ADVISEABLE

SUBURB FLYOVER REPORT

CRAIGMORE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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CRAIGMORE - Suburb Map

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CRAIGMORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	288	$ 215,000	0.0 %	$ 86,950	$ 440,000
2007	315	$ 240,000	11.6 %	$ 65,000	$ 435,000
2008	280	$ 273,000	13.8 %	$ 30,000	$ 462,500
2009	245	$ 285,000	4.4 %	$ 179,000	$ 510,000
2010	197	$ 300,000	5.3 %	$ 150,000	$ 680,000
2011	162	$ 290,000	-3.3 %	$ 175,000	$ 595,000
2012	163	$ 275,000	-5.2 %	$ 150,000	$ 645,000
2013	157	$ 275,000	0.0 %	$ 190,000	$ 652,000
2014	175	$ 285,000	3.6 %	$ 157,500	$ 610,000
2015	178	$ 284,975	-0.0 %	$ 35,000	$ 750,000
2016	169	$ 280,000	-1.7 %	$ 150,000	$ 515,000
2017	176	$ 300,000	7.1 %	$ 145,500	$ 590,000
2018	177	$ 307,000	2.3 %	$ 150,000	$ 655,000
2019	151	$ 312,000	1.6 %	$ 12,000	$ 591,500
2020	145	$ 315,000	1.0 %	$ 57,500	$ 655,500
2021	207	$ 345,000	9.5 %	$ 193,000	$ 920,000
2022	216	$ 416,000	20.6 %	$ 230,000	$ 1,160,000
2023	156	$ 495,000	19.0 %	$ 335,000	$ 885,000
2024	141	$ 600,000	21.2 %	$ 70,000	$ 1,330,000

Median Sale Price

$583k

Based on 158 recorded House sales within the last 12 months (Oct '23 - Sep '24)

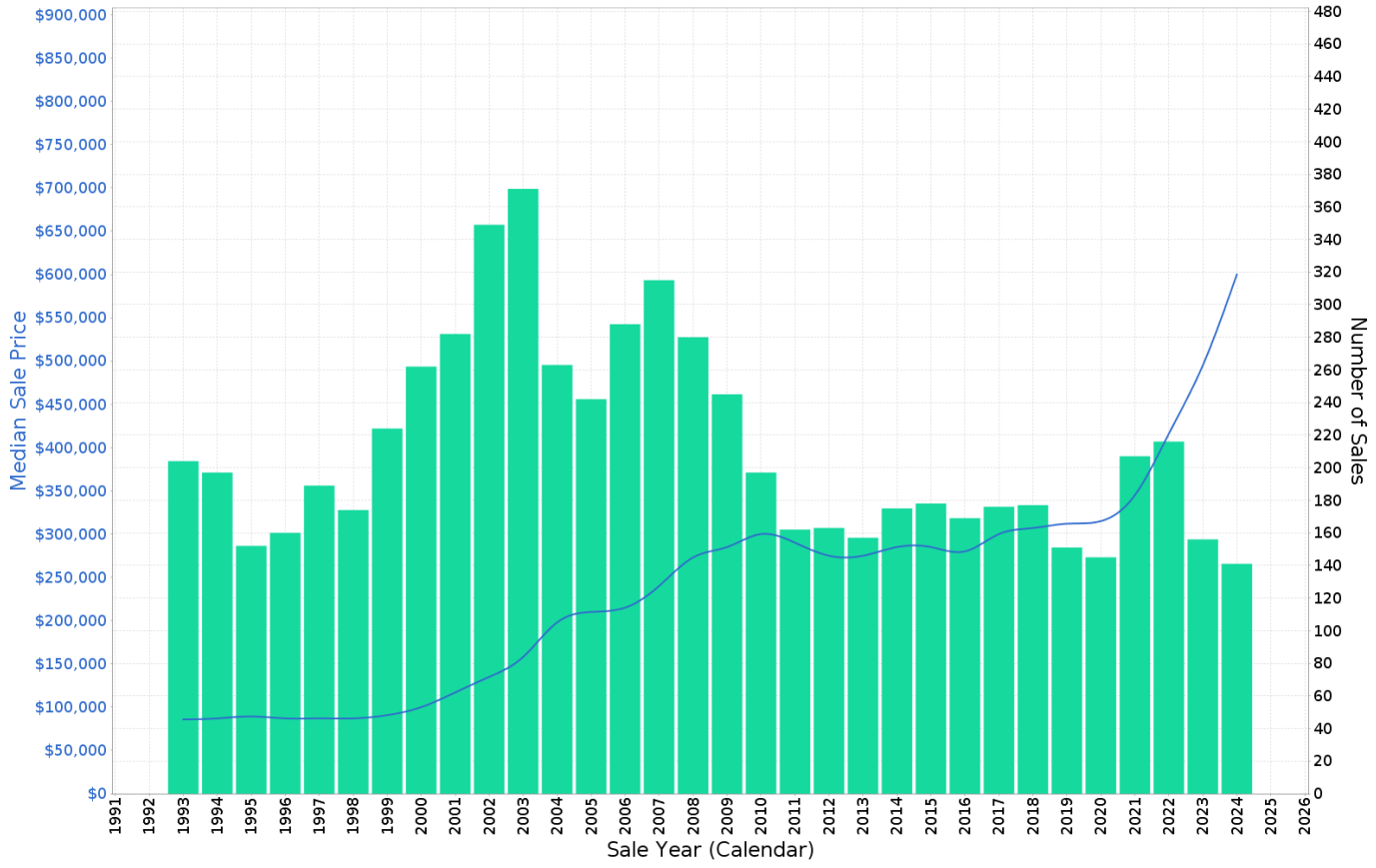
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+23.6%

