



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**  
REAL ESTATE SERVICES

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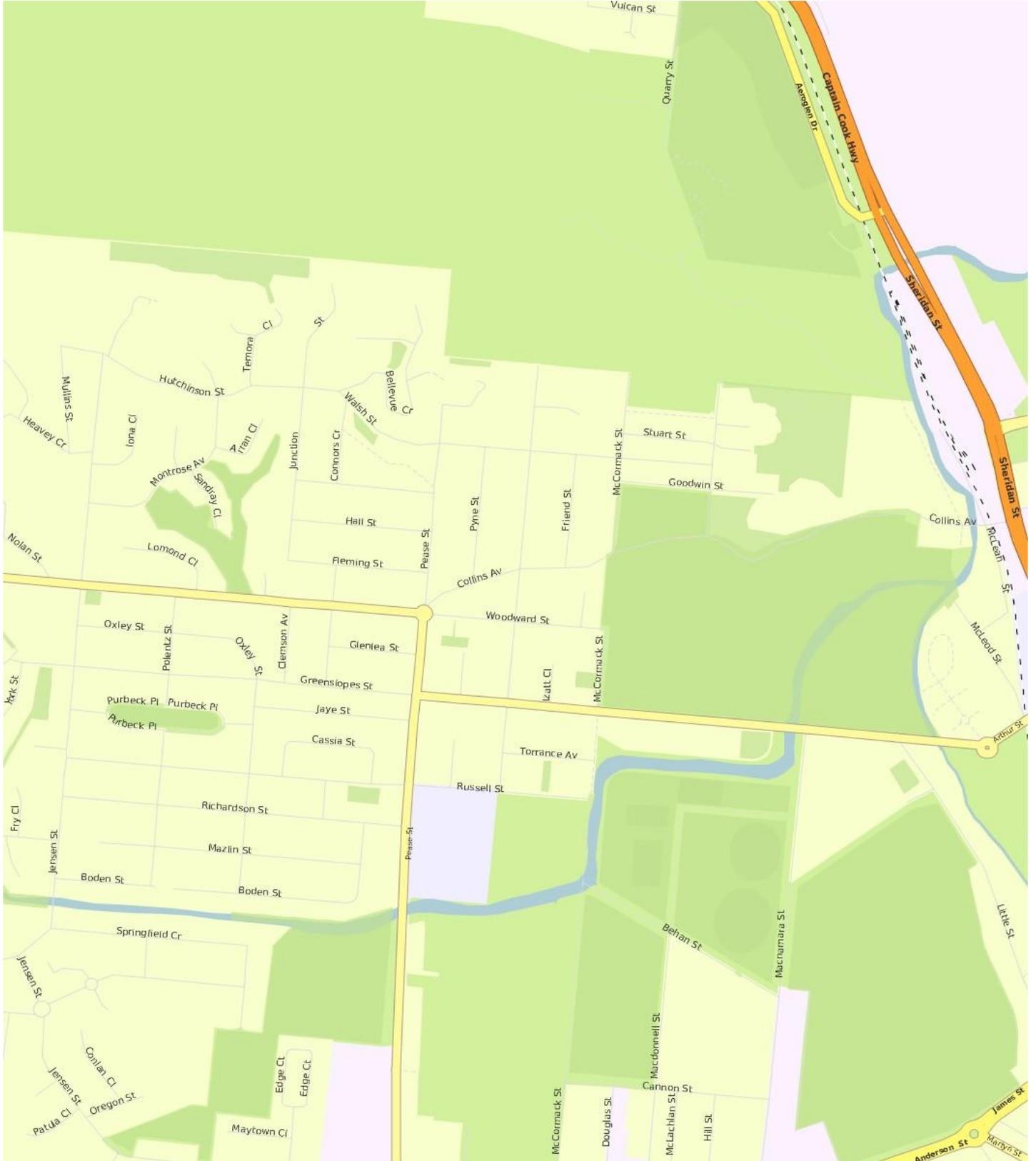
REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

EDGE HILL (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## EDGE HILL - Suburb Map



