

# Suburb flyover report

SUTTON (HOUSE)

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**RayWhite.**





## SUTTON - Suburb Map





SUTTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	11	\$ 620,000	0.0 %	\$ 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	15	\$ 1,485,000	23.2 %	\$ 750,000	\$ 4,500,000
2026	0				

Median Sale Price

\$1.49m

Based on 15 recorded House sales within the last 12 months (2025)

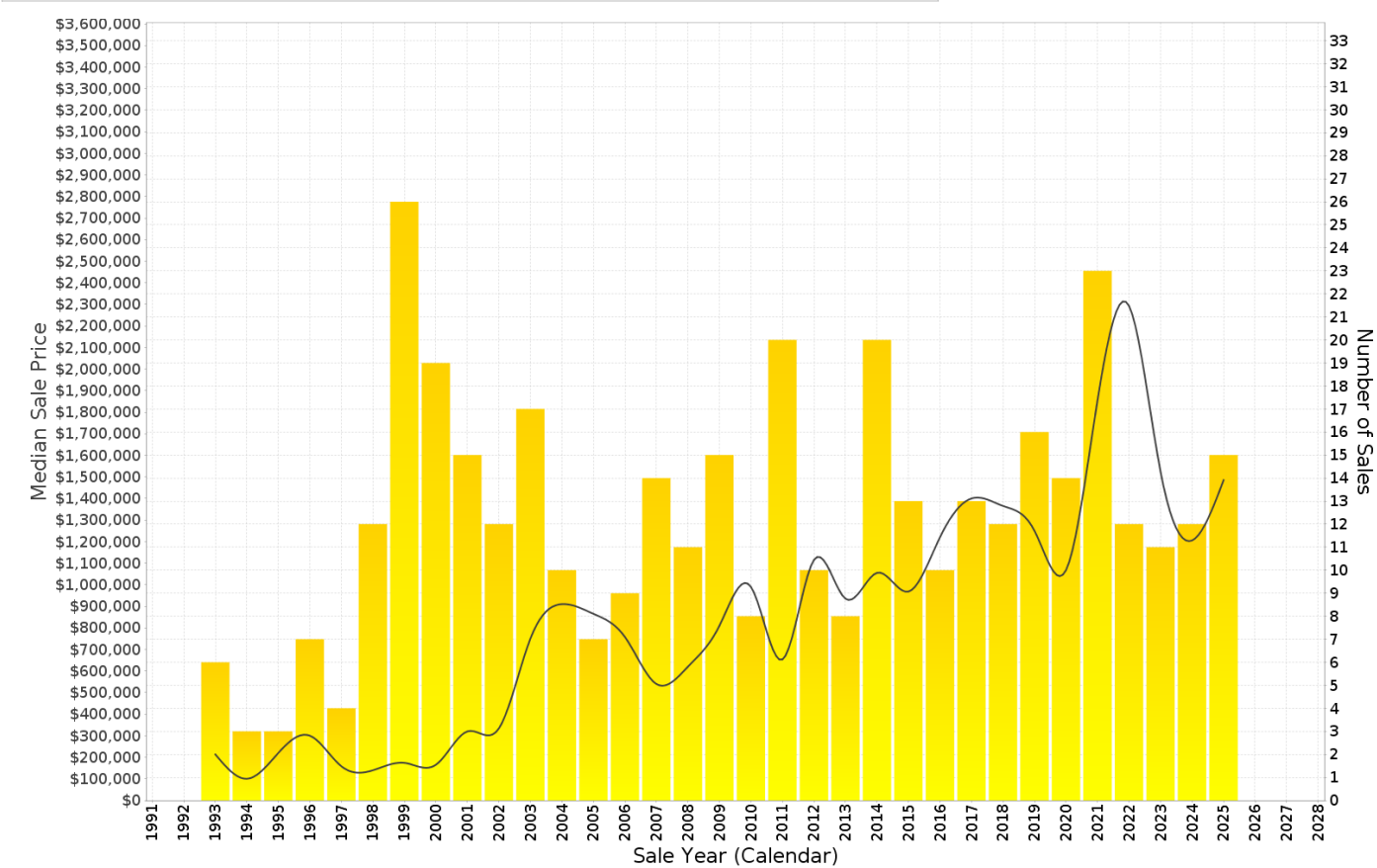
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

