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SUBURB FLYOVER REPORT

MARSHALL (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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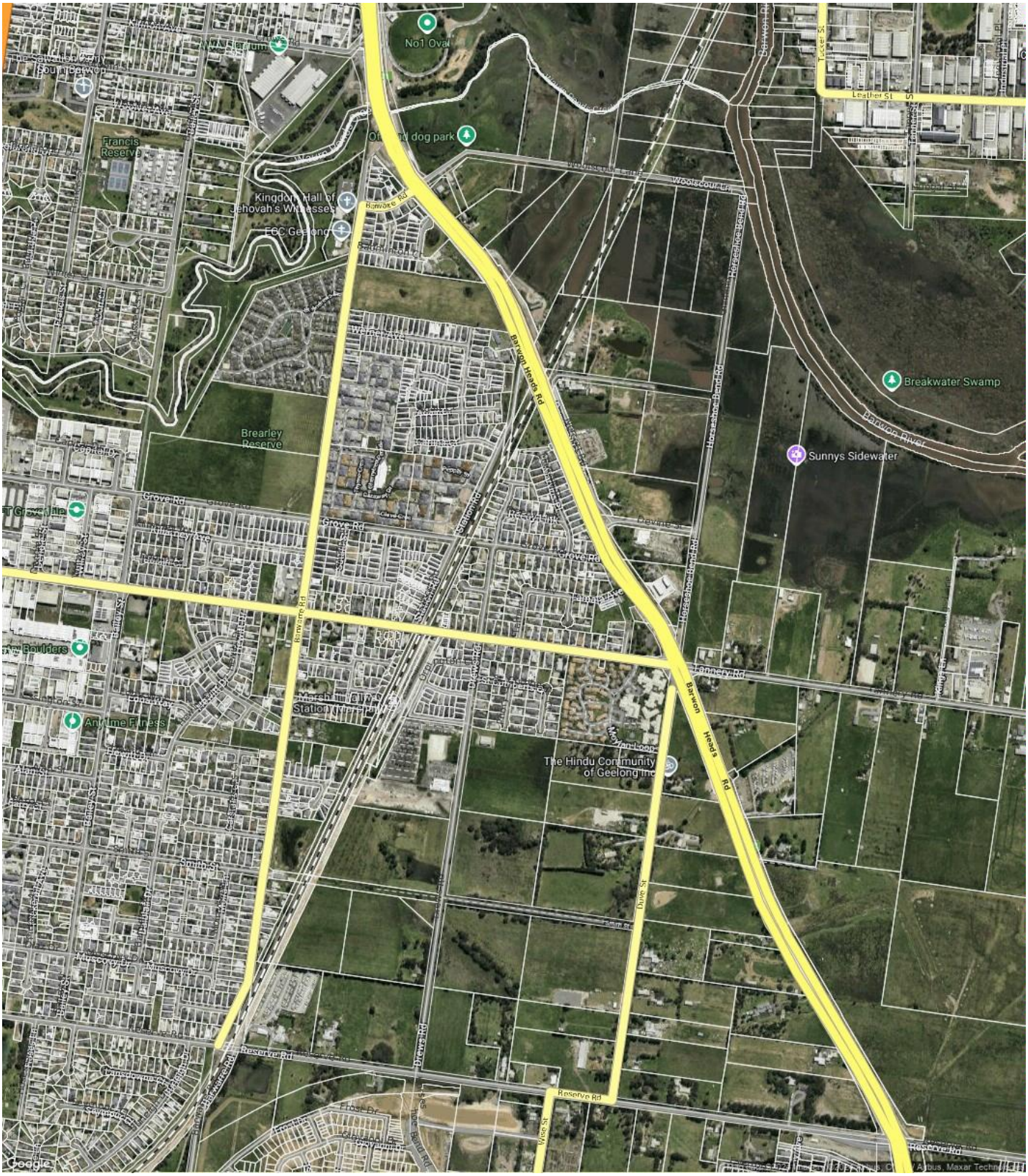
MARSHALL - Suburb Map



