

**RayWhite.**

# Suburb flyover report

HUGHES (HOUSE)

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# HUGHES - Suburb Map



# HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	35	\$ 540,100	0.0 %	\$ 290,000	\$ 955,000
2007	54	\$ 598,500	10.8 %	\$ 123,000	\$ 1,150,000
2008	37	\$ 633,000	5.8 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	42	\$ 1,662,500	30.9 %	\$ 820,000	\$ 2,975,000
2023	42	\$ 1,302,500	-21.7 %	\$ 18,000	\$ 3,050,000
2024	10	\$ 1,400,000	7.5 %	\$ 817,000	\$ 1,890,000

**Median Sale Price**  
**\$1.3m**

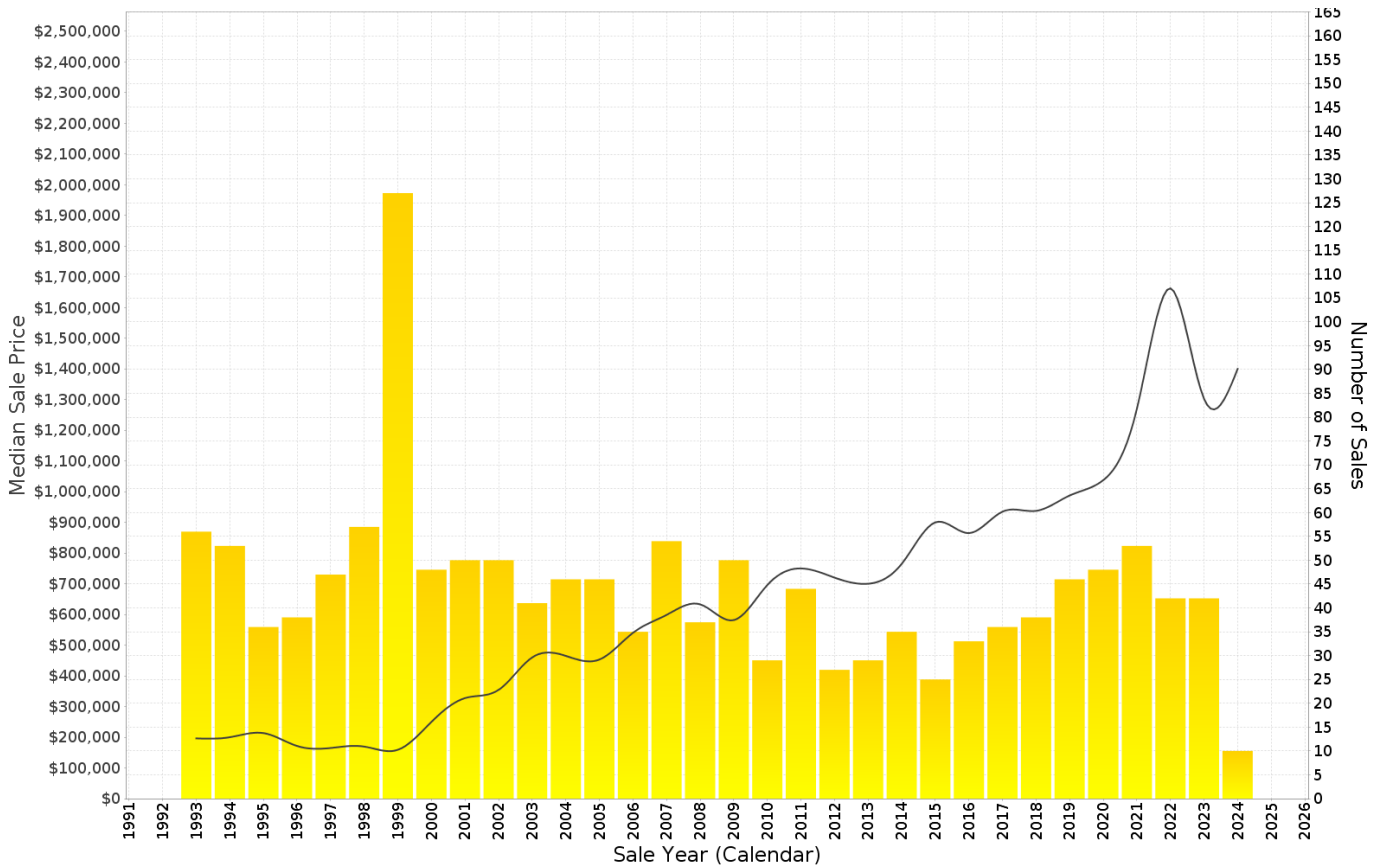
Based on 34 recorded House sales within the last 12 months (Financial Year 2024)

