

# SUBURB FLYOVER REPORT

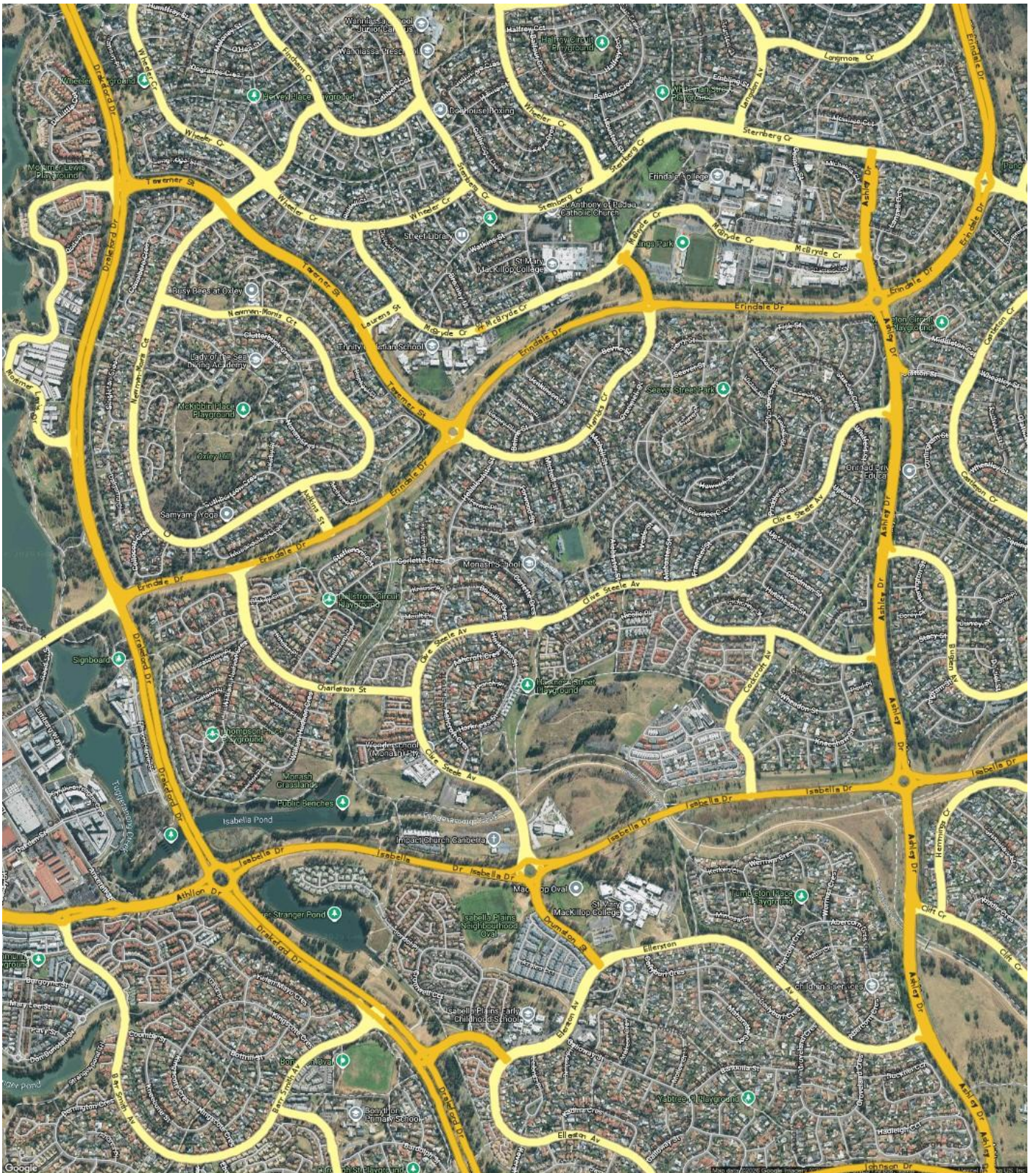
MONASH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## MONASH - Suburb Map



