

# SUBURB FLYOVER REPORT

HOLT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



## HOLT - Suburb Map



Prepared on 30/12/2022 by Auction Advantage. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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## HOLT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	69	\$ 285,000	0.0 %	\$ 160,000	\$ 360,000
2005	65	\$ 286,000	0.4 %	\$ 120,000	\$ 405,000
2006	74	\$ 309,975	8.4 %	\$ 126,700	\$ 416,000
2007	73	\$ 356,000	14.8 %	\$ 137,500	\$ 500,000
2008	59	\$ 377,000	5.9 %	\$ 185,000	\$ 480,000
2009	73	\$ 385,000	2.1 %	\$ 130,000	\$ 531,000
2010	49	\$ 420,000	9.1 %	\$ 190,000	\$ 530,000
2011	43	\$ 415,000	-1.2 %	\$ 225,000	\$ 530,000
2012	40	\$ 420,000	1.2 %	\$ 310,000	\$ 620,000
2013	54	\$ 432,475	3.0 %	\$ 4,850	\$ 5,175,000
2014	63	\$ 440,000	1.7 %	\$ 180,000	\$ 535,000
2015	51	\$ 446,000	1.4 %	\$ 260,000	\$ 618,000
2016	58	\$ 471,000	5.6 %	\$ 4,000	\$ 742,000
2017	51	\$ 515,000	9.3 %	\$ 365,001	\$ 640,000
2018	65	\$ 545,000	5.8 %	\$ 55,000	\$ 785,000
2019	76	\$ 537,500	-1.4 %	\$ 271,000	\$ 685,000
2020	83	\$ 606,660	12.9 %	\$ 83,450	\$ 895,000
2021	89	\$ 755,000	24.5 %	\$ 300,000	\$ 1,550,500
2022	39	\$ 850,000	12.6 %	\$ 425,000	\$ 1,400,000

### Median Sale Price

# \$831k

Based on 60 recorded House sales within the last 12 months (Oct '21 - Sep '22)

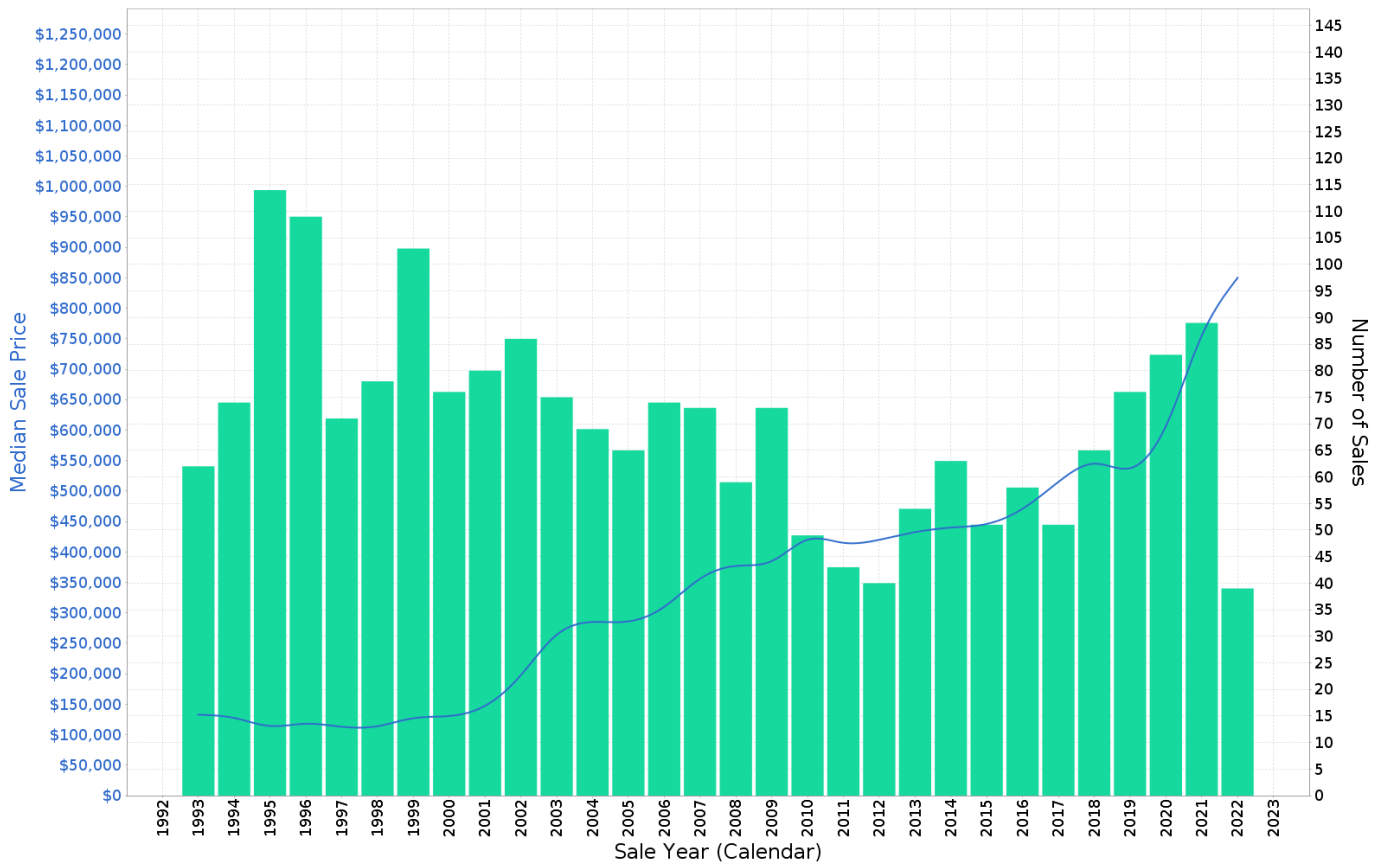
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

