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SUBURB FLYOVER REPORT

KENWICK (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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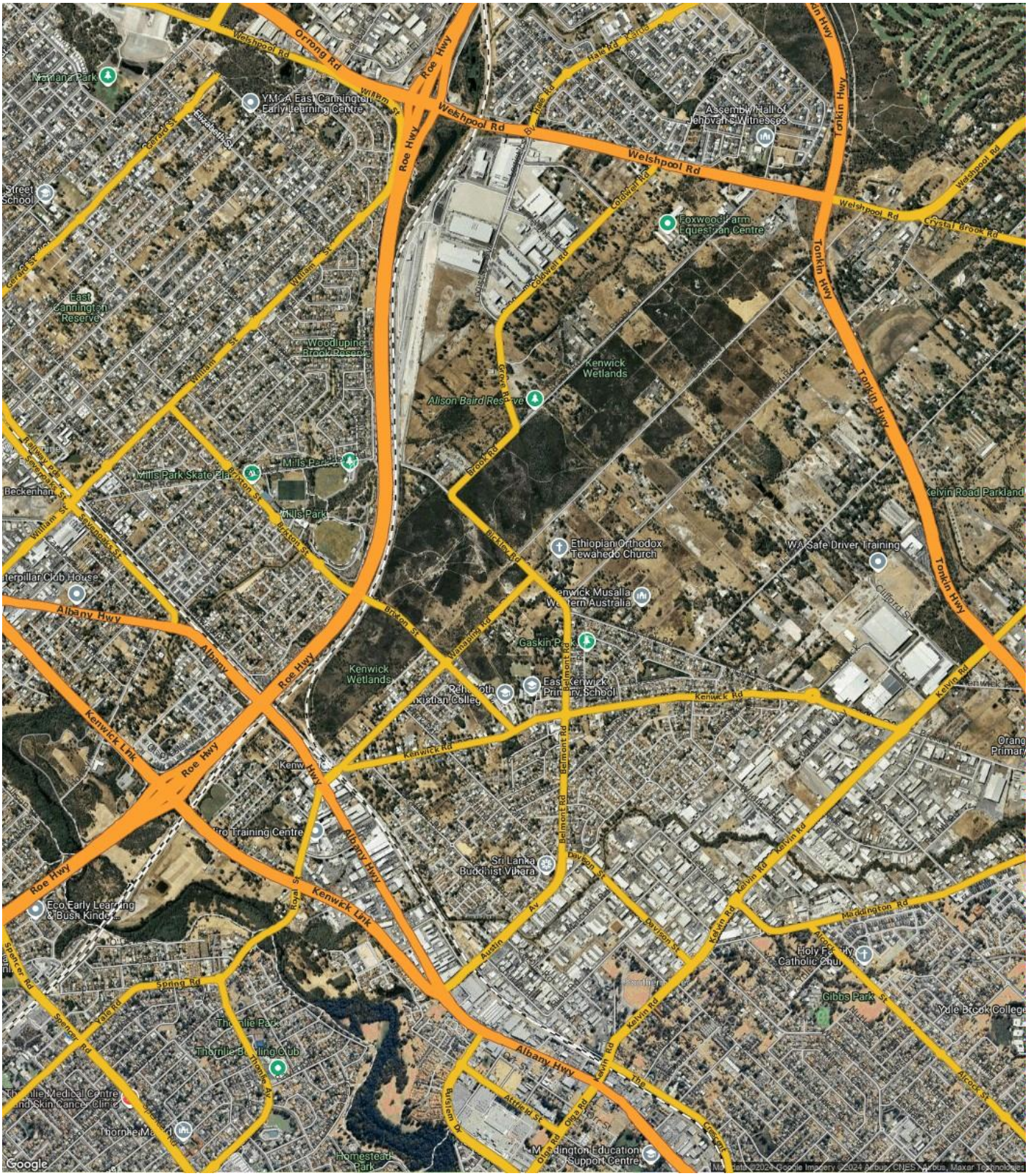
KENWICK - Suburb Map



