

SUBURB FLYOVER REPORT

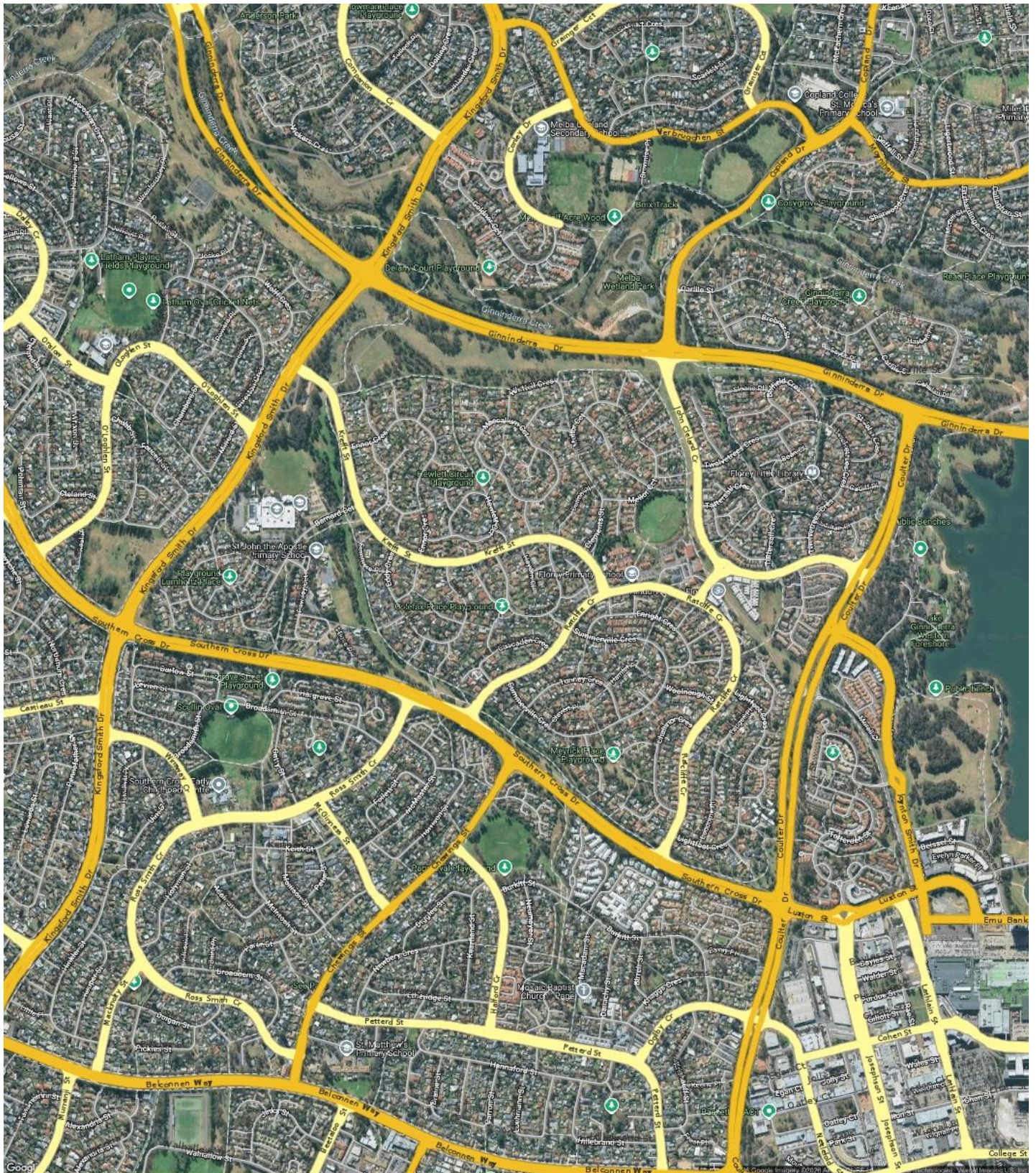
FLOREY (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





FLOREY - Suburb Map



Prepared on 15/07/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricfinder.com.au](https://www.pricfinder.com.au))

