

# SUBURB FLYOVER REPORT

DOWNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## DOWNER - Suburb Map



Prepared on 21/03/2023 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	1	\$ 1,175,000	-8.7 %	\$ 1,175,000	\$ 1,175,000

### Median Sale Price

# \$1.29m

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

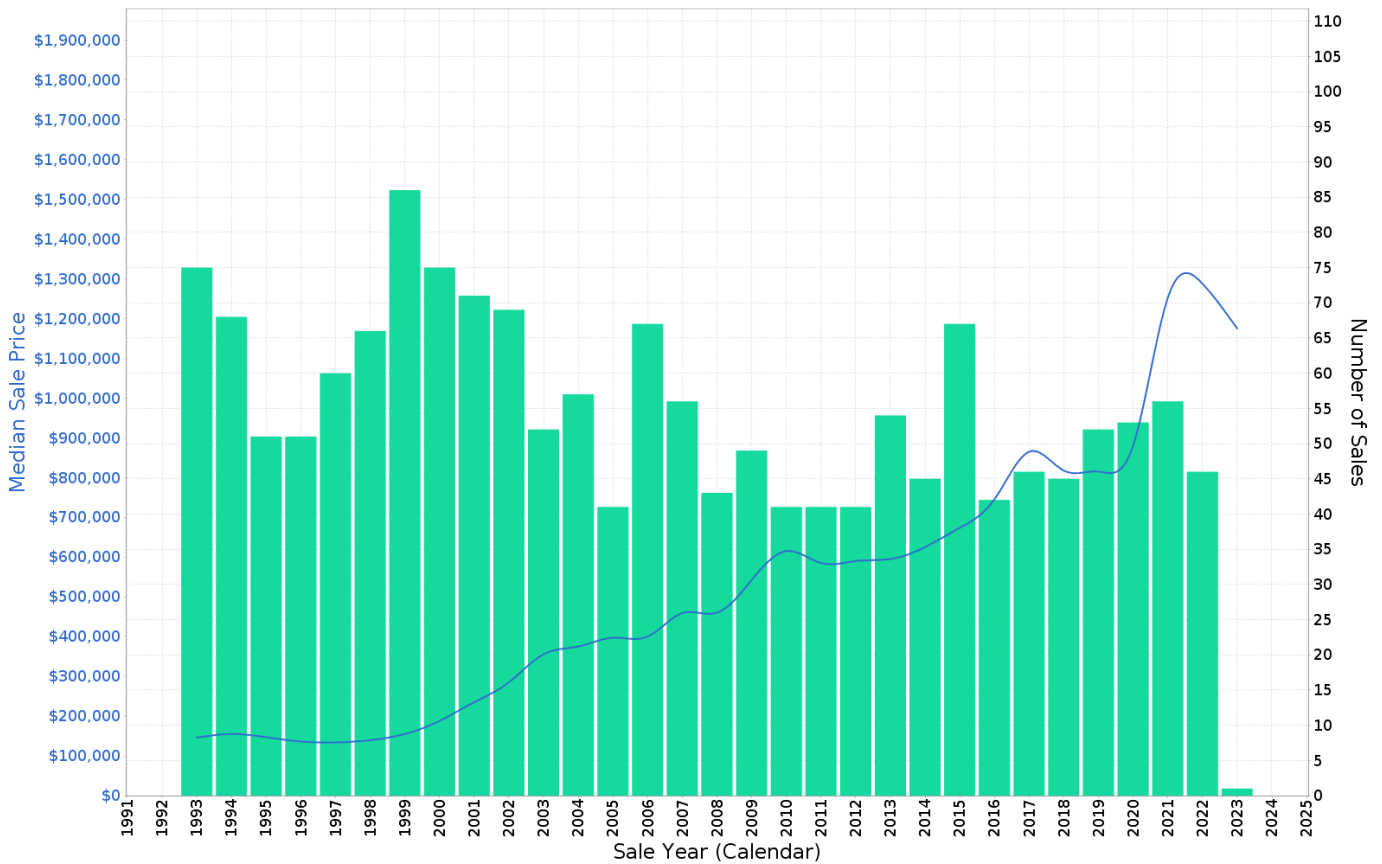
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

