

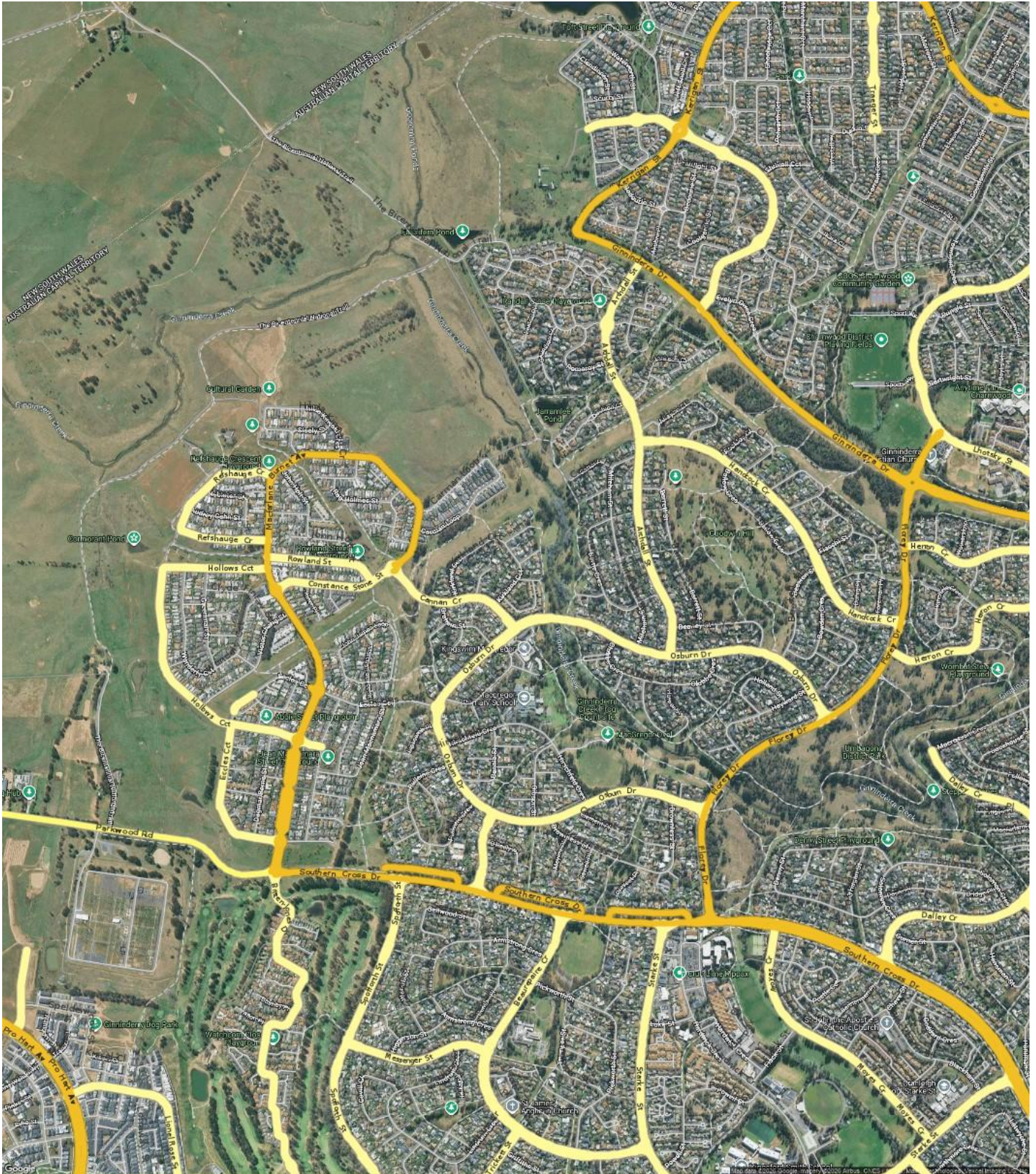
SUBURB FLYOVER REPORT

MACGREGOR (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



MACGREGOR - Suburb Map



Prepared on 08/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricerfinder.com.au](https://www.pricerfinder.com.au))

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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	120	\$ 337,900	0.0 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	159	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	116	\$ 438,500	0.8 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	3.8 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	138	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	131	\$ 810,000	6.9 %	\$ 300,002	\$ 1,450,000
2023	117	\$ 770,000	-4.9 %	\$ 60,000	\$ 1,300,000
2024	131	\$ 791,500	2.8 %	\$ 172,500	\$ 1,250,000
2025	108	\$ 825,000	4.2 %	\$ 344,900	\$ 1,272,000
2026	68	\$ 826,000	0.1 %	\$ 286,666	\$ 1,735,000

Median Sale Price

\$840k

Based on 92 recorded House sales within the last 12 months (Oct '25 - Sep '26)

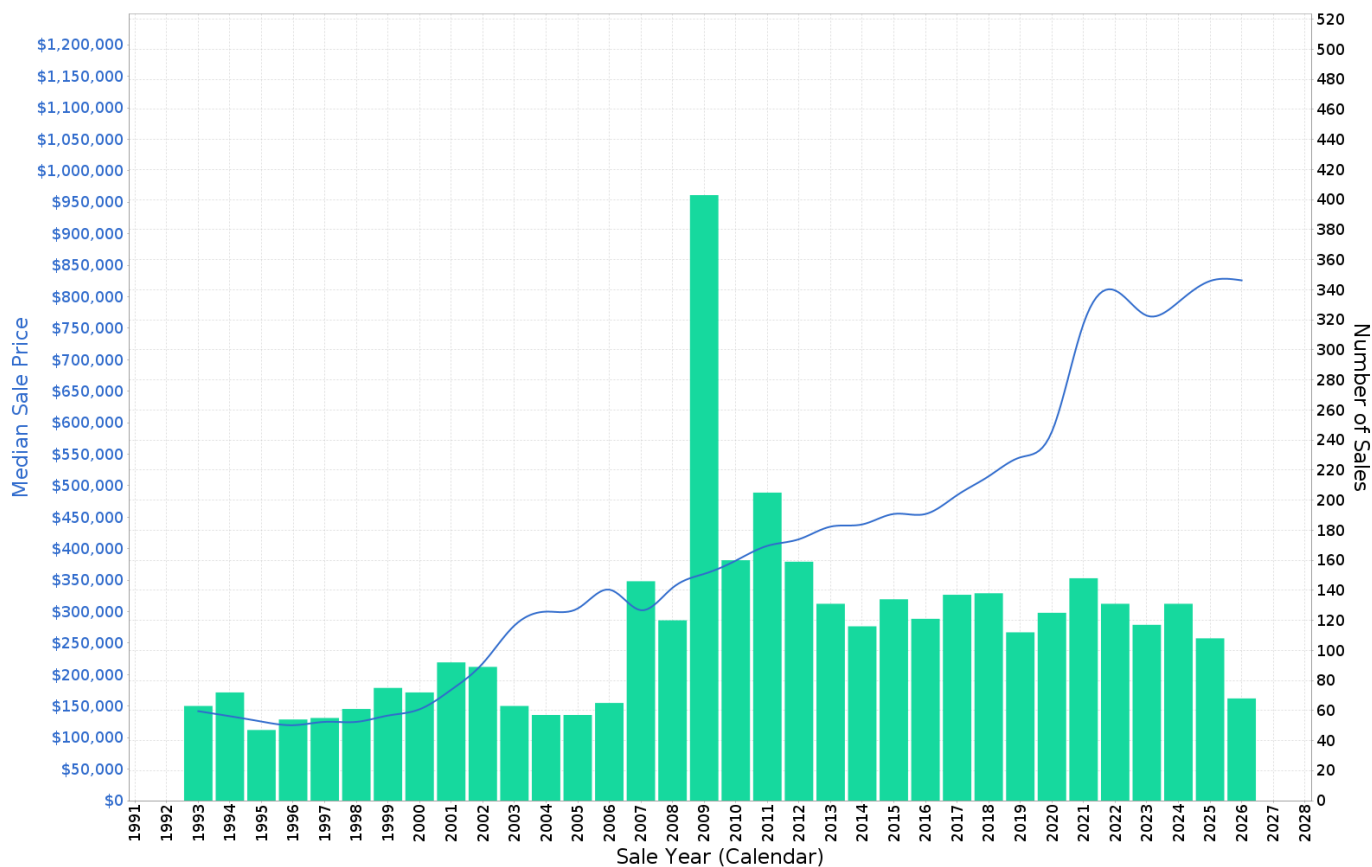
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

