



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

EDMONTON (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

EDMONTON - Suburb Map



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

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EDMONTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	113	\$ 125,000	0.0 %	\$ 2,282	\$ 300,000
2002	130	\$ 133,500	6.8 %	\$ 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	93	\$ 340,000	3.0 %	\$ 220,000	\$ 755,000

Median Sale Price

\$336k

Based on 120 recorded House sales within the last 12 months (Oct '18 - Sep '19)

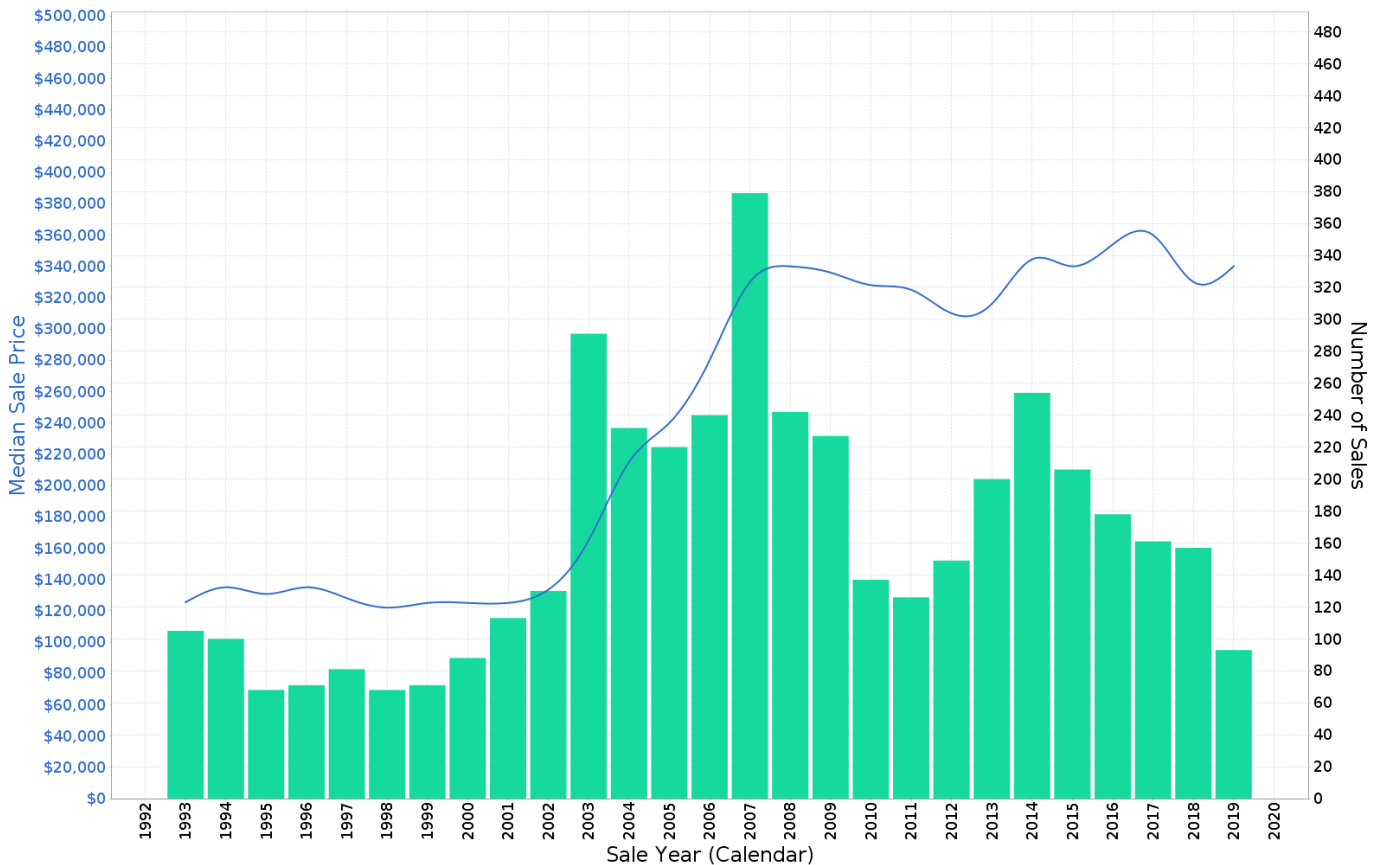
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.2%

