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SUBURB FLYOVER REPORT

STRATHDALE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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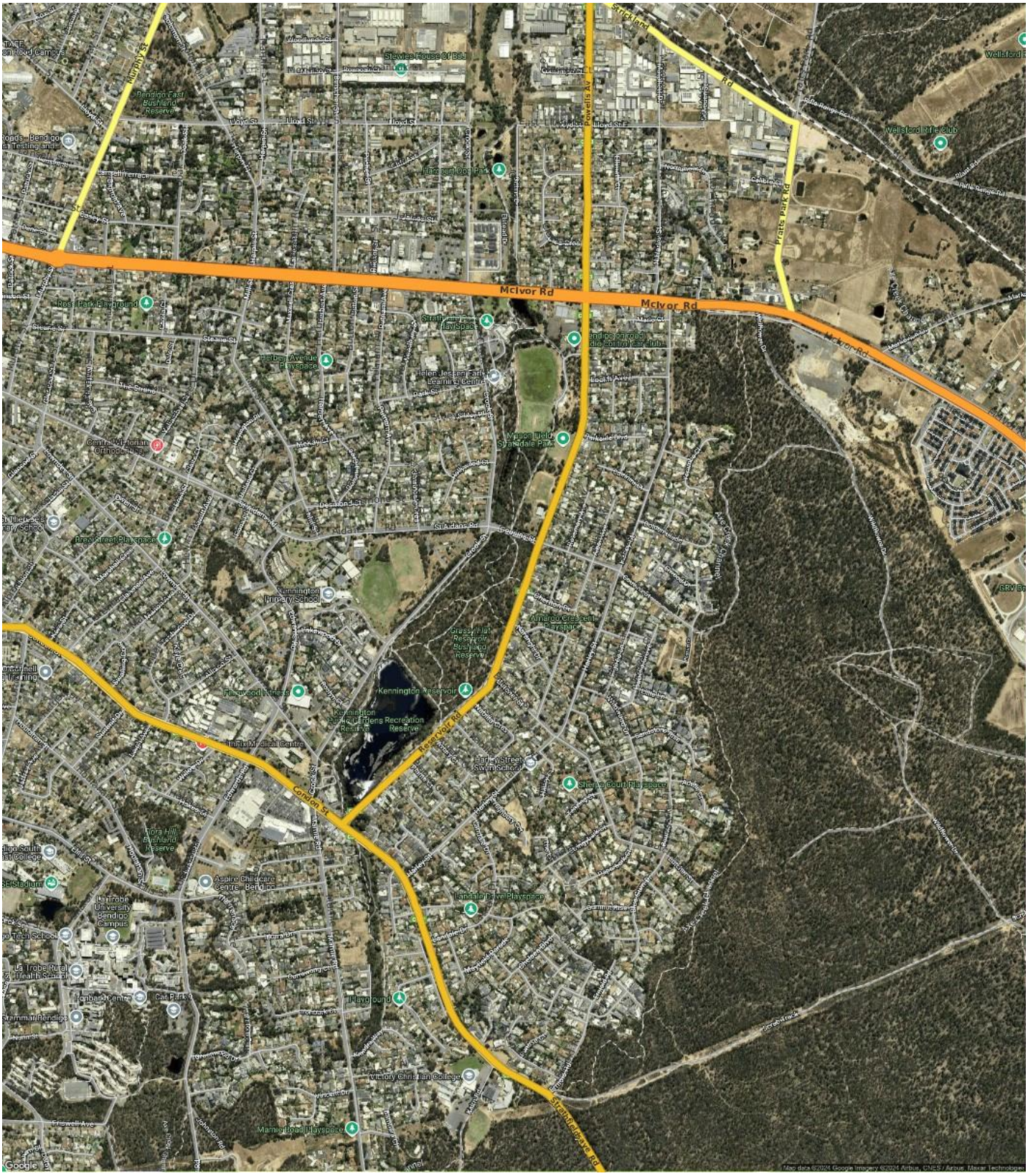
STRATHDALE - Suburb Map



