

SUBURB FLYOVER REPORT

RIVETT (HOUSE)

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RIVETT - Suburb Map



RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	61	\$ 338,000	0.0 %	\$ 55,000	\$ 475,000
2006	41	\$ 349,000	3.3 %	\$ 230,000	\$ 565,000
2007	65	\$ 393,000	12.6 %	\$ 40,500	\$ 525,000
2008	51	\$ 430,000	9.4 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	36	\$ 510,500	15.8 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.1 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	52	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	56	\$ 621,000	1.8 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.5 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	42	\$ 962,500	9.7 %	\$ 180,000	\$ 1,750,000
2023	0				

Median Sale Price

\$962k

Based on 42 recorded House sales within the last 12 months (2022)

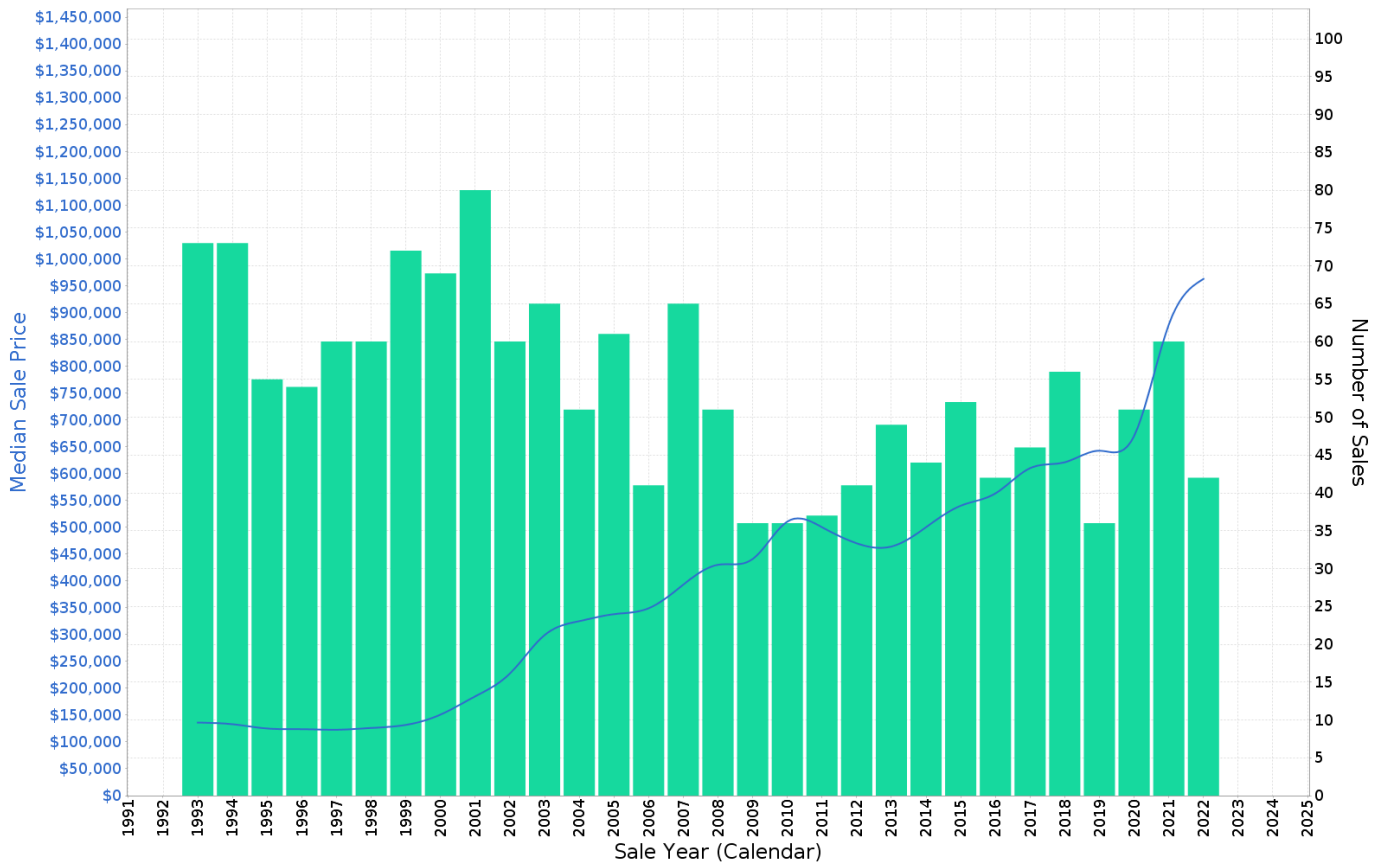
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