Current Median Price: $582,550
Previous Median Price: $471,500

Based on 314 recorded House sales compared over the last two rolling 12 month periods



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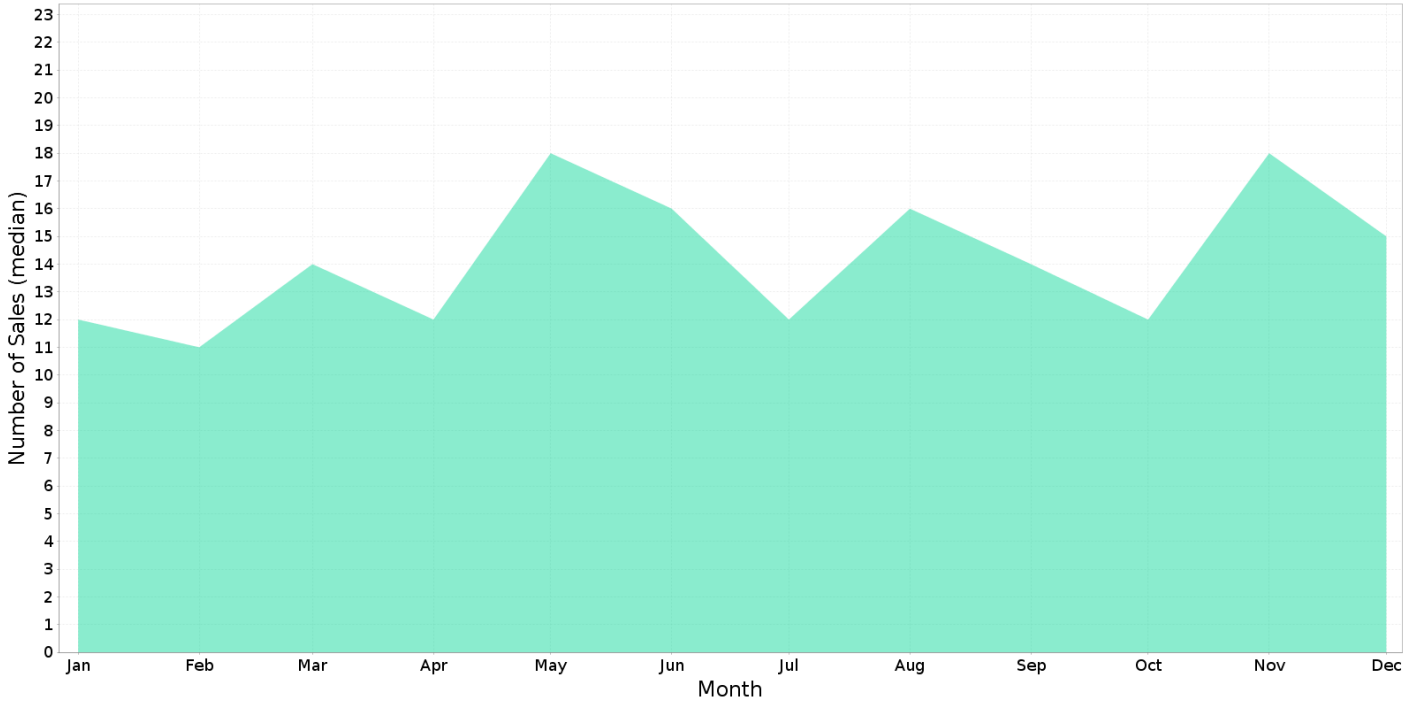
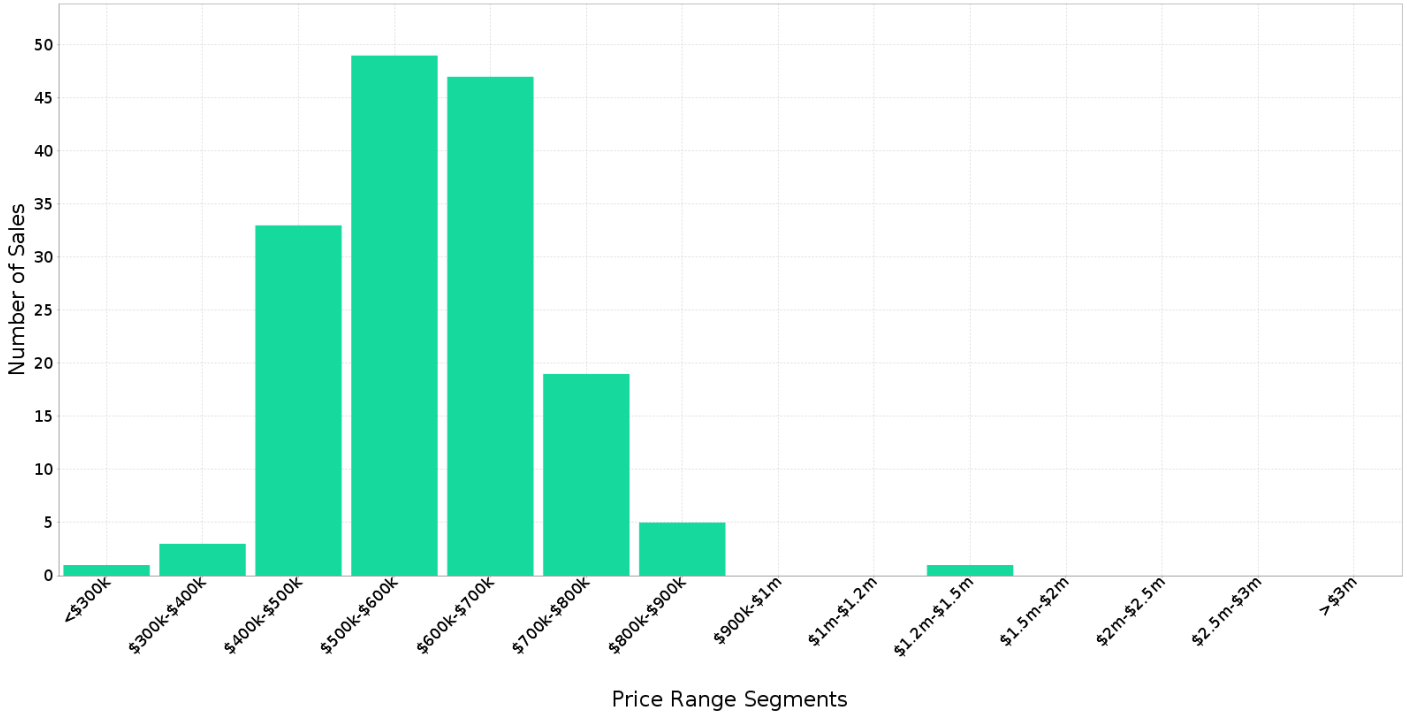
CRAIGMORE - Peak Selling Periods (3 years)



