

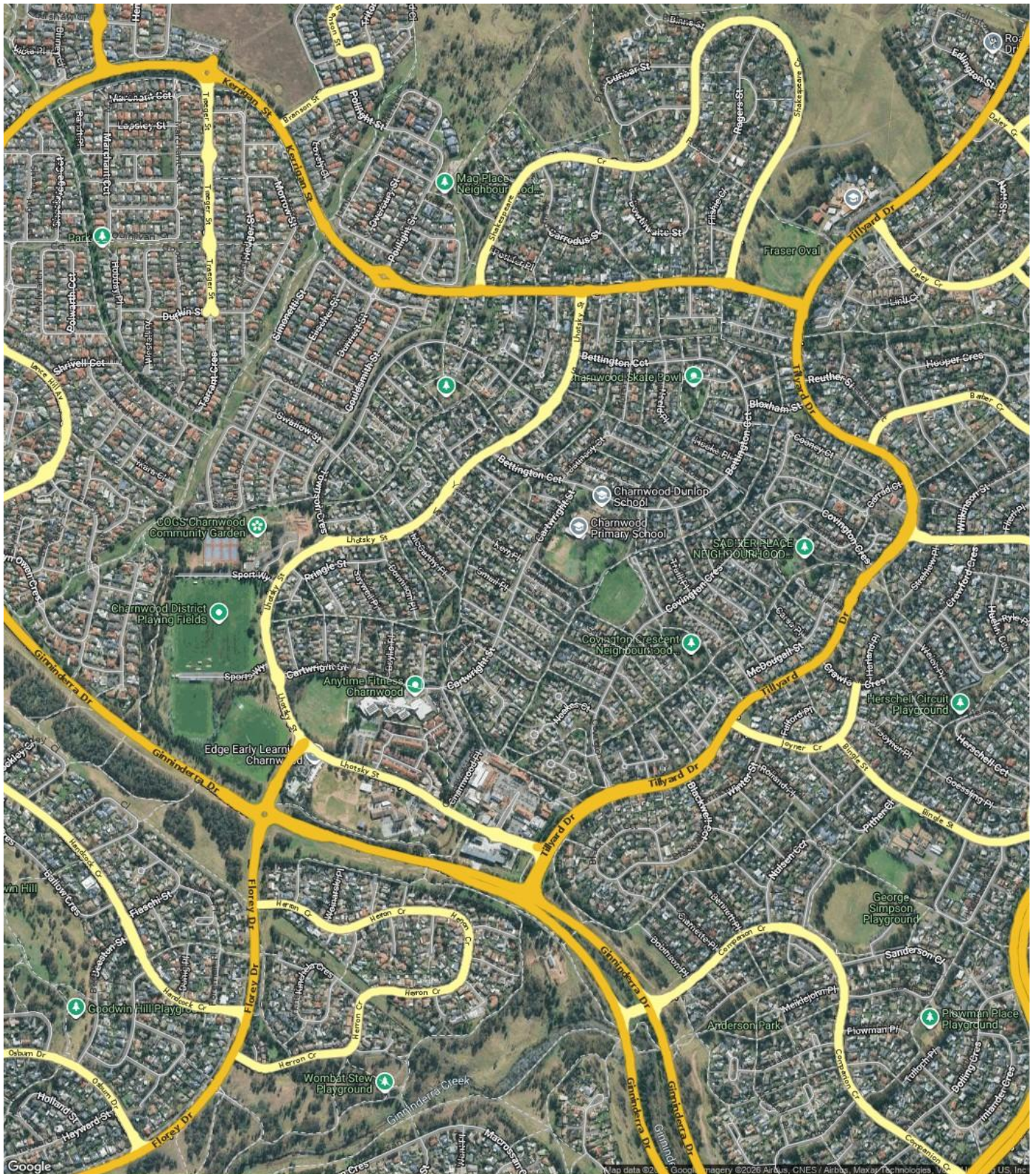
SUBURB FLYOVER REPORT

CHARNWOOD (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



CHARNWOOD - Suburb Map



CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	59	\$ 330,000	0.0 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	55	\$ 455,000	-1.6 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.3 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	34	\$ 672,500	-7.2 %	\$ 387,500	\$ 915,000
2024	42	\$ 696,250	3.5 %	\$ 360,000	\$ 870,000
2025	34	\$ 745,500	7.1 %	\$ 325,000	\$ 1,190,000
2026	19	\$ 725,000	-2.7 %	\$ 235,000	\$ 998,000

Median Sale Price

\$739k

Based on 34 recorded House sales within the last 12 months (Financial Year 2026)

