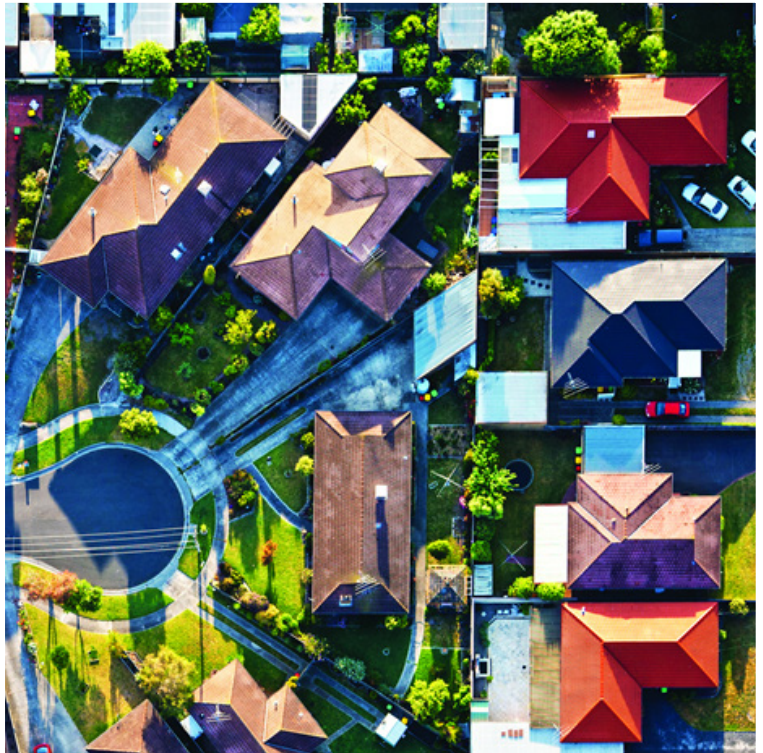


# Merrimac



# Sales Summary

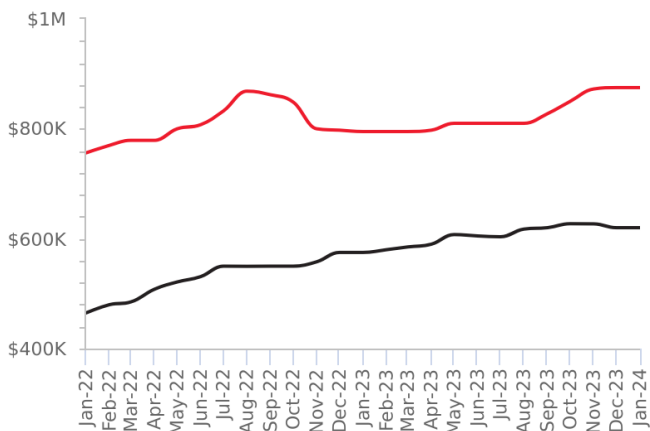
	Houses	Units
<b>Median Sales Price</b>	<b>\$875,000</b>	<b>\$620,000</b>
<b>Number Sold (12 months)</b>	<b>74</b>	<b>95</b>
<b>Median Days on Market</b>	<b>25</b>	<b>15</b>



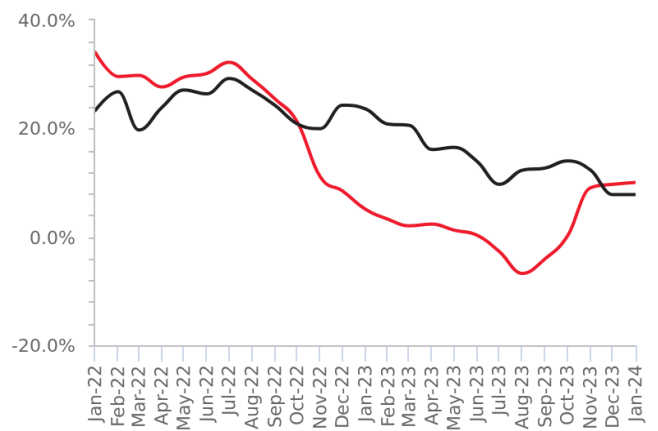
The Merrimac property market has performed strongly over the past 12 months with 169 sales and median house price growth of 10.1% to \$875,000.

Units in Merrimac have performed strongly over the past 12 months with 95 sales and median unit price growth of 7.8% to \$620,000.

**Median Sale Price Trend**



**Median Sale Price Change Trend**



— Houses — Units

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# Rental Summary

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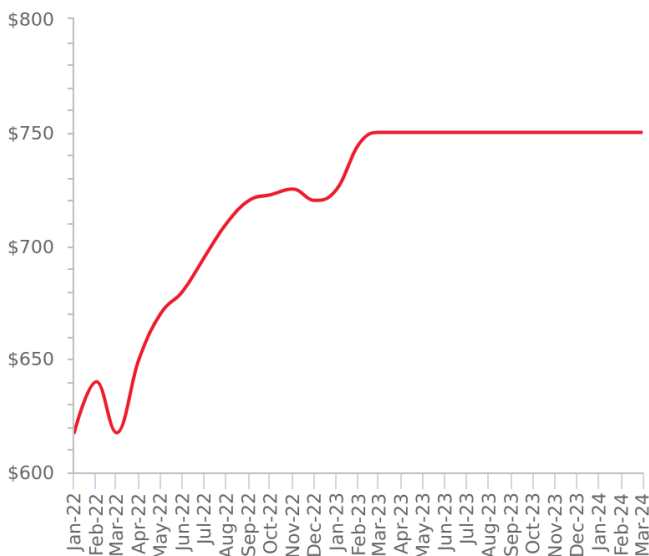
Houses	Units
<b>Median Asking Price</b>	
<b>\$750</b>	<b>\$650</b>
<b>Median Rental Yield</b>	
<b>4.94%</b>	<b>5.91%</b>

