



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**  
REAL ESTATE SERVICES

## SUBURB FLYOVER REPORT

WHITFIELD (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## WHITFIELD - Suburb Map



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

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## WHITFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	121	\$ 208,000	0.0 %	\$ 93,000	\$ 562,000
2003	130	\$ 270,000	29.8 %	\$ 136,000	\$ 700,000
2004	103	\$ 308,000	14.1 %	\$ 160,000	\$ 637,000
2005	102	\$ 328,750	6.7 %	\$ 185,000	\$ 1,100,000
2006	93	\$ 376,000	14.4 %	\$ 208,000	\$ 2,000,000
2007	78	\$ 448,500	19.3 %	\$ 280,000	\$ 950,000
2008	54	\$ 420,000	-6.4 %	\$ 279,000	\$ 1,650,000
2009	80	\$ 438,750	4.5 %	\$ 270,000	\$ 1,450,000
2010	67	\$ 459,000	4.6 %	\$ 255,000	\$ 1,120,000
2011	65	\$ 440,000	-4.1 %	\$ 280,000	\$ 920,000
2012	56	\$ 440,000	0.0 %	\$ 260,000	\$ 2,150,000
2013	75	\$ 475,000	8.0 %	\$ 180,000	\$ 1,300,000
2014	81	\$ 536,000	12.8 %	\$ 333,250	\$ 1,150,000
2015	73	\$ 512,000	-4.5 %	\$ 300,000	\$ 1,350,000
2016	61	\$ 517,000	1.0 %	\$ 308,000	\$ 1,500,000
2017	63	\$ 520,000	0.6 %	\$ 285,000	\$ 2,025,000
2018	69	\$ 550,000	5.8 %	\$ 310,000	\$ 1,210,000
2019	61	\$ 530,000	-3.6 %	\$ 351,500	\$ 1,225,500
2020	1	\$ 712,000	34.3 %	\$ 712,000	\$ 712,000

### Median Sale Price

# \$530k

Based on 61 recorded House sales within the last 12 months (2019)

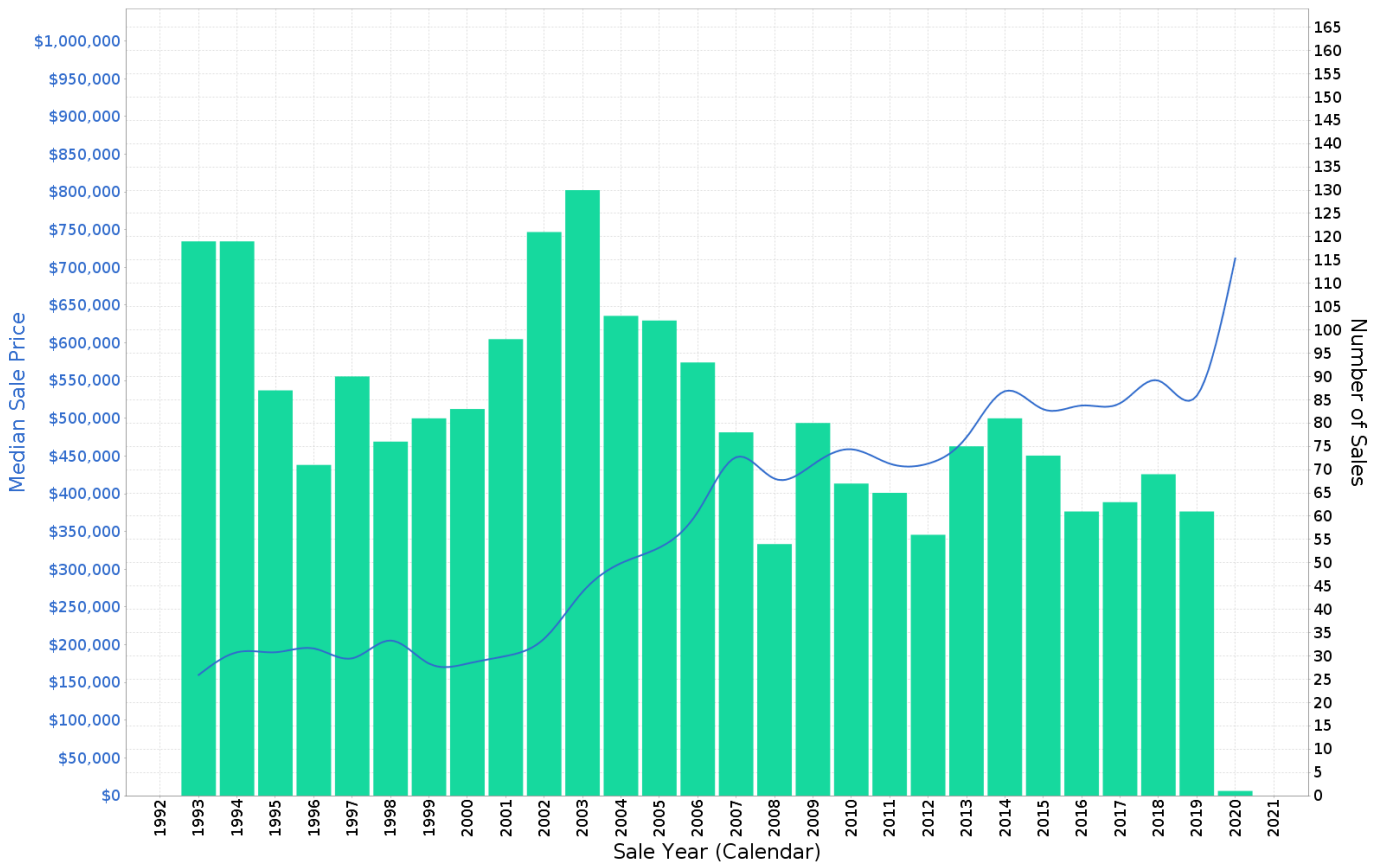
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -3.6%

