

**RayWhite.**

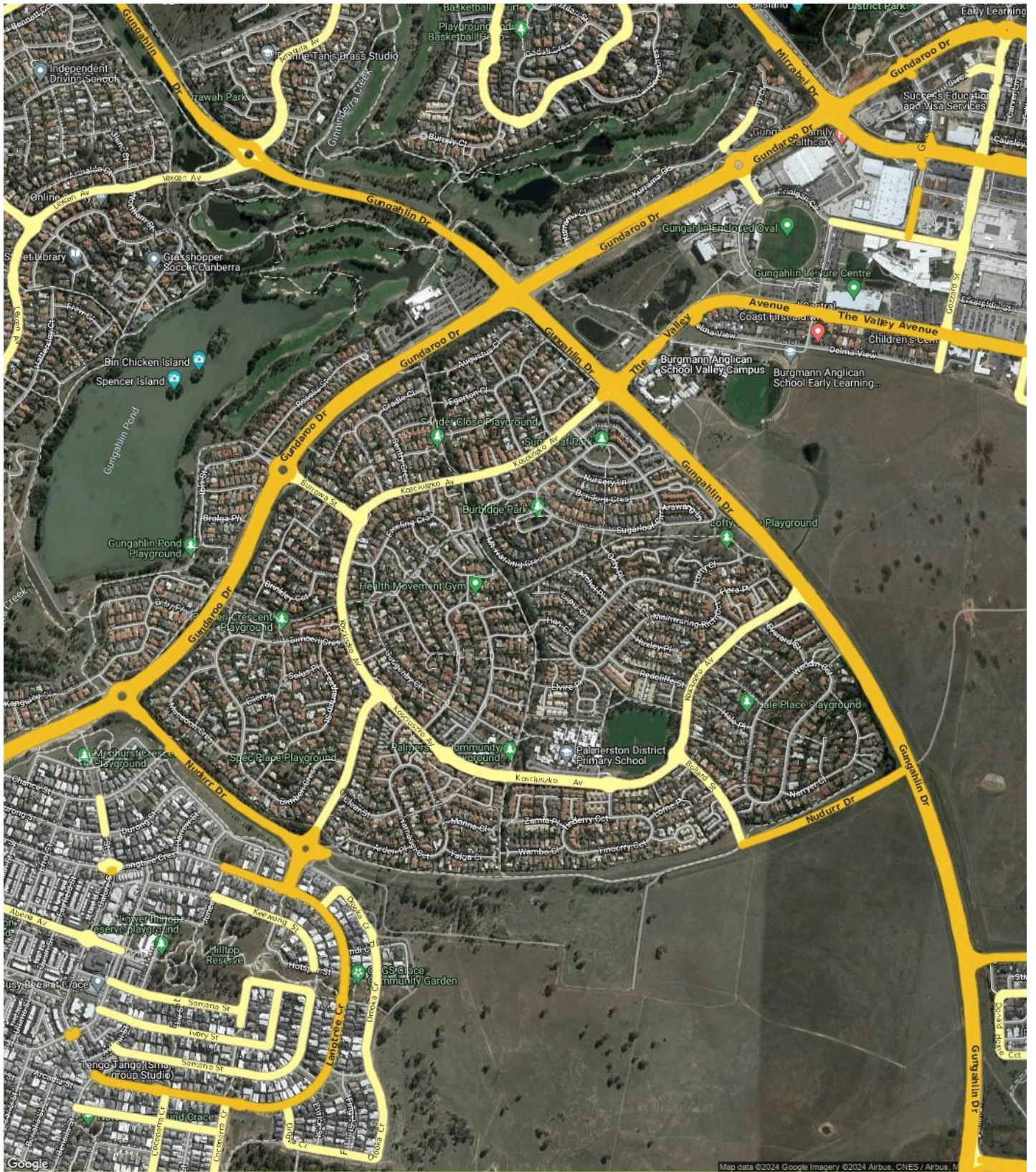
# Suburb flyover report

PALMERSTON (HOUSE)

