



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**

REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

TRINITY BEACH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## TRINITY BEACH - Suburb Map



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

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## TRINITY BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	71	\$ 150,000	0.0 %	\$ 97,000	\$ 1,025,000
2002	93	\$ 166,500	11.0 %	\$ 110,000	\$ 455,000
2003	115	\$ 240,000	44.1 %	\$ 99,000	\$ 1,550,000
2004	98	\$ 290,825	21.2 %	\$ 180,000	\$ 4,250,000
2005	90	\$ 319,250	9.8 %	\$ 230,000	\$ 2,250,000
2006	60	\$ 343,750	7.7 %	\$ 265,000	\$ 1,750,000
2007	84	\$ 395,000	14.9 %	\$ 189,000	\$ 2,860,000
2008	54	\$ 417,500	5.7 %	\$ 285,000	\$ 6,900,000
2009	60	\$ 405,000	-3.0 %	\$ 251,000	\$ 940,000
2010	74	\$ 395,000	-2.5 %	\$ 280,000	\$ 1,070,000
2011	94	\$ 360,000	-8.9 %	\$ 223,000	\$ 970,000
2012	89	\$ 360,000	0.0 %	\$ 155,000	\$ 1,500,000
2013	113	\$ 415,000	15.3 %	\$ 153,000	\$ 2,500,000
2014	90	\$ 470,000	13.3 %	\$ 285,000	\$ 1,030,000
2015	103	\$ 495,000	5.3 %	\$ 300,500	\$ 1,100,000
2016	97	\$ 490,000	-1.0 %	\$ 265,000	\$ 1,100,000
2017	128	\$ 484,500	-1.1 %	\$ 176,000	\$ 2,120,000
2018	100	\$ 481,250	-0.7 %	\$ 330,000	\$ 1,500,000
2019	67	\$ 485,000	0.8 %	\$ 255,000	\$ 4,000,000

### Median Sale Price

# \$492k

Based on 80 recorded House sales within the last 12 months (Oct '18 - Sep '19)

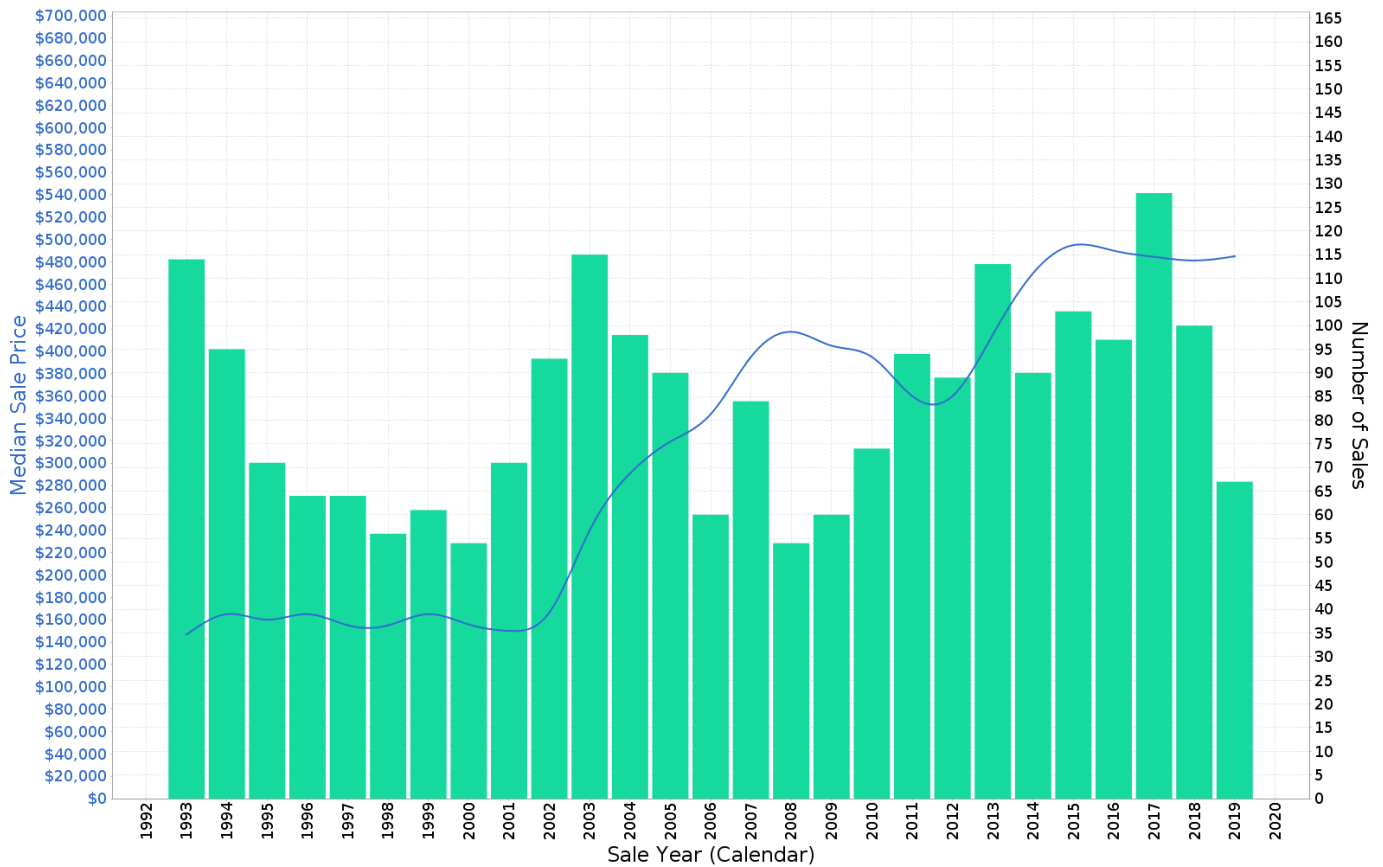
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

