

RayWhite.

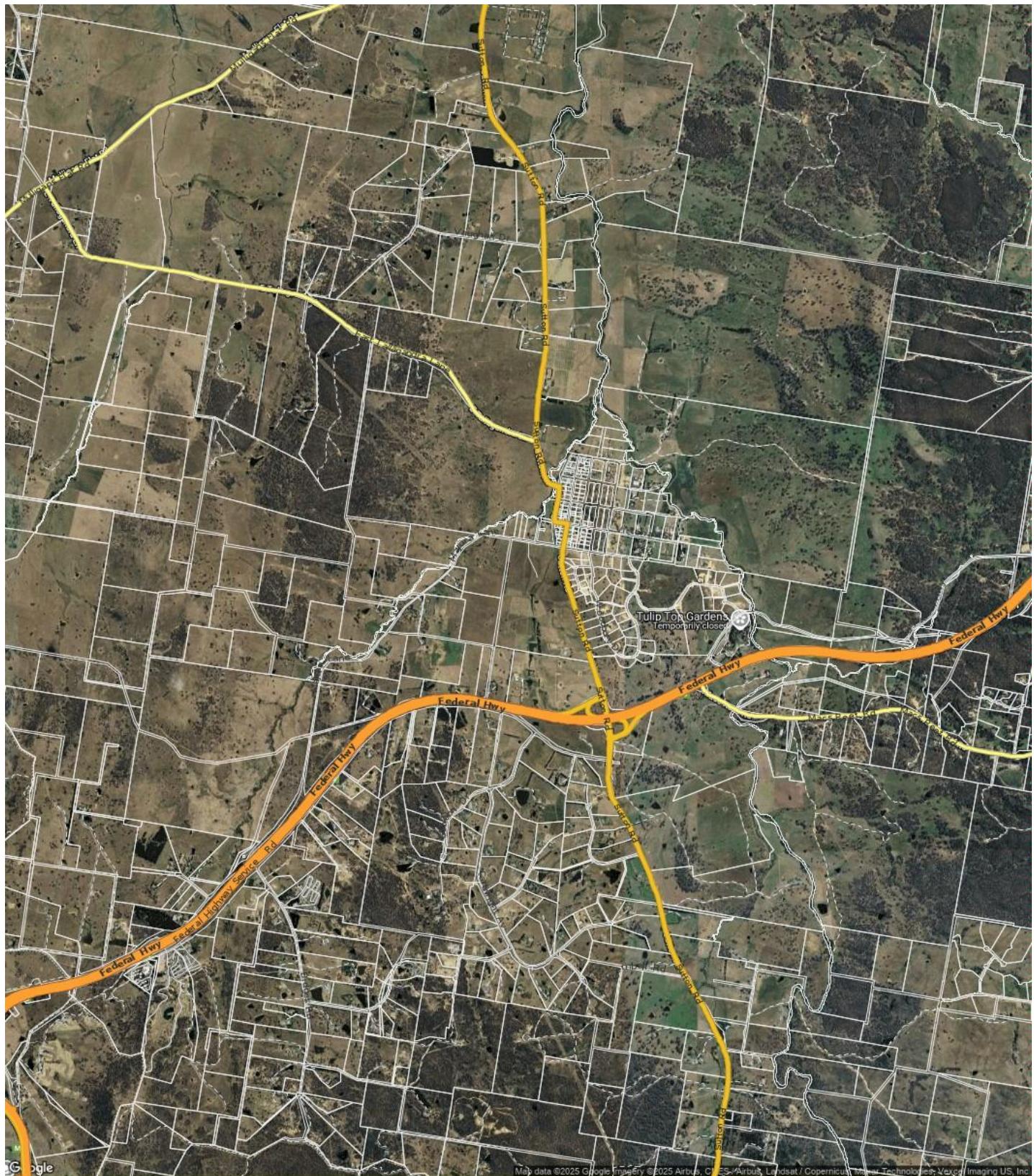
Suburb flyover report

SUTTON (HOUSE)

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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)

