



## **Suburb Flyover Report**

**SEVENTEEN MILE ROCKS (HOUSE)**

PREPARED BY: SCOTT GEMMELL, LJ HOOKER PROPERTY CENTRE

# SEVENTEEN MILE ROCKS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	58	\$ 321,000	0.0 %	\$ 185,100	\$ 680,000
2005	53	\$ 325,000	1.2 %	\$ 232,000	\$ 660,000
2006	71	\$ 396,000	21.8 %	\$ 215,000	\$ 655,000
2007	92	\$ 485,000	22.5 %	\$ 230,000	\$ 1,170,000
2008	49	\$ 468,000	-3.5 %	\$ 295,000	\$ 880,000
2009	58	\$ 475,000	1.5 %	\$ 260,000	\$ 821,000
2010	45	\$ 549,500	15.7 %	\$ 390,000	\$ 945,000
2011	34	\$ 611,250	11.2 %	\$ 345,000	\$ 2,090,000
2012	45	\$ 575,000	-5.9 %	\$ 380,000	\$ 880,000
2013	56	\$ 519,500	-9.7 %	\$ 340,000	\$ 1,075,550
2014	55	\$ 580,000	11.6 %	\$ 270,000	\$ 940,000
2015	42	\$ 617,000	6.4 %	\$ 415,000	\$ 1,010,000
2016	39	\$ 715,000	15.9 %	\$ 362,000	\$ 2,600,000
2017	58	\$ 758,750	6.1 %	\$ 445,000	\$ 2,035,000
2018	41	\$ 630,000	-17.0 %	\$ 380,000	\$ 1,200,000
2019	37	\$ 640,000	1.6 %	\$ 415,000	\$ 1,170,000
2020	41	\$ 690,000	7.8 %	\$ 420,000	\$ 1,190,000
2021	52	\$ 751,000	8.8 %	\$ 480,000	\$ 1,740,000
2022	25	\$ 950,500	26.6 %	\$ 550,000	\$ 3,970,000

## Median Sale Price

# \$945k

Based on 52 recorded House sales within the last 12 months (Financial Year 2022)

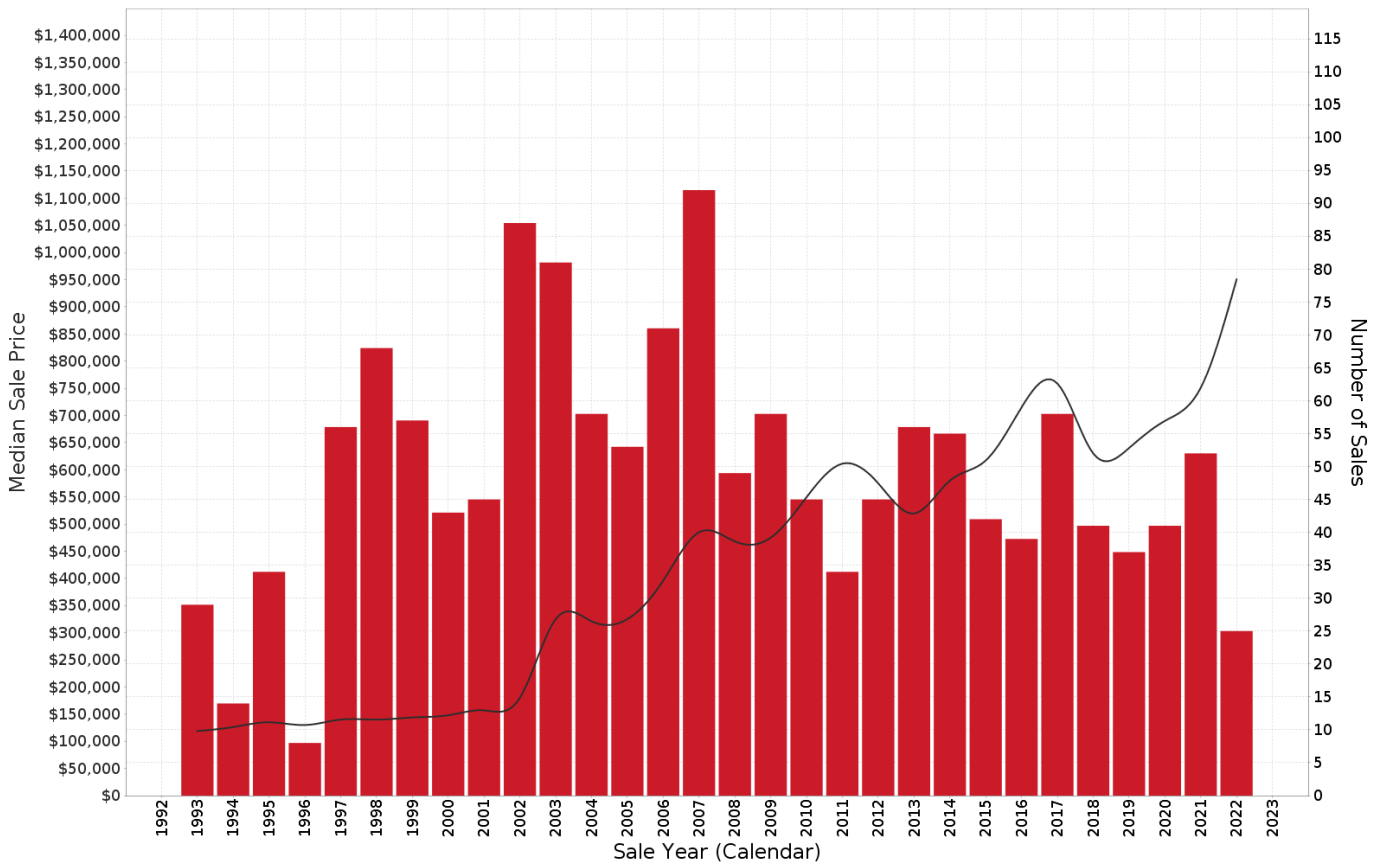
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

