# SUBURB FLYOVER REPORT

## SCULLIN (HOUSE)

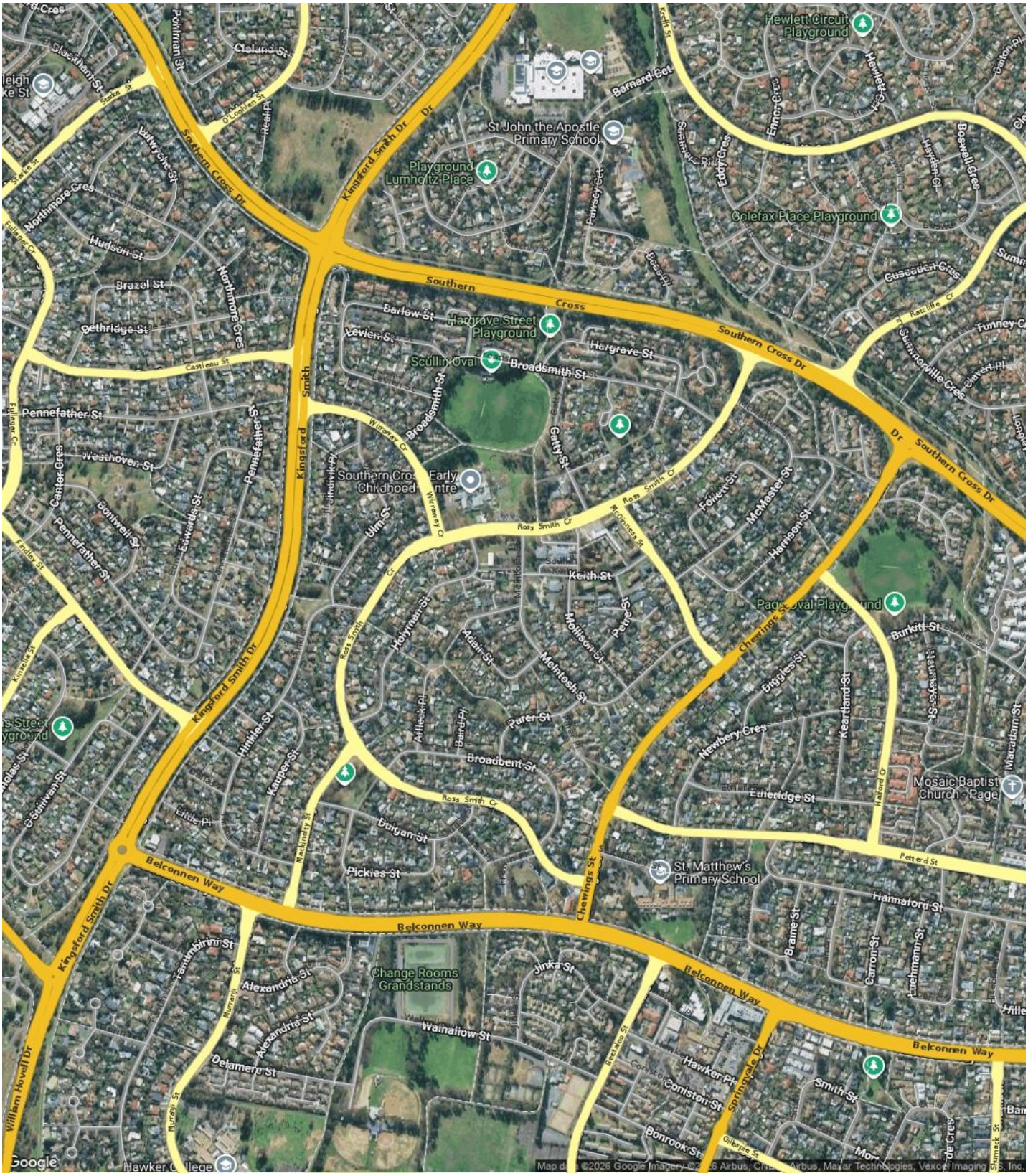
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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# SCULLIN - Suburb Map




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# 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 | 29 | $ 862,500 | -4.3 % | $ 700,000 | $ 1,120,000 |
| 2026 | 13 | $ 880,000 | 2.0 % | $ 730,000 | $ 1,070,000 |

## Median Sale Price

**$875k**

Based on 21 recorded House sales within the last 12 months (Oct '25 - Sep '26)

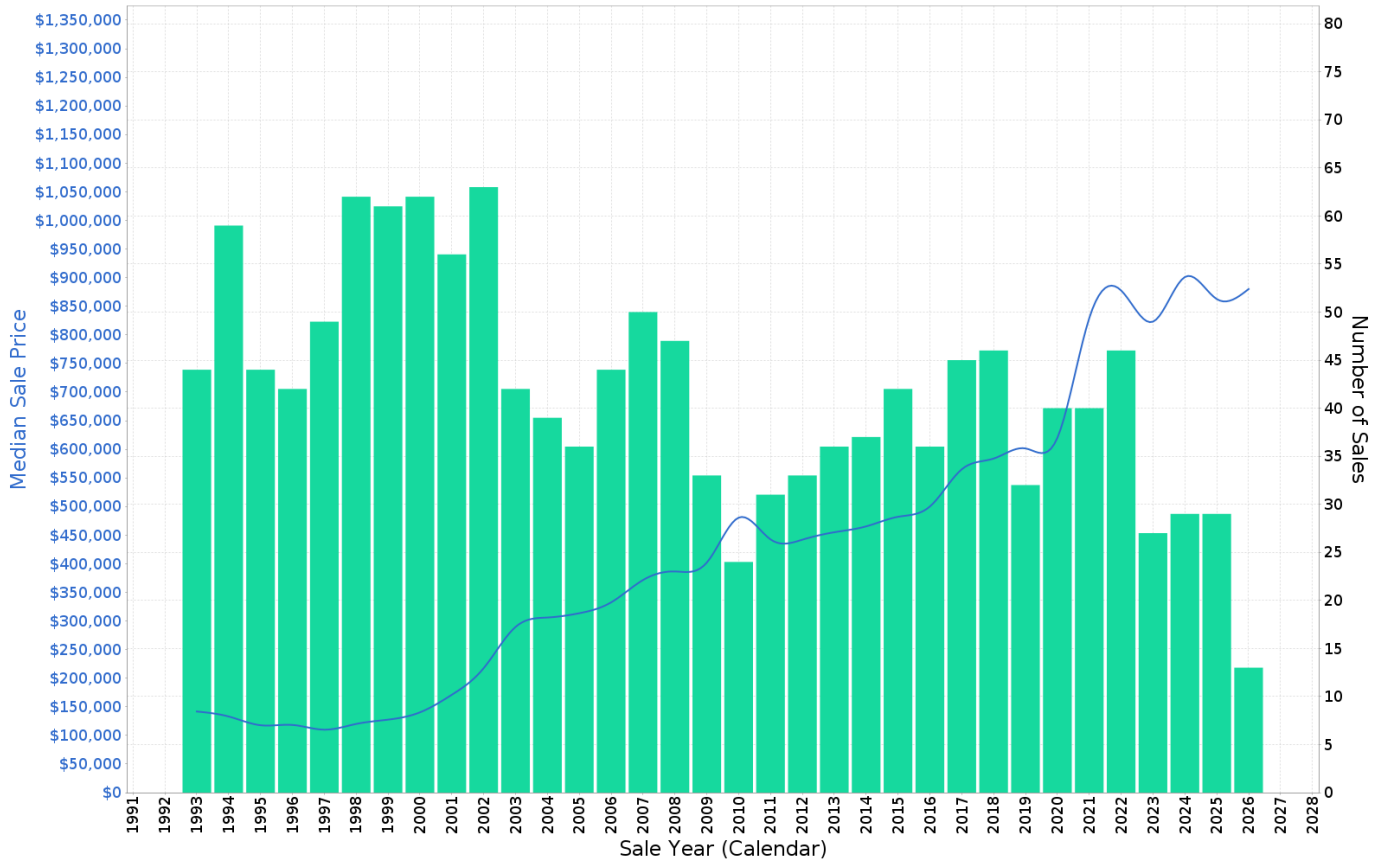
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**-1.7%**

