

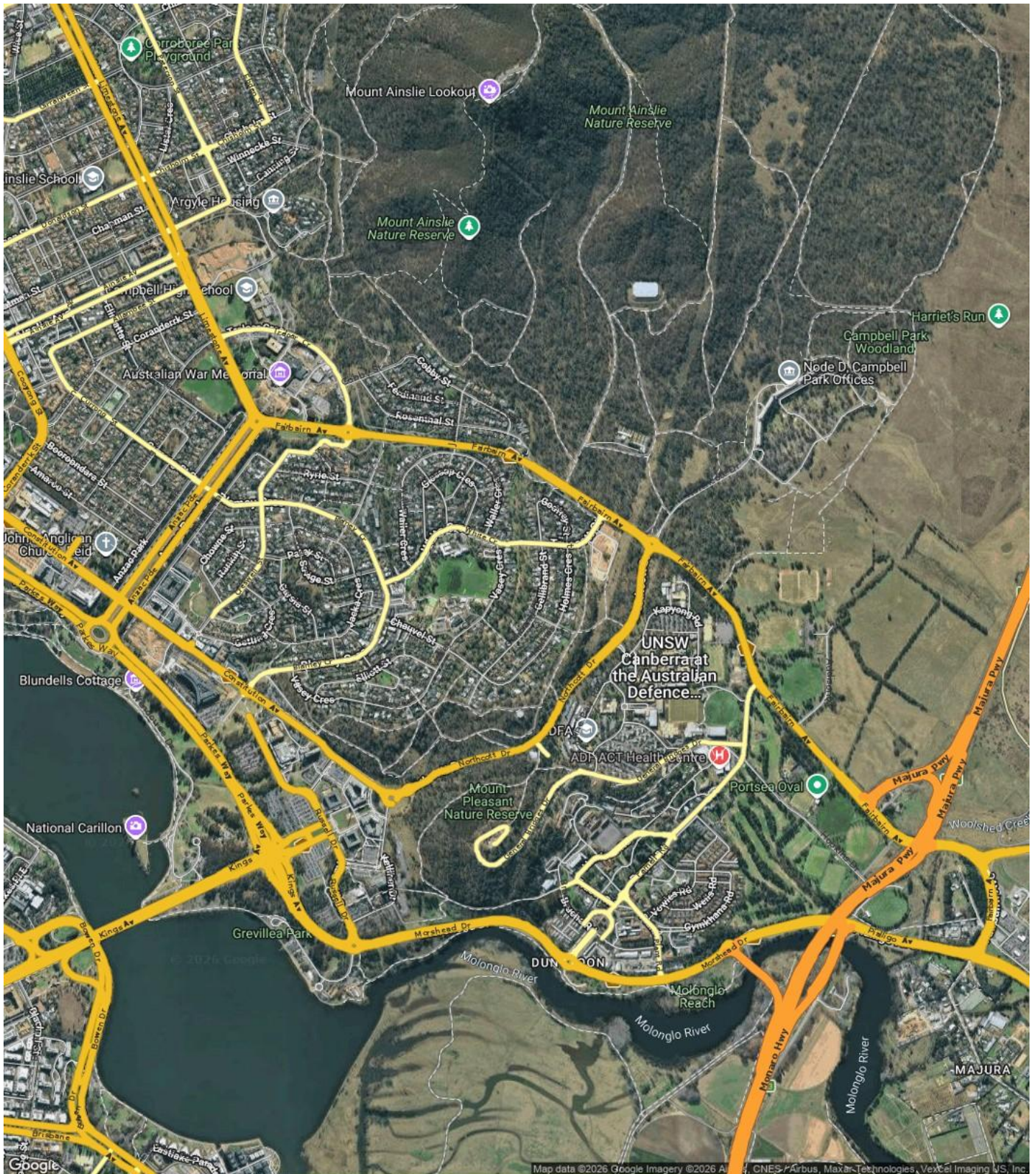
SUBURB FLYOVER REPORT

CAMPBELL (UNIT)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



CAMPBELL - Suburb Map



CAMPBELL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2008	19	\$ 339,000	0.0 %	\$ 195,000	\$ 660,000
2009	17	\$ 400,000	18.0 %	\$ 240,000	\$ 1,012,000
2010	11	\$ 310,000	-22.5 %	\$ 280,200	\$ 672,500
2011	23	\$ 469,000	51.3 %	\$ 205,000	\$ 1,030,000
2012	21	\$ 460,000	-1.9 %	\$ 175,000	\$ 850,000
2013	36	\$ 417,500	-9.2 %	\$ 233,000	\$ 4,880,574
2014	15	\$ 569,905	36.5 %	\$ 240,000	\$ 2,630,900
2015	88	\$ 699,000	22.7 %	\$ 180,000	\$ 2,160,000
2016	233	\$ 585,000	-16.3 %	\$ 220,000	\$ 2,300,000
2017	193	\$ 589,000	0.7 %	\$ 237,500	\$ 2,832,000
2018	112	\$ 600,000	1.9 %	\$ 215,000	\$ 1,830,000
2019	148	\$ 581,000	-3.2 %	\$ 183,663	\$ 2,701,325
2020	133	\$ 580,000	-0.2 %	\$ 200,000	\$ 2,830,000
2021	215	\$ 618,000	6.6 %	\$ 280,000	\$ 2,301,000
2022	95	\$ 790,000	27.8 %	\$ 23,765	\$ 2,800,000
2023	75	\$ 745,000	-5.7 %	\$ 310,000	\$ 4,000,000
2024	85	\$ 735,000	-1.3 %	\$ 300,000	\$ 2,785,000
2025	80	\$ 662,500	-9.9 %	\$ 305,000	\$ 2,850,000
2026	44	\$ 653,750	-1.3 %	\$ 235,000	\$ 2,400,000

Median Sale Price

\$648k

Based on 76 recorded Unit sales within the last 12 months (Financial Year 2026)