Current Median Price: \$530,000  
Previous Median Price: \$550,000

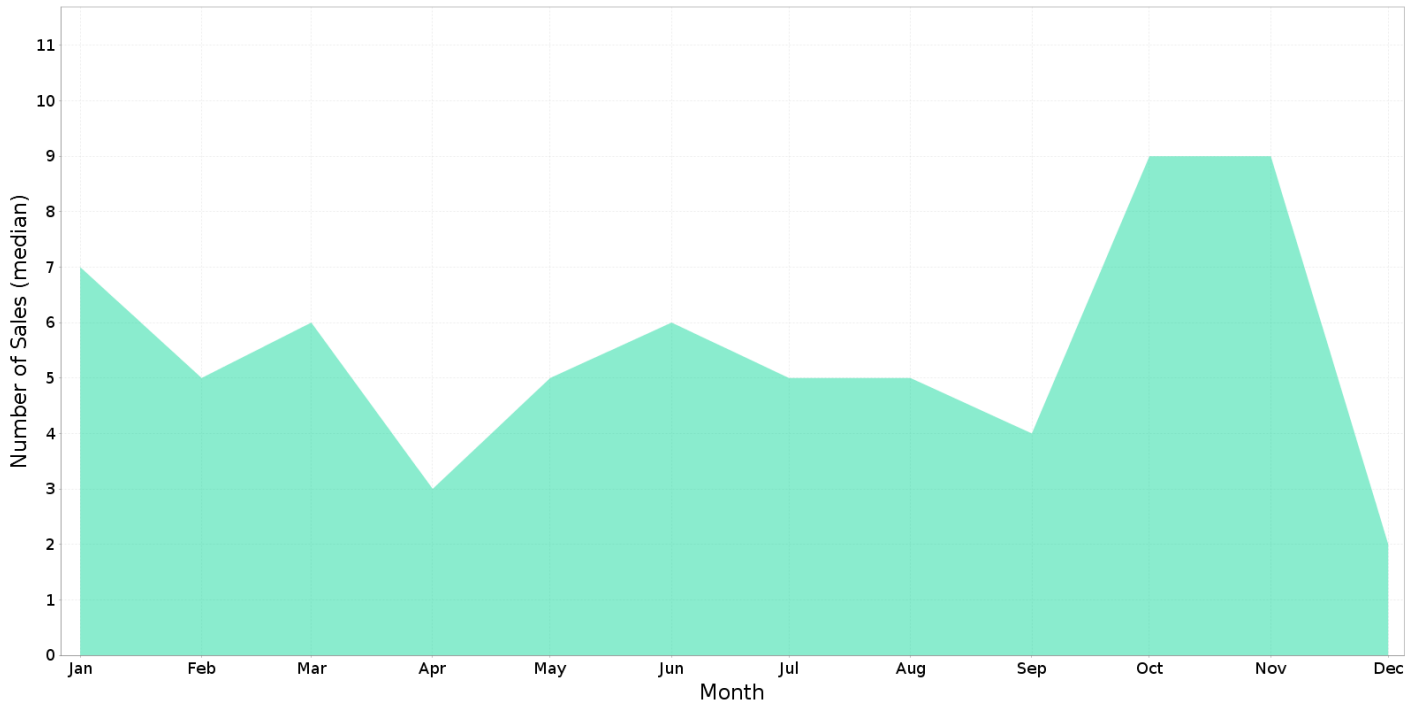
Based on 130 recorded House sales compared over the last two rolling 12 month periods



