SUBURB FLYOVER REPORT

MACGREGOR (HOUSE)

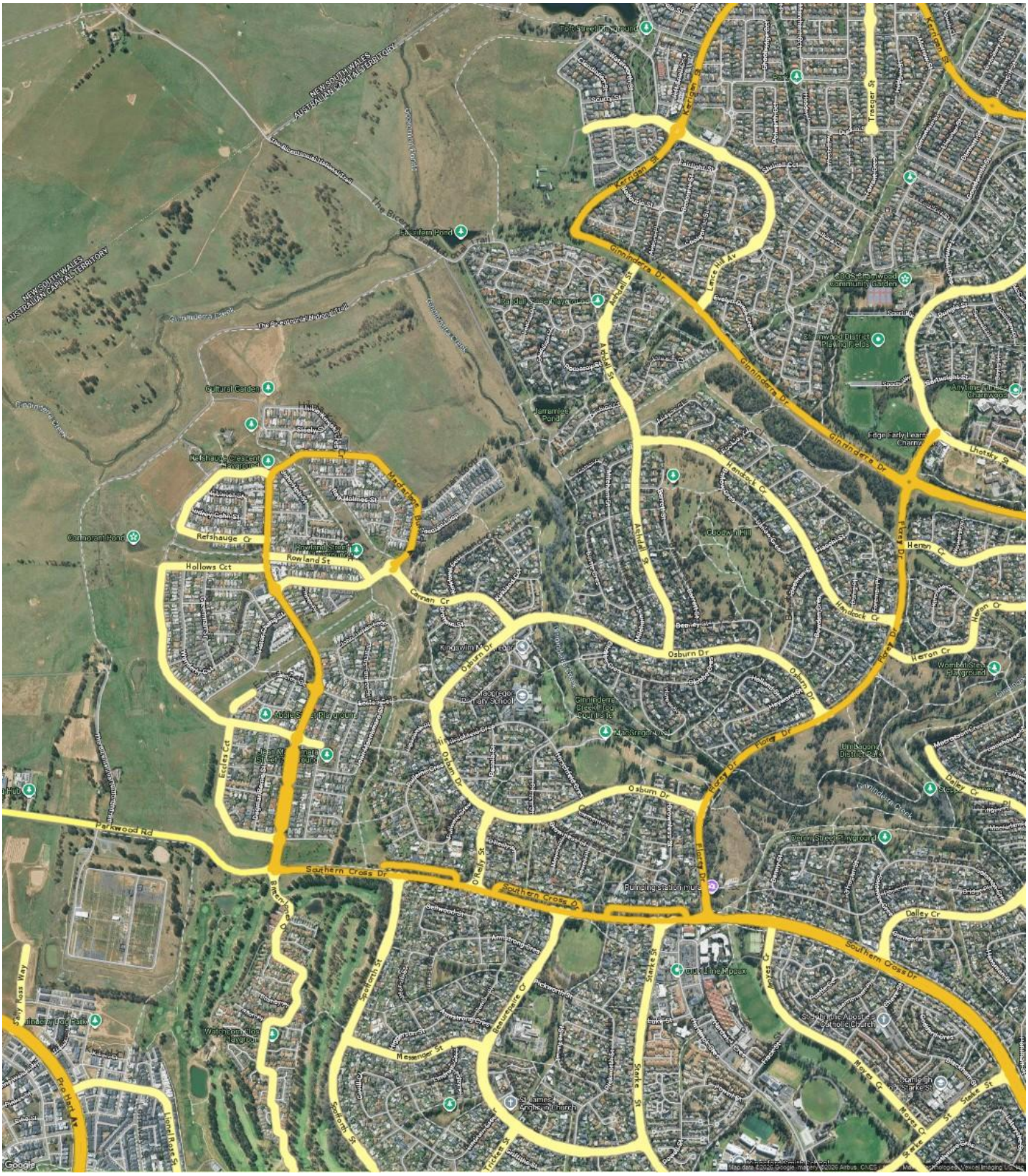
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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MACGREGOR - Suburb Map



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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	120	$ 337,900	0.0 %	$ 68,000	$ 520,500
2009	403	$ 360,000	6.5 %	$ 120,000	$ 562,000
2010	160	$ 381,000	5.8 %	$ 200,000	$ 660,000
2011	205	$ 404,500	6.2 %	$ 190,000	$ 630,000
2012	159	$ 415,000	2.6 %	$ 220,000	$ 630,000
2013	131	$ 435,000	4.8 %	$ 25,000	$ 625,000
2014	116	$ 438,500	0.8 %	$ 327,500	$ 708,000
2015	134	$ 455,150	3.8 %	$ 93,750	$ 870,000
2016	121	$ 455,000	-0.0 %	$ 360,000	$ 730,000
2017	137	$ 485,000	6.6 %	$ 50,000	$ 820,000
2018	138	$ 515,000	6.2 %	$ 240,000	$ 815,000
2019	112	$ 545,000	5.8 %	$ 4,600	$ 2,973,621
2020	125	$ 586,000	7.5 %	$ 320,000	$ 1,286,000
2021	148	$ 757,500	29.3 %	$ 30,000	$ 1,260,000
2022	131	$ 810,000	6.9 %	$ 300,002	$ 1,450,000
2023	117	$ 770,000	-4.9 %	$ 60,000	$ 1,300,000
2024	131	$ 791,500	2.8 %	$ 172,500	$ 1,250,000
2025	108	$ 825,000	4.2 %	$ 344,900	$ 1,272,000
2026	60	$ 816,000	-1.1 %	$ 286,666	$ 1,735,000

Median Sale Price

$850k

Based on 110 recorded House sales within the last 12 months (Financial Year 2026)

