

SUBURB FLYOVER REPORT

HOLT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



HOLT - Suburb Map



HOLT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	57	\$ 377,000	0.0 %	\$ 185,000	\$ 480,000
2009	73	\$ 385,000	2.1 %	\$ 130,000	\$ 531,000
2010	48	\$ 418,000	8.6 %	\$ 190,000	\$ 530,000
2011	43	\$ 415,000	-0.7 %	\$ 225,000	\$ 530,000
2012	40	\$ 420,000	1.2 %	\$ 310,000	\$ 620,000
2013	54	\$ 432,475	3.0 %	\$ 4,850	\$ 5,175,000
2014	62	\$ 438,750	1.5 %	\$ 180,000	\$ 535,000
2015	51	\$ 446,000	1.7 %	\$ 260,000	\$ 618,000
2016	58	\$ 471,000	5.6 %	\$ 4,000	\$ 742,000
2017	50	\$ 516,000	9.6 %	\$ 365,001	\$ 640,000
2018	66	\$ 550,000	6.6 %	\$ 55,000	\$ 785,000
2019	77	\$ 540,000	-1.8 %	\$ 271,000	\$ 685,000
2020	83	\$ 606,660	12.3 %	\$ 83,450	\$ 895,000
2021	90	\$ 757,500	24.9 %	\$ 300,000	\$ 1,550,500
2022	62	\$ 840,000	10.9 %	\$ 32,500	\$ 1,553,333
2023	78	\$ 765,000	-8.9 %	\$ 375,000	\$ 999,000
2024	62	\$ 803,500	5.0 %	\$ 475,000	\$ 1,125,000
2025	58	\$ 834,000	3.8 %	\$ 300,000	\$ 1,350,000
2026	36	\$ 830,000	-0.5 %	\$ 650,000	\$ 1,285,000