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KENWICK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	194	$ 294,000	0.0 %	$ 51,900	$ 1,400,000
2007	130	$ 342,500	16.5 %	$ 35,000	$ 1,650,000
2008	98	$ 317,500	-7.3 %	$ 35,000	$ 820,000
2009	110	$ 330,000	3.9 %	$ 19,000	$ 1,850,000
2010	95	$ 339,000	2.7 %	$ 7,600	$ 1,700,000
2011	72	$ 313,500	-7.5 %	$ 96,000	$ 990,000
2012	113	$ 335,000	6.9 %	$ 108,000	$ 2,000,000
2013	138	$ 397,050	18.5 %	$ 70,000	$ 1,900,000
2014	112	$ 405,000	2.0 %	$ 20,000	$ 1,199,000
2015	89	$ 404,000	-0.2 %	$ 75,000	$ 1,000,000
2016	58	$ 393,250	-2.7 %	$ 80,000	$ 7,030,000
2017	96	$ 363,750	-7.5 %	$ 78,000	$ 8,300,000
2018	54	$ 335,000	-7.9 %	$ 72,000	$ 3,676,550
2019	60	$ 302,500	-9.7 %	$ 30,600	$ 1,980,000
2020	66	$ 310,000	2.5 %	$ 78,000	$ 2,700,000
2021	105	$ 365,001	17.7 %	$ 52,500	$ 4,000,000
2022	120	$ 386,500	5.9 %	$ 95,898	$ 6,039,462
2023	117	$ 480,000	24.2 %	$ 148,500	$ 3,951,488
2024	104	$ 596,500	24.3 %	$ 219,000	$ 6,000,000

Median Sale Price

$558k

Based on 138 recorded House sales within the last 12 months (Oct '23 - Sep '24)

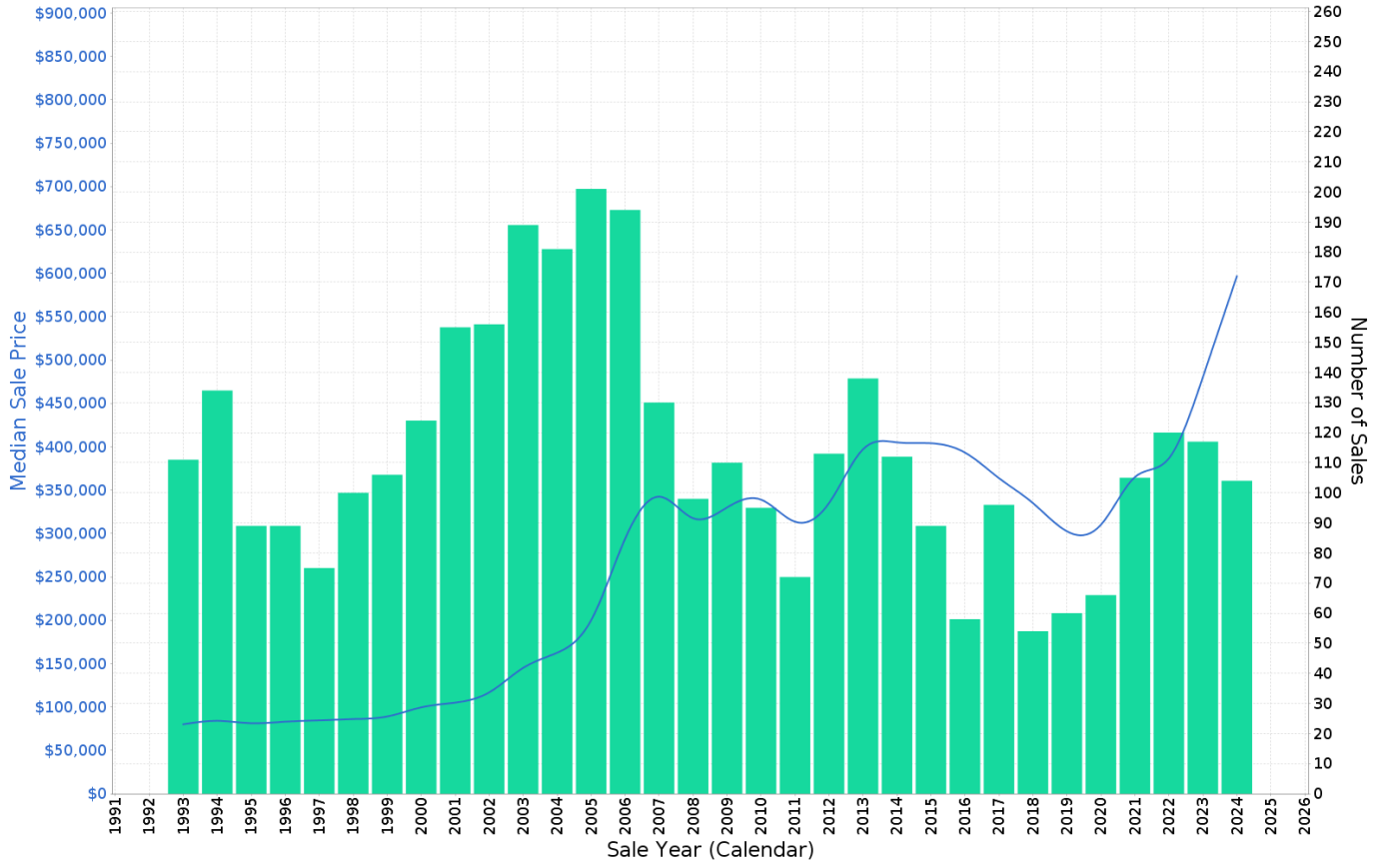
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+28.6%

