

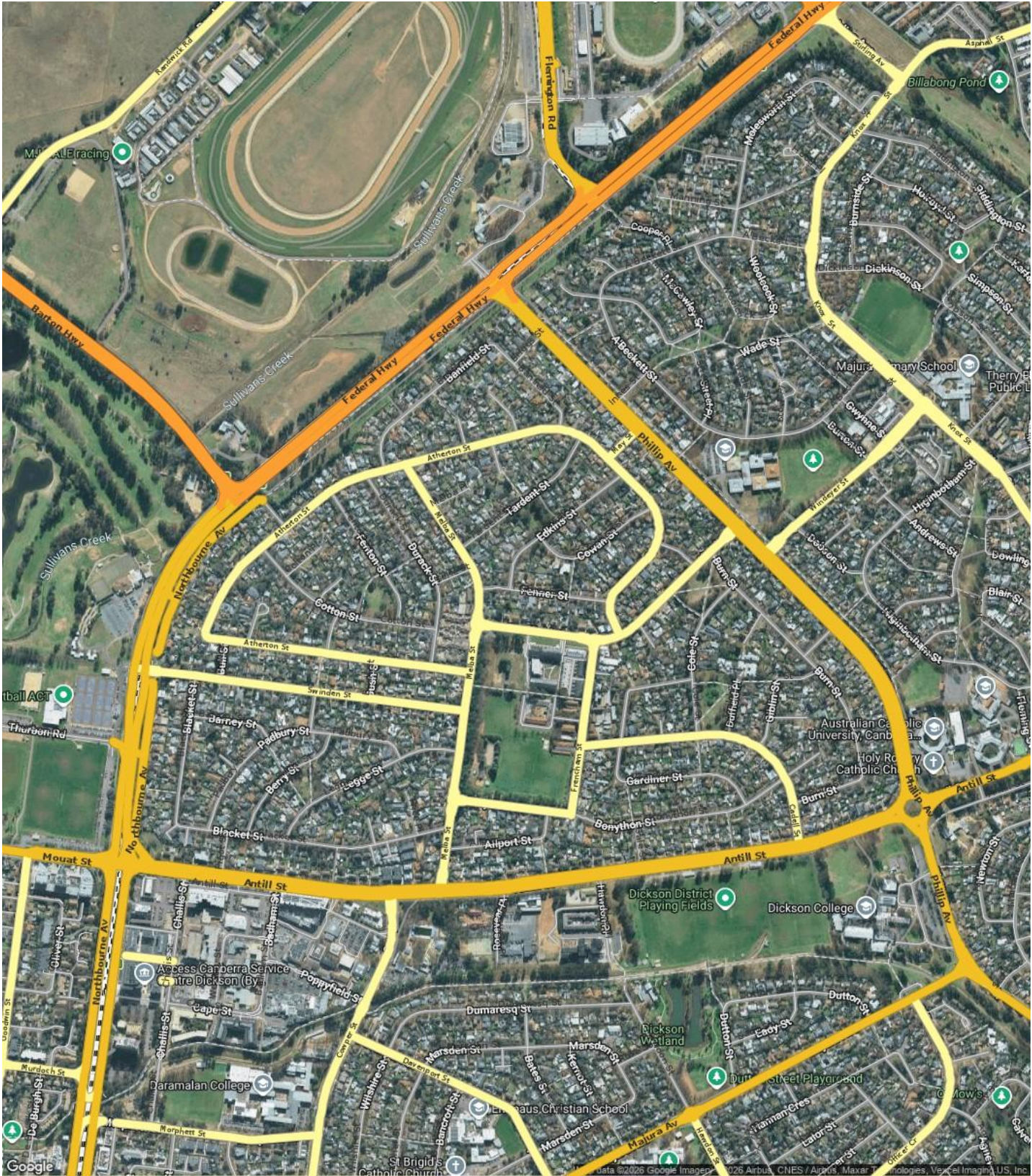
SUBURB FLYOVER REPORT

DOWNER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



DOWNER - Suburb Map



Prepared on 13/08/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricfinder.com.au](https://www.pricfinder.com.au))

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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	43	\$ 460,000	0.0 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	53	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	66	\$ 674,250	7.9 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.5 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	55	\$ 1,250,000	42.0 %	\$ 500,025	\$ 2,010,000
2022	45	\$ 1,300,000	4.0 %	\$ 300,000	\$ 2,055,000
2023	47	\$ 1,150,000	-11.5 %	\$ 537,187	\$ 1,800,000
2024	52	\$ 1,143,000	-0.6 %	\$ 450,000	\$ 2,400,000
2025	44	\$ 1,162,500	1.7 %	\$ 880,000	\$ 2,165,000
2026	25	\$ 1,250,000	7.5 %	\$ 950,000	\$ 2,350,000

Median Sale Price

\$1.2m

Based on 48 recorded House sales within the last 12 months (Financial Year 2026)

