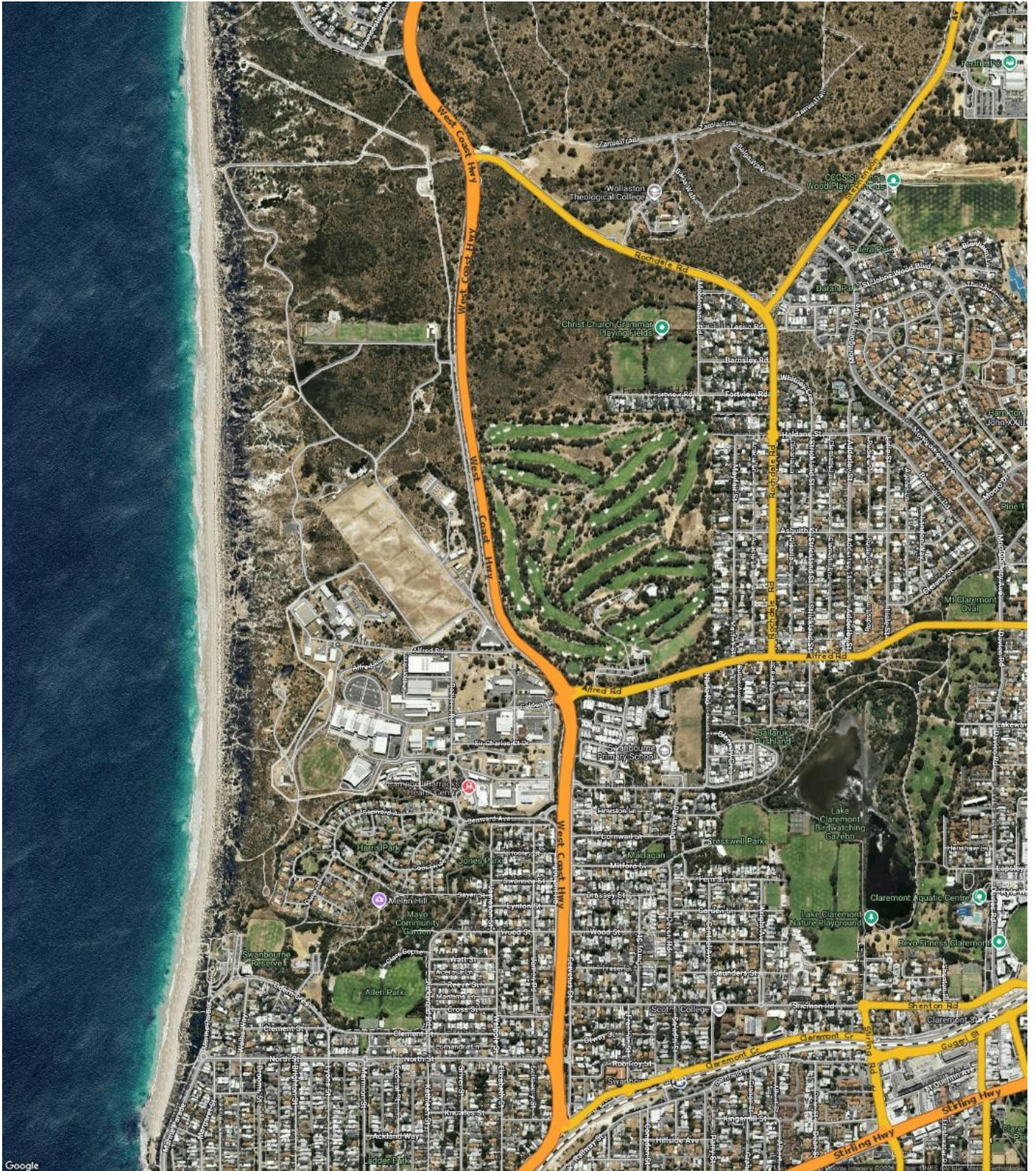


# **SUBURB FLYOVER REPORT**

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	5	\$ 3,200,000	19.5 %	\$ 2,300,000	\$ 4,350,000