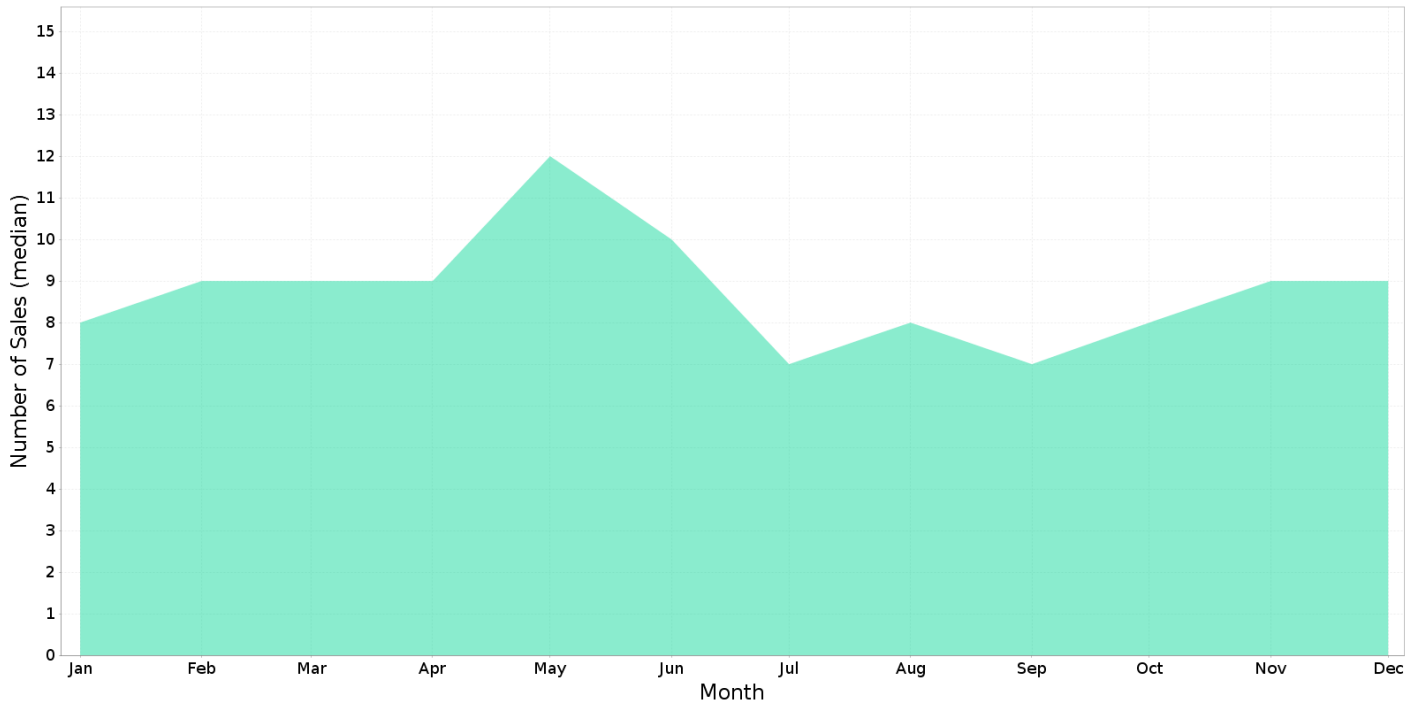
# +2.6%

Current Median Price: \$492,500  
Previous Median Price: \$480,000