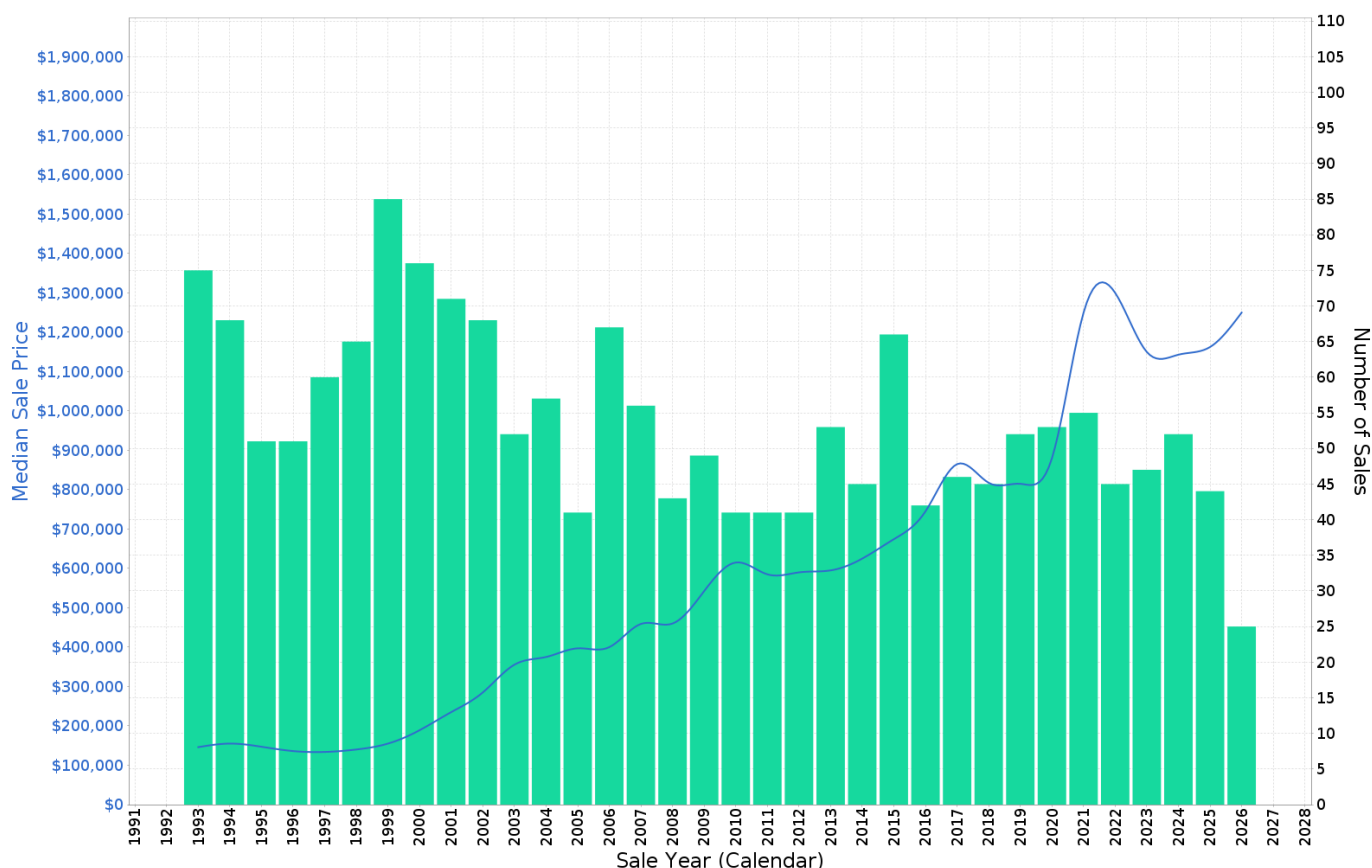
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