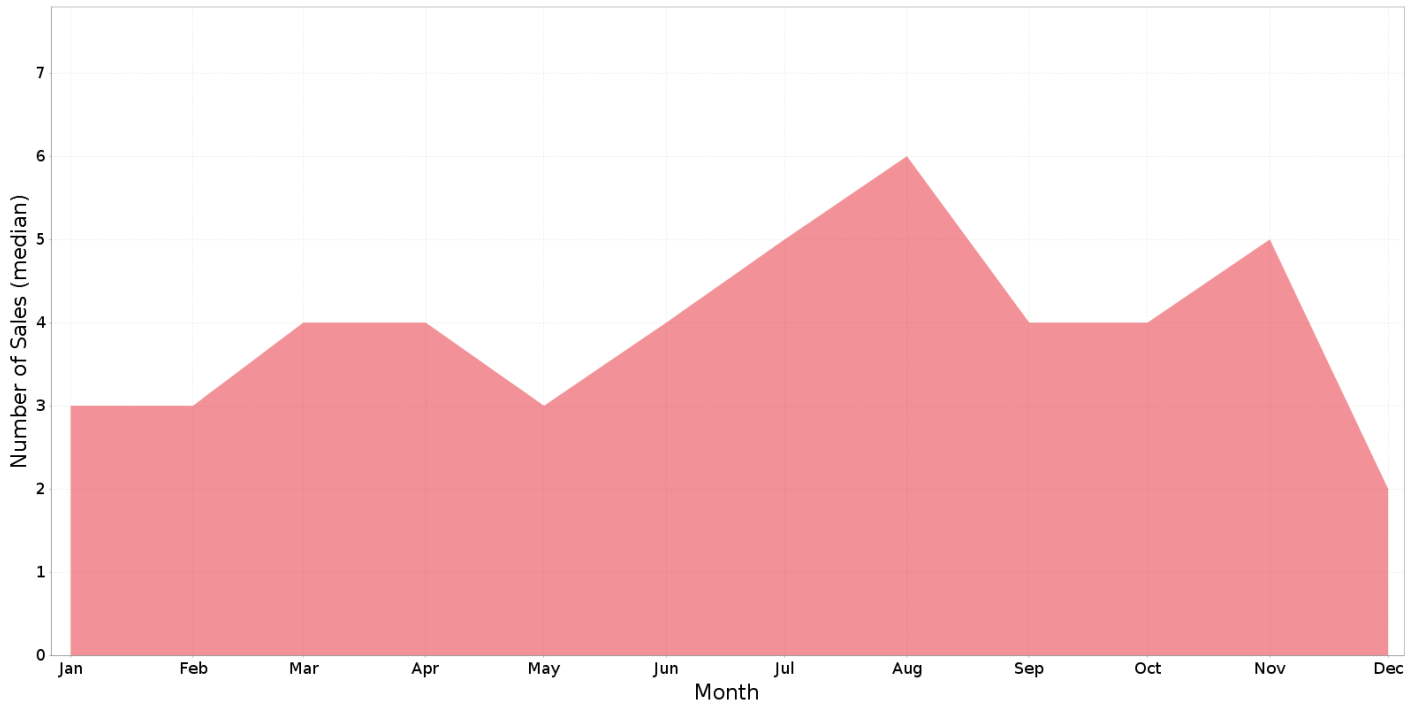
# +41.0%

Current Median Price: \$945,000  
Previous Median Price: \$670,000

