

SUBURB FLYOVER REPORT

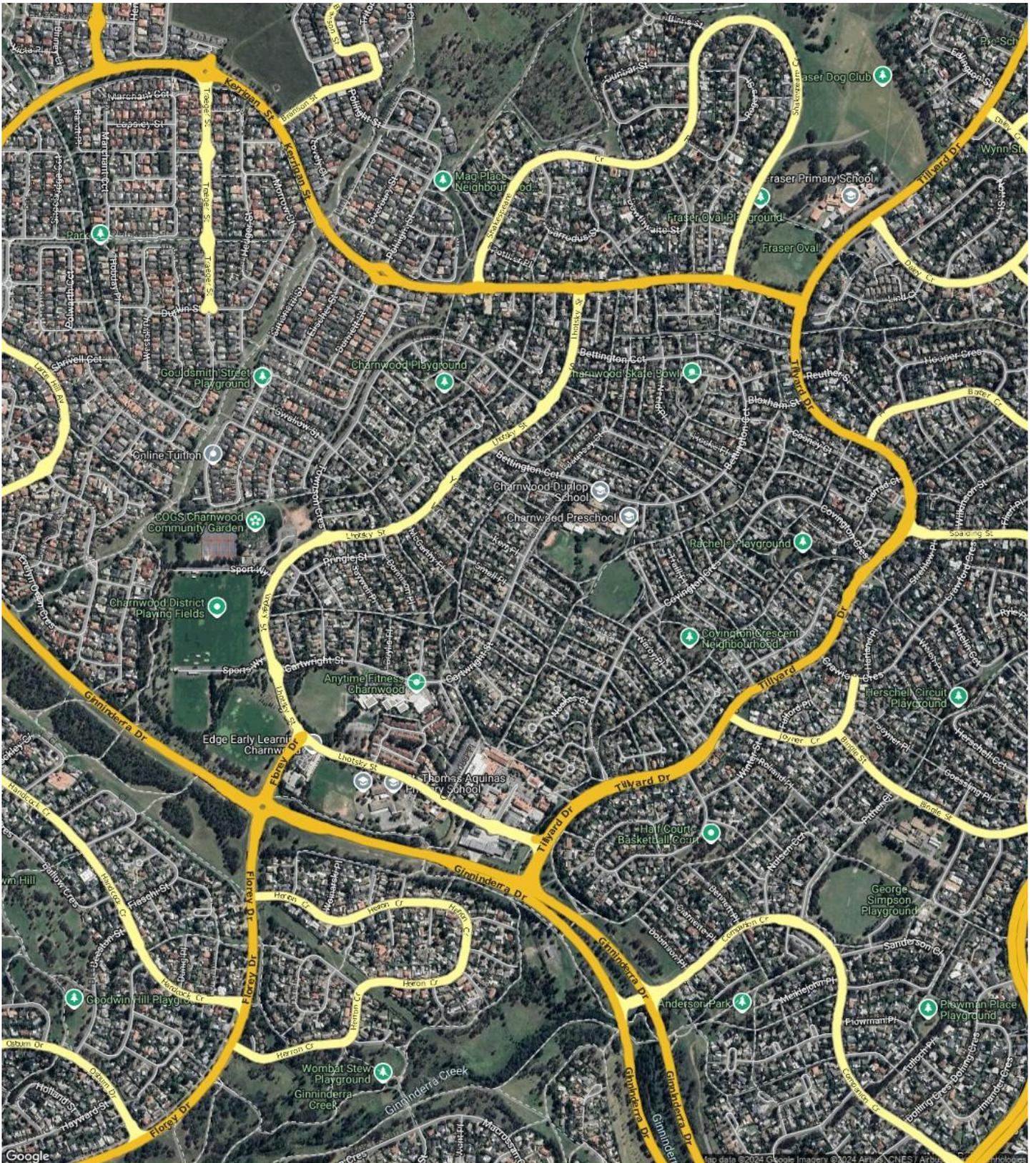
CHARNWOOD (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





CHARNWOOD - Suburb Map



Prepared on 11/11/2024 by Auction Advantage. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	55	\$ 287,500	0.0 %	\$ 225,000	\$ 359,000
2007	57	\$ 315,000	9.6 %	\$ 35,000	\$ 420,000
2008	59	\$ 330,000	4.8 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	55	\$ 455,000	-1.6 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.3 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	34	\$ 672,500	-7.2 %	\$ 387,500	\$ 915,000
2024	34	\$ 696,250	3.5 %	\$ 360,000	\$ 870,000

Median Sale Price

\$692k

Based on 43 recorded House sales within the last 12 months (Oct '23 - Sep '24)

