

RayWhite.

Suburb flyover report

DOWNER (HOUSE)

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DOWNER - Suburb Map



DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	67	\$ 400,000	0.0 %	\$ 325,000	\$ 615,000
2007	56	\$ 459,000	14.8 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	46	\$ 1,287,500	2.8 %	\$ 300,000	\$ 2,055,000
2023	47	\$ 1,150,000	-10.7 %	\$ 537,187	\$ 1,800,000
2024	21	\$ 1,125,000	-2.2 %	\$ 867,000	\$ 2,400,000

Median Sale Price
\$1.13m

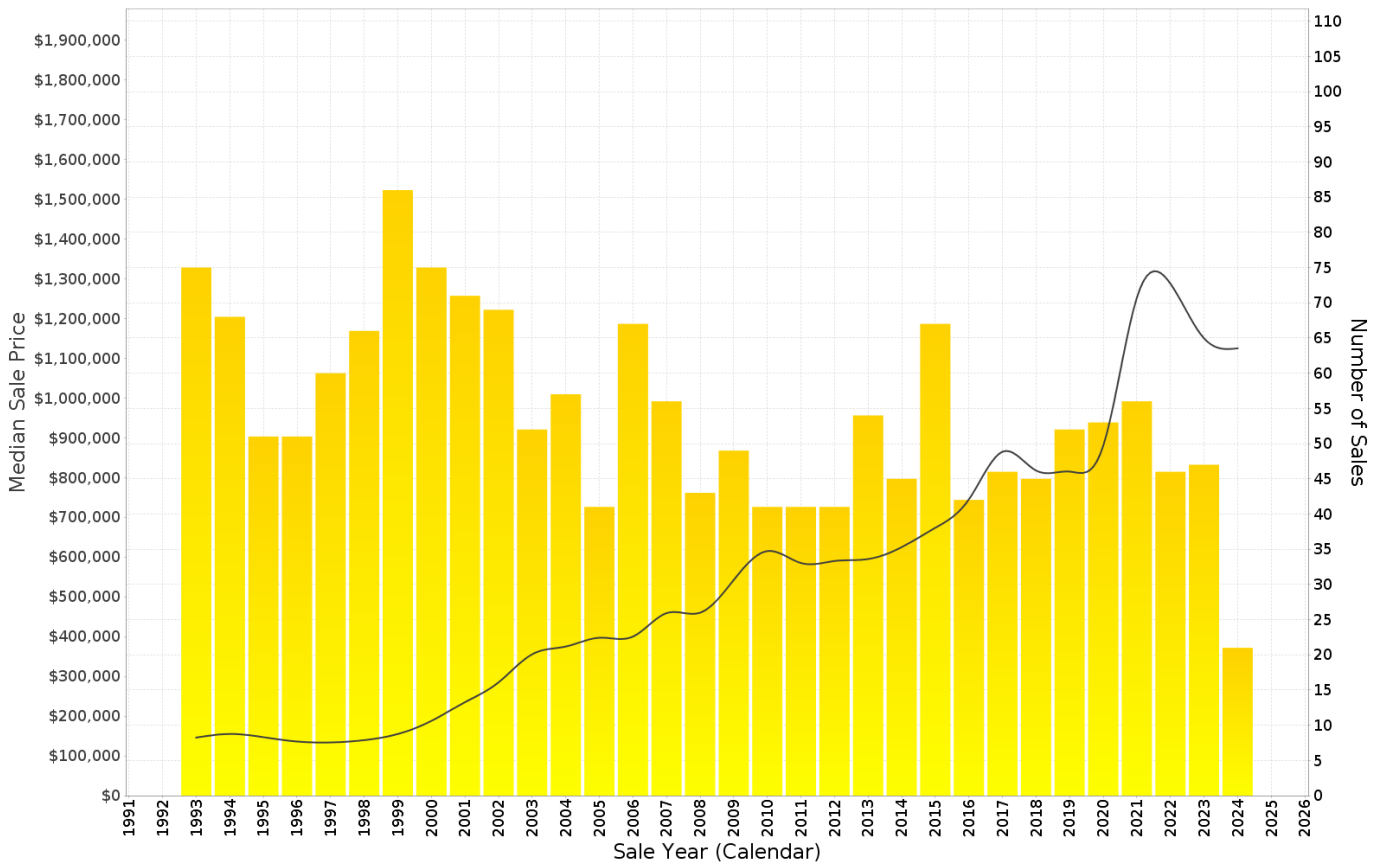
Based on 48 recorded House sales within the last 12 months (Financial Year 2024)

