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SUBURB FLYOVER REPORT

WOODCROFT (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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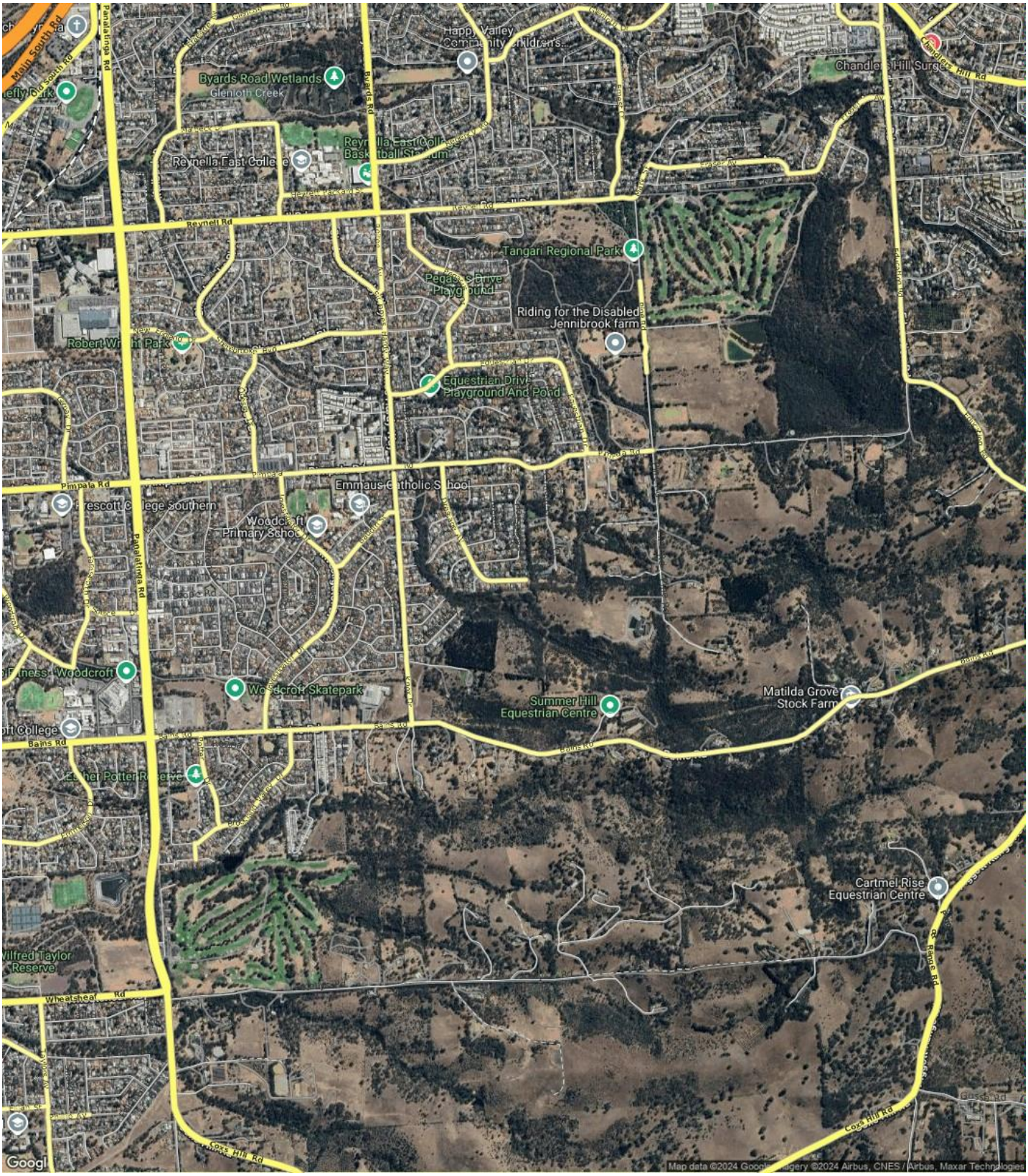
WOODCROFT - Suburb Map