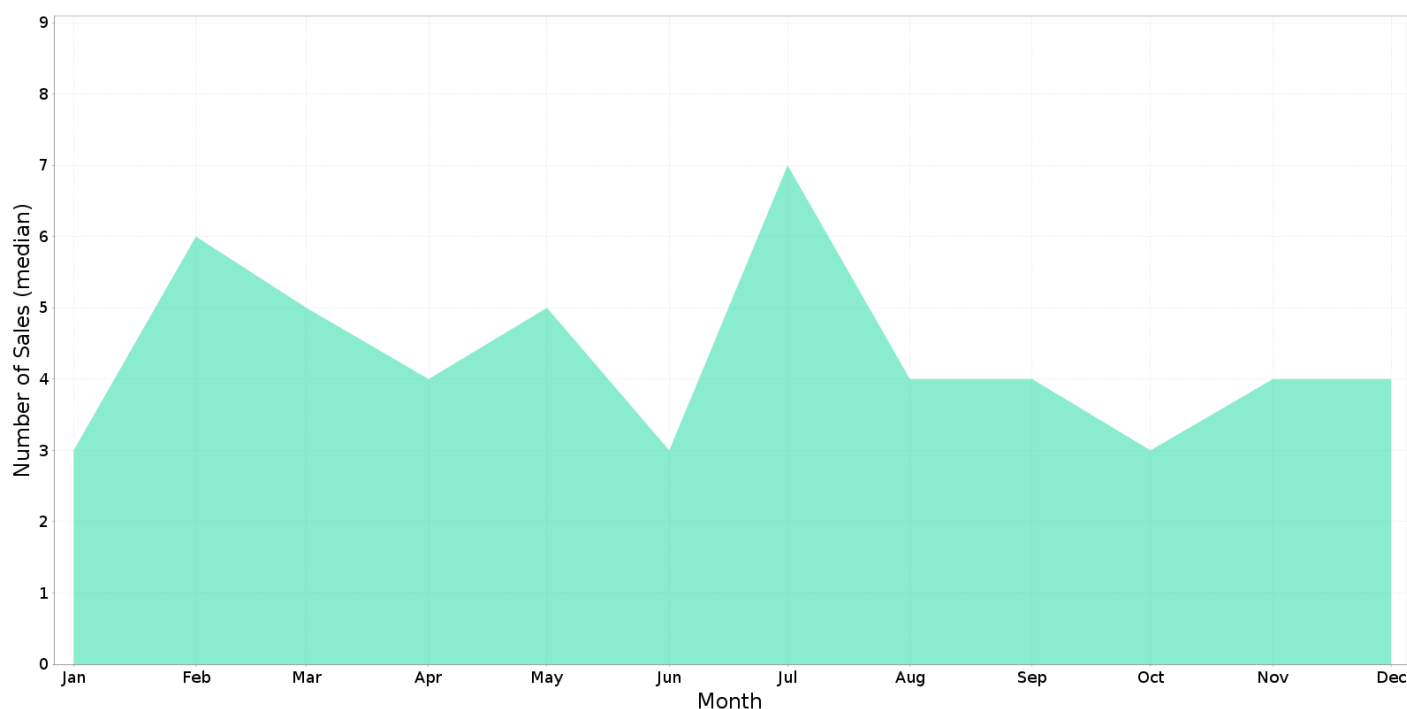
+3.0%

Current Median Price: \$1,202,500
Previous Median Price: \$1,167,500

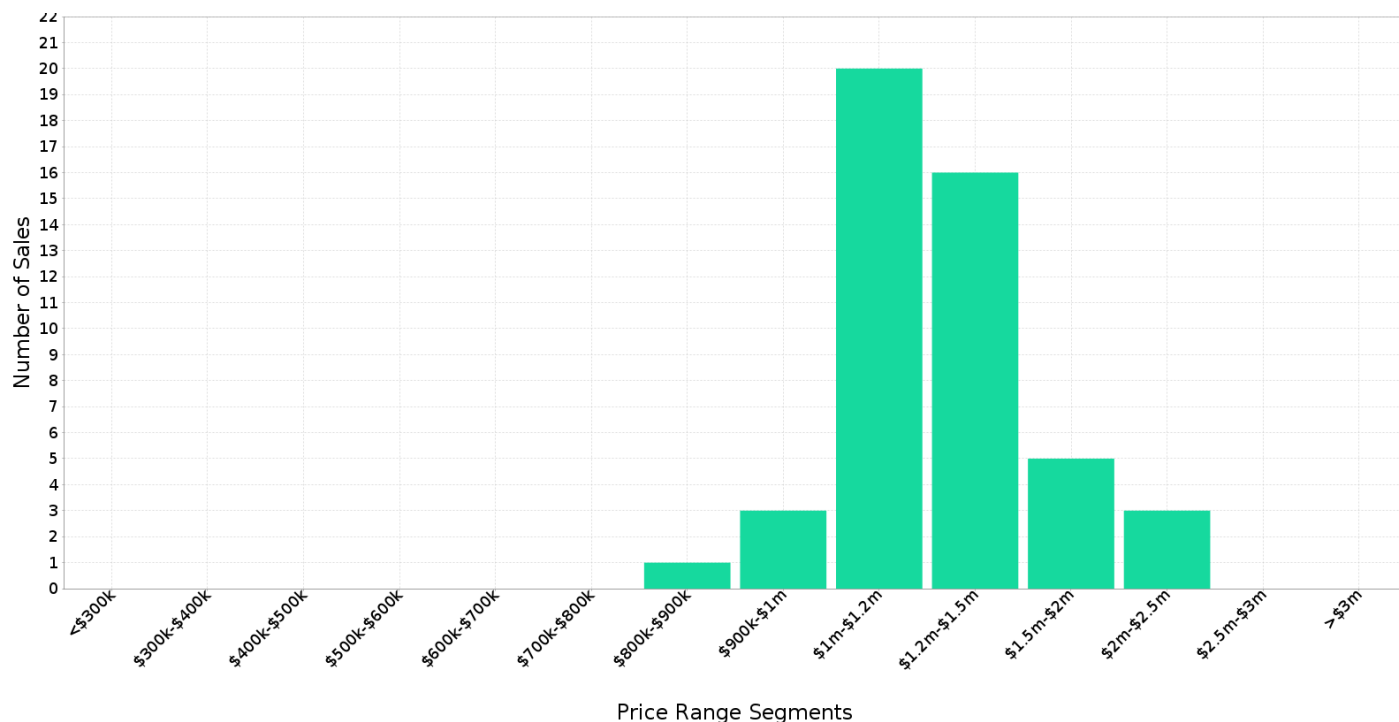
Based on 94 recorded House sales compared over the last two rolling 12 month periods



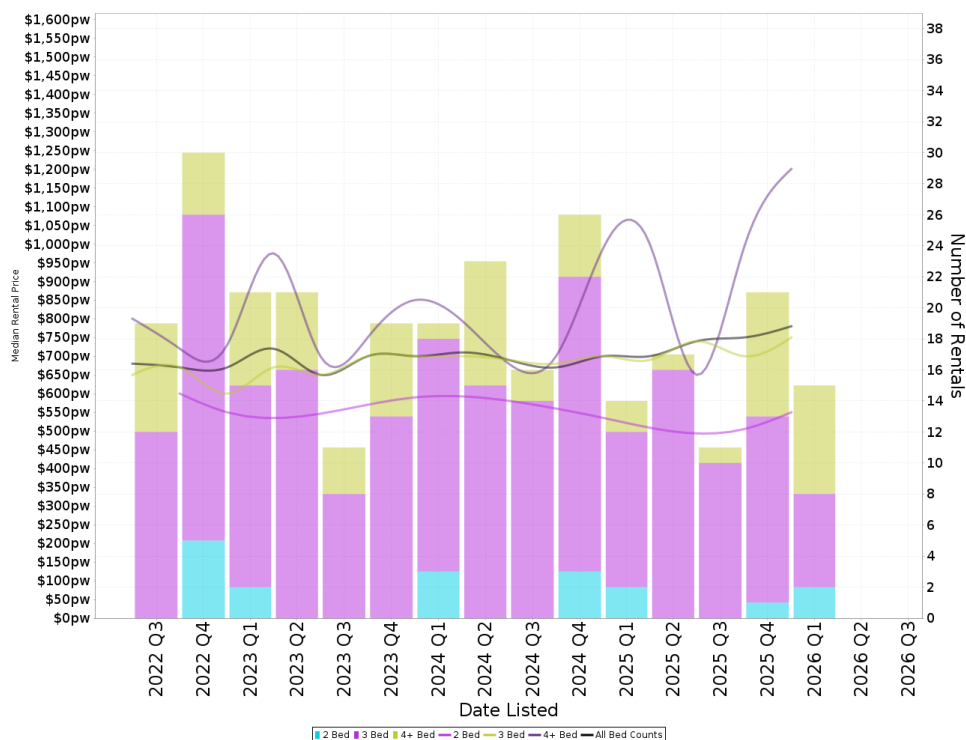
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.0%

Current Median Price: \$1,202,500
Previous Median Price: \$1,167,500

Based on 94 registered House sales compared over the last two rolling 12 month periods.

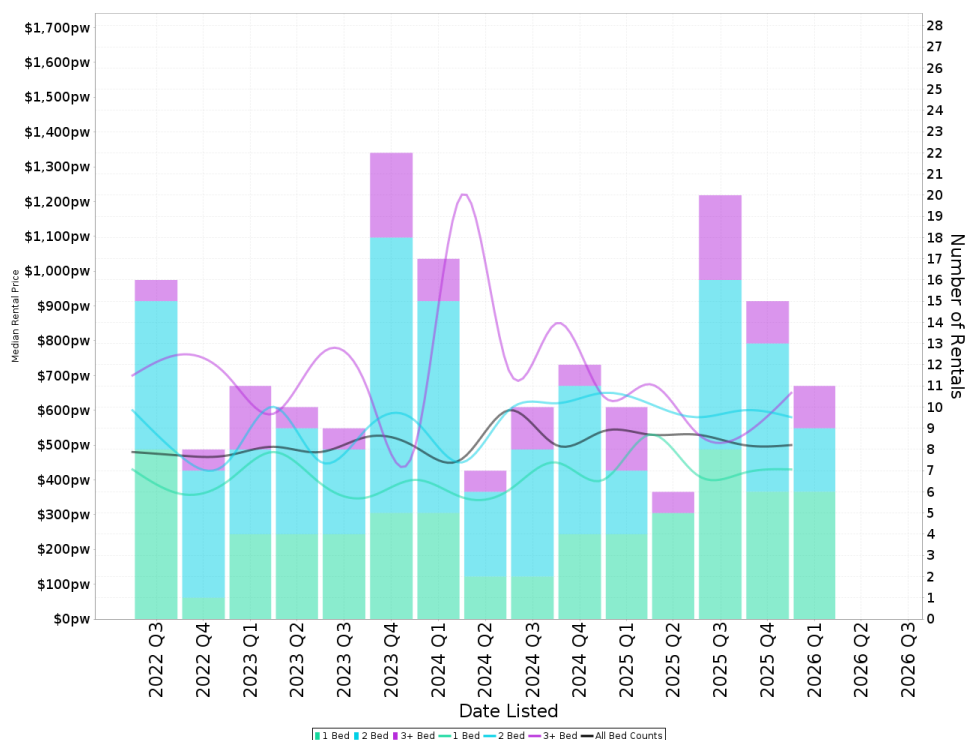
Suburb Rental Yield

+3.2%

Current Median Price: \$1,202,500
Current Median Rent: \$750

Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-29.5%

Current Median Price: \$472,500
Previous Median Price: \$670,000

Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$472,500
Current Median Rent: \$520

