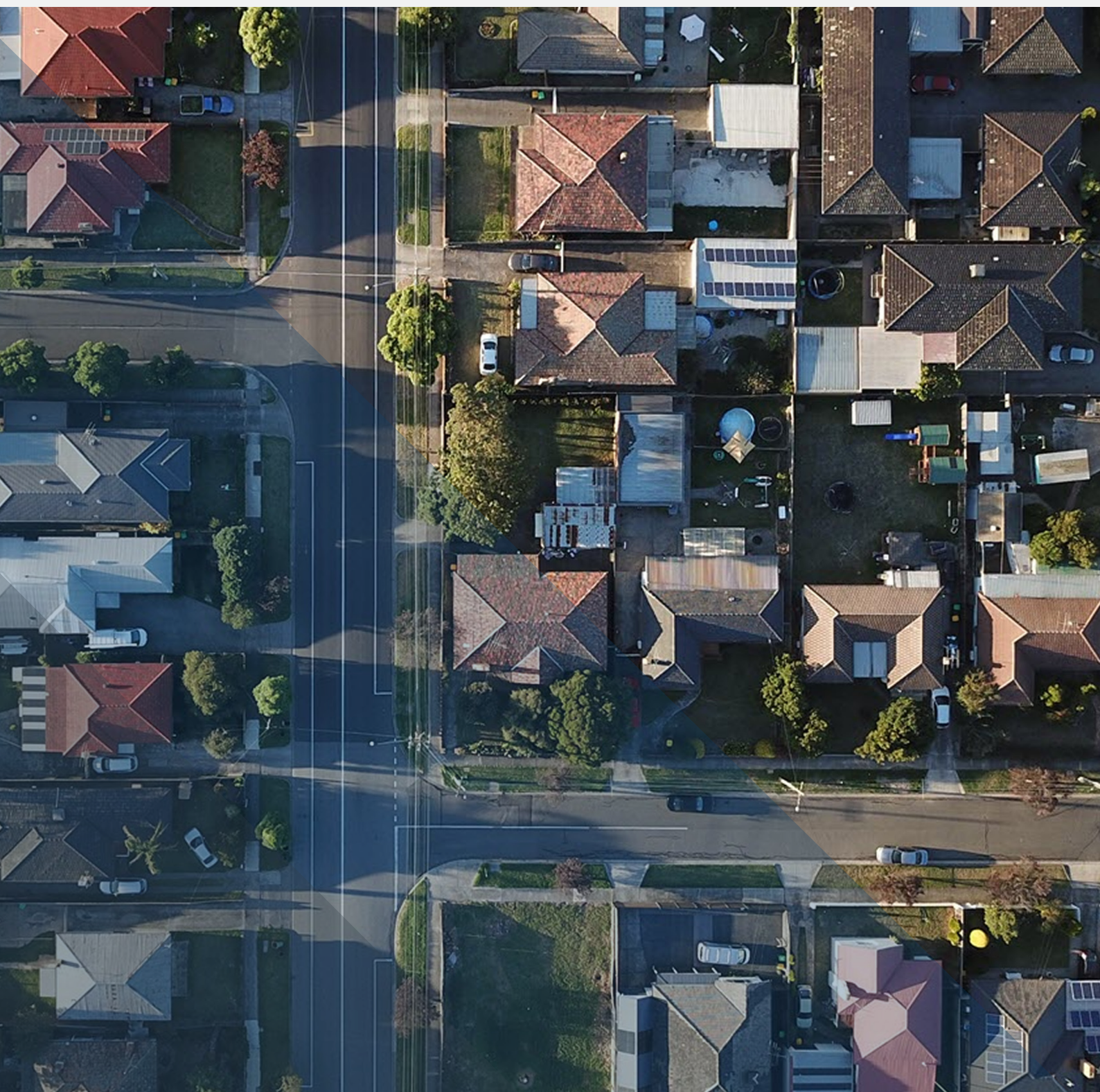


Suburb Report

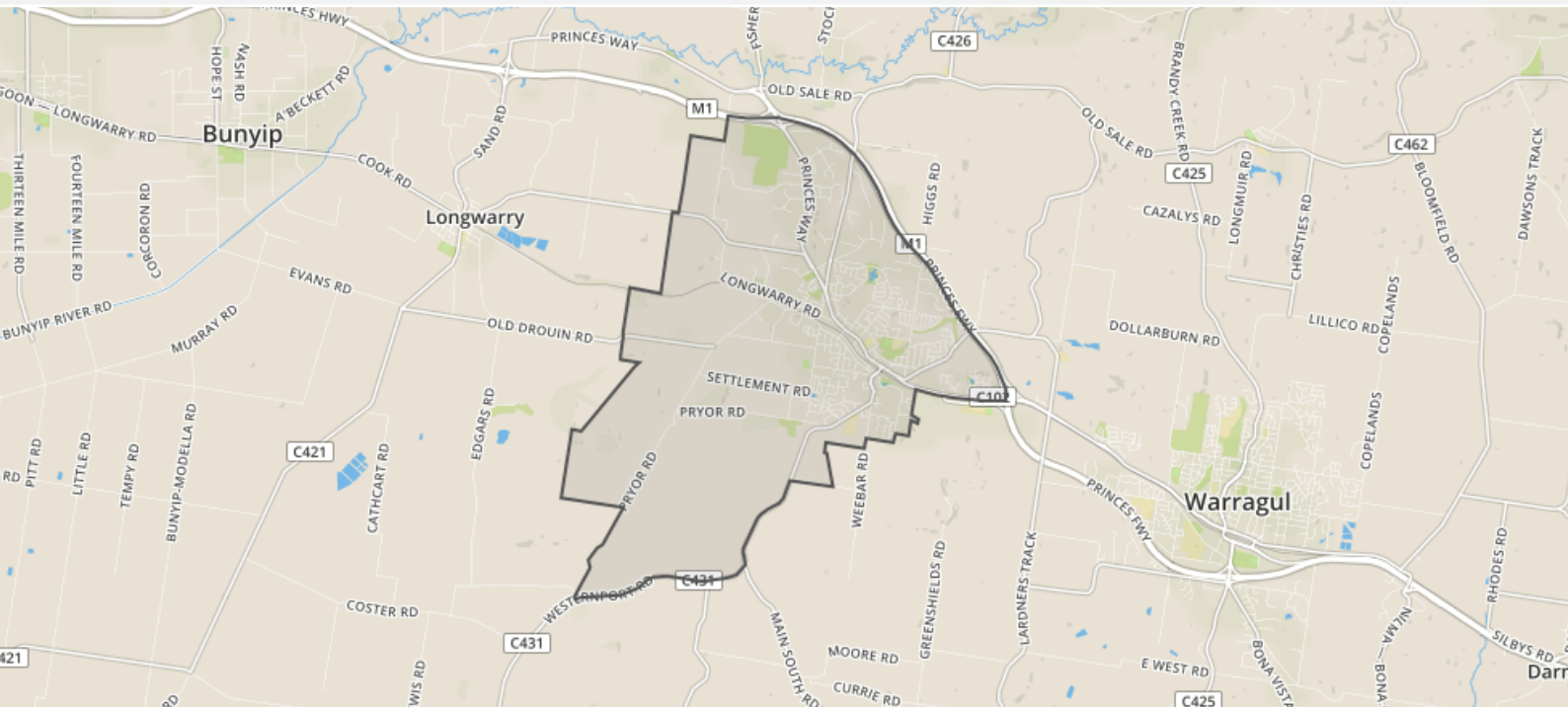
Drouin VIC 3818





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Drouin VIC 3818



The size of Drouin is approximately 52.4 square kilometres.

It has 10 parks covering nearly 0.9% of total area.

The population of Drouin in 2011 was 9,685 people.

By 2016 the population was 12,348 showing a population growth of 27.5% in the area during that time.

The predominant age group in Drouin is 0-9 years.

Households in Drouin are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Drouin work in a trades occupation.

In 2011, 72.9% of the homes in Drouin were owner-occupied compared with 71.7% in 2016.