CRAIGMORE - Price Range Segments (12 months)



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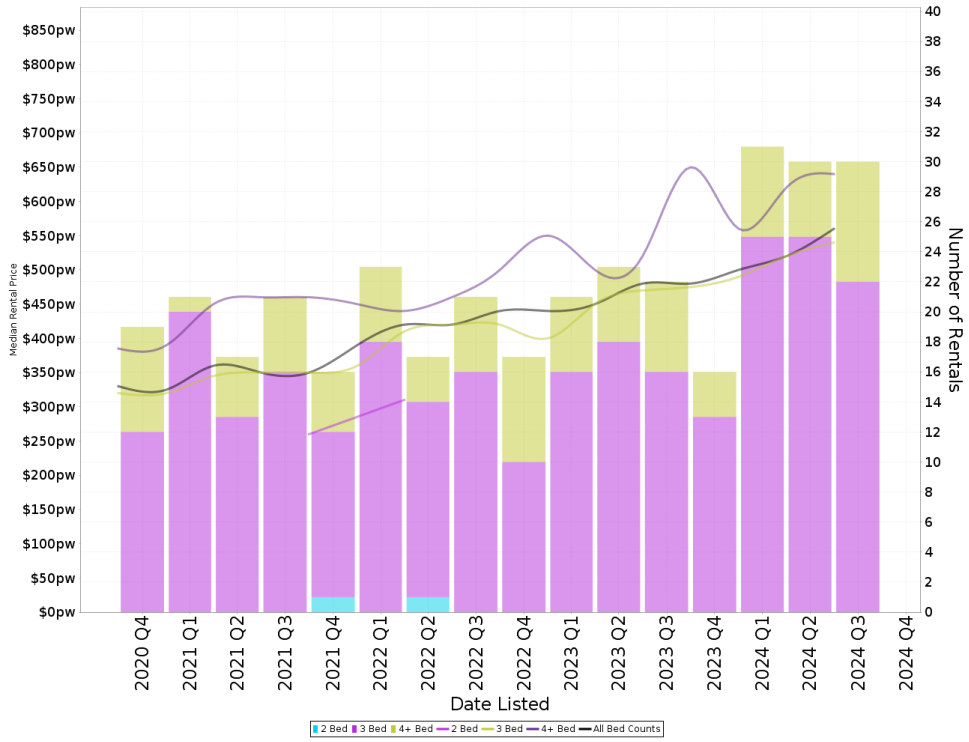
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+23.6%

Current Median Price: $582,550
Previous Median Price: $471,500

Based on 314 registered House sales compared over the last two rolling 12 month periods.

