

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

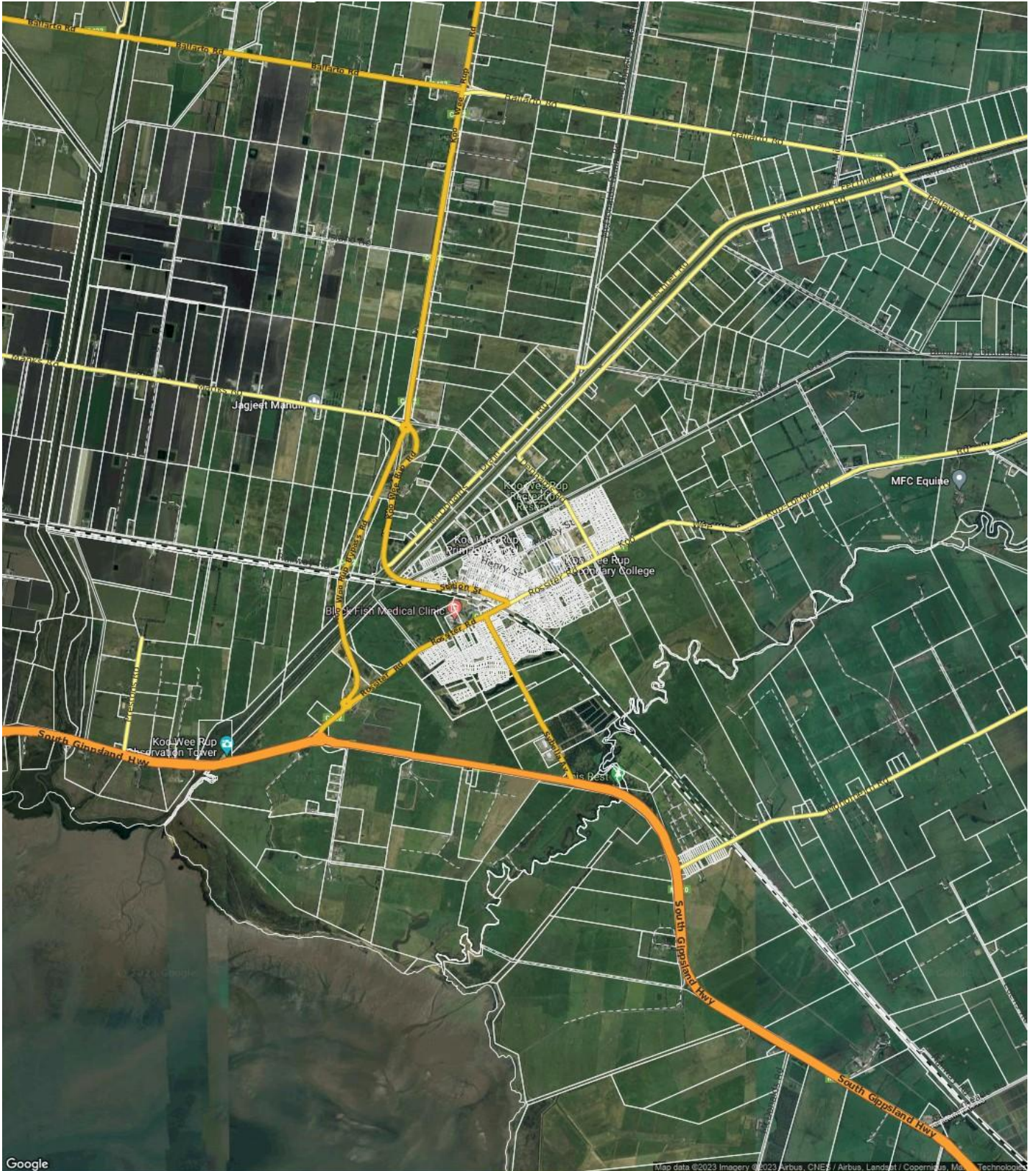
**Suburb**  
flyover  
report

KOO WEE RUP (HOUSE)

PREPARED BY: JASON HELLYER, RAY WHITE RURAL VICTORIA



# KOO WEE RUP - 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)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