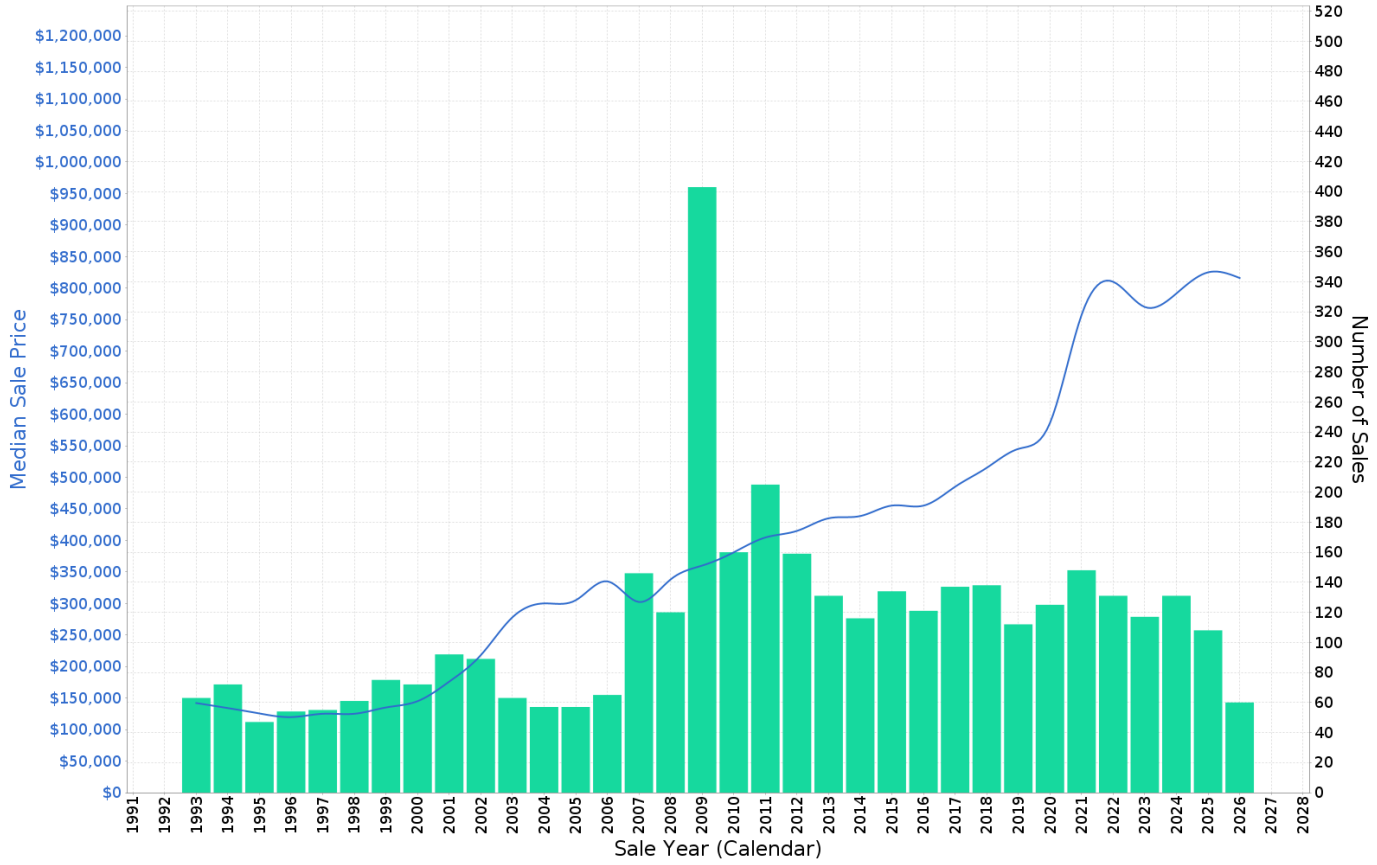
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.1%

Current Median Price: $850,000
Previous Median Price: $779,000

Based on 232 recorded House sales compared over the last two rolling 12 month periods

