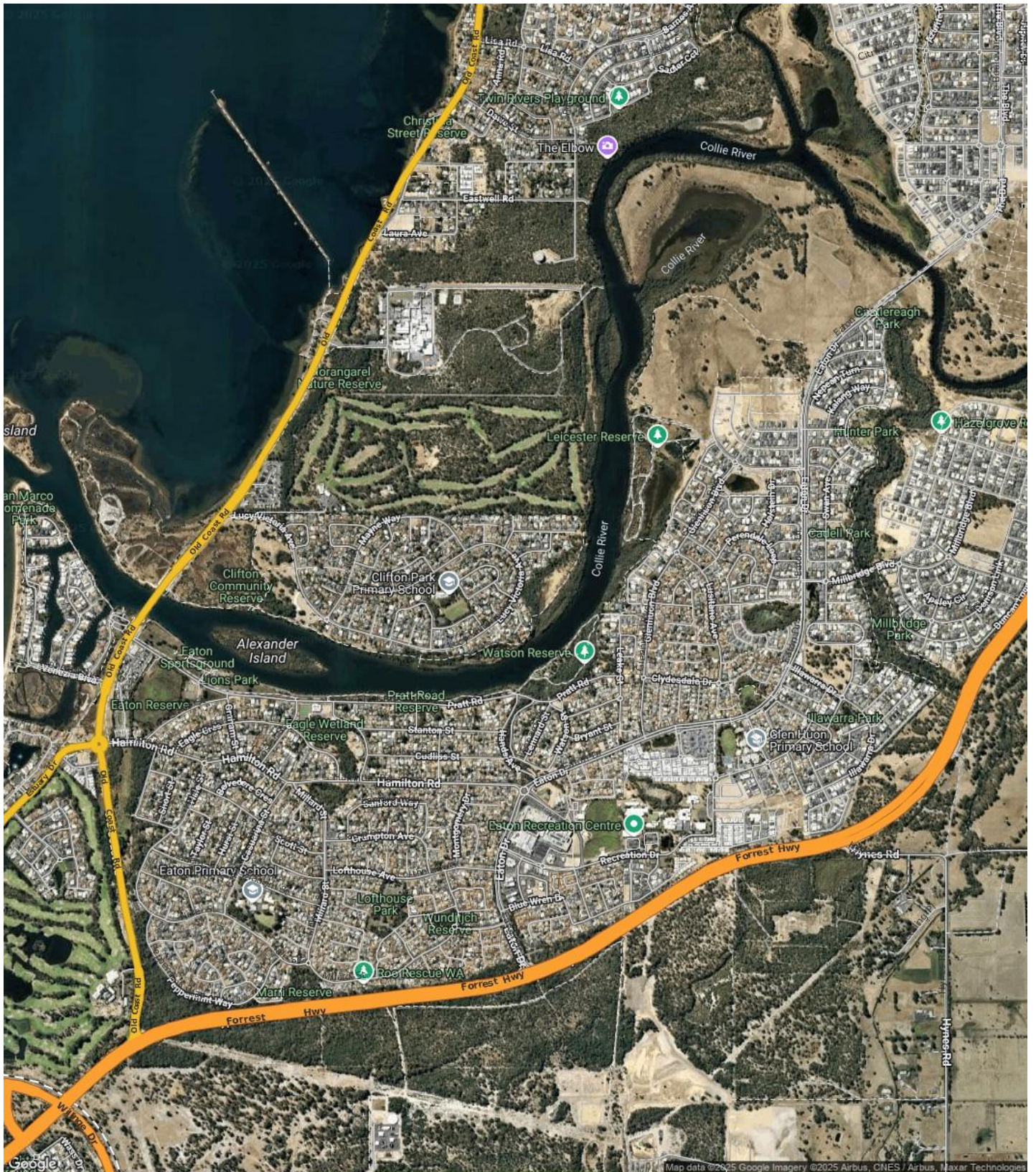


SUBURB FLYOVER REPORT

EATON (HOUSE)

