

SUBURB FLYOVER REPORT

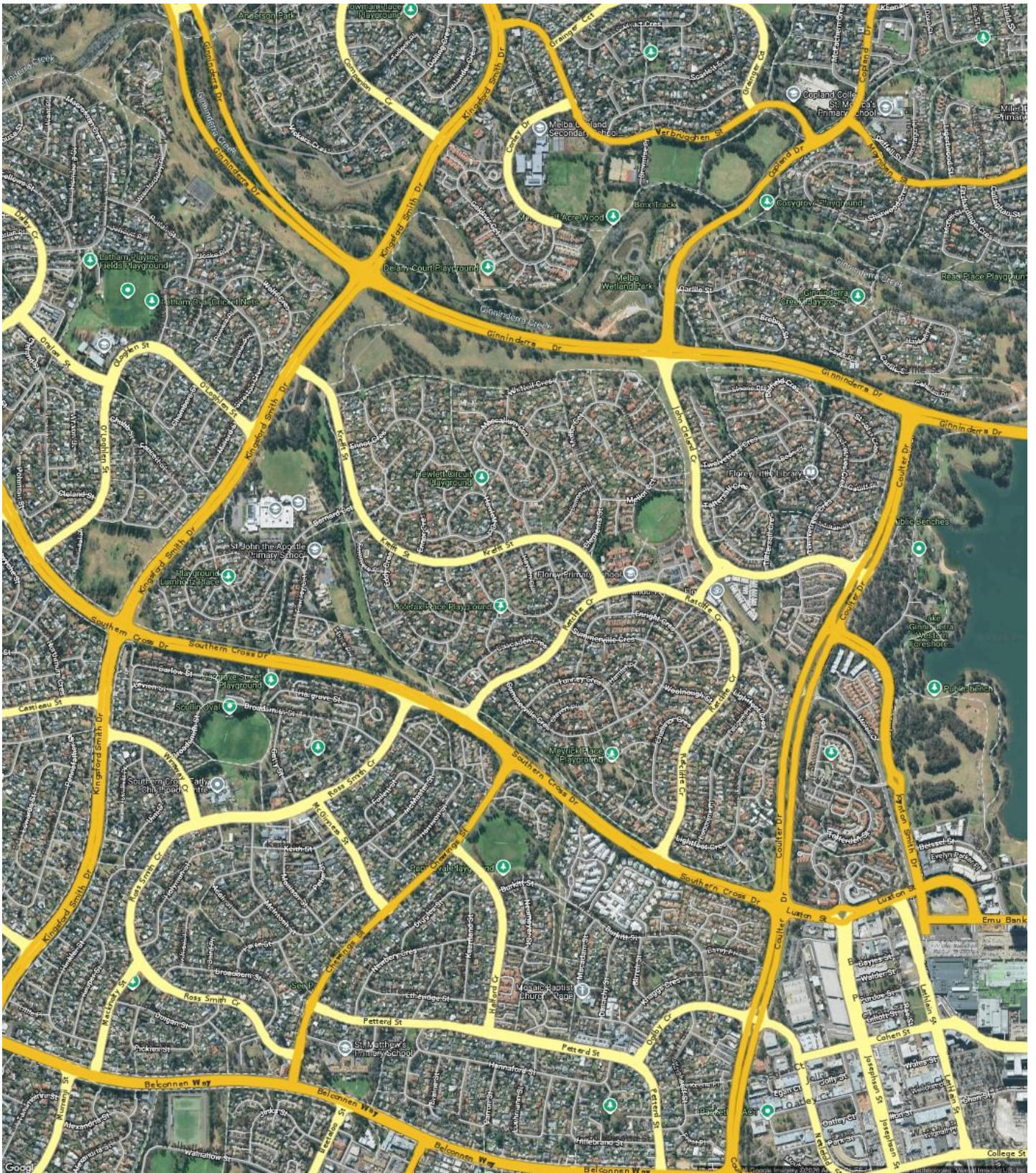
FLOREY (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





FLOREY - Suburb Map



FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	30	\$ 469,250	0.0 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	23	\$ 530,000	13.1 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-0.9 %	\$ 326,000	\$ 610,000
2012	34	\$ 497,500	-5.2 %	\$ 400,000	\$ 780,000
2013	34	\$ 522,500	5.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	6.6 %	\$ 377,370	\$ 730,000
2015	32	\$ 587,500	5.5 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-3.0 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	39	\$ 938,000	18.7 %	\$ 490,000	\$ 1,600,000
2022	46	\$ 1,100,000	17.3 %	\$ 510,000	\$ 1,530,000
2023	35	\$ 940,000	-14.5 %	\$ 140,000	\$ 1,310,000
2024	31	\$ 940,000	0.0 %	\$ 268,000	\$ 1,315,000
2025	28	\$ 1,050,000	11.7 %	\$ 93,000	\$ 1,550,000
2026	6	\$ 1,020,000	-2.9 %	\$ 135,000	\$ 1,390,000

Median Sale Price

\$1.05m

Based on 28 recorded House sales within the last 12 months (Apr '25 - Mar '26)

