



Xsell Real Estate

SUBURB FLYOVER REPORT

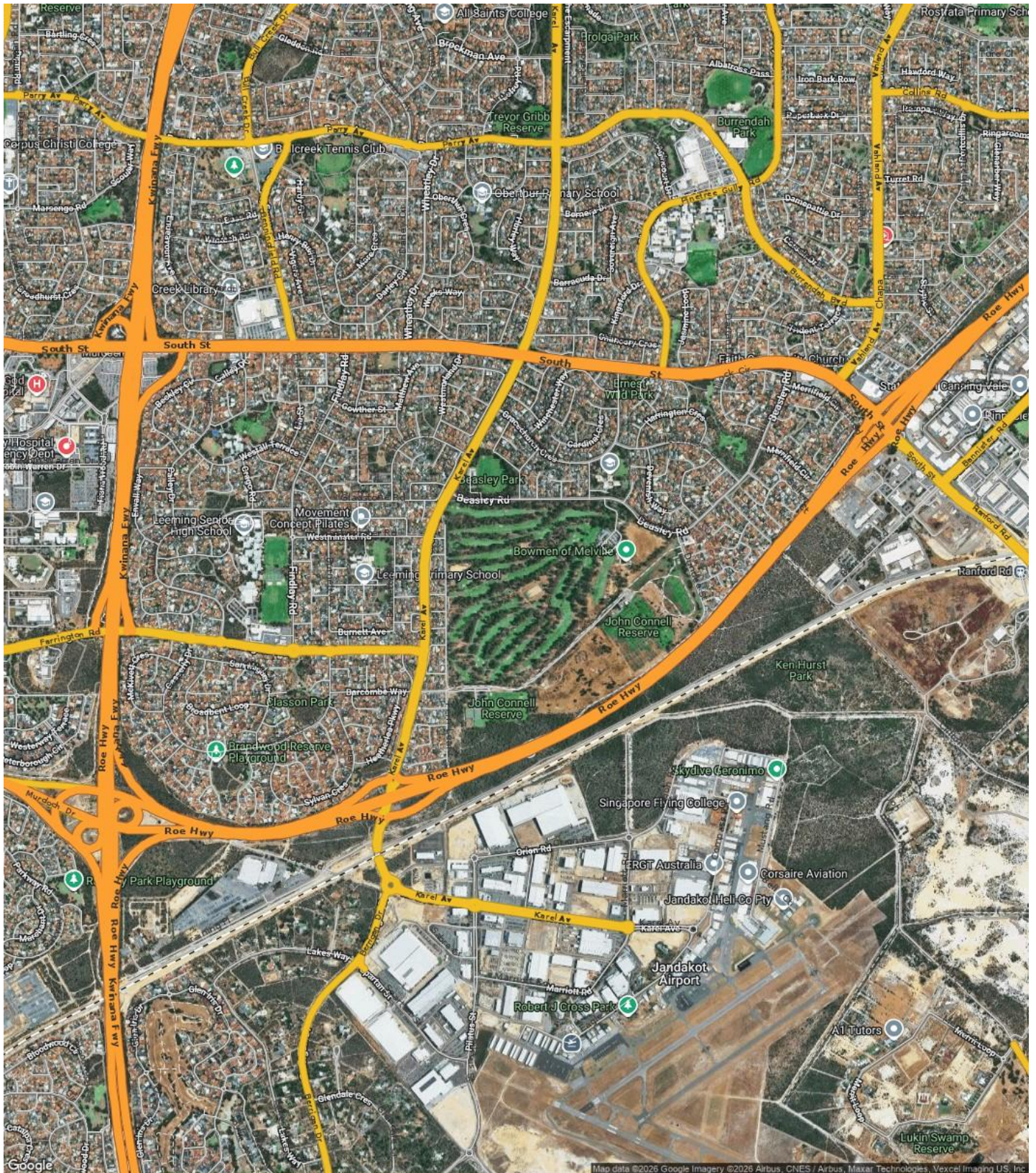
LEEMING (HOUSE)

PREPARED BY: XSELL - ROBERT FARMER, PH: 0433 521 305



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LEEMING - Suburb Map



Prepared on 27/06/2026 by xsell - Robert Farmer. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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LEEMING - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	131	\$ 560,000	0.0 %	\$ 5,143	\$ 850,000
2009	203	\$ 580,000	3.6 %	\$ 200,000	\$ 885,000
2010	142	\$ 630,000	8.6 %	\$ 207,500	\$ 1,170,000
2011	142	\$ 600,000	-4.8 %	\$ 79,885	\$ 930,000
2012	151	\$ 630,000	5.0 %	\$ 300,000	\$ 912,000
2013	175	\$ 710,000	12.7 %	\$ 8,400	\$ 1,300,000
2014	139	\$ 755,000	6.3 %	\$ 77,500	\$ 1,005,000
2015	136	\$ 727,500	-3.6 %	\$ 85,000	\$ 1,150,000
2016	110	\$ 694,000	-4.6 %	\$ 207,400	\$ 938,000
2017	157	\$ 675,000	-2.7 %	\$ 175,000	\$ 920,000
2018	142	\$ 662,500	-1.9 %	\$ 165,000	\$ 1,025,000
2019	131	\$ 660,000	-0.4 %	\$ 232,500	\$ 960,000
2020	123	\$ 695,000	5.3 %	\$ 330,000	\$ 990,000
2021	115	\$ 795,000	14.4 %	\$ 350,000	\$ 1,065,000
2022	155	\$ 860,000	8.2 %	\$ 156,000	\$ 1,325,000
2023	124	\$ 905,000	5.2 %	\$ 357,500	\$ 1,425,000
2024	109	\$ 1,160,000	28.2 %	\$ 333,000	\$ 1,622,000
2025	116	\$ 1,314,000	13.3 %	\$ 580,000	\$ 2,000,000
2026	32	\$ 1,580,000	20.2 %	\$ 940,000	\$ 2,050,000

Median Sale Price

\$1.4m

Based on 109 recorded House sales within the last 12 months (Apr '25 - Mar '26)

