



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY
REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

CLIFTON BEACH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

CLIFTON BEACH - Suburb Map



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

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CLIFTON BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	88	\$ 245,000	0.0 %	\$ 100,000	\$ 775,000
2003	93	\$ 290,000	18.4 %	\$ 70,935	\$ 1,350,000
2004	77	\$ 400,000	37.9 %	\$ 252,000	\$ 1,600,000
2005	85	\$ 415,000	3.8 %	\$ 270,000	\$ 5,000,000
2006	98	\$ 414,000	-0.2 %	\$ 270,000	\$ 1,100,000
2007	103	\$ 507,500	22.6 %	\$ 275,000	\$ 11,000,000
2008	34	\$ 502,500	-1.0 %	\$ 380,000	\$ 1,100,000
2009	54	\$ 487,500	-3.0 %	\$ 300,000	\$ 900,000
2010	56	\$ 552,500	13.3 %	\$ 310,000	\$ 1,200,000
2011	43	\$ 420,000	-24.0 %	\$ 275,000	\$ 1,275,000
2012	51	\$ 515,000	22.6 %	\$ 312,000	\$ 1,375,000
2013	71	\$ 530,000	2.9 %	\$ 295,100	\$ 935,000
2014	60	\$ 537,500	1.4 %	\$ 216,667	\$ 1,720,000
2015	49	\$ 546,000	1.6 %	\$ 394,000	\$ 950,000
2016	54	\$ 507,500	-7.1 %	\$ 265,000	\$ 6,600,000
2017	57	\$ 600,000	18.2 %	\$ 372,000	\$ 1,425,000
2018	45	\$ 590,850	-1.5 %	\$ 350,000	\$ 1,200,000
2019	54	\$ 597,500	1.1 %	\$ 297,000	\$ 1,220,000
2020	0				

Median Sale Price

\$598k

Based on 54 recorded House sales within the last 12 months (2019)

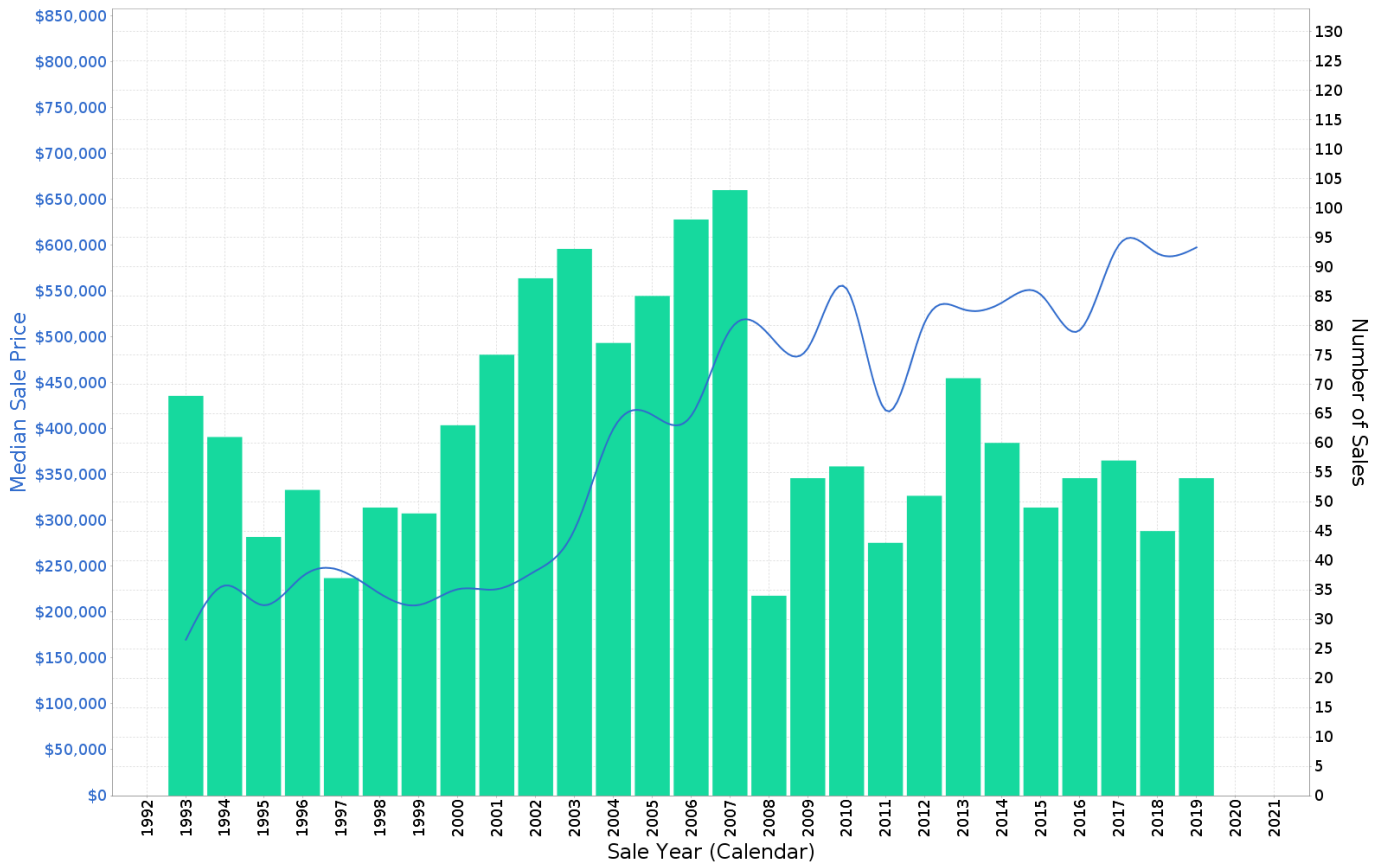
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.1%