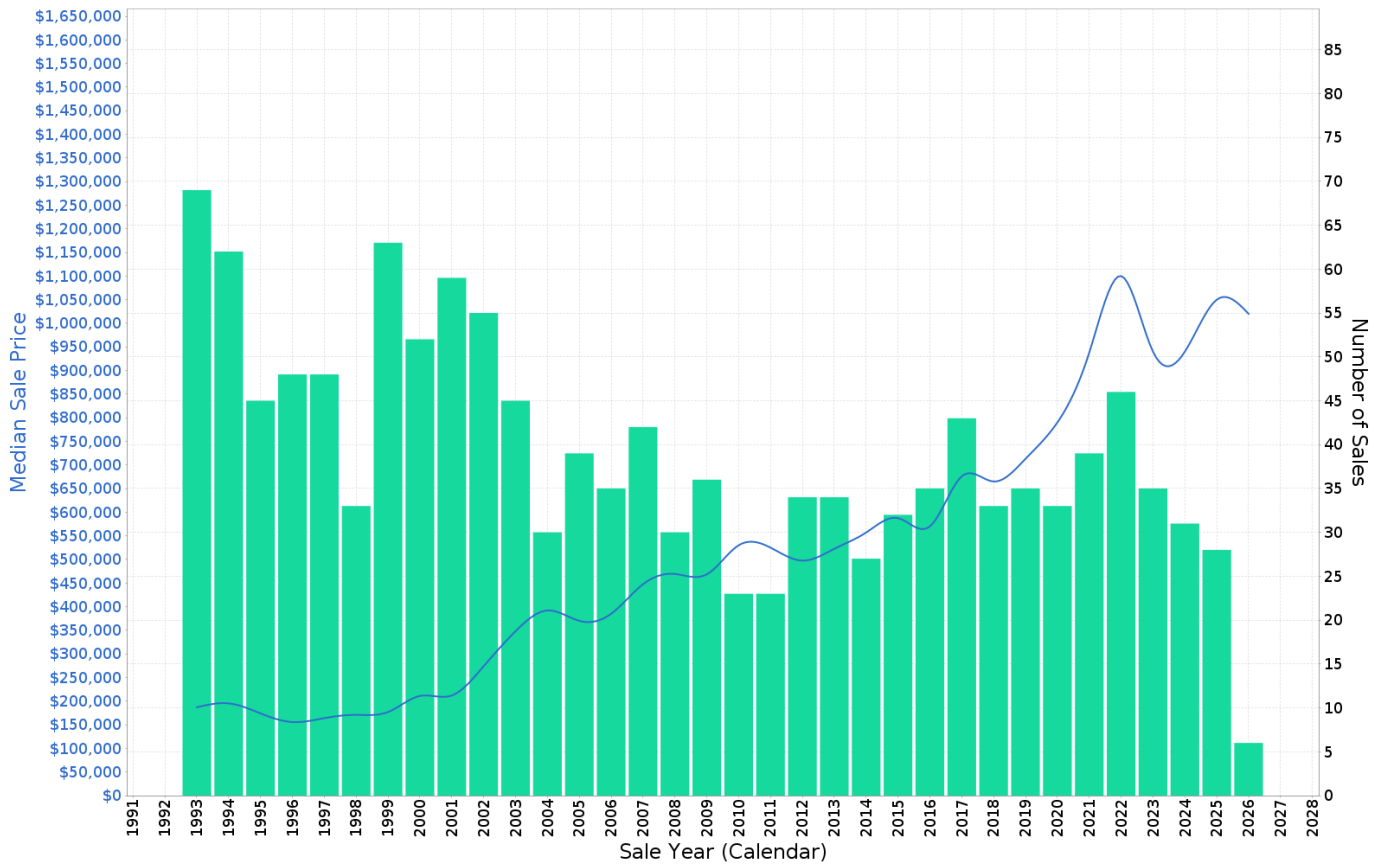
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

