

# SUBURB FLYOVER REPORT

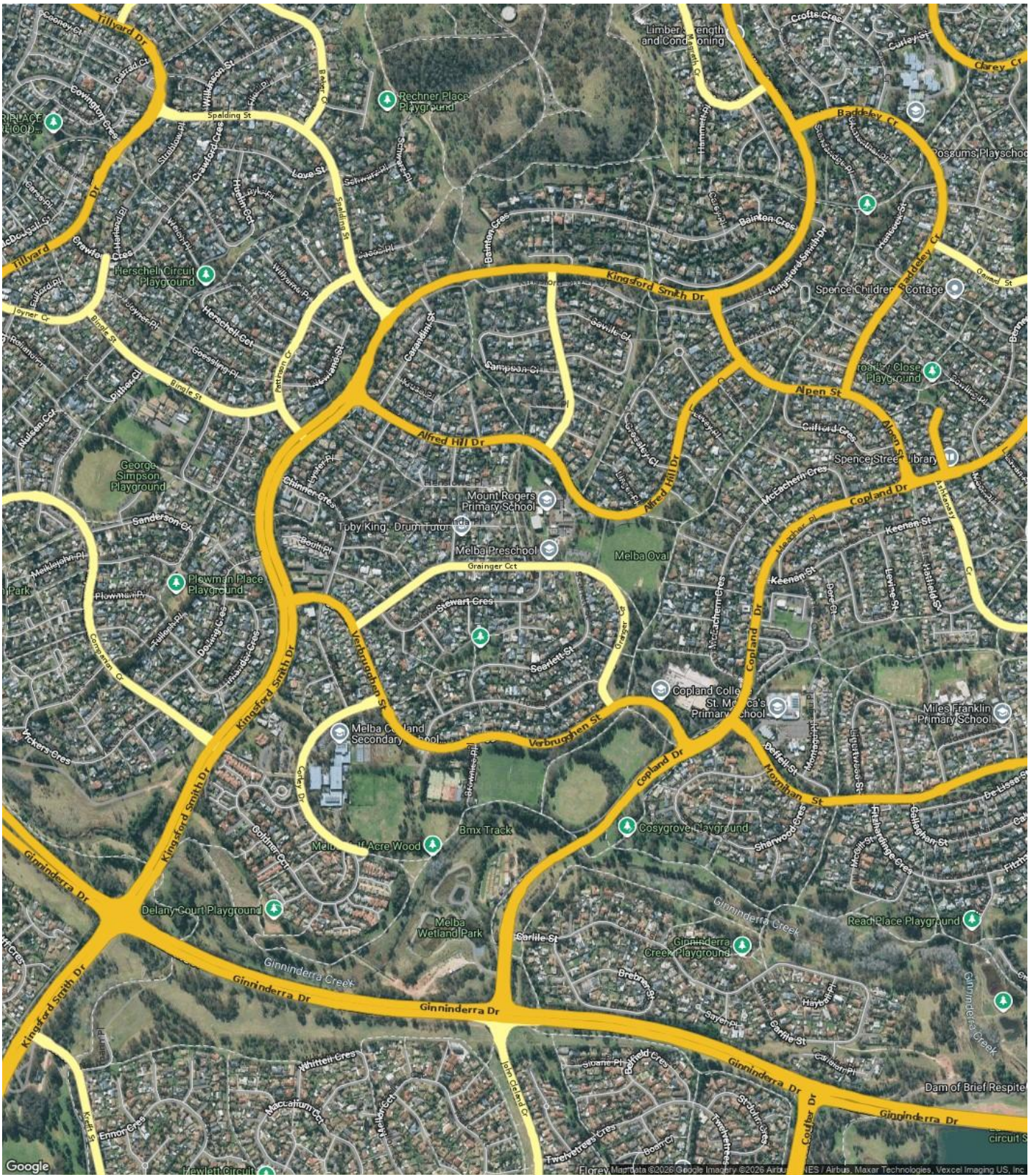
MELBA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## MELBA - Suburb Map



## MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 415,000	0.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	1.6 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	37	\$ 487,000	4.3 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.7 %	\$ 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	39	\$ 615,500	2.2 %	\$ 455,000	\$ 1,475,000
2020	54	\$ 702,500	14.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.0 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	32	\$ 916,500	1.8 %	\$ 750,000	\$ 1,670,000
2026	17	\$ 1,075,000	17.3 %	\$ 879,000	\$ 3,455,397

### Median Sale Price

# \$995k

Based on 42 recorded House sales within the last 12 months (Apr '25 - Mar '26)