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

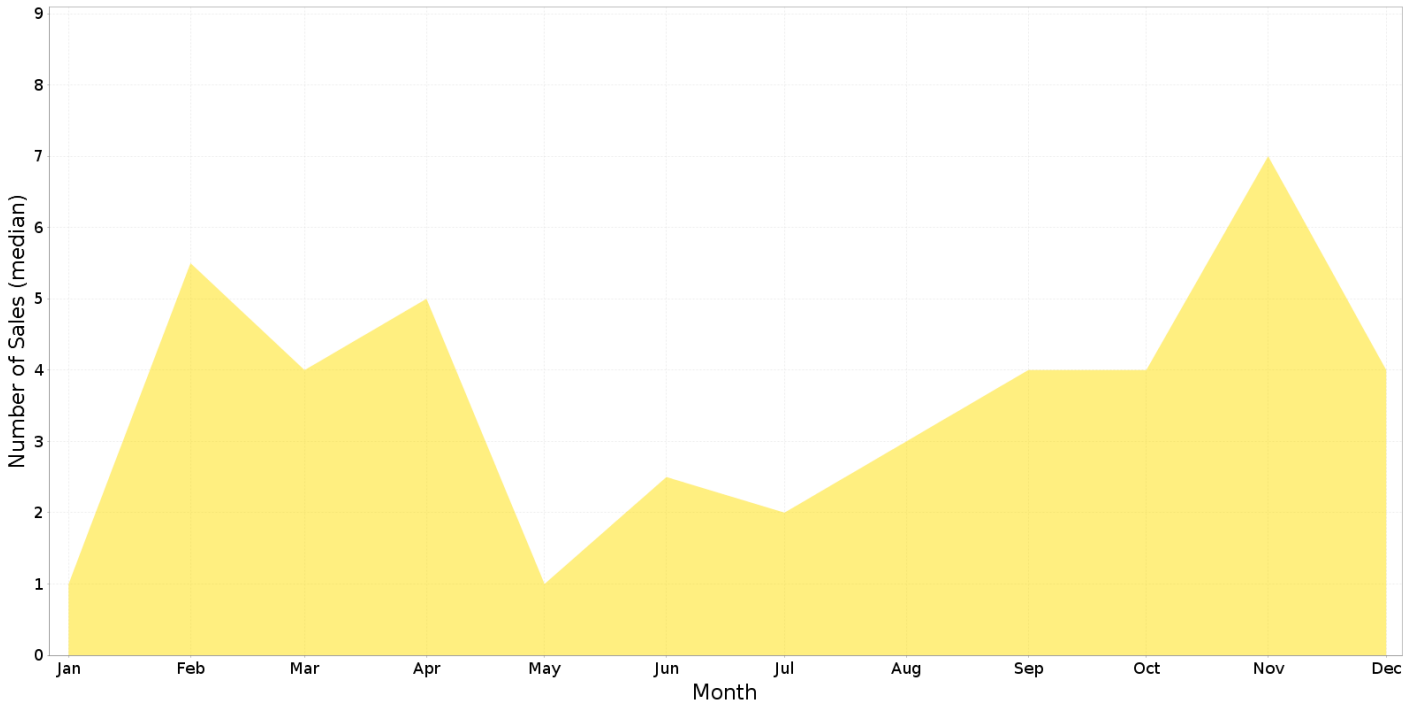
**Suburb Growth**  
**-5.8%**

Current Median Price: \$1,302,500  
