ADVISEABLE

SUBURB FLYOVER REPORT

CARLTON (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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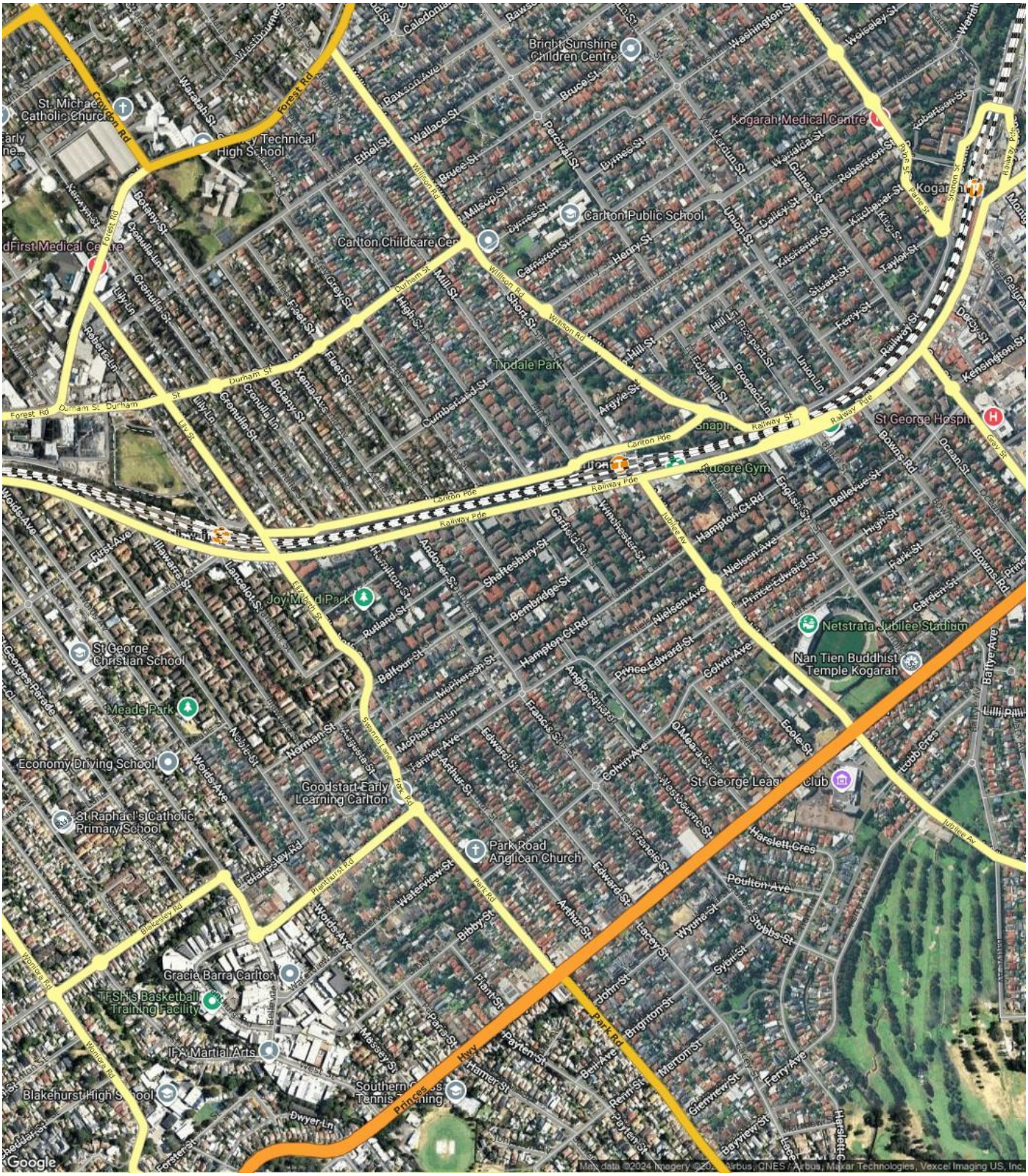
CARLTON - Suburb Map



