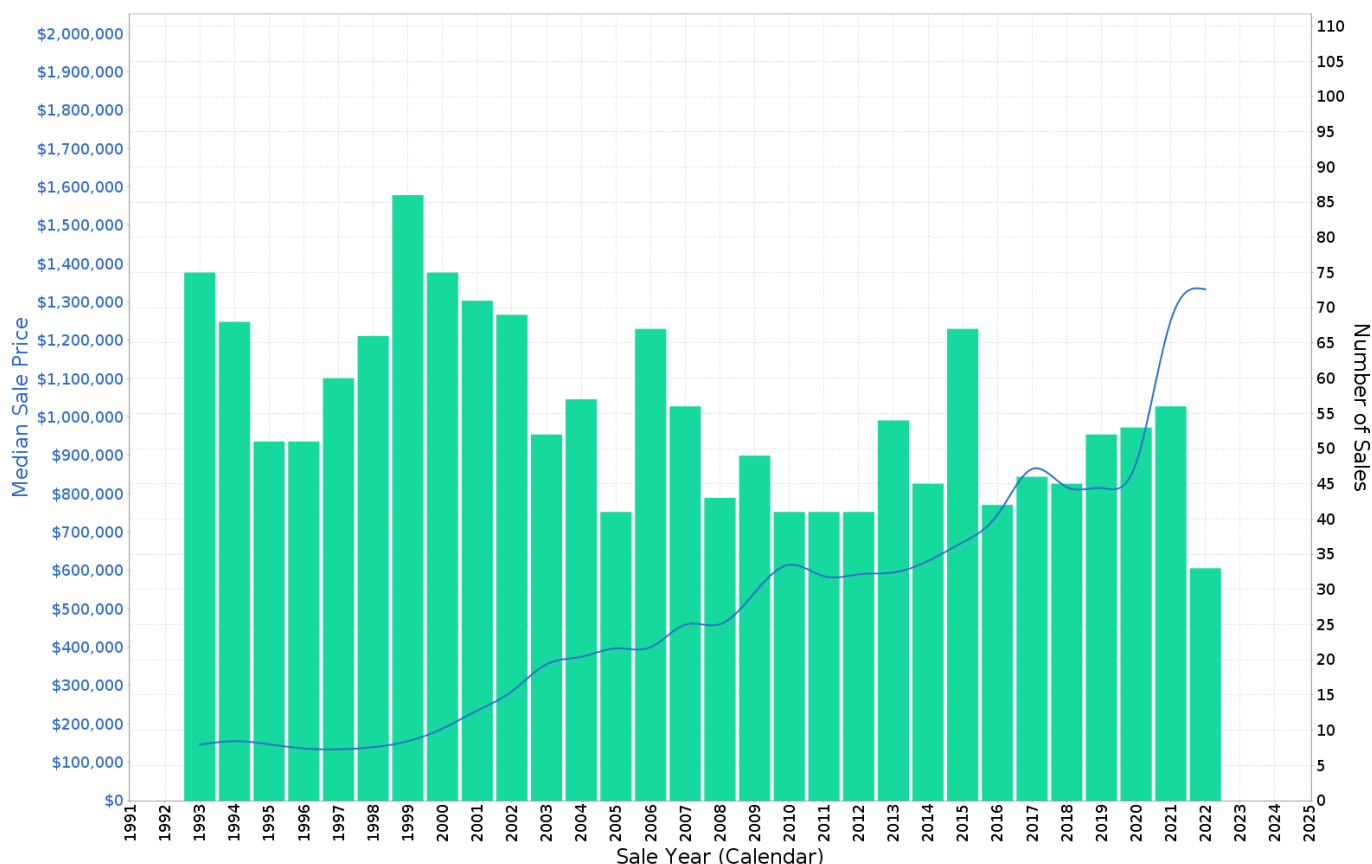
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

