

SUBURB FLYOVER REPORT

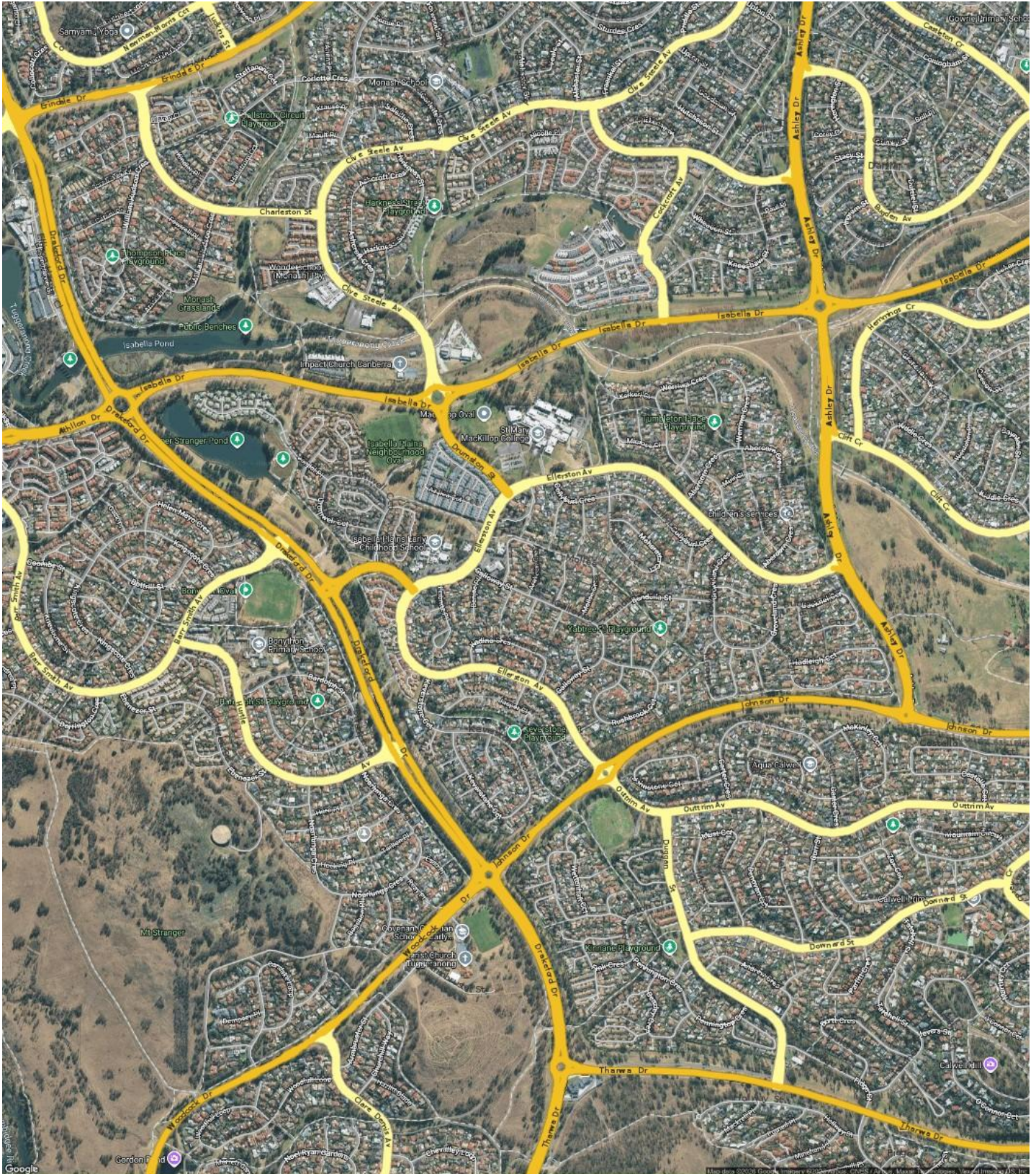
ISABELLA PLAINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





