ADVISEABLE

SUBURB FLYOVER REPORT

SHEIDOW PARK (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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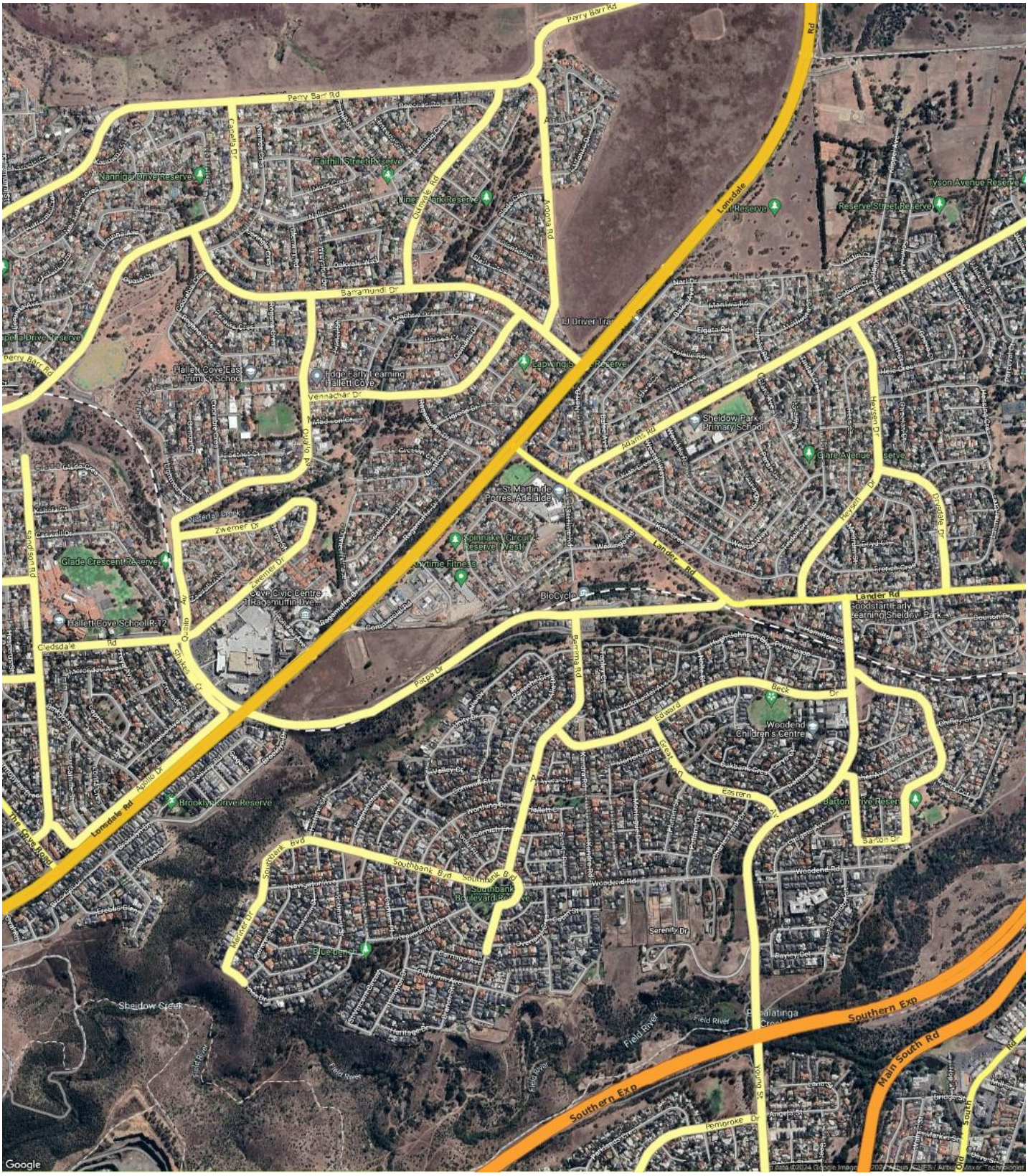
SHEIDOW PARK - Suburb Map



