

# SUBURB FLYOVER REPORT

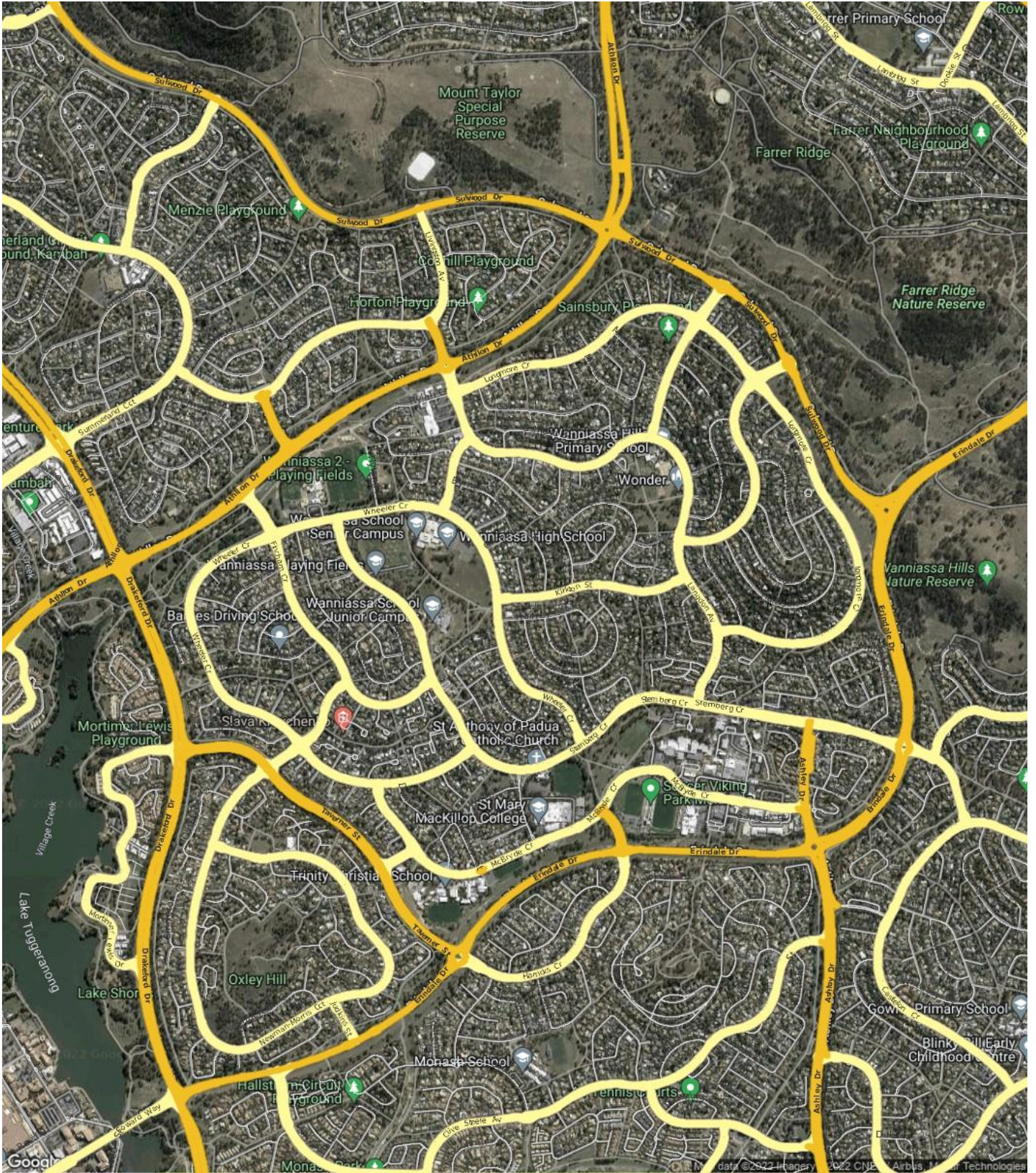
WANNIASSA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## WANNIASSA - Suburb Map



Prepared on 06/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 ([pricfinder.com.au](http://pricfinder.com.au))

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## WANNIASSA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	108	\$ 340,000	0.0 %	\$ 201,000	\$ 580,000
2006	124	\$ 355,000	4.4 %	\$ 140,000	\$ 650,000
2007	126	\$ 398,250	12.2 %	\$ 20,000	\$ 615,000
2008	90	\$ 419,475	5.3 %	\$ 123,333	\$ 665,000
2009	125	\$ 431,000	2.7 %	\$ 40,000	\$ 705,000
2010	77	\$ 475,000	10.2 %	\$ 350,000	\$ 865,000
2011	67	\$ 489,950	3.1 %	\$ 217,500	\$ 780,000
2012	91	\$ 477,000	-2.6 %	\$ 60,000	\$ 763,000
2013	88	\$ 477,500	0.1 %	\$ 60,000	\$ 780,000
2014	100	\$ 499,475	4.6 %	\$ 180,000	\$ 980,000
2015	104	\$ 510,500	2.2 %	\$ 184,000	\$ 950,000
2016	109	\$ 530,000	3.8 %	\$ 185,000	\$ 837,000
2017	102	\$ 581,750	9.8 %	\$ 260,000	\$ 960,000
2018	103	\$ 580,000	-0.3 %	\$ 5,800	\$ 926,000
2019	114	\$ 591,000	1.9 %	\$ 390,010	\$ 930,000
2020	102	\$ 637,500	7.9 %	\$ 50,000	\$ 1,020,000
2021	123	\$ 851,500	33.6 %	\$ 171,000	\$ 1,590,000
2022	76	\$ 940,000	10.4 %	\$ 350,000	\$ 1,630,000
2023	0				

### Median Sale Price

# \$940k

Based on 76 recorded House sales within the last 12 months (2022)

