

Suburb Statistics Report

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Area Profile

The size of Lower Mitcham is approximately 1 square kilometres.

It has 1 park.

The population of Lower Mitcham in 2006 was 2,005 people.

By 2011 the population was 2,064 showing a population growth of 2.9% in the area during that time.

The predominant age group in Lower Mitcham is 0-14 years.

Households in Lower Mitcham are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments.

In general, people in Lower Mitcham work in a professional occupation.

In 2006, 78.5% of the homes in Lower Mitcham were owner-occupied compared with 79.1% in 2011.

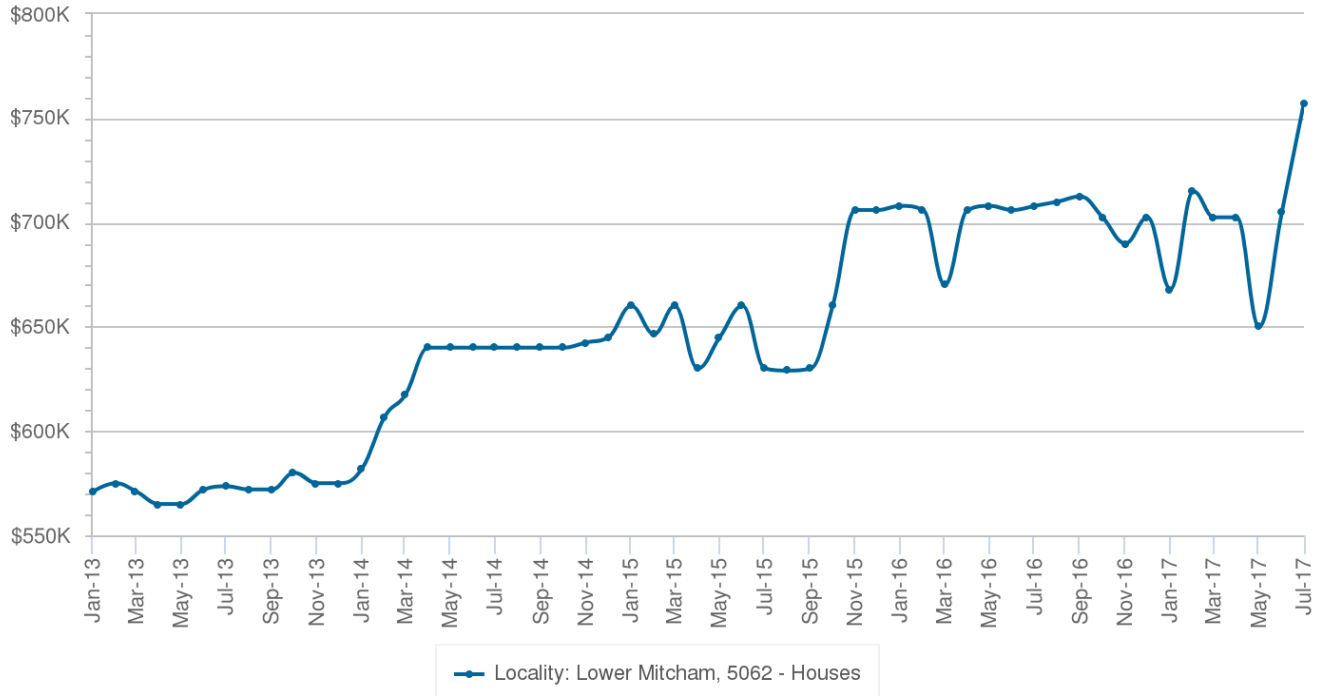
Currently the median sales price of houses in the area is \$757,500.

Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$571,000	\$582,000	\$660,000	\$708,000	\$668,110
February	\$575,000	\$607,000	\$646,500	\$706,000	\$715,000
March	\$571,000	\$617,500	\$660,000	\$670,000	\$702,500
April	\$565,000	\$640,000	\$630,000	\$706,000	\$702,500
May	\$565,000	\$640,000	\$645,000	\$708,000	\$650,000
June	\$572,000	\$640,000	\$660,000	\$706,000	\$705,000
July	\$573,500	\$640,000	\$630,000	\$708,000	\$757,500
August	\$572,000	\$640,000	\$629,000	\$710,000	n/a
September	\$572,000	\$640,000	\$630,000	\$712,500	n/a
October	\$580,000	\$640,000	\$660,000	\$702,500	n/a
November	\$575,000	\$642,500	\$706,000	\$690,000	n/a
December	\$575,000	\$645,000	\$706,000	\$702,500	n/a

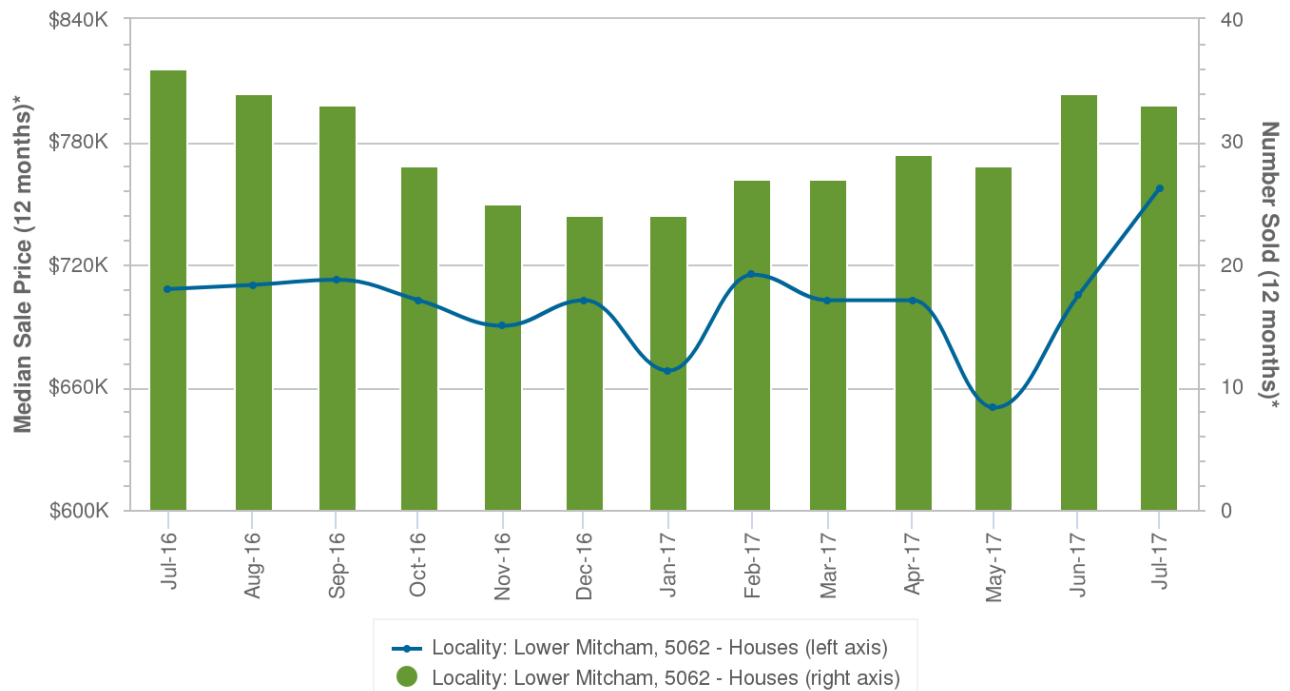
Statistics are calculated over a rolling 12 month period

