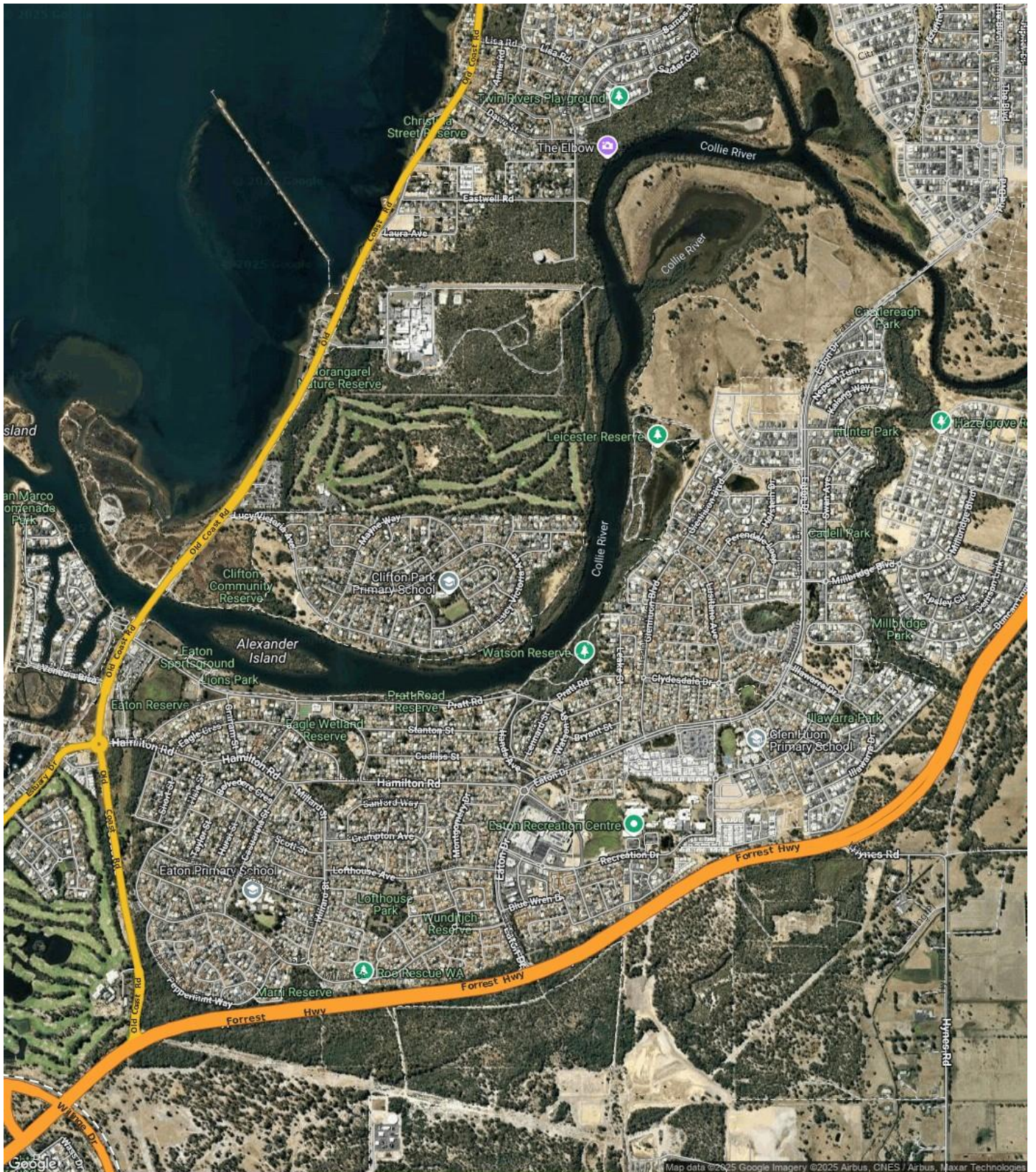


## **SUBURB FLYOVER REPORT**

EATON (UNIT)

