

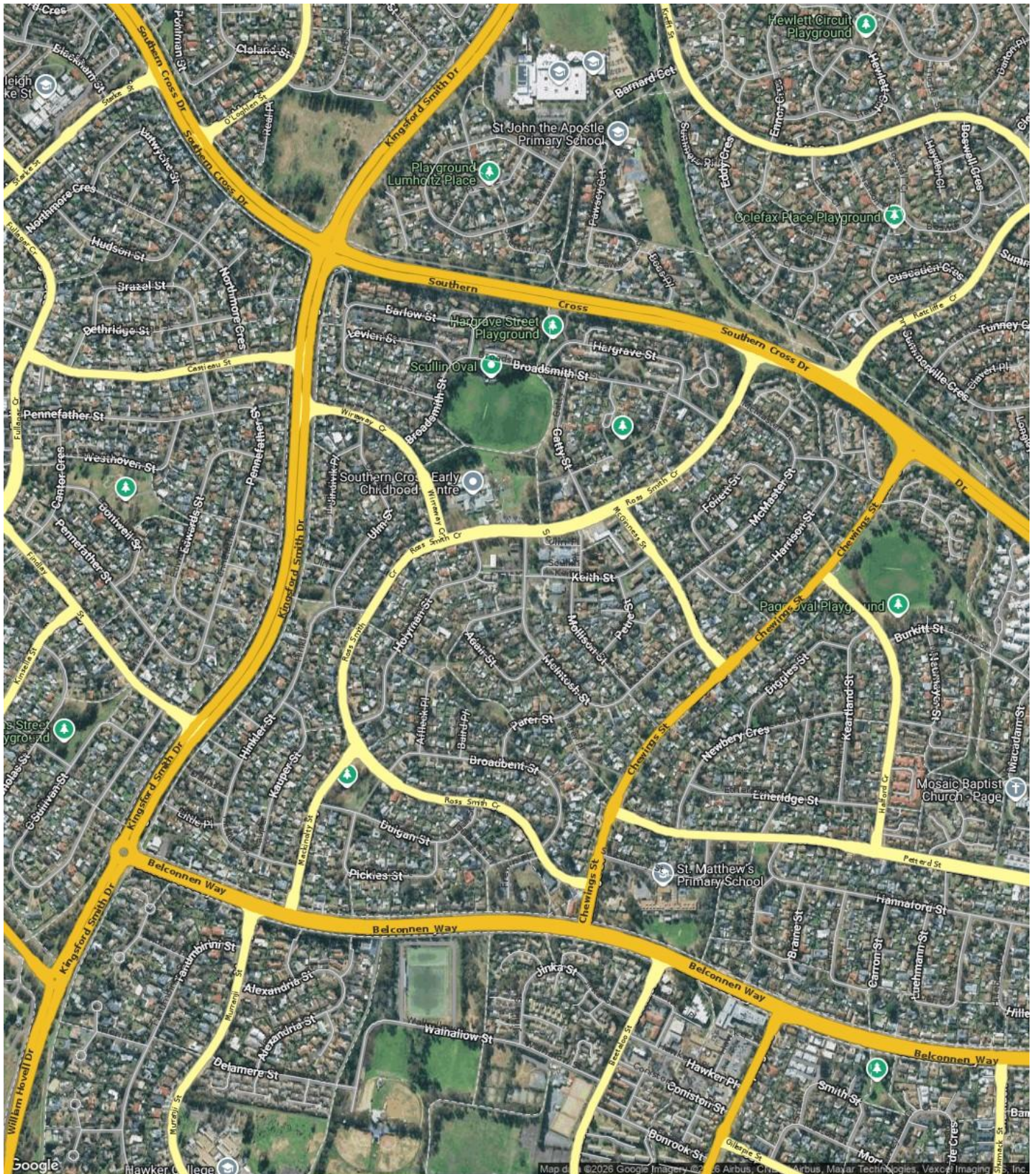
SUBURB FLYOVER REPORT

SCULLIN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



SCULLIN - Suburb Map



SCULLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	47	\$ 386,500	0.0 %	\$ 74,000	\$ 502,000
2009	33	\$ 402,000	4.0 %	\$ 14,000	\$ 607,000
2010	24	\$ 480,500	19.5 %	\$ 120,000	\$ 570,000
2011	31	\$ 442,500	-7.9 %	\$ 120,000	\$ 604,000
2012	33	\$ 442,000	-0.1 %	\$ 220,000	\$ 565,000
2013	36	\$ 455,000	2.9 %	\$ 180,000	\$ 637,000
2014	37	\$ 465,250	2.3 %	\$ 200,000	\$ 620,000
2015	42	\$ 482,000	3.6 %	\$ 377,000	\$ 605,000
2016	36	\$ 500,000	3.7 %	\$ 270,000	\$ 790,000
2017	45	\$ 565,000	13.0 %	\$ 240,000	\$ 860,000