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STRATHDALE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	109	$ 250,000	0.0 %	$ 96,000	$ 670,000
2007	116	$ 255,000	2.0 %	$ 63,333	$ 690,000
2008	92	$ 260,000	2.0 %	$ 132,500	$ 515,000
2009	115	$ 285,000	9.6 %	$ 90,000	$ 550,000
2010	95	$ 330,000	15.8 %	$ 133,000	$ 890,000
2011	103	$ 369,000	11.8 %	$ 120,000	$ 1,260,000
2012	98	$ 360,500	-2.3 %	$ 200,000	$ 900,000
2013	113	$ 385,000	6.8 %	$ 125,000	$ 720,000
2014	106	$ 380,000	-1.3 %	$ 213,333	$ 4,600,000
2015	102	$ 401,250	5.6 %	$ 110,000	$ 900,000
2016	104	$ 445,000	10.9 %	$ 210,000	$ 1,725,000
2017	89	$ 380,000	-14.6 %	$ 107,333	$ 888,000
2018	119	$ 420,000	10.5 %	$ 172,500	$ 1,550,000
2019	87	$ 452,000	7.6 %	$ 197,500	$ 1,000,000
2020	101	$ 521,000	15.3 %	$ 185,000	$ 2,300,000
2021	121	$ 650,000	24.8 %	$ 355,000	$ 1,830,000
2022	92	$ 677,500	4.2 %	$ 154,920	$ 1,645,000
2023	78	$ 652,500	-3.7 %	$ 260,000	$ 2,740,000
2024	62	$ 635,000	-2.7 %	$ 430,000	$ 3,700,000

Median Sale Price

$640k

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

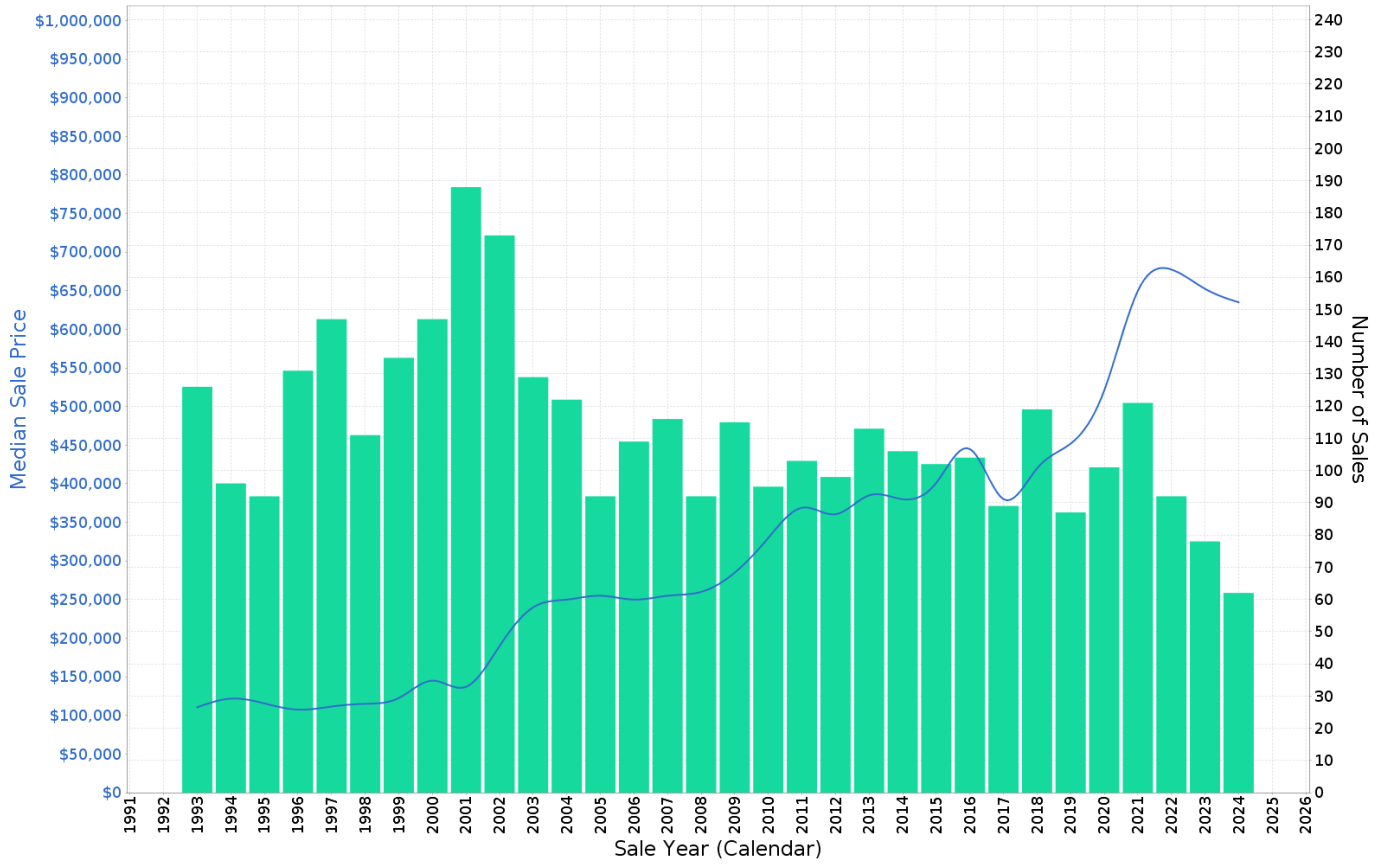
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.5%