Current Median Price: \$597,500
Previous Median Price: \$590,850

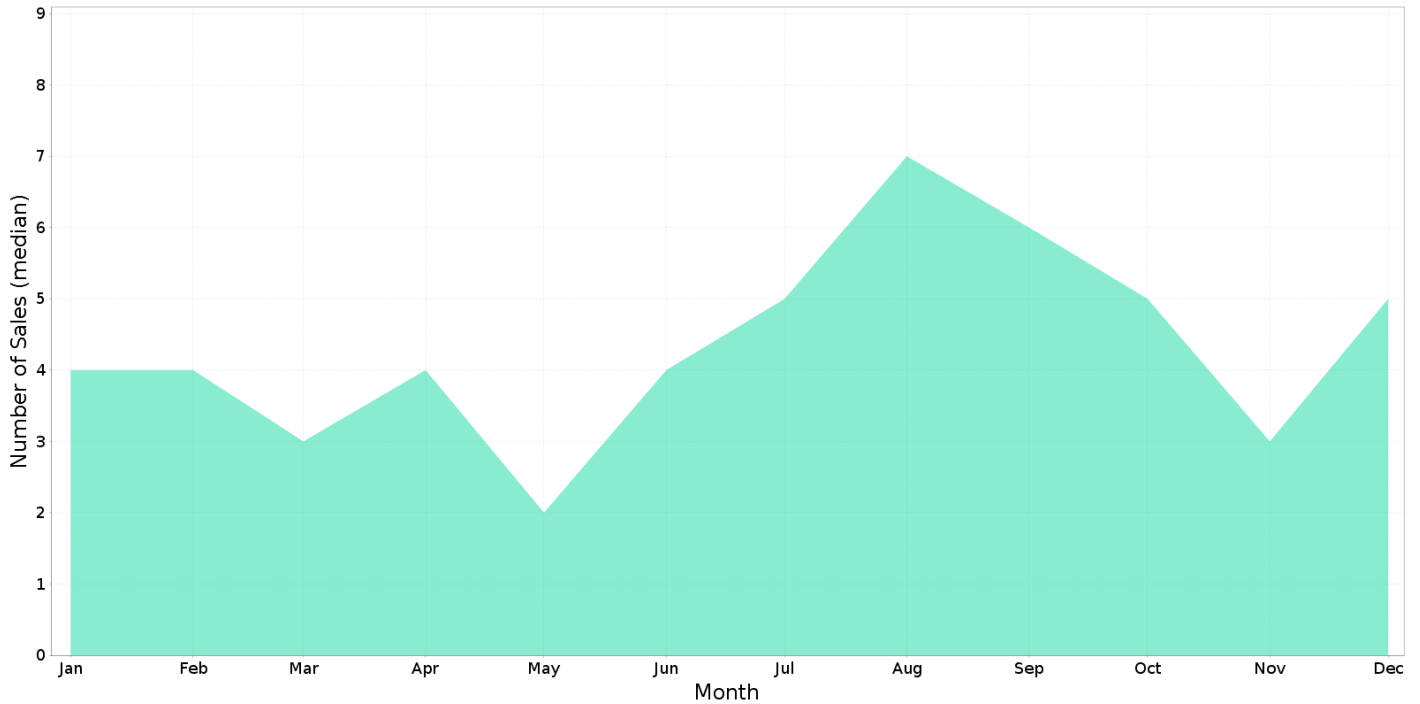
Based on 99 recorded House sales compared over the last two rolling 12 month periods



