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SUBURB FLYOVER REPORT

KANGAROO FLAT (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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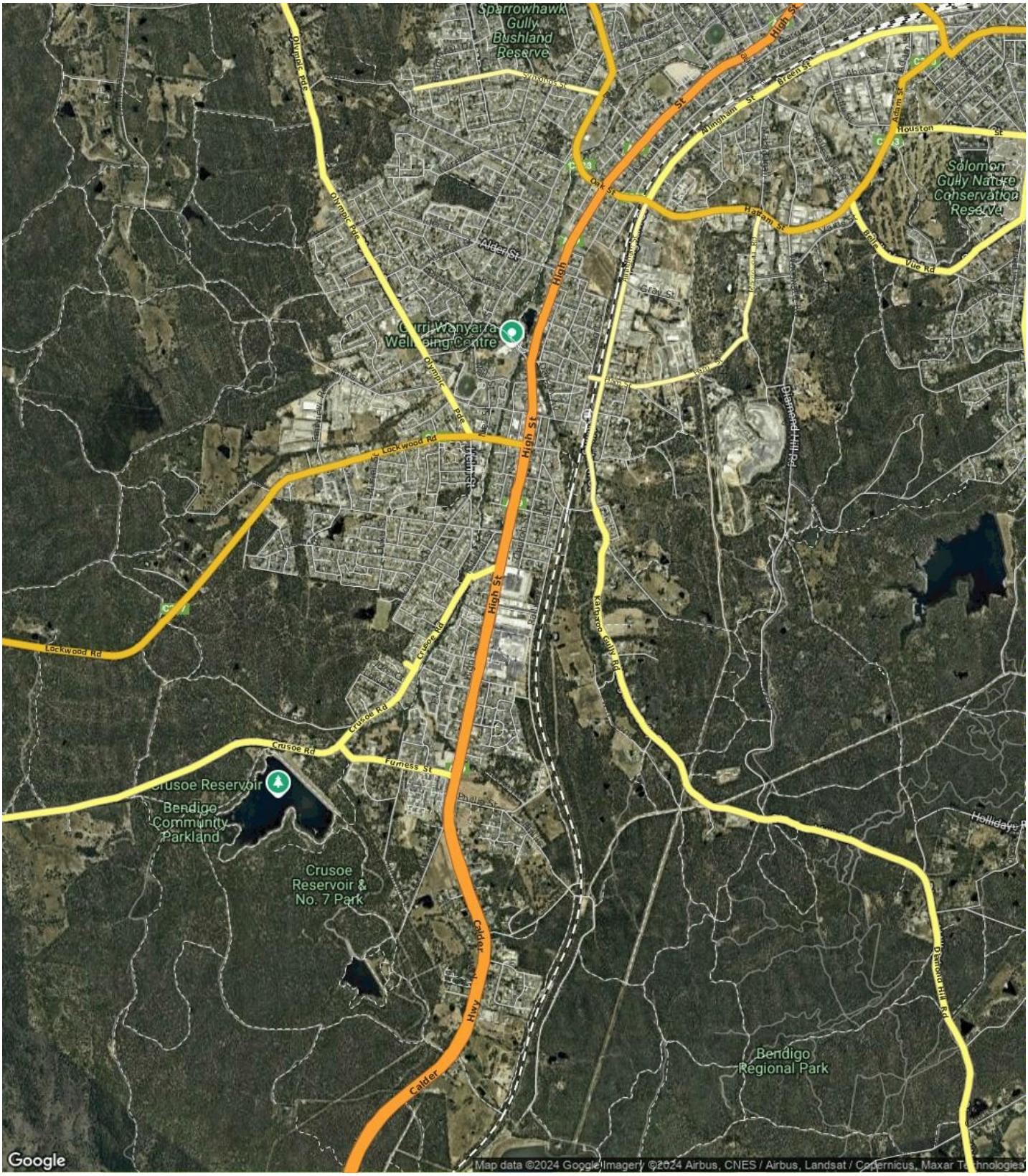
KANGAROO FLAT - Suburb Map