Current Median Price: \$336,000
Previous Median Price: \$340,000

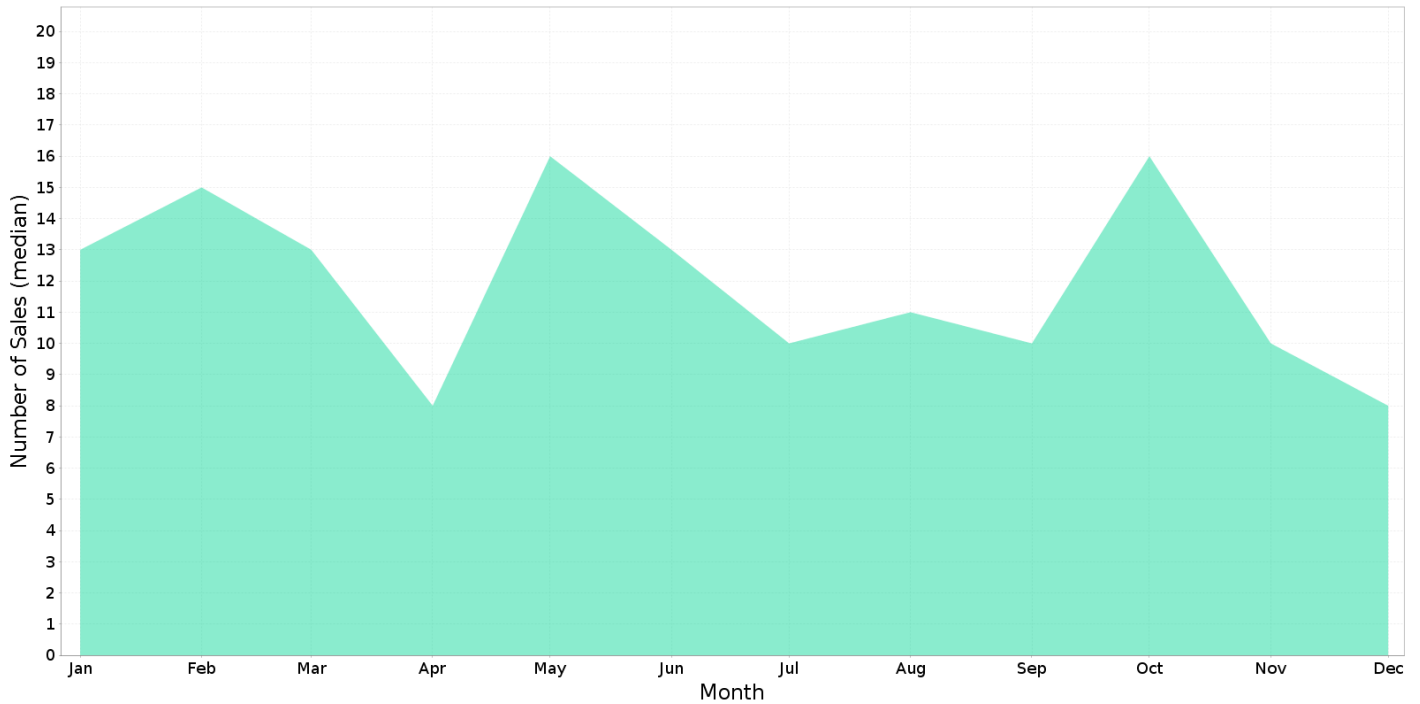
Based on 275 recorded House sales compared over the last two rolling 12 month periods