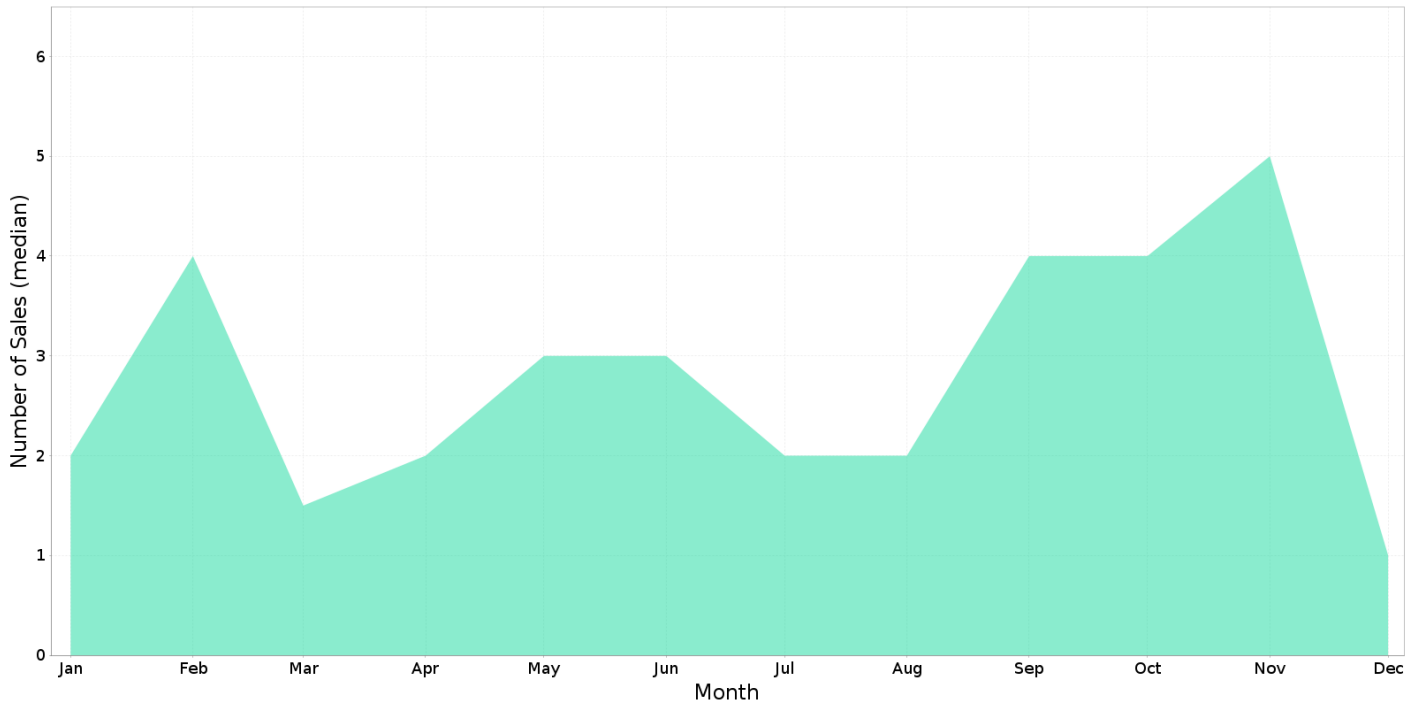
+11.1%

Current Median Price: \$1,050,000
Previous Median Price: \$945,000

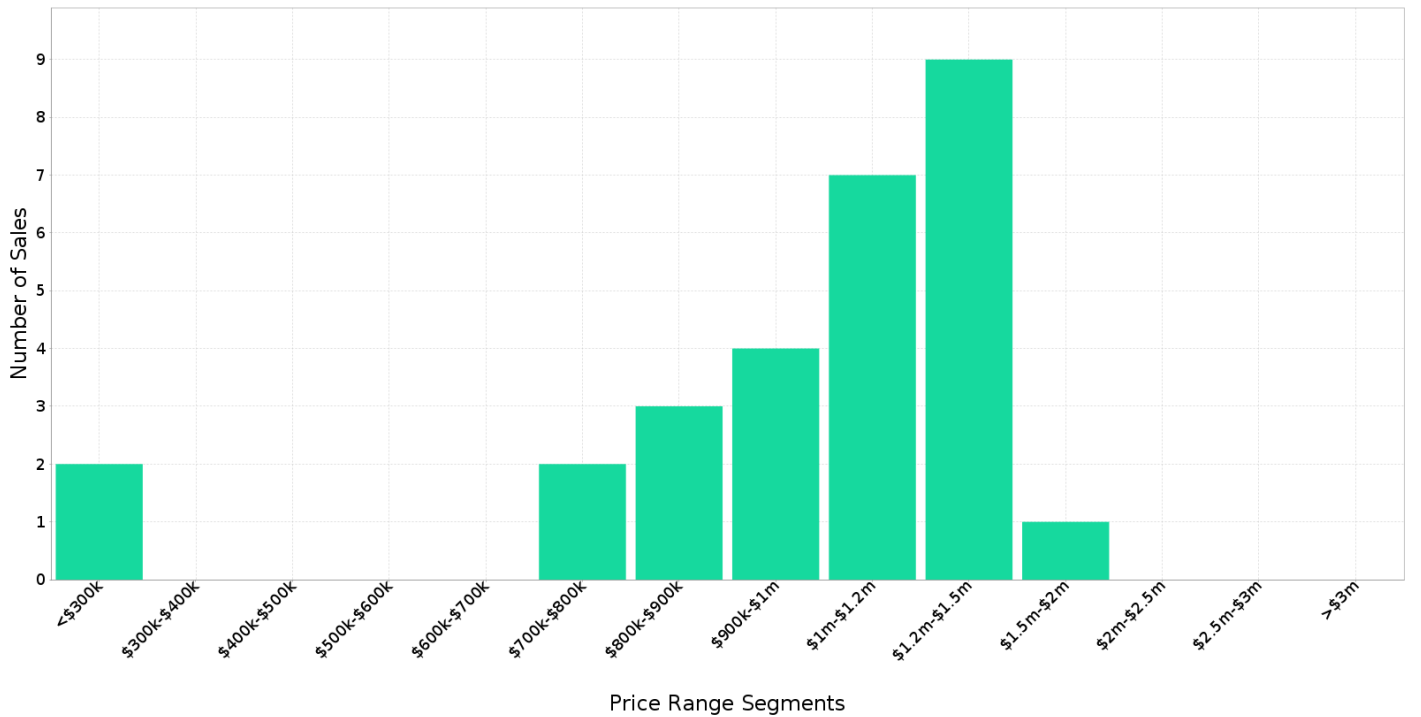
Based on 59 recorded House sales compared over the last two rolling 12 month periods



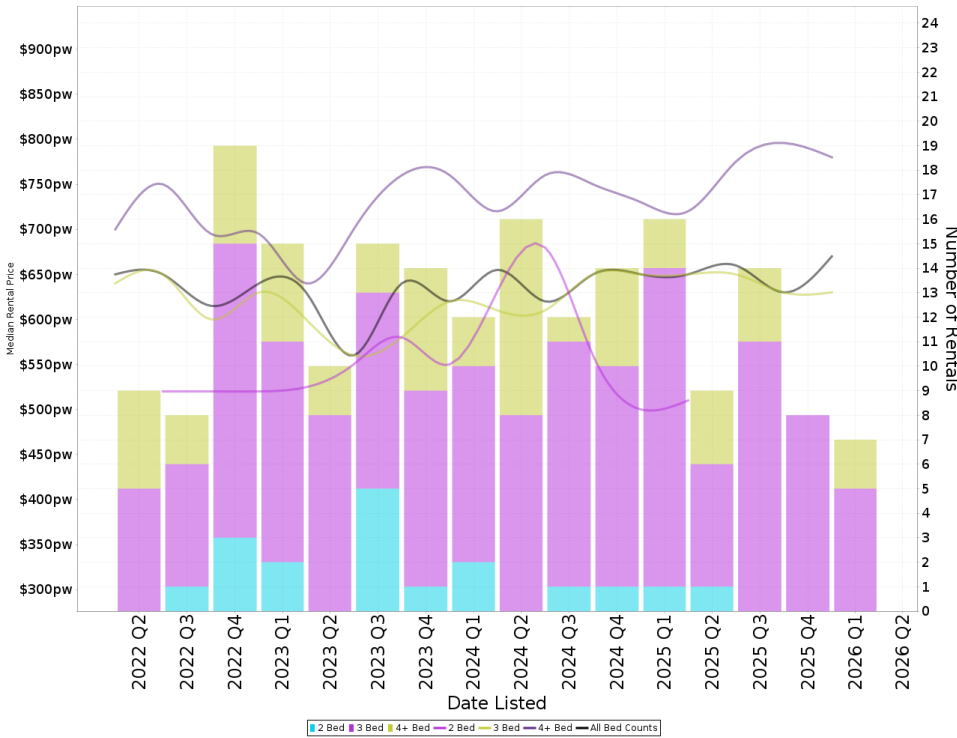
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.1%

