

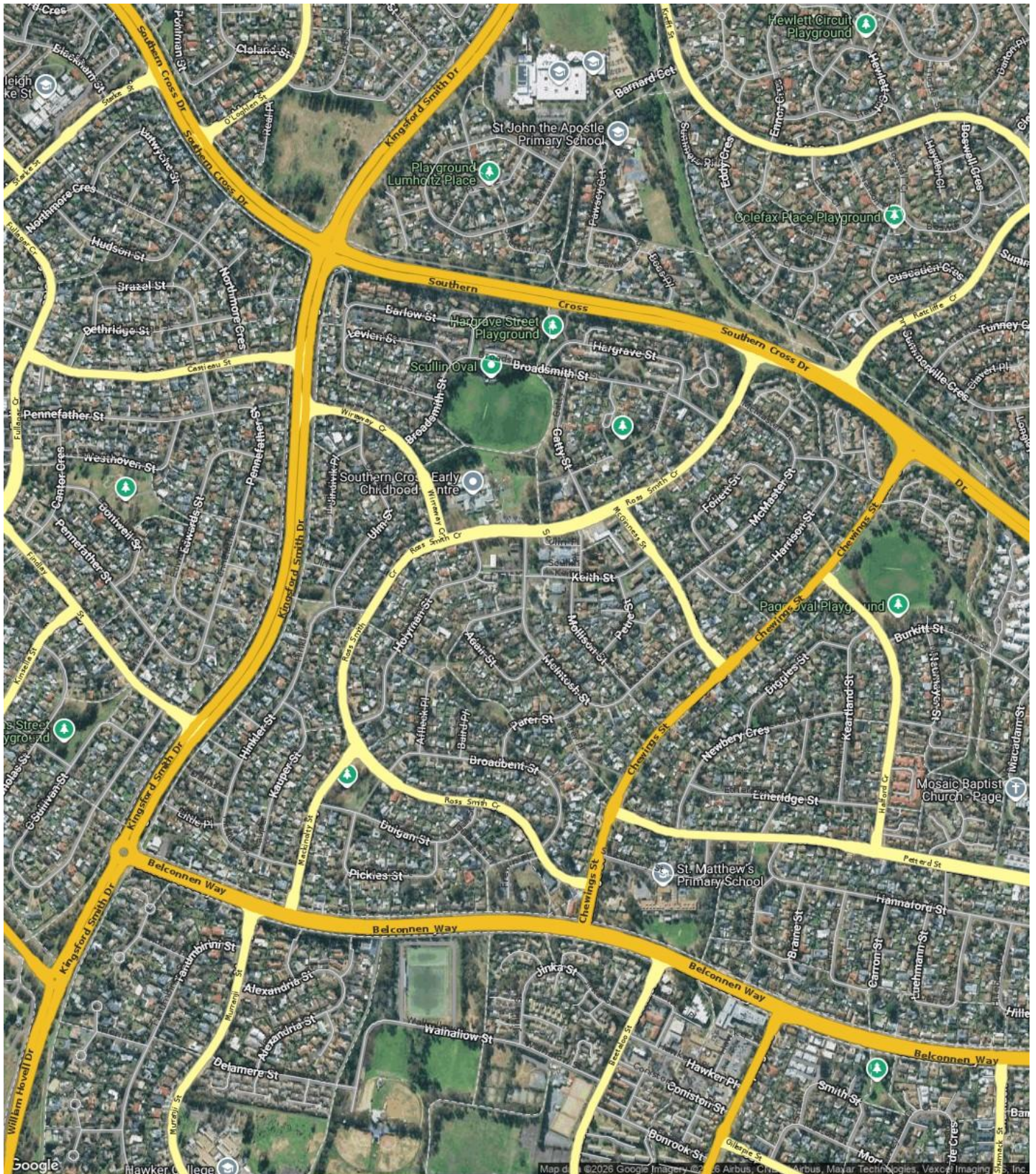
SUBURB FLYOVER REPORT

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	29	\$ 862,500	-4.3 %	\$ 700,000	\$ 1,120,000
2026	10	\$ 882,500	2.3 %	\$ 730,000	\$ 1,070,000

Median Sale Price

\$875k

Based on 21 recorded House sales within the last 12 months (Financial Year 2026)

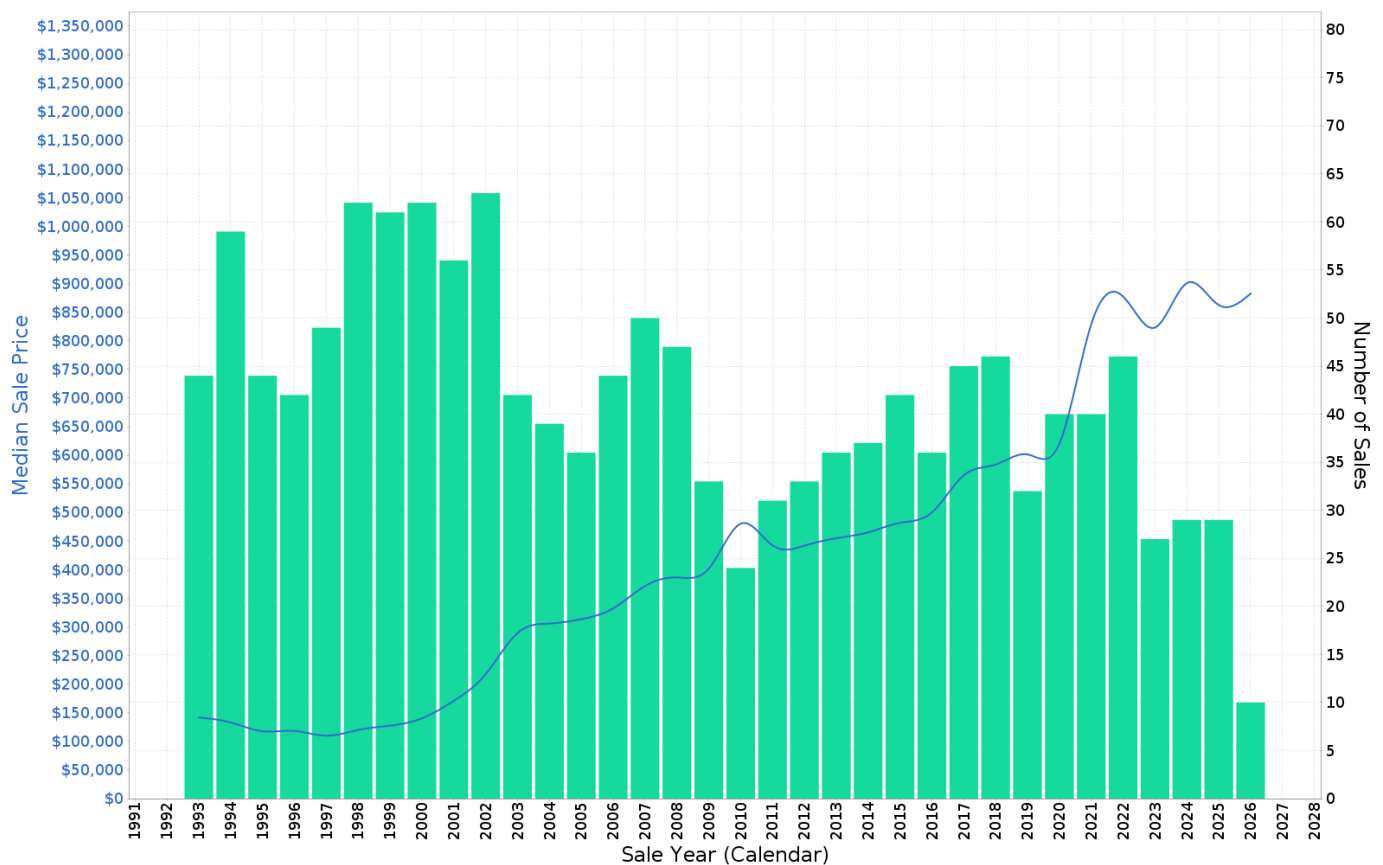
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