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SHEIDOW PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	138	$ 277,500	0.0 %	$ 75,000	$ 484,000
2007	183	$ 315,000	13.5 %	$ 90,000	$ 530,000
2008	129	$ 365,000	15.9 %	$ 144,500	$ 566,500
2009	136	$ 369,000	1.1 %	$ 245,000	$ 640,000
2010	117	$ 395,000	7.0 %	$ 152,000	$ 650,000
2011	109	$ 385,000	-2.5 %	$ 177,000	$ 710,000
2012	120	$ 365,000	-5.2 %	$ 257,000	$ 576,000
2013	106	$ 387,500	6.2 %	$ 290,000	$ 890,000
2014	93	$ 405,000	4.5 %	$ 295,000	$ 660,000
2015	116	$ 411,000	1.5 %	$ 225,000	$ 680,000
2016	80	$ 404,000	-1.7 %	$ 250,000	$ 700,000
2017	94	$ 426,000	5.4 %	$ 230,000	$ 700,000
2018	76	$ 433,750	1.8 %	$ 180,000	$ 640,000
2019	104	$ 460,000	6.1 %	$ 240,000	$ 1,425,000
2020	75	$ 448,000	-2.6 %	$ 30,000	$ 1,530,000
2021	107	$ 550,000	22.8 %	$ 350,000	$ 2,000,000
2022	96	$ 700,000	27.3 %	$ 350,000	$ 1,200,000
2023	85	$ 700,000	0.0 %	$ 355,000	$ 1,411,000
2024	51	$ 825,000	17.9 %	$ 150,000	$ 1,376,000

Median Sale Price

$766k

Based on 70 recorded House sales within the last 12 months (Oct '23 - Sep '24)

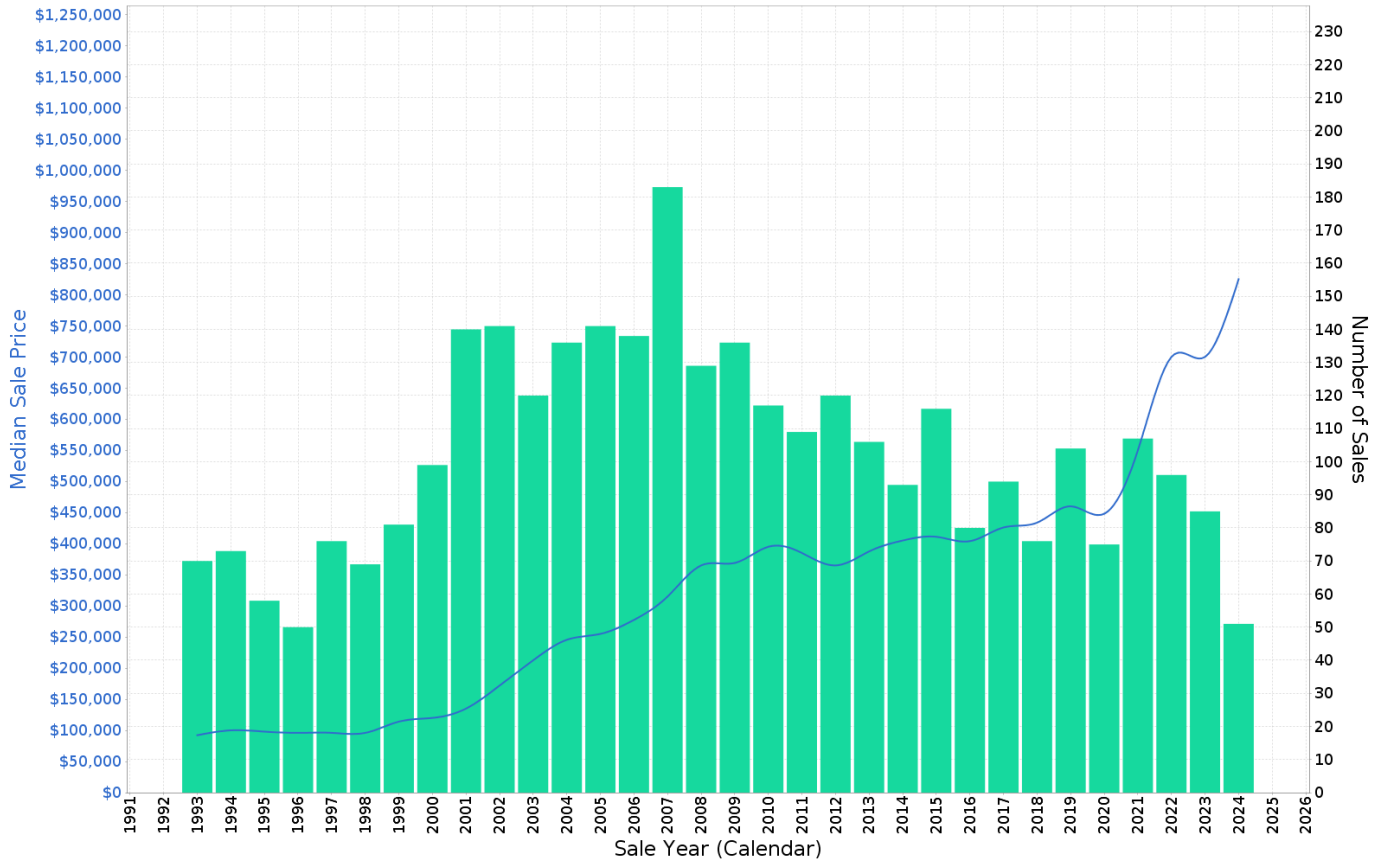
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.4%