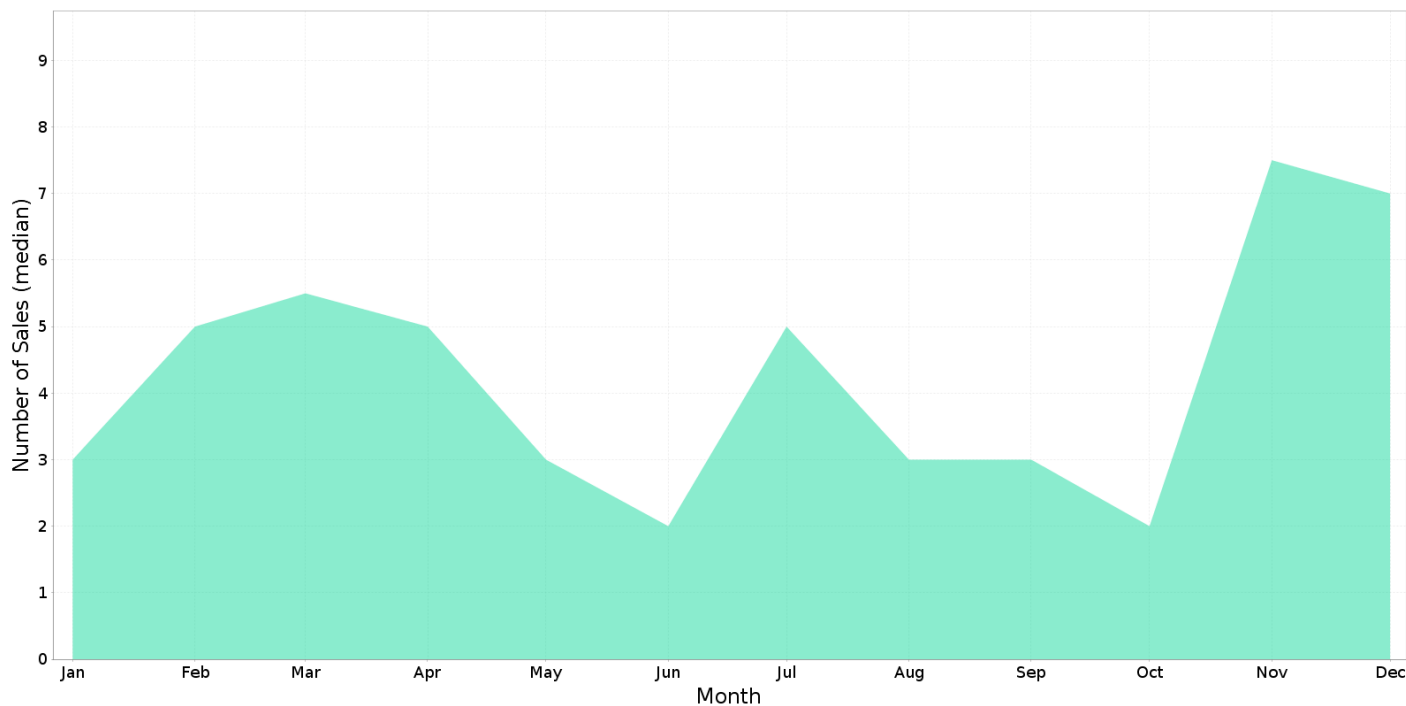
+6.4%

Current Median Price: \$1,333,000
Previous Median Price: \$1,252,500

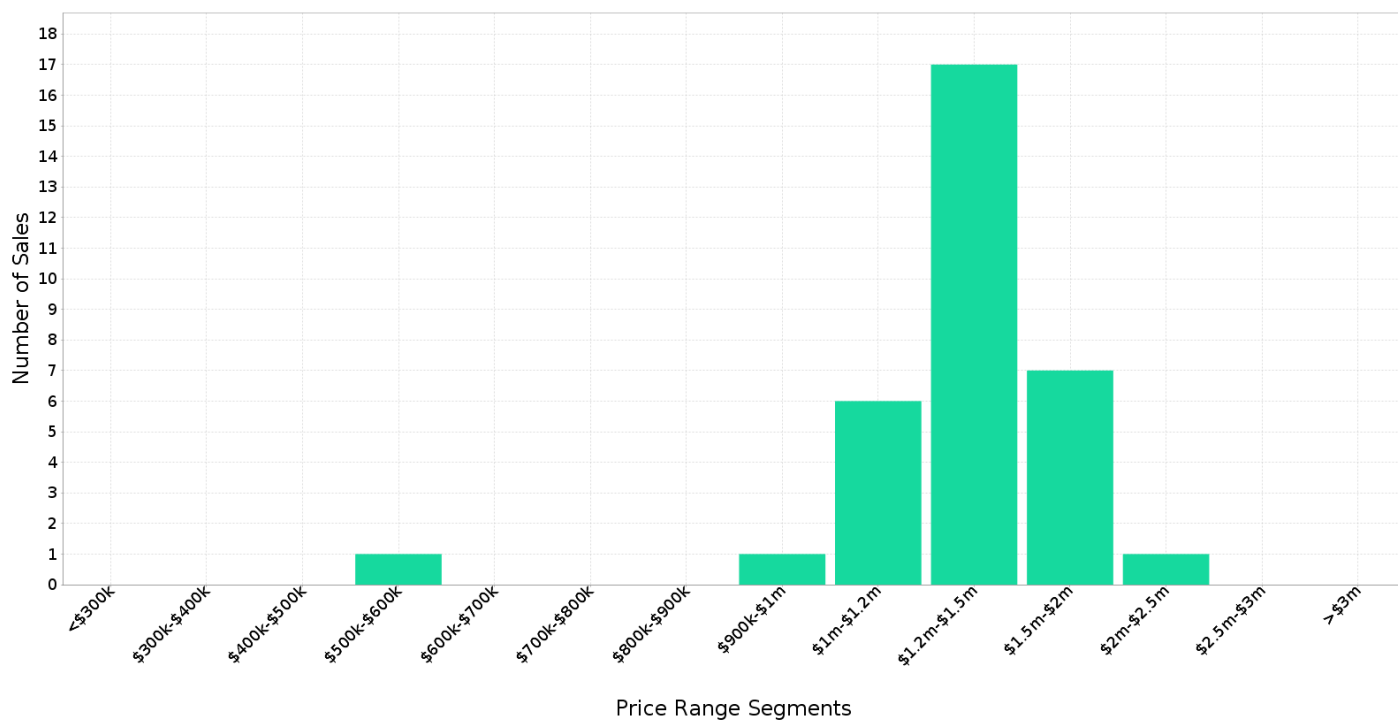
Based on 89 recorded House sales compared over the last two rolling 12 month periods



