ADVISEABLE

# SUBURB FLYOVER REPORT

BELROSE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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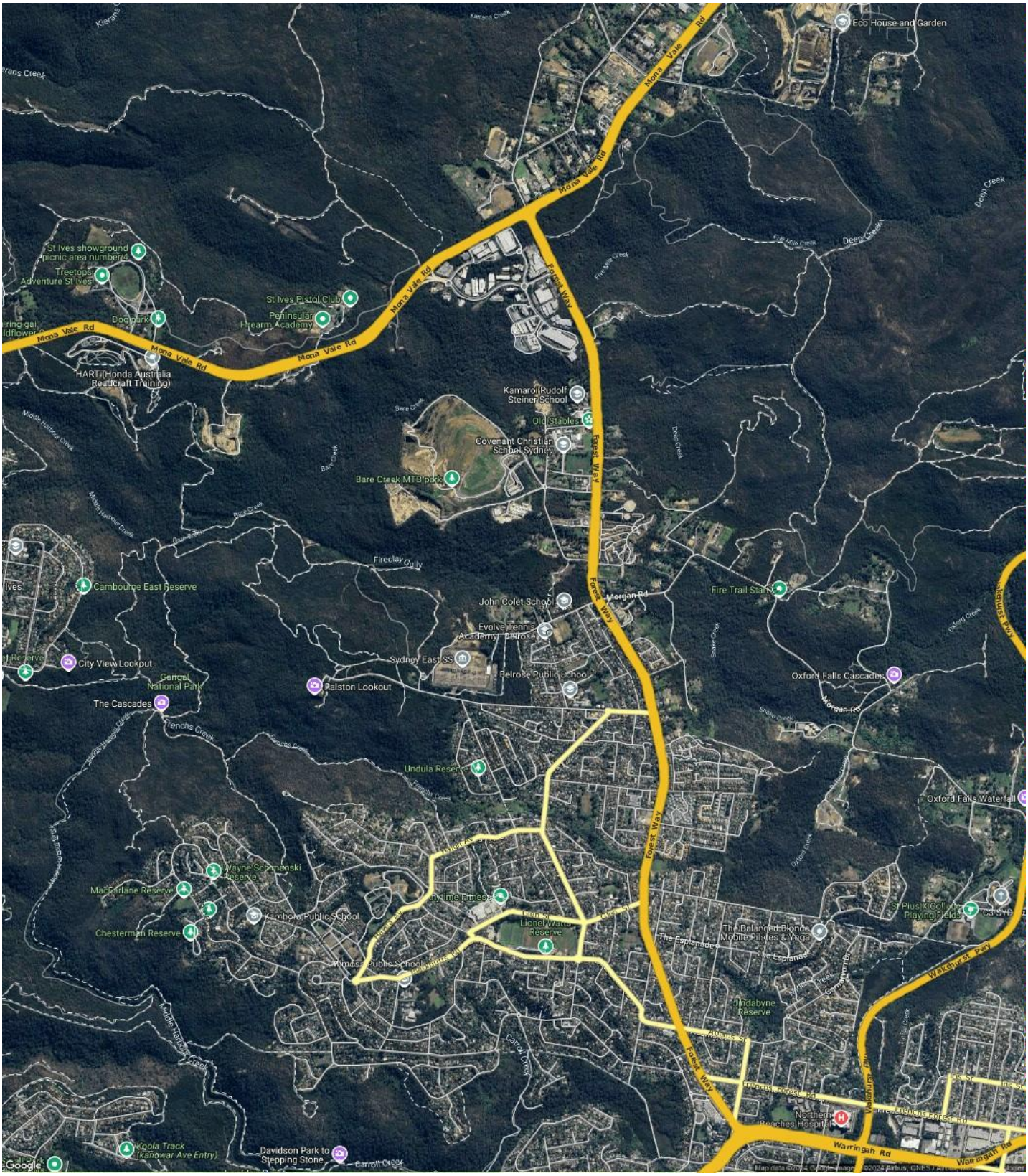
# BELROSE - Suburb Map

