

SUBURB FLYOVER REPORT

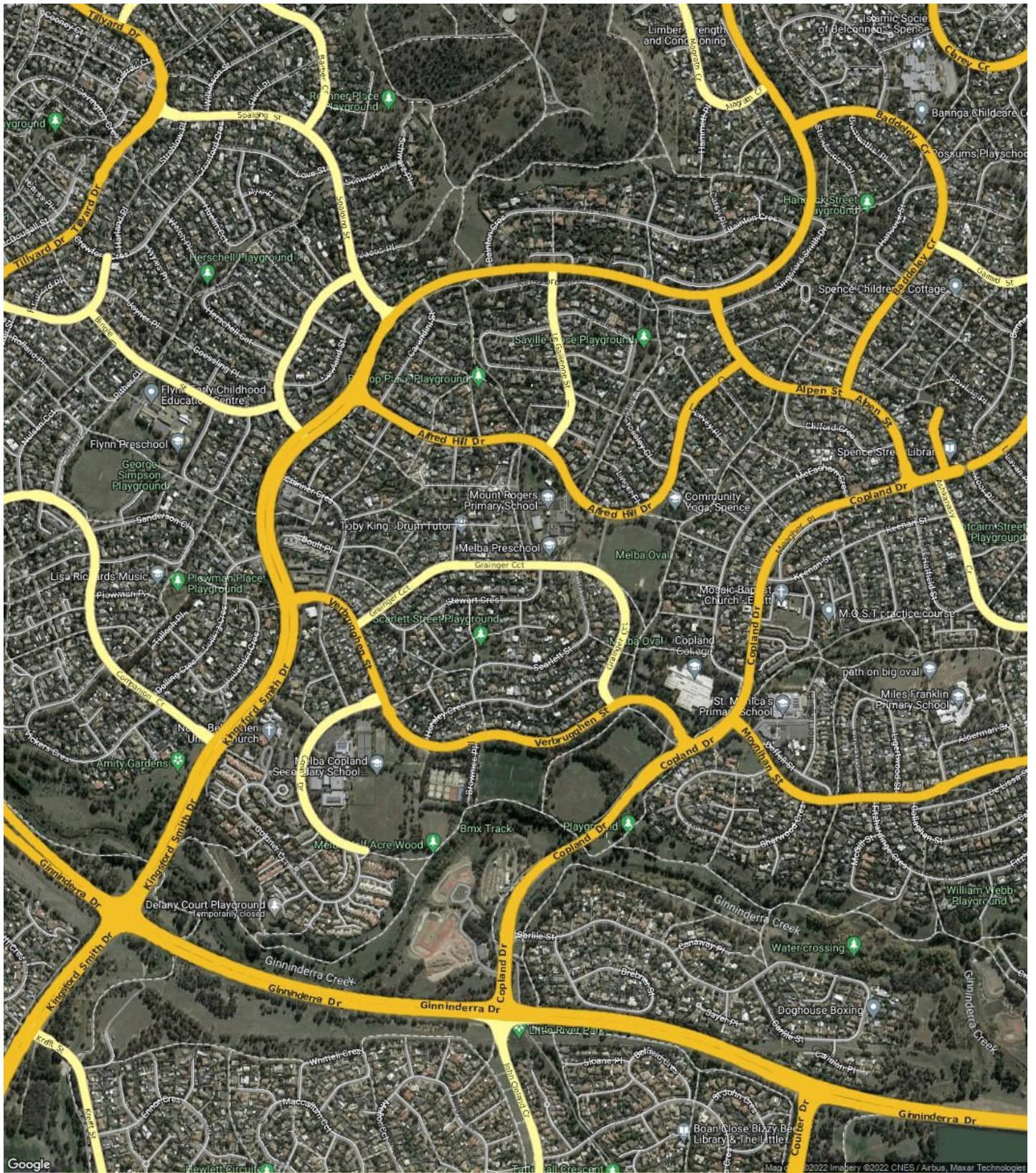
MELBA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MELBA - Suburb Map



Prepared on 12/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	43	\$ 326,000	0.0 %	\$ 245,000	\$ 607,500
2006	52	\$ 358,000	9.8 %	\$ 222,500	\$ 617,500
2007	44	\$ 400,000	11.7 %	\$ 120,000	\$ 930,000
2008	33	\$ 420,000	5.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	0.4 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	39	\$ 489,000	4.7 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.2 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	40	\$ 618,750	2.8 %	\$ 455,000	\$ 1,475,000
2020	55	\$ 700,000	13.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.4 %	\$ 539,800	\$ 1,330,000
2022	30	\$ 1,005,000	18.2 %	\$ 270,000	\$ 1,270,000
2023	0				

Median Sale Price

\$1m

Based on 30 recorded House sales within the last 12 months (2022)