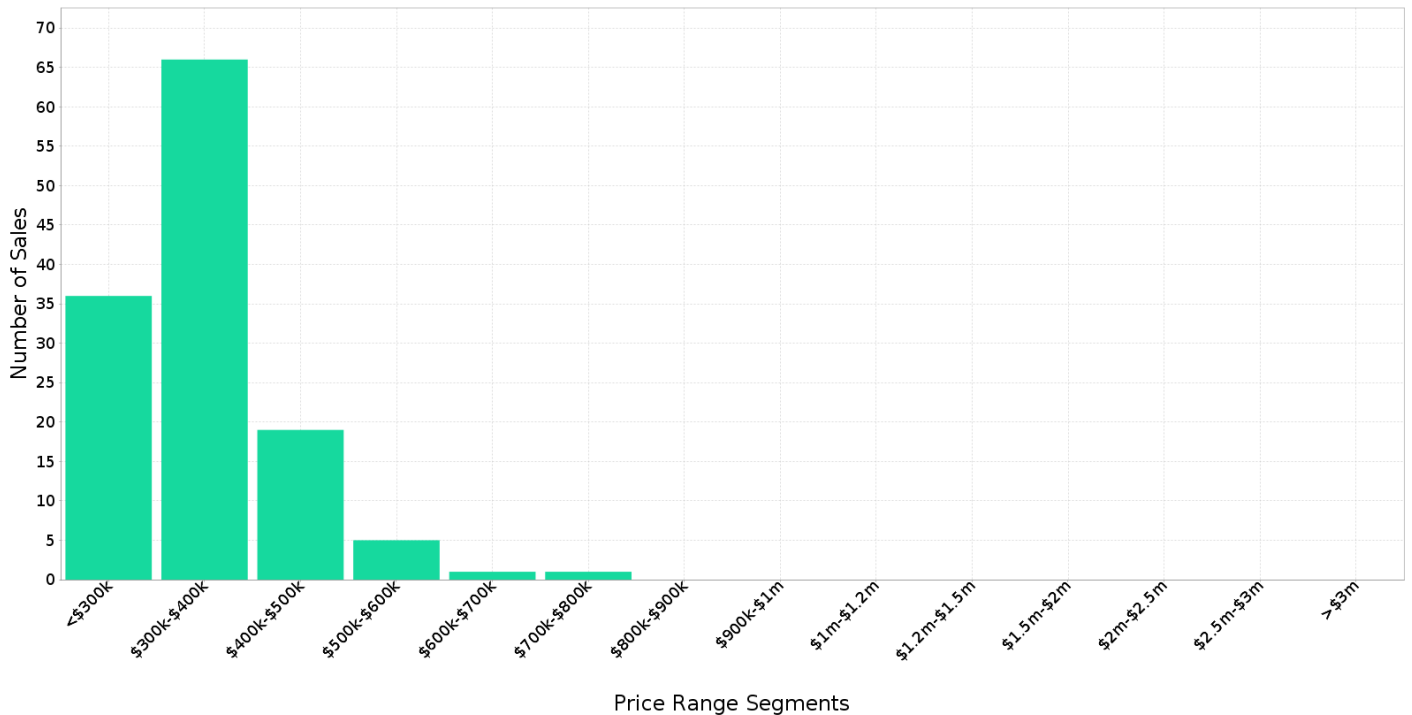
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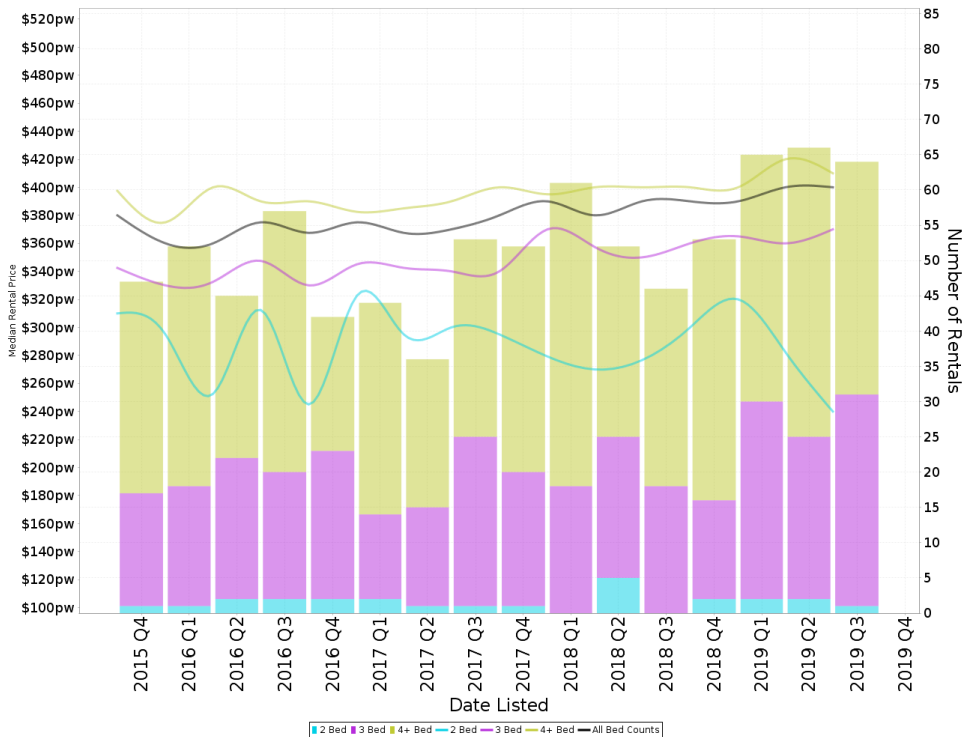
EDMONTON - Peak Selling Periods



