ADVISEABLE

SUBURB FLYOVER REPORT

LARA (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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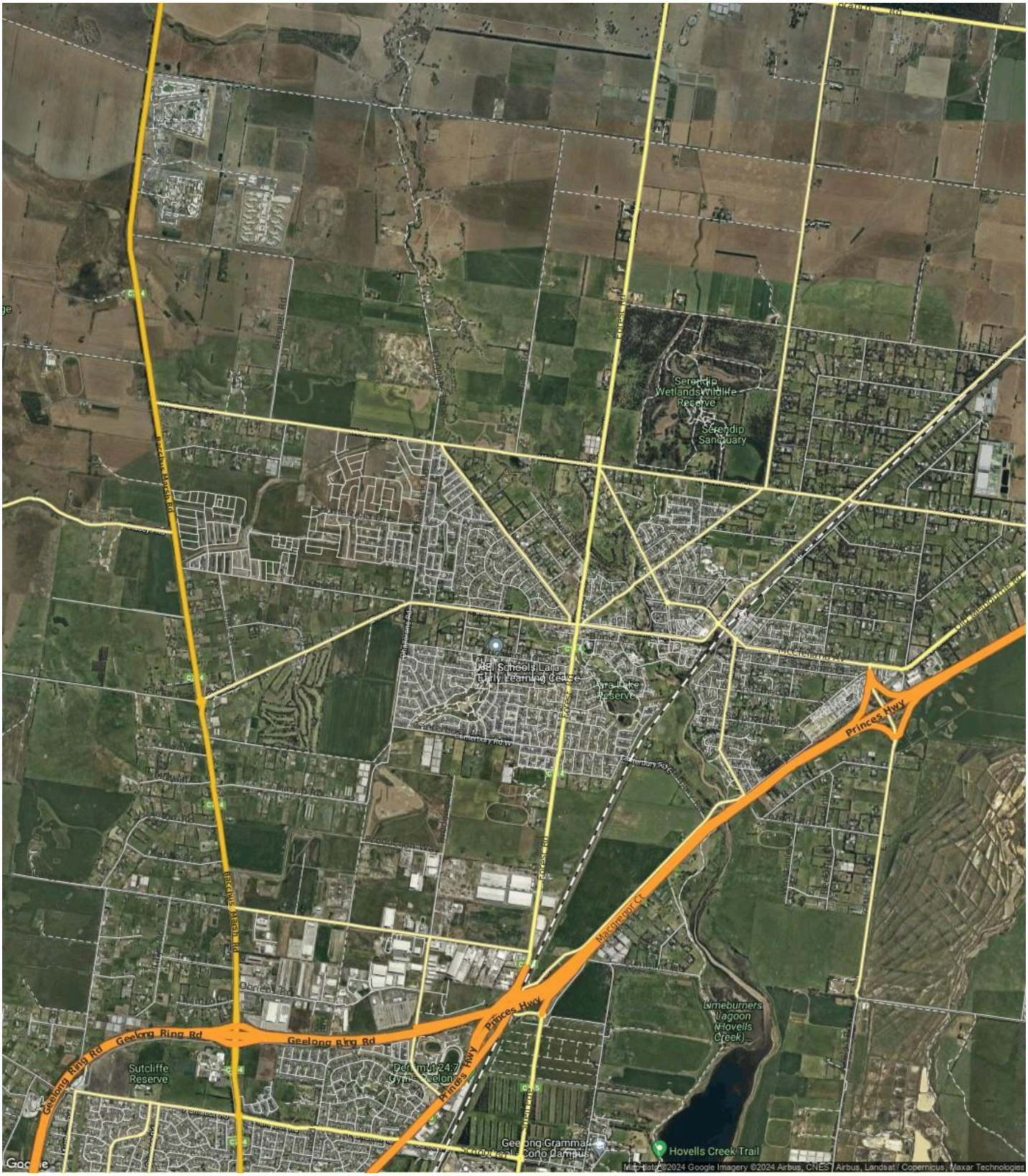
LARA - Suburb Map