Median Sale Price

\$827k

Based on 47 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

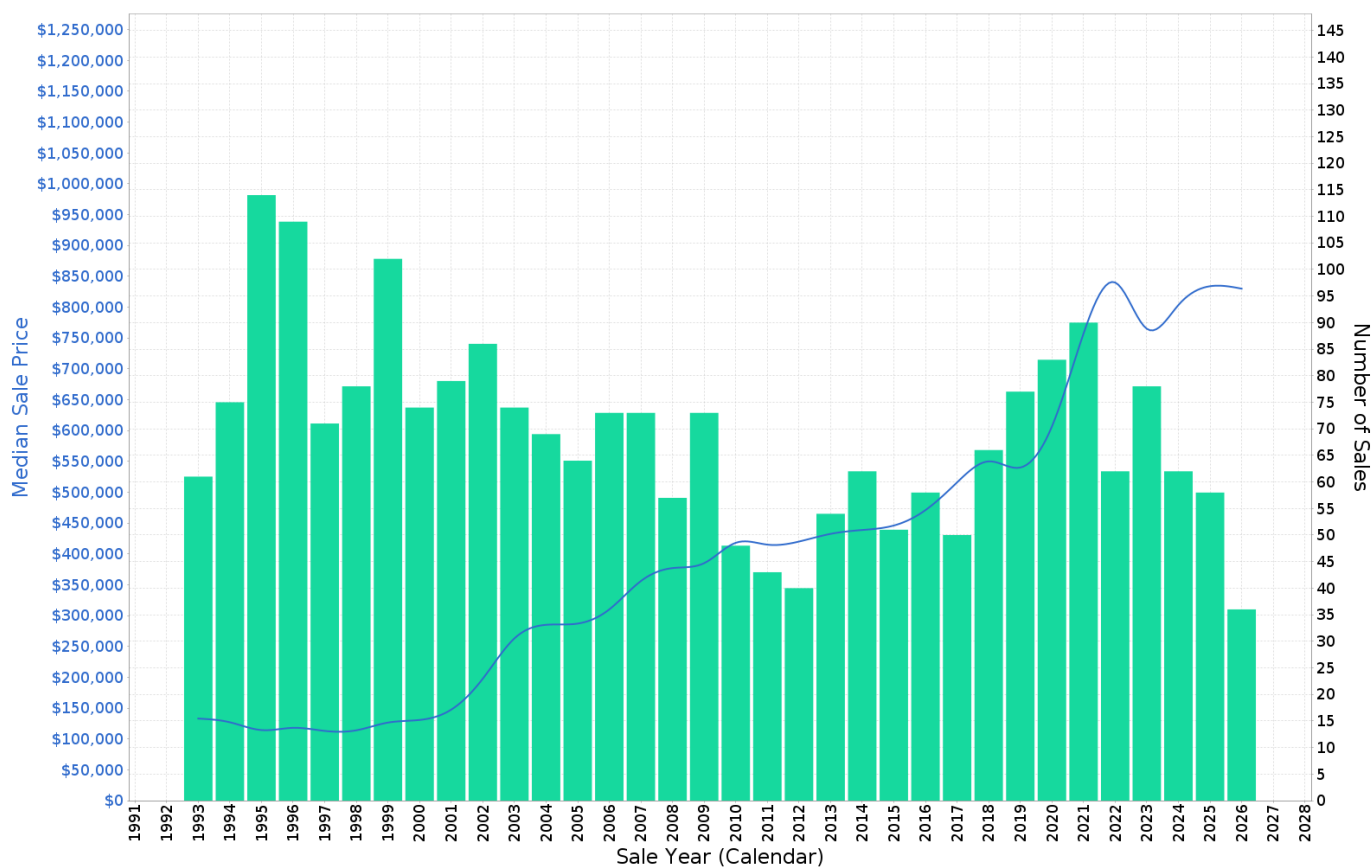
Suburb Growth

-1.3%

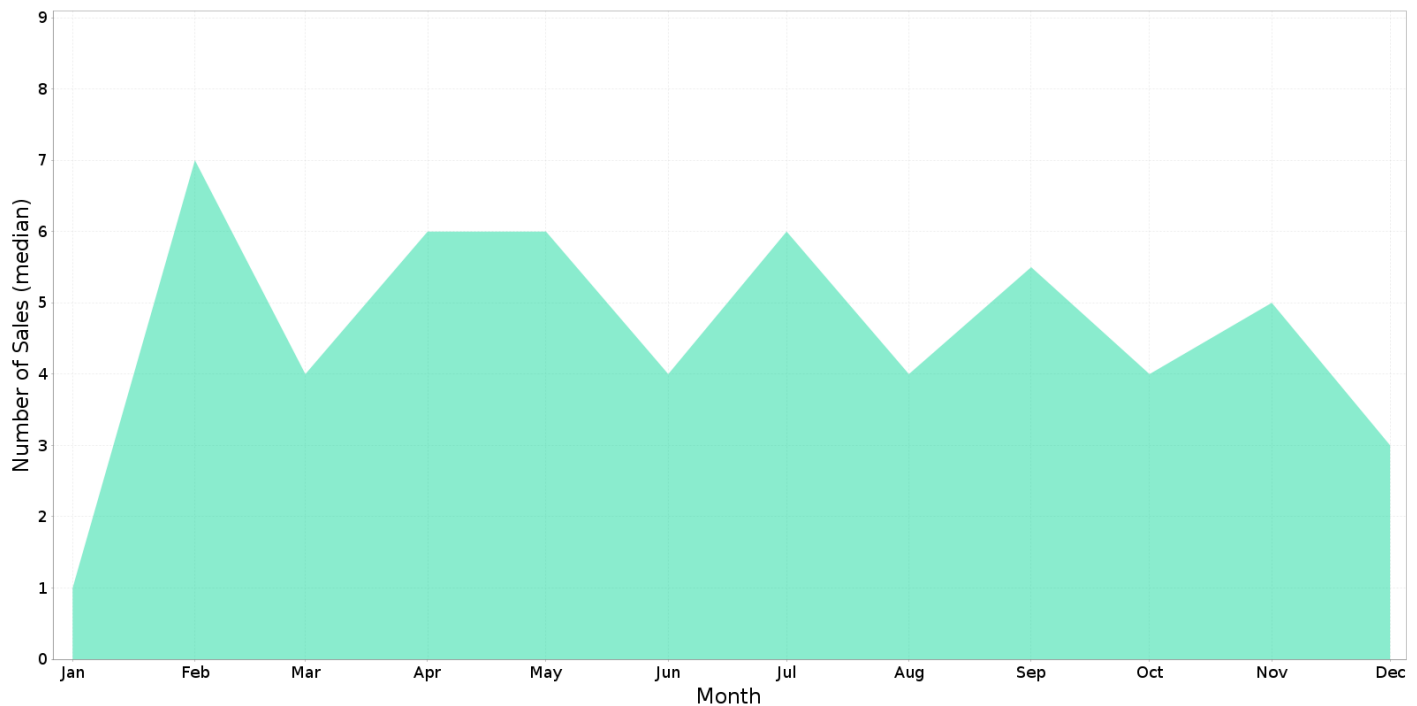
Current Median Price: \$827,000

Previous Median Price: \$837,500

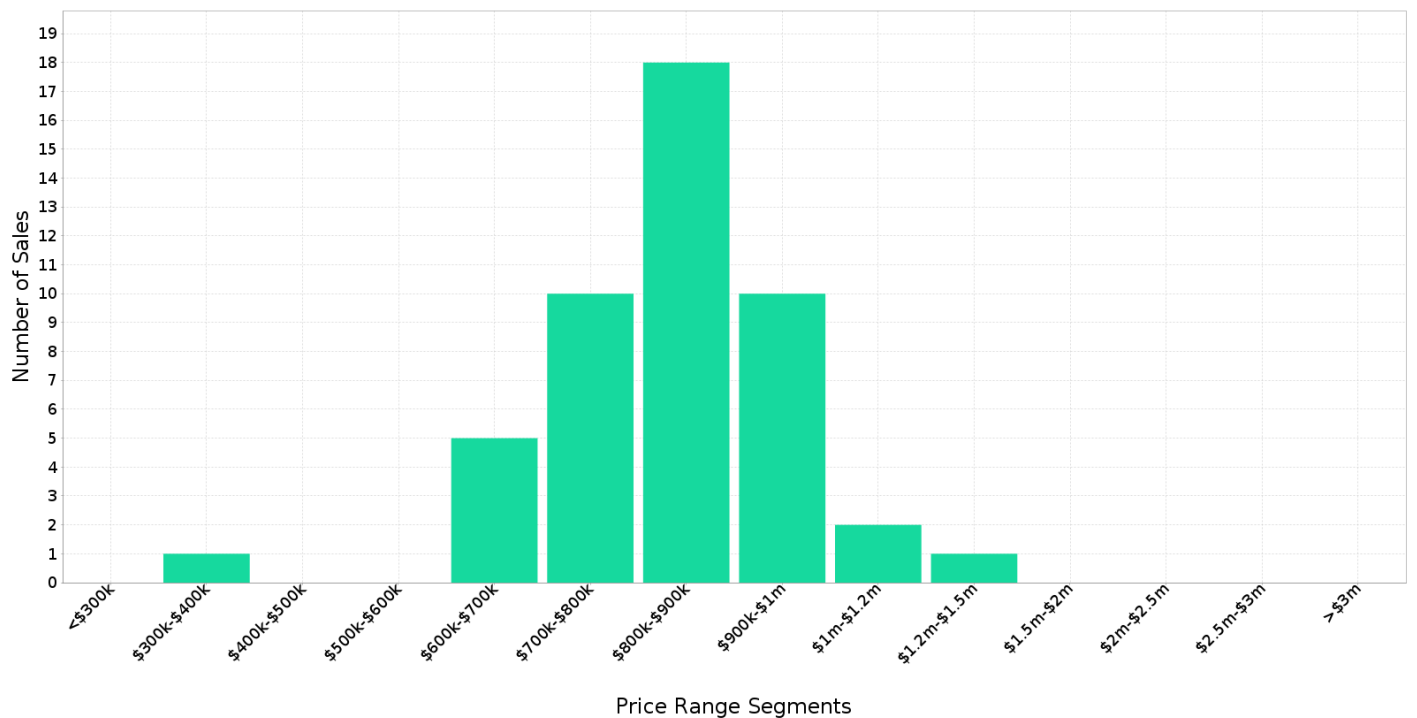
Based on 113 recorded House sales compared over the last two rolling 12 month periods



