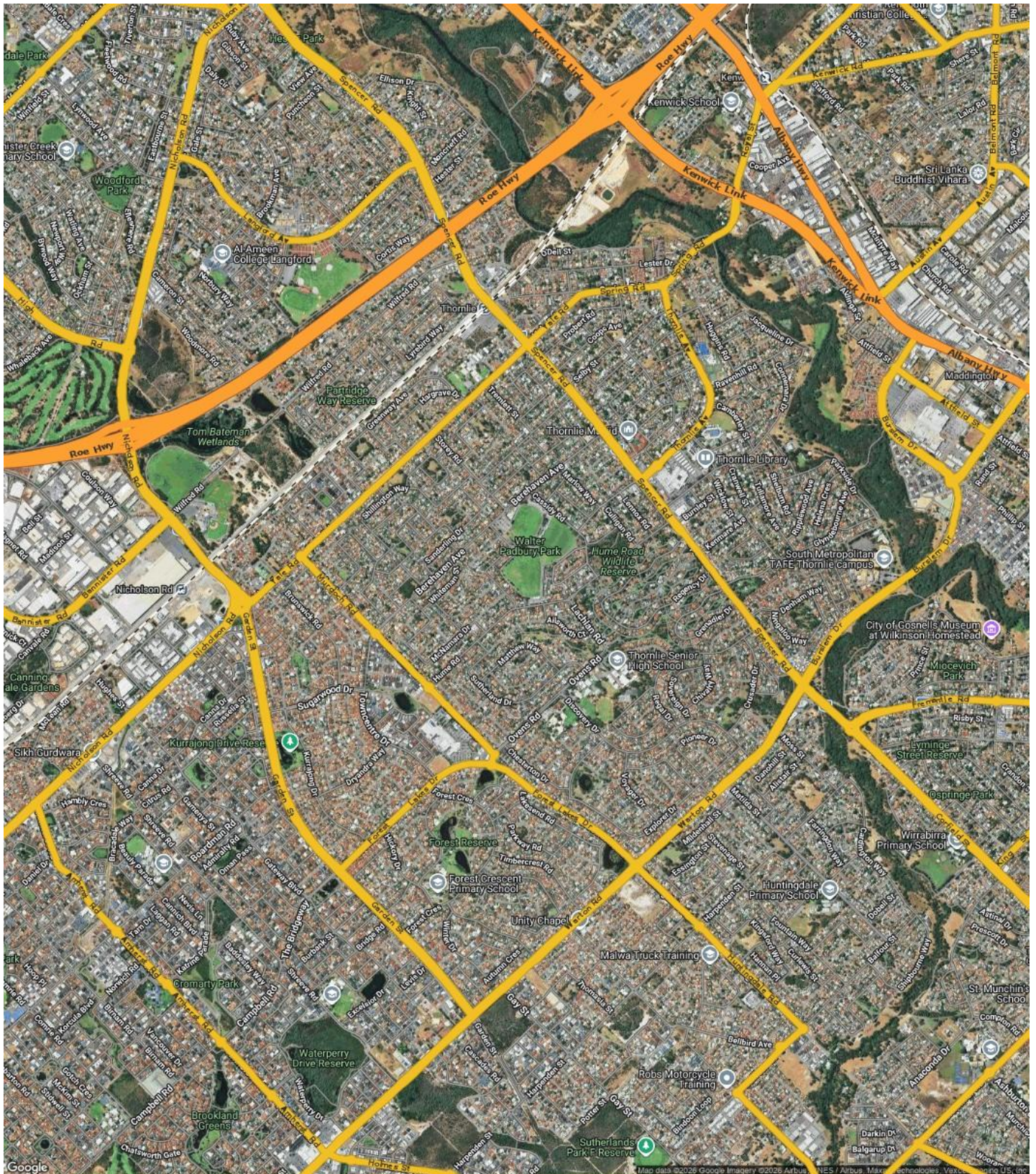


SUBURB FLYOVER REPORT

THORNLIE (HOUSE)

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

THORNIE - Suburb Map



THORNLIE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	391	\$ 360,000	0.0 %	\$ 50,000	\$ 675,000
2009	512	\$ 368,500	2.4 %	\$ 62,666	\$ 576,000
2010	375	\$ 394,000	6.9 %	\$ 66,400	\$ 841,500
2011	376	\$ 390,000	-1.0 %	\$ 2,200	\$ 610,000
2012	447	\$ 395,000	1.3 %	\$ 44,800	\$ 645,000
2013	522	\$ 442,500	12.0 %	\$ 83,600	\$ 665,000
2014	403	\$ 470,000	6.2 %	\$ 80,000	\$ 725,000
2015	349	\$ 450,000	-4.3 %	\$ 4,200	\$ 675,000
2016	286	\$ 430,000	-4.4 %	\$ 4,700	\$ 850,000
2017	325	\$ 380,000	-11.6 %	\$ 15,000	\$ 670,000
2018	265	\$ 376,000	-1.1 %	\$ 51,000	\$ 645,000
2019	295	\$ 347,000	-7.7 %	\$ 48,000	\$ 800,000
2020	299	\$ 360,000	3.7 %	\$ 82,250	\$ 550,000
2021	389	\$ 425,000	18.1 %	\$ 3,100	\$ 760,000
2022	444	\$ 465,000	9.4 %	\$ 165,000	\$ 5,586,000
2023	392	\$ 540,000	16.1 %	\$ 95,000	\$ 833,000
2024	349	\$ 680,000	25.9 %	\$ 95,454	\$ 1,188,000
2025	362	\$ 755,000	11.0 %	\$ 87,000	\$ 1,388,000
2026	150	\$ 900,000	19.2 %	\$ 160,600	\$ 1,300,000

Median Sale Price

\$860k

Based on 326 recorded House sales within the last 12 months (Financial Year 2026)

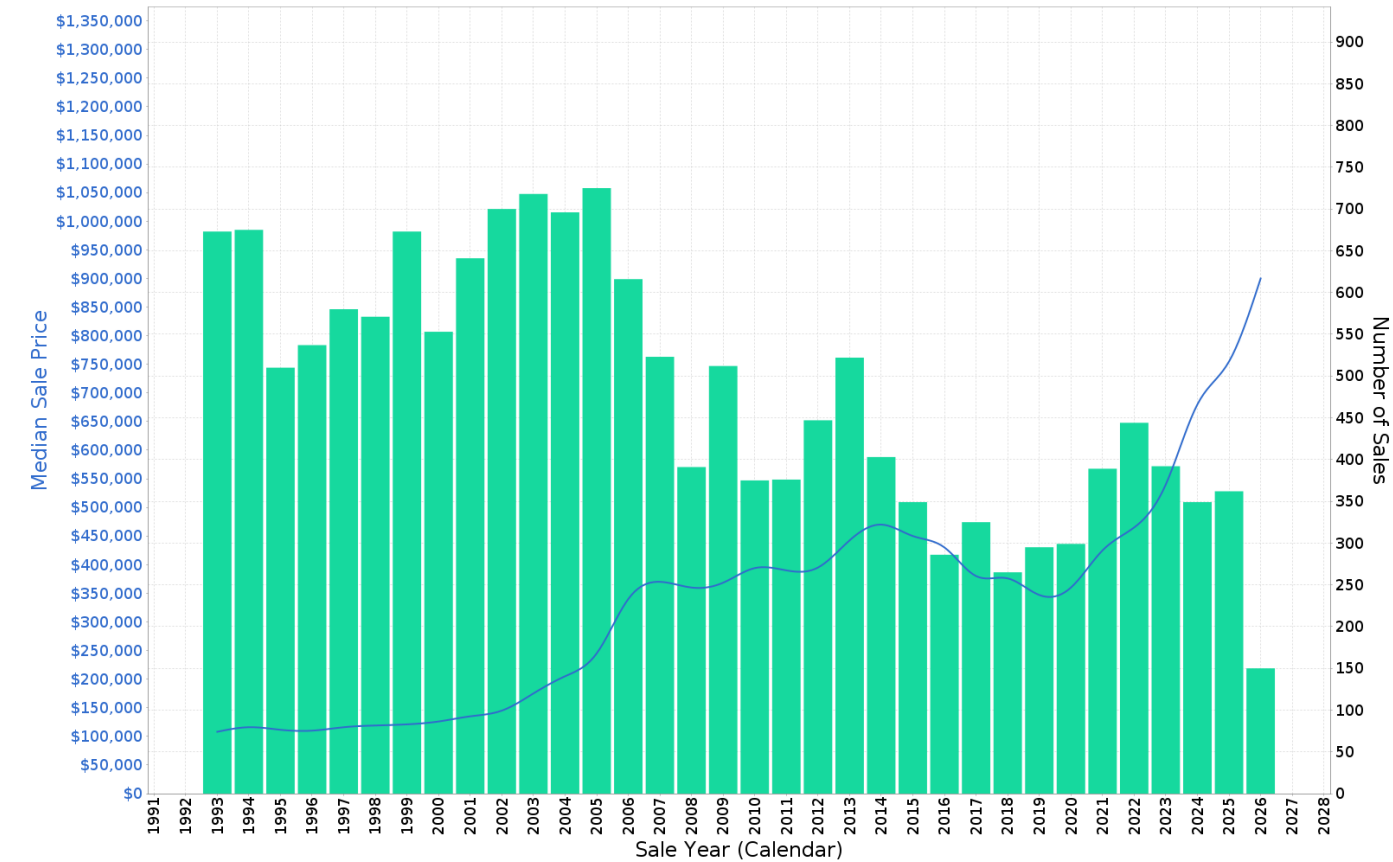
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

