

SUBURB FLYOVER REPORT

DOWNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



DOWNER - Suburb Map



Prepared on 14/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	41	\$ 397,000	0.0 %	\$ 290,000	\$ 490,000
2006	67	\$ 400,000	0.8 %	\$ 325,000	\$ 615,000
2007	56	\$ 459,000	14.8 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	46	\$ 1,287,500	2.8 %	\$ 300,000	\$ 2,055,000
2023	0				

Median Sale Price

\$1.29m

Based on 46 recorded House sales within the last 12 months (2022)

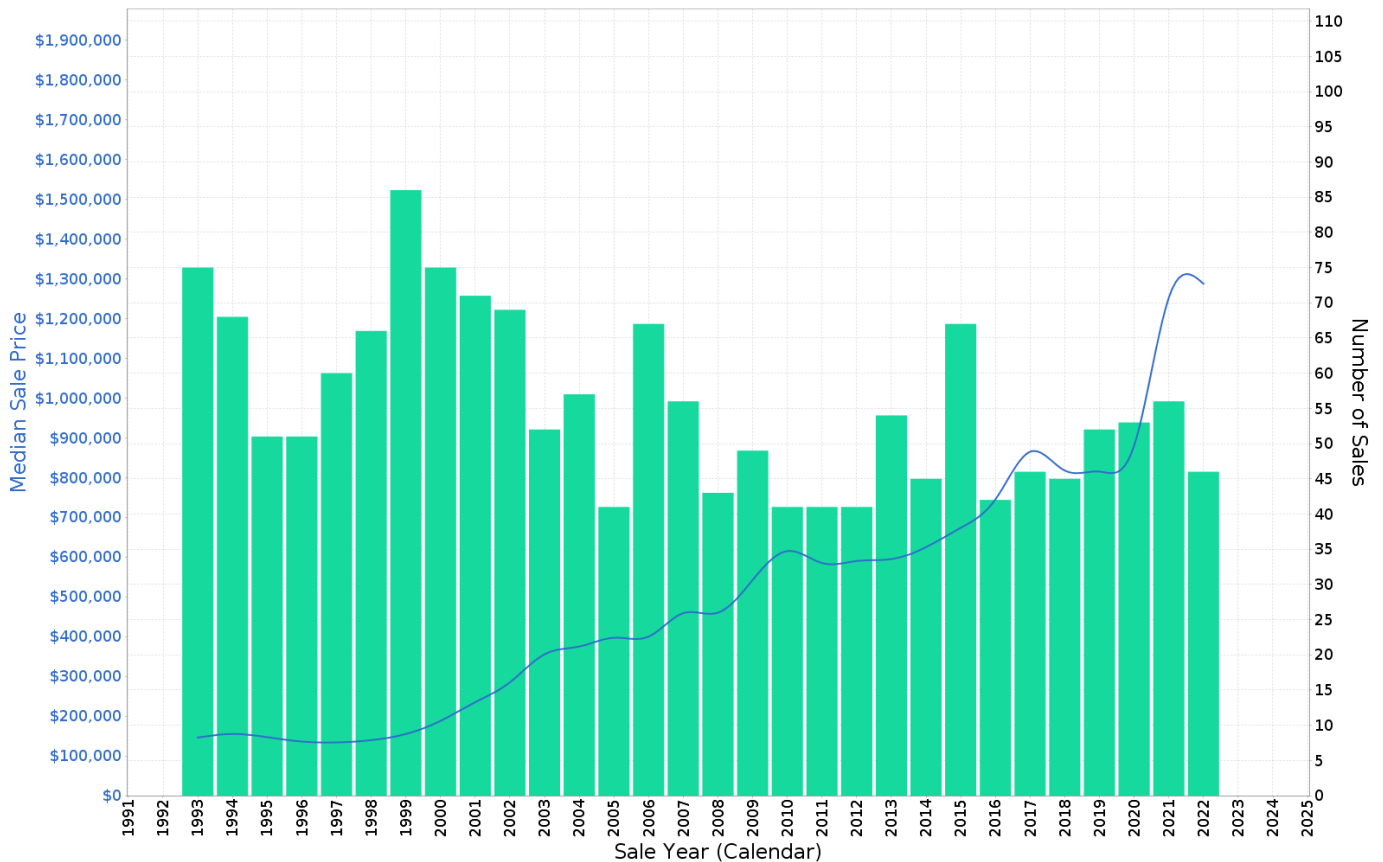
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