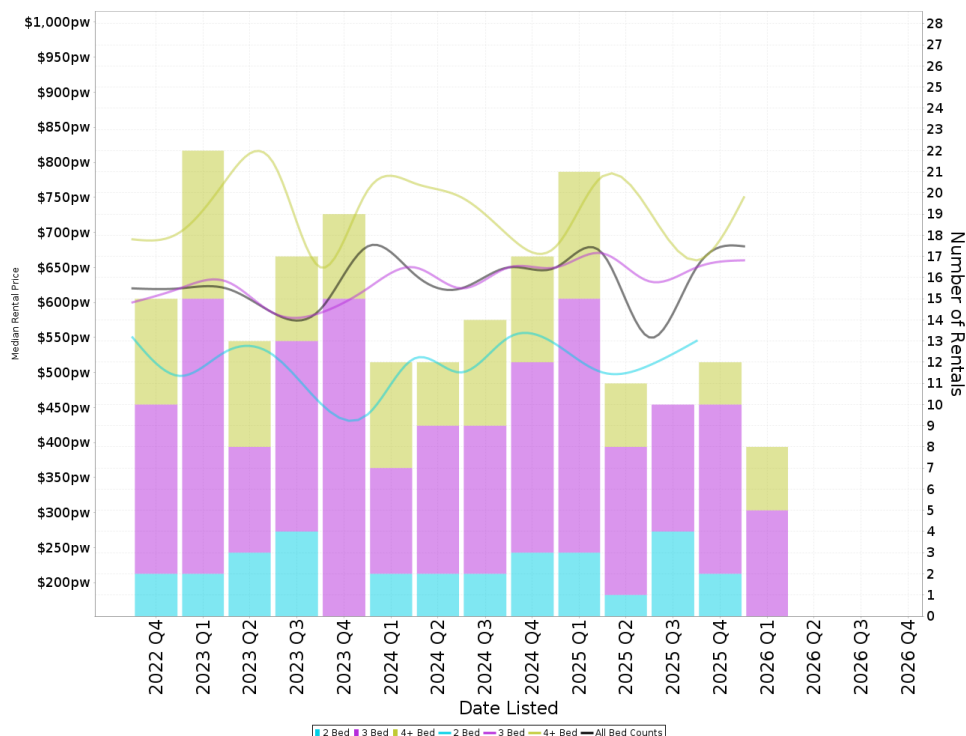
HOLT - Peak Selling Periods (3 years)



HOLT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$827,000

Previous Median Price: \$837,500

Based on 113 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

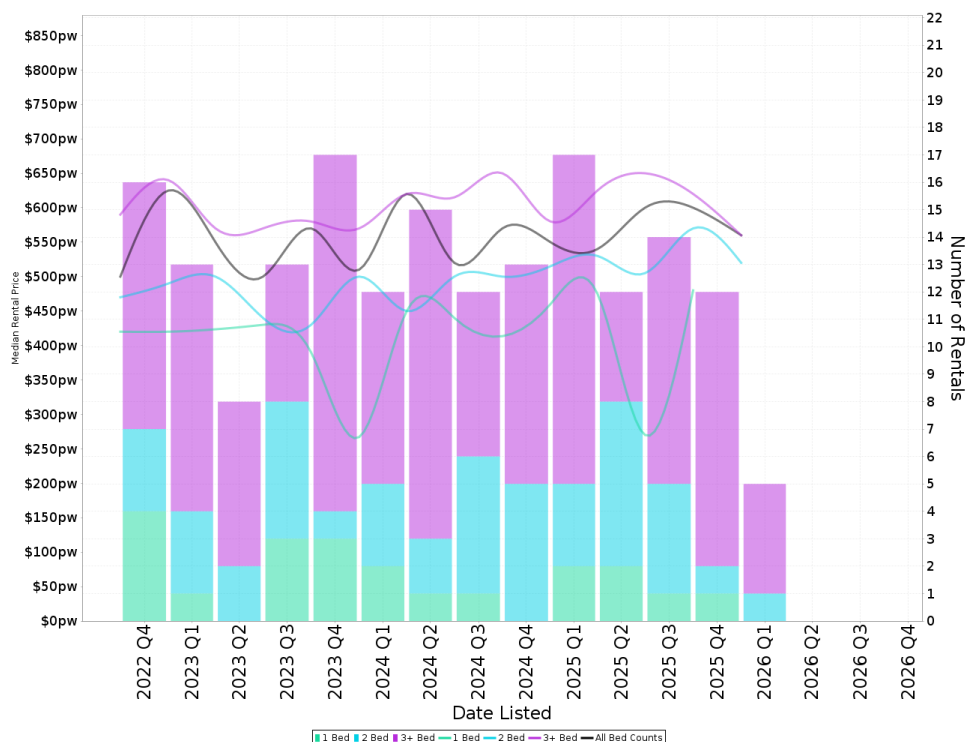
+4.1%

Current Median Price: \$827,000

Current Median Rent: \$660

Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.9%

Current Median Price: \$707,500

Previous Median Price: \$644,000

Based on 97 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$707,500

Current Median Rent: \$600

Based on 17 registered Unit rentals compared over the last 12 months.