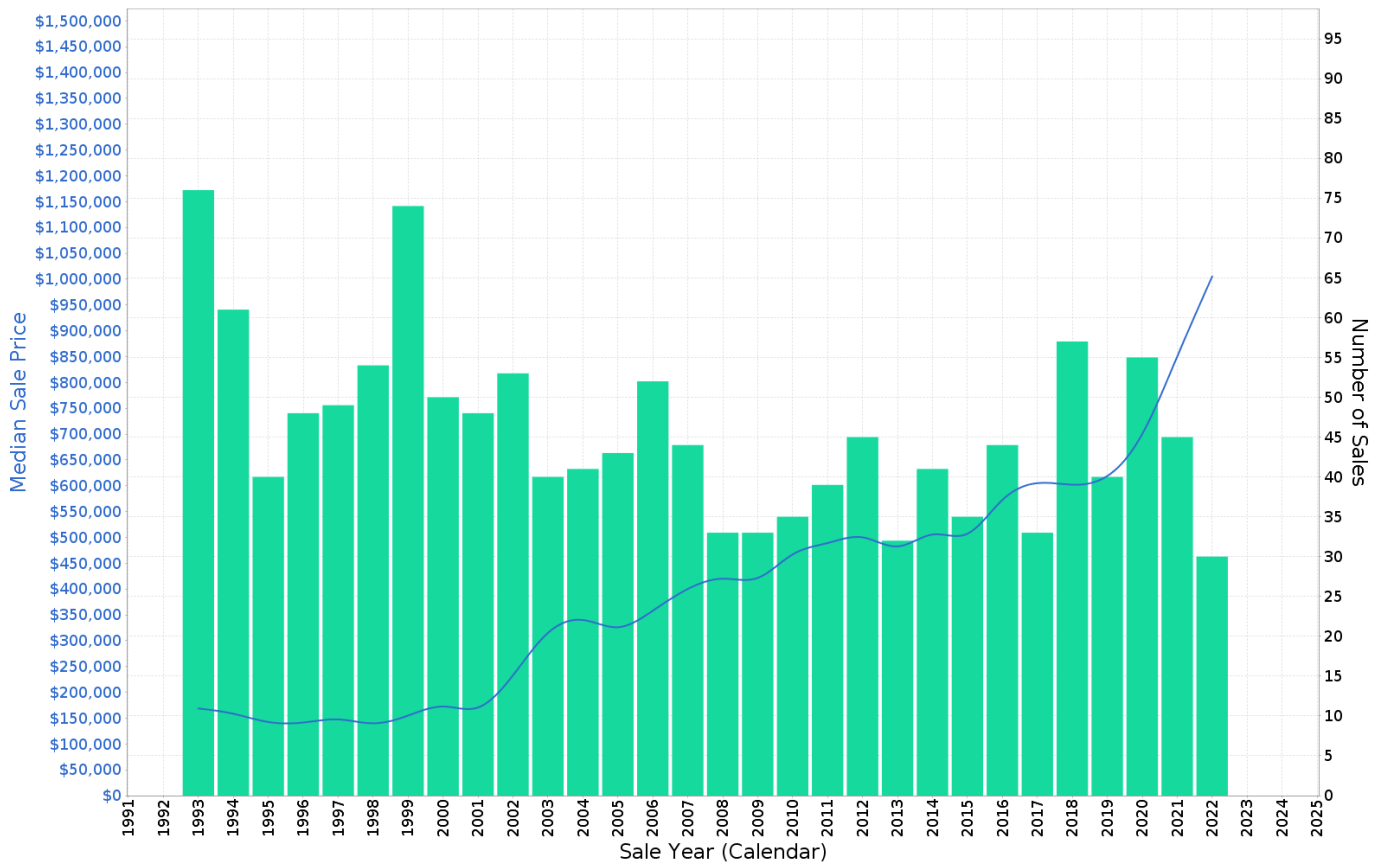
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

