

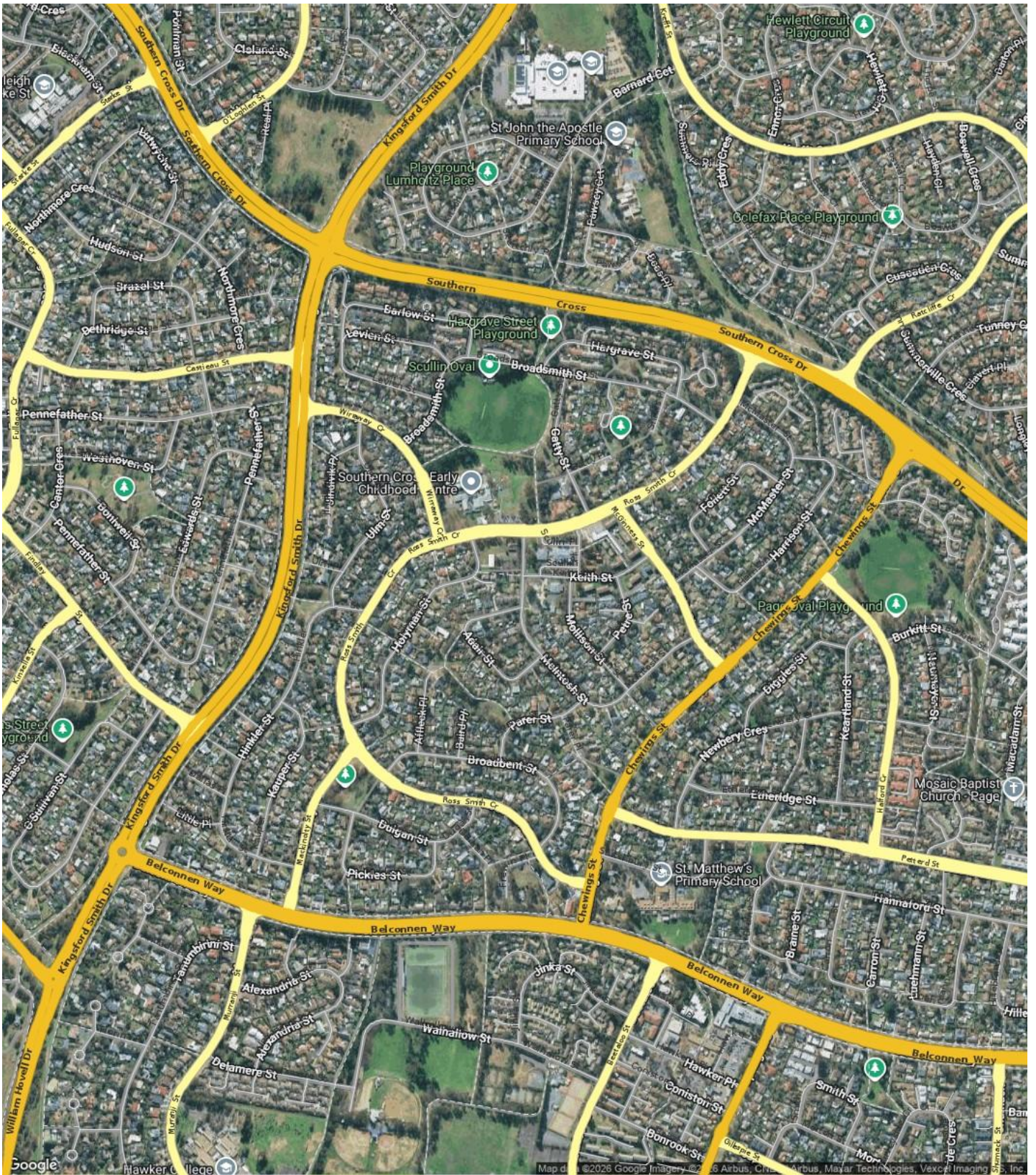
SUBURB FLYOVER REPORT

SCULLIN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



SCULLIN - Suburb Map



SCULLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	47	\$ 386,500	0.0 %	\$ 74,000	\$ 502,000
2009	33	\$ 402,000	4.0 %	\$ 14,000	\$ 607,000
2010	24	\$ 480,500	19.5 %	\$ 120,000	\$ 570,000
2011	31	\$ 442,500	-7.9 %	\$ 120,000	\$ 604,000
2012	33	\$ 442,000	-0.1 %	\$ 220,000	\$ 565,000
2013	36	\$ 455,000	2.9 %	\$ 180,000	\$ 637,000
2014	37	\$ 465,250	2.3 %	\$ 200,000	\$ 620,000
2015	42	\$ 482,000	3.6 %	\$ 377,000	\$ 605,000
2016	36	\$ 500,000	3.7 %	\$ 270,000	\$ 790,000
2017	45	\$ 565,000	13.0 %	\$ 240,000	\$ 860,000
2018	46	\$ 583,750	3.3 %	\$ 265,000	\$ 870,000
2019	32	\$ 601,500	3.0 %	\$ 237,500	\$ 860,000
2020	40	\$ 620,000	3.1 %	\$ 165,000	\$ 915,000
2021	40	\$ 829,250	33.8 %	\$ 389,000	\$ 1,250,000
2022	46	\$ 877,500	5.8 %	\$ 642,000	\$ 5,948,000
2023	27	\$ 823,000	-6.2 %	\$ 590,000	\$ 1,262,000
2024	29	\$ 901,000	9.5 %	\$ 600,000	\$ 1,250,000
2025	28	\$ 863,750	-4.1 %	\$ 700,000	\$ 1,120,000
2026	3	\$ 960,000	11.1 %	\$ 905,000	\$ 1,070,000

Median Sale Price

\$875k

Based on 24 recorded House sales within the last 12 months (Apr '25 - Mar '26)

