

# SUBURB FLYOVER REPORT

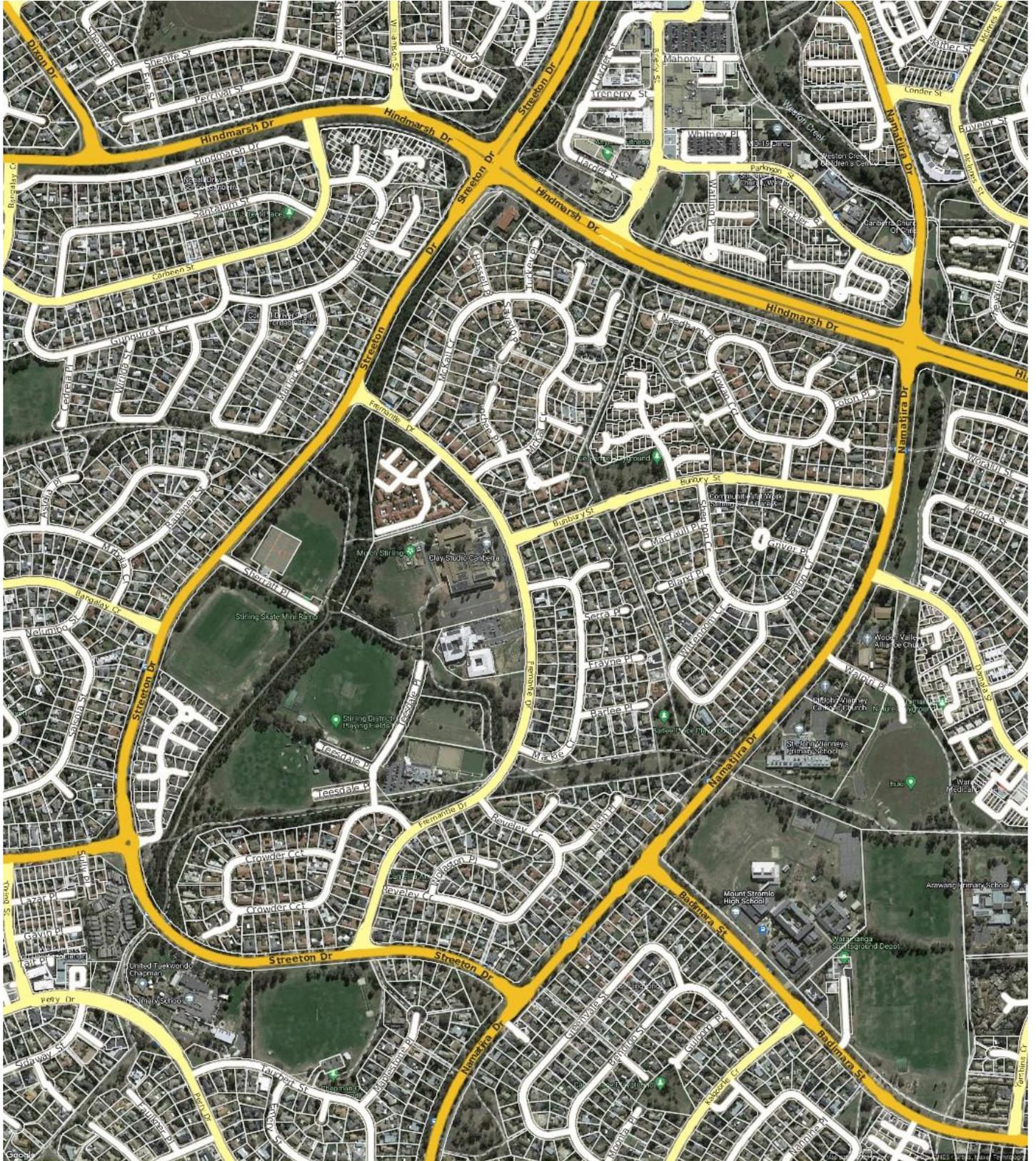
STIRLING (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## STIRLING - Suburb Map



## STIRLING - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 395,000	0.0 %	\$ 269,000	\$ 570,000
2006	19	\$ 442,000	11.9 %	\$ 325,000	\$ 616,000
2007	25	\$ 467,500	5.8 %	\$ 166,622	\$ 720,000
2008	19	\$ 505,000	8.0 %	\$ 415,000	\$ 705,000
2009	28	\$ 487,500	-3.5 %	\$ 245,000	\$ 740,000
2010	19	\$ 570,250	17.0 %	\$ 481,000	\$ 711,000
2011	18	\$ 547,500	-4.0 %	\$ 250,000	\$ 705,000
2012	16	\$ 610,000	11.4 %	\$ 250,000	\$ 830,000
2013	15	\$ 575,000	-5.7 %	\$ 450,000	\$ 720,000
2014	24	\$ 595,000	3.5 %	\$ 450,000	\$ 720,000
2015	20	\$ 585,250	-1.6 %	\$ 255,000	\$ 797,000
2016	6	\$ 577,500	-1.3 %	\$ 500,000	\$ 691,500
2017	17	\$ 700,000	21.2 %	\$ 35,000	\$ 970,000
2018	23	\$ 800,000	14.3 %	\$ 550,000	\$ 1,030,000
2019	19	\$ 750,000	-6.2 %	\$ 540,000	\$ 900,000
2020	27	\$ 850,000	13.3 %	\$ 191,500	\$ 1,437,000
2021	25	\$ 1,065,000	25.3 %	\$ 757,000	\$ 1,597,000
2022	19	\$ 1,090,000	2.3 %	\$ 775,000	\$ 1,325,000
2023	5	\$ 1,100,000	0.9 %	\$ 1,045,000	\$ 1,320,000

### Median Sale Price

# \$1.11m

Based on 14 recorded House sales within the last 12 months (Financial Year 2023)