ISABELLA PLAINS - Suburb Map



Prepared on 27/07/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	48	\$ 390,000	0.0 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	42	\$ 451,500	10.1 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	3.0 %	\$ 4,700	\$ 655,000
2012	35	\$ 444,500	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.4 %	\$ 20,000	\$ 775,000
2014	35	\$ 475,000	4.4 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	1.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	34	\$ 803,500	-6.7 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	5.8 %	\$ 724,000	\$ 1,250,000
2025	39	\$ 857,500	0.9 %	\$ 700,000	\$ 1,350,000
2026	15	\$ 901,000	5.1 %	\$ 400,000	\$ 1,000,000

Median Sale Price

\$895k

Based on 30 recorded House sales within the last 12 months (Financial Year 2026)

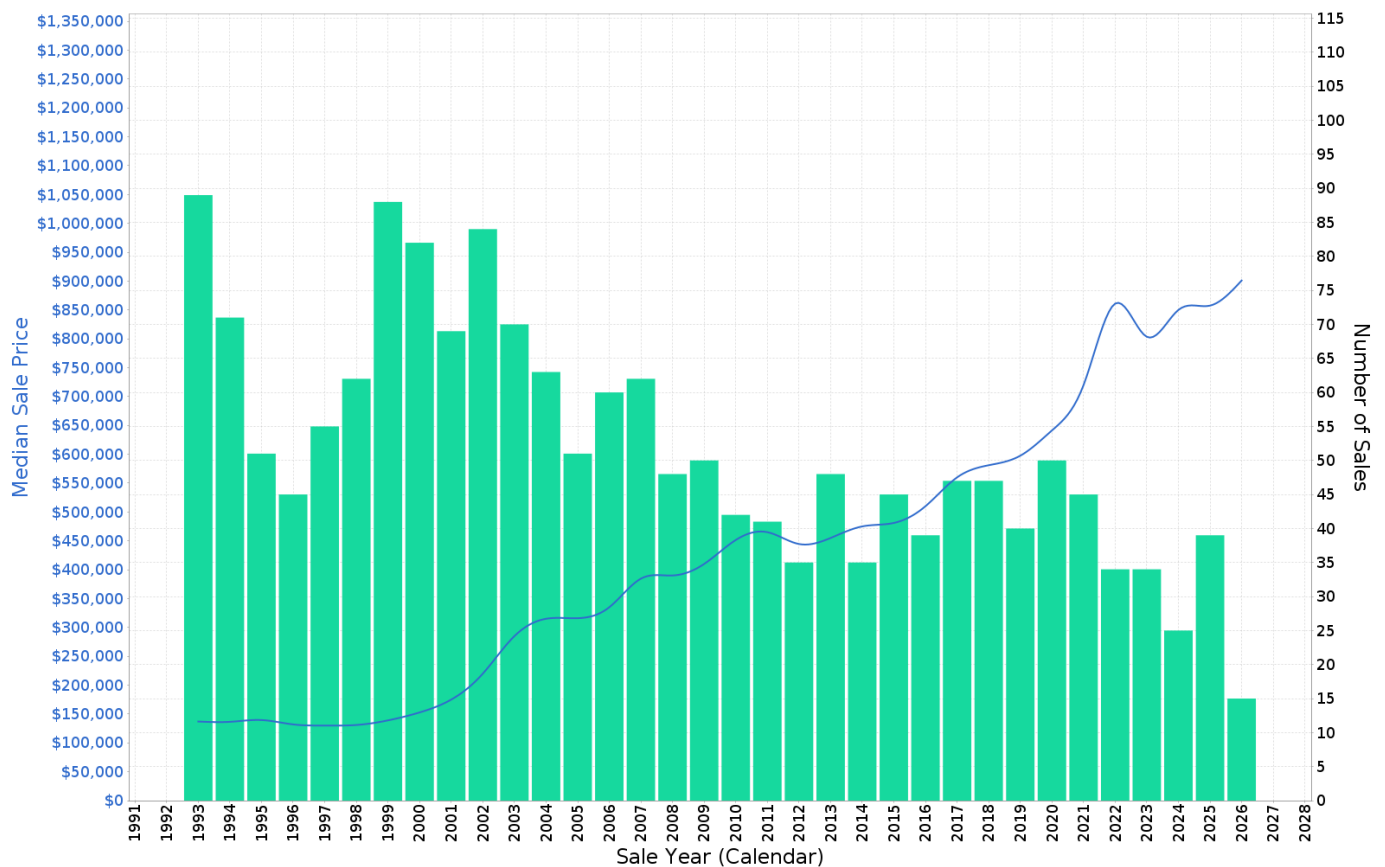
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

