

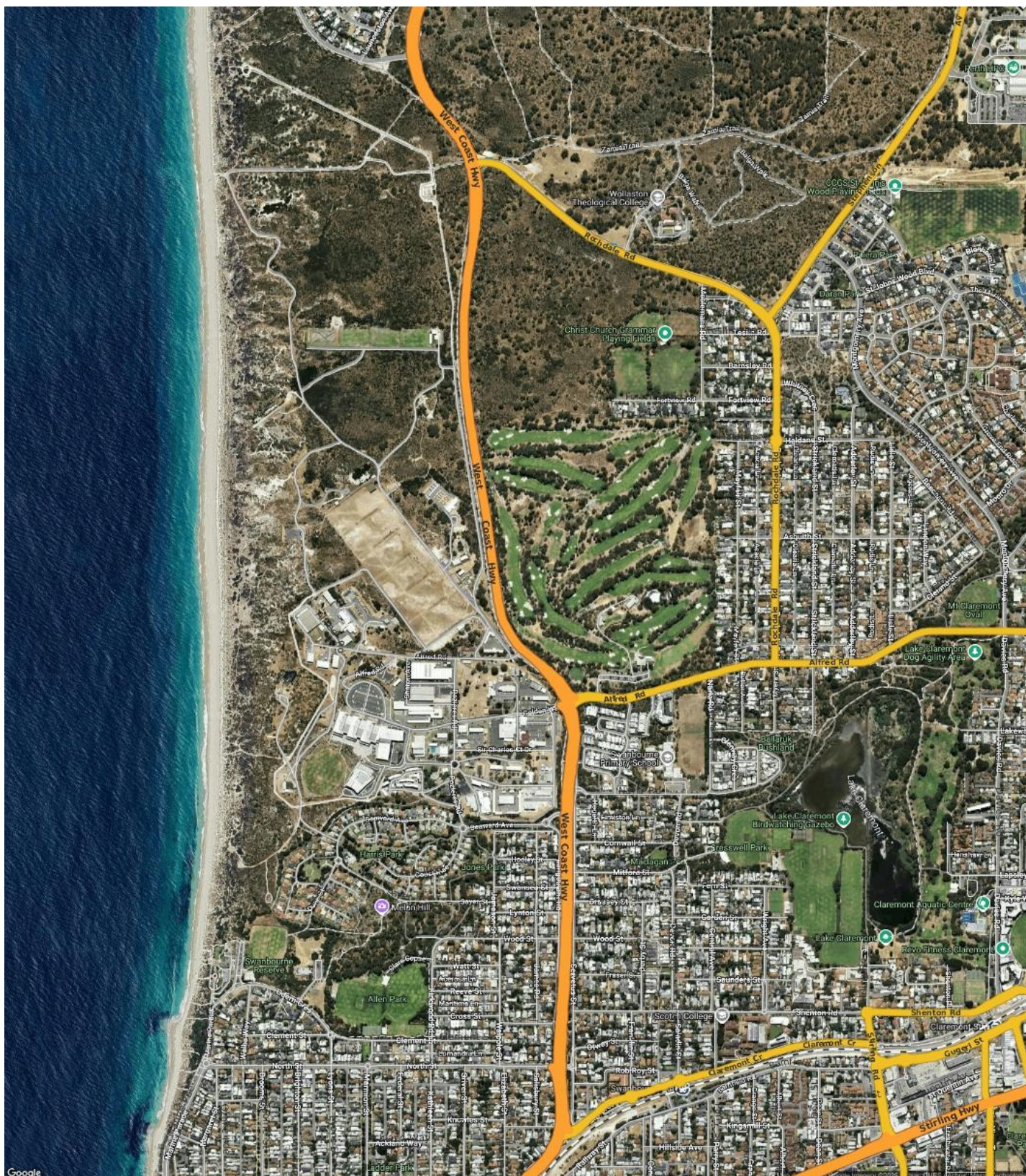
# **SUBURB FLYOVER REPORT**

SWANBOURNE (HOUSE)