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MARSHALL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	14	$ 249,250	0.0 %	$ 100,000	$ 354,000
2007	29	$ 267,280	7.2 %	$ 120,000	$ 4,200,000
2008	30	$ 252,000	-5.7 %	$ 121,000	$ 2,035,000
2009	44	$ 158,500	-37.1 %	$ 115,000	$ 690,000
2010	41	$ 343,500	116.7 %	$ 116,600	$ 650,000
2011	29	$ 305,000	-11.2 %	$ 135,000	$ 855,000
2012	31	$ 325,000	6.6 %	$ 132,000	$ 525,000
2013	24	$ 354,950	9.2 %	$ 150,000	$ 443,000
2014	25	$ 385,000	8.5 %	$ 143,000	$ 865,000
2015	40	$ 377,000	-2.1 %	$ 168,000	$ 1,200,000
2016	31	$ 412,750	9.5 %	$ 307,000	$ 1,310,000
2017	38	$ 430,000	4.2 %	$ 114,972	$ 615,000
2018	50	$ 470,000	9.3 %	$ 375,000	$ 2,600,000
2019	29	$ 488,000	3.8 %	$ 430,000	$ 6,000,000
2020	44	$ 506,000	3.7 %	$ 300,000	$ 710,000
2021	34	$ 602,500	19.1 %	$ 165,000	$ 3,450,000
2022	34	$ 689,250	14.4 %	$ 595,000	$ 3,500,000
2023	31	$ 615,000	-10.8 %	$ 376,000	$ 3,423,500
2024	20	$ 639,000	3.9 %	$ 301,000	$ 800,000

Median Sale Price

$630k

Based on 26 recorded House sales within the last 12 months (Oct '23 - Sep '24)

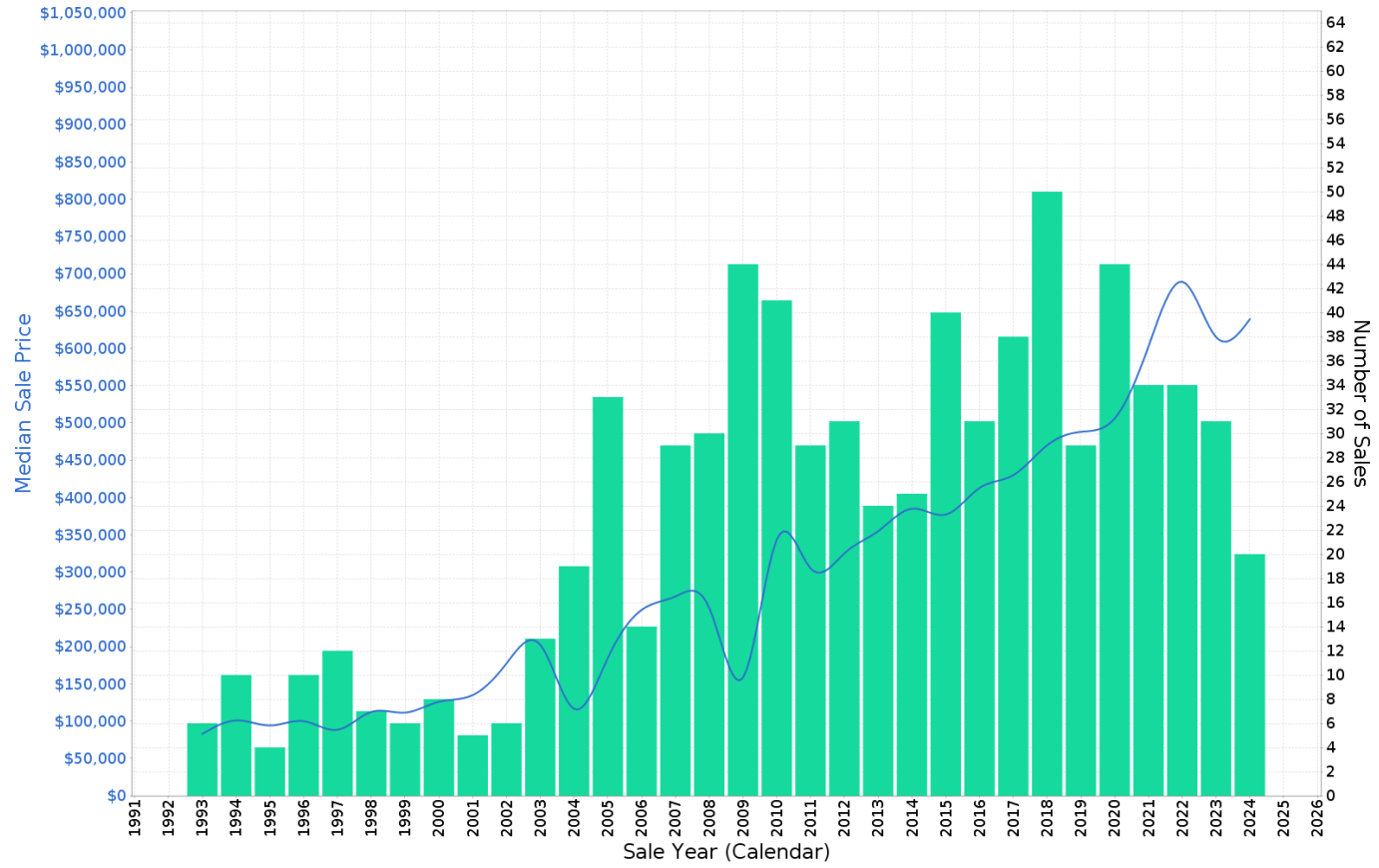
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.8%