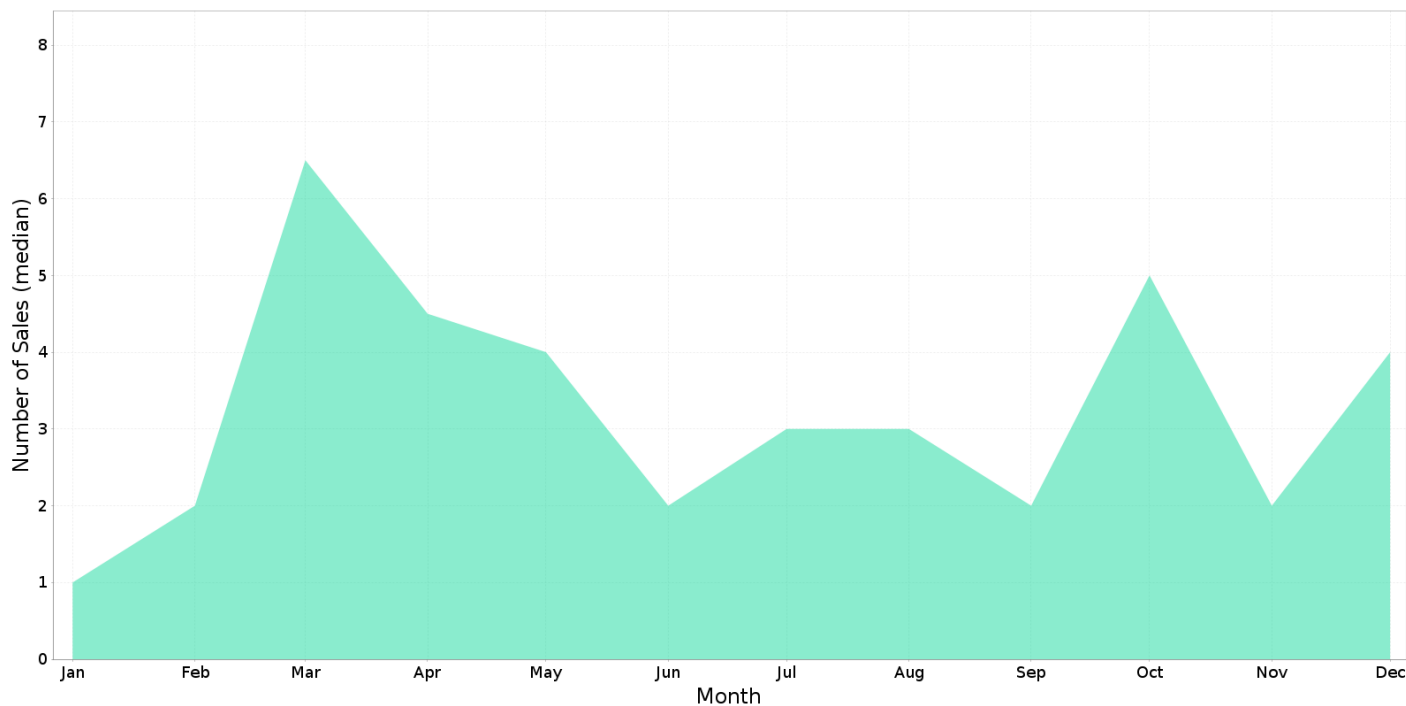
+4.1%

Current Median Price: \$895,000
Previous Median Price: \$860,000

