

SUBURB FLYOVER REPORT

MILLBRIDGE (HOUSE)

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

MILLBRIDGE - Suburb Map



MILLBRIDGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	20	\$ 410,000	0.0 %	\$ 240,000	\$ 520,000
2008	26	\$ 407,000	-0.7 %	\$ 363,000	\$ 746,000
2009	27	\$ 405,000	-0.5 %	\$ 351,500	\$ 750,000
2010	22	\$ 440,500	8.8 %	\$ 372,500	\$ 790,000
2011	20	\$ 420,000	-4.7 %	\$ 195,000	\$ 630,000
2012	35	\$ 425,000	1.2 %	\$ 195,000	\$ 675,000
2013	51	\$ 440,000	3.5 %	\$ 349,000	\$ 555,000
2014	46	\$ 450,000	2.3 %	\$ 120,000	\$ 590,000
2015	47	\$ 442,000	-1.8 %	\$ 365,000	\$ 612,000
2016	44	\$ 450,000	1.8 %	\$ 355,000	\$ 760,000
2017	35	\$ 425,000	-5.6 %	\$ 42,000	\$ 640,000
2018	42	\$ 425,000	0.0 %	\$ 191,297	\$ 590,000
2019	32	\$ 410,000	-3.5 %	\$ 330,000	\$ 625,000
2020	49	\$ 425,000	3.7 %	\$ 270,000	\$ 730,000
2021	75	\$ 490,000	15.3 %	\$ 335,000	\$ 927,000
2022	78	\$ 525,000	7.1 %	\$ 400,000	\$ 800,000
2023	63	\$ 550,000	4.8 %	\$ 130,900	\$ 967,000
2024	76	\$ 675,000	22.7 %	\$ 60,000	\$ 1,275,000
2025	25	\$ 750,000	11.1 %	\$ 140,000	\$ 985,000

Median Sale Price

\$752k

Based on 58 recorded House sales within the last 12 months (Financial Year 2025)

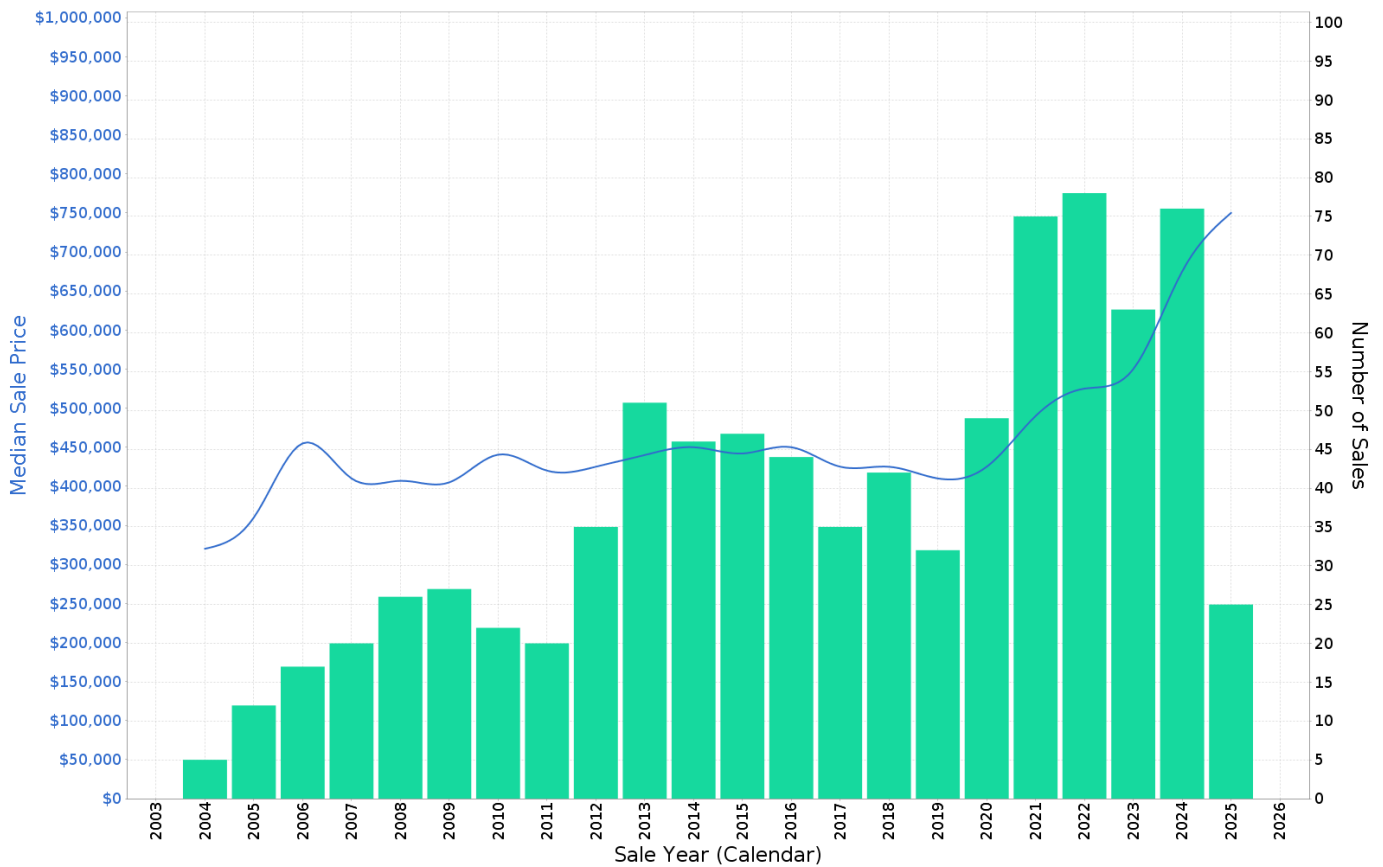
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

