

RayWhite.

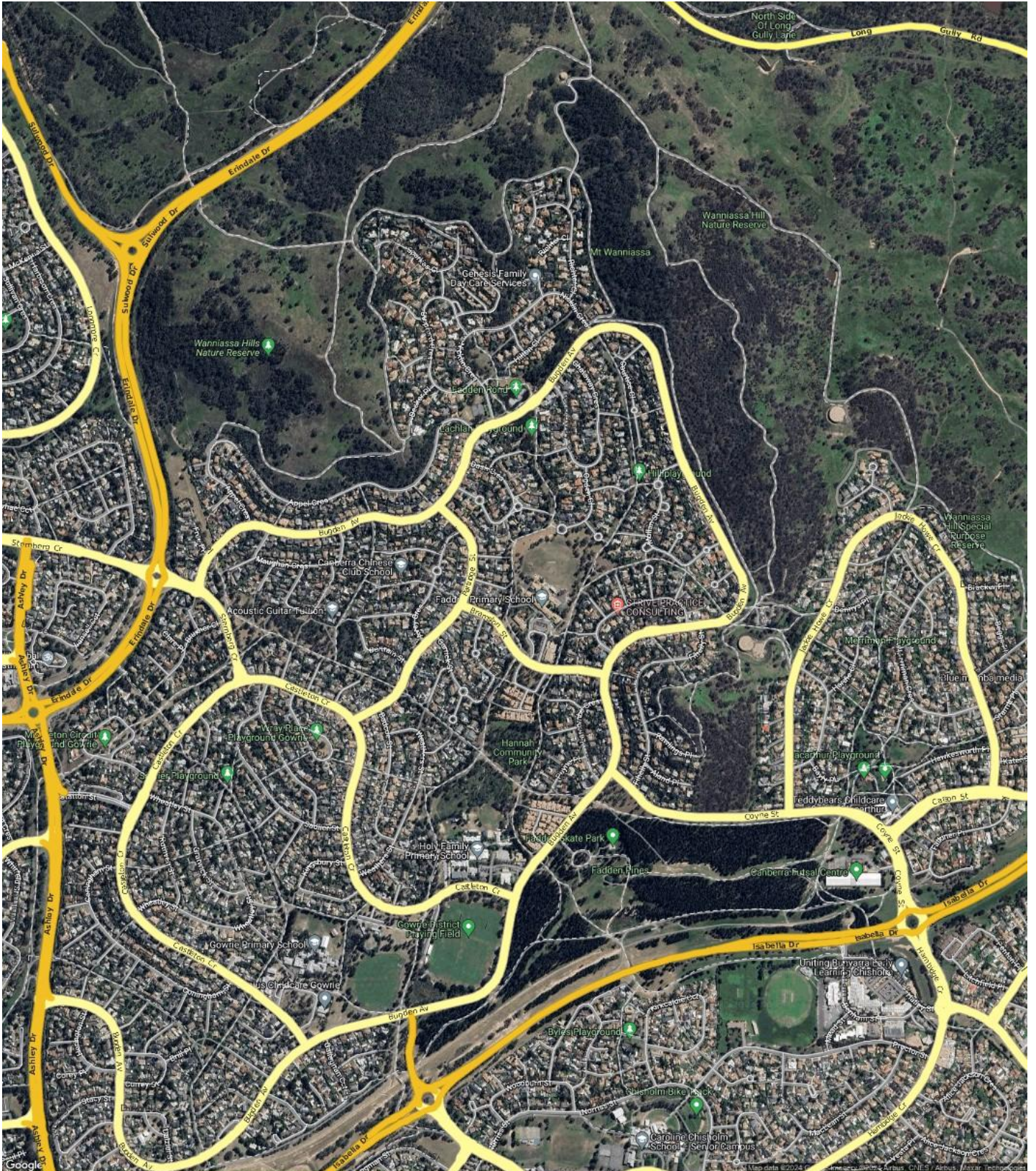
Suburb flyover report

FADDEN (HOUSE)

