

RayWhite.

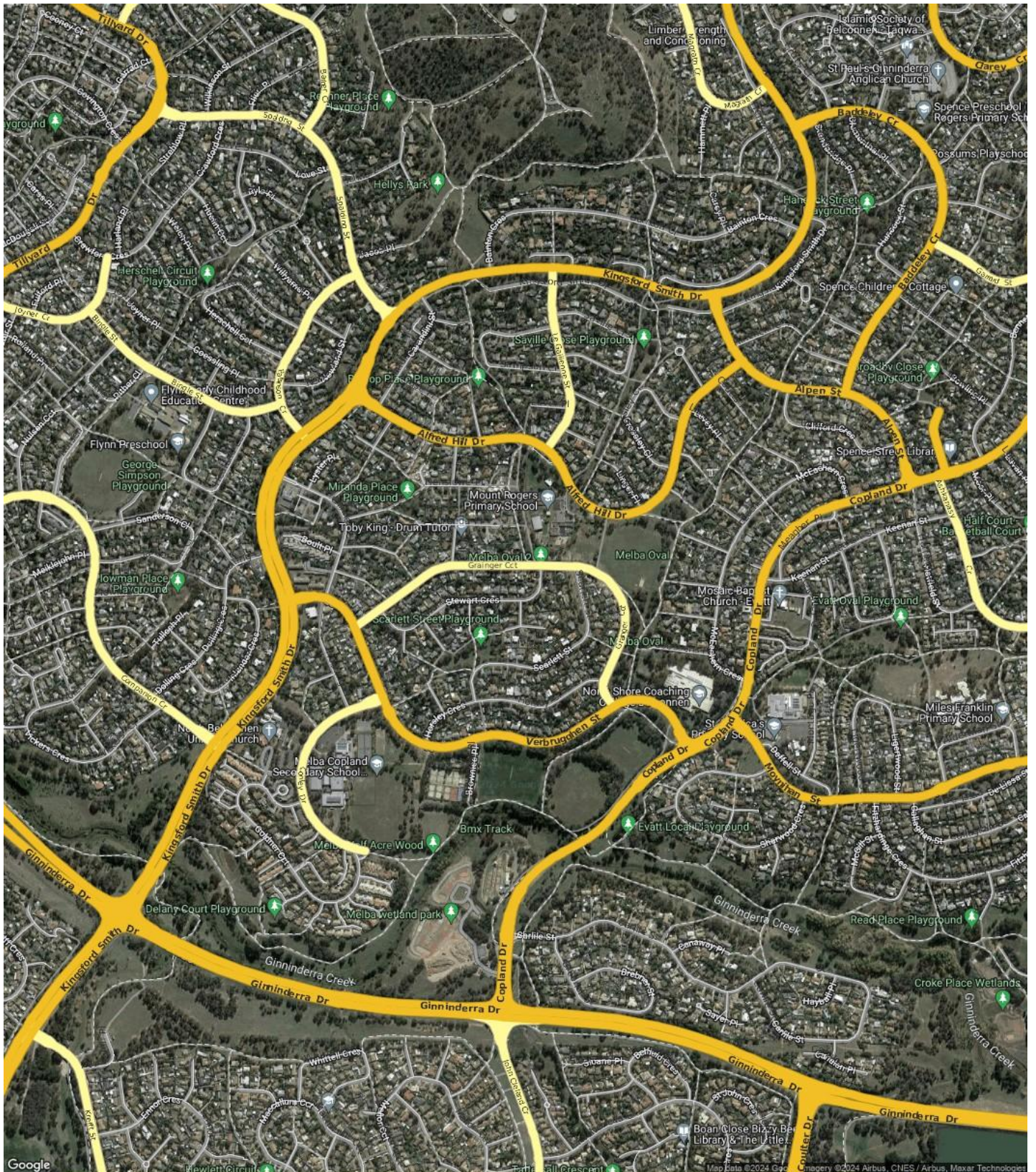
Suburb flyover report

MELBA (HOUSE)

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MELBA - Suburb Map



MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	52	\$ 358,000	0.0 %	\$ 222,500	\$ 617,500
2007	44	\$ 400,000	11.7 %	\$ 120,000	\$ 930,000
2008	33	\$ 420,000	5.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	0.4 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	39	\$ 489,000	4.7 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.2 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	40	\$ 618,750	2.8 %	\$ 455,000	\$ 1,475,000
2020	55	\$ 700,000	13.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.4 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	9	\$ 880,000	-7.4 %	\$ 790,000	\$ 1,350,000