PREPARED BY: RICHARD MORGAN, HARCOURTS APG, PH: 0431949242

## EATON - Suburb Map



Prepared on 12/09/2025 by Richard Morgan, 0431949242 at Harcourts APG. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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## EATON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	10	\$ 318,750	0.0 %	\$ 305,000	\$ 390,000
2008	25	\$ 320,000	0.4 %	\$ 260,000	\$ 400,000
2009	12	\$ 285,625	-10.7 %	\$ 263,000	\$ 350,000
2010	10	\$ 310,000	8.5 %	\$ 265,000	\$ 360,000
2011	9	\$ 327,000	5.5 %	\$ 225,000	\$ 345,000
2012	15	\$ 300,000	-8.3 %	\$ 270,000	\$ 350,000
2013	24	\$ 315,000	5.0 %	\$ 218,000	\$ 350,000
2014	20	\$ 317,000	0.6 %	\$ 251,500	\$ 360,000
2015	17	\$ 319,900	0.9 %	\$ 242,500	\$ 353,000
2016	16	\$ 283,000	-11.5 %	\$ 215,000	\$ 449,000
2017	15	\$ 280,000	-1.1 %	\$ 185,000	\$ 385,000
2018	7	\$ 280,000	0.0 %	\$ 220,000	\$ 295,000
2019	3	\$ 235,000	-16.1 %	\$ 152,500	\$ 320,000
2020	8	\$ 260,000	10.6 %	\$ 215,000	\$ 392,500
2021	8	\$ 280,500	7.9 %	\$ 200,000	\$ 350,000
2022	10	\$ 336,500	20.0 %	\$ 270,000	\$ 427,000
2023	9	\$ 340,000	1.0 %	\$ 315,000	\$ 355,000
2024	7	\$ 450,000	32.4 %	\$ 375,000	\$ 460,000
2025	4	\$ 453,000	0.7 %	\$ 425,000	\$ 468,000

### Median Sale Price

# \$450k

Based on 9 recorded Unit sales within the last 12 months (Financial Year 2025)

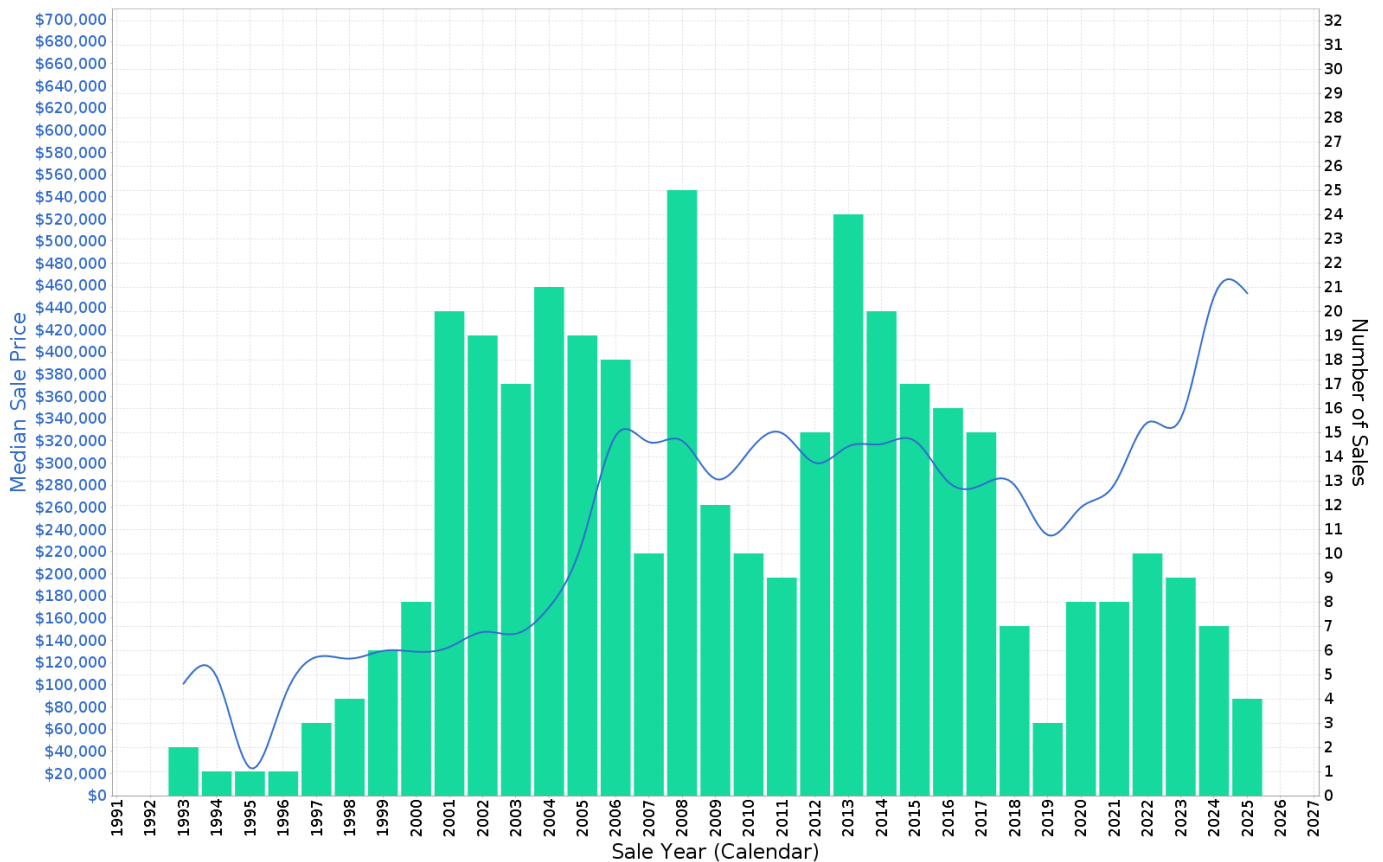
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

