



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**

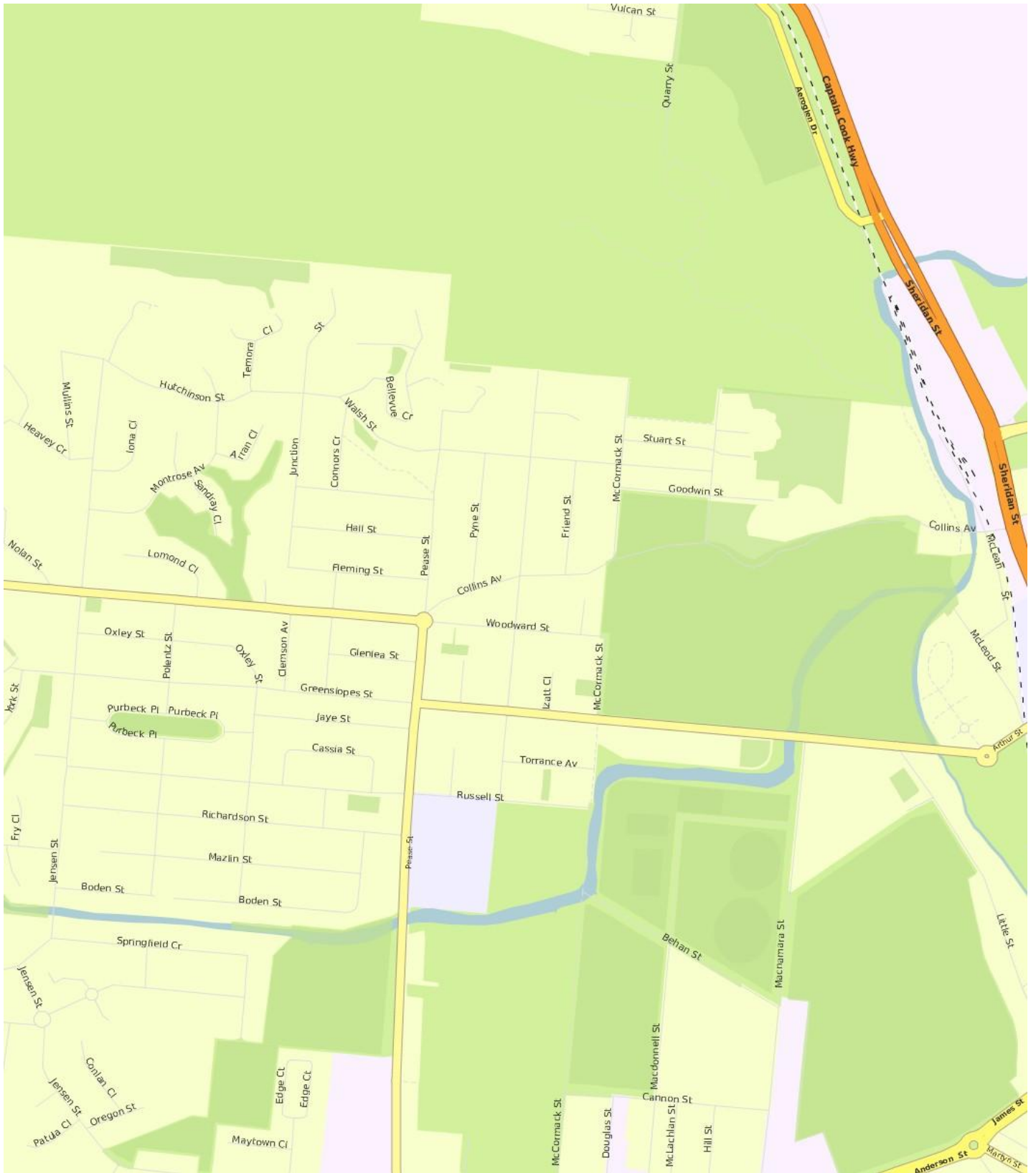
REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

EDGE HILL (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## EDGE HILL - Suburb Map