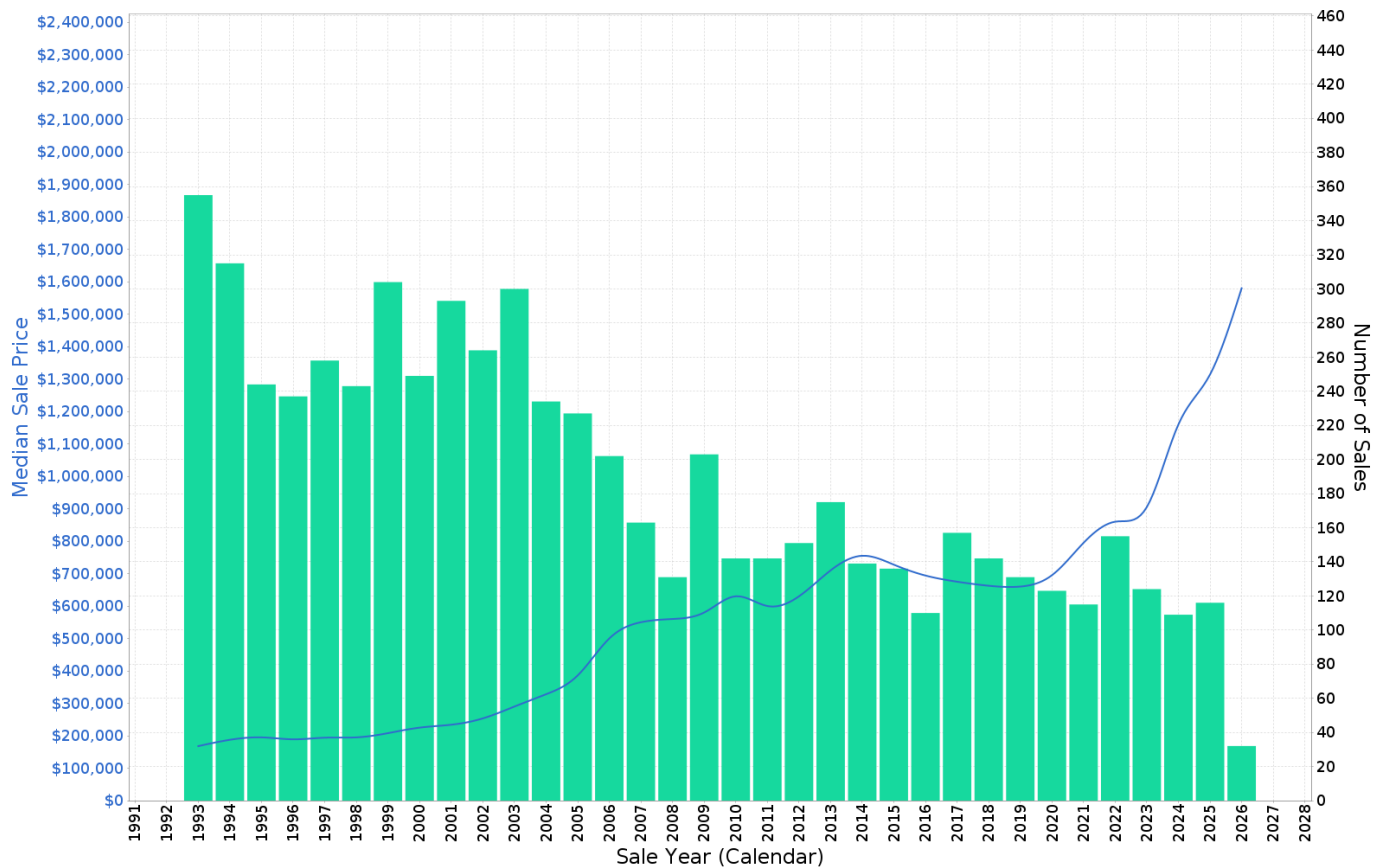
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.4%

Current Median Price: \$1,400,000
Previous Median Price: \$1,235,000

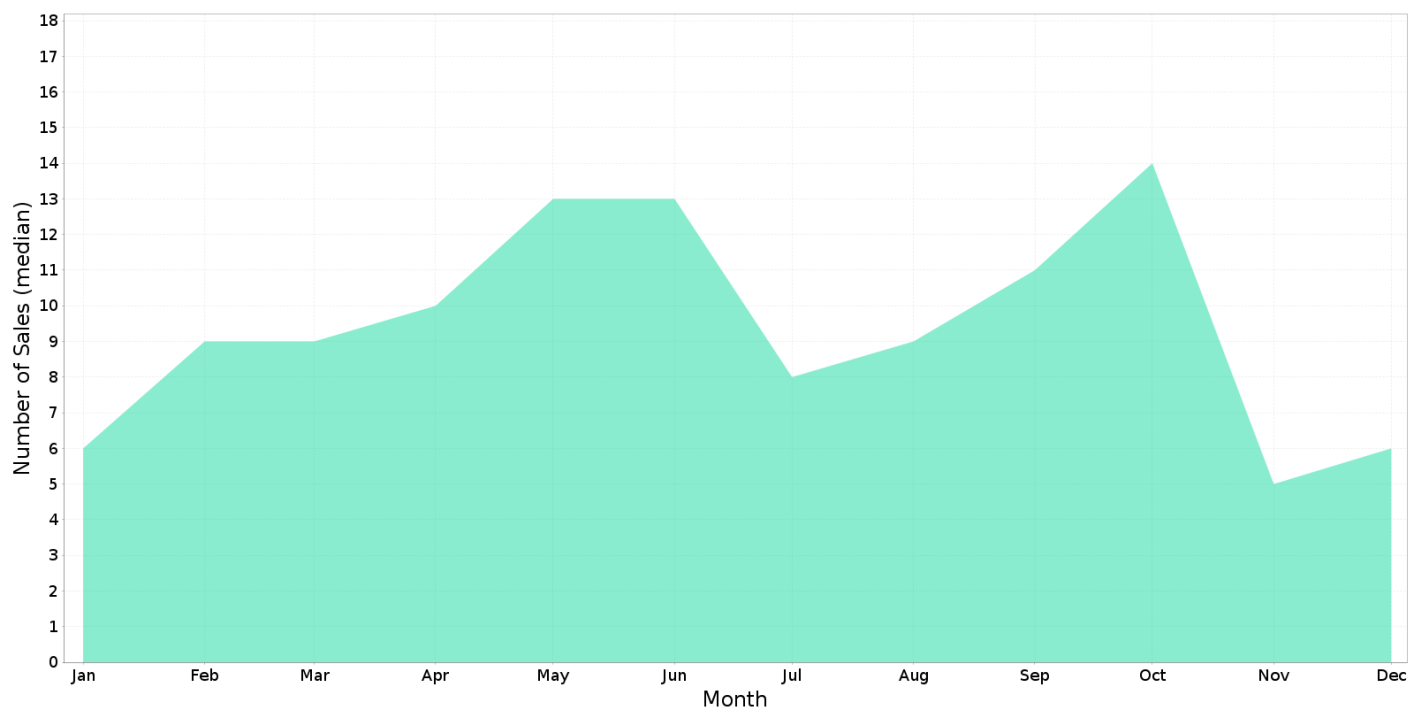
Based on 222 recorded House sales compared over the last two rolling 12 month periods