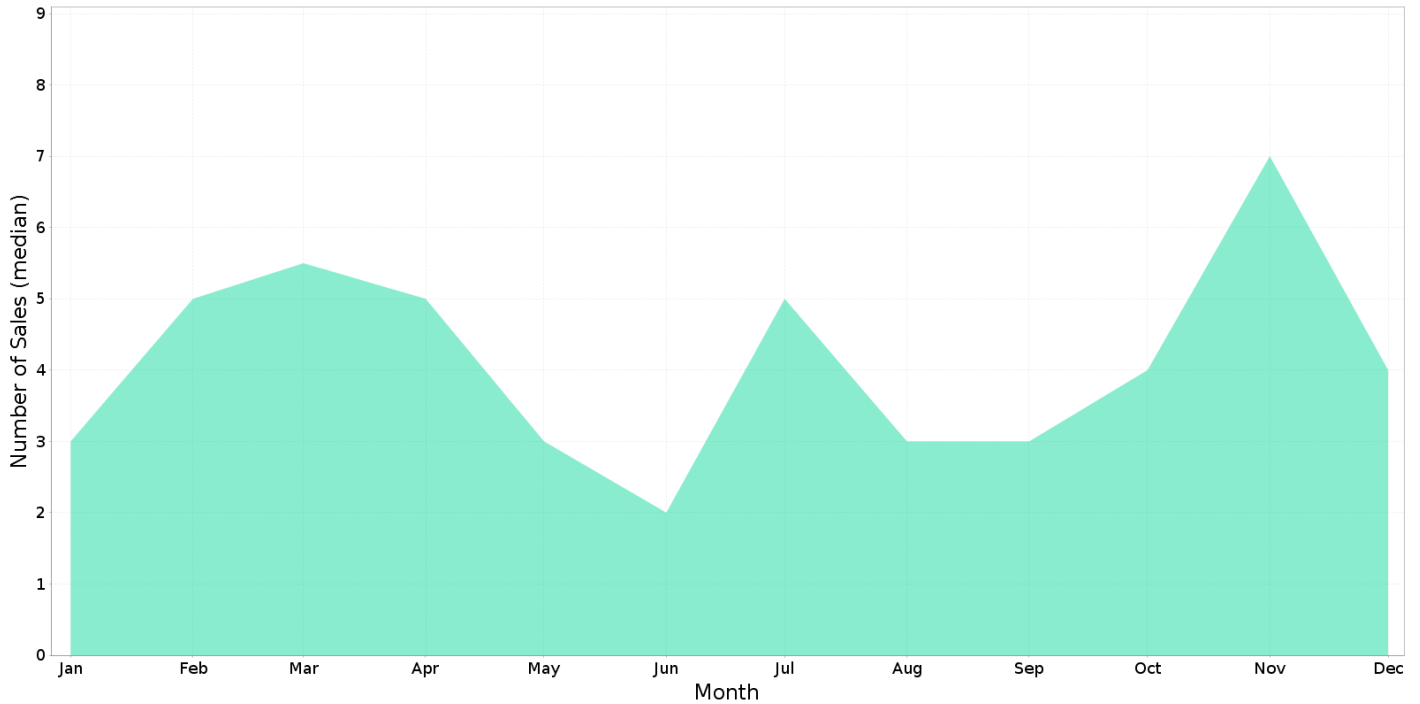
+2.8%

Current Median Price: \$1,287,500
Previous Median Price: \$1,252,500

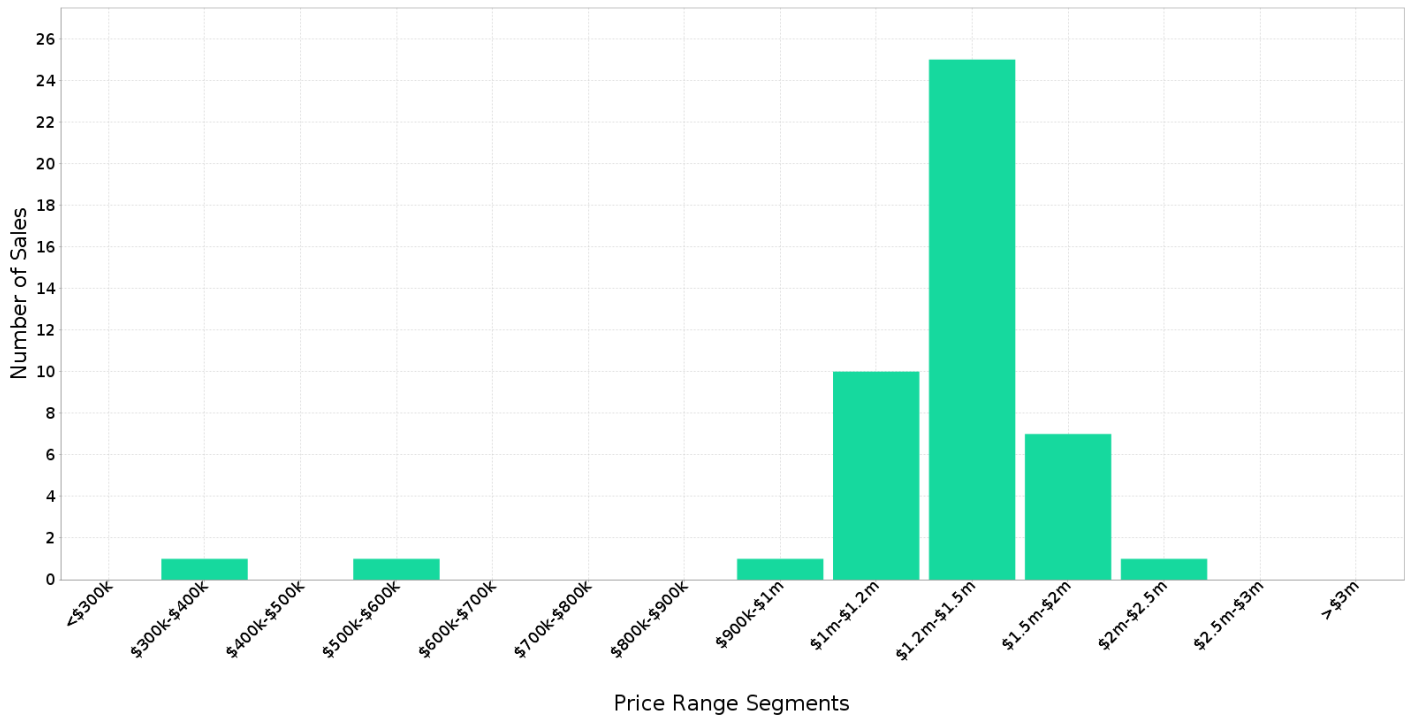
Based on 102 recorded House sales compared over the last two rolling 12 month periods