Previous Median Price: \$1,382,500

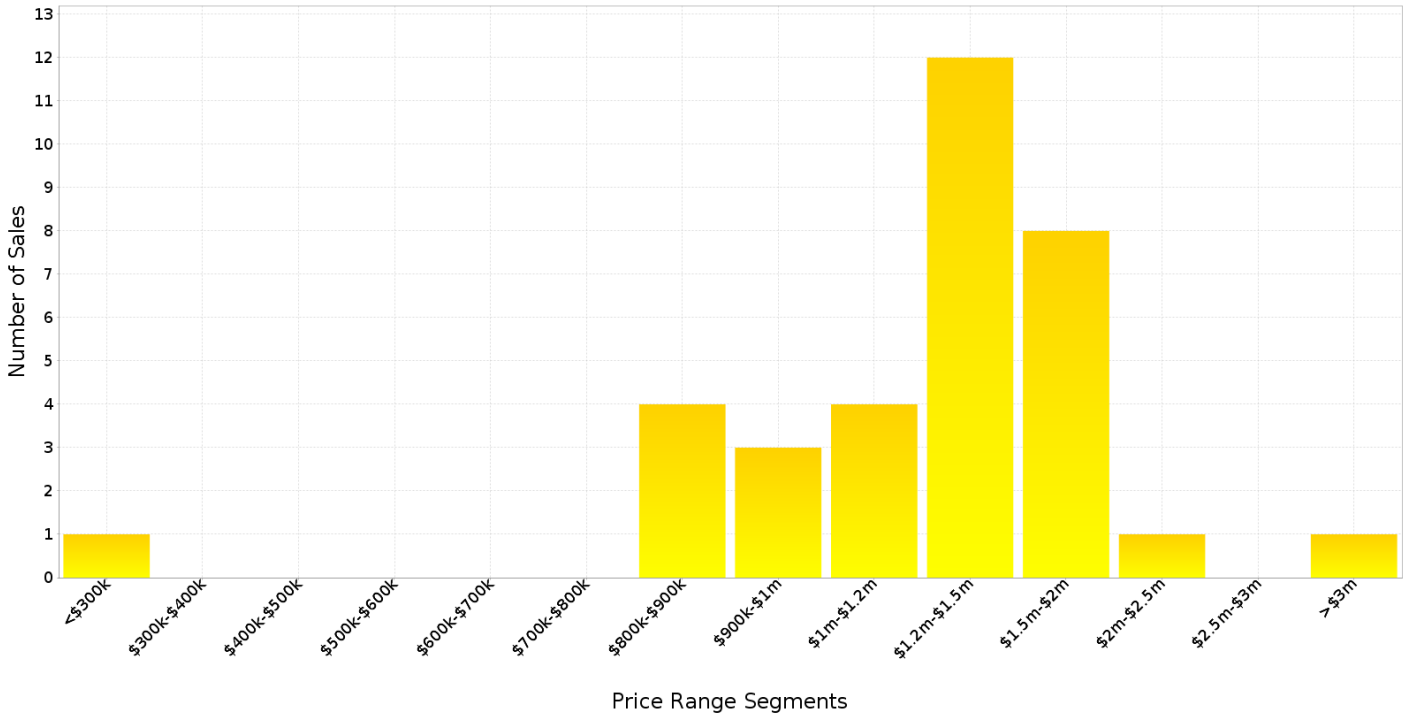
Based on 76 recorded House sales compared over the last two rolling 12 month periods



