SUBURB FLYOVER REPORT

EVATT (HOUSE)

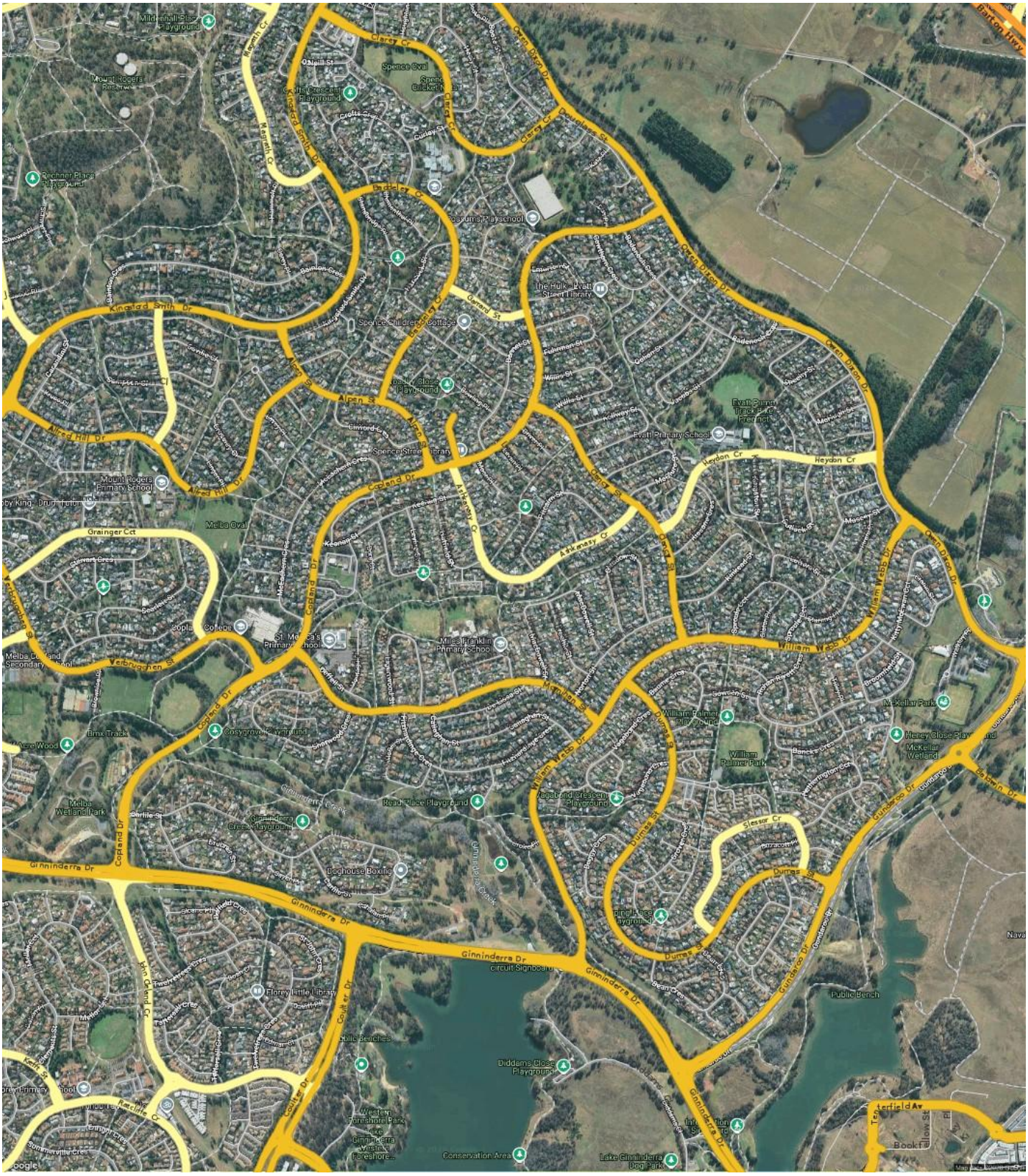
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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EVATT - Suburb Map



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EVATT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	90	$ 401,000	0.0 %	$ 150,000	$ 612,000
2009	79	$ 435,000	8.5 %	$ 200,000	$ 750,000
2010	63	$ 469,000	7.8 %	$ 75,650	$ 771,000
2011	54	$ 447,500	-4.6 %	$ 245,000	$ 745,000
2012	61	$ 460,000	2.8 %	$ 215,000	$ 742,500
2013	64	$ 474,500	3.2 %	$ 6,650	$ 750,000
2014	60	$ 460,500	-3.0 %	$ 156,666	$ 925,000
2015	50	$ 481,250	4.5 %	$ 225,000	$ 780,000
2016	72	$ 541,500	12.5 %	$ 200,000	$ 1,120,000
2017	59	$ 570,000	5.3 %	$ 273,600	$ 936,000
2018	67	$ 625,000	9.6 %	$ 62,000	$ 1,127,000
2019	55	$ 612,000	-2.1 %	$ 360,000	$ 1,037,000
2020	81	$ 685,000	11.9 %	$ 285,000	$ 1,500,000
2021	70	$ 860,000	25.5 %	$ 330,000	$ 1,360,000
2022	64	$ 890,000	3.5 %	$ 47,500	$ 1,385,000
2023	63	$ 885,000	-0.6 %	$ 82,000	$ 1,330,000
2024	57	$ 900,000	1.7 %	$ 353,706	$ 1,550,000
2025	61	$ 875,000	-2.8 %	$ 400,000	$ 1,270,000
2026	37	$ 880,000	0.6 %	$ 721,000	$ 1,250,000

Median Sale Price

$880k

Based on 51 recorded House sales within the last 12 months (Oct '25 - Sep '26)