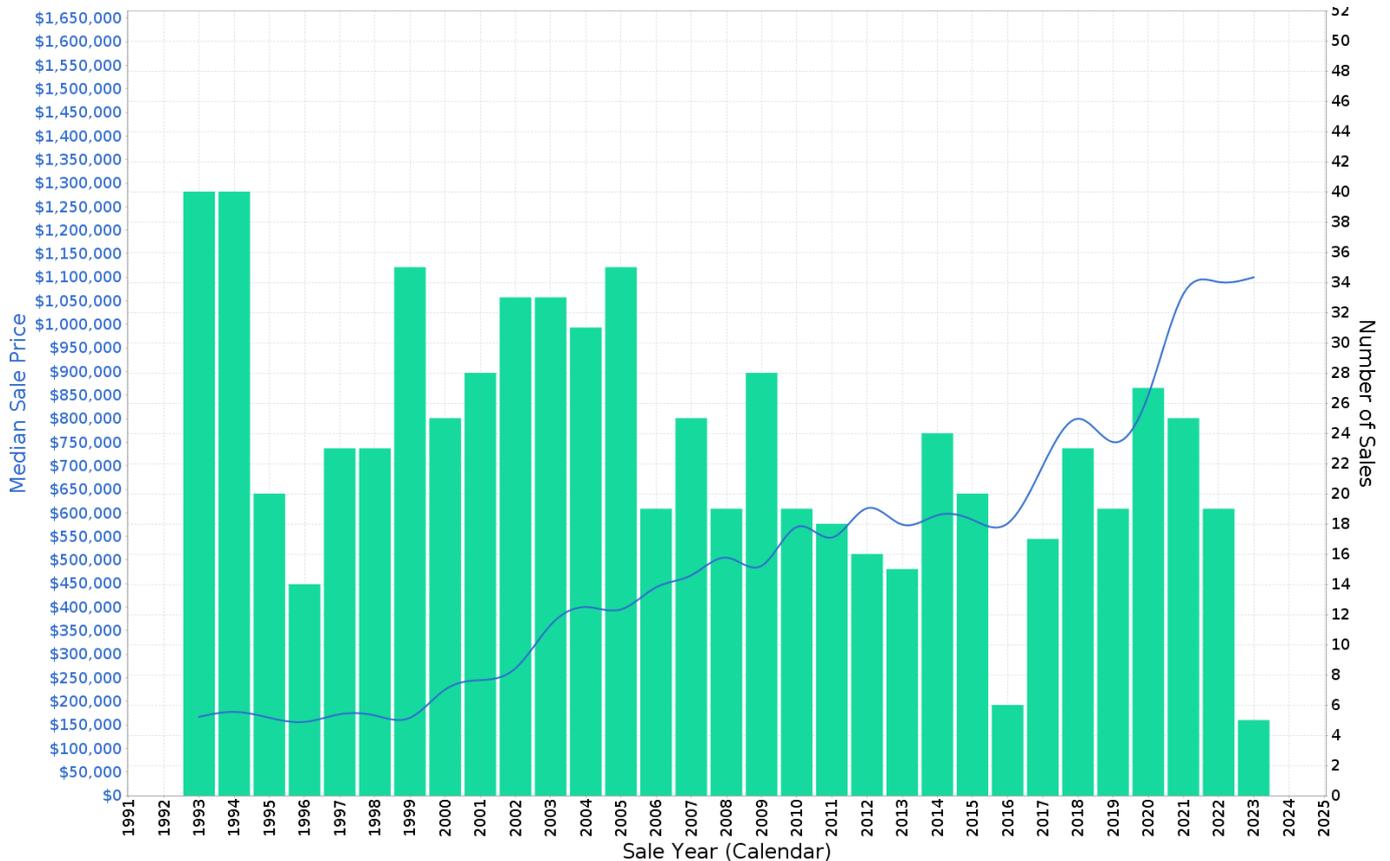
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