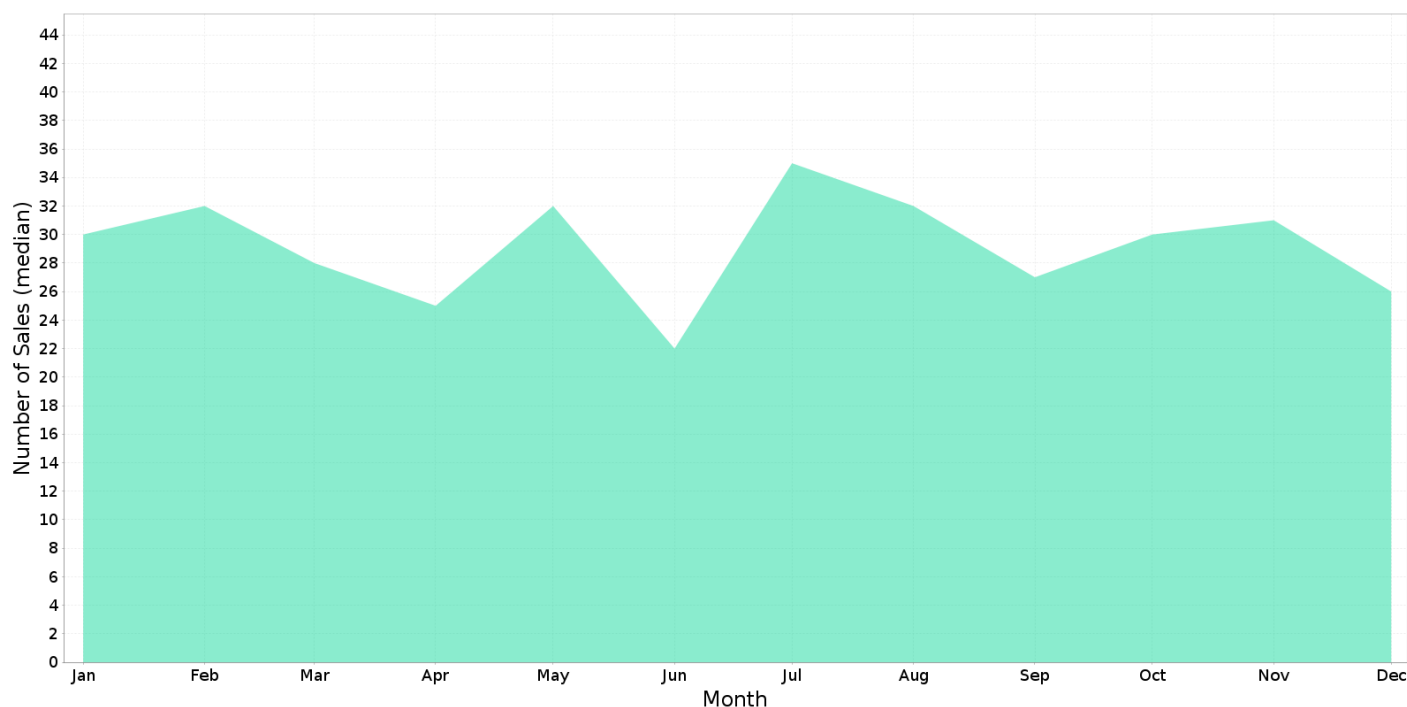
+22.0%

Current Median Price: \$860,000
Previous Median Price: \$705,000

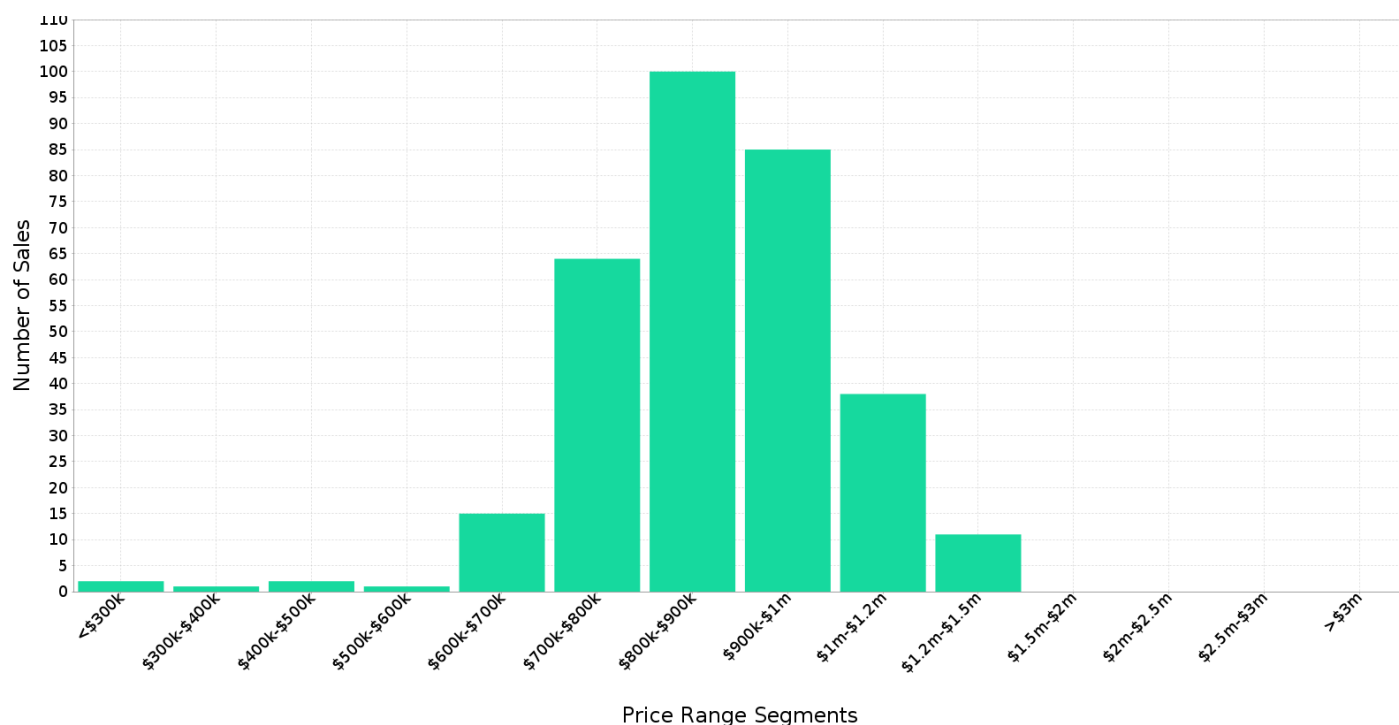
Based on 690 recorded House sales compared over the last two rolling 12 month periods



