

**RayWhite.**

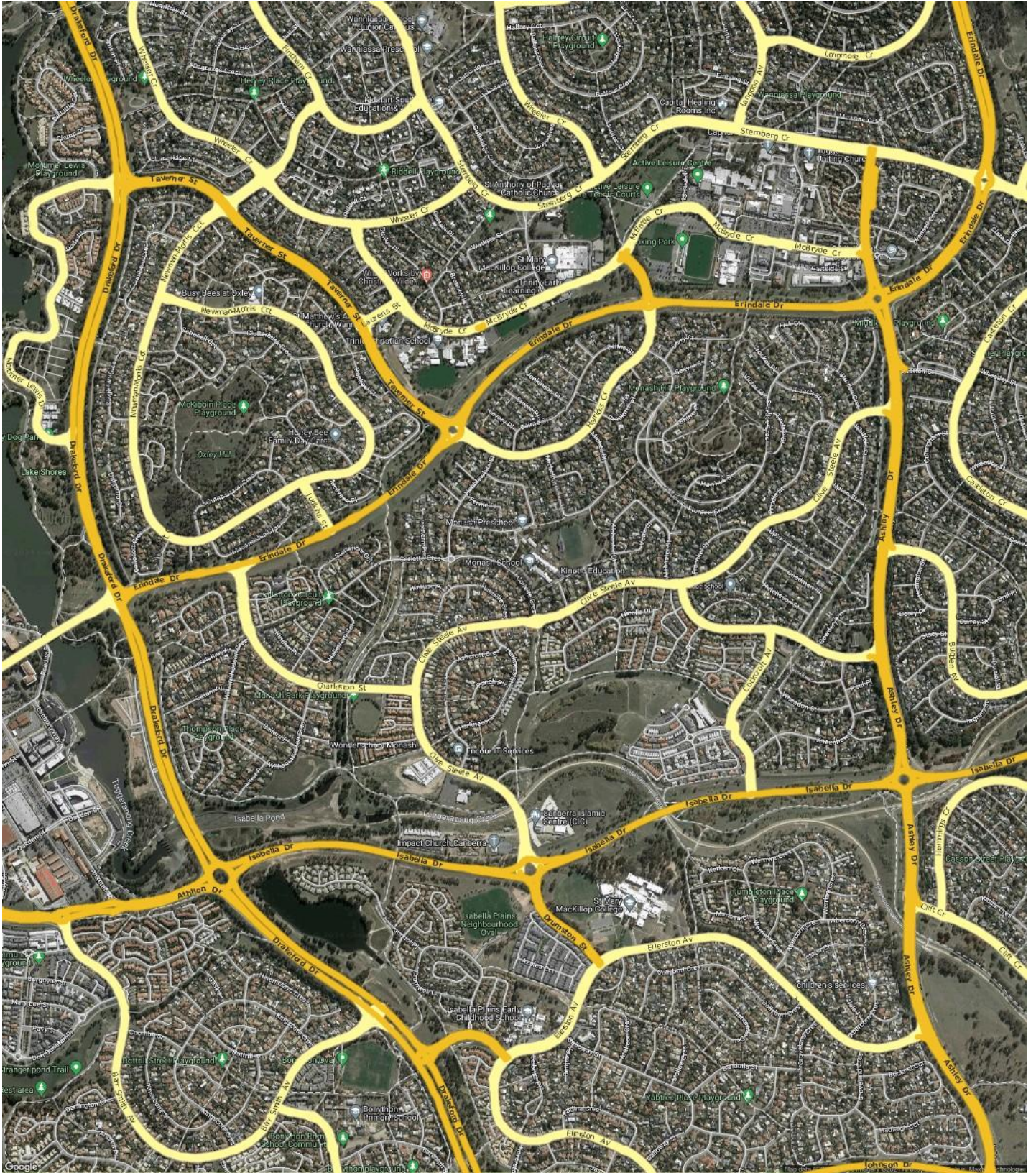
# Suburb flyover report

MONASH (HOUSE)

