ADVISEABLE

SUBURB FLYOVER REPORT

FLORA HILL (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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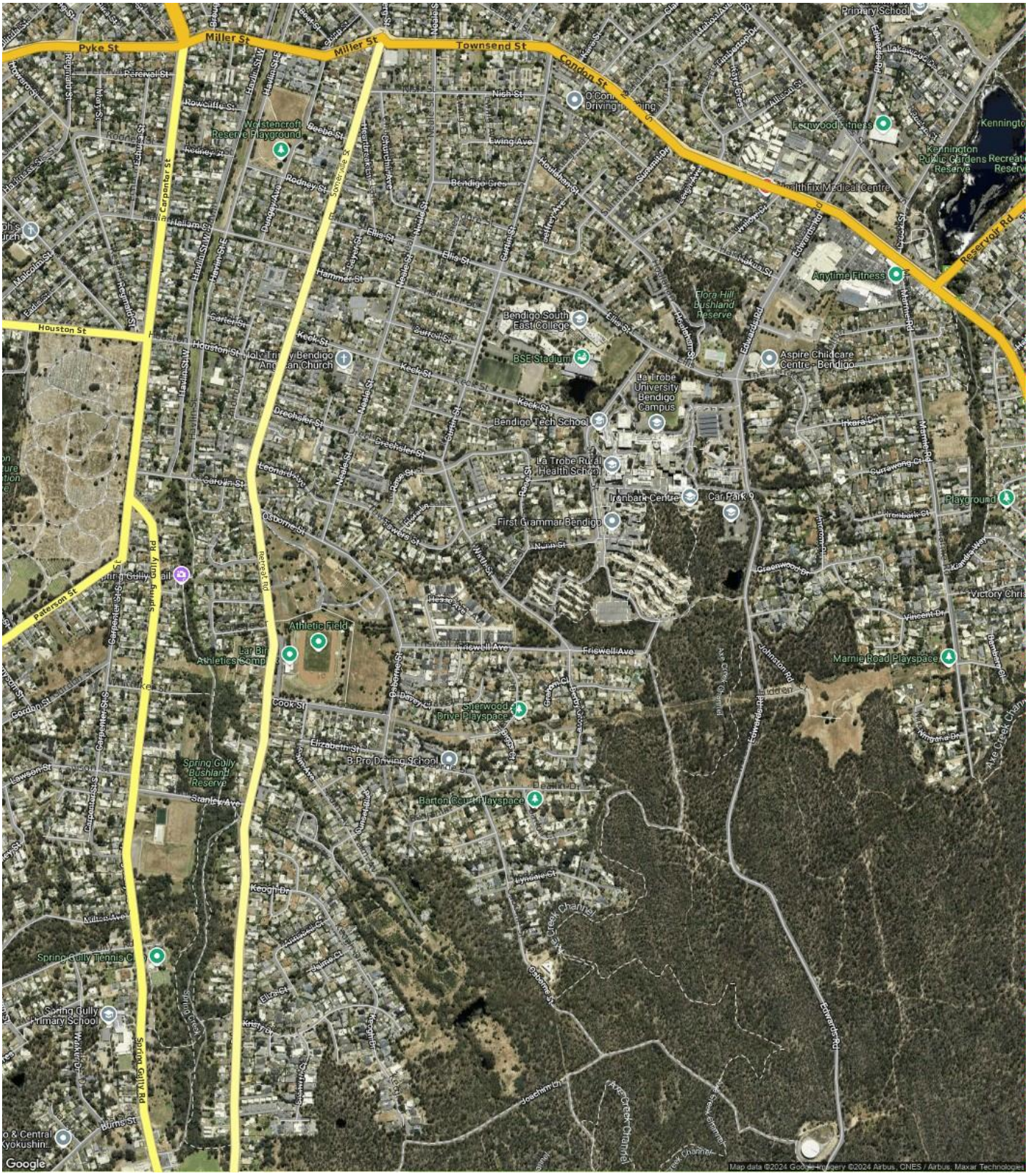
FLORA HILL - Suburb Map