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WOODCROFT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	238	$ 276,625	0.0 %	$ 160,000	$ 585,000
2007	235	$ 296,000	7.0 %	$ 2,950	$ 535,000
2008	180	$ 335,500	13.3 %	$ 36,100	$ 565,000
2009	198	$ 349,000	4.0 %	$ 10,000	$ 572,000
2010	163	$ 365,000	4.6 %	$ 175,000	$ 660,000
2011	132	$ 360,000	-1.4 %	$ 105,850	$ 661,000
2012	136	$ 359,000	-0.3 %	$ 51,220	$ 615,000
2013	187	$ 365,000	1.7 %	$ 67,000	$ 725,000
2014	168	$ 376,500	3.2 %	$ 180,000	$ 700,000
2015	155	$ 385,000	2.3 %	$ 67,000	$ 795,000
2016	159	$ 375,000	-2.6 %	$ 140,000	$ 644,000
2017	143	$ 409,000	9.1 %	$ 150,000	$ 748,000
2018	141	$ 398,600	-2.5 %	$ 270,000	$ 920,000
2019	140	$ 410,000	2.9 %	$ 195,000	$ 900,000
2020	118	$ 426,000	3.9 %	$ 285,000	$ 800,000
2021	143	$ 540,000	26.8 %	$ 230,000	$ 1,350,000
2022	140	$ 617,500	14.4 %	$ 120,000	$ 1,450,000
2023	135	$ 660,000	6.9 %	$ 50,000	$ 990,000
2024	105	$ 765,000	15.9 %	$ 593,000	$ 1,315,000

Median Sale Price

$735k

Based on 121 recorded House sales within the last 12 months (Oct '23 - Sep '24)

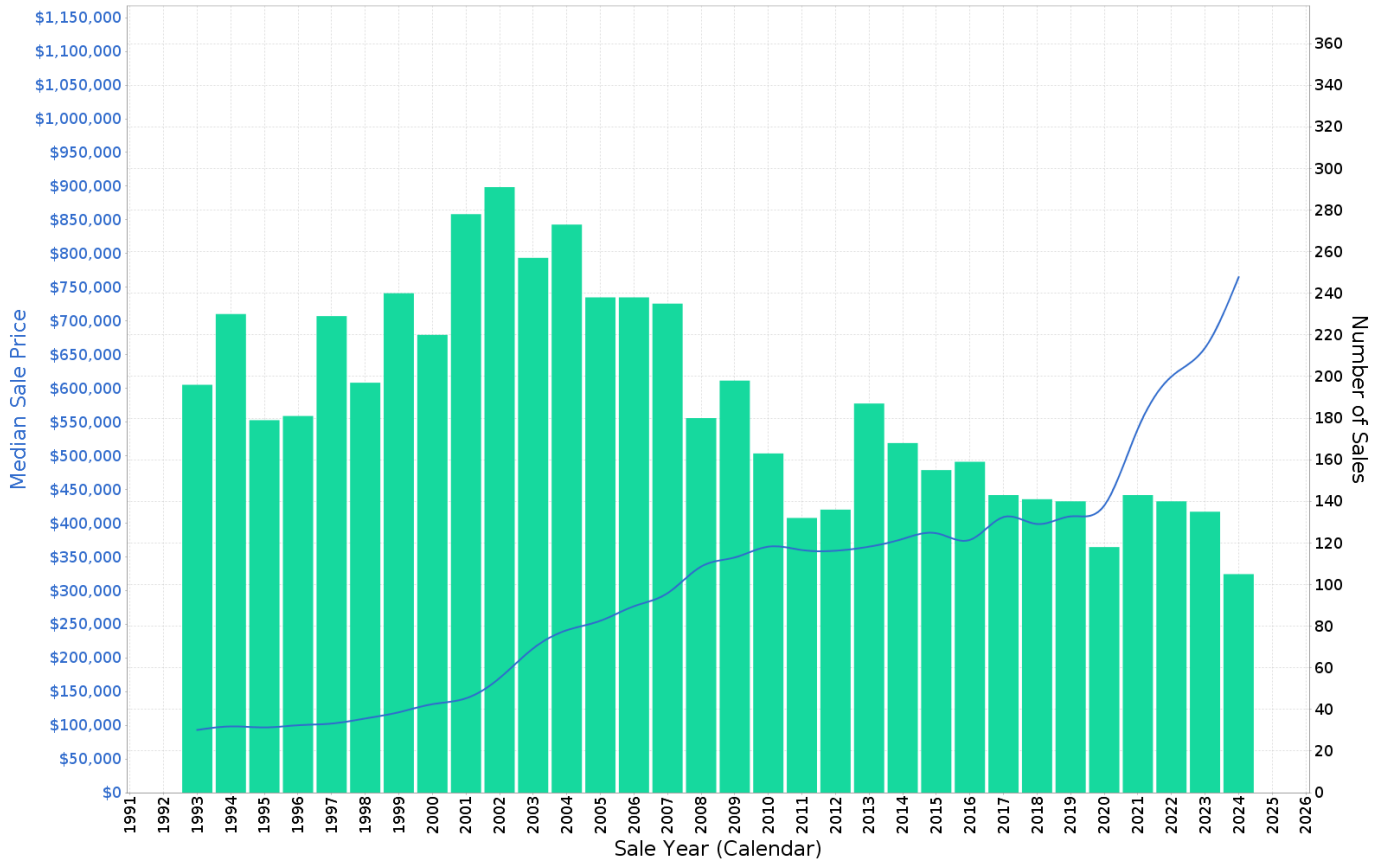
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.4%