HOLT - Recently Sold Properties

Median Sale Price
\$827k

Based on 47 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
-1.3%

Current Median Price: \$827,000
Previous Median Price: \$837,500

Based on 113 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
47

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

1 SLIGHT PL



\$715,000

363 m² 3 1 1

Sold 2026 44 Days

41 MESSENGER ST



\$780,000

664 m² 3 1 1

Sold 2026 70 Days

47 BRITTEN-JONES DR



\$815,000

431 m² 3 2 2

Sold 2026 27 Days

70 ARMSTRONG CRES



\$1,136,000

674 m² 4 3 2

Sold 2026 15 Days

7 BONNOR CL



\$620,000

372 m² 2 1 1

Sold 2026 22 Days

5 GRIFFITHS ST

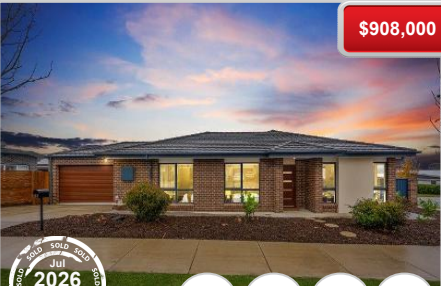


\$870,000

991 m² 3 1 2

Sold 2026 15 Days

21 LIONEL ROSE ST



\$908,000

359 m² 3 2 2

Sold 2026 45 Days

2/9 CHESTER CL



\$905,000

335 m² 4 2 2

Sold 2026 40 Days

22 LORRAWAY ST



\$1,020,000

350 m² 4 2 2

Sold 2026 8 Days

8 KELLERMANN CL

\$650,000

355 m² 3 1 2

Jun 2026
43 Days

7 KELLERMANN CL

\$725,000

299 m² 3 1 2

Jun 2026
47 Days

33 MOCKRIDGE CRES

\$830,000

907 m² 5 3 2

Jun 2026
8 Days

30 MESSENGER ST

\$730,000

799 m² 3 1 2

Jun 2026
43 Days

24 CAZALY CL

\$925,000

849 m² 4 2 1

Jun 2026
47 Days

41 LINDRUM CRES