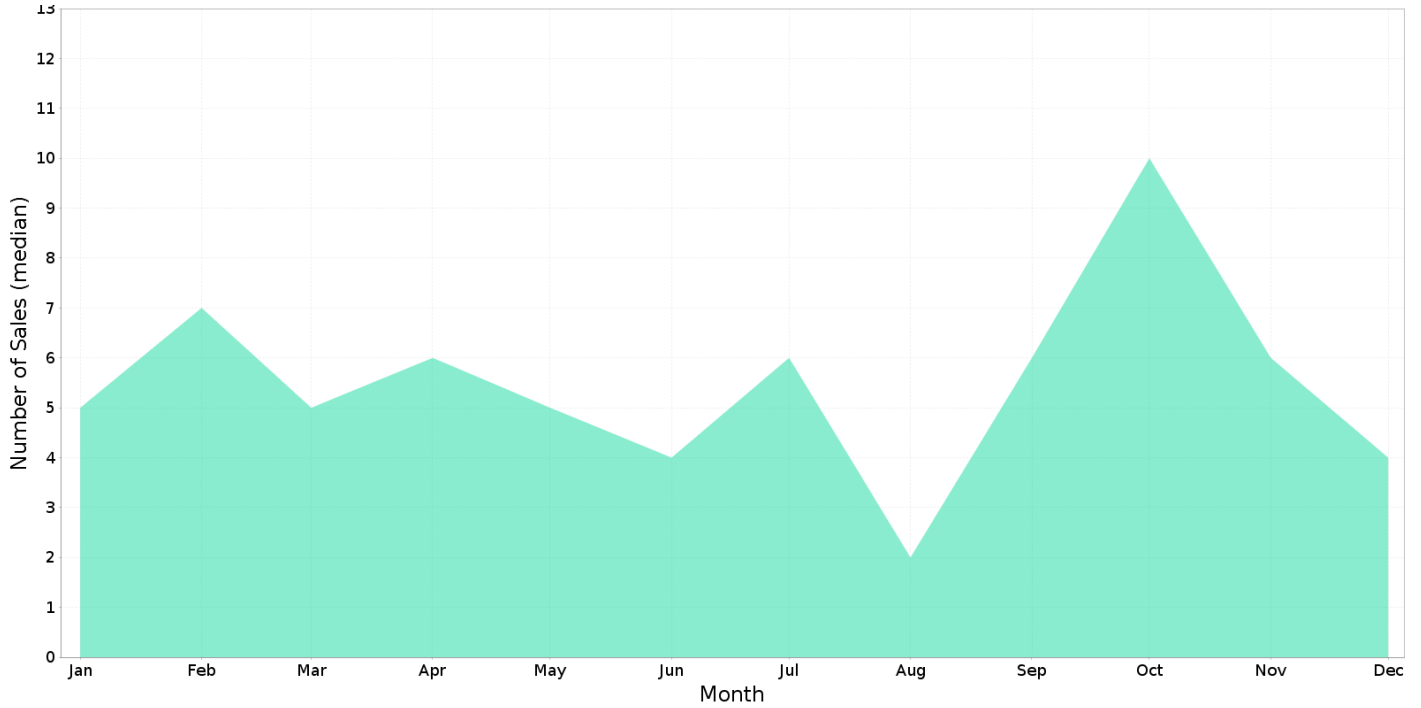
+21.4%

Current Median Price: \$752,500
Previous Median Price: \$620,000

