

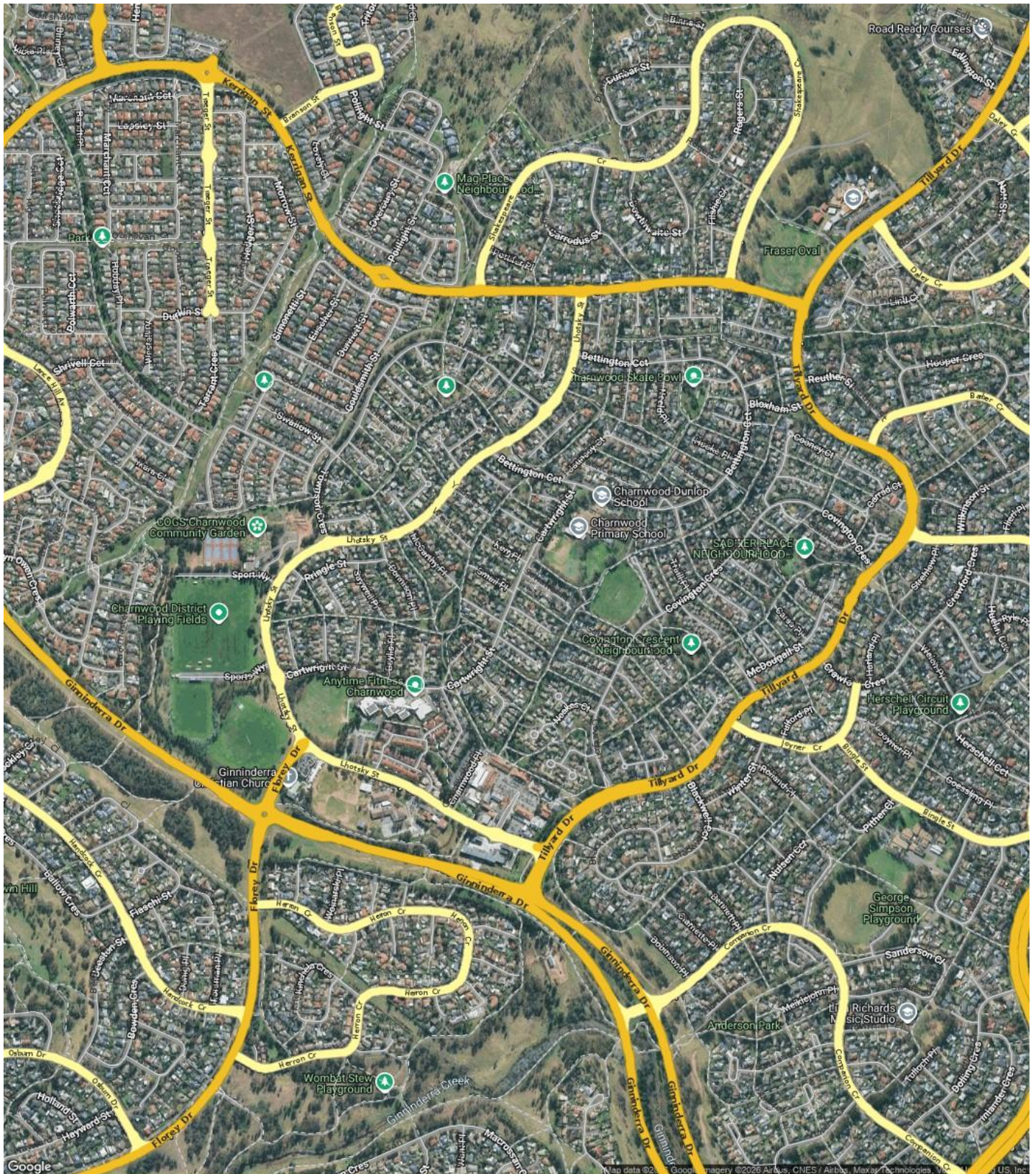
SUBURB FLYOVER REPORT

CHARNWOOD (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



CHARNWOOD - Suburb Map



Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricerfinder.com.au](https://www.pricerfinder.com.au))

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CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	59	\$ 330,000	0.0 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	55	\$ 455,000	-1.6 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.3 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	34	\$ 672,500	-7.2 %	\$ 387,500	\$ 915,000
2024	45	\$ 692,500	3.0 %	\$ 360,000	\$ 870,000
2025	34	\$ 745,500	7.7 %	\$ 325,000	\$ 1,190,000
2026	26	\$ 730,250	-2.0 %	\$ 235,000	\$ 1,000,000

Median Sale Price

\$743k

Based on 32 recorded House sales within the last 12 months (Oct '25 - Sep '26)

