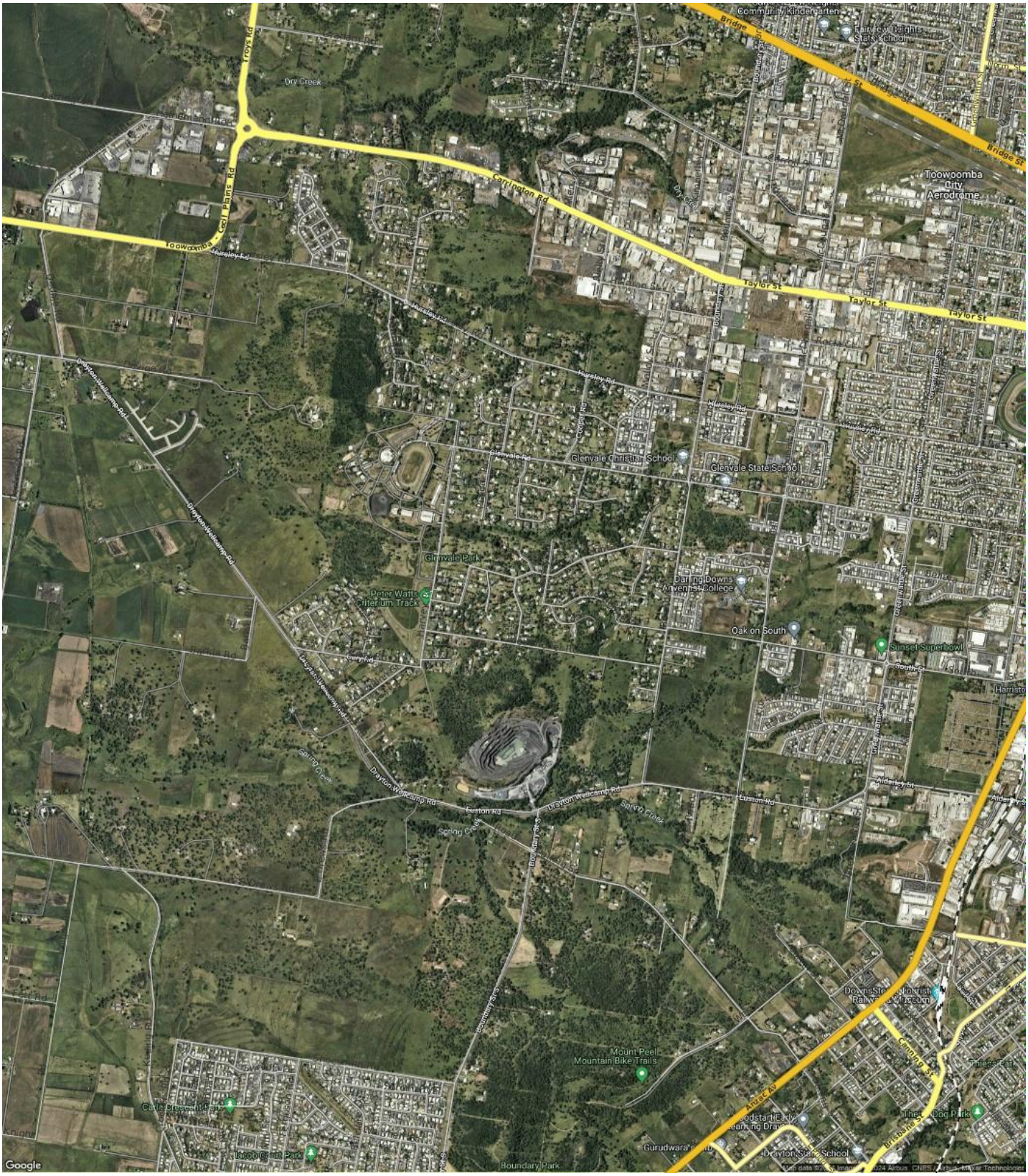
ADVISEABLE

SUBURB FLYOVER REPORT

GLENVALE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

GLENVALE - Suburb Map



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GLENVALE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	90	$ 286,250	0.0 %	$ 142,215	$ 733,000
2007	131	$ 302,000	5.5 %	$ 200,000	$ 8,000,000
2008	114	$ 294,000	-2.6 %	$ 215,000	$ 660,000
2009	115	$ 325,000	10.5 %	$ 227,500	$ 900,000
2010	109	$ 350,000	7.7 %	$ 250,000	$ 600,000
2011	100	$ 335,000	-4.3 %	$ 180,000	$ 620,000
2012	119	$ 350,000	4.5 %	$ 215,000	$ 800,000
2013	119	$ 359,000	2.6 %	$ 260,000	$ 620,000
2014	105	$ 382,500	6.5 %	$ 280,000	$ 1,550,000
