ADVISEABLE

SUBURB FLYOVER REPORT

CLAREMONT MEADOWS (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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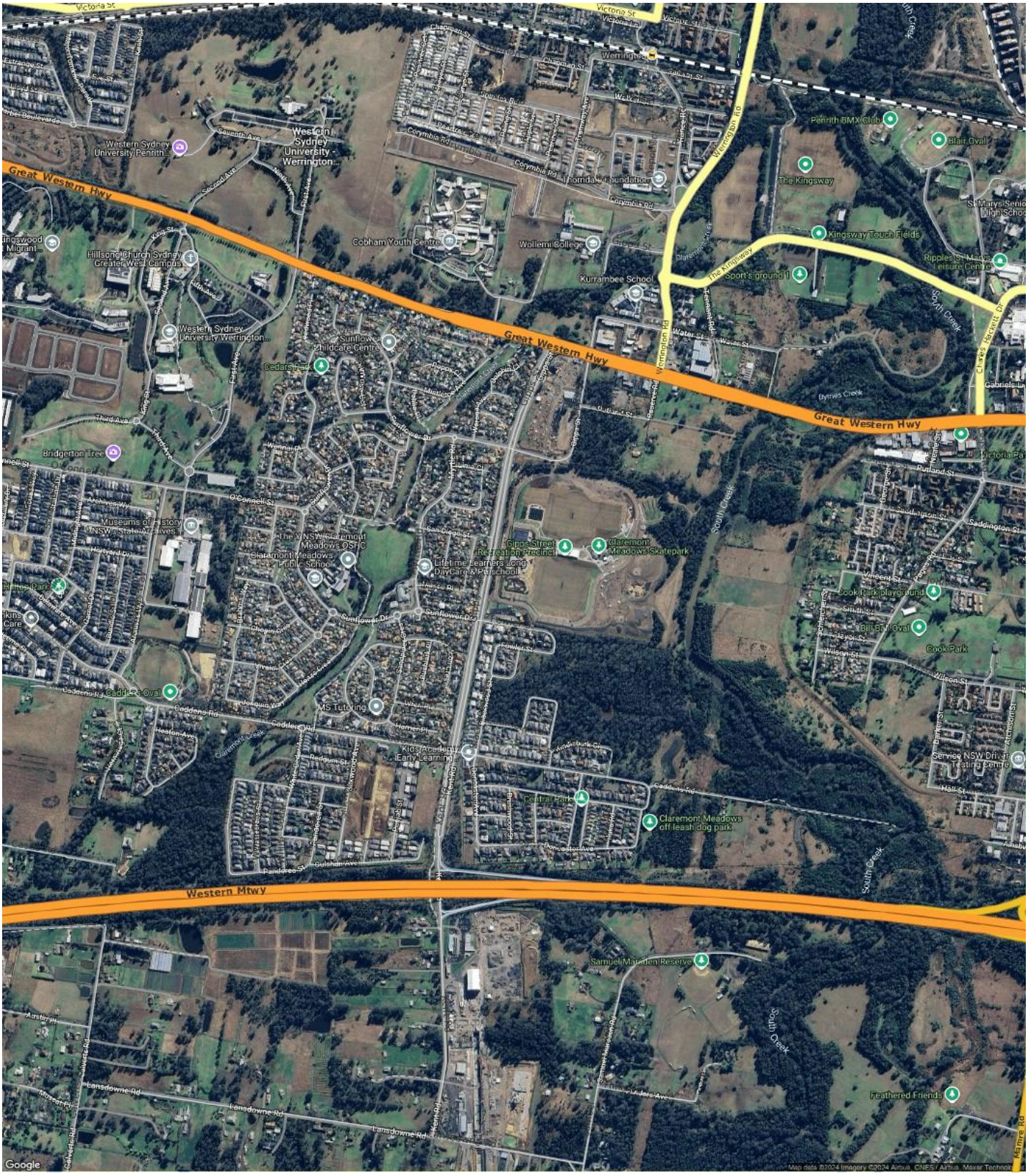
CLAREMONT MEADOWS - Suburb Map