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CARLTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	77	$ 530,000	0.0 %	$ 220,000	$ 1,020,000
2007	86	$ 563,500	6.3 %	$ 27,500	$ 1,035,000
2008	53	$ 582,000	3.3 %	$ 100,000	$ 1,035,000
2009	81	$ 598,000	2.7 %	$ 100,000	$ 1,180,000
2010	89	$ 720,000	20.4 %	$ 110,000	$ 1,296,000
2011	74	$ 742,500	3.1 %	$ 116,600	$ 1,335,000
2012	72	$ 723,500	-2.6 %	$ 92,500	$ 1,250,000
2013	67	$ 815,000	12.6 %	$ 240,000	$ 1,560,000
2014	69	$ 1,020,000	25.2 %	$ 160,000	$ 1,670,000
2015	57	$ 1,260,000	23.5 %	$ 485,000	$ 2,695,000
2016	66	$ 1,248,750	-0.9 %	$ 174,000	$ 3,500,000
2017	54	$ 1,300,000	4.1 %	$ 50,000	$ 3,800,000
2018	37	$ 1,250,000	-3.8 %	$ 830,000	$ 2,250,000
2019	49	$ 1,250,000	0.0 %	$ 815,000	$ 2,355,000
2020	54	$ 1,240,000	-0.8 %	$ 57,500	$ 2,080,000
2021	63	$ 1,538,000	24.0 %	$ 142,000	$ 7,250,000
2022	57	$ 1,572,000	2.2 %	$ 700,000	$ 3,900,000
2023	52	$ 1,630,000	3.7 %	$ 750,000	$ 2,600,000
2024	49	$ 1,778,000	9.1 %	$ 480,000	$ 2,900,000

Median Sale Price

$1.85m

Based on 63 recorded House sales within the last 12 months (Oct '23 - Sep '24)

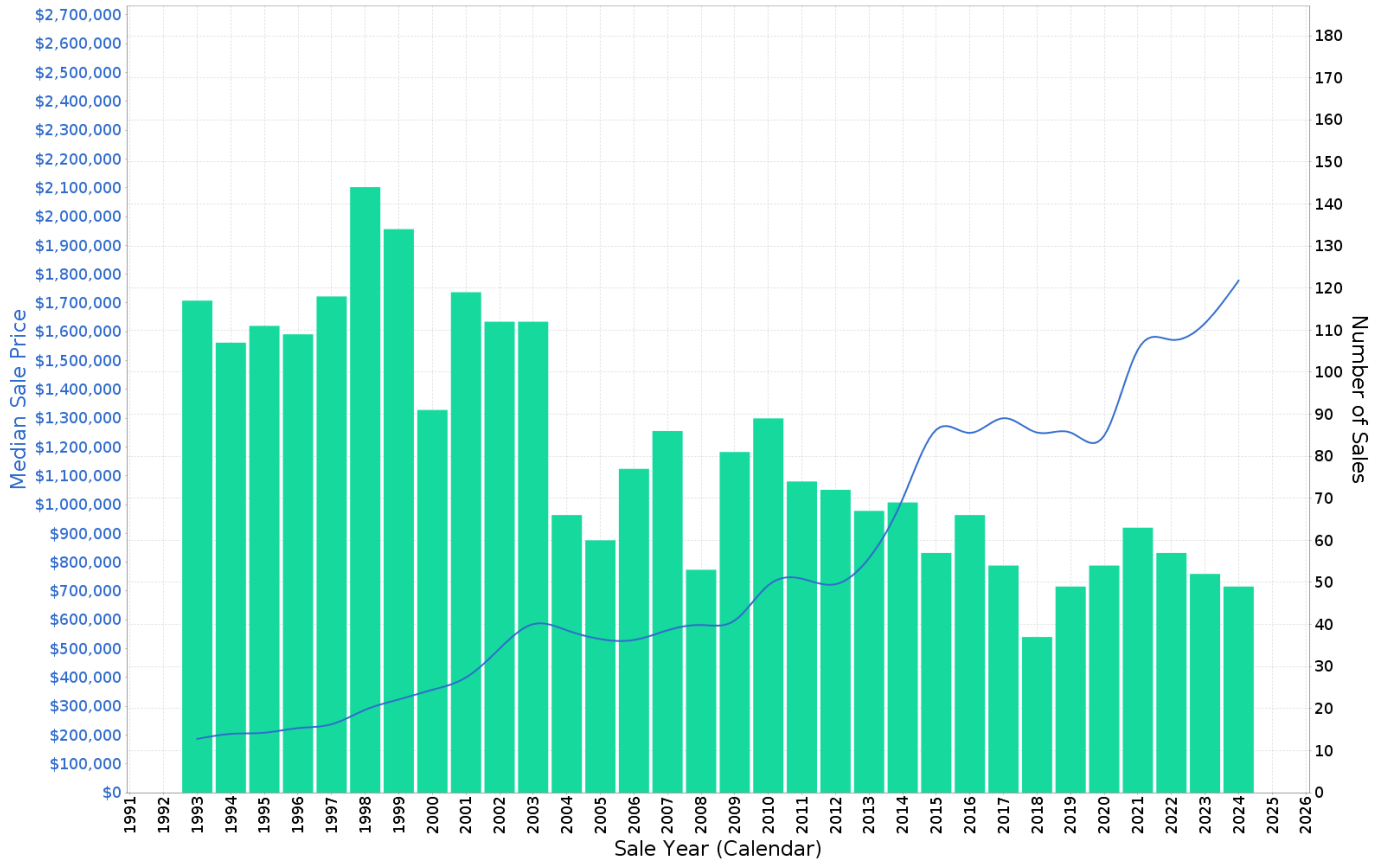
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+19.1%