Current Median Price: $875,000
Previous Median Price: $890,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

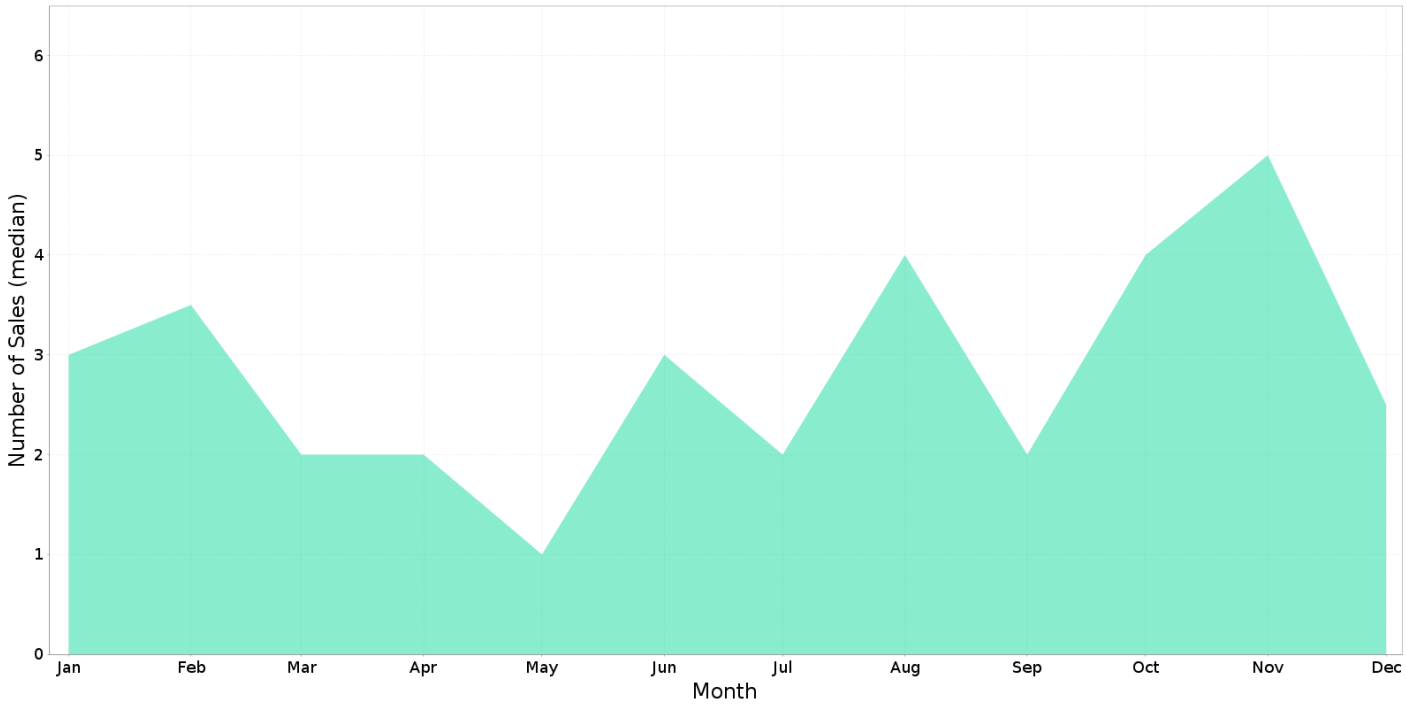



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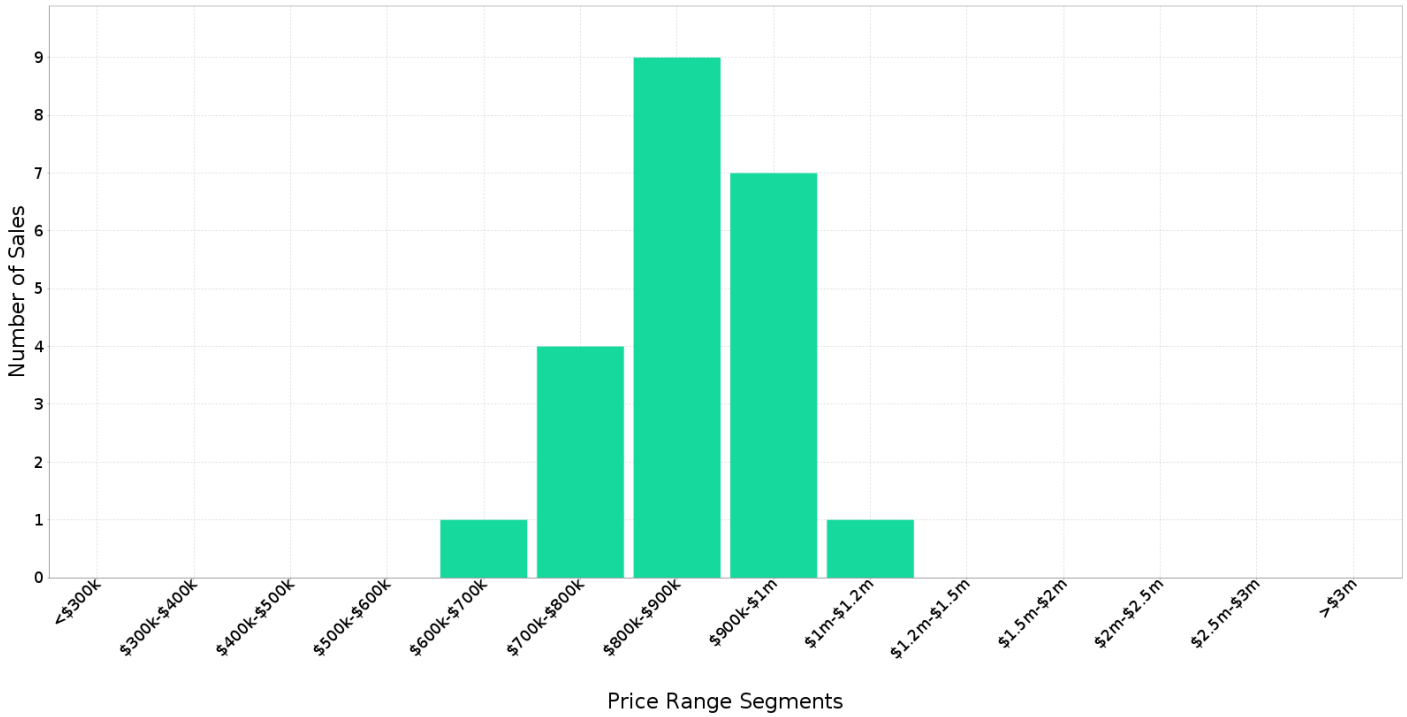
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# SCULLIN - Peak Selling Periods (3 years)




