

# SUBURB FLYOVER REPORT

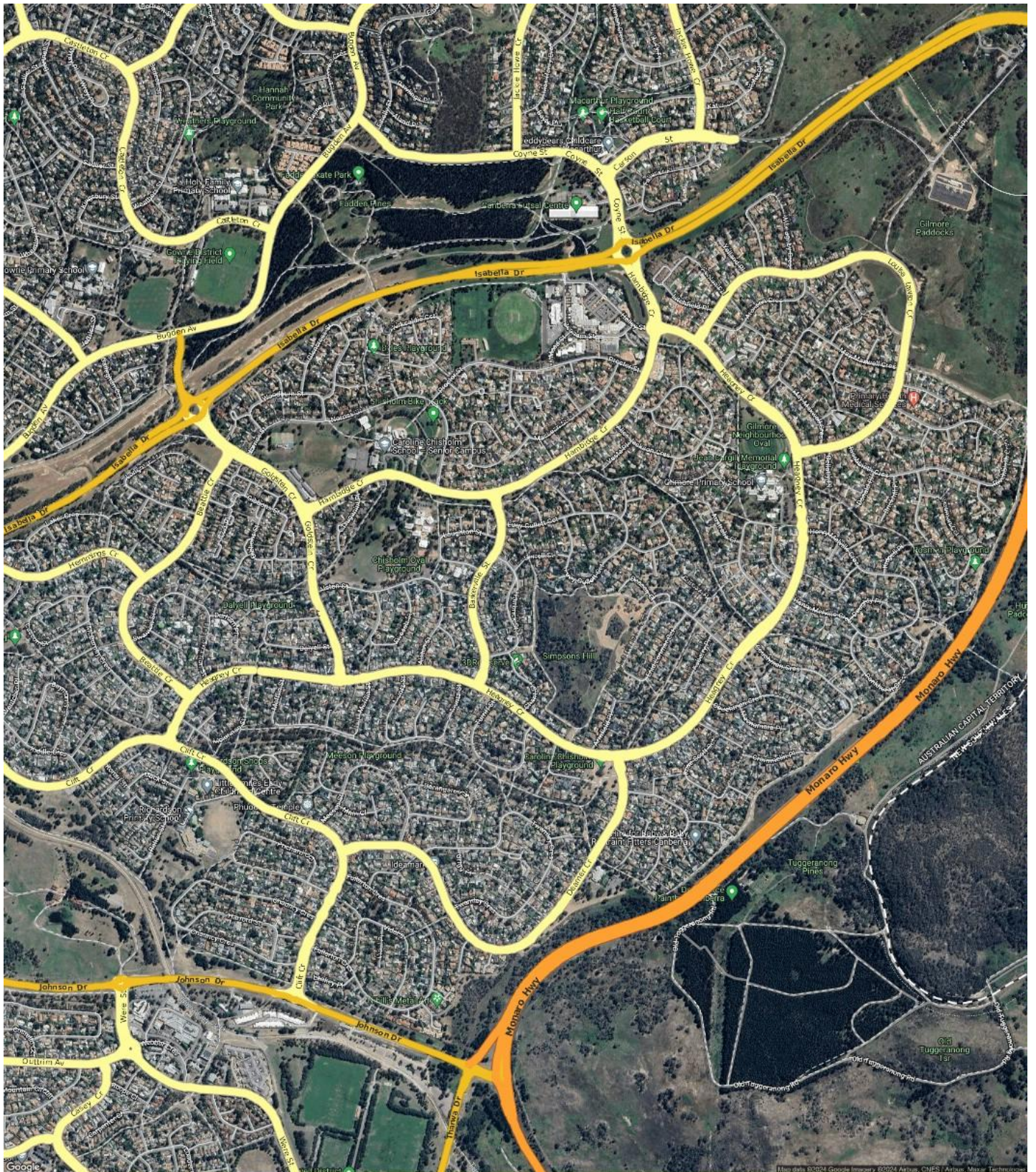
CHISHOLM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## CHISHOLM - Suburb Map



Prepared on 11/11/2024 by Auction Advantage. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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## CHISHOLM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	80	\$ 342,250	0.0 %	\$ 175,000	\$ 580,000
2007	70	\$ 389,250	13.7 %	\$ 266,000	\$ 695,000
2008	52	\$ 409,975	5.3 %	\$ 297,000	\$ 600,000
2009	79	\$ 420,000	2.4 %	\$ 175,000	\$ 680,000
2010	61	\$ 469,000	11.7 %	\$ 220,000	\$ 612,500
2011	67	\$ 465,000	-0.9 %	\$ 40,000	\$ 920,000
2012	69	\$ 460,000	-1.1 %	\$ 222,500	\$ 645,000
2013	56	\$ 447,000	-2.8 %	\$ 207,500	\$ 715,000
2014	55	\$ 465,000	4.0 %	\$ 42,000	\$ 720,000
2015	65	\$ 483,000	3.9 %	\$ 132,000	\$ 655,000
2016	88	\$ 495,000	2.5 %	\$ 41,977	\$ 805,000
2017	58	\$ 541,500	9.4 %	\$ 145,000	\$ 785,000
2018	62	\$ 597,500	10.3 %	\$ 410,000	\$ 860,000
2019	62	\$ 604,000	1.1 %	\$ 300,000	\$ 961,000
2020	71	\$ 638,000	5.6 %	\$ 225,000	\$ 884,000
2021	82	\$ 820,000	28.5 %	\$ 545,600	\$ 1,310,000
2022	84	\$ 850,000	3.7 %	\$ 165,000	\$ 15,555,000
2023	57	\$ 840,000	-1.2 %	\$ 680,000	\$ 1,150,000
2024	38	\$ 809,000	-3.7 %	\$ 322,000	\$ 1,220,000

### Median Sale Price

# \$820k

Based on 54 recorded House sales within the last 12 months (Oct '23 - Sep '24)