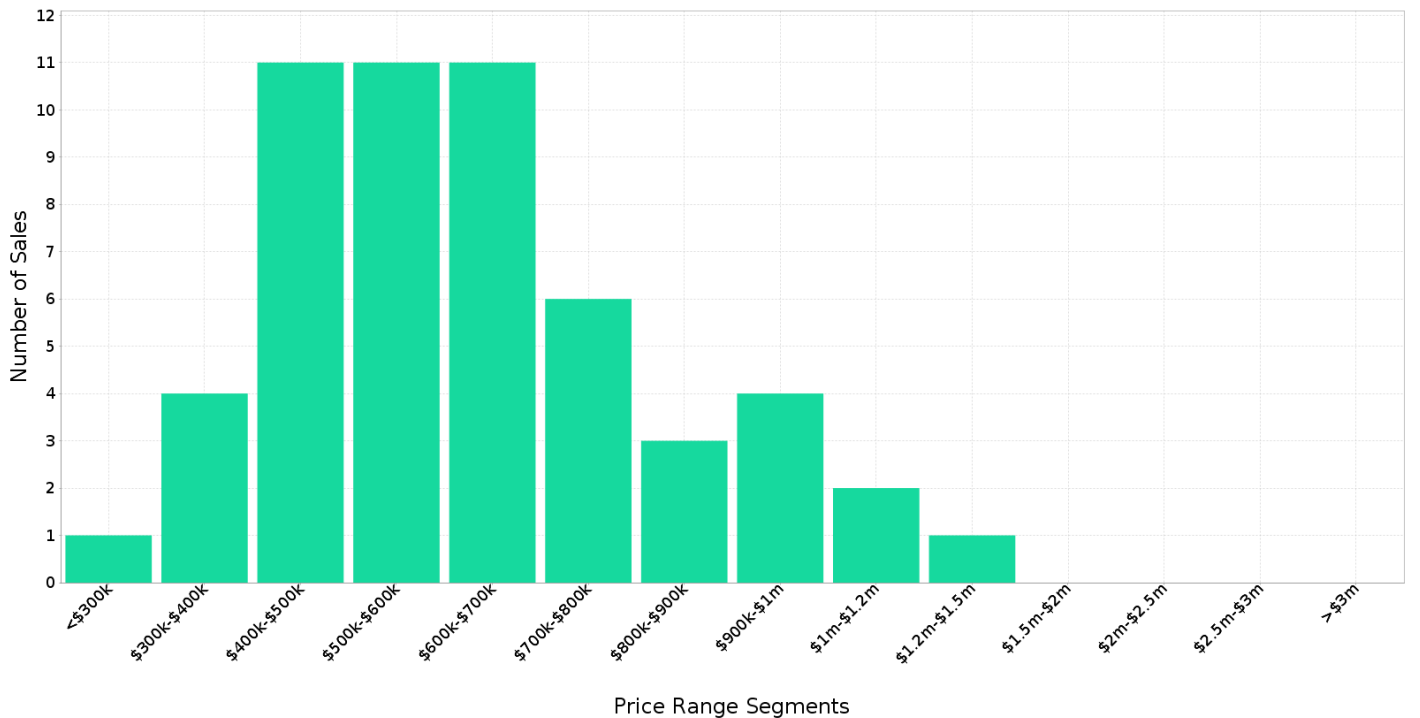
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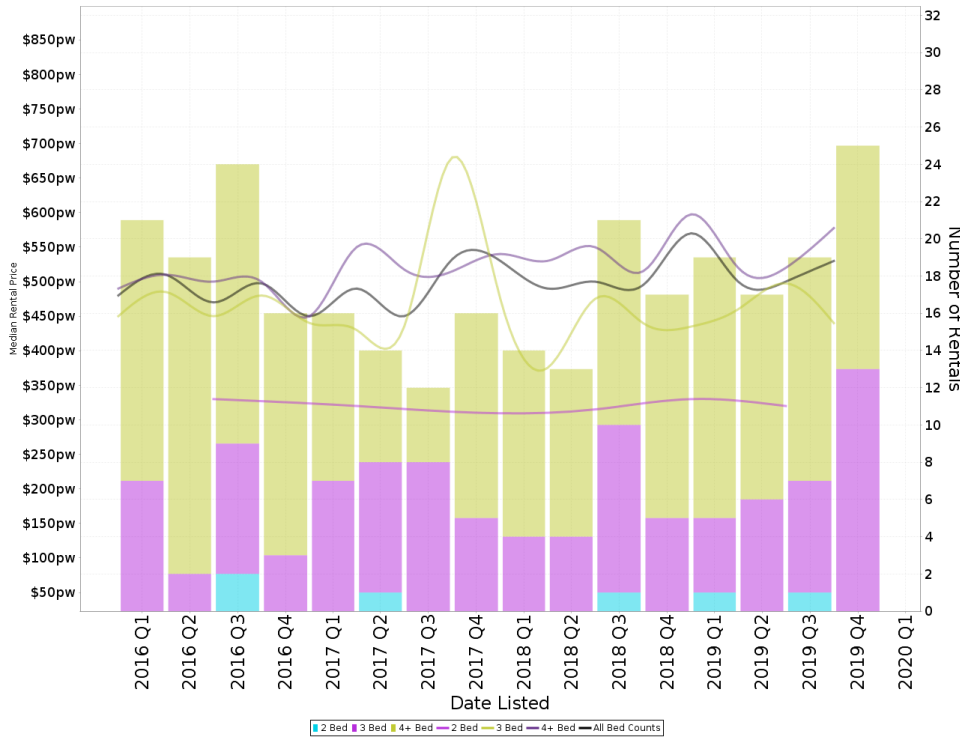
CLIFTON BEACH - Peak Selling Periods