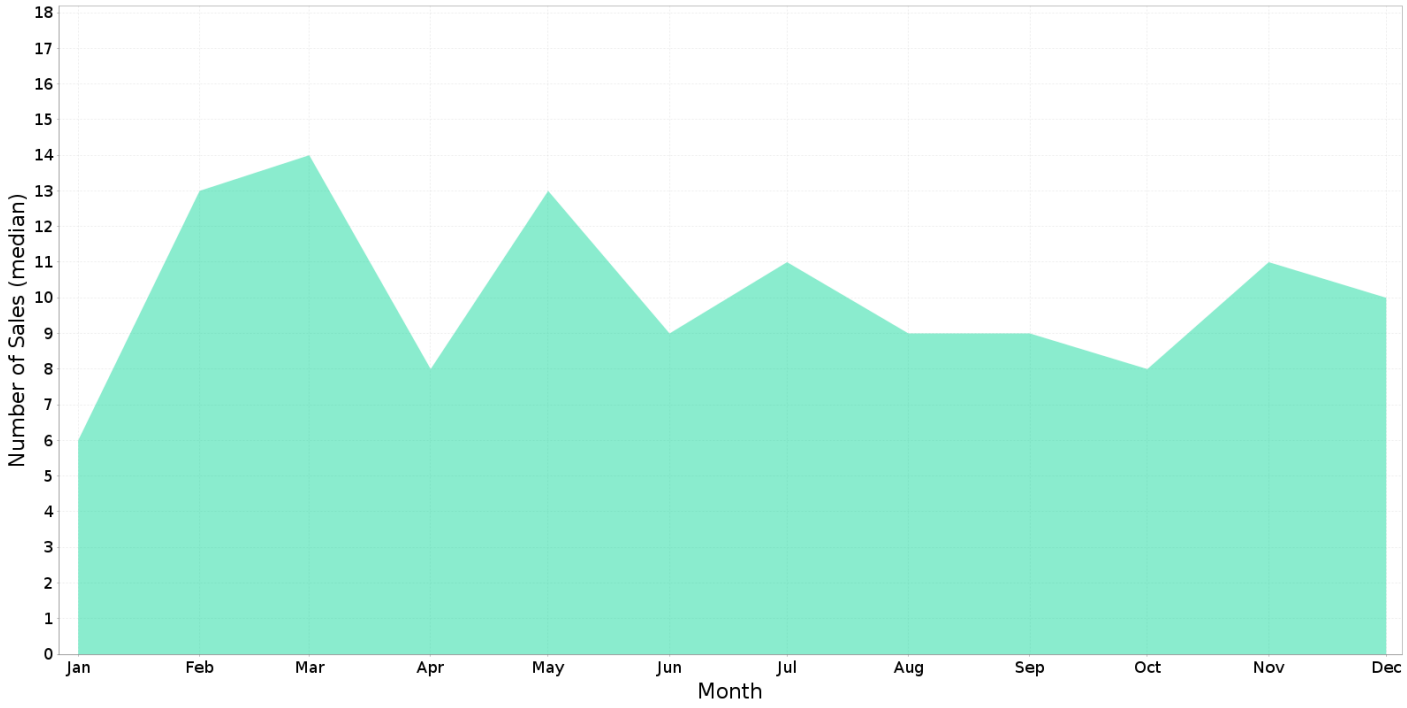


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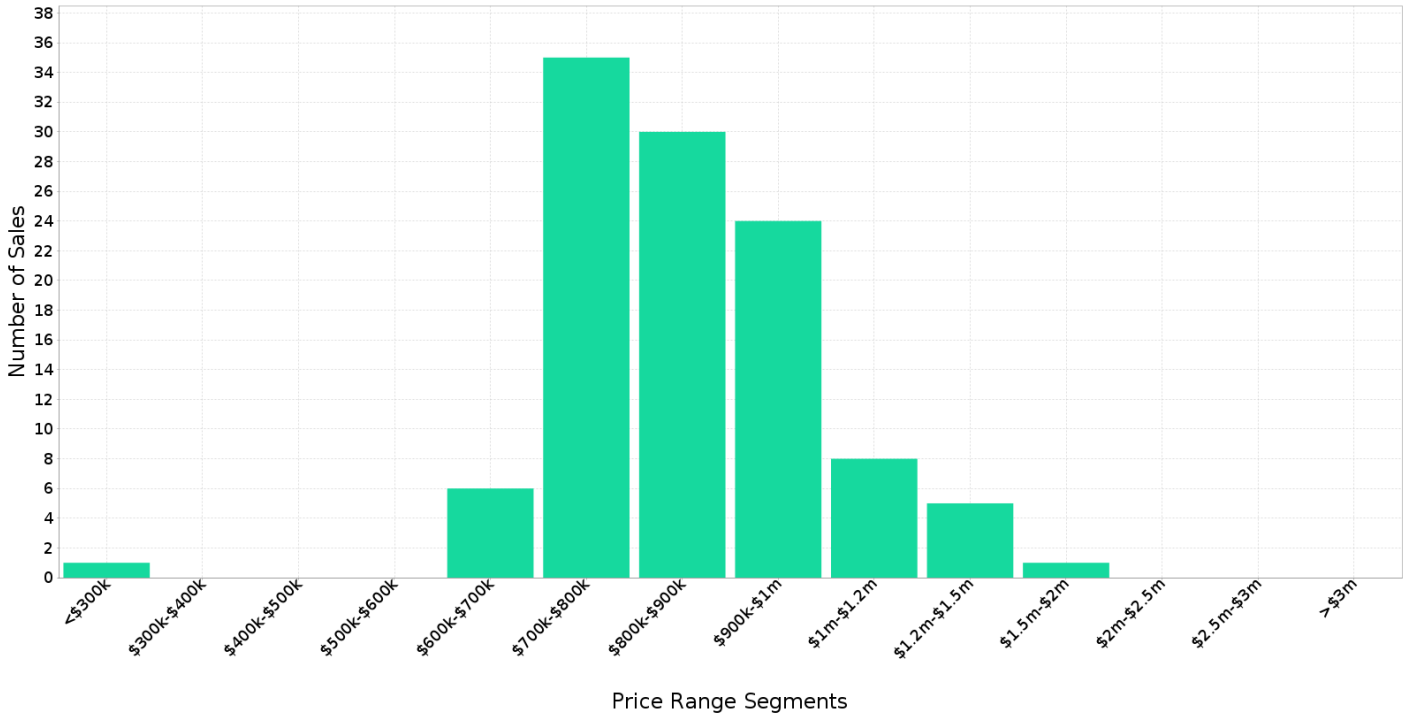
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MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)

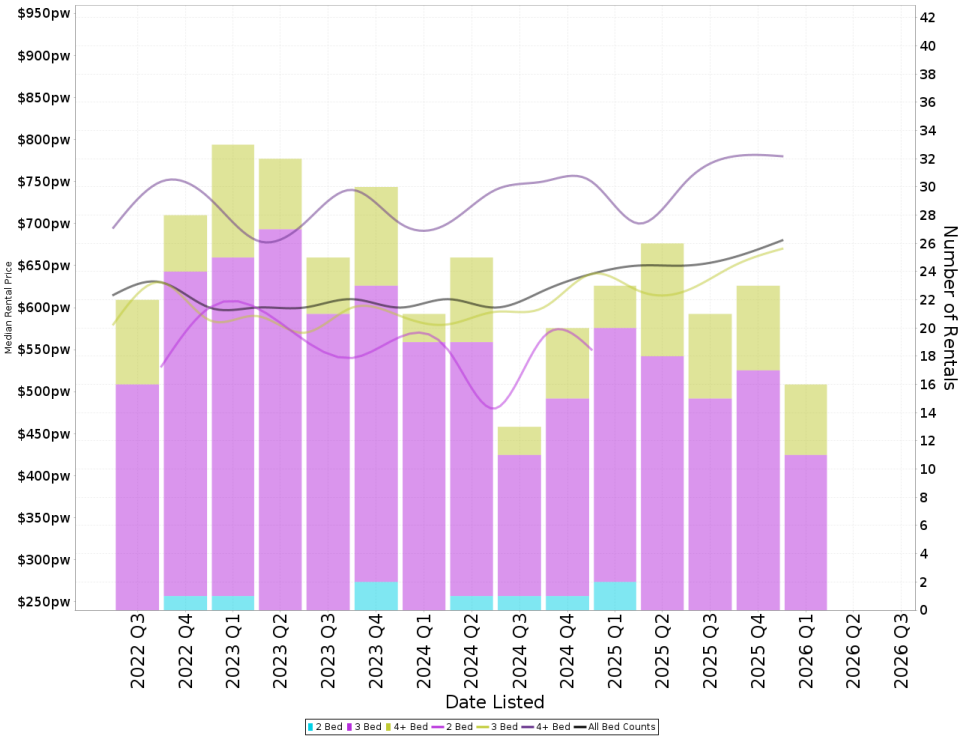


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.1%

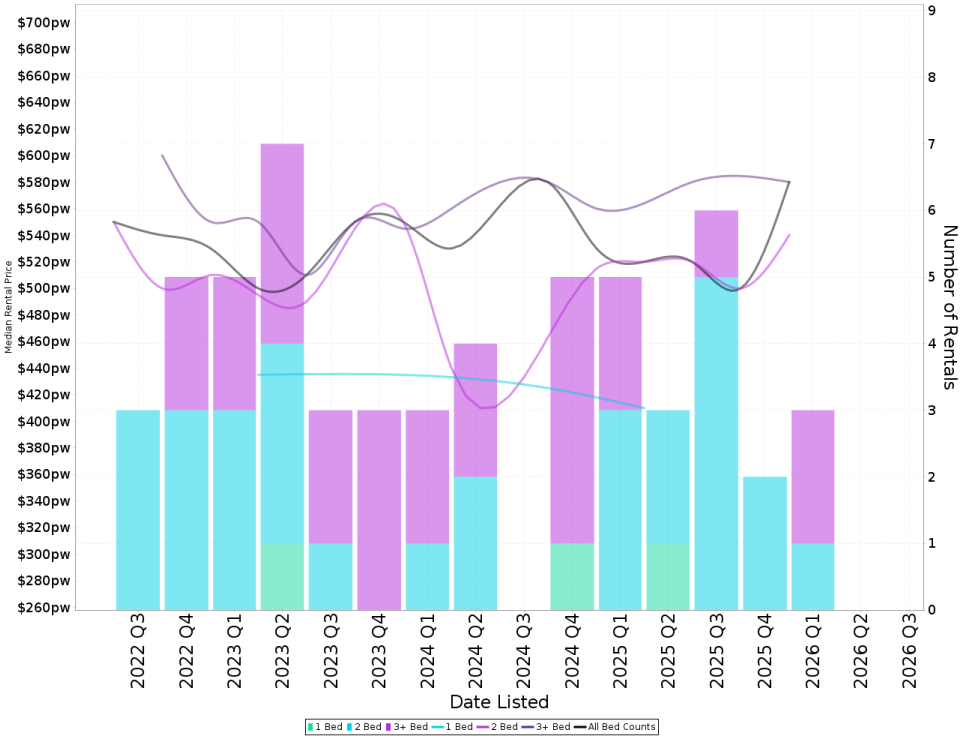
Current Median Price: $850,000
Previous Median Price: $779,000
Based on 232 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $850,000
Current Median Rent: $660
Based on 60 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.3%

Current Median Price: $630,000
Previous Median Price: $592,500
Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $630,000
Current Median Rent: $540
Based on 11 registered Unit rentals compared over the last 12 months.