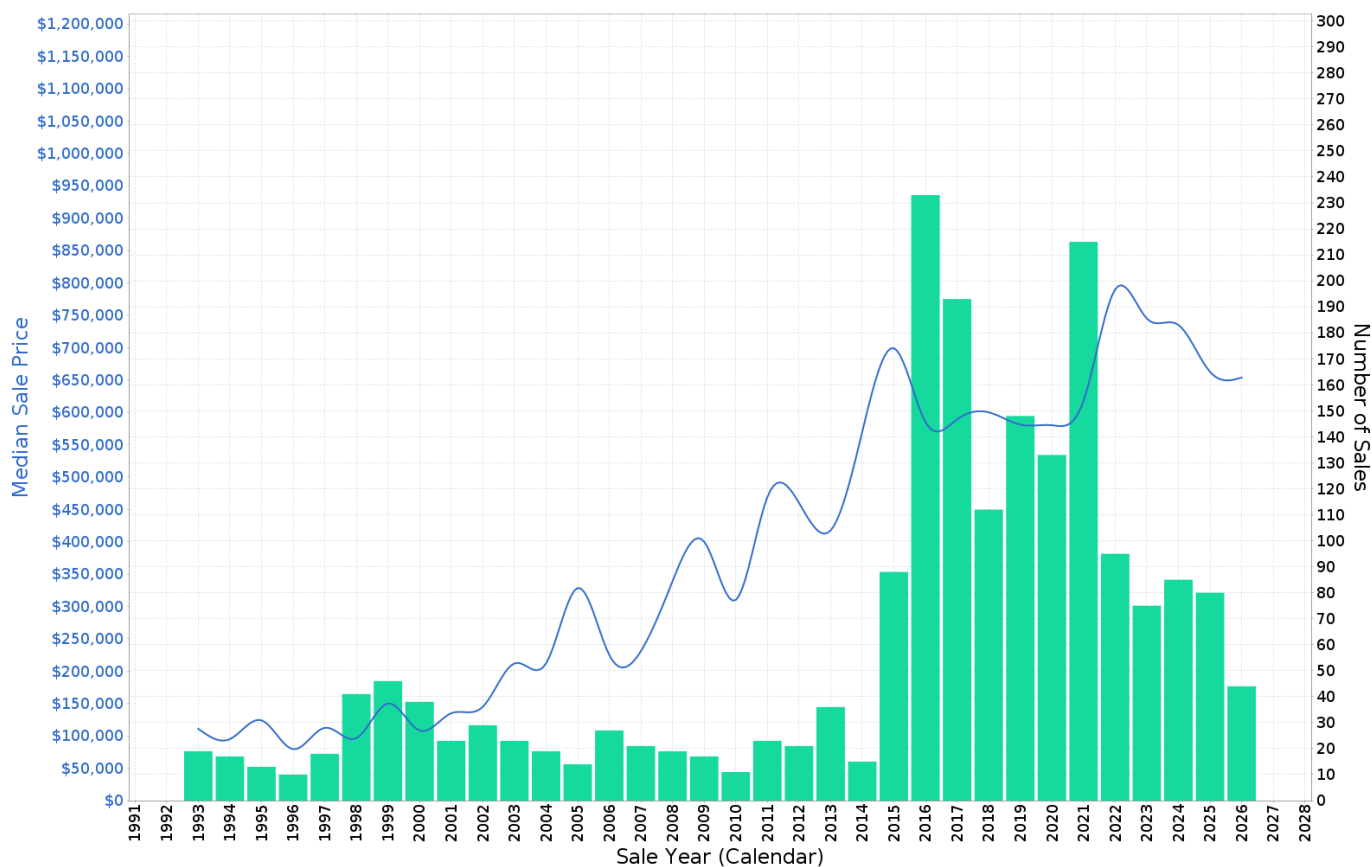
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

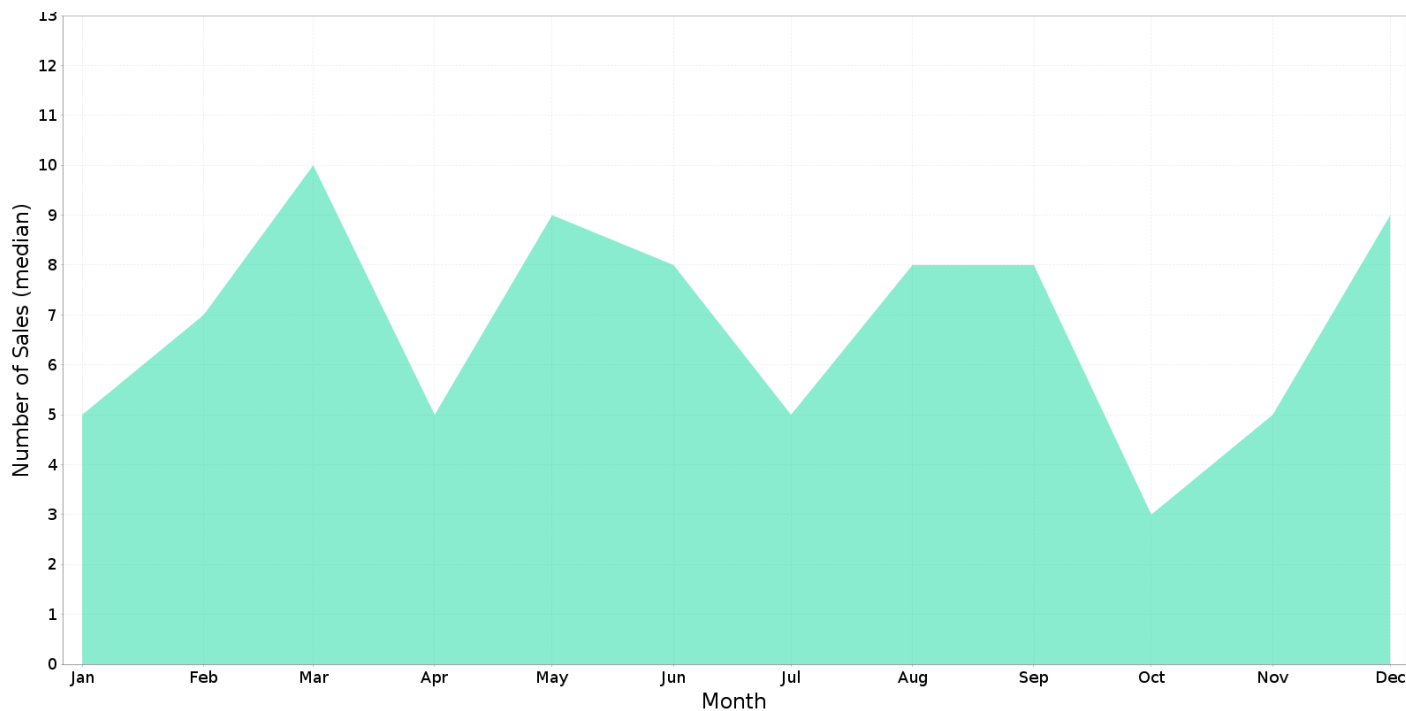
-9.1%

Current Median Price: \$647,500
Previous Median Price: \$712,500

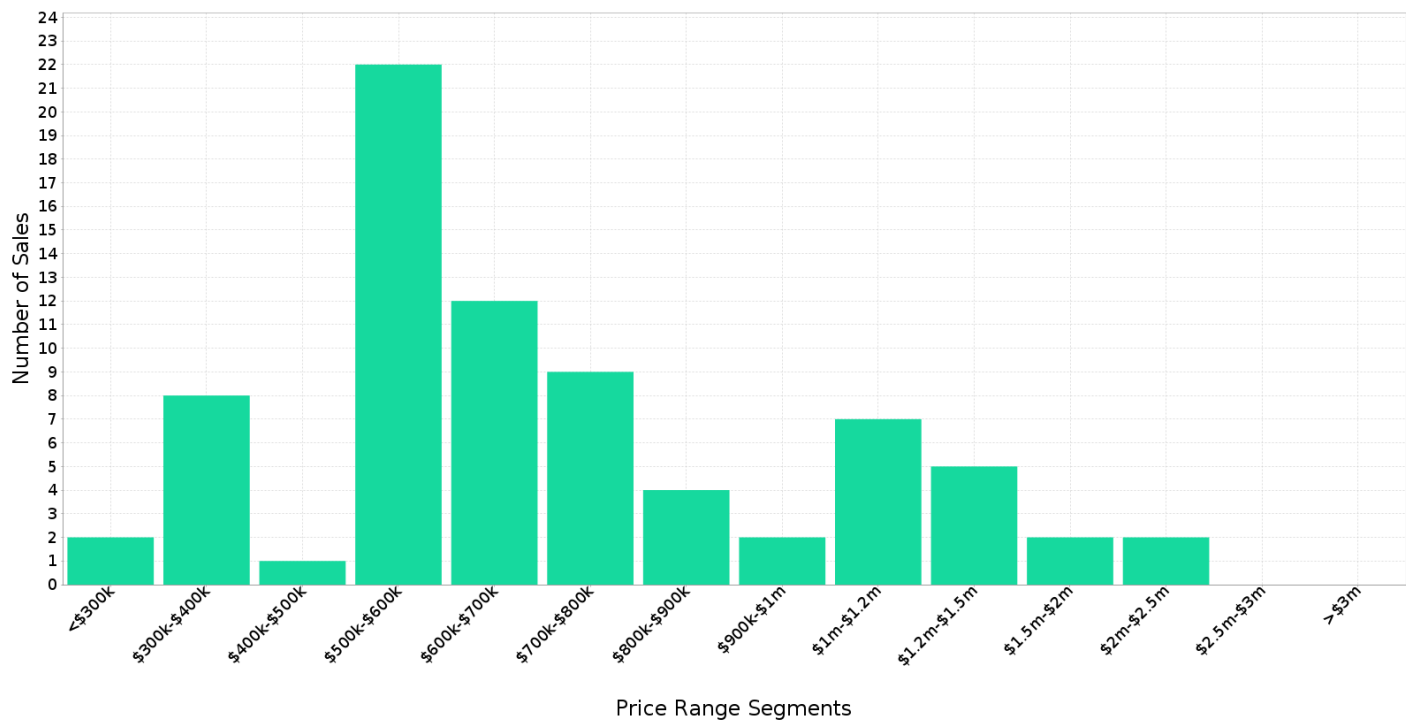
Based on 170 recorded Unit sales compared over the last two rolling 12 month periods