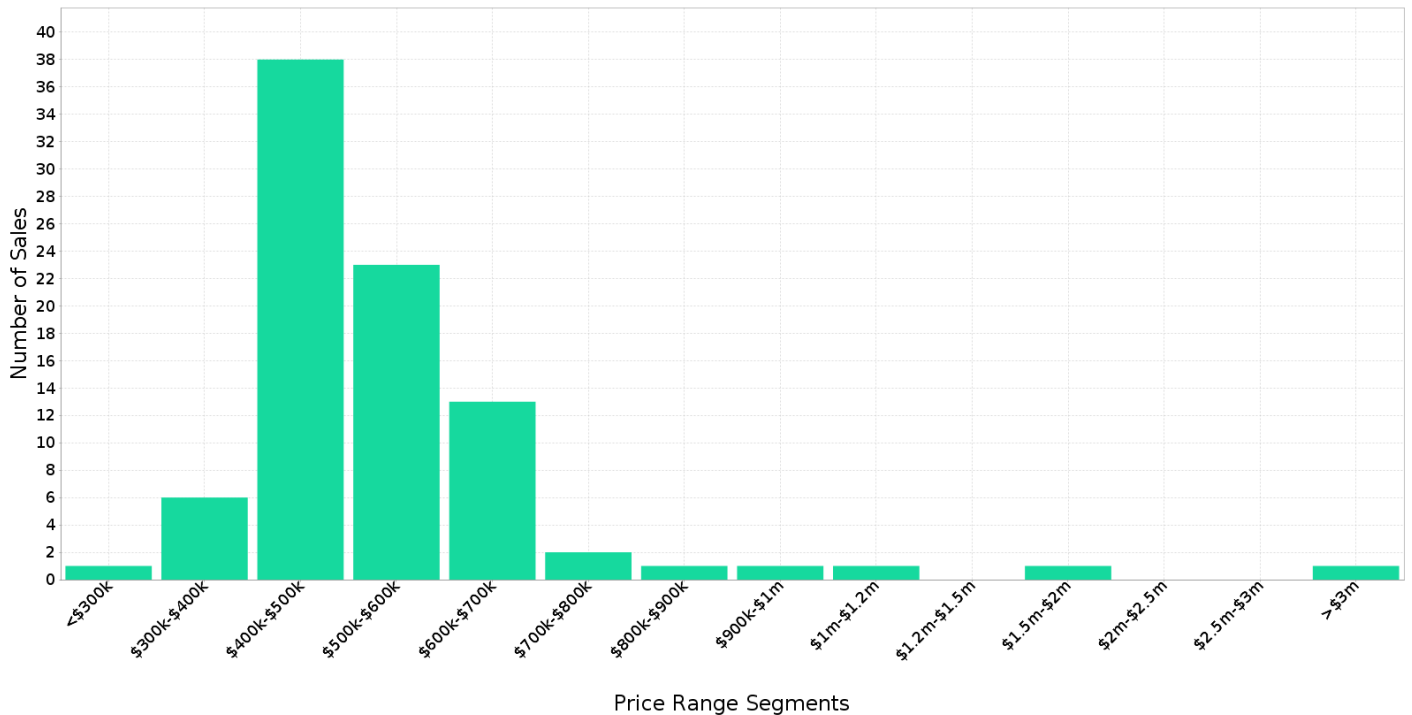
Based on 187 recorded House sales compared over the last two rolling 12 month periods



