

# SUBURB FLYOVER REPORT

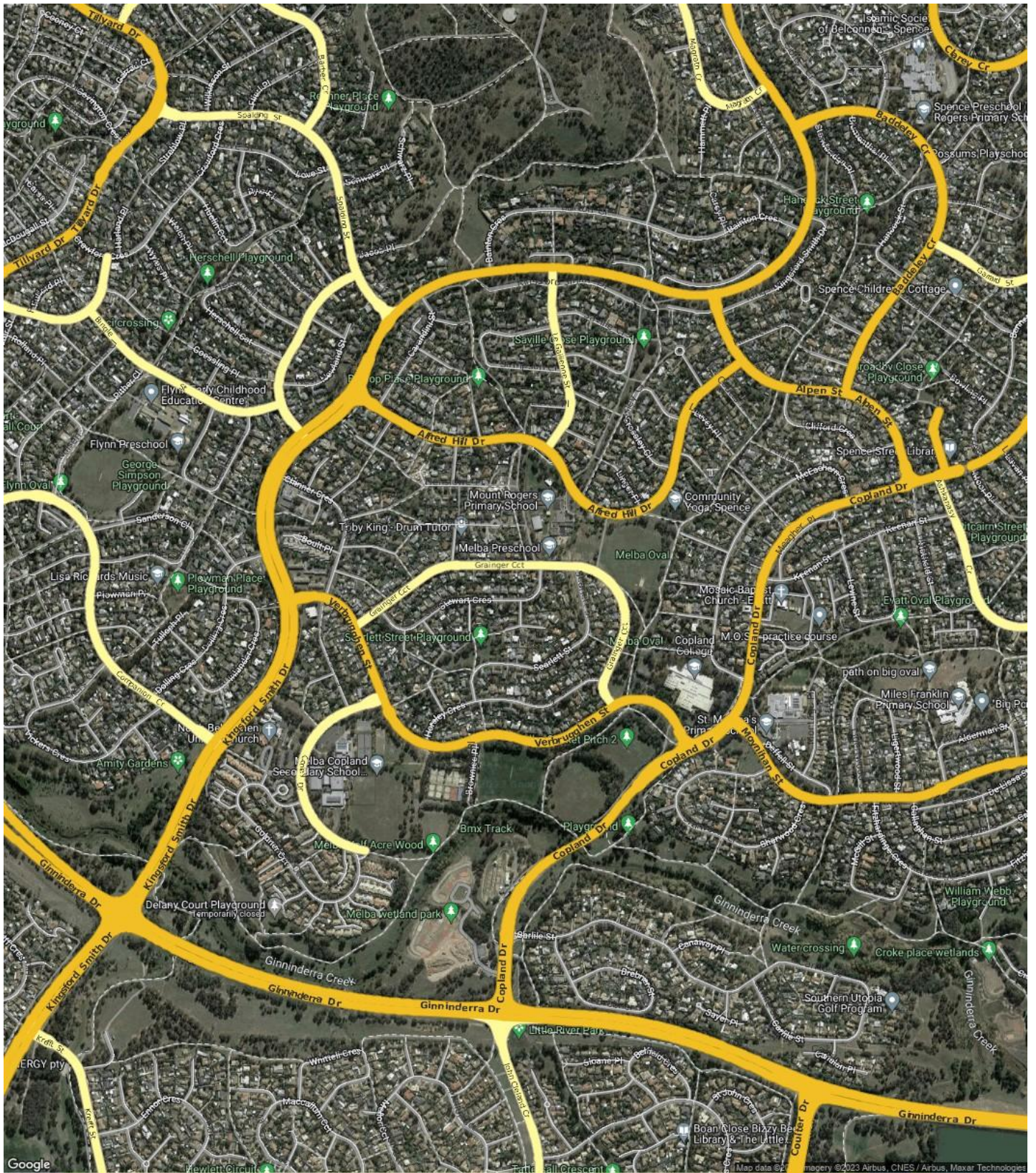
MELBA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## MELBA - Suburb Map



Prepared on 08/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 ([pricfinder.com.au](http://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	38	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	1	\$ 1,455,000	42.3 %	\$ 1,455,000	\$ 1,455,000

### Median Sale Price

# \$1.02m

Based on 38 recorded House sales within the last 12 months (2022)

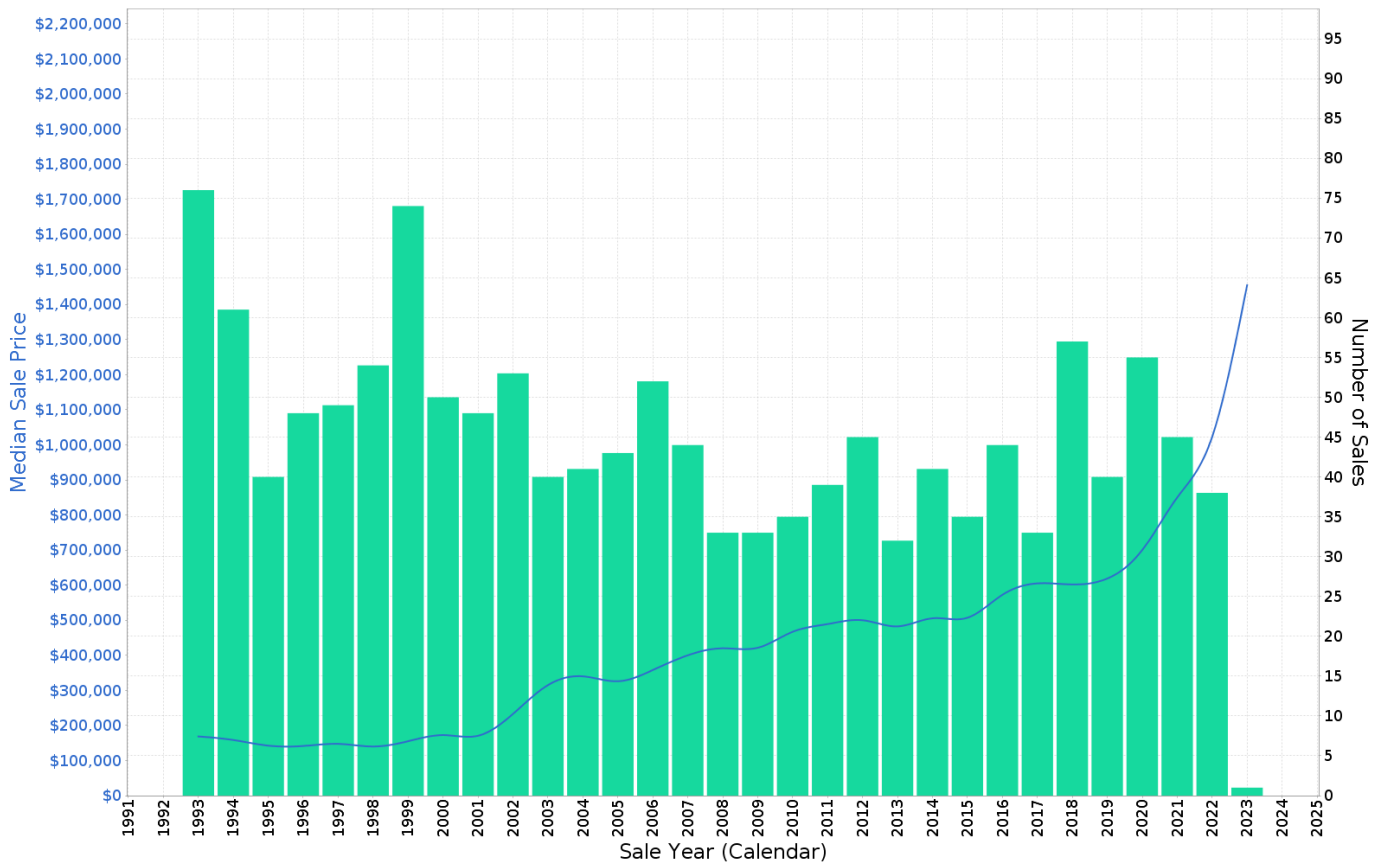
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