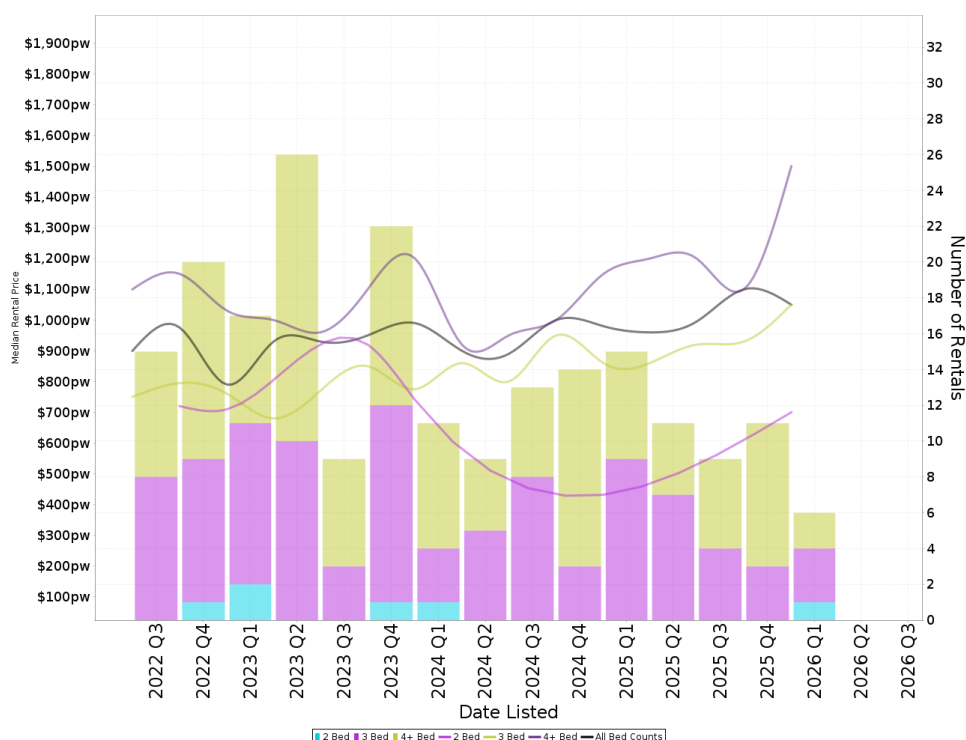
CAMPBELL - Peak Selling Periods (3 years)



CAMPBELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$1,875,000
Previous Median Price: \$1,900,000

Based on 72 registered House sales compared over the last two rolling 12 month periods.

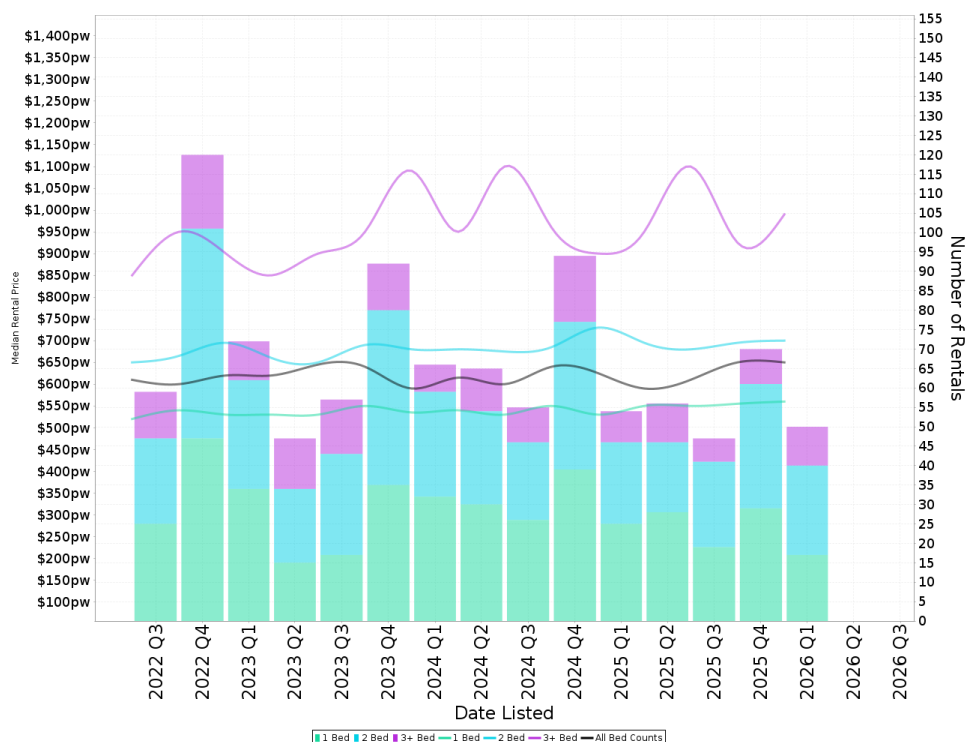
Suburb Rental Yield

+2.9%

Current Median Price: \$1,875,000
Current Median Rent: \$1,050

Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.1%

Current Median Price: \$647,500
Previous Median Price: \$712,500

Based on 170 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$647,500
Current Median Rent: \$650

Based on 167 registered Unit rentals compared over the last 12 months.