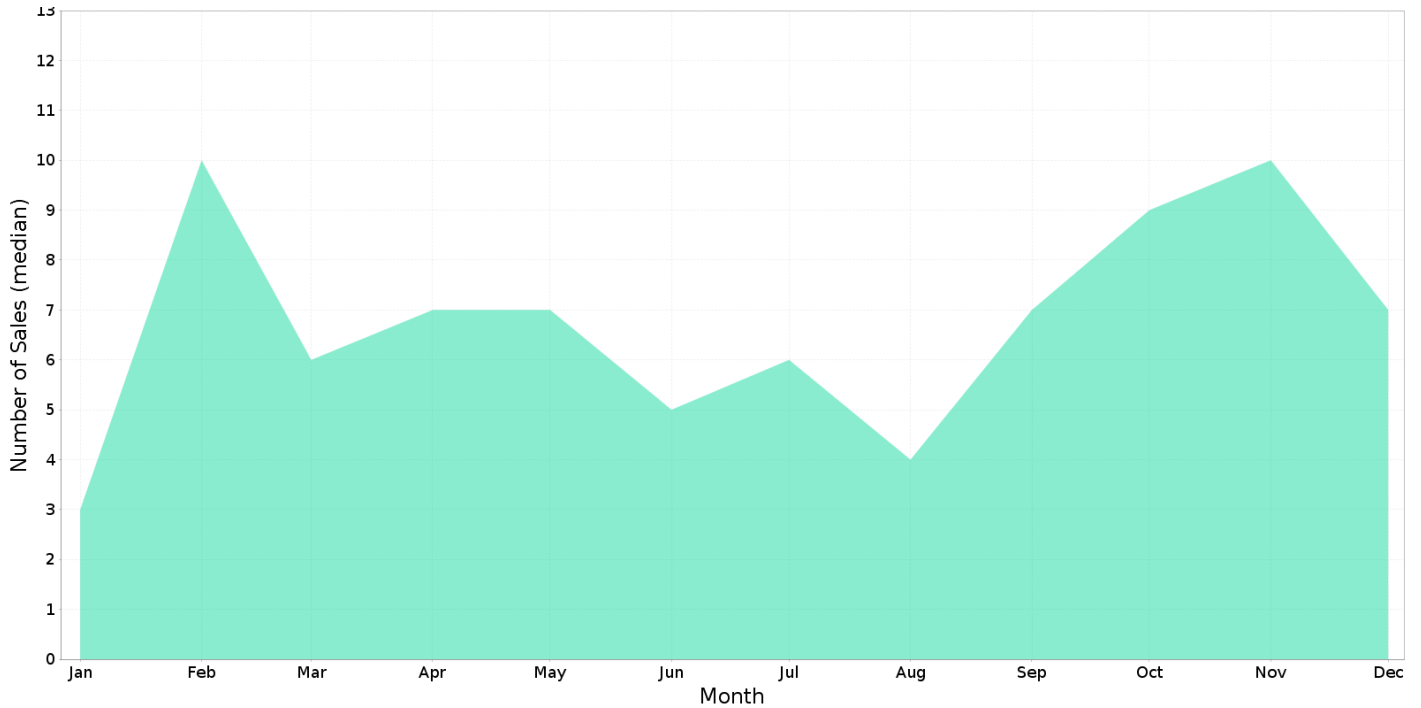
# +22.1%

Current Median Price: \$831,000  
Previous Median Price: \$680,500

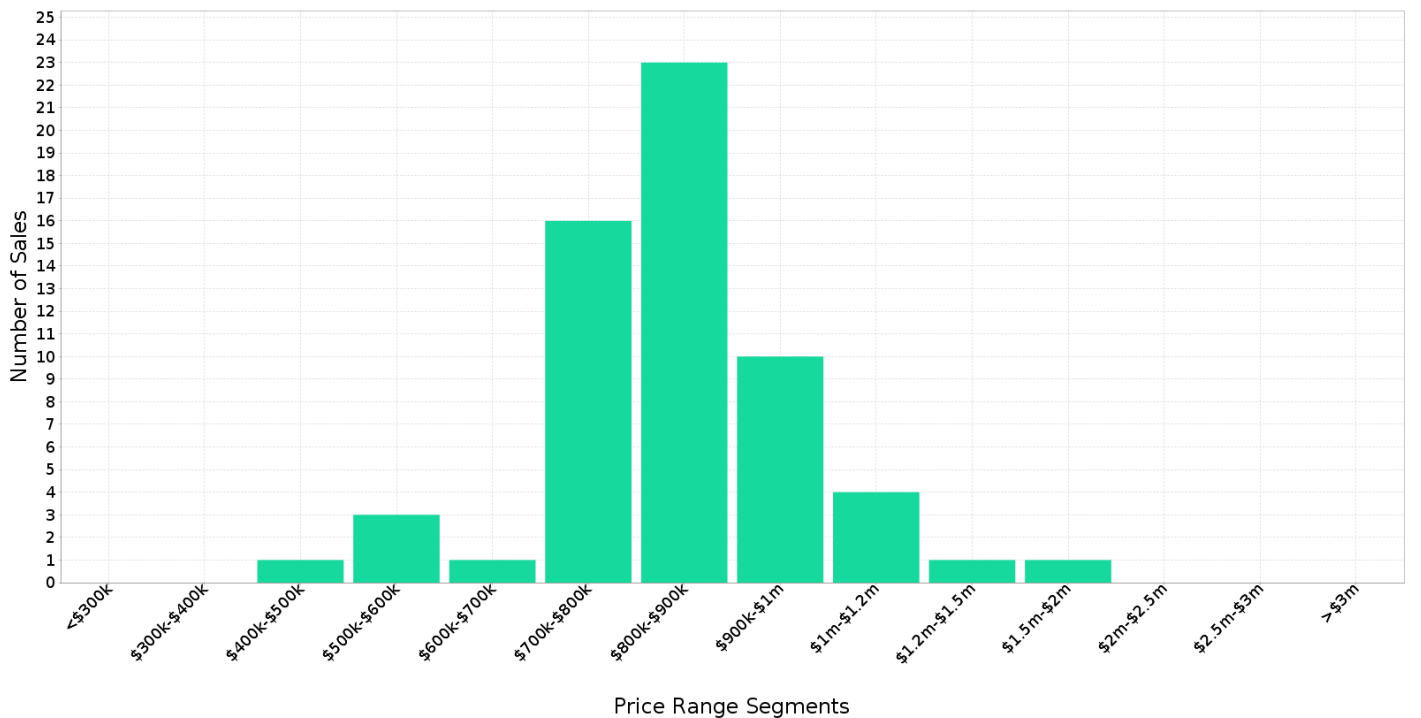
Based on 154 recorded House sales compared over the last two rolling 12 month periods