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FLORA HILL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	90	$ 227,000	0.0 %	$ 69,500	$ 525,000
2007	89	$ 230,000	1.3 %	$ 105,000	$ 400,000
2008	70	$ 235,000	2.2 %	$ 160,000	$ 555,000
2009	74	$ 227,500	-3.2 %	$ 53,500	$ 665,000
2010	65	$ 265,000	16.5 %	$ 163,000	$ 710,000
2011	93	$ 285,000	7.5 %	$ 85,000	$ 480,000
2012	82	$ 307,750	8.0 %	$ 165,000	$ 670,000
2013	76	$ 309,250	0.5 %	$ 185,000	$ 475,000
2014	75	$ 321,000	3.8 %	$ 140,000	$ 560,000
2015	75	$ 320,000	-0.3 %	$ 214,500	$ 875,000
2016	75	$ 325,000	1.6 %	$ 175,000	$ 1,150,000
2017	86	$ 335,000	3.1 %	$ 122,500	$ 650,000
2018	68	$ 352,500	5.2 %	$ 176,000	$ 585,000
2019	75	$ 370,000	5.0 %	$ 235,000	$ 675,000
2020	63	$ 395,000	6.8 %	$ 230,000	$ 700,600
2021	99	$ 481,147	21.8 %	$ 253,500	$ 1,100,000
2022	51	$ 550,000	14.3 %	$ 365,000	$ 870,000
2023	52	$ 520,000	-5.5 %	$ 325,000	$ 750,000
2024	57	$ 530,000	1.9 %	$ 350,000	$ 890,000

Median Sale Price

$527k

Based on 66 recorded House sales within the last 12 months (Oct '23 - Sep '24)

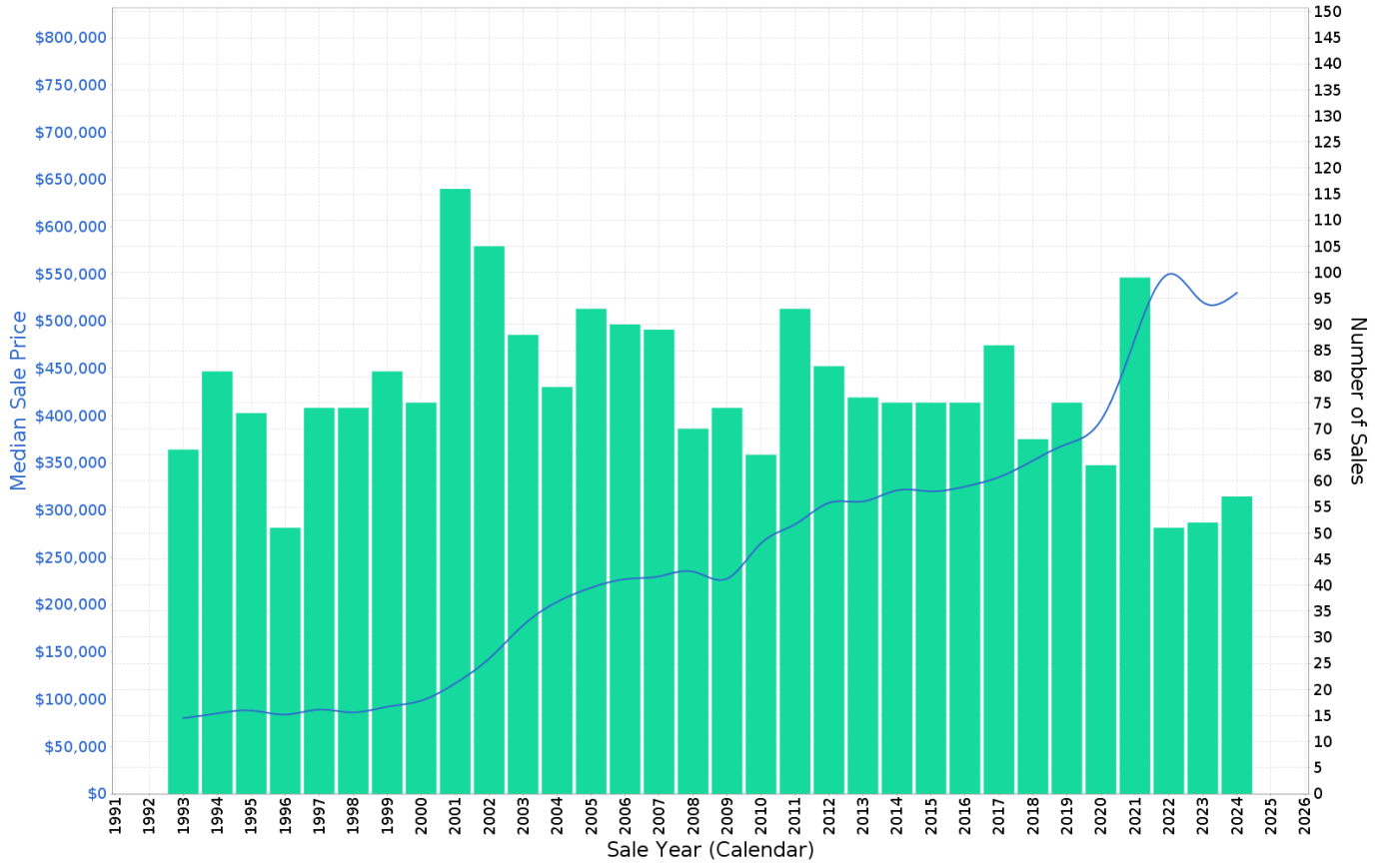
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+0.2%

