SUBURB FLYOVER REPORT

SPENCE (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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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	24	$ 950,000	10.5 %	$ 700,000	$ 1,520,000

Median Sale Price

$940k

Based on 37 recorded House sales within the last 12 months (Oct '25 - Sep '26)

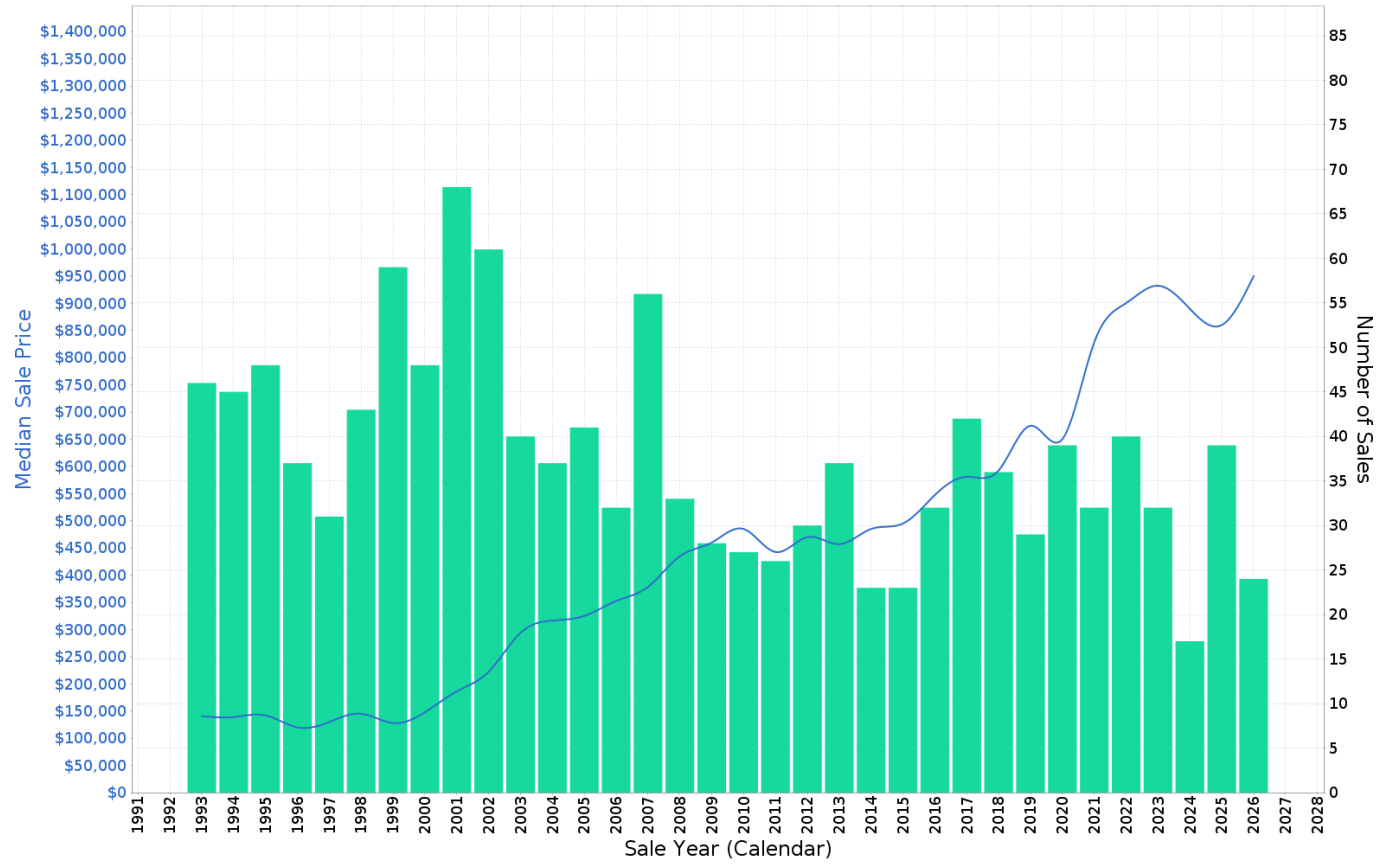
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+6.8%

