



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY
REAL ESTATE SERVICES

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SUBURB FLYOVER REPORT

MOUNT SHERIDAN (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

MOUNT SHERIDAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	209	\$ 164,000	0.0 %	\$ 56,000	\$ 294,000
2003	329	\$ 195,000	18.9 %	\$ 90,000	\$ 442,000
2004	321	\$ 245,000	25.6 %	\$ 82,000	\$ 513,000
2005	262	\$ 265,000	8.2 %	\$ 97,000	\$ 650,000
2006	315	\$ 306,500	15.7 %	\$ 116,000	\$ 829,000
2007	329	\$ 347,500	13.4 %	\$ 189,000	\$ 850,000
2008	194	\$ 350,000	0.7 %	\$ 230,000	\$ 740,000
2009	227	\$ 337,500	-3.6 %	\$ 237,000	\$ 620,000
2010	177	\$ 343,000	1.6 %	\$ 236,000	\$ 680,000
2011	157	\$ 330,000	-3.8 %	\$ 191,845	\$ 610,000
2012	140	\$ 327,500	-0.8 %	\$ 123,000	\$ 740,000
2013	164	\$ 330,000	0.8 %	\$ 149,000	\$ 630,000
2014	179	\$ 362,500	9.8 %	\$ 255,000	\$ 850,000
2015	175	\$ 375,000	3.4 %	\$ 260,000	\$ 705,000
2016	210	\$ 359,250	-4.2 %	\$ 165,000	\$ 780,000
2017	183	\$ 398,000	10.8 %	\$ 240,000	\$ 795,000
2018	148	\$ 387,250	-2.7 %	\$ 235,000	\$ 695,000
2019	152	\$ 374,000	-3.4 %	\$ 240,000	\$ 721,000
2020	0				

Median Sale Price

\$374k

Based on 152 recorded House sales within the last 12 months (2019)

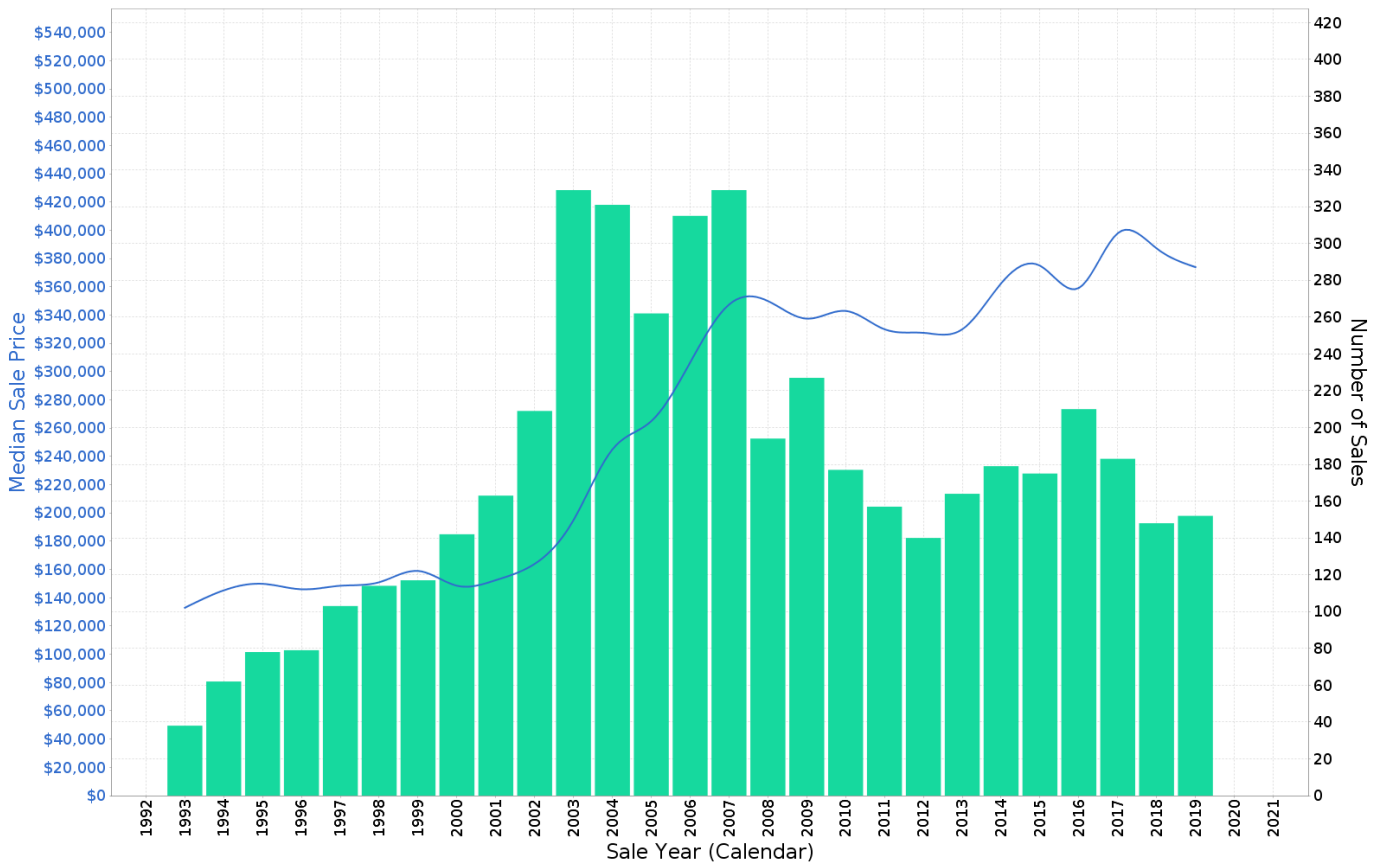
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.4%

