

# Suburb Statistics Report

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## Area Profile

The size of Glengowrie is approximately 1.9 square kilometres.

It has 3 parks covering nearly 1.5% of total area.

The population of Glengowrie in 2011 was 5,026 people.

By 2016 the population was 5,352 showing a population growth of 6.5% in the area during that time.

The predominant age group in Glengowrie is 40-49 years.

Households in Glengowrie are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Glengowrie work in a professional occupation.

In 2011, 71.7% of the homes in Glengowrie were owner-occupied compared with 71.8% in 2016.

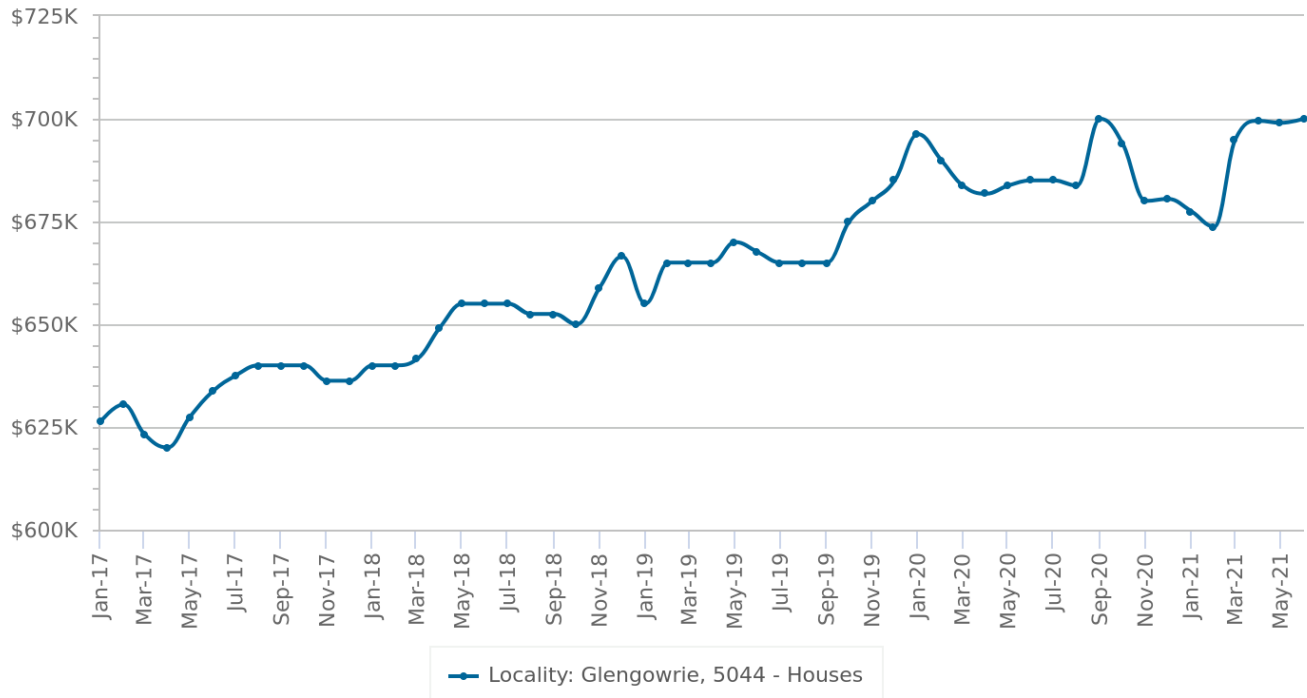
Currently the median sales price of houses in the area is \$700,000.

### Median Sales Price

|           | Year 2017    | Year 2018    | Year 2019    | Year 2020    | Year 2021    |
|-----------|--------------|--------------|--------------|--------------|--------------|
| Period    | Median Price | Median Price | Median Price | Median Price | Median Price |
| January   | \$626,250    | \$640,000    | \$655,000    | \$696,250    | \$677,500    |
| February  | \$630,500    | \$640,000    | \$665,000    | \$690,000    | \$673,750    |
| March     | \$623,250    | \$641,500    | \$665,000    | \$683,750    | \$695,000    |
| April     | \$620,000    | \$649,250    | \$665,000    | \$681,750    | \$699,500    |
| May       | \$627,500    | \$655,000    | \$670,000    | \$683,750    | \$699,000    |
| June      | \$633,750    | \$655,000    | \$667,500    | \$685,000    | \$700,000    |
| July      | \$637,500    | \$655,000    | \$665,000    | \$685,000    | n/a          |
| August    | \$640,000    | \$652,500    | \$665,000    | \$683,750    | n/a          |
| September | \$640,000    | \$652,500    | \$665,000    | \$700,000    | n/a          |
| October   | \$640,000    | \$650,000    | \$675,000    | \$694,000    | n/a          |
| November  | \$636,250    | \$659,000    | \$680,000    | \$680,000    | n/a          |
| December  | \$636,250    | \$666,500    | \$685,000    | \$680,500    | n/a          |

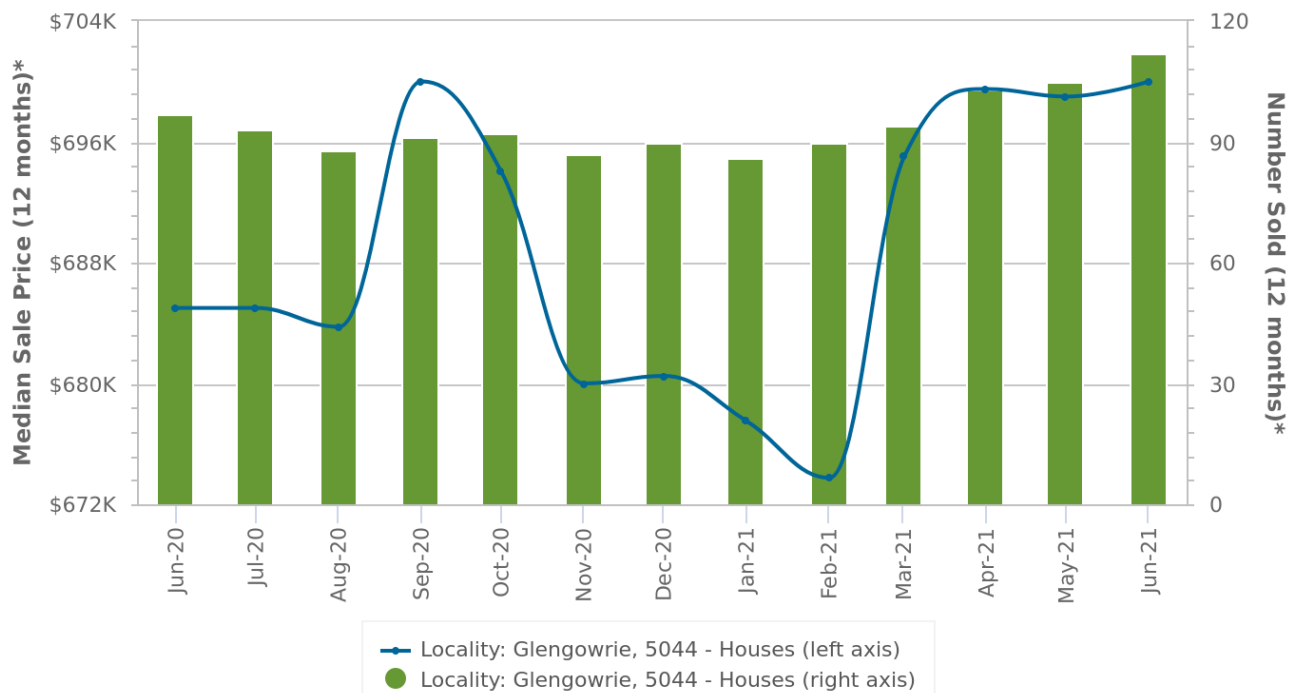
Statistics are calculated over a rolling 12 month period

