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SUBURB FLYOVER REPORT

ELIZABETH GROVE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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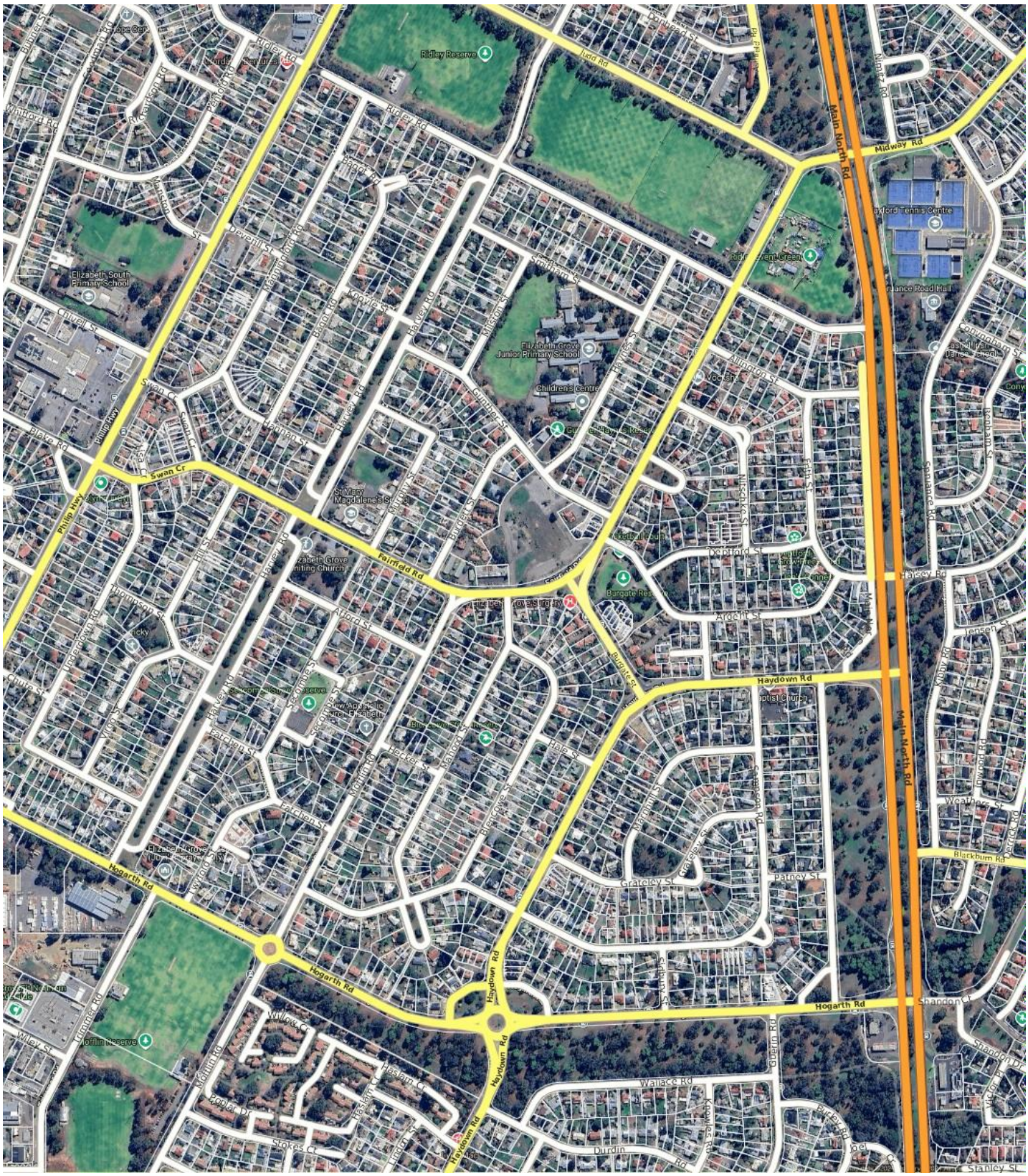
ELIZABETH GROVE - Suburb Map