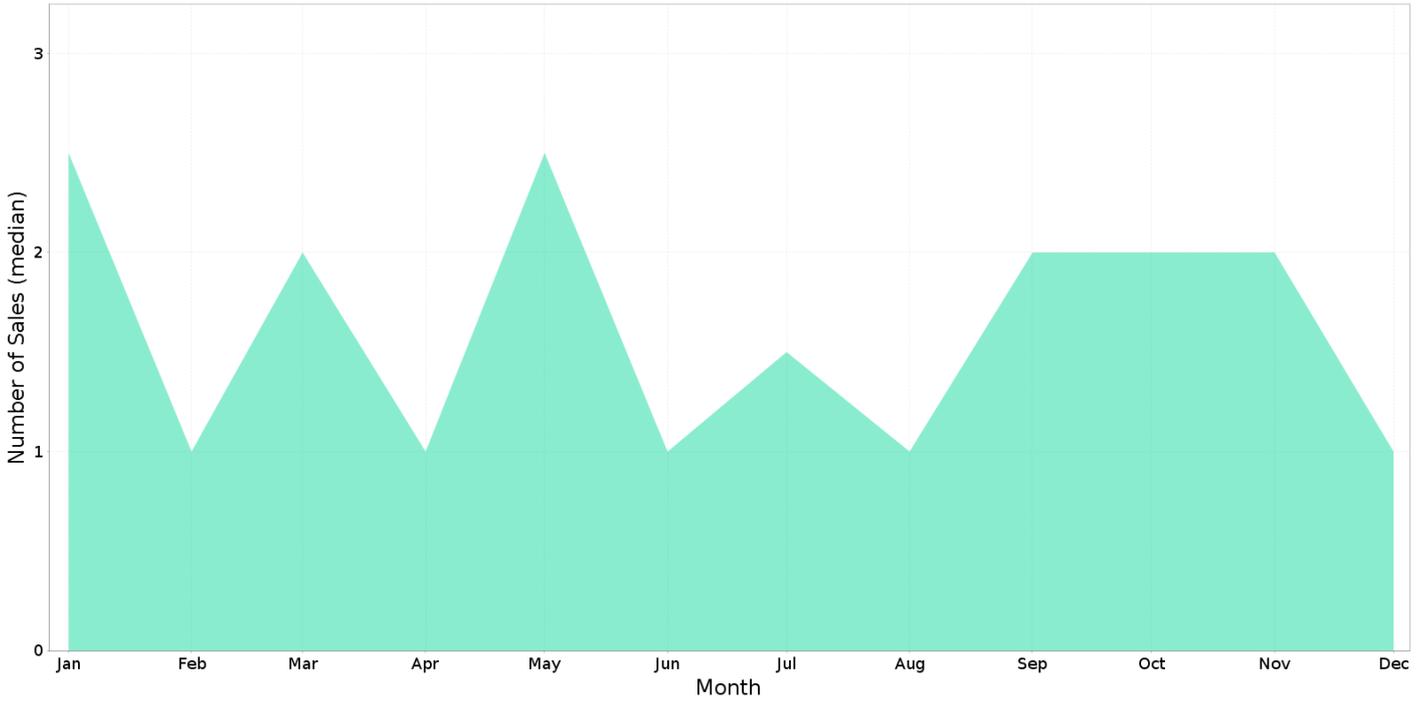
# +1.4%

Current Median Price: \$1,115,000  
Previous Median Price: \$1,100,000

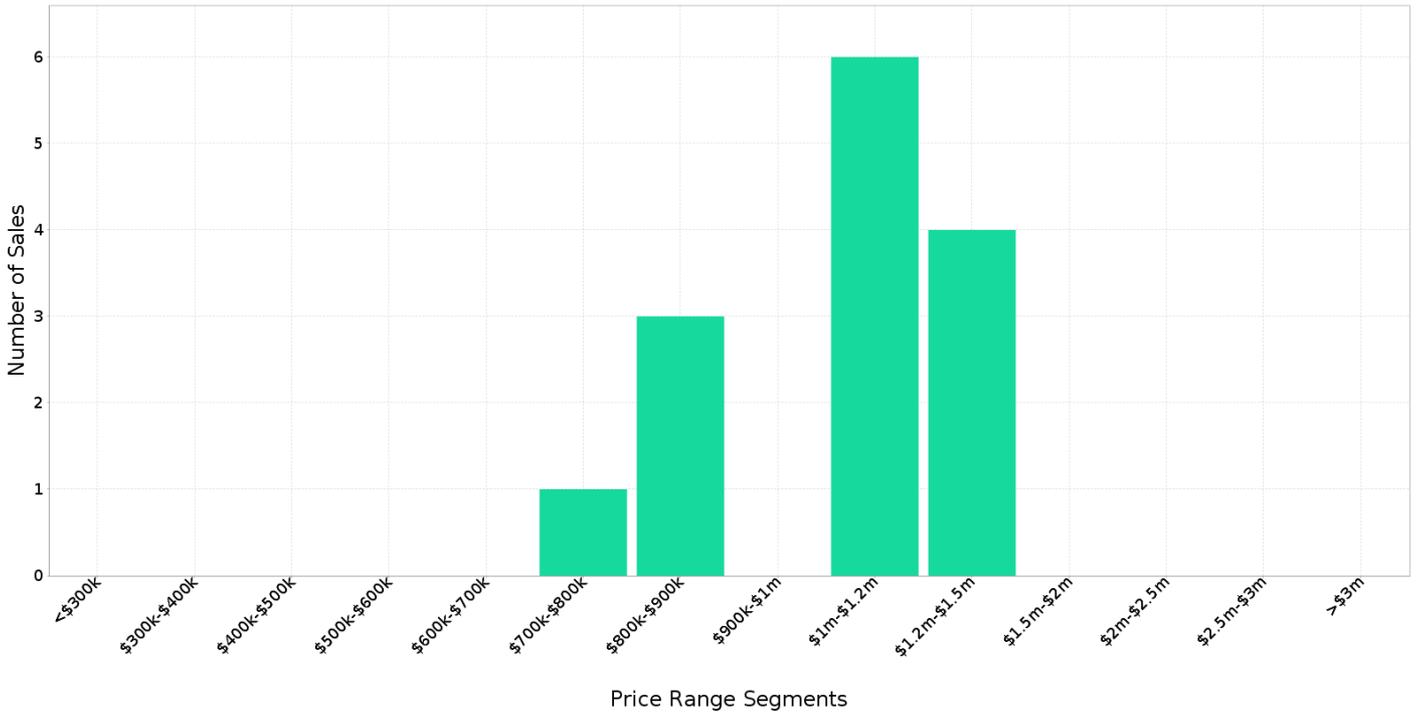
Based on 41 recorded House sales compared over the last two rolling 12 month periods



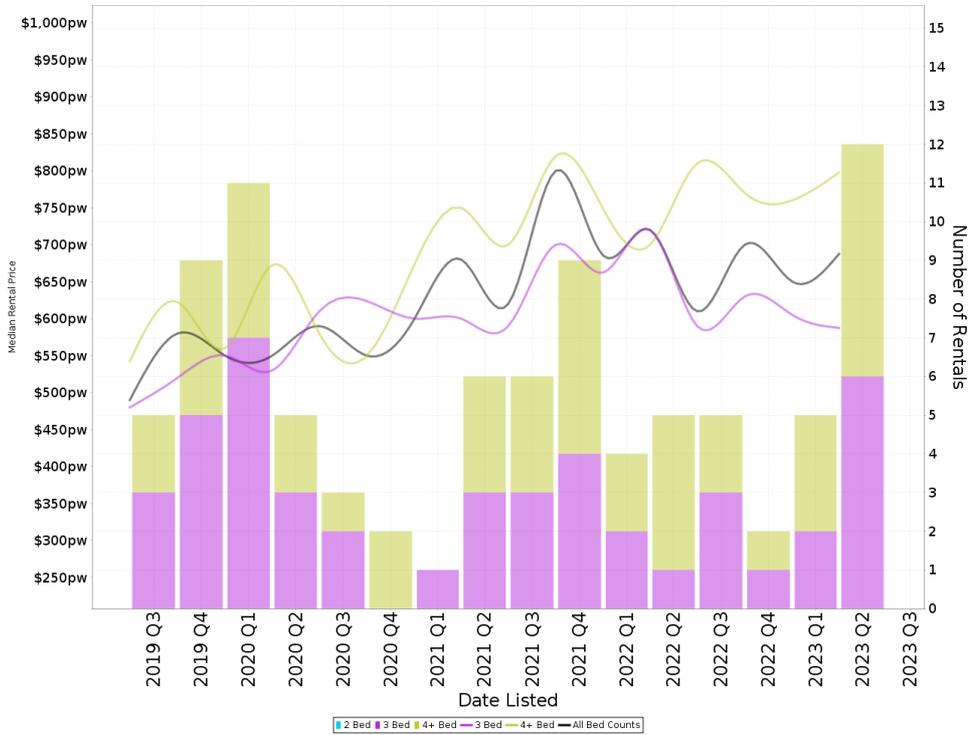
## STIRLING - Peak Selling Periods (3 years)