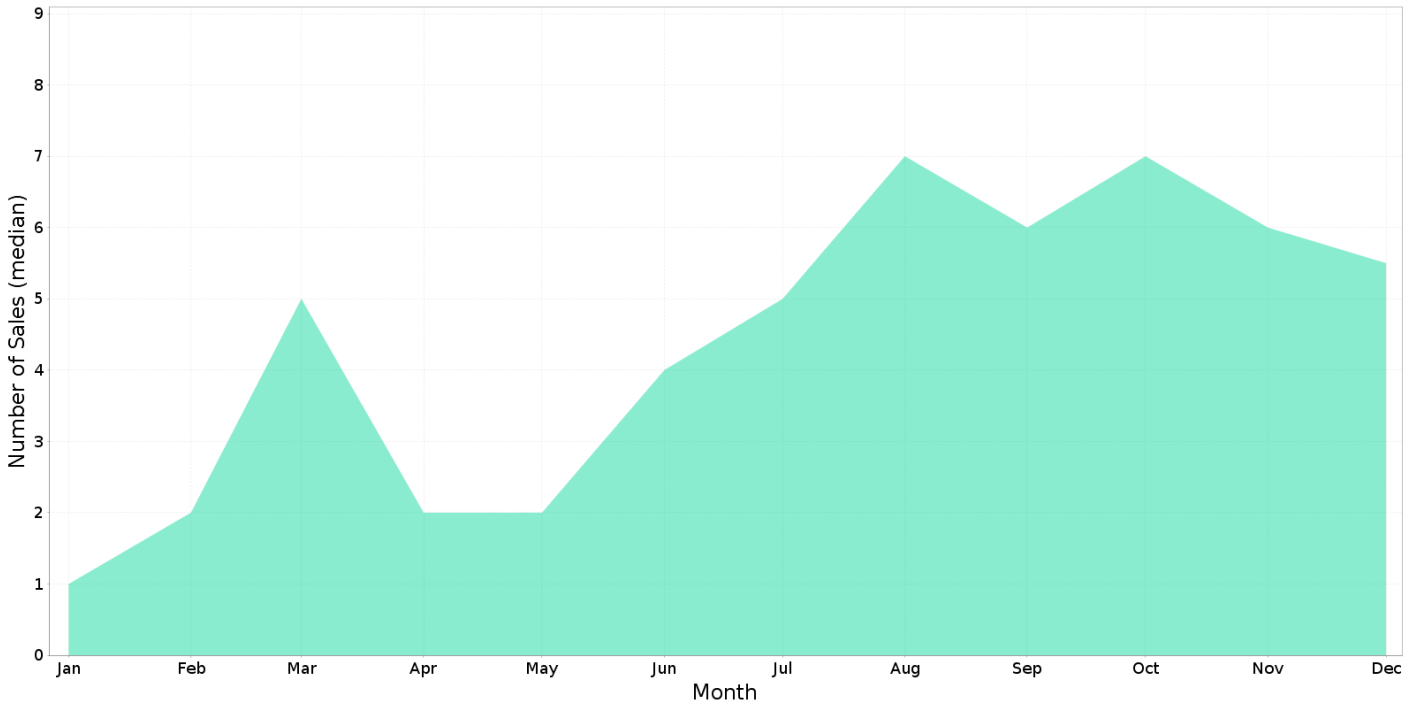
+9.7%

Current Median Price: \$962,500
Previous Median Price: \$877,500

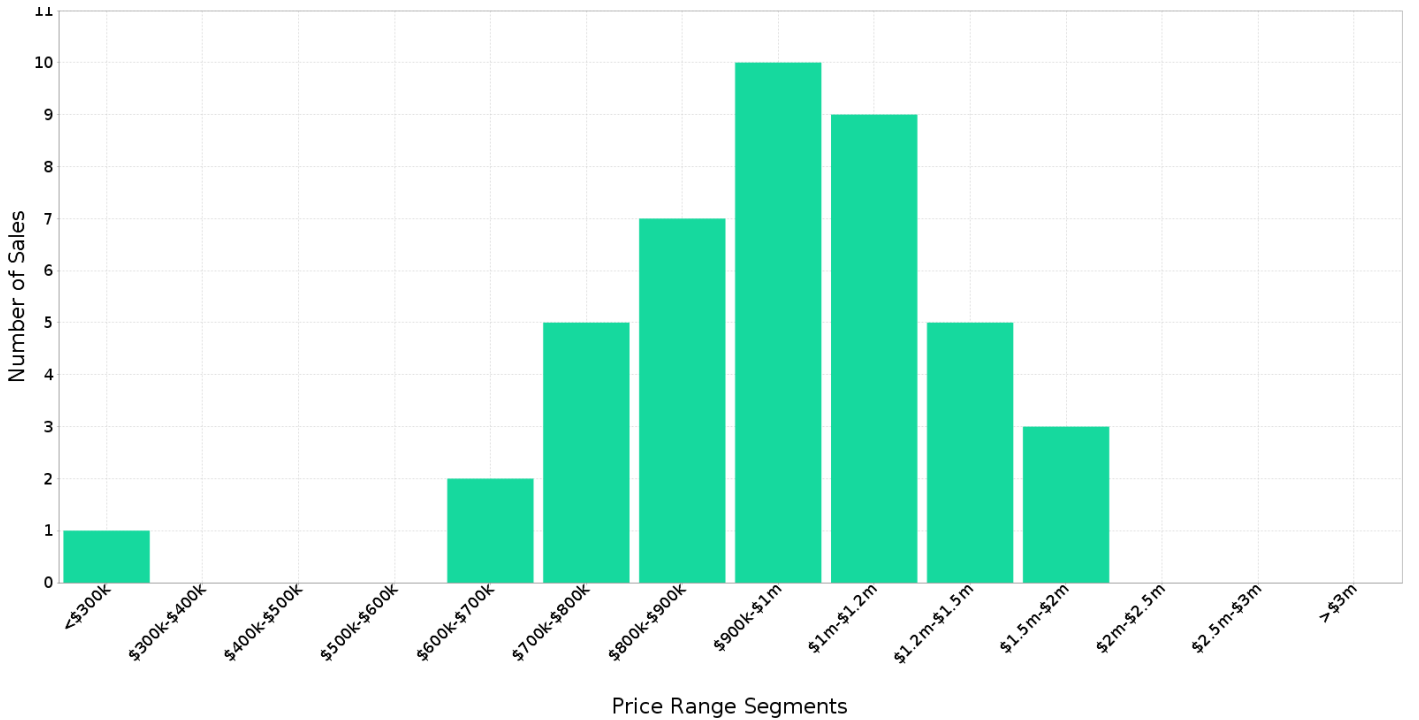
Based on 102 recorded House sales compared over the last two rolling 12 month periods