House
Current Median

\$435,000



Unit
Current Median

\$333,950



New Listings
Last Month

139



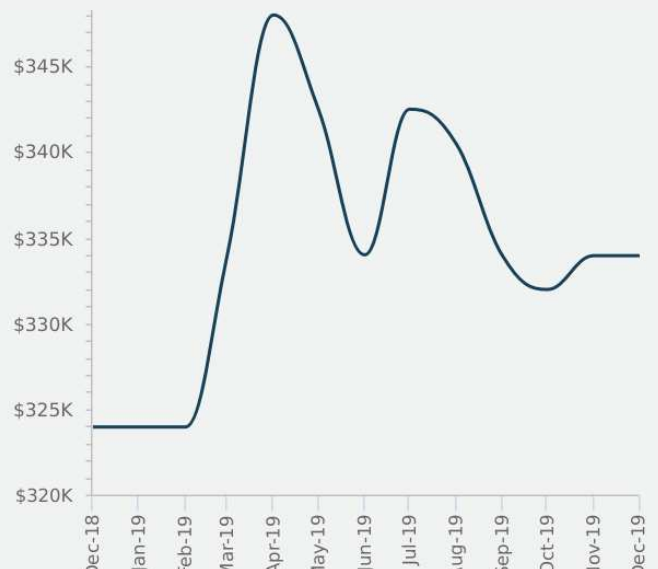
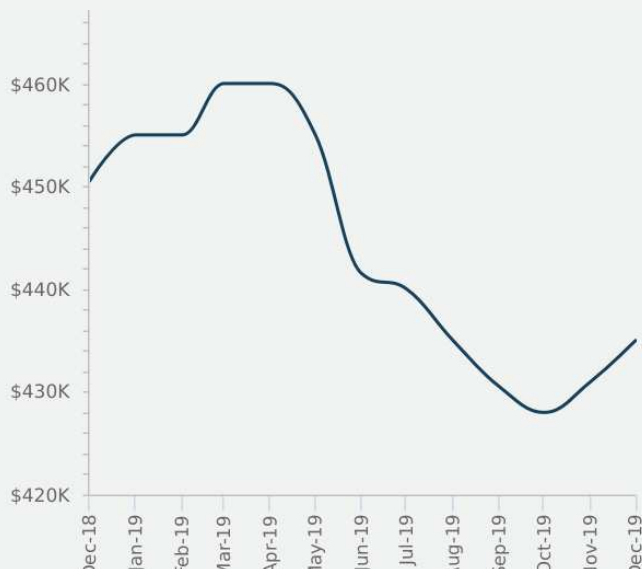
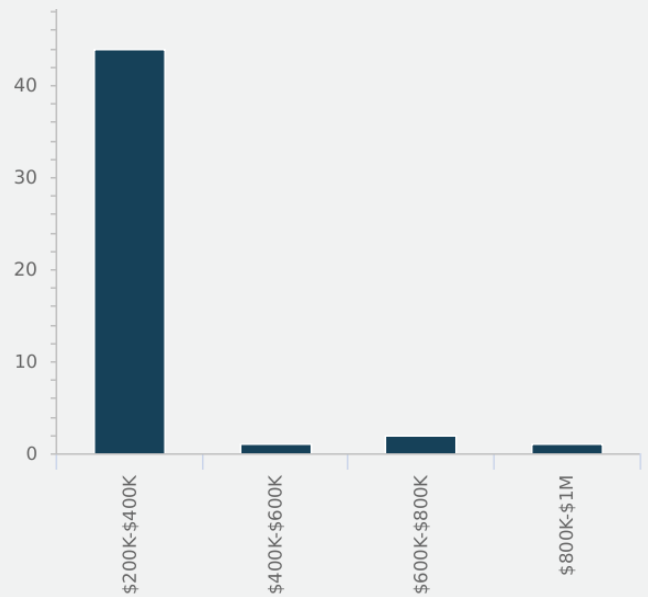
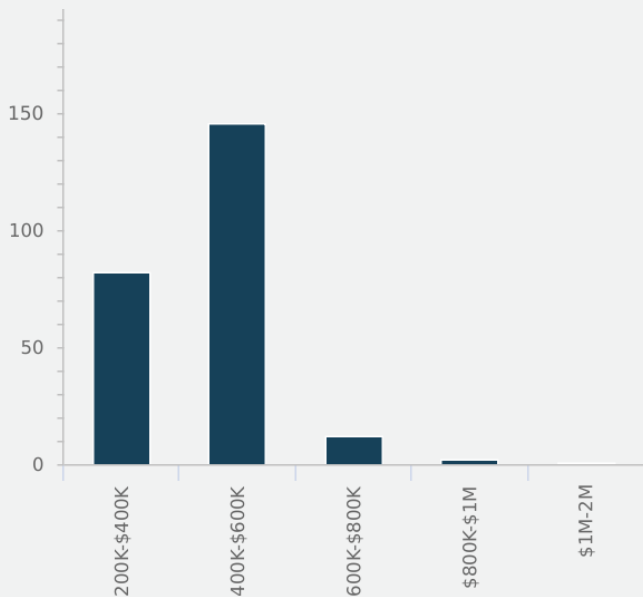
Recent Activity

TOTAL SALES
LAST 12 MONTHS

372

Why is recent activity important to me?

Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.





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Recent Sales

45 Longwarry Road



HOUSE

3 1 1

\$355,000

30/03/20

16 Shakespeare Court



HOUSE

4 2 2

\$461,500

30/03/20

17 Buscombe Crescent



HOUSE

4 2 2

\$475,000

27/03/20

2 Shakespeare Court



HOUSE

4 2 2

\$445,000

26/03/20

12 Palm Square



HOUSE

3 2 2

\$400,000

25/03/20

6 Oxley Court



HOUSE

4 2 4

\$850,000

20/03/20



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Recent Sales

224 Princes Way



HOUSE

3 2 4

\$455,000

20/03/20

1/2 Darnum Street



UNIT

2 1 1

\$375,000

19/03/20

891 Princes Way



HOUSE

5 3 4

\$835,000

18/03/20

227 Princes Way



HOUSE

3 1 2

\$477,500

16/03/20

1/31 Hopetoun Road



HOUSE

3 2 2

\$435,000

16/03/20

27 Darnum Street



HOUSE

3 1 2

\$470,000

12/03/20



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Recent Listings

31 Hatfield Drive



HOUSE

\$589,000

5 2 2

17 Valleyview Grove



HOUSE

\$649,000

4 2 2

5 Main Neerim Road



HOUSE

**\$495,000 -
\$535,000**

4 3 2

8 Phillips Court



HOUSE

\$569,000

5 2 2

21 Sloane Square



LAND

\$340,000

4 2

38 Main South Road



HOUSE

**\$370,000 -
\$385,000**

4 1 4



Rental Statistics



MEDIAN
RENTAL PRICE

\$360



RENTAL YIELD

4.23%



NUMBER OF
RENTALS

306

Median Weekly Rent Trends





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First National Real Estate Candappa

Drouin VIC
candappafn.com.au

Prepared on 31 Mar 2020 by First National Real Estate Candappa

Sales results and median prices are based on the latest statistical period available (1 Jan - 31 Dec 2019).

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