

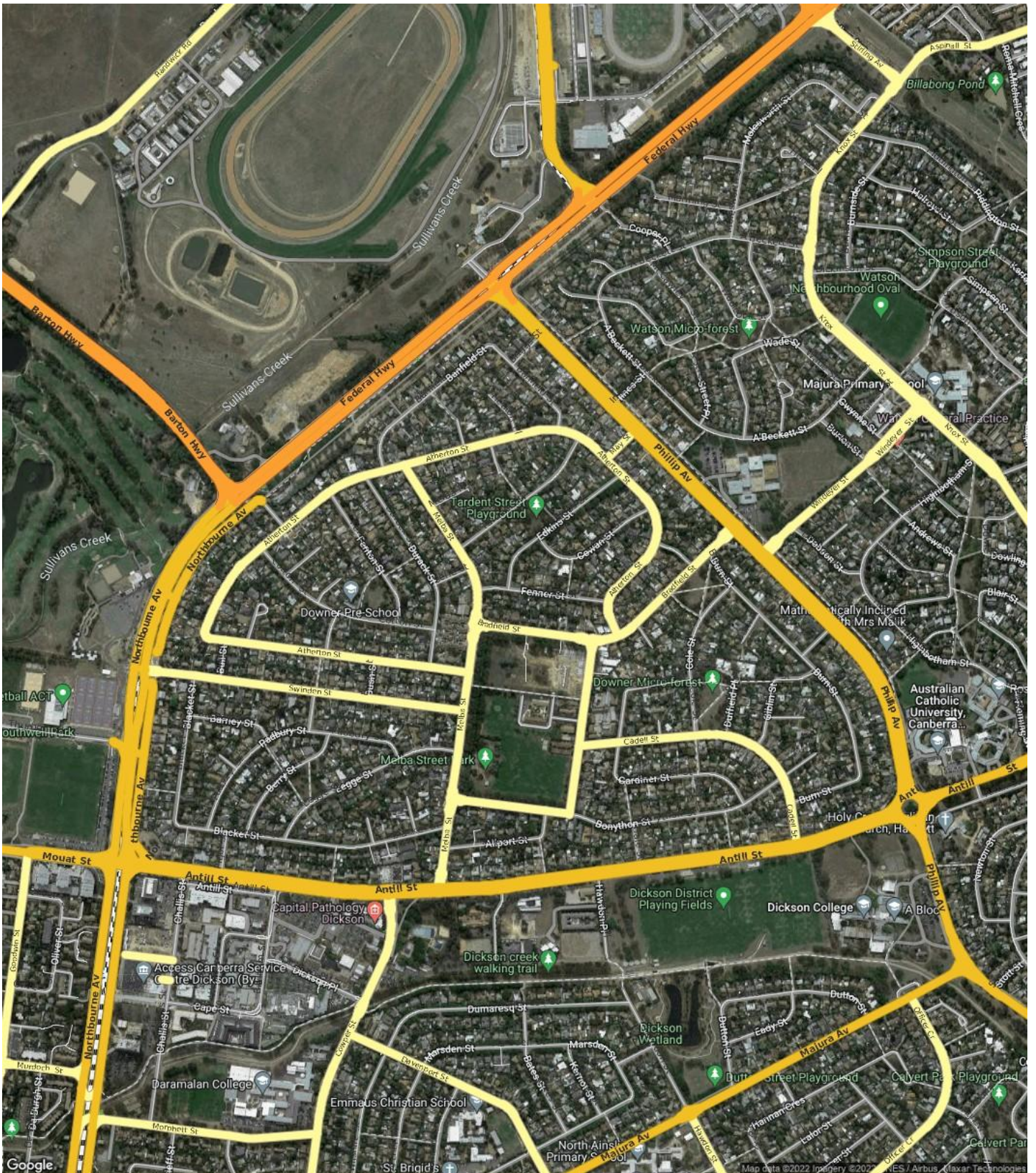
SUBURB FLYOVER REPORT

DOWNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



DOWNER - Suburb Map



Prepared on 11/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.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)

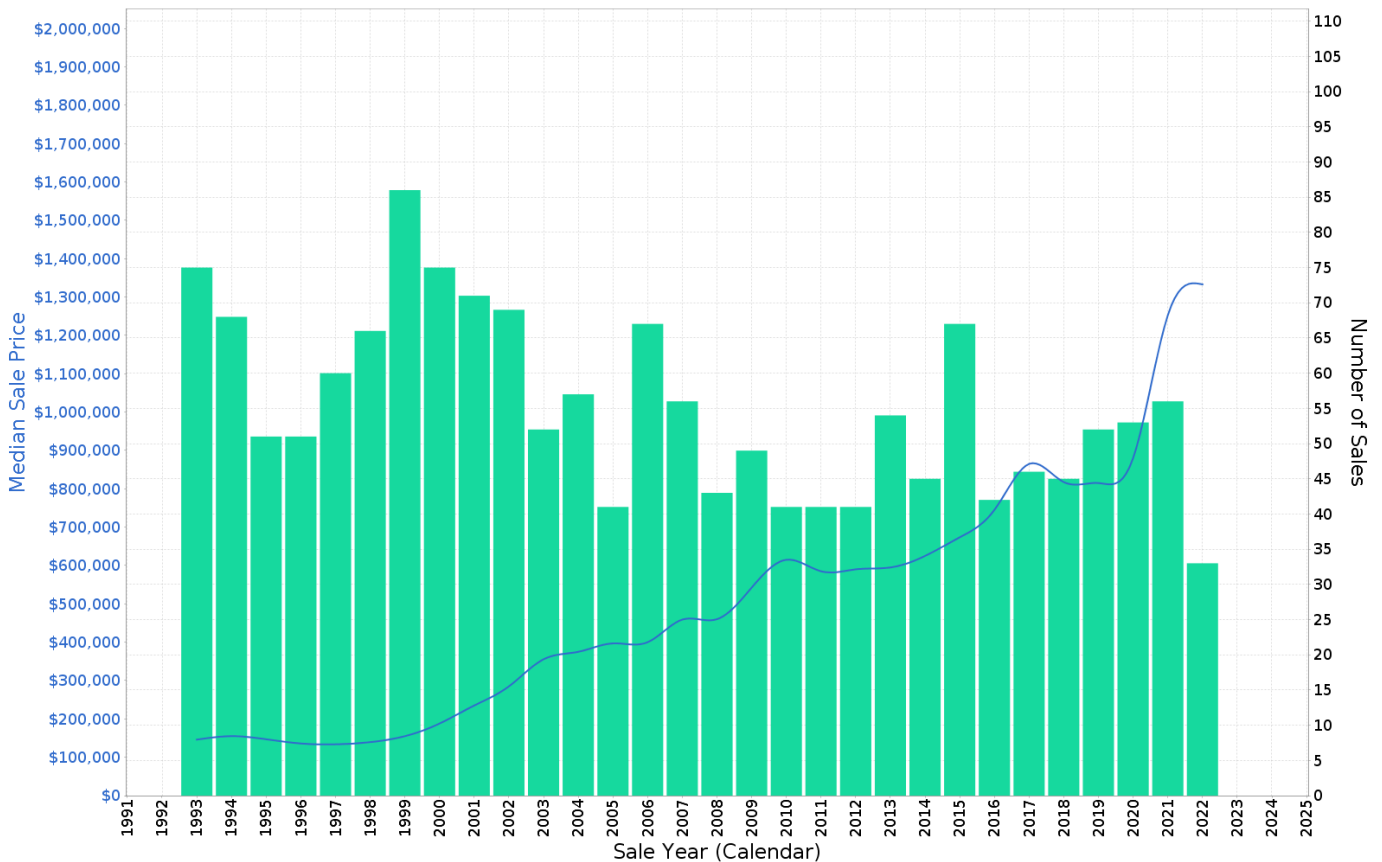
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