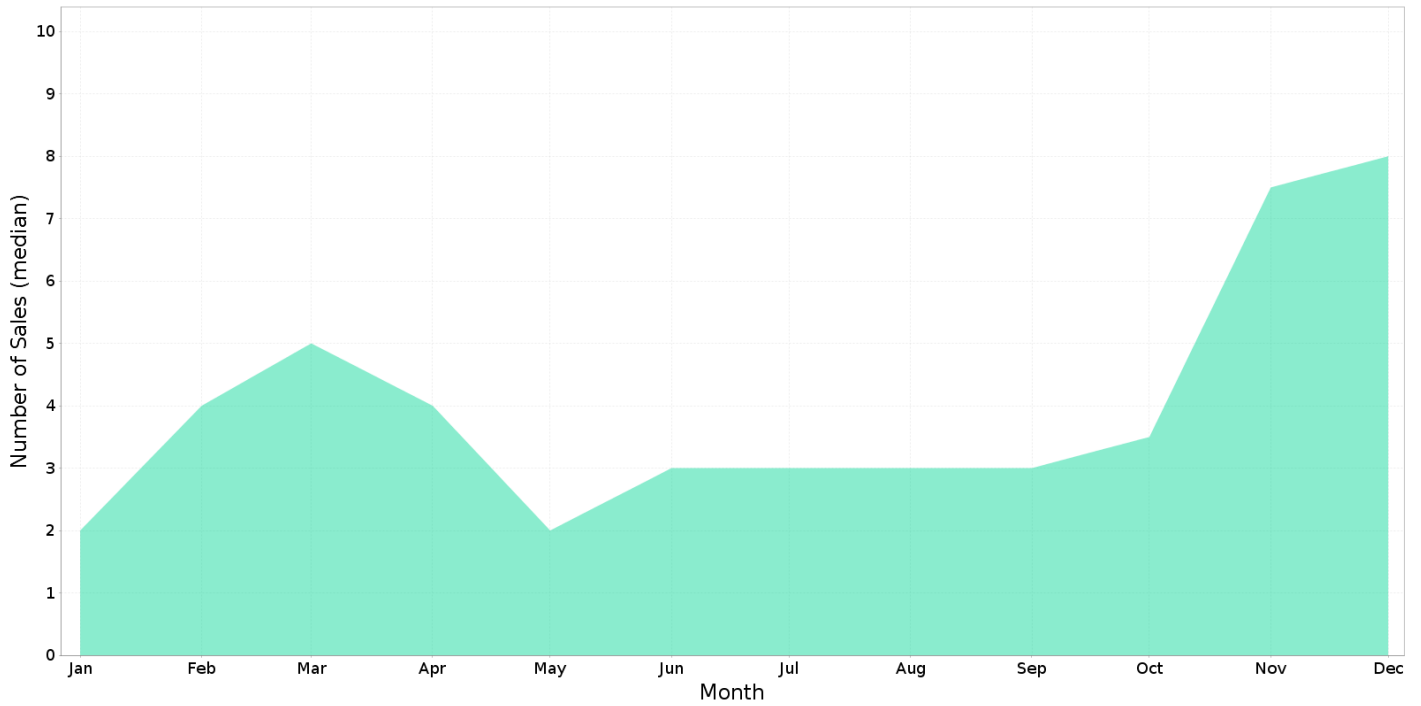
+18.2%

Current Median Price: \$1,005,000
Previous Median Price: \$850,000

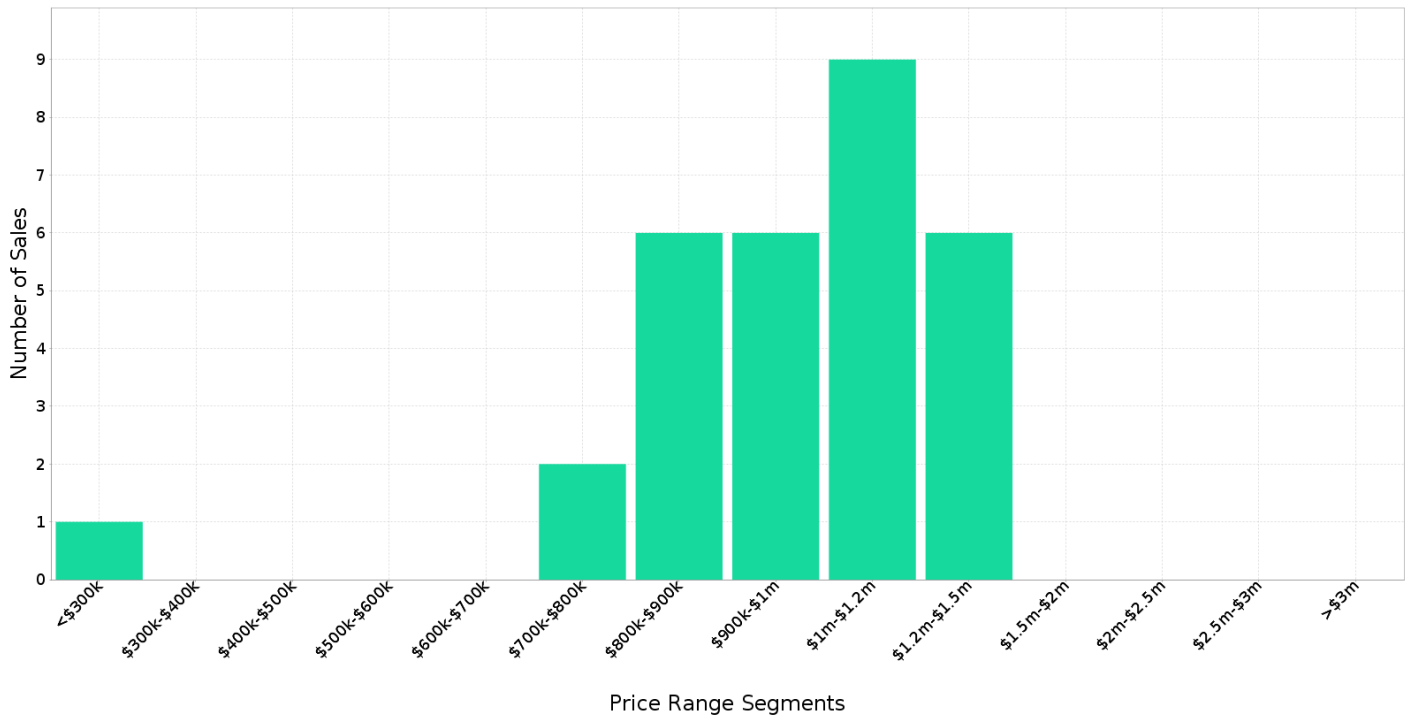
Based on 75 recorded House sales compared over the last two rolling 12 month periods



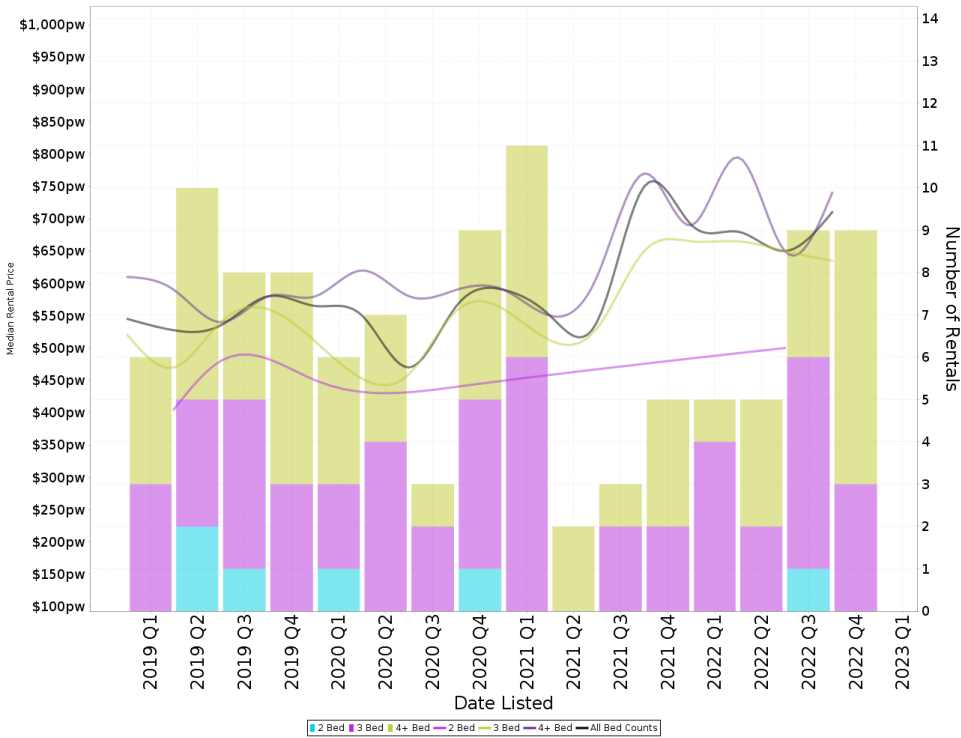
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.2%

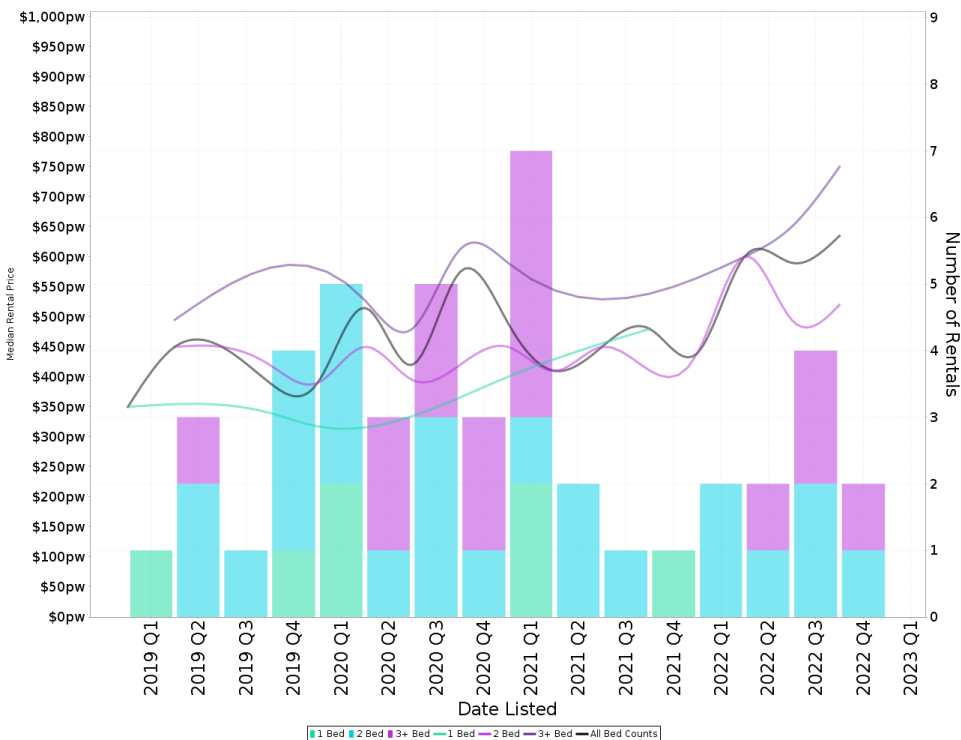
Current Median Price: \$1,005,000
Previous Median Price: \$850,000
Based on 75 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,005,000
Current Median Rent: \$553
Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.8%

