



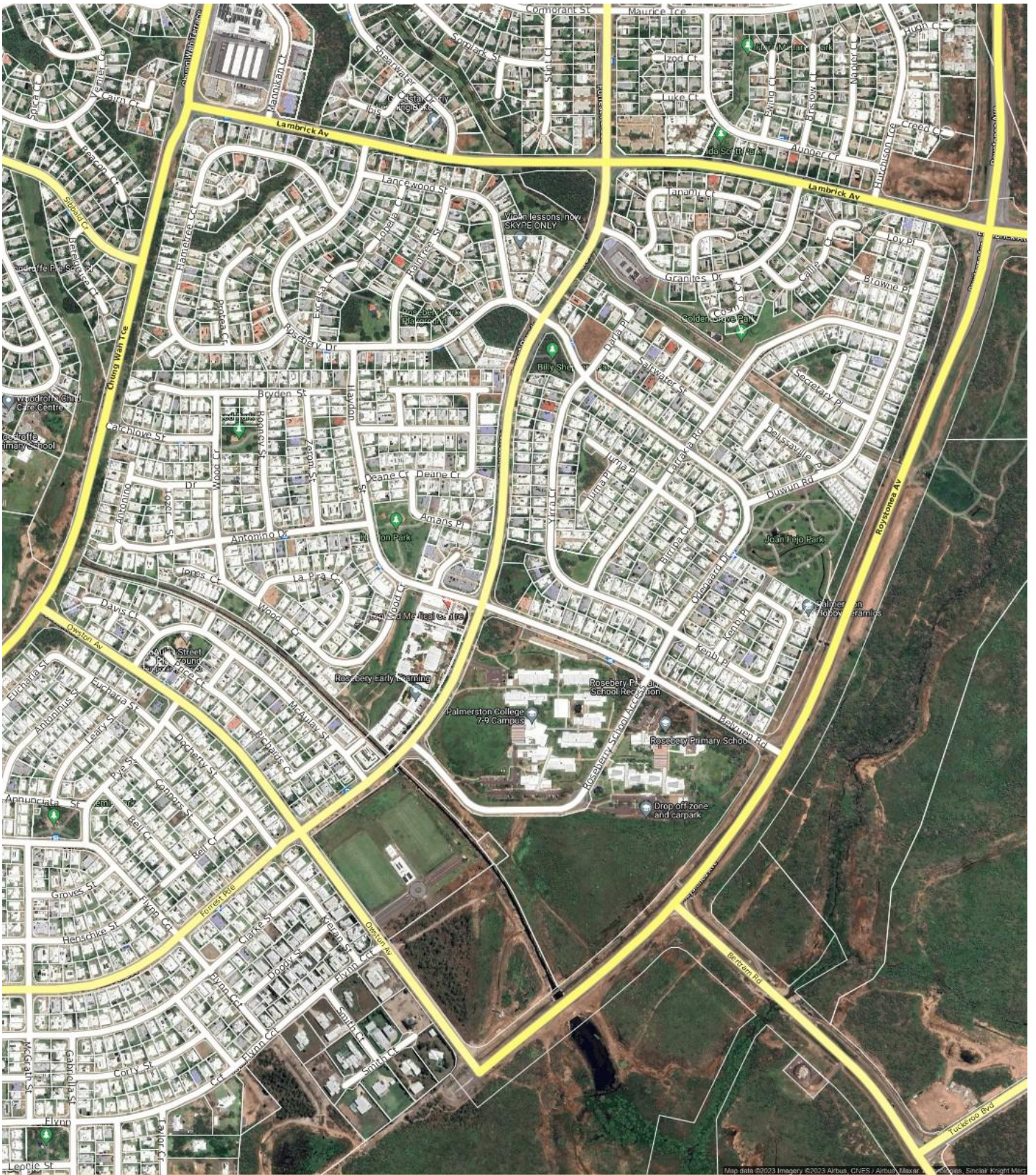
RayWhite.