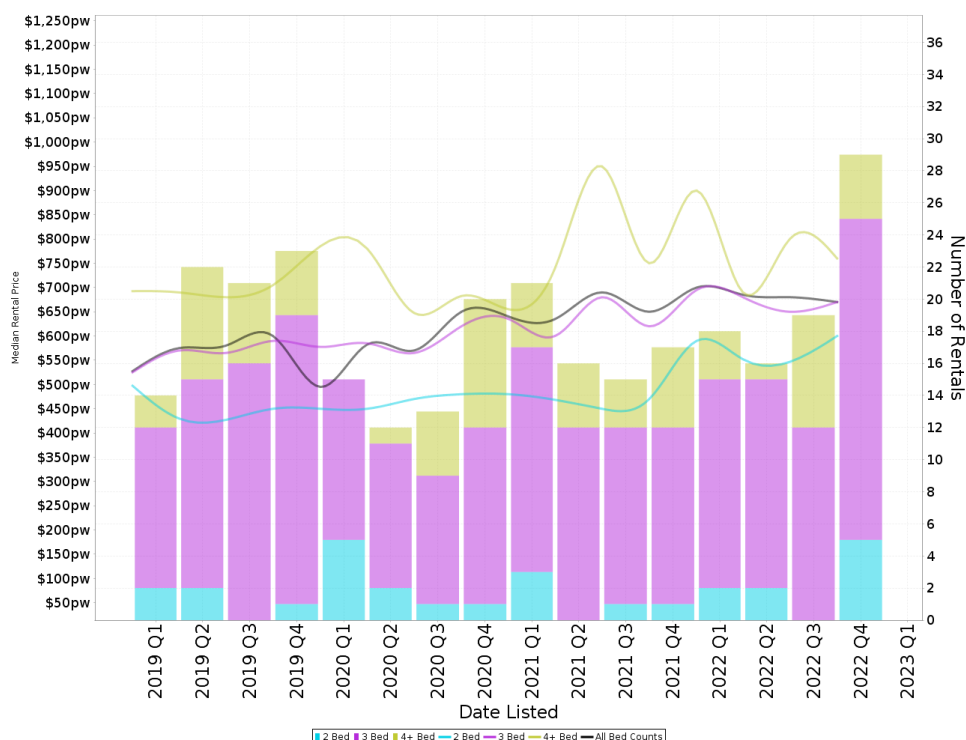
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.4%

Current Median Price: \$1,333,000
Previous Median Price: \$1,252,500

Based on 89 registered House sales compared over the last two rolling 12 month periods.

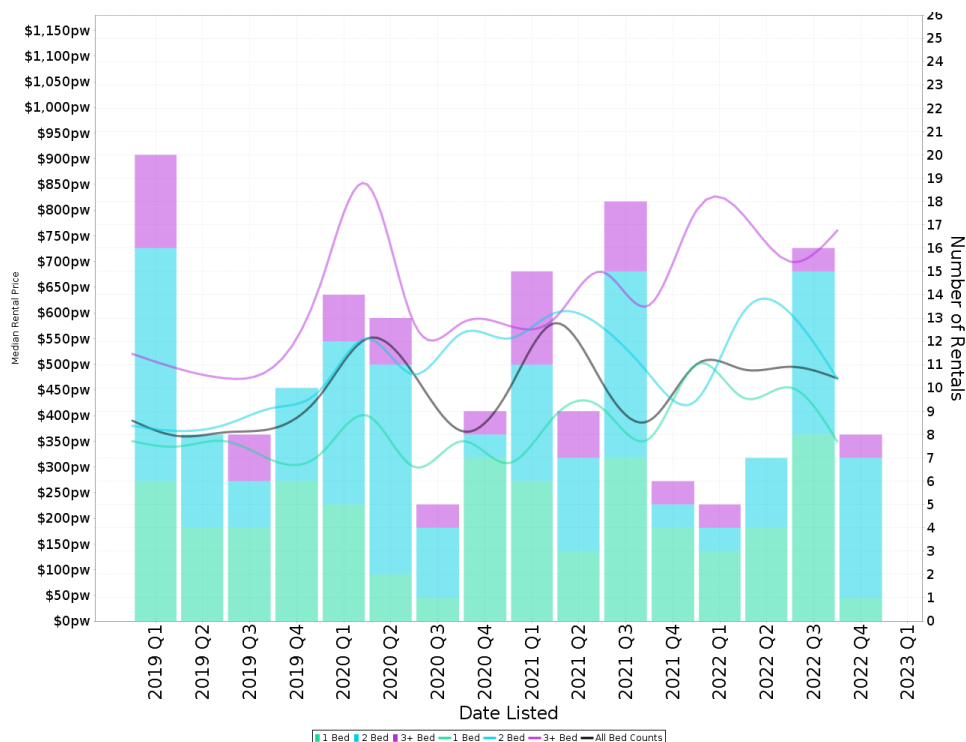
Suburb Rental Yield

+2.3%

Current Median Price: \$1,333,000
Current Median Rent: \$580

Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.9%

Current Median Price: \$600,250
Previous Median Price: \$644,900

Based on 61 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$600,250
Current Median Rent: \$370

Based on 46 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.33m

Based on 33 recorded House sales within the last 12 months (2022)

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

Suburb Growth

+6.4%

Current Median Price: \$1,333,000
Previous Median Price: \$1,252,500

Based on 89 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

33

Based on recorded House sales within the 12 months (2022)

