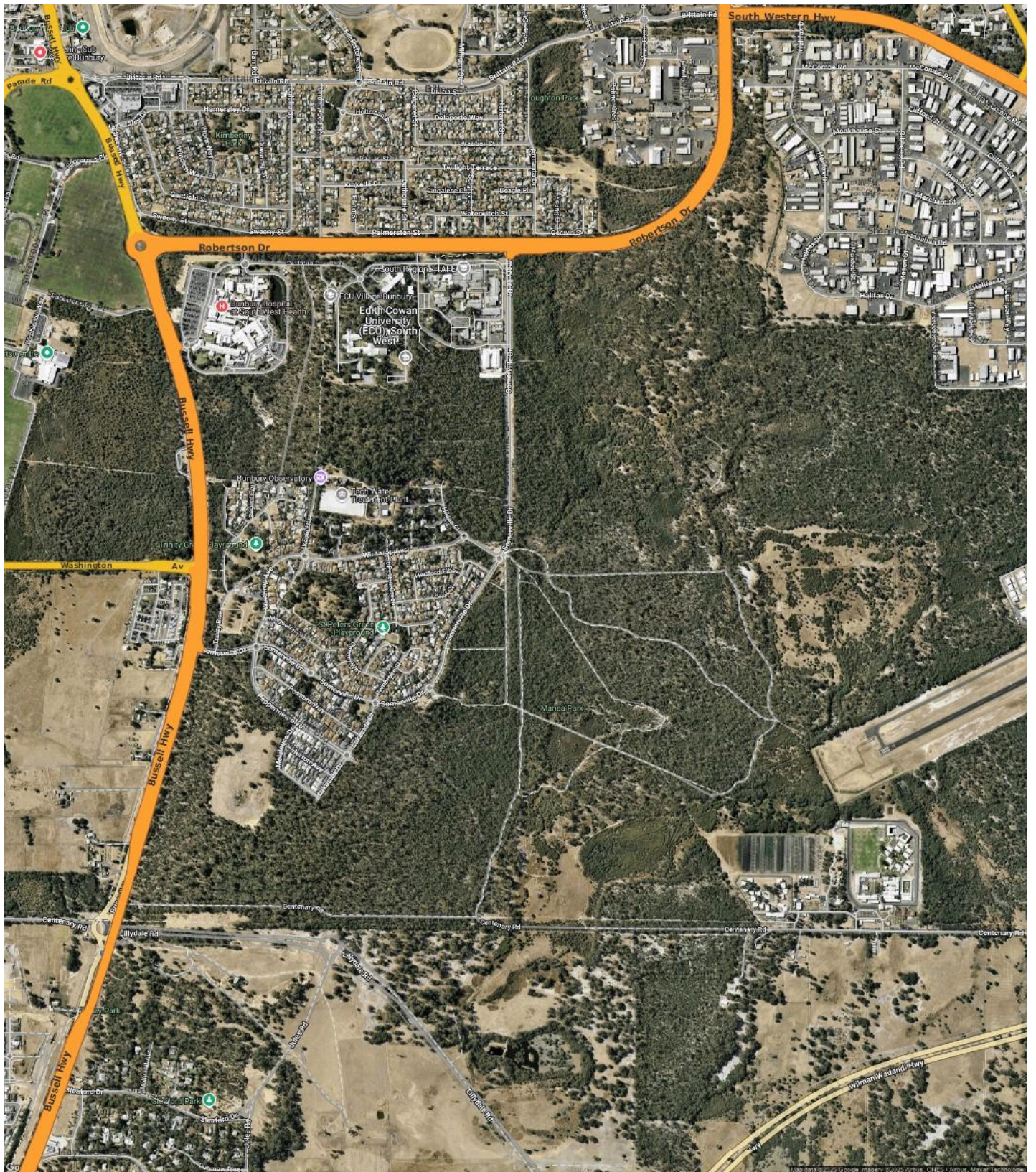


## **SUBURB FLYOVER REPORT**

COLLEGE GROVE (HOUSE)

