



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

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# **SUBURB FLYOVER REPORT**

EDMONTON (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## EDMONTON - Suburb Map



Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

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## EDMONTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	130	\$ 133,500	0.0 %	\$ 48,950	\$ 522,000
2003	291	\$ 165,000	23.6 %	\$ 40,000	\$ 690,000
2004	232	\$ 215,000	30.3 %	\$ 90,000	\$ 4,628,000
2005	220	\$ 240,000	11.6 %	\$ 77,900	\$ 750,000
2006	240	\$ 280,000	16.7 %	\$ 86,800	\$ 1,450,000
2007	379	\$ 330,000	17.9 %	\$ 2,007	\$ 18,000,000
2008	242	\$ 340,000	3.0 %	\$ 172,500	\$ 840,000
2009	227	\$ 336,000	-1.2 %	\$ 244,000	\$ 680,000
2010	137	\$ 328,000	-2.4 %	\$ 195,000	\$ 750,000
2011	126	\$ 325,000	-0.9 %	\$ 145,900	\$ 785,000
2012	149	\$ 310,000	-4.6 %	\$ 135,000	\$ 750,000
2013	200	\$ 316,000	1.9 %	\$ 3,500	\$ 1,500,000
2014	254	\$ 344,500	9.0 %	\$ 135,300	\$ 1,210,000
2015	206	\$ 340,000	-1.3 %	\$ 185,000	\$ 900,000
2016	178	\$ 354,000	4.1 %	\$ 232,800	\$ 790,000
2017	161	\$ 360,000	1.7 %	\$ 190,559	\$ 950,000
2018	157	\$ 330,000	-8.3 %	\$ 20,000	\$ 1,150,000
2019	134	\$ 347,500	5.3 %	\$ 61,700	\$ 755,000
2020	0				

### Median Sale Price

**\$348k**

Based on 134 recorded House sales within the last 12 months (2019)

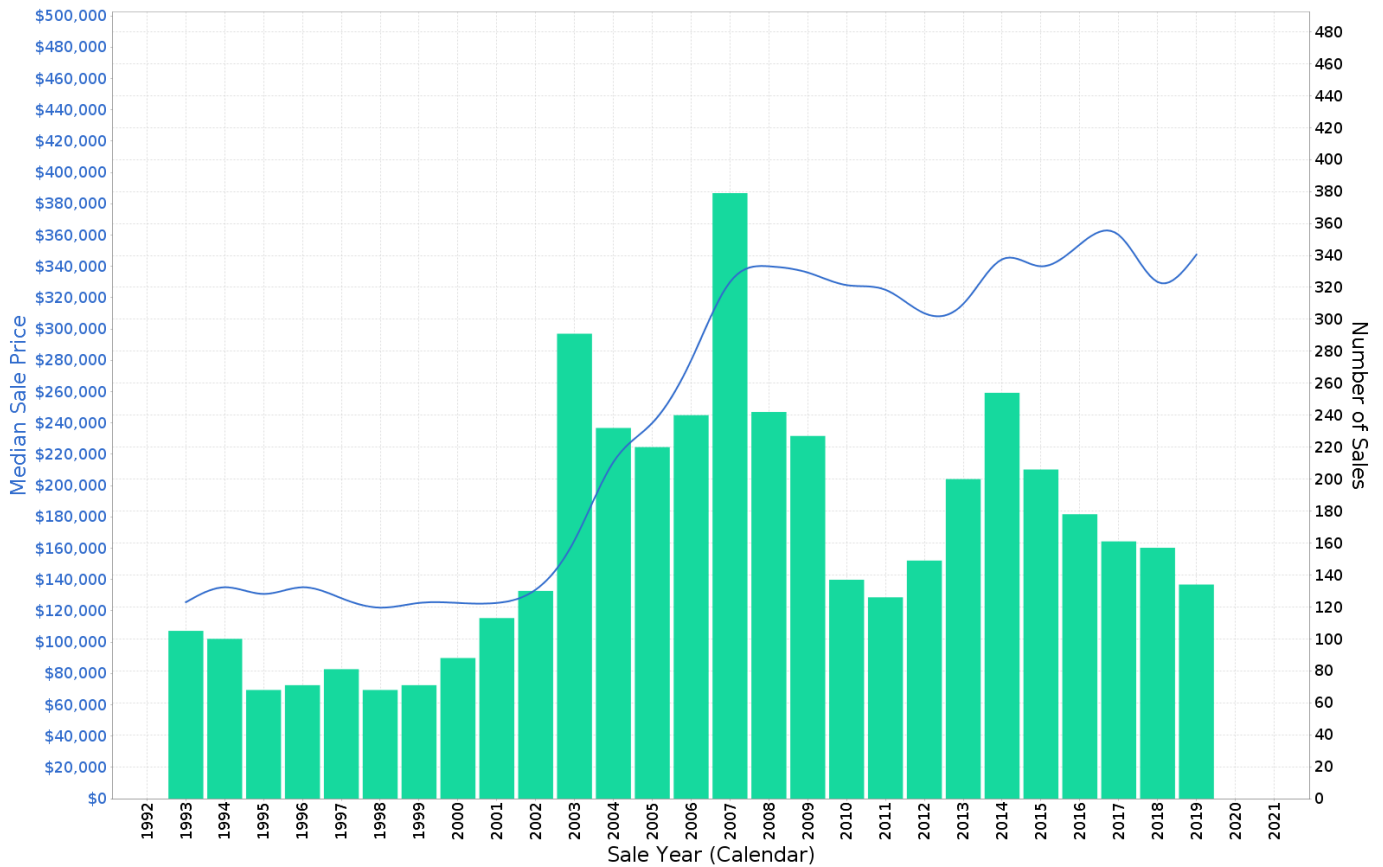
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