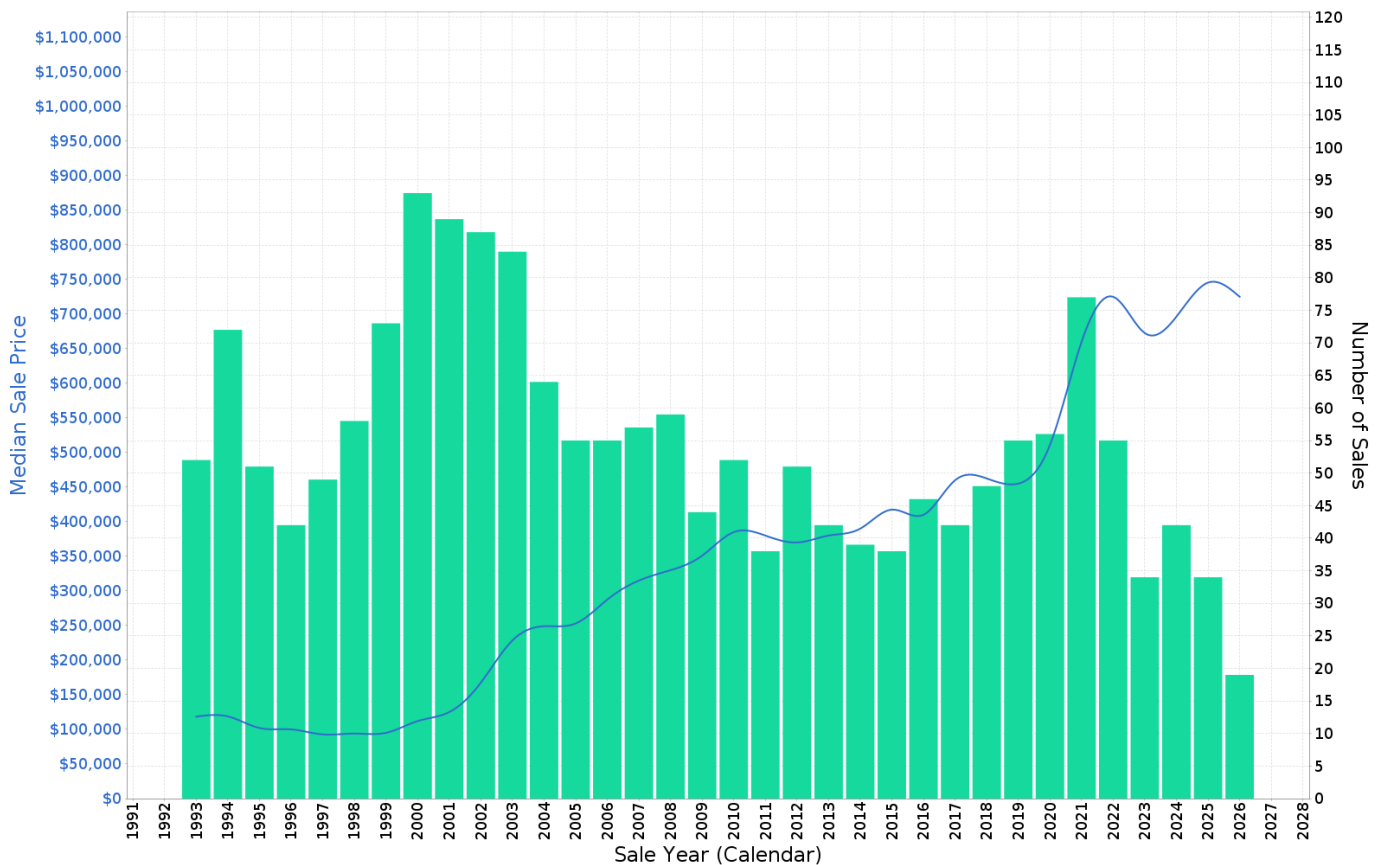
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

