

RayWhite.

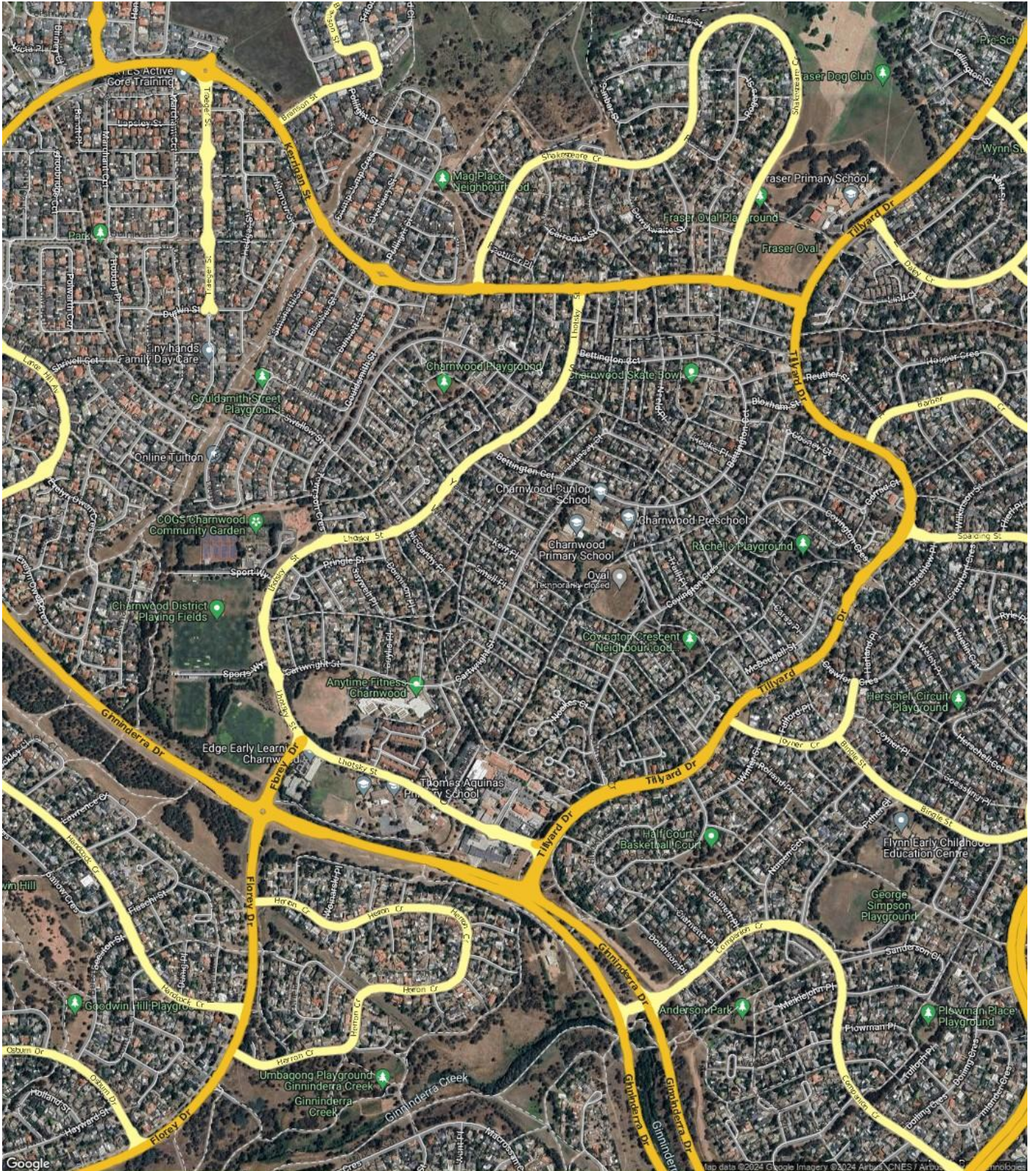
Suburb flyover report

CHARNWOOD (HOUSE)