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

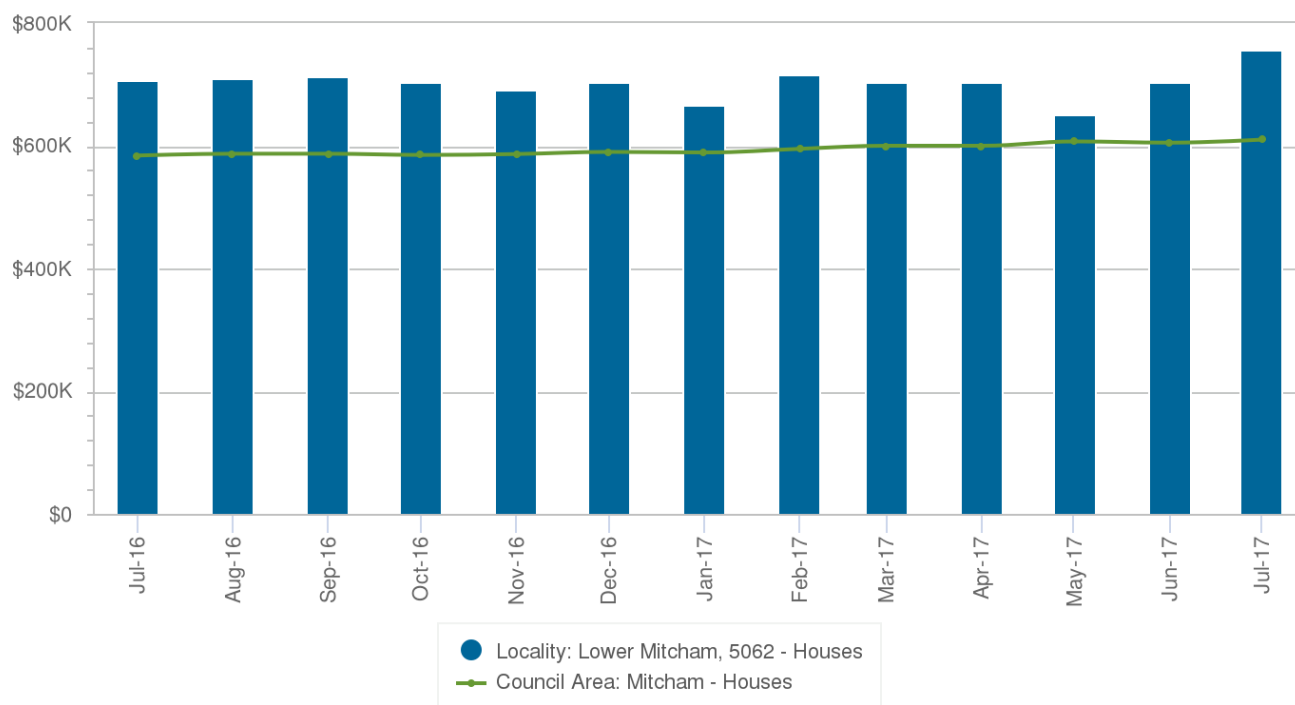
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Lower Mitcham Median Price	Mitcham Median Price
July 2017	\$757,500	\$610,000
June 2017	\$705,000	\$605,000
May 2017	\$650,000	\$607,000
April 2017	\$702,500	\$600,000
March 2017	\$702,500	\$600,000
February 2017	\$715,000	\$595,000
January 2017	\$668,110	\$589,055
December 2016	\$702,500	\$590,000
November 2016	\$690,000	\$586,500
October 2016	\$702,500	\$585,000
September 2016	\$712,500	\$587,000
August 2016	\$710,000	\$587,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



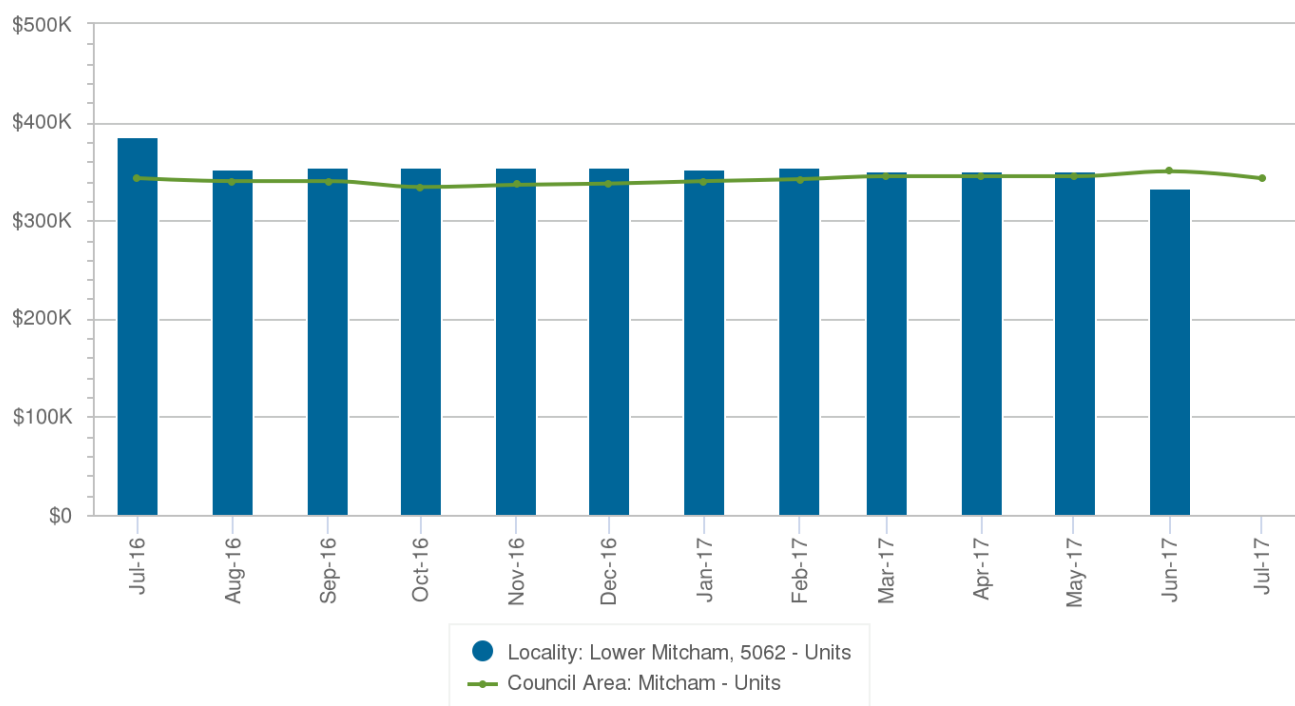
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Lower Mitcham Median Price	Mitcham Median Price
July 2017	\$385,000	\$342,750
June 2017	\$332,500	\$350,000
May 2017	\$350,000	\$345,000
April 2017	\$350,000	\$345,000
March 2017	\$350,000	\$345,000
February 2017	\$353,750	\$342,000
January 2017	\$352,500	\$340,000
December 2016	\$353,750	\$337,500
November 2016	\$353,750	\$336,250
October 2016	\$355,000	\$334,000
September 2016	\$355,000	\$340,000
August 2016	\$352,500	\$340,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