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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	12	\$ 1,062,500	1.2 %	\$ 135,000	\$ 1,390,000

Median Sale Price

\$1.05m

Based on 32 recorded House sales within the last 12 months (Financial Year 2026)

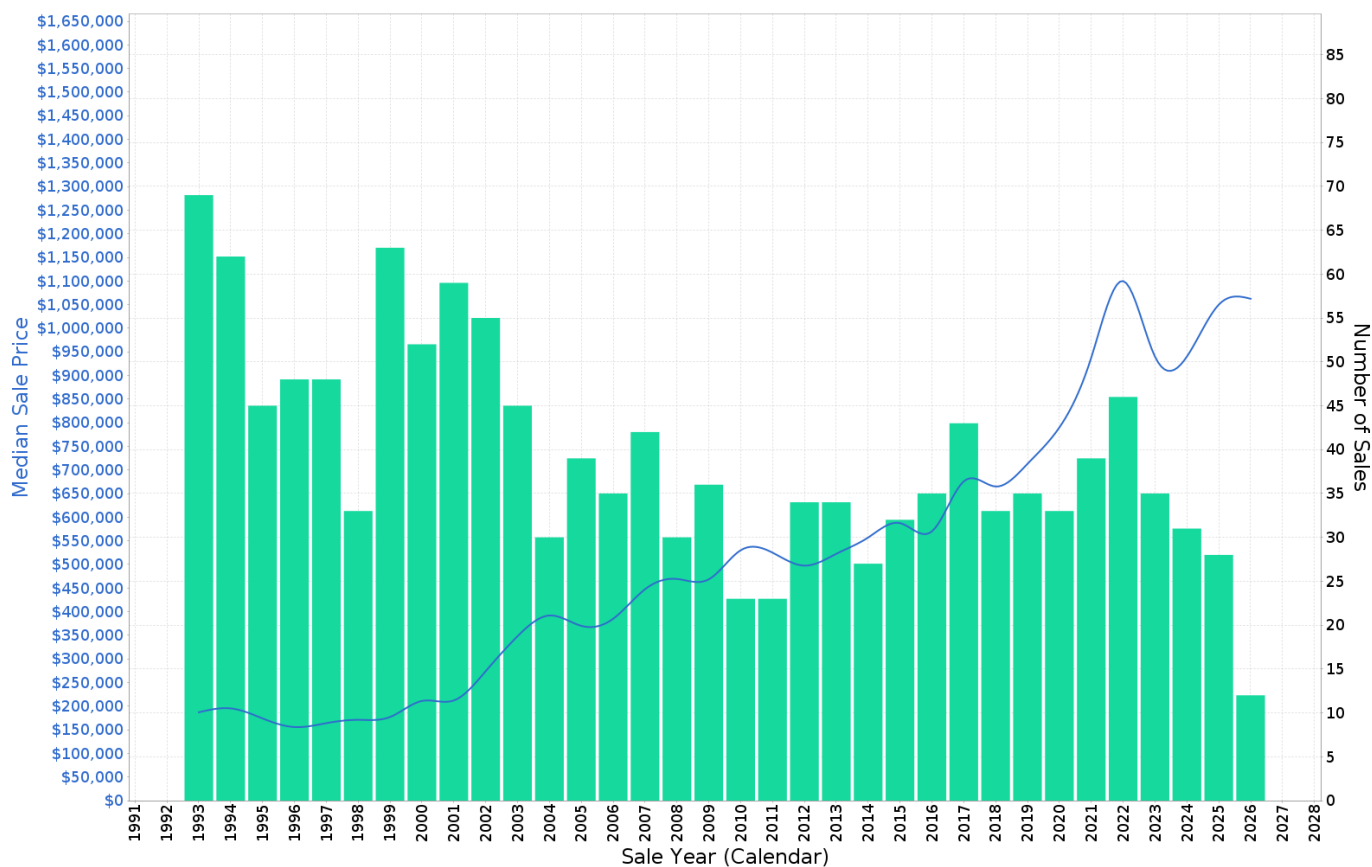
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