Current Median Price: \$374,000
Previous Median Price: \$387,250

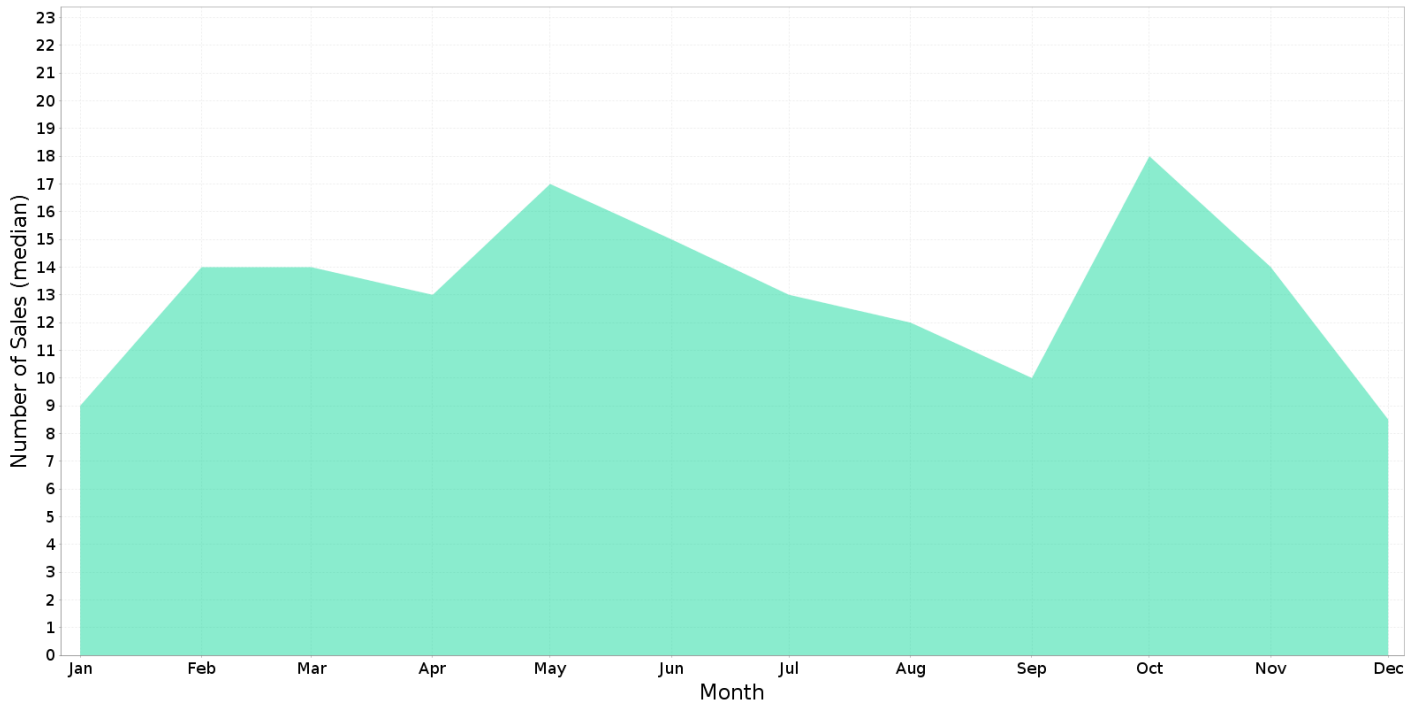
Based on 300 recorded House sales compared over the last two rolling 12 month periods