Based on 46 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.2m

Based on 48 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+3.0%

Current Median Price: \$1,202,500
Previous Median Price: \$1,167,500

Based on 94 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

48

Based on recorded House sales within the 12 months (Financial Year 2026)

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

24 BURN PL



\$2,100,000

1,373 m² 4 1 2

SOLD Jul 2026 N/A

CARTER PCO

82 ATHERTON ST



\$990,000

791 m² 3 1 2

SOLD Jul 2026 27 Days

BLACKAW

44 PHILLIP AVE



\$950,000

694 m² 3 1 1

SOLD Jun 2026 41 Days

8 BANFIELD ST



\$1,135,000

Area: 836 sqm (approx)

837 m² 3 1 3

SOLD Jun 2026 50 Days

All means of access and egress are via the public road. No private access or egress is available to the property.

27 BLACKET ST



\$1,062,500

743 m² 3 1 1

SOLD Jun 2026 42 Days

159 ANTILL ST



\$1,030,000

513 m² 3 1 2

SOLD Jun 2026 37 Days

24 LEGGE ST



\$1,010,000

736 m² 3 1 1

SOLD May 2026 24 Days

151 ATHERTON ST



\$1,030,000

632 m² 3 1 2

SOLD May 2026 30 Days

36 DURACK ST



\$1,250,114

694 m² 3 1 1

SOLD May 2026 64 Days

COOPER

52 CADELL ST

\$1,725,000



930 m² 4 2 3

Sold May 2026 87 Days

26 LEGGE ST

\$1,755,000



736 m² 5 2 2

Sold May 2026 89 Days

167 ATHERTON ST

\$1,300,000

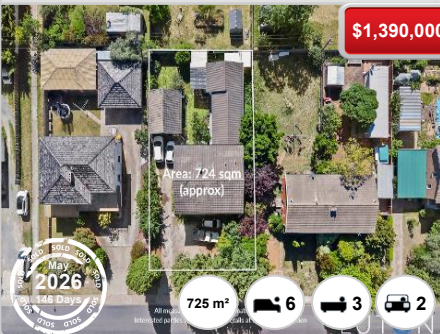


706 m² 4 1 2

Sold May 2026 N/A

510 NORTHBOURNE AVE

\$1,390,000



724 sqm (approx)

725 m² 6 3 2

Sold May 2026 148 Days

4 COLTON PL

\$1,830,000

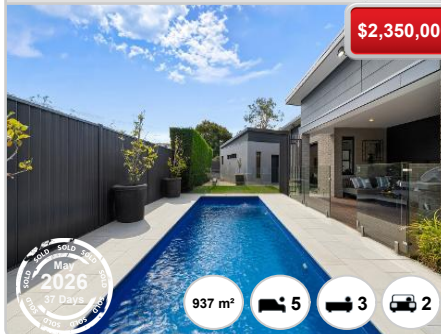


705 m² 5 3 2

Sold May 2026 243 Days

70 MELBA ST

\$2,350,000



937 m² 5 3 2

Sold May 2026 37 Days

16 GARDINER ST

\$1,727,000

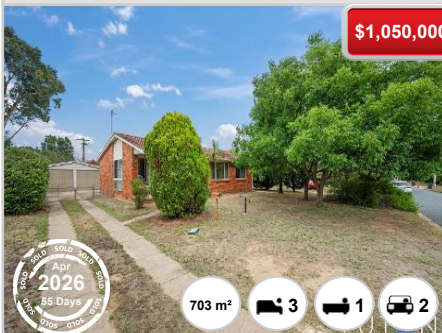


780 m² 4 2 2

Sold Apr 2026 21 Days

32 BANFIELD ST

\$1,050,000



703 m² 3 1 2

Sold Apr 2026 58 Days

90 PHILLIP AVE

\$1,000,000

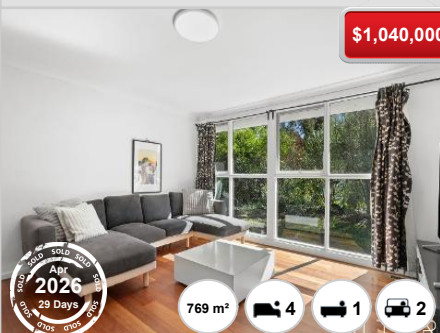


769 m² 3 1 1

Sold Apr 2026 29 Days

92 PHILLIP AVE

\$1,040,000



769 m² 4 1 2

Sold Apr 2026 29 Days

56 BURN ST

\$1,100,000



760.5 m²

760 m² 3 1 -

Sold Apr 2026 37 Days

31 GARDINER ST

\$1,130,000



718 m² 3 1 1

Sold Apr 2026 63 Days

DOWNER - Properties For Rent

Median Rental Price

\$750 /w

Based on 47 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.2%

Current Median Price: \$1,202,500
Current Median Rent: \$750

Based on 48 recorded House sales and 47 House rentals compared over the last 12 months