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ELIZABETH GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	22	$ 155,000	0.0 %	$ 118,000	$ 190,000
2007	30	$ 177,500	14.5 %	$ 110,000	$ 225,000
2008	17	$ 210,000	18.3 %	$ 175,000	$ 270,500
2009	27	$ 220,000	4.8 %	$ 165,000	$ 290,000
2010	20	$ 215,000	-2.3 %	$ 80,000	$ 275,000
2011	18	$ 219,000	1.9 %	$ 85,000	$ 301,000
2012	17	$ 220,000	0.5 %	$ 135,000	$ 269,000
2013	16	$ 210,750	-4.2 %	$ 165,000	$ 320,000
2014	20	$ 208,750	-0.9 %	$ 167,500	$ 279,000
2015	17	$ 225,000	7.8 %	$ 150,000	$ 265,000
2016	24	$ 217,500	-3.3 %	$ 140,000	$ 272,000
2017	27	$ 220,000	1.1 %	$ 131,500	$ 287,000
2018	18	$ 227,000	3.2 %	$ 172,500	$ 330,000
2019	26	$ 237,750	4.7 %	$ 151,500	$ 340,000
2020	30	$ 245,000	3.0 %	$ 140,000	$ 351,000
2021	32	$ 300,000	22.4 %	$ 200,000	$ 699,000
2022	34	$ 352,500	17.5 %	$ 3,500	$ 464,800
2023	27	$ 400,000	13.5 %	$ 210,000	$ 550,000
2024	19	$ 510,000	27.5 %	$ 355,000	$ 651,000

Median Sale Price

$491k

Based on 21 recorded House sales within the last 12 months (Oct '23 - Sep '24)

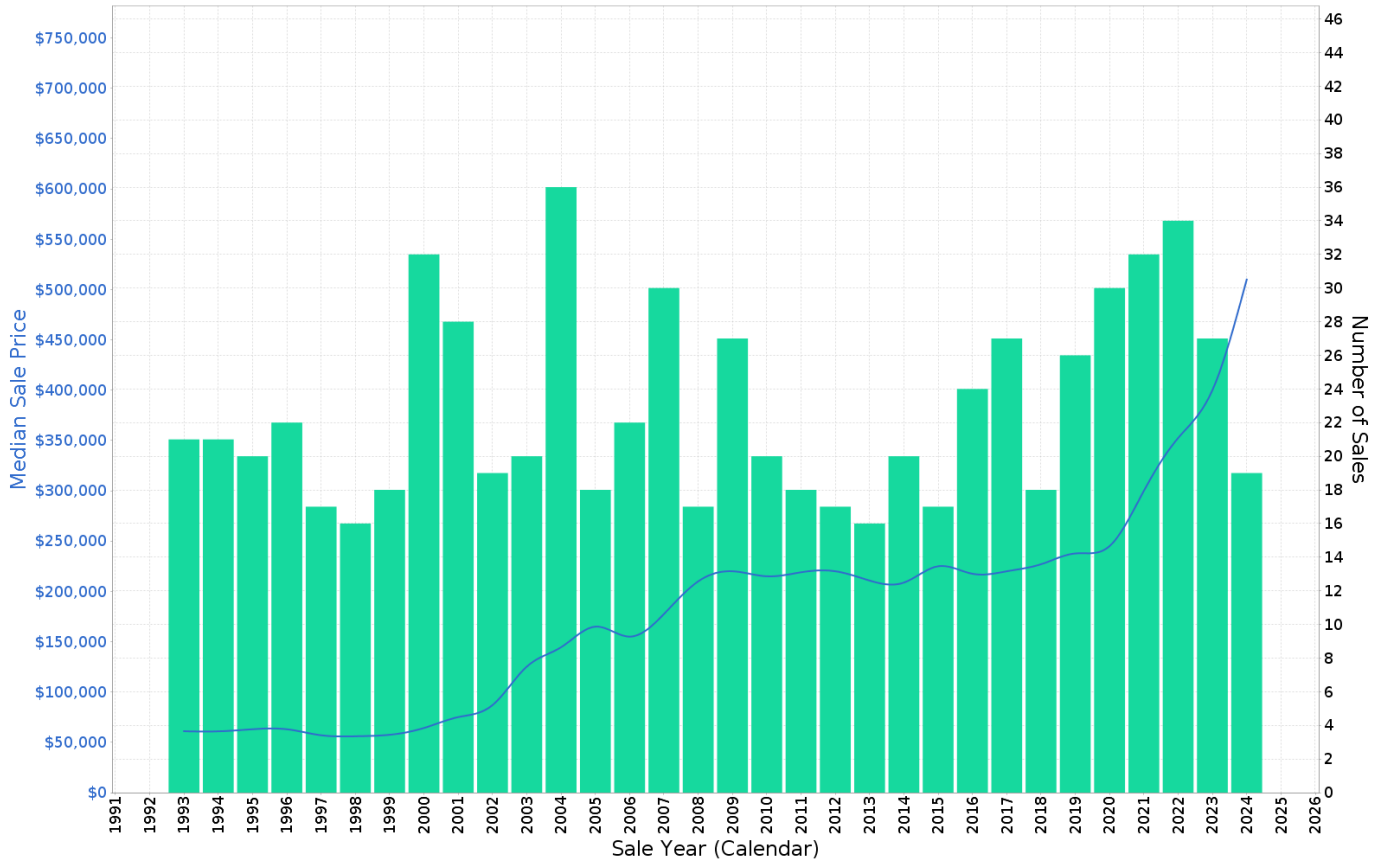
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+24.3%