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LARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	251	$ 270,000	0.0 %	$ 120,000	$ 2,000,000
2007	268	$ 273,000	1.1 %	$ 70,000	$ 2,809,550
2008	261	$ 280,000	2.6 %	$ 100,000	$ 970,000
2009	308	$ 281,500	0.5 %	$ 117,500	$ 760,000
2010	281	$ 321,000	14.0 %	$ 107,500	$ 800,000
2011	275	$ 337,000	5.0 %	$ 118,000	$ 2,350,000
2012	233	$ 350,000	3.9 %	$ 100,000	$ 900,000
2013	229	$ 360,000	2.9 %	$ 125,000	$ 910,000
2014	240	$ 385,000	6.9 %	$ 158,000	$ 915,000
2015	255	$ 380,000	-1.3 %	$ 195,000	$ 2,475,000
2016	284	$ 400,000	5.3 %	$ 126,000	$ 2,475,000
2017	300	$ 457,750	14.4 %	$ 282,000	$ 3,000,000
2018	273	$ 550,000	20.2 %	$ 36,550	$ 3,750,000
2019	303	$ 535,500	-2.6 %	$ 200,000	$ 1,700,000
2020	239	$ 577,500	7.8 %	$ 240,000	$ 1,900,000
2021	316	$ 685,000	18.6 %	$ 375,000	$ 6,010,000
2022	296	$ 715,000	4.4 %	$ 180,000	$ 3,300,000
2023	246	$ 715,000	0.0 %	$ 320,000	$ 2,700,000
2024	257	$ 690,000	-3.5 %	$ 295,000	$ 2,120,000

Median Sale Price

$700k

Based on 304 recorded House sales within the last 12 months (Oct '23 - Sep '24)

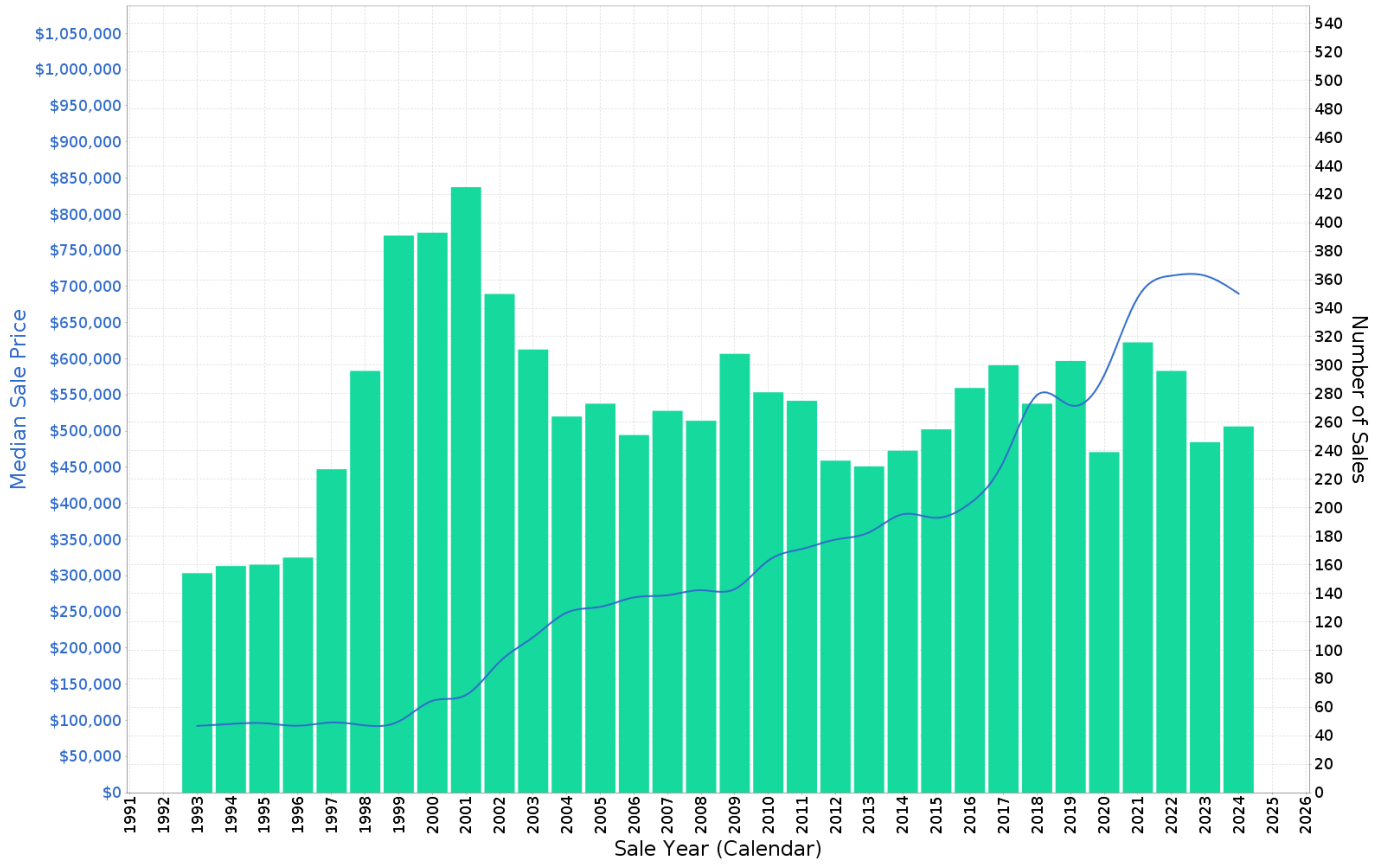
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-0.7%