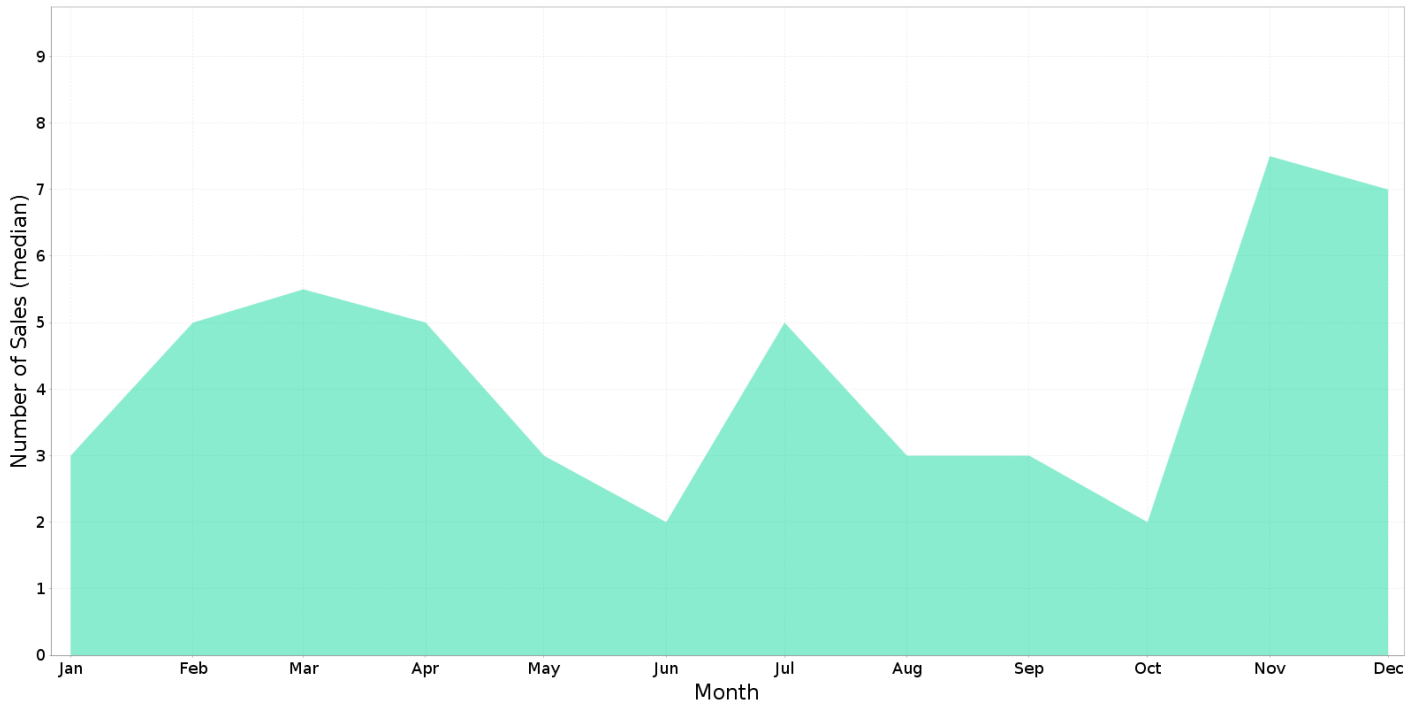
+6.4%

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

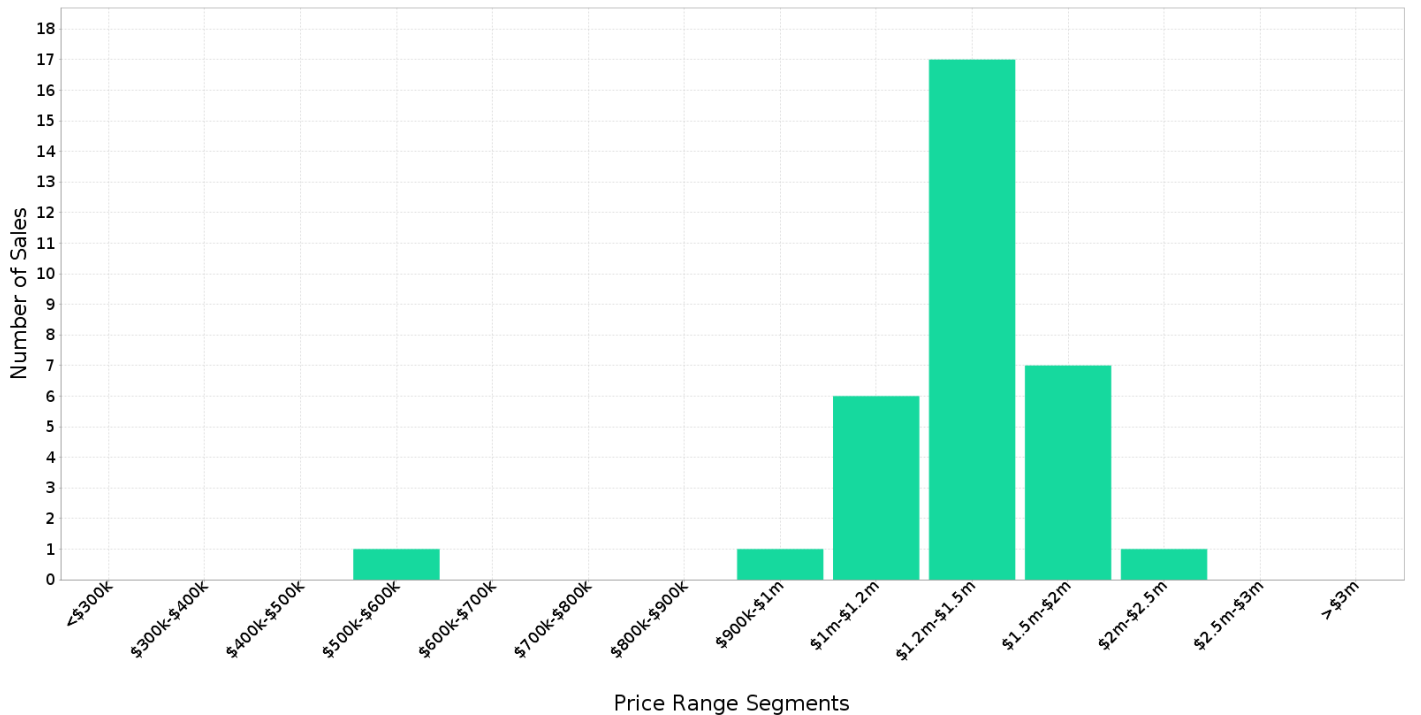
Based on 89 recorded House sales compared over the last two rolling 12 month periods



