

Suburb flyover report

SUTTON (HOUSE)

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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	9	\$ 1,320,000	9.5 %	\$ 750,000	\$ 4,500,000

Median Sale Price

\$1.32m

Based on 13 recorded House sales within the last 12 months (Financial Year 2025)

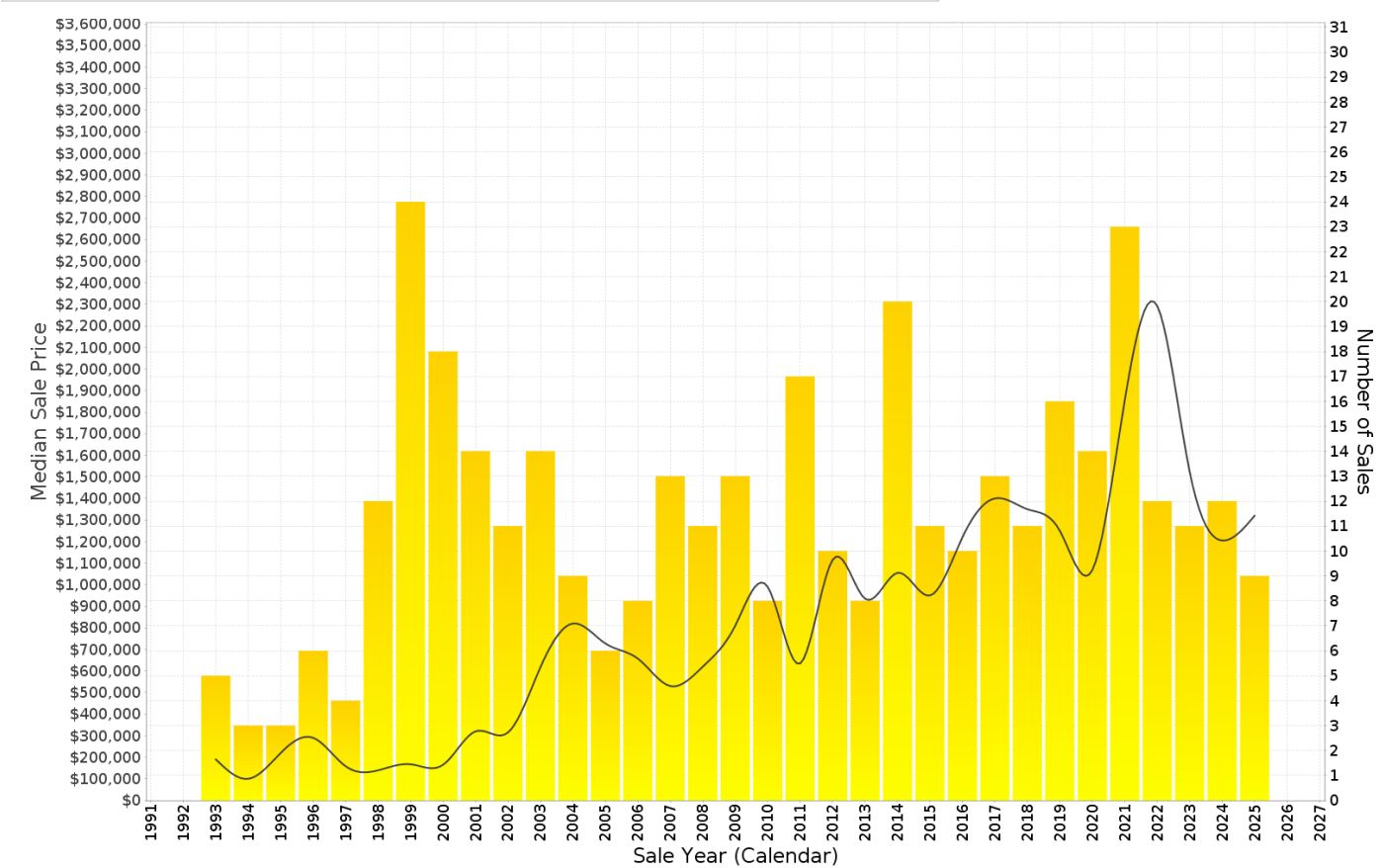
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