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# BELROSE - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|---|---|---|---|---|---|
| 2006 | 131 | $ 750,000 | 0.0 % | $ 200,000 | $ 2,275,000 |
| 2007 | 115 | $ 780,000 | 4.0 % | $ 375,000 | $ 2,510,000 |
| 2008 | 92 | $ 791,000 | 1.4 % | $ 140,500 | $ 4,400,000 |
| 2009 | 121 | $ 840,000 | 6.2 % | $ 435,000 | $ 4,000,000 |
| 2010 | 113 | $ 890,000 | 6.0 % | $ 180,400 | $ 6,000,000 |
| 2011 | 88 | $ 895,000 | 0.6 % | $ 40,000 | $ 3,550,000 |
| 2012 | 98 | $ 881,500 | -1.5 % | $ 300,000 | $ 2,300,000 |
| 2013 | 138 | $ 980,500 | 11.2 % | $ 412,500 | $ 7,500,000 |
| 2014 | 130 | $ 1,217,500 | 24.2 % | $ 473,700 | $ 4,300,000 |
| 2015 | 100 | $ 1,345,000 | 10.5 % | $ 550,000 | $ 2,750,000 |
| 2016 | 79 | $ 1,505,000 | 11.9 % | $ 685,000 | $ 6,500,000 |
| 2017 | 75 | $ 1,625,000 | 8.0 % | $ 250,000 | $ 7,500,000 |
| 2018 | 69 | $ 1,525,000 | -6.2 % | $ 15,500 | $ 14,000,000 |
| 2019 | 74 | $ 1,500,000 | -1.6 % | $ 16,750 | $ 10,234,480 |
| 2020 | 90 | $ 1,667,250 | 11.2 % | $ 1,211,500 | $ 8,000,000 |
| 2021 | 122 | $ 2,310,000 | 38.6 % | $ 462,000 | $ 14,150,000 |
| 2022 | 84 | $ 2,260,000 | -2.2 % | $ 1,570,000 | $ 4,060,000 |
| 2023 | 82 | $ 2,251,500 | -0.4 % | $ 200,000 | $ 12,500,000 |
| 2024 | 64 | $ 2,400,000 | 6.6 % | $ 675,000 | $ 6,700,000 |

## Median Sale Price

**$2.4m**

**Based on 79 recorded House sales within the last 12 months (Oct '23 - Sep '24)**

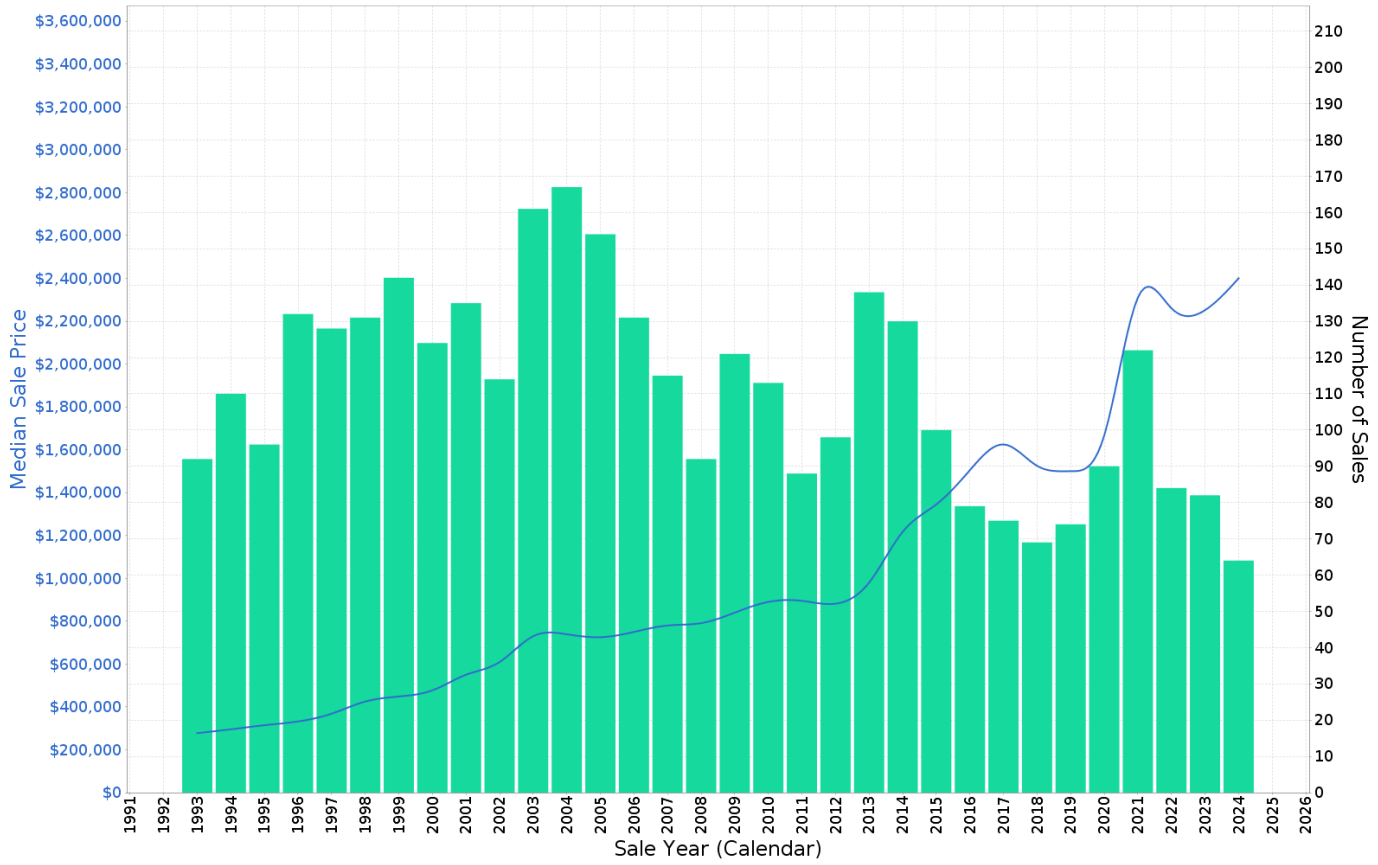
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+8.8%**