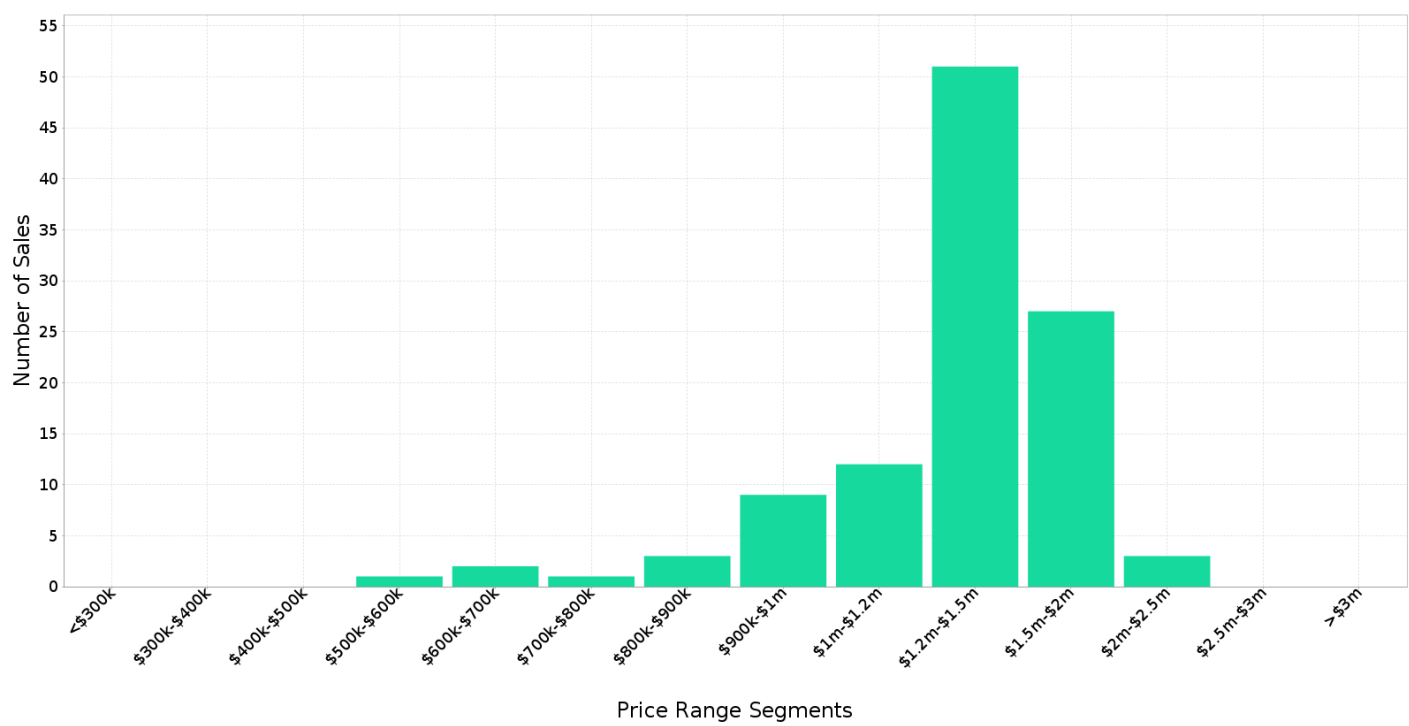
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LEEMING - Peak Selling Periods (3 years)



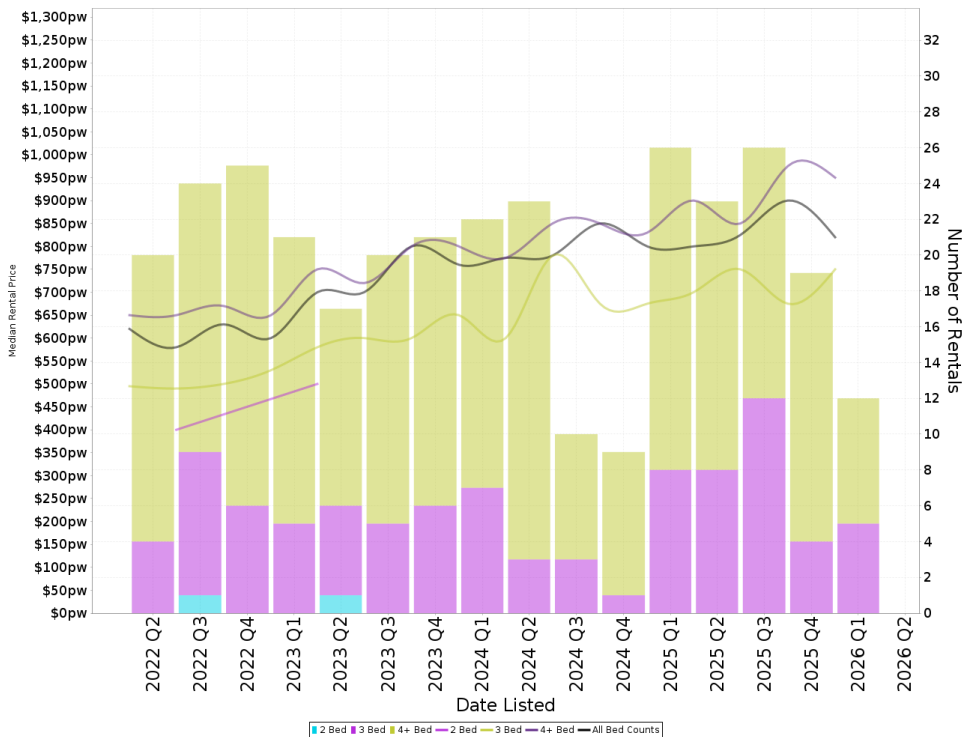
LEEMING - Price Range Segments (12 months)





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.4%

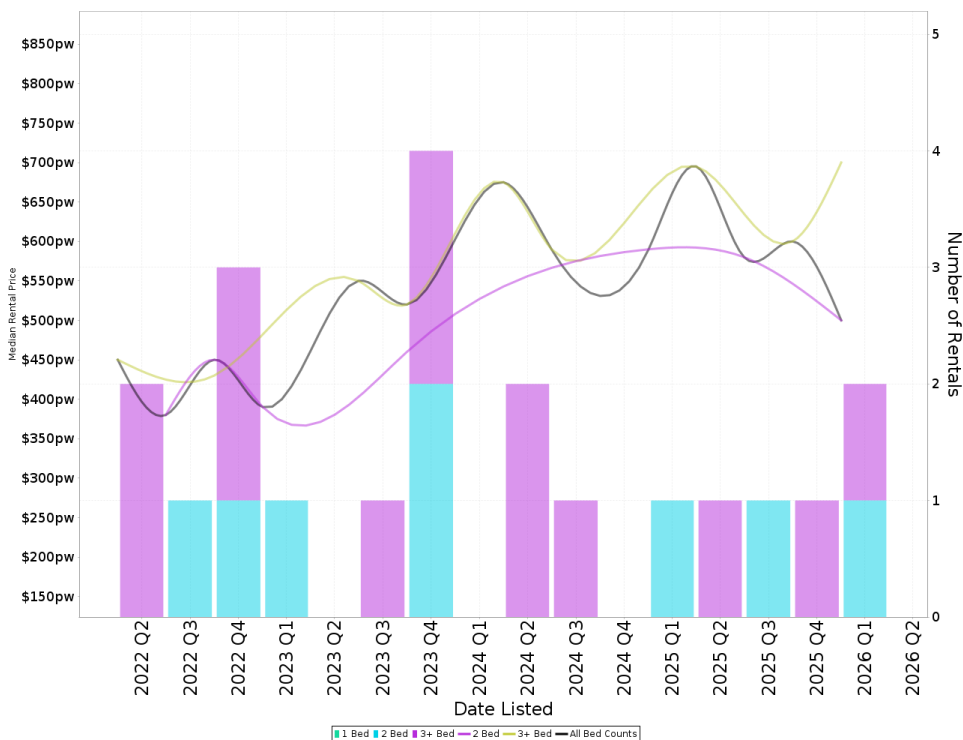
Current Median Price: \$1,400,000
Previous Median Price: \$1,235,000
Based on 222 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,400,000
Current Median Rent: \$840
Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.2%

