SUBURB FLYOVER REPORT

SPENCE (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



Auction Advantage

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SPENCE - Suburb Map



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SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	33	$ 435,000	0.0 %	$ 6,500	$ 645,000
2009	28	$ 460,000	5.7 %	$ 330,000	$ 630,000
2010	27	$ 485,000	5.4 %	$ 371,000	$ 660,000
2011	26	$ 442,500	-8.8 %	$ 355,000	$ 600,000
2012	30	$ 470,000	6.2 %	$ 366,000	$ 660,800
2013	37	$ 457,000	-2.8 %	$ 70,000	$ 645,000
2014	23	$ 485,000	6.1 %	$ 25,000	$ 646,500
2015	23	$ 495,000	2.1 %	$ 333,000	$ 737,000
2016	32	$ 547,500	10.6 %	$ 385,000	$ 790,000
2017	42	$ 581,000	6.1 %	$ 400,000	$ 1,000,000
2018	36	$ 592,500	2.0 %	$ 140,000	$ 838,000
2019	29	$ 675,000	13.9 %	$ 11,000	$ 1,100,000
2020	39	$ 650,000	-3.7 %	$ 82,000	$ 820,000
2021	32	$ 828,500	27.5 %	$ 315,000	$ 1,475,000
2022	40	$ 900,500	8.7 %	$ 640,000	$ 1,375,000
2023	32	$ 932,500	3.6 %	$ 400,000	$ 8,000,000
2024	17	$ 890,000	-4.6 %	$ 770,000	$ 1,120,000
2025	39	$ 860,000	-3.4 %	$ 400,000	$ 1,535,000
2026	21	$ 955,000	11.0 %	$ 700,000	$ 1,520,000

Median Sale Price

$953k

Based on 44 recorded House sales within the last 12 months (Financial Year 2026)

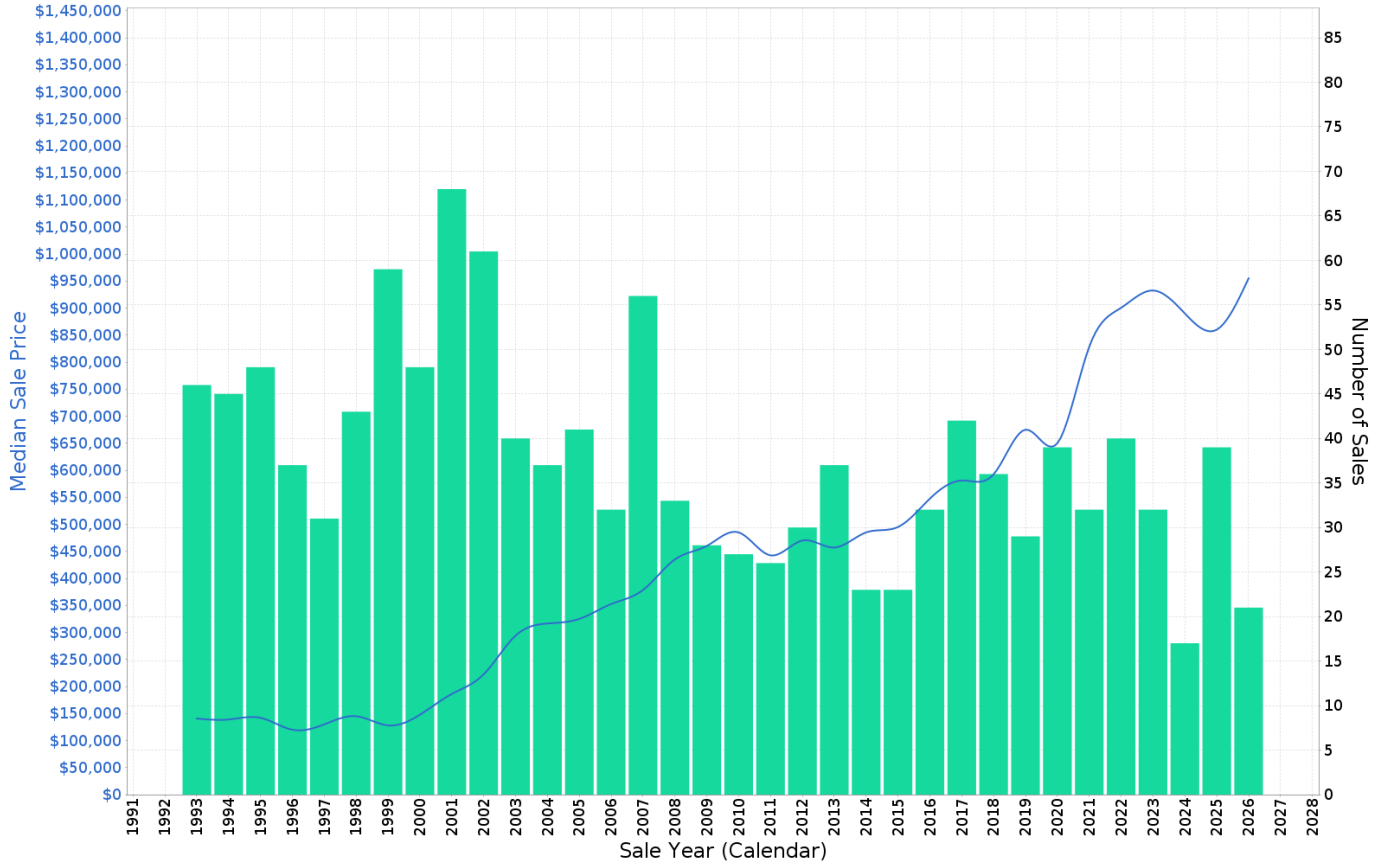
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.5%