Current Median Price: $700,000
Previous Median Price: $705,000

Based on 556 recorded House sales compared over the last two rolling 12 month periods



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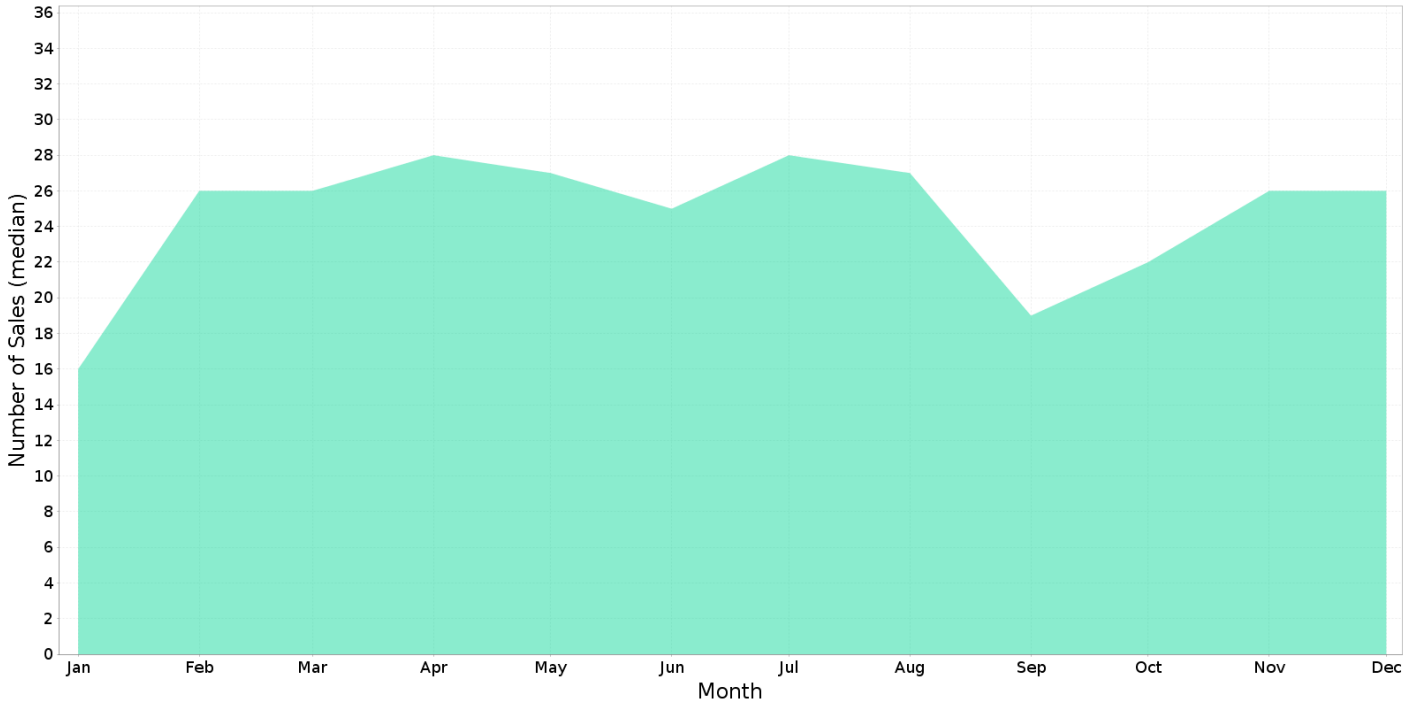
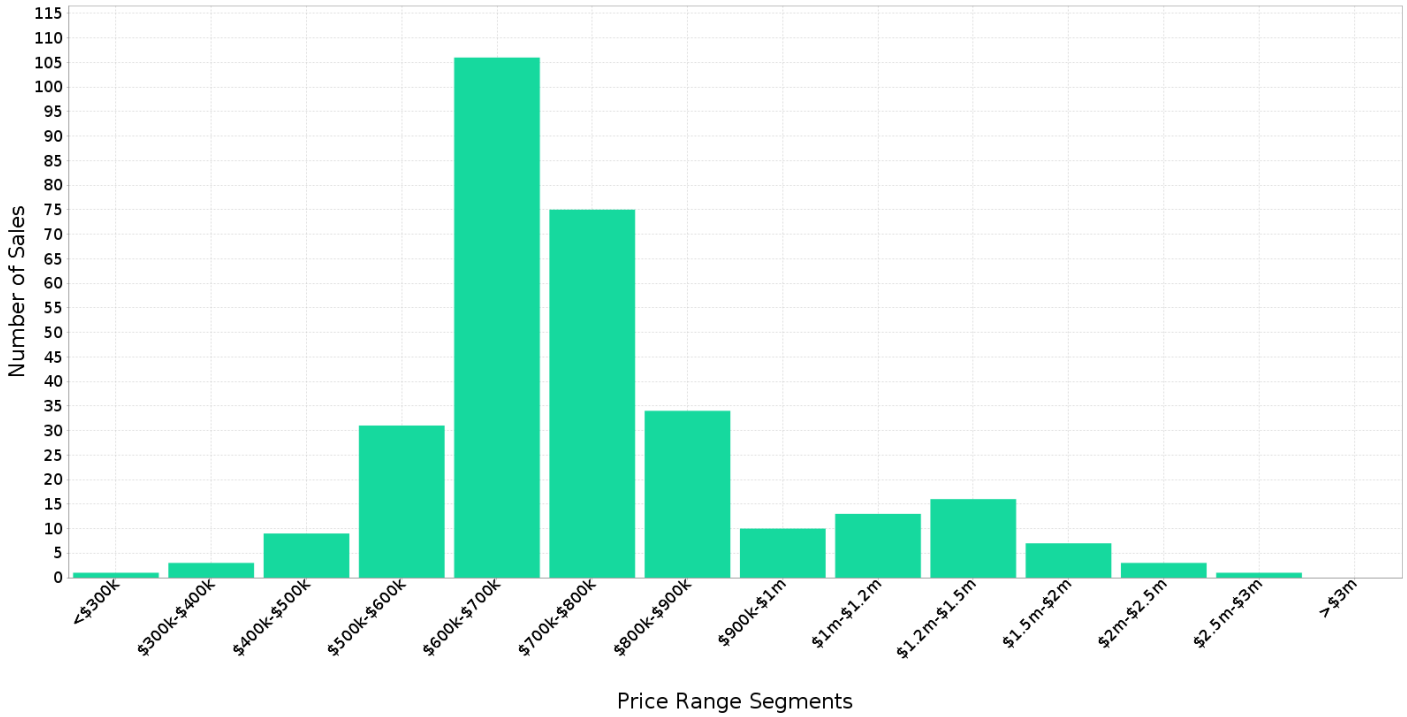
LARA - Peak Selling Periods (3 years)



LARA - Price Range Segments (12 months)