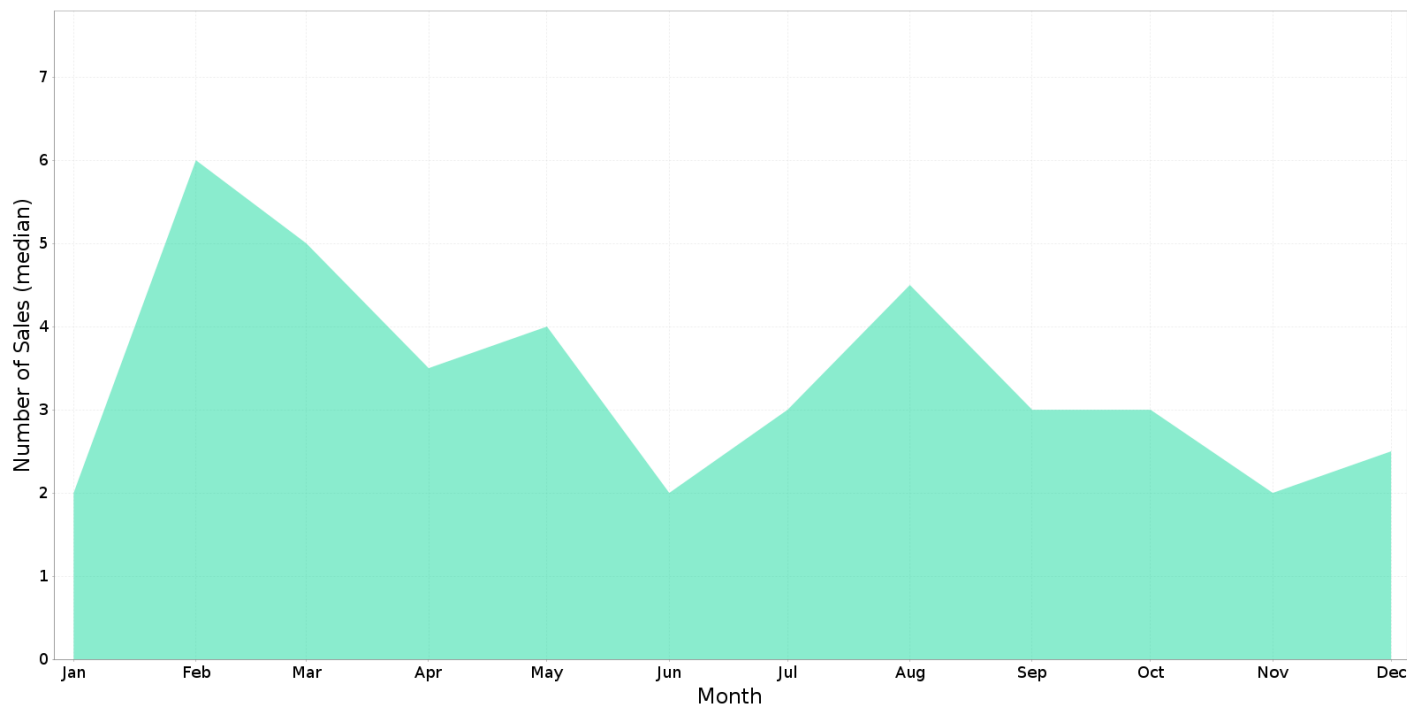
+5.5%

Current Median Price: \$738,750
Previous Median Price: \$700,000

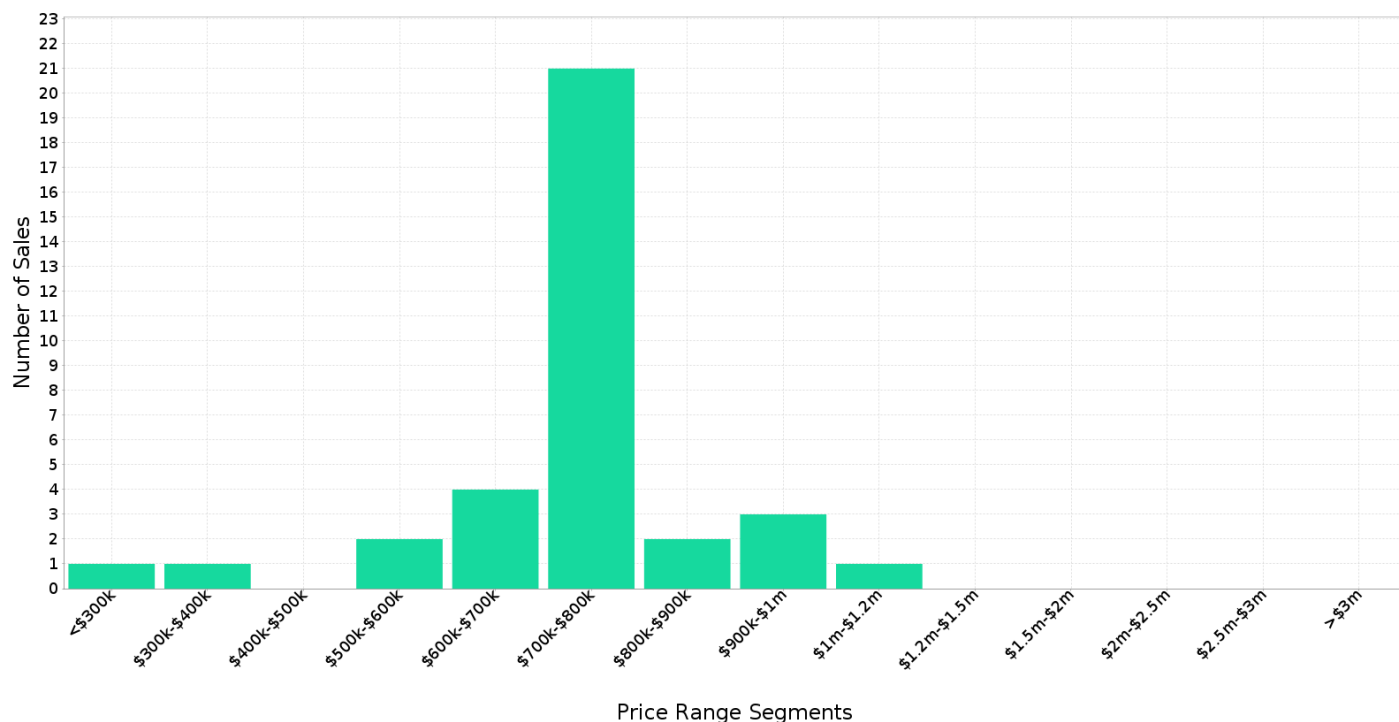
Based on 72 recorded House sales compared over the last two rolling 12 month periods



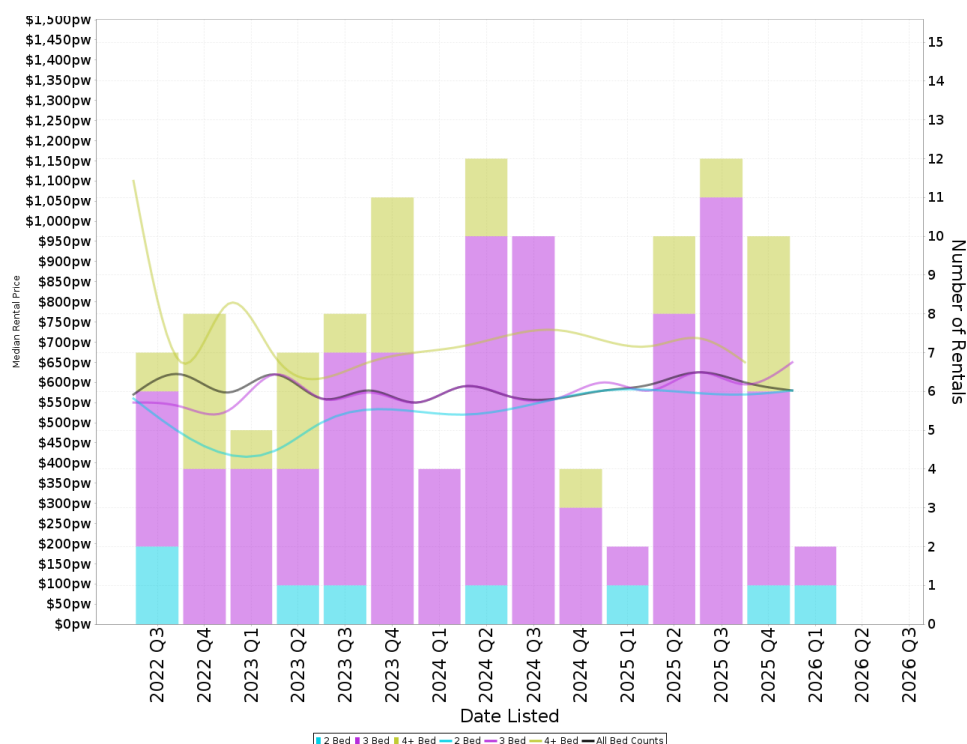
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.5%

Current Median Price: \$738,750
Previous Median Price: \$700,000

Based on 72 registered House sales compared over the last two rolling 12 month periods.