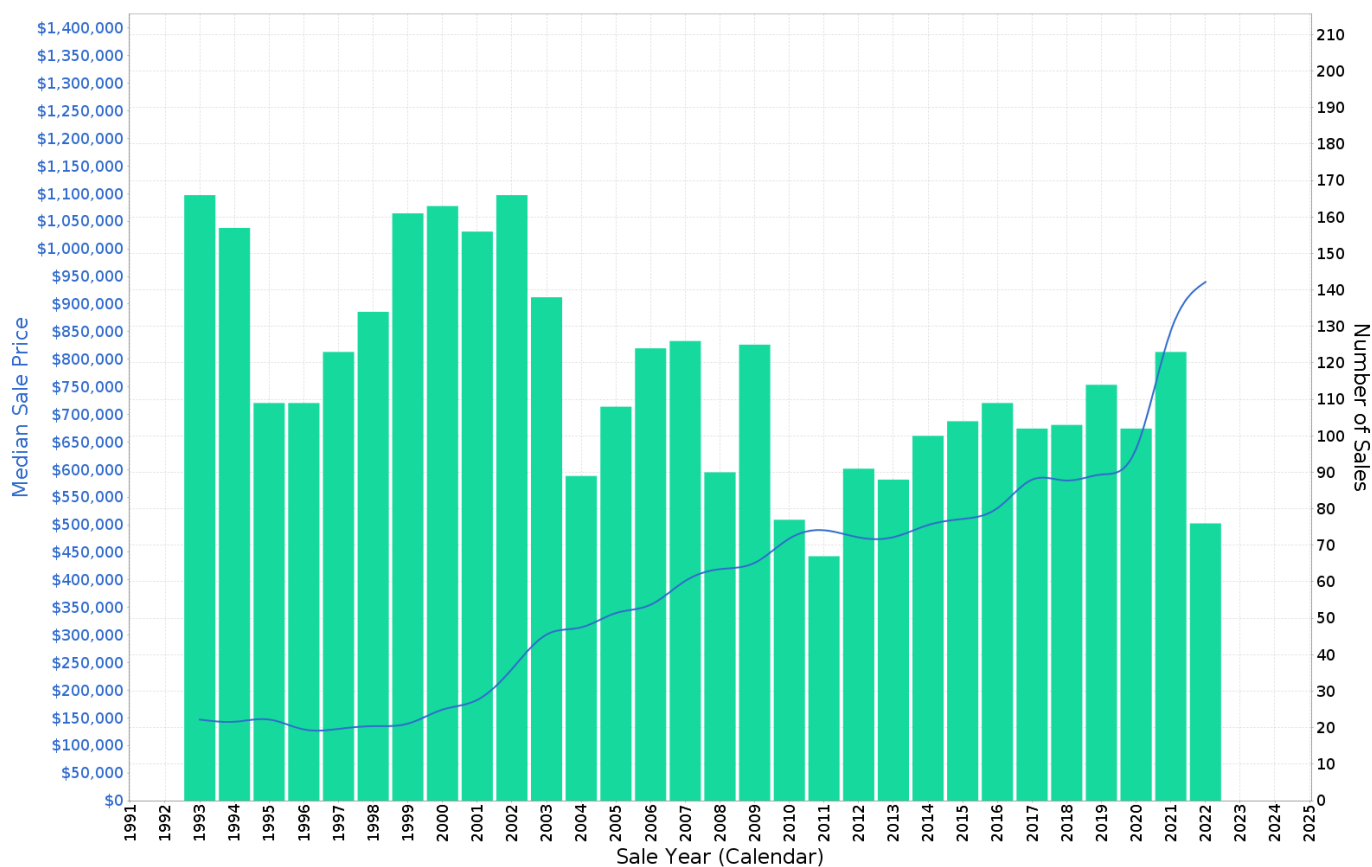
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