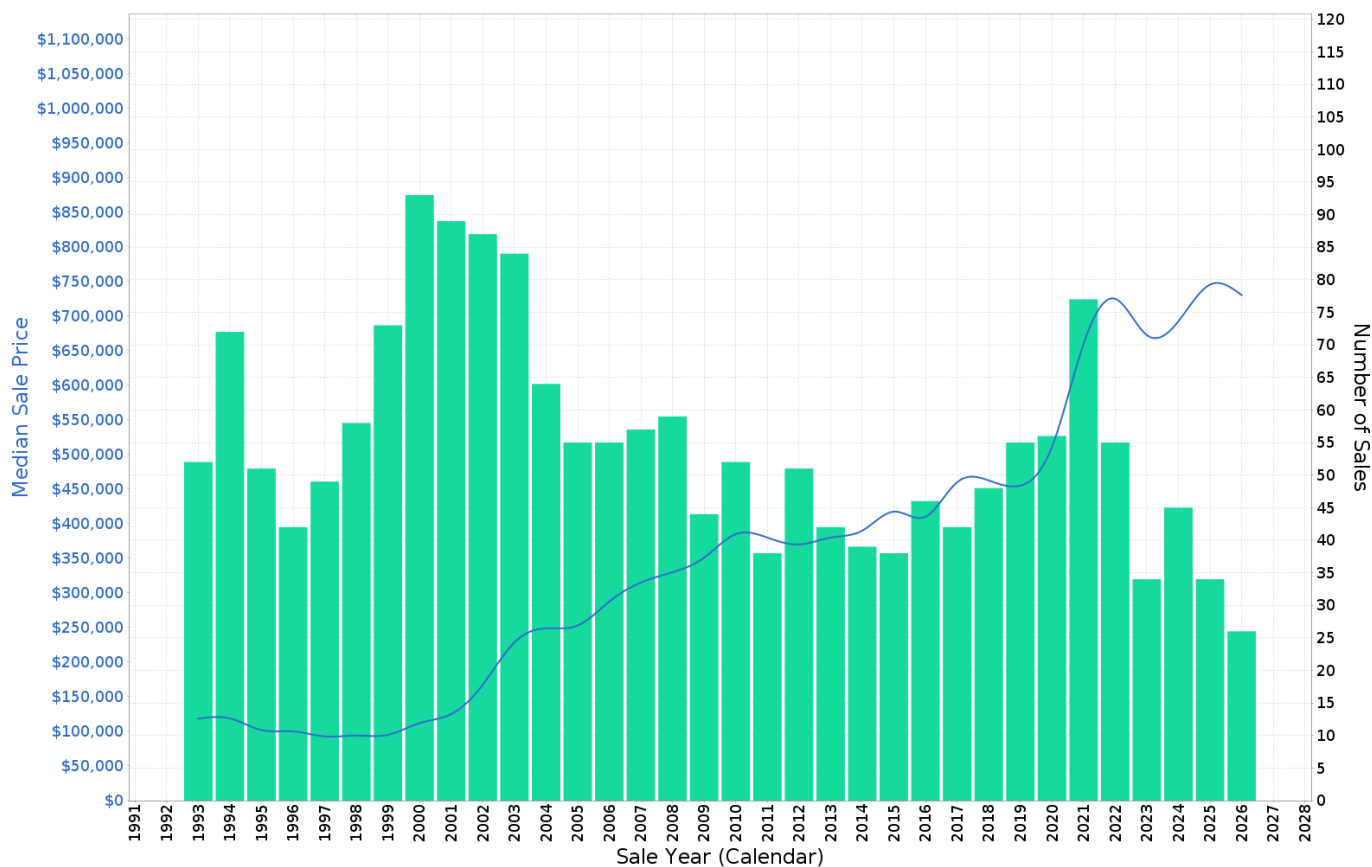
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