\$750,000

778 m² 3 1 1

Jun 2026
76 Days

36 TRUMPER ST

\$832,500

671 m² 3 2 1

May 2026
17 Days

46 GRIFFITHS ST

\$790,000

884 m² 3 1 2

May 2026
24 Days

6 WATCHORN CL

\$750,000

243 m² 3 2 2

Jun 2026
13 Days

3 LONGWORTH PL

\$820,000

630 m² 3 1 2

May 2026
18 Days

26 SPOFFORTH ST

\$830,000

816 m² 3 2 2

May 2026
39 Days

1 PICKWORTH ST

\$800,000

945 m² 3 1 4

Apr 2026
135 Days

HOLT - Properties For Rent

Median Rental Price

\$660 /w

Based on 20 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

+4.1%

Current Median Price: \$827,000
Current Median Rent: \$660

Based on 47 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

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

35 ARMSTRONG CRESCENT

\$700 per week



FOR RENT - FOR RENT - FOR RENT
Oct 2026
5 Days

790 m²  3  1  1

8 GILTINAN PLACE

\$580 per week



FOR RENT - FOR RENT - FOR RENT
Sep 2026
14 Days

333 m²  2  1  1

156 Drake-Brockman Drive

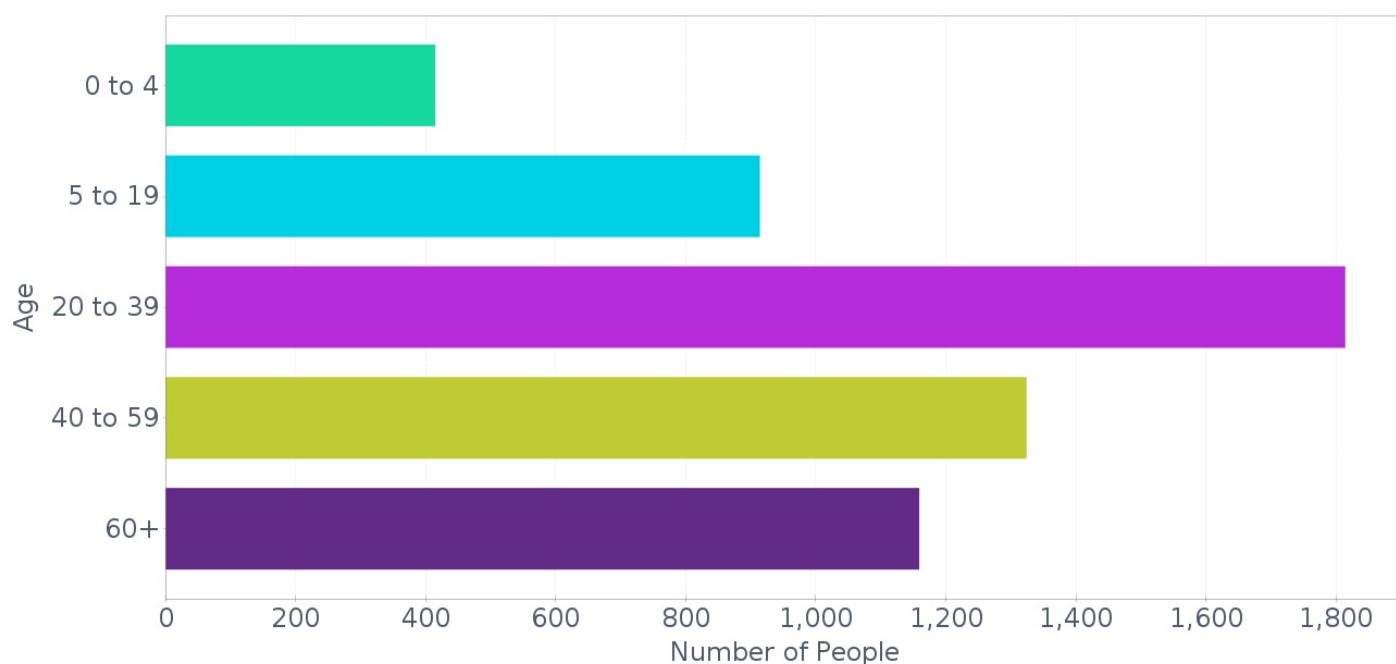
\$560 per week



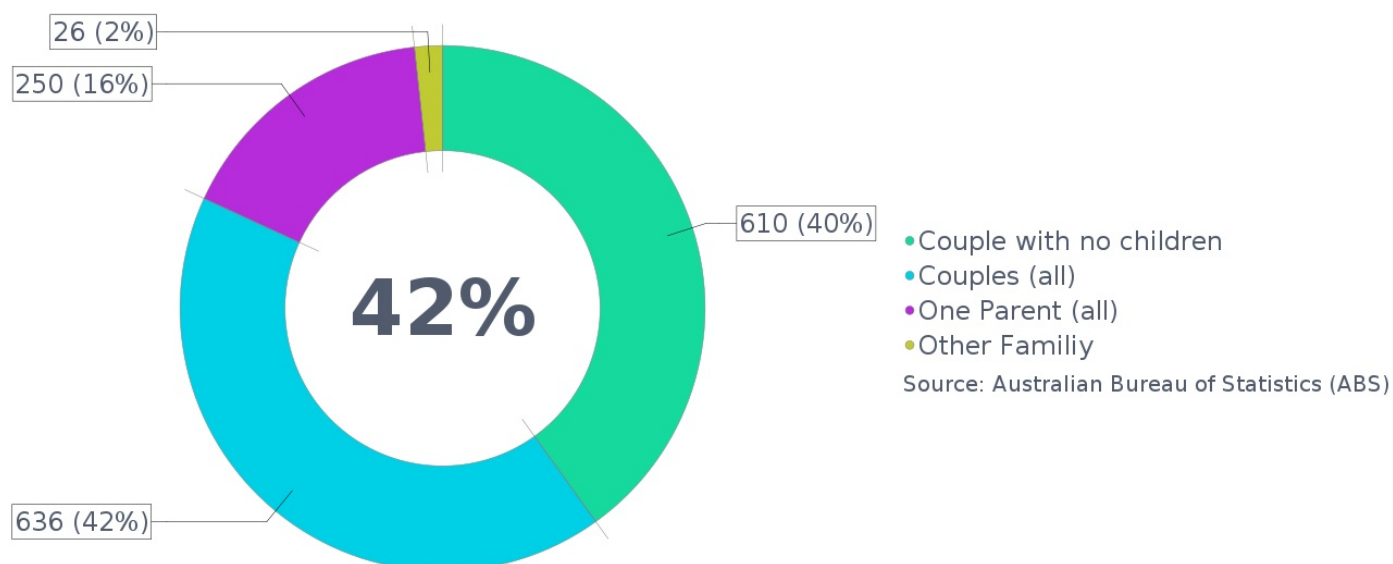
FOR RENT - FOR RENT - FOR RENT
Aug 2026
43 Days

3,906 m²  2  1  1

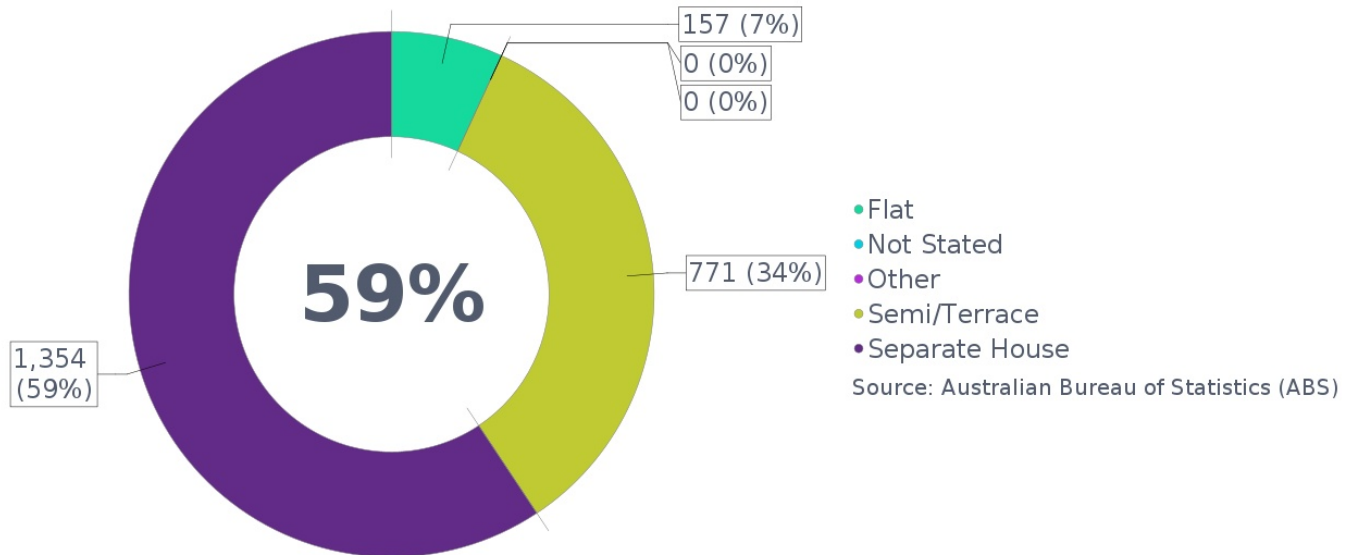
Age of Population (2021)



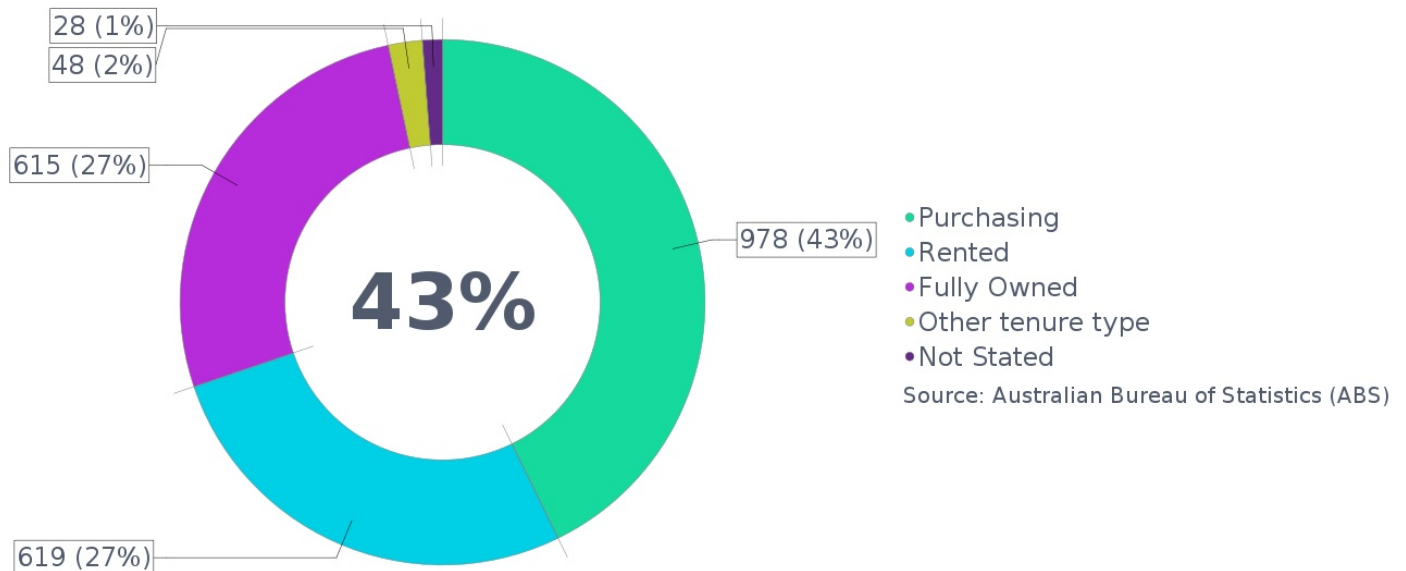
Family Composition (2021)