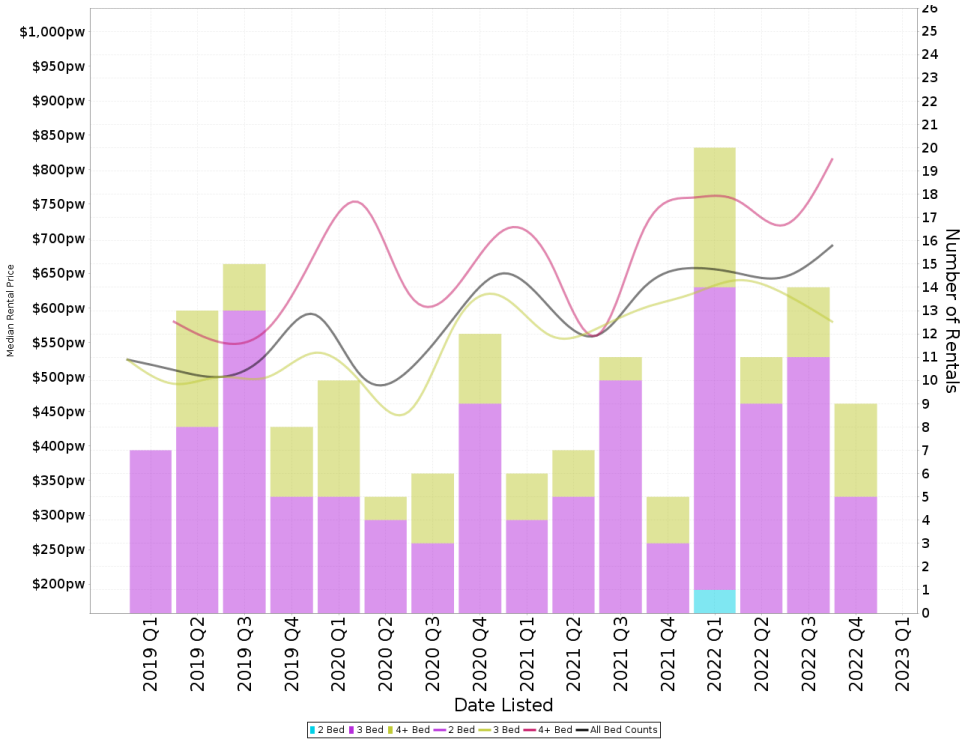
RIVETT - Peak Selling Periods (3 years)



RIVETT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.7%

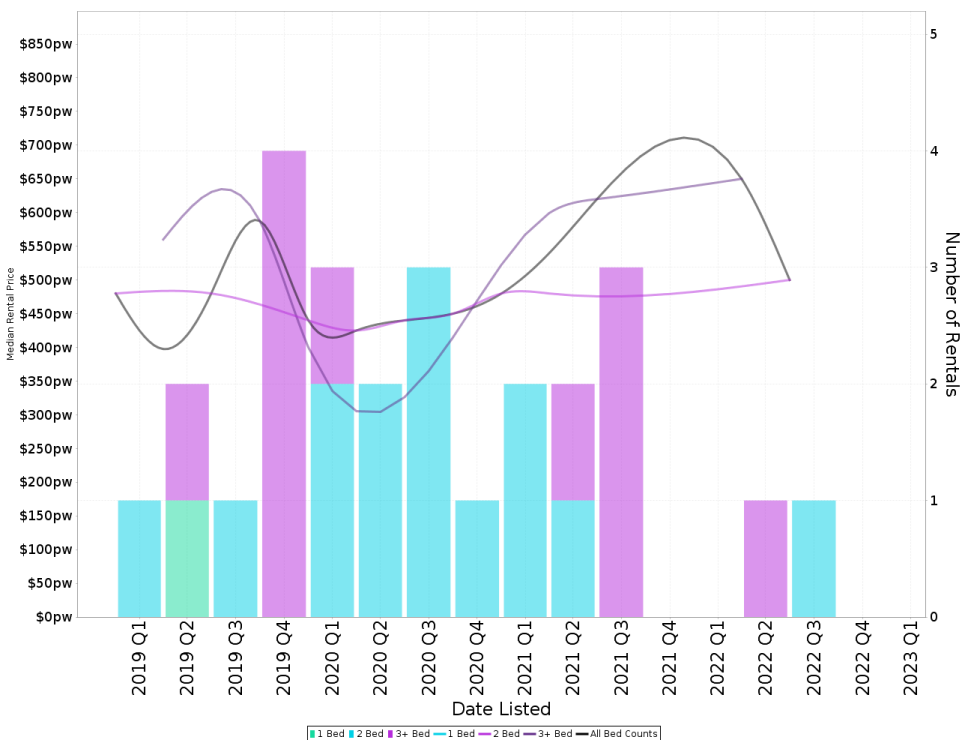
Current Median Price: \$962,500
Previous Median Price: \$877,500
Based on 102 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$962,500
Current Median Rent: \$510
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.8%

Current Median Price: \$650,000
Previous Median Price: \$632,500
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$650,000
Current Median Rent: \$565
Based on 8 registered Unit rentals compared over the last 12 months.