**Current Median Price: $2,400,000**
**Previous Median Price: $2,205,500**

Based on 165 recorded House sales compared over the last two rolling 12 month periods

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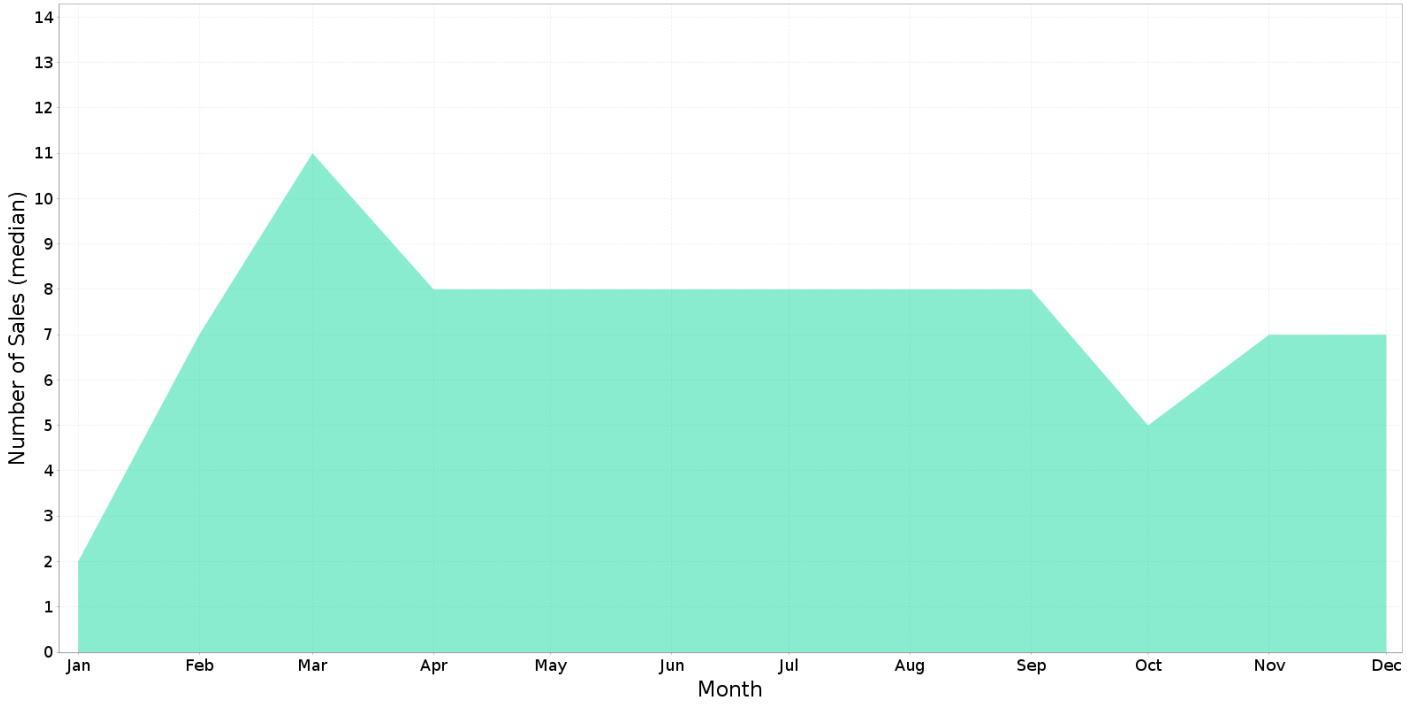
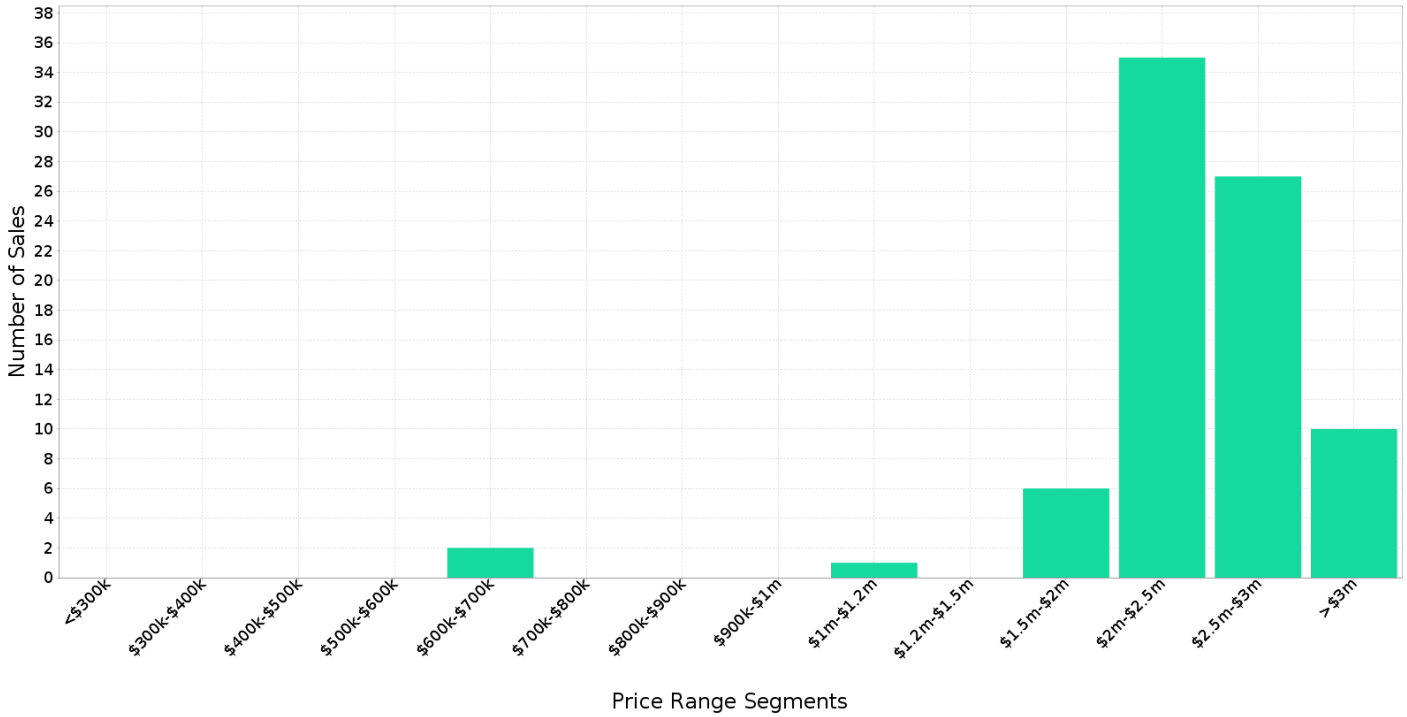
# BELROSE - Peak Selling Periods (3 years)




