

# Suburb Profile Report

## Eatons Hill QLD 4037

Prepared on 04 December 2020

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**CoreLogic**<sup>®</sup>





**16km**  
Distance from GPO

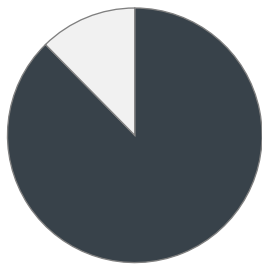


**8.0k**  
Population  
**0.3%**  
5 year population change



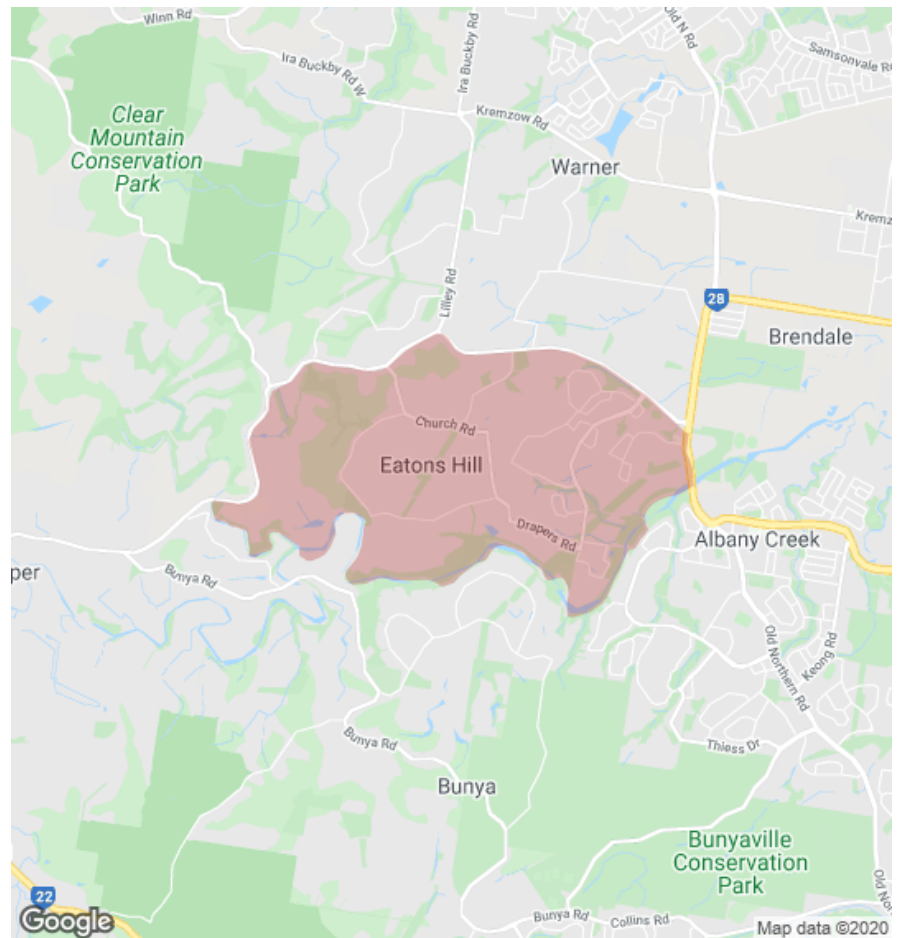
**12 years**  
Average length of ownership

12%



88%

■ Owner Occupiers ■ Renters



The size of Eatons Hill is approximately 8.9 square kilometres. It has 41 parks covering nearly 12.8% of total area. The population of Eatons Hill in 2011 was 7,992 people. By 2016 the population was 7,965 showing a population decline of 0.3% in the area during that time. The predominant age group in Eatons Hill is 40-49 years. Households in Eatons Hill are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Eatons Hill work in a professional occupation. In 2011, 85.8% of the homes in Eatons Hill were owner-occupied compared with 86% in 2016. Currently the median sales price of houses in the area is \$651,000.