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# MONASH - Suburb Map



# MONASH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 377,500	0.0 %	\$ 151,500	\$ 775,000
2007	63	\$ 424,000	12.3 %	\$ 167,500	\$ 747,500
2008	48	\$ 463,500	9.3 %	\$ 350,000	\$ 760,000
2009	56	\$ 423,500	-8.6 %	\$ 225,000	\$ 950,000
2010	47	\$ 509,000	20.2 %	\$ 35,000	\$ 845,000
2011	40	\$ 498,000	-2.2 %	\$ 215,000	\$ 782,000
2012	52	\$ 510,000	2.4 %	\$ 253,000	\$ 825,000
2013	51	\$ 526,000	3.1 %	\$ 420,000	\$ 710,000
2014	44	\$ 527,500	0.3 %	\$ 350,000	\$ 805,000
2015	51	\$ 566,000	7.3 %	\$ 245,000	\$ 865,000
2016	59	\$ 545,000	-3.7 %	\$ 150,000	\$ 911,000
2017	59	\$ 605,000	11.0 %	\$ 177,000	\$ 915,000
2018	42	\$ 632,500	4.5 %	\$ 190,000	\$ 860,000
2019	51	\$ 675,000	6.7 %	\$ 351,667	\$ 860,000
2020	58	\$ 687,500	1.9 %	\$ 218,000	\$ 970,000
2021	75	\$ 875,000	27.3 %	\$ 455,000	\$ 10,000,000
2022	54	\$ 886,000	1.3 %	\$ 60,000	\$ 1,730,000
2023	45	\$ 920,000	3.8 %	\$ 475,000	\$ 1,400,000
2024	15	\$ 890,000	-3.3 %	\$ 775,000	\$ 1,725,000

## Median Sale Price

# \$910k

Based on 36 recorded House sales within the last 12 months (Financial Year 2024)

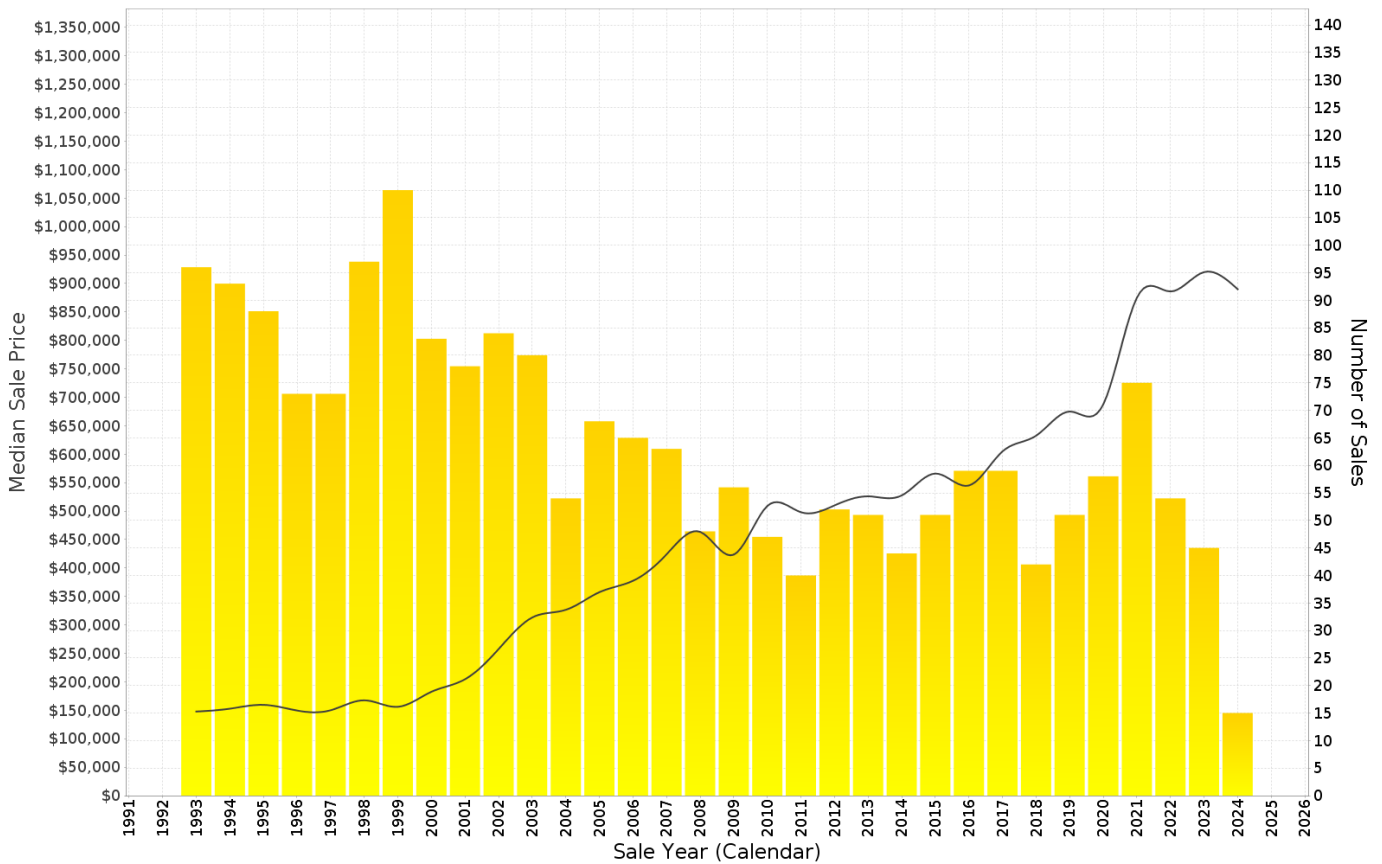
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