PREPARED BY: JACOB MAGUIRE , HARCOURTS APG, PH: 0409957516

## COLLEGE GROVE - Suburb Map



## COLLEGE GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	19	\$ 400,000	0.0 %	\$ 290,000	\$ 670,000
2008	35	\$ 337,500	-15.6 %	\$ 280,000	\$ 655,000
2009	30	\$ 362,500	7.4 %	\$ 160,000	\$ 570,000
2010	18	\$ 390,995	7.9 %	\$ 165,000	\$ 615,000
2011	14	\$ 369,000	-5.6 %	\$ 273,000	\$ 485,000
2012	18	\$ 368,000	-0.3 %	\$ 292,000	\$ 490,000
2013	41	\$ 360,000	-2.2 %	\$ 258,000	\$ 690,000
2014	28	\$ 358,500	-0.4 %	\$ 118,000	\$ 565,000
2015	23	\$ 360,000	0.4 %	\$ 150,000	\$ 482,000
2016	19	\$ 375,000	4.2 %	\$ 155,000	\$ 637,000
2017	19	\$ 365,000	-2.7 %	\$ 112,500	\$ 735,000
2018	22	\$ 327,500	-10.3 %	\$ 13,000	\$ 393,000
2019	7	\$ 354,000	8.1 %	\$ 225,000	\$ 615,000
2020	29	\$ 350,000	-1.1 %	\$ 255,000	\$ 510,000
2021	24	\$ 360,000	2.9 %	\$ 275,000	\$ 499,000
2022	34	\$ 403,900	12.2 %	\$ 330,000	\$ 950,000
2023	35	\$ 500,000	23.8 %	\$ 376,000	\$ 860,000
2024	23	\$ 617,000	23.4 %	\$ 535,000	\$ 930,000
2025	13	\$ 670,000	8.6 %	\$ 490,000	\$ 905,000

**Median Sale Price**  
**\$631k**

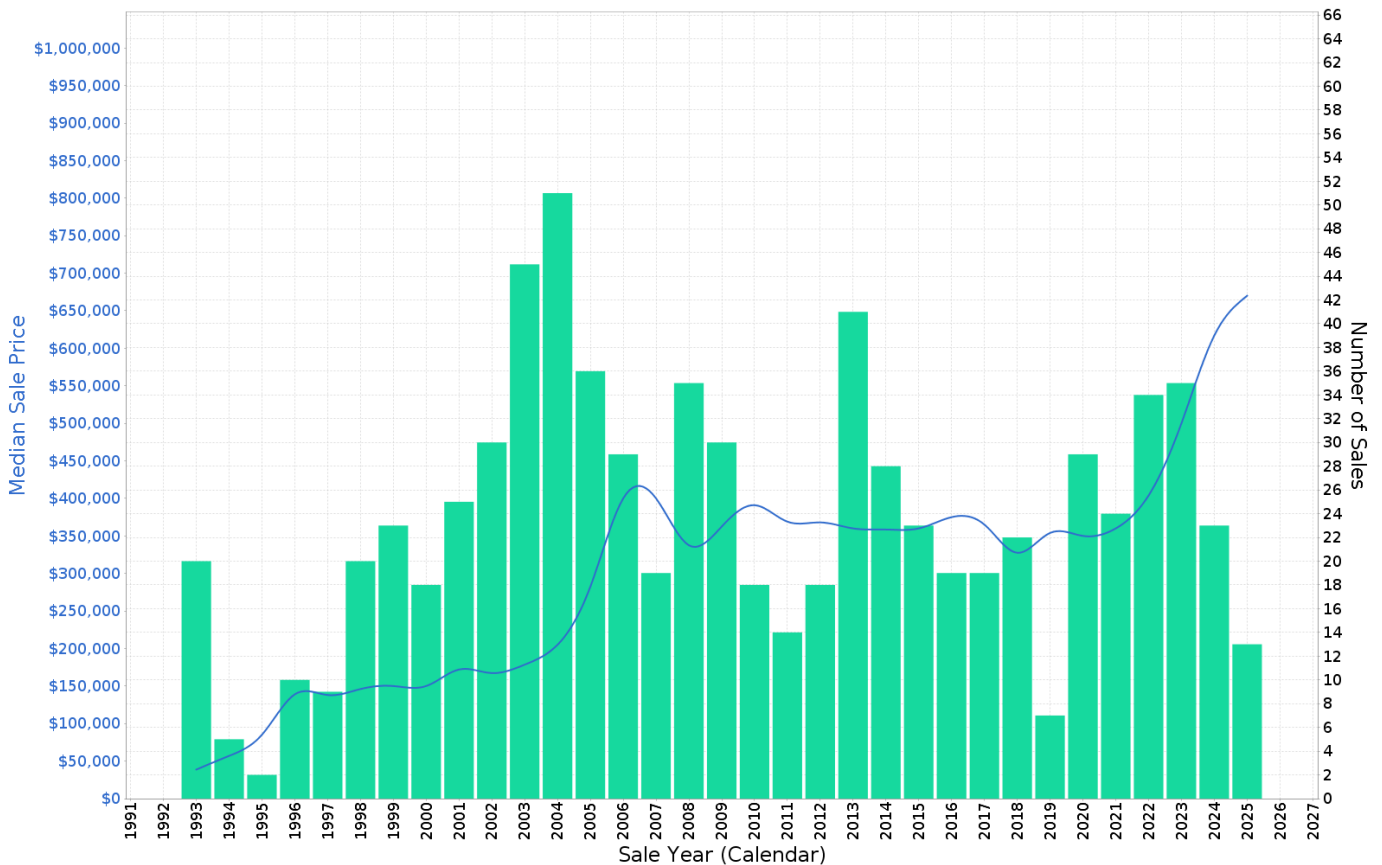
Based on 31 recorded House sales within the last 12 months (Financial Year 2025)