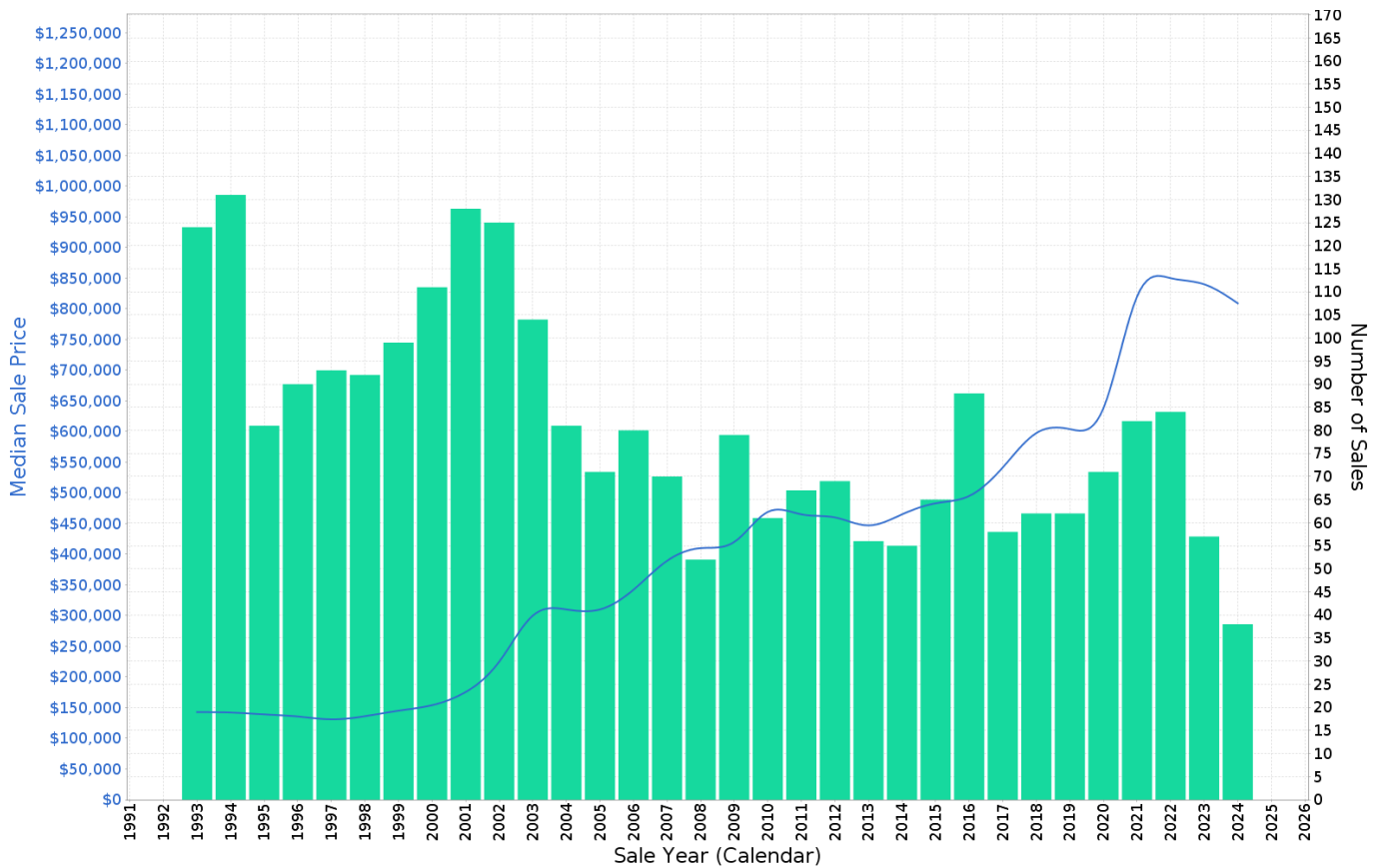
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