Current Median Price: $952,900
Previous Median Price: $855,000

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

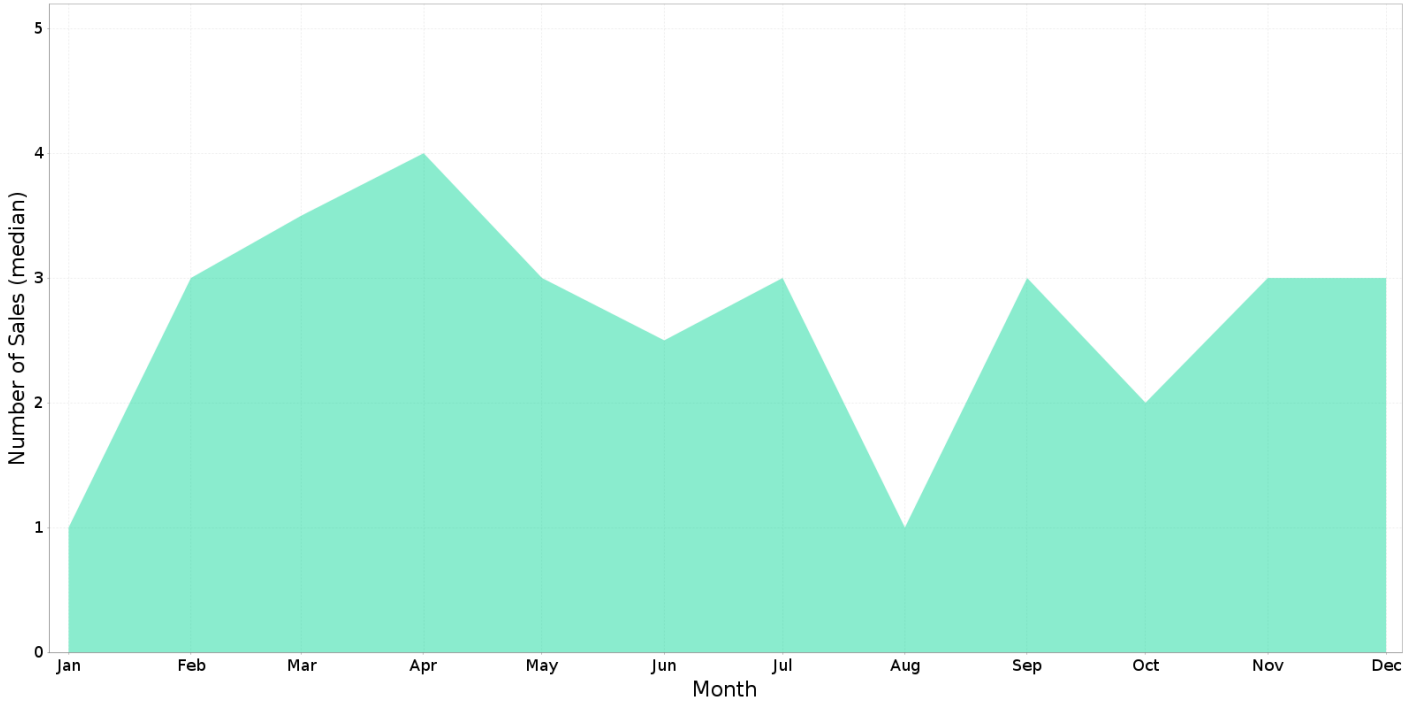


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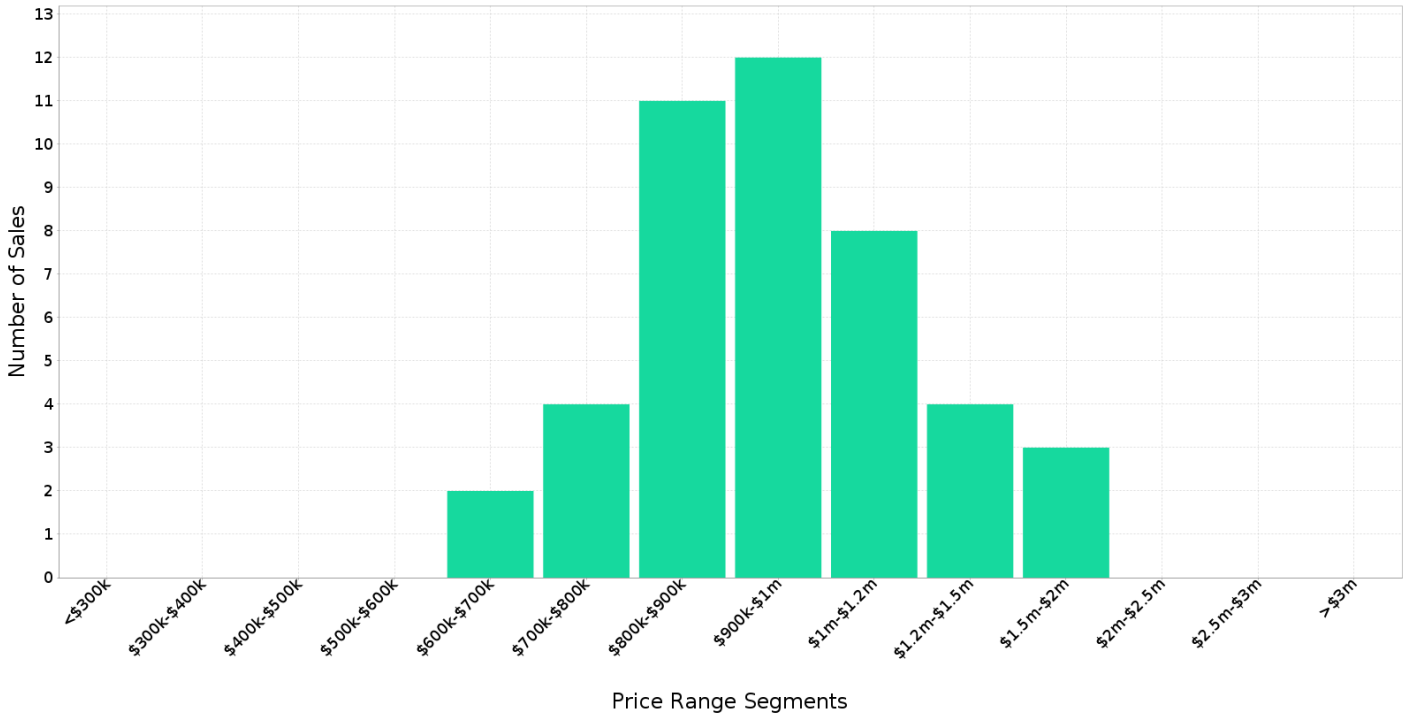
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SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)