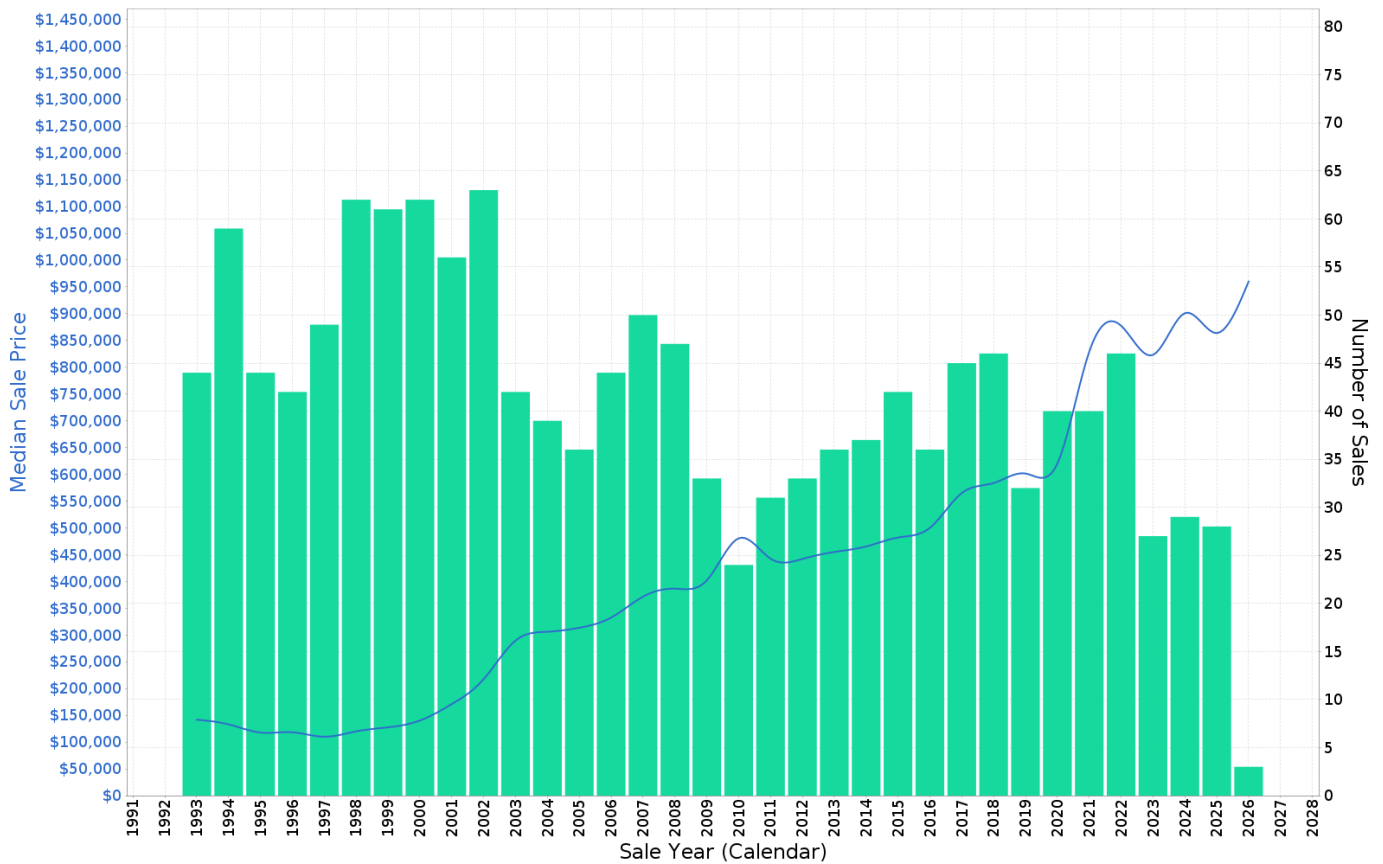
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