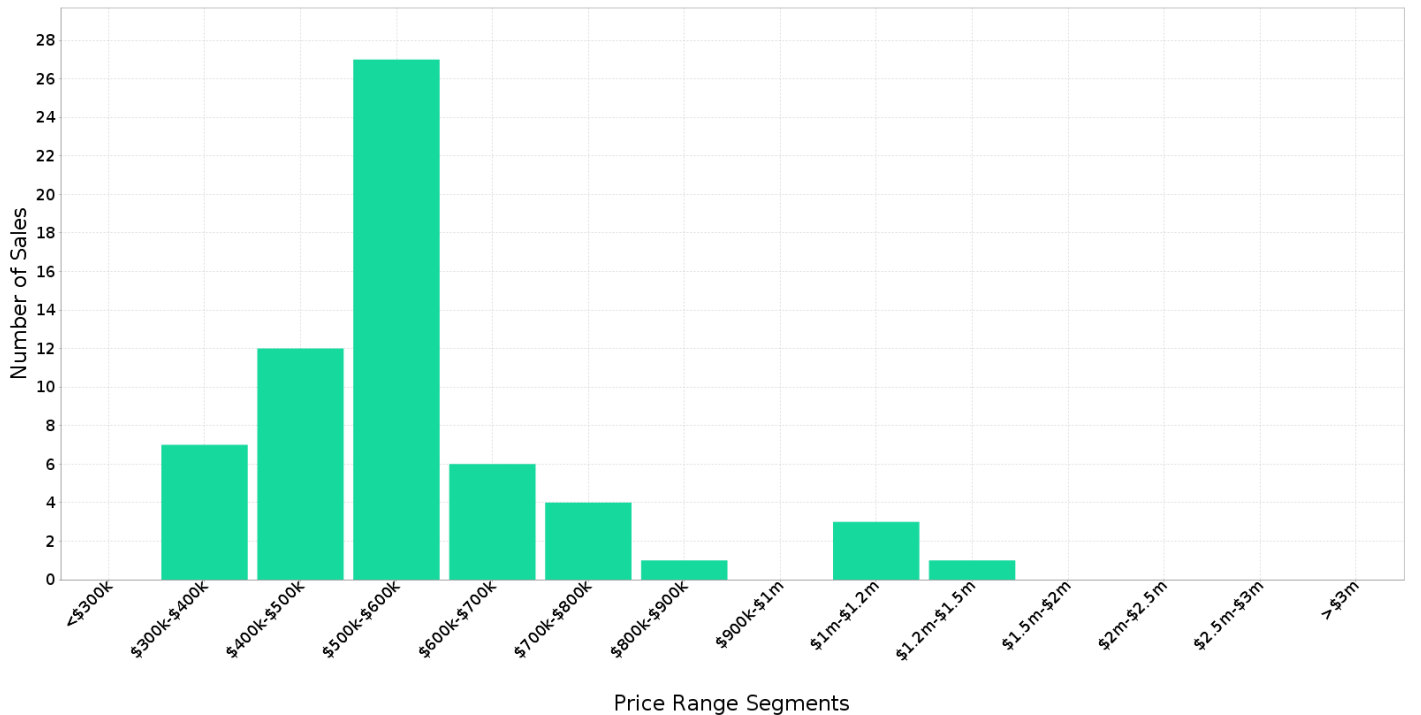
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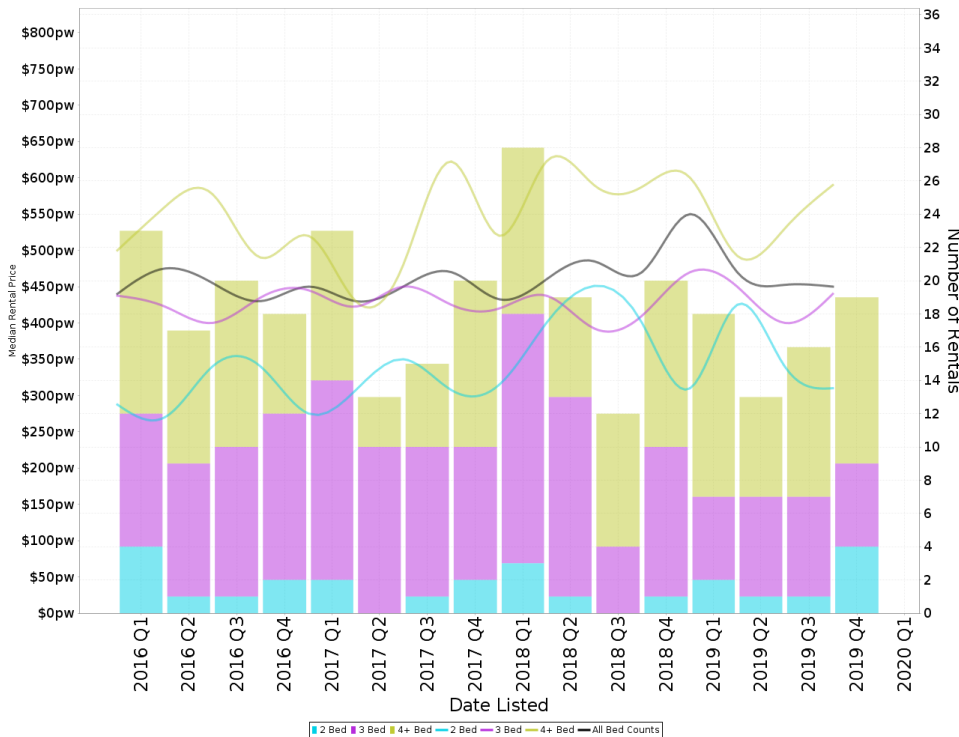
## WHITFIELD - Peak Selling Periods