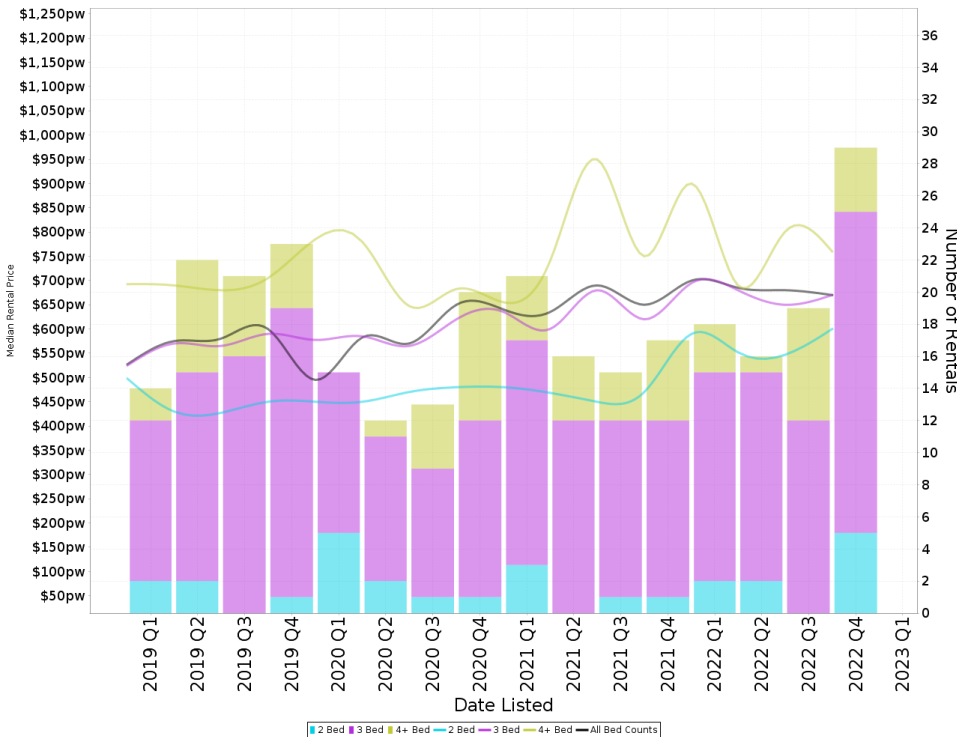
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.4%

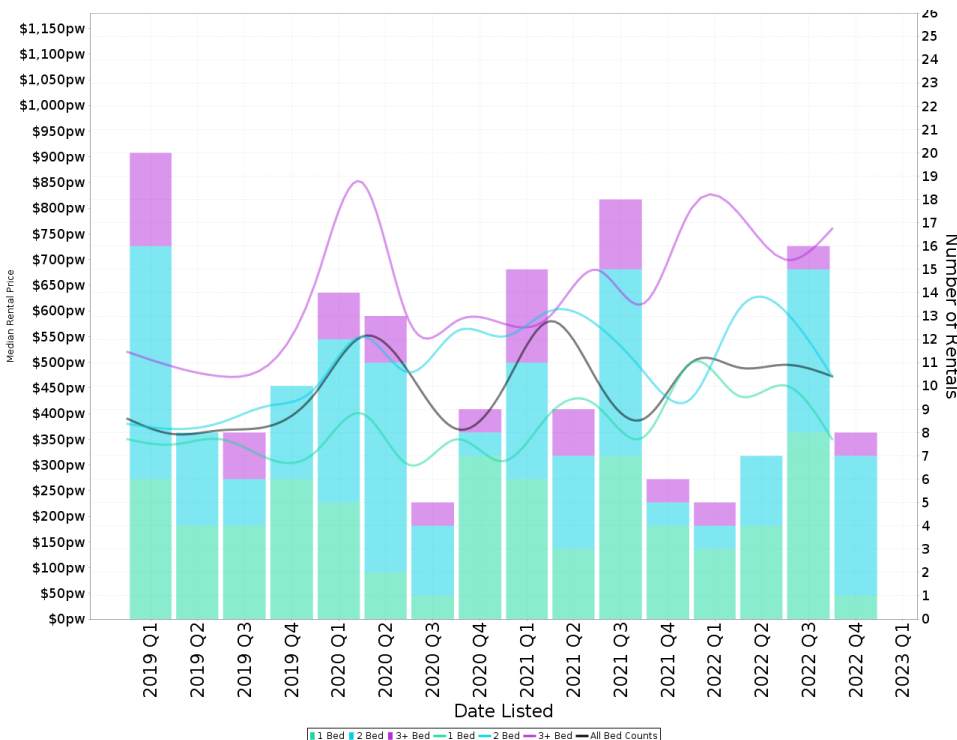
Current Median Price: \$1,333,000
Previous Median Price: \$1,252,500
Based on 89 registered House sales compared over the last two rolling 12 month periods.