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# PALMERSTON - Suburb Map



# PALMERSTON - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2006 | 65      | \$ 359,000   | 0.0 %   | \$ 72,600  | \$ 625,000   |
| 2007 | 64      | \$ 408,250   | 13.7 %  | \$ 200,000 | \$ 750,000   |
| 2008 | 57      | \$ 445,000   | 9.0 %   | \$ 150,000 | \$ 800,000   |
| 2009 | 67      | \$ 458,000   | 2.9 %   | \$ 220,000 | \$ 760,000   |
| 2010 | 49      | \$ 480,000   | 4.8 %   | \$ 398,000 | \$ 925,000   |
| 2011 | 48      | \$ 538,500   | 12.2 %  | \$ 385,000 | \$ 825,000   |
| 2012 | 49      | \$ 520,000   | -3.4 %  | \$ 197,500 | \$ 795,500   |
| 2013 | 55      | \$ 522,500   | 0.5 %   | \$ 360,000 | \$ 776,000   |
| 2014 | 53      | \$ 561,000   | 7.4 %   | \$ 410,000 | \$ 890,000   |
| 2015 | 42      | \$ 555,000   | -1.1 %  | \$ 315,000 | \$ 975,000   |
| 2016 | 55      | \$ 528,000   | -4.9 %  | \$ 76,500  | \$ 920,000   |
| 2017 | 60      | \$ 693,750   | 31.4 %  | \$ 435,000 | \$ 957,000   |
| 2018 | 41      | \$ 650,000   | -6.3 %  | \$ 450,000 | \$ 1,030,000 |
| 2019 | 54      | \$ 679,000   | 4.5 %   | \$ 480,000 | \$ 1,020,000 |
| 2020 | 41      | \$ 771,000   | 13.5 %  | \$ 390,000 | \$ 1,200,000 |
| 2021 | 49      | \$ 925,000   | 20.0 %  | \$ 75,000  | \$ 1,800,000 |
| 2022 | 63      | \$ 1,034,000 | 11.8 %  | \$ 237,000 | \$ 1,570,000 |
| 2023 | 56      | \$ 904,500   | -12.5 % | \$ 313,505 | \$ 1,370,000 |
| 2024 | 16      | \$ 1,030,500 | 13.9 %  | \$ 710,000 | \$ 1,380,000 |

Median Sale Price  
**\$878k**

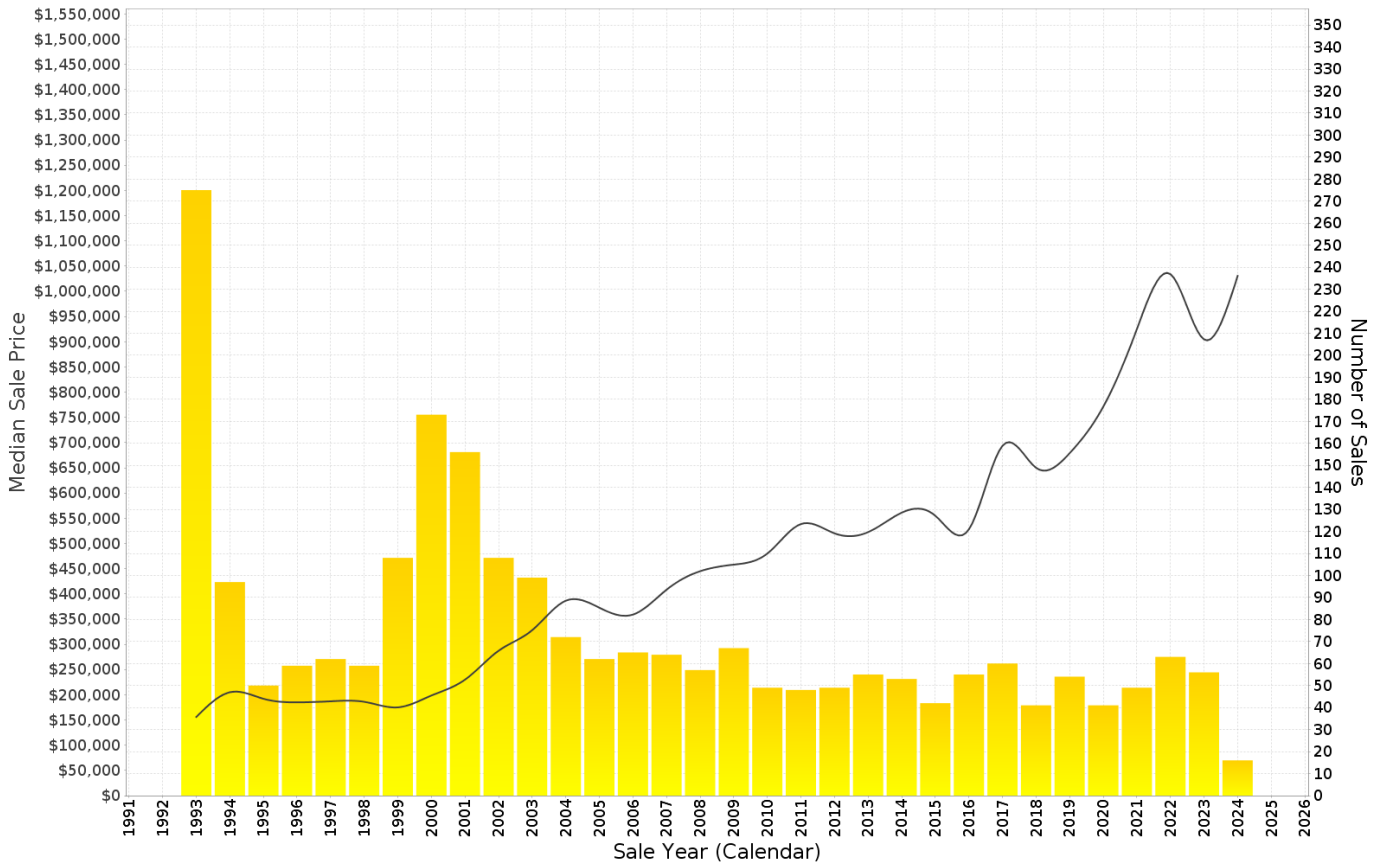
Based on 44 recorded House sales within the last 12 months (Financial Year 2024)