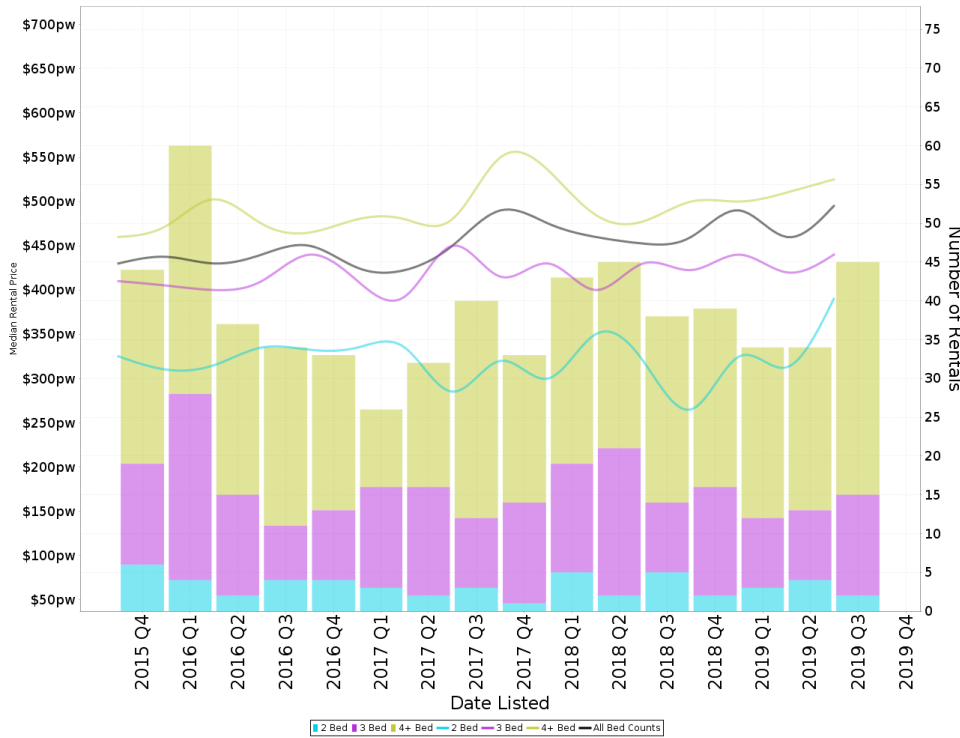
## TRINITY BEACH - Peak Selling Periods



## TRINITY BEACH - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.6%**

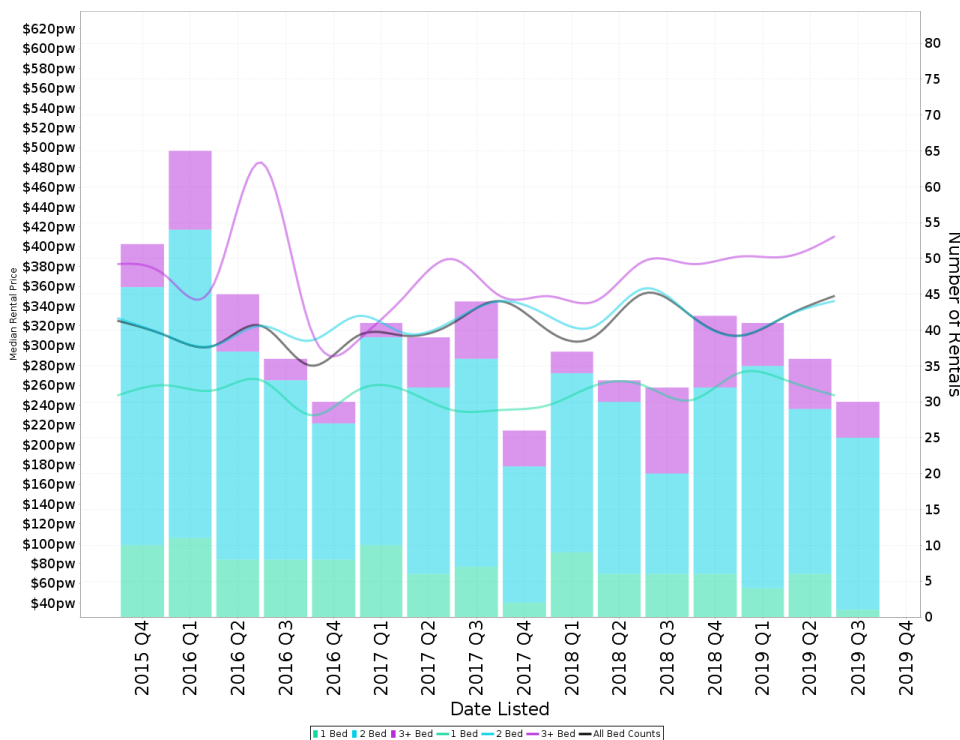
Current Median Price: \$492,500  
Previous Median Price: \$480,000  
Based on 187 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$492,500  
Current Median Rent: \$430  
Based on 175 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.4%**