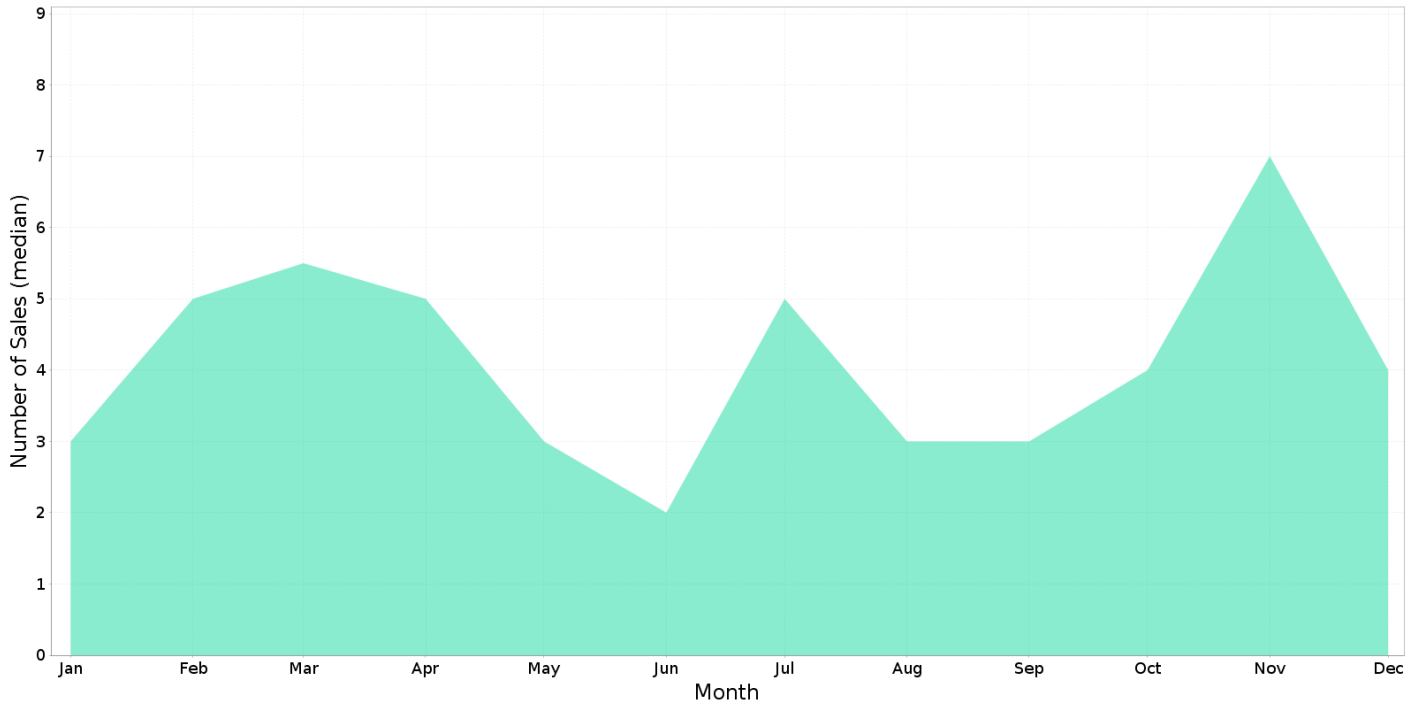
# +2.8%

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

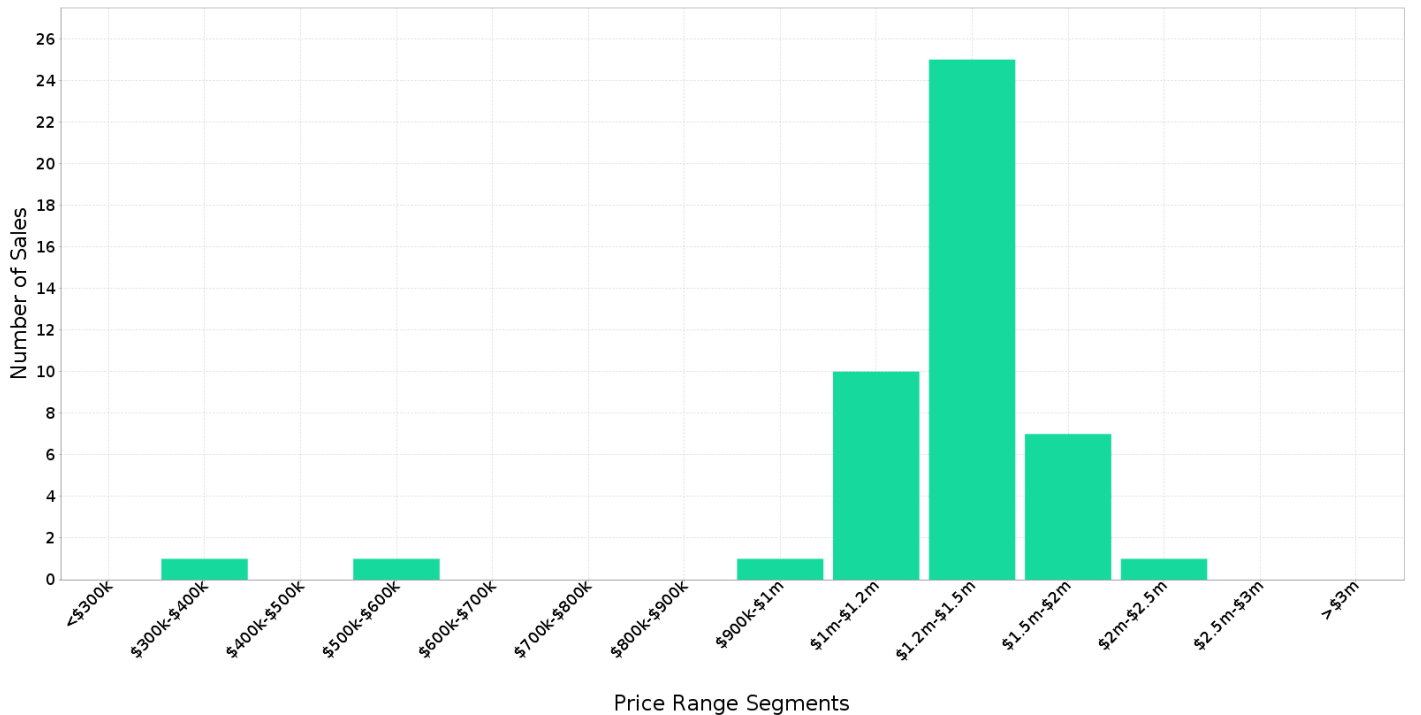
Based on 102 recorded House sales compared over the last two rolling 12 month periods



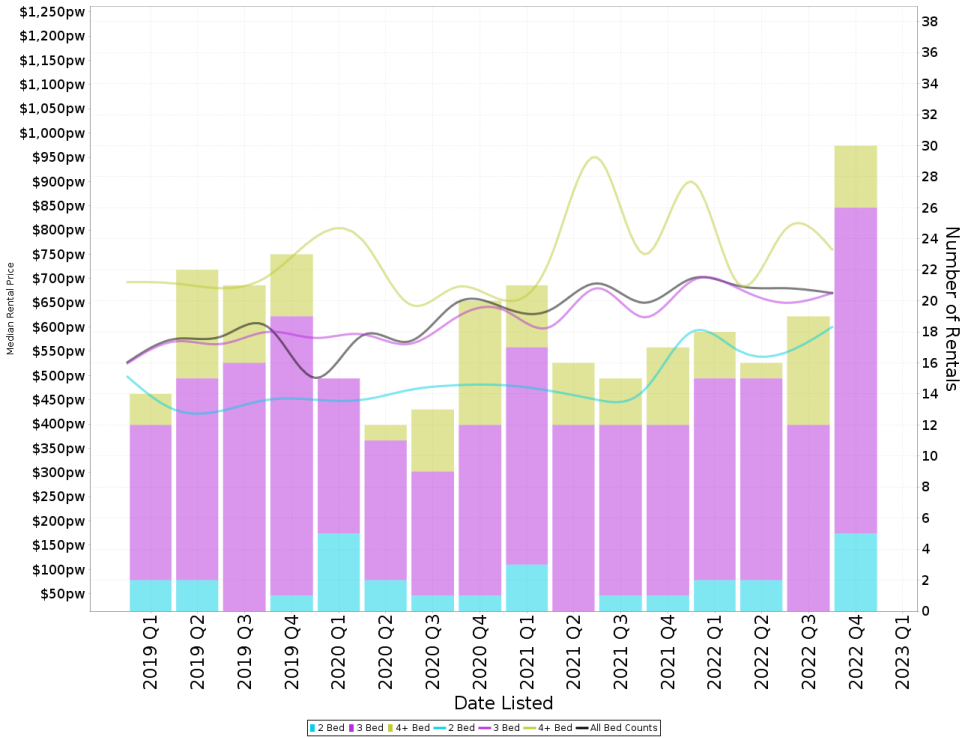
## DOWNER - Peak Selling Periods (3 years)



## DOWNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.8%**

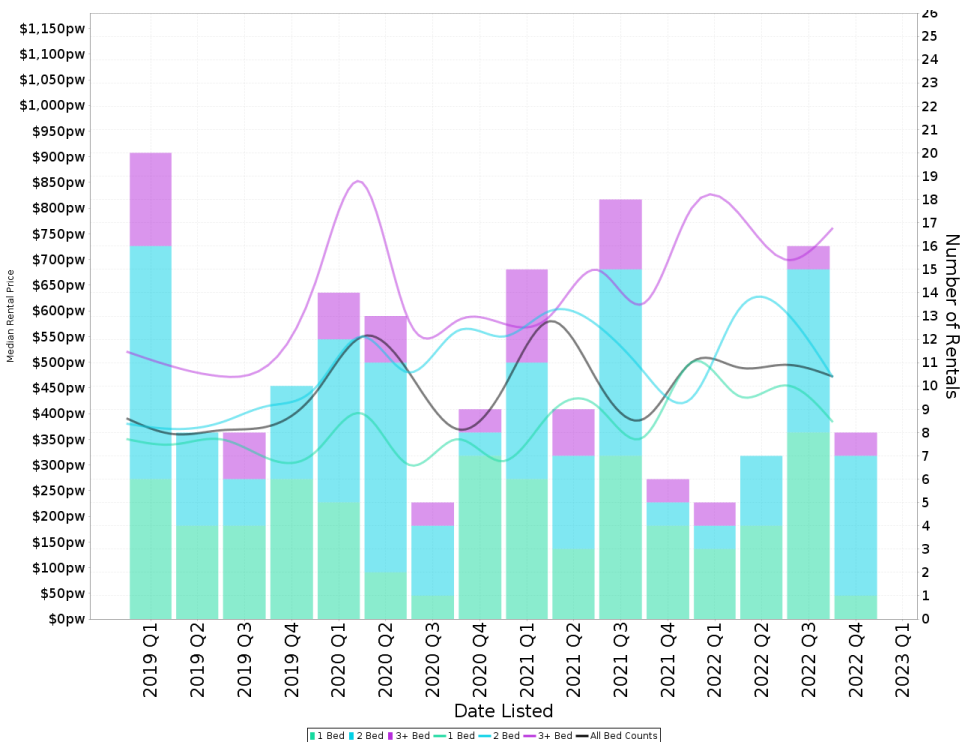
Current Median Price: \$1,287,500  
Previous Median Price: \$1,252,500  
Based on 102 registered House sales compared over the last two rolling 12 month periods.

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

**10 SWINDEN ST**

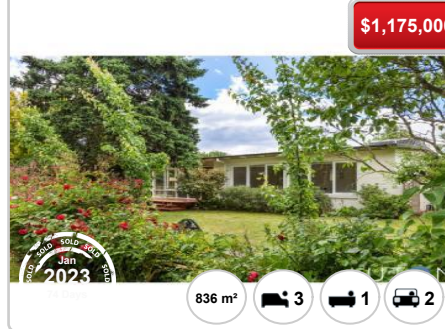


**\$1,010,000**

Feb 2023  
23 Days

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

**87 ATHERTON ST**



**\$1,175,000**

Jan 2023

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

**5 MELBA ST**




**\$1,800,000**

Mar 2023  
135 Days

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

**71 BURN ST**




**\$1,425,000**

Dec 2022  
70 Days

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

**3 MILSON ST**




**\$1,075,000**

Dec 2022  
67 Days

599 m<sup>2</sup> 4 2 2

**152 ATHERTON ST**



**\$1,060,000**

Dec 2022  
18 Days

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

**32 FENTON ST**




**\$1,250,000**

Nov 2022  
107 Days

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

**6 MAY ST**



**\$1,380,000**

Nov 2022  
85 Days

773 m<sup>2</sup> 4 2 2

**35 BURN ST**

**\$1,200,000**

Nov 2022  
81 Days

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

**24 SWINDEN ST**

**\$300,000**

Nov 2022  
N/A

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

**17 COLE ST**

**\$1,035,000**

Nov 2022  
81 Days

742 m<sup>2</sup> 2 1 5

**24 GARDINER ST**

**\$1,200,000**

Oct 2022  
21 Days

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

**12 BONYTHON ST**

**\$1,275,000**

Oct 2022  
22 Days

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

**55 BURN ST**

**\$1,375,000**

Oct 2022  
N/A

772 m<sup>2</sup> 4 2 2

**73 BONYTHON ST**

**\$1,270,000**

Oct 2022  
21 Days

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

**67 BURN ST**

**\$1,120,000**

Sep 2022  
21 Days

713 m<sup>2</sup> 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 m<sup>2</sup>   

