

SUBURB FLYOVER REPORT

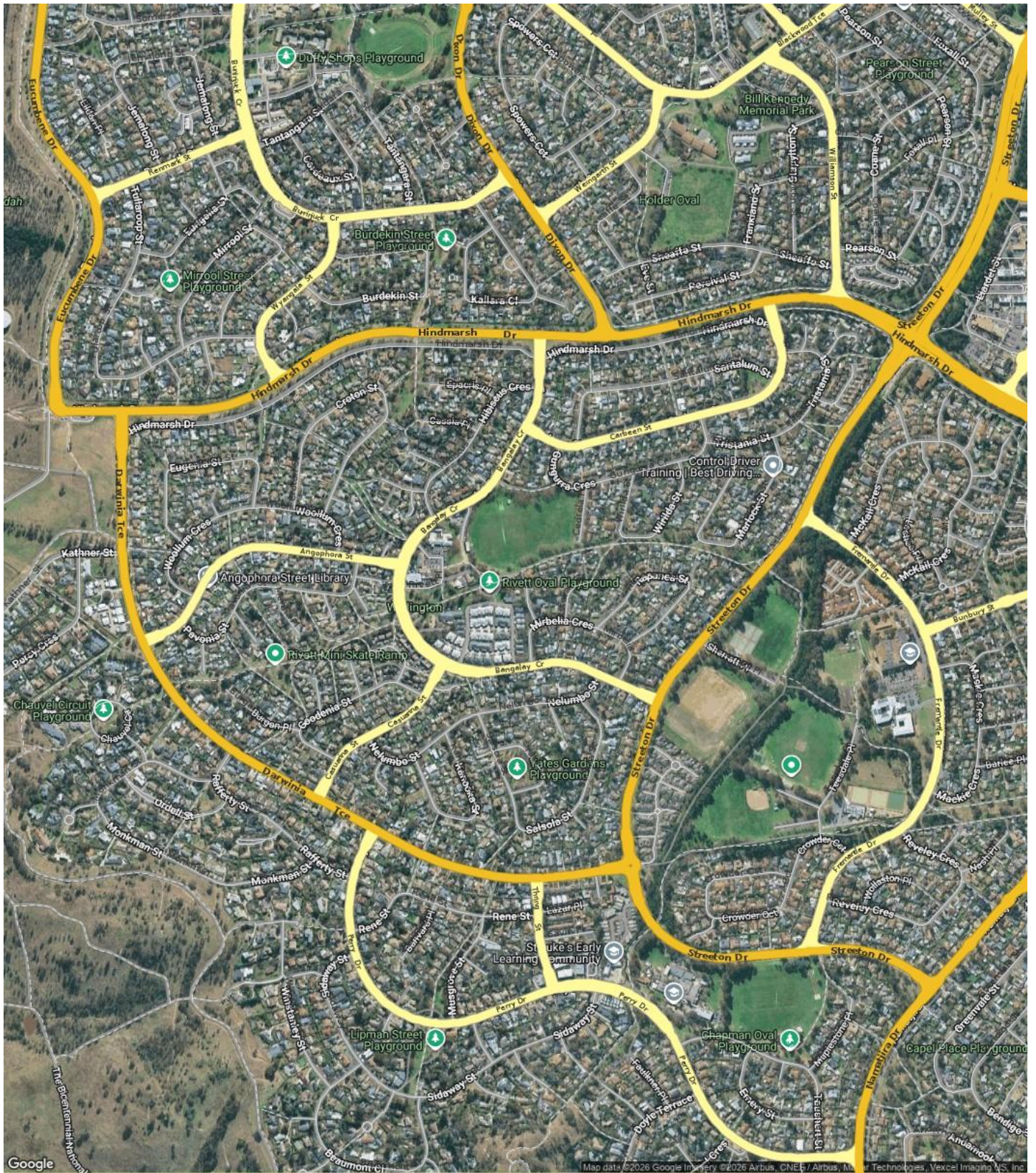
RIVETT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





RIVETT - Suburb Map



RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	51	\$ 430,000	0.0 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	37	\$ 511,000	15.9 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.2 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	53	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	58	\$ 622,000	2.0 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.3 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	53	\$ 920,000	4.8 %	\$ 180,000	\$ 1,750,000
2023	44	\$ 937,500	1.9 %	\$ 581,000	\$ 1,435,000
2024	52	\$ 875,000	-6.7 %	\$ 597,000	\$ 1,285,000
2025	39	\$ 890,000	1.7 %	\$ 591,000	\$ 3,423,173
2026	8	\$ 1,077,500	21.1 %	\$ 860,000	\$ 1,430,000

Median Sale Price

\$898k

Based on 36 recorded House sales within the last 12 months (Apr '25 - Mar '26)