# SCULLIN - Price Range Segments (12 months)

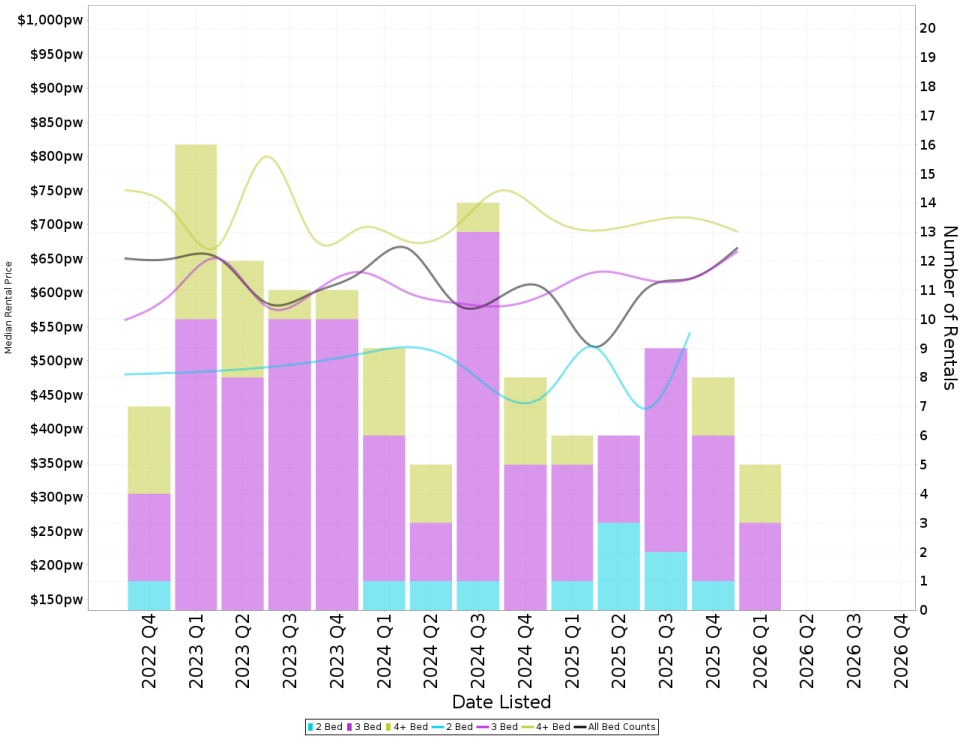



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# Median Weekly Rents (Houses)




### Suburb Sale Price Growth

**-1.7%**

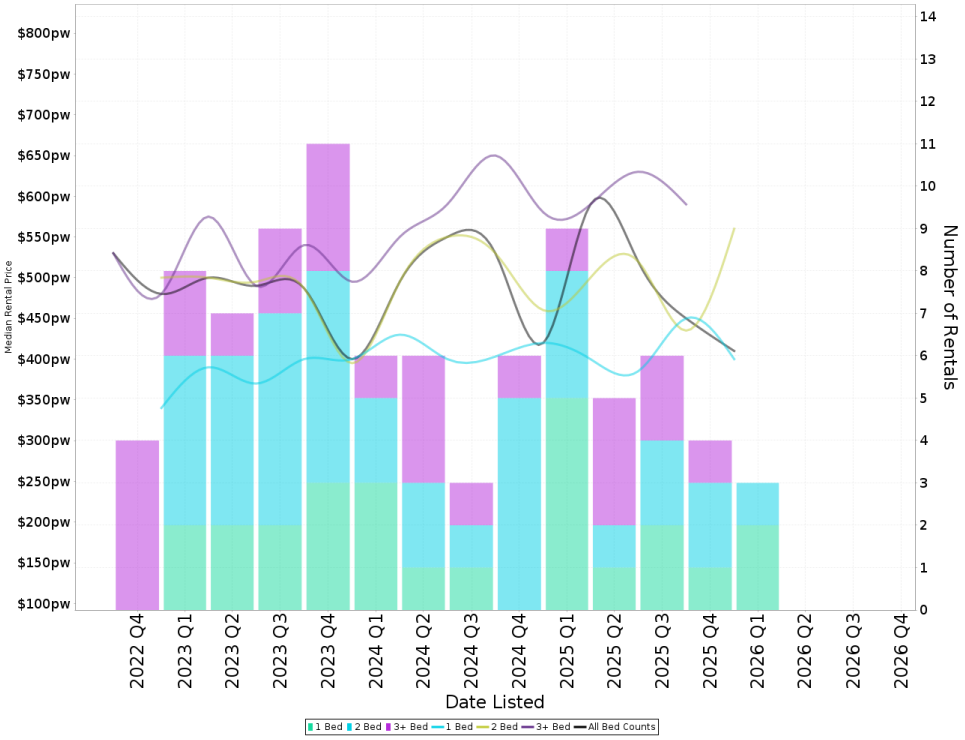
**Current Median Price: $875,000**
**Previous Median Price: $890,000**
Based on 57 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

**Current Median Price: $875,000**
**Current Median Rent: $650**
Based on 13 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)




### Suburb Sale Price Growth

**+17.1%**

**Current Median Price: $720,000**
**Previous Median Price: $615,000**
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

**Current Median Price: $720,000**
**Current Median Rent: $450**
Based on 7 registered Unit rentals compared over the last 12 months.

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# SCULLIN - Recently Sold Properties

## Median Sale Price

**$875k**

Based on 21 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

**-1.7%**

Current Median Price: $875,000
Previous Median Price: $890,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

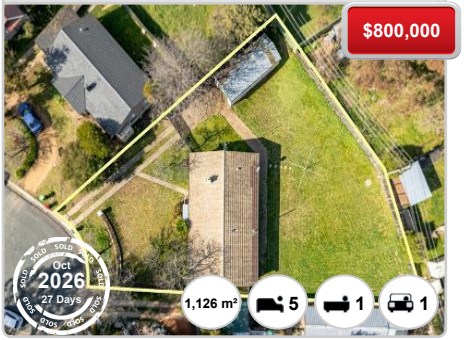
## # Sold Properties

**21**

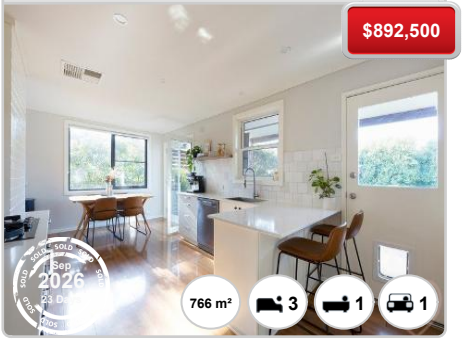
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