Current Median Price: $940,000
Previous Median Price: $880,000

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

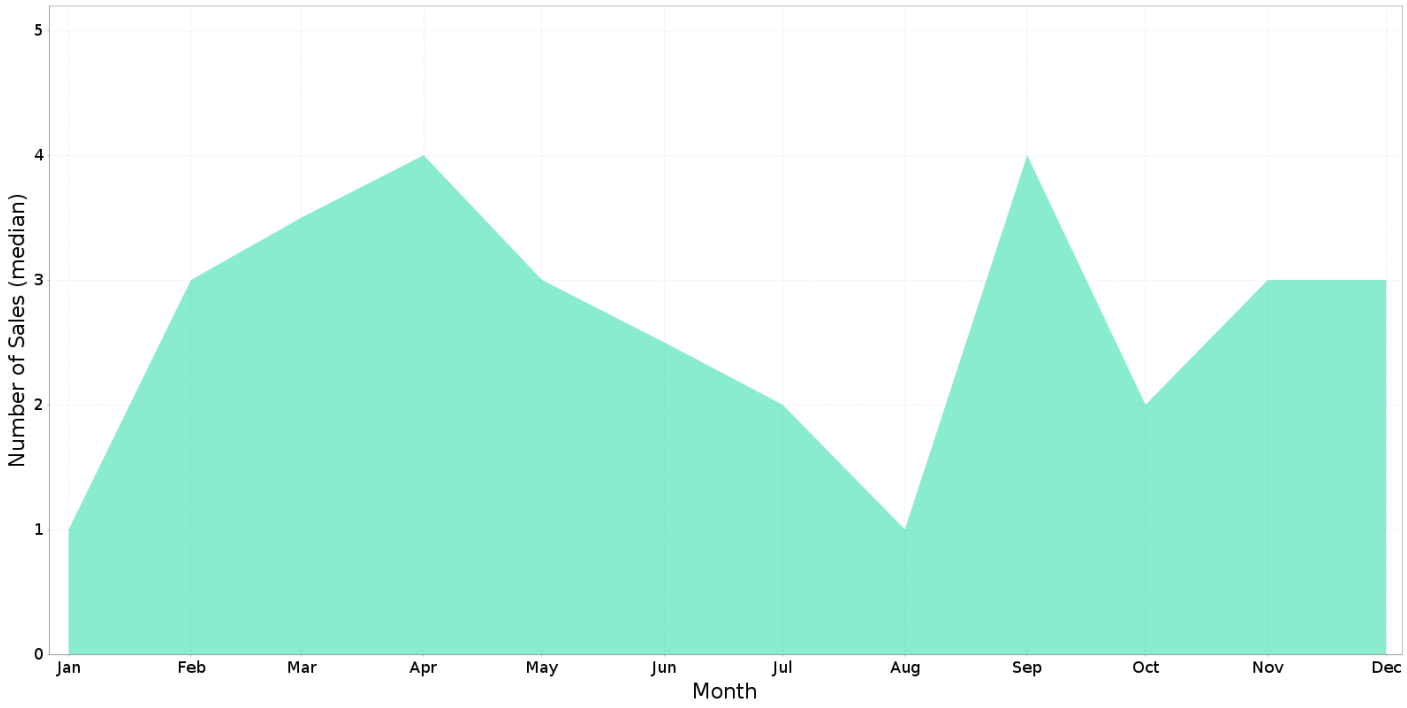


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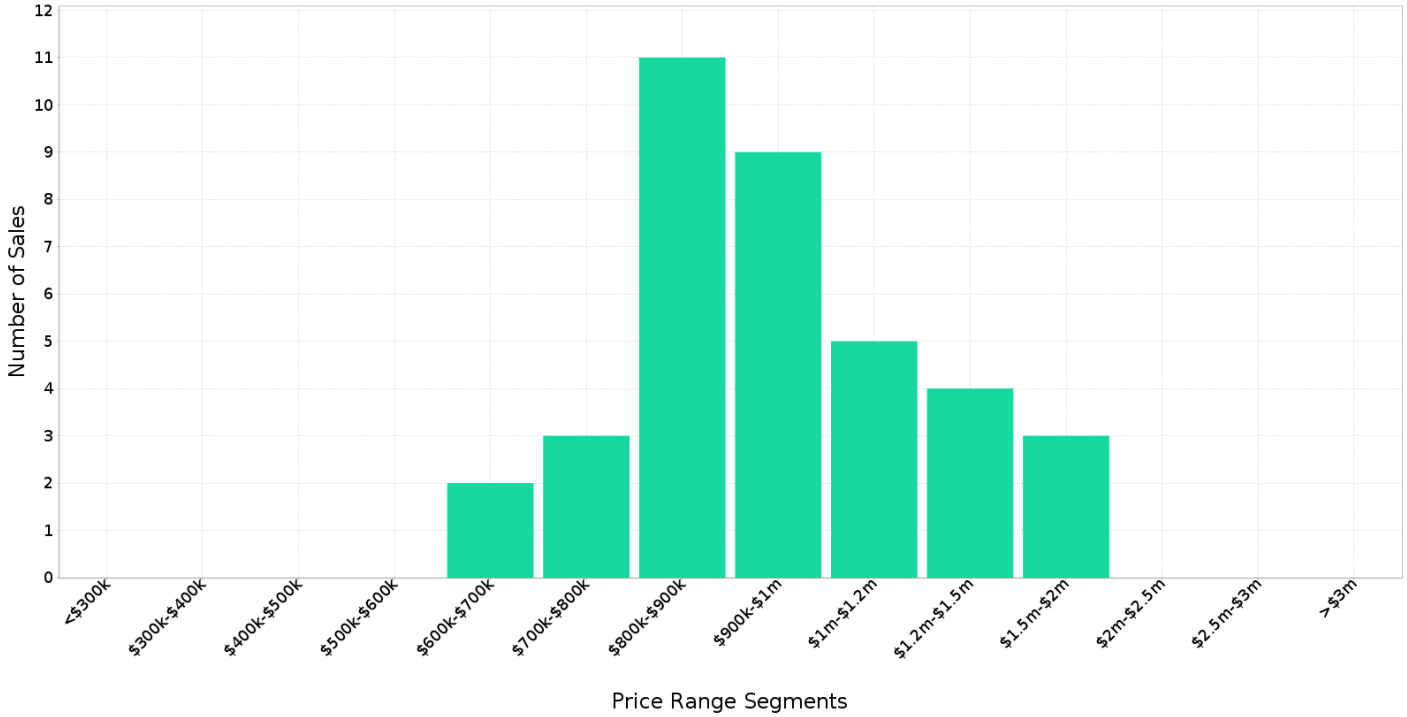
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SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)