CAMPBELL - Recently Sold Properties

Median Sale Price

\$648k

Based on 76 recorded Unit sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

-9.1%

Current Median Price: \$647,500
Previous Median Price: \$712,500

Based on 170 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

76

Based on recorded Unit sales within the 12 months (Financial Year 2026)

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

103/81 CONSTITUTION AVE



\$500,000

2026
N/A

6,750 m² 1 1 1

16/114 BLAMEY CRES



\$452,000

2026
140 Days

5,109 m² 2 1 1

82/2 ANZAC PARK



\$630,000

2026
N/A

5,706 m² - - -

409/59 CONSTITUTION AVE



\$699,000

2026
47 Days

2,383 m² 2 2 2

84/81 CONSTITUTION AVE



\$526,000

2026
170 Days

6,750 m² 1 1 2

6/12 EDMONDSON ST



\$850,000

2026
139 Days

1.68 ha 2 1 1

310/59 CONSTITUTION AVE



\$830,000

2026
72 Days

2,383 m² 2 2 2

234/2 ANZAC PARK



\$2,400,000

2026
N/A

5,706 m² - - -

17/14 CHAUVEL ST

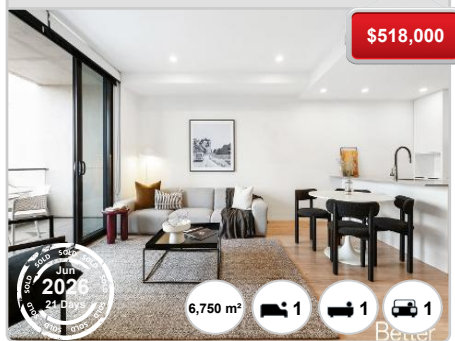


\$375,000

2026
N/A

3,249 m² 1 1 1

104/81 CONSTITUTION AVE



702/4 ANZAC PARK



117/26 ANZAC PARK



1/75 JACKA CRES



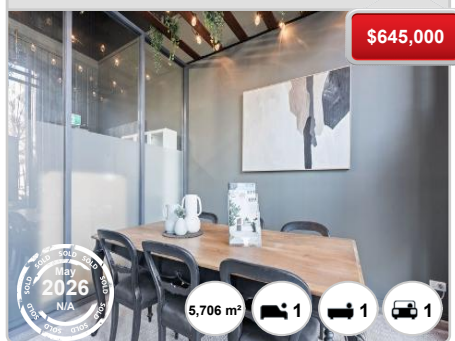
144/26 ANZAC PARK



1/2 ANZAC PARK



183/2 ANZAC PARK



60/26 ANZAC PARK



107/6 PROVAN ST



M02/71 CONSTITUTION AVE



33/12 PROVAN ST



4/139 BLAMEY CRES



CAMPBELL - Properties For Rent

Median Rental Price

\$650 /w

Based on 167 recorded Unit rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+5.2%

Current Median Price: \$647,500
Current Median Rent: \$650

Based on 76 recorded Unit sales and 167 Unit rentals compared over the last 12 months

Number of Rentals

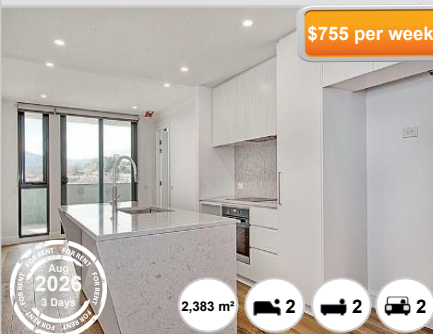
167

Based on recorded Unit rentals within the last 12 months (Financial Year 2026)