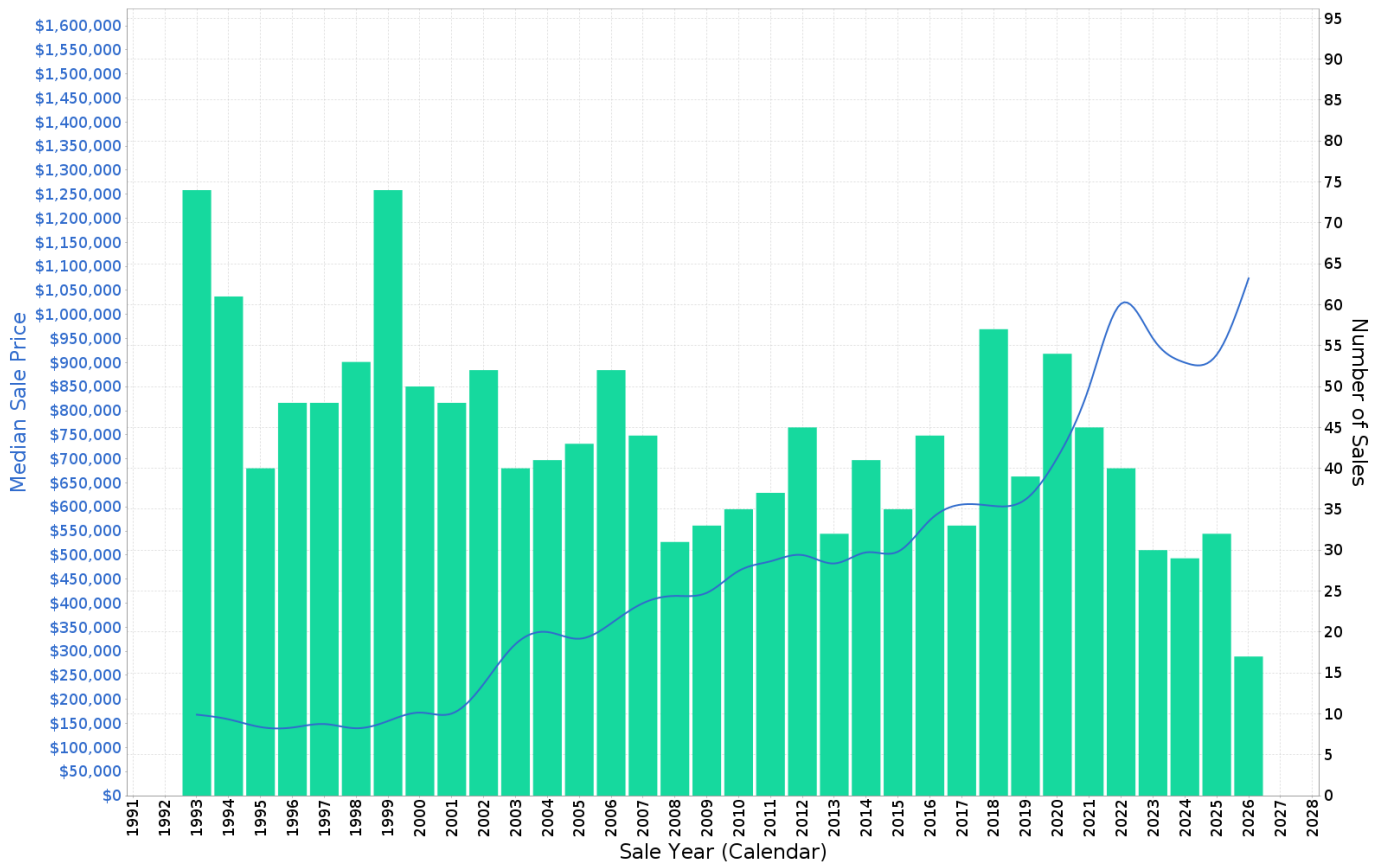
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