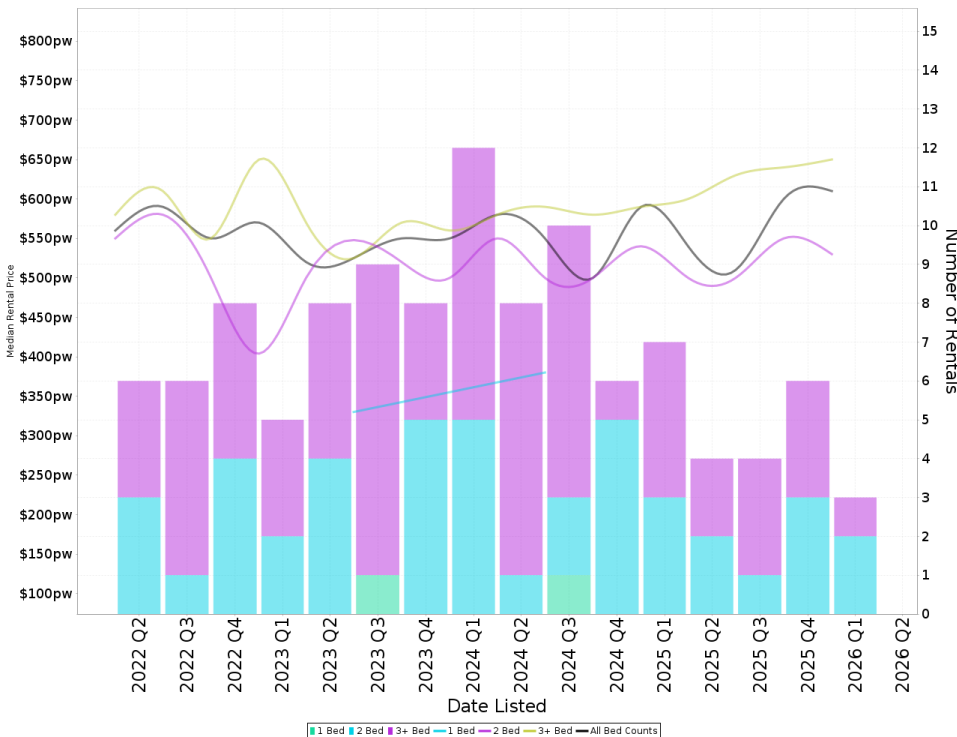
Current Median Price: \$1,050,000
Previous Median Price: \$945,000
Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,050,000
Current Median Rent: \$650
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$680,000
Previous Median Price: \$700,000
Based on 61 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$680,000
Current Median Rent: \$600
Based on 17 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price
\$1.05m

Based on 28 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
+11.1%

Current Median Price: \$1,050,000
Previous Median Price: \$945,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
28