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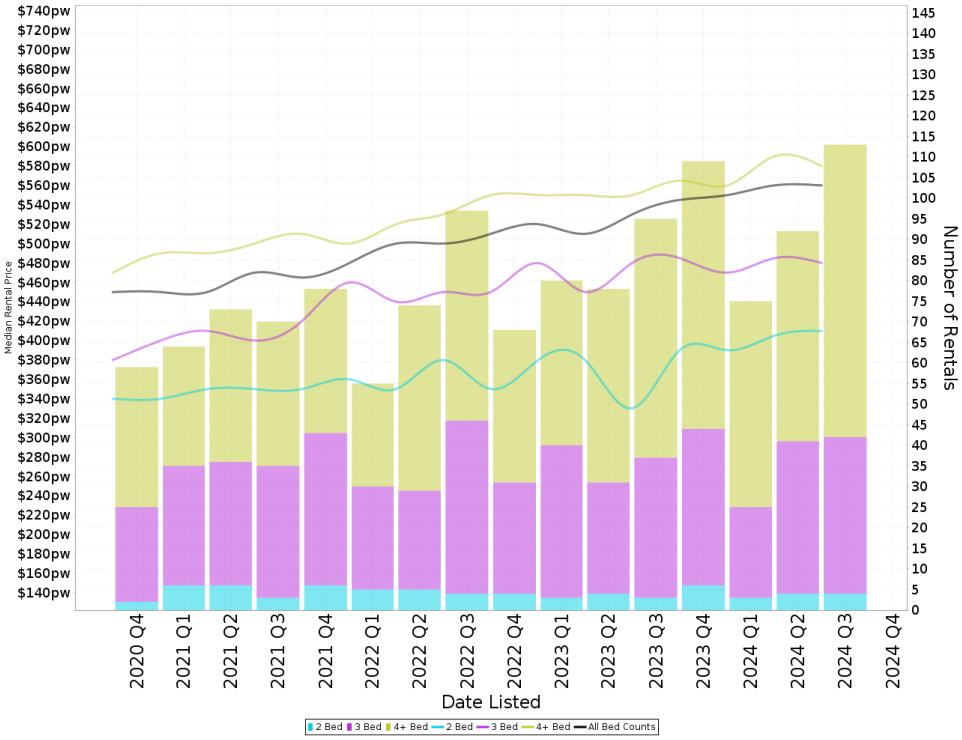
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.7%

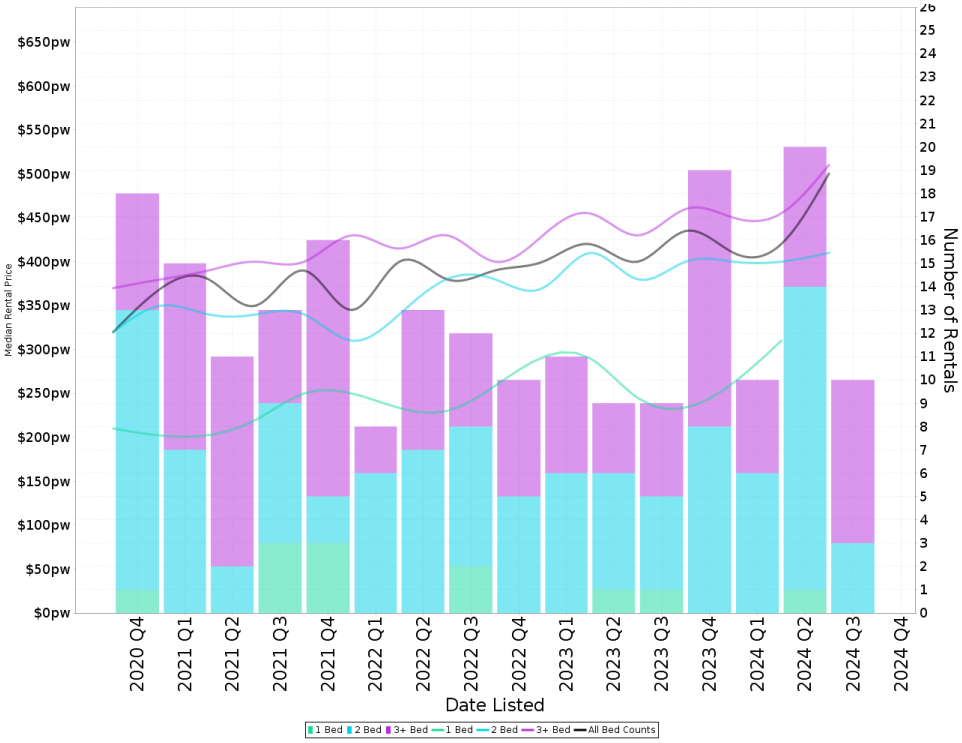
Current Median Price: $700,000
Previous Median Price: $705,000
Based on 556 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $700,000
Current Median Rent: $550
Based on 389 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.4%

Current Median Price: $460,000
Previous Median Price: $491,500
Based on 72 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: $460,000
Current Median Rent: $430
Based on 59 registered Unit rentals compared over the last 12 months.