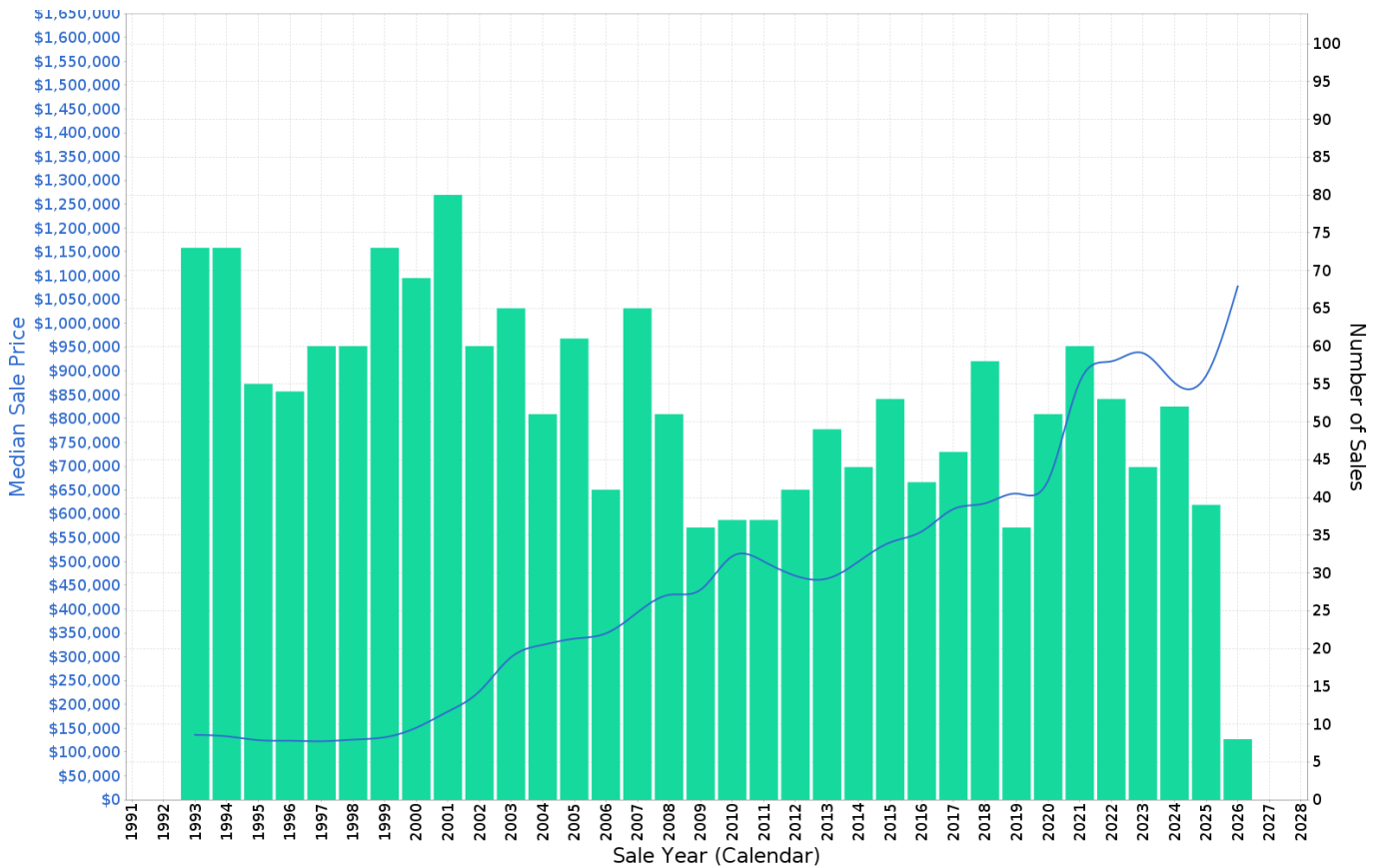
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

