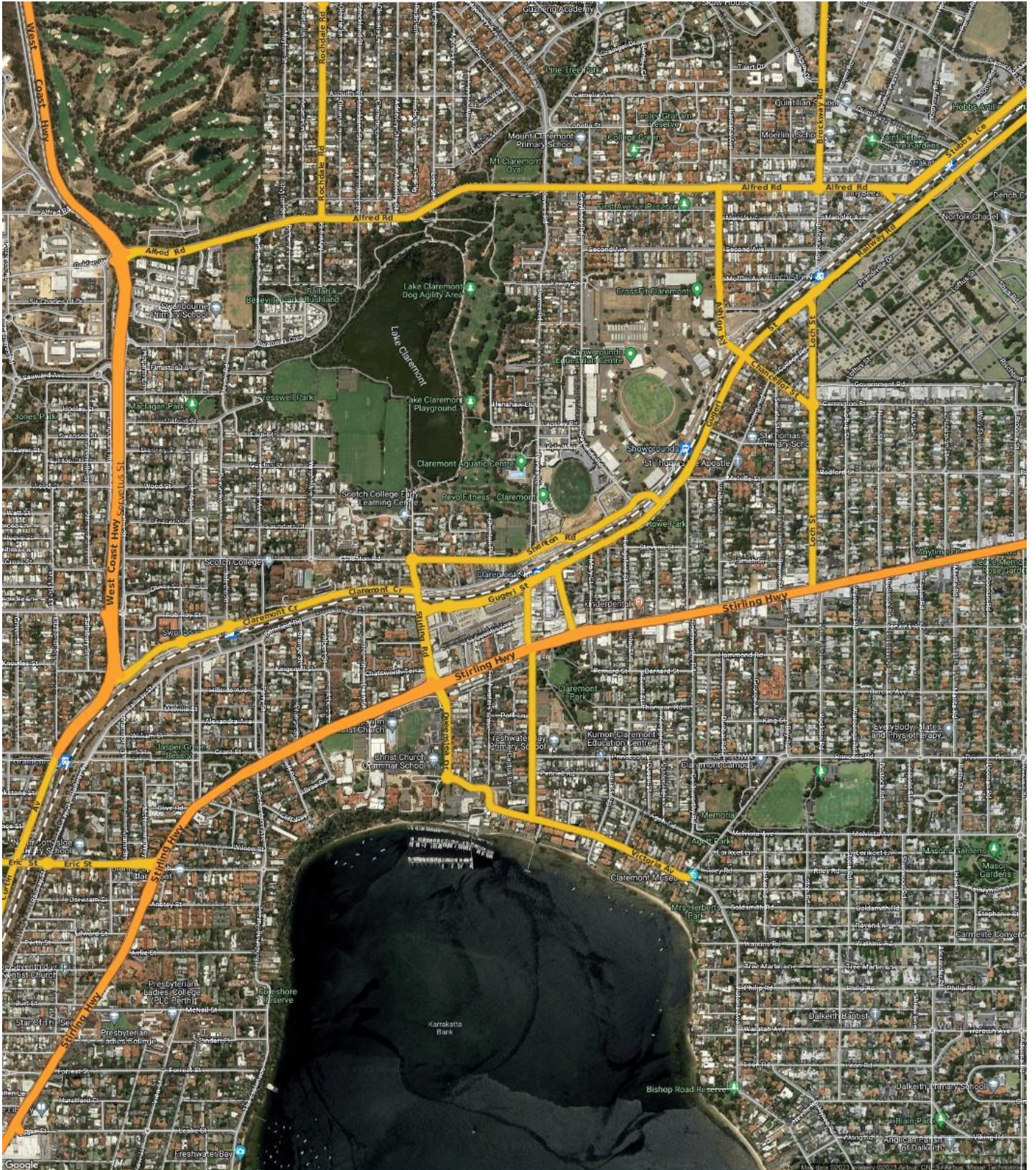


# **SUBURB FLYOVER REPORT**

CLAREMONT (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

# CLAREMONT - Suburb Map



# CLAREMONT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	135	\$ 880,000	0.0 %	\$ 45,000	\$ 8,850,000
2006	102	\$ 1,043,500	18.6 %	\$ 50,000	\$ 15,000,000
2007	136	\$ 1,367,500	31.0 %	\$ 650,000	\$ 23,000,000
2008	59	\$ 1,330,000	-2.7 %	\$ 695,000	\$ 10,250,000
2009	107	\$ 1,335,000	0.4 %	\$ 17,000	\$ 9,500,000
2010	70	\$ 1,327,500	-0.6 %	\$ 400,000	\$ 3,950,000
2011	81	\$ 1,300,000	-2.1 %	\$ 246,666	\$ 7,250,000
2012	94	\$ 1,300,000	0.0 %	\$ 580,000	\$ 7,150,000
2013	107	\$ 1,415,000	8.8 %	\$ 690,000	\$ 7,000,000
2014	120	\$ 1,387,500	-1.9 %	\$ 10,850	\$ 3,485,000
2015	95	\$ 1,375,000	-0.9 %	\$ 99,943	\$ 5,000,000
2016	105	\$ 1,300,000	-5.5 %	\$ 400,000	\$ 7,500,000
2017	93	\$ 1,300,000	0.0 %	\$ 640,000	\$ 6,500,000
2018	119	\$ 1,570,000	20.8 %	\$ 18,000	\$ 8,300,000
2019	100	\$ 1,240,000	-21.0 %	\$ 250,000	\$ 8,050,000
2020	109	\$ 1,500,000	21.0 %	\$ 50,000	\$ 5,300,000
2021	97	\$ 1,934,000	28.9 %	\$ 254,000	\$ 5,408,000
2022	96	\$ 1,800,000	-6.9 %	\$ 500,000	\$ 5,870,000
2023	51	\$ 1,790,000	-0.6 %	\$ 80,000	\$ 3,500,000