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

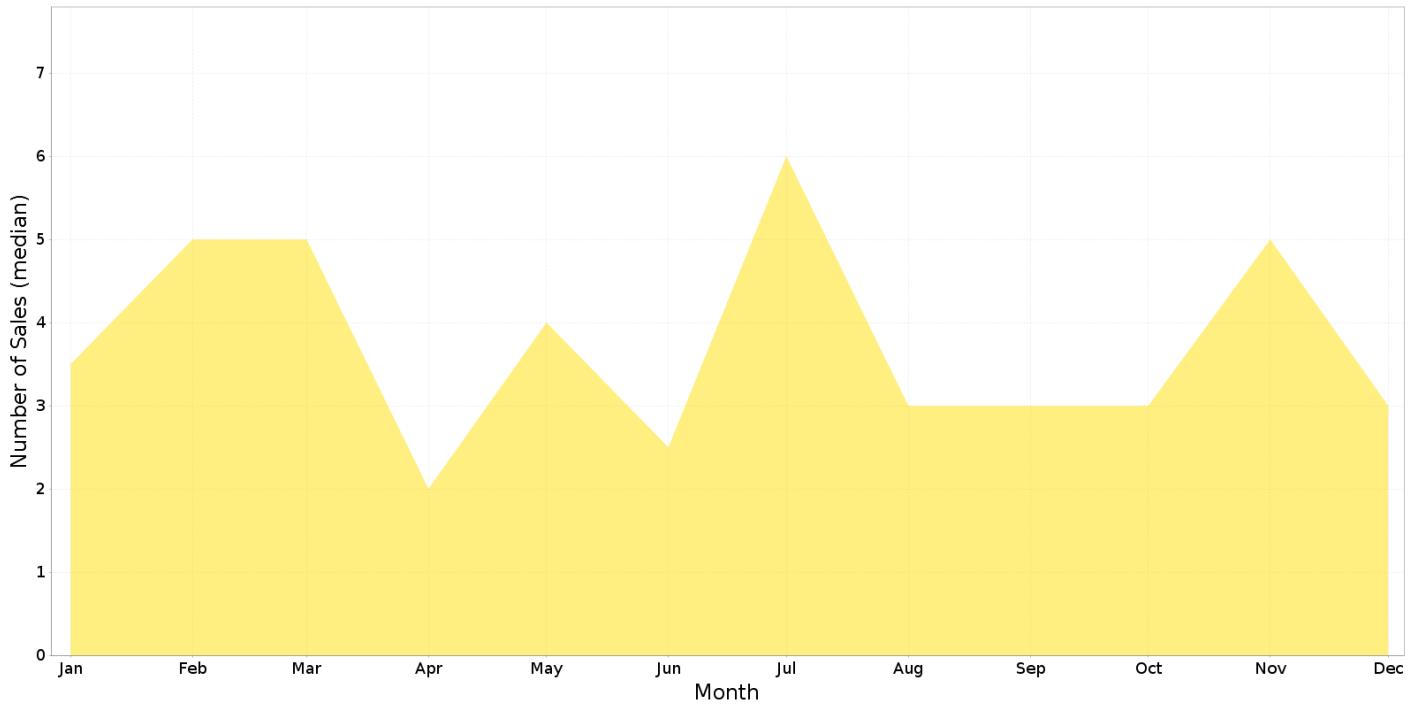
Suburb Growth
-3.8%

Current Median Price: \$1,130,000
