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SUBURB FLYOVER REPORT

SANDSTONE POINT (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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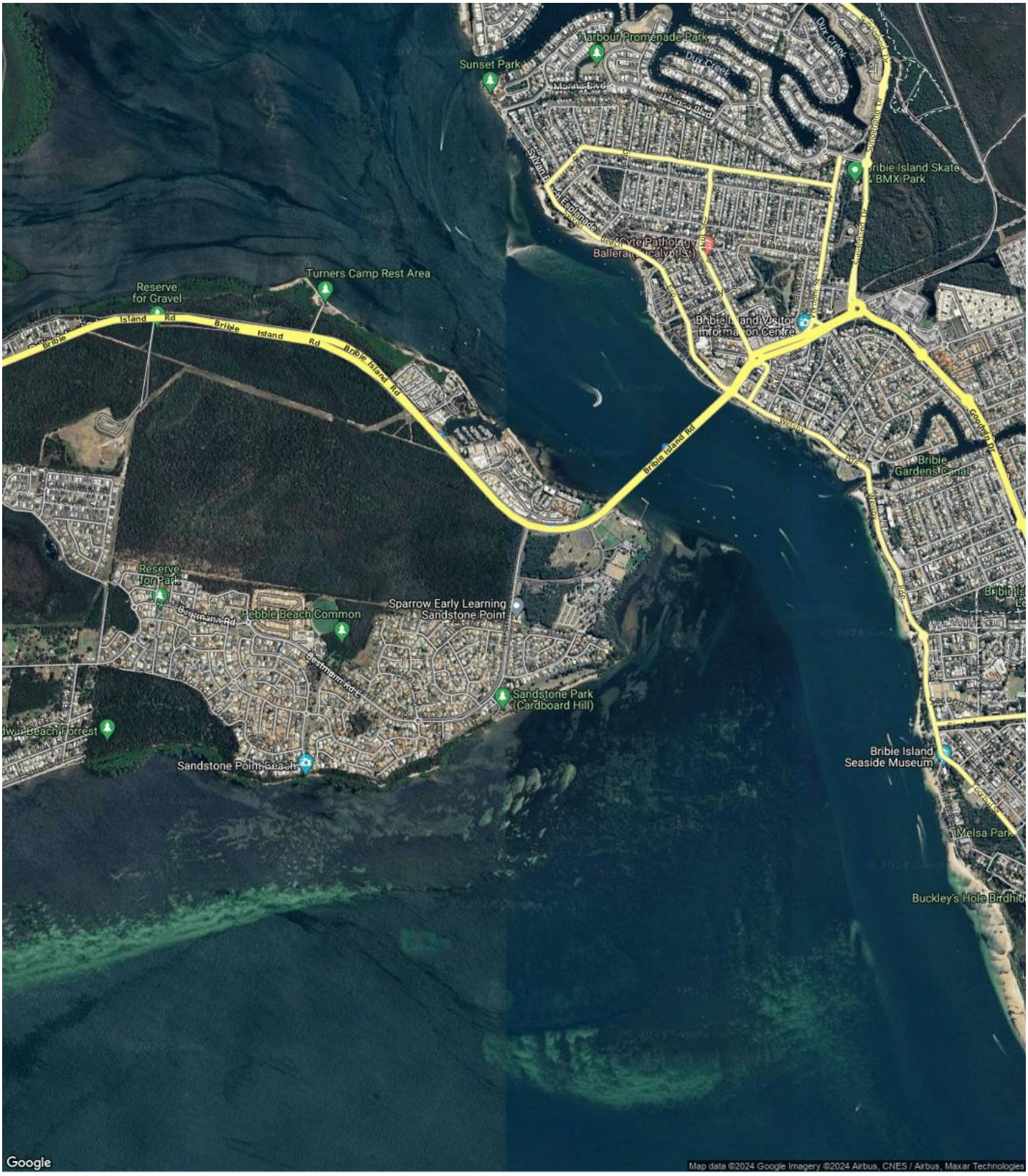
SANDSTONE POINT - Suburb Map



