

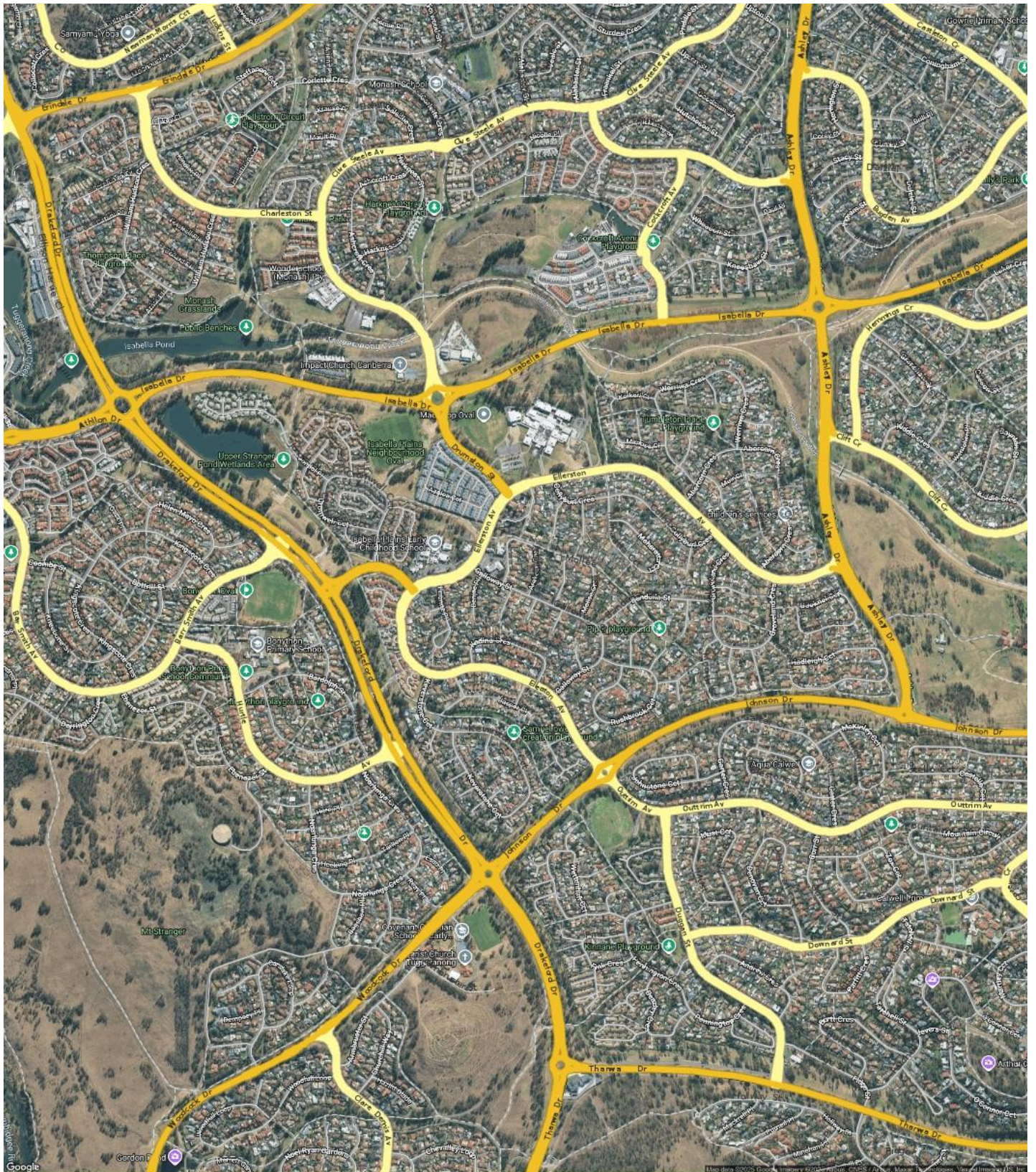
# SUBURB FLYOVER REPORT

ISABELLA PLAINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



## ISABELLA PLAINS - Suburb Map



Prepared on 03/02/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricedr.com.au)

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## ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	48	\$ 390,000	0.0 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	42	\$ 451,500	10.1 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	3.0 %	\$ 4,700	\$ 655,000
2012	35	\$ 444,500	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.4 %	\$ 20,000	\$ 775,000
2014	35	\$ 475,000	4.4 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	1.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	34	\$ 803,500	-6.7 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	5.8 %	\$ 724,000	\$ 1,250,000
2025	39	\$ 857,500	0.9 %	\$ 700,000	\$ 1,350,000
2026	0				

### Median Sale Price

# \$858k

Based on 39 recorded House sales within the last 12 months (2025)