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CHARNWOOD - Suburb Map



CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	55	\$ 287,500	0.0 %	\$ 225,000	\$ 359,000
2007	57	\$ 315,000	9.6 %	\$ 35,000	\$ 420,000
2008	59	\$ 330,000	4.8 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	55	\$ 455,000	-1.6 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.3 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	34	\$ 672,500	-7.2 %	\$ 387,500	\$ 915,000
2024	19	\$ 686,000	2.0 %	\$ 360,000	\$ 870,000

Median Sale Price

\$692k

Based on 35 recorded House sales within the last 12 months (Financial Year 2024)

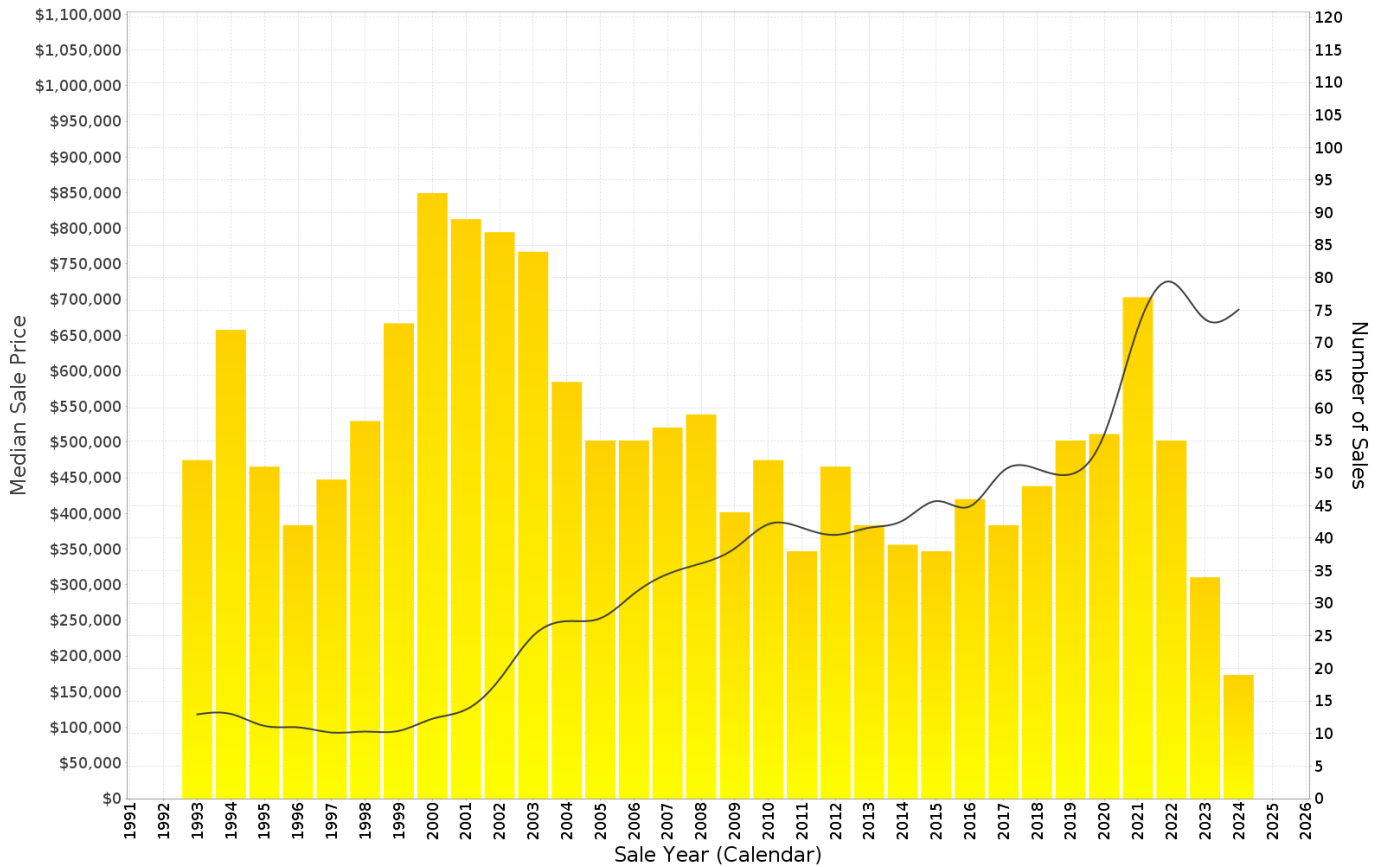
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

