

SUBURB FLYOVER REPORT

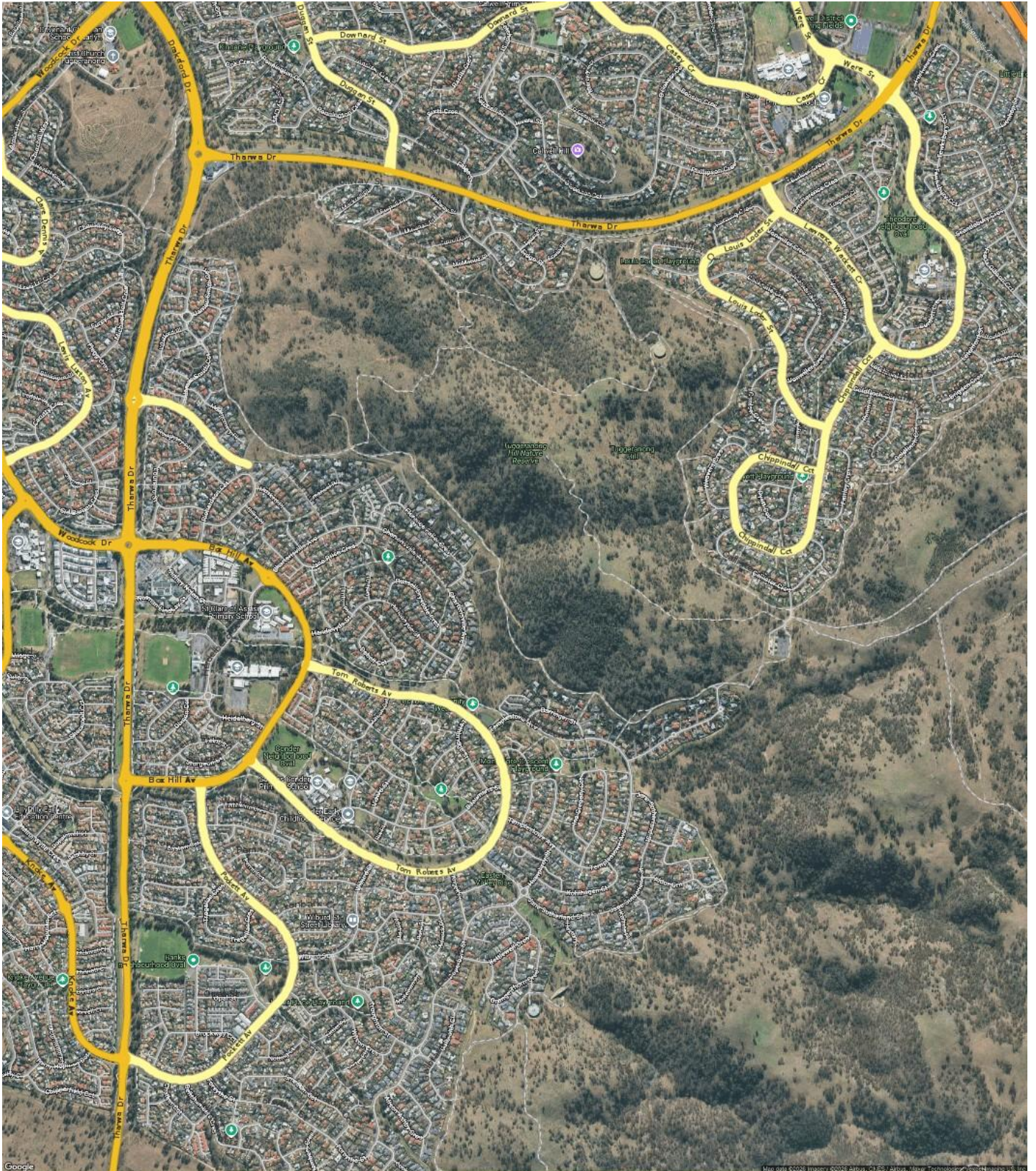
CONDER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





CONDER - Suburb Map



Prepared on 05/05/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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CONDER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	75	\$ 450,000	0.0 %	\$ 170,000	\$ 875,000
2009	66	\$ 432,600	-3.9 %	\$ 73,000	\$ 850,000
2010	58	\$ 545,000	26.0 %	\$ 240,000	\$ 885,000
2011	59	\$ 517,500	-5.0 %	\$ 135,000	\$ 1,100,000
2012	46	\$ 507,500	-1.9 %	\$ 360,000	\$ 875,000
2013	64	\$ 560,500	10.4 %	\$ 395,000	\$ 1,010,000
2014	70	\$ 557,500	-0.5 %	\$ 212,500	\$ 1,270,000
2015	40	\$ 572,500	2.7 %	\$ 390,000	\$ 900,000
2016	68	\$ 559,975	-2.2 %	\$ 92,393	\$ 1,015,000
2017	72	\$ 585,000	4.5 %	\$ 200,000	\$ 1,080,000
2018	61	\$ 590,000	0.9 %	\$ 50,505	\$ 985,000
2019	57	\$ 680,000	15.3 %	\$ 70,000	\$ 995,000
2020	71	\$ 670,000	-1.5 %	\$ 30,000	\$ 1,065,000
2021	84	\$ 818,000	22.1 %	\$ 275,000	\$ 1,715,000
2022	68	\$ 925,000	13.1 %	\$ 385,000	\$ 1,875,000
2023	38	\$ 911,000	-1.5 %	\$ 640,000	\$ 1,712,000
2024	47	\$ 935,000	2.6 %	\$ 680,000	\$ 1,720,000
2025	44	\$ 963,000	3.0 %	\$ 645,000	\$ 1,400,000
2026	7	\$ 810,000	-15.9 %	\$ 520,000	\$ 1,580,000

Median Sale Price

\$918k

Based on 40 recorded House sales within the last 12 months (Apr '25 - Mar '26)