## WHITFIELD - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.6%**

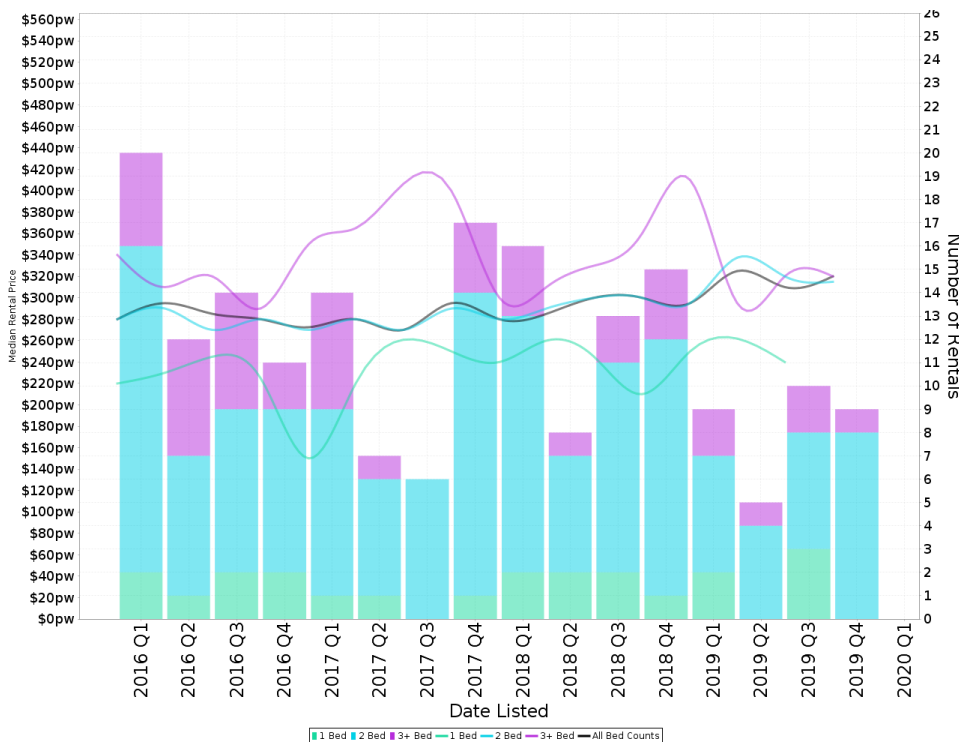
Current Median Price: \$530,000  
Previous Median Price: \$550,000  
Based on 130 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$530,000  
Current Median Rent: \$450  
Based on 78 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+11.4%**

Current Median Price: \$273,000  
Previous Median Price: \$245,000  
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

Current Median Price: \$273,000  
Current Median Rent: \$285  
Based on 57 registered Unit rentals compared over the last 12 months.