## MONASH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	48	\$ 463,500	0.0 %	\$ 350,000	\$ 760,000
2009	56	\$ 423,500	-8.6 %	\$ 225,000	\$ 950,000
2010	47	\$ 509,000	20.2 %	\$ 35,000	\$ 845,000
2011	40	\$ 498,000	-2.2 %	\$ 215,000	\$ 782,000
2012	52	\$ 510,000	2.4 %	\$ 253,000	\$ 825,000
2013	51	\$ 526,000	3.1 %	\$ 420,000	\$ 710,000
2014	44	\$ 527,500	0.3 %	\$ 350,000	\$ 805,000
2015	51	\$ 566,000	7.3 %	\$ 245,000	\$ 865,000
2016	59	\$ 545,000	-3.7 %	\$ 150,000	\$ 911,000
2017	59	\$ 605,000	11.0 %	\$ 177,000	\$ 915,000
2018	43	\$ 635,000	5.0 %	\$ 190,000	\$ 860,000
2019	51	\$ 675,000	6.3 %	\$ 351,667	\$ 860,000
2020	58	\$ 687,500	1.9 %	\$ 218,000	\$ 970,000
2021	75	\$ 875,000	27.3 %	\$ 455,000	\$ 10,000,000
2022	54	\$ 886,000	1.3 %	\$ 60,000	\$ 1,730,000
2023	45	\$ 920,000	3.8 %	\$ 475,000	\$ 1,400,000
2024	41	\$ 895,000	-2.7 %	\$ 637,500	\$ 1,725,000
2025	44	\$ 955,000	6.7 %	\$ 750,000	\$ 1,420,000
2026	9	\$ 970,000	1.6 %	\$ 850,000	\$ 1,040,000

### Median Sale Price

# \$960k

Based on 36 recorded House sales within the last 12 months (Apr '25 - Mar '26)

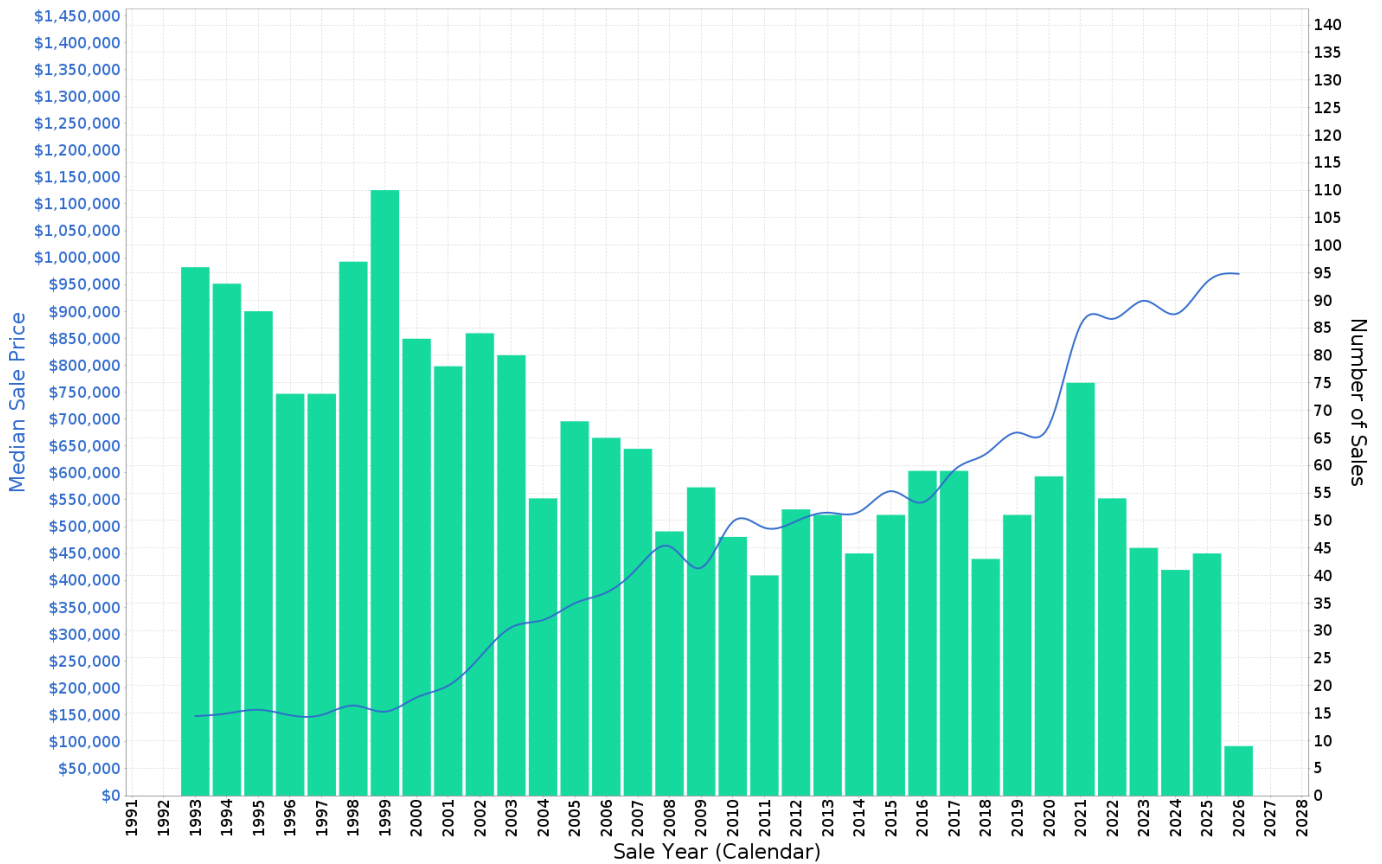
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

