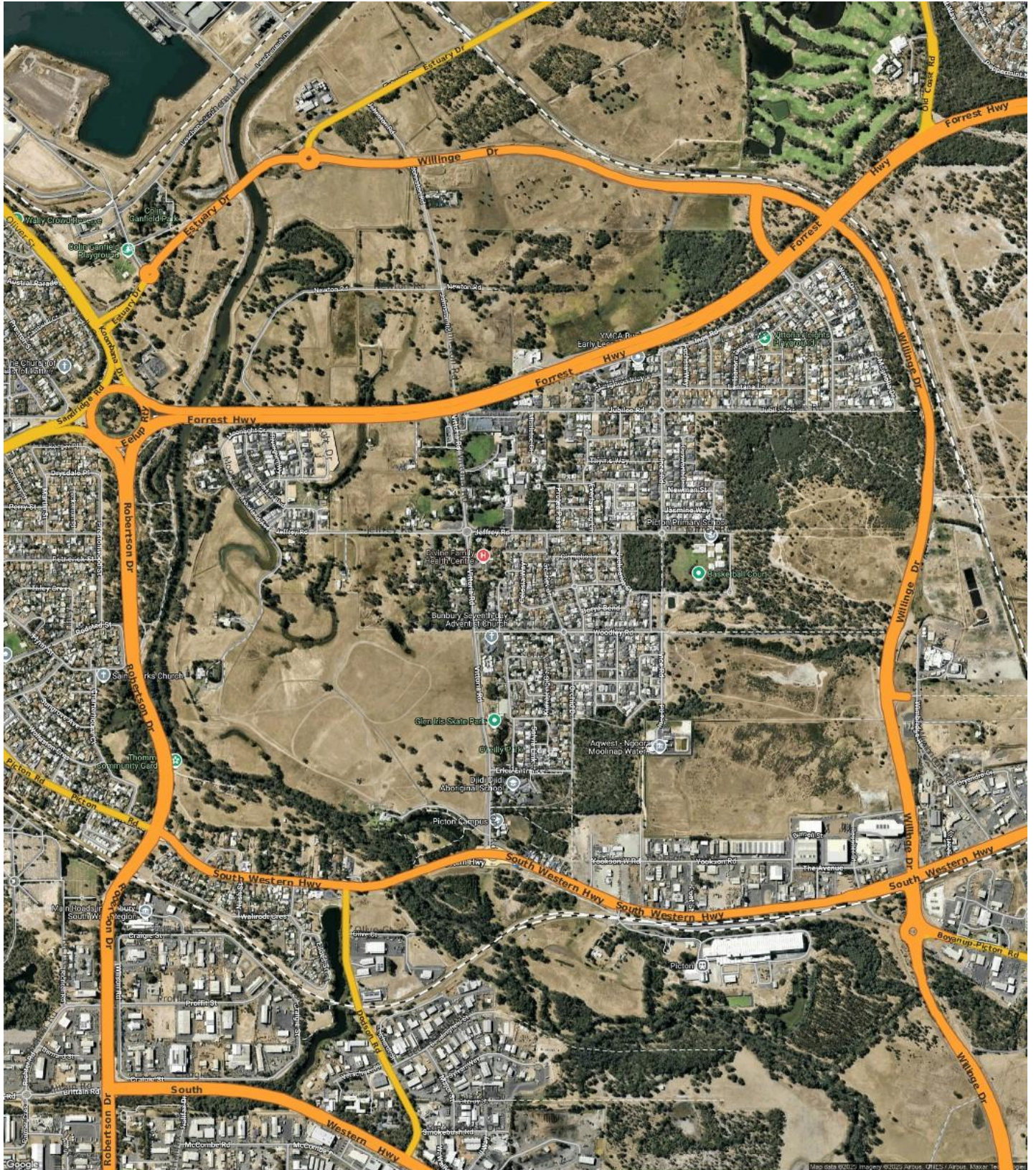


SUBURB FLYOVER REPORT

GLEN IRIS (HOUSE)

