

SUBURB FLYOVER REPORT

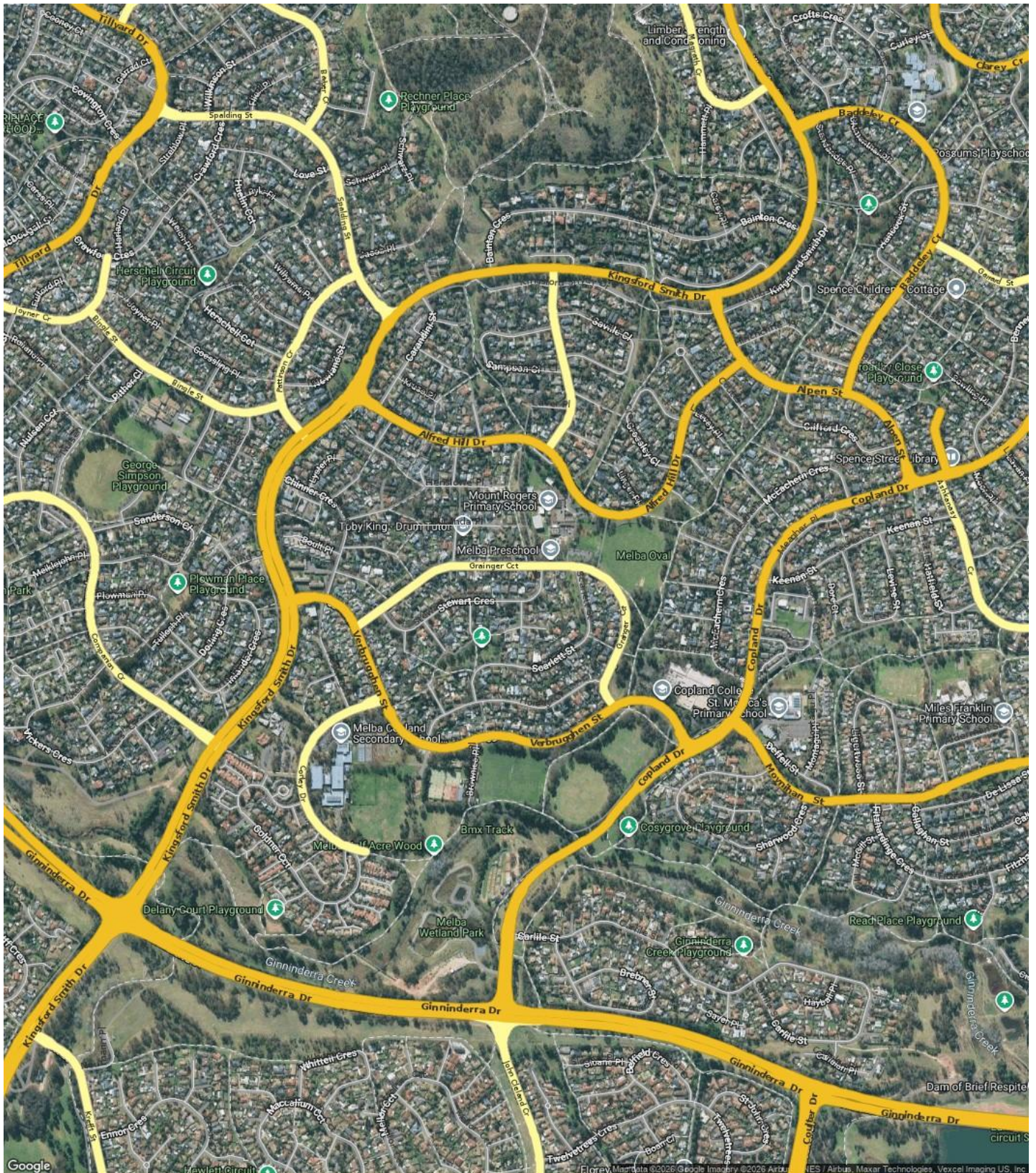
MELBA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MELBA - Suburb Map



MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 415,000	0.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	1.6 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	37	\$ 487,000	4.3 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.7 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	39	\$ 615,500	2.2 %	\$ 455,000	\$ 1,475,000
2020	54	\$ 702,500	14.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.0 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	32	\$ 916,500	1.8 %	\$ 750,000	\$ 1,670,000
2026	22	\$ 1,005,000	9.7 %	\$ 780,000	\$ 3,455,397

Median Sale Price

\$981k

Based on 43 recorded House sales within the last 12 months (Financial Year 2026)

