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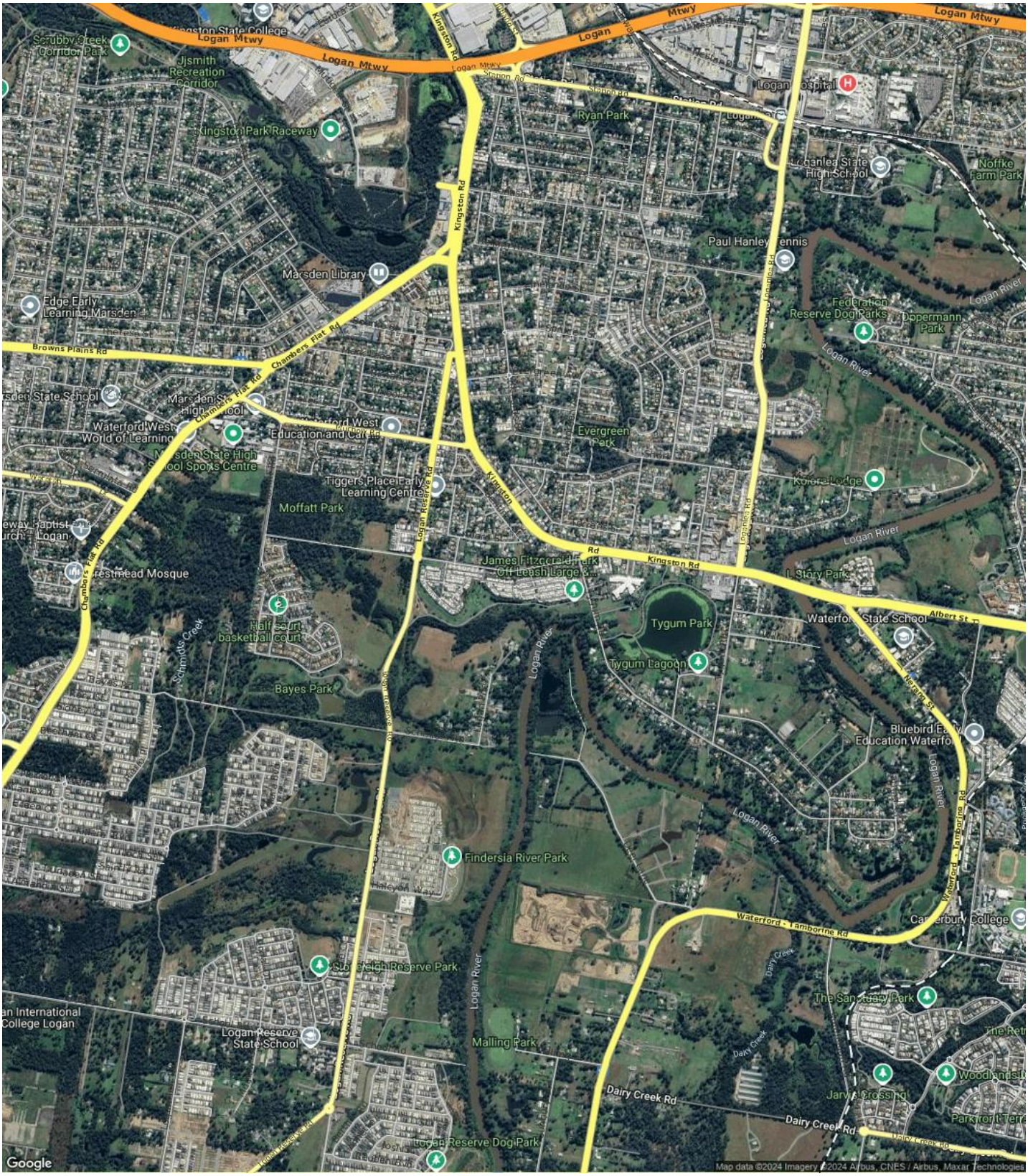
SUBURB FLYOVER REPORT