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

27 CHALLINOR CRES




\$1,040,000

Sold May 2026
38 Days

752 m² 3 2 1

83 SUMMERVILLE CRES



\$1,225,000

Sold Apr 2026
20 Days

875 m² 6 3 2

2 CUSCADEN CRES



\$975,000

Sold Feb 2026
23 Days

899 m² 4 2 2

4 CUSCADEN CRES




\$1,060,000

Sold Feb 2026
23 Days

894 m² 3 2 2

3 THORPE ST



\$1,390,000

Sold Feb 2026
120 Days

1,103 m² 6 3 3

28 RATCLIFFE CRES



\$135,000

Sold Feb 2026
23 Days

830 m² 6 3 3

5 HAYDEN CL




\$980,000

Sold Feb 2026
N/A

665 m² 3 2 2

8 MELLOR CCT

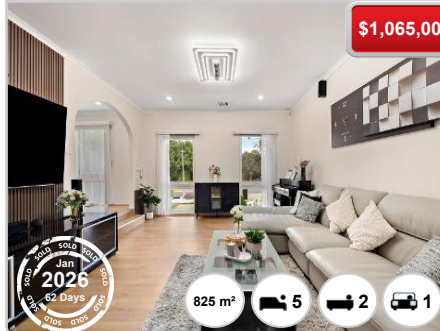


\$853,000

Sold Feb 2026
24 Days

841 m² 3 1 1

59 BARNARD CCT



\$1,065,000

Sold Jan 2026
62 Days

825 m² 5 2 1

6 DANNEVIG PL

\$1,250,000



840 m² 4 2 2

2025
16 Days

15 MACCALLUM CCT

\$755,000



416 m² 4 2 2

2025
20 Days

6 BIBBY PL

\$1,460,000



1,099 m² 4 2 -

2025
23 Days

6 WHITELEGGE CL

\$625,000



498 m² 2 1 1

2025
16 Days

8 LAIDLEY PL

\$1,290,000



1,173 m² 4 2 3

2025
17 Days

131 SUMMERVILLE CRES

\$1,010,000



1,046 m² 3 2 2

2025
29 Days

25 ENNOR CRES

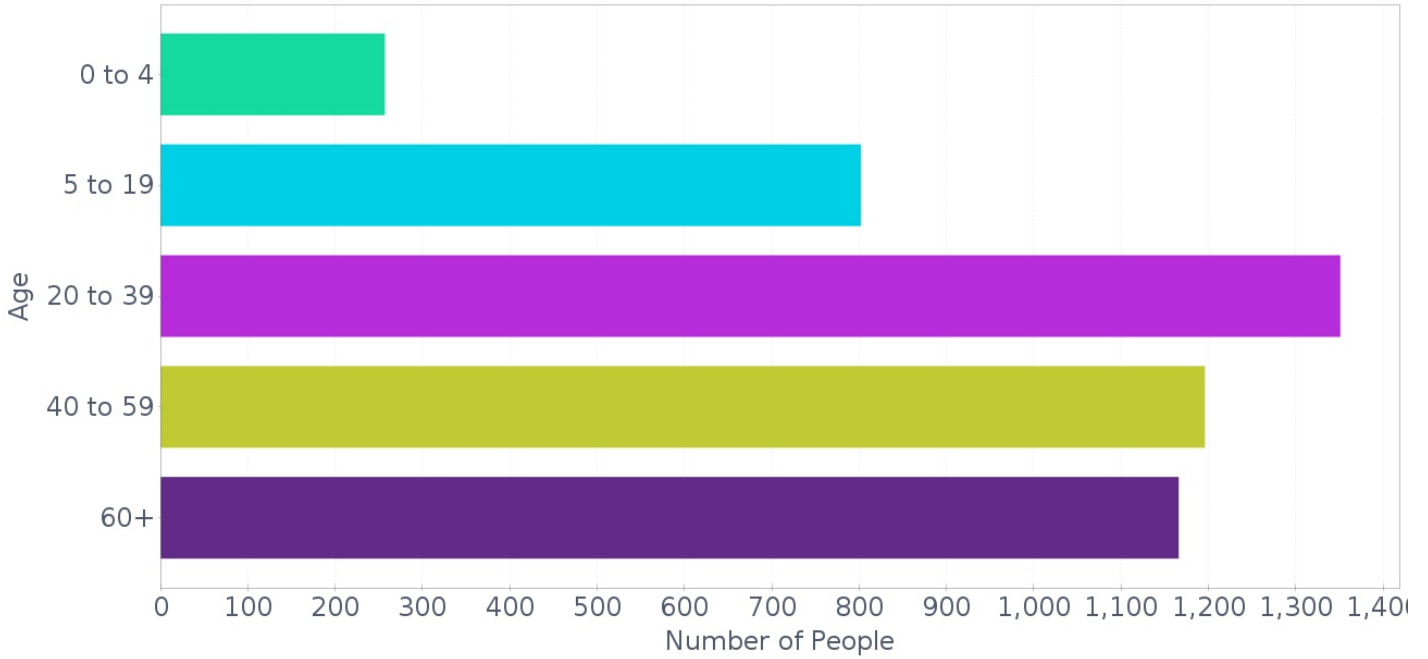
\$780,243



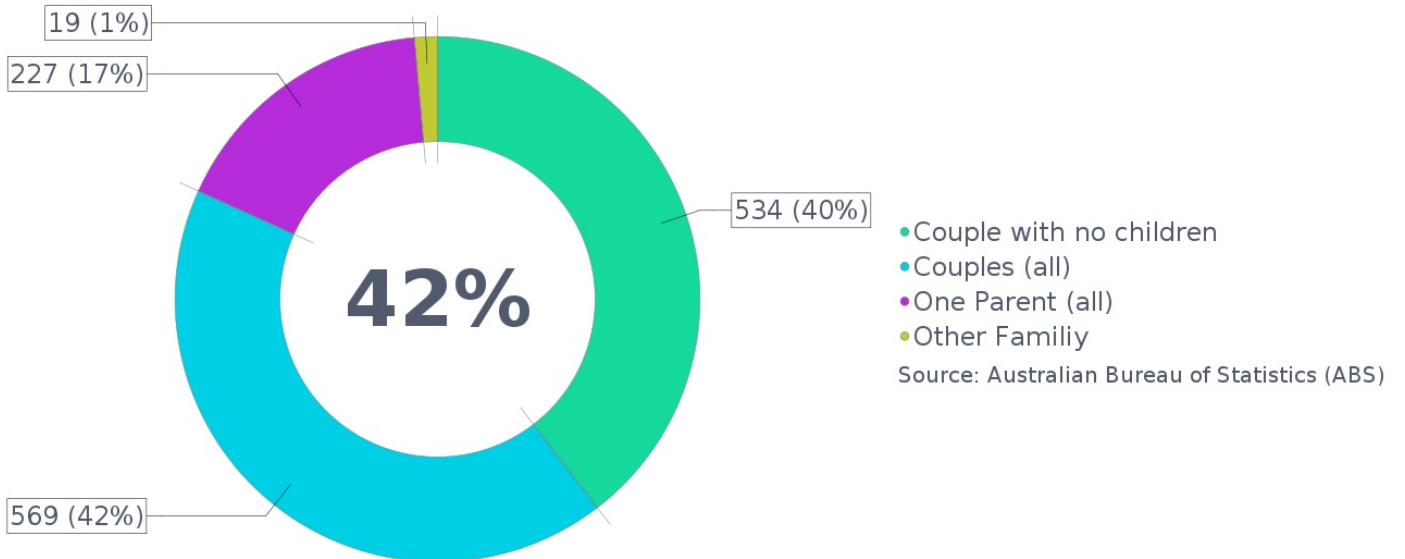
889 m² - - -

2025
10 Days

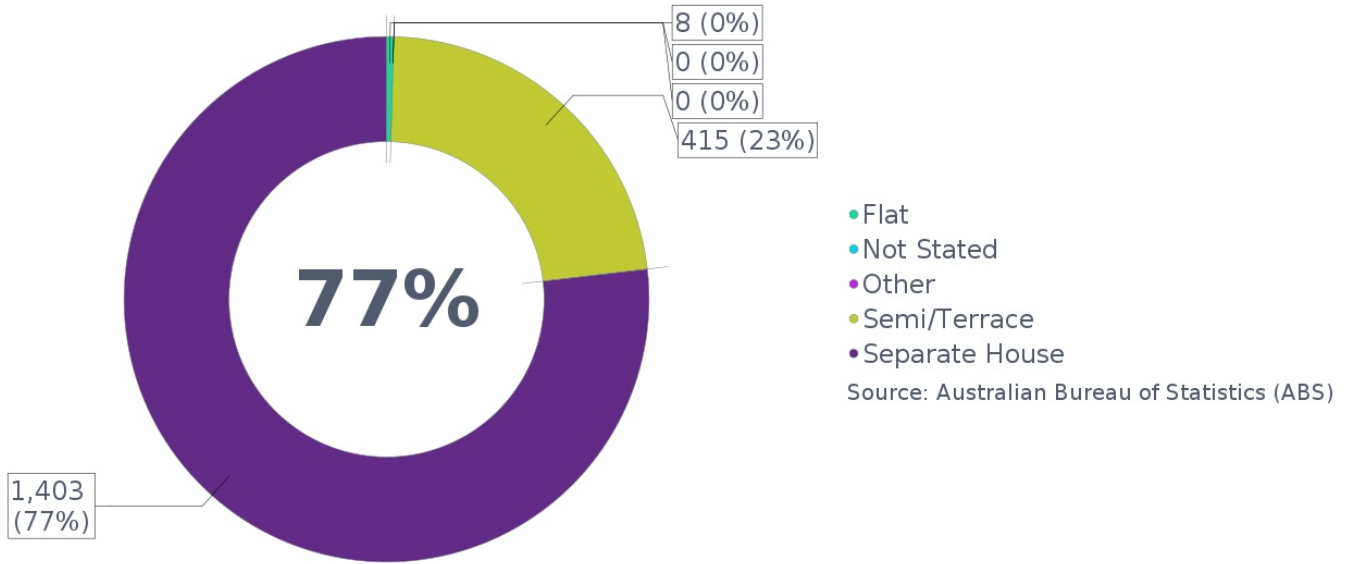
Age of Population (2021)