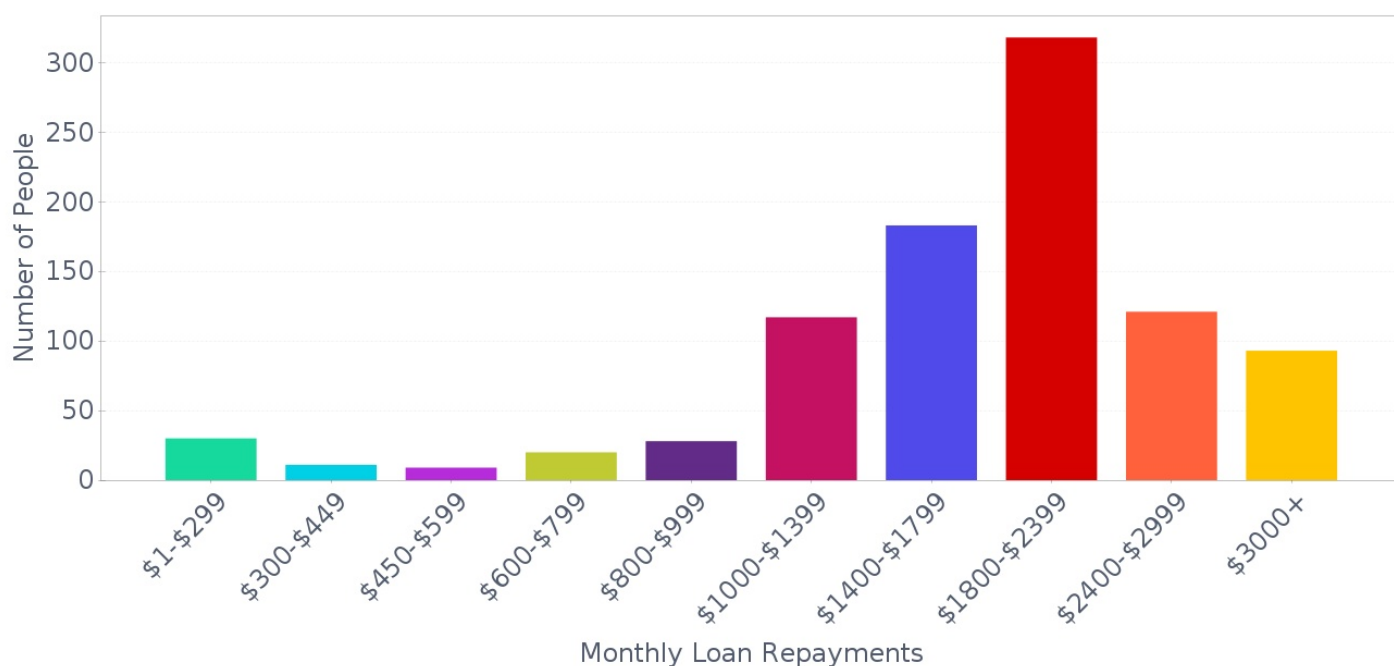
Dwelling Structure (2021)



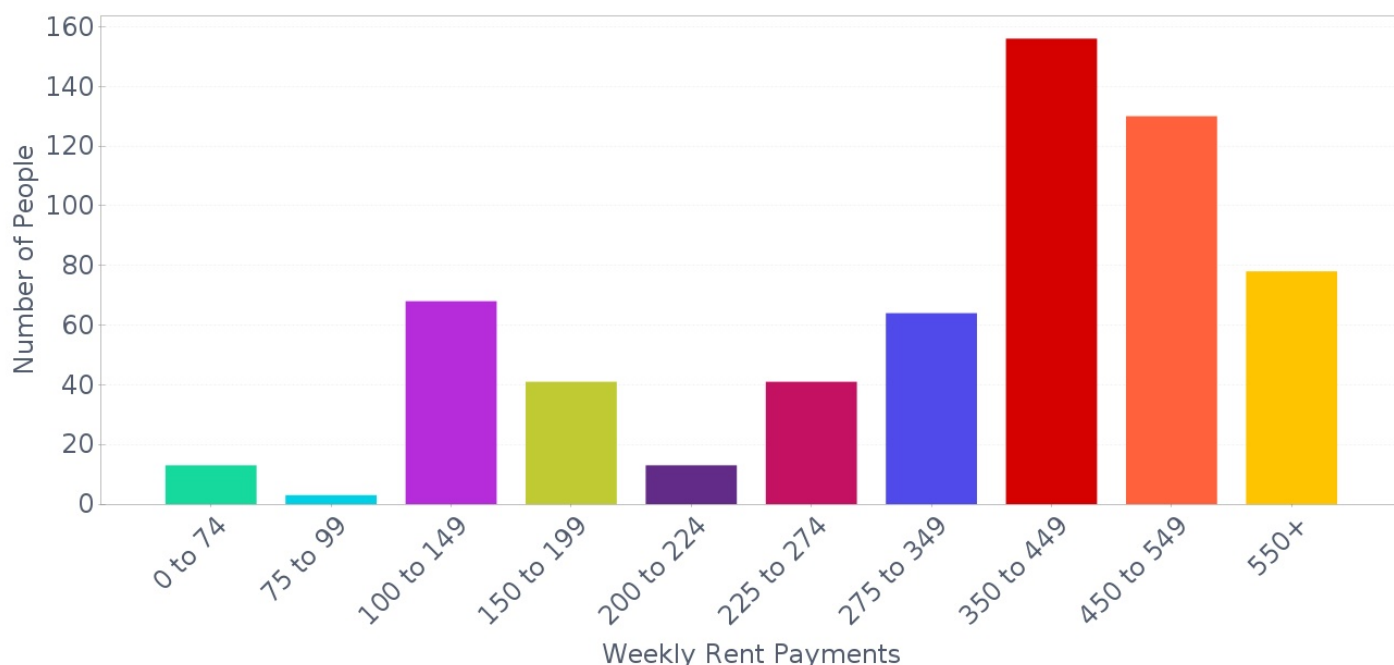
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