Current Median Price: $630,000
Previous Median Price: $618,750

Based on 52 recorded House sales compared over the last two rolling 12 month periods



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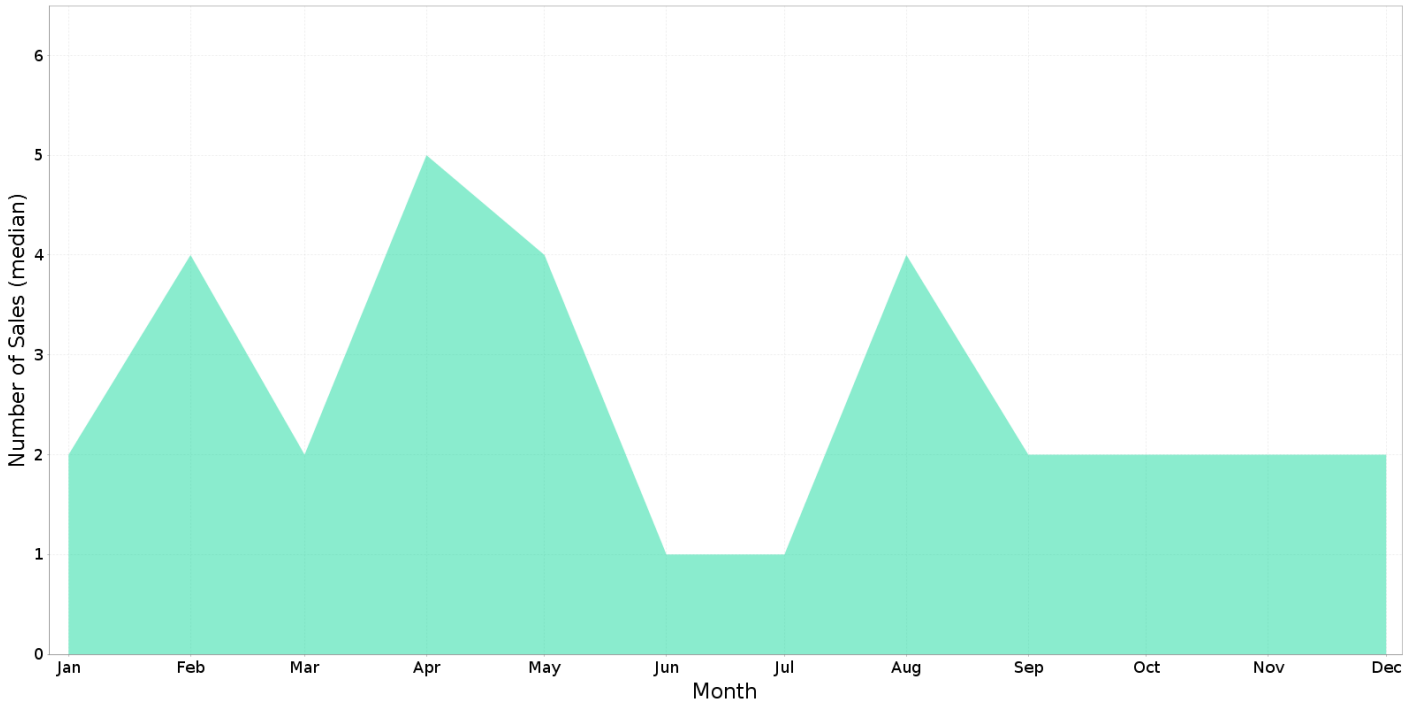
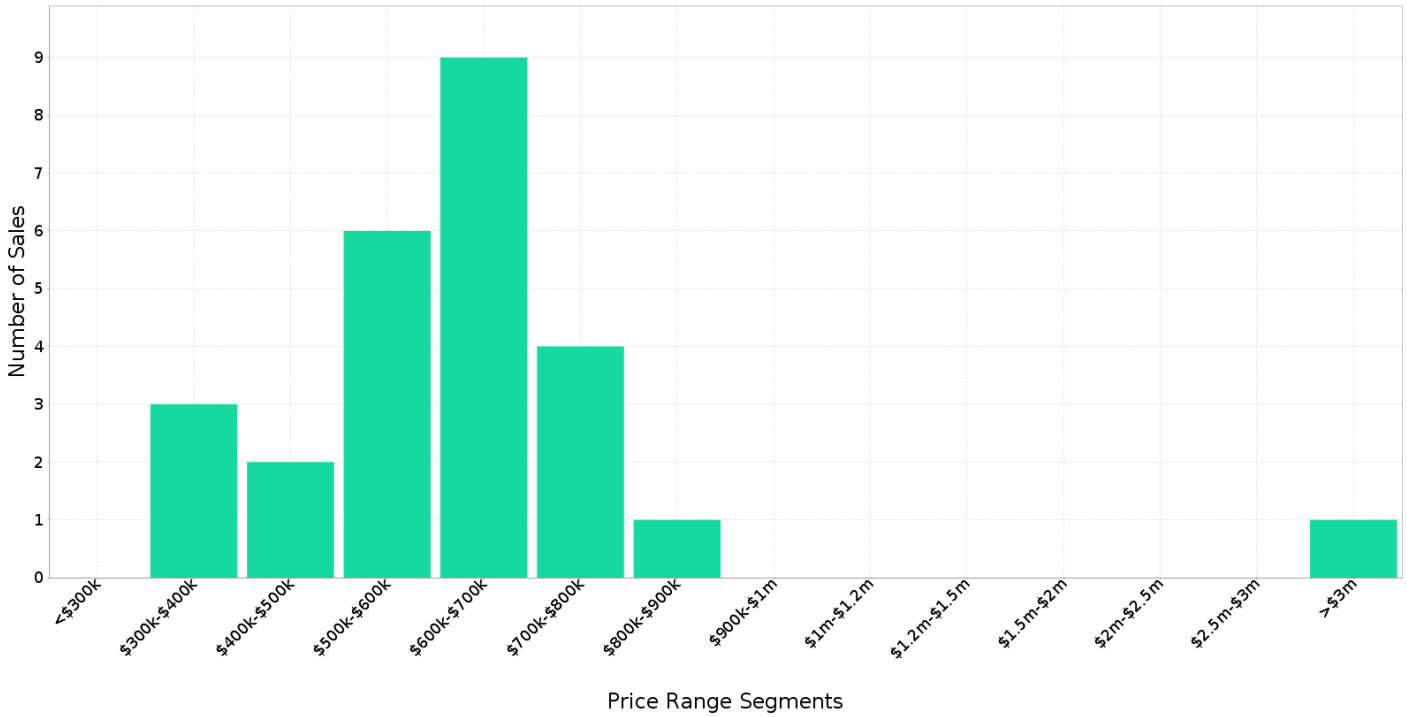
MARSHALL - Peak Selling Periods (3 years)



