

Suburb flyover report

SUTTON (HOUSE)

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RayWhite.



SUTTON - Suburb Map



SUTTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	13	\$ 530,000	0.0 %	\$ 200,000	\$ 1,850,000
2008	11	\$ 620,000	17.0 %	\$ 7,500	\$ 1,660,000
2009	13	\$ 810,000	30.6 %	\$ 380,000	\$ 1,500,000
2010	8	\$ 990,000	22.2 %	\$ 500,000	\$ 1,900,000
2011	17	\$ 635,000	-35.9 %	\$ 200,000	\$ 1,600,000
2012	10	\$ 1,115,000	75.6 %	\$ 485,000	\$ 1,600,000
2013	8	\$ 935,000	-16.1 %	\$ 495,000	\$ 1,525,000
2014	20	\$ 1,055,000	12.8 %	\$ 250,000	\$ 3,600,000
2015	11	\$ 950,000	-10.0 %	\$ 270,000	\$ 1,650,000
2016	10	\$ 1,220,000	28.4 %	\$ 680,000	\$ 1,900,000
2017	13	\$ 1,400,000	14.8 %	\$ 655,000	\$ 1,950,000
2018	11	\$ 1,350,000	-3.6 %	\$ 590,000	\$ 3,000,000
2019	16	\$ 1,250,000	-7.4 %	\$ 605,000	\$ 3,400,000
2020	14	\$ 1,067,500	-14.6 %	\$ 29,900	\$ 2,200,000
2021	23	\$ 1,855,000	73.8 %	\$ 630,000	\$ 4,855,000
2022	12	\$ 2,292,500	23.6 %	\$ 400,000	\$ 4,100,000
2023	11	\$ 1,525,000	-33.5 %	\$ 190,000	\$ 4,000,000
2024	12	\$ 1,205,000	-21.0 %	\$ 500,000	\$ 3,650,000
2025	6	\$ 2,100,000	74.3 %	\$ 750,000	\$ 4,500,000

Median Sale Price

\$2.08m

Based on 10 recorded House sales within the last 12 months (Financial Year 2025)