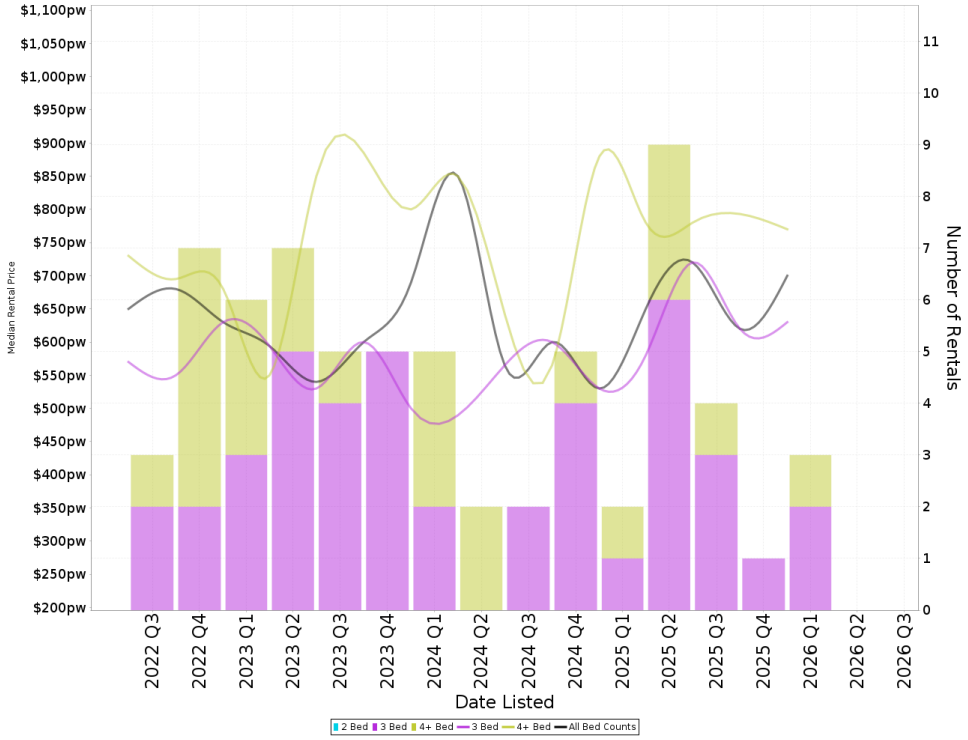


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.5%

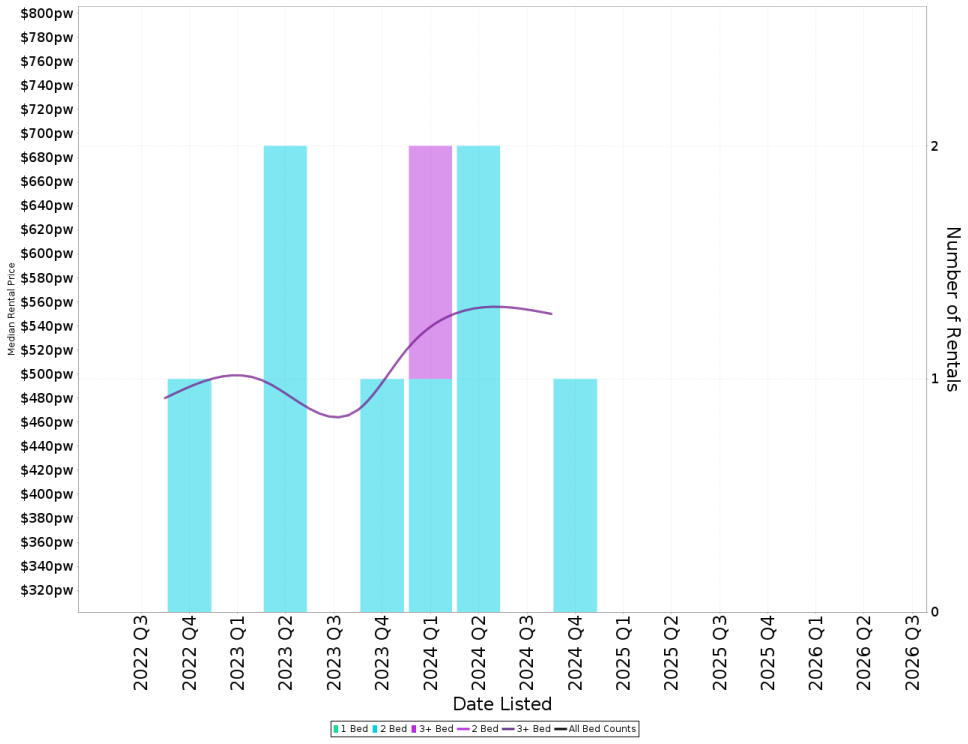
Current Median Price: $952,900
Previous Median Price: $855,000
Based on 68 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $952,900
Current Median Rent: $700
Based on 8 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.9%

Current Median Price: $802,500
Previous Median Price: $835,000
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

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SPENCE - Recently Sold Properties

