

RayWhite.

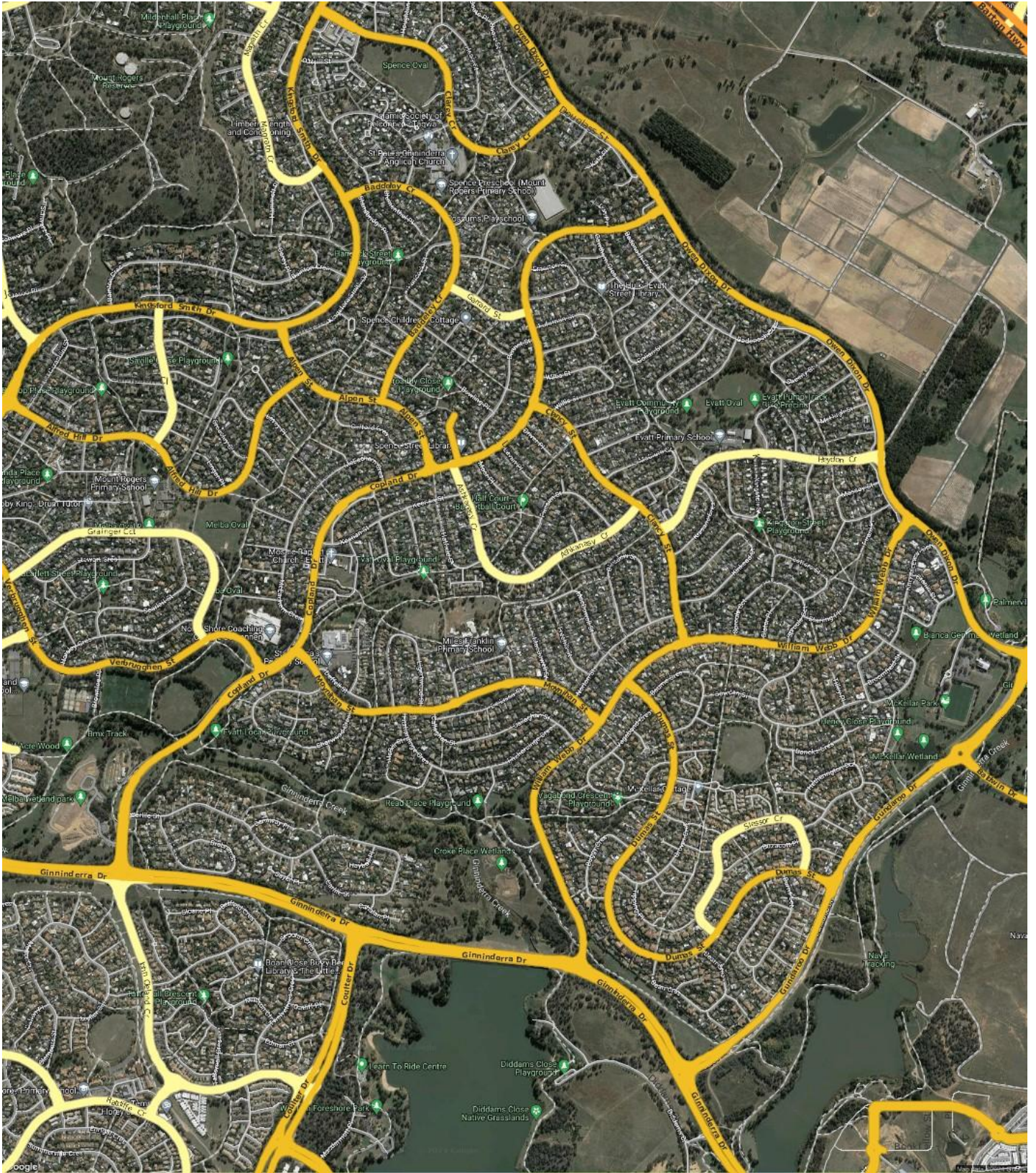
Suburb flyover report

EVATT (HOUSE)