RIVETT - Recently Sold Properties

Median Sale Price

\$962k

Based on 42 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

+9.7%

Current Median Price: \$962,500
Previous Median Price: \$877,500

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

Sold Properties


42

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

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

23 SANTALUM ST

\$770,000



Nov 2022
22 Days

668 m² 2 1 -

18 SALSOLA ST

\$975,000



Oct 2022
22 Days

852 m² 4 2 4

331 HINDMARSH DR

\$880,000



Oct 2022
111 Days

952 m² 4 2 2

31 CROTON ST

\$1,087,000




Oct 2022
22 Days

699 m² 4 2 3

38 STREETON DR

\$815,000



2022
72 Days

834 m² 3 1 1

24 EUGENIA ST

\$1,100,000




Sep 2022
28 Days

759 m² 4 2 4

217 HINDMARSH DR

\$770,000



Sep 2022
39 Days

815 m² 3 1 1

43 PAVONIA ST

\$915,000



Sep 2022
39 Days

873 m² 3 1 1

7 MENTHA PL

\$760,000



Sep 2022
75 Days

734 m² 3 1 1

88 BANGALAY CRES

\$1,472,000

Sold Sep 2022
22 Days

883 m² 5 2 2

295 HINDMARSH DR

\$900,000

Sold Aug 2022
11 Days

803 m² 3 1 2

4 HIBISCUS CRES

\$825,000

Sold Aug 2022
15 Days

669 m² 3 1 1

80 STREETON DR

\$1,000,000

Sold Aug 2022
22 Days

976 m² 4 2 2

6 AGONIS CL

\$715,000

Sold Aug 2022
22 Days

591 m² 3 1 2

8 MELIA PL

\$890,000

Sold Aug 2022
29 Days

649 m² 4 1 2

24 CROTON ST

\$1,017,800

Sold Aug 2022
75 Days

812 m² 4 2 1

9 EUGENIA ST

\$1,075,000

Sold Aug 2022
31 Days

673 m² 4 2 2

5 EUGENIA ST

\$960,000

Sold Aug 2022
23 Days

936 m² 3 1 1

38 BANGALAY CRES

\$887,000

Sold Aug 2022
68 Days

665 m² 4 2 1

67 CROTON ST

\$965,000

Sold Jul 2022
22 Days

765 m² 3 1 1

21 PAVONIA ST

\$995,000

Sold Jul 2022
23 Days

829 m² 4 2 1

RIVETT - Properties For Rent

Median Rental Price

\$510 /w

Based on 43 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

+2.8%

Current Median Price: \$962,500
Current Median Rent: \$510

Based on 42 recorded House sales and 43 House rentals compared over the last 12 months