Current Median Price: $765,500
Previous Median Price: $700,000

Based on 143 recorded House sales compared over the last two rolling 12 month periods



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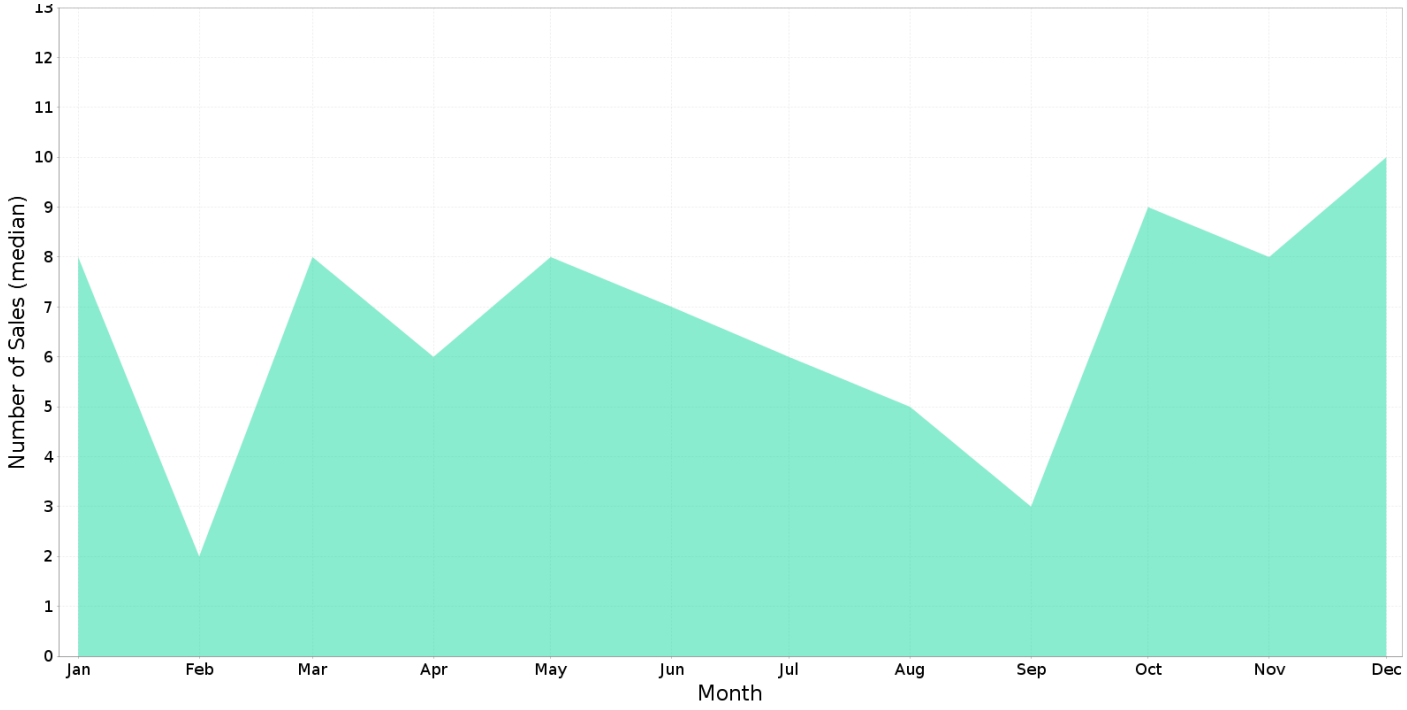
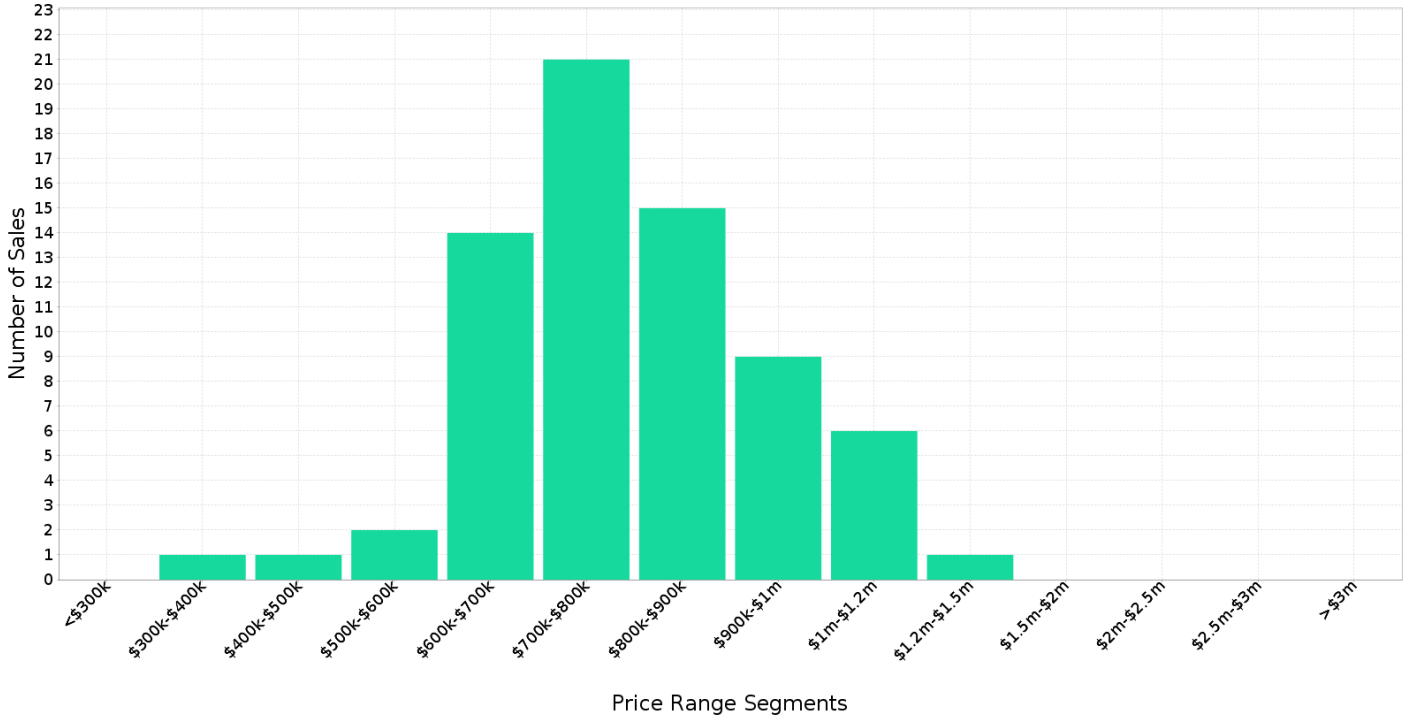
SHEIDOW PARK - Peak Selling Periods (3 years)



SHEIDOW PARK - Price Range Segments (12 months)