# KOO WEE RUP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	60	\$ 190,500	0.0 %	\$ 85,000	\$ 615,000
2006	52	\$ 210,000	10.2 %	\$ 11,000	\$ 620,000
2007	104	\$ 165,000	-21.4 %	\$ 72,000	\$ 1,132,000
2008	90	\$ 240,000	45.5 %	\$ 16,500	\$ 540,002
2009	112	\$ 206,250	-14.1 %	\$ 85,000	\$ 850,000
2010	75	\$ 293,600	42.4 %	\$ 112,500	\$ 730,000
2011	44	\$ 335,000	14.1 %	\$ 135,000	\$ 550,000
2012	43	\$ 317,500	-5.2 %	\$ 140,000	\$ 652,000
2013	62	\$ 324,000	2.0 %	\$ 140,000	\$ 800,000
2014	67	\$ 336,500	3.9 %	\$ 148,000	\$ 825,000
2015	81	\$ 355,000	5.5 %	\$ 175,000	\$ 730,000
2016	59	\$ 419,950	18.3 %	\$ 58,500	\$ 1,300,000
2017	68	\$ 462,500	10.1 %	\$ 222,000	\$ 1,350,000
2018	71	\$ 520,000	12.4 %	\$ 340,000	\$ 3,300,000
2019	49	\$ 550,000	5.8 %	\$ 340,000	\$ 1,930,000
2020	51	\$ 540,000	-1.8 %	\$ 360,000	\$ 1,248,000
2021	92	\$ 622,500	15.3 %	\$ 200,000	\$ 3,500,000
2022	74	\$ 711,250	14.3 %	\$ 495,000	\$ 2,300,000
2023	39	\$ 650,000	-8.6 %	\$ 275,000	\$ 1,770,000

## Median Sale Price

# \$648k

Based on 54 recorded House sales within the last 12 months (Oct '22 - Sep '23)

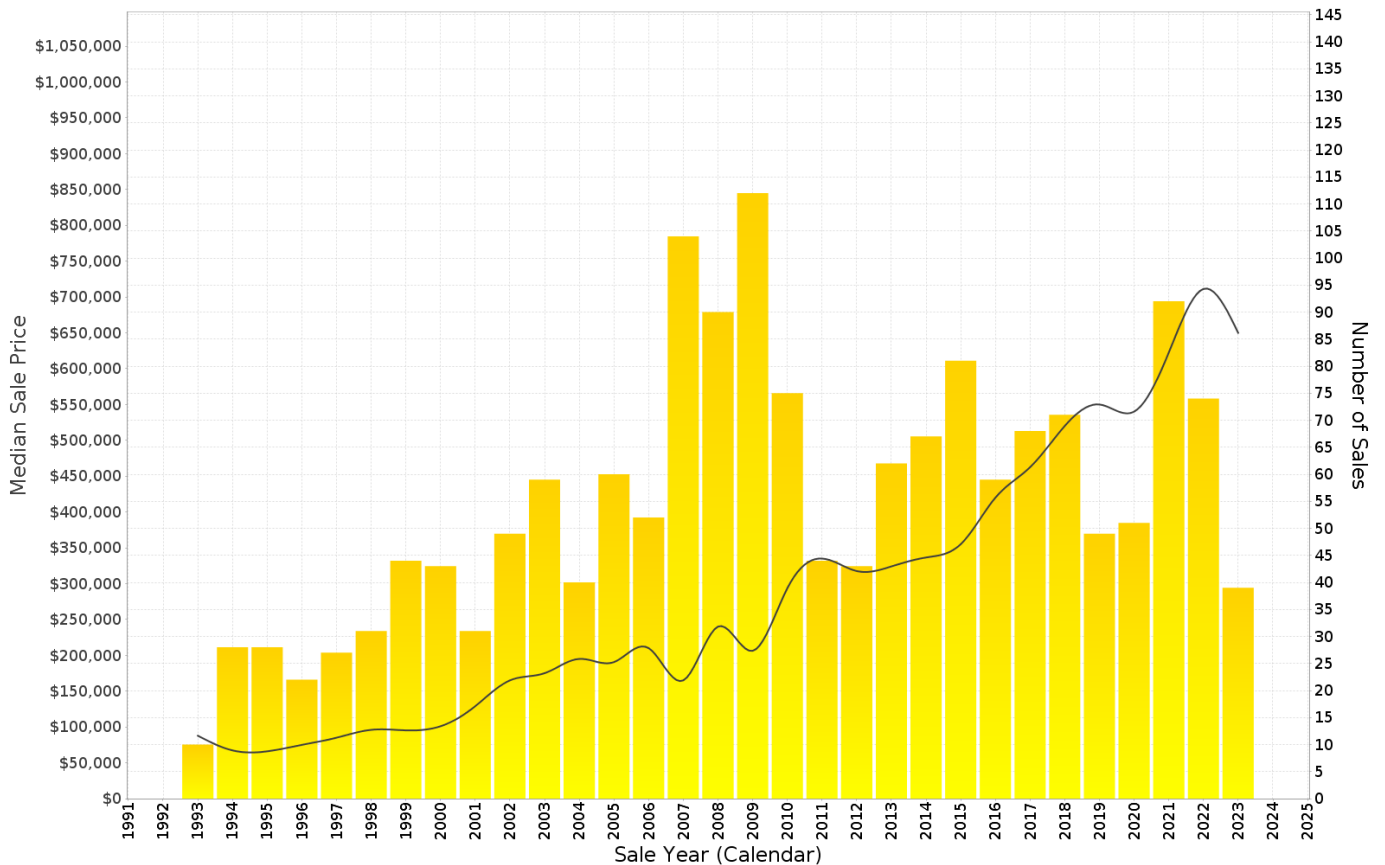
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -9.0%