## Median Sales Price



Statistics are calculated over a rolling 12 month period

## Median Sales Price vs Number Sold



\*Statistics are calculated over a rolling 12 month period

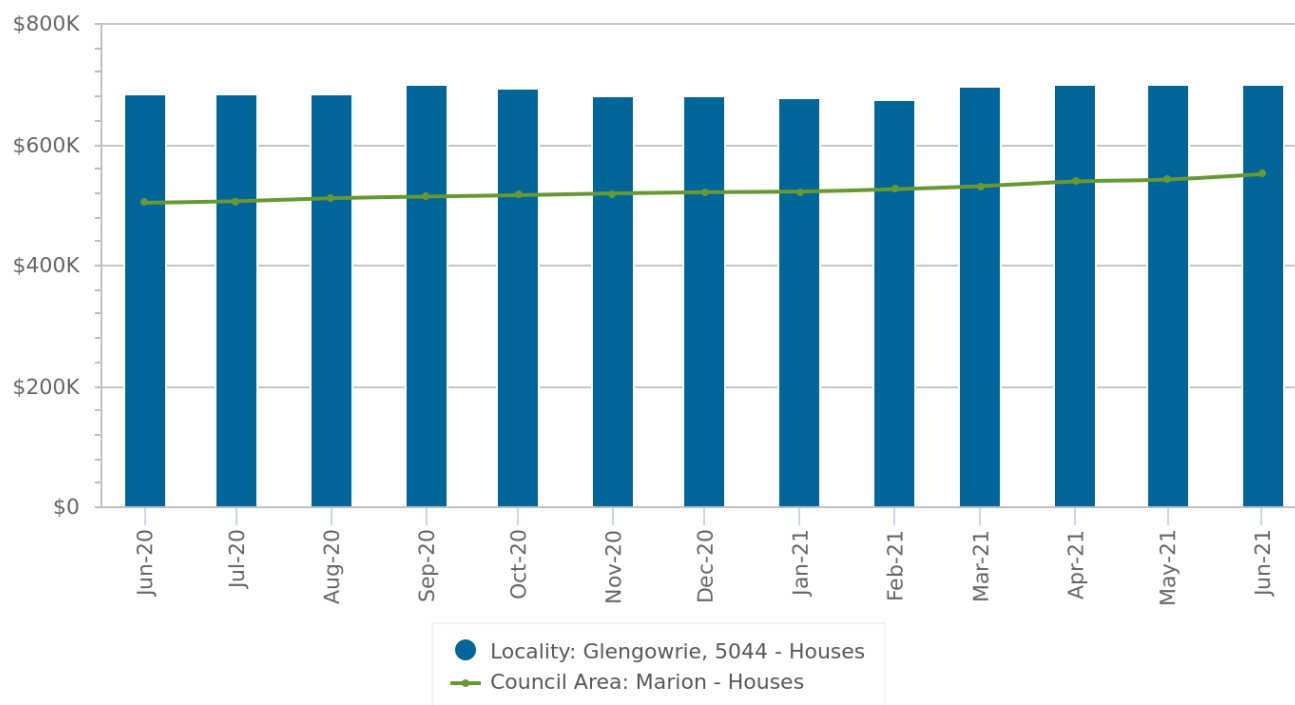
## Recent Median Sale Prices

### Recent Median Sale Prices (House)

| Period         | Glengowrie<br>Median Price | Marion<br>Median Price |
|----------------|----------------------------|------------------------|
| June 2021      | \$700,000                  | \$550,000              |
| May 2021       | \$699,000                  | \$541,000              |
| April 2021     | \$699,500                  | \$537,775              |
| March 2021     | \$695,000                  | \$530,000              |
| February 2021  | \$673,750                  | \$525,000              |
| January 2021   | \$677,500                  | \$521,000              |
| December 2020  | \$680,500                  | \$520,000              |
| November 2020  | \$680,000                  | \$518,000              |
| October 2020   | \$694,000                  | \$515,000              |
| September 2020 | \$700,000                  | \$512,750              |
| August 2020    | \$683,750                  | \$510,000              |
| July 2020      | \$685,000                  | \$505,000              |

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



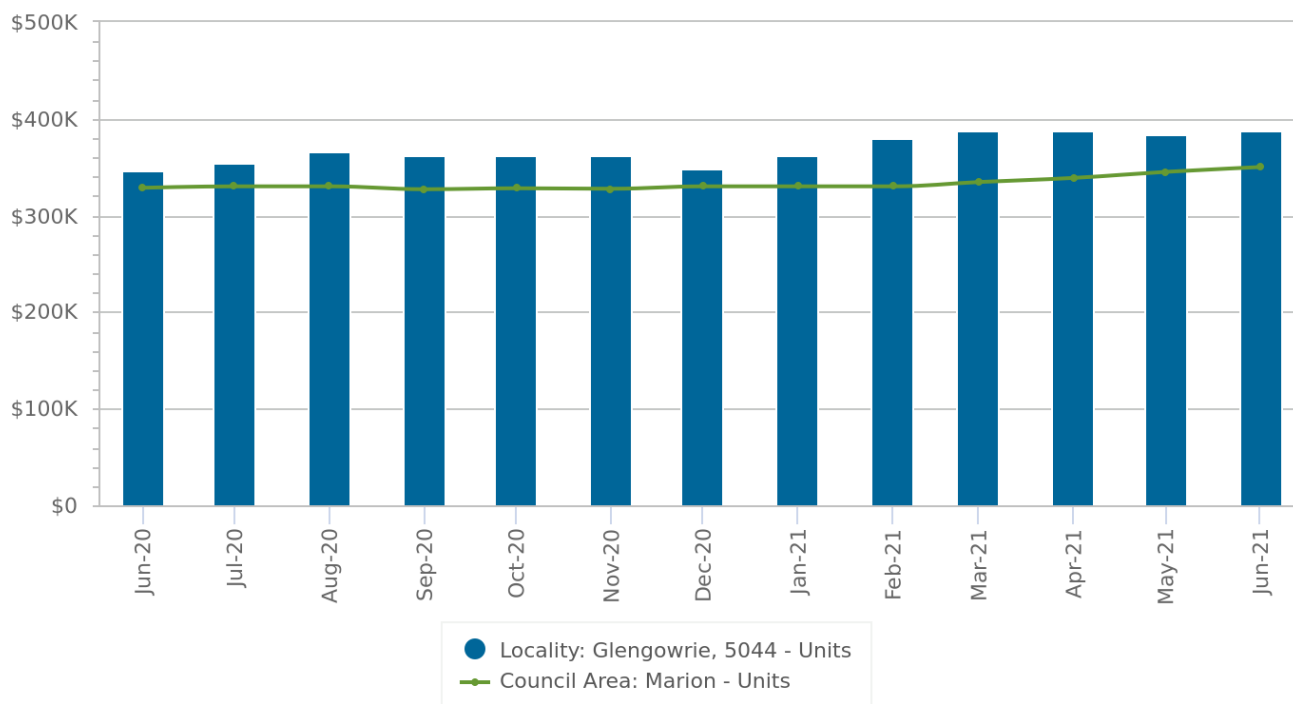
Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Unit)

| Period         | Glengowrie<br>Median Price | Marion<br>Median Price |
|----------------|----------------------------|------------------------|
| June 2021      | \$387,000                  | \$350,000              |
| May 2021       | \$383,500                  | \$345,000              |
| April 2021     | \$387,000                  | \$338,750              |
| March 2021     | \$387,000                  | \$334,475              |
| February 2021  | \$380,000                  | \$330,000              |
| January 2021   | \$362,000                  | \$330,000              |
| December 2020  | \$348,000                  | \$330,000              |
| November 2020  | \$362,000                  | \$327,500              |
| October 2020   | \$362,000                  | \$328,000              |
| September 2020 | \$362,000                  | \$327,000              |
| August 2020    | \$367,000                  | \$330,000              |
| July 2020      | \$355,000                  | \$330,000              |