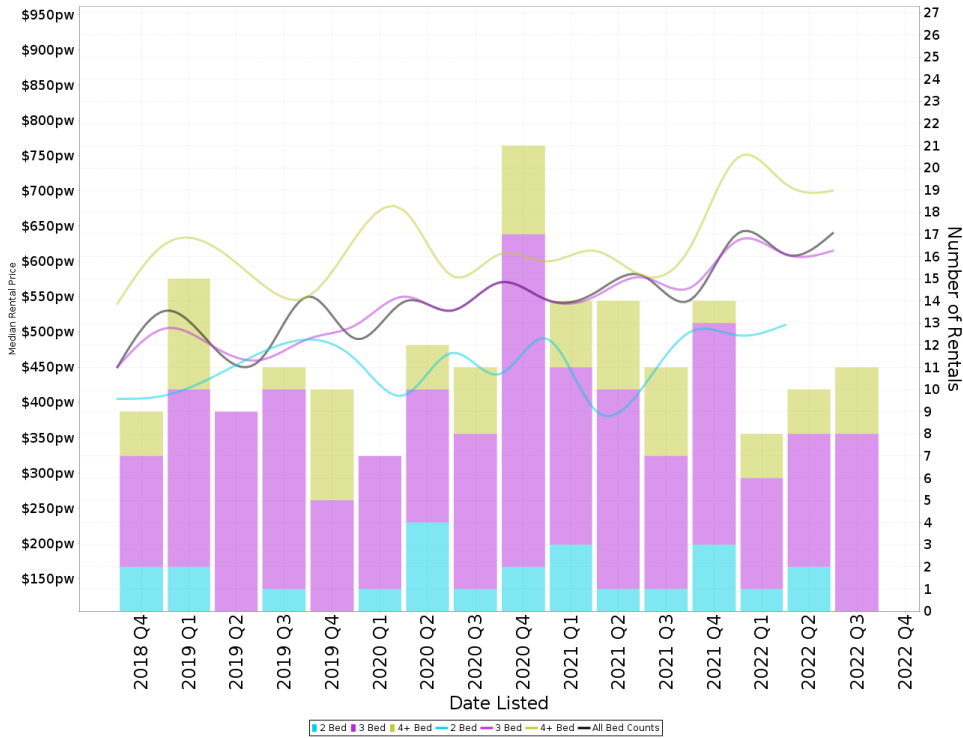
## HOLT - Peak Selling Periods (3 years)



## HOLT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+22.1%**

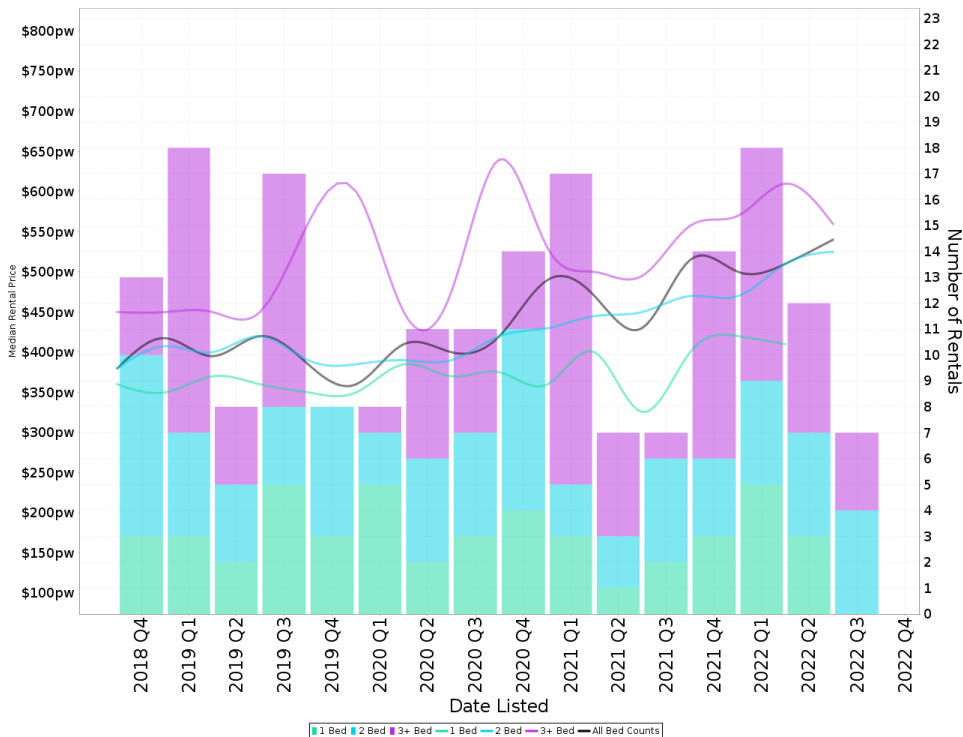
Current Median Price: \$831,000  
Previous Median Price: \$680,500  
Based on 154 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$831,000  
Current Median Rent: \$480  
Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+15.8%**

Current Median Price: \$580,000  
Previous Median Price: \$501,000  
Based on 175 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$580,000  
Current Median Rent: \$400  
Based on 56 registered Unit rentals compared over the last 12 months.

## HOLT - Recently Sold Properties

Median Sale Price

**\$831k**

Based on 60 recorded House sales within the last 12 months (Oct '21 - Sep '22)

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

Suburb Growth

**+22.1%**

Current Median Price: \$831,000  
Previous Median Price: \$680,500

Based on 154 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**60**

Based on recorded House sales within the 12 months (Oct '21 - Sep '22)