Suburb
flyover
report

ROSEBERY (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

ROSEBERY - Suburb Map



ROSEBERY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	276	\$ 85,000	0.0 %	\$ 28,666	\$ 455,000
2006	141	\$ 313,500	268.8 %	\$ 85,000	\$ 543,000
2007	248	\$ 157,150	-49.9 %	\$ 55,000	\$ 650,000
2008	235	\$ 190,000	20.9 %	\$ 44,203	\$ 590,000
2009	189	\$ 250,000	31.6 %	\$ 50,367	\$ 720,000
2010	98	\$ 510,000	104.0 %	\$ 56,806	\$ 710,000
2011	58	\$ 545,000	6.9 %	\$ 140,000	\$ 711,000
2012	94	\$ 591,250	8.5 %	\$ 210,000	\$ 751,000
2013	79	\$ 601,000	1.6 %	\$ 200,000	\$ 780,000
2014	73	\$ 615,000	2.3 %	\$ 7,000	\$ 885,000
2015	31	\$ 650,000	5.7 %	\$ 270,000	\$ 750,000
2016	42	\$ 567,500	-12.7 %	\$ 246,000	\$ 701,000
2017	38	\$ 494,000	-13.0 %	\$ 247,500	\$ 625,000
2018	38	\$ 520,000	5.3 %	\$ 213,000	\$ 763,000
2019	51	\$ 470,000	-9.6 %	\$ 295,000	\$ 695,000
2020	11	\$ 480,000	2.1 %	\$ 146,667	\$ 650,000
2021	0				
2022	78	\$ 557,500	0.0 %	\$ 106,000	\$ 861,000
2023	47	\$ 590,000	5.8 %	\$ 240,000	\$ 840,000

Median Sale Price
\$580k

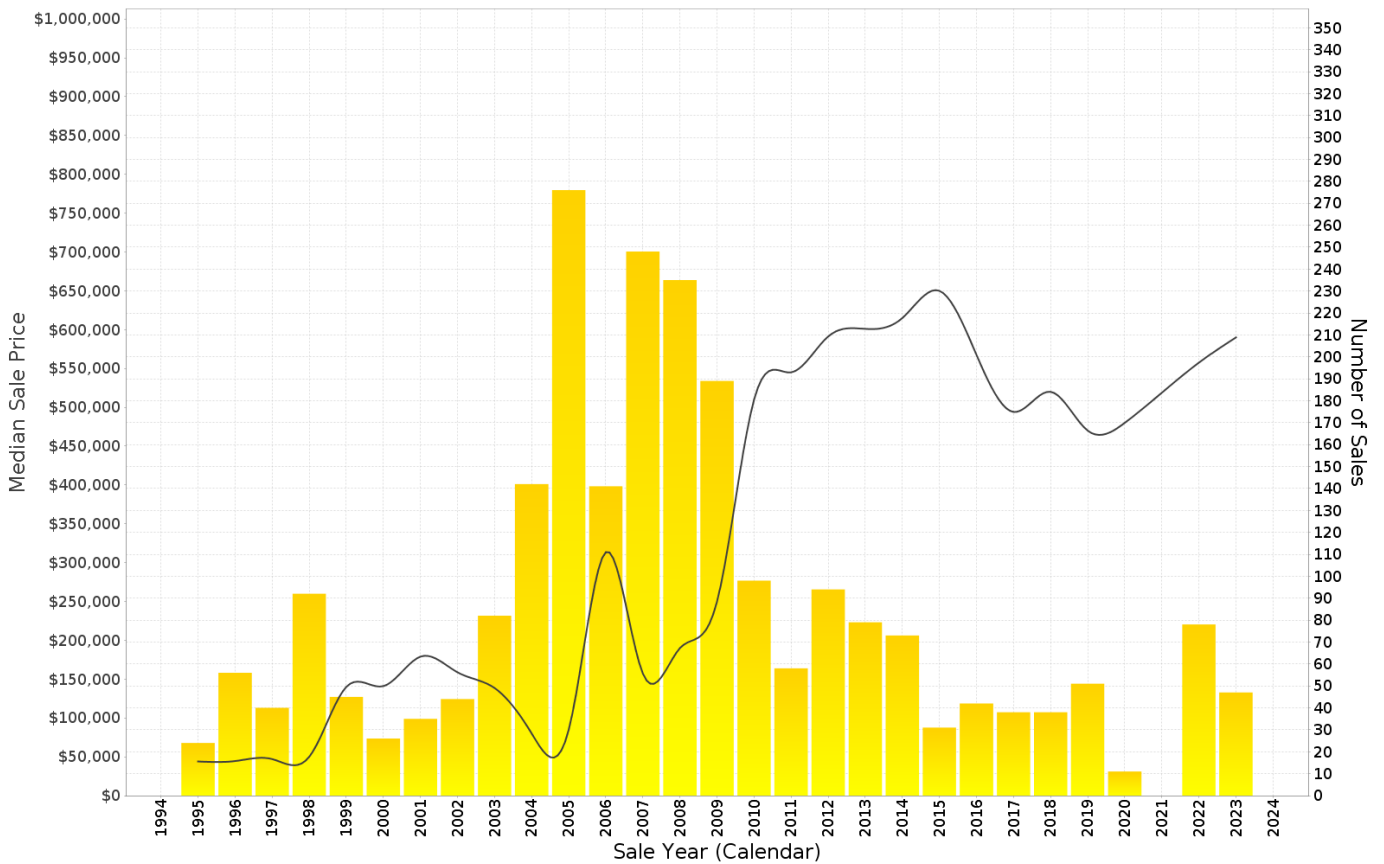
Based on 66 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