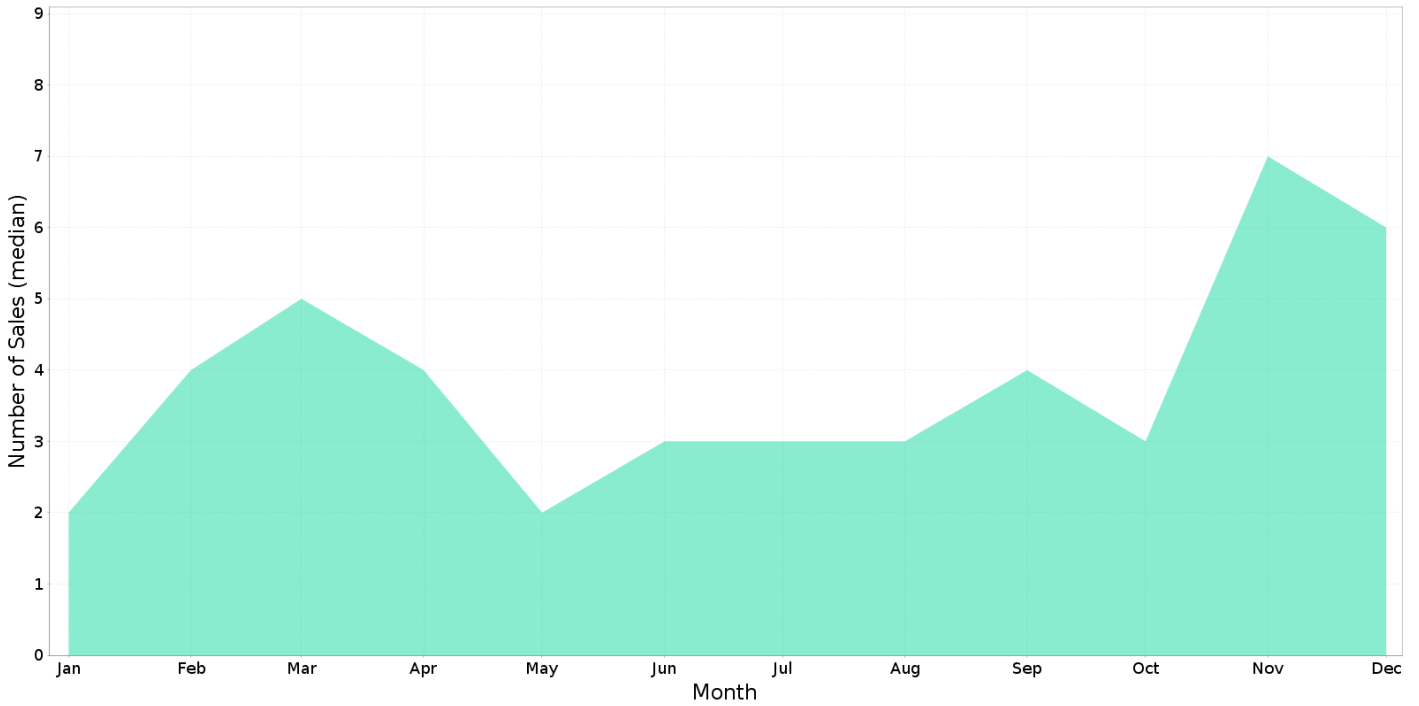
# +20.3%

Current Median Price: \$1,022,500  
Previous Median Price: \$850,000

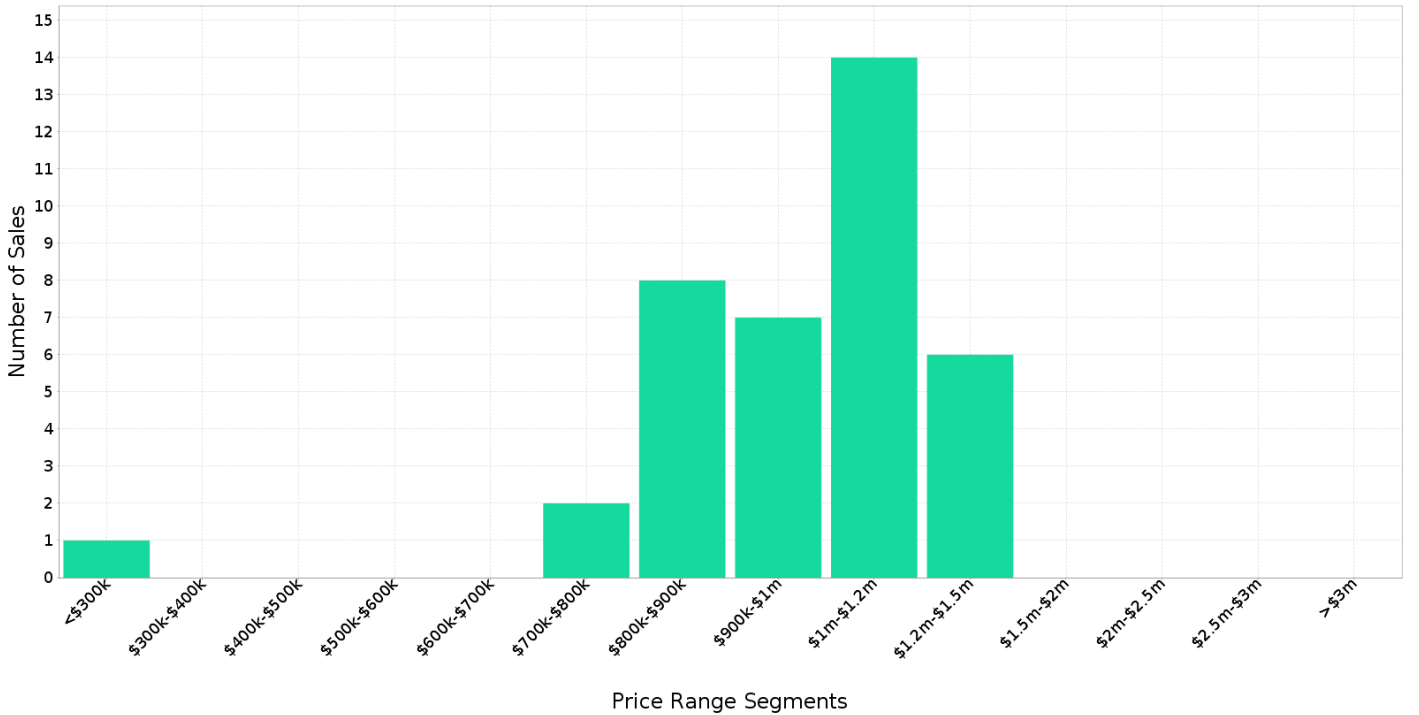
Based on 83 recorded House sales compared over the last two rolling 12 month periods



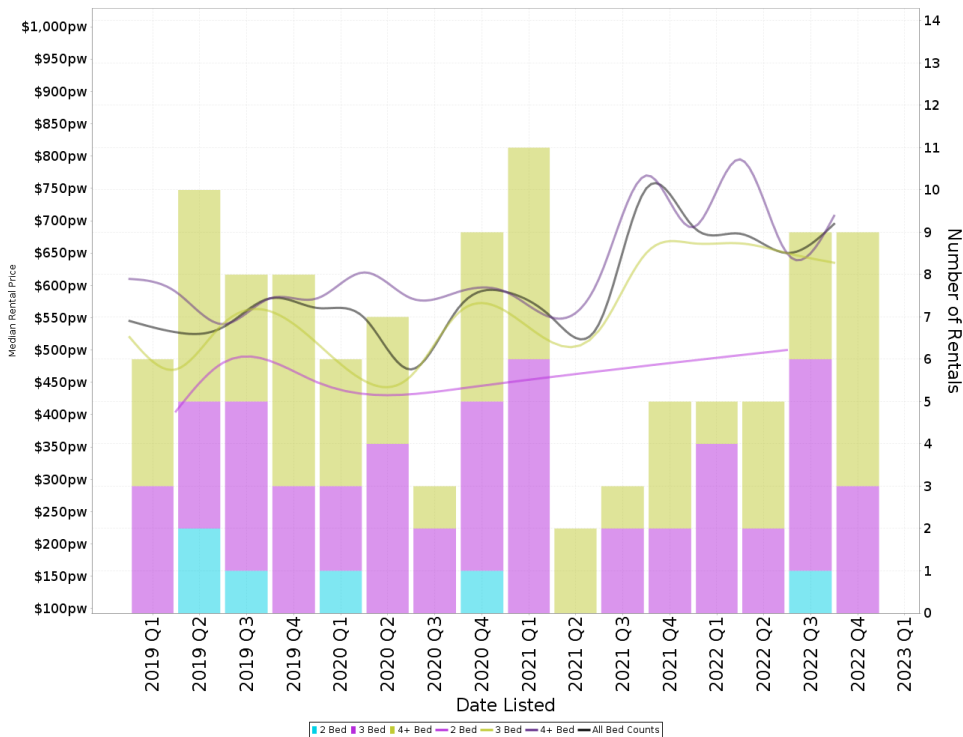
## MELBA - Peak Selling Periods (3 years)



## MELBA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+20.3%**

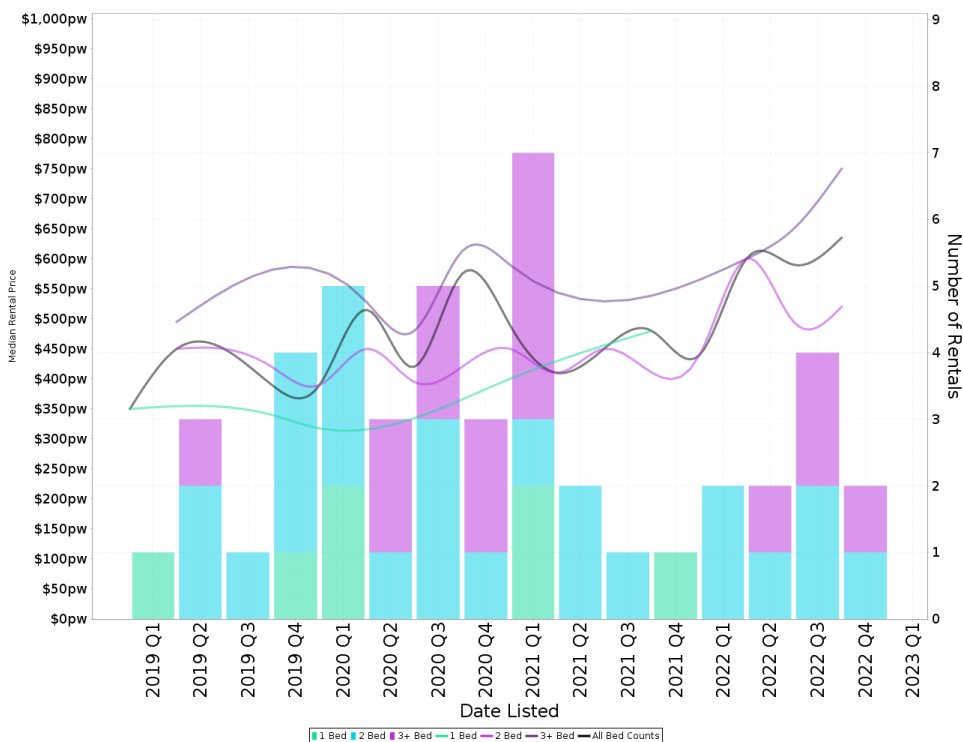
Current Median Price: \$1,022,500  
Previous Median Price: \$850,000  
Based on 83 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,022,500  
Current Median Rent: \$665  
Based on 28 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.6%**

Current Median Price: \$605,000  
Previous Median Price: \$655,000  
Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$605,000  
Current Median Rent: \$565  
Based on 10 registered Unit rentals compared over the last 12 months.