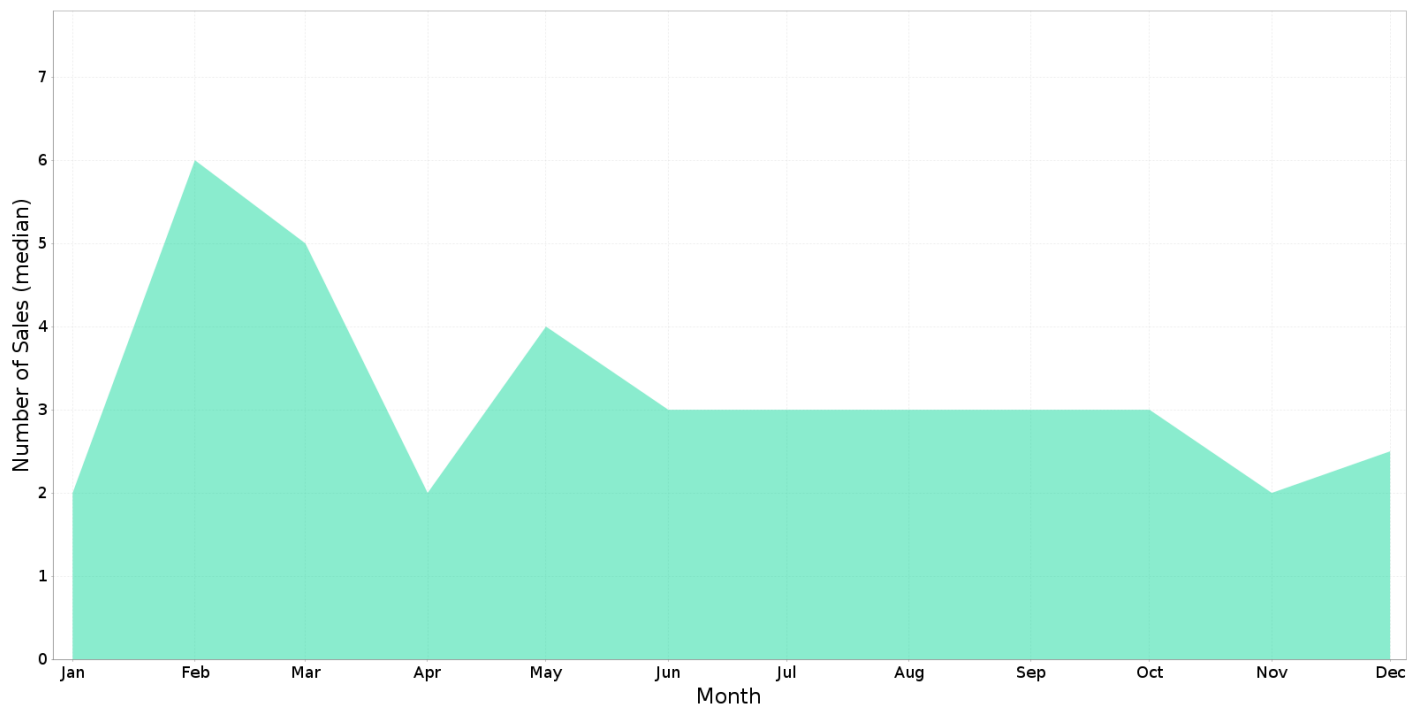
+2.4%

Current Median Price: \$742,750
Previous Median Price: \$725,000

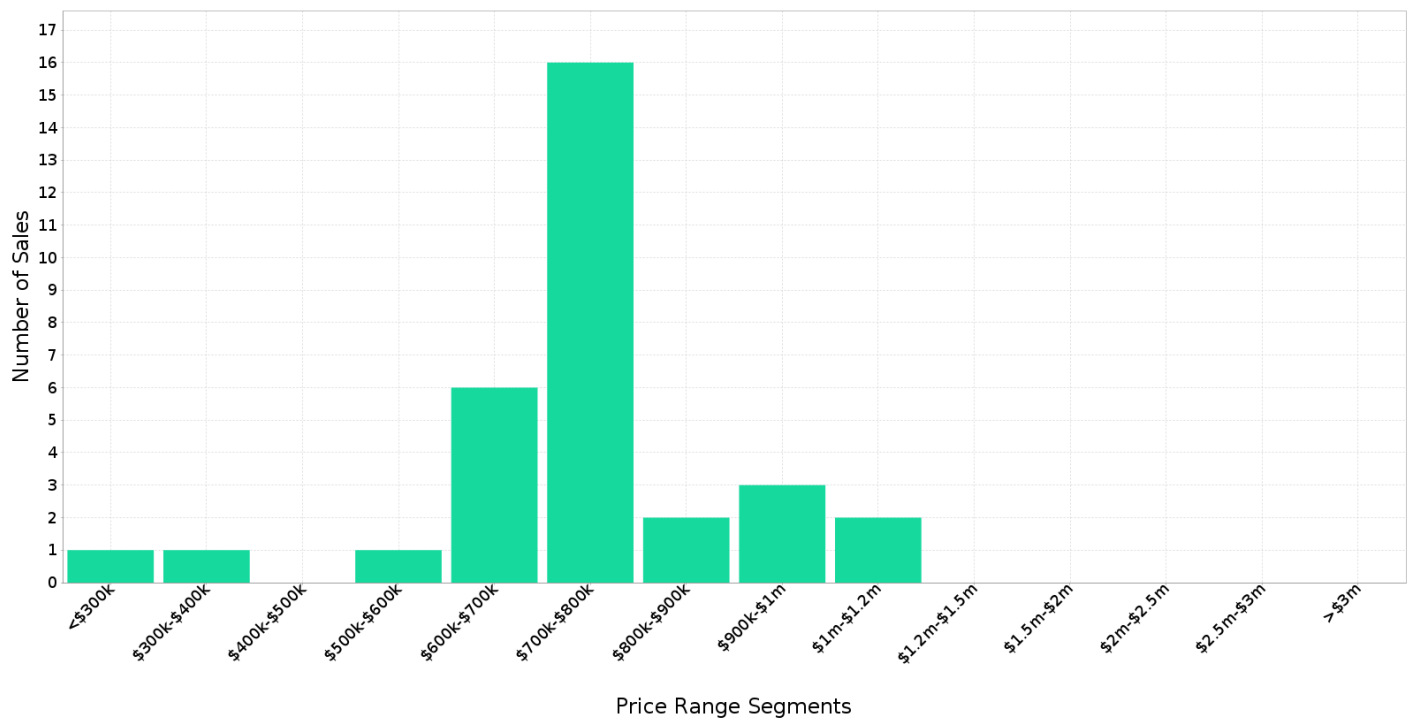
Based on 67 recorded House sales compared over the last two rolling 12 month periods



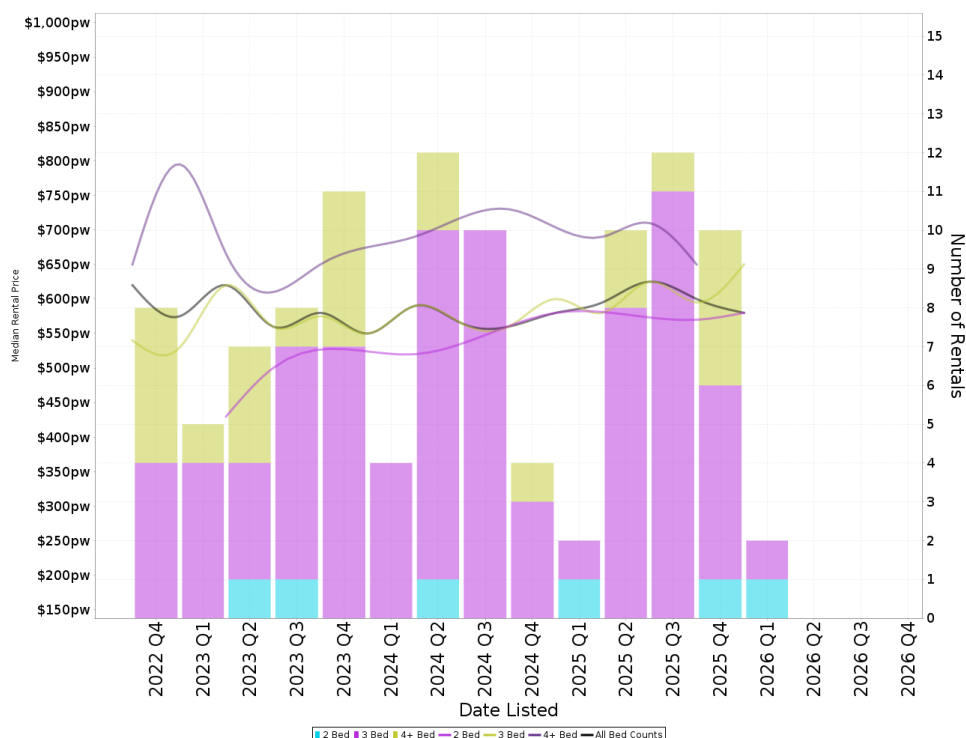
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$742,750
Previous Median Price: \$725,000

Based on 67 registered House sales compared over the last two rolling 12 month periods.

