

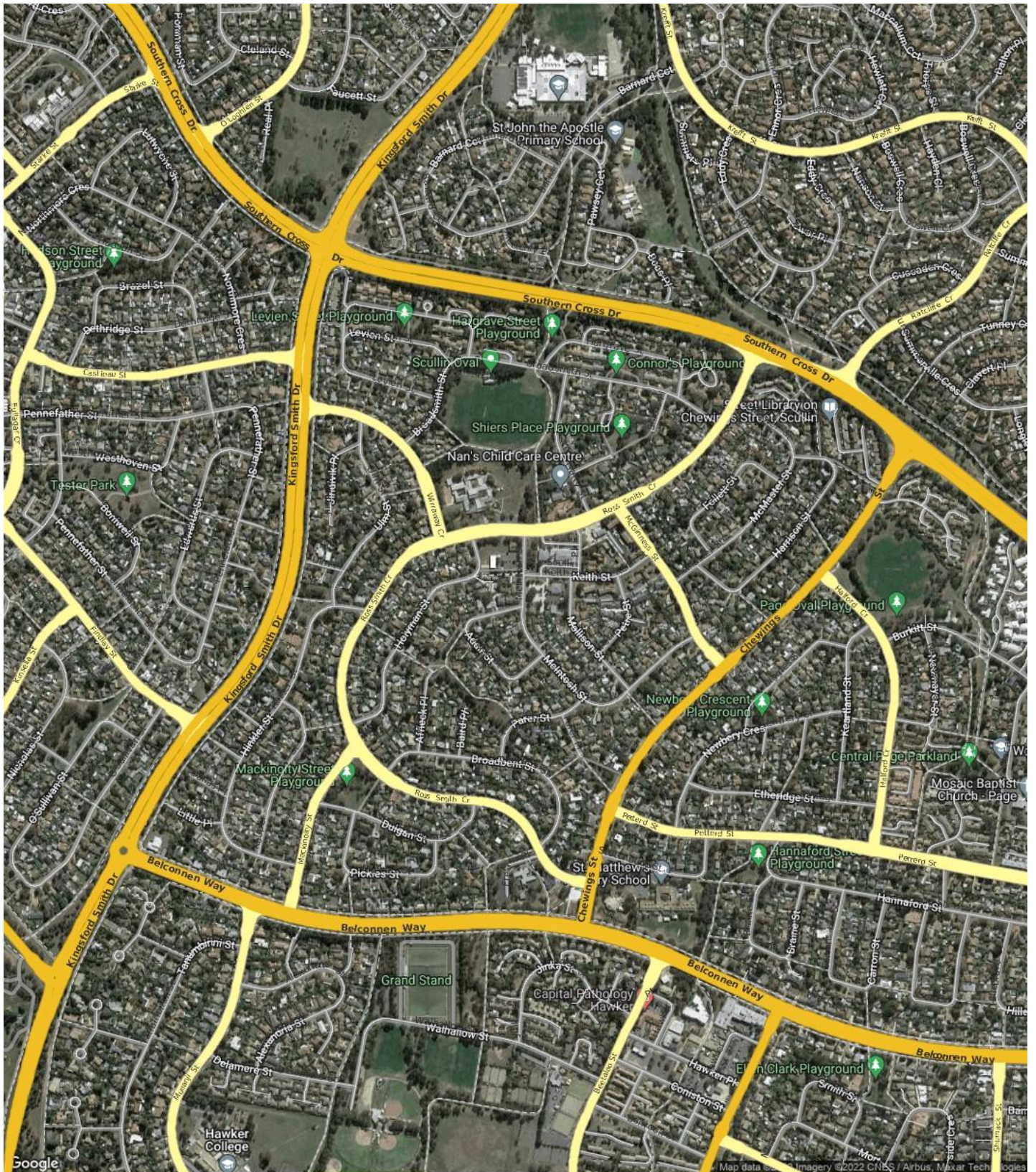
SUBURB FLYOVER REPORT

SCULLIN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



SCULLIN - Suburb Map



Prepared on 05/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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SCULLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	36	\$ 313,500	0.0 %	\$ 90,000	\$ 450,000
2006	45	\$ 332,000	5.9 %	\$ 160,000	\$ 438,000
2007	51	\$ 373,000	12.3 %	\$ 164,000	\$ 517,500
2008	47	\$ 386,500	3.6 %	\$ 74,000	\$ 502,000
2009	33	\$ 402,000	4.0 %	\$ 14,000	\$ 607,000
2010	24	\$ 480,500	19.5 %	\$ 120,000	\$ 570,000
2011	32	\$ 443,750	-7.6 %	\$ 120,000	\$ 604,000
2012	33	\$ 442,000	-0.4 %	\$ 220,000	\$ 565,000
2013	36	\$ 455,000	2.9 %	\$ 180,000	\$ 637,000
2014	39	\$ 469,500	3.2 %	\$ 200,000	\$ 620,000
2015	41	\$ 480,000	2.2 %	\$ 377,000	\$ 605,000
2016	36	\$ 500,000	4.2 %	\$ 270,000	\$ 790,000
2017	45	\$ 565,000	13.0 %	\$ 240,000	\$ 860,000
2018	45	\$ 585,000	3.5 %	\$ 265,000	\$ 870,000
2019	31	\$ 605,000	3.4 %	\$ 237,500	\$ 860,000
2020	41	\$ 620,000	2.5 %	\$ 165,000	\$ 915,000
2021	41	\$ 836,000	34.8 %	\$ 389,000	\$ 1,250,000
2022	35	\$ 880,000	5.3 %	\$ 642,000	\$ 1,386,500
2023	0				

Median Sale Price

\$880k

Based on 35 recorded House sales within the last 12 months (2022)