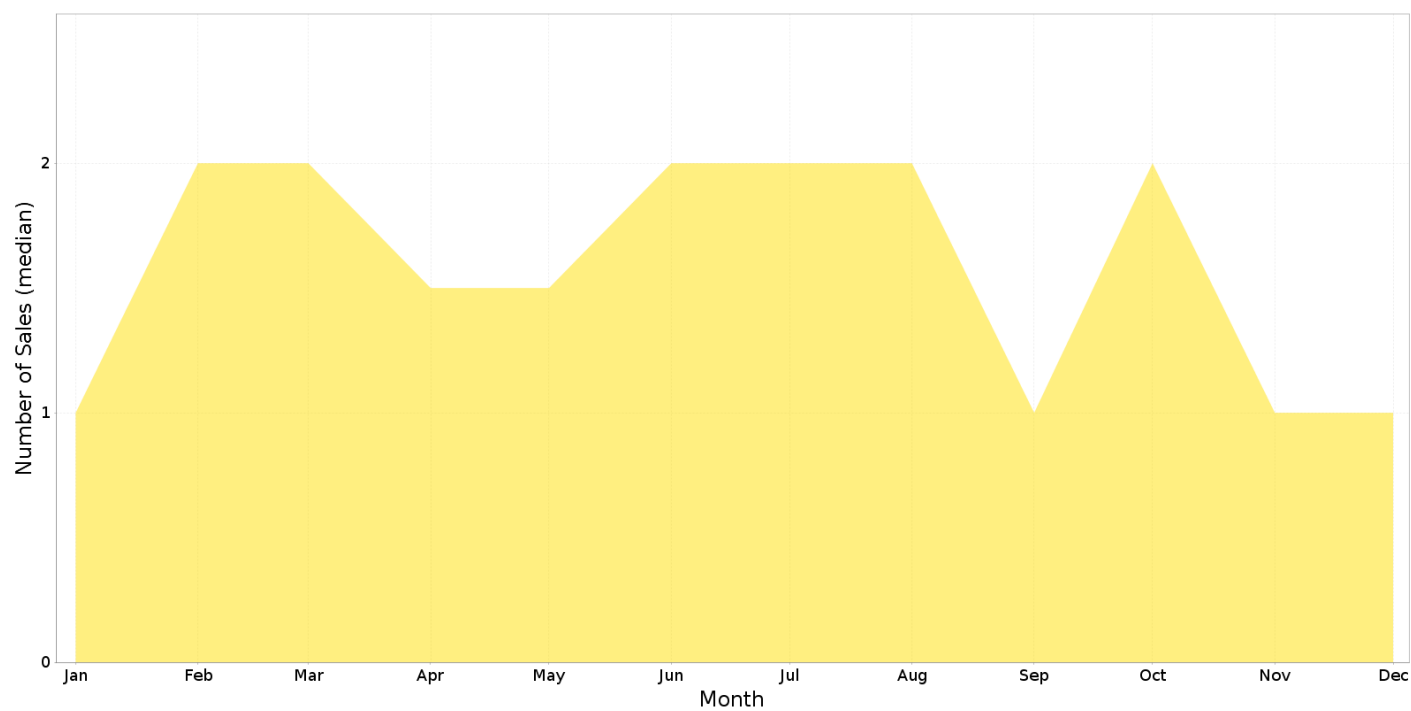
+21.1%

Current Median Price: \$1,320,000
Previous Median Price: \$1,090,000

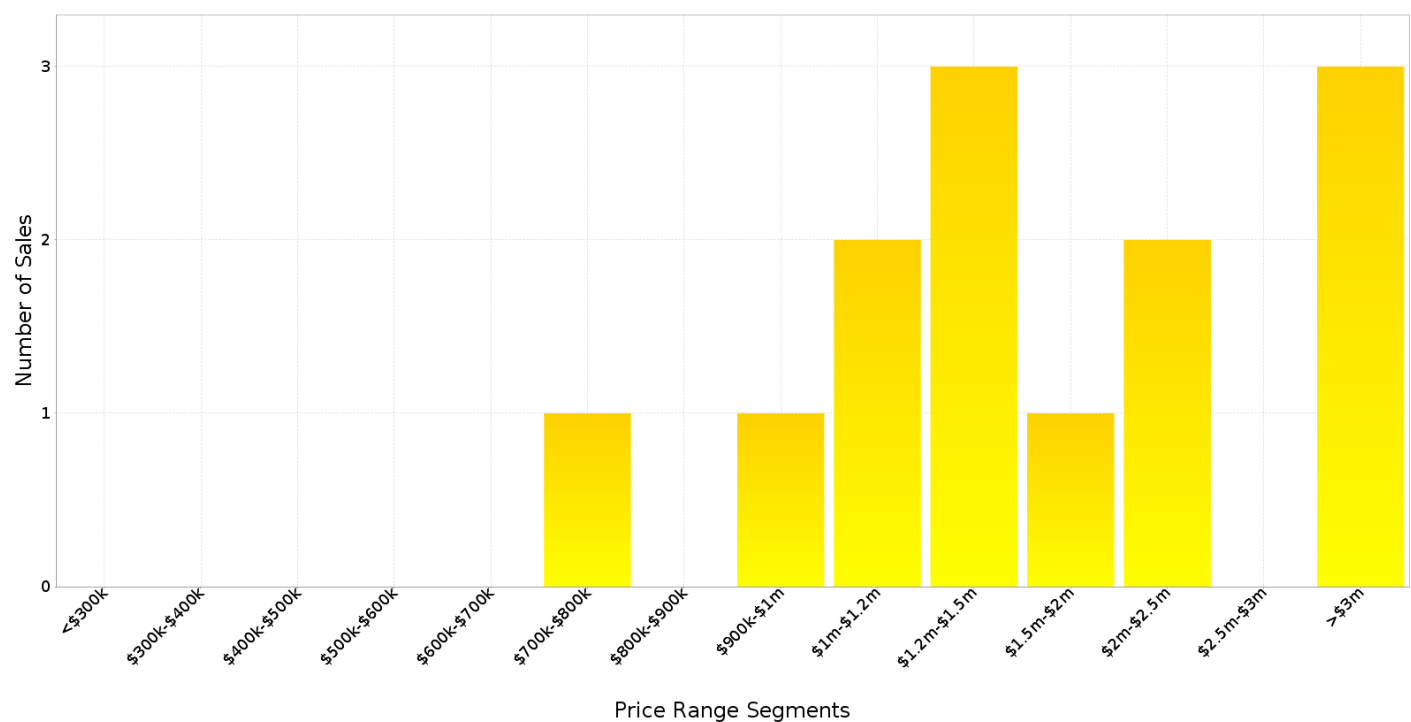