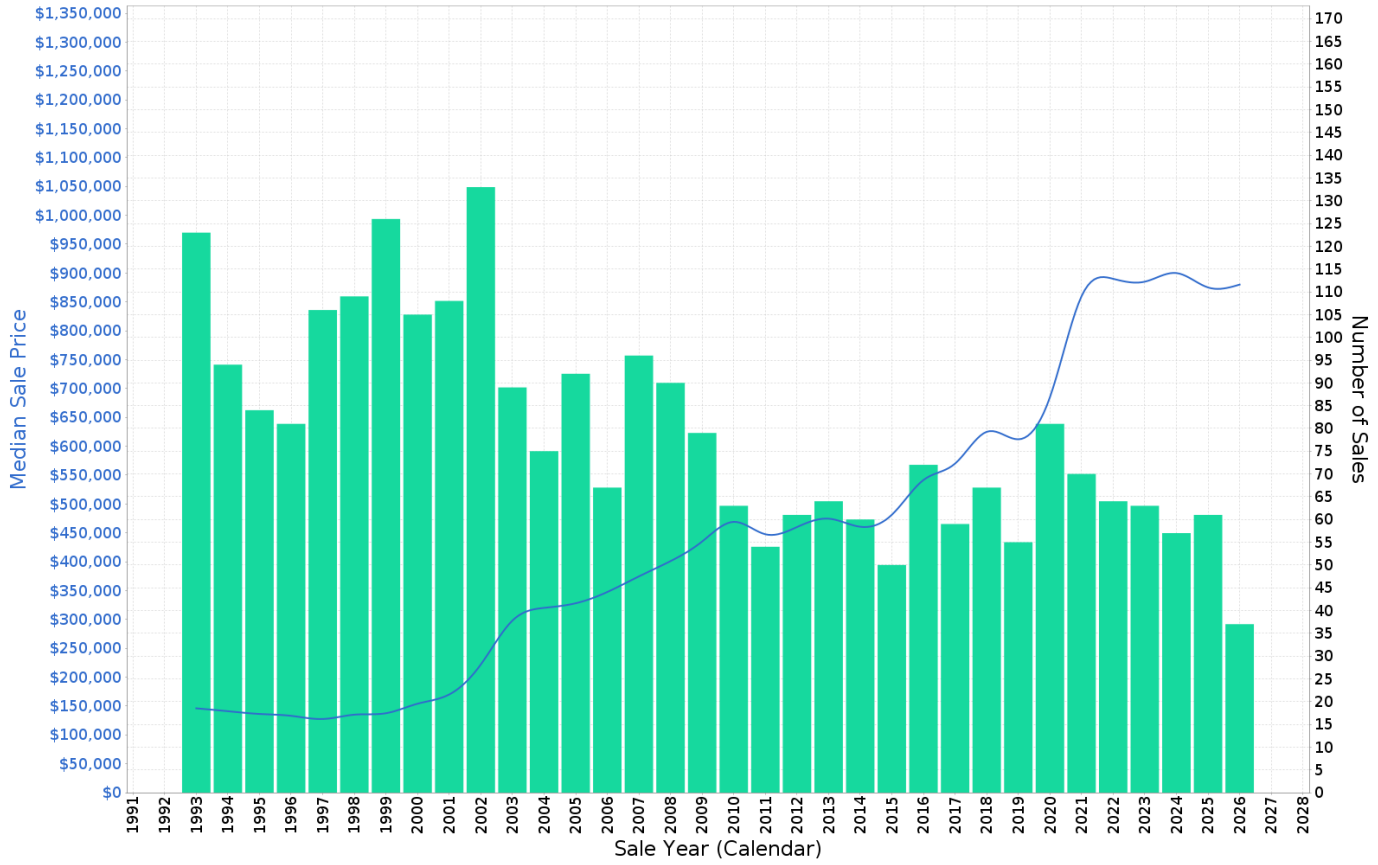
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.2%

Current Median Price: $880,000
Previous Median Price: $900,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