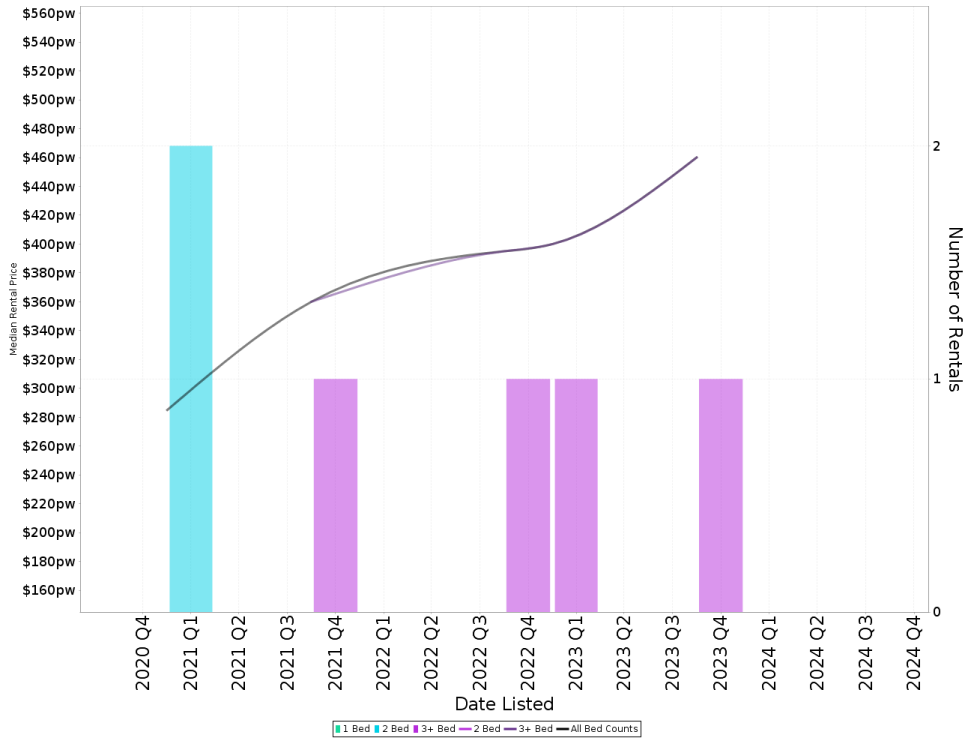
Suburb Rental Yield

+4.6%

Current Median Price: $582,550
Current Median Rent: $520

Based on 107 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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CRAIGMORE - Recently Sold Properties

Median Sale Price

$583k

Based on 158 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

+23.6%

Current Median Price: $582,550
Previous Median Price: $471,500

Based on 314 recorded House sales compared over the last two rolling 12 month periods

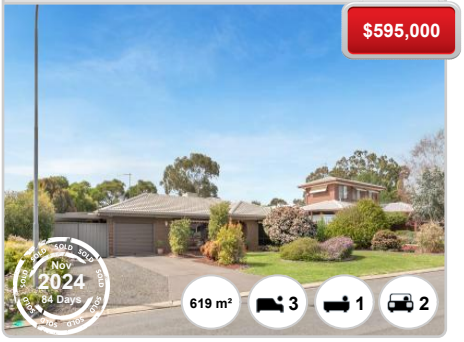
Sold Properties

158

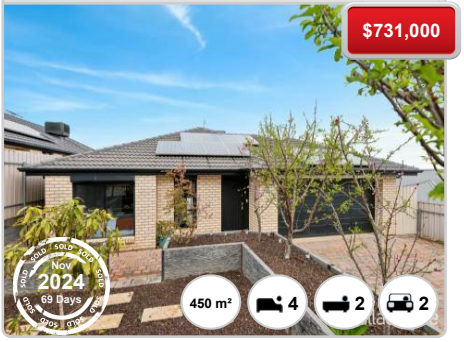
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