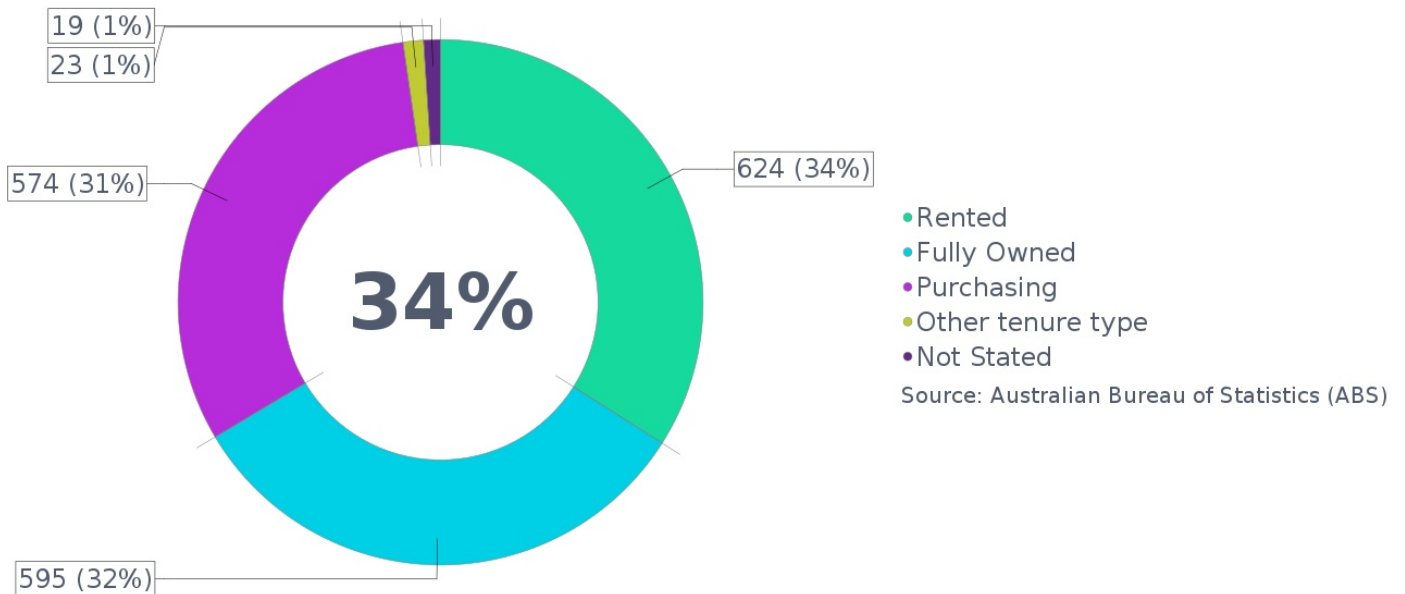
Family Composition (2021)



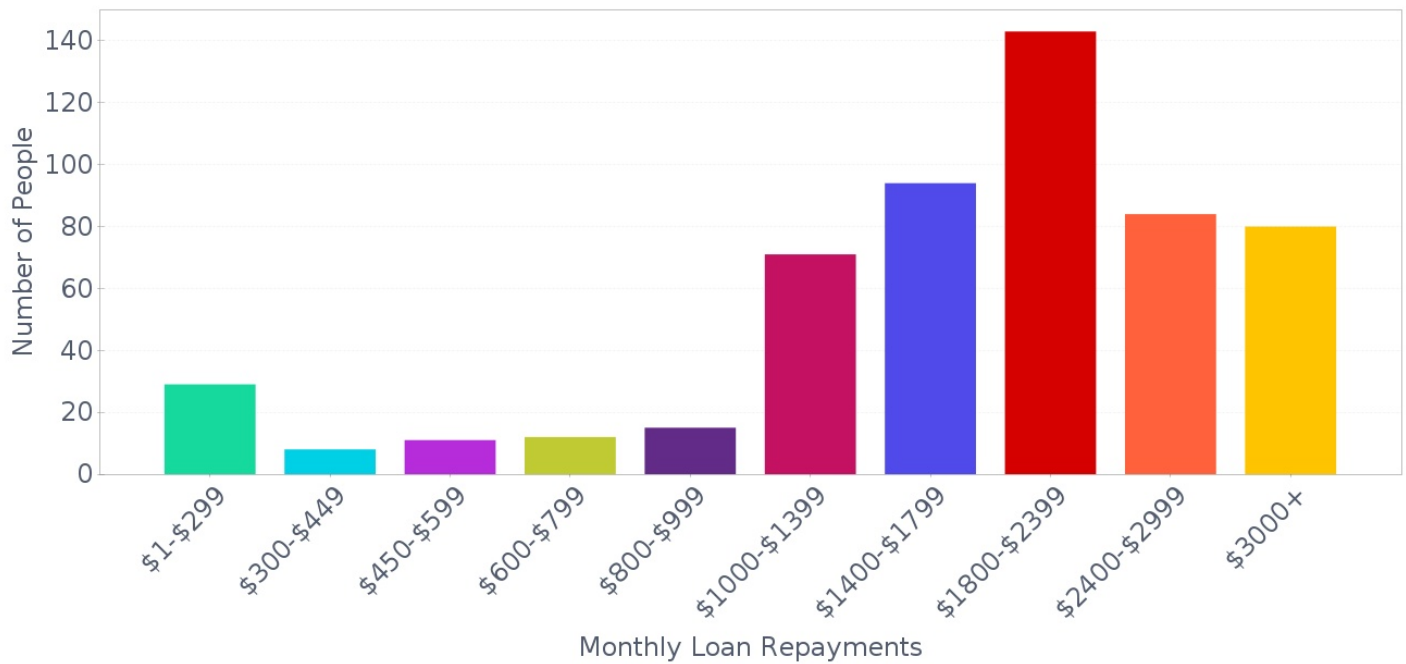
Dwelling Structure (2021)