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KANGAROO FLAT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	214	$ 210,000	0.0 %	$ 40,000	$ 463,000
2007	211	$ 215,000	2.4 %	$ 70,000	$ 725,000
2008	180	$ 218,000	1.4 %	$ 25,000	$ 812,000
2009	236	$ 225,000	3.2 %	$ 50,000	$ 575,000
2010	222	$ 247,000	9.8 %	$ 63,000	$ 700,000
2011	202	$ 265,500	7.5 %	$ 15,000	$ 650,000
2012	205	$ 280,000	5.5 %	$ 82,000	$ 770,000
2013	215	$ 292,000	4.3 %	$ 60,000	$ 815,000
2014	181	$ 304,000	4.1 %	$ 6,772	$ 685,000
2015	163	$ 301,000	-1.0 %	$ 97,000	$ 600,000
2016	211	$ 300,000	-0.3 %	$ 88,000	$ 580,000
2017	199	$ 310,500	3.5 %	$ 90,000	$ 1,005,000
2018	236	$ 325,500	4.8 %	$ 92,500	$ 1,705,000
2019	194	$ 339,000	4.1 %	$ 115,000	$ 1,200,000
2020	218	$ 380,000	12.1 %	$ 115,000	$ 935,000
2021	241	$ 475,000	25.0 %	$ 250,000	$ 1,450,000
2022	221	$ 540,000	13.7 %	$ 210,000	$ 10,258,282
2023	179	$ 507,500	-6.0 %	$ 153,333	$ 1,700,000
2024	147	$ 540,000	6.4 %	$ 245,000	$ 1,500,000

Median Sale Price

$535k

Based on 187 recorded House sales within the last 12 months (Oct '23 - Sep '24)

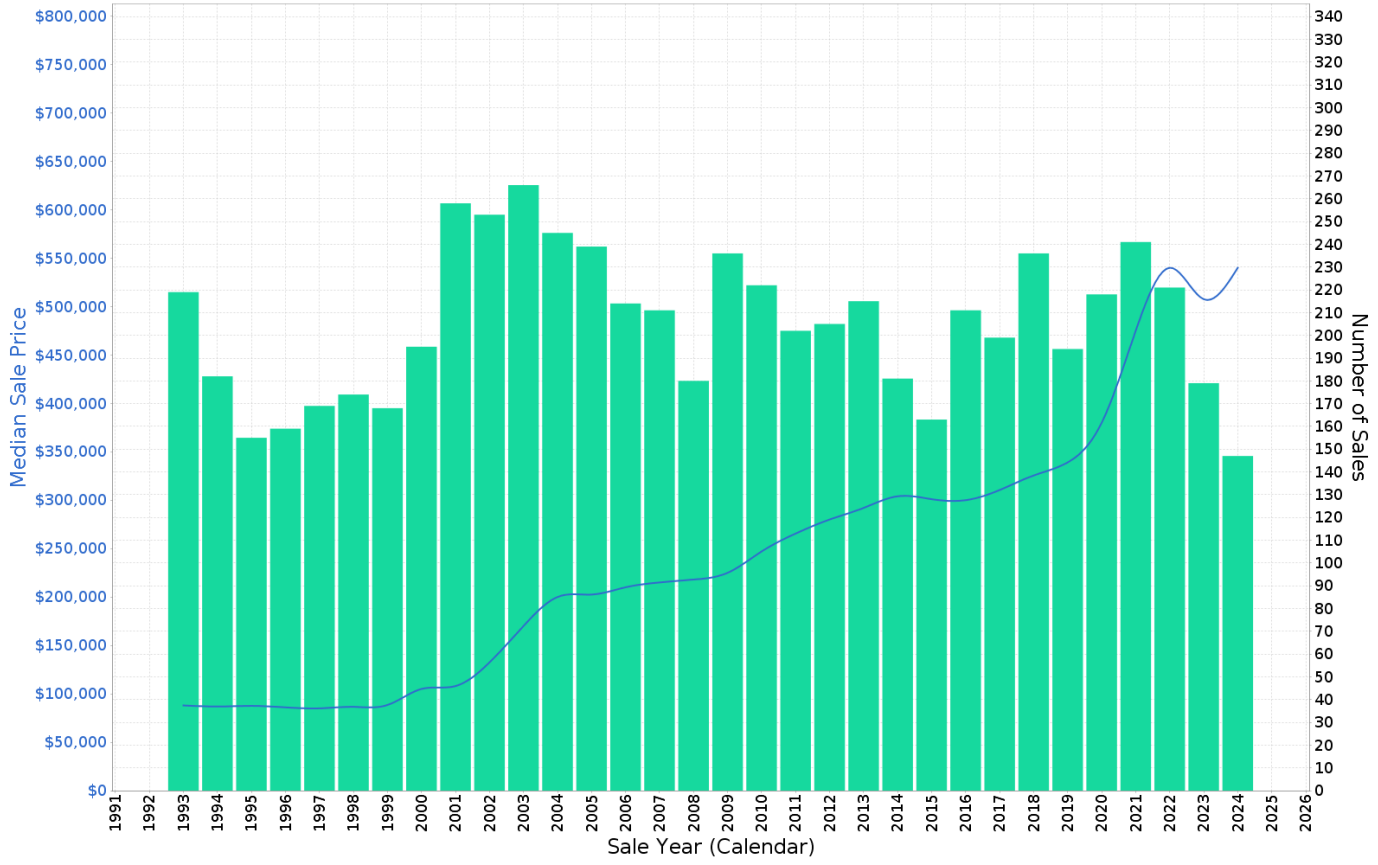
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.7%