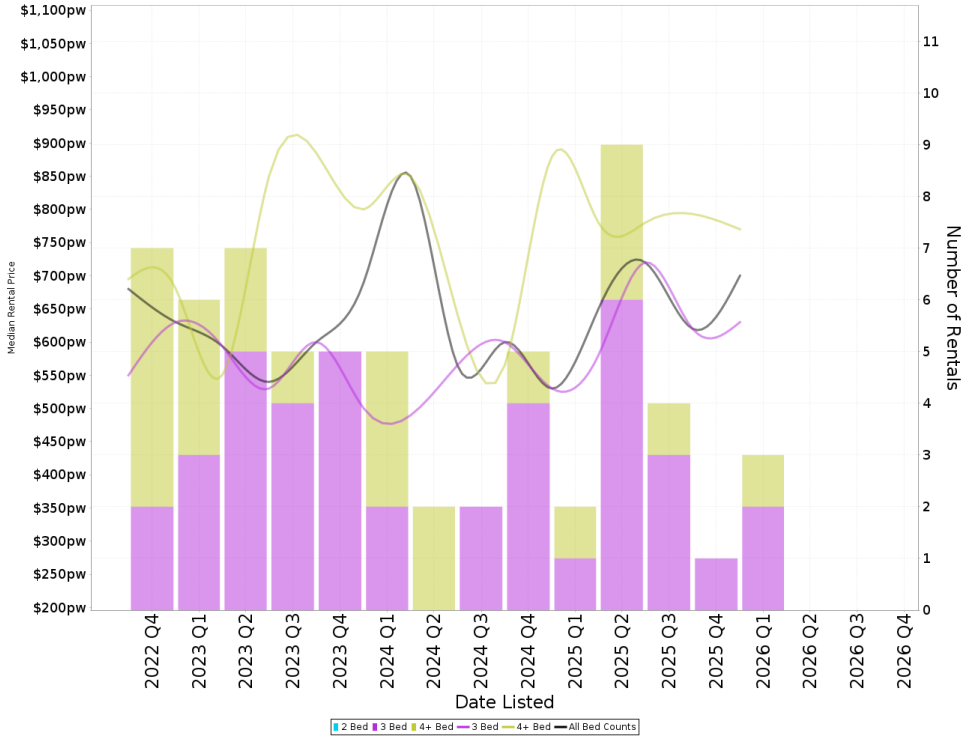


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.8%

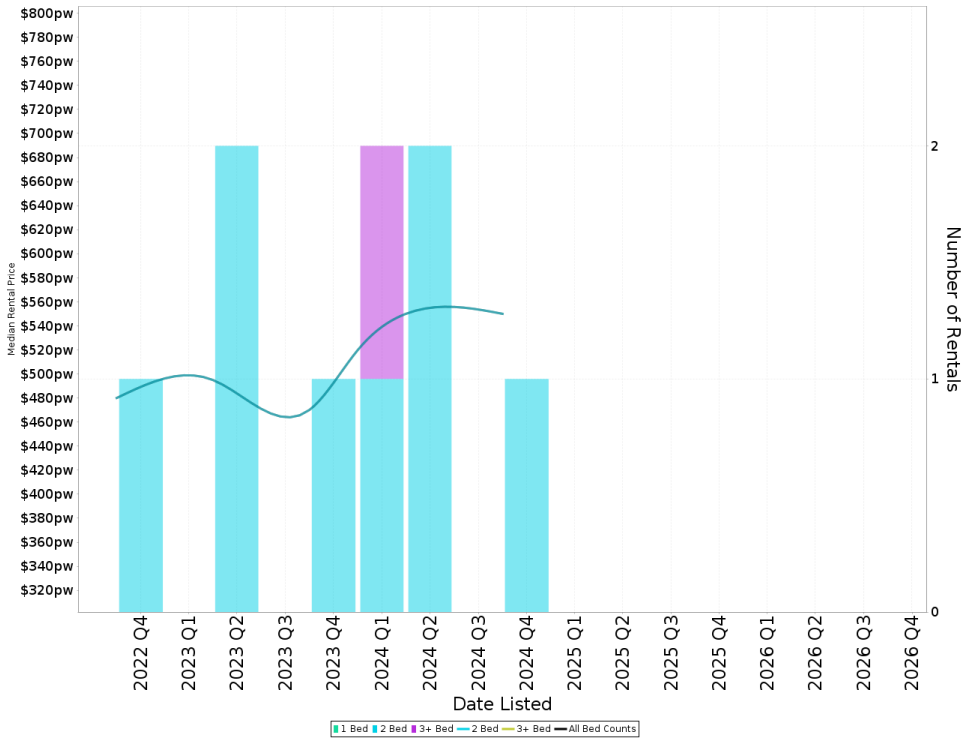
Current Median Price: $940,000
Previous Median Price: $880,000
Based on 68 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: $940,000
Current Median Rent: $630
Based on 4 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.0%

Current Median Price: $825,000
Previous Median Price: $785,750
Based on 13 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

$940k

Based on 37 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+6.8%

Current Median Price: $940,000
Previous Median Price: $880,000

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

Sold Properties

37

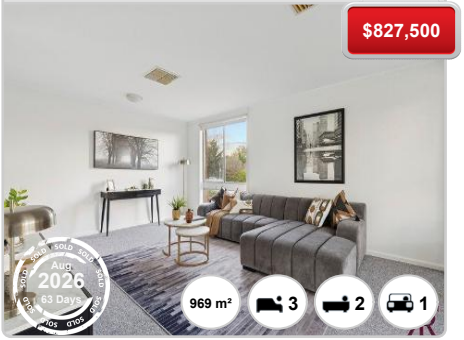
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