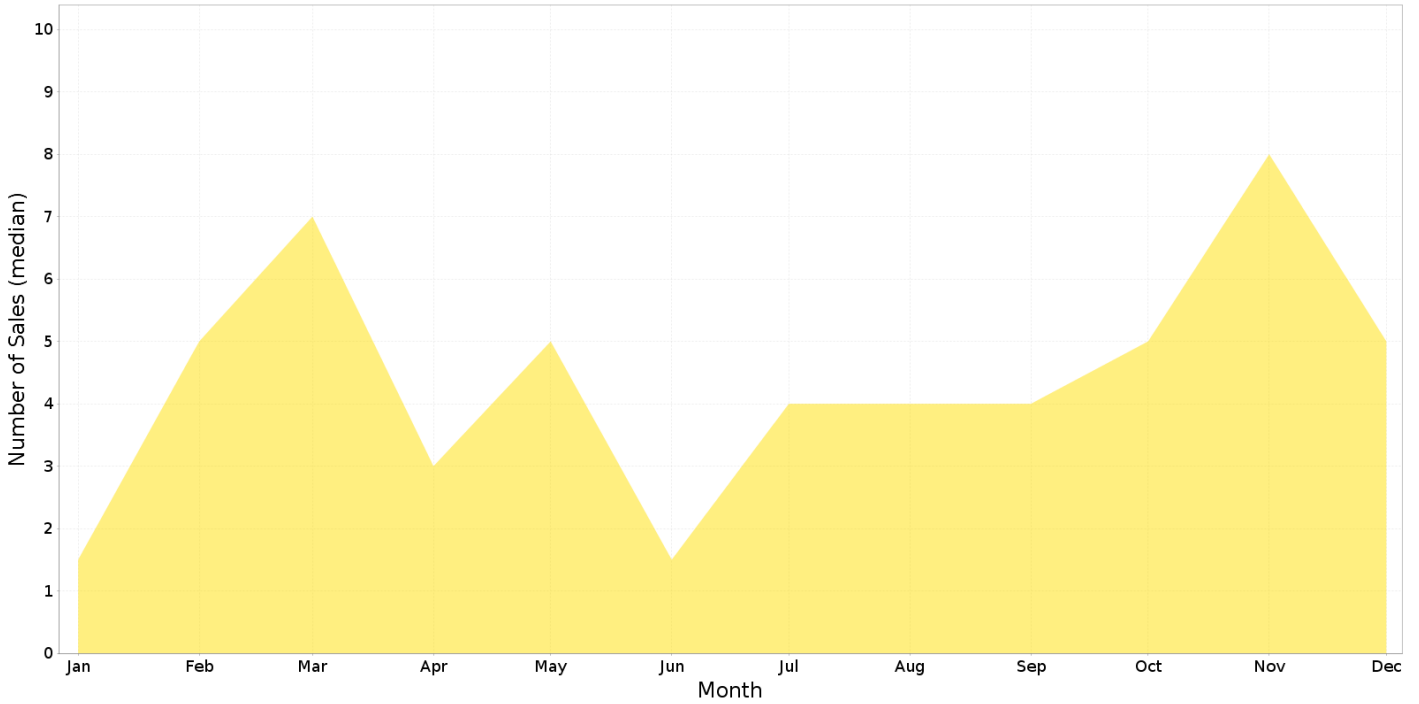
# +1.7%

Current Median Price: \$910,500  
Previous Median Price: \$895,000