**Median Sale Price**  
**\$1.79m**

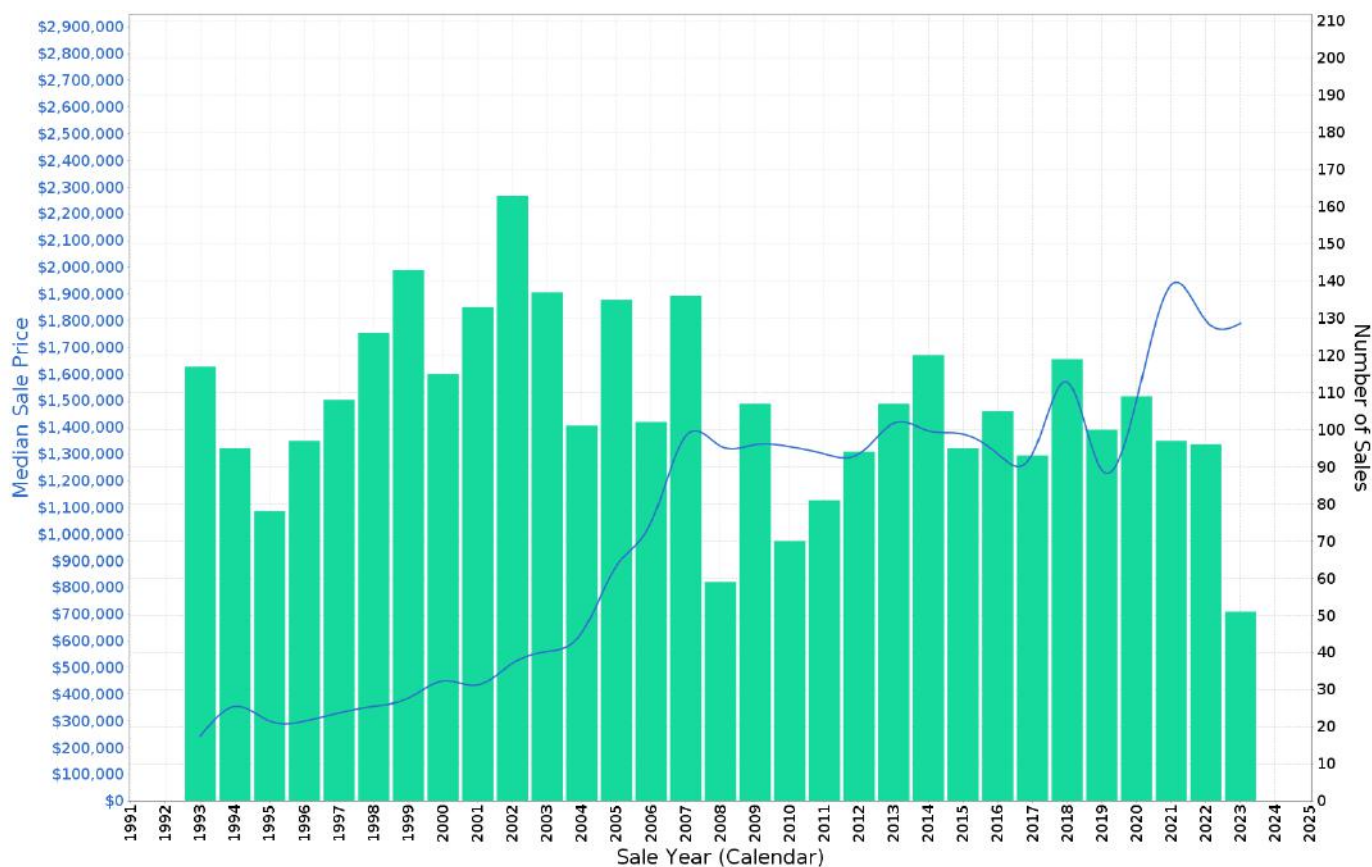
Based on 102 recorded House sales within the last 12 months (Financial Year 2023)