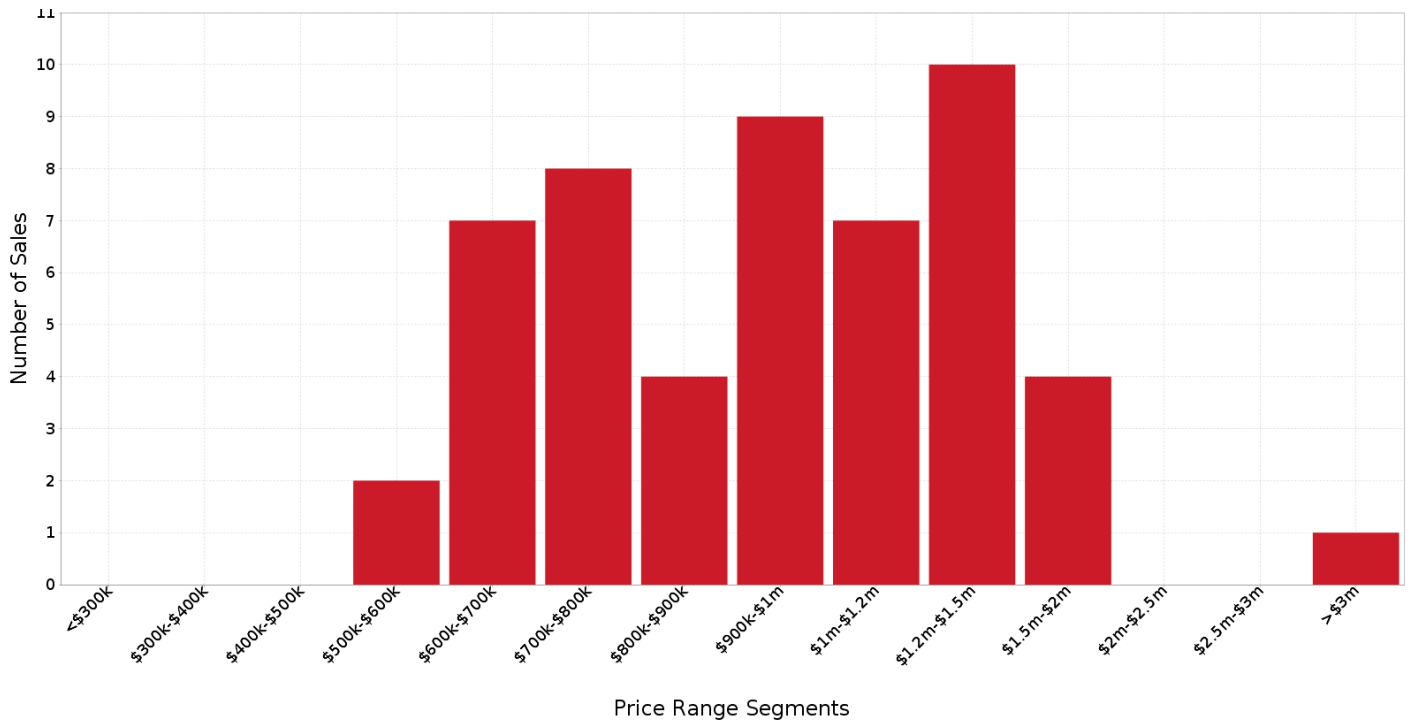
Based on 101 recorded House sales compared over the last two rolling 12 month periods