## MELBA - Recently Sold Properties

Median Sale Price  
**\$1.02m**

Based on 38 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  
**+20.3%**

Current Median Price: \$1,022,500  
Previous Median Price: \$850,000


Based on 83 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**38**

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

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

**19 HORSLEY CRES**




**\$850,000**

Sold Feb 2023  
29 Days

708 m<sup>2</sup> 4 2 2

**53 ALFRED HILL DR**




**\$1,100,000**

Sold Jan 2023  
106 Days

848 m<sup>2</sup> 6 4 2

**9 BISHOP PL**




**\$1,455,000**

Sold Jan 2023

1,411 m<sup>2</sup> 5 3 4

**16 SAMPSON CL**



**\$1,025,000**

Sold Dec 2022  
11 Days

1,138 m<sup>2</sup> 4 2 3

**18 CLIFFORD CRES**



**\$1,050,000**

Sold Nov 2022  
N/A

748 m<sup>2</sup> 3 1 -

**58 GOLDNER CRT**




**\$1,035,000**

Sold Nov 2022  
55 Days

798 m<sup>2</sup> 4 2 2

**28 HENSLOWE PL**



**\$850,000**

Sold Oct 2022  
62 Days

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

**64 GRAINGER CCT**




**\$926,500**

Sold Oct 2022  
18 Days

798 m<sup>2</sup> 4 2 2

**31 LE GALLIENNE ST**



**\$1,084,000**

Sold Oct 2022

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

**24 LE GALLIENNE ST**

**\$840,000**



Sold Sep 2022  
28 Days

1,067 m<sup>2</sup> 3 2 1

**7 HORSLEY CRES**

**\$730,000**




Sold Sep 2022  
16 Days

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

**1 ZELMAN PL**

**\$850,000**



Sold Sep 2022  
16 Days

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

23.5m, 33.4m, 29.0m, 28.0m

## MELBA - Properties For Rent

### Median Rental Price

# \$665 /w

Based on 28 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

# +3.4%

Current Median Price: \$1,022,500  
Current Median Rent: \$665

Based on 38 recorded House sales and 28 House rentals compared over the last 12 months