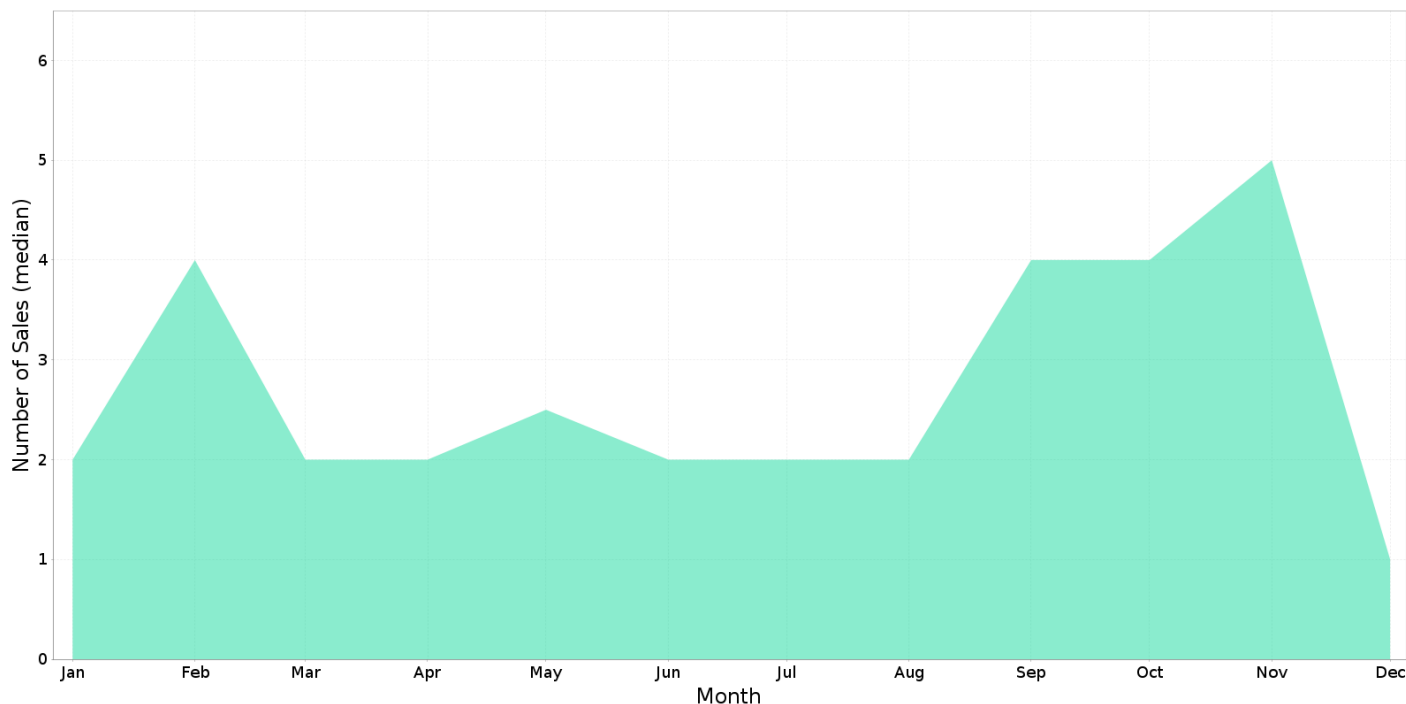
+9.3%

Current Median Price: \$1,055,000
Previous Median Price: \$965,000

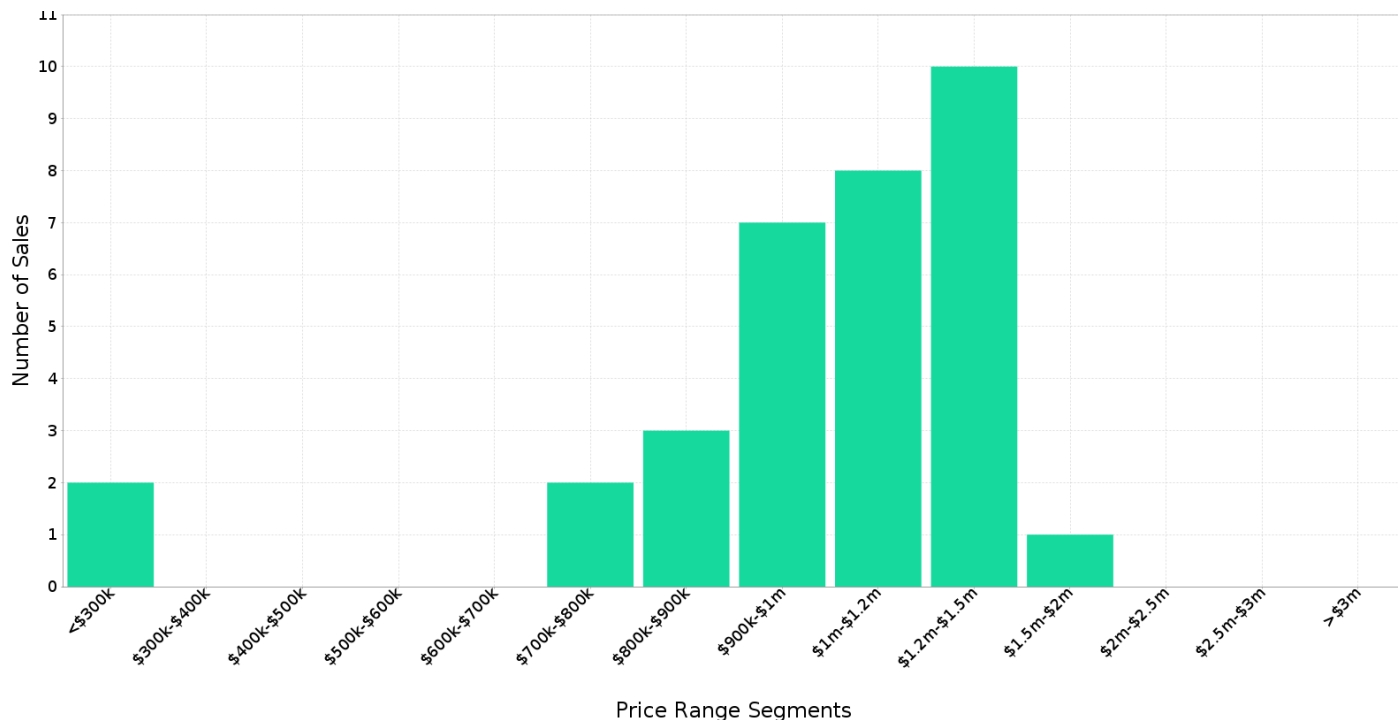