Current Median Price: \$270,000  
Previous Median Price: \$276,500  
Based on 234 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$270,000  
Current Median Rent: \$310  
Based on 198 registered Unit rentals compared over the last 12 months.

## TRINITY BEACH - Recently Sold Properties

Median Sale Price

**\$492k**

Based on 80 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

**+2.6%**

Current Median Price: \$492,500  
Previous Median Price: \$480,000

Based on 187 recorded House sales compared over the last two rolling 12 month periods

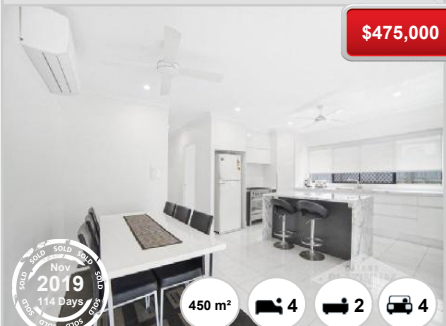
# Sold Properties

**80**

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

**63 SEAWAYS ST**



**\$475,000**

Sold Nov 2019  
114 Days

450 m<sup>2</sup> 4 2 4

**96 MORESBY ST**



**\$580,000**

Sold Oct 2019  
82 Days

839 m<sup>2</sup> 4 2 2

**132 ROBERTS DR**

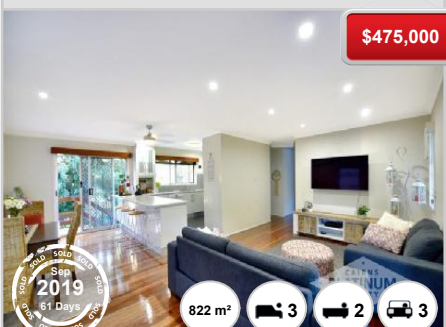


**\$430,000**

Sold Dec 2019  
114 Days

556 m<sup>2</sup> 3 2 2

**12 LAE ST**

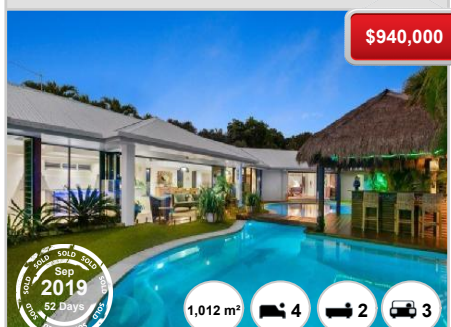


**\$475,000**

Sold Sep 2019  
61 Days

822 m<sup>2</sup> 3 2 3

**58 JAMIESON ST**

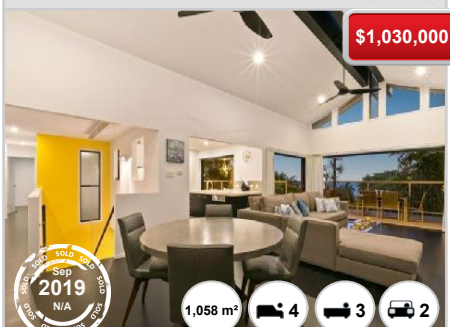


**\$940,000**

Sold Sep 2019  
52 Days

1,012 m<sup>2</sup> 4 2 3

**17 POSSUM ST**

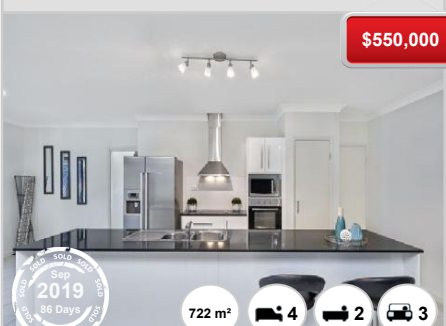


**\$1,030,000**

Sold Sep 2019  
N/A

1,058 m<sup>2</sup> 4 3 2

**106 ROBERTS DR**



**\$550,000**

Sold Sep 2019  
86 Days

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

**4 COXSWAIN PL**



**\$500,000**

Sold Sep 2019  
190 Days

390 m<sup>2</sup> 4 2 2

**162 ROBERTS DR**



**\$525,000**

Sold Sep 2019  
9 Days

584 m<sup>2</sup> 4 2 2

18 PORT CL

**\$420,000**

Sep 2019  
38 Days

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

93 ROBERTS DR

**\$420,000**

Sep 2019  
177 Days

710 m<sup>2</sup> 4 2 2

46 MANUS ST

**\$465,000**

Sep 2019  
8 Days

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

175 TRINITY BEACH RD

**\$1,500,000**

2019  
N/A

6,338 m<sup>2</sup> 3 2 2

171 TO 173 TRINITY BEACH RD

**\$4,000,000**

Sep 2019  
N/A

3.46 ha - - -

