SUBURB FLYOVER REPORT

FRASER (HOUSE)

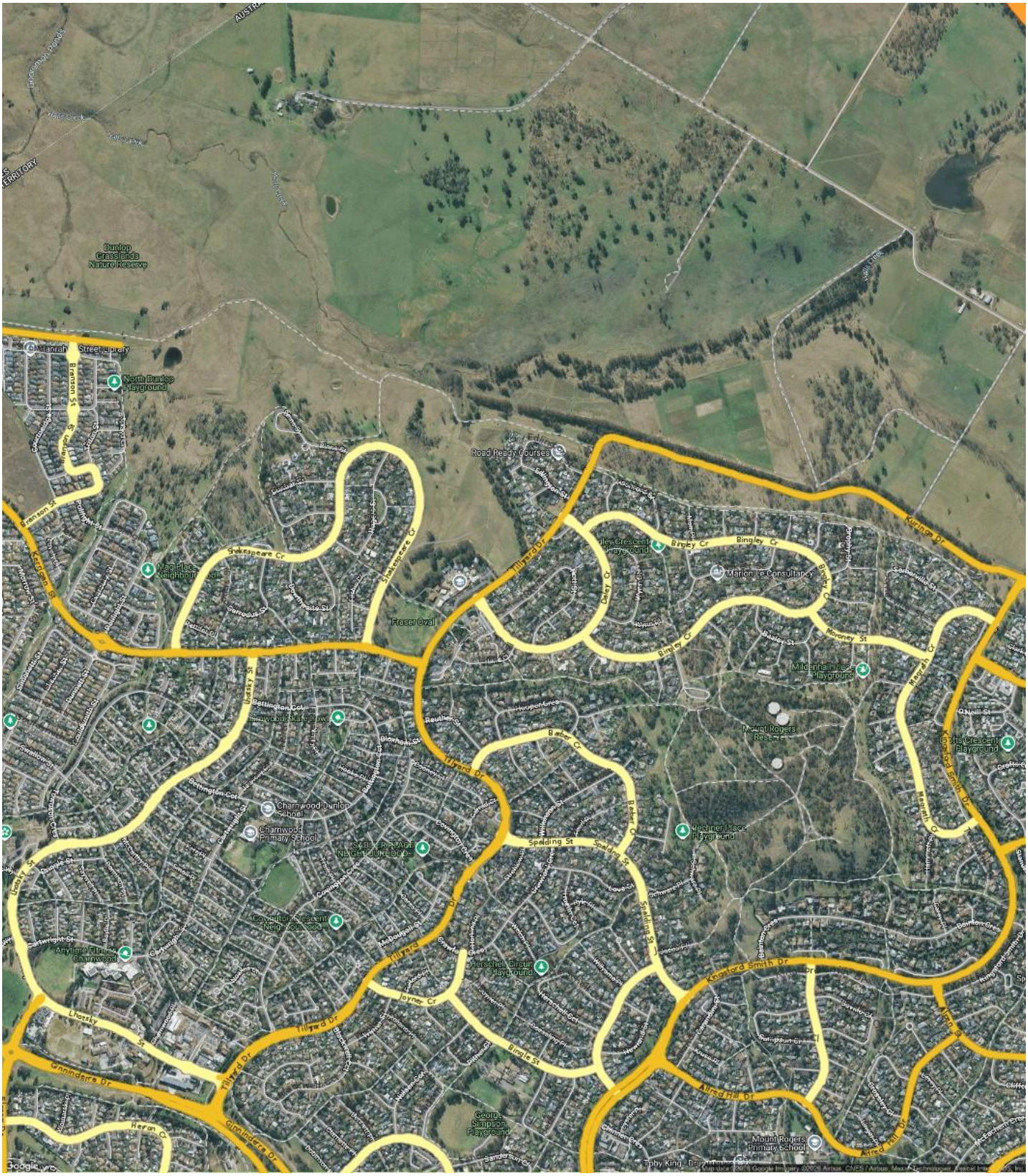
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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FRASER - Suburb Map



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FRASER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	16	$ 470,000	0.0 %	$ 395,000	$ 655,000
2009	26	$ 466,500	-0.7 %	$ 260,000	$ 660,000
2010	15	$ 510,000	9.3 %	$ 386,000	$ 680,000
2011	21	$ 520,000	2.0 %	$ 58,000	$ 840,000
2012	38	$ 517,500	-0.5 %	$ 379,000	$ 875,000
2013	24	$ 527,500	1.9 %	$ 385,000	$ 695,000
2014	28	$ 505,000	-4.3 %	$ 407,000	$ 720,000
2015	18	$ 562,500	11.4 %	$ 29,600	$ 697,000
2016	22	$ 623,500	10.8 %	$ 435,000	$ 830,000
2017	26	$ 690,000	10.7 %	$ 260,000	$ 860,000
2018	23	$ 750,000	8.7 %	$ 470,000	$ 965,000
2019	27	$ 665,000	-11.3 %	$ 520,000	$ 1,019,000
2020	24	$ 697,500	4.9 %	$ 7,700	$ 1,000,000
2021	25	$ 917,000	31.5 %	$ 595,000	$ 1,600,000
2022	29	$ 1,000,000	9.1 %	$ 600,000	$ 1,590,000
2023	24	$ 942,500	-5.8 %	$ 760,500	$ 1,425,000
2024	30	$ 950,000	0.8 %	$ 305,000	$ 1,250,000
2025	31	$ 1,043,000	9.8 %	$ 830,000	$ 1,850,000
2026	14	$ 1,010,000	-3.2 %	$ 925,000	$ 1,300,000

Median Sale Price

$1.11m

Based on 20 recorded House sales within the last 12 months (Oct '25 - Sep '26)

