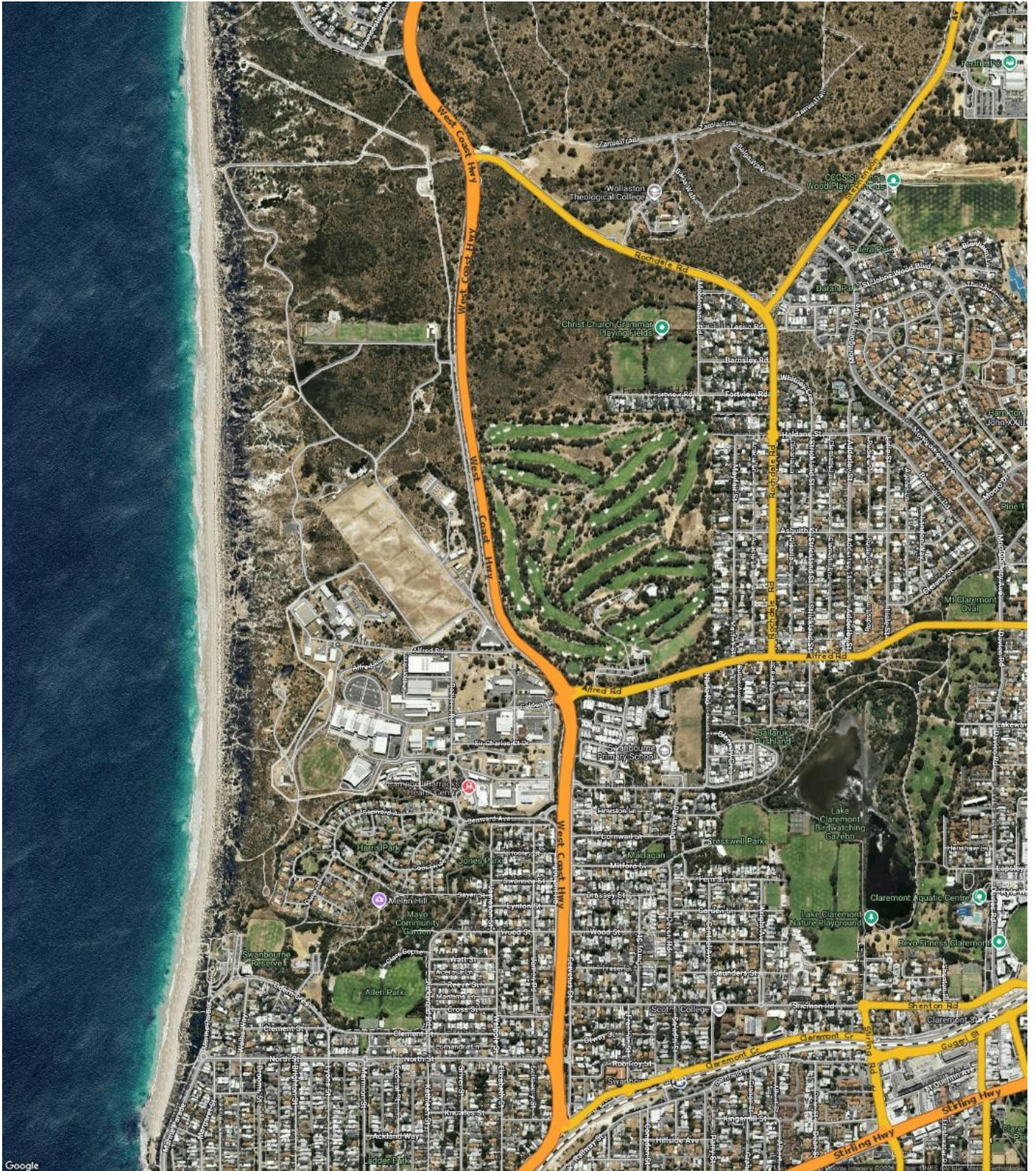


SUBURB FLYOVER REPORT

SWANBOURNE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

SWANBOURNE - Suburb Map



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	66	\$ 2,775,000	23.6 %	\$ 625,000	\$ 8,700,000
2025	50	\$ 2,677,500	-3.5 %	\$ 1,565,000	\$ 6,000,000
2026	1	\$ 3,500,000	30.7 %	\$ 3,500,000	\$ 3,500,000