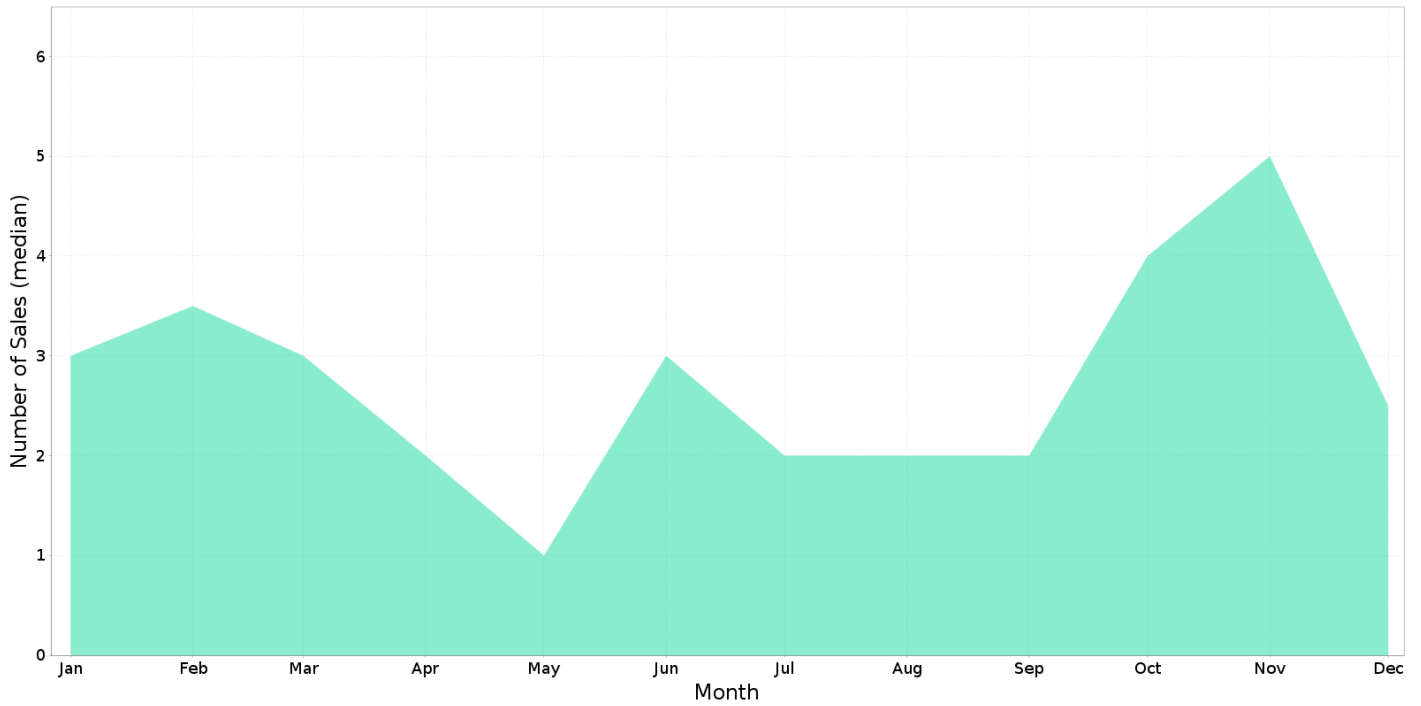
-4.4%

Current Median Price: \$875,000
Previous Median Price: \$915,000

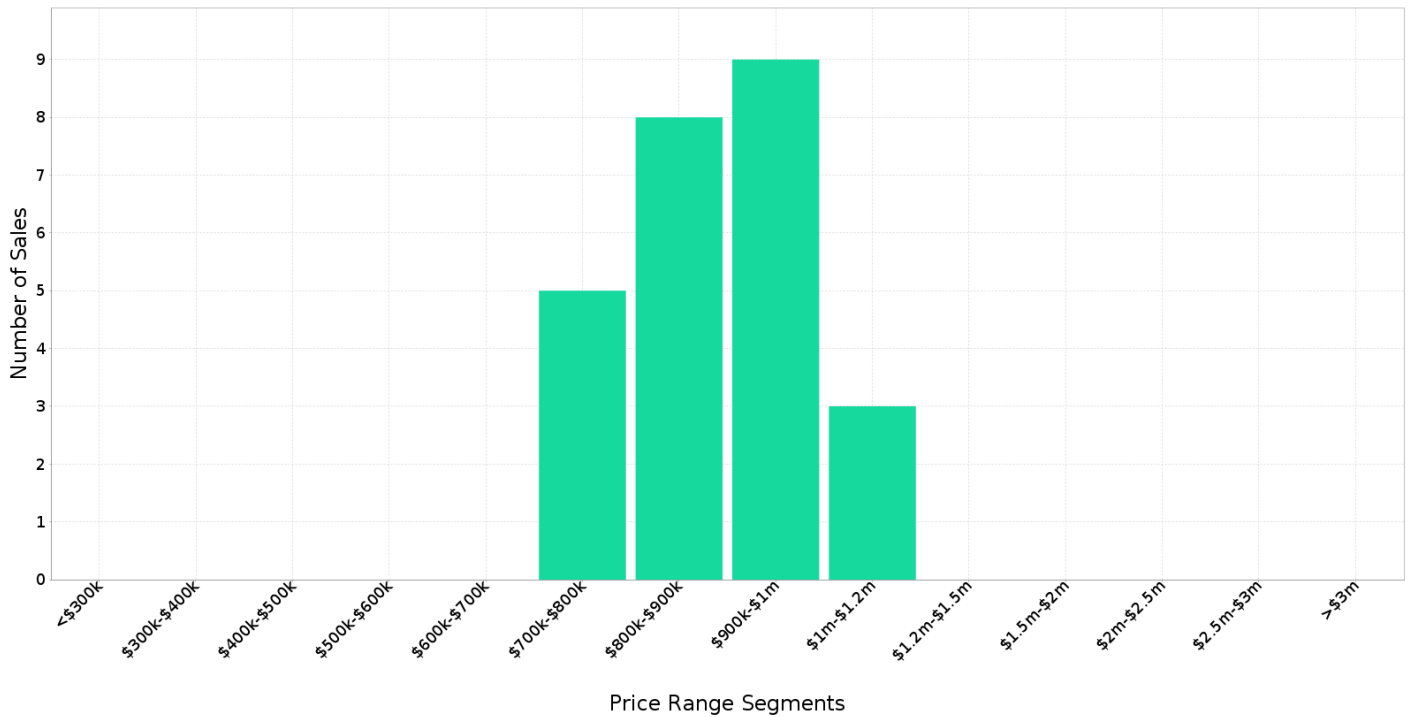
Based on 54 recorded House sales compared over the last two rolling 12 month periods



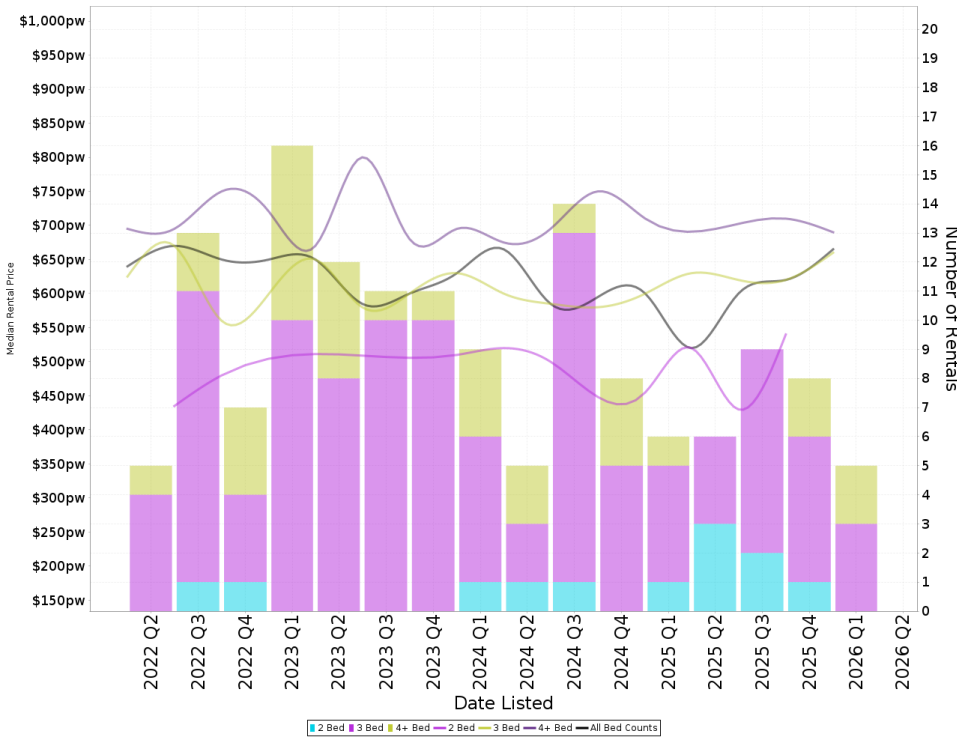
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.4%