2015	105	$ 390,000	2.0 %	$ 165,000	$ 1,000,000
2016	120	$ 381,000	-2.3 %	$ 189,500	$ 1,050,000
2017	105	$ 365,000	-4.2 %	$ 231,000	$ 1,608,400
2018	95	$ 363,500	-0.4 %	$ 218,000	$ 1,708,500
2019	87	$ 375,000	3.2 %	$ 289,500	$ 810,000
2020	127	$ 370,000	-1.3 %	$ 240,000	$ 1,710,000
2021	188	$ 423,750	14.5 %	$ 165,000	$ 1,160,000
2022	165	$ 490,000	15.6 %	$ 340,000	$ 2,000,000
2023	144	$ 526,000	7.3 %	$ 234,400	$ 1,600,000
2024	120	$ 620,000	17.9 %	$ 452,000	$ 1,540,000

Median Sale Price

$608k

Based on 148 recorded House sales within the last 12 months (Oct '23 - Sep '24)

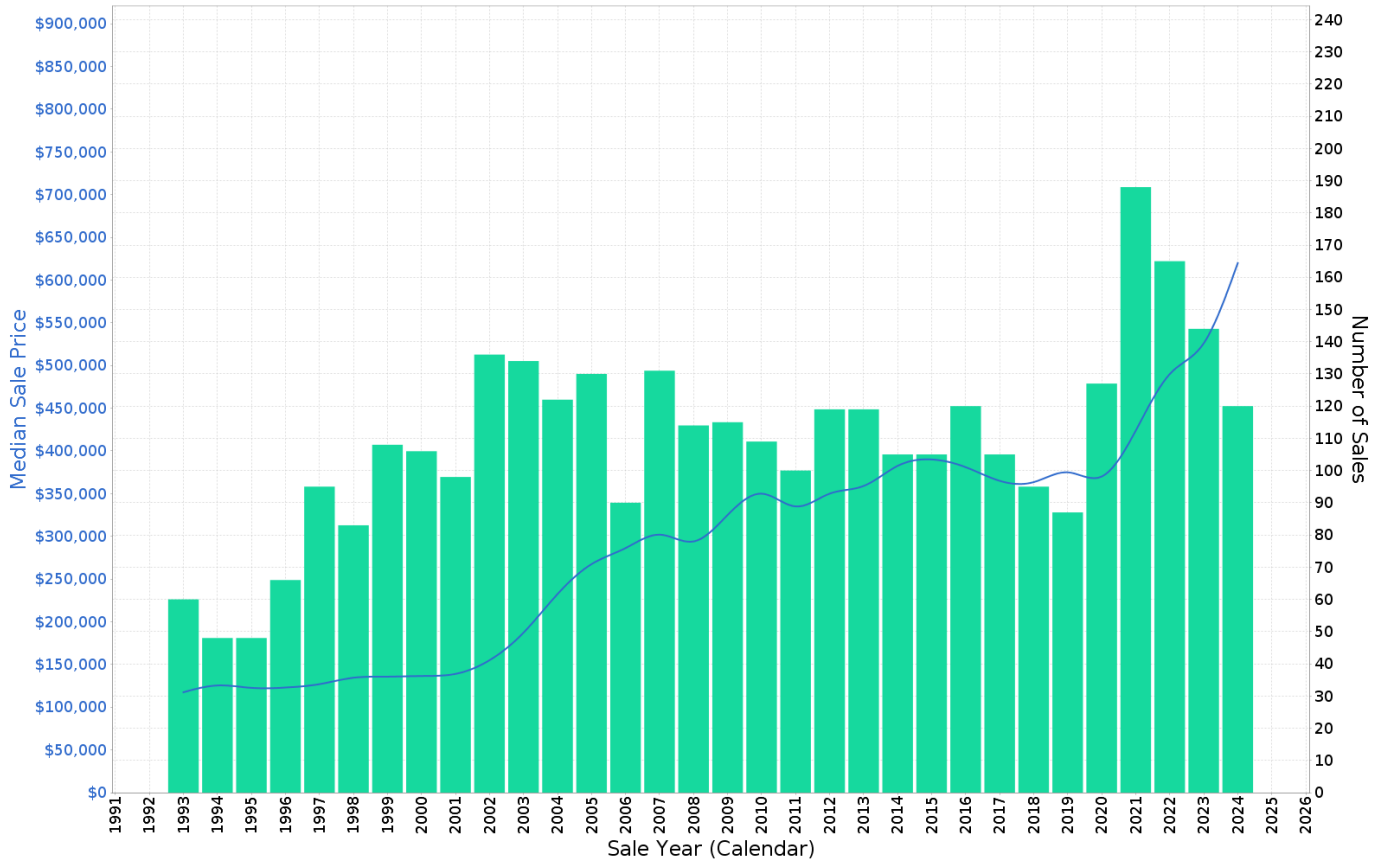
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.0%