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

GLEN IRIS - 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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GLEN IRIS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	46	\$ 358,500	0.0 %	\$ 75,000	\$ 1,450,000
2008	61	\$ 330,000	-7.9 %	\$ 140,000	\$ 720,000
2009	42	\$ 329,000	-0.3 %	\$ 80,000	\$ 710,000
2010	48	\$ 322,500	-2.0 %	\$ 150,000	\$ 830,000
2011	42	\$ 340,000	5.4 %	\$ 145,000	\$ 800,000
2012	58	\$ 322,500	-5.1 %	\$ 112,000	\$ 630,000
2013	59	\$ 320,000	-0.8 %	\$ 59,965	\$ 550,000
2014	57	\$ 335,000	4.7 %	\$ 84,000	\$ 1,200,000
2015	47	\$ 342,000	2.1 %	\$ 66,250	\$ 660,000
2016	31	\$ 329,000	-3.8 %	\$ 180,000	\$ 575,000
2017	36	\$ 327,500	-0.5 %	\$ 104,400	\$ 715,000
2018	30	\$ 267,500	-18.3 %	\$ 116,000	\$ 640,000
2019	38	\$ 320,000	19.6 %	\$ 150,000	\$ 610,000
2020	54	\$ 300,000	-6.2 %	\$ 60,000	\$ 550,000
2021	75	\$ 350,000	16.7 %	\$ 12,200	\$ 590,000
2022	85	\$ 380,000	8.6 %	\$ 81,250	\$ 2,950,000
2023	65	\$ 430,000	13.2 %	\$ 85,000	\$ 840,000
2024	81	\$ 570,000	32.6 %	\$ 200,000	\$ 795,000
2025	29	\$ 620,000	8.8 %	\$ 195,000	\$ 859,000

Median Sale Price
\$605k

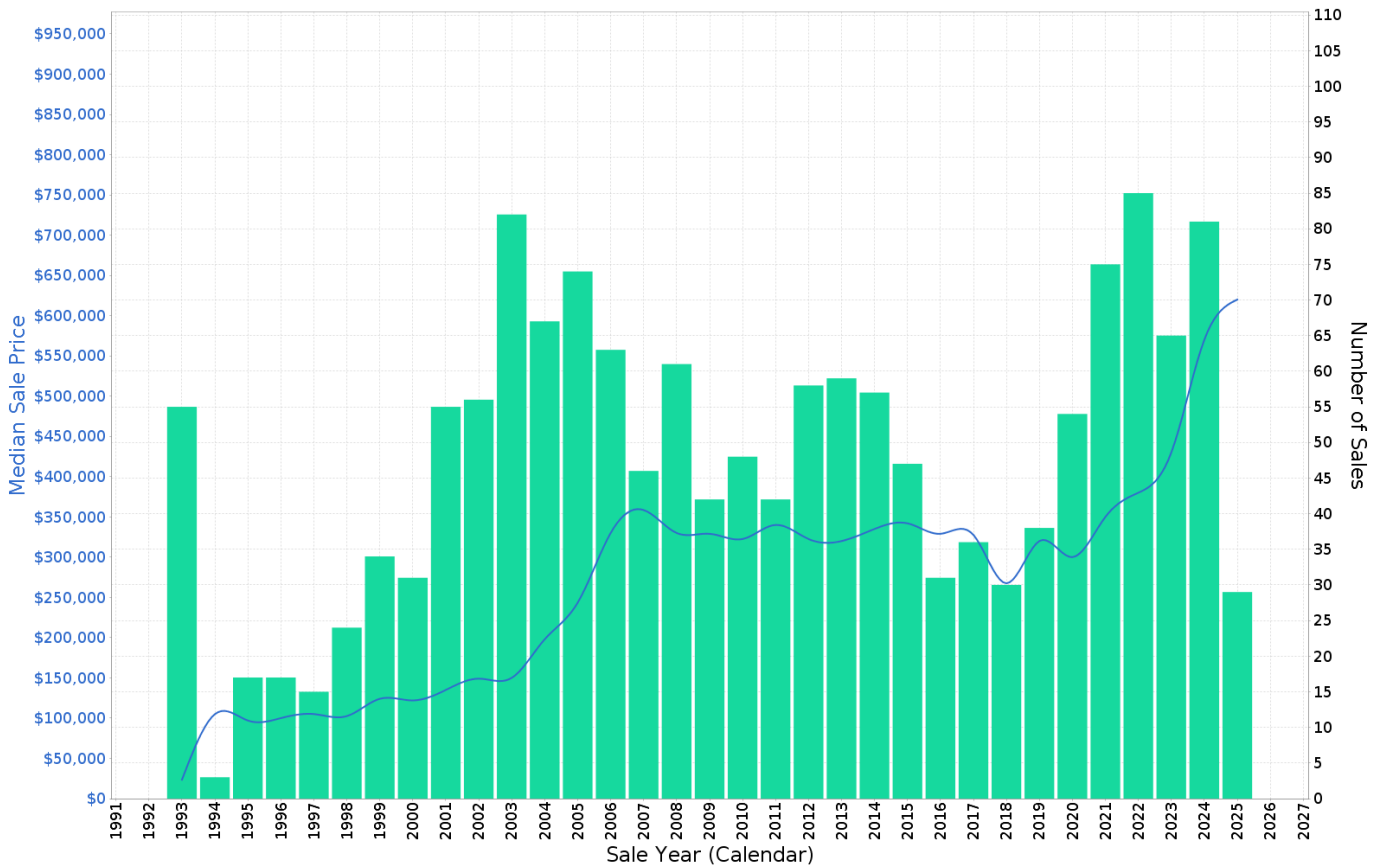
Based on 78 recorded House sales within the last 12 months (Financial Year 2025)