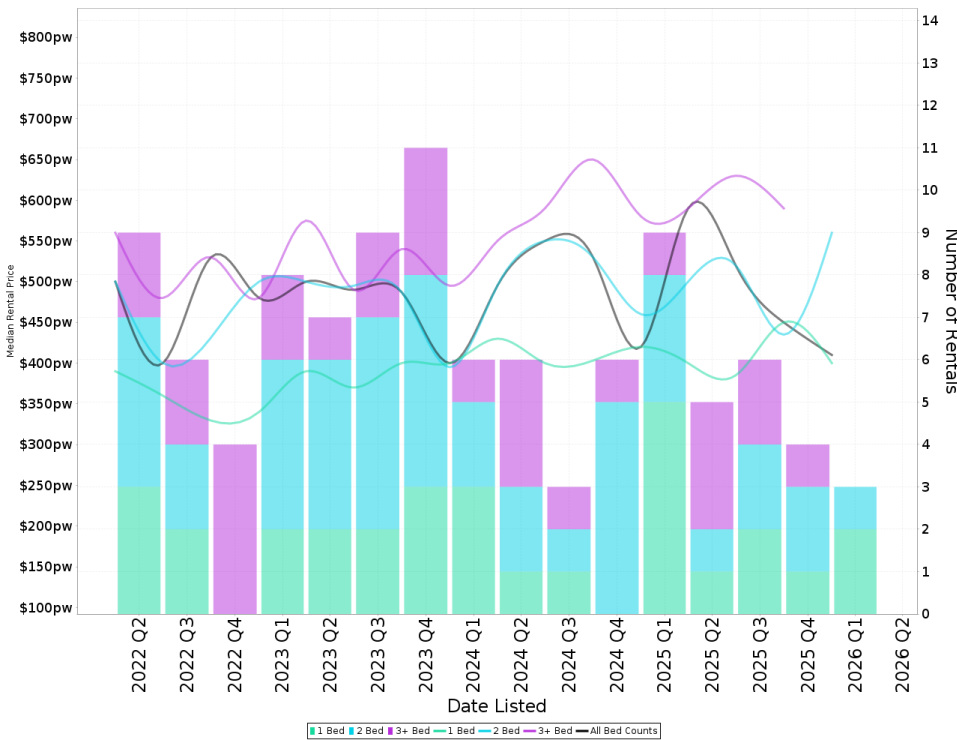
Current Median Price: \$875,000
Previous Median Price: \$915,000
Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$875,000
Current Median Rent: \$620
Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.6%

Current Median Price: \$636,000
Previous Median Price: \$632,500
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$636,000
Current Median Rent: \$500
Based on 18 registered Unit rentals compared over the last 12 months.

SCULLIN - Recently Sold Properties

Median Sale Price

\$875k

Based on 24 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

-4.4%

Current Median Price: \$875,000
Previous Median Price: \$915,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