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

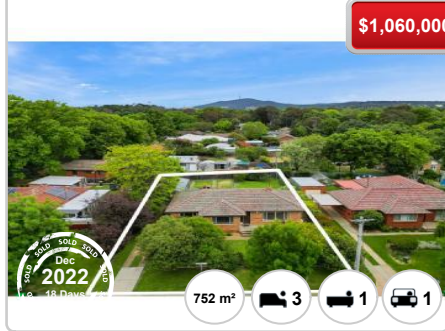


\$1,075,000

Sold Dec 2022
67 Days

599 m² 4 2 1

152 ATHERTON ST




\$1,060,000

Sold Dec 2022
48 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

1 RENNIE ST



\$1,110,000

Aug 2022
77 Days

790 m² 3 1 -

116 PHILLIP AVE

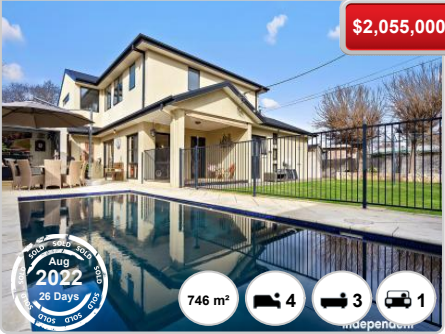


\$1,035,000

Aug 2022
96 Days

805 m² 3 1 2

65 ATHERTON ST




\$2,055,000

Aug 2022
26 Days

746 m² 4 3 1

57 BURN ST



\$1,200,000

Jul 2022

764 m² 3 2 1

16 FENTON ST




\$1,275,000

Jul 2022
77 Days

737 m² 4 2 1

30 COTTON ST




\$1,155,000

Jul 2022
89 Days

748 m² 3 1 1

29 LEGGE ST



\$1,171,000

Jul 2022
21 Days

802 m² 3 1 -

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

24 LEGGE STREET



\$580 weekly

736 m² 3 1 1

FOR RENT FOR SALE
Jan 2023
2 Days

15 MELBA STREET




\$480 pw

695 m² 3 1 1

FOR RENT FOR SALE
Jan 2023
2 Days

14 Burn Street




\$700 per week

581 m² 3 1 -

FOR RENT FOR SALE
Jan 2023
3 Days

10 Cadell Street



\$520.00 pw

748 m² 3 1 2

FOR RENT FOR SALE
Jan 2023
3 Days