# BELROSE - Price Range Segments (12 months)

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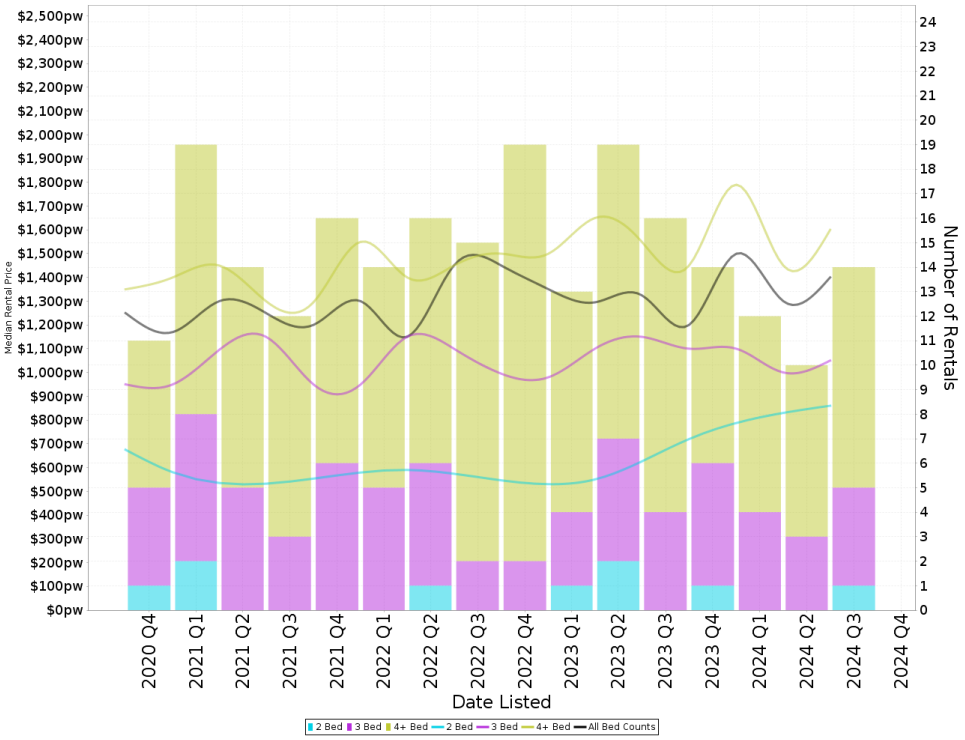
# Median Weekly Rents (Houses)




### Suburb Sale Price Growth

**+8.8%**

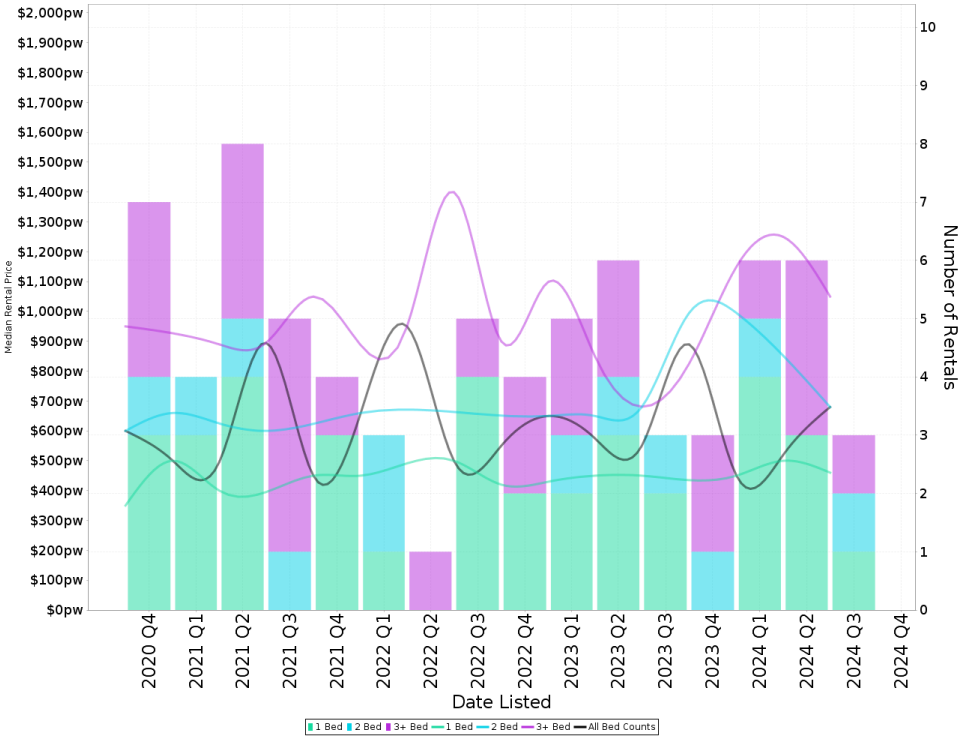
Current Median Price: $2,400,000
Previous Median Price: $2,205,500
Based on 165 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: $2,400,000
Current Median Rent: $1,400
Based on 50 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)




### Suburb Sale Price Growth

**-4.4%**

Current Median Price: $860,000
Previous Median Price: $900,000
Based on 59 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: $860,000
Current Median Rent: $680
Based on 18 registered Unit rentals compared over the last 12 months.