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

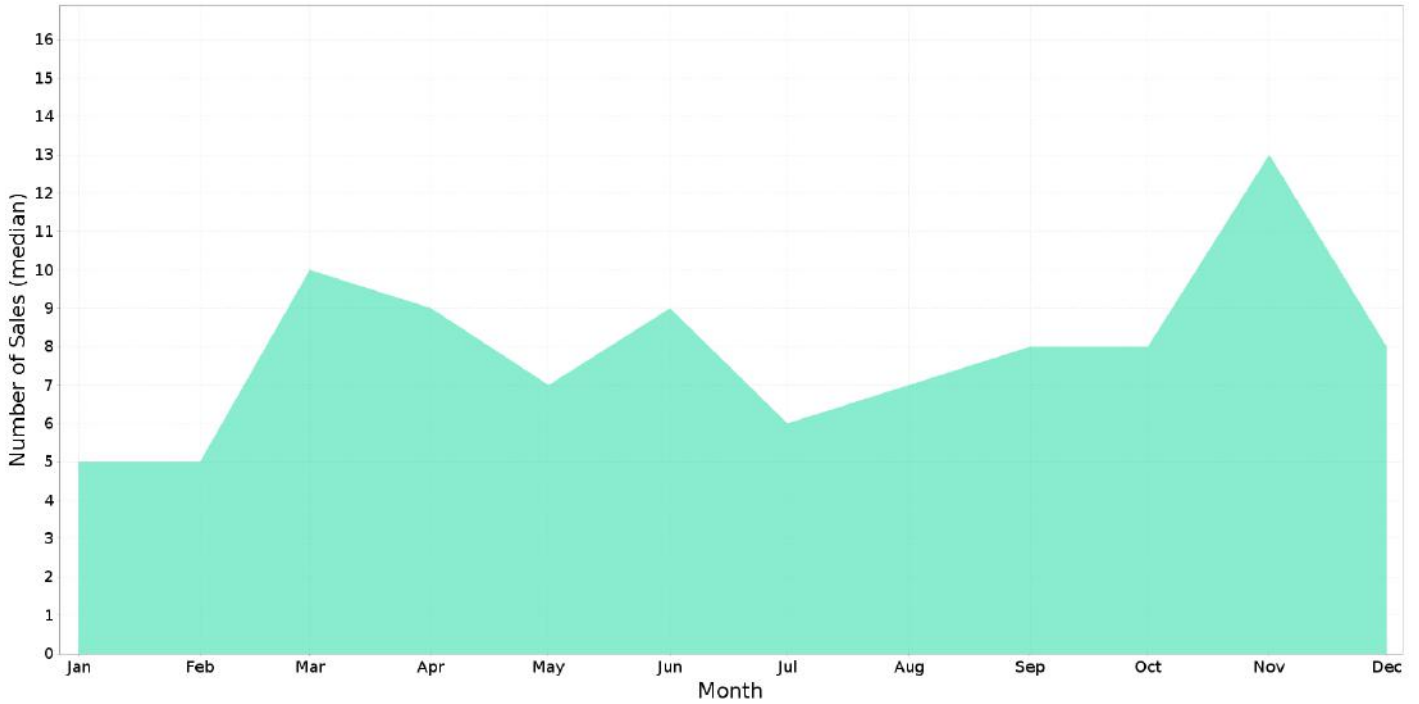
**Suburb Growth**  
**-3.0%**

Current Median Price: \$1,795,000  
Previous Median Price: \$1,850,000

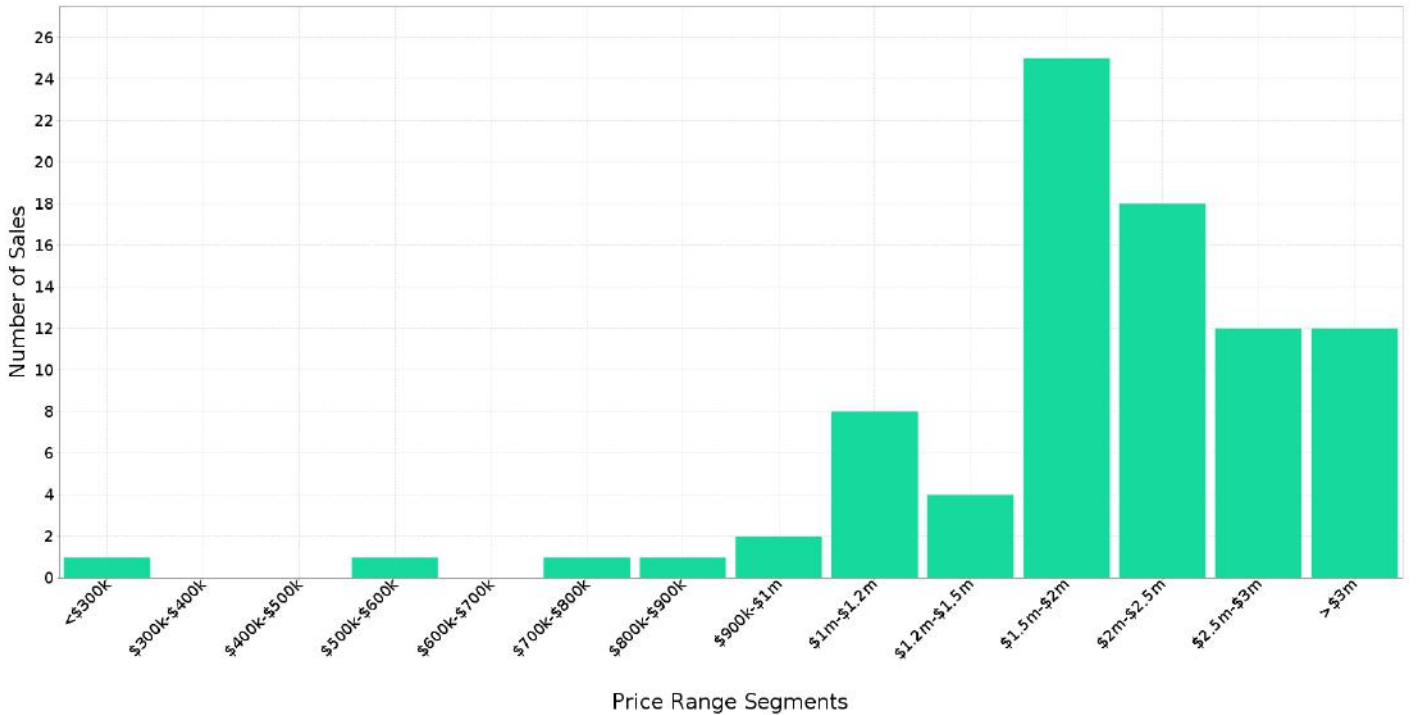
Based on 197 recorded House sales compared over the last two rolling 12 month periods



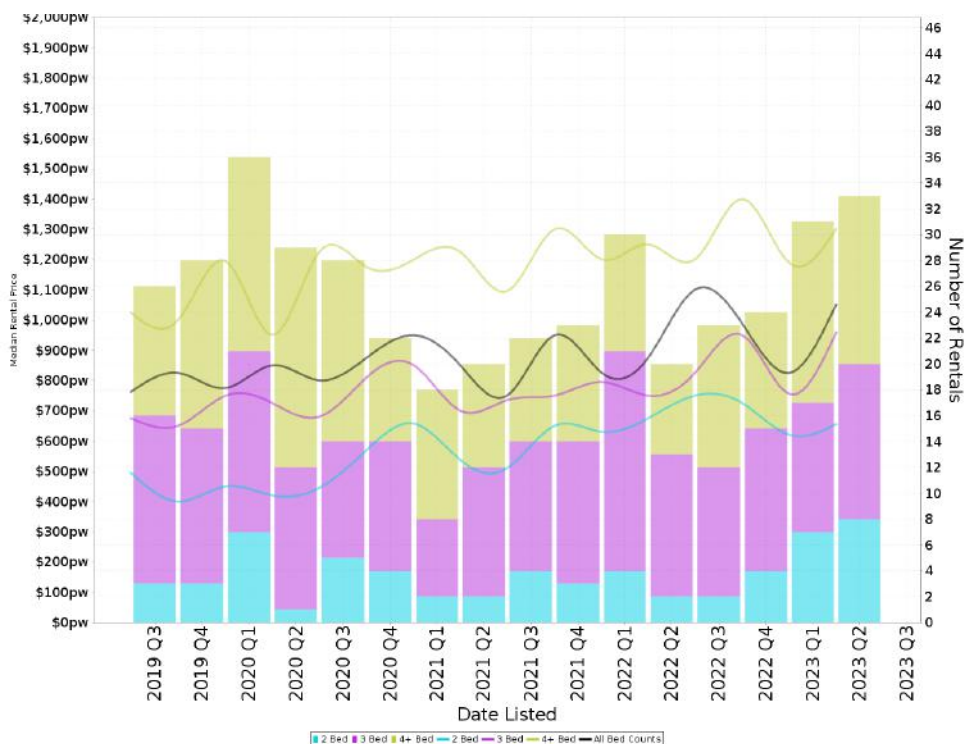
## CLAREMONT - Peak Selling Periods (3 years)



## CLAREMONT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.0%**

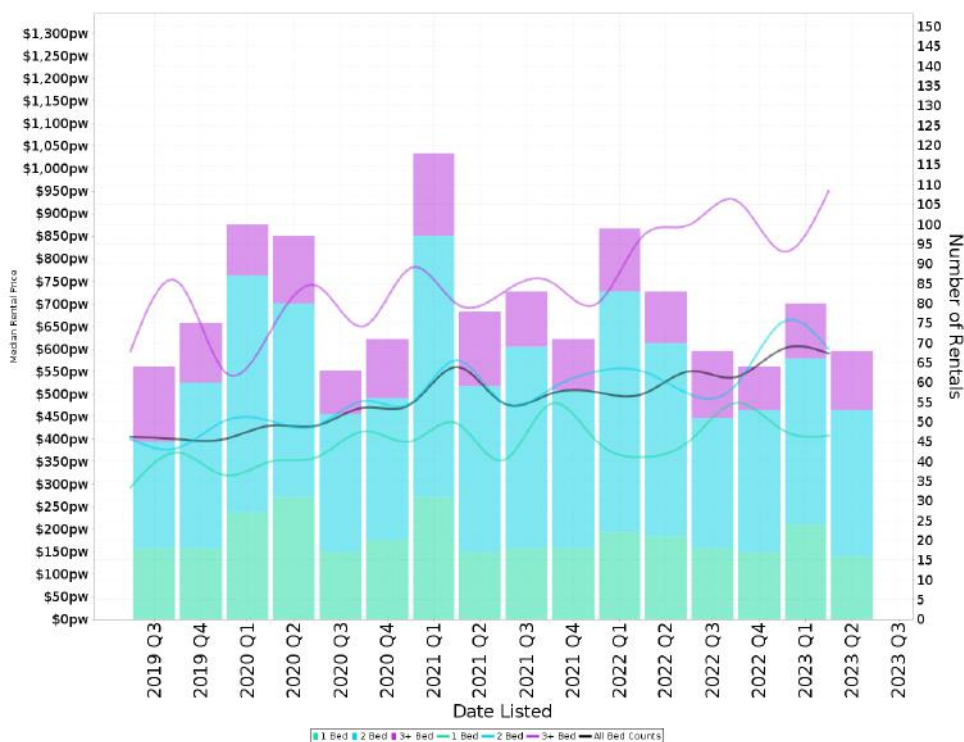
Current Median Price: \$1,795,000  
 Previous Median Price: \$1,850,000  
 Based on 197 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.8%**