CLIFTON BEACH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.1%

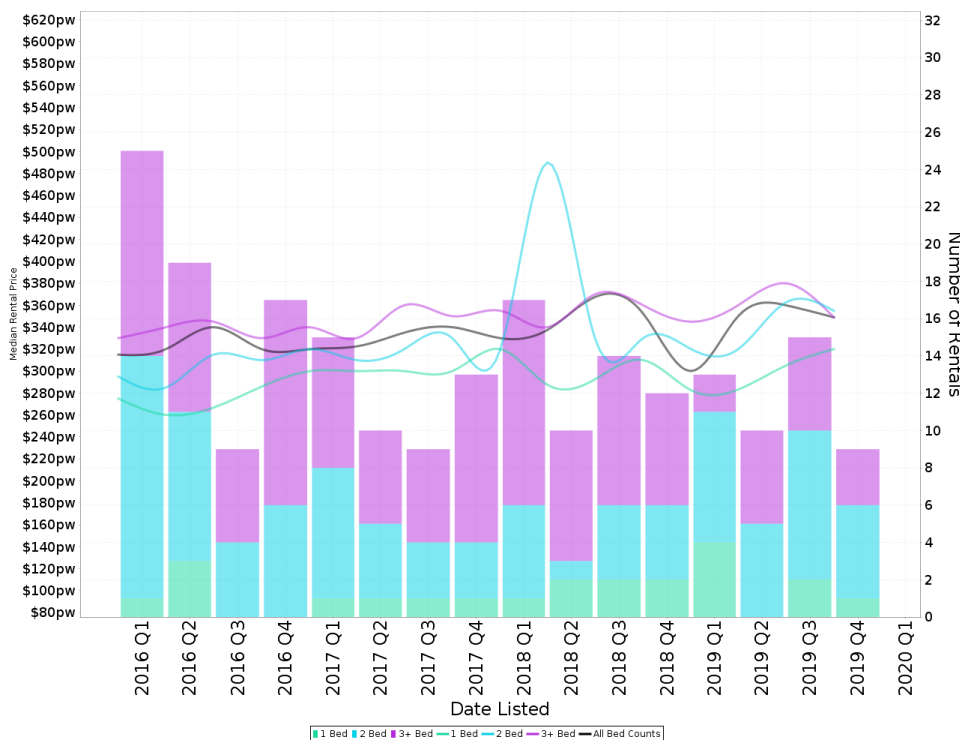
Current Median Price: \$597,500
Previous Median Price: \$590,850
Based on 99 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$597,500
Current Median Rent: \$495
Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$260,000
Previous Median Price: \$255,000
Based on 90 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$260,000
Current Median Rent: \$320
Based on 70 registered Unit rentals compared over the last 12 months.