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# BELROSE - Recently Sold Properties

## Median Sale Price

**$2.4m**

Based on 79 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

**+8.8%**

Current Median Price: $2,400,000
Previous Median Price: $2,205,500

Based on 165 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

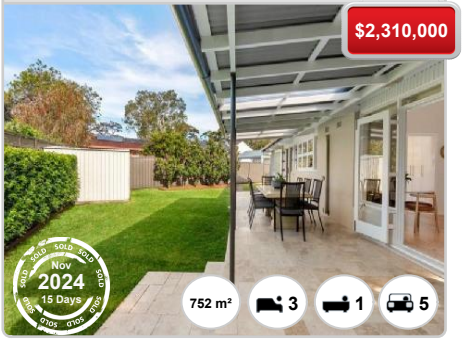
**79**

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

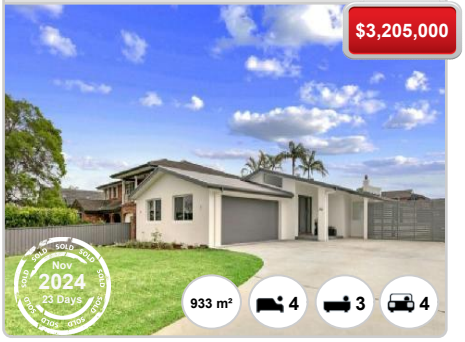
Based on a rolling 12 month period and may differ from calendar year statistics