Median Sale Price
\$905k

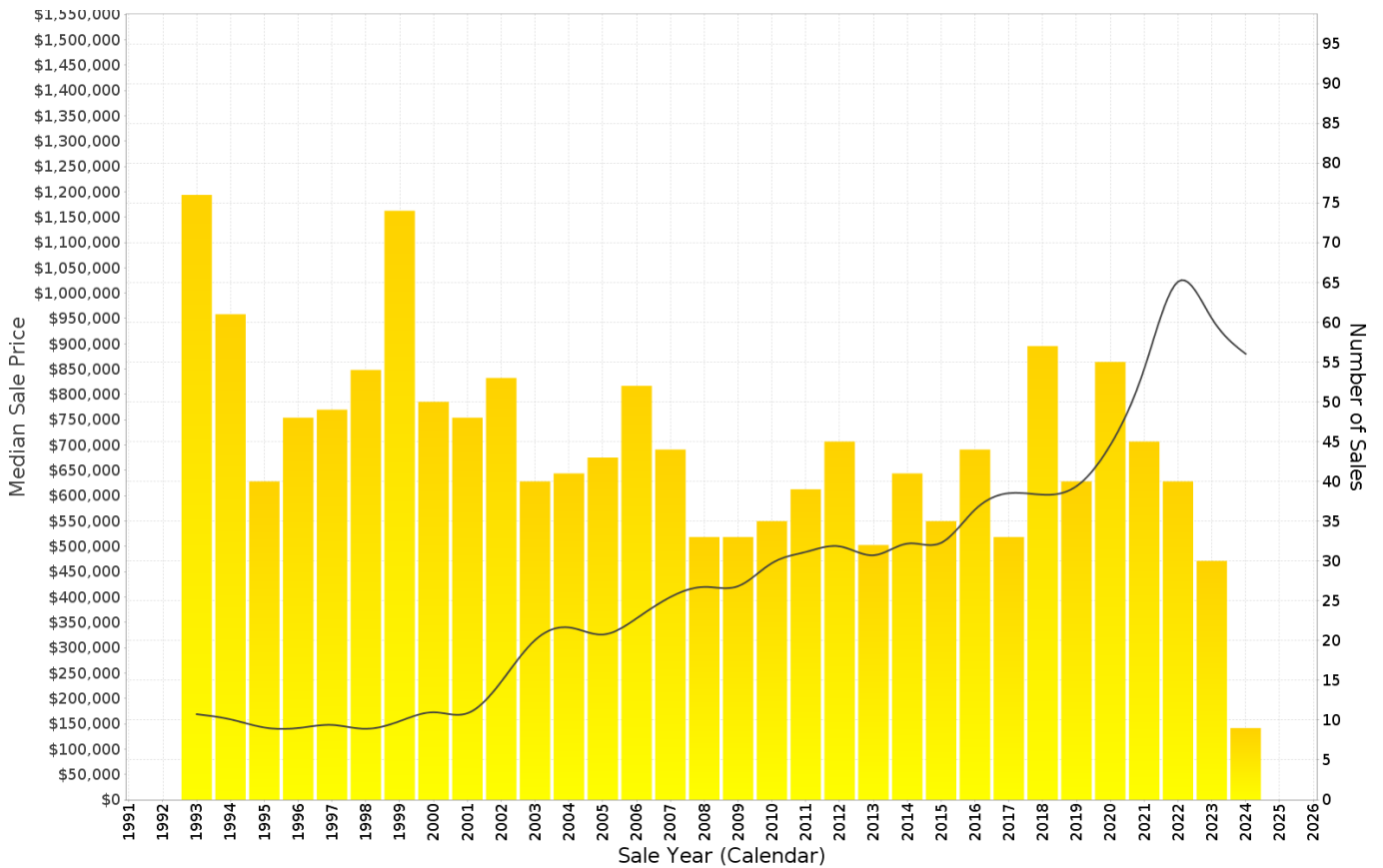
Based on 25 recorded House sales within the last 12 months (Financial Year 2024)