### 7 SHIERS PL




### 6 PRATT PL




### 36 GATTY ST



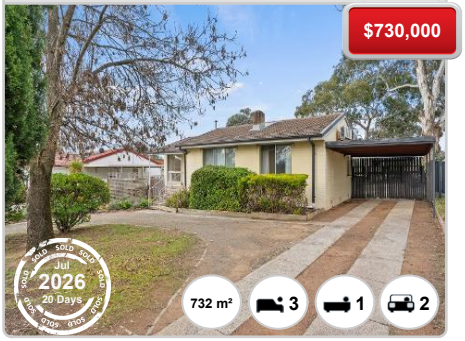

### 14 MCGINNESS ST



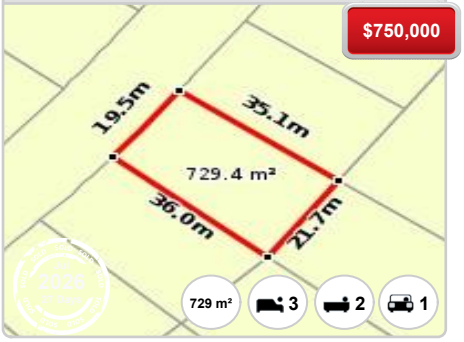

### 2 SHIERS PL




### 5 DE GARIS PL




### 28 HARRISON ST




### 25A MCINTOSH ST




### 18A MOLLISON ST




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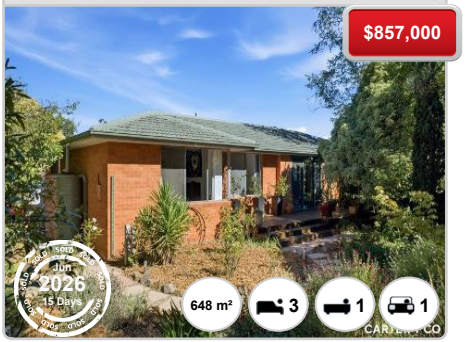
### 162 BELCONNEN WAY




### 25 ULM ST




### 5 BROADBENT ST




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# SCULLIN - Properties For Rent

## Median Rental Price

**$650 /w**

Based on 13 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

**+3.9%**

Current Median Price: $875,000
Current Median Rent: $650

Based on 21 recorded House sales and 13 House rentals compared over the last 12 months

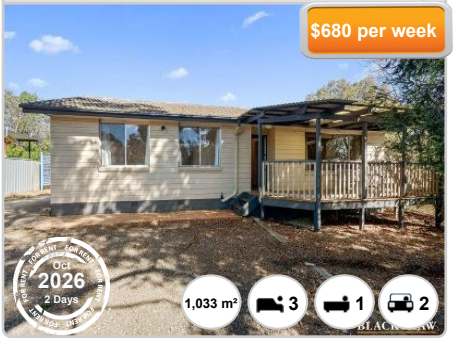
## Number of Rentals

**13**

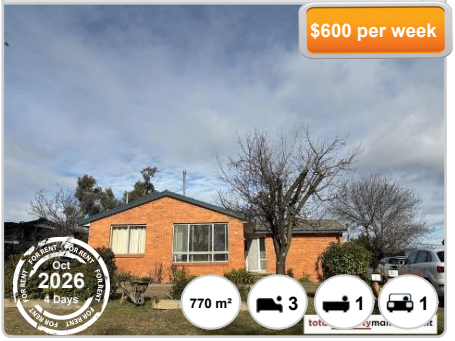
Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

