ADVISEABLE

SUBURB FLYOVER REPORT

NORTHFIELD (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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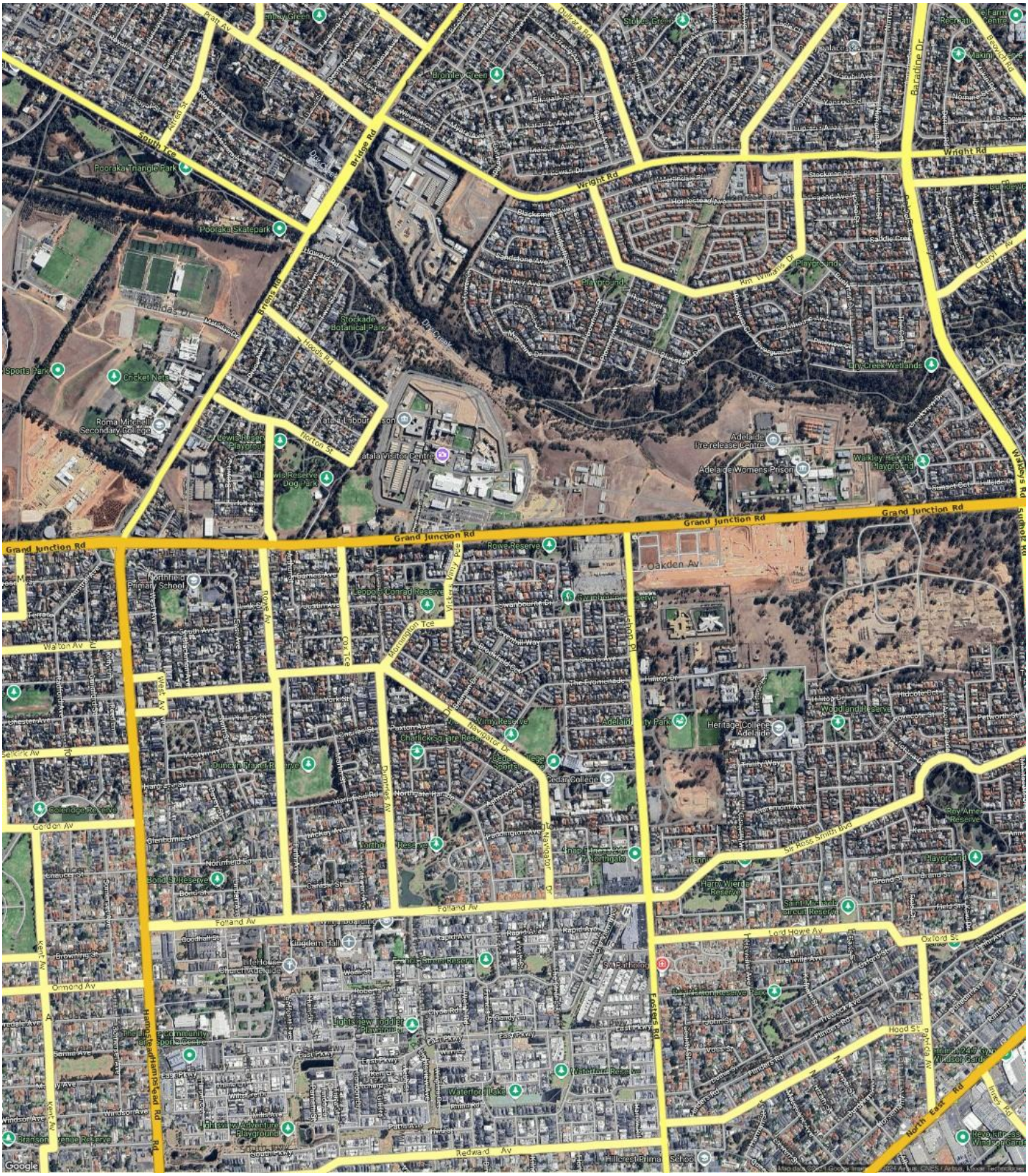
NORTHFIELD - Suburb Map