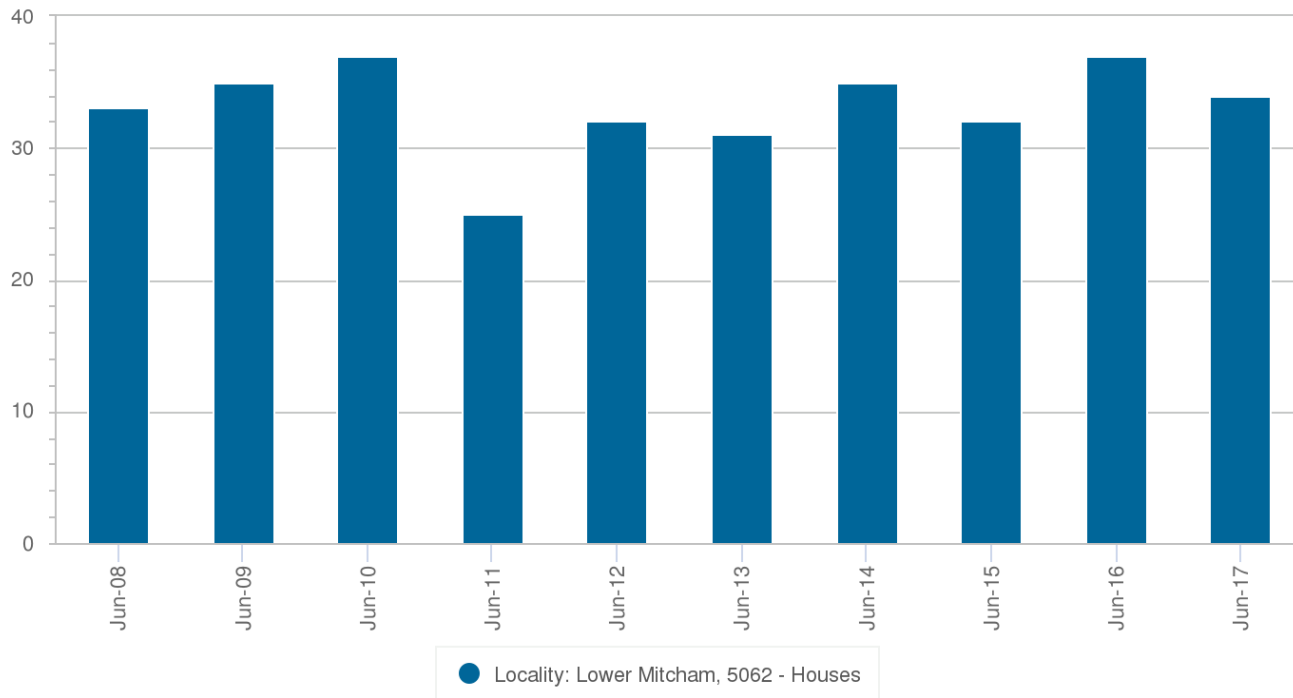
Sales Per Annum

Sales Per Annum (House)

Period Ending	Lower Mitcham
	Number
Jun 2017	34
Jun 2016	37
Jun 2015	32
Jun 2014	35
Jun 2013	31
Jun 2012	32
Jun 2011	25
Jun 2010	37
Jun 2009	35
Jun 2008	33

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



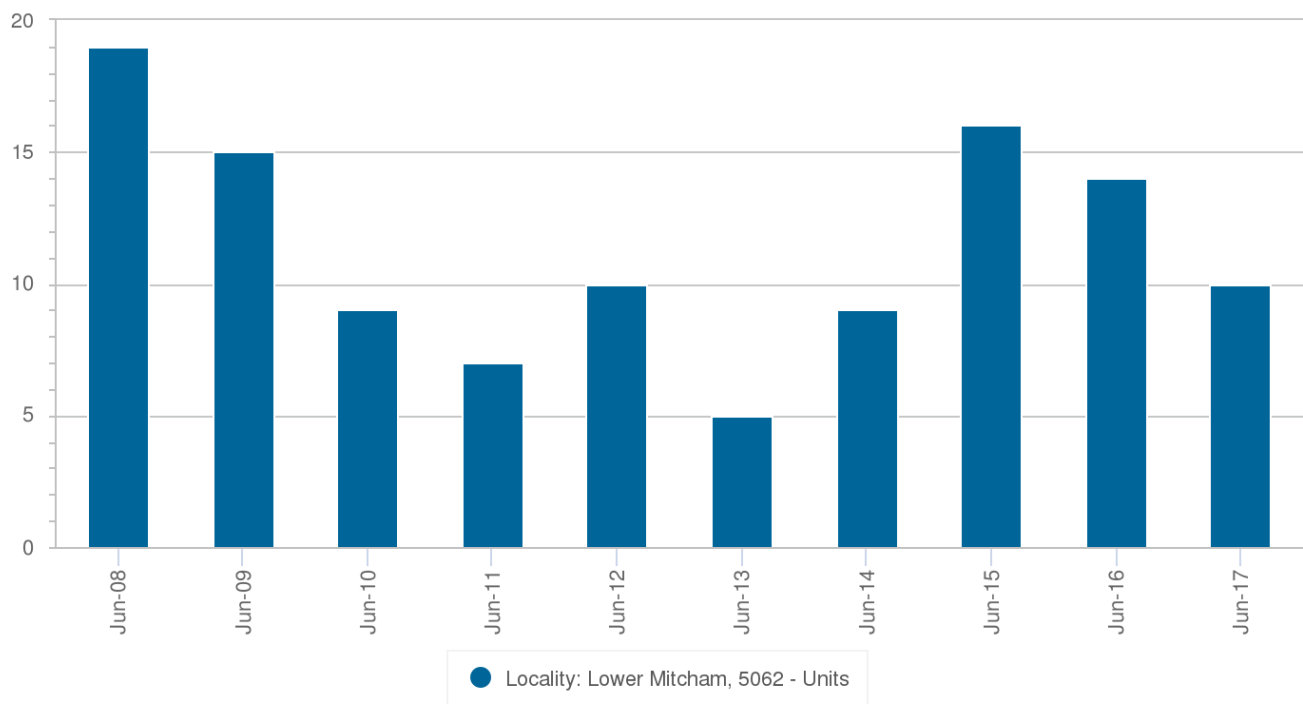
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Lower Mitcham Number
Jun 2017	10
Jun 2016	14
Jun 2015	16
Jun 2014	9
Jun 2013	5
Jun 2012	10
Jun 2011	7
Jun 2010	9
Jun 2009	15
Jun 2008	19