Current Median Price: \$743,750
Previous Median Price: \$700,000
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$743,750
Current Median Rent: \$600
Based on 5 registered Unit rentals compared over the last 12 months.



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LEEMING - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 109 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

+13.4%

Current Median Price: \$1,400,000
Previous Median Price: \$1,235,000

Based on 222 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

109

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

17 HARRINGTON CRES

\$1,520,000



723 m² 4 2 2

6 TREE HAVEN VSTA

\$1,580,000



748 m² 5 2 2

15 SMOKEWOOD PL

\$1,880,000



827 m² 4 2 2

6 FLINT CRT

\$1,510,000



702 m² 4 2 2

8 ABBOTT CRT

\$1,555,000



470 m² 3 2 2

31B HEATHERLEA PKWY

\$940,000



418 m² 3 2 2

4 KEYS CRT

\$1,465,000



691 m² 4 2 3

12 WITNEY PL

\$1,635,000



735 m² 4 2 1

2 THRUM CL

\$1,890,500



720 m² 4 2 2

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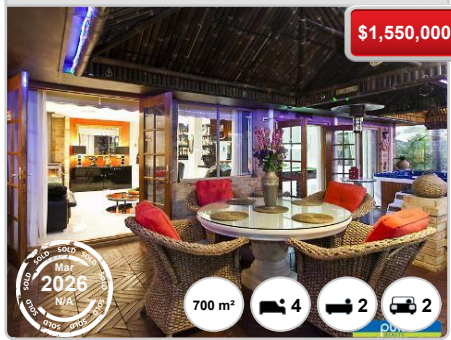


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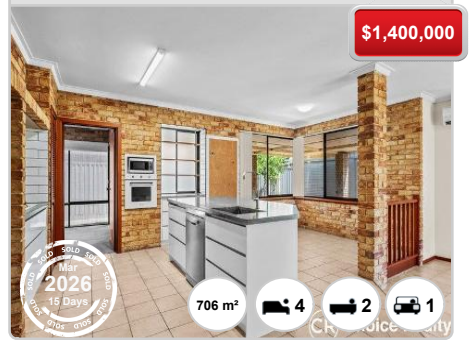
29 GREEN CROFT GDNS



52 CALLEY DR



57 AULBERRY PDE



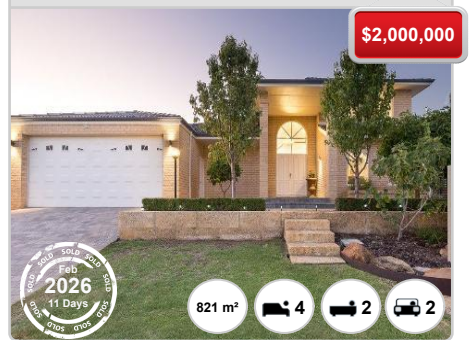
20 HOLLINGSWORTH WAY



23 ROLLAND CRT



27 SELLEN CRT



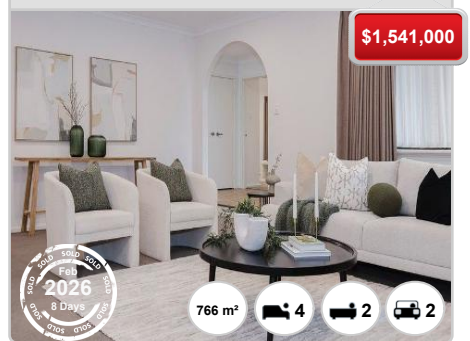
19 FERN LEAF CRT



7 CHARRINGTON CRT



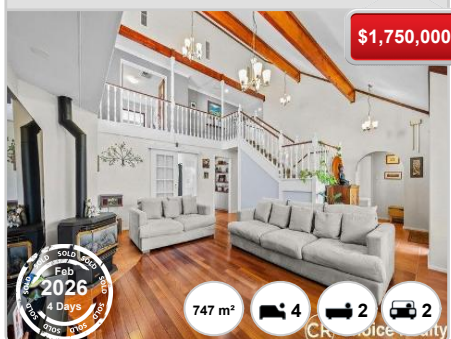
7 ABBOTT CRT



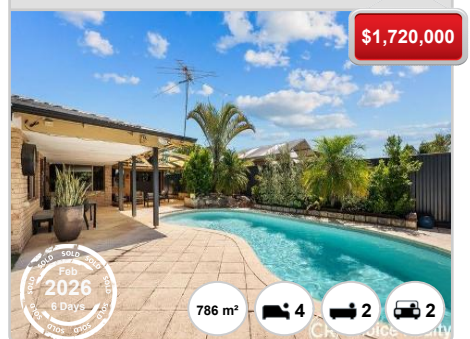
2 WITNEY PL



3 SHELTON LOOP



1 ORROCK CRT





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LEEMING - Properties For Rent

Median Rental Price

\$840 /w

Based on 80 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.1%

Current Median Price: \$1,400,000
Current Median Rent: \$840

Based on 109 recorded House sales and 80 House rentals compared over the last 12 months