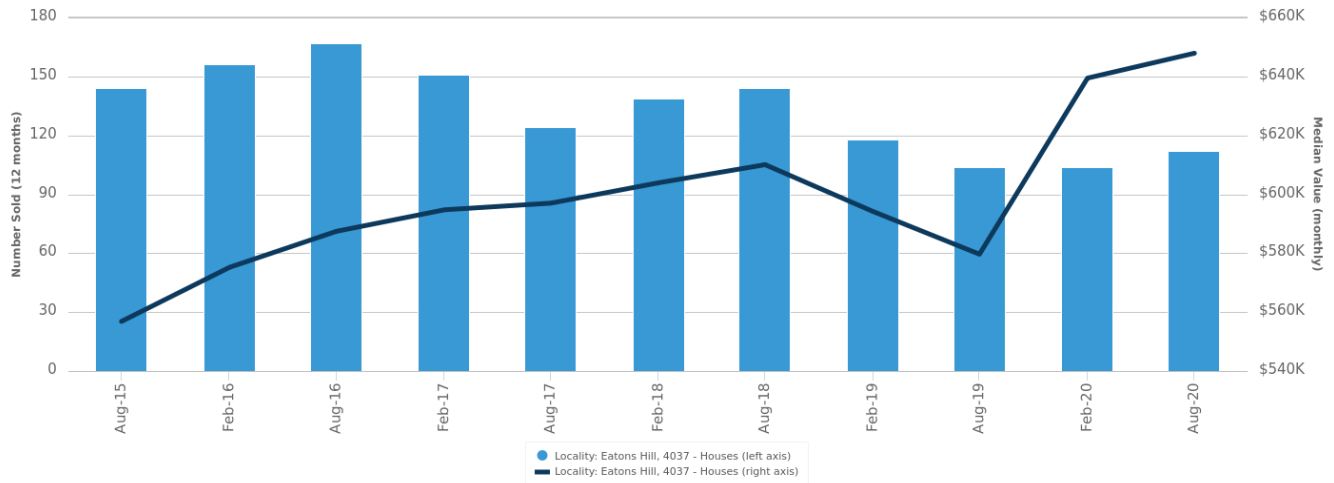
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,513	126	\$655,678	26
	6	1	-	0

\*Total number of unique properties listed for sale over the past 12 months.

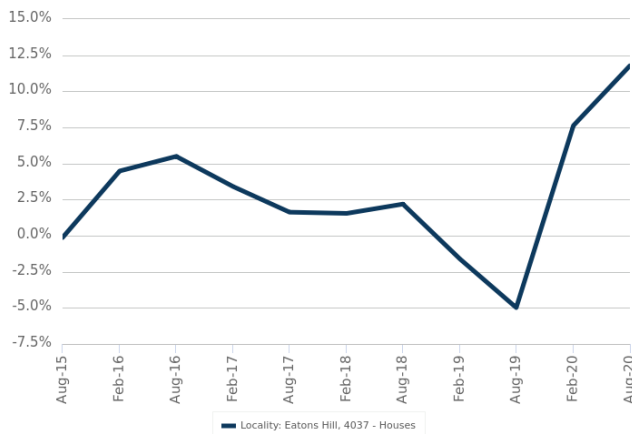


## Houses: For Sale

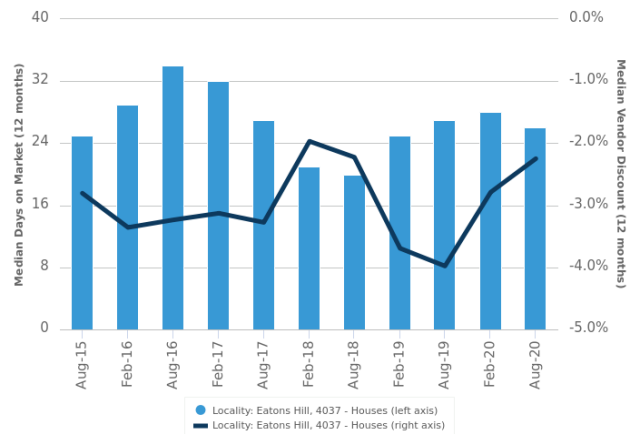
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$750,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$651,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$580,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