WATERFORD WEST (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

WATERFORD WEST - Suburb Map



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WATERFORD WEST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	118	$ 250,000	0.0 %	$ 160,000	$ 750,000
2007	164	$ 305,000	22.0 %	$ 151,841	$ 785,000
2008	92	$ 311,880	2.3 %	$ 225,000	$ 2,062,500
2009	94	$ 330,000	5.8 %	$ 245,000	$ 695,000
2010	57	$ 332,500	0.8 %	$ 201,162	$ 555,000
2011	53	$ 310,000	-6.8 %	$ 50,000	$ 600,000
2012	60	$ 295,500	-4.7 %	$ 190,000	$ 955,000
2013	65	$ 285,000	-3.6 %	$ 165,000	$ 540,000
2014	84	$ 326,500	14.6 %	$ 160,000	$ 695,000
2015	87	$ 325,000	-0.5 %	$ 193,000	$ 760,000
2016	107	$ 350,000	7.7 %	$ 237,500	$ 722,500
2017	83	$ 368,000	5.1 %	$ 185,000	$ 1,400,000
2018	81	$ 367,000	-0.3 %	$ 235,000	$ 650,000
2019	57	$ 345,000	-6.0 %	$ 235,000	$ 800,000
2020	76	$ 362,500	5.1 %	$ 55,000	$ 1,050,000
2021	130	$ 430,000	18.6 %	$ 65,000	$ 1,800,000
2022	106	$ 551,000	28.1 %	$ 310,000	$ 2,200,000
2023	96	$ 586,500	6.4 %	$ 160,000	$ 1,450,000
2024	74	$ 691,500	17.9 %	$ 520,000	$ 1,400,000

Median Sale Price

$678k

Based on 86 recorded House sales within the last 12 months (Oct '23 - Sep '24)

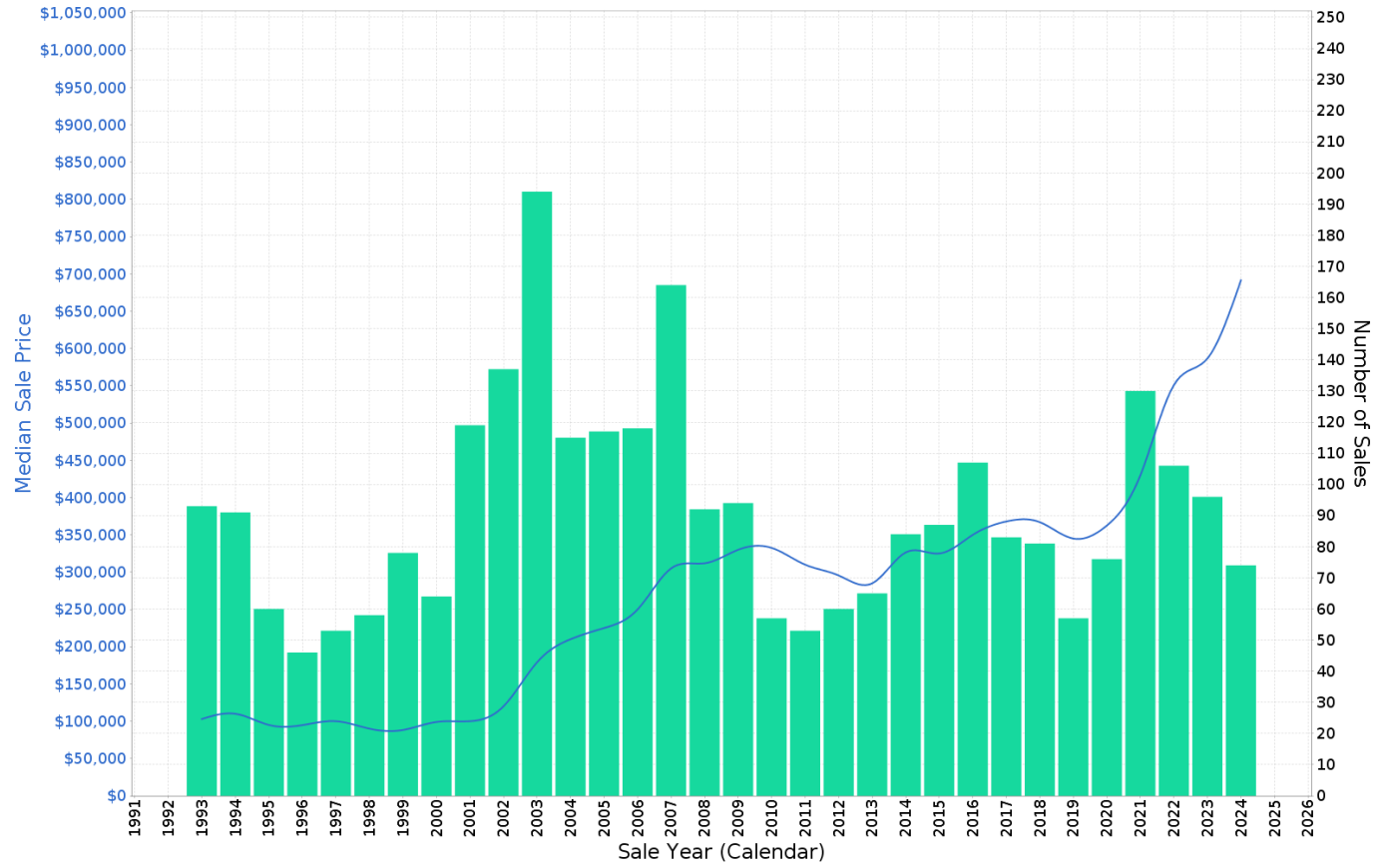
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+18.0%