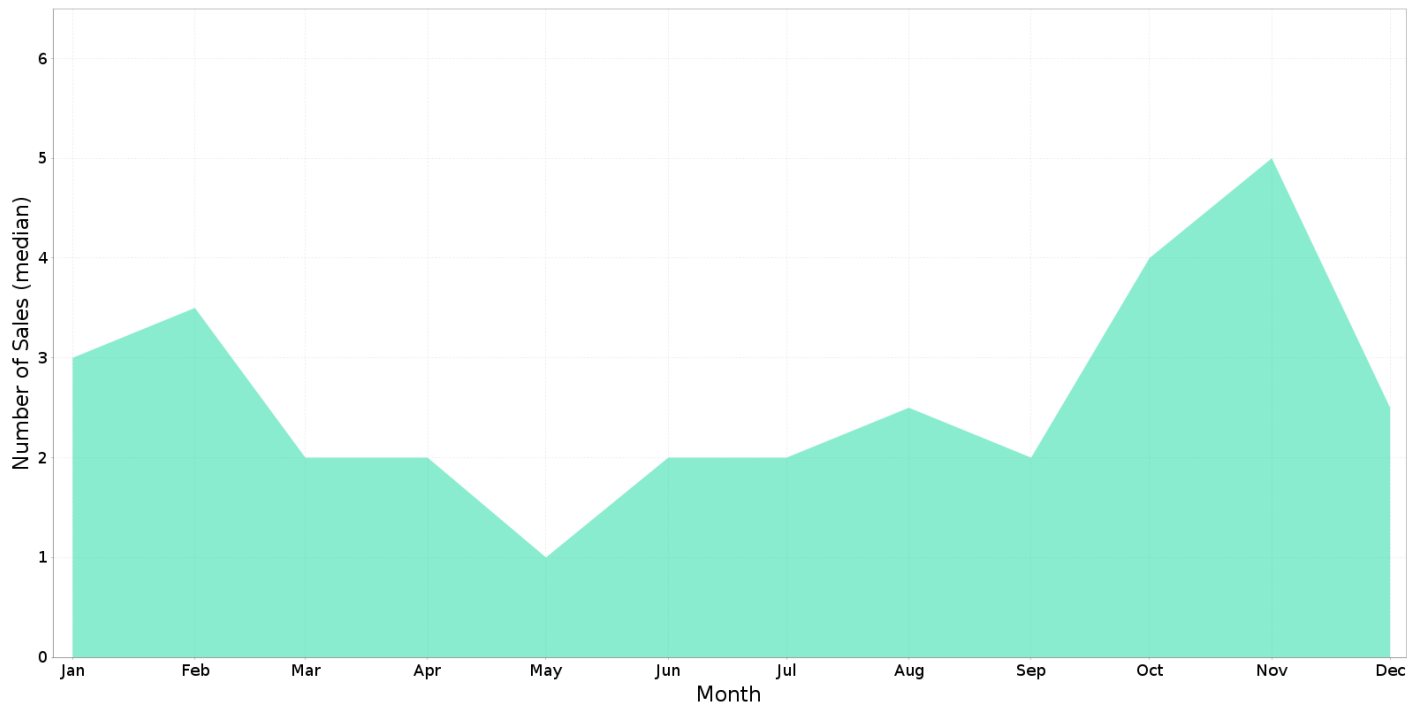
-3.2%

Current Median Price: \$875,000
Previous Median Price: \$903,500

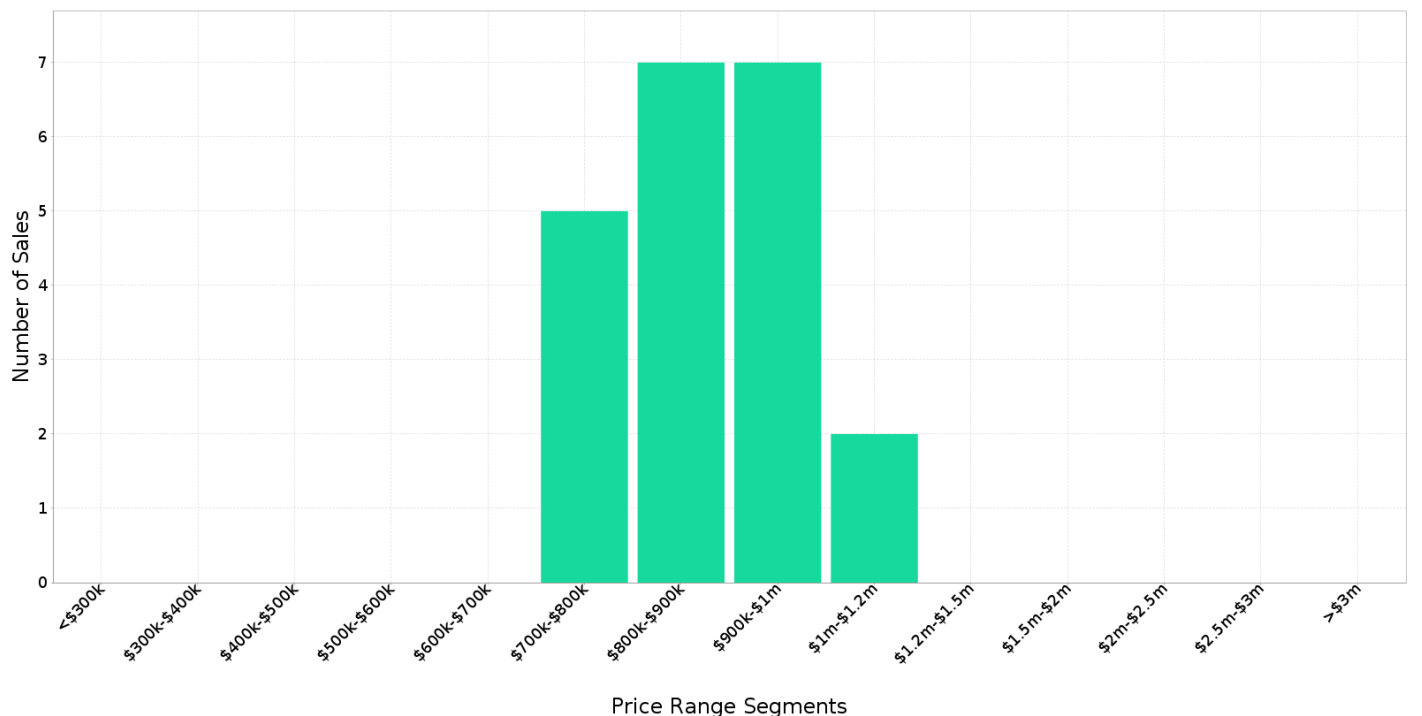
Based on 54 recorded House sales compared over the last two rolling 12 month periods



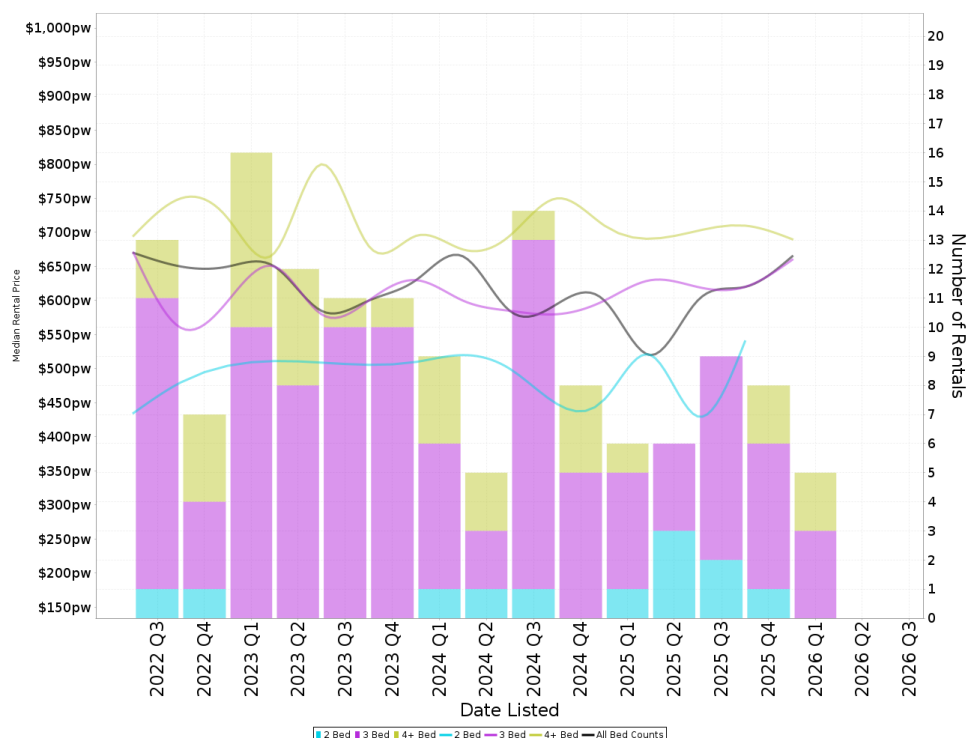
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.2%

