

# Suburb flyover report

SUTTON (HOUSE)

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**RayWhite.**





## SUTTON - Suburb Map





# SUTTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	14	\$ 539,500	0.0 %	\$ 200,000	\$ 1,850,000
2008	11	\$ 620,000	14.9 %	\$ 7,500	\$ 1,660,000
2009	15	\$ 810,000	30.6 %	\$ 18,000	\$ 1,500,000
2010	8	\$ 990,000	22.2 %	\$ 500,000	\$ 1,900,000
2011	20	\$ 653,250	-34.0 %	\$ 3,200	\$ 1,600,000
2012	10	\$ 1,115,000	70.7 %	\$ 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	13	\$ 968,100	-8.2 %	\$ 270,000	\$ 1,650,000
2016	10	\$ 1,220,000	26.0 %	\$ 680,000	\$ 1,900,000
2017	13	\$ 1,400,000	14.8 %	\$ 655,000	\$ 1,950,000
2018	12	\$ 1,365,000	-2.5 %	\$ 590,000	\$ 3,000,000
2019	16	\$ 1,250,000	-8.4 %	\$ 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	10	\$ 1,315,000	9.1 %	\$ 750,000	\$ 4,500,000

Median Sale Price

\$1.28m

Based on 12 recorded House sales within the last 12 months (Oct '24 - Sep '25)

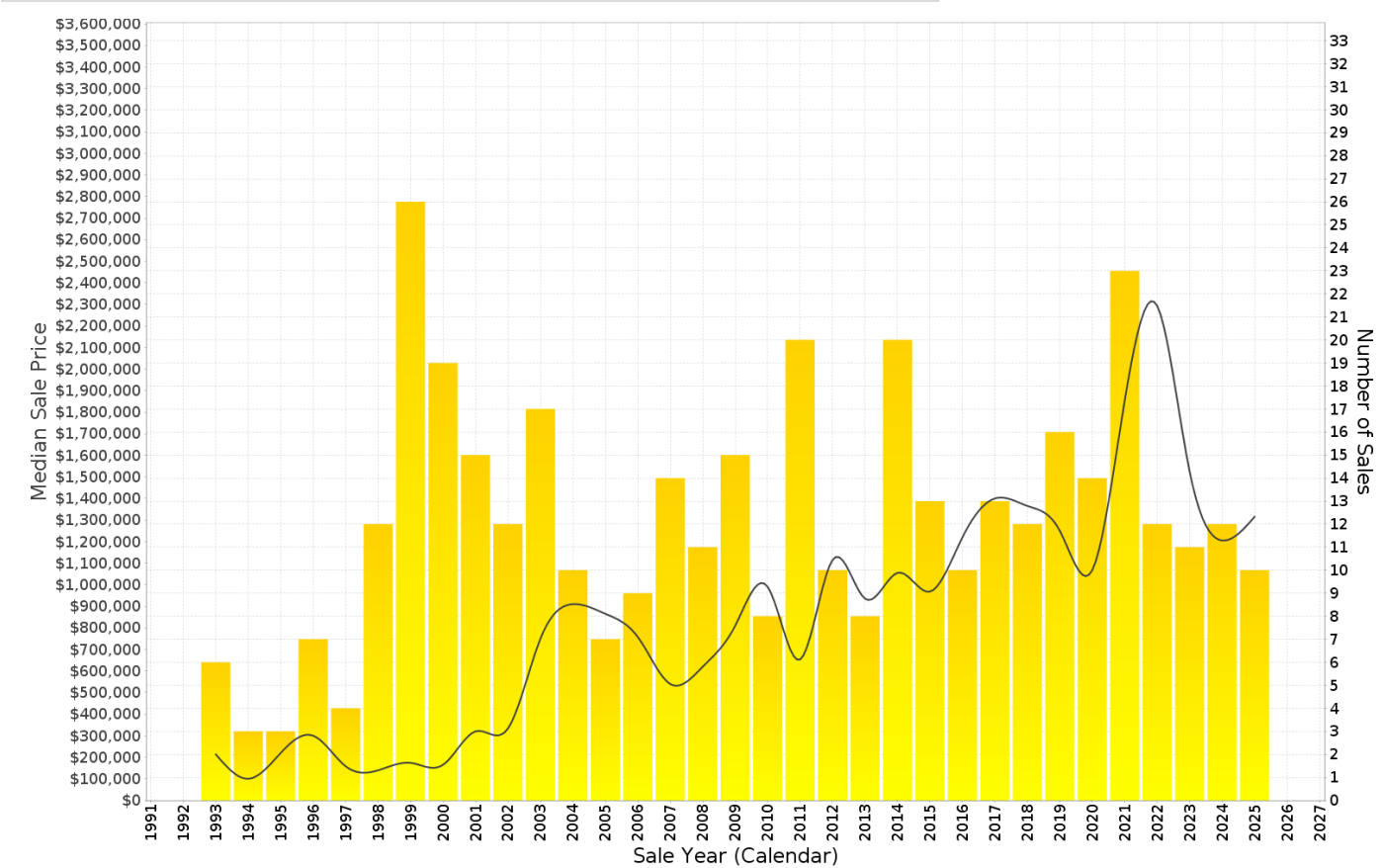
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