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

10 JINDIVIK PL

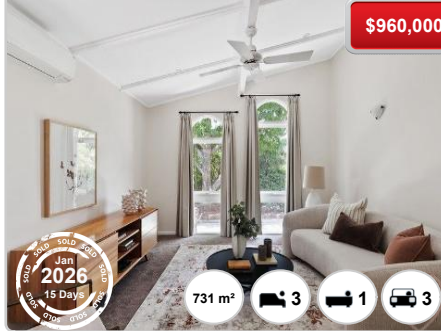


\$960,000

744 m² 3 1 1

Sold 2026 N/A

27 KAUPER ST




\$960,000

731 m² 3 1 3

Sold 2026 15 Days

25 HOLYMAN ST

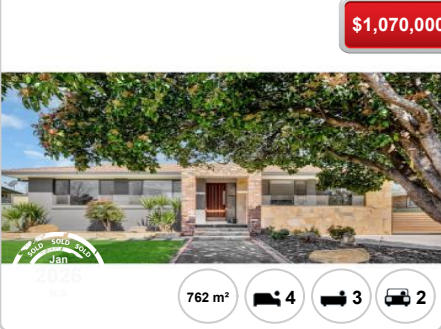


\$905,000

705 m² 3 1 1

Sold 2026 20 Days

21 PICKLES ST



\$1,070,000

762 m² 4 3 2

Sold 2026 N/A

34 BROADSMITH ST



\$760,000

493 m² 3 2 1

Sold 2025 138 Days



SCULLIN - Properties For Rent

Median Rental Price

\$620 /w

Based on 28 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

+3.7%

Current Median Price: \$875,000
Current Median Rent: \$620

Based on 24 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

Based on 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

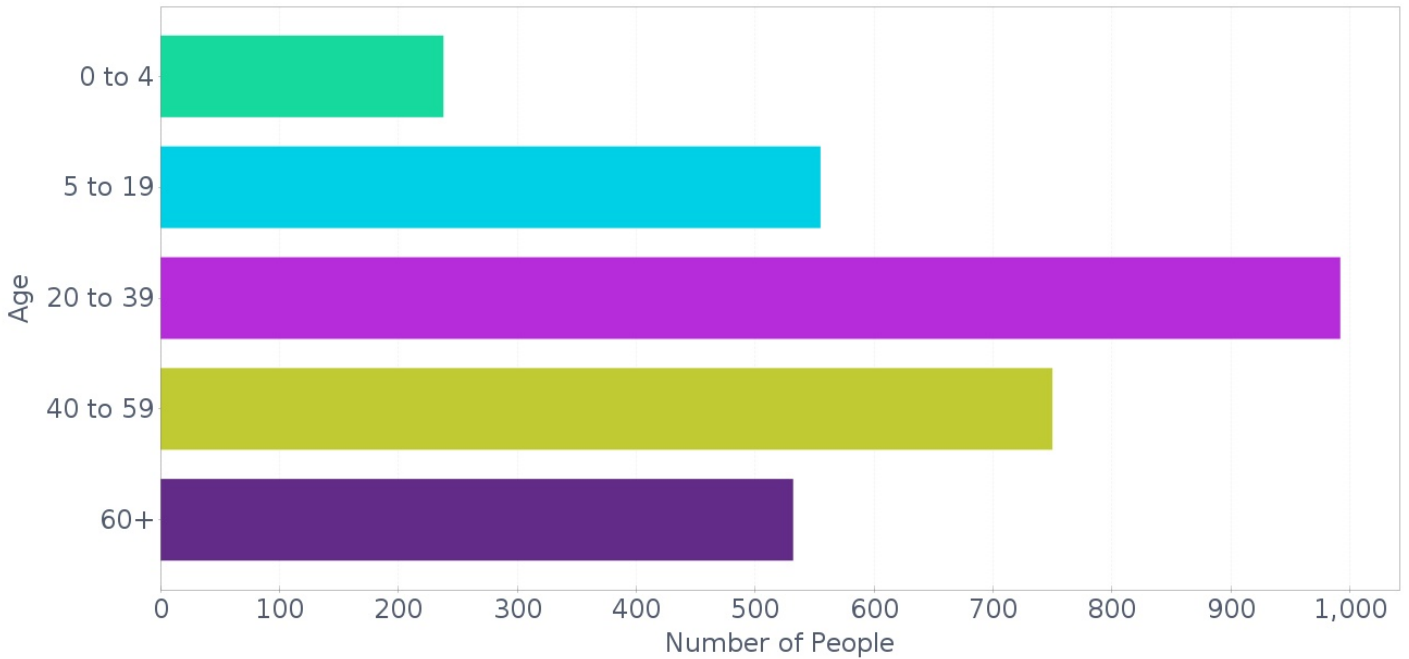
5 SHIERS PLACE

\$690 per week

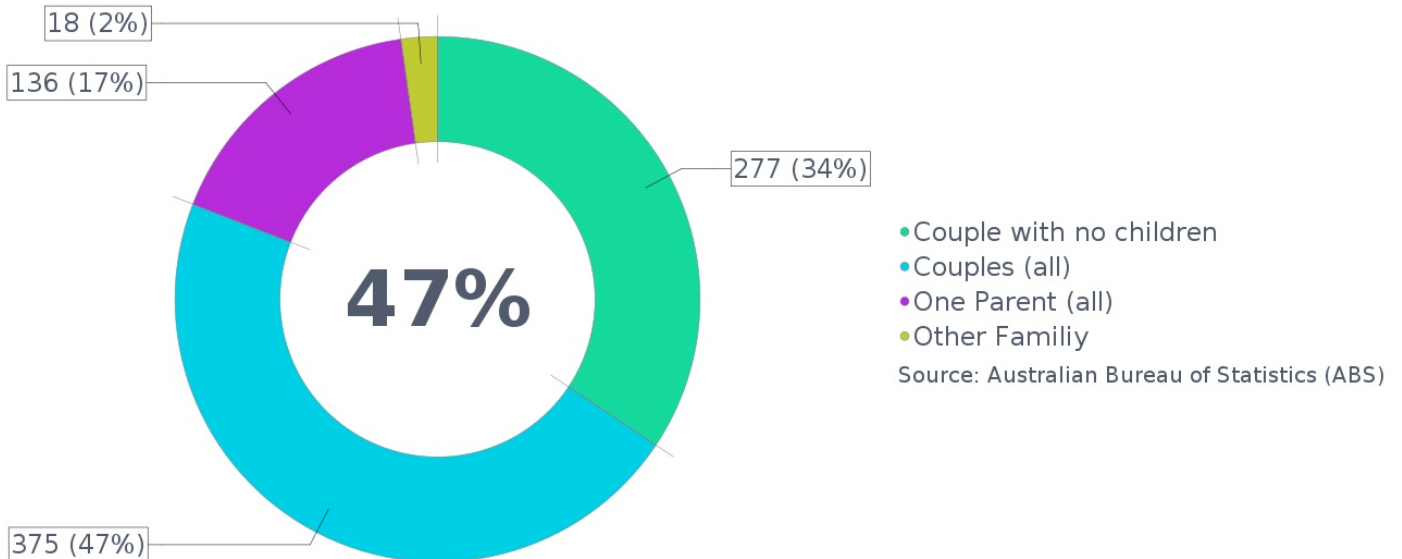
Nov 2025
180 Days

947 m² 4 1 2

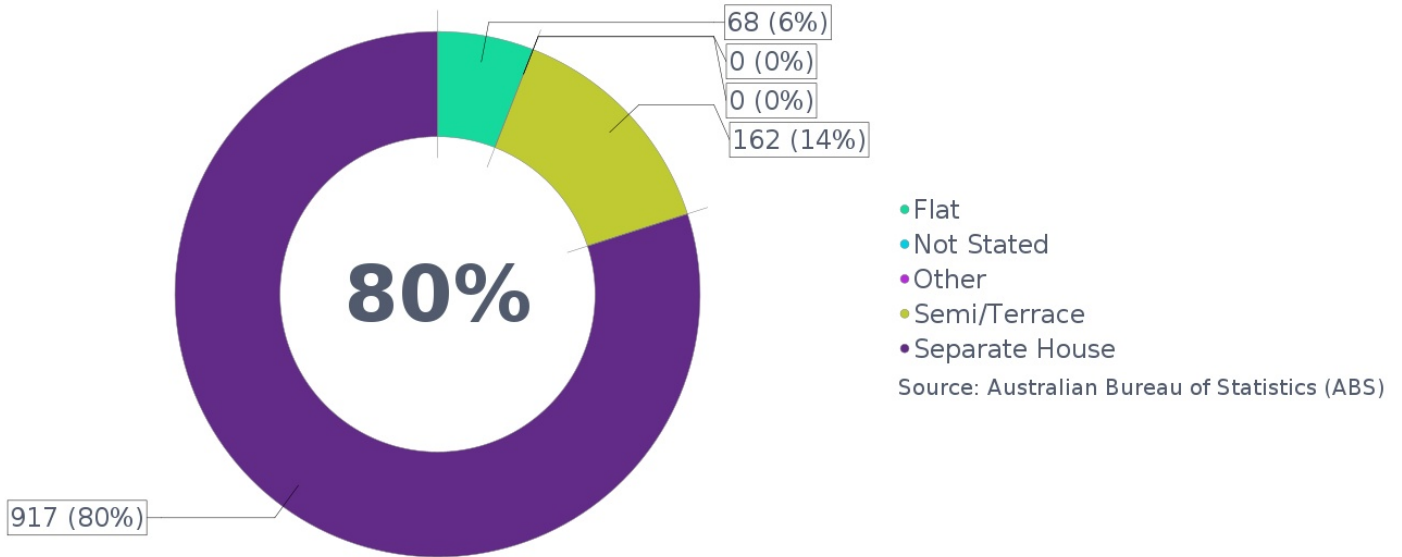
Age of Population (2021)