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

**30 EAVES ST**




**\$860,000**

Sold Dec 2022  
16 Days

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

**44 LORRAWAY ST**



**\$925,000**

Sold Nov 2022  
80 Days

350 m<sup>2</sup> 4 2 2

**27 BRITTEN JONES DR**

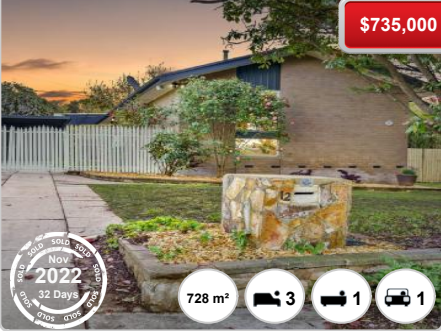


**\$915,000**

Sold Nov 2022  
63 Days

photo not available 4 2 1

**12 LONGWORTH PL**




**\$735,000**

Sold Nov 2022  
32 Days

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

**16 TRUMPER ST**



**\$750,000**

Sold Nov 2022  
17 Days

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

**4 MESSENGER ST**



**\$765,000**

Sold Nov 2022  
45 Days

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

**19 TRICKETT ST**



**\$665,000**

Sold Oct 2022  
23 Days

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

**361 SOUTHERN CROSS DR**



**\$780,000**

Sold Oct 2022  
20 Days

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

**67 ARMSTRONG CRES**



**\$796,500**

Sold Sep 2022  
22 Days

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

**6 FULLSTON WAY**

**\$1,553,333**

Sold Sep 2022  
23 Days

450 m<sup>2</sup> 5 3 4

**35 CAVILL CL**

**\$530,000**

Sold Sep 2022  
17 Days

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

**13 EAVES ST**

**\$820,000**

Sold Sep 2022  
14 Days

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

**69 LIONEL ROSE ST**

**\$885,000**

Sold Sep 2022  
22 Days

350 m<sup>2</sup> 3 2 2

**24 GRIFFITHS ST**

**\$730,000**

Sold Sep 2022  
16 Days

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

**50 GRIFFITHS ST**

**\$1,400,000**

Sold Sep 2022  
22 Days

839 m<sup>2</sup> 4 2 4

**21/12 LUKE ST**

**\$565,000**

Sold Sep 2022  
18 Days

1.5 ha 3 1 1

**34 BRITTEN-JONES DR**

**\$840,000**

Sold Sep 2022  
17 Days

420 m<sup>2</sup> 3 2 2

**64 LORRAWAY ST**

**\$955,000**

Sold Aug 2022  
22 Days

350 m<sup>2</sup> 4 2 2

**3 GALVIN PL**

**\$810,000**

Sold Aug 2022  
24 Days

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

**79 BEAUREPAIRE CRES**

**\$787,474**

Sold Sep 2022  
17 Days

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

**37 LORRAWAY ST**

**\$1,030,000**

Sold Sep 2022  
42 Days

350 m<sup>2</sup> 4 2 2

## HOLT - Properties For Rent

### Median Rental Price

# \$480 /w

Based on 44 recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

### Rental Yield

# +3.0%

Current Median Price: \$831,000  
Current Median Rent: \$480

Based on 60 recorded House sales and 44 House rentals compared over the last 12 months