Mar 2023 10 Days

**4 Gardiner Street**

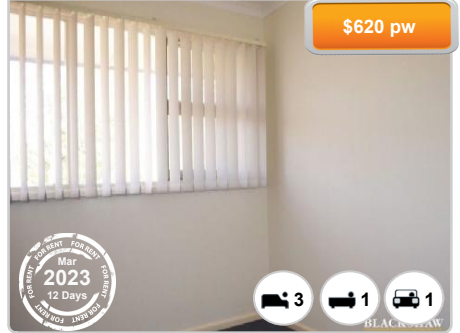


**\$600 pw**




736 m<sup>2</sup>   

Mar 2023 12 Days

**5 PADBURY CLOSE**




**\$620 pw**




  

Mar 2023 12 Days

**55 Swinden Street**



**\$680 per week**

865 m<sup>2</sup>   

Feb 2023 22 Days

**9 Melba Street**




**\$1,650 - \$1,800**




872 m<sup>2</sup>   

Feb 2023 23 Days

**Northbourne Avenue**




**\$487 per week**




656 m<sup>2</sup>   

Mar 2023 26 Days

**14 Burn Street**

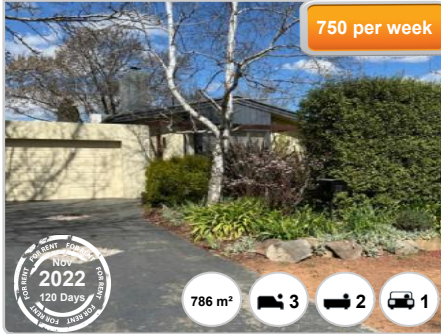


**\$700 per week**


581 m<sup>2</sup>   

Jan 2023 72 Days