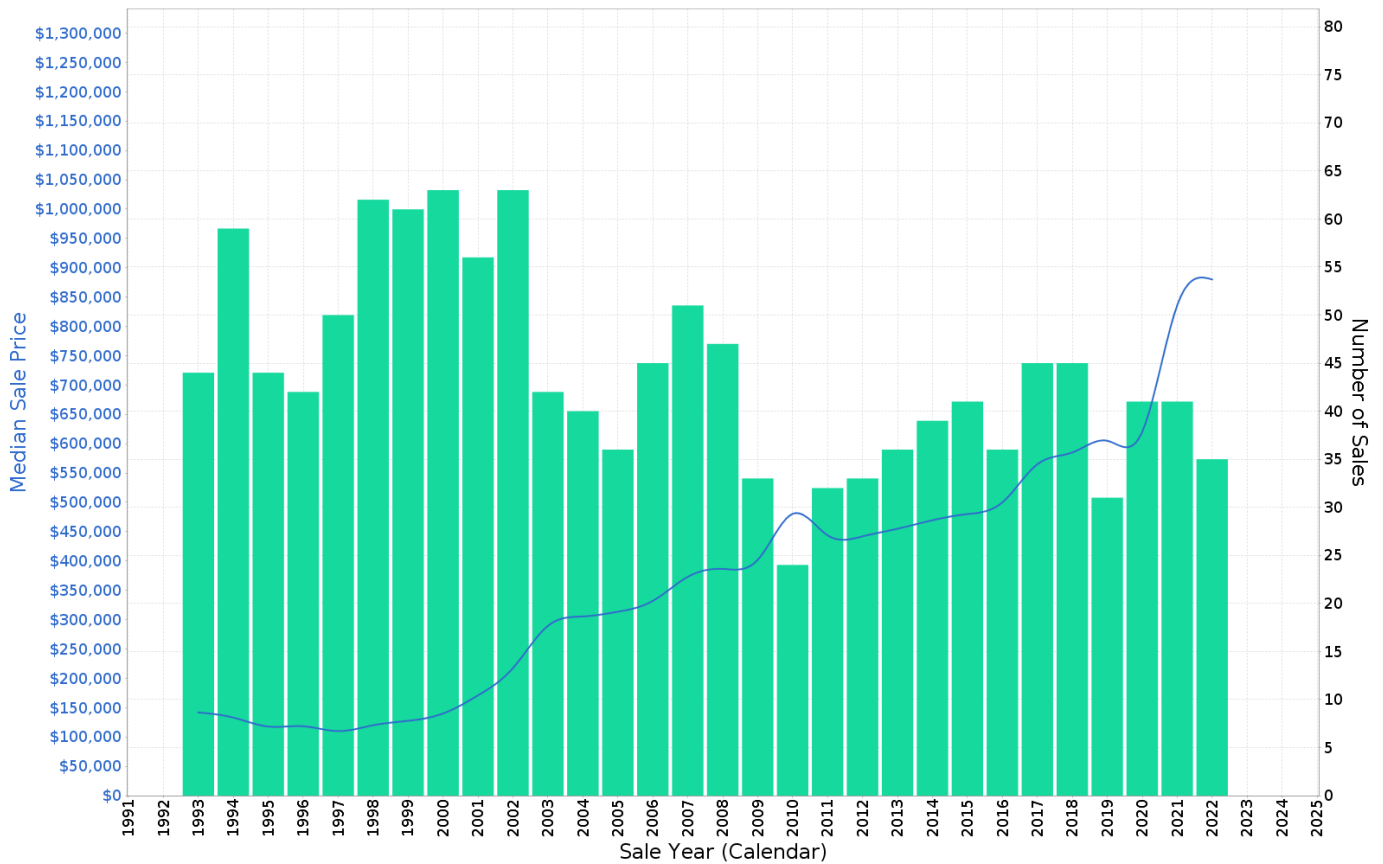
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