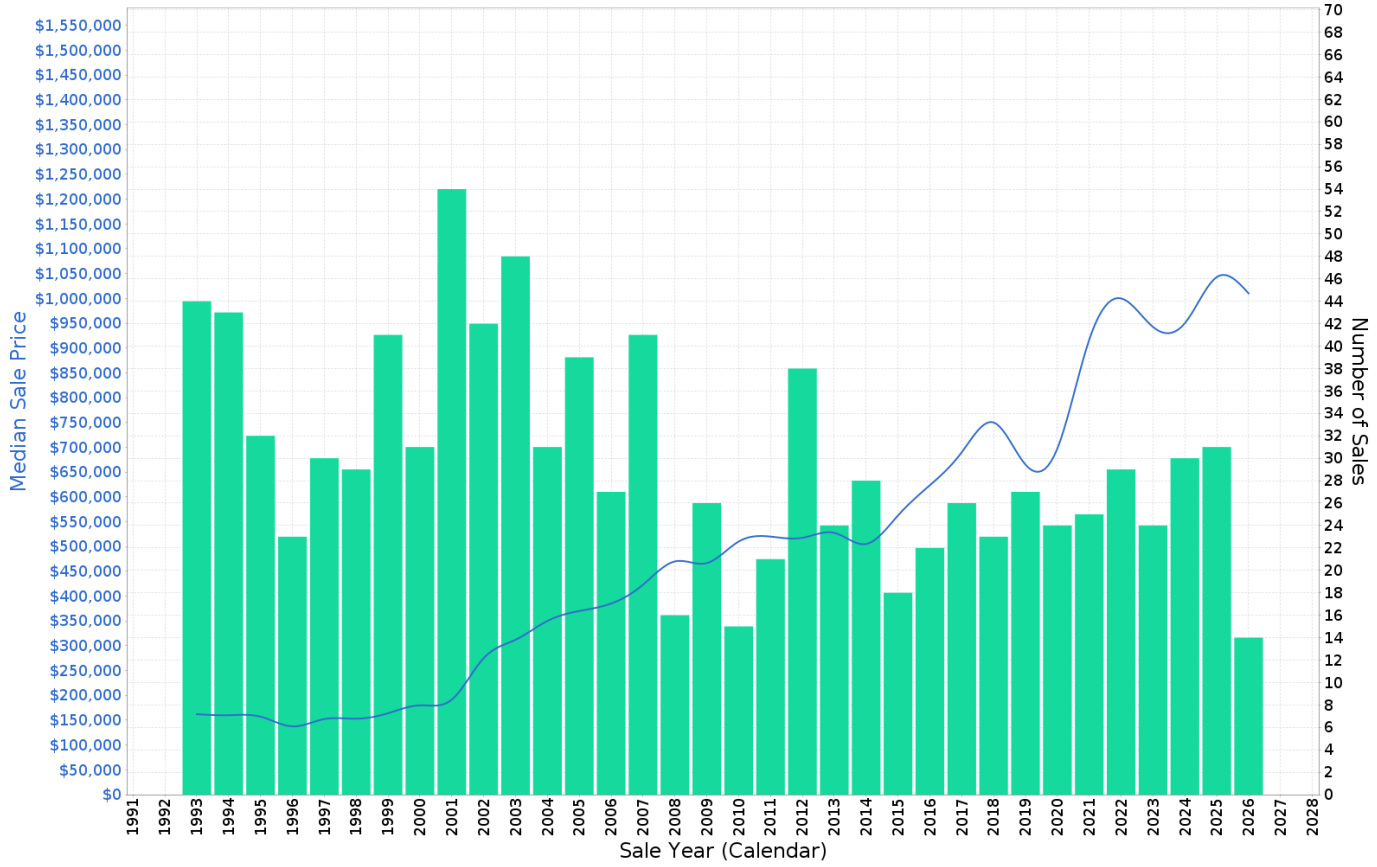
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.3%

Current Median Price: $1,110,000
Previous Median Price: $997,500

Based on 50 recorded House sales compared over the last two rolling 12 month periods