Current Median Price: $678,000
Previous Median Price: $574,500

Based on 188 recorded House sales compared over the last two rolling 12 month periods



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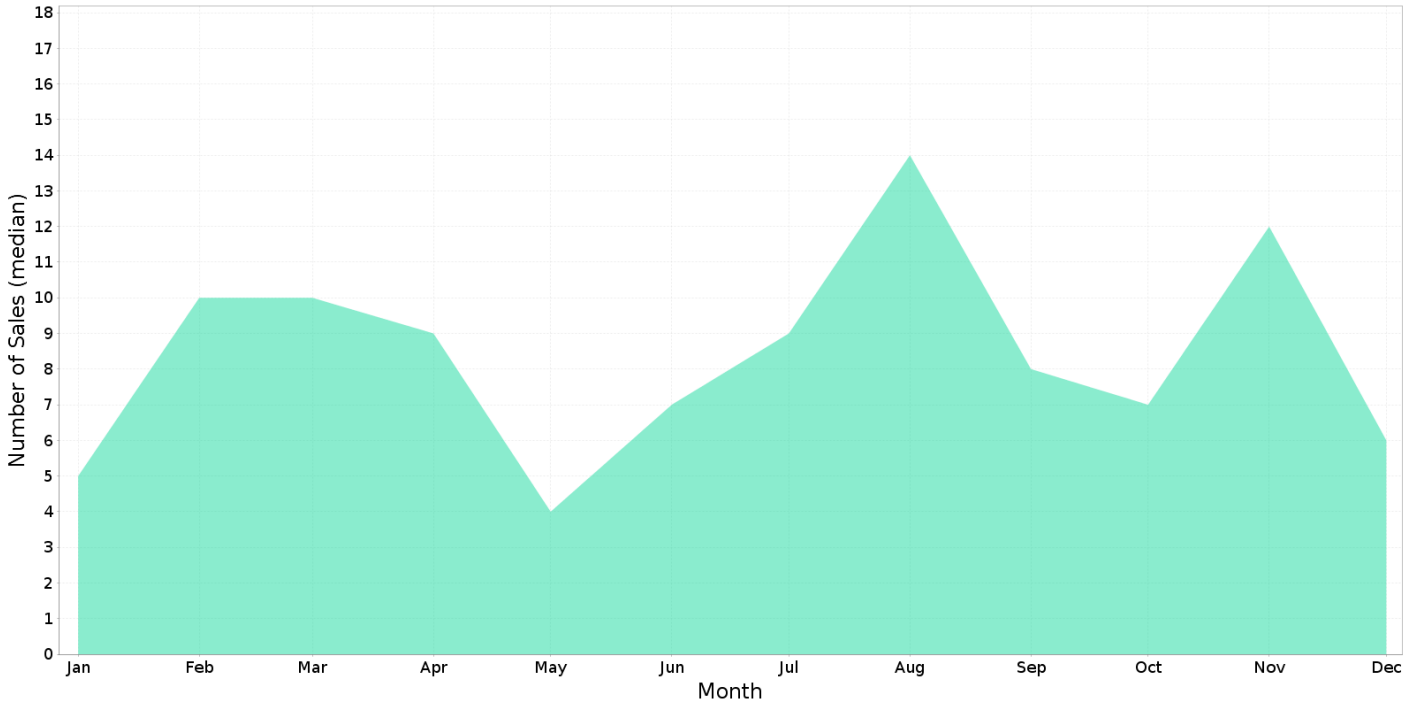
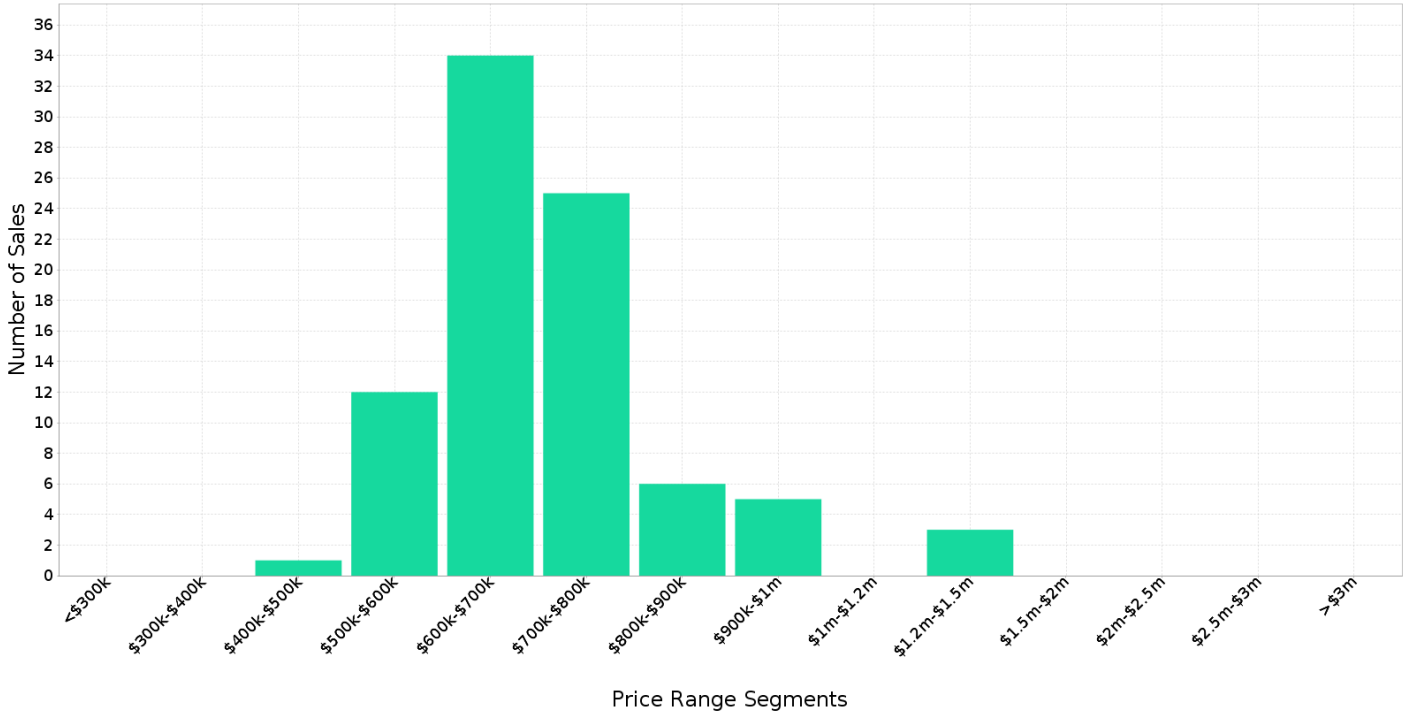
WATERFORD WEST - Peak Selling Periods (3 years)