Current Median Price: $527,250
Previous Median Price: $526,000

Based on 119 recorded House sales compared over the last two rolling 12 month periods



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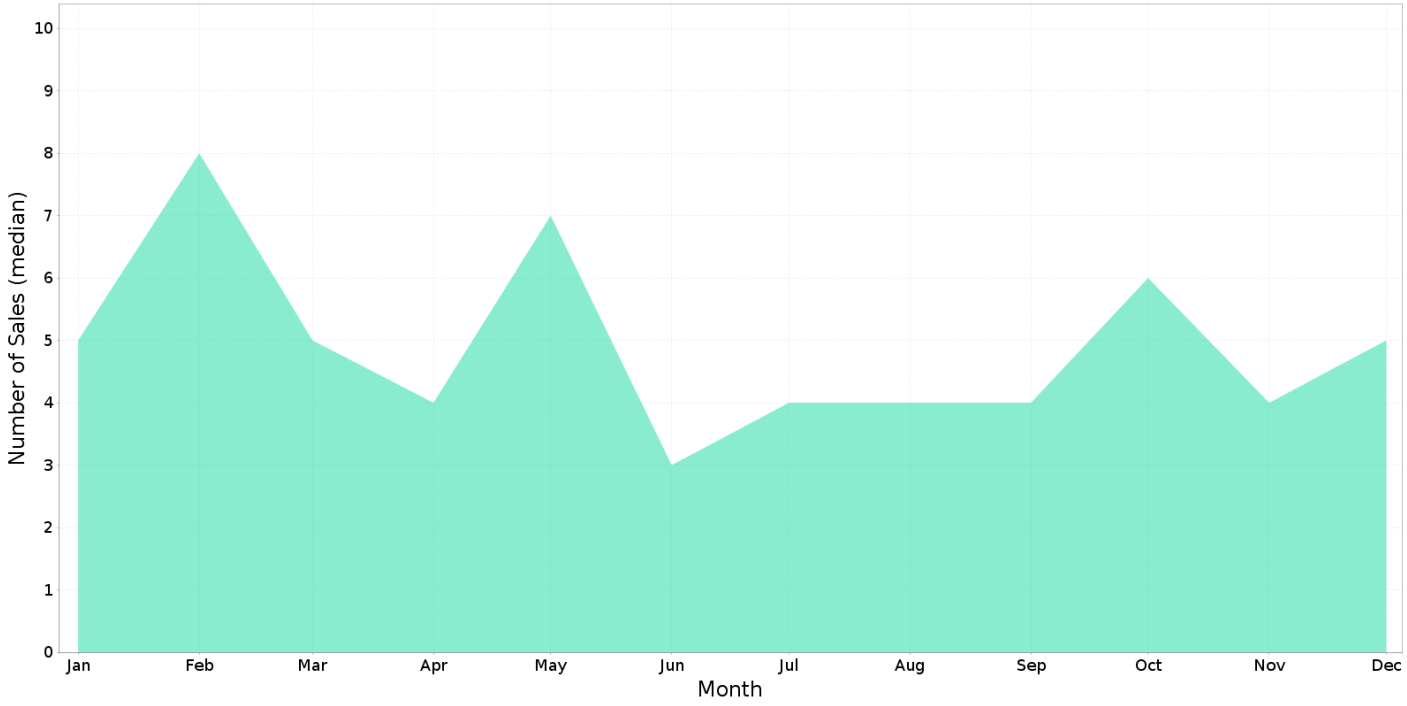
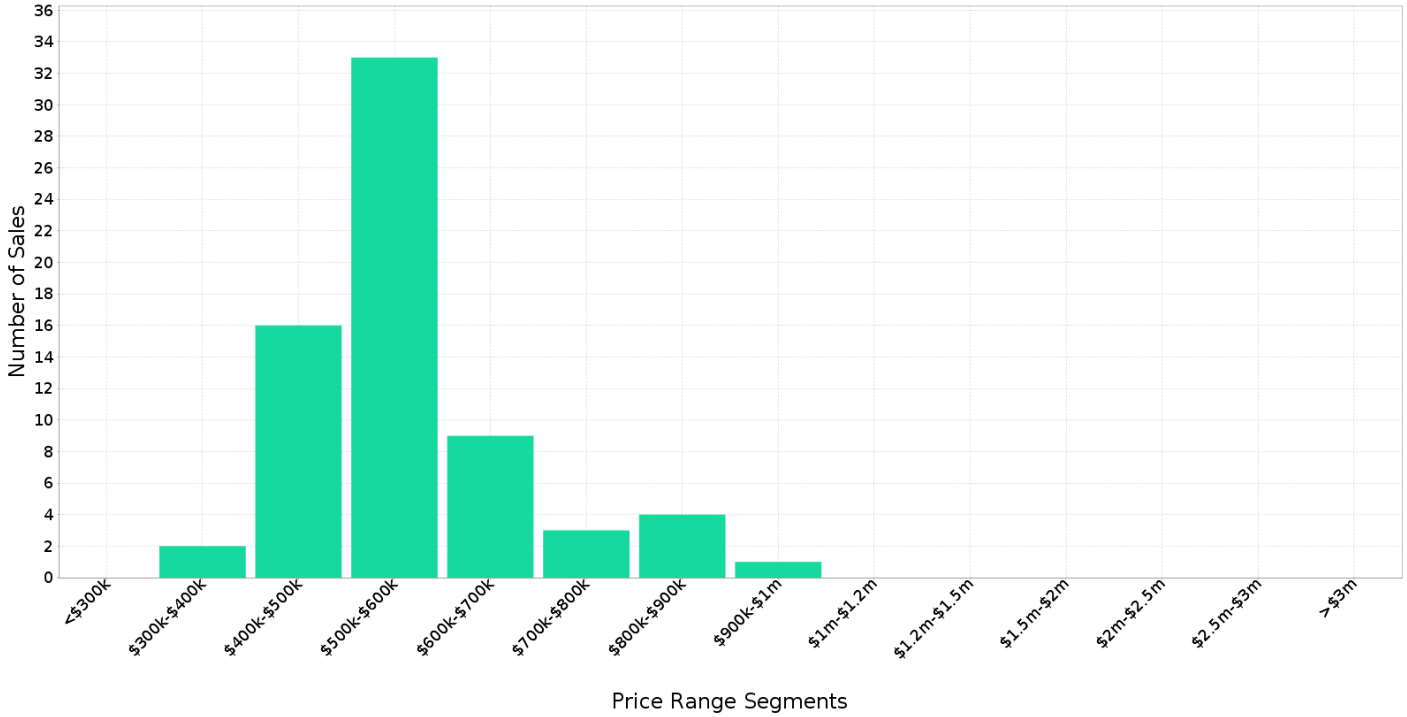
FLORA HILL - Peak Selling Periods (3 years)