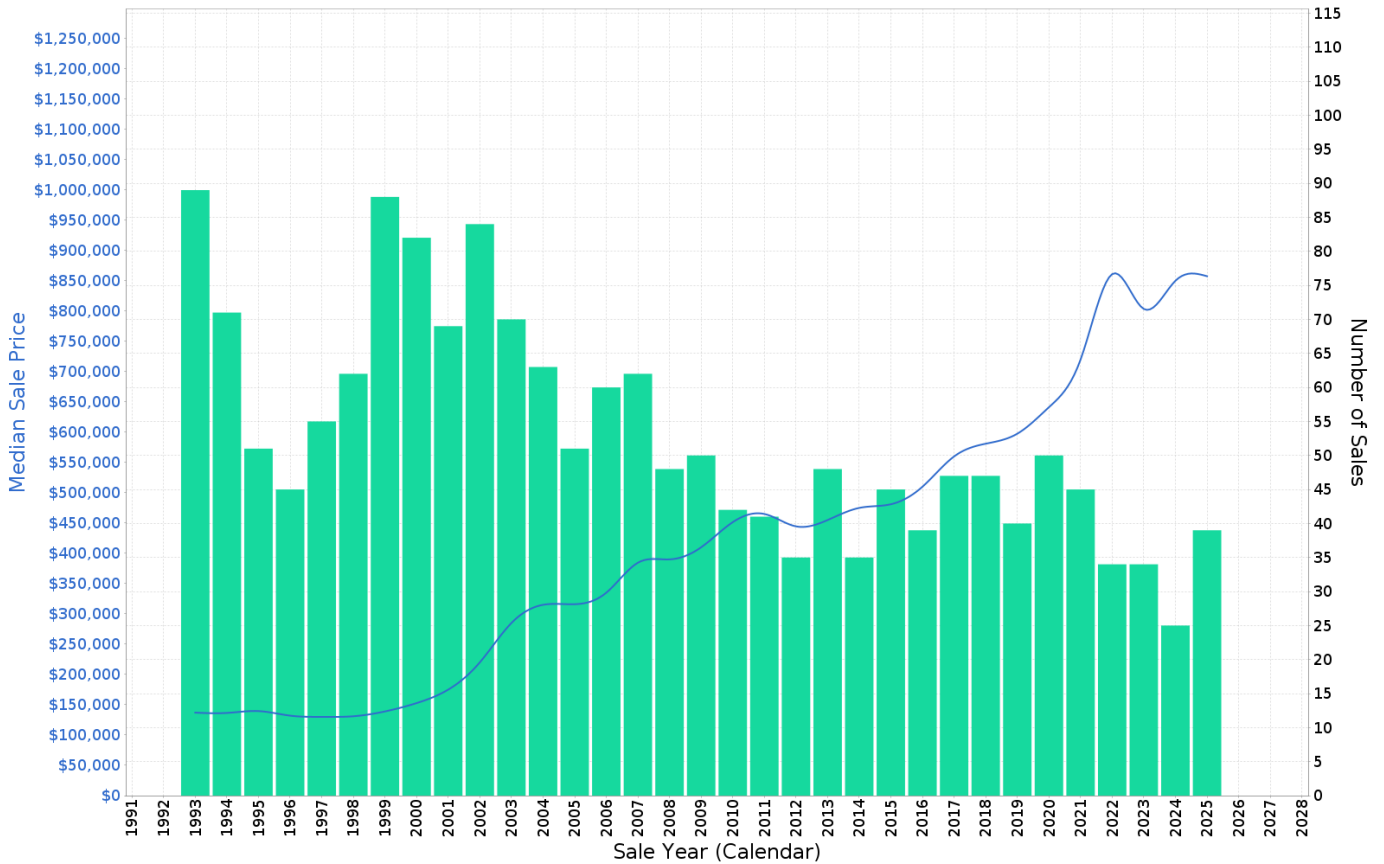
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