EDMONTON - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

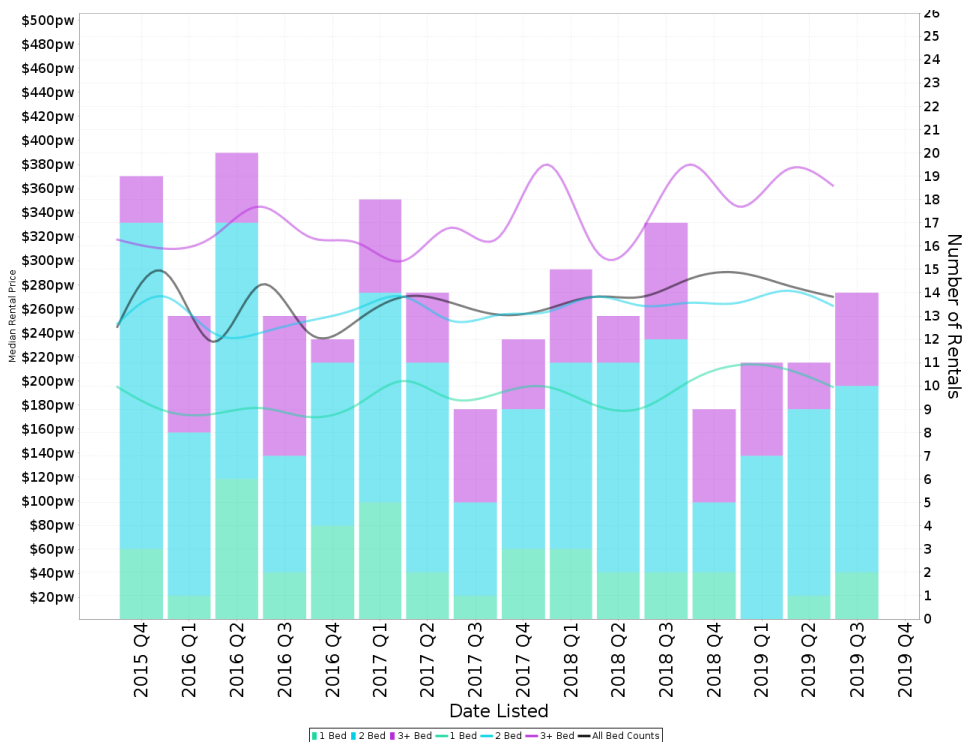
Current Median Price: \$336,000
Previous Median Price: \$340,000
Based on 275 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$336,000
Current Median Rent: \$370
Based on 201 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$136,250
Previous Median Price: \$145,000
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.5%

Current Median Price: \$136,250
Current Median Rent: \$250
Based on 65 registered Unit rentals compared over the last 12 months.