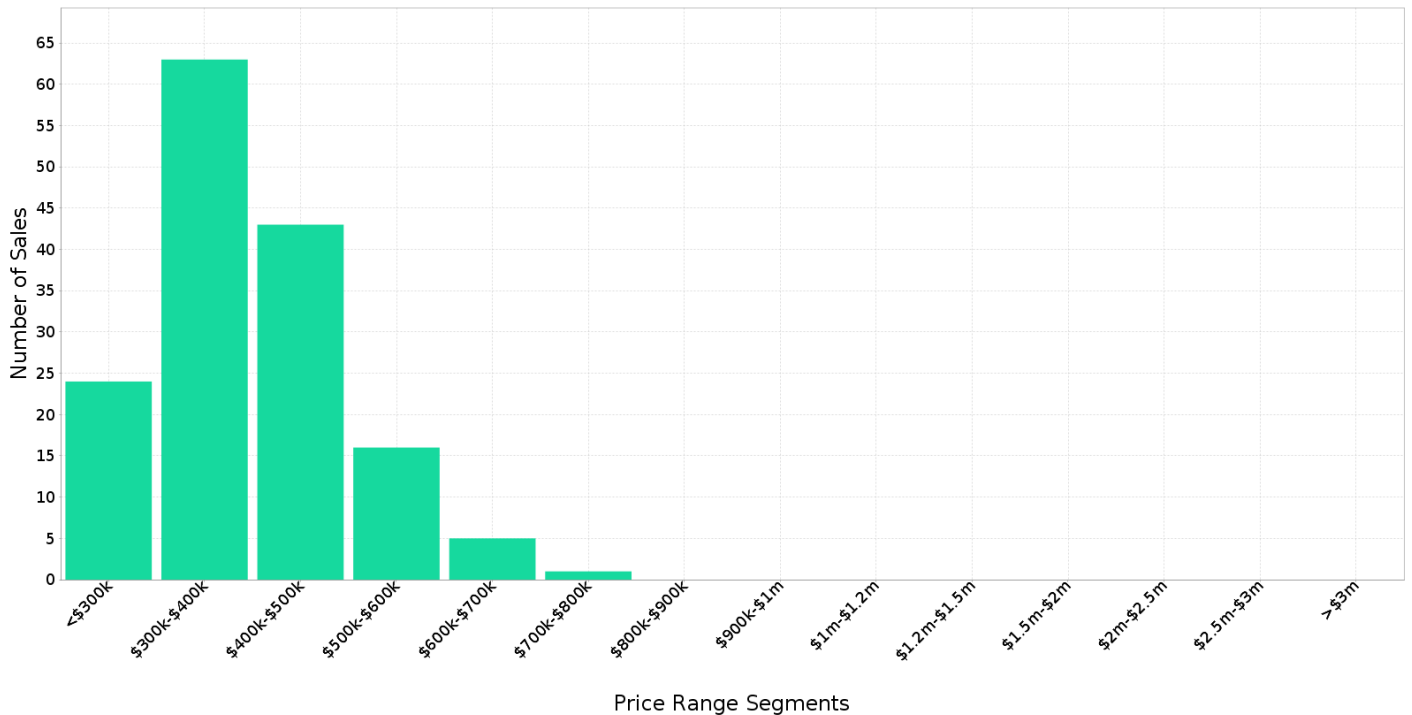
Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