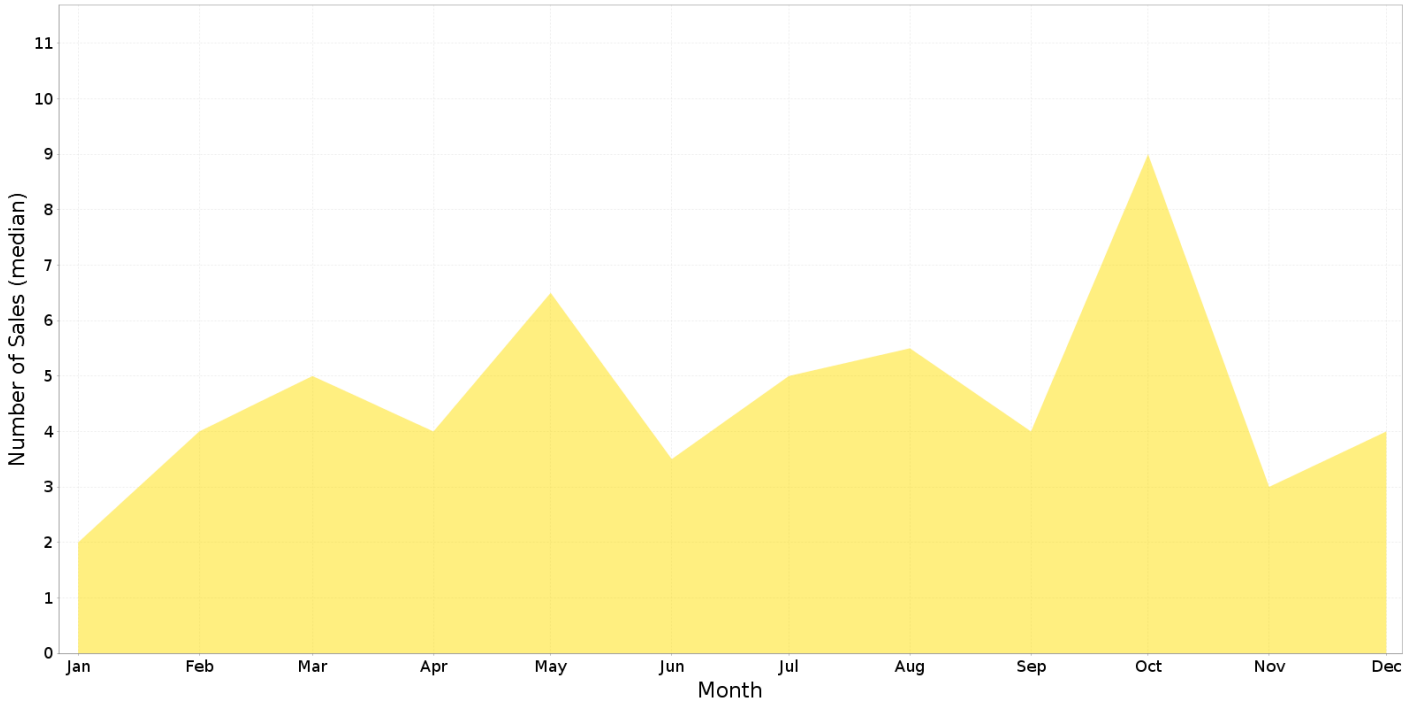
-1.1%

Current Median Price: \$692,500
Previous Median Price: \$700,000