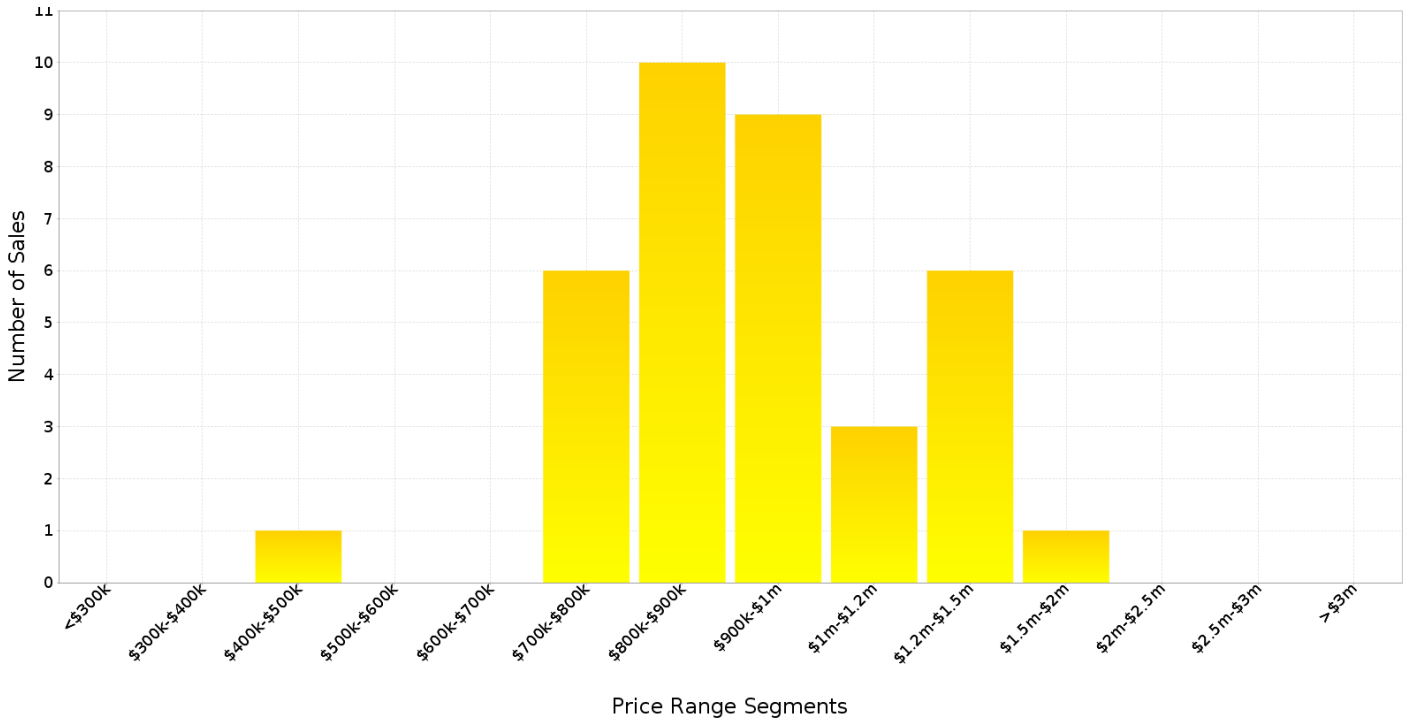
Based on 92 recorded House sales compared over the last two rolling 12 month periods