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SANDSTONE POINT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	166	$ 327,900	0.0 %	$ 158,500	$ 775,000
2007	194	$ 345,900	5.5 %	$ 180,000	$ 990,000
2008	82	$ 382,200	10.5 %	$ 322,000	$ 1,115,000
2009	99	$ 395,000	3.3 %	$ 307,000	$ 1,125,000
2010	70	$ 395,000	0.0 %	$ 321,500	$ 740,000
2011	66	$ 376,250	-4.7 %	$ 285,000	$ 1,125,000
2012	50	$ 365,000	-3.0 %	$ 290,000	$ 1,020,000
2013	87	$ 372,000	1.9 %	$ 255,000	$ 975,000
2014	67	$ 375,000	0.8 %	$ 308,000	$ 847,500
2015	83	$ 390,000	4.0 %	$ 307,000	$ 750,000
2016	105	$ 415,000	6.4 %	$ 320,000	$ 780,000
2017	100	$ 425,000	2.4 %	$ 318,000	$ 830,000
2018	86	$ 455,000	7.1 %	$ 330,000	$ 965,000
2019	71	$ 455,000	0.0 %	$ 195,000	$ 1,030,000
2020	86	$ 470,000	3.3 %	$ 315,000	$ 1,130,000
2021	94	$ 595,000	26.6 %	$ 428,000	$ 1,565,000
2022	80	$ 695,000	16.8 %	$ 550,000	$ 1,400,000
2023	75	$ 720,000	3.6 %	$ 550,000	$ 1,690,000
2024	49	$ 780,000	8.3 %	$ 665,000	$ 1,715,000

Median Sale Price

$771k

Based on 69 recorded House sales within the last 12 months (Oct '23 - Sep '24)

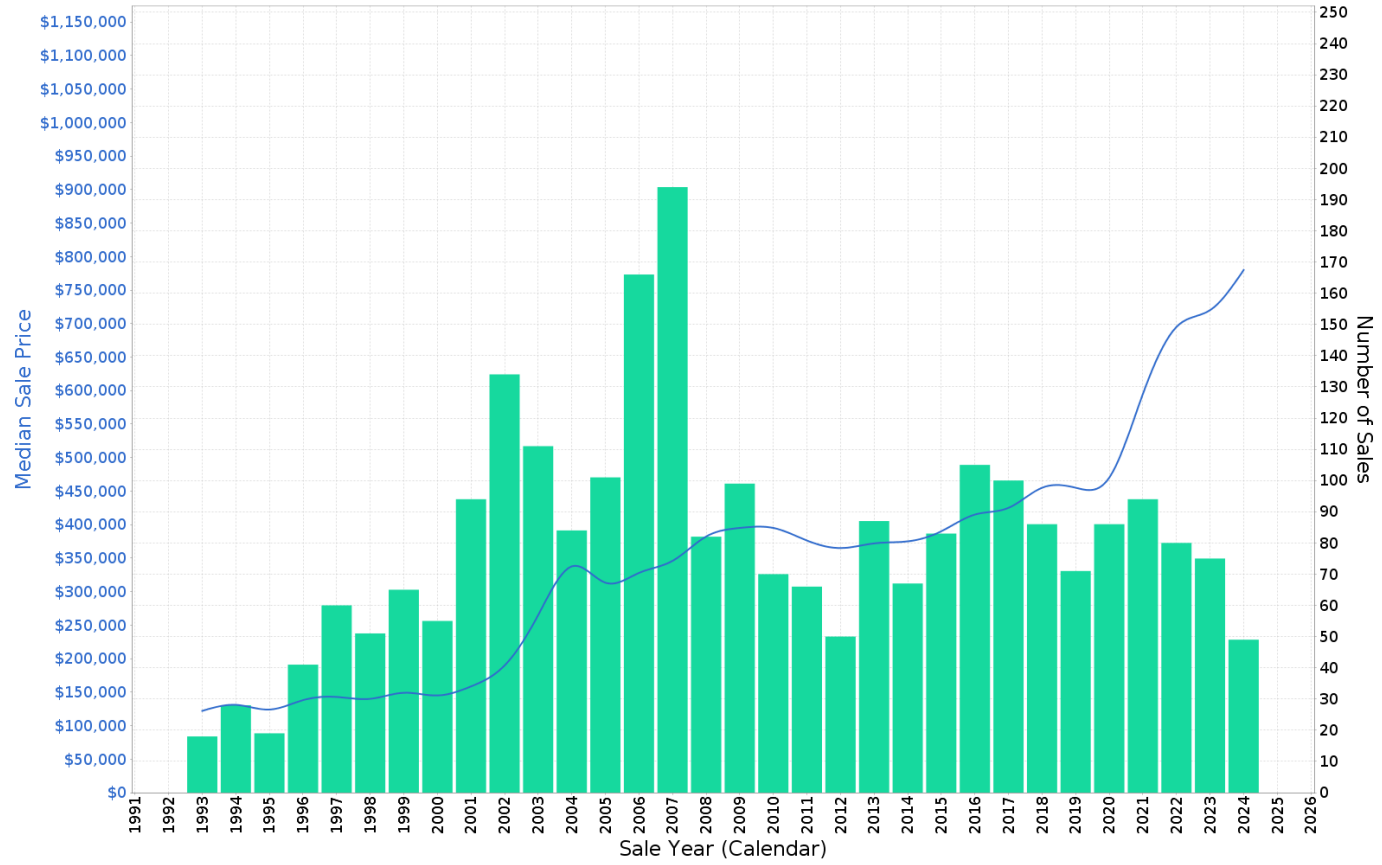
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.5%

