

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a 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.