Current Median Price: \$604,000
Previous Median Price: \$655,000
Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$604,000
Current Median Rent: \$440
Based on 9 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$1m

Based on 30 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

+18.2%

Current Median Price: \$1,005,000
Previous Median Price: \$850,000

Based on 75 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

30

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

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

18 CLIFFORD CRES




\$1,050,000

Sold 22 Days (2022)

4 Beds, 2 Baths, 2 Car Spaces

24 LE GALLIENNE ST



\$840,000

Sold 28 Days (2022)

1,067 m², 3 Beds, 2 Baths, 1 Car Space

7 HORSLEY CRES



\$730,000

Sold 16 Days (2022)

706 m², 3 Beds, 1 Bath, 1 Car Space

134 KINGSFORD SMITH DR



\$875,000

Sold N/A (2022)

764 m², 3 Beds, 1 Bath, 2 Car Spaces

2 ZELMAN PL




\$1,020,000

Sold 15 Days (2022)

916 m², 4 Beds, 3 Baths, 2 Car Spaces

97 ALFRED HILL DR




\$1,100,000

Sold 491 Days (2022)

715 m², 4 Beds, 2 Baths, 1 Car Space

21A MCEACHERN CRES




\$1,250,000

Sold N/A (2022)

816 m², 0 Beds, 0 Baths, 0 Car Spaces

27A VERBRUGGHEN ST



\$1,270,000

Sold N/A (2022)

810 m², 3 Beds, 1 Bath, 0 Car Spaces

3 LEVEY PL



\$920,000

Sold 26 Days (2022)

695 m², 4 Beds, 2 Baths, 3 Car Spaces

MELBA - Properties For Rent

Median Rental Price

\$553 /w

Based on 32 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

+2.9%

Current Median Price: \$1,005,000
Current Median Rent: \$553

Based on 30 recorded House sales and 32 House rentals compared over the last 12 months