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

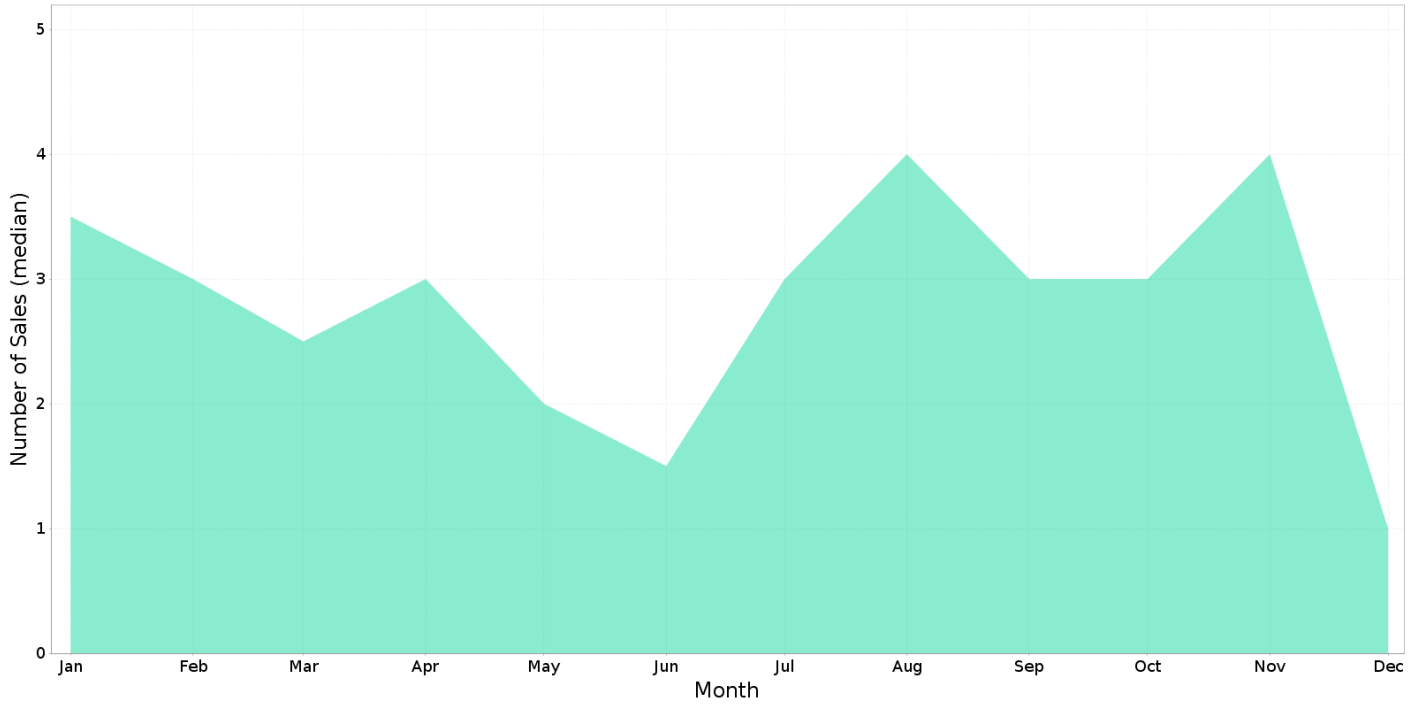
**Suburb Growth**  
**+17.4%**

Current Median Price: \$631,000  