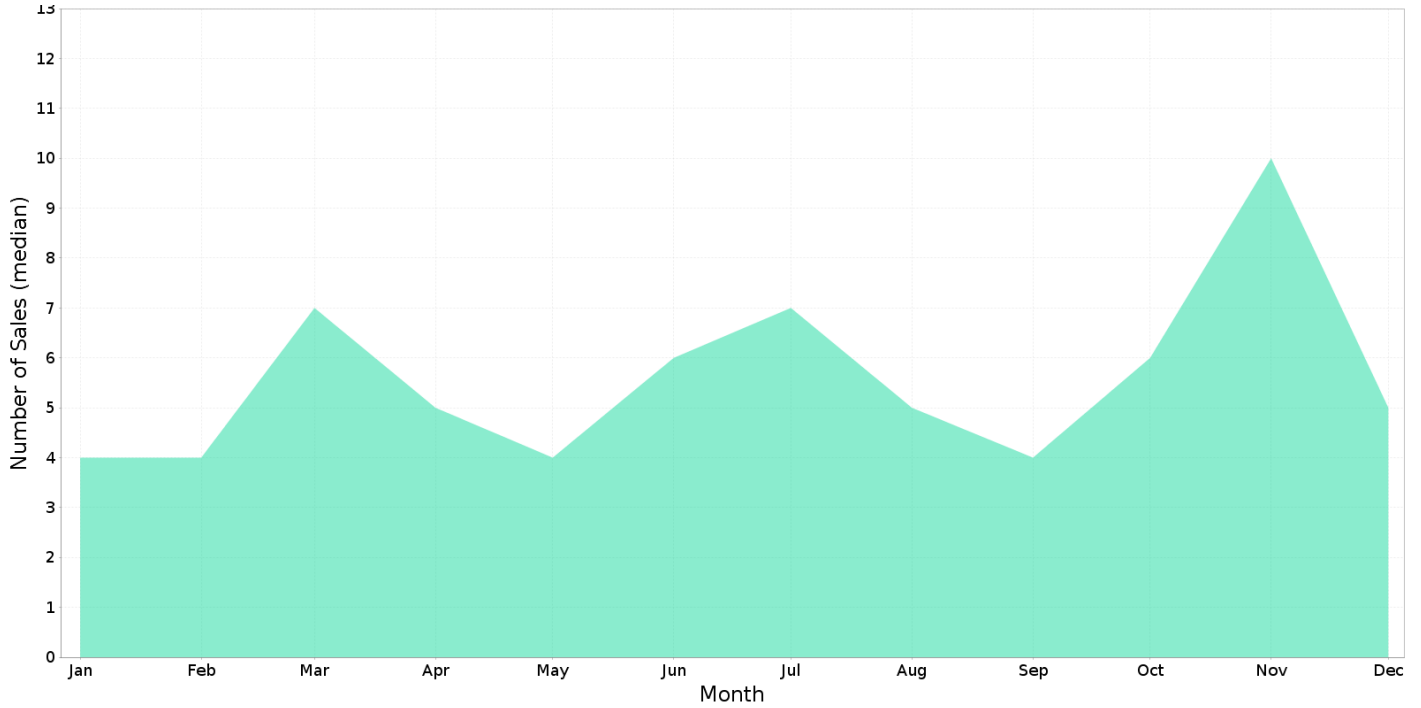
# -3.1%

Current Median Price: \$820,000  
Previous Median Price: \$846,000

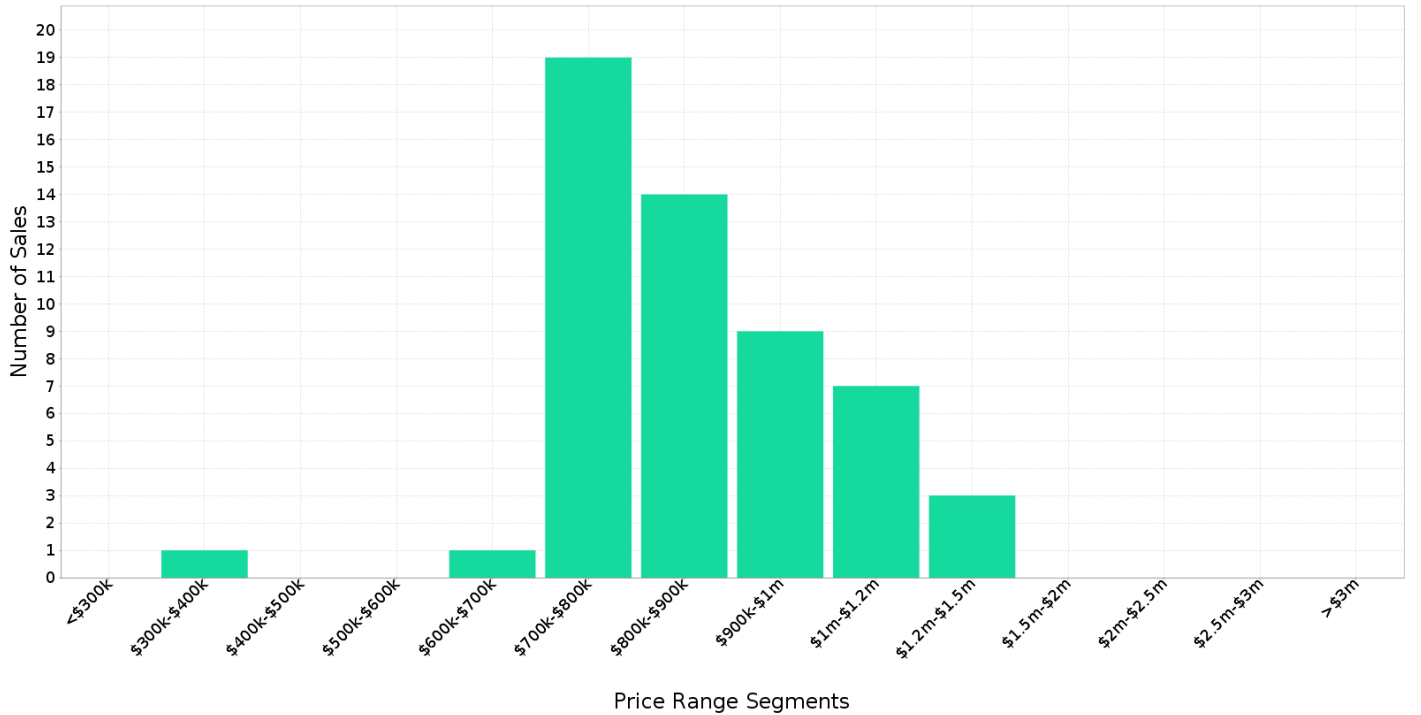
Based on 124 recorded House sales compared over the last two rolling 12 month periods



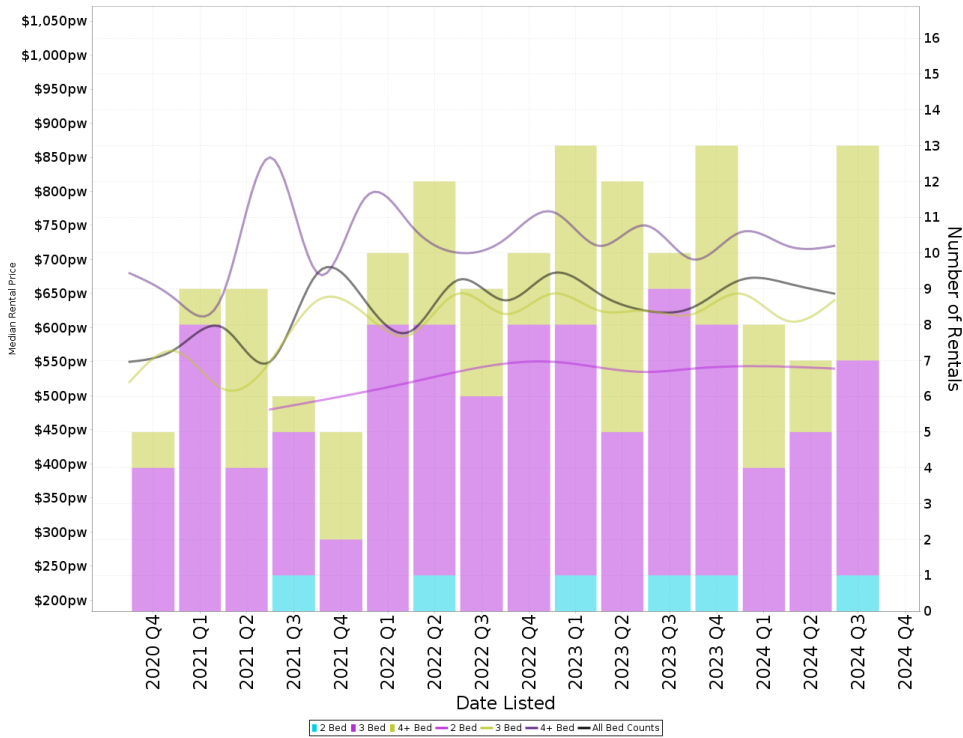
## CHISHOLM - Peak Selling Periods (3 years)



## CHISHOLM - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.1%**

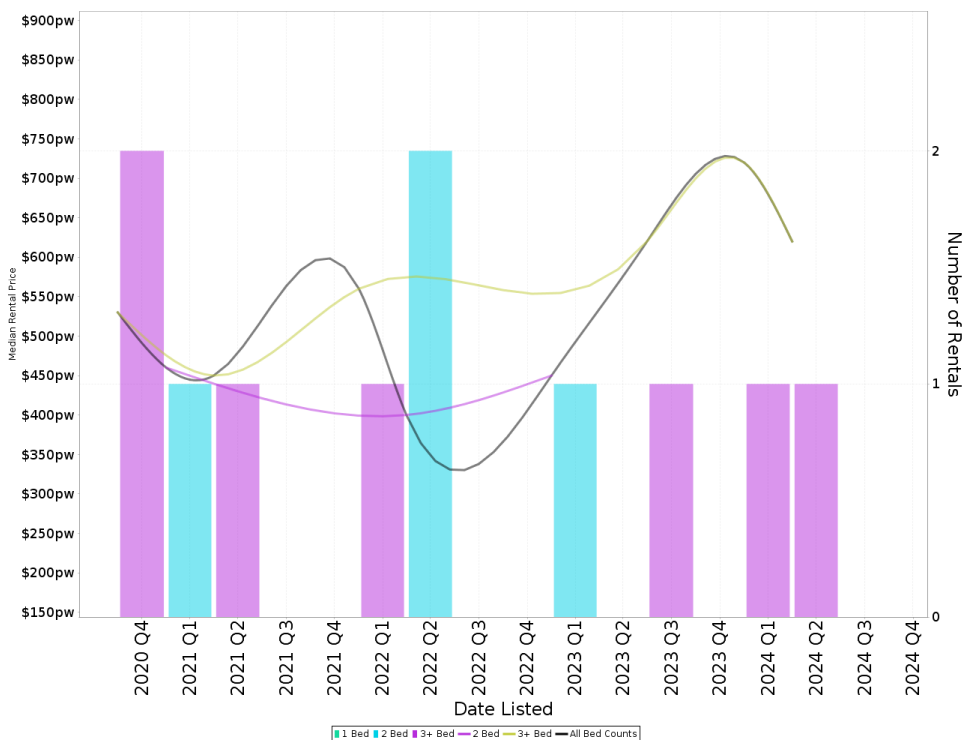
Current Median Price: \$820,000  
Previous Median Price: \$846,000  
Based on 124 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$820,000  
Current Median Rent: \$660  
Based on 41 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.9%**

Current Median Price: \$783,000  
Previous Median Price: \$670,000  
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$783,000  
Current Median Rent: \$620  
Based on 2 registered Unit rentals compared over the last 12 months.