Prepared on 08/11/2019 by Sheldon Realty. © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

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## EDGE HILL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	105	\$ 157,000	0.0 %	\$ 97,500	\$ 539,000
2002	91	\$ 210,000	33.8 %	\$ 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	41	\$ 500,000	2.0 %	\$ 310,000	\$ 877,000

### Median Sale Price

# \$500k

Based on 51 recorded House sales within the last 12 months (Oct '18 - Sep '19)

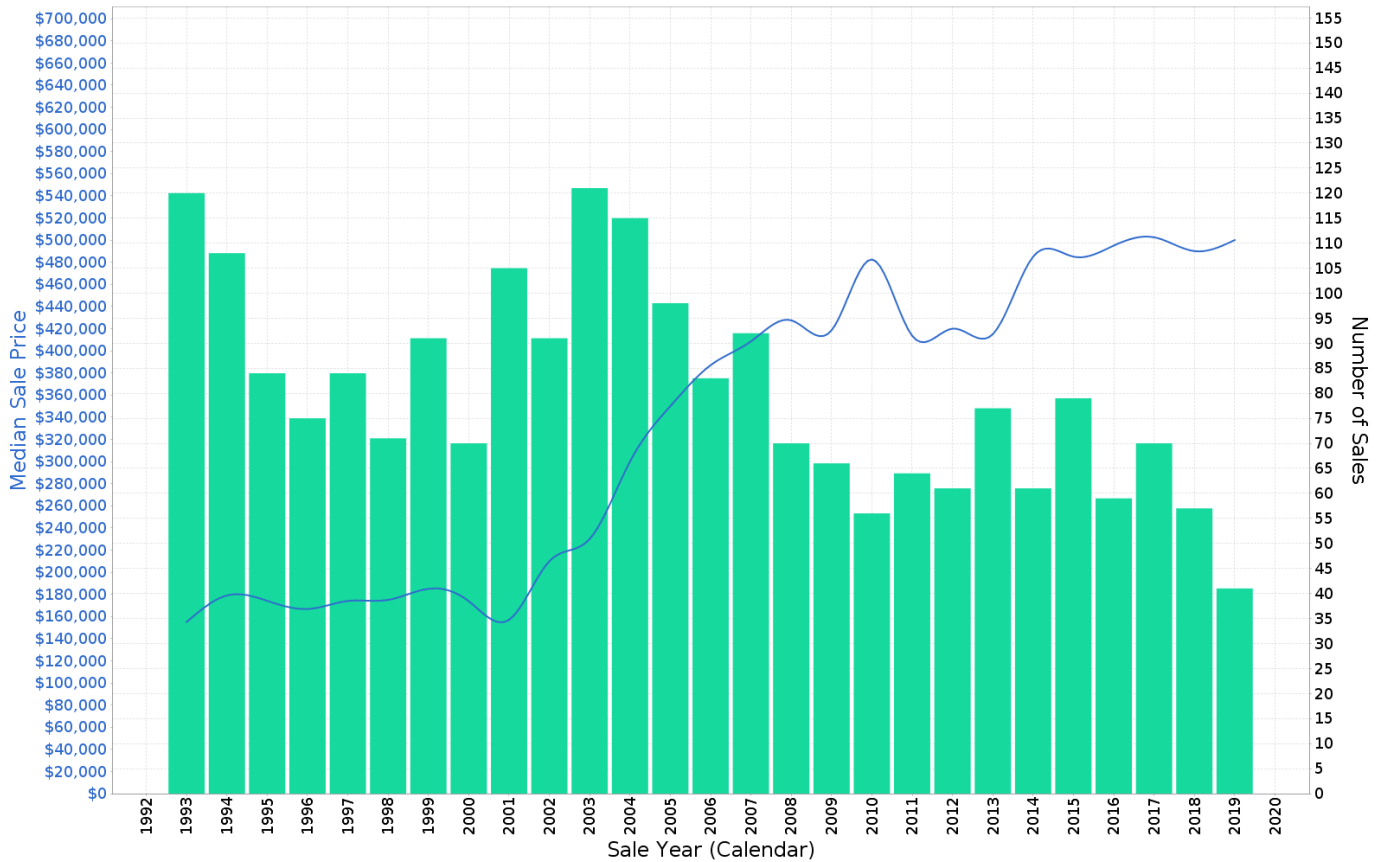
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -2.3%

