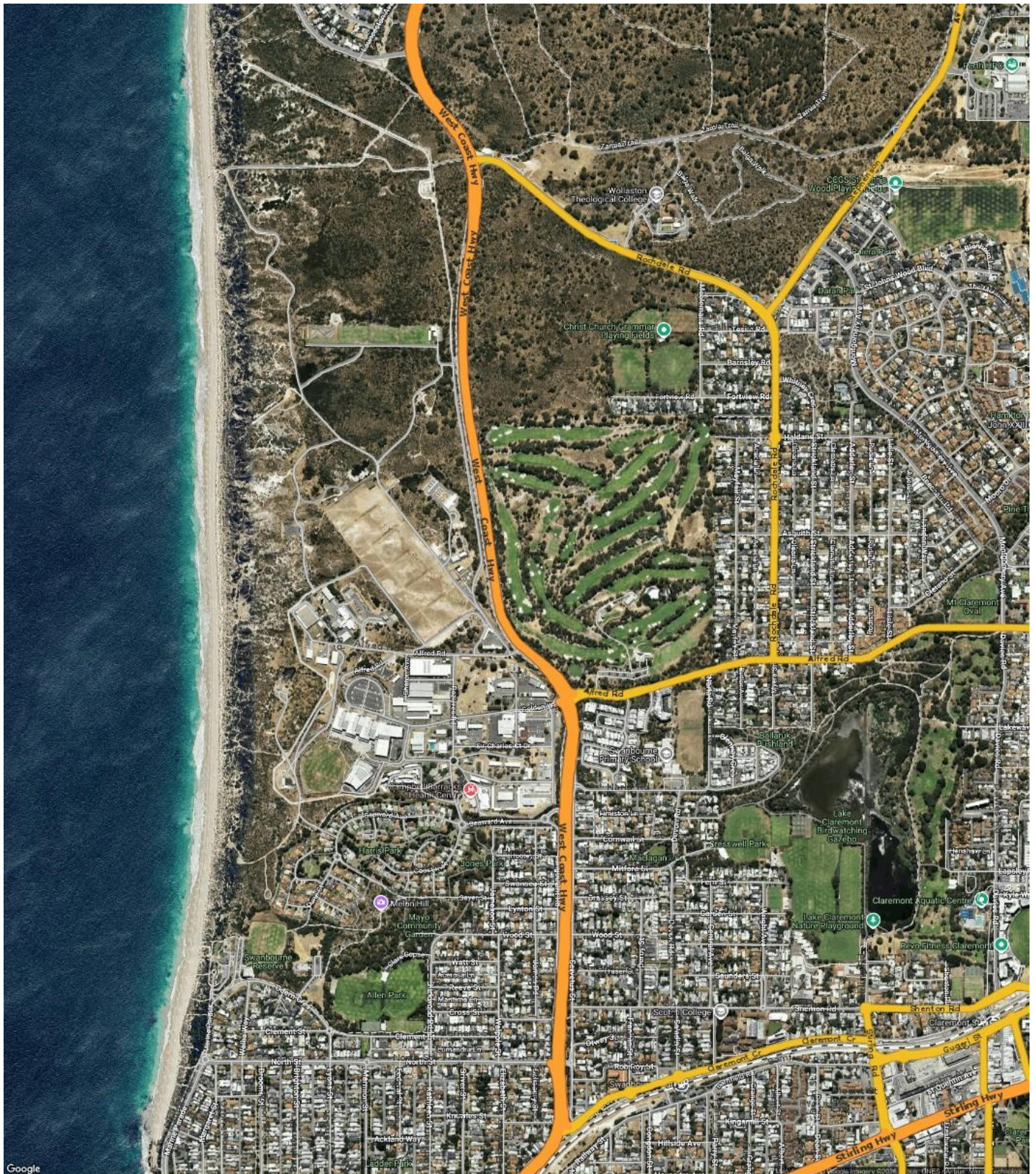


SUBURB FLYOVER REPORT

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	10	\$ 3,025,000	13.0 %	\$ 1,400,000	\$ 5,700,000

Median Sale Price

\$2.85m

Based on 29 recorded House sales within the last 12 months (Financial Year 2026)