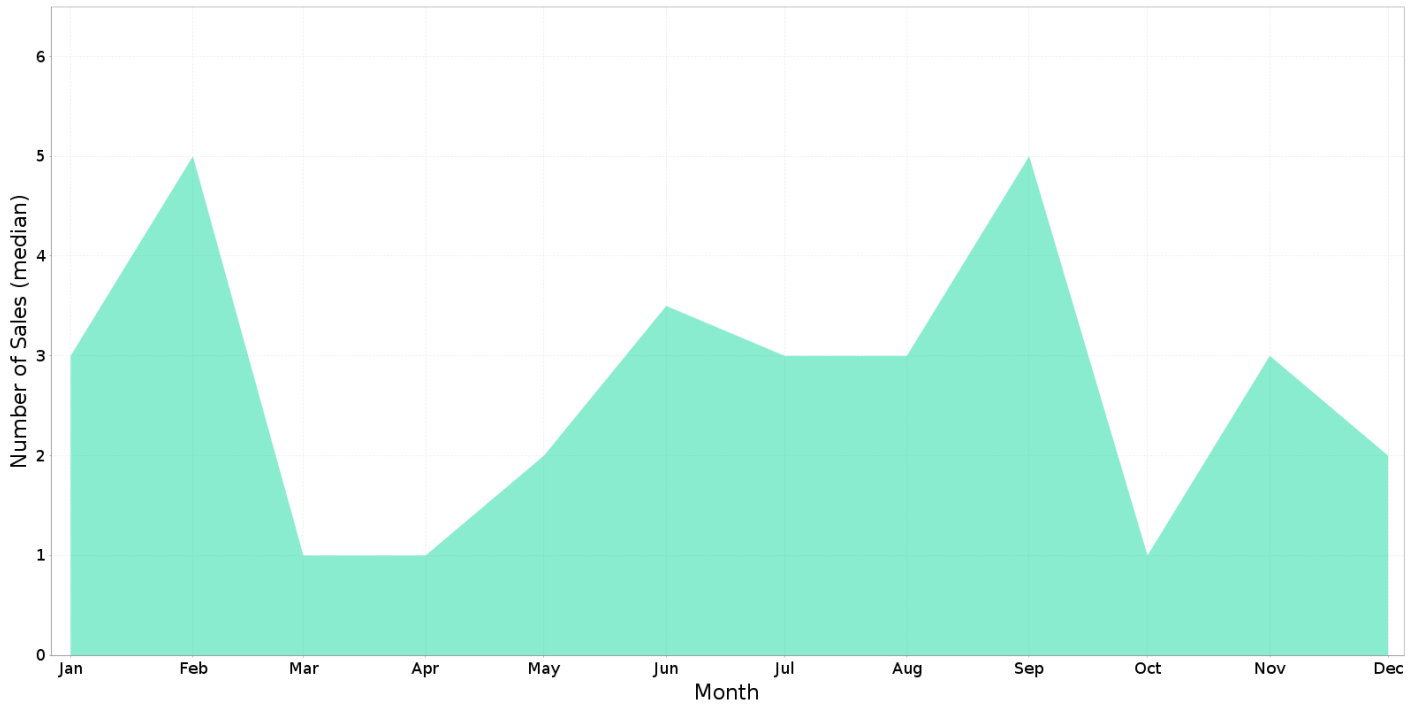
# +10.6%

Current Median Price: \$995,000  
Previous Median Price: \$900,000

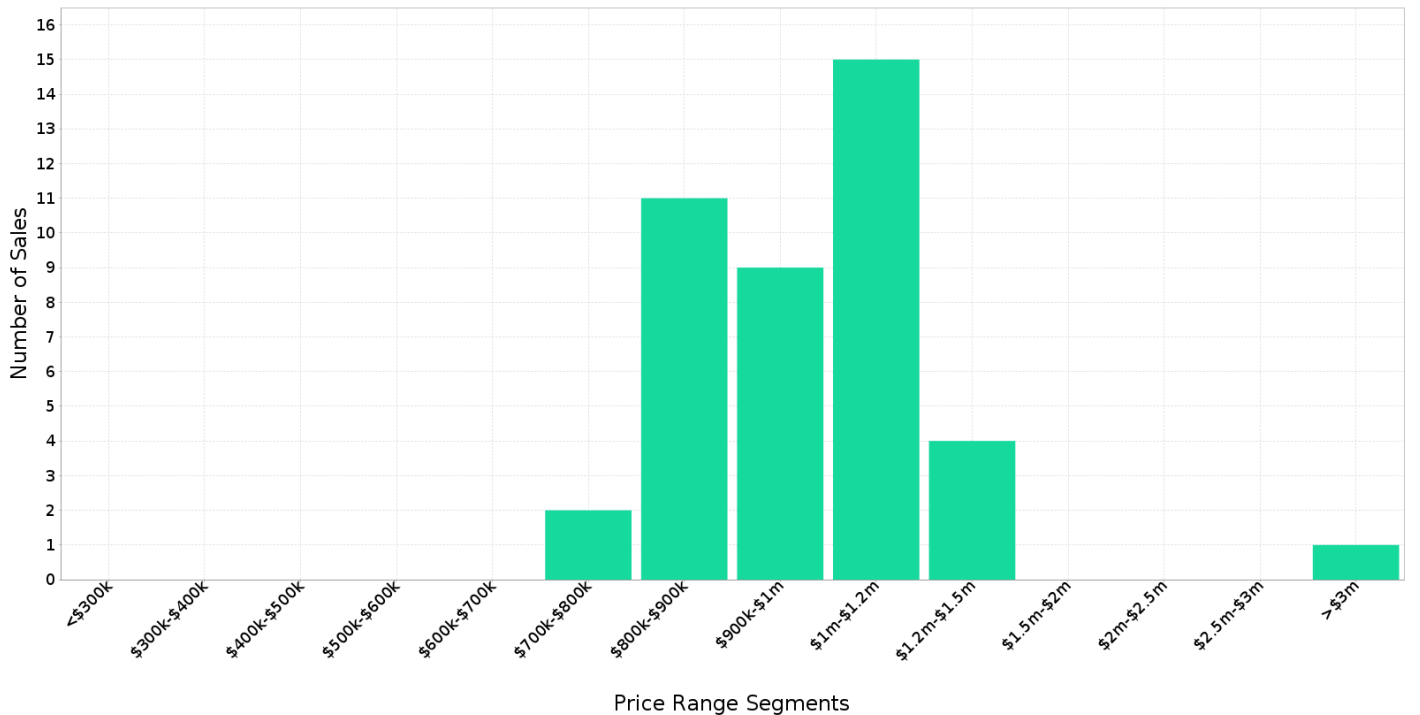
Based on 71 recorded House sales compared over the last two rolling 12 month periods



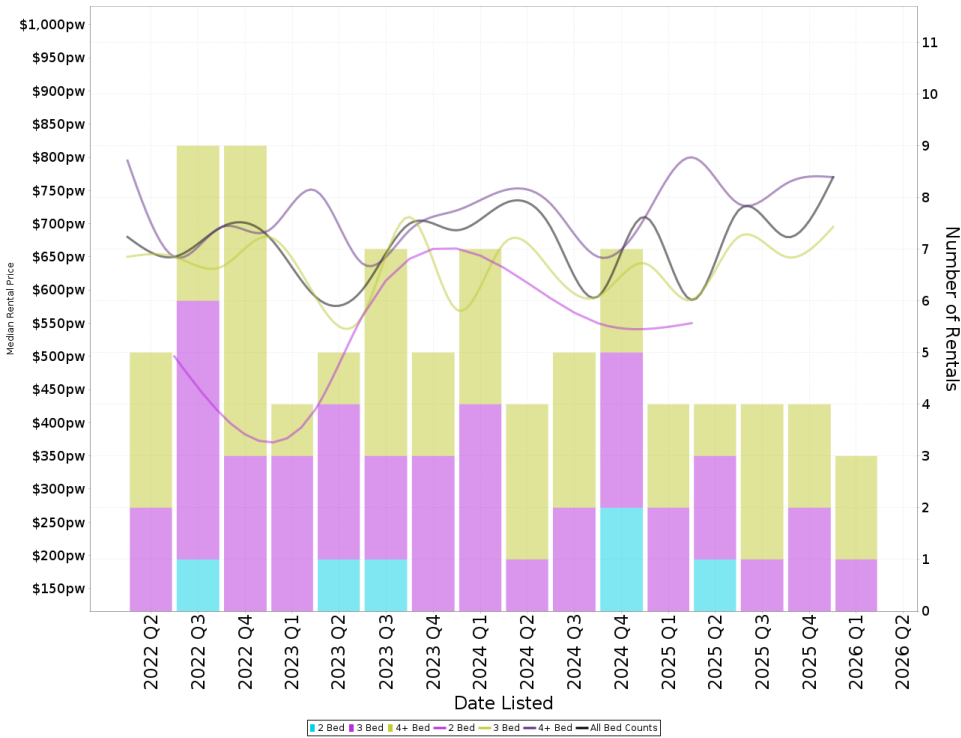
## MELBA - Peak Selling Periods (3 years)