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

308/59 CONSTITUTION AVENUE

\$755 per week



Aug 2026 3 Days

2,383 m²  2  2  2

25/14 CHAUVEL STREET

\$400 per week

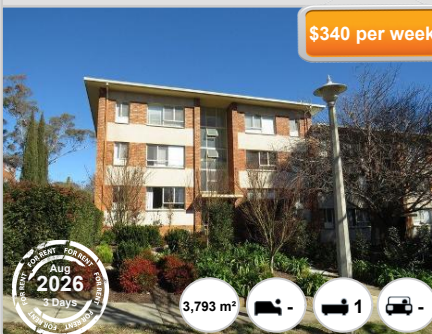


Aug 2026 3 Days

3,249 m²  1  1  1

27/135 BLAMEY CRESCENT

\$340 per week



Aug 2026 3 Days

3,793 m²  -  1  -

74 ANZAC PARK

\$765 per week

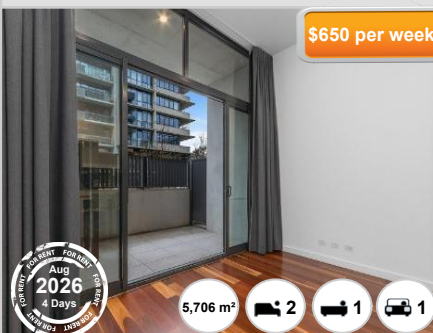


Aug 2026 3 Days

442 m²  3  1  1

UG5/4 ANZAC PARK

\$650 per week

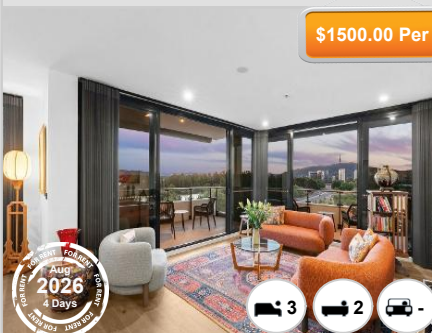


Aug 2026 4 Days

5,706 m²  2  1  1

138/44 Constitution Avenue

\$1500.00 Per



Aug 2026 4 Days

 3  2  -

2/73 BLAMEY CRESCENT

\$610 per week

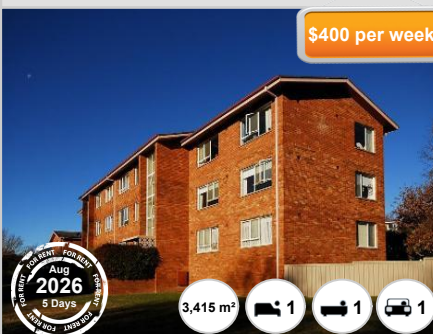


Aug 2026 5 Days

1.68 ha  2  1  1

42/116 Blamey Crescent

\$400 per week

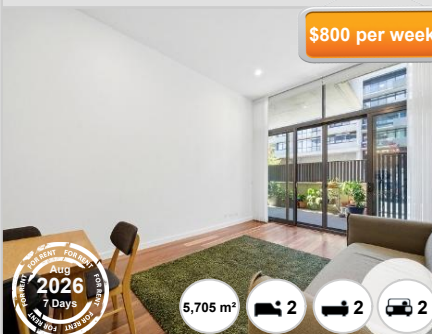


Aug 2026 5 Days

3,415 m²  1  1  1

12/4 ANZAC PARK

\$800 per week



Aug 2026 7 Days

5,705 m²  2  2  2

12/135 BLAMEY CRESCENT



\$460 per week

Jul 2026
10 Days

3,794 m² 1 1 1

20/137 BLAMEY CRESCENT



\$450 per week

Jul 2026
11 Days

2,830 m² 1 1 1

53/81 Constitution Avenue