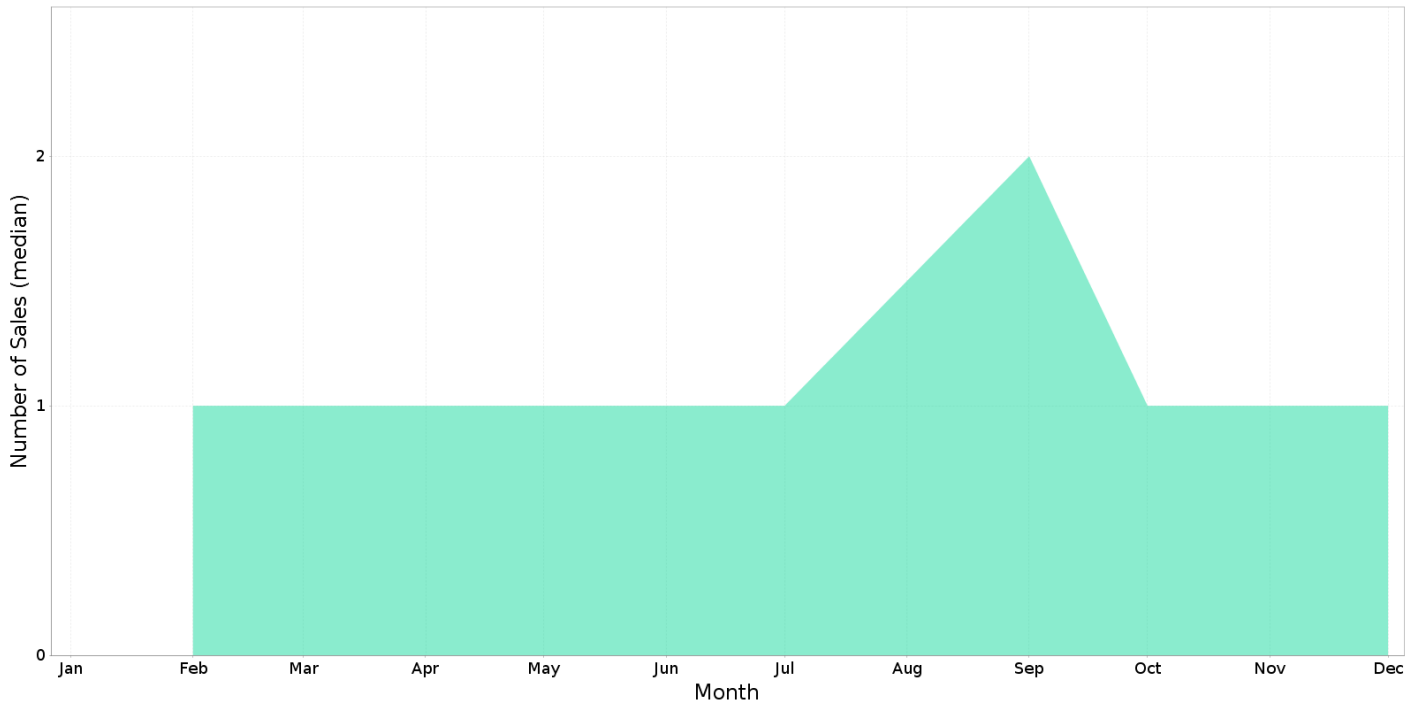
# +32.4%

Current Median Price: \$450,000  
Previous Median Price: \$340,000