Current Median Price: \$500,000  
Previous Median Price: \$512,000

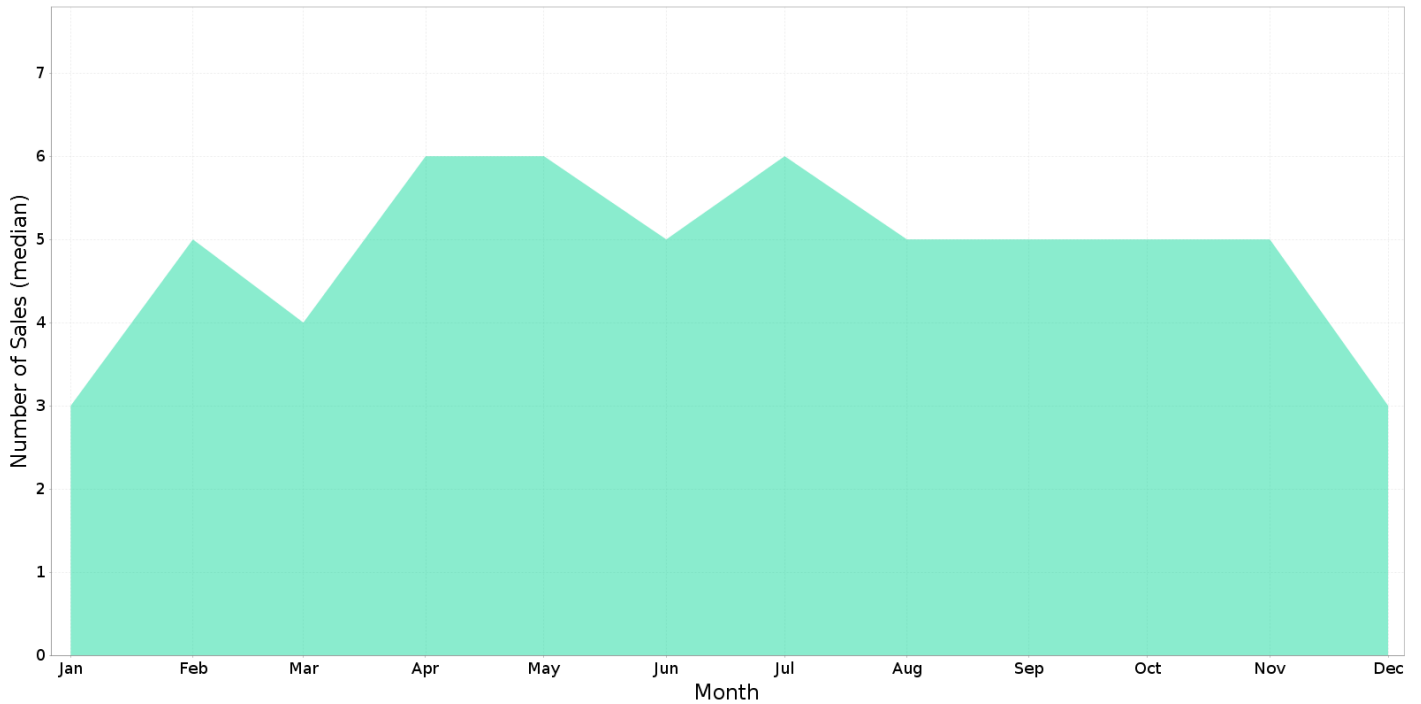
Based on 114 recorded House sales compared over the last two rolling 12 month periods