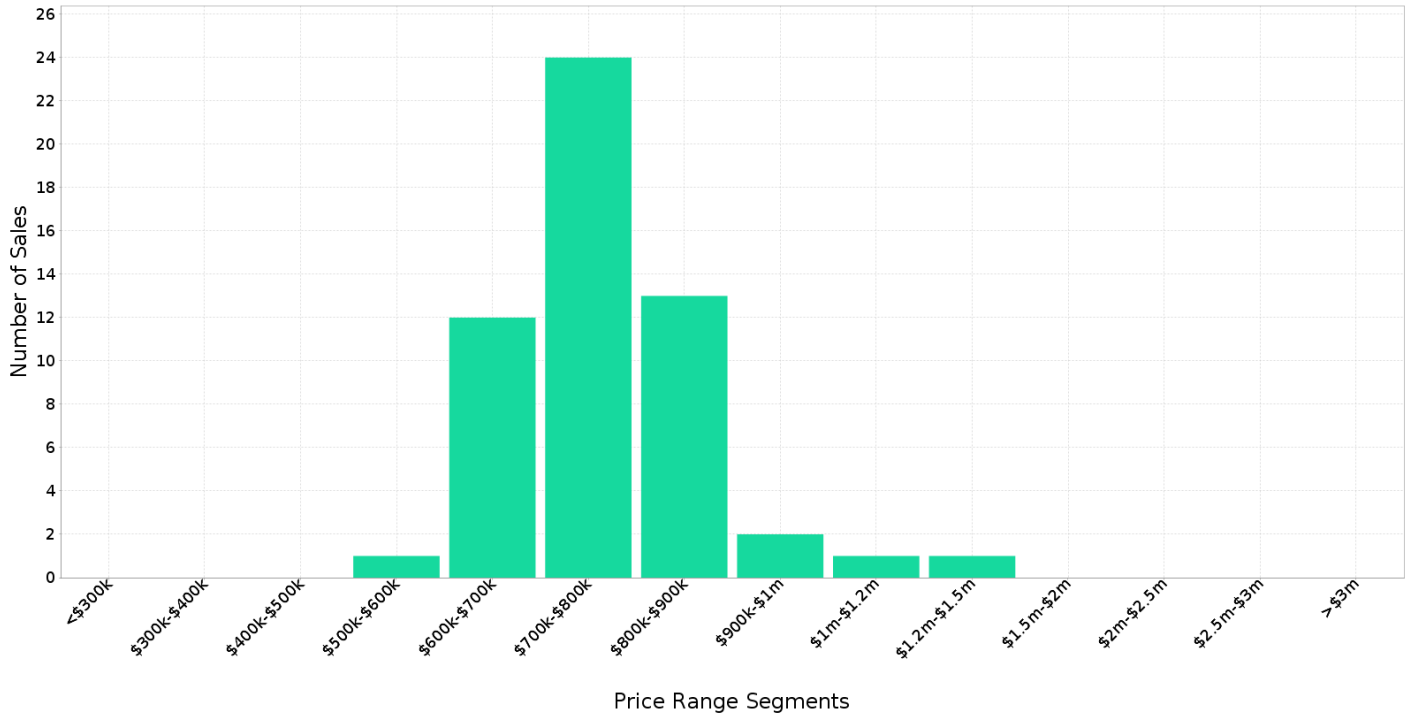
Based on 134 recorded House sales compared over the last two rolling 12 month periods