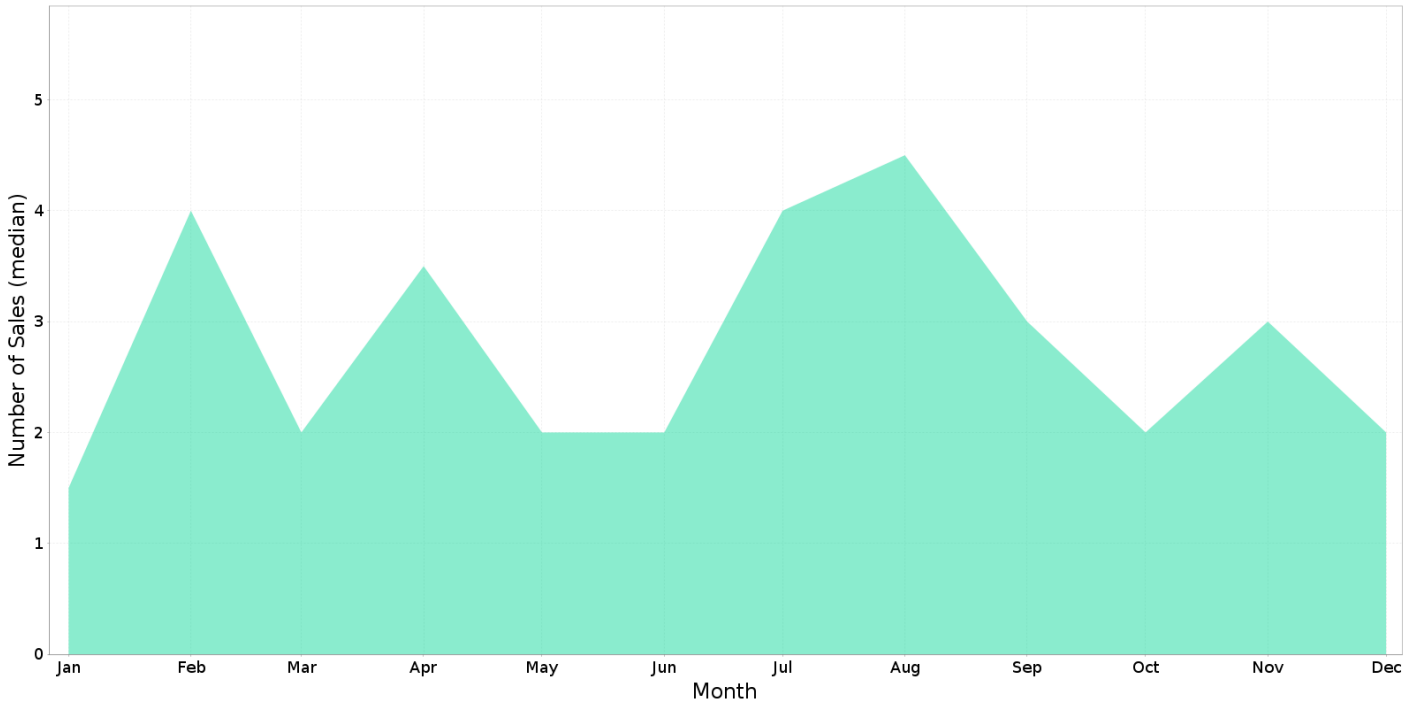


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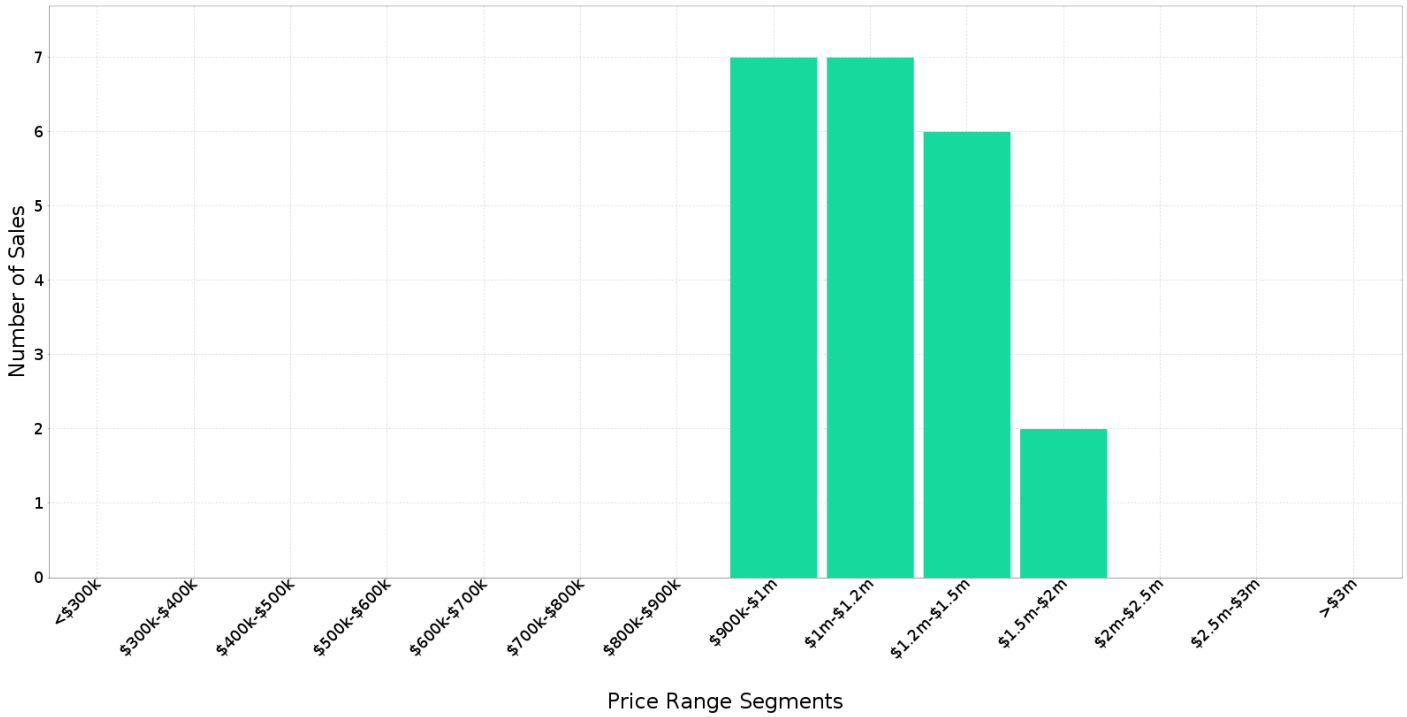
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FRASER - Peak Selling Periods (3 years)



FRASER - Price Range Segments (12 months)