WATERFORD WEST - Price Range Segments (12



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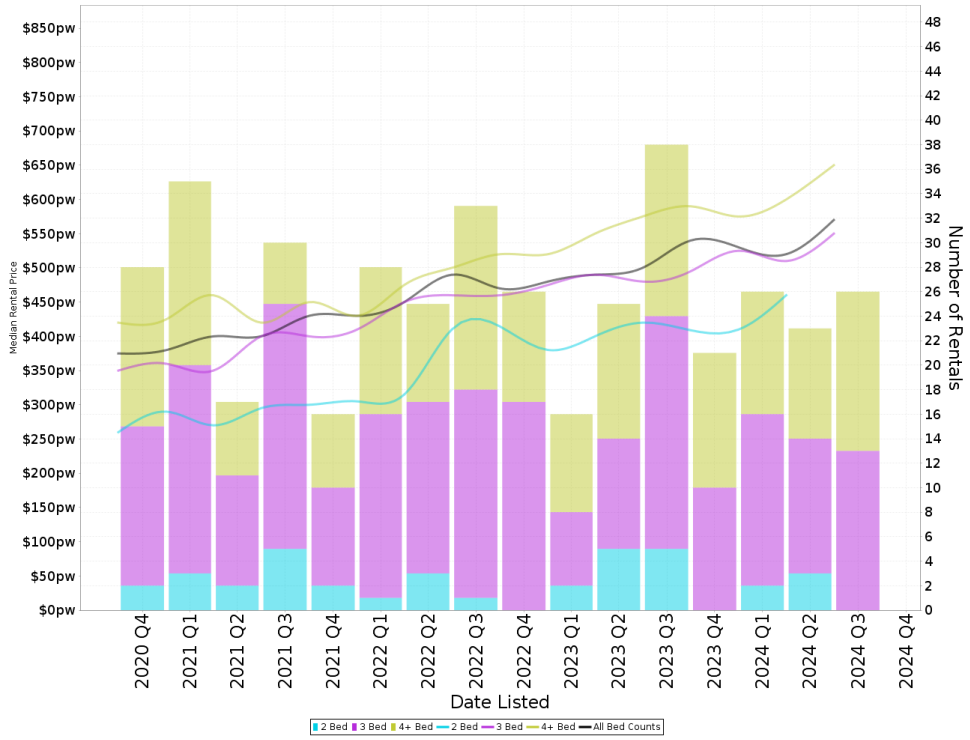
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.0%

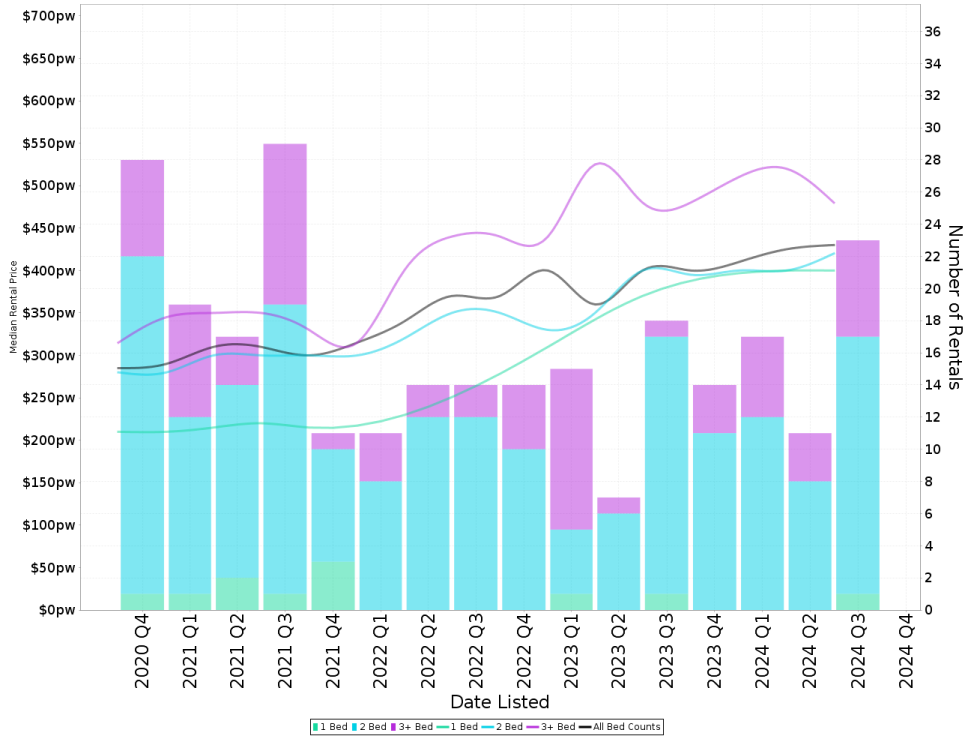
Current Median Price: $678,000
Previous Median Price: $574,500
Based on 188 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $678,000
Current Median Rent: $540
Based on 96 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+35.0%