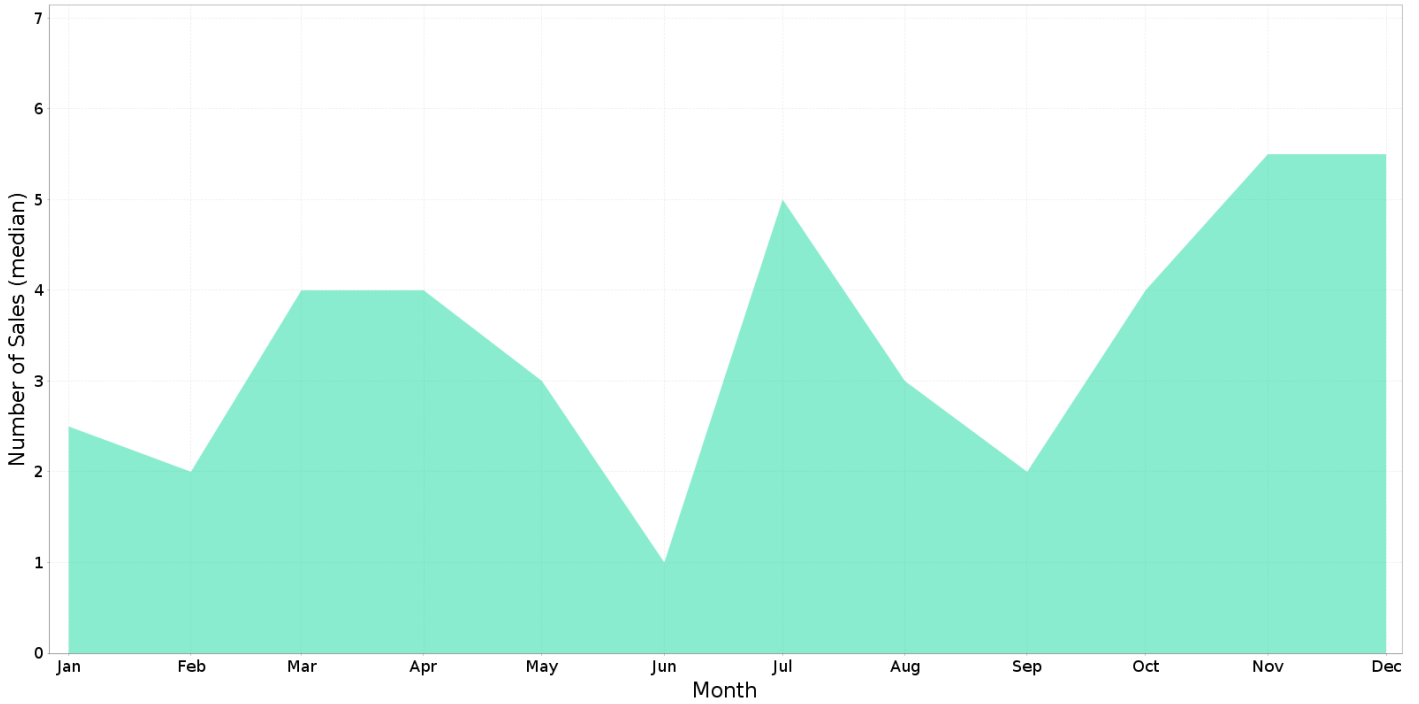
+5.3%

Current Median Price: \$880,000
Previous Median Price: \$836,000

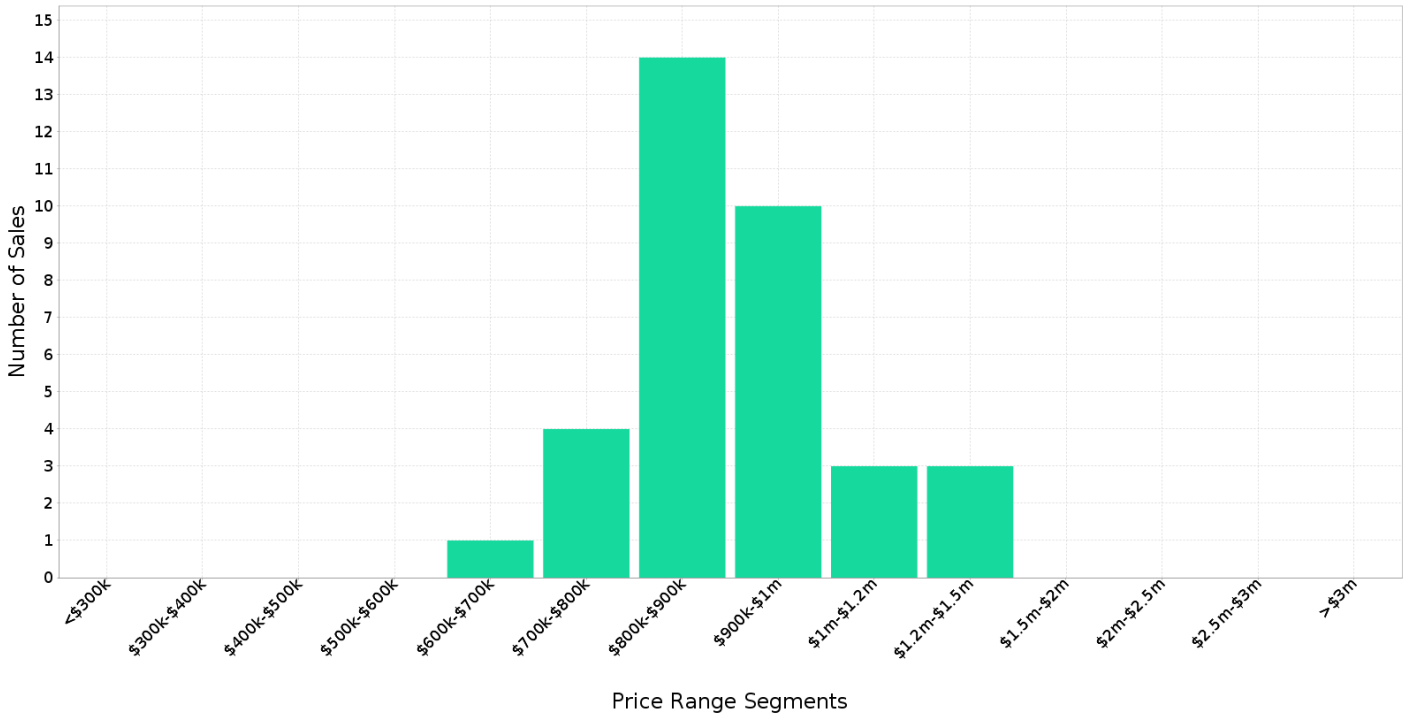
Based on 76 recorded House sales compared over the last two rolling 12 month periods



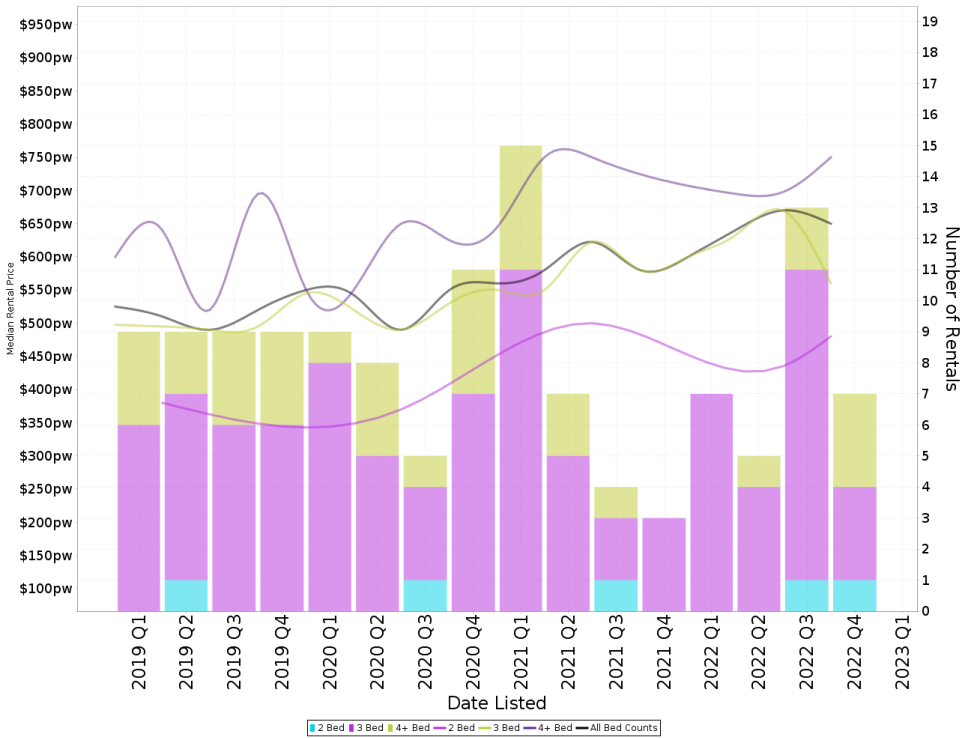
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.3%

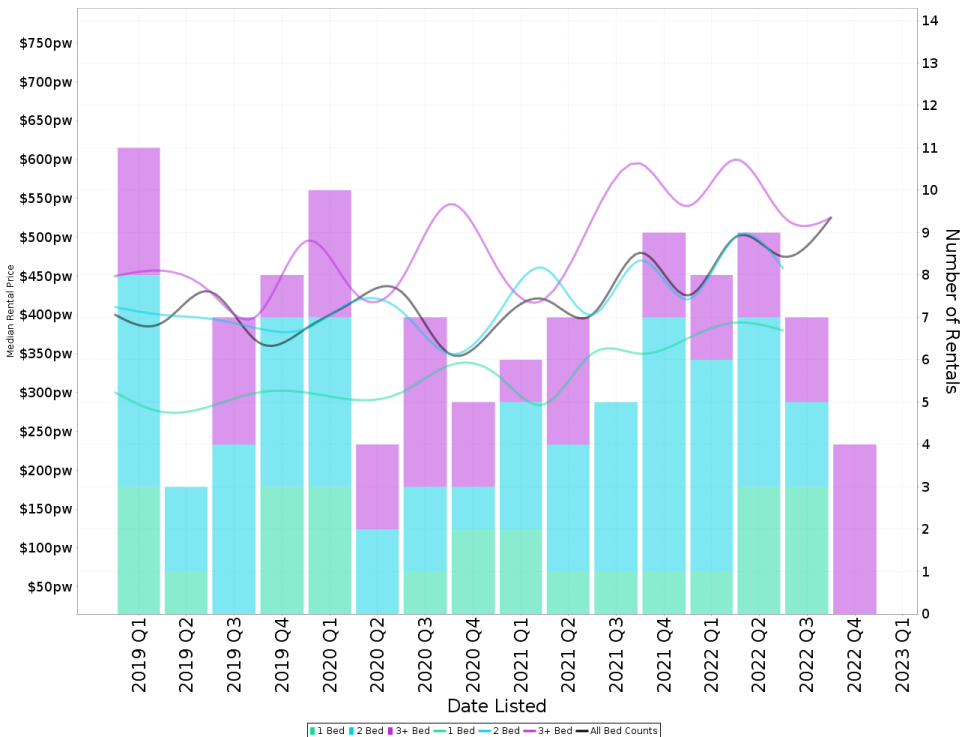
Current Median Price: \$880,000
Previous Median Price: \$836,000
Based on 76 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$880,000
Current Median Rent: \$515
Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.9%