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

EATON - Suburb Map



Prepared on 10/07/2025 by Jacob Maguire , 0409957516 at Harcourts APG. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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EATON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	203	\$ 350,000	0.0 %	\$ 66,000	\$ 782,000
2008	166	\$ 344,944	-1.4 %	\$ 140,000	\$ 639,000
2009	172	\$ 352,000	2.0 %	\$ 128,000	\$ 665,000
2010	127	\$ 355,000	0.9 %	\$ 96,666	\$ 610,000
2011	114	\$ 356,500	0.4 %	\$ 68,500	\$ 610,000
2012	144	\$ 334,480	-6.2 %	\$ 53,000	\$ 680,000
2013	156	\$ 353,500	5.7 %	\$ 68,000	\$ 580,000
2014	145	\$ 351,000	-0.7 %	\$ 93,000	\$ 585,000
2015	125	\$ 355,000	1.1 %	\$ 80,000	\$ 610,000
2016	111	\$ 333,000	-6.2 %	\$ 150,000	\$ 622,000
2017	112	\$ 322,250	-3.2 %	\$ 68,000	\$ 570,000
2018	117	\$ 318,500	-1.2 %	\$ 53,333	\$ 600,000
2019	119	\$ 315,000	-1.1 %	\$ 67,500	\$ 580,000
2020	129	\$ 325,000	3.2 %	\$ 3,500	\$ 665,000
2021	213	\$ 365,000	12.3 %	\$ 152,500	\$ 630,000
2022	238	\$ 400,000	9.6 %	\$ 3,000	\$ 650,000
2023	193	\$ 451,000	12.8 %	\$ 172,500	\$ 780,000
2024	200	\$ 570,000	26.4 %	\$ 116,500	\$ 910,000
2025	68	\$ 642,500	12.7 %	\$ 210,000	\$ 1,100,000

Median Sale Price

\$601k

Based on 154 recorded House sales within the last 12 months (Financial Year 2025)