\$560 per week

Jul 2026
14 Days

6,750 m² 1 1 1

33/116 BLAMEY CRESCENT

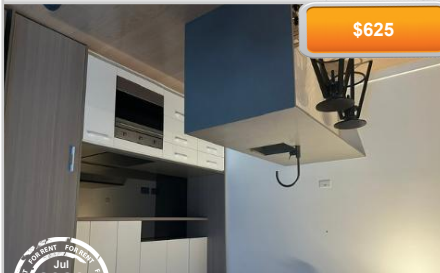


\$510 per week

Jul 2026
15 Days

3,415 m² 2 1 1

208/15 Provan Street



\$625

Jul 2026
15 Days

4,257 m² 1 1 1

304/59 CONSTITUTION AVENUE



\$690 per week

Jul 2026
20 Days

2,383 m² 2 2 2

401/15 Provan Street



\$560

Jul 2026
21 Days

4,257 m² 1 1 -

49/116 BLAMEY CRESCENT



\$510 per week

Jul 2026
21 Days

3,415 m² 2 1 1

2/73 BLAMEY CRESCENT



\$610 per week

Jul 2026
26 Days

1.68 ha 2 1 1

74 ANZAC PARK

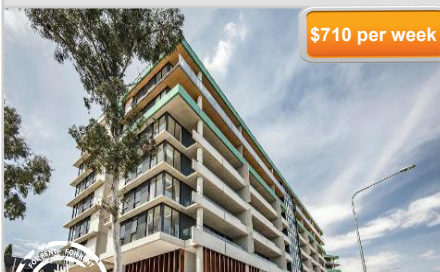


\$765 per week

Jul 2026
26 Days

442 m² 3 1 1

16/81 Constitution Avenue

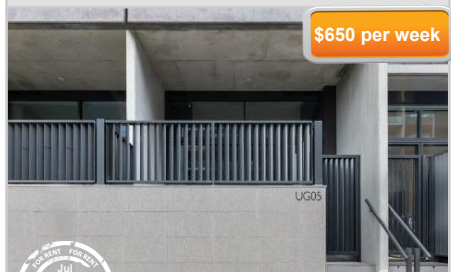


\$710 per week

Jul 2026
34 Days

6,750 m² 2 2 2

UG5/4 ANZAC PARK



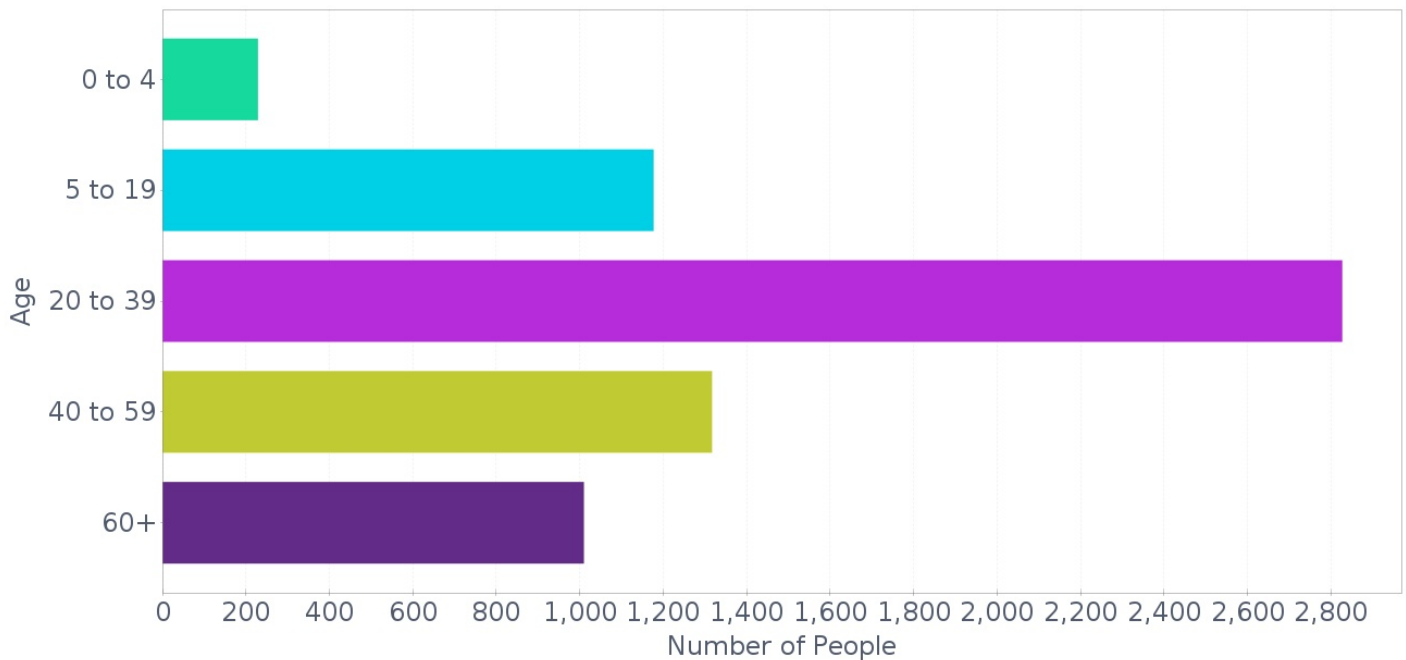
\$650 per week

Jul 2026
35 Days

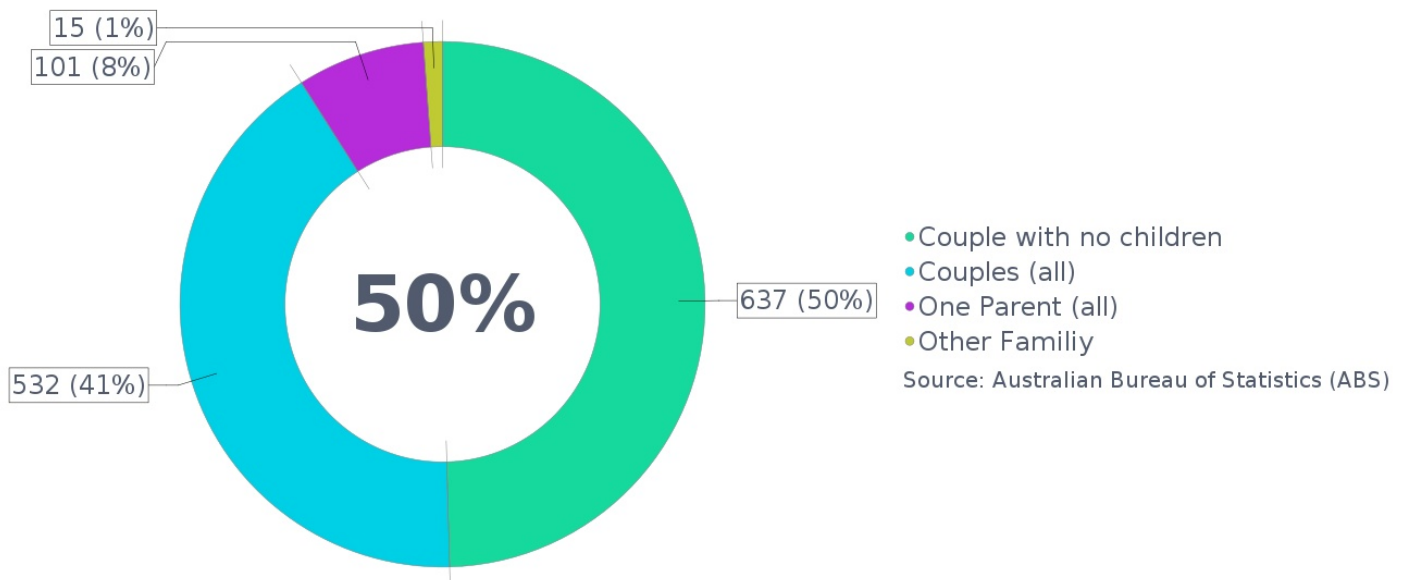
5,706 m² 2 1 1



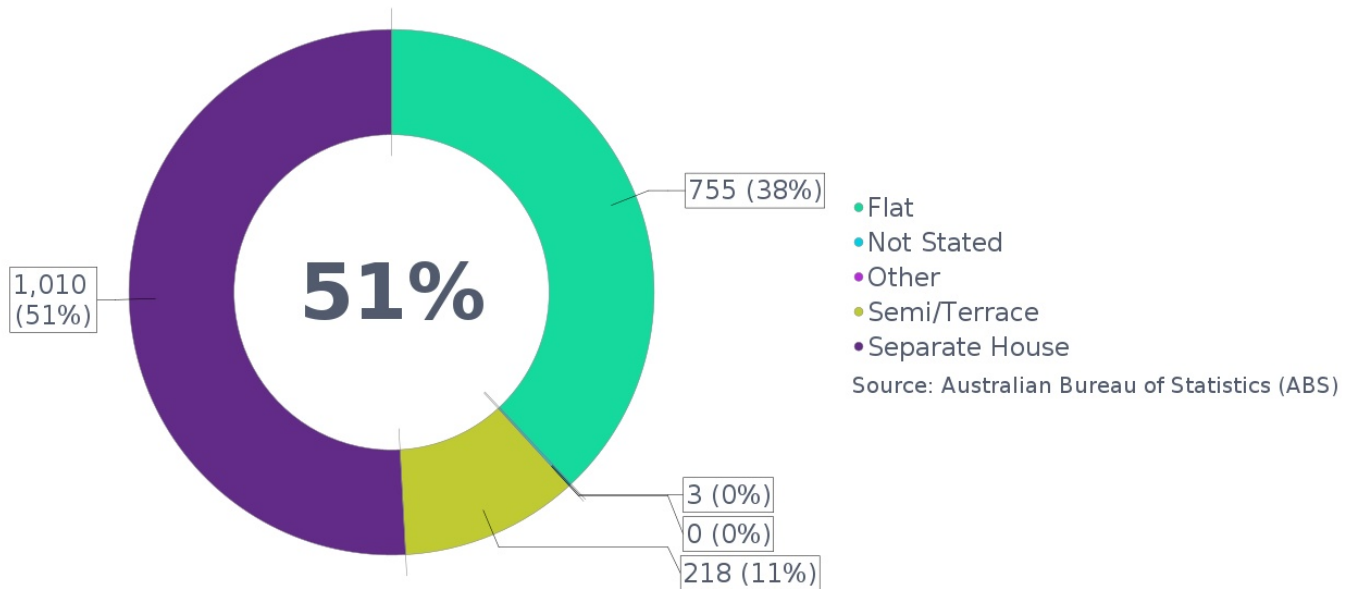
Age of Population (2021)



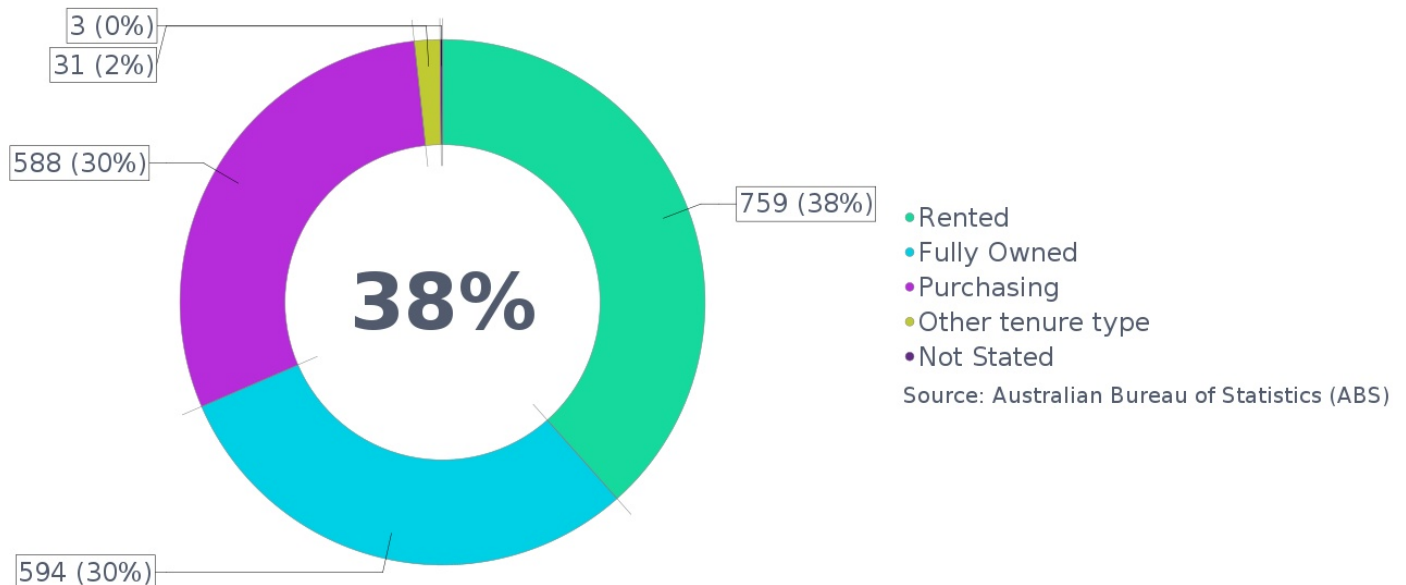
Family Composition (2021)



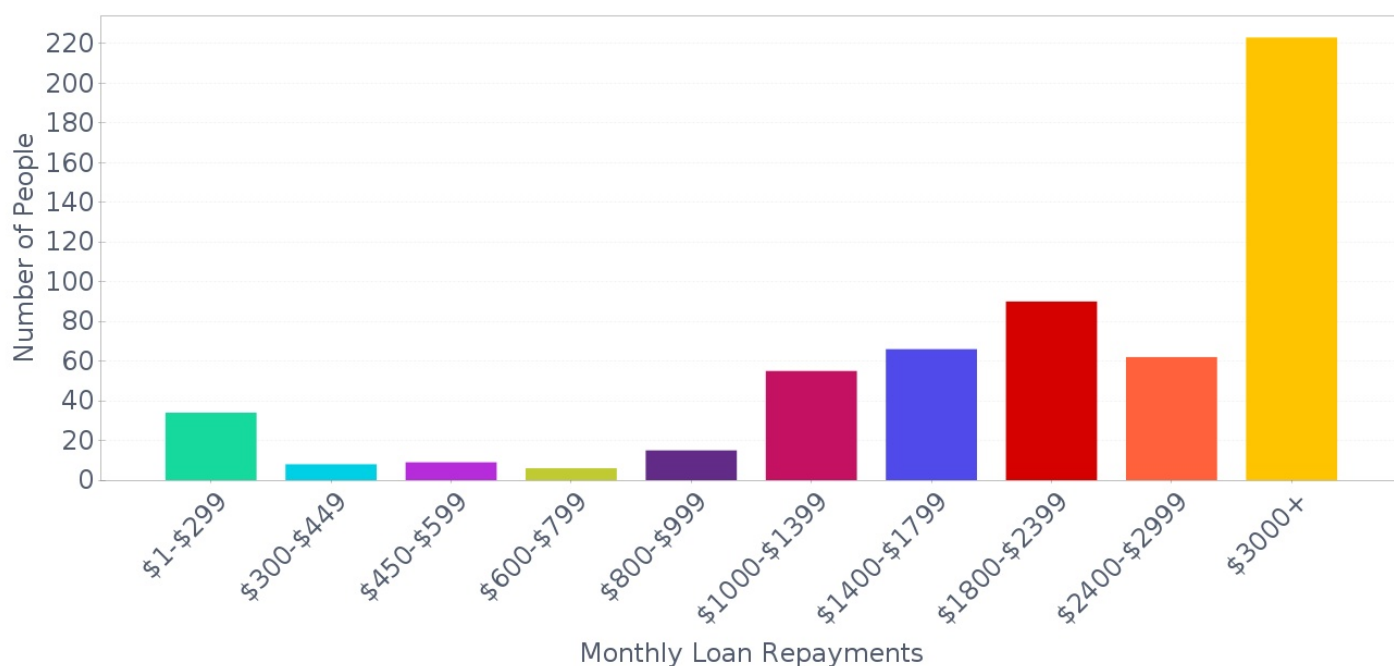
Dwelling Structure (2021)