Current Median Price: \$607,500
Previous Median Price: \$568,500
Based on 48 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$607,500
Current Median Rent: \$400
Based on 29 registered Unit rentals compared over the last 12 months.

SCULLIN - Recently Sold Properties

Median Sale Price

\$880k

Based on 35 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

+5.3%

Current Median Price: \$880,000
Previous Median Price: \$836,000

Based on 76 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

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

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

27 HOLYMAN ST




\$775,000

Sold Dec 2022
23 Days

705 m² 3 1 -

22 HARRISON ST




\$820,000

Sold Sep 2022
46 Days

683 m² 3 2 3

1 WIRRAWAY CRES



\$925,000

Sold Sep 2022
15 Days

1,002 m² 3 2 2

15 WIRRAWAY CRES



\$870,000

Sold Sep 2022
15 Days

820 m² 3 1 2

50 ROSS SMITH CRES




\$882,000

Sold Sep 2022
41 Days

618 m² 3 1 1

1 PRATT PL




\$720,000

Sold Sep 2022
19 Days

771 m² 3 1 -

12 PARER PL




\$820,000

Sold Sep 2022
39 Days

826 m² 4 2 3

16 BOULTON CL



\$642,000

Sold Aug 2022
18 Days

240 m² 3 1 1

40 ULM PL



\$810,000

Sold Aug 2022
26 Days

705 m² 3 1 1

36 ROSS SMITH CRES



\$880,000

Sold Jul 2022
68 Days

734 m² 3 1 1

20 HINKLER ST




\$800,010

Sold Jul 2022
22 Days

694 m² 4 1 2

35 FOLLETT ST

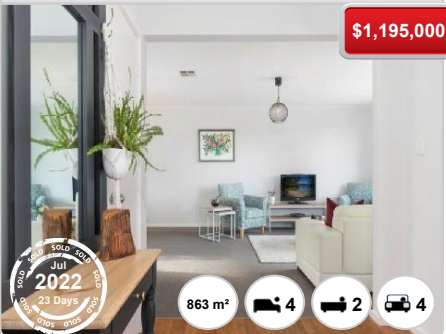


\$750,000

Sold Jul 2022
59 Days

705 m² 3 1 -

24 ULM ST



\$1,195,000

Sold Jul 2022
23 Days

863 m² 4 2 4

SCULLIN - Properties For Rent

Median Rental Price

\$515 /w

Based on 36 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: \$880,000
Current Median Rent: \$515

Based on 35 recorded House sales and 36 House rentals compared over the last 12 months