Based on 55 recorded House sales compared over the last two rolling 12 month periods



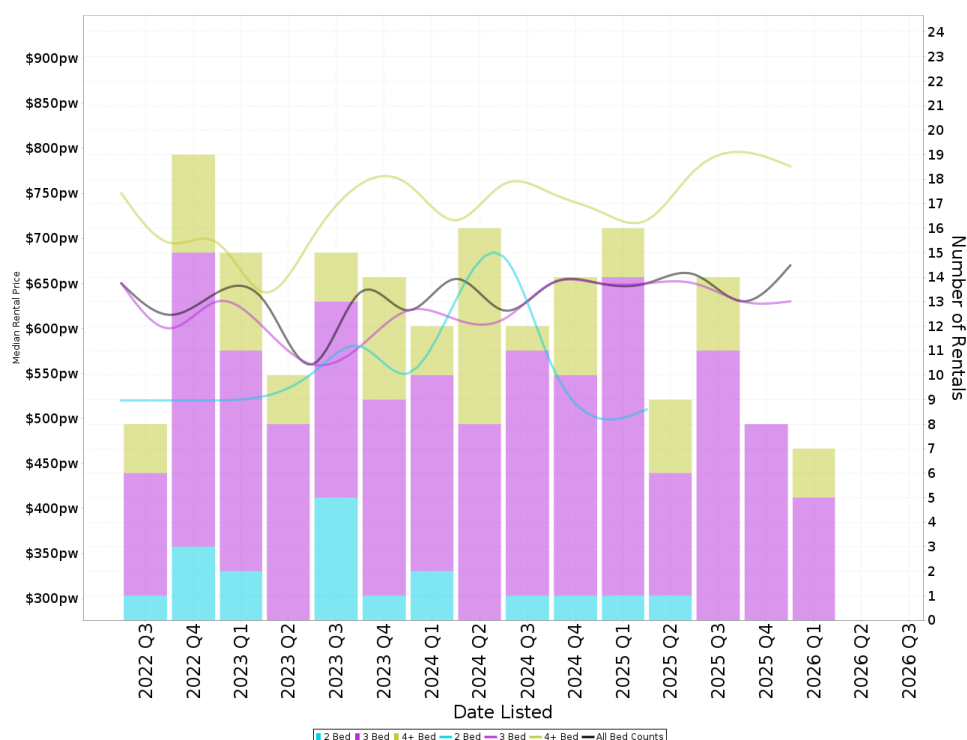
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.3%