Current Median Price: $491,000
Previous Median Price: $395,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods



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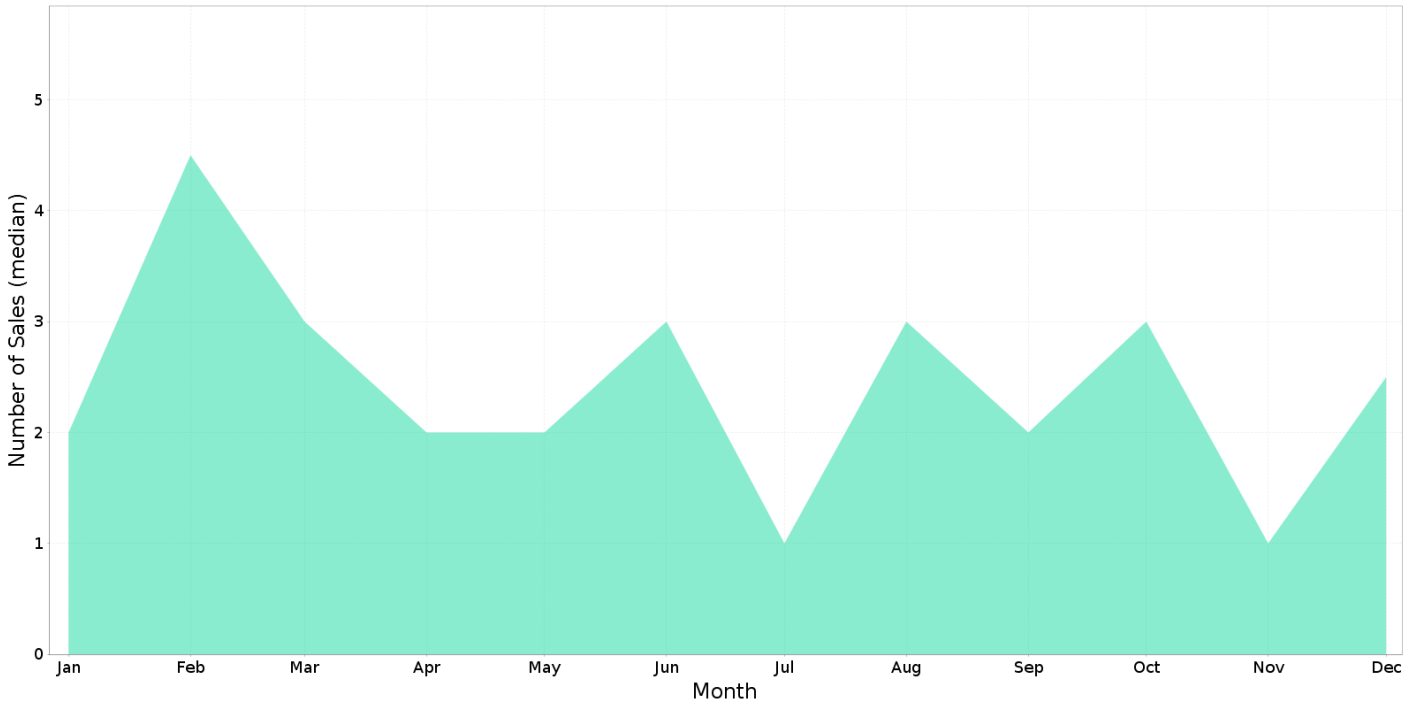
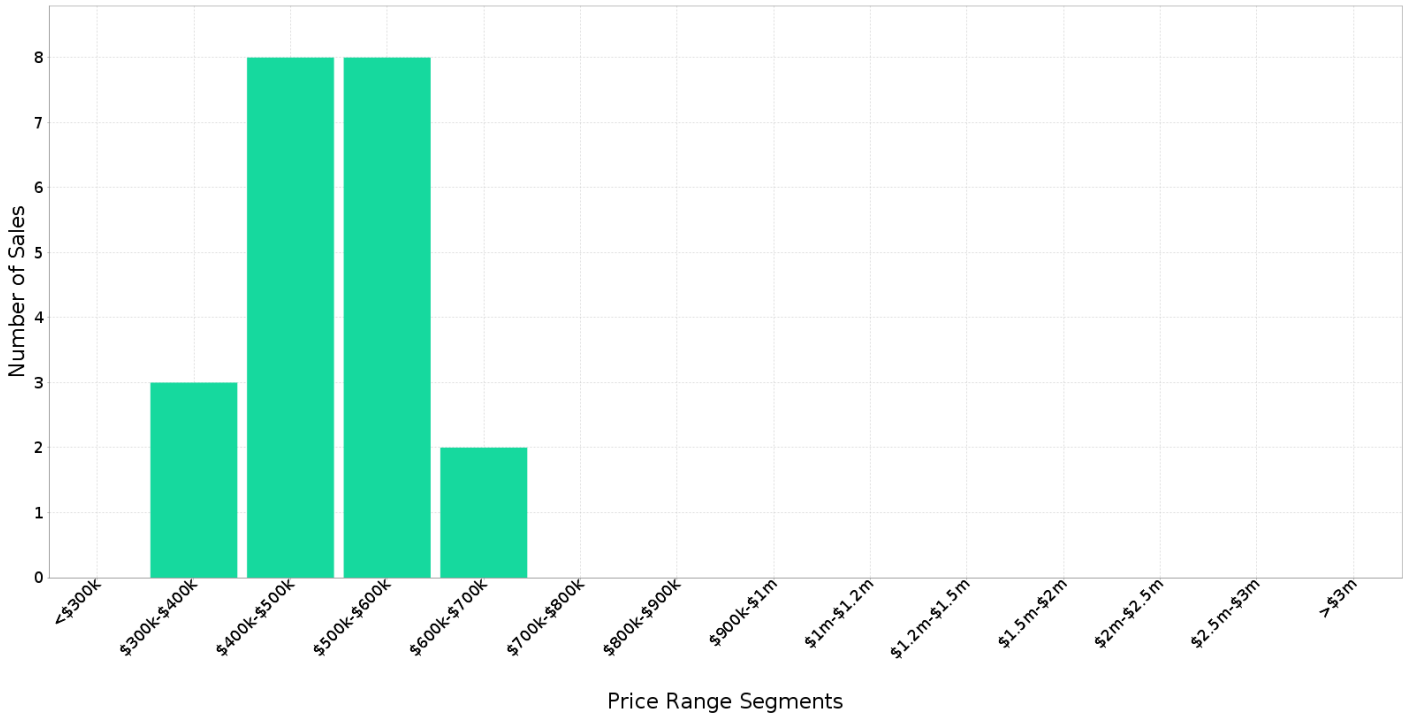
ELIZABETH GROVE - Peak Selling Periods (3 years)