**22 Cowan St**




**750 per week**




786 m<sup>2</sup>   

Nov 2022 120 Days

**22 COWAN STREET**



**750 per week**

786 m<sup>2</sup>   

Nov 2022 120 Days





**55 SWINDEN STREET**

\$680

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

2022 Jul 246 Days

PROPERTY - CURRENT - FORECAST - MARKET

**1 Edkins Street**

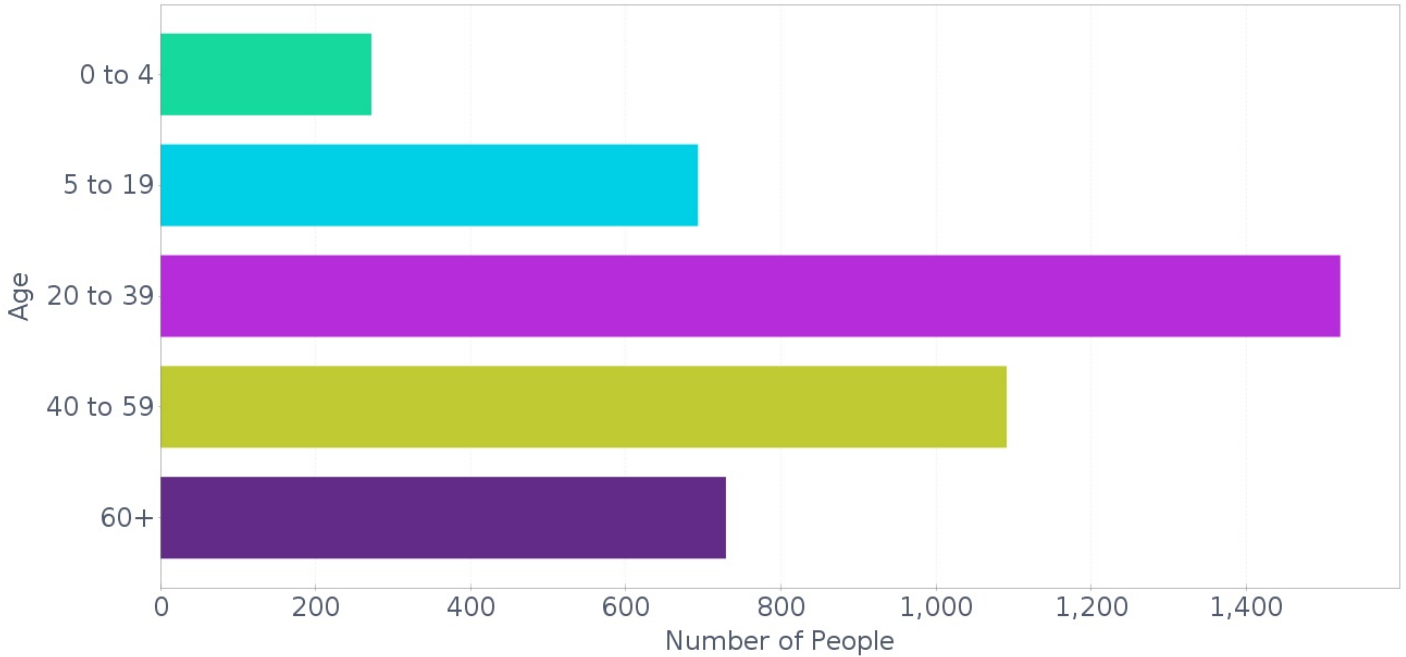
\$700

921 m<sup>2</sup> 2 1 -

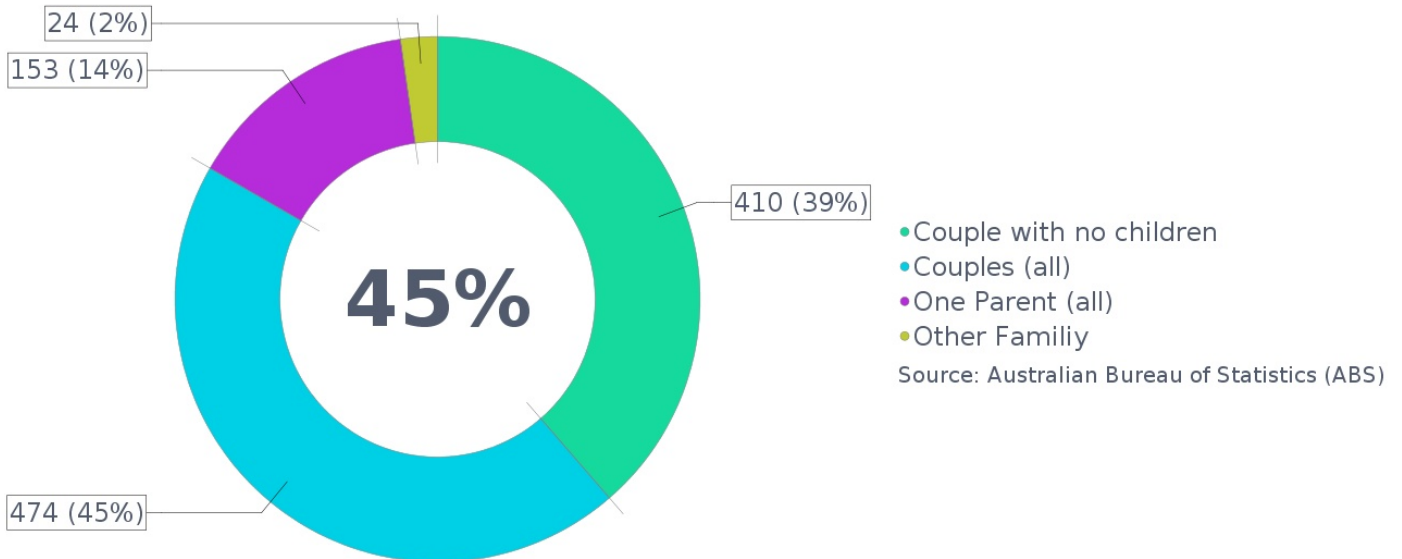
2022 Jun 278 Days

PROPERTY - CURRENT - FORECAST - MARKET

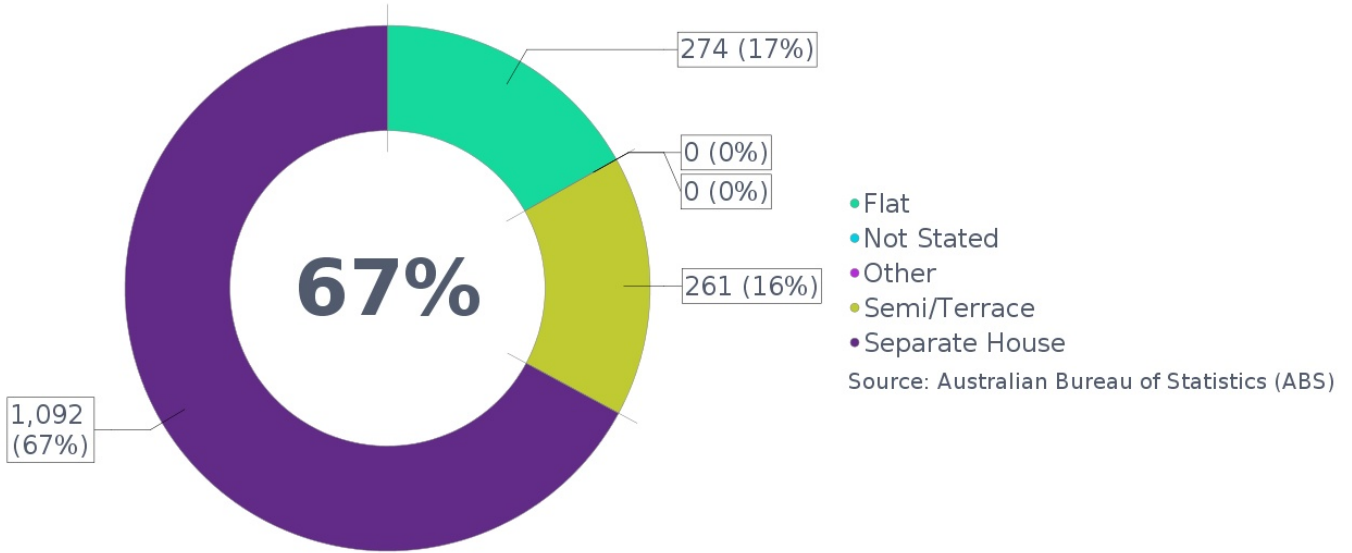
## Age of Population (2021)



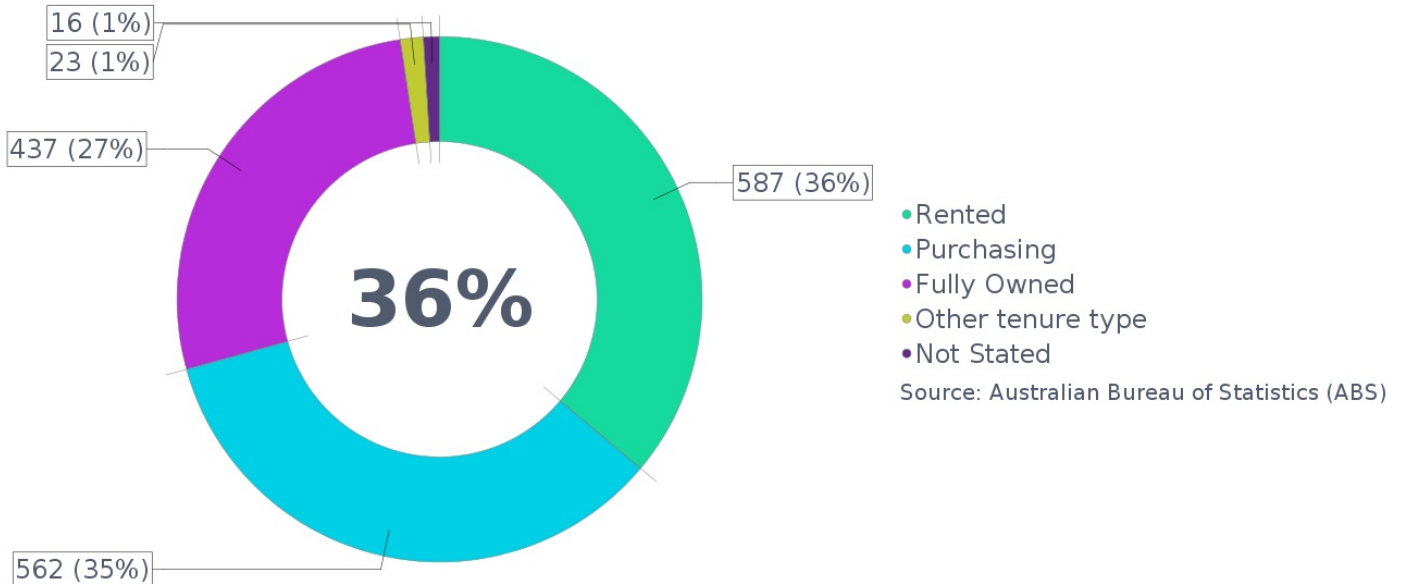
## Family Composition (2021)