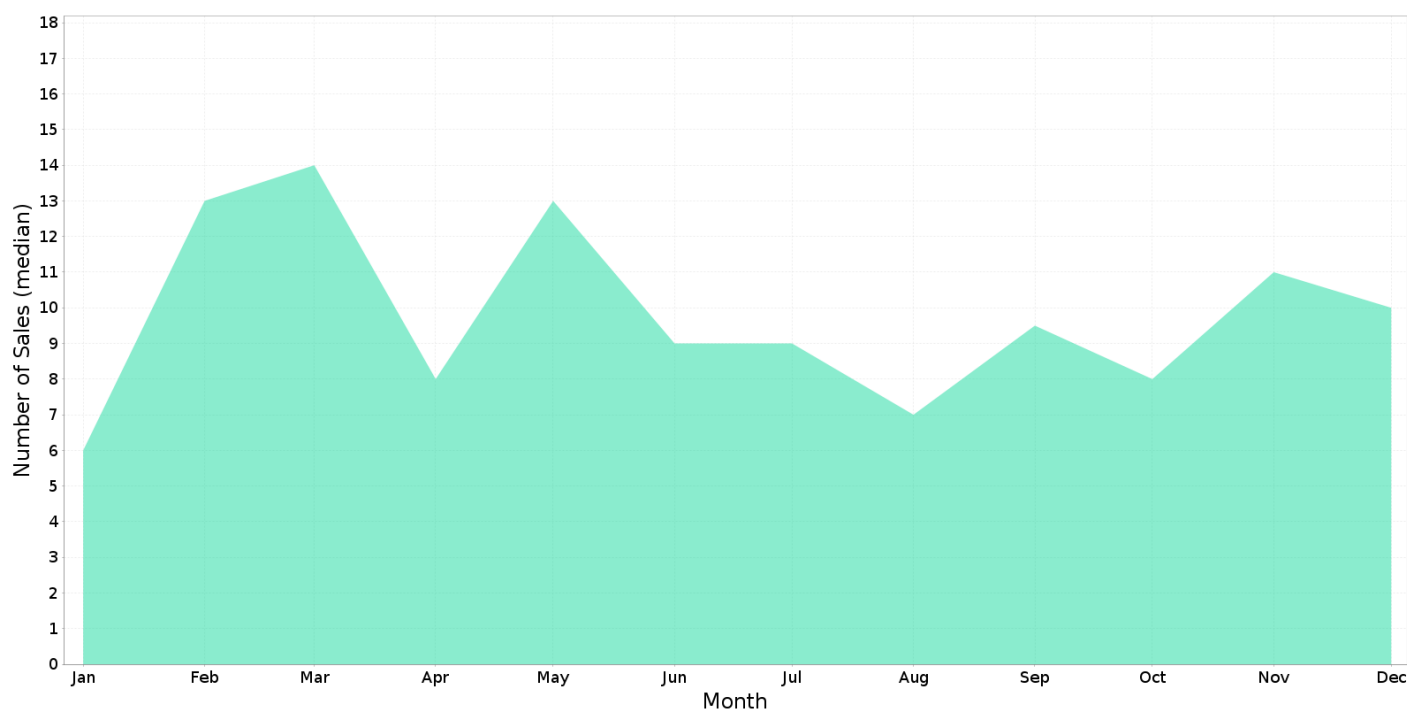
+7.0%

Current Median Price: \$840,000
Previous Median Price: \$785,000

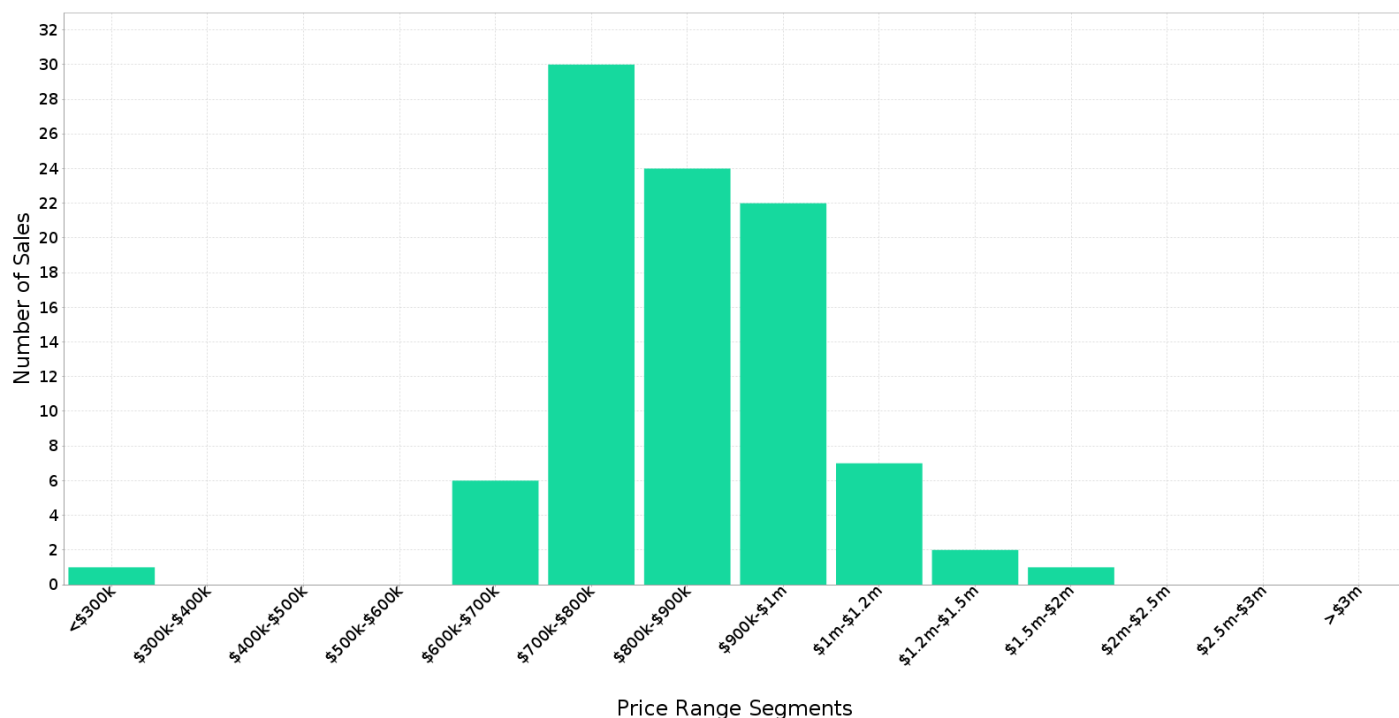
Based on 205 recorded House sales compared over the last two rolling 12 month periods



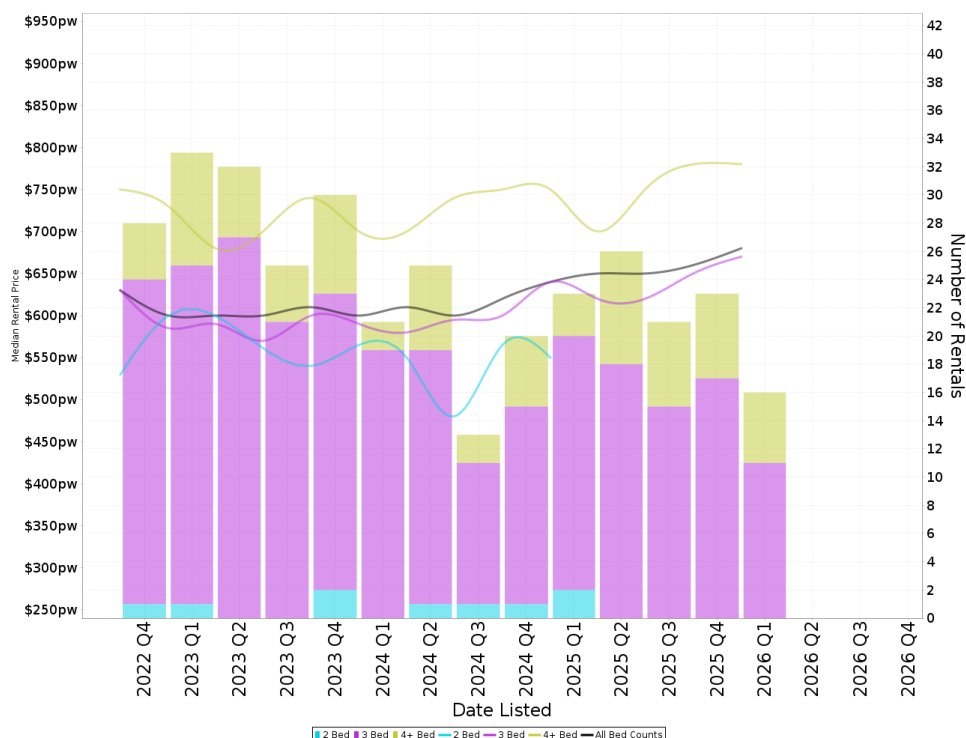
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.0%

Current Median Price: \$840,000
Previous Median Price: \$785,000