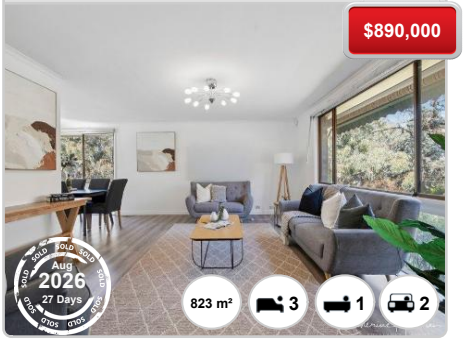
86 CLAREY CRES



15 BENNET ST



21 STANDBRIDGE PL



66 CLAREY CRES



13 THORNTON PL



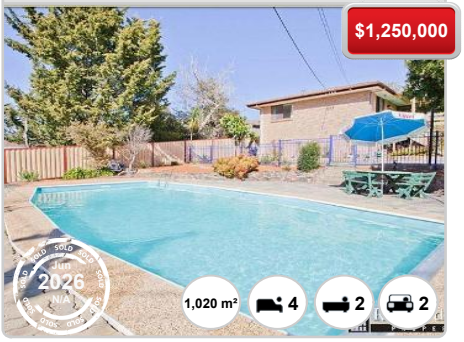
3 CROFTS CRES



78 BADDELEY CRES



35 MAGRATH CRES



5 DODD PL



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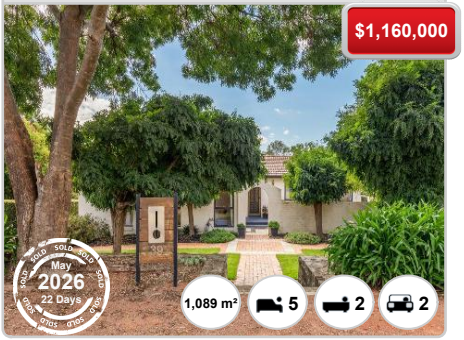
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9 COLBORNE PL



39 MAGRATH CRES

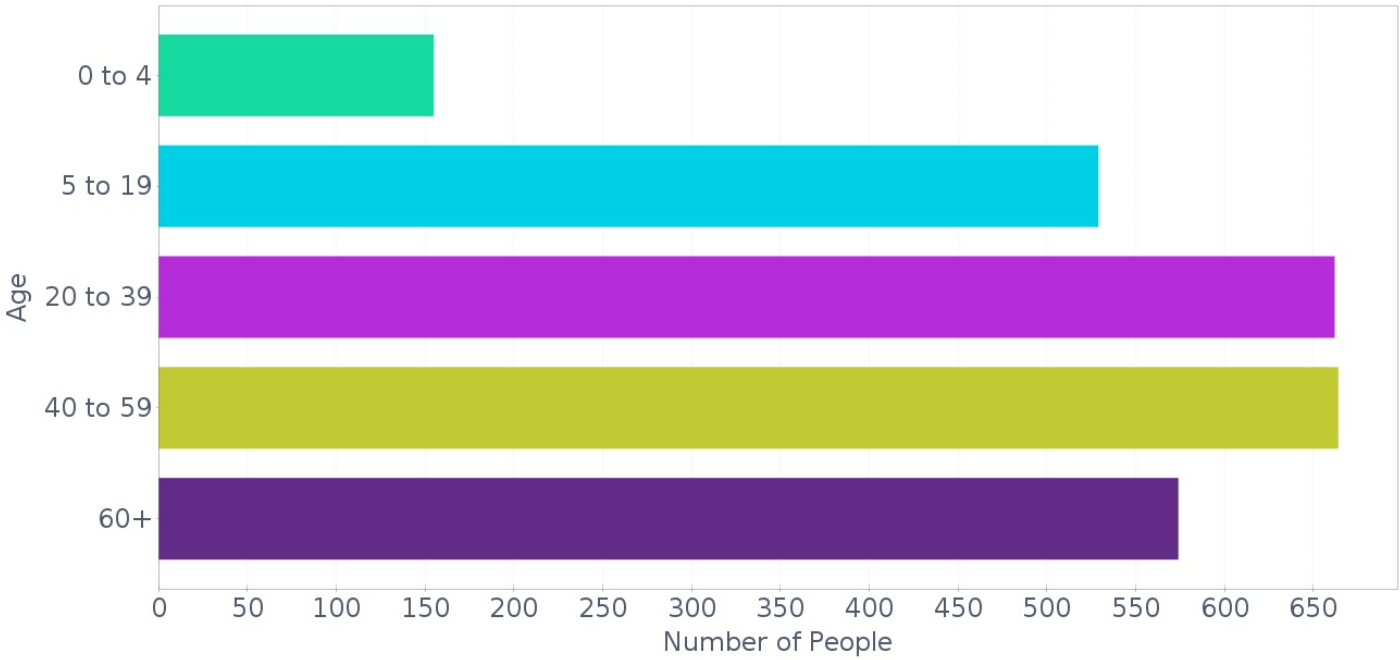


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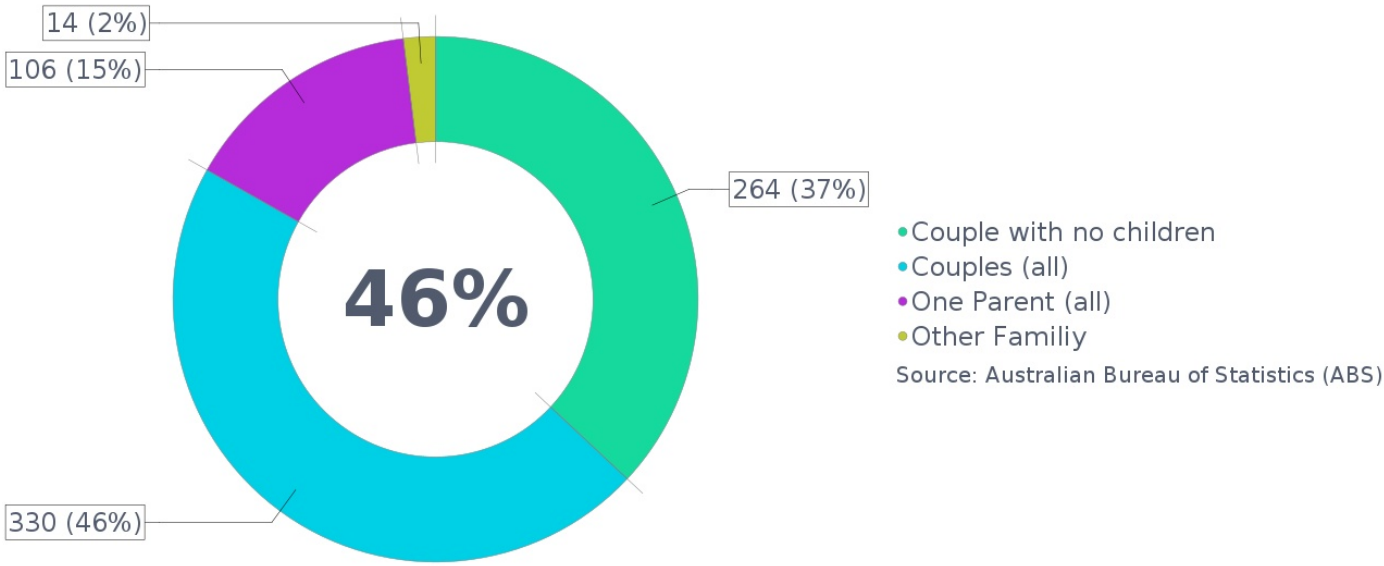
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Age of Population (2021)