Median Sale Price  
**\$2.88m**

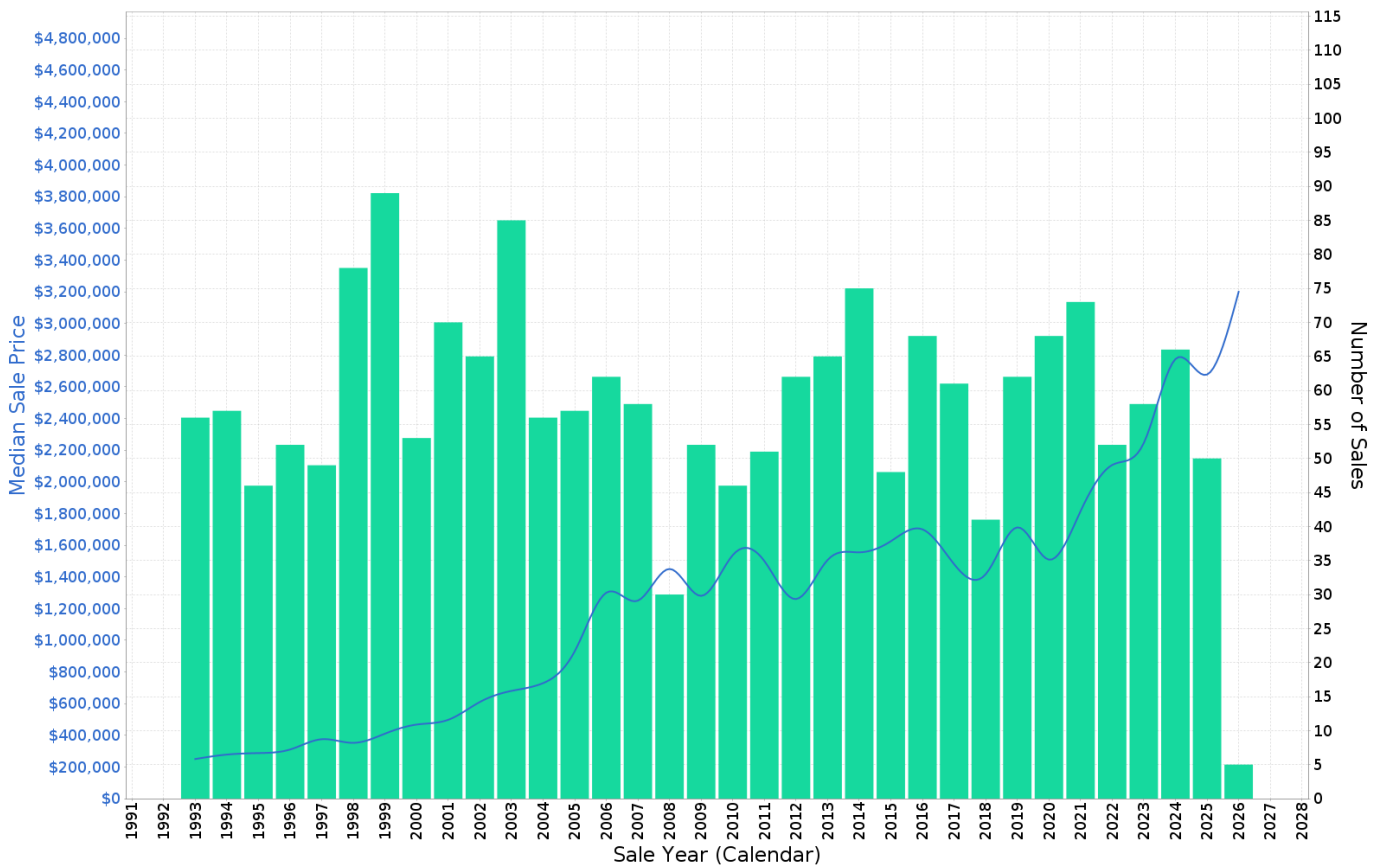
Based on 40 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