Number of Rentals

43

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

129 Darwinia Terrace

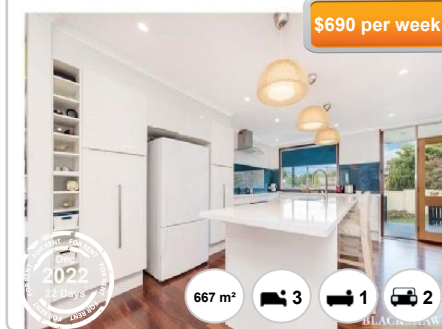


\$620

Jan 2023
5 Days




1,266 m²   

3 MALLEE PLACE




\$690 per week

Dec 2022
23 Days




667 m²   

59 Darwinia Terrace



\$880 per week

Dec 2022
25 Days

791 m²   

22 WIRILDA STREET

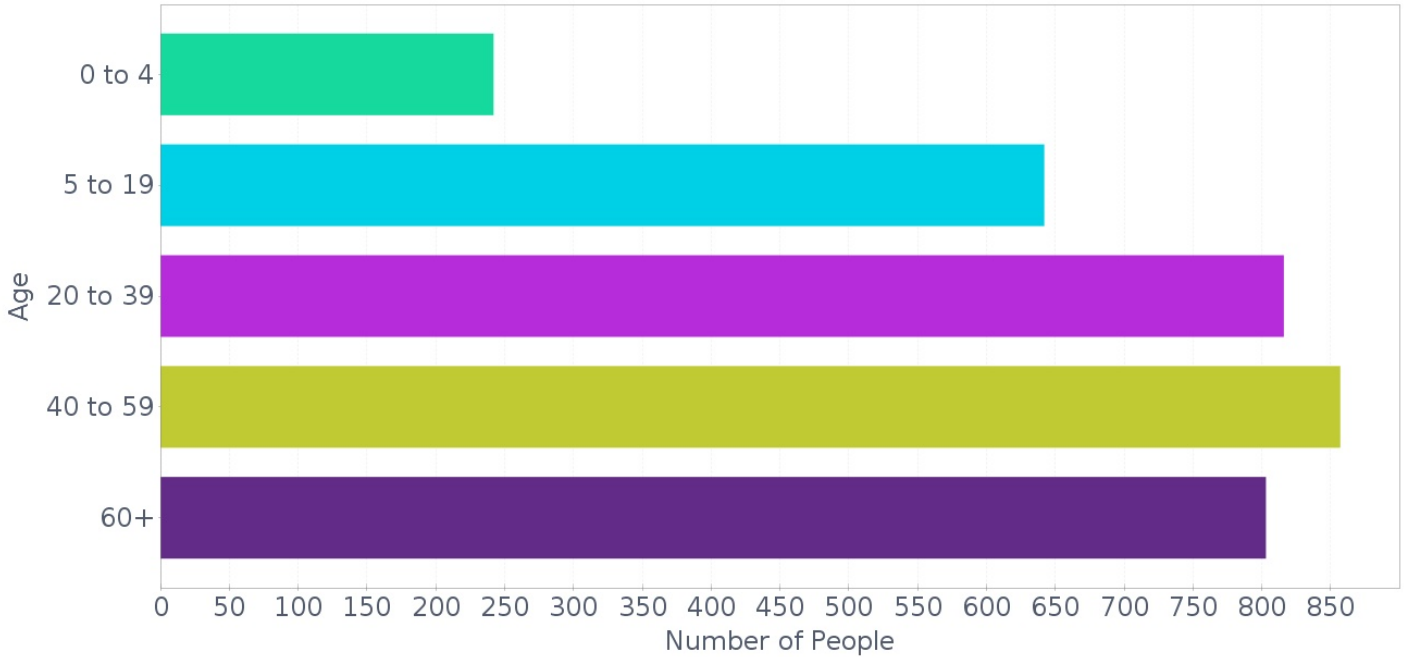


\$650 pw

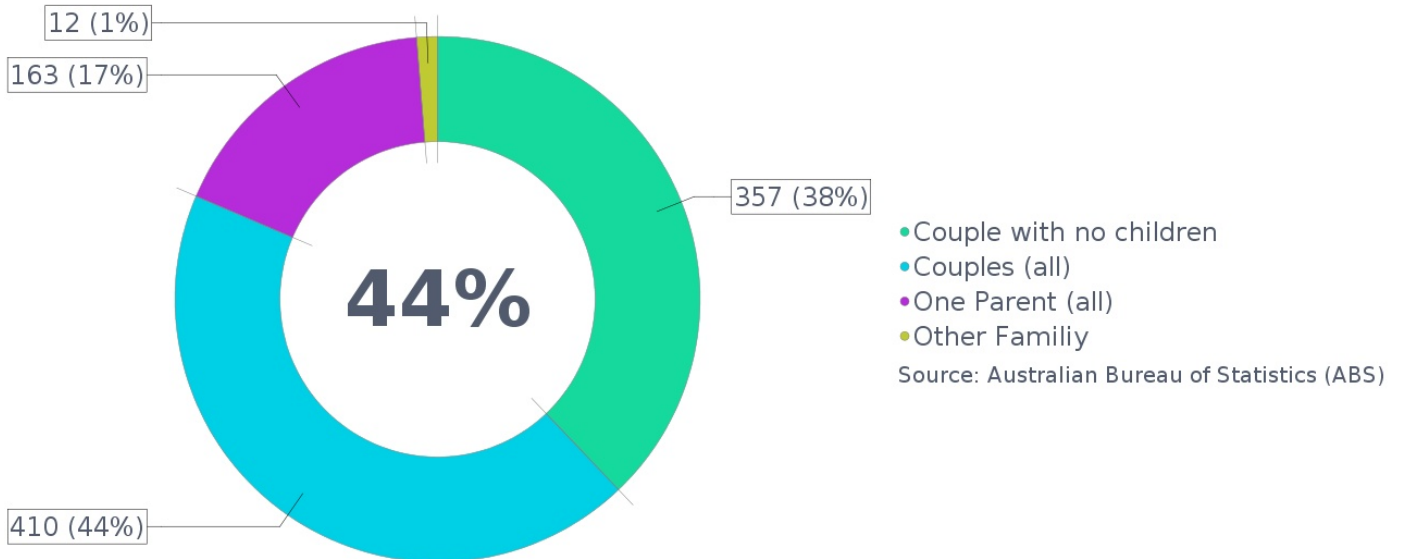
Aug 2022
30 Days

673 m²   

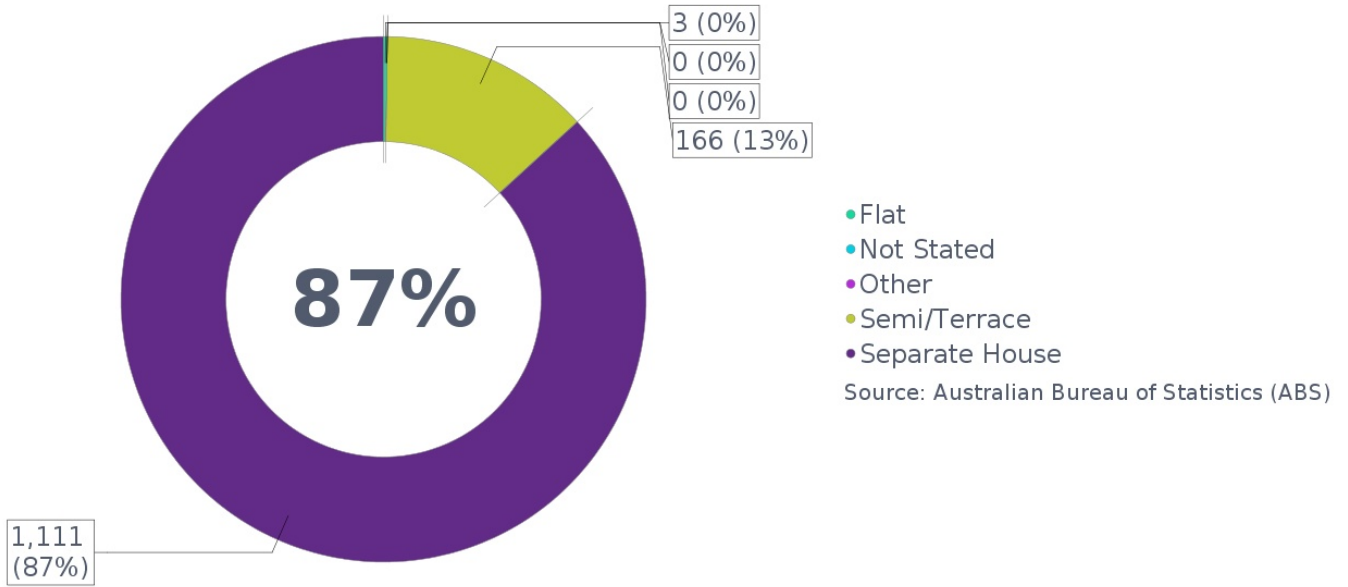
Age of Population (2021)



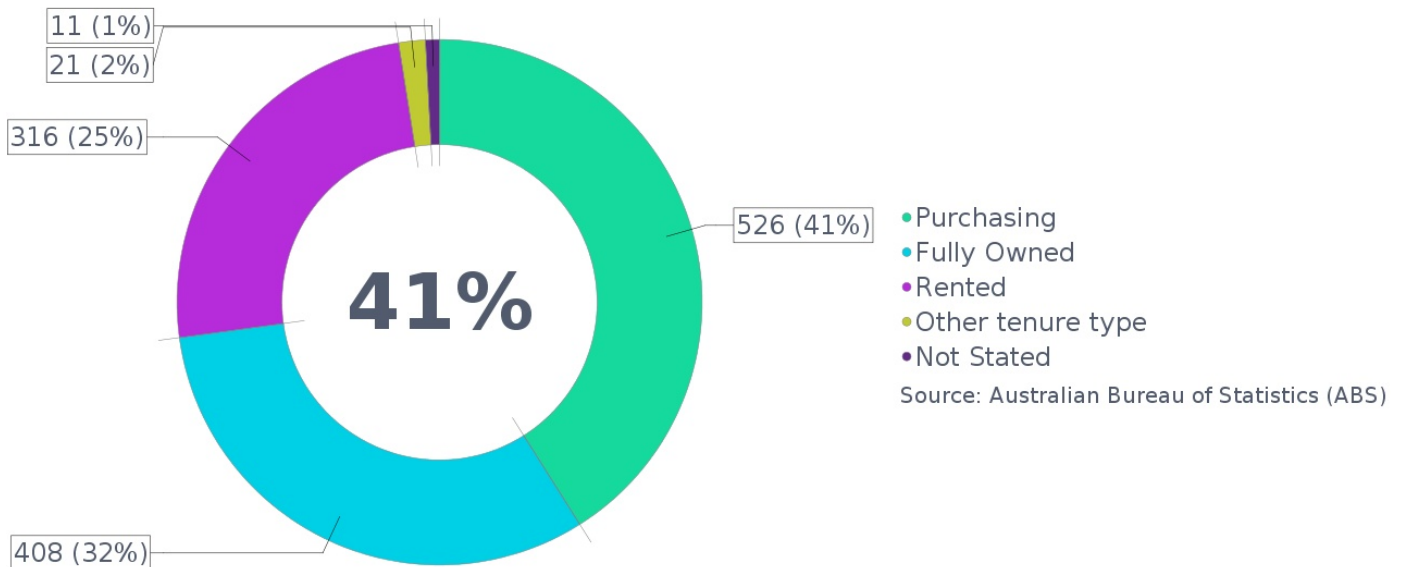
Family Composition (2021)