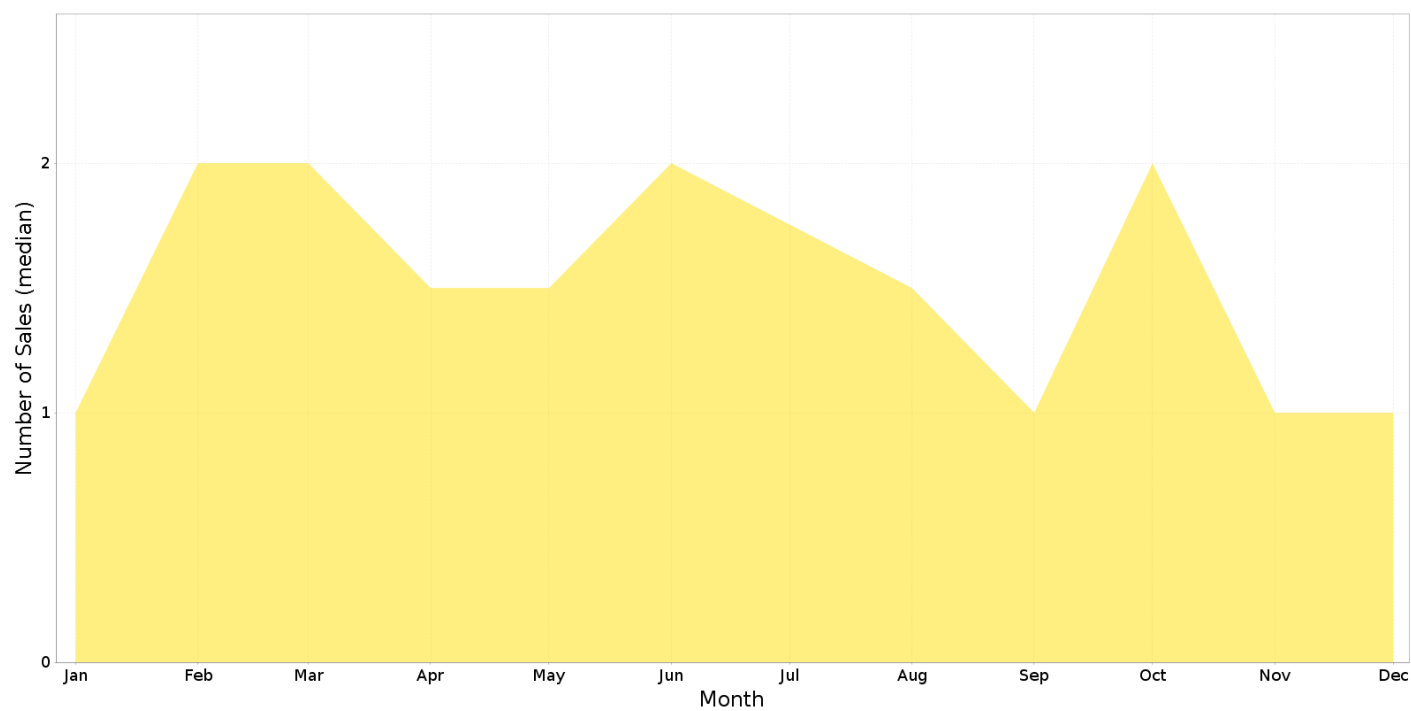
+14.2%

Current Median Price: \$1,285,000  
Previous Median Price: \$1,125,000

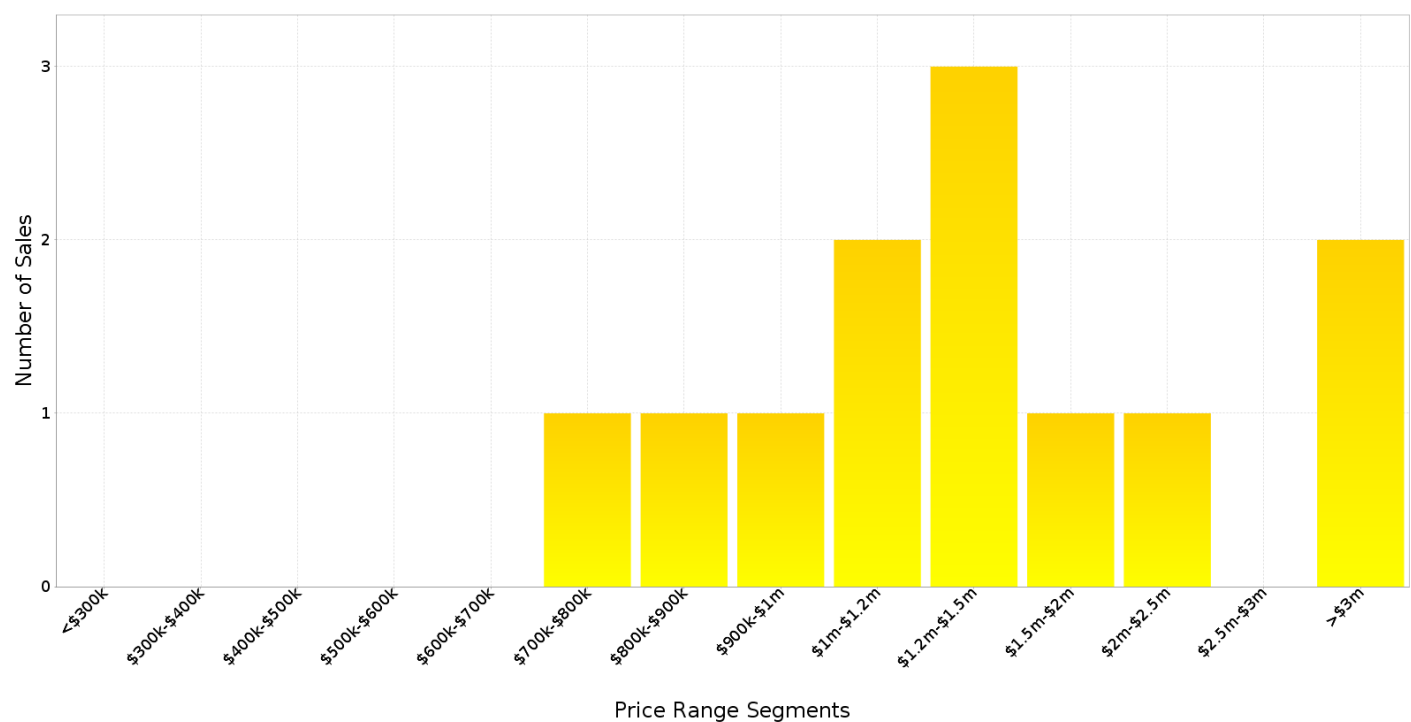
Based on 24 recorded House sales compared over the last two rolling 12 month periods



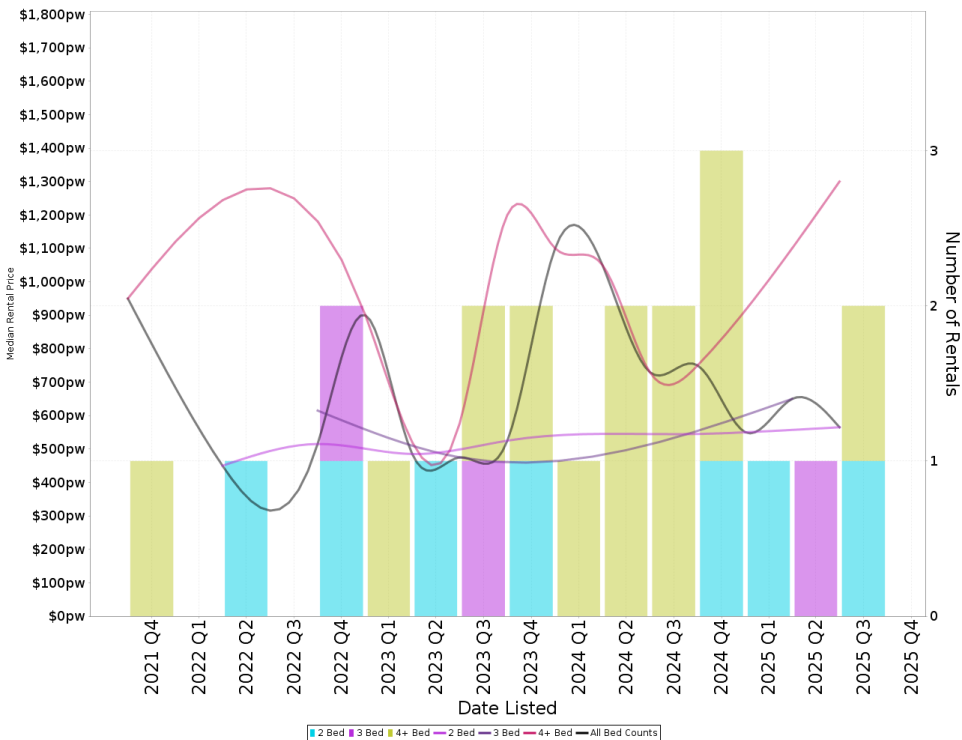
## SUTTON - Peak Selling Periods (3 years)



## SUTTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.2%

Current Median Price: \$1,285,000  
Previous Median Price: \$1,125,000

Based on 24 registered House sales compared over the last two rolling 12 month periods.

