

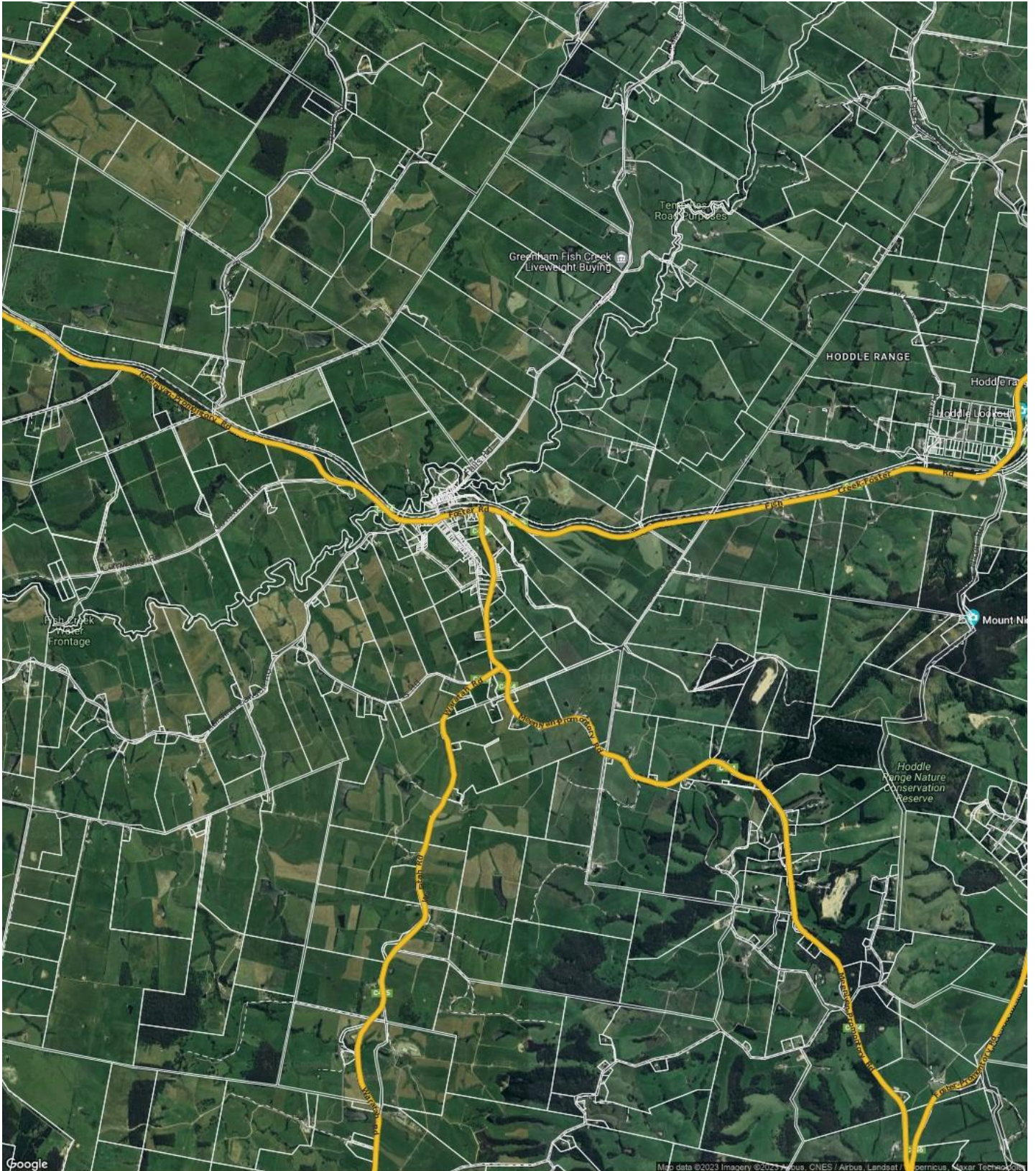
**RayWhite.**

**Suburb**  
flyover  
report

FISH CREEK (HOUSE)