## MELBA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.6%**

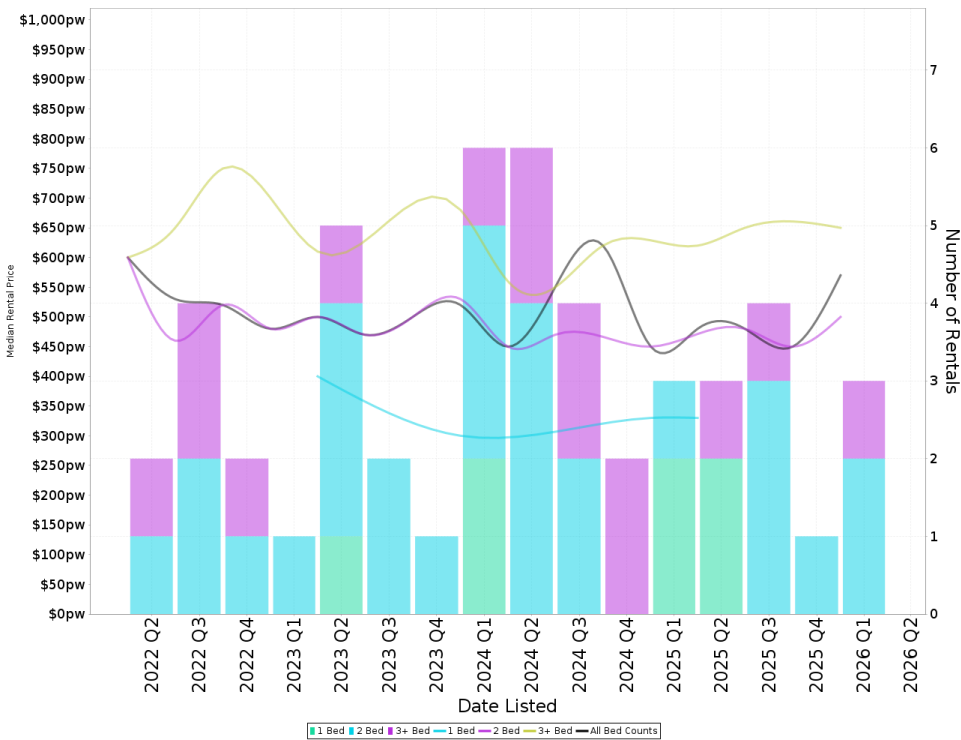
Current Median Price: \$995,000  
Previous Median Price: \$900,000  
Based on 71 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$995,000  
Current Median Rent: \$720  
Based on 15 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.0%**