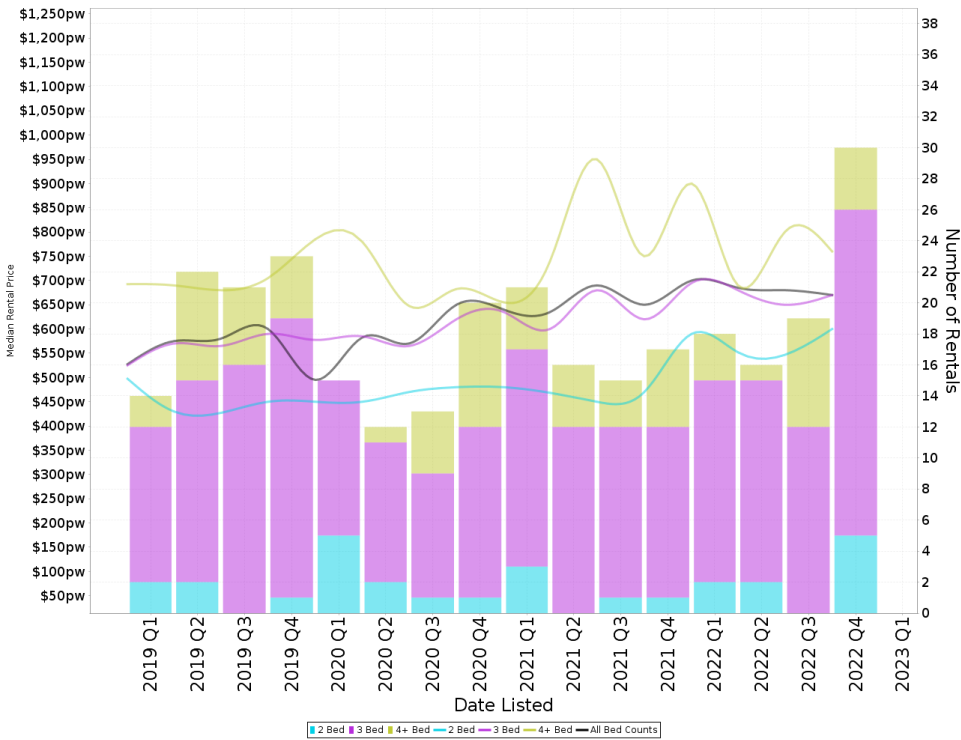
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.8%

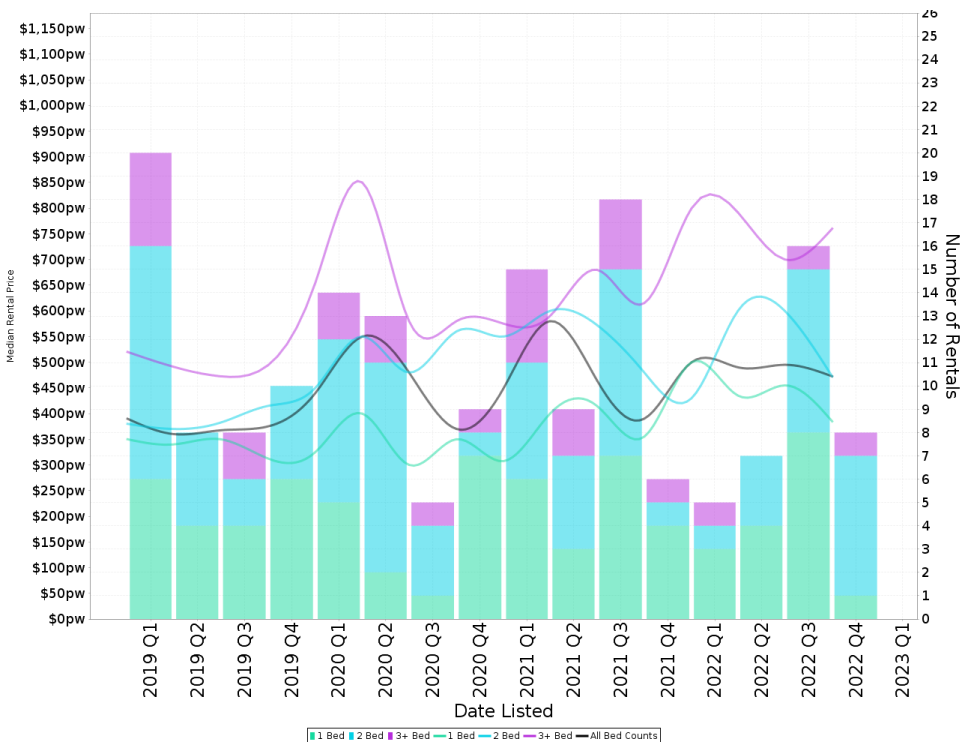
Current Median Price: \$1,287,500
Previous Median Price: \$1,252,500
Based on 102 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,287,500
Current Median Rent: \$680
Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.1%

Current Median Price: \$605,250
Previous Median Price: \$644,900
Based on 69 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$605,250
Current Median Rent: \$480
Based on 36 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.29m