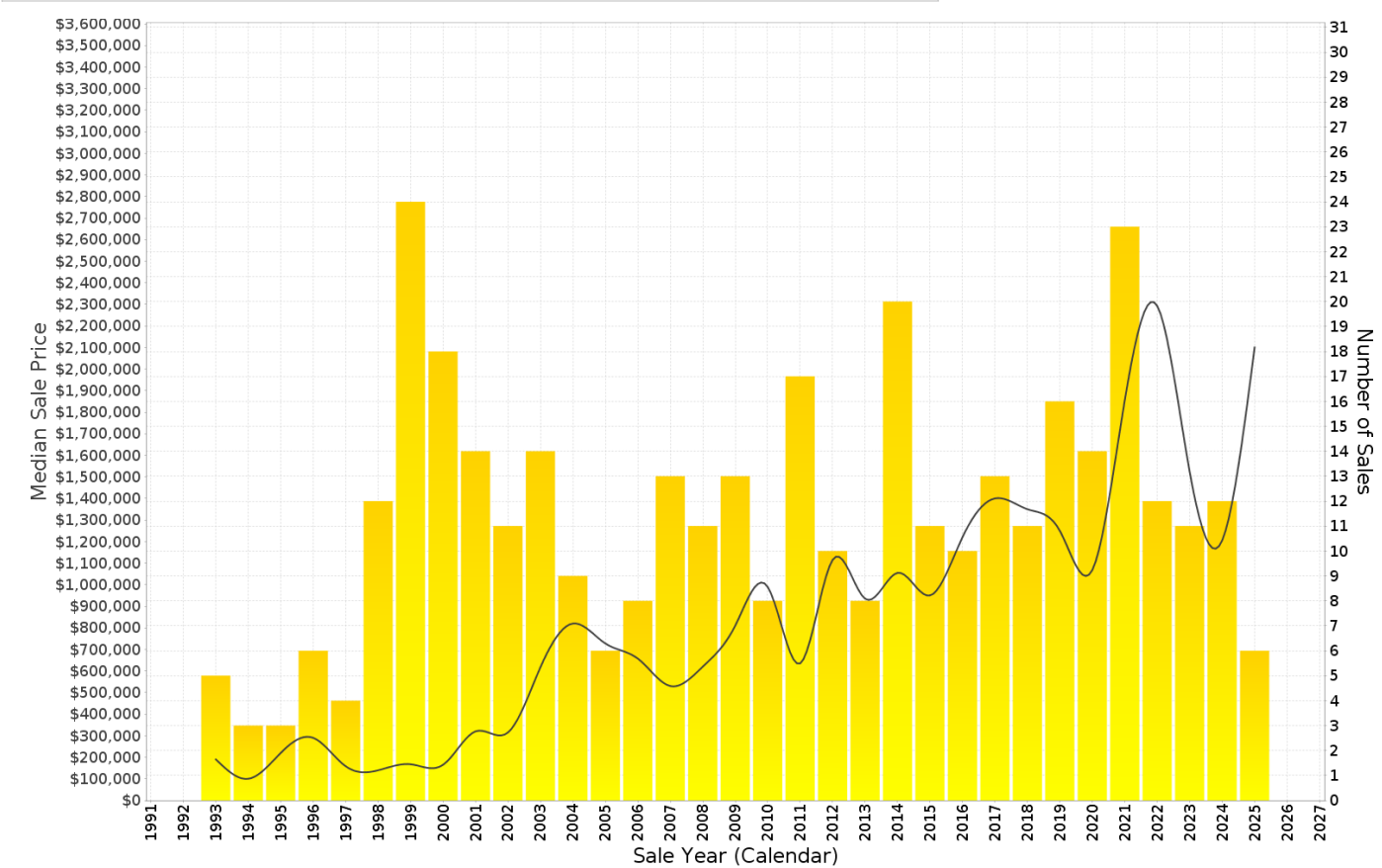
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