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

71 BURN ST




\$1,425,000

Sold Dec 2022
70 Days

780 m² 4 2 3

3 MILSON ST

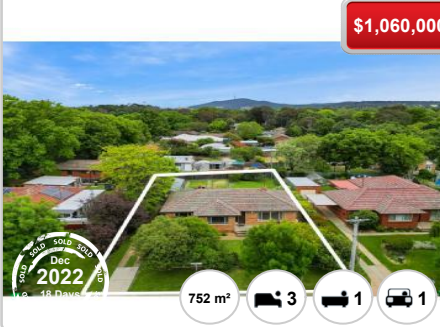


\$1,075,000

Sold Dec 2022
67 Days

599 m² 4 2 1

152 ATHERTON ST




\$1,060,000

Sold Dec 2022
18 Days

752 m² 3 1 1

6 MAY ST




\$1,380,000

Sold Nov 2022
85 Days

773 m² 4 2 2

17 COLE ST




\$1,035,000

Sold Nov 2022
81 Days

742 m² 2 1 5

12 BONYTHON ST




\$1,275,000

Sold Oct 2022
22 Days

706 m² 3 1 2

24 GARDINER ST




\$1,200,000

Sold Oct 2022
21 Days

769 m² 3 1 1

55 BURN ST




\$1,375,000

Sold Oct 2022
N/A

772 m² 4 2 2

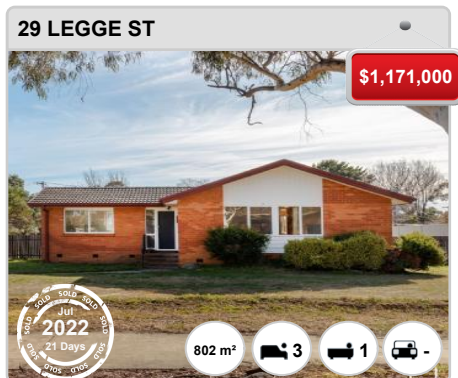
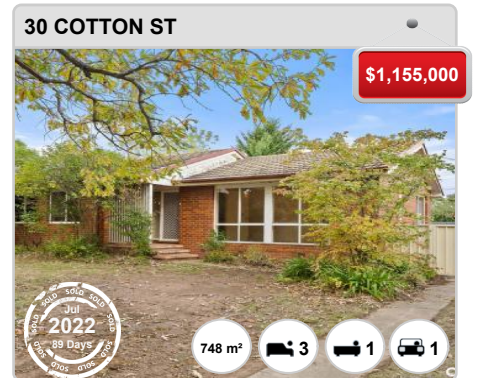
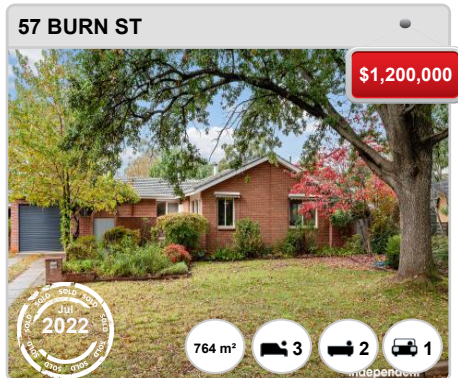
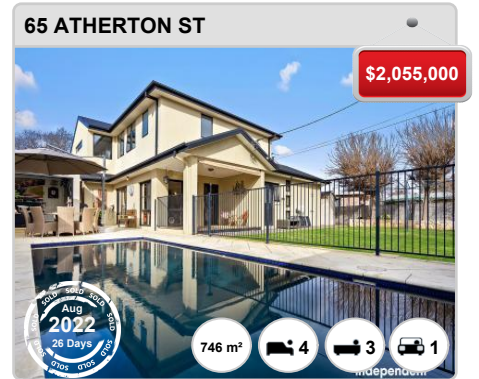
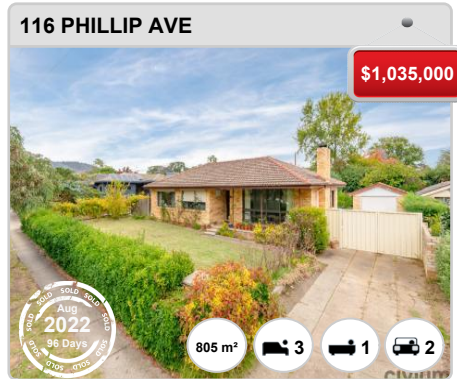
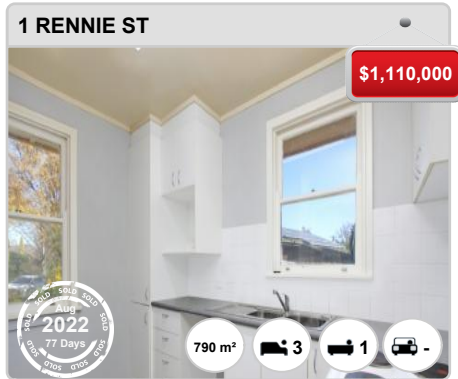
30 LEGGE ST



\$1,350,000

Sold Sep 2022
106 Days

861 m² 3 1 2



DOWNER - Properties For Rent

Median Rental Price

\$580 /w

Based on 80 recorded House rentals within the last 12 months (2022)

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

Rental Yield

+2.3%

Current Median Price: \$1,333,000
Current Median Rent: \$580

Based on 33 recorded House sales and 80 House rentals compared over the last 12 months


Number of Rentals

80

Based on recorded House rentals within the last 12 months (2022)