Based on 46 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

+2.8%

Current Median Price: \$1,287,500
Previous Median Price: \$1,252,500

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

Sold Properties

46

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

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

50 BRADFIELD ST



\$1,150,000

Mar 2023
104 Days

1,018 m² 4 2 1

10 SWINDEN ST

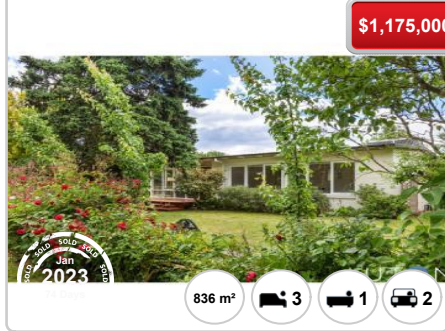


\$1,010,000

Feb 2023
23 Days

716 m² 3 1 1

87 ATHERTON ST




\$1,175,000

Jan 2023

836 m² 3 1 2

71 BURN ST

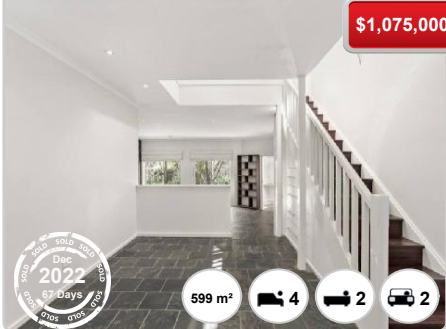


\$1,425,000

Dec 2022
70 Days

780 m² 4 2 3

3 MILSON ST




\$1,075,000

Dec 2022
67 Days

599 m² 4 2 2

152 ATHERTON ST



\$1,060,000

Dec 2022
18 Days

752 m² 3 1 1

32 FENTON ST




\$1,250,000

Nov 2022
107 Days

764 m² 3 1 1

6 MAY ST




\$1,380,000

Nov 2022
85 Days

773 m² 4 2 2

35 BURN ST



\$1,200,000

Nov 2022
61 Days

743 m² 4 2 3

24 SWINDEN ST




\$300,000

Nov 2022
N/A

688 m² 3 1 1

17 COLE ST




\$1,035,000

Nov 2022
81 Days

742 m² 2 1 5

12 BONYTHON ST



\$1,275,000

Oct 2022
22 Days

706 m² 3 1 2

24 GARDINER ST




\$1,200,000

Oct 2022
21 Days

769 m² 3 1 1

55 BURN ST

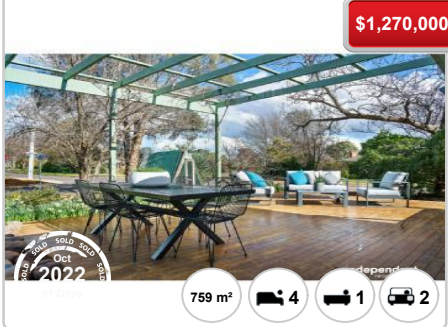


\$1,375,000

Oct 2022
N/A

772 m² 4 2 2

73 BONYTHON ST




\$1,270,000

Oct 2022

759 m² 4 1 2

67 BURN ST



\$1,120,000

Sep 2022
71 Days

713 m² 3 1 -

DOWNER - Properties For Rent

Median Rental Price

\$680 /w

Based on 83 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

+2.7%

Current Median Price: \$1,287,500
Current Median Rent: \$680

Based on 46 recorded House sales and 83 House rentals compared over the last 12 months


Number of Rentals

83




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

183 Antill Street




\$800 - \$850 per




736 m²   

Mar 2023 3 Days

4 Gardiner Street




\$600 pw




736 m²   

Mar 2023 5 Days

5 PADBURY CLOSE




\$620 pw




  