Previous Median Price: \$537,500

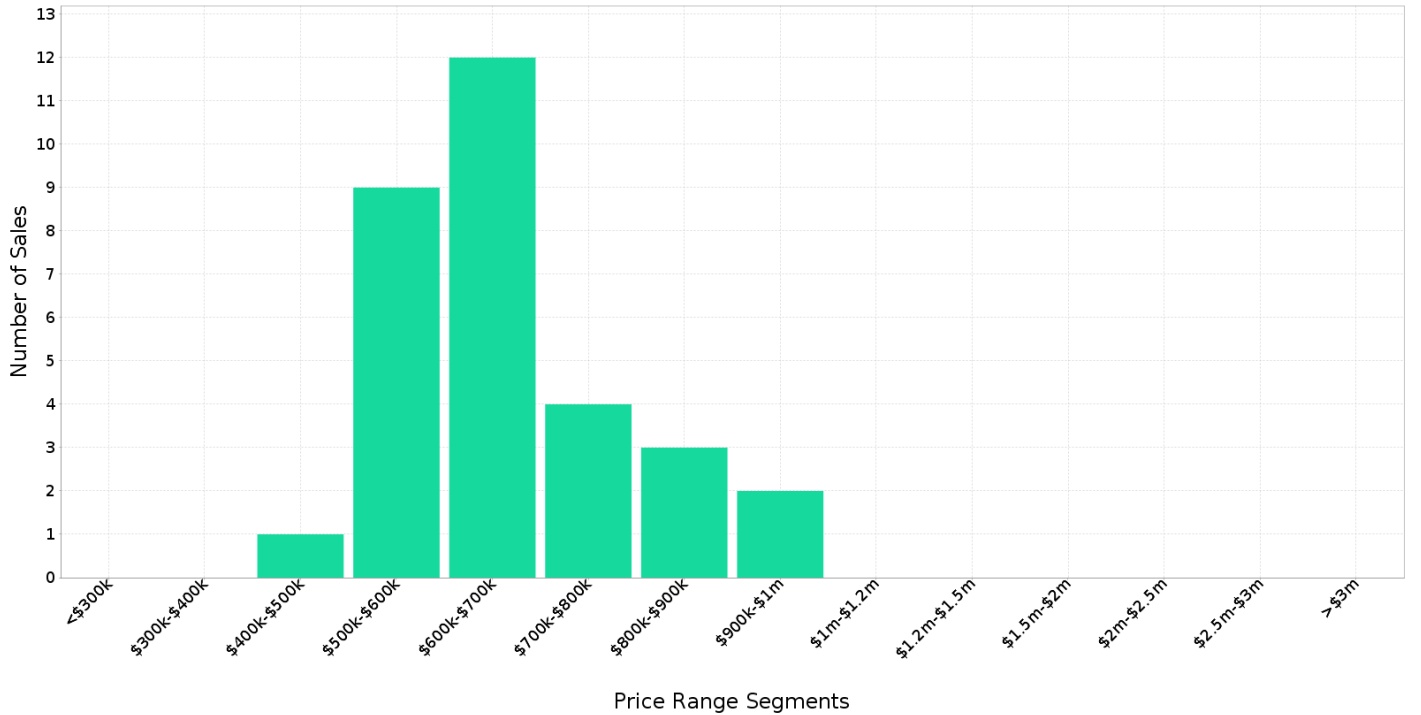
Based on 53 recorded House sales compared over the last two rolling 12 month periods