### Number of Rentals


# 44

Based on recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

**40 Kellermann Close**

**\$590 per week**



Dec 2022  
14 Days

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

**92 SPOFFORTH STREET**

**\$800 per week**

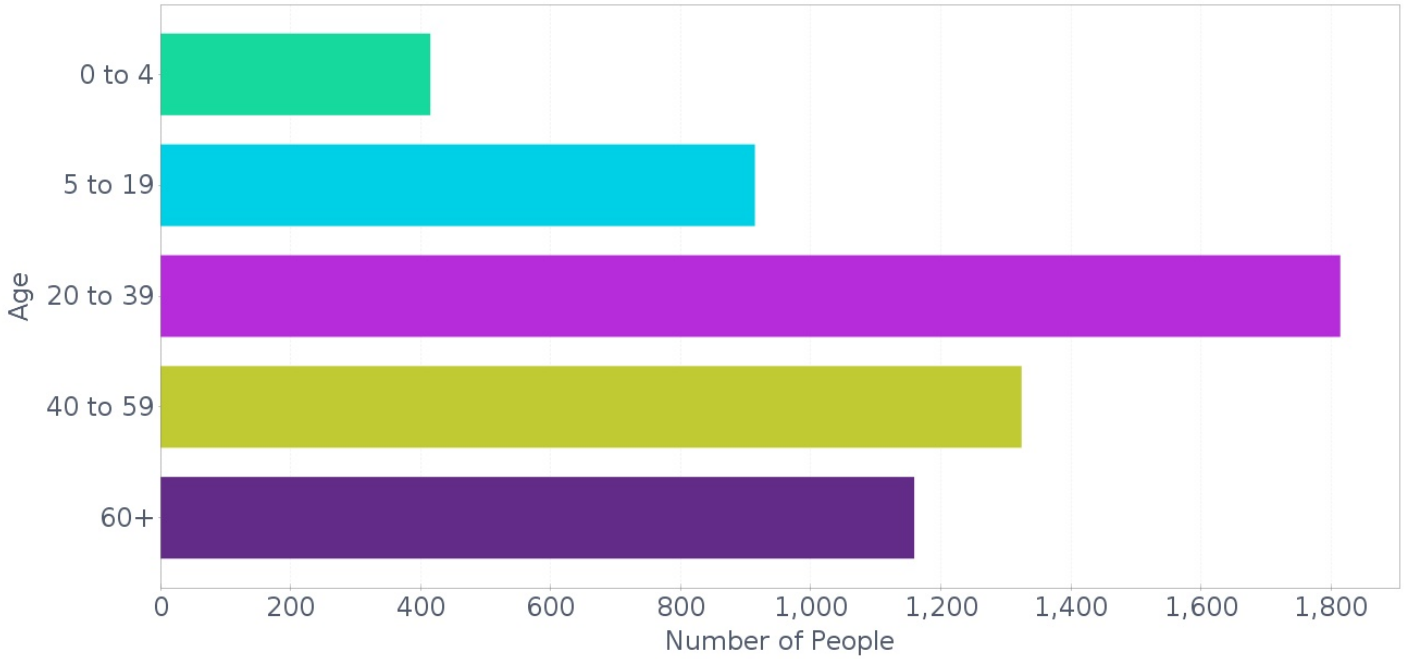


Nov 2022  
39 Days

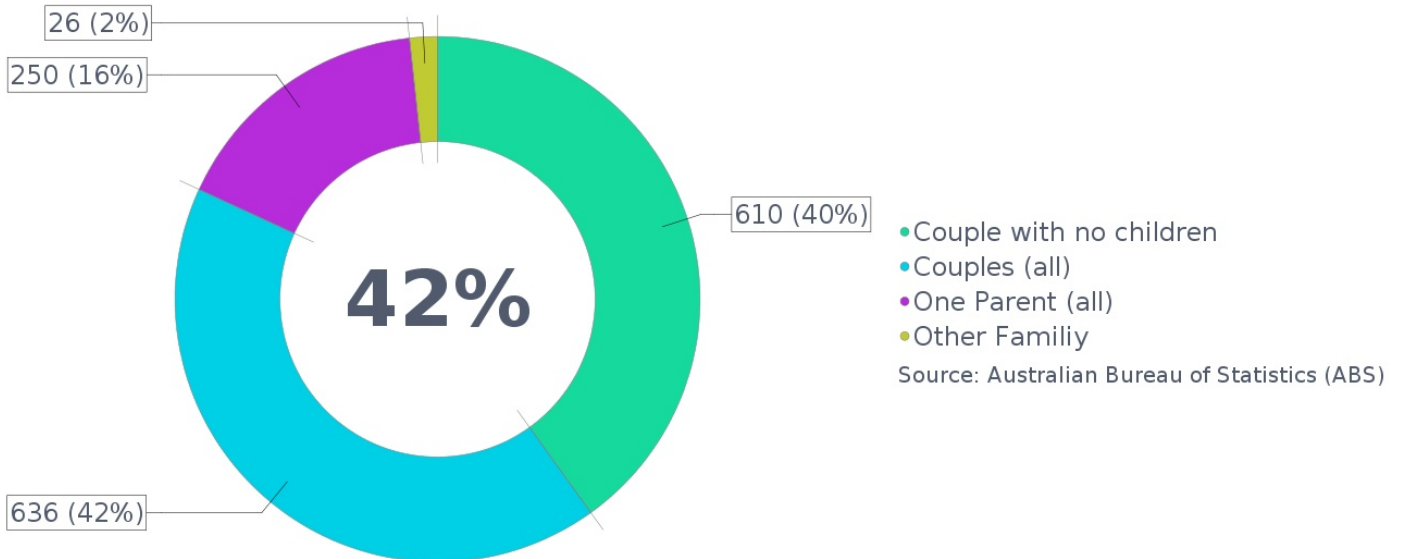
748 m<sup>2</sup> 4 3 2



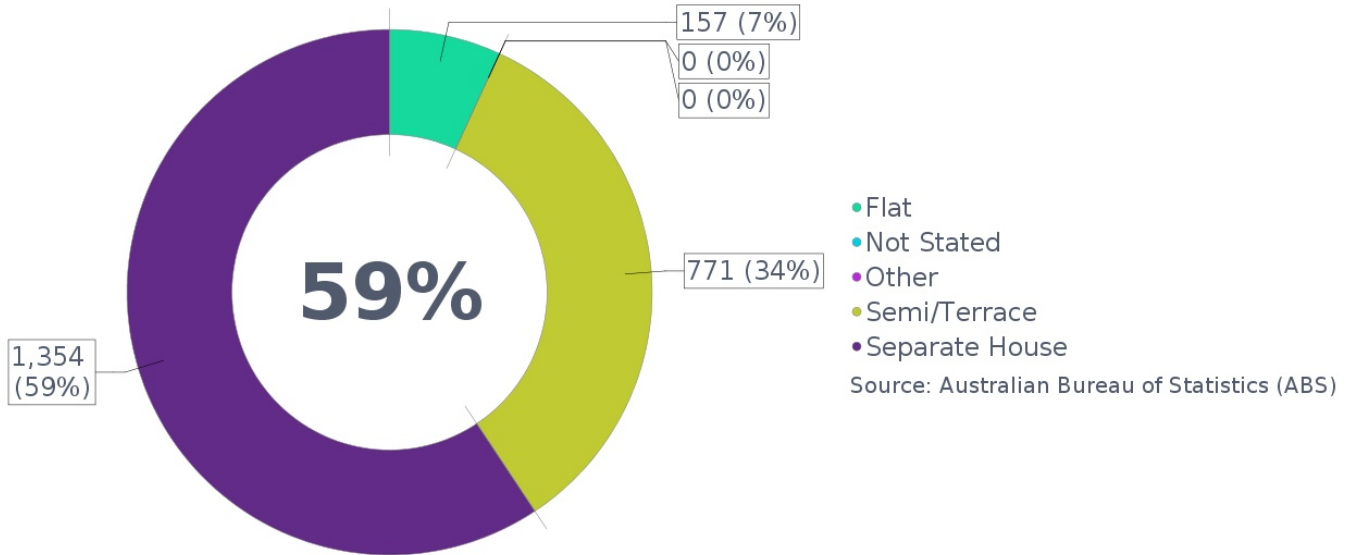
## Age of Population (2021)



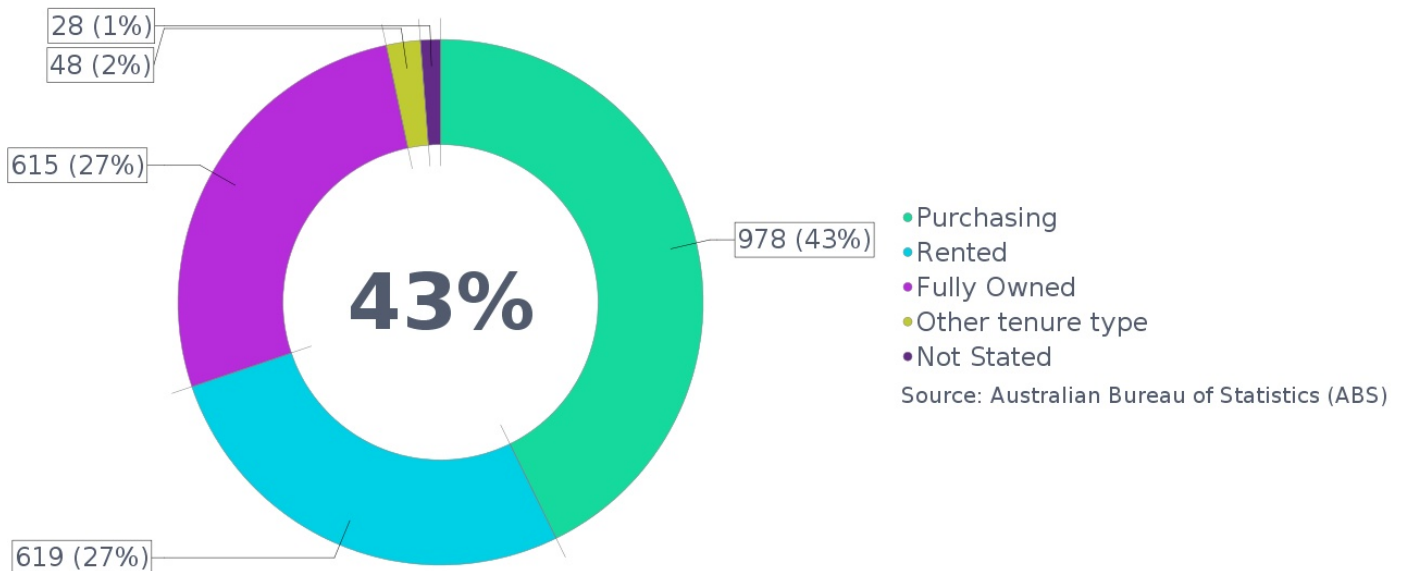
## Family Composition (2021)