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



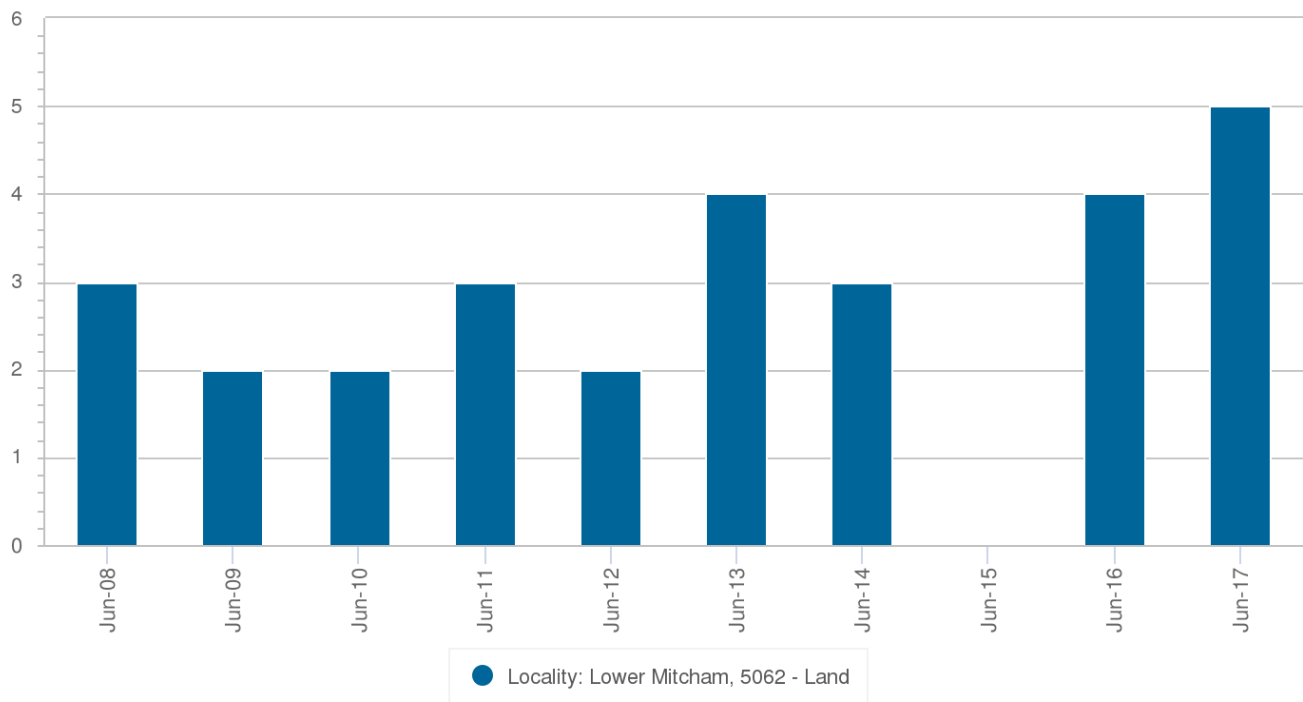
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Lower Mitcham
	Number
Jun 2017	5
Jun 2016	4
Jun 2015	0
Jun 2014	3
Jun 2013	4
Jun 2012	2
Jun 2011	3
Jun 2010	2
Jun 2009	2
Jun 2008	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

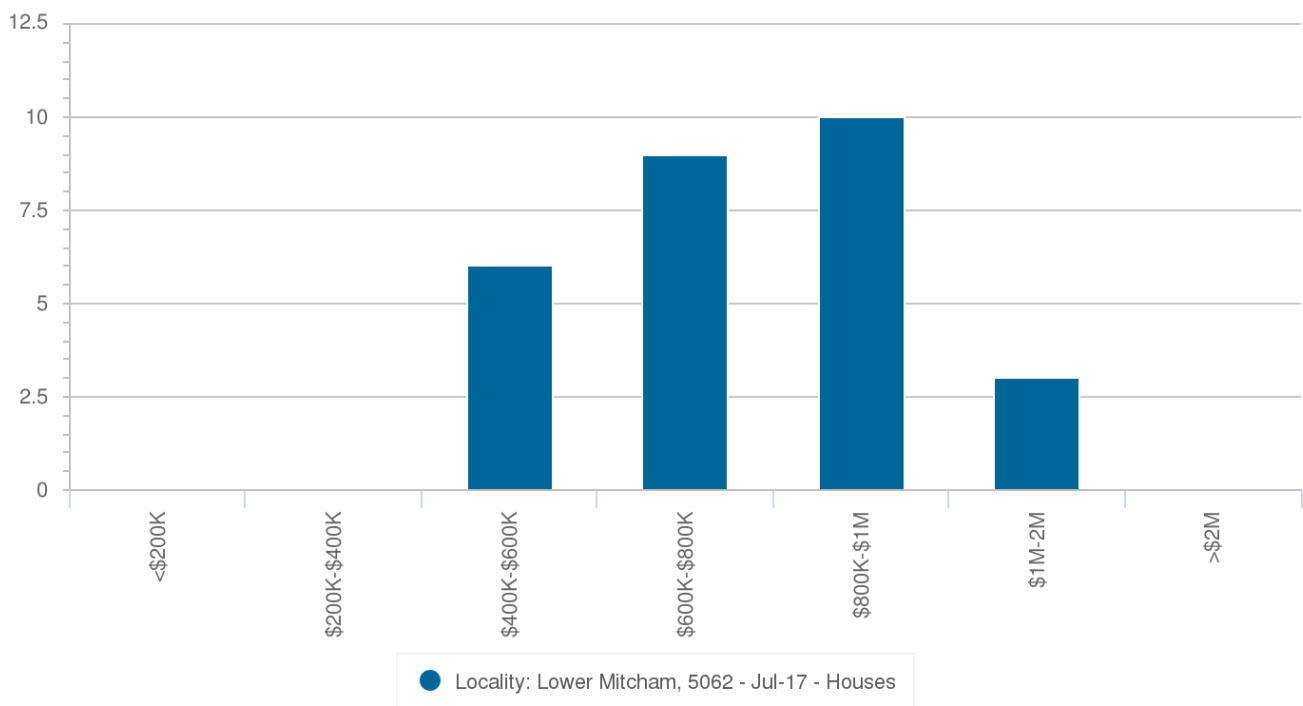
Sales By Price

Sales By Price - 12 months (House)