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MACGREGOR - Recently Sold Properties

Median Sale Price

$850k

Based on 110 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+9.1%

Current Median Price: $850,000
Previous Median Price: $779,000

Based on 232 recorded House sales compared over the last two rolling 12 month periods

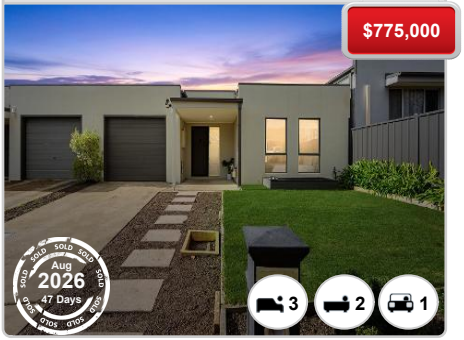
Sold Properties

110

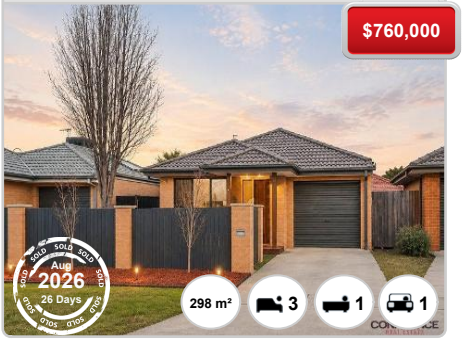
Based on recorded House sales within the 12 months (Financial Year 2026)

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

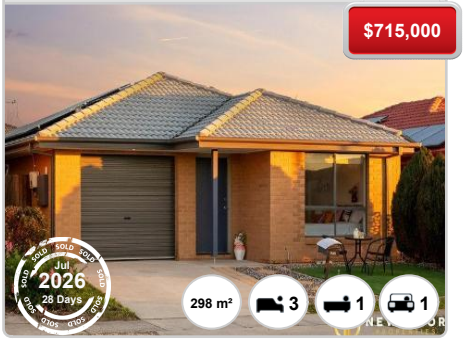
28 ERIC DE SALIS ST



184 MACFARLANE BURNET AVE



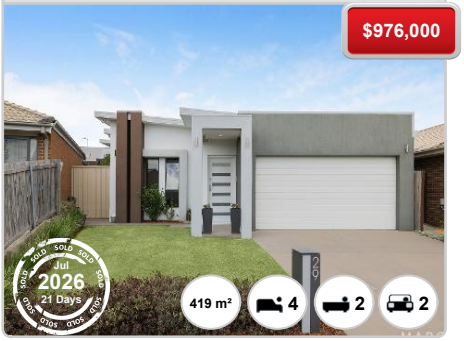
40 HILDA KINCAID CRES



14 BEANEY ST



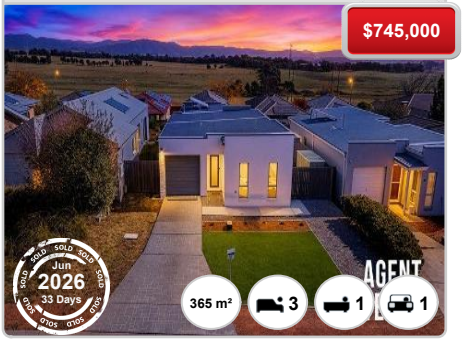
29 ISBISTER ST



7 MEYERS PL



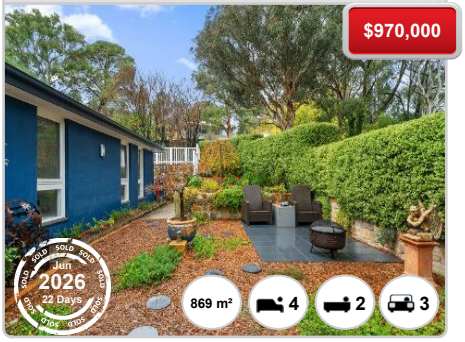
95 WUNDERLY CCT



4 PROUST PL



2 BERNE PL



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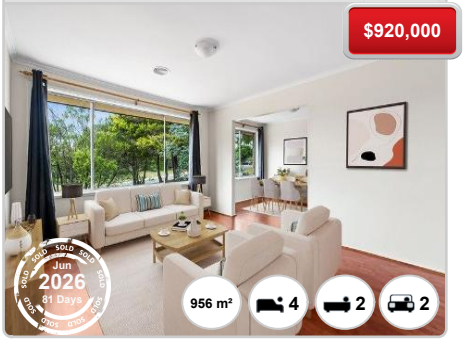
5 AARON PL



144 OSBURN DR



2 COUTIE PL



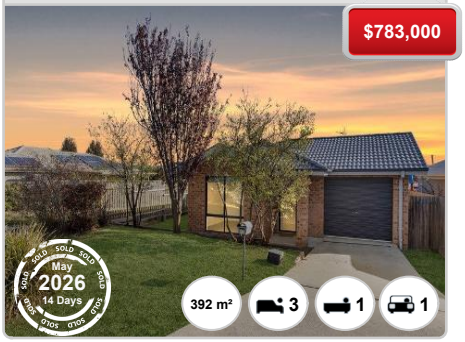
10 JOHN JAMES LOOP



11 BEESTON ST



91 WUNDERLY CCT



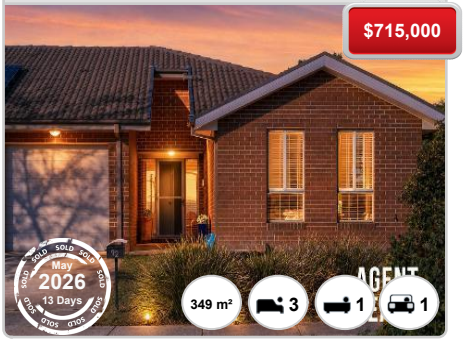
3 HEIGHWAY ST



22 MEYERS PL



92 HOLLOWS CCT



3 DOBIE PL



10 STANG PL



52 REFSHAUGE CRES



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MACGREGOR - Properties For Rent

Median Rental Price

$660 /w

Based on 60 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+4.0%

Current Median Price: $850,000
Current Median Rent: $660

Based on 110 recorded House sales and 60 House rentals compared over the last 12 months

Number of Rentals

60

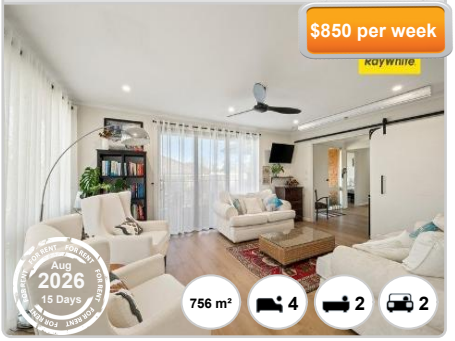
Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