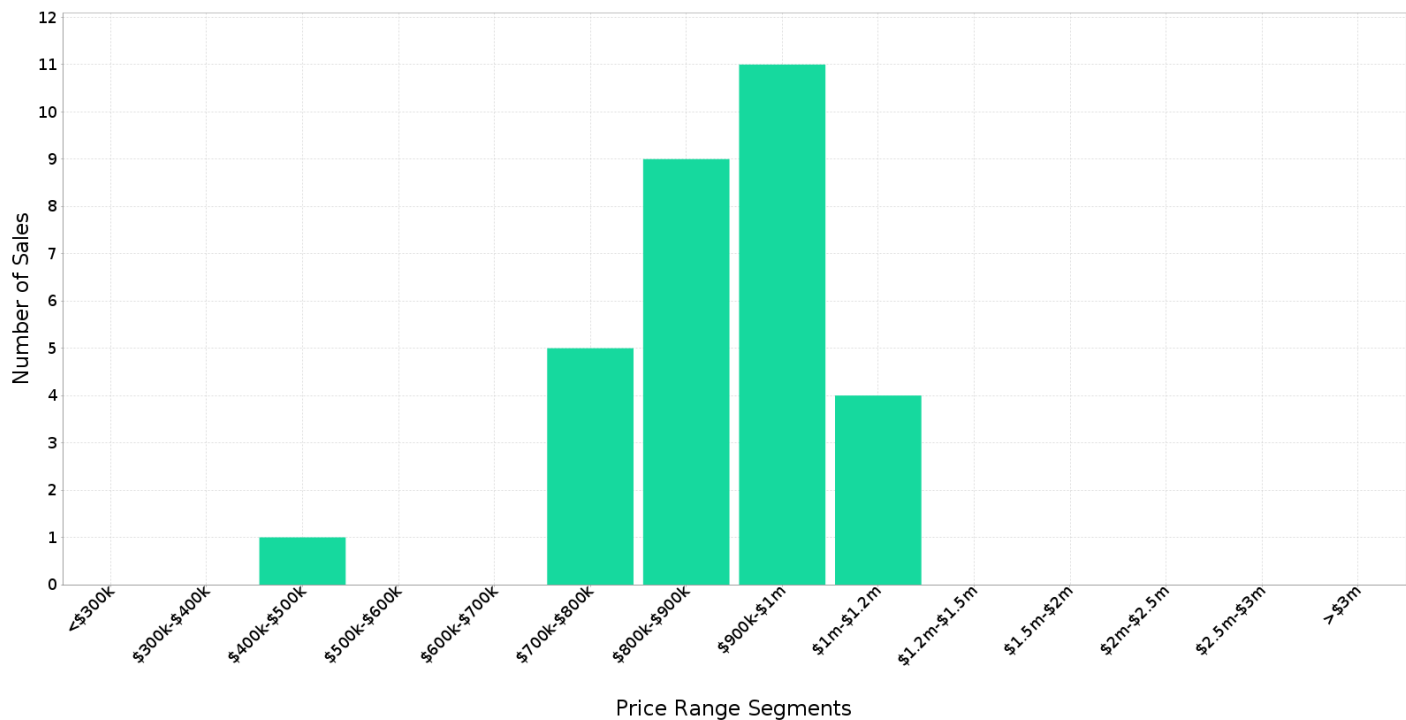
Based on 70 recorded House sales compared over the last two rolling 12 month periods