74 SEAWAYS ST

**\$450,000**

Aug 2019  
106 Days

400 m<sup>2</sup> 4 2 2

17 HAGEN CL

**\$255,000**

Aug 2019  
19 Days

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

130 PANGUNA ST

**\$650,000**

Aug 2019  
N/A

6,989 m<sup>2</sup> - - -

20 VOLUTE CL

**\$400,000**

Aug 2019  
5 Days

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

7 EBB CL

**\$427,000**

Aug 2019  
87 Days

450 m<sup>2</sup> 4 2 2

79 COASTLINE PDE

**\$445,000**

Aug 2019  
N/A

802 m<sup>2</sup> 4 2 2

COASTLINE PDE

**\$445,000**

Aug 2019  
N/A

4 2 2



## TRINITY BEACH - Properties For Rent

Median Rental Price

**\$430 /w**

Based on 175 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: \$492,500  
Current Median Rent: \$430

Based on 80 recorded House sales and 175 House rentals compared over the last 12 months

Number of Rentals

**175**

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

**90 ROBERTS DRIVE**

**\$450 pw**

710 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Nov 2019 3 Days

**21 QUARTERDECK STREET**

**\$680 \$680**

701 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Nov 2019 3 Days

**16 STARBOARD STREET**

**\$485 per week**

541 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

Nov 2019 3 Days

**11 BOSUN PLACE**

**\$480 per week**

524 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Nov 2019 7 Days

**11 COASTLINE PARADE**

**\$585**

533 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Nov 2019 7 Days

**6 KOKODA STREET**

**\$450 \$450**

1,007 m<sup>2</sup> 3 bedrooms 1 bathroom 3 car spaces

Oct 2019 9 Days

**30/7 TARI PLACE**

**\$700 per week**

1,150 m<sup>2</sup> 4 bedrooms 3 bathrooms 2 car spaces

Oct 2019 14 Days

**4 COXSWAIN PLACE**

**\$560 \$560**

390 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Oct 2019 17 Days

**92 MOORE STREET**

**\$295 \$295**

99 m<sup>2</sup> 1 bedroom 1 bathroom 1 car space

Oct 2019 18 Days

## 14 COASTLINE PARADE

\$510 \$510



## 37 PROPELLER COURT

\$515



## 11 CONCH CLOSE

\$480



## 140 TRINITY BEACH ROAD

\$400 per week