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CLAREMONT MEADOWS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	$ 320,000	0.0 %	$ 130,760	$ 445,000
2007	66	$ 318,000	-0.6 %	$ 7,200	$ 465,018
2008	64	$ 326,500	2.7 %	$ 37,500	$ 585,000
2009	105	$ 335,000	2.6 %	$ 215,000	$ 594,950
2010	47	$ 360,000	7.5 %	$ 2,000	$ 715,000
2011	66	$ 380,000	5.6 %	$ 138,500	$ 785,000
2012	60	$ 413,000	8.7 %	$ 70,000	$ 660,000
2013	80	$ 419,500	1.6 %	$ 2,500	$ 770,000
2014	67	$ 485,000	15.6 %	$ 110,000	$ 1,100,000
2015	65	$ 610,000	25.8 %	$ 39,000	$ 6,500,000
2016	62	$ 614,000	0.7 %	$ 334,550	$ 1,080,000
2017	69	$ 722,000	17.6 %	$ 32,500	$ 1,165,000
2018	52	$ 680,000	-5.8 %	$ 65,000	$ 1,420,000
2019	53	$ 685,000	0.7 %	$ 400,000	$ 1,270,000
2020	45	$ 710,000	3.6 %	$ 90,000	$ 1,111,228
2021	70	$ 815,500	14.9 %	$ 177,500	$ 3,500,000
2022	53	$ 860,000	5.5 %	$ 62,600	$ 1,600,000
2023	59	$ 910,000	5.8 %	$ 675,000	$ 1,675,000
2024	49	$ 1,015,000	11.5 %	$ 800,000	$ 1,775,000

Median Sale Price

$1.01m

Based on 67 recorded House sales within the last 12 months (Oct '23 - Sep '24)

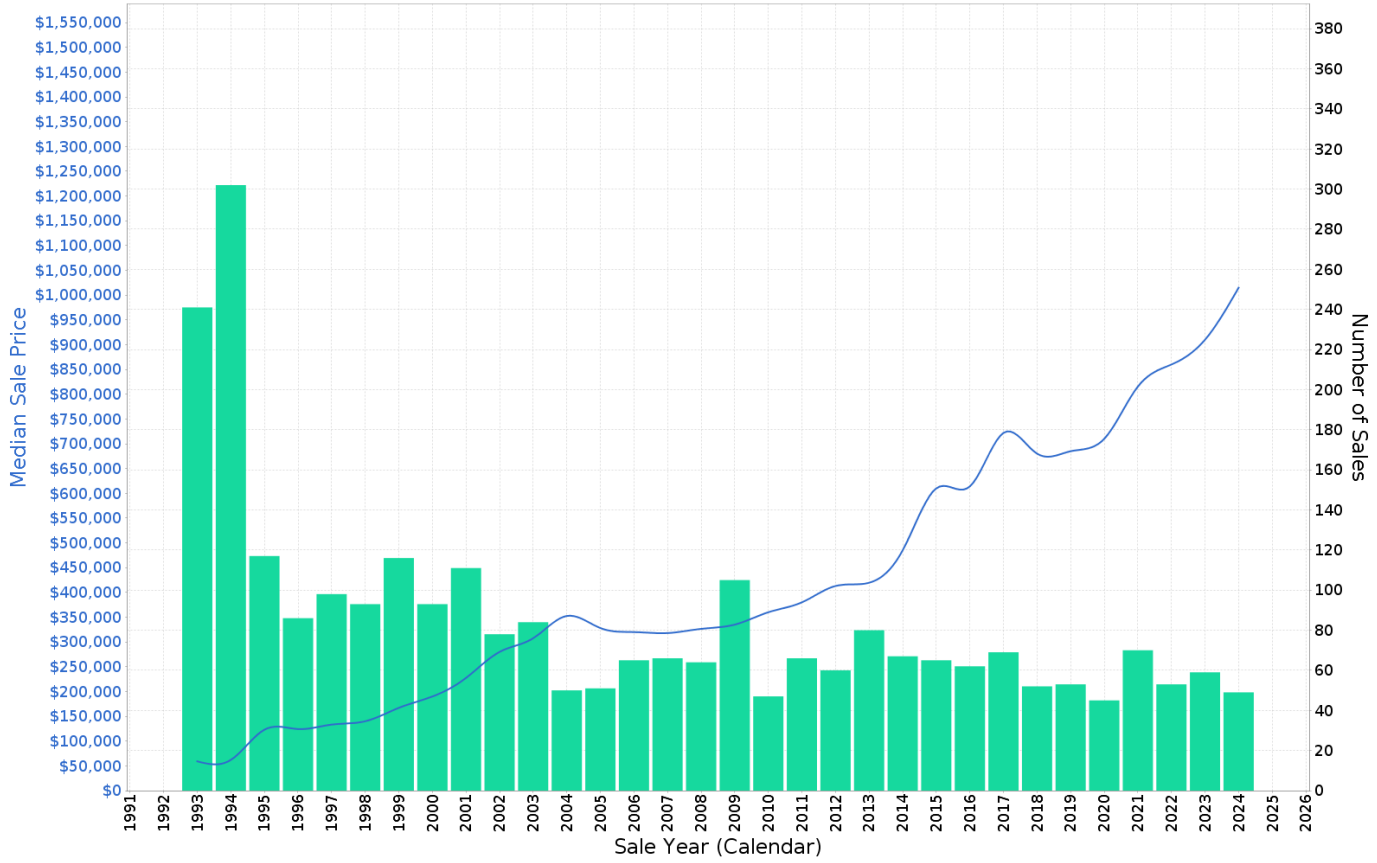
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+15.7%

