

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A bright yellow jacket is draped over the chair. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

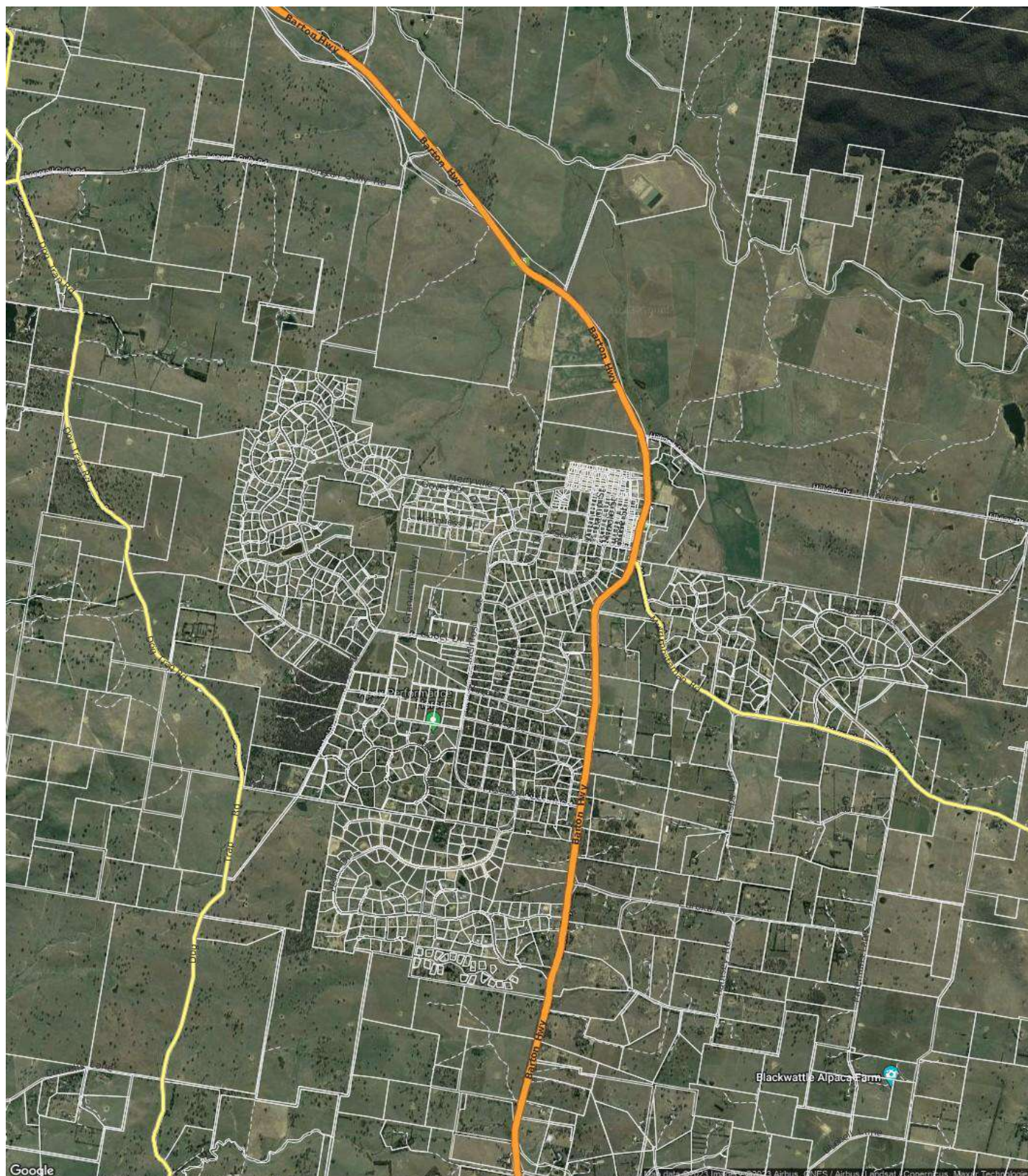
RayWhite.