Current Median Price: $405,000
Previous Median Price: $300,000
Based on 114 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: $405,000
Current Median Rent: $420
Based on 65 registered Unit rentals compared over the last 12 months.

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WATERFORD WEST - Recently Sold Properties

Median Sale Price

$678k

Based on 86 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

+18.0%

Current Median Price: $678,000
Previous Median Price: $574,500

Based on 188 recorded House sales compared over the last two rolling 12 month periods

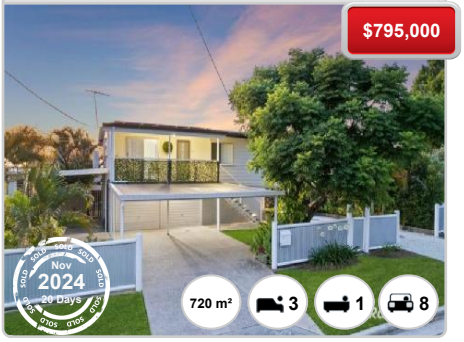
Sold Properties

86

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

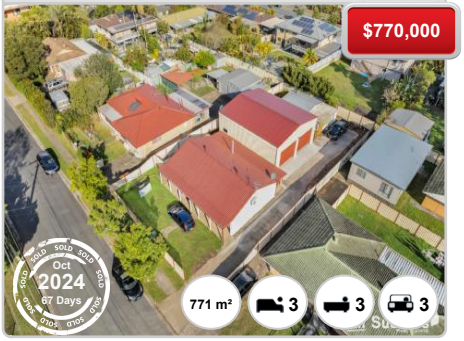
10 ORSETT ST



6 MCGRATH ST

23B MARK LANE

6 WUNBURRA ST



9 CLARENCE ST

1 LAVENDER ST

23 LIFESTYLE CL

35-37 ALLORA ST

10 WATERS ST

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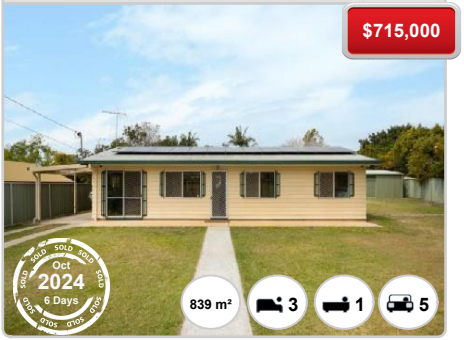
103 TYGUM RD