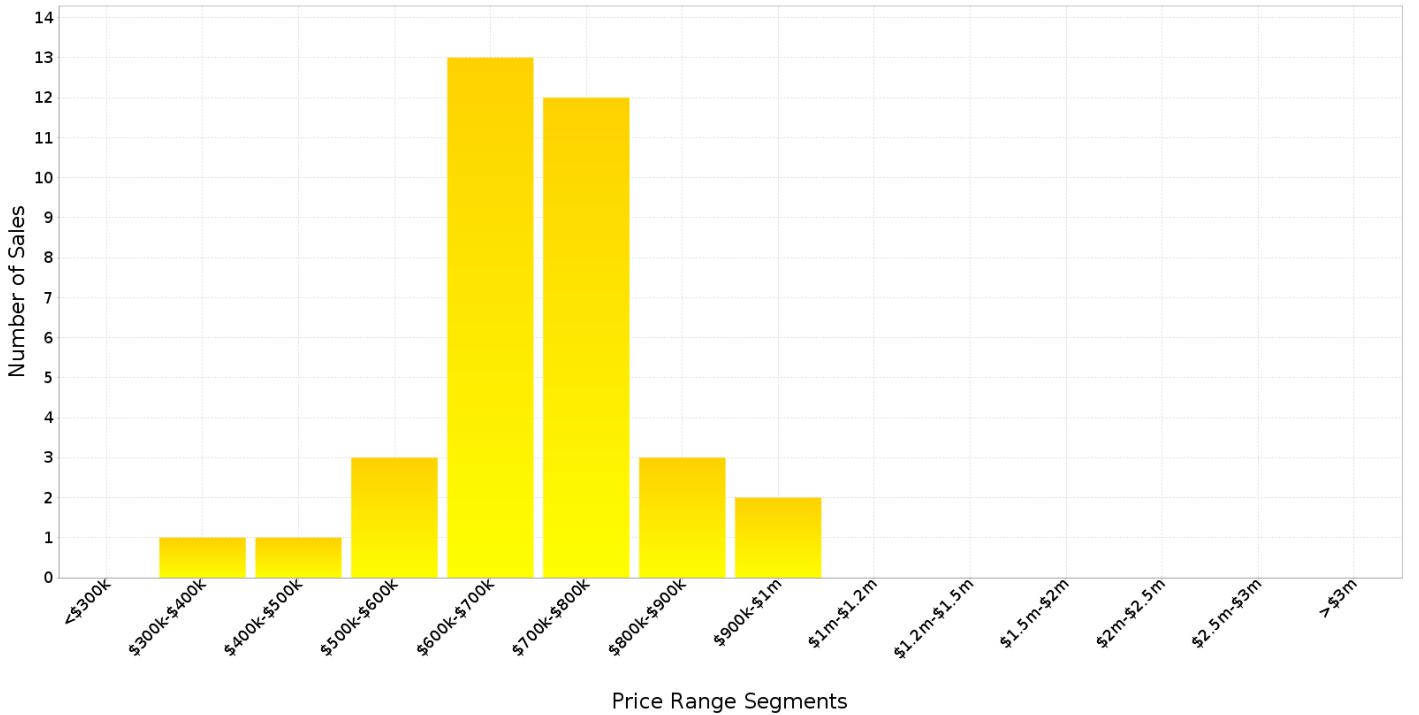
Based on 81 recorded House sales compared over the last two rolling 12 month periods