Previous Median Price: \$1,175,000

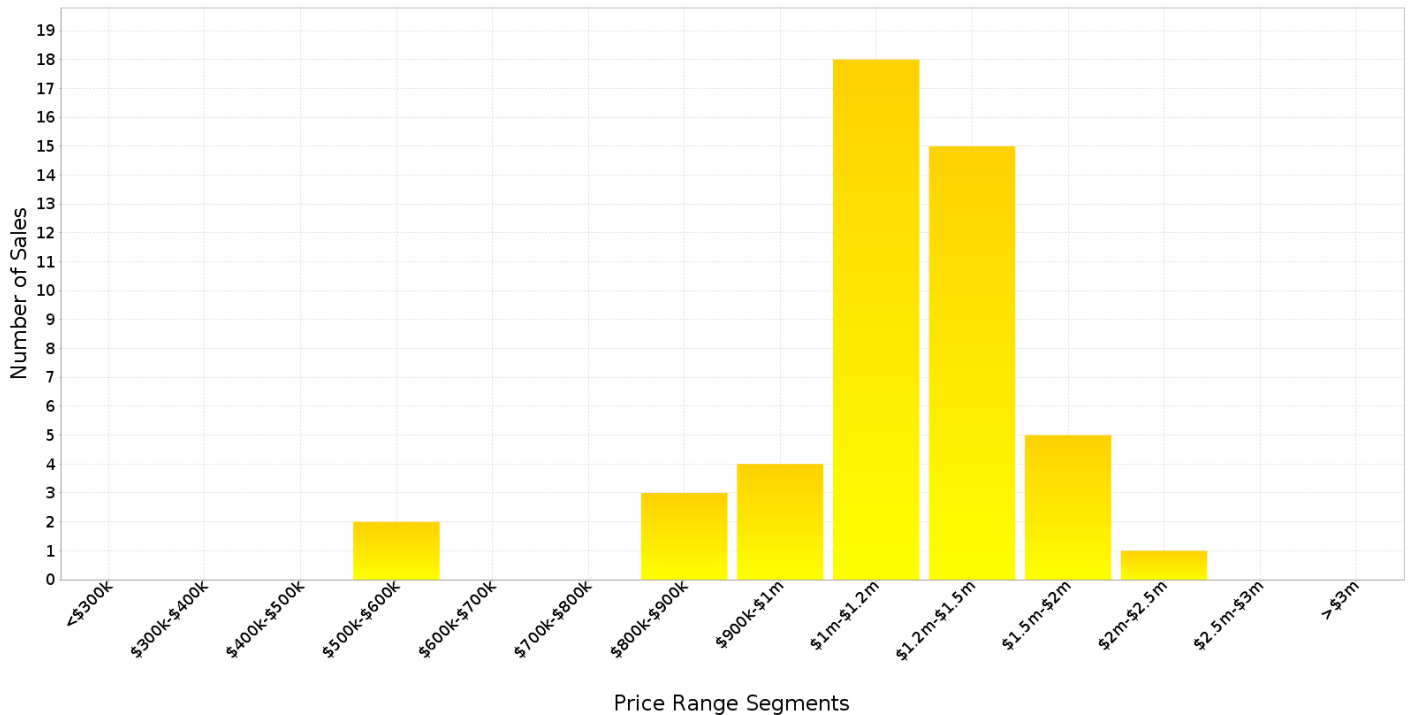
Based on 91 recorded House sales compared over the last two rolling 12 month periods