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Land)

| Period         | Glengowrie<br>Median Price | Marion<br>Median Price |
|----------------|----------------------------|------------------------|
| June 2021      | \$497,650                  | \$340,000              |
| May 2021       | \$445,300                  | \$329,000              |
| April 2021     | \$440,000                  | \$320,000              |
| March 2021     | \$415,000                  | \$317,800              |
| February 2021  | \$388,500                  | \$313,000              |
| January 2021   | \$390,000                  | \$310,000              |
| December 2020  | \$390,000                  | \$305,000              |
| November 2020  | \$388,500                  | \$300,000              |
| October 2020   | \$390,000                  | \$300,000              |
| September 2020 | \$412,500                  | \$297,500              |
| August 2020    | \$391,000                  | \$296,250              |
| July 2020      | n/a                        | \$295,000              |

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

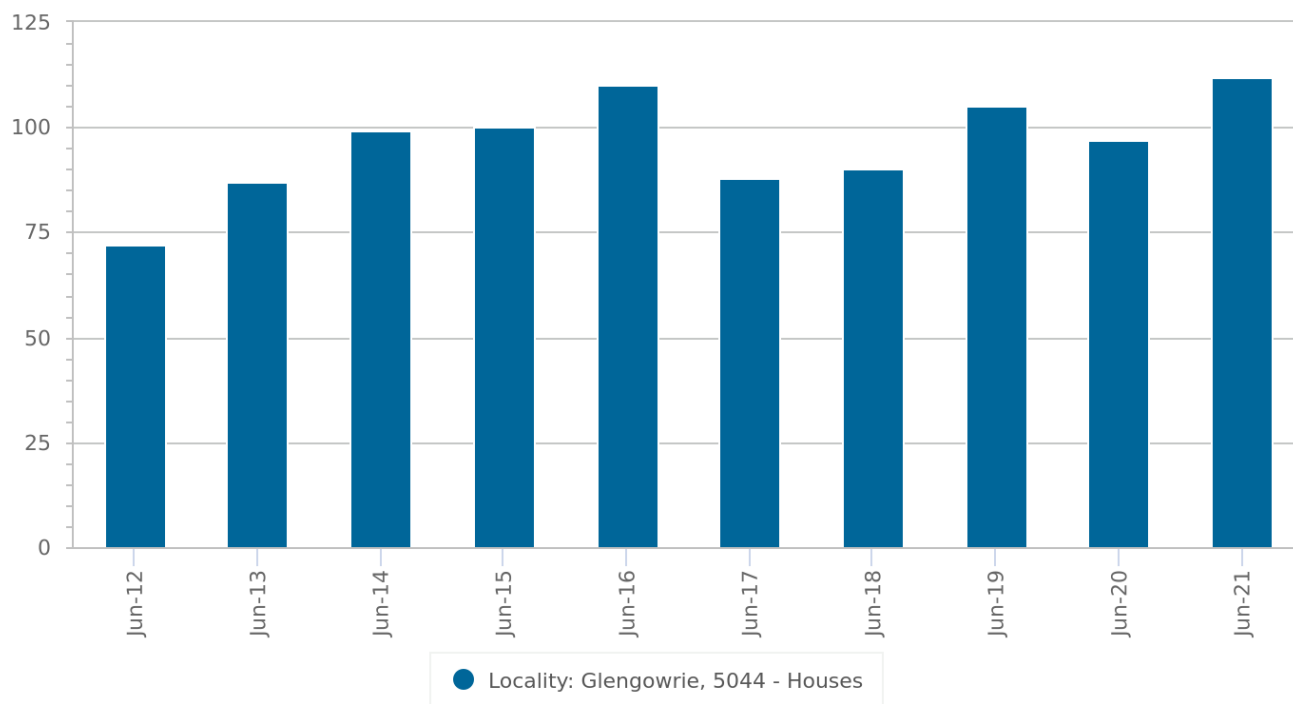
## Sales Per Annum

### Sales Per Annum (House)

| Period Ending | Glengowrie<br>Number |
|---------------|----------------------|
| Jun 2021      | 112                  |
| Jun 2020      | 97                   |
| Jun 2019      | 105                  |
| Jun 2018      | 90                   |
| Jun 2017      | 88                   |
| Jun 2016      | 110                  |
| Jun 2015      | 100                  |
| Jun 2014      | 99                   |
| Jun 2013      | 87                   |
| Jun 2012      | 72                   |

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (House)



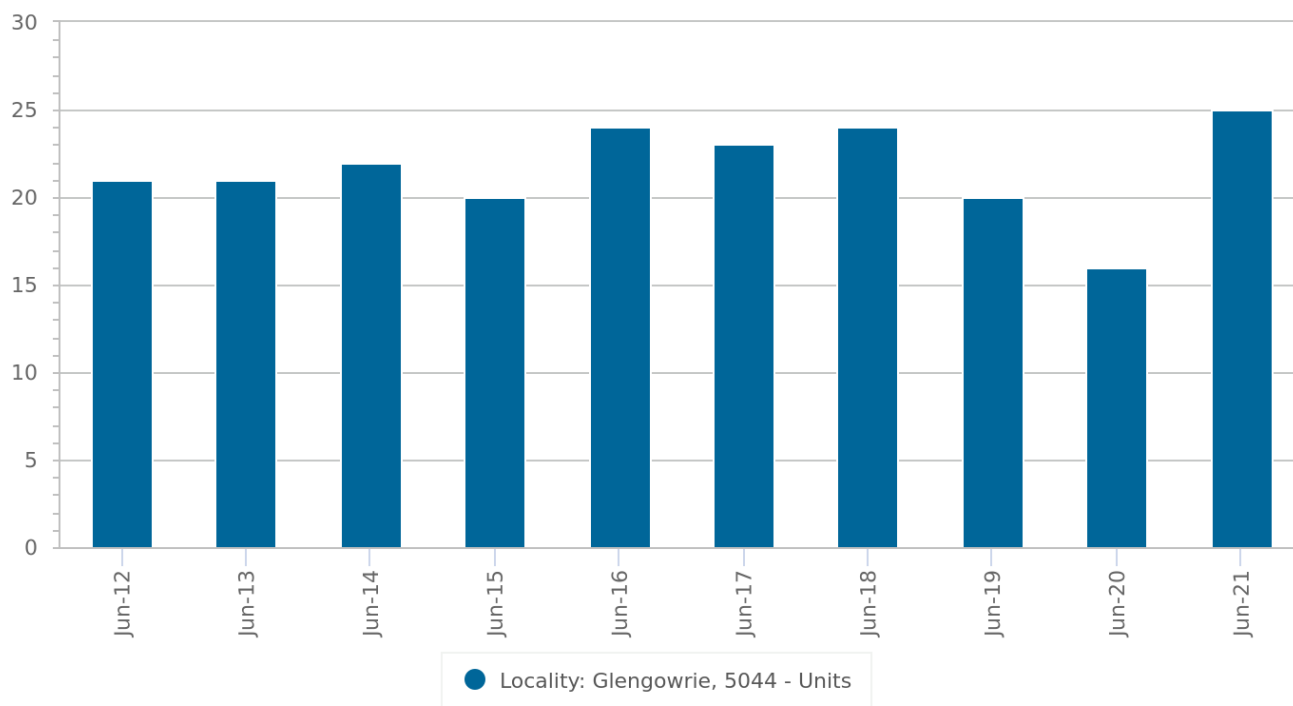
Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Unit)

| Period Ending | Glengowrie<br>Number |
|---------------|----------------------|
| Jun 2021      | 25                   |
| Jun 2020      | 16                   |
| Jun 2019      | 20                   |
| Jun 2018      | 24                   |
| Jun 2017      | 23                   |
| Jun 2016      | 24                   |
| Jun 2015      | 20                   |
| Jun 2014      | 22                   |
| Jun 2013      | 21                   |
| Jun 2012      | 21                   |