Current Median Price: \$647,500  
Previous Median Price: \$711,250

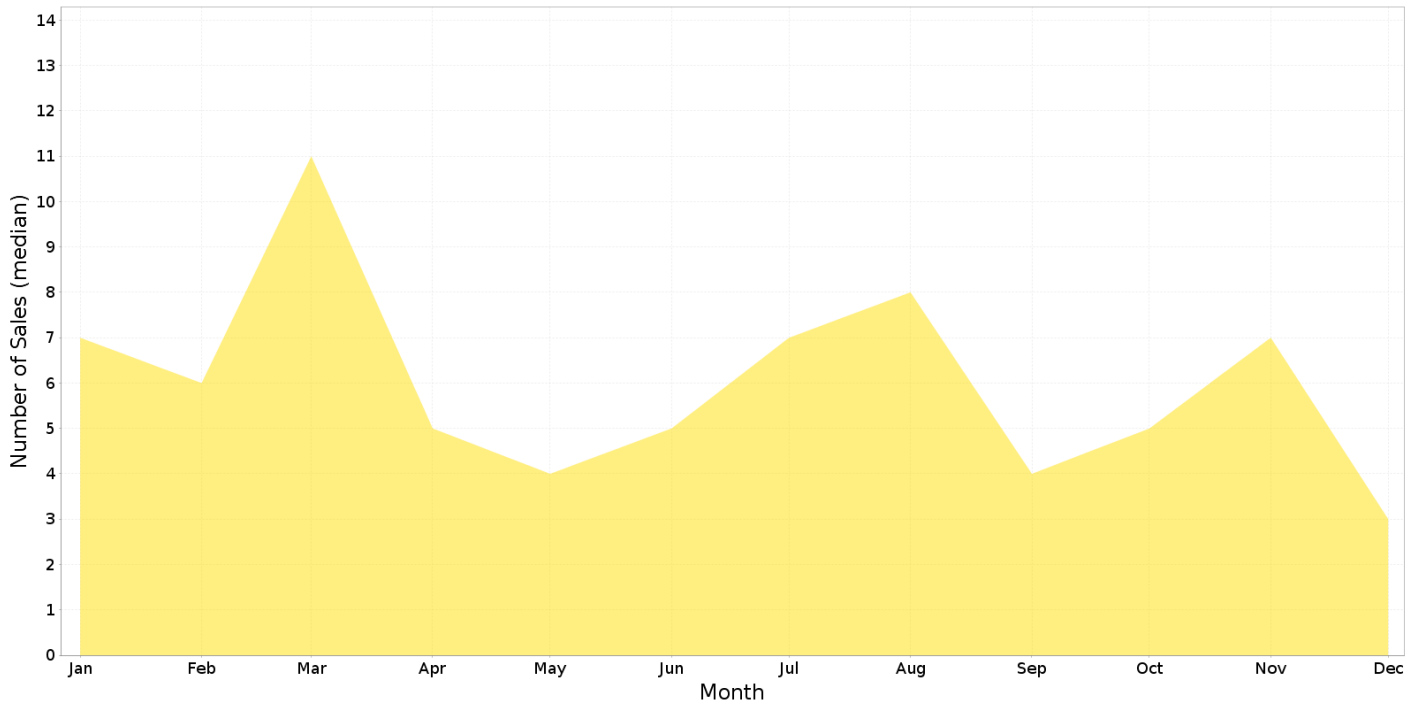
Based on 134 recorded House sales compared over the last two rolling 12 month periods