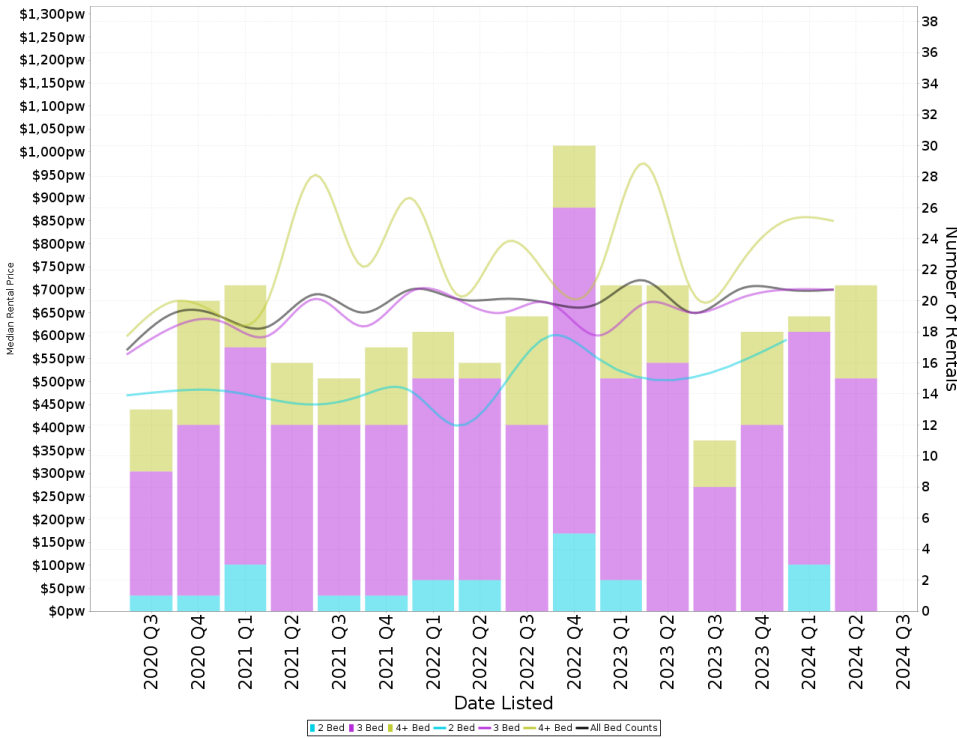
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.8%

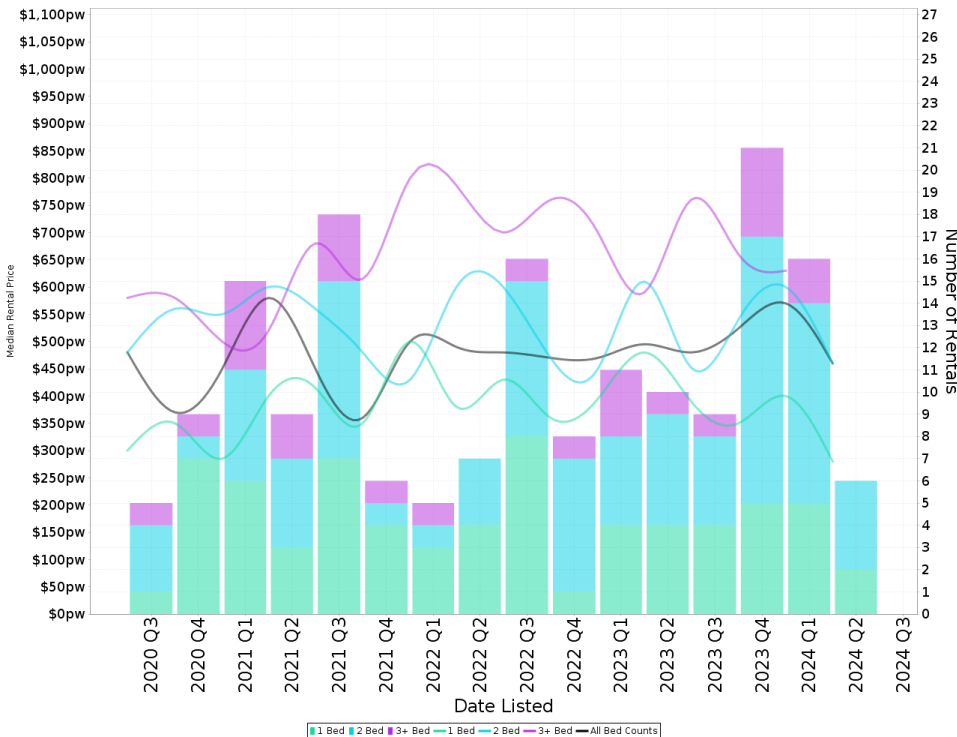
Current Median Price: \$1,130,000
 Previous Median Price: \$1,175,000
 Based on 91 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,130,000
 Current Median Rent: \$700
 Based on 69 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.2%

Current Median Price: \$709,500
 Previous Median Price: \$600,000
 Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$709,500
 Current Median Rent: \$500
 Based on 52 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.13m