Current Median Price: $558,000
Previous Median Price: $434,000

Based on 264 recorded House sales compared over the last two rolling 12 month periods



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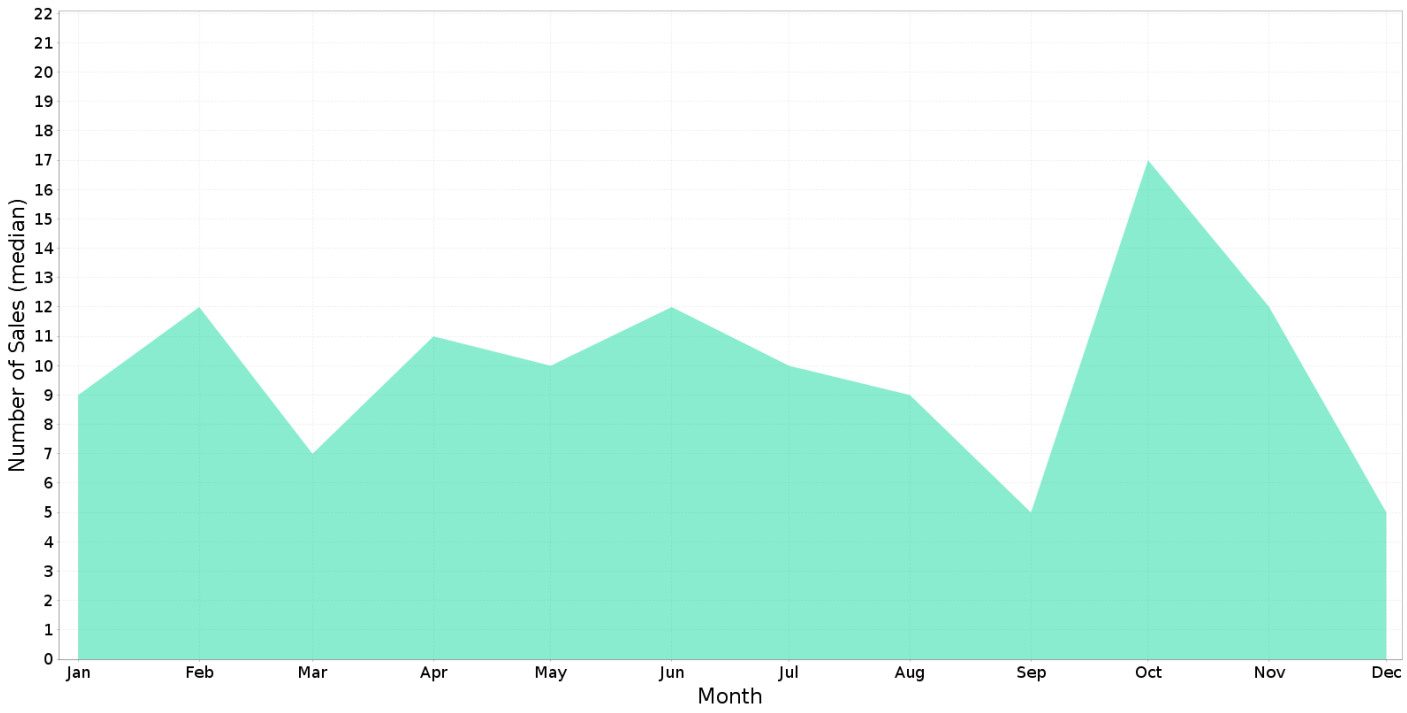
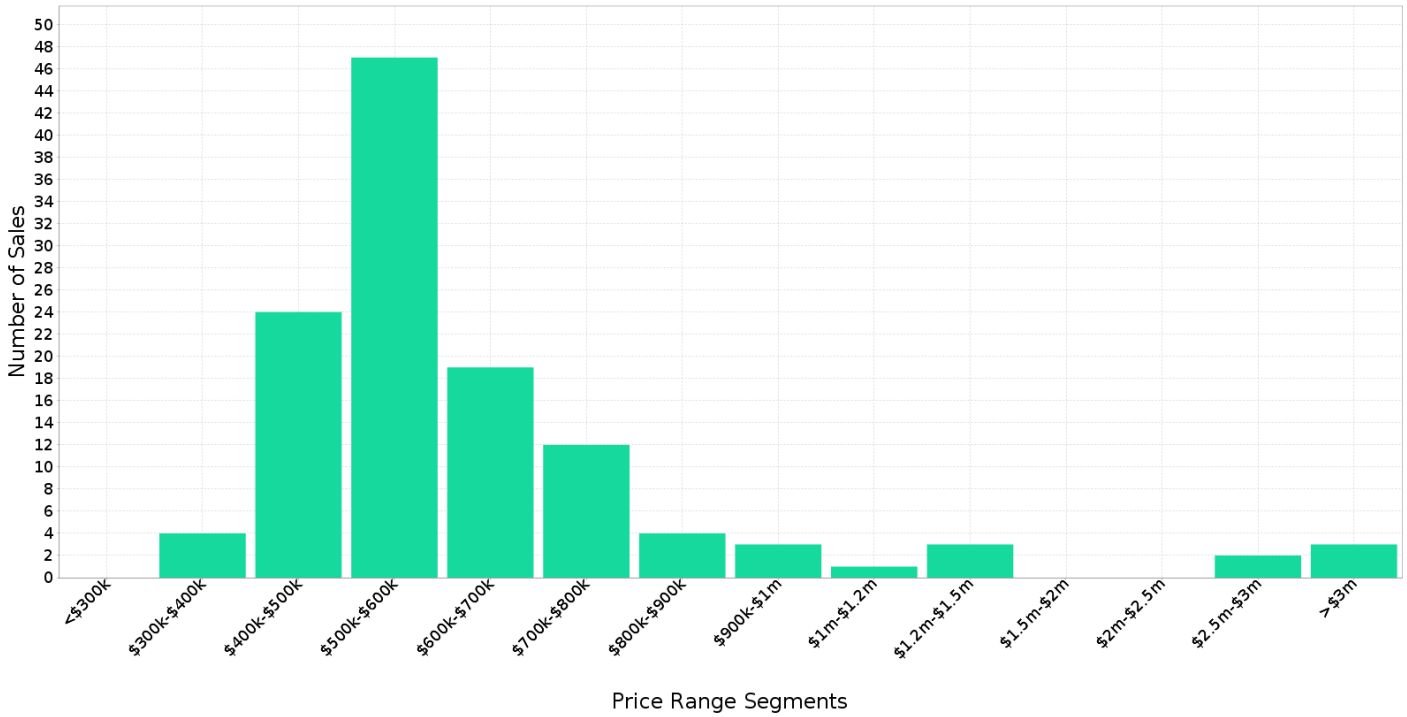
KENWICK - Peak Selling Periods (3 years)