Current Median Price: $1,850,000
Previous Median Price: $1,553,500

Based on 117 recorded House sales compared over the last two rolling 12 month periods



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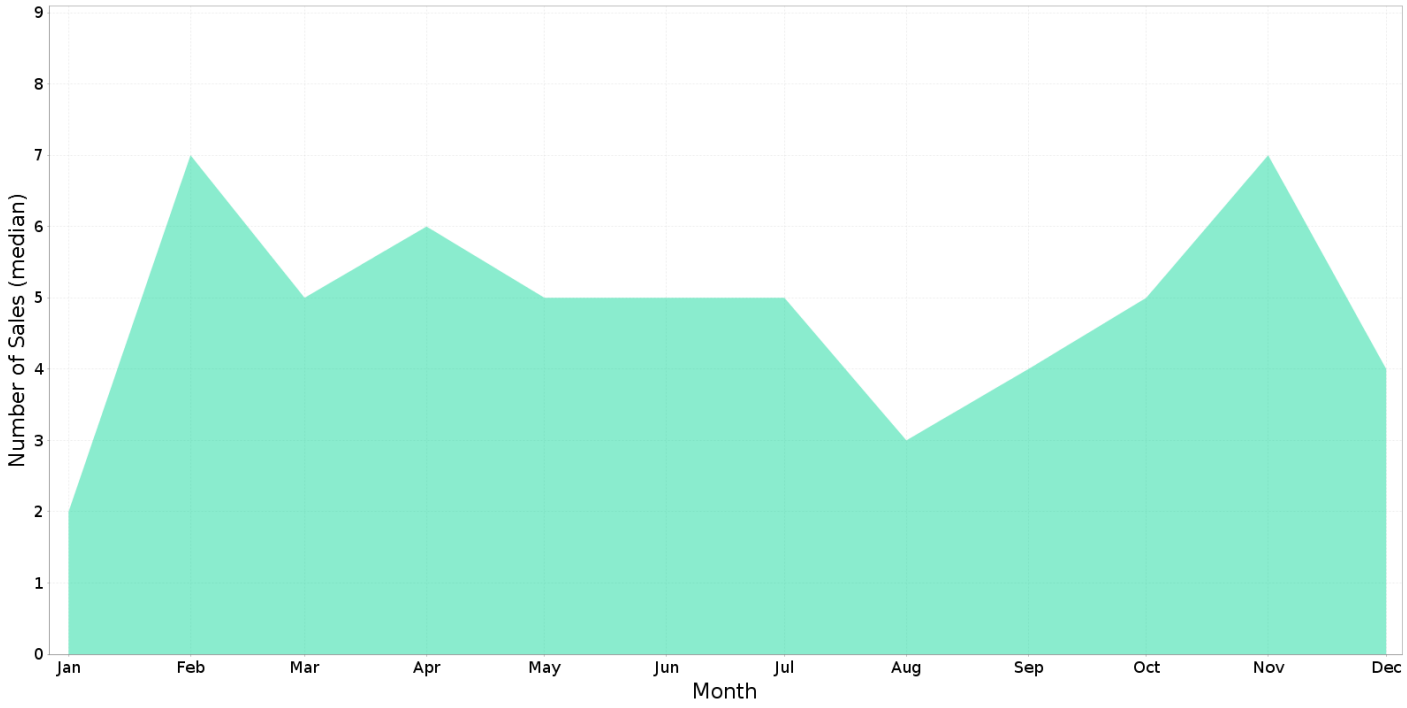
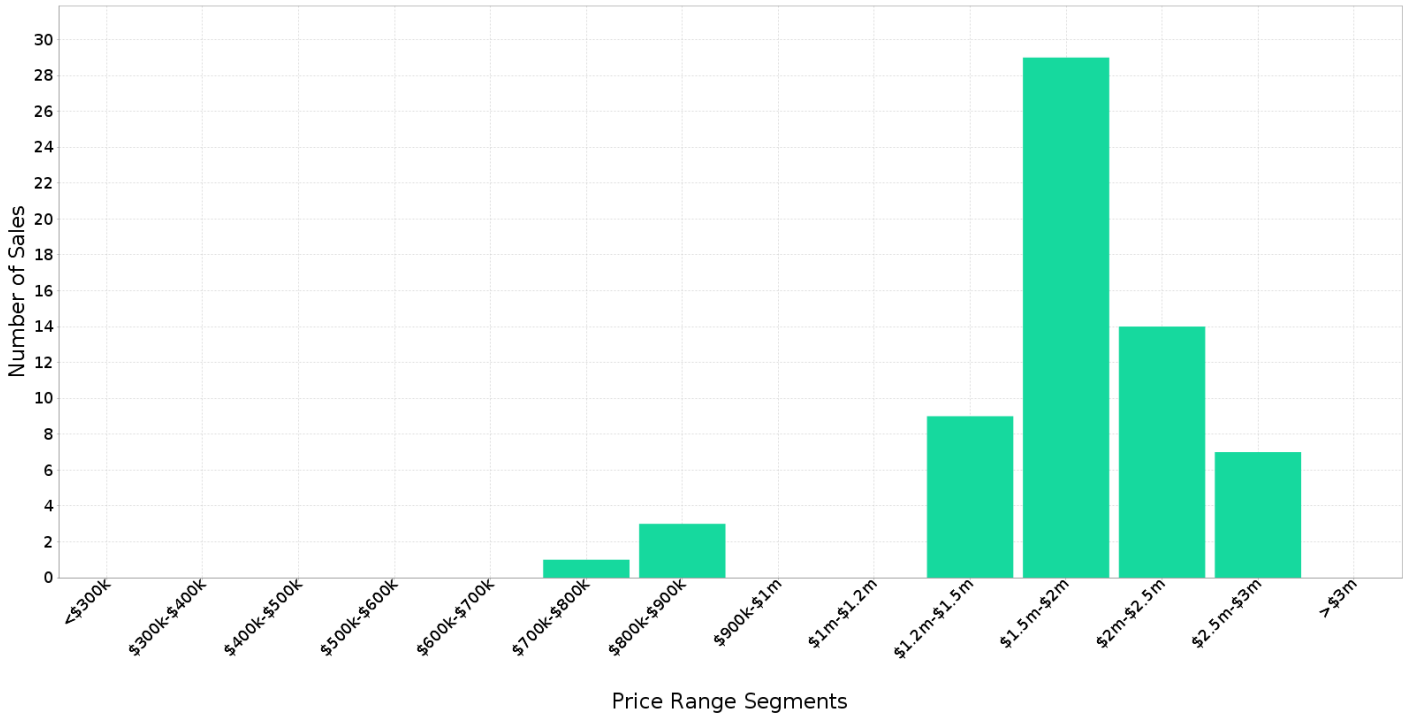
CARLTON - Peak Selling Periods (3 years)



CARLTON - Price Range Segments (12 months)