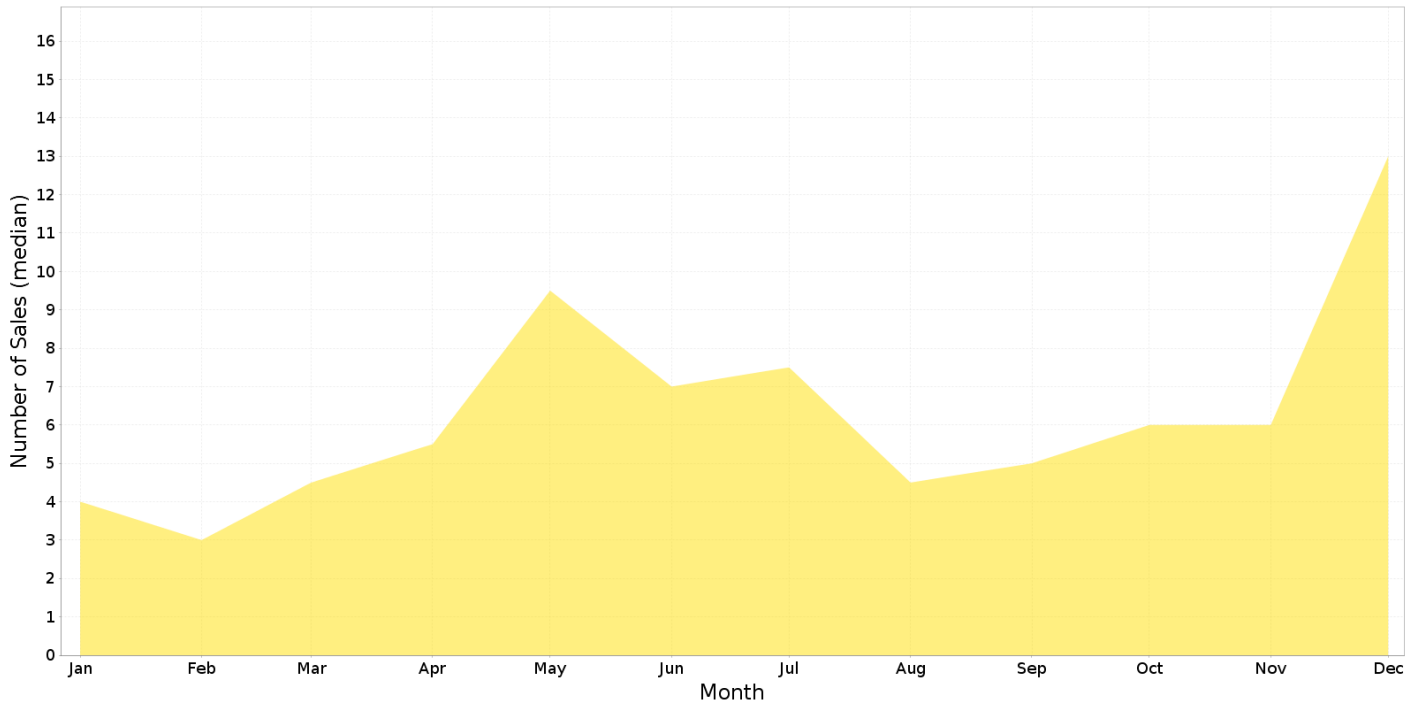
Suburb Growth
+1.8%

Current Median Price: \$580,000
Previous Median Price: \$570,000