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## SWANBOURNE - Suburb Map





# SWANBOURNE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	58	\$ 1,250,000	0.0 %	\$ 675,000	\$ 4,750,000
2008	30	\$ 1,450,000	16.0 %	\$ 200,000	\$ 7,900,000
2009	52	\$ 1,280,000	-11.7 %	\$ 366,666	\$ 5,200,000
2010	46	\$ 1,537,500	20.1 %	\$ 762,500	\$ 7,850,000
2011	51	\$ 1,500,000	-2.4 %	\$ 350,000	\$ 5,000,000
2012	62	\$ 1,260,000	-16.0 %	\$ 600,000	\$ 6,350,000
2013	65	\$ 1,507,000	19.6 %	\$ 550,000	\$ 4,050,000
2014	75	\$ 1,555,000	3.2 %	\$ 853,000	\$ 4,880,000
2015	48	\$ 1,625,000	4.5 %	\$ 240,000	\$ 7,300,000
2016	68	\$ 1,700,000	4.6 %	\$ 200,000	\$ 4,800,000
2017	61	\$ 1,480,000	-12.9 %	\$ 110,292	\$ 4,100,000
2018	41	\$ 1,417,000	-4.3 %	\$ 920,000	\$ 2,900,000
2019	62	\$ 1,712,500	20.9 %	\$ 275,000	\$ 3,650,000
2020	68	\$ 1,508,750	-11.9 %	\$ 900,000	\$ 2,950,000
2021	73	\$ 1,815,000	20.3 %	\$ 950,000	\$ 13,300,000
2022	52	\$ 2,106,500	16.1 %	\$ 1,130,000	\$ 12,100,000
2023	58	\$ 2,245,000	6.6 %	\$ 650,000	\$ 7,500,000
2024	66	\$ 2,775,000	23.6 %	\$ 625,000	\$ 8,700,000
2025	33	\$ 2,633,000	-5.1 %	\$ 1,565,000	\$ 4,725,000

Median Sale Price

\$2.68m

Based on 59 recorded House sales within the last 12 months (Financial Year 2025)