Number of Rentals

32

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

23 MCEACHERN CRESCENT




\$750 per week

Jan 2023
3 Days

790 m² 3 1 5

59 ALFRED HILL DRIVE



\$730 Per Week

Jan 2023
9 Days

841 m² 5 2 2

87 Copland Drive



\$695 per week

Dec 2022
20 Days

913 m² 4 2 1

8 LE GALLIENNE STREET



\$760 Per Week

Dec 2022
29 Days

915 m² 4 2 2

11 BAINTON CRESCENT




\$950 Per Week

Nov 2022
52 Days

1,775 m² 5 3 3

4 BRAHE PLACE

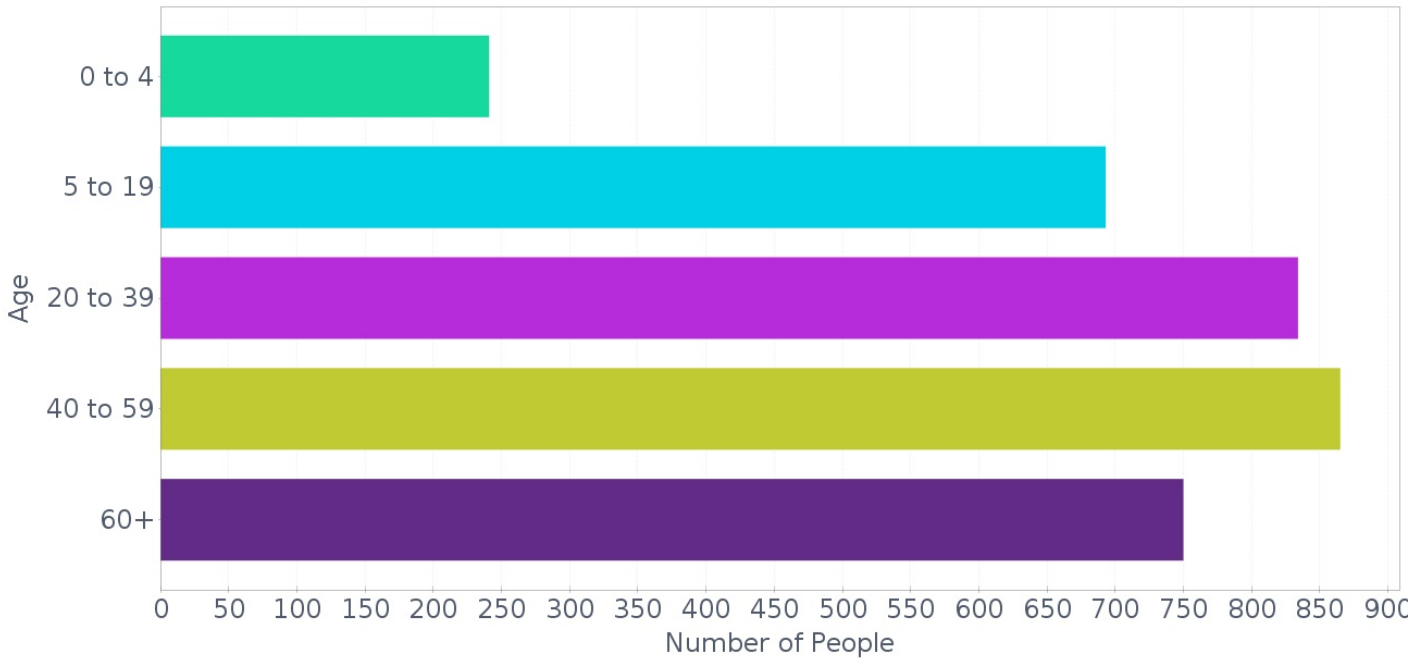


\$680 per week

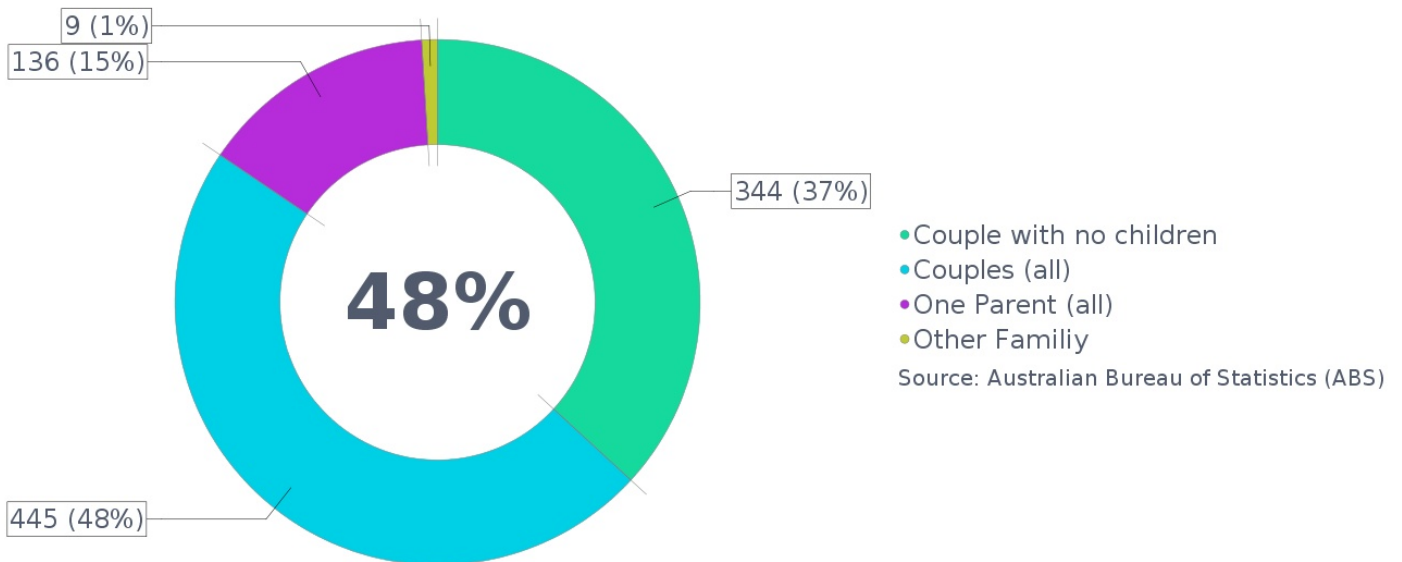
Jun 2022
200 Days

995 m² 3 2 2

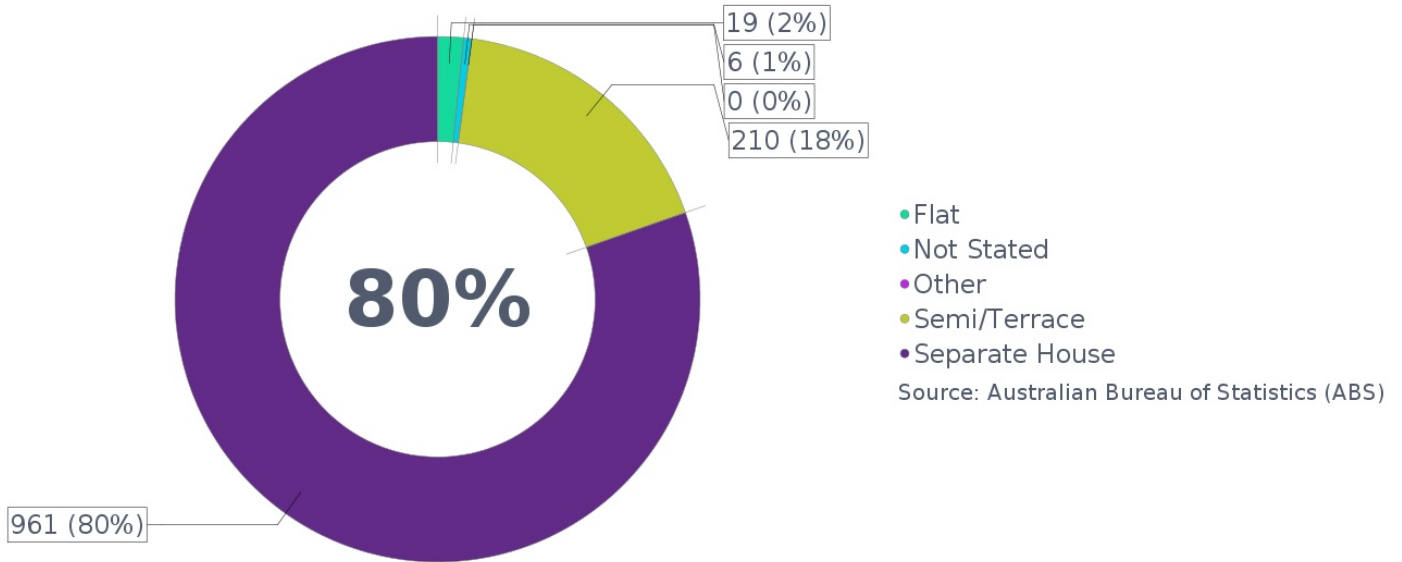
Age of Population (2021)