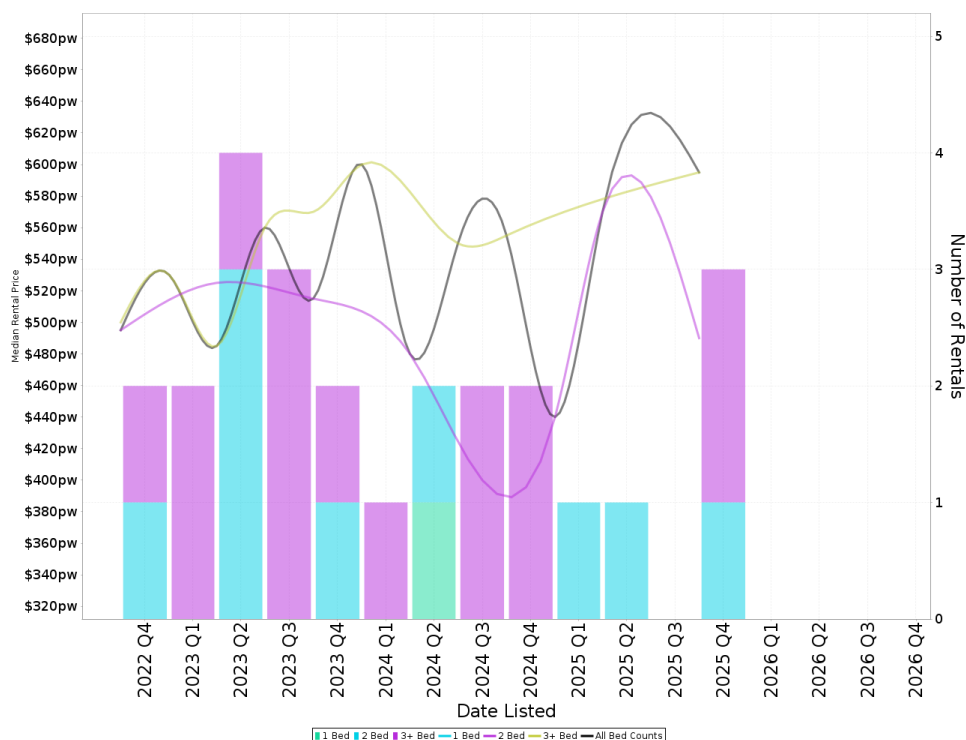
Suburb Rental Yield

+4.2%

Current Median Price: \$742,750
Current Median Rent: \$600

Based on 12 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.4%

Current Median Price: \$612,500
Previous Median Price: \$592,500

Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$612,500
Current Median Rent: \$595

Based on 3 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$743k

Based on 32 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+2.4%

Current Median Price: \$742,750
Previous Median Price: \$725,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

32

Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

2 ROUSE PL



\$750,000

Sold Oct 2026
25 Days

791 m² 3 1 1

4 PEAT PL



\$630,000

Sold Aug 2026
17 Days

564 m² 3 1 2

5 RUMKER PL



\$695,000

Sold Aug 2026
48 Days

422 m² 3 1 2

15 GANNON PL



\$750,000

Sold Jul 2026
N/A

588 m² 3 1 2

1 MCDOUGALL ST



\$770,000

Sold Jun 2026
24 Days

678 m² 4 1 2

2 NORTH PL



\$1,000,000

Sold Jun 2026
27 Days

783 m² 4 2 2

6 MCDOUGALL ST



\$675,000

Sold Jun 2026
N/A

613 m² - - -

12 WARBY PL



\$235,000

Sold Jun 2026
N/A

525 m² 3 1 2

10 SQUIRE PL



\$650,000

Sold Jun 2026
N/A

535 m² 3 1 1

5 MCQUADE CL



10 NORTH PL



54 COVINGTON CRES



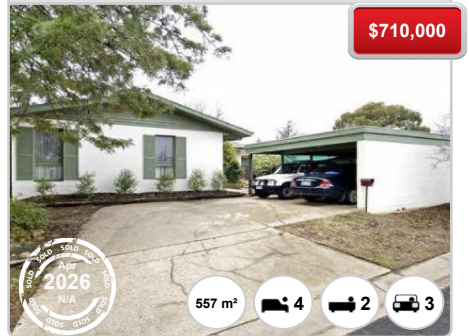
3 BEADLE PL



18 NEEDLE PL



6 BEADLE PL





CHARNWOOD - Properties For Rent

Median Rental Price

\$600 /w

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

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

Rental Yield

+4.2%

Current Median Price: \$742,750
Current Median Rent: \$600

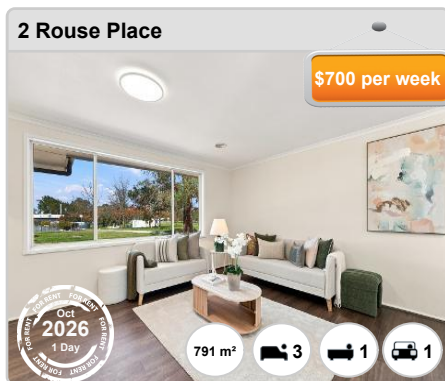
Based on 32 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

12

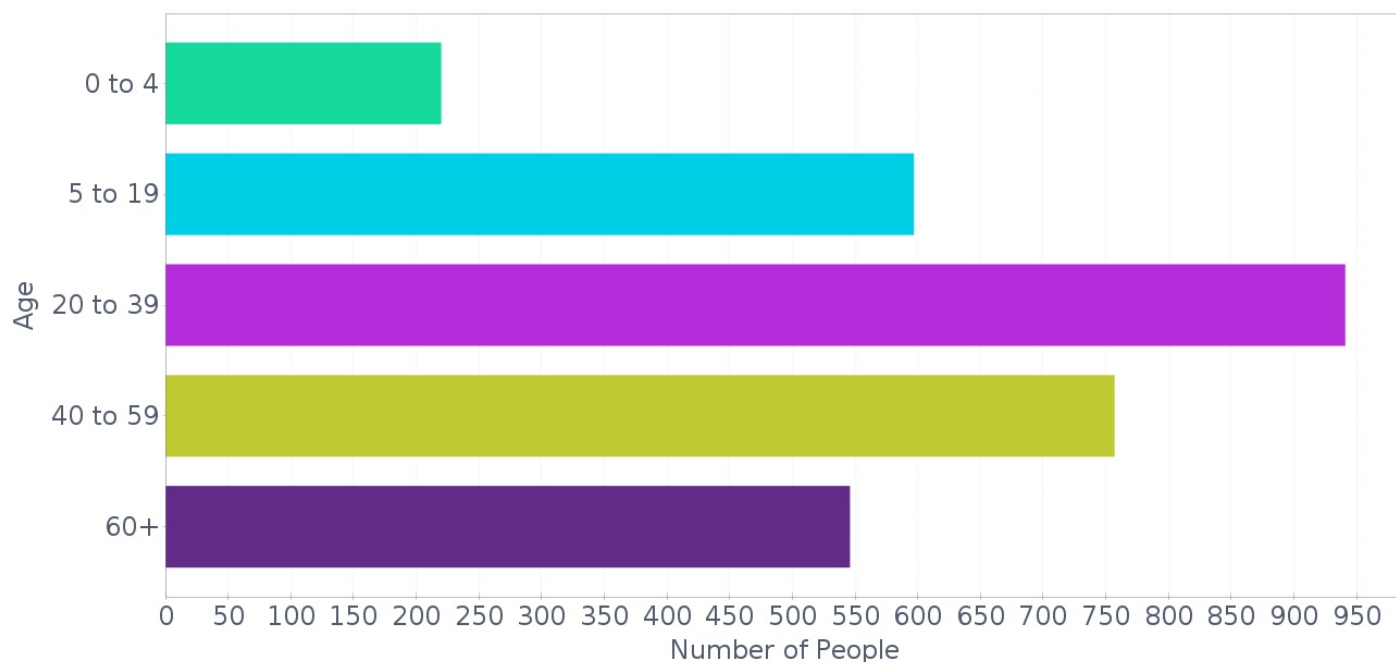
Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