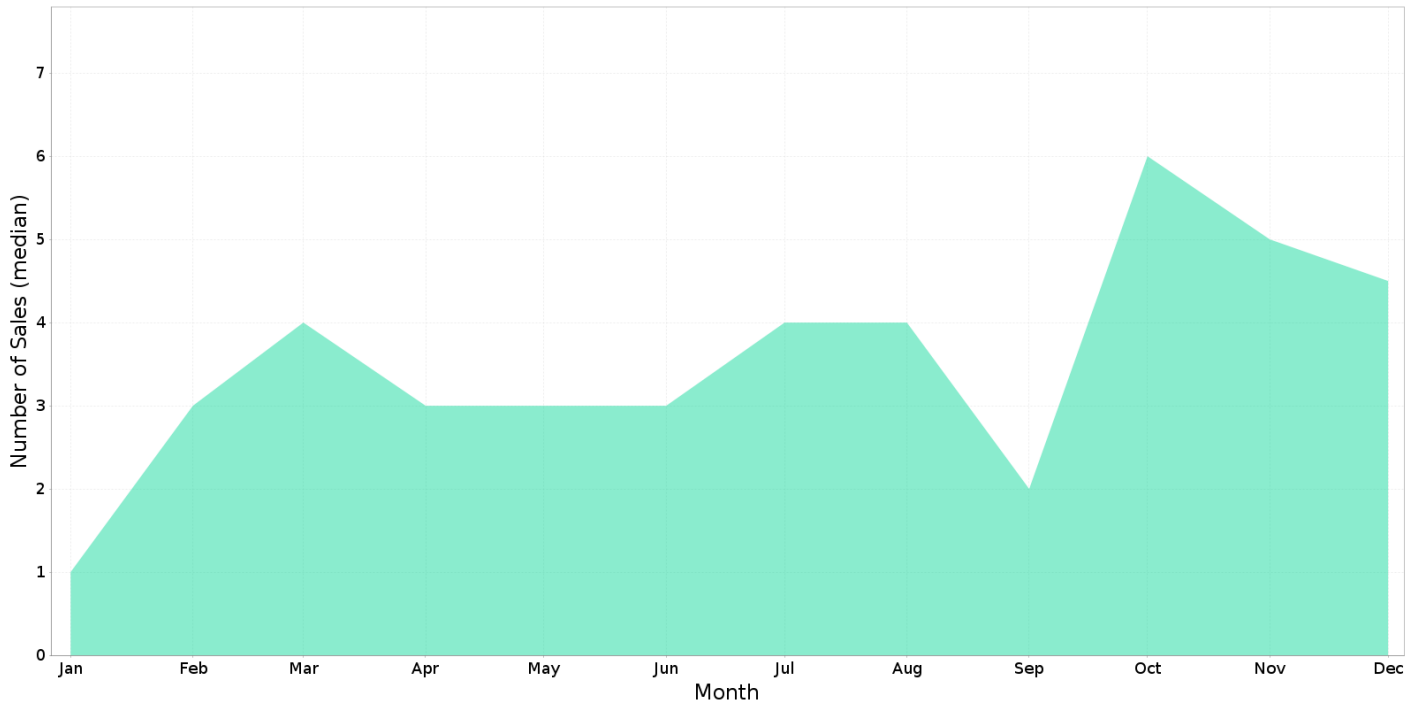
+2.4%

Current Median Price: \$898,500
Previous Median Price: \$877,500

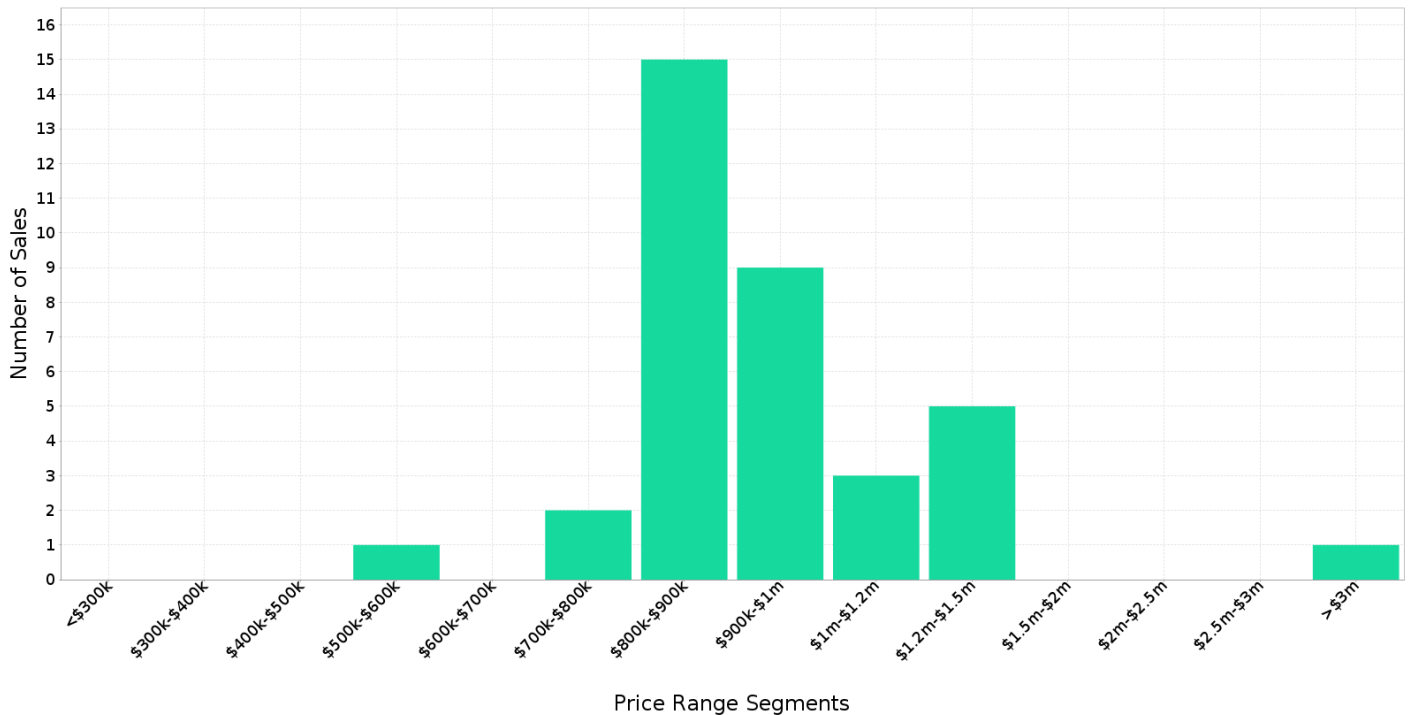
Based on 88 recorded House sales compared over the last two rolling 12 month periods



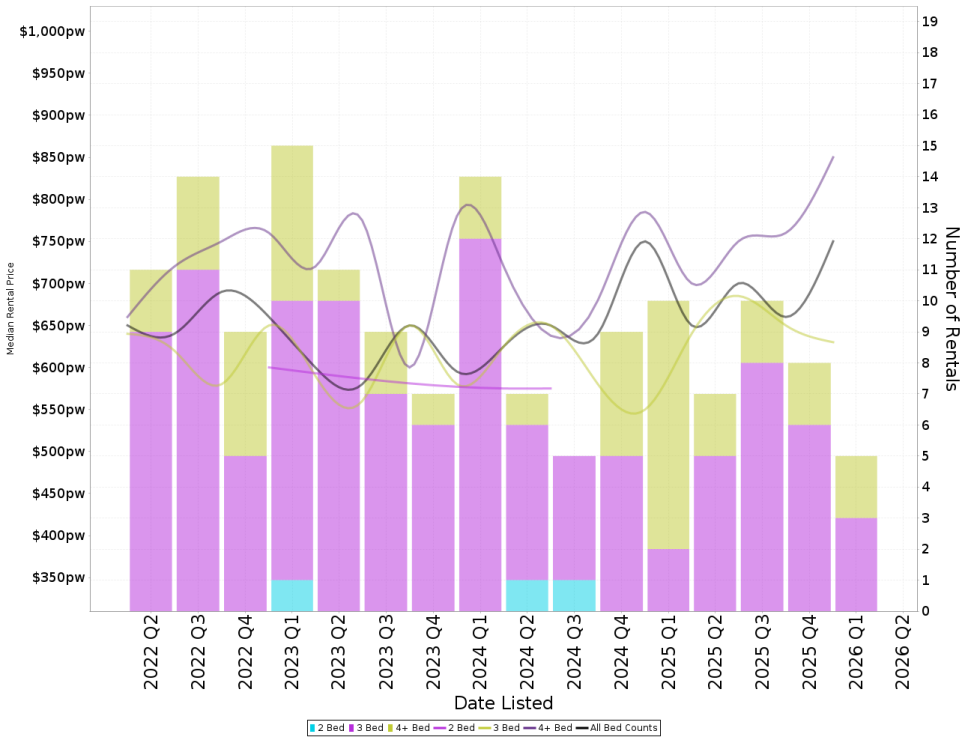
RIVETT - Peak Selling Periods (3 years)



RIVETT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

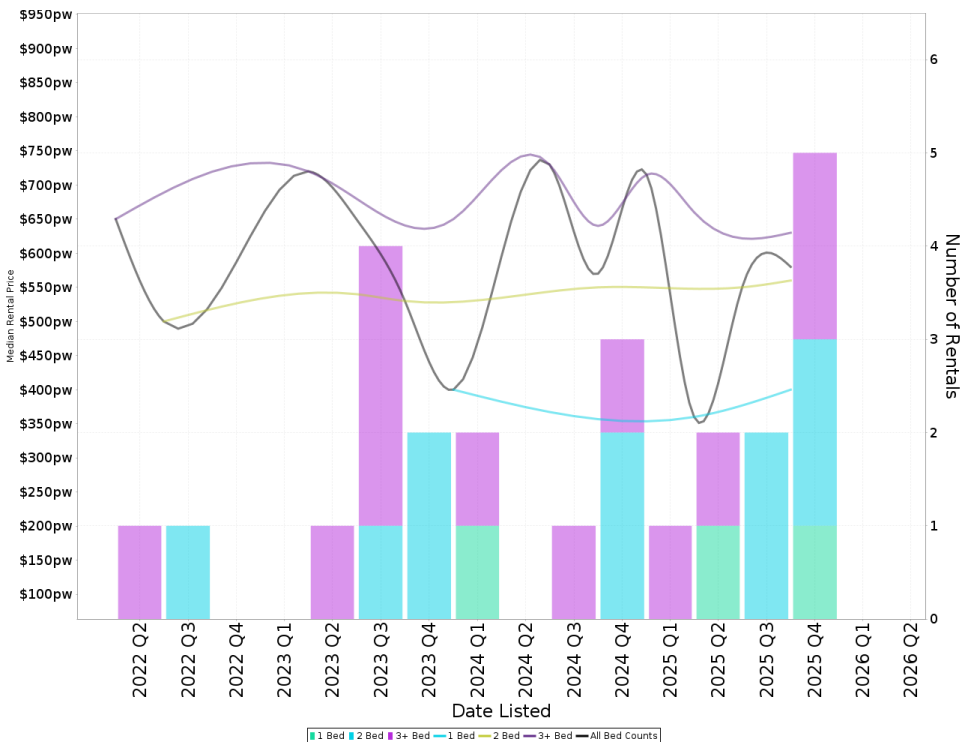
Current Median Price: \$898,500
Previous Median Price: \$877,500
Based on 88 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$898,500
Current Median Rent: \$690
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+37.1%