Current Median Price: $535,000
Previous Median Price: $511,000

Based on 381 recorded House sales compared over the last two rolling 12 month periods



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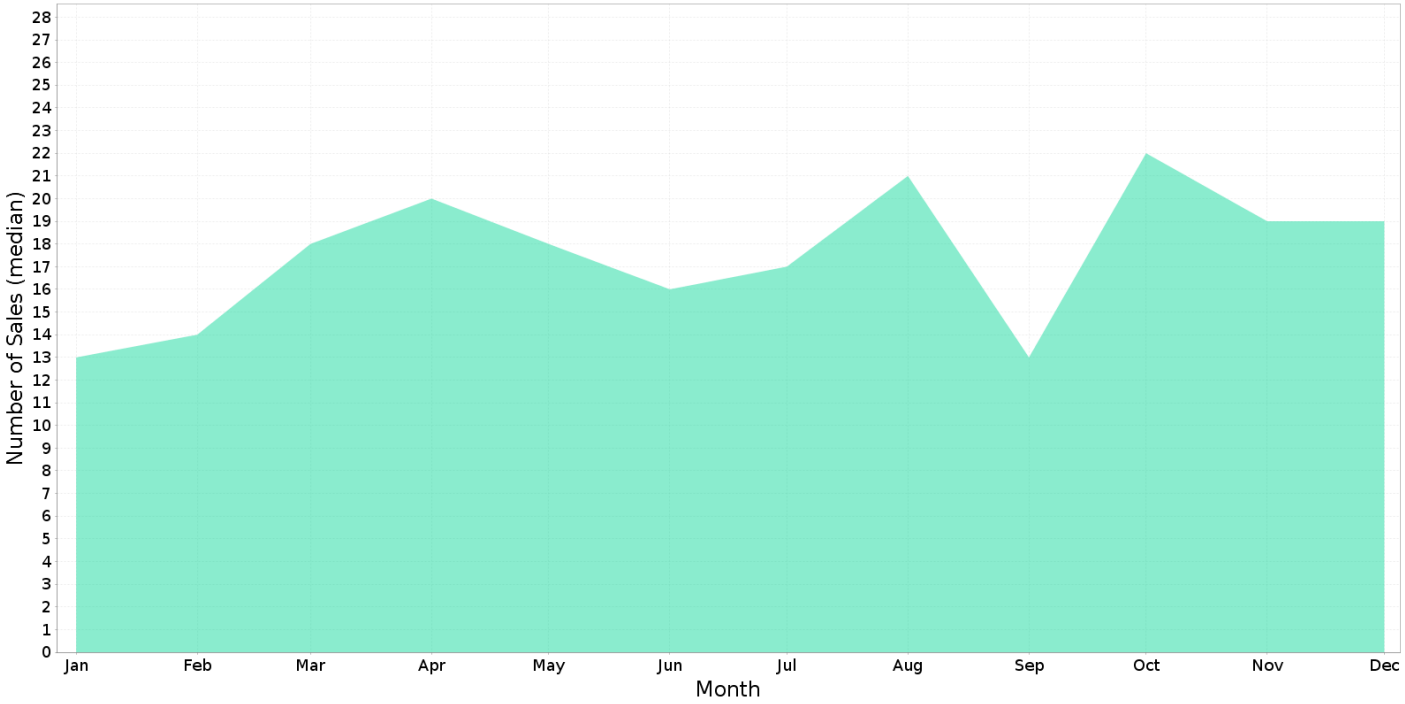
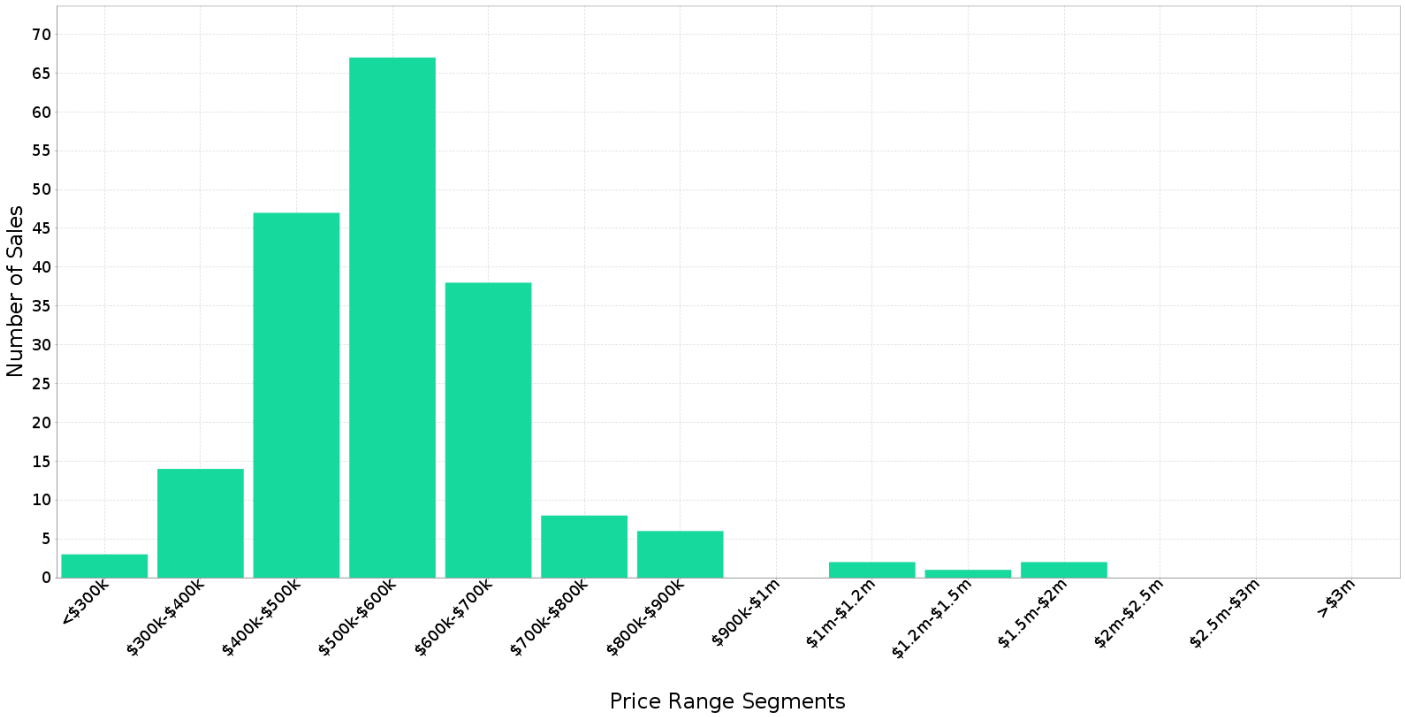
KANGAROO FLAT - Peak Selling Periods (3 years)



KANGAROO FLAT - Price Range Segments (12 months)