Current Median Price: \$1,055,000
Previous Median Price: \$965,000

Based on 55 registered House sales compared over the last two rolling 12 month periods.

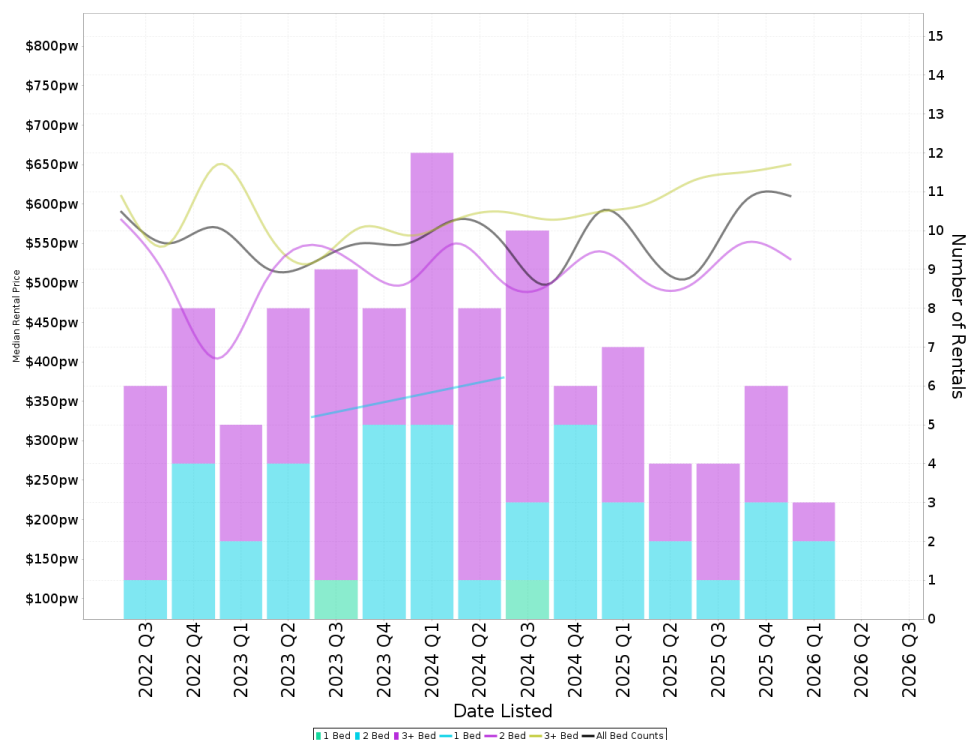
Suburb Rental Yield

+3.2%

Current Median Price: \$1,055,000
Current Median Rent: \$650

Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%

Current Median Price: \$685,000
Previous Median Price: \$690,000

Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$685,000
Current Median Rent: \$610

Based on 13 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price

\$1.05m

Based on 32 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+9.3%

Current Median Price: \$1,055,000
Previous Median Price: \$965,000

Based on 55 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

32

Based on recorded House sales within the 12 months (Financial Year 2026)