Number of Rentals

80

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

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

5 BARCOMBE WAY

\$750 per week



701 m²



6 FLINT COURT

\$980 per week



702 m²



35 MERRIFIELD CIRCLE

\$900 per week



742 m²



43 FARRINGTON ROAD

\$950 per week



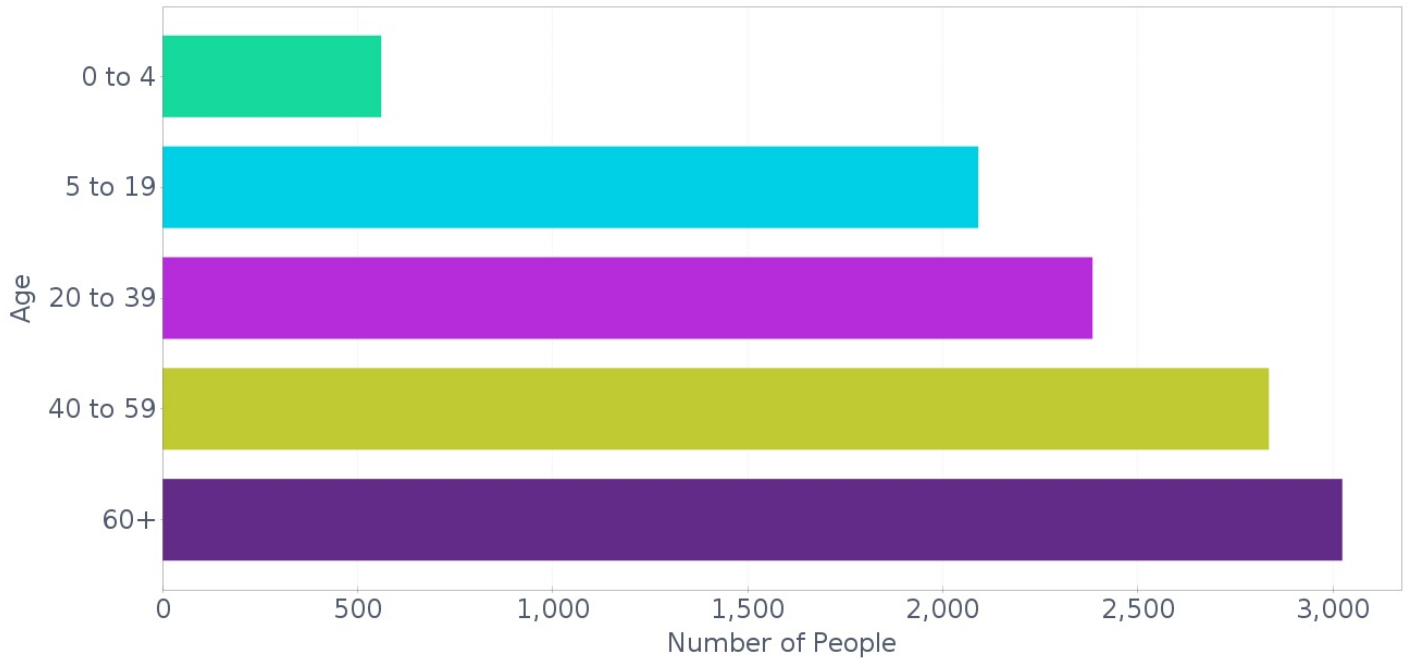
730 m²



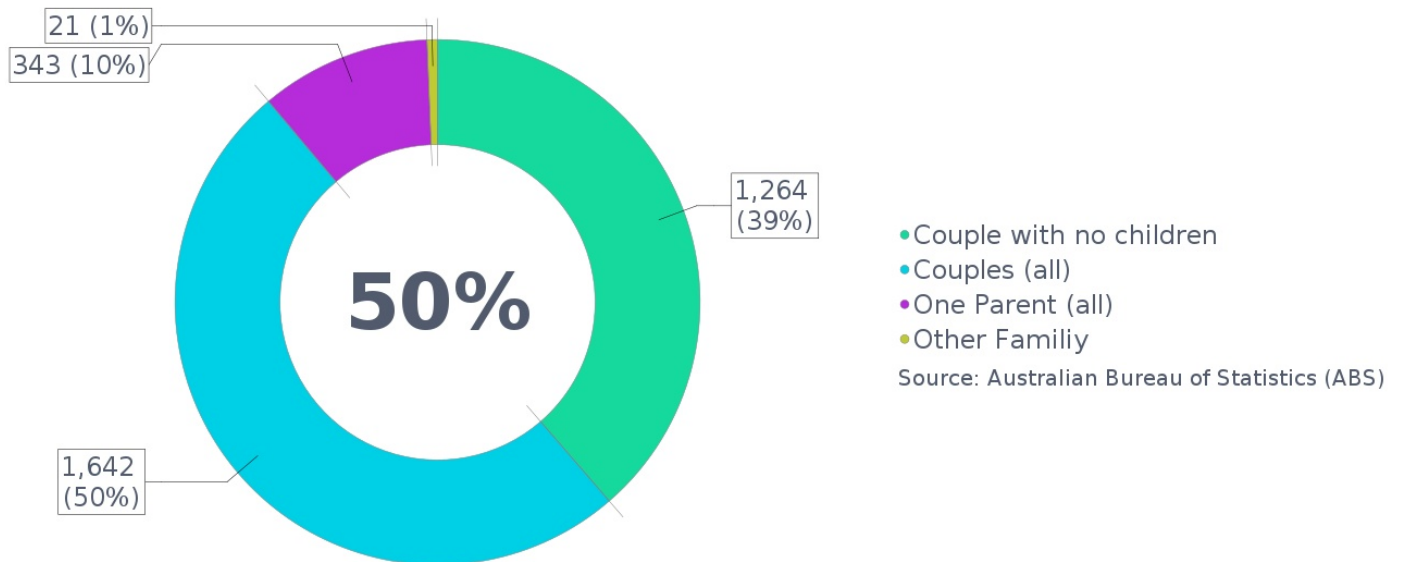


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Age of Population (2021)

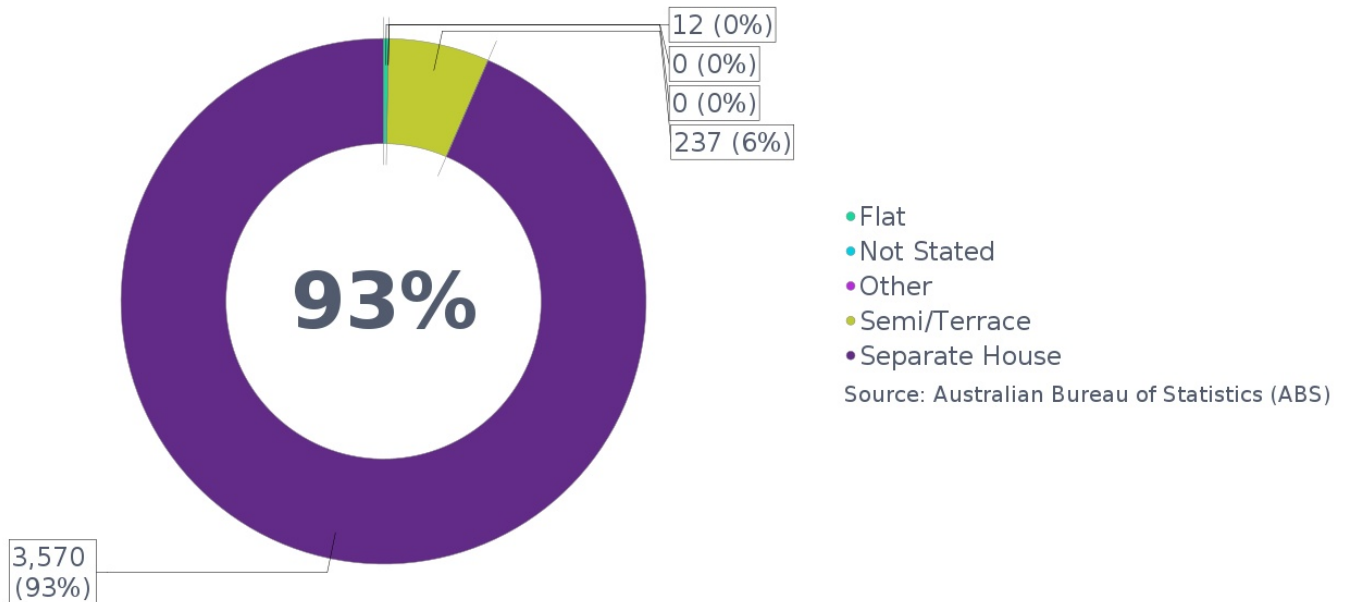


Family Composition (2021)