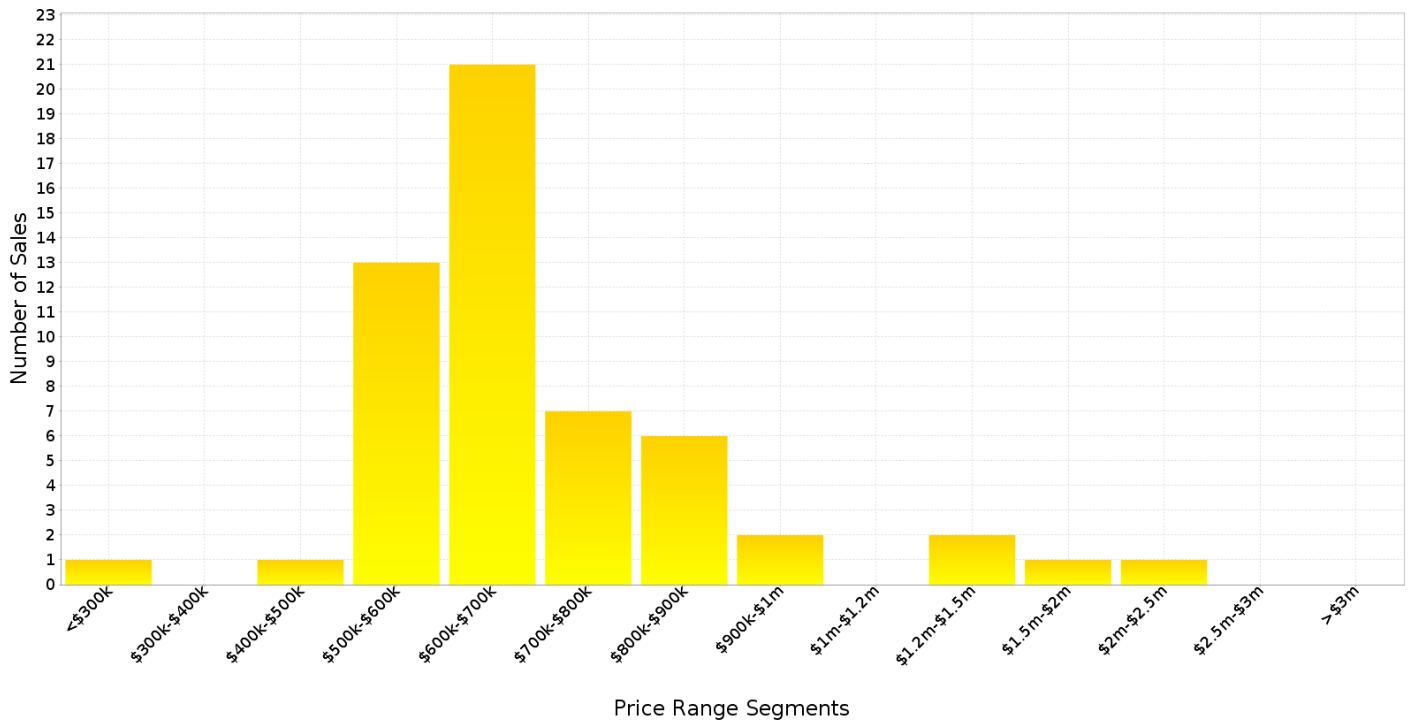
This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## KOO WEE RUP - Peak Selling Periods (3 years)