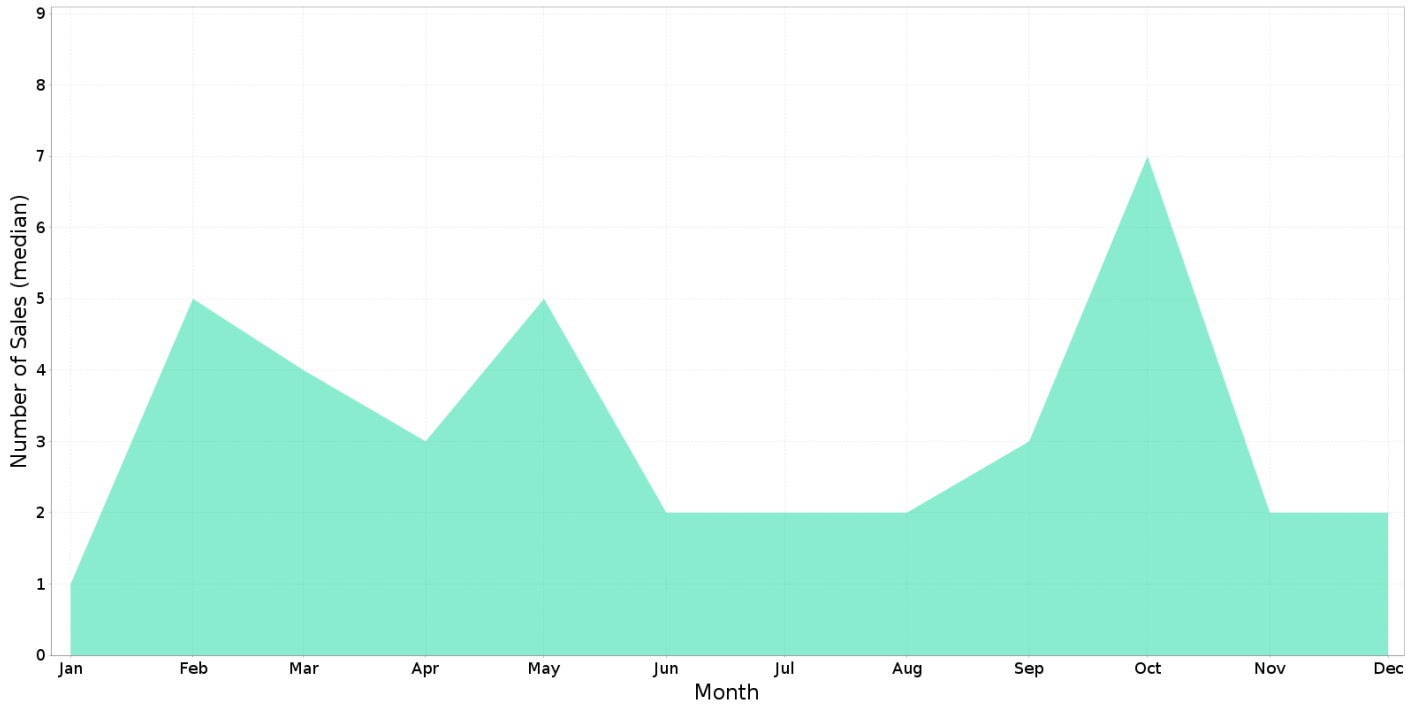
# +1.9%

Current Median Price: \$960,000  
Previous Median Price: \$942,500