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

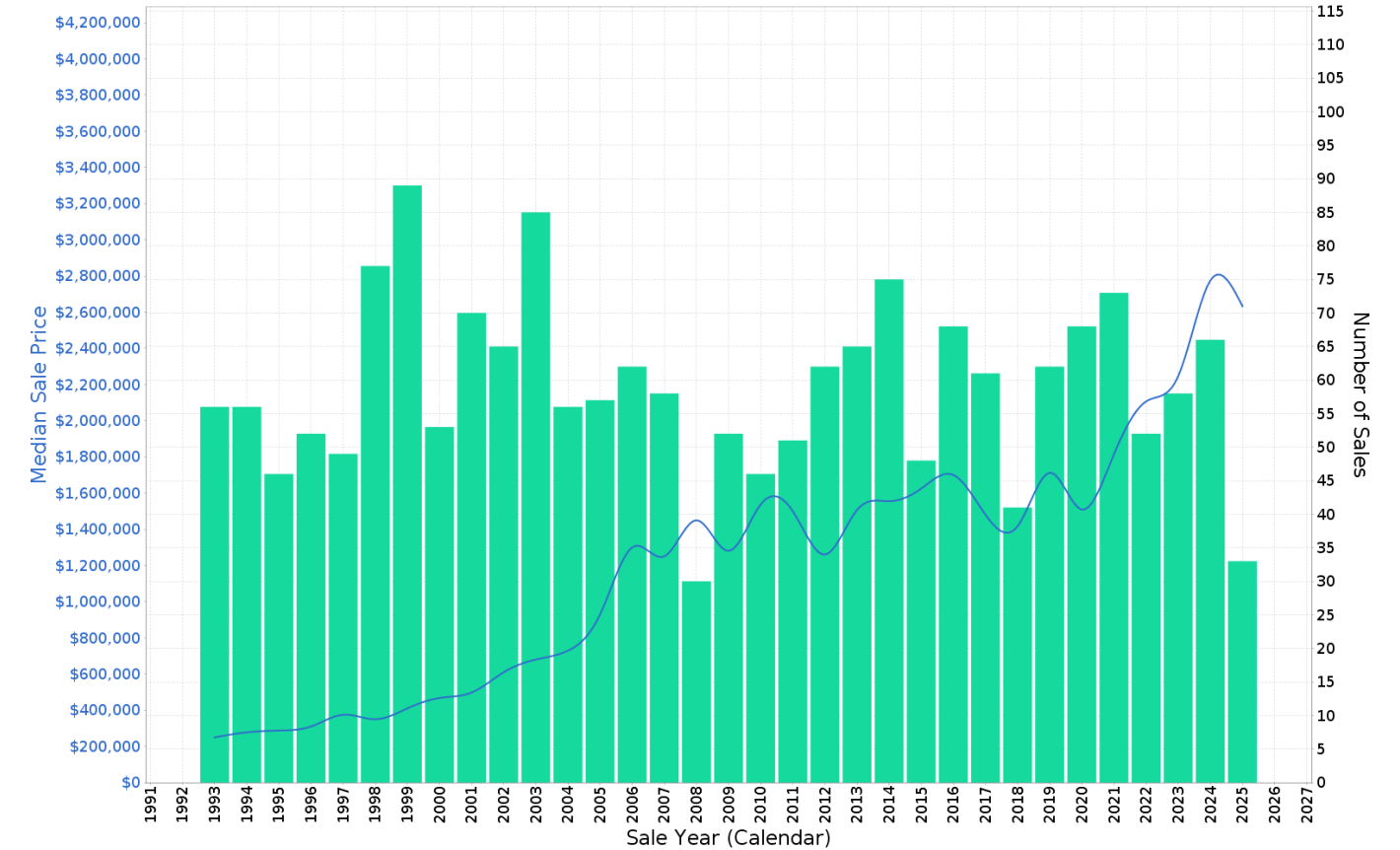
Suburb Growth

+7.2%

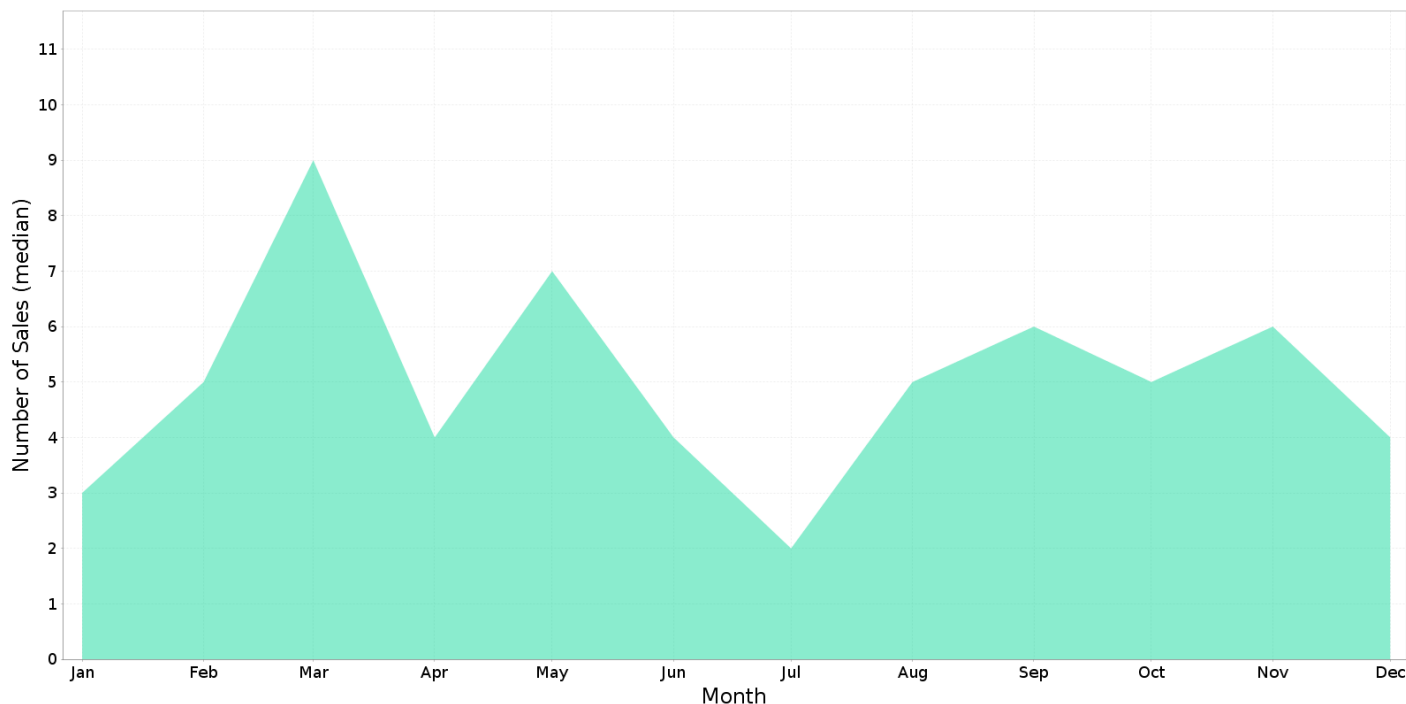
Current Median Price: \$2,680,000