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EVATT - Suburb Map



EVATT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	68	\$ 347,250	0.0 %	\$ 165,000	\$ 575,000
2007	97	\$ 371,000	6.8 %	\$ 126,000	\$ 597,000
2008	90	\$ 401,000	8.1 %	\$ 150,000	\$ 612,000
2009	79	\$ 435,000	8.5 %	\$ 200,000	\$ 750,000
2010	63	\$ 469,000	7.8 %	\$ 75,650	\$ 771,000
2011	54	\$ 447,500	-4.6 %	\$ 245,000	\$ 745,000
2012	63	\$ 457,000	2.1 %	\$ 215,000	\$ 742,500
2013	66	\$ 470,000	2.8 %	\$ 6,650	\$ 750,000
2014	60	\$ 460,500	-2.0 %	\$ 156,666	\$ 925,000
2015	50	\$ 481,250	4.5 %	\$ 225,000	\$ 780,000
2016	72	\$ 541,500	12.5 %	\$ 200,000	\$ 1,120,000
2017	59	\$ 570,000	5.3 %	\$ 273,600	\$ 936,000
2018	67	\$ 625,000	9.6 %	\$ 62,000	\$ 1,127,000
2019	56	\$ 611,000	-2.2 %	\$ 360,000	\$ 1,037,000
2020	80	\$ 685,000	12.1 %	\$ 285,000	\$ 1,500,000
2021	71	\$ 860,000	25.5 %	\$ 330,000	\$ 1,360,000
2022	65	\$ 880,000	2.3 %	\$ 47,500	\$ 1,385,000
2023	63	\$ 885,000	0.6 %	\$ 82,000	\$ 1,330,000
2024	15	\$ 895,000	1.1 %	\$ 740,000	\$ 1,550,000

Median Sale Price

\$910k

Based on 53 recorded House sales within the last 12 months (Financial Year 2024)

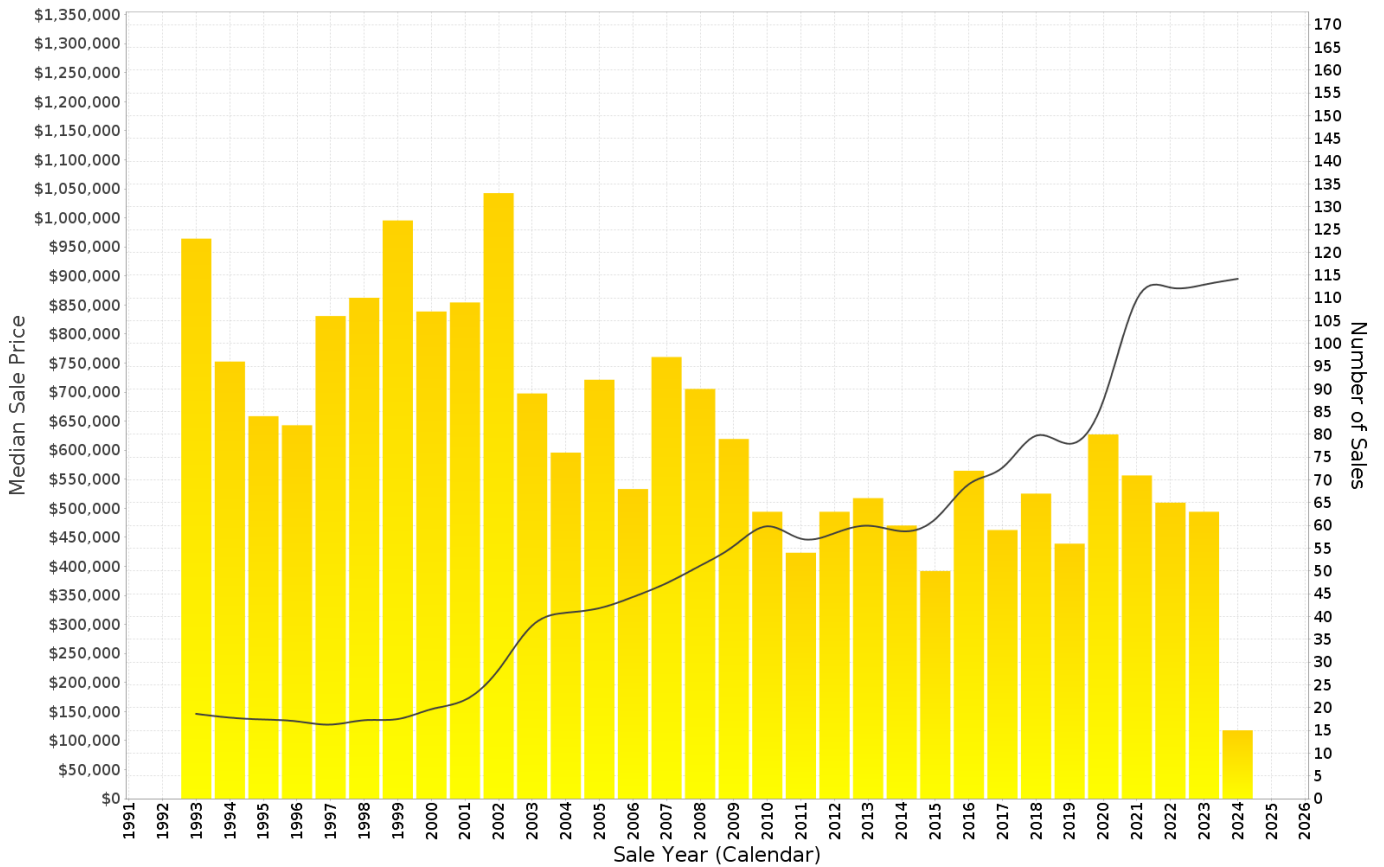
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