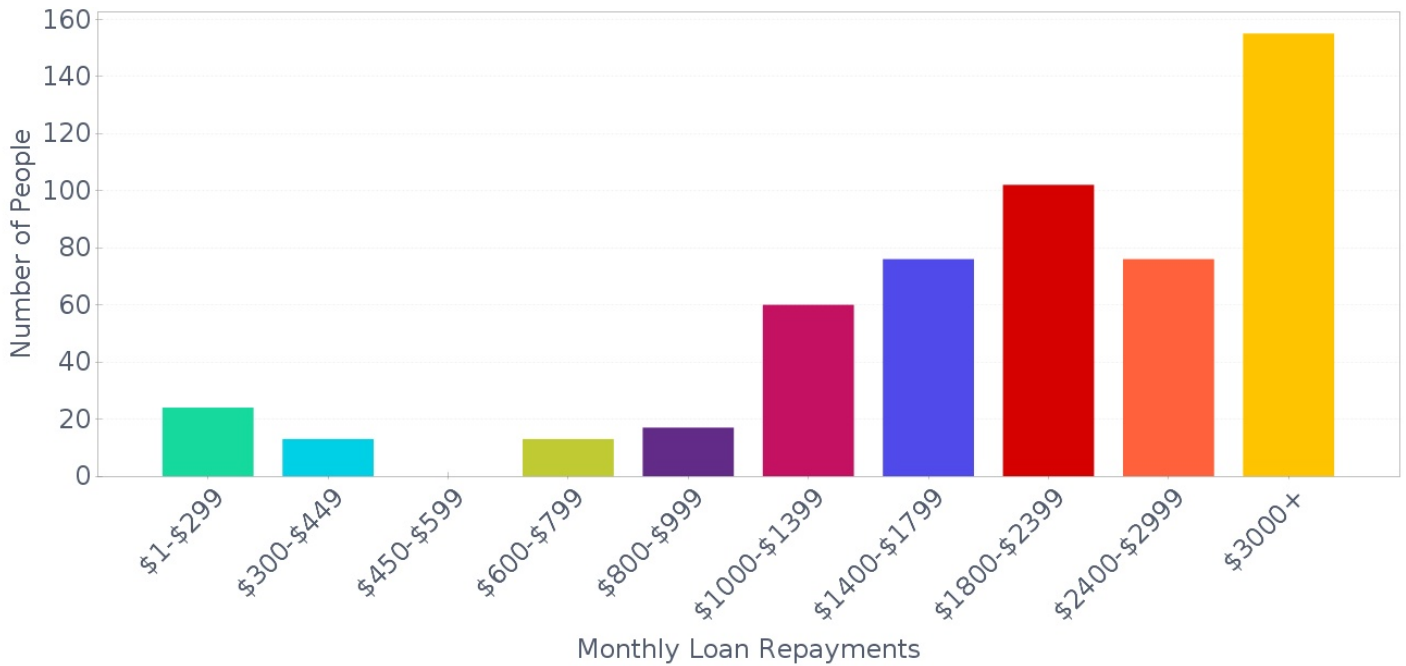
## Dwelling Structure (2021)



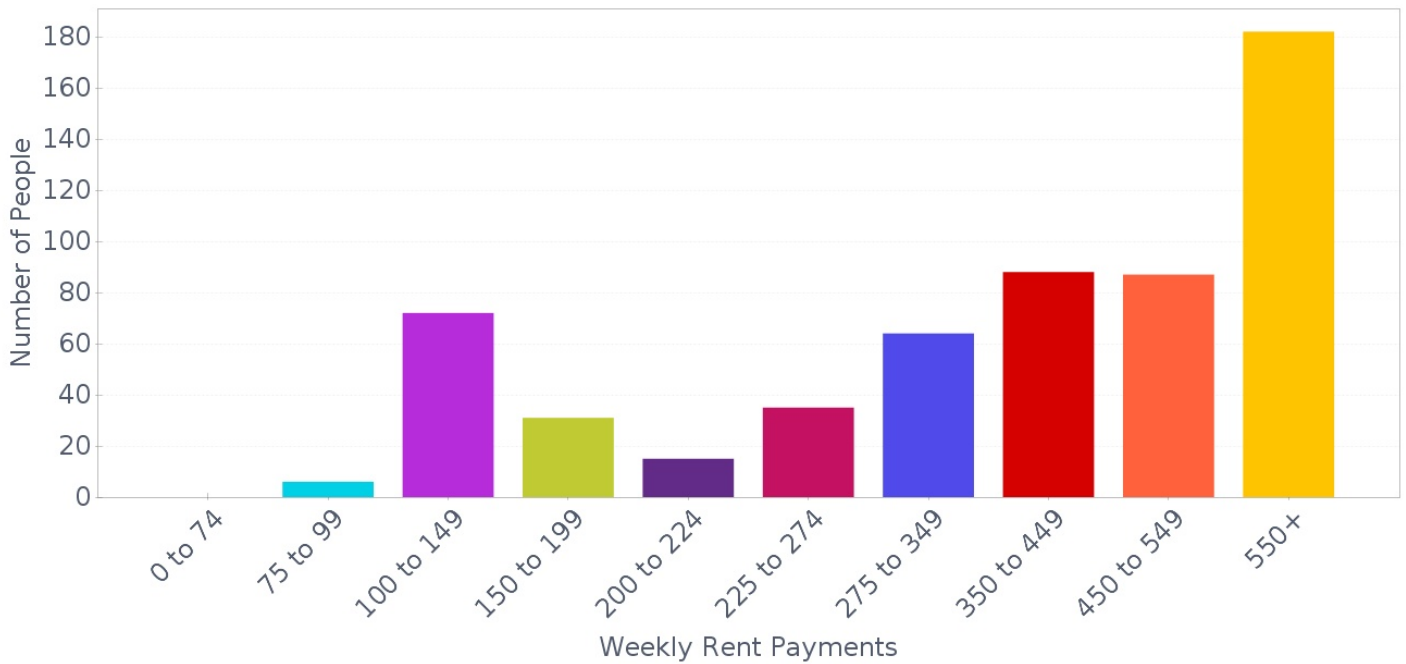
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