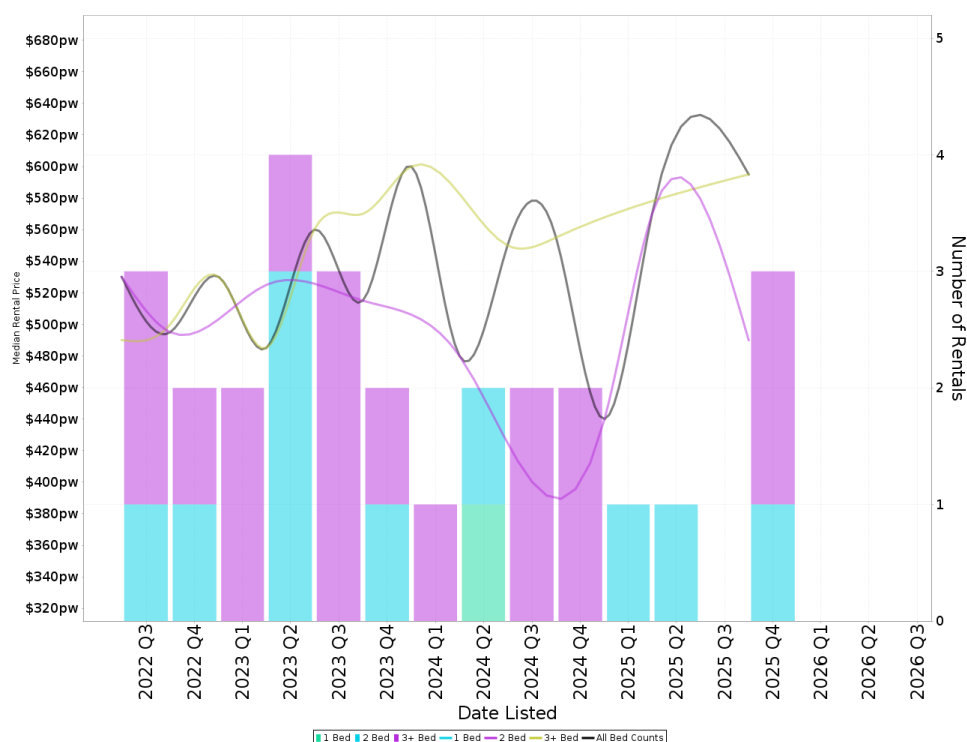
Suburb Rental Yield

+4.4%

Current Median Price: \$738,750
Current Median Rent: \$625

Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: \$600,000
Previous Median Price: \$600,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$600,000
Current Median Rent: \$595

Based on 3 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$739k

Based on 34 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

+5.5%

Current Median Price: \$738,750
Previous Median Price: \$700,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

34

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

2 NORTH PL



\$1,000,000

Sold Jun 2026
27 Days

783 m² 4 2 2

6 MCDOUGALL ST



\$675,000

Sold Jun 2026
N/A

613 m² - - -

12 WARBY PL



\$235,000

Sold Jun 2026
N/A

525 m² 3 1 2

5 MCQUADE CL



\$720,000

Sold May 2026
12 Days

694 m² 3 1 2

10 NORTH PL



\$750,000

Sold May 2026
23 Days

816 m² 2 1 1

54 COVINGTON CRES



\$565,000

Sold May 2026
N/A

642 m² 3 1 2

3 BEADLE PL



\$900,000

Sold May 2026
16 Days

511 m² 4 2 2

18 NEEDLE PL



\$890,000

Sold May 2026
N/A

916 m² 4 2 2

6 BEADLE PL



\$710,000

Sold Apr 2026
N/A

557 m² 4 2 3

7 EMMOTT PL  \$725,000  540 m ²   	14 MCQUADE CL  \$600,000  781 m ²   	7 PACKHAM PL  \$735,500  439 m ²   
17 NAPTHALI CL  \$630,000  690 m ²   	12 MCDOUGALL ST  \$345,000  613 m ²   	16 PACKHAM PL  \$742,000  475 m ²   
1 TEBBUTT PL  \$850,000  739 m ²   	19 DONNISON PL  \$725,000  562 m ²   	40 COONEY CRT  \$998,000  696 m ²   
1 COONEY CRT  \$743,500  666 m ²   		



CHARNWOOD - Properties For Rent

Median Rental Price

\$625 /w

Based on 24 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

+4.4%

Current Median Price: \$738,750
Current Median Rent: \$625

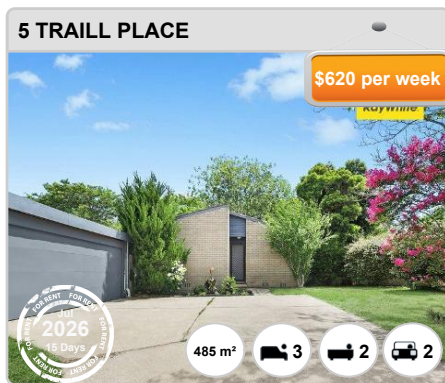
Based on 34 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

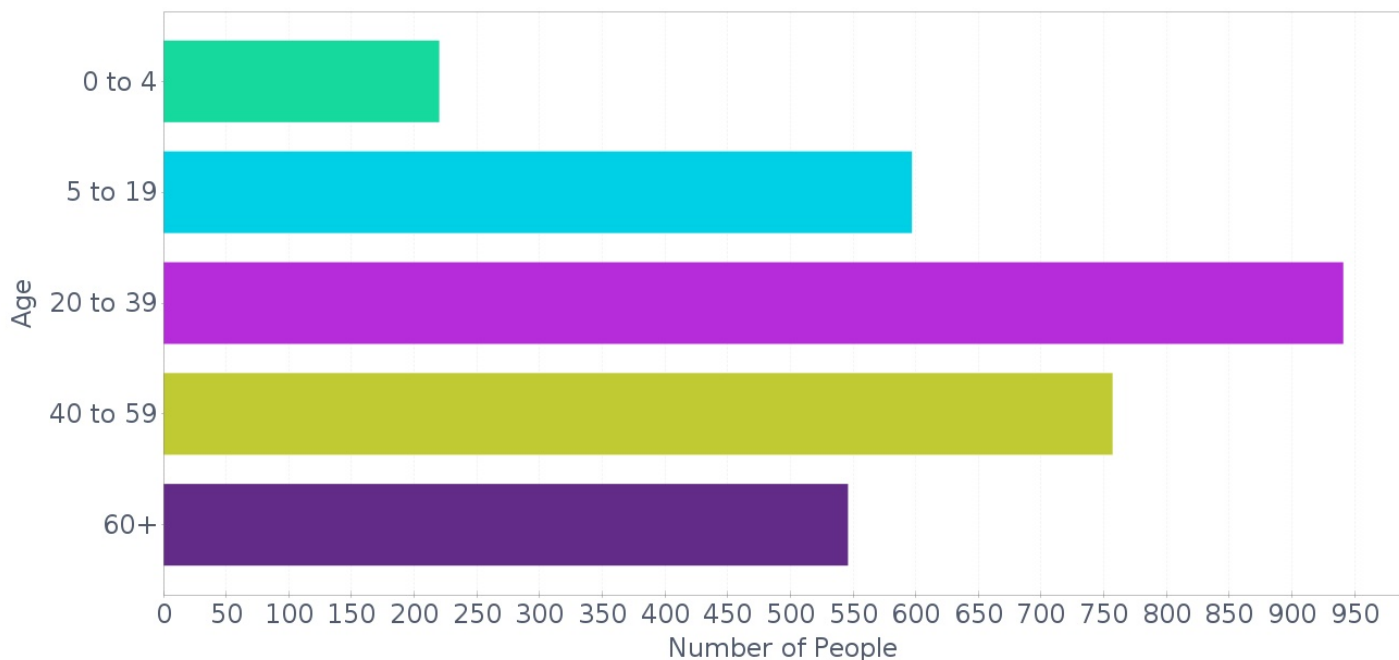
Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