## CHISHOLM - Recently Sold Properties

Median Sale Price

**\$820k**

Based on 54 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

**-3.1%**

Current Median Price: \$820,000  
Previous Median Price: \$846,000

Based on 124 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**54**

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

**14 MUNTZ ST**



**\$937,000**

Nov 2024  
20 Days

904 m<sup>2</sup> 4 2 2

**59 ENID LORIMER CCT**




**\$810,000**

Nov 2024  
19 Days

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

**53 SWANTON ST**

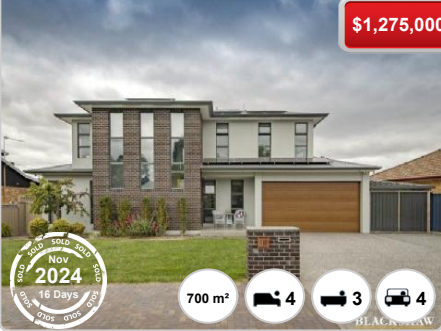


**\$950,000**

Nov 2024  
23 Days

846 m<sup>2</sup> 5 2 4

**10 WOODBURN ST**



**\$1,275,000**

Nov 2024  
16 Days

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

**70A HAMBIDGE CRES**




**\$650,000**

Sep 2024  
N/A

3 1 1

**27 BASKERVILLE ST**



**\$930,000**

Sep 2024  
24 Days

1,158 m<sup>2</sup> 5 2 2

**1 HYNES PL**



**\$853,000**

Sep 2024  
19 Days

1,055 m<sup>2</sup> 3 2 2

**3 TWEDDLE PL**




**\$747,000**

Sep 2024  
25 Days

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

**23 KABERRY PL**



**\$808,000**

Sep 2024  
16 Days

1,089 m<sup>2</sup> 3 2 2

**44 LUCY GULLETT CCT**



**\$1,010,000**

Sold Sep 2024  
76 Days

996 m<sup>2</sup> 4 2 2

**13 COUCHMAN CRES**



**\$820,000**

Sold Aug 2024  
14 Days

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

**44 COUCHMAN CRES**



**\$1,157,500**

Sold Aug 2024  
43 Days

1,049 m<sup>2</sup> 4 3 4

**49 LAUGHTON ST**




**\$727,000**

Sold Aug 2024  
102 Days

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

**35 KIRKCALDIE CCT**



**\$920,000**

Sold Aug 2024  
119 Days

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

**24 GOODSIR PL**



**\$1,085,000**

Sold Aug 2024  
77 Days

1,257 m<sup>2</sup> 4 2 4

**14 ENID LORIMER CCT**




**\$900,000**

Sold Aug 2024  
57 Days

1,231 m<sup>2</sup> 4 2 2

**9 LORT PL**

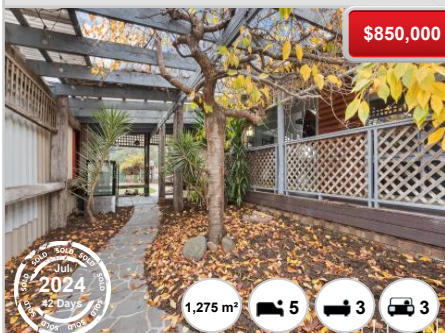


**\$685,000**

Sold Jul 2024  
29 Days

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

**13 BARANGAROO ST**

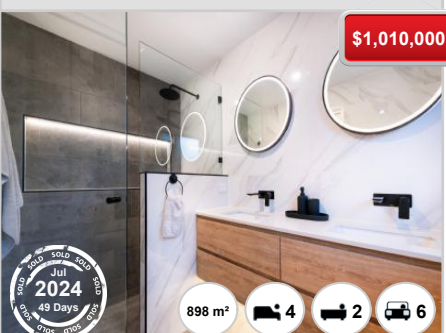


**\$850,000**

Sold Jul 2024  
42 Days

1,275 m<sup>2</sup> 5 3 3

**7 PROCTOR ST**



**\$1,010,000**

Sold Jul 2024  
49 Days

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

**35 COUCHMAN CRES**

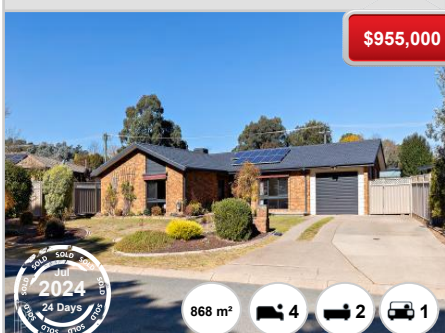


**\$700,000**

Sold Jul 2024  
N/A

1,112 m<sup>2</sup> 3 1 2

**20 ALSTON ST**



**\$955,000**

Sold Jul 2024  
24 Days

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



## CHISHOLM - Properties For Rent

### Median Rental Price

# \$660 /w

Based on 41 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

### Rental Yield

# +4.2%

Current Median Price: \$820,000  
Current Median Rent: \$660

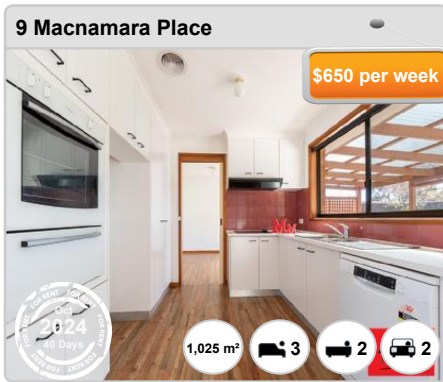
Based on 54 recorded House sales and 41 House rentals compared over the last 12 months