## STIRLING - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.4%**

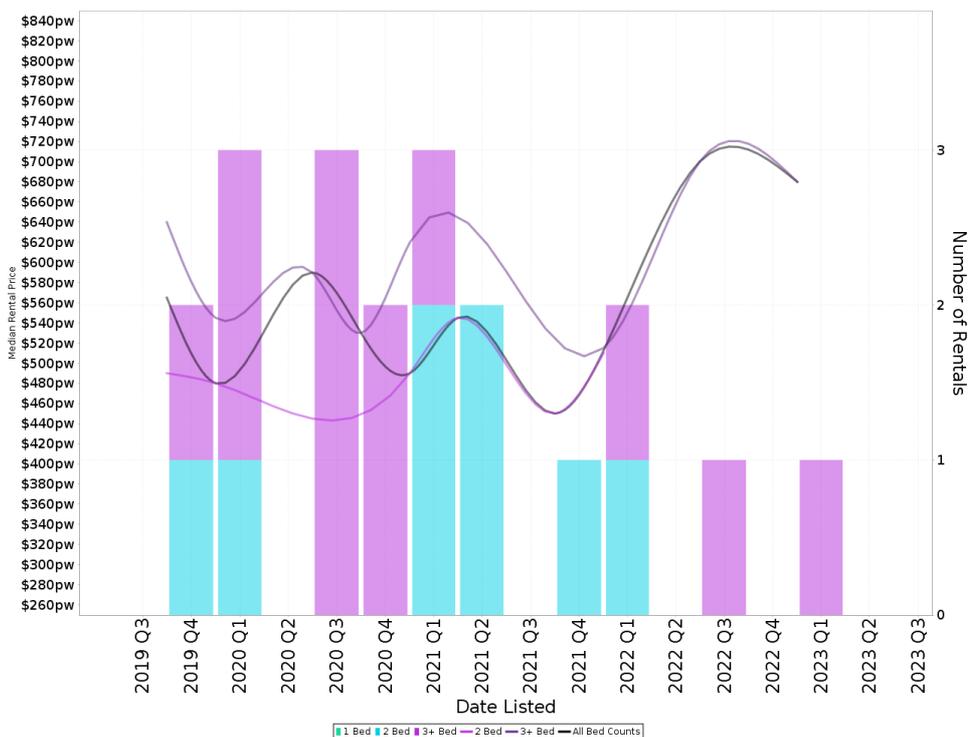
Current Median Price: \$1,115,000  
Previous Median Price: \$1,100,000  
Based on 41 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$1,115,000  
Current Median Rent: \$650  
Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-9.1%**

Current Median Price: \$800,000  
Previous Median Price: \$880,000  
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$800,000  
Current Median Rent: \$690  
Based on 2 registered Unit rentals compared over the last 12 months.

## STIRLING - Recently Sold Properties

Median Sale Price

**\$1.11m**

Based on 14 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

**+1.4%**

Current Median Price: \$1,115,000  
Previous Median Price: \$1,100,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**14**