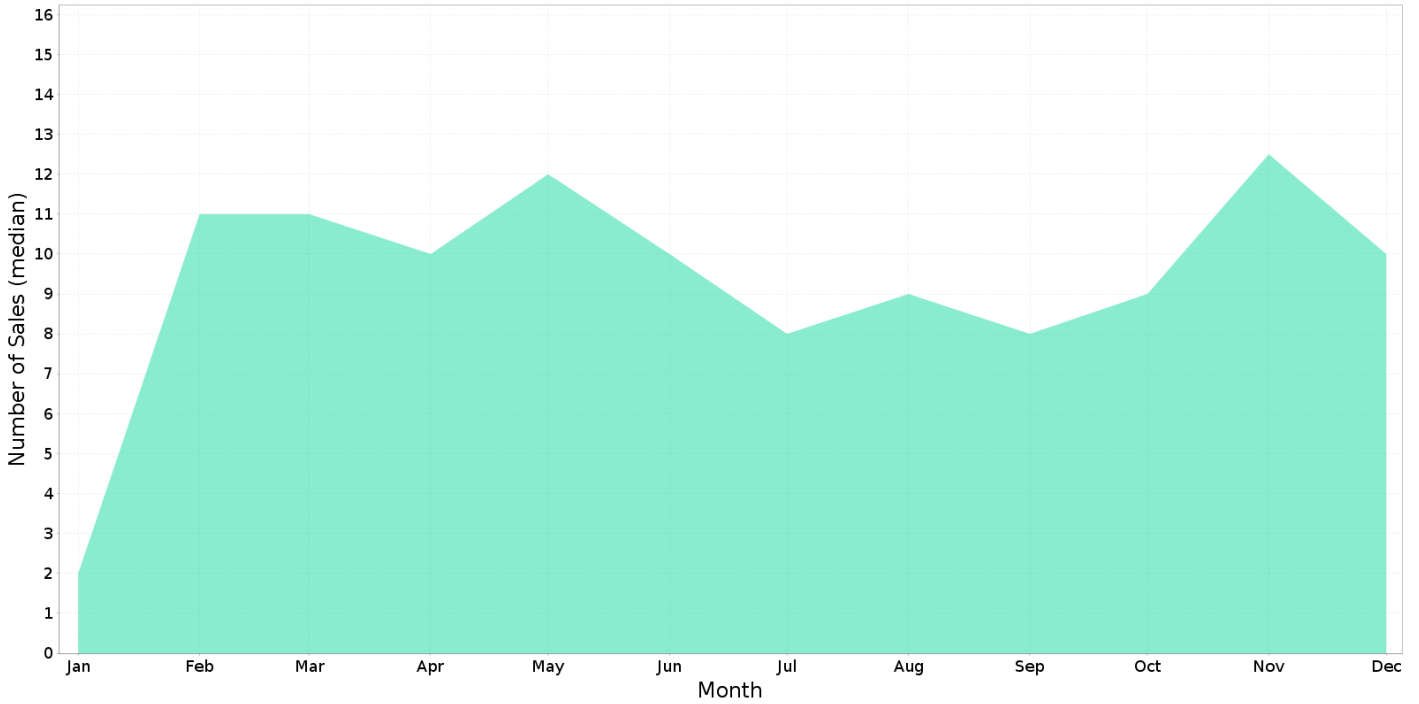
# +10.4%

Current Median Price: \$940,000  
Previous Median Price: \$851,500

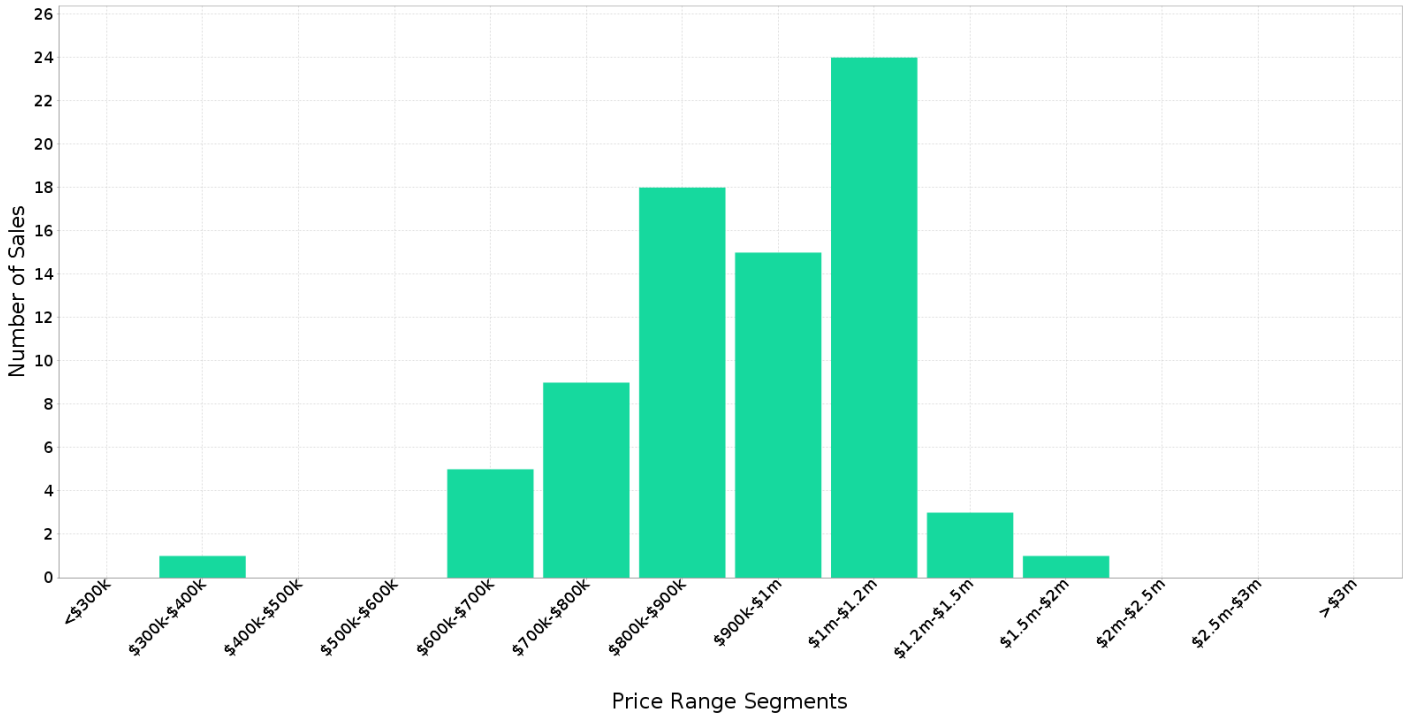
Based on 199 recorded House sales compared over the last two rolling 12 month periods



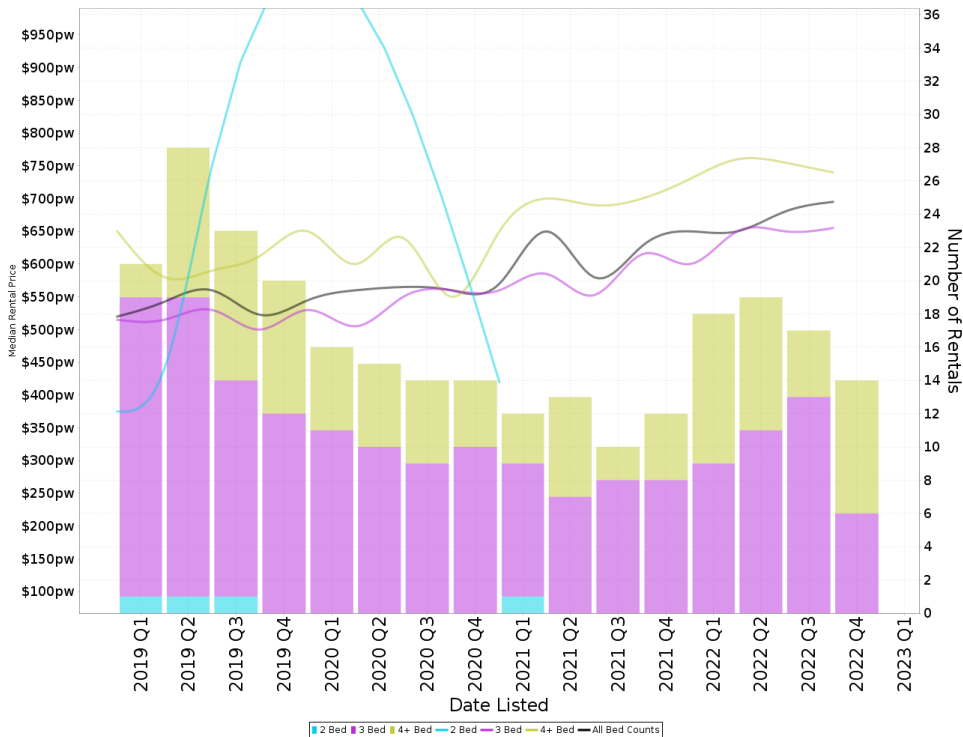
## WANNIASSA - Peak Selling Periods (3 years)



## WANNIASSA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.4%**

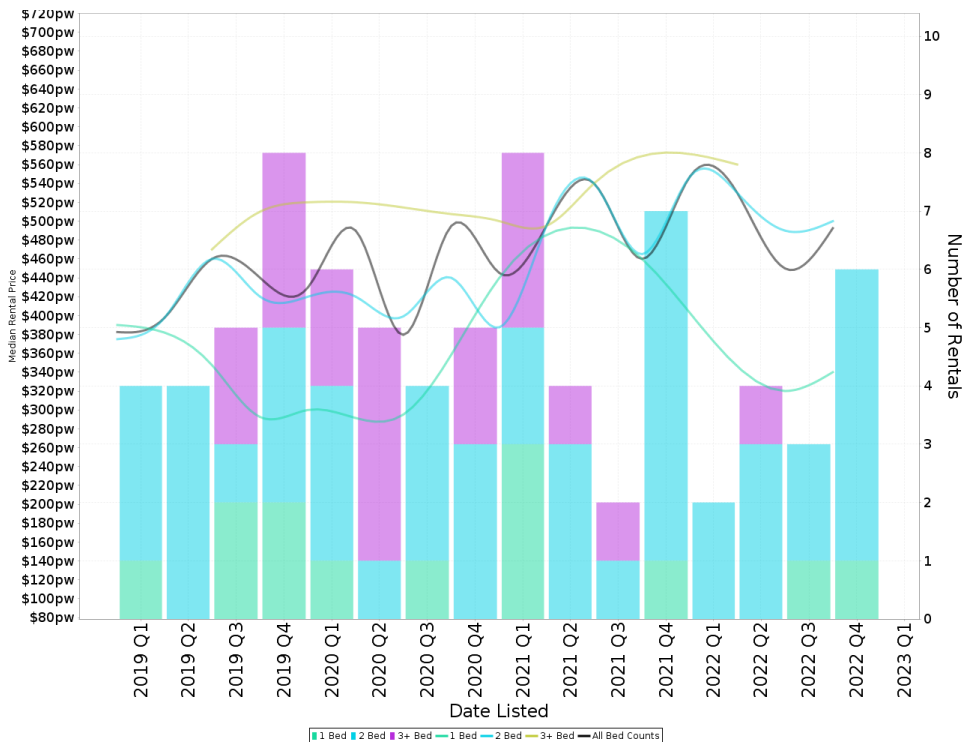
Current Median Price: \$940,000  
Previous Median Price: \$851,500  
Based on 199 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$940,000  
Current Median Rent: \$535  
Based on 92 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+9.6%**

Current Median Price: \$613,750  
Previous Median Price: \$560,000  
Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$613,750  
Current Median Rent: \$400  
Based on 21 registered Unit rentals compared over the last 12 months.