Current Median Price: \$602,500  
Previous Median Price: \$615,000  
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$602,500  
Current Median Rent: \$500  
Based on 11 registered Unit rentals compared over the last 12 months.

## MELBA - Recently Sold Properties

Median Sale Price  
**\$995k**

Based on 42 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth  
**+10.6%**

Current Median Price: \$995,000  
Previous Median Price: \$900,000

Based on 71 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**42**

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

**39 GRAINGER CCT**



**\$880,000**

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

Sold May 2026  
13 Days

**127 KINGSFORD SMITH DR**



**\$1,100,000**

964.3 m<sup>2</sup>

964 m<sup>2</sup> - - -

Sold Apr 2026  
21 Days

**12 VERBRUGGHEN ST**



**\$870,000**

781 m<sup>2</sup> 3 1 4

Sold Apr 2026  
39 Days

**45 MCEACHERN CRES**



**\$912,000**

802 m<sup>2</sup> 3 2 2

Sold Apr 2026  
14 Days

**90 ALFRED HILL DR**



**\$930,000**

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

Sold Apr 2026  
82 Days

**5 HOSKING PL**



**\$1,175,000**

957 m<sup>2</sup> 5 2 6

Sold Apr 2026  
23 Days

**18 VERBRUGGHEN ST**



**\$995,000**

724 m<sup>2</sup> 4 3 5

Sold Mar 2026  
37 Days

**34 GOLDNER CCT**




**\$1,135,000**

931 m<sup>2</sup> 4 2 2

Sold Mar 2026  
24 Days

**2 TREHARNE PL**



**\$940,000**

790.9 m<sup>2</sup>

791 m<sup>2</sup> 4 2 2

Sold Apr 2026  
15 Days

**12 CARANDINI ST**

**\$3,455,397**

Mar 2026  
N/A

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

**14 SAVILLE CL**

**\$1,075,000**

Mar 2026  
N/A

906 m<sup>2</sup> 4 2 2

**24 SAVILLE CL**

**\$1,078,000**

Mar 2026  
68 Days

1,037 m<sup>2</sup> 4 1 3

**22 VERBRUGGHEN ST**

**\$1,090,000**

2026  
N/A

724 m<sup>2</sup> - - -

**6 DELANY CRT**

**\$1,005,000**

Feb 2026  
108 Days

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

**6 CADE PL**

**\$1,240,000**

Feb 2026  
83 Days

1,241 m<sup>2</sup> 4 2 2

**19 GOLDNER CCT**

**\$1,267,000**

Feb 2026  
24 Days

804 m<sup>2</sup> 5 3 2

**29 STEWART CRES**

**\$1,120,000**

2026  
N/A

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

**5 FLOWER PL**

**\$900,000**

Feb 2026  
N/A

1,132 m<sup>2</sup> 4 2 2

**4 BRAHE PL**

**\$879,000**

Feb 2026  
24 Days

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

**59 MCEACHERN CRES**

**\$1,005,000**

Jan 2026  
42 Days

814 m<sup>2</sup> 4 2 2

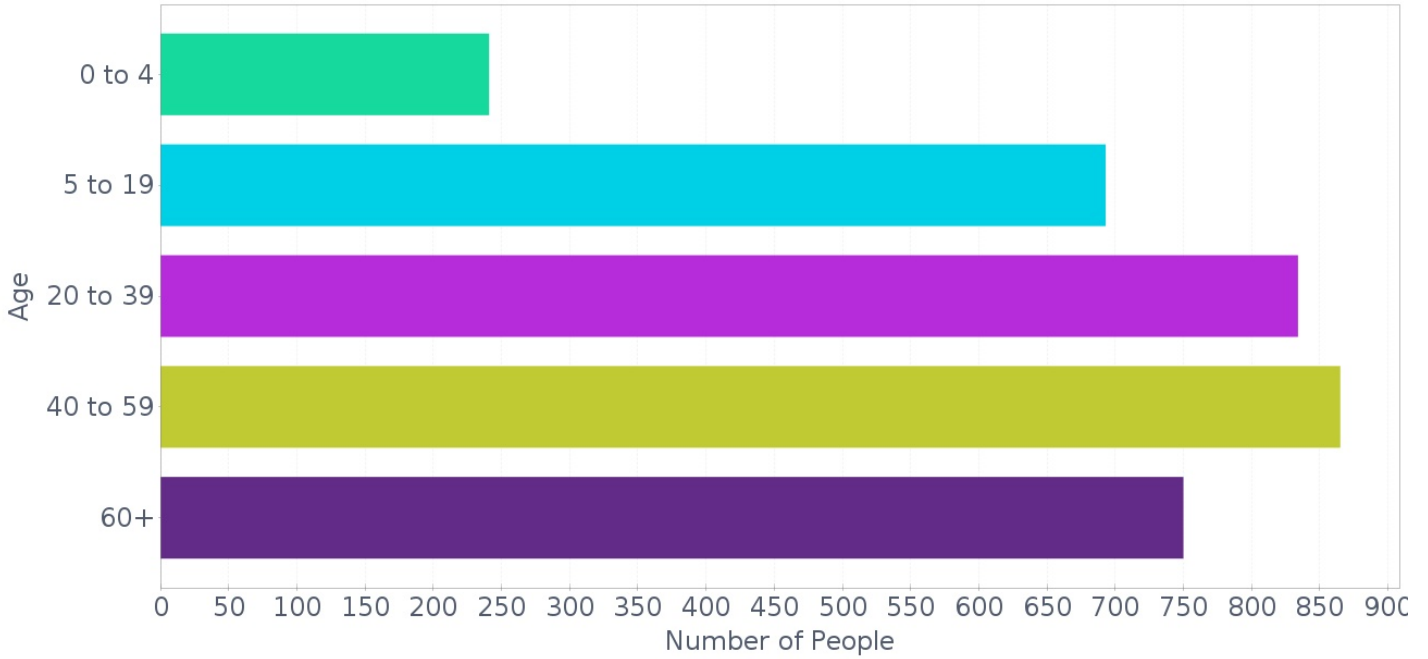
**1 CARANDINI ST**

**\$880,000**

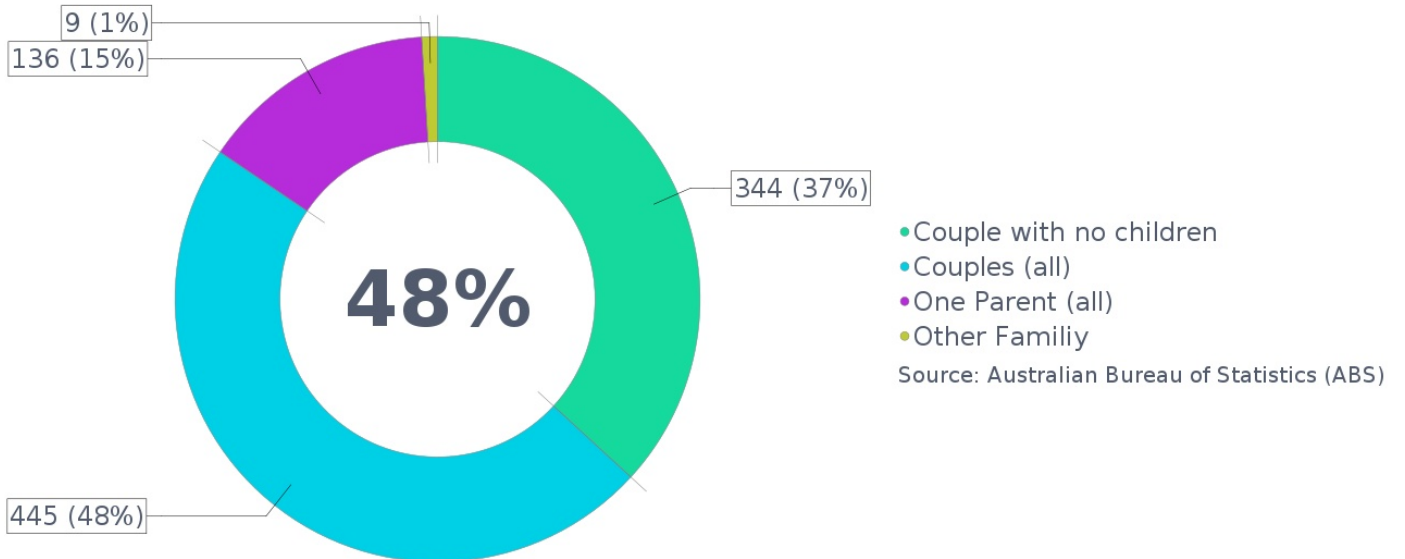
Jan 2026  
36 Days

1,071 m<sup>2</sup> 4 2 2

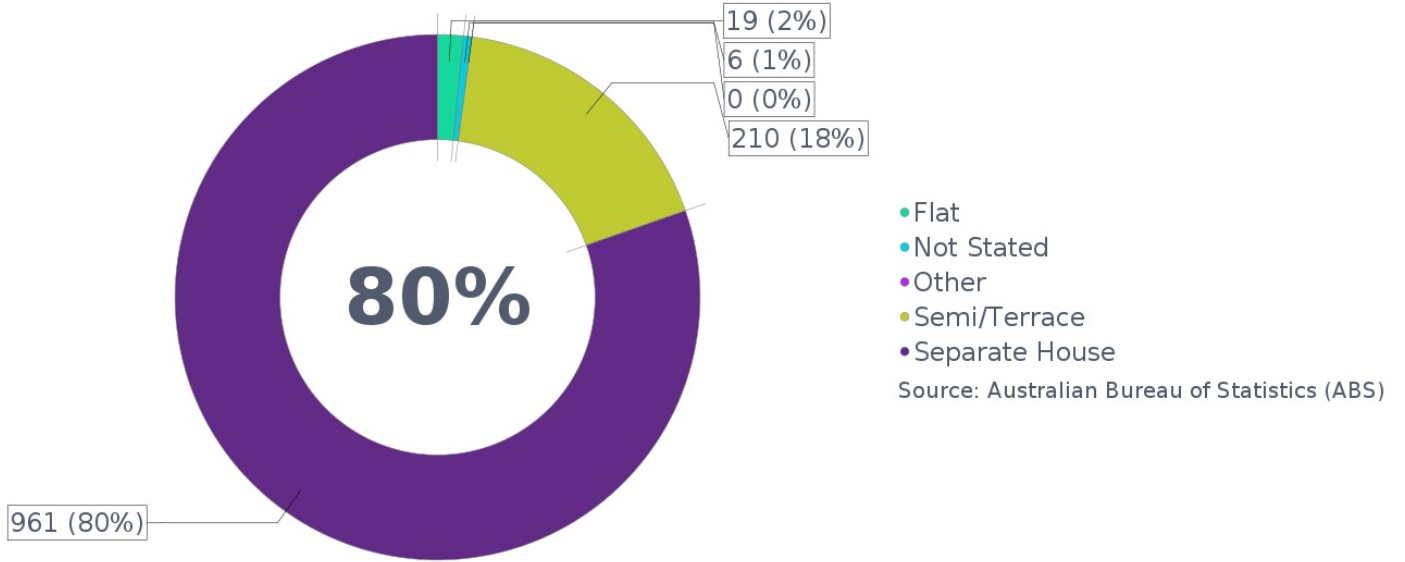
## Age of Population (2021)