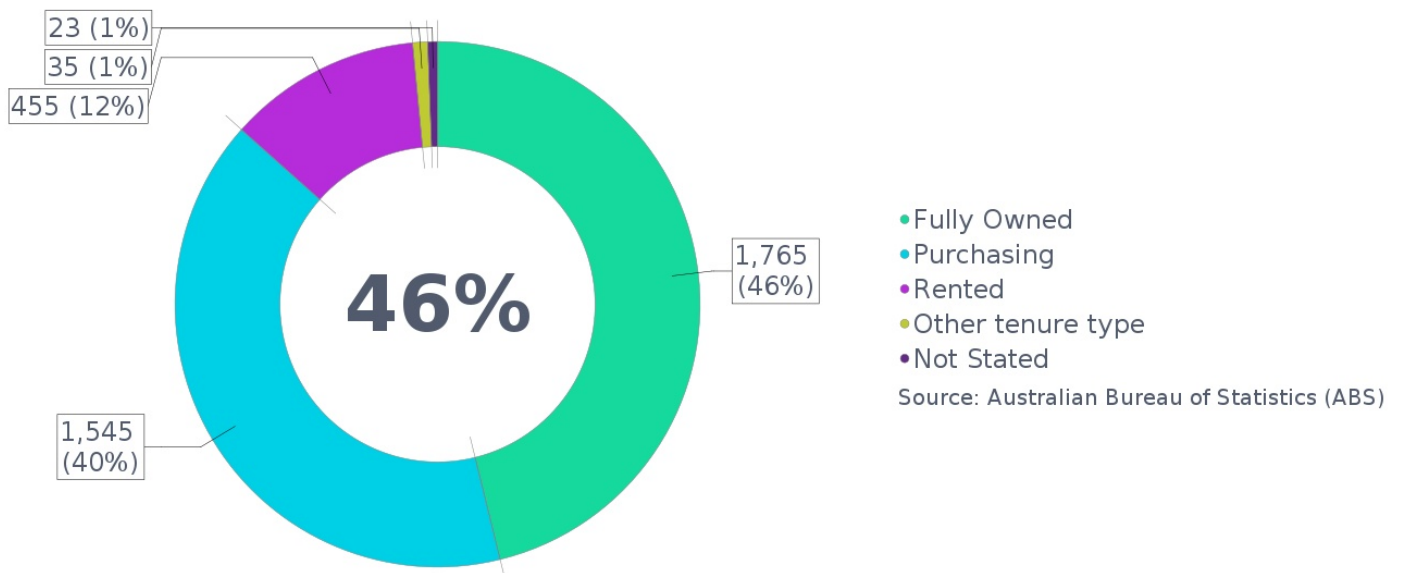




Dwelling Structure (2021)

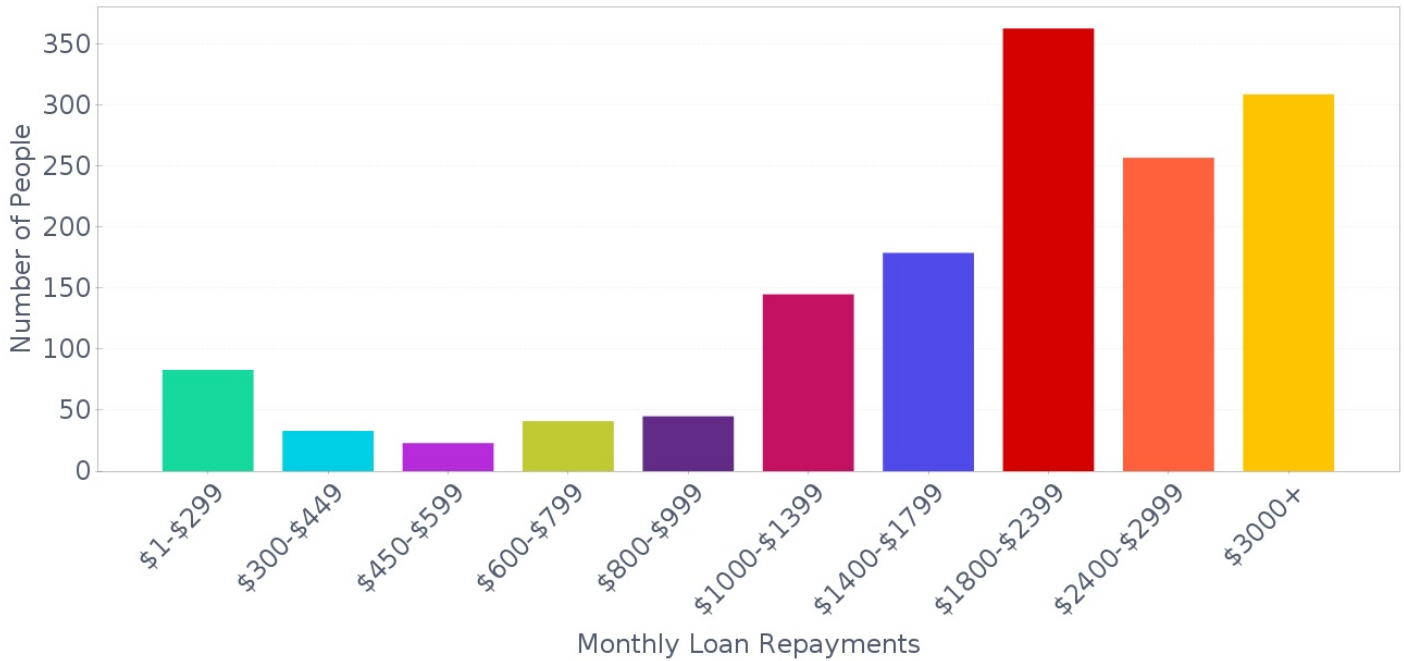


Home Ownership (2021)