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LARA - Recently Sold Properties

Median Sale Price

$700k

Based on 304 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

-0.7%

Current Median Price: $700,000
Previous Median Price: $705,000

Based on 556 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

304

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

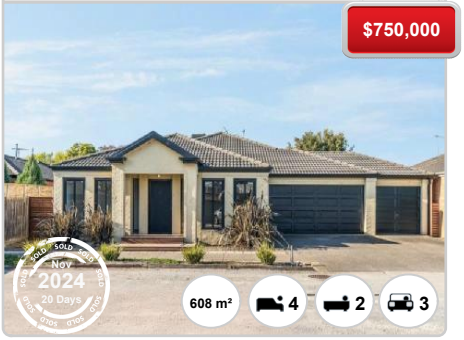
Based on a rolling 12 month period and may differ from calendar year statistics

260 PATULLOS RD

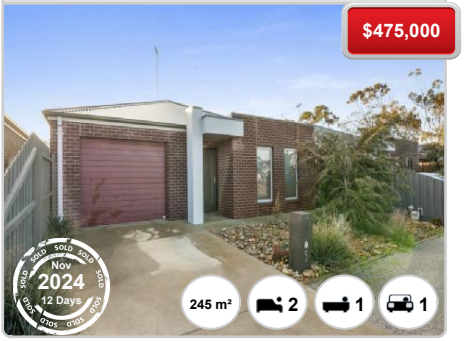
1 KANTARA CRES

3 THERESE CRT

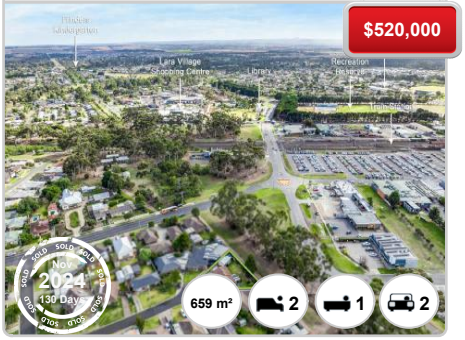
11 NILAUR PL



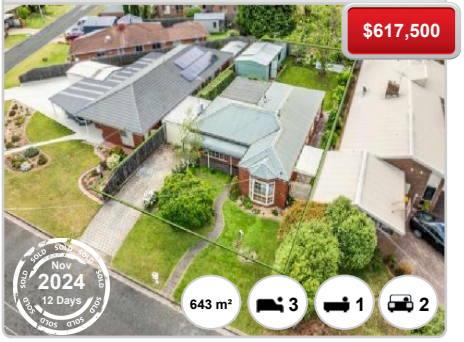
5 PLOVER ST



5 TELFORD CRT



3 TEESDALE CRT



45 PERKINS RD

19-23 LAVENDER DR

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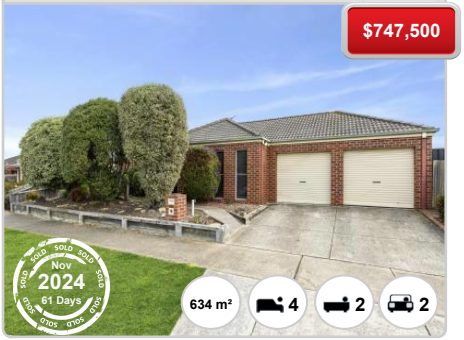
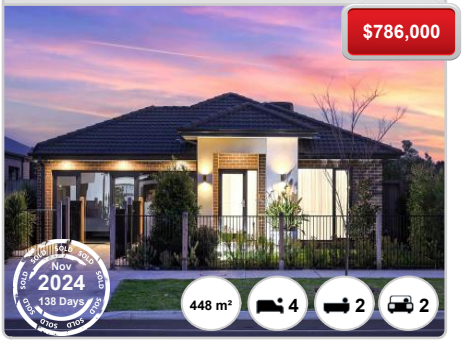
13 LIPSON DR