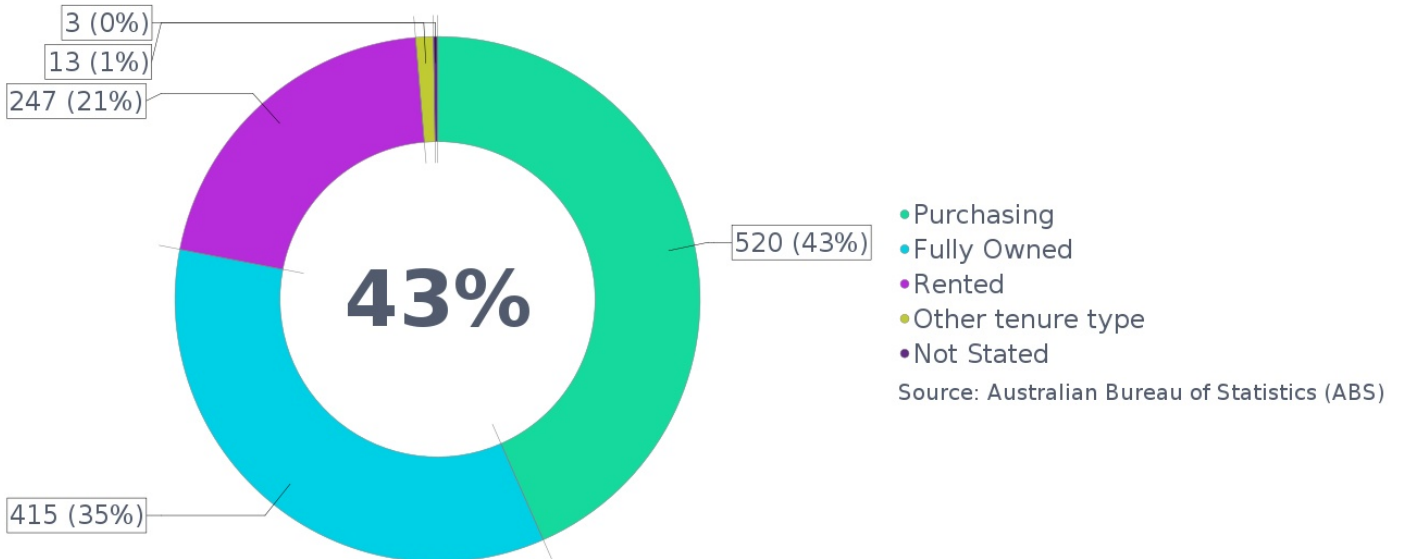
## Family Composition (2021)



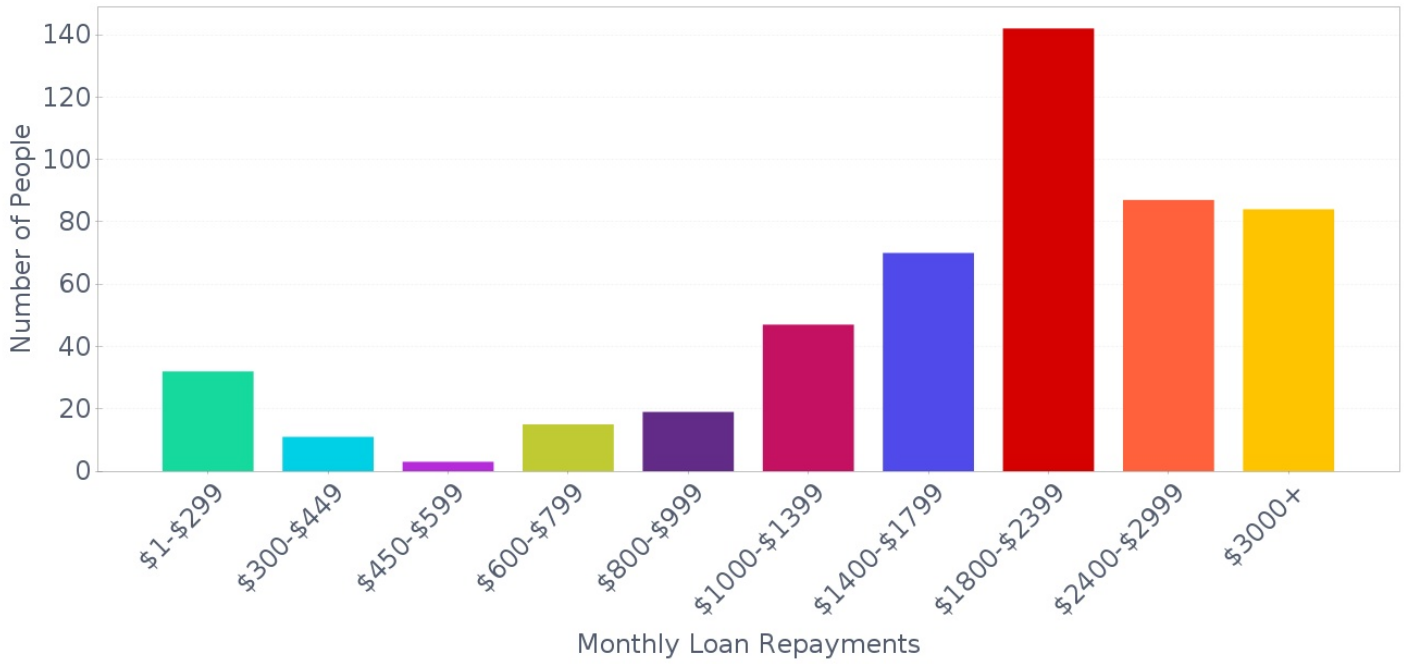
## Dwelling Structure (2021)