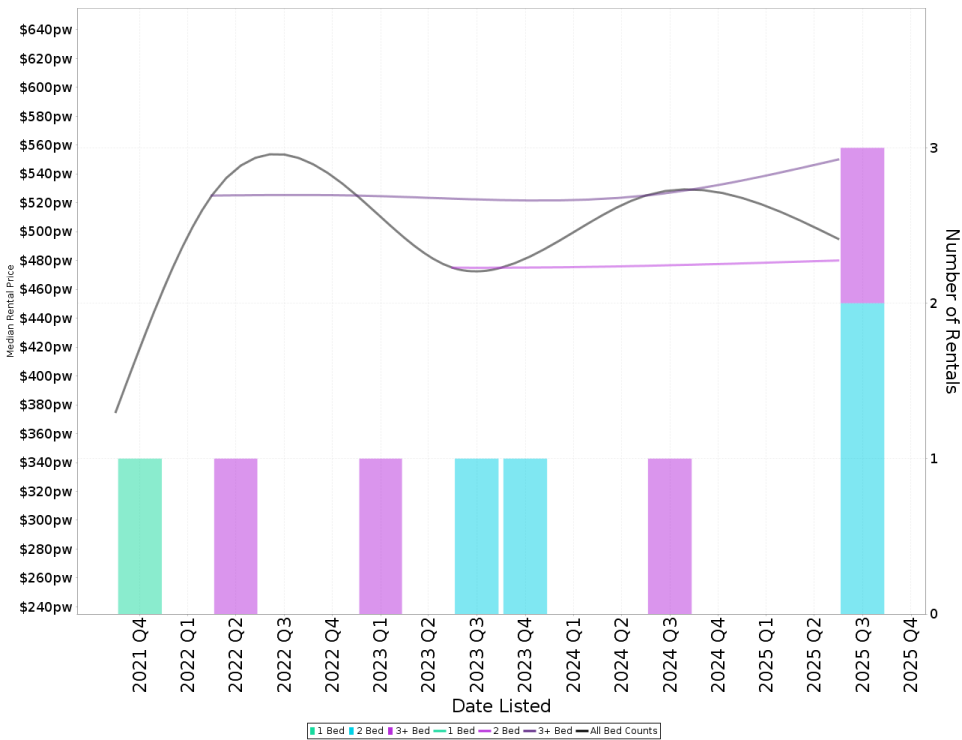
Suburb Rental Yield

+2.6%

Current Median Price: \$1,285,000  
Current Median Rent: \$650

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

# \$1.28m

Based on 12 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

## Suburb Growth

# +14.2%

Current Median Price: \$1,285,000  
Previous Median Price: \$1,125,000

Based on 24 recorded House sales compared over the last two rolling 12 month periods

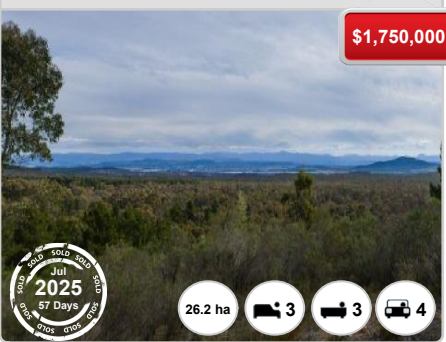
## # Sold Properties

# 12

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

### 1290 SUTTON RD



### 2 MIDDLE ST



### 29 CAMP ST



### 114 HARCOURT CL



### 89 OLD GOLD MINES RD



### 21 NORTH ST



# SUTTON - Properties For Rent

Median Rental Price

\$650 /w

Based on 7 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+2.6%

Current Median Price: \$1,285,000  
Current Median Rent: \$650

Based on 12 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 (Oct '24 - Sep '25)

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

17A CAMP STREET

\$480 per week



Sep 2025  
17 Days

4,072 m<sup>2</sup>


2

1

2

17 A - Camp Street

\$480 per week



Sep 2025  
17 Days

2

1

2

1565 FEDERAL HIGHWAY

\$565 per week



Aug 2025  
41 Days

23.44 ha

2

1

2

1762 FEDERAL HWY SERVICE ROAD

\$1,050 per



Jul 2025  
71 Days

photo not available

4

2

2

1762 FEDERAL HWY SERVICE ROAD

\$1050 per week



Dec 2024  
253 Days

4

2

2