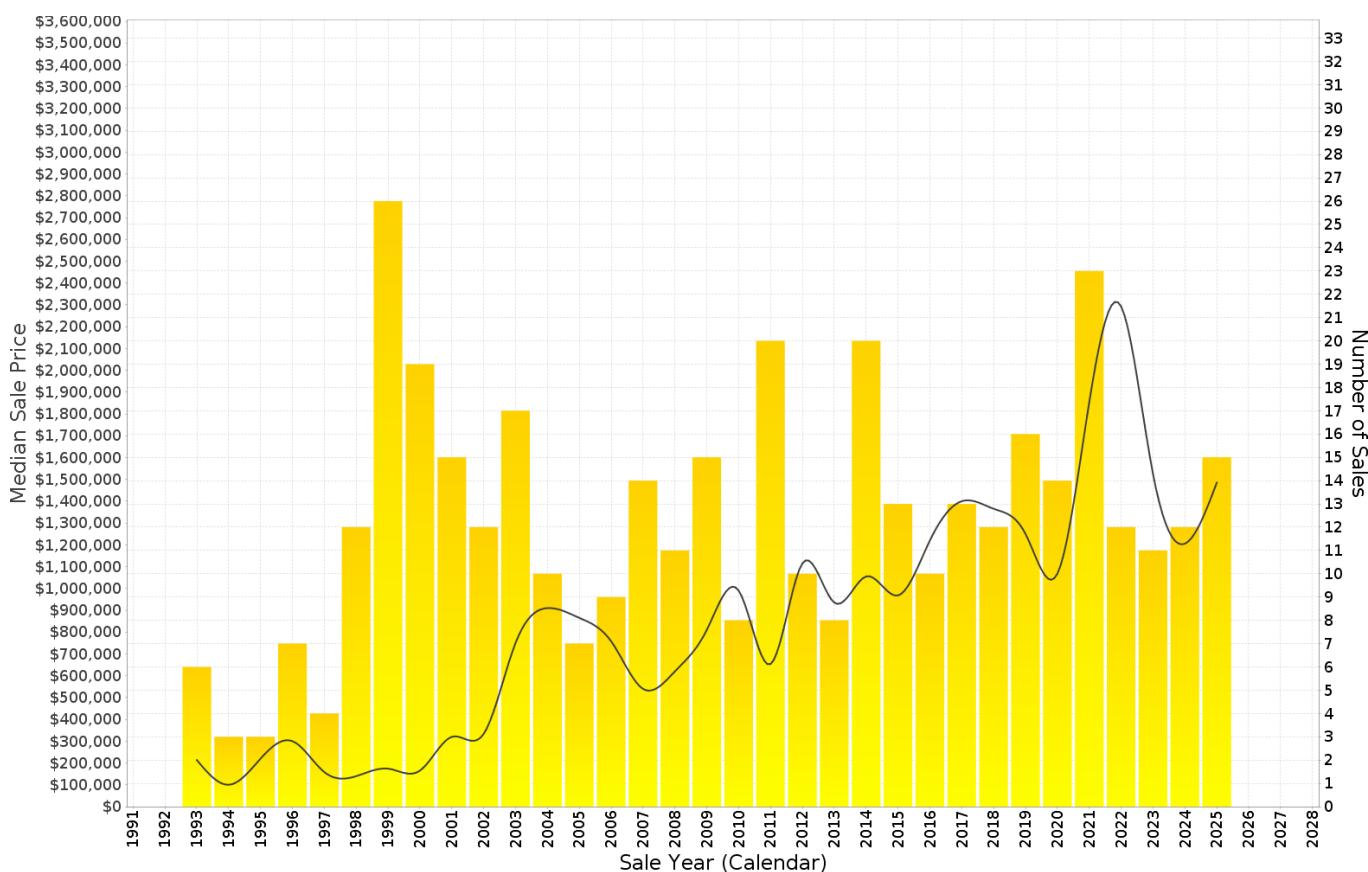
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