5 CETI CRT

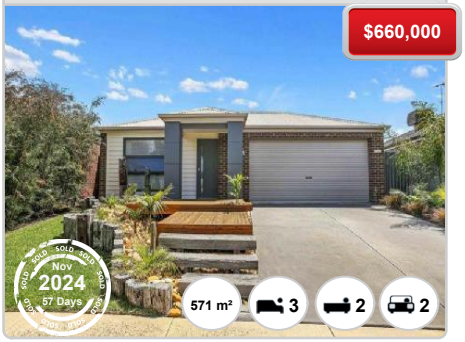
93 BUCKINGHAM ST

19 CORIDALE BVD



25 CADDYS RD

18 BLUEBILL CRT

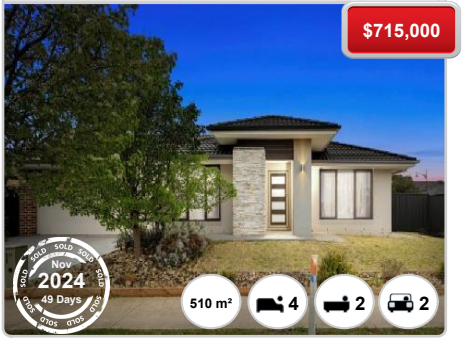


64 CURLETTS RD

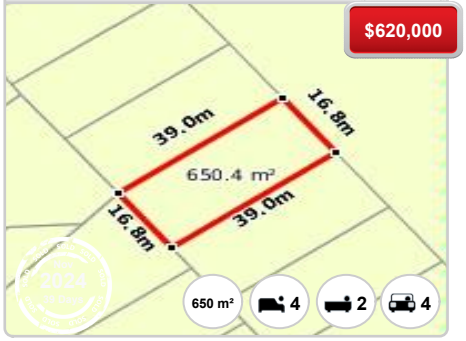
55 WINDERMERE RD

27 WALKERS RD

69 BROLGA WAY



23 KEES RD



51-53 NANKEEN AVE

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LARA - Properties For Rent

Median Rental Price

$550 /w

Based on 389 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

+4.1%

Current Median Price: $700,000
Current Median Rent: $550

Based on 304 recorded House sales and 389 House rentals compared over the last 12 months

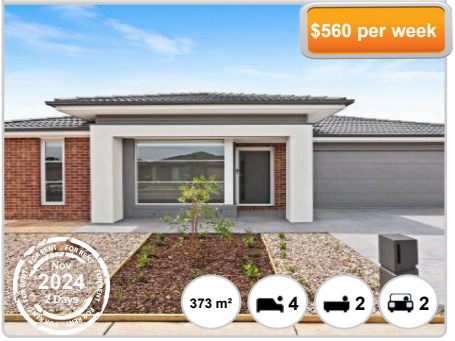
Number of Rentals

389

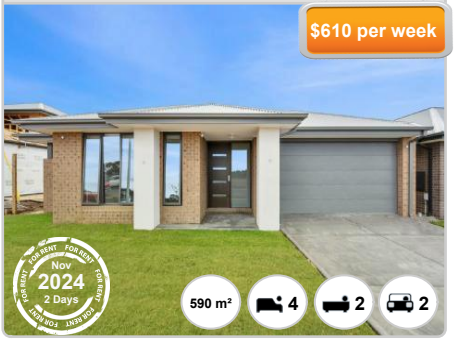
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