Median Sale Price
\$2.68m

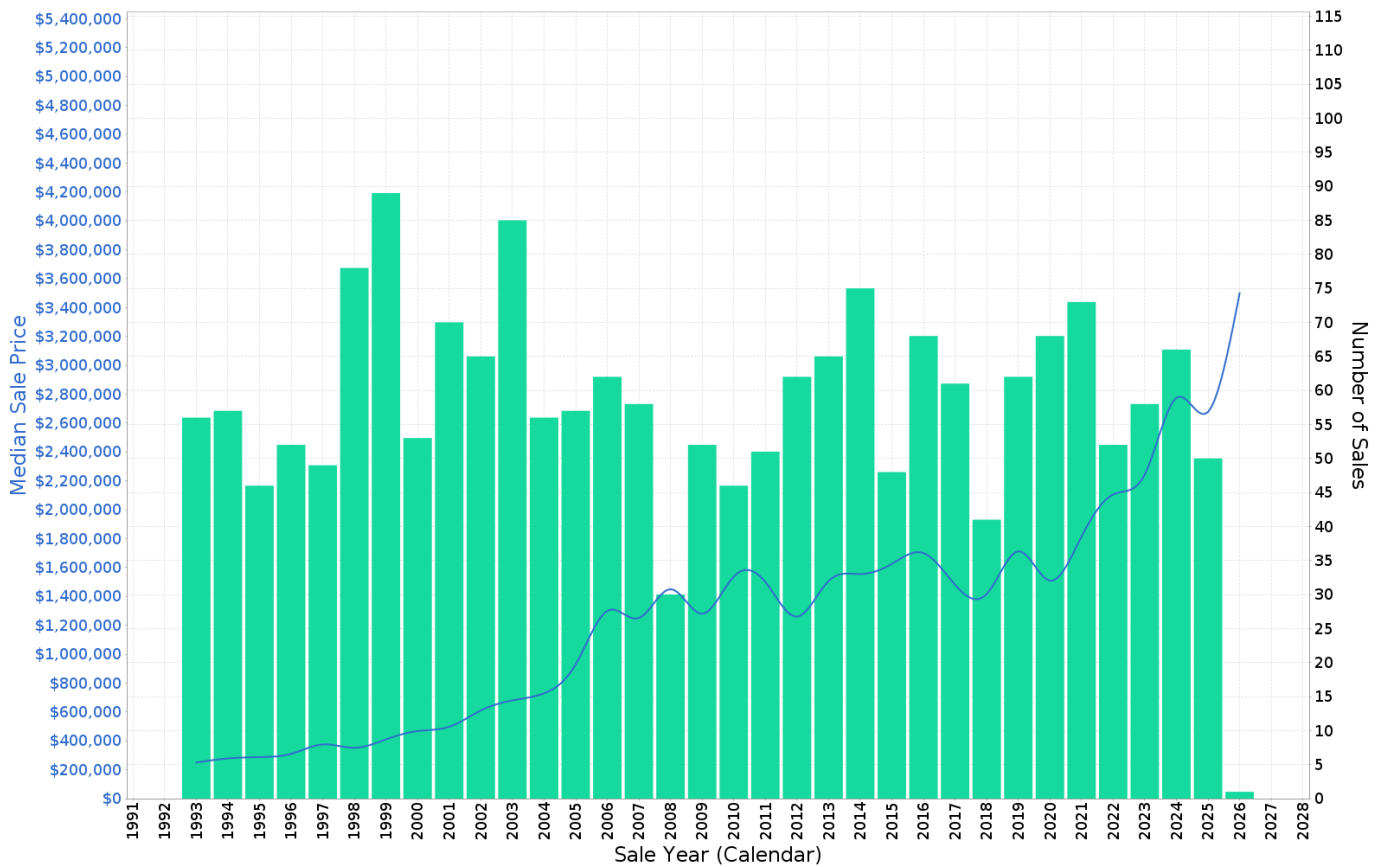
Based on 50 recorded House sales within the last 12 months (2025)