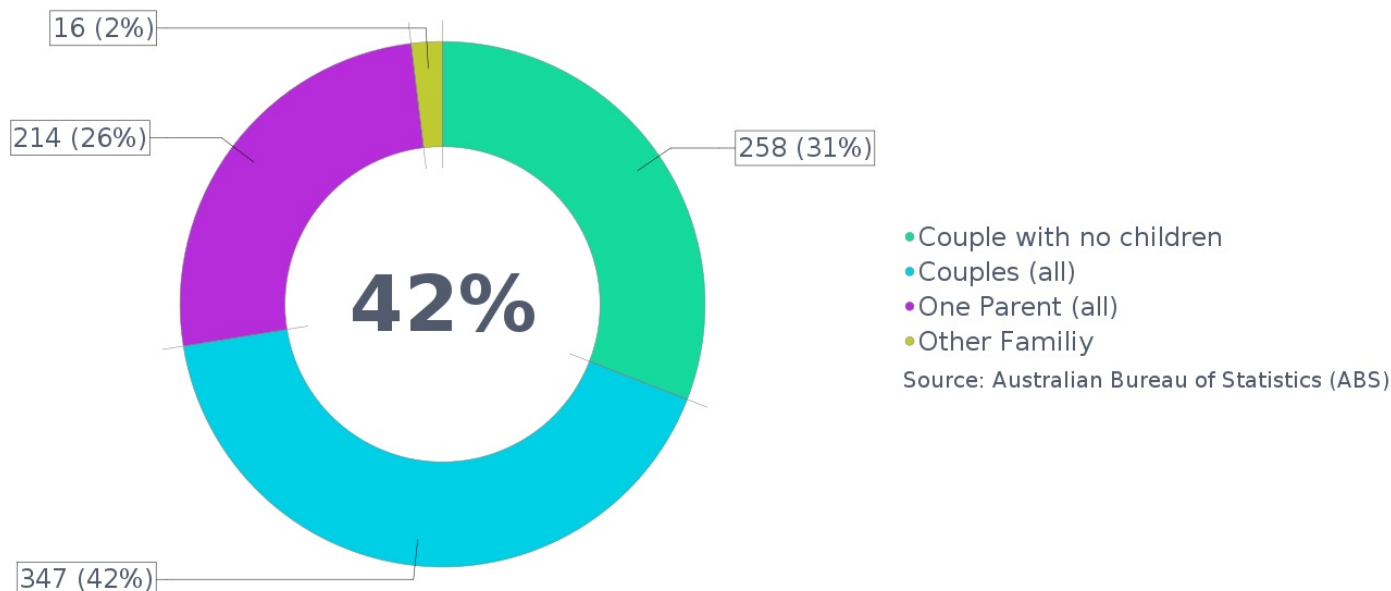




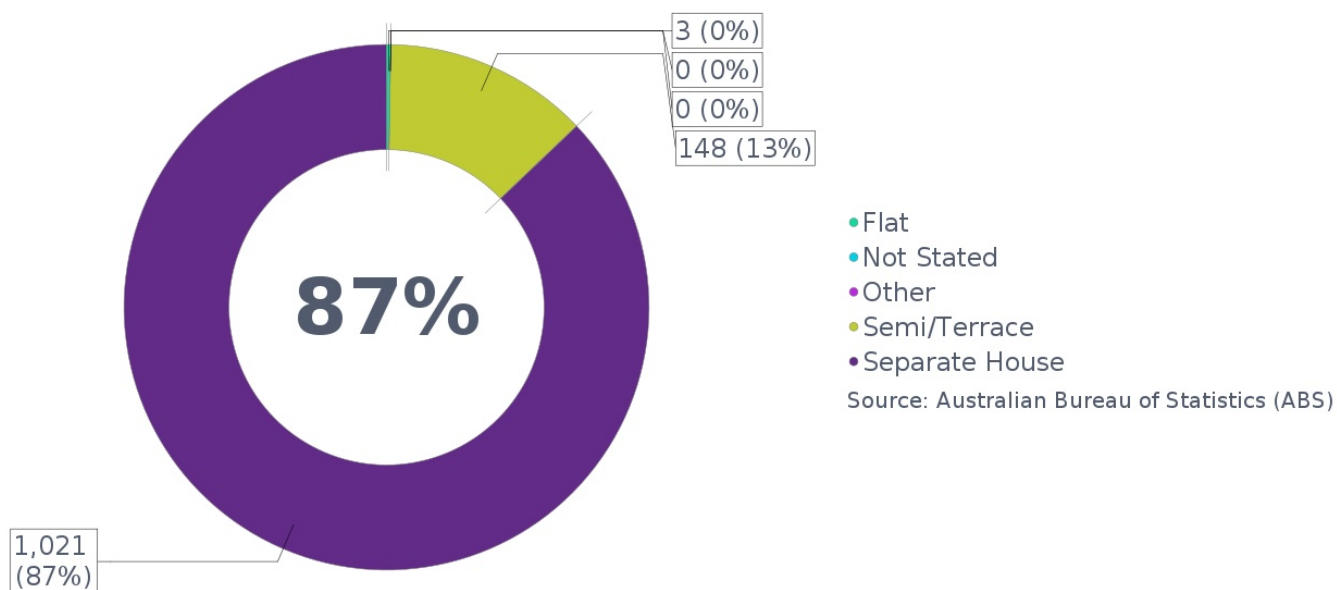
Age of Population (2021)