3 MARENA AVE



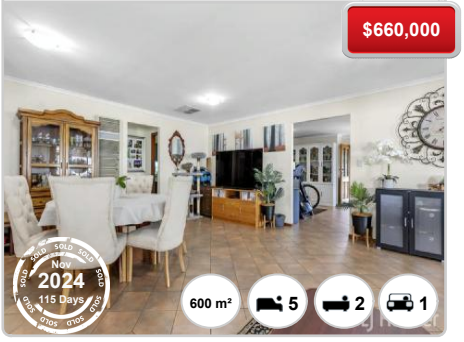
41 MANCHESTER CCT



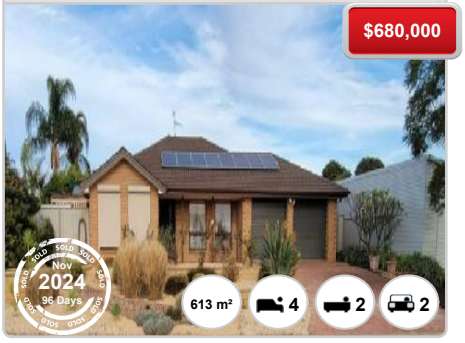
27 CALIFORNIA AVE

27 QUANTOCK CRES

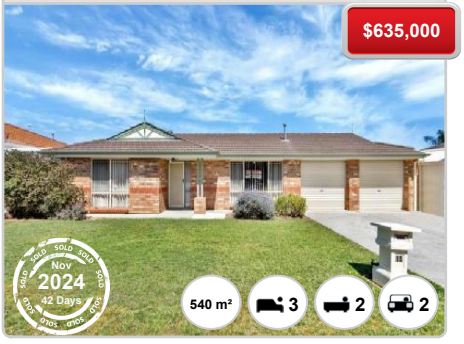
18 BATCOMBE AVE



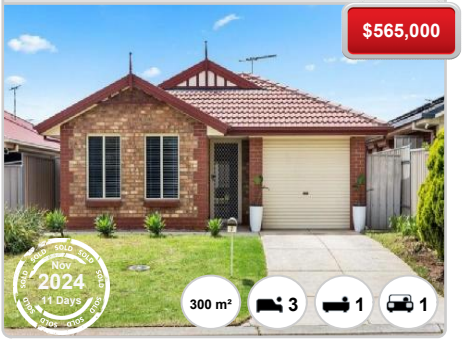
38 JACARANDA DR



15 CRANMORE AVE



7 SOLAPROBE CL



3 TONE CRT

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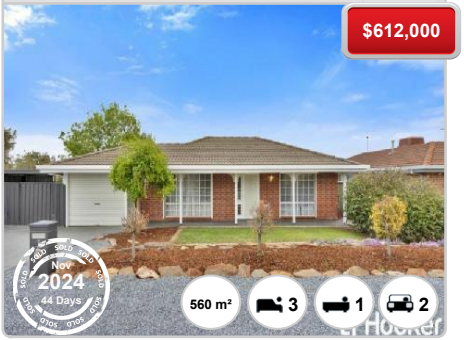
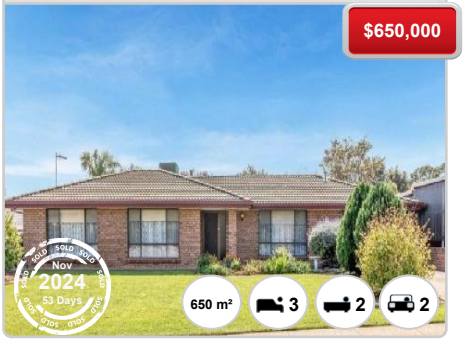
20 QUANTOCK CRES