Number of Rentals

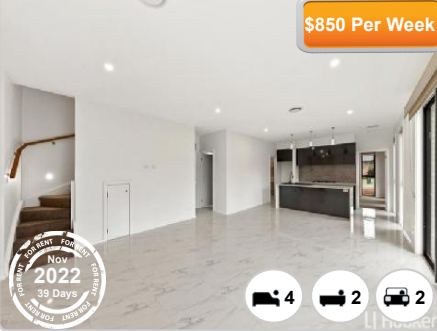
36

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

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

44 HINKLER STREET

\$850 Per Week




Nov 2022
39 Days

4 bedrooms, 2 bathrooms, 2 car spaces

2 Little Place

\$650 Per week



Nov 2022
49 Days

822 m², 3 bedrooms, 2 bathrooms, 1 car space

3/21 BARLOW STREET

\$480 Per Week




Nov 2022
53 Days

3,114 m², 2 bedrooms, 1 bathroom, 1 car space

3 HARRISON STREET

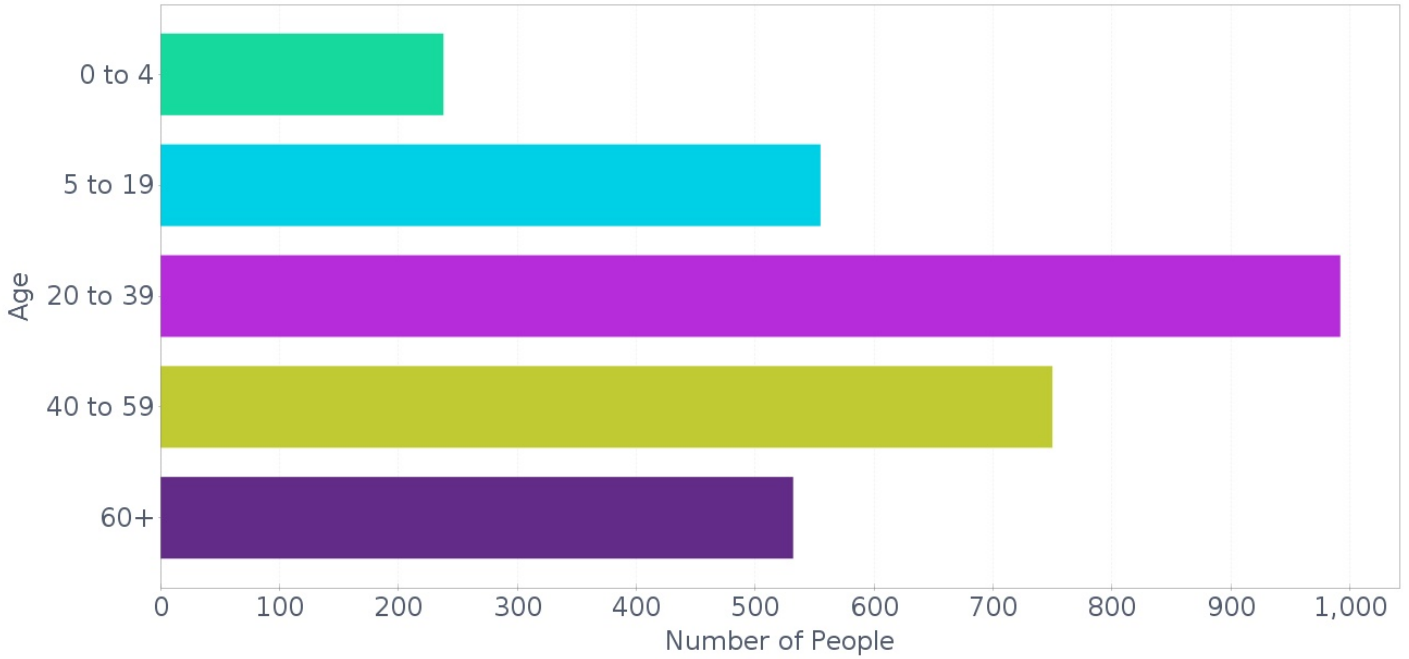
\$620 per week



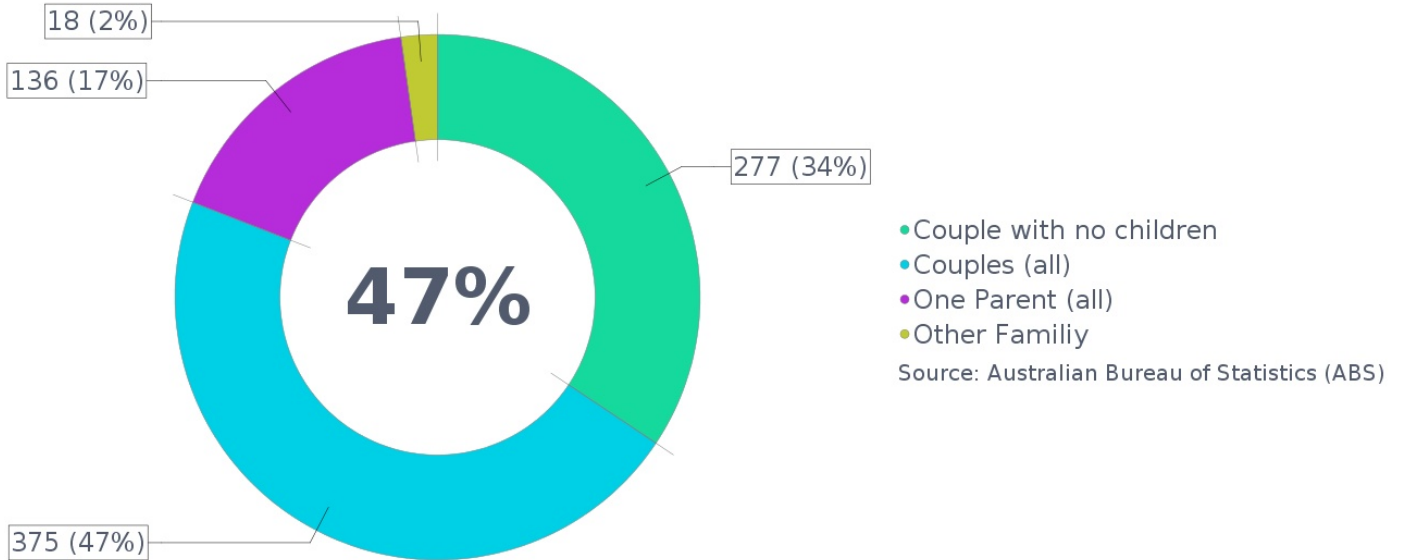
Sep 2022
129 Days

639 m², 3 bedrooms, 1 bathroom, 2 car spaces

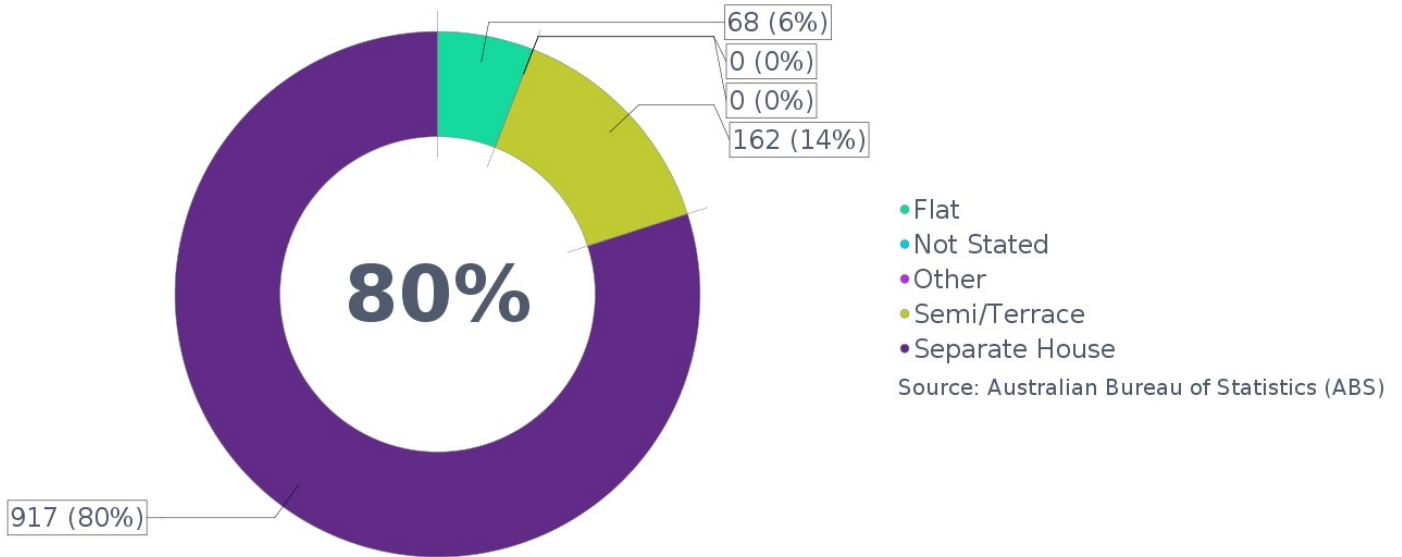
Age of Population (2021)