Current Median Price: $1,015,000
Previous Median Price: $877,500

Based on 121 recorded House sales compared over the last two rolling 12 month periods



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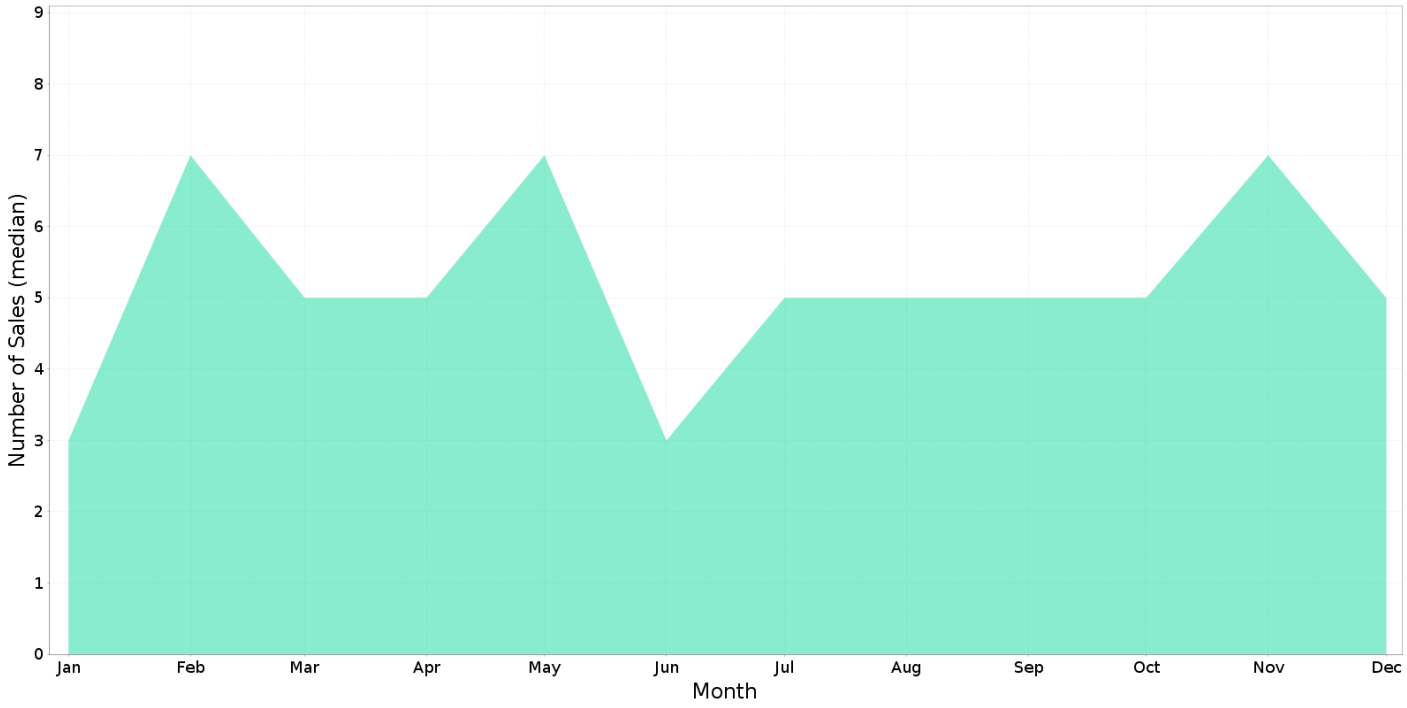
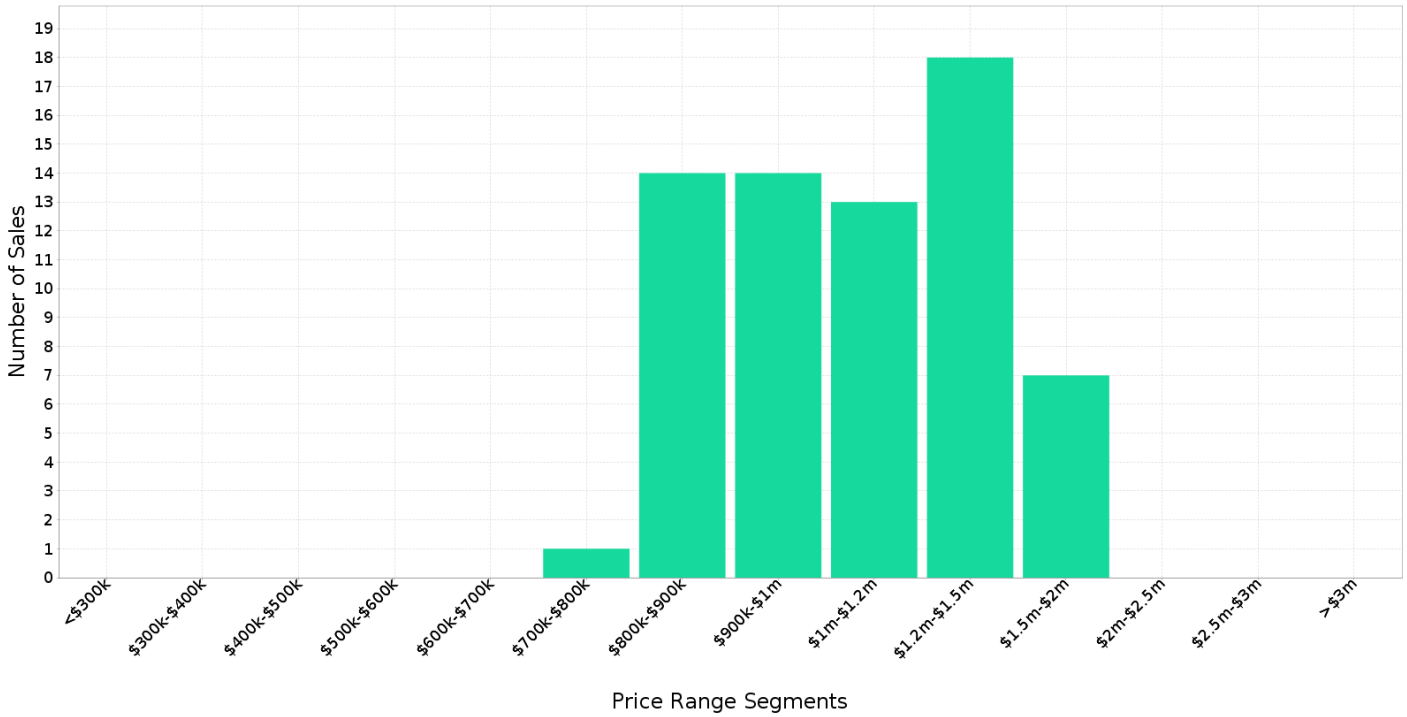
CLAREMONT MEADOWS - Peak Selling Periods (3 years)