### Number of Rentals

# 41

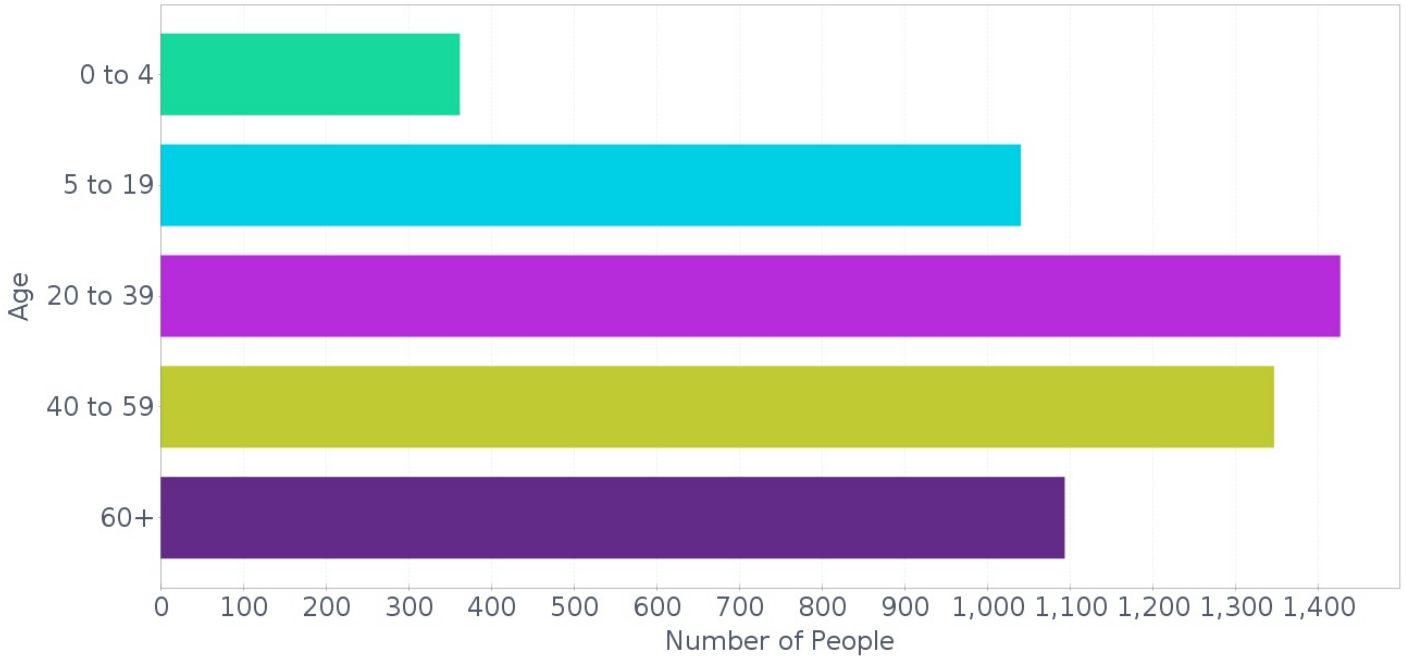
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

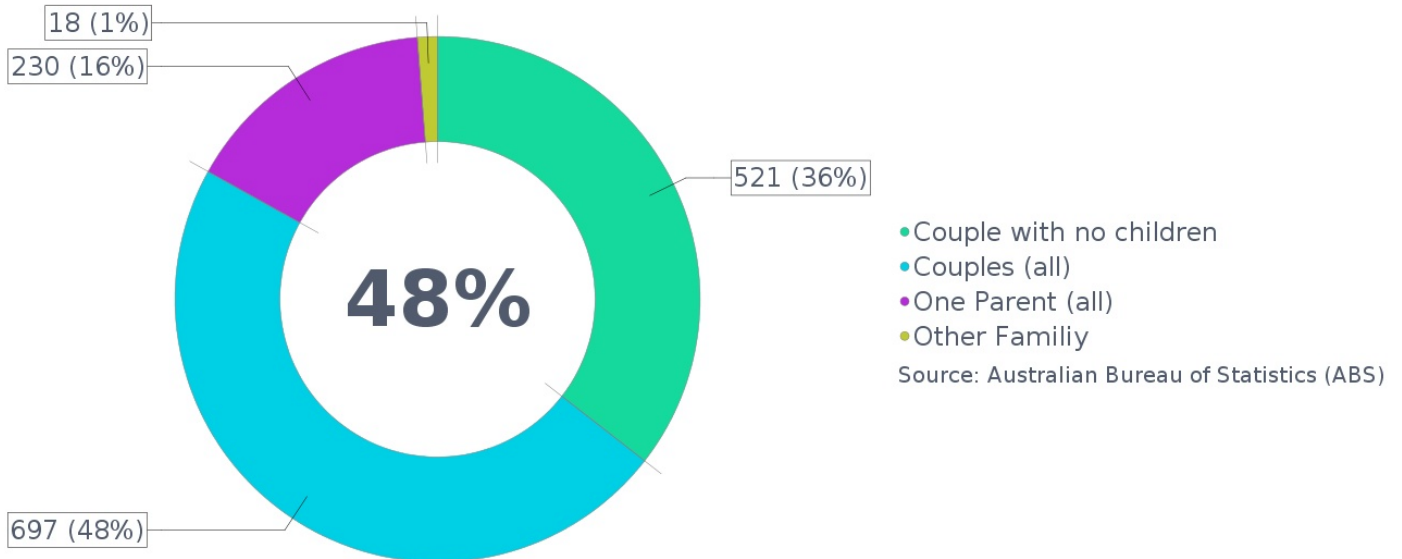




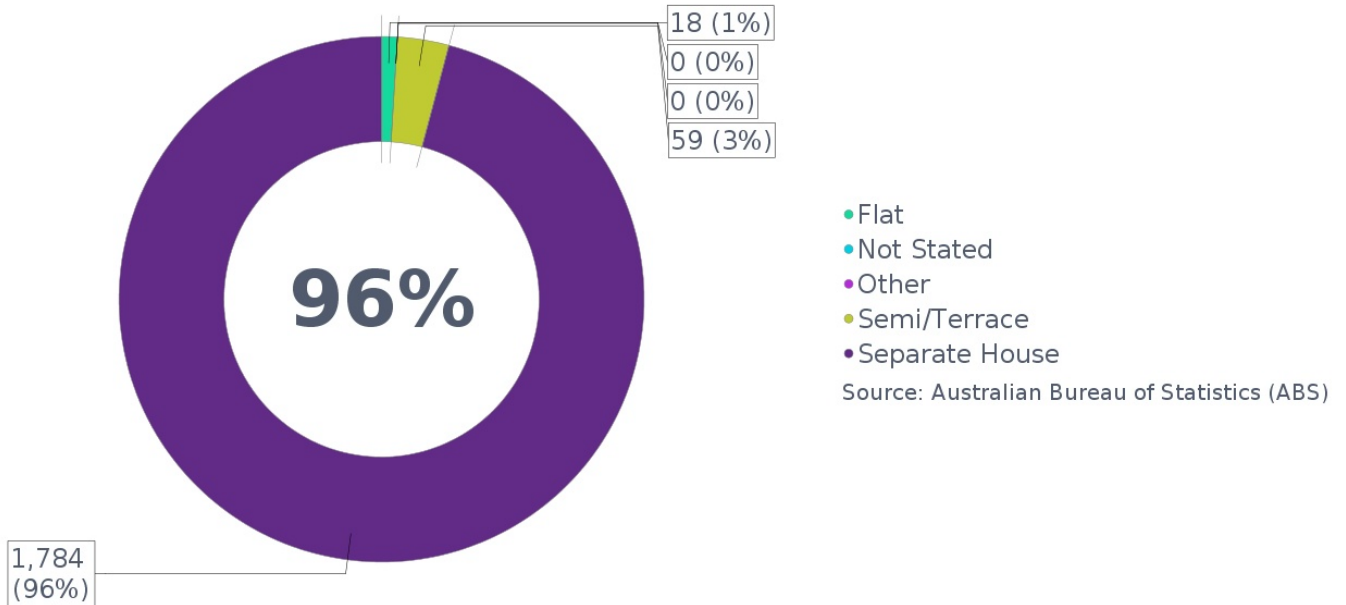
## Age of Population (2021)