Current Median Price: \$1,040,000
Previous Median Price: \$758,525
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,040,000
Current Median Rent: \$560
Based on 9 registered Unit rentals compared over the last 12 months.

RIVETT - Recently Sold Properties

Median Sale Price
\$898k

Based on 36 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
+2.4%

Current Median Price: \$898,500
Previous Median Price: \$877,500


Based on 88 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
36

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

27 MARLOCK ST



\$1,200,000

Sold 2026
Apr
N/A

776 m² 3 1 2

21 ASTELIA PL



\$815,000

Sold 2026
Apr
18 Days

857 m² 3 1 2

315 HINDMARSH DR




\$1,240,000

Sold 2026
Mar
22 Days

872 m² 4 2 2

49 DARWINIA TCE




\$1,430,000

Sold 2026
Mar
132 Days

982 m² 4 2 3

151 DARWINIA TCE

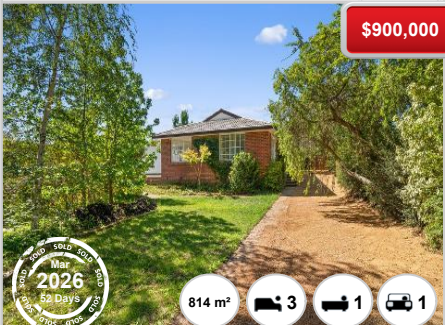


\$955,000

Sold 2026
Mar
20 Days

782 m² 4 1 2

219 HINDMARSH DR



\$900,000

Sold 2026
Mar
58 Days

814 m² 3 1 1

9 PAVONIA ST

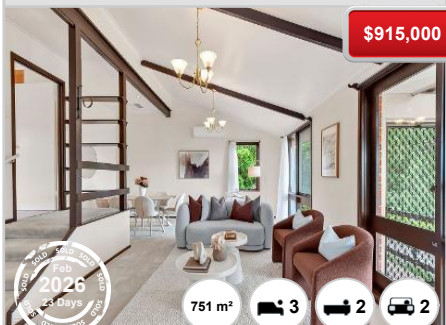


\$1,231,000

Sold 2026
Feb
33 Days

694 m² 4 2 3

8 GEEBUNG PL



\$915,000

Sold 2026
Feb
43 Days

751 m² 3 2 2

32 STREETON DR



\$860,000


Sold 2026
Jan
36 Days

870 m² 3 1 1



9 MORRELL PL

\$1,300,000



2025
23 Days

1,326 m² 5 3 2



RIVETT - Properties For Rent

Median Rental Price

\$690 /w

Based on 30 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+4.0%

Current Median Price: \$898,500
Current Median Rent: \$690

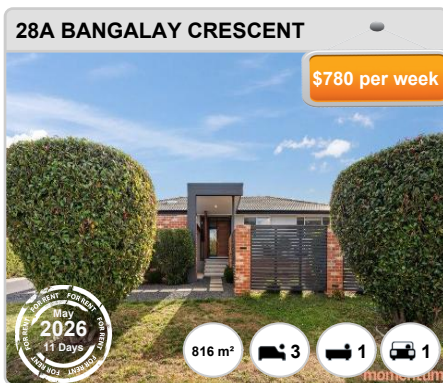
Based on 36 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