Current Median Price: \$1,795,000  
 Current Median Rent: \$975  
 Based on 111 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+11.1%**

Current Median Price: \$699,999  
 Previous Median Price: \$630,000  
 Based on 314 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$699,999  
 Current Median Rent: \$560  
 Based on 280 registered Unit rentals compared over the last 12 months.

# CLAREMONT - Recently Sold Properties

Median Sale Price

**\$1.79m**

Based on 102 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

**-3.0%**

Current Median Price: \$1,795,000  
 Previous Median Price: \$1,850,000

Based on 197 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**102**

Based on recorded House sales within the 12 months (Financial Year 2023)

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

**28 BERNARD ST**

**\$2,200,000**

Sold Aug 2023  
69 Days

1,027 m<sup>2</sup> 3 2 2

**94 ALFRED RD**

**\$1,220,000**

Sold Jul 2023  
76 Days

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

**14 WARDEN ST**

**\$1,500,000**

Sold Jul 2023  
76 Days

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

**40 BARNFIELD RD**

**\$1,932,000**

Sold Jul 2023  
N/A

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

**118 GUGERI ST**

**\$1,000,000**

Sold Jun 2023

1,012 m<sup>2</sup> 3 1 1

**2/118A GUGERI ST**

**\$1,100,000**

Sold Jul 2023

1,012 m<sup>2</sup> 3 1 2

**59A BAY VIEW TCE**

**\$1,600,000**

Sold Jun 2023

359 m<sup>2</sup> 3 2 2

**47 GOLDSWORTHY RD**

**\$2,450,000**

Sold Jun 2023

415 m<sup>2</sup> 3 3 2

**69 FIRST AVE**

**\$1,200,000**

Sold Jun 2023  
N/A

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

**28 BERNARD ST**

**\$2,200,000**

20.2m  
51.0m  
1027 m<sup>2</sup>

483 m<sup>2</sup> 2 1 2

2023  
N/A

**18 CHESTER RD**

**\$2,800,000**

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

2023  
Jun  
6 Days

**22 SECOND AVE**

**\$1,612,000**

386 m<sup>2</sup> 3 2 2

2023  
Jun  
4 Days

**35 DAVIES RD**

**\$1,690,000**

11.1m  
30.5m  
337.0 m<sup>2</sup>  
30.5m  
11.1m

337 m<sup>2</sup> 3 2 2

2023  
N/A

**9 HILLSIDE AVE**

**\$2,315,000**

620 m<sup>2</sup> 4 2 2

2023  
Jun  
14 Days

**9 VAUCLUSE AVE**

**\$2,310,000**

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

2023  
May  
67 Days

**43 RESERVE ST**

**\$2,440,000**

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

2023  
May  
35 Days

**2A MELVISTA AVE**

**\$2,600,000**

880 m<sup>2</sup> 5 2 2

2023  
May  
N/A

**1 PARRY ST**

**\$2,250,000**

549 m<sup>2</sup> 3 2 3

2023  
May  
25 Days

**14 WARDEN ST**

**\$1,500,000**

20.1m  
25.1m  
19.6m  
8.8m  
444.0 m<sup>2</sup>

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

2023  
N/A

**16 MINDERUP CL**

**\$80,000**

300 m<sup>2</sup> 4 2 2

2023  
May  
N/A

**21B MENGLER AVE**

**\$1,800,000**

393 m<sup>2</sup> 3 2 2

2023  
May  
3 Days

# CLAREMONT - Properties For Rent

## Median Rental Price

**\$975 /w**

Based on 111 recorded House rentals within the last 12 months (Financial Year 2023)

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

## Rental Yield

**+2.8%**

Current Median Price: \$1,795,000  
 Current Median Rent: \$975

Based on 102 recorded House sales and 111 House rentals compared over the last 12 months