PREPARED BY: JASON HELLYER, RAY WHITE RURAL VICTORIA

# FISH CREEK - Suburb Map



This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

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# FISH CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	11	\$ 150,000	0.0 %	\$ 80,000	\$ 520,000
2006	7	\$ 234,000	56.0 %	\$ 120,000	\$ 470,000
2007	11	\$ 240,000	2.6 %	\$ 32,500	\$ 410,000
2008	9	\$ 227,000	-5.4 %	\$ 80,000	\$ 280,000
2009	12	\$ 280,000	23.3 %	\$ 172,500	\$ 595,000
2010	13	\$ 215,000	-23.2 %	\$ 48,000	\$ 520,000
2011	14	\$ 417,500	94.2 %	\$ 110,000	\$ 700,000
2012	6	\$ 275,000	-34.1 %	\$ 150,000	\$ 1,034,002
2013	5	\$ 220,000	-20.0 %	\$ 145,000	\$ 600,000
2014	13	\$ 255,000	15.9 %	\$ 160,000	\$ 460,000
2015	11	\$ 325,000	27.5 %	\$ 182,500	\$ 590,000
2016	8	\$ 265,500	-18.3 %	\$ 145,000	\$ 485,000
2017	11	\$ 550,000	107.2 %	\$ 285,000	\$ 900,000
2018	8	\$ 395,000	-28.2 %	\$ 190,000	\$ 860,000
2019	15	\$ 490,000	24.1 %	\$ 245,000	\$ 755,000
2020	15	\$ 620,000	26.5 %	\$ 300,000	\$ 880,000
2021	17	\$ 770,000	24.2 %	\$ 292,000	\$ 2,400,000
2022	8	\$ 782,500	1.6 %	\$ 380,000	\$ 1,600,000
2023	5	\$ 500,000	-36.1 %	\$ 320,000	\$ 750,000

**Median Sale Price**  
**\$520k**

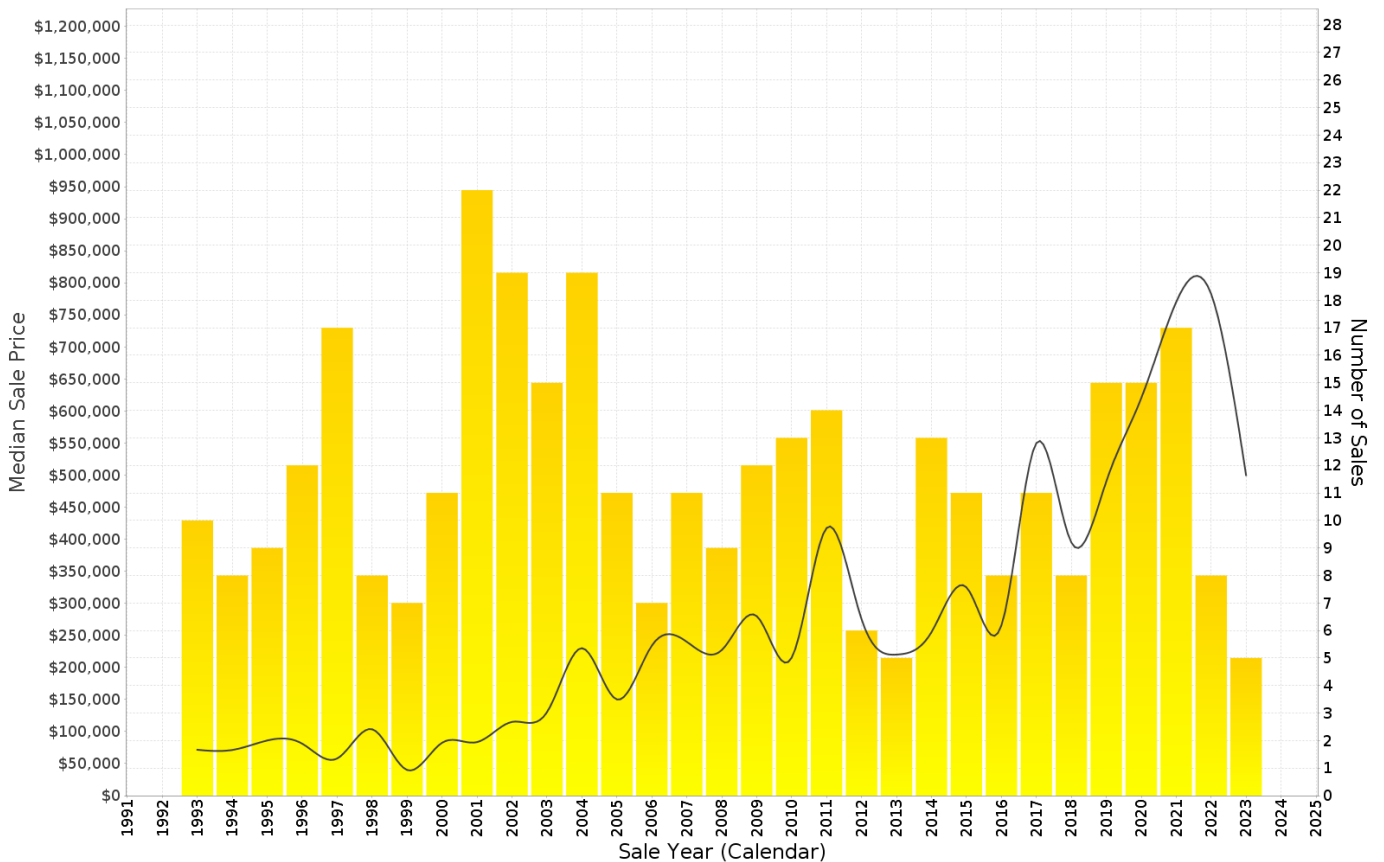
Based on 7 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