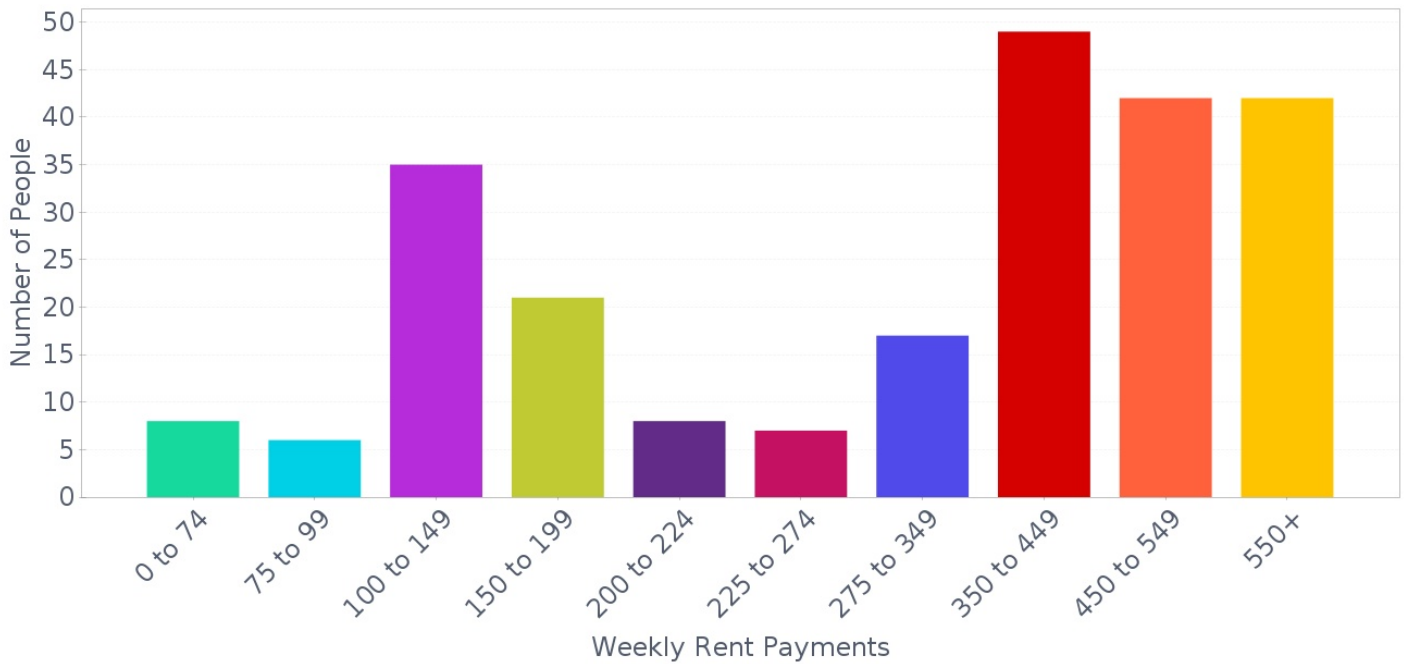
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