Price	Lower Mitcham	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	6	
\$600K-\$800K	9	
\$800K-\$1M	10	
\$1M-\$2M	3	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



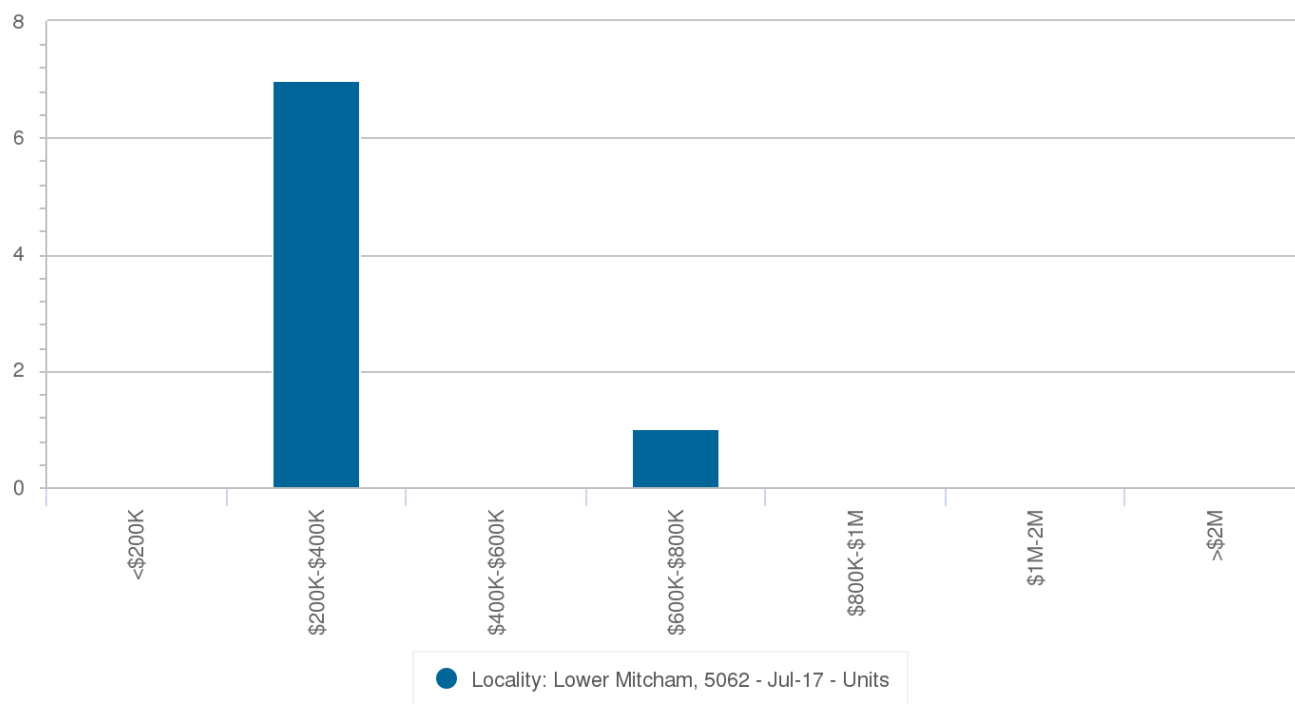
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Lower Mitcham
	Number
<\$200K	0
\$200K-\$400K	7
\$400K-\$600K	0
\$600K-\$800K	1
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



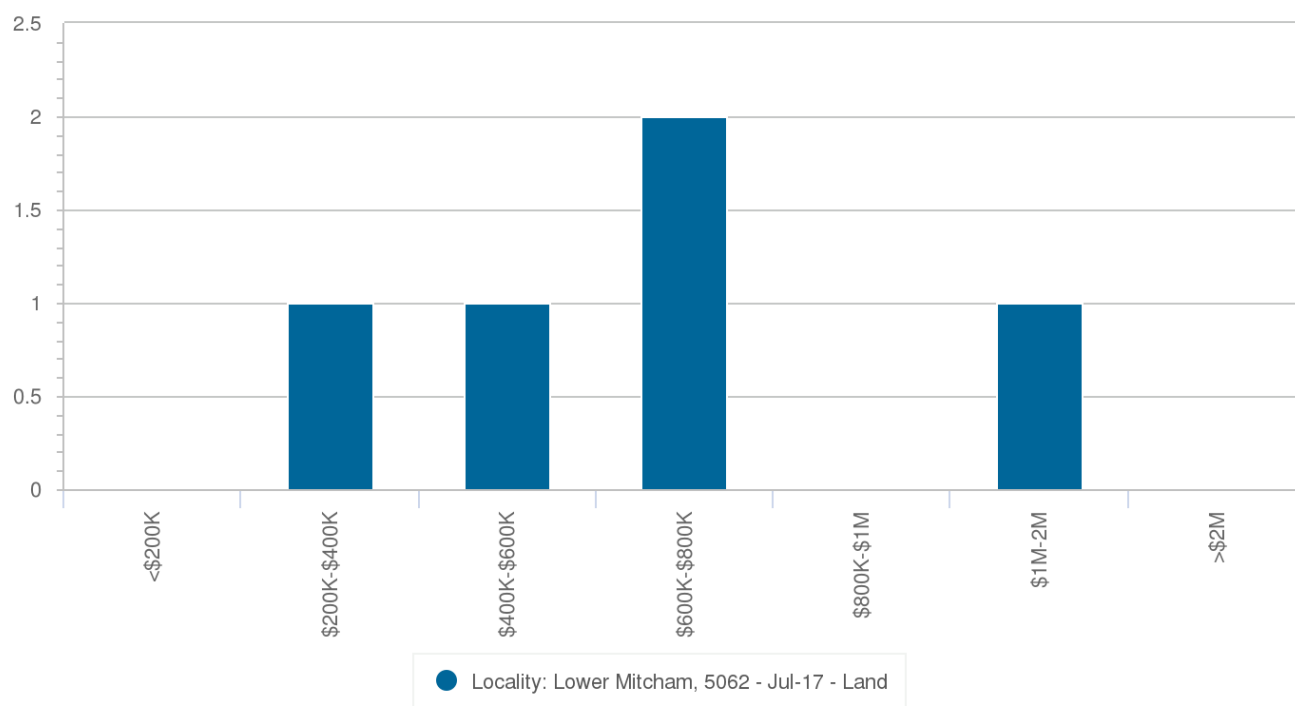
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Lower Mitcham
	Number
<\$200K	0
\$200K-\$400K	1
\$400K-\$600K	1
\$600K-\$800K	2
\$800K-\$1M	0
\$1M-\$2M	1
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