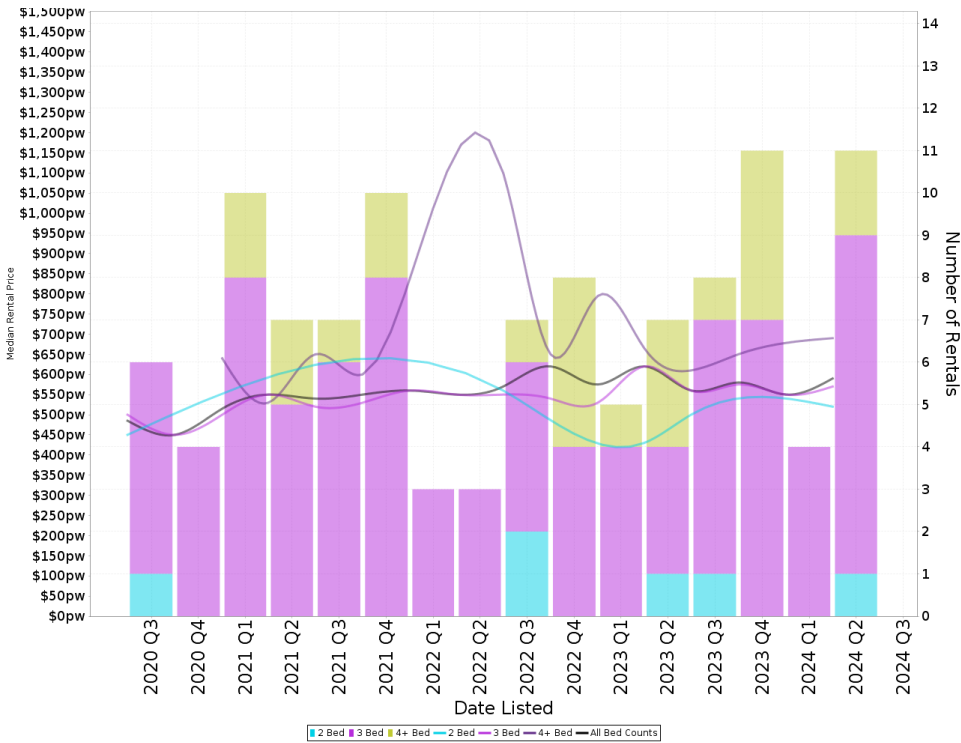
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

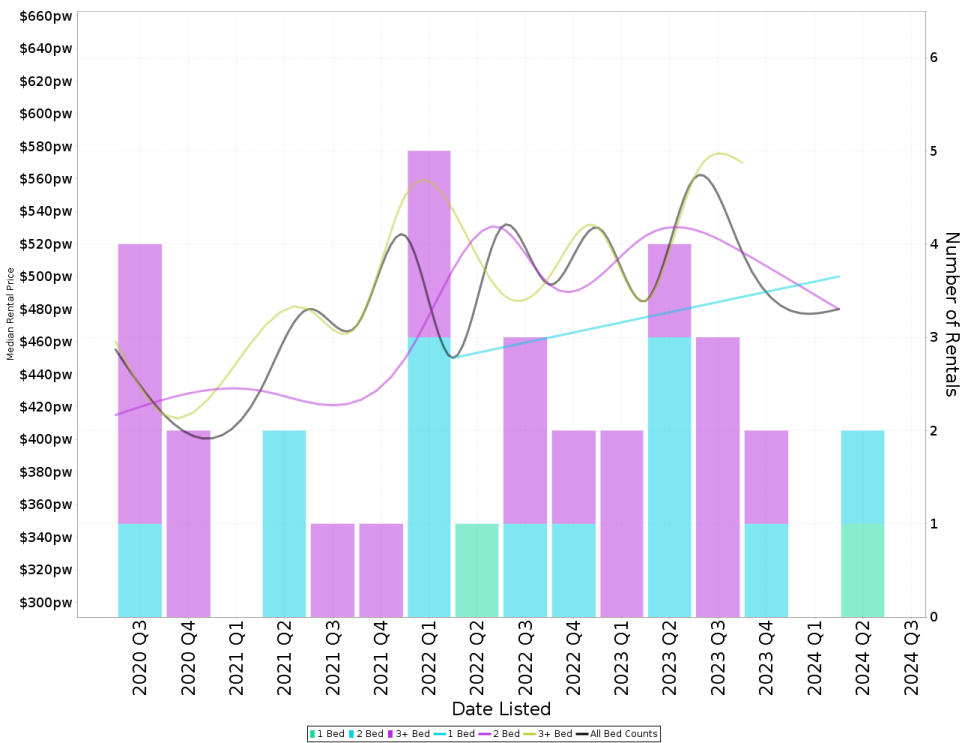
Current Median Price: \$692,500
Previous Median Price: \$700,000
Based on 81 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$692,500
Current Median Rent: \$570
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.5%