Family Composition (2021)

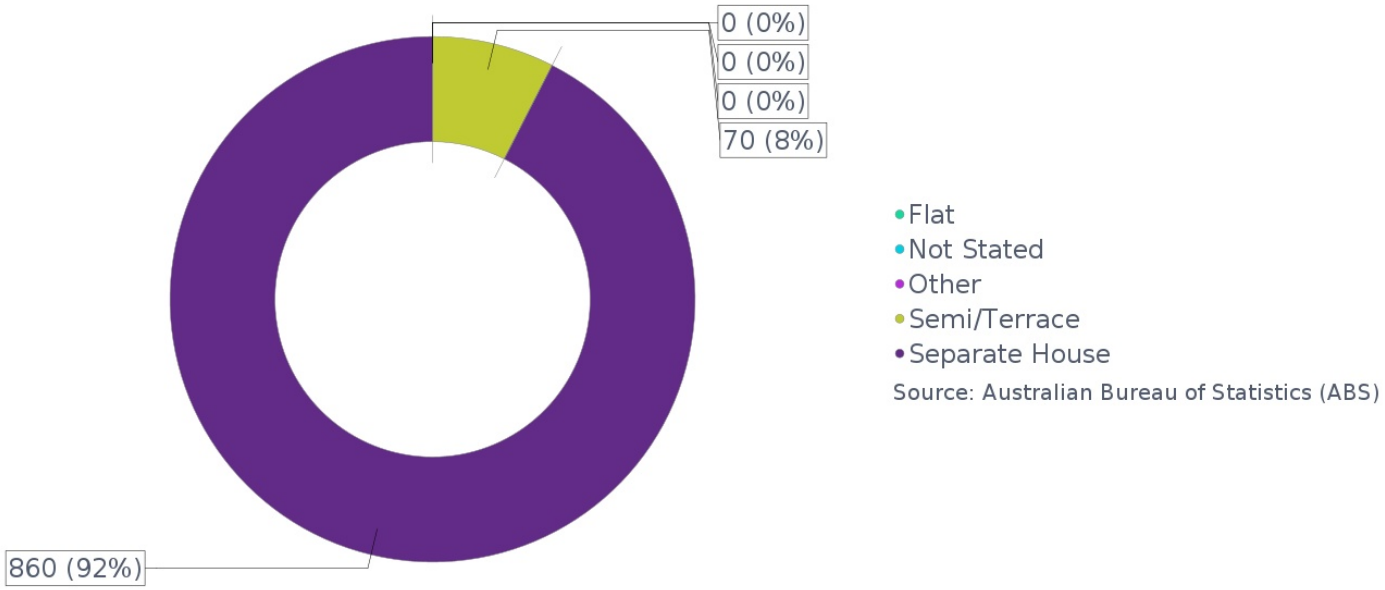


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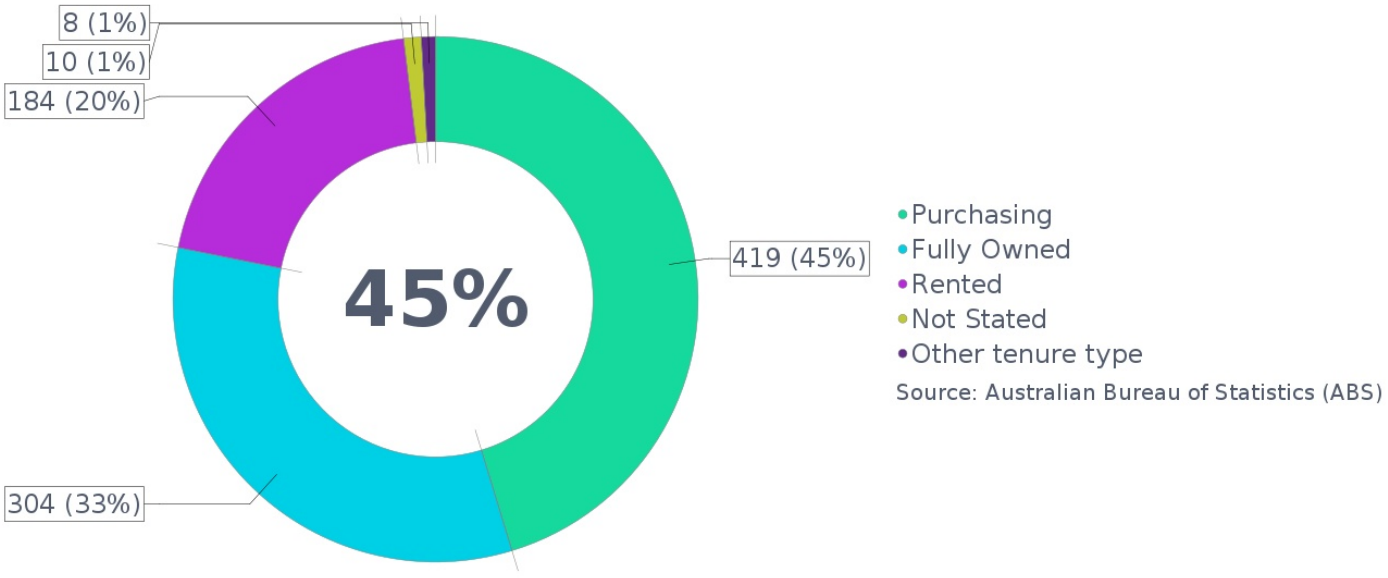
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Dwelling Structure (2021)