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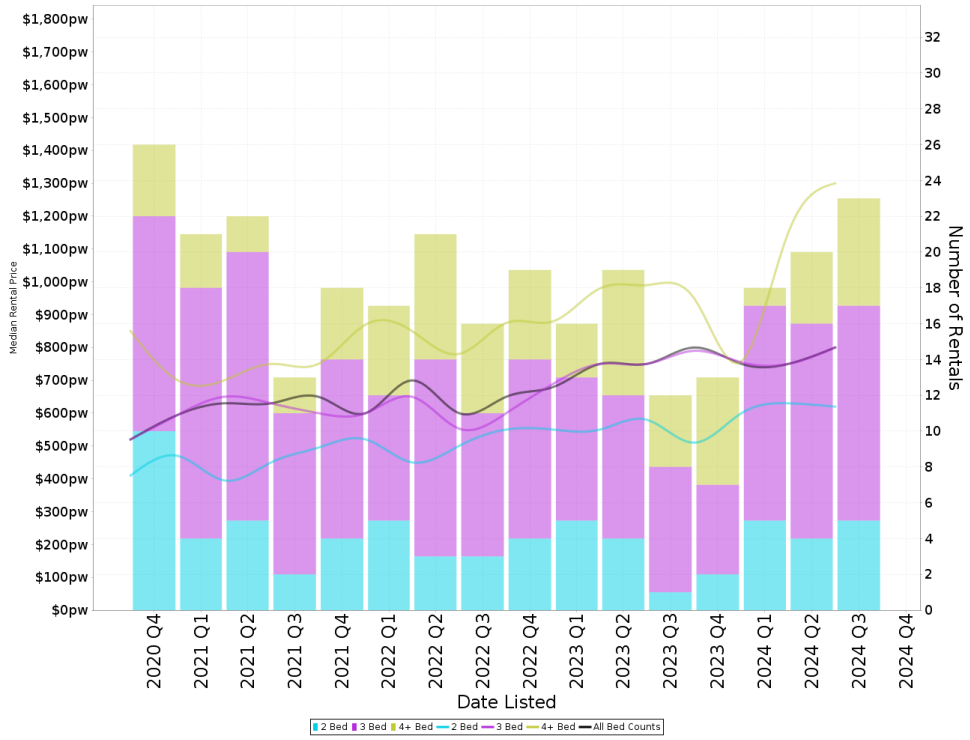
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+19.1%

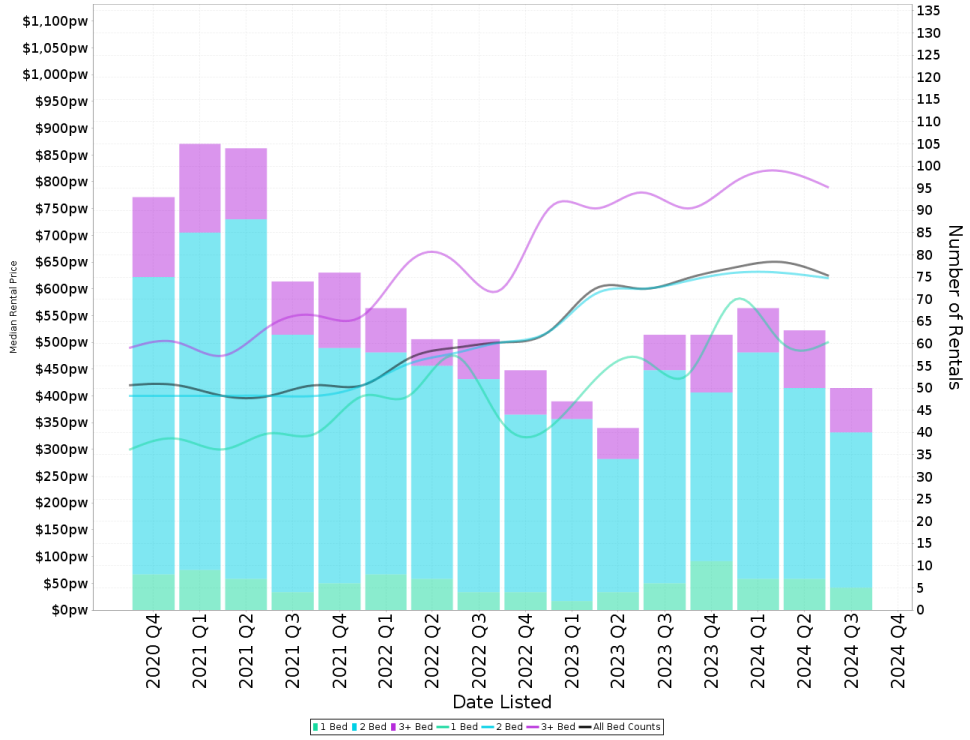
Current Median Price: $1,850,000
Previous Median Price: $1,553,500
Based on 117 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%

Current Median Price: $1,850,000
Current Median Rent: $790
Based on 74 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.8%

Current Median Price: $730,389
Previous Median Price: $665,000
Based on 153 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $730,389
Current Median Rent: $630
Based on 243 registered Unit rentals compared over the last 12 months.