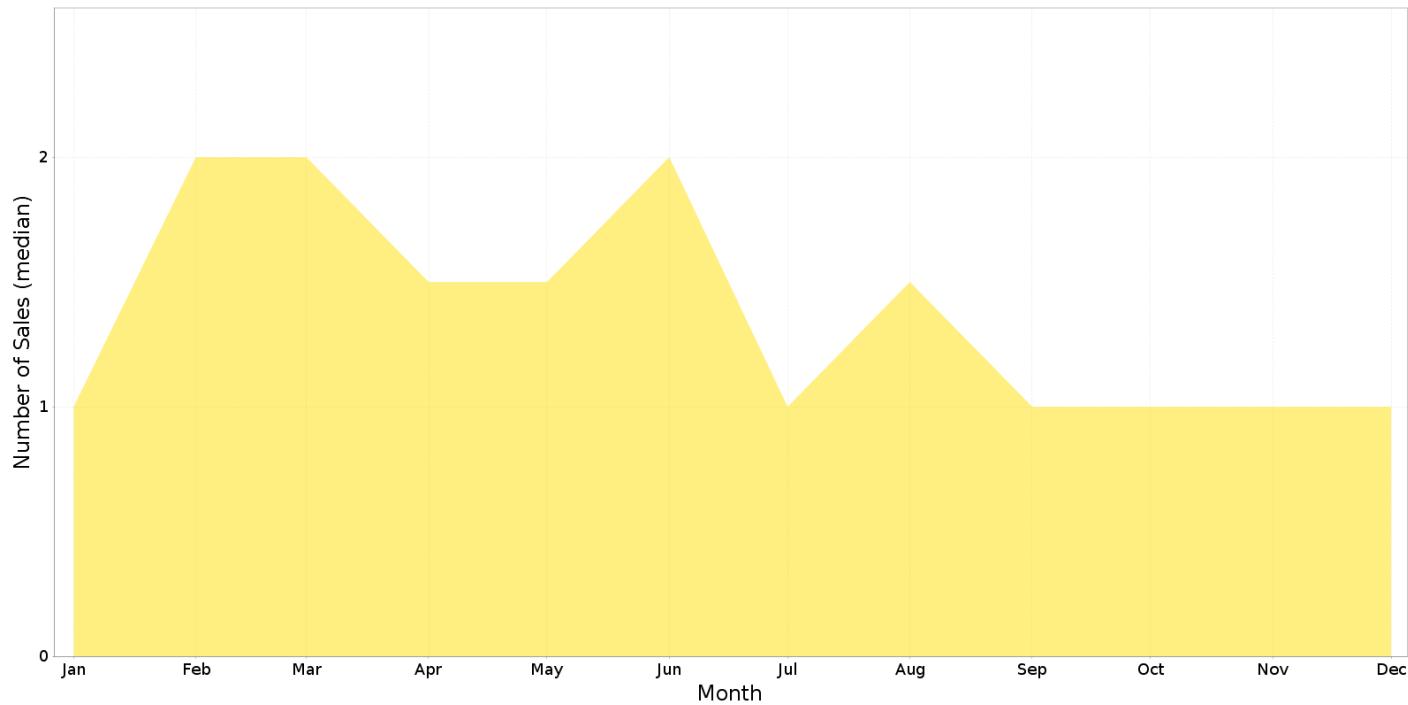
+23.2%

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

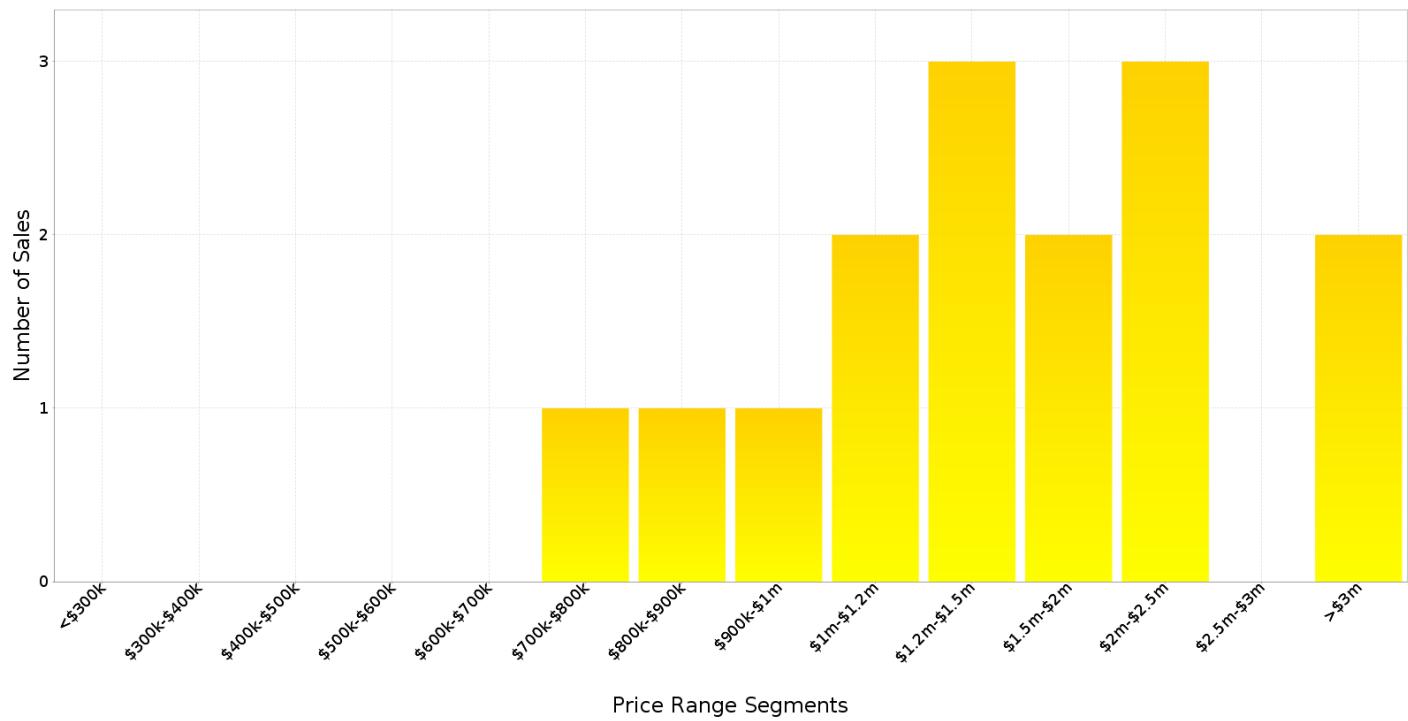