**+5.3%**

Current Median Price: \$347,500  
Previous Median Price: \$330,000

Based on 291 recorded House sales compared over the last two rolling 12 month periods

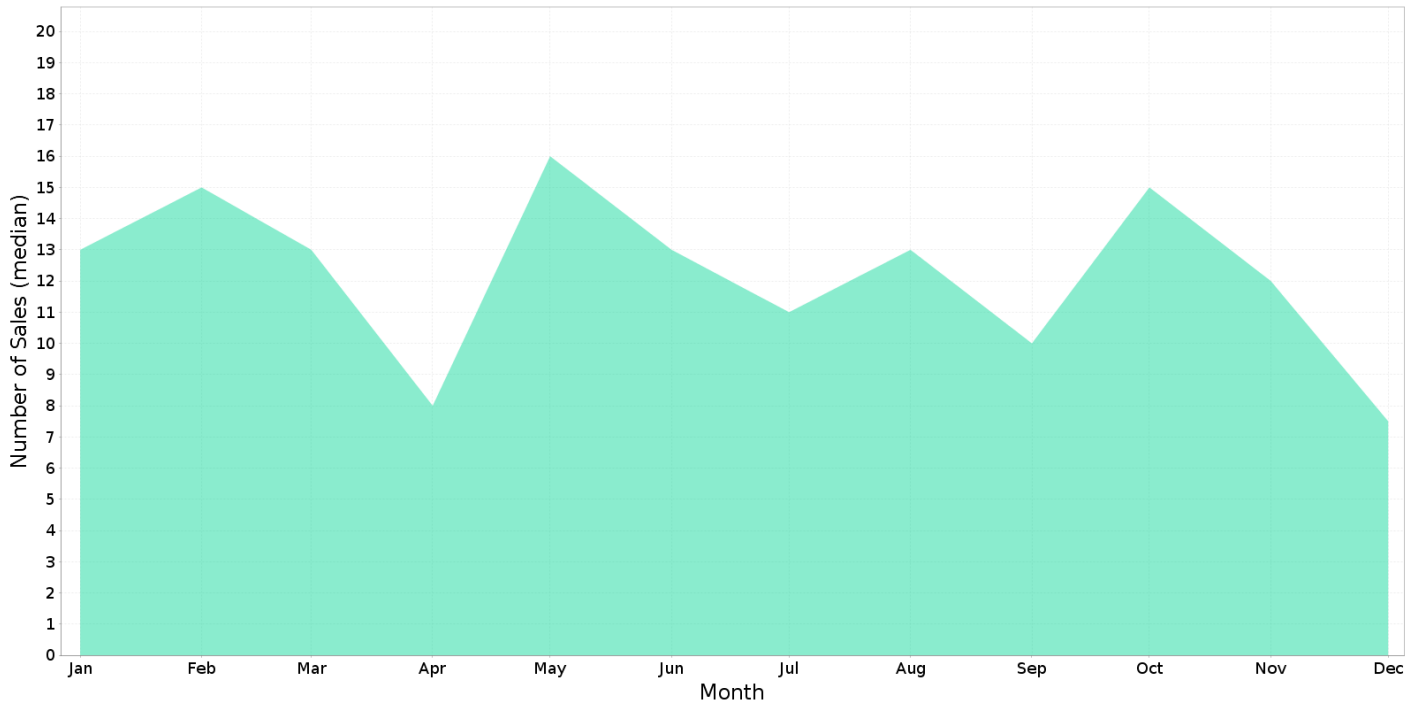