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

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## EDGE HILL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	91	\$ 210,000	0.0 %	\$ 95,000	\$ 515,000
2003	121	\$ 230,000	9.5 %	\$ 111,000	\$ 1,600,000
2004	115	\$ 300,000	30.4 %	\$ 190,000	\$ 850,000
2005	98	\$ 350,000	16.7 %	\$ 205,000	\$ 990,000
2006	83	\$ 387,000	10.6 %	\$ 195,000	\$ 1,390,000
2007	92	\$ 408,500	5.6 %	\$ 257,084	\$ 1,500,000
2008	70	\$ 427,500	4.7 %	\$ 255,000	\$ 2,600,000
2009	66	\$ 418,500	-2.1 %	\$ 230,000	\$ 1,400,000
2010	56	\$ 482,500	15.3 %	\$ 255,500	\$ 1,500,000
2011	64	\$ 413,500	-14.3 %	\$ 225,000	\$ 745,000
2012	61	\$ 420,000	1.6 %	\$ 270,000	\$ 1,020,000
2013	77	\$ 415,000	-1.2 %	\$ 250,000	\$ 2,400,000
2014	61	\$ 485,000	16.9 %	\$ 295,000	\$ 1,200,000
2015	79	\$ 485,000	0.0 %	\$ 300,000	\$ 1,700,000
2016	59	\$ 495,000	2.1 %	\$ 245,000	\$ 975,000
2017	70	\$ 502,500	1.5 %	\$ 310,000	\$ 1,220,000
2018	57	\$ 490,000	-2.5 %	\$ 290,000	\$ 950,000
2019	63	\$ 515,000	5.1 %	\$ 310,000	\$ 885,000
2020	0				

### Median Sale Price

# \$515k

Based on 63 recorded House sales within the last 12 months (2019)

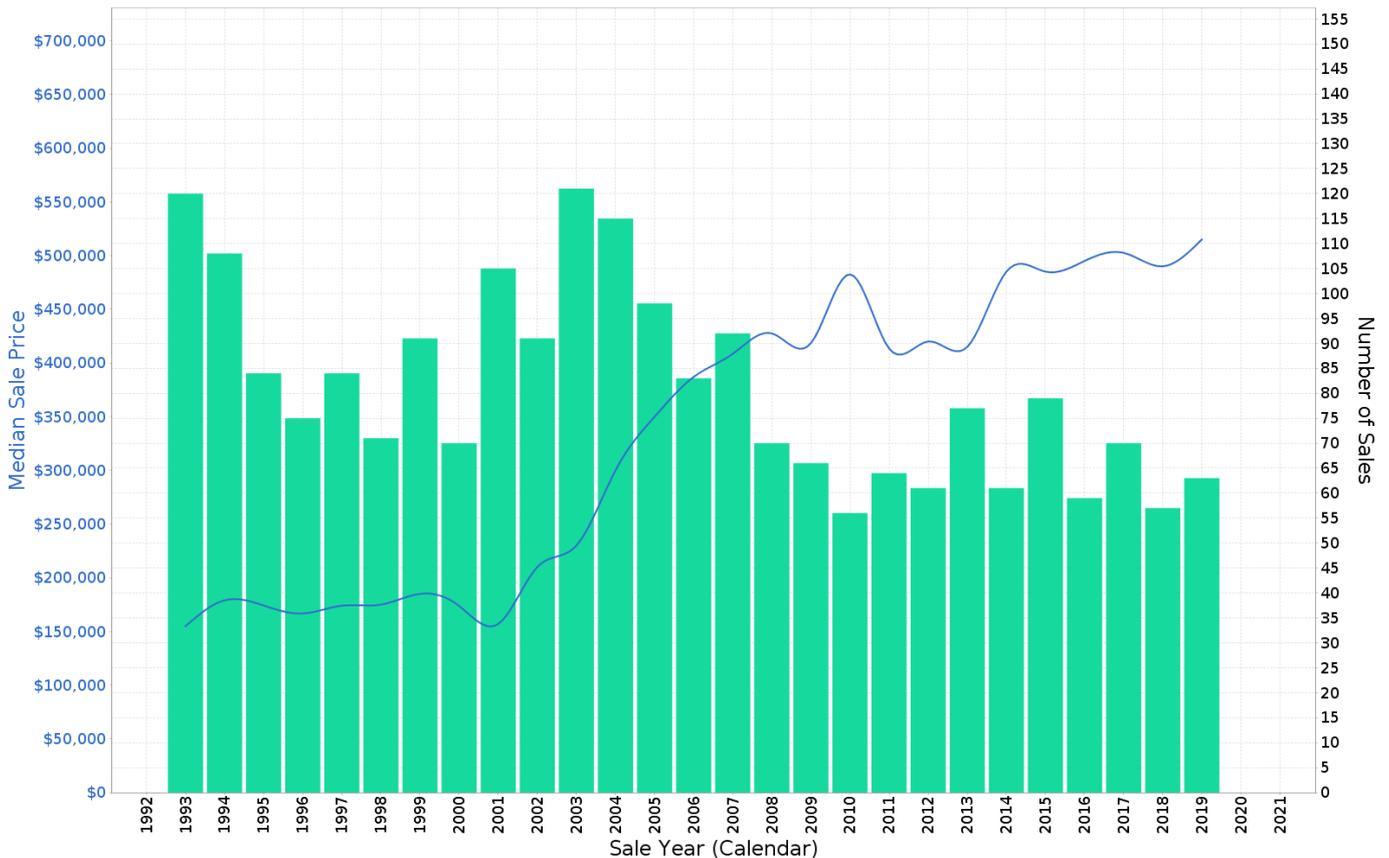
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +5.1%