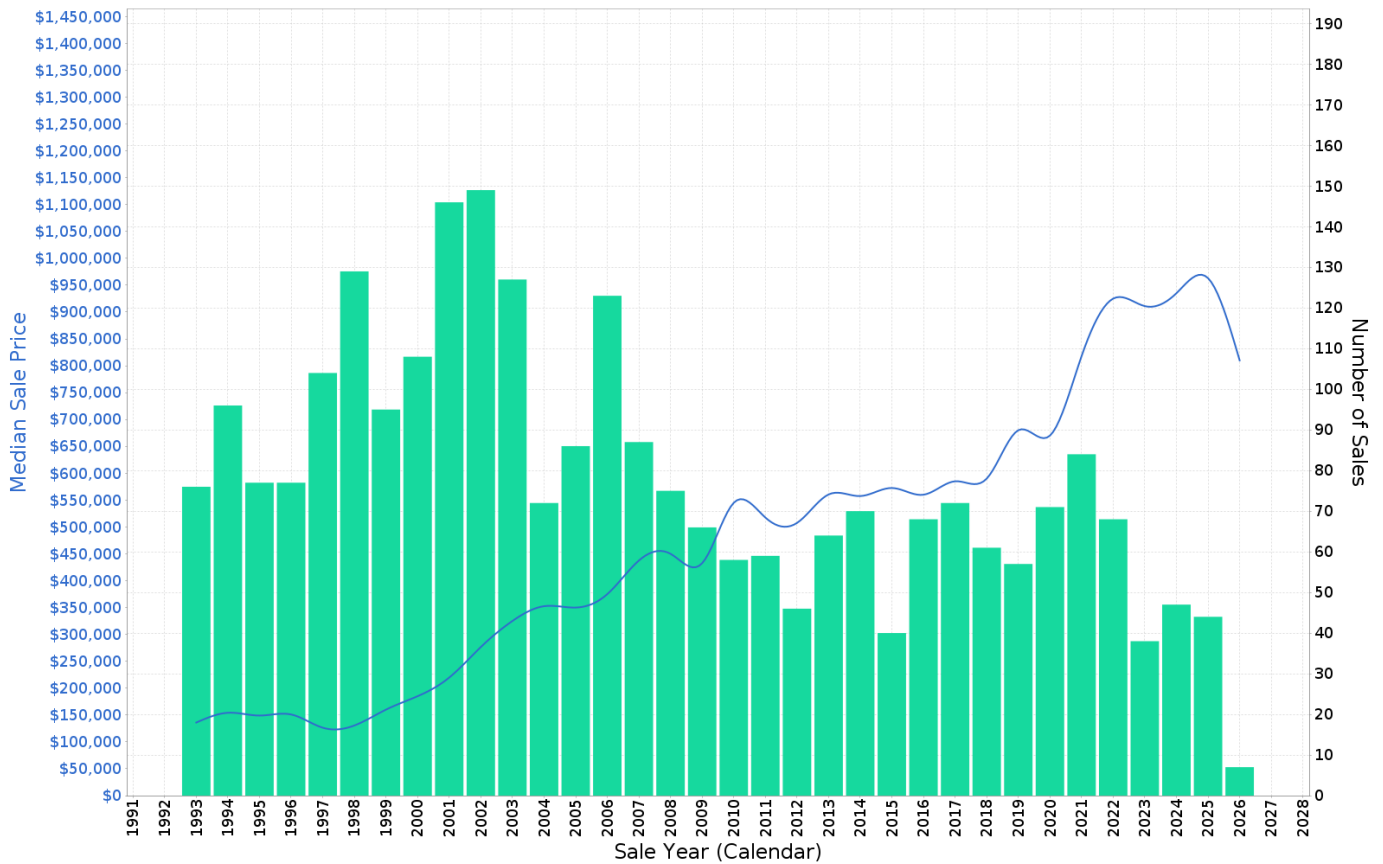
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