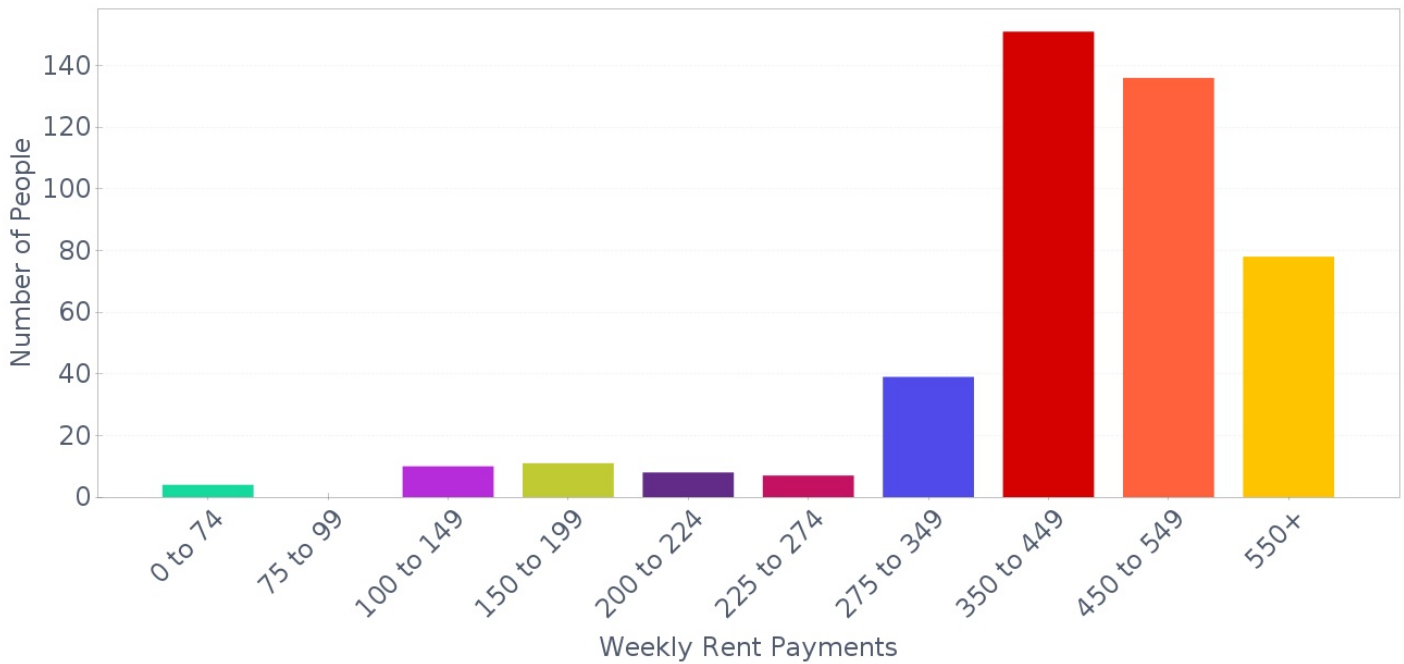




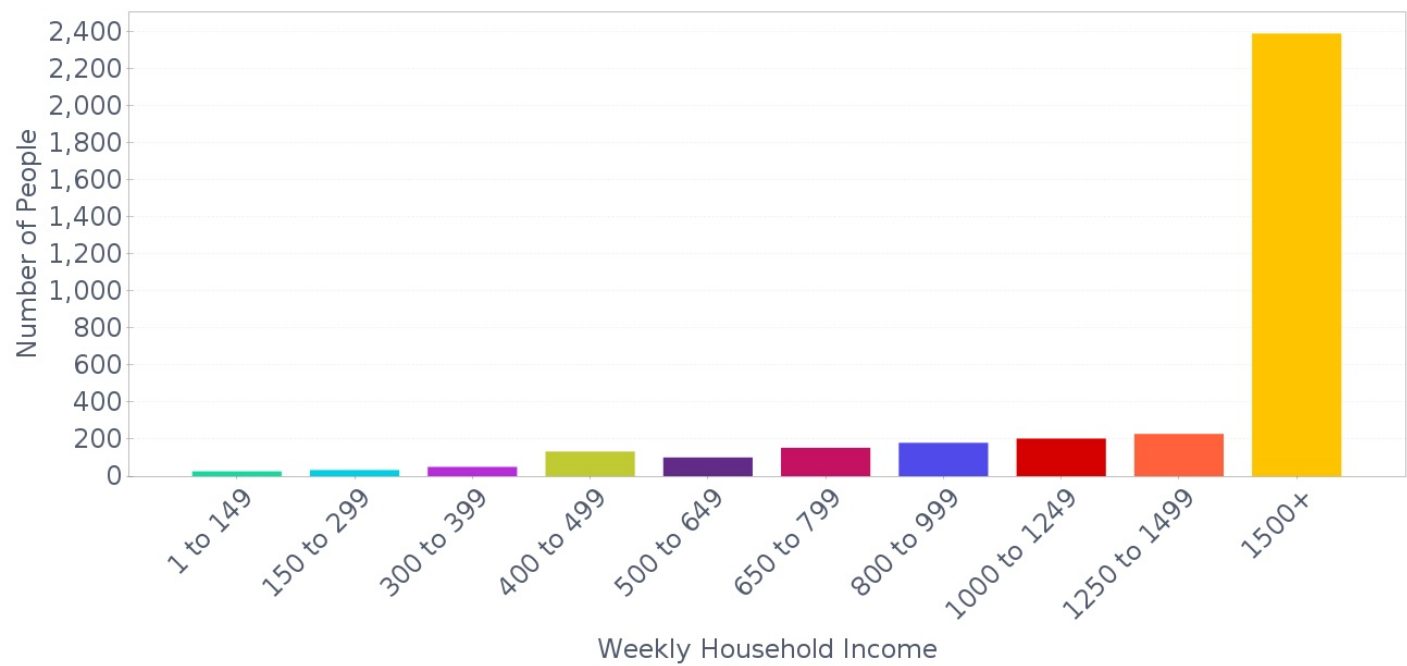
Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)