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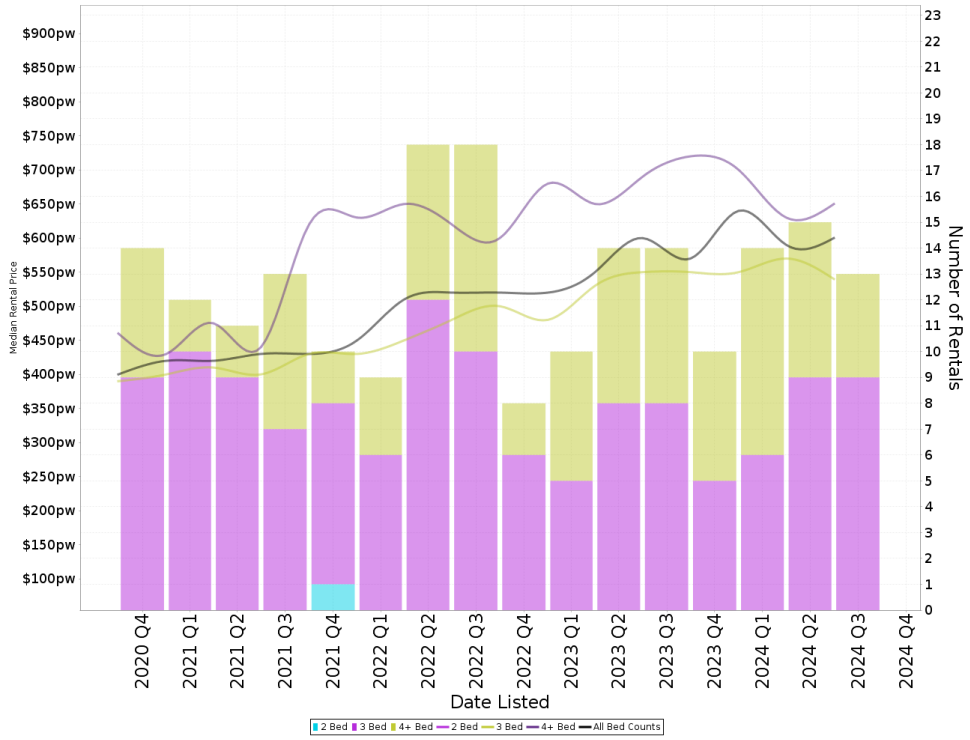
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.4%

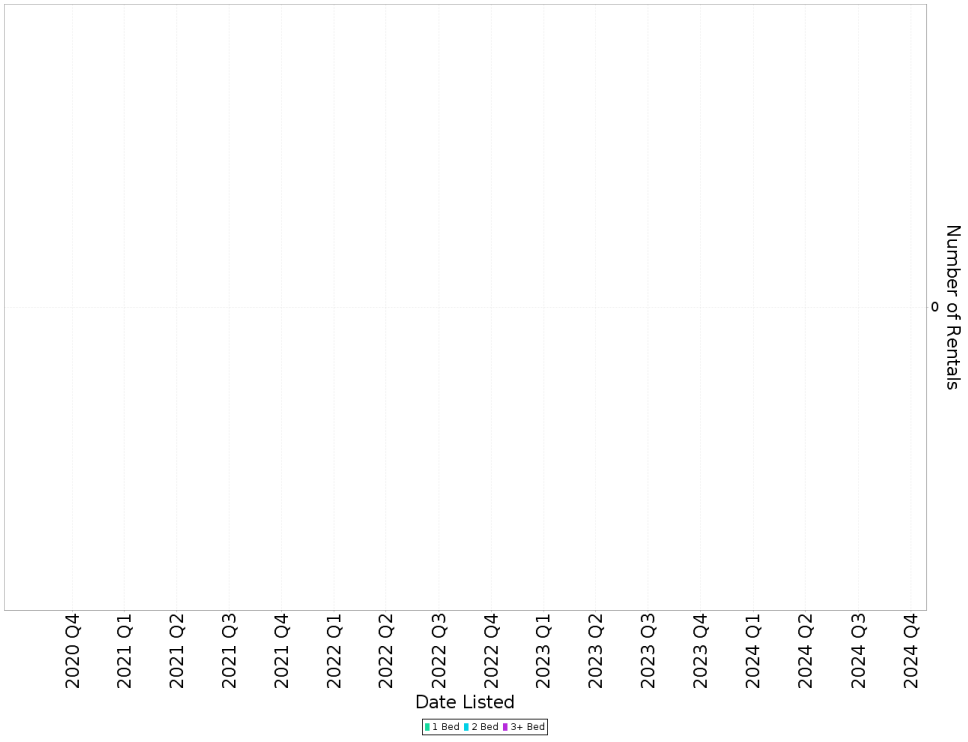
Current Median Price: $765,500
Previous Median Price: $700,000
Based on 143 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $765,500
Current Median Rent: $590
Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.5%

Current Median Price: $628,000
Previous Median Price: $539,000
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

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SHEIDOW PARK - Recently Sold Properties

Median Sale Price

$766k

Based on 70 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

+9.4%

Current Median Price: $765,500
Previous Median Price: $700,000

Based on 143 recorded House sales compared over the last two rolling 12 month periods