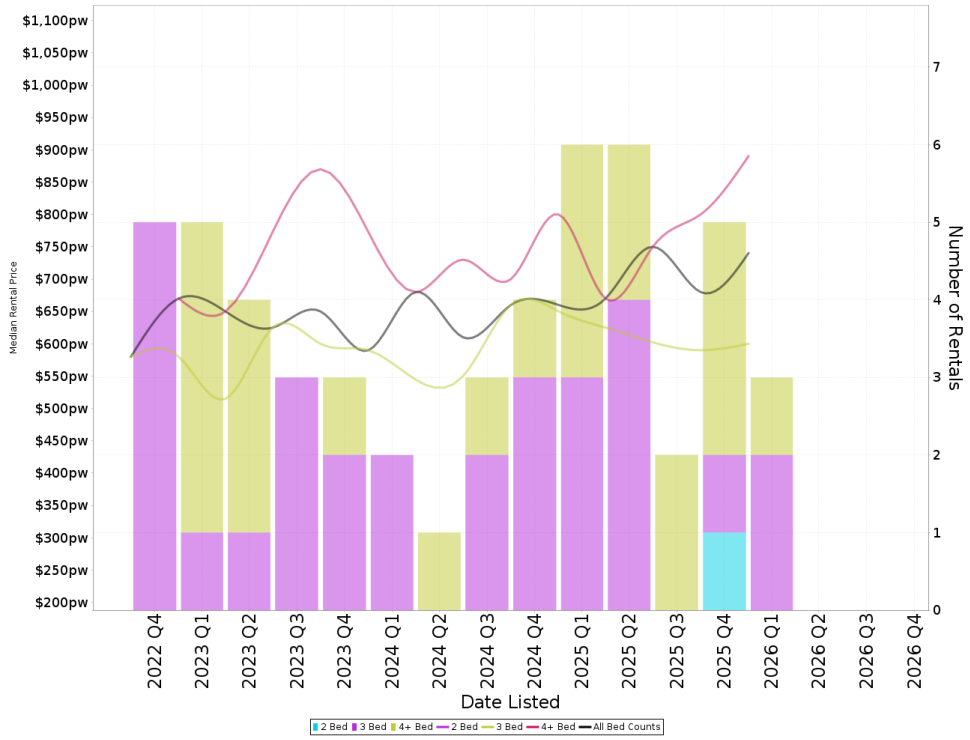


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.3%

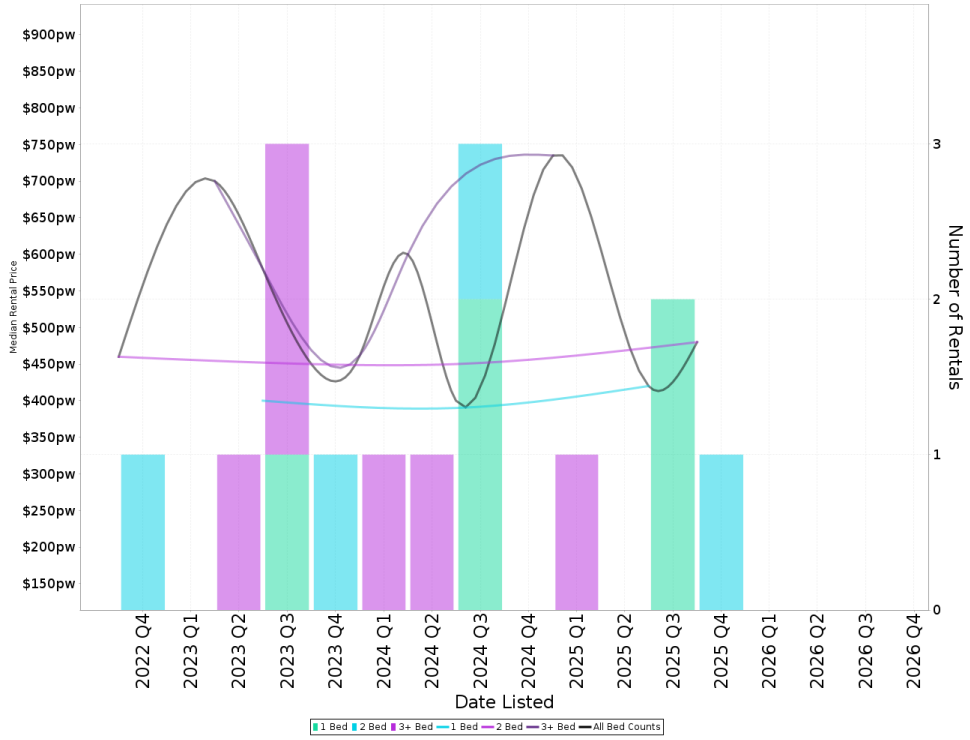
Current Median Price: $1,110,000
Previous Median Price: $997,500
Based on 50 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: $1,110,000
Current Median Rent: $680
Based on 8 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.7%

Current Median Price: $670,000
Previous Median Price: $726,000
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: $670,000
Current Median Rent: $480
Based on 1 registered Unit rentals compared over the last 12 months.

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FRASER - Recently Sold Properties