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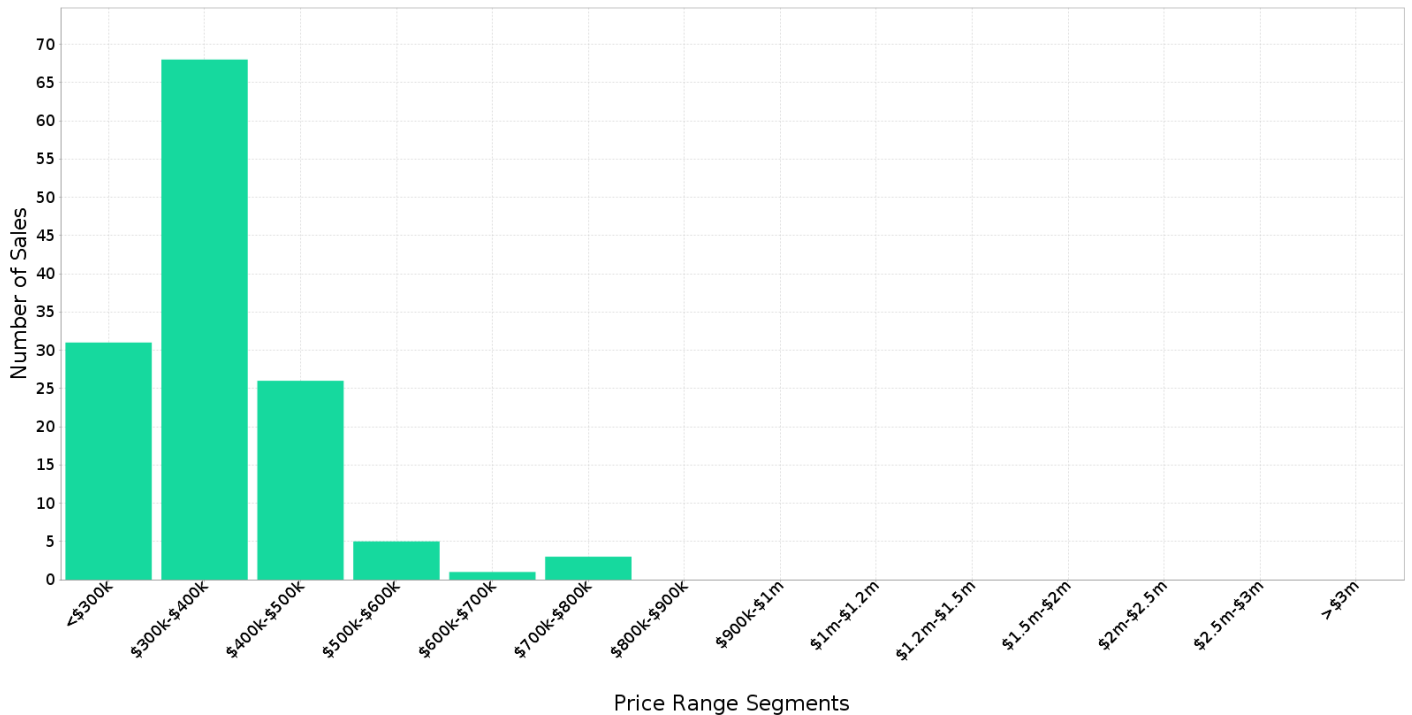
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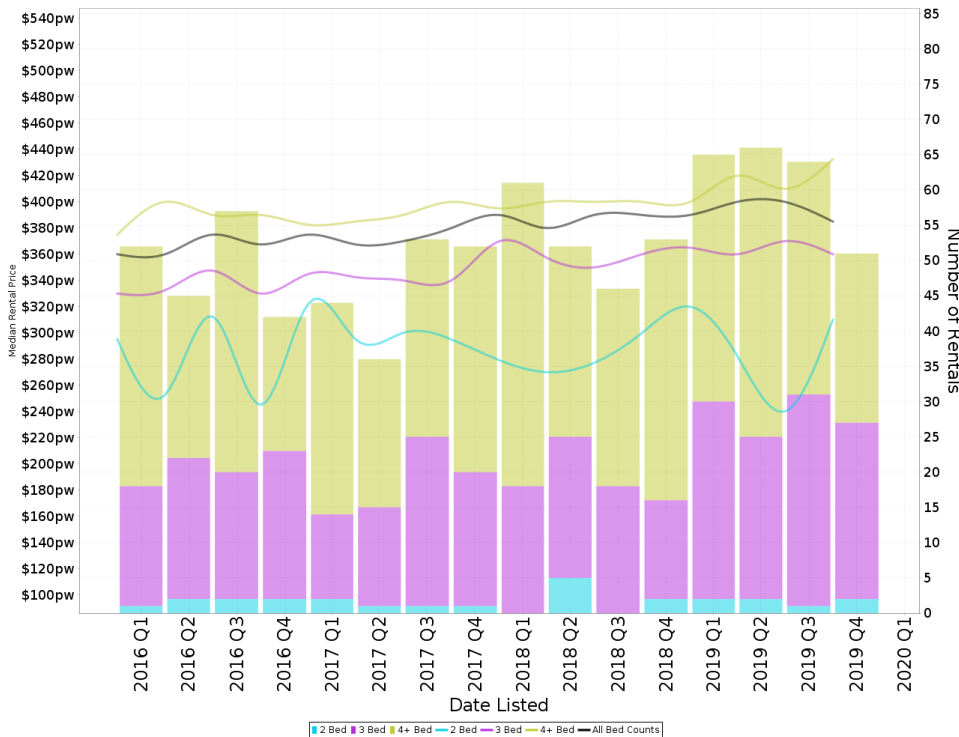
## EDMONTON - Peak Selling Periods