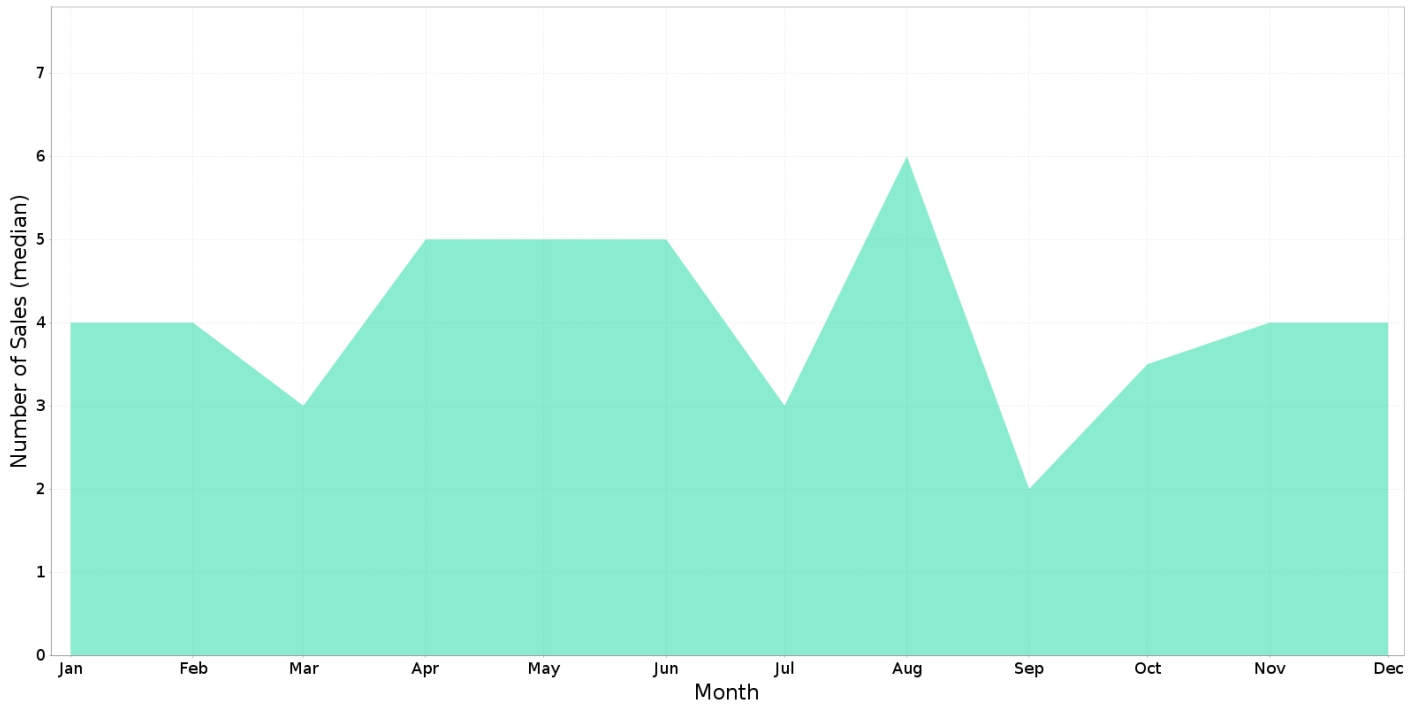
-4.4%

Current Median Price: \$918,000
Previous Median Price: \$960,000

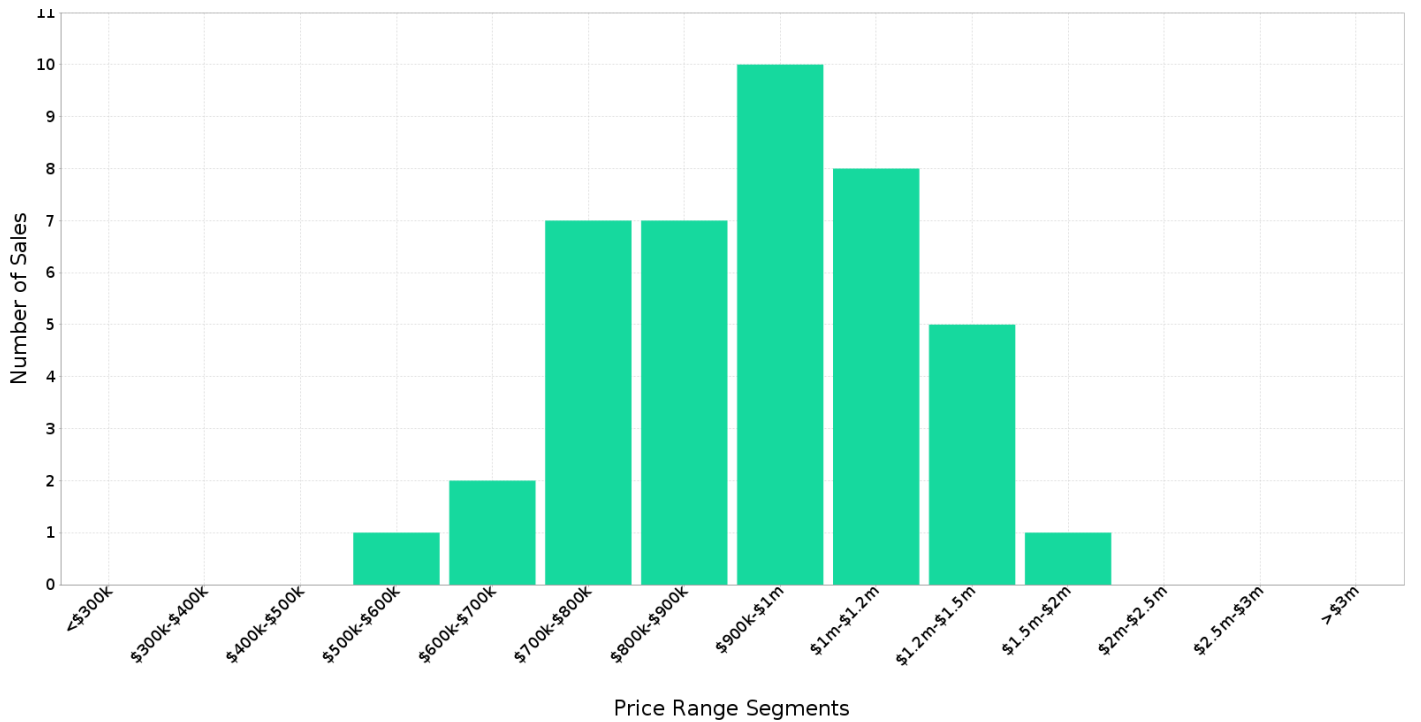
Based on 87 recorded House sales compared over the last two rolling 12 month periods



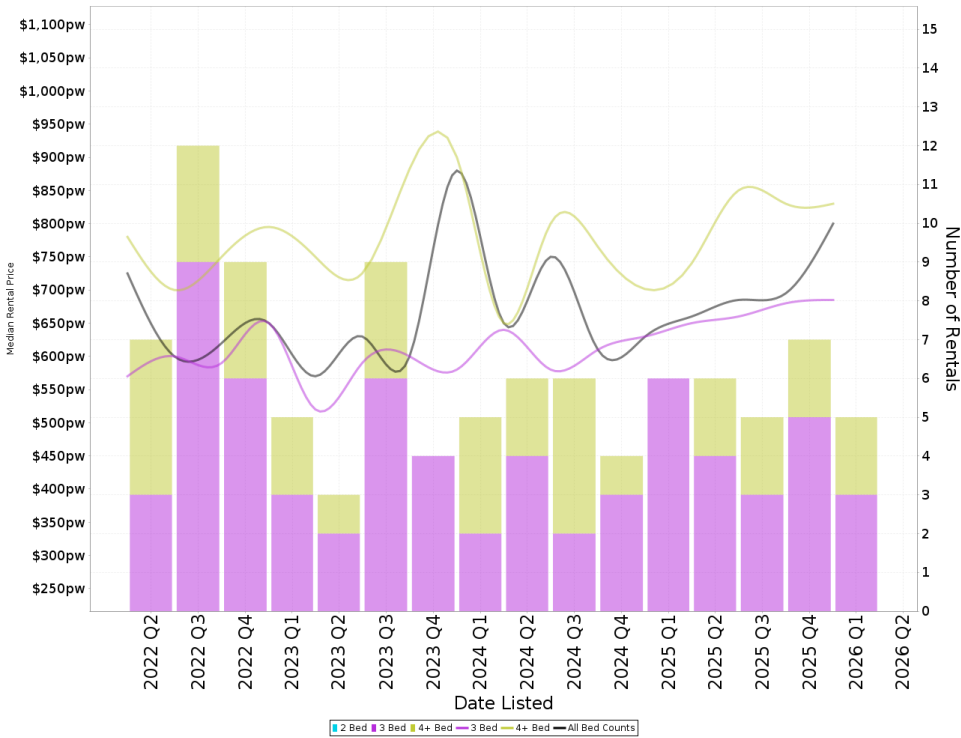
CONDER - Peak Selling Periods (3 years)