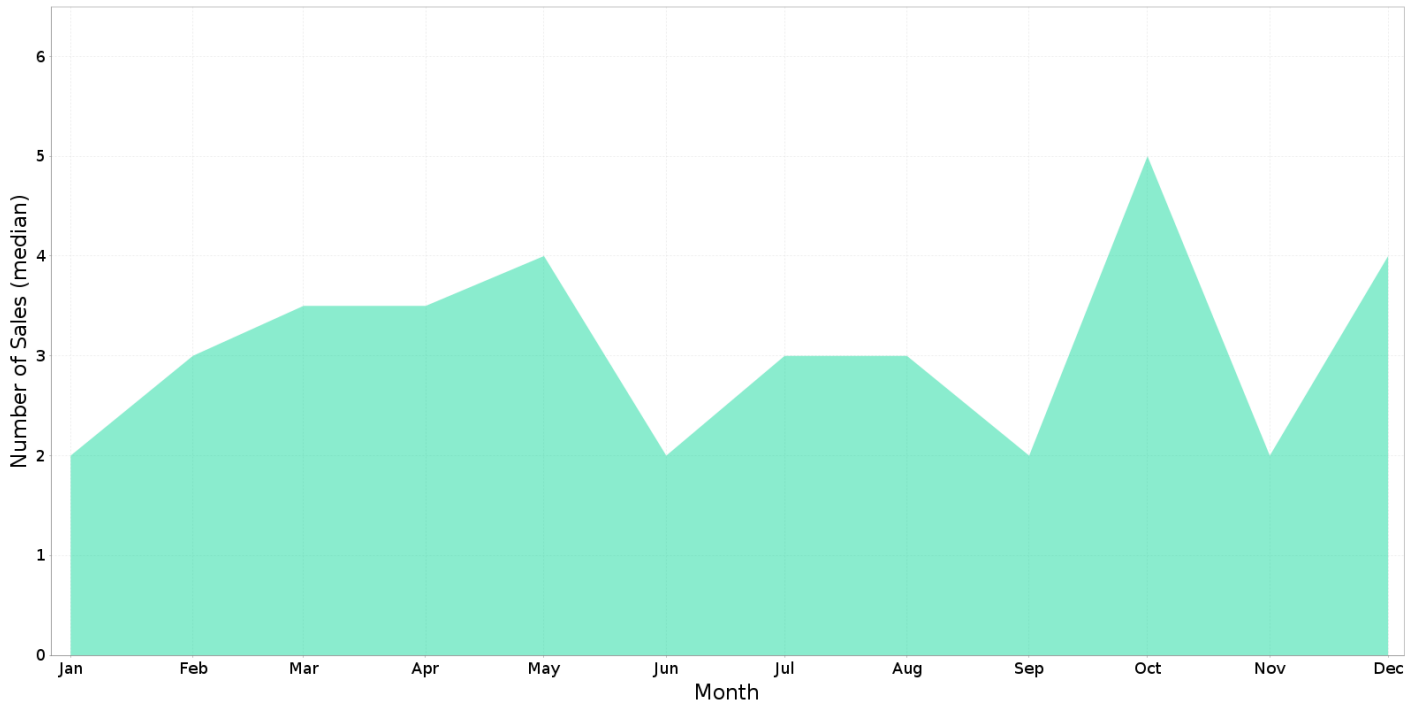
# +0.9%

Current Median Price: \$857,500  
Previous Median Price: \$850,000

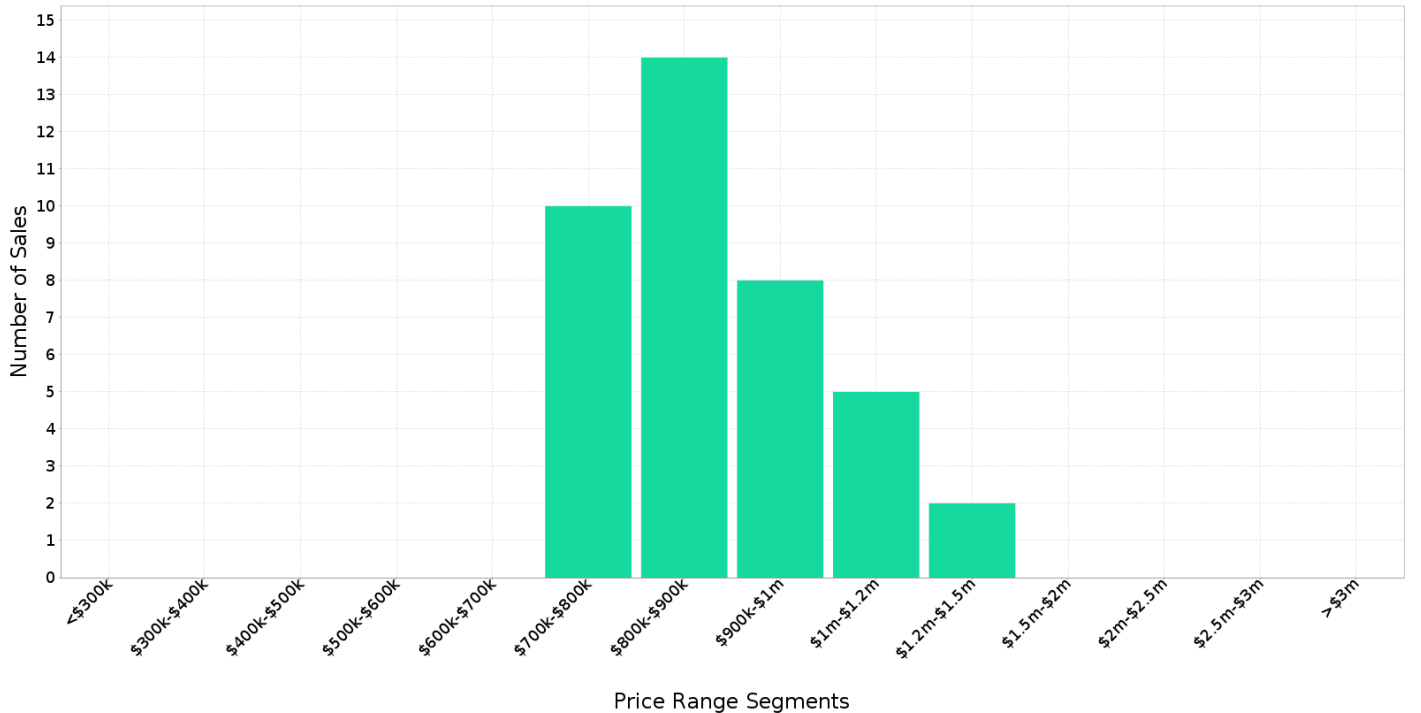
Based on 64 recorded House sales compared over the last two rolling 12 month periods



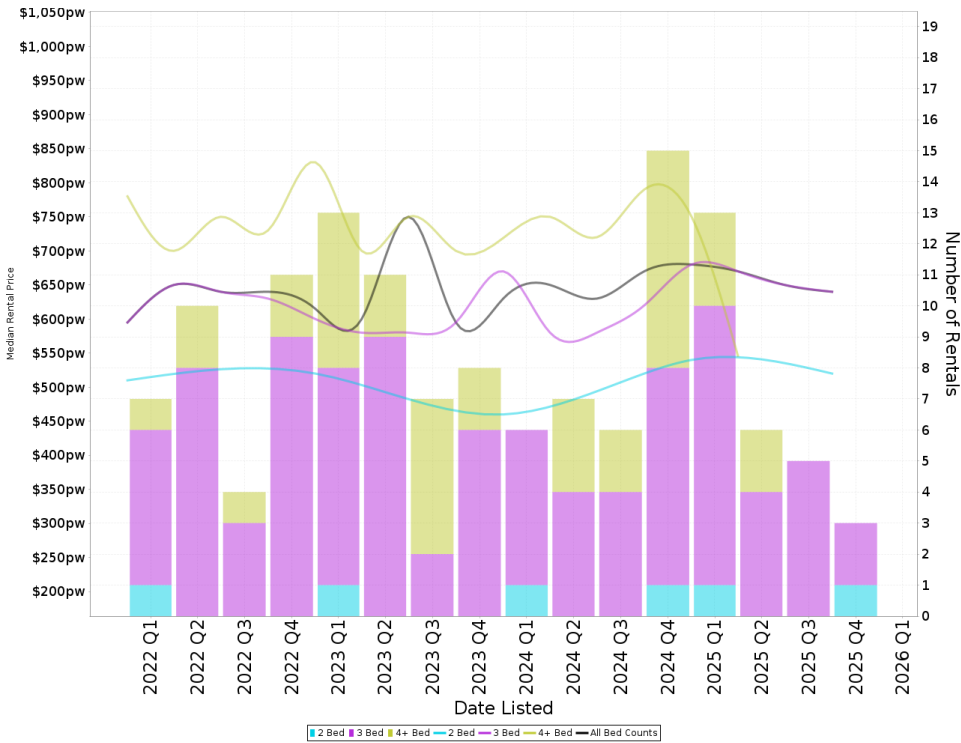
## ISABELLA PLAINS - Peak Selling Periods (3 years)



## ISABELLA PLAINS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.9%**

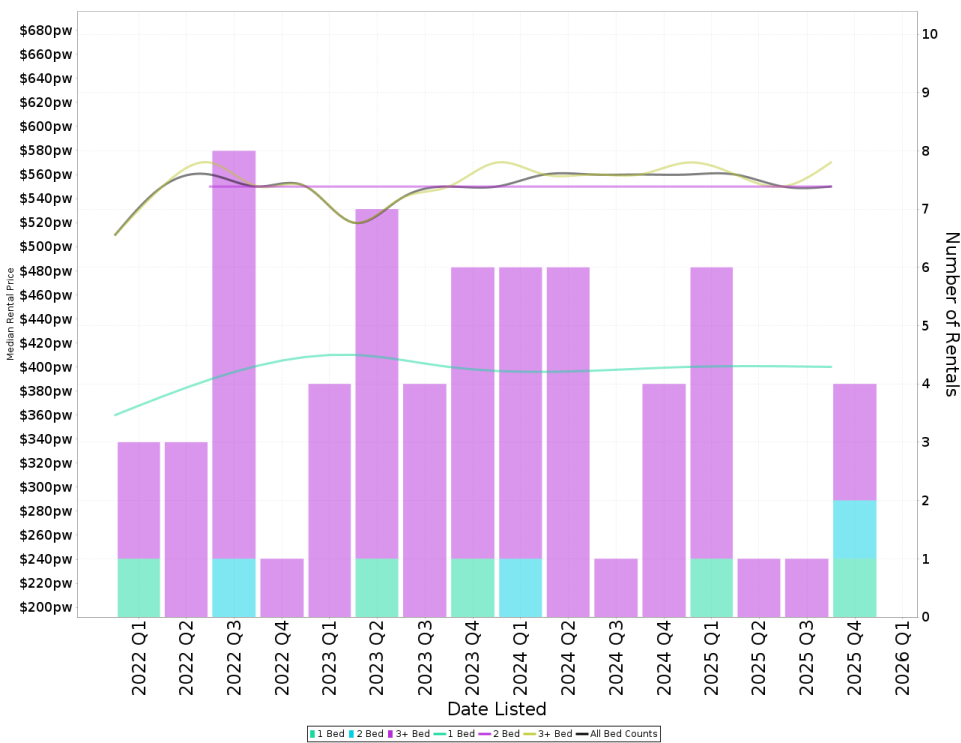
Current Median Price: \$857,500  
Previous Median Price: \$850,000  
Based on 64 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$857,500  
Current Median Rent: \$680  
Based on 27 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.6%**

Current Median Price: \$650,000  
Previous Median Price: \$640,000  
Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$650,000  
Current Median Rent: \$560  
Based on 12 registered Unit rentals compared over the last 12 months.

## ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

**\$858k**

Based on 39 recorded House sales within the last 12 months (2025)

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

Suburb Growth

**+0.9%**

Current Median Price: \$857,500  
Previous Median Price: \$850,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**39**

Based on recorded House sales within the 12 months (2025)

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

**60 GALLOWAY ST**



**\$975,000**

Jan 2026  
37 Days

3 1 4

**14/48 CROMWELL CCT**




**\$632,500**

Dec 2025

3 1 1

**225 ELLERSTON AVE**




**\$851,000**

Dec 2025  
20 Days

960 m<sup>2</sup> 3 2 2

**20 LEIBNITZ PL**




**\$1,210,000**

Nov 2025  
20 Days

909 m<sup>2</sup> 4 2 2

**45 WERRIWA CRES**




**\$780,000**

Nov 2025  
22 Days

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

**12 HADLEIGH CCT**




**\$915,000**

Nov 2025  
21 Days

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

**16 LEIBNITZ PL**




**\$1,025,000**

Oct 2025  
N/A

897 m<sup>2</sup> 5 2 5

**17 MAHARATTA CCT**



**\$969,000**

Oct 2025  
23 Days

726 m<sup>2</sup> 3 2 2

**12 KADINA CRES**



**\$1,000,000**

Oct 2025  
16 Days

775 m<sup>2</sup> 4 2 2

**7 COLLYBURL CRES**

**\$810,000**



Oct 2025  
127 Days

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

**79 KEVERSTONE CCT**

**\$805,000**



Sep 2025  
22 Days

804 m<sup>2</sup> 3 2 3

**19 BANDULLA ST**

**\$857,500**



Aug 2025  
288 Days

707 m<sup>2</sup> 4 2 2

**21 MOLLEE CRES**

**\$950,000**



Aug 2025  
217 Days

808 m<sup>2</sup> 5 2 2

**32 COLLYBURL CRES**

**\$765,000**



Aug 2025  
4 Days

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

## ISABELLA PLAINS - Properties For Rent

### Median Rental Price

# \$680 /w

Based on 27 recorded House rentals within the last 12 months (2025)

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

### Rental Yield

# +4.1%

Current Median Price: \$857,500  
Current Median Rent: \$680

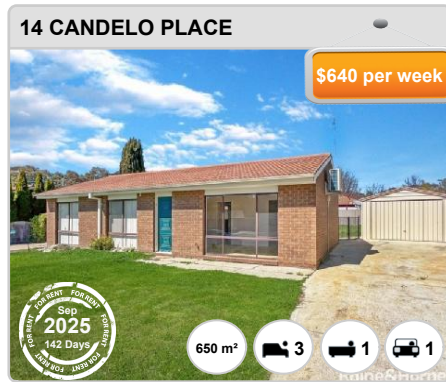
Based on 39 recorded House sales and 27 House rentals compared over the last 12 months

### Number of Rentals

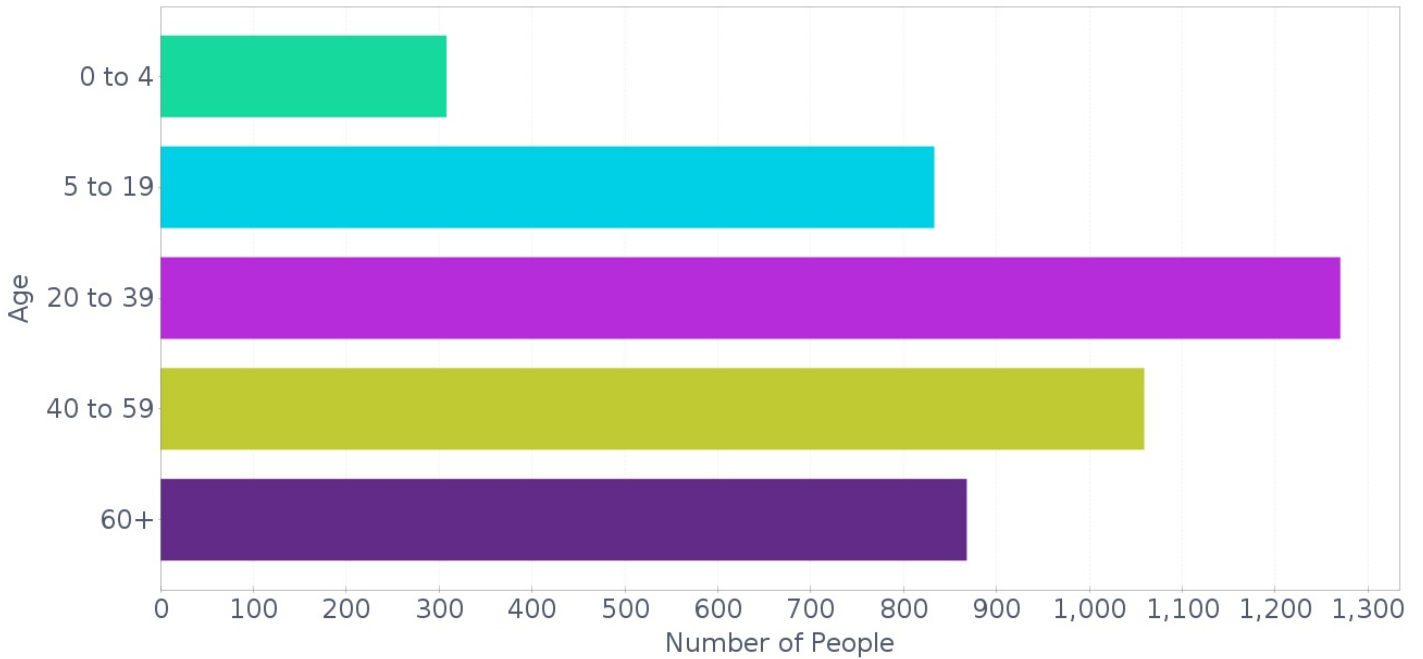
# 27

Based on recorded House rentals within the last 12 months (2025)