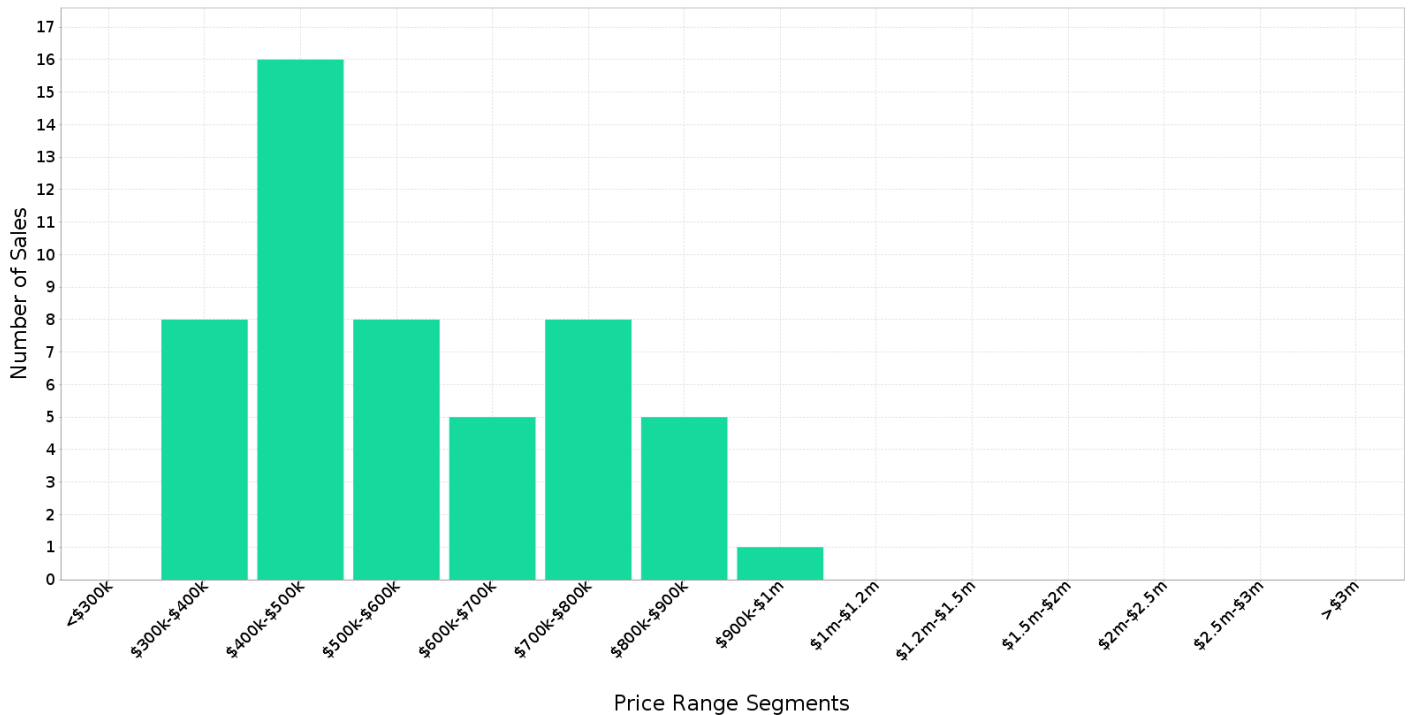
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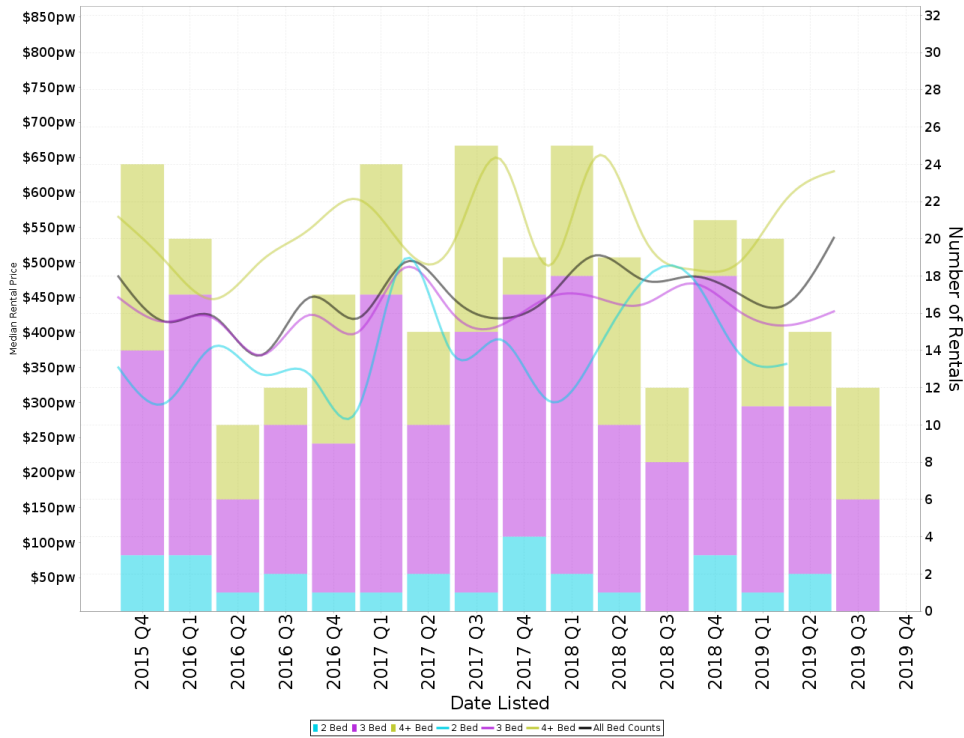
## EDGE HILL - Peak Selling Periods