5 Padbury Close

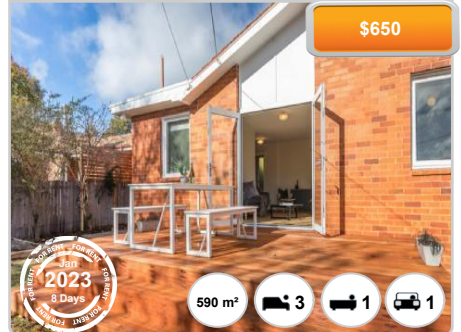


\$640 pw

3 1 1

FOR RENT FOR SALE
Jan 2023
7 Days

25 Swinden Street

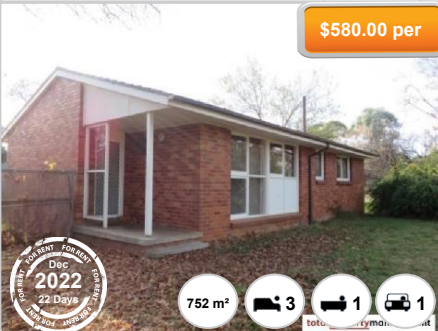


\$650

590 m² 3 1 1

FOR RENT FOR SALE
Jan 2023
8 Days

15 CADELL STREET



\$580.00 per

752 m² 3 1 1

FOR RENT FOR SALE
Dec 2022
22 Days


122 ATHERTON STREET



\$730 pw

734 m² 3 1 1

536 Northbourne Avenue




\$720 Per Week

755 m² 3 1 1

FOR RENT FOR SALE
Dec 2022
25 Days

32 Bonython Street

\$710



Dec 2022
30 Days

814 m² 2 1 1

22 Cowan St

\$980 per week




Nov 2022
51 Days

786 m² 3 2 1

22 COWAN STREET

\$980 per week

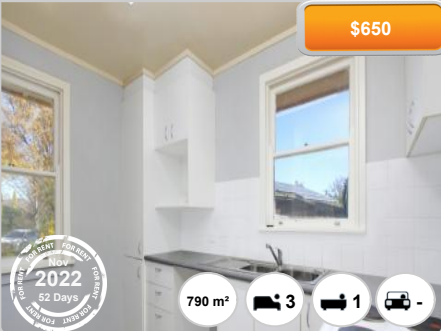


Nov 2022
51 Days

786 m² 3 2 1

1 Rennie Street

\$650

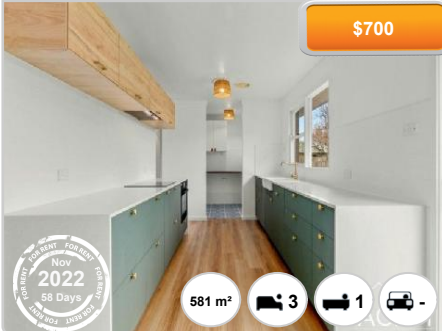


Nov 2022
52 Days

790 m² 3 1 -

14 BURN STREET

\$700

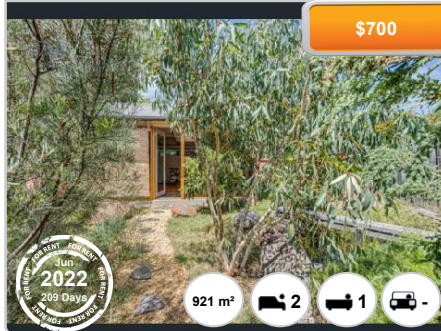


Nov 2022
58 Days

581 m² 3 1 -

1 Edkins Street

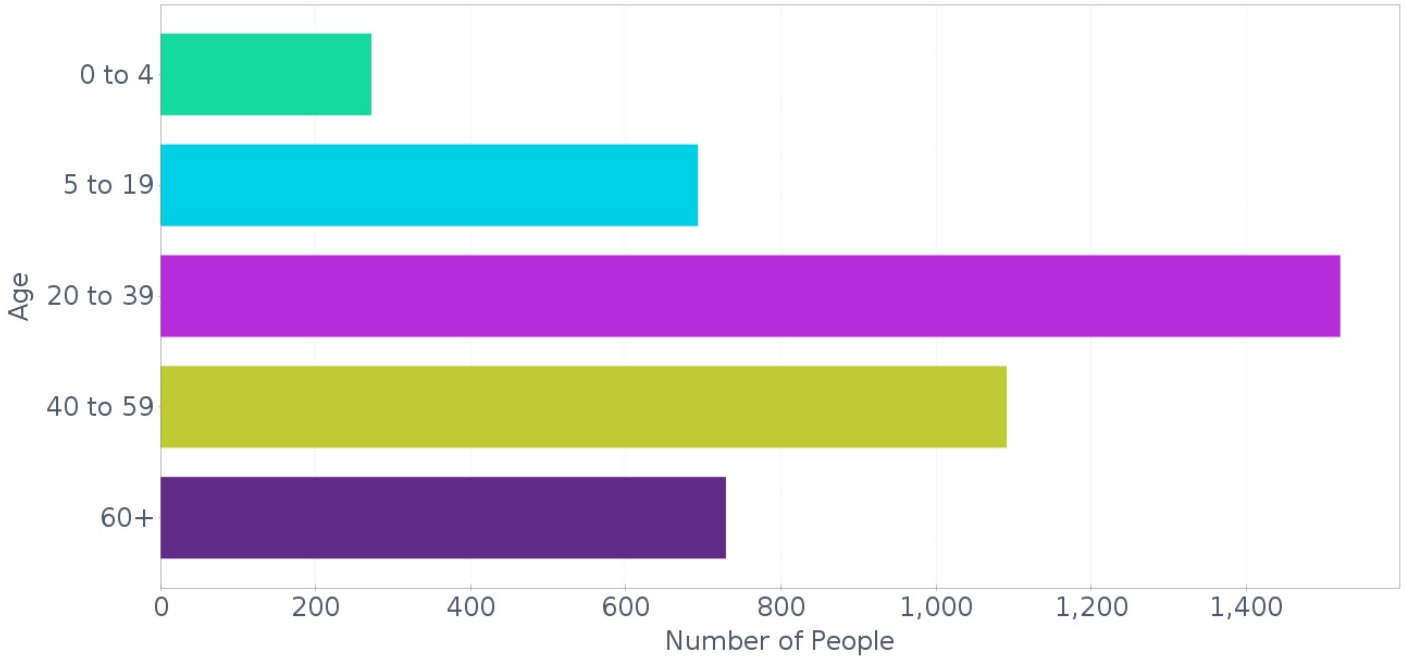
\$700



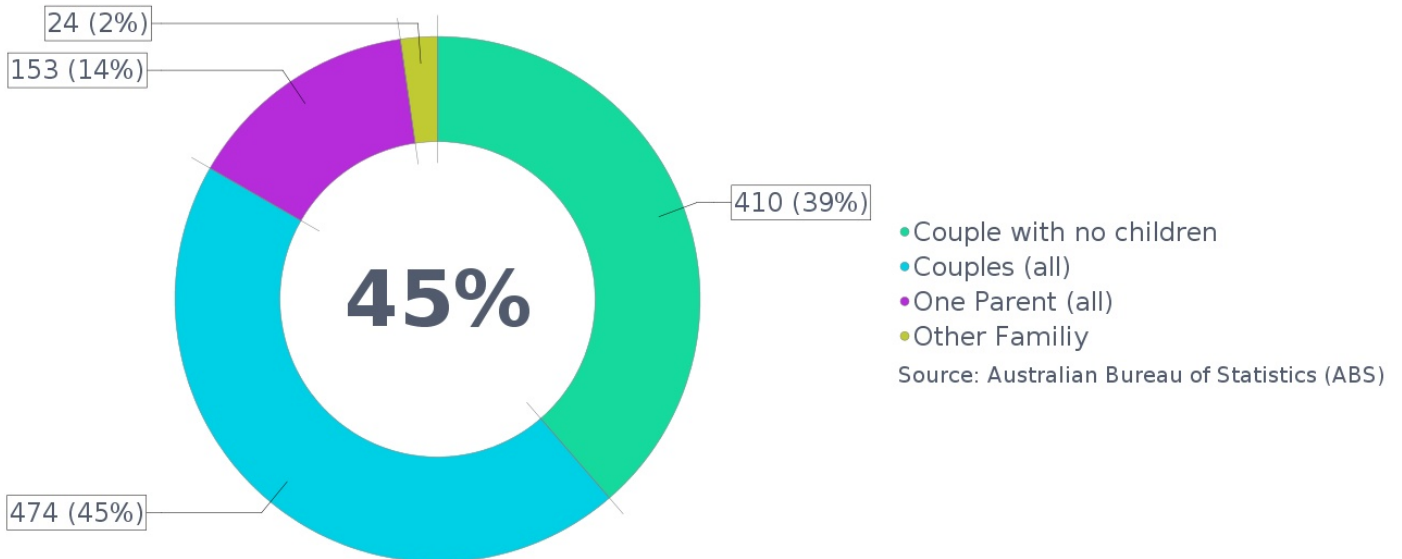
Jun 2022
209 Days

921 m² 2 1 -

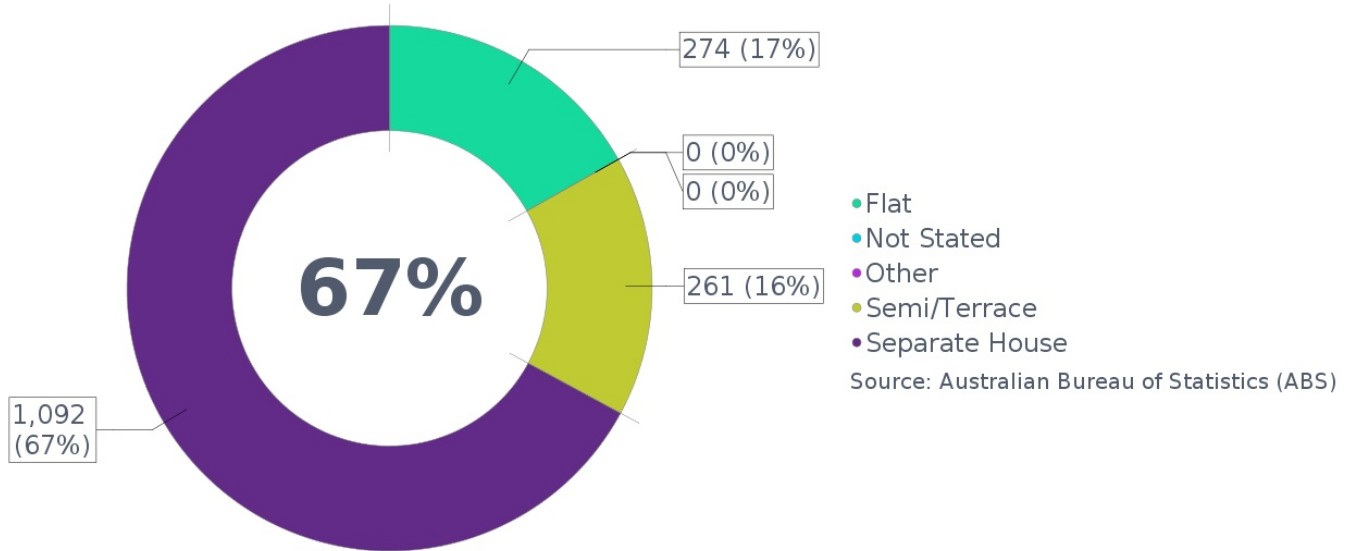
Age of Population (2021)