Current Median Price: \$875,000
Previous Median Price: \$903,500

Based on 54 registered House sales compared over the last two rolling 12 month periods.

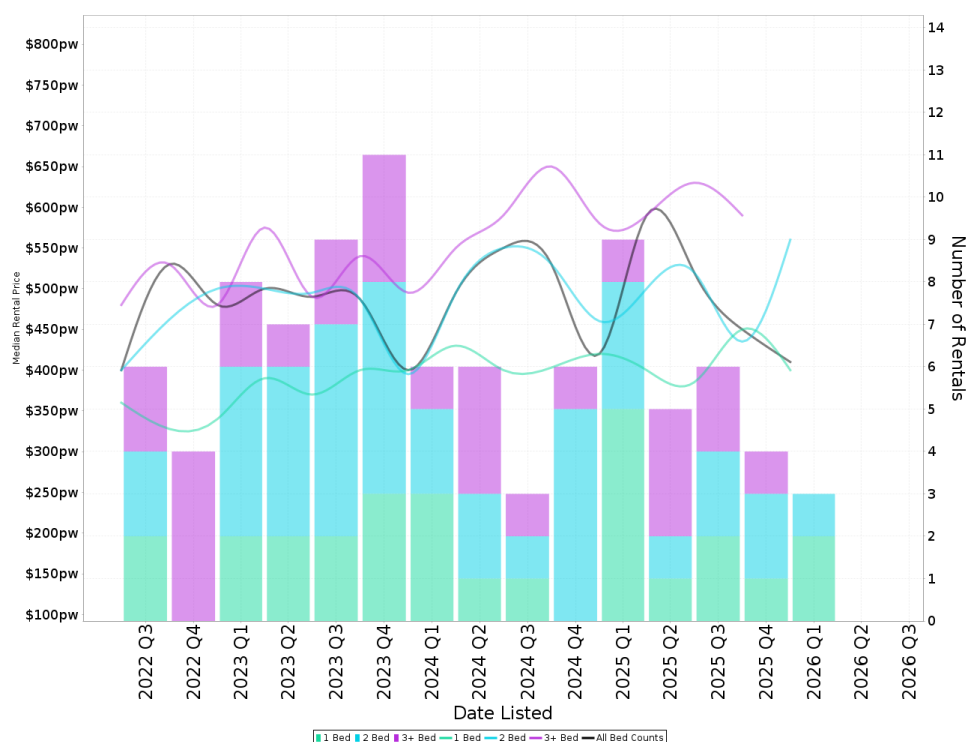
Suburb Rental Yield

+3.7%

Current Median Price: \$875,000
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 31 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