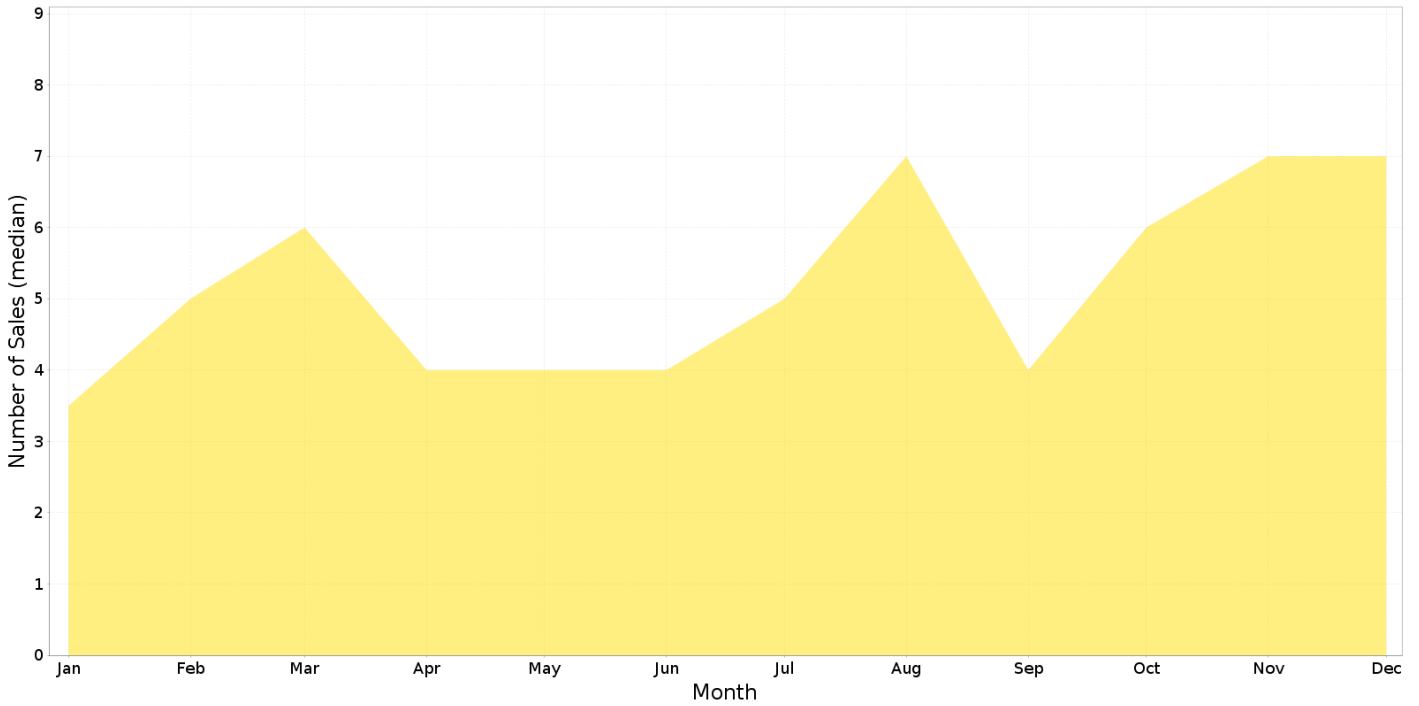
+6.9%

Current Median Price: \$910,000
Previous Median Price: \$851,500