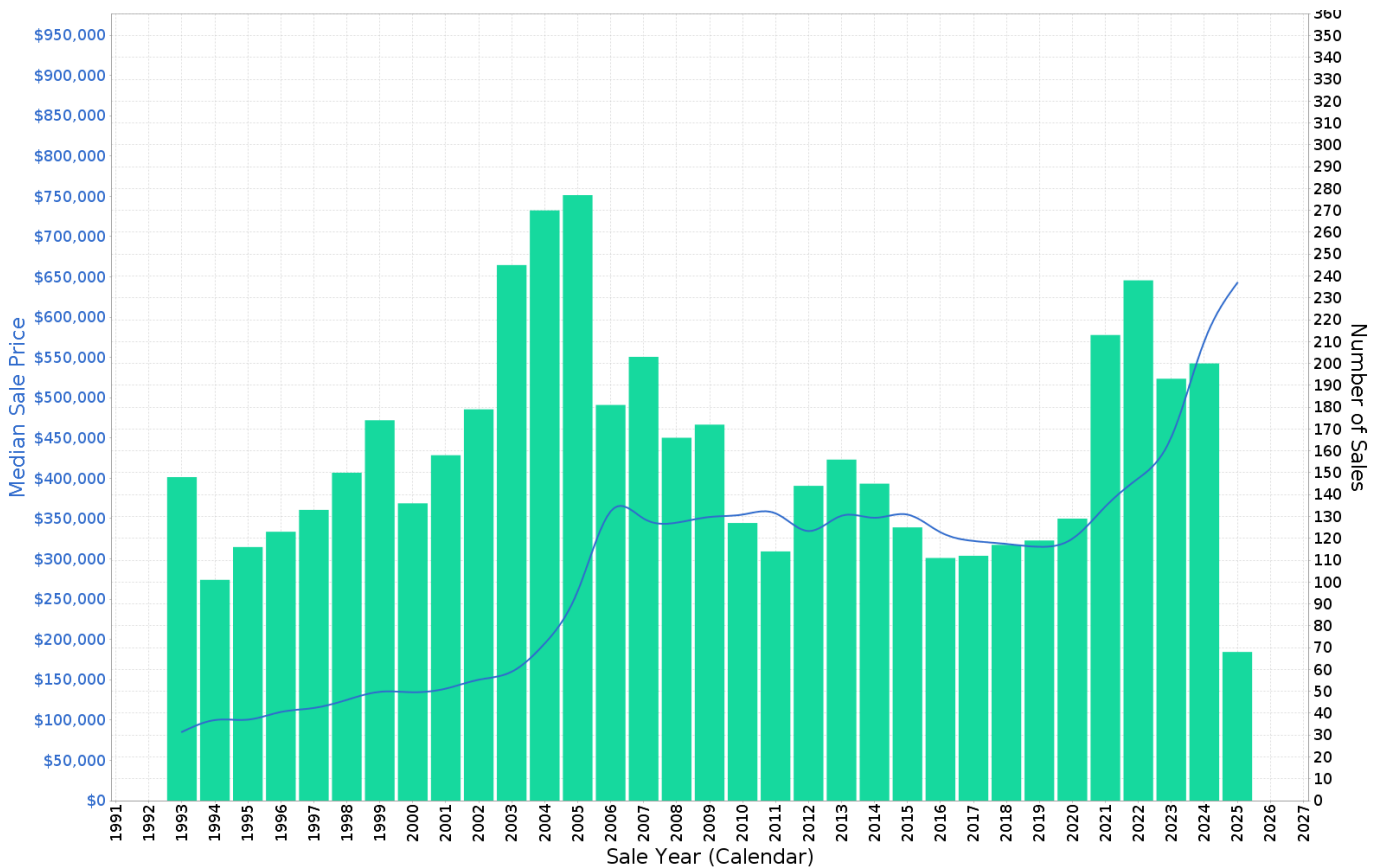
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