Number of Rentals

47

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

39 BONYTHON STREET

\$660 per week



2026
Aug
4 Days

1,033 m² 3 1 1

39 BONYTHON STREET

\$660 per week



2026
Jul
17 Days

1,033 m² 3 1 1

4 Lucas Place

\$710 per week



2026
Jul
25 Days

694 m² 3 1 1

104 PHILLIP AVENUE

\$710 per week

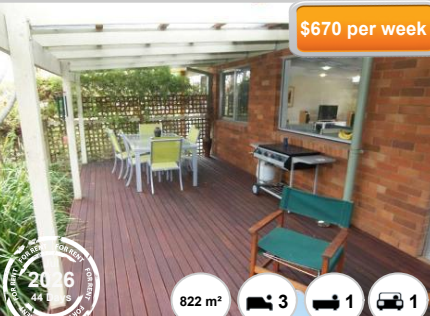


2026
Jul
29 Days

759 m² 3 1 1

22 Giblin St

\$670 per week



2026
Jul
44 Days

822 m² 3 1 1

22 GIBLIN STREET

\$670 per week

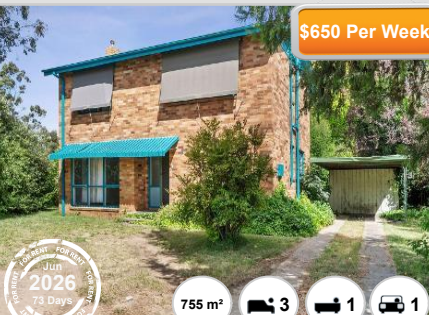


2026
Jul
44 Days

822 m² 3 1 1

536 Northbourne Avenue

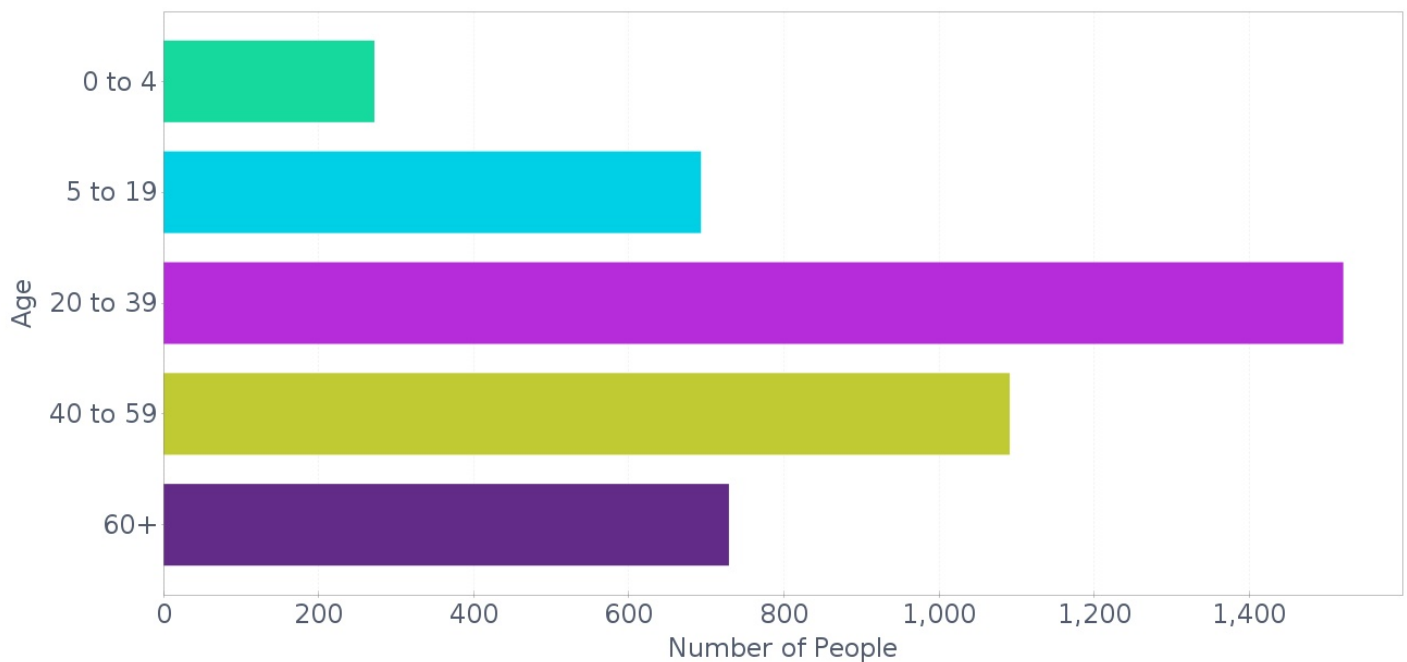
\$650 Per Week



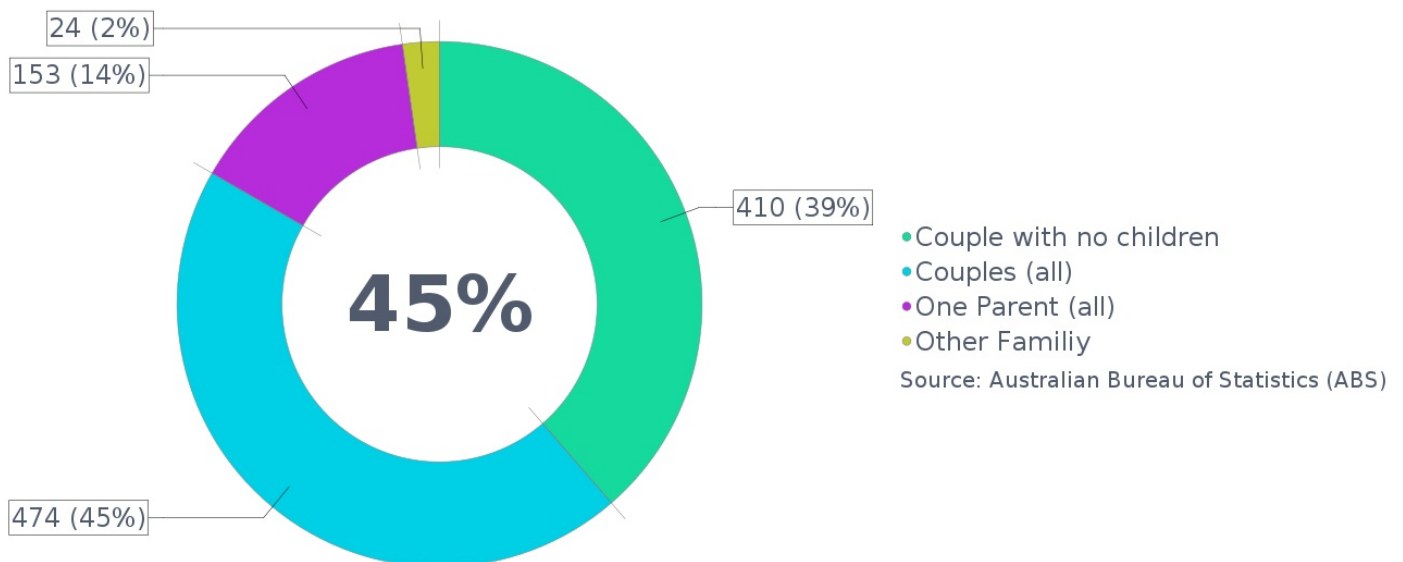
2026
Jun
73 Days

755 m² 3 1 1

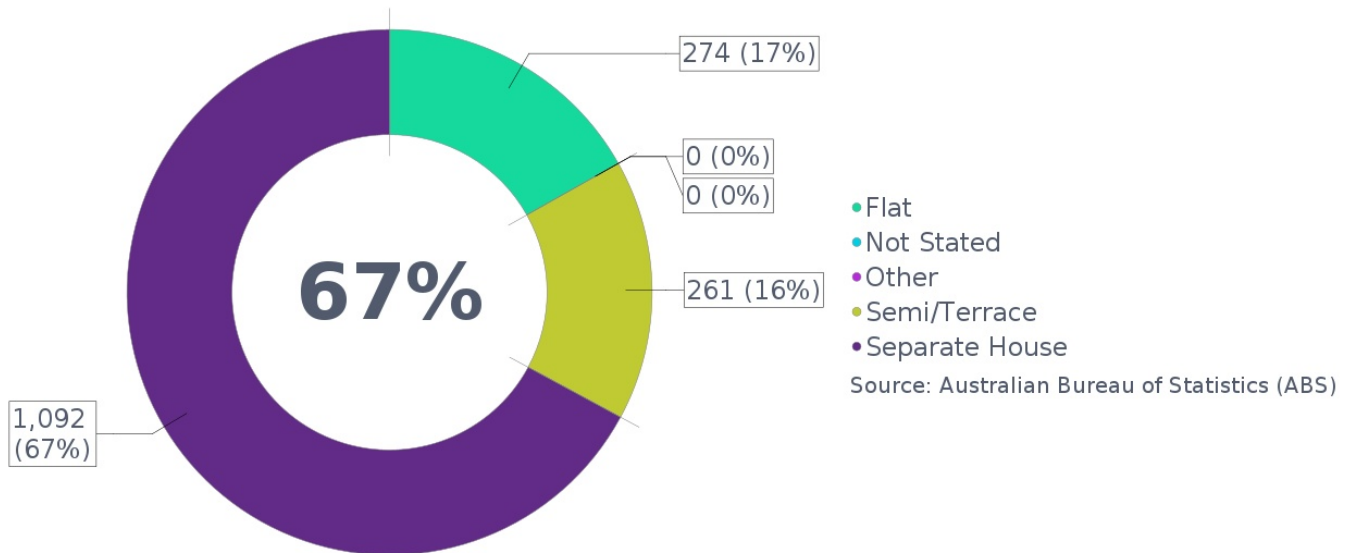
Age of Population (2021)



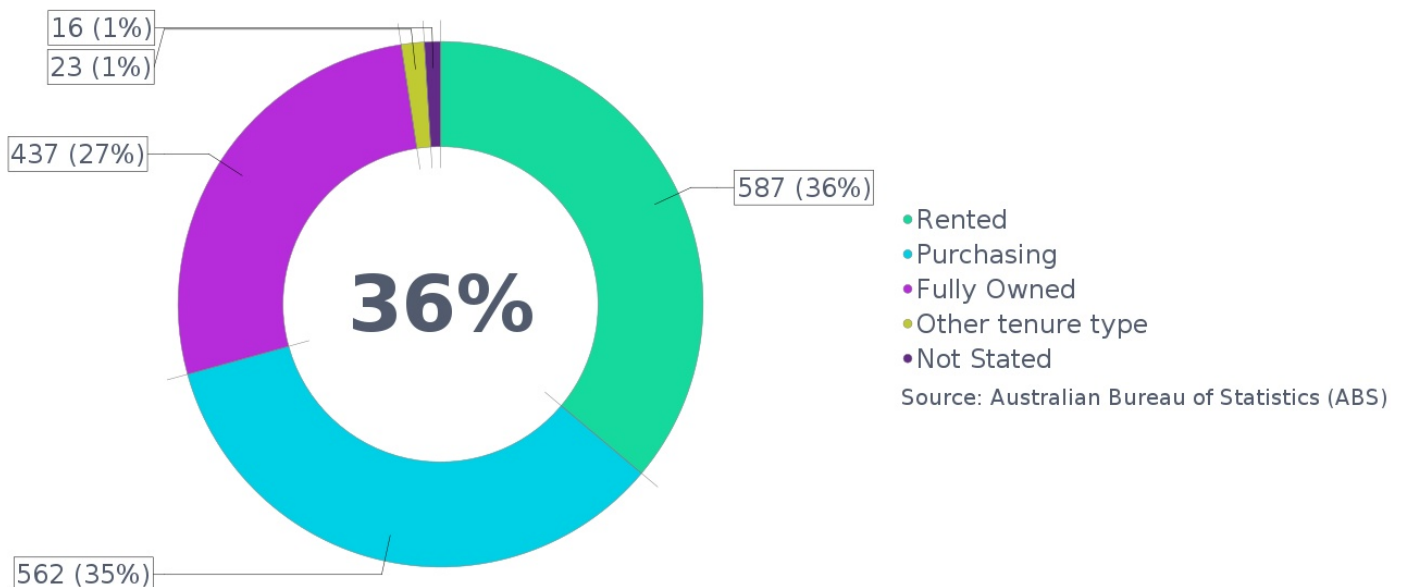
Family Composition (2021)