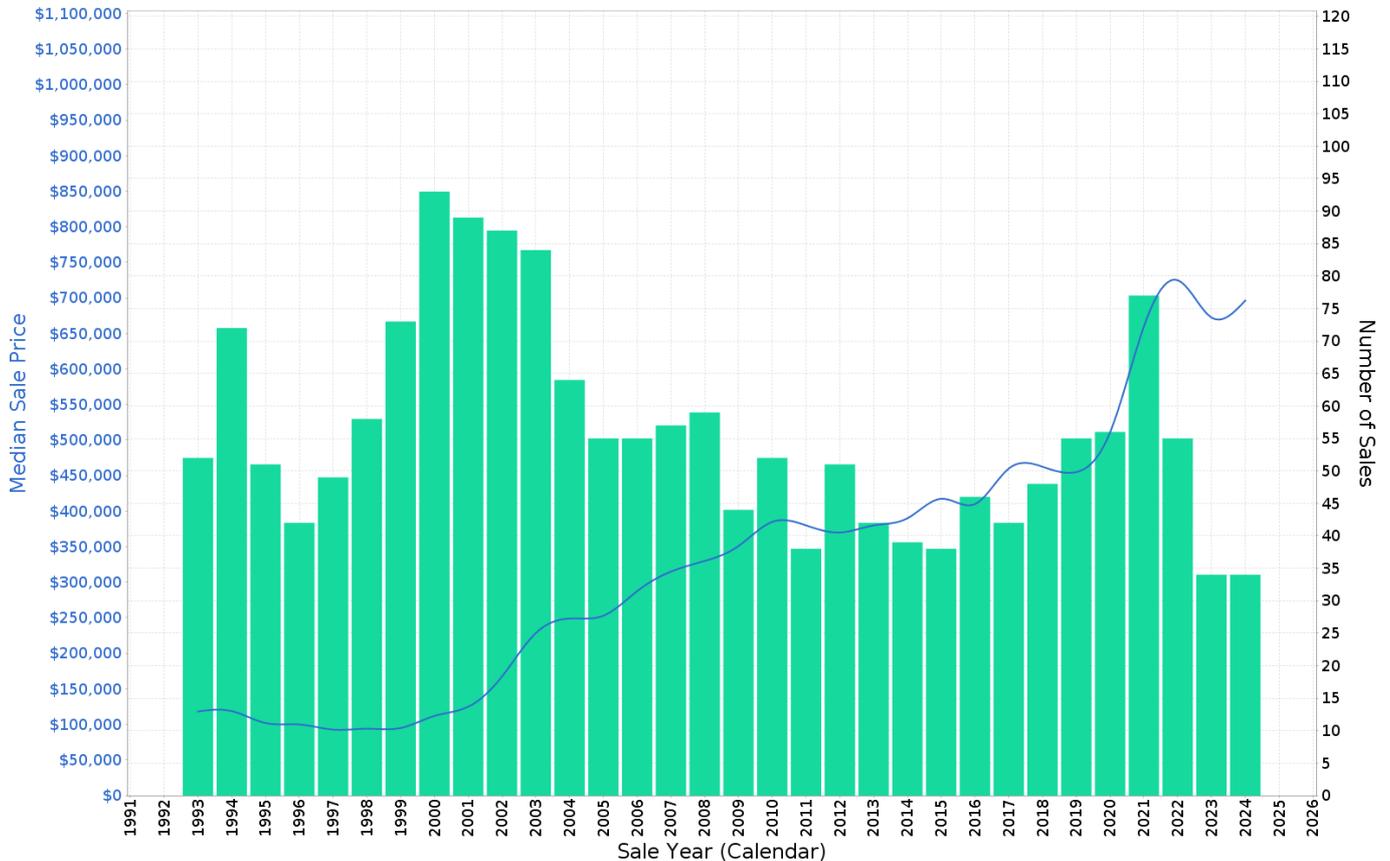
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