## Number of Rentals

**111**

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

**30 ALFRED ROAD**



**\$1,195**

Aug 2023 2 Days

393 m<sup>2</sup> 4 2 2

**40 DAVIES ROAD**




**995.00p/w**

Aug 2023 2 Days

103 m<sup>2</sup> 3 2 2

**2/20 QUEENSLEA DRIVE**

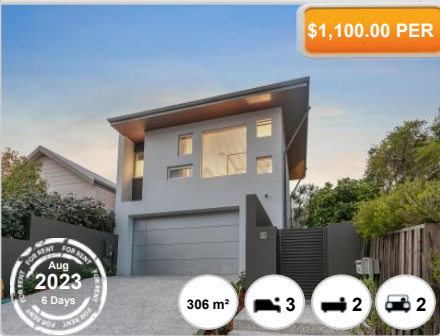


**From \$750 per**

Aug 2023 6 Days

140 m<sup>2</sup> 2 1 1

**49A FIRST AVENUE**

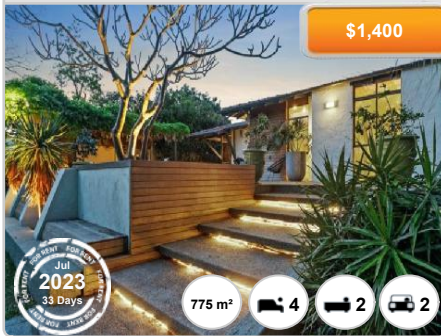


**\$1,100.00 PER**

Aug 2023 6 Days

306 m<sup>2</sup> 3 2 2

**9B MELVILLE STREET**



**\$1,400**

Jul 2023 33 Days

775 m<sup>2</sup> 4 2 2

**6/101 BINDARING PARADE**



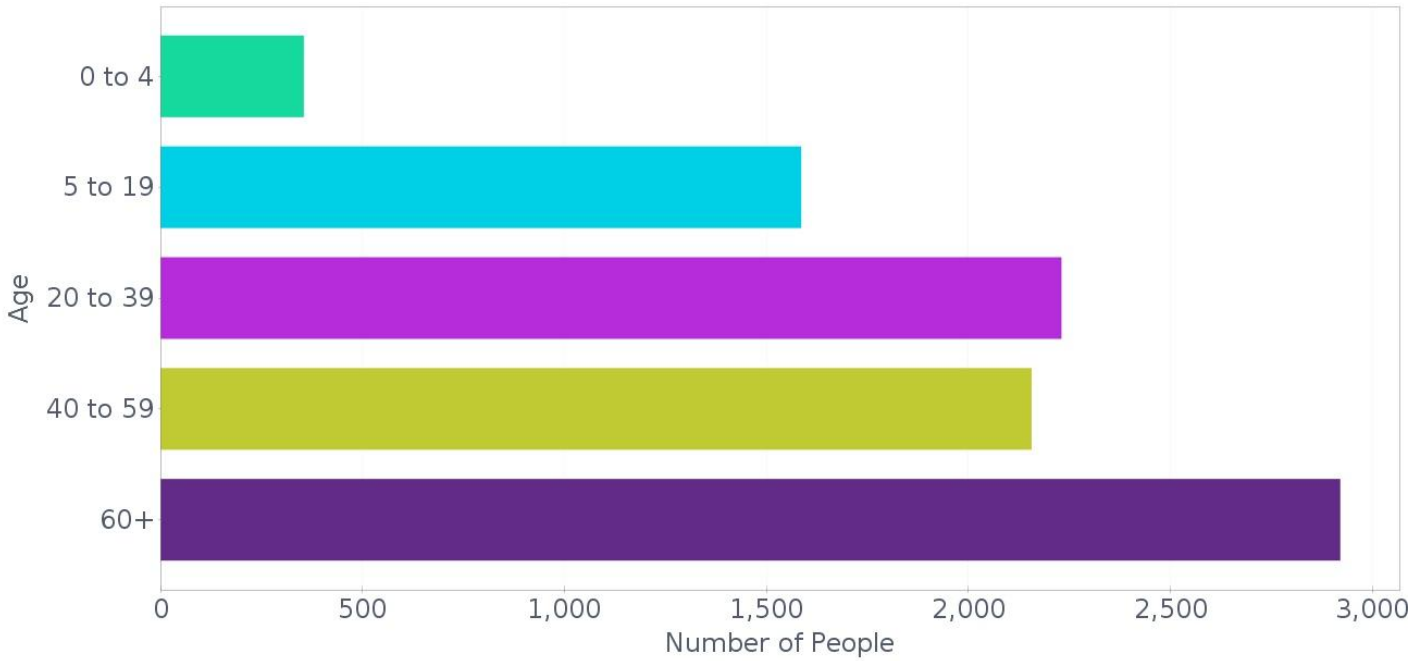
**\$1,400**

Jun 2023 76 Days

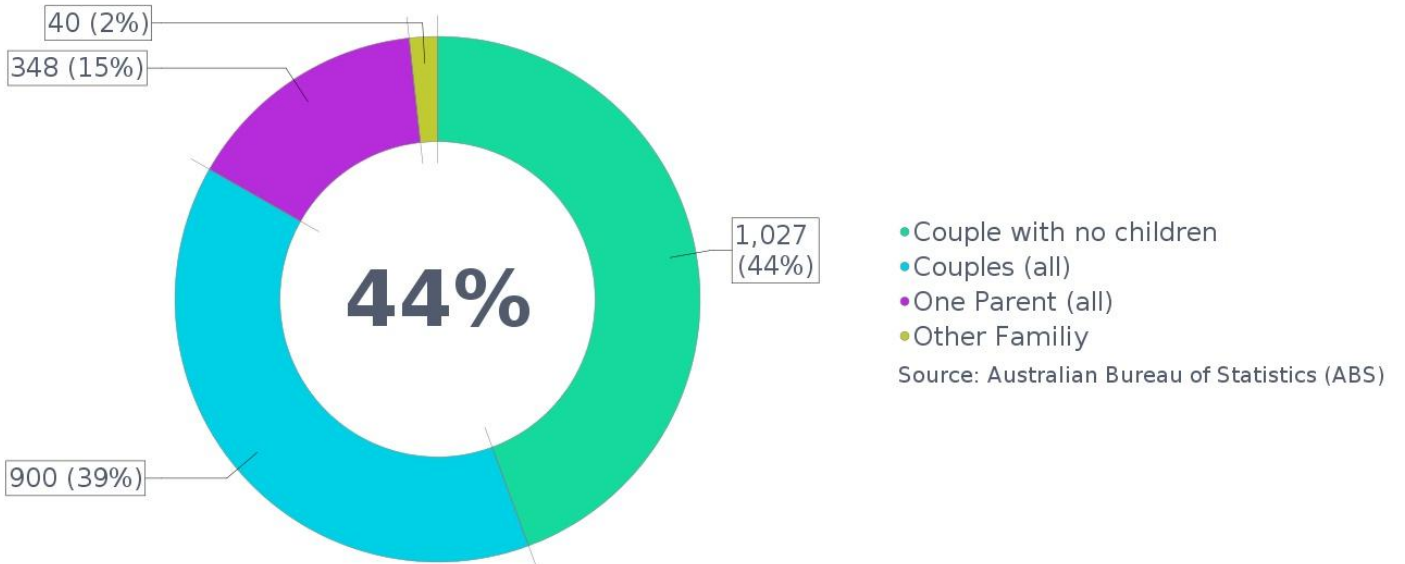
502 m<sup>2</sup> 3 2 3



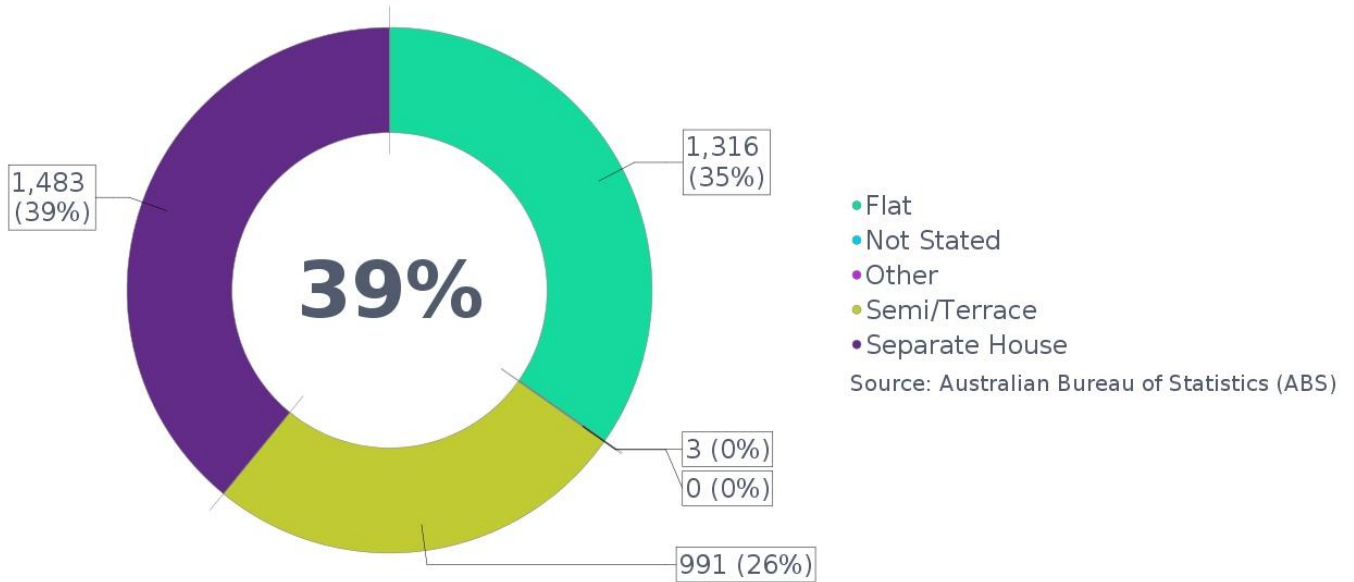
## Age of Population (2021)