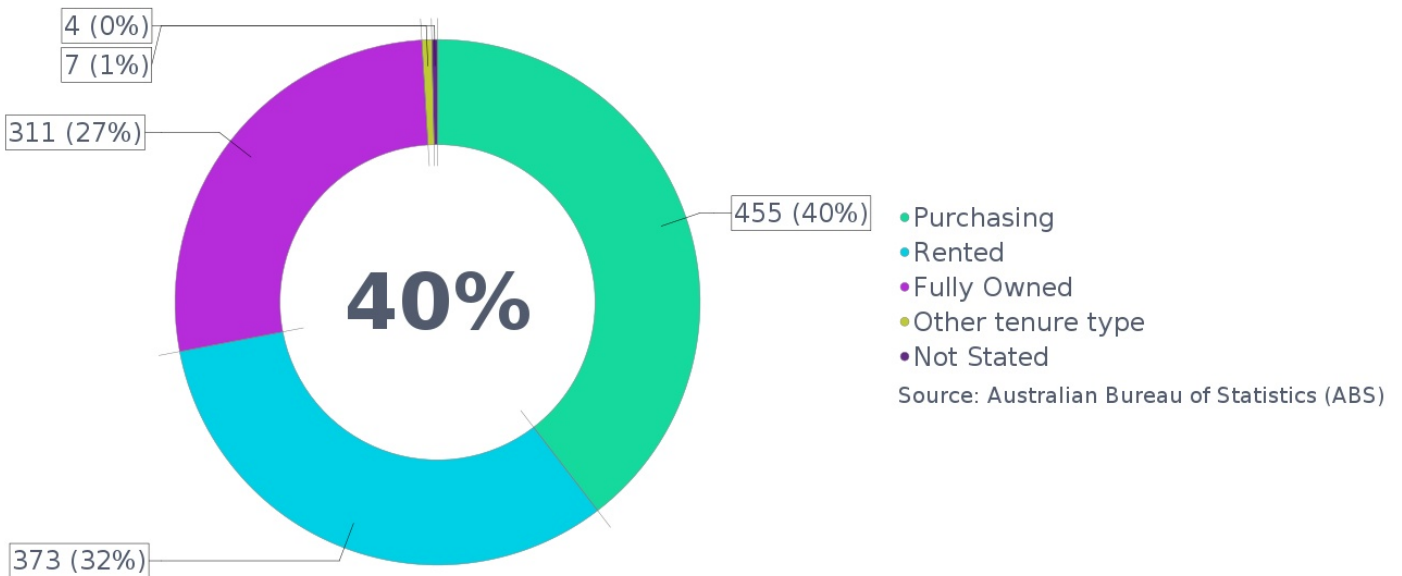
Family Composition (2021)



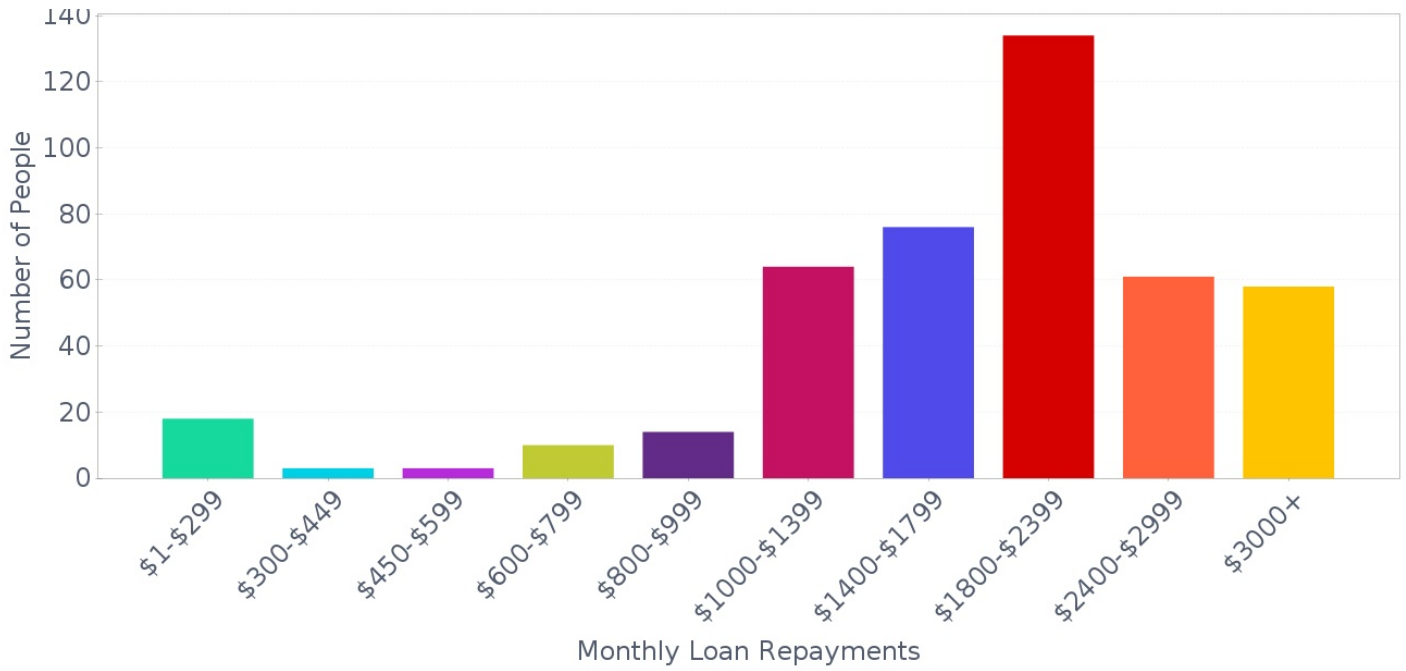
Dwelling Structure (2021)