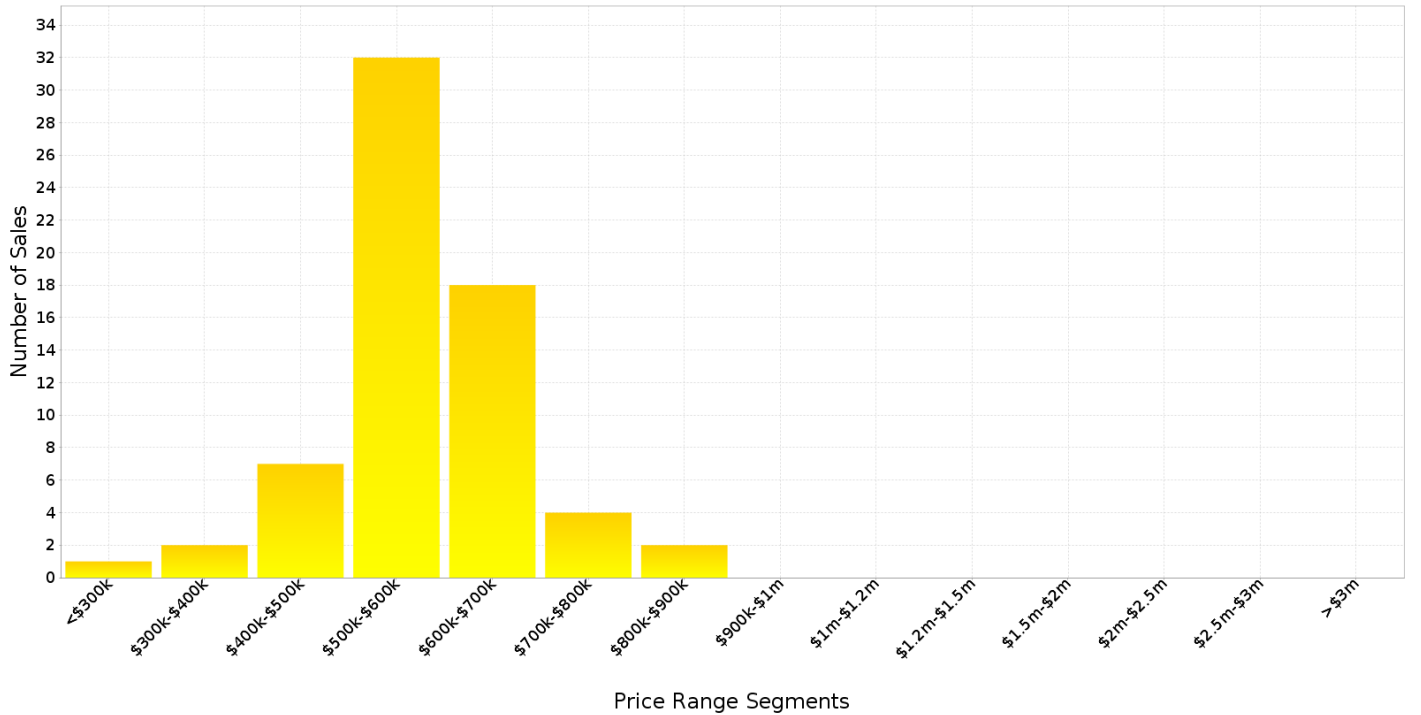
Based on 119 recorded House sales compared over the last two rolling 12 month periods