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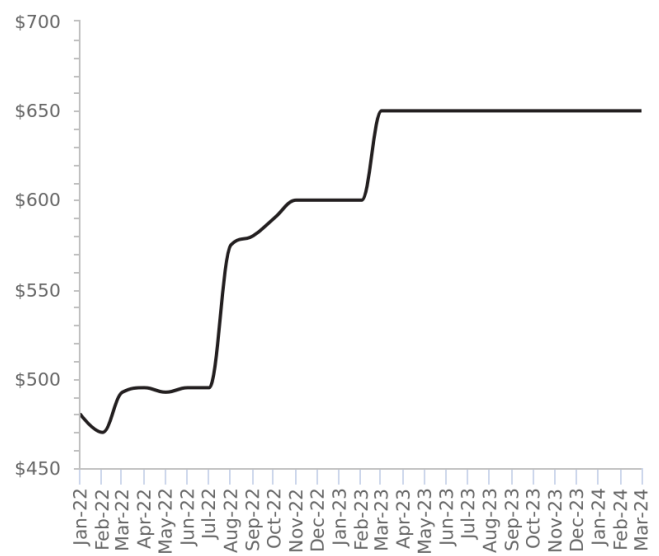
Median rent for a house in Merrimac is \$750 based on 0 rental observations.

For units, median rent is \$650 from 0 observations.

**House Rental Chart**



**Unit Rental Chart**



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# Recent Sales



264/135 Lakelands Drive  
UNIT **\$800,000**  
2 Bed 2 Bath 1 2024-04-05



15/120 Highfield Drive  
UNIT **\$665,000**  
3 Bed 2 Bath 1 2024-04-02



178/10 Ghilgai Road  
UNIT **\$720,000**  
3 Bed 2 Bath 1 2024-03-12



3 Lorne Court  
HOUSE **\$956,000**  
4 Bed 2 Bath 1 2024-03-09



171/135 Lakelands Drive  
UNIT **\$1,250,000**  
3 Bed 2 Bath 2 2024-03-07



57/2-6 Ghilgai Road  
UNIT **\$700,000**  
3 Bed 2 Bath 1 2024-02-25

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# Recent Sales



22/41 Macadie Way

UNIT

4 Bed 2 Bath 2

**\$740,000**

2024-02-16



101/6-10 Bourton Road

HOUSE

3 Bed 1 Bath 1

**\$700,000**

2024-02-12



10 Terrace Court

HOUSE

3 Bed 2 Bath 2

**\$980,000**

2024-02-10



73/2 Bourton Road

UNIT

3 Bed 2 Bath 1

**\$760,000**

2024-02-09



2 Macallan Street

HOUSE

5 Bed 4 Bath 5

**\$1,400,000**

2024-02-08



64 Nicklaus Court

UNIT

4 Bed 3 Bath 2

**\$1,620,000**

2024-02-08

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# Recent Sales



3206/31 Bourton Road  
UNIT **\$595,000**  
2 Bed 2 Bath 1 2024-02-07



30/18 Bourton Road  
UNIT **\$668,000**  
3 Bed 2 Bath 2 2024-02-06



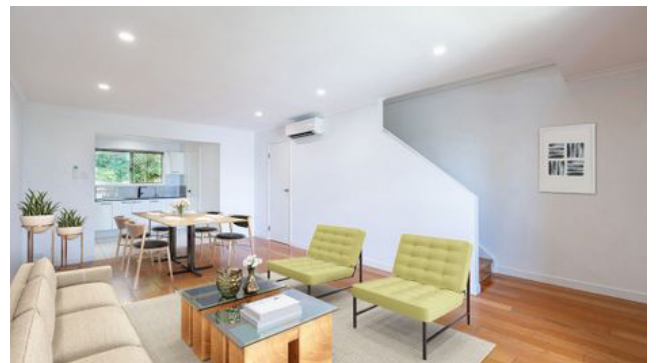
23/18 Bourton Road  
UNIT **\$710,000**  
3 Bed 2 Bath 1 2024-02-05



59/14 Bourton Road  
UNIT **\$470,000**  
2 Bed 1 Bath 1 2024-02-01



LOT 4105/31 Bourton Road  
UNIT **\$600,000**  
2 Bed 2 Bath 2 2024-01-26



5/84 Highfield Drive  
UNIT **\$590,000**  
2 Bed 1 Bath 2 2024-01-25

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# Recent Sales



67 Kingarry Circuit  
HOUSE **\$970,000**  
3 Bed 2 Bath 4 2024-01-25



1104/31 Bourton Road  
UNIT **\$580,000**  
2 Bed 2 Bath 1 2024-01-22



33 Inwood Circuit  
HOUSE **\$945,000**  
3 Bed 2 Bath 2024-01-18



4 Crelga Court  
HOUSE **\$895,000**  
3 Bed 2 Bath 2 2024-01-09



LOT 3206/31 Bourton Road  
UNIT **\$595,000**  
2 Bed 2 Bath 2 2024-01-08

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Prepared on 12 Apr 2024

Sales results and median prices are based on the latest statistical period available ().

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