Current Median Price: $608,000
Previous Median Price: $524,000

Based on 290 recorded House sales compared over the last two rolling 12 month periods



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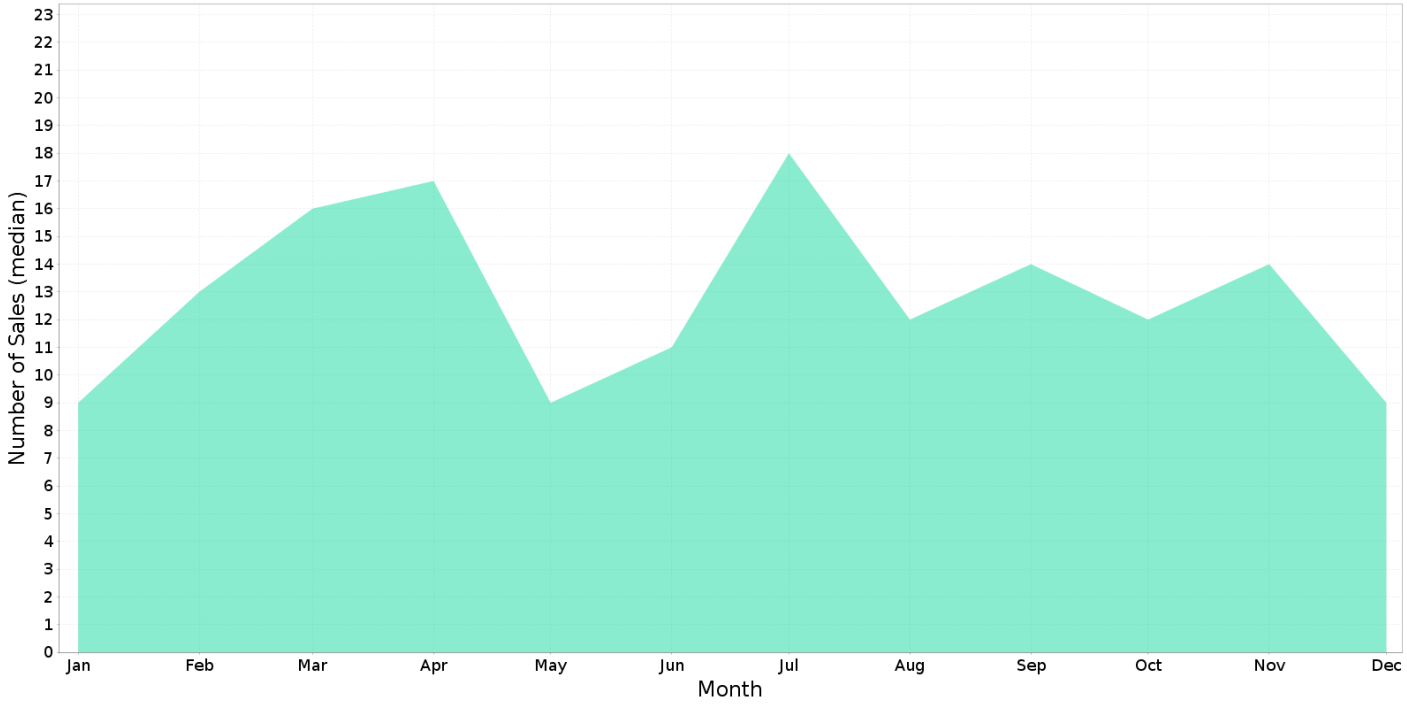
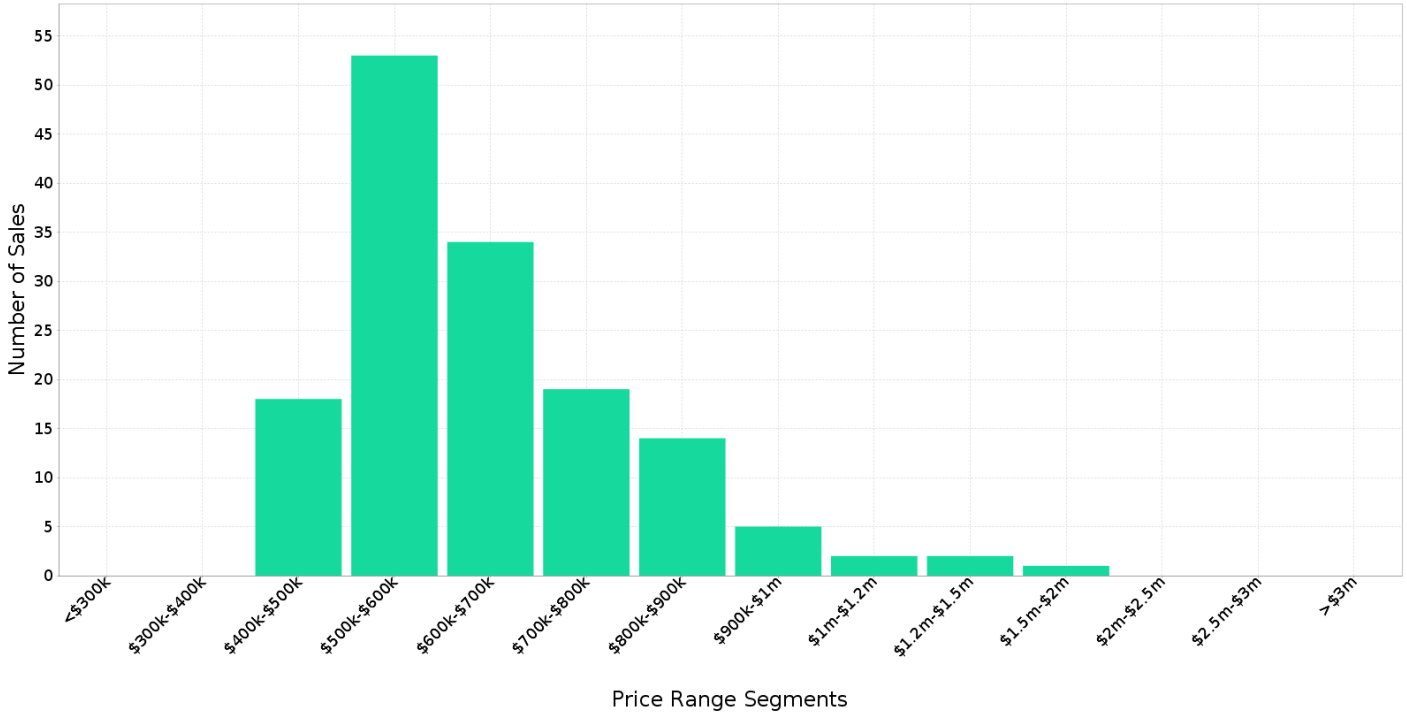
GLENVALE - Peak Selling Periods (3 years)