2018	46	\$ 583,750	3.3 %	\$ 265,000	\$ 870,000
2019	32	\$ 601,500	3.0 %	\$ 237,500	\$ 860,000
2020	40	\$ 620,000	3.1 %	\$ 165,000	\$ 915,000
2021	40	\$ 829,250	33.8 %	\$ 389,000	\$ 1,250,000
2022	46	\$ 877,500	5.8 %	\$ 642,000	\$ 5,948,000
2023	27	\$ 823,000	-6.2 %	\$ 590,000	\$ 1,262,000
2024	29	\$ 901,000	9.5 %	\$ 600,000	\$ 1,250,000
2025	28	\$ 863,750	-4.1 %	\$ 700,000	\$ 1,120,000
2026	5	\$ 960,000	11.1 %	\$ 885,000	\$ 1,070,000

Median Sale Price

\$895k

Based on 18 recorded House sales within the last 12 months (Financial Year 2026)

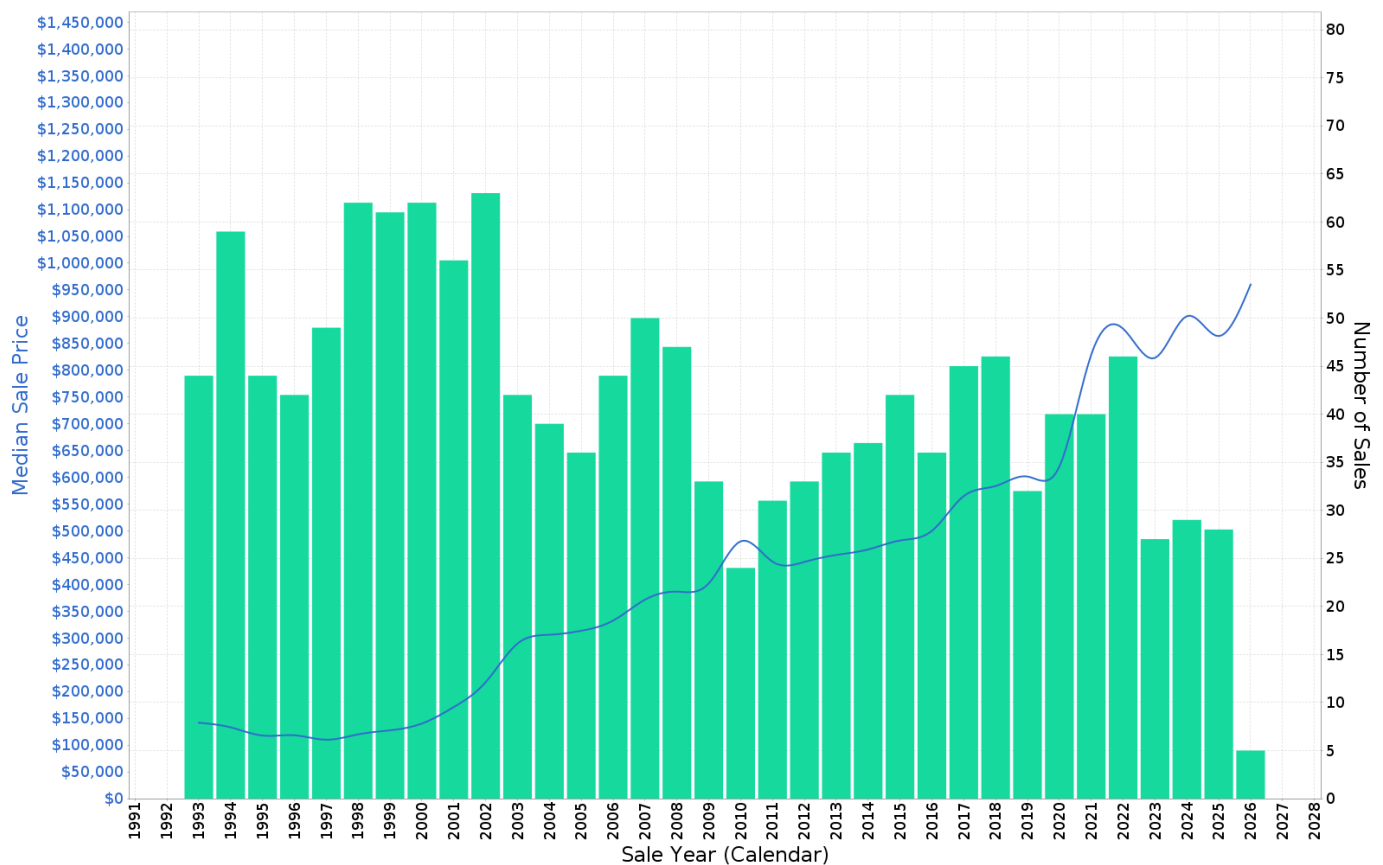
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