Current Median Price: $640,000
Previous Median Price: $650,000

Based on 164 recorded House sales compared over the last two rolling 12 month periods



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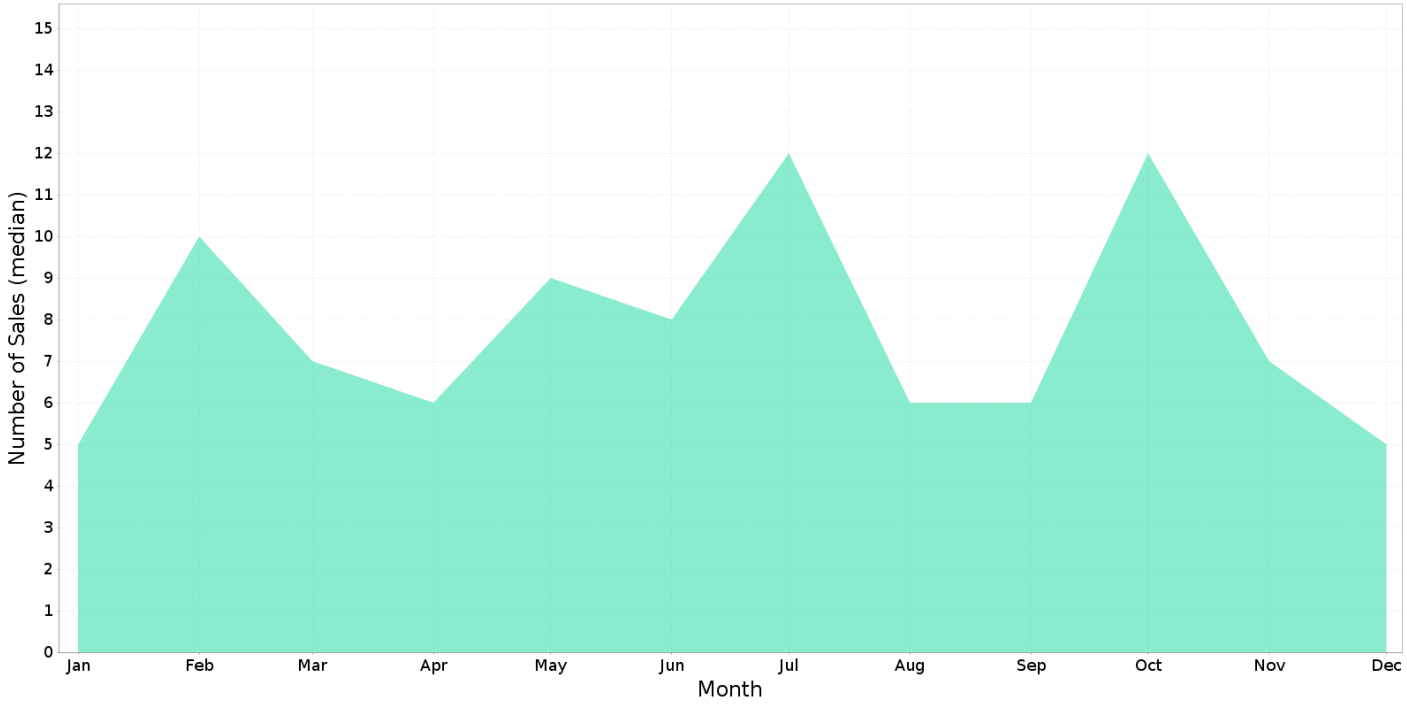
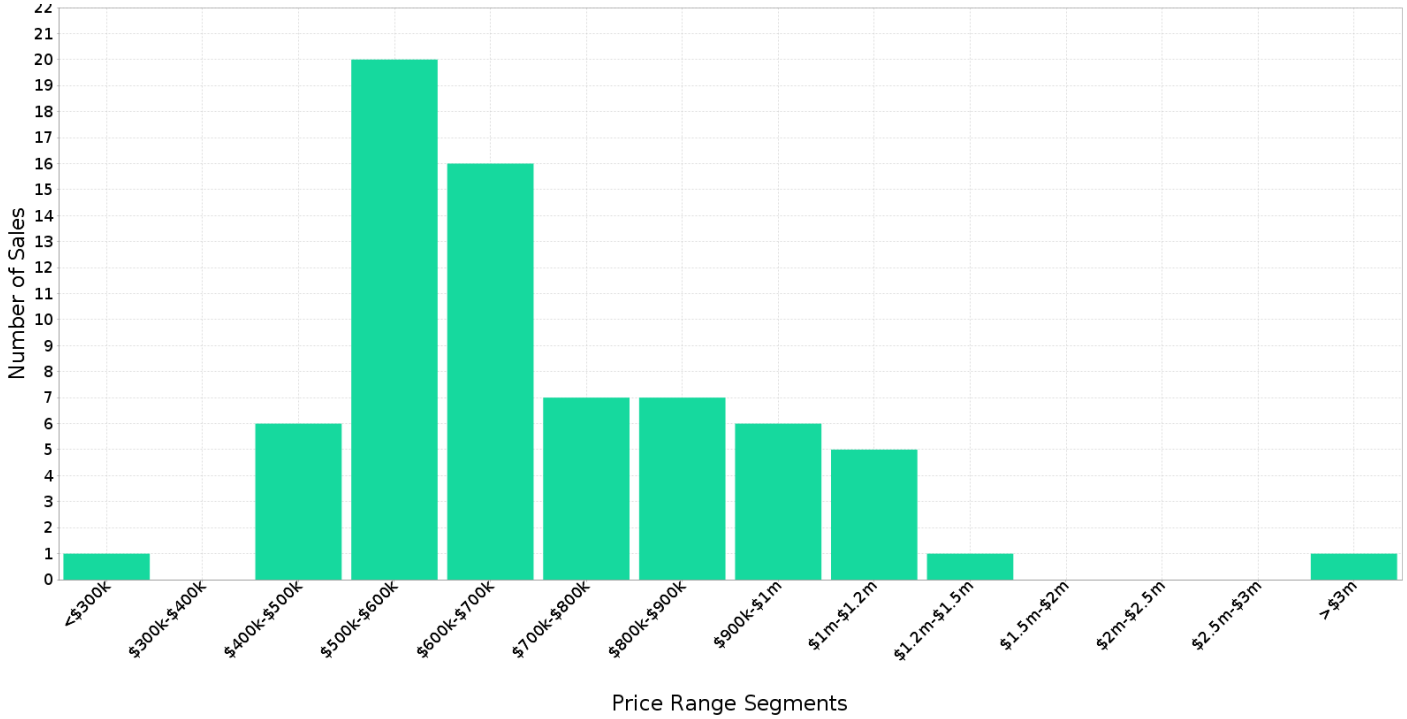
STRATHDALE - Peak Selling Periods (3 years)



STRATHDALE - Price Range Segments (12 months)