## WHITFIELD - Recently Sold Properties

Median Sale Price

**\$530k**

Based on 61 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

**-3.6%**

Current Median Price: \$530,000  
Previous Median Price: \$550,000

Based on 130 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**61**

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

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

**10 HILLVIEW CRES**




**\$420,000**




668 m<sup>2</sup> 4 2 2

**4 KNOWLES ST**




**\$582,500**




728 m<sup>2</sup> 3 2 2

**9 KEIRLE AVE**



**\$555,000**



660 m<sup>2</sup> 3 2 2

**95-97 NOLAN ST**



**\$750,000**



1,214 m<sup>2</sup> 5 3 2

**23 MURCHISON ST**




**\$510,000**




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

**144 HILLVIEW CRES**



**\$712,000**



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

**13 HILLVIEW CRES**



**\$525,000**



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

**29 MURCHISON ST**




**\$475,000**




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

**14 ROGERS CL**



**\$380,000**



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

61 HILLVIEW CRES

**\$507,000**

Sold Nov 2019  
41 Days

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

9 BRADFORD ST

**\$452,000**

Sold Nov 2019  
226 Days

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

12 MCKINLAY ST

**\$505,000**

Sold Nov 2019  
15 Days

724 m<sup>2</sup> 3 2 2

229 MCMANUS ST

**\$689,650**

Sold Nov 2019  
59 Days

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

3 DI SAVIA CL

**\$505,000**

Sold Nov 2019  
12 Days

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

16 DRAPER PL

**\$580,000**

Sold Nov 2019  
41 Days

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

24 HUDSON ST

**\$615,000**

Sold Nov 2019

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

24 ATHERTON ST

**\$707,500**

Sold Nov 2019  
45 Days

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

169 JENSEN ST

**\$632,000**

Sold Oct 2019  
55 Days

1,198 m<sup>2</sup> 4 3 3

185 JENSEN ST

**\$445,000**

Sold 2019  
11 Days

1,090 m<sup>2</sup> 3 1 1

33 HILLVIEW CRES

**\$500,000**

Sold Oct 2019  
N/A

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

Site Plan: 40.2m x 20.1m x 40.2m x 20.1m, Total Area 809.0 m<sup>2</sup>

10 SOMMERVILLE CRES

**\$560,000**

Sold Oct 2019  
24 Days

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



## WHITFIELD - Properties For Rent

Median Rental Price

**\$450 /w**

Based on 78 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

**+4.4%**

Current Median Price: \$530,000  
Current Median Rent: \$450

Based on 61 recorded House sales and 78 House rentals compared over the last 12 months


Number of Rentals

**78**

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

**22 BROOKS STREET**



**\$400 wk**

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

Feb 2020 3 Days

**111-115 UPPER RICHARDSON STREET**



**\$680 \$680**

1,065 m<sup>2</sup> 4 2 2

Feb 2020 10 Days

**5 SOMMERVILLE CRESCENT**




**\$500 per week**

637 m<sup>2</sup> 3 2 2

Feb 2020 12 Days

**25a Nolan Street**



**\$425 per week**

1,013 m<sup>2</sup> 2 2 2

Jan 2020 22 Days

**123 MCMANUS STREET**



**\$480 pw**

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

Jan 2020 22 Days

**53 HILLVIEW CRESCENT**



**\$725 \$725**

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

Jan 2020 23 Days

**1 MOULE CLOSE**



**\$680 wk**

866 m<sup>2</sup> 4 2 2

Jan 2020 44 Days

**3 NORRIS STREET**

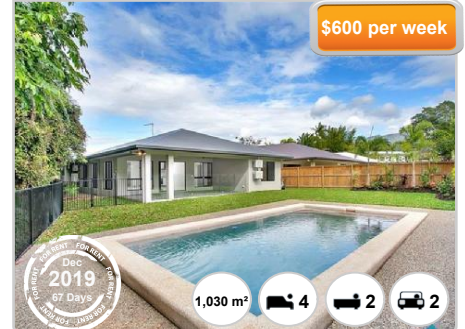


**\$420 \$420**

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

Dec 2019 65 Days

**4C KEIRLE AVENUE**



**\$600 per week**

1,030 m<sup>2</sup> 4 2 2

Dec 2019 67 Days