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

5 Padbury Close

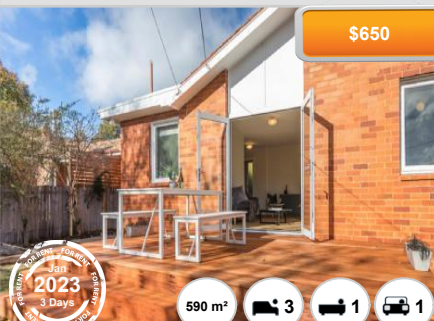


\$640 pw

Jan 2023
2 Days

3 Beds 1 Bath 1 Car

25 Swinden Street



\$650

Jan 2023
3 Days

590 m² 3 Beds 1 Bath 1 Car

15 CADELL STREET



\$580.00 per

Dec 2022
17 Days

752 m² 3 Beds 1 Bath 1 Car

122 ATHERTON STREET

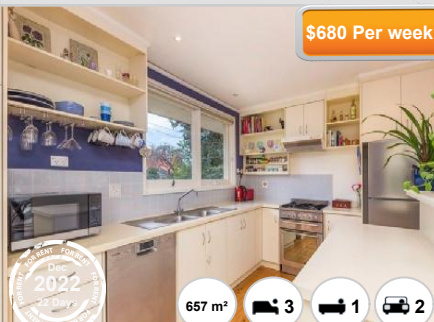


\$730 pw

Dec 2022
24 Days

734 m² 3 Beds 1 Bath 1 Car

4 FENNER STREET




\$680 Per week

Dec 2022
24 Days