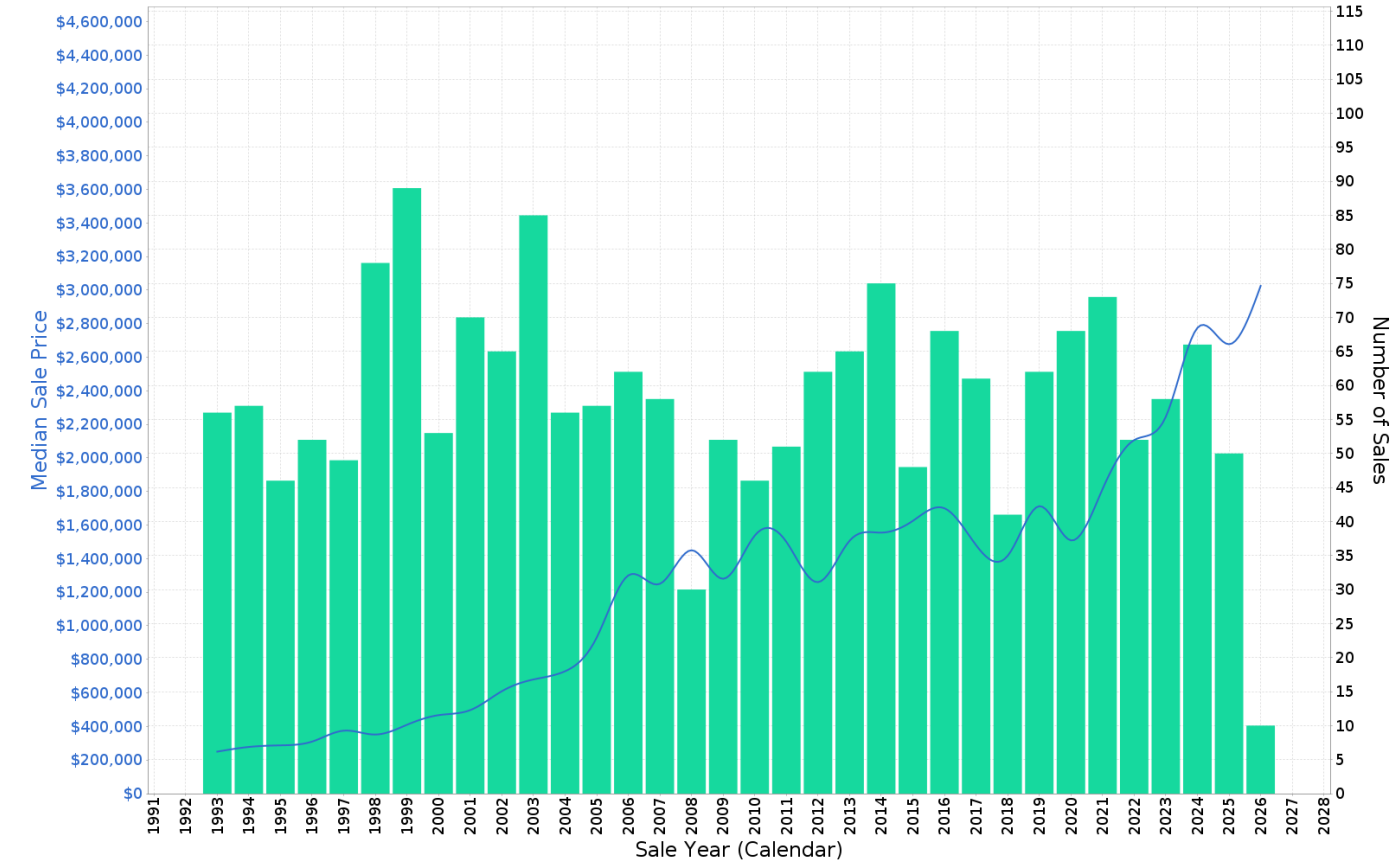
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