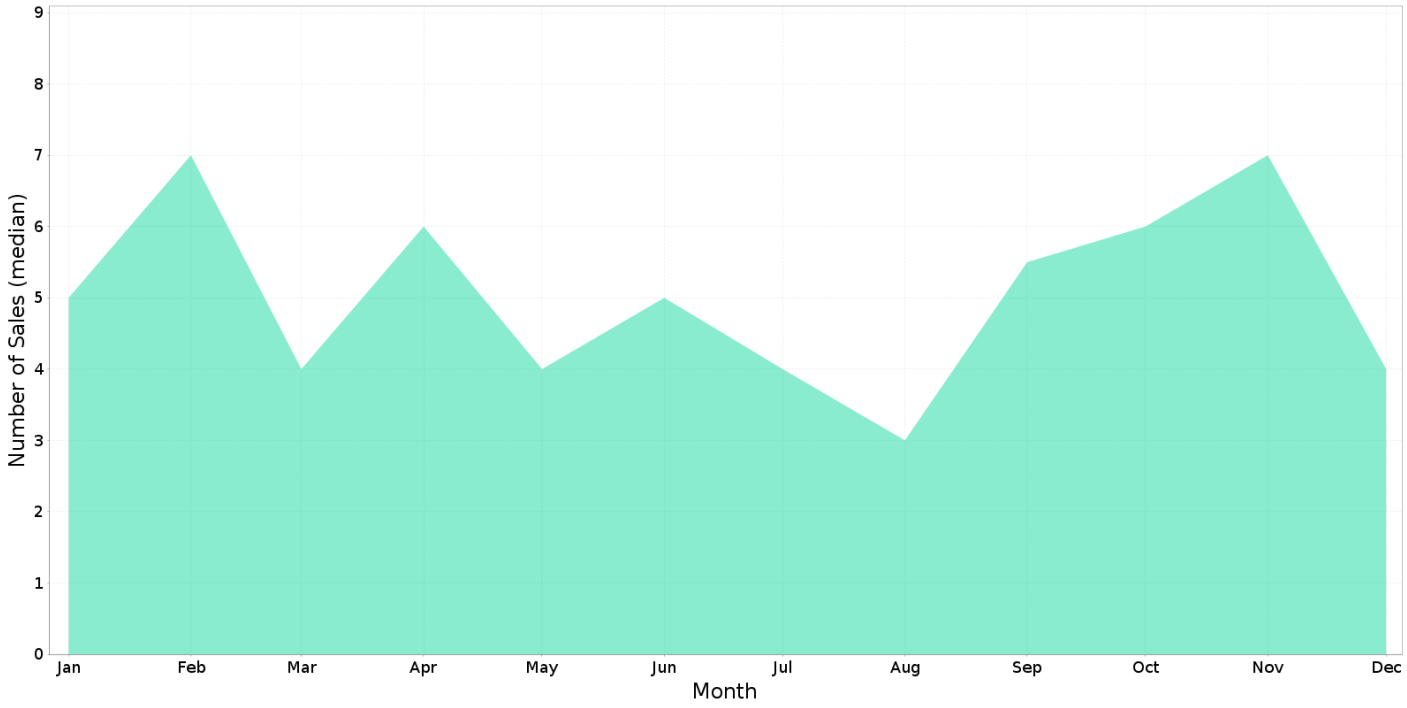


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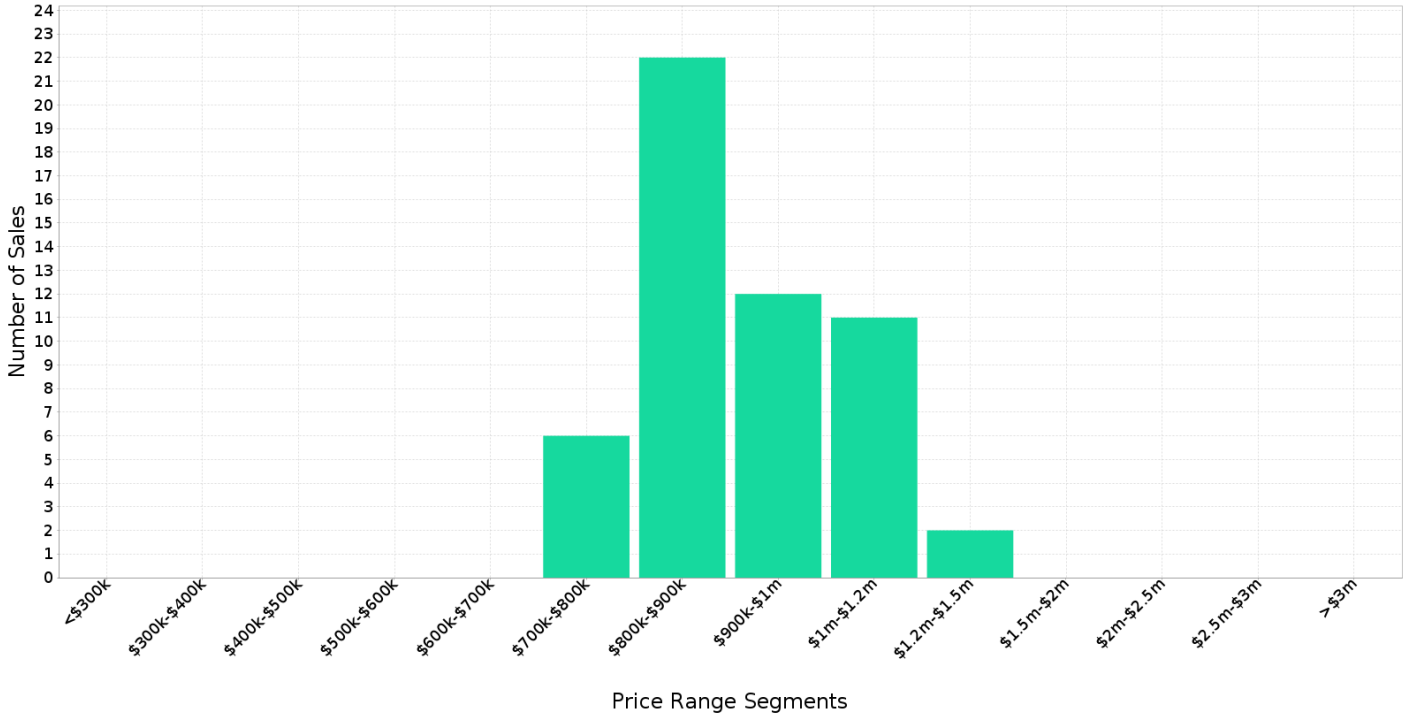
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EVATT - Peak Selling Periods (3 years)



EVATT - Price Range Segments (12 months)

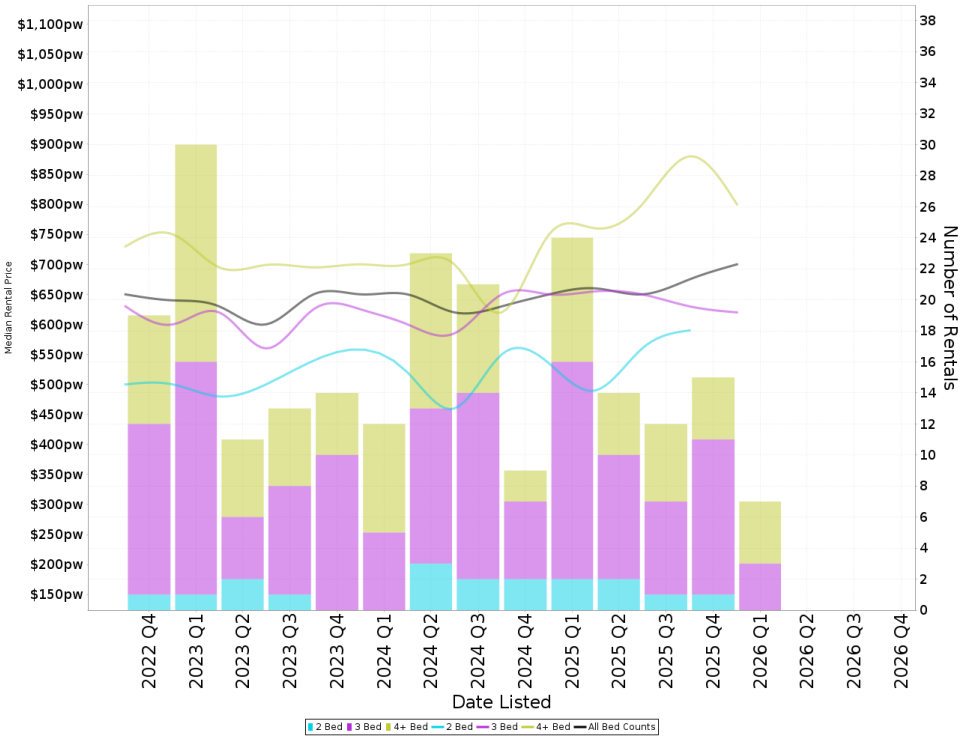


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.2%

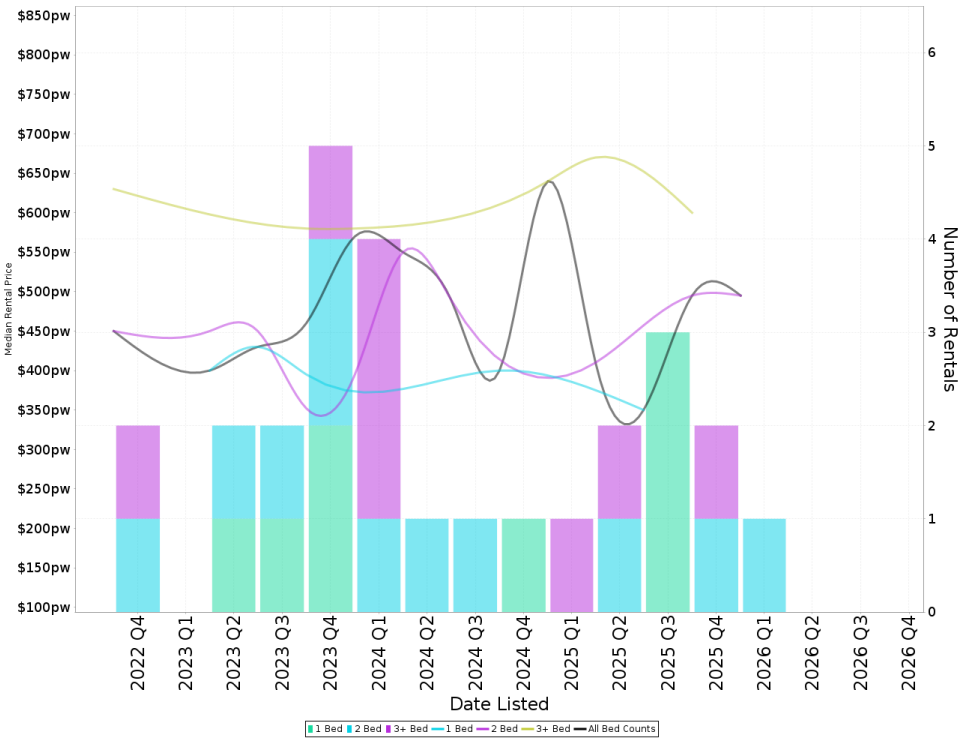
Current Median Price: $880,000
Previous Median Price: $900,000
Based on 115 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $880,000
Current Median Rent: $675
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.3%

Current Median Price: $710,000
Previous Median Price: $791,500
Based on 22 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: $710,000
Current Median Rent: $495
Based on 3 registered Unit rentals compared over the last 12 months.