EDMONTON - Recently Sold Properties

Median Sale Price
\$336k

Based on 120 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
-1.2%

Current Median Price: \$336,000
Previous Median Price: \$340,000


Based on 275 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
120

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

64 ACCATINO ST




\$300,000

Nov 2019
421 Days

484 m² 4 2 2

2/21 MASSEY ST



\$200,000

Oct 2019
33 Days

102 m² 2 1 1

20 CLADERIA ST



\$340,000

Oct 2019
40 Days

700 m² 4 2 2

59 PICCONE DR




\$415,000

Oct 2019
33 Days

711 m² 4 2 2

95 WOODLOCK DR




\$415,000

Oct 2019
111 Days

745 m² 4 2 2

11 TILSE CL




\$405,000

Oct 2019
201 Days

767 m² 4 2 3

34 NOVELLI ST



\$326,000

Oct 2019
39 Days

625 m² 3 2 2

44 THOMSON RD



\$380,000

Oct 2019
35 Days

1,012 m² 3 1 1

60 PAGE RD



\$547,500

Oct 2019
69 Days

1.05 ha 3 2 4

22 PICCONE DR

\$325,000



737 m² 4 2 2

67 PICCONE DR

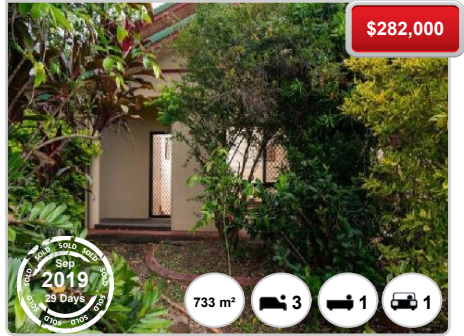
\$390,000



710 m² 4 2 2

7 BAVINGTON CRT

\$282,000



733 m² 3 1 1

19 QUINN DR

\$320,000



600 m² 4 2 2

33 RAVIZZA DR

\$255,000



700 m² 4 1 2

21 PYNE ST

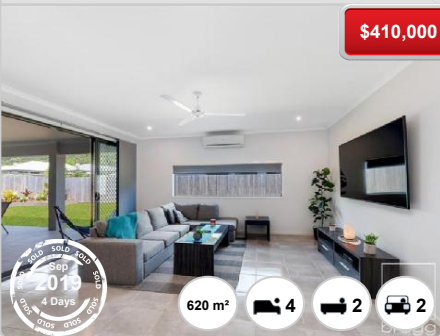
\$256,000



2,023 m² 3 1 1

79 WOODLOCK DR

\$410,000



620 m² 4 2 2

20 TALISMAN CL

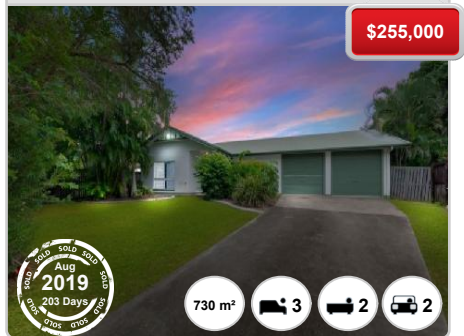
\$280,000



720 m² 3 1 2

4 CROWN CL

\$255,000



730 m² 3 2 2

5 PEVERILL CL

\$300,000



791 m² 3 1 2

60 PAGE RD

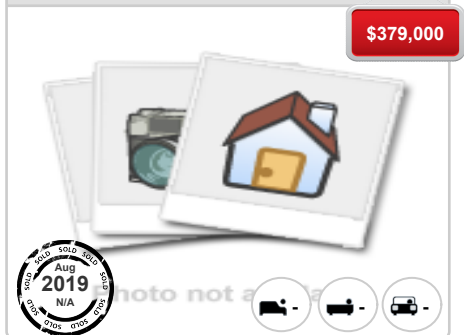
\$547,500



2.31 ha - - -

16 HOMEVALE ENT

\$379,000



- - -

EDMONTON - Properties For Rent

Median Rental Price

\$370 /w

Based on 201 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

+5.7%

Current Median Price: \$336,000
Current Median Rent: \$370

Based on 120 recorded House sales and 201 House rentals compared over the last 12 months

Number of Rentals

201

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

53 ACCATINO STREET

\$365 pw

Nov 2019 1 Day

556 m² 3 1 1

2/2 NINDII CLOSE

\$340 per week

Nov 2019 2 Days

142 m² 3 1 1

Cattleya Close

\$430 per week

Nov 2019 2 Days

800 m² 3 1 1

55 BRUCE HIGHWAY

\$320 pw

Nov 2019 3 Days

2,023 m² 2 1 1

2 RENTON CLOSE

\$500 pw

Nov 2019 4 Days

738 m² 5 2 2

26 JORGENSEN STREET

\$410

Nov 2019 7 Days

703 m² 3 1 1

Novelli Street

\$430 per week

Oct 2019 8 Days

601 m² 4 2 2

34 NOVELLI STREET

\$400 per week

Oct 2019 9 Days

625 m² 3 2 2

Luisa Street

\$400 per week

Oct 2019 9 Days

700 m² 4 1 2

Noble Close



\$360 per week

848 m² 3 1 2

Oct 2019 10 Days

18 LODE STREET



\$420

587 m² 4 2 2

Oct 2019 10 Days

Lode Street



\$520 per week

544 m² 4 2 2

Oct 2019 11 Days

6 NEARY CLOSE

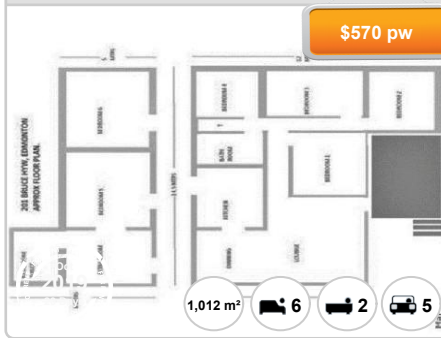


\$370 \$370

701 m² 3 1 1

Oct 2019 14 Days

201 BRUCE HIGHWAY



\$570 pw

1,012 m² 6 2 5