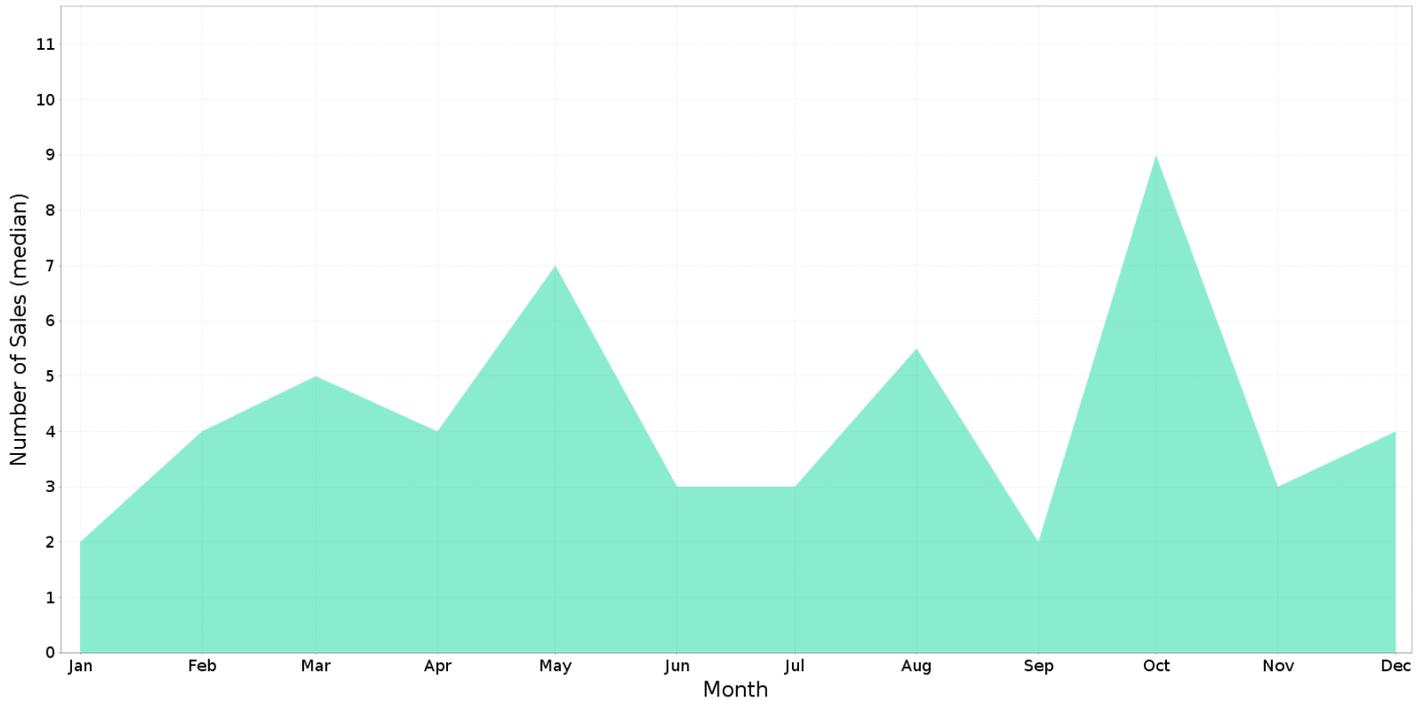
-2.1%

Current Median Price: \$692,500
Previous Median Price: \$707,500

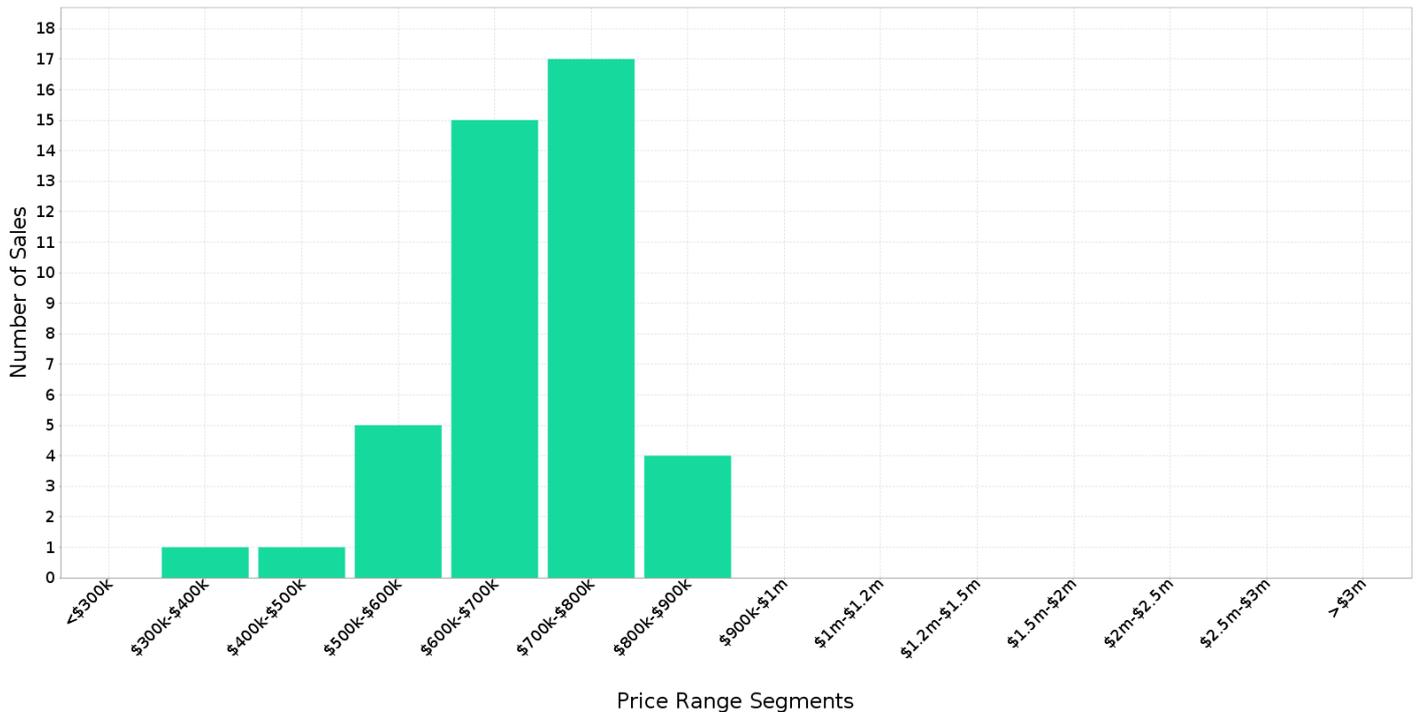
Based on 85 recorded House sales compared over the last two rolling 12 month periods



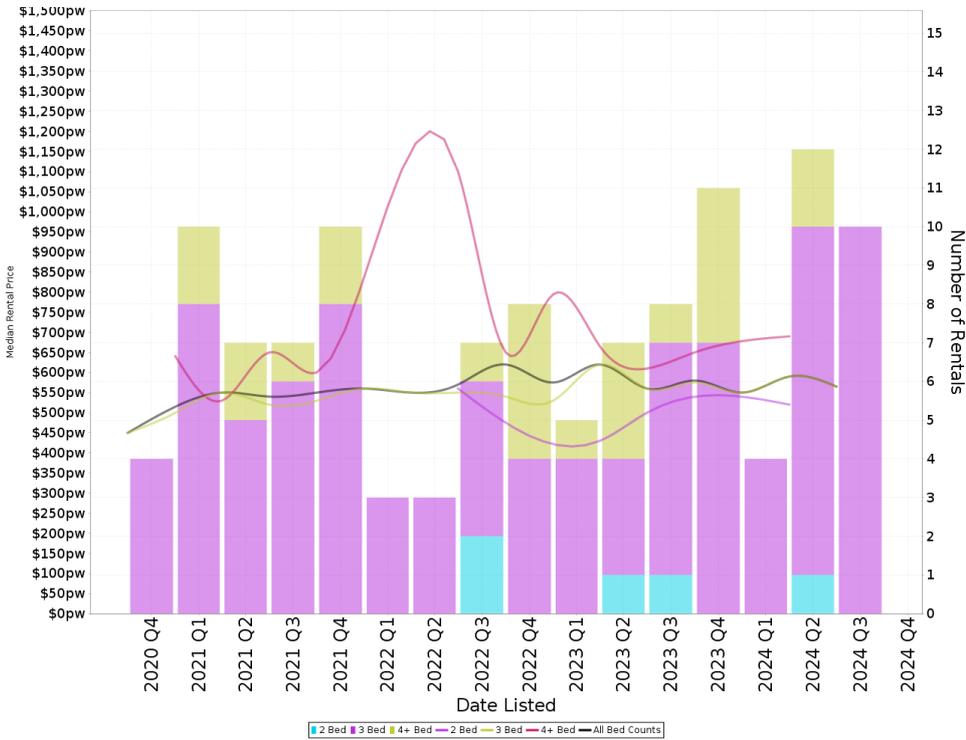
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.1%

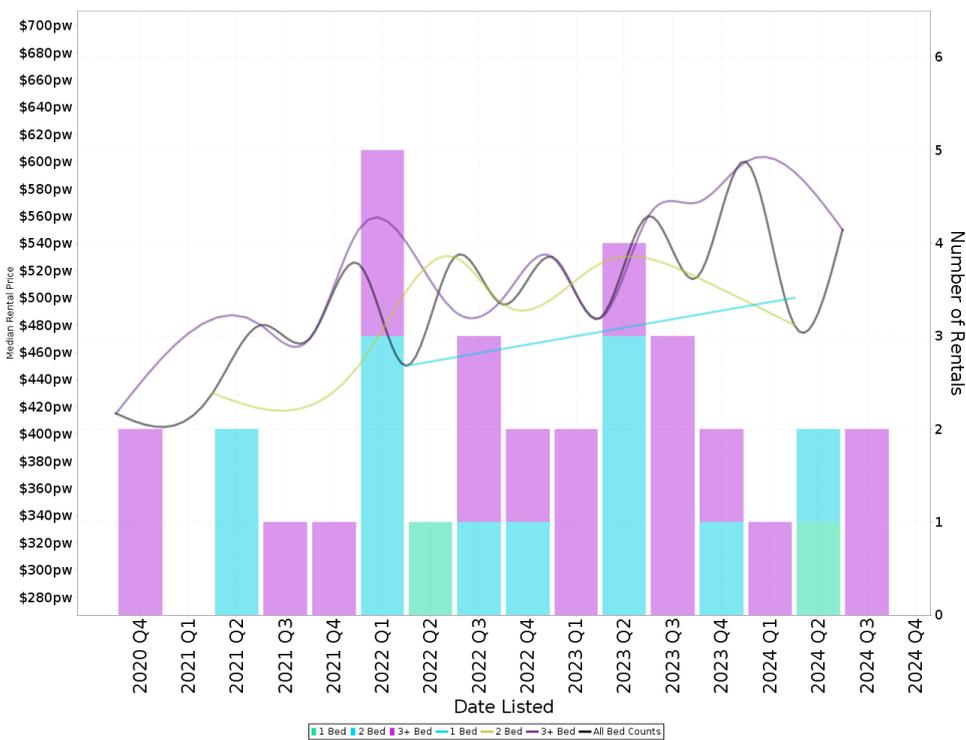
Current Median Price: \$692,500
Previous Median Price: \$707,500
Based on 85 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$692,500
Current Median Rent: \$580
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.3%