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

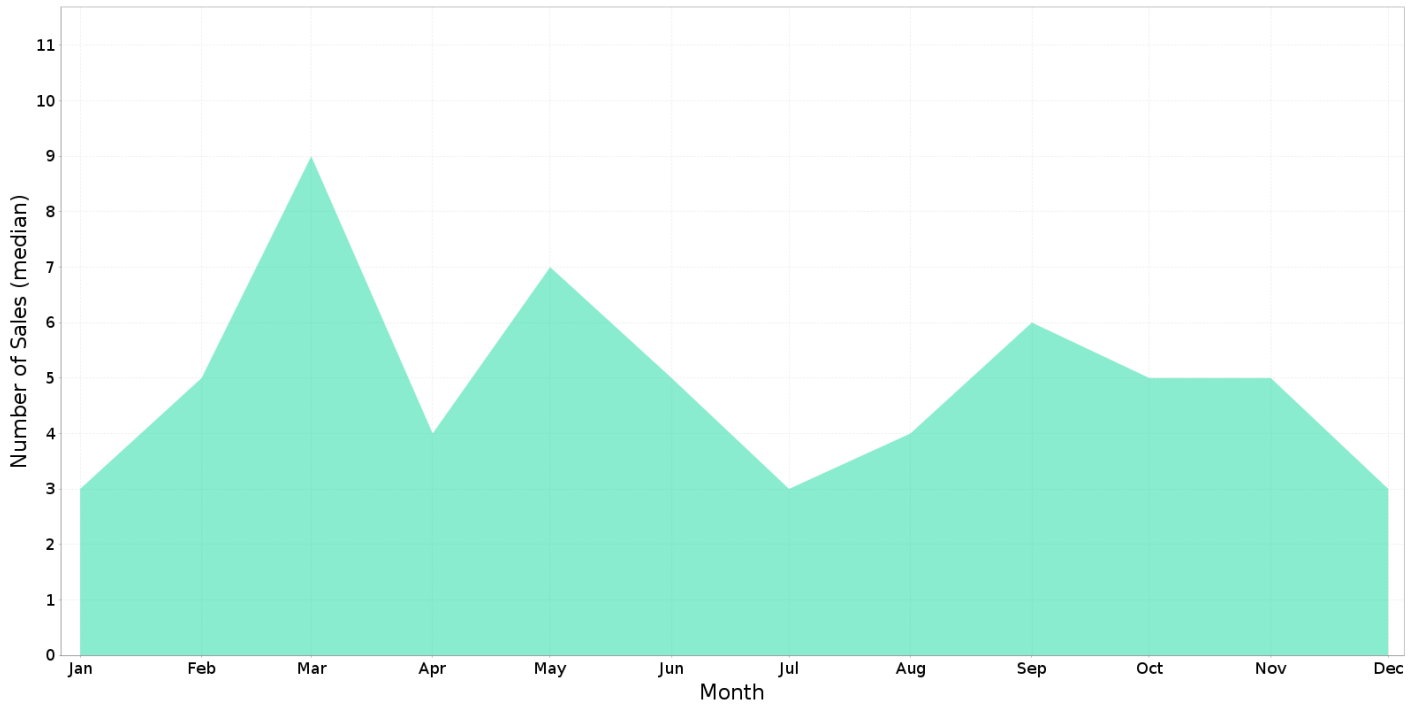
Suburb Growth
-3.5%

Current Median Price: \$2,677,500
Previous Median Price: \$2,775,000