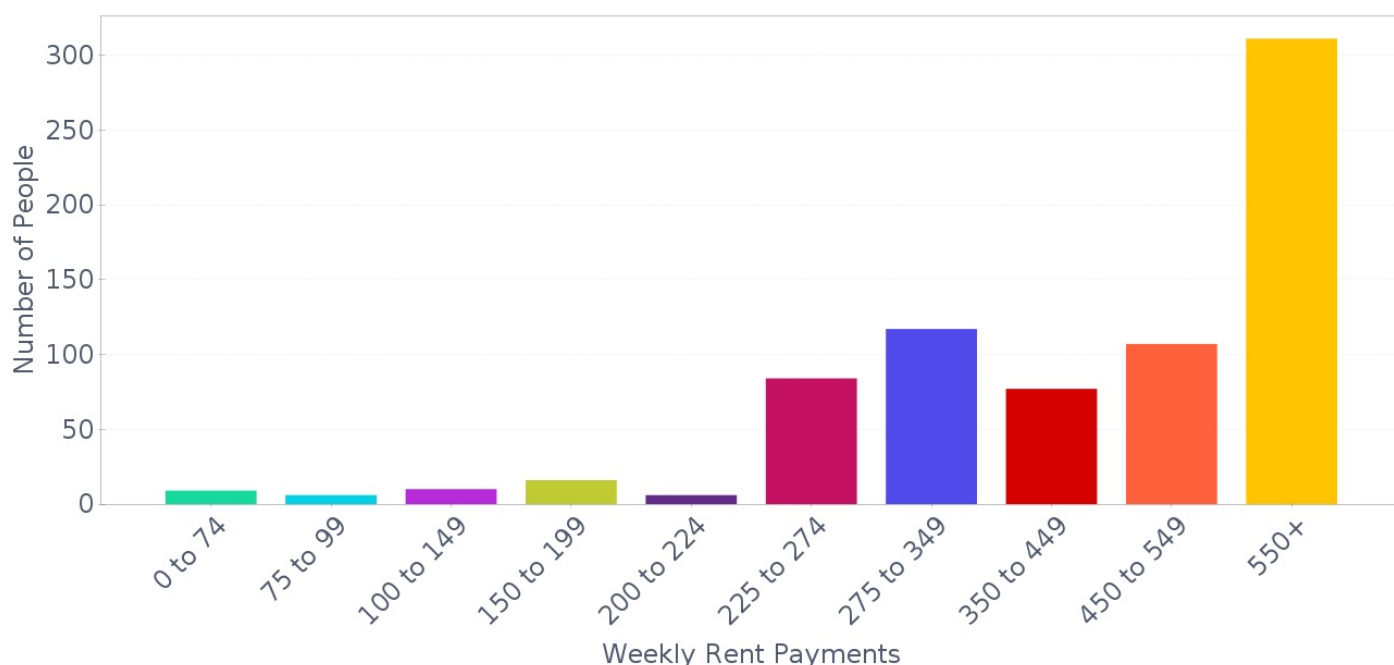
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

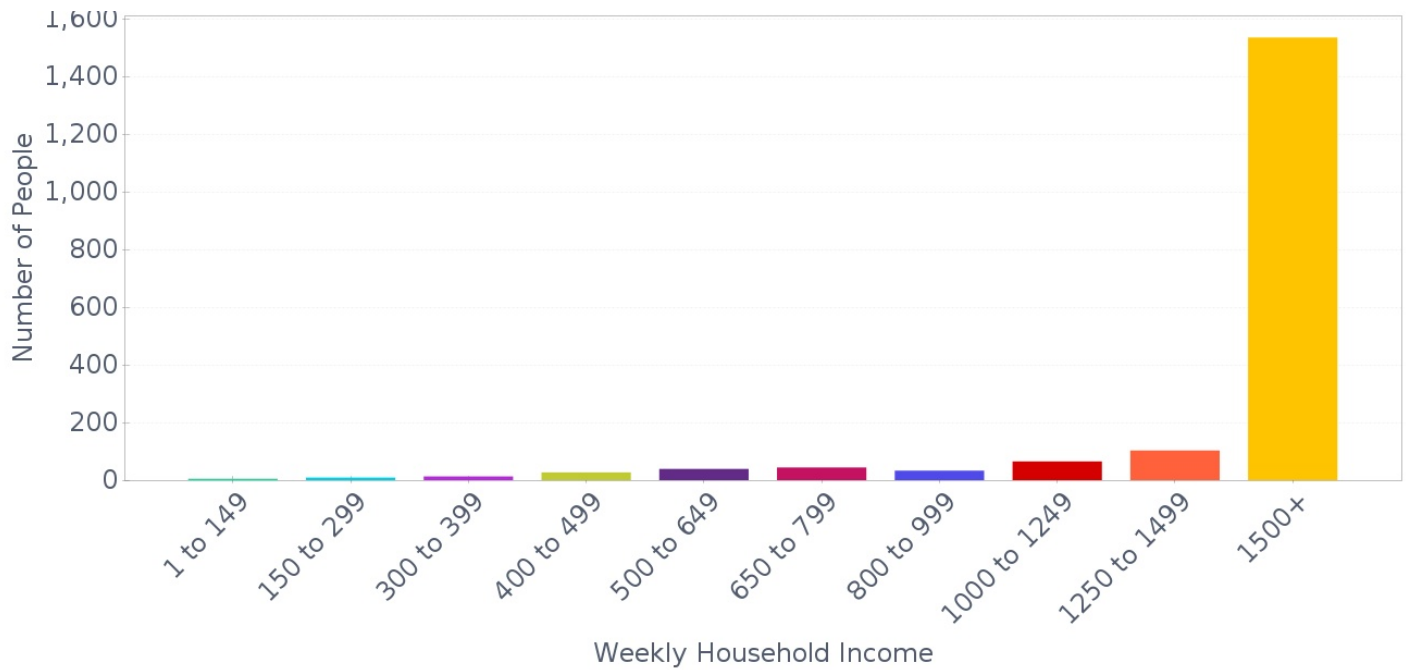


Rent Payments - Weekly (2021)