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Unit)



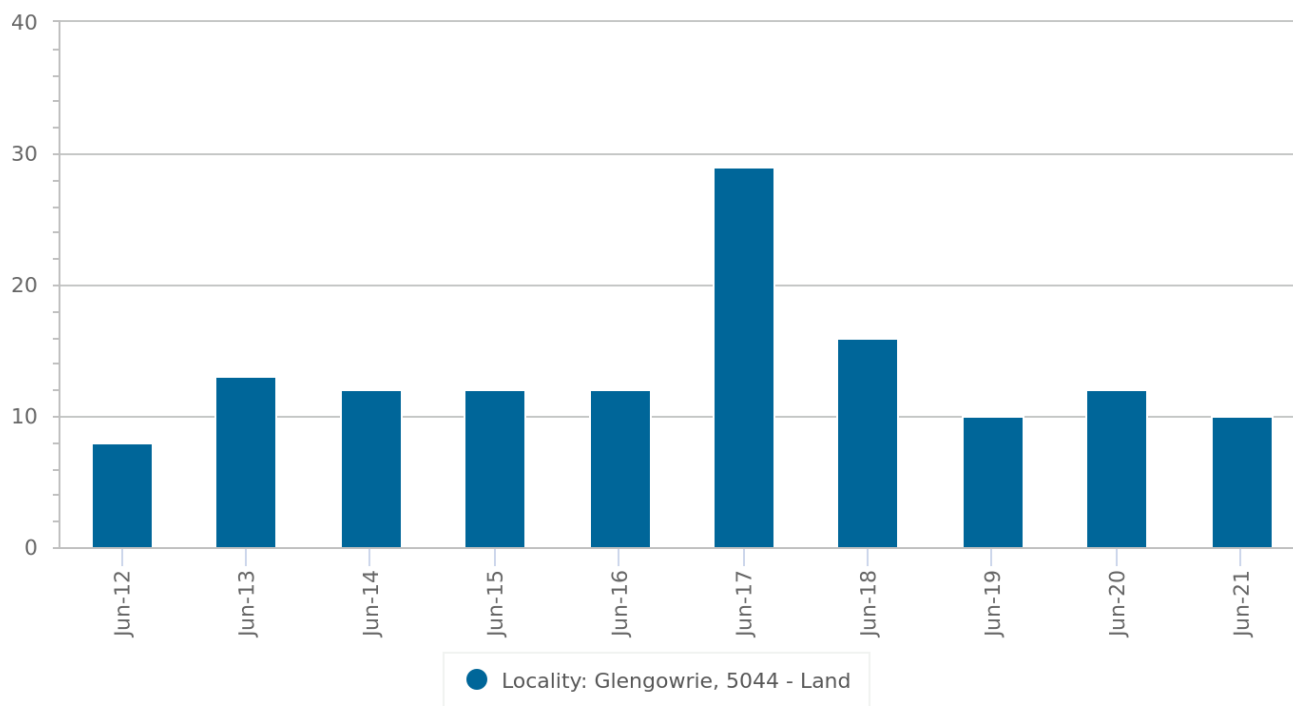
Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

| Period Ending | Glengowrie<br>Number |
|---------------|----------------------|
| Jun 2021      | 10                   |
| Jun 2020      | 12                   |
| Jun 2019      | 10                   |
| Jun 2018      | 16                   |
| Jun 2017      | 29                   |
| Jun 2016      | 12                   |
| Jun 2015      | 12                   |
| Jun 2014      | 12                   |
| Jun 2013      | 13                   |
| Jun 2012      | 8                    |

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

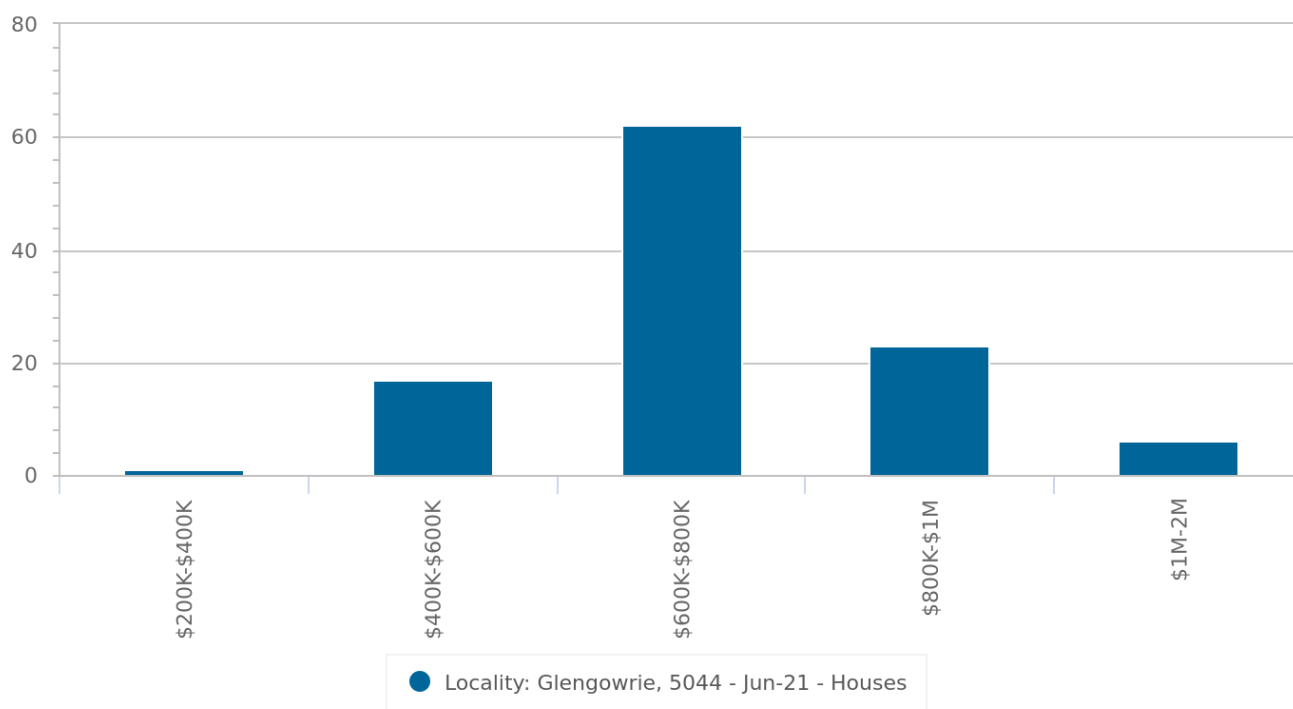
## Sales By Price

### Sales By Price - 12 months (House)

| Price         | Glengowrie |
|---------------|------------|
|               | Number     |
| \$200K-\$400K | 1          |
| \$400K-\$600K | 17         |
| \$600K-\$800K | 62         |
| \$800K-\$1M   | 23         |
| \$1M-\$2M     | 6          |

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (House)