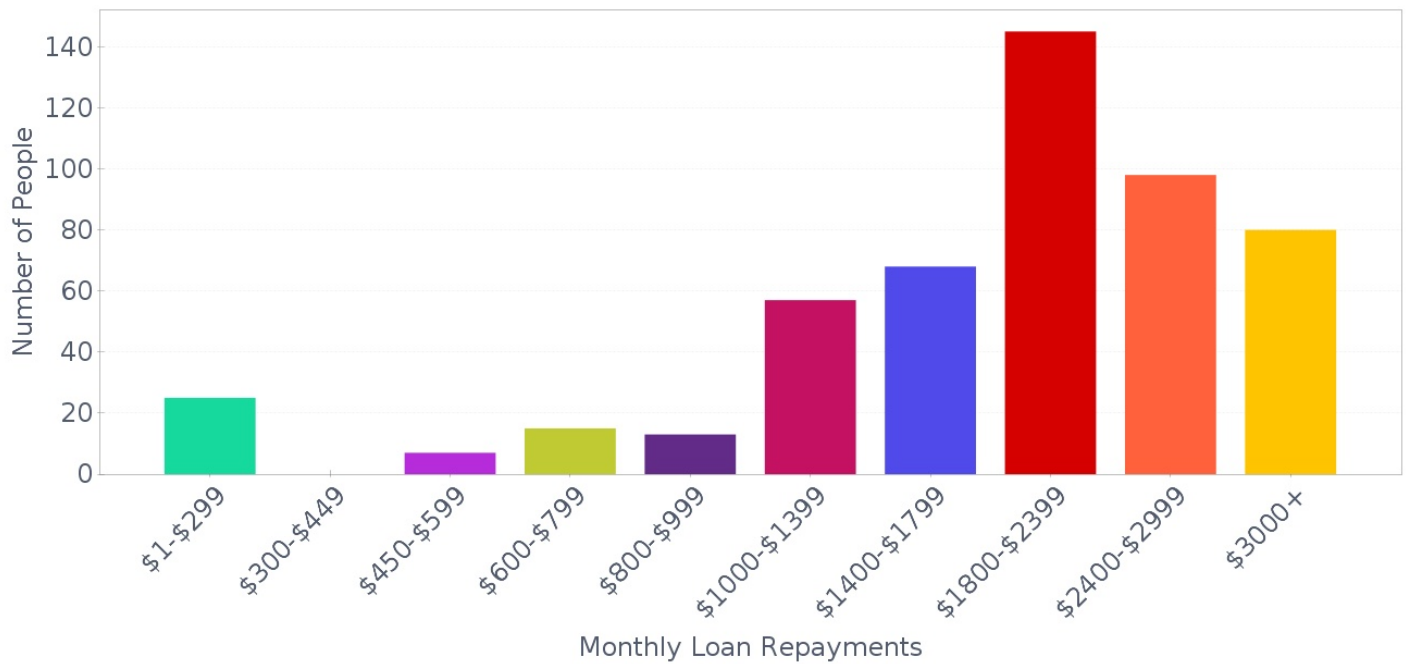
Dwelling Structure (2021)



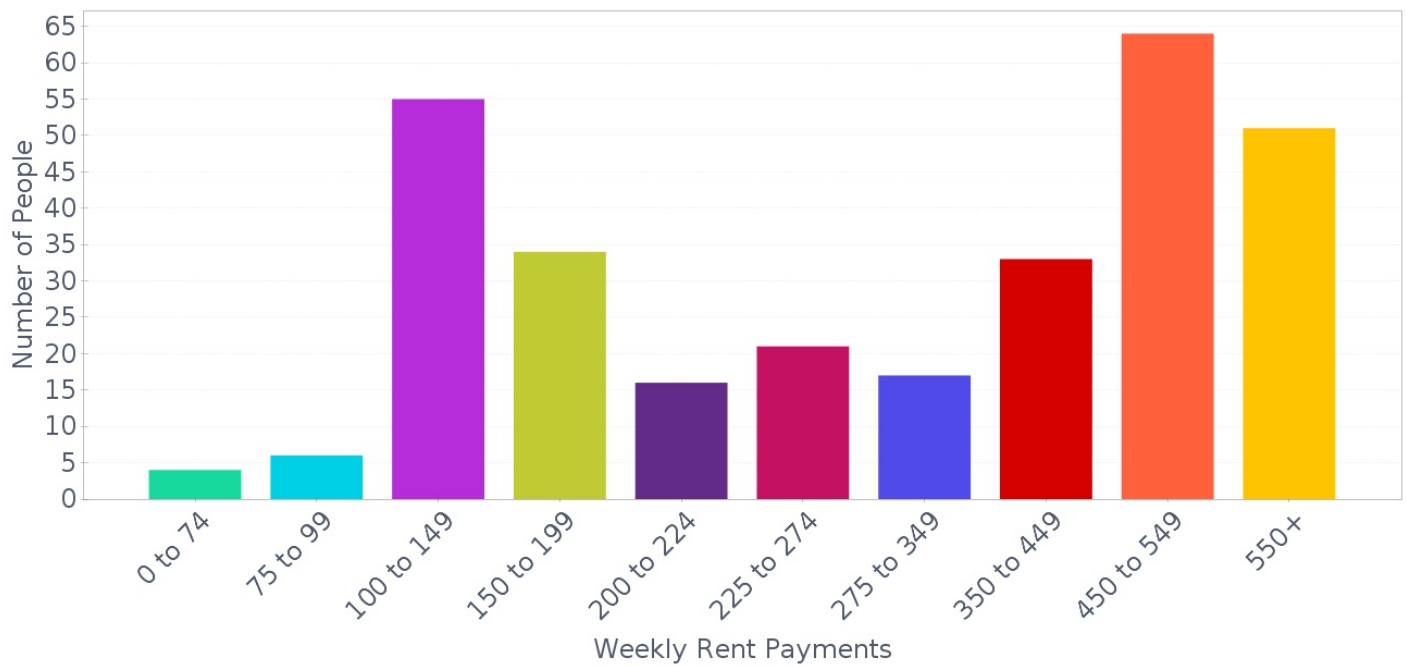
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