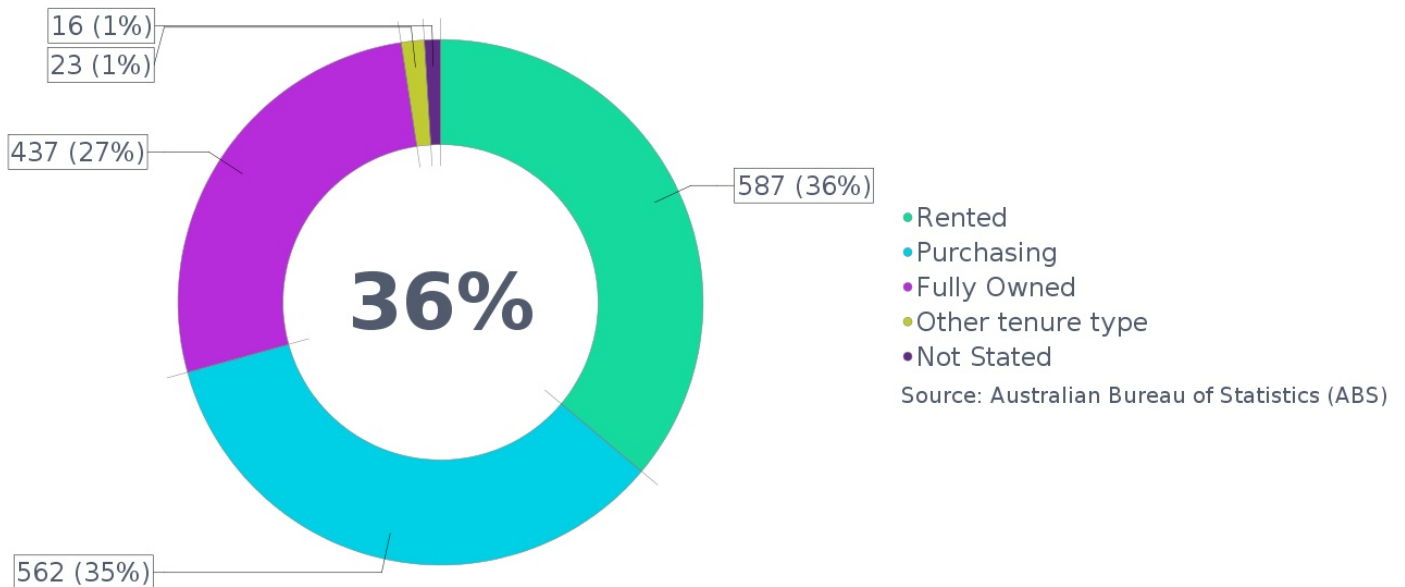
Family Composition (2021)



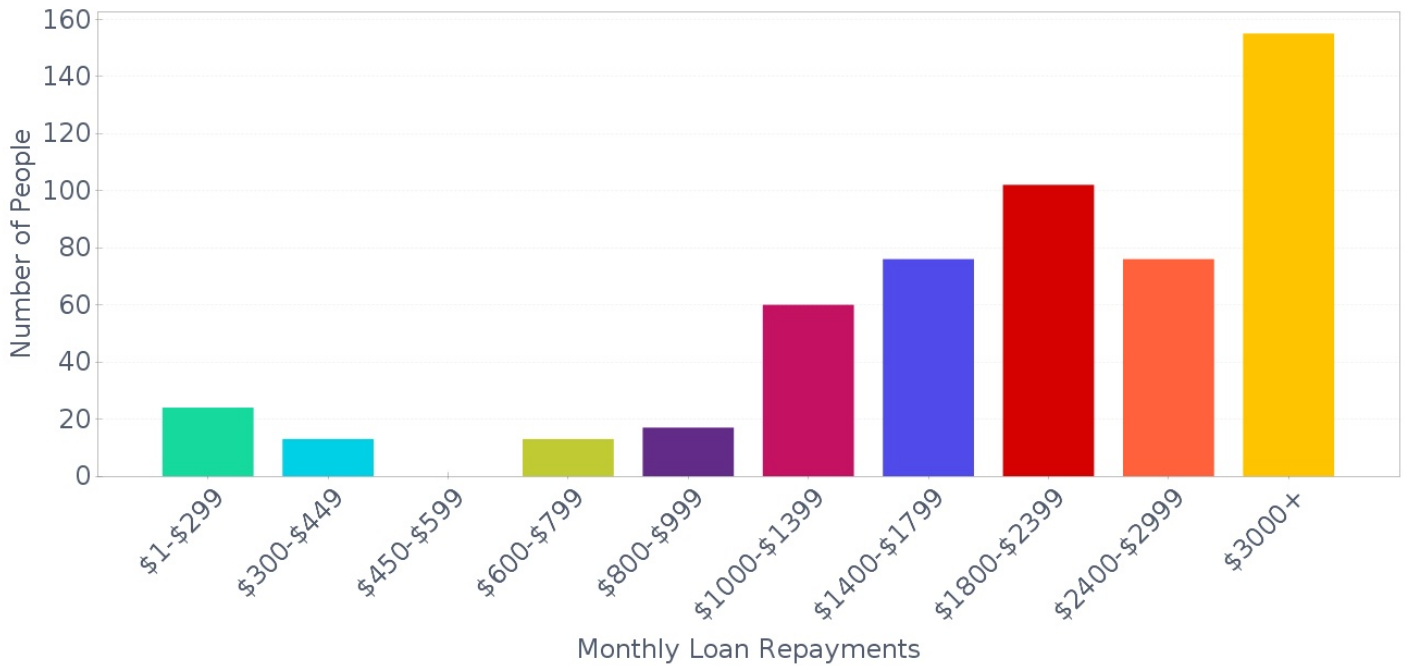
Dwelling Structure (2021)