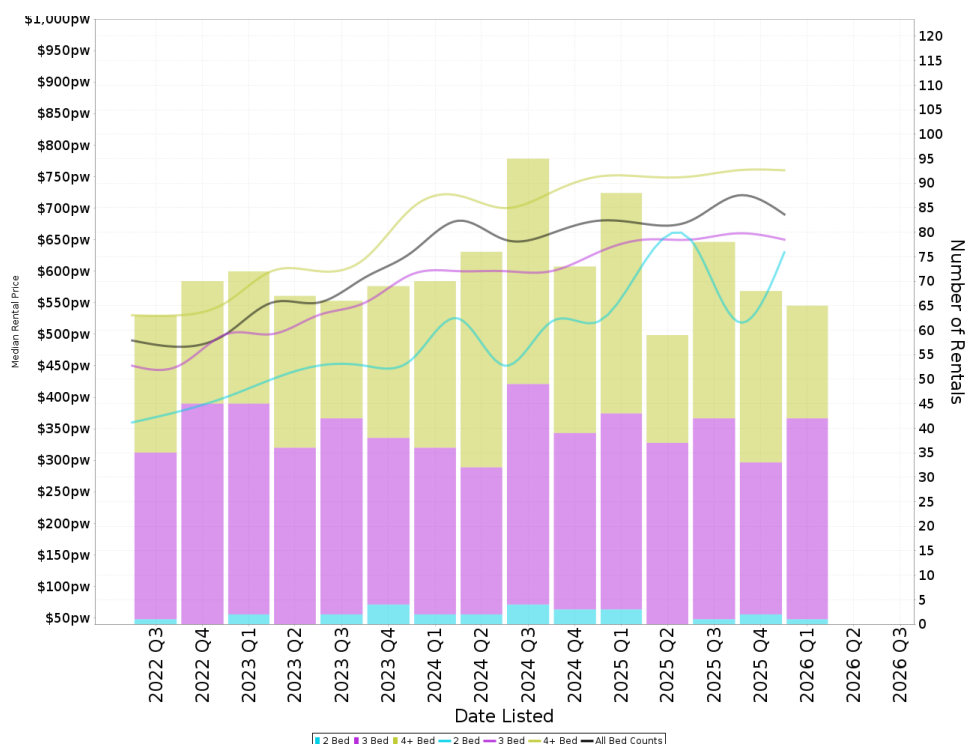
THORNLIE - Peak Selling Periods (3 years)



THORNLIE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.0%

Current Median Price: \$860,000

Previous Median Price: \$705,000

Based on 690 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

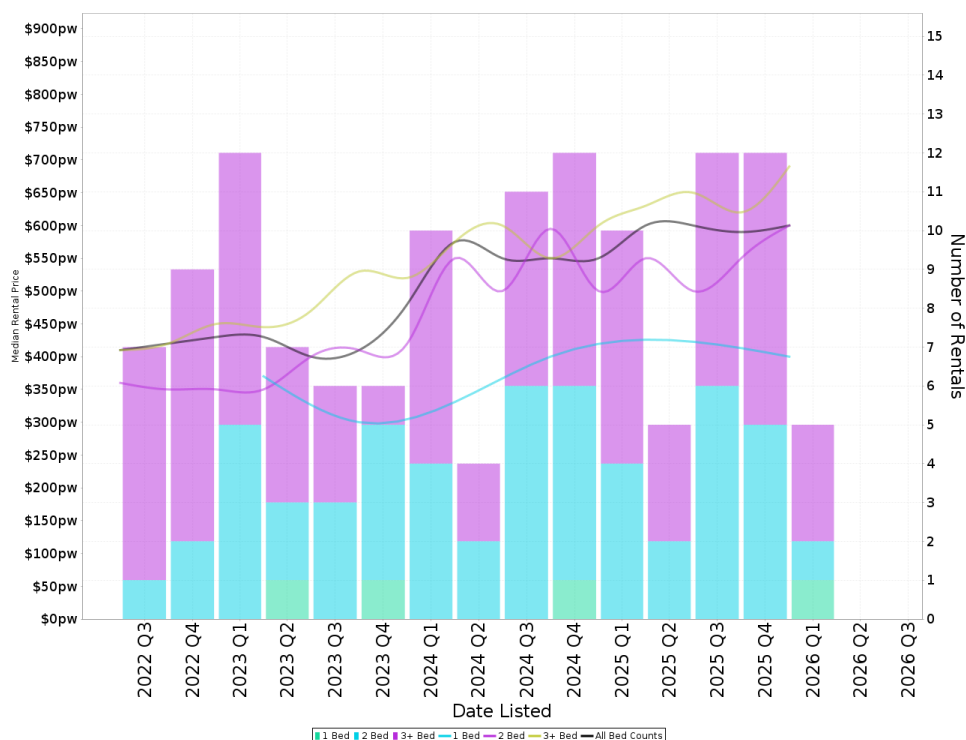
+4.2%

Current Median Price: \$860,000

Current Median Rent: \$700

Based on 211 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+37.5%

Current Median Price: \$598,000

Previous Median Price: \$435,000

Based on 77 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$598,000

Current Median Rent: \$600

Based on 29 registered Unit rentals compared over the last 12 months.

THORNIE - Recently Sold Properties

Median Sale Price

\$860k

Based on 326 recorded House 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