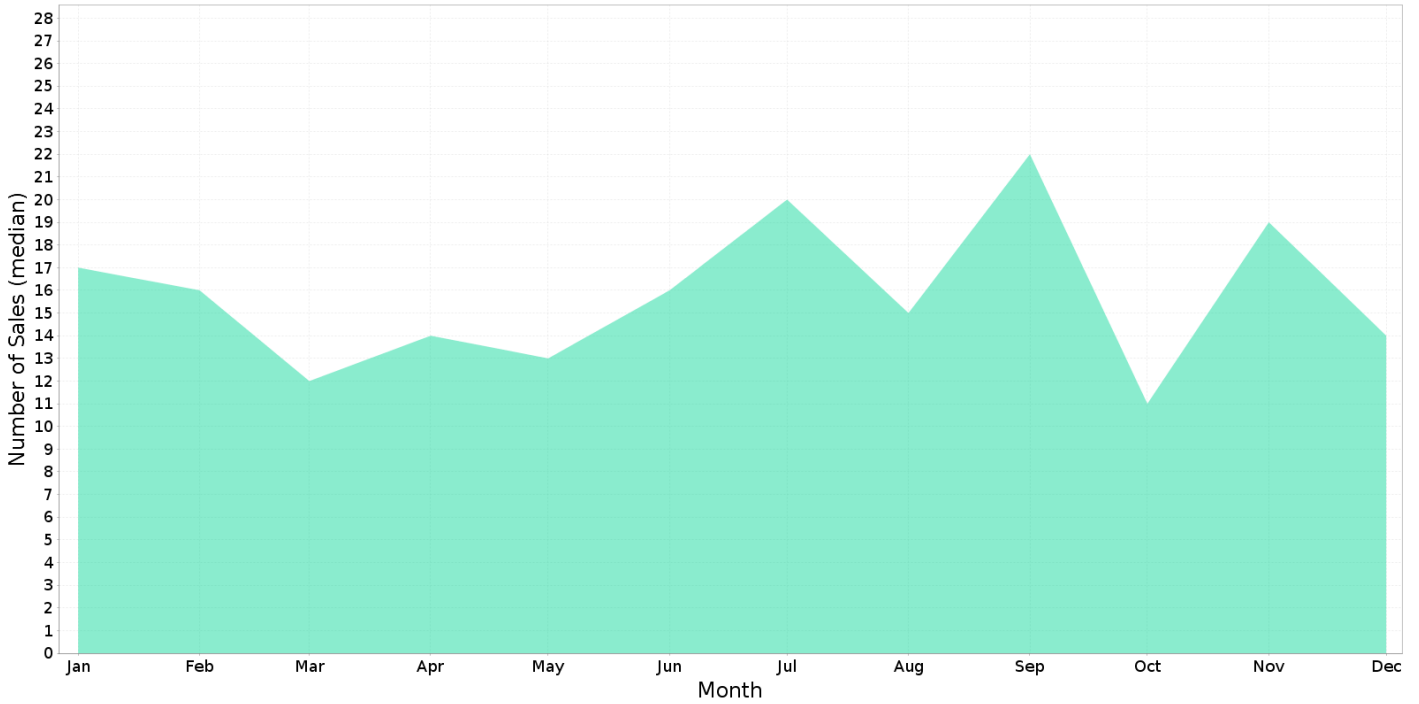
+16.6%

Current Median Price: \$600,575
Previous Median Price: \$515,000

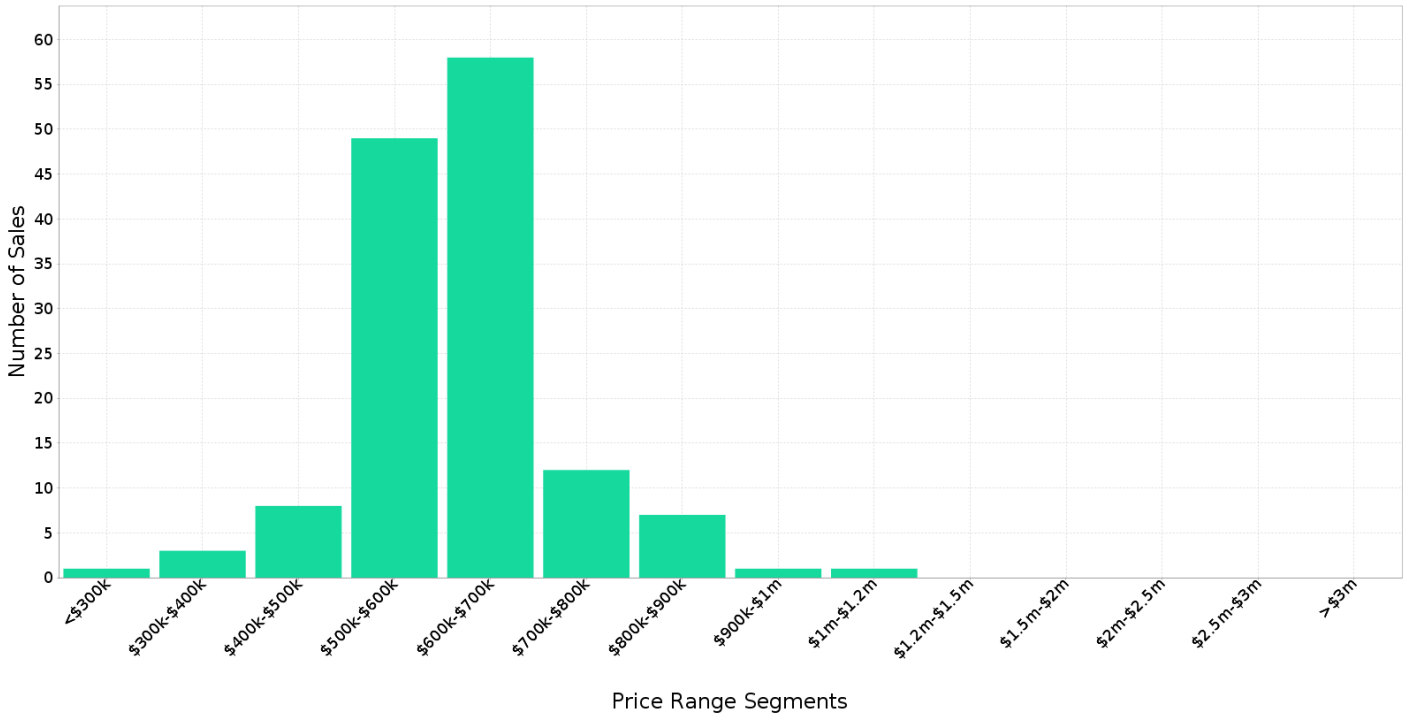
Based on 370 recorded House sales compared over the last two rolling 12 month periods