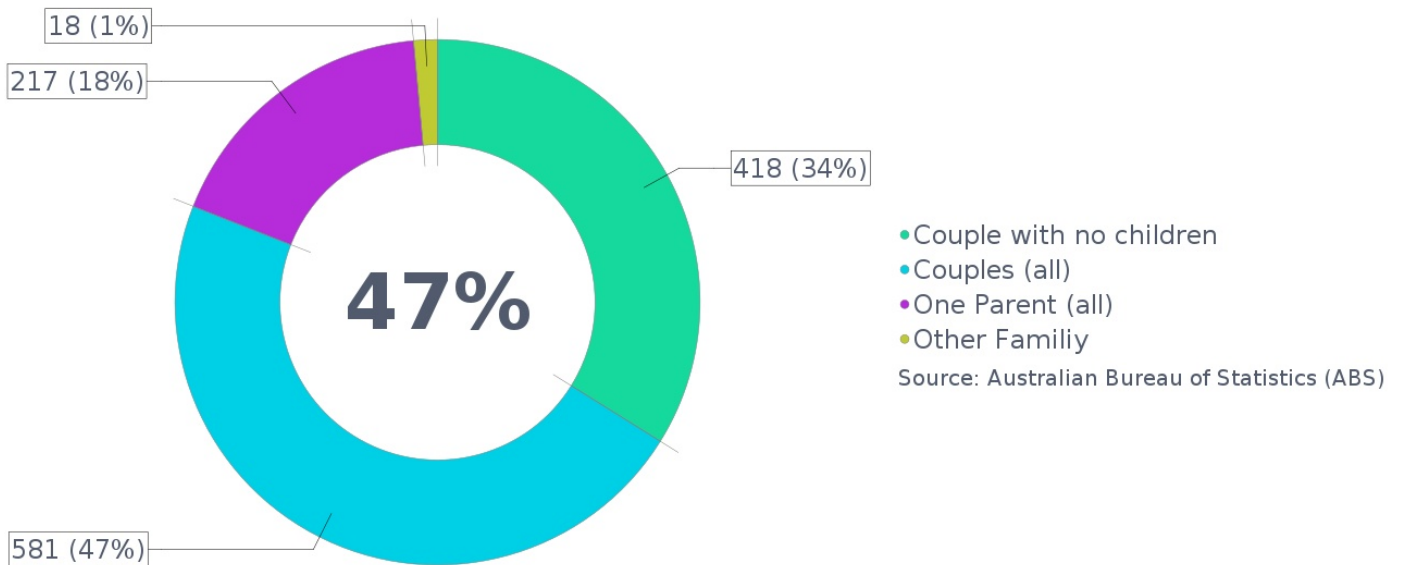
Based on a rolling 12 month period and may differ from calendar year statistics



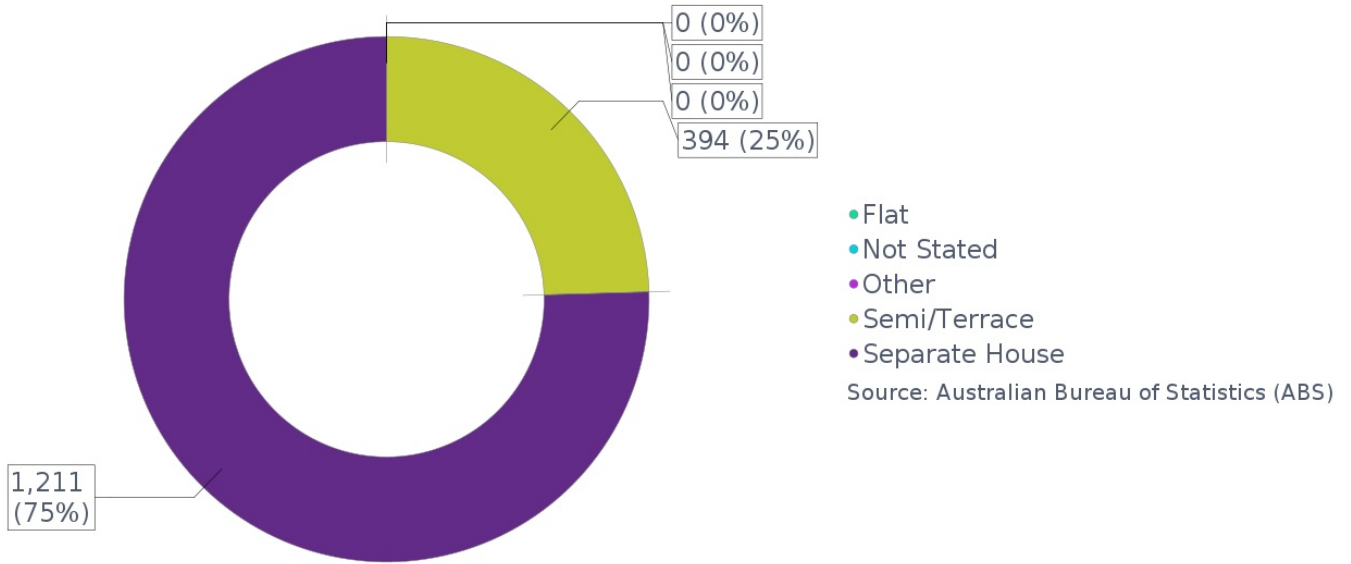
## Age of Population (2021)