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FADDEN - Suburb Map



FADDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	57	\$ 425,000	0.0 %	\$ 39,500	\$ 847,000
2007	43	\$ 525,000	23.5 %	\$ 132,500	\$ 859,750
2008	46	\$ 527,500	0.5 %	\$ 317,000	\$ 875,000
2009	42	\$ 576,500	9.3 %	\$ 405,000	\$ 890,000
2010	37	\$ 665,000	15.4 %	\$ 250,000	\$ 930,000
2011	46	\$ 609,250	-8.4 %	\$ 6,550	\$ 950,000
2012	31	\$ 567,500	-6.9 %	\$ 250,000	\$ 1,160,000
2013	45	\$ 612,000	7.8 %	\$ 365,000	\$ 880,000
2014	44	\$ 653,500	6.8 %	\$ 100,000	\$ 1,070,000
2015	34	\$ 647,250	-1.0 %	\$ 100,000	\$ 970,000
2016	38	\$ 681,250	5.3 %	\$ 100,000	\$ 980,000
2017	43	\$ 750,000	10.1 %	\$ 540,000	\$ 1,050,000
2018	44	\$ 750,250	0.0 %	\$ 377,500	\$ 1,220,000
2019	49	\$ 800,000	6.6 %	\$ 460,000	\$ 1,170,000
2020	48	\$ 860,500	7.6 %	\$ 256,310	\$ 1,300,000
2021	50	\$ 1,112,500	29.3 %	\$ 385,000	\$ 1,635,000
2022	49	\$ 1,150,000	3.4 %	\$ 600,000	\$ 1,675,000
2023	43	\$ 1,050,000	-8.7 %	\$ 500,000	\$ 1,830,000
2024	7	\$ 1,012,000	-3.6 %	\$ 950,000	\$ 1,200,000

Median Sale Price
\$1.02m

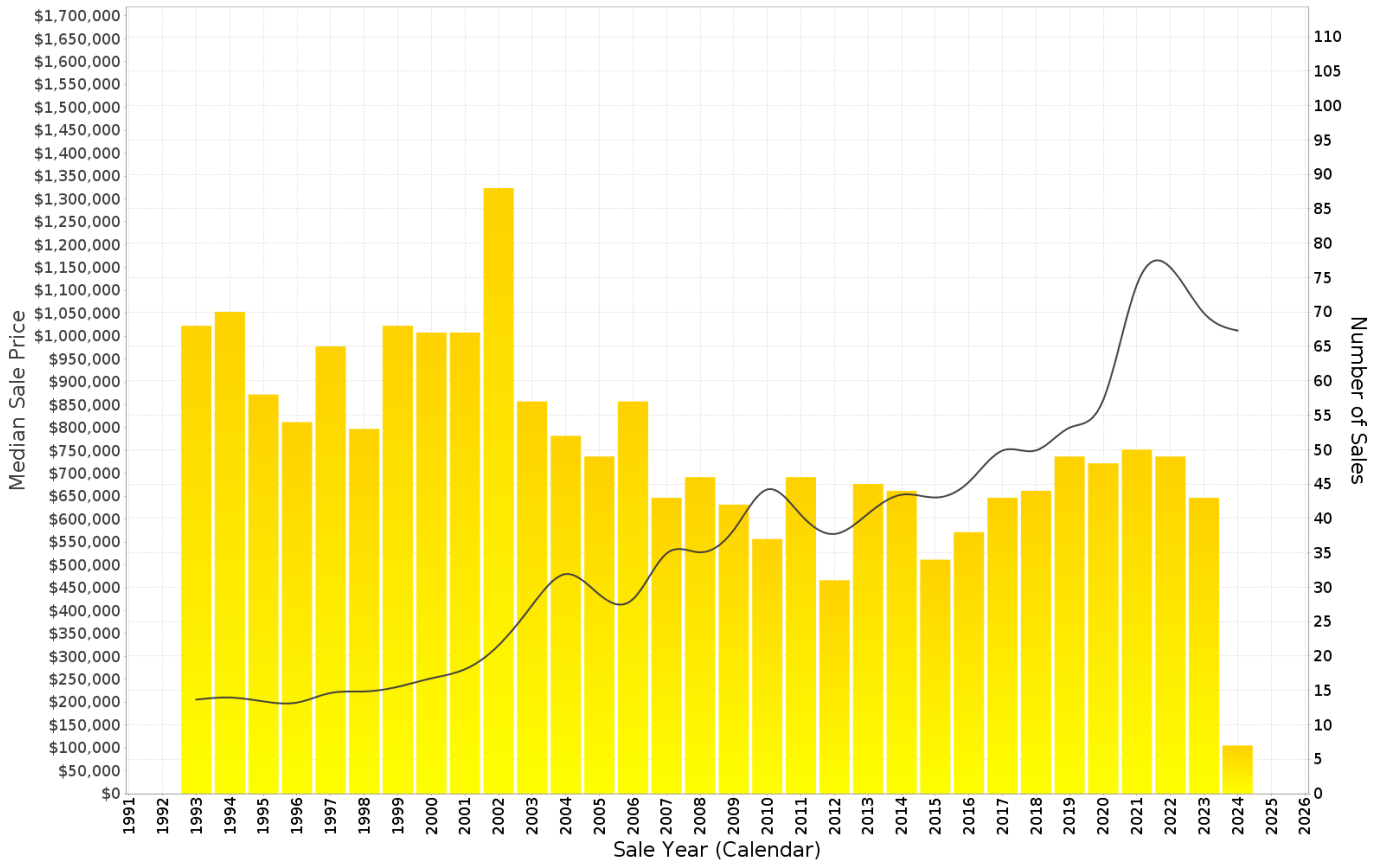
Based on 28 recorded House sales within the last 12 months (Financial Year 2024)