+22.0%

Current Median Price: \$860,000
Previous Median Price: \$705,000

Based on 690 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

326

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

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

7/43 YALE RD

\$469,000

Aug 2026
118 Days

810 m² 2 2 2

14 TREMLETT ST

\$825,000

Aug 2026
4 Days

858 m² 3 1 1

18 FAGENCE WAY

\$725,000

Jul 2026
94 Days

687 m² 3 1 1

17 B TEA TREE WAY

\$795,000

Jul 2026
36 Days

410 m² 3 1 2

30 CLARIDGE CIR

\$870,000

Jul 2026
69 Days

394 m² 3 2 2

9 ELVINGTON WAY

\$785,000

Jul 2026
109 Days

687 m² 4 1 1

8 BERNICE WAY

\$730,000

Jun 2026
N/A

467 m² 3 1 1

1 REDFERN CL

\$900,000

Jun 2026
72 Days

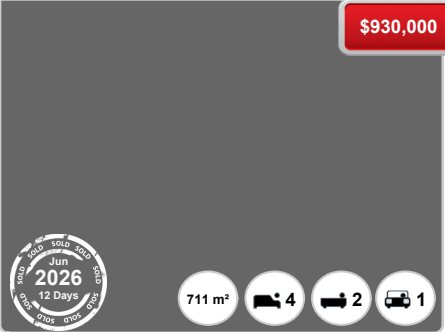
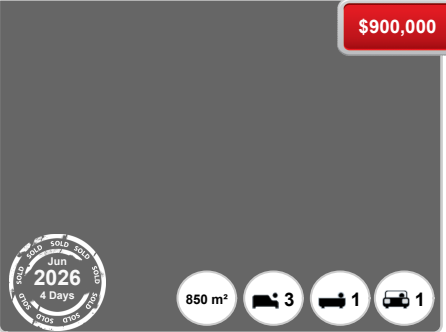
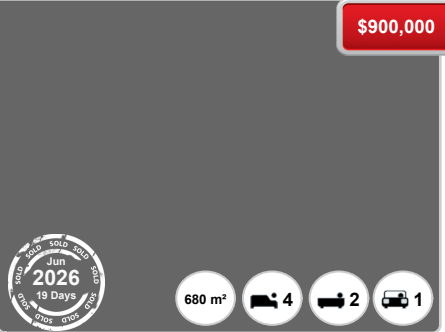
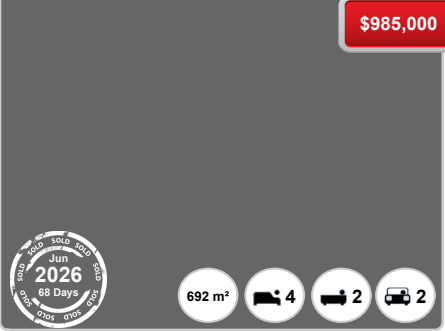
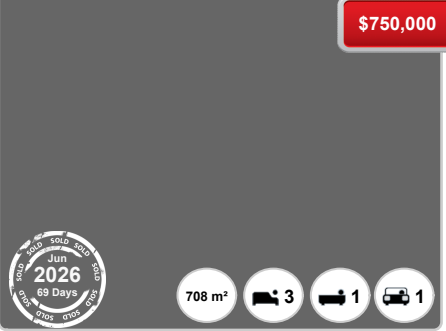
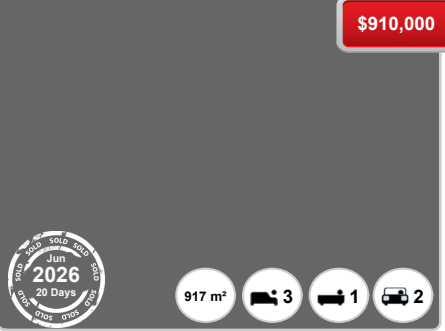
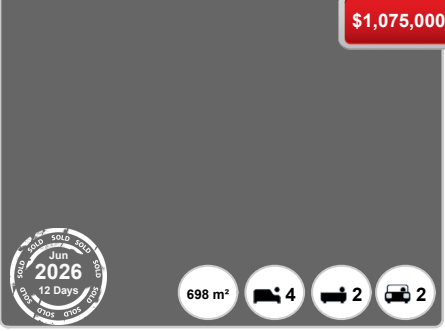
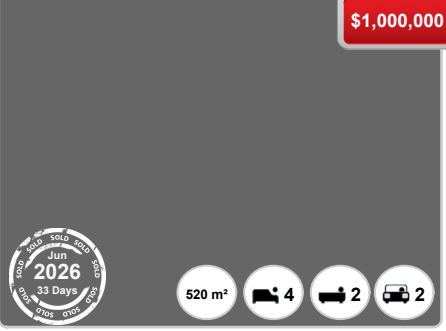
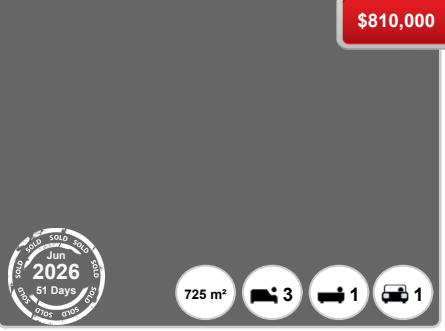
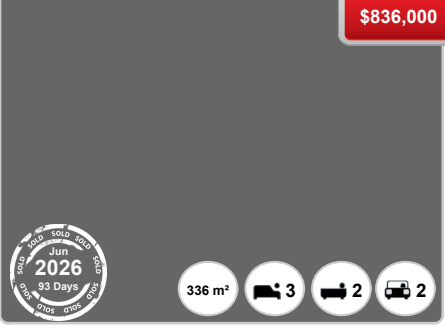
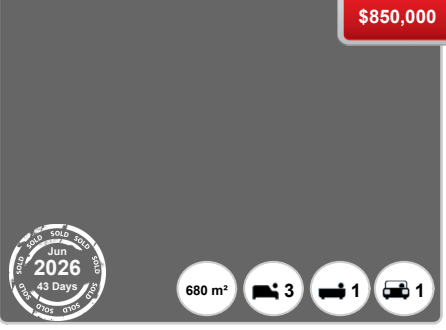
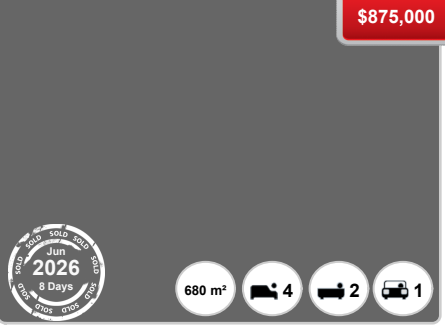
700 m² 4 2 2

5A LENNOX RD

\$750,000

Jun 2026
35 Days

375 m² 3 1 3

37 RIPPLEWOOD AVE  \$930,000  711 m ²  4  2  1	7 BURNLEY ST  \$900,000  850 m ²  3  1  1	10 MAJESTIC CRT  \$900,000  680 m ²  4  2  1
9 ARGYLE CRT  \$985,000  692 m ²  4  2  2	80 WILFRED RD  \$750,000  708 m ²  3  1  1	15 PARER CL  \$910,000  917 m ²  3  1  2
20 GEOGRAPHE WAY  \$1,075,000  698 m ²  4  2  2	61 TOWNCENTRE DR  \$1,000,000  520 m ²  4  2  2	64 DISCOVERY DR  \$810,000  725 m ²  3  1  1
109 HUME RD  \$836,000  336 m ²  3  2  2	22 PEPPERMINT DR  \$850,000  680 m ²  3  1  1	19 LAKESEND RD  \$875,000  680 m ²  4  2  1

THORNIE - Properties For Rent

Median Rental Price

\$700 /w

Based on 211 recorded House 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