Based on 48 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

-3.8%

Current Median Price: \$1,130,000
Previous Median Price: \$1,175,000

Based on 91 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

48

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

11 COTTON ST



\$1,255,000

734 m² 3 1 1

Sold Jun 2024 22 Days

60 SWINDEN ST



\$1,470,000

758 m² 3 1 1

Sold May 2024 41 Days

31 SWINDEN ST

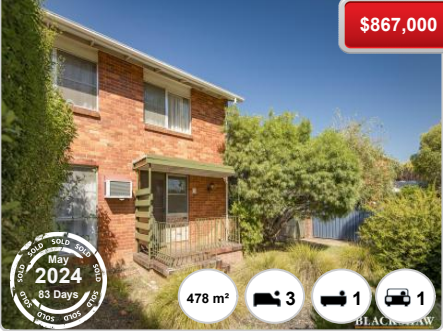


\$86,500,000

588 m² 3 1 1

Sold May 2024 N/A

74 PHILLIP AVE



\$867,000

478 m² 3 1 1

Sold May 2024 83 Days

30 COTTON ST



\$1,290,000

748 m² 3 1 2

Sold May 2024 22 Days

10 FRENCHAM ST




\$1,405,000

720 m² 4 2 2

Sold May 2024 22 Days

3 ATHERTON ST



\$1,075,000

705 m² 3 1 2

Sold Apr 2024 23 Days

17A BRADFIELD ST



\$1,334,000

748 m² 3 1 1

Sold May 2024 N/A

170 ATHERTON ST



\$1,180,000

751 m² 3 1 1

Sold Mar 2024 7 Days

21 BURN ST

\$900,000

724.6 m²

725 m² | 3 | - | -

2024 Mar 23 Days

31 LEGGE ST

\$1,565,000

840 m² | 5 | 4 | 3

2024 Mar 54 Days

11 EDKINS ST

\$1,125,000

750 m² | 3 | 1 | 2

2024 Mar 22 Days

36 COTTON ST

\$1,135,000

748 m² | 3 | 1 | 4

2024 Mar 23 Days

28 COTTON ST

\$975,000

594 m² | 3 | 1 | -

2024 Mar 23 Days

2 BLACKET ST

\$2,400,000

726 m² | 3 | 1 | 1

2024 N/A

69 ANTILL ST

\$930,000

464 m² | 3 | 1 | 1

2024 Mar 22 Days

57 BONYTHON ST

\$1,250,000

705 m² | 3 | 1 | 1

2024 Mar 22 Days

52 BRADFIELD ST

\$1,055,000

927 m² | 4 | 1 | 2

2024 Feb 35 Days

145 ANTILL ST

\$1,000,000

752 m² | 3 | 1 | 2

2024 Feb 150 Days

24 PHILLIP AVE

\$1,700,000

801 m² | 4 | 1 | 2

2024 Feb N/A

31 SWINDEN ST

\$875,000

588 m² | 3 | 1 | 1

2024 Feb 55 Days

DOWNER - Properties For Rent

Median Rental Price

\$700 /w

Based on 69 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

+3.2%

Current Median Price: \$1,130,000
Current Median Rent: \$700

Based on 48 recorded House sales and 69 House rentals compared over the last 12 months

Number of Rentals

69

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

55 SWINDEN STREET

\$680

865 m² 4 1 2

Jul 2024 7 Days

10 Frencham Street

\$900 per week

720 m² 4 2 2

Jul 2024 9 Days

60 Swinden Street

\$820

758 m² 3 1 1

Jun 2024 13 Days

8 Cotton Street

\$600 pw

820 m² 3 1 2

Jun 2024 16 Days

69 ANTILL STREET

\$620 per week

464 m² 3 1 2

Jun 2024 25 Days

27 PADBURY STREET

\$770.00

661 m² 3 1 1

Jun 2024 35 Days

15 Tardent Street

\$730 per week

812 m² 3 1 1

Jun 2024 37 Days

161 Atherton Street

\$590 per week

893 m² 3 1 1

Jun 2024 38 Days

133 Atherton Street

\$700

834 m² 3 1 2

Feb 2024 153 Days

24 Cole Street

\$880