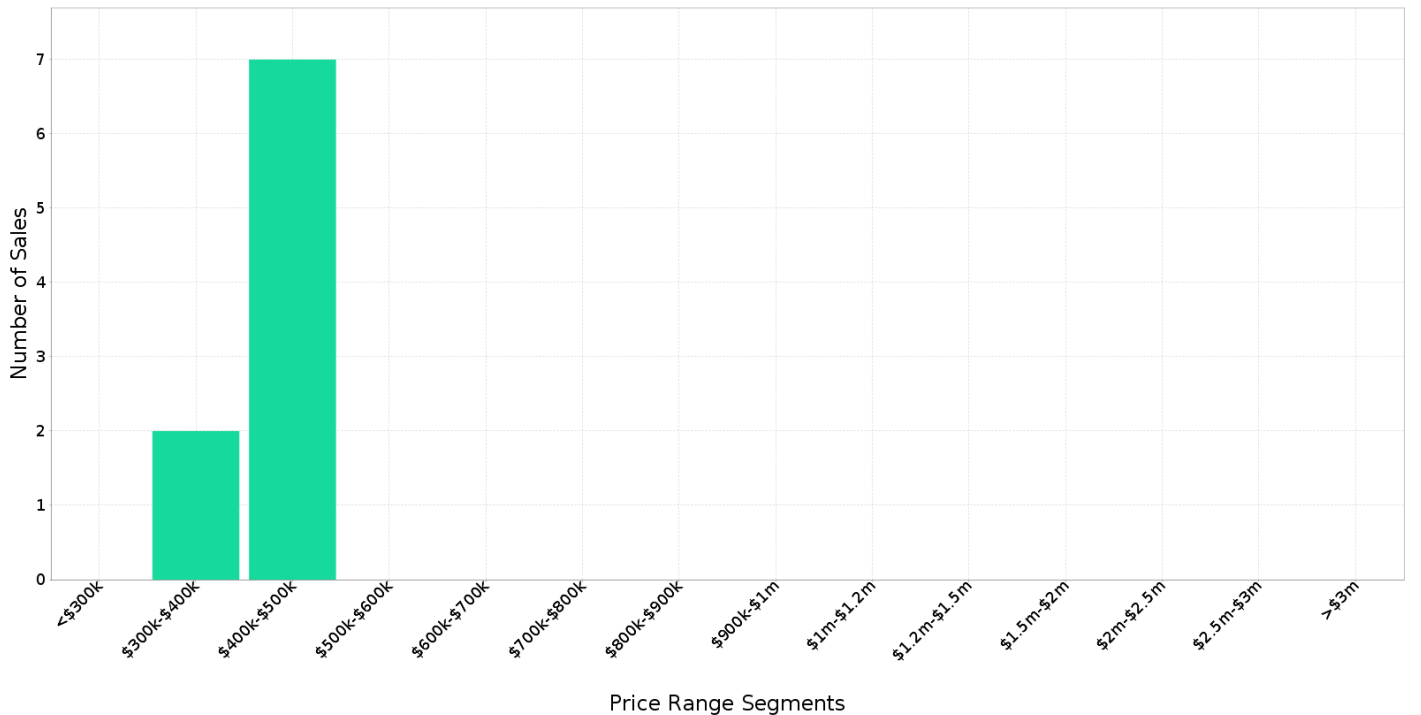
Based on 17 recorded Unit sales compared over the last two rolling 12 month periods