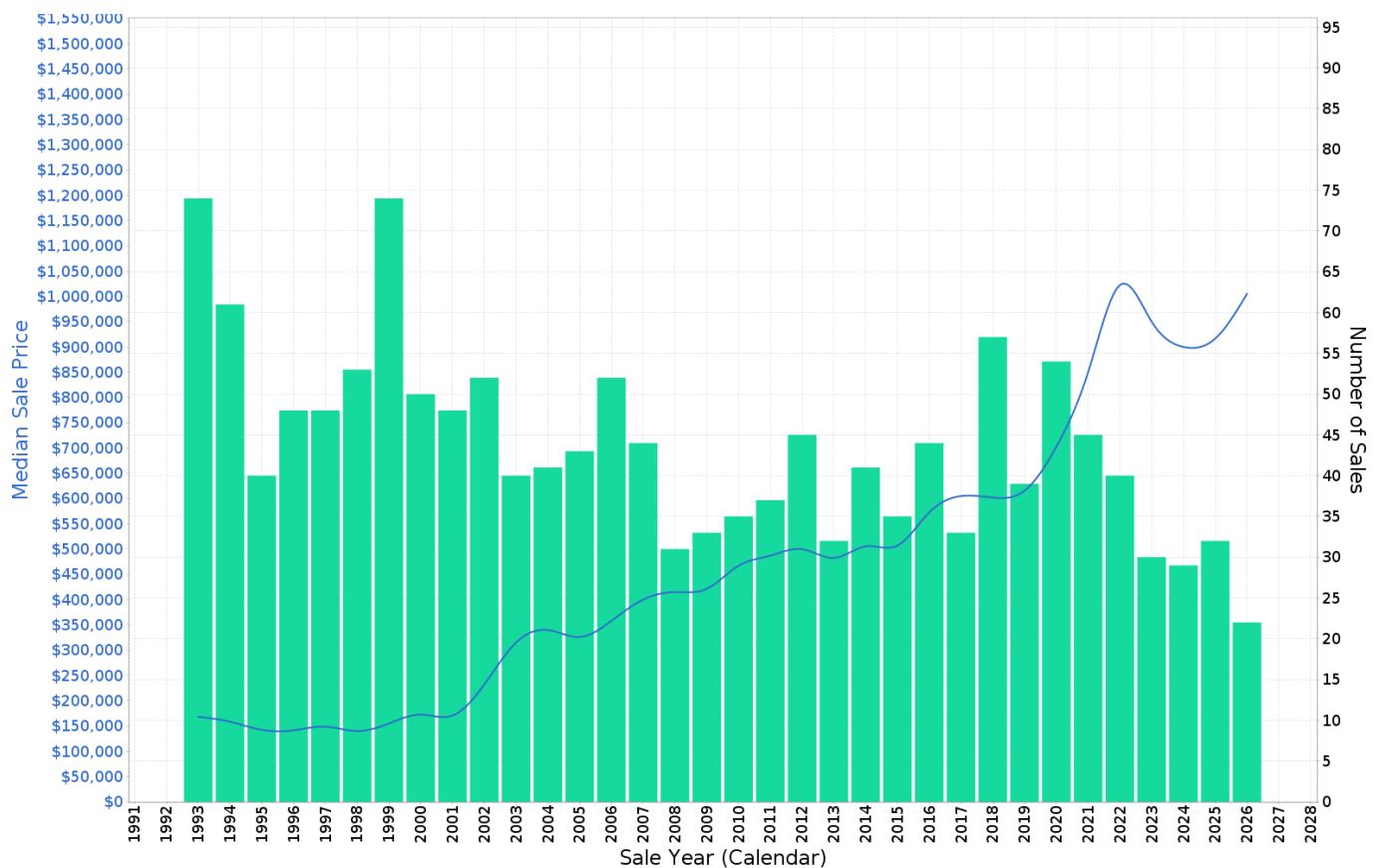
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