## WANNIASSA - Recently Sold Properties

Median Sale Price

# \$940k

Based on 76 recorded House sales within the last 12 months (2022)

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

Suburb Growth

# +10.4%

Current Median Price: \$940,000  
Previous Median Price: \$851,500

Based on 199 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties


# 76

Based on recorded House sales within the 12 months (2022)

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

**4 OSMAND ST**

**\$1,185,000**




**Sold Dec 2022**

1,051 m<sup>2</sup> 6 3 2

**245 STERNBERG CRES**

**\$960,000**



**Sold Dec 2022**

730 m<sup>2</sup> 4 2 2

**219 LONGMORE CRES**

**\$1,007,350**




**Sold Nov 2022**  
19 Days

920 m<sup>2</sup> 4 2 2

**18 CUTHBERT CCT**

**\$835,000**



**Sold Nov 2022**  
15 Days

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

**8 MICHIE ST**

**\$752,000**



**Sold Nov 2022**  
25 Days

721 m<sup>2</sup> 3 1 4

**34A STERNBERG CRES**

**\$1,040,000**




**Sold Nov 2022**  
22 Days

4 2 2

**8 PHELAN PL**

**\$795,000**

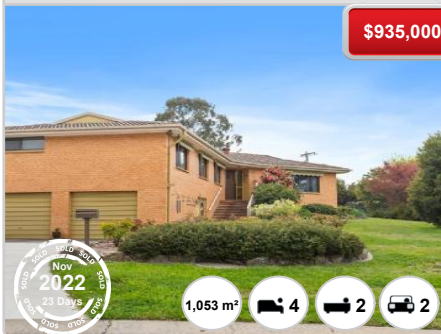


**Sold Nov 2022**  
23 Days

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

**10 WHITEMAN ST**

**\$935,000**

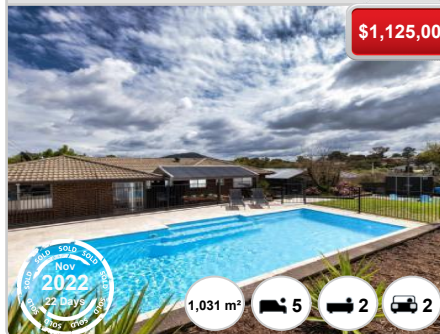


**Sold Nov 2022**  
23 Days

1,053 m<sup>2</sup> 4 2 2

**44 TYTHERLEIGH ST**

**\$1,125,000**



**Sold Nov 2022**  
22 Days

1,031 m<sup>2</sup> 5 2 2



**11 ADAMSON CRES**

**\$1,260,000**

Oct 2022  
23 Days

740 m<sup>2</sup> 4 2 2

**15 ILLINGWORTH ST**

**\$970,000**

Oct 2022  
23 Days

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

**1 MCLELLAN PL**

**\$945,000**

Oct 2022  
19 Days

940 m<sup>2</sup> 4 2 2

**17 DEGRAVES CRES**

**\$950,000**

Sep 2022  
62 Days

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

**60 HOLDEN CRES**

**\$920,000**

Sep 2022  
76 Days

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

**3/59- MCWHAEE CCT**

**\$990,000**

Sep 2022  
photo not available

4 2 2

**14 JENNER CRT**

**\$720,000**

Sep 2022  
55 Days

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

**142 LANGDON AVE**

**\$820,000**

Sep 2022  
54 Days

1,180 m<sup>2</sup> 3 1 2

**7 HERVEY PL**

**\$749,950**

Sep 2022  
17 Days

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

**17 DERHAM CRT**

**\$650,000**

Sep 2022  
62 Days

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

**4 PYKE PL**

**\$860,000**

Sep 2022  
N/A

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

**49 MCBRYDE CRES**

**\$880,000**

Sep 2022  
72 Days

707 m<sup>2</sup> 4 2 2

## WANNIASSA - Properties For Rent

### Median Rental Price

# \$535 /w

Based on 92 recorded House rentals within the last 12 months (2022)

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

### Rental Yield

# +3.0%

Current Median Price: \$940,000  
Current Median Rent: \$535

Based on 76 recorded House sales and 92 House rentals compared over the last 12 months

### Number of Rentals


# 92

Based on recorded House rentals within the last 12 months (2022)