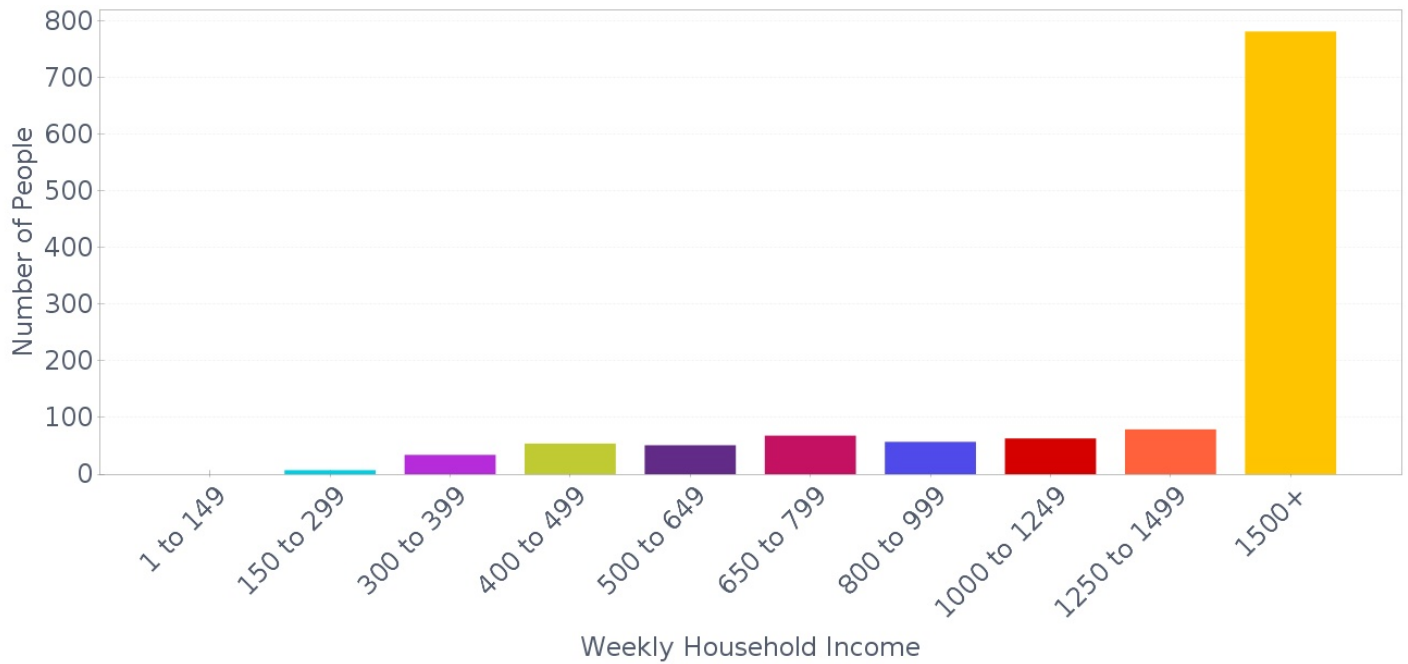


Rent Payments - Weekly (2021)