Mar 2023 5 Days

55 Swinden Street



\$680 per week


865 m²   

Feb 2023 15 Days

9 Melba Street




\$1,650 - \$1,800




872 m²   

Feb 2023 16 Days

Northbourne Avenue




\$487 per week




656 m²   

Feb 2023 15 Days

14 Burn Street




\$675 per week




581 m²   

Feb 2023 22 Days

14 Burn Street



\$700 per week

581 m²   

Jan 2023 65 Days

22 Cowan St



750 per week

786 m²   

Nov 2022 113 Days



22 COWAN STREET

750 per week

Nov 2022
113 Days

786 m² 3 2 1

55 SWINDEN STREET

\$680

Jul 2022
239 Days

865 m² 4 1 2

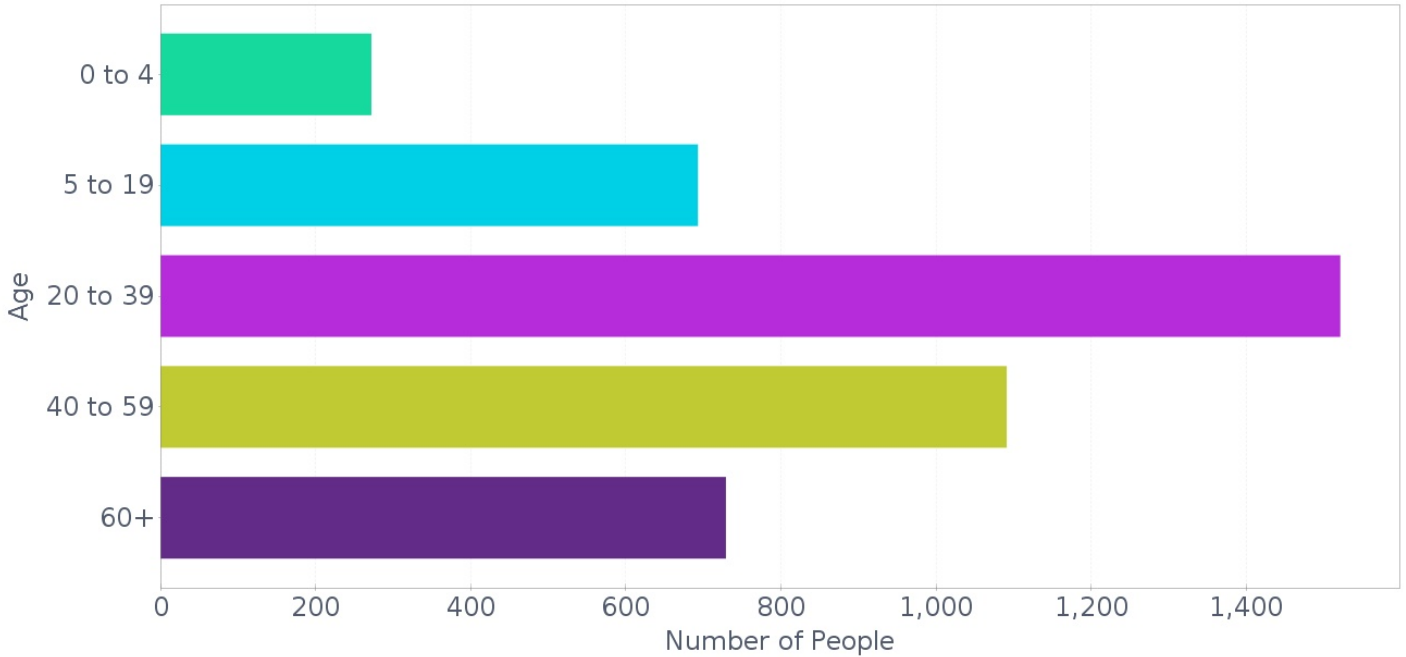
1 Edkins Street

\$700

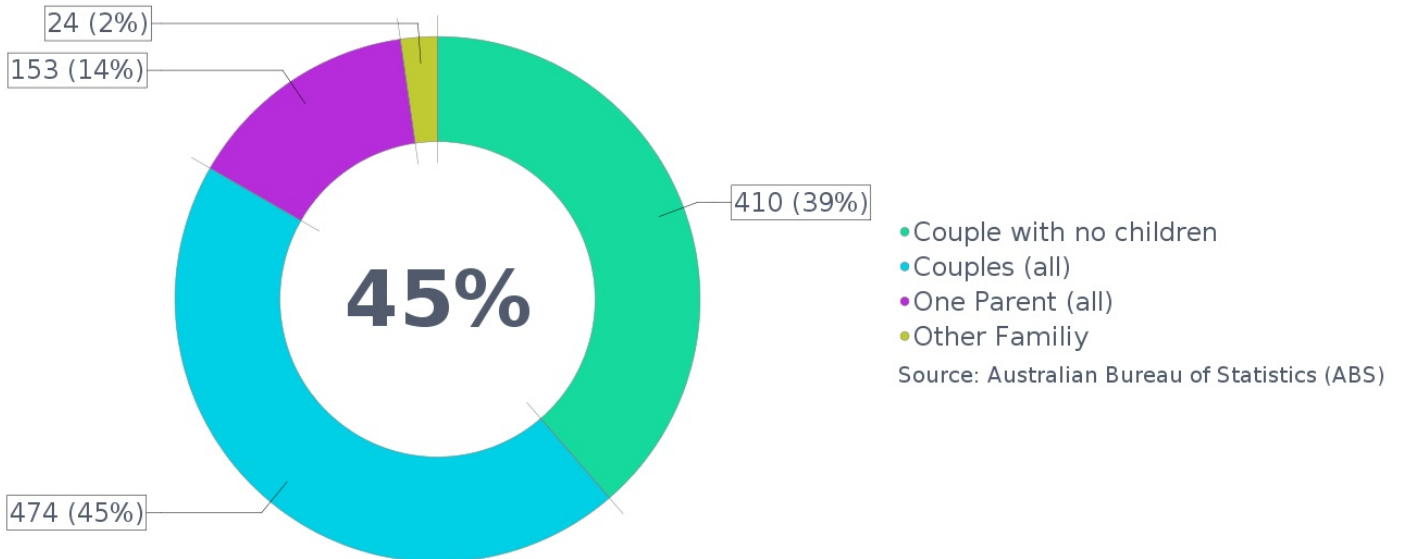
Jun 2022
272 Days

921 m² 2 1 -

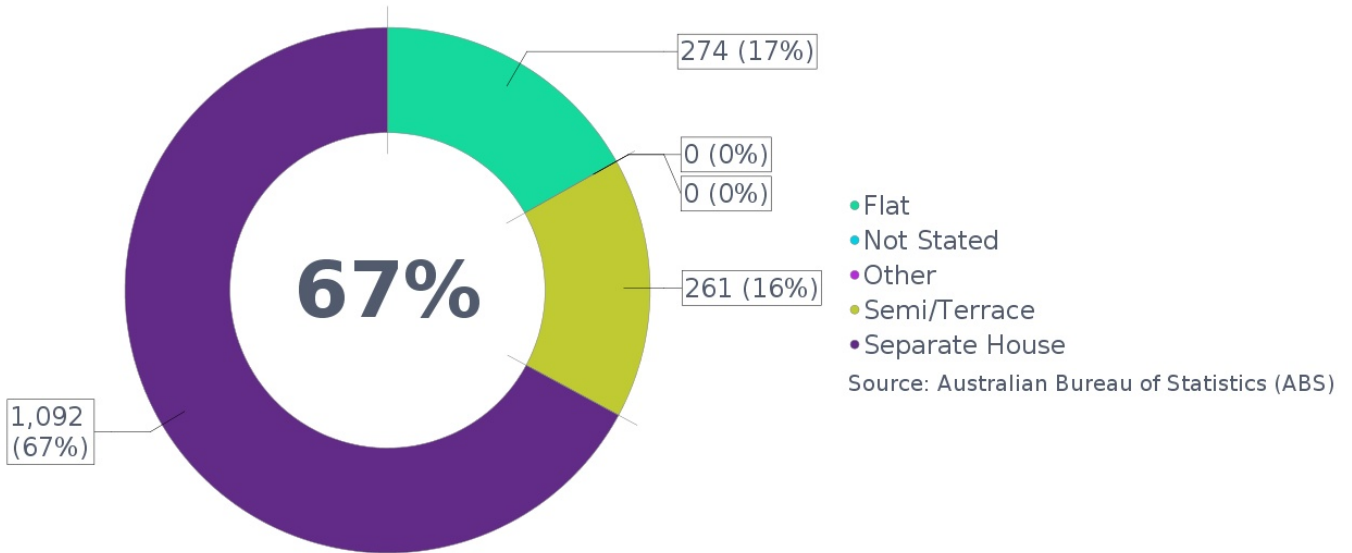
Age of Population (2021)



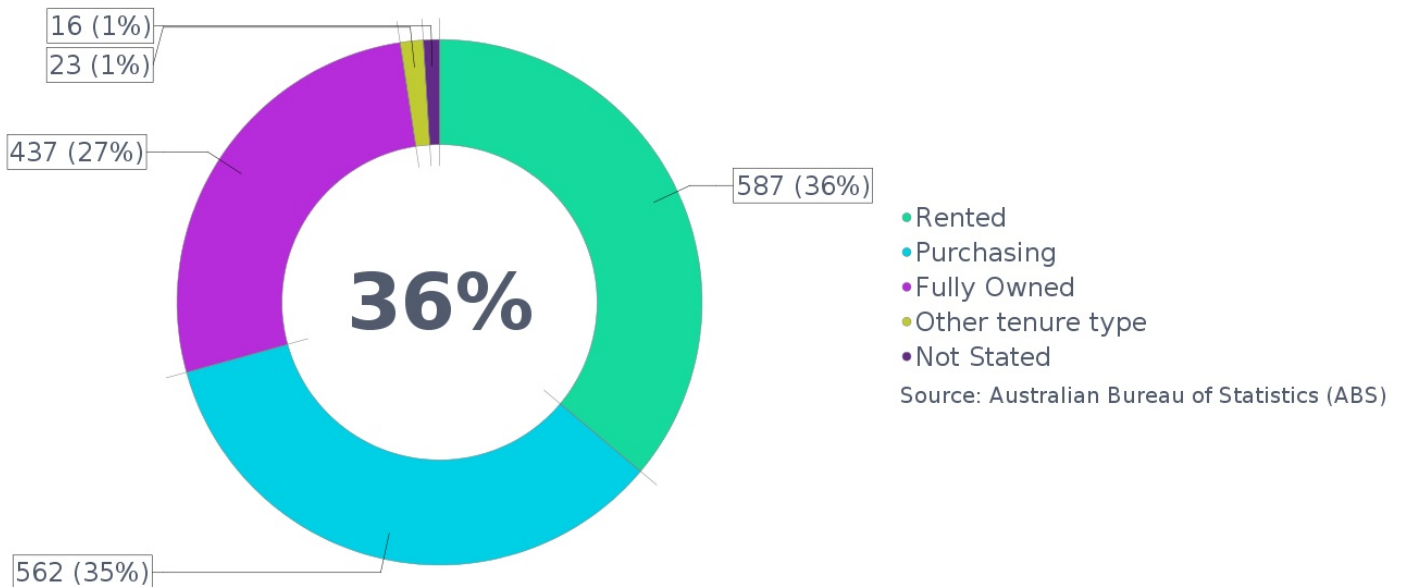
Family Composition (2021)