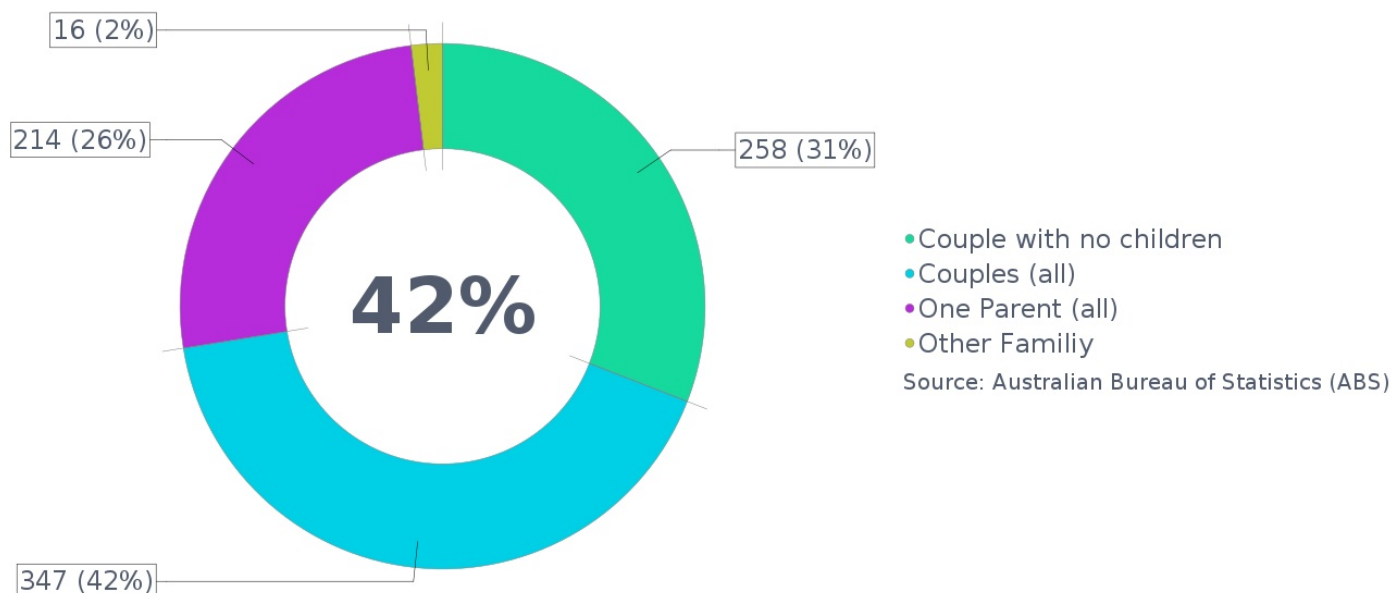




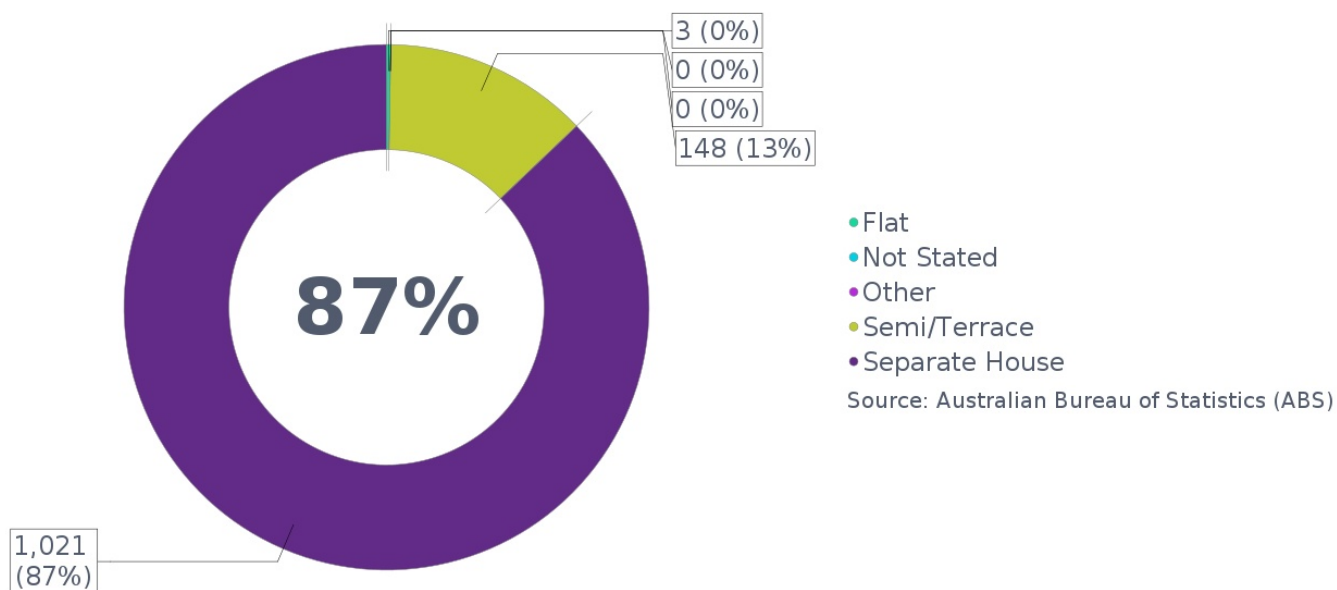
Age of Population (2021)