### 2 NABIAC AVE

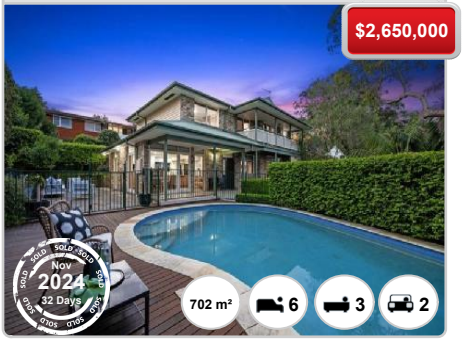
### 5 ANNETTE PL




### 40 WILLOW TREE CRES

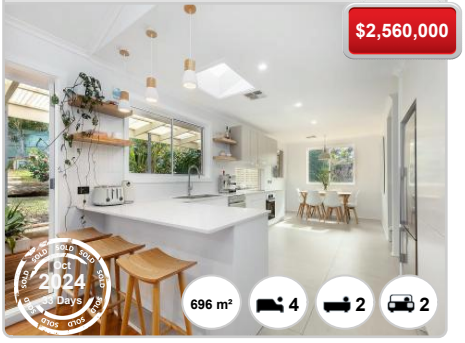



### 15 KARINA CRES

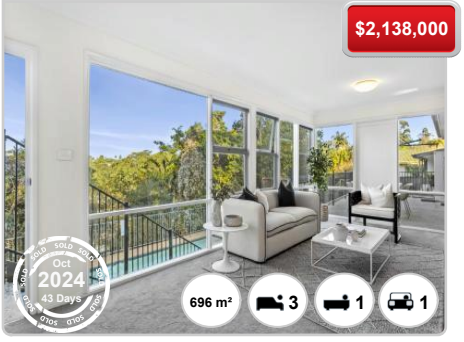



### 12 VISTA ST

### 7 THE GR

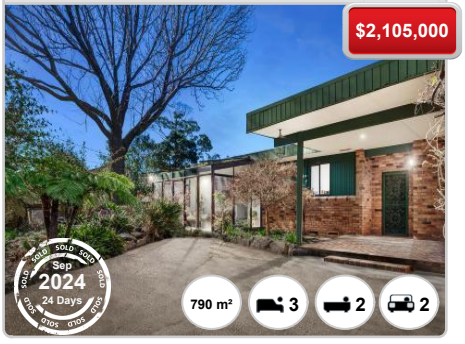



### 34 KARINA CRES




### 19 CHARLEROI RD

### 2 FOREST GLEN CRES

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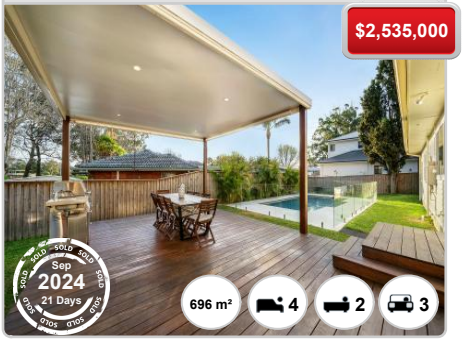
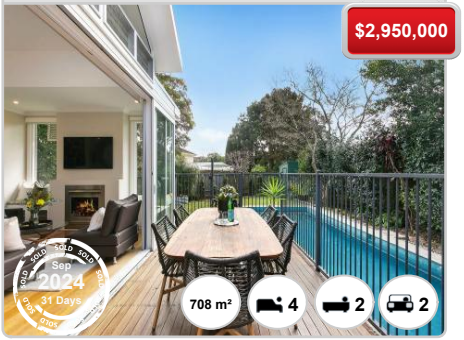
### 25 PRINGLE AVE