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EVATT - Recently Sold Properties

Median Sale Price

$880k

Based on 51 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

-2.2%

Current Median Price: $880,000
Previous Median Price: $900,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

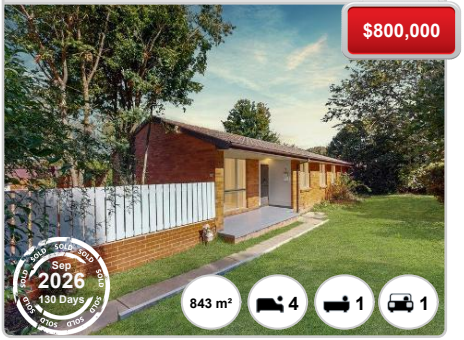
Sold Properties

51

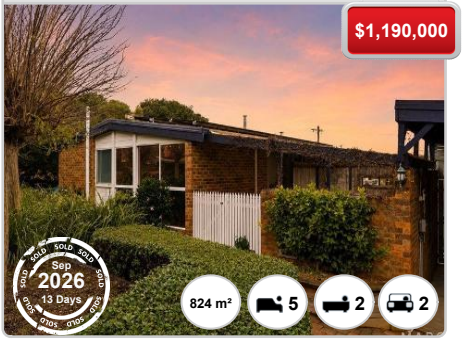
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

7 TEECE PL



72 SHARWOOD CRES



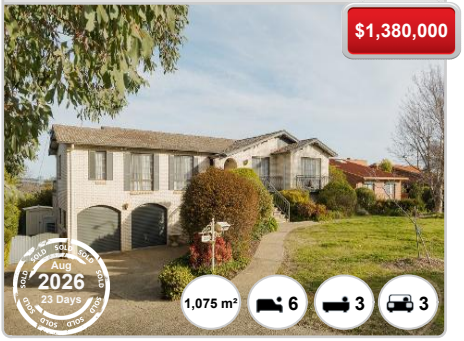
109 OWEN DIXON DR



48 WILLIS ST



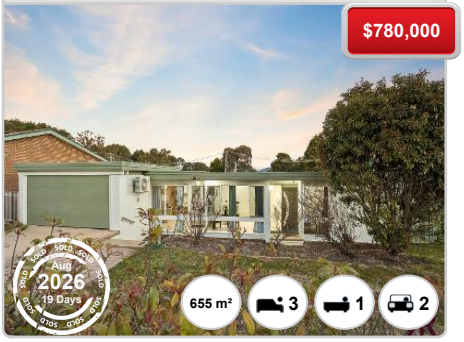
28 CALLAGHAN ST



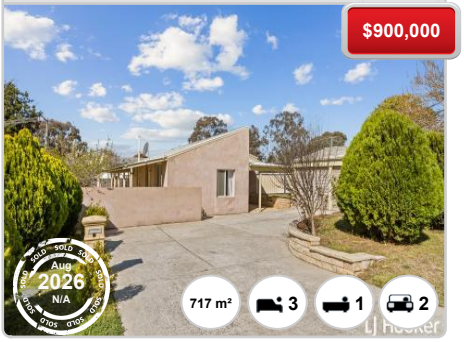
20A SPROULE CCT



38 MCHUGH ST



7 KINGSTON ST



14 WILLIS ST



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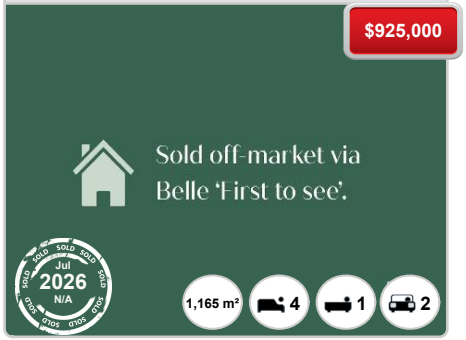
20 EMERTON ST