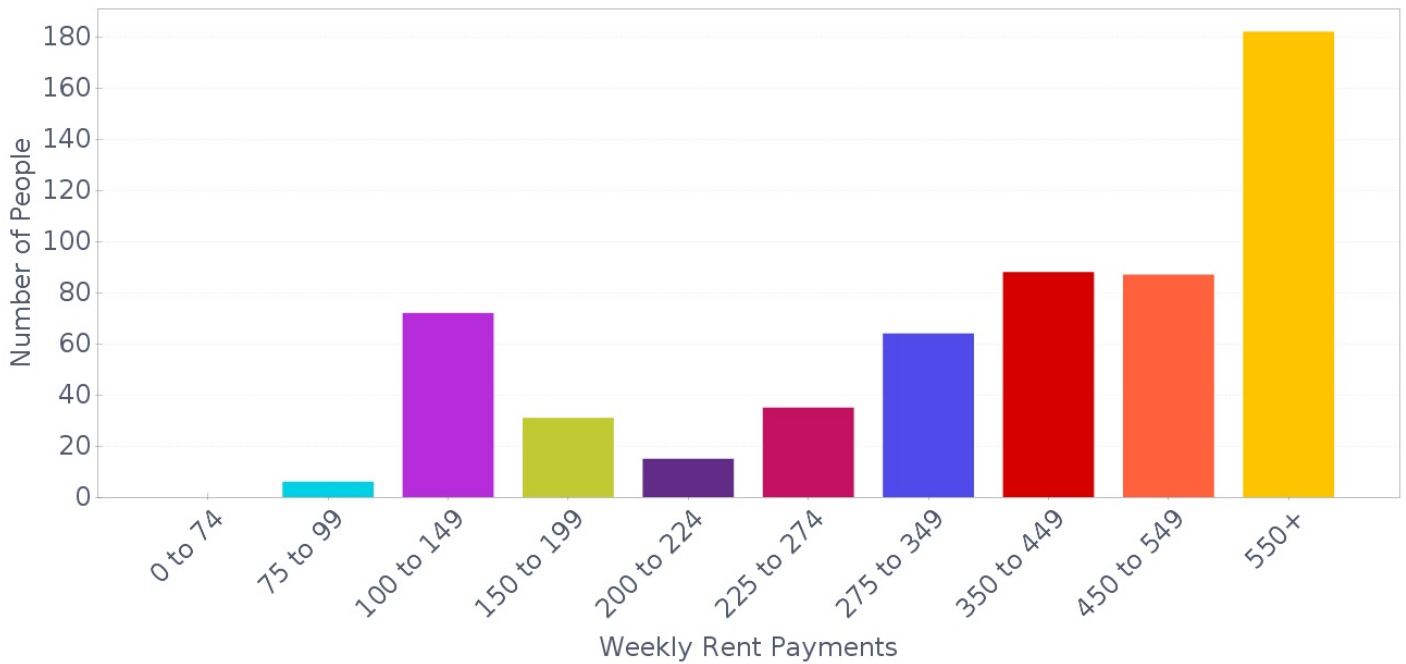
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

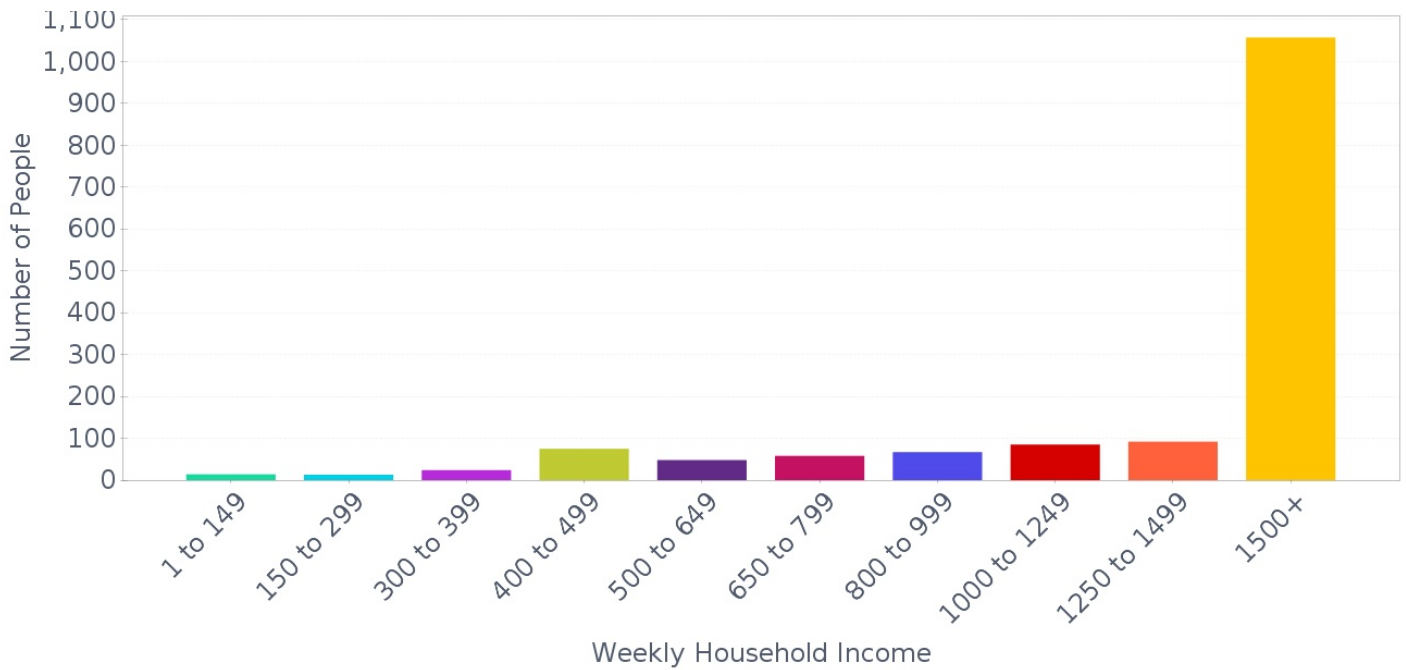


Rent Payments - Weekly (2021)