Current Median Price: \$567,000
Previous Median Price: \$598,750
Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$567,000
Current Median Rent: \$550
Based on 7 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$692k

Based on 43 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

-2.1%

Current Median Price: \$692,500
Previous Median Price: \$707,500

Based on 85 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

5 ARKELL PL



\$777,000

Nov 2024
20 Days

674 m² 3 1 4

12 MCCARTHY PL



\$700,000

Nov 2024
17 Days

585 m² 3 2 2

26 GARRAD CRT



\$675,000

Oct 2024
30 Days

806 m² 3 1 2

16 DONNISON PL



\$760,000

Sep 2024
13 Days

623 m² 3 1 4

5 TEBBUTT PL



\$720,000

Sep 2024
48 Days

610 m² 3 1 1

2 ARRIETTA CL



\$780,000

Sep 2024
8 Days

1,027 m² 3 1 2

6 MACINTYRE PL



\$716,000

Aug 2024
21 Days

892 m² 4 2 2

9 FORSYTH PL



\$700,000

Aug 2024
17 Days

567 m² 3 - -

4 ALDCORN PL



\$510,000

Aug 2024
N/A

810 m² 3 1 2

16 ARRIETTA CL



\$700,000

Aug 2024
21 Days

846 m² 3 1 1

7 CROWLEY CRT



\$660,000

Aug 2024
30 Days

739 m² 3 1 1

10 SCHAFER PL



\$540,000

Aug 2024
14 Days

516 m² 2 1 2

4 CLAMBE PL



\$545,000

Jul 2024
16 Days

530 m² 2 1 1

2 MCKID CRT



\$640,000

Jul 2024
36 Days

857 m² 2 1 2

3 ARRIETTA CL



\$600,000

Jul 2024
N/A

754 m² 3 1 1

6 MUDIE PL

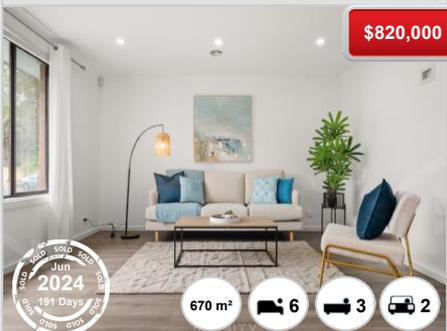


\$765,000

Jun 2024
40 Days

726 m² 3 2 2

8 HOLTERMANN PL

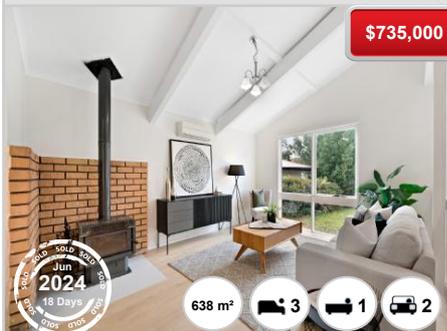


\$820,000

Jun 2024
191 Days

670 m² 6 3 2

4 SELBY PL



\$735,000

Jun 2024
18 Days

638 m² 3 1 2

16 BERGHOFFER CRT



\$665,000

21.3m 33.5m 33.5m 21.3m
715.3 m²

2024
N/A

715 m² - - -

6 BIRNIE PL



\$725,000

May 2024
20 Days

759 m² 3 1 2

15 WARBY PL

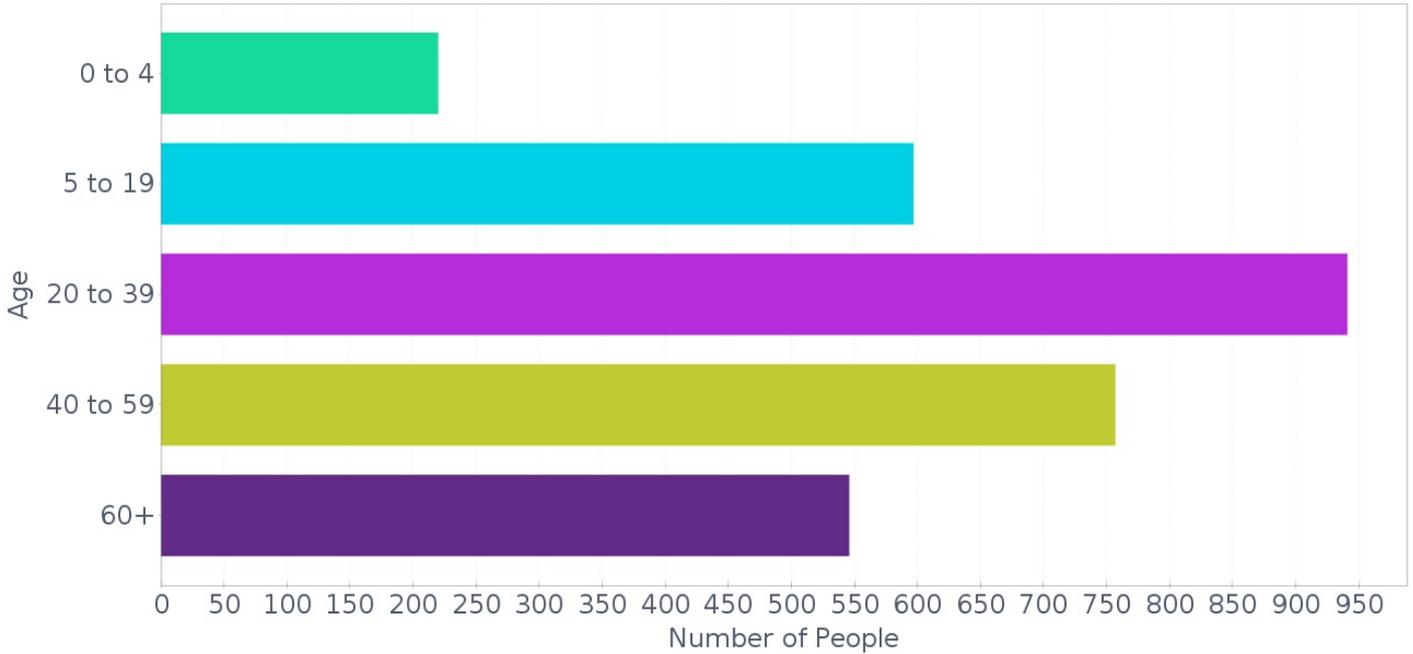


\$725,000

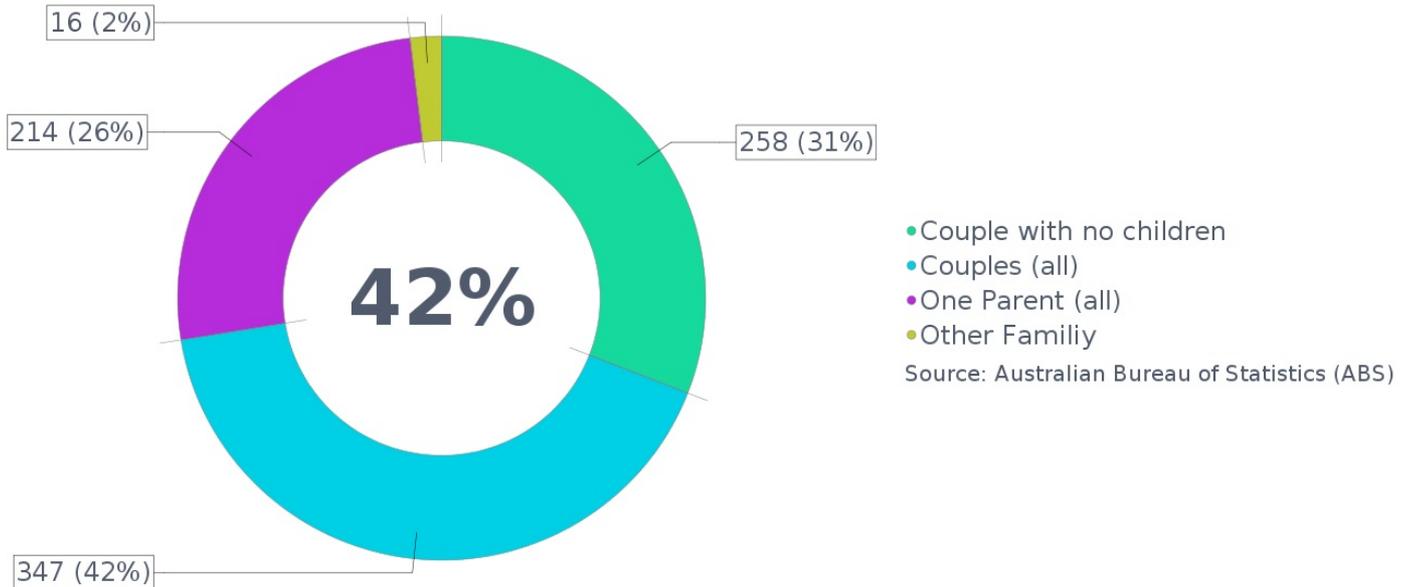
May 2024
N/A

667 m² 3 1 2

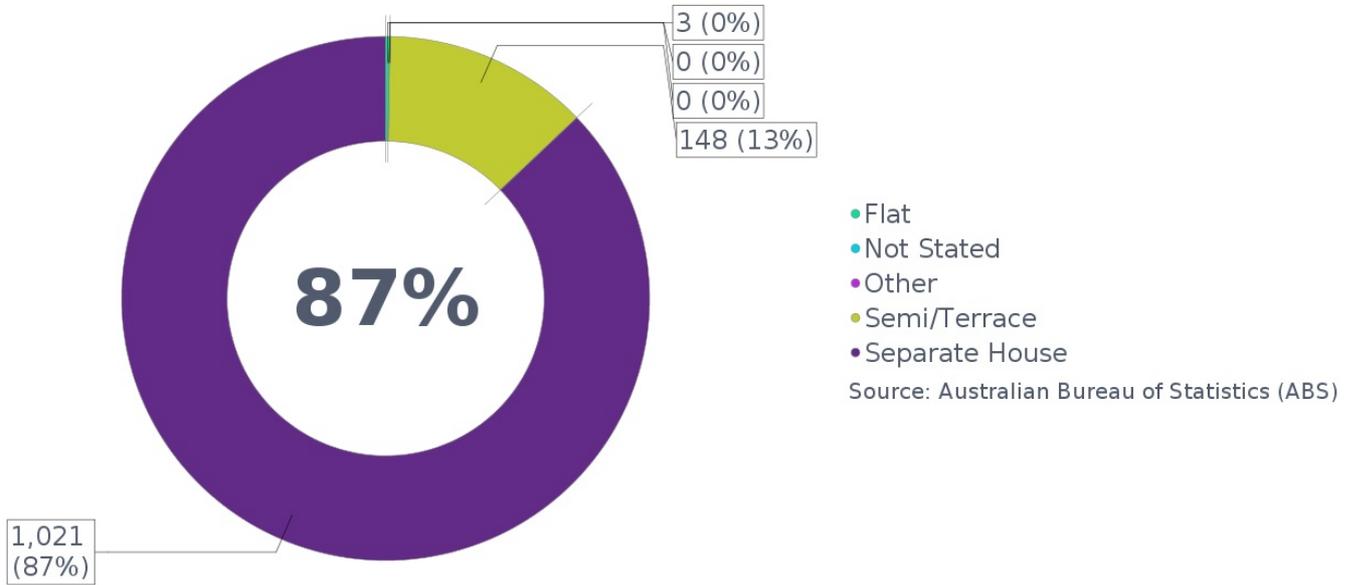
Age of Population (2021)