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

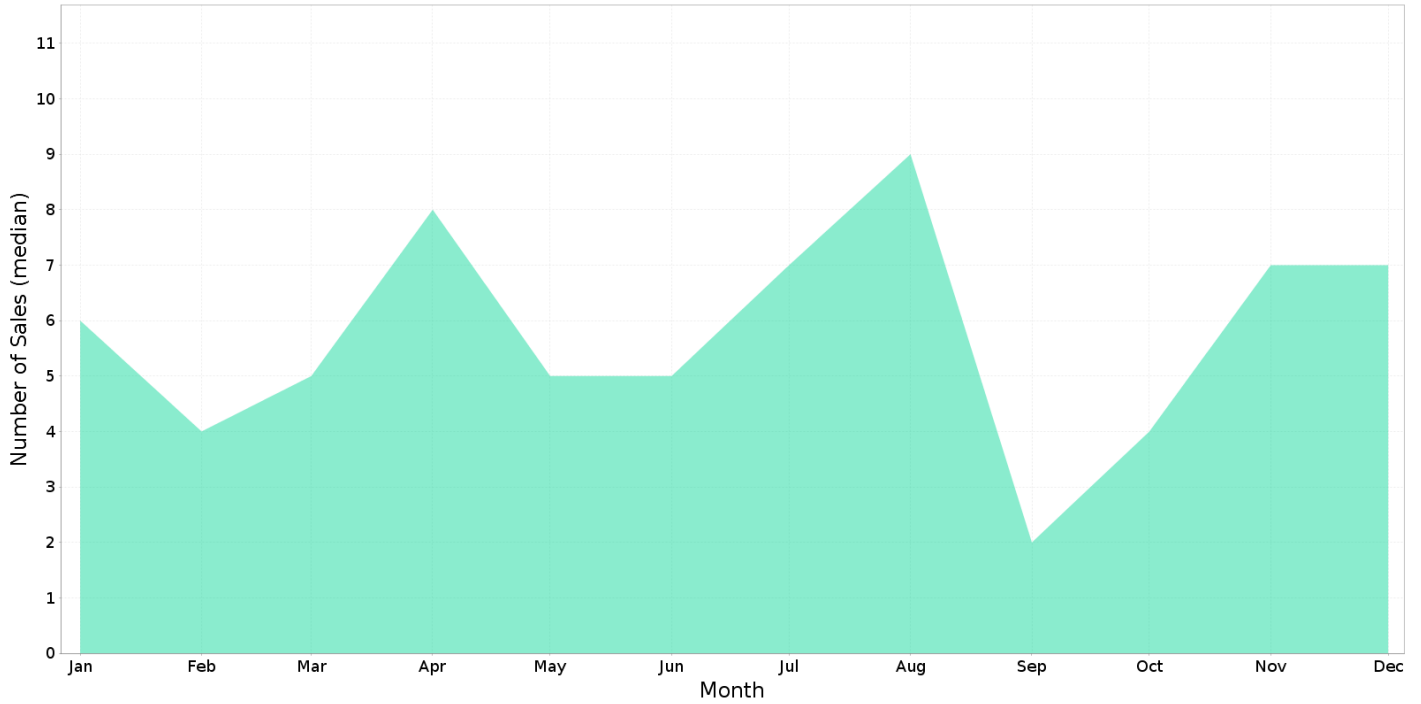
Suburb Growth
+22.2%

Current Median Price: \$605,000