FLORA HILL - Price Range Segments (12 months)



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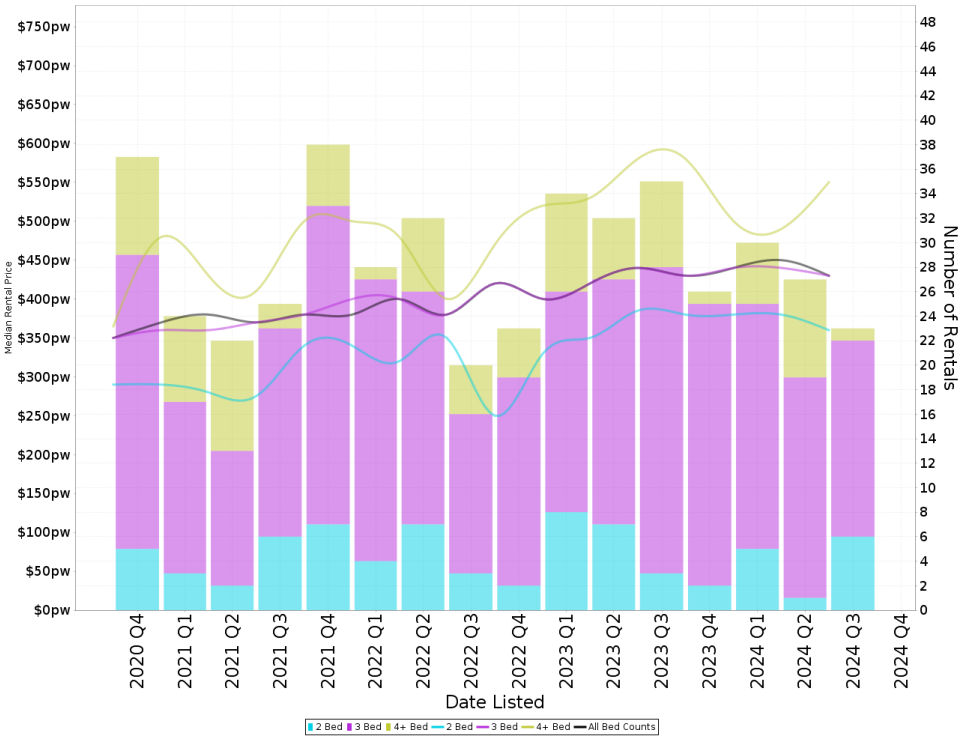
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.2%