40 HILDA KINCAID CRESCENT



28 CLUBBE CRESCENT



15 Heighway Street



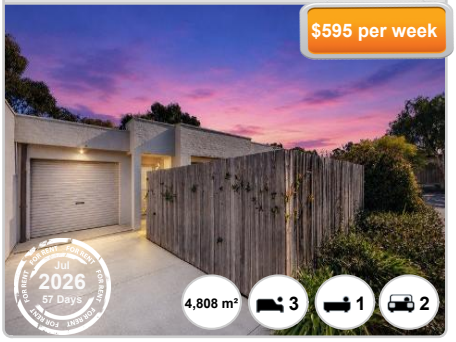
6 CONSTANCE STONE STREET



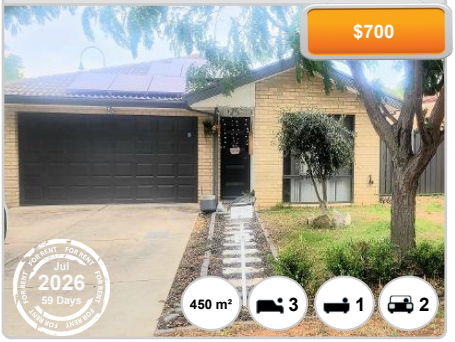
5 RON HOY STREET



14/3 CONSTANCE STONE STREET



25 Bryan Hudson Street

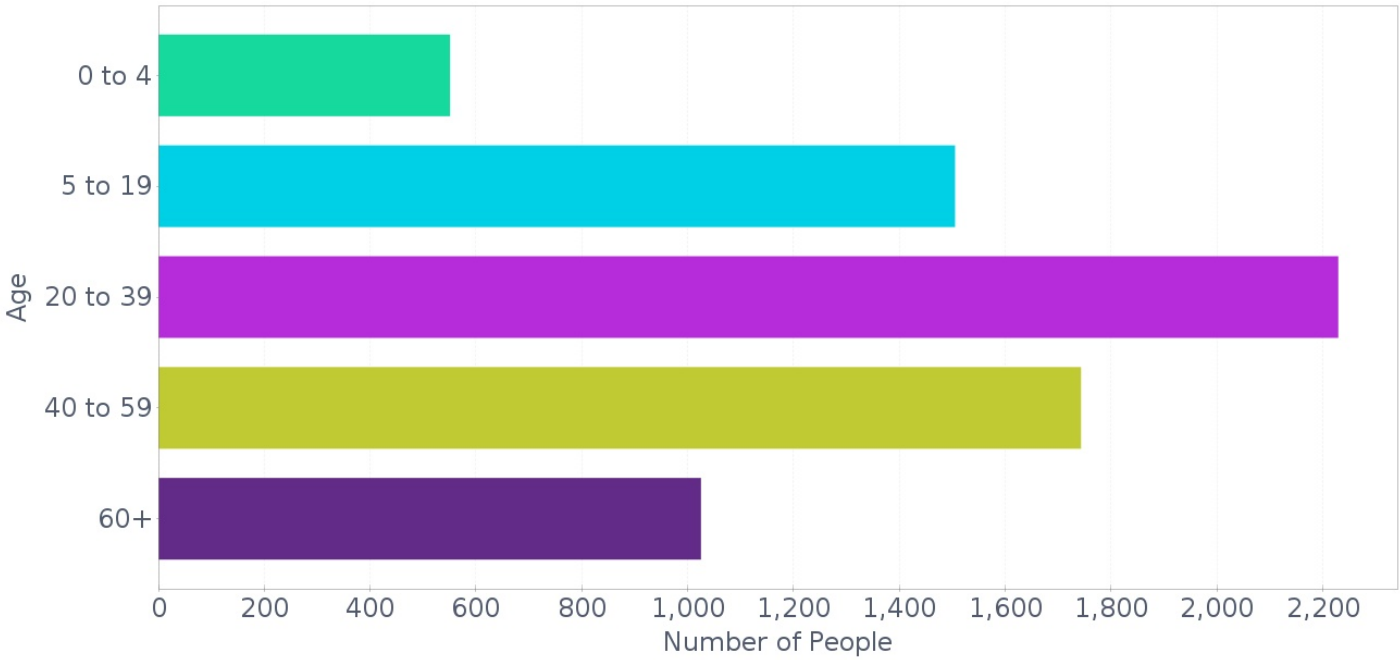


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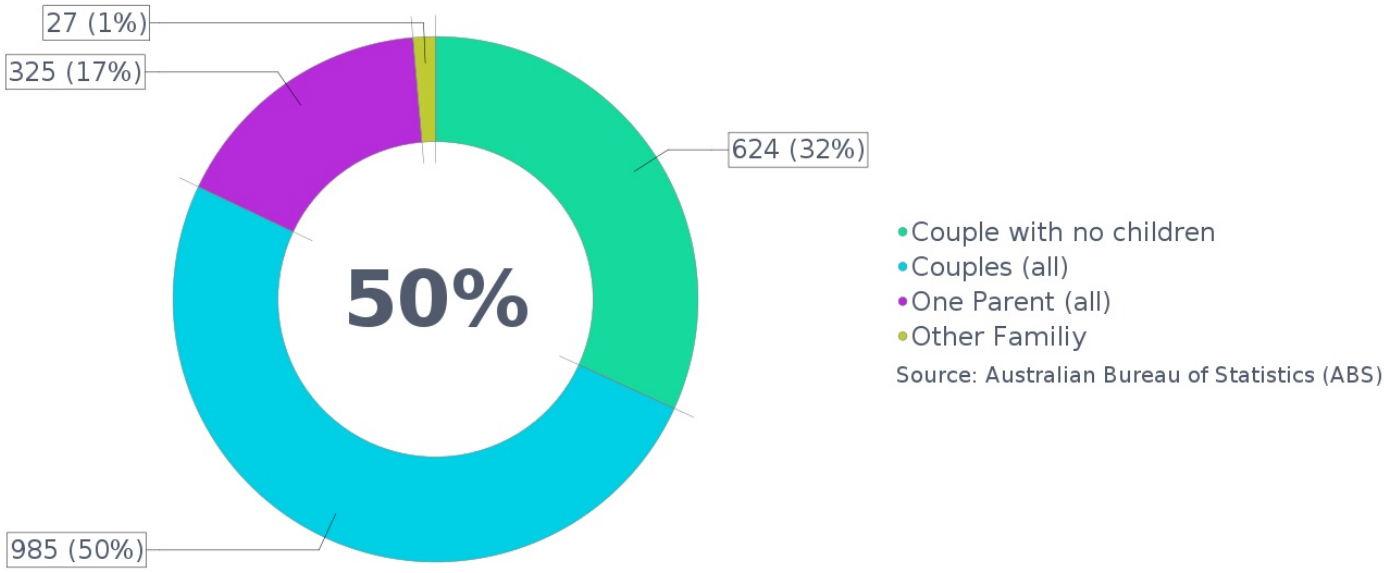
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Age of Population (2021)



Family Composition (2021)