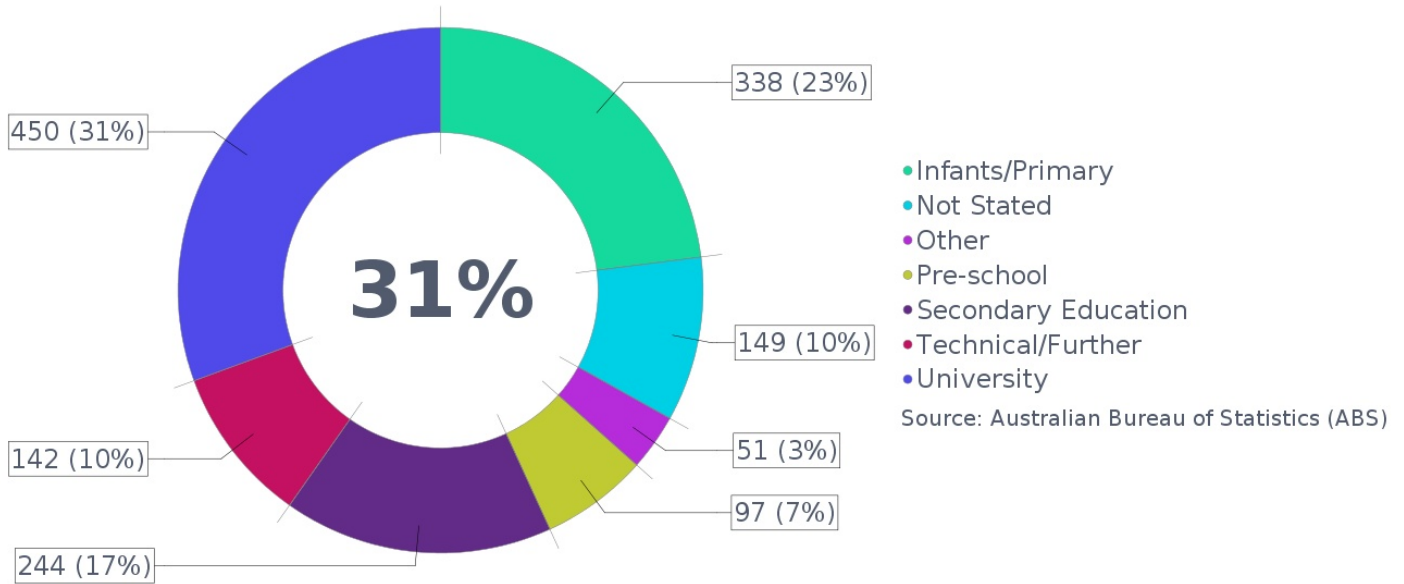




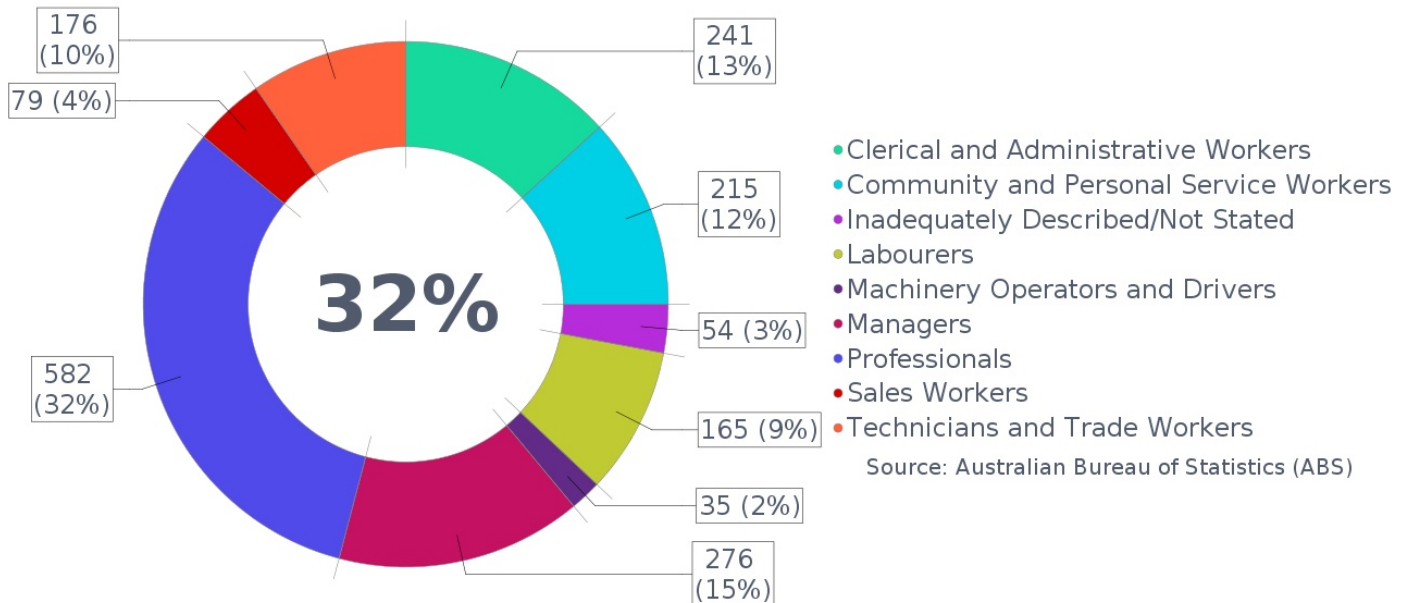
Household Income - Weekly (2021)



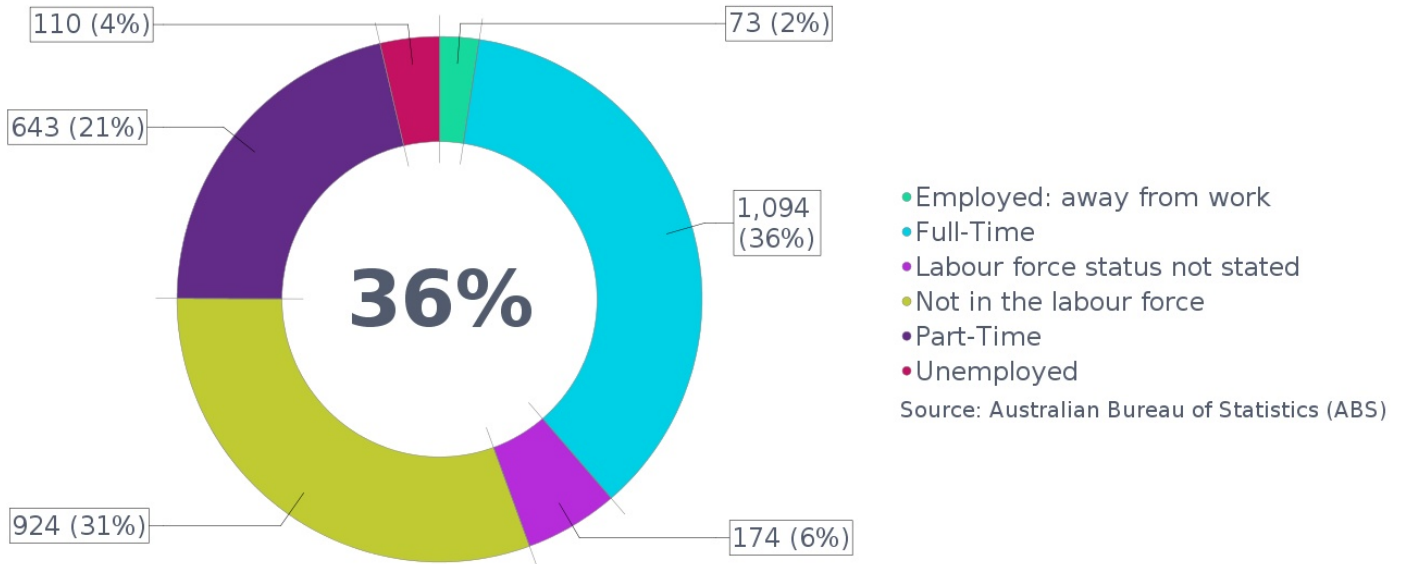
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