## SEVENTEEN MILE ROCKS - Peak Selling Periods (3 years)

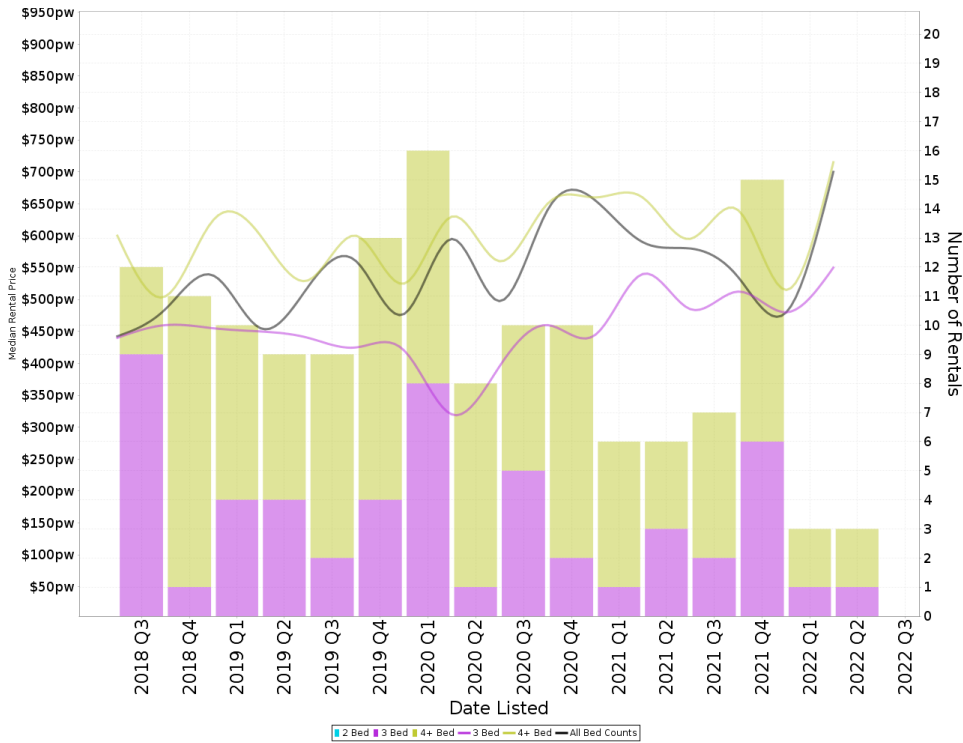


## SEVENTEEN MILE ROCKS - Price Range Segments (12)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+41.0%**

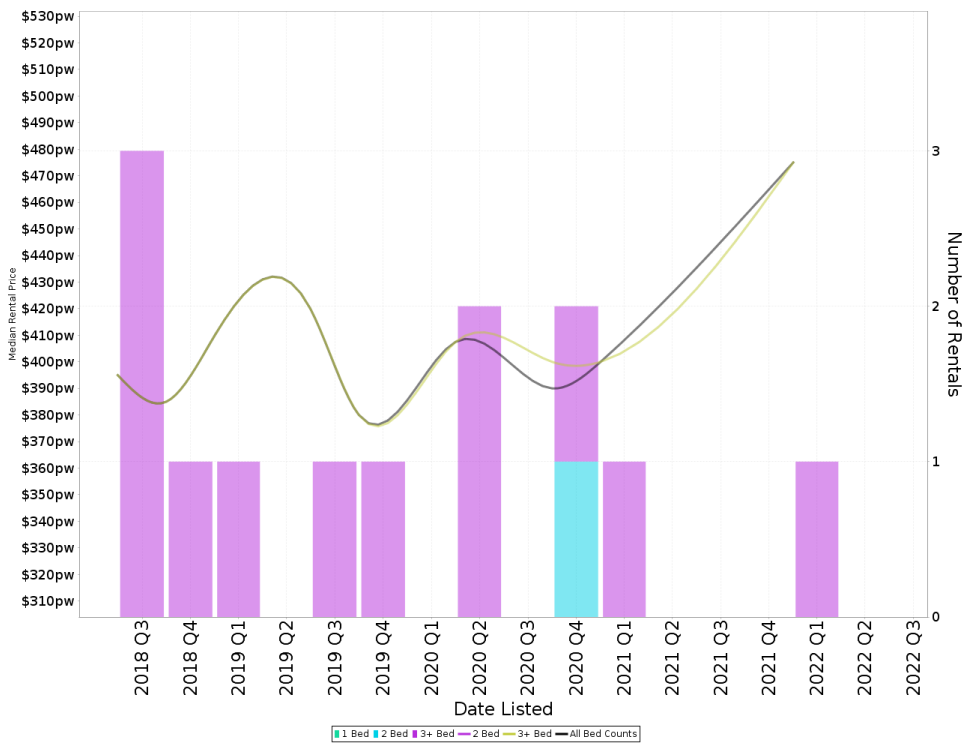
Current Median Price: \$945,000  
Previous Median Price: \$670,000  
Based on 101 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.6%**