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NORTHFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	55	$ 240,000	0.0 %	$ 120,000	$ 320,000
2007	62	$ 286,000	19.2 %	$ 124,000	$ 516,500
2008	60	$ 330,250	15.5 %	$ 186,000	$ 480,000
2009	63	$ 350,000	6.0 %	$ 185,000	$ 460,000
2010	68	$ 360,000	2.9 %	$ 30,000	$ 580,000
2011	40	$ 340,000	-5.6 %	$ 200,000	$ 420,000
2012	59	$ 345,000	1.5 %	$ 145,000	$ 540,000
2013	59	$ 356,000	3.2 %	$ 150,000	$ 525,000
2014	61	$ 379,500	6.6 %	$ 149,500	$ 530,000
2015	59	$ 417,000	9.9 %	$ 292,500	$ 541,000
2016	45	$ 397,000	-4.8 %	$ 89,750	$ 500,000
2017	48	$ 421,000	6.0 %	$ 220,000	$ 562,500
2018	60	$ 432,500	2.7 %	$ 215,000	$ 606,000
2019	47	$ 435,000	0.6 %	$ 344,000	$ 750,000
2020	70	$ 437,500	0.6 %	$ 200,000	$ 695,000
2021	74	$ 512,500	17.1 %	$ 210,000	$ 815,000
2022	54	$ 680,000	32.7 %	$ 380,000	$ 1,121,000
2023	50	$ 707,500	4.0 %	$ 120,000	$ 1,190,000
2024	52	$ 800,000	13.1 %	$ 500,000	$ 1,500,000

Median Sale Price

$751k

Based on 61 recorded House sales within the last 12 months (Oct '23 - Sep '24)

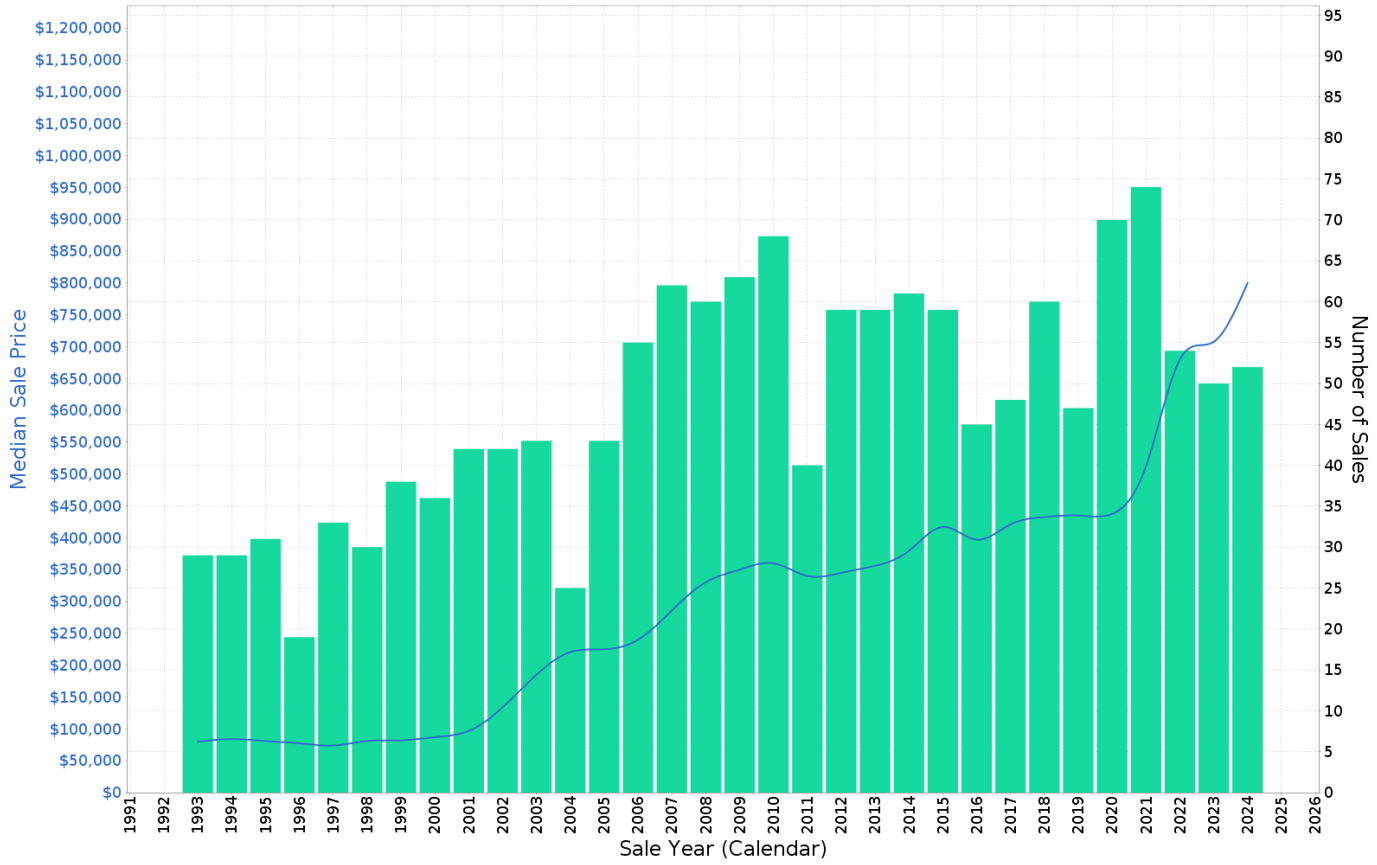
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.5%