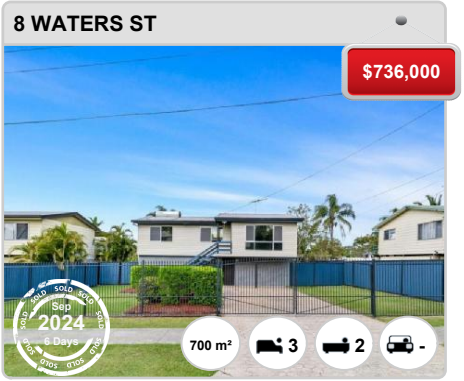
31 HOLLES ST



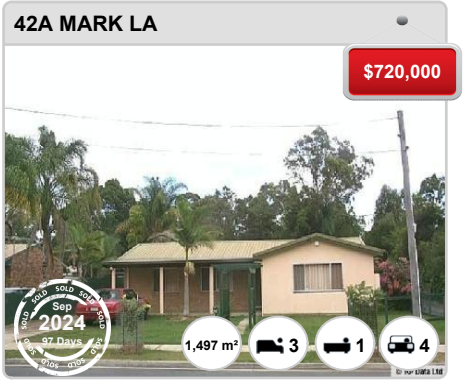
28 MOFFATT RD

59 TORRENS ST

8 WATERS ST



42A MARK LA



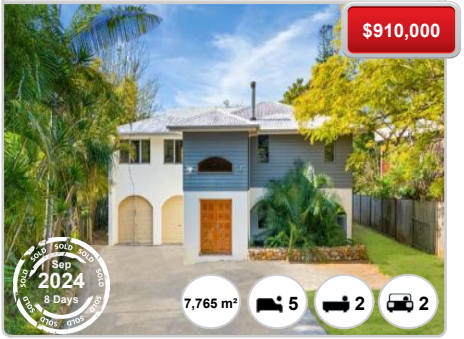
14 PRESCOT ST

2 RENMELAIR ST

54 LOGAN RESERVE RD

58 KATRINA CRES

71 KATRINA CRES



86 MUCHOW ROAD OF

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WATERFORD WEST - Properties For Rent

Median Rental Price

$540 /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

+4.1%

Current Median Price: $678,000
Current Median Rent: $540

Based on 86 recorded House sales and 96 House rentals compared over the last 12 months

Number of Rentals

96

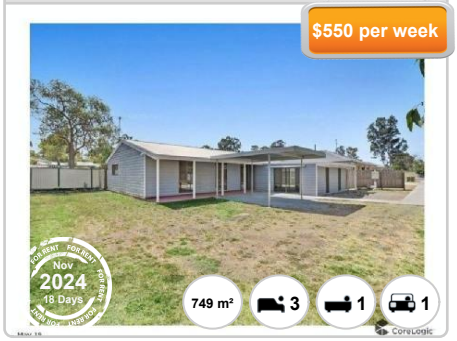
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

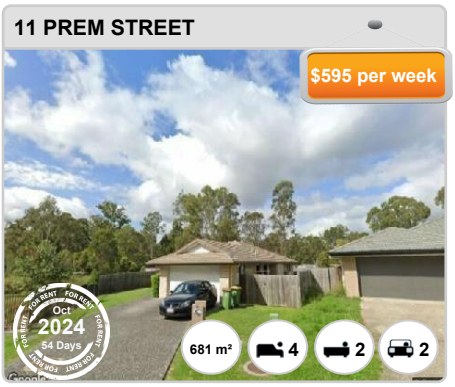
2 AEGEAN STREET

41 HOLLES STREET

835A KINGSTON ROAD

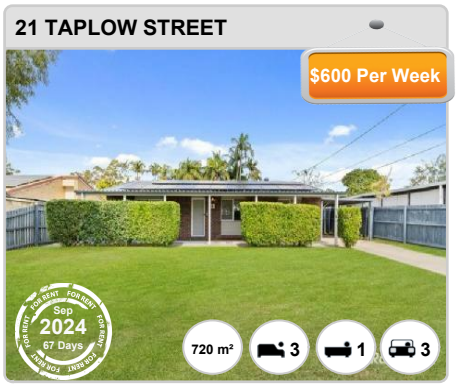


11 PREM STREET

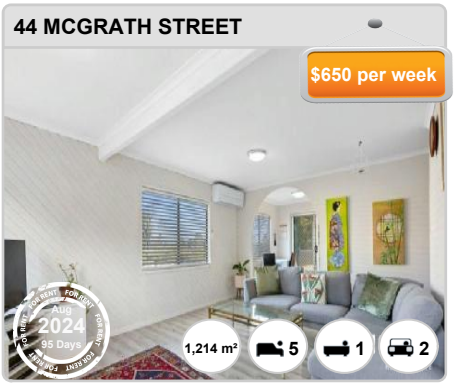


869C KINGSTON ROAD

21 TAPLOW STREET



44 MCGRATH STREET



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