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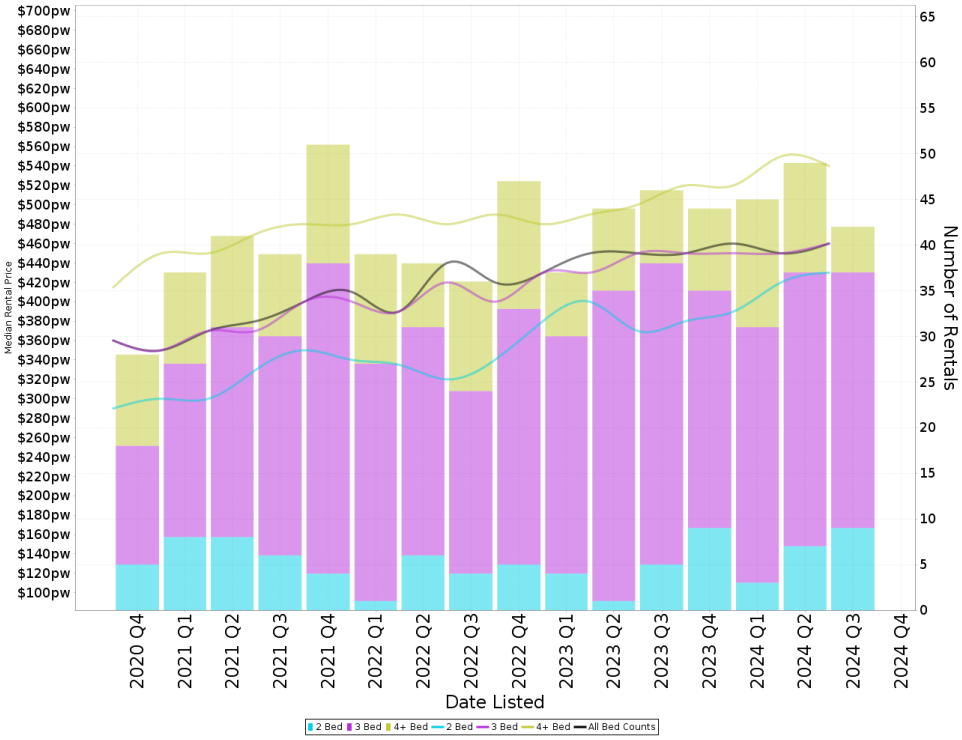
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.7%

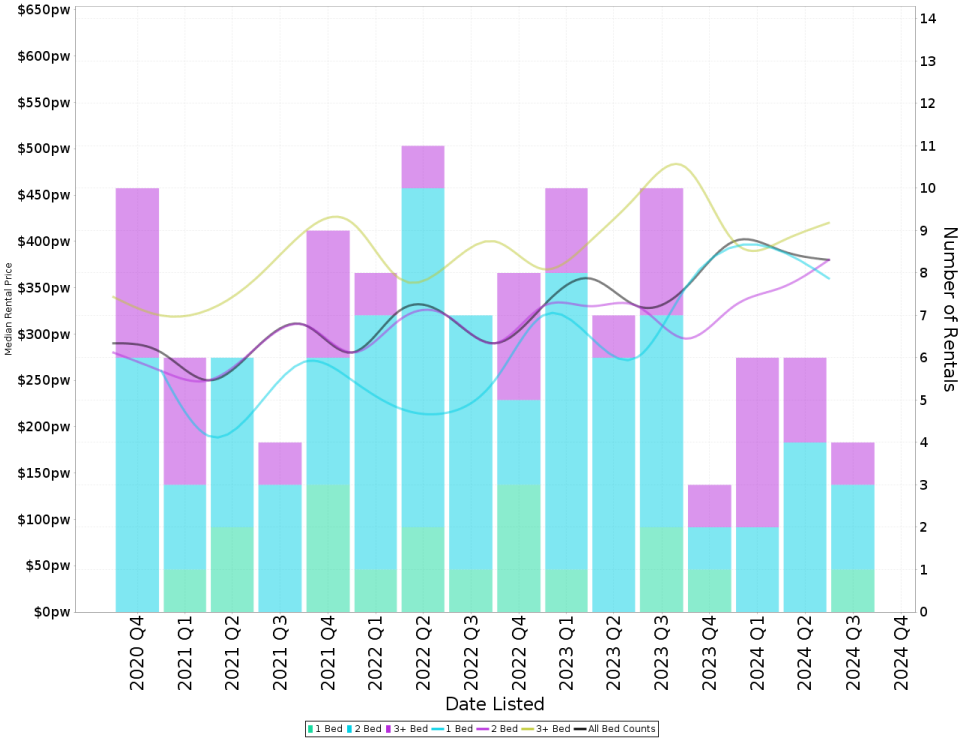
Current Median Price: $535,000
Previous Median Price: $511,000
Based on 381 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $535,000
Current Median Rent: $450
Based on 180 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.4%

Current Median Price: $409,000
Previous Median Price: $423,250
Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: $409,000
Current Median Rent: $400
Based on 19 registered Unit rentals compared over the last 12 months.