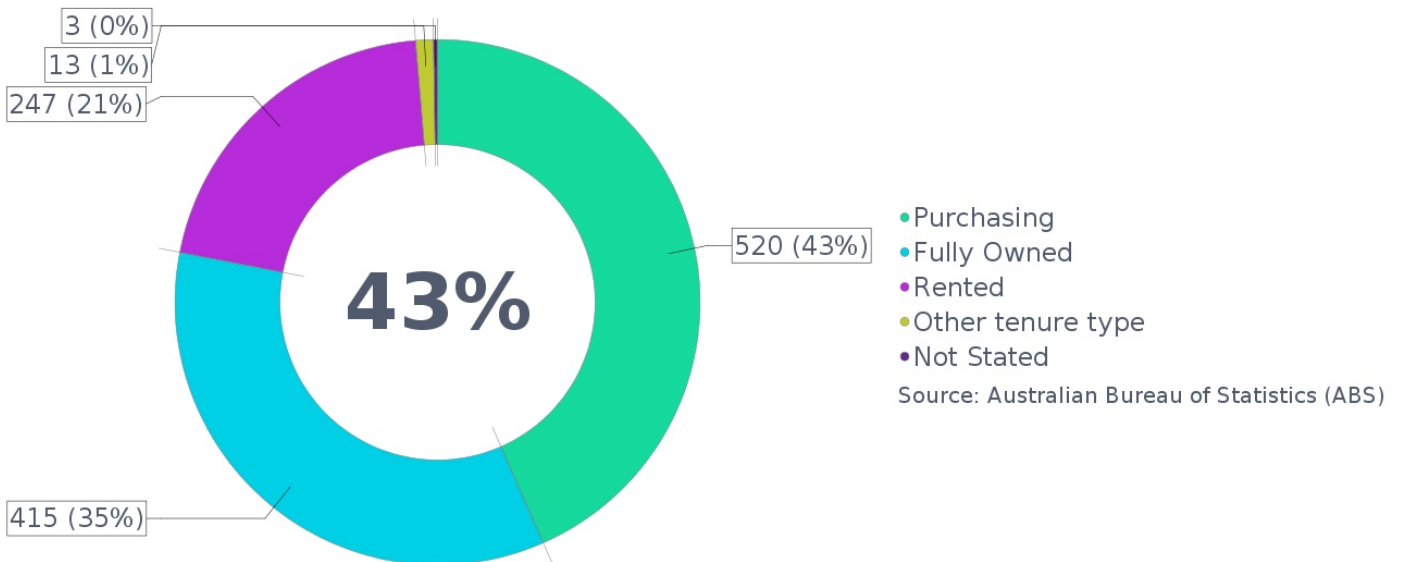
Family Composition (2021)



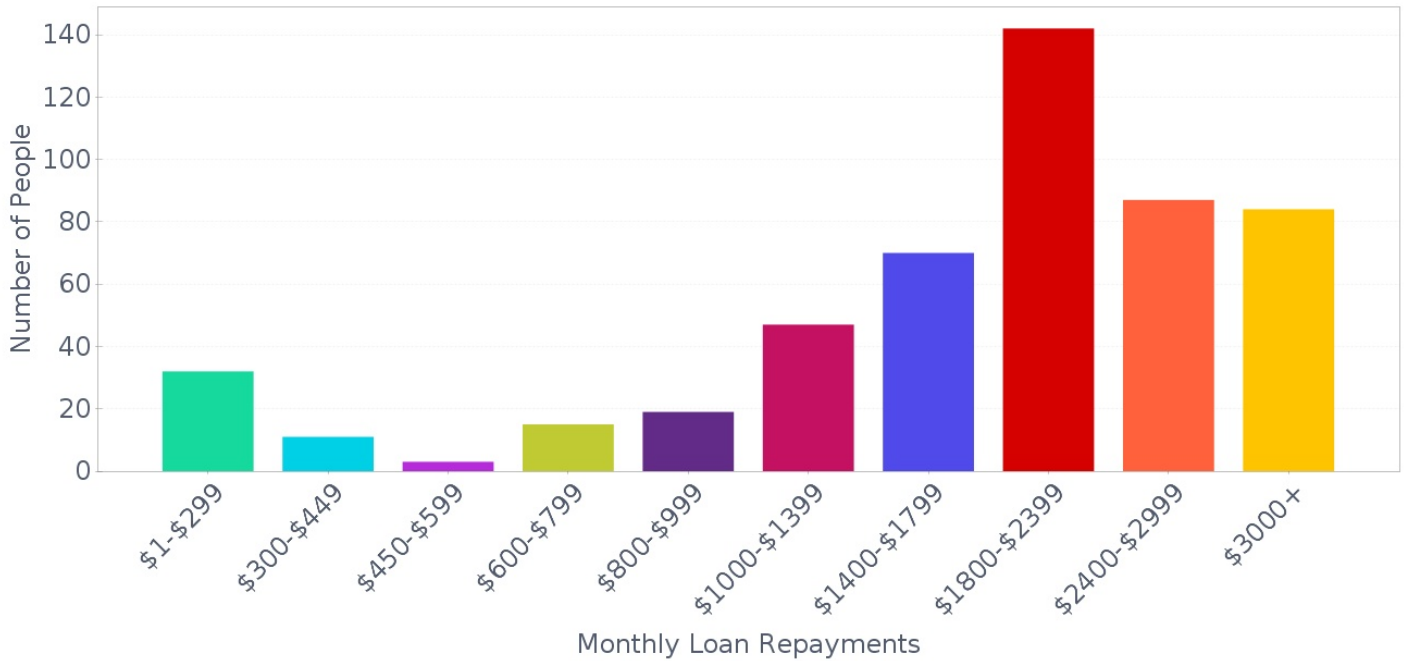
Dwelling Structure (2021)