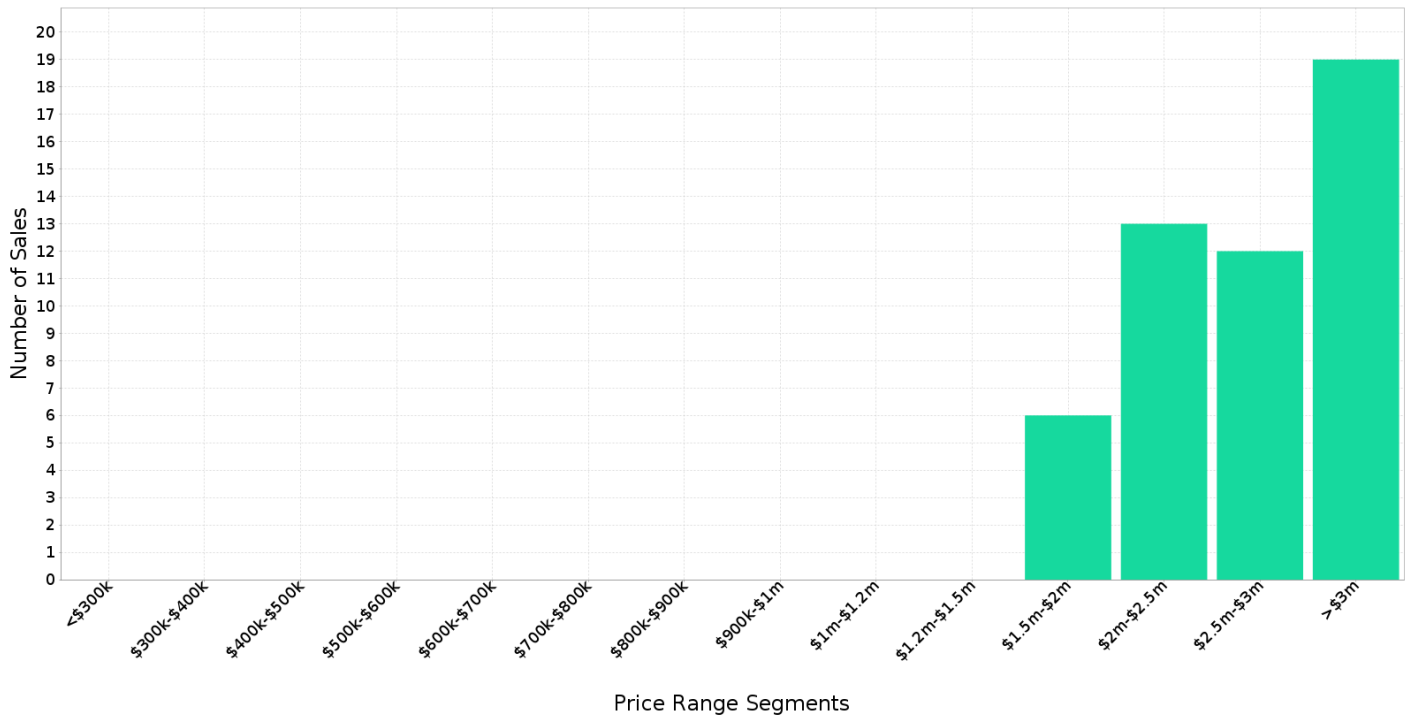
Based on 116 recorded House sales compared over the last two rolling 12 month periods



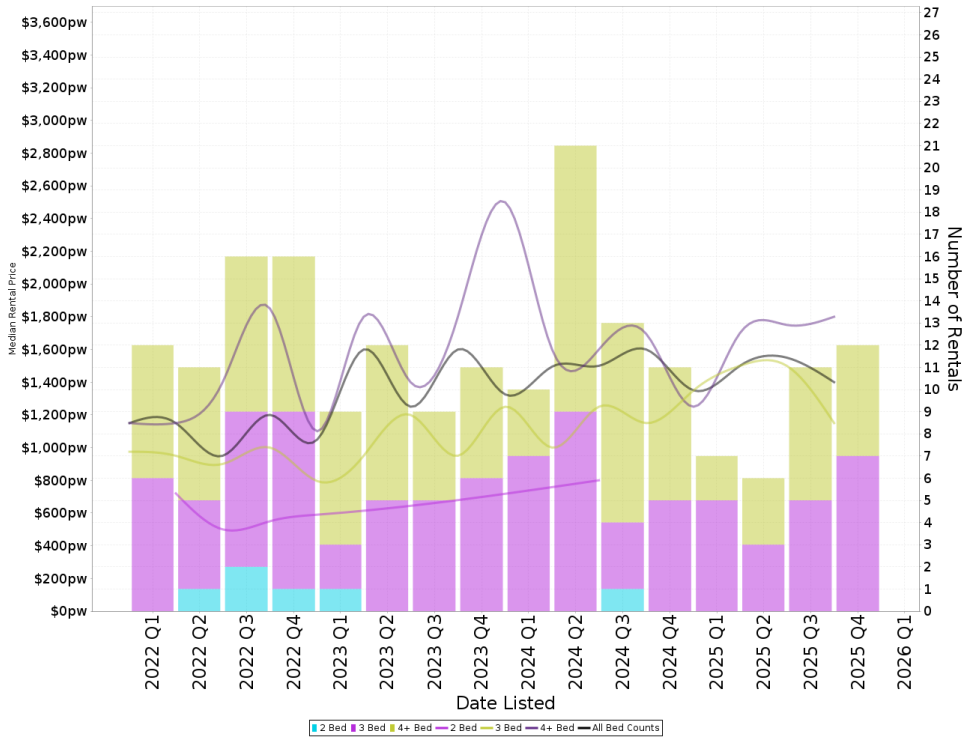
SWANBOURNE - Peak Selling Periods (3 years)