Based on 205 registered House sales compared over the last two rolling 12 month periods.

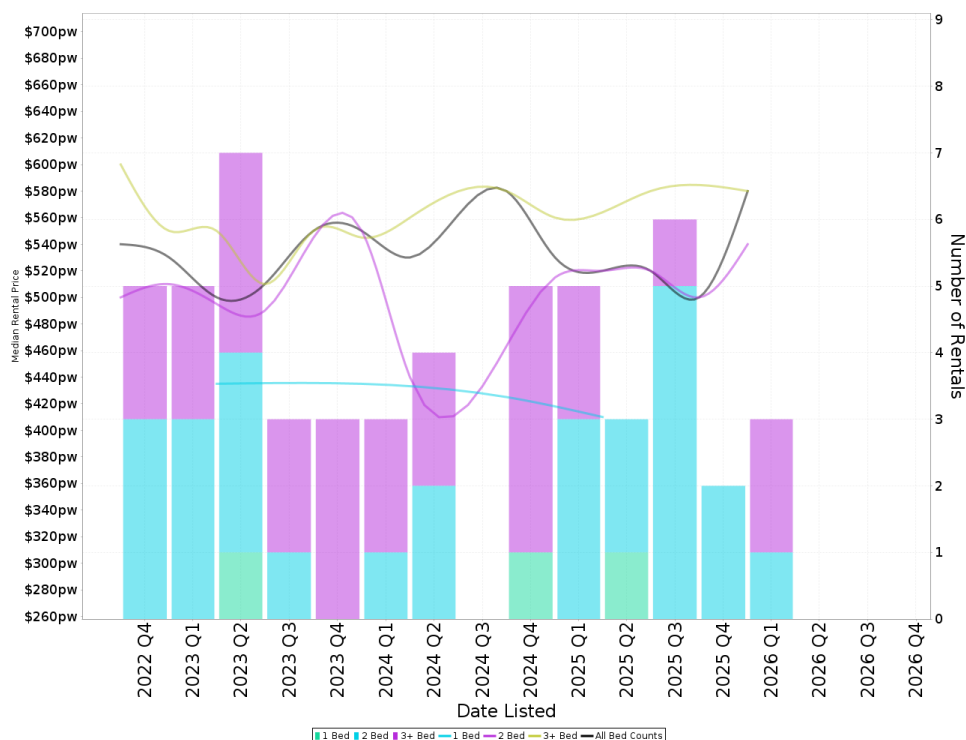
Suburb Rental Yield

+4.1%

Current Median Price: \$840,000
Current Median Rent: \$670

Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.8%

Current Median Price: \$630,000
Previous Median Price: \$625,000

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$630,000
Current Median Rent: \$540