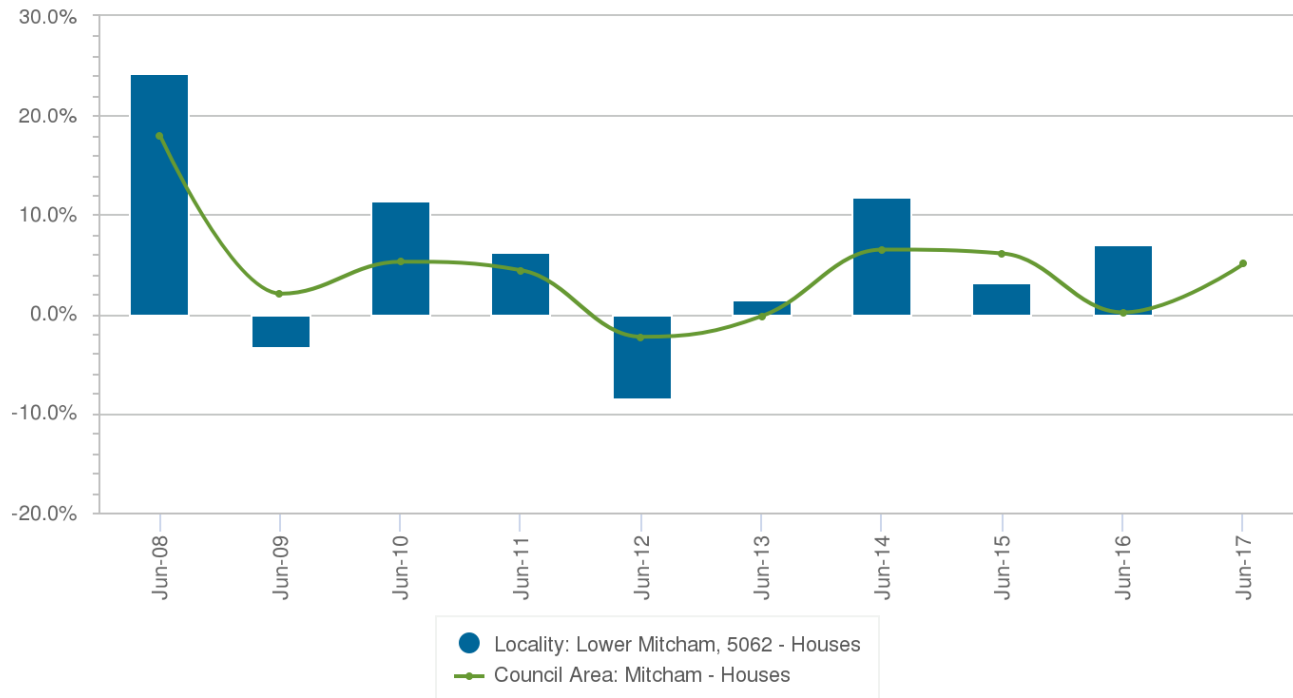
Change in Median Price

Change in Median Price (House)

Period	Lower Mitcham % Change	Mitcham % Change
Jun 2017	-0.14%	5.05%
Jun 2016	6.97%	0.16%
Jun 2015	3.12%	6.09%
Jun 2014	11.89%	6.48%
Jun 2013	1.51%	-0.2%
Jun 2012	-8.52%	-2.3%
Jun 2011	6.21%	4.4%
Jun 2010	11.32%	5.26%
Jun 2009	-3.34%	2.04%
Jun 2008	24.19%	17.85%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



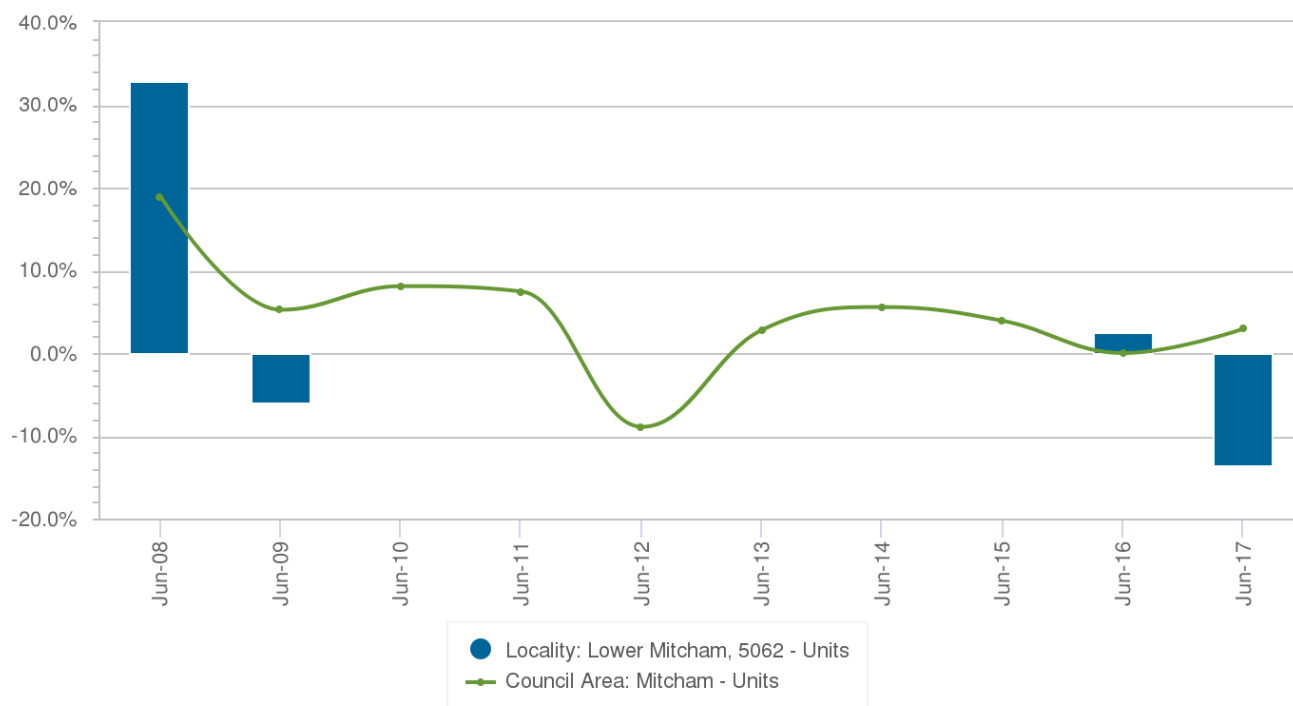
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Lower Mitcham % Change	Mitcham % Change
Jun 2017	-13.64%	2.94%
Jun 2016	2.53%	0%
Jun 2015	0%	3.9%
Jun 2014	0%	5.56%
Jun 2013	0%	2.82%
Jun 2012	0%	-8.91%
Jun 2011	0%	7.45%
Jun 2010	0%	8.09%
Jun 2009	-5.89%	5.23%
Jun 2008	32.83%	18.92%