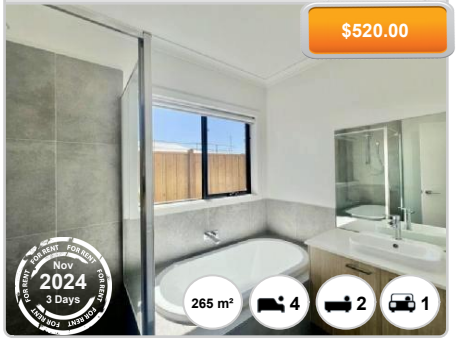
5 CALLISTEMON CIRCUIT



16 VERDANT STREET

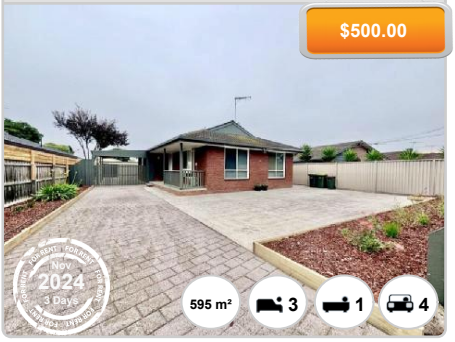


3 FARNDALE DRIVE

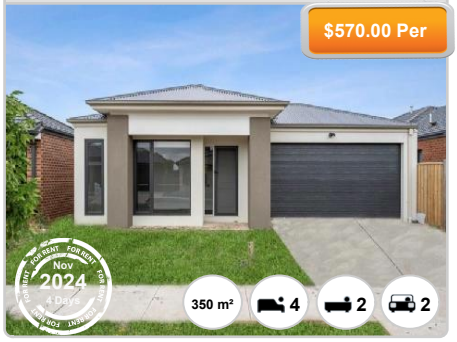


20 ANDREA COURT

39 WAVERLEY ROAD



25 BRISBANE STREET



9/10 Argun Court

3 CARINA STREET

228 O'HALLORANS ROAD

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67 ABINGDON BOULEVARD

$575 weekly

448 m² | 4 | 2 | 2

47 CANTERBURY ROAD EAST

$550.00

Nov 2024 9 Days

578 m² | 3 | 2 | 2

47 CANTERBURY ROAD

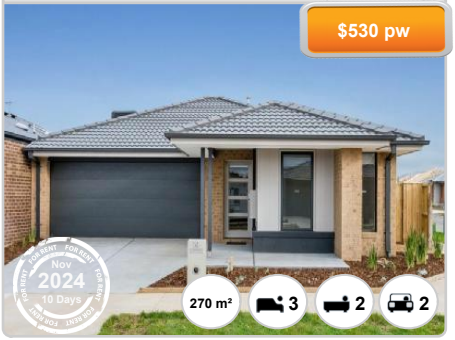
$550 per week

Nov 2024 10 Days

578 m² | 3 | 2 | 2

19 COLMAR STREET

$530 pw

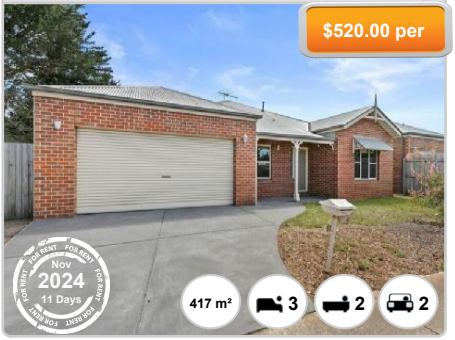


Nov 2024 10 Days

270 m² | 3 | 2 | 2

62 BUCKINGHAM STREET

$520.00 per

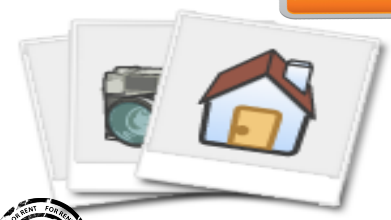


Nov 2024 11 Days

417 m² | 3 | 2 | 2

8 LILIAC STREET

$590 WEEKLY



Nov 2024 11 Days

4 | 2 | -

33 NANKEEN AVENUE

$650 per week

630 m² | 4 | 2 | 2

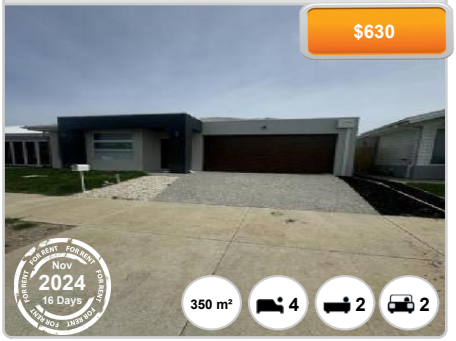
6-8 GOODENIA AVENUE

$620 per week

749 m² | 4 | 2 | 2

11 BRISBANE STREET

$630



Nov 2024 16 Days

350 m² | 4 | 2 | 2

21A CEDAR ROAD

$580.00

Nov 2024 17 Days

353 m² | 4 | 2 | 2

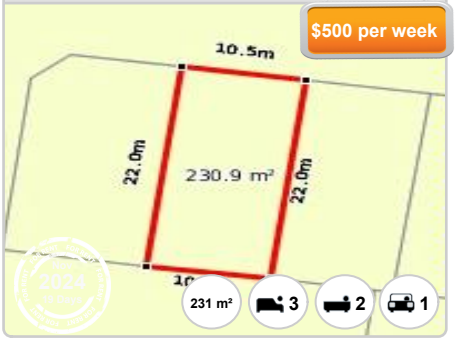
48 FLUME STREET

$580 per week

350 m² | 5 | 2 | 2

7 COLMAR STREET

$500 per week



231 m² | 3 | 2 | 1

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