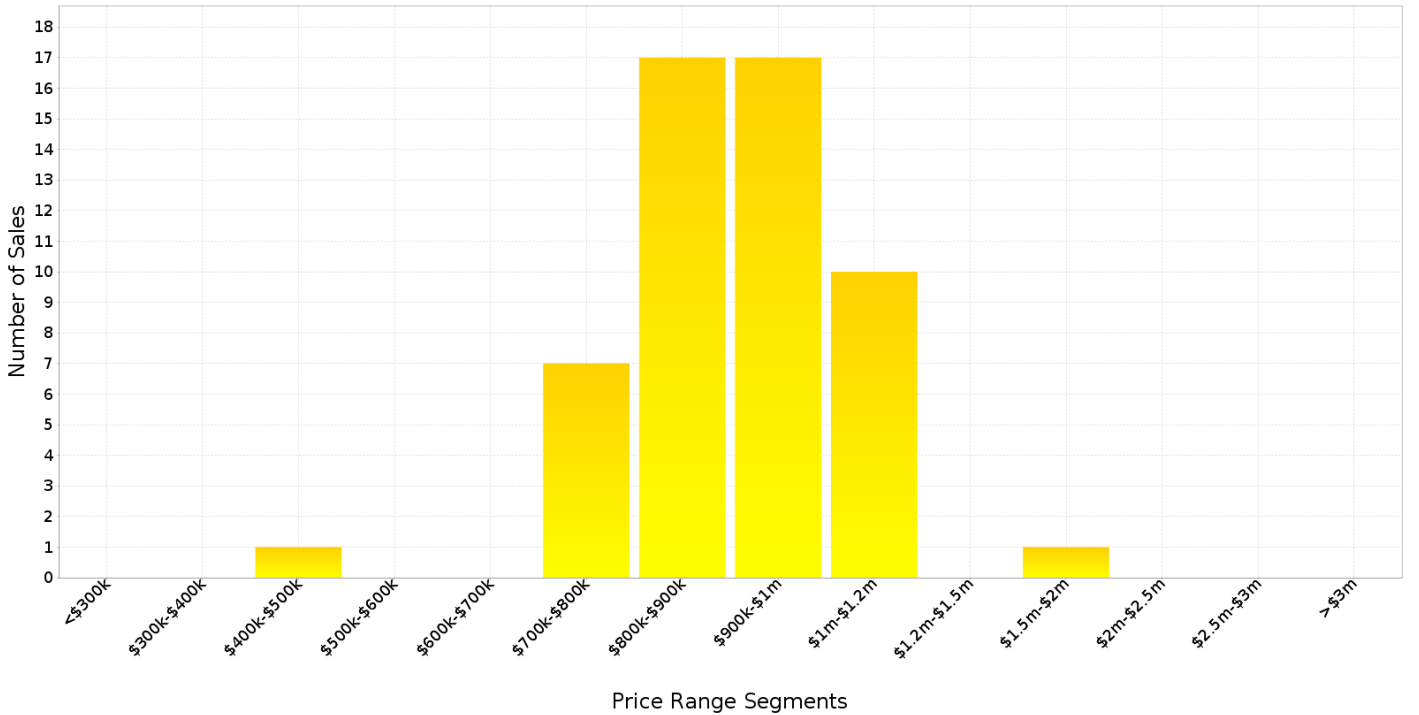
Based on 111 recorded House sales compared over the last two rolling 12 month periods