\$875k

Based on 21 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

-3.2%

Current Median Price: \$875,000
Previous Median Price: \$903,500

Based on 54 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

21

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

36 GATTY ST



\$910,000

845 m² 3 1 3

Sold Jul 2026 10 Days

14 MCGINNESS ST



\$650,000

747 m² 4 1 2

Sold Aug 2026 48 Days

5 DE GARIS PL



\$730,000

732 m² 3 1 2

Sold Jul 2026 20 Days

25B MCINTOSH ST



\$880,000

1,120 m² 3 2 2

Sold Jul 2026 21 Days

18A MOLLISON ST



\$850,000

945 m² 1 1 1

Sold Jul 2026 N/A

162 BELCONNEN WAY



\$825,000

948 m² 3 1 1

Sold Jul 2026 N/A

5 BROADBENT ST



\$857,000

648 m² 3 1 1

Sold Jun 2026 15 Days

7 HINKLER ST



\$885,000

686 m² 3 1 3

Sold Apr 2026 50 Days

10 JINDIVIK PL



\$960,000

744 m² 3 1 1

Sold Mar 2026 N/A

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

+3.7%

Current Median Price: \$875,000
Current Median Rent: \$620

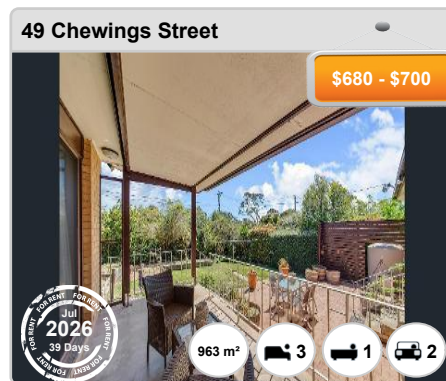
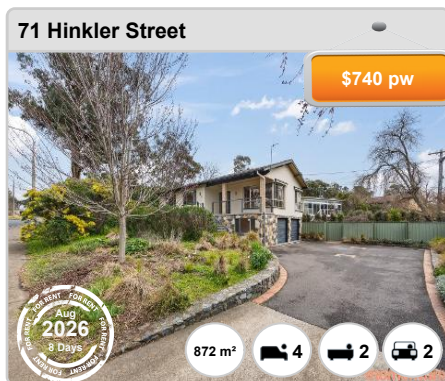
Based on 21 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

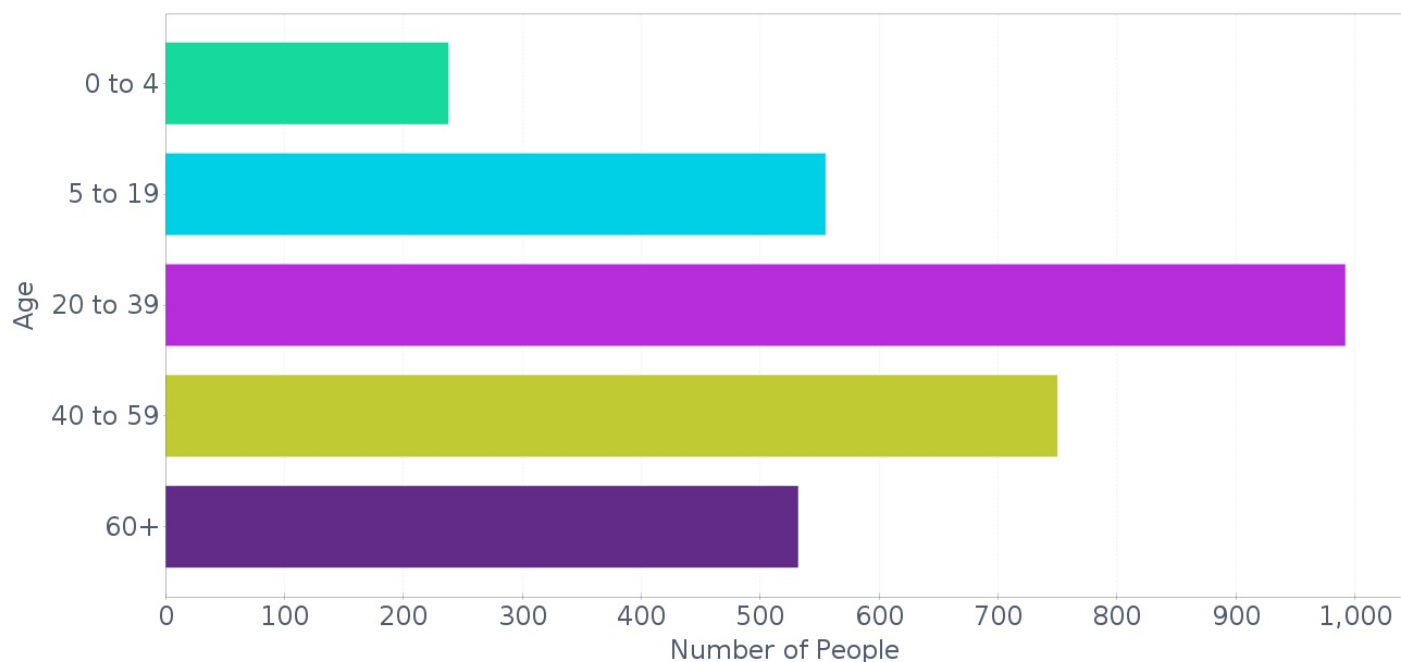
Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