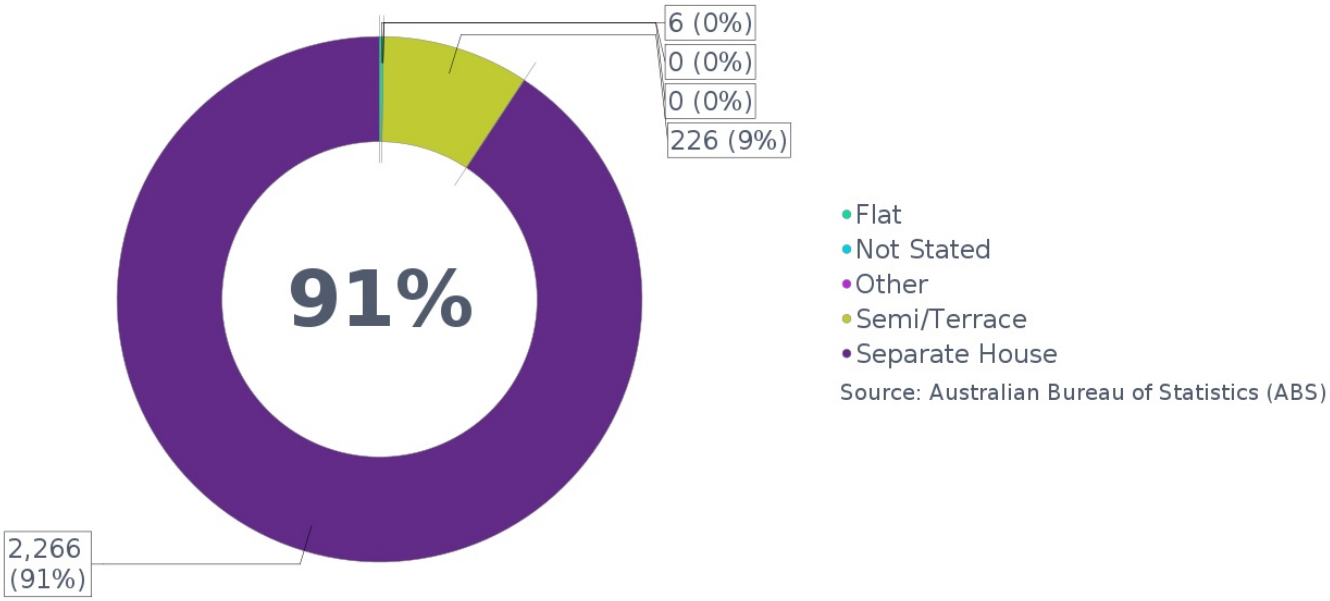


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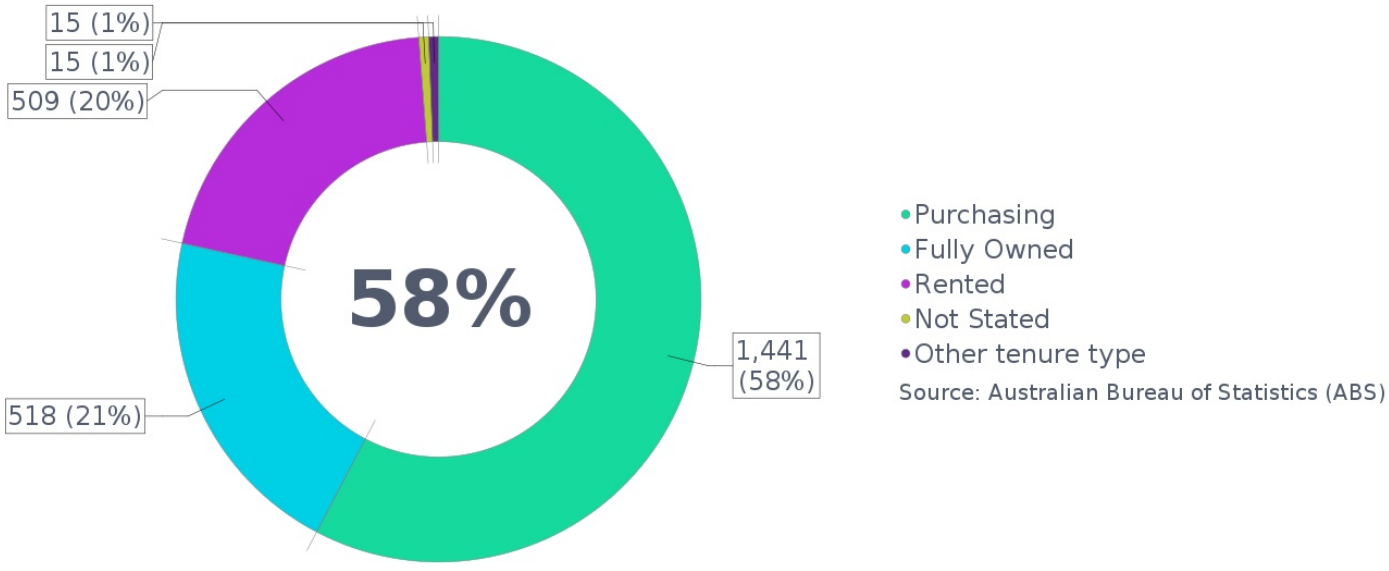
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Dwelling Structure (2021)



Home Ownership (2021)