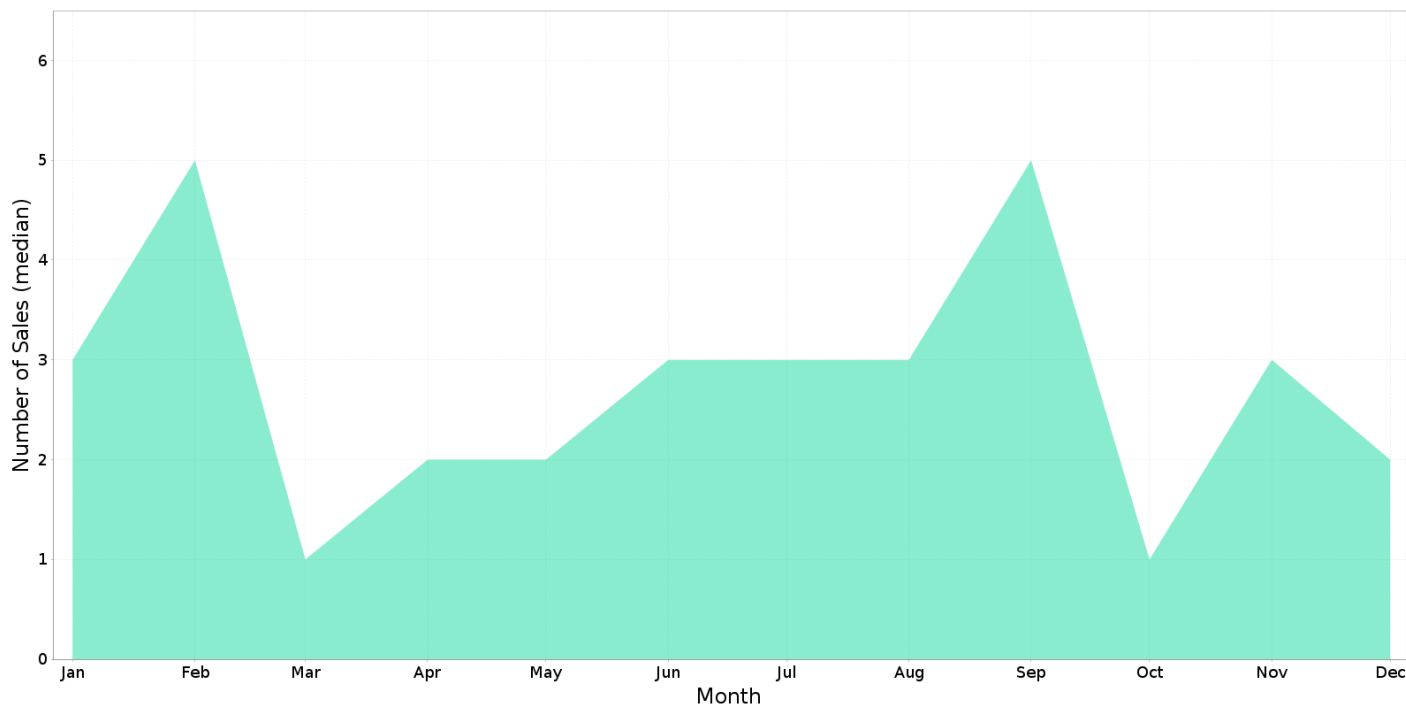
+0.6%

Current Median Price: \$981,000
Previous Median Price: \$975,000

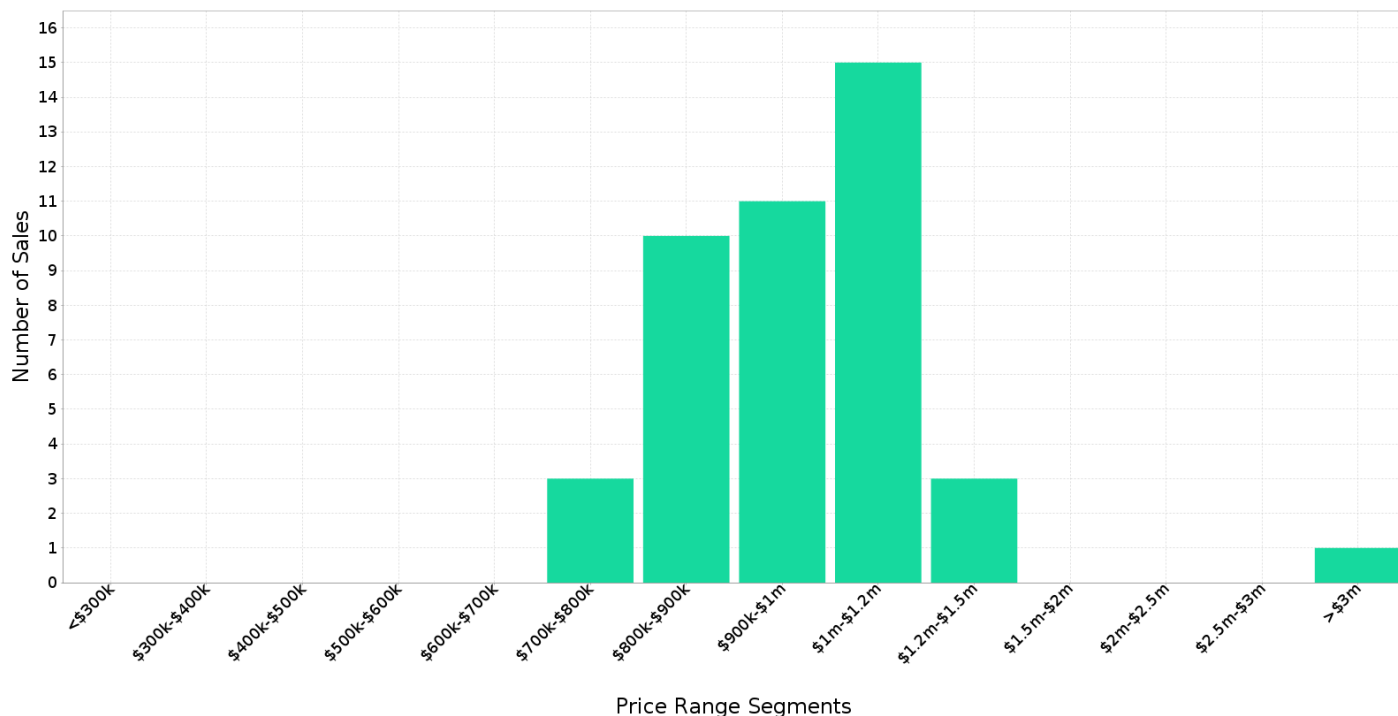
Based on 68 recorded House sales compared over the last two rolling 12 month periods