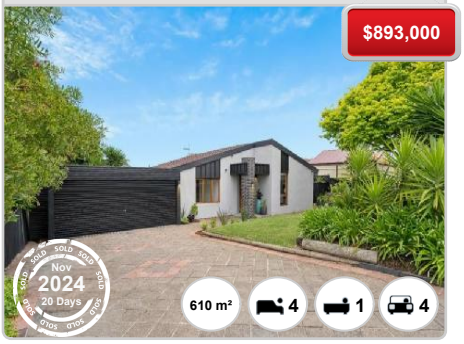
Sold Properties

70

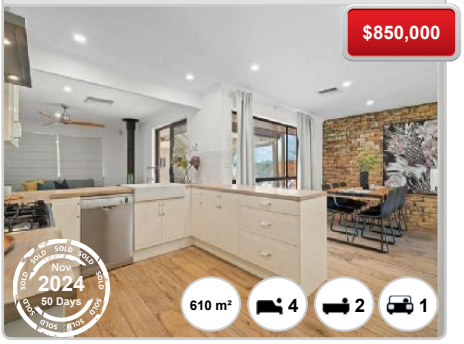
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

75 NARI DR

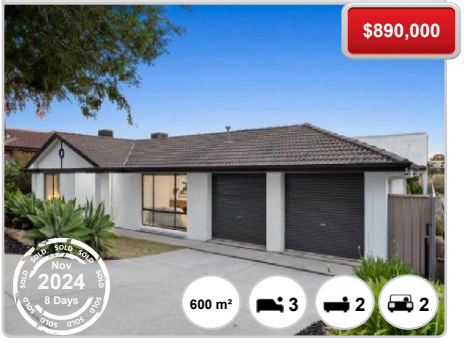


19 BALEE AVE

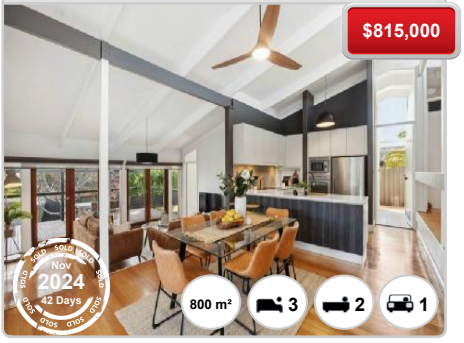


19 MERRIWA RD

55 BERRIMA RD



13 ATTUNGA ST

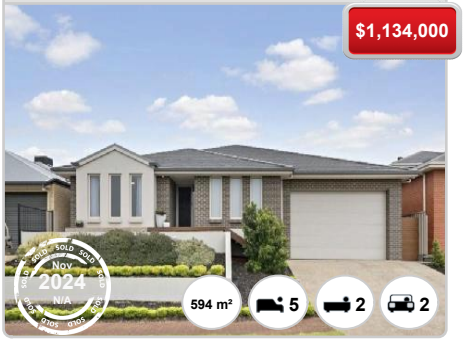


4 WERLINGA RD

19 HEYSEN DR

45 SPINNAKER CCT

21 LOCOMOTIVE DR



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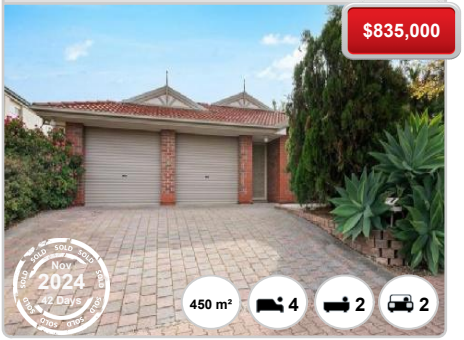
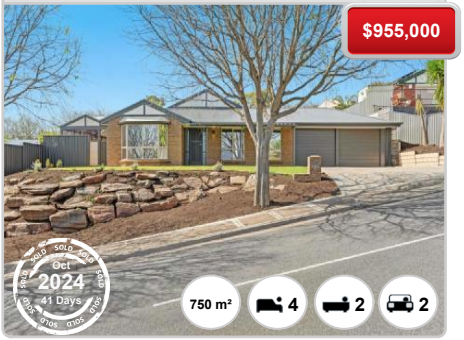
22 HOLDFAST DR