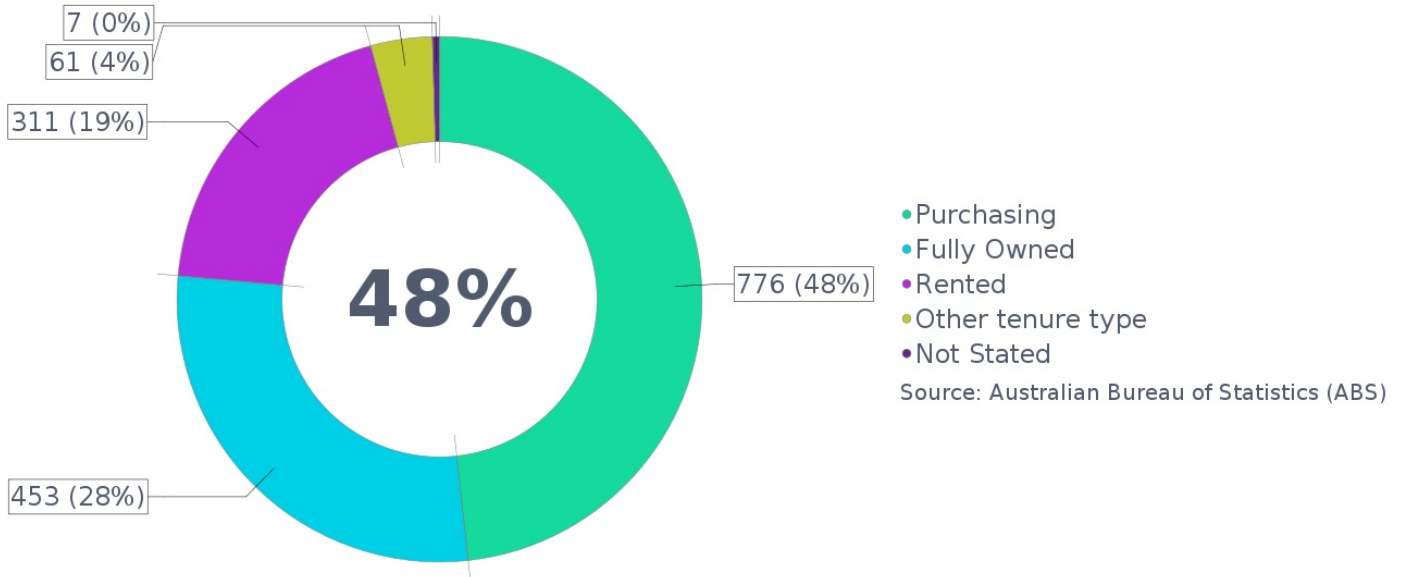
## Family Composition (2021)



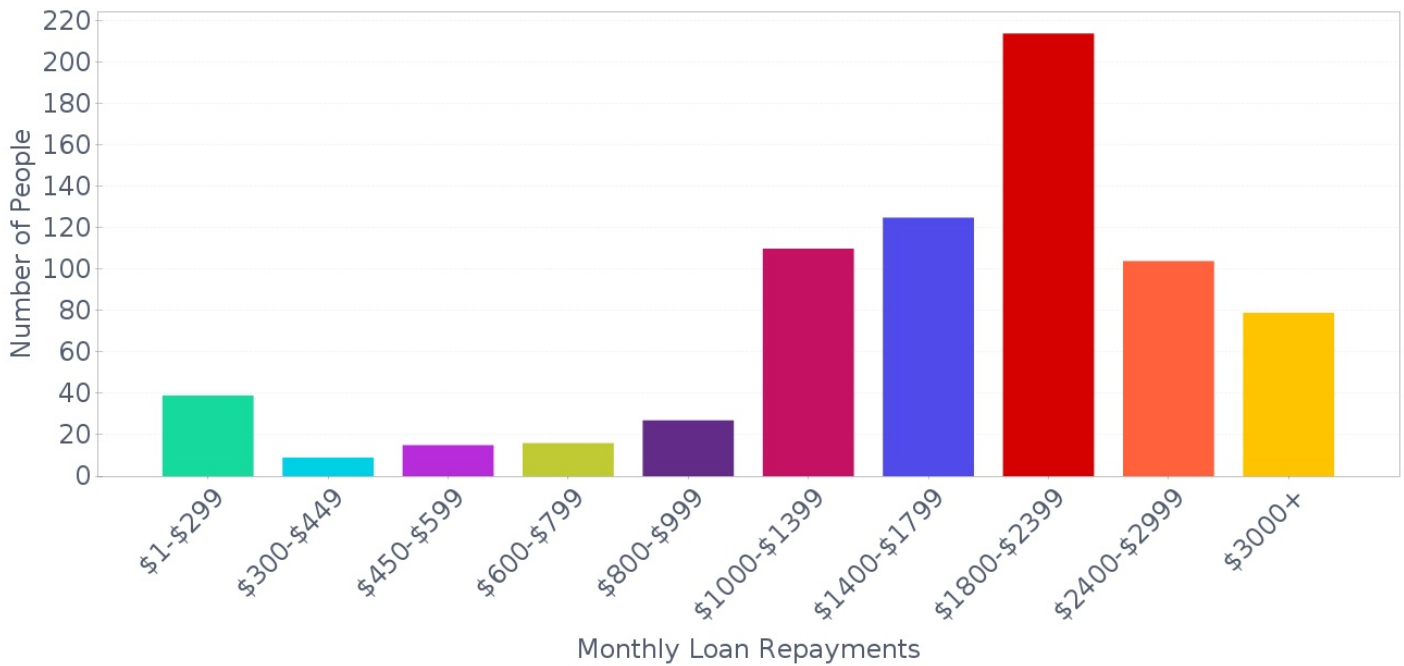
## Dwelling Structure (2021)