CONDER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.4%

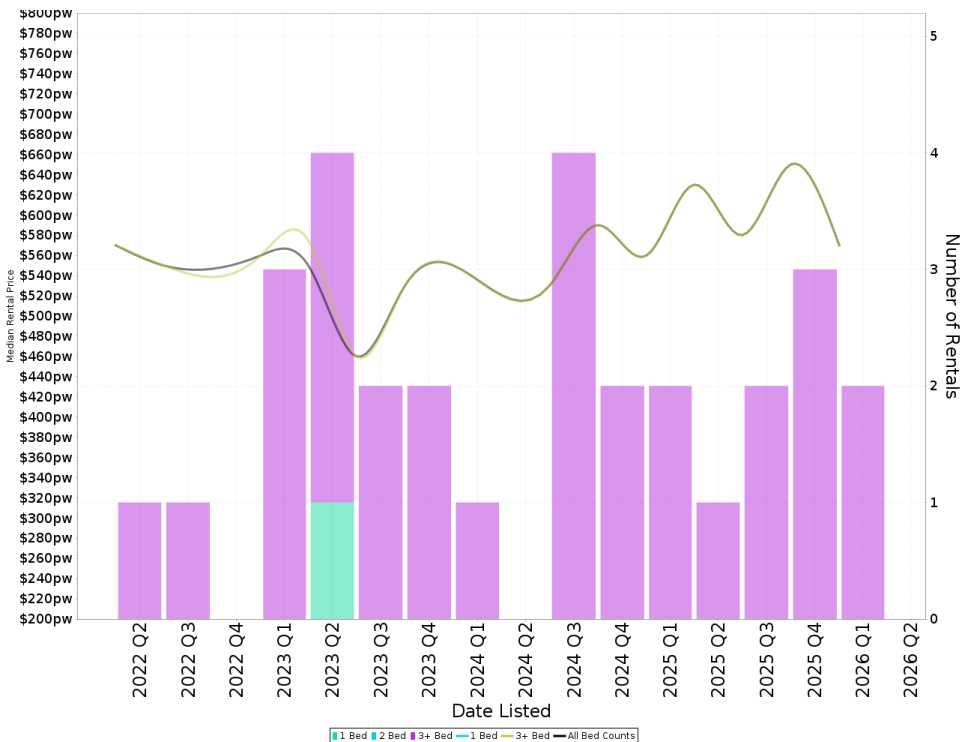
Current Median Price: \$918,000
Previous Median Price: \$960,000
Based on 87 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$918,000
Current Median Rent: \$695
Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.4%

Current Median Price: \$740,000
Previous Median Price: \$702,000
Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$740,000
Current Median Rent: \$630
Based on 8 registered Unit rentals compared over the last 12 months.

CONDER - Recently Sold Properties

Median Sale Price

\$918k

Based on 40 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

-4.4%

Current Median Price: \$918,000
Previous Median Price: \$960,000

Based on 87 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

40

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

2 PLANTE PL



\$850,000

440 m² 3 2 2

Sold Mar 2026 15 Days

54 INA GREGORY CCT



\$865,000

817 m² 3 1 2

Sold Mar 2026 14 Days

6 LAKE PL




\$810,000

868 m² 3 2 2

Sold Mar 2026 13 Days

7 PLANTE PL




\$863,500

388 m² 3 2 2

Sold Mar 2026 34 Days

22 FREEMAN ST




\$1,580,000

895 m² 4 3 3

Sold Mar 2026 14 Days

10 ALLCOT PL



\$765,000

247 m² 3 2 1

Sold Feb 2026 63 Days

17 KOHLHAGEN ST




\$1,100,000

726 m² 5 2 2

Sold Feb 2026 8 Days

9 CURLEW PL



\$520,000

977 m² 4 1 3

Sold Feb 2026 14 Days

33 FEINT ST



\$740,000

808 m² 3 1 2

Sold Jan 2026 N/A

51 DOBELL CCT

\$890,000

734 m² 4 2 2

Dec 2025 12 Days

6 DENT PL

\$820,000

358 m² 3 2 2

Dec 2025 22 Days

19 INA GREGORY CCT

\$925,000

800 m² 4 2 2

Dec 2025 9 Days

21 MENTONE VIEW

\$953,000

652 m² 4 2 2

Dec 2025 22 Days

5 JANE PRICE CRES

\$871,000

878 m² 3 1 2

Dec 2025 12 Days

8 RICHARDSON CCT

\$1,100,000

790 m² 6 2 2

Dec 2025 61 Days

6 ROTH PL

\$1,000,000

737 m² 4 2 2

Nov 2025 41 Days

3 BARRINGER ST

\$1,200,000

932 m² 5 3 2

Nov 2025 110 Days

12 BANYULE GR

\$1,400,000

1,245 m² 4 2 2

Nov 2025 23 Days



CONDER - Properties For Rent

Median Rental Price

\$695 /w

Based on 23 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.9%

Current Median Price: \$918,000
Current Median Rent: \$695

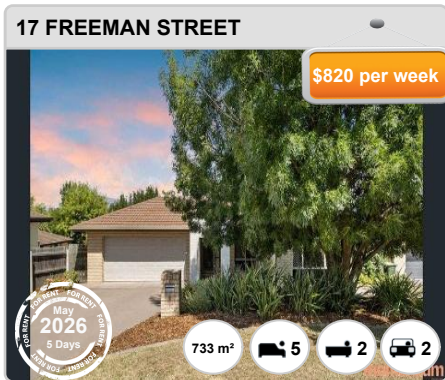
Based on 40 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