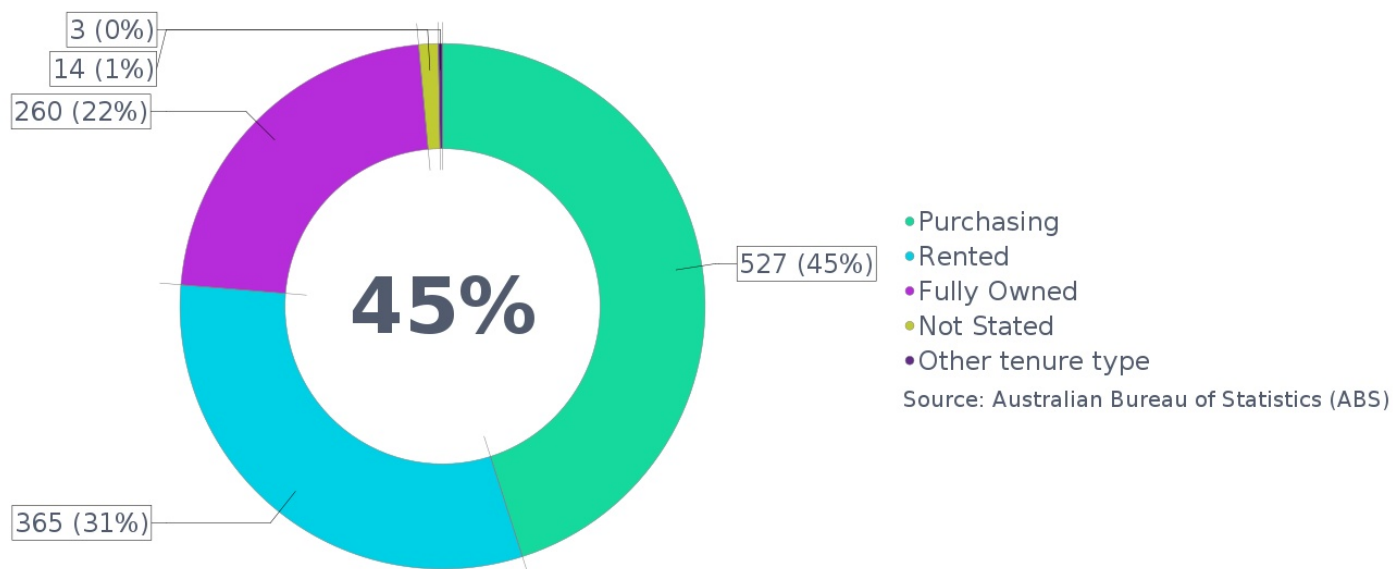
Family Composition (2021)



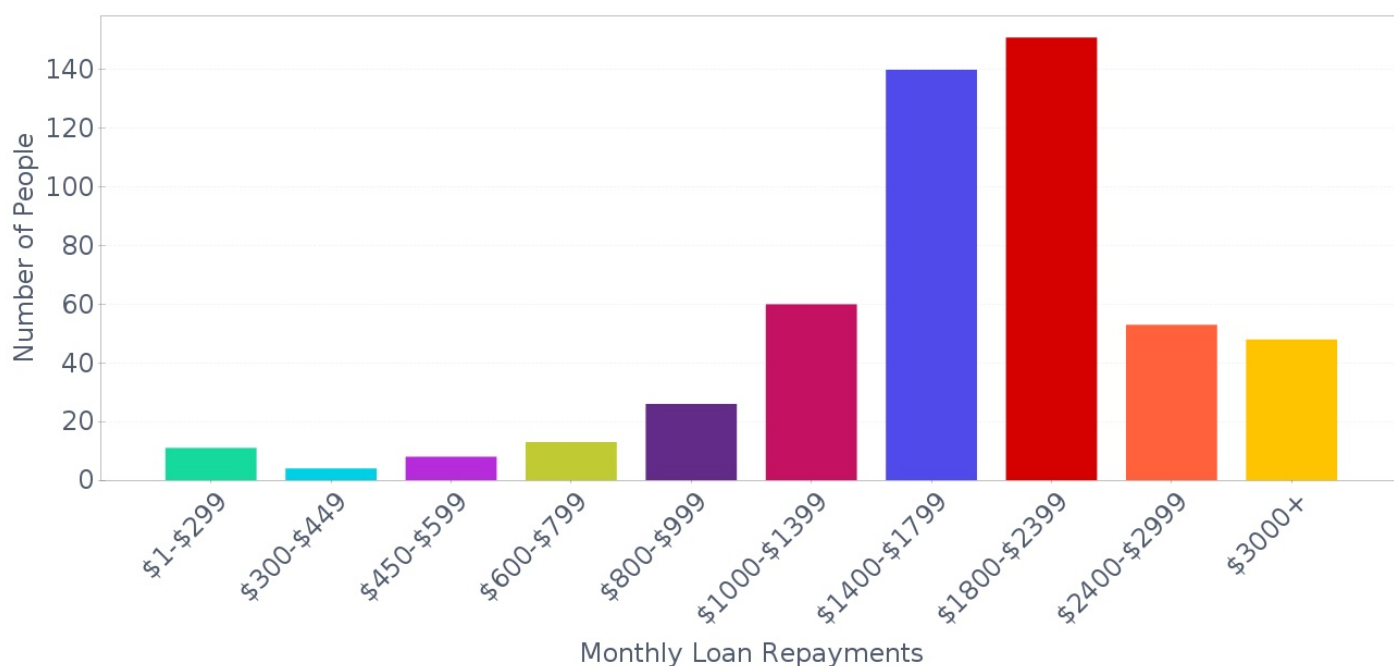
Dwelling Structure (2021)