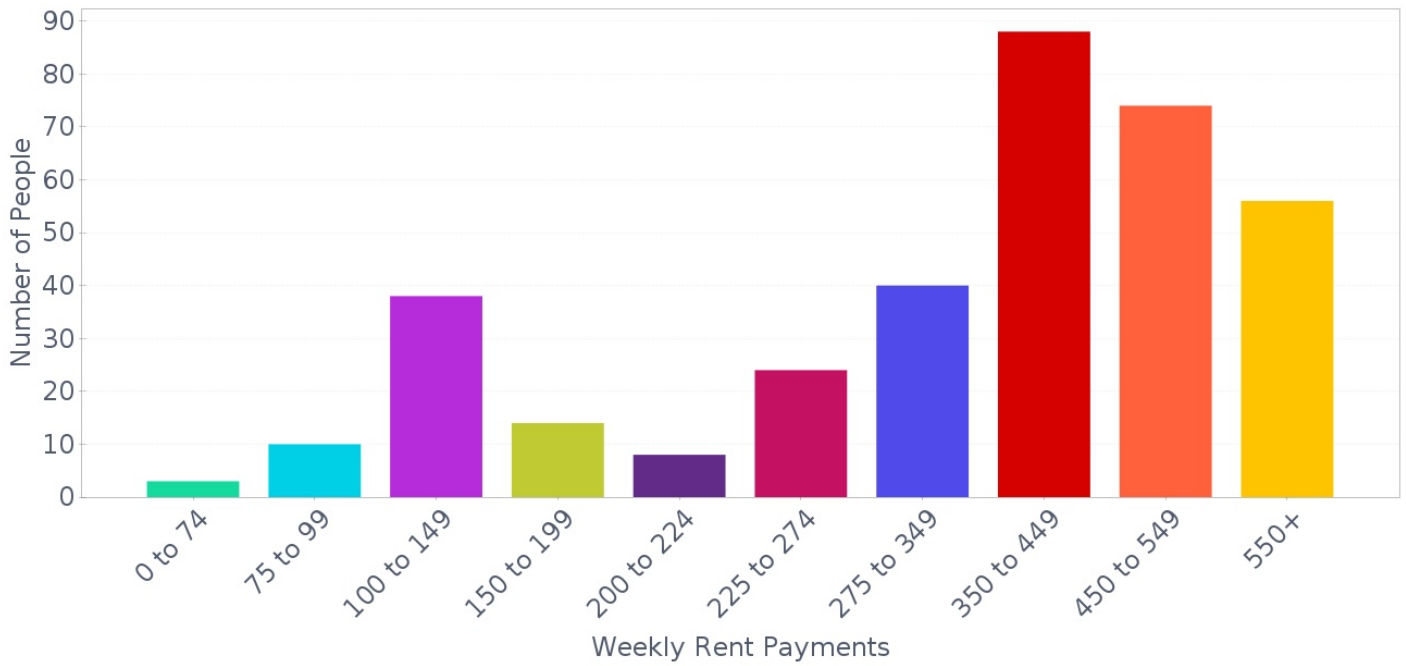
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

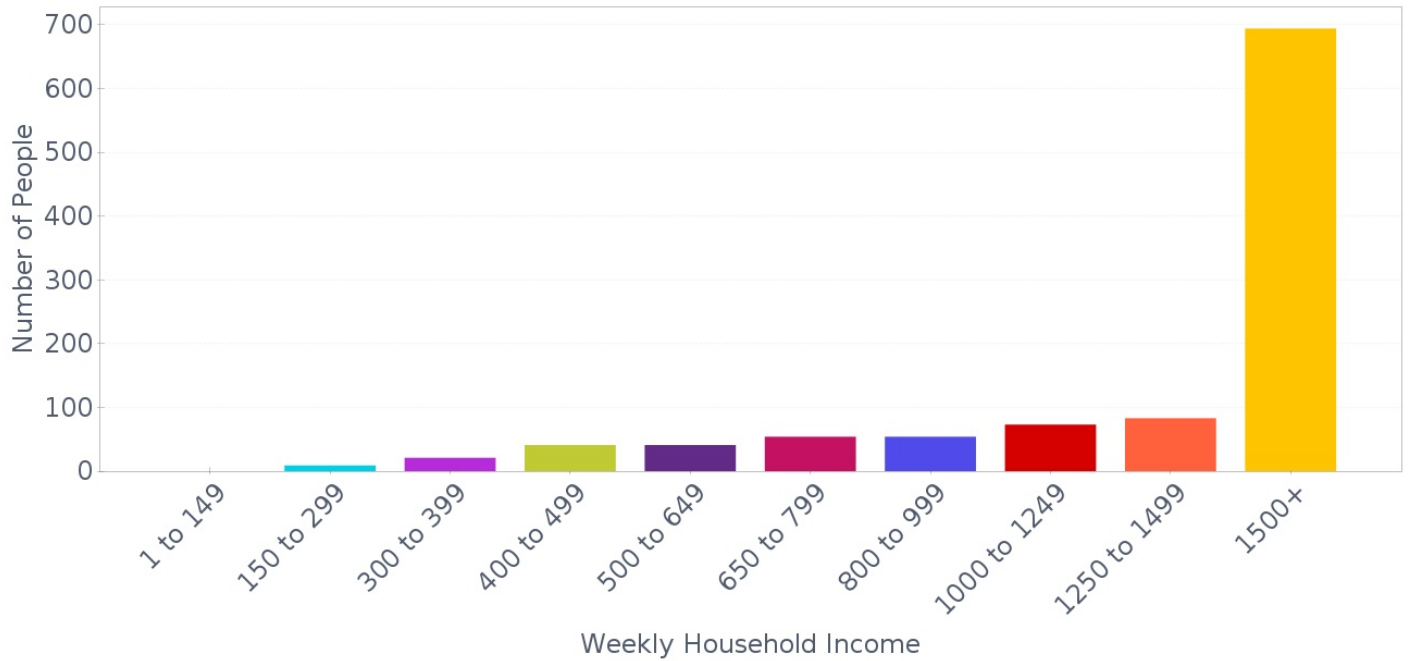


Rent Payments - Weekly (2021)

