ADVISEABLE

SUBURB FLYOVER REPORT

SURREY DOWNS (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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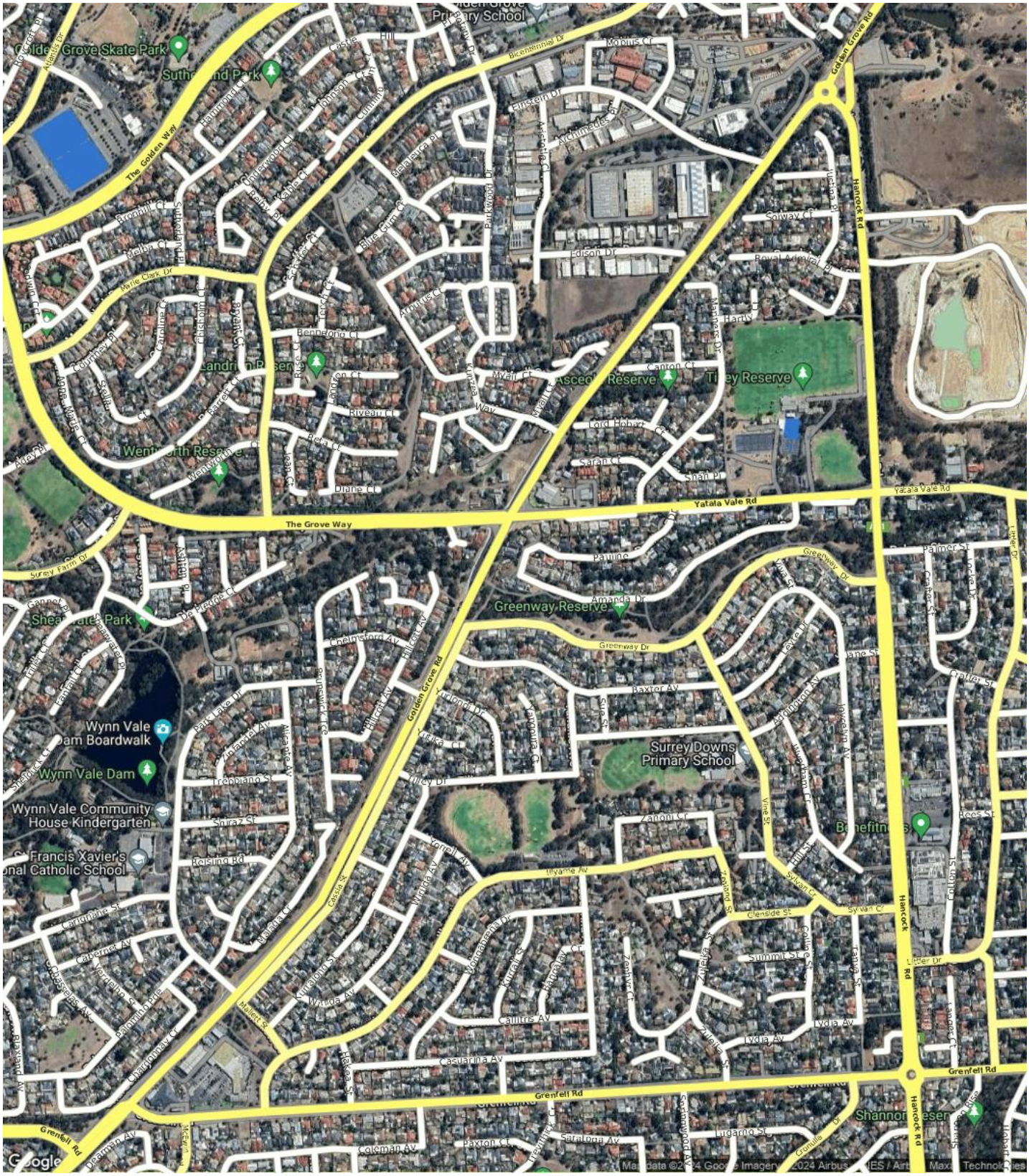
SURREY DOWNS - Suburb Map