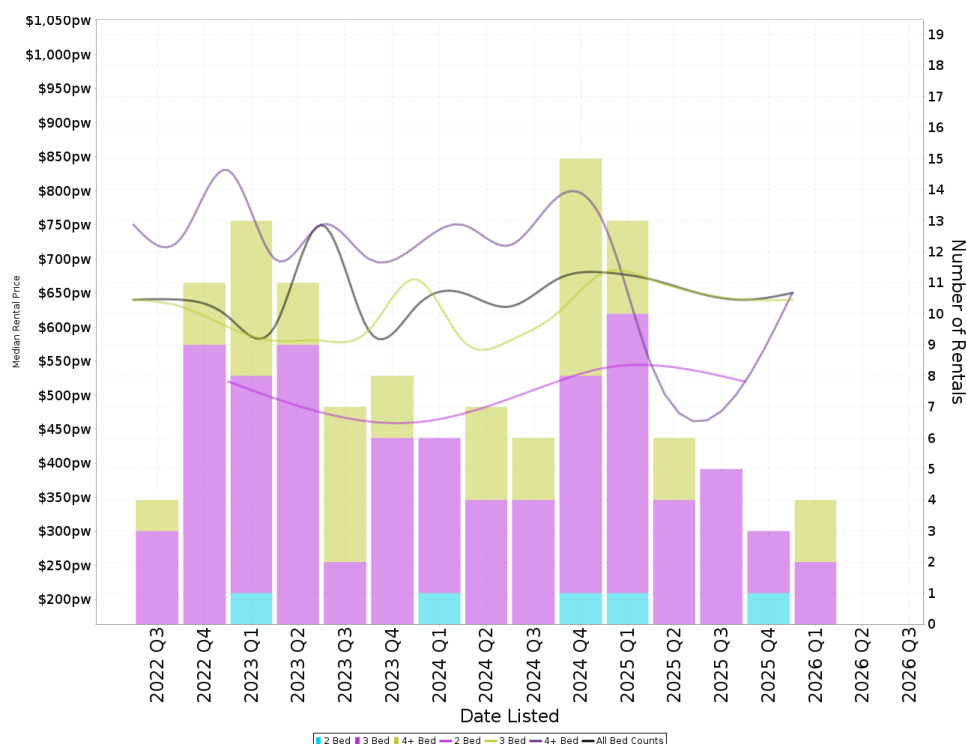
ISABELLA PLAINS - Peak Selling Periods (3 years)



ISABELLA PLAINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.1%

Current Median Price: \$895,000
Previous Median Price: \$860,000

Based on 70 registered House sales compared over the last two rolling 12 month periods.