ELIZABETH GROVE - Price Range Segments (12



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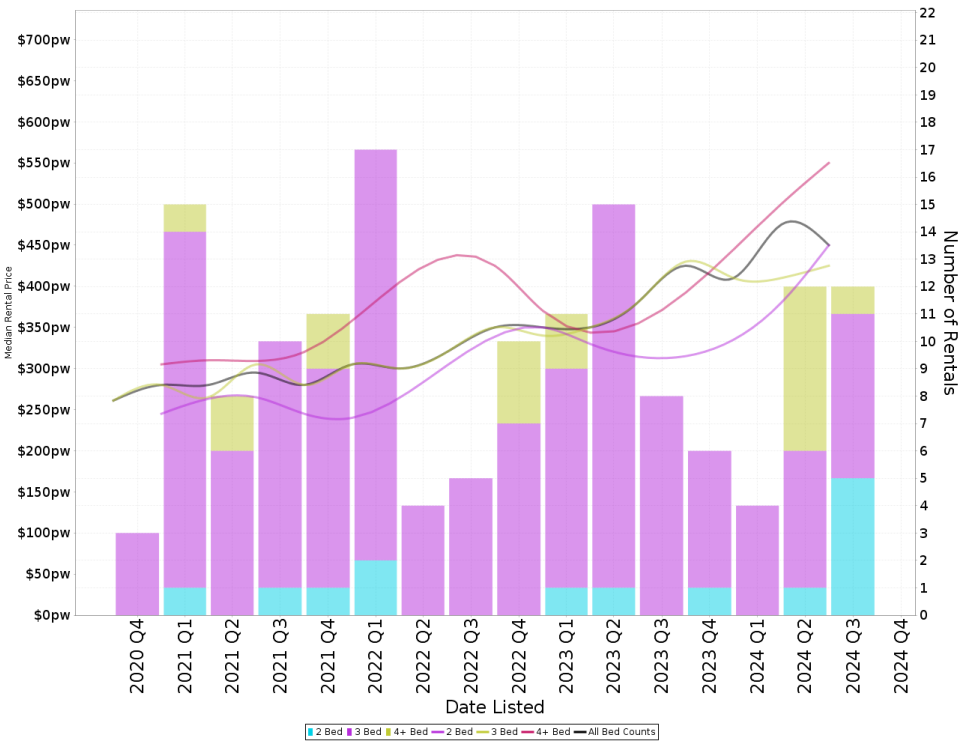
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+24.3%