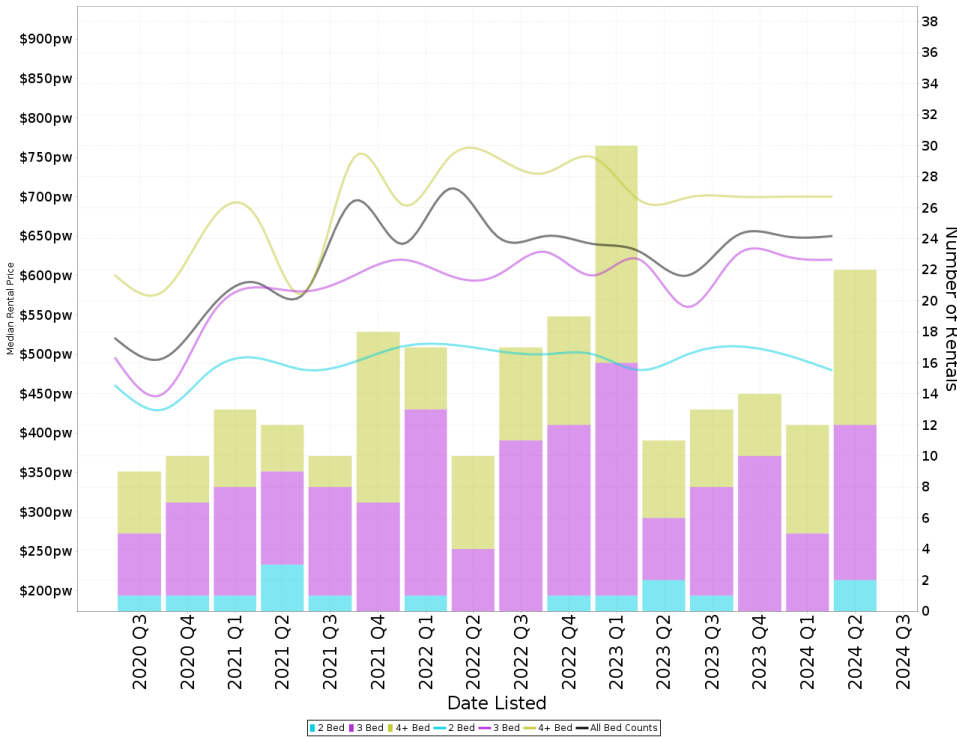
EVATT - Peak Selling Periods (3 years)



EVATT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.9%

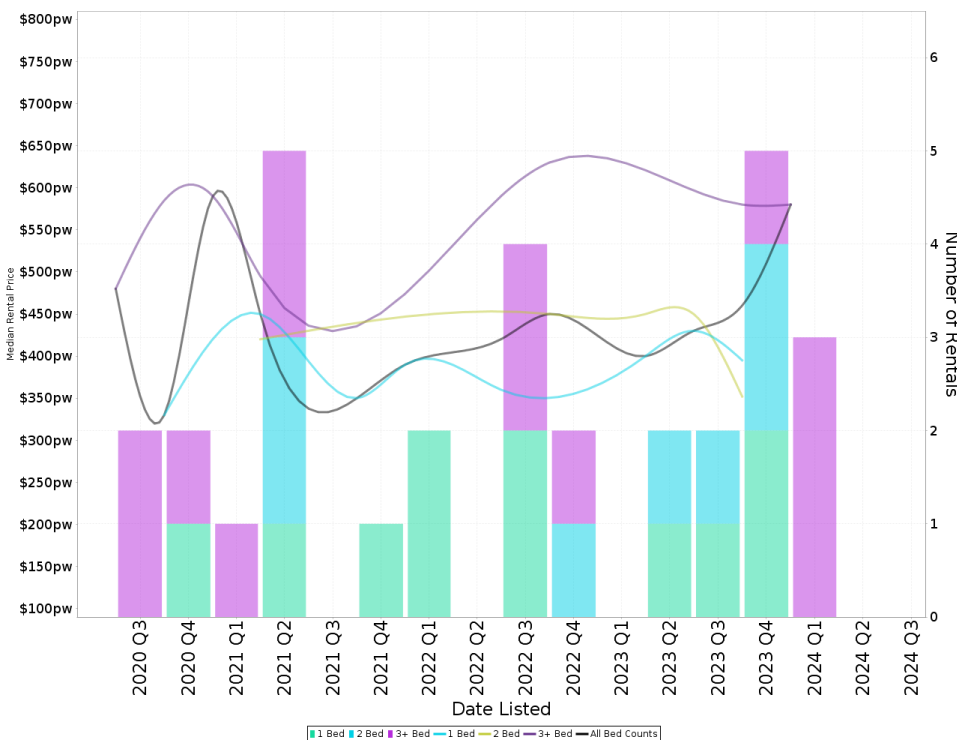
Current Median Price: \$910,000
 Previous Median Price: \$851,500
 Based on 111 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$910,000
 Current Median Rent: \$650
 Based on 61 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.7%