7 HATFIELD ST



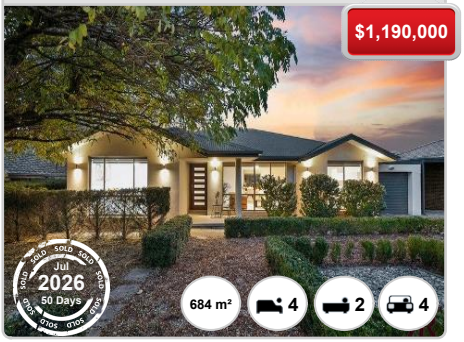
1 MOOR PL



10 EMERTON ST



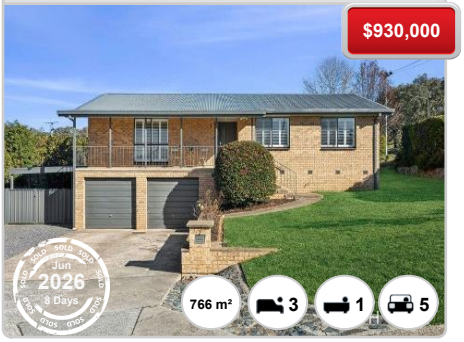
10 MACDOWELL ST



17 DE LISSA ST



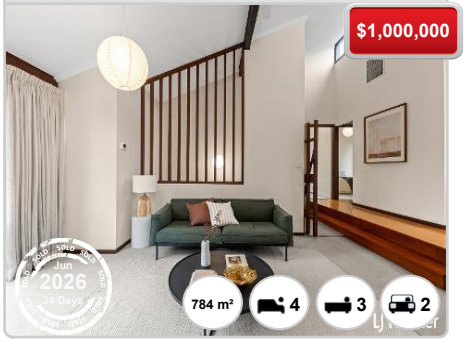
2 CAWTHORN CRES



8 BREBNER ST



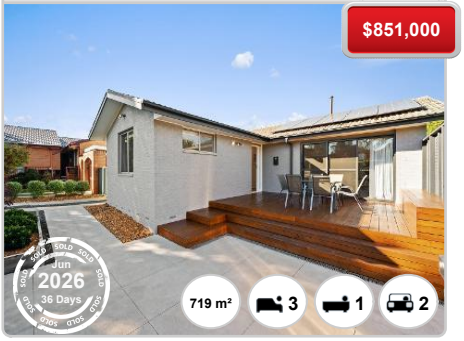
30 LETTERS ST



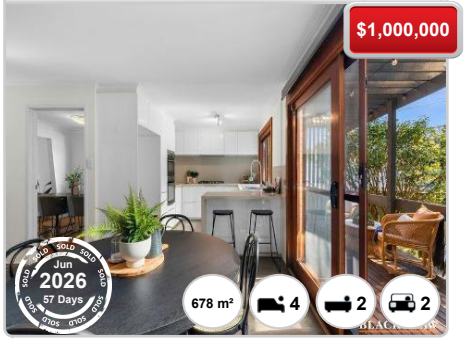
21 MACDOWELL ST



34 GOLLAN ST



3 LAVAN PL



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EVATT - Properties For Rent

Median Rental Price

$675 /w

Based on 22 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

+4.0%

Current Median Price: $880,000
Current Median Rent: $675

Based on 51 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

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

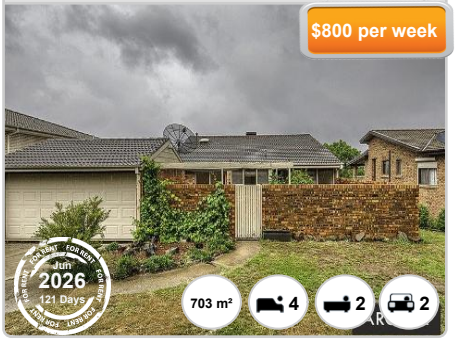
9 Waugh Close



50 SPROULE CIRCUIT



21 DE LISSA STREET

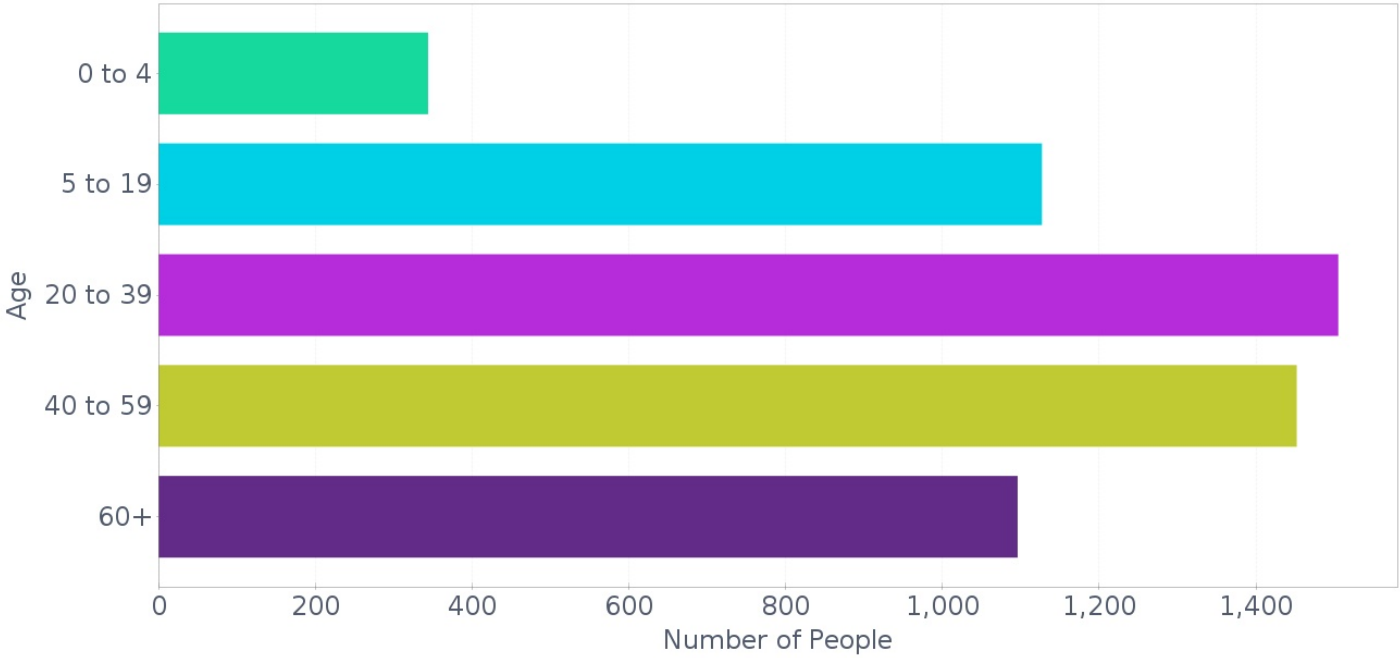


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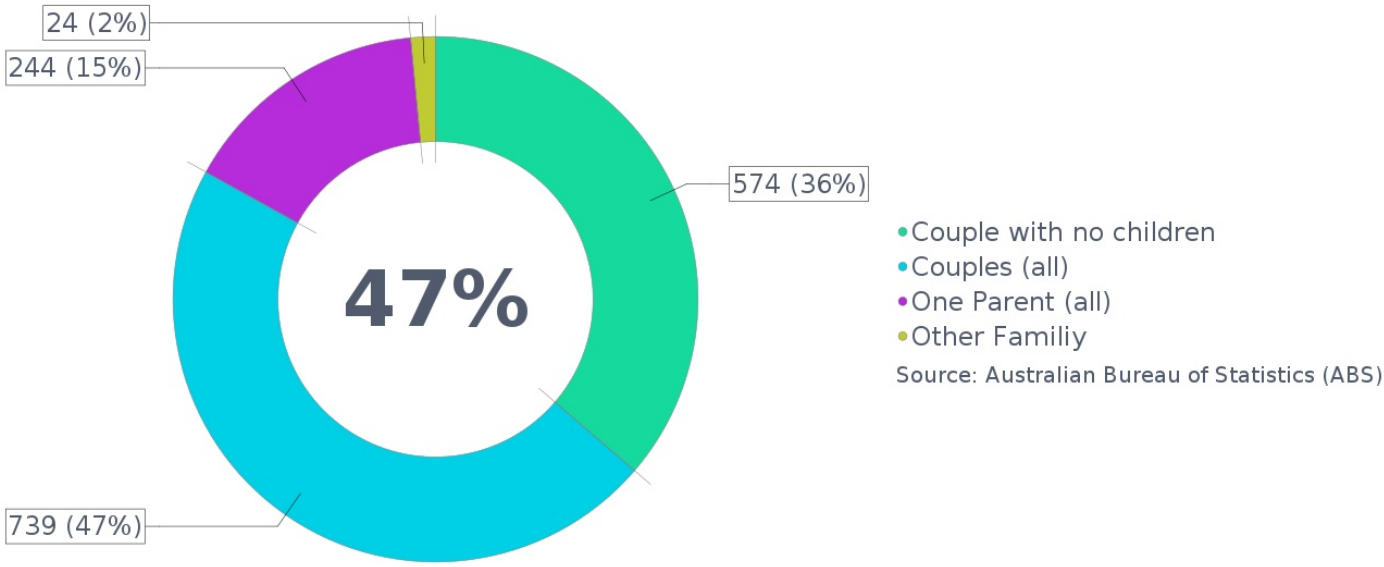
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Age of Population (2021)



Family Composition (2021)