+4.2%

Current Median Price: \$860,000
Current Median Rent: \$700

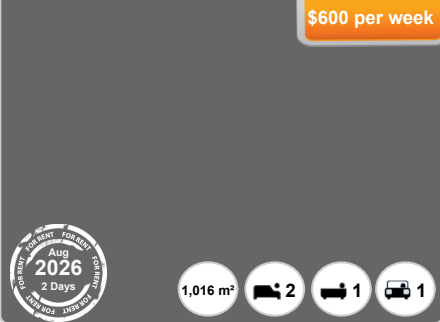
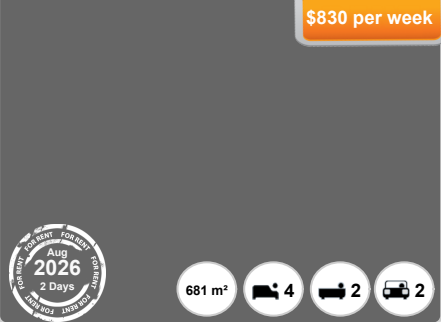
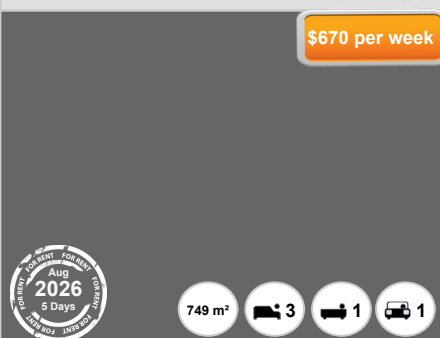
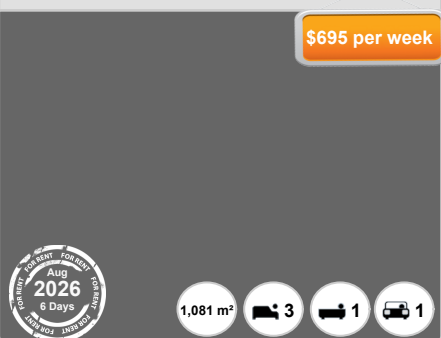
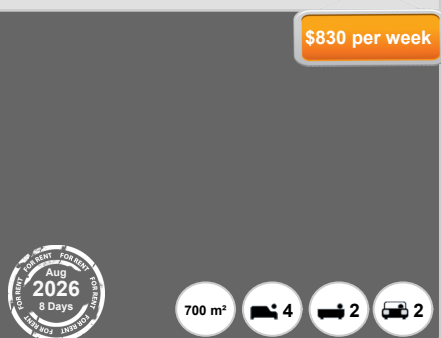
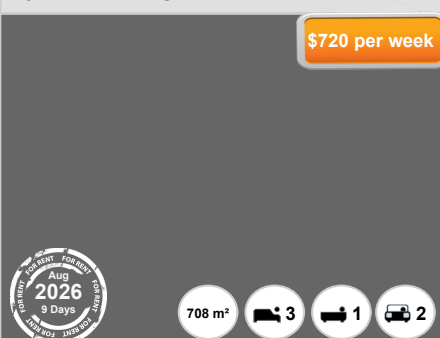
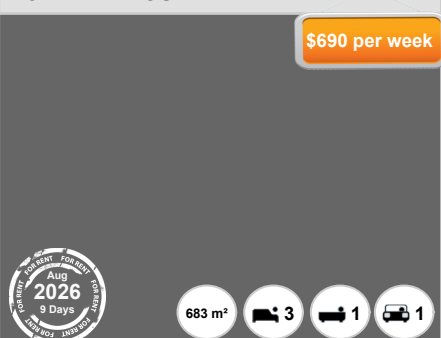
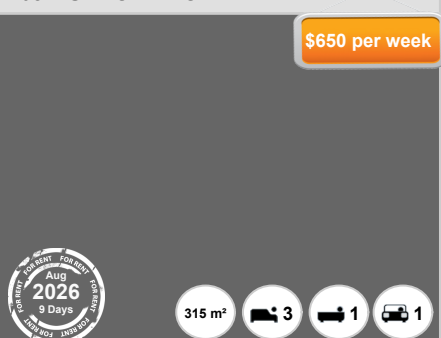
Based on 326 recorded House sales and 211 House rentals compared over the last 12 months

Number of Rentals

211

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

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

2 GALLANT COURT  \$600 per week  1,016 m ²   	7 REDHEART DRIVE  \$830 per week  681 m ²   	16 NYANDI COURT  \$660 per week  680 m ²   
4 HARGRAVE DRIVE  \$670 per week  749 m ²   	1B ILFORD PLACE  \$695 per week  1,081 m ²   	1 REDFERN CLOSE  \$830 per week  700 m ²   
46 WILFRED ROAD  \$720 per week  708 m ²   	4 JARDINE COURT  \$690 per week  683 m ²   	108 MURDOCH ROAD  \$650 per week  315 m ²   