Previous Median Price: \$2,500,000

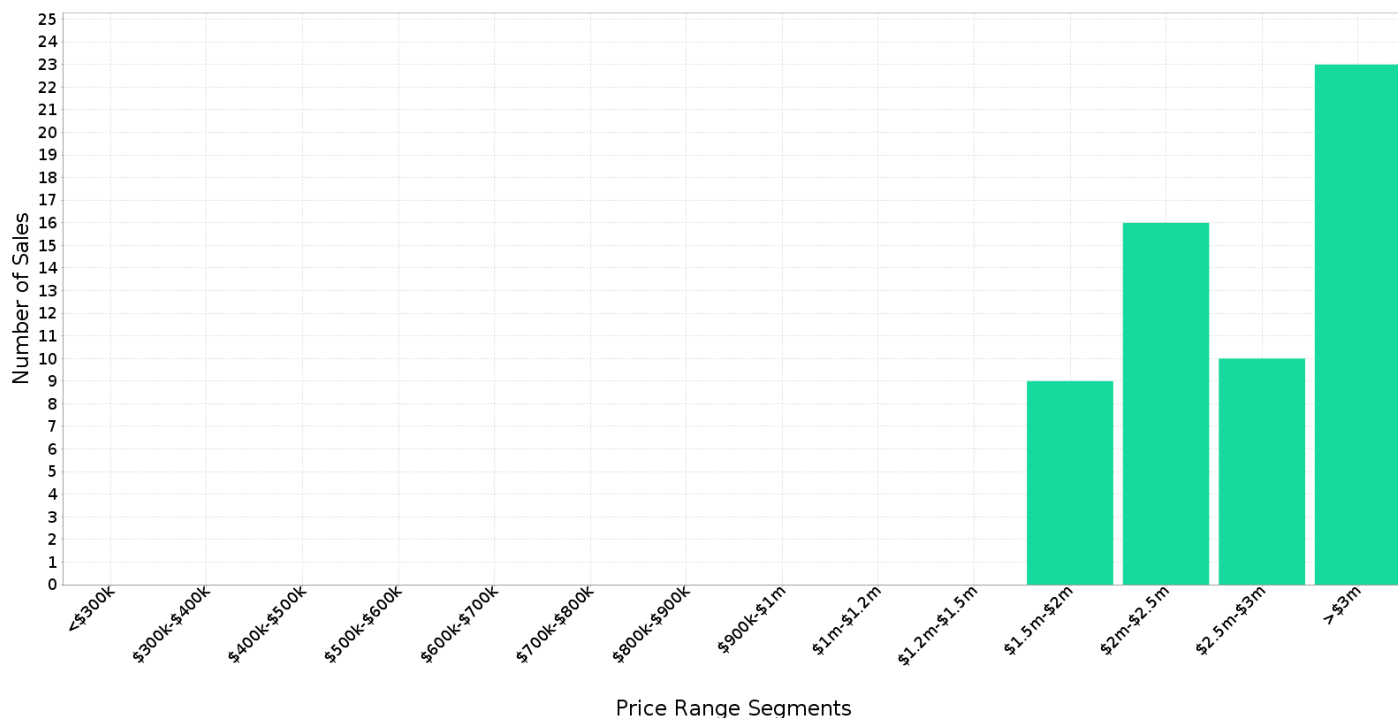
Based on 124 recorded House sales compared over the last two rolling 12 month periods