## EDGE HILL - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.3%**

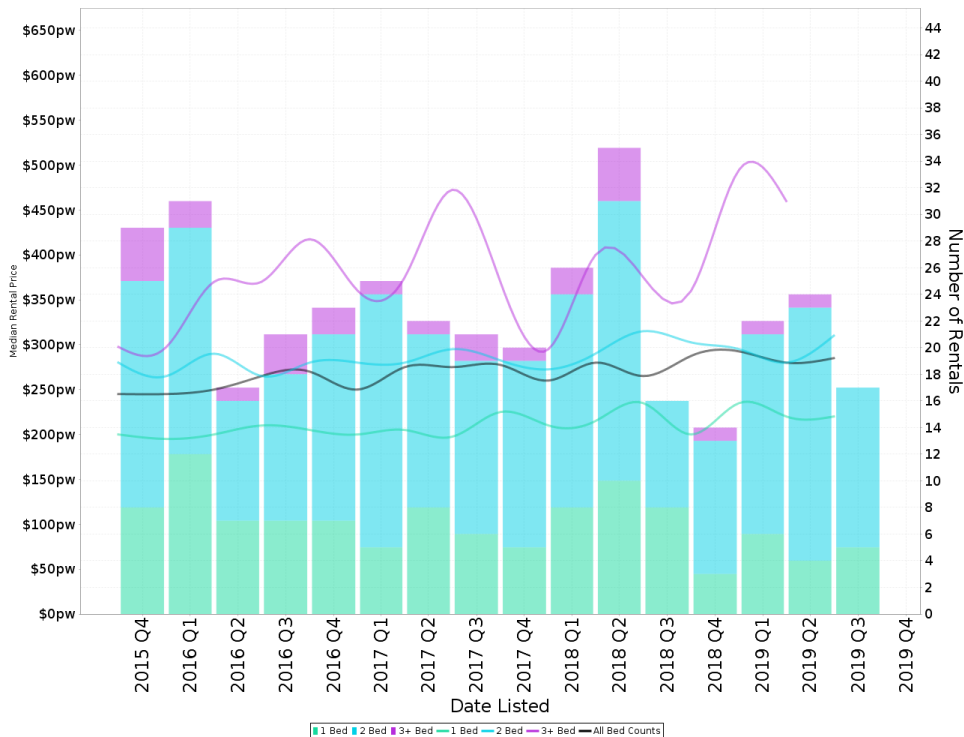
Current Median Price: \$500,000  
Previous Median Price: \$512,000  
Based on 114 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$500,000  
Current Median Rent: \$433  
Based on 66 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+30.3%**

Current Median Price: \$215,000  
Previous Median Price: \$165,000  
Based on 68 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$215,000  
Current Median Rent: \$250  
Based on 98 registered Unit rentals compared over the last 12 months.