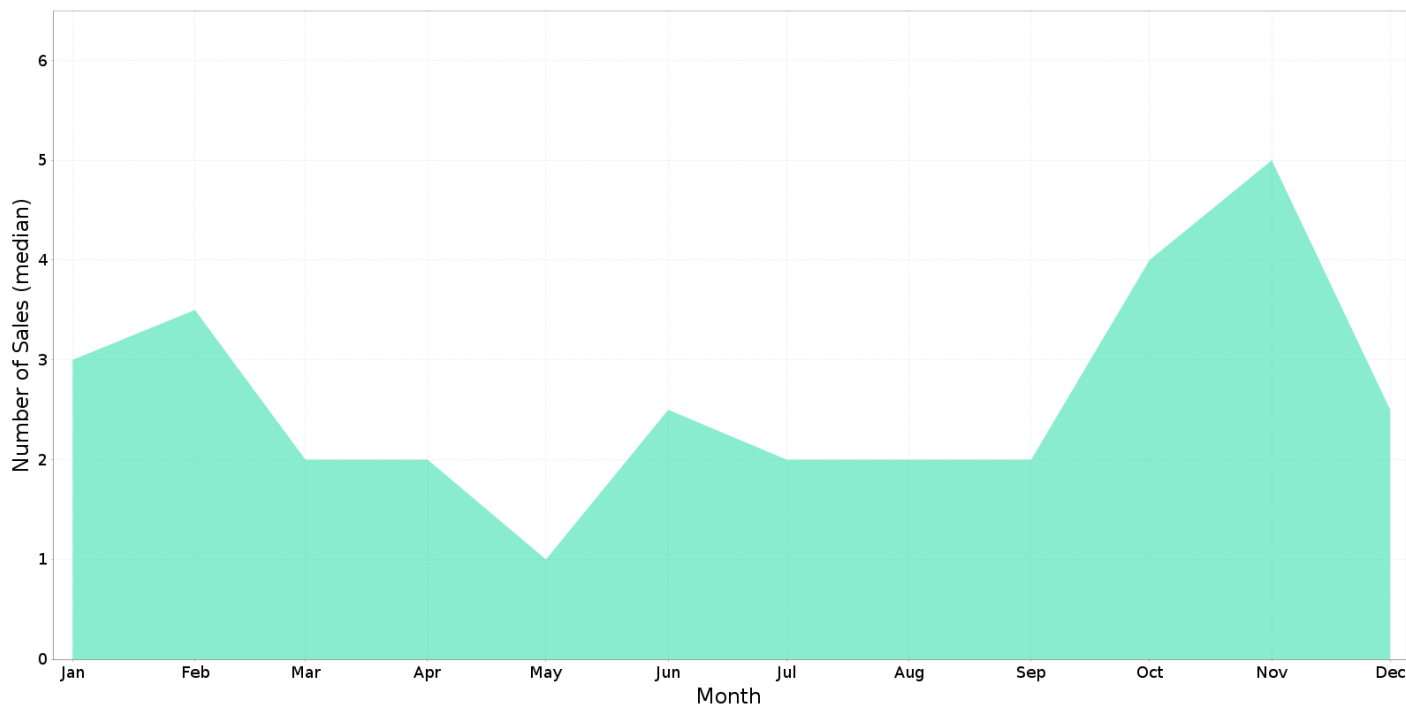
-0.9%

Current Median Price: \$895,000
Previous Median Price: \$903,500