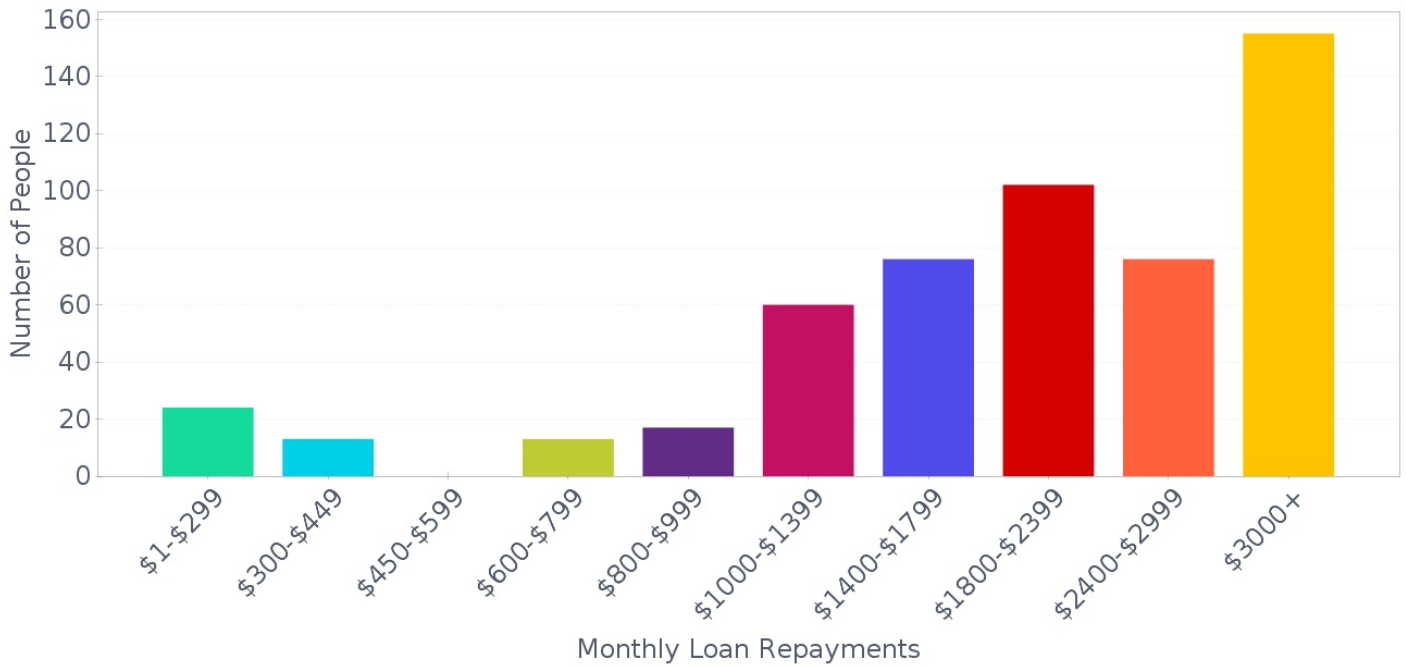
Dwelling Structure (2021)



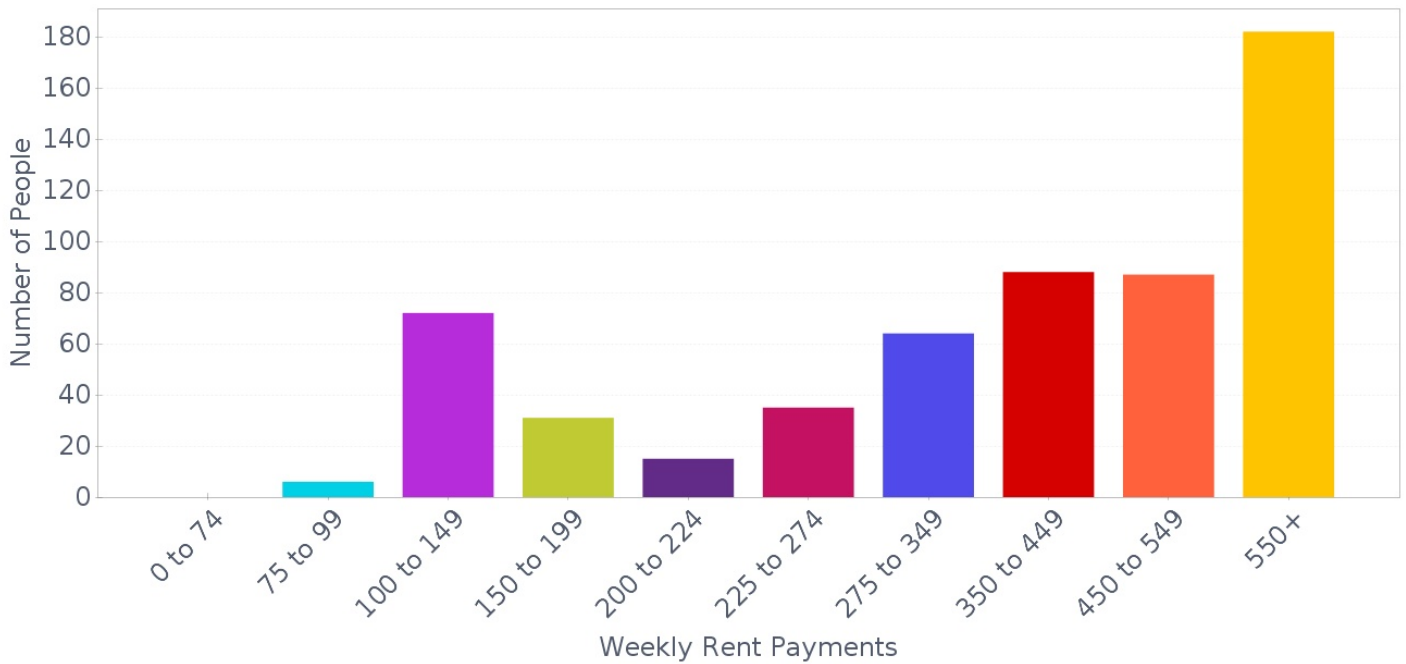
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