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CARLTON - Recently Sold Properties

Median Sale Price

$1.85m

Based on 63 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

+19.1%

Current Median Price: $1,850,000
Previous Median Price: $1,553,500

Based on 117 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

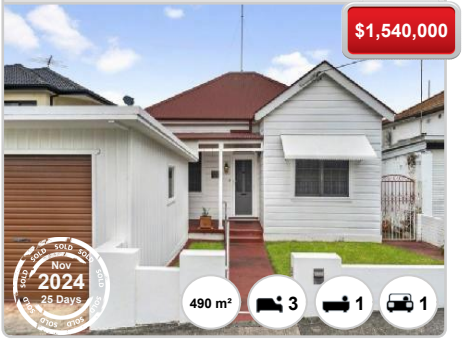
63

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

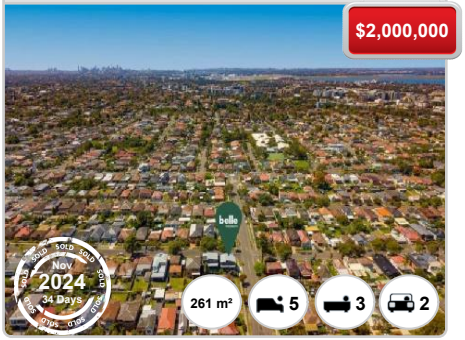
Based on a rolling 12 month period and may differ from calendar year statistics