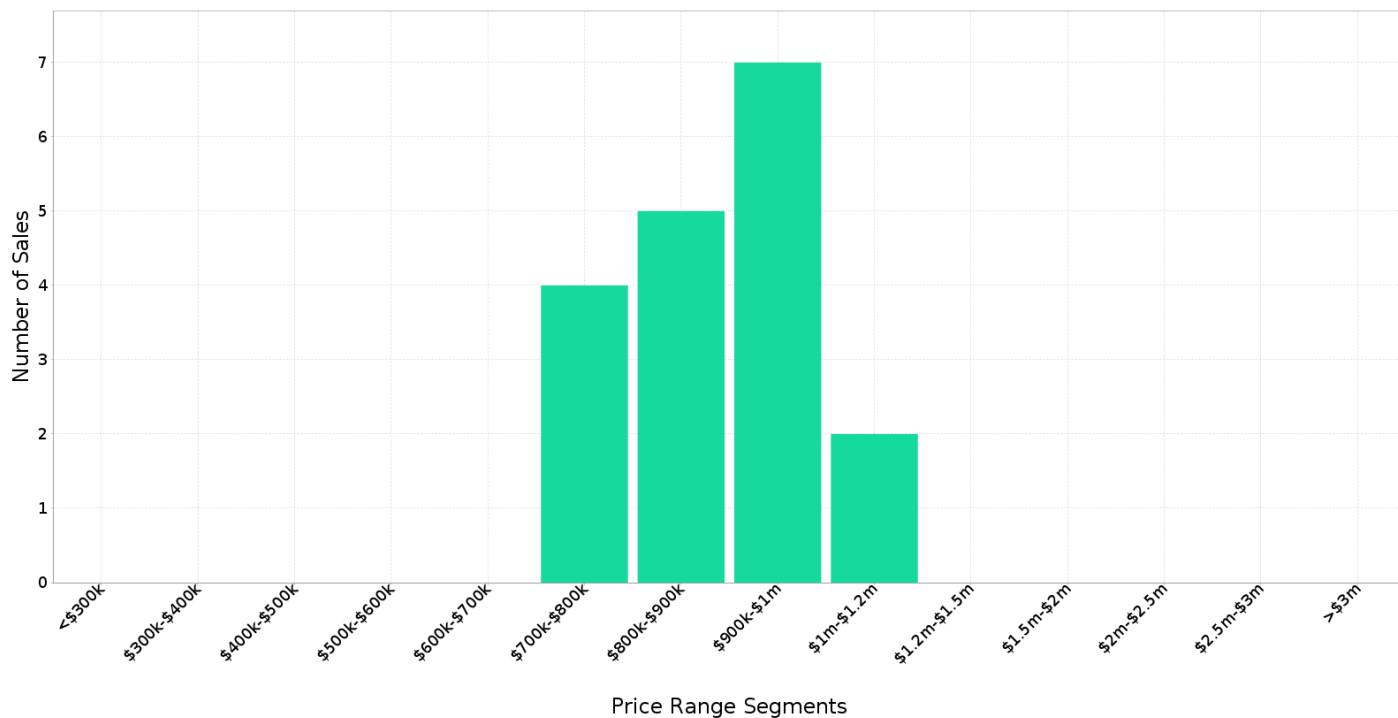
Based on 51 recorded House sales compared over the last two rolling 12 month periods