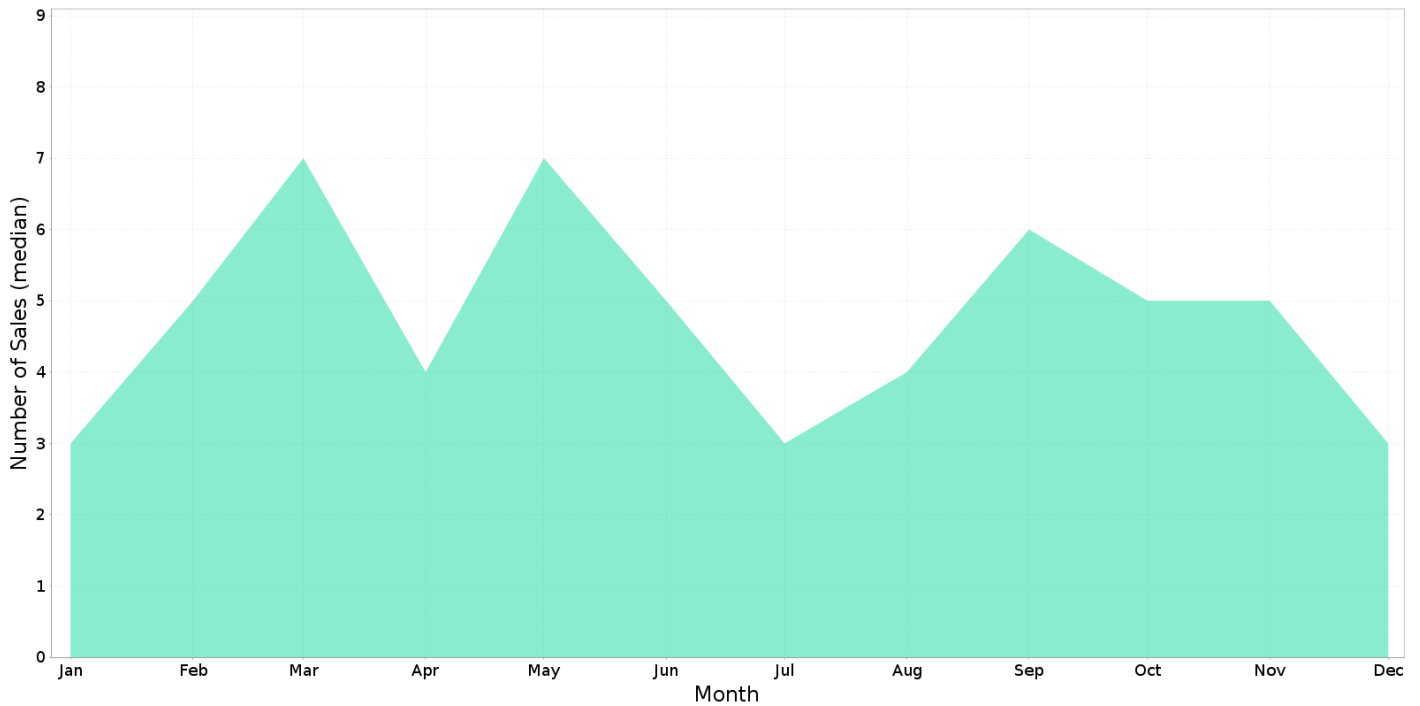
Suburb Growth  
**+2.7%**

Current Median Price: \$2,875,000  
Previous Median Price: \$2,800,000

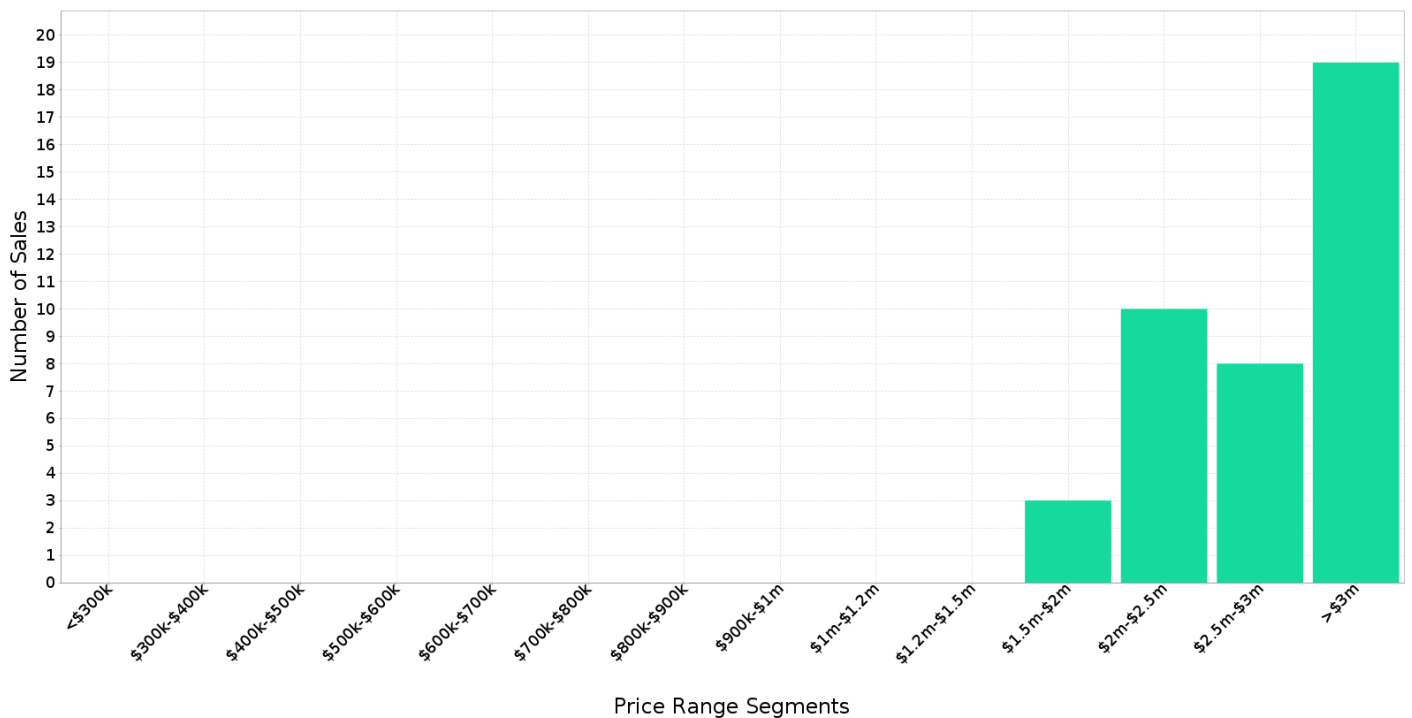
Based on 102 recorded House sales compared over the last two rolling 12 month periods



