

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 paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

**RayWhite.**

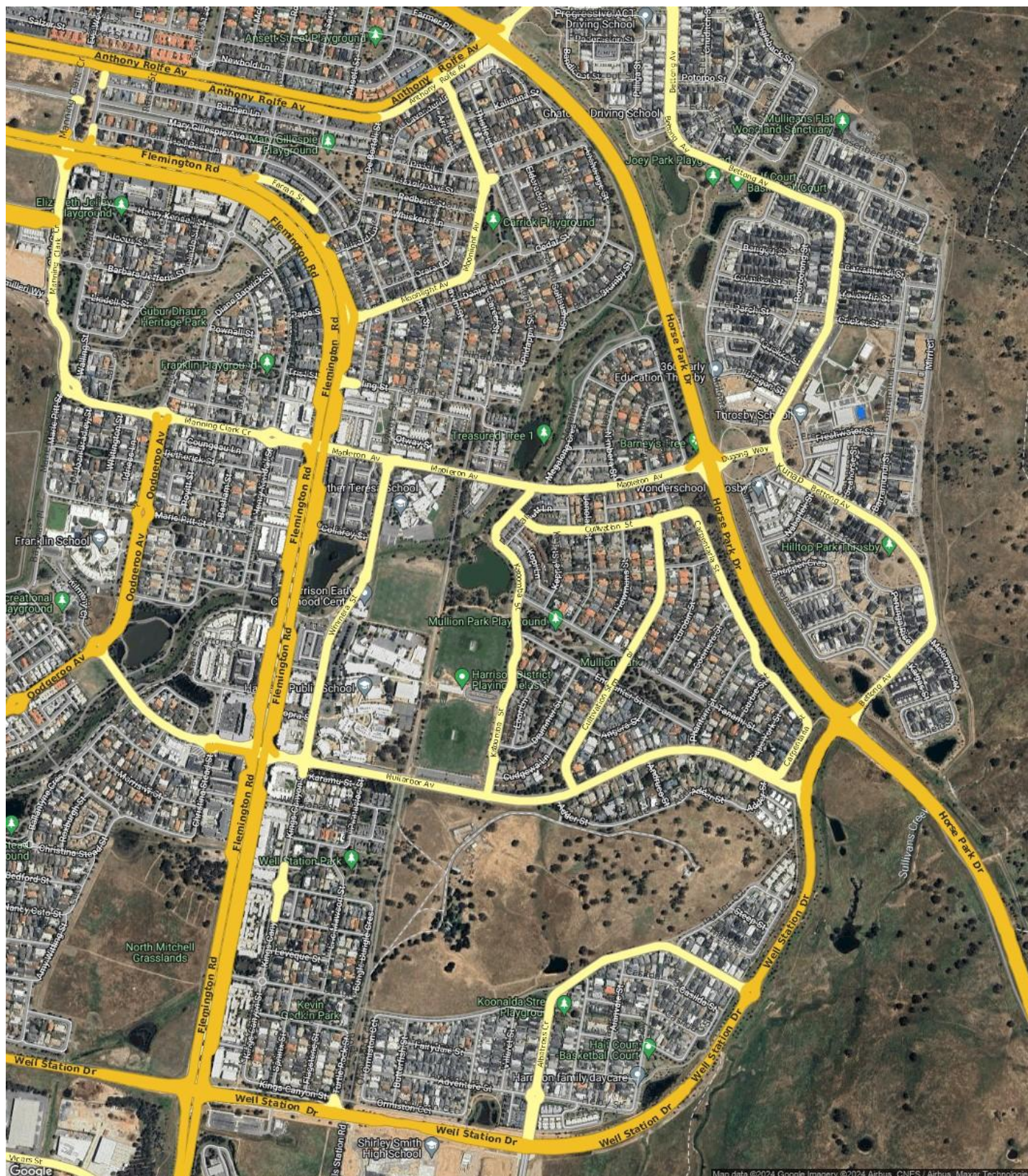
**Suburb**  
flyover report

**HARRISON (HOUSE)**

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# HARRISON - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra, 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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# HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	285	\$ 415,000	0.0 %	\$ 35,600	\$ 695,000
2007	303	\$ 475,000	14.5 %	\$ 70,000	\$ 1,000,000
2008	121	\$ 500,000	5.3 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	39	\$ 1,032,500	-4.3 %	\$ 550,000	\$ 2,100,000
2024	0				

## Median Sale Price

# \$1.03m

Based on 39 recorded House sales within the last 12 months (2023)