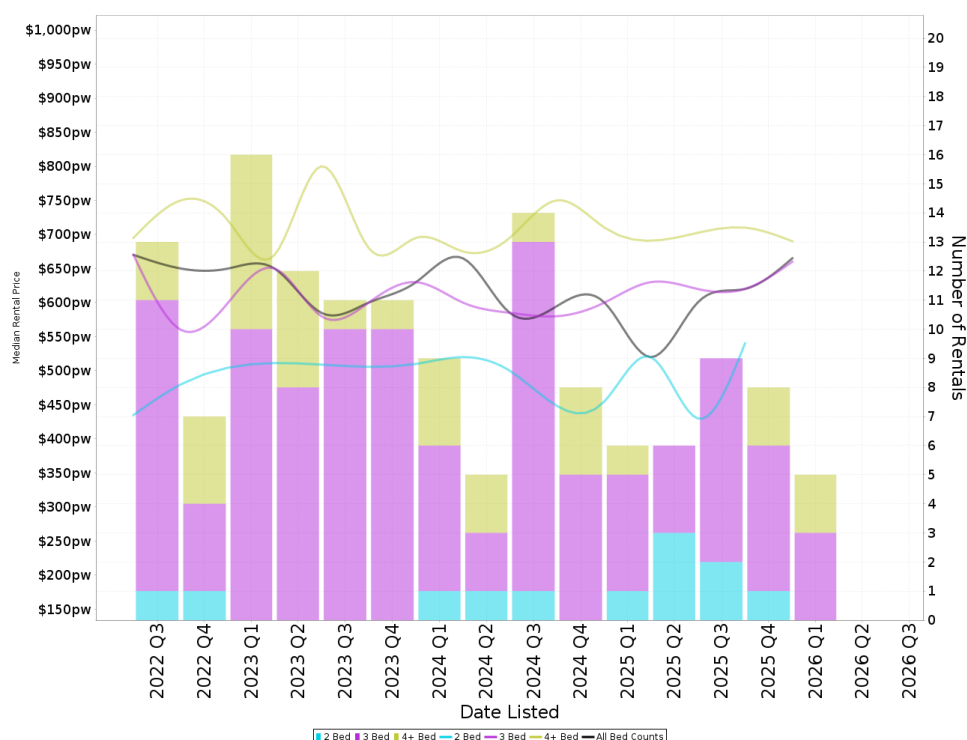
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.9%

Current Median Price: \$895,000
Previous Median Price: \$903,500

Based on 51 registered House sales compared over the last two rolling 12 month periods.