Median Sale Price

$1.11m

Based on 20 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

+11.3%

Current Median Price: $1,110,000
Previous Median Price: $997,500

Based on 50 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

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

26 CARRODUS ST



75 SHAKESPEARE CRES



7 ROGERS ST



38 DOWTHWAITE ST



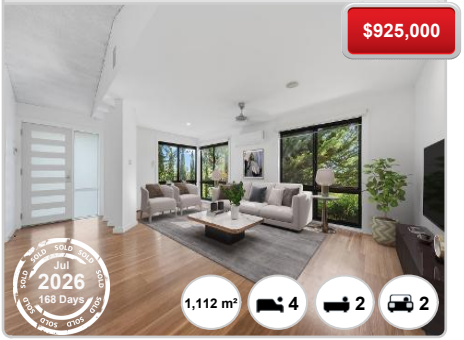
17 ROGERS ST



34 CARRODUS ST



8 DE SMET PL



47 DALEY CRES



3 AVERY PL



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Auction Advantage

7 CARRODUS ST



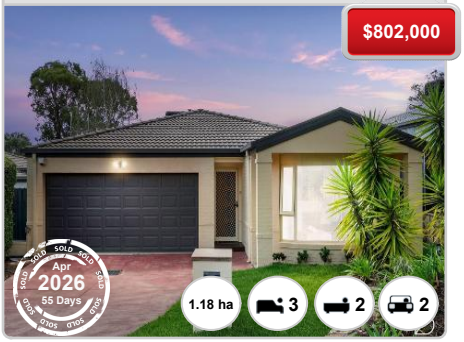
24 DOWTHWAITE ST



20 NOTT ST



11/2-18 LIND CL

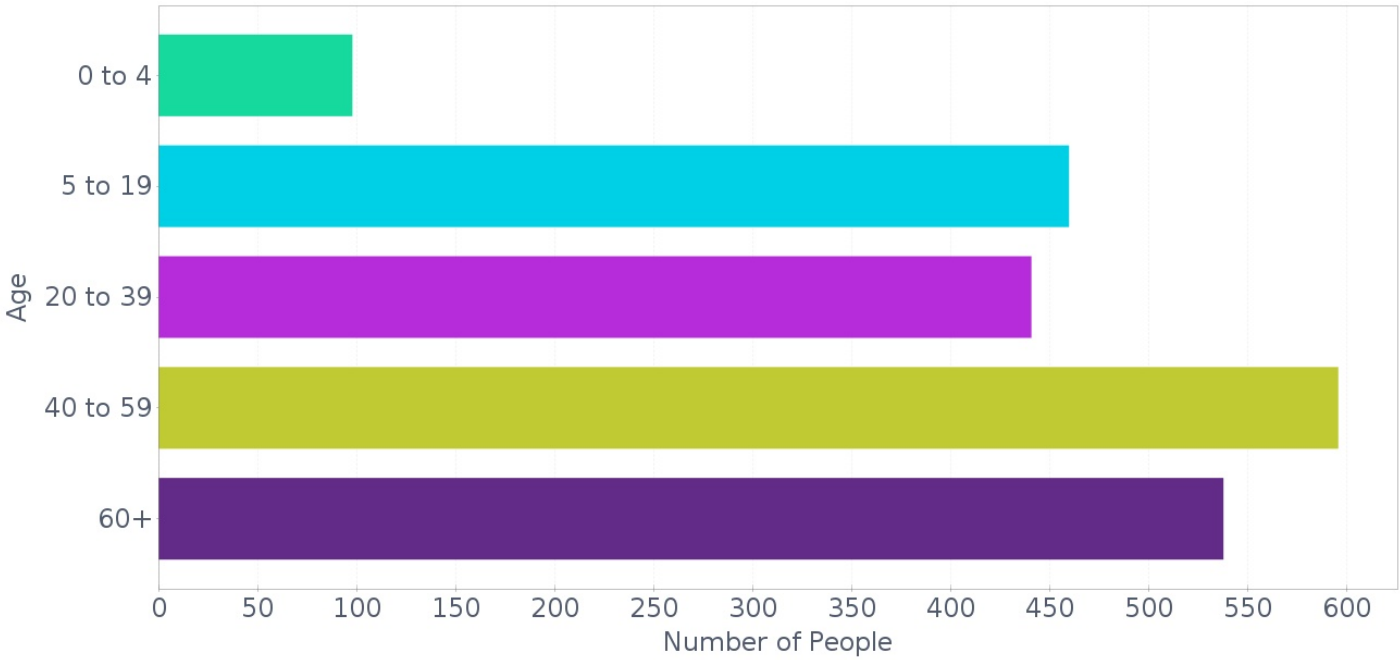


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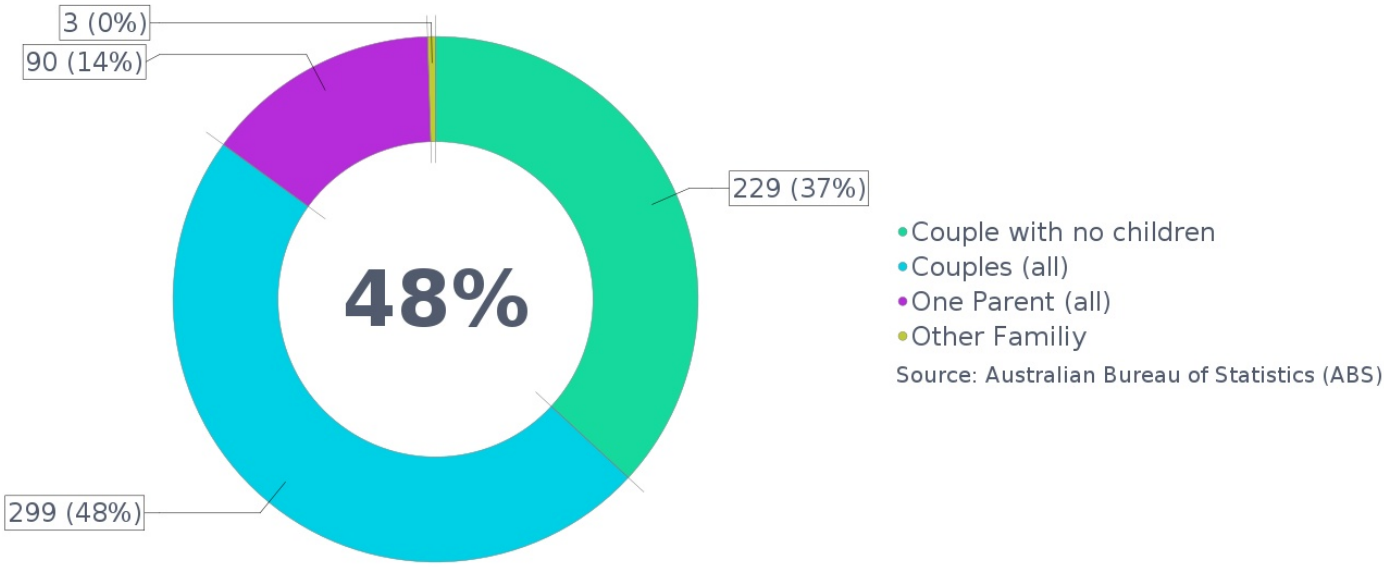
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Age of Population (2021)



Family Composition (2021)