### Number of Rentals

# 28

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

**87 Copland Drive**




\$650 per week

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

Dec 2022 78 Days

**4 BRAHE PLACE**



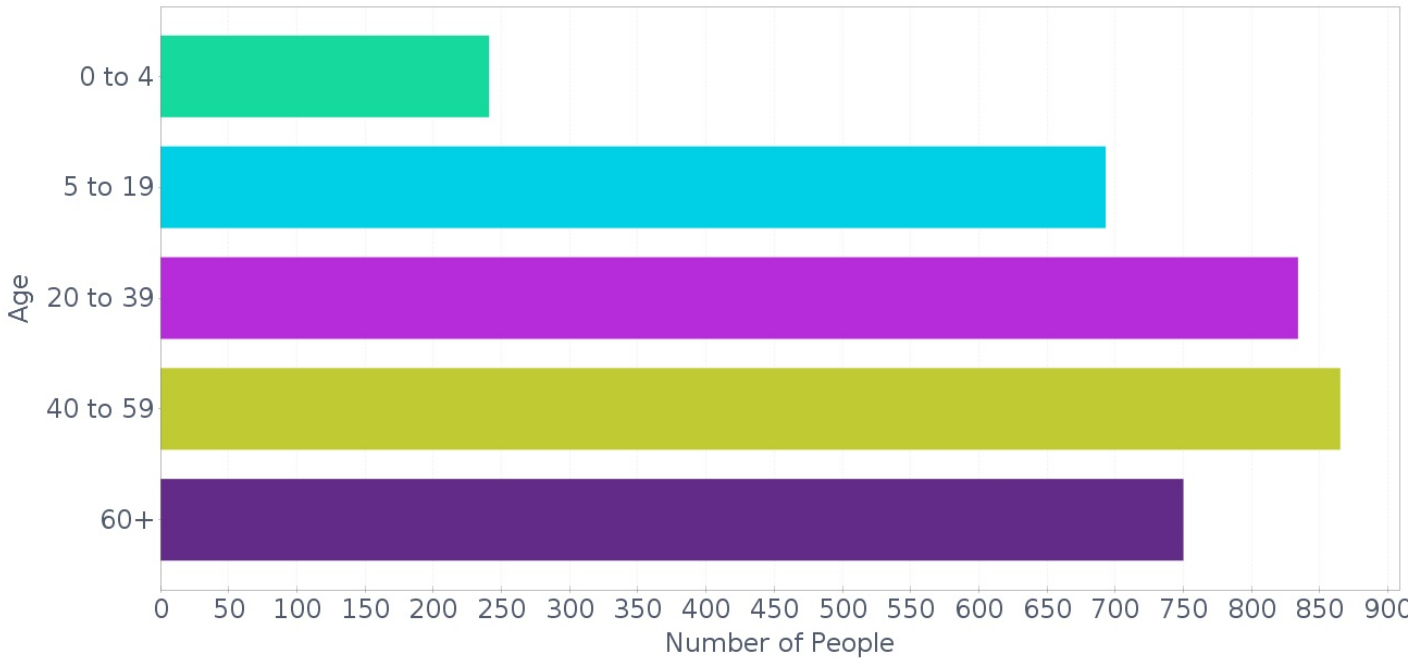
\$680 per week

995 m<sup>2</sup> 3 2 2

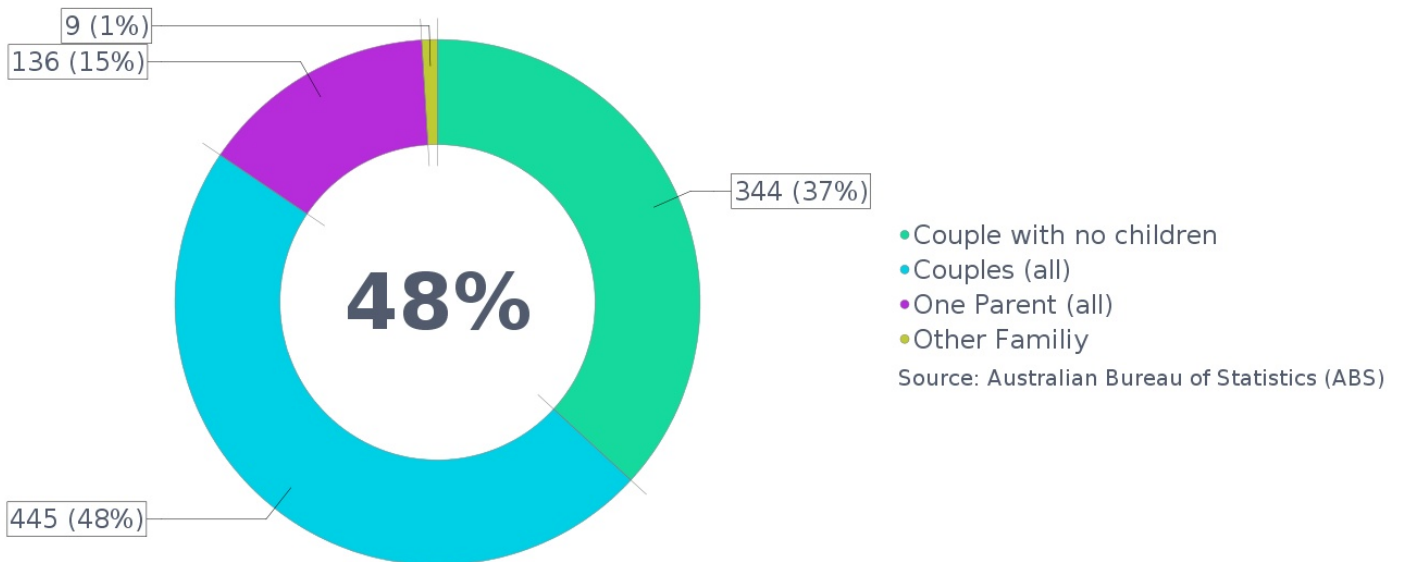
Jun 2022 255 Days



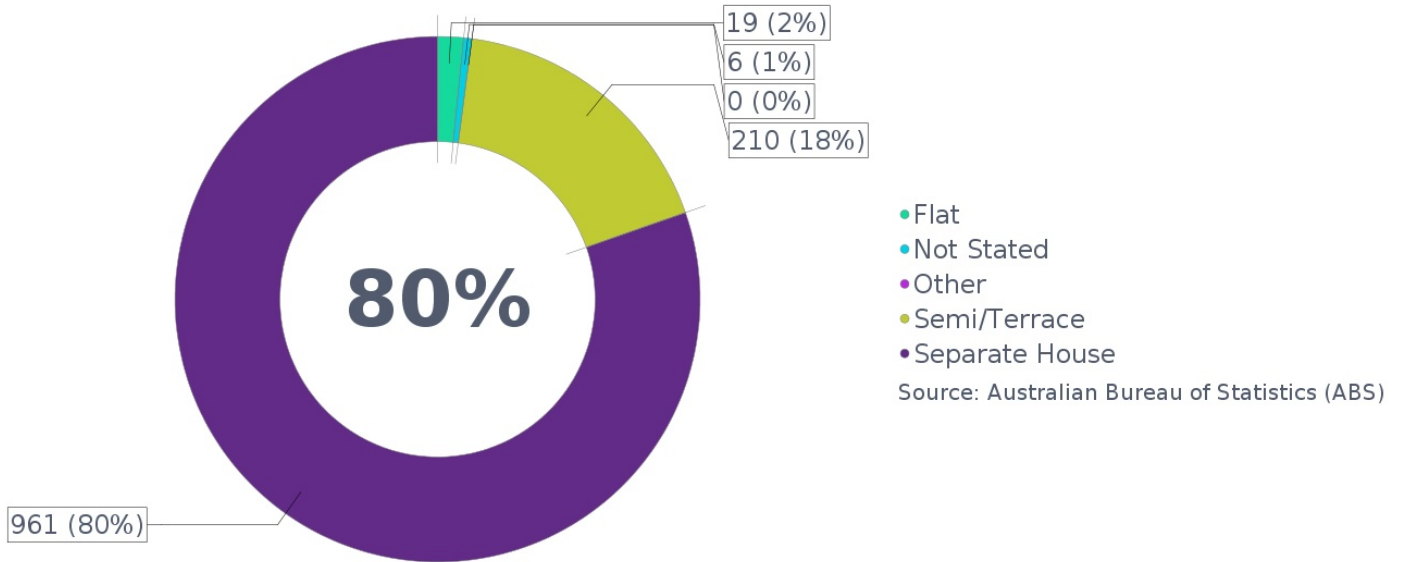
## Age of Population (2021)