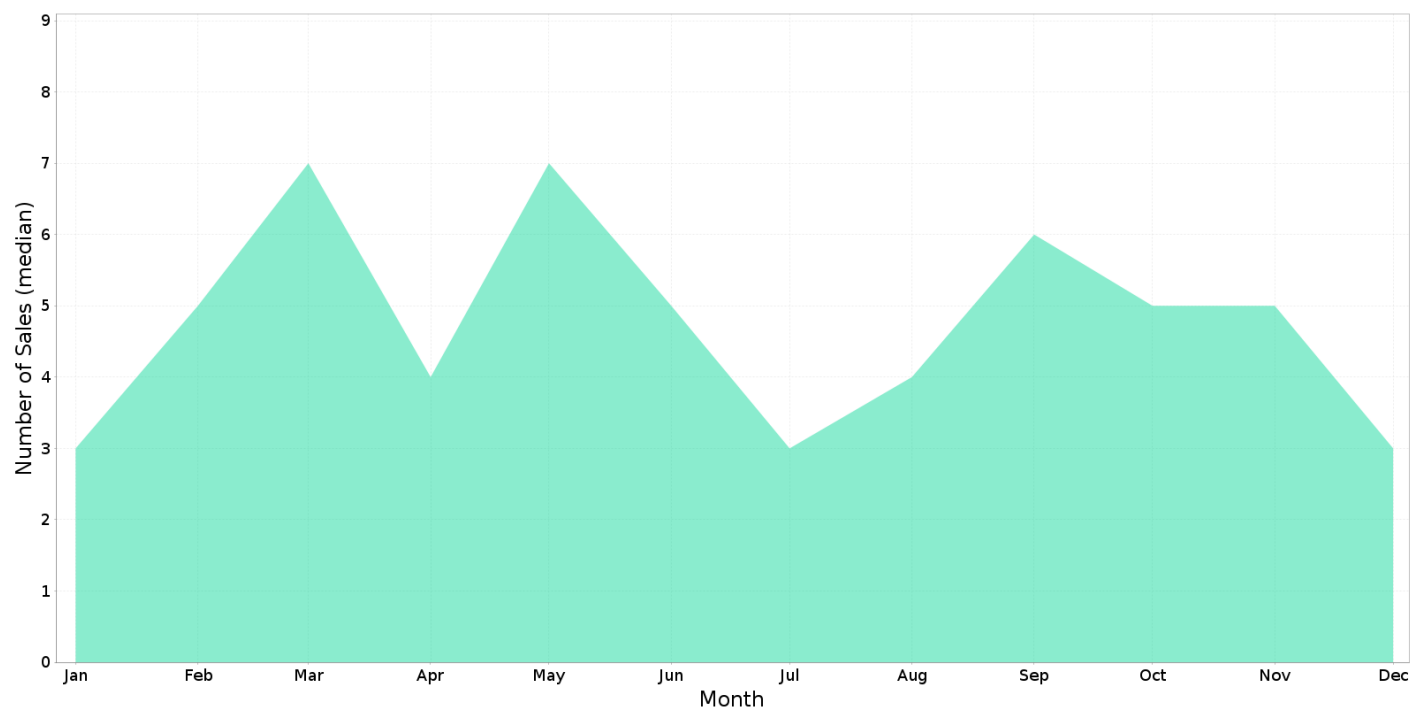
+5.9%

Current Median Price: \$2,850,000
Previous Median Price: \$2,690,000

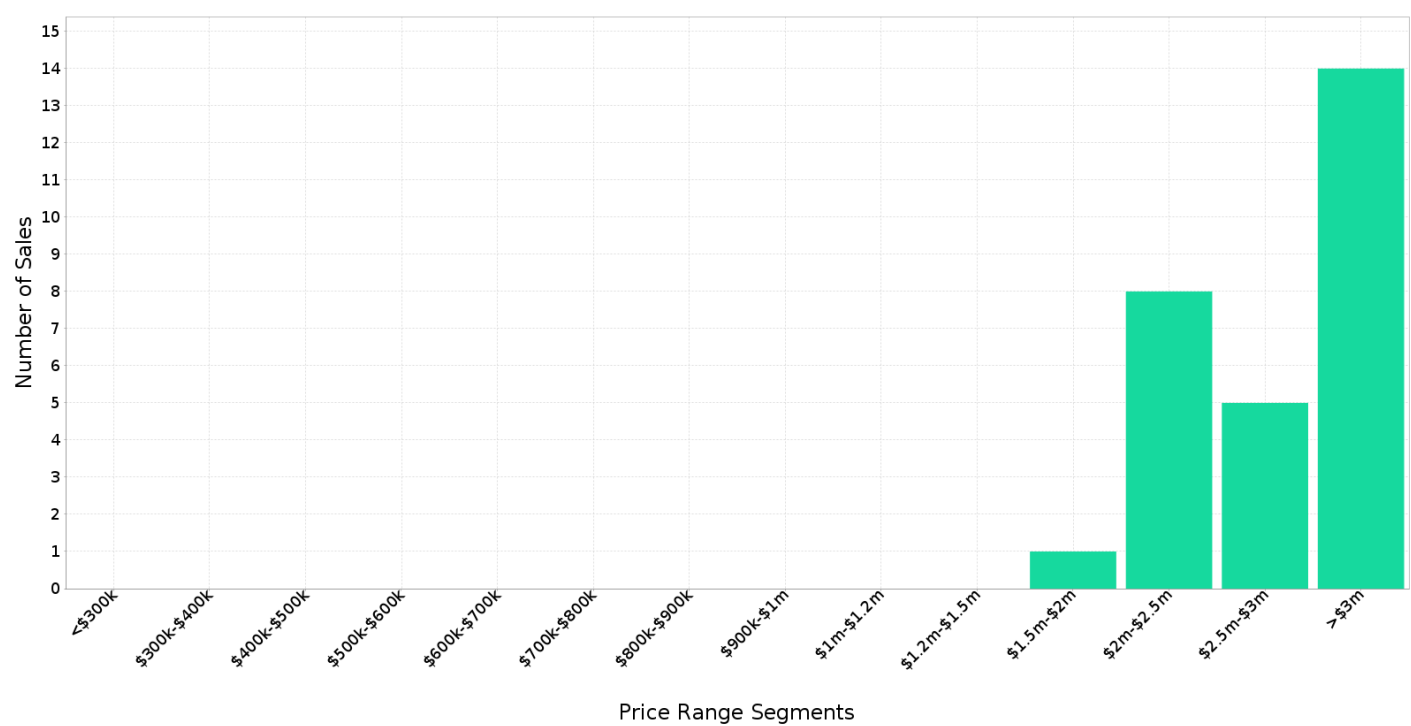
Based on 89 recorded House sales compared over the last two rolling 12 month periods



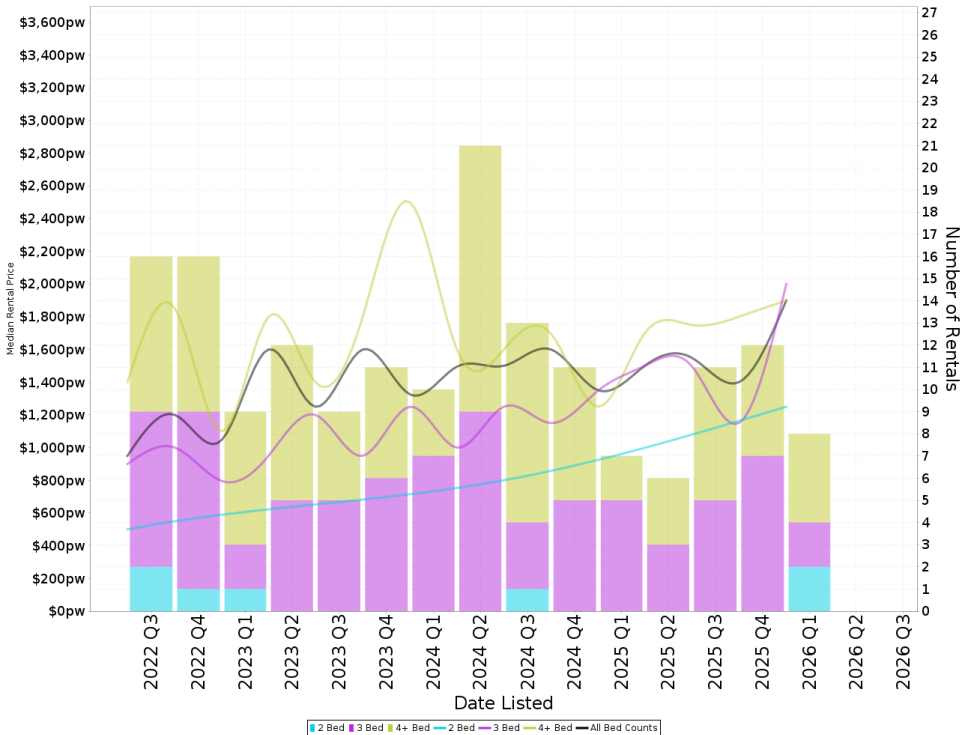
SWANBOURNE - Peak Selling Periods (3 years)



SWANBOURNE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.9%

Current Median Price: \$2,850,000
Previous Median Price: \$2,690,000

Based on 89 registered House sales compared over the last two rolling 12 month periods.