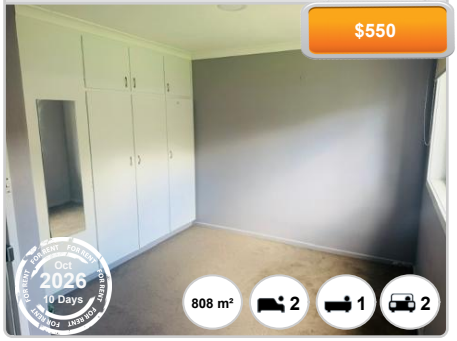
### 8 JINDIVIK PLACE




### 5 FOLLETT STREET




### 43B Ross Smith Crescent




### 26 Hinkler Street




### 2 Shiers Place

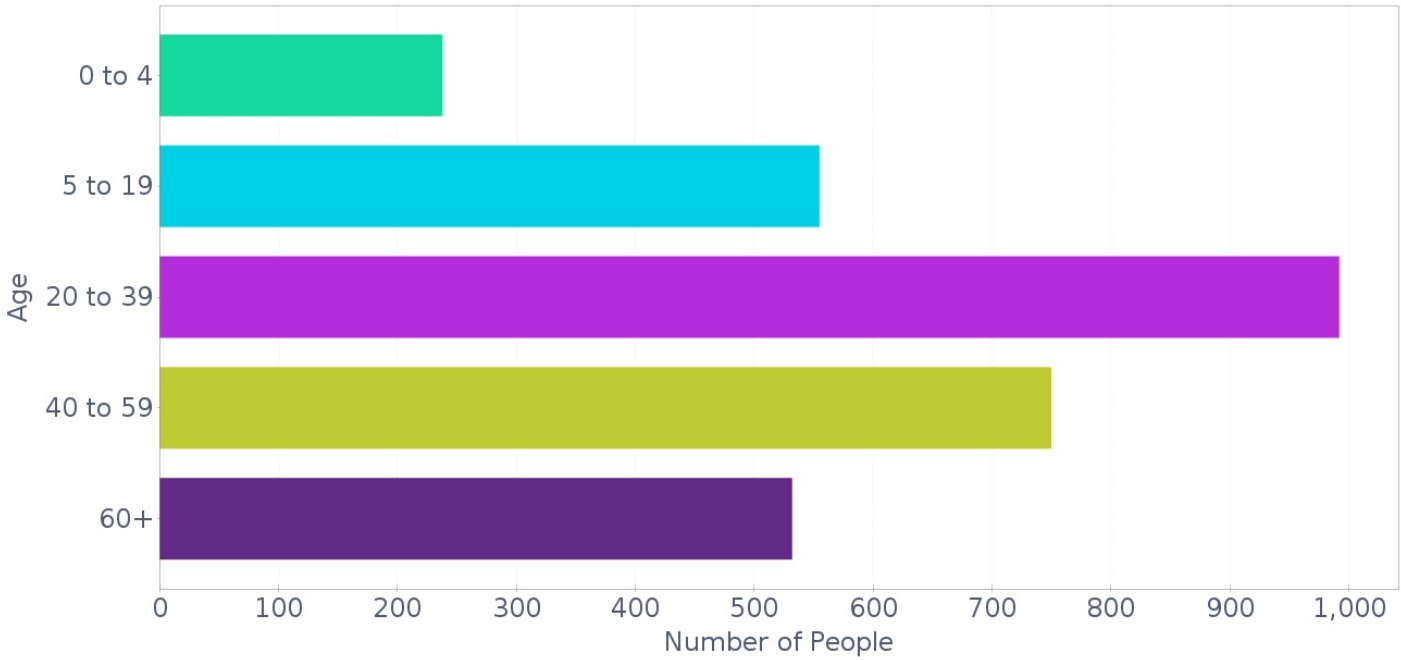



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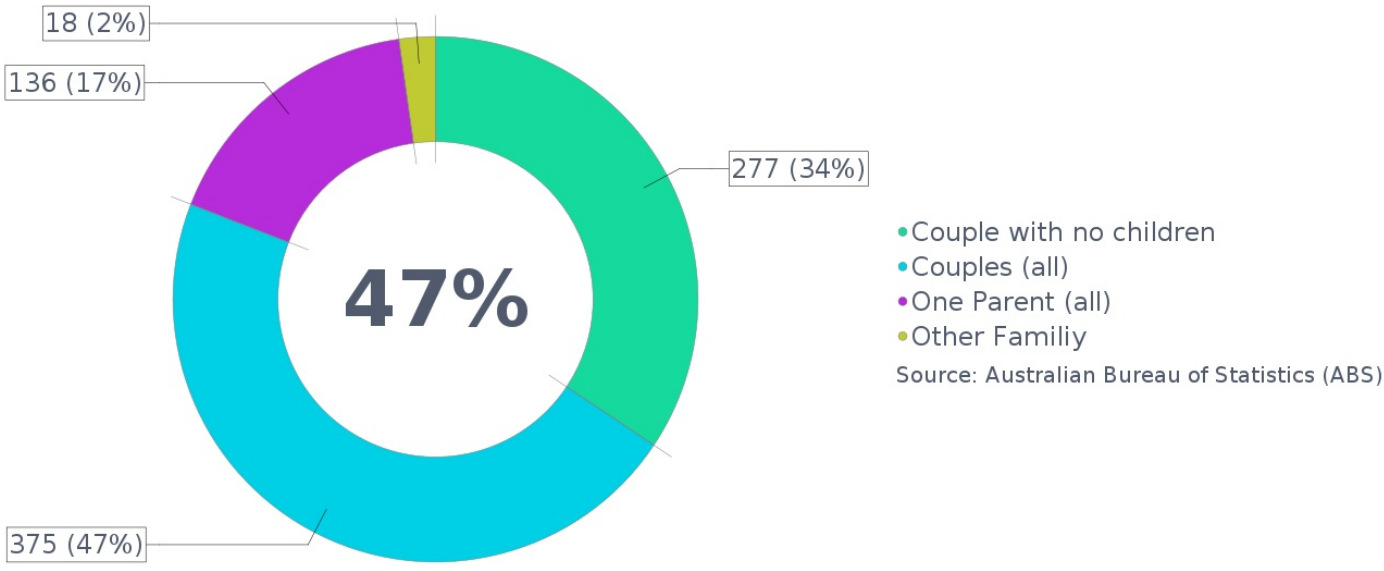
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## Age of Population (2021)




## Family Composition (2021)

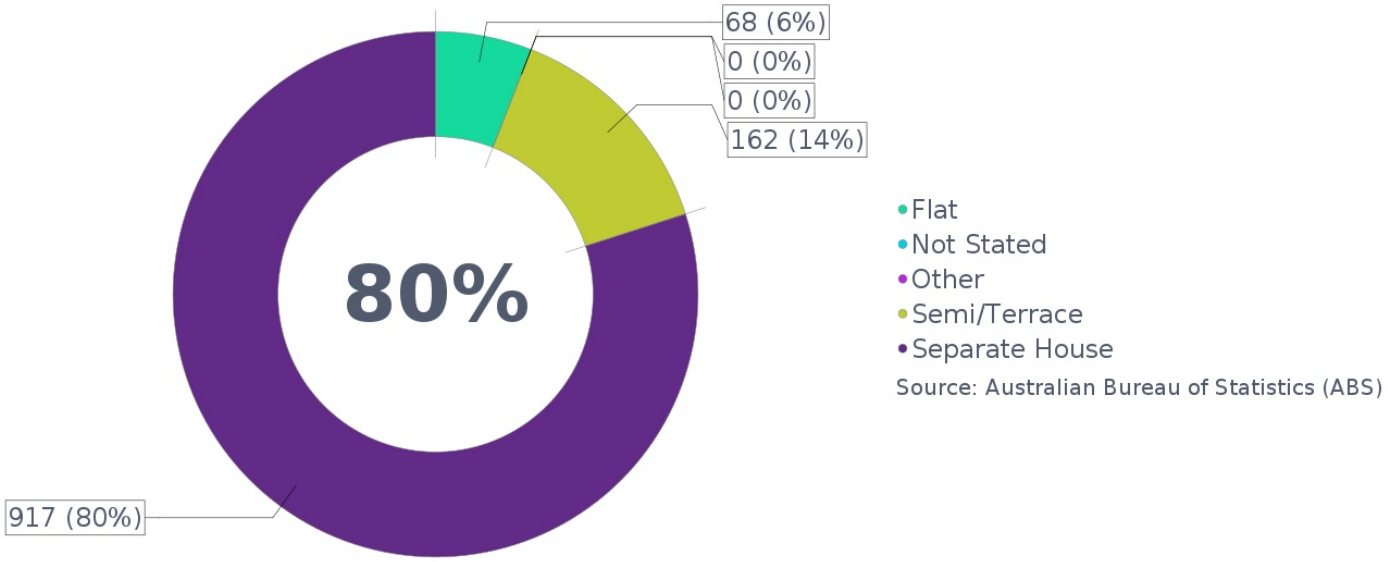



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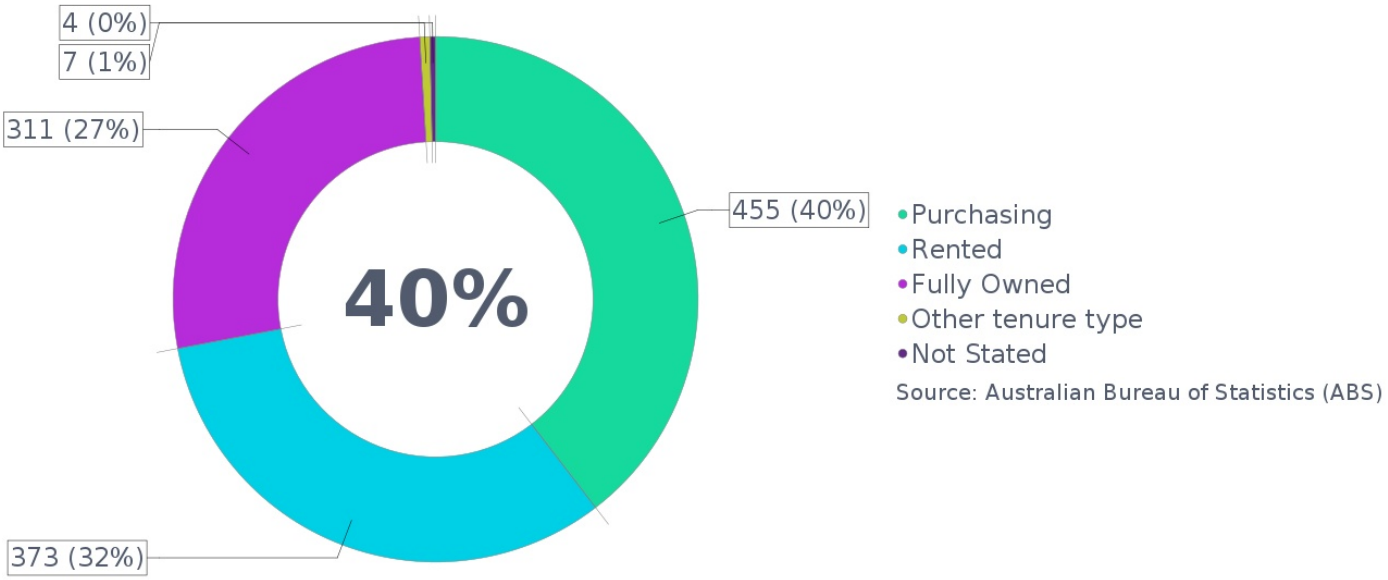
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## Dwelling Structure (2021)