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

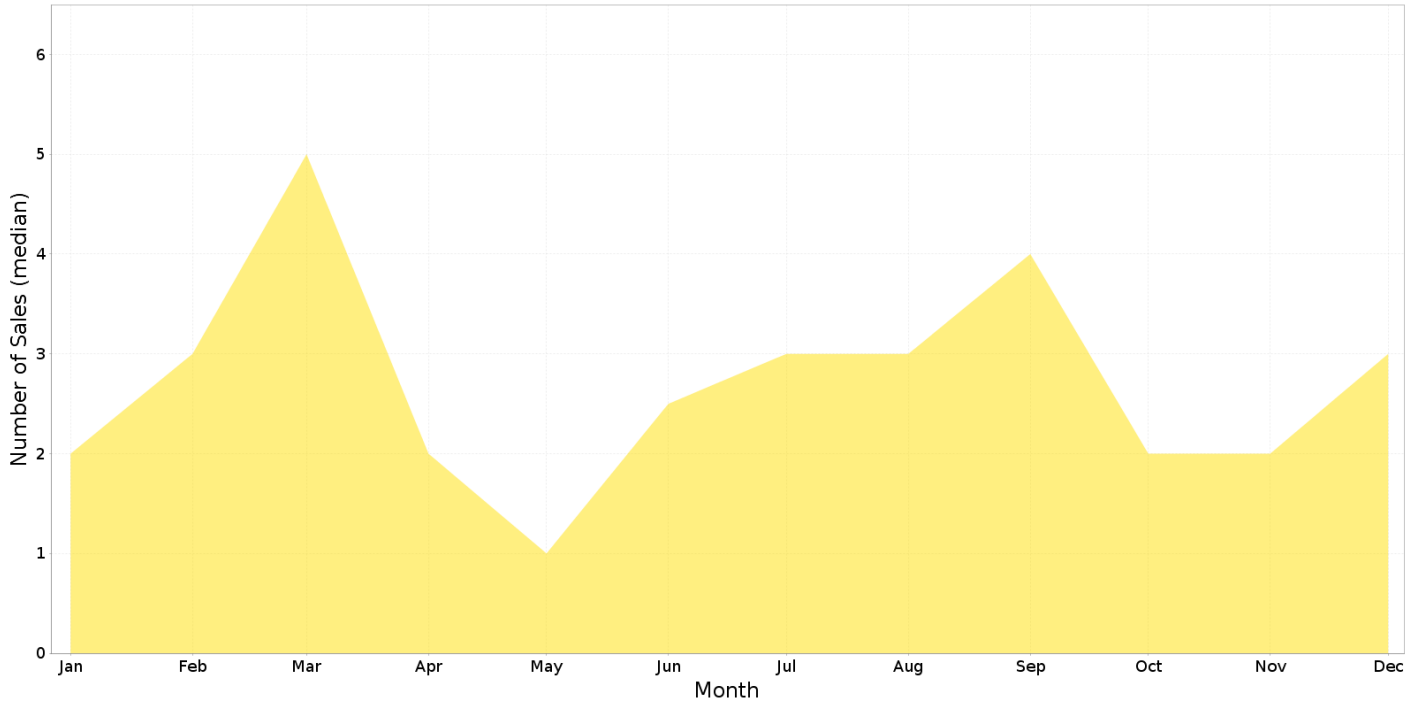
Suburb Growth
-11.5%

Current Median Price: \$905,000
Previous Median Price: \$1,022,500

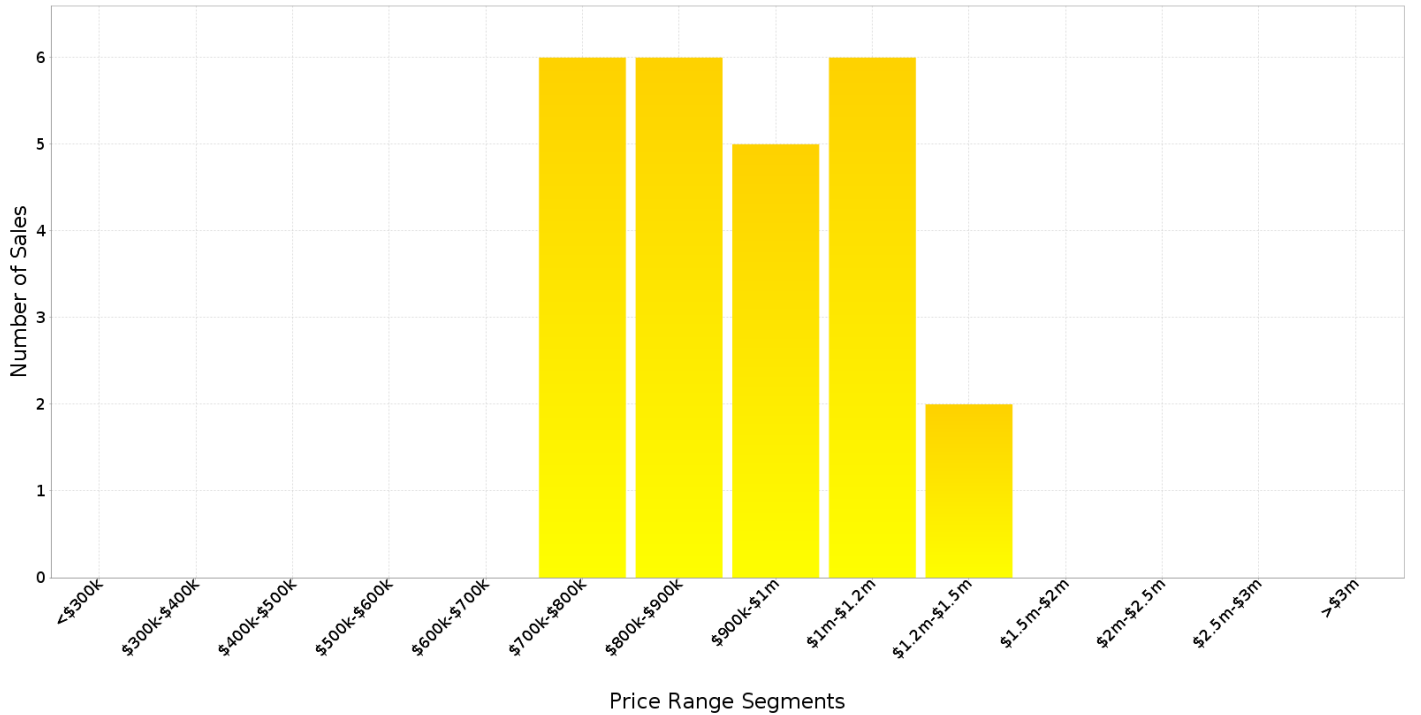
Based on 59 recorded House sales compared over the last two rolling 12 month periods