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

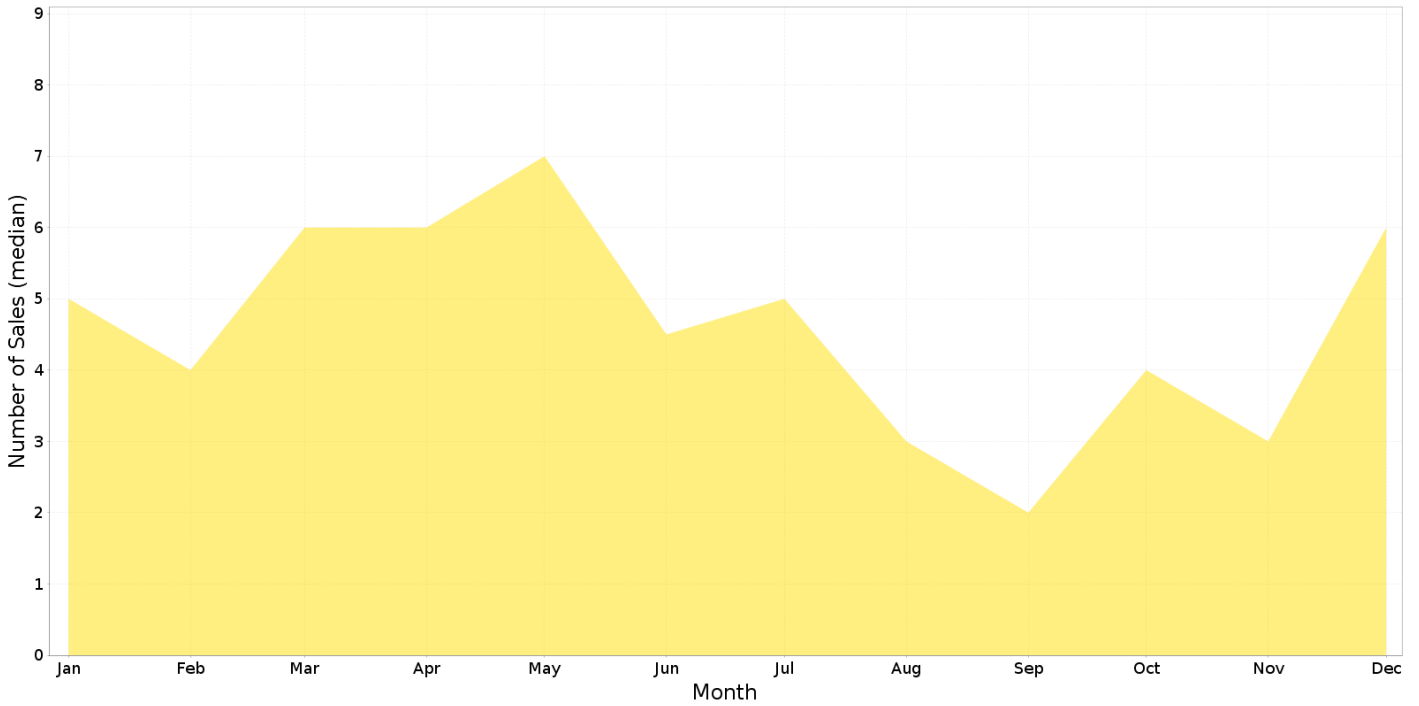
Suburb Growth  
**-12.6%**

Current Median Price: \$878,000  