Current Median Price: $771,000
Previous Median Price: $697,500

Based on 153 recorded House sales compared over the last two rolling 12 month periods



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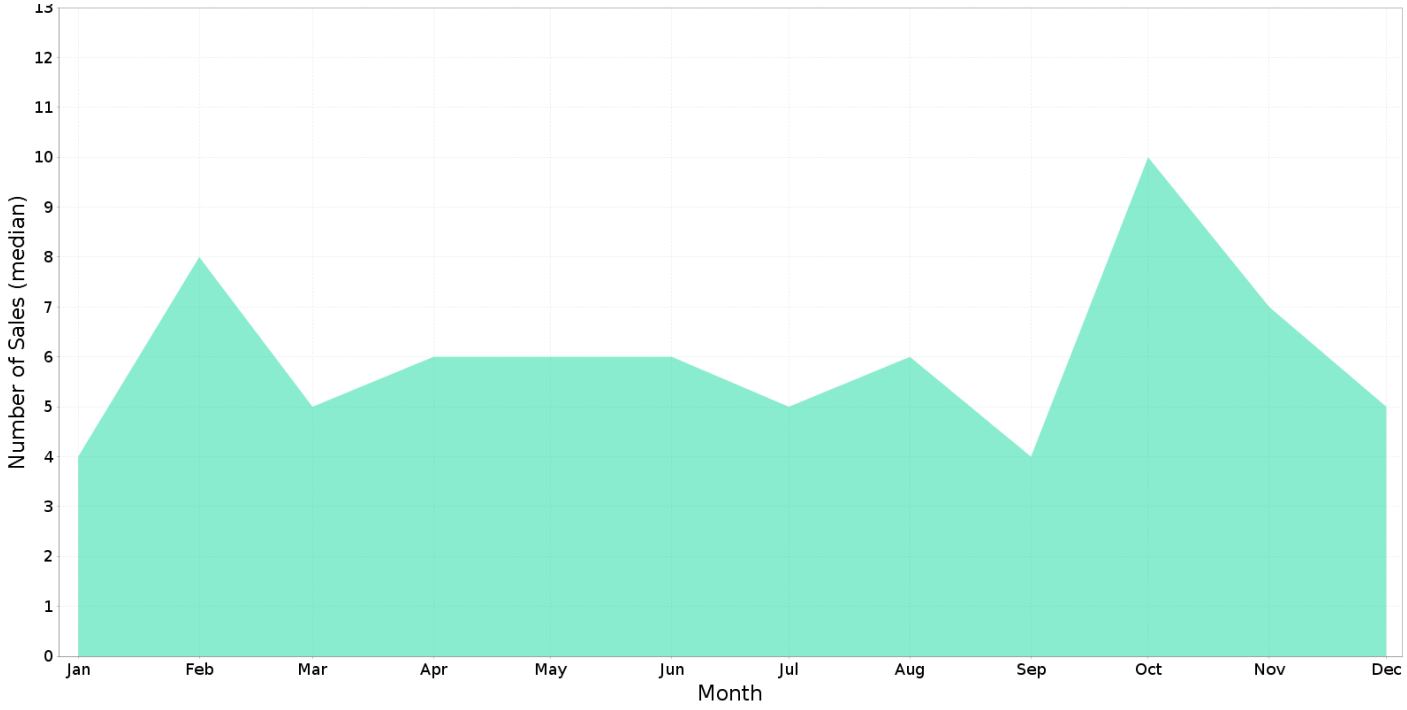
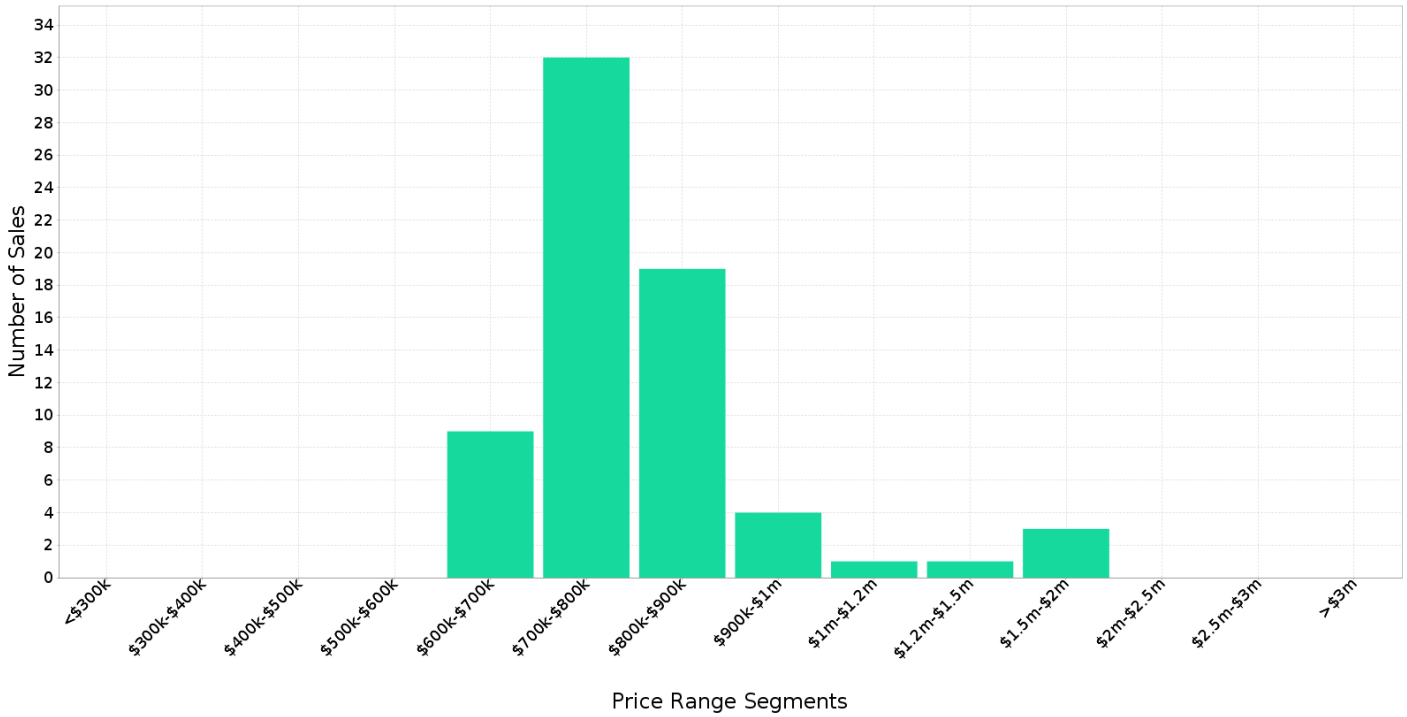
SANDSTONE POINT - Peak Selling Periods (3 years)