## EDMONTON - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.3%**

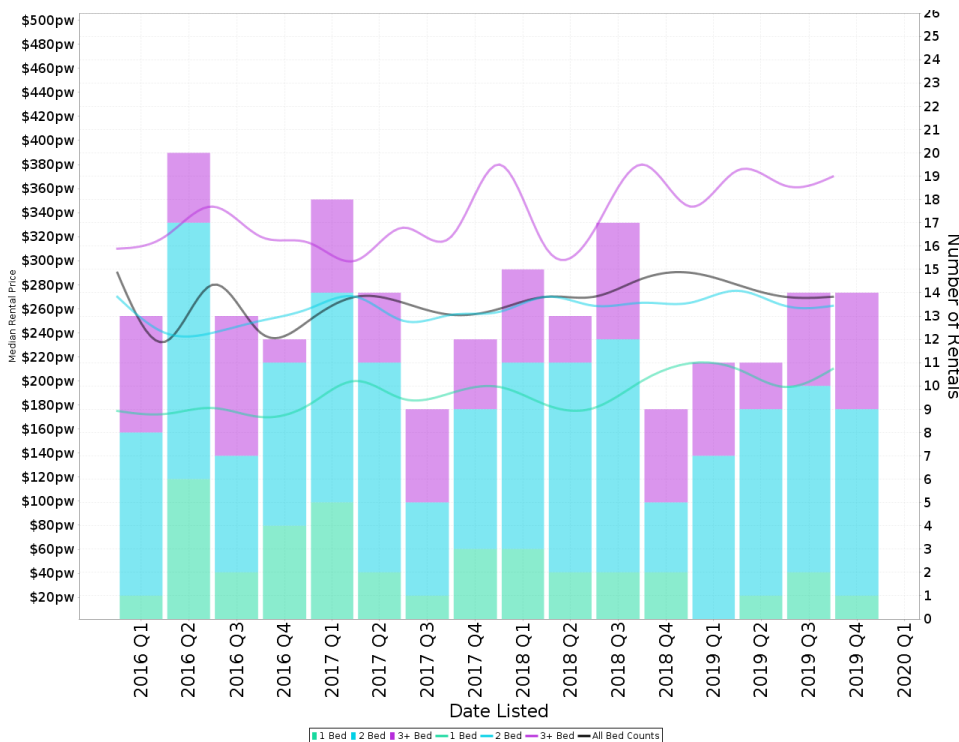
Current Median Price: \$347,500  
Previous Median Price: \$330,000  
Based on 291 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.5%**

Current Median Price: \$347,500  
Current Median Rent: \$370  
Based on 196 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.6%**

Current Median Price: \$132,500  
Previous Median Price: \$145,000  
Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+9.8%**

Current Median Price: \$132,500  
Current Median Rent: \$250  
Based on 58 registered Unit rentals compared over the last 12 months.

## EDMONTON - Recently Sold Properties

Median Sale Price

**\$348k**

Based on 134 recorded House sales within the last 12 months (2019)

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

Suburb Growth

**+5.3%**

Current Median Price: \$347,500  
Previous Median Price: \$330,000

Based on 291 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**134**

Based on recorded House sales within the 12 months (2019)