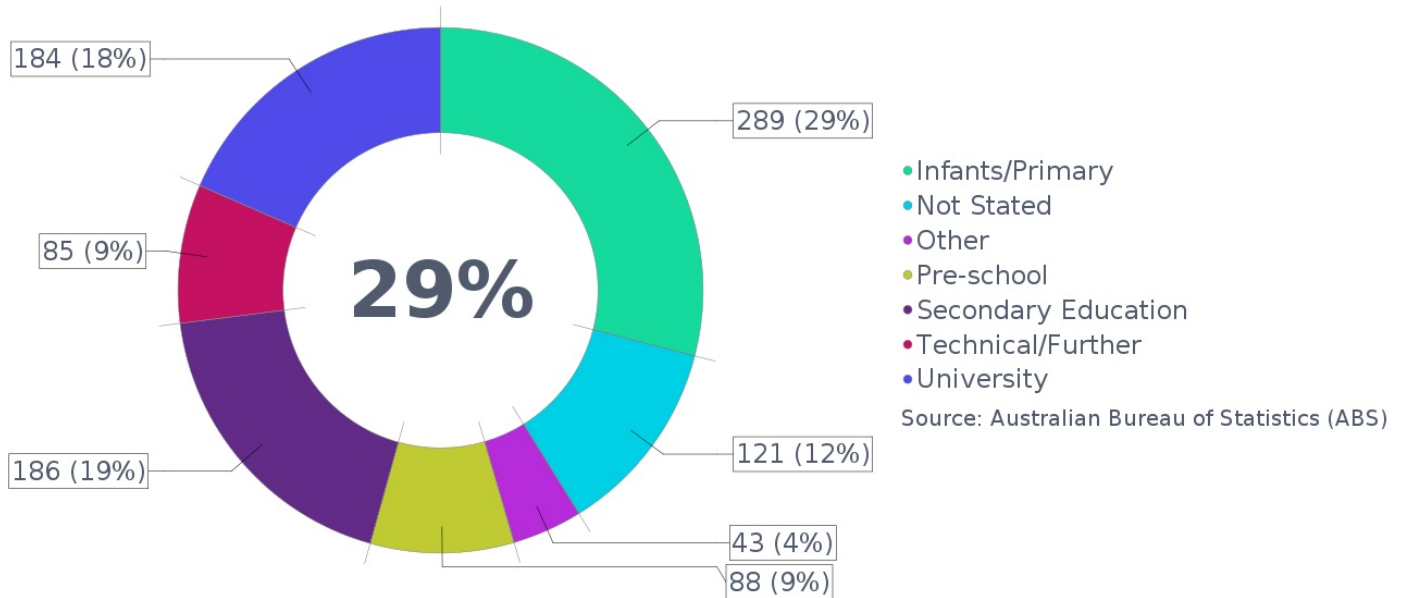




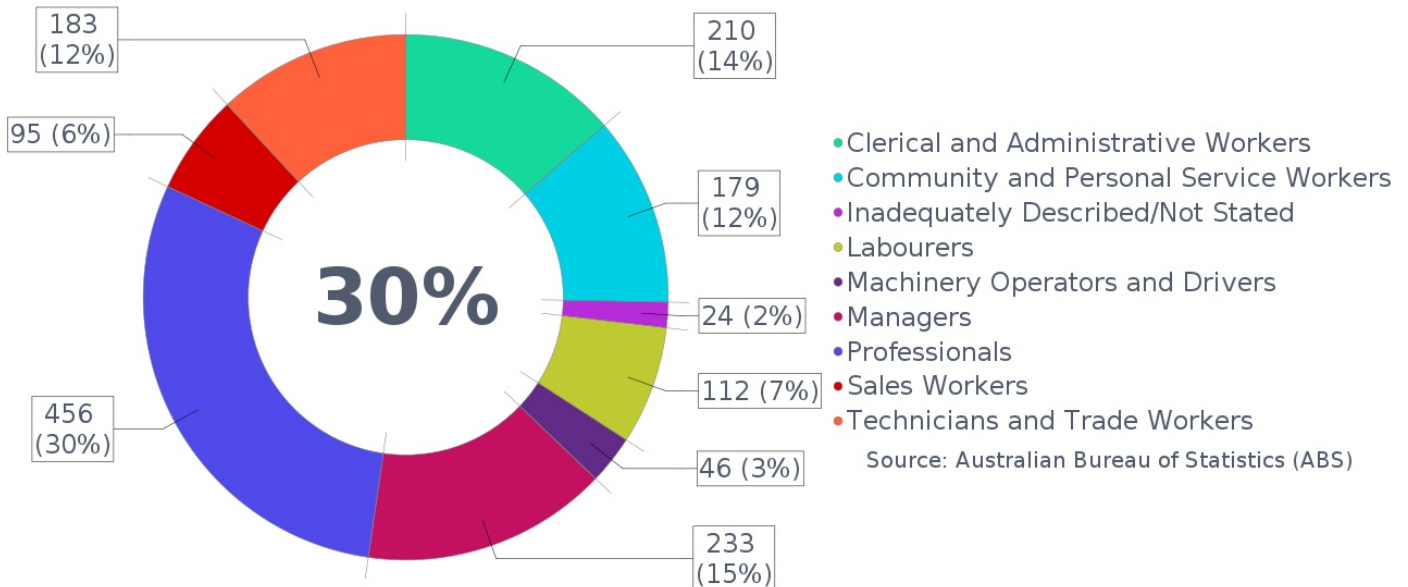
Household Income - Weekly (2021)



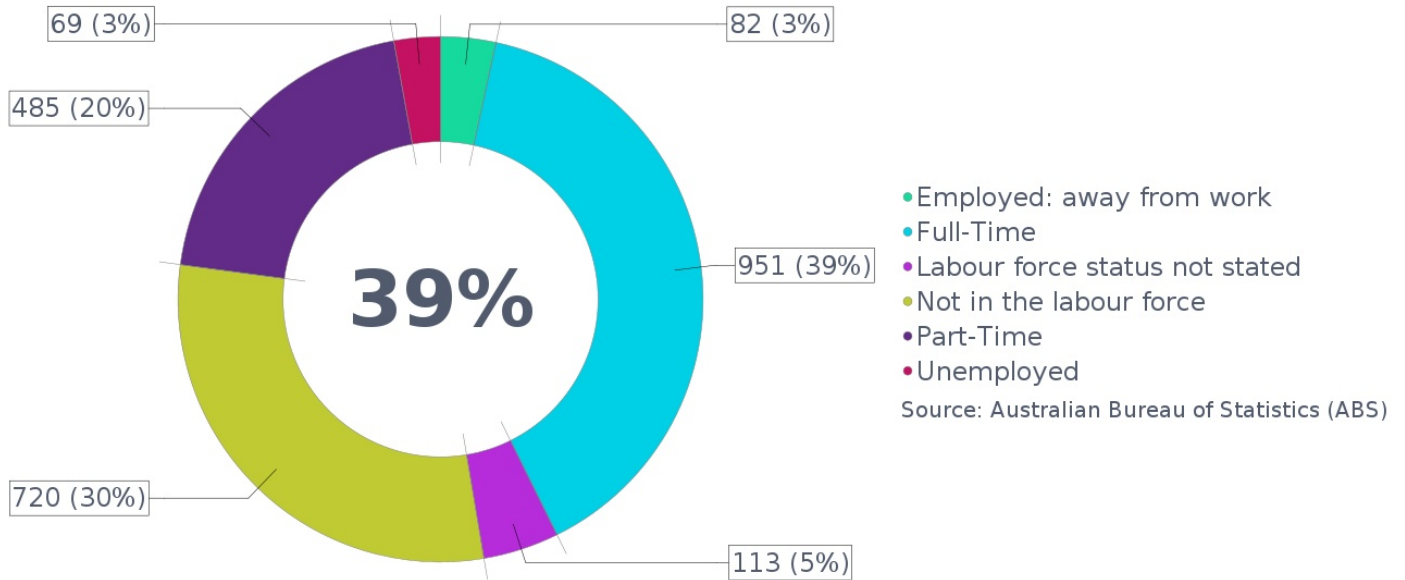
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