Suburb
flyover report

MURRUMBATEMAN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

MURRUMBATEMAN - Suburb Map



Prepared on 02/05/2023 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	42	\$ 461,000	0.0 %	\$ 165,000	\$ 7,200,000
2006	45	\$ 510,000	10.6 %	\$ 170,000	\$ 935,000
2007	64	\$ 529,000	3.7 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	69	\$ 888,000	4.8 %	\$ 350,000	\$ 1,800,000
2021	65	\$ 1,140,000	28.4 %	\$ 75,000	\$ 3,500,000
2022	54	\$ 1,300,000	14.0 %	\$ 515,250	\$ 2,225,000
2023	4	\$ 1,332,500	2.5 %	\$ 1,175,000	\$ 1,550,000

Median Sale Price

\$1.3m

Based on 43 recorded House sales within the last 12 months (Apr '22 - Mar '23)

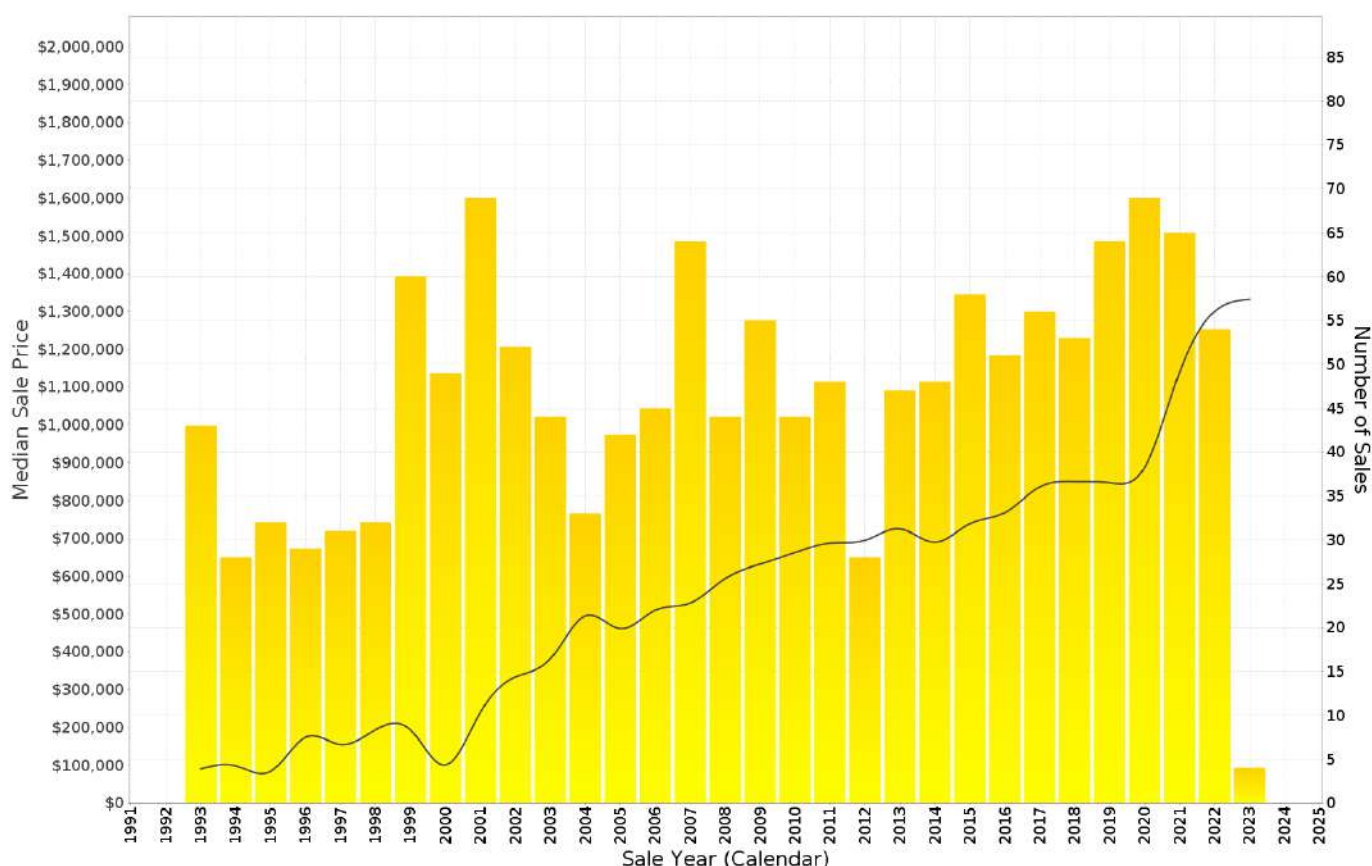
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.3%

Current Median Price: \$1,300,000
Previous Median Price: \$1,235,000

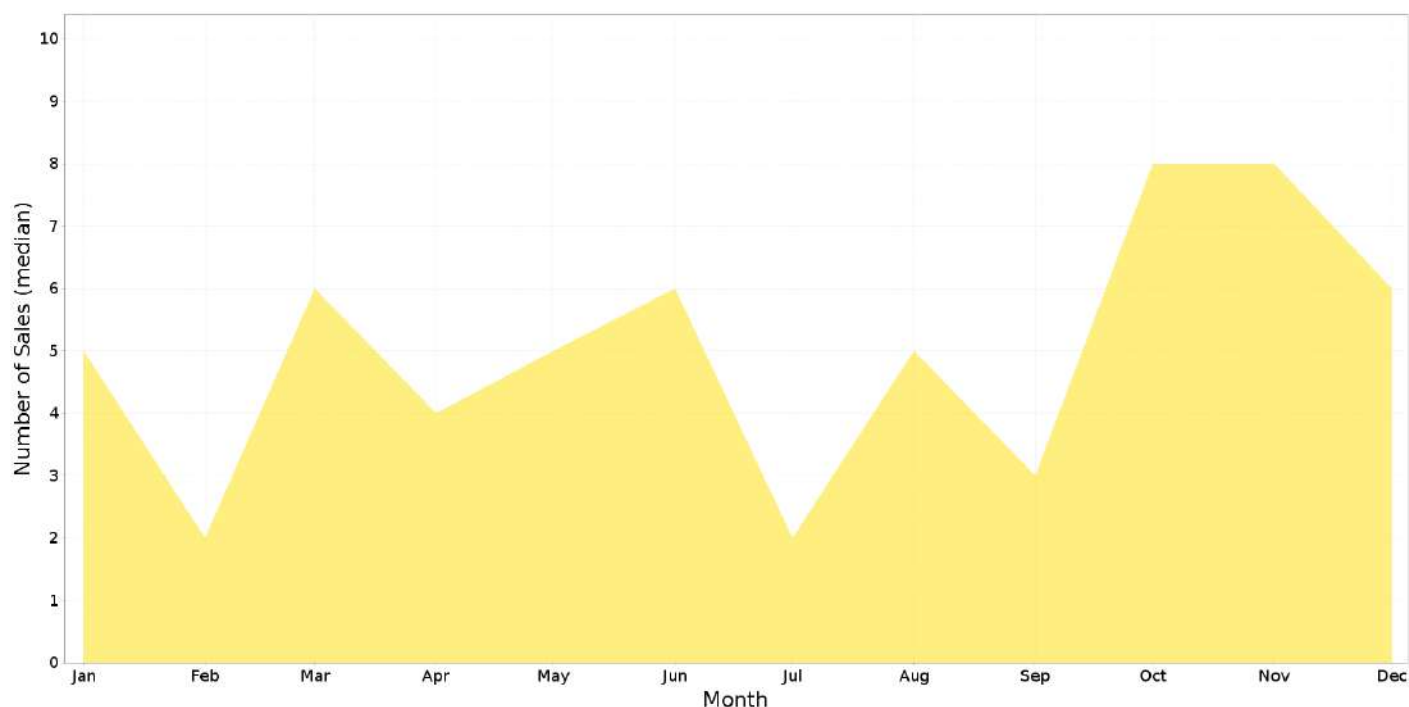
Based on 104 recorded House sales compared over the last two rolling 12 month periods



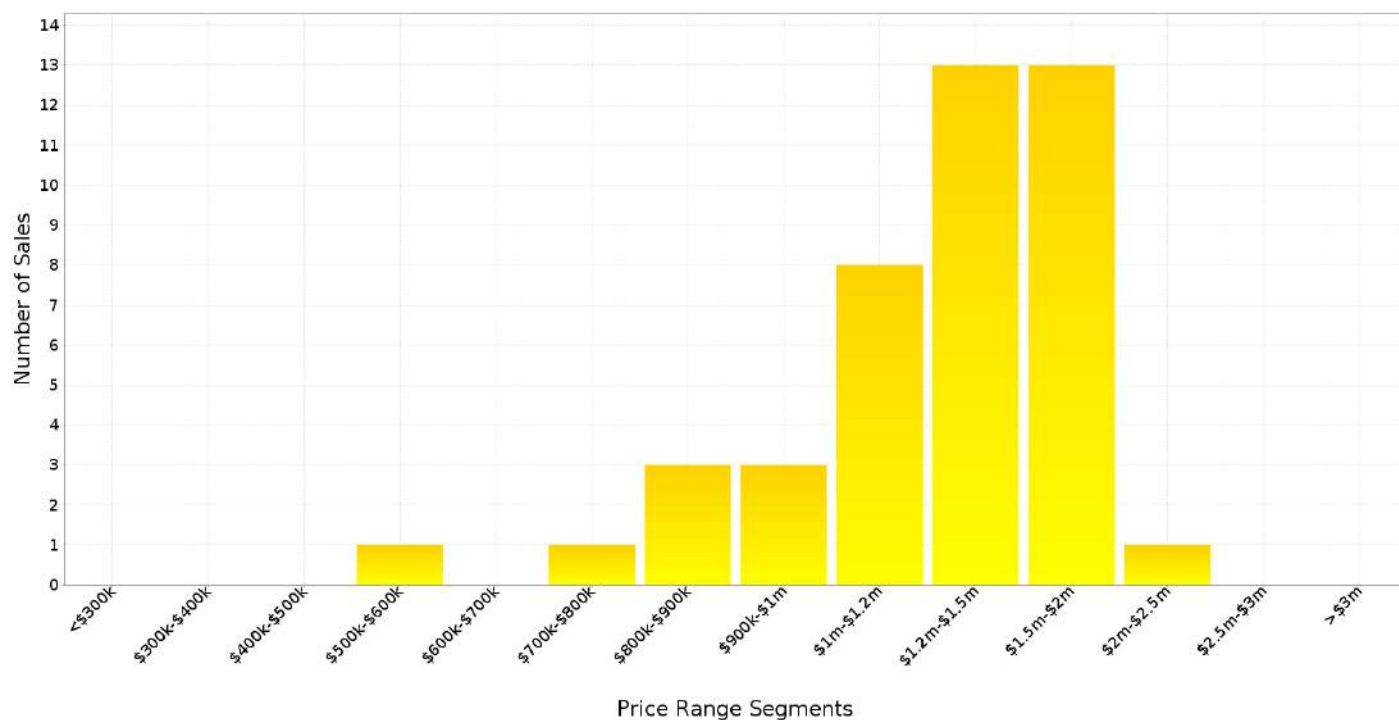
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MURRUMBATEMAN - Peak Selling Periods (3 years)



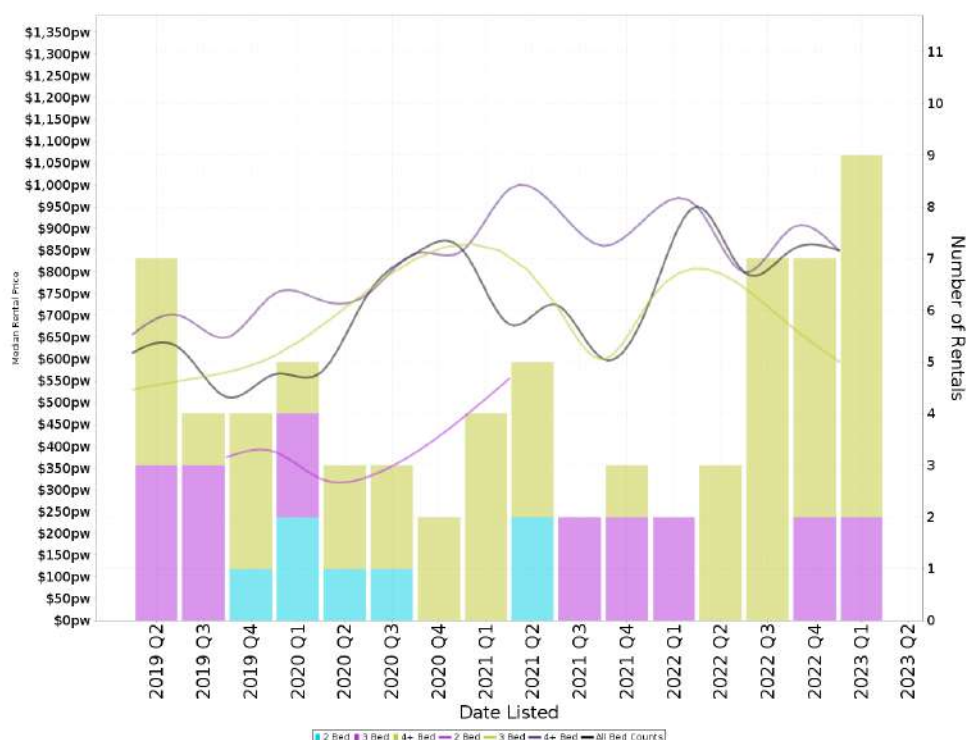
MURRUMBATEMAN - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.3%

Current Median Price: \$1,300,000
Previous Median Price: \$1,235,000

Based on 104 registered House sales compared over the last two rolling 12 month periods.

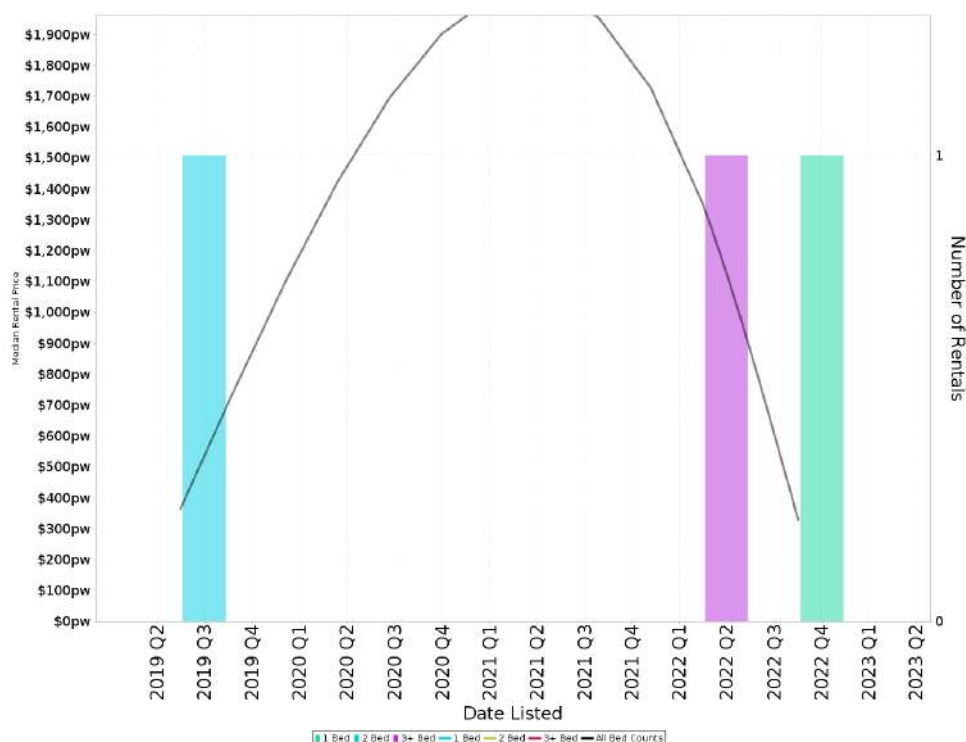
Suburb Rental Yield

+3.4%

Current Median Price: \$1,300,000
Current Median Rent: \$850

Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.3m

Based on 43 recorded House sales within the last 12 months (Apr '22 - Mar '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.3%

Current Median Price: \$1,300,000
Previous Median Price: \$1,235,000

Based on 104 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

43

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

Based on a rolling 12 month period and may differ from calendar year statistics

39 MIDDLE ST

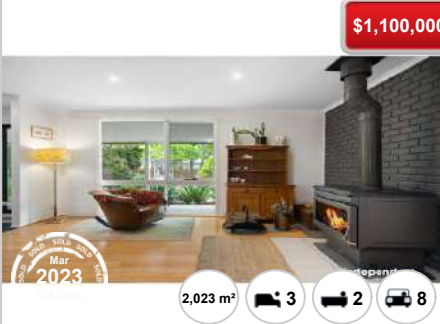


\$1,175,000

Sold Mar 2023
195 Days

1,202 m² 5 2 2

22 ROSE ST



\$1,100,000

Sold Mar 2023

2,023 m² 3 2 8

6 CUNNINGHAM CL



\$1,550,000

Sold Mar 2023
77 Days

1.51 ha 4 2 5

3 WATTLE GLEN




\$1,245,000

Sold Feb 2023
N/A

1.98 ha 3 2 2

5 VINE CL



\$1,420,000

Sold Feb 2023
N/A

7,757 m² - - -

6 MARQUESS PL



\$1,200,000

Sold Feb 2023
51 Days

6,746 m² 4 4 6

4 GREIG PL




\$1,275,000

Sold Dec 2022
150 Days

1.13 ha 5 2 2

82 MERRYVILLE DR

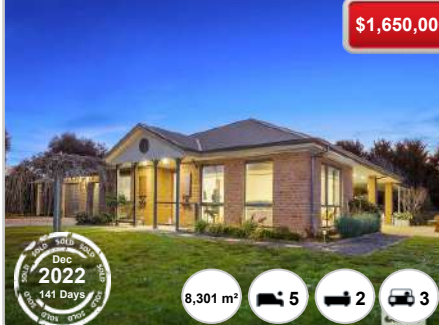


\$1,300,000

Sold Dec 2022
138 Days

8,090 m² 4 2 2

5 CLYDESDALE CL



\$1,650,000

Sold Dec 2022
141 Days

8,301 m² 5 2 3

18 DORSET DR

\$1,665,000

Dec 2022
71 Days

1.05 ha 6 3 12

5 BORDER LEICESTER AVE

\$1,345,000

Dec 2022

9,274 m² 4 2 3

1 GROSVENOR CL

\$865,000

Dec 2022
85 Days

1.32 ha - - -

35 MIDDLE ST

\$1,180,000

Nov 2022
33 Days

1,151 m² 4 2 4

1 LINCOLN AVE

\$1,265,000

Nov 2022
88 Days

9,832 m² 4 2 2

10 NIRTA DR

\$1,385,000

Nov 2022
62 Days

1.92 ha 3 2 4

7 HERCULES ST

\$850,000

Dec 2022
71 Days

2,023 m² - - -

9 HELEN ST

\$1,560,000

Nov 2022
88 Days

1,049 m² 4 2 3

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$850 /w

Based on 26 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.4%

Current Median Price: \$1,300,000
Current Median Rent: \$850

Based on 43 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)

Based on a rolling 12 month period and may differ from calendar year statistics

37 JIPARU DRIVE

\$850.00

Mar 2023
35 Days

1.41 ha 4 2 4

117 McIntosh Circuit

\$799

Mar 2023
55 Days

2.02 ha 5 2 2

14 CAMP STREET

\$590 per week

Mar 2023
57 Days

2,023 m² 3 2 1

1 Throsby Lane

\$800 per week

Feb 2023
75 Days

9,870 m² 4 2 2

5 Barley Place

\$830 - \$850

Jan 2023
108 Days

6,057 m² 4 2 2

16 MERRYVILLE DRIVE

\$750 pw

Dec 2022
145 Days

7,897 m² 3 2 2

47 MERRYVILLE DRIVE

\$850 per week

74.4m 121.3m 125.2m 51.4m 7554 m²

7,846 m² 5 2 2