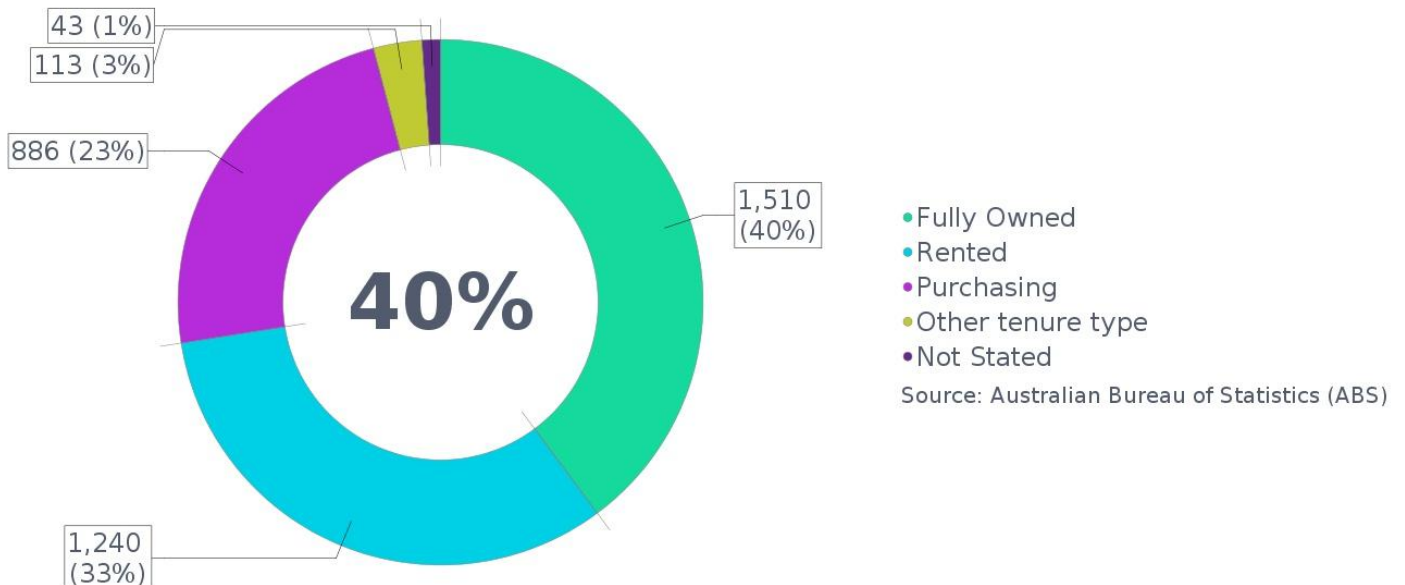
## Family Composition (2021)



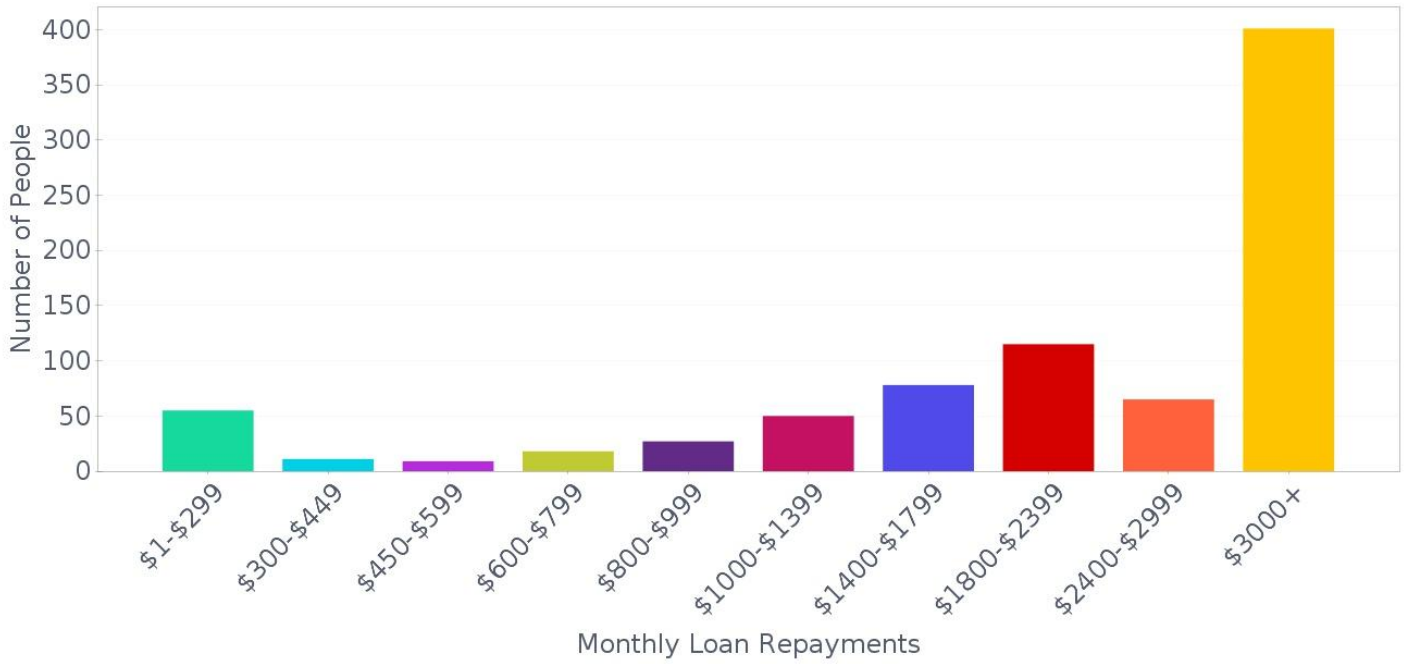
## Dwelling Structure (2021)