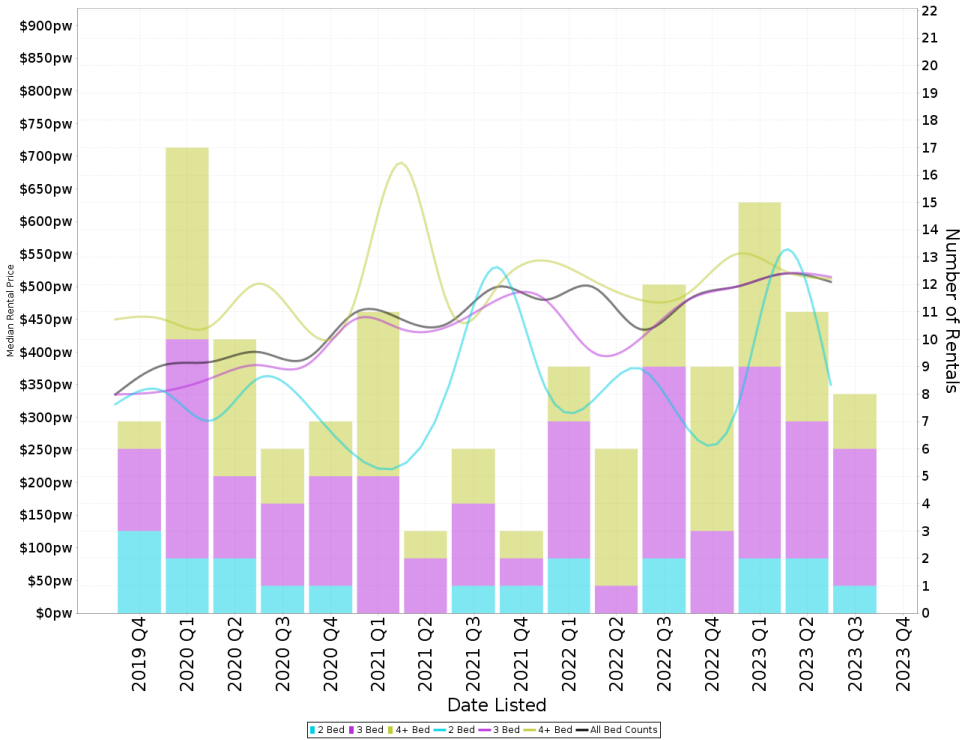
## KOO WEE RUP - Price Range Segments (12 months)



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-9.0%**

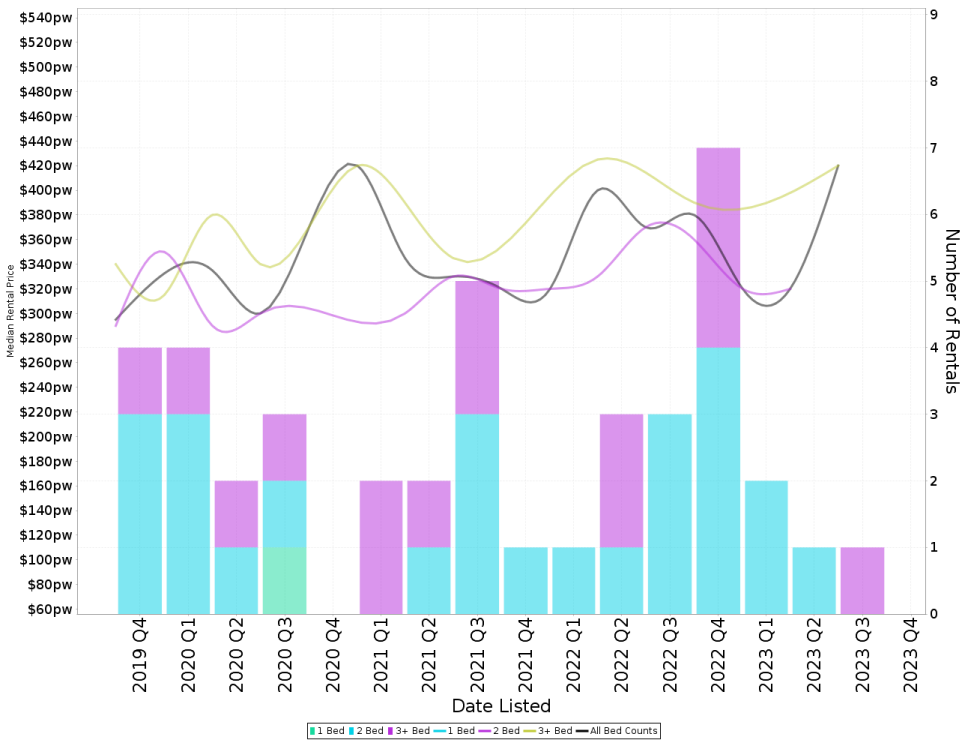
Current Median Price: \$647,500  
 Previous Median Price: \$711,250  
 Based on 134 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+4.0%**