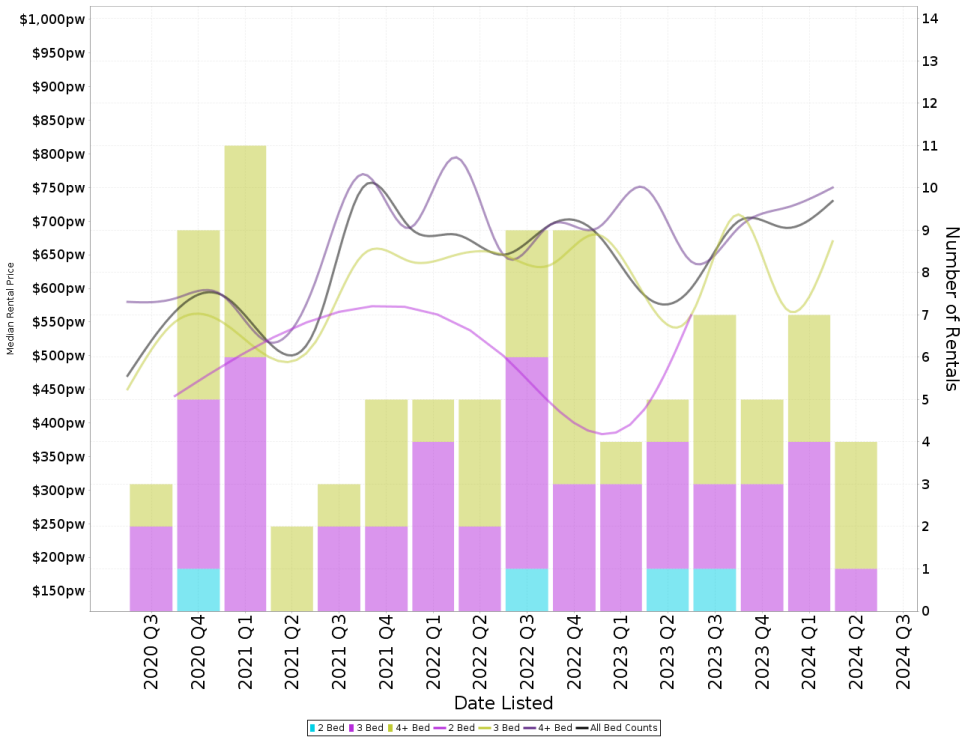
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.5%