GLENVALE - Price Range Segments (12 months)



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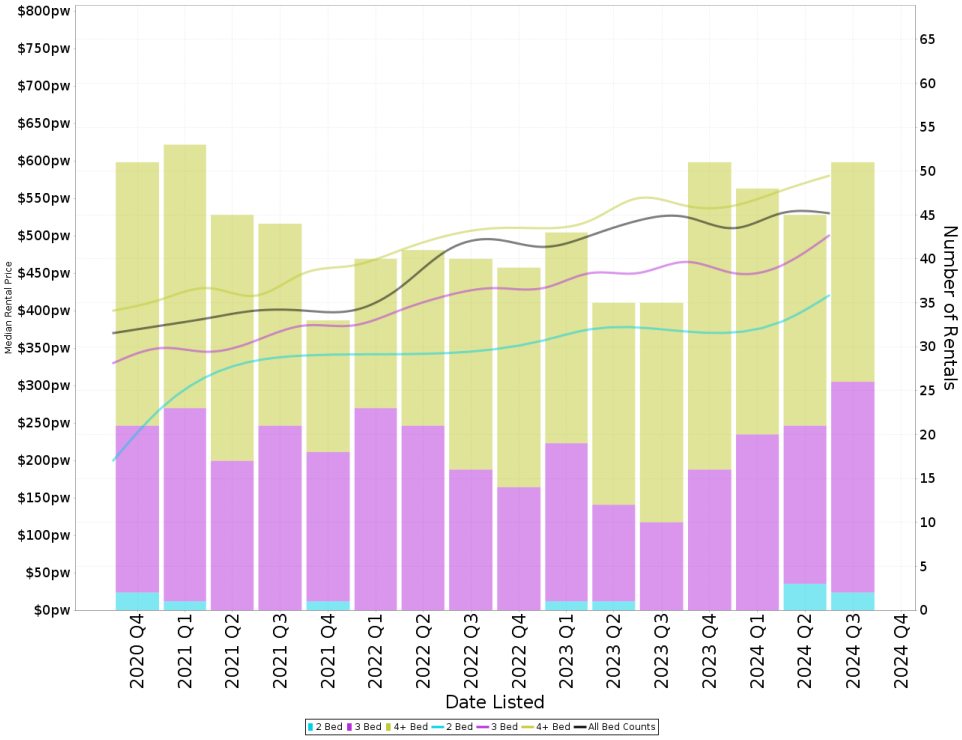
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.0%