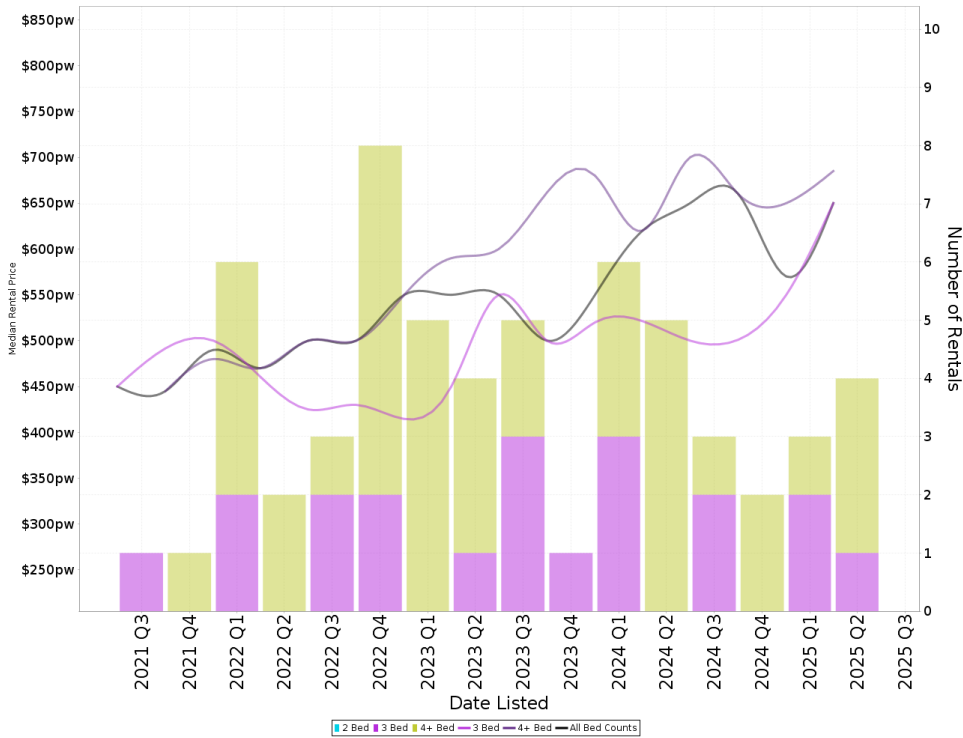
## COLLEGE GROVE - Peak Selling Periods (3 years)