97 MILL ST

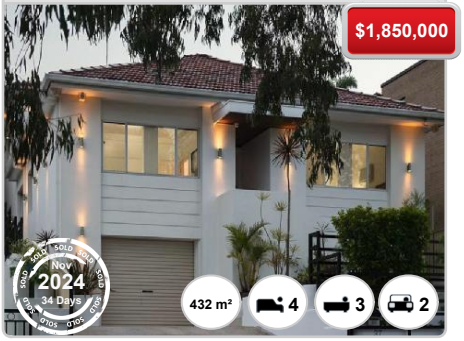
93 GREY ST



71 HIGH ST

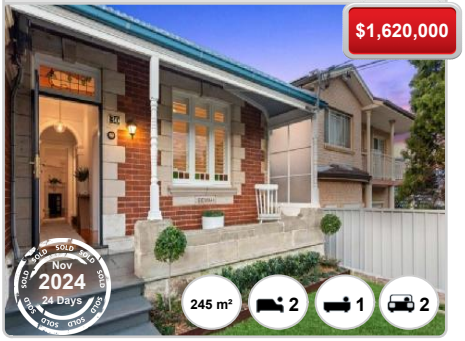


37 BIBBY ST

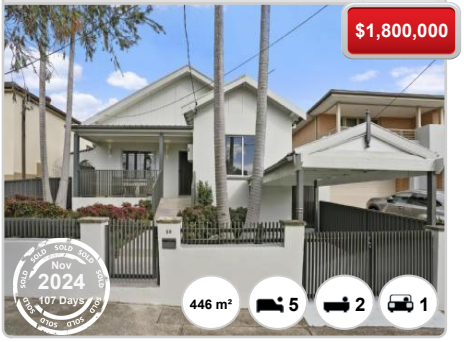


23 WATERVIEW ST

30 CRONULLA ST

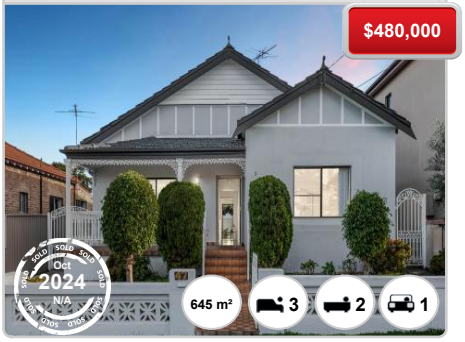


59 FLEET ST



155 WOIDS AVE

47 WESTBOURNE ST



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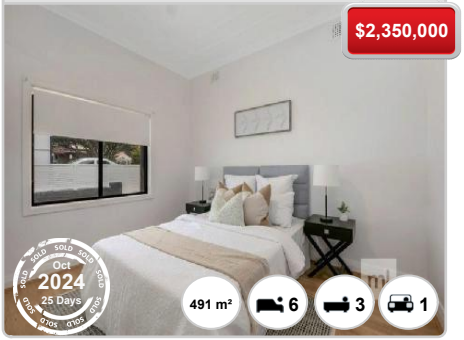
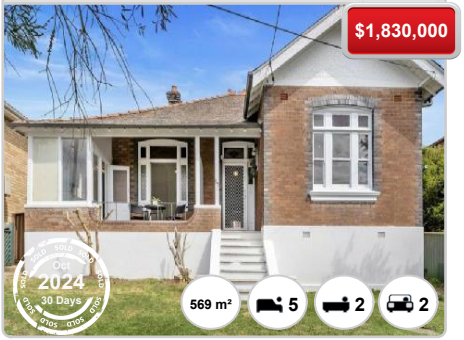
28 BOTANY ST