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

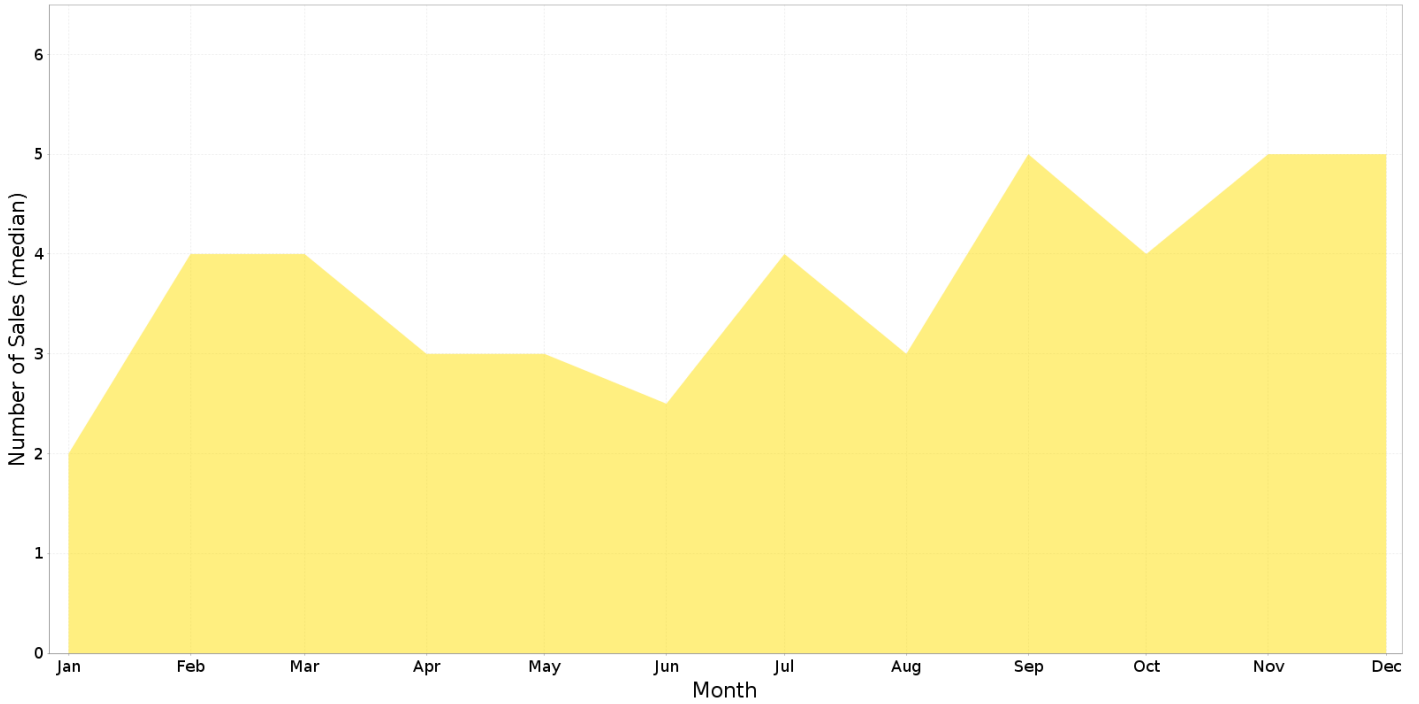
Suburb Growth
-11.3%

Current Median Price: \$1,020,000