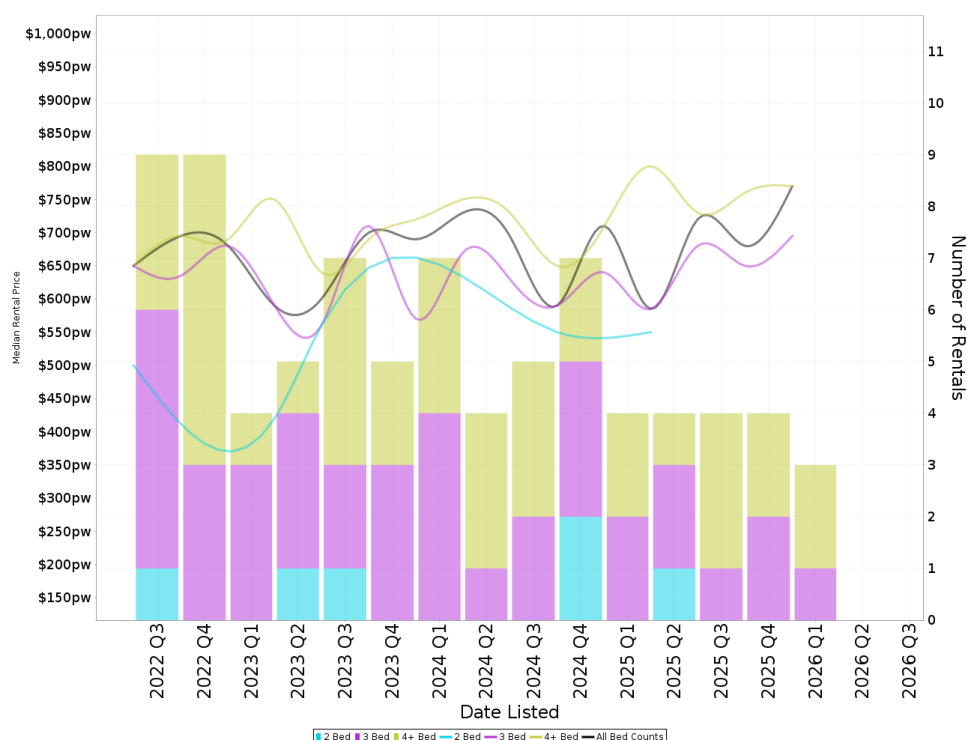
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.6%

Current Median Price: \$981,000
Previous Median Price: \$975,000

Based on 68 registered House sales compared over the last two rolling 12 month periods.