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SURREY DOWNS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	85	$ 235,000	0.0 %	$ 180,000	$ 375,000
2007	82	$ 260,000	10.6 %	$ 195,500	$ 375,000
2008	70	$ 304,250	17.0 %	$ 225,000	$ 815,000
2009	59	$ 315,000	3.5 %	$ 230,000	$ 378,000
2010	60	$ 335,000	6.3 %	$ 220,000	$ 490,000
2011	49	$ 322,500	-3.7 %	$ 265,000	$ 415,000
2012	55	$ 315,000	-2.3 %	$ 142,000	$ 420,000
2013	53	$ 320,000	1.6 %	$ 225,000	$ 485,000
2014	47	$ 330,000	3.1 %	$ 257,000	$ 500,000
2015	67	$ 351,000	6.4 %	$ 270,000	$ 517,000
2016	63	$ 365,000	4.0 %	$ 265,000	$ 489,000
2017	46	$ 392,500	7.5 %	$ 215,000	$ 542,500
2018	49	$ 375,000	-4.5 %	$ 300,000	$ 570,000
2019	45	$ 380,000	1.3 %	$ 125,000	$ 525,000
2020	56	$ 390,000	2.6 %	$ 155,000	$ 925,000
2021	54	$ 467,500	19.9 %	$ 300,000	$ 715,500
2022	62	$ 550,000	17.6 %	$ 360,000	$ 750,000
2023	55	$ 580,000	5.5 %	$ 420,000	$ 878,250
2024	47	$ 704,000	21.4 %	$ 520,000	$ 1,210,000

Median Sale Price

$651k

Based on 54 recorded House sales within the last 12 months (Oct '23 - Sep '24)

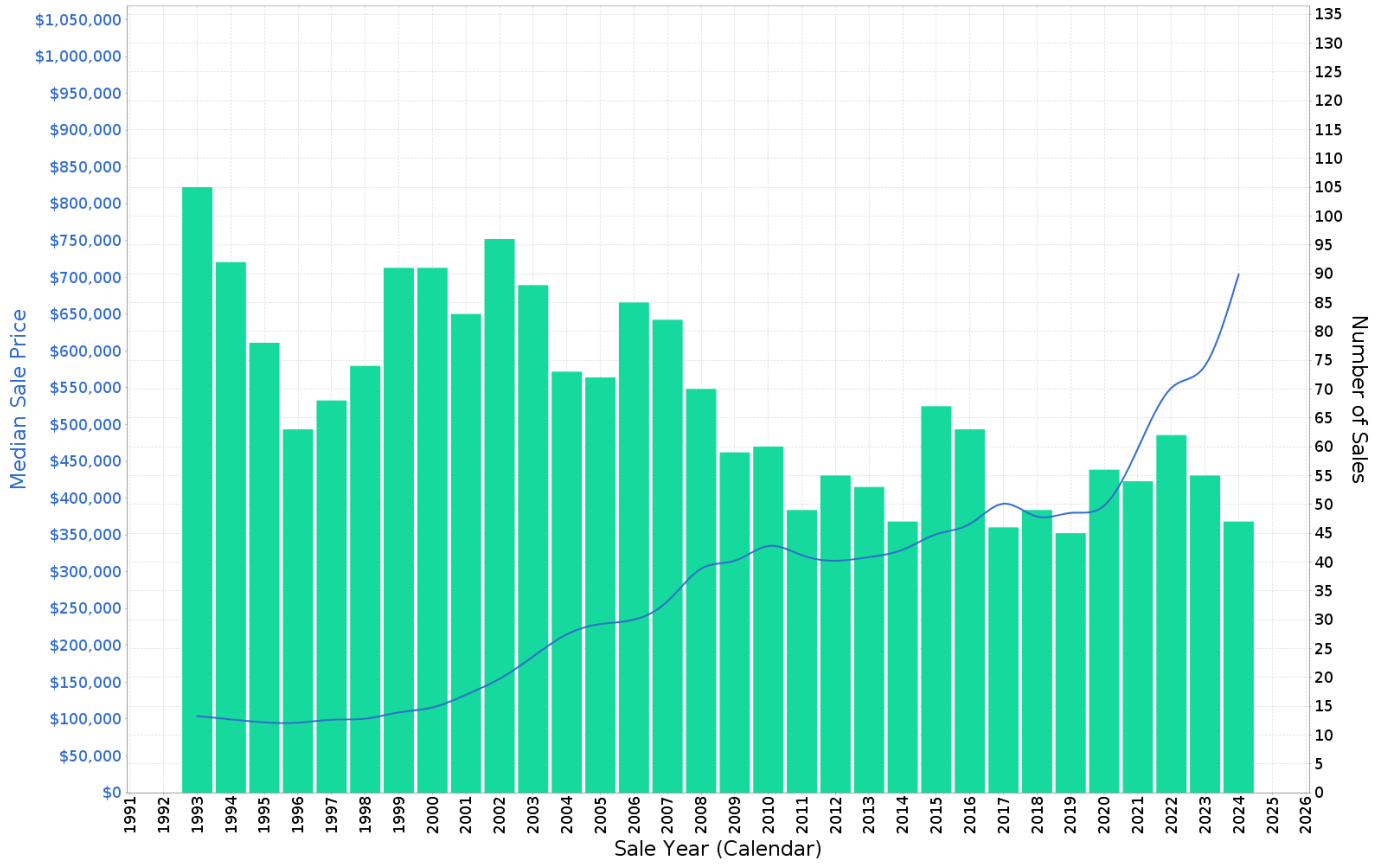
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.2%