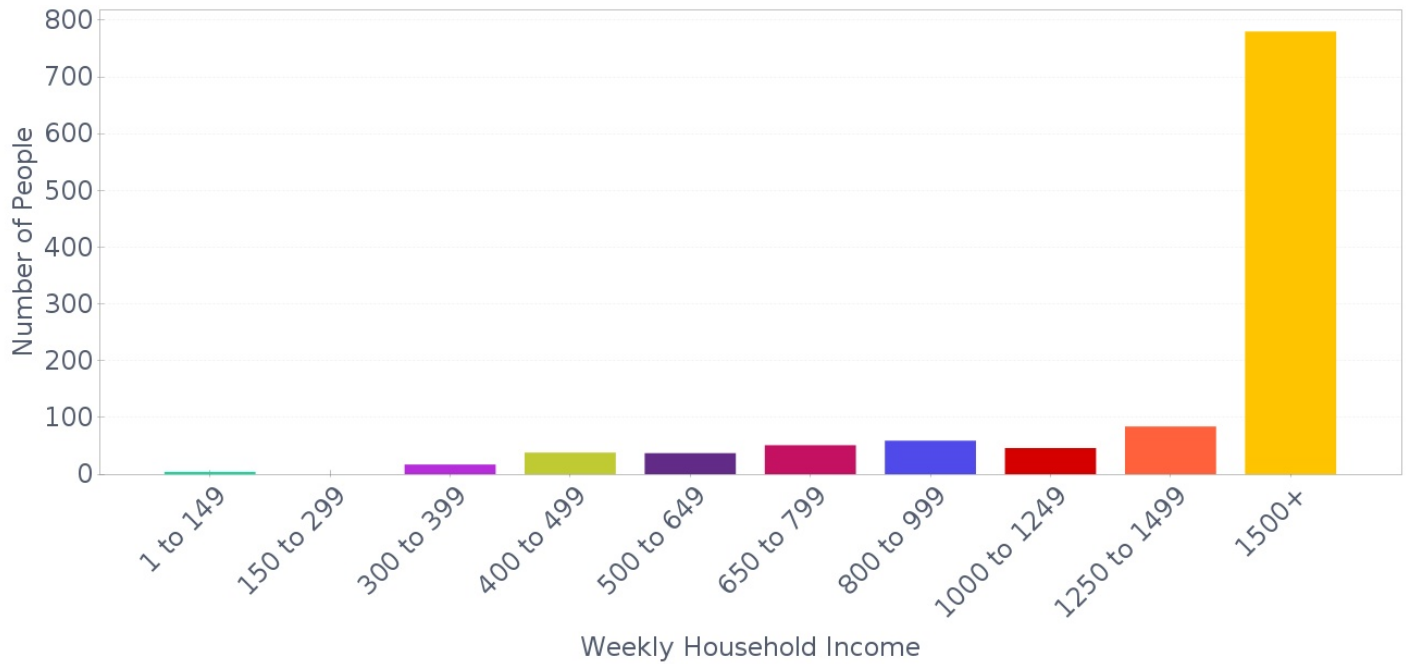


## Rent Payments - Weekly (2021)

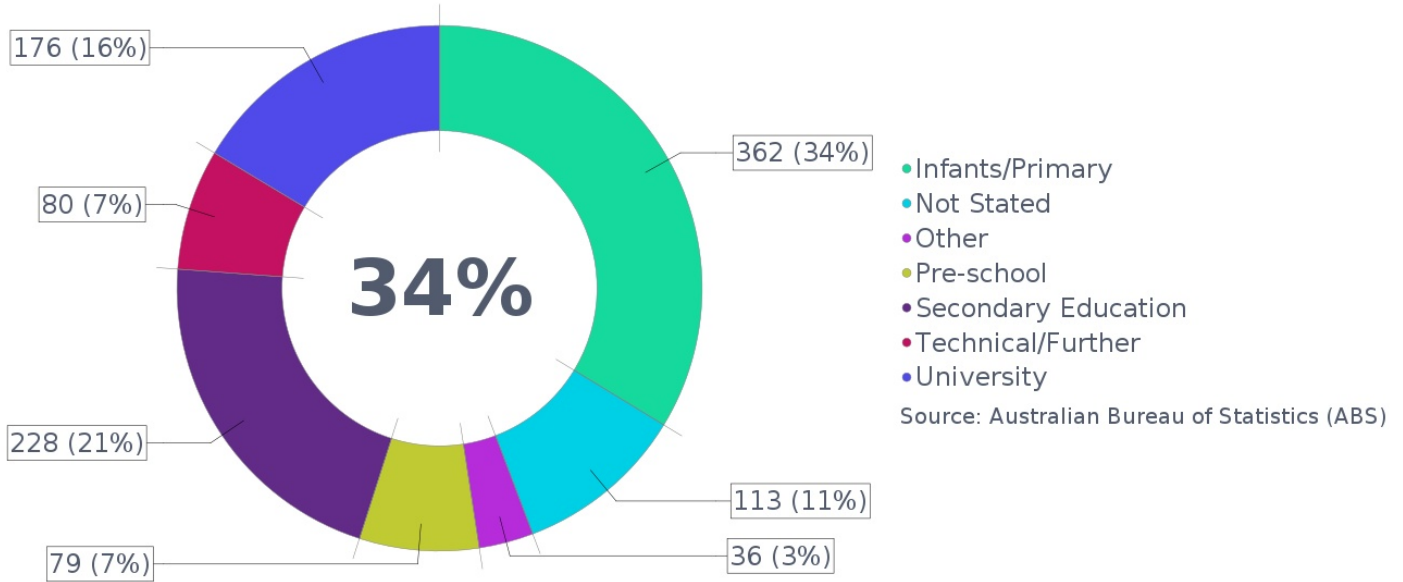




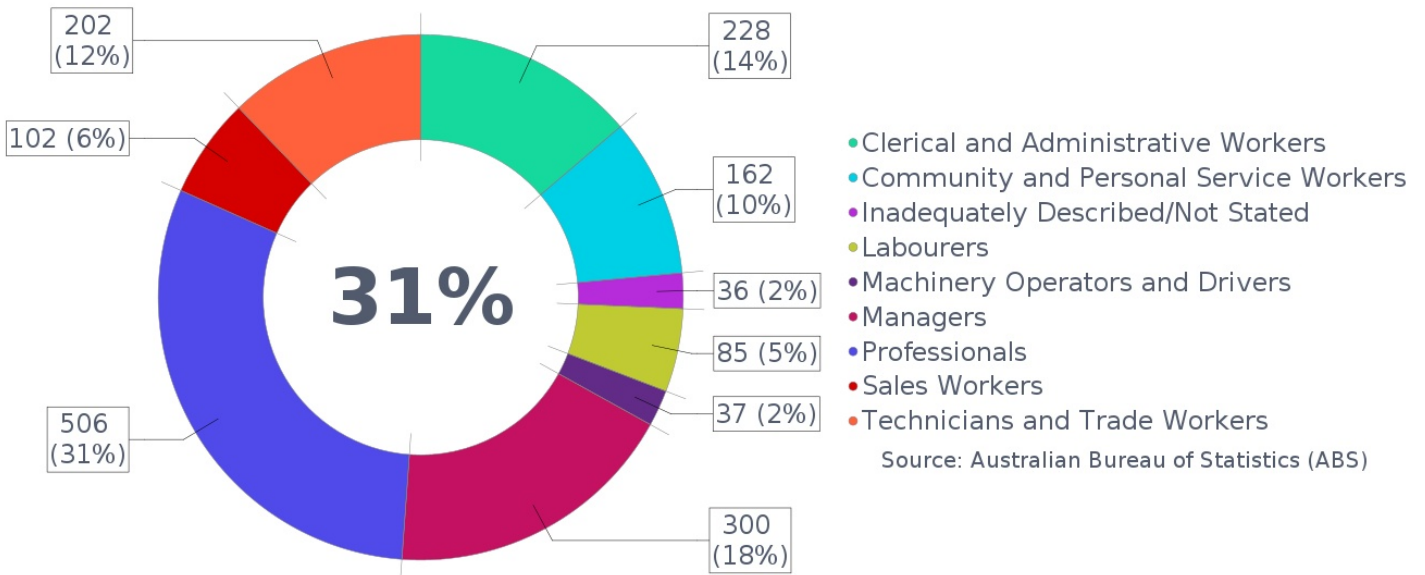
## Household Income - Weekly (2021)



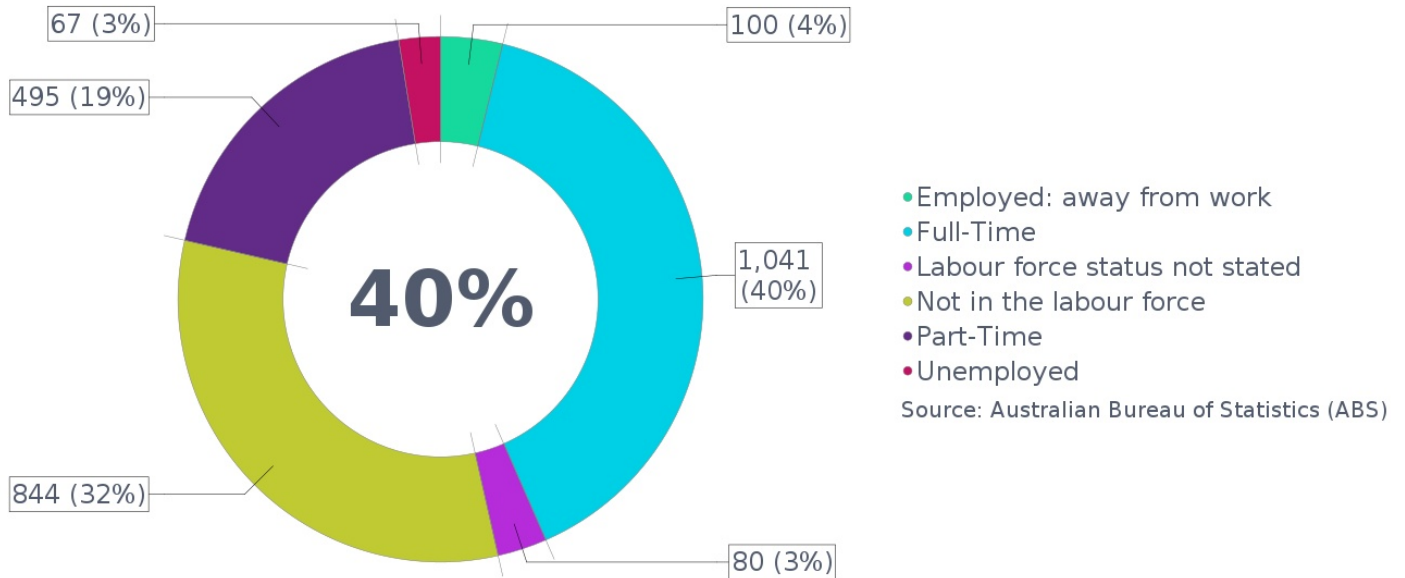
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