## Home Ownership (2021)

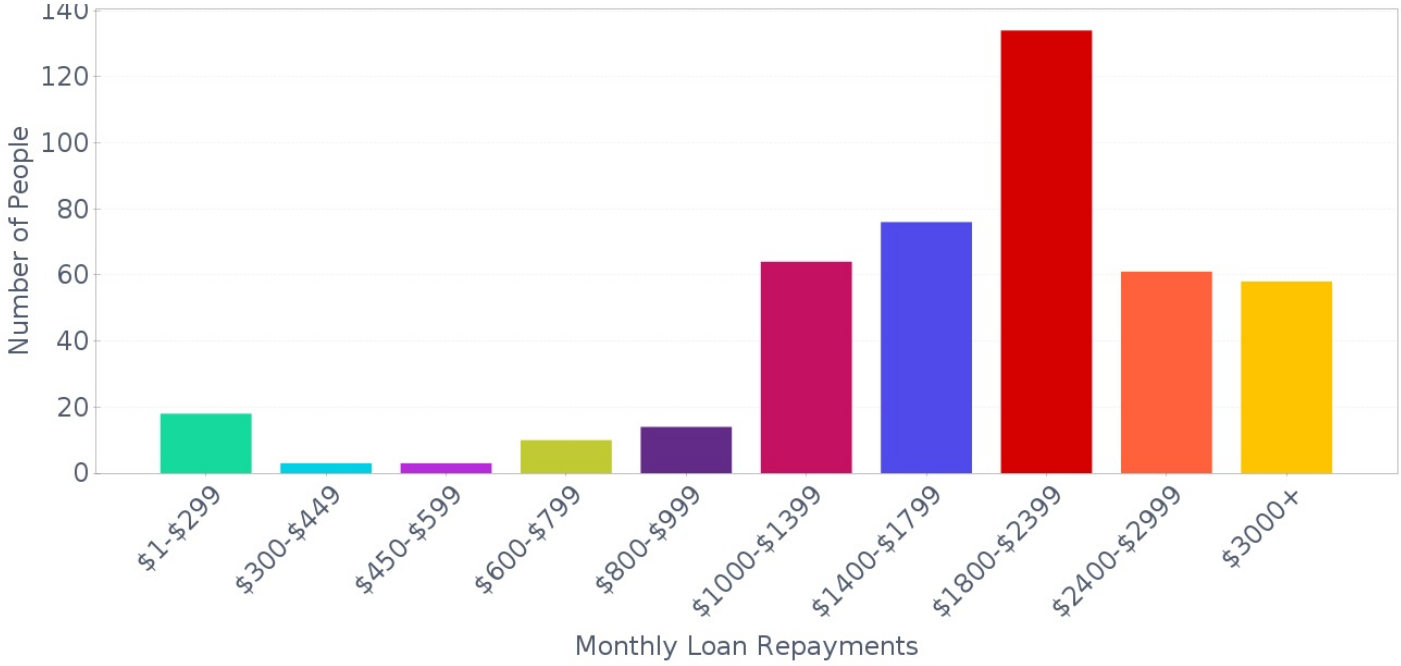



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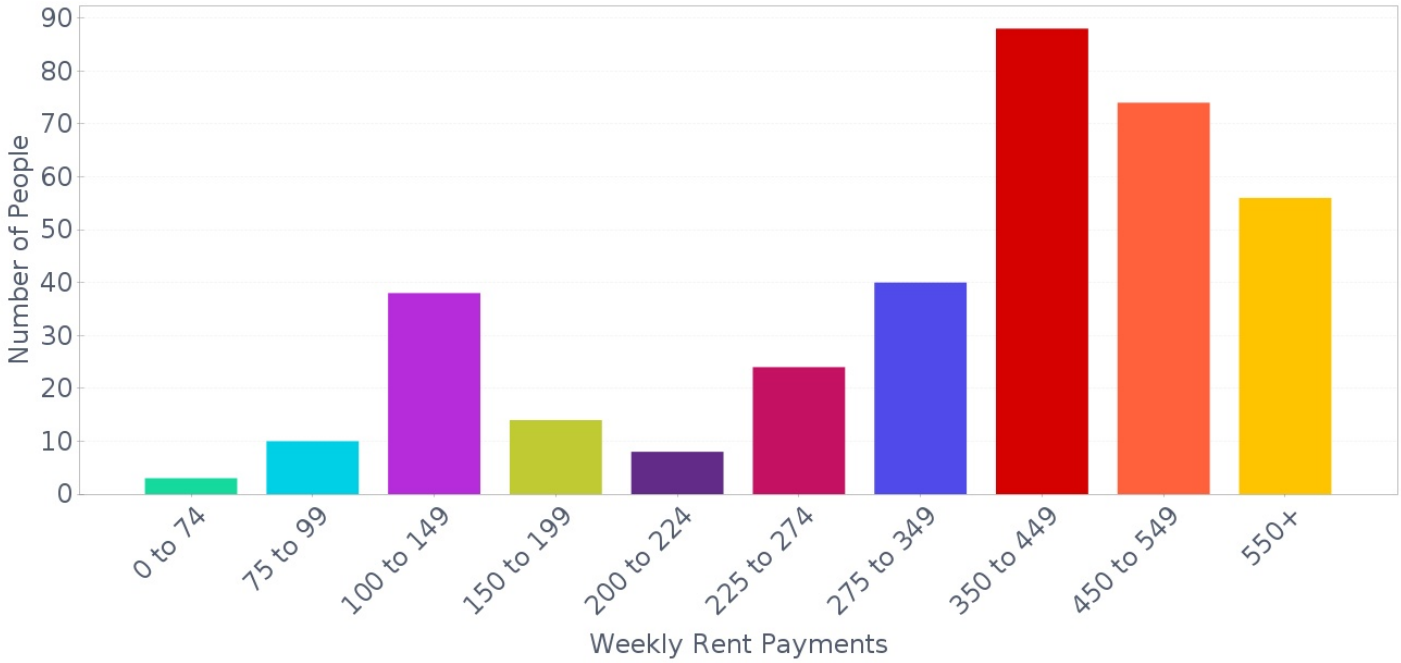
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## Home Loan Repayments - Monthly (2021)