Previous Median Price: \$1,150,000

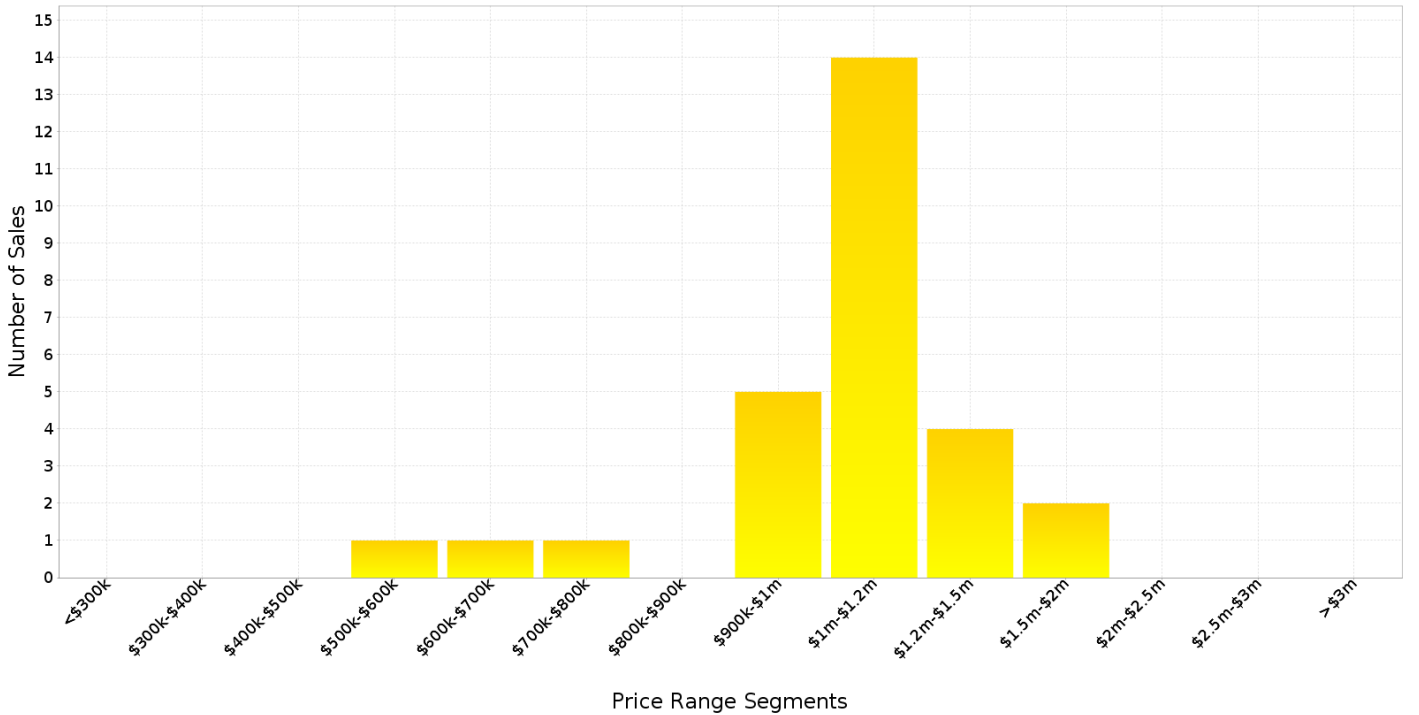
Based on 72 recorded House sales compared over the last two rolling 12 month periods