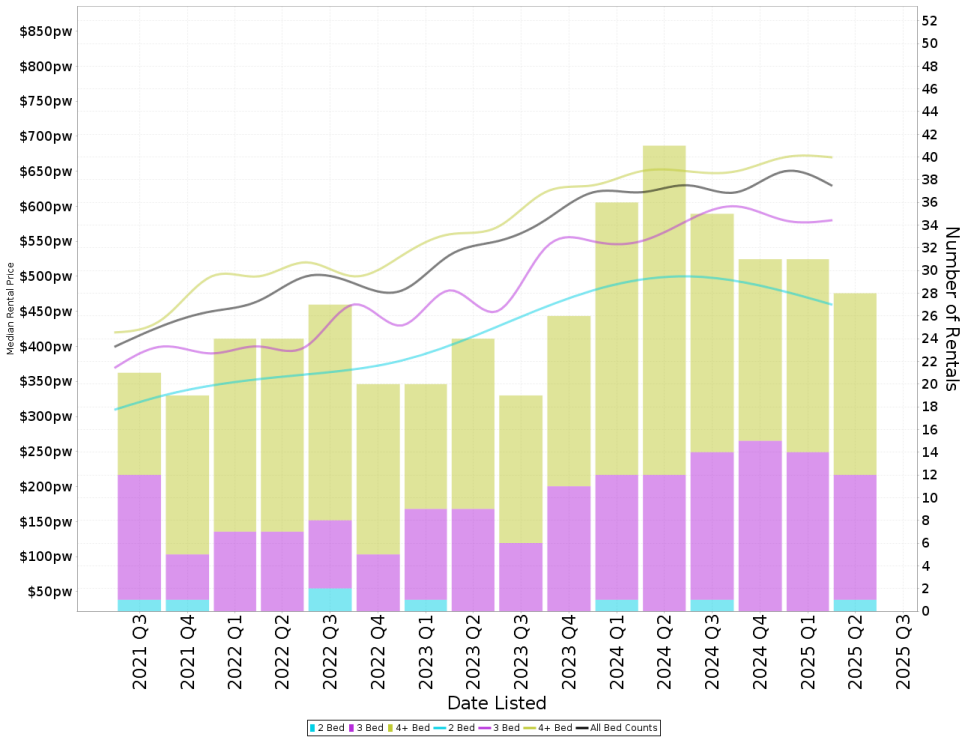
EATON - Peak Selling Periods (3 years)