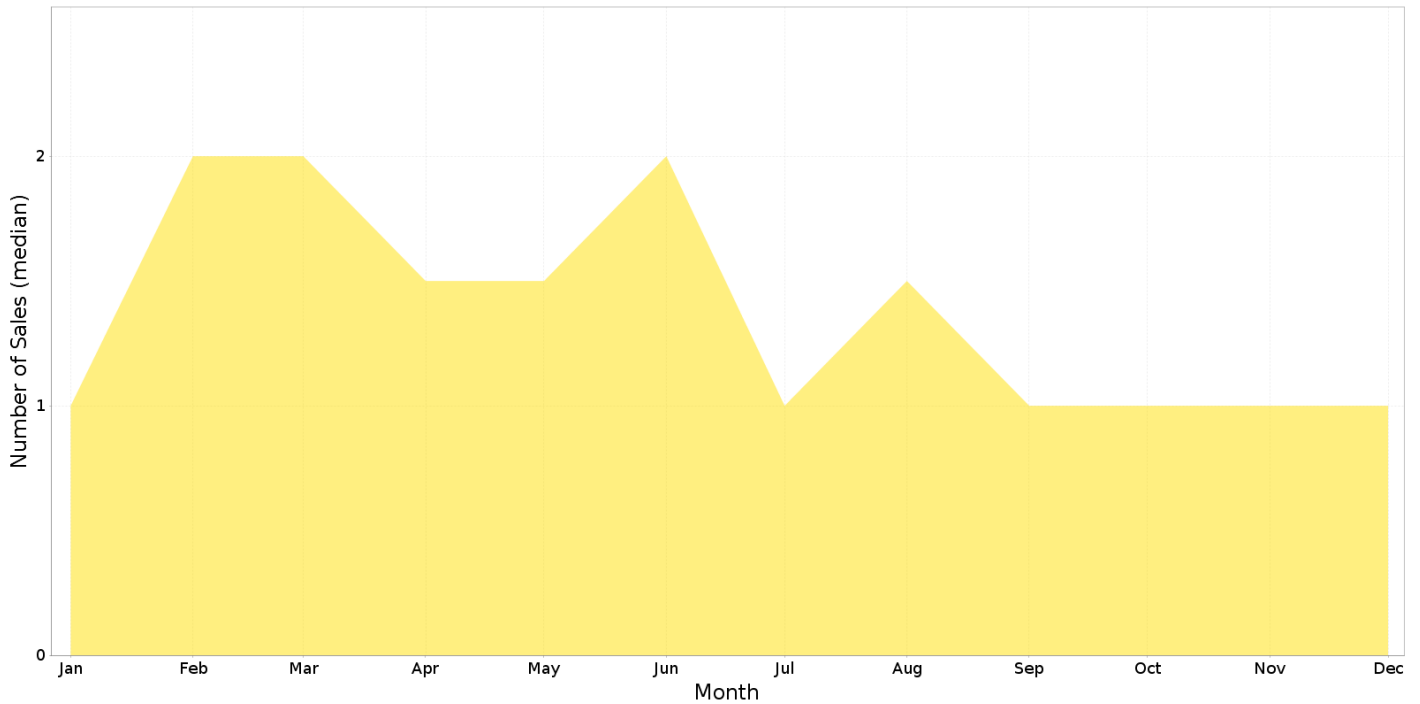
+23.2%

Current Median Price: \$1,485,000  
Previous Median Price: \$1,205,000

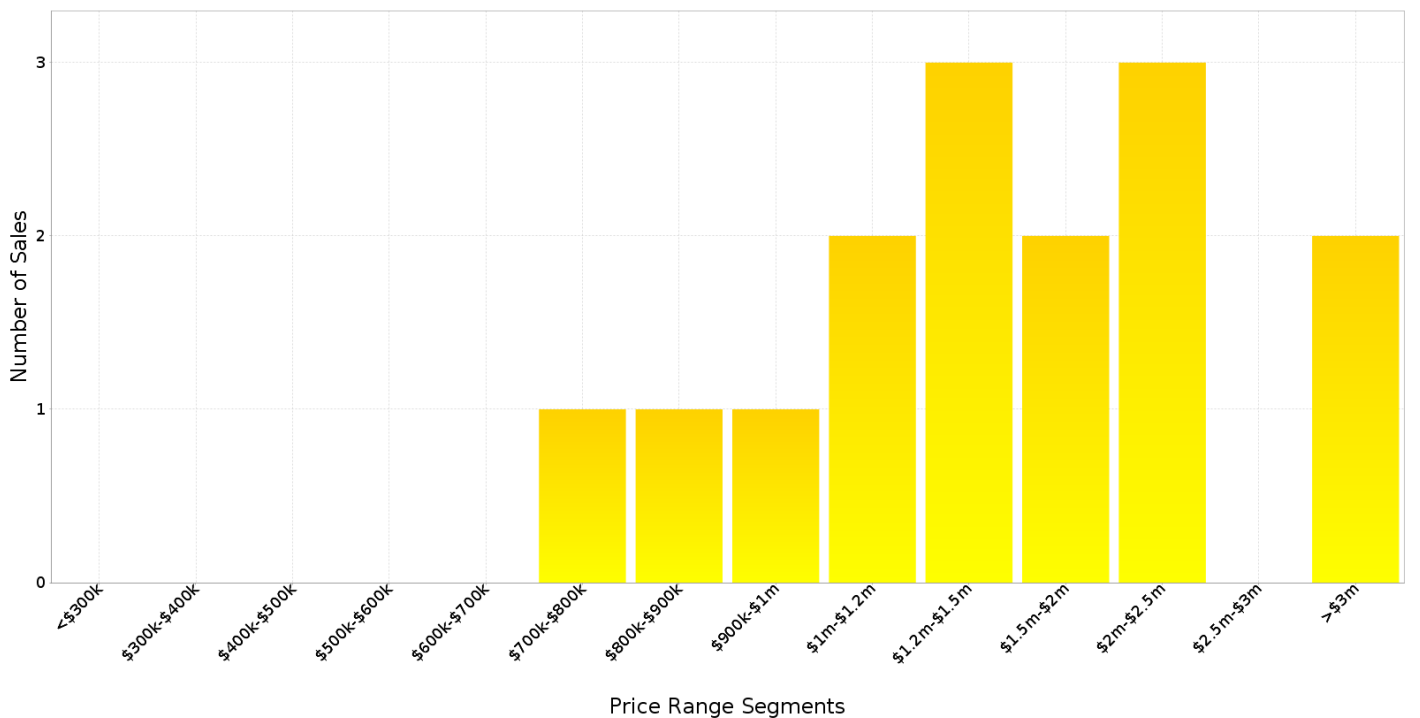
Based on 27 recorded House sales compared over the last two rolling 12 month periods



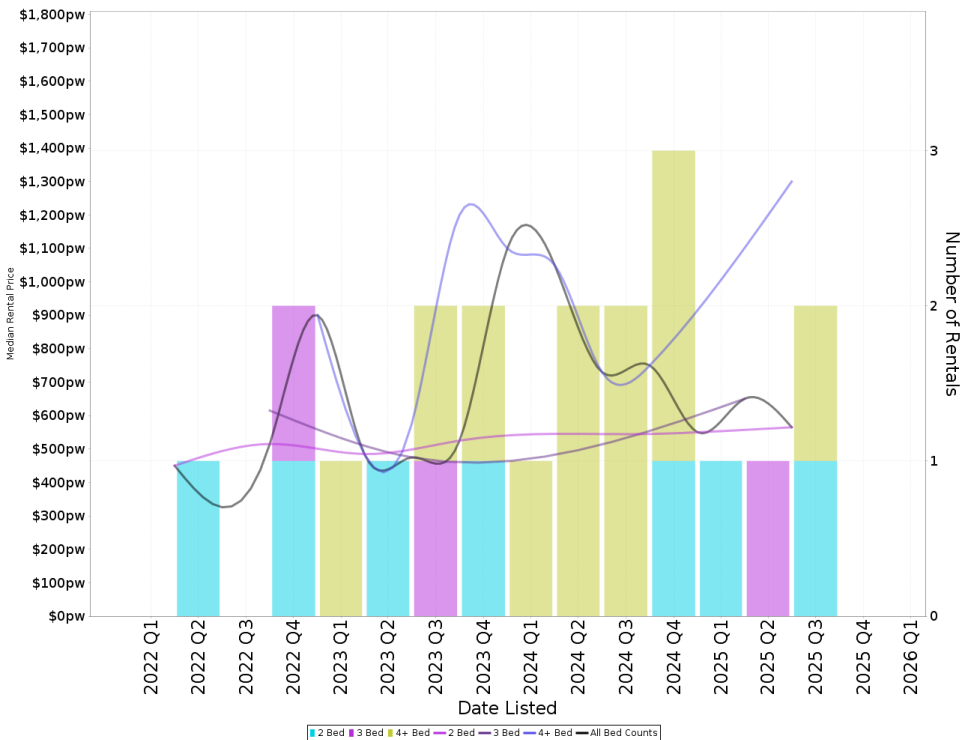
## SUTTON - Peak Selling Periods (3 years)



## SUTTON - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

+23.2%

Current Median Price: \$1,485,000  
Previous Median Price: \$1,205,000

Based on 27 registered House sales compared over the last two rolling 12 month periods.