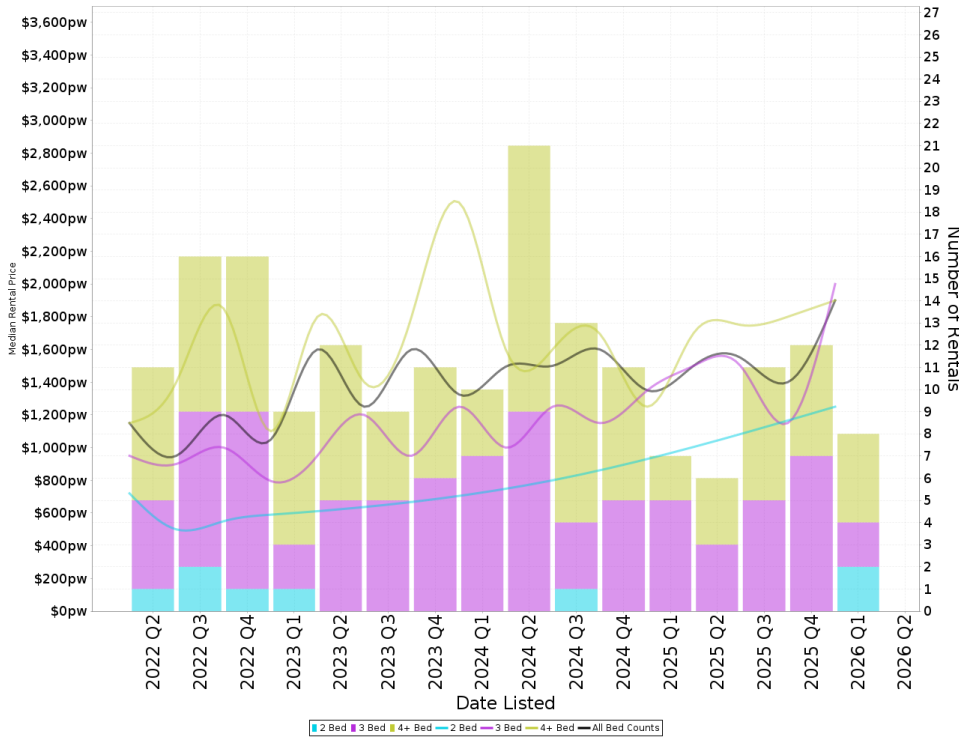
## SWANBOURNE - Peak Selling Periods (3 years)