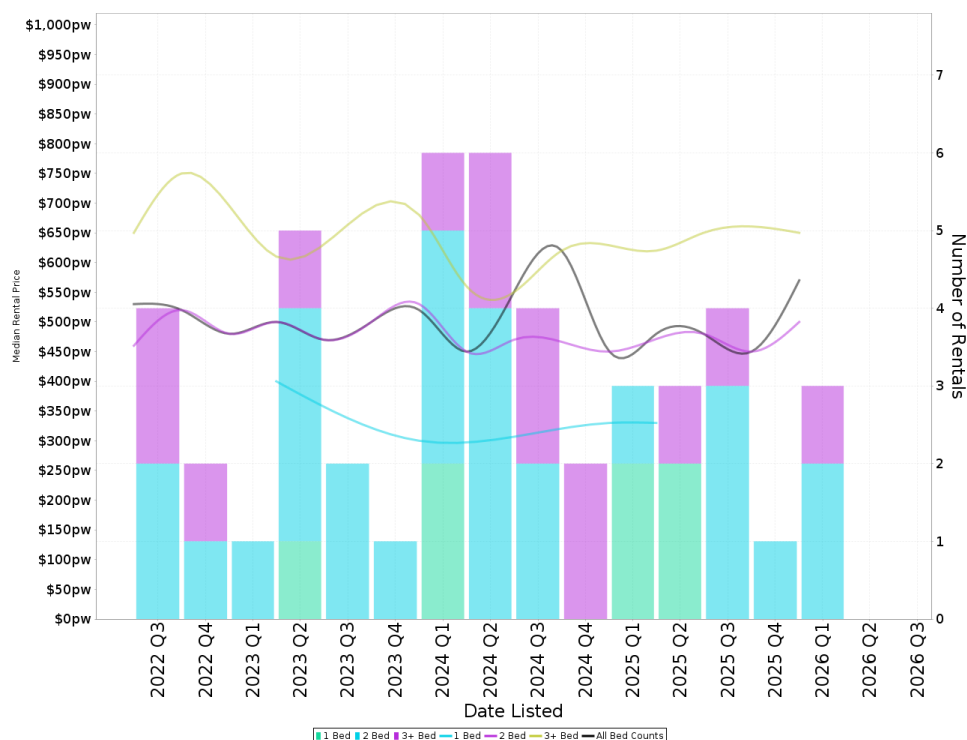
Suburb Rental Yield

+3.9%

Current Median Price: \$981,000
Current Median Rent: \$730

Based on 11 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.6%

Current Median Price: \$607,500
Previous Median Price: \$570,000

Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$607,500
Current Median Rent: \$500

Based on 8 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$981k

Based on 43 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

+0.6%

Current Median Price: \$981,000
Previous Median Price: \$975,000

Based on 68 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

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

23 MCEACHERN CRES



\$875,000

790 m² 3 1 3

Sold 15 Days Jun 2026

53 VERBRUGGHEN ST



\$780,000

710 m² 4 1 1

Sold 14 Days Jun 2026

39 GRAINGER CCT



\$880,000

878 m² 3 1 2

Sold 13 Days May 2026

127 KINGSFORD SMITH DR



\$1,100,000

964 m² - - -

Sold 14 Days Apr 2026

45 MCEACHERN CRES



\$912,000

802 m² 3 2 2

Sold 14 Days Apr 2026

6 ALDA PL



\$950,000

666 m² 3 2 2

Under Application

Sold N/A Apr 2026

12 VERBRUGGHEN ST



\$870,000

781 m² 3 1 4

Sold 39 Days Apr 2026

90 ALFRED HILL DR



\$930,000

871 m² 4 1 1

Sold 82 Days Apr 2026

5 HOSKING PL



\$1,175,000

957 m² 5 2 2

Sold 23 Days Apr 2026

18 VERBRUGGHEN ST



34 GOLDNER CCT



2 TREHARNE PL



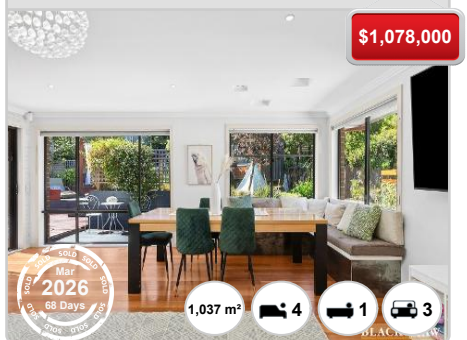
12 CARANDINI ST



14 SAVILLE CL



24 SAVILLE CL



22 VERBRUGGHEN ST



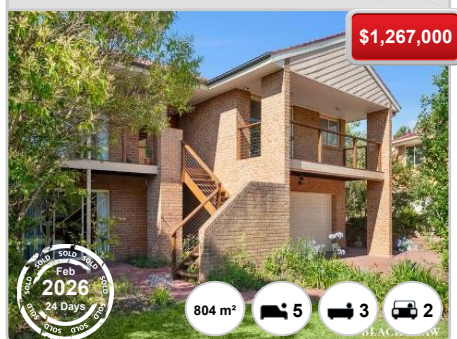
6 DELANY CRT



6 CADE PL



19 GOLDNER CCT



29 STEWART CRES



5 FLOWER PL