Based on 5 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price

\$840k

Based on 92 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

+7.0%

Current Median Price: \$840,000
Previous Median Price: \$785,000

Based on 205 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

92

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

86 MACFARLANE BURNET AVE



\$760,000

Sep 2026
6 Days

447 m² 3 1 1

15 FLOREY DR



\$775,000

Sep 2026
76 Days

870 m² 3 1 2

8 AUDREY CAHN ST



\$820,000

Sep 2026
72 Days

357 m² 3 1 2

36 BERNE CRES



\$1,100,000

Sep 2026
20 Days

993 m² 4 2 2

150 MACFARLANE BURNET AVE



\$970,000

Sep 2026
6 Days

506 m² 4 2 2

5 SEWELL PL



\$886,000

Sep 2026
111 Days

1,052 m² 4 2 4

28 ERIC DE SALIS ST



\$775,000

Aug 2026
47 Days

3 2 1

54 WUNDERLY CCT



\$857,000

Aug 2026
63 Days

468 m² 3 2 2

84 REFSHAUGE CRES



\$720,000

Aug 2026
N/A

299 m² 3 1 1

184 MACFARLANE BURNET AVE

\$760,000



SOLD Aug 2026
26 Days

298 m² 3 1 1

2 HIRSCHFELD CRES

\$836,000



SOLD Aug 2026
8 Days

761 m² 3 2 3

26 HANDCOCK CRES

\$835,000



SOLD Aug 2026
N/A

654 m² 3 1 2

40 HILDA KINCAID CRES

\$715,000



SOLD Jul 2026
28 Days

298 m² 3 1 1

27 AUDREY CAHN ST

\$850,000



SOLD Jul 2026
N/A

399 m² 3 2 1

14 BEANEY ST

\$1,095,000

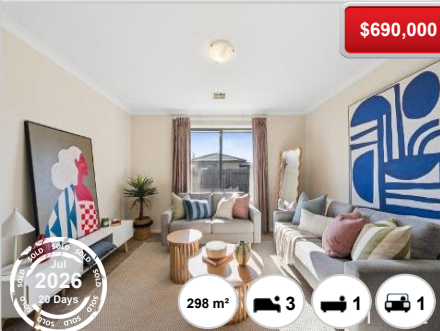


SOLD Jul 2026
50 Days

813 m² 4 2 3

13 SISELY ST

\$690,000

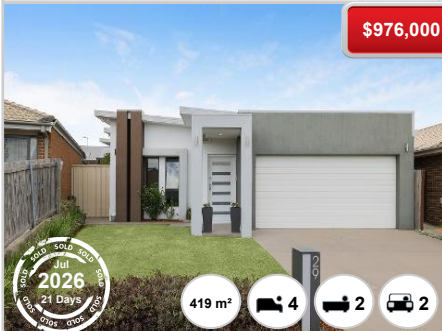


SOLD Jul 2026
30 Days

298 m² 3 1 1

29 ISBISTER ST

\$976,000



SOLD Jun 2026
21 Days

419 m² 4 2 2

7 MEYERS PL

\$1,010,000

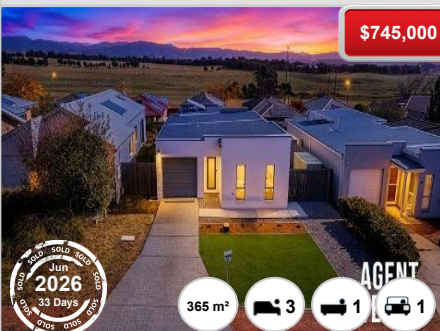


SOLD Jun 2026
98 Days

1,090 m² 4 2 2

95 WUNDERLY CCT

\$745,000



SOLD Jun 2026
33 Days

365 m² 3 1 1

4 PROUST PL

\$900,000



SOLD Jun 2026
30 Days

533 m² 3 2 2

2 BERNE PL

\$970,000



SOLD Jun 2026
22 Days

869 m² 4 2 3

MACGREGOR - Properties For Rent

Median Rental Price

\$670 /w

Based on 39 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: \$840,000
Current Median Rent: \$670