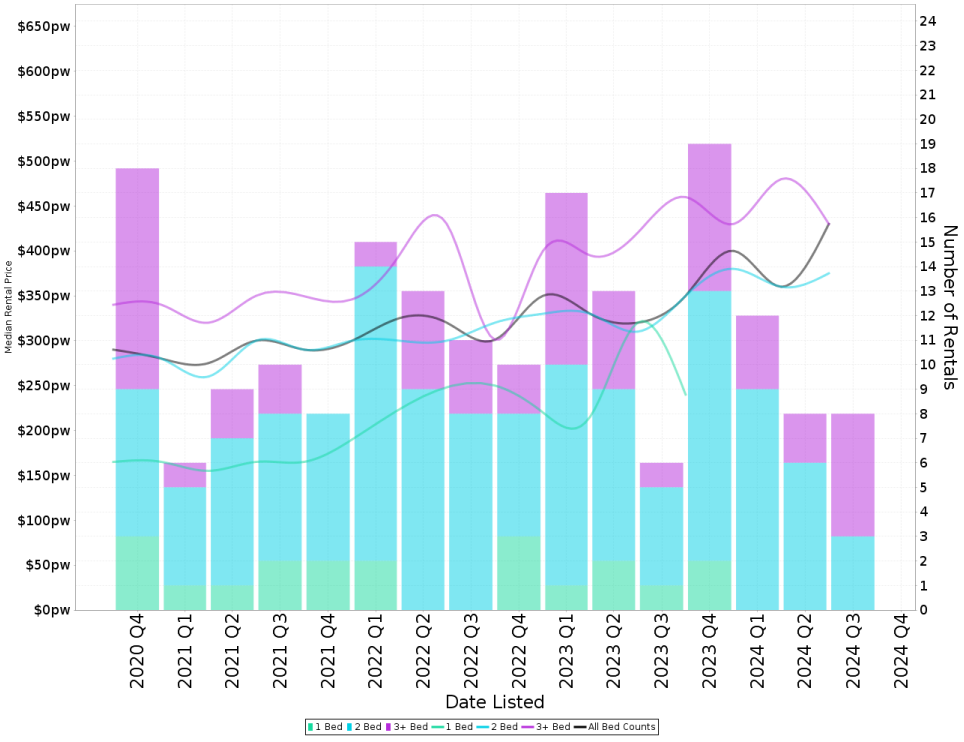
Current Median Price: $527,250
Previous Median Price: $526,000
Based on 119 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: $527,250
Current Median Rent: $440
Based on 106 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.5%

Current Median Price: $414,250
Previous Median Price: $425,000
Based on 51 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: $414,250
Current Median Rent: $380
Based on 47 registered Unit rentals compared over the last 12 months.

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FLORA HILL - Recently Sold Properties

Median Sale Price

$527k

Based on 66 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

+0.2%

Current Median Price: $527,250
Previous Median Price: $526,000

Based on 119 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

66

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

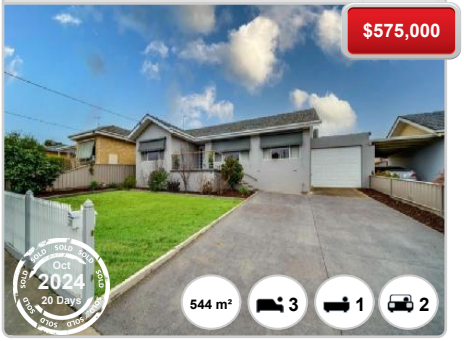
Based on a rolling 12 month period and may differ from calendar year statistics