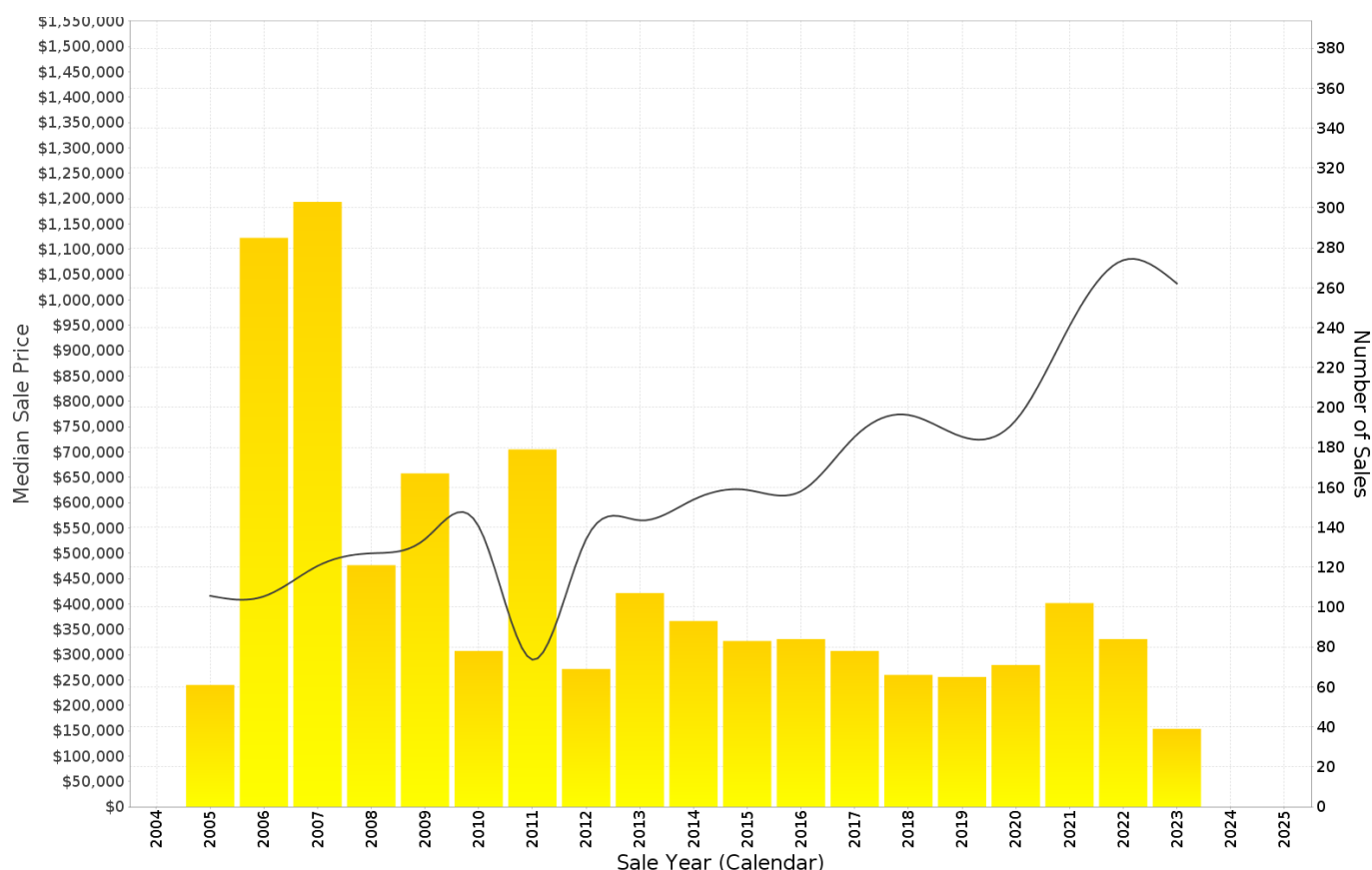
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