Current Median Price: $751,111
Previous Median Price: $679,500

Based on 101 recorded House sales compared over the last two rolling 12 month periods



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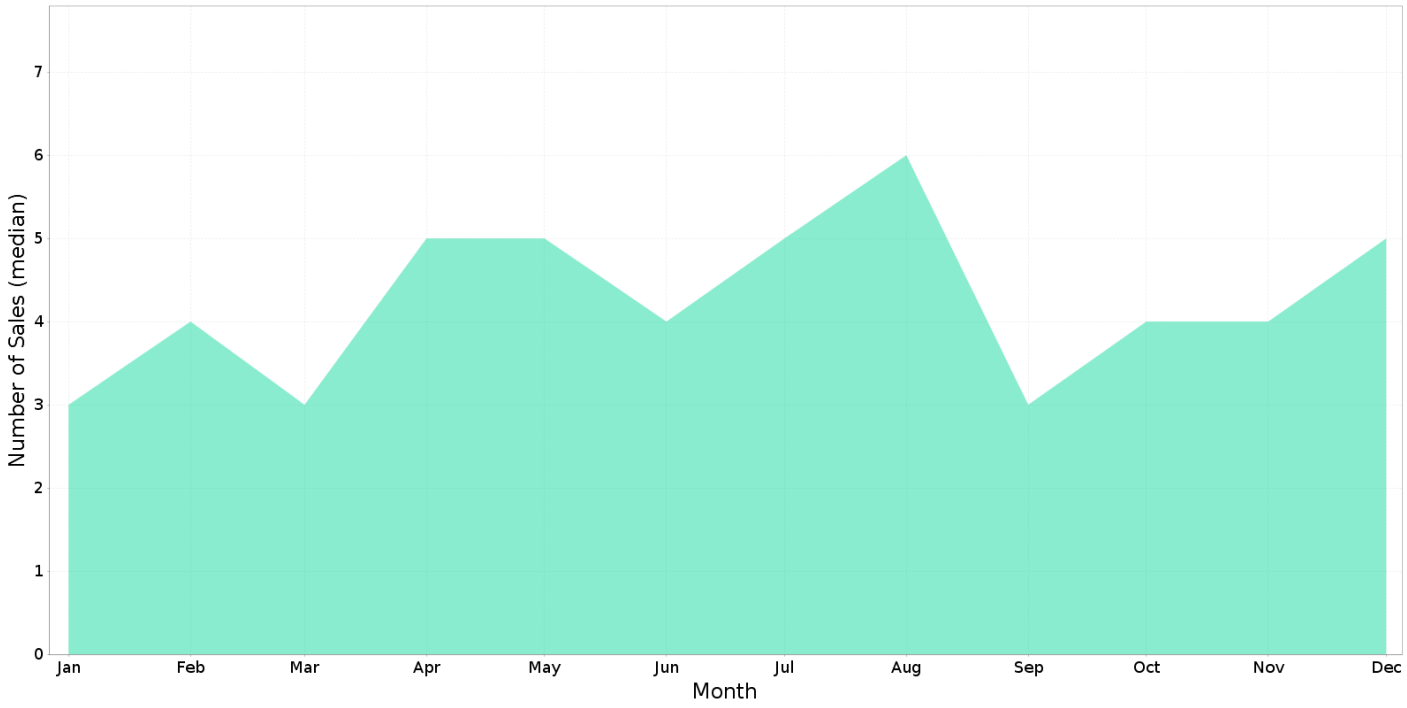
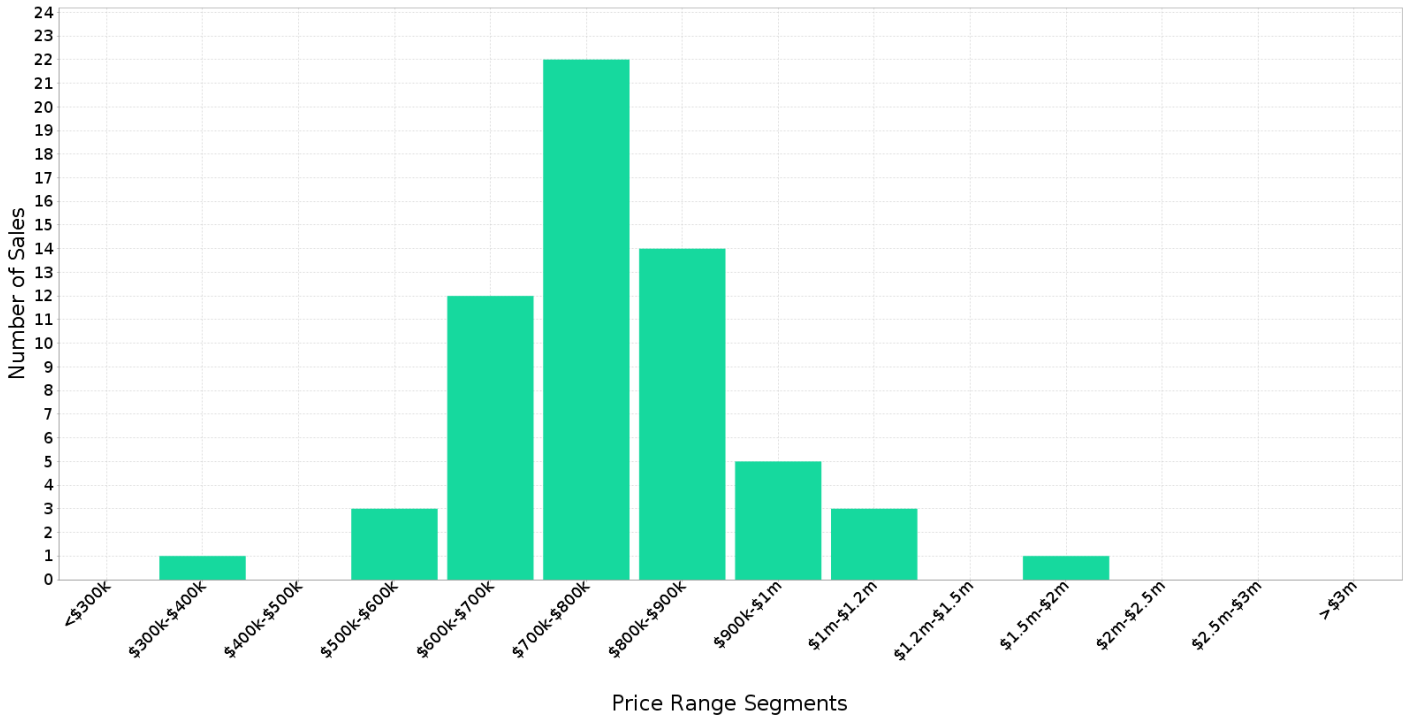
NORTHFIELD - Peak Selling Periods (3 years)