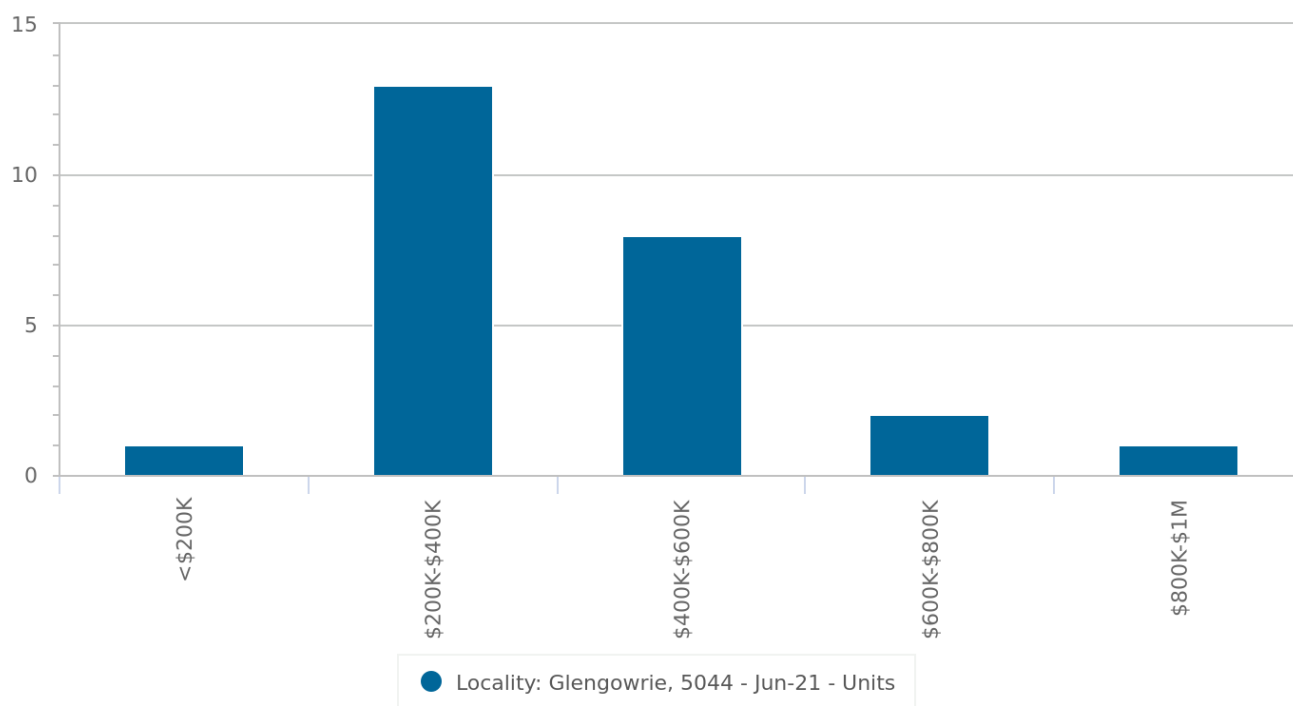
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)

| Price         | Glengowrie<br>Number |
|---------------|----------------------|
| <\$200K       | 1                    |
| \$200K-\$400K | 13                   |
| \$400K-\$600K | 8                    |
| \$600K-\$800K | 2                    |
| \$800K-\$1M   | 1                    |

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)



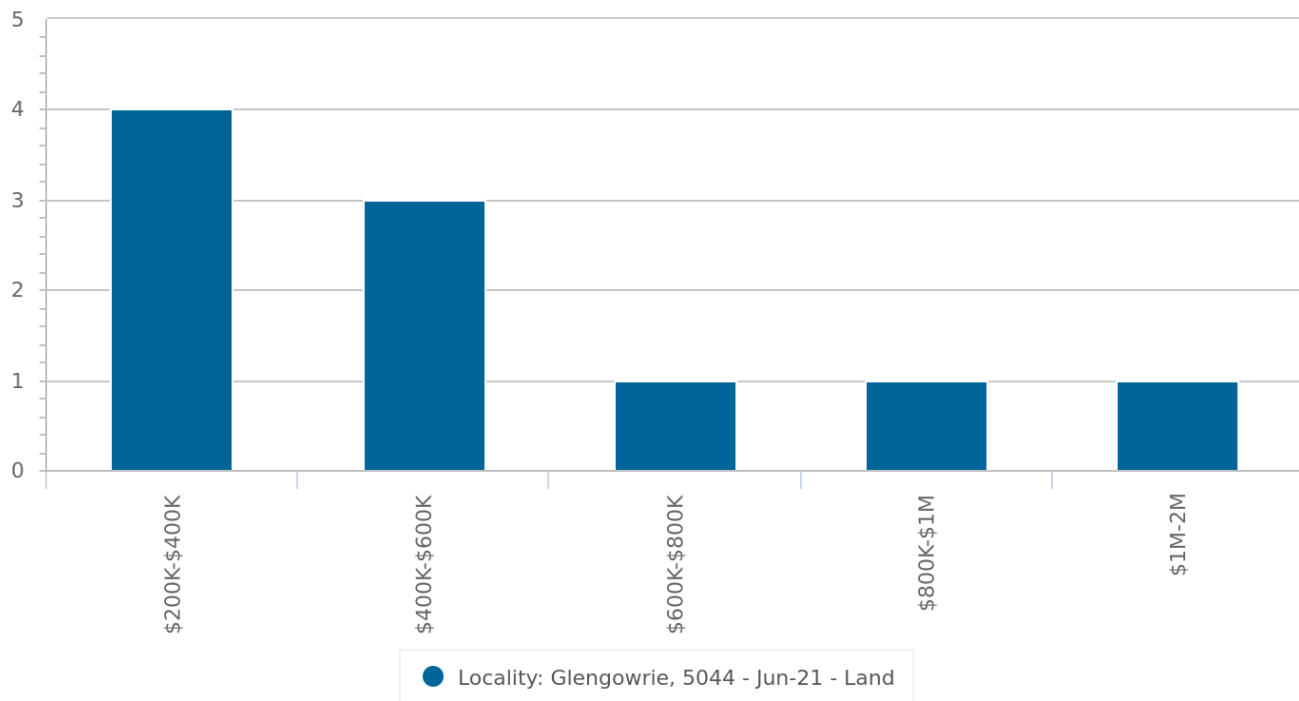
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)

| Price         | Glengowrie<br>Number |
|---------------|----------------------|
| \$200K-\$400K | 4                    |
| \$400K-\$600K | 3                    |
| \$600K-\$800K | 1                    |
| \$800K-\$1M   | 1                    |
| \$1M-\$2M     | 1                    |