## Rent Payments - Weekly (2021)

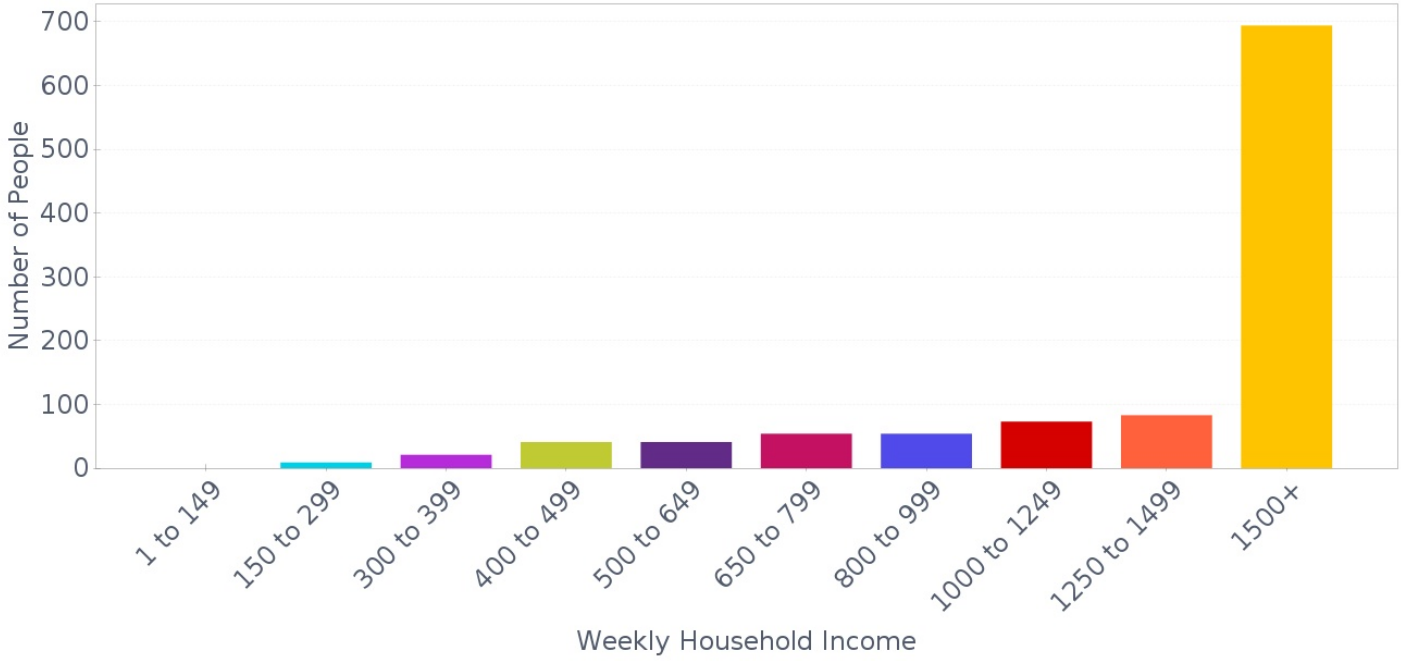



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# Household Income - Weekly (2021)