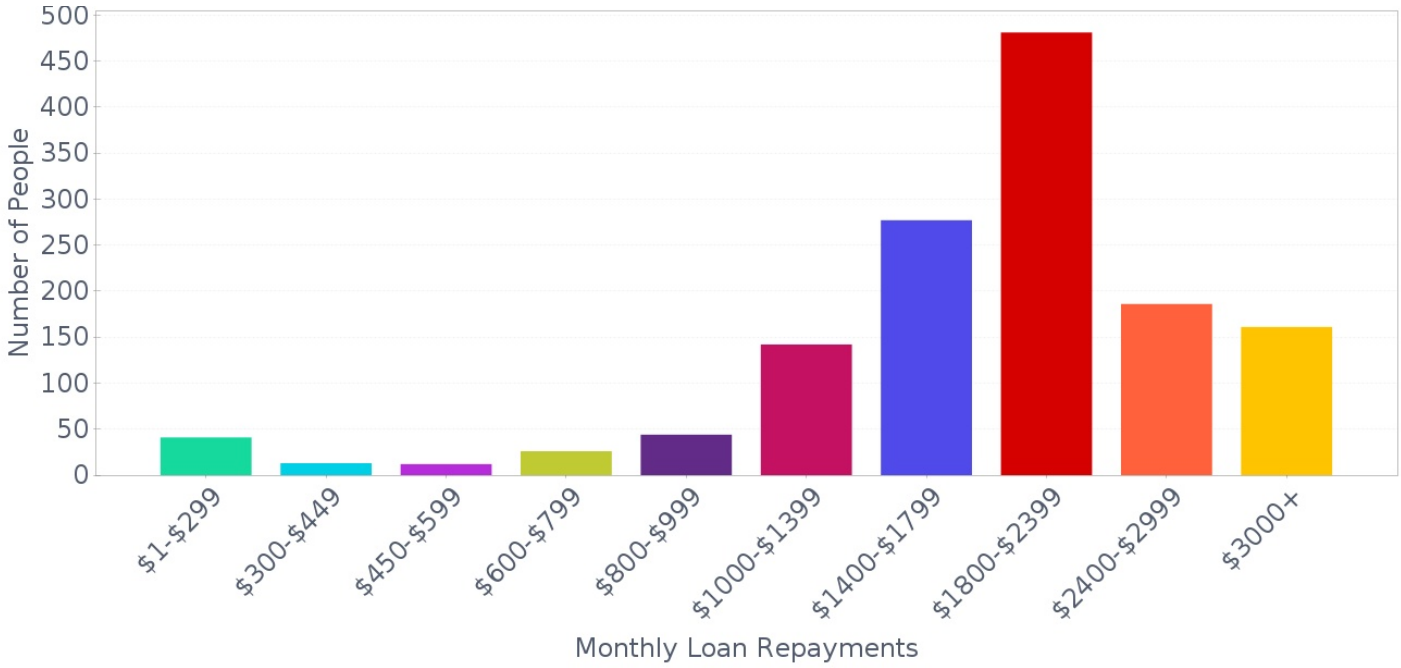


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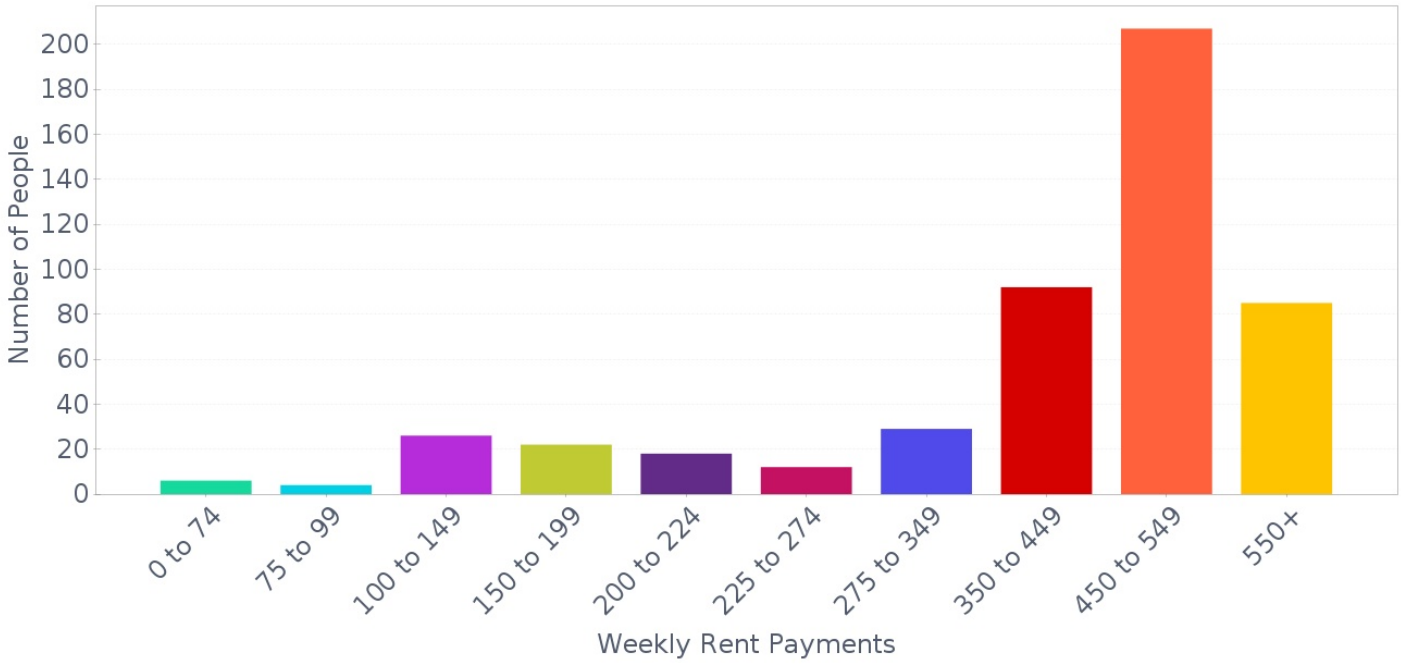
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

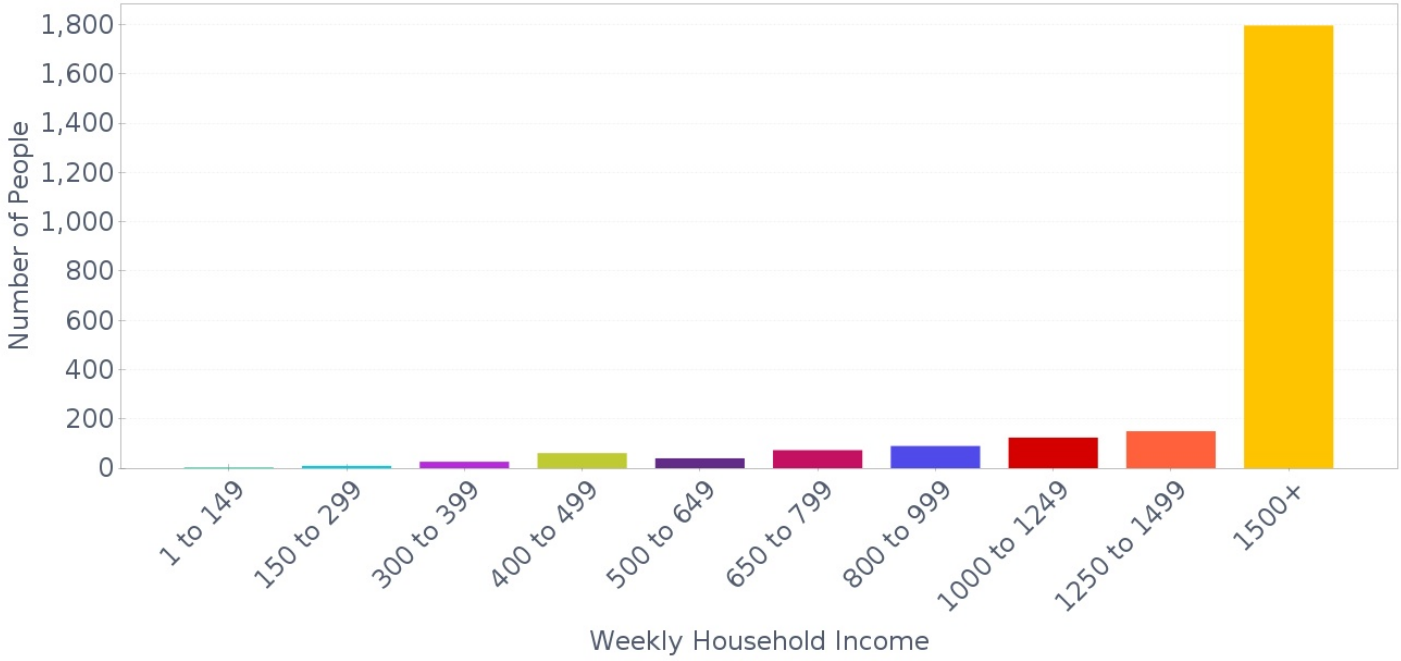


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Household Income - Weekly (2021)