Current Median Price: \$647,500  
 Current Median Rent: \$500  
 Based on 43 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**-0.8%**

Current Median Price: \$460,000  
 Previous Median Price: \$463,750  
 Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+4.2%**

Current Median Price: \$460,000  
 Current Median Rent: \$370  
 Based on 11 registered Unit rentals compared over the last 12 months.

This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# KOO WEE RUP - Recently Sold Properties

Median Sale Price

**\$648k**

Based on 54 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

**-9.0%**

Current Median Price: \$647,500  
Previous Median Price: \$711,250

Based on 134 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**54**

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

**5 HEATHER CRT**




**\$795,000**

Oct 2023  
14 Days

827 m<sup>2</sup> 4 2 2

**1 SYBELLA AVE**




**\$343,500**

Oct 2023  
3 Days

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

**13 DIAMOND DR**



**\$800,000**

Oct 2023  
76 Days

794 m<sup>2</sup> 4 2 2

**1/254 ROSSITER RD**




**\$546,000**

Oct 2023  
108 Days

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

**21 GARDNER ST**




**\$630,000**

Sep 2023  
43 Days

1,011 m<sup>2</sup> 3 1 1

**65 DIAMOND DR**

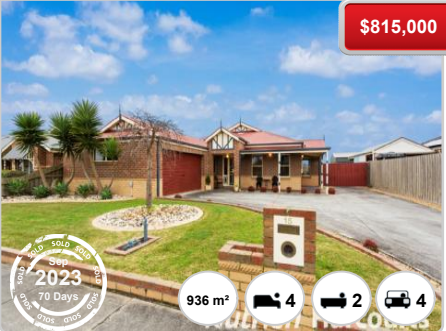


**\$770,000**

Sep 2023  
217 Days

798 m<sup>2</sup> 4 2 2

**15 SUPREME CL**




**\$815,000**

Sep 2023  
70 Days

936 m<sup>2</sup> 4 2 4

**21 SUPREME CL**




**\$885,000**

Sep 2023  
70 Days

936 m<sup>2</sup> 4 2 4

**42 TOWNLEY RD**



**\$820,000**

Sep 2023  
99 Days

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

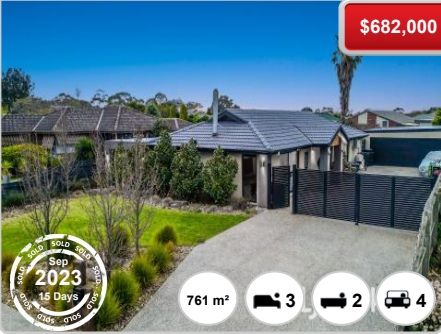
This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**25 SYBELLA AVE**