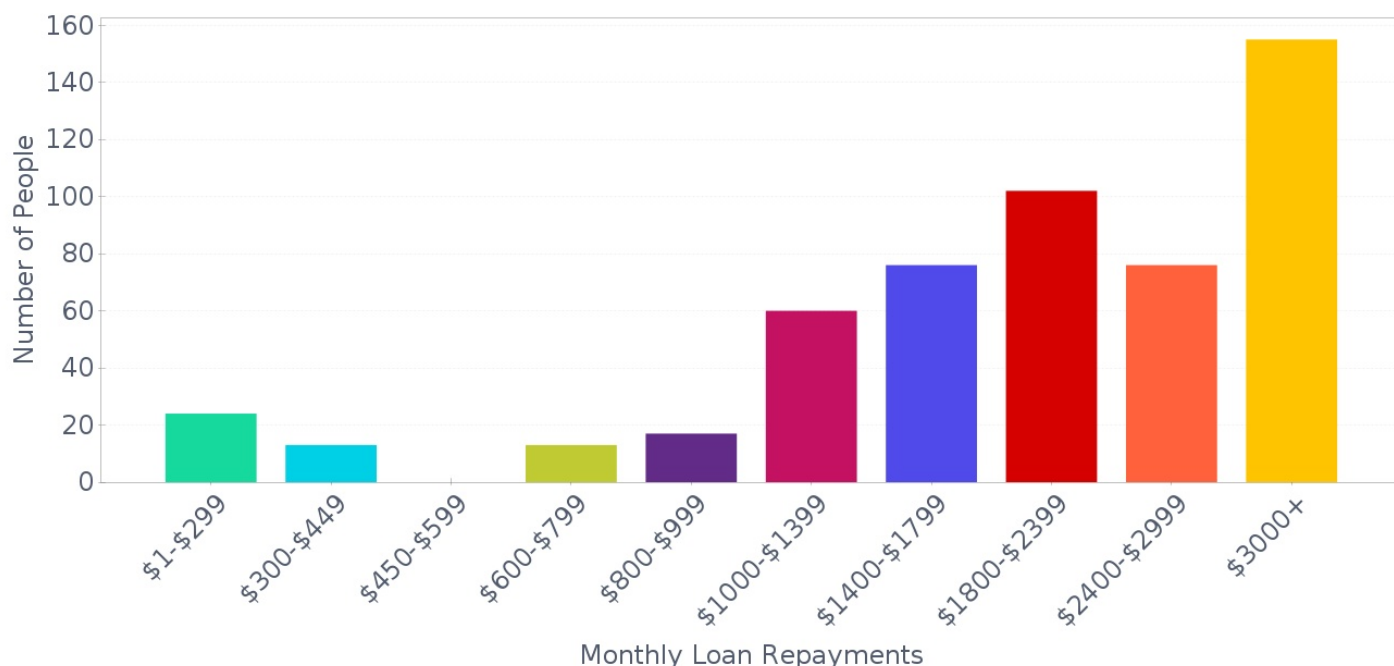
Dwelling Structure (2021)



Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

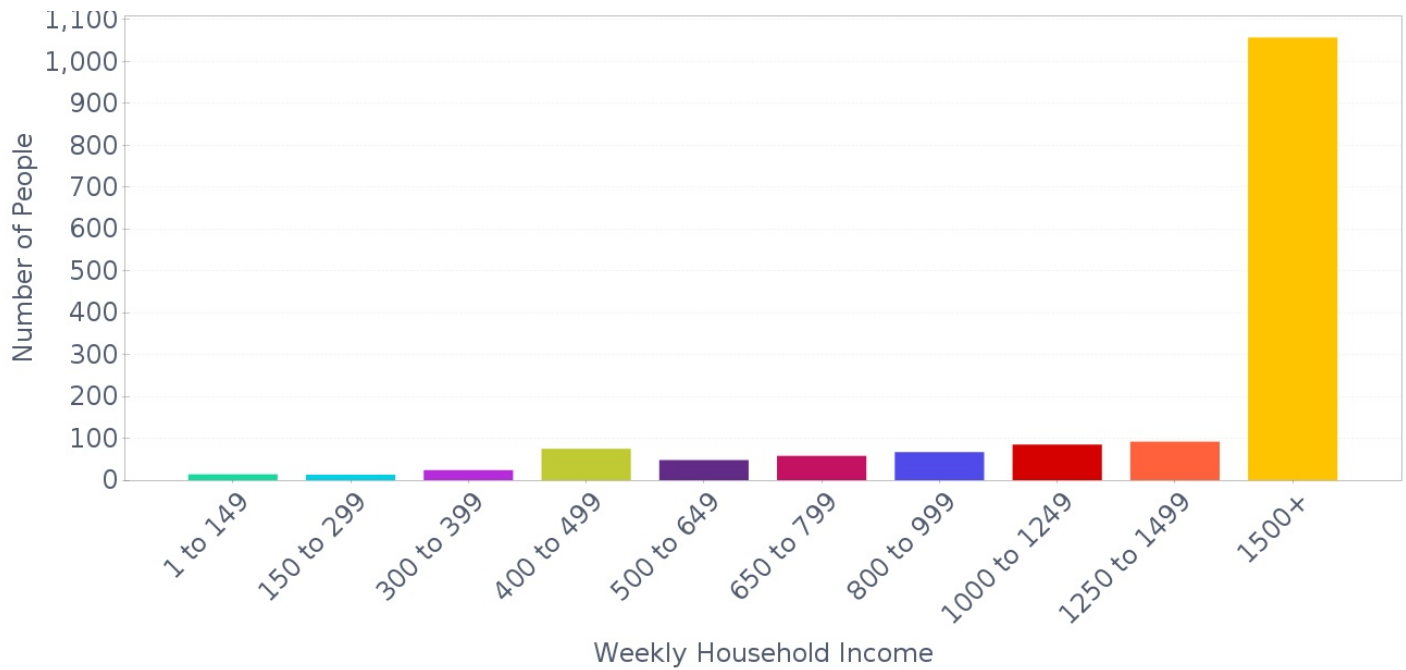


Rent Payments - Weekly (2021)