Median Sale Price

$953k

Based on 44 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

+11.5%

Current Median Price: $952,900
Previous Median Price: $855,000

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

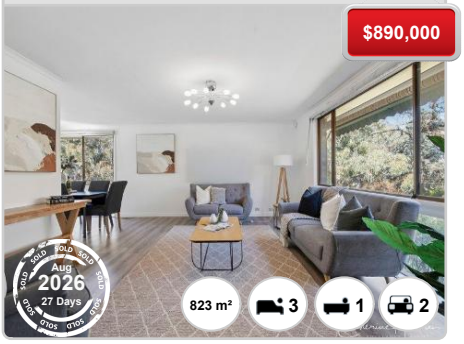
Sold Properties

44

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

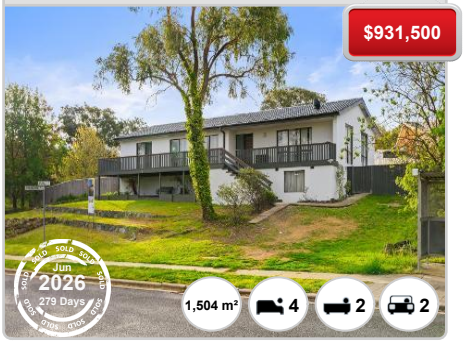
21 STANDBRIDGE PL



13 THORNTON PL



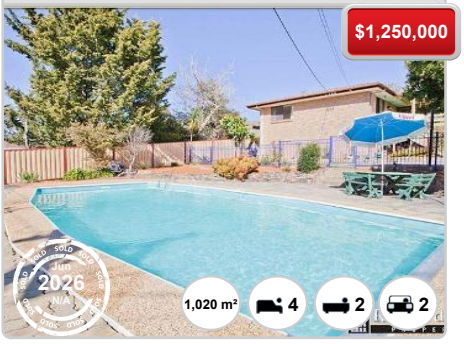
3 CROFTS CRES



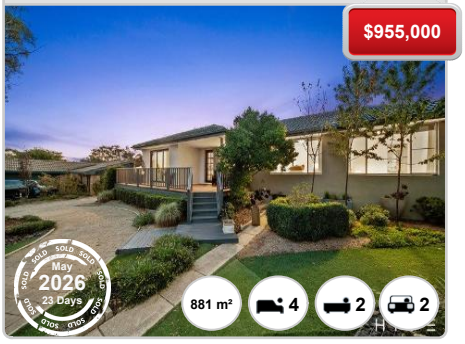
78 BADDELEY CRES



35 MAGRATH CRES



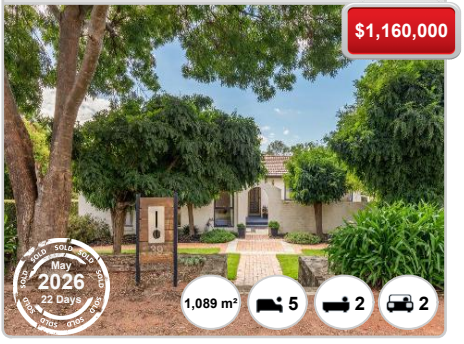
5 DODD PL



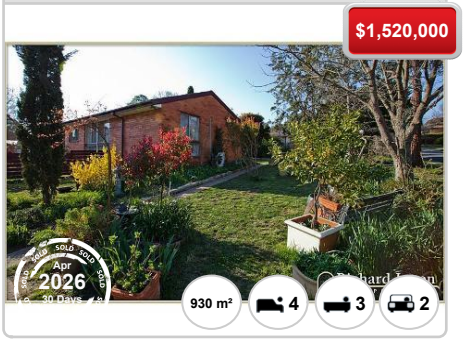
9 COLBORNE PL



39 MAGRATH CRES



19 BENNET ST

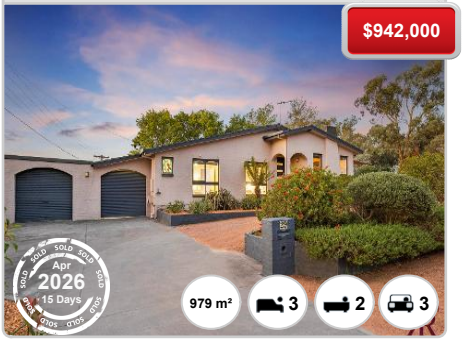


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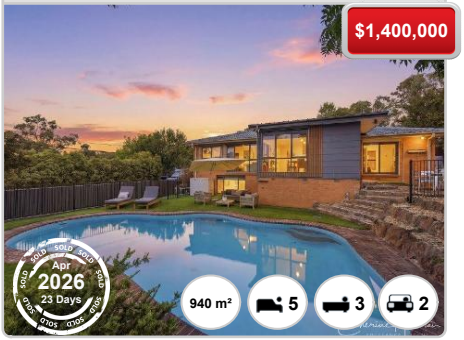
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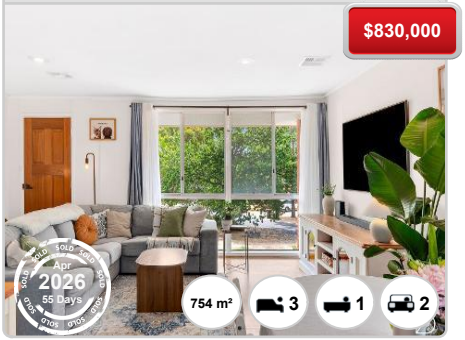
29 GARRARD ST



6 LEAVOLD PL



12 BOYLAND CL



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SPENCE - Properties For Rent

Median Rental Price

$700 /w

Based on 8 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: $952,900
Current Median Rent: $700

Based on 44 recorded House sales and 8 House rentals compared over the last 12 months