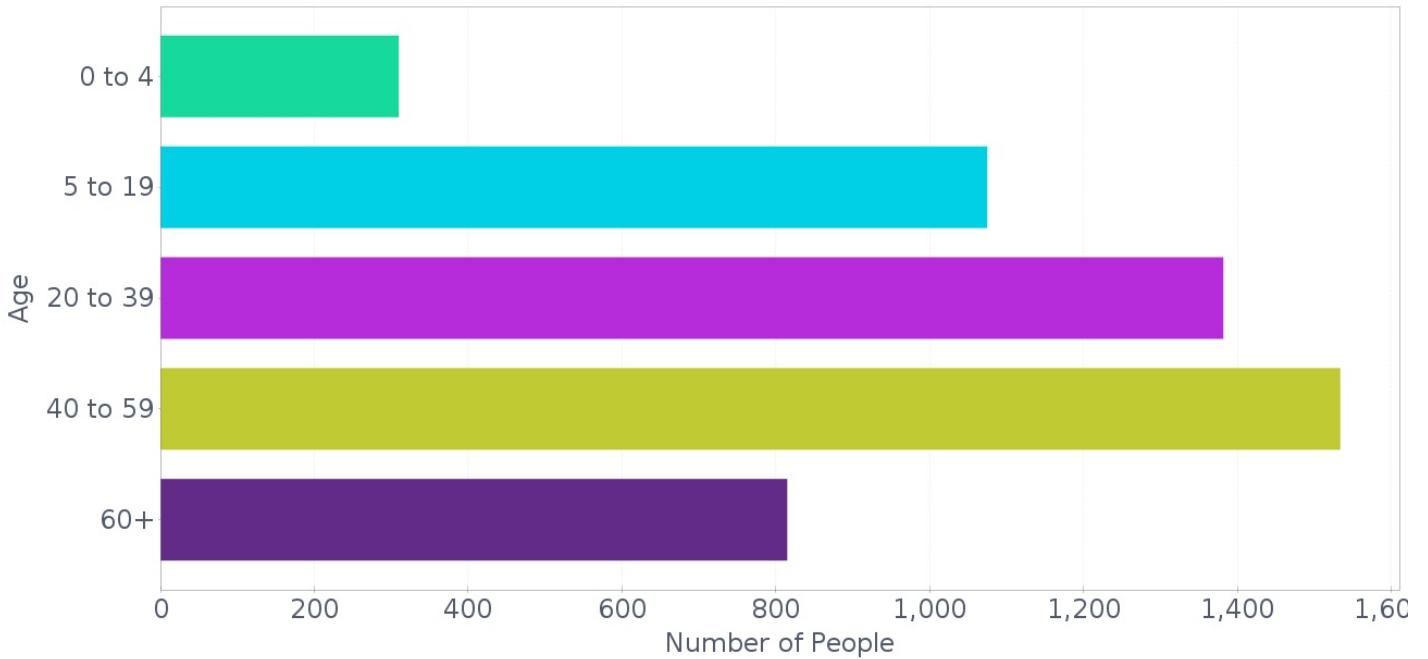
23

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

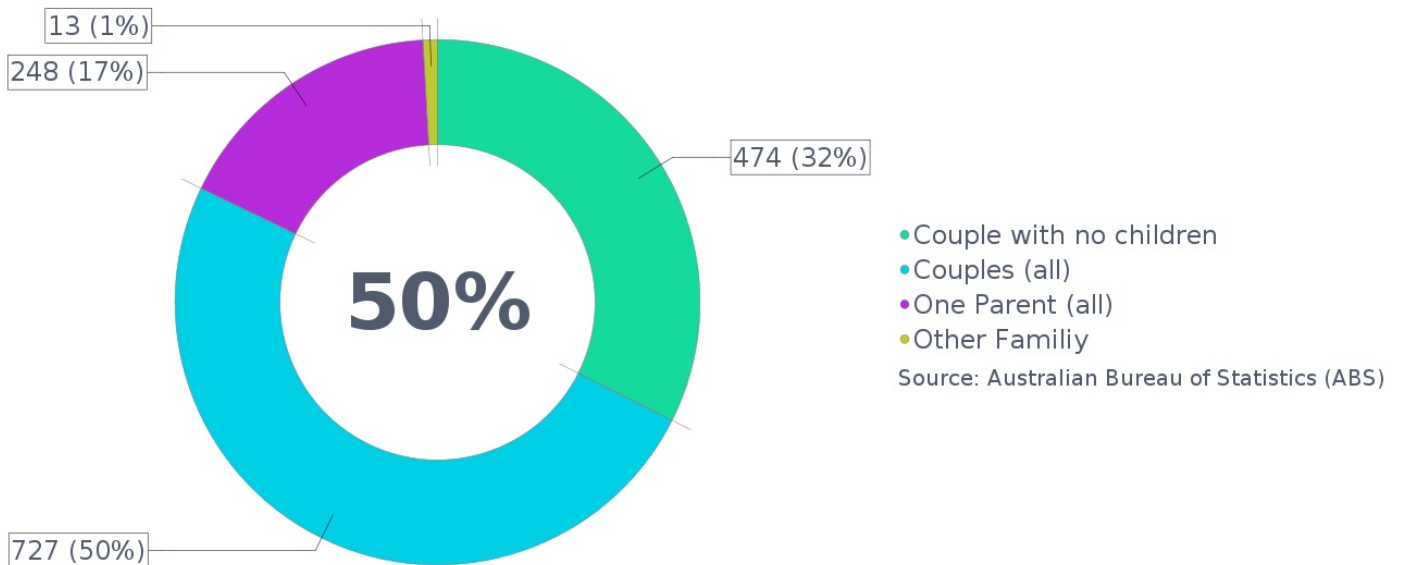
Based on a rolling 12 month period and may differ from calendar year statistics



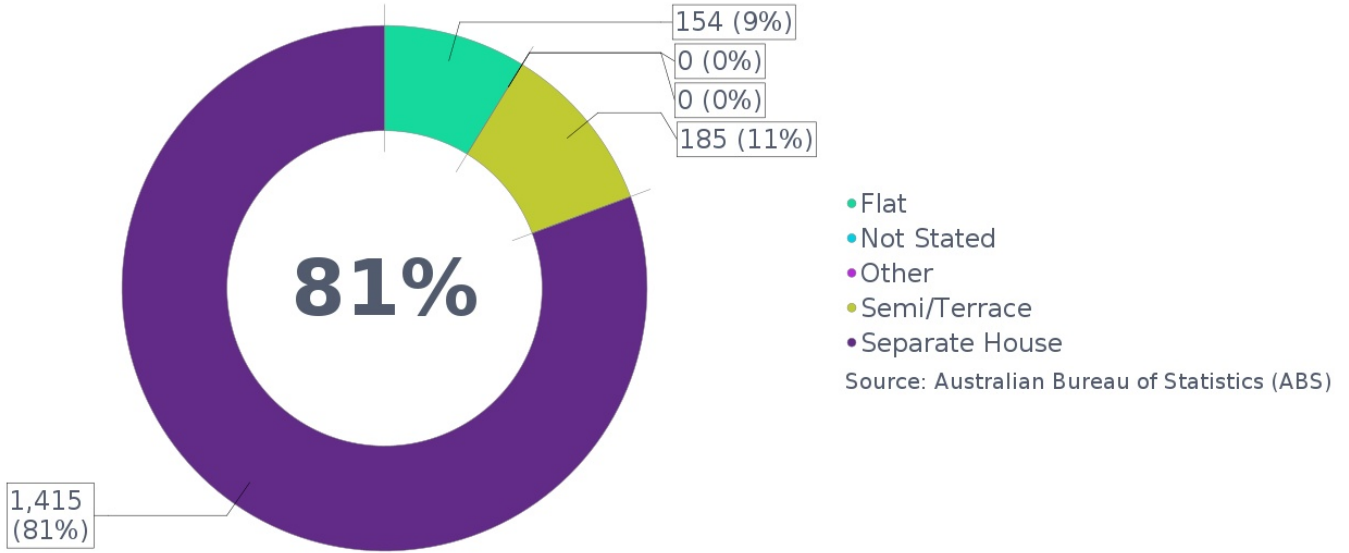
Age of Population (2021)