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

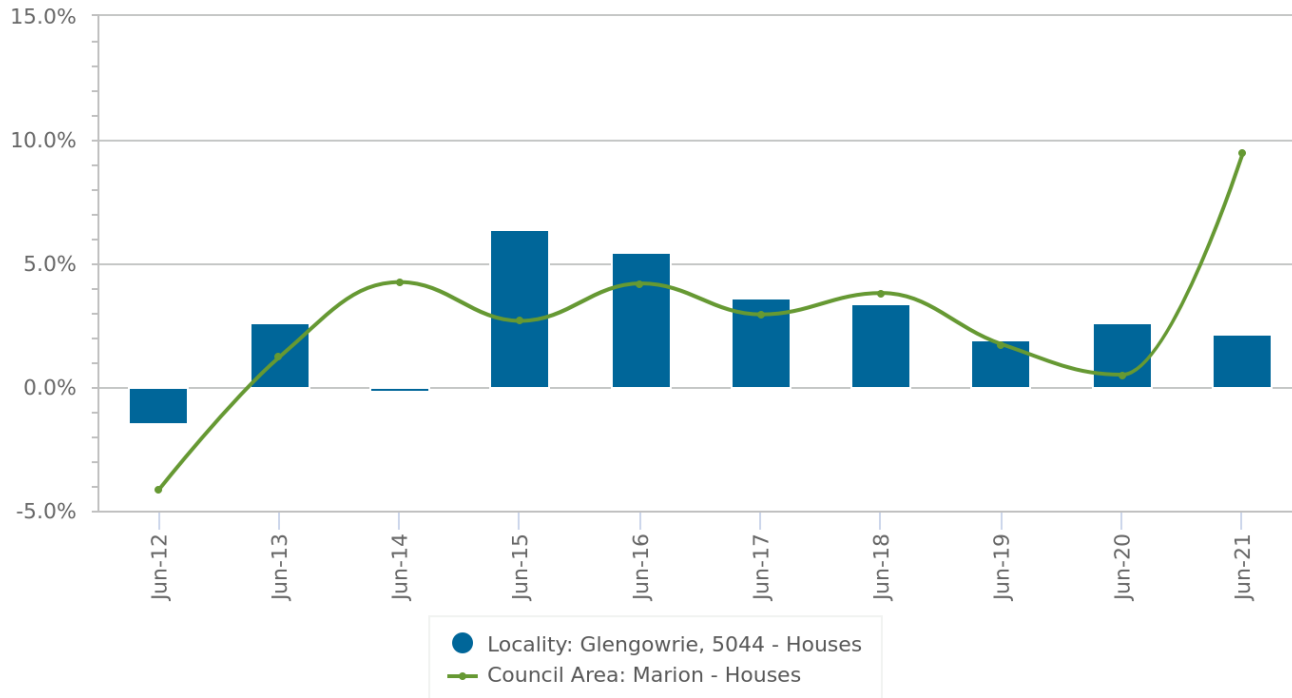
## Change in Median Price

### Change in Median Price (House)

| Period   | Glengowrie<br>% Change | Marion<br>% Change |
|----------|------------------------|--------------------|
| Jun 2021 | 2.19%                  | 9.45%              |
| Jun 2020 | 2.62%                  | 0.5%               |
| Jun 2019 | 1.91%                  | 1.73%              |
| Jun 2018 | 3.35%                  | 3.8%               |
| Jun 2017 | 3.64%                  | 2.93%              |
| Jun 2016 | 5.43%                  | 4.19%              |
| Jun 2015 | 6.42%                  | 2.67%              |
| Jun 2014 | -0.18%                 | 4.24%              |
| Jun 2013 | 2.58%                  | 1.23%              |
| Jun 2012 | -1.44%                 | -4.12%             |

Statistics are calculated over a rolling 12 month period

### Change in Median Price (House)



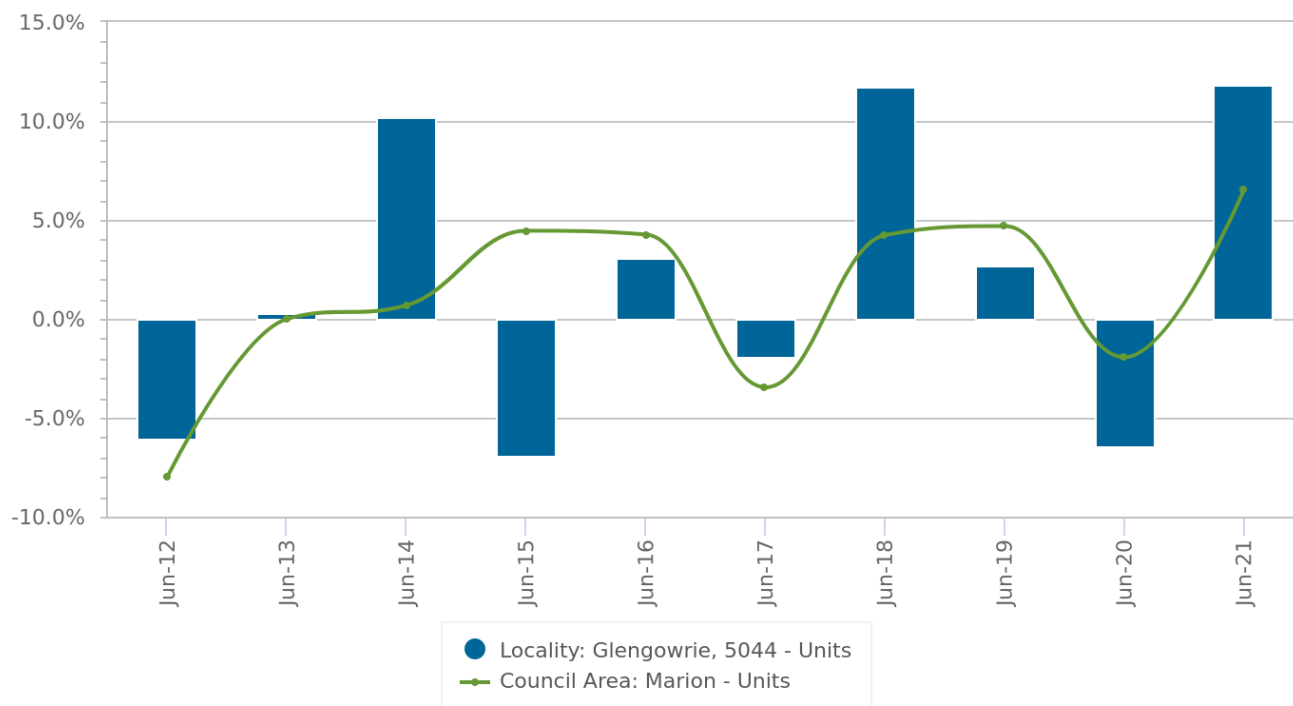
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

| Period   | Glengowrie<br>% Change | Marion<br>% Change |
|----------|------------------------|--------------------|
| Jun 2021 | 11.85%                 | 6.54%              |
| Jun 2020 | -6.49%                 | -1.94%             |
| Jun 2019 | 2.71%                  | 4.69%              |
| Jun 2018 | 11.71%                 | 4.23%              |
| Jun 2017 | -1.9%                  | -3.46%             |
| Jun 2016 | 3.06%                  | 4.26%              |
| Jun 2015 | -6.93%                 | 4.45%              |
| Jun 2014 | 10.21%                 | 0.69%              |
| Jun 2013 | 0.32%                  | 0%                 |
| Jun 2012 | -6.06%                 | -7.94%             |