122 FOREST LAKES DRIVE

\$780 per week



707 m²



25 LARKSPUR PLACE

\$830 per week



680 m²



9 ELVINGTON WAY

\$750 per week



687 m²



118 YALE ROAD

\$800 per week



694 m²



37 ANDERSON WAY

\$700 per week



858 m²



8 PRINCETON COURT

\$780 per week



759 m²



55 OVENS ROAD

\$850 per week



684 m²



6 PIONEER DRIVE

\$800 per week



680 m²



19 COOPS AVENUE

\$725 per week



801 m²



7 HILL COURT

\$700 per week



692 m²



29 PROBERT ROAD

\$780 per week



981 m²



19 REGENCY DRIVE

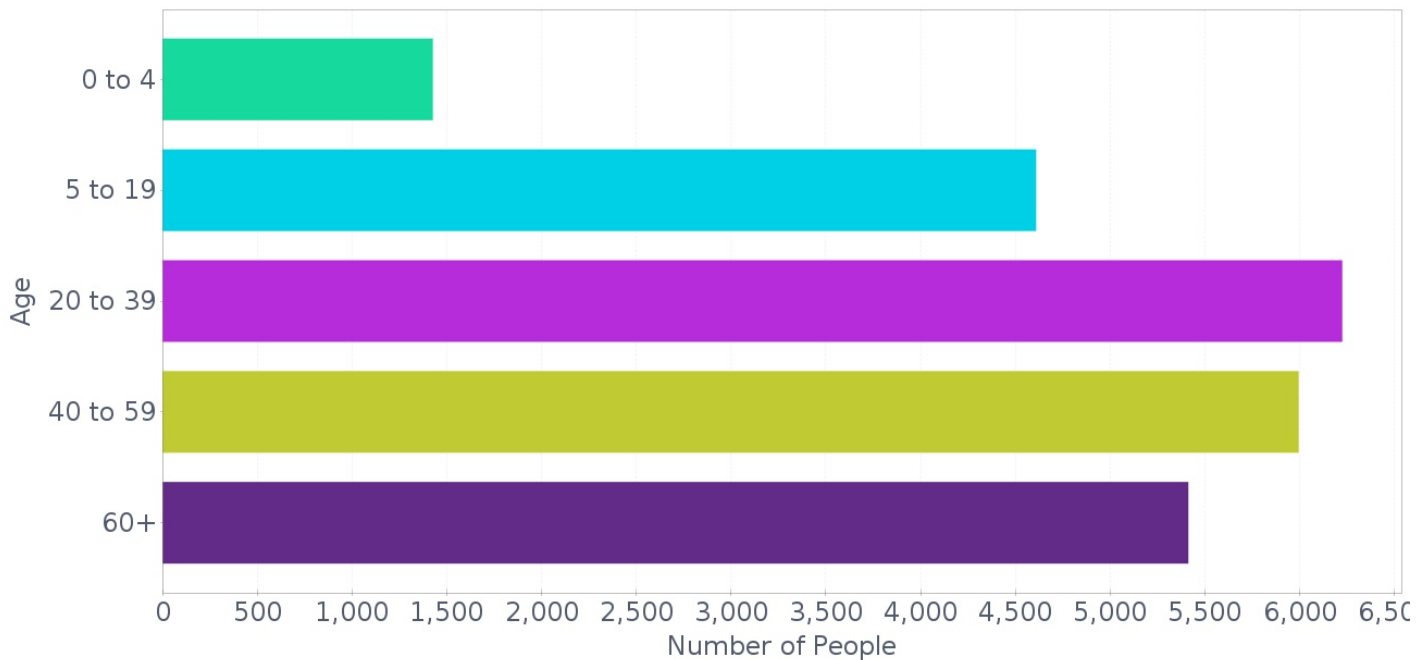
\$850 per week



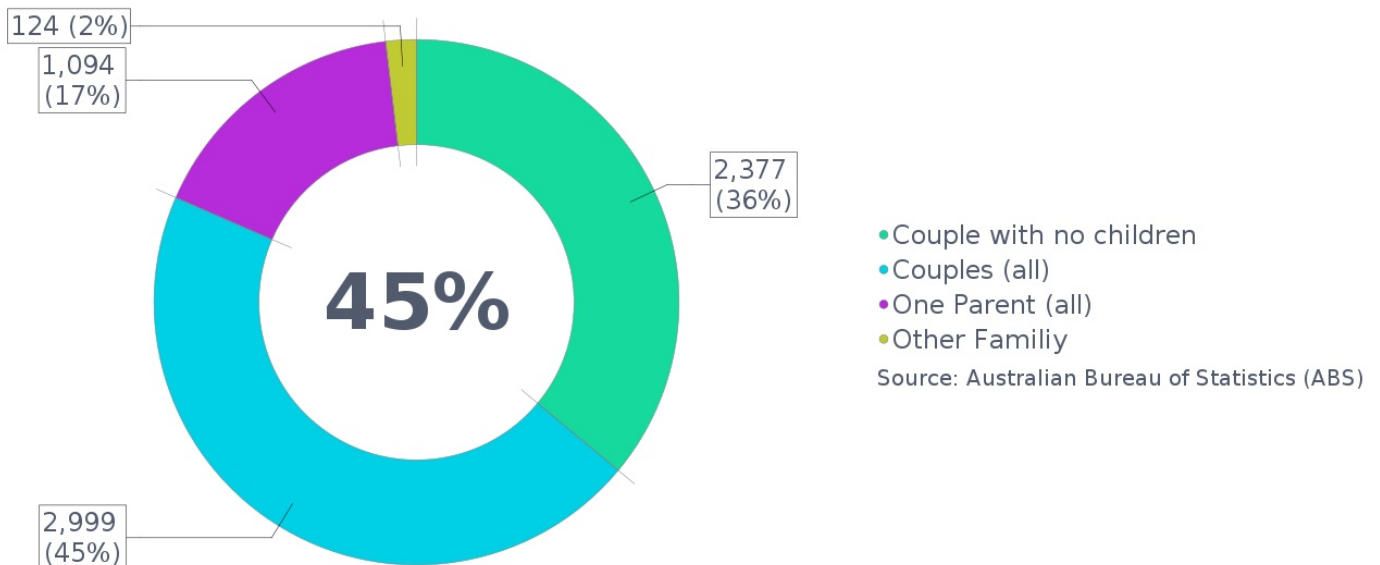
758 m²



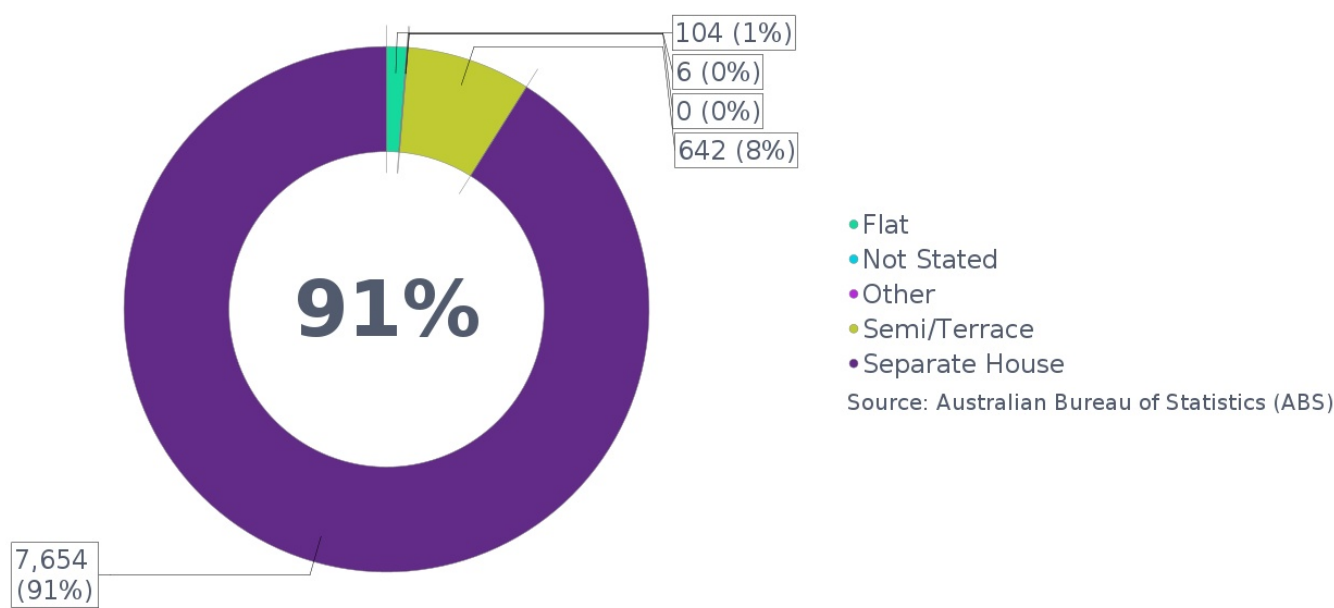
Age of Population (2021)



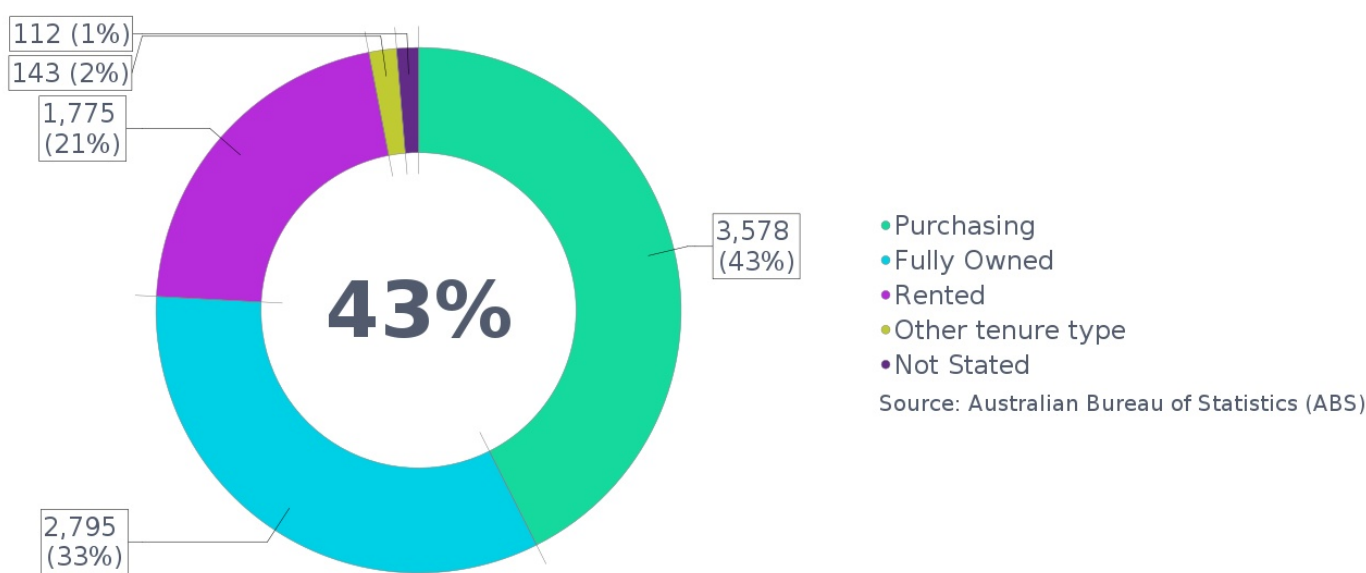
Family Composition (2021)