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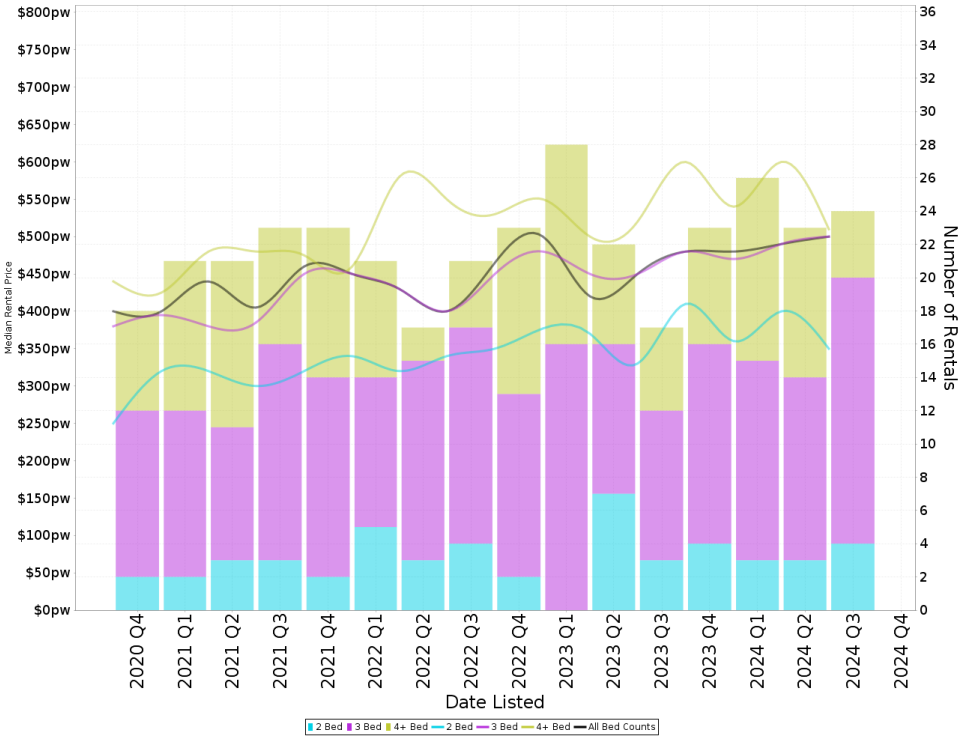
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.5%

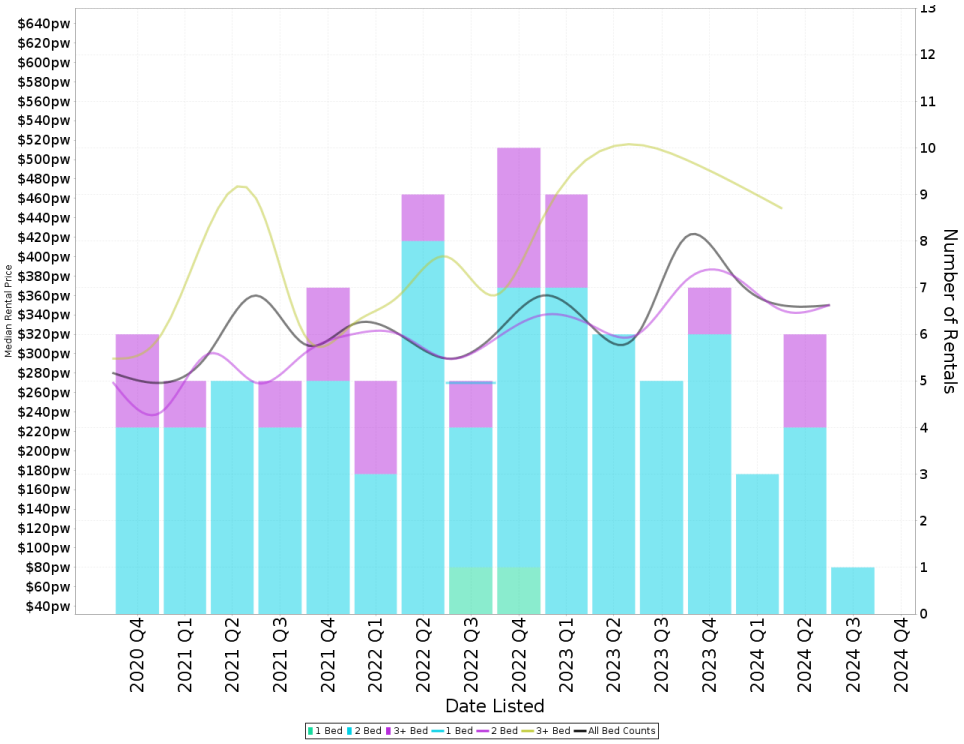
Current Median Price: $640,000
Previous Median Price: $650,000
Based on 164 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $640,000
Current Median Rent: $490
Based on 96 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.7%

Current Median Price: $420,000
Previous Median Price: $465,250
Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: $420,000
Current Median Rent: $380
Based on 17 registered Unit rentals compared over the last 12 months.