Based on 92 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals

39

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 Maund Place

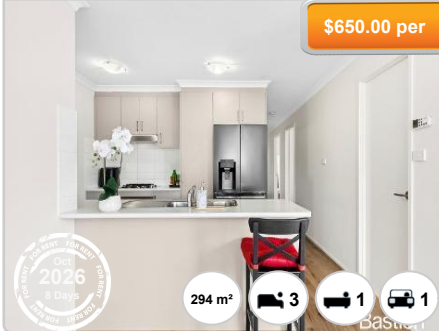


\$650 Per week

Oct 2026
8 Days

817 m²   

48 Hollows Circuit



\$650.00 per

Oct 2026
8 Days

294 m²   

6 CONSTANCE STONE STREET

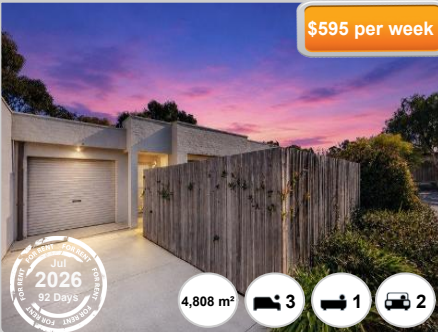


\$650 per week

Aug 2026
64 Days

450 m²   

14/3 CONSTANCE STONE STREET

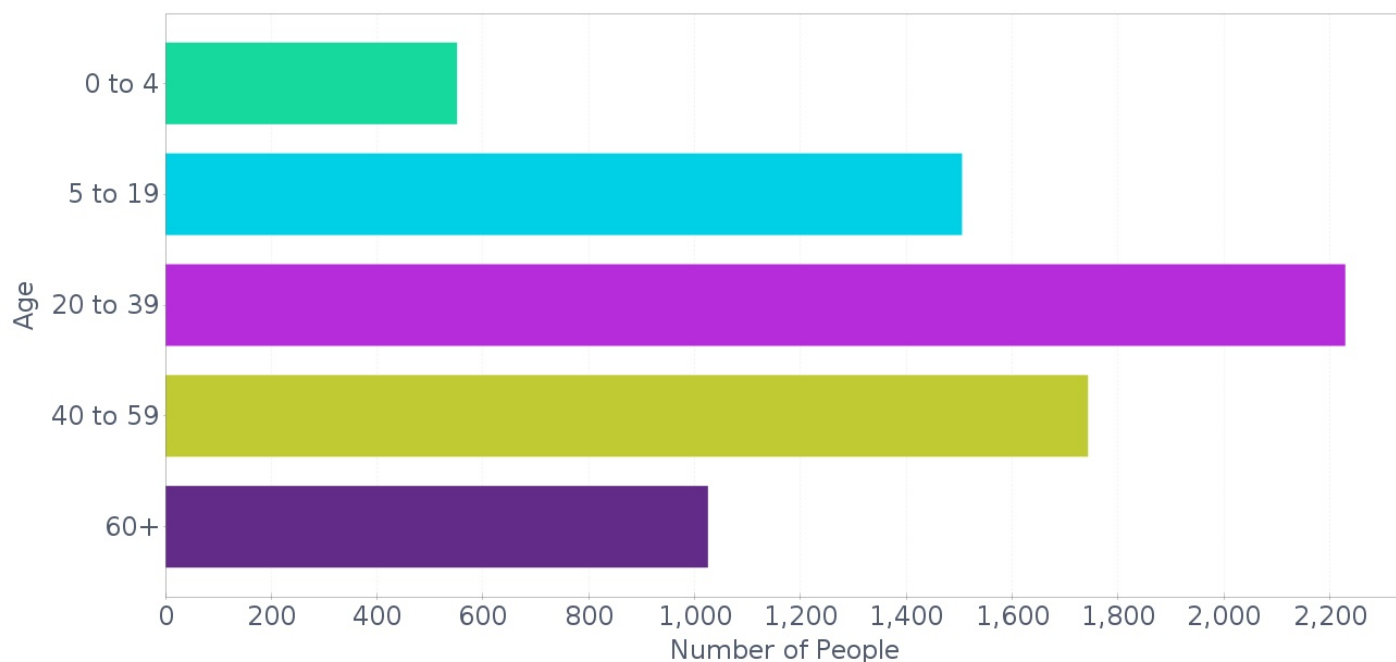


\$595 per week

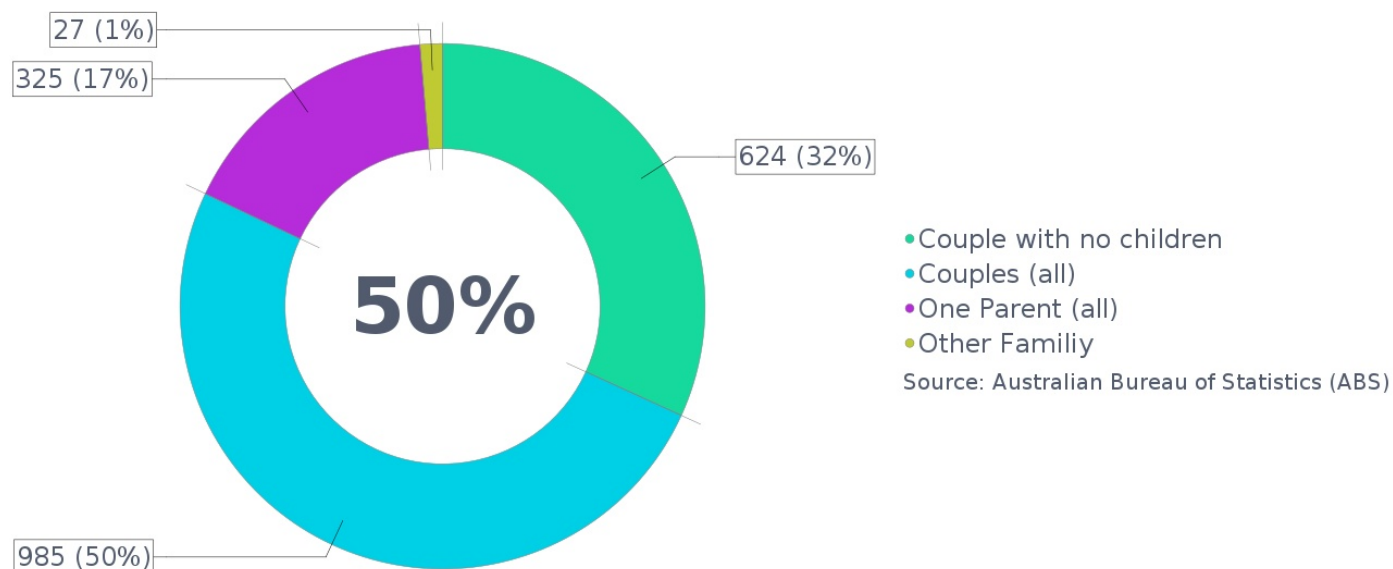
Jul 2026
92 Days

4,808 m²   

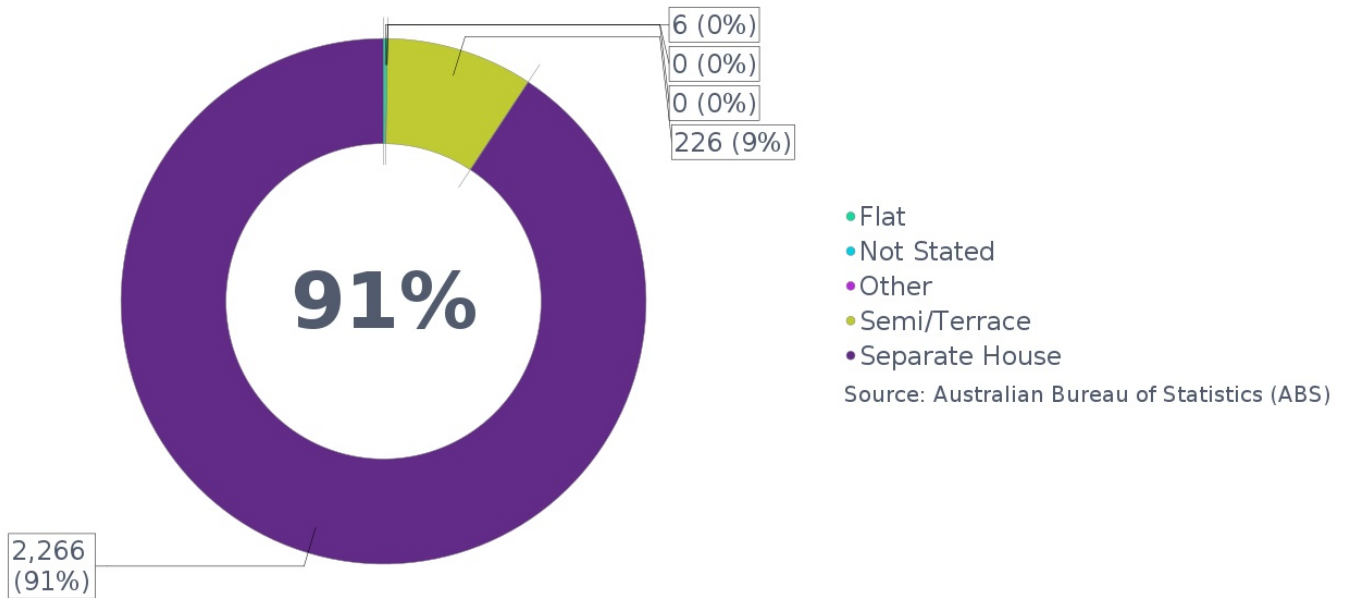
Age of Population (2021)