EATON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.6%

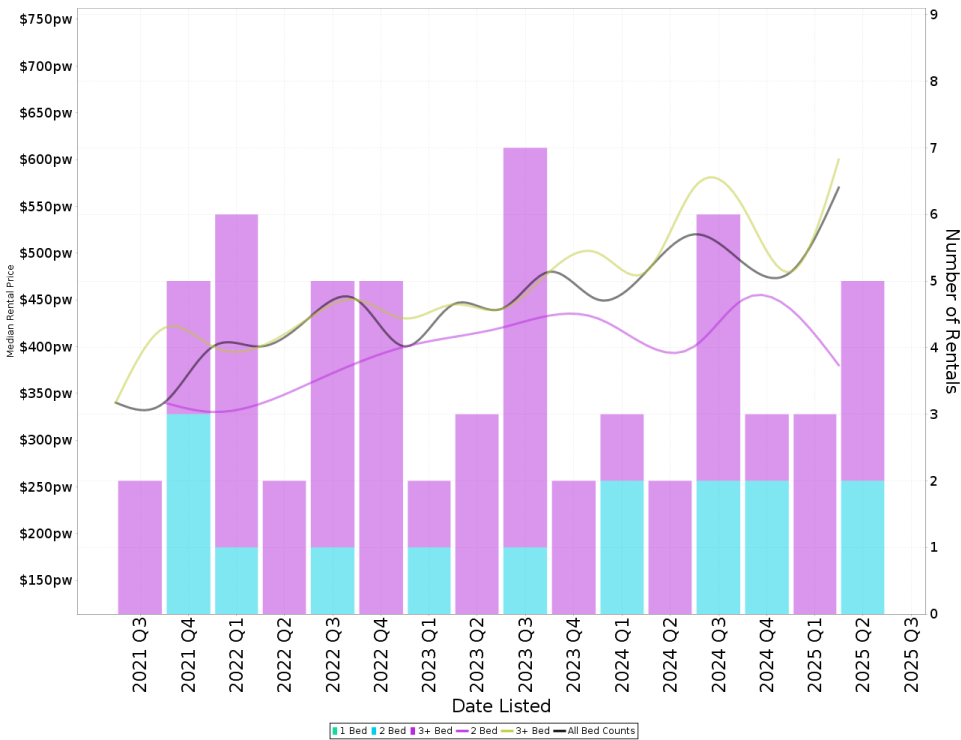
Current Median Price: \$600,575
Previous Median Price: \$515,000
Based on 370 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$600,575
Current Median Rent: \$630
Based on 125 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+32.4%

Current Median Price: \$450,000
Previous Median Price: \$340,000
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$450,000
Current Median Rent: \$520
Based on 17 registered Unit rentals compared over the last 12 months.