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STRATHDALE - Recently Sold Properties

Median Sale Price

$640k

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

-1.5%

Current Median Price: $640,000
Previous Median Price: $650,000

Based on 164 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)

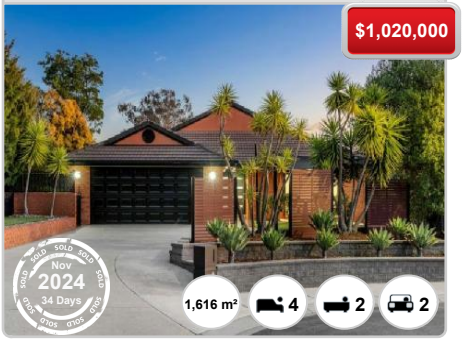
Based on a rolling 12 month period and may differ from calendar year statistics

32/199C MCIVOR RD

3 LUXFORD CRT

8 CHELSEA BVD

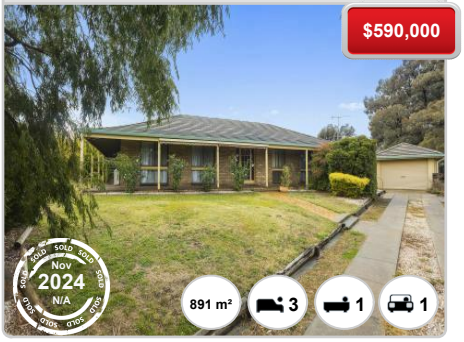
2 OPAL CRT



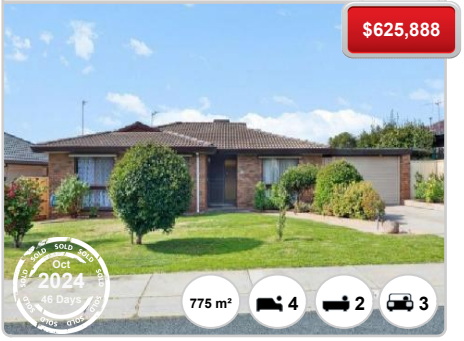
30 BLUE GUM DR

63 RESERVOIR RD

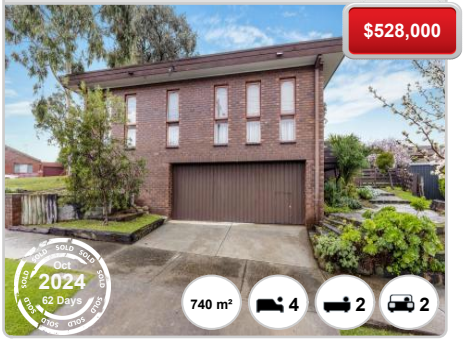
92 HARLEY ST



36 NABILLA CRES



18 BORONIA CRES



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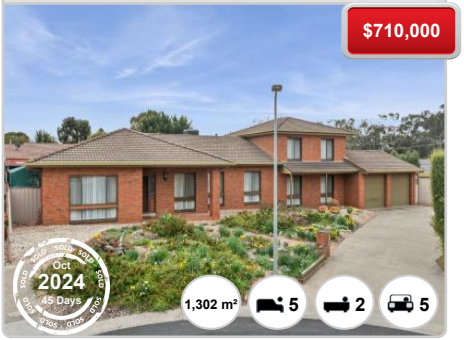
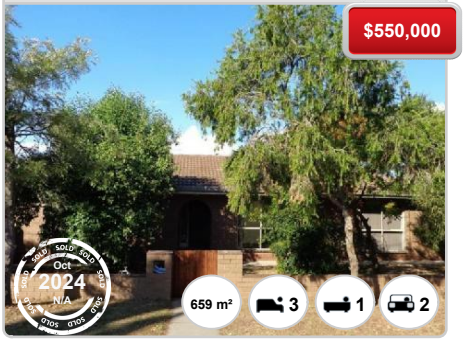
5 MAYER CRT