**Suburb Growth**  
**-46.9%**

Current Median Price: \$520,000  
Previous Median Price: \$980,000

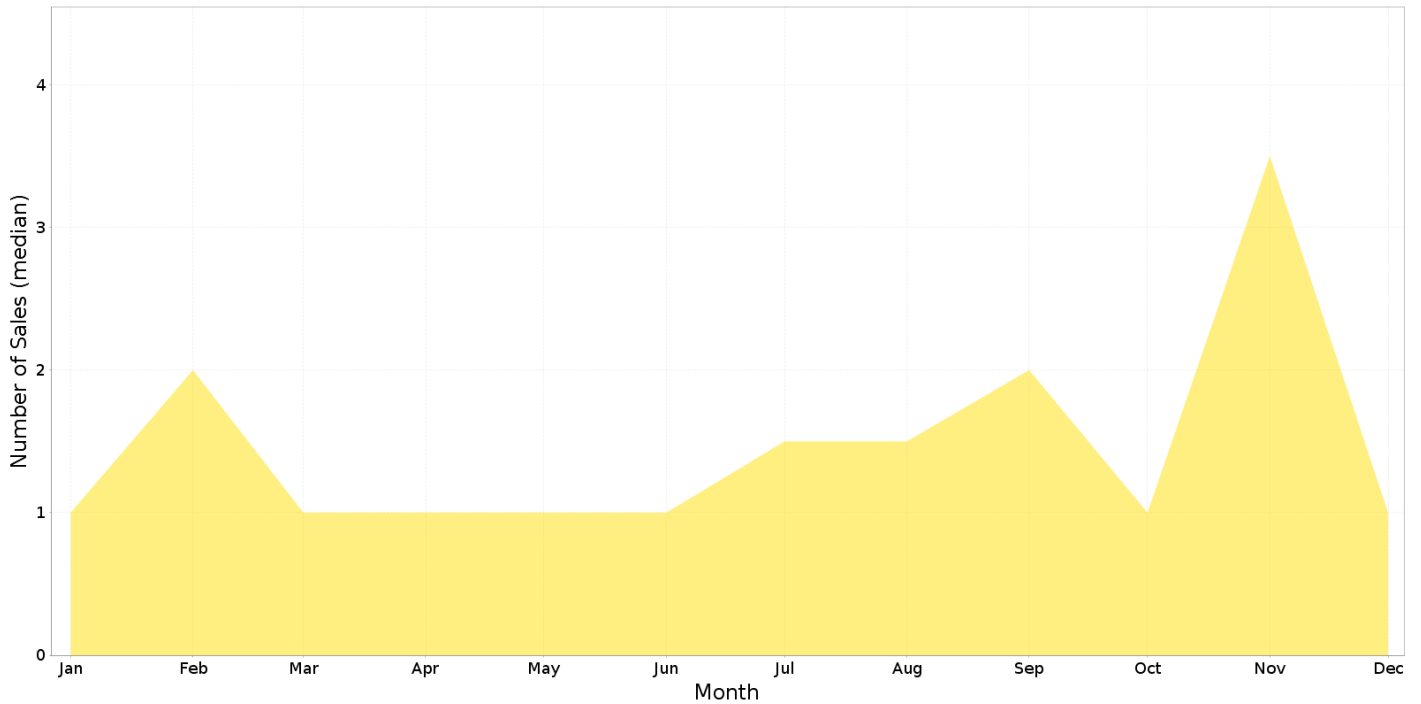
Based on 16 recorded House sales compared over the last two rolling 12 month periods