KENWICK - Price Range Segments (12 months)



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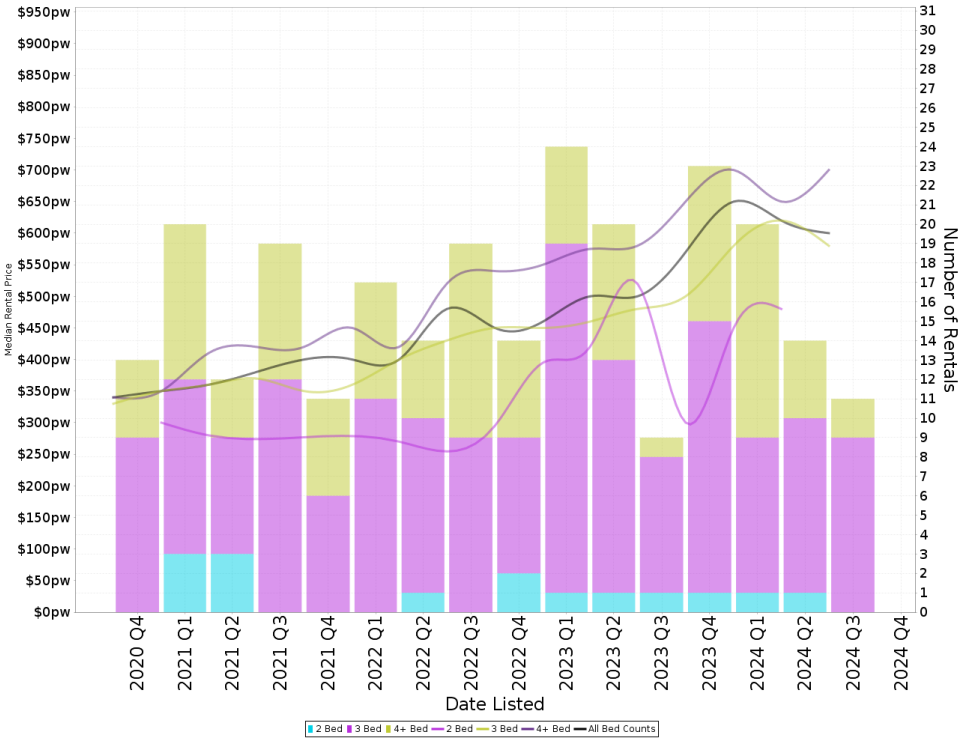
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+28.6%