NORTHFIELD - Price Range Segments (12 months)



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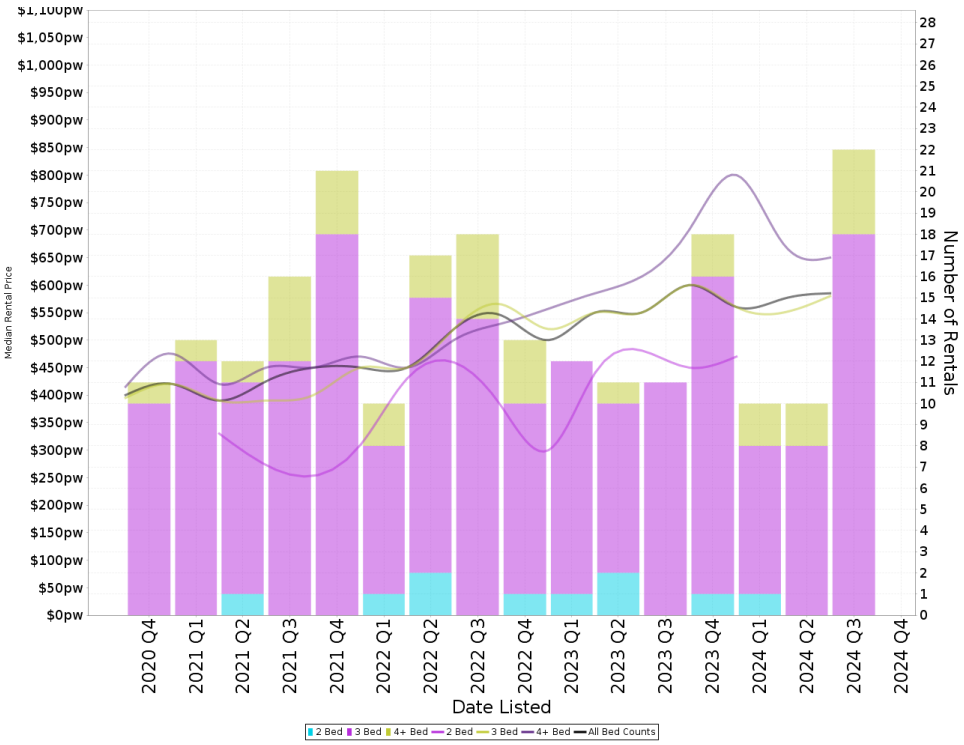
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.5%