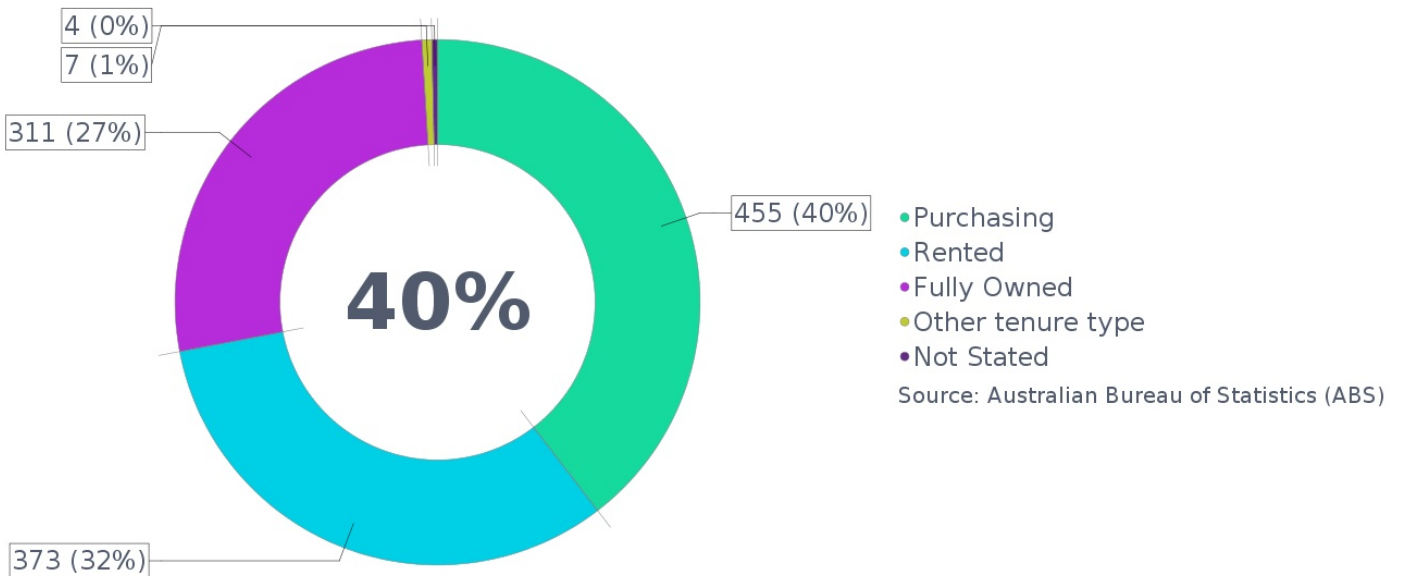
Family Composition (2021)



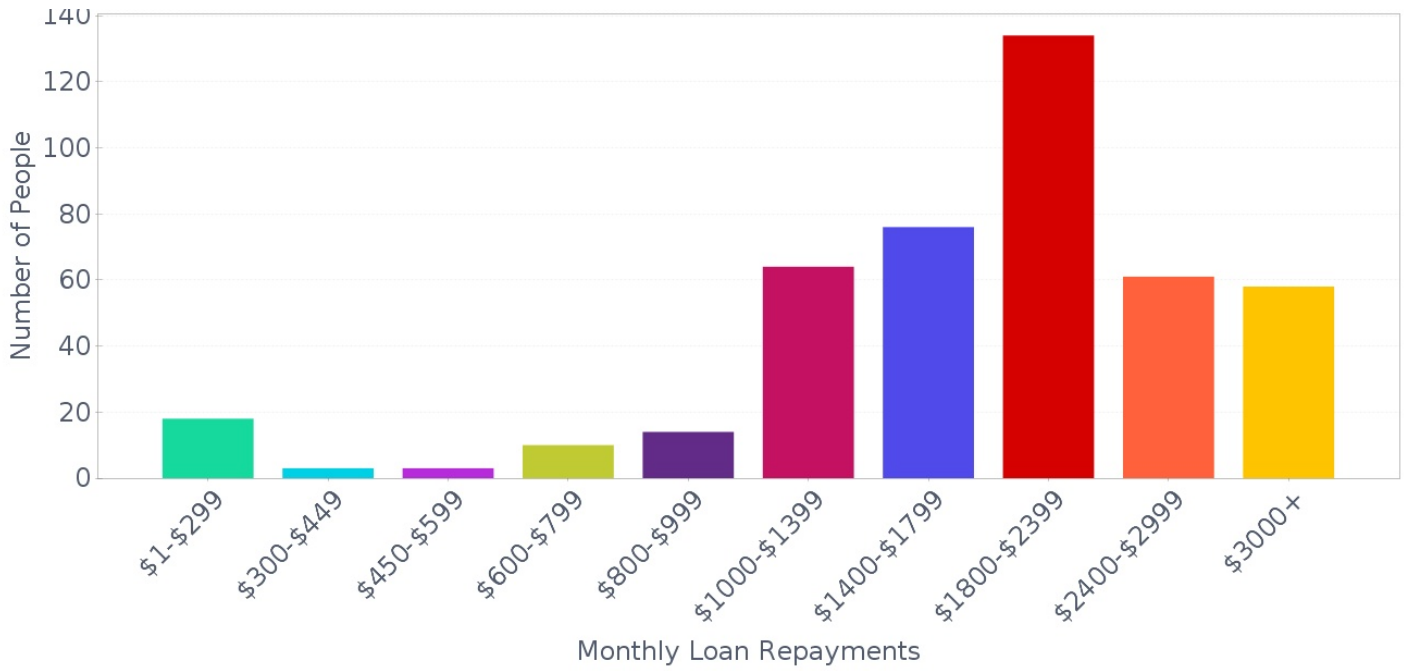
Dwelling Structure (2021)