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KANGAROO FLAT - Recently Sold Properties

Median Sale Price

$535k

Based on 187 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

+4.7%

Current Median Price: $535,000
Previous Median Price: $511,000

Based on 381 recorded House sales compared over the last two rolling 12 month periods

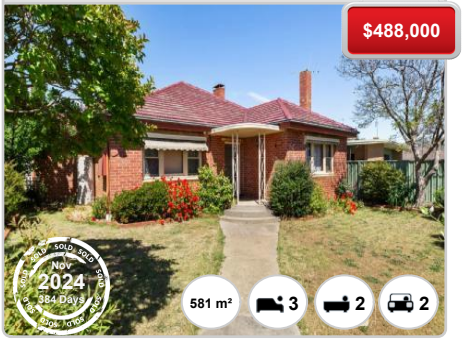
Sold Properties

187

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

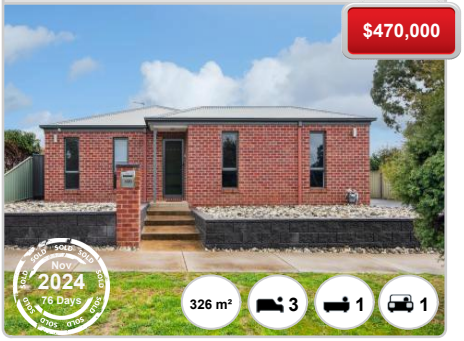
5 ALDER ST



15 MAGELLAN CRES

19 MURIEL ST

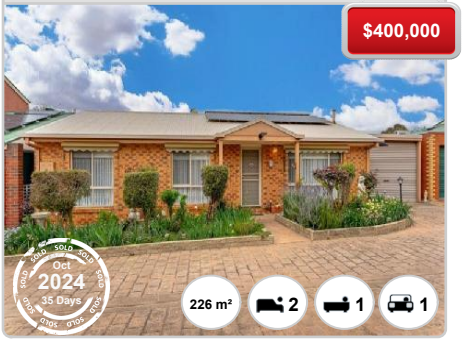
1/20 HILL ST



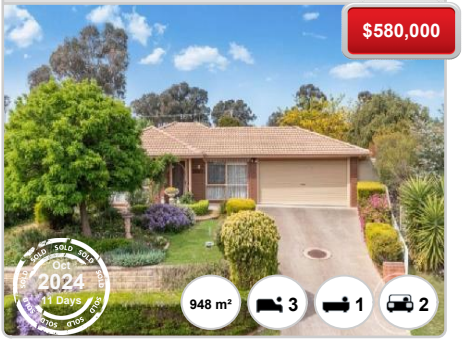
30 KLIM AVE

17 OLYMPIC PDE

4/18 LOWE ST



9 WINDSOR CRT



3 WALLABY AVE

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1 LANSELL ST

$440,000

519 m² | 3 | 1 | -

86 BROWNING ST

$590,000

Oct 2024 146 Days

630 m² | 4 | 2 | 3

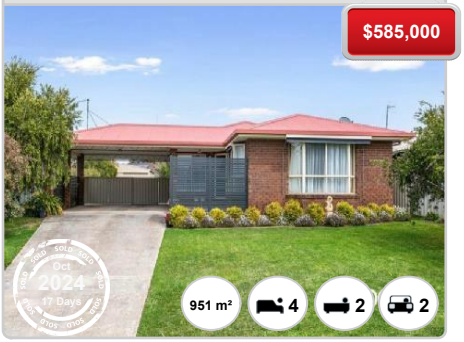
11 TIMBERVIEW TCE

$645,000

Oct 2024 6 Days

701 m² | 3 | 2 | 4

16 ODEA CRES