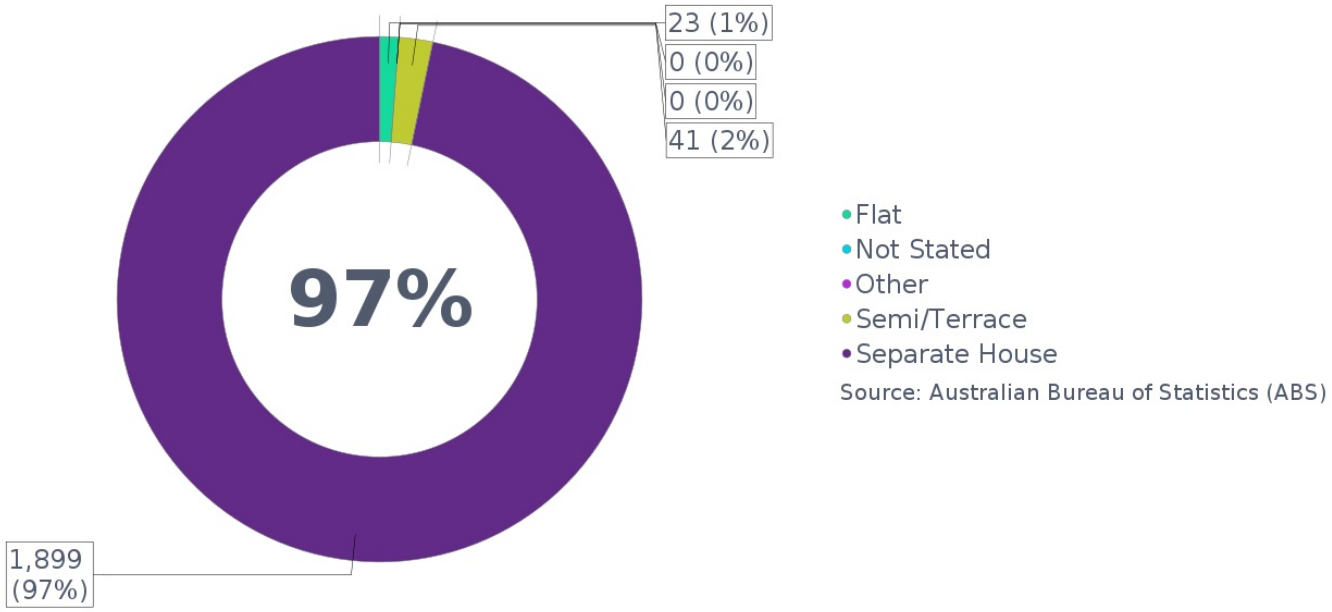


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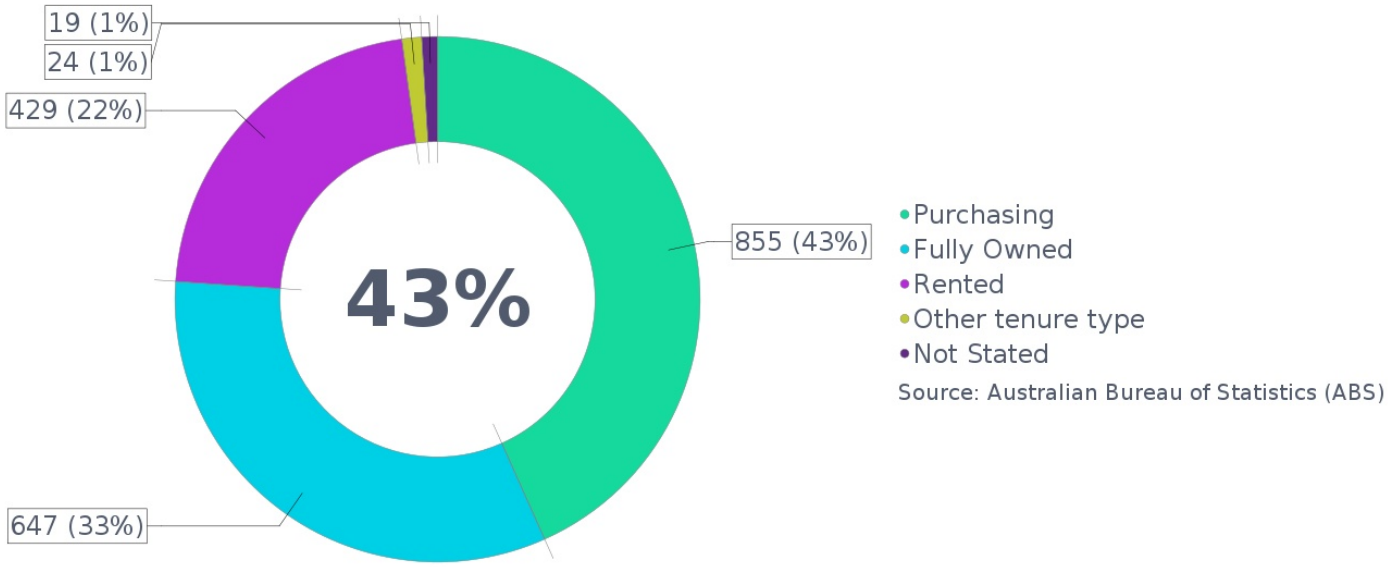
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Dwelling Structure (2021)



Home Ownership (2021)