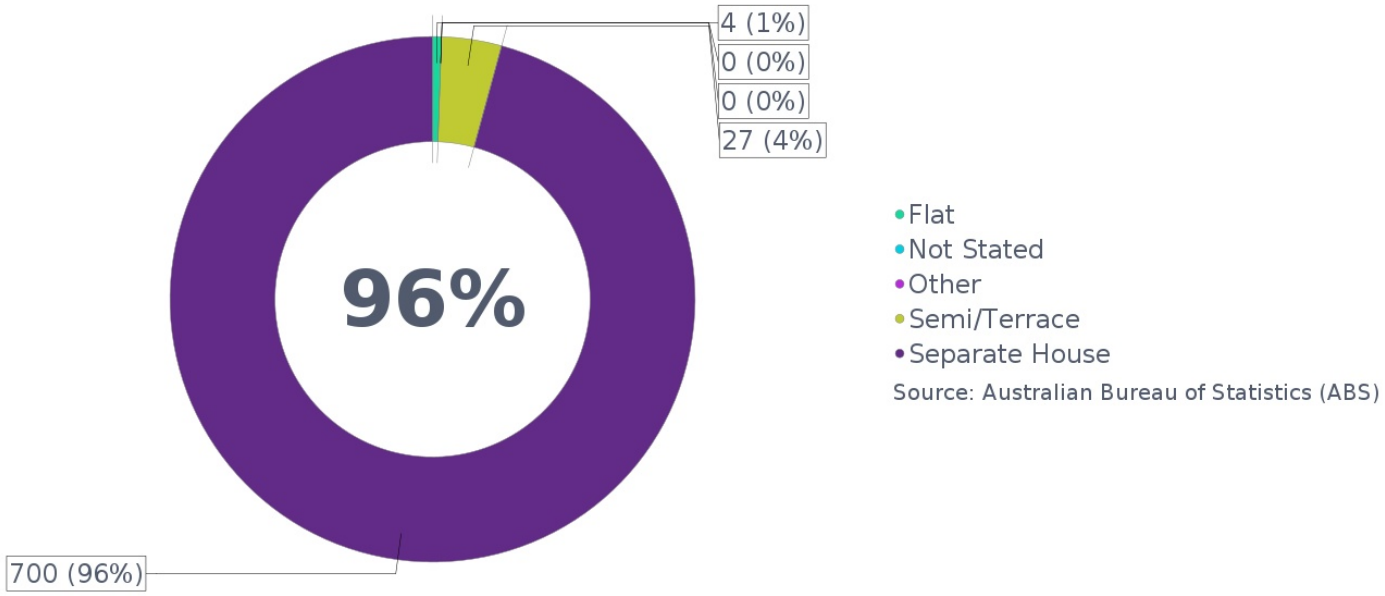


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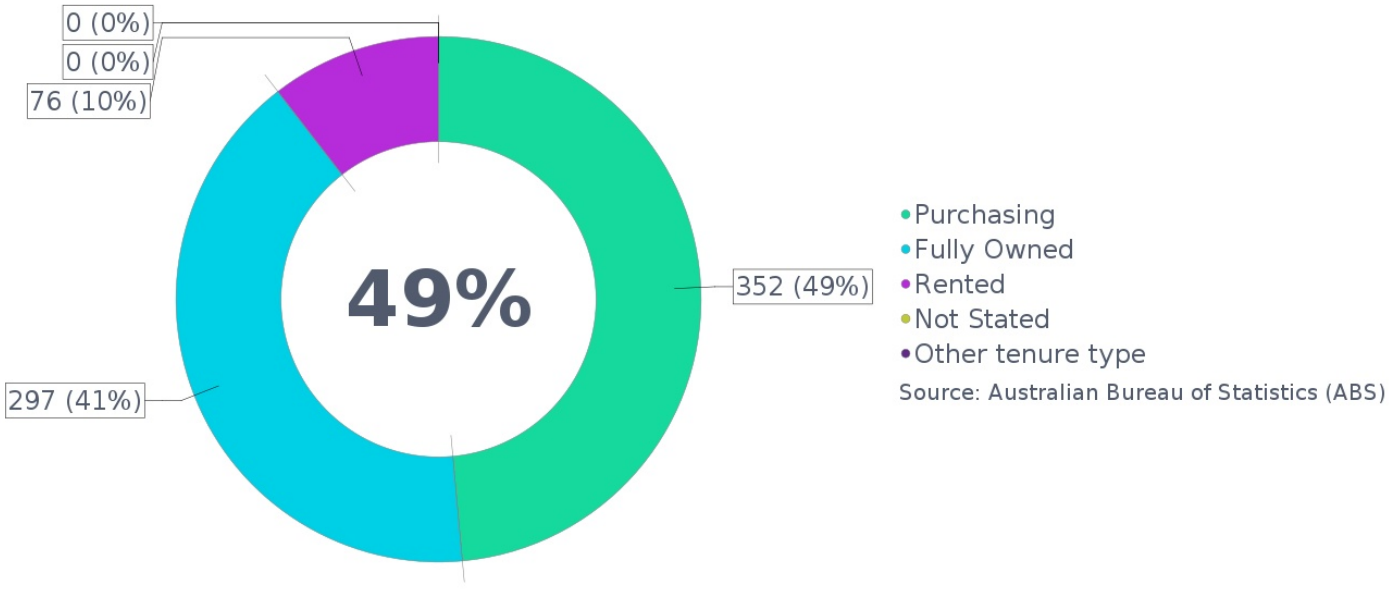
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Dwelling Structure (2021)



Home Ownership (2021)



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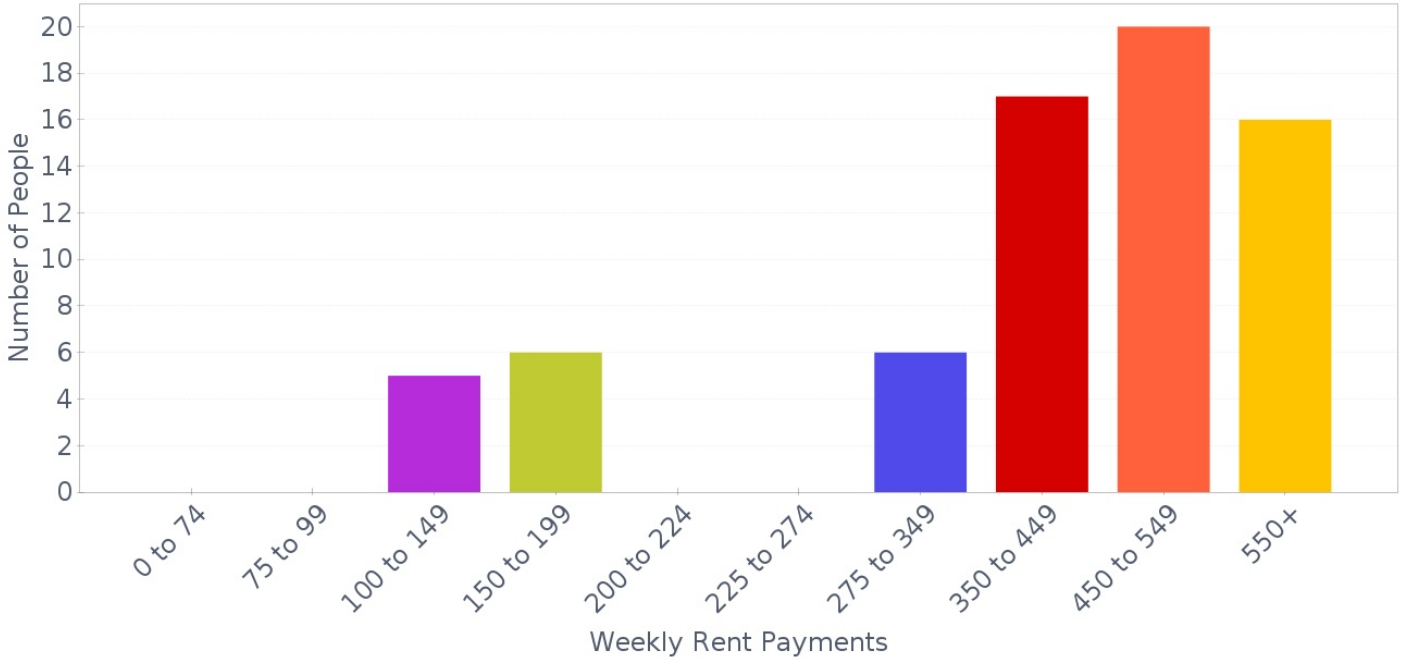
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