Current Median Price: $735,000
Previous Median Price: $660,000

Based on 256 recorded House sales compared over the last two rolling 12 month periods



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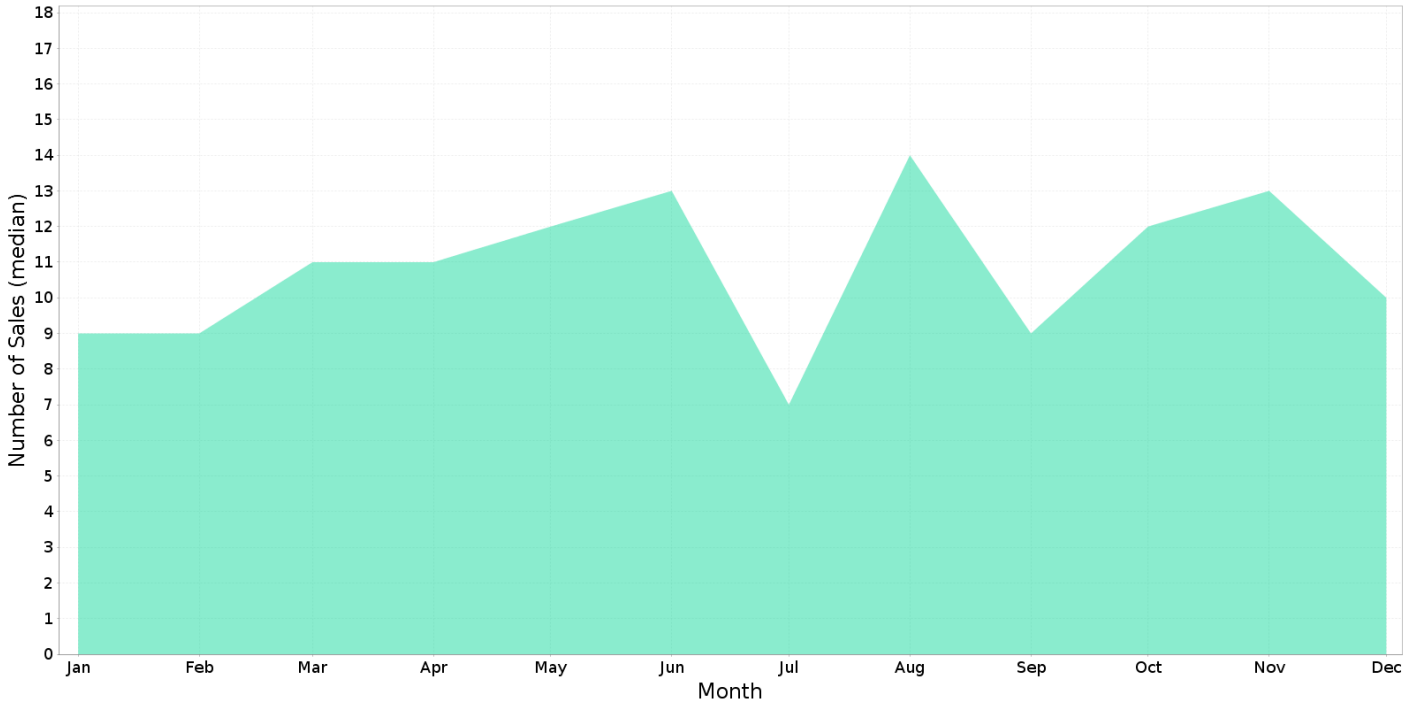
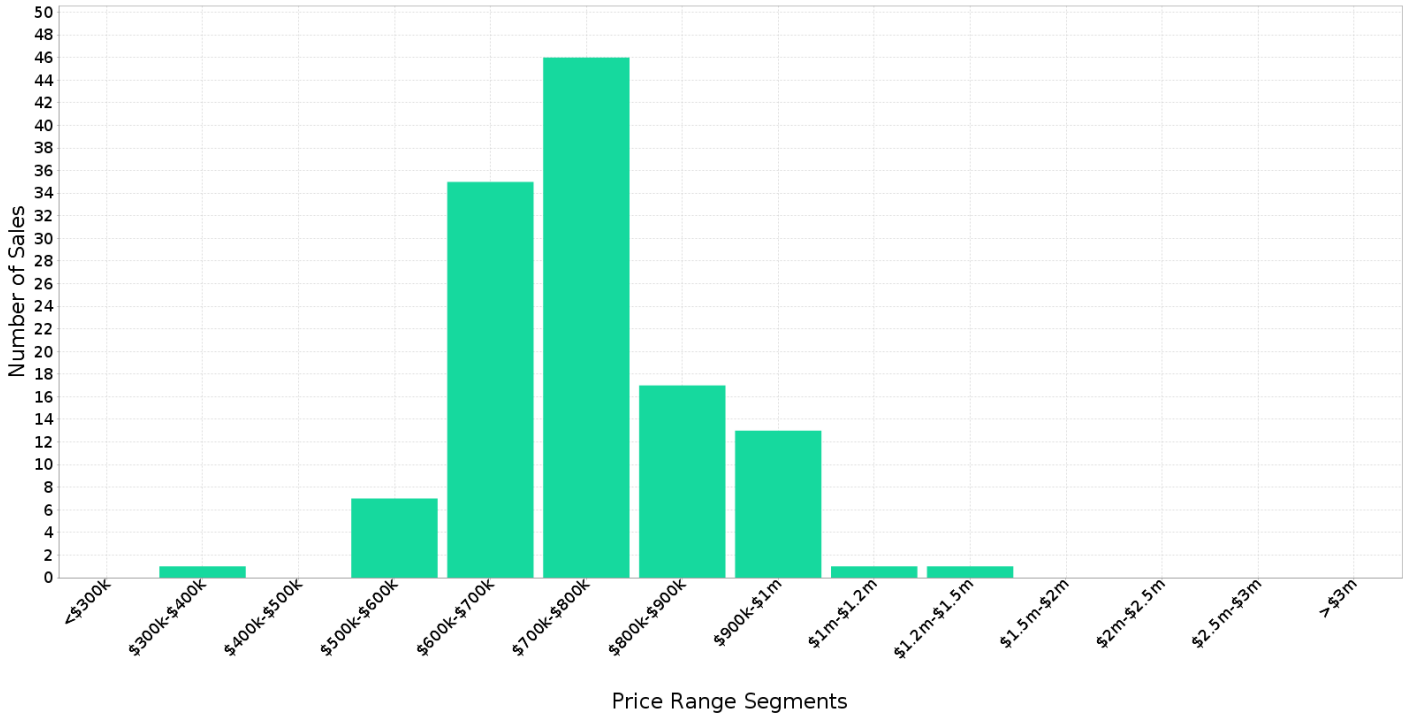
WOODCROFT - Peak Selling Periods (3 years)



WOODCROFT - Price Range Segments (12 months)