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

**23 MARR ST**



**\$335,000**

1,102 m<sup>2</sup> 3 2 3

Sold Feb 2020 32 Days

**19 CANECUTTER RD**



**\$337,000**

721 m<sup>2</sup> 3 2 2

Sold Feb 2020 28 Days

**13 TALISMAN CL**



**\$310,000**

965 m<sup>2</sup> 4 2 2

Sold Feb 2020 90 Days

**21-23 CULTIVATION CL**




**\$910,000**

8,166 m<sup>2</sup> 6 3 8

Sold Jan 2020 13 Days

**17 MERANTI ST**




**\$375,000**

700 m<sup>2</sup> 4 2 2

Sold Jan 2020 78 Days

**53 ARCHIBALD ST**



**\$350,000**

657 m<sup>2</sup> 4 2 3

Sold Jan 2020

**35 SLIPPER ST**




**\$357,000**

715 m<sup>2</sup> 4 2 2

Sold Jan 2020 103 Days

**21 CATTLE ST**




**\$375,000**

3 2 2

Sold Dec 2019 84 Days

**18 ARKENDEITH DR**



**\$395,000**

732 m<sup>2</sup> 4 2 2

Sold Dec 2019 109 Days



1 STEELE ST

**\$510,000**

Sold Dec 2019  
52 Days

947 m<sup>2</sup> 4 2 2

41 MCEACHAN ST

**\$410,000**

Sold Dec 2019  
172 Days

603 m<sup>2</sup> 4 2 4

29 BARRAMULLA CL

**\$323,000**

Sold Nov 2019  
37 Days

526 m<sup>2</sup> 4 2 2

2/57 RAVIZZA DR

**\$360,000**

Sold Nov 2019  
123 Days

760 m<sup>2</sup> 4 2 2

10 ARCHIBALD ST

**\$335,000**

Sold Nov 2019  
46 Days

700 m<sup>2</sup> 4 2 2

14 ACCATINO CL

**\$250,000**

Sold Nov 2019  
222 Days

700 m<sup>2</sup> 3 1 1

21 CATTLE ST

**\$375,000**

Sold Nov 2019

337 m<sup>2</sup> - - -

42 SHAFT ST

**\$272,500**

Sold Nov 2019  
192 Days

744 m<sup>2</sup> 4 2 2

65 WOODLOCK DR

**\$351,000**

Sold Nov 2019  
119 Days

622 m<sup>2</sup> 4 2 2

57 PICCONE DR

**\$443,000**

Sold Nov 2019  
13 Days

711 m<sup>2</sup> 4 2 2

5 MCPHAIL ST

**\$485,000**

Sold Nov 2019  
219 Days

895 m<sup>2</sup> 5 2 4

8-10 HEADLAND CL