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

**5 THORNLEY PLACE**

**\$640-\$660 pw**



**714 m<sup>2</sup>** **3** **2** **1**

**2023**  
3 Days

**4 MAUGER PLACE**

**\$675.00 per**




**711 m<sup>2</sup>** **3** **1** **2**

**Dec 2022**  
23 Days

**31 Carr Crescent**

**\$760 per week**

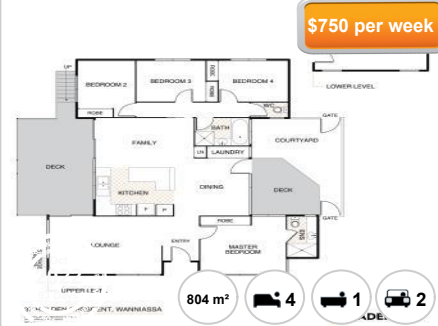


**702 m<sup>2</sup>** **4** **2** **2**

**2022**  
31 Days

**37 Holden Crescent**

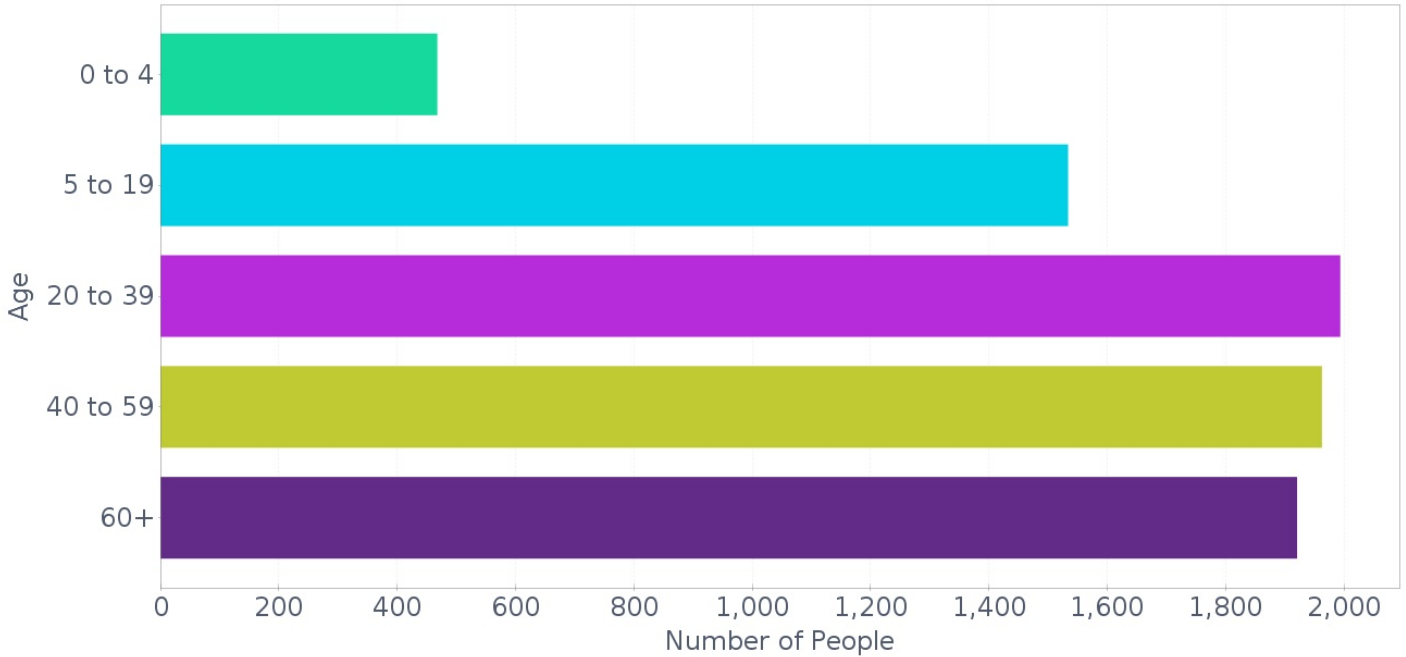
**\$750 per week**



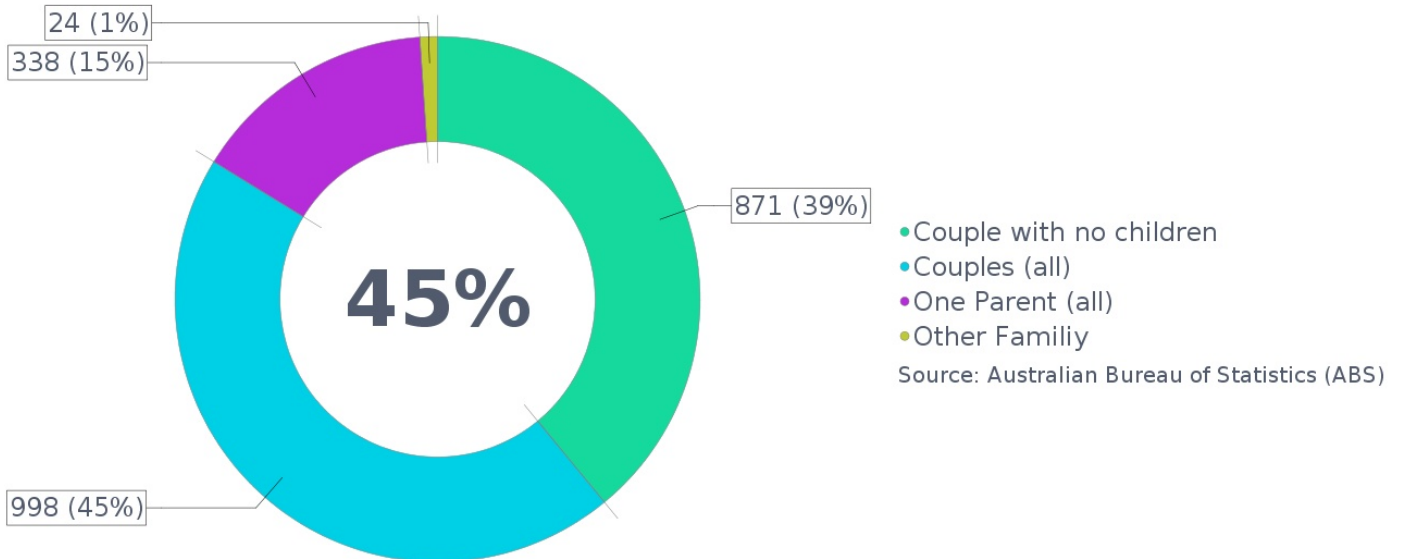
**804 m<sup>2</sup>** **4** **1** **2**



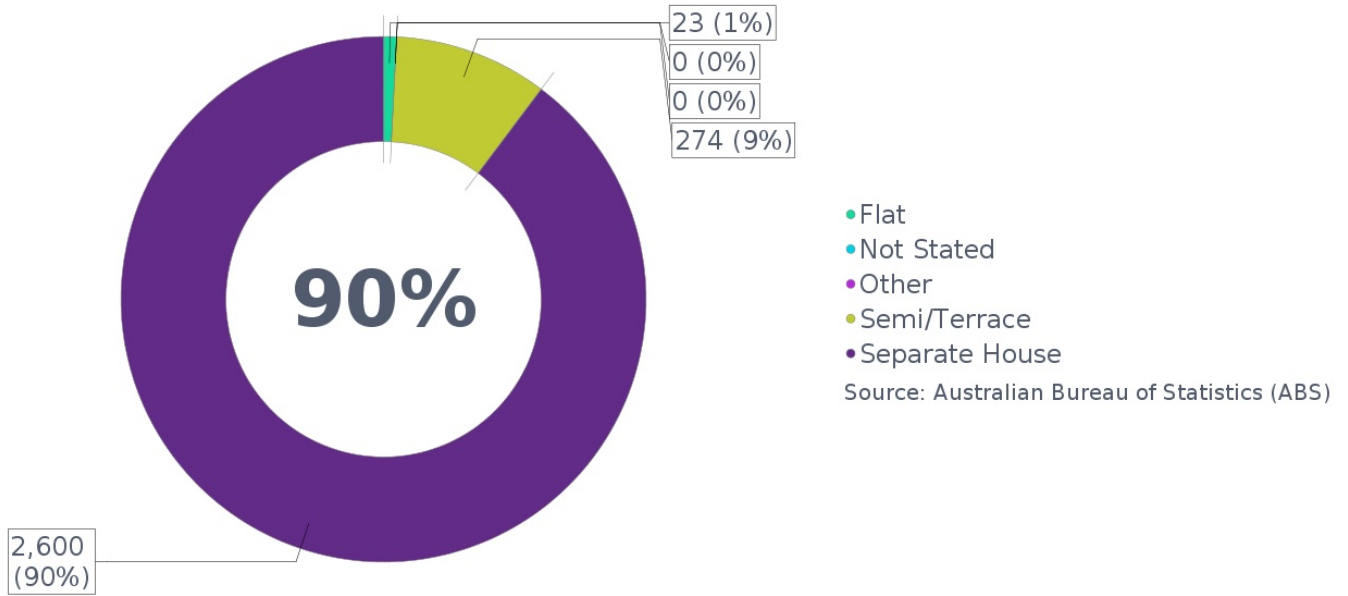
## Age of Population (2021)