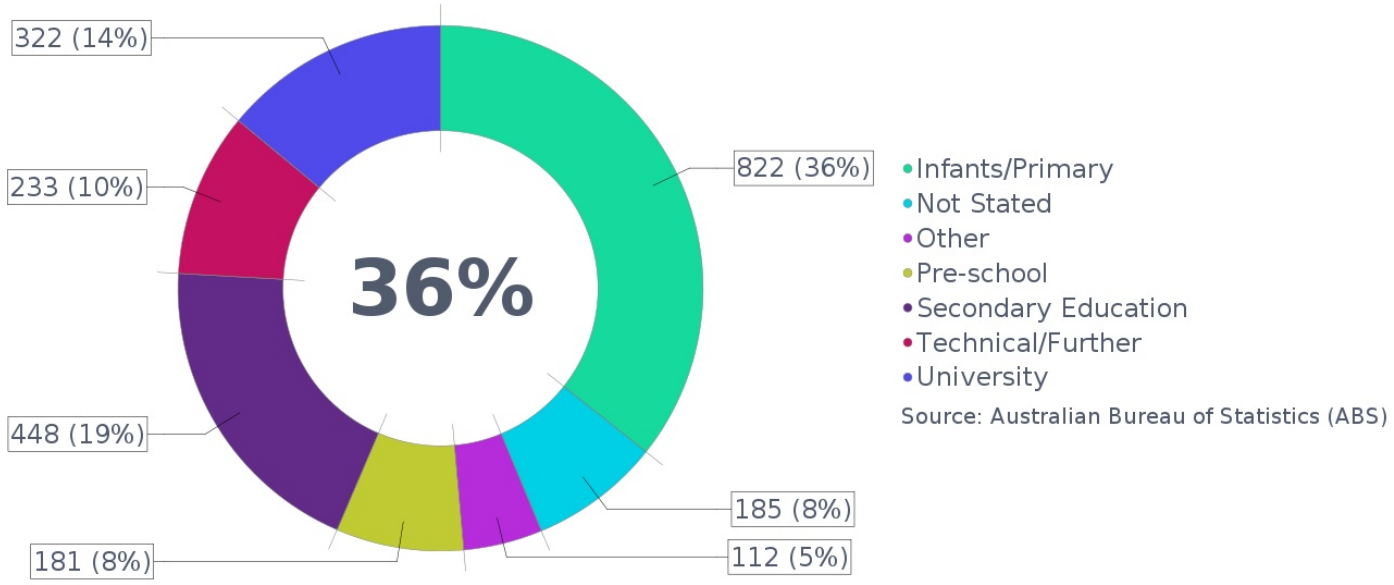


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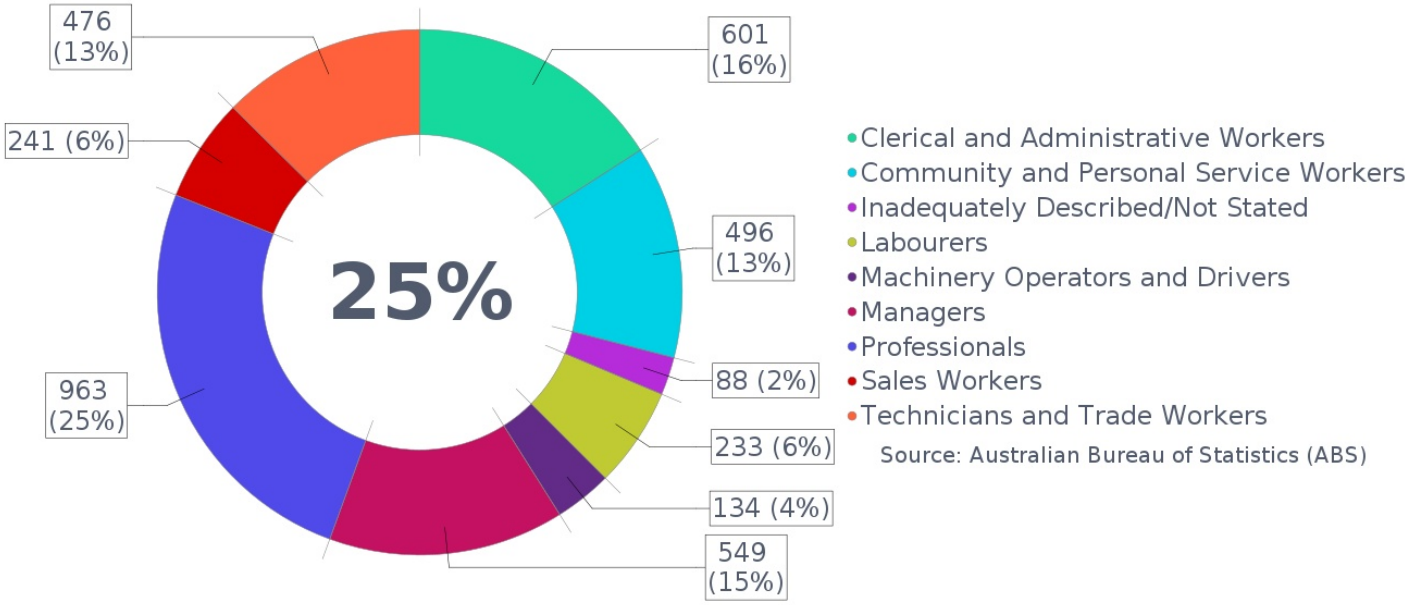
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

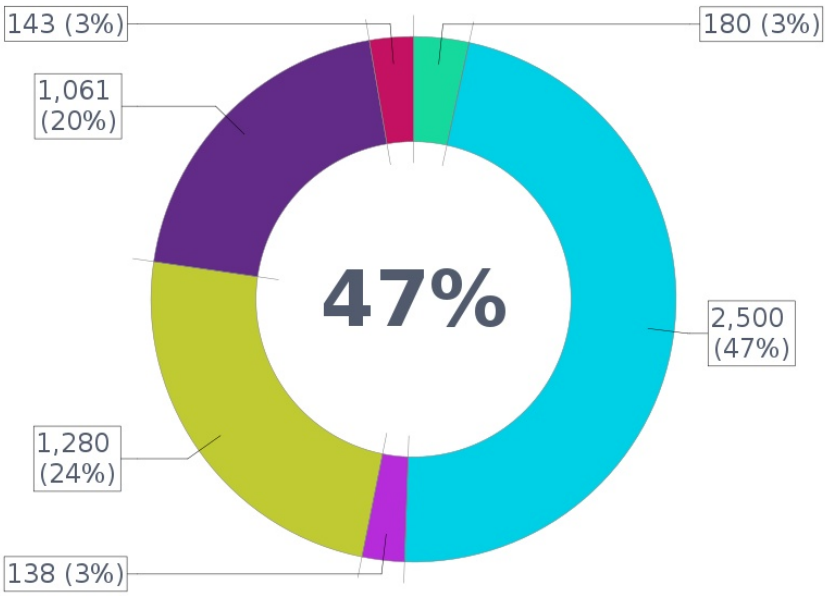


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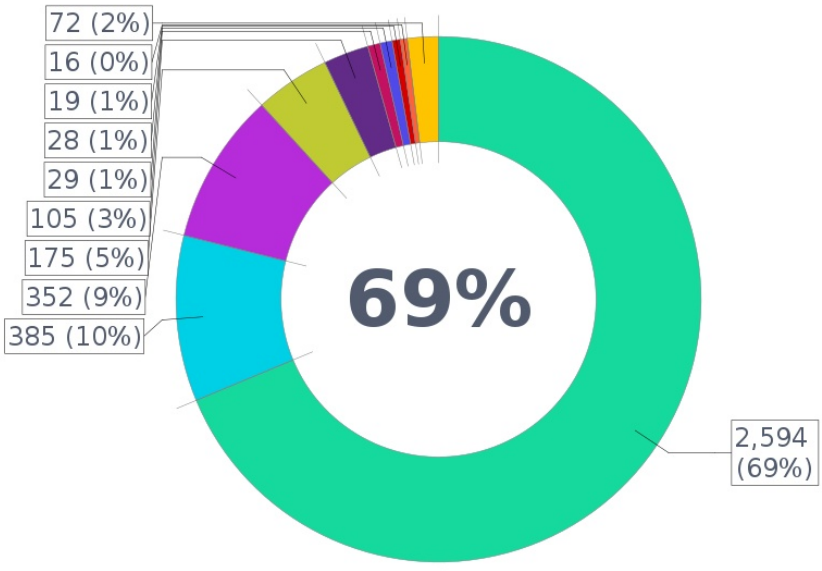
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Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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