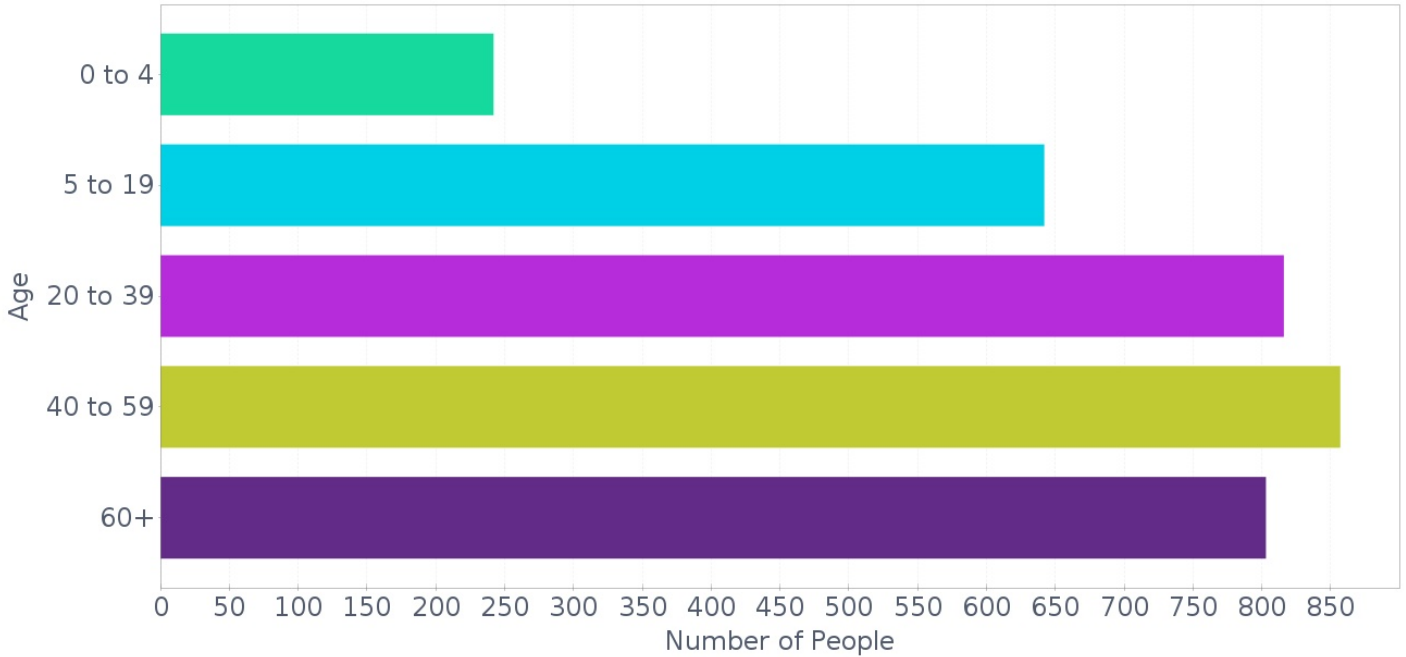
30

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

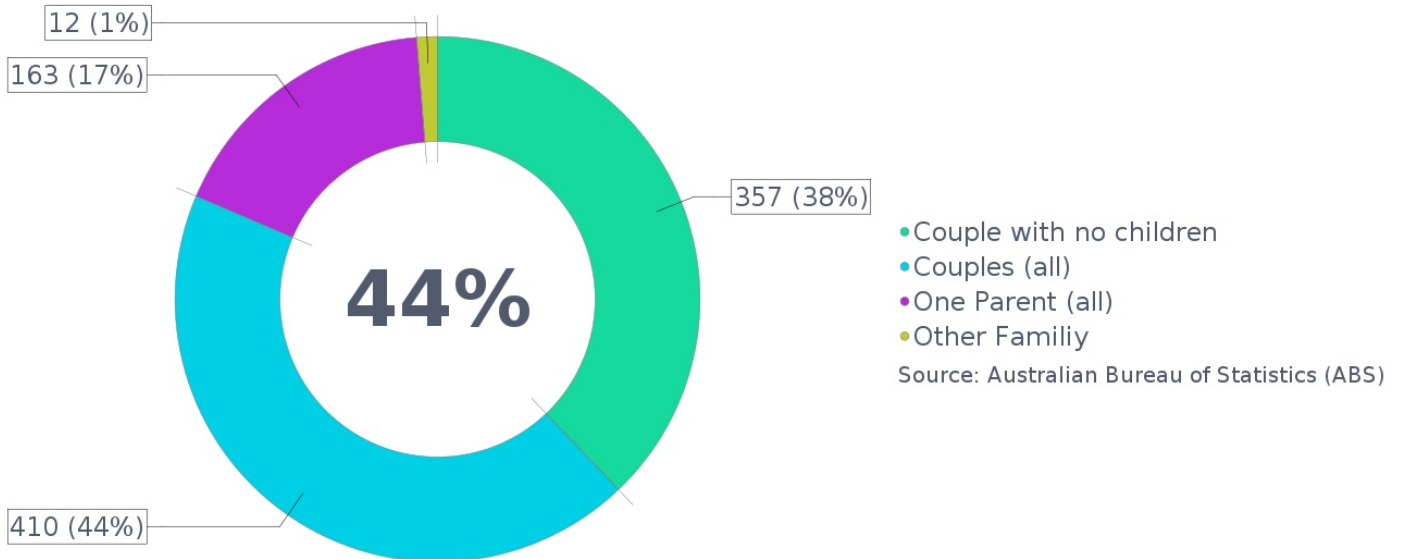
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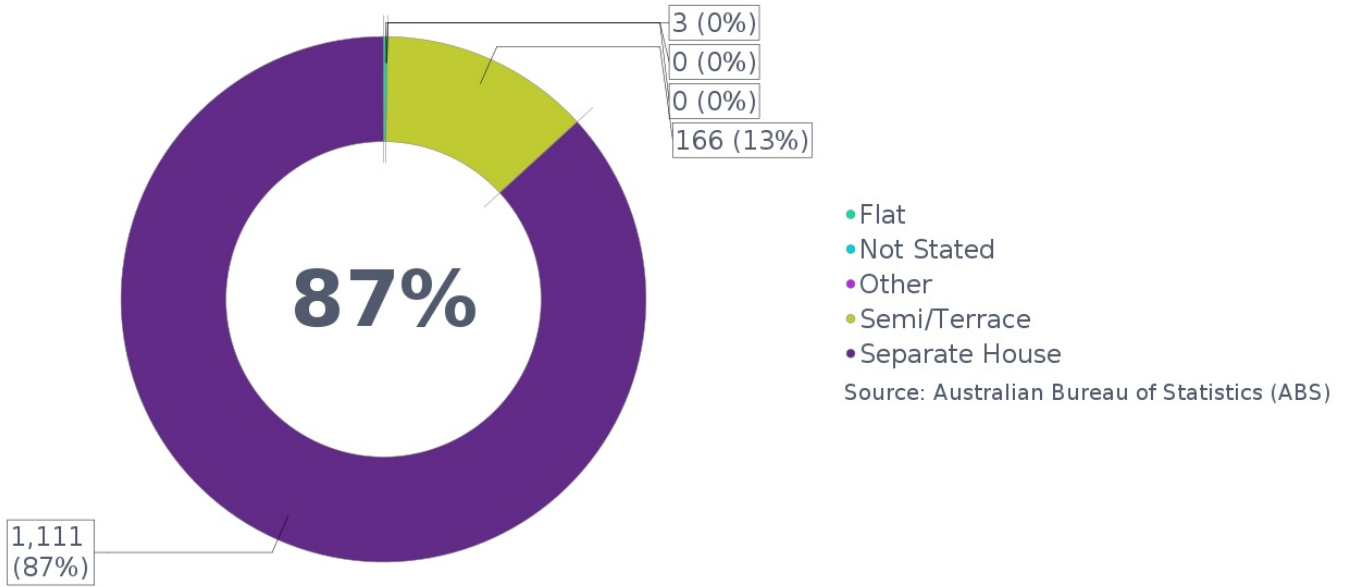
Age of Population (2021)