Home Ownership (2021)



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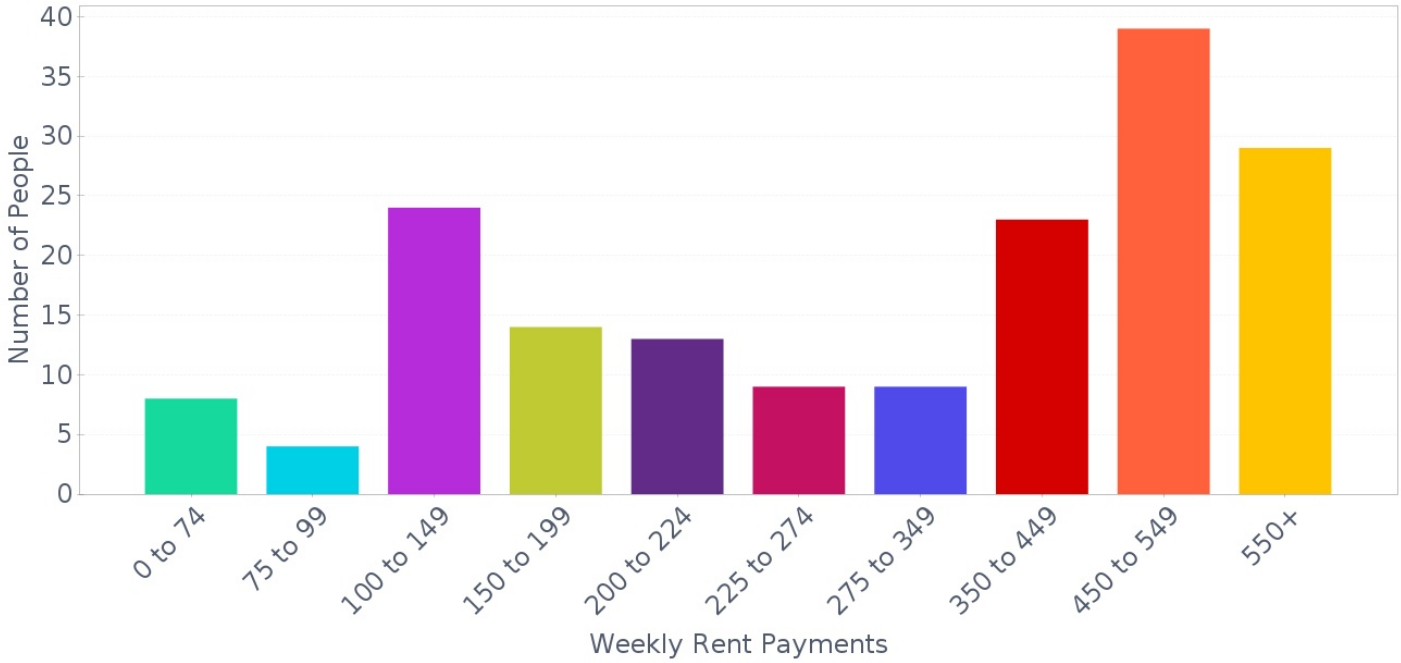
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

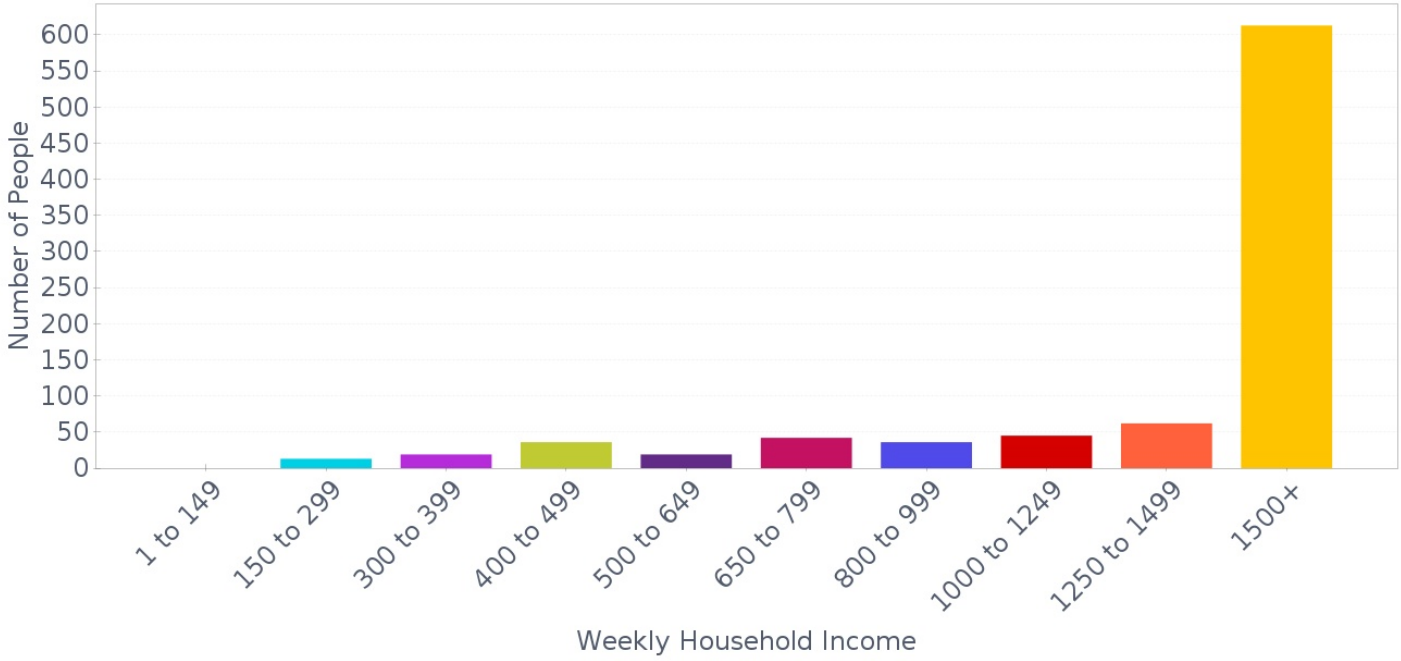


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Household Income - Weekly (2021)