Current Median Price: $650,750
Previous Median Price: $575,000

Based on 109 recorded House sales compared over the last two rolling 12 month periods



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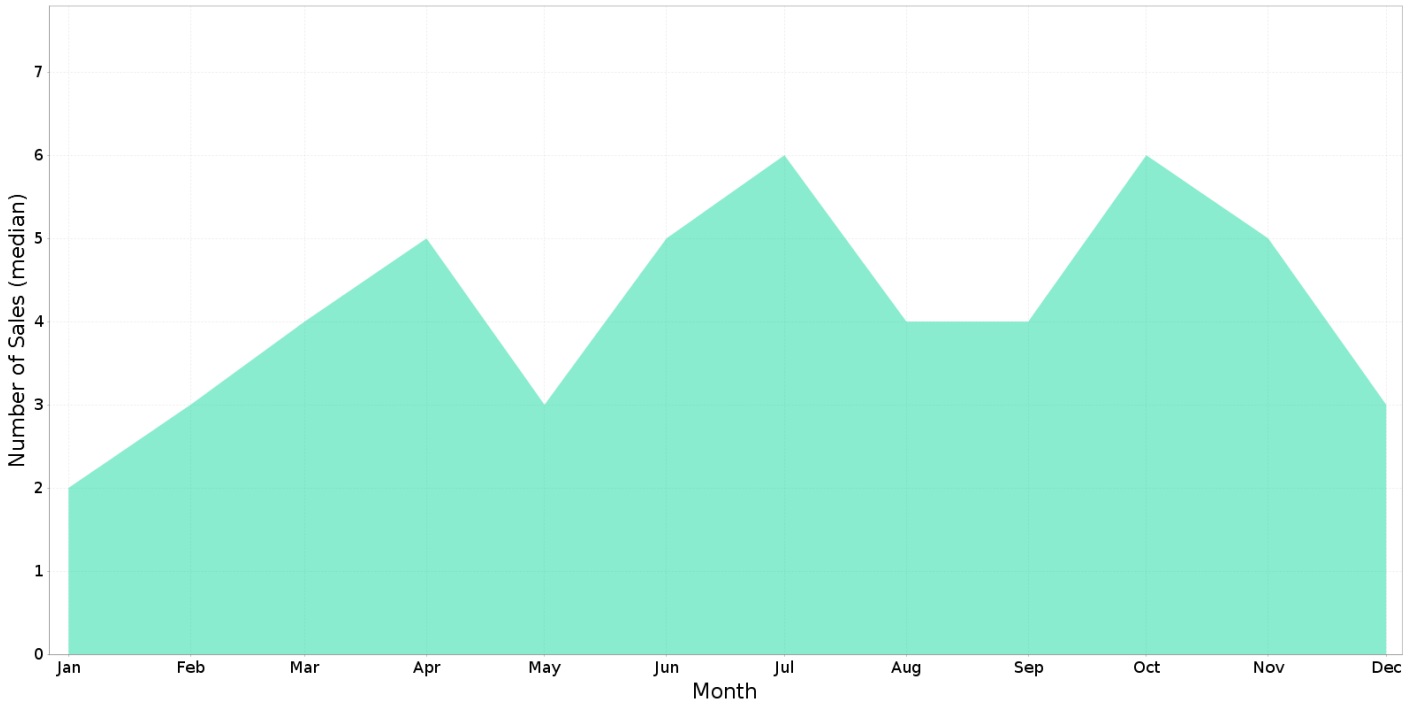
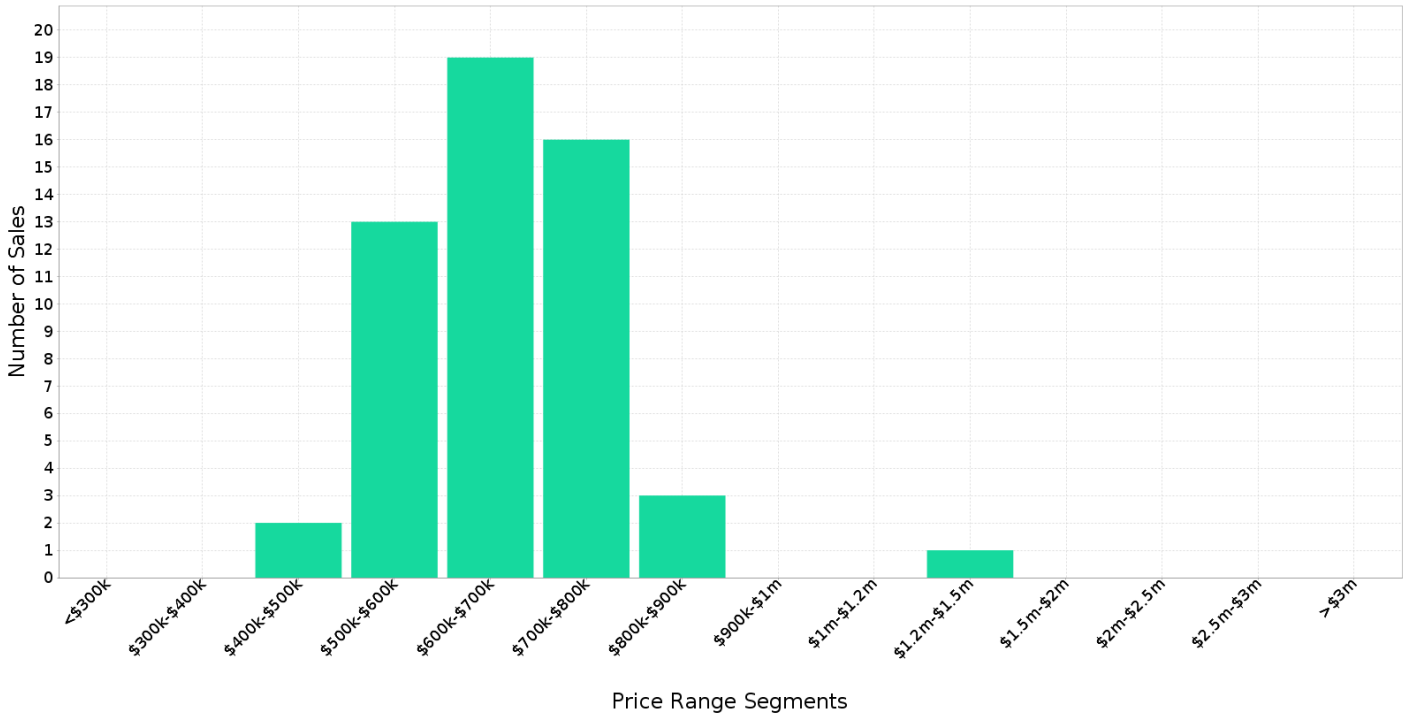
SURREY DOWNS - Peak Selling Periods (3 years)