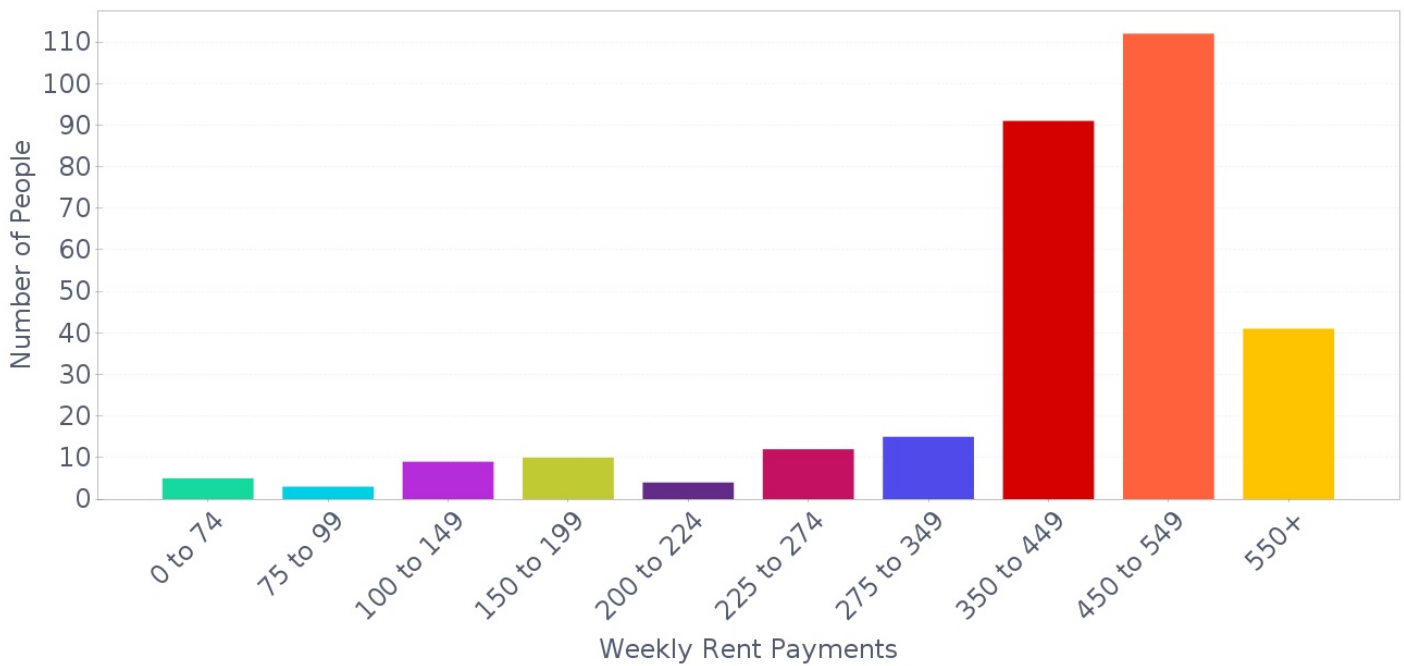
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