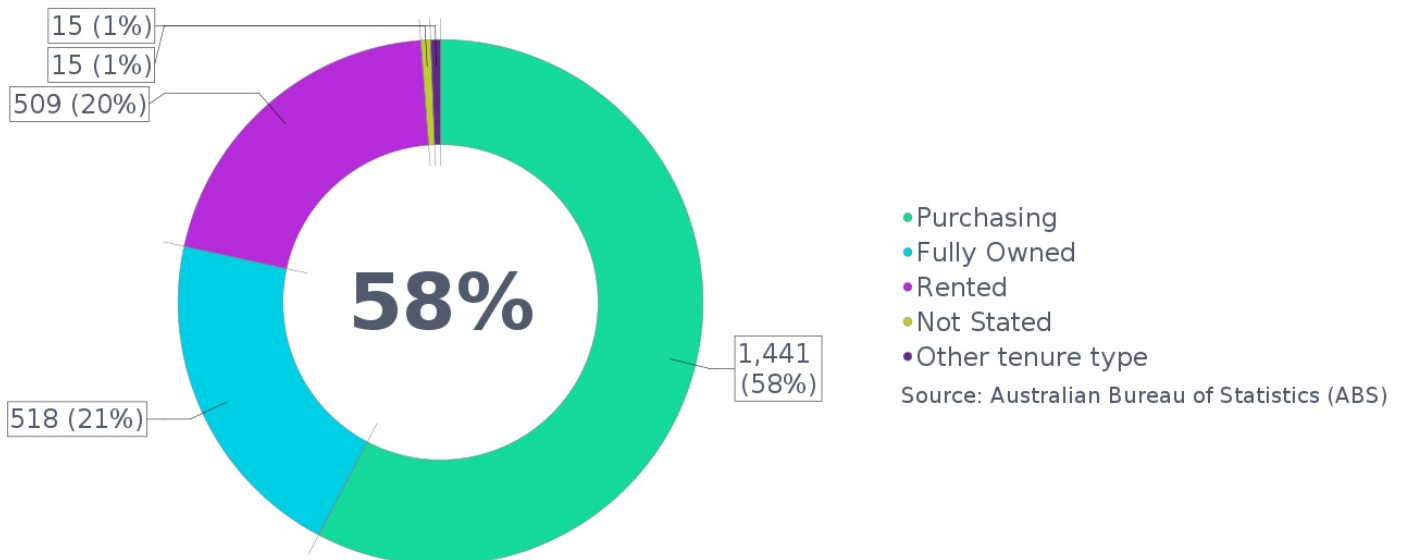
Family Composition (2021)



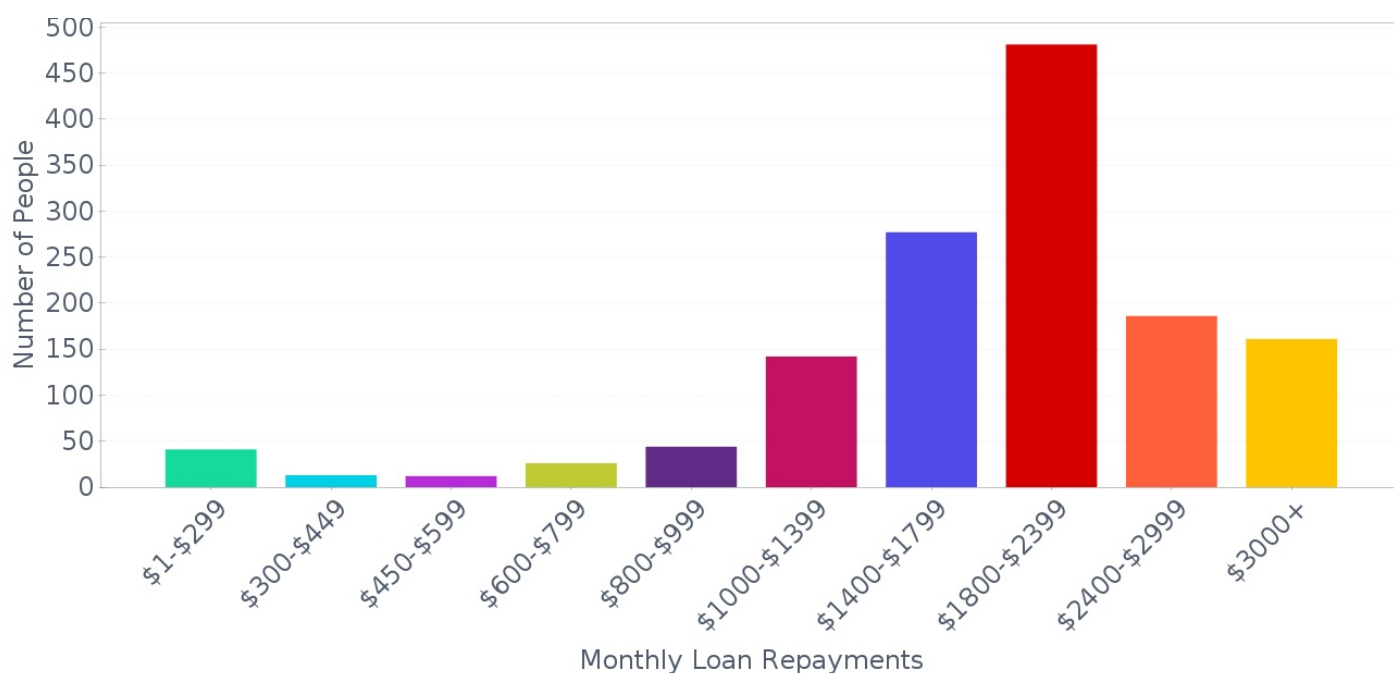
Dwelling Structure (2021)