SURREY DOWNS - Price Range Segments (12 months)



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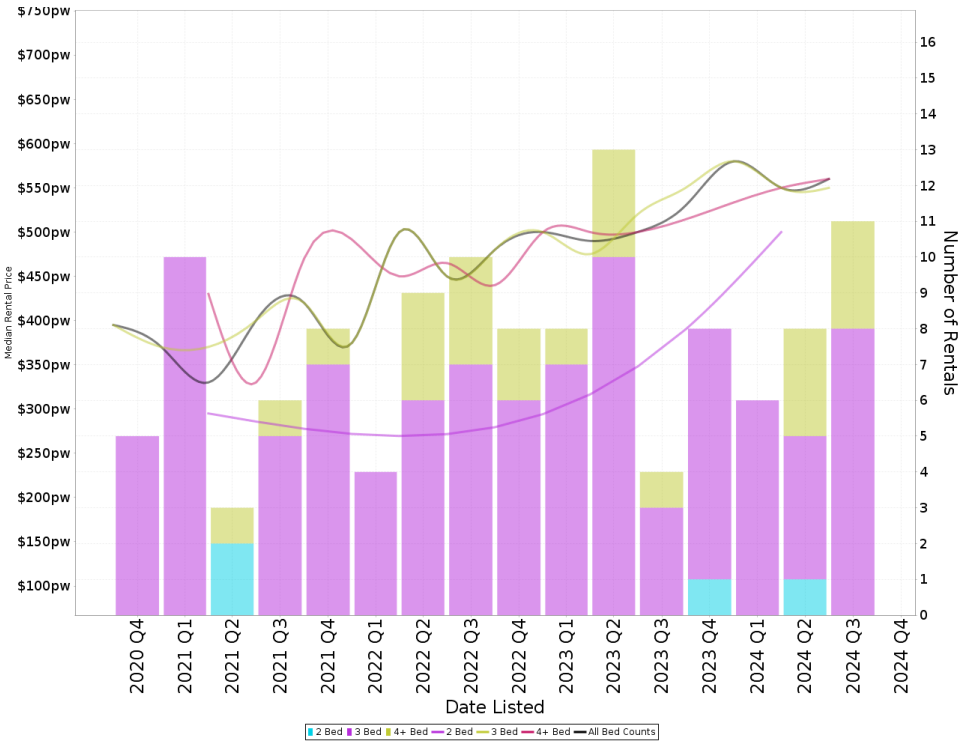
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.2%