## COLLEGE GROVE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+17.4%**

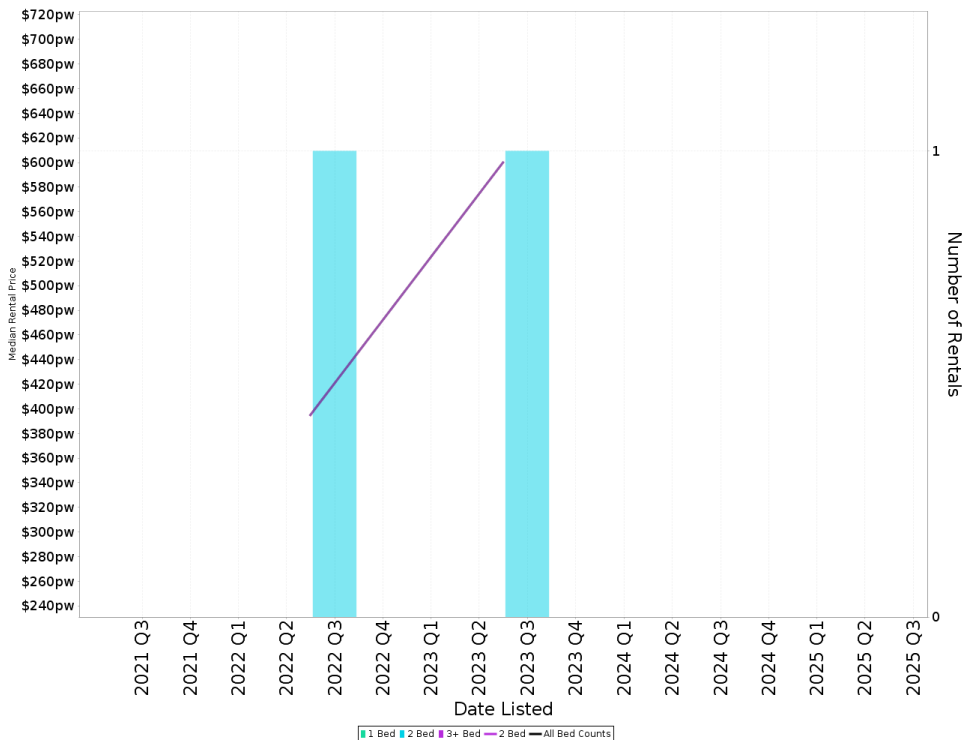
Current Median Price: \$631,000  
Previous Median Price: \$537,500  
Based on 53 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

Current Median Price: \$631,000  
Current Median Rent: \$650  
Based on 12 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

## COLLEGE GROVE - Recently Sold Properties

Median Sale Price

**\$631k**

Based on 31 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**+17.4%**

Current Median Price: \$631,000  
Previous Median Price: \$537,500

Based on 53 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**31**

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

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

**13 LAKESIDE DR**

**\$722,000**

604 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Sold May 2025, 27 Days

**1 LINCOLN GR**

**\$490,000**

769 m<sup>2</sup> 4 bedrooms 2 bathrooms 3 car spaces

Sold May 2025, N/A

**15 TRINITY RISE**

**\$905,000**

1,084 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Sold Apr 2025, 29 Days

**16 CHRISTCHURCH PL**

**\$670,000**

650 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Sold Apr 2025, 28 Days

**65 WINTHROP AVE**

**\$870,000**

2,261 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Sold Mar 2025, 9 Days

**7 MERTON AVE**

**\$715,000**

611 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Sold Mar 2025, 7 Days

**72 SOMERVILLE DR**

**\$585,000**

613 m<sup>2</sup> 3 bedrooms 1 bathroom 2 car spaces

Sold Mar 2025, 33 Days

**3 KEBLE HEIGHTS**

**\$720,000**

714 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

Sold Mar 2025, 18 Days

**28 POSSUM WAY**

**\$599,000**

550 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

Sold Feb 2025, 90 Days

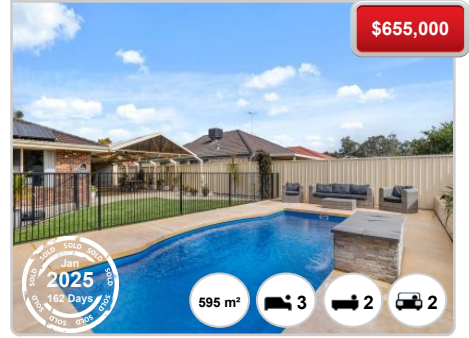
10 HERTFORD ELB



10 DARWIN WAY



11 ORIEL CRT



## COLLEGE GROVE - Properties For Rent

Median Rental Price

**\$650 /w**

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

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

Rental Yield

**+5.4%**

Current Median Price: \$631,000  
Current Median Rent: \$650

Based on 31 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

**12**

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

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

**16 CHRISTCHURCH PLACE**

**\$700 per week**

698 m<sup>2</sup> 4 2 2