657 m² 3 Beds 1 Bath 2 Car

536 Northbourne Avenue




\$720 Per Week

Dec 2022
23 Days

755 m² 3 Beds 1 Bath 1 Car

32 Bonython Street




\$710

Dec 2022
25 Days

814 m² 2 Beds 1 Bath 1 Car

22 COWAN STREET

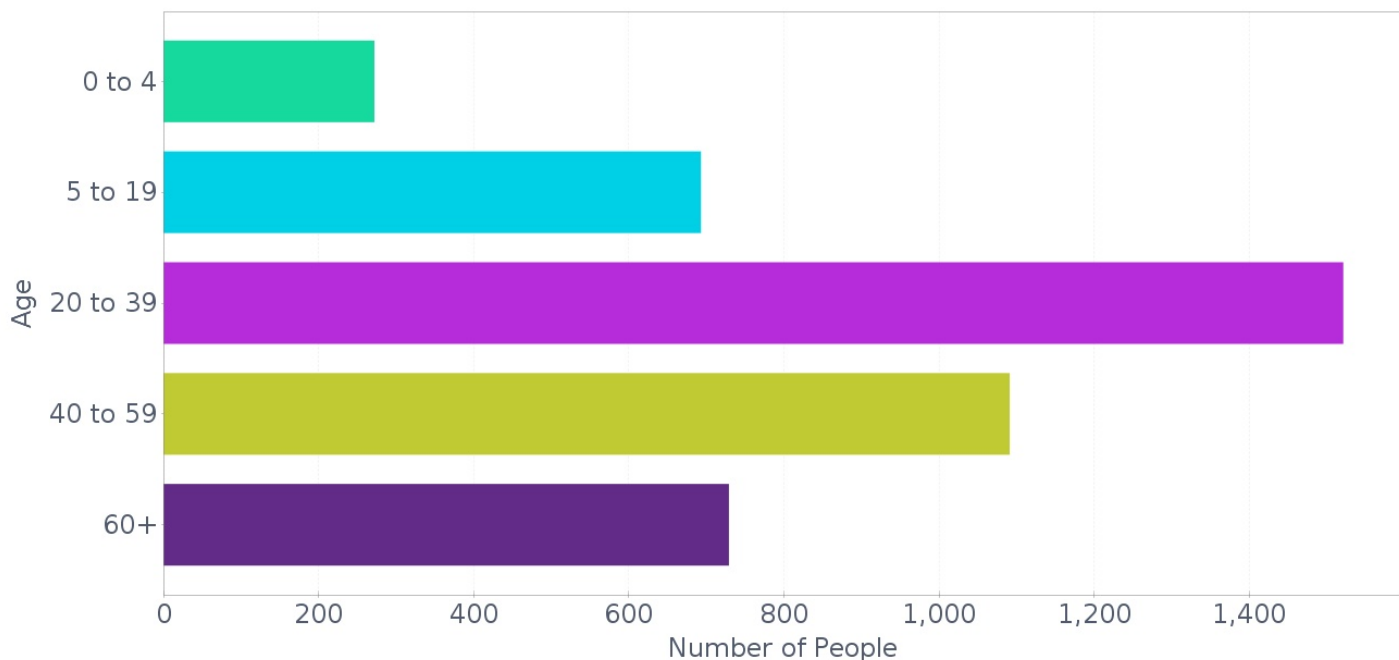


\$980 per week

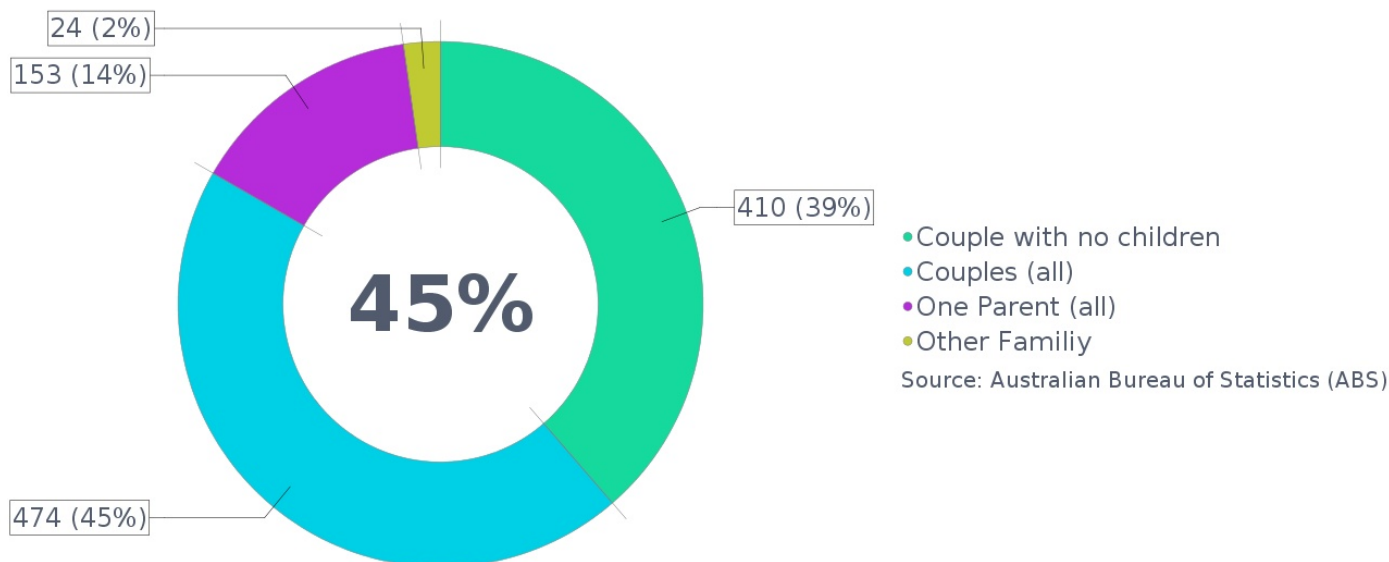
Nov 2022
46 Days

786 m² 3 Beds 2 Bath 1 Car

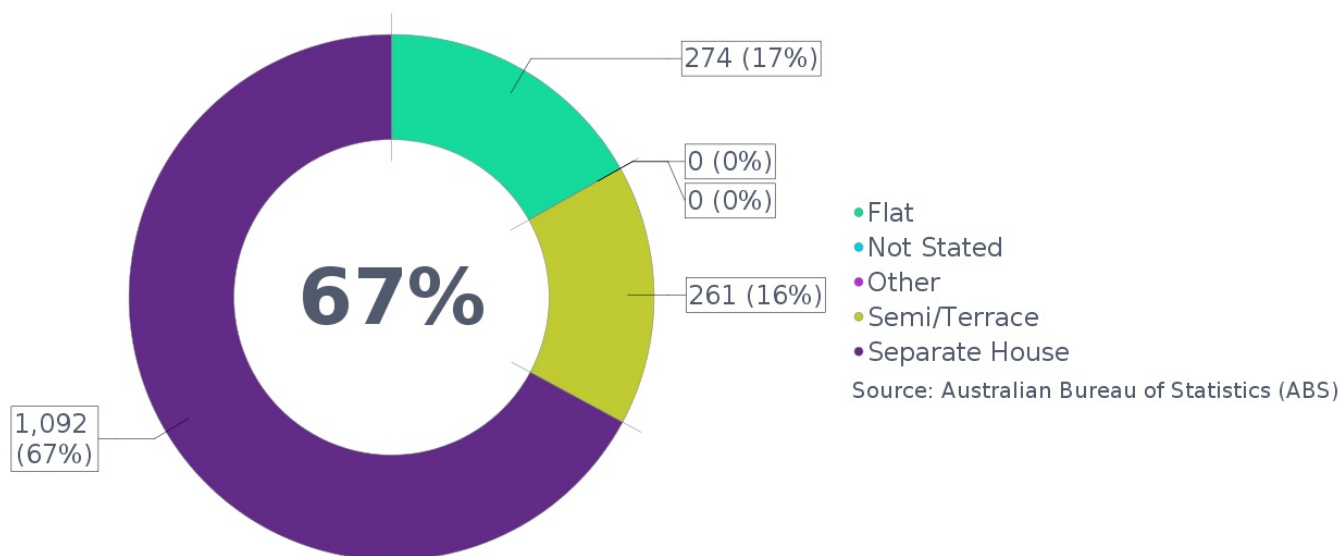
Age of Population (2021)



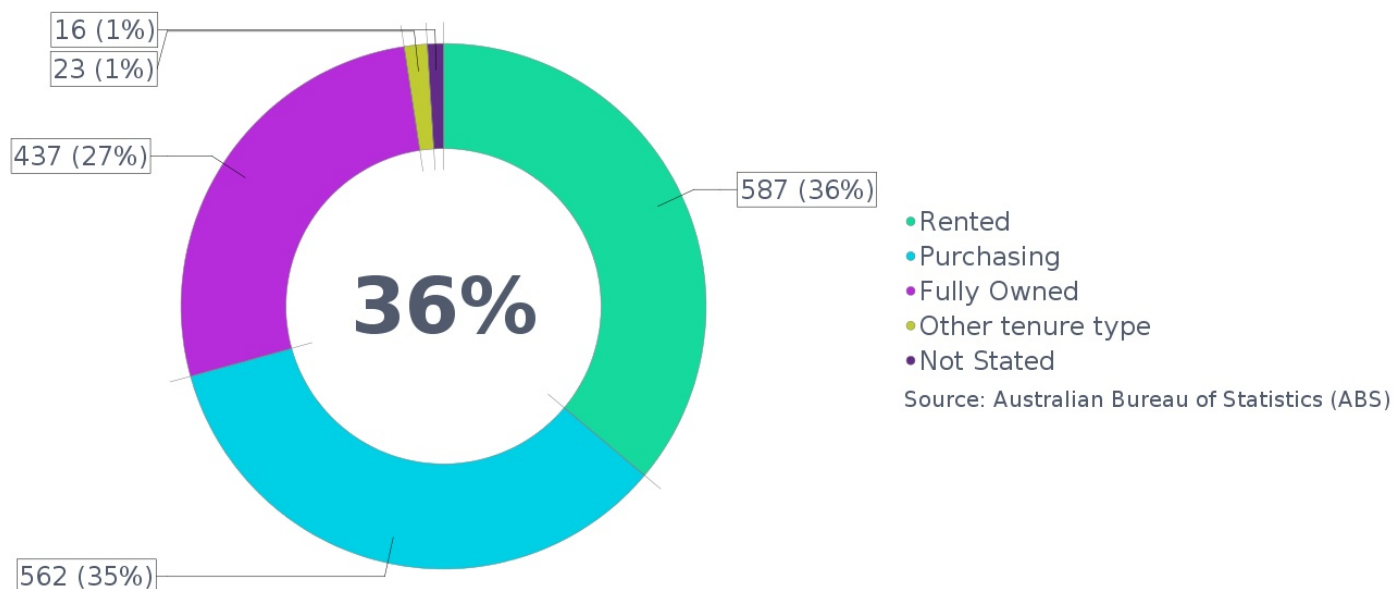
Family Composition (2021)