**\$682,000**



Sep 2023  
15 Days

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

**41 SYBELLA AVE**

**\$590,000**




Sep 2023  
74 Days

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

**39 CATANI AVE**

**\$650,000**



Jul 2023  
44 Days

585 m<sup>2</sup> 4 2 2

**43 MOODY ST**

**\$1,112,500**

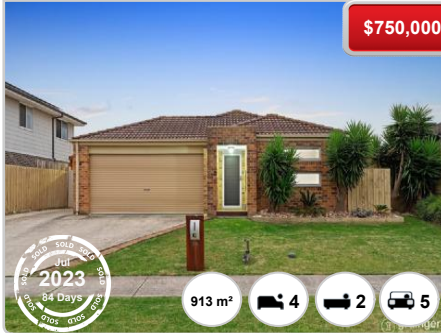


Jul 2023  
282 Days

3,170 m<sup>2</sup> 4 2 8

**30 MILLA WAY**

**\$750,000**




Jul 2023  
84 Days

913 m<sup>2</sup> 4 2 5

**116 DENHAMS RD**

**\$500,000**




Jul 2023  
11 Days

1,965 m<sup>2</sup> 3 2 1

**2 ALEXANDRA AVE**

**\$515,000**



Jul 2023  
85 Days

328 m<sup>2</sup> 3 2 2

**254A ROSSITER RD**

**\$520,000**



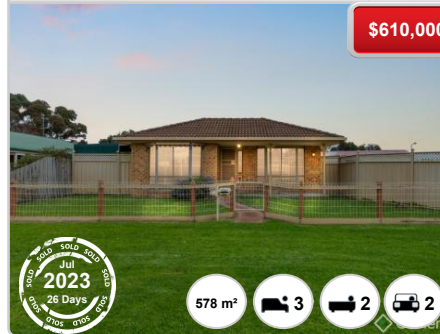
Jul 2023  
107 Days

466 m<sup>2</sup> 3 - -

11.6m 39.9m 39.9m 467.2m 8m

**6 EGAN CRT**

**\$610,000**

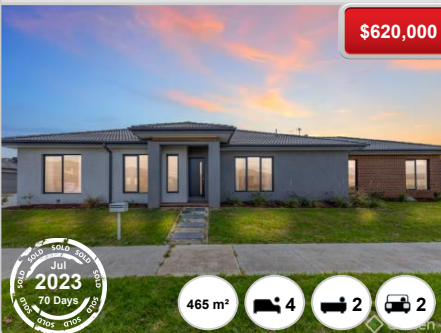


Jul 2023  
28 Days

578 m<sup>2</sup> 3 2 2

**2 BAMBURY CL**

**\$620,000**




Jul 2023  
70 Days

465 m<sup>2</sup> 4 2 2

**58 HENRY ST**

**\$555,000**

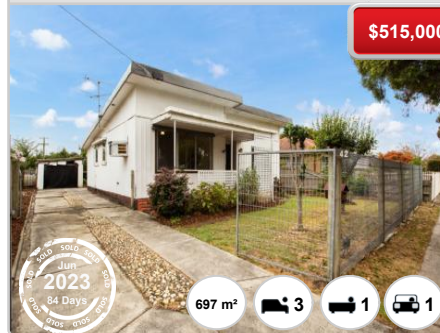


Jun 2023  
153 Days

724 m<sup>2</sup> 3 1 -

**42 HENRY ST**

**\$515,000**



Jun 2023  
84 Days

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

# KOO WEE RUP - Properties For Rent

## Median Rental Price

**\$500 /w**

Based on 43 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

**+4.0%**

Current Median Price: \$647,500  
Current Median Rent: \$500

Based on 54 recorded House sales and 43 House rentals compared over the last 12 months

## Number of Rentals


**43**

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

**8 SYBELLA AVENUE**

**\$550 per week**



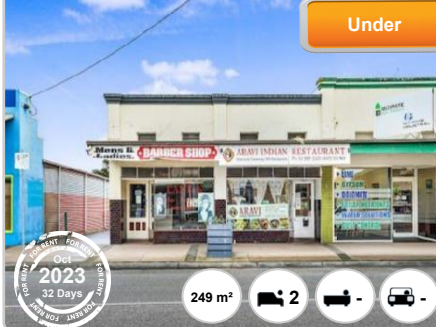
**OBrien Real Estate**  
Do you own an investment property?  
Contact Josh to find out how we can help you.  
Property Management Growth Specialist

Oct 2023  
18 Days

714 m<sup>2</sup> | 3 Beds | 1 Bath | 2 Car

**279 ROSSITER ROAD**

**Under**



Oct 2023  
32 Days

249 m<sup>2</sup> | 2 Beds | - Bath | - Car

**190 KOO WEE RUP ROAD**

**\$650 per week**



Aug 2023  
83 Days

11.29 ha | 3 Beds | 1 Bath | 2 Car