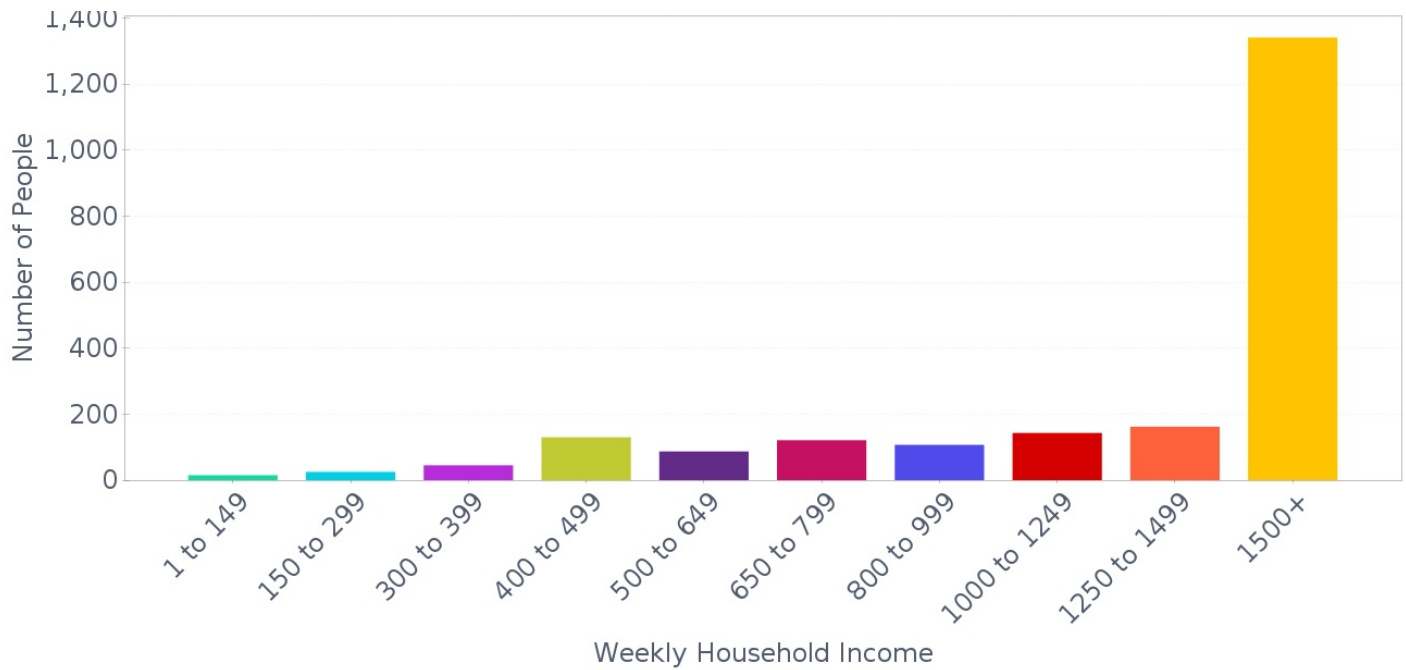


Rent Payments - Weekly (2021)

