



## **Suburb Flyover Report**

**WESTLAKE (HOUSE)**

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# WESTLAKE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	89	\$ 445,000	0.0 %	\$ 249,000	\$ 1,825,000
2005	81	\$ 430,000	-3.4 %	\$ 290,000	\$ 1,175,000
2006	86	\$ 455,000	5.8 %	\$ 295,000	\$ 1,510,000
2007	130	\$ 515,000	13.2 %	\$ 345,000	\$ 2,260,500
2008	67	\$ 585,000	13.6 %	\$ 370,000	\$ 1,540,000
2009	94	\$ 565,000	-3.4 %	\$ 380,000	\$ 2,200,000
2010	83	\$ 630,000	11.5 %	\$ 380,100	\$ 2,165,000
2011	48	\$ 577,500	-8.3 %	\$ 415,000	\$ 1,660,000
2012	59	\$ 576,000	-0.3 %	\$ 356,500	\$ 1,150,000
2013	66	\$ 623,500	8.2 %	\$ 380,000	\$ 1,700,000
2014	89	\$ 630,000	1.0 %	\$ 370,000	\$ 2,300,000
2015	69	\$ 657,500	4.4 %	\$ 345,000	\$ 1,320,000
2016	61	\$ 693,000	5.4 %	\$ 440,000	\$ 1,700,000
2017	76	\$ 740,000	6.8 %	\$ 100,000	\$ 1,825,000
2018	68	\$ 733,000	-0.9 %	\$ 440,000	\$ 1,900,000
2019	71	\$ 732,500	-0.1 %	\$ 460,000	\$ 3,075,000
2020	60	\$ 760,000	3.8 %	\$ 505,777	\$ 1,600,000
2021	77	\$ 935,000	23.0 %	\$ 450,000	\$ 3,330,000
2022	26	\$ 1,165,000	24.6 %	\$ 625,000	\$ 2,300,000

## Median Sale Price

# \$1.06m

Based on 68 recorded House sales within the last 12 months (Financial Year 2022)

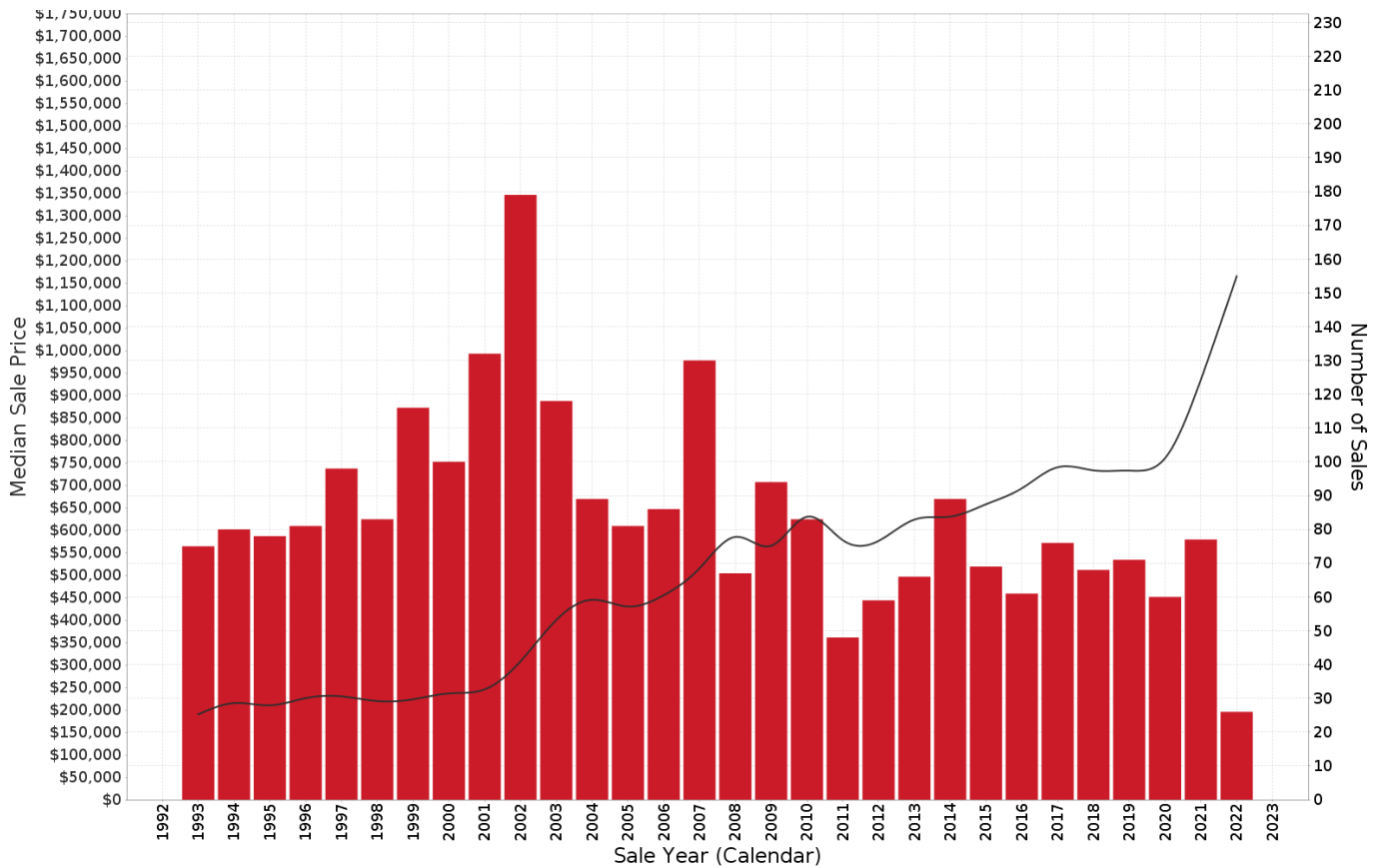
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