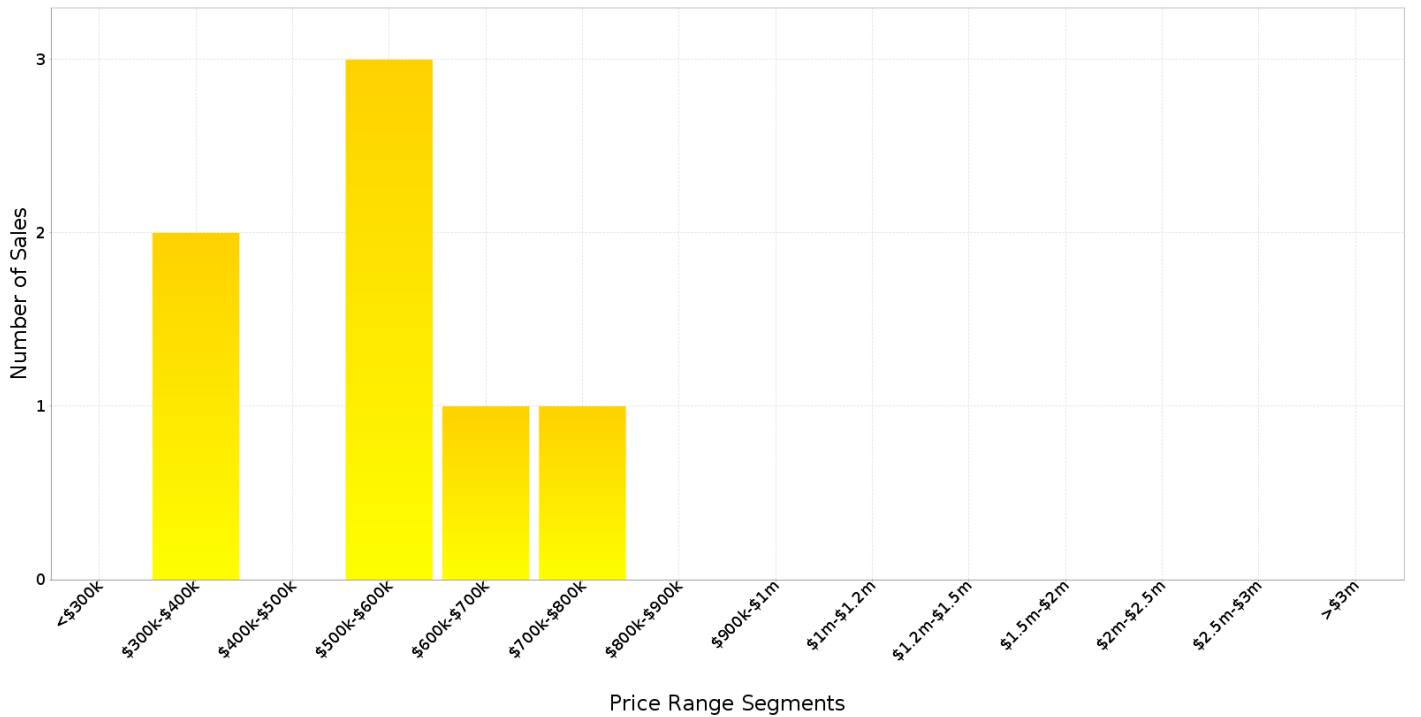
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## FISH CREEK - Peak Selling Periods (3 years)



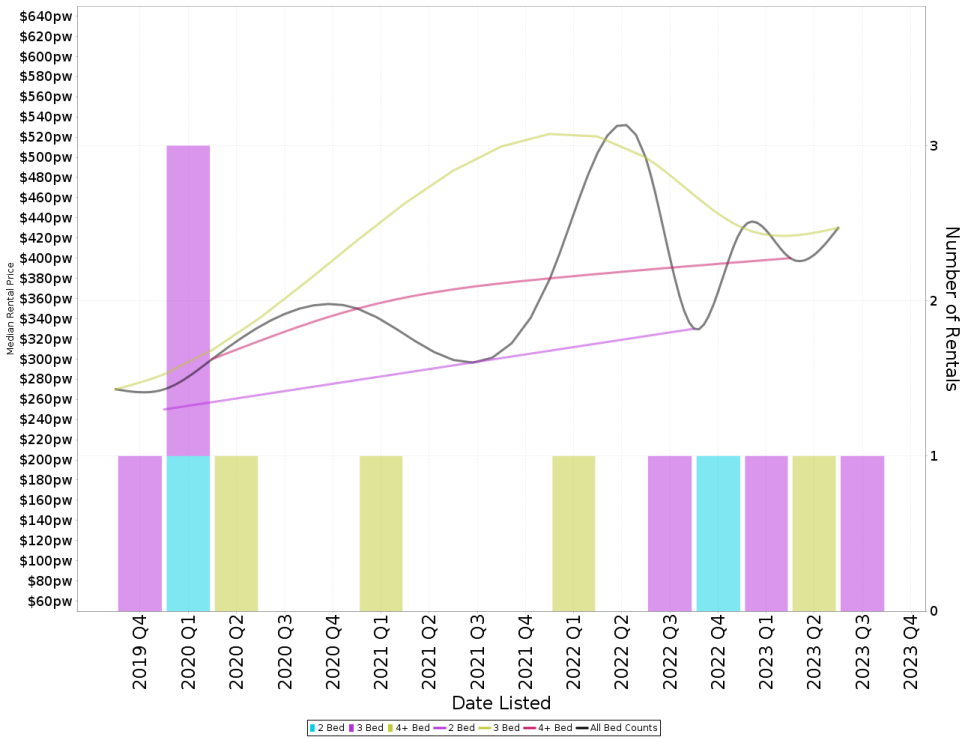
## FISH CREEK - Price Range Segments (12 months)