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

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

**2 SERRA PL**



**\$840,000**

Sold Jun 2023  
35 Days

743 m<sup>2</sup> 4 2 1

**59 KIRWAN CCT**



**\$1,320,000**

Sold Mar 2023  
84 Days

748 m<sup>2</sup> 4 2 2

**64 NAMATJIRA DR**



**\$1,100,000**

Sold Mar 2023  
131 Days

806 m<sup>2</sup> 4 2 2

**11 FRAYNE PL**



**\$1,045,000**

Sold Feb 2023  
79 Days

956 m<sup>2</sup> 4 2 2

**116A NAMATJIRA DR**



**\$1,100,000**

Sold Jan 2023  
N/A

813 m<sup>2</sup> 4 1 2

**2 NORRISH PL**



**\$1,265,000**

Sold Jan 2023  
3 Days

948 m<sup>2</sup> 4 2 2

## STIRLING - Properties For Rent

Median Rental Price

**\$650 /w**

Based on 24 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

**+3.0%**

Current Median Price: \$1,115,000  
Current Median Rent: \$650

Based on 14 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

**24**

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

**10 LOCHEE PLACE**



**\$825 per week**

2023  
6 Days

781 m<sup>2</sup> 5 2 2

**27 MCKAIL CRESCENT**



**\$725 per week**

2023  
21 Days

1,055 m<sup>2</sup> 4 2 2

**4 Shenton Crescent**



**\$650 per week**

2023  
33 Days

706 m<sup>2</sup> 3 1 1

**2 Dale Place**



**\$700**

2023  
51 Days

3 1 1

**92 FREMANTLE DRIVE**



**\$800 per week**

2023

915 m<sup>2</sup> 4 2 4

**15 MACKIE CRESCENT**

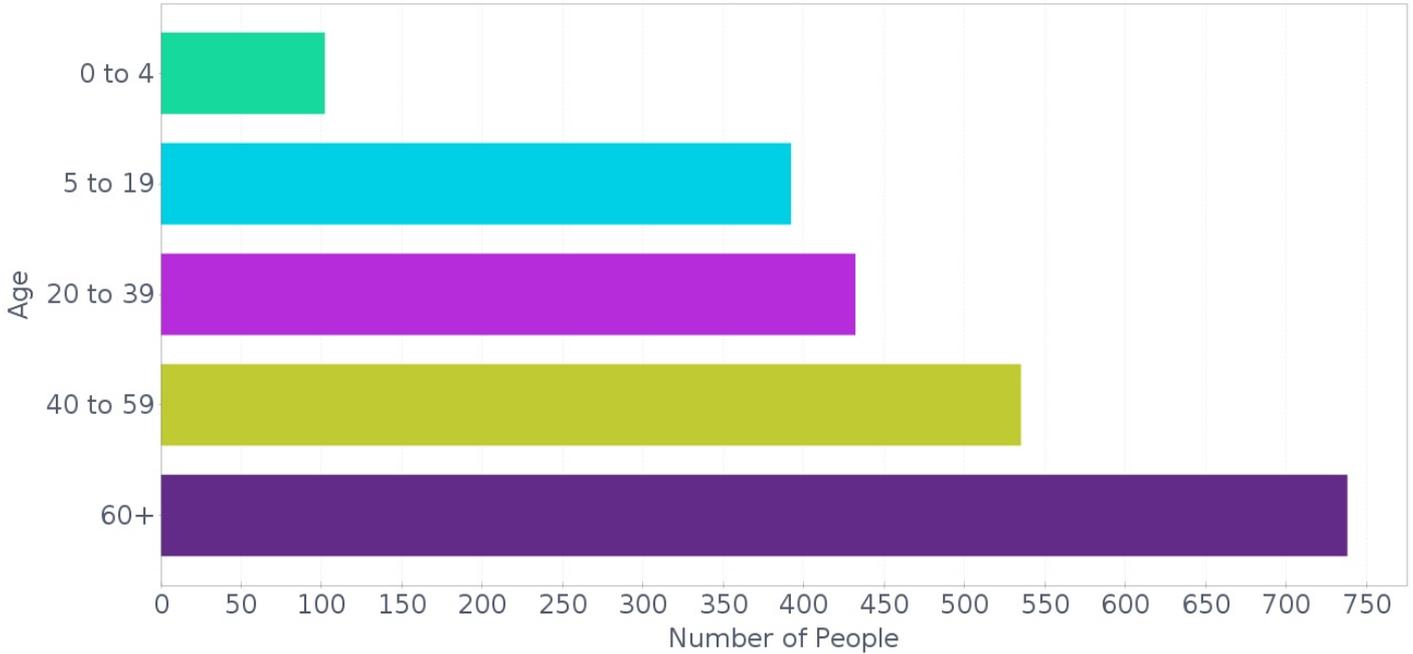


**\$595 per week**

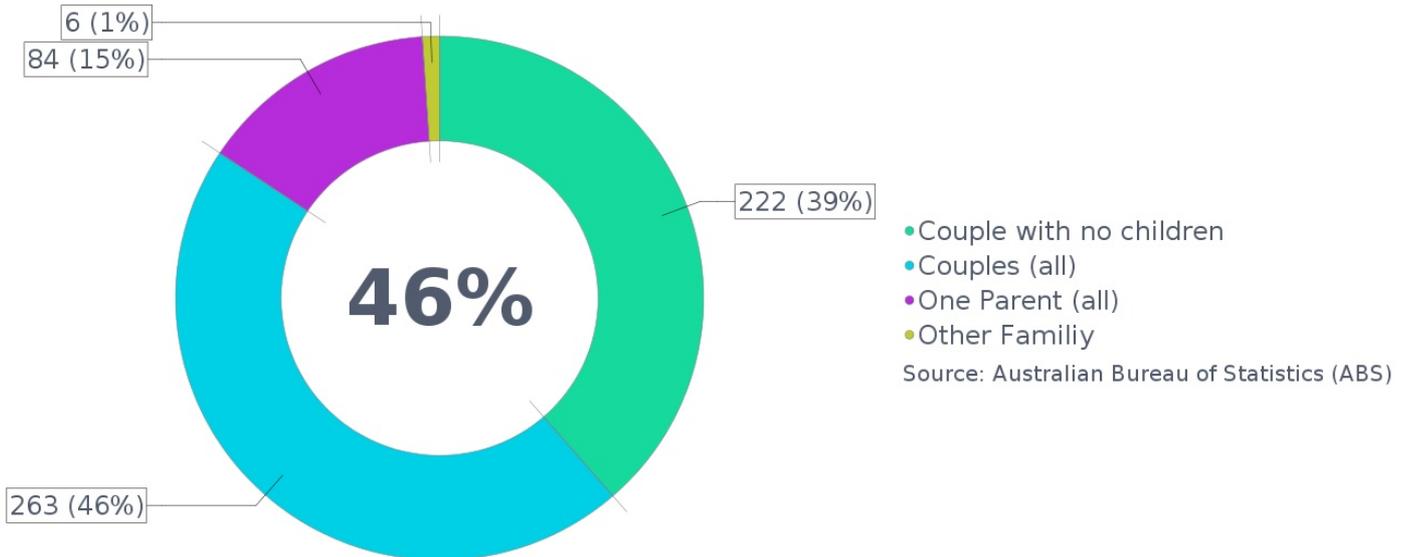
2023  
100 Days

697 m<sup>2</sup> 3 1 2

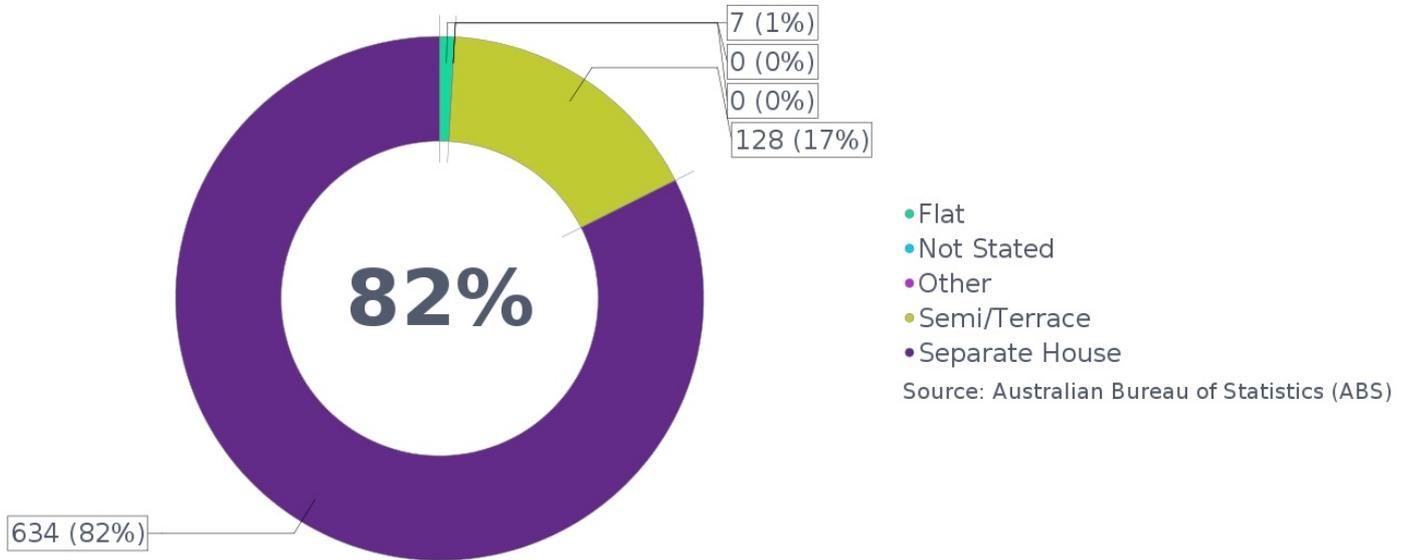
## Age of Population (2021)