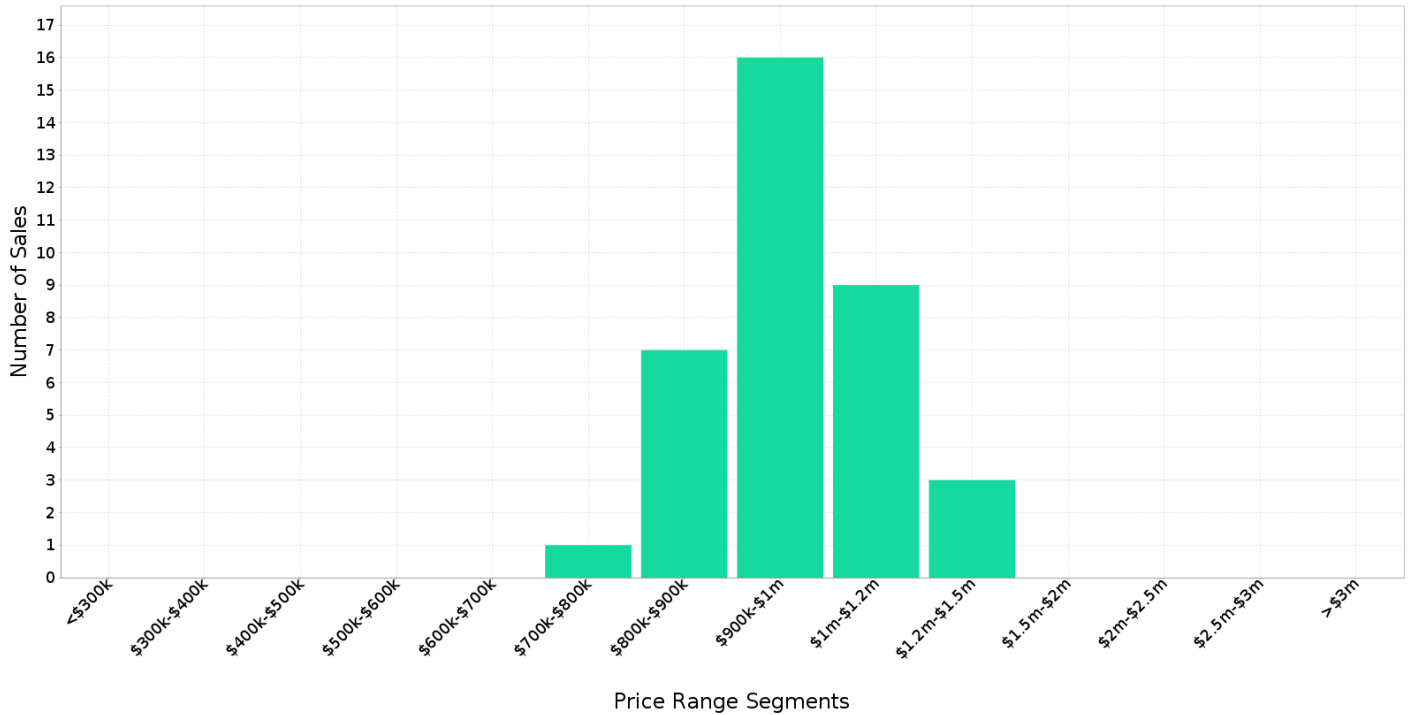
Based on 86 recorded House sales compared over the last two rolling 12 month periods