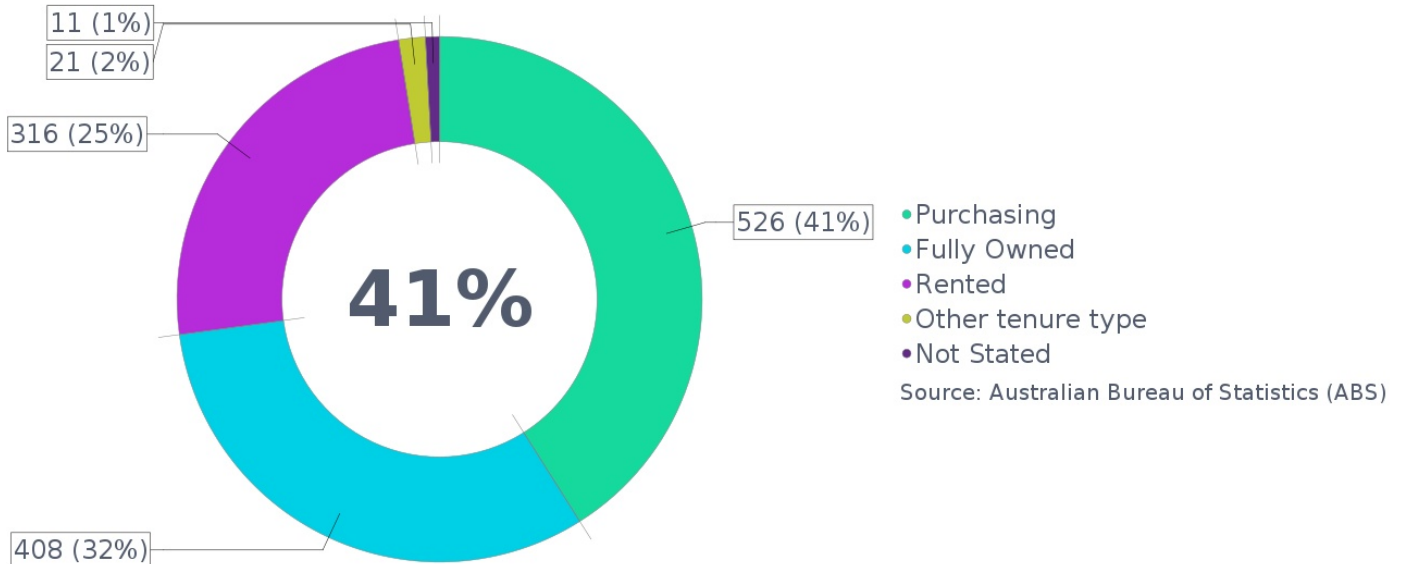
Family Composition (2021)



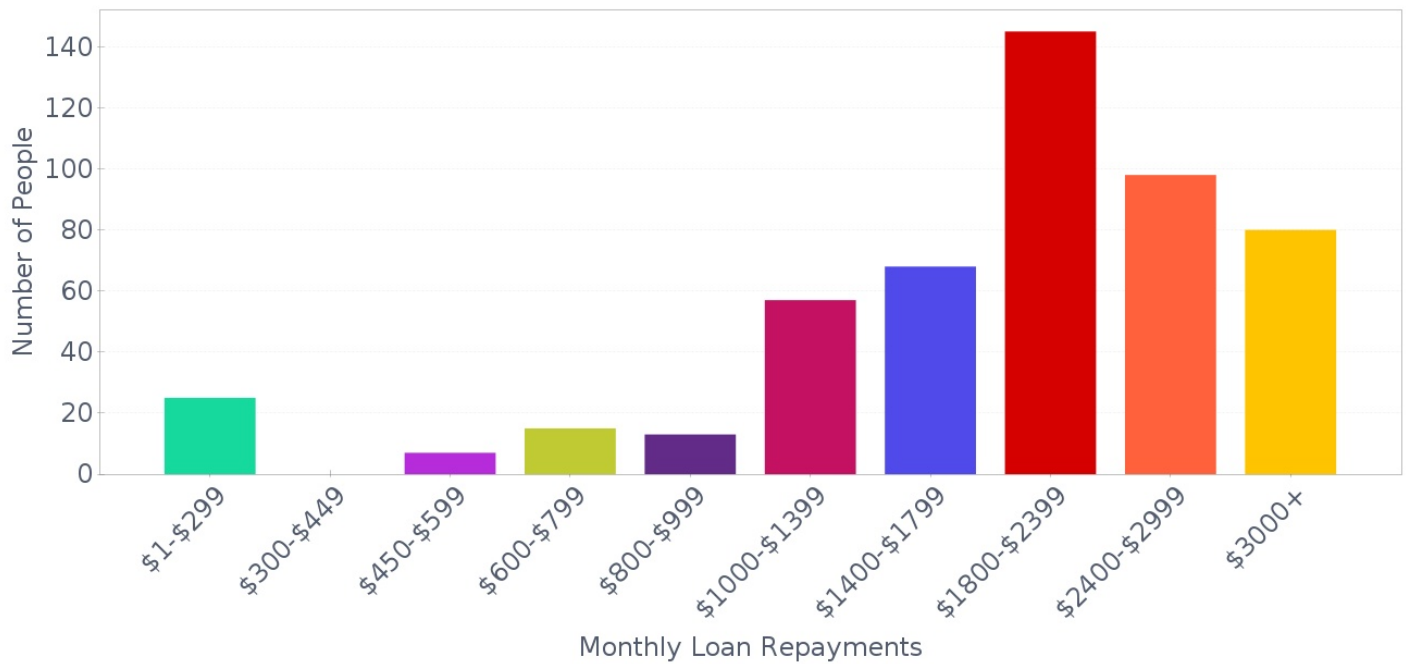
Dwelling Structure (2021)