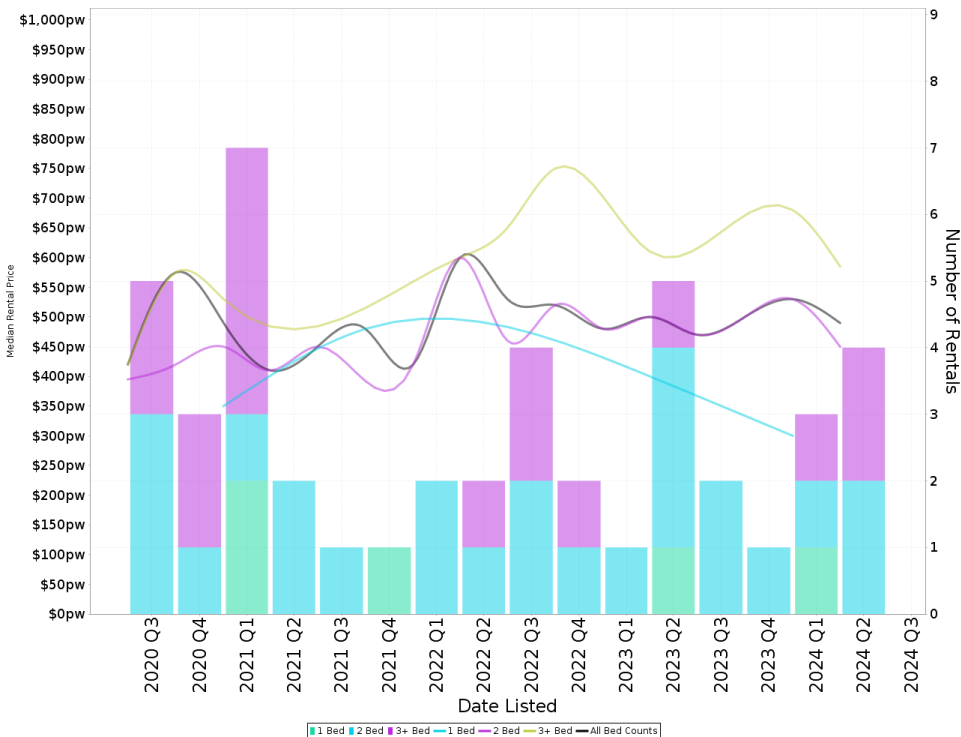
Current Median Price: \$905,000
 Previous Median Price: \$1,022,500
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$905,000
 Current Median Rent: \$690
 Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.9%

Current Median Price: \$606,250
 Previous Median Price: \$595,000
 Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$606,250
 Current Median Rent: \$490
 Based on 10 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$905k

Based on 25 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

-11.5%

Current Median Price: \$905,000
Previous Median Price: \$1,022,500

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

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

73 ALFRED HILL DR

\$1,140,000

Sold Jul 2024, 103 Days

1,021 m² 5 Beds 3 Baths 2 Car Spaces

3 LE GALLIENNE ST

\$915,000

Sold Jun 2024, 20 Days

812 m² 3 Beds 2 Baths 2 Car Spaces

12 SAVILLE CL

\$1,050,000

Sold May 2024, 73 Days

985 m² 5 Beds 2 Baths 4 Car Spaces

21 VERBRUGGHEN ST

\$880,000

Sold Apr 2024, 60 Days

737 m² 3 Beds 1 Bath 3 Car Spaces

6 HENSLowe PL

\$850,000

Sold Apr 2024, N/A

807 m² 3 Beds 2 Baths 2 Car Spaces

177 KINGSFORD SMITH DR

\$871,000

Sold Apr 2024, 28 Days

1,456 m² 4 Beds 2 Baths 2 Car Spaces

44 SCARLETT ST

\$1,100,000

Sold Mar 2024, 49 Days

736 m² 4 Beds 2 Baths 3 Car Spaces

28 HORSLEY CRES

\$790,000

Sold Feb 2024, N/A

679 m² - Beds - Baths - Car Spaces

16 KRUSE PL

\$980,000

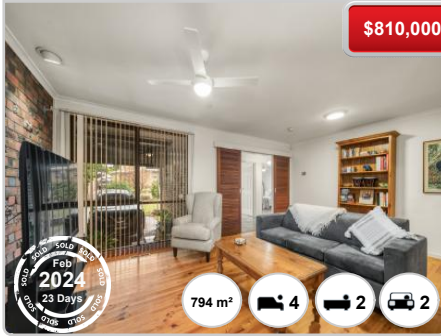
Sold Feb 2024, 20 Days

805 m² 4 Beds 3 Baths 2 Car Spaces

15 HOSKING PL



6 WALLACE PL



5 ZELMAN PL



MELBA - Properties For Rent

Median Rental Price

\$690 /w

Based on 23 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

+4.0%

Current Median Price: \$905,000
Current Median Rent: \$690

Based on 25 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals


23

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

4 Alfred Hill Drive

\$730 pw




748 m² 4 2 2

May 2024 42 Days

6 Stewart Crescent

\$695



921 m² 4 2 2

Mar 2024 111 Days