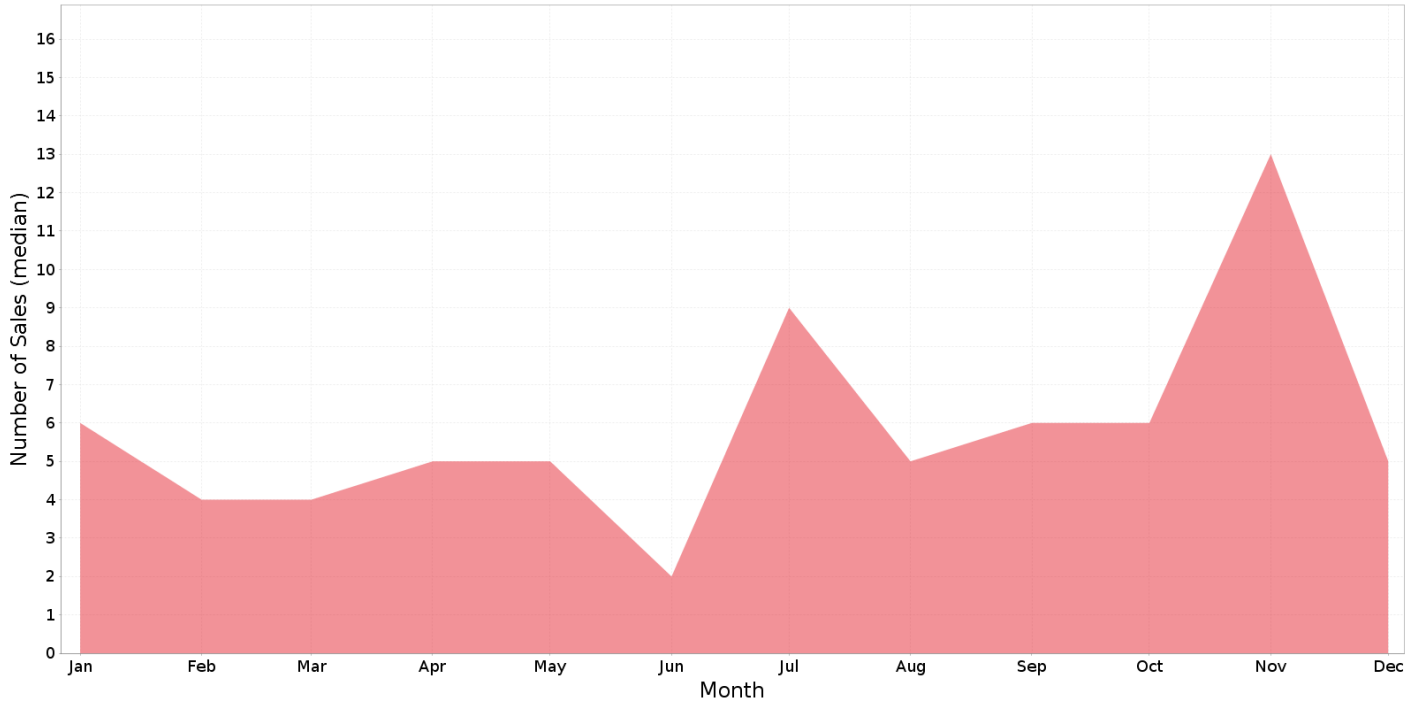
# +30.5%

Current Median Price: \$1,062,500  
Previous Median Price: \$814,000