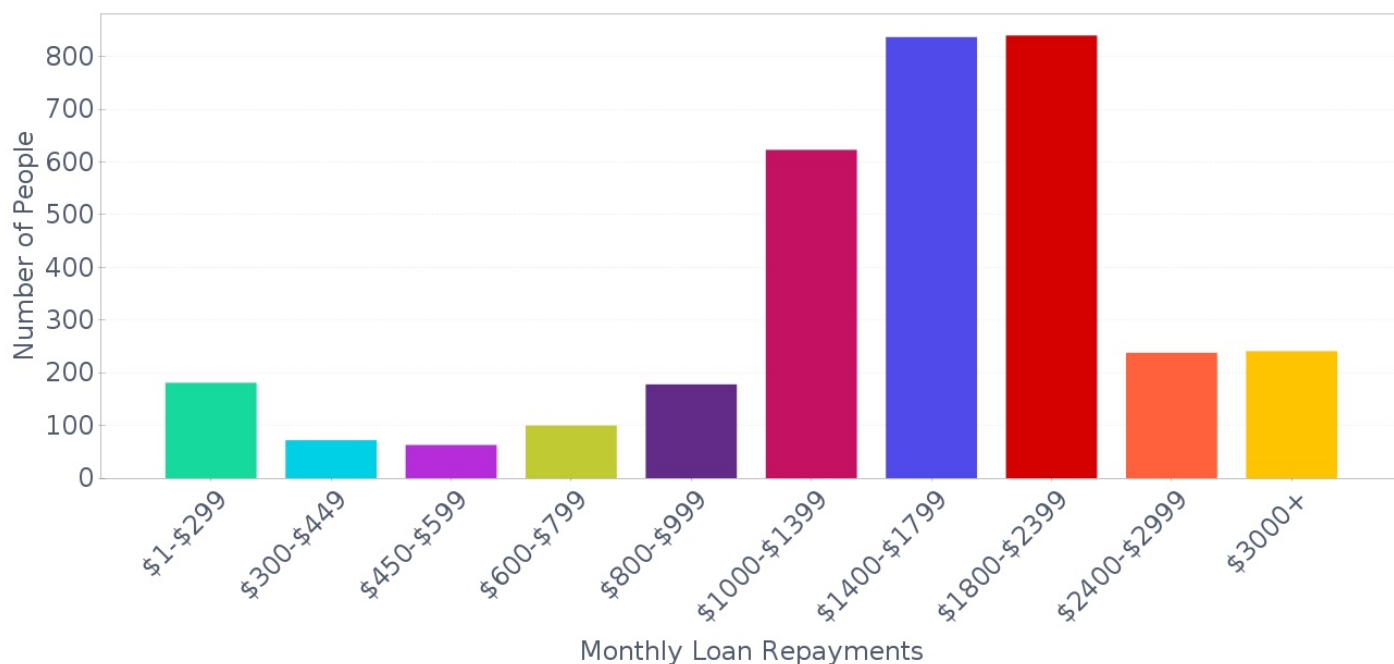
Dwelling Structure (2021)



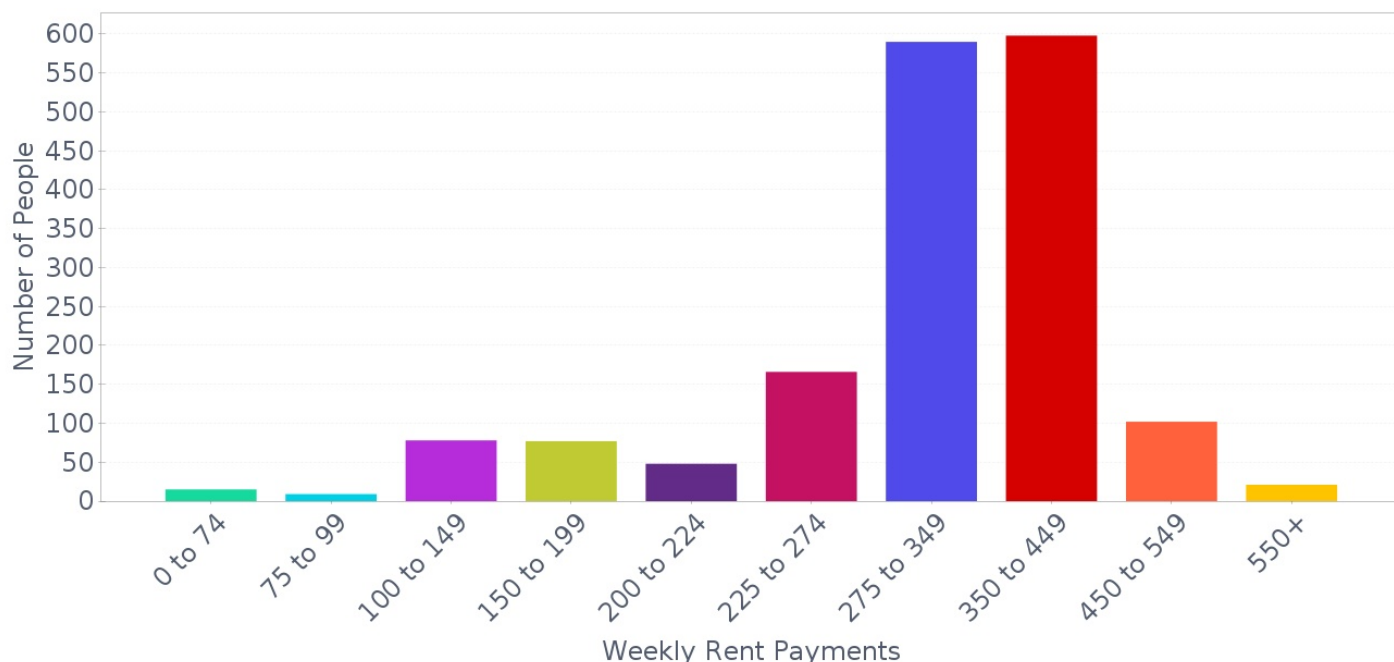
Home Ownership (2021)



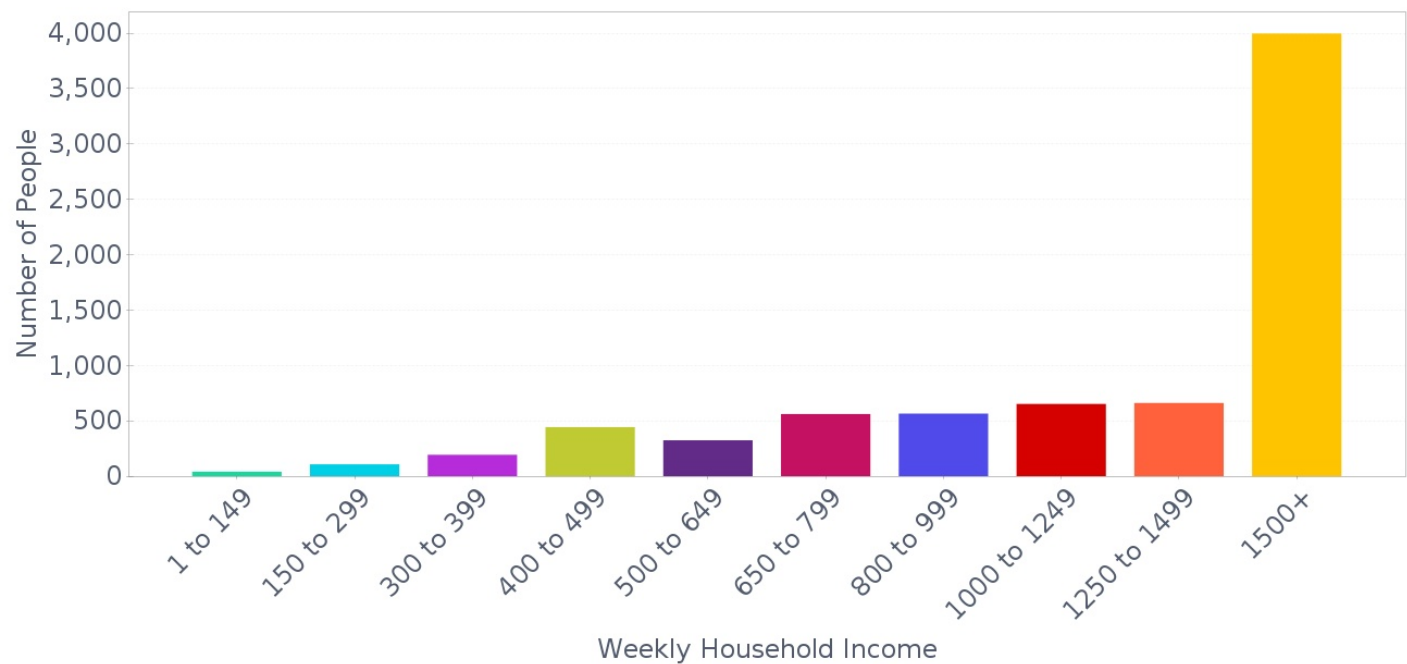
Home Loan Repayments - Monthly (2021)