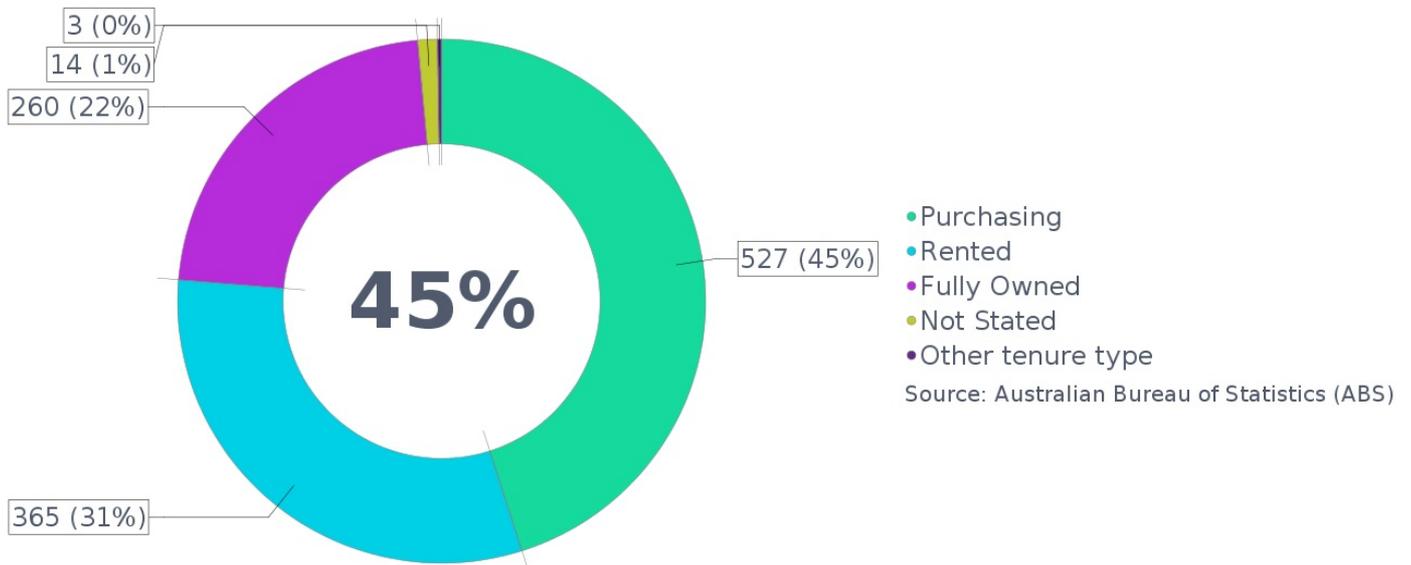
Family Composition (2021)



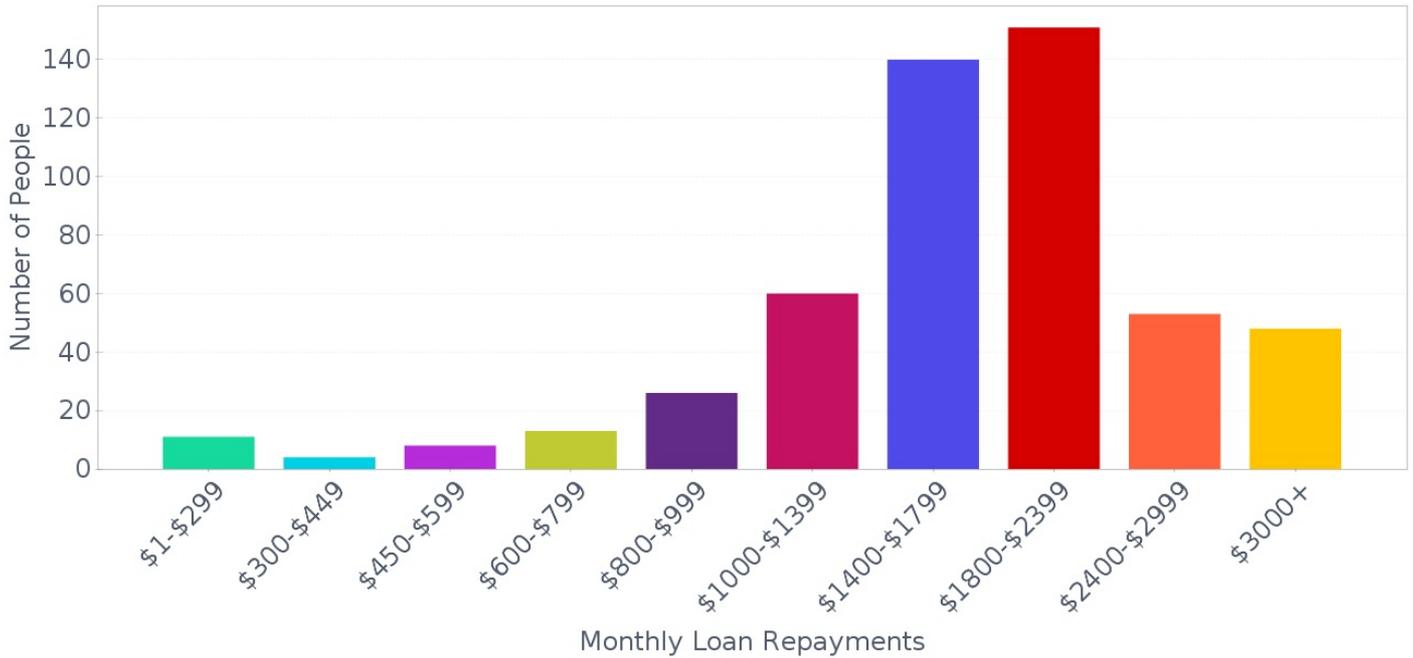
Dwelling Structure (2021)