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

38 LIGHTFOOT CRES



\$920,000

831 m² • 4 beds • 2 baths • - car

Sold Jun 2026
22 Days

4 SKERTCHLY PL



\$840,000

466 m² • 3 beds • 1 bath • 1 car

Sold Jun 2026
22 Days

88 SUMMERVILLE CRES



\$1,120,000

979 m² • 4 beds • 2 baths • 2 cars

Sold May 2026
N/A

135 RATCLIFFE CRES



\$1,090,000

766 m² • 4 beds • 2 baths • 2 cars

Sold May 2026
29 Days

27 CHALLINOR CRES



\$1,040,000

752 m² • 3 beds • 2 baths • 1 car

Sold May 2026
36 Days

89 BARNARD CCT



\$1,070,000

753 m² • 5 beds • 3 baths • 2 cars

Sold Apr 2026
205 Days

83 SUMMERVILLE CRES



\$1,225,000

875 m² • 6 beds • 3 baths • 2 cars

Sold Apr 2026
29 Days

19 HAYDEN CL



\$900,000

736 m² • - beds • - baths • - car

Sold May 2026
N/A

19 BOSWELL CRES



\$1,285,000

795 m² • 5 beds • 2 baths • 2 cars

Sold May 2026
24 Days

2 CUSCADEN CRES

\$975,000



899 m² 4 2 2

Sold Feb 2026 23 Days

4 CUSCADEN CRES

\$1,060,000



894 m² 3 2 2

Sold Feb 2026 23 Days

3 THORPE ST

\$1,390,000

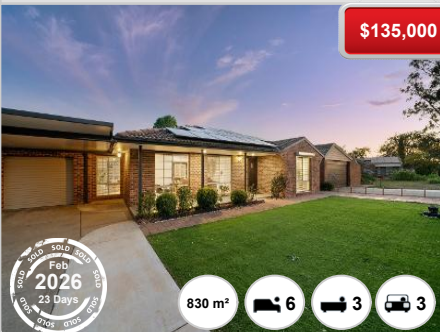


1,103 m² 6 3 3

Sold Feb 2026 120 Days

28 RATCLIFFE CRES

\$135,000



830 m² 6 3 3

Sold Feb 2026 N/A

5 HAYDEN CL

\$980,000



665 m² 3 2 2

Sold Feb 2026 N/A

8 MELLOR CCT

\$853,000

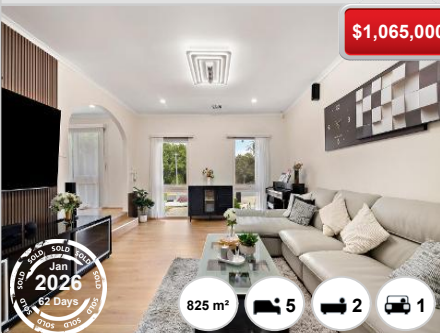


841 m² 3 1 1

Sold Feb 2026 24 Days

59 BARNARD CCT

\$1,065,000



825 m² 5 2 1

Sold Jan 2026 62 Days

FLOREY - Properties For Rent

Median Rental Price

\$650 /w

Based on 29 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.2%

Current Median Price: \$1,055,000
Current Median Rent: \$650

Based on 32 recorded House sales and 29 House rentals compared over the last 12 months

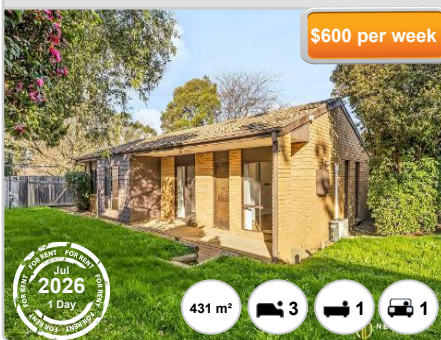
Number of Rentals

29

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

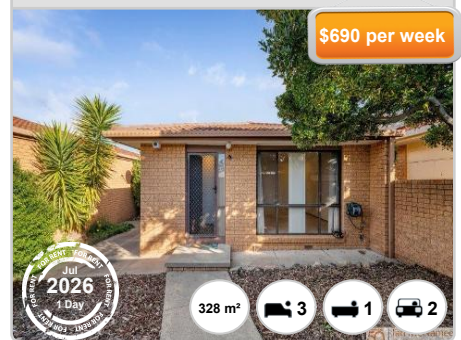
48 Boswell Crescent



10 Gard Place



10 ENRIGHT CRESCENT



24 SUMMERVILLE CRESCENT