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	Lower Mitcham	Mitcham
	% Change	% Change
Jun 2016	0%	-4.62%
Jun 2015	0%	3.17%
Jun 2014	0%	-10%
Jun 2013	0%	7.69%
Jun 2012	0%	-0.31%
Jun 2011	0%	5.16%
Jun 2010	0%	6.9%
Jun 2009	0%	20.83%
Jun 2008	0%	-17.1%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period

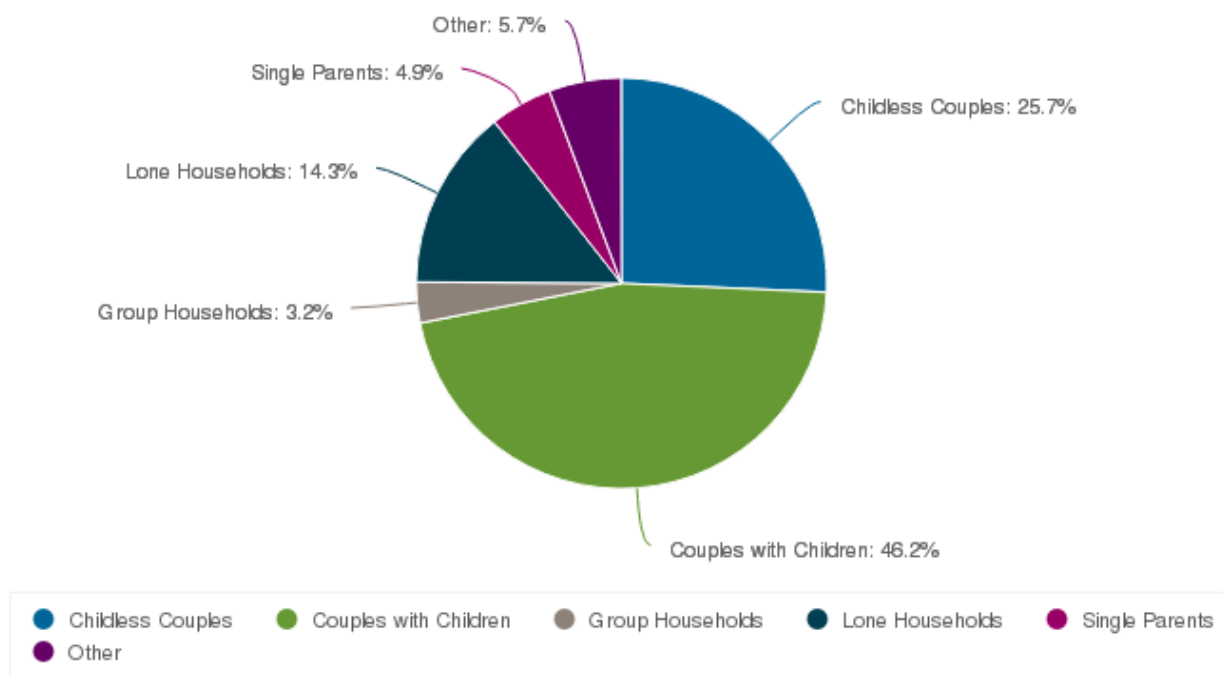
Household

Household Structure

Type	Percent
Couples with Children	46.2
Childless Couples	25.7
Lone Households	14.3
Other	5.7
Single Parents	4.9
Group Households	3.2

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

Household Structure



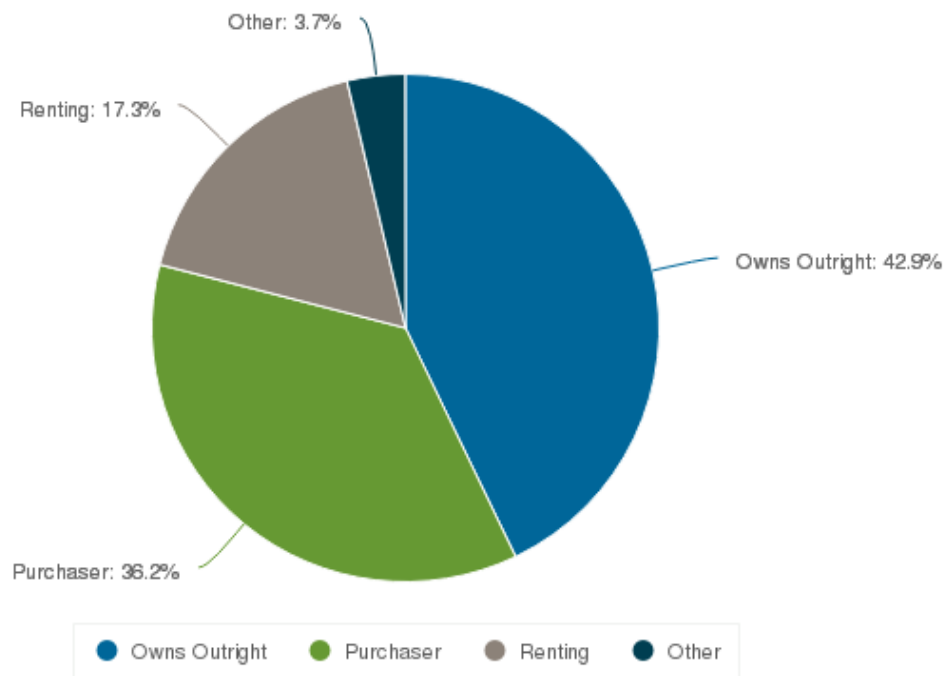
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Owns Outright	42.9
Purchaser	36.2
Renting	17.3
Other	3.7