SWANBOURNE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.5%

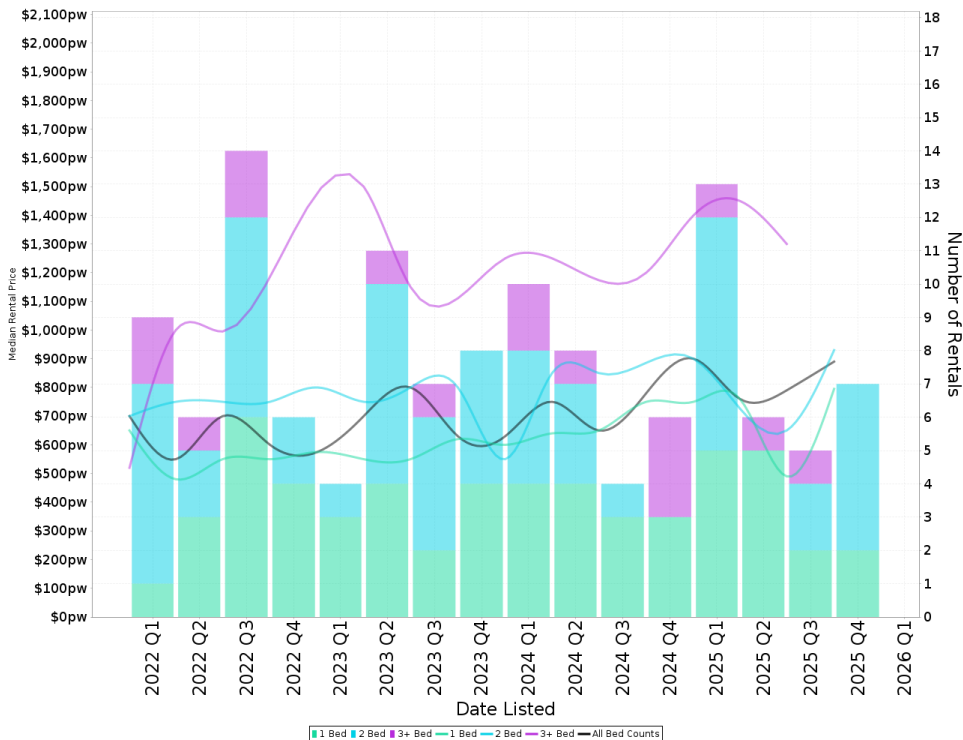
Current Median Price: \$2,677,500
 Previous Median Price: \$2,775,000
 Based on 116 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$2,677,500
 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

+19.8%

Current Median Price: \$1,075,000
 Previous Median Price: \$897,500
 Based on 44 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,075,000
 Current Median Rent: \$800
 Based on 31 registered Unit rentals compared over the last 12 months.

SWANBOURNE - Recently Sold Properties

Median Sale Price

\$2.68m

Based on 50 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

-3.5%

Current Median Price: \$2,677,500
Previous Median Price: \$2,775,000

Based on 116 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

50

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

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

106 CLEMENT ST

\$3,500,000

Jan 2026
35 Days

519 m² 4 2 2

12A JAMES RD

\$2,675,000

Dec 2025
32 Days

549 m² 5 2 2

2 ODERN CRES

\$6,000,000

343m to Beach

776 m² 4 2 2

1A ROB ROY ST

\$2,400,000

Nov 2025
13 Days

405 m² 3 2 1

2 KOREL GDNS

\$5,800,000

Nov 2025
18 Days

413 m² 4 4 2

14 LYNTON ST

\$4,750,000

Nov 2025
3 Days

531 m² 4 2 3

29 NORTH ST

\$1,895,000

Nov 2025
14 Days

306 m² 2 1 2

15 CORNWALL ST

\$2,550,000

Oct 2025
17 Days

358 m² 3 2 2

12 LYNTON ST

\$4,250,000

Oct 2025
N/A

531 m² 4 3 2

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: \$2,677,500
Current Median Rent: \$1,500

Based on 50 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