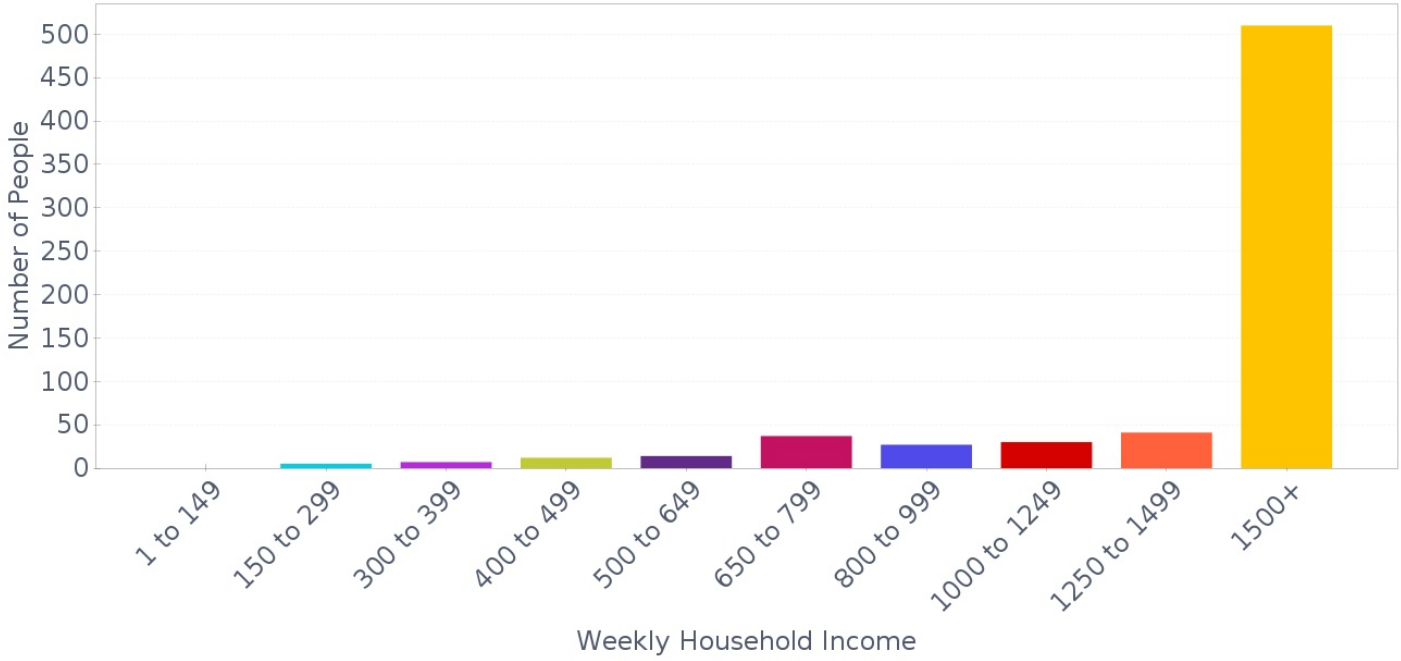


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Household Income - Weekly (2021)

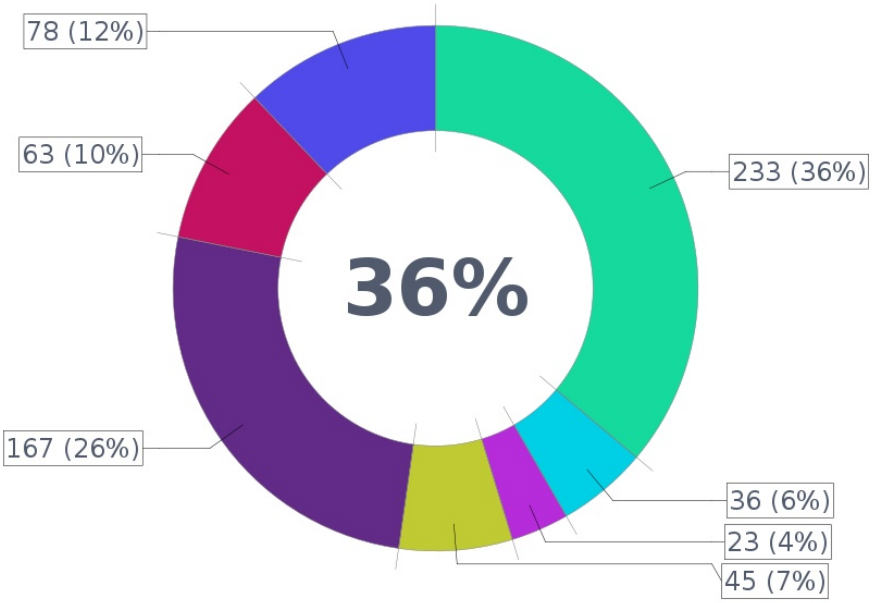


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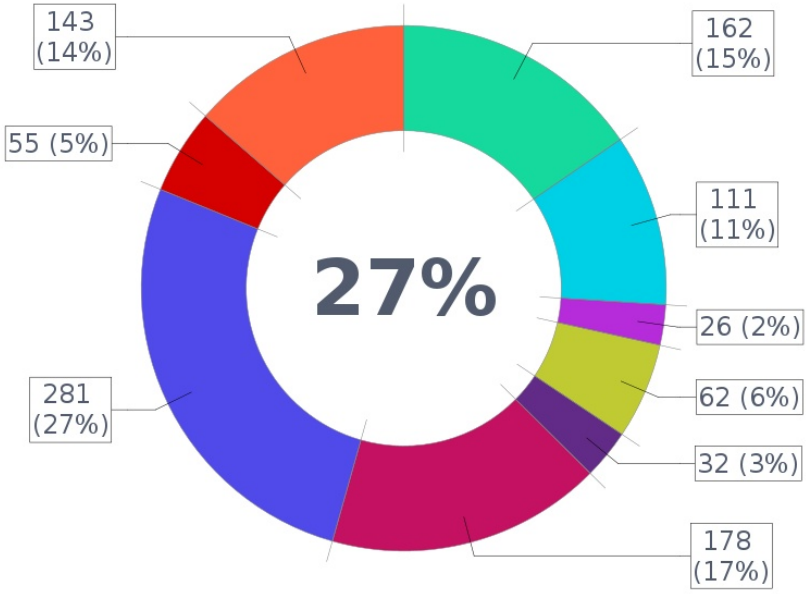
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Non-School Qualification: Level of Education (2021)