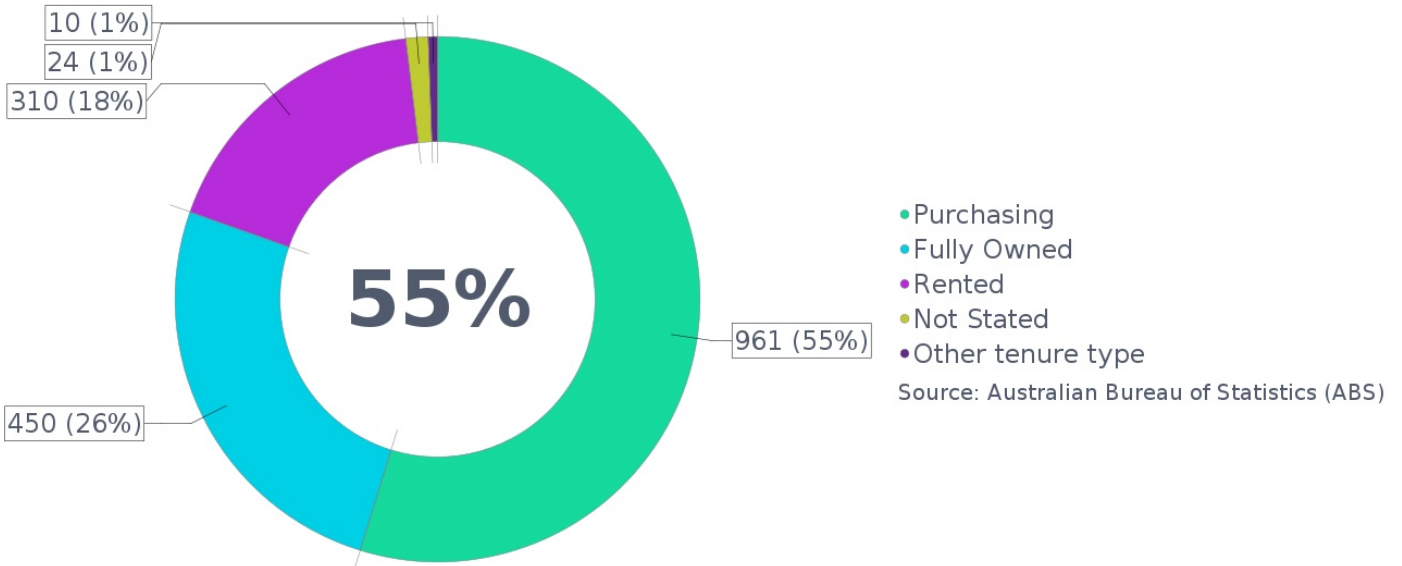
Family Composition (2021)



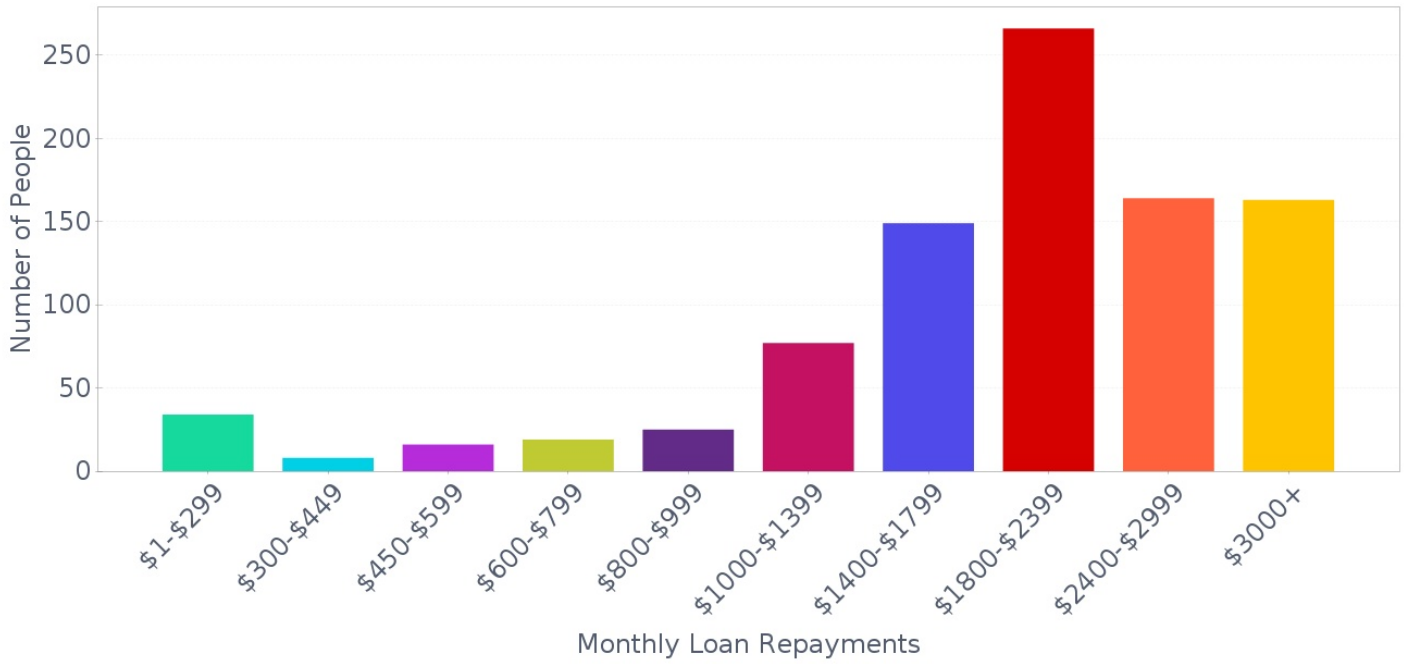
Dwelling Structure (2021)