Current Median Price: \$515,000  
Previous Median Price: \$490,000

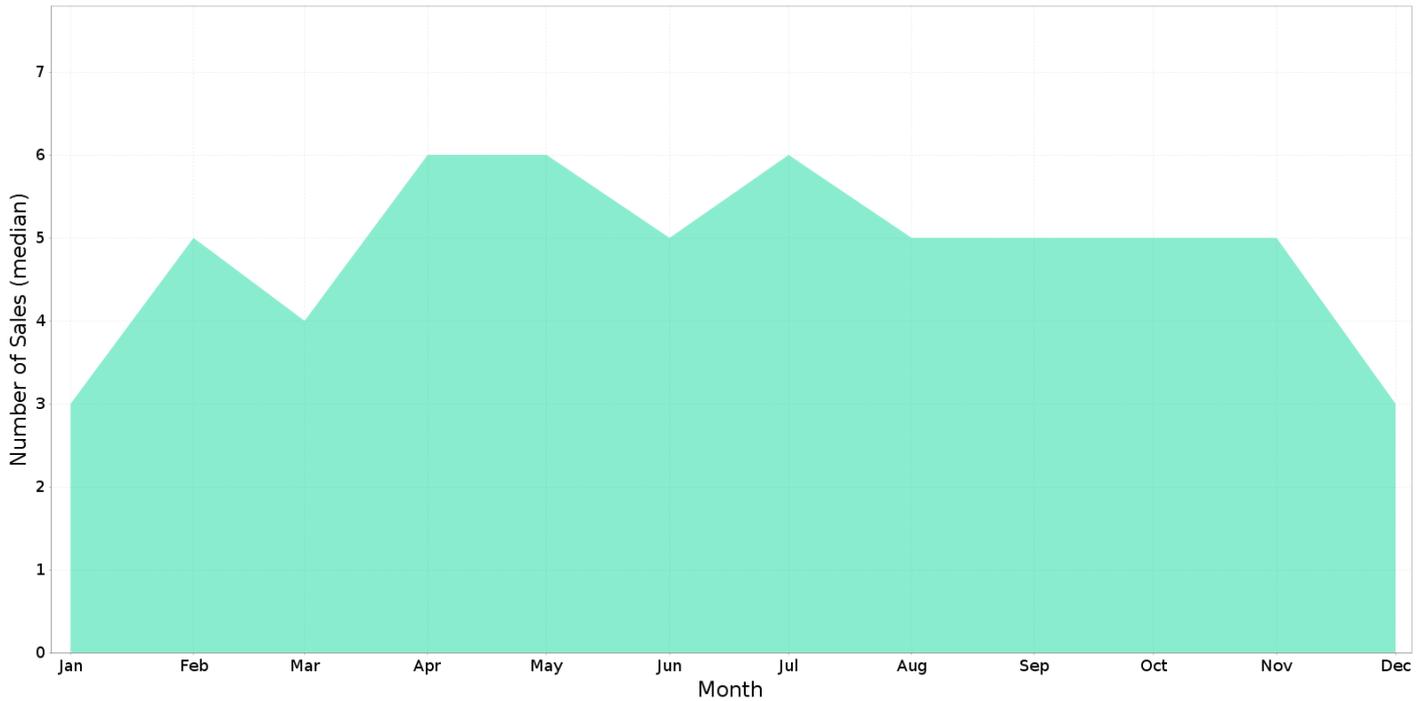
Based on 120 recorded House sales compared over the last two rolling 12 month periods