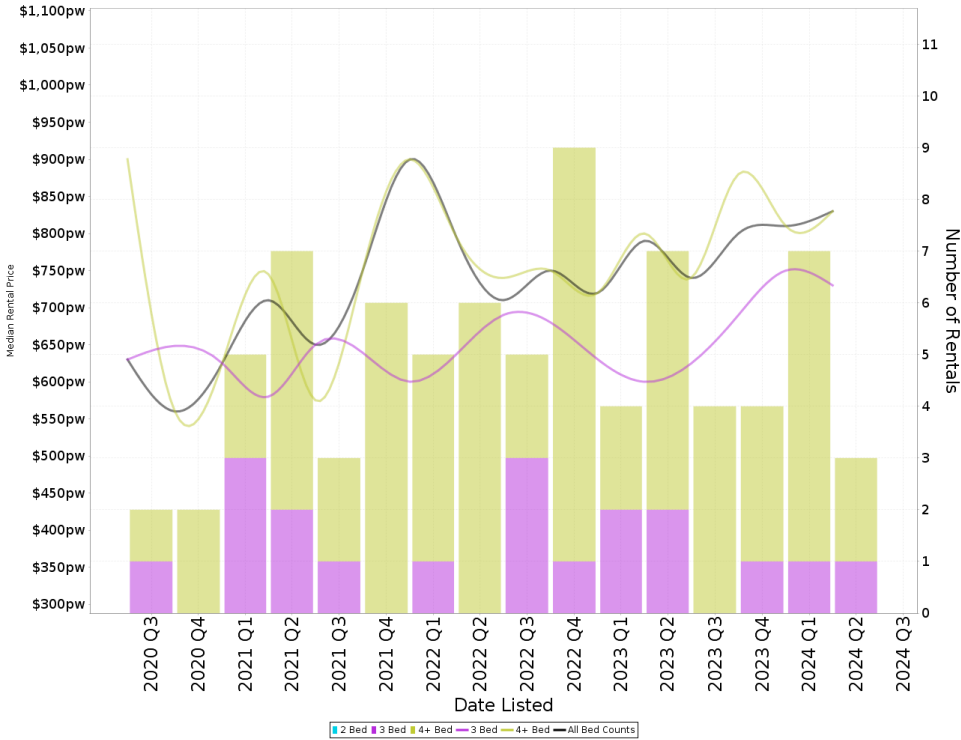
FADDEN - Peak Selling Periods (3 years)



FADDEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.3%

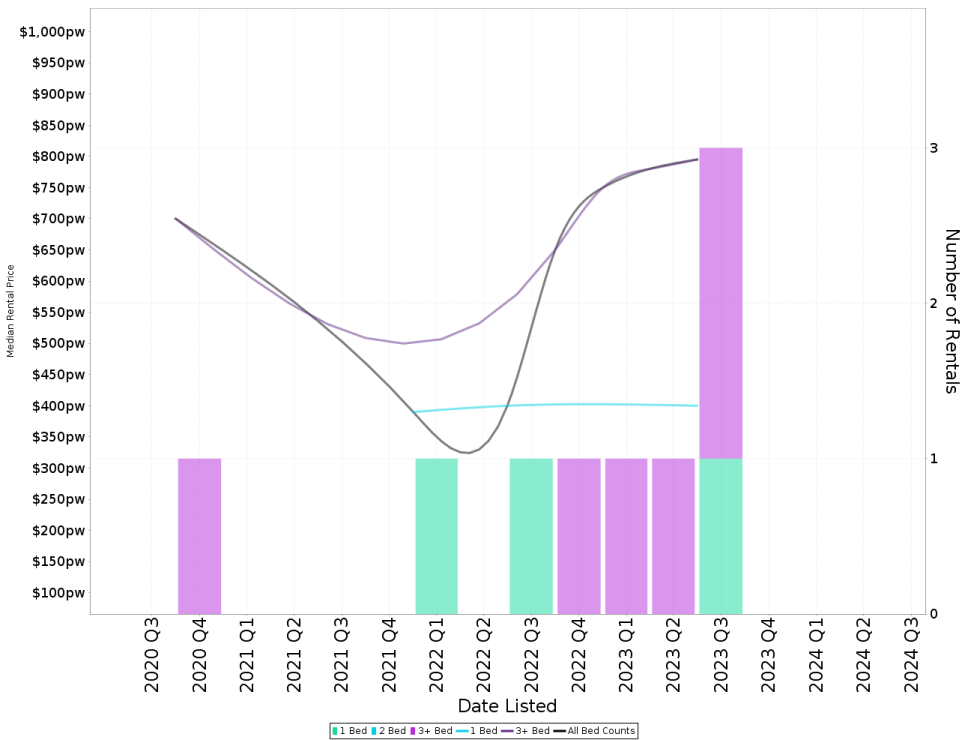
Current Median Price: \$1,020,000
 Previous Median Price: \$1,150,000
 Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$1,020,000
 Current Median Rent: \$800
 Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.2%

Current Median Price: \$875,000
 Previous Median Price: \$1,125,000
 Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$875,000
 Current Median Rent: \$795
 Based on 3 registered Unit rentals compared over the last 12 months.

FADDEN - Recently Sold Properties

Median Sale Price

\$1.02m

Based on 28 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

-11.3%

Current Median Price: \$1,020,000
Previous Median Price: \$1,150,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

28

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

12 RIORDAN ST




\$1,010,000

2024
27 Days

960 m² 4 2 2

22 SPARKES CL



\$1,500,000

Jun 2024
7 Days

1,002 m² 4 3 2

13 OGDEN CL




\$1,300,000

May 2024
22 Days

948 m² 4 3 3

47 CHATAWAY CRES




\$1,025,000

May 2024
47 Days

904 m² 4 2 3

1 HYNE PL




\$1,012,000

May 2024
25 Days

844 m² 3 2 2

323 BUGDEN AVE



\$1,085,000

May 2024
62 Days

748 m² 4 2 2

13 DECKER PL




\$1,890,000

May 2024
50 Days

1,181 m² 4 3 2

21 SPARKES CL




\$1,535,000

Apr 2024
21 Days

1,214 m² 4 2 3

458 BUGDEN AVE



\$990,000

Apr 2024
87 Days

1,212 m² 4 2 2

15 FIELLY ST

\$1,200,000

35.0m
20.0m
700.0 m²
35.0m
20.0m

2024
Feb
22 Days

700 m² 4 3 3

57 DASH CRES

\$1,030,000

2024
Mar
74 Days

754 m² 5 3 2

15 FREE PL

\$950,000

39.7m
32.7m
1036 m²
43.0m

2024
Feb
22 Days

1,036 m² - - -

1 BRASSINGTON PL

\$1,350,000

2024
Feb
22 Days

902 m² 4 3 3

38 GARRICK ST

\$1,000,000

2024
Jan
86 Days

795 m² 4 2 2

FADDEN - Properties For Rent

Median Rental Price

\$800 /w

Based on 18 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

+4.1%

Current Median Price: \$1,020,000
Current Median Rent: \$800

Based on 28 recorded House sales and 18 House rentals compared over the last 12 months

Number of Rentals


18

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

21 SPARKES CLOSE

\$990 per week




May 2024
42 Days

1,214 m² 4 2 3

25 DASH CRESCENT

\$730 pw




May 2024
42 Days

777 m² 3 3 2

25 Dash Crescent Crescent

\$730 pw



May 2024
42 Days

777 m² 3 2 2