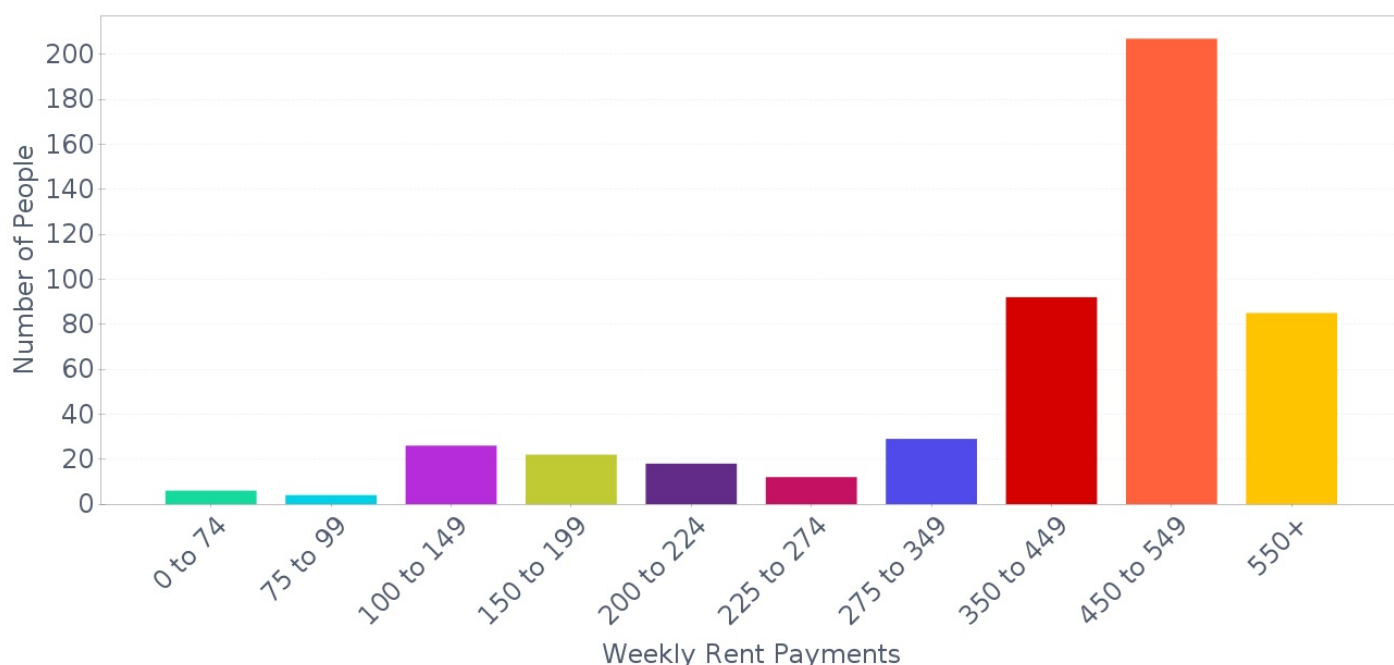
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

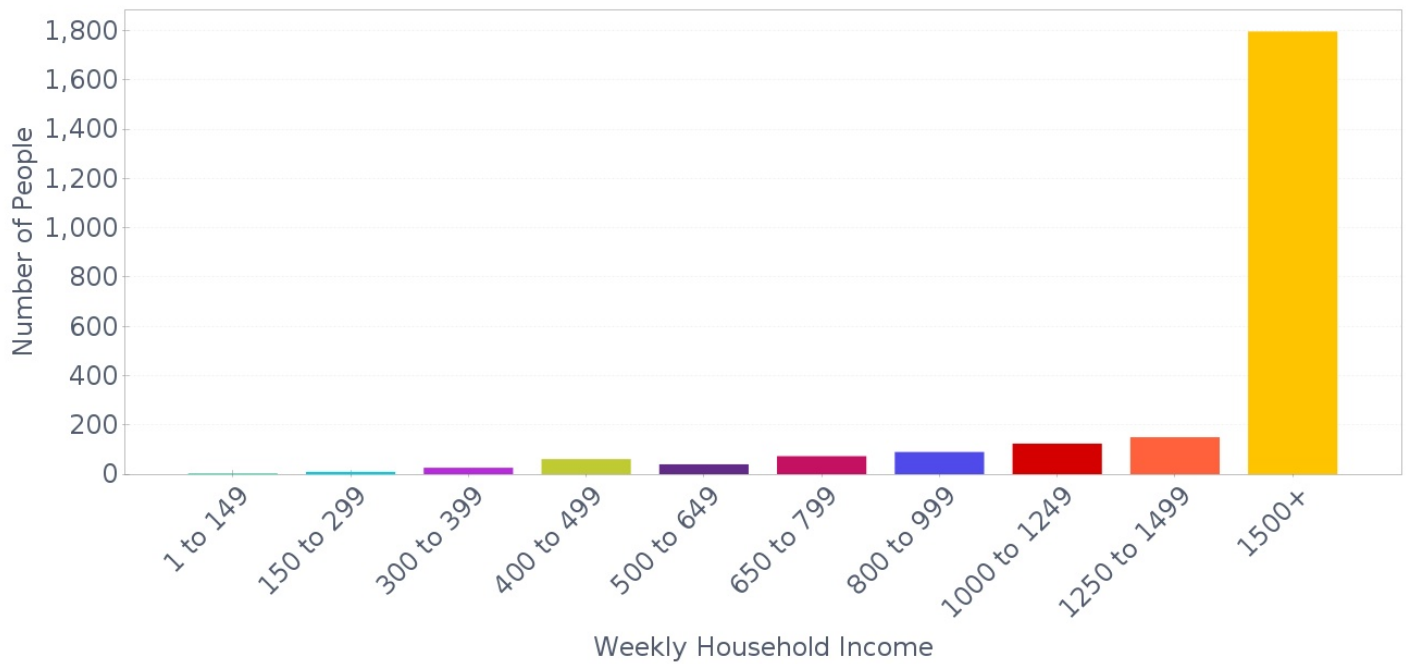


Rent Payments - Weekly (2021)