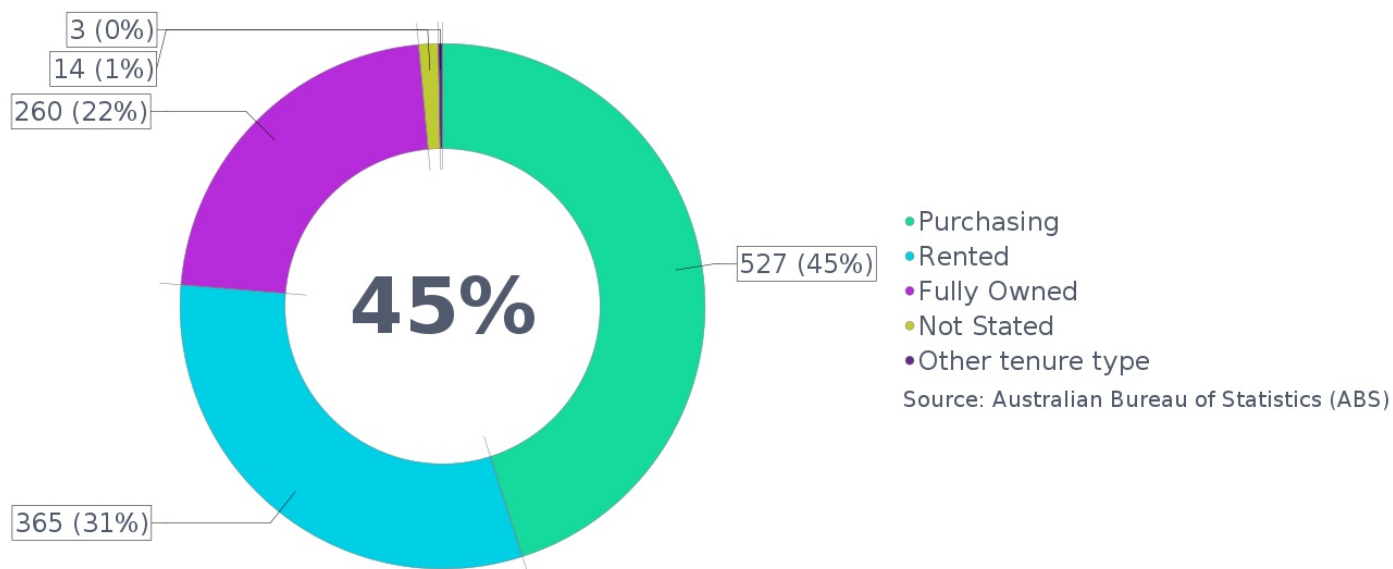
Family Composition (2021)



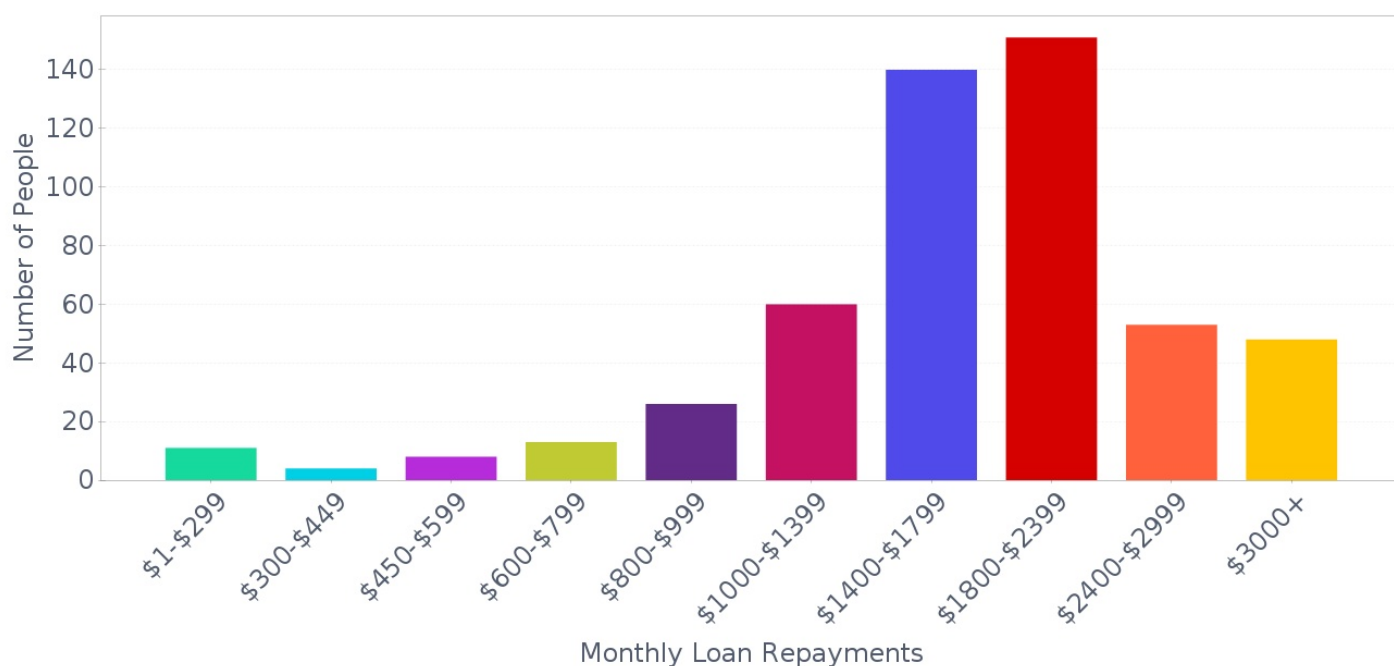
Dwelling Structure (2021)



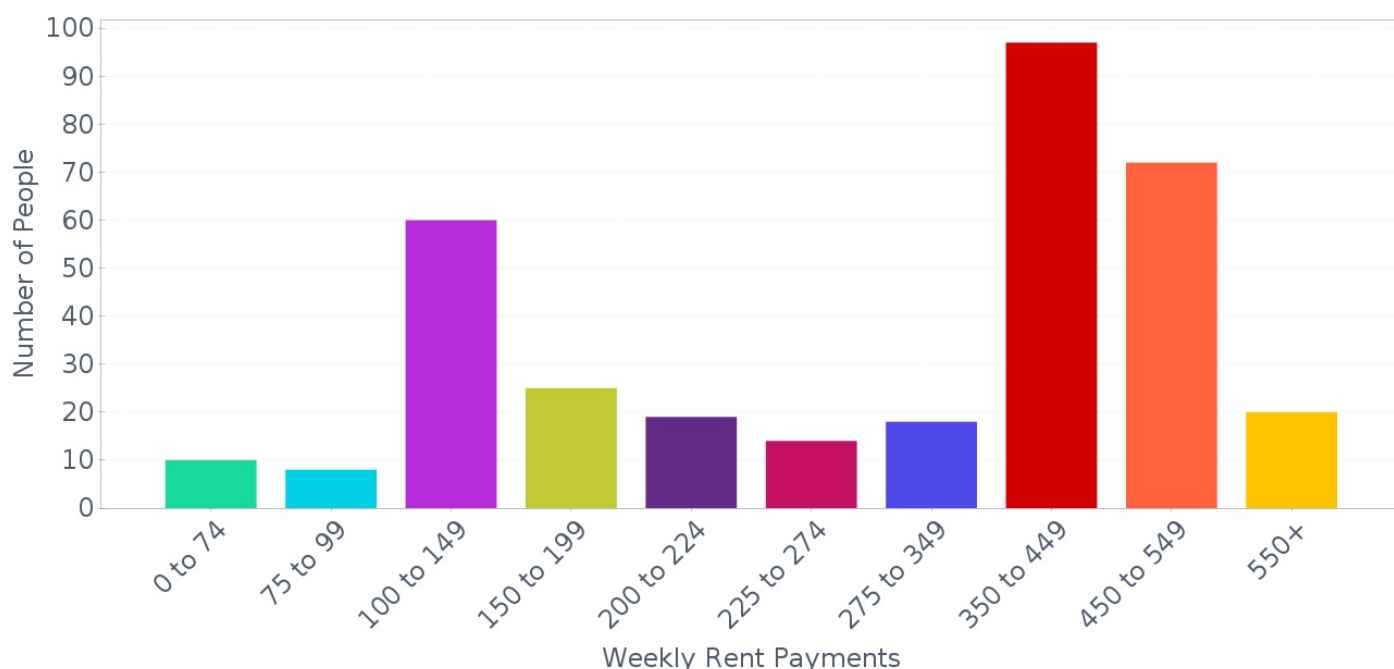
Home Ownership (2021)