EATON - Recently Sold Properties

Median Sale Price
\$601k

Based on 154 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
+16.6%

Current Median Price: \$600,575
Previous Median Price: \$515,000

Based on 370 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
154

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

8 ACER GLD

\$620,000

Sold Jun 2025, 23 Days

717 m² 4 2 3

98 HAMILTON RD

\$610,000

Sold May 2025, 125 Days

1,012 m² 3 1 2

53 MILLARD ST

\$614,750

Sold May 2025, 7 Days

761 m² 3 2 2

16 LIMOUSIN TURN

\$690,000

Sold May 2025, 8 Days

706 m² 4 2 3

11 ANN ST

\$560,000

Sold May 2025, N/A

984 m² 3 1 1

28 MAHOGANY PL

\$1,100,000

Sold May 2025

763 m² 4 2 2

7 LOFTHOUSE AVE

\$650,000

Sold May 2025, 9 Days

759 m² 4 1 3

67 PEPPERMINT WAY

\$670,000

Sold May 2025, 8 Days

703 m² 4 2 4

31 OSWEGO WAY

\$546,000

Sold Apr 2025, N/A

283 m² 3 2 2

13 PALOMINO CL

\$695,000

Apr 2025
26 Days

795 m² 5 2 2

40 INDIGO LOOP

\$620,000

Apr 2025
N/A

656 m² 4 1 2

5 DIXON PL

\$510,000

Apr 2025
N/A

766 m² 3 1 1

45 MURDOCH CRES

\$657,000

Apr 2025
39 Days

675 m² 4 2 1

42 BRADFORD LOOP

\$750,000

Apr 2025
12 Days

857 m² 4 2 4

14 AUSTIN ST

\$680,000

Apr 2025
81 Days

850 m² 4 2 2

5 BELVEDERE CRES

\$685,000

Apr 2025
36 Days

959 m² 4 2 4

21 DIADEM ST

\$601,000

Apr 2025
6 Days

911 m² 3 1 1

53 BLUE WREN DR

\$630,000

Apr 2025
12 Days

1,179 m² 4 2 3

111 A PRATT RD

\$645,000

Apr 2025
71 Days

1,261 m² 3 2 2

13 BALLARAT CRT

\$740,000

Apr 2025
7 Days

645 m² 4 2 3

16 MALABOR RTT

\$640,000

Apr 2025
N/A

756 m² 4 2 2

EATON - Properties For Rent

Median Rental Price

\$630 /w

Based on 125 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

+5.5%

Current Median Price: \$600,575
Current Median Rent: \$630

Based on 154 recorded House sales and 125 House rentals compared over the last 12 months

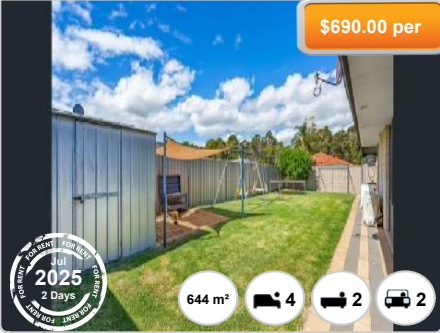
Number of Rentals

125

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

38 BLUE WREN DRIVE




\$690.00 per

644 m² 4 2 2

Jul 2025 2 Days

11A ENNIS STREET

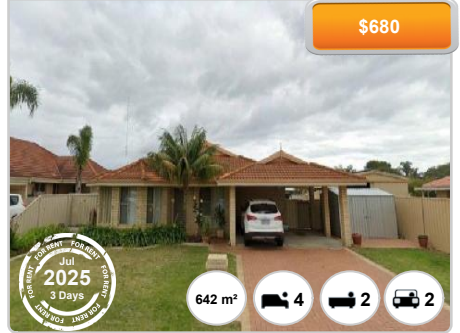


\$595 per week

1,012 m² 3 1 2

Jul 2025 3 Days

8 MULBERRY GROVE

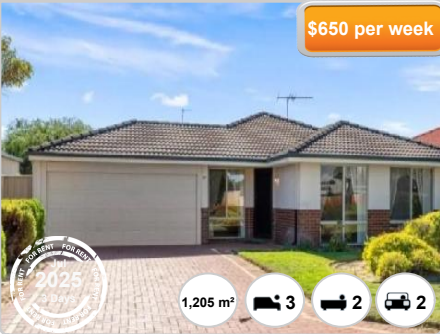


\$680

642 m² 4 2 2

Jul 2025 3 Days

2A SHETLAND PLACE




\$650 per week

1,205 m² 3 2 2

Jun 2025 3 Days

22 KELDERMAN ELBOW




\$670

677 m² 4 2 2

Jun 2025 10 Days

37 RECREATION DRIVE



\$630 per week

449 m² 4 2 2

Jun 2025 14 Days

7 CHARBRAY WAY




\$660

710 m² 4 2 2

Jun 2025 17 Days

27 COOPWORTH LINK



\$690.00 PER

824 m² 4 2 2

Jun 2025 18 Days

20 DEAKIN ELBOW



\$650 Weekly

770 m² 4 2 2

Jun 2025 18 Days

23 BRADFORD LOOP

\$650 per week



700 m²

4

2

2

27 MORGAN COURT

\$580 per week.



606 m²

3

1

1