CLAREMONT MEADOWS - Price Range Segments (12



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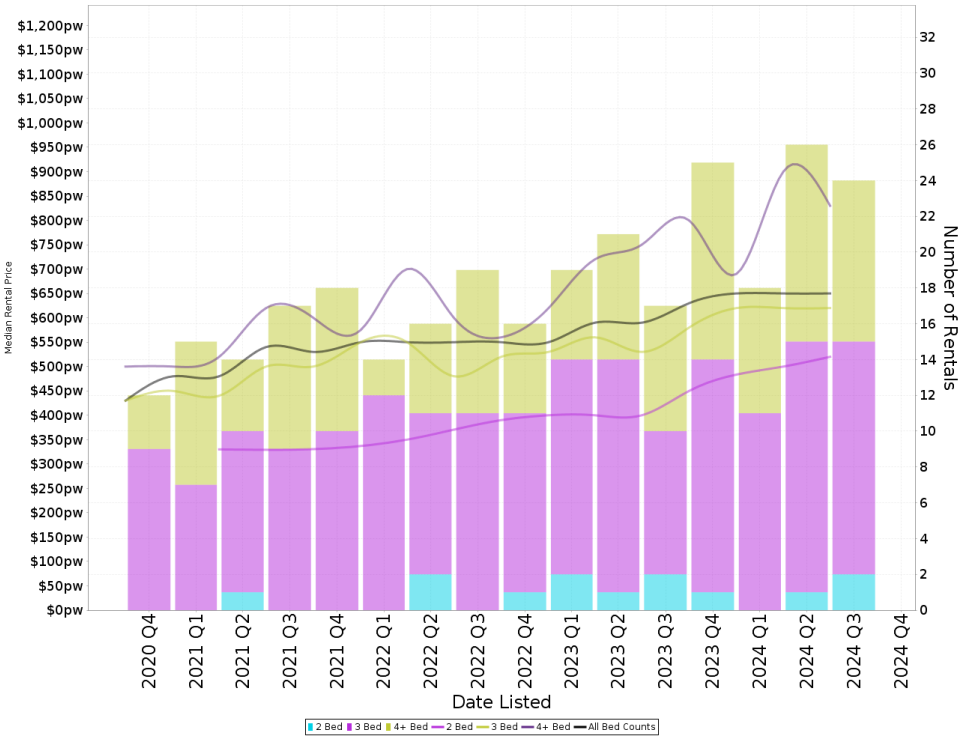
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.7%

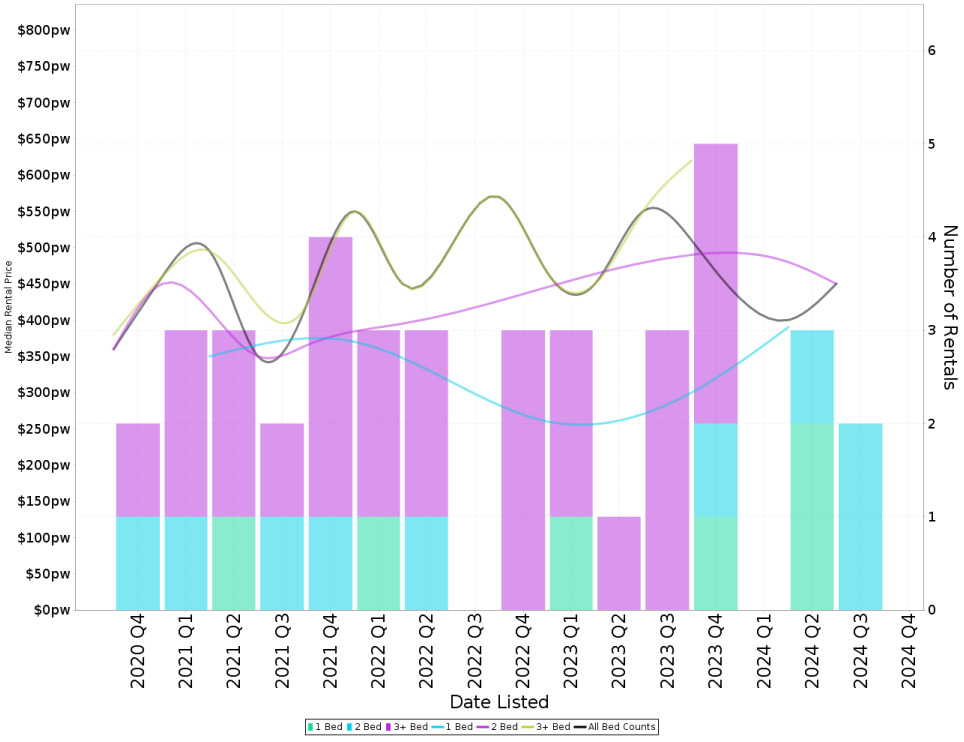
Current Median Price: $1,015,000
Previous Median Price: $877,500
Based on 121 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: $1,015,000
Current Median Rent: $650
Based on 93 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.6%

Current Median Price: $863,250
Previous Median Price: $760,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: $863,250
Current Median Rent: $480
Based on 10 registered Unit rentals compared over the last 12 months.