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



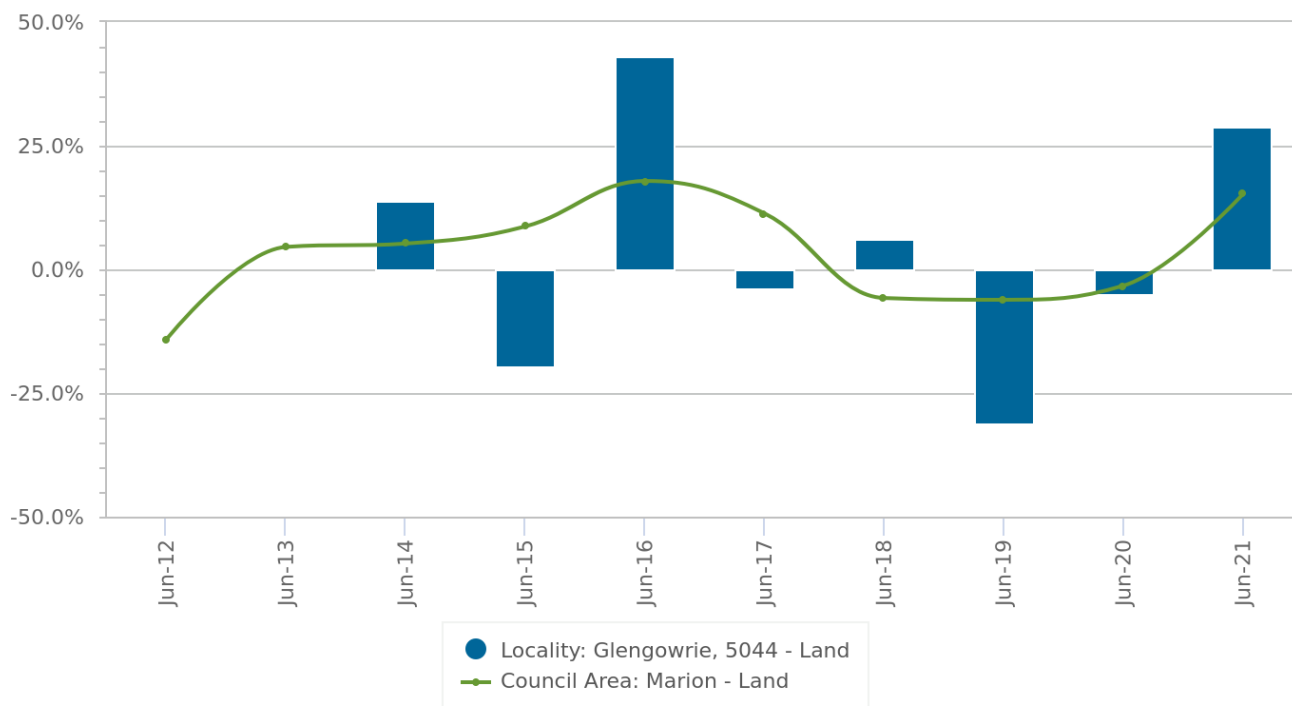
Statistics are calculated over a rolling 12 month period

## Change in Median Price (Land)

| Period   | Glengowrie<br>% Change | Marion<br>% Change |
|----------|------------------------|--------------------|
| Jun 2021 | 28.92%                 | 15.25%             |
| Jun 2020 | -4.98%                 | -3.28%             |
| Jun 2019 | -31.14%                | -6.15%             |
| Jun 2018 | 6.2%                   | -5.8%              |
| Jun 2017 | -3.88%                 | 11.29%             |
| Jun 2016 | 43.2%                  | 17.87%             |
| Jun 2015 | -19.5%                 | 8.68%              |
| Jun 2014 | 13.95%                 | 5.22%              |
| Jun 2013 | 0%                     | 4.55%              |
| Jun 2012 | 0%                     | -14.06%            |

Statistics are calculated over a rolling 12 month period

## Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

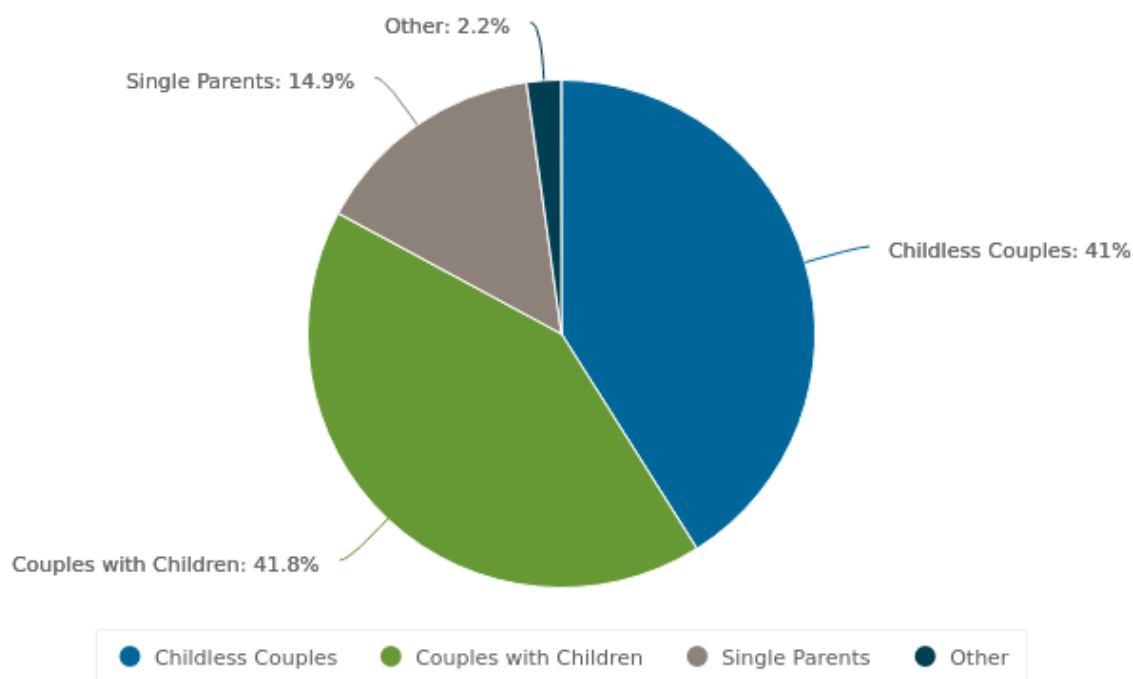
# Household

## Household Structure

| Type                  | Percent |
|-----------------------|---------|
| Couples with Children | 41.8    |
| Childless Couples     | 41.0    |
| Single Parents        | 14.9    |
| Other                 | 2.2     |

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Structure



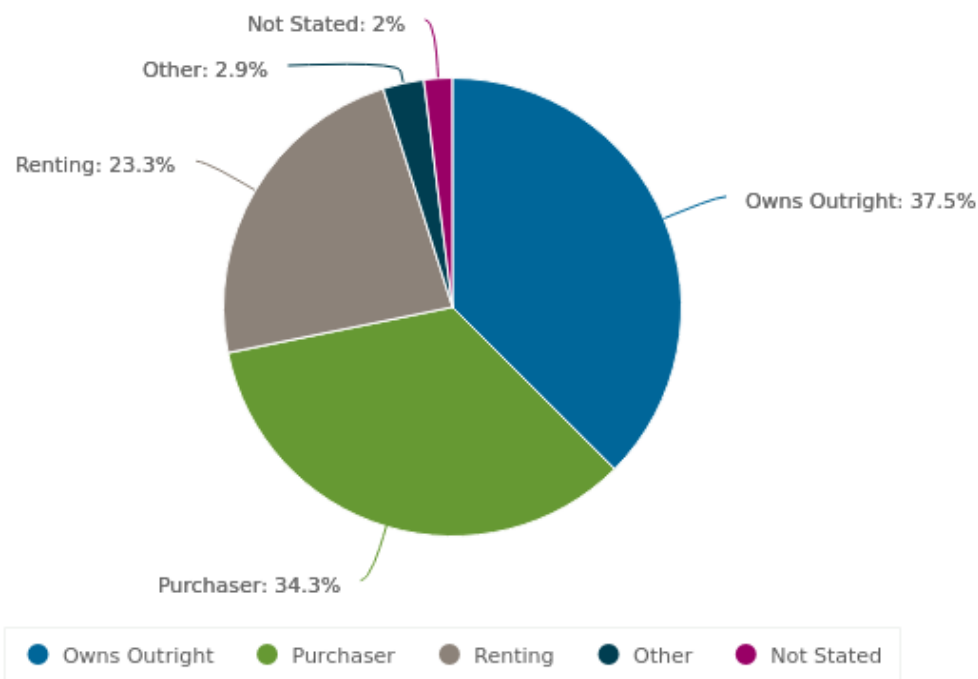
Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy

| Type           | Percent |
|----------------|---------|
| Owens Outright | 37.5    |
| Purchaser      | 34.3    |
| Renting        | 23.3    |
| Other          | 2.9     |
| Not Stated     | 2.0     |