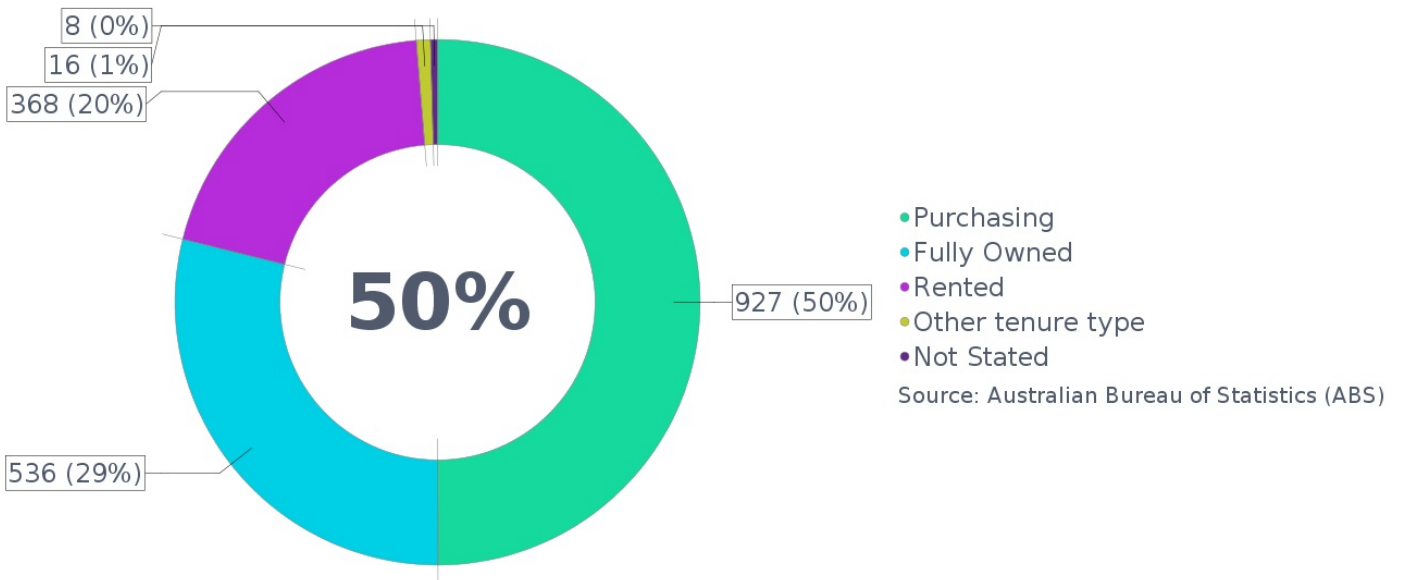
## Family Composition (2021)



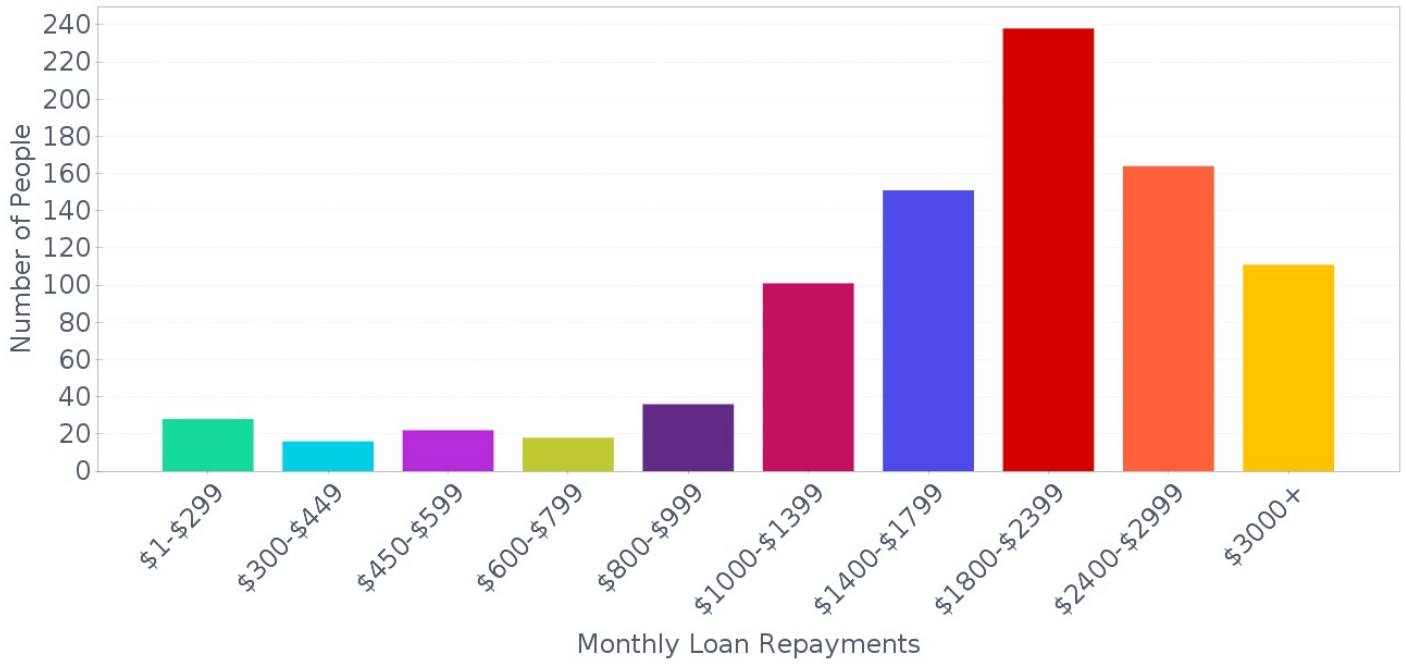
## Dwelling Structure (2021)



