SUBURB FLYOVER REPORT

SWANBOURNE (HOUSE)

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SWANBOURNE - Suburb Map

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SWANBOURNE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	30	$ 1,450,000	0.0 %	$ 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	64	$ 2,850,000	26.9 %	$ 625,000	$ 8,700,000
2025	47	$ 2,675,000	-6.1 %	$ 1,565,000	$ 5,800,000
2026	1	$ 3,500,000	30.8 %	$ 3,500,000	$ 3,500,000

Median Sale Price

$2.67m

Based on 47 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-6.1%

Current Median Price: $2,675,000
Previous Median Price: $2,850,000

Based on 111 recorded House sales compared over the last two rolling 12 month periods

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SWANBOURNE - Peak Selling Periods (3 years)

SWANBOURNE - Price Range Segments (12 months)

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Median Weekly Rents (Houses)

Suburb Sale Price Growth

-6.1%

Current Median Price: $2,675,000
Previous Median Price: $2,850,000
Based on 111 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: $2,675,000
Current Median Rent: $1,500
Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

Suburb Sale Price Growth

+14.2%

Current Median Price: $1,025,000
Previous Median Price: $897,500
Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $1,025,000
Current Median Rent: $800
Based on 31 registered Unit rentals compared over the last 12 months.

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SWANBOURNE - Recently Sold Properties

Median Sale Price

$2.67m

Based on 47 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-6.1%

Current Median Price: $2,675,000
Previous Median Price: $2,850,000

Based on 111 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

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

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

29 NORTH ST

106 CLEMENT ST

12A JAMES RD

1A ROB ROY ST

2 KOREL GDNS

14 LYNTON ST

29 NORTH ST

15 CORNWALL ST

12 LYNTON ST

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3B CORNWALL ST

35A DEVON RD

6B MYERA ST

69 WOOD ST

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SWANBOURNE - Properties For Rent

Median Rental Price

$1,500 /w

Based on 36 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+2.9%

Current Median Price: $2,675,000
Current Median Rent: $1,500

Based on 47 recorded House sales and 36 House rentals compared over the last 12 months

Number of Rentals

36

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

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

31 NORTH STREET

3 REEVE STREET

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