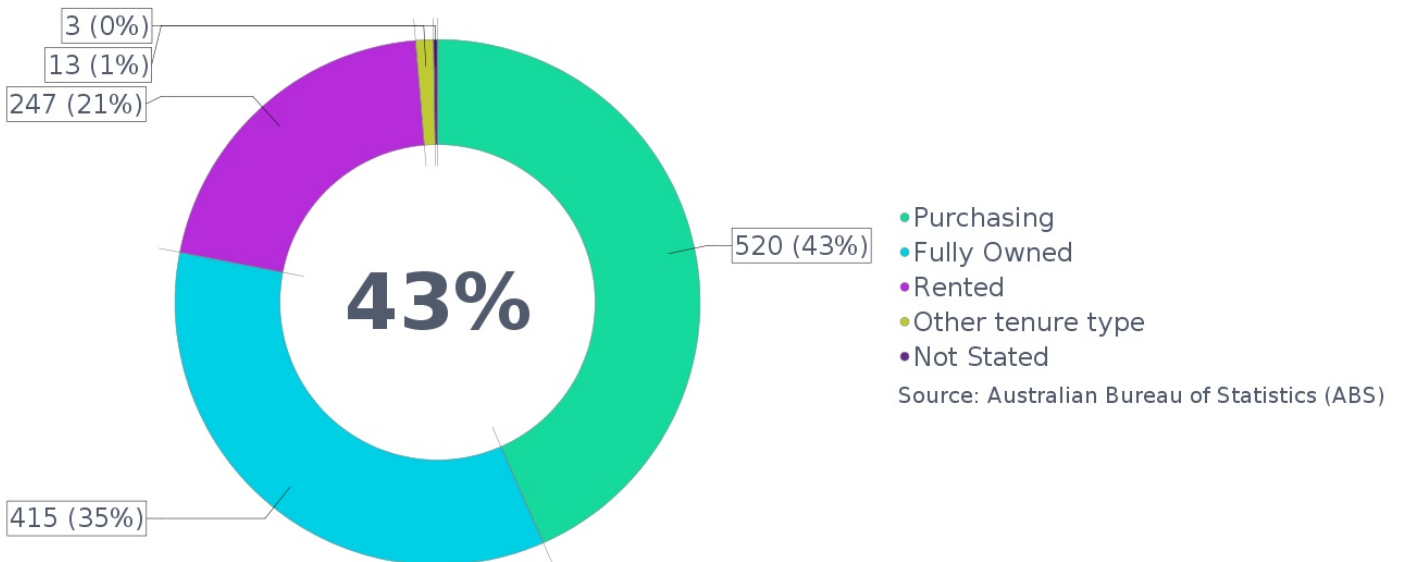
## Family Composition (2021)



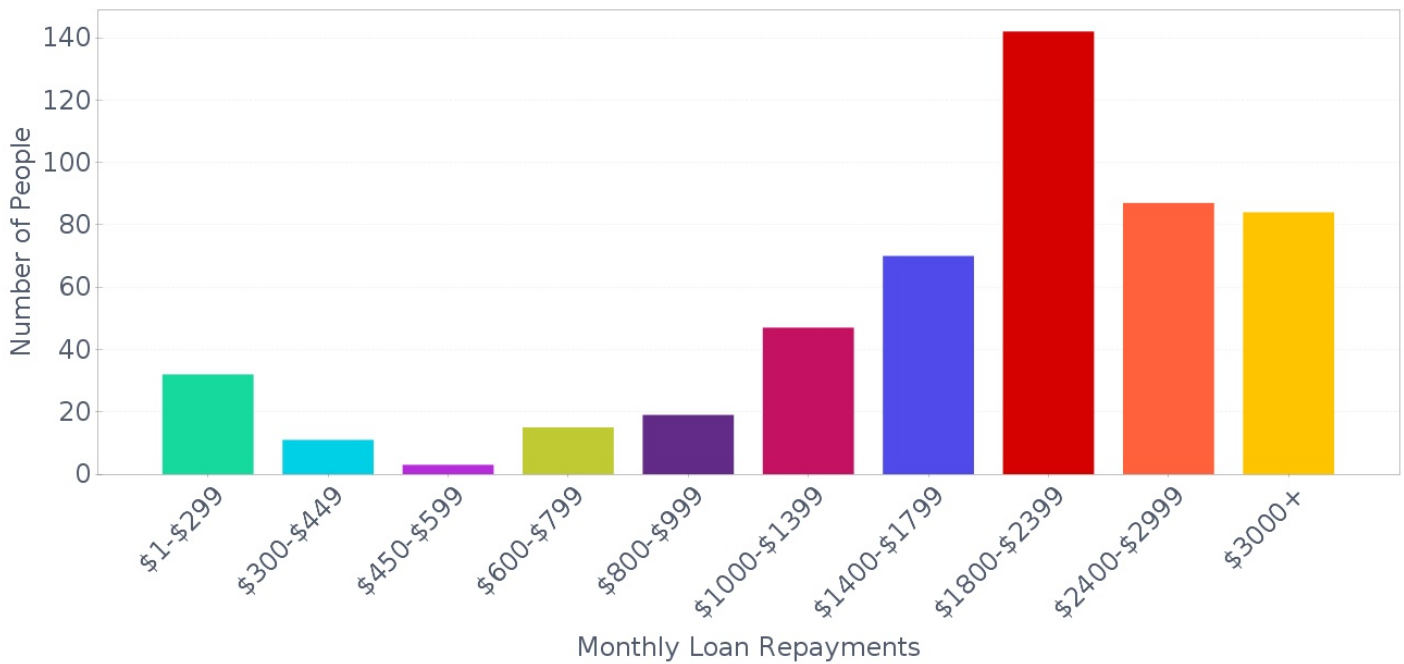
## Dwelling Structure (2021)



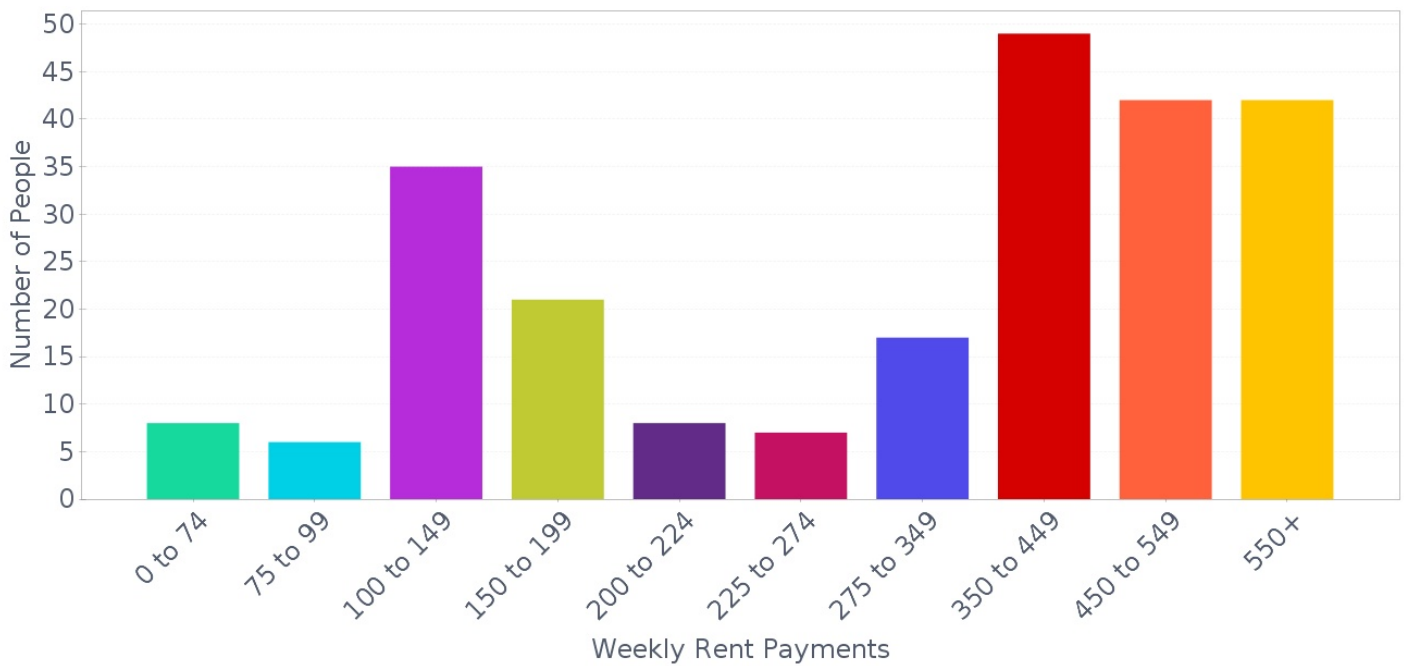
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