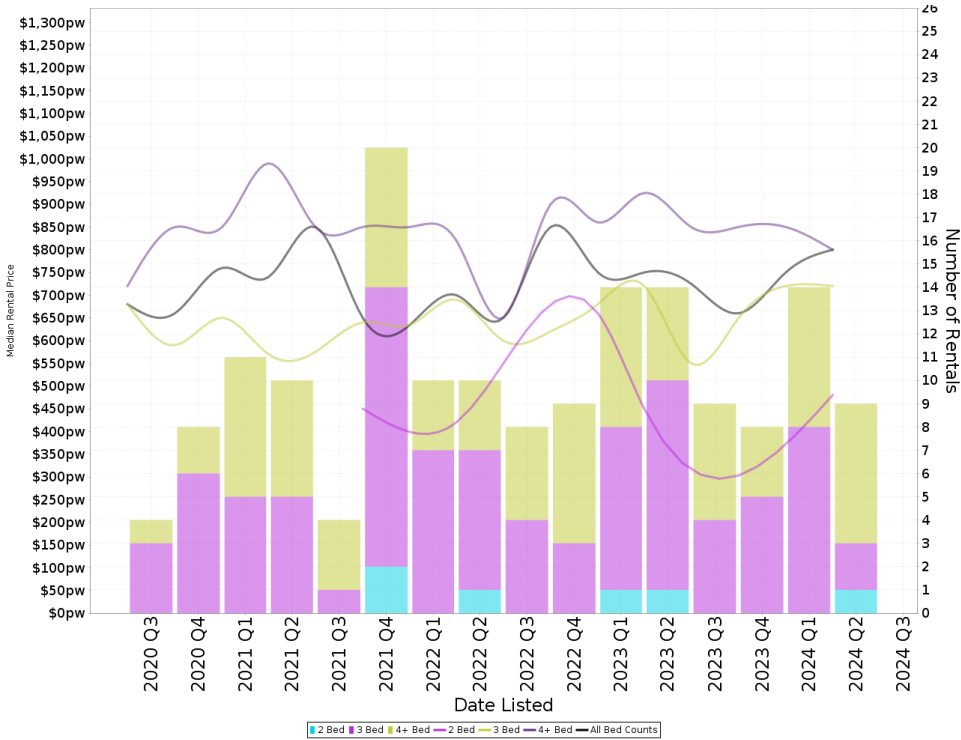
## HUGHES - Peak Selling Periods (3 years)



## HUGHES - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-5.8%**

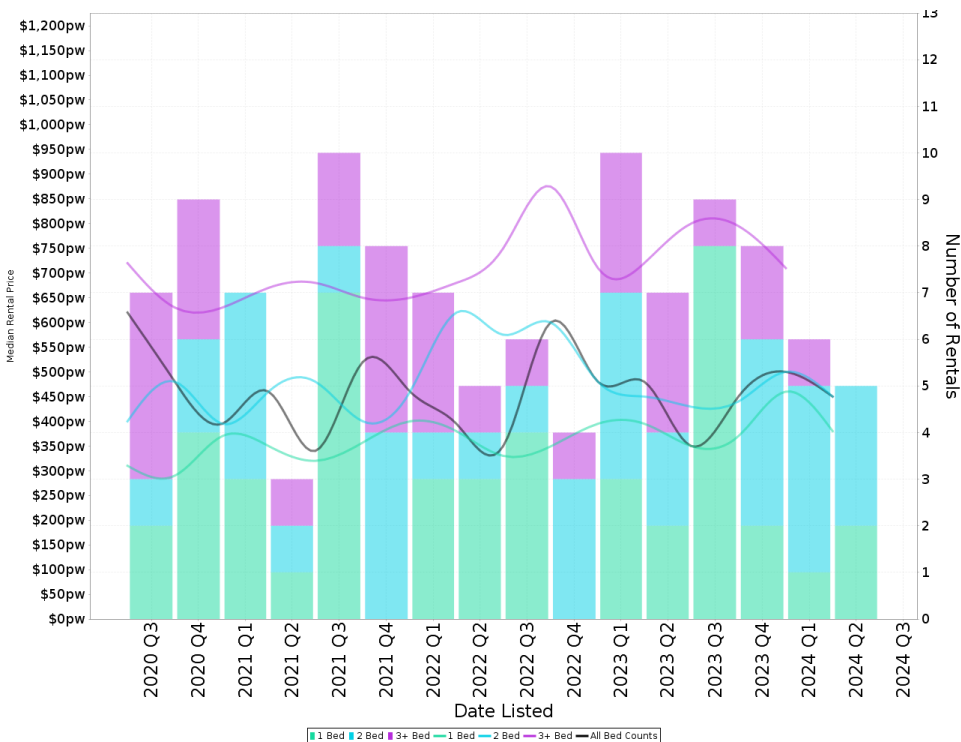
Current Median Price: \$1,302,500  
Previous Median Price: \$1,382,500  
Based on 76 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+3.0%**