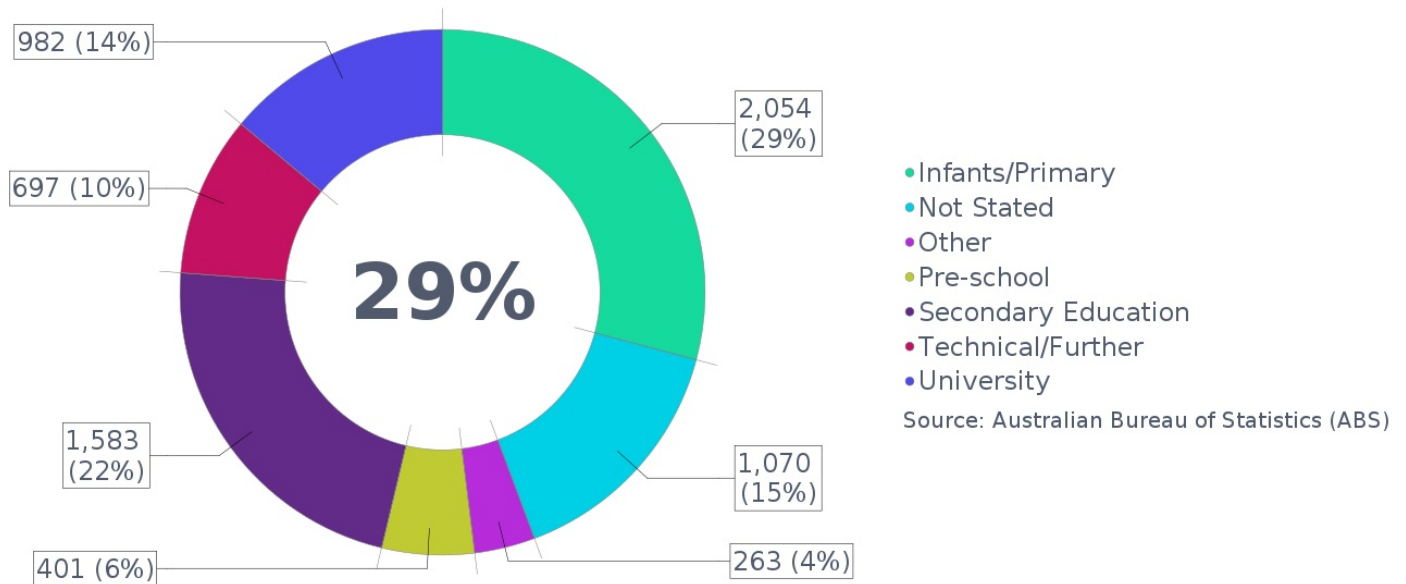
Rent Payments - Weekly (2021)



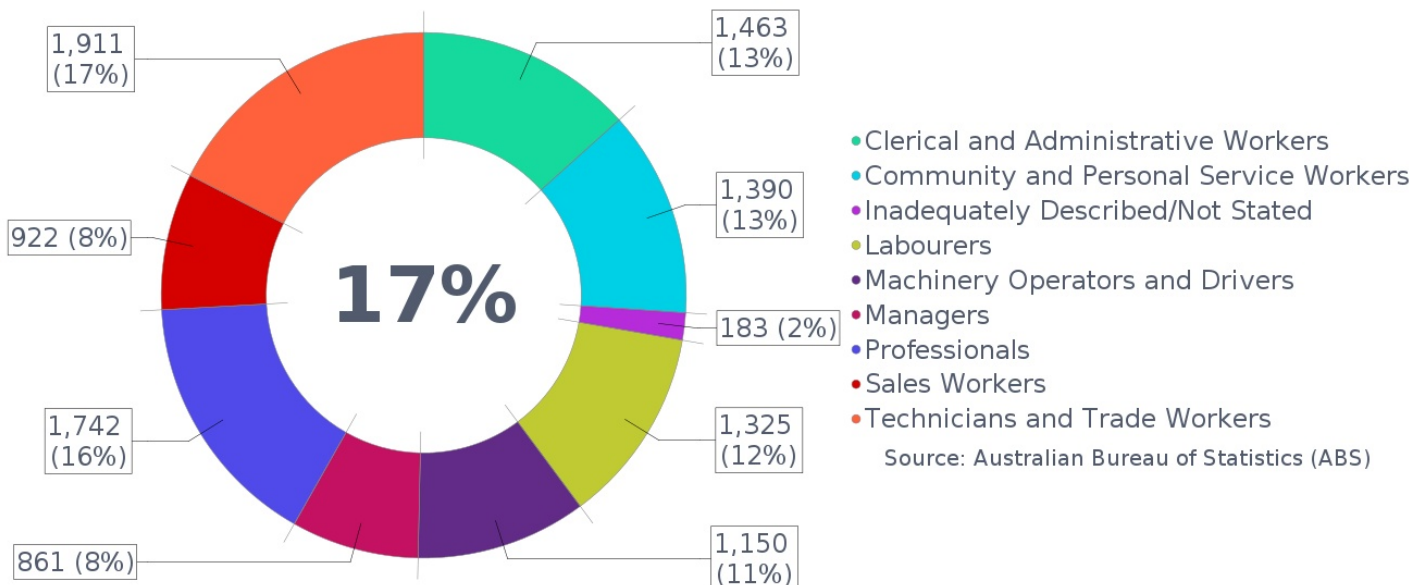
Household Income - Weekly (2021)



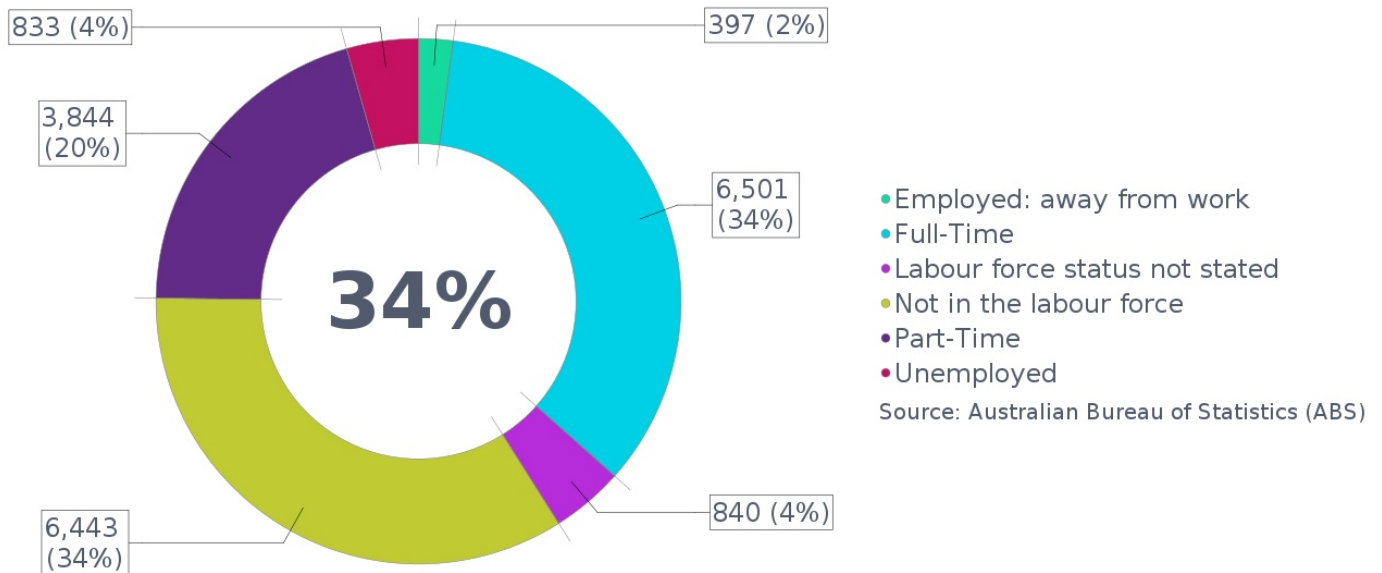
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