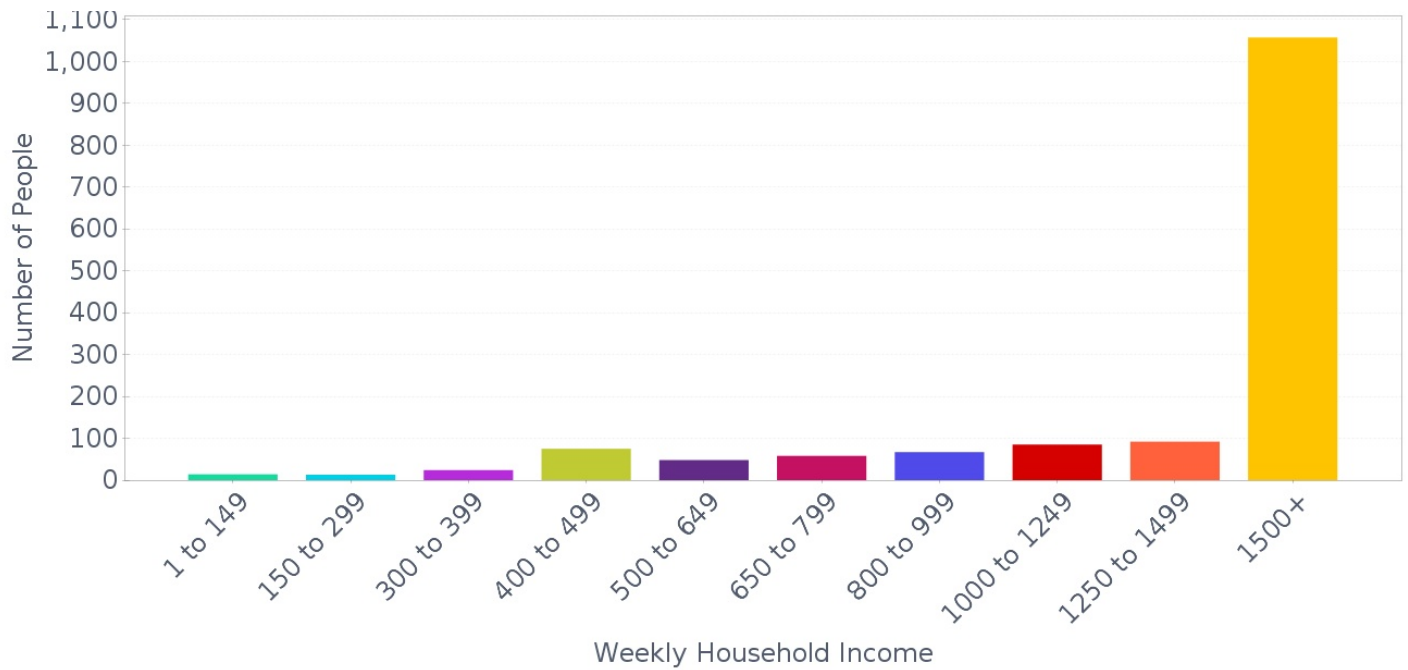


Rent Payments - Weekly (2021)