SANDSTONE POINT - Price Range Segments (12



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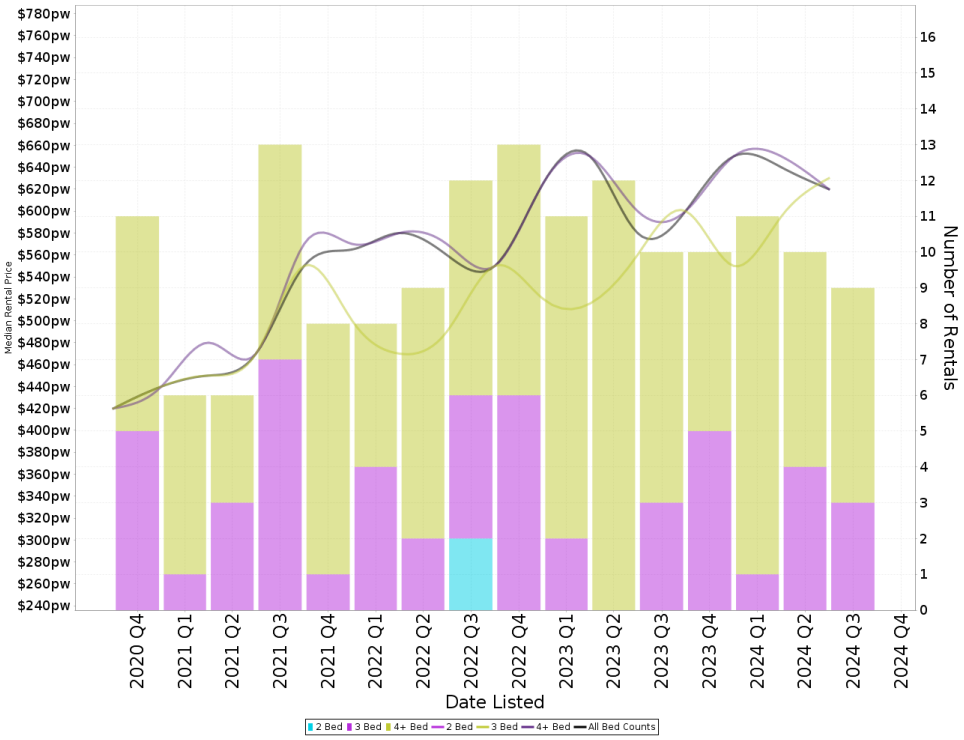
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.5%

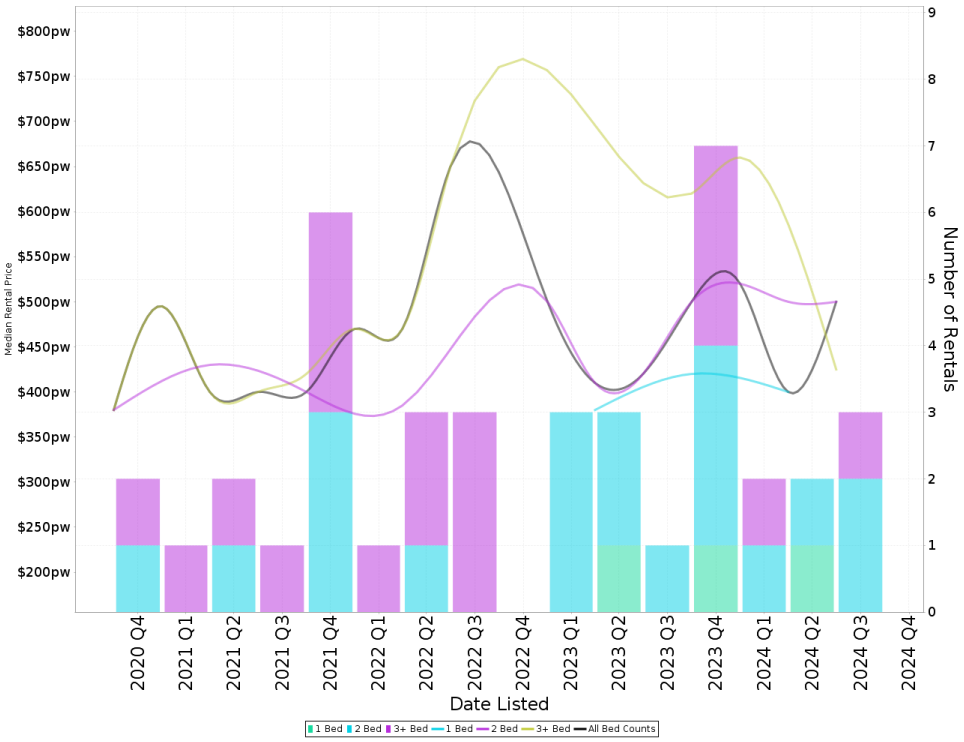
Current Median Price: $771,000
Previous Median Price: $697,500
Based on 153 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $771,000
Current Median Rent: $620
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.2%

Current Median Price: $592,500
Previous Median Price: $580,000
Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $592,500
Current Median Rent: $500
Based on 14 registered Unit rentals compared over the last 12 months.