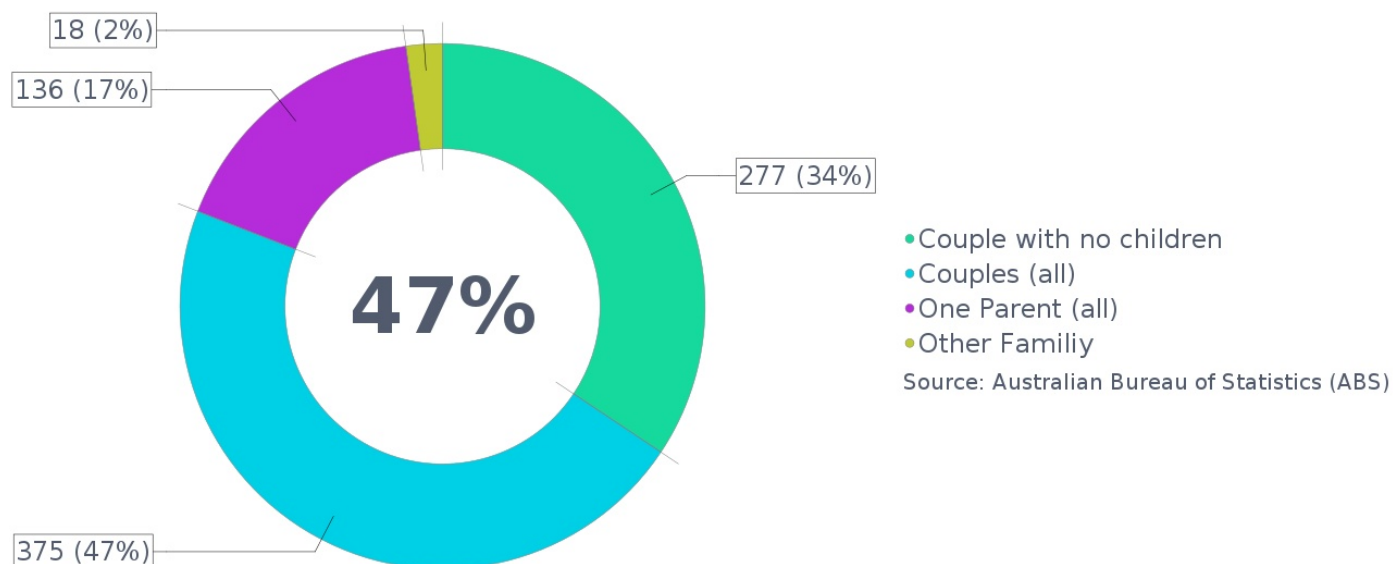




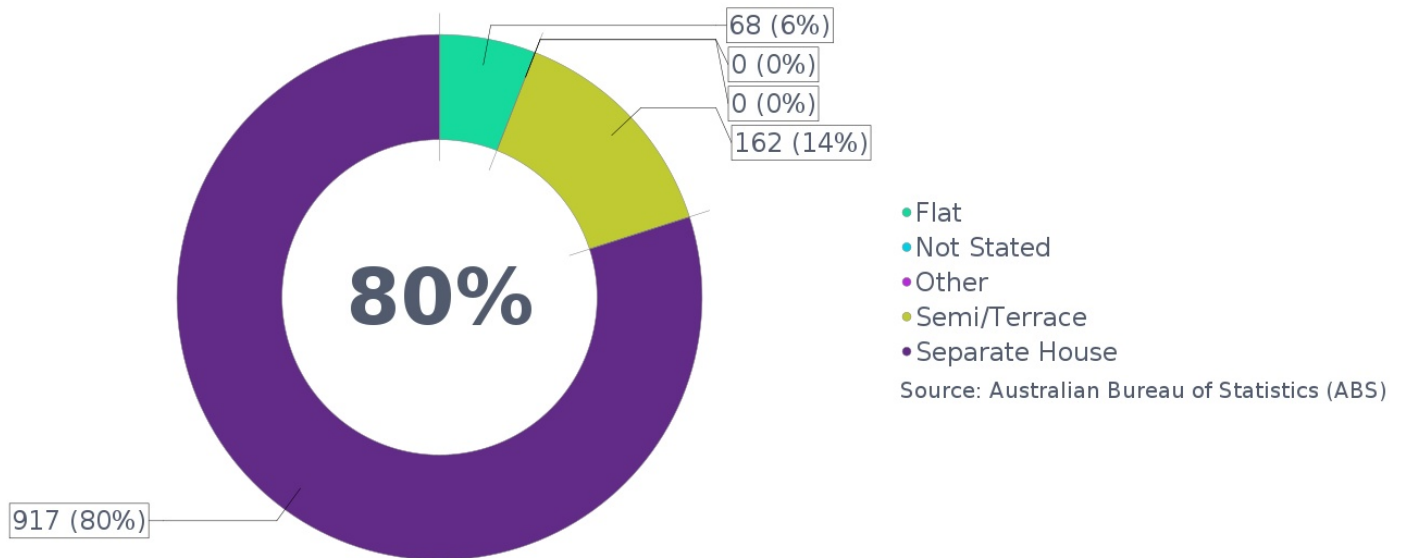
Age of Population (2021)