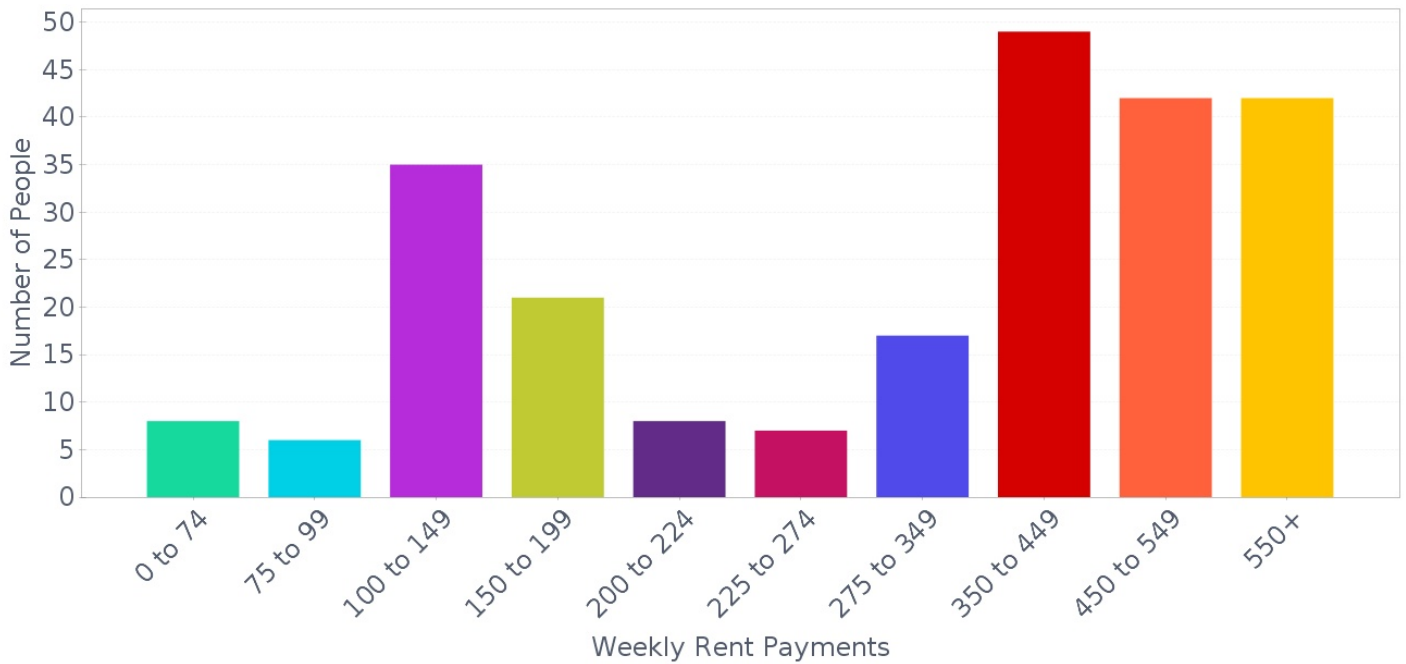
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

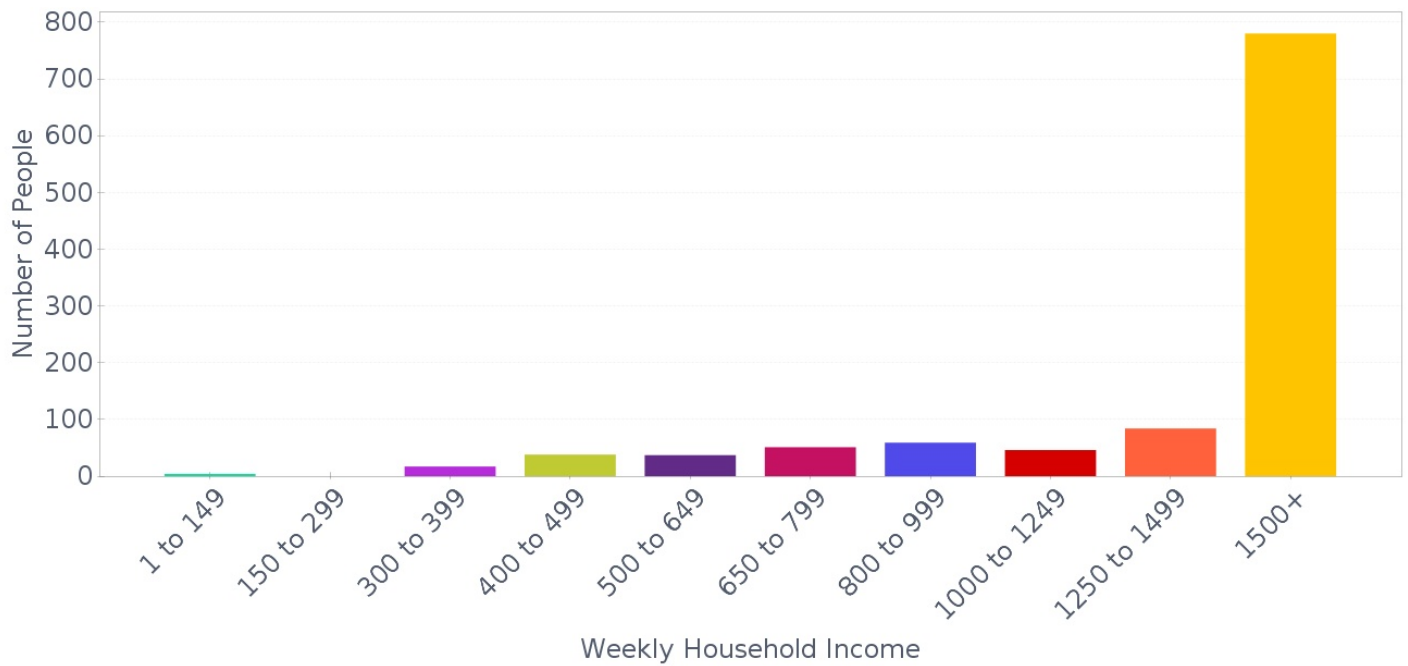


Rent Payments - Weekly (2021)