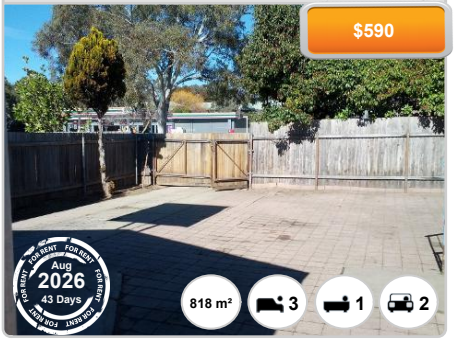
Number of Rentals

8

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

86 Clarey Crescent

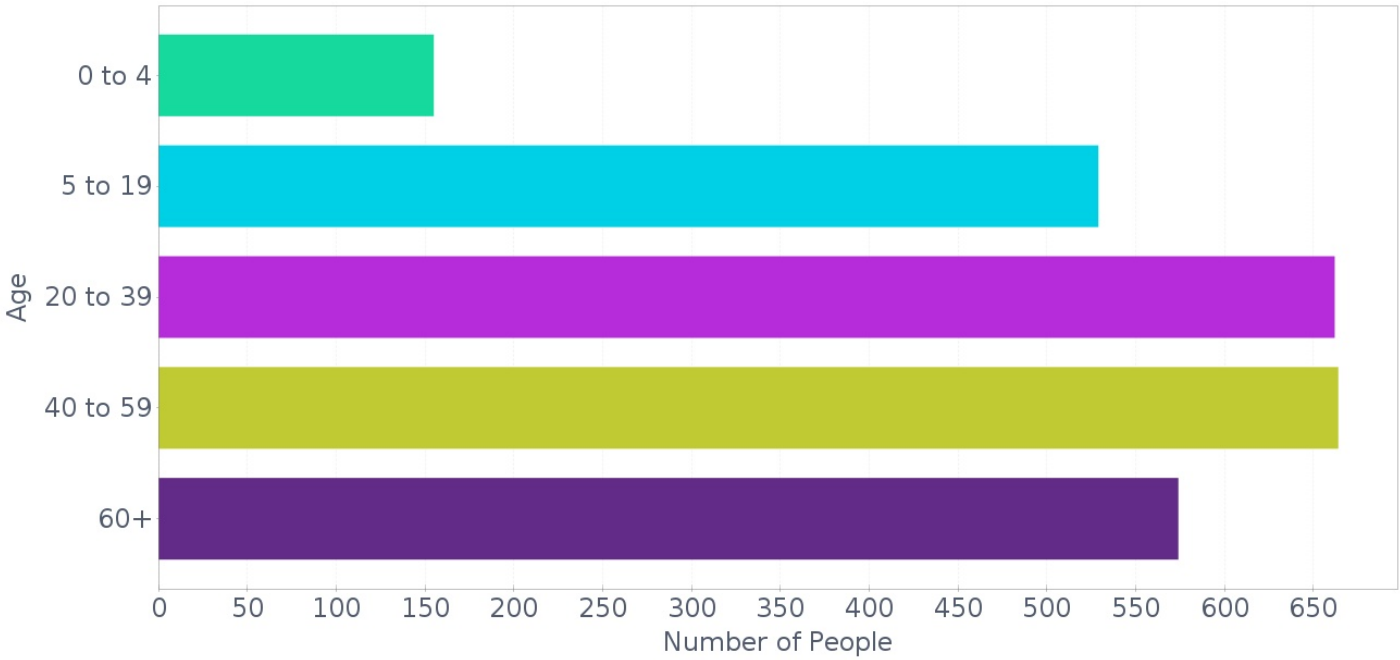


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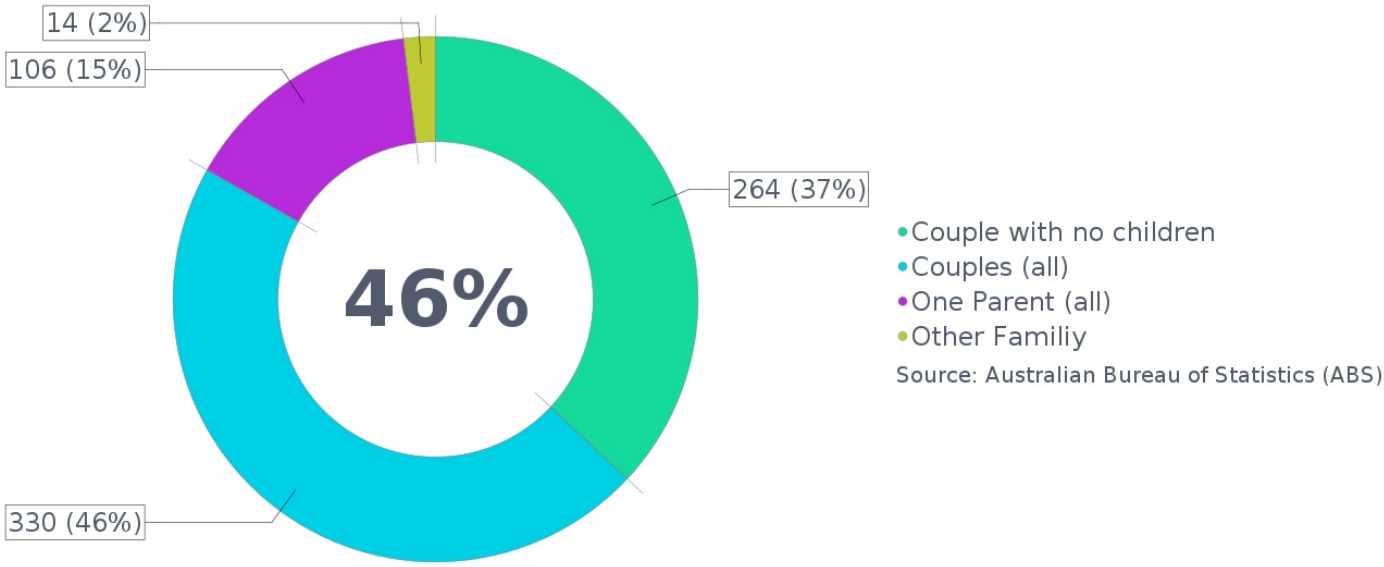
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Age of Population (2021)



Family Composition (2021)