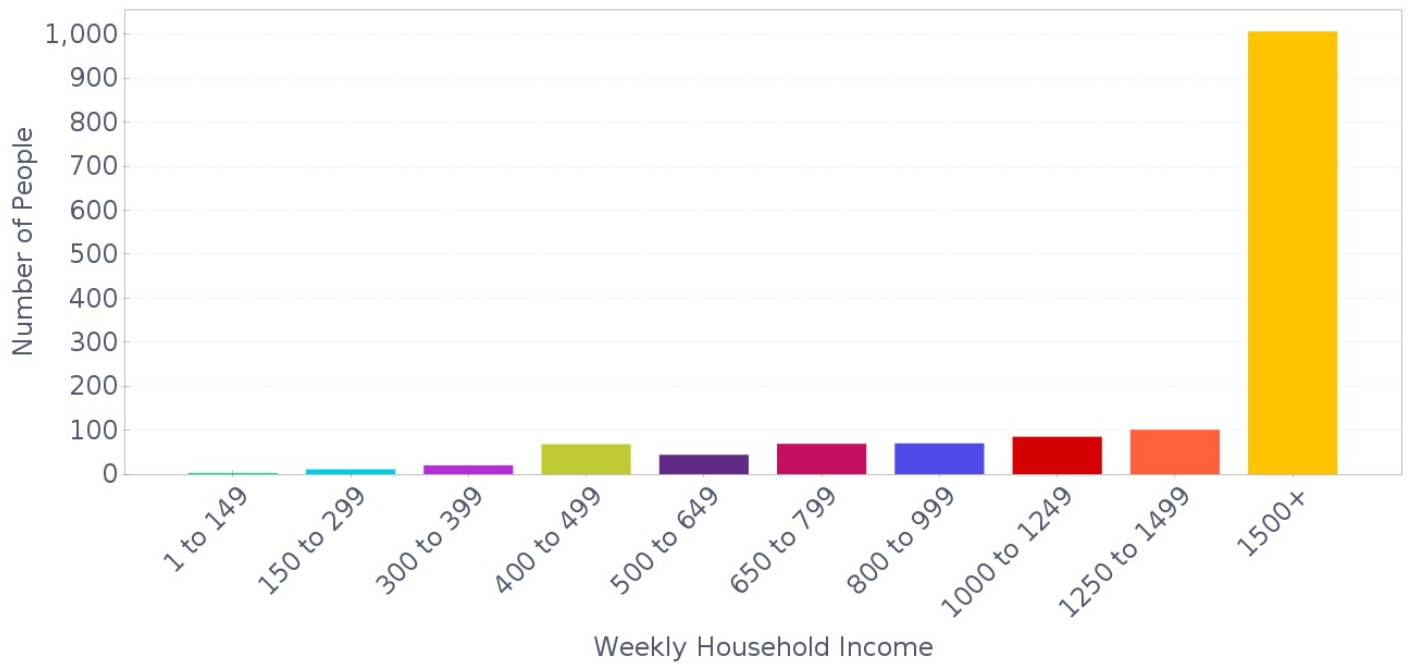


## Rent Payments - Weekly (2021)

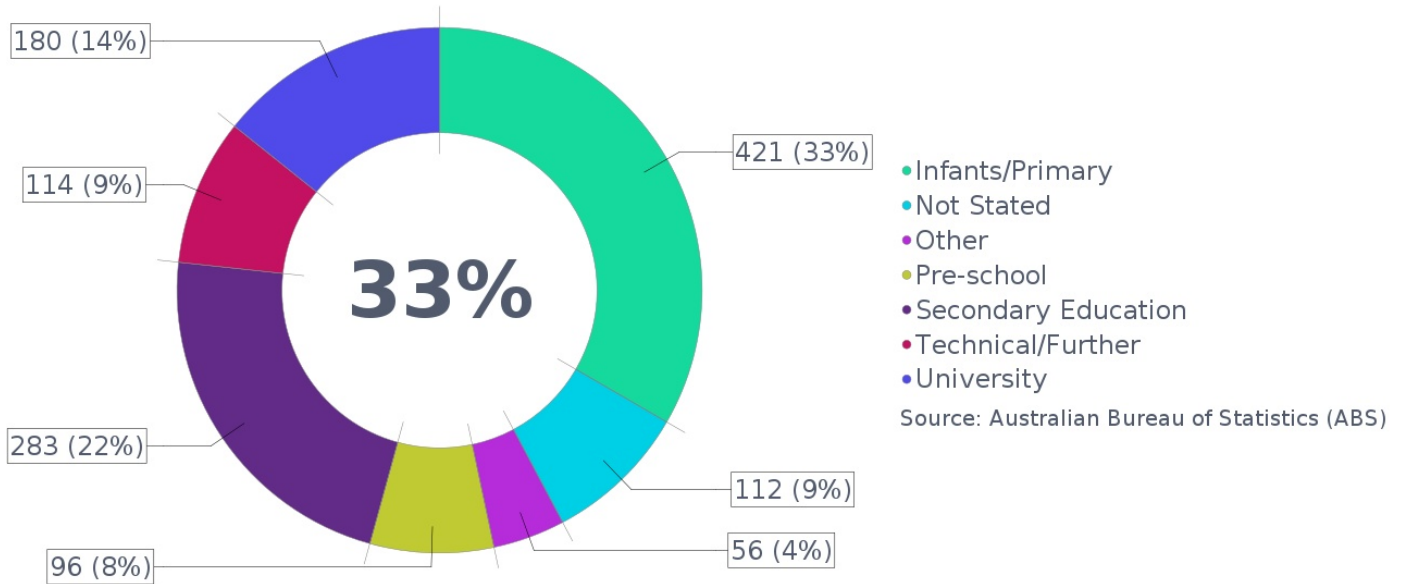




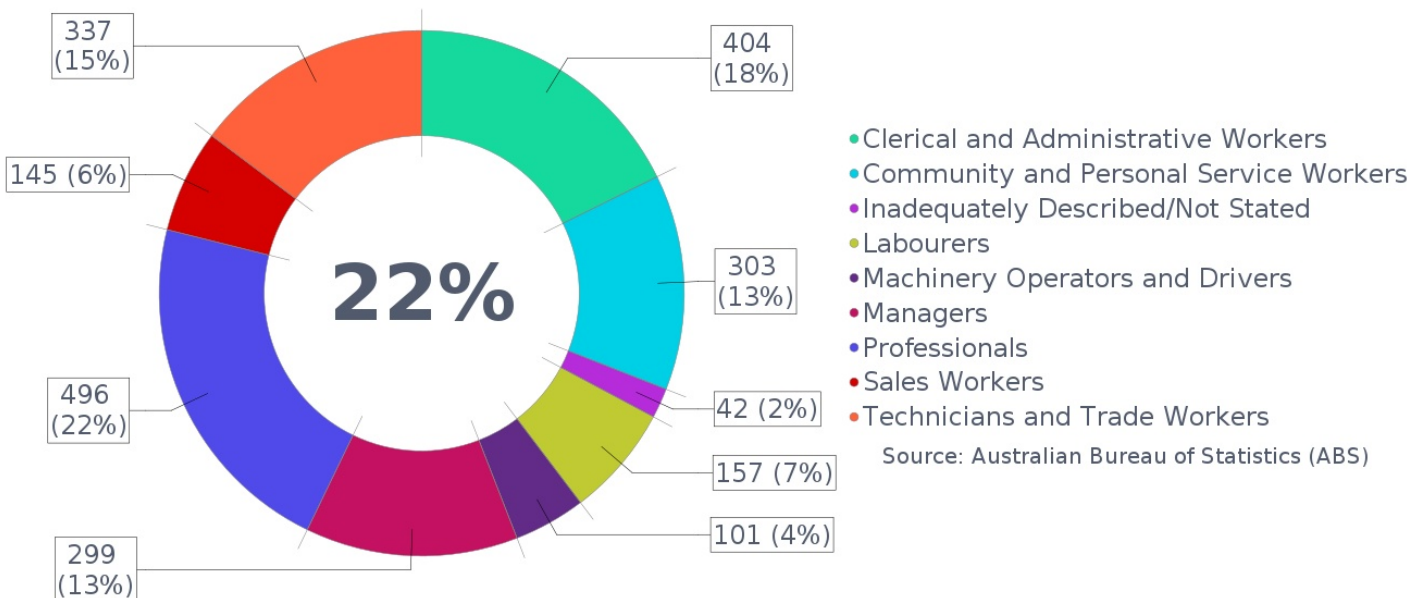
## Household Income - Weekly (2021)



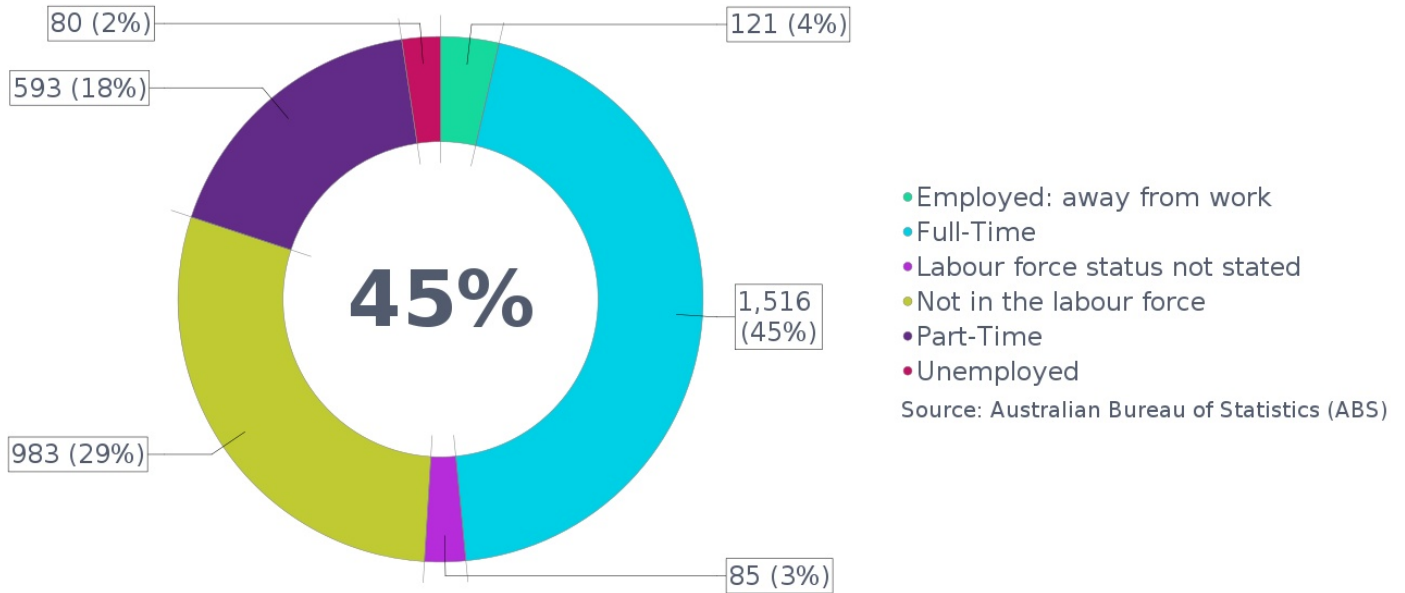
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