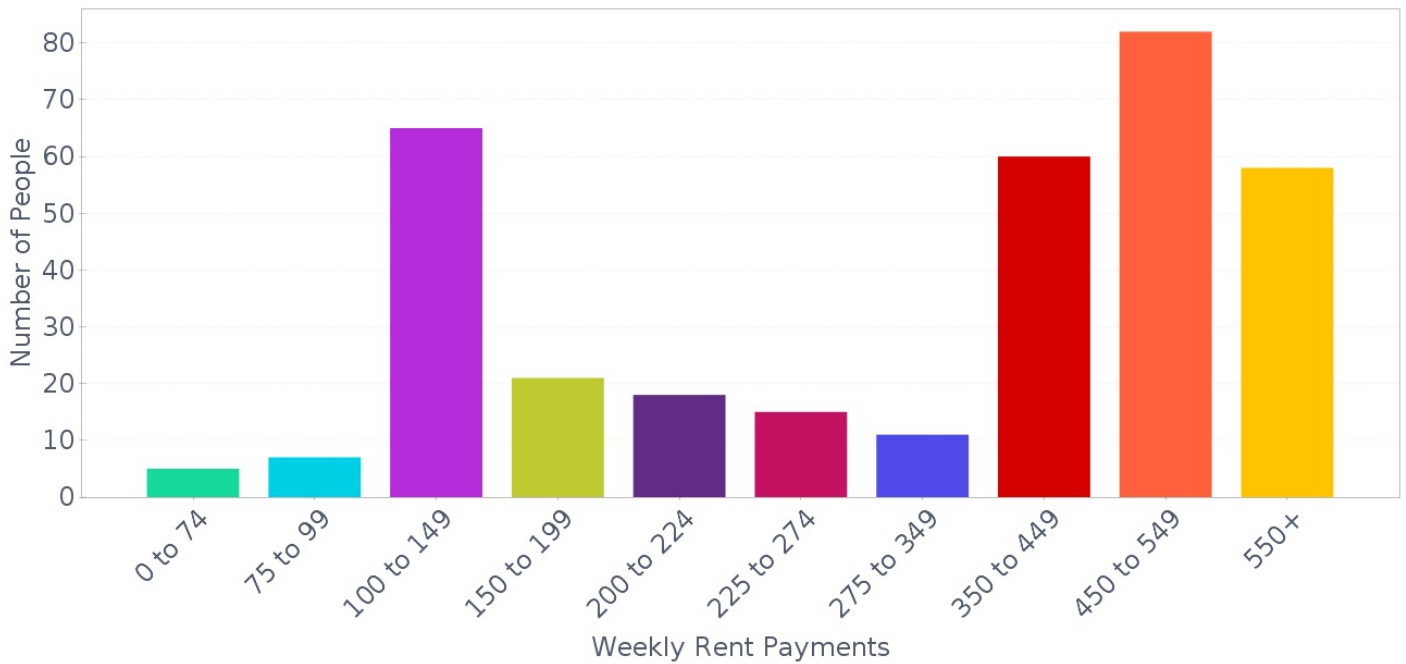
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