76 SOMERVILLE ST

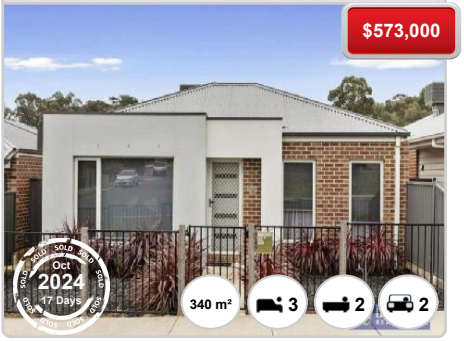
2A HOUSTON ST

17 LYNDALE CRT

31 CURTIN ST



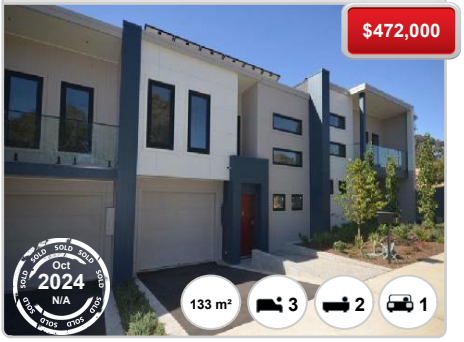
15 FRISWELL AVE



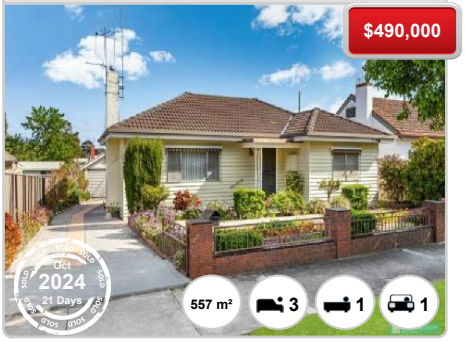
18 PLEASANT VALE CRES

17 CHURCHILL AVE

7 TOWERS ST



1 THEODORE ST



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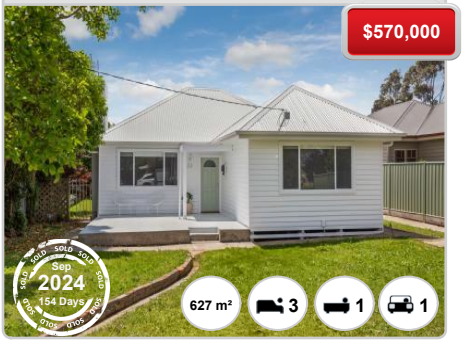
16 TOWERS ST