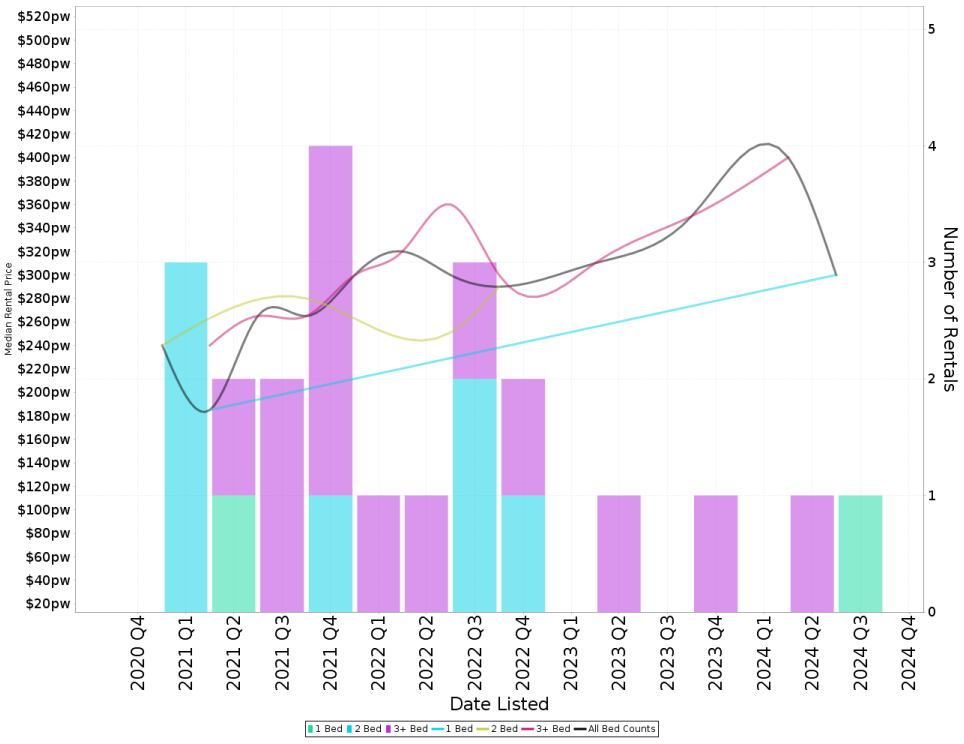
Current Median Price: $491,000
Previous Median Price: $395,000
Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: $491,000
Current Median Rent: $450
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+40.5%

Current Median Price: $384,500
Previous Median Price: $273,750
Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: $384,500
Current Median Rent: $350
Based on 3 registered Unit rentals compared over the last 12 months.

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ELIZABETH GROVE - Recently Sold Properties

Median Sale Price

$491k

Based on 21 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

+24.3%

Current Median Price: $491,000
Previous Median Price: $395,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods

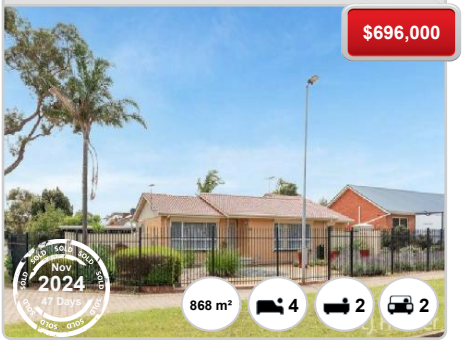
Sold Properties

21

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

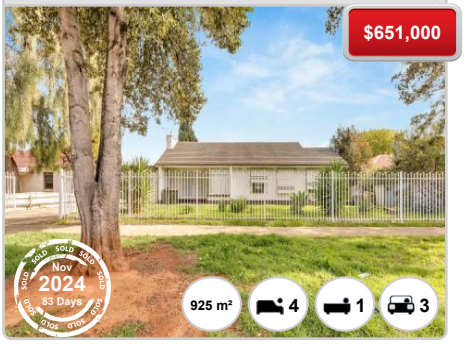
Based on a rolling 12 month period and may differ from calendar year statistics