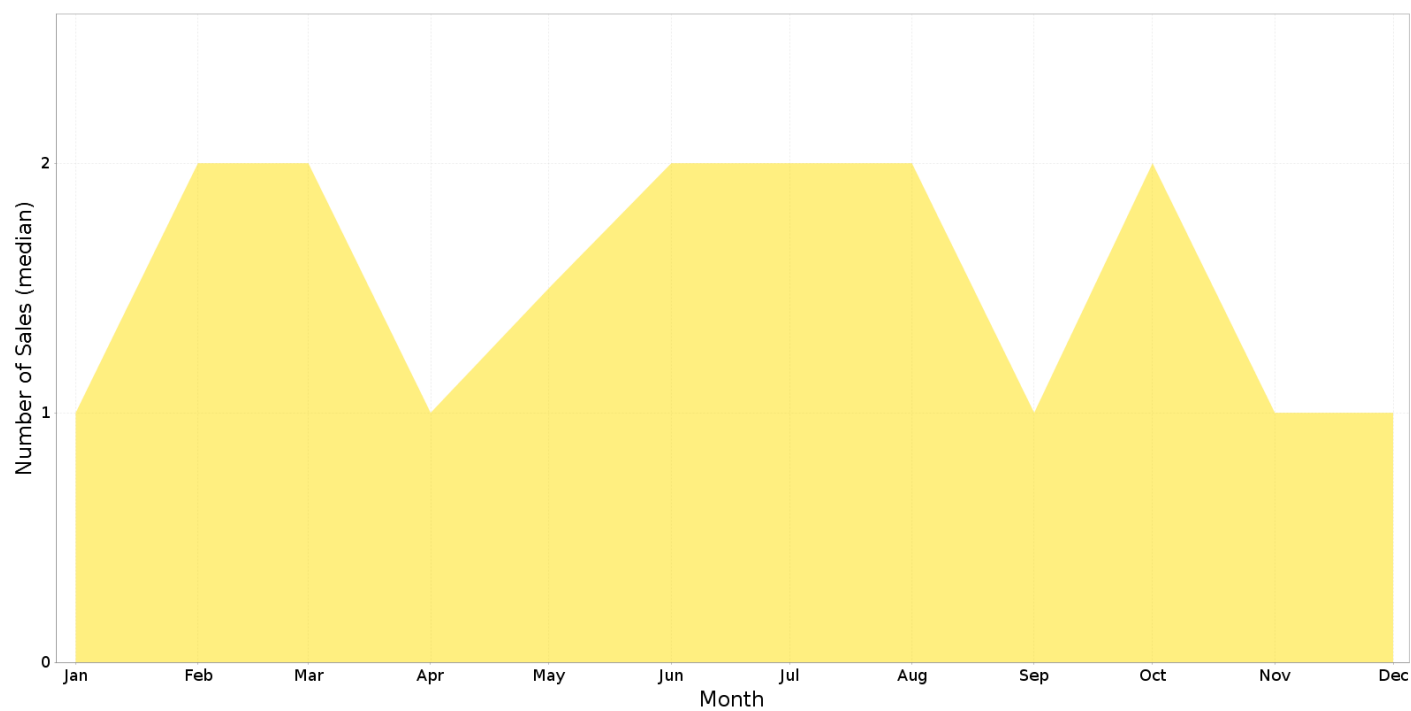
+90.4%

Current Median Price: \$2,075,000
Previous Median Price: \$1,090,000

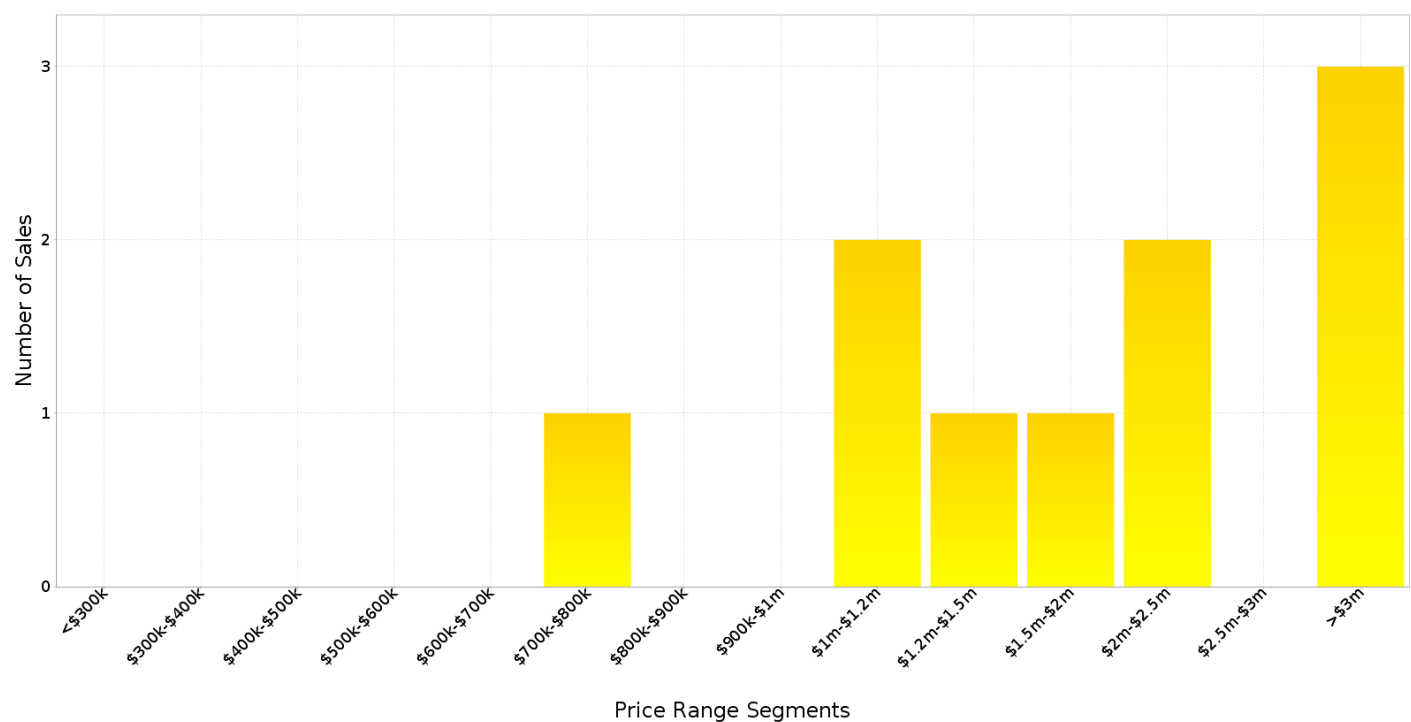
Based on 22 recorded House sales compared over the last two rolling 12 month periods