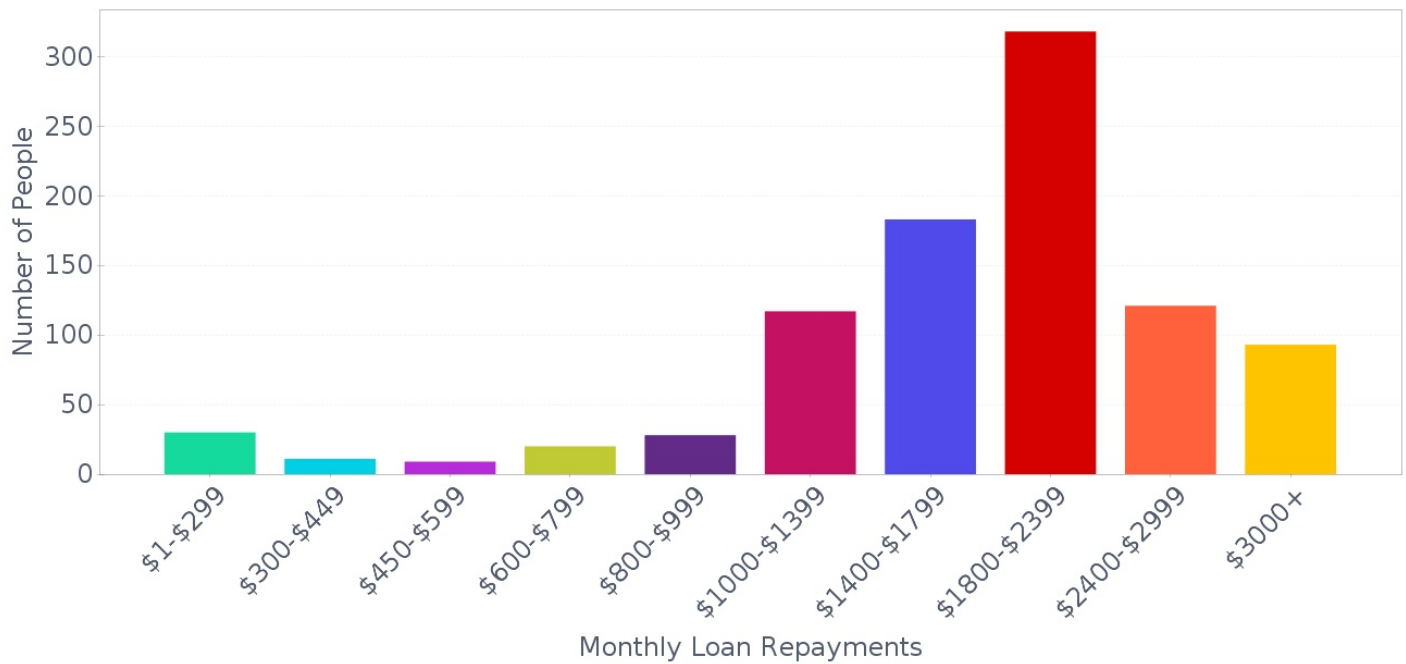
## Dwelling Structure (2021)



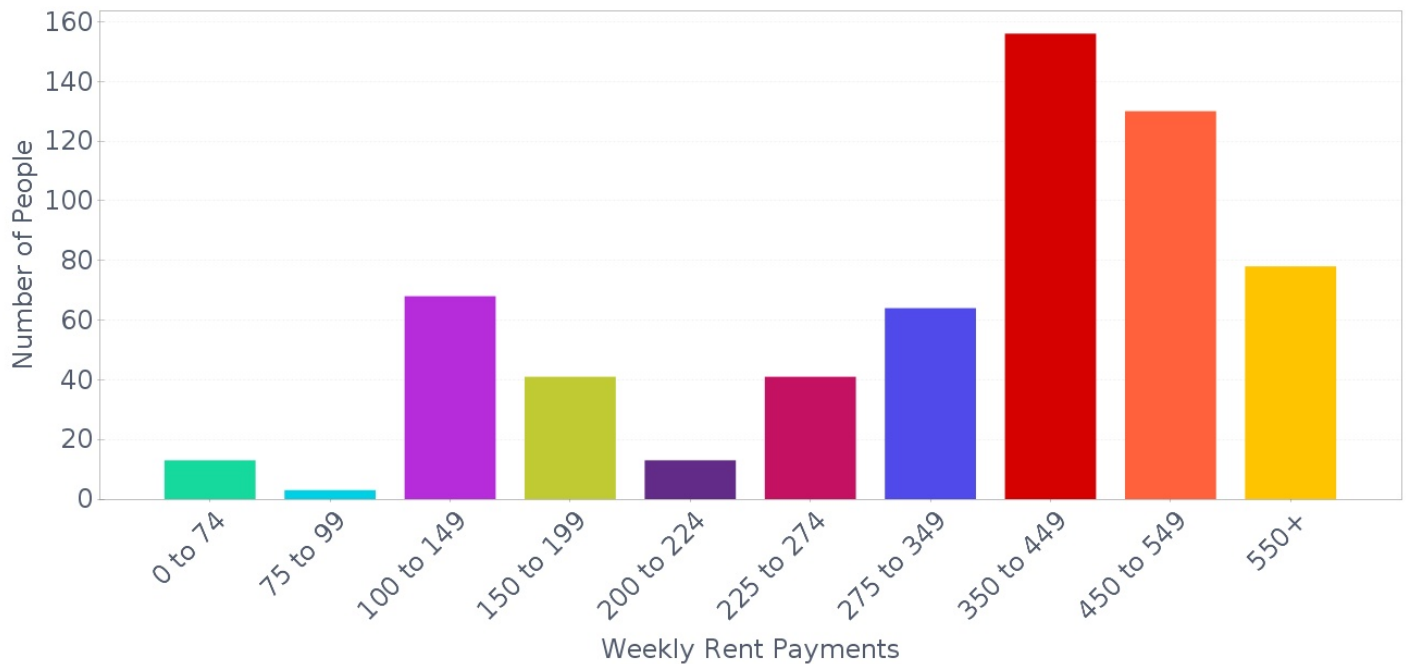
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