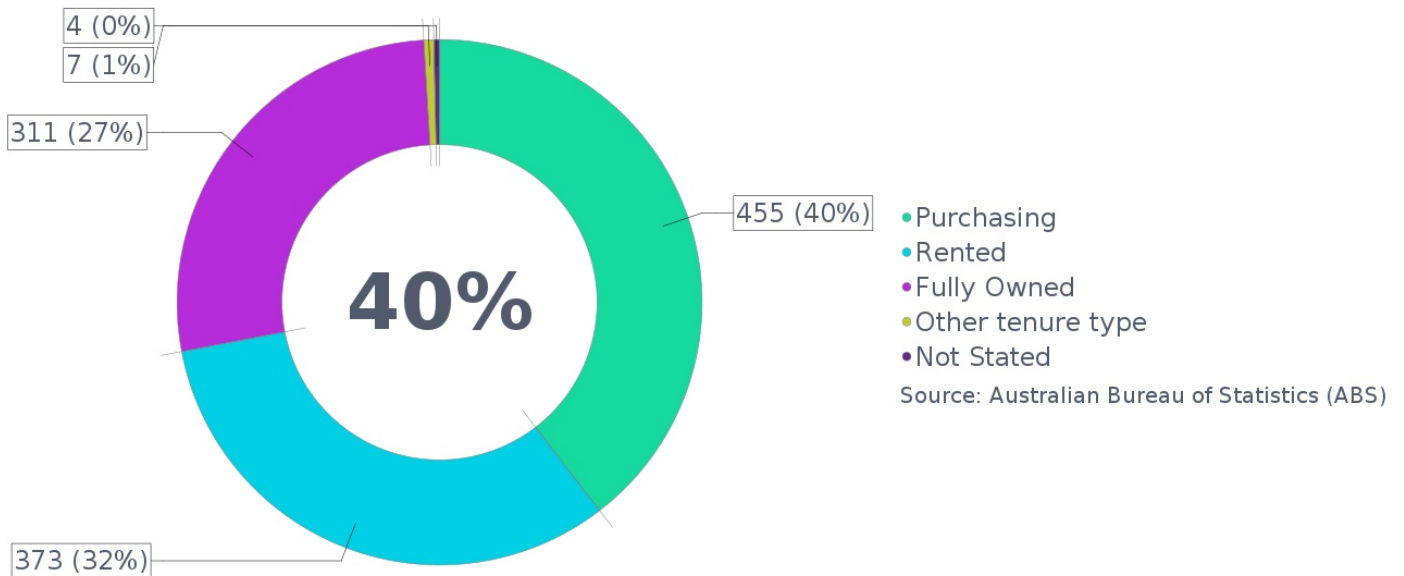
Family Composition (2021)



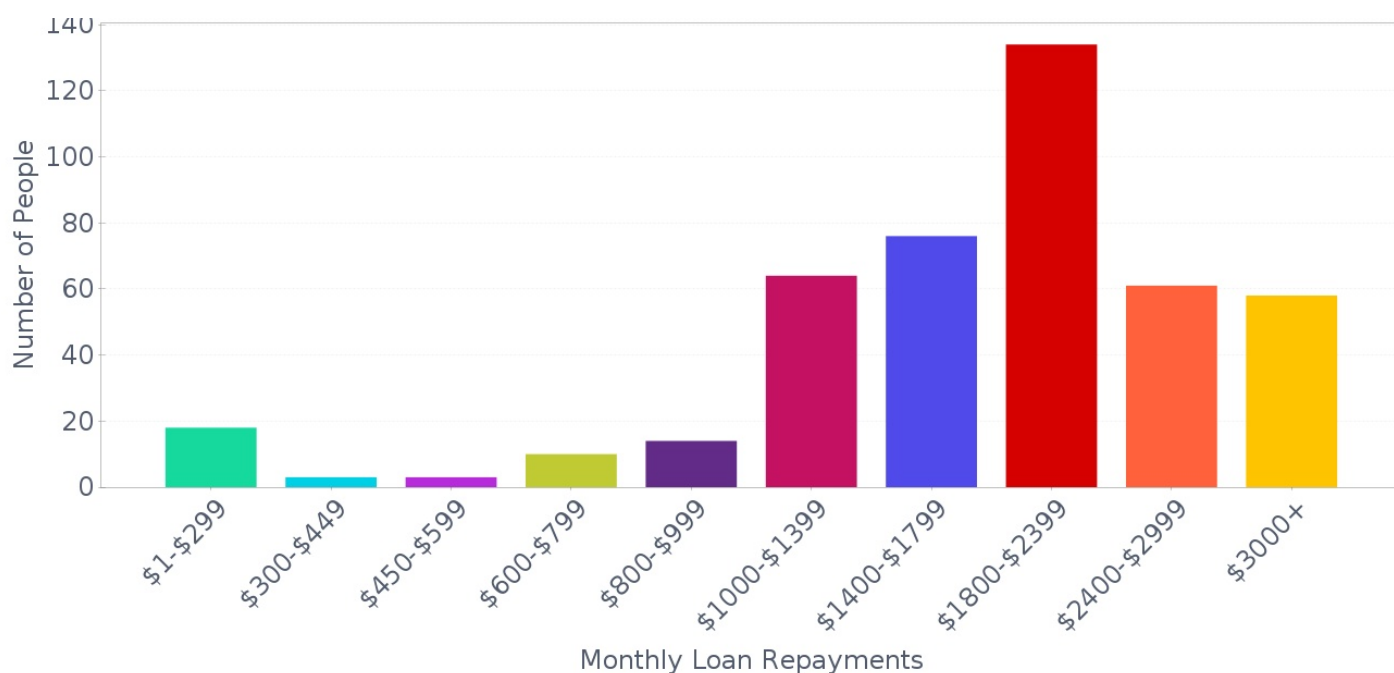
Dwelling Structure (2021)



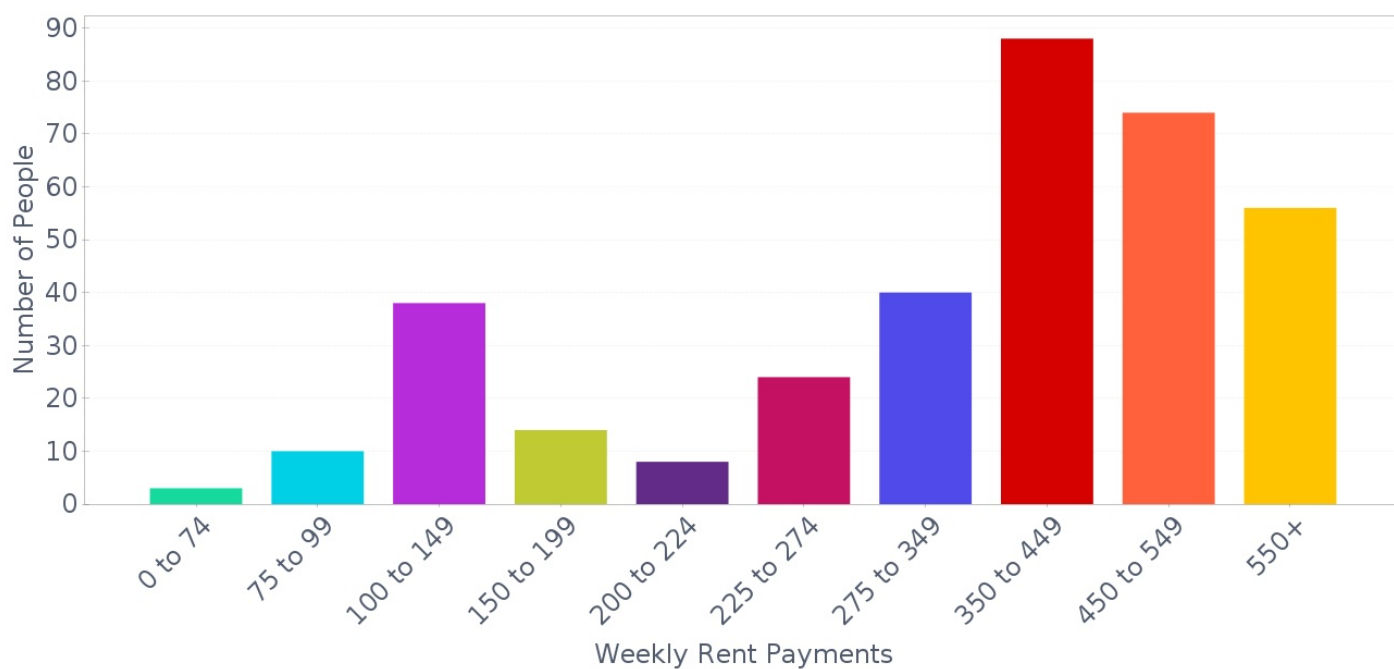
Home Ownership (2021)