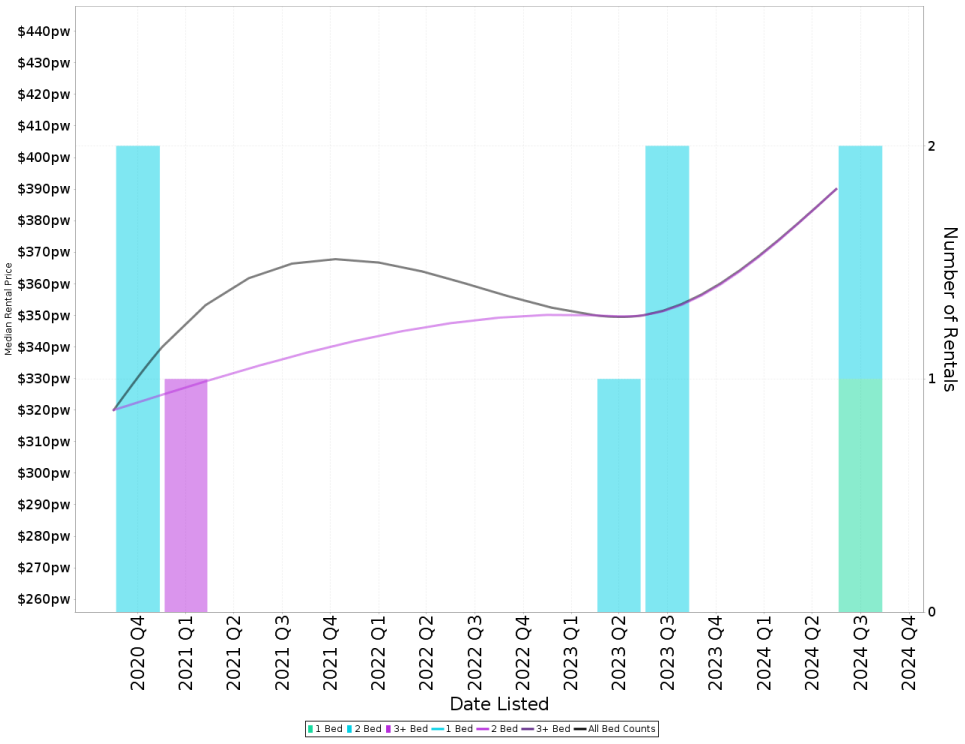
Current Median Price: $650,750
Previous Median Price: $575,000
Based on 109 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $650,750
Current Median Rent: $550
Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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SURREY DOWNS - Recently Sold Properties

Median Sale Price

$651k

Based on 54 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

+13.2%

Current Median Price: $650,750
Previous Median Price: $575,000

Based on 109 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

54

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

356 HANCOCK RD

37 AMANDA DR

8 JUSTINA PL

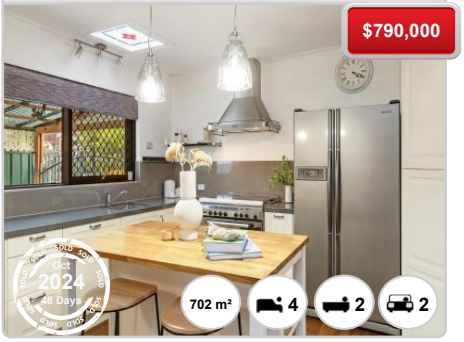
7/28 ZANONI CRES

1 LYDIA AVE

34 JOYCELYN AVE

5 ROYAL ADMIRAL PL

15 BAXTER AVE



415 YATALA VALE RD

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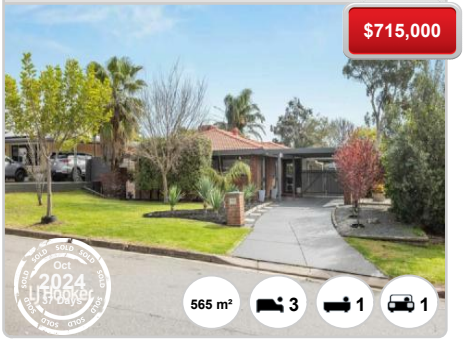
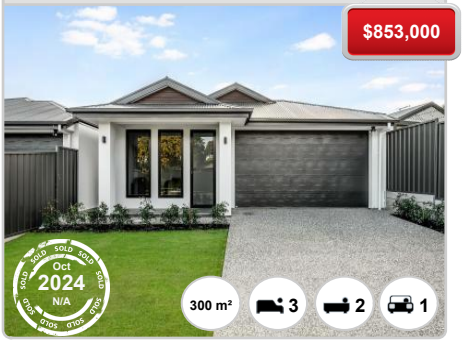
37 JOYCELYN AVE