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SANDSTONE POINT - Recently Sold Properties

Median Sale Price

$771k

Based on 69 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: $771,000
Previous Median Price: $697,500

Based on 153 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

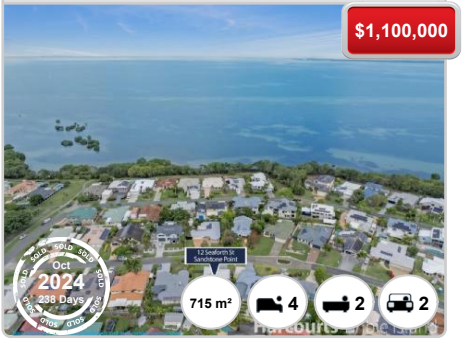
69

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

10 SMOUT CRT

12 SEAFORTH ST

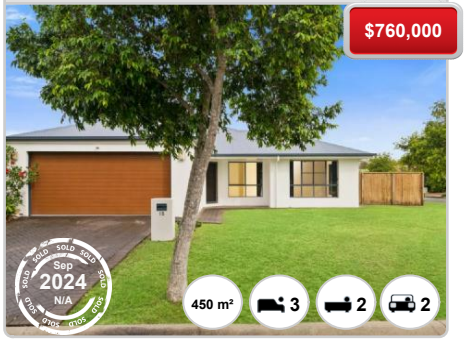


134 BESTMANN RD RD

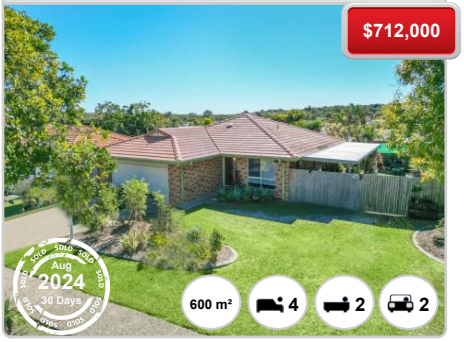
6 AIRD ST

3 LOFTUS PL

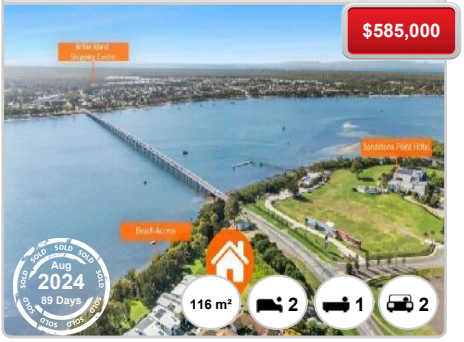
15 CORRIMAL PL



156 BESTMANN RD RD



8/8 SPINNAKER DR



2 DUNWICH CT

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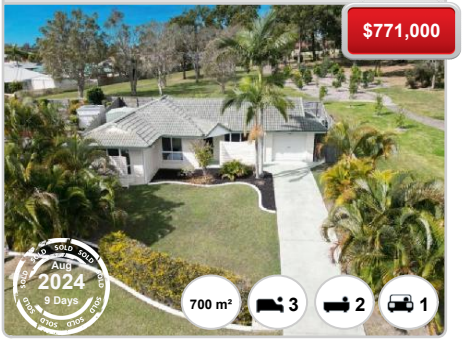
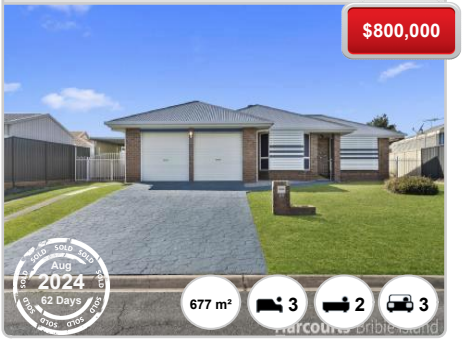
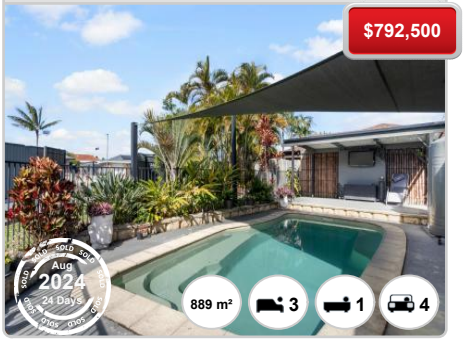
21 SMOUT CT