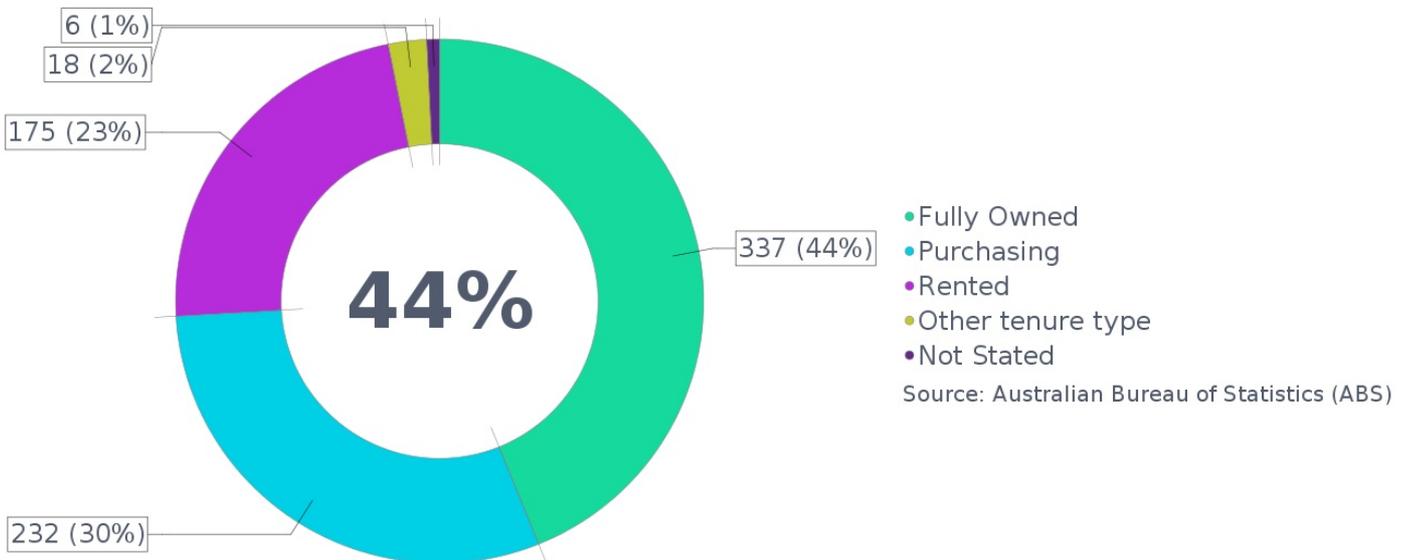
## Family Composition (2021)



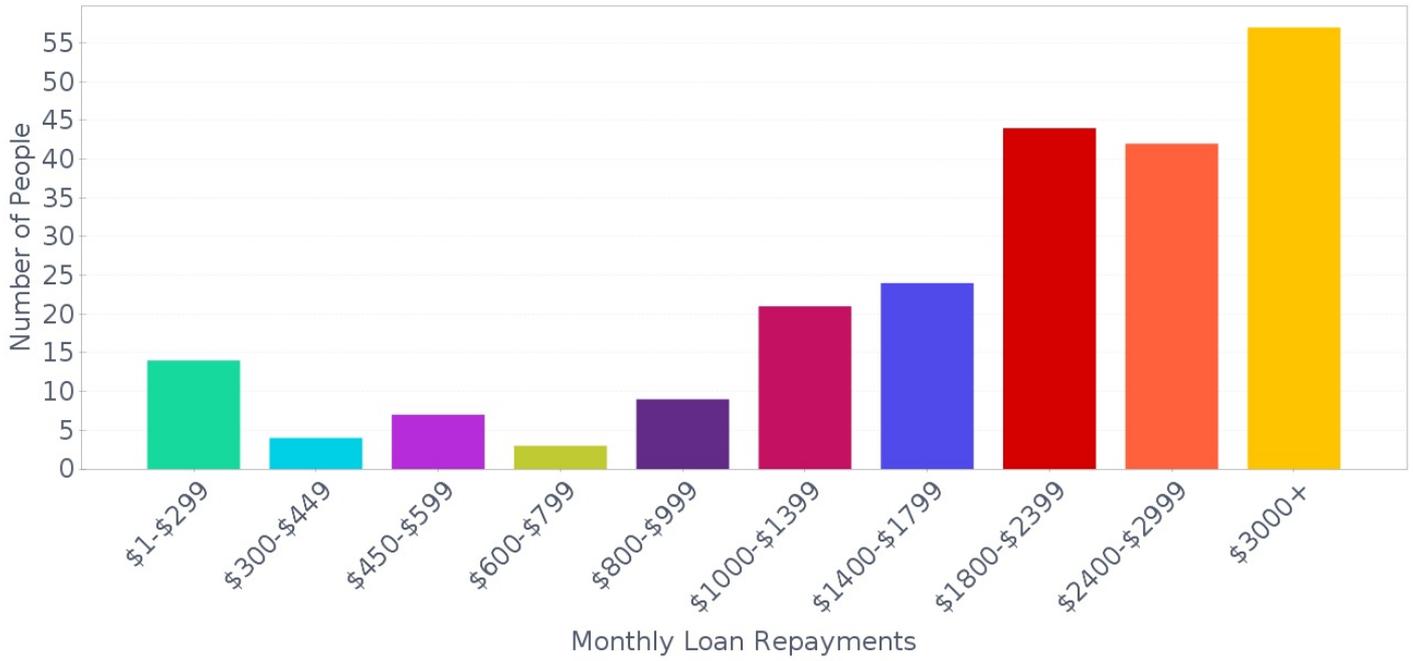
## Dwelling Structure (2021)