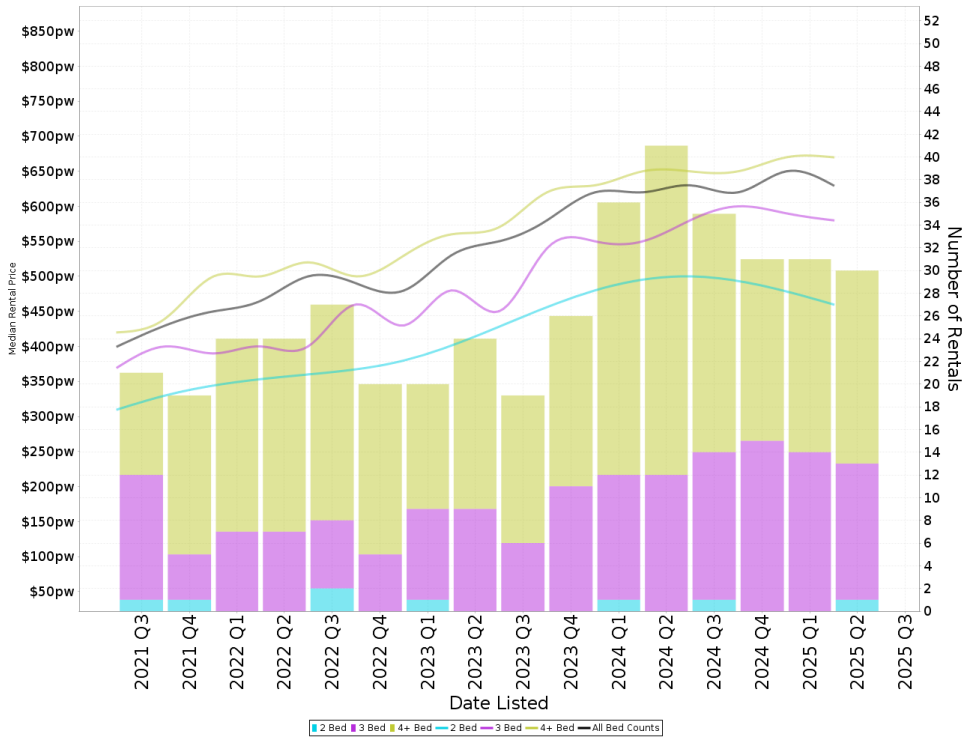
## EATON - Peak Selling Periods (3 years)



## EATON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+18.4%**

Current Median Price: \$610,000  
Previous Median Price: \$515,000

Based on 387 registered House sales compared over the last two rolling 12 month periods.

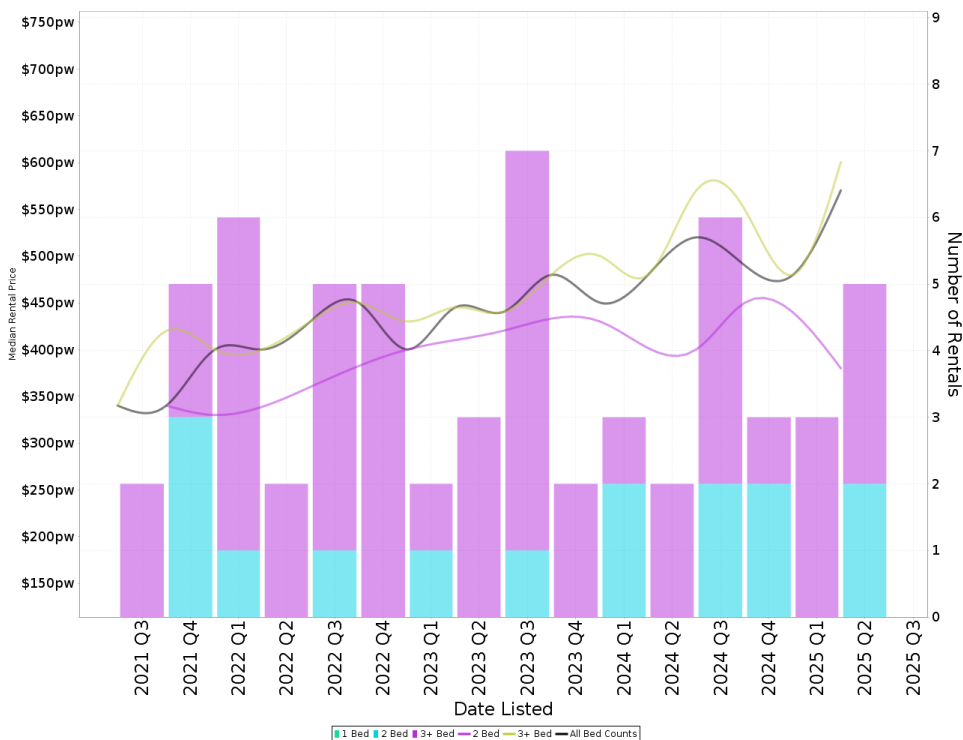
### Suburb Rental Yield

**+5.5%**

Current Median Price: \$610,000  
Current Median Rent: \$640

Based on 127 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

**\$450k**

Based on 9 recorded Unit 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

**+32.4%**

Current Median Price: \$450,000  
Previous Median Price: \$340,000

Based on 17 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**9**

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

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



## EATON - Properties For Rent

### Median Rental Price

**\$520 /w**

Based on 17 recorded Unit 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

**+6.0%**

Current Median Price: \$450,000  
Current Median Rent: \$520

Based on 9 recorded Unit sales and 17 Unit rentals compared over the last 12 months

### Number of Rentals

**17**

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

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