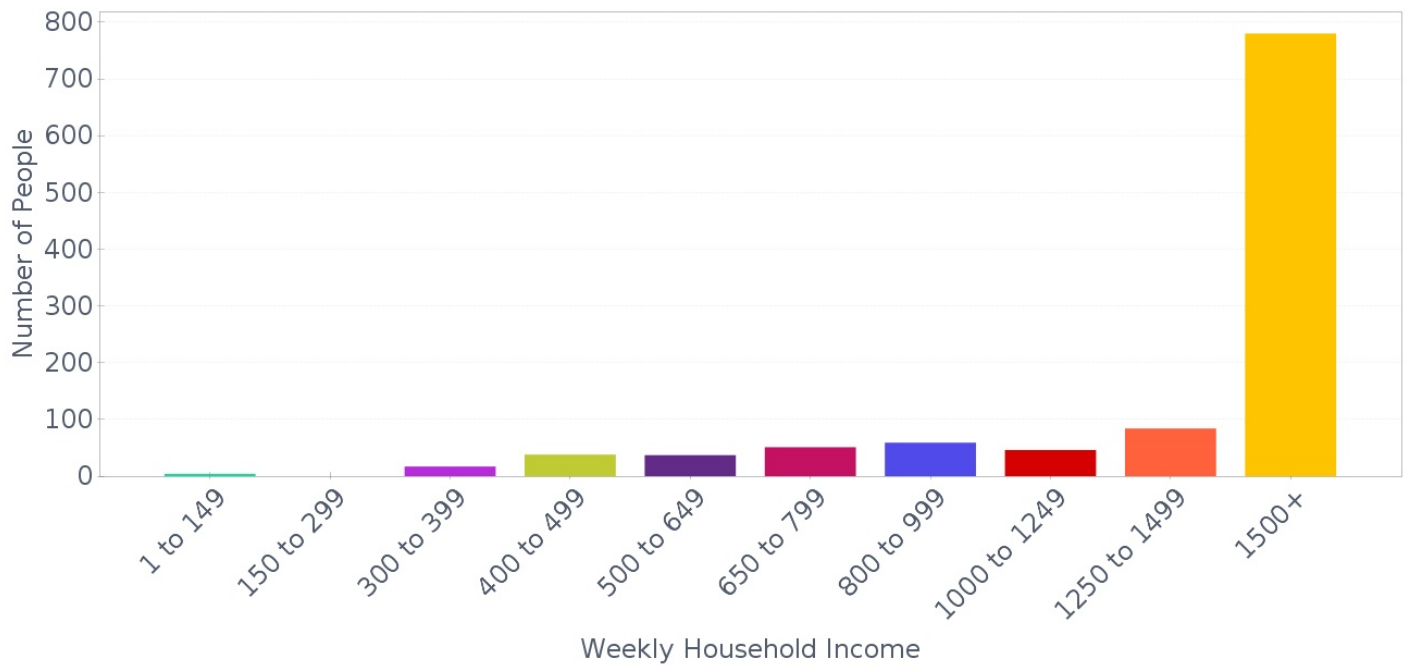


## Rent Payments - Weekly (2021)

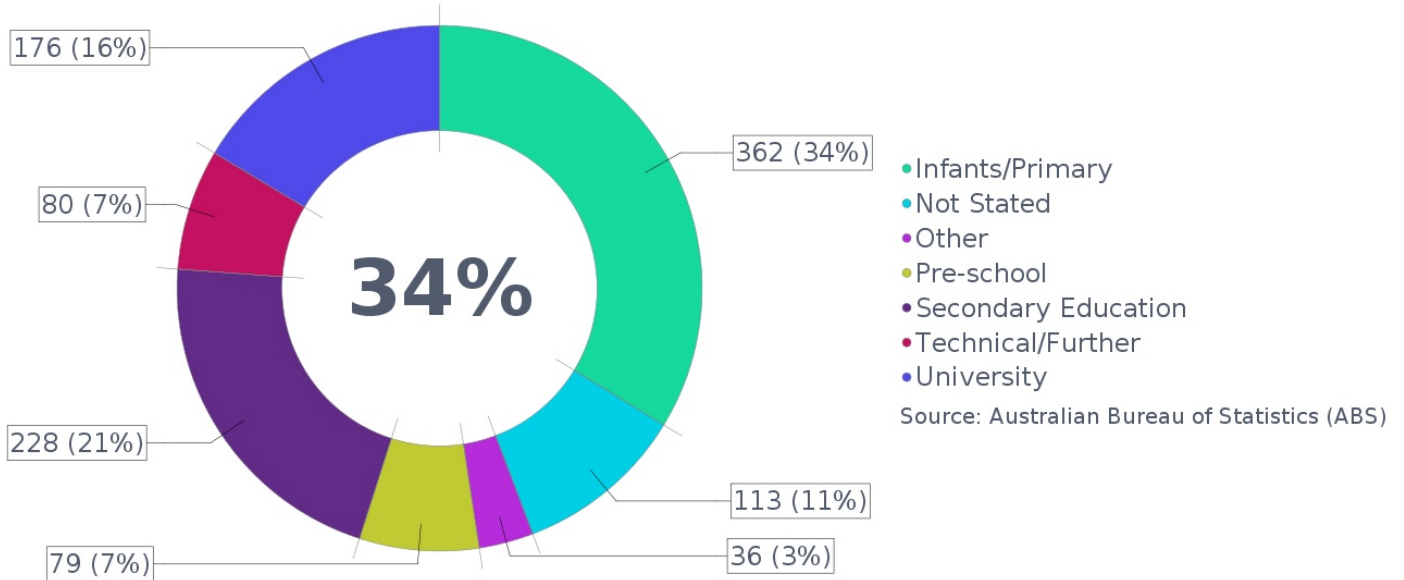




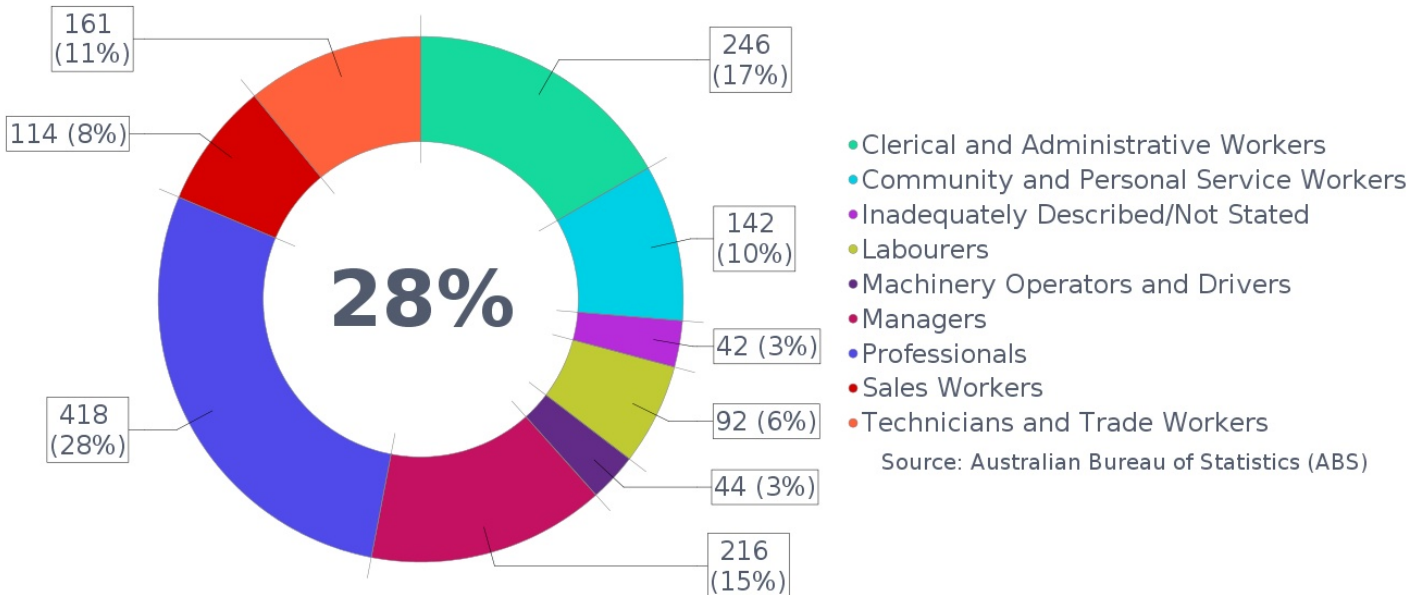