Previous Median Price: \$1,005,000

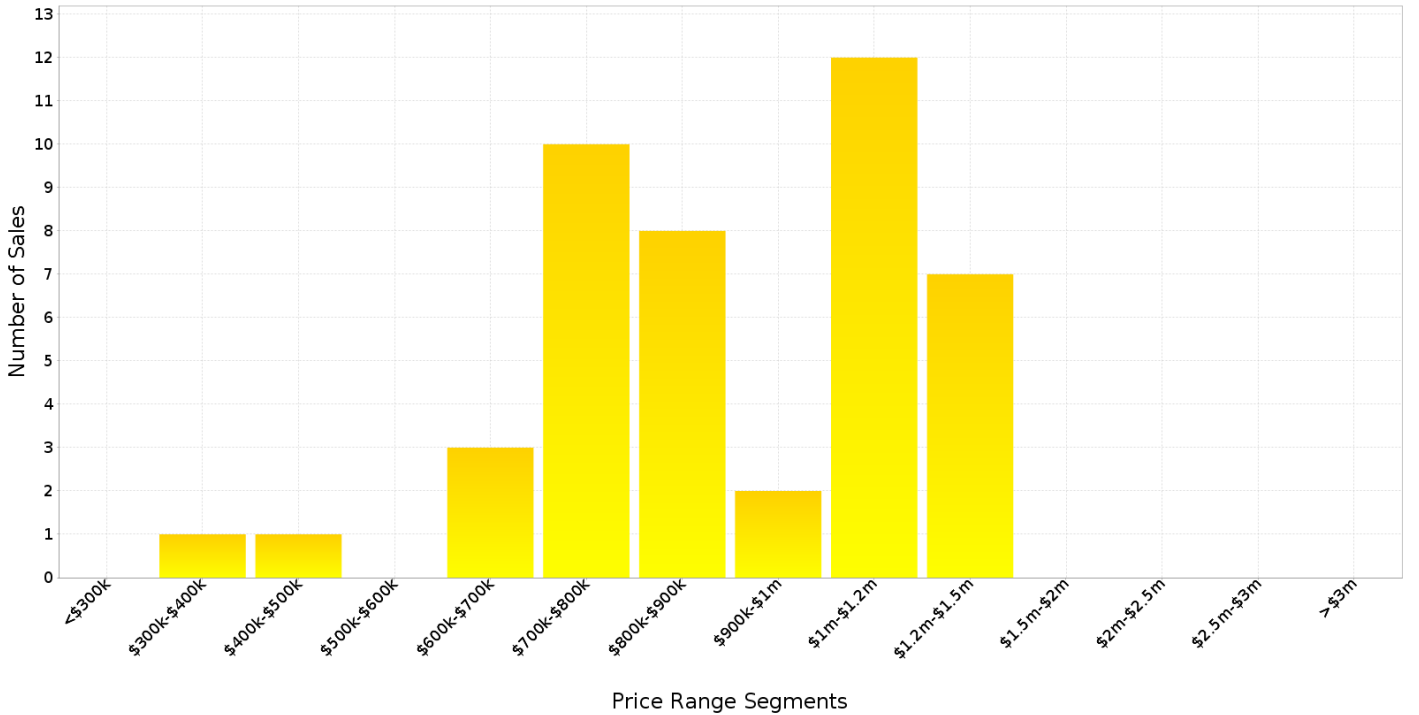
Based on 97 recorded House sales compared over the last two rolling 12 month periods