Previous Median Price: \$495,000

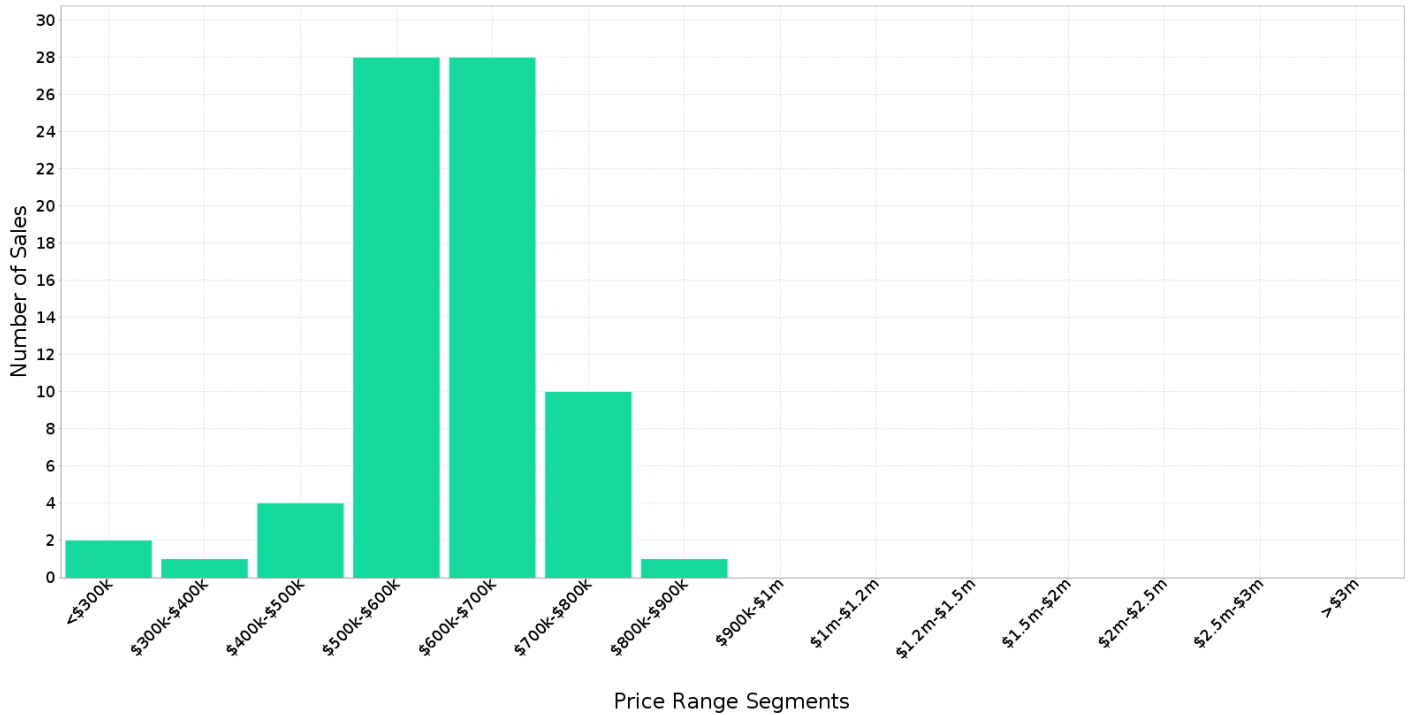
Based on 140 recorded House sales compared over the last two rolling 12 month periods