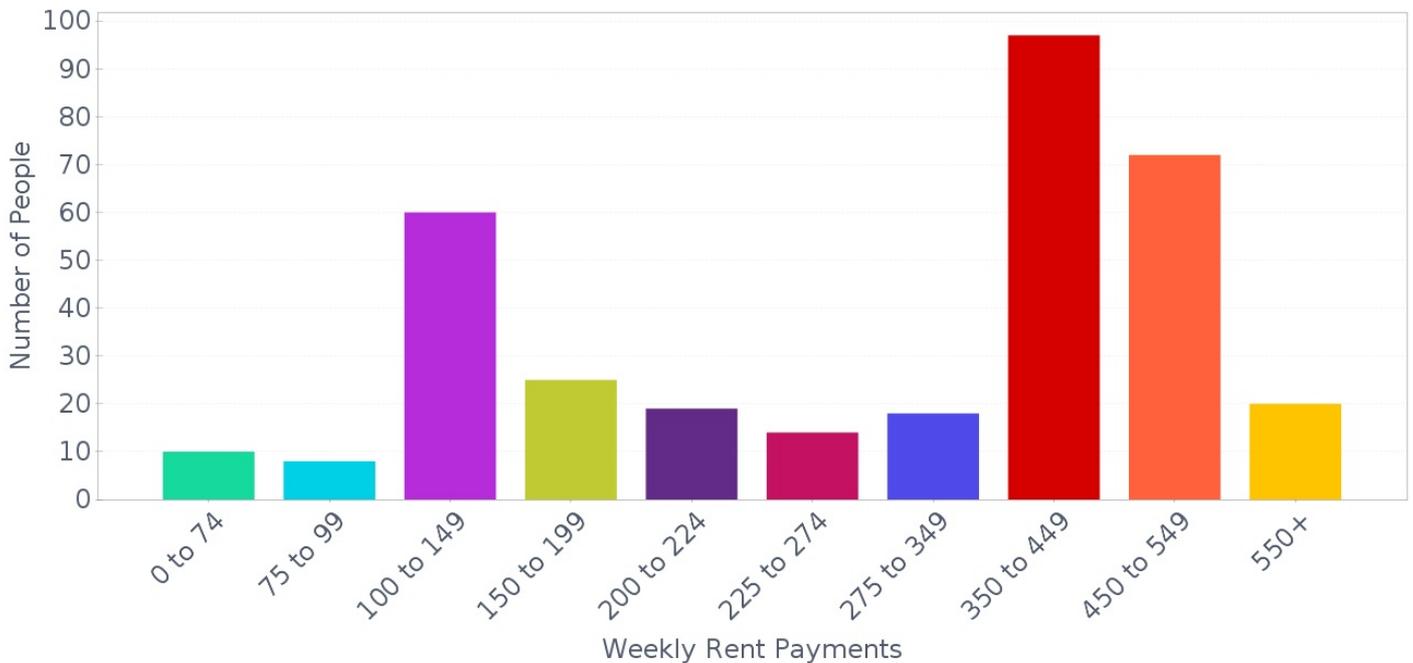
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

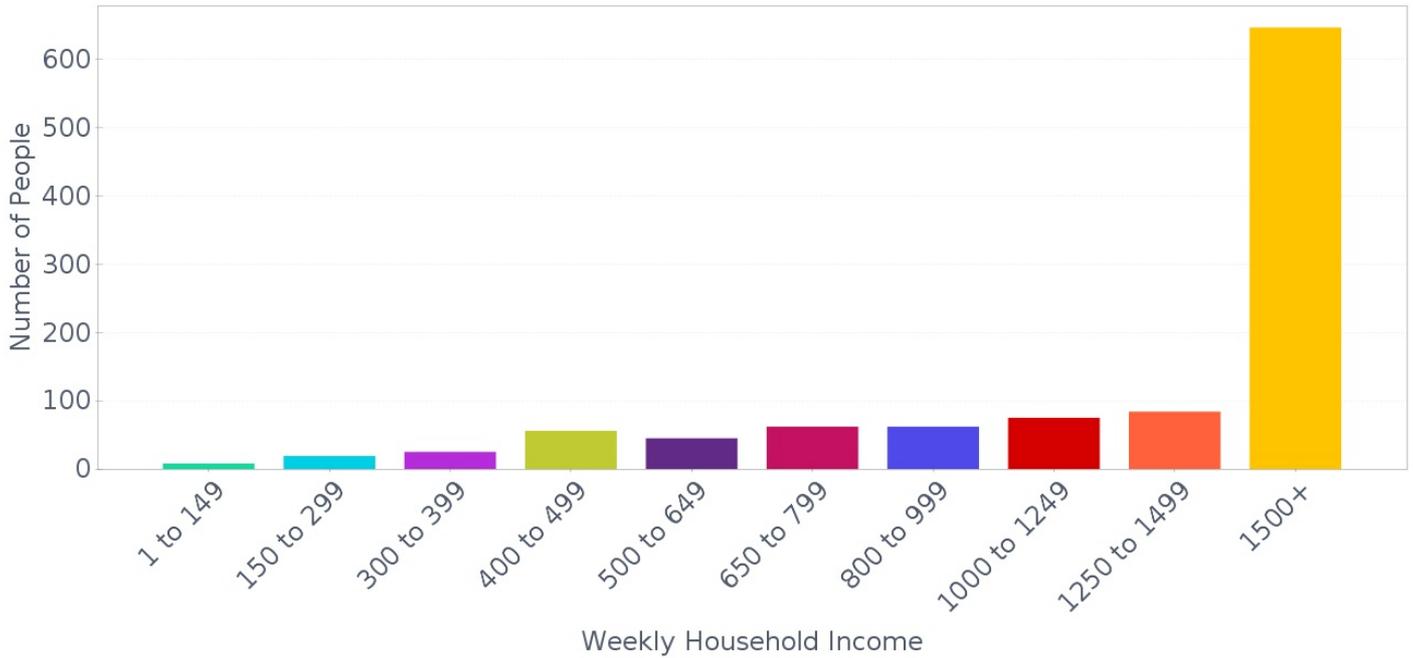


Rent Payments - Weekly (2021)