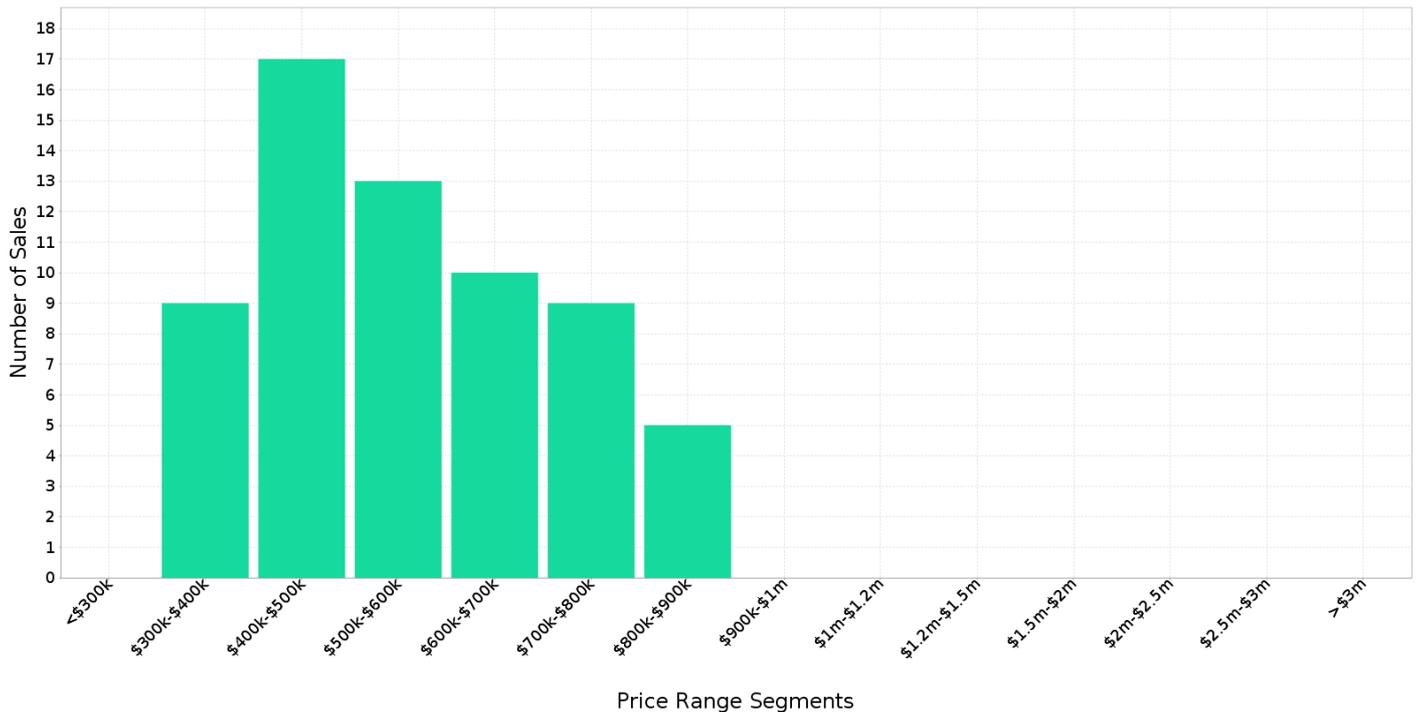
Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