0

2  
BEDROOMS

## Recently Sold

0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

3

3  
BEDROOMS

13



**5 Bunya Park Drive Eatons Hill QLD 4037**

Listed on 28 Nov 2020  
Offers Over \$599,000

4  
 2  
 2  
610m<sup>2</sup>



**4 Avandel Court Eatons Hill QLD 4037**

Sold on 20 Nov 2020  
\$625,000\*

3  
 2  
 2  
800m<sup>2</sup>



**2/16 Orion Avenue Eatons Hill QLD 4037**

Listed on 27 Nov 2020  
Offers From \$439,000

2  
 2  
 2  
141m<sup>2</sup>



**30 Olympus Court Eatons Hill QLD 4037**

Sold on 19 Oct 2020  
Not Disclosed

2  
 1  
 1  
991m<sup>2</sup>

15

4  
BEDROOMS

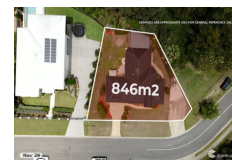
33



**11 Granada Drive Eatons Hill QLD 4037**

Listed on 02 Dec 2020  
CONTACT AGENT

1  
 1  
 1  
672m<sup>2</sup>



**166 Saraband Drive Eatons Hill QLD 4037**

Sold on 23 Nov 2020  
Not Disclosed

2  
 2  
 2  
846m<sup>2</sup>



**67 Bunya Park Drive Eatons Hill QLD 4037**

Listed on 28 Nov 2020  
Offers Over \$429,000

2  
 2  
 2  
706m<sup>2</sup>



**4 Angel Court Eatons Hill QLD 4037**

Sold on 17 Nov 2020  
\$700,000\*

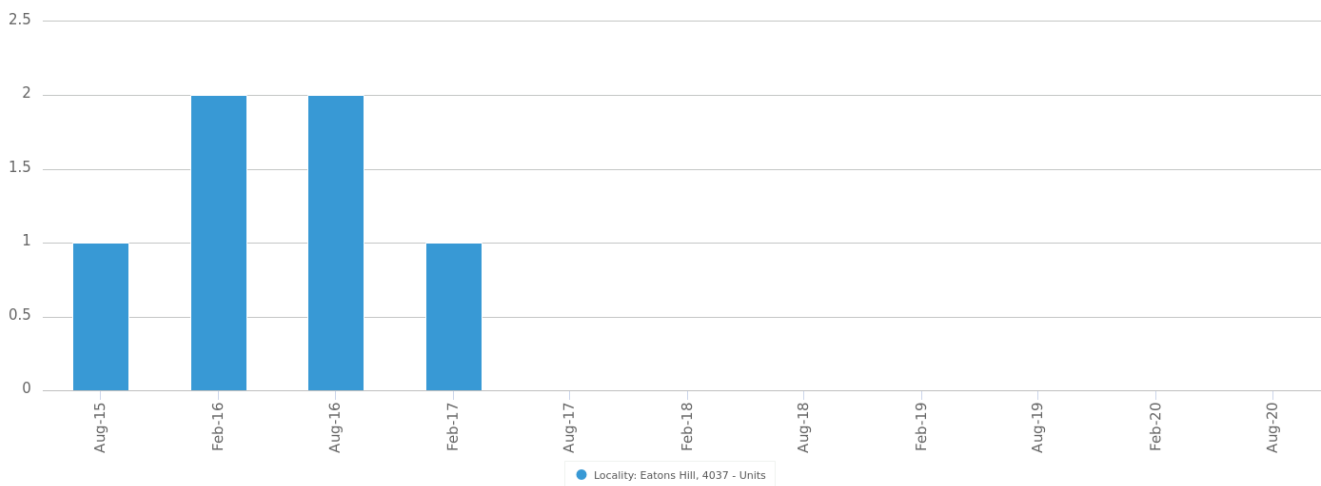
2  
 2  
 2  
748m<sup>2</sup>

= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



\$\$\$

Upper Quartile Price\*

\$555,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$550,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$540,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

## Units: Market Activity Snapshot

### On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



There are no 3 bedroom Units on the market in this suburb

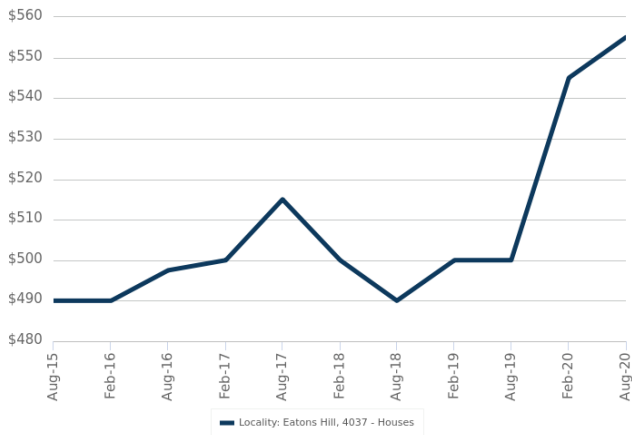
There are no recently sold 3 bedroom Units in this suburb



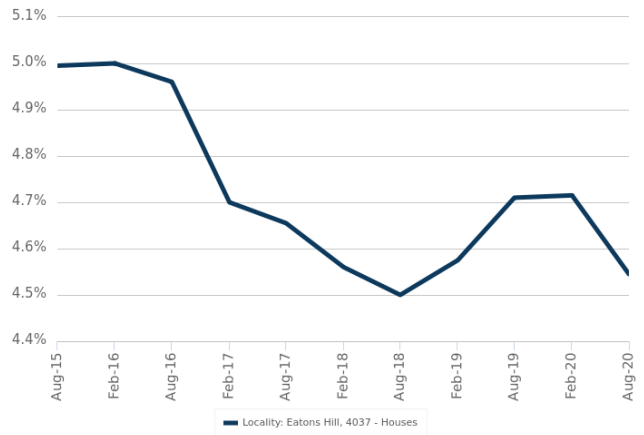
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

3

4  
BEDROOMS



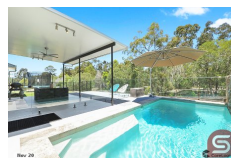
**17 Atoll Crescent Eatons Hill QLD 4037**

Listed on 02 Dec 2020  
\$670/W

2

2

750m<sup>2</sup>



**3 Amorosa Court Eatons Hill QLD 4037**

Listed on 27 Nov 2020  
\$820/W

4

2

806m<sup>2</sup>



= number of houses observed as On the Market for Rent within the last month

## Units: Rental Activity Snapshot

For Rent




There are no 1 bedroom Units for rent in this suburb



There are no 2 bedroom Units for rent in this suburb



There are no 3 bedroom Units for rent in this suburb

 = number of units observed as On the Market for Rent within the last month



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