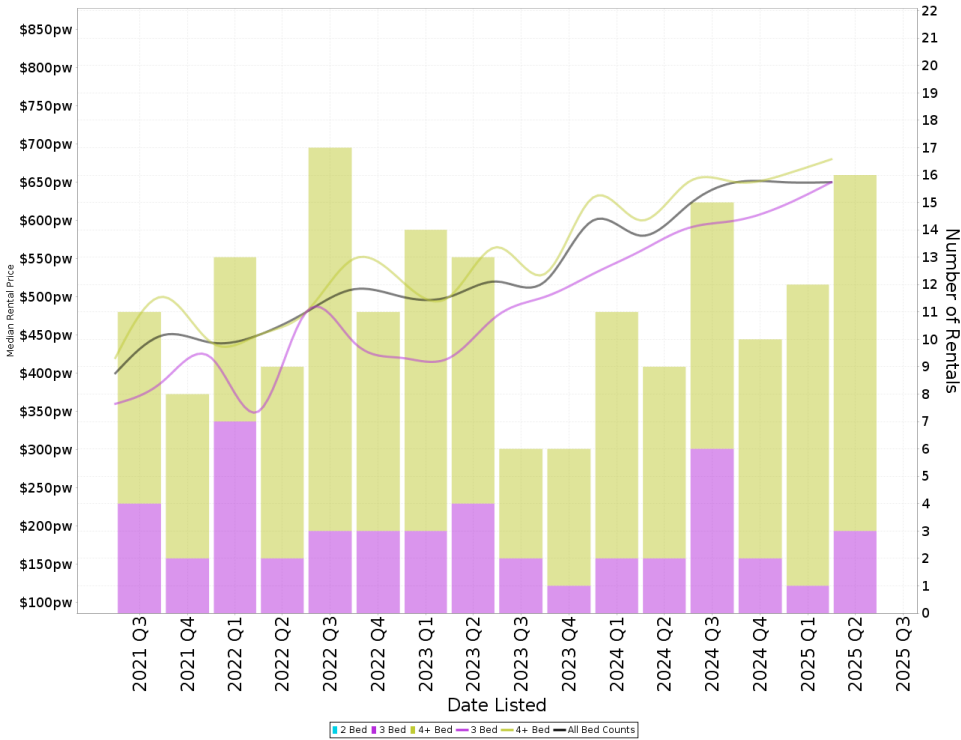
GLEN IRIS - Peak Selling Periods (3 years)



GLEN IRIS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.2%

Current Median Price: \$605,000
Previous Median Price: \$495,000

Based on 140 registered House sales compared over the last two rolling 12 month periods.