CLIFTON BEACH - Recently Sold Properties

Median Sale Price

\$598k

Based on 54 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

+1.1%

Current Median Price: \$597,500
Previous Median Price: \$590,850

Based on 99 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

54

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

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

14-16 FORRESTER ST

\$830,000

Jan 2020
150 Days

8,280 m² 4 4 6

40 SAINT CRISPIN ST

\$435,000

Jan 2020
98 Days

640 m² 4 2 2

45 ENDEAVOUR RD

\$470,000

Jan 2020
57 Days

911 m² 4 2 2

41 BEAVER ST

\$650,000

Dec 2019
24 Days

1,709 m² 4 3 2

9 TYDEMAN CRES

\$576,000

Dec 2019
127 Days

689 m² 4 2 4

52 YULE AVE

\$639,000

Nov 2019
18 Days

851 m² 4 2 2

29-31 ELLISON ST

\$780,000

Nov 2019
3 Days

8,001 m² 3 2 4

5-7 MAORI CL

\$745,500

Oct 2019
133 Days

8,110 m² 4 2 2

8 CELEBRATION CL

\$1,170,000

Oct 2019
48 Days

4,322 m² 5 2 3

14 SATELLITE ST



\$467,000

Oct 2019
200 Days

804 m² 3 1 2

12 LINDEN ST



\$725,000

Oct 2019
N/A

1,083 m² 3 3 5

3 FRANKLIN CL



\$520,000

Oct 2019
N/A

600 m² 4 2 4

35 BATT ST



\$625,000

Oct 2019
112 Days

752 m² 3 3 2

6 STEVENS ST



\$900,000

Oct 2019
125 Days

5,120 m² 5 4 5

27 SAXON ST



\$312,000

Oct 2019
N/A

673 m² 4 3 2

2-4 PETRICOLA ST



\$1,000,000

Oct 2019
211 Days

9,062 m² 4 3 2

3 SPUR CL

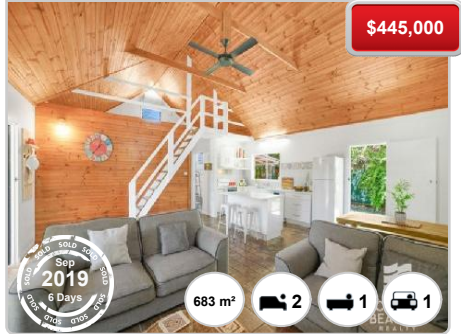


\$495,000

Sep 2019
306 Days

800 m² 4 2 2

25 SAXON ST



\$445,000

Sep 2019
8 Days

683 m² 2 1 1

15 GIBSON CL



\$1,220,000

Sep 2019
57 Days

1,201 m² 4 3 3

7 SUDBURY CL



\$800,000

Sep 2019
24 Days

2,739 m² 3 2 5

8 BARRIER CL



\$660,000

Oct 2019
12 Days

792 m² 4 2 2

CLIFTON BEACH - Properties For Rent

Median Rental Price

\$495 /w

Based on 80 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

+4.3%

Current Median Price: \$597,500
Current Median Rent: \$495

Based on 54 recorded House sales and 80 House rentals compared over the last 12 months

Number of Rentals


80

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

21-23 LARK CLOSE

\$600 per week



Feb 2020
1 Day

8,058 m² 4 2 3

9 SAINT CRISPIN STREET

\$595 \$595



Feb 2020
2 Days

1,000 m² 5 2 2

9 ARLINGTON ESPLANADE

\$850.00 p/w



Nov 2019
85 Days

675 m² 3 3 2