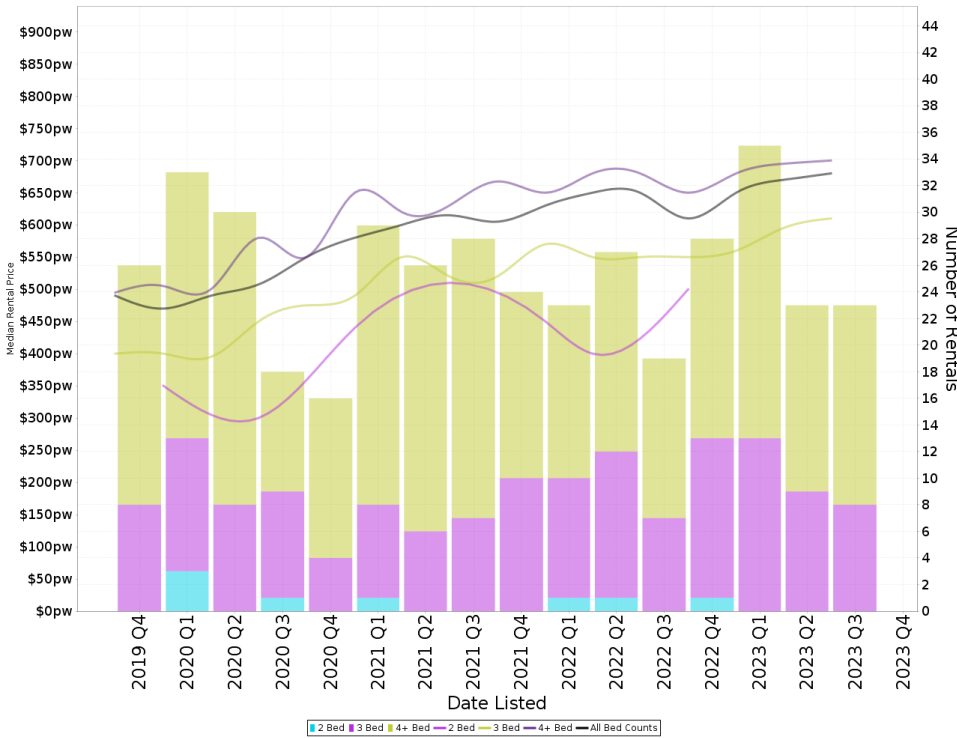
ROSEBERY - Peak Selling Periods (3 years)



ROSEBERY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

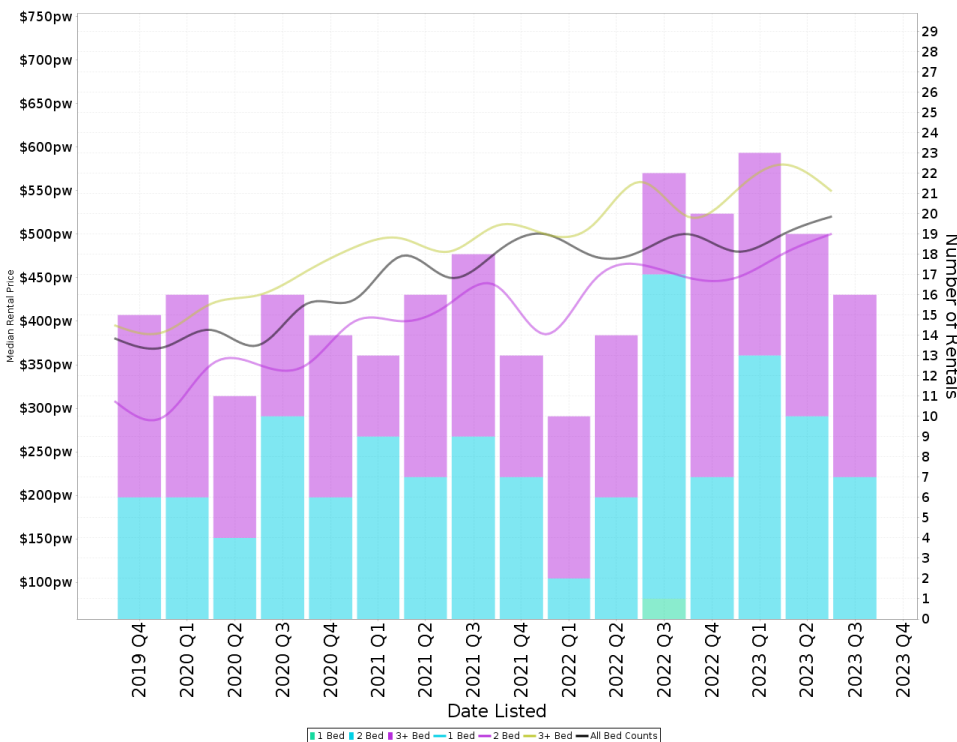
Current Median Price: \$580,000
Previous Median Price: \$570,000
Based on 119 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: \$580,000
Current Median Rent: \$650
Based on 109 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.0%

Current Median Price: \$371,000
Previous Median Price: \$360,150
Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.0%

Current Median Price: \$371,000
Current Median Rent: \$500
Based on 78 registered Unit rentals compared over the last 12 months.