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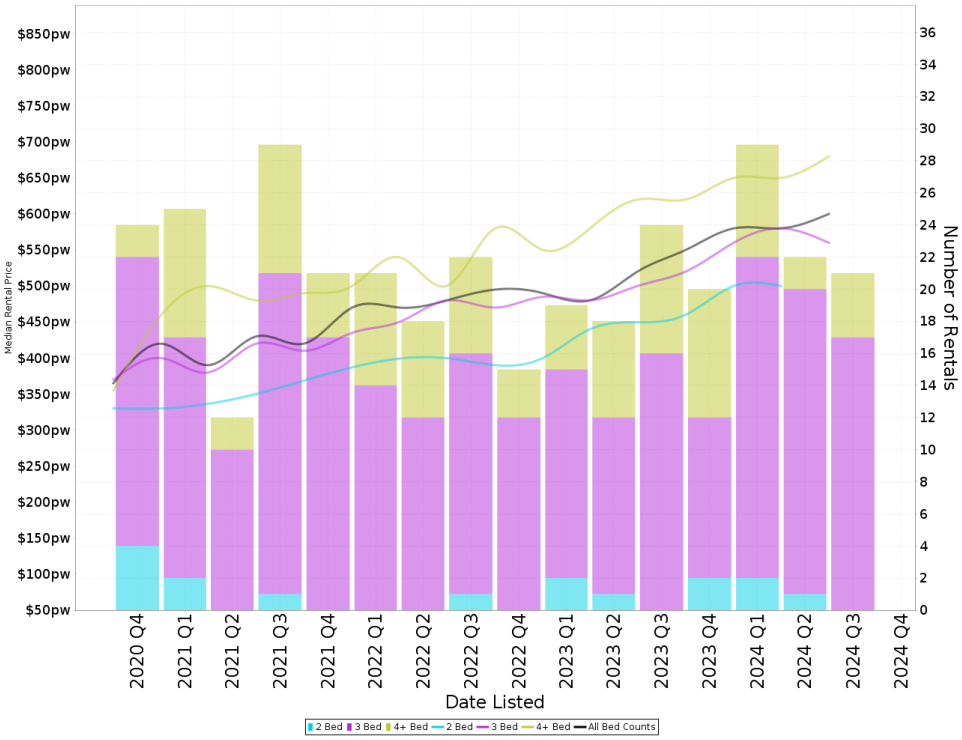
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.4%

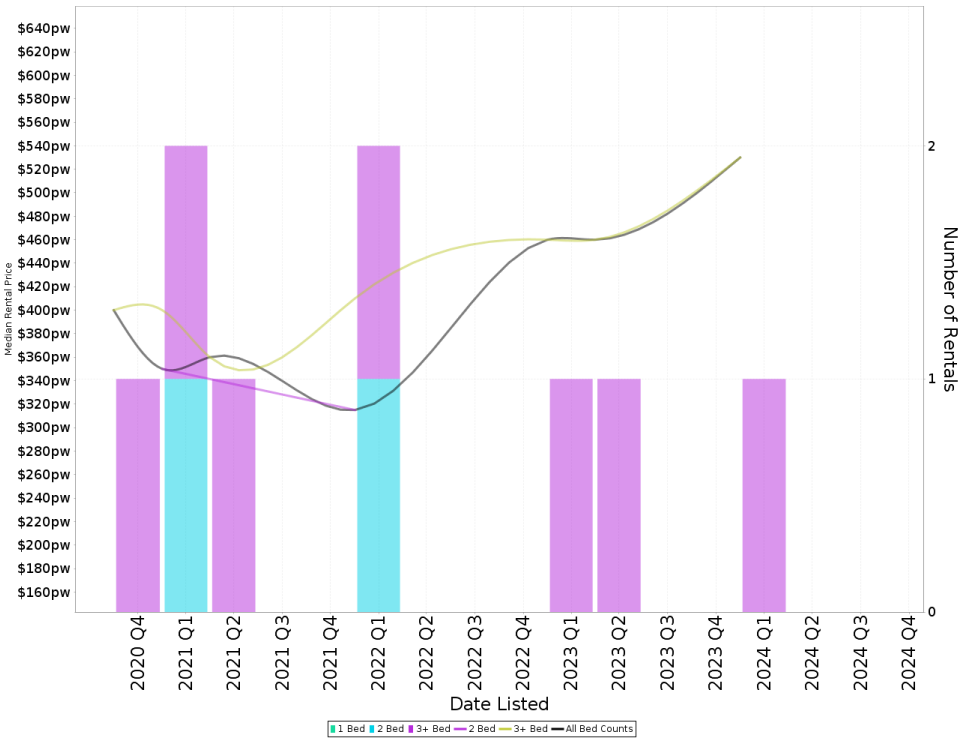
Current Median Price: $735,000
Previous Median Price: $660,000
Based on 256 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $735,000
Current Median Rent: $580
Based on 92 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.3%

Current Median Price: $521,500
Previous Median Price: $505,000
Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: $521,500
Current Median Rent: $530
Based on 1 registered Unit rentals compared over the last 12 months.