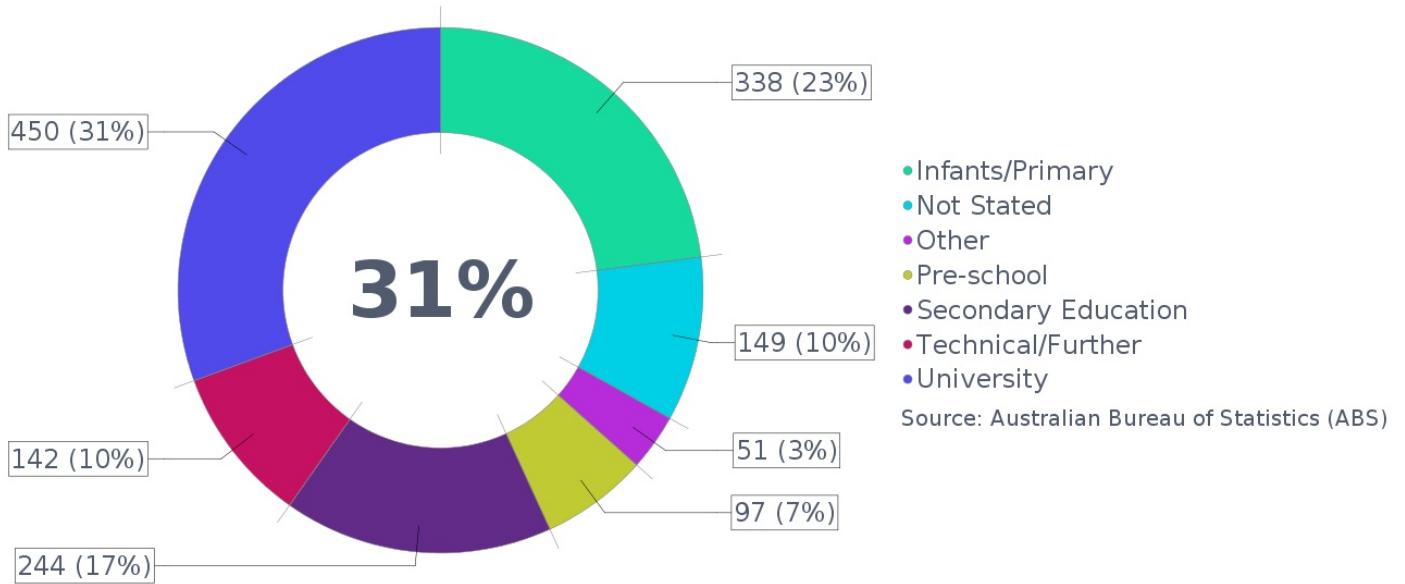




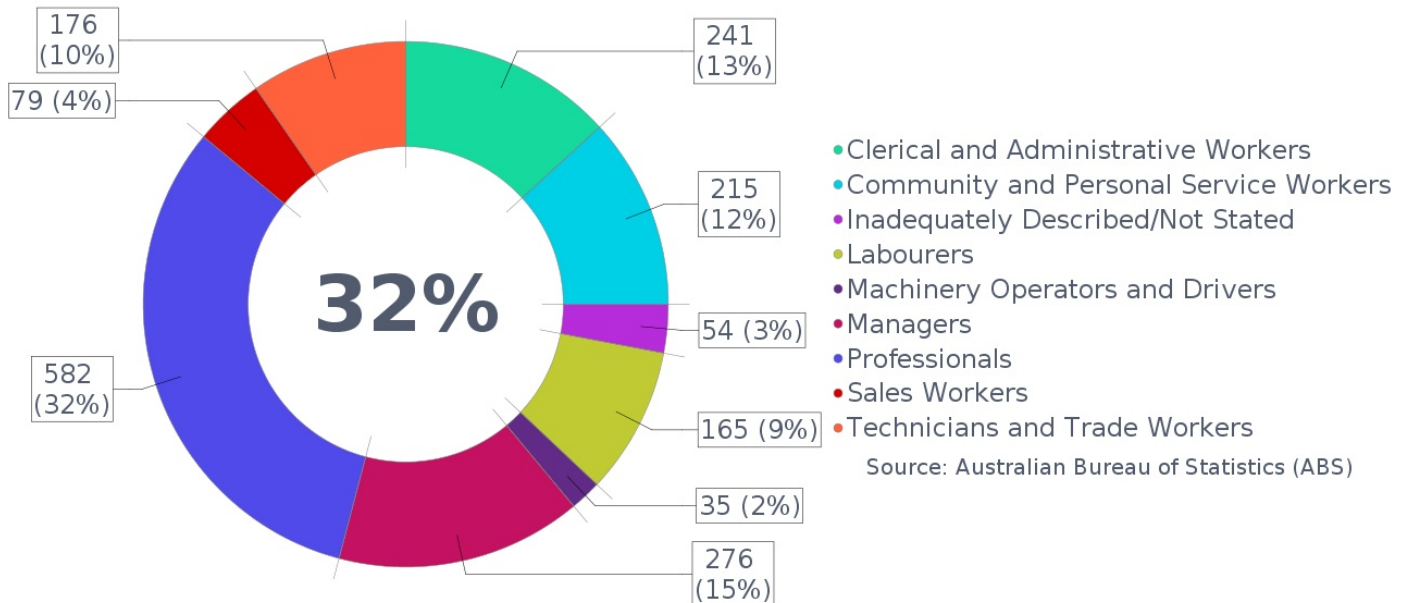
Household Income - Weekly (2021)



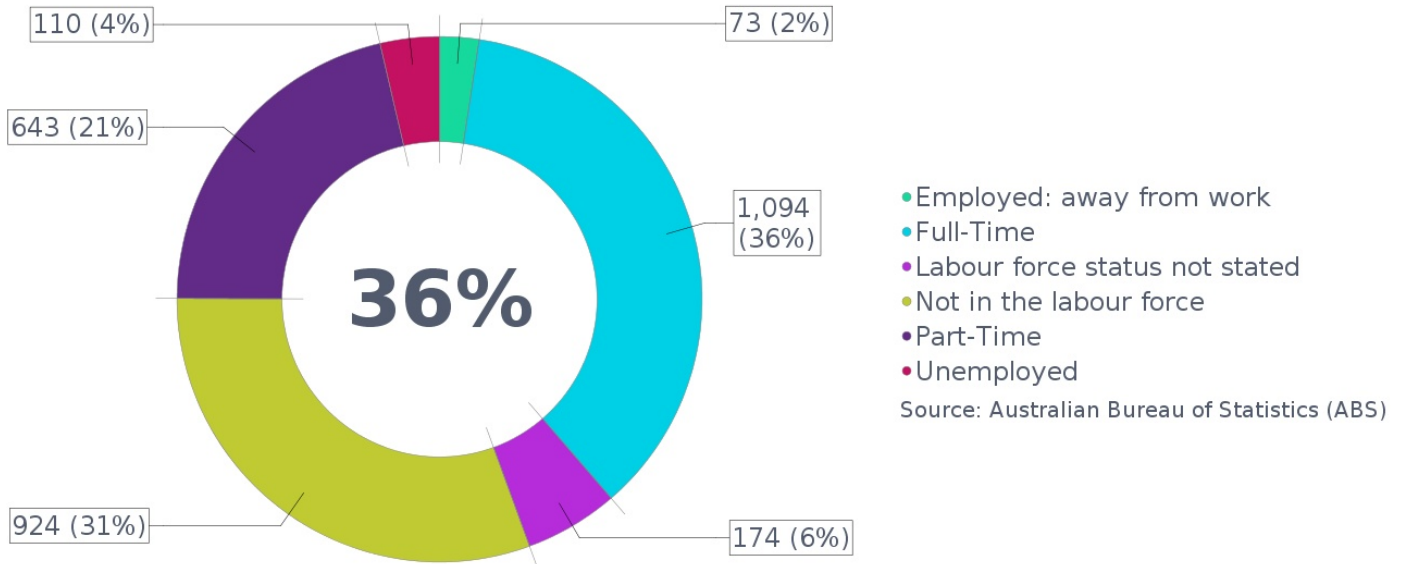
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