## SWANBOURNE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.7%**

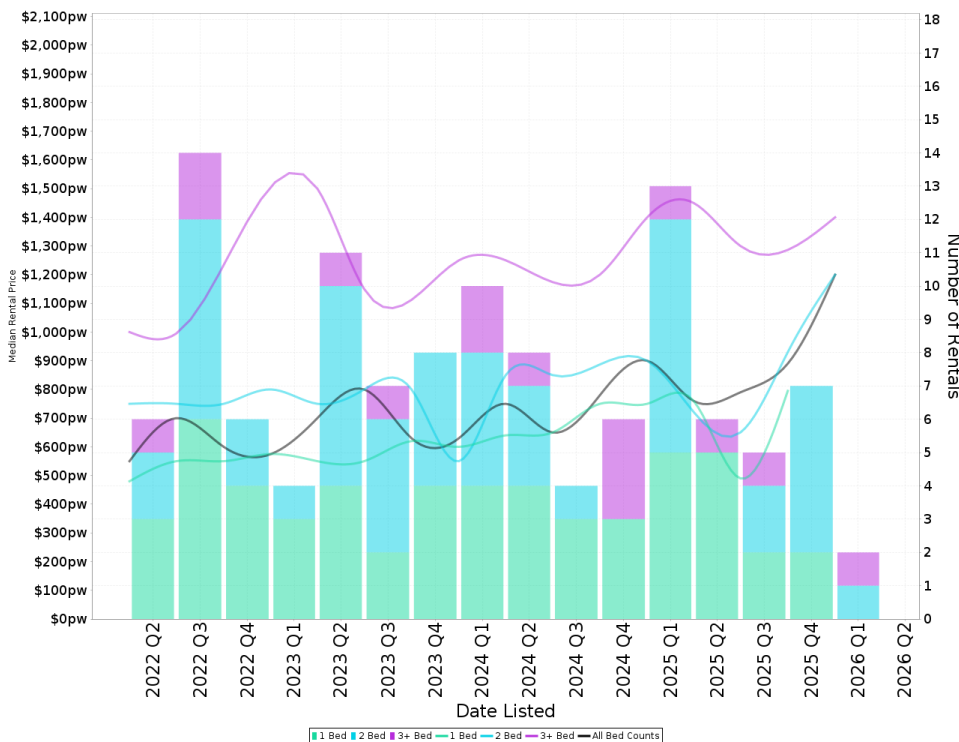
Current Median Price: \$2,875,000  
Previous Median Price: \$2,800,000  
Based on 102 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$2,875,000  
Current Median Rent: \$1,595  
Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+18.6%**

Current Median Price: \$1,050,000  
Previous Median Price: \$885,000  
Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$1,050,000  
Current Median Rent: \$795  
Based on 20 registered Unit rentals compared over the last 12 months.

# SWANBOURNE - Recently Sold Properties

Median Sale Price  
**\$2.88m**

Based on 40 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth  
**+2.7%**

Current Median Price: \$2,875,000  
Previous Median Price: \$2,800,000

Based on 102 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**40**

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

**109 SHENTON RD**

20.1m  
50.3m  
1011 m<sup>2</sup>

**\$2,300,000**

2026  
11 Days

1,011 m<sup>2</sup> 4 2 3

**32 DEVON RD**

**\$2,850,000**

2026  
9 Days

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

**13 DERBY ST**

**\$4,350,000**

2026  
20 Days

506 m<sup>2</sup> 4 4 2

**6 AUSTRALIND ST**

**\$3,200,000**

2026  
21 Days

769 m<sup>2</sup> 5 2 2

**109 SHENTON RD**

**\$2,300,000**

2026  
N/A

480 m<sup>2</sup> 4 2 2

**106 CLEMENT ST**

**\$3,500,000**

2026  
5 Days

519 m<sup>2</sup> 4 2 2

**12A JAMES RD**

**\$2,675,000**

2025  
32 Days

549 m<sup>2</sup> 5 2 2

**2 ODERN CRES**

**\$6,000,000**

2026  
3 Days

776 m<sup>2</sup> 4 2 2

**1A ROB ROY ST**


**\$2,400,000**

2025  
3 Days

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

**2 KOREL GDNS**

**\$5,800,000**



Nov 2025  
18 Days

413 m<sup>2</sup> 4 4 2

**14 LYNTON ST**

**\$4,750,000**




Nov 2025  
3 Days

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

**29 NORTH ST**

**\$1,895,000**




Nov 2025  
14 Days

306 m<sup>2</sup> 2 1 2

**15 CORNWALL ST**

**\$2,550,000**



Oct 2025  
17 Days

358 m<sup>2</sup> 3 2 2

## SWANBOURNE - Properties For Rent

### Median Rental Price

**\$1,595 /w**

Based on 37 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

### Rental Yield

**+2.9%**

Current Median Price: \$2,875,000  
Current Median Rent: \$1,595

Based on 40 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 (Apr '25 - Mar '26)

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

**10 BUTLER AVENUE**



**\$2000 per week**

Apr 2026  
6 Days

581 m<sup>2</sup> 4 2 2

**17 FRANKLIN STREET**




**\$1,850 per**

Apr 2026  
14 Days

493 m<sup>2</sup> 4 2 2

**97 NORTH STREET**




**\$2,200 per**

Mar 2026  
39 Days

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

**31 NORTH STREET**



**\$1190 per week**

Feb 2026  
63 Days

306 m<sup>2</sup> 2 1 2