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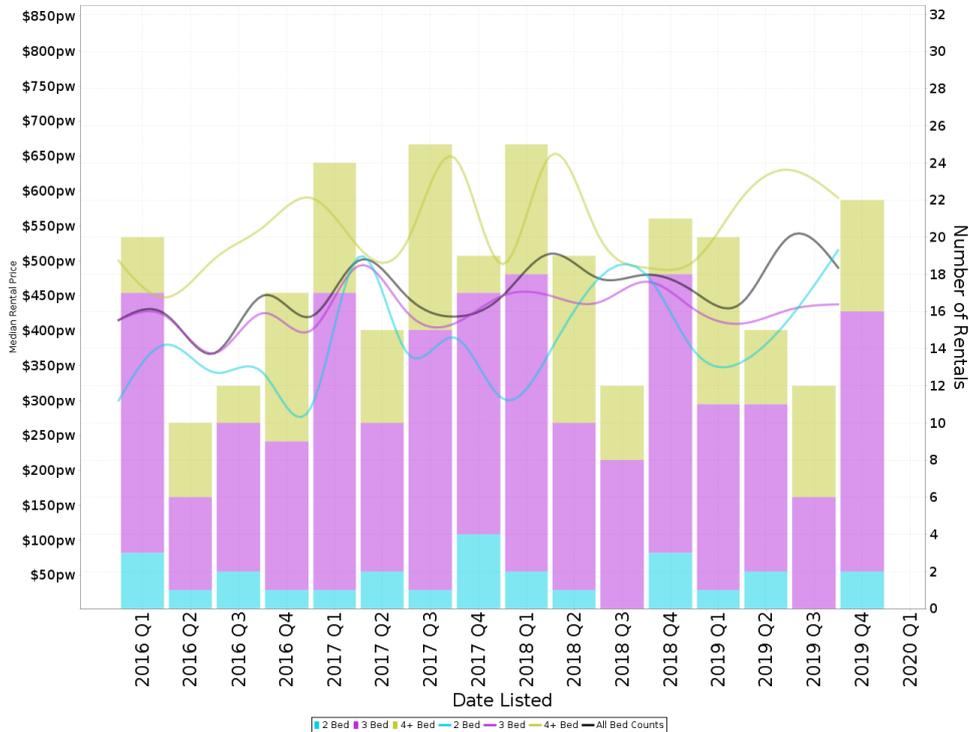
## EDGE HILL - Peak Selling Periods



## EDGE HILL - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.1%**

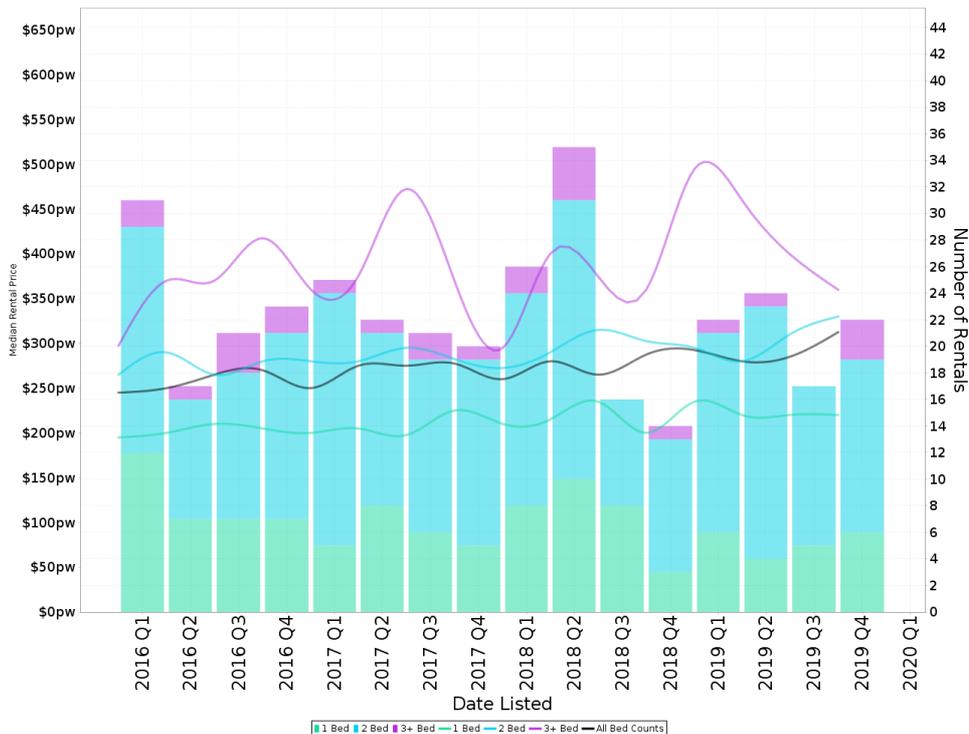
Current Median Price: \$515,000  
Previous Median Price: \$490,000  
Based on 120 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$515,000  
Current Median Rent: \$420  
Based on 59 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+21.3%**