16 ILLYARRIE AVE

36 WIRILDA AVE

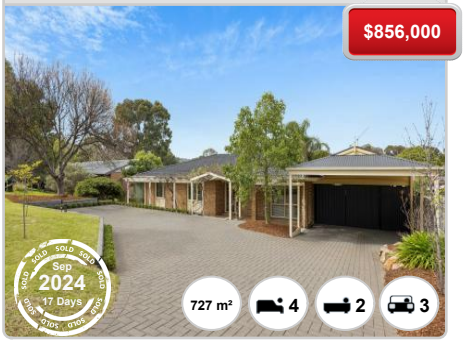


16B ILLYARRIE AVE

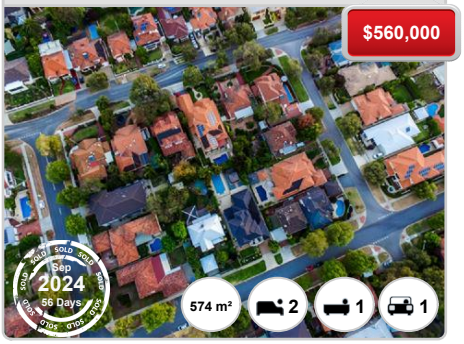


21 WIRILDA AVE

97 ILLYARRIE AVE

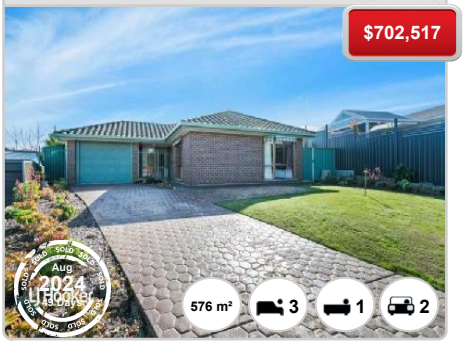


54 BAXTER AVE

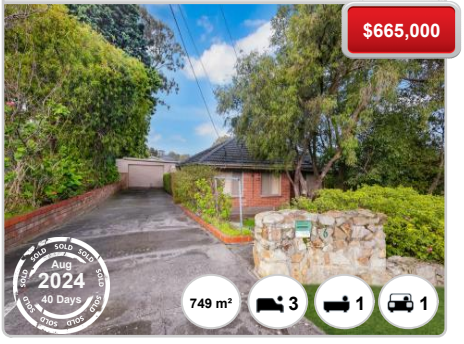


2 TANYA ST

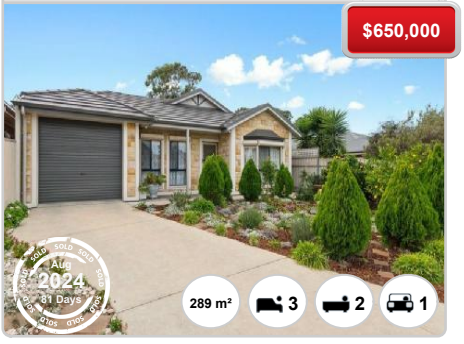
21 PAULINE DR



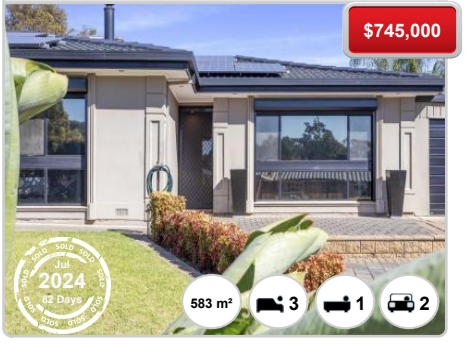
6 TANYA ST



376 GRENFELL RD



34 BAXTER AVE



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SURREY DOWNS - Properties For Rent

Median Rental Price

$550 /w

Based on 33 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

+4.4%

Current Median Price: $650,750
Current Median Rent: $550

Based on 54 recorded House sales and 33 House rentals compared over the last 12 months

Number of Rentals

33

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

2A JOYCELYN AVENUE

$680 per week

9 TANYA STREET

$480 per week

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