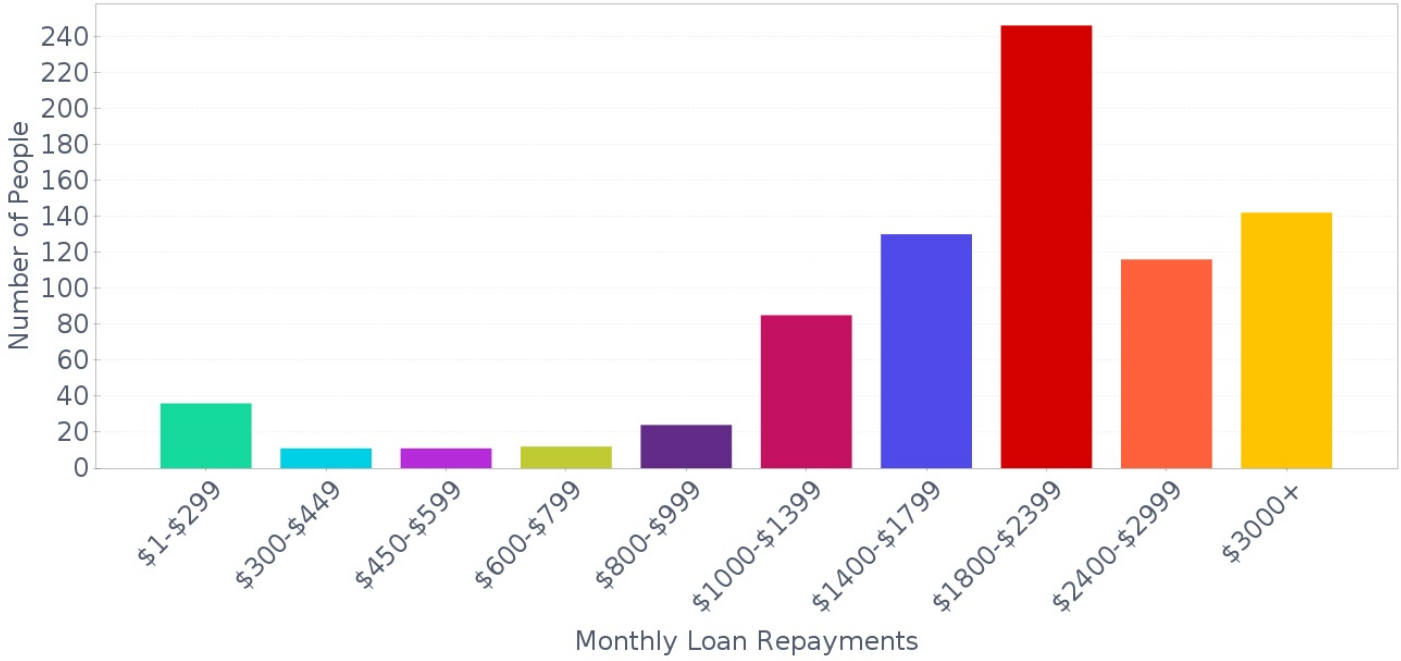


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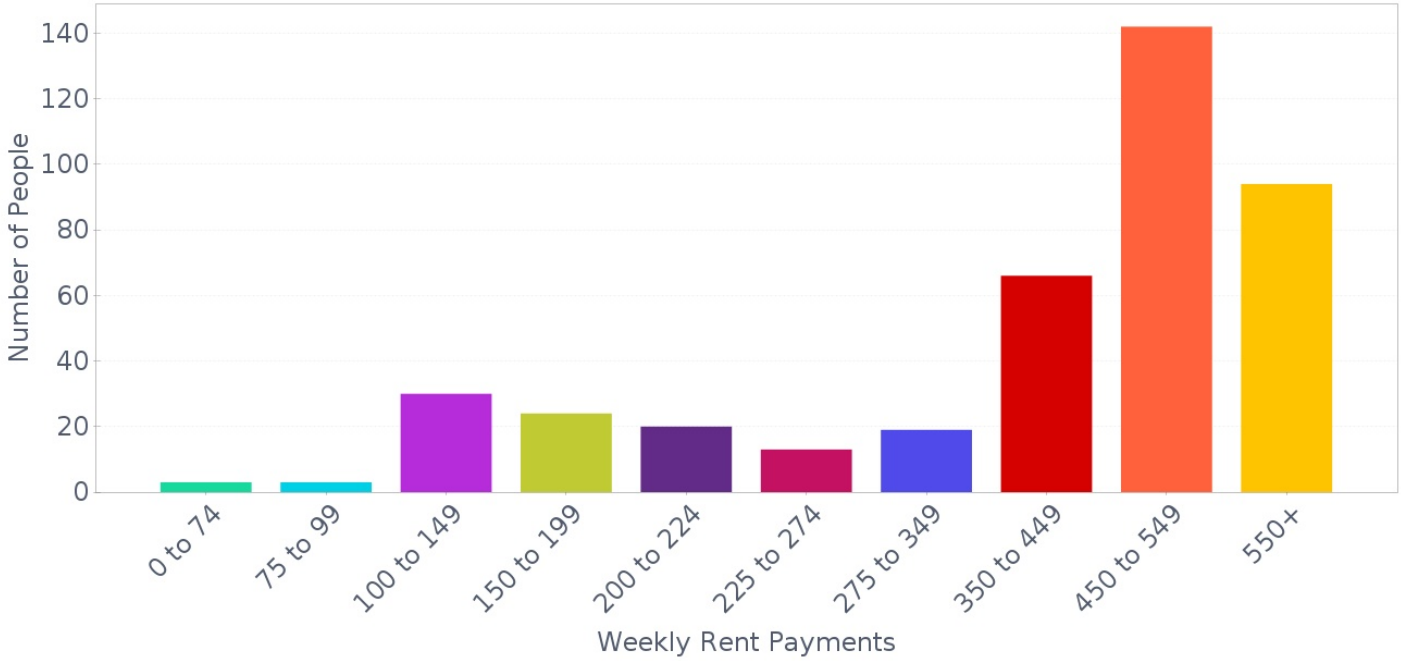
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

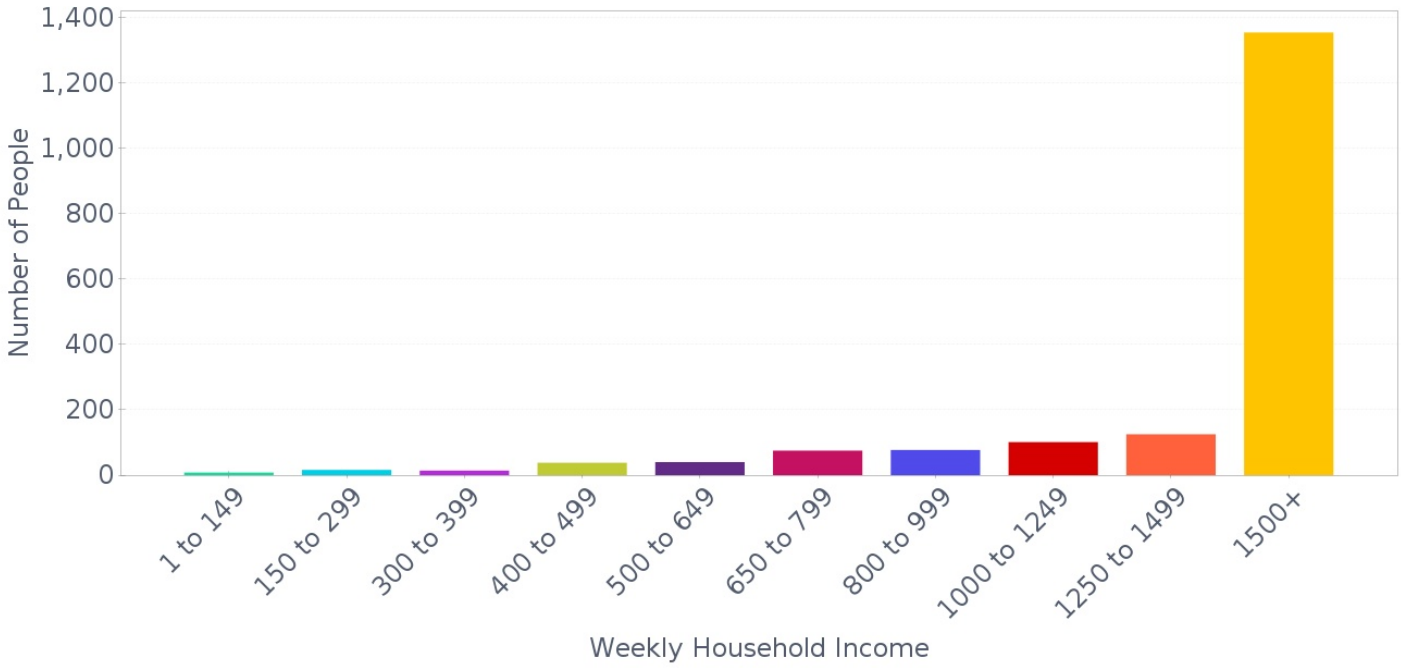


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Household Income - Weekly (2021)