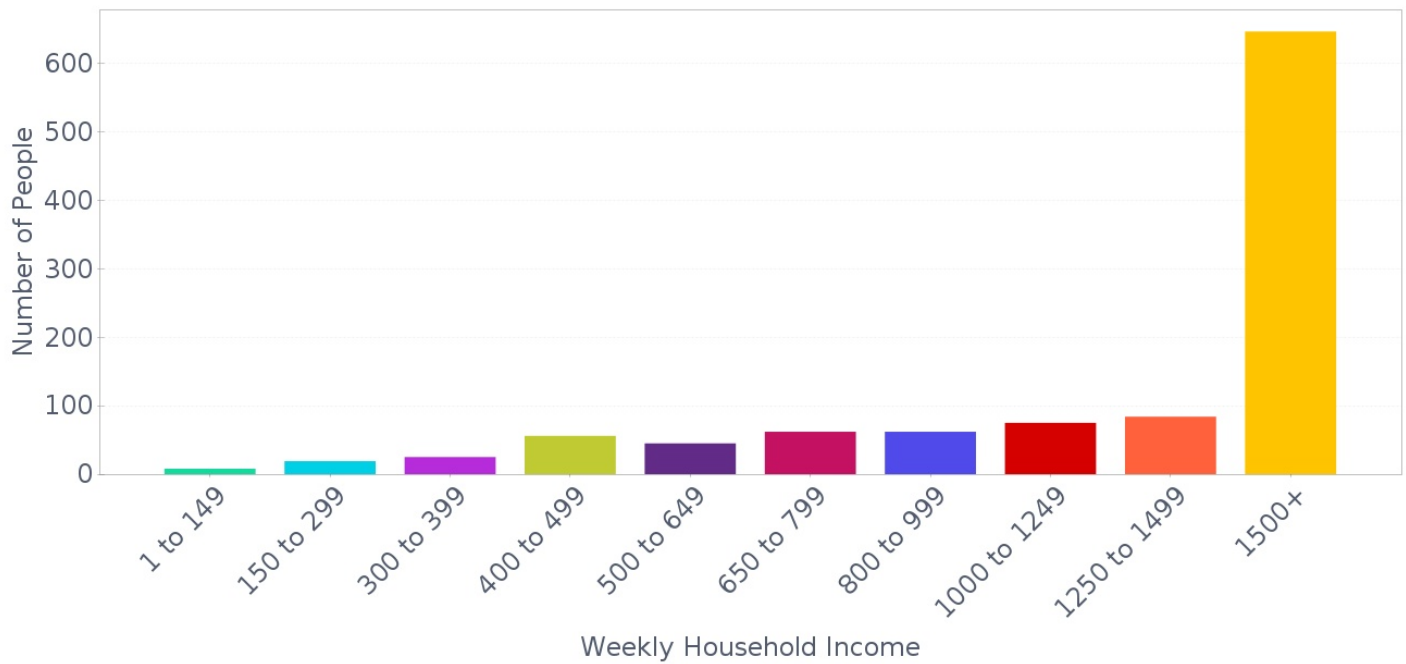
Home Loan Repayments - Monthly (2021)



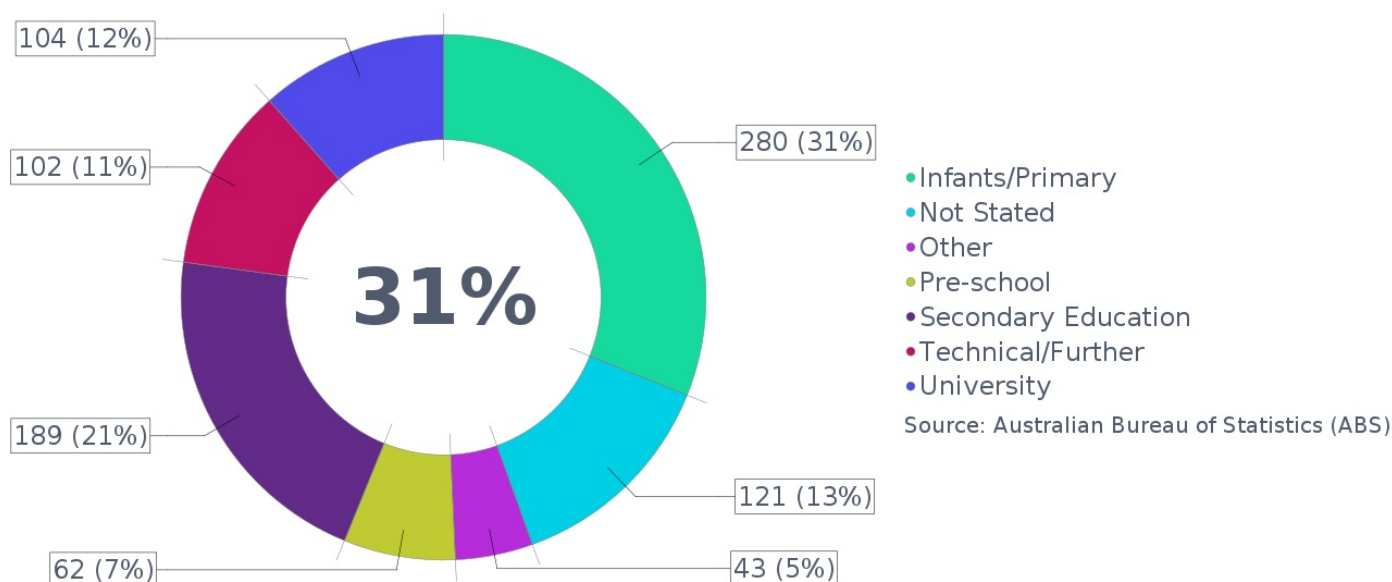
Rent Payments - Weekly (2021)