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

Household Occupancy



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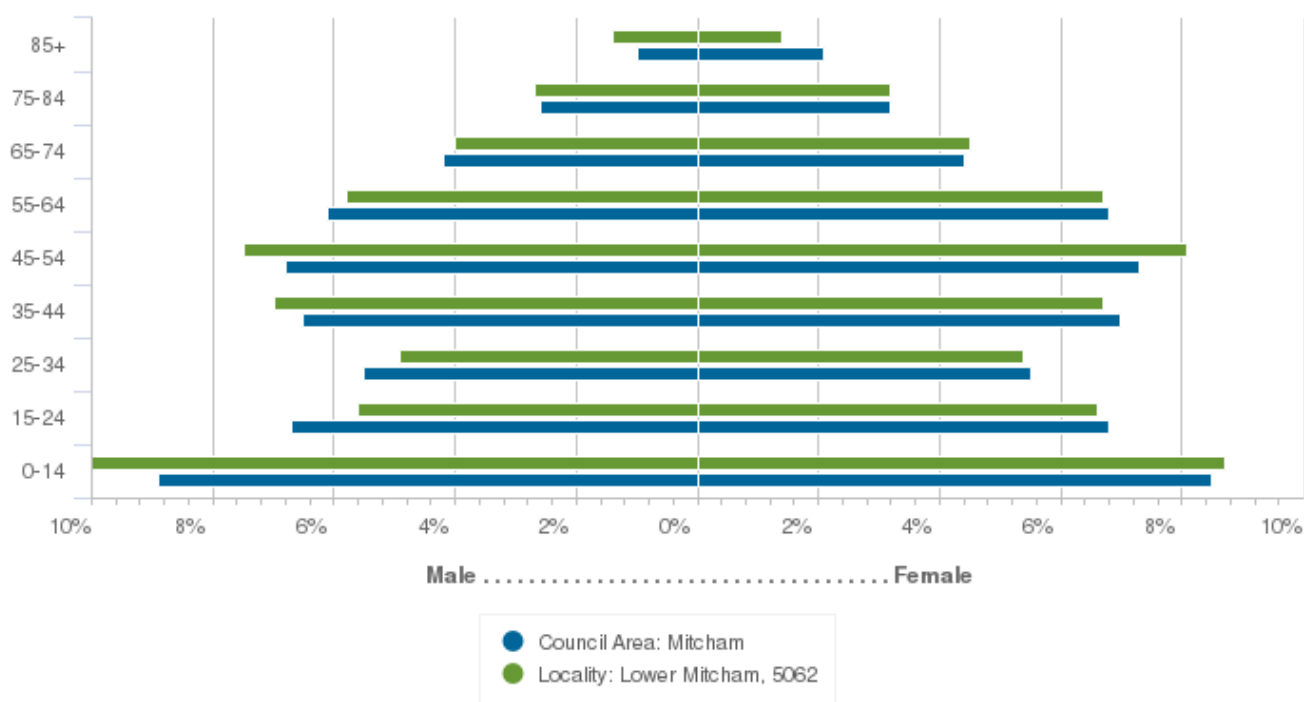
Age Sex Ratio

Age Sex Ratio

Age Group	Lower Mitcham		Mitcham	
	Male %	Female %	Male %	Female %
0-14	10.0	8.7	8.9	8.5
15-24	5.6	6.6	6.7	6.8
25-34	4.9	5.4	5.5	5.5
35-44	7.0	6.7	6.5	7.0
45-54	7.5	8.1	6.8	7.3
55-64	5.8	6.7	6.1	6.8
65-74	4.0	4.5	4.2	4.4
75-84	2.7	3.2	2.6	3.2
85+	1.4	1.4	1.0	2.1

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Age Sex Ratio



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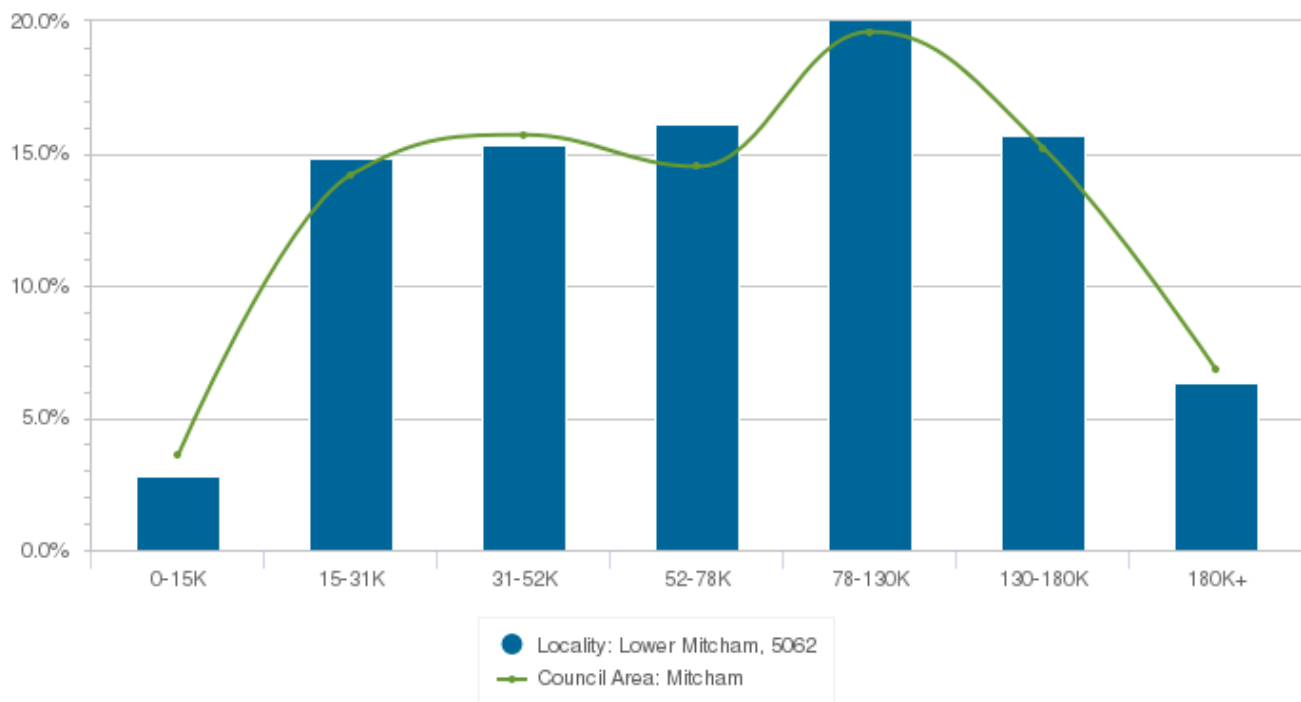
Household Income

Household Income

Income Range	Lower Mitcham %	Mitcham %
0-15K	2.8	3.6
15-31K	14.8	14.2
31-52K	15.3	15.7
52-78K	16.1	14.5
78-130K	20.0	19.6
130-180K	15.7	15.2
180K+	6.3	6.8

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Household Income



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