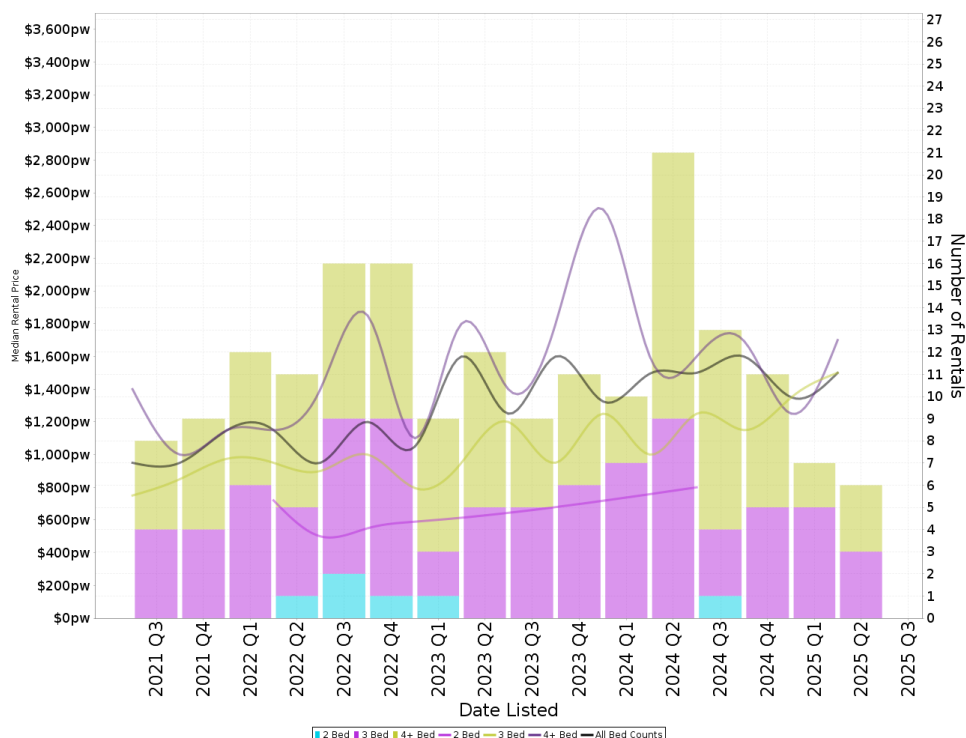
## SWANBOURNE - Peak Selling Periods (3 years)



## SWANBOURNE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.2%**

Current Median Price: \$2,680,000  
Previous Median Price: \$2,500,000

Based on 124 registered House sales compared over the last two rolling 12 month periods.