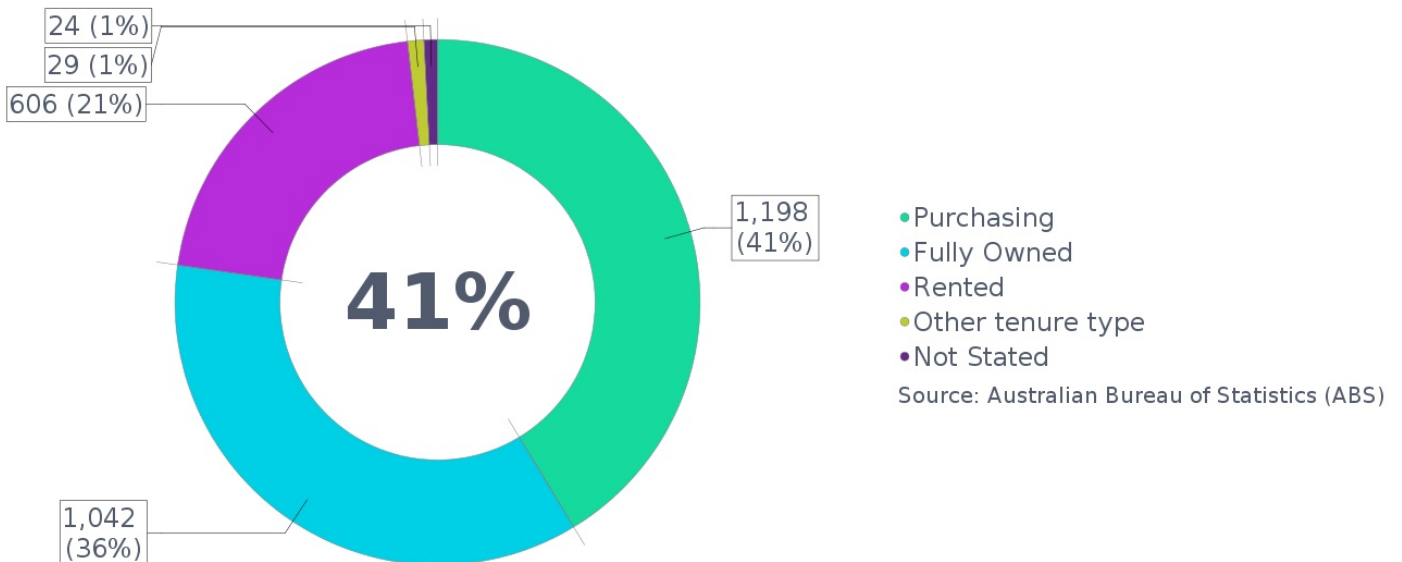
## Family Composition (2021)