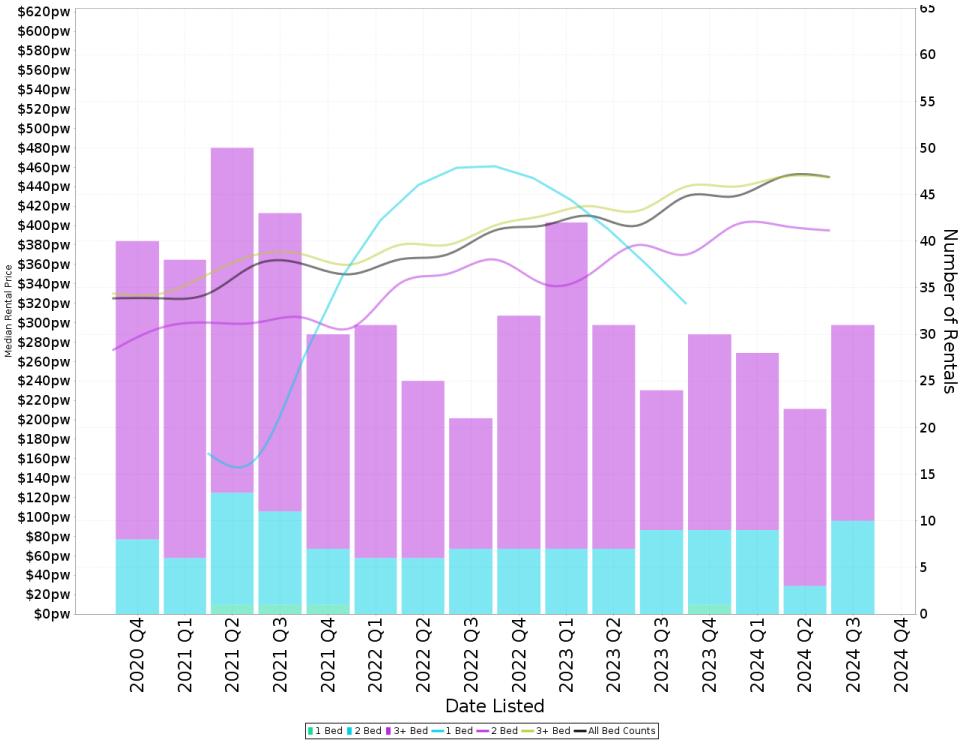
Current Median Price: $608,000
Previous Median Price: $524,000
Based on 290 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $608,000
Current Median Rent: $525
Based on 195 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.9%

Current Median Price: $445,000
Previous Median Price: $384,000
Based on 125 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: $445,000
Current Median Rent: $440
Based on 111 registered Unit rentals compared over the last 12 months.

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GLENVALE - Recently Sold Properties

Median Sale Price

$608k

Based on 148 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

+16.0%

Current Median Price: $608,000
Previous Median Price: $524,000

Based on 290 recorded House sales compared over the last two rolling 12 month periods

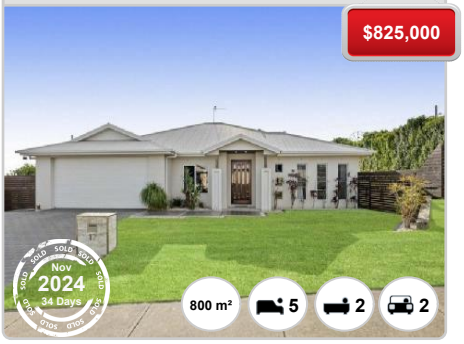
Sold Properties

148

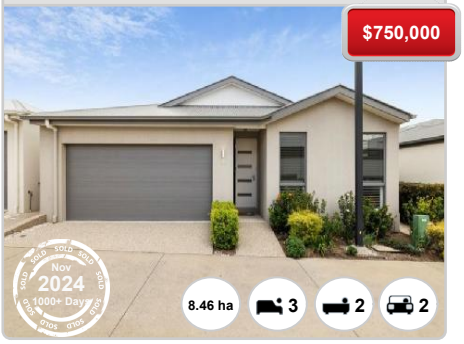
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