## Household Income - Weekly (2021)



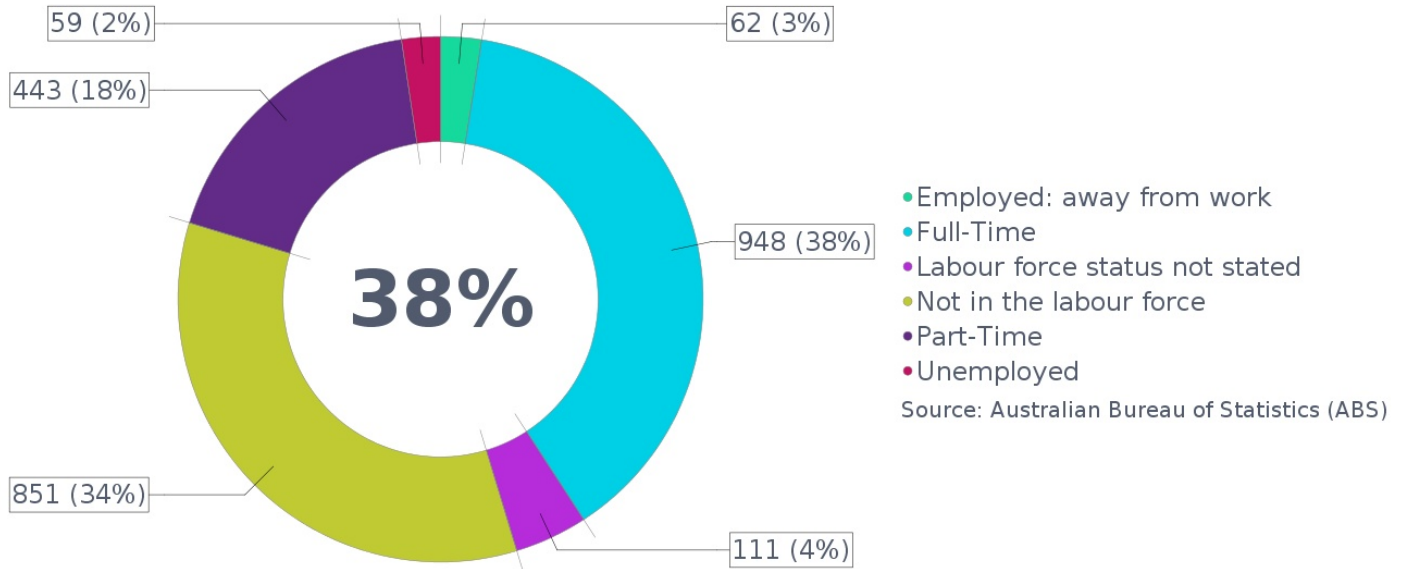
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