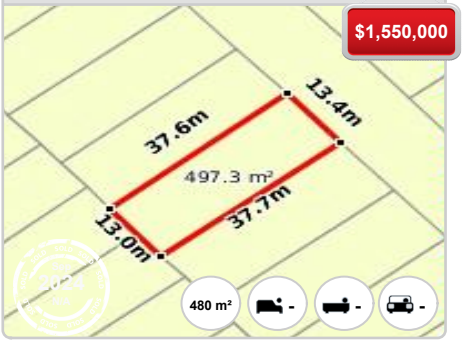
55 CRONULLA ST



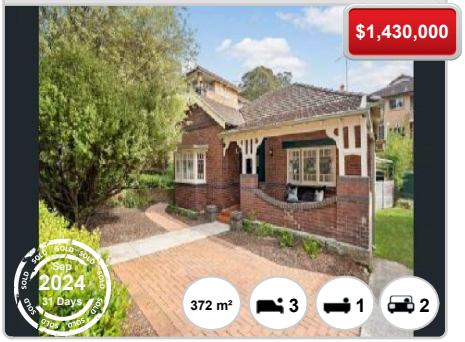
43 PARK RD

25 ARTHUR ST

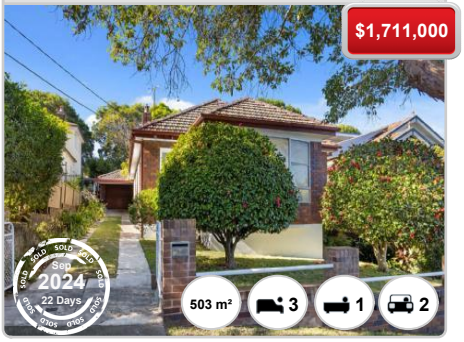
12 WHEELER ST



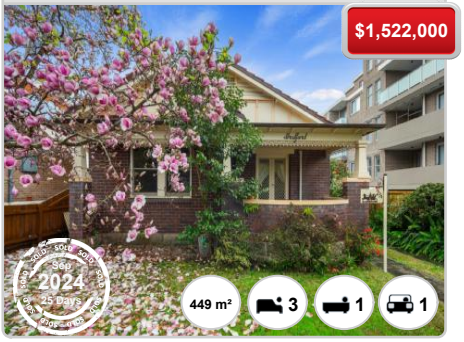
10 CARLTON PDE



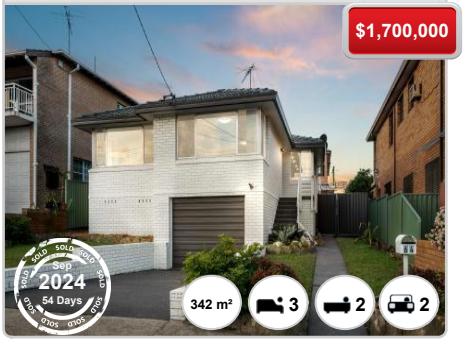
120 BOTANY ST



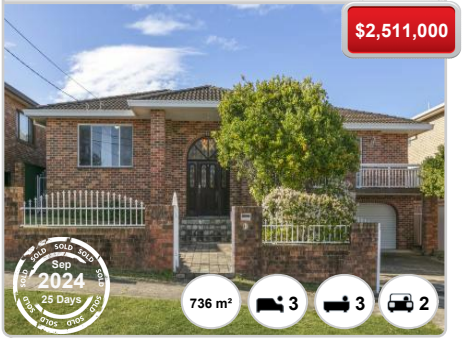
23A BEMBRIDGE ST



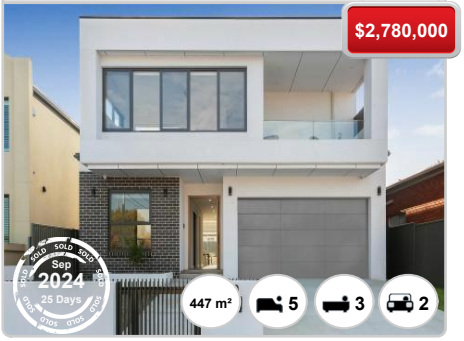
64 XENIA AVE



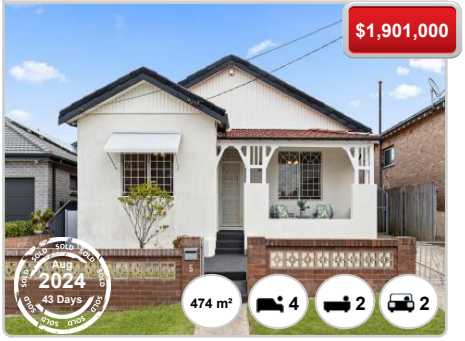
94 GREY ST



50 HENRY ST



5 O`MEARA ST



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CARLTON - Properties For Rent