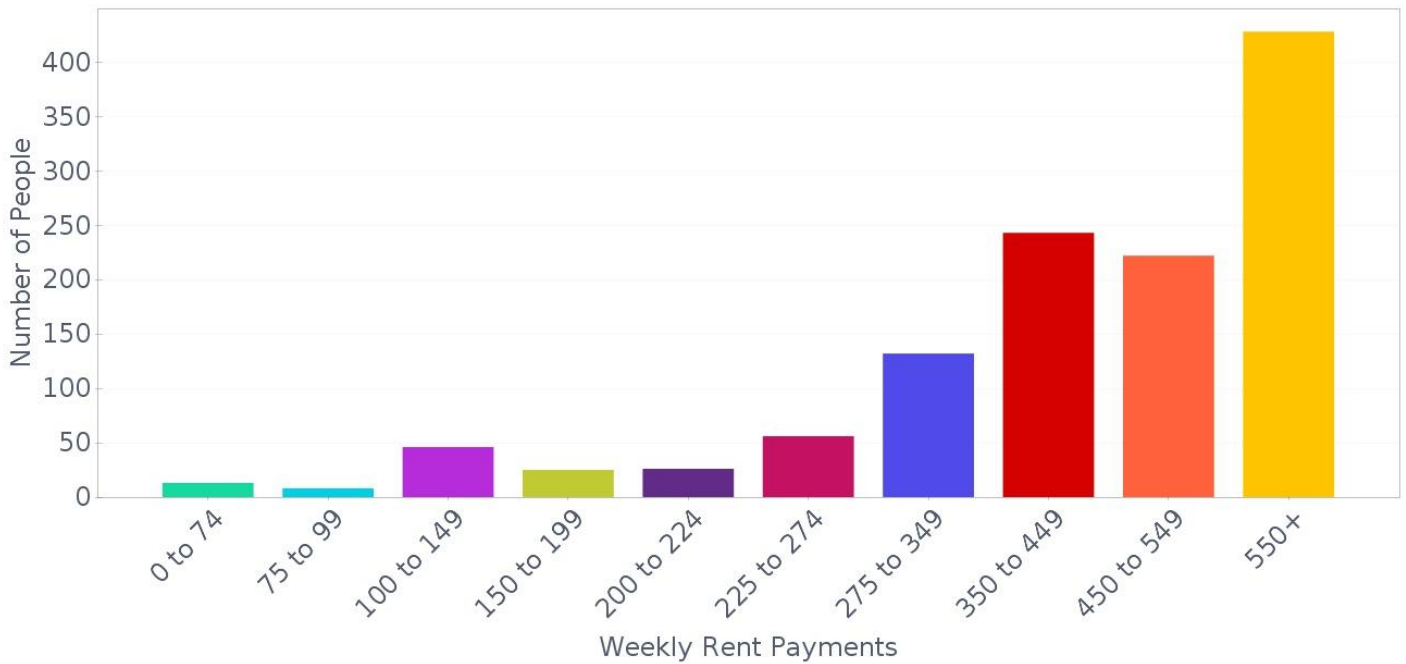
## Home Ownership (2021)



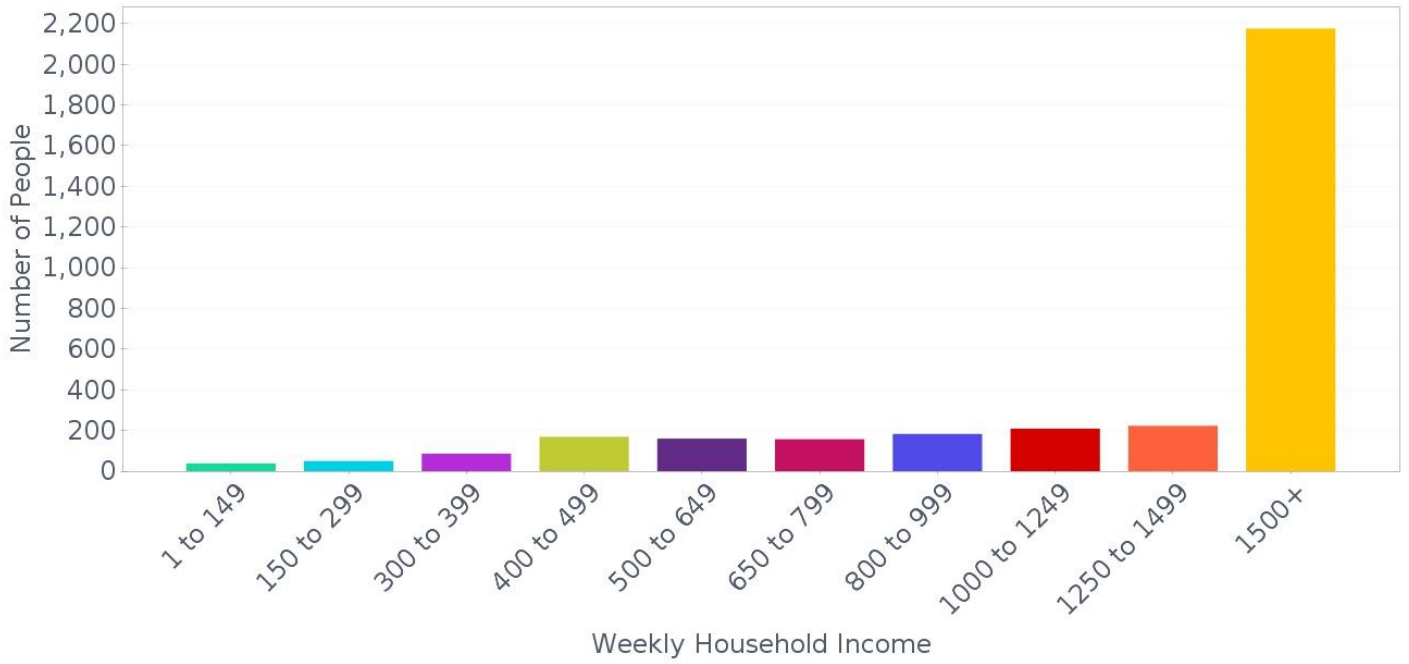
## Home Loan Repayments - Monthly (2021)