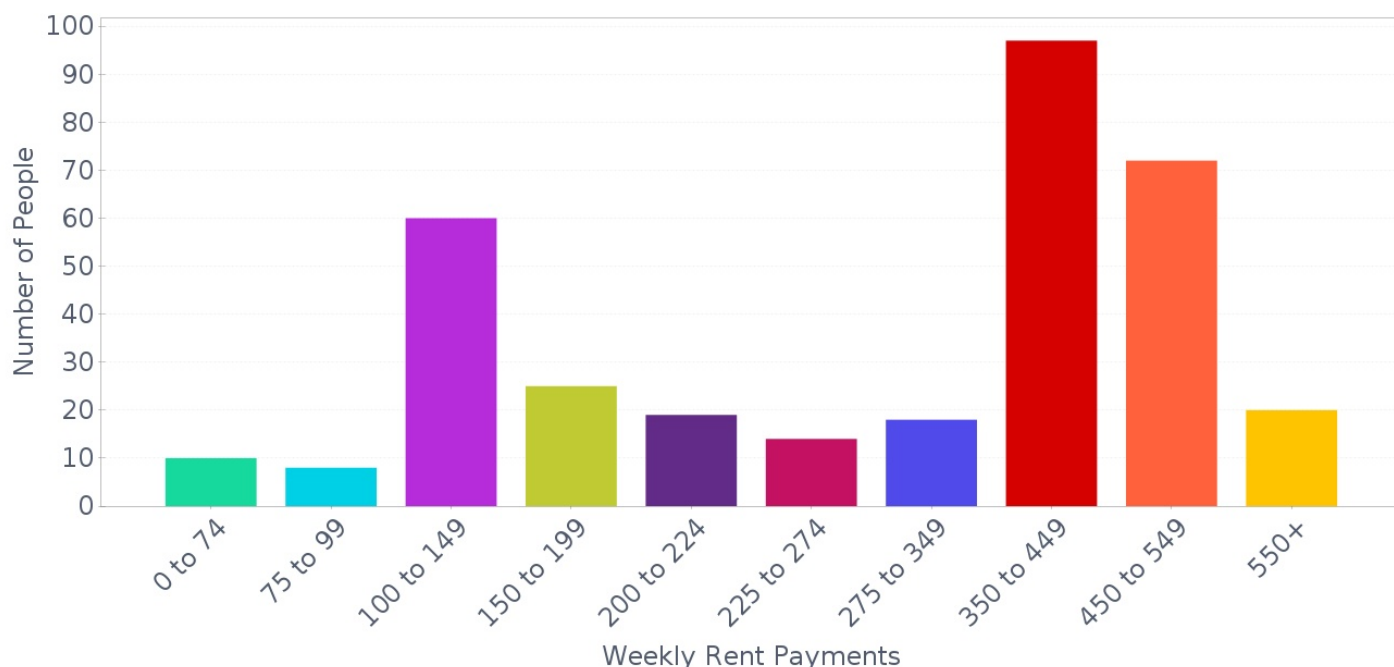
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

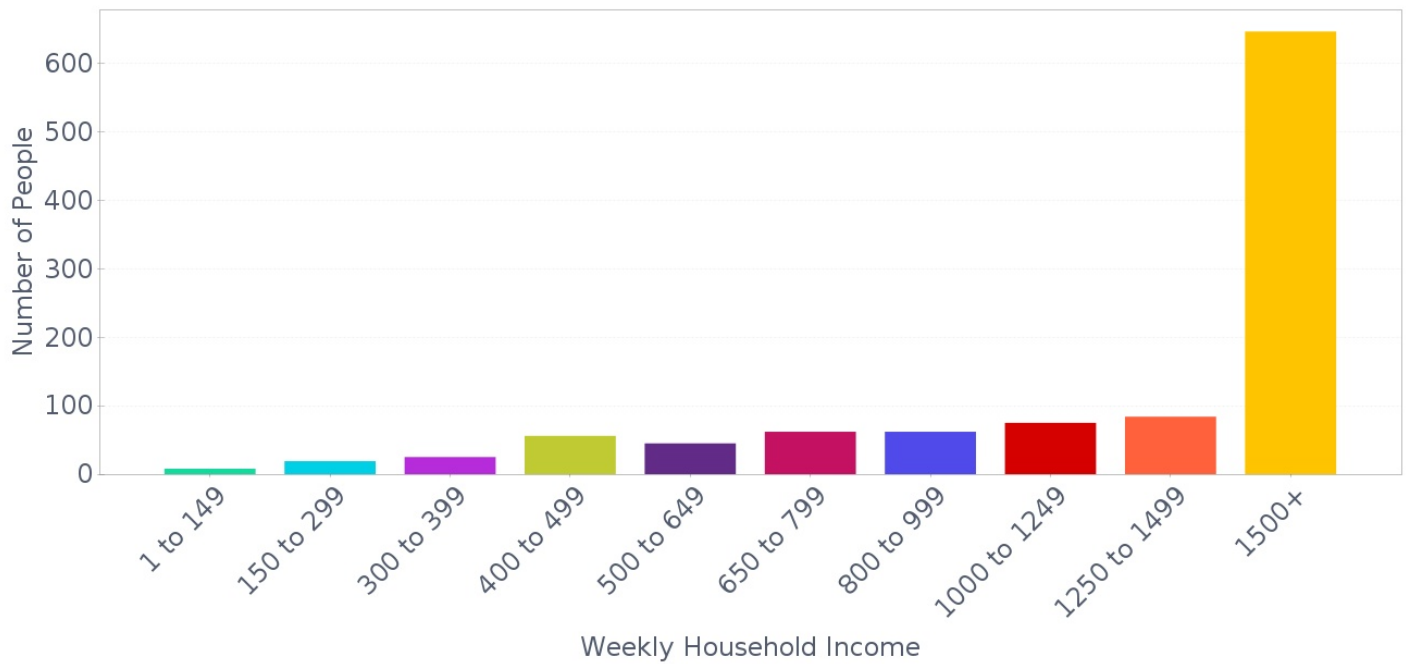


Rent Payments - Weekly (2021)