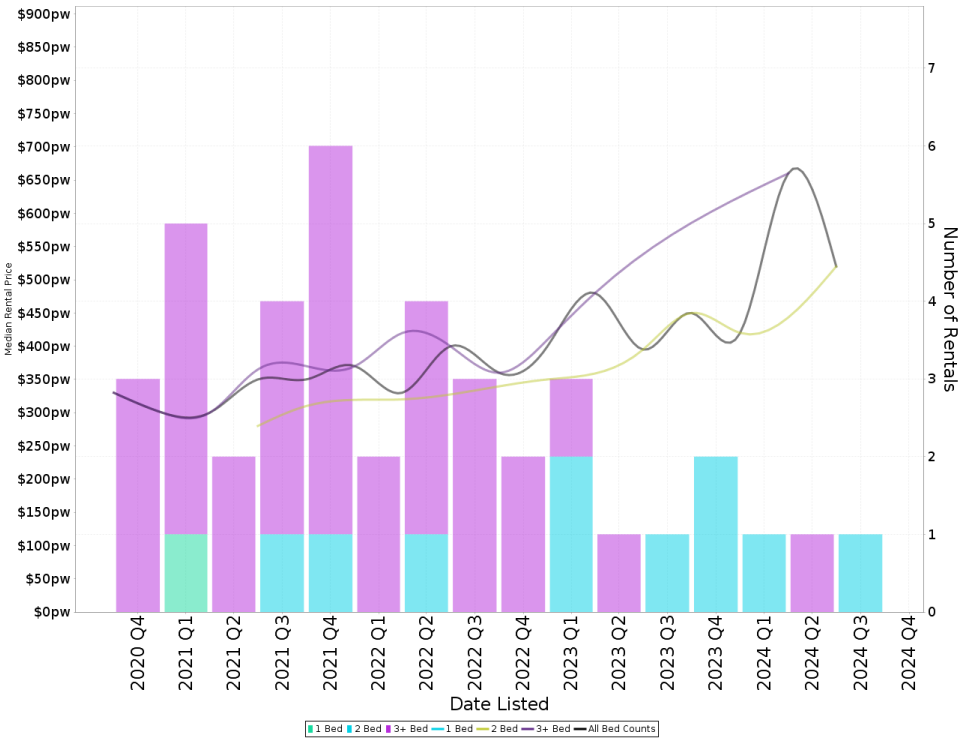
Current Median Price: $558,000
Previous Median Price: $434,000
Based on 264 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: $558,000
Current Median Rent: $600
Based on 68 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+38.0%

Current Median Price: $479,500
Previous Median Price: $347,500
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: $479,500
Current Median Rent: $460
Based on 5 registered Unit rentals compared over the last 12 months.

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KENWICK - Recently Sold Properties

Median Sale Price

$558k

Based on 138 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

+28.6%

Current Median Price: $558,000
Previous Median Price: $434,000

Based on 264 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

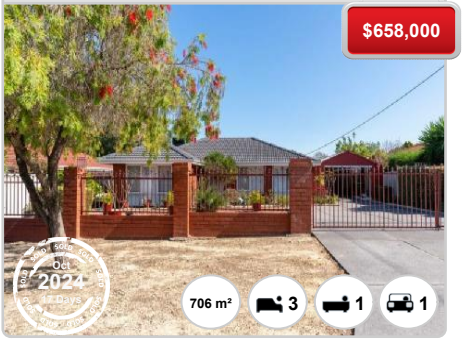
138

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

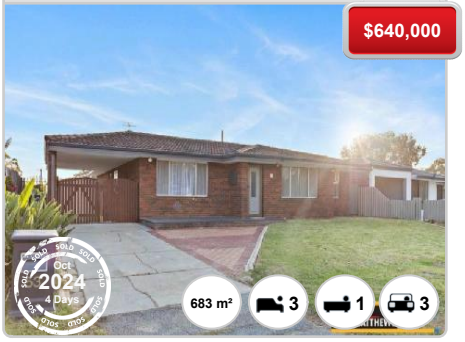
Based on a rolling 12 month period and may differ from calendar year statistics