## EDGE HILL - Recently Sold Properties

Median Sale Price  
**\$500k**

Based on 51 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

Suburb Growth  
**-2.3%**

Current Median Price: \$500,000  
Previous Median Price: \$512,000

Based on 114 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**51**

Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

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

**185 GREENSLOPES ST**



**\$372,000**

Sold 2019  
42 Days

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

**31-33 BELLEVUE CRES**



**\$720,000**

Sold Oct 2019  
120 Days

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

**19A BODEN ST**



**\$400,000**

Sold Sep 2019  
90 Days

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

**11 BELLEVUE CRES**



**\$760,000**

Sold Sep 2019  
N/A

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

**27 BODEN ST**



**\$425,000**

Sold Sep 2019  
165 Days

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

**22 PYNE ST**



**\$698,000**

Sold Aug 2019  
37 Days

809 m<sup>2</sup> 4 2 2

**41 HUTCHINSON ST**



**\$805,000**

Sold Aug 2019  
180 Days

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

**113 RUSSELL ST**



**\$430,000**

Sold Aug 2019  
6 Days

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

**23 RICHARDSON ST**



**\$379,000**

Sold Aug 2019  
N/A

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

64 WALSH ST

**\$670,000**

**SOLD** 2019  
Aug 19 Days

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

140 GREENSLOPES ST

**\$877,000**

**SOLD** 2019  
Aug 35 Days

809 m<sup>2</sup> 6 3 2

19A BODEN ST

**\$400,000**

**SOLD** 2019  
N/A

597 m<sup>2</sup> - - -

1/205 GREENSLOPES ST

**\$480,000**

**SOLD** 2019  
Jul 332 Days

685 m<sup>2</sup> 4 2 2

6 CONNORS ST

**\$710,000**

**SOLD** 2019  
Jul 19 Days

1,247 m<sup>2</sup> 3 2 1

31 PURBECK PL

**\$405,000**

**SOLD** 2019  
Jul 48 Days

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

50 WALSH ST

**\$500,000**

**SOLD** 2019  
Jun 27 Days

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

22 RICHARDSON ST

**\$400,000**

**SOLD** 2019  
Jul 43 Days

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

89 RUSSELL ST

**\$750,000**

**SOLD** 2019  
Jun N/A

252 m<sup>2</sup> - - -

517 MCCORMACK ST

**\$503,000**

**SOLD** 2019  
Jun 230 Days

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

342 PEASE ST

**\$765,000**

**SOLD** 2019  
Jun 302 Days

1,137 m<sup>2</sup> 3 2 3

85 RUSSELL ST

**\$750,000**

**SOLD** 2019  
Jun N/A

343 m<sup>2</sup> - - -



## EDGE HILL - Properties For Rent

### Median Rental Price

# \$433 /w

Based on 66 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

### Rental Yield

# +4.5%

Current Median Price: \$500,000  
Current Median Rent: \$433

Based on 51 recorded House sales and 66 House rentals compared over the last 12 months

### Number of Rentals

# 66

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

**50 BODEN STREET**

**\$460 weekly**

Nov 2019  
4 Days

736 m<sup>2</sup> 3 1 6

**19 CASSIA STREET**

**\$450 wk**

Oct 2019  
10 Days

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

**17 CALDER STREET**

**\$480 weekly**

Oct 2019  
10 Days

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

**27 HUTCHINSON STREET**

**\$620 \$620**

Oct 2019  
29 Days

808 m<sup>2</sup> 5 2 2

**6 JUNCTION STREET**

**\$550 wk**

Aug 2019  
70 Days

3 2 2