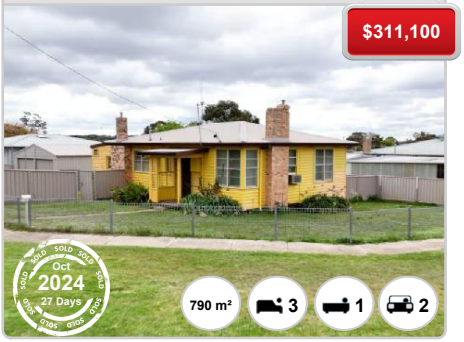


$585,000

Oct 2024 17 Days

951 m² | 4 | 2 | 2

12 WOOLCOCK AVE



$311,100

Oct 2024 27 Days

790 m² | 3 | 1 | 2

2 ENNOR PL

$455,000

Oct 2024 5 Days

380 m² | 3 | 1 | 1

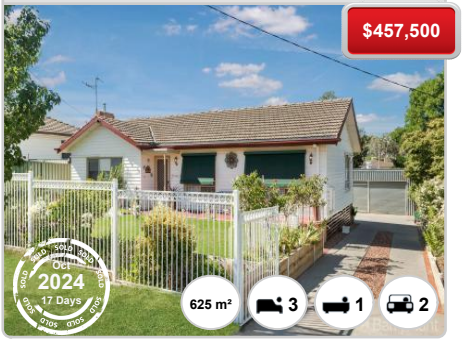
133 OLYMPIC PDE

$535,000

Oct 2024 32 Days

807 m² | 3 | 2 | 4

12 LANSELL ST



$457,500

Oct 2024 17 Days

625 m² | 3 | 1 | 2

50 MORRISON ST

$510,000

Oct 2024 7 Days

761 m² | 4 | 2 | 1

27 CRUSOE RD

$555,000

Oct 2024 10 Days

710 m² | 3 | 2 | 1

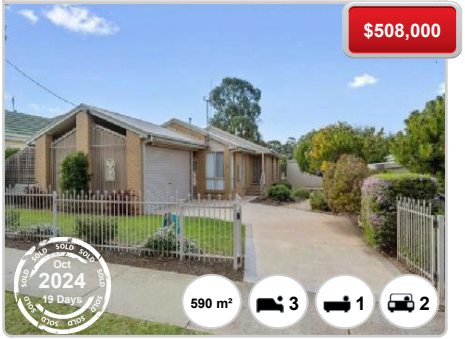
10 ODEA CRES

$553,000

Oct 2024 35 Days

885 m² | 4 | 2 | 2

18 WESLEY ST



$508,000

Oct 2024 19 Days

590 m² | 3 | 1 | 2

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KANGAROO FLAT - Properties For Rent

Median Rental Price

$450 /w

Based on 180 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

+4.4%

Current Median Price: $535,000
Current Median Rent: $450

Based on 187 recorded House sales and 180 House rentals compared over the last 12 months