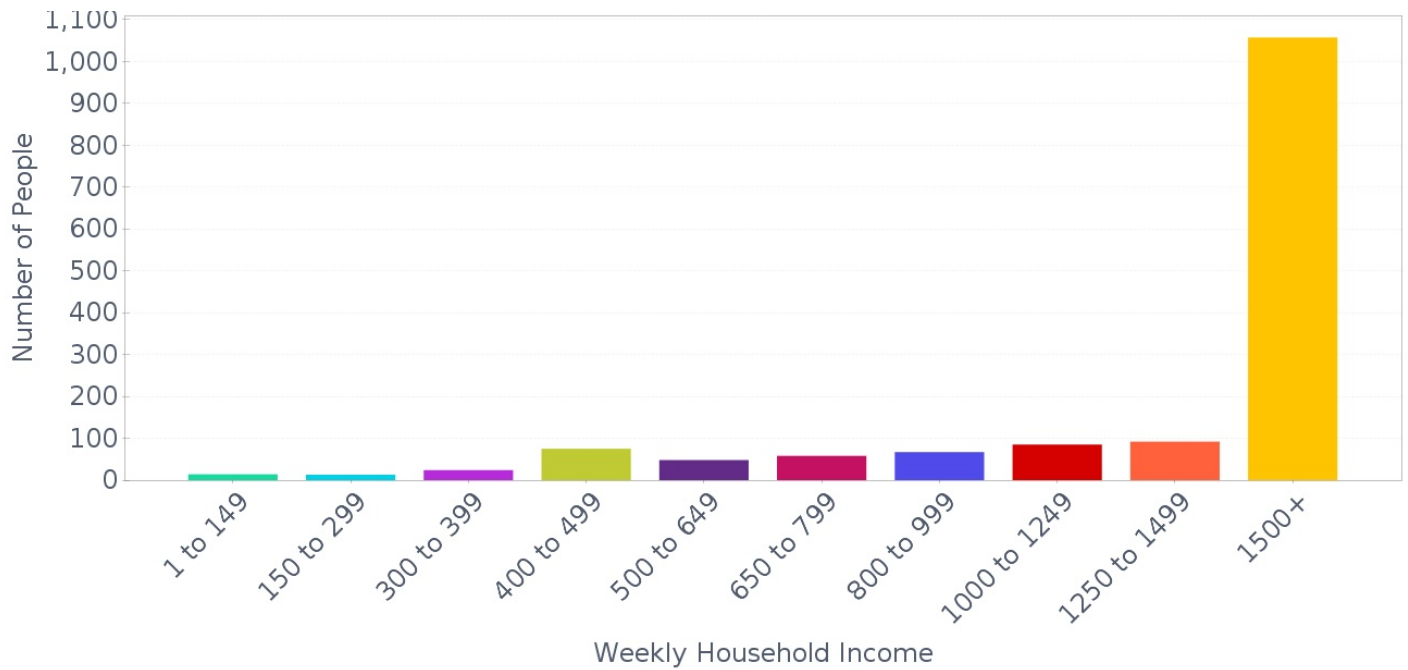


## Rent Payments - Weekly (2021)

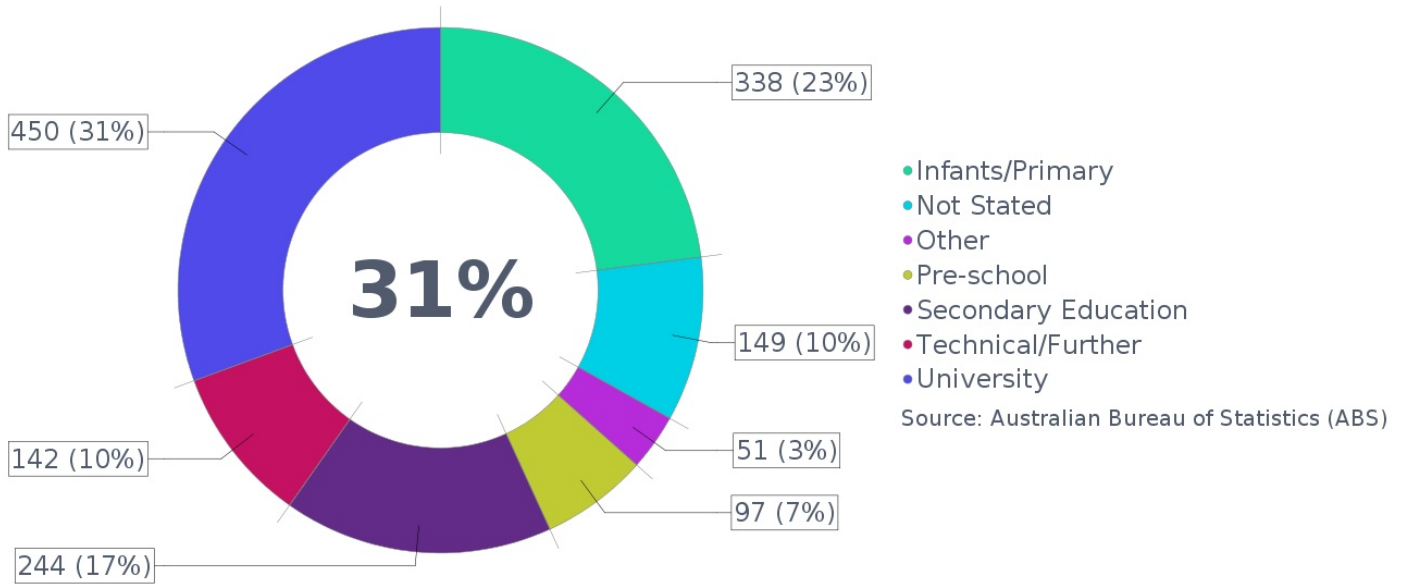




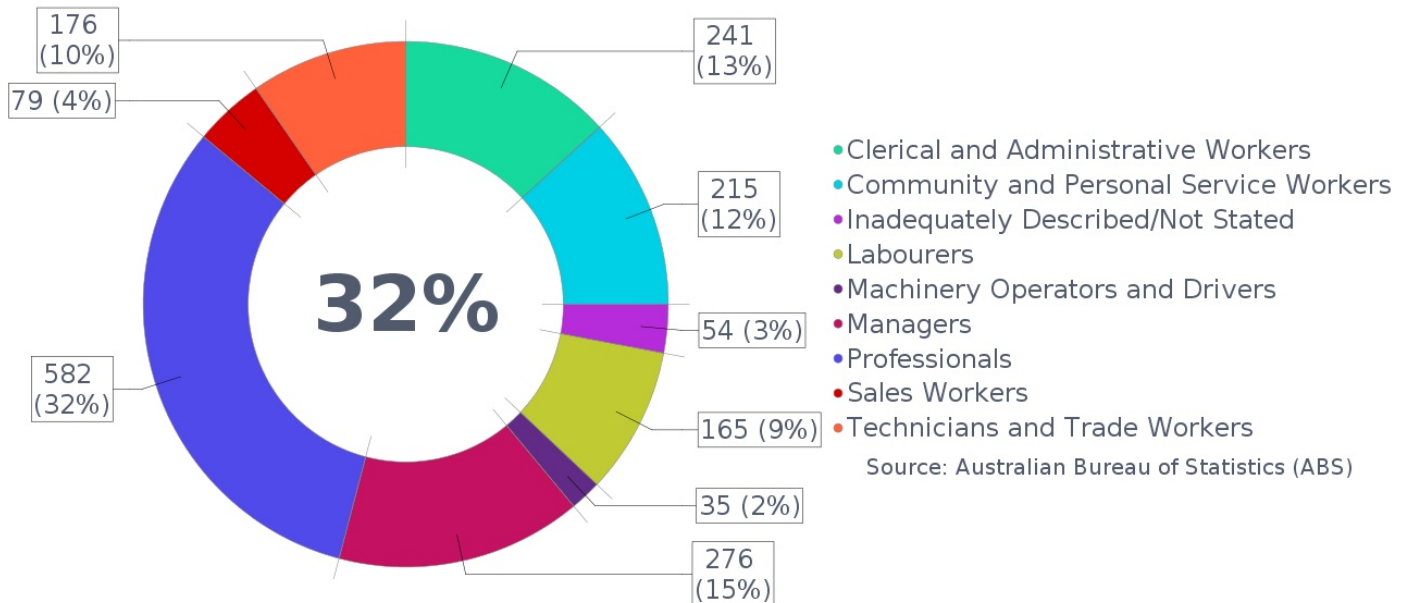