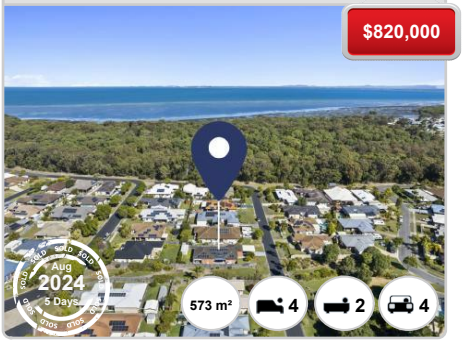
20 NELSON ST



7 LANCASTER PL



16 MIDDLE COVE CT



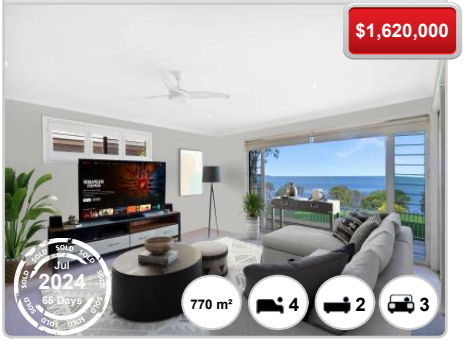
18 CORRIMAL PL

2 BREAM CT

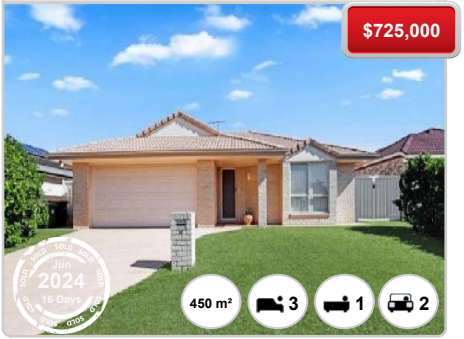
12 CHILTERN PL

47 CARPENTER WAY

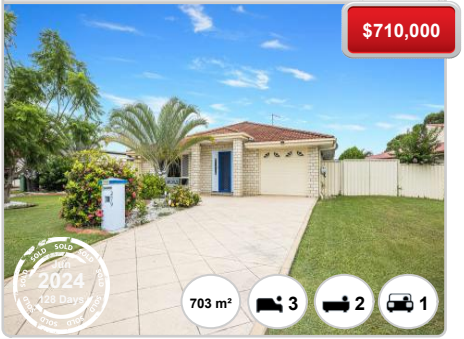
8 HOWARD CT



16 TALLOW CT



279 BESTMANN ROAD E



1 TREVALLY PL

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SANDSTONE POINT - Properties For Rent

Median Rental Price

$620 /w

Based on 40 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

+4.2%

Current Median Price: $771,000
Current Median Rent: $620

Based on 69 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

40

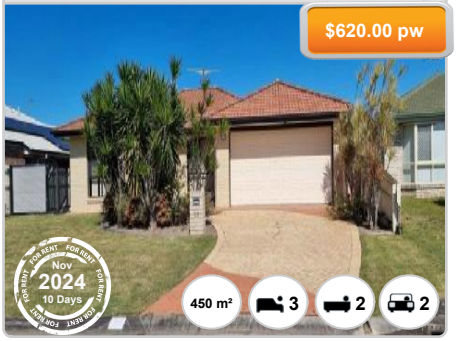
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

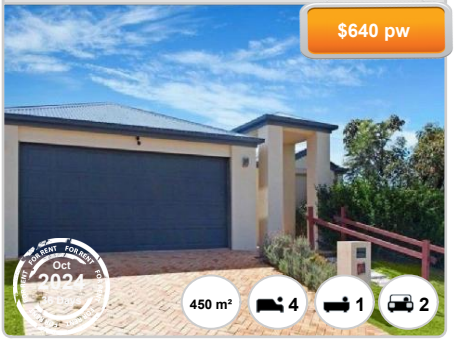
39 LACHLAN CRESCENT

7 BREAM COURT

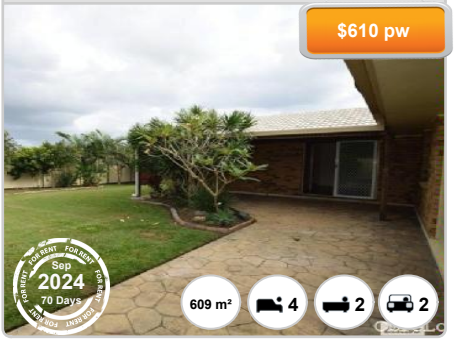
36 CLOVELLY PLACE



266 BESTMANN ROAD



41 LACHLAN CRESCENT



84 BESTMANN ROAD

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