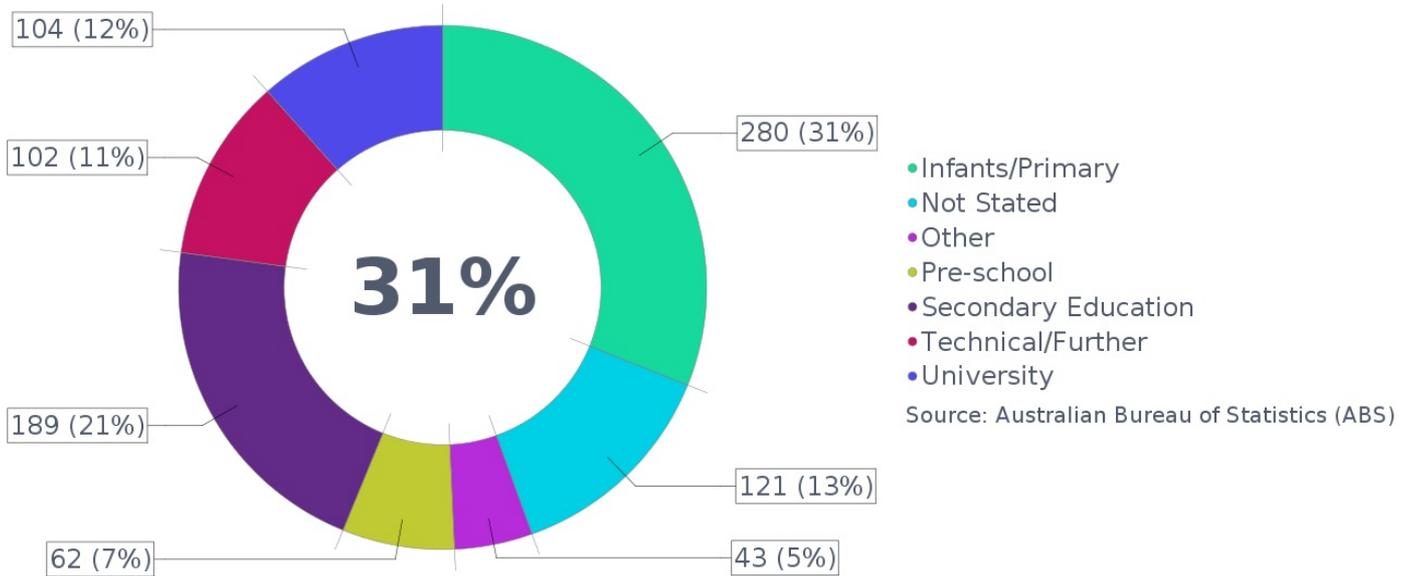




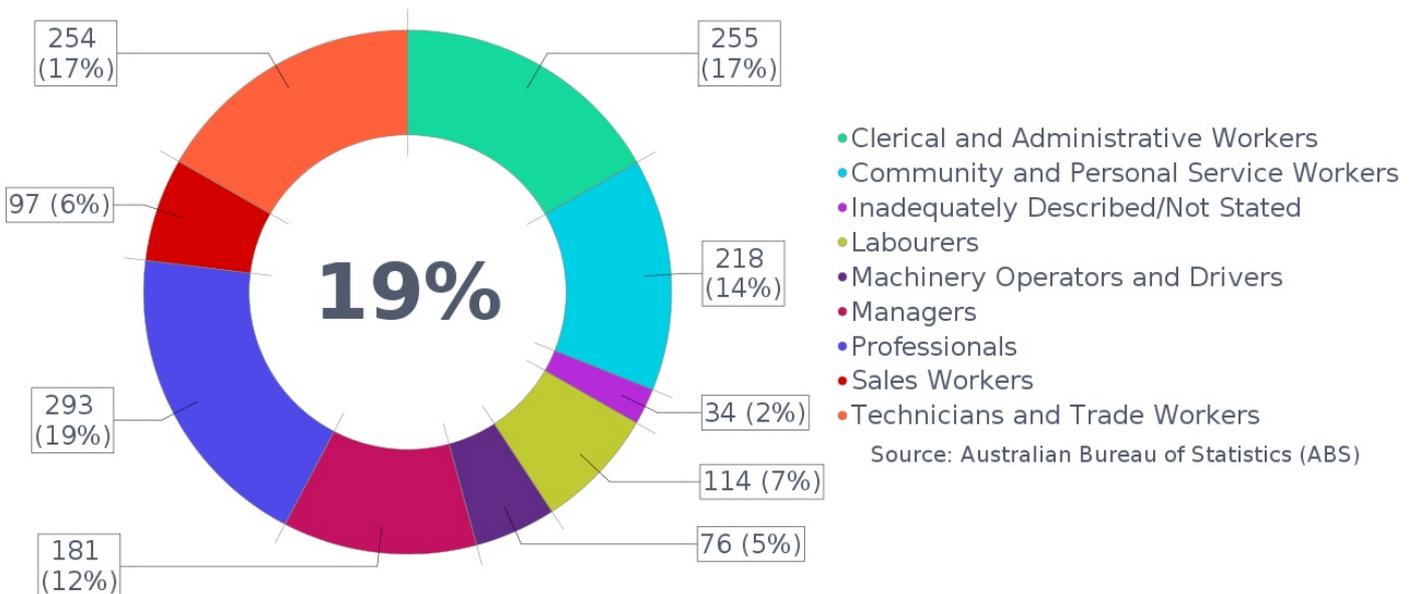
Household Income - Weekly (2021)



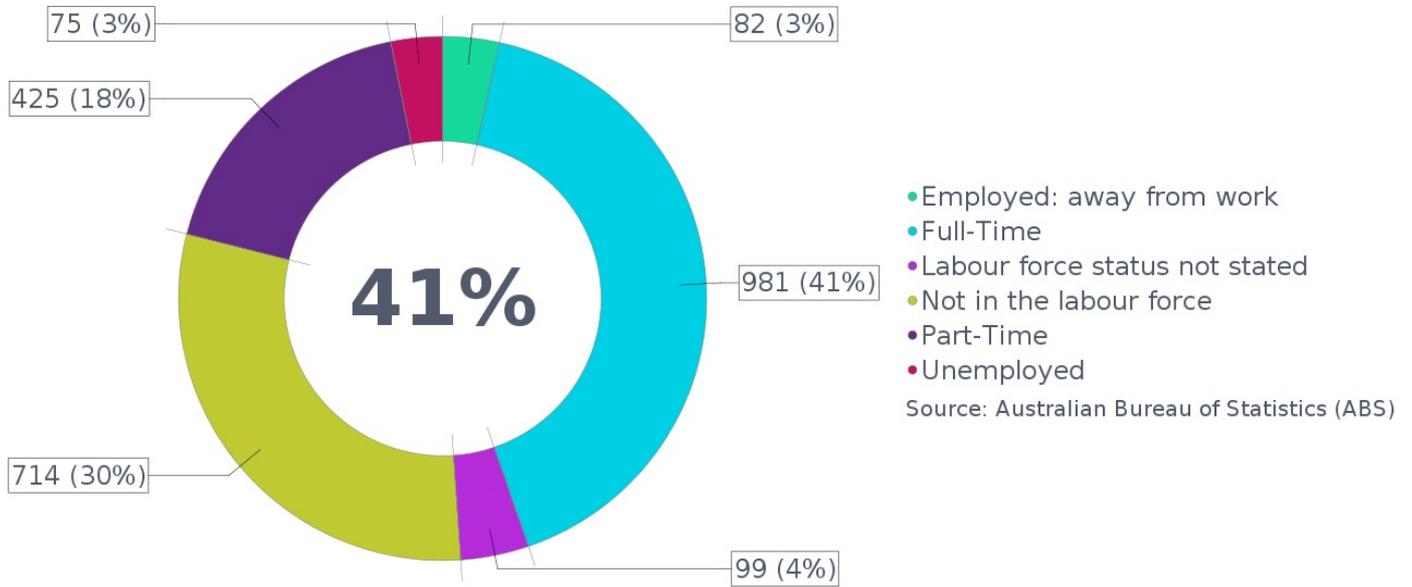
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