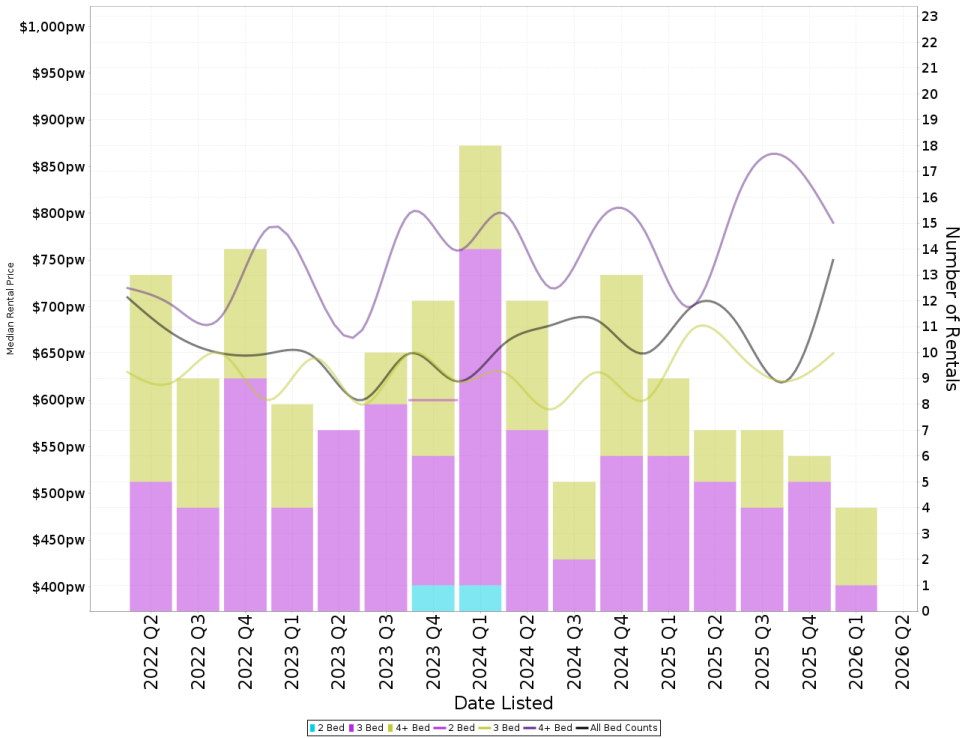
## MONASH - Peak Selling Periods (3 years)



## MONASH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.9%**

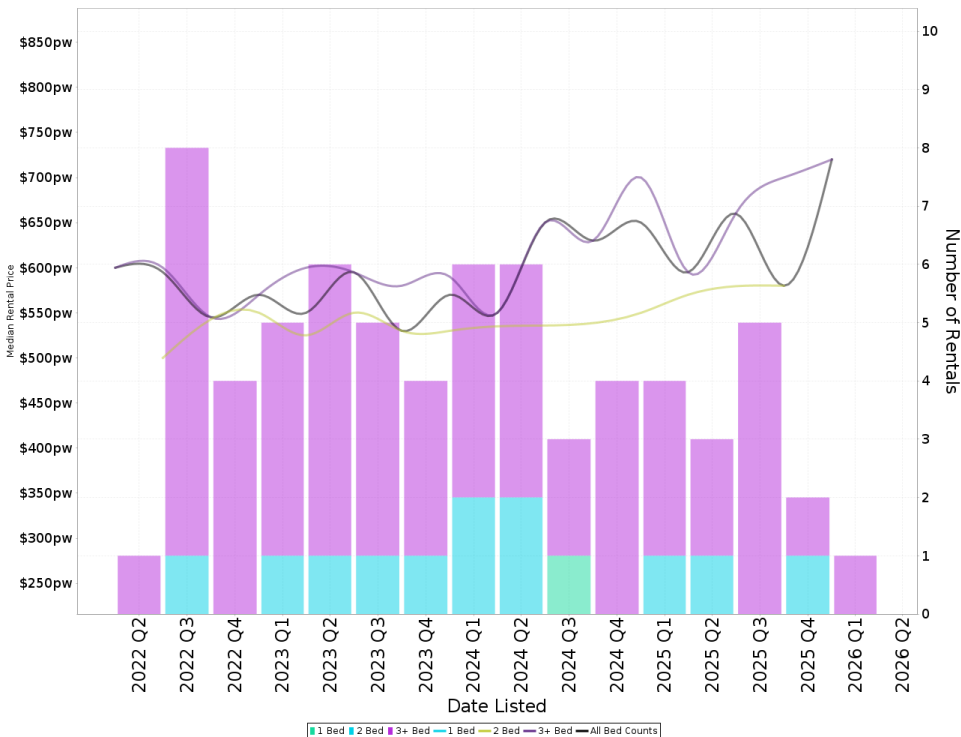
Current Median Price: \$960,000  
Previous Median Price: \$942,500  
Based on 86 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$960,000  
Current Median Rent: \$680  
Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+3.3%**

Current Median Price: \$710,000  
Previous Median Price: \$687,500  
Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$710,000  
Current Median Rent: \$660  
Based on 11 registered Unit rentals compared over the last 12 months.