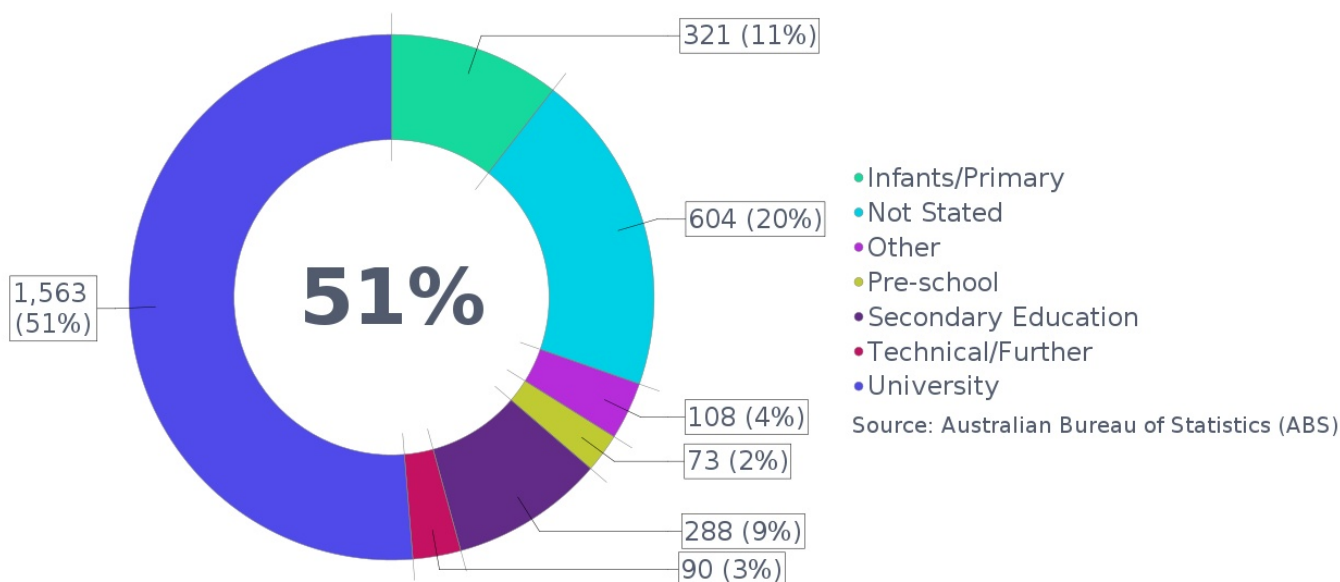




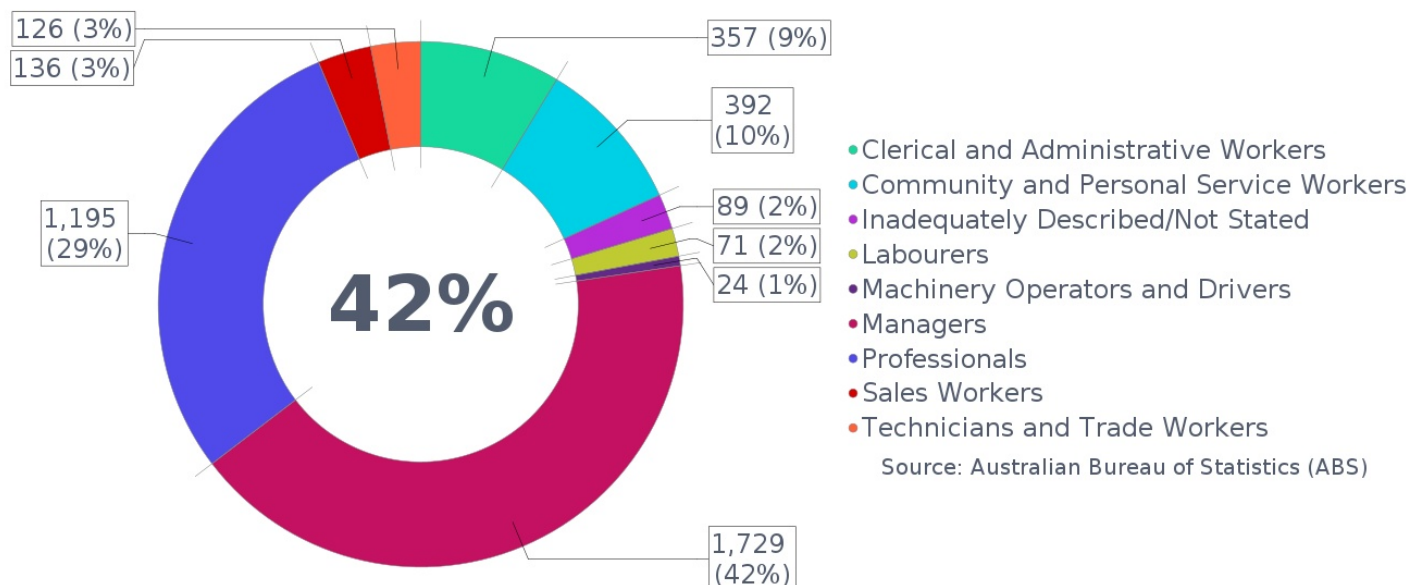
Household Income - Weekly (2021)



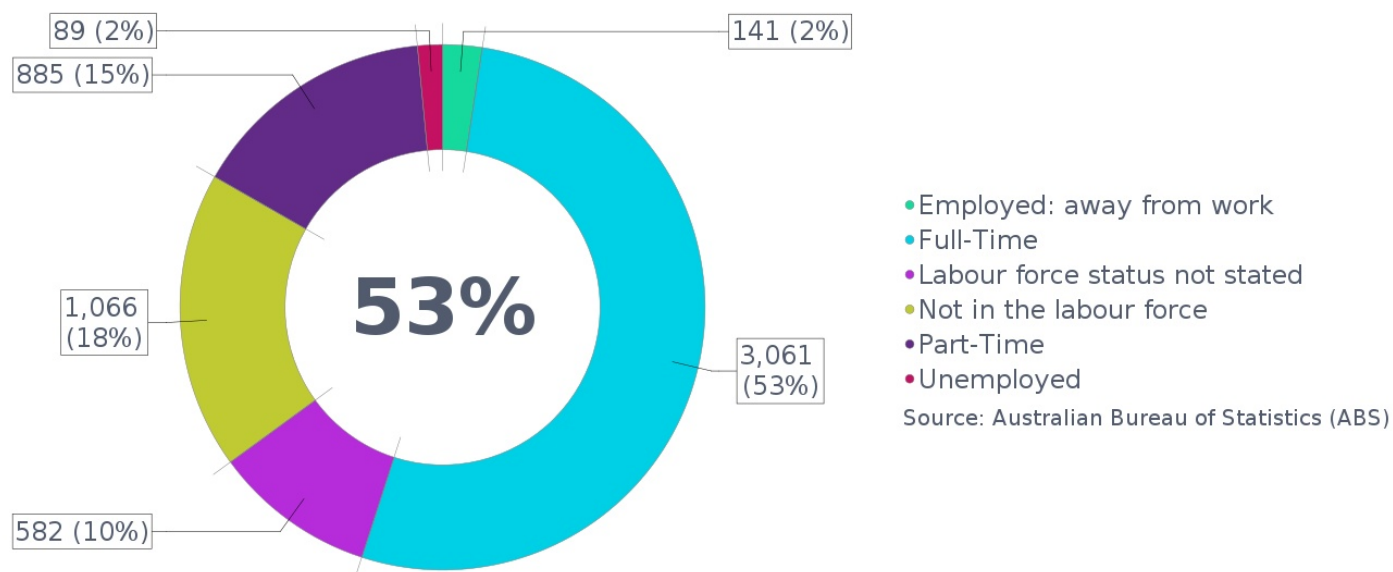
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