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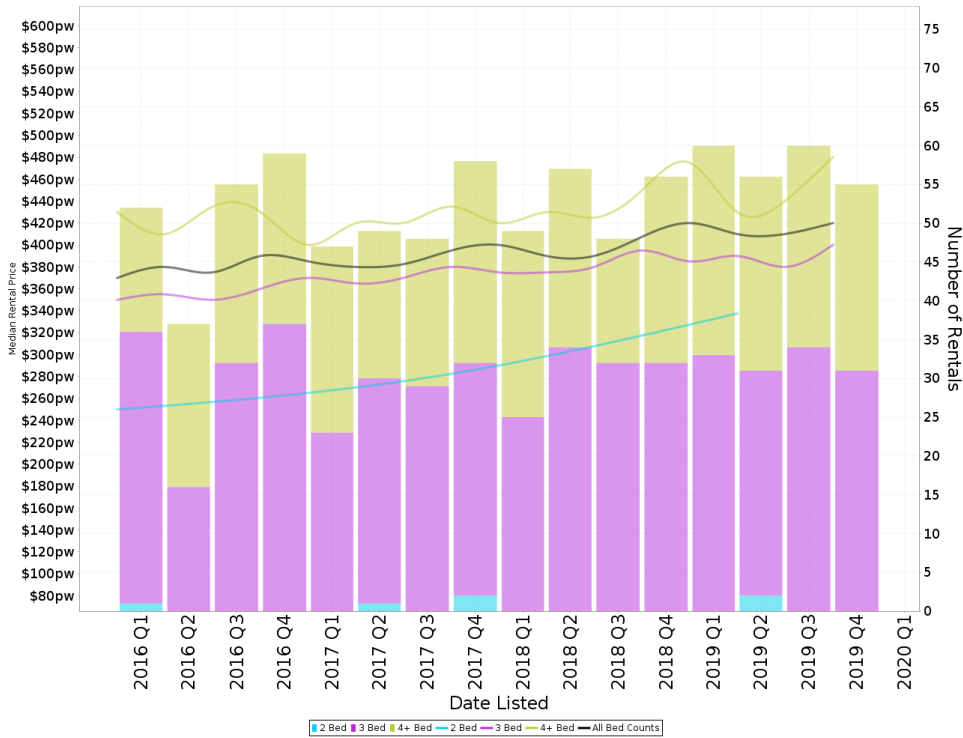
MOUNT SHERIDAN - Peak Selling Periods



MOUNT SHERIDAN - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.4%

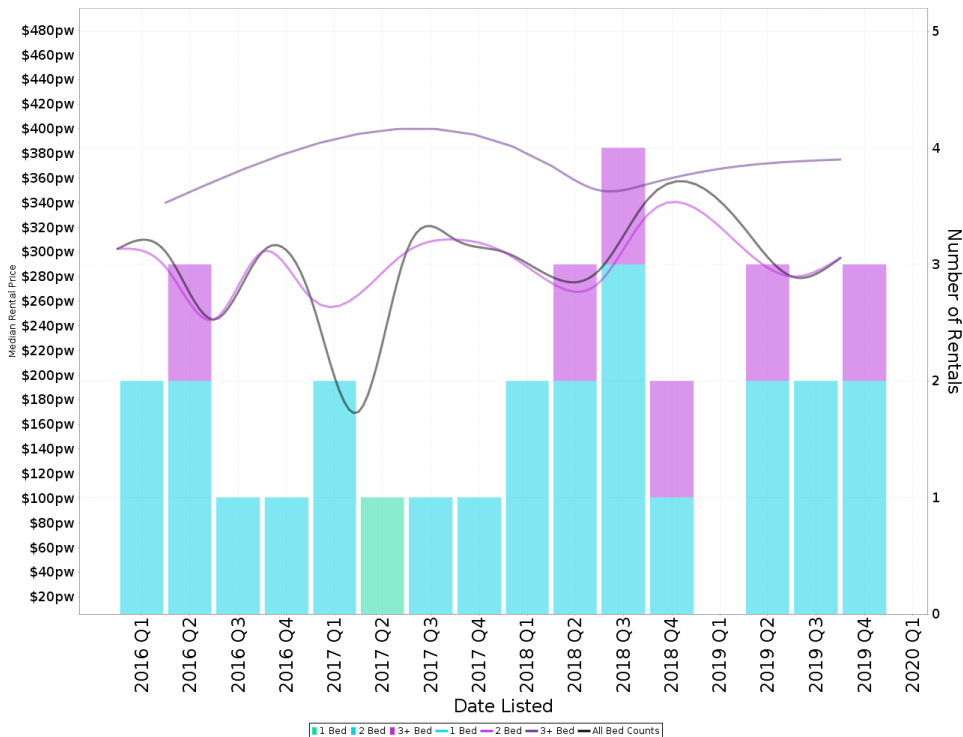
Current Median Price: \$374,000
Previous Median Price: \$387,250
Based on 300 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$374,000
Current Median Rent: \$380
Based on 203 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-48.5%

Current Median Price: \$220,000
Previous Median Price: \$427,500
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.1%

Current Median Price: \$220,000
Current Median Rent: \$300
Based on 7 registered Unit rentals compared over the last 12 months.