Dwelling Structure (2021)



Home Ownership (2021)



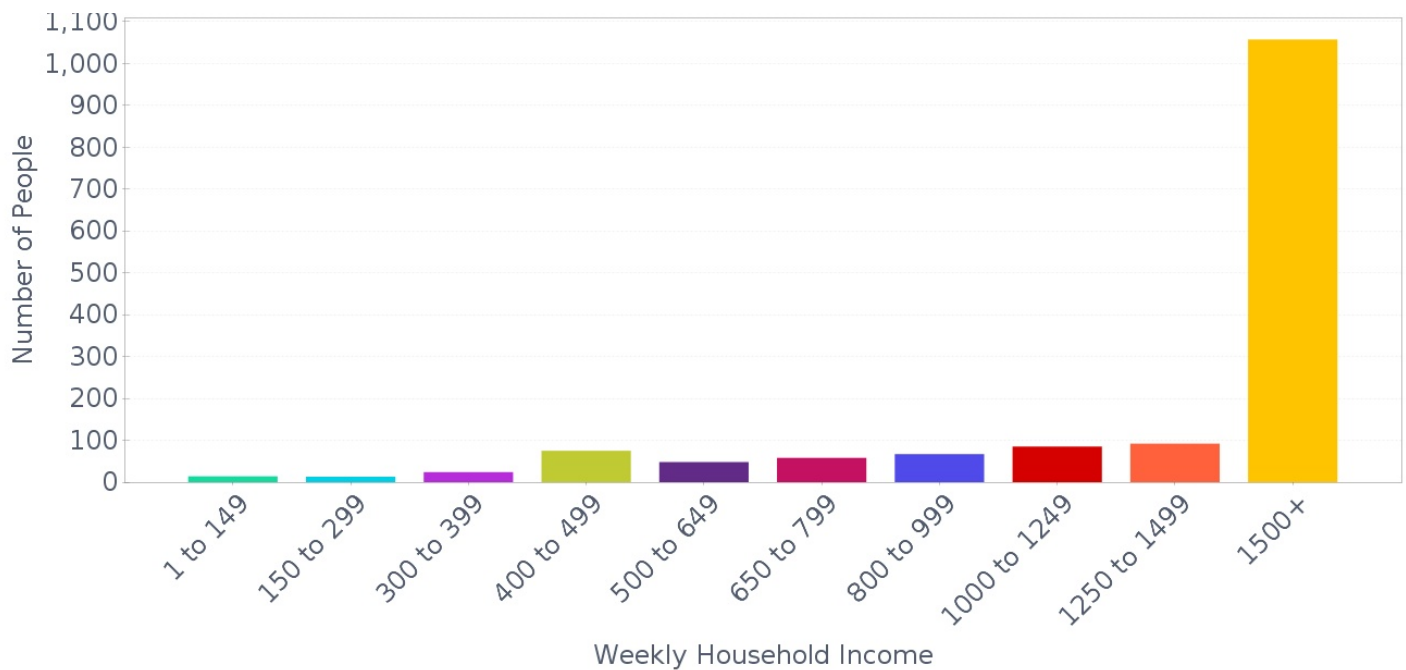
Home Loan Repayments - Monthly (2021)



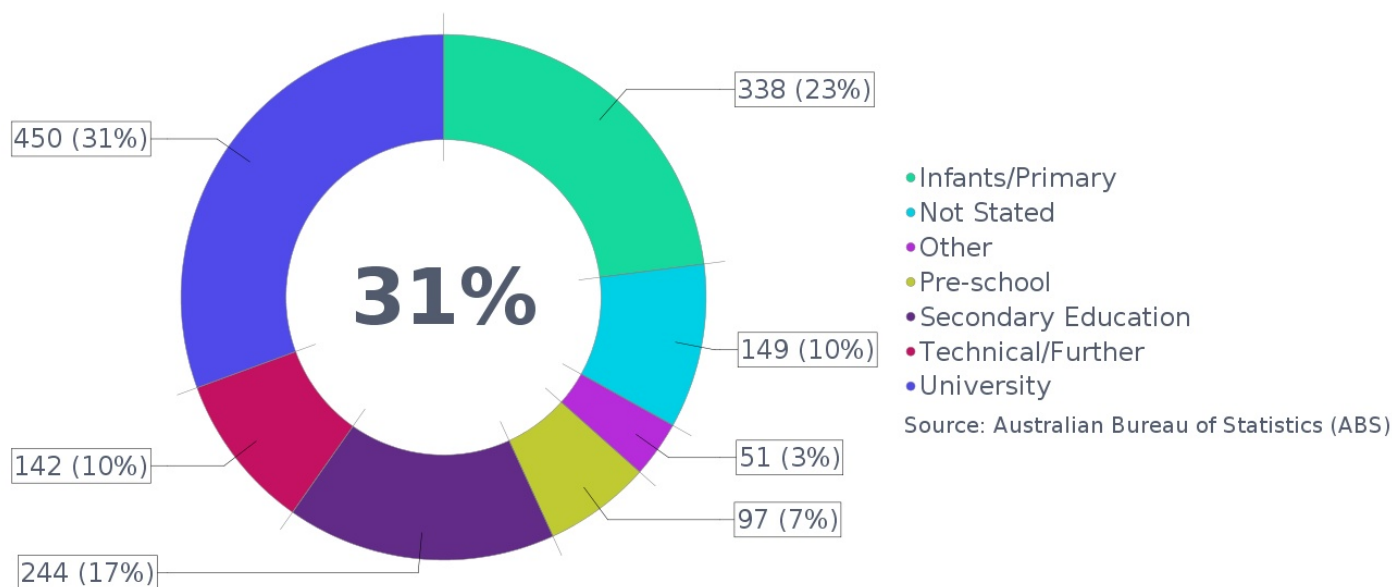
Rent Payments - Weekly (2021)