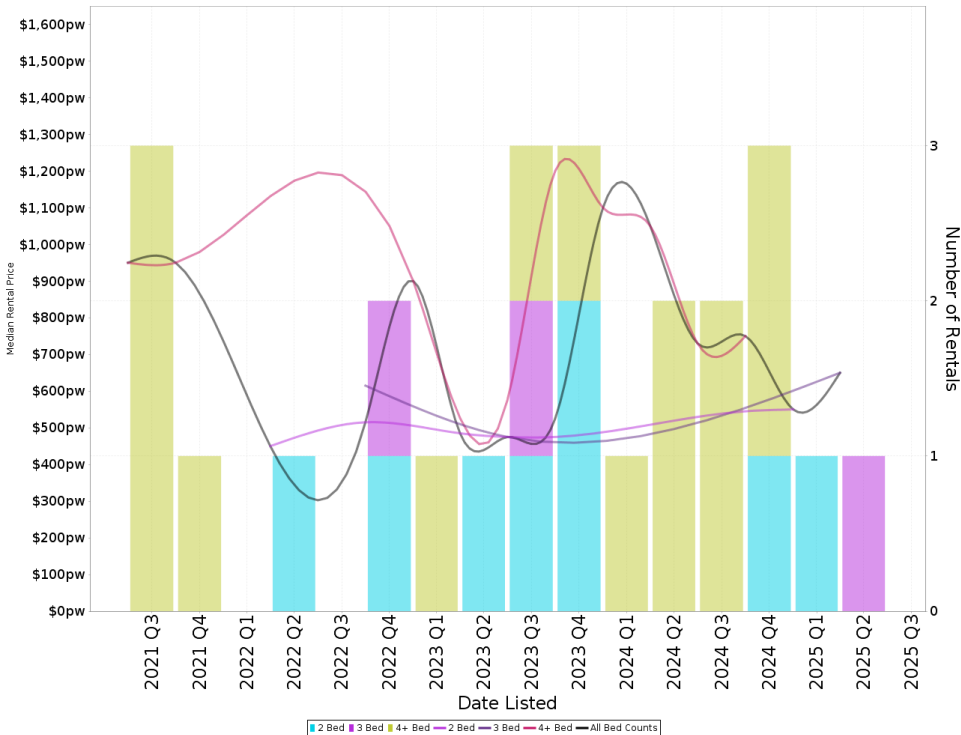
SUTTON - Peak Selling Periods (3 years)



SUTTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+90.4%

Current Median Price: \$2,075,000
Previous Median Price: \$1,090,000

Based on 22 registered House sales compared over the last two rolling 12 month periods.