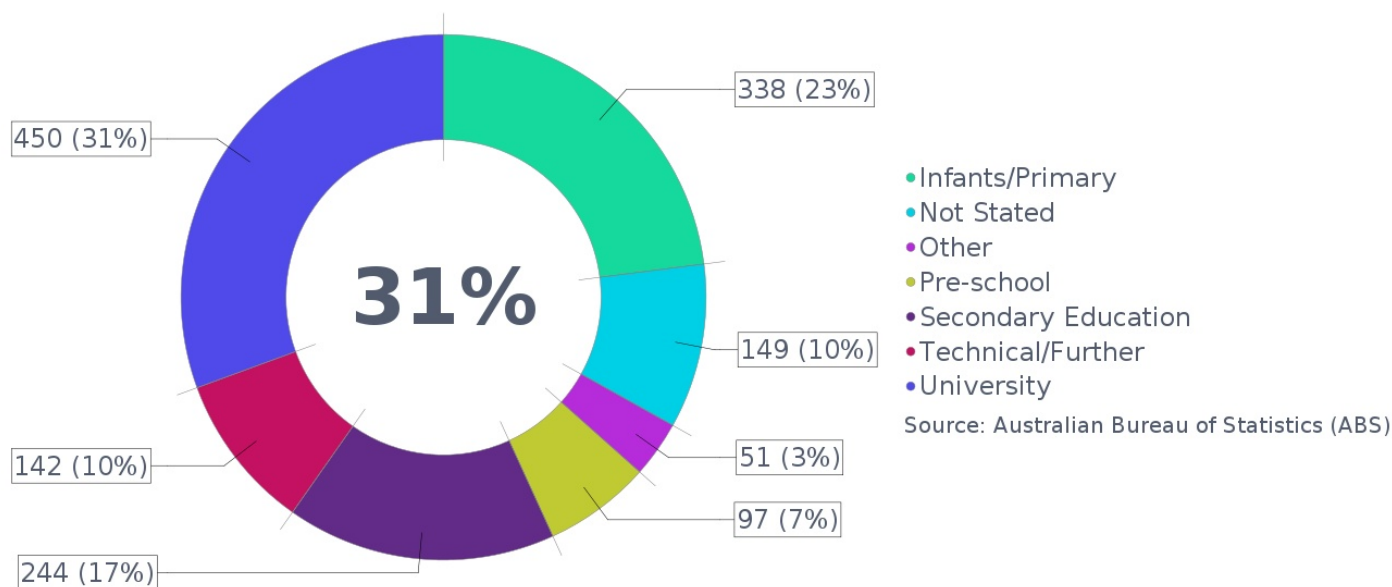




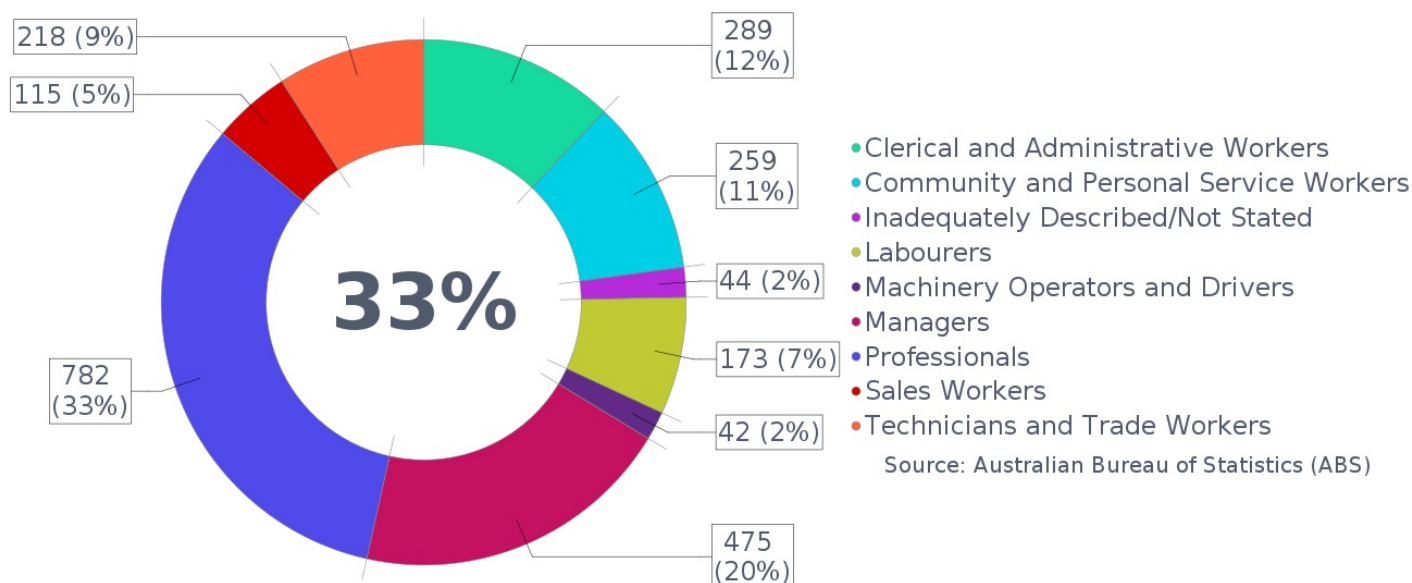
Household Income - Weekly (2021)



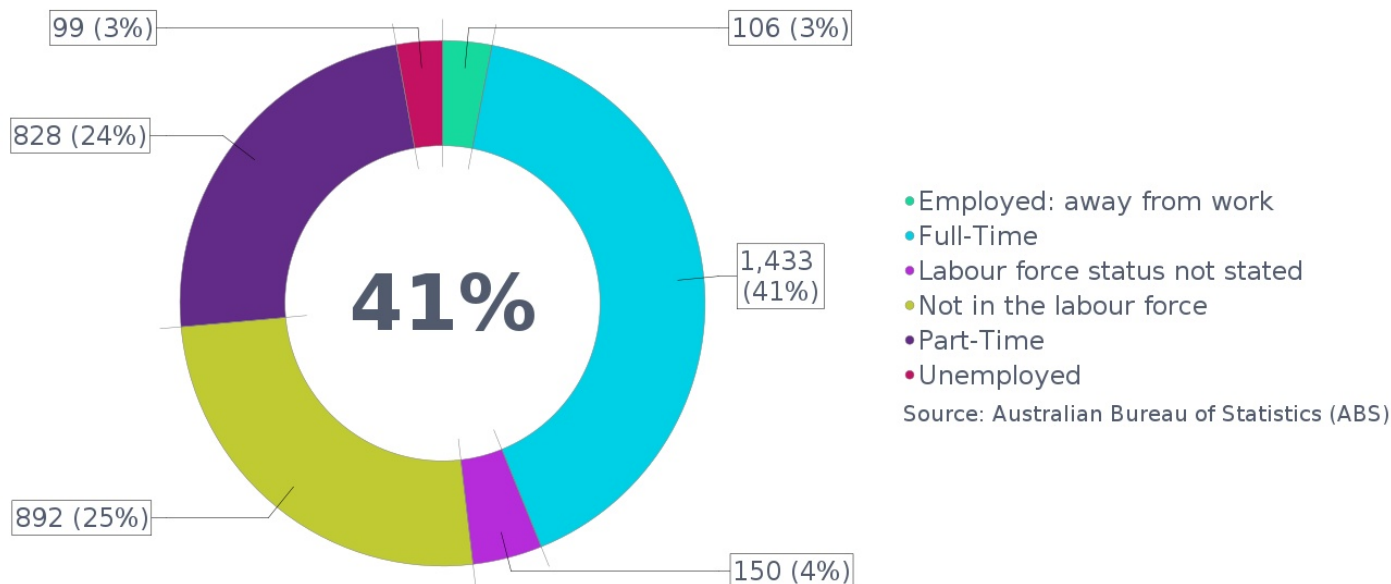
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