## Dwelling Structure (2021)

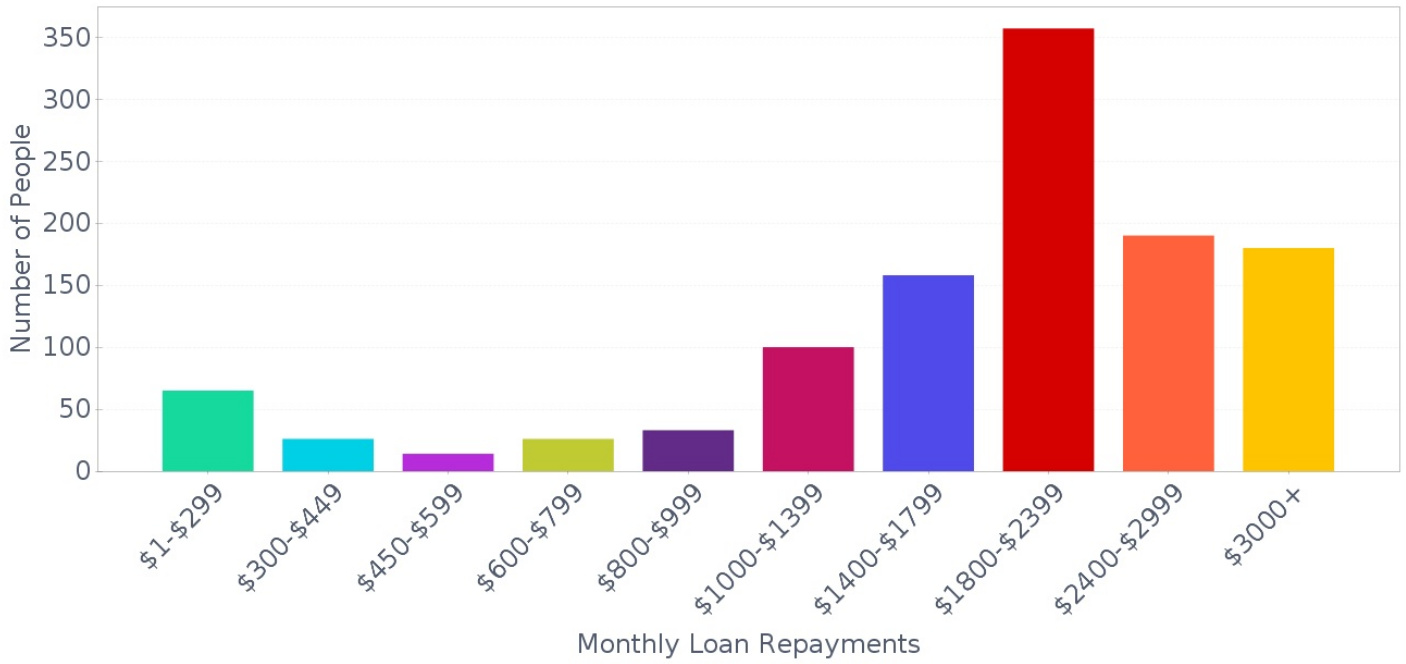


## Home Ownership (2021)

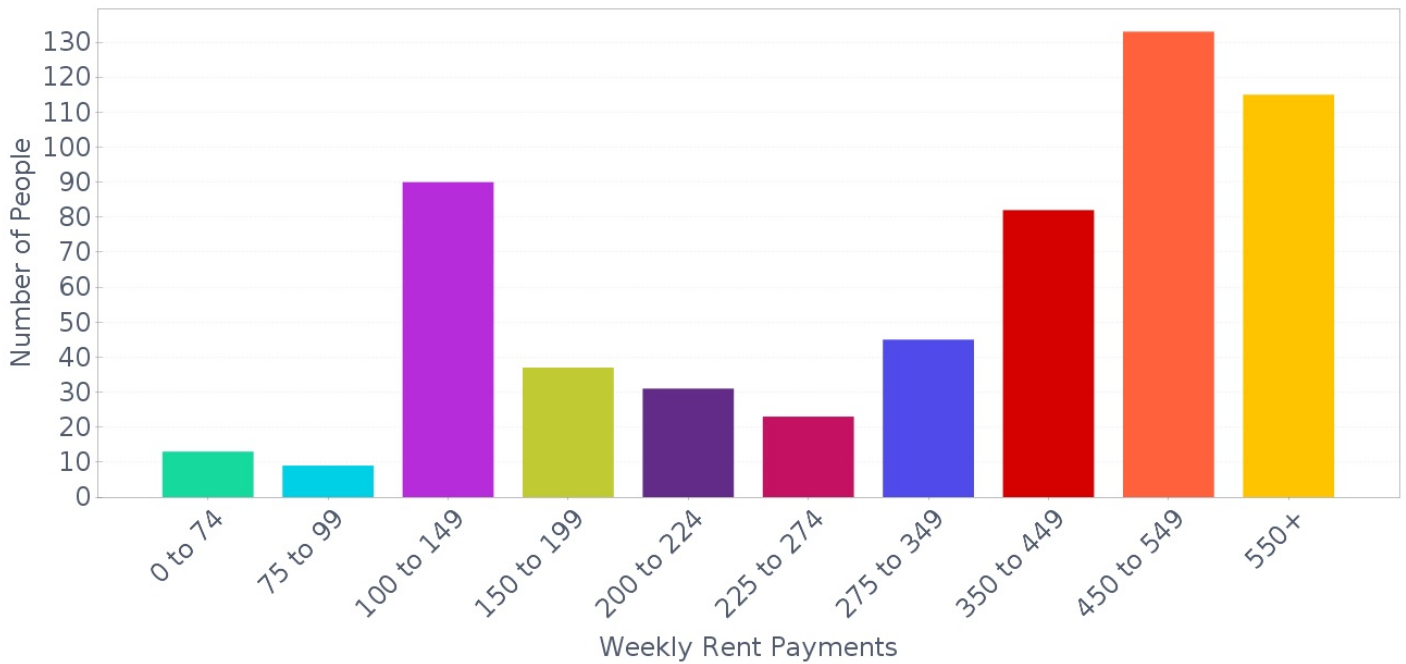




## Home Loan Repayments - Monthly (2021)

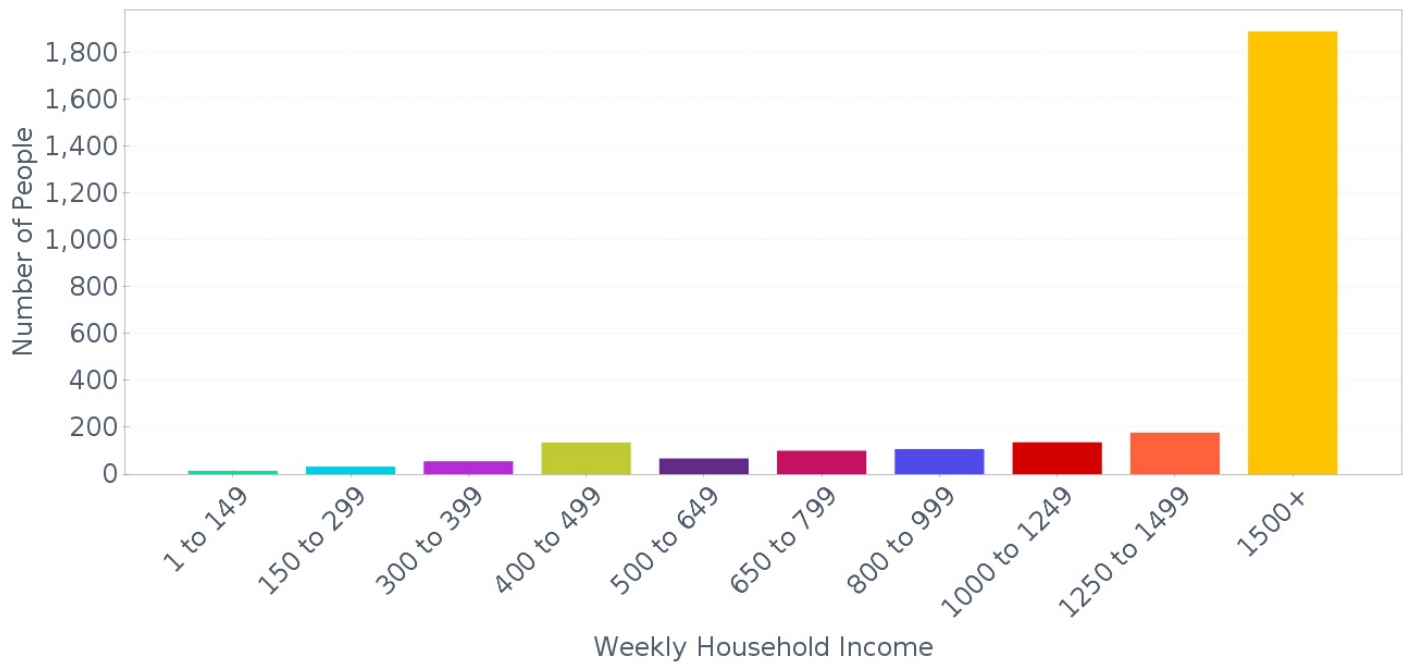