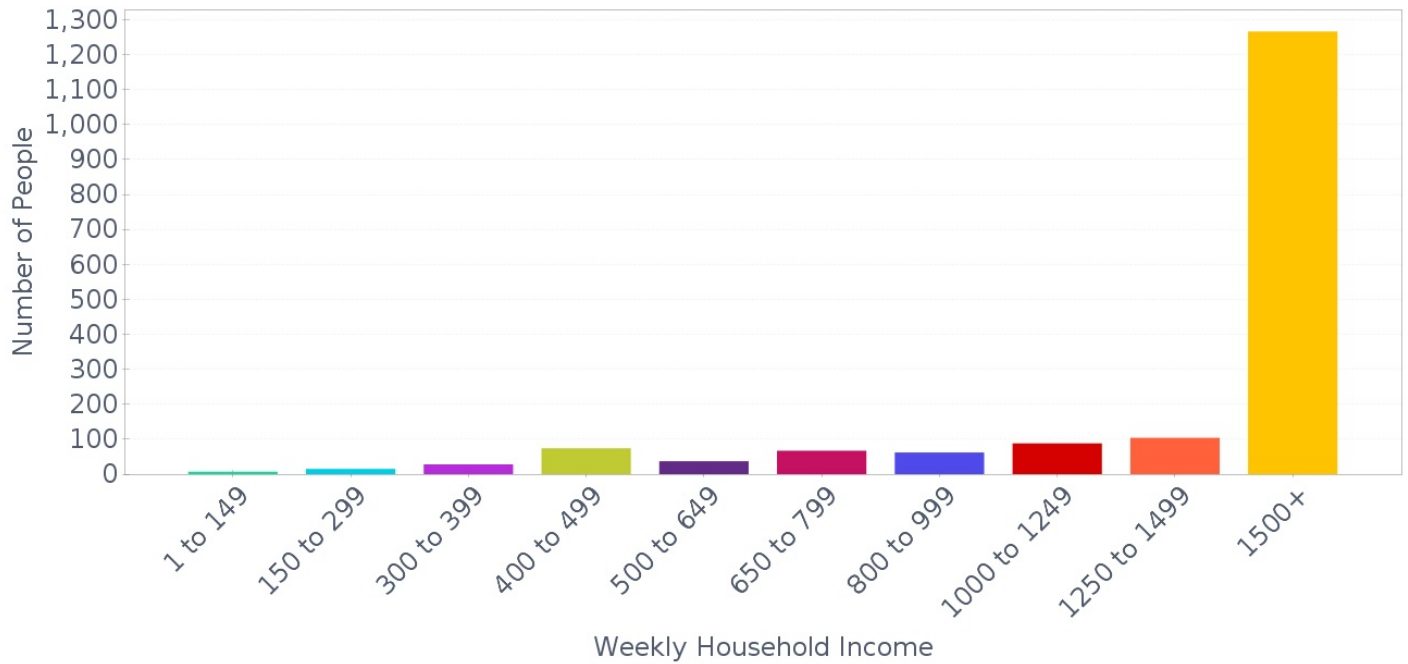


## Rent Payments - Weekly (2021)

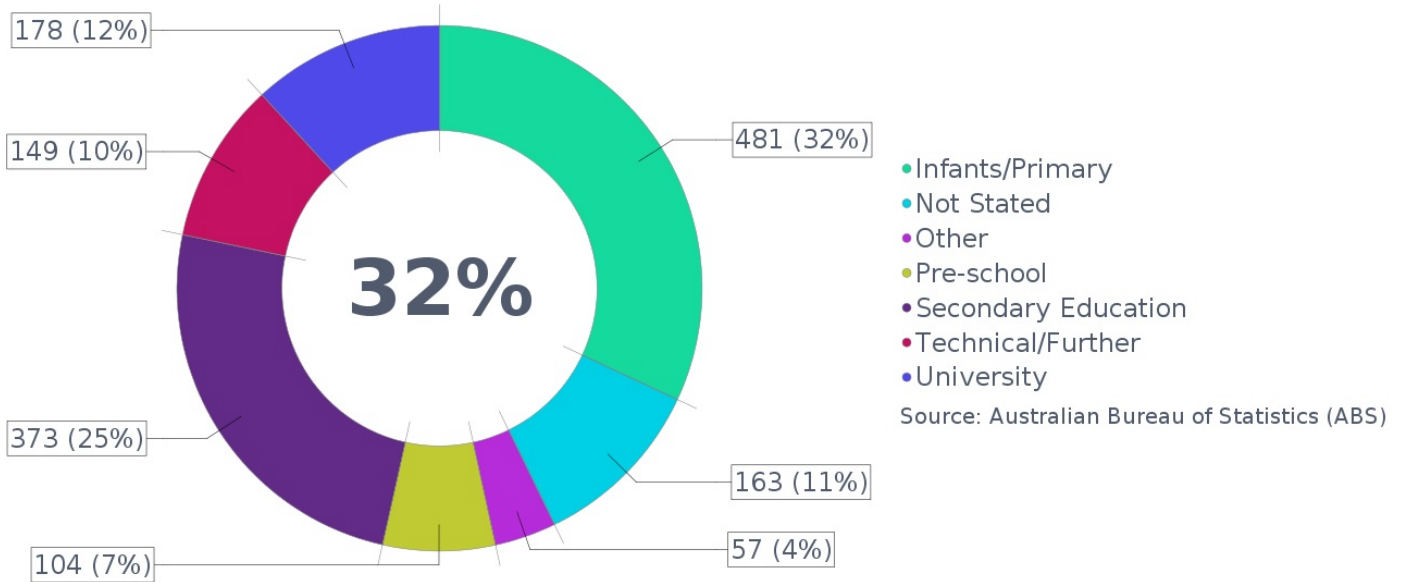




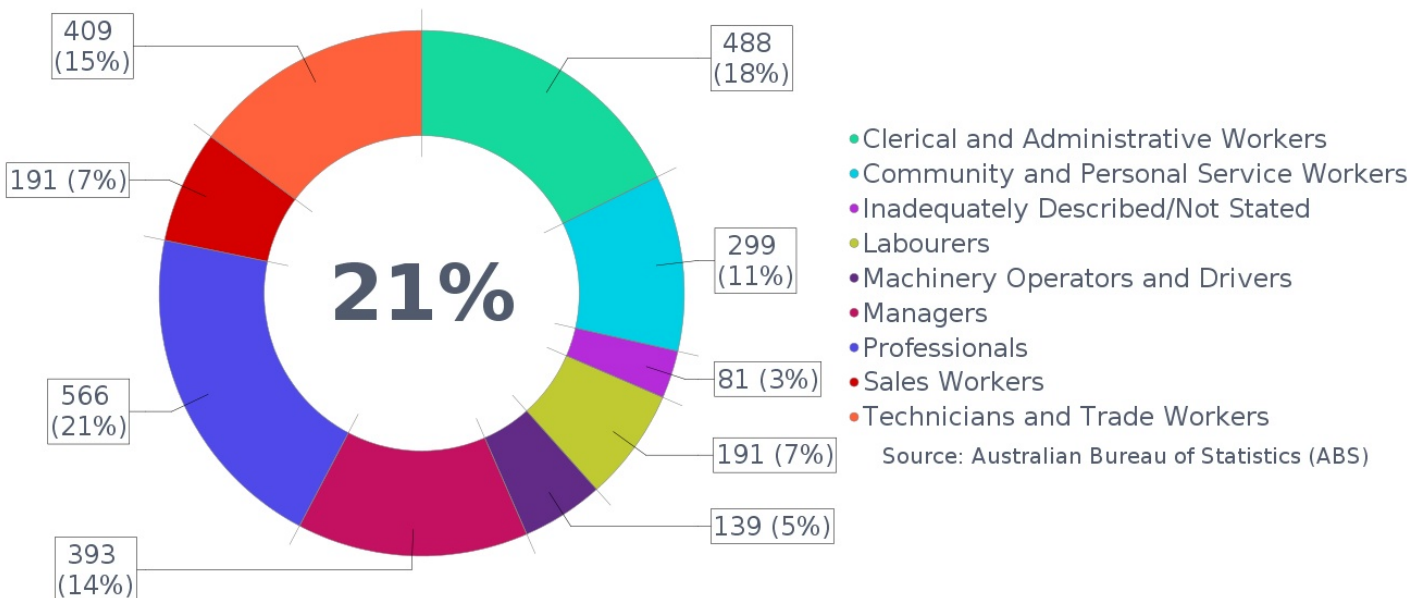
## Household Income - Weekly (2021)



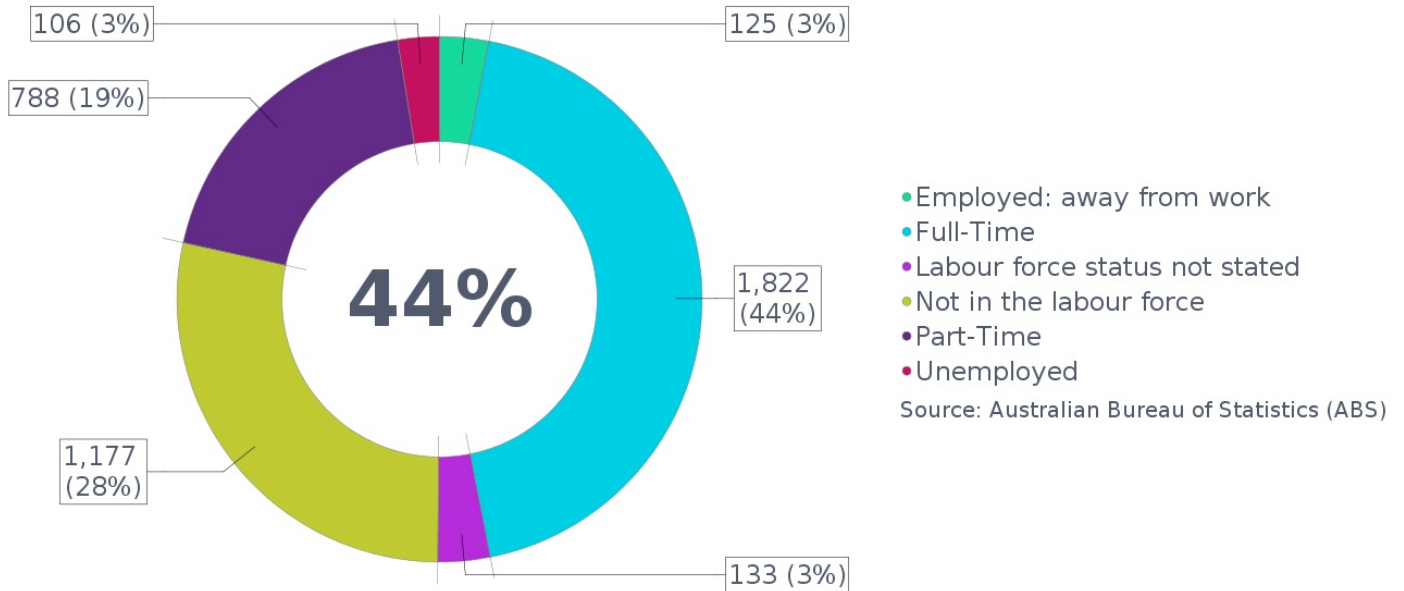
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