Current Median Price: \$750,000
 Previous Median Price: \$745,000
 Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$750,000
 Current Median Rent: \$460
 Based on 10 registered Unit rentals compared over the last 12 months.

EVATT - Recently Sold Properties

Median Sale Price

\$910k

Based on 53 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

+6.9%

Current Median Price: \$910,000
Previous Median Price: \$851,500

Based on 111 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

53

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

30 SHEEHY ST

\$832,000

Sold Jun 2024
23 Days

908 m² 3 1 1

4 JAQUES PL

\$1,112,000

Sold Jun 2024
23 Days

1,017 m² 4 2 2

14 KINGSTON ST

\$830,000

Sold May 2024
49 Days

812 m² 3 1 2

1 READ PL

\$1,527,500

Sold Apr 2024
29 Days

1,154 m² 4 4 8

18 JACOBS ST

\$870,000

Sold Apr 2024
22 Days

736 m² 3 2 1

2/47 GLEADOW ST

\$795,000

Sold Apr 2024
28 Days

778 m² 3 2 2

10 BADENOCH CRES

\$855,000

Sold Mar 2024
17 Days

711 m² 3 1 3

21 KEVIN ST

\$740,000

Sold Mar 2024
15 Days

910 m² 3 2 1

25 MCHUGH ST

\$1,095,000

Sold Mar 2024
21 Days

804 m² 4 2 5

70 MOYNIHAN ST

\$1,550,000

Feb 2024
N/A

889 m² 5 3 2

14 BADENOCH CRES

\$990,000

Feb 2024
10 Days

1,276 m² 4 2 2

61 MACDOWELL ST

\$1,030,000

Feb 2024
22 Days

875 m² 4 2 2

3 HATFIELD ST

\$870,000

Feb 2024
28 Days

810 m² 3 1 2

42 LEVINE ST

\$822,500

Feb 2024
23 Days

815 m² 3 1 4

11 HATFIELD ST

\$905,000

Feb 2024
22 Days

824 m² 3 2 1

8 MCGILL ST

\$995,000

Feb 2024
28 Days

735 m² 3 2 2

64 CLANCY ST

\$910,000

Feb 2024
21 Days

765 m² 4 2 1

4 PIESSE PL

\$895,000

Feb 2024
22 Days

849 m² 4 1 1

31 ASHKANASY CRES

\$875,000

Feb 2024
21 Days

776 m² 3 2 2

EVATT - Properties For Rent

Median Rental Price

\$650 /w

Based on 61 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

+3.7%

Current Median Price: \$910,000
Current Median Rent: \$650

Based on 53 recorded House sales and 61 House rentals compared over the last 12 months

Number of Rentals

61

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

2- Pirani Place

\$620 pw

Jul 2024
3 Days

2 2 1

2 PIRANI PLACE

\$620 pw

Jul 2024
3 Days

2 2 1

9 Kinkead Street

\$620 per week

Jun 2024
13 Days

803 m² 3 1 -

38 CALLAGHAN STREET

\$720.00 per

Jun 2024
21 Days

590 m² 4 2 2

7 SAYER PLACE

\$830 per week

Jun 2024
29 Days

1,127 m² 4 2 8

22 MCCLURE STREET

\$540 Per Week

Jun 2024
35 Days

481 m² 2 1 1

106 Carlile Street

\$560.00 per

May 2024
14 Days

455 m² 2 1 2

7 Slater Place

\$700 per week

May 2024
45 Days

861 m² 3 1 2

2- Pirani Place

\$620

May 2024
50 Days

3 1 1

11 Fitzhardinge Crescent

\$698 per week