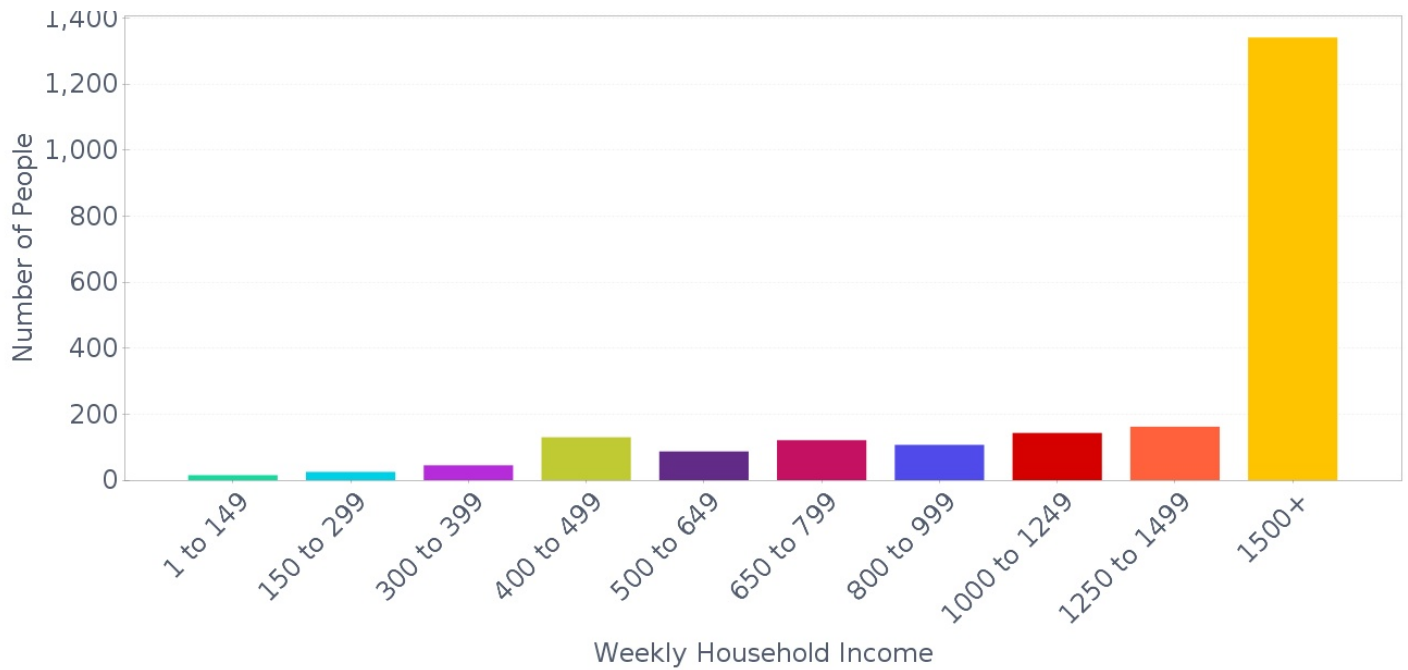


## Rent Payments - Weekly (2021)

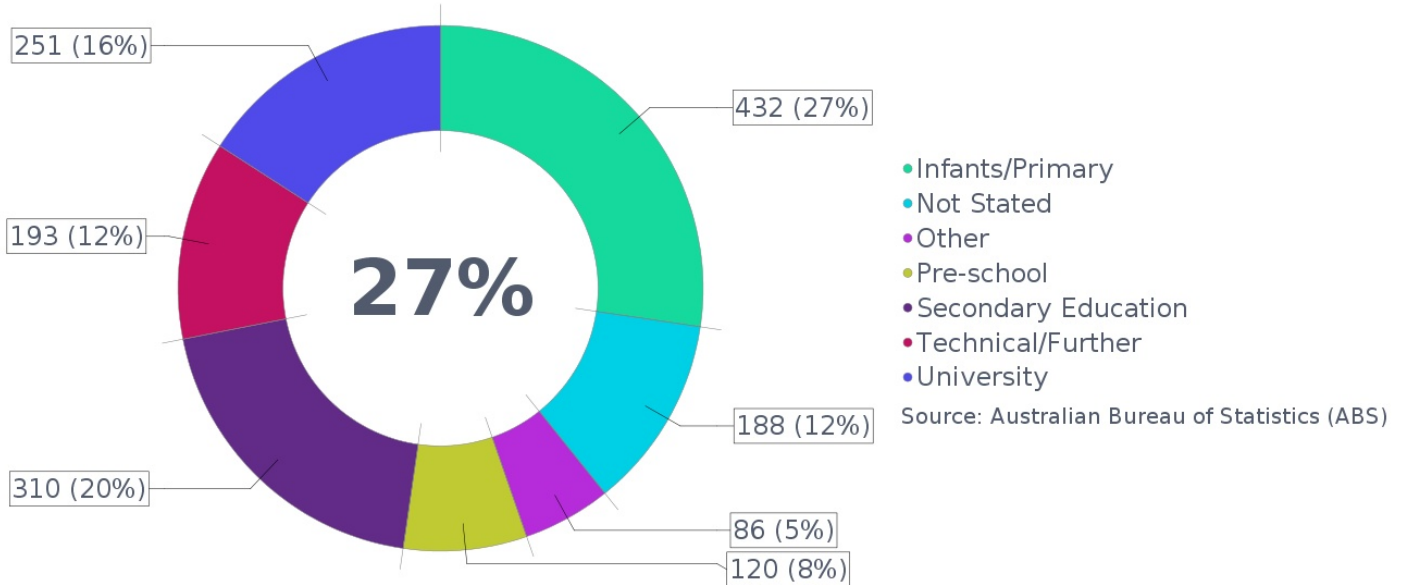




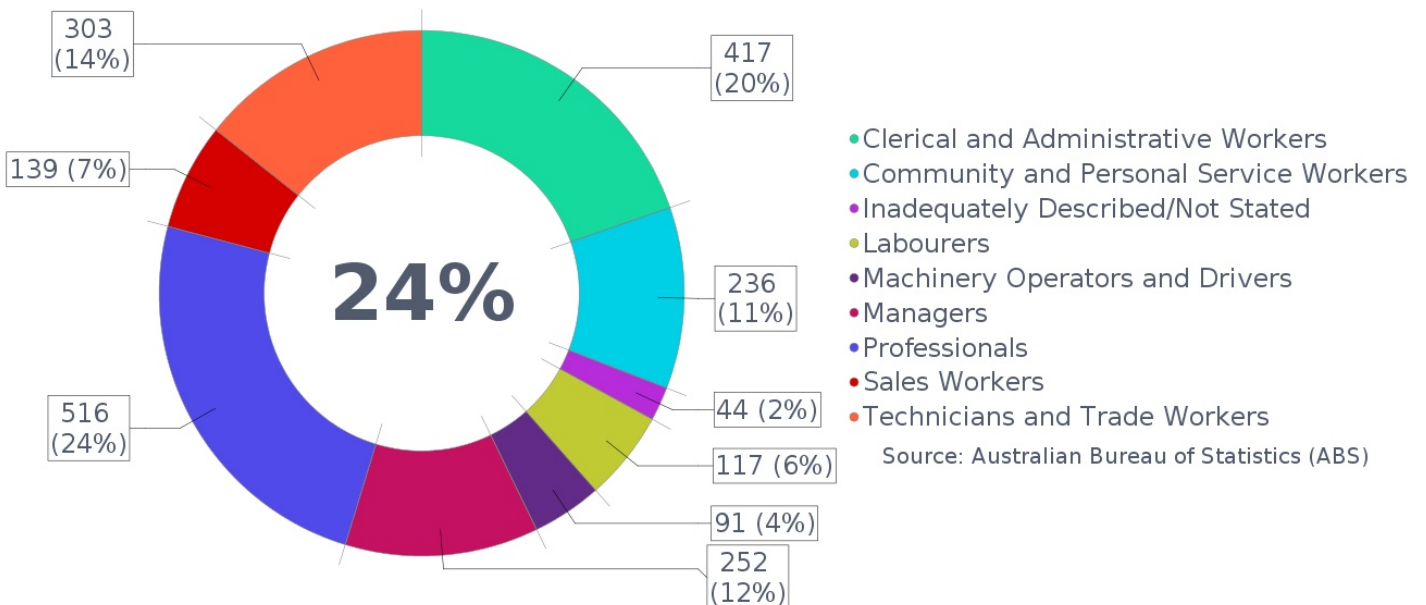