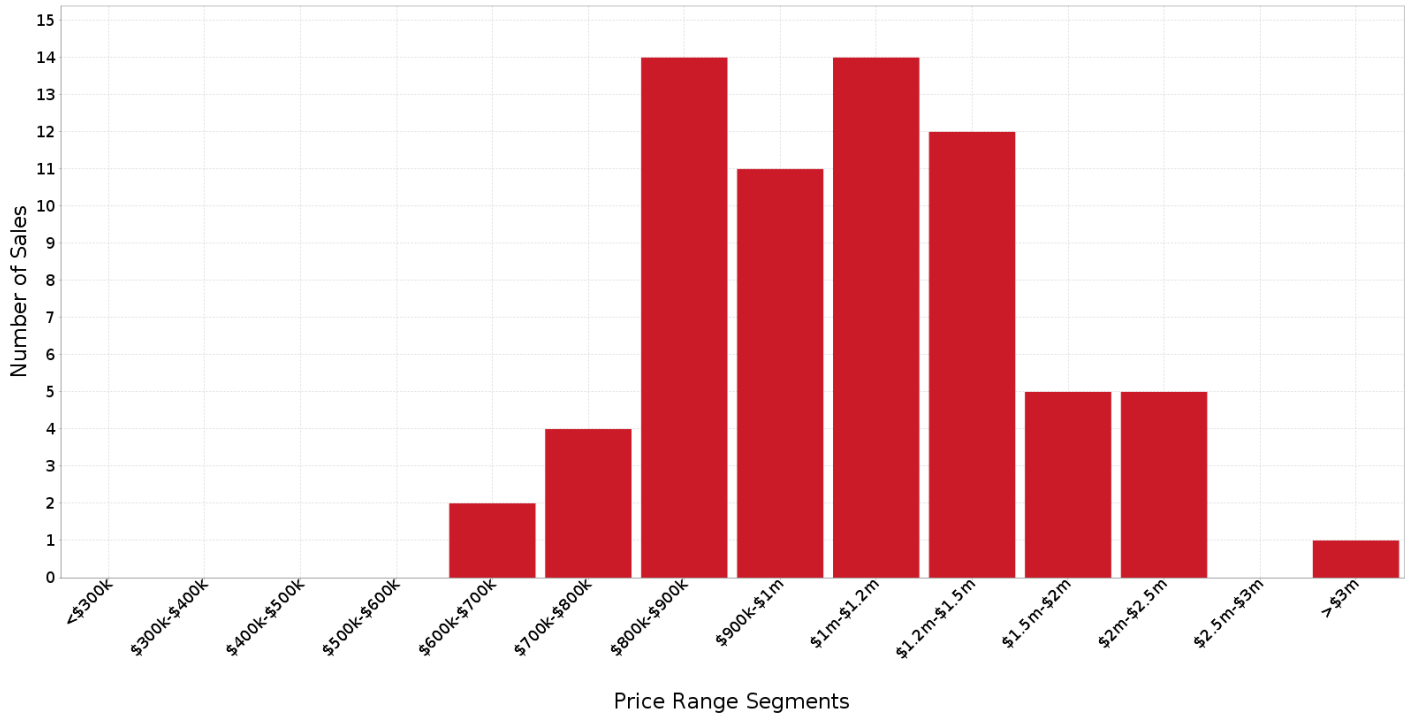
Based on 137 recorded House sales compared over the last two rolling 12 month periods