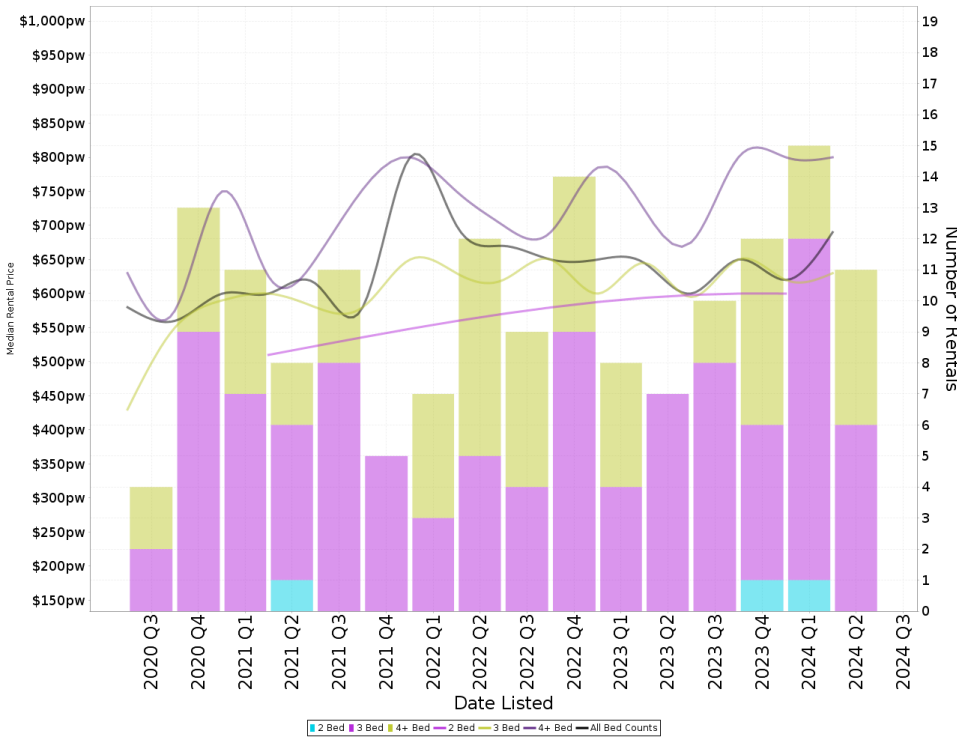
## MONASH - Peak Selling Periods (3 years)