Based on 27 recorded House sales compared over the last two rolling 12 month periods



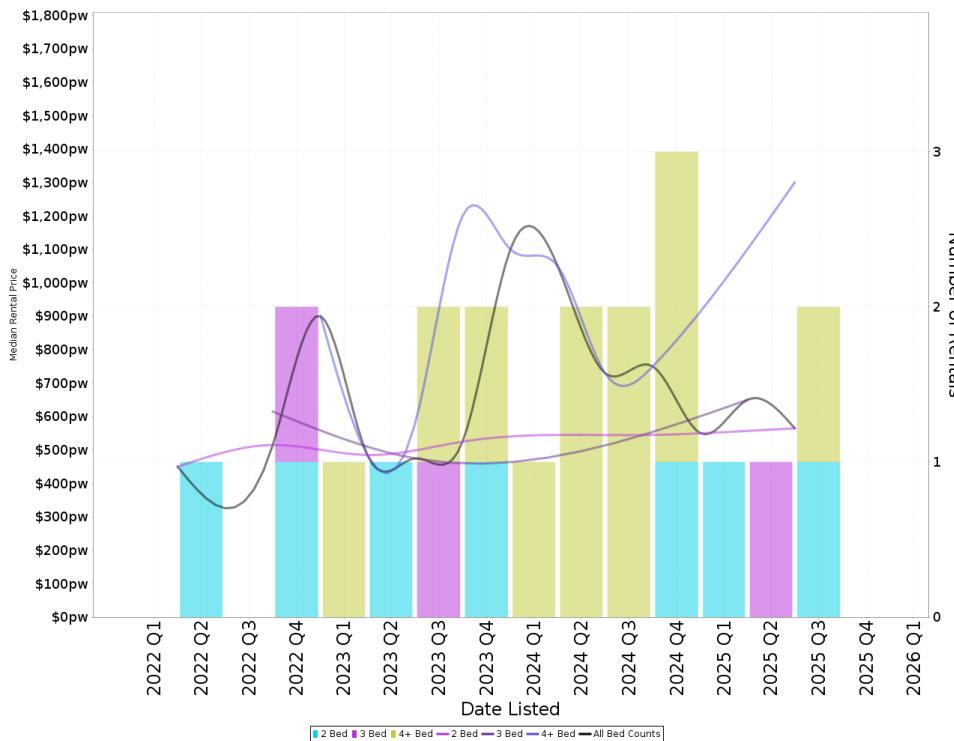
SUTTON - Peak Selling Periods (3 years)



SUTTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+23.2%

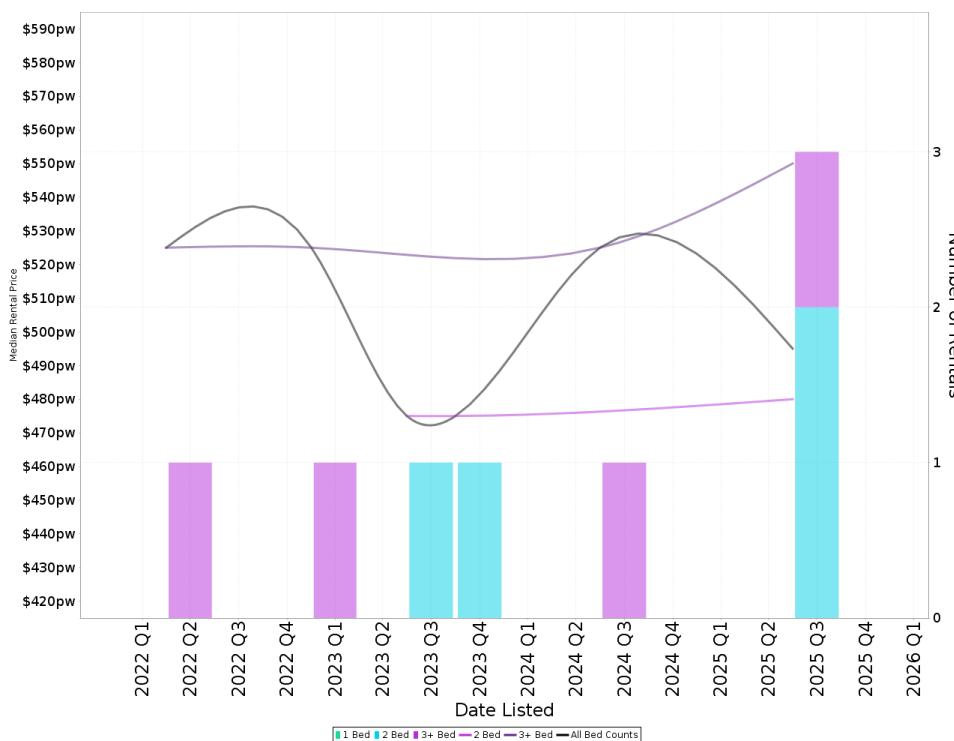
Current Median Price: \$1,485,000
Previous Median Price: \$1,205,000
Based on 27 registered House sales compared over the last two rolling 12 month periods.

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



2,390 m²

4 2 3

159 EAST TALLAGANDRA LANE

\$2,400,000



8 ha 4 2 2

66 BYWONG ST

\$1,150,000



1,366 m²

3 1 2

1290 SUTTON RD

\$1,750,000



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