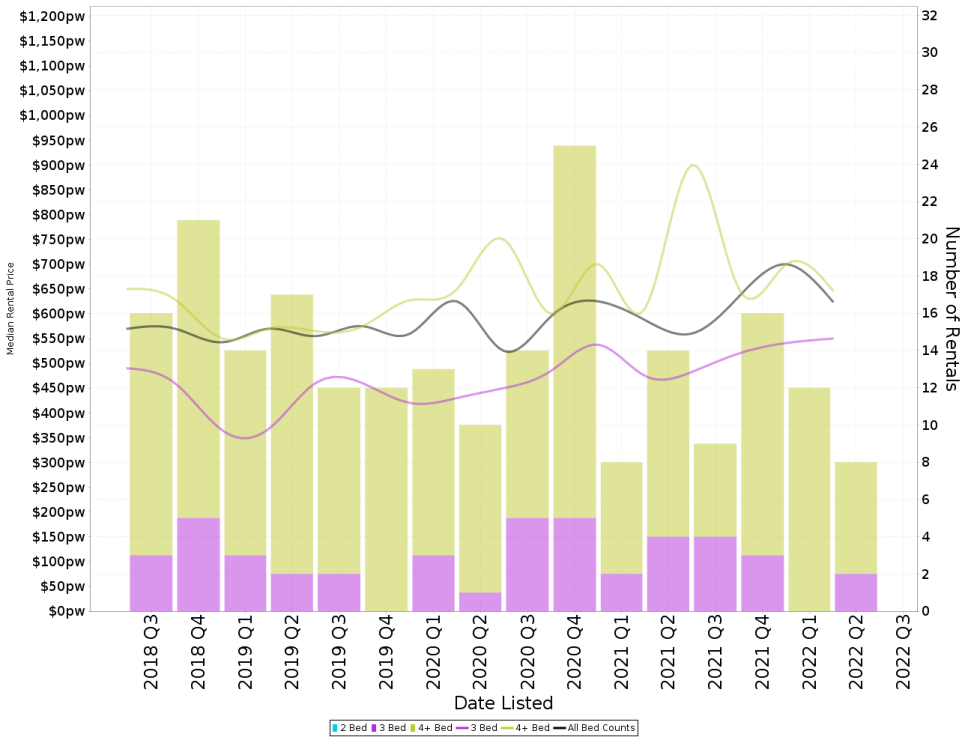
## WESTLAKE - Peak Selling Periods (3 years)



## WESTLAKE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+30.5%**

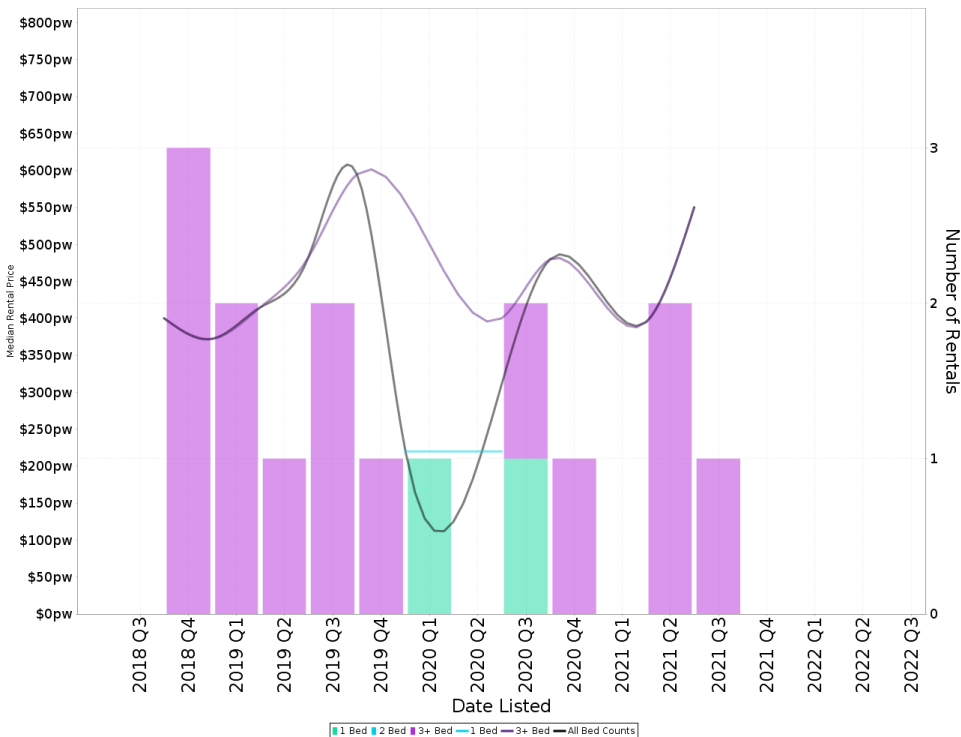
Current Median Price: \$1,062,500  
Previous Median Price: \$814,000  
Based on 137 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.7%**

Current Median Price: \$1,062,500  
Current Median Rent: \$560  
Based on 68 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.3%**

Current Median Price: \$469,250  
Previous Median Price: \$485,300  
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$469,250  
Current Median Rent: \$390  
Based on 6 registered Unit rentals compared over the last 12 months.