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CLAREMONT MEADOWS - Recently Sold Properties

Median Sale Price

$1.01m

Based on 67 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

+15.7%

Current Median Price: $1,015,000
Previous Median Price: $877,500

Based on 121 recorded House sales compared over the last two rolling 12 month periods

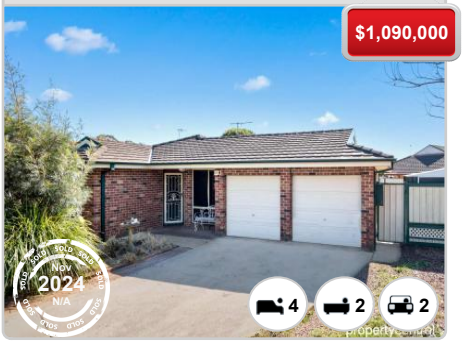
Sold Properties

67

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

206 O`CONNELL ST



195 O`CONNELL ST

40 VIVALDI CRES

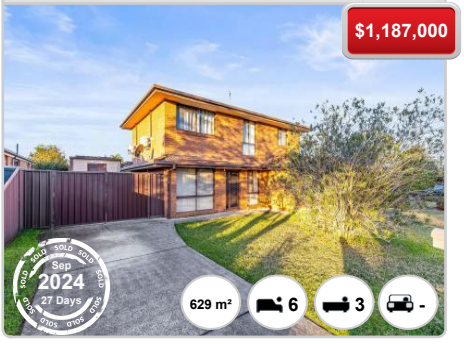
27 WHITE CEDAR AVE

10 PEARRA WAY

10 SHAPLA RD

96 SUNFLOWER DR

17 PRIMROSE CCT



50 DONCASTER AVE

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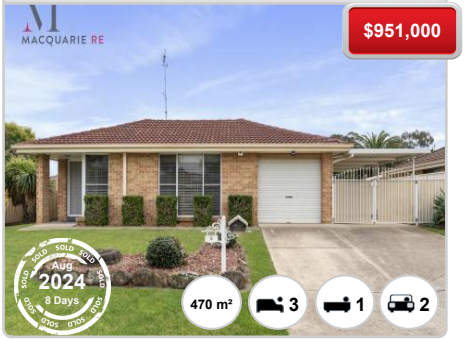
23 SANDPIPER CRES

34 FALCON CRES

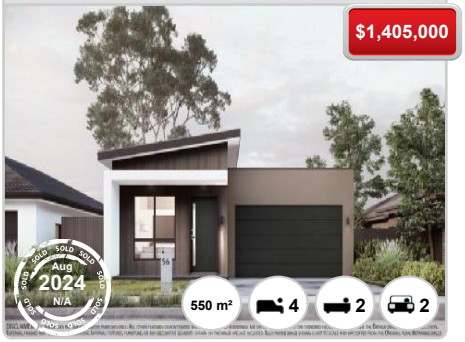
9 ALDINGA PL



13 GULSHAN AVE

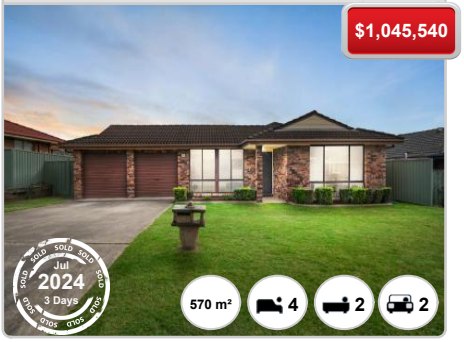
2 PRIMROSE CCT

20 PANDOREA ST



46 FOWLER ST

14 BUSHLARK PL

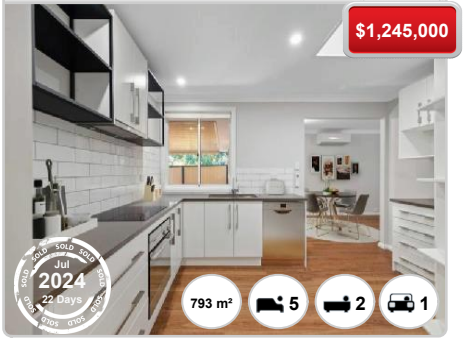


28 SILKWOOD AVE

6 GERSHWIN CRES

8 ELOUERA CRT

9-9A MYRTLE RD



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CLAREMONT MEADOWS - Properties For Rent