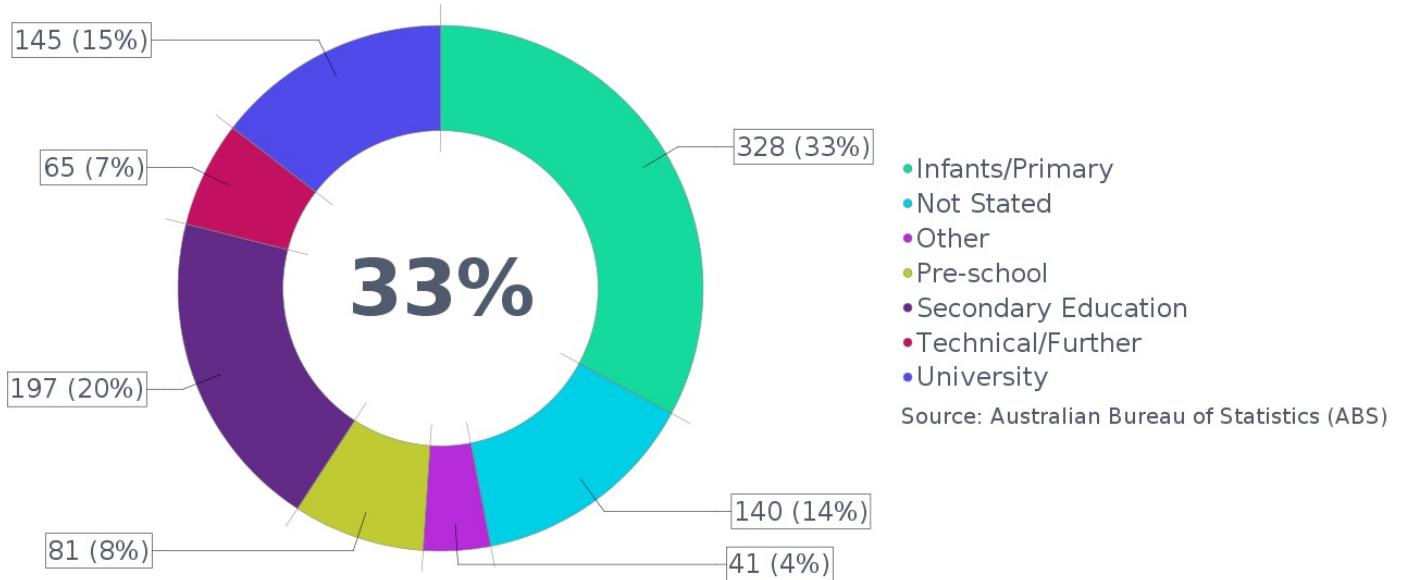




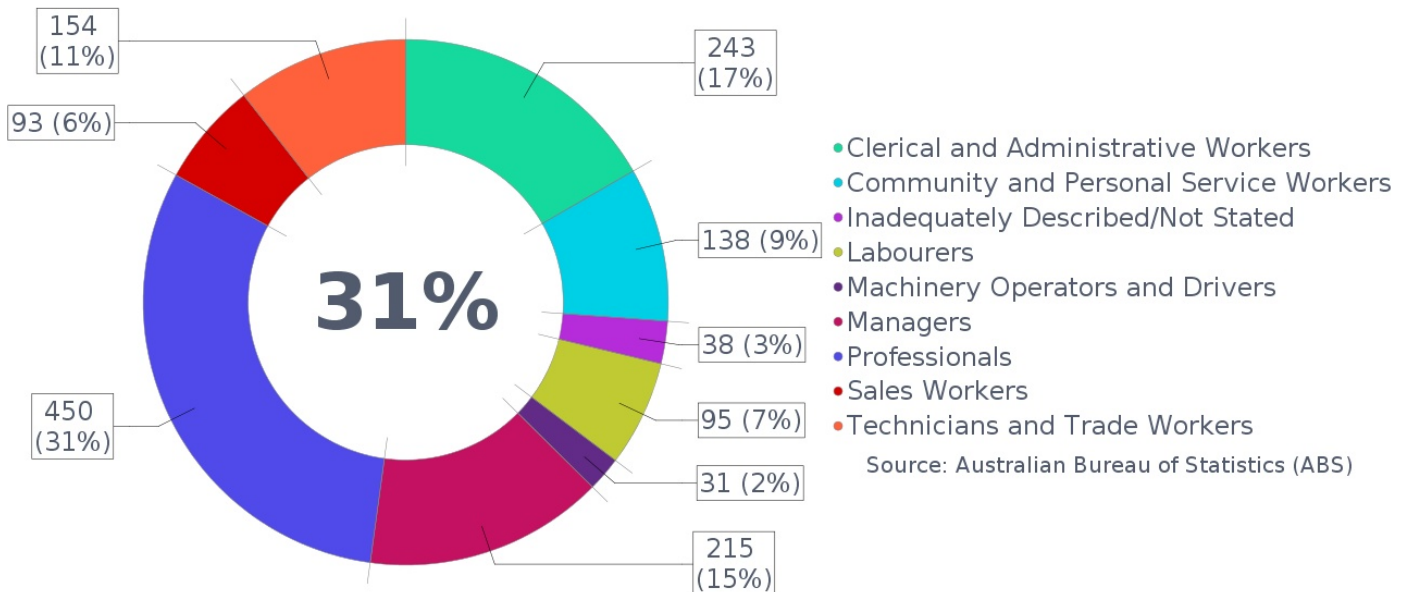
Household Income - Weekly (2021)



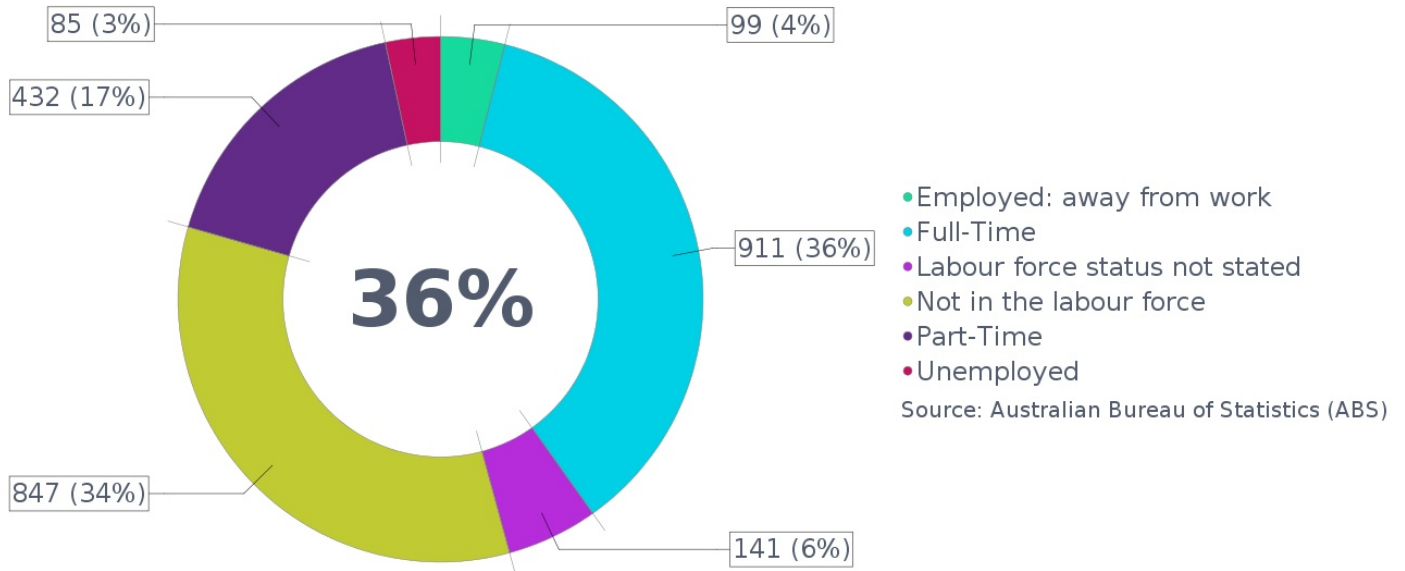
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