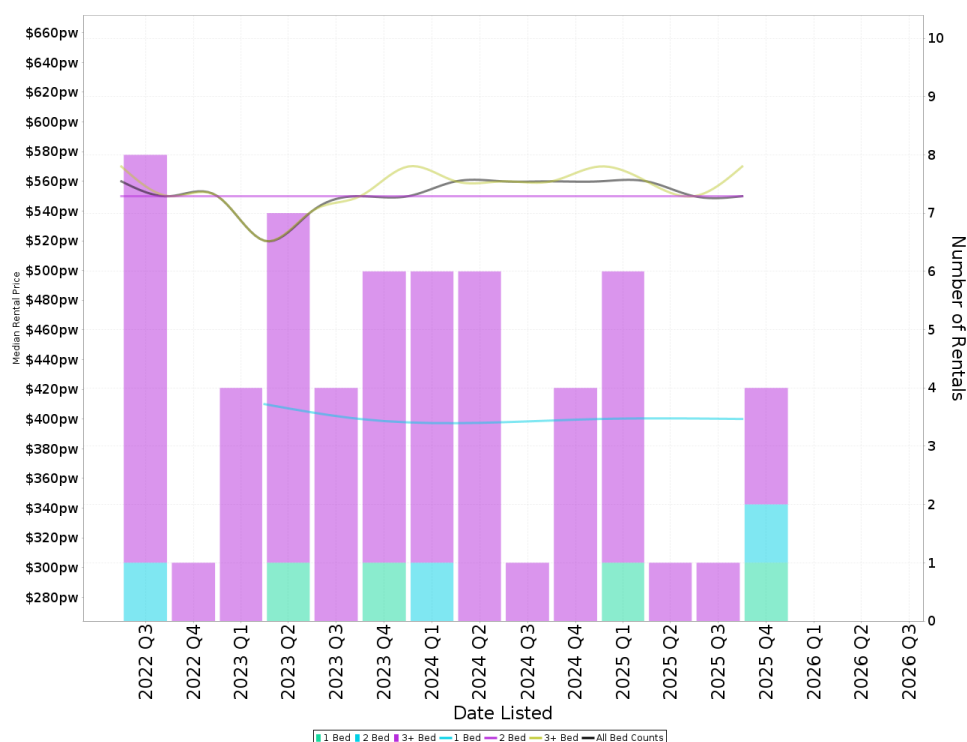
Suburb Rental Yield

+3.8%

Current Median Price: \$895,000
Current Median Rent: \$650

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.4%

Current Median Price: \$720,000
Previous Median Price: \$635,000

Based on 58 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$720,000
Current Median Rent: \$550

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

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$895k

Based on 30 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

+4.1%

Current Median Price: \$895,000
Previous Median Price: \$860,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

30

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

19 HADLEIGH CCT



\$910,000

Sold Jul 2026
23 Days

782 m² 3 2 3

31 KADINA CRES



\$400,000

Sold Jun 2026
N/A

701 m² 3 2 3

62 WERRIWA CRES



\$840,000

Sold May 2026
14 Days

781 m² 3 1 6

66 HADLEIGH CCT



\$851,000

Sold May 2026
26 Days

705 m² 3 1 3

3 PIMPAMPA CL



\$855,000

Sold May 2026
21 Days

558 m² 3 2 3

11 RABNOR PL



\$955,000

Sold Apr 2026
22 Days

974 m² 4 2 2

62 ABERCORN CRES



\$890,000

Sold Apr 2026
N/A

882 m² 3 2 4

6 BABINDA PL



\$840,000

Sold Apr 2026
32 Days

832 m² 3 1 1

153 ELLERSTON AVE



\$930,000

Sold Apr 2026
12 Days

835 m² 4 2 2

67 ELLERSTON AVE

\$875,000



745 m² 4 2 2

Mar 2026 21 Days

91 ELLERSTON AVE

\$920,000



691 m² 4 2 2

Mar 2026 23 Days

62 MAHARATTA CCT

\$920,000



720 m² 4 2 1

Mar 2026 55 Days

202 ELLERSTON AVE

\$901,000



726 m² 4 2 2

Mar 2026 35 Days

32 MAHARATTA CCT

\$950,000



1,025 m² 3 2 4

Mar 2026 42 Days

6 RABNOR PL

\$860,000



804 m² 3 1 4

Mar 2026 14 Days

29 RUSHBROOK CCT

\$1,000,000

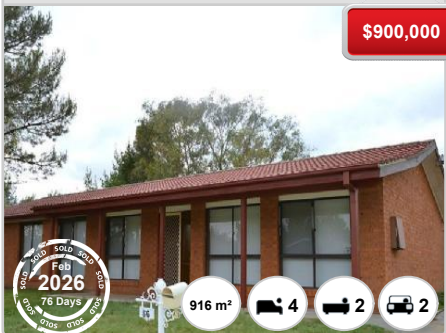


841 m² 4 2 2

Mar 2026 19 Days

56 COLLYBURL CRES

\$900,000

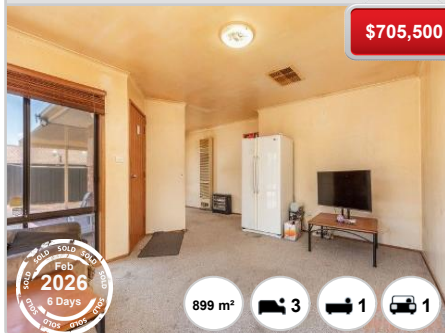


916 m² 4 2 2

Feb 2026 76 Days

81 ABERCORN CRES

\$705,500



899 m² 3 1 1

Feb 2026 8 Days



ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$650 /w

Based on 12 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

+3.8%

Current Median Price: \$895,000
Current Median Rent: \$650

Based on 30 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

12

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