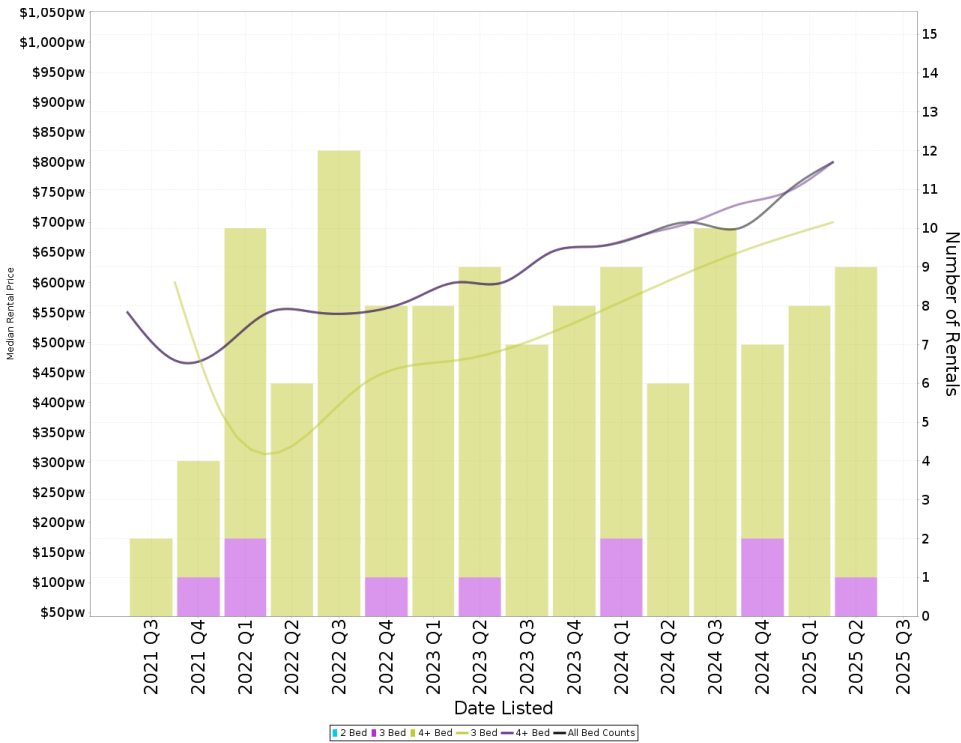
MILLBRIDGE - Peak Selling Periods (3 years)



MILLBRIDGE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+21.4%

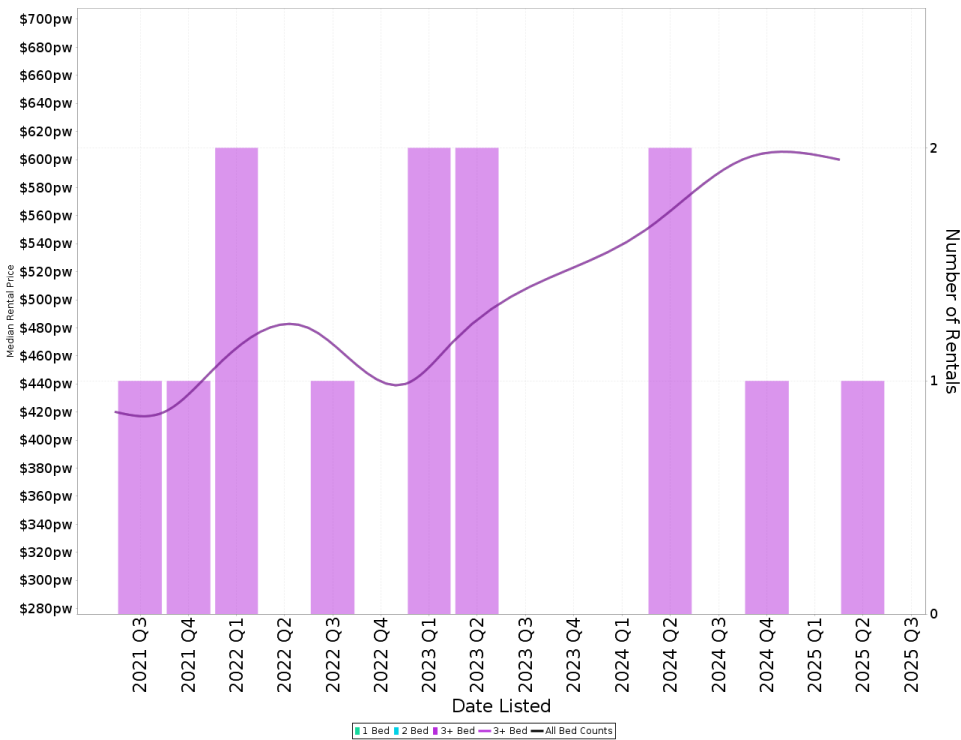
Current Median Price: \$752,500
Previous Median Price: \$620,000
Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$752,500
Current Median Rent: \$730
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MILLBRIDGE - Recently Sold Properties