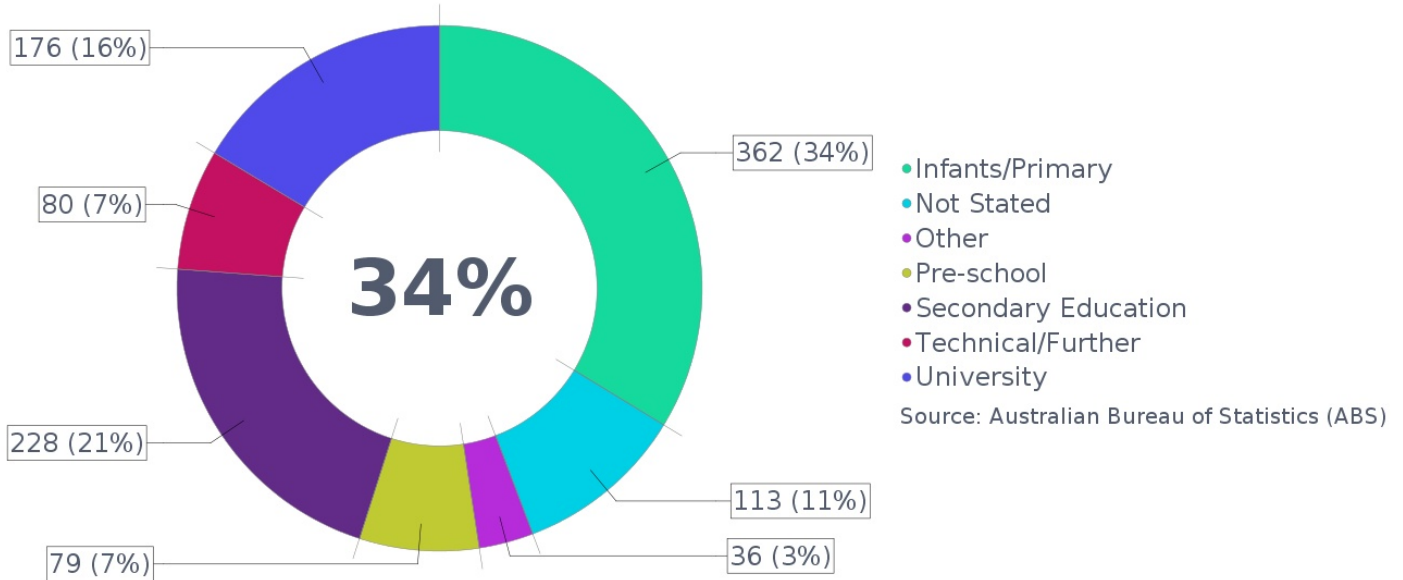




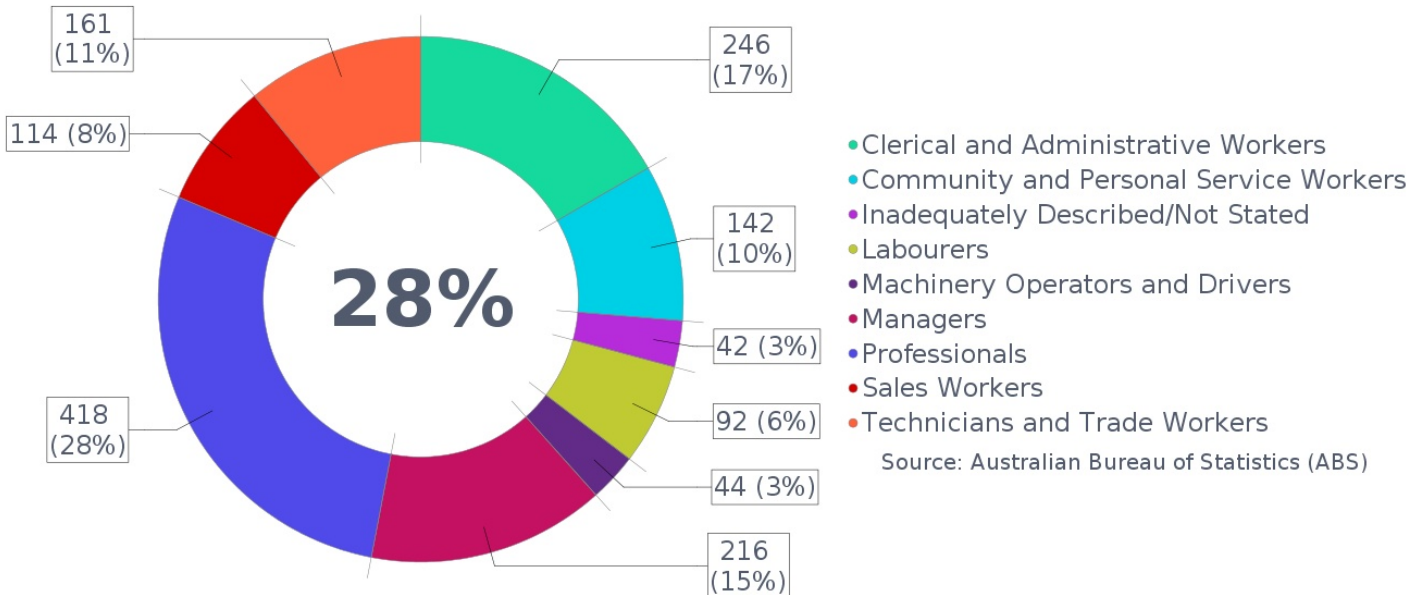
Household Income - Weekly (2021)



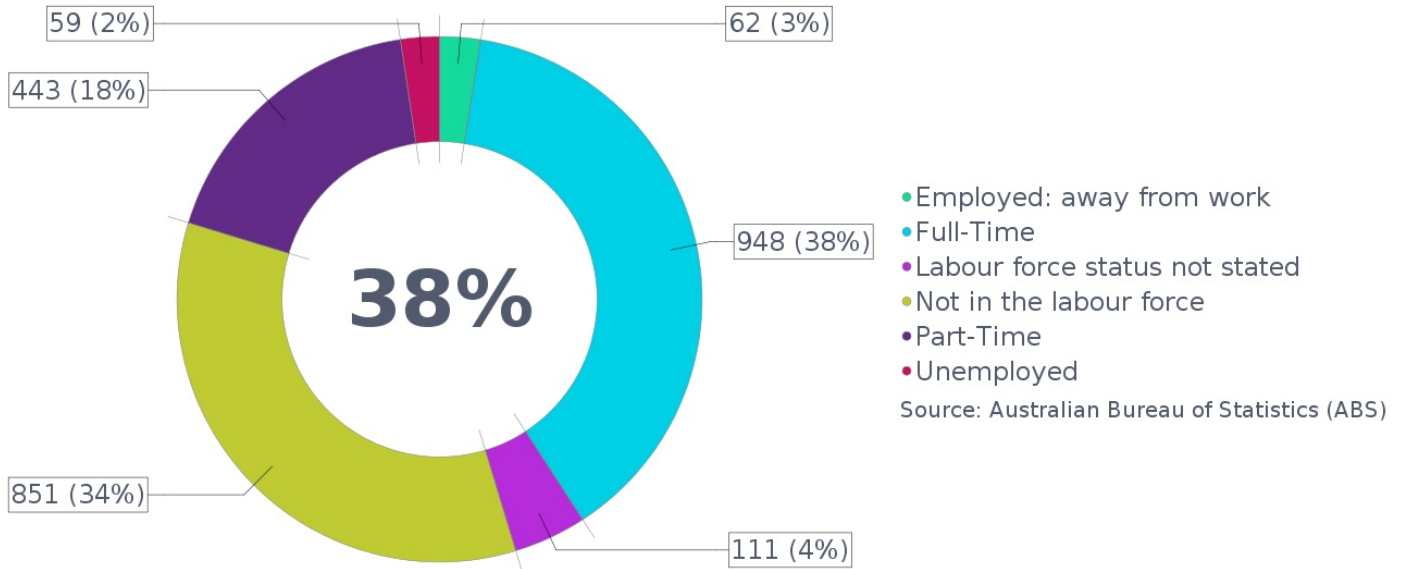
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