Based on 25 recorded House sales compared over the last two rolling 12 month periods



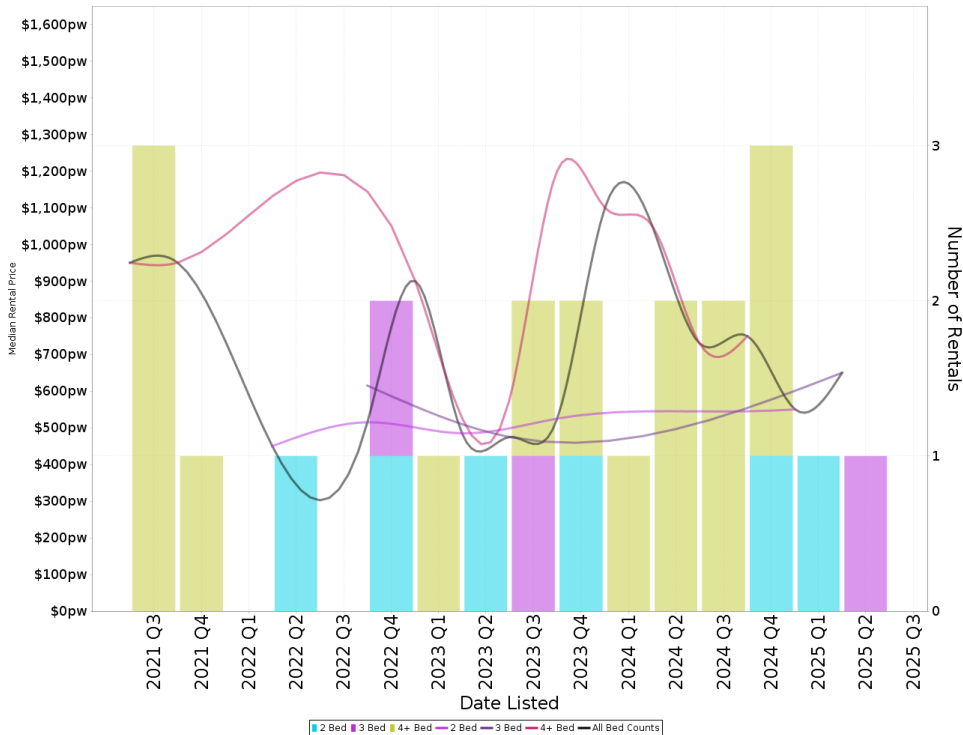
SUTTON - Peak Selling Periods (3 years)



SUTTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+21.1%

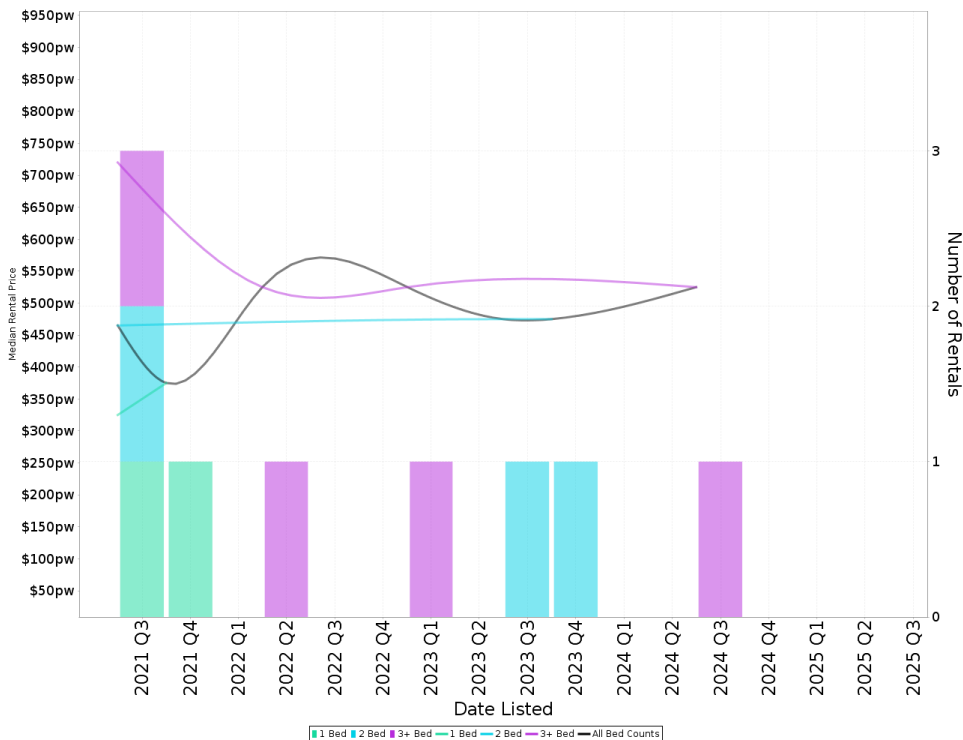
Current Median Price: \$1,320,000
Previous Median Price: \$1,090,000
Based on 25 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,320,000
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

\$1.32m

Based on 13 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

+21.1%

Current Median Price: \$1,320,000
Previous Median Price: \$1,090,000

Based on 25 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

13

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

29 CAMP ST

\$992,500

SOLD
Jun 2025
25 Days

2,023 m² 3 2 10

114 HARCOURT CL

\$1,320,000

SOLD
2025

9,998 m² - -

89 OLD GOLD MINES RD

\$1,310,000

SOLD
Apr 2025
249 Days

2.34 ha 3 1 1

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

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

+2.9%

Current Median Price: \$1,320,000
Current Median Rent: \$730

Based on 13 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

1576 Sutton Road



\$1,300 per

FOR RENT

FOR RENT

Sep 2025

2 Days

7.69 ha

5

3

7

1565 FEDERAL HIGHWAY



\$565 per week

FOR RENT

FOR RENT

Aug 2025

13 Days

23.44 ha

2

1

2

1762 FEDERAL HWY SERVICE ROAD



\$1,050 per

FOR RENT

FOR RENT

Jul 2025

43 Days

4

2

2

1762 FEDERAL HWY SERVICE ROAD



\$1050 per week

FOR RENT

FOR RENT

Dec 2024

254 Days

4

2

2