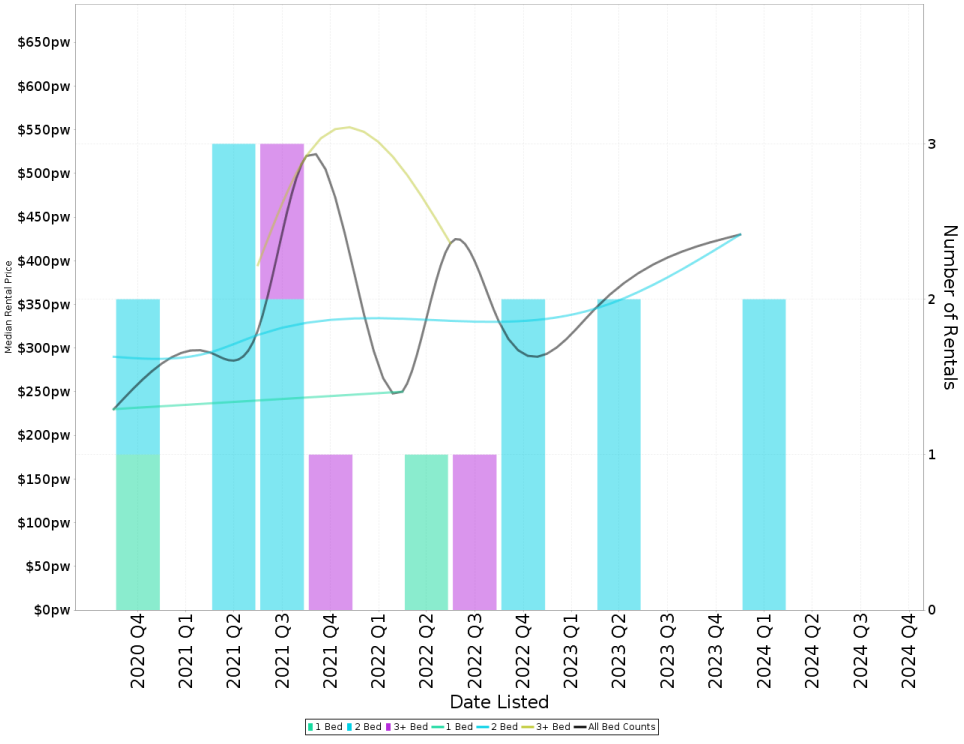
Current Median Price: $751,111
Previous Median Price: $679,500
Based on 101 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $751,111
Current Median Rent: $585
Based on 60 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+44.6%

Current Median Price: $600,000
Previous Median Price: $415,000
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: $600,000
Current Median Rent: $430
Based on 2 registered Unit rentals compared over the last 12 months.

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NORTHFIELD - Recently Sold Properties