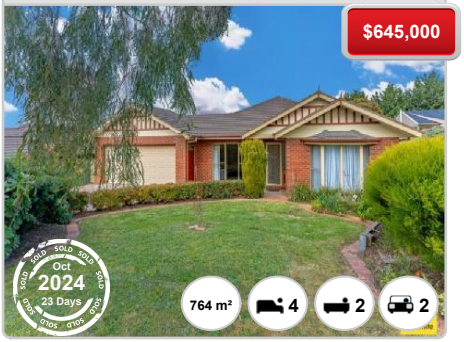


16 BLUE GUM DR

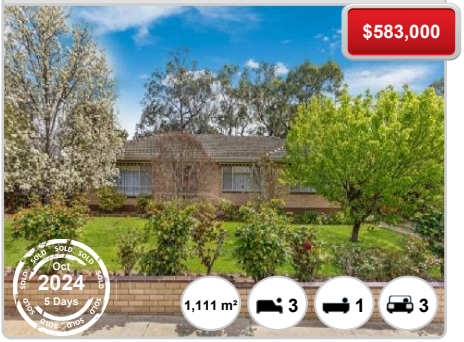
52 JAMES ST



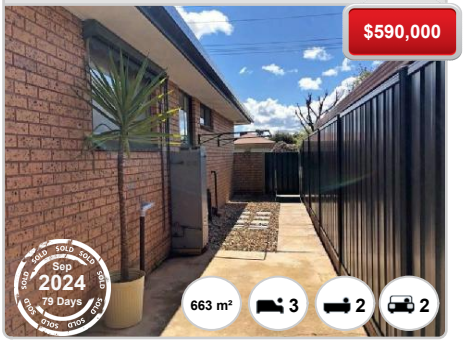
156 LLOYD ST



4 MAXWELL CRES

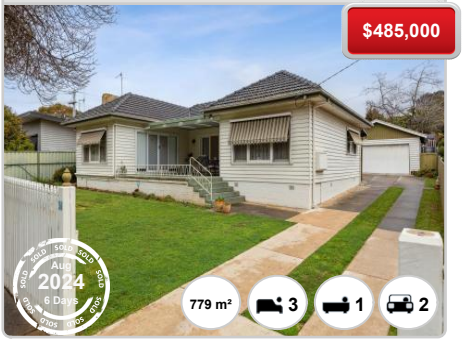


37 BEISCHER ST



6 EASTERN RD

136 CROOK ST



72 BUTCHER ST

25 EASTERN RD

11 LANDALE DR

2 HARLEY MEWS

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STRATHDALE - Properties For Rent

Median Rental Price

$490 /w

Based on 96 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: $640,000
Current Median Rent: $490

Based on 70 recorded House sales and 96 House rentals compared over the last 12 months

Number of Rentals

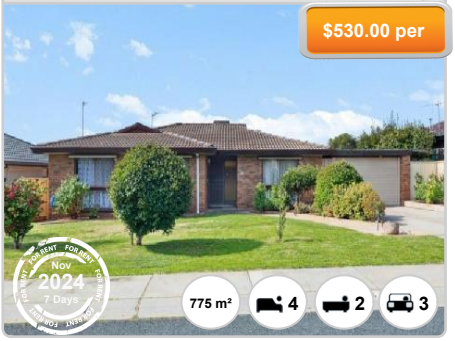
96

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

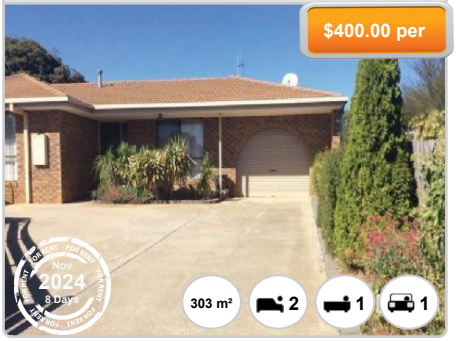
Based on a rolling 12 month period and may differ from calendar year statistics

18 ELLIMATA COURT

36 NABILLA CRESCENT



2/4 CAIRININI COURT



41 JAMES STREET

13 ADELLE COURT

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