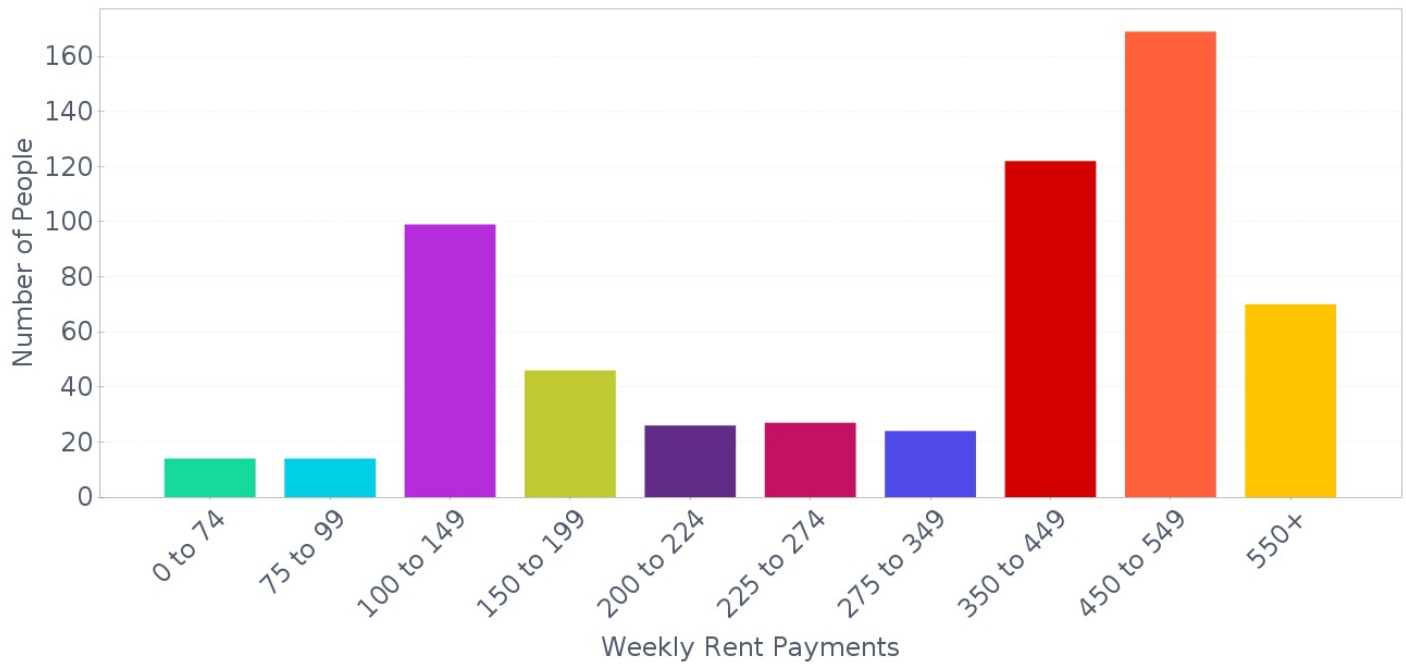
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

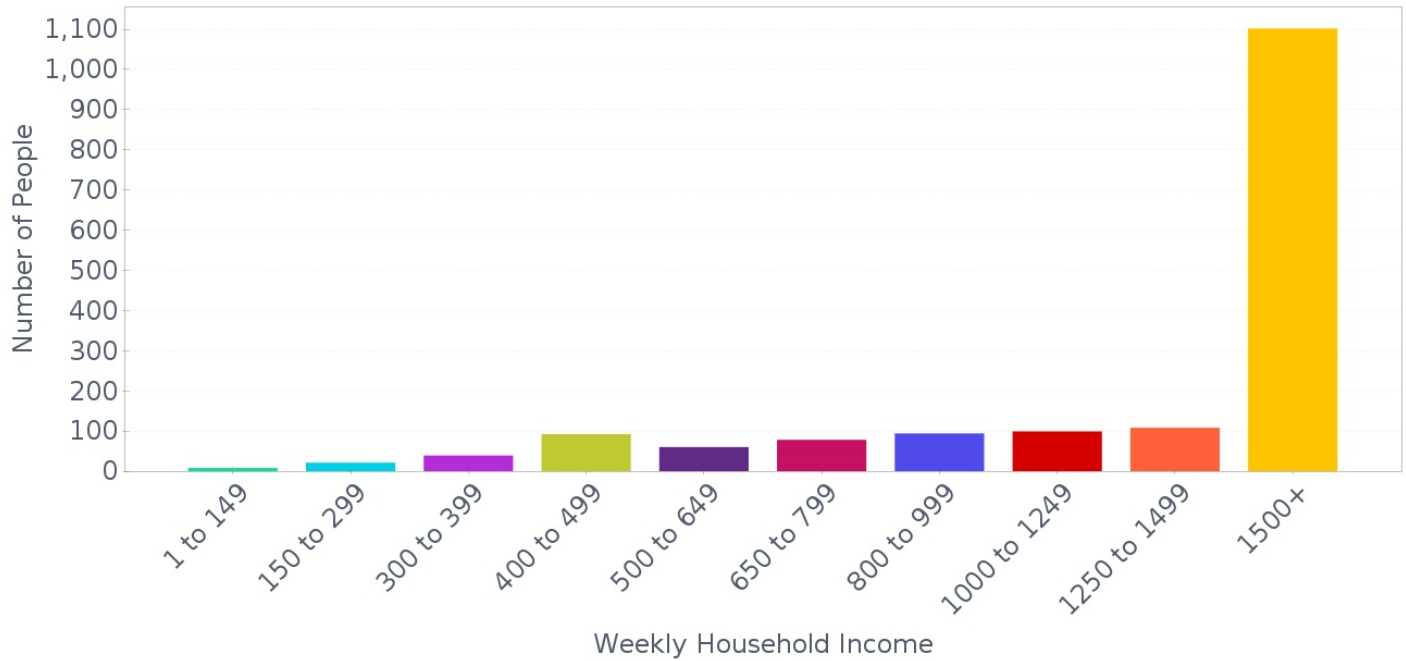


Rent Payments - Weekly (2021)