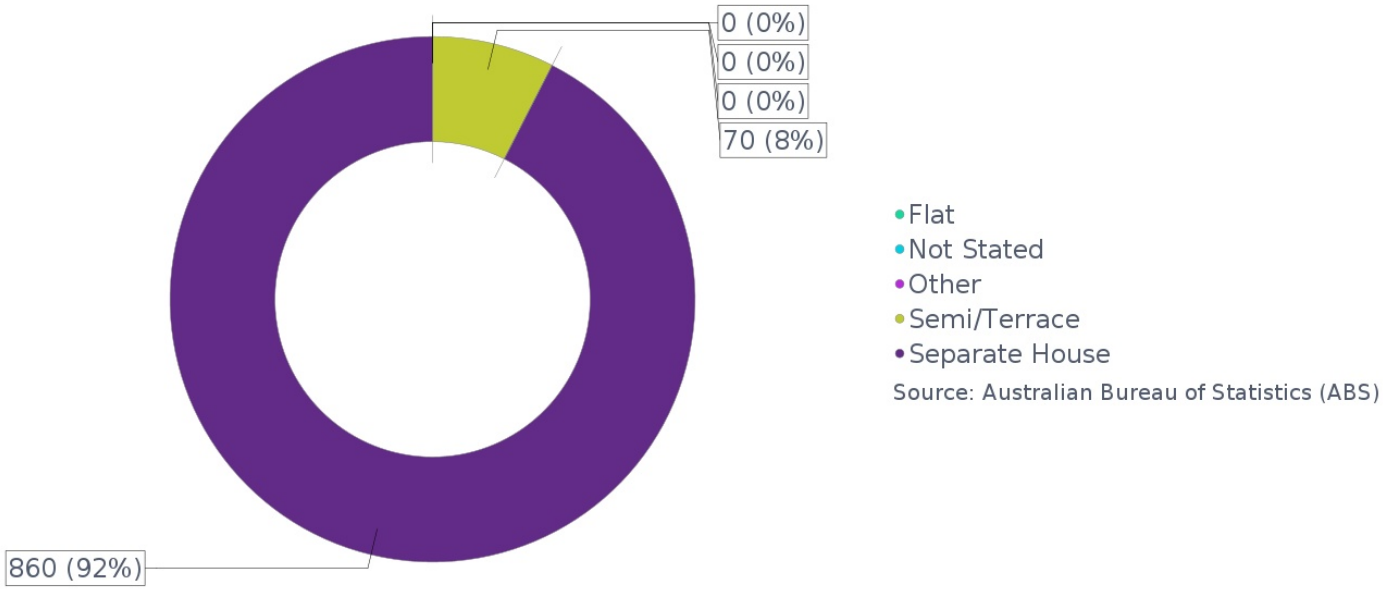


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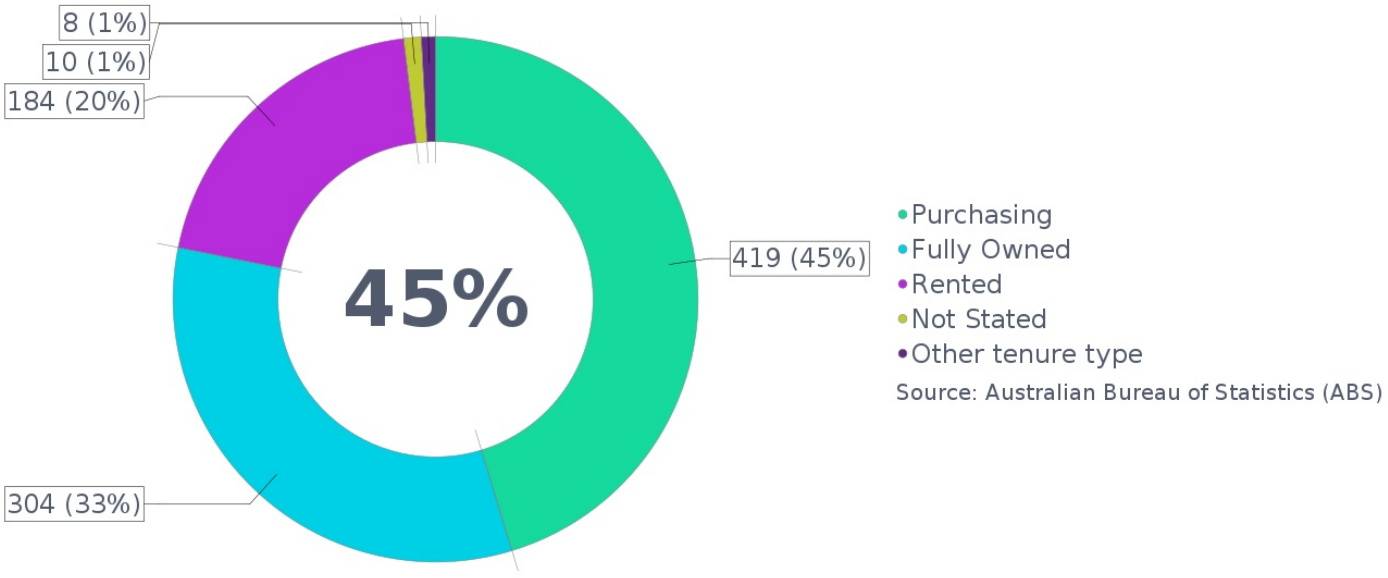
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Dwelling Structure (2021)



Home Ownership (2021)



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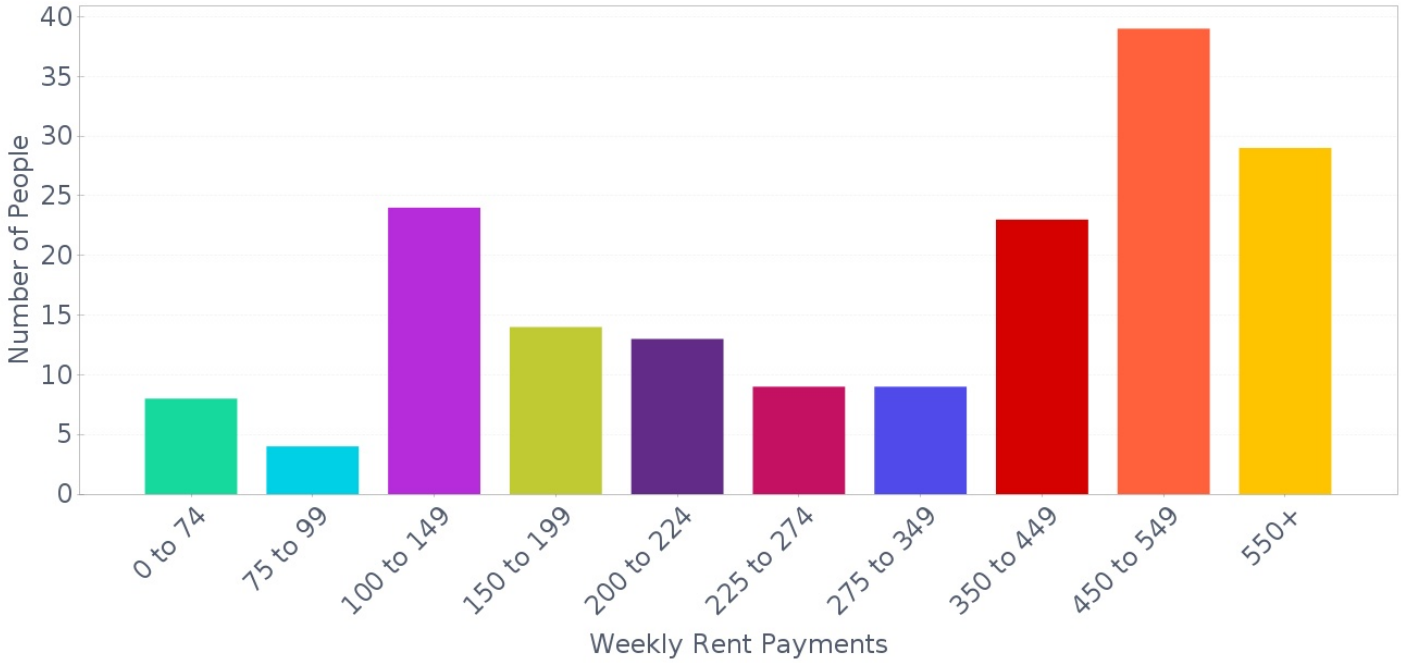
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