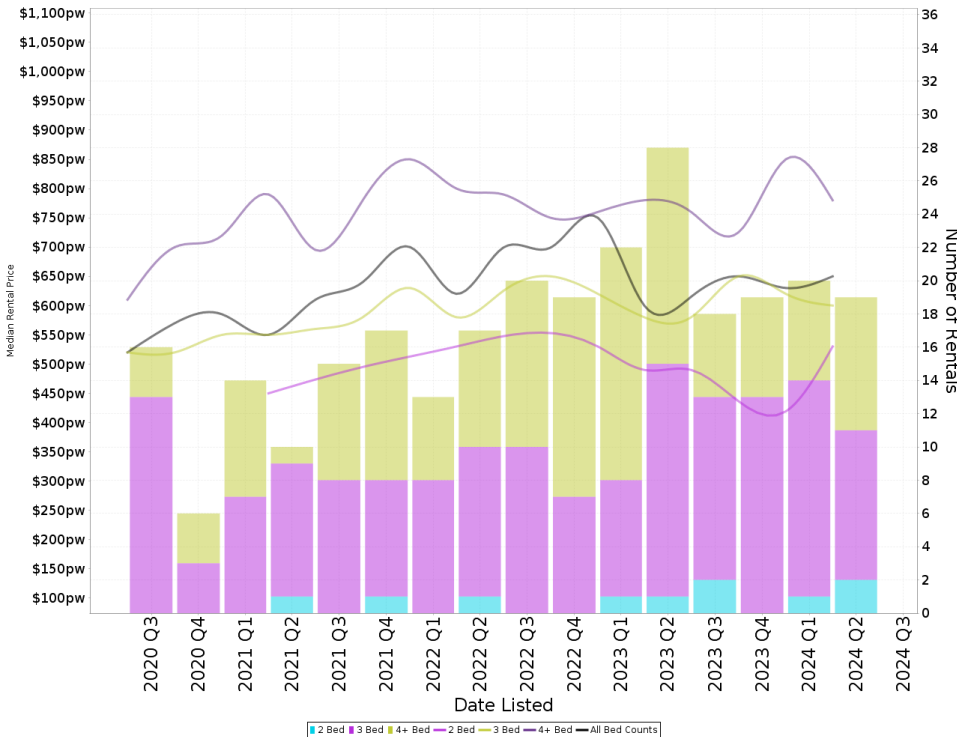
## PALMERSTON - Peak Selling Periods (3 years)



## PALMERSTON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-12.6%**

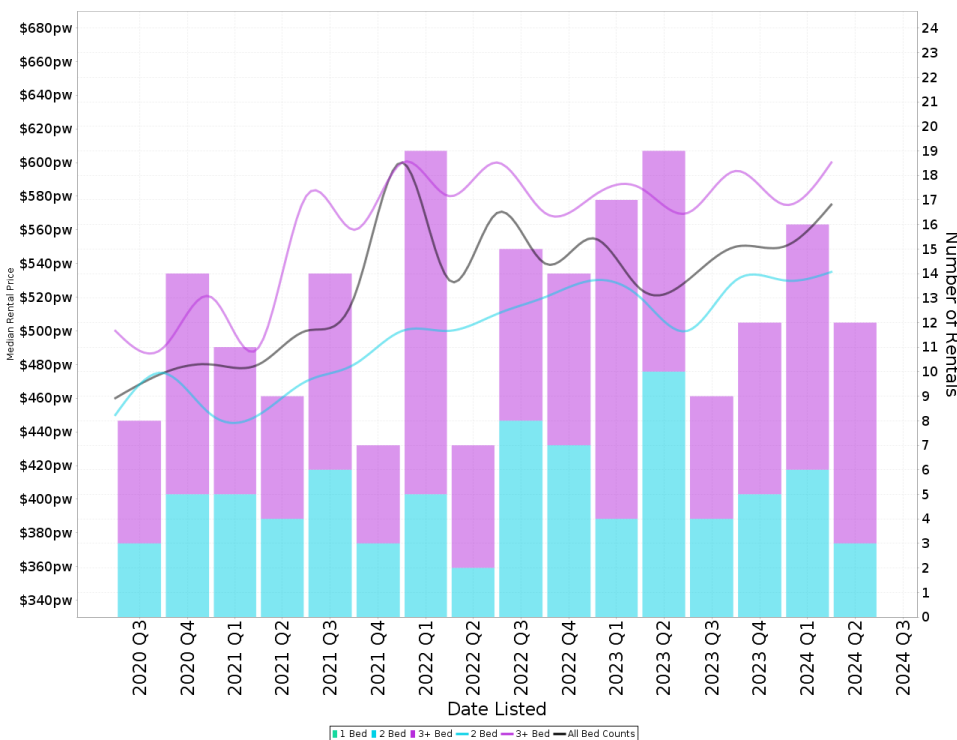
Current Median Price: \$878,000  
Previous Median Price: \$1,005,000  
Based on 97 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$878,000  
Current Median Rent: \$650  
Based on 76 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.8%**

Current Median Price: \$655,000  
Previous Median Price: \$650,000  
Based on 71 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$655,000  
Current Median Rent: \$550  
Based on 49 registered Unit rentals compared over the last 12 months.