Median Sale Price

$751k

Based on 61 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

+10.5%

Current Median Price: $751,111
Previous Median Price: $679,500

Based on 101 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

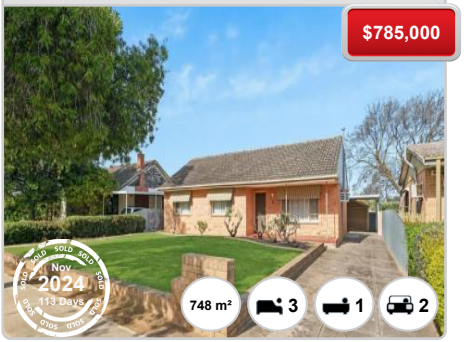
61

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

21A BARNES AVE

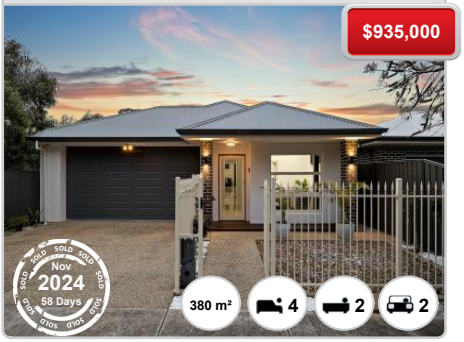
5 HARRISON GR



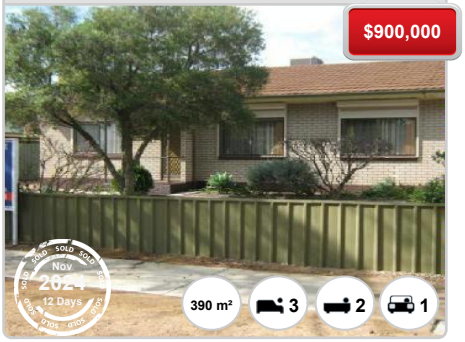
9 HARRISON GR

87 ROWE AVE

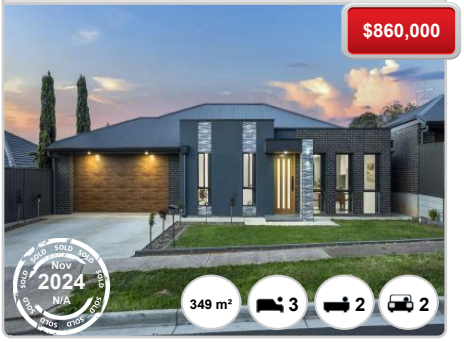
13A BOND ST



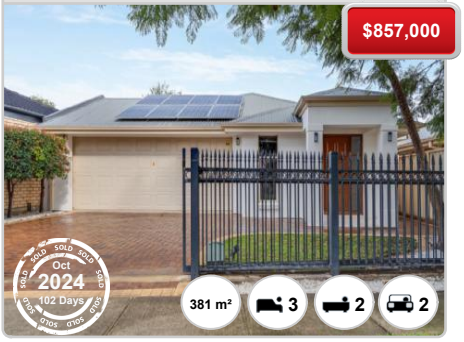
6A EAST AVE



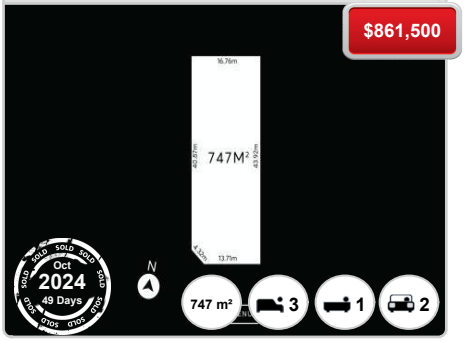
2B NORTON ST



9A GLENBURNIE AVE



20 BARNES AVE



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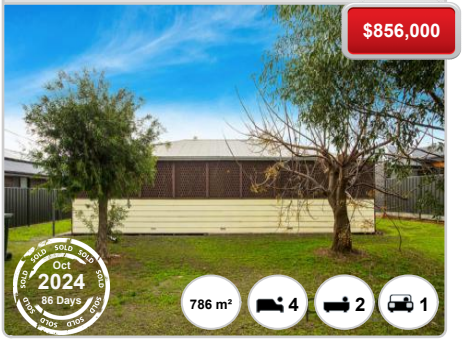
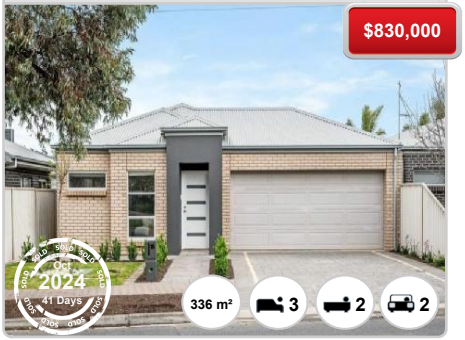
28 NORTH AVE