## Household Income - Weekly (2021)



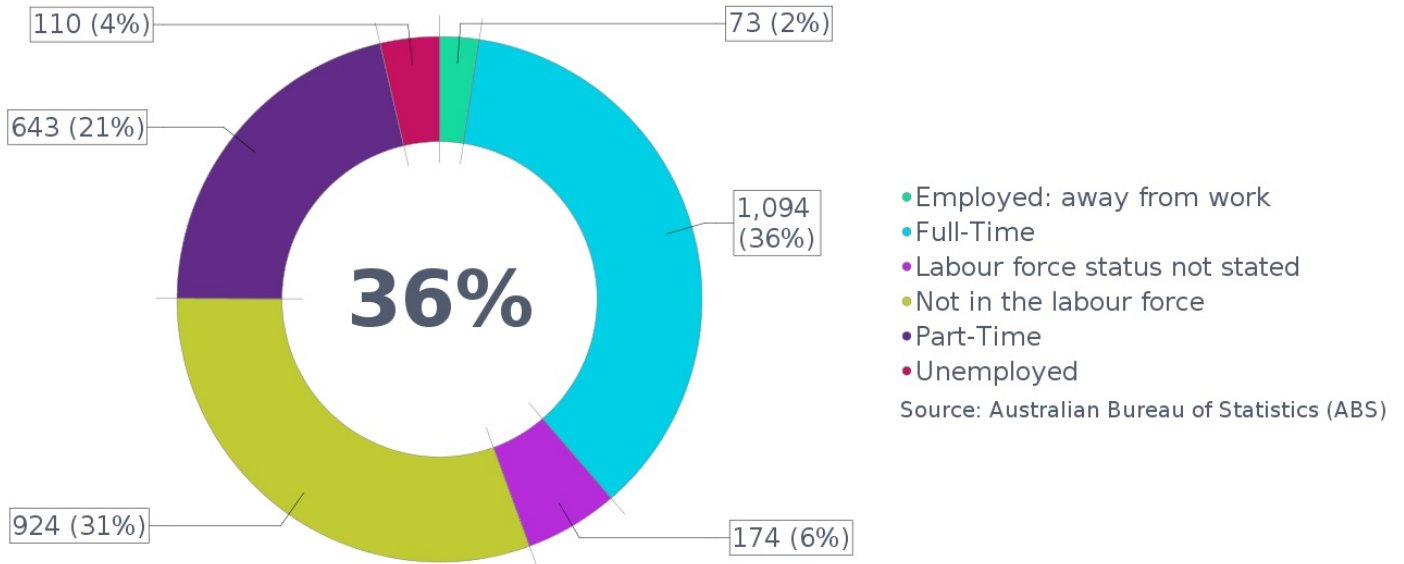
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