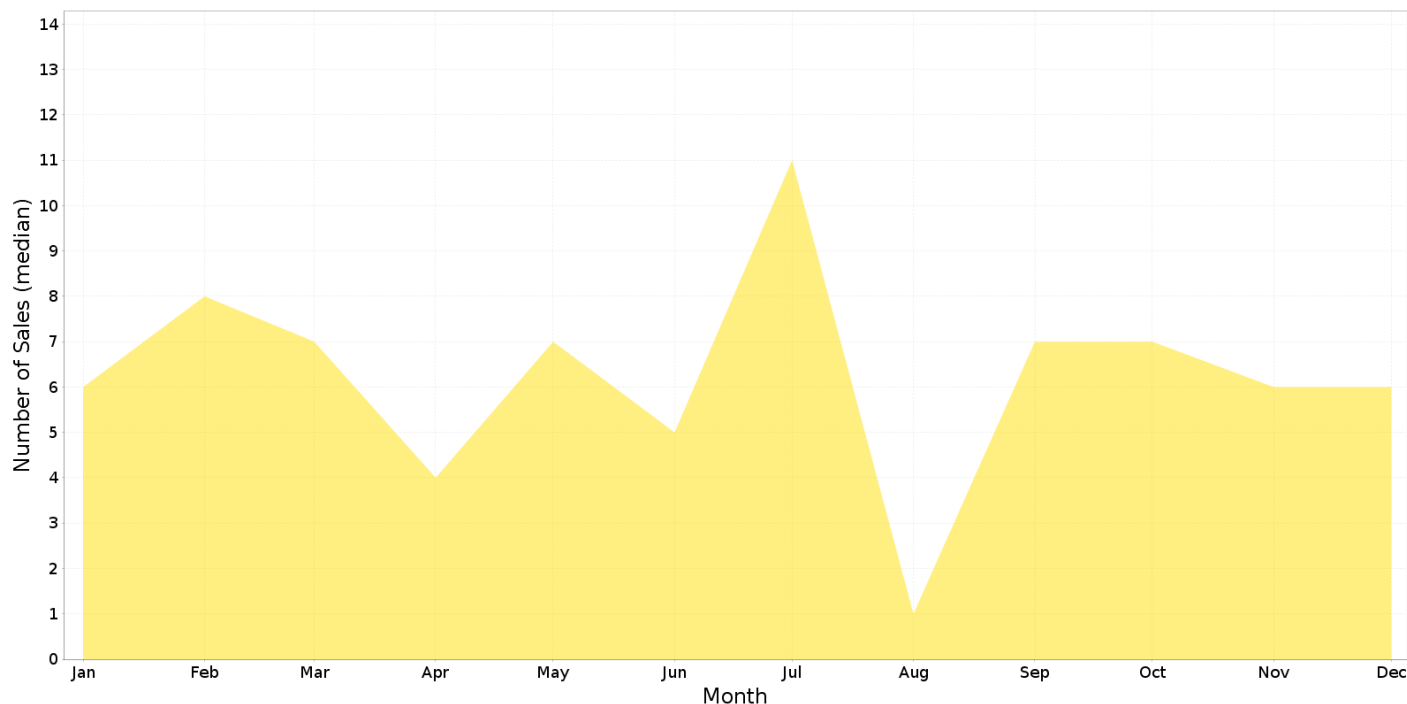
# -4.3%

Current Median Price: \$1,032,500  
Previous Median Price: \$1,078,500

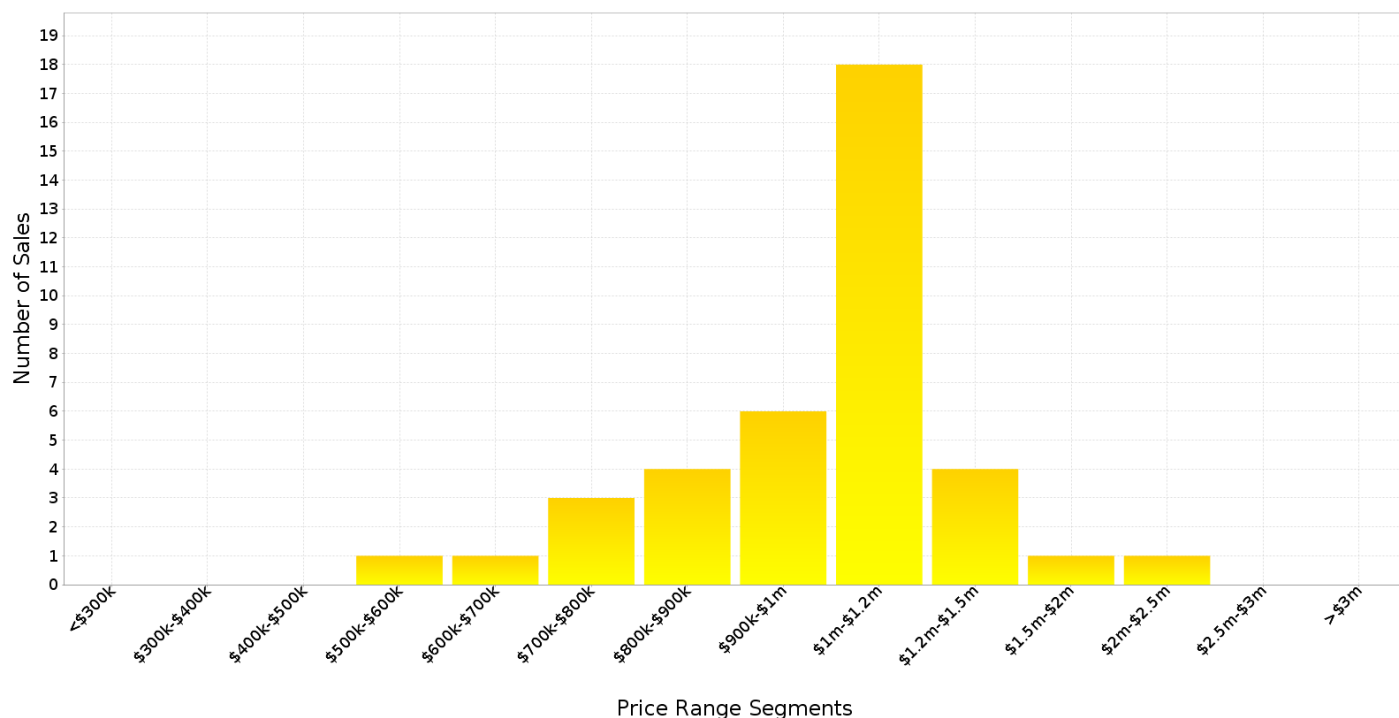
Based on 123 recorded House sales compared over the last two rolling 12 month periods



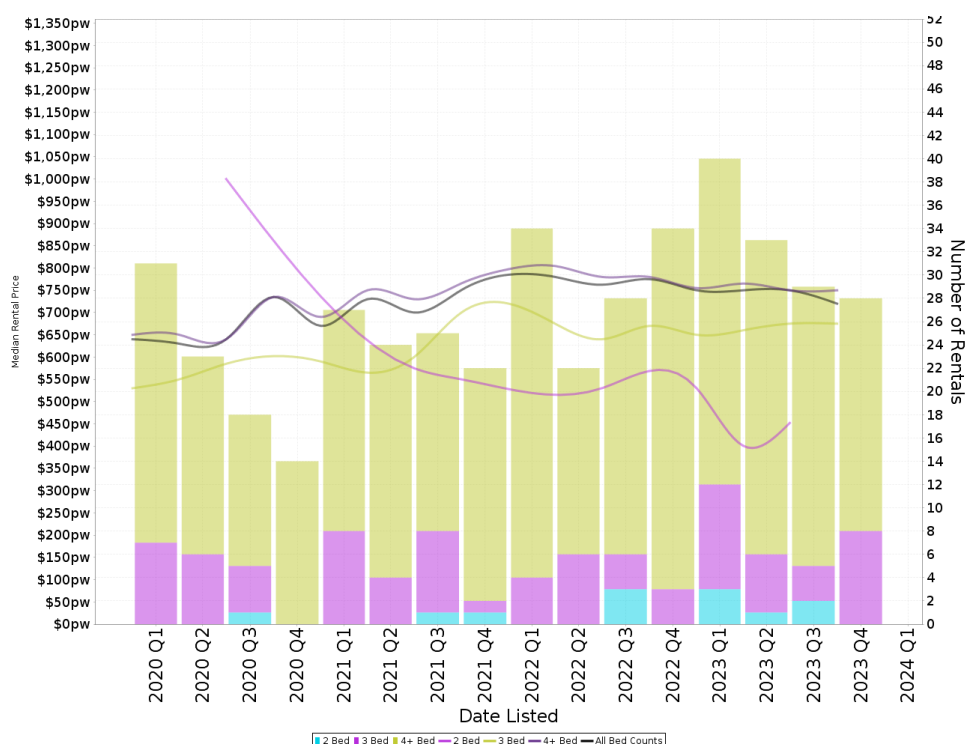
## HARRISON - Peak Selling Periods (3 years)



## HARRISON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.3%**

Current Median Price: \$1,032,500  
Previous Median Price: \$1,078,500

Based on 123 registered House sales compared over the last two rolling 12 month periods.