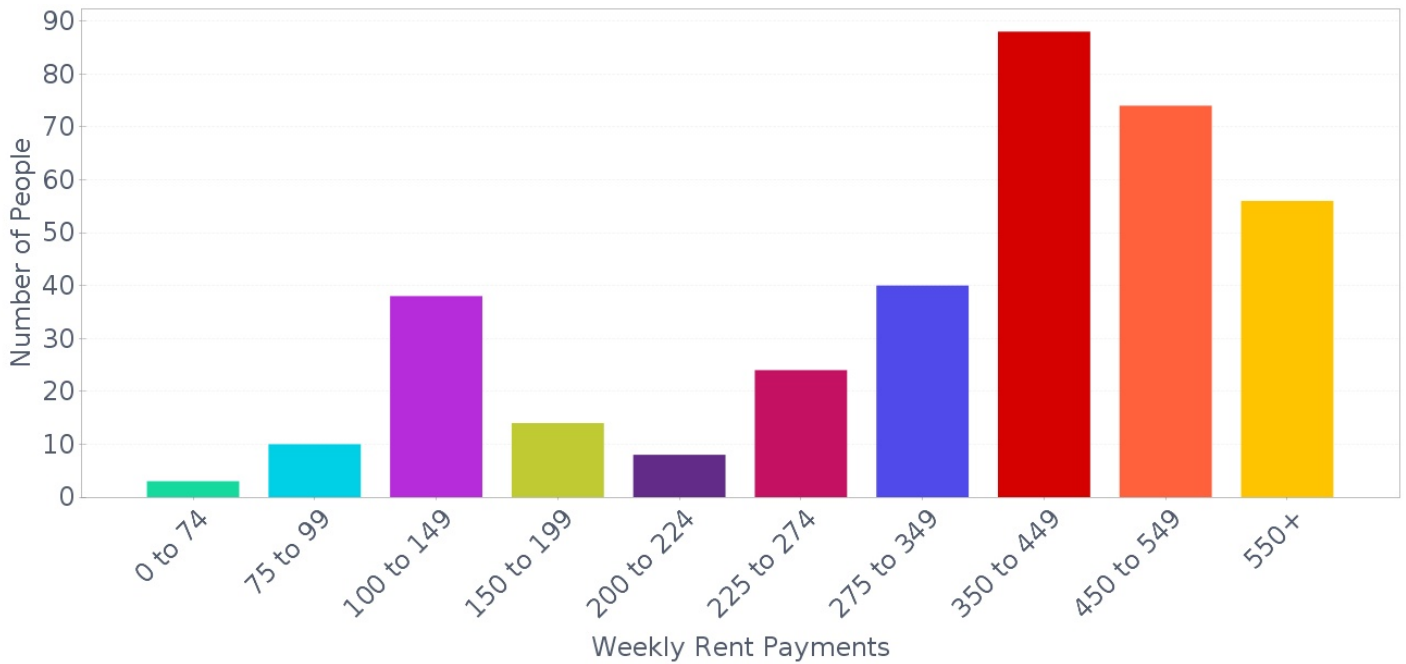
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

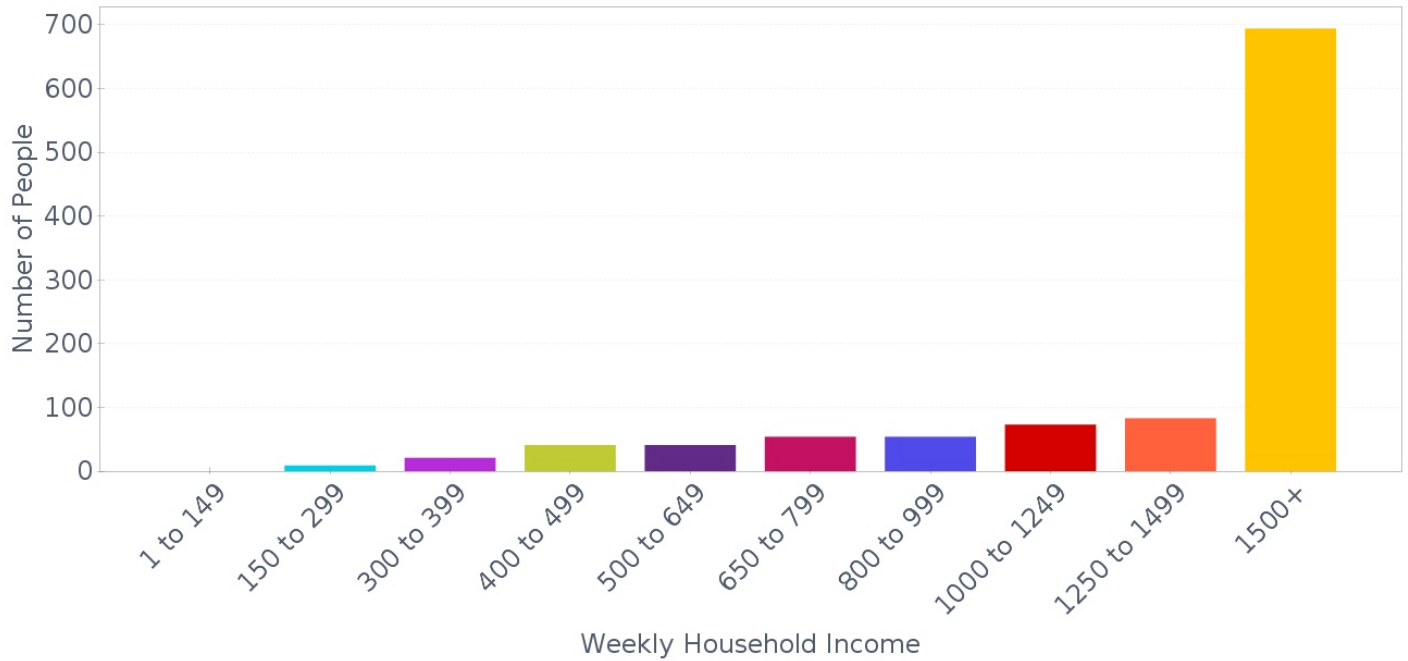


Rent Payments - Weekly (2021)