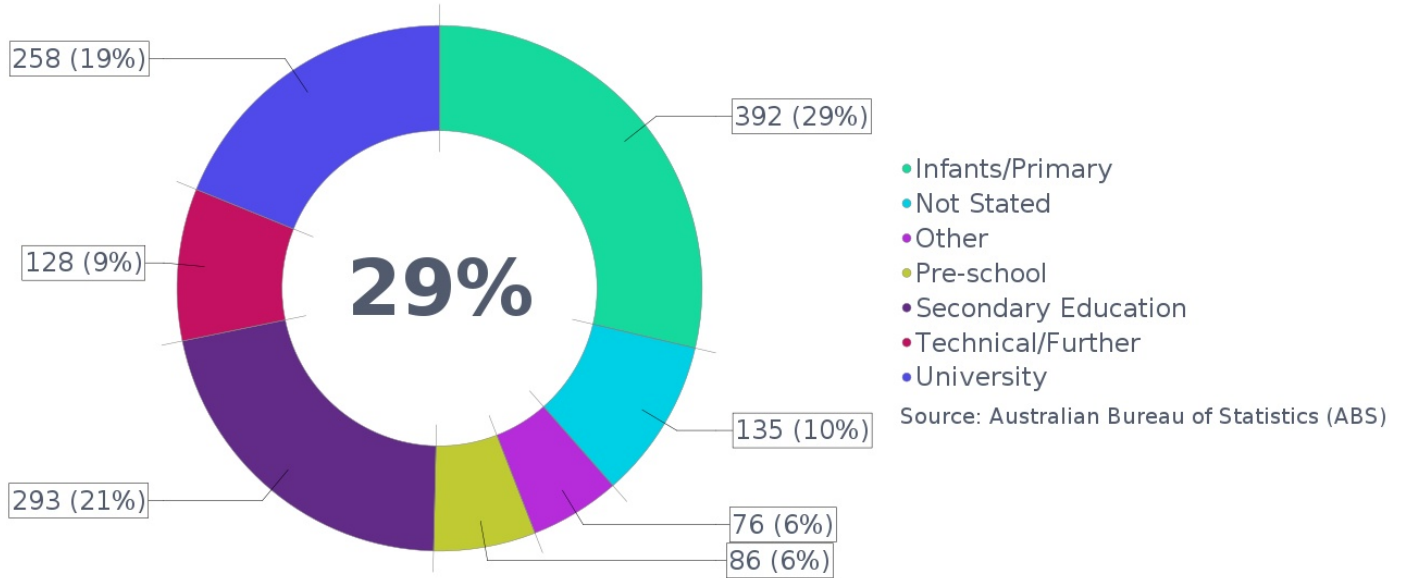




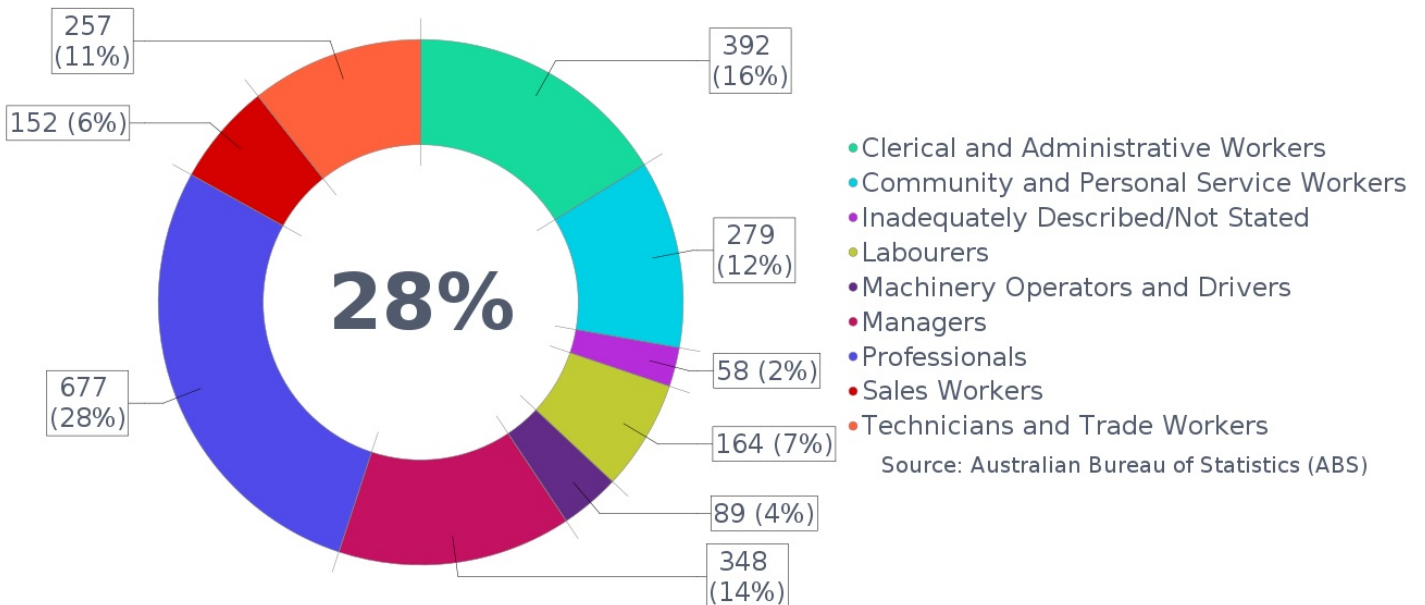
Household Income - Weekly (2021)



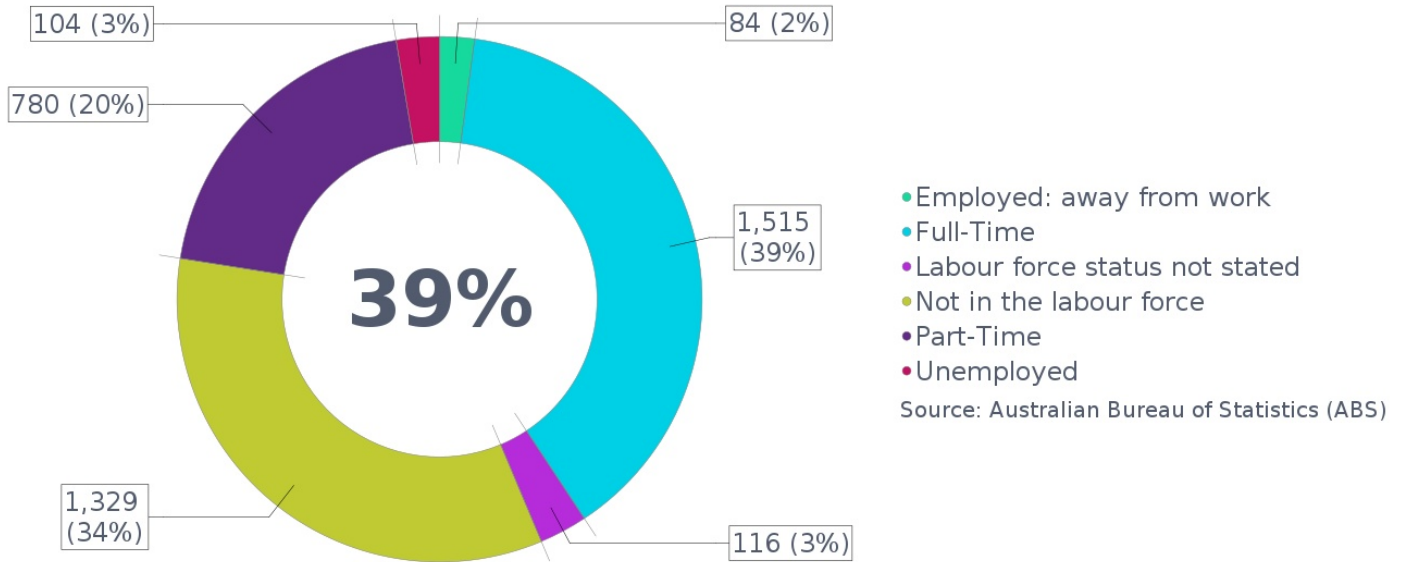
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