## MONASH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.7%**

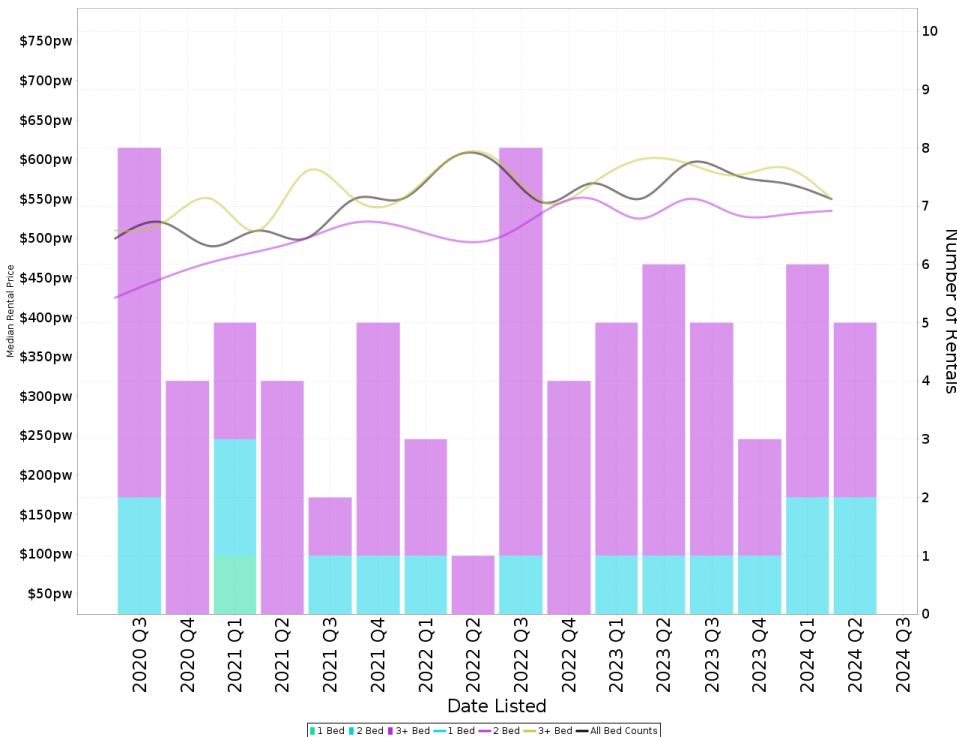
Current Median Price: \$910,500  
Previous Median Price: \$895,000  
Based on 92 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$910,500  
Current Median Rent: \$650  
Based on 48 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.7%**

Current Median Price: \$715,000  
Previous Median Price: \$750,000  
Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$715,000  
Current Median Rent: \$570  
Based on 19 registered Unit rentals compared over the last 12 months.

# MONASH - Recently Sold Properties

Median Sale Price  
**\$910k**

Based on 36 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  
**+1.7%**

Current Median Price: \$910,500  
Previous Median Price: \$895,000

Based on 92 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**36**

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

**8 HICKSON PL**

**\$827,000**

Jun 2024  
61 Days

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

**6 VEALE ST**

**\$785,000**

May 2024  
14 Days

916 m<sup>2</sup> 3 2 2

**25 ALABASTER ST**

**\$1,140,000**

May 2024  
61 Days

749 m<sup>2</sup> 4 2 2

**20 FISK ST**

**\$793,000**

May 2024  
23 Days

869 m<sup>2</sup> 4 2 2

**36 BEIRNE ST**

**\$935,000**

May 2024  
31 Days

735 m<sup>2</sup> 4 2 4

**3 MAULT PL**

**\$1,000,000**

May 2024  
N/A

934 m<sup>2</sup> 4 2 6

**17A COWDERY PL**

**\$820,000**

Apr 2024  
41 Days

986 m<sup>2</sup> 4 2 4

**23 ALABASTER ST**

**\$980,000**

Apr 2024  
41 Days

731 m<sup>2</sup> 4 2 2

**17 ASHCROFT CRES**

**\$1,425,000**

Apr 2024  
7 Days

1,069 m<sup>2</sup> 4 2 2

**14 BALSILLIE CRES**

**\$890,000**

Mar 2024  
28 Days

756 m<sup>2</sup> 3 2 2

**41 BEIRNE ST**

**\$800,000**

Mar 2024  
28 Days

882 m<sup>2</sup> 3 1 6

**33 HARRICKS CRES**

**\$820,000**

Feb 2024  
12 Days

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

**29 CHARLESTON ST**

**\$775,000**

Feb 2024  
89 Days

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

**21 STURDEE CRES**

**\$1,200,000**

Feb 2024  
148 Days

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

**46 KNEESHAW ST**

**\$825,000**

Feb 2024  
25 Days

912 m<sup>2</sup> 3 1 4

**20 WILLIAM HUDSON CRES**

**\$1,725,000**

Jan 2024  
109 Days

1,412 m<sup>2</sup> 5 4 3

# MONASH - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 48 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: \$910,500  
Current Median Rent: \$650

Based on 36 recorded House sales and 48 House rentals compared over the last 12 months

## Number of Rentals

**48**

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

**54B Balsillie Crescent**



**\$650**

Apr 2024  
95 Days

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