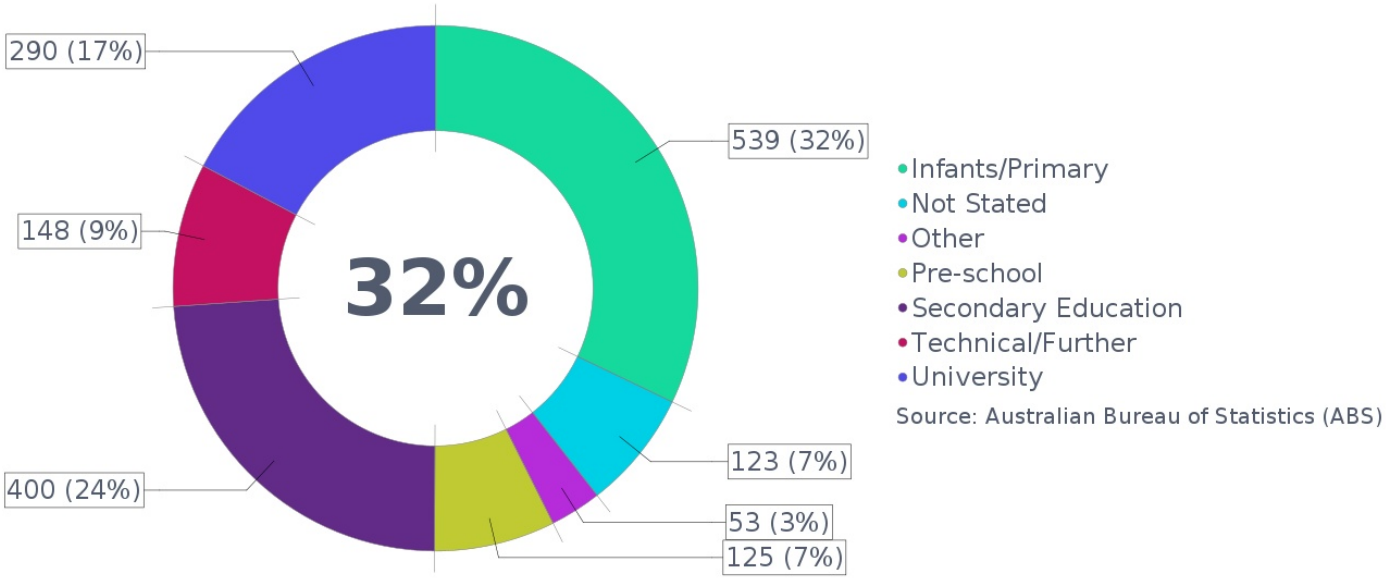


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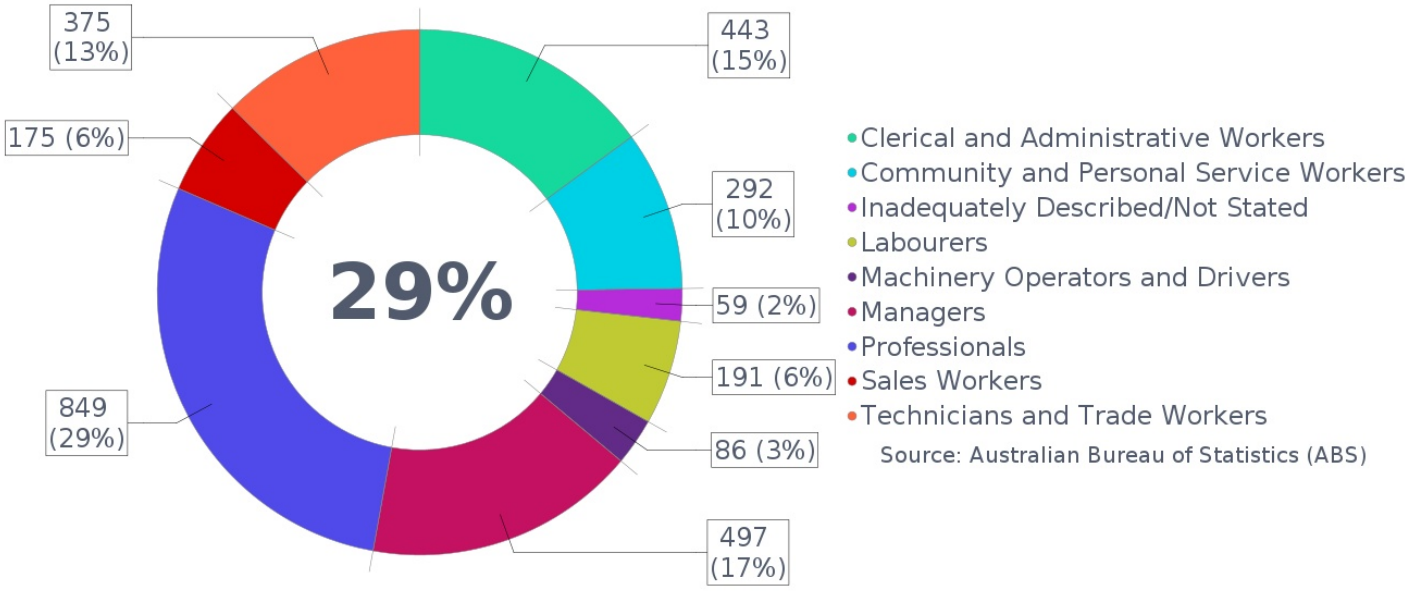
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

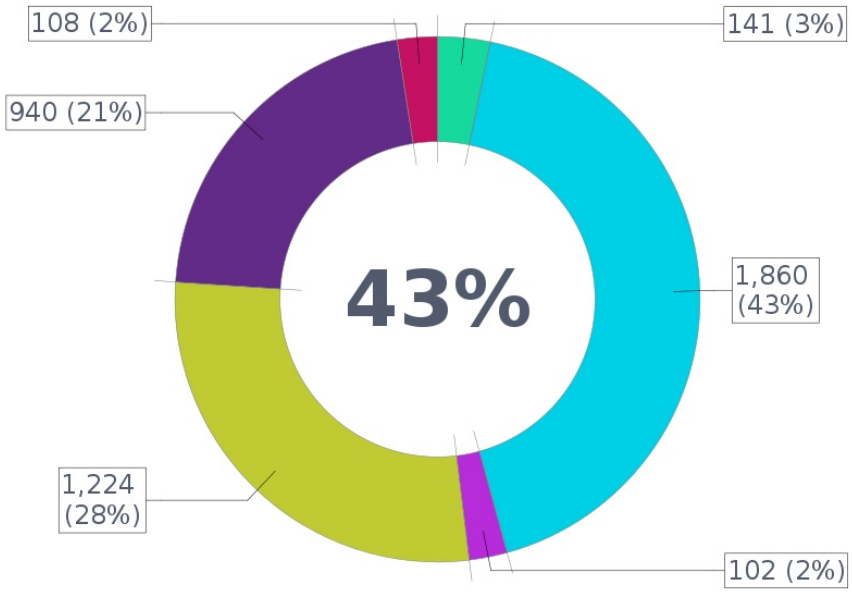


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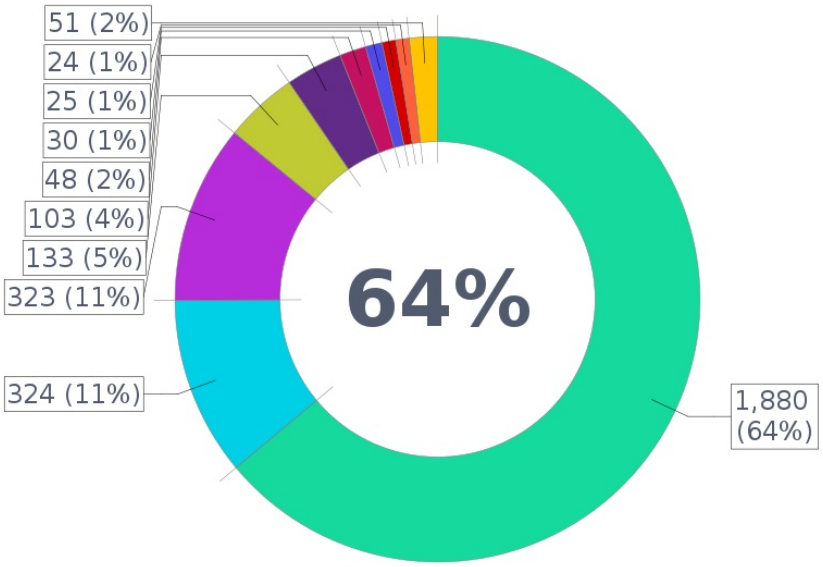
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Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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