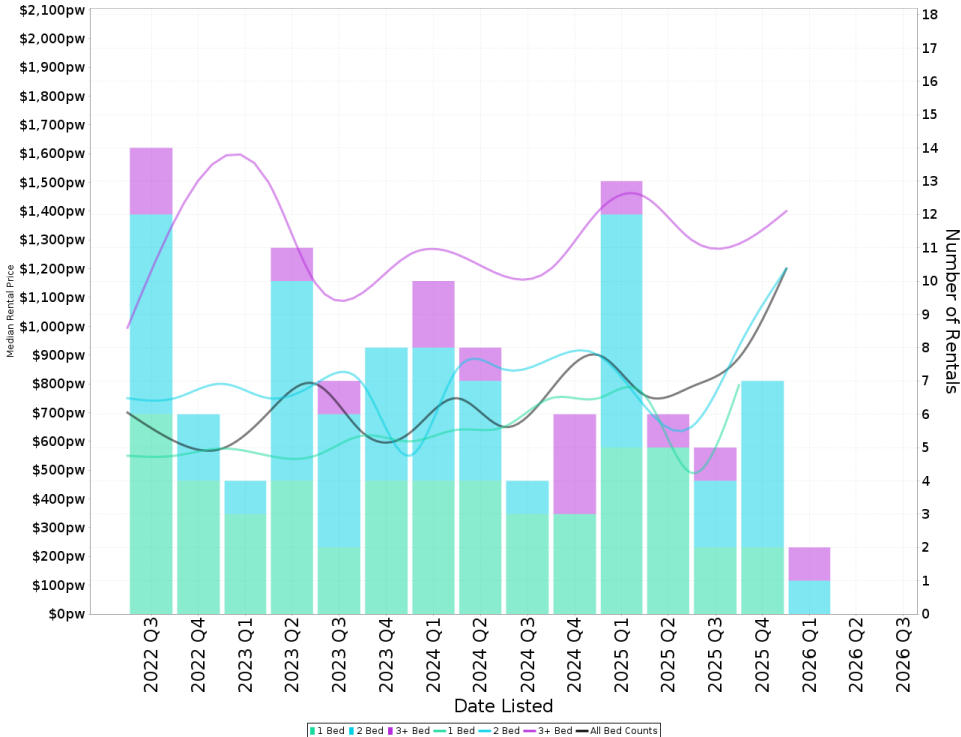
Suburb Rental Yield

+2.9%

Current Median Price: \$2,850,000
Current Median Rent: \$1,595

Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.3%

Current Median Price: \$1,087,500
Previous Median Price: \$875,000

Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$1,087,500
Current Median Rent: \$890

Based on 14 registered Unit rentals compared over the last 12 months.

SWANBOURNE - Recently Sold Properties

Median Sale Price

\$2.85m

Based on 29 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+5.9%

Current Median Price: \$2,850,000
Previous Median Price: \$2,690,000

Based on 89 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

Based on recorded House sales within the 12 months (Financial Year 2026)

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

1 NARLA RD

\$2,080,000

605 m² 2 2 2

Sold Jun 2026 44 Days

62 CLEMENT ST

\$5,700,000

306 m² 5 3 2

Sold May 2026 26 Days

12 SERVETUS ST

\$2,045,000

430 m² 3 1 1

Sold Apr 2026 9 Days

109 SHENTON RD

\$2,300,000

1,011 m² 4 2 3

Sold Mar 2026 14 Days

32 DEVON RD

\$2,850,000

365 m² 4 3 2

Sold Mar 2026 9 Days

13 DERBY ST

\$4,350,000

506 m² 4 4 2

Sold Mar 2026 20 Days

17 BIRRIGON LOOP

\$3,400,000

399 m² 5 3 2

Sold Feb 2026 13 Days

6 AUSTRALIND ST

\$3,200,000

769 m² 5 2 2

Sold Feb 2026 21 Days