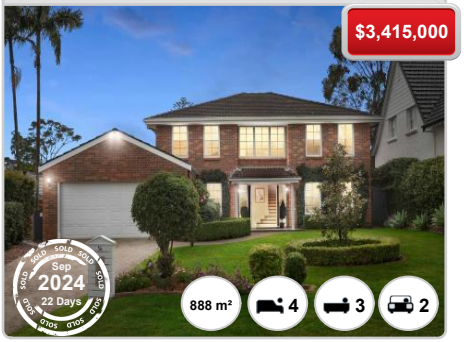



### 21 MERELYN RD

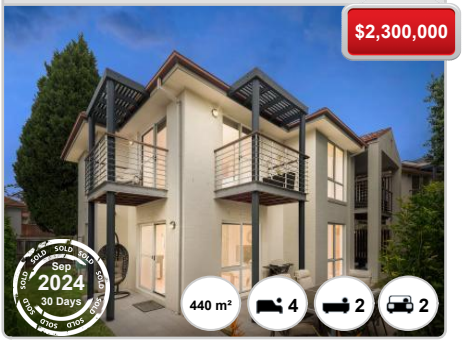



### 34 RALSTON AVE

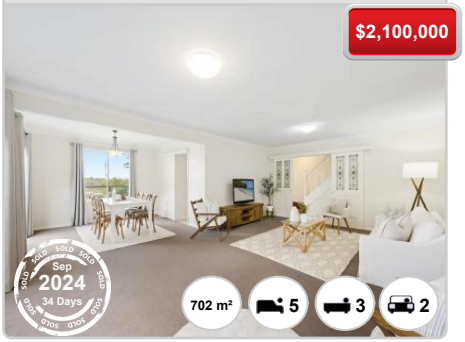
### 34 WILLOW TREE CRES




### 18 SEAVIEW PDE

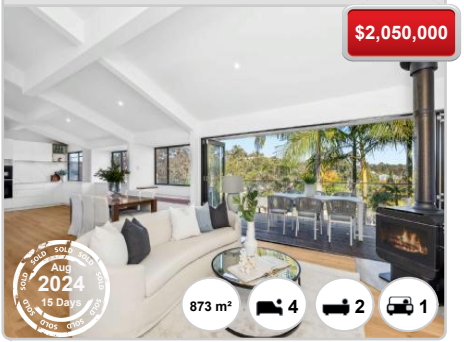



### 3 KARINA CRES

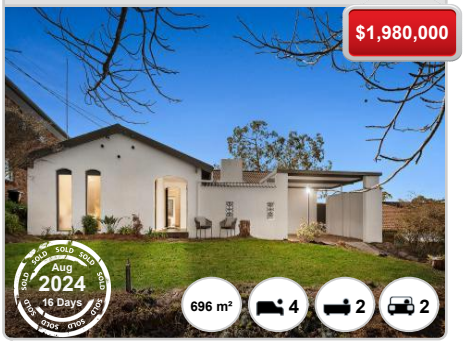



### 5 HAMPDEN ST

### 3 WINDRUSH AVE

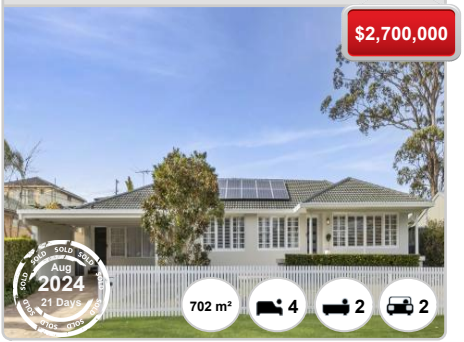



### 16 STIRLING PL

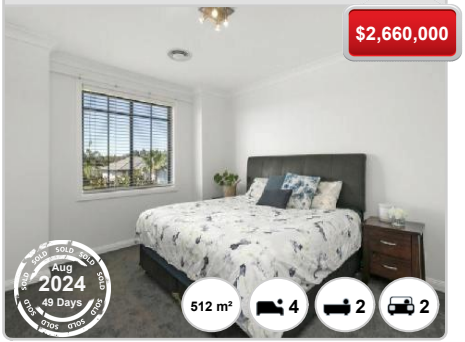



### 7 TOWARRI PL

### 12 WILLOW TREE CRES




### 9 SIMPSON ST

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# BELROSE - Properties For Rent

## Median Rental Price

**$1,400 /w**

Based on 50 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