# PALMERSTON - Recently Sold Properties

Median Sale Price

**\$878k**

Based on 44 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

**-12.6%**

Current Median Price: \$878,000  
Previous Median Price: \$1,005,000

Based on 97 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**44**

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

**25 BENDORA CRES**




**\$879,000**

423 m<sup>2</sup> 3 2 2

Sold 2024 Jun 23 Days

**2 AMARINA ST**



**\$990,000**

713 m<sup>2</sup> 4 2 2

Sold 2024 May 22 Days

**54 TIPTREE CRES**



**\$1,075,000**

776 m<sup>2</sup> 4 2 2

Sold 2024 May 22 Days

**24 BURBIDGE CRES**




**\$1,150,000**

701 m<sup>2</sup> 4 2 2

Sold 2024 Apr 58 Days

**18 STROMLO CRES**




**\$850,000**

296 m<sup>2</sup> 4 2 2

Sold 2024 Apr 15 Days

**13 LAPTZ CL**




**\$891,257**

469 m<sup>2</sup> 3 2 2

Sold 2024 Apr 25 Days

**8 REDCLIFFE ST**

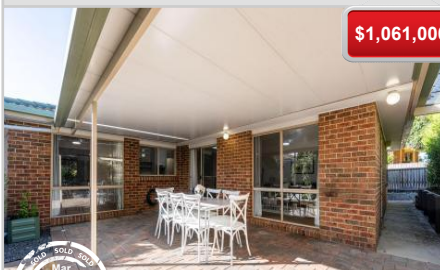


**\$710,000**

396 m<sup>2</sup> 2 1 2

Sold 2024 Mar 4 Days

**24 KOSCIUSZKO AVE**




**\$1,061,000**

704 m<sup>2</sup> 4 2 2

Sold 2024 Mar 20 Days

**3 MT WARNING CRES**



**\$1,070,000**

708 m<sup>2</sup> 4 2 2

Sold 2024 Mar 19 Days

**9 HALE PL**

**\$1,380,000**

Mar 2024  
9 Days

948 m<sup>2</sup> 5 3 2

**48 MAINWARING RICH CCT**

**\$820,000**

Mar 2024  
N/A

500 m<sup>2</sup> 3 2 3

**8 ARID PL**

**\$975,000**

Mar 2024  
14 Days

769 m<sup>2</sup> 3 2 2

**10 MACEDON PL**

**\$880,000**

833.3 m<sup>2</sup> - - -

2024

**112 MAINWARING RICH CCT**

**\$750,000**

Feb 2024  
8 Days

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

**8 HART CL**

**\$720,000**

Feb 2024  
13 Days

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

**76 BIMBERI CRES**

**\$1,340,000**

Feb 2024  
21 Days

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

**7 LAMBELL CL**

**\$1,165,000**

Jan 2024  
40 Days

777 m<sup>2</sup> 4 2 2

**5 SOLUS PL**

**\$1,165,000**

Jan 2024  
21 Days

778 m<sup>2</sup> 4 2 2

**45 KOSCIUSKO ST**

**\$1,000,000**

Jan 2024  
36 Days

811 m<sup>2</sup> 5 3 2

**18 FREELING CL**

**\$1,270,000**

Jan 2024  
51 Days

812 m<sup>2</sup> 4 2 2

# PALMERSTON - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 76 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

**+3.8%**

Current Median Price: \$878,000  
Current Median Rent: \$650

Based on 44 recorded House sales and 76 House rentals compared over the last 12 months

## Number of Rentals


**76**

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

**5 Archel Place**

**\$600 per week**




Jun 2024  
17 Days

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

**9 LEISLER PLACE**

**\$580 Per Week**



Jun 2024  
18 Days

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

**9/51 Mainwaring Rich Circuit**

**\$580 per week**




May 2024  
51 Days

2,917 m<sup>2</sup> 2 2 1

**8 Barn Place**

**\$990**



Mar 2024  
128 Days

943 m<sup>2</sup> 6 2 2

**76 Mainwaring Rich Circuit**

**\$610**



Jan 2024  
168 Days

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