Median Rental Price

$650 /w

Based on 93 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

+3.3%

Current Median Price: $1,015,000
Current Median Rent: $650

Based on 67 recorded House sales and 93 House rentals compared over the last 12 months

Number of Rentals

93

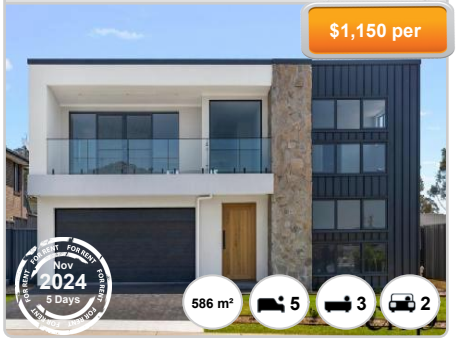
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

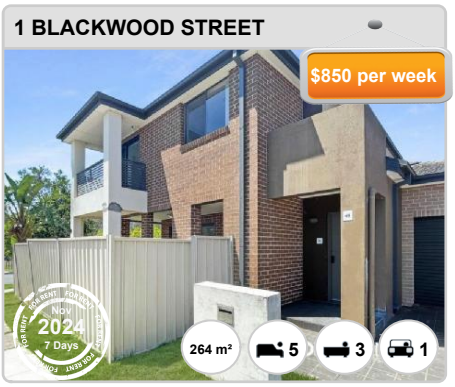
192 Sunflower Drive

34 FOWLER STREET

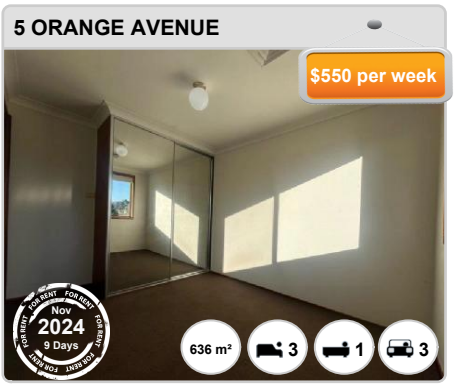
76 DONCASTER AVENUE



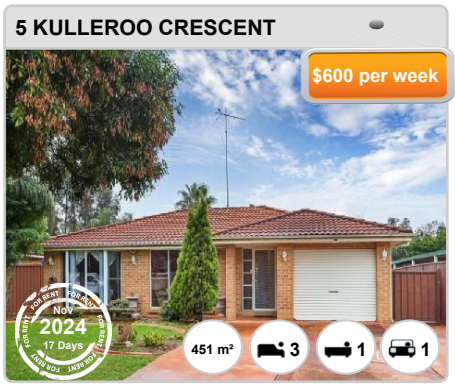
1 BLACKWOOD STREET



5 ORANGE AVENUE

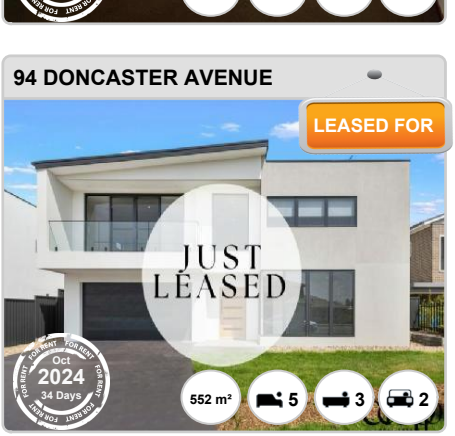


5 KULLEROO CRESCENT

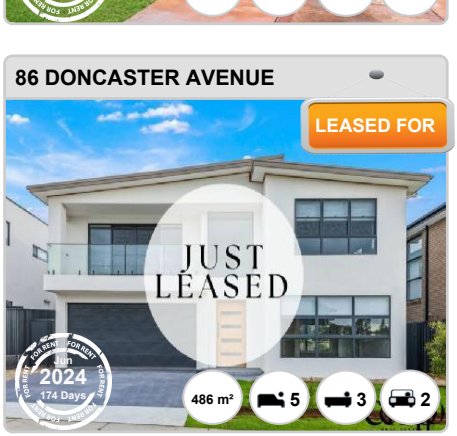


33 FALCON CRESCENT

94 DONCASTER AVENUE



86 DONCASTER AVENUE



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