## MONASH - Recently Sold Properties

Median Sale Price  
**\$960k**

Based on 36 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth  
**+1.9%**

Current Median Price: \$960,000  
Previous Median Price: \$942,500

Based on 86 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**36**

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

**13 WILLIAM HUDSON CRES**

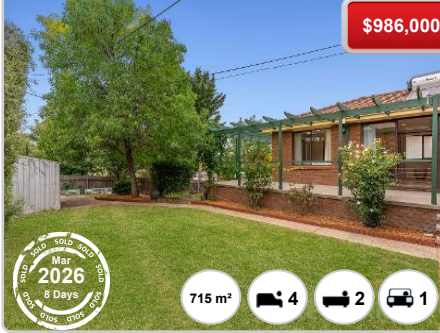


**\$1,236,000**

Mar 2026  
29 Days

847 m<sup>2</sup> 4 2 2

**17 PRIDDLE ST**



**\$986,000**

Mar 2026  
8 Days

715 m<sup>2</sup> 4 2 1

**18 STURDEE CRES**



**\$905,000**

Mar 2026  
29 Days

706 m<sup>2</sup> 4 2 1

**5 ALLISON PL**



**\$920,000**

Mar 2026  
N/A

821 m<sup>2</sup> 3 2 3

**11 DERRY ST**



**\$850,000**

Mar 2026  
75 Days

849 m<sup>2</sup> 3 2 2

**47 ALABASTER ST**




**\$1,040,000**

Feb 2026  
23 Days

965 m<sup>2</sup> 4 3 4

**44 BEIRNE ST**



**\$970,000**

Feb 2026  
24 Days

788 m<sup>2</sup> 4 2 2

**6 COWDERY PL**



**\$990,000**

Feb 2026  
24 Days

841 m<sup>2</sup> 4 3 2

**112 STURDEE CRES**



**\$1,040,000**

Feb 2026  
19 Days

838 m<sup>2</sup> 3 2 1

**22 BARRACLOUGH CRES**

**\$960,000**



**2026**  
63 Days

822 m<sup>2</sup> 3 2 2

**28 HEBBLEWHITE ST**

**\$875,000**



**2025**  
36 Days

717 m<sup>2</sup> 3 1 2

**44 STURDEE CRES**

**\$1,175,000**

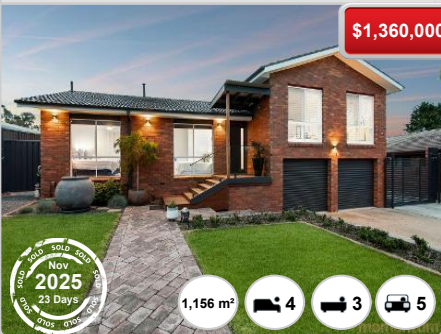


**2025**  
84 Days

801 m<sup>2</sup> 5 3 4

**12 PRIDDLE ST**

**\$1,360,000**




**2025**  
23 Days

1,156 m<sup>2</sup> 4 3 5

**1 WHITFIELD ST**

**\$1,060,000**

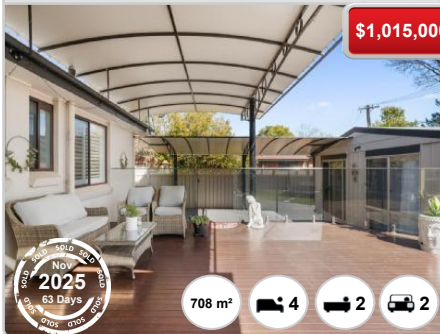


**2025**  
23 Days

1,078 m<sup>2</sup> 3 2 2

**20 FORWOOD ST**

**\$1,015,000**



**2025**  
63 Days

708 m<sup>2</sup> 4 2 2