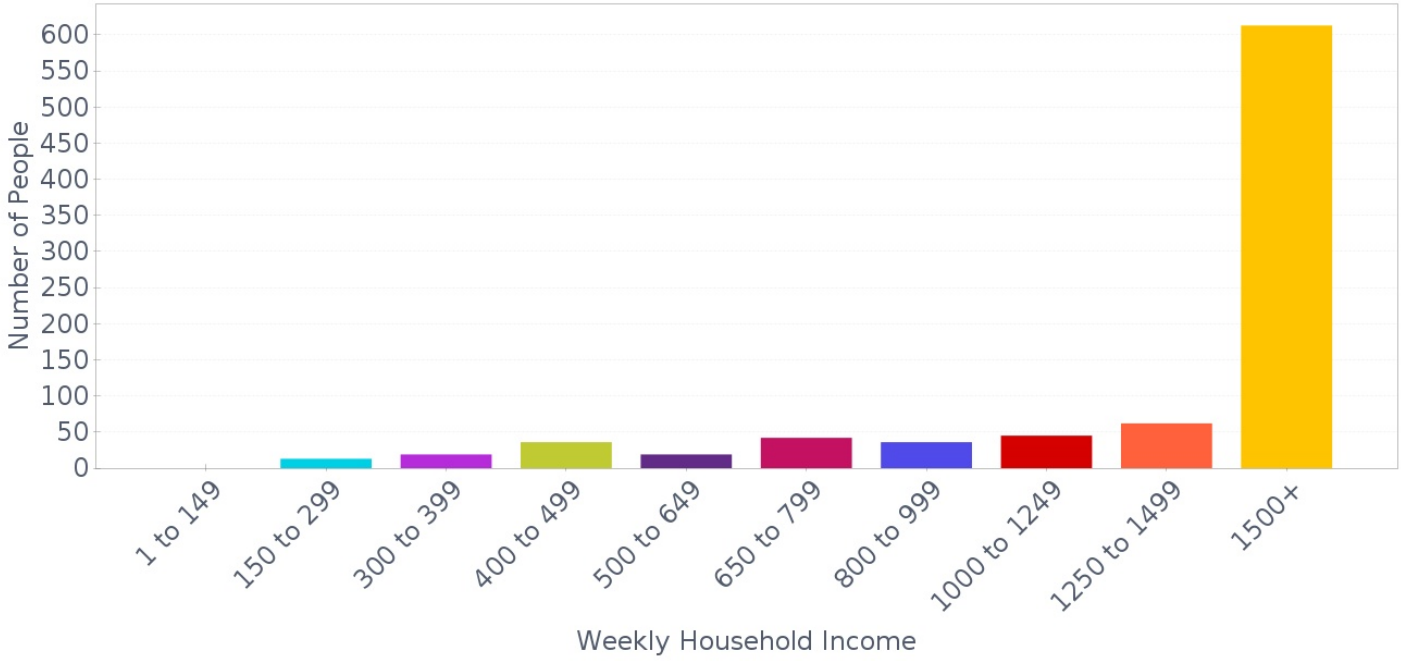


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Household Income - Weekly (2021)

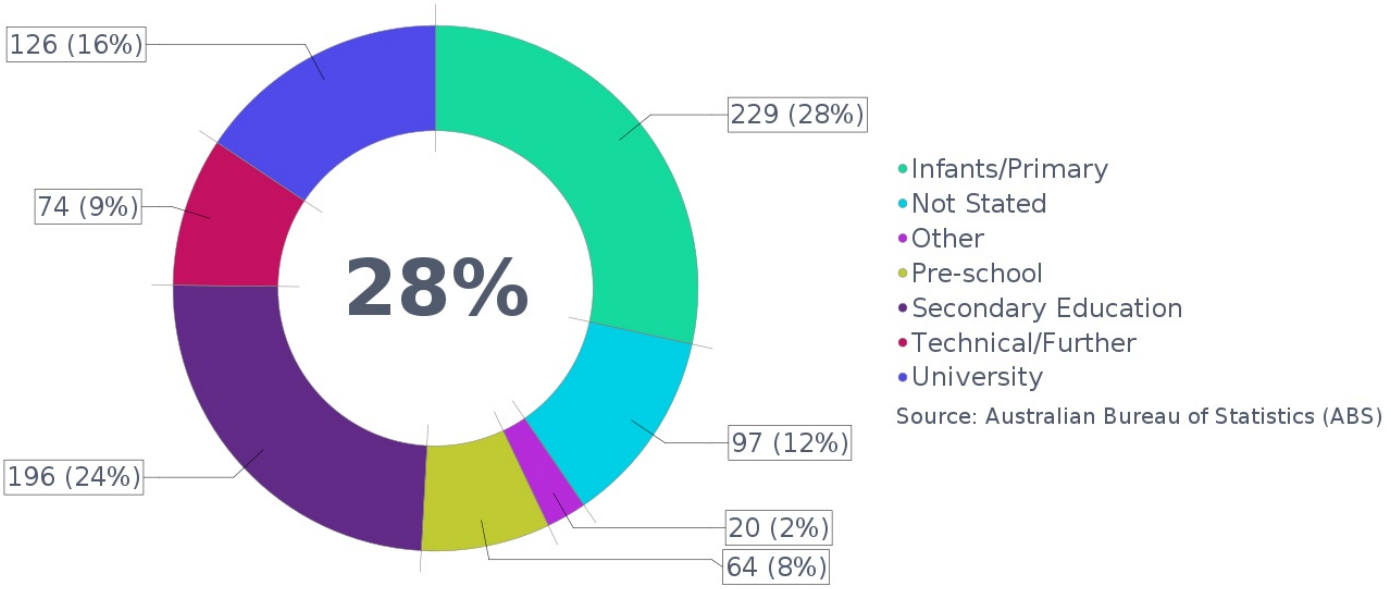


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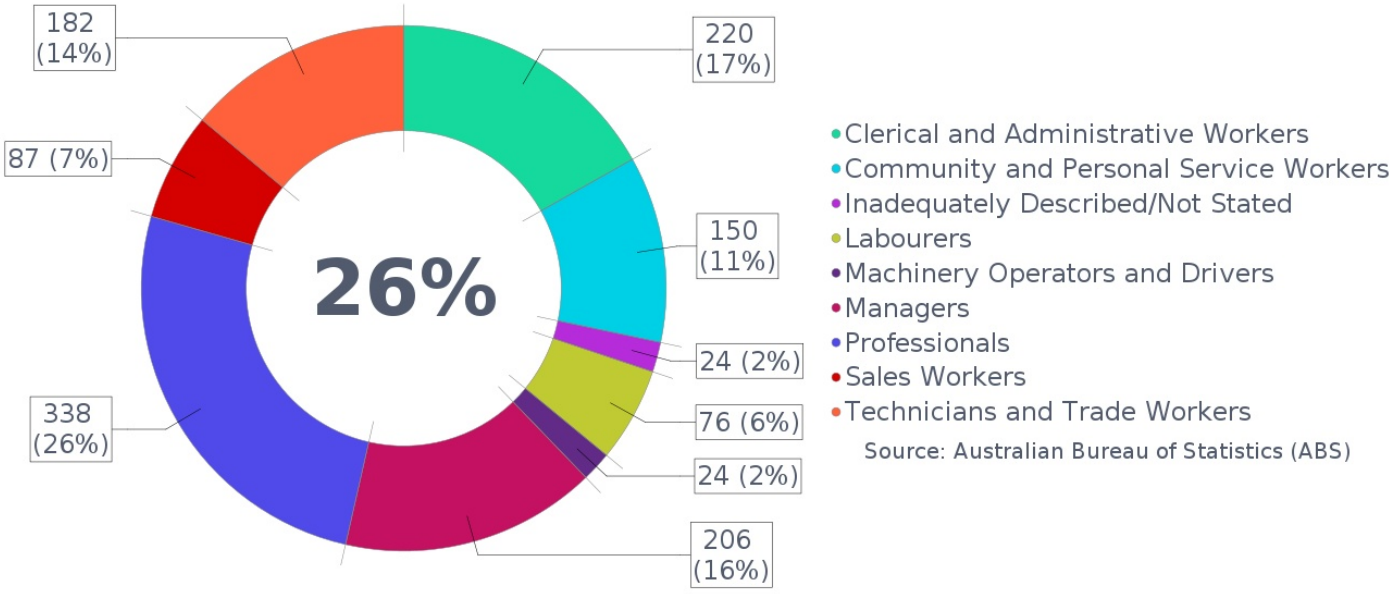
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