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WOODCROFT - Recently Sold Properties

Median Sale Price

$735k

Based on 121 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

+11.4%

Current Median Price: $735,000
Previous Median Price: $660,000

Based on 256 recorded House sales compared over the last two rolling 12 month periods

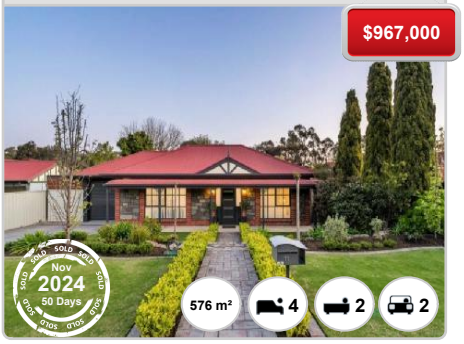
Sold Properties

121

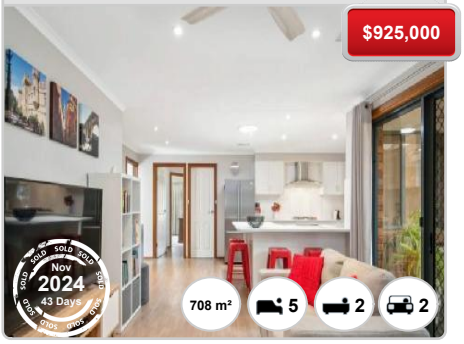
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

11 WOODING AVE

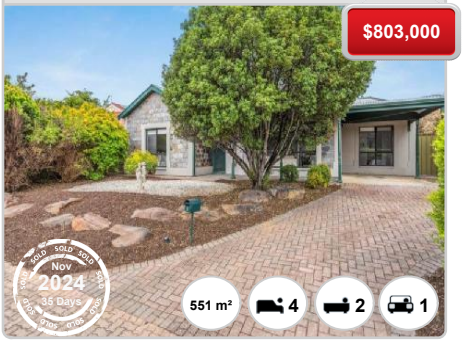


8 WYLIE CRT



3 TRAEGER CRT

2 BAROSSA WAY



1 MCCORMACK CRES

11 CORNWALL CRT

21 BROOKLAND VALLEY DR

10 BAY PL

2 AMBROSINI CRT

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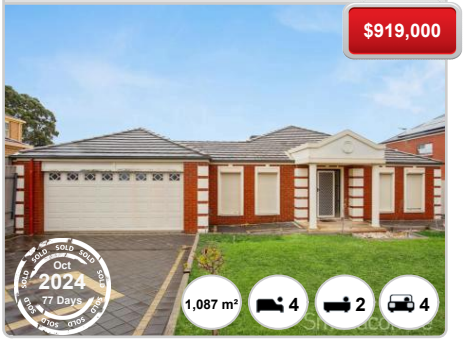
10 HENDRIX CRES