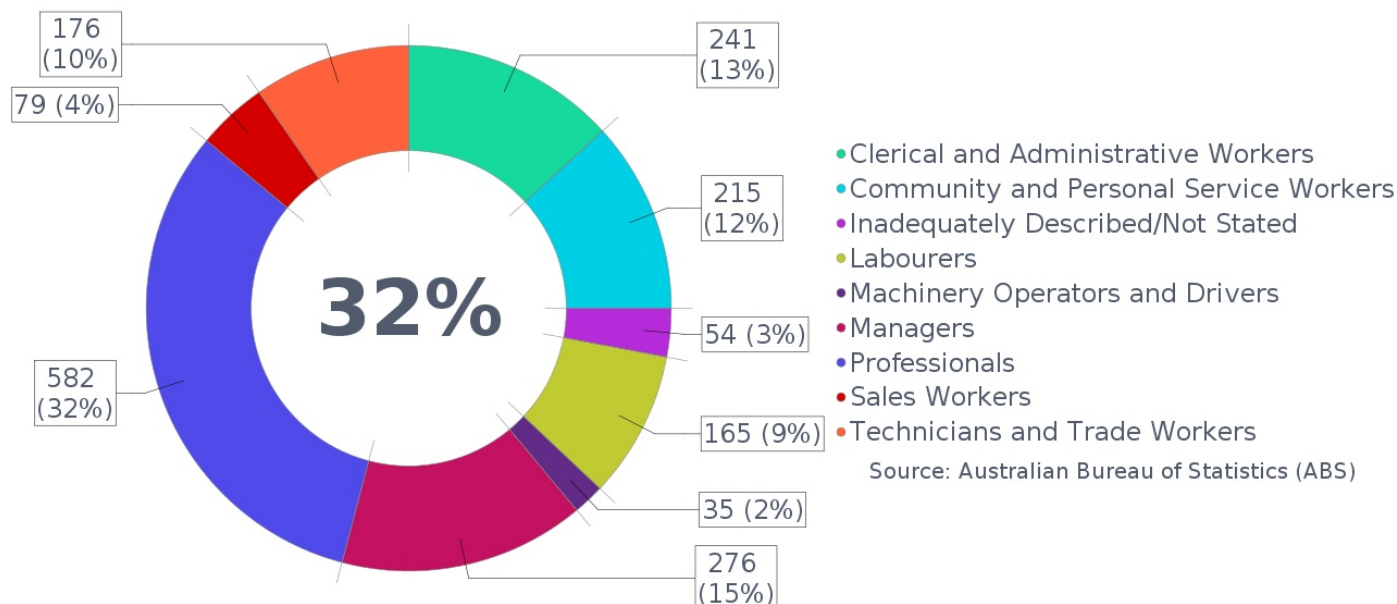
Household Income - Weekly (2021)



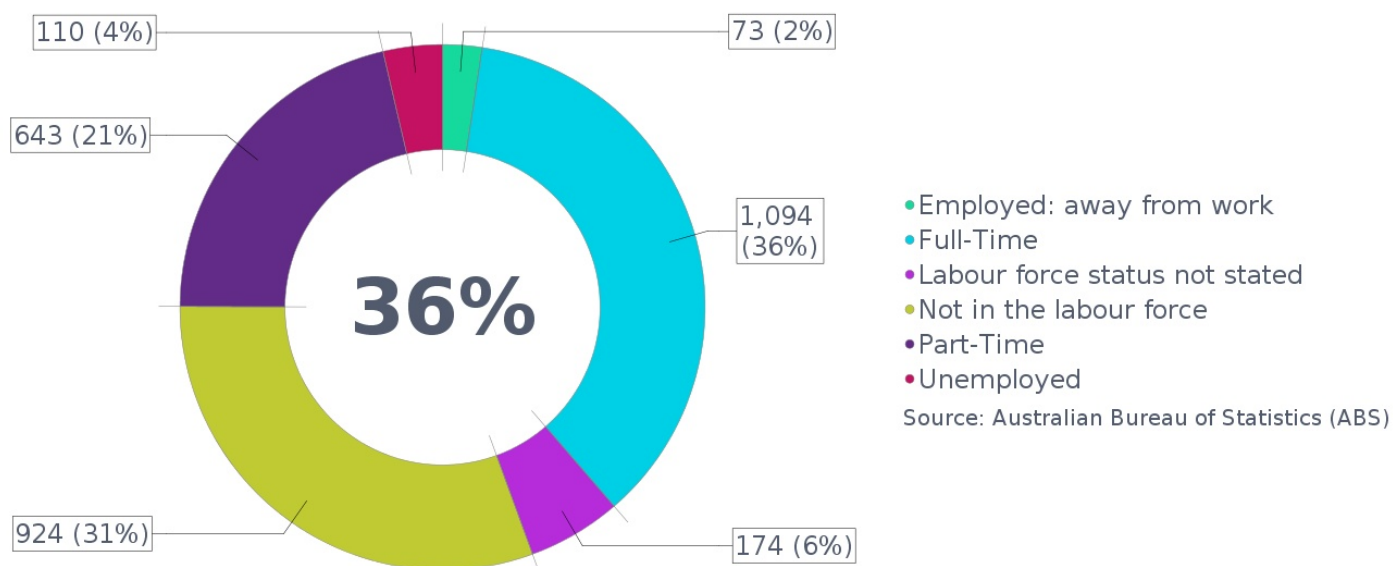
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