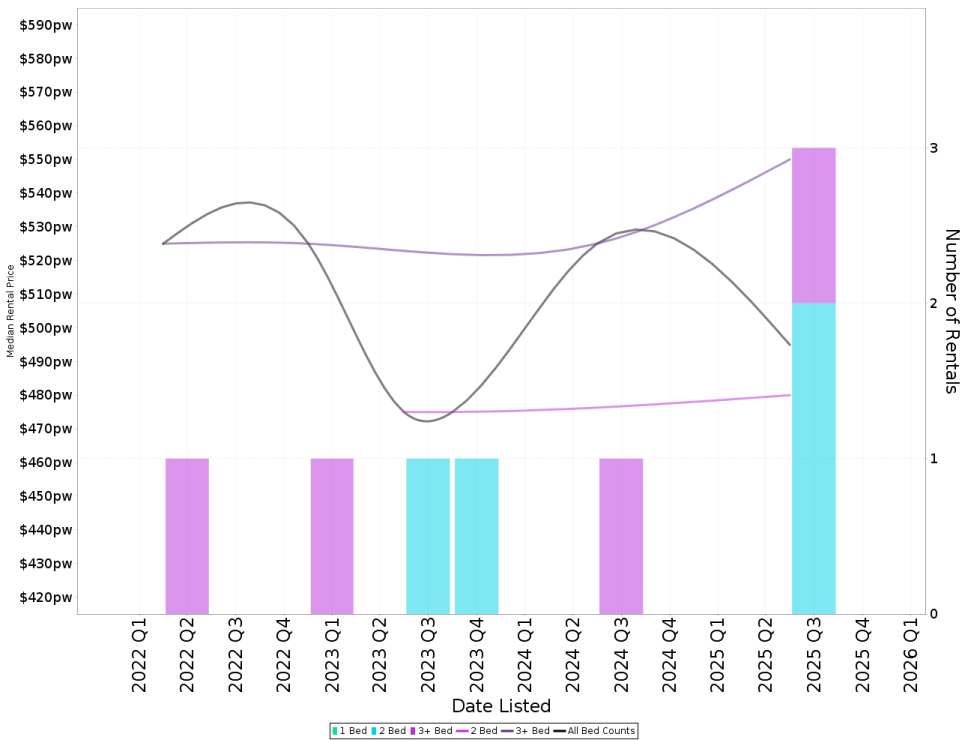
## Suburb Rental Yield

+2.0%

Current Median Price: \$1,485,000  
Current Median Rent: \$565

Based on 4 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

# \$1.49m

Based on 15 recorded House sales within the last 12 months (2025)

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

## Suburb Growth

# +23.2%

Current Median Price: \$1,485,000  
Previous Median Price: \$1,205,000

Based on 27 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 15

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

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

**8 QUARTZ ST**

**\$1,485,000**



**SOLD**  
Nov-2025  
42 Days

2,390 m<sup>2</sup> 4 2 3

**159 EAST TALLAGANDRA LANE**

**\$2,400,000**




**SOLD**  
Oct-2025  
31 Days

8 ha 4 2 2

**66 BYWONG ST**

**\$1,150,000**



**SOLD**  
Sep-2025  
N/A

1,366 m<sup>2</sup> 3 1 2

**1290 SUTTON RD**

**\$1,750,000**



**SOLD**  
Jul-2025  
57 Days

26.2 ha 3 3 4

# SUTTON - Properties For Rent

## Median Rental Price

**\$565 /w**

Based on 4 recorded House rentals within the last 12 months (2025)

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

## Rental Yield

**+2.0%**

Current Median Price: \$1,485,000  
Current Median Rent: \$565

Based on 15 recorded House sales and 4 House rentals compared over the last 12 months

## Number of Rentals

**4**

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

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