## Household Income - Weekly (2021)



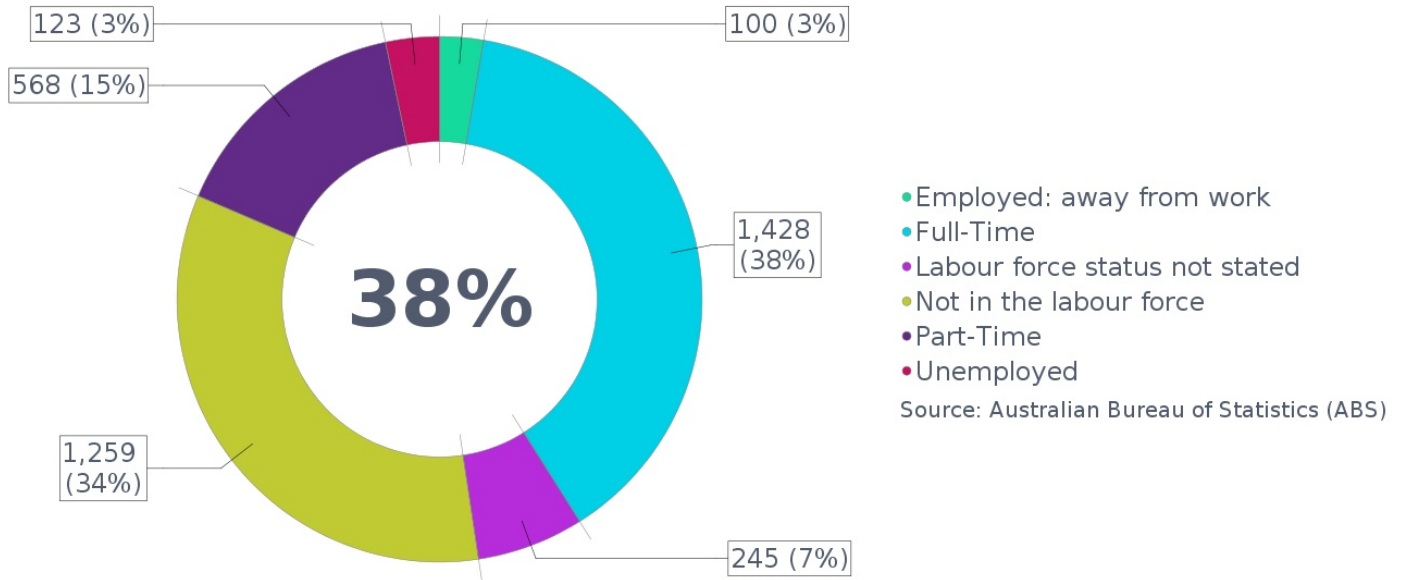
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