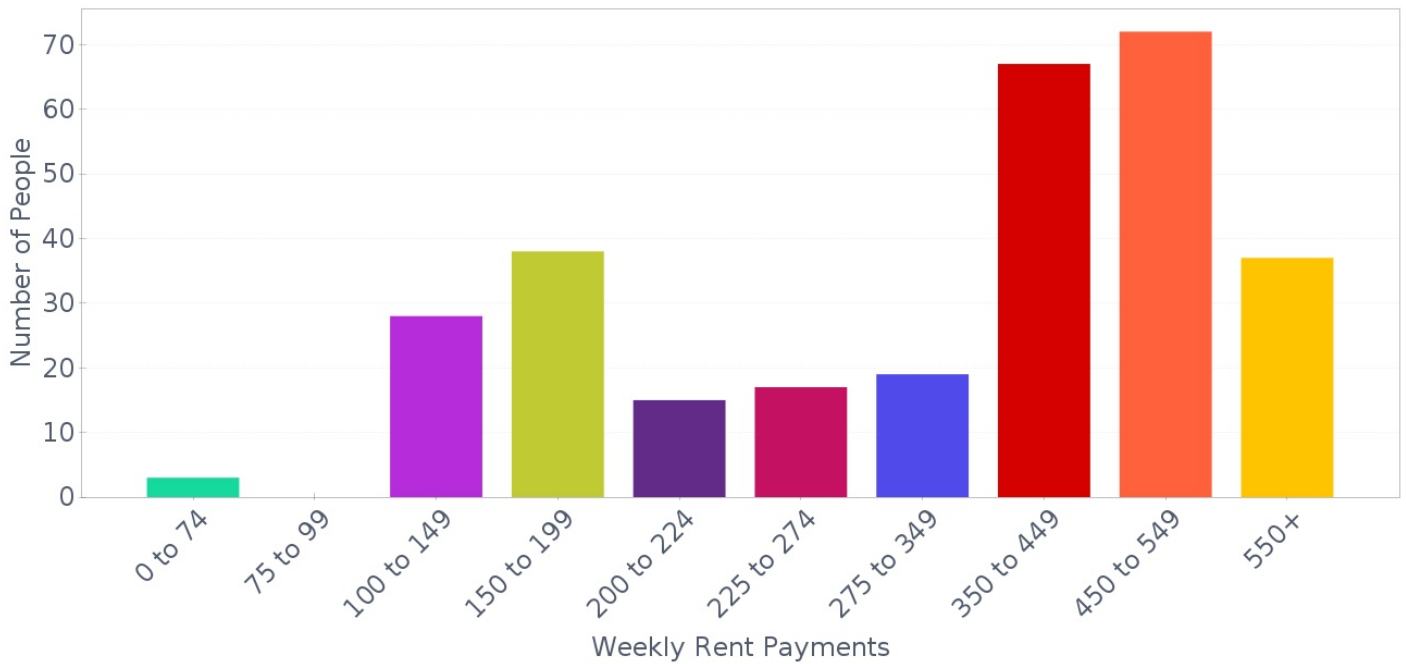
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

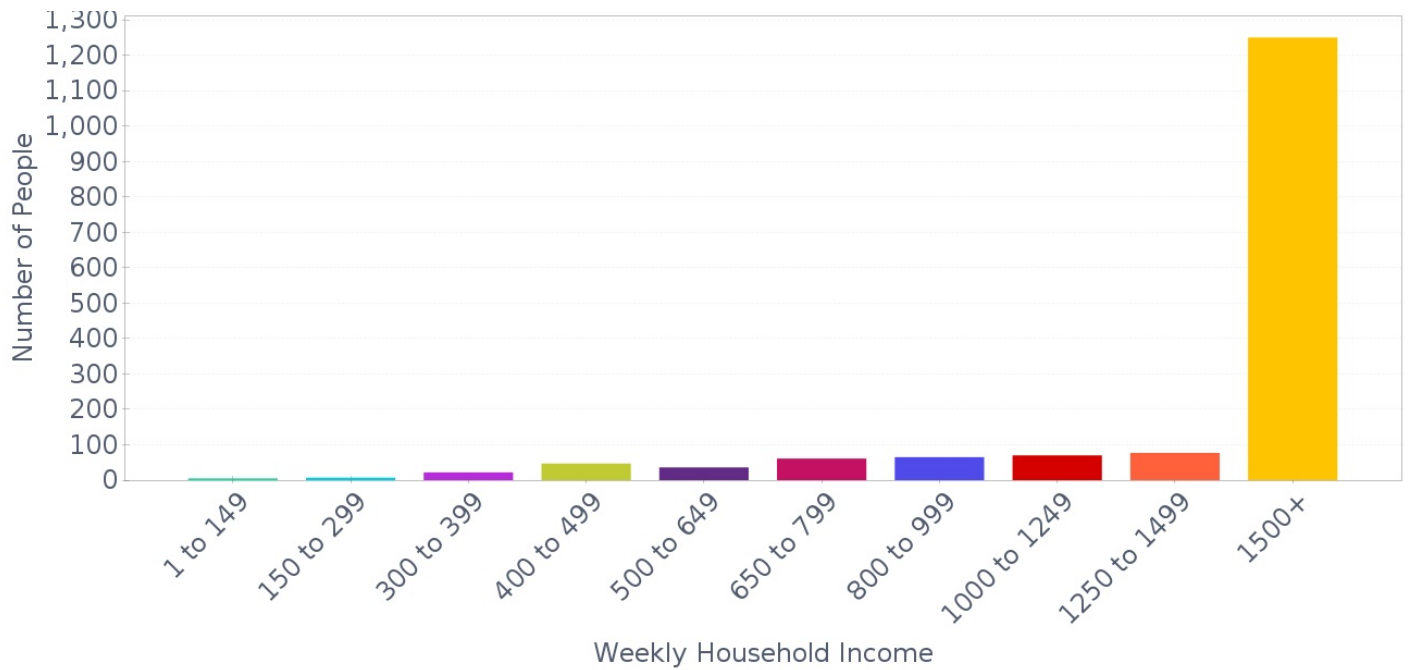


Rent Payments - Weekly (2021)