Source: Australian Bureau of Statistics (ABS)

Occupation (2021)



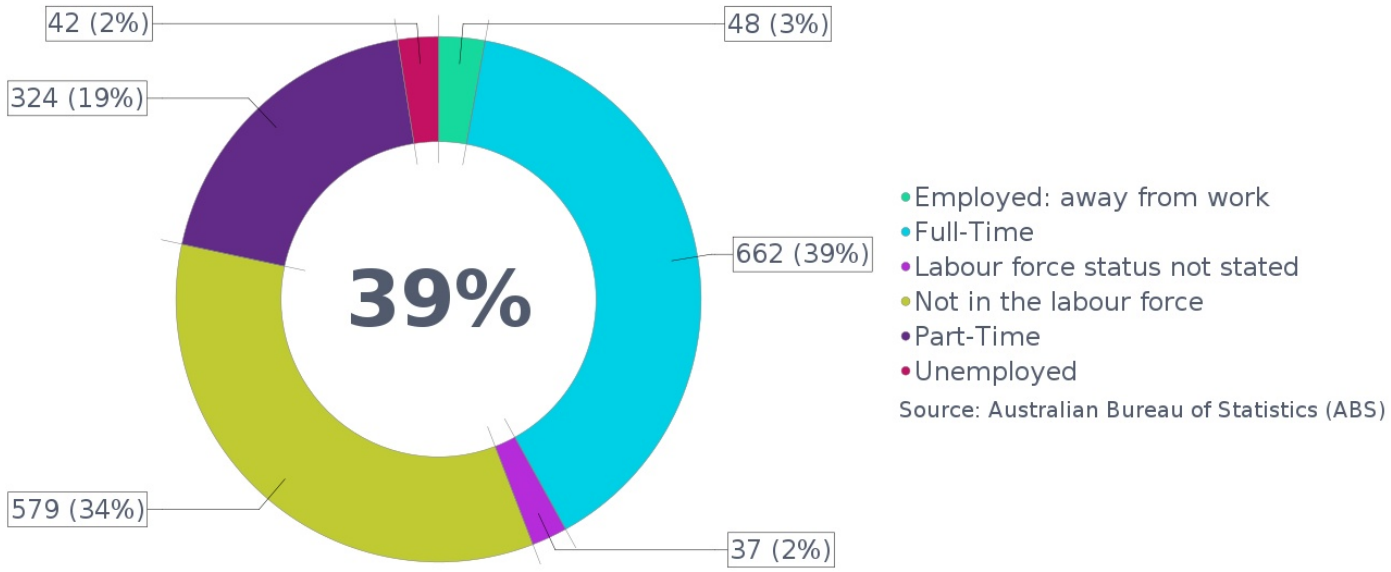
Source: Australian Bureau of Statistics (ABS)

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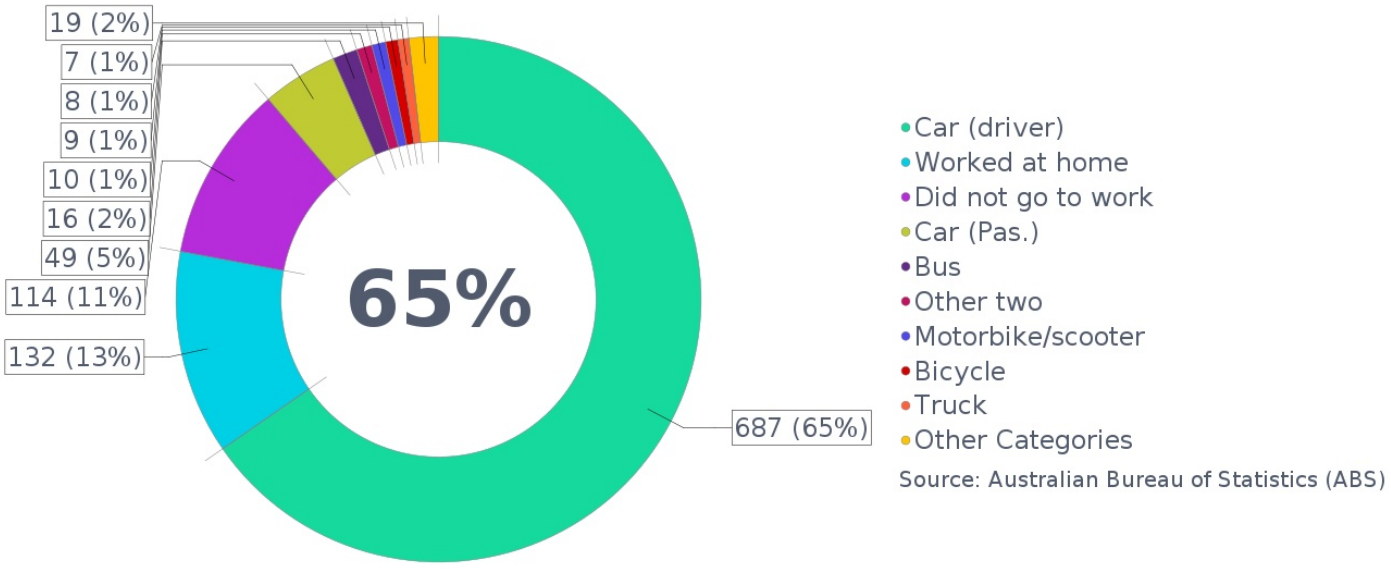
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Employment (2021)



Method of Travel to Work (2021)



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