Current Median Price: \$945,000  
Current Median Rent: \$468  
Based on 42 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+23.8%**

Current Median Price: \$500,000  
Previous Median Price: \$404,000  
Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$500,000  
Current Median Rent: \$395  
Based on 5 registered Unit rentals compared over the last 12 months.

# SEVENTEEN MILE ROCKS - Recently Sold Properties

Median Sale Price

**\$945k**

Based on 52 recorded House sales within the last 12 months (Financial Year 2022)

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

Suburb Growth

**+41.0%**

Current Median Price: \$945,000  
Previous Median Price: \$670,000

Based on 101 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**52**

Based on recorded House sales within the 12 months (Financial Year 2022)

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

**4 SAFFRON PL**

**\$1,140,000**

Jul 2022  
N/A

672 m<sup>2</sup> 4 3 2

**10 CASUARINA ST**

**\$1,800,000**

Jun 2022  
198 Days

1,118 m<sup>2</sup> 5 3 2

**125 EDENBROOKE DR**

**\$1,380,000**

Jun 2022  
N/A

586 m<sup>2</sup> 5 2 2

**19 DELAPINE PL**

**\$798,000**

Jun 2022  
7 Days

700 m<sup>2</sup> 3 1 4

**27 CARLYLE ST**

**\$660,000**

Jun 2022  
36 Days

405 m<sup>2</sup> 3 1 1

**52 MOLESWORTH ST**

**\$760,000**

May 2022  
26 Days

572 m<sup>2</sup> 3 2 2

**453 SEVENTEEN MILE ROCKS RD**

**\$550,000**

May 2022

506 m<sup>2</sup> 3 1 1

**20 HOUNSLOW WAY**

**\$860,000**

May 2022  
22 Days

450 m<sup>2</sup> 3 2 2

**155 EDENBROOKE DR**

**\$1,310,000**

May 2022  
10 Days

575 m<sup>2</sup> 4 2 2



**6 BEAUCHAMP ST**

**\$825,000**

May 2022  
10 Days

450 m<sup>2</sup> 4 2 2

**40 GOODENIA CRES**

**\$1,506,000**

Apr 2022  
12 Days

629 m<sup>2</sup> 5 2 2

**4 SURVEYOR ST**

**\$815,000**

Apr 2022  
13 Days

597 m<sup>2</sup> 3 1 1

**4 HOUNSLOW WAY**

**\$975,000**

Apr 2022  
8 Days

451 m<sup>2</sup> 4 2 2

**10 SKIRMISH ST**

**\$600,000**

Apr 2022  
N/A

647 m<sup>2</sup> 4 1 2

**8 GORDON CRCT**

**\$1,275,000**

Mar 2022  
131 Days

927 m<sup>2</sup> 6 4 3

**28 JENNIFER ST**

**\$3,970,000**

May 2022  
N/A

8,081 m<sup>2</sup> - - 84

**83 FREMONT ST**

**\$906,000**

Mar 2022  
N/A

800 m<sup>2</sup> 3 2 4

**9 HARRIS PL**

**\$800,000**

Mar 2022  
8 Days

469 m<sup>2</sup> 3 2 2

# SEVENTEEN MILE ROCKS - Properties For Rent

Median Rental Price

**\$468 /w**

Based on 42 recorded House rentals within the last 12 months (Financial Year 2022)

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

Rental Yield

**+2.6%**

Current Median Price: \$945,000  
Current Median Rent: \$468

Based on 52 recorded House sales and 42 House rentals compared over the last 12 months

Number of Rentals

**42**

Based on recorded House rentals within the last 12 months (Financial Year 2022)

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

**41 VENERABLE STREET**

**\$650 Weekly**

**13 Casuarina Street**

**\$960 p/w**

**10 SKIRMISH STREET**

**\$580**

**27 BROOKESIDE CRESCENT**

**\$890**