Current Median Price: \$1,302,500  
Current Median Rent: \$750  
Based on 40 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**-2.9%**

Current Median Price: \$333,500  
Previous Median Price: \$343,500  
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+7.0%**

Current Median Price: \$333,500  
Current Median Rent: \$450  
Based on 28 registered Unit rentals compared over the last 12 months.

# HUGHES - Recently Sold Properties

Median Sale Price

**\$1.3m**

Based on 34 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

**-5.8%**

Current Median Price: \$1,302,500  
Previous Median Price: \$1,382,500

Based on 76 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**34**

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

**9 JENSEN PL**




**\$1,419,000**

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

Sold Jun 2024 29 Days

**10 DOWNES PL**



**\$1,475,000**

1,380 m<sup>2</sup> 3 2 1

Sold Jun 2024 22 Days

**5 MILLEN ST**



**\$1,705,000**

699 m<sup>2</sup> 4 2 2

Sold Jun 2024 29 Days

**6 POPE ST**

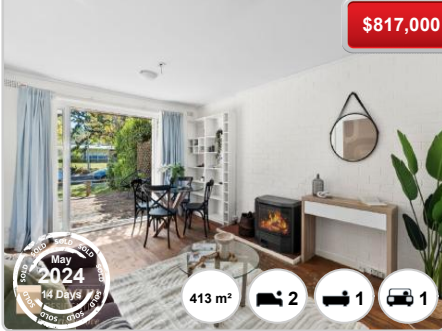


**\$1,470,000**

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

Sold Jun 2024 22 Days

**39 GROOM ST**



**\$817,000**

413 m<sup>2</sup> 2 1 1

Sold May 2024 14 Days

**7 WEBSTER ST**




**\$1,275,000**

982 m<sup>2</sup> 4 2 2

Sold Apr 2024 10 Days

**17 COLVIN ST**




**\$3,500,000**

1,362 m<sup>2</sup> 6 4 4

Sold Apr 2024 32 Days

**63 CARROLL ST**



**\$899,000**

344 m<sup>2</sup> 2 1 1

Sold Apr 2024 64 Days

**94 GROOM ST**



**\$1,400,000**

1,120 m<sup>2</sup> 4 2 2

Sold Apr 2024 49 Days

39 POYNTON ST

**\$990,000**

2024  
34 Days

692 m<sup>2</sup> 3 2 3

2 MILLEN ST

**\$1,505,000**

Apr  
2024  
26 Days

904 m<sup>2</sup> 4 2 2

3 POPE ST

**\$1,710,000**

Mar  
2024  
N/A

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

44 POYNTON ST

**\$1,400,000**

2024  
8 Days

707 m<sup>2</sup> 3 2 2

9 JENSEN ST

**\$1,650,000**

Mar  
2024  
78 Days

937 m<sup>2</sup> 4 2 1

53 GLASGOW ST

**\$1,890,000**

Mar  
2024  
22 Days

1,058 m<sup>2</sup> 5 2 2

47 BIRDWOOD ST

**\$2,700,000**

Feb  
2024  
20 Days

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