## Rent Payments - Weekly (2021)



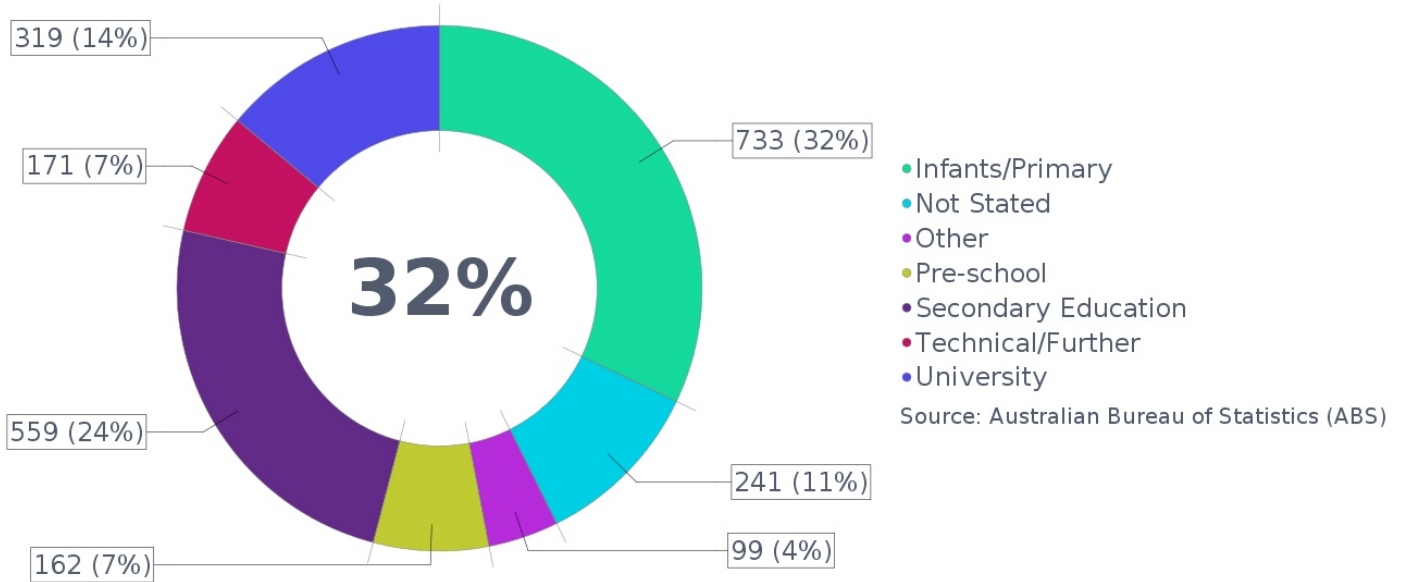


## Household Income - Weekly (2021)

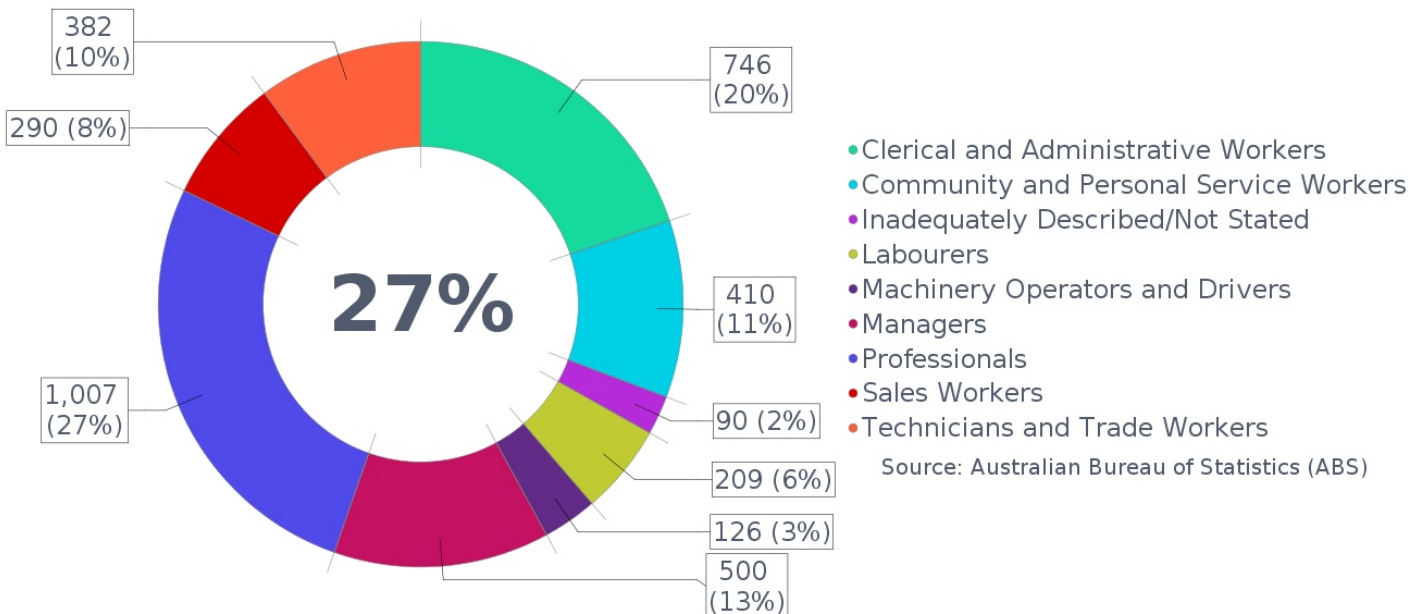




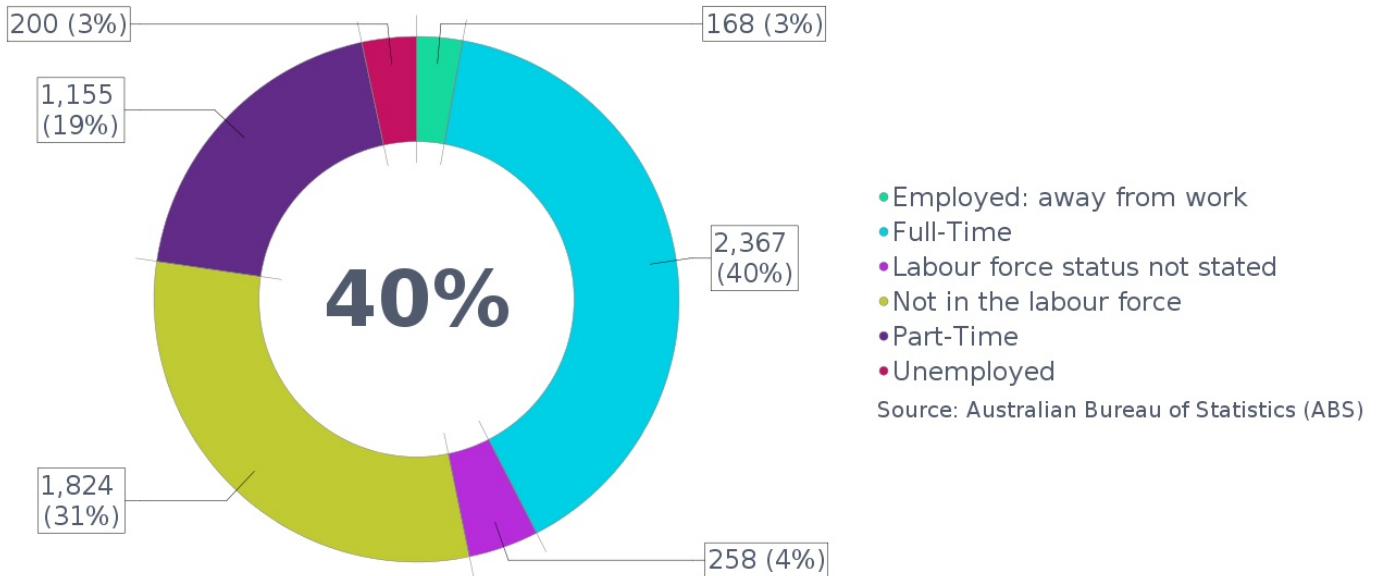
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