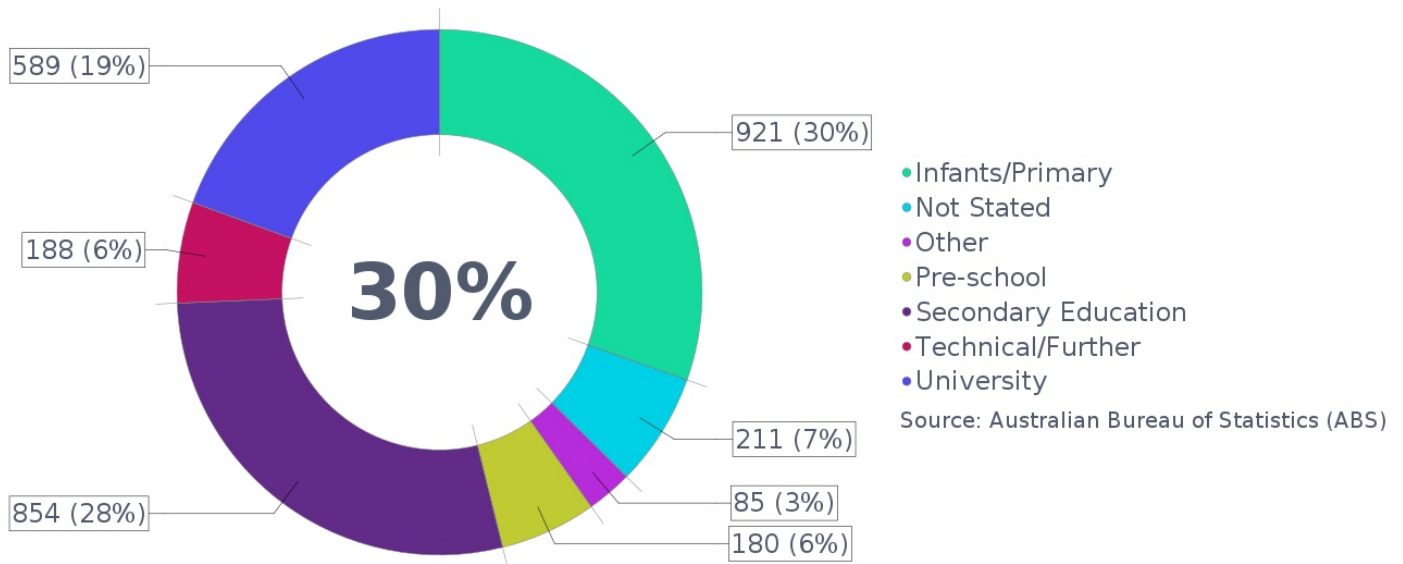
Household Income - Weekly (2021)



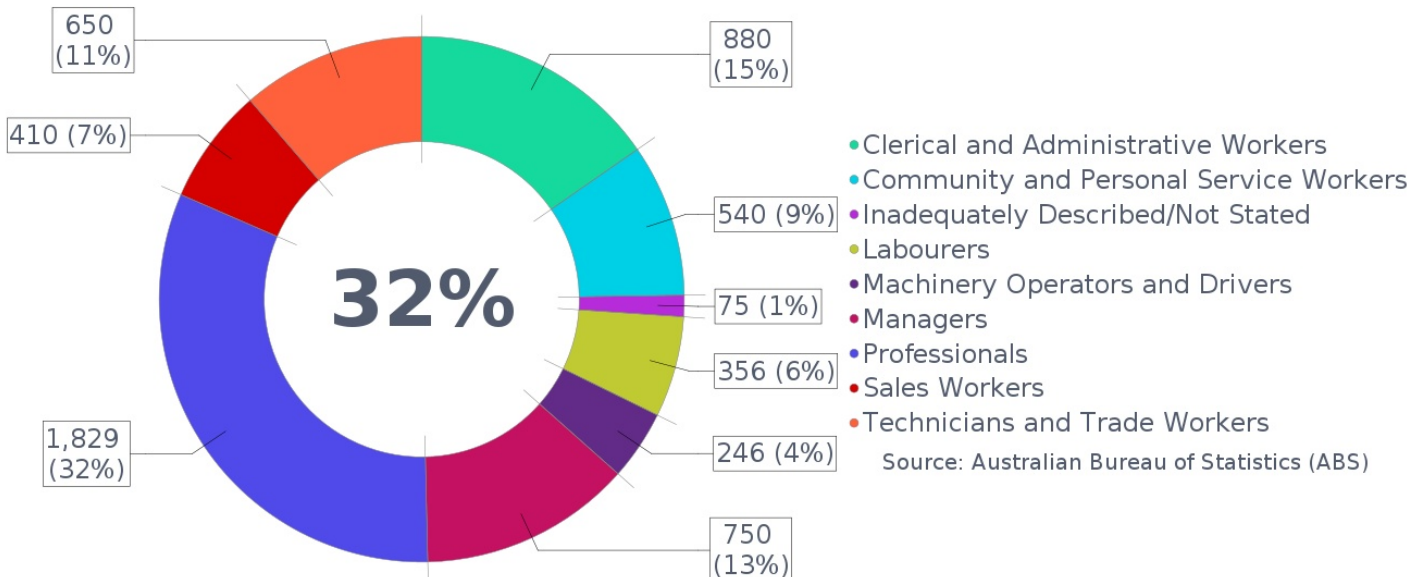


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Non-School Qualification: Level of Education (2021)

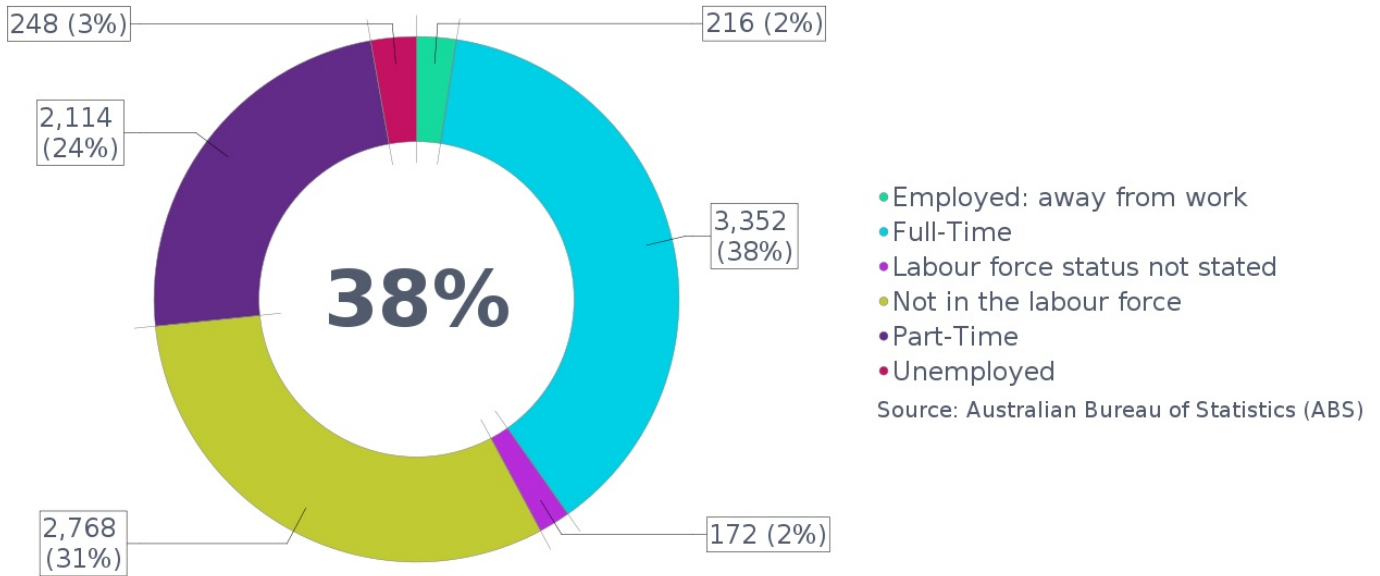


Occupation (2021)





Employment (2021)



Method of Travel to Work (2021)