MARSHALL - Price Range Segments (12 months)



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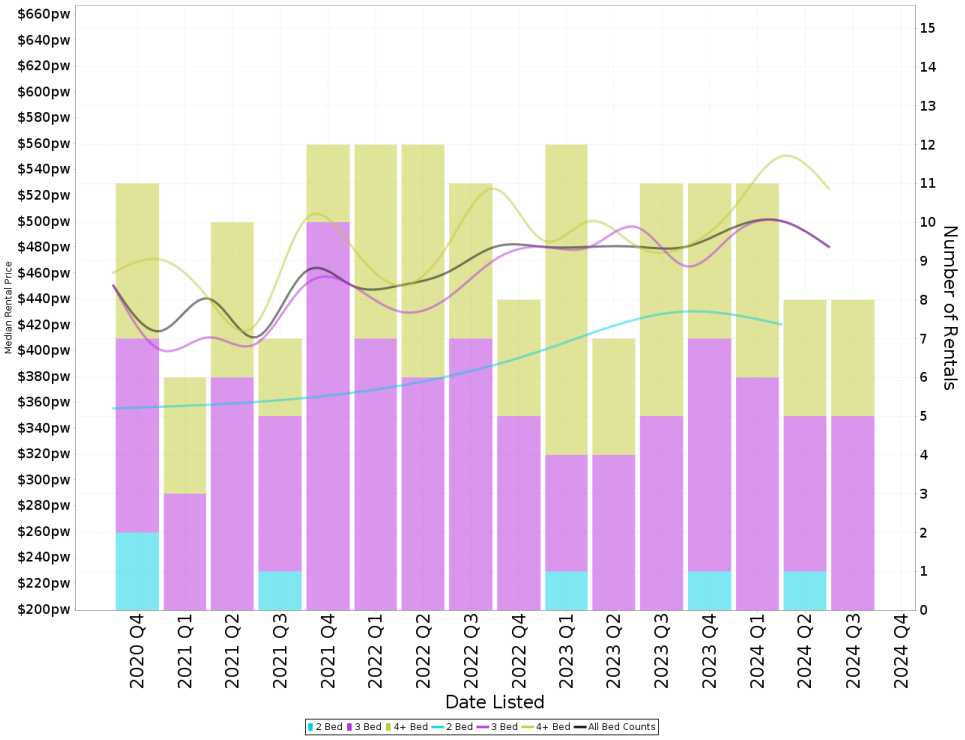
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

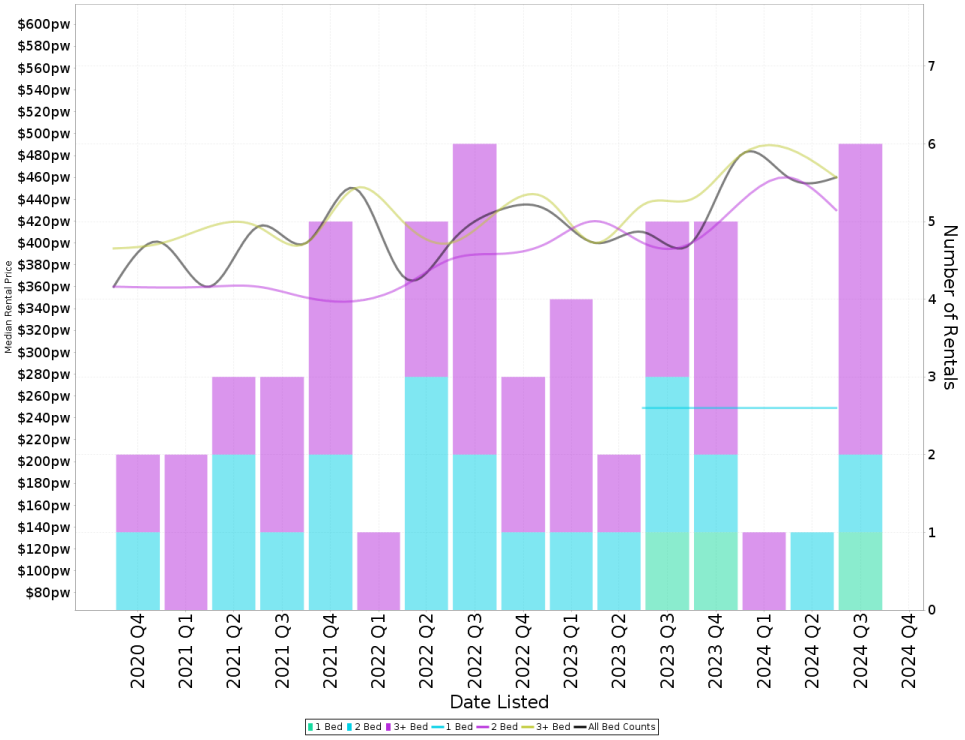
Current Median Price: $630,000
Previous Median Price: $618,750
Based on 52 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $630,000
Current Median Rent: $495
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.5%

Current Median Price: $482,500
Previous Median Price: $495,000
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: $482,500
Current Median Rent: $460
Based on 13 registered Unit rentals compared over the last 12 months.