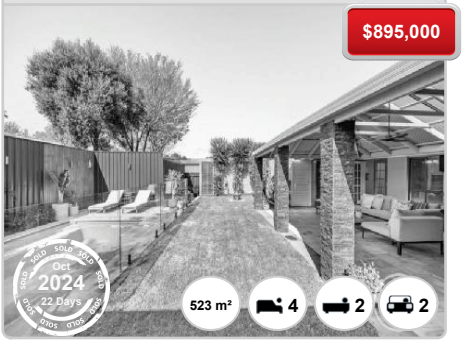
4 WORKMASTER AVE



53 REES ST

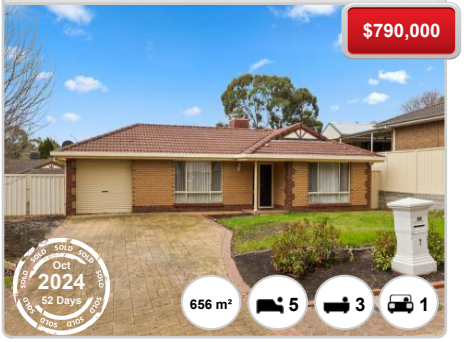
49 BERRIMA RD

3 CHARLES TANK DR



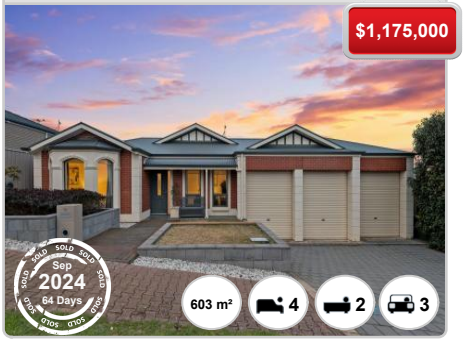
8 ATTUNGA ST

7 HAMILTON CRT



9 YOUNG ST

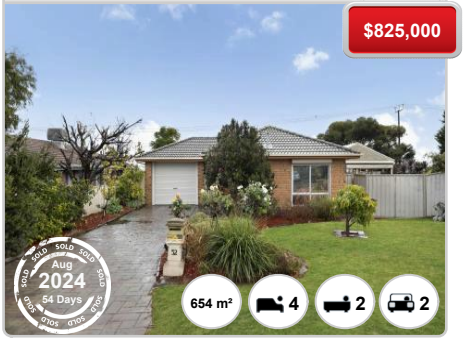
15 LOCOMOTIVE DR



23 TINDALL CRES

14 LOCOMOTIVE DR

52 SPINNAKER CCT



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SHEIDOW PARK - Properties For Rent

Median Rental Price

$590 /w

Based on 52 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

+4.0%

Current Median Price: $765,500
Current Median Rent: $590

Based on 70 recorded House sales and 52 House rentals compared over the last 12 months

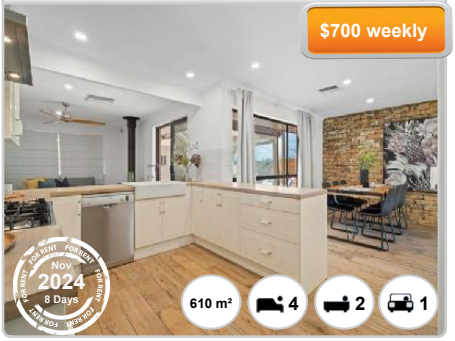
Number of Rentals

52

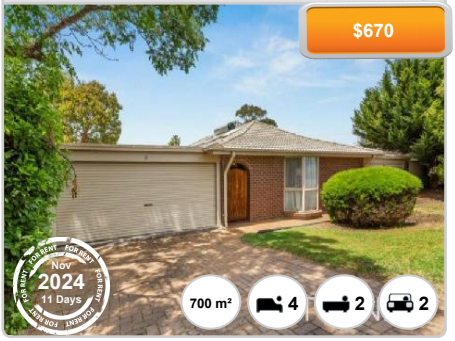
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

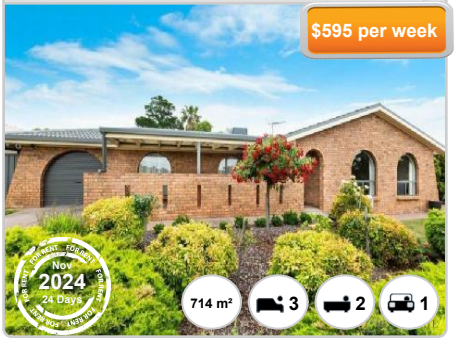
19 BALEE AVENUE



9 ADAMS ROAD



50 WESTALL WAY



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