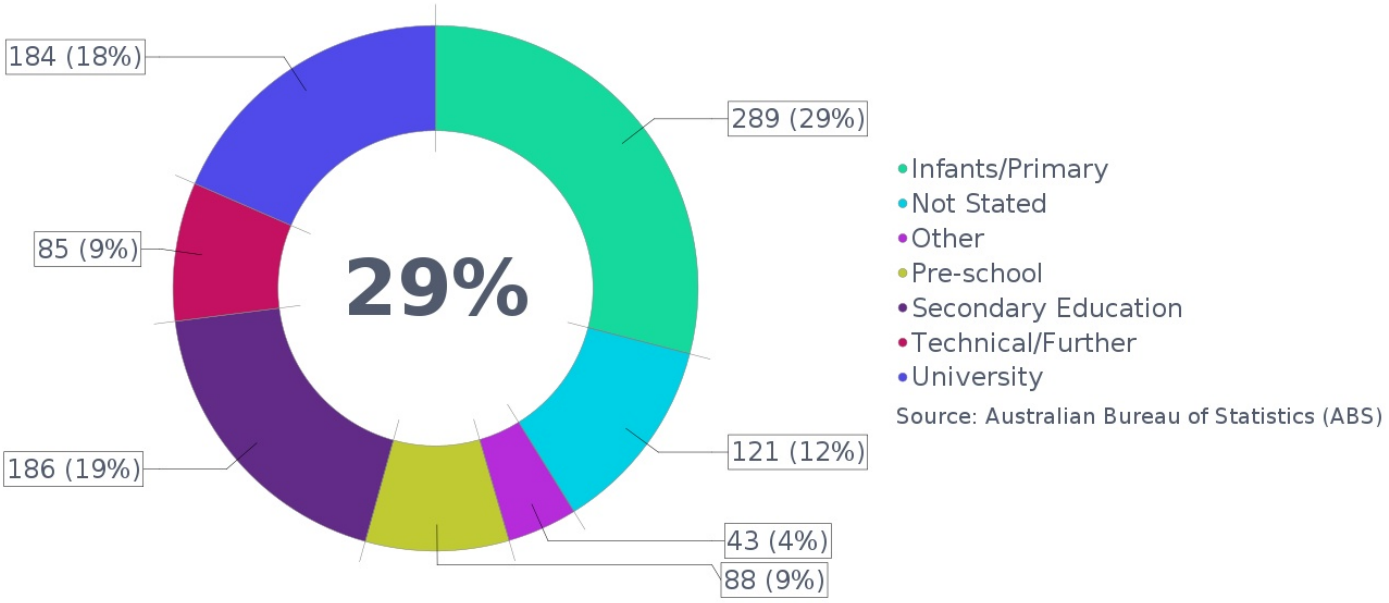



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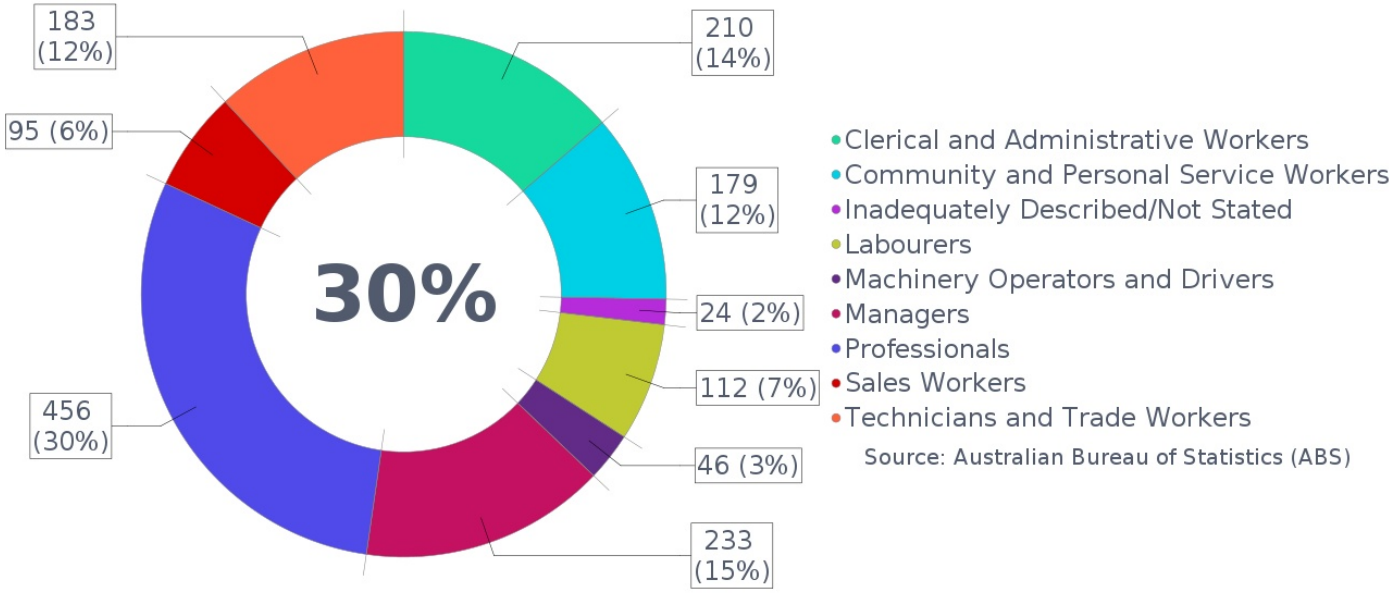
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## Non-School Qualification: Level of Education (2021)




## Occupation (2021)

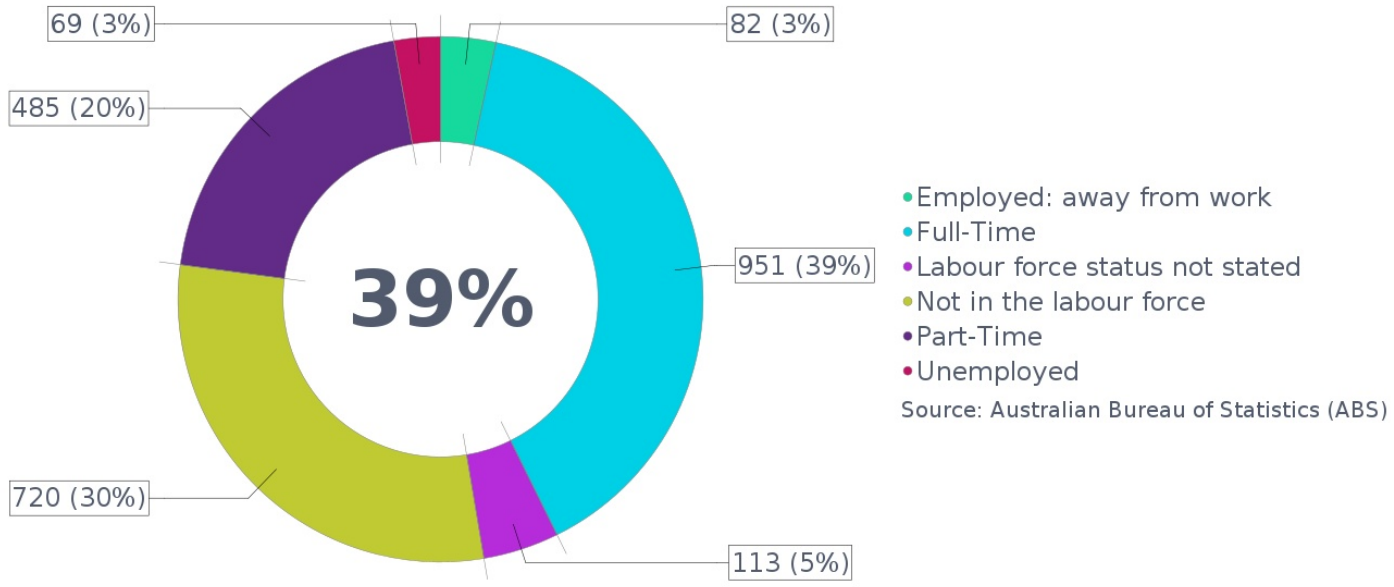



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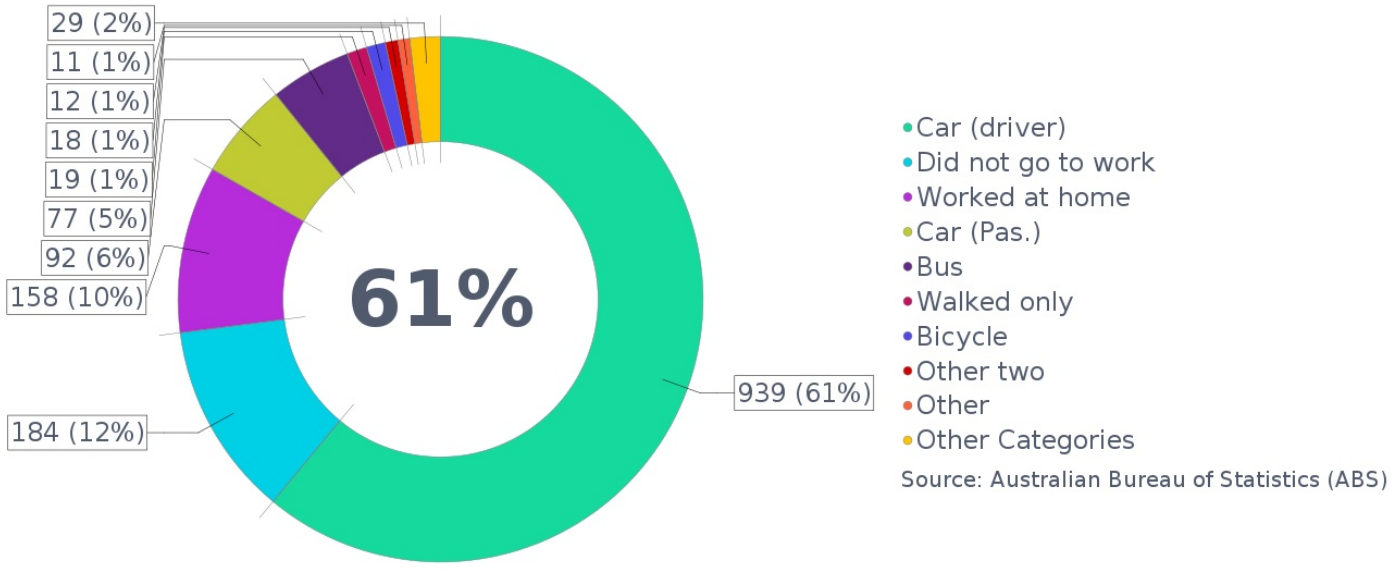
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## Employment (2021)




## Method of Travel to Work (2021)




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