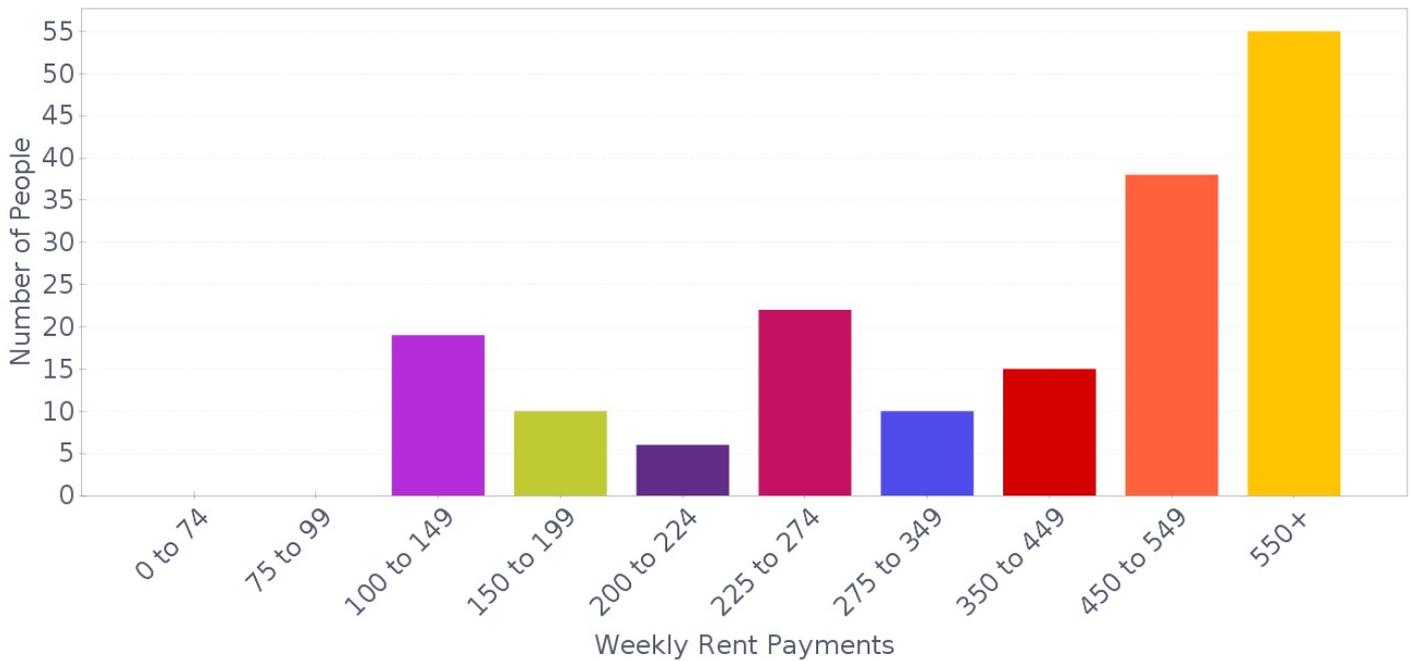
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