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MARSHALL - Recently Sold Properties

Median Sale Price

$630k

Based on 26 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

+1.8%

Current Median Price: $630,000
Previous Median Price: $618,750

Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

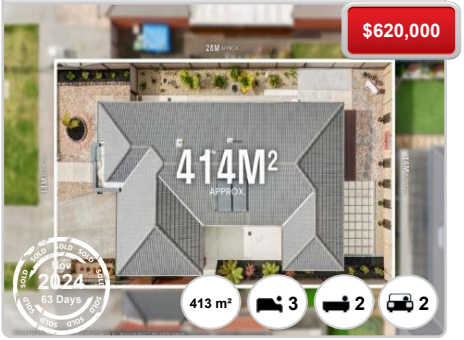
26

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

6 EMILIJA CRT

44 GROVE RD

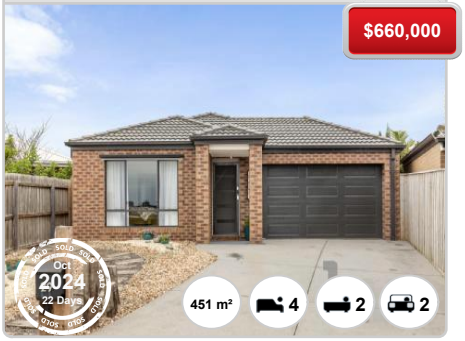


19 MORETTI CRT

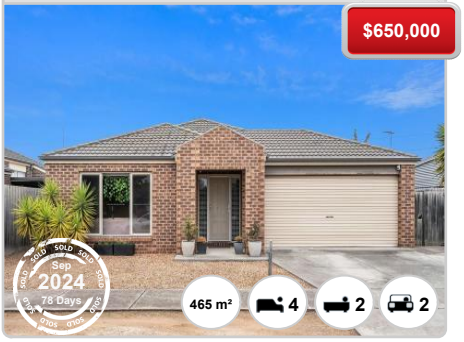
6 TAMALA AVE

50 MARSHALLTOWN RD

29 BADMINTON CRT



11 NIKOLA CRT



19 BASFORD CRT

8 MORETTI CRT

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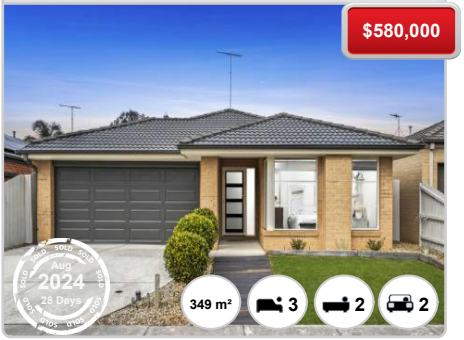
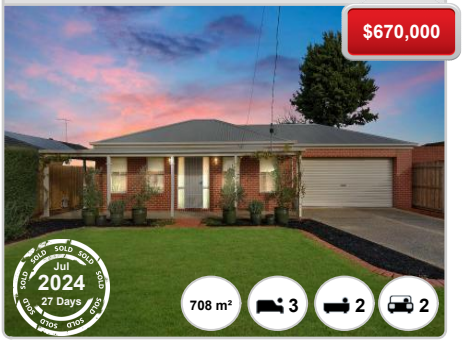
11 DREWS RD

27 ORIONDO WAY

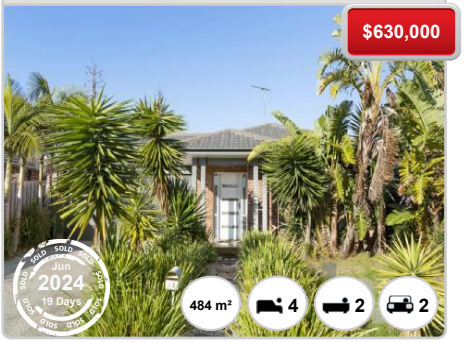


36-38 MACFARLANE ST

16 GROVE RD



10 WERNER AVE



32-34 GROVE RD

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MARSHALL - Properties For Rent

Median Rental Price

$495 /w

Based on 38 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: $630,000
Current Median Rent: $495

Based on 26 recorded House sales and 38 House rentals compared over the last 12 months

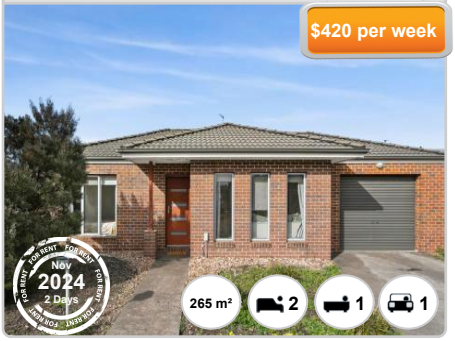
Number of Rentals

38

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

6 Emilija Court



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