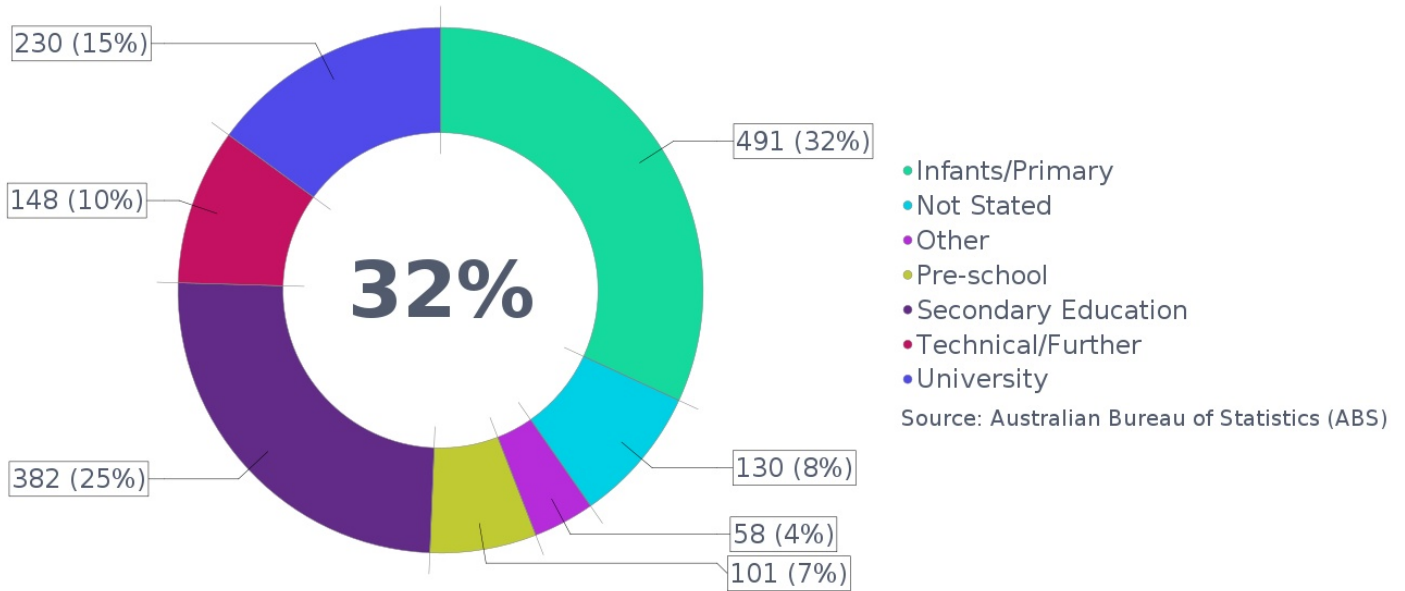




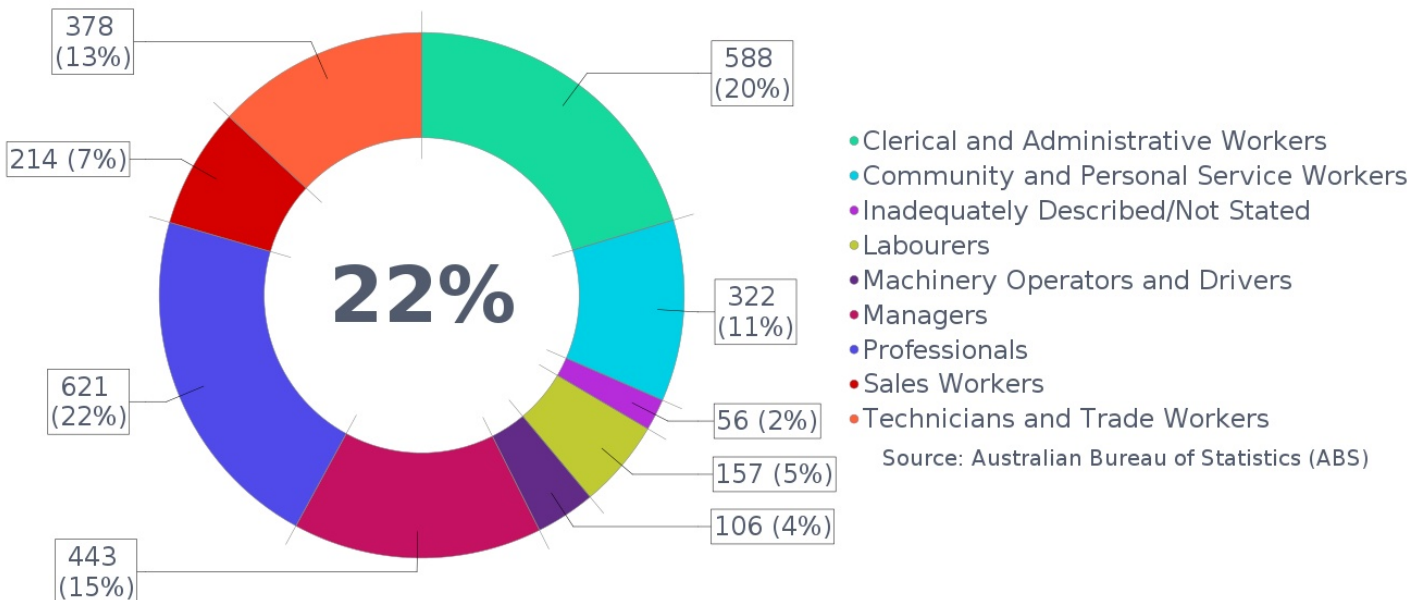
Household Income - Weekly (2021)



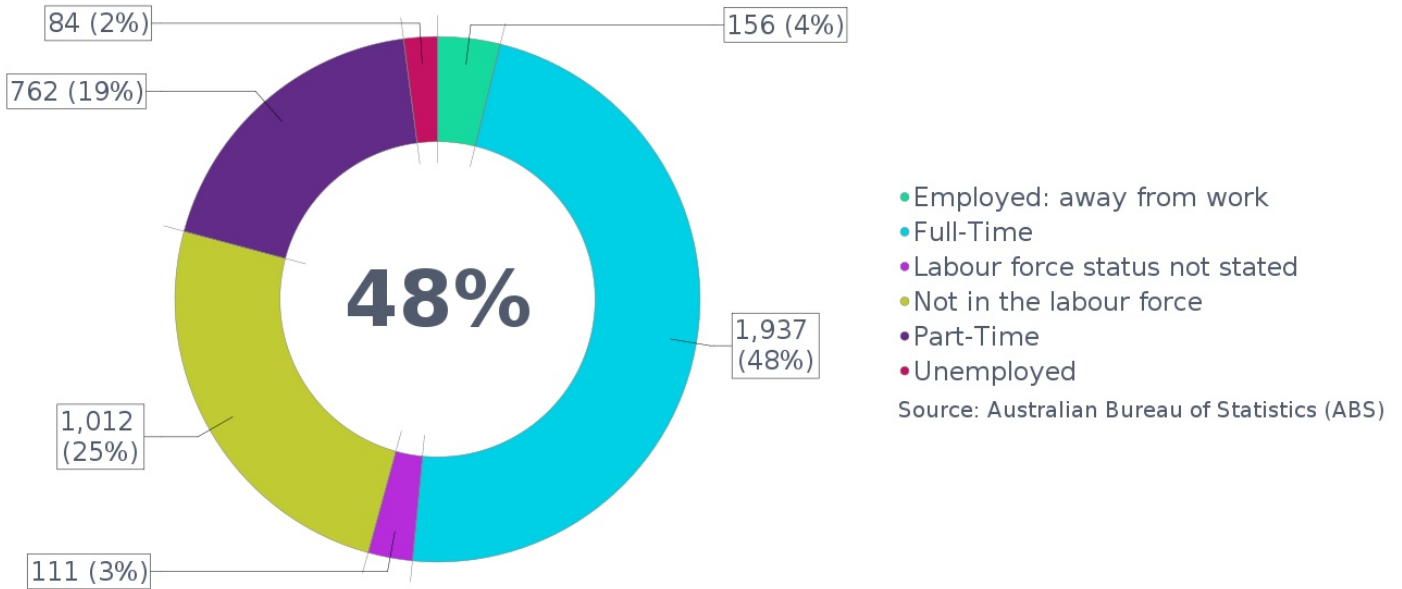
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