Median Rental Price

$790 /w

Based on 74 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

+2.2%

Current Median Price: $1,850,000
Current Median Rent: $790

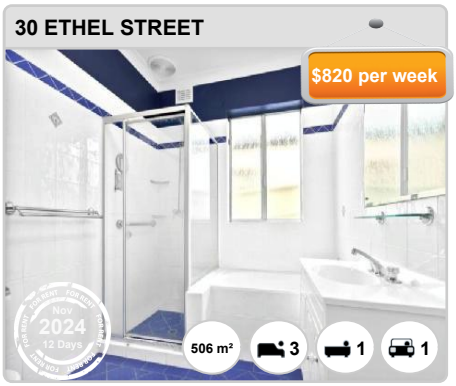
Based on 63 recorded House sales and 74 House rentals compared over the last 12 months

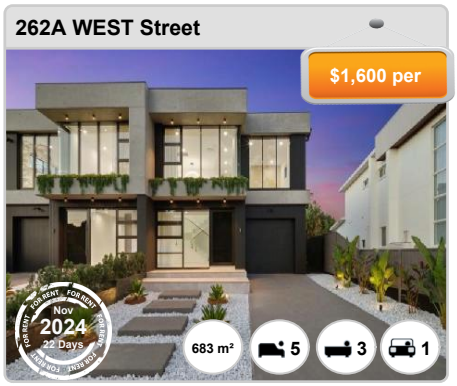
Number of Rentals

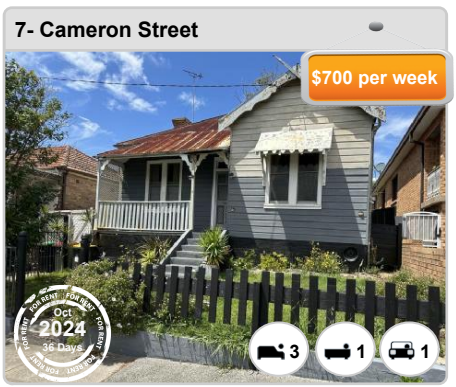
74

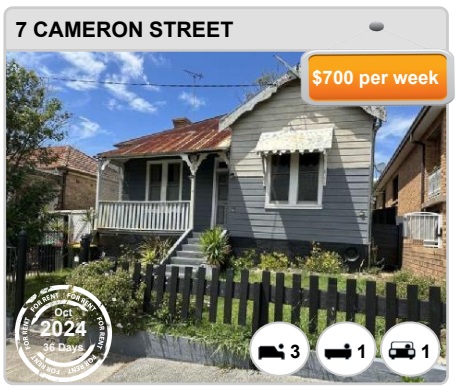
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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









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