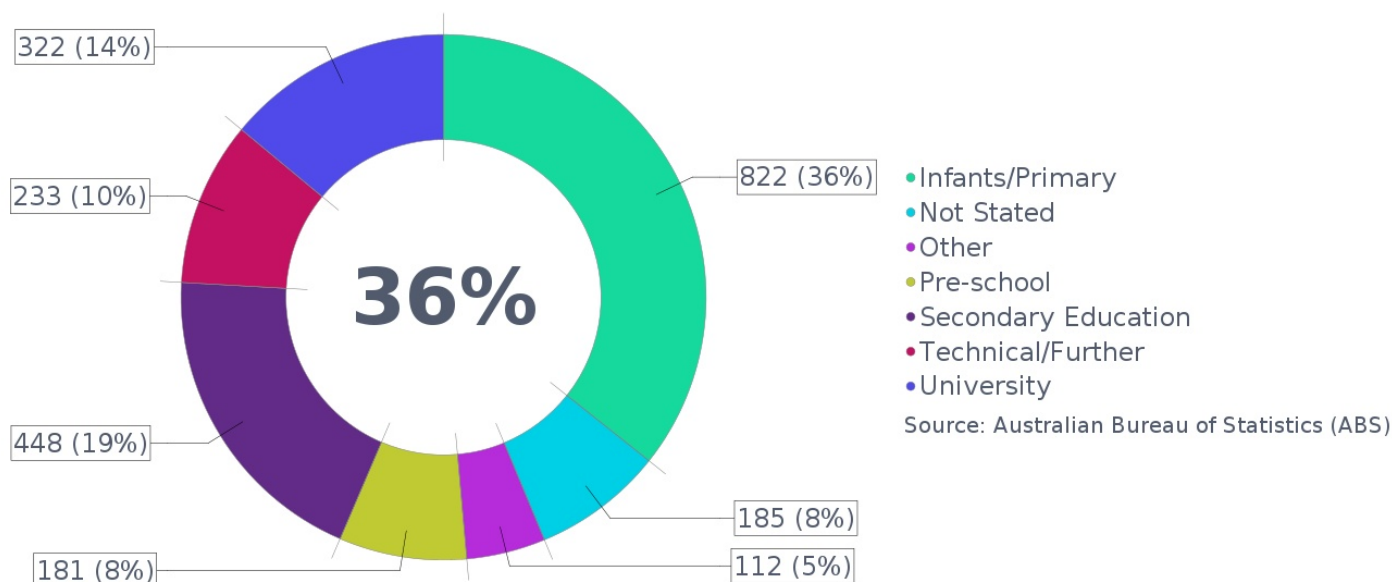




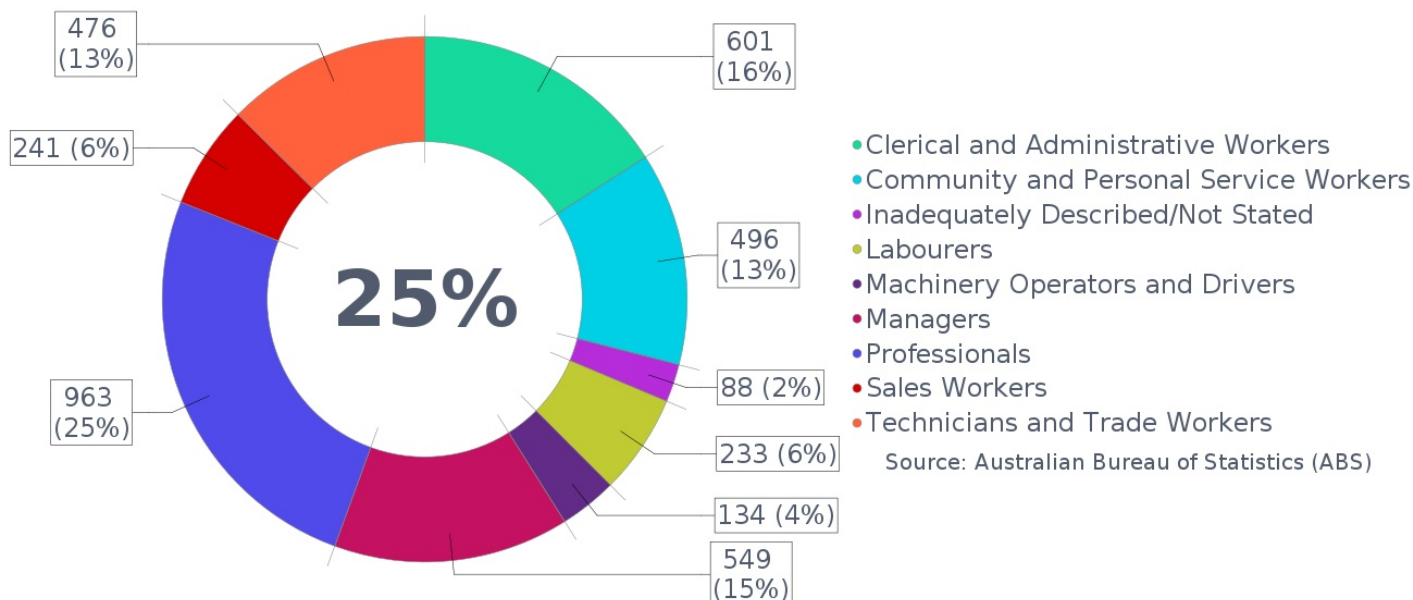
Household Income - Weekly (2021)



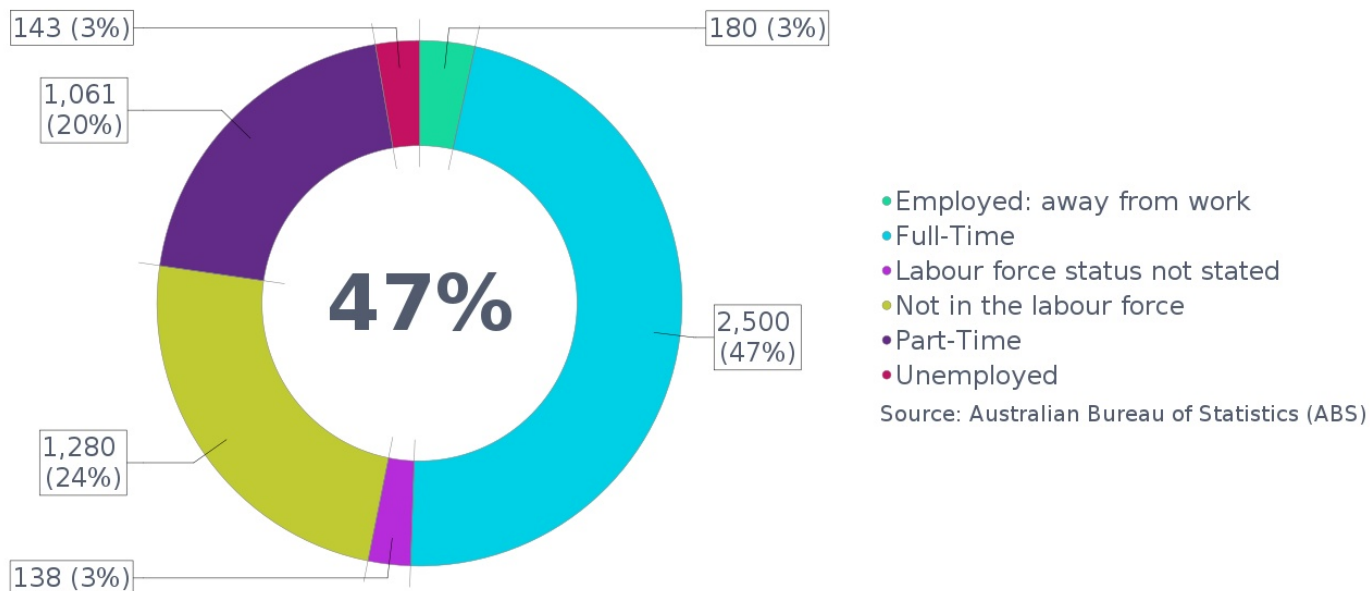
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