Current Median Price: \$535,000
Previous Median Price: \$597,500
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$535,000
Current Median Rent: \$520
Based on 7 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$692k

Based on 35 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

-1.1%

Current Median Price: \$692,500
Previous Median Price: \$700,000

Based on 81 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

Based on recorded House sales within the 12 months (Financial Year 2024)

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

16 BERGHOFFER CRT

\$665,000

715 m² | 3 Beds | 1 Bath | 2 Car

Sold May 2024, 22 Days

6 BIRNIE PL

\$725,000

759 m² | 3 Beds | 1 Bath | 2 Car

Sold May 2024, 22 Days

15 WARBY PL

\$725,000

667 m² | 3 Beds | 1 Bath | 2 Car

Sold May 2024, 20 Days

3 SADLEIR PL

\$686,000

908 m² | 4 Beds | 2 Baths | 2 Car

Sold May 2024, 27 Days

3 SCHAFFER PL

\$685,000

557 m² | 4 Beds | 2 Baths | 2 Car

Sold May 2024, 41 Days

11 CLAMBE PL

\$710,000

632 m² | 4 Beds | 2 Baths | 2 Car

Sold May 2024, 28 Days

10 EMMOTT PL

\$643,000

558 m² | 3 Beds | 1 Bath | 2 Car

Sold Apr 2024, 37 Days

1 MUDIE PL

\$450,000

714 m² | 3 Beds | 1 Bath | 2 Car

Sold May 2024, 19 Days

4 LANDALE PL

\$360,000

768 m² | 3 Beds | 1 Bath | 1 Car

Sold Mar 2024, N/A

34 MCDUGALL ST

\$720,000

Mar 2024
48 Days

866 m² 3 1 3

10 LEYCESTER PL

\$870,000

Mar 2024
27 Days

565 m² 3 2 2

5 MCKID CRT

\$755,000

Mar 2024
26 Days

711 m² 3 1 2

7 PHILLIMORE PL

\$605,000

Feb 2024
13 Days

693 m² 2 1 1

32 NOAKES CRT

\$692,500

Feb 2024
109 Days

548 m² 3 1 2

8 NIVISON PL

\$649,000

Feb 2024
65 Days

606 m² 3 1 2

10 ARRIETTA CL

\$765,000

Feb 2024
28 Days

1,048 m² 3 1 2

3 PHILLIMORE PL

\$820,000

Feb 2024
19 Days

801 m² 3 2 3

19 BETTINGTON CCT

\$715,000

Feb 2024
16 Days

633 m² 3 1 2

6 KERR PL

\$665,000

Feb 2024
15 Days

562 m² 3 1 2

9 KINGHAM PL

\$600,000

Feb 2024
15 Days

536 m² 3 1 2

8 YABSLEY PL

\$620,000

Jan 2024
59 Days

624 m² 3 1 2

CHARNWOOD - Properties For Rent

Median Rental Price

\$570 /w

Based on 34 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+4.3%

Current Median Price: \$692,500
Current Median Rent: \$570

Based on 35 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals


34

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

15 Warby Place

\$600 per week




667 m² 3 1 2

Jul 2024 8 Days

6 TOM PLACE

\$550 Per Week




525 m² 3 1 1

Jul 2024 8 Days

1 NAPPER PLACE

\$510 Per Week



1,024 m² 3 2 1

Jul 2024 8 Days

5 A - Forsyth Place

\$570 per week



3 1 1

Jun 2024 24 Days