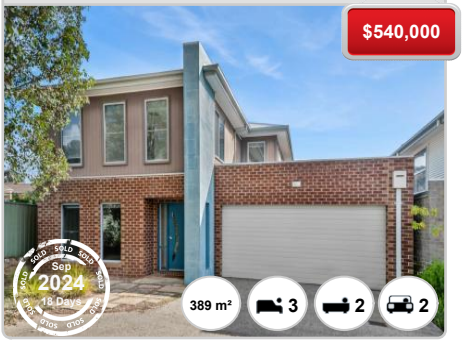
9 TOWERS ST

2 WIRTH ST

33 KECK ST

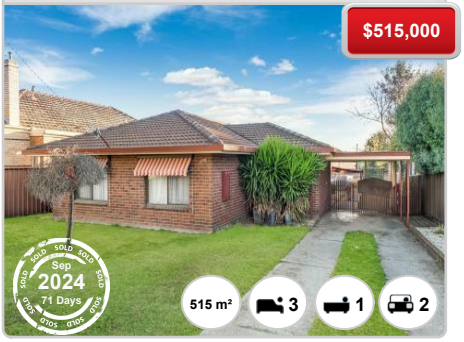


7 LORNE TCE

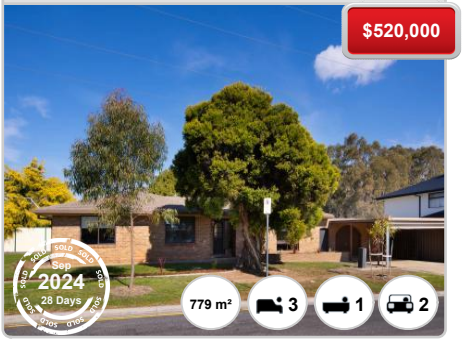


5 TOWERS ST

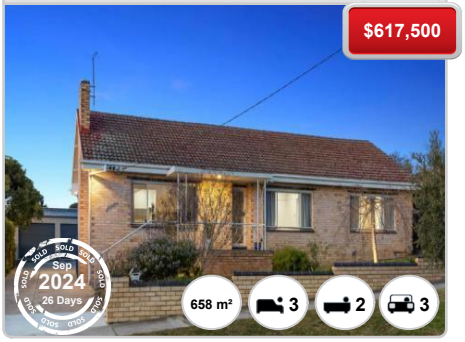
170 NEALE ST



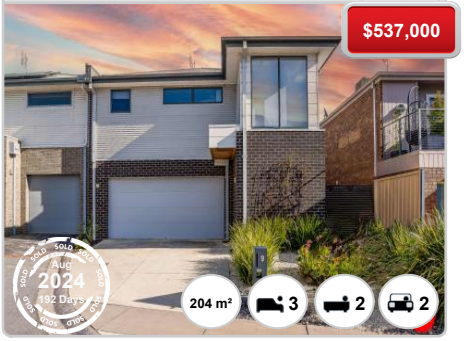
2 ADELAIDE ST



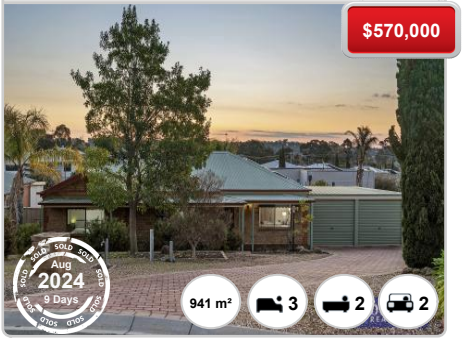
7 LEONARD AVE



9 LORNE TCE



9 DAVEY CL



22 DERBY GR

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FLORA HILL - Properties For Rent

Median Rental Price

$440 /w

Based on 106 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

+4.3%

Current Median Price: $527,250
Current Median Rent: $440

Based on 66 recorded House sales and 106 House rentals compared over the last 12 months

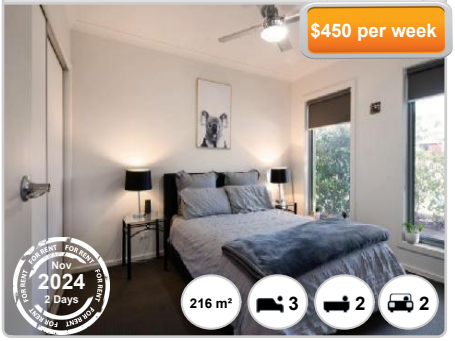
Number of Rentals

106

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

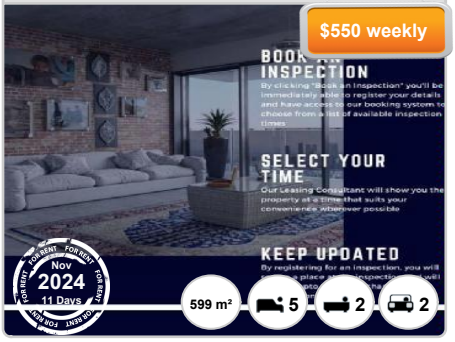
7B WIRTH STREET



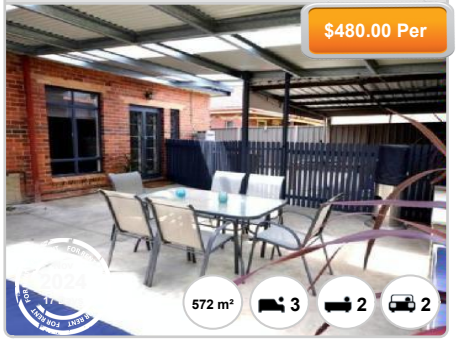
35 ELLIS STREET

12 HALLAM STREET

36 FRISWELL AVENUE



6 ELLIS STREET

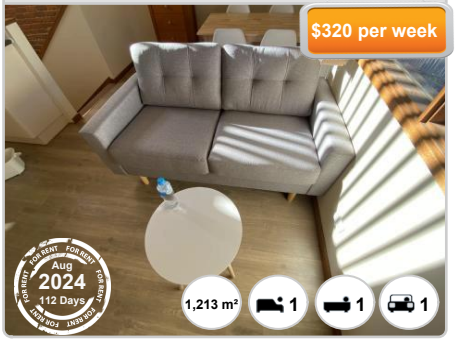


3 DERBY GROVE

4/67 OSBORNE STREET

8 MARGARET CRESCENT

16A SHARON STREET



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