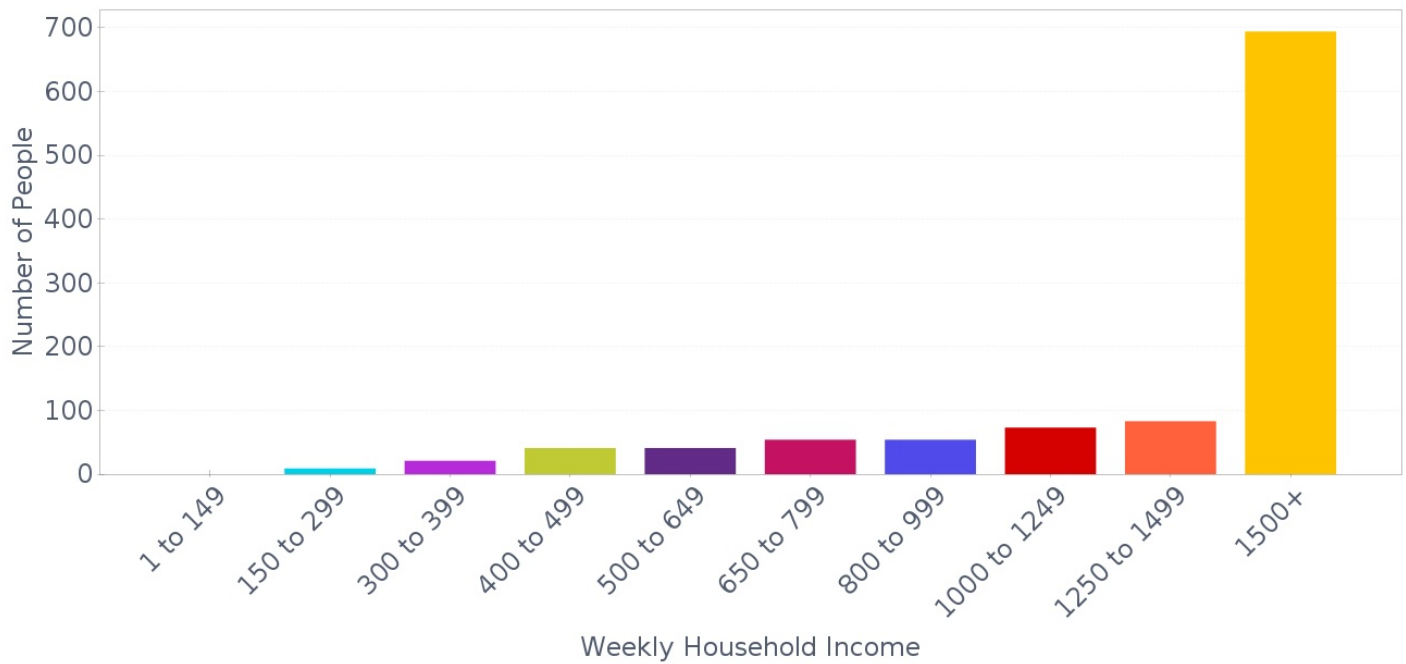
Home Loan Repayments - Monthly (2021)



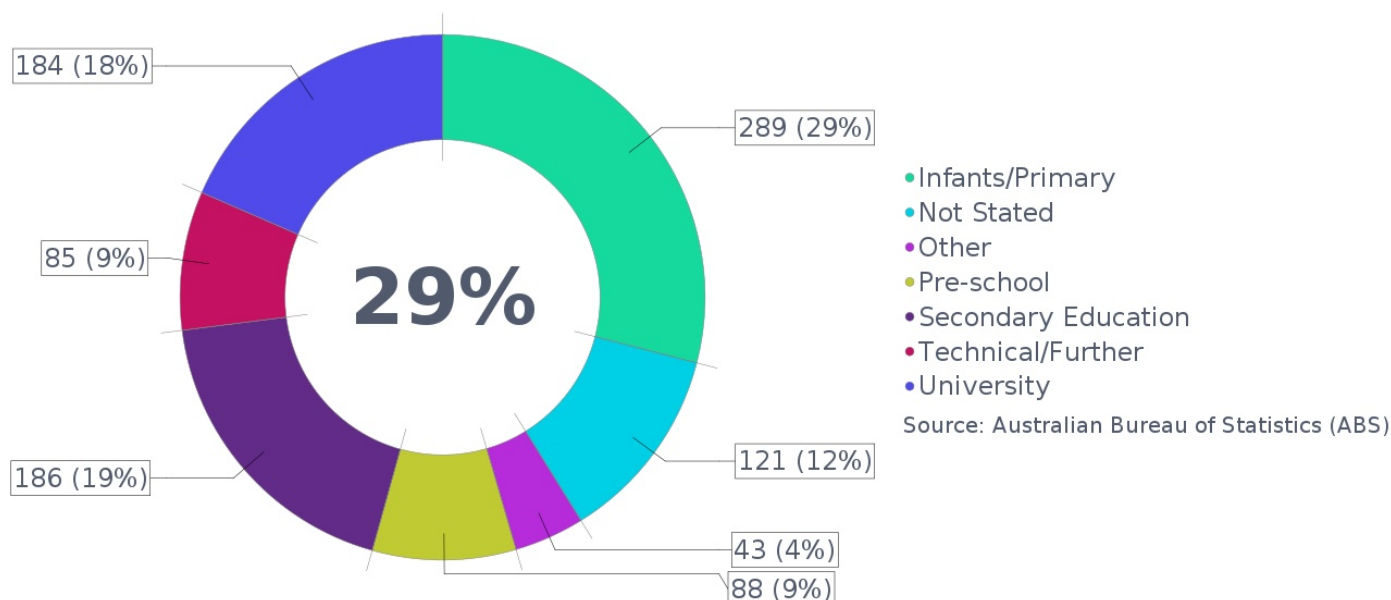
Rent Payments - Weekly (2021)