# WESTLAKE - Recently Sold Properties

Median Sale Price

**\$1.06m**

Based on 68 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

**+30.5%**

Current Median Price: \$1,062,500  
Previous Median Price: \$814,000

Based on 137 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**68**

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

**241 WESTLAKE DR**

**\$1,800,000**

Sold Jun 2022, 33 Days

1,138 m<sup>2</sup> 4 2 3

**6 TABOR ST**

**\$742,500**

Sold Jun 2022, 11 Days

615 m<sup>2</sup> 3 2 2

**41 TARRABOOL ST**

**\$1,248,888**

Sold May 2022, 17 Days

716 m<sup>2</sup> 4 2 2

**20 PENONG ST**

**\$1,182,500**

Sold May 2022, 23 Days

776 m<sup>2</sup> 5 2 2

**23 CLUTHA ST**

**\$1,330,000**

Sold May 2022, 6 Days

876 m<sup>2</sup> 4 2 2

**58 PENONG ST**

**\$855,000**

Sold May 2022, 18 Days

735 m<sup>2</sup> 3 3 2

**5 CALLABONNA ST**

**\$865,600**

Sold May 2022, 8 Days

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

**348 WESTLAKE DR**

**\$1,410,000**

Sold Apr 2022, 7 Days

739 m<sup>2</sup> 5 3 2

**183 WESTLAKE DR**

**\$2,275,000**

Sold Apr 2022, 23 Days

2,314 m<sup>2</sup> 4 3 3

**17 BALLARD PL**

**\$960,101**

**SOLD**  
Apr 2022  
10 Days

668 m<sup>2</sup> 4 2 2

**21 NEWELL PL**

**\$1,275,000**

**SOLD**  
Apr 2022  
N/A

829 m<sup>2</sup> 5 2 2

**145 WENDOUREE CRES**

**\$1,150,000**

**SOLD**  
Apr 2022  
20 Days

670 m<sup>2</sup> 5 3 2

Flats by lines inclusive only

**37 CARNEGIE ST**

**\$2,300,000**

**SOLD**  
Mar 2022  
4 Days

1,128 m<sup>2</sup> 4 3 3

**15 WENDOUREE CRES**

**\$2,100,000**

**SOLD**  
Mar 2022  
90 Days

1,131 m<sup>2</sup> 5 3 2

**19 TARRABOOL ST**

**\$1,210,888**

**SOLD**  
Mar 2022  
13 Days

739 m<sup>2</sup> 4 2 2

**8 AVINIA PL**

**\$1,100,000**

**SOLD**  
Mar 2022  
8 Days

807 m<sup>2</sup> 3 2 2

**5 KADGO PL**

**\$910,000**

**SOLD**  
Feb 2022  
5 Days

740 m<sup>2</sup> 3 2 2

# WESTLAKE - Properties For Rent

Median Rental Price

**\$560 /w**

Based on 68 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

**+2.7%**

Current Median Price: \$1,062,500  
Current Median Rent: \$560

Based on 68 recorded House sales and 68 House rentals compared over the last 12 months

Number of Rentals

**68**

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

**1/241 HORIZON DRIVE**

**\$650**

Aug 2022 7 Days

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

**57 CARNEGIE STREET**

**\$950 Weekly**

Aug 2022 10 Days

1,427 m<sup>2</sup> 4 2 2

**45 BALATON STREET**

**\$750 weekly**

Aug 2022 15 Days

551 m<sup>2</sup> 4 2 2

**46 ZAMBESI STREET**

**\$850 p/w**

Aug 2022 22 Days

764 m<sup>2</sup> 4 2 2

**62 SEABROOK CIRCUIT**

**\$670 weekly**

Aug 2022 24 Days

480 m<sup>2</sup> 4 2 2

**57 CARNEGIE STREET**

**\$950 Weekly**

Aug 2022 28 Days

1,427 m<sup>2</sup> 4 2 2

**32 NEWELL PLACE**

**\$1100 Weekly**

Apr 2022 137 Days

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