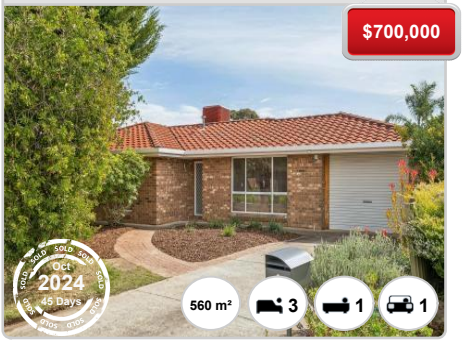
14 CASS CRT

184 PIMPALA RD



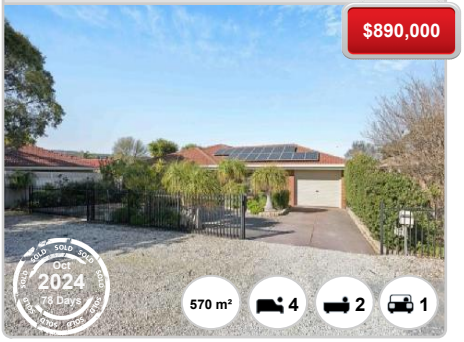
19 JIMMY WATSON DR

4 JAGGER CRES



27 JIMMY WATSON DR

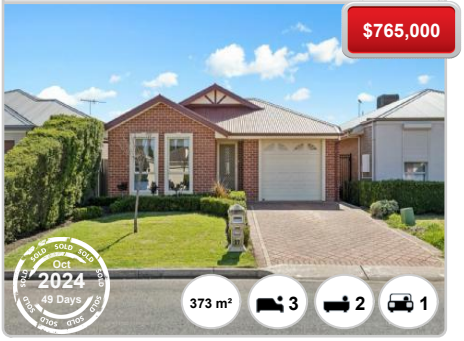
196 PIMPALA RD



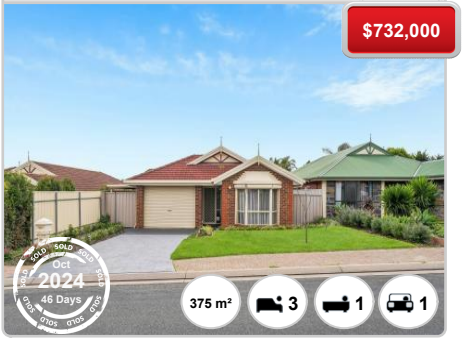
19 TUSCANNY WAY

18 TOBIN CRES

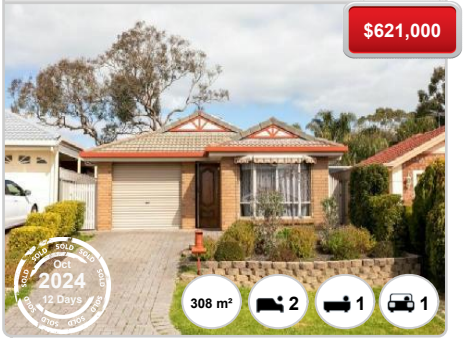
27 SOVEREIGN DR



20 TUSCANNY WAY



63 DORRIEN AVE



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WOODCROFT - Properties For Rent

Median Rental Price

$580 /w

Based on 92 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: $735,000
Current Median Rent: $580

Based on 121 recorded House sales and 92 House rentals compared over the last 12 months

Number of Rentals

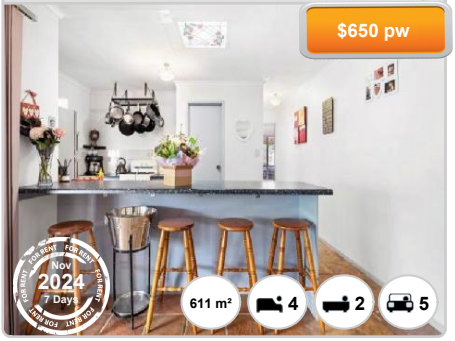
92

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

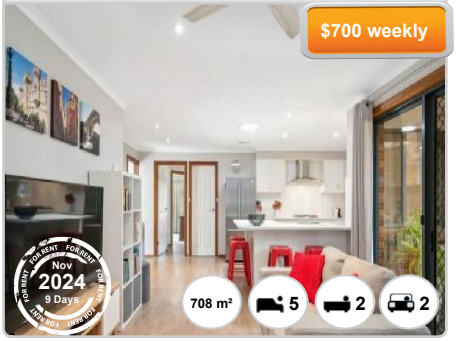
Based on a rolling 12 month period and may differ from calendar year statistics

37 JAGGER CRESCENT

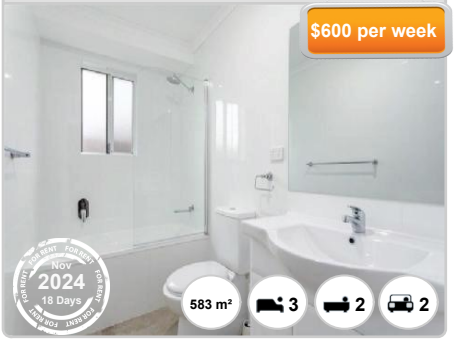
5 BLOOMSBURY COURT



8 WYLIE COURT



8 LEICHARDT STREET

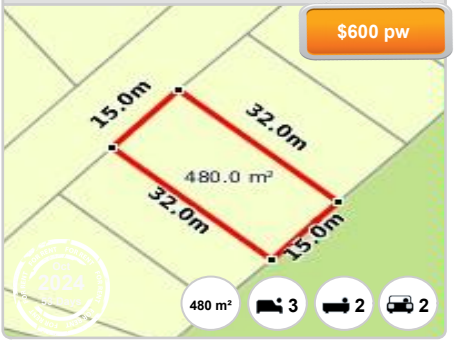


21 WARBURTON DRIVE

11 CORNWALL COURT

7 WYLIE COURT

8 MIDDLEBROOK COURT



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