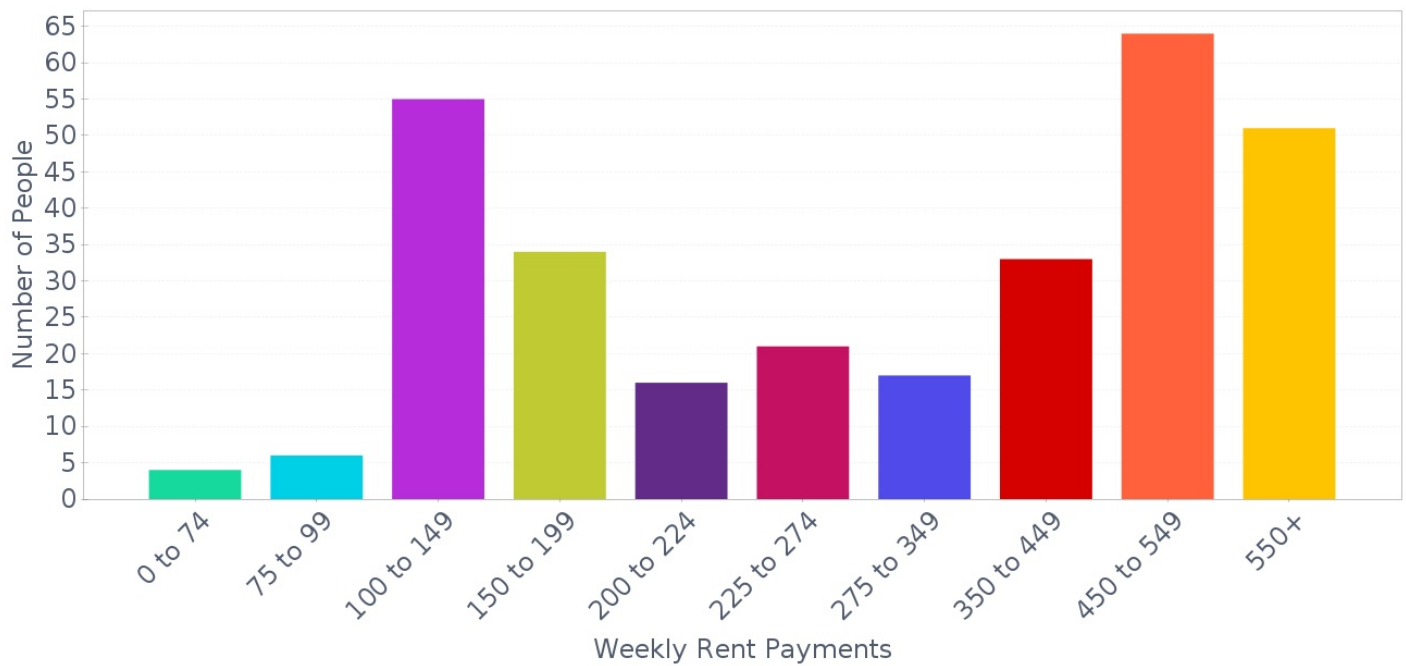
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

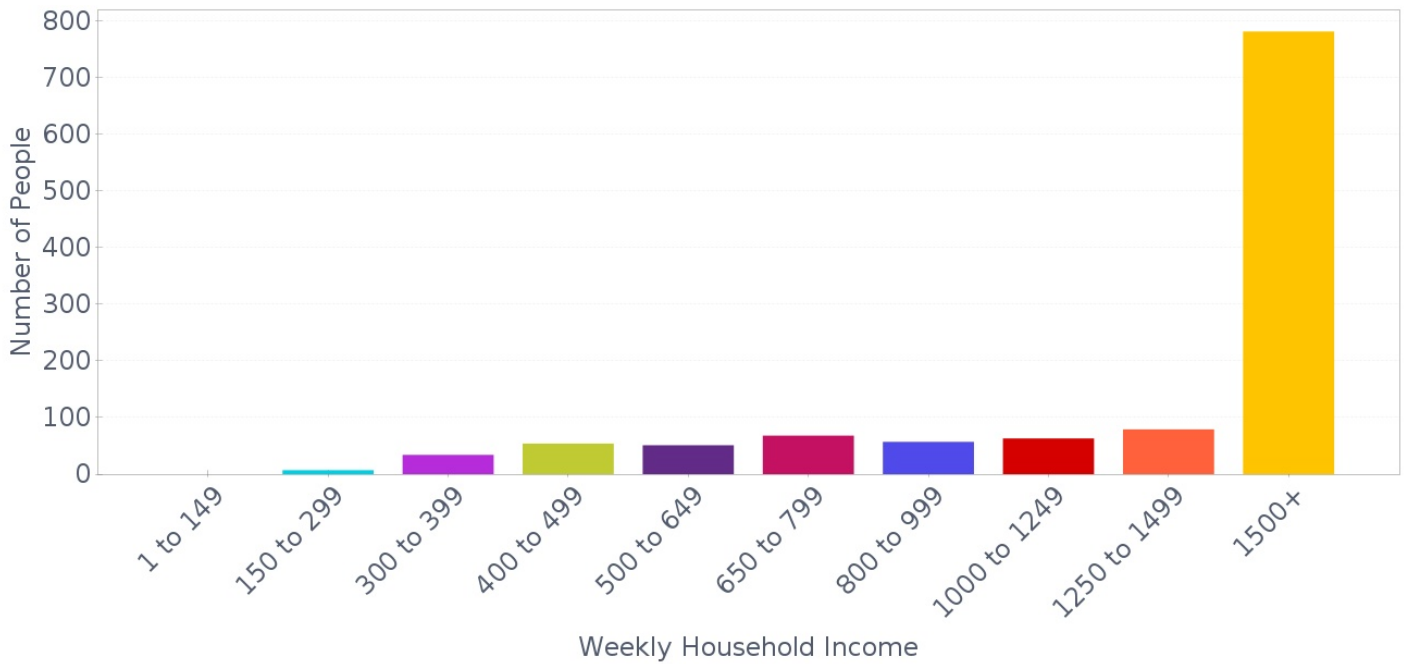


Rent Payments - Weekly (2021)