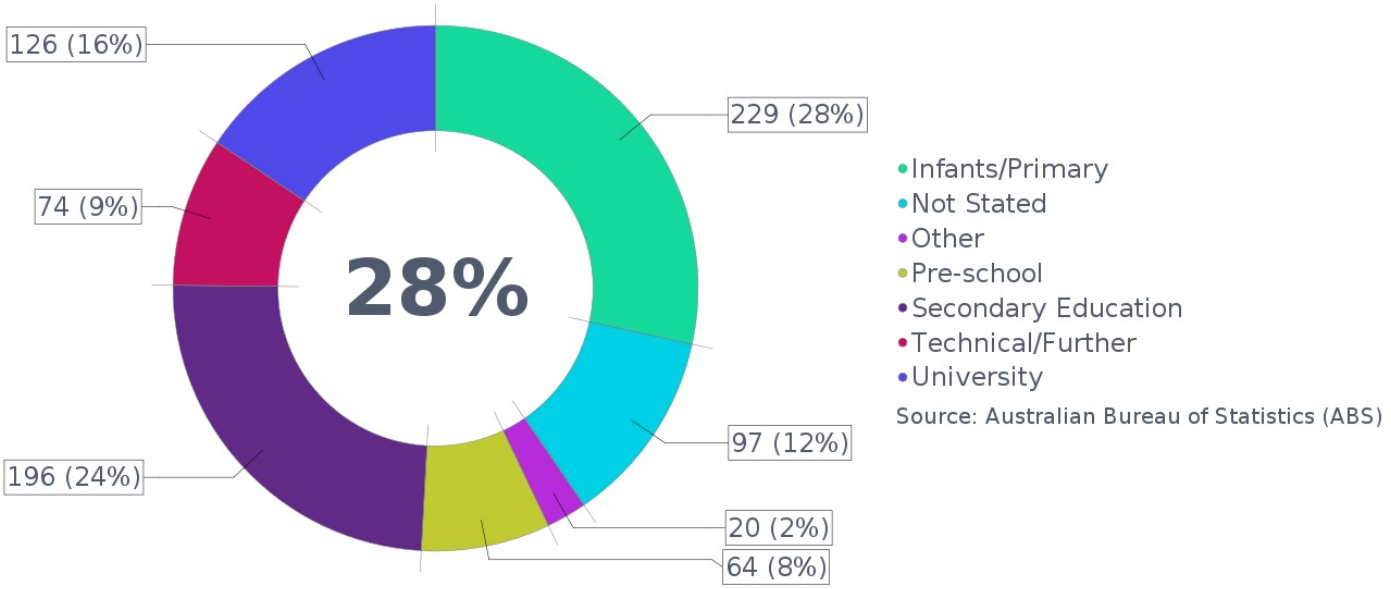


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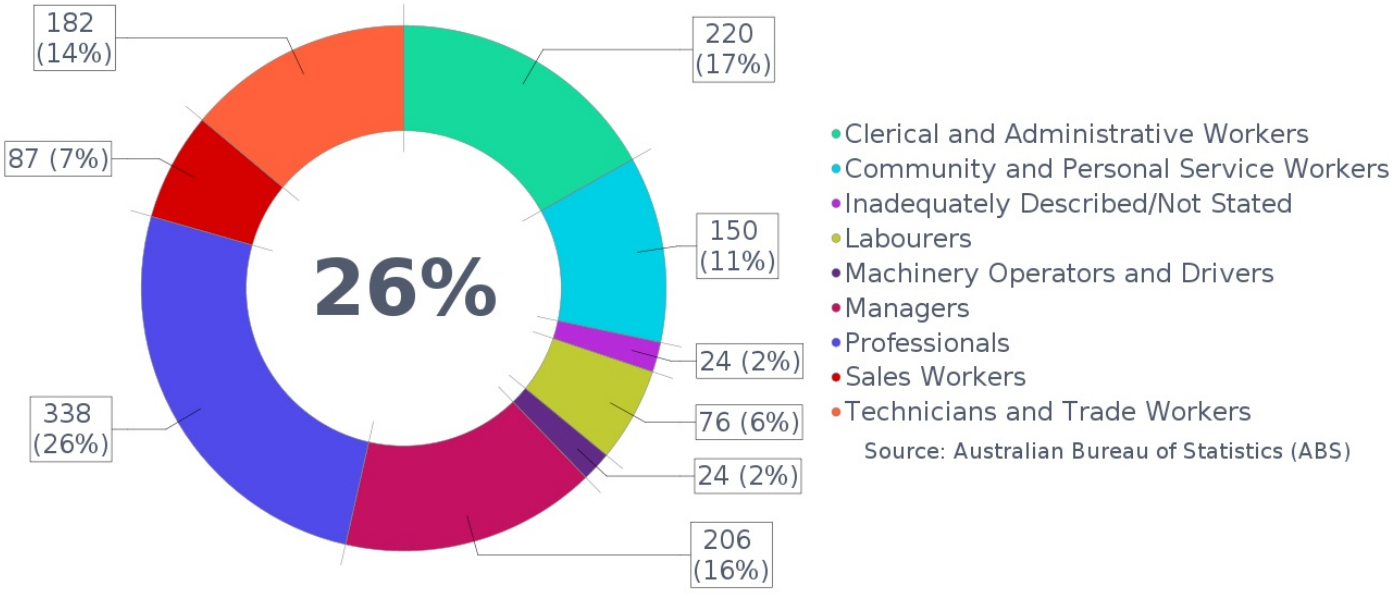
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