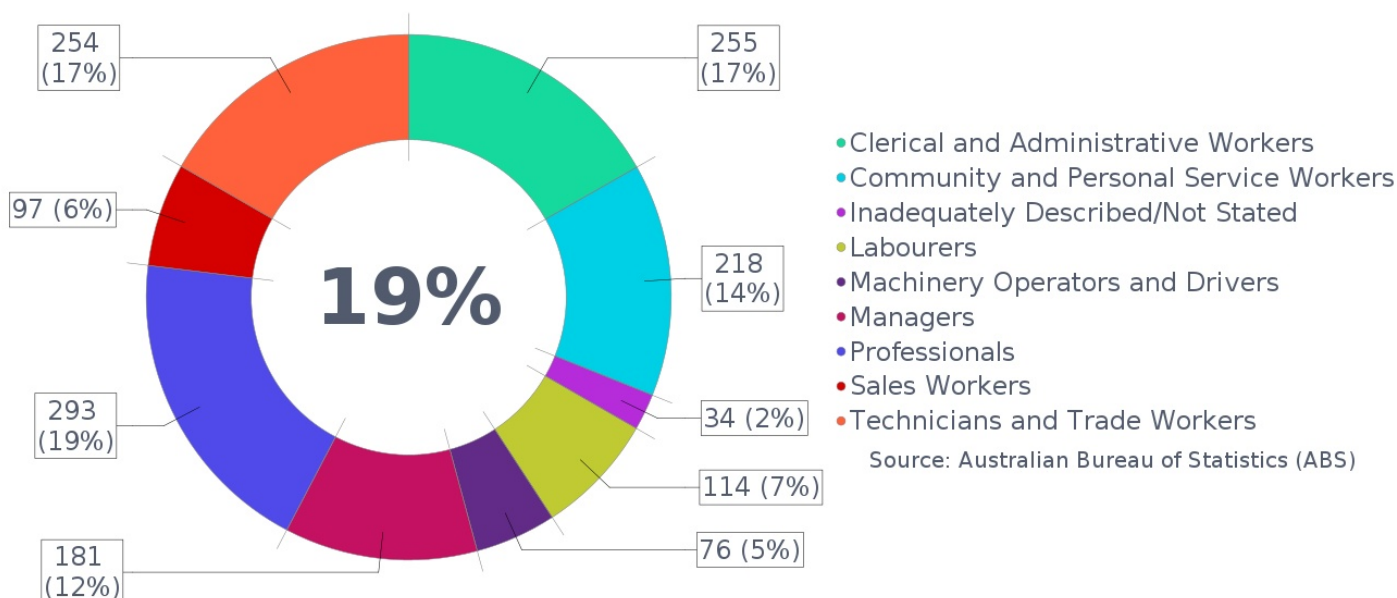
Household Income - Weekly (2021)



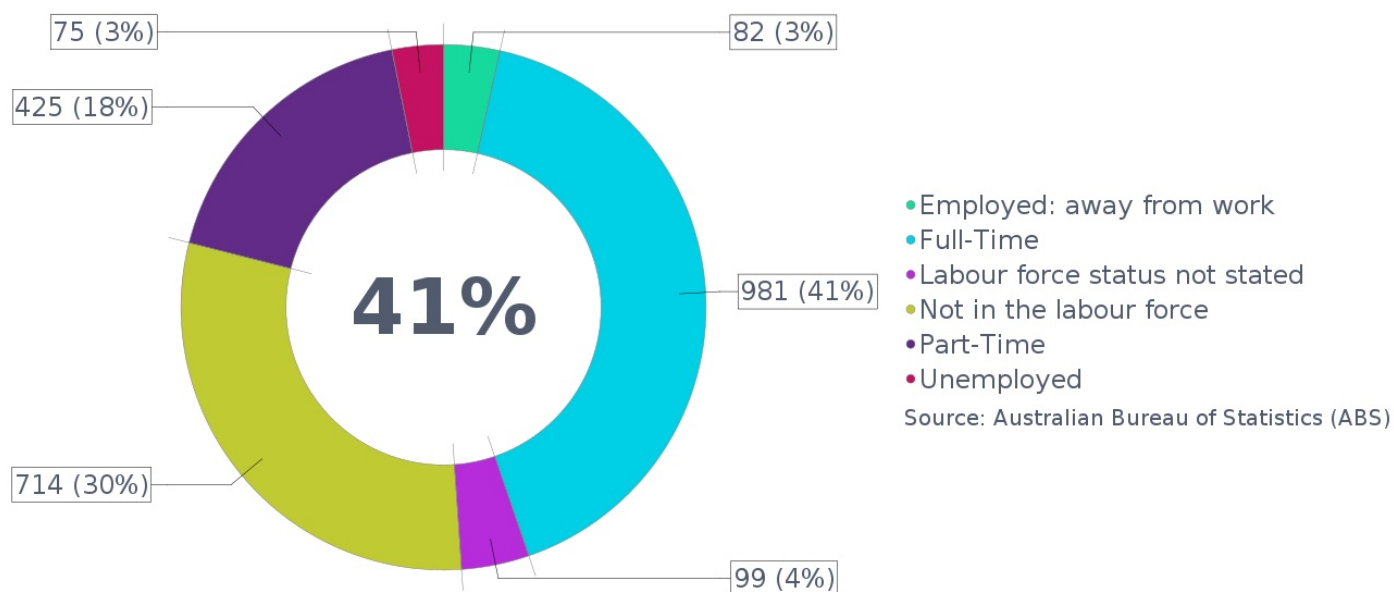
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