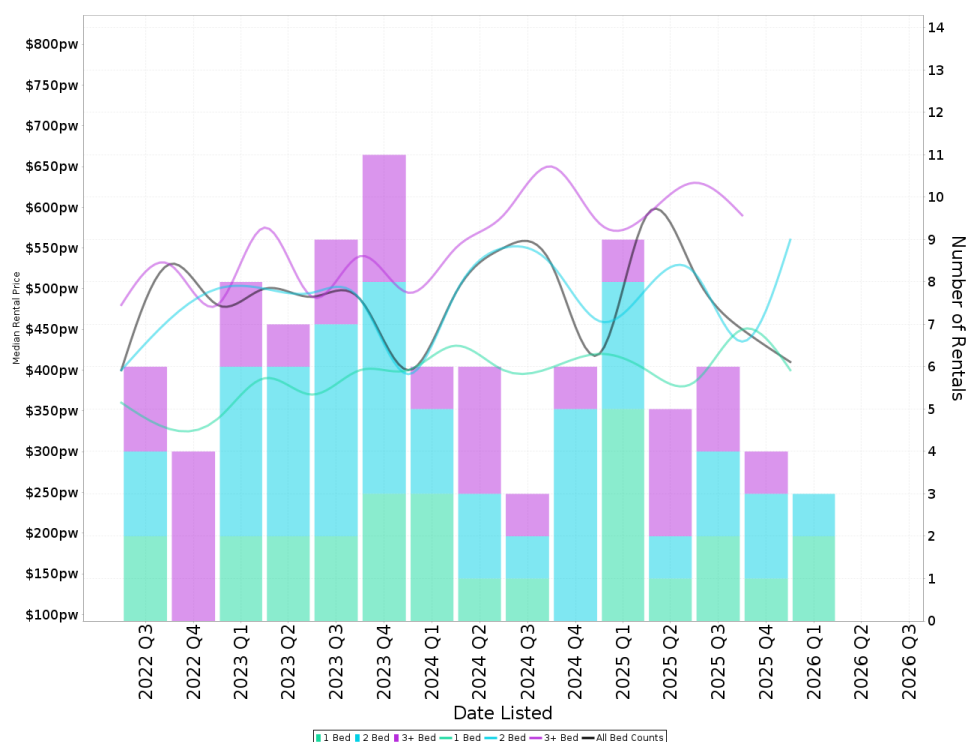
Suburb Rental Yield

+3.6%

Current Median Price: \$895,000
Current Median Rent: \$620

Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.7%

Current Median Price: \$637,000
Previous Median Price: \$560,250

Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$637,000
Current Median Rent: \$450

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

SCULLIN - Recently Sold Properties

Median Sale Price

\$895k

Based on 18 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

-0.9%

Current Median Price: \$895,000
Previous Median Price: \$903,500

Based on 51 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

7 HINKLER ST



\$885,000

Sold Apr 2026
50 Days

686 m² 3 1 3

10 JINDIVIK PL



\$960,000

Sold Mar 2026
N/A

744 m² 3 1 1

27 KAUPER ST



\$960,000

Sold Jan 2026
15 Days

731 m² 3 1 3

25 HOLYMAN ST

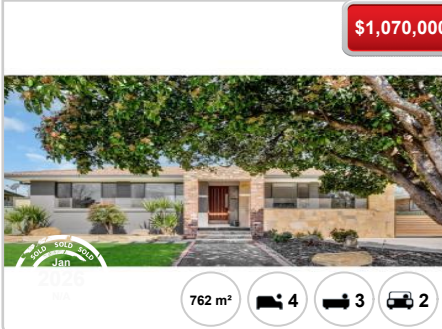


\$905,000

Sold Feb 2026
9 Days

705 m² 3 1 1

21 PICKLES ST



\$1,070,000

Sold Jan 2026
N/A

762 m² 4 3 2

SCULLIN - Properties For Rent

Median Rental Price

\$620 /w

Based on 22 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

+3.6%

Current Median Price: \$895,000
Current Median Rent: \$620

Based on 18 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

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

6 Broadbent St



\$650 per week

733 m² 3 bedrooms 1 bathroom 2 cars

For rent from Jun 2026 5 Days

22 MCGINNESS STREET



\$720 per week

802 m² 4 bedrooms 2 bathrooms 4 cars

For rent from Jul 2026 6 Days

6 Kauper Street



\$560 per week

690 m² 3 bedrooms 1 bathroom 1 car

For rent from Jun 2026 9 Days

57B Chewings Street



\$450 per week

1,064 m² 1 bedroom 1 bathroom 1 car

For rent from Jun 2026 23 Days