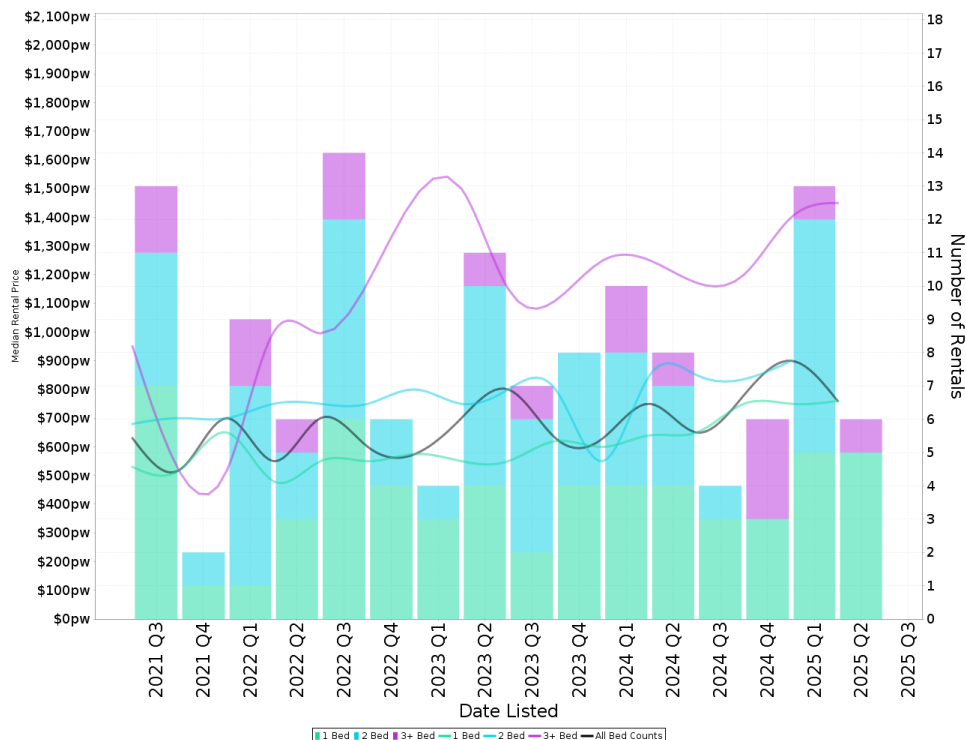
### Suburb Rental Yield

**+2.9%**

Current Median Price: \$2,680,000  
Current Median Rent: \$1,500

Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.9%**

Current Median Price: \$875,000  
Previous Median Price: \$850,000

Based on 49 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$875,000  
Current Median Rent: \$780

Based on 29 registered Unit rentals compared over the last 12 months.

## SWANBOURNE - Recently Sold Properties

Median Sale Price

**\$2.68m**

Based on 59 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**+7.2%**

Current Median Price: \$2,680,000  
Previous Median Price: \$2,500,000

Based on 124 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**59**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

**59 DEVON RD**

**\$3,150,000**

Sold Jun 2025  
11 Days

540 m<sup>2</sup> 4 2 2

**27 LYNTON ST**

**\$2,320,000**

Sold Jul 2025  
7 Days

531 m<sup>2</sup> 2 1 3

**9A LYNTON ST**

**\$2,400,000**

Sold Jun 2025  
1 Day

266 m<sup>2</sup> 3 2 2

**19 GREENVILLE ST**

**\$4,725,000**

Sold Jun 2025  
46 Days

473 m<sup>2</sup> 4 5 2

**15 MYERA ST**

**\$1,850,000**

Sold Jun 2025  
19 Days

556 m<sup>2</sup> 2 2 1

**20 SWANSEA ST**

**\$4,000,000**

Sold Jun 2025  
39 Days

531 m<sup>2</sup> 4 3 2

**54 B NARLA RD**

**\$2,680,000**

Sold Jun 2025  
12 Days

464 m<sup>2</sup> 4 3 2

**2 A JAMES RD**

**\$3,500,000**

Sold Jun 2025  
15 Days

400 m<sup>2</sup> 4 3 2

**74 SHENTON RD**

**\$2,150,000**

Sold May 2025  
24 Days

713 m<sup>2</sup> 3 1 2



**7 JAMES RD**

**\$2,900,000**

38.1m  
14.0m  
15.1m  
33.9m  
628.0 m<sup>2</sup>

2025  
May  
N/A  
224 Days

628 m<sup>2</sup> 4 1 2

**32 SERVETUS ST**

**\$3,925,000**

1,214 m<sup>2</sup> 3 3 1

2025  
May  
N/A  
224 Days

**2 FRANKLIN ST**

**\$1,900,000**

20.1m  
18.2m  
20.2m  
20.2m  
386.9 m<sup>2</sup>

2025  
May  
N/A  
162 Days

387 m<sup>2</sup> 3 1 1

**69 A STRICKLAND ST**

**\$2,200,000**

556 m<sup>2</sup> 3 2 2

2025  
May  
N/A  
N/A

**23 MITFORD ST**

**\$2,360,000**

604 m<sup>2</sup> 4 2 2

2025  
May  
N/A  
N/A

**12 NIDJALLA LOOP**

**\$2,633,000**

351 m<sup>2</sup> 4 2 2

2025  
May  
N/A  
162 Days

**2A DEAKIN ST**

**\$2,300,000**

626 m<sup>2</sup> 3 1 2

2025  
Apr  
27 Days

**107 SHENTON RD**

**\$3,100,000**

1,012 m<sup>2</sup> 3 1 2

2025  
Apr  
88 Days

**66 WOOD ST**

**\$3,480,000**

741 m<sup>2</sup> 3 2 2

2025  
Apr  
77 Days

**5 MITFORD ST**

**\$3,200,000**

594 m<sup>2</sup> 5 3 2

2025  
Apr  
14 Days

**2A CLEMENT ST**

**\$3,850,000**

309 m<sup>2</sup> 4 3 4

2025  
Apr  
N/A

## SWANBOURNE - Properties For Rent

Median Rental Price

**\$1,500 /w**

Based on 37 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

**+2.9%**

Current Median Price: \$2,680,000  
Current Median Rent: \$1,500

Based on 59 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals

**37**

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