Number of Rentals

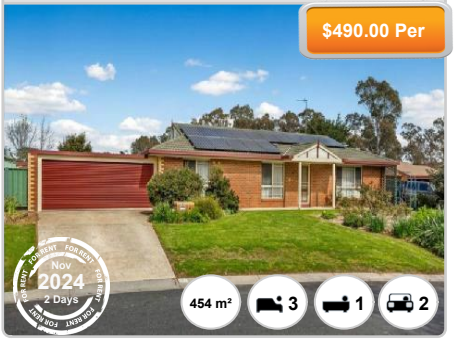
180

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

48A LOCKWOOD ROAD

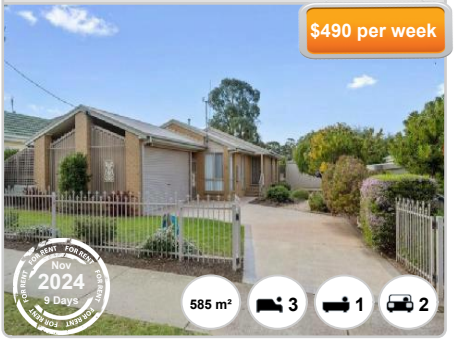
4 LAXDALE COURT



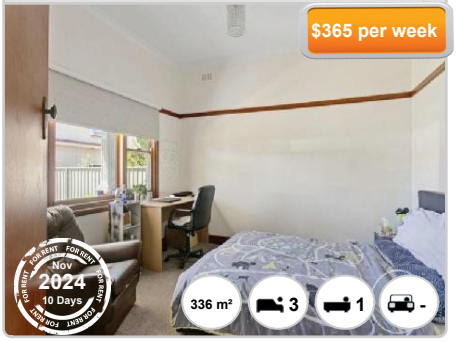
20 AUSTIN COURT

19 WALLABY AVENUE

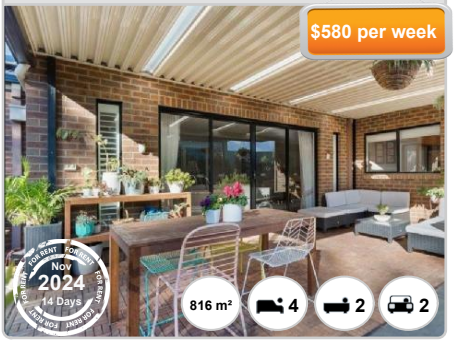
18 WESLEY STREET



6 CARPENTER STREET



2 FOREST HEIGHTS DRIVE



78 HIGH STREET

27 QUEEN STREET

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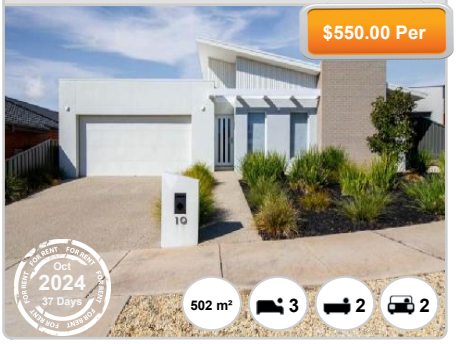
50 MORRISON STREET

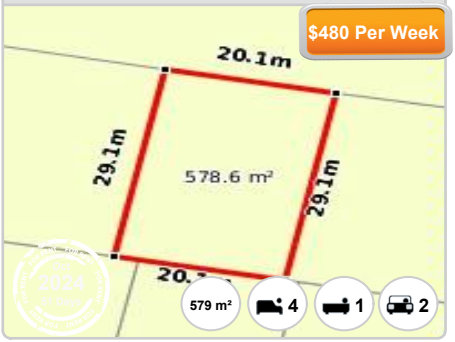
4 ELIZABETH STREET

10 ELDRIDGE COURT

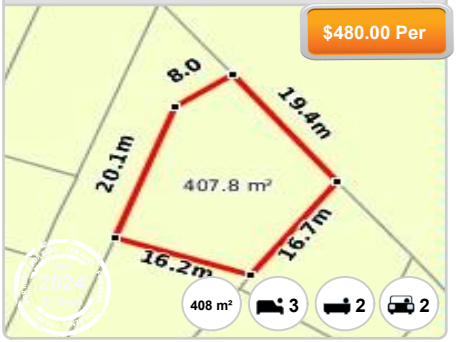


32 JOHN STREET

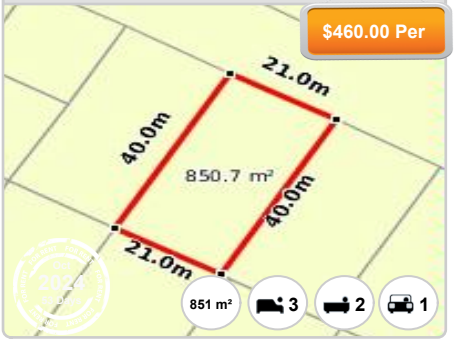
7 VIEW STREET



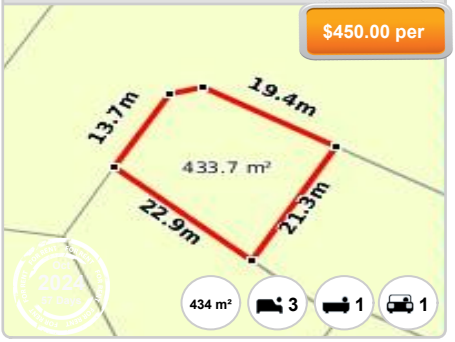
14/14 WIRELESS STREET



19 PITTAWAY STREET



17 WOOLCOCK AVENUE



7 DYLANA COURT

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