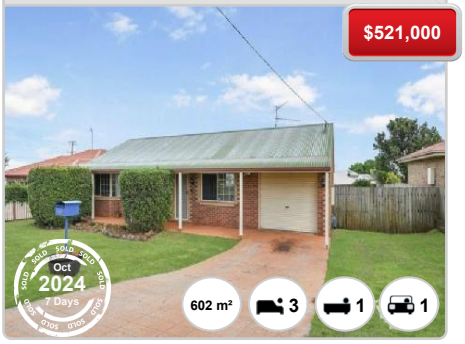
17 ACE DR



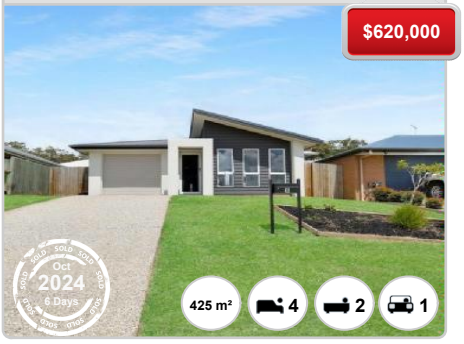
VILLA 205/500 SOUTH ST



569 GREENWATTLE ST

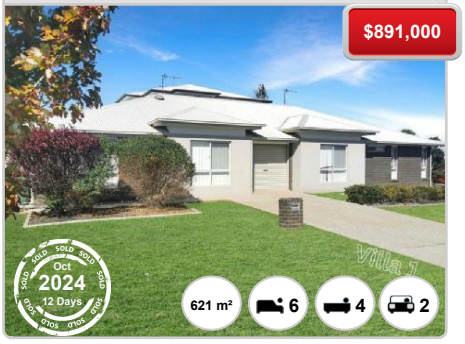


6 DOWNS ST



20 CARDAMON CRES

2 CARLIN ST



282 TAYLOR ST

6 ACADEMY CT

12 WAREENA CRES

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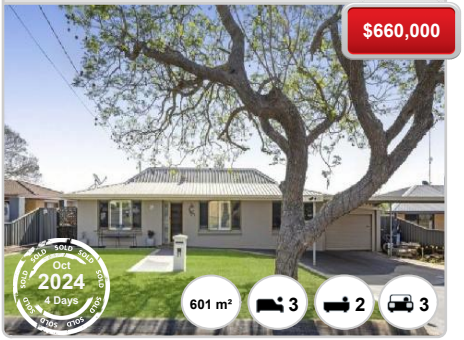
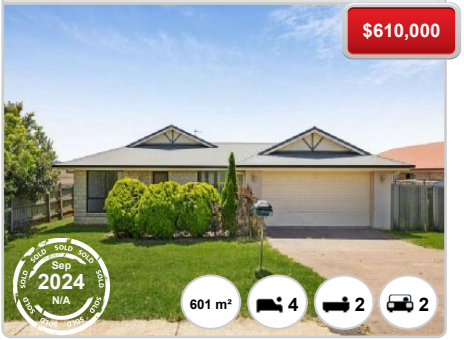
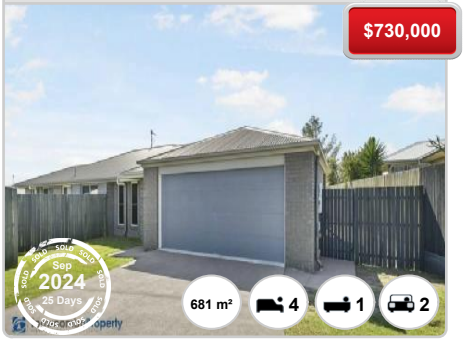
21 CABARITA CRES



7 CINNAMON DR



14 RADCLIFFE CRES

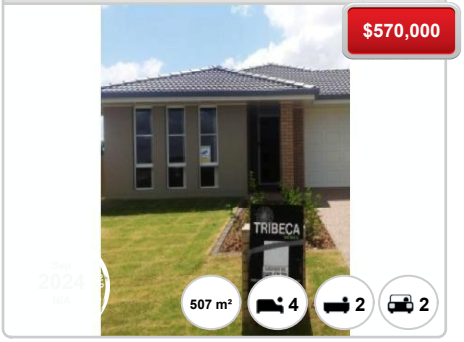


3 LEXI ST

21 STONEYHURST CT

5 HONEYSUCKLE CT

29 TARAGON ST



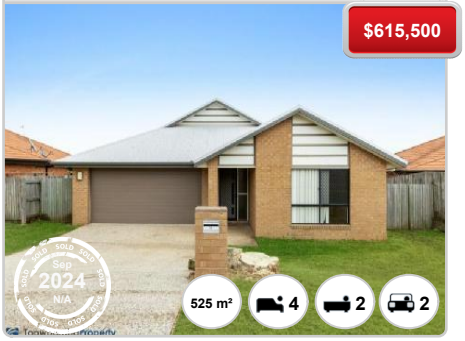
5 CHAINEY CT

650 BOUNDARY STREET OF

19-25 EUSTON RD

3 TO 29 RIETHMULLER RD

11 WAREENA CRES



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GLENVALE - Properties For Rent