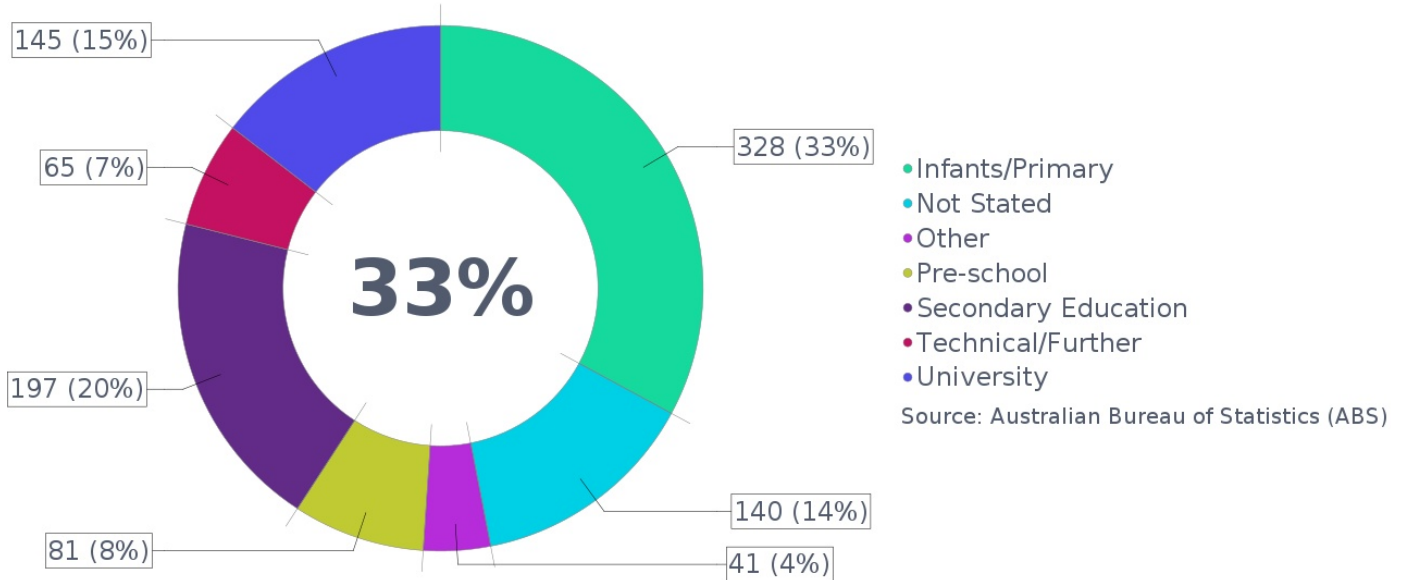




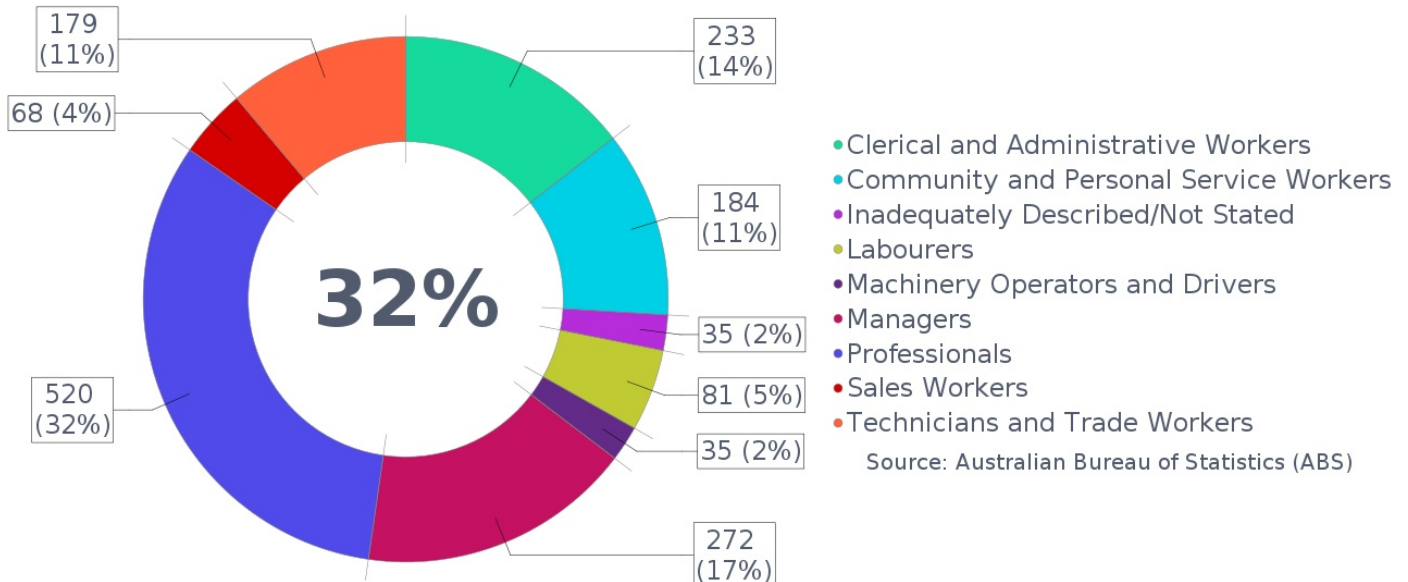
Household Income - Weekly (2021)



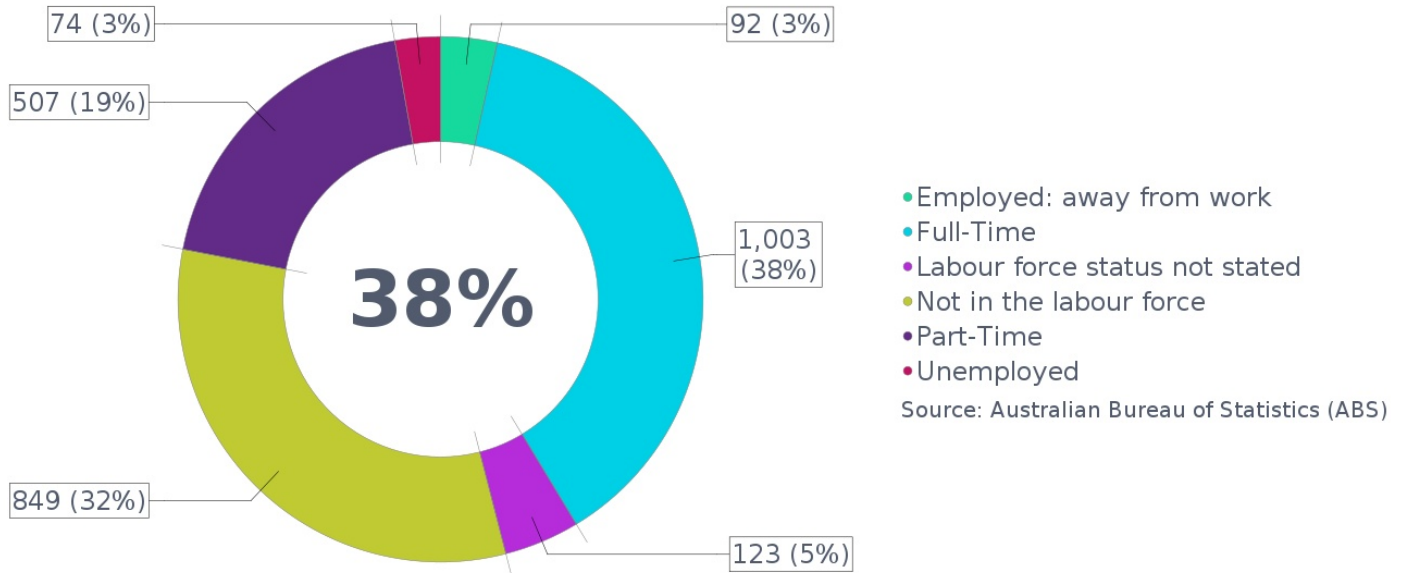
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