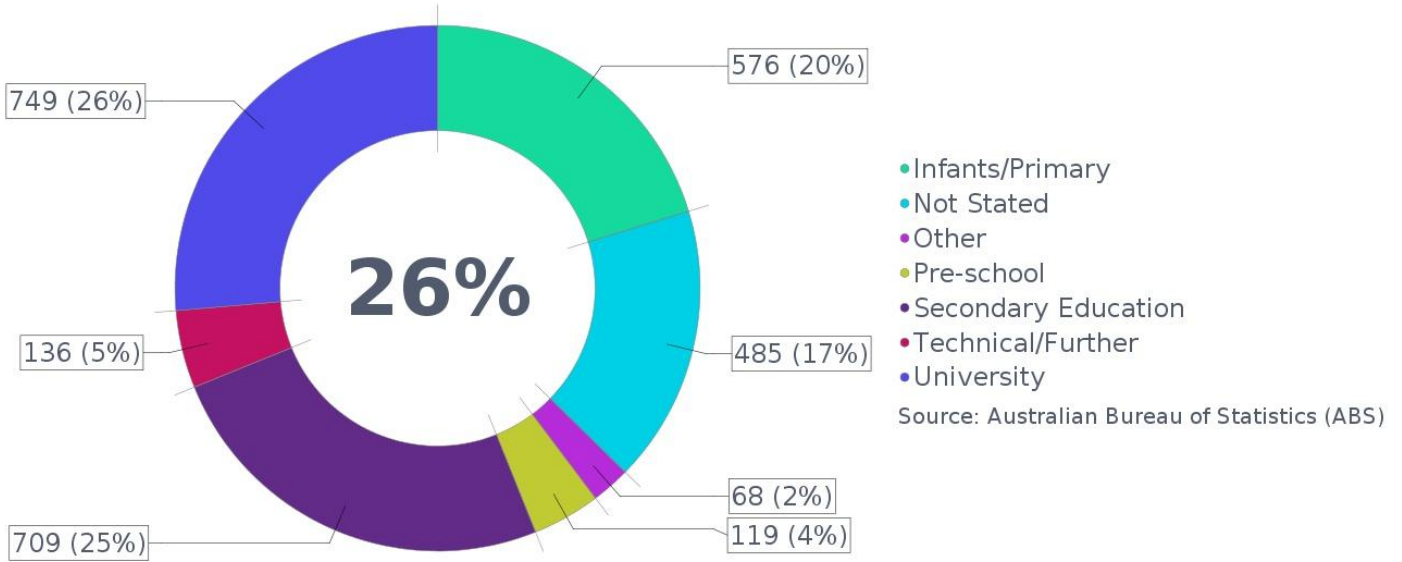
## Rent Payments - Weekly (2021)



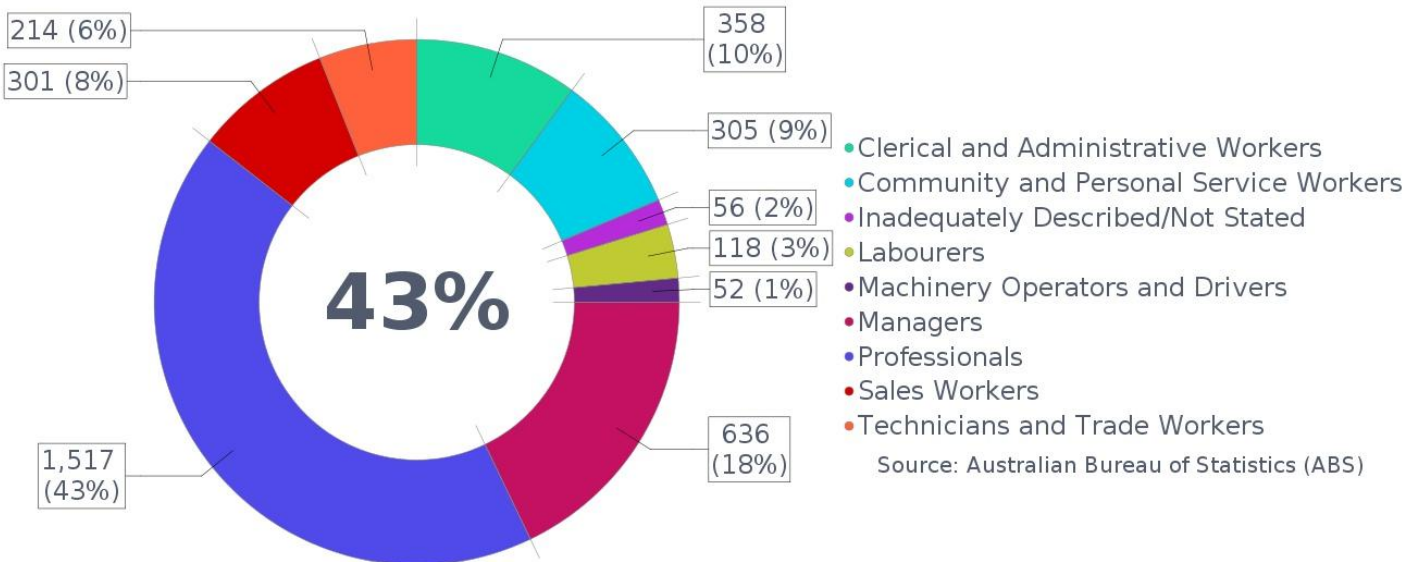
## Household Income - Weekly (2021)



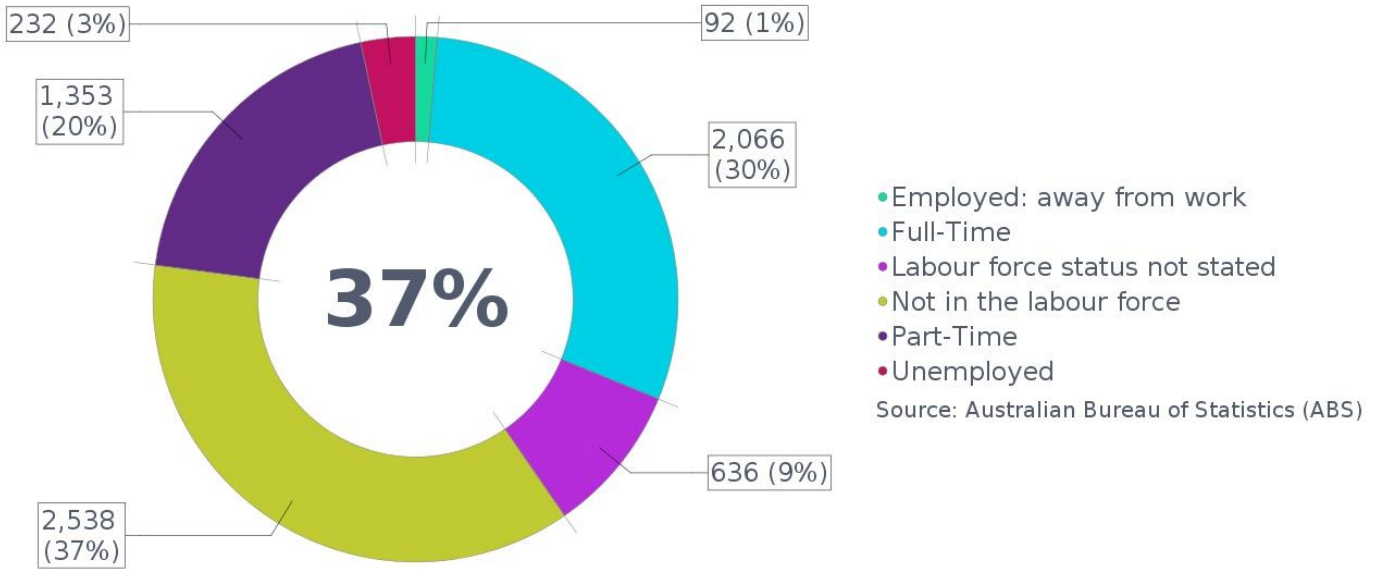
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