Median Sale Price

\$752k

Based on 58 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

+21.4%

Current Median Price: \$752,500
Previous Median Price: \$620,000

Based on 134 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

58

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

16 GLENELG DR

\$720,000

699 m² 4 2 2

Sold May 2025 (44 Days)

6 BERKELEY VIEW

\$750,000

697 m² 3 2 4

Sold May 2025 (17 Days)

6 LINDEN WAY

\$855,000

680 m² 4 2 2

Sold May 2025 (17 Days)

8 GASCOYNE CIR

\$840,000

790 m² 4 2 2

Sold Apr 2025 (21 Days)

1 MILLBRIDGE BVD

\$720,000

676 m² 4 2 2

Sold Apr 2025 (165 Days)

6 REUBEN WAY

\$740,000

637 m² 4 2 3

Sold Apr 2025 (38 Days)

13 HATFIELD WAY

\$685,000

428 m² 4 2 2

Sold Apr 2025 (17 Days)

87 DUNCAN LOOP

\$810,000

650 m² 4 2 2

Sold Apr 2025 (20 Days)

55 DENISON LINK

\$750,000

700 m² 4 2 2

Sold Apr 2025 (17 Days)

23 DENISON LINK

\$870,000

SOLD Apr 2025
104 Days

729 m² 6 2 3

4 B HATFIELD WAY

\$665,000

SOLD Mar 2025
16 Days

593 m² 3 2 2

3 ELEANOR WAY

\$665,000

SOLD Mar 2025
9 Days

638 m² 4 2 4

76 HAZELGROVE CRECENT

\$790,000

photo not available

SOLD Mar 2025
N/A

4 2 2

17 HATFIELD WAY

\$850,000

SOLD Mar 2025
N/A

674 m² 4 2 2

1 OLDFIELD ST

\$746,000

SOLD Feb 2025
11 Days

634 m² 4 2 2

14 CHESTNUT BVD

\$835,000

SOLD Feb 2025
9 Days

657 m² 4 2 2

55 DUNCAN LOOP

\$715,000

SOLD Feb 2025
63 Days

640 m² 4 2 3

7 CHESTNUT BVD

\$720,000

SOLD Feb 2025
35 Days

673 m² 4 2 2

76 HAZELGROVE CRES

\$790,000

710 m² 4 2 2

6 GLENELG DR

\$950,000

SOLD Feb 2025
13 Days

747 m² 4 2 3

10 BEAUFORT LOOP

\$810,000

SOLD Jan 2025
15 Days

665 m² 4 2 2

MILLBRIDGE - Properties For Rent

Median Rental Price

\$730 /w

Based on 34 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

+5.0%

Current Median Price: \$752,500
Current Median Rent: \$730

Based on 58 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

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

53 MILLBRIDGE BOULEVARD

\$720 per week



Jul 2025 1 Day

699 m² 4 2 2

10 BROUGHTON WAY

\$700 per week




Jul 2025 2 Days

638 m² 4 2 2

9 ELEANOR WAY

\$750.00 Per



Jul 2025 3 Days

633 m² 4 2 2

16 GREENOUGH PLACE

\$750 pw



Jun 2025 10 Days

653 m² 4 2 2

22 PASCOE WAY

\$850 per week



Apr 2025 84 Days

520 m² 4 2 2