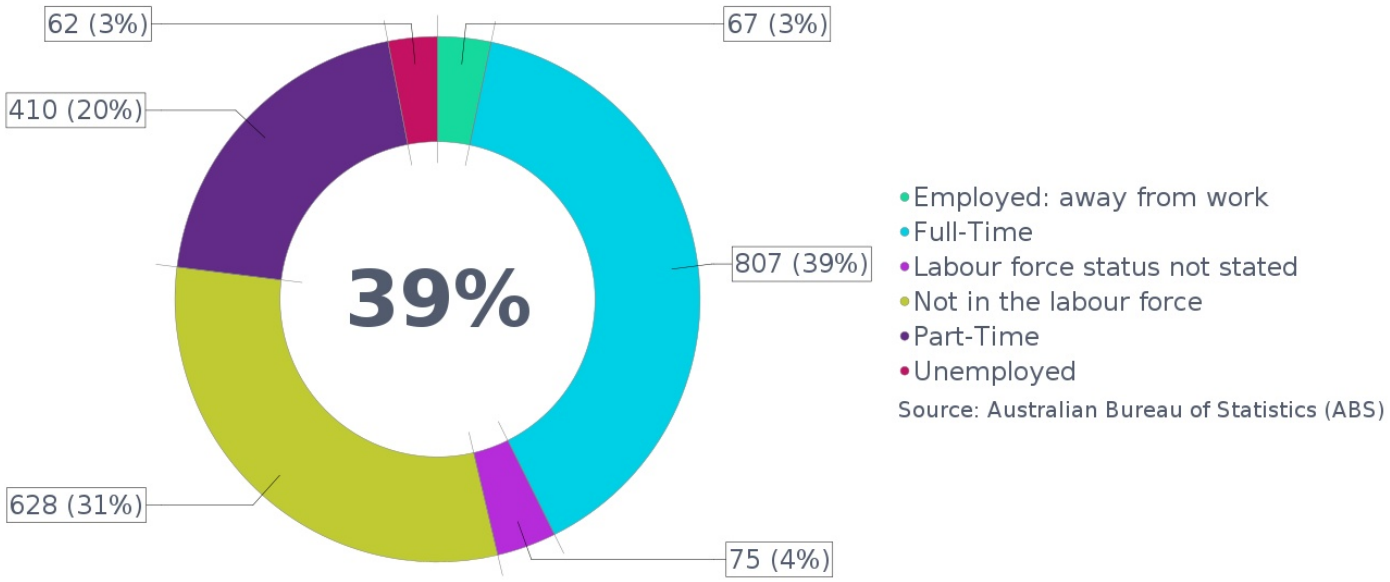


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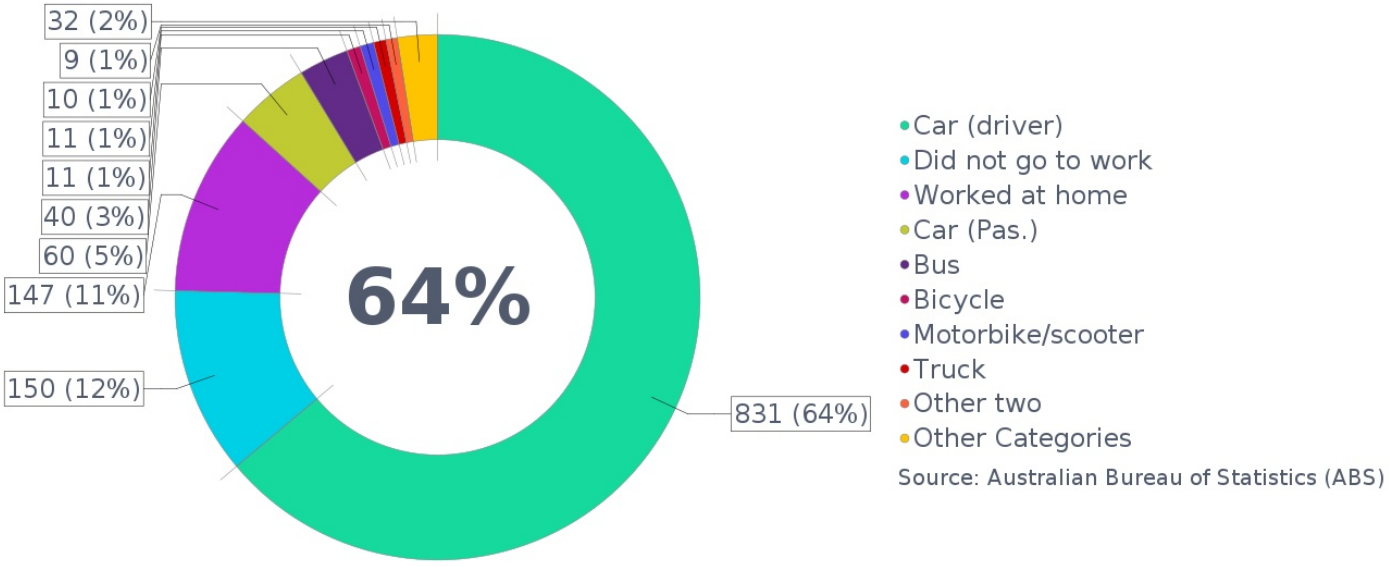
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Employment (2021)



Method of Travel to Work (2021)



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