**+3.0%**

Current Median Price: $2,400,000
Current Median Rent: $1,400

Based on 79 recorded House sales and 50 House rentals compared over the last 12 months

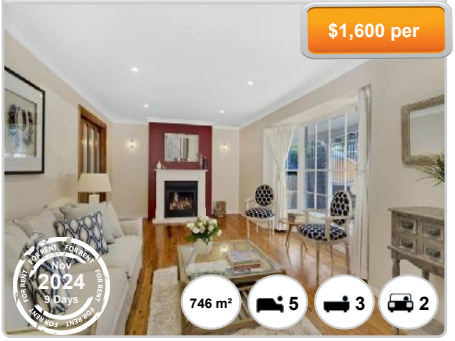
## Number of Rentals

**50**

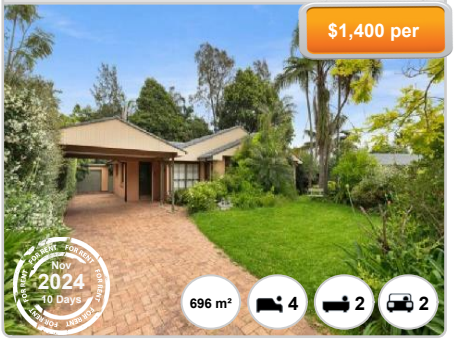
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

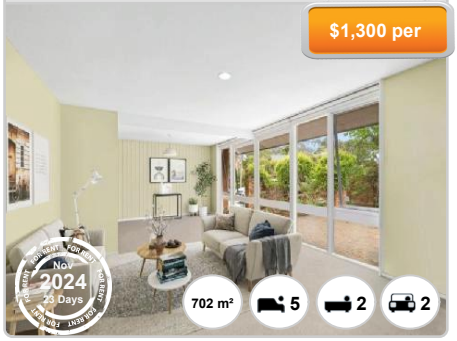
### 21 TRENTBRIDGE ROAD



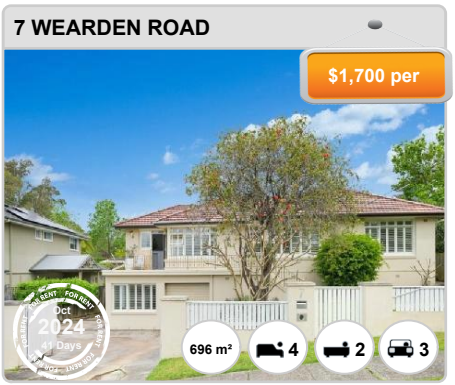

### 28 LOWANNA STREET




### 12 STRATFORD DRIVE

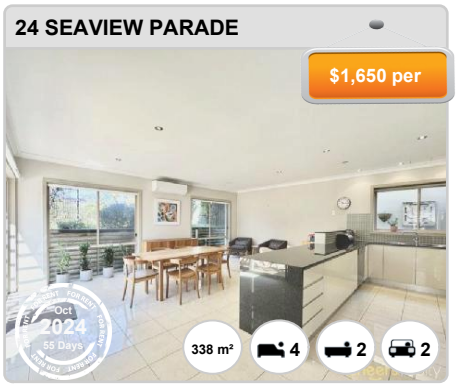



### 7 WEARDEN ROAD




### 20 WILLOW TREE CRESCENT

### 24 SEAVIEW PARADE




### 7 HINDSON PLACE

### 13 SIMPSON STREET

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