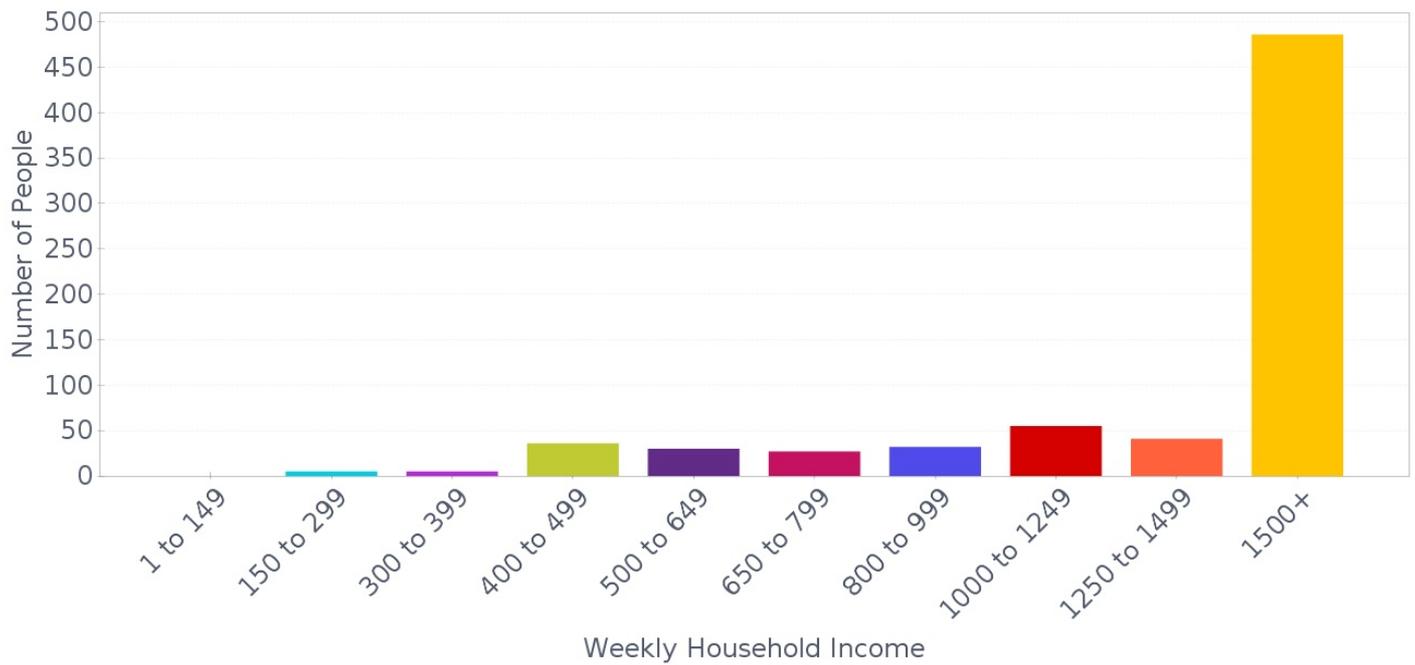


## Rent Payments - Weekly (2021)

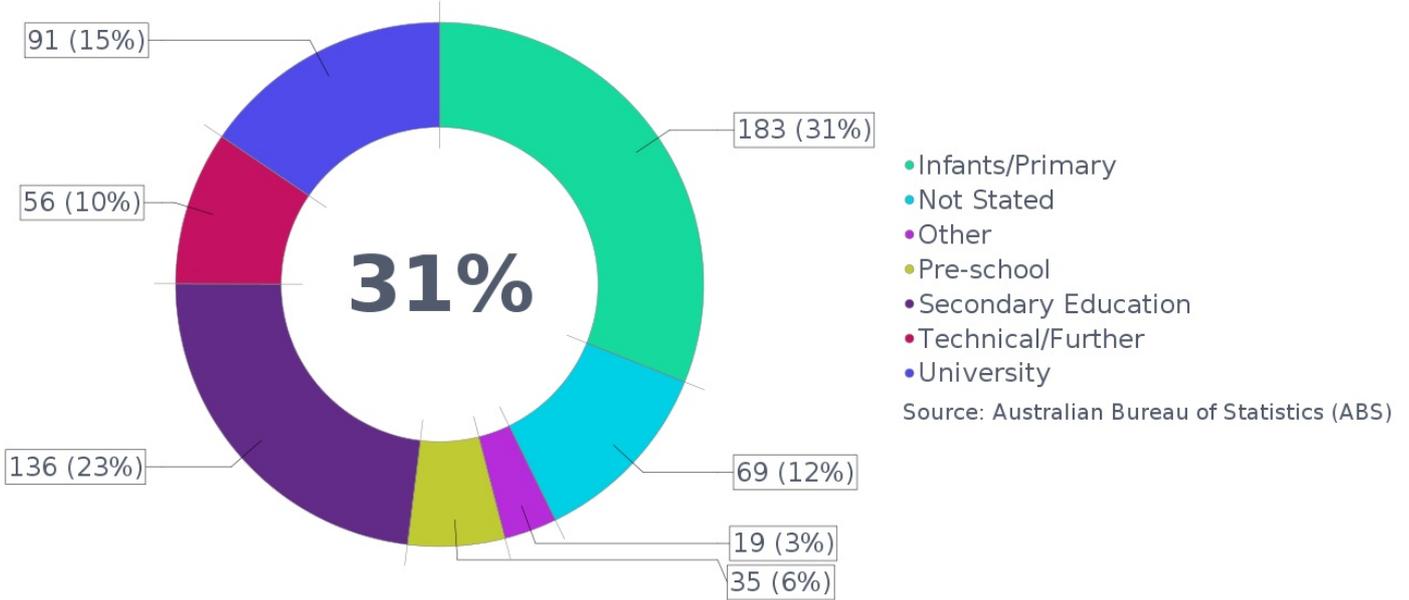




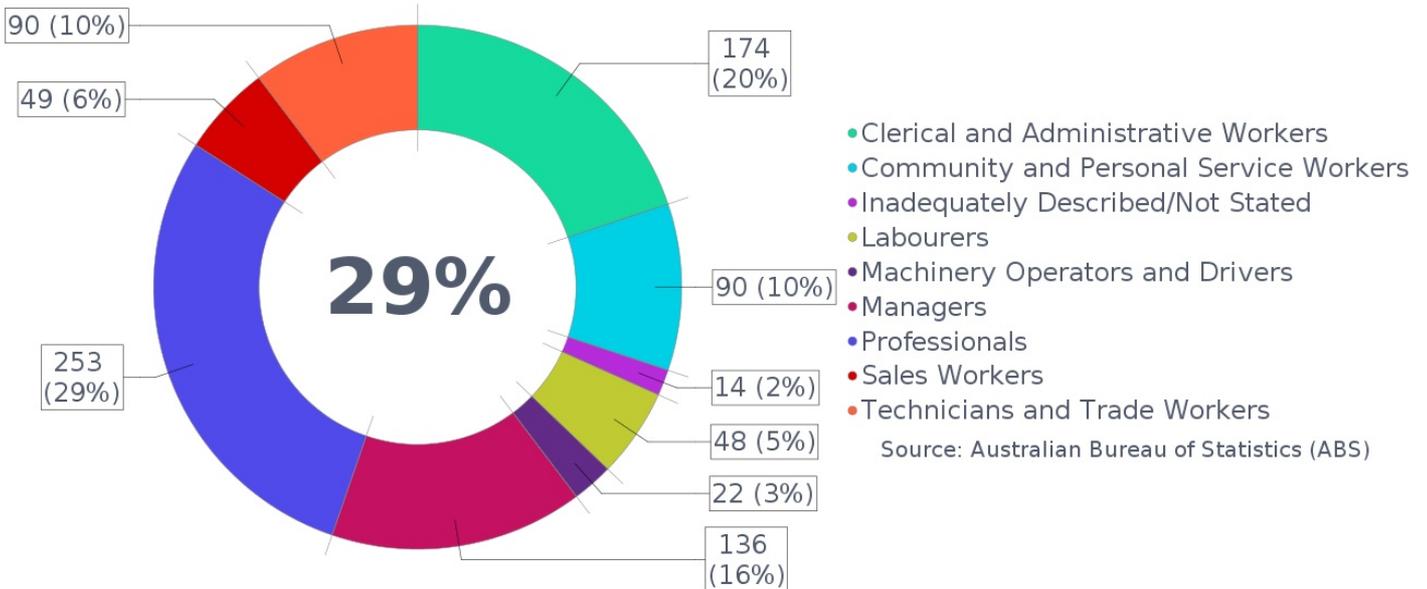
## Household Income - Weekly (2021)



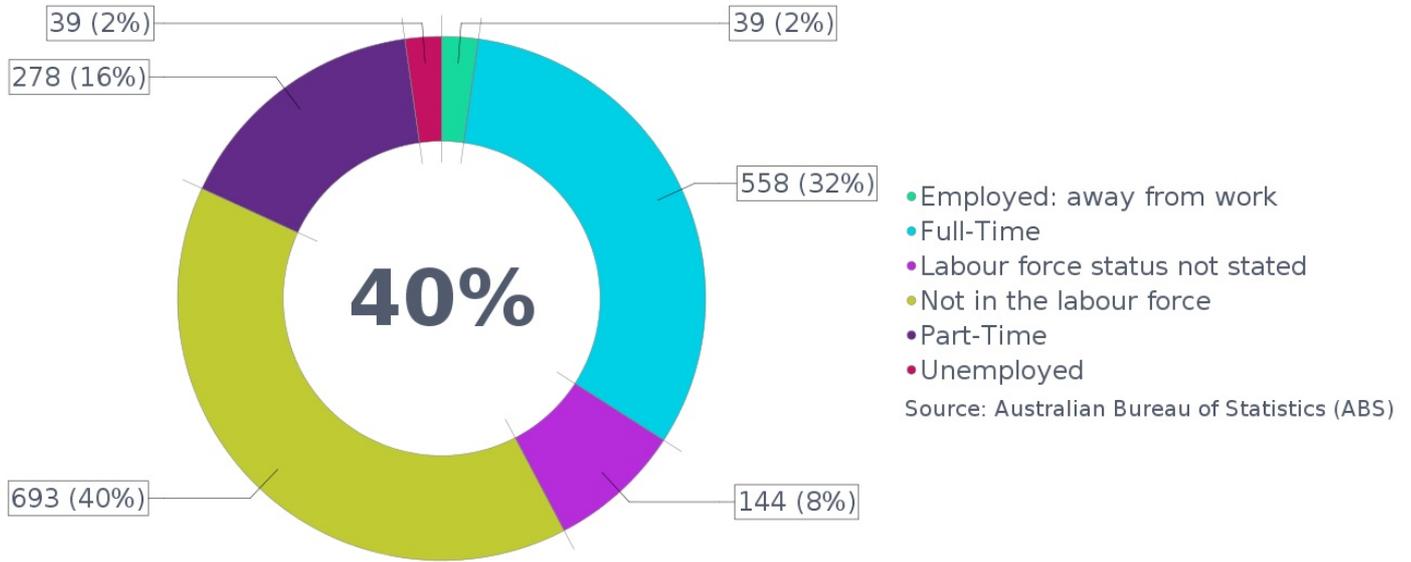
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