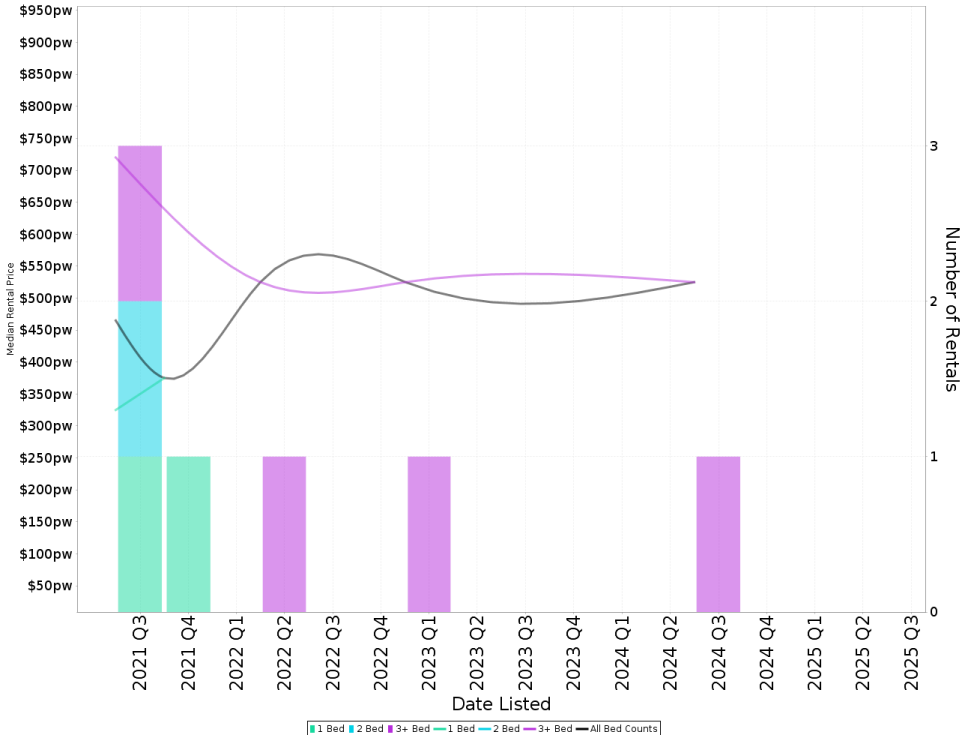
Suburb Rental Yield

+1.8%

Current Median Price: \$2,075,000
Current Median Rent: \$730

Based on 7 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

SUTTON - Recently Sold Properties

Median Sale Price

\$2.08m

Based on 10 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+90.4%

Current Median Price: \$2,075,000
Previous Median Price: \$1,090,000

Based on 22 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

10

Based on recorded House sales within the 12 months (Financial Year 2025)

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

1290 SUTTON RD



\$1,750,000

Sold Jul 2025
57 Days

26.2 ha

3

3

4

21 NORTH ST



\$4,500,000

Sold Apr 2025
33 Days

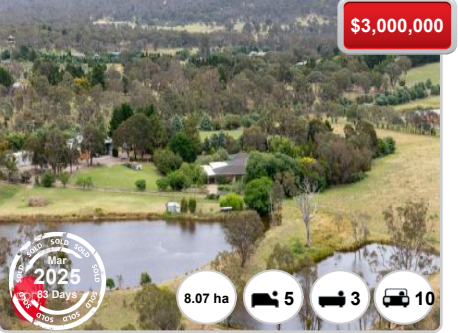
16.84 ha

4

2

4

31 HICKEY RD



\$3,000,000

Sold Mar 2025
83 Days

8.07 ha

5

3

10

66 ROWLEY RD



\$2,400,000

Sold Feb 2025
156 Days


4.42 ha

4

3

4

8 BLAKELYS CL



\$750,000

Sold Feb 2025
69 Days


5,054 m²

-

-

-

15 CAMP ST



\$1,180,000

Sold Feb 2025
125 Days

2,000 m²

3

2

2

SUTTON - Properties For Rent

Median Rental Price

\$730 /w

Based on 7 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+1.8%

Current Median Price: \$2,075,000
Current Median Rent: \$730

Based on 10 recorded House sales and 7 House rentals compared over the last 12 months

Number of Rentals

7

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

1762 FEDERAL HWY SERVICE ROAD

\$1,050 per



202 GOOLABRI DRIVE

\$375 per week



1762 FEDERAL HWY SERVICE ROAD

\$1050 per week