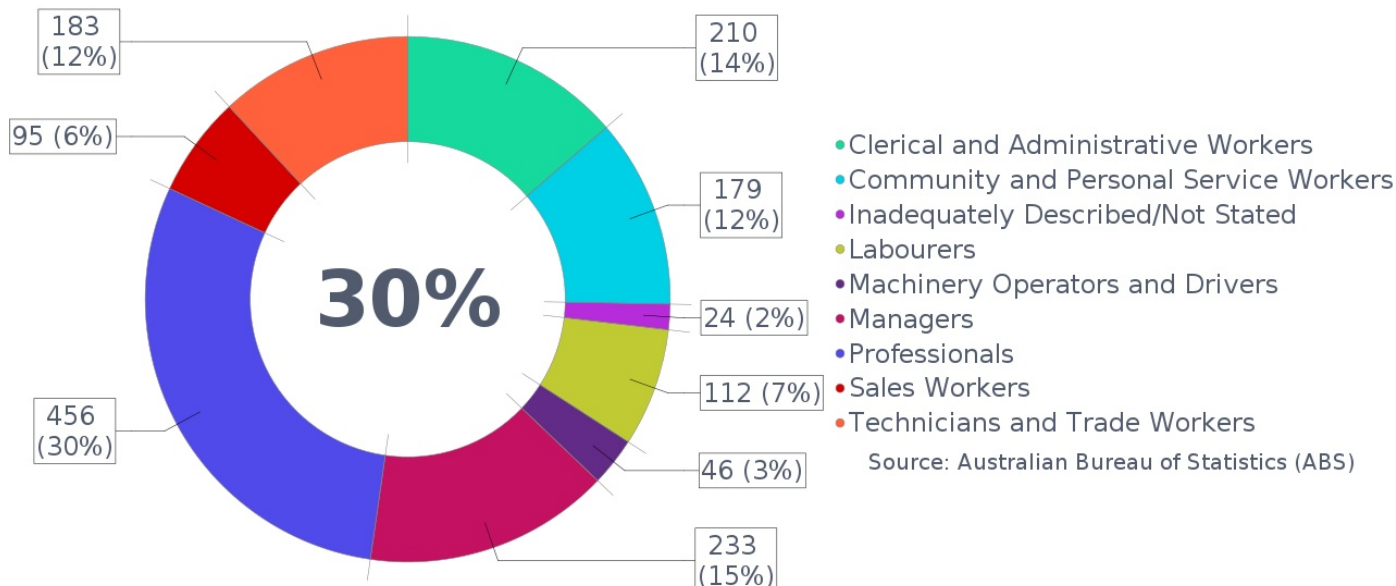
Household Income - Weekly (2021)



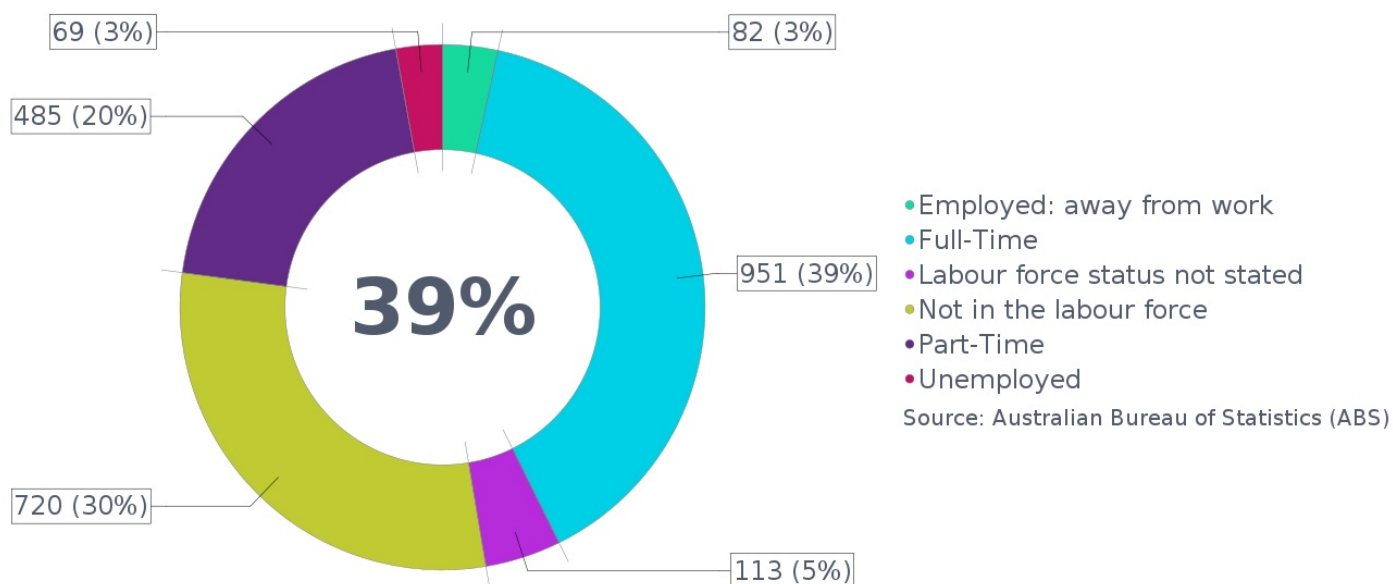
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