**\$725,000**

Sold Nov 2019  
N/A

8,585 m<sup>2</sup> 3 2 4



## EDMONTON - Properties For Rent

### Median Rental Price

# \$370 /w

Based on 196 recorded House rentals within the last 12 months (2019)

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

### Rental Yield

# +5.5%

Current Median Price: \$347,500  
Current Median Rent: \$370

Based on 134 recorded House sales and 196 House rentals compared over the last 12 months

### Number of Rentals

# 196

Based on recorded House rentals within the last 12 months (2019)

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

**70 RAVIZZA DRIVE**

**\$440 \$440**

Feb 2020 1 Day

760 m<sup>2</sup> 4 1 2

**89 WOODLOCK DRIVE**

**\$470 per week**

Feb 2020 7 Days

640 m<sup>2</sup> 4 2 2

**1 CADZOW STREET**

**\$385 pw**

Feb 2020 8 Days

670 m<sup>2</sup> 4 2 2

**63 ARCHIBALD STREET**

**\$430 pw**

Feb 2020 9 Days

600 m<sup>2</sup> 4 2 2

**9 GALEOLA CLOSE**

**\$450 pw**

Feb 2020 9 Days

746 m<sup>2</sup> 3 2 2

**4 MOTH CLOSE**

**\$400 \$400**

Feb 2020 11 Days

728 m<sup>2</sup> 4 2 2

**Stewart Street**

**\$360 per week**

Feb 2020 11 Days

1,012 m<sup>2</sup> 2 1 2

**44 CARNE ACCESS**

**\$550 \$550**

Jan 2020 15 Days

5 2 4

**4 TALAROO STREET**

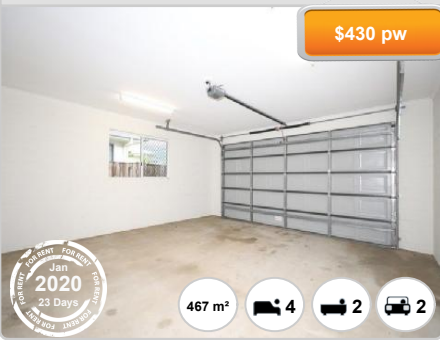
**\$360 \$360**

Jan 2020 21 Days

700 m<sup>2</sup> 3 1 2

## 52 CARRUTHERS STREET

\$430 pw



467 m<sup>2</sup>



## 21 DE VECCHI CLOSE

\$485 pw



712 m<sup>2</sup>



## 27 BARRAMULLA CLOSE

\$450 per week



661 m<sup>2</sup>



## 7 MCPHAIL STREET

\$390 weekly



767 m<sup>2</sup>



## 201 BRUCE HIGHWAY

\$570 pw

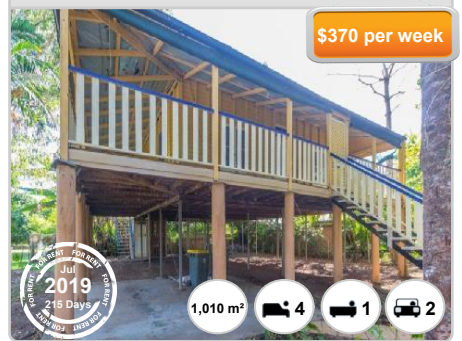


1,012 m<sup>2</sup>



## 27B SUHLE STREET

\$370 per week



1,010 m<sup>2</sup>