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-46.9%**

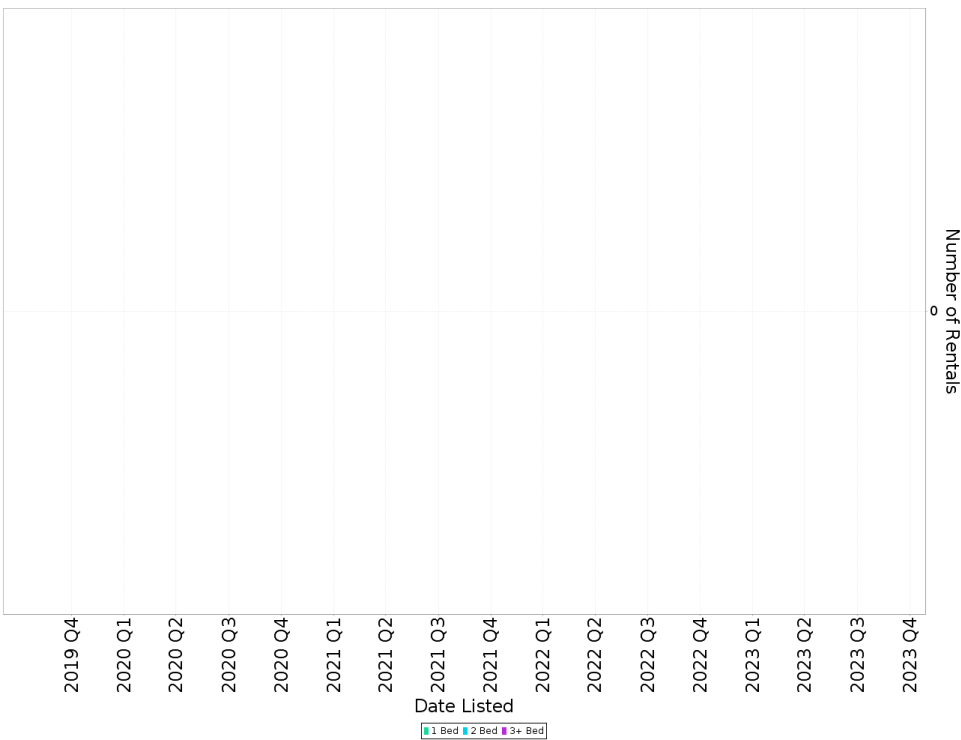
Current Median Price: \$520,000  
 Previous Median Price: \$980,000  
 Based on 16 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$520,000  
 Current Median Rent: \$415  
 Based on 4 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

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# FISH CREEK - Recently Sold Properties

Median Sale Price

**\$520k**

Based on 7 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

**-46.9%**

Current Median Price: \$520,000  
Previous Median Price: \$980,000

Based on 16 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**7**






Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

**45 FALLS RD**



**\$500,000**

**36 OLD WARATAH RD**



**\$320,000**







**2090 MEENIYAN-PROMONTORY RD**



**\$680,000**







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# FISH CREEK - Properties For Rent

## Median Rental Price

**\$415 /w**

Based on 4 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

## Rental Yield

**+4.2%**

Current Median Price: \$520,000  
Current Median Rent: \$415

Based on 7 recorded House sales and 4 House rentals compared over the last 12 months

## Number of Rentals


**4**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**45 OLD WARATAH ROAD**

**\$340**



Nov 2023  
10 Days

687 m<sup>2</sup> 2 1 2

**45 OLD WARATAH ROAD**

**\$340 per week**



Oct 2023  
13 Days

687 m<sup>2</sup> 2 1 1