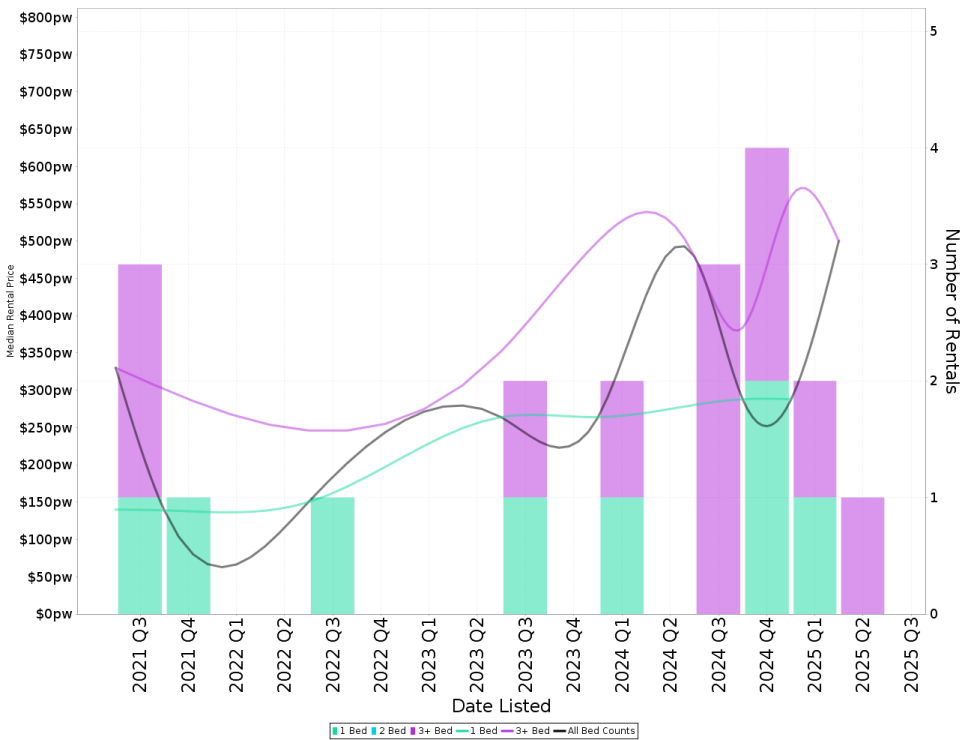
Suburb Rental Yield

+5.6%

Current Median Price: \$605,000
Current Median Rent: \$650

Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

GLEN IRIS - Recently Sold Properties

Median Sale Price

\$605k

Based on 78 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

+22.2%

Current Median Price: \$605,000
Previous Median Price: \$495,000

Based on 140 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

78

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

25 CELOSIA WAY




\$595,000




558 m² 4 2 2

96 INCE RD



\$615,000



549 m² 3 2 2

1 HYACINTH LANE



\$525,000



557 m² 3 1 1

71 JUBILEE RD



\$660,000



702 m² 3 2 2

1/11 MISTLETOE CRT




\$600,000




470 m² 4 2 2

2 JACKSONIA ST



\$595,000



584 m² 4 2 1

18 SNAKEWOOD BEND



\$640,000



536 m² 4 2 2

12 FUCHSIA WAY



\$700,000



750 m² 4 2 3

20 CUSWORTH DR



\$685,000



561 m² 4 2 2

33 GIDGEE ENT

\$620,000

SOLD Apr 2025
33 Days

480 m² 3 2 2

88 INCE RD

\$595,000

SOLD Apr 2025
12 Days

550 m² 3 2 2

15 LANTANA LANE

\$570,000

SOLD Apr 2025
N/A

702 m² 4 2 2

11 BARKER BVD

\$859,000

SOLD Mar 2025
13 Days

641 m² 4 2 2

9 SNAKEWOOD BEND

\$655,000

SOLD Mar 2025
5 Days

577 m² 4 2 2

10 BLUEBUSH RD

\$220,000

495 m² 4 2 2

7 ISANDRA BEND

\$535,000

SOLD Mar 2025
N/A

721 m² 4 2 2

10 RIVERGUM WAY

\$785,000

SOLD Mar 2025
10 Days

610 m² 4 2 2

20 BEVERLEY PL

\$600,000

SOLD Mar 2025
N/A

850 m² 4 2 1

1 PROTEA PASS

\$605,000

SOLD Feb 2025
9 Days

684 m² 4 2 1

19 KURRAJONG CIR

\$550,000

SOLD Feb 2025
N/A

718 m² 3 1 1

26 COLUMBINE TCE

\$590,000

SOLD Feb 2025
N/A

462 m² 4 2 2

GLEN IRIS - Properties For Rent

Median Rental Price

\$650 /w

Based on 53 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

+5.6%

Current Median Price: \$605,000
Current Median Rent: \$650

Based on 78 recorded House sales and 53 House rentals compared over the last 12 months

Number of Rentals

53

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

128 SOUTH WESTERN HIGHWAY

\$720.00 Per

3,311 m² 4 2 2

Jun 2025 11 Days

84 INCCE ROAD

\$650

489 m² 4 2 2

Jun 2025 14 Days

4 CLEMATIS LANE

\$650 per week

585 m² 4 2 2

Jun 2025 18 Days

2 JACKSONIA STREET

\$650

584 m² 4 2 2

Jun 2025 21 Days

7 ISANDRA BEND

\$700.00 Per

721 m² 4 2 2

Jun 2025 32 Days

114A JEFFREY ROAD

\$1,150 per

221 m² 3 2 2

Sep 2024 301 Days