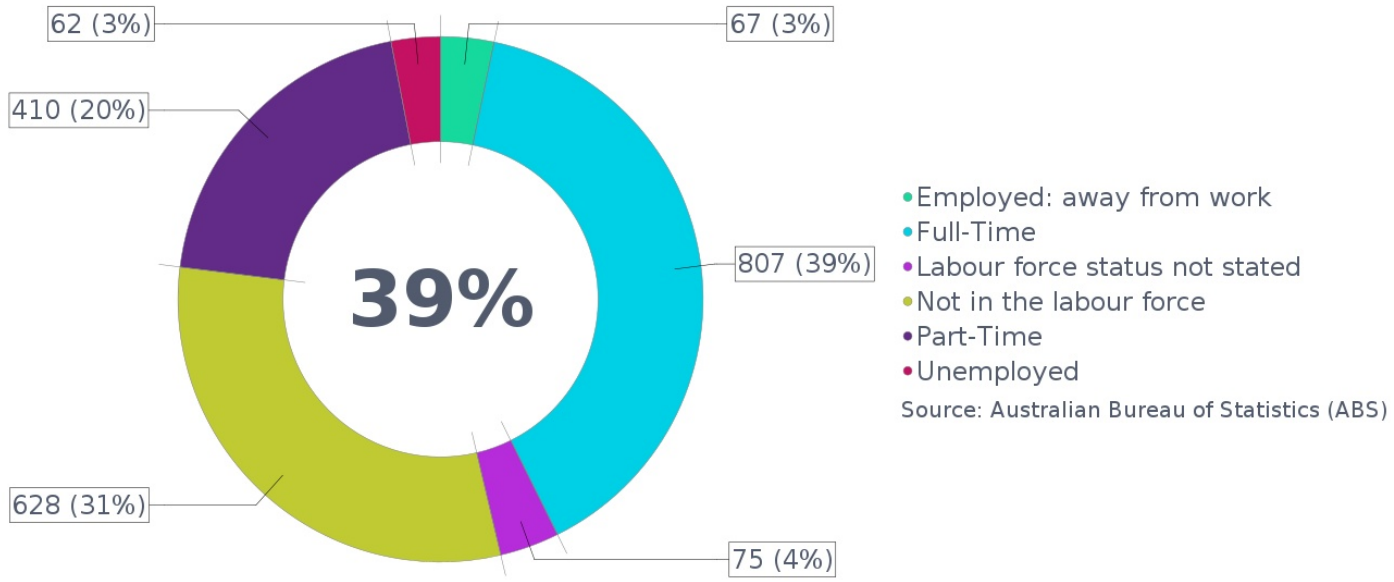


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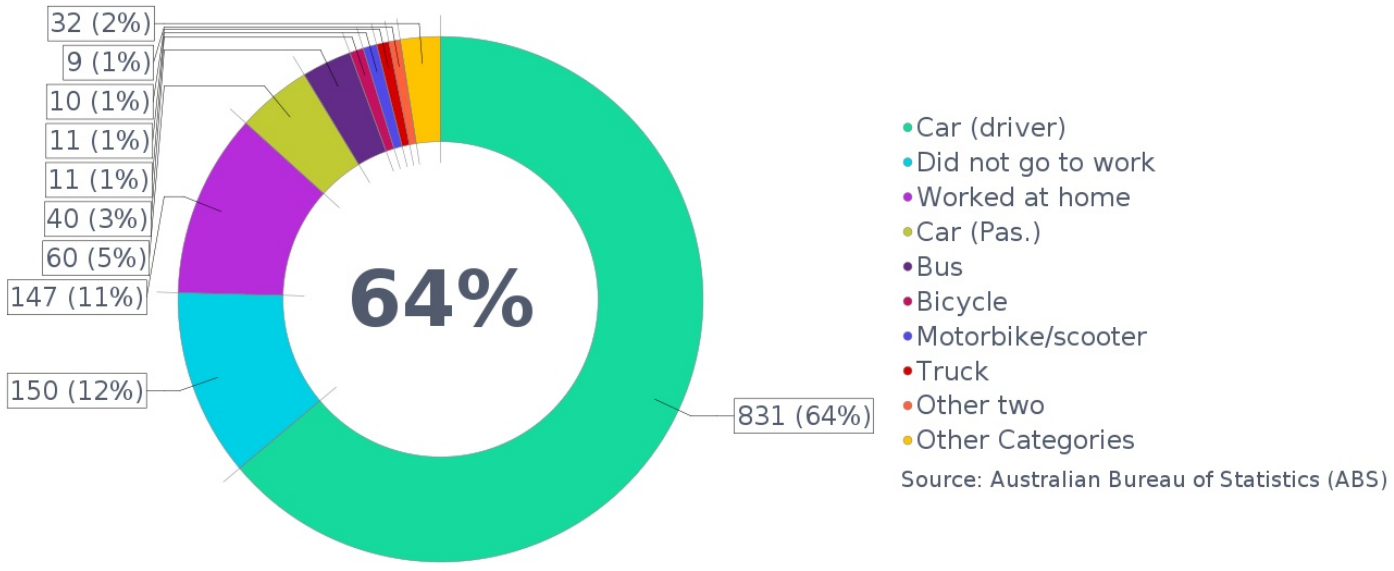
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Employment (2021)



Method of Travel to Work (2021)



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