20-24 DUDLEY RD

63 LALOR RD



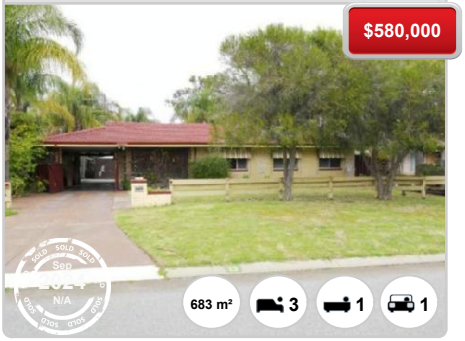
53 STAFFORD RD



8 BRIDAL CRES

15 BRIDAL CRES

13 STRETTON WAY



14/68 PARK RD

3 STRETTON WAY

13 MCCOWAN ST

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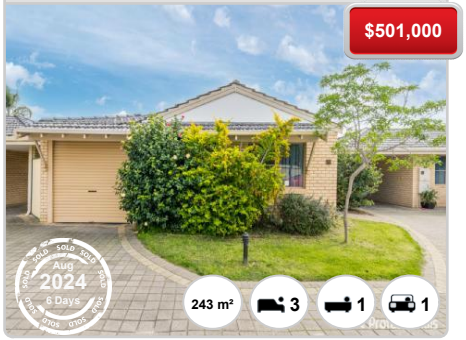
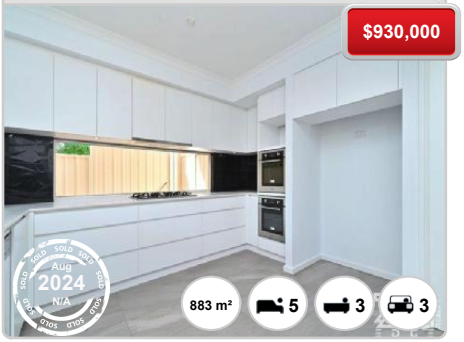
31 STAFFORD RD

380 BICKLEY RD

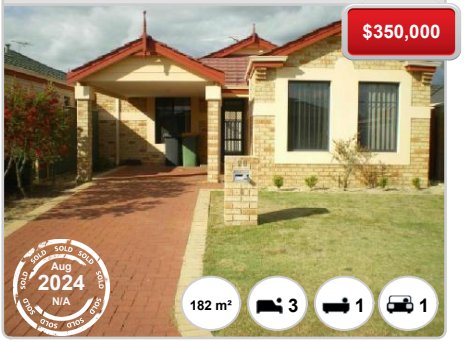
14/11 FIRETAIL PL



117 BELMONT RD

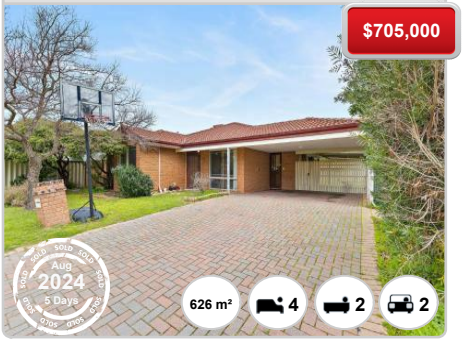


5/26-28 ADANA ELB

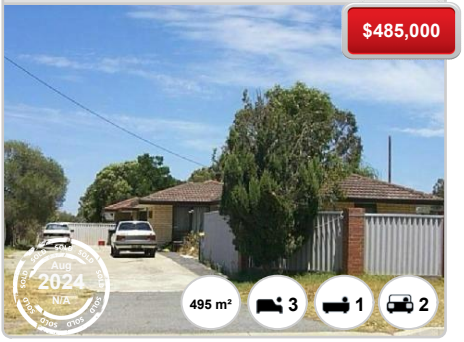


2 BELLATA PL

4 QUONDONG CL



73B PARK RD

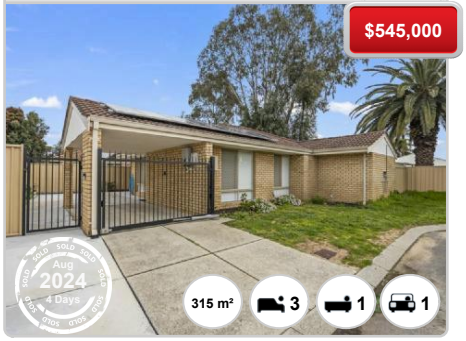


73A PARK RD

54 KENWICK RD

21 OSMOND ST

17/99 STAFFORD RD



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KENWICK - Properties For Rent

Median Rental Price

$600 /w

Based on 68 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

Rental Yield

+5.6%

Current Median Price: $558,000
Current Median Rent: $600

Based on 138 recorded House sales and 68 House rentals compared over the last 12 months

Number of Rentals

68

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

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

11 BELARING PLACE

1 BURHAM ROAD

63B Belmont Road

4 BOLE PLACE

79 LALOR ROAD

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