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy



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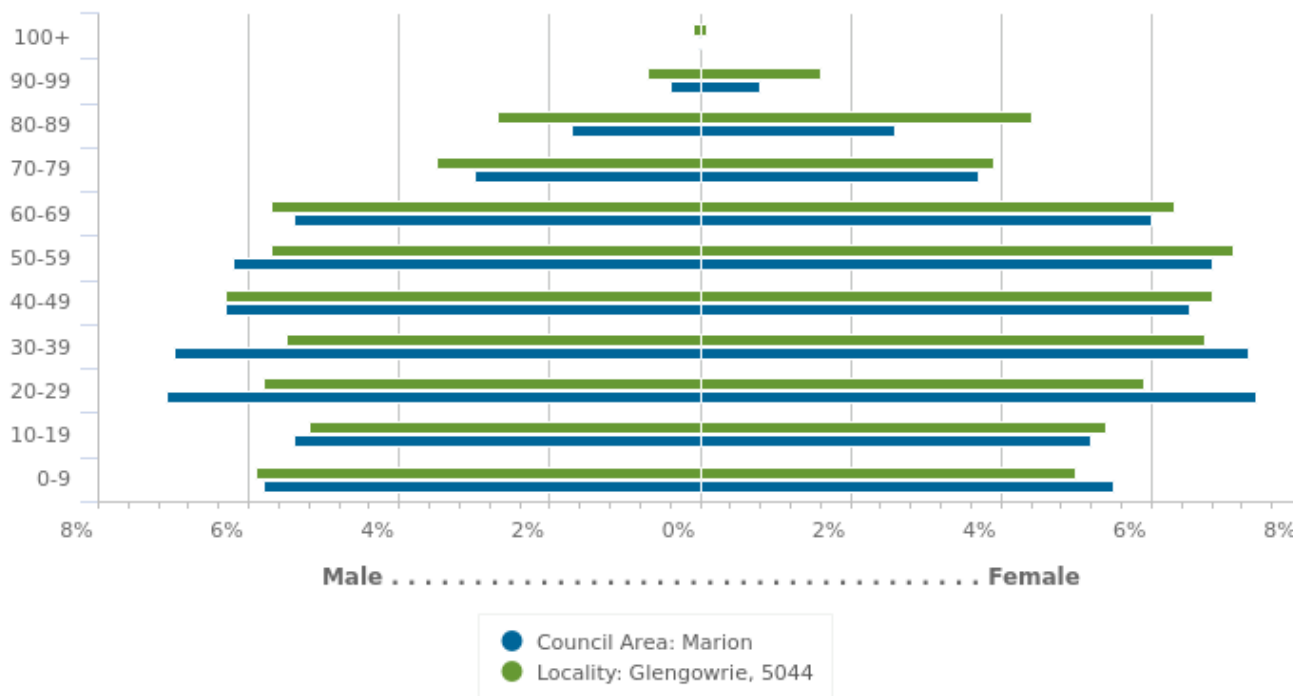
## Age Sex Ratio

### Age Sex Ratio

| Age Group | Glengowrie |          | Marion |          |
|-----------|------------|----------|--------|----------|
|           | Male %     | Female % | Male % | Female % |
| 0-9       | 5.9        | 5.0      | 5.8    | 5.5      |
| 10-19     | 5.2        | 5.4      | 5.4    | 5.2      |
| 20-29     | 5.8        | 5.9      | 7.1    | 7.4      |
| 30-39     | 5.5        | 6.7      | 7.0    | 7.3      |
| 40-49     | 6.3        | 6.8      | 6.3    | 6.5      |
| 50-59     | 5.7        | 7.1      | 6.2    | 6.8      |
| 60-69     | 5.7        | 6.3      | 5.4    | 6.0      |
| 70-79     | 3.5        | 3.9      | 3.0    | 3.7      |
| 80-89     | 2.7        | 4.4      | 1.7    | 2.6      |
| 90-99     | 0.7        | 1.6      | 0.4    | 0.8      |
| 100+      | 0.1        | 0.1      | 0.0    | 0.0      |

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### Age Sex Ratio



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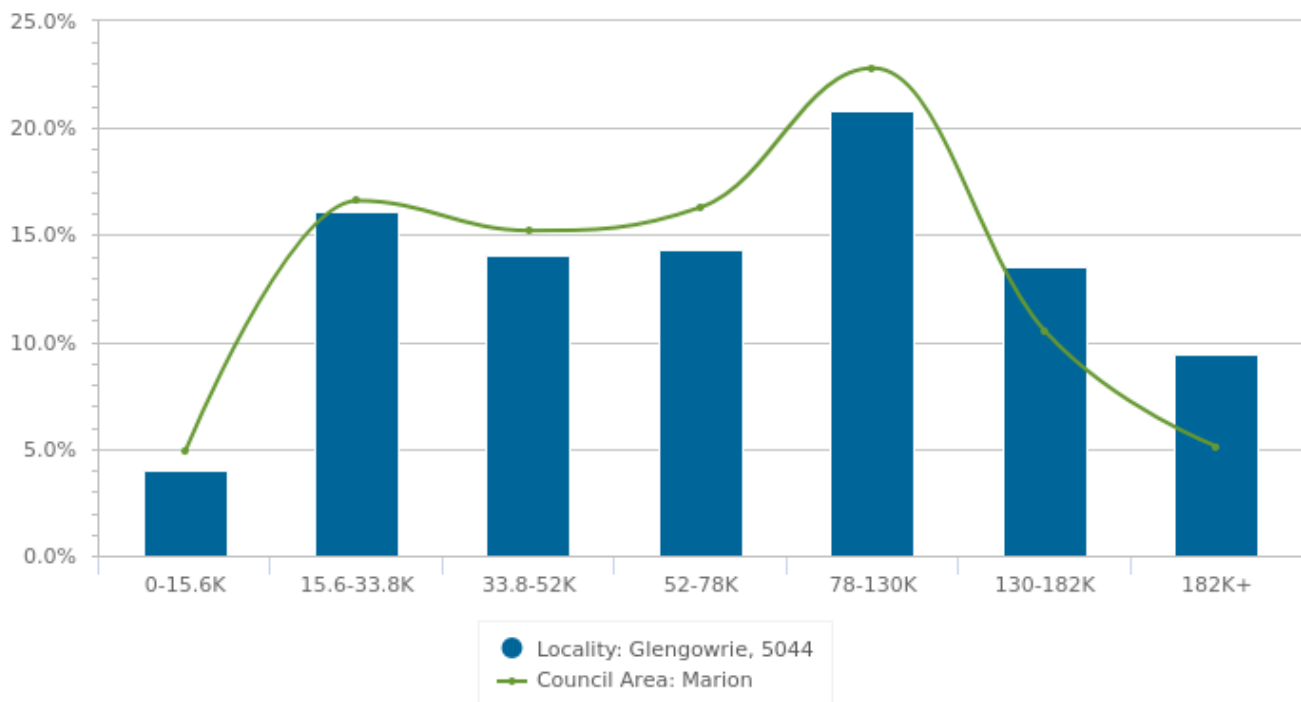
# Household Income

## Household Income

| Income Range | Glengowrie % | Marion % |
|--------------|--------------|----------|
| 0-15.6K      | 4.0          | 4.9      |
| 15.6-33.8K   | 16.1         | 16.6     |
| 33.8-52K     | 14.1         | 15.2     |
| 52-78K       | 14.3         | 16.3     |
| 78-130K      | 20.8         | 22.8     |
| 130-182K     | 13.5         | 10.5     |
| 182K+        | 9.4          | 5.1      |

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## Household Income



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