Median Rental Price

$525 /w

Based on 195 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

+4.5%

Current Median Price: $608,000
Current Median Rent: $525

Based on 148 recorded House sales and 195 House rentals compared over the last 12 months

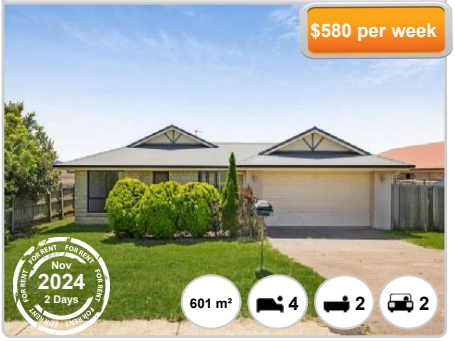
Number of Rentals

195

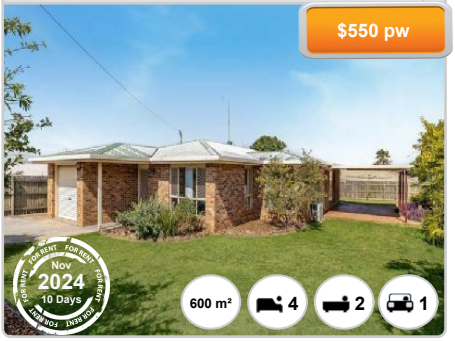
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

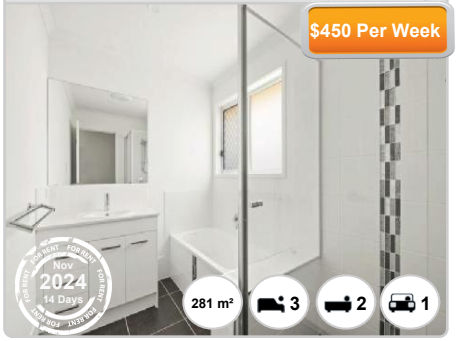
7 CINNAMON DRIVE



593 GREENWATTLE STREET

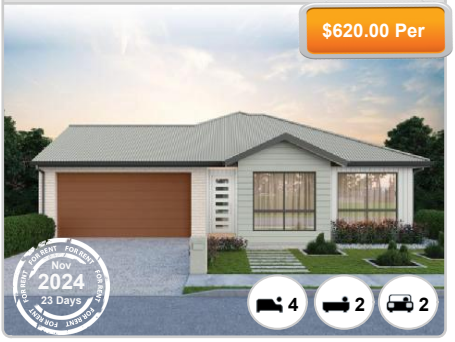


11 GAINS PLACE



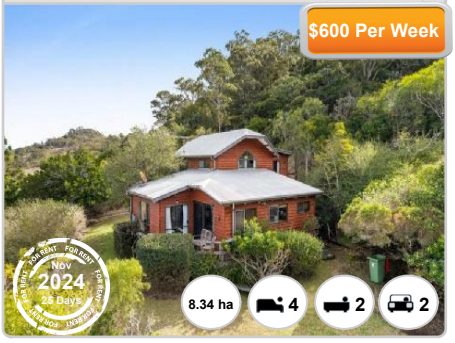
18 CUTTABURRA CRESCENT

25 JACANA STREET



6 DOWNS STREET

3-29 RIETHMULLER ROAD



509 GREENWATTLE STREET

14 RADCLIFFE CRESCENT

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