MOUNT SHERIDAN - Recently Sold Properties

Median Sale Price

\$374k

Based on 152 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

-3.4%

Current Median Price: \$374,000
Previous Median Price: \$387,250

Based on 300 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

152

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

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

4 PERCY ST

\$397,500

707 m² 4 2 2

Sold Feb 2020, 66 Days

19 VERBENA DR

\$359,000

768 m² 3 2 2

Sold Feb 2020, 83 Days

TURANGA RISE

\$460,000

4 2 2

Sold Jan 2020, N/A

65-67 BENJAMINA ST

\$265,000

317 m² 3 1 1

Sold Jan 2020, 730 Days

8 EMMA CL

\$337,000

720 m² 3 2 2

Sold Jan 2020, 52 Days

27 BARRINGTONIA ST

\$345,000

481 m² 3 2 2

Sold Jan 2020, 183 Days

6 CLARIDGE CL

\$552,000

770 m² 3 2 2

Sold Jan 2020, 77 Days

17 PALUMA ST

\$265,000

709 m² 4 1 2

Sold Jan 2020, 369 Days

8 MELIA CL

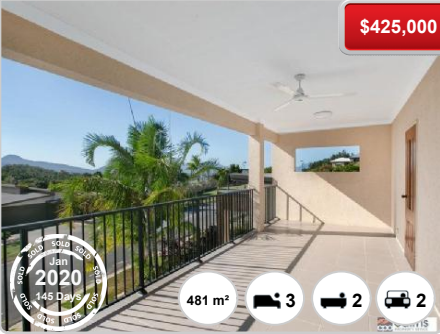
\$355,000

672 m² 3 2 2

Sold Jan 2020, 70 Days

50 CURRAWONG ST

\$425,000



481 m²



6 KATOOMBA ST

\$280,000



580 m²



4 REDHEART CL

\$368,000



352 m²



71 IDALIA RD

\$312,000



487 m²



6 CANDLENUT CL

\$325,000



432 m²



9 FITZROY ST

\$360,000



935 m²



2 PLATYPUS CL

\$457,000



737 m²



13 TO 15 LACEWING DR

\$560,000



918 m²



14 BANYAN CL

\$380,000

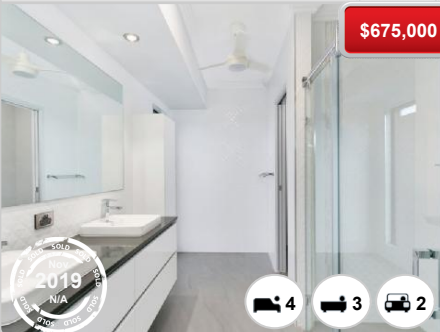


525 m²



LAUREL AVE

\$675,000



10 COOLAMON TCE

\$320,000



352 m²



9 MYRTLE CL

\$290,000



280 m²



MOUNT SHERIDAN - Properties For Rent

Median Rental Price

\$380 /w

Based on 203 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

+5.3%

Current Median Price: \$374,000
Current Median Rent: \$380

Based on 152 recorded House sales and 203 House rentals compared over the last 12 months

Number of Rentals


203

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

14 COOMA STREET

\$500.00 per




700 m² 4 3 2

Feb 2020 11 Days

7 LAGO CRESCENT

\$650 \$650



300 m² 4 2 2

Feb 2020 8 Days

10 BOURKE CLOSE

\$380 \$380




700 m² 3 1 1

Feb 2020 10 Days

53 MONSOON TERRACE

\$450 per week



480 m² 4 2 2

Feb 2020 11 Days

3 BAMBUSA TERRACE

\$430 per week




480 m² 3 2 2

Feb 2020 11 Days

101 BARNARD DRIVE

\$360 \$360



750 m² 3 1 1

Jan 2020 16 Days

33 BENJAMINA STREET

\$470 per week

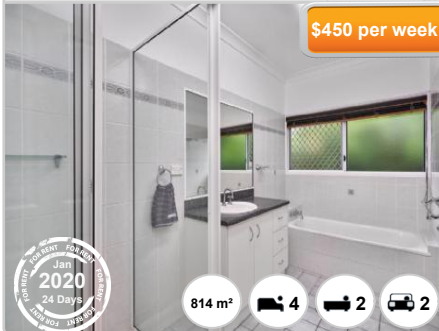


640 m² 4 2 2

Jan 2020 22 Days

Malabar Street

\$450 per week




814 m² 4 2 2

Jan 2020 24 Days

82 VERBENA DRIVE

\$685



1,000 m² 4 3 2

Jan 2020 35 Days

1 ROSELLA CLOSE

\$485 \$485



Alpinia Terrace

\$400 per week



13 HANAH CLOSE

\$750 \$750



25 Madigans Drive, Mount Sheridan

\$450 \$450