7 BROWNE CCT

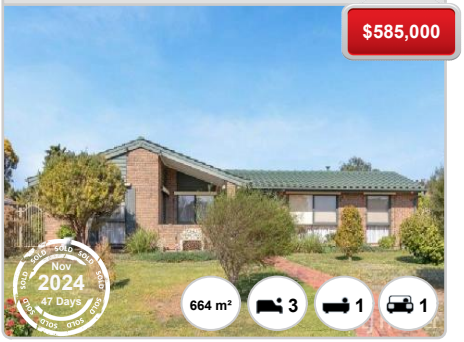


58 GOORONGA DR

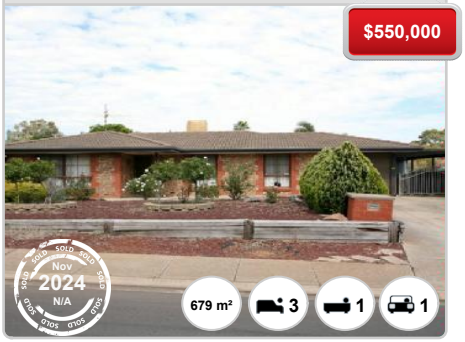


35 GUNNAWARRA CRES

24 NILPENA CRT



8 TAREENA ST



10 JASMINE CRT

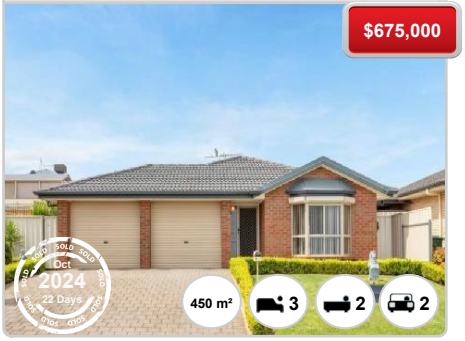
50 CHOWILLA CRT

30 CALLANNA CRT

29 CONMURRA CRT

4 FLORIDA CRT

7 WINDSOR CRT



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CRAIGMORE - Properties For Rent

Median Rental Price

$520 /w

Based on 107 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

+4.6%

Current Median Price: $582,550
Current Median Rent: $520

Based on 158 recorded House sales and 107 House rentals compared over the last 12 months

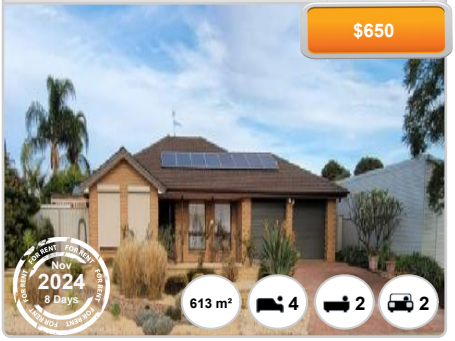
Number of Rentals

107

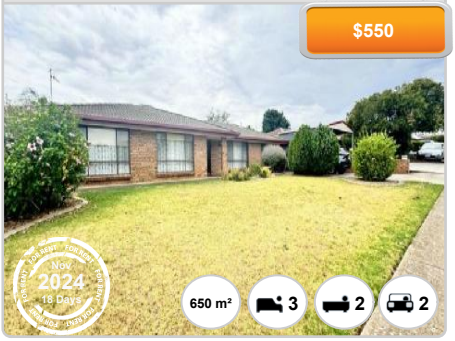
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

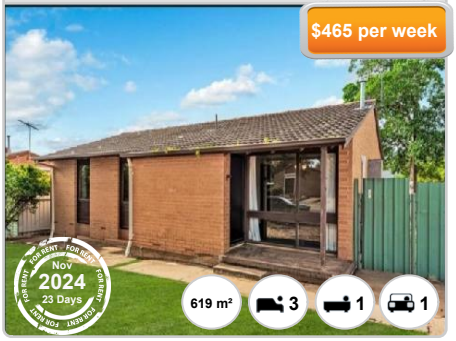
38 JACARANDA DRIVE



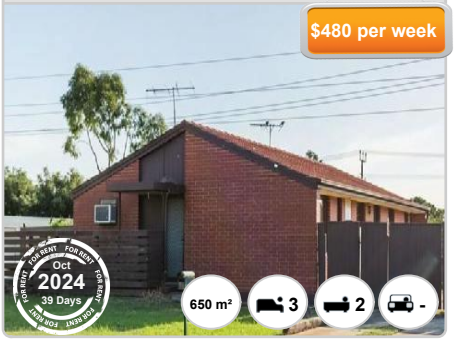
58 GOORONGA DRIVE



18 COORARA COURT



42 CHOWILLA COURT



7 TEA TREE DRIVE

32 MANDER CRESCENT

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