28 HAYDOWN RD

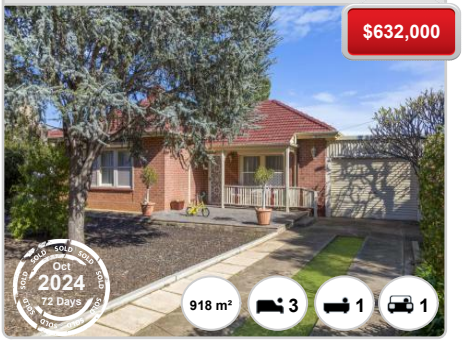


221 HOGARTH RD

60 HAYDOWN RD

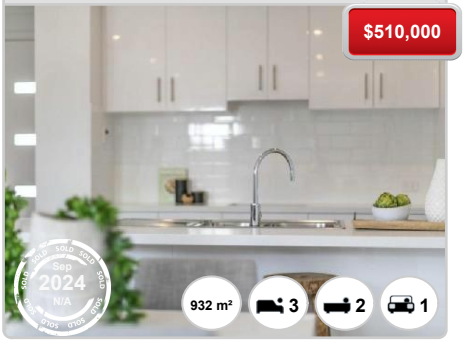


14 NITSCHKE ST

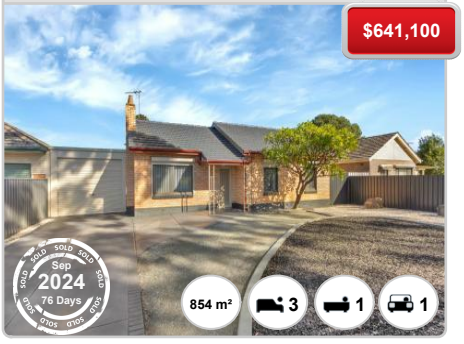


217 MAIN NORTH RD

4 PORTON ST



134 RIDLEY RD



7 DEPTFORD ST

154 RIDLEY RD

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13 MOFFLIN RD

50 GRATELEY ST

20 BURDETT ST

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ELIZABETH GROVE - Properties For Rent

Median Rental Price

$450 /w

Based on 34 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

+4.8%

Current Median Price: $491,000
Current Median Rent: $450

Based on 21 recorded House sales and 34 House rentals compared over the last 12 months

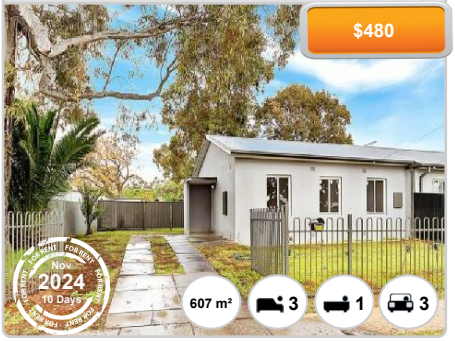
Number of Rentals

34

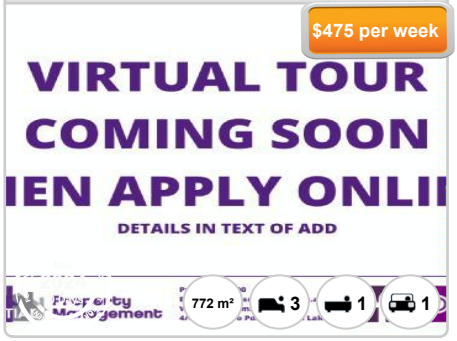
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

111 SAMPSON ROAD

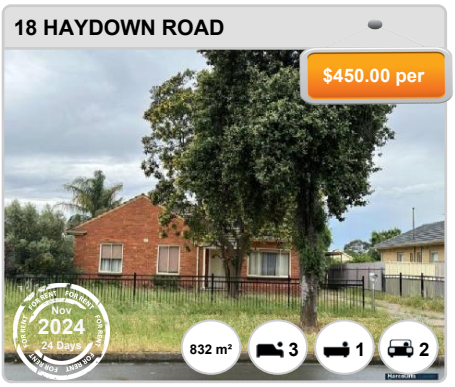


14 ARGENT STREET

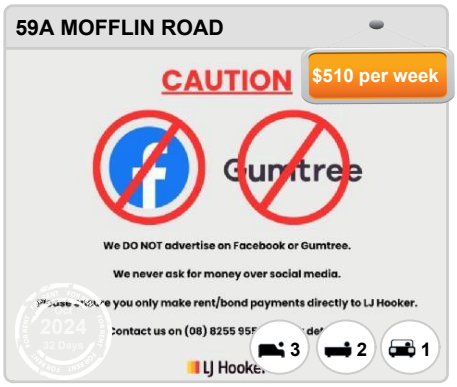


41A HAYDOWN ROAD

18 HAYDOWN ROAD



59A MOFFLIN ROAD



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