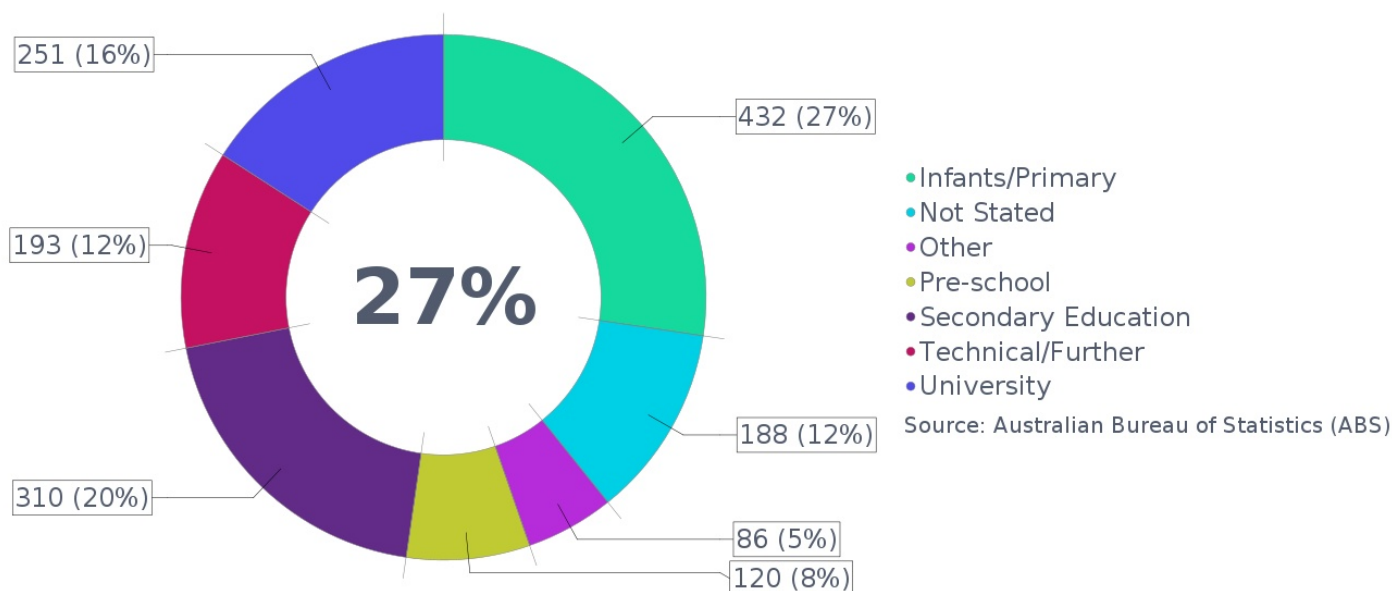




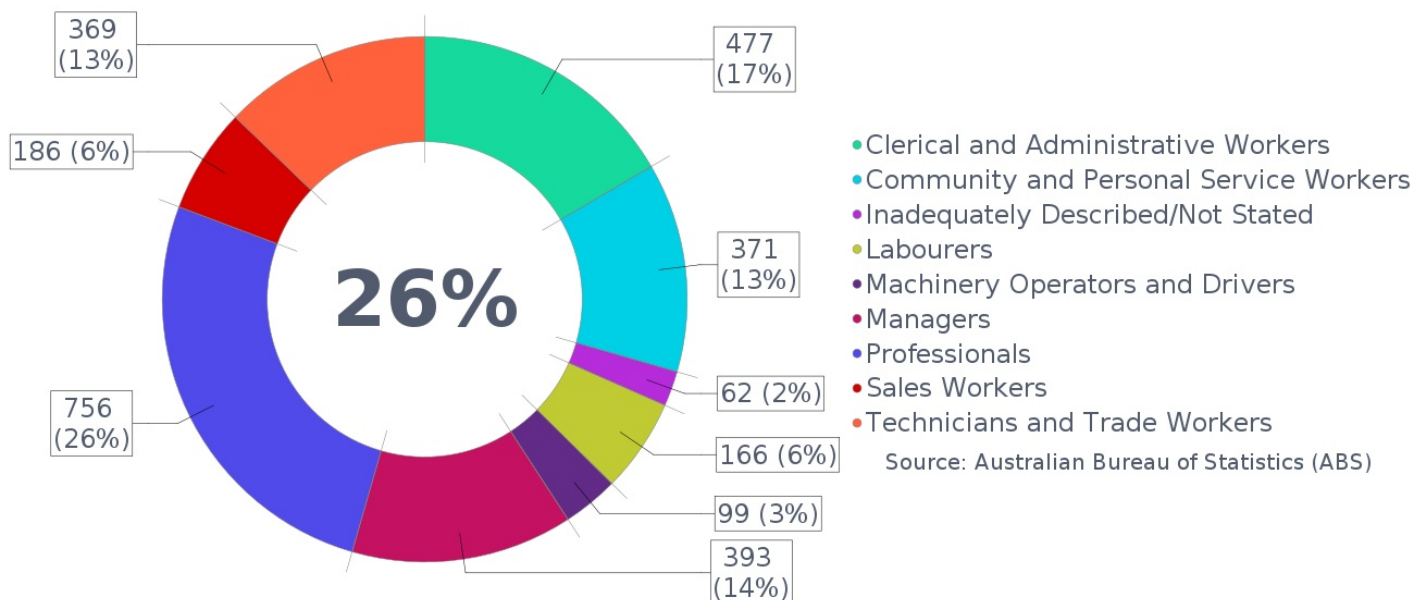
Household Income - Weekly (2021)



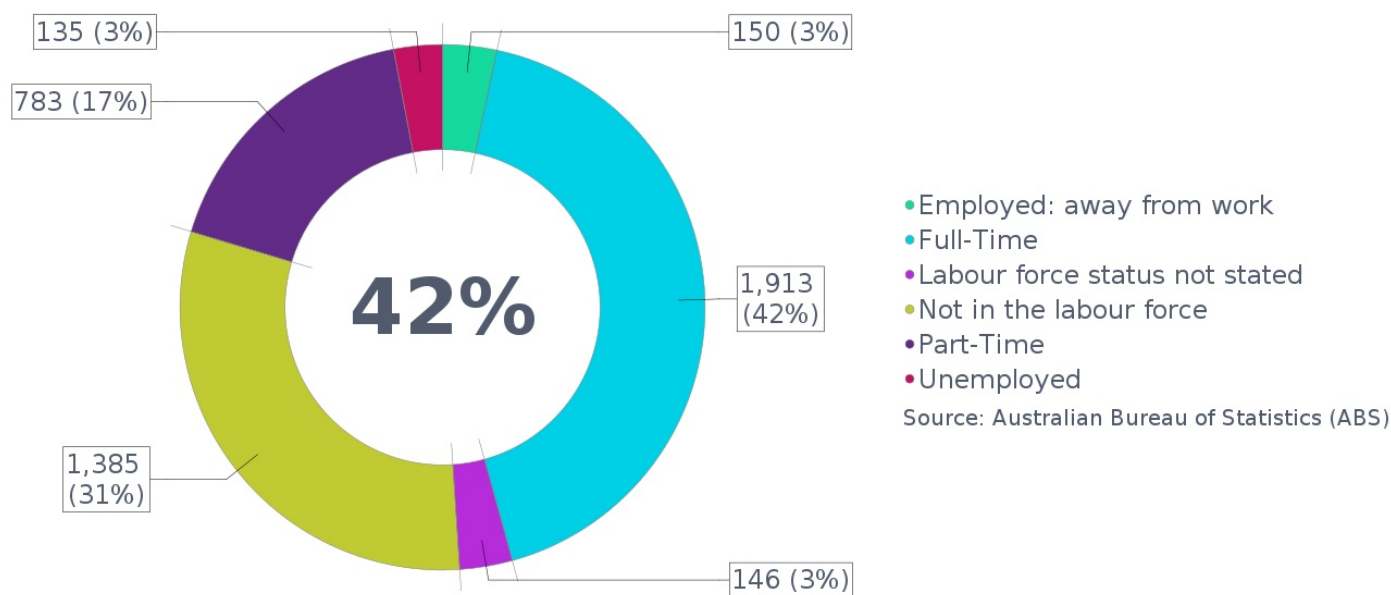
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