ROSEBERY - Recently Sold Properties

Median Sale Price

\$580k

Based on 66 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

+1.8%

Current Median Price: \$580,000
Previous Median Price: \$570,000

Based on 119 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

66

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

1 PRICE CRT

\$489,000

Nov 2023
27 Days

450 m² 3 2 2

143 FORREST PDE

\$645,000

Nov 2023
38 Days

764 m² 4 2 3

7 HAYDON ST

\$415,000

Nov 2023
55 Days

613 m² 3 2 2

13 ROONEY ST

\$482,500

Nov 2023
102 Days

630 m² 3 2 2

6/25 YIRRA CRES

\$297,000

Nov 2023
82 Days

2,362 m² 2 2 2

6 JONES CRT

\$590,000

Nov 2023
45 Days

750 m² 4 2 2

4 HELICIA CRT

\$240,000

Oct 2023
N/A

698 m² 4 2 3

24 YIRRA CRES

\$500,000

Oct 2023
104 Days

607 m² 4 2 2

6 BELYUEN RD

\$650,000

Oct 2023
210 Days

885 m² 4 2 2

19 ANTONINO DR

\$580,000

Oct 2023
187 Days

653 m² 4 2 2

4 LOY PL

\$650,000

Oct 2023
54 Days

697 m² 4 2 2

1/6 CORDIA CRT

\$443,000

Oct 2023
10 Days

1,166 m² 3 1 2

28 BRYDEN ST

\$545,000

Oct 2023
117 Days

677 m² 4 2 2

20 ODEGAARD DR

\$590,000

Oct 2023
7 Days

700 m² 3 2 2

17 DAVIS CRT

\$635,000

Sep 2023
41 Days

1,000 m² 4 2 2

5 VISENTIN ST

\$515,000

Sep 2023
181 Days

603 m² 4 2 2

58 ODEGAARD DR

\$620,000

Sep 2023
352 Days

700 m² 5 5 6

44 FLAMETREE CCT

\$650,000

Sep 2023
41 Days

735 m² 4 3 4

43 ANTONINO DR

\$506,000

Aug 2023
62 Days

728 m² 4 2 2

11 MCAULAY ST

\$565,000

Aug 2023
97 Days

627 m² 4 2 2

20 FLAMETREE CCT

\$324,000

Aug 2023
N/A

774 m² - - -

ROSEBERY - Properties For Rent

Median Rental Price

\$650 /w

Based on 109 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

+5.8%

Current Median Price: \$580,000
Current Median Rent: \$650

Based on 66 recorded House sales and 109 House rentals compared over the last 12 months

Number of Rentals

109

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

4 HAYDON STREET

\$750 per week




Nov 2023 8 Days

910 m² 4 2 2

2 BIRRIPA COURT

\$680 per week

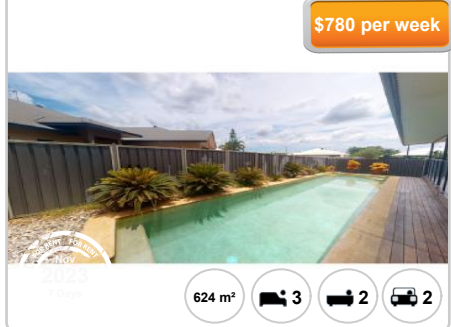


Nov 2023 6 Days

756 m² 4 2 2

1 LA PIRA CIRCUIT

\$780 per week



Nov 2023 7 Days

624 m² 3 2 2

6 TANAMI COURT

\$495 per week




Nov 2023 15 Days

810 m² 3 1 2

119 FORREST PARADE

\$700



Nov 2023 19 Days

779 m² 4 2 4

17 SALTWATER STREET

\$680



Nov 2023 26 Days

770 m² 5 2 2