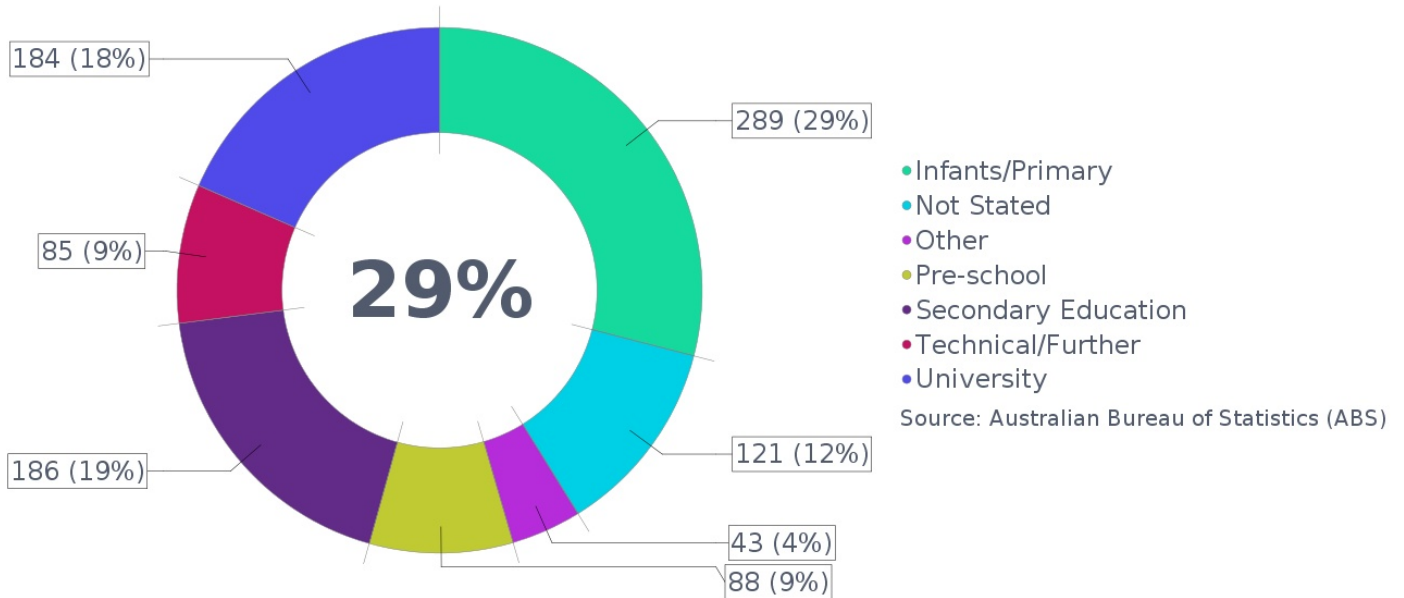




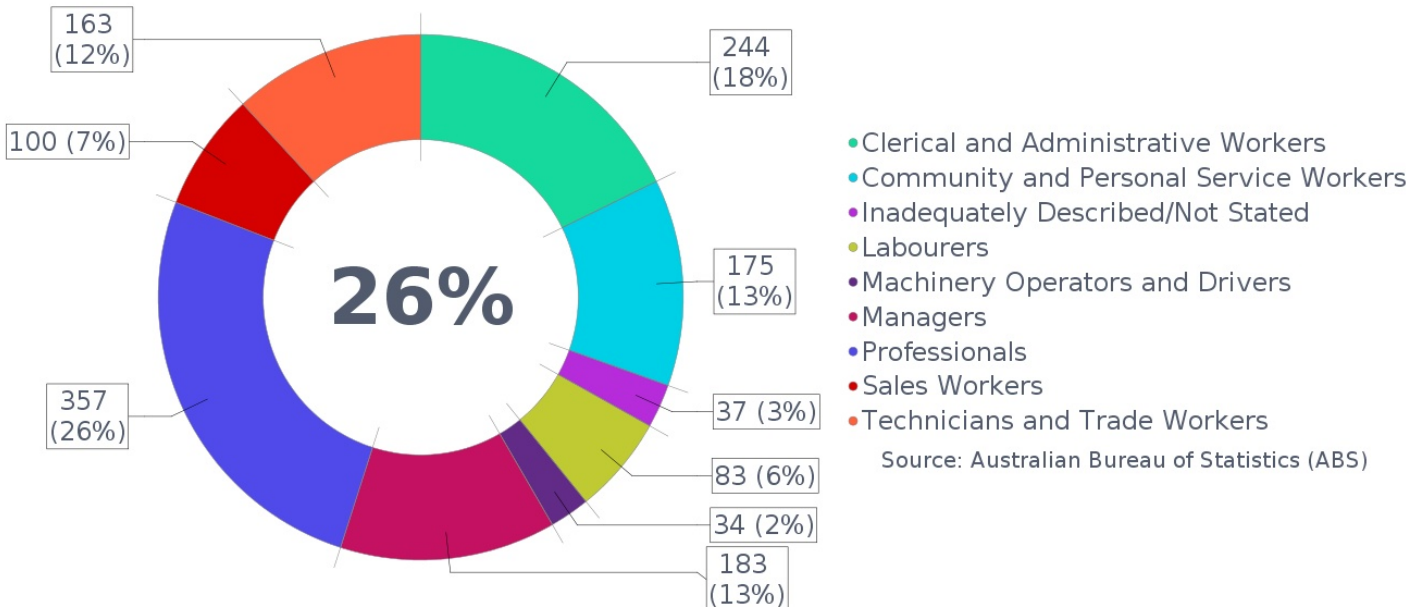
Household Income - Weekly (2021)



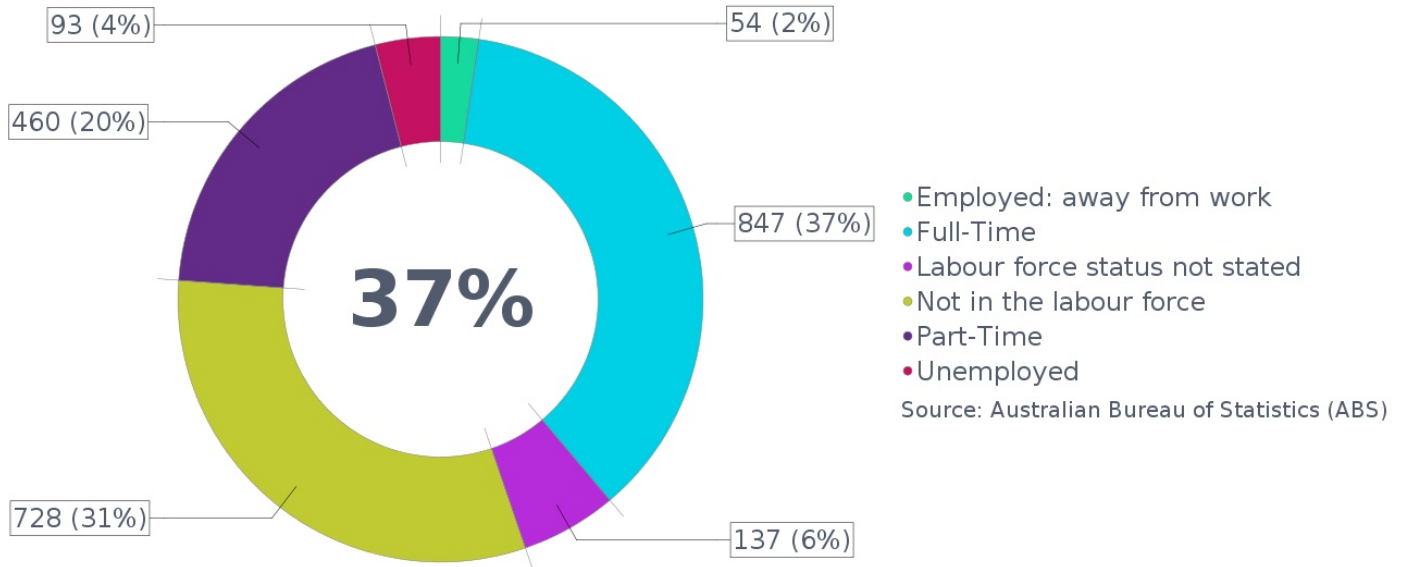
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