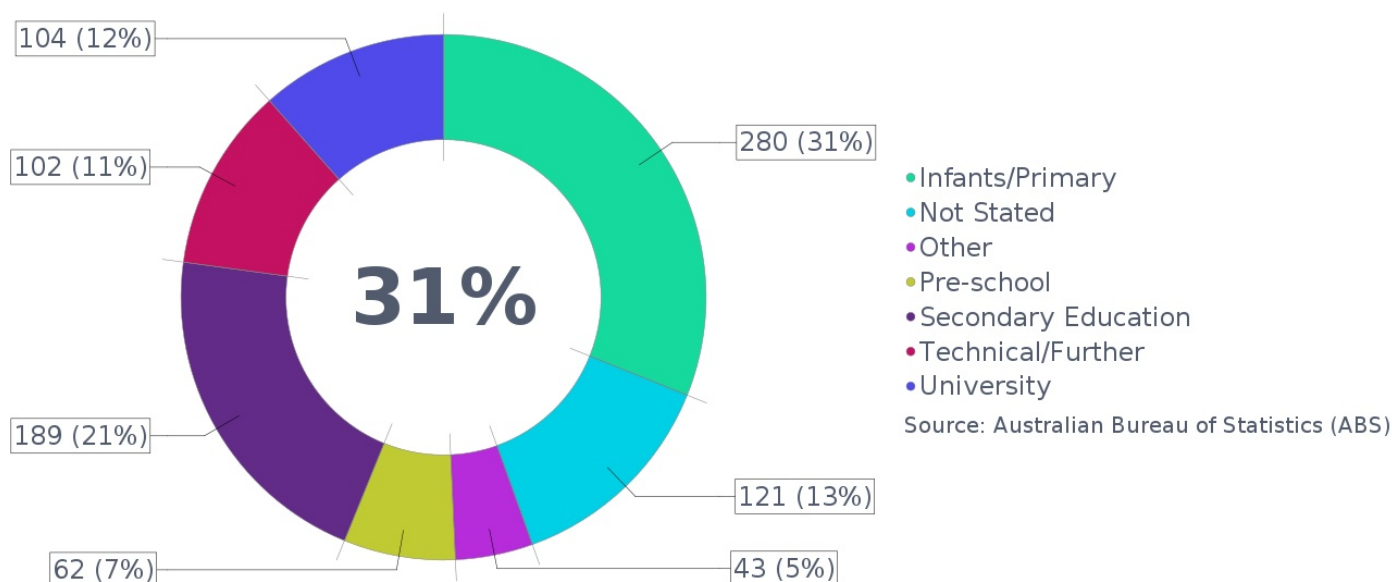




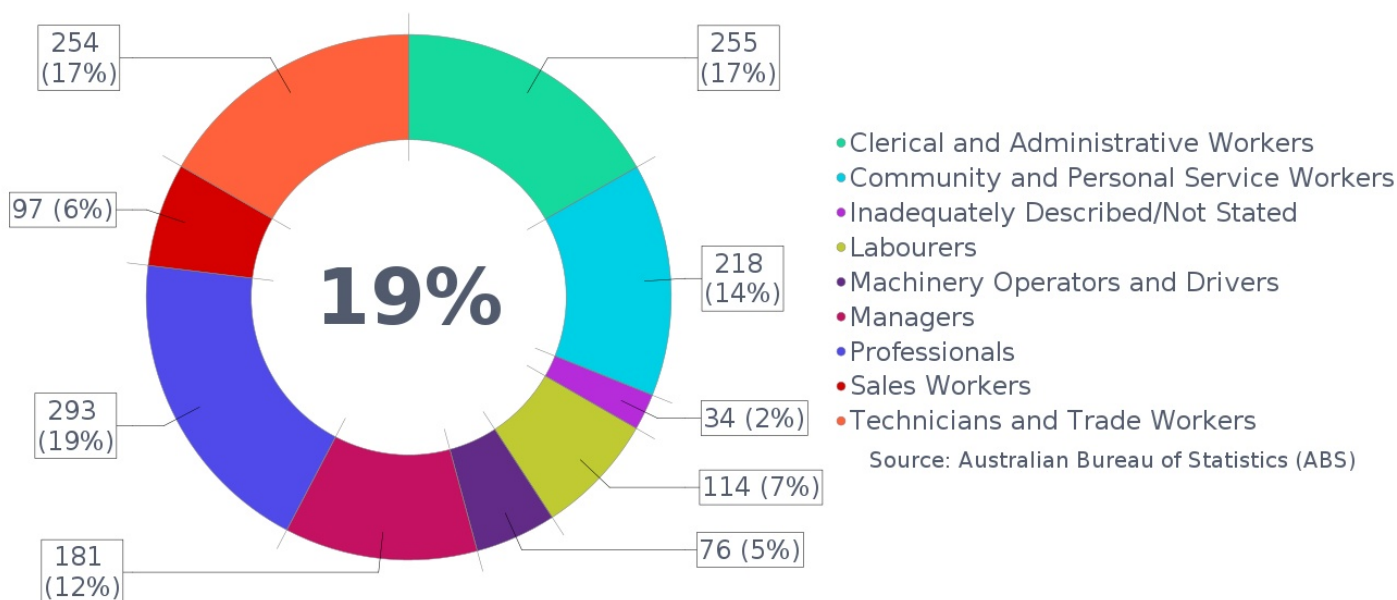
Household Income - Weekly (2021)



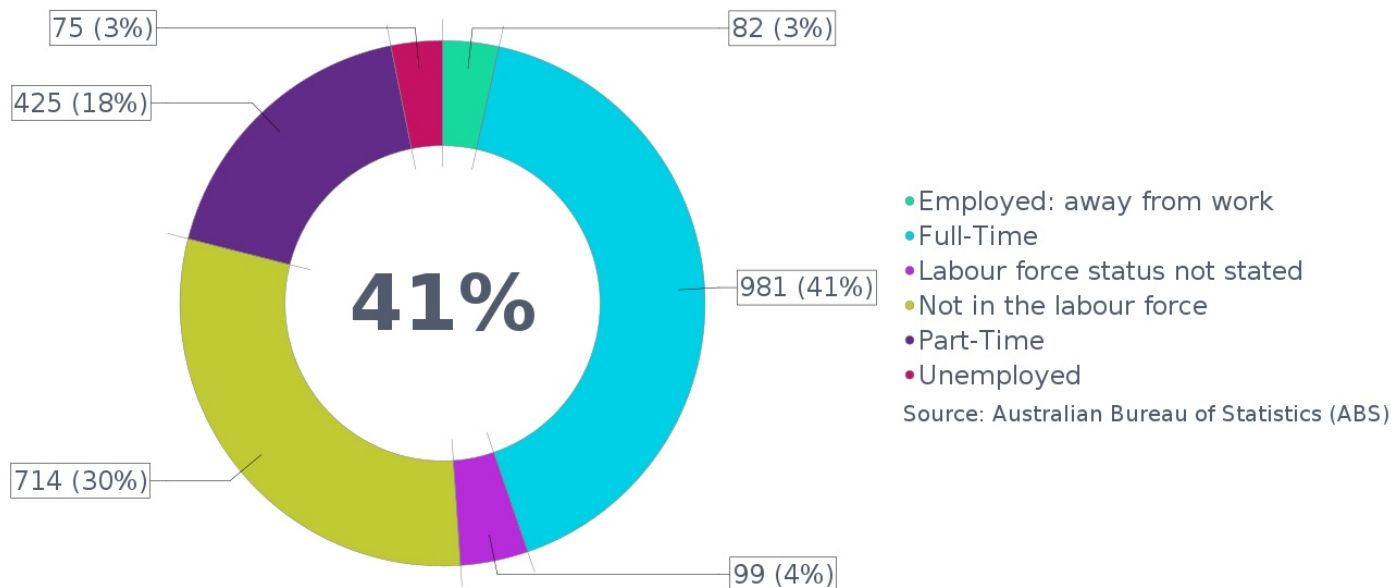
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