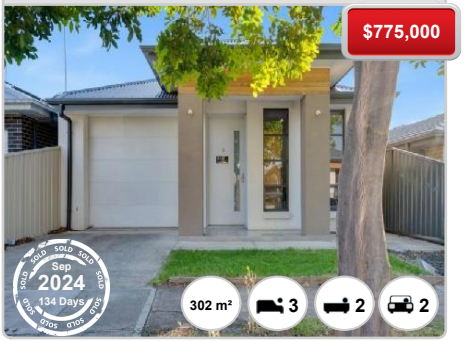


15 NORTHFIELD RD

1B DUMFRIES AVE

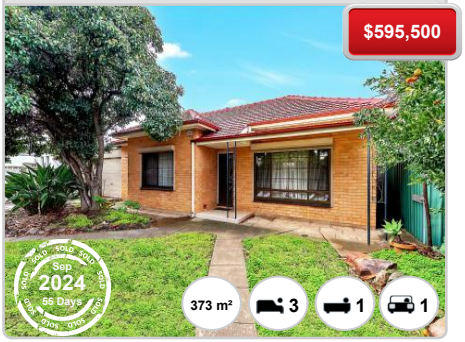


25A WEST AVE



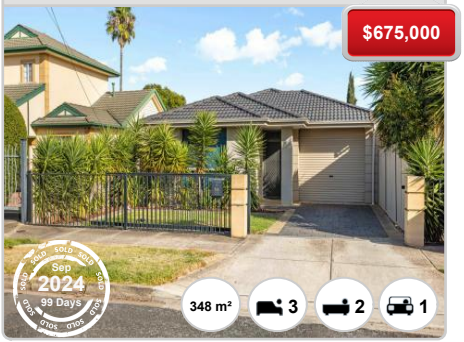
9 STIRLING ST

50 BRIENS RD

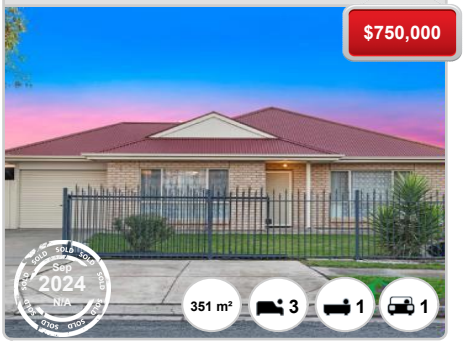


3 DRUCE AVE

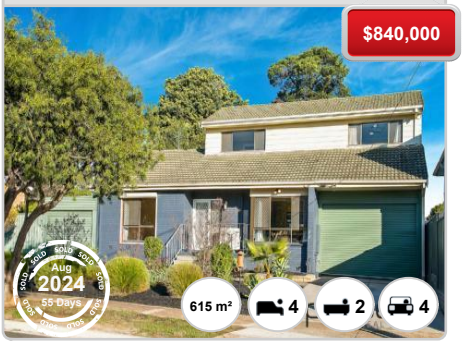
5A BLACKMAN AVE



15 COX TCE



22 BROWN ST



13 JUSTIN AVE

4-6 BRIENS RD

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NORTHFIELD - Properties For Rent

Median Rental Price

$585 /w

Based on 60 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: $751,111
Current Median Rent: $585

Based on 61 recorded House sales and 60 House rentals compared over the last 12 months

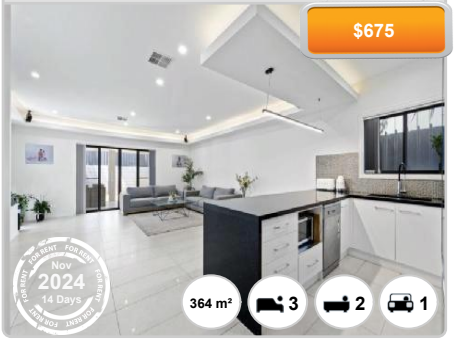
Number of Rentals

60

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

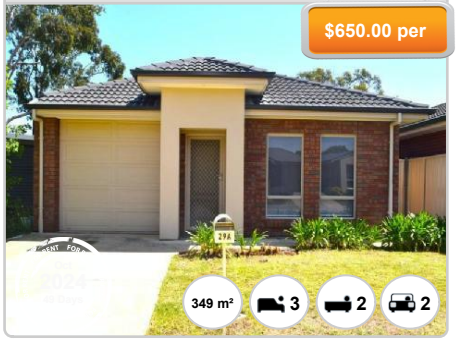
Based on a rolling 12 month period and may differ from calendar year statistics

6 TWIN STREET



14 WINSTON COURT

29A EAST AVENUE



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