Current Median Price: \$199,000  
Previous Median Price: \$164,000  
Based on 66 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.7%**

Current Median Price: \$199,000  
Current Median Rent: \$255  
Based on 92 registered Unit rentals compared over the last 12 months.

## EDGE HILL - Recently Sold Properties

Median Sale Price

**\$515k**

Based on 63 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

**+5.1%**

Current Median Price: \$515,000  
Previous Median Price: \$490,000

Based on 120 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**63**

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

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

**40 HUTCHINSON ST**

**\$960,000**

Jan 2020  
48 Days

2,220 m<sup>2</sup> 6 6 3

**12 OXLEY ST**

**\$590,000**

Jan 2020  
34 Days

607 m<sup>2</sup> 4 2 2

**31 OXLEY ST**

**\$515,000**

Dec 2019  
86 Days

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

**32 HUTCHINSON ST**

**\$820,000**

Dec 2019  
85 Days

1,164 m<sup>2</sup> 3 2 3

**19 TORRANCE AVE**

**\$450,000**

Dec 2019  
39 Days

698 m<sup>2</sup> 3 2 2

**30 OXLEY ST**

**\$547,000**

Nov 2019  
178 Days

711 m<sup>2</sup> 5 2 3

**111 RUSSELL ST**

**\$350,000**

Nov 2019  
17 Days

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

**44 WALSH ST**

**\$655,000**

Nov 2019  
27 Days

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

**292 PEASE ST**

**\$420,000**

Nov 2019  
N/A

540 m<sup>2</sup> 3 1 4

144 WOODWARD ST

\$665,000



800 m<sup>2</sup> 5 3 3

30 MONTROSE AVE

\$635,000



800 m<sup>2</sup> 4 2 2

23 PYNE ST

\$545,000



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

9 BELLEVUE CRES

\$630,000



693 m<sup>2</sup> 5 2 2

52 BODEN ST

\$430,000



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

5 LOMOND CL

\$580,000



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

31-33 BELLEVUE CRES

\$720,000



1,033 m<sup>2</sup> 5 4 2

13 TORRANCE AVE

\$490,000



698 m<sup>2</sup> 3 2 2

34 WALSH ST

\$670,000



1,122 m<sup>2</sup> 3 2 2

185 GREENSLOPES ST

\$372,000



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

19A BODEN ST

\$400,000



1,051 m<sup>2</sup> 4 2 1

12 CLEMSON AVE

\$582,000



630 m<sup>2</sup> 3 2 2

## EDGE HILL - Properties For Rent

### Median Rental Price

# \$420 /w

Based on 59 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

# +4.2%

Current Median Price: \$515,000  
Current Median Rent: \$420

Based on 63 recorded House sales and 59 House rentals compared over the last 12 months

### Number of Rentals

# 59

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

**6 JUNCTION STREET**

\$550 wk



351 m<sup>2</sup> 3 2 2

Feb 2020 2 Days

**3 STUART STREET**

Contact Agent



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

Feb 2020 2 Days

**32 PYNE STREET**

\$745 per week



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

Feb 2020 7 Days

**5 BODEN STREET**

\$405 weekly



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

Dec 2019 8 Days