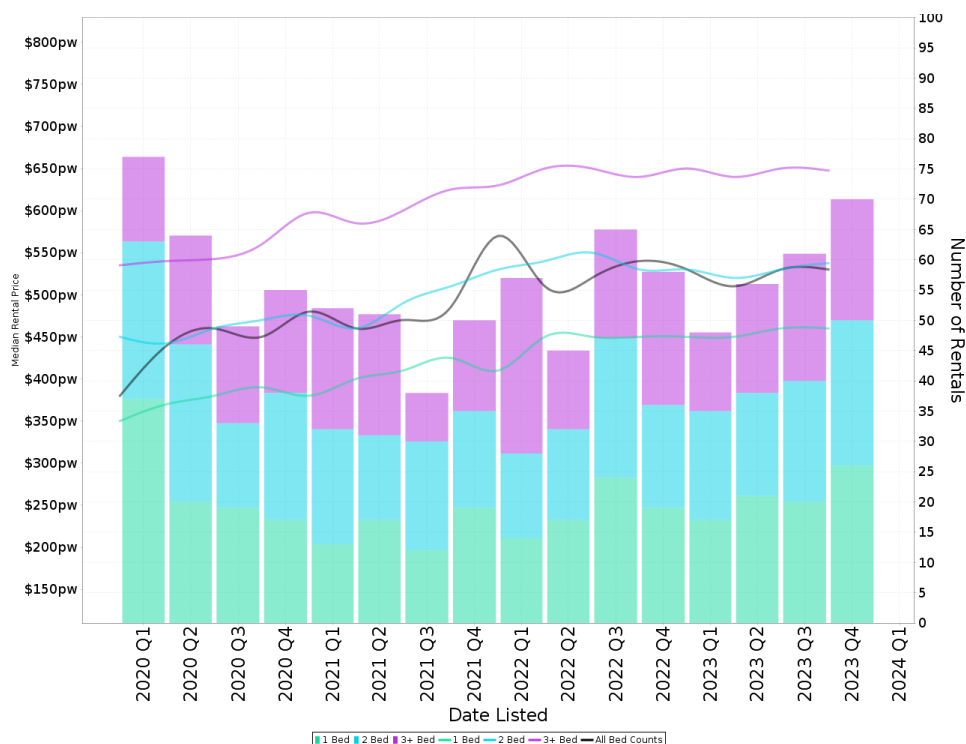
### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,032,500  
Current Median Rent: \$750

Based on 130 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.9%**

Current Median Price: \$545,000  
Previous Median Price: \$510,000

Based on 140 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.1%**

Current Median Price: \$545,000  
Current Median Rent: \$530

Based on 235 registered Unit rentals compared over the last 12 months.

# HARRISON - Recently Sold Properties

Median Sale Price

**\$1.03m**

Based on 39 recorded House sales within the last 12 months (2023)

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

Suburb Growth

**-4.3%**

Current Median Price: \$1,032,500  
Previous Median Price: \$1,078,500

Based on 123 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**39**

Based on recorded House sales within the 12 months (2023)

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


**60 KALIANNA ST**



**\$1,020,000**

Sold Dec 2023  
480 m<sup>2</sup> 4 beds 2 baths 2 cars


**39 ANCHORAGE ST**



**\$965,000**

Sold Dec 2023  
476 m<sup>2</sup> 4 beds 2 baths 2 cars


**17 BRUMBY ST**



**\$1,032,000**

Sold Dec 2023  
455 m<sup>2</sup> 4 beds 2 baths 2 cars


**74 KALIANNA ST**



**\$1,088,000**

Sold Dec 2023  
476 m<sup>2</sup> 4 beds 2 baths 2 cars

**24 FAIRYDALE ST**



**\$750,000**

Sold Nov 2023  
250 m<sup>2</sup> 3 beds 1 bath 1 car

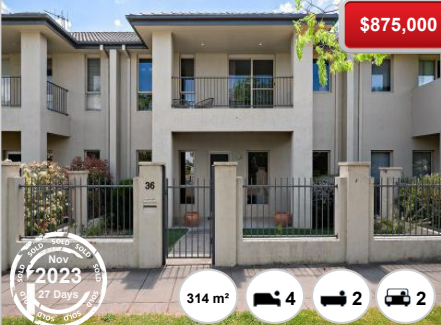
**4 EUROBIN ST**



**\$1,040,000**

Sold Nov 2023  
539 m<sup>2</sup> 4 beds 2 baths 2 cars


**36 MAPLETON AVE**



**\$875,000**

Sold Nov 2023  
314 m<sup>2</sup> 4 beds 2 baths 2 cars


**85 ORMISTON CCT**



**\$890,000**

Sold Nov 2023  
330 m<sup>2</sup> 3 beds 2 baths 1 car

**36/224 FLEMINGTON RD**



**\$700,000**

Sold Nov 2023  
85 m<sup>2</sup> 3 beds 2 baths -



**28 NIMBERA ST**

**\$1,225,000**

**SOLD** Nov 2023  
23 Days

574 m<sup>2</sup> 4 2 2

**19 SALTBUSH ST**

**\$1,050,000**

**SOLD** Oct 2023  
20 Days

480 m<sup>2</sup> 4 2 2

**25 HELBY ST**

**\$730,000**

**SOLD** Oct 2023  
258 Days

250 m<sup>2</sup> 3 1 1

**52 KALIANNA ST**

**\$1,265,000**

**SOLD** Oct 2023  
44 Days

658 m<sup>2</sup> 4 2 2

**38 ADVENTURE ST**

**\$875,000**

**SOLD** Oct 2023  
23 Days

330 m<sup>2</sup> 3 2 1

**57 ORMISTON CCT**

**\$670,000**

**SOLD** Oct 2023  
56 Days

250 m<sup>2</sup> 3 1 1

**105 MOONLIGHT AVE**

**\$1,130,000**

**SOLD** Oct 2023  
45 Days

520 m<sup>2</sup> 4 2 2

**90 MOONLIGHT AVE**

**\$967,500**

**SOLD** Oct 2023  
22 Days

342 m<sup>2</sup> 4 2 2

**4 NIMBERA ST**

**\$900,000**

**SOLD** Sep 2023  
7 Days

630 m<sup>2</sup> 3 2 2

**45 TANAMI ST**

**\$1,120,000**

**SOLD** Sep 2023  
N/A

540 m<sup>2</sup> 4 1 2

**58 ALBATROSS CRES**

**\$1,100,000**

**SOLD** Sep 2023  
19 Days

551 m<sup>2</sup> 4 2 2

**75 CULTIVATION ST**

**\$1,100,200**

**SOLD** Sep 2023  
16 Days

525 m<sup>2</sup> 4 2 2



# HARRISON - Properties For Rent

## Median Rental Price

# \$750 /w

Based on 130 recorded House rentals within the last 12 months (2023)

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

## Rental Yield

# +3.8%

Current Median Price: \$1,032,500  
Current Median Rent: \$750

Based on 39 recorded House sales and 130 House rentals compared over the last 12 months

## Number of Rentals

# 130

Based on recorded House rentals within the last 12 months (2023)

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

**7 Eurobin Street**

**\$750 per week**

551 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 1 Day

**6 KARAMU STREET**

**\$730 Per Week**

450 m<sup>2</sup> 3 beds 2 baths 2 cars

Feb 2024 4 Days

**47 KINGS CANYON STREET**

**\$750**

416 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 9 Days

**10 Howmans Street**

**\$800**

589 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 10 Days

**3 Fairydale Street**

**\$740 per week**

450 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 10 Days

**33 THUNDER CIRCUIT**

**\$850 per week**

540 m<sup>2</sup> 4 beds 3 baths 2 cars

Feb 2024 22 Days

**32/170 Flemington Road**

**\$450 per week**

**3 WEEKS—FREE RENT\***

5,746 m<sup>2</sup> 1 bed 1 bath 1 car

Feb 2024 24 Days

**31 Nimbera St**

**\$780 per week**

517 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 38 Days

**3 Hazelgrove Street**

**\$730 per week**

460 m<sup>2</sup> 4 beds 2 baths 2 cars

Feb 2024 42 Days



**372 Anthony Rolfe Avenue**

730pw

463 m<sup>2</sup> 4 2 2

Jan 2024 50 Days

**3 Koonalda Street**

\$850.00

472 m<sup>2</sup> 4 2 2

Jan 2024 50 Days

**31/170 FLEMINGTON ROAD**

\$650 per week

5,746 m<sup>2</sup> 3 2 2

Jan 2024 50 Days

**18 Fairydale Street**

\$620 per week

250 m<sup>2</sup> 3 1 1

Jan 2024 50 Days

**65/170 FLEMINGTON ROAD**

\$460 per week

5,746 m<sup>2</sup> 1 1 1

Jan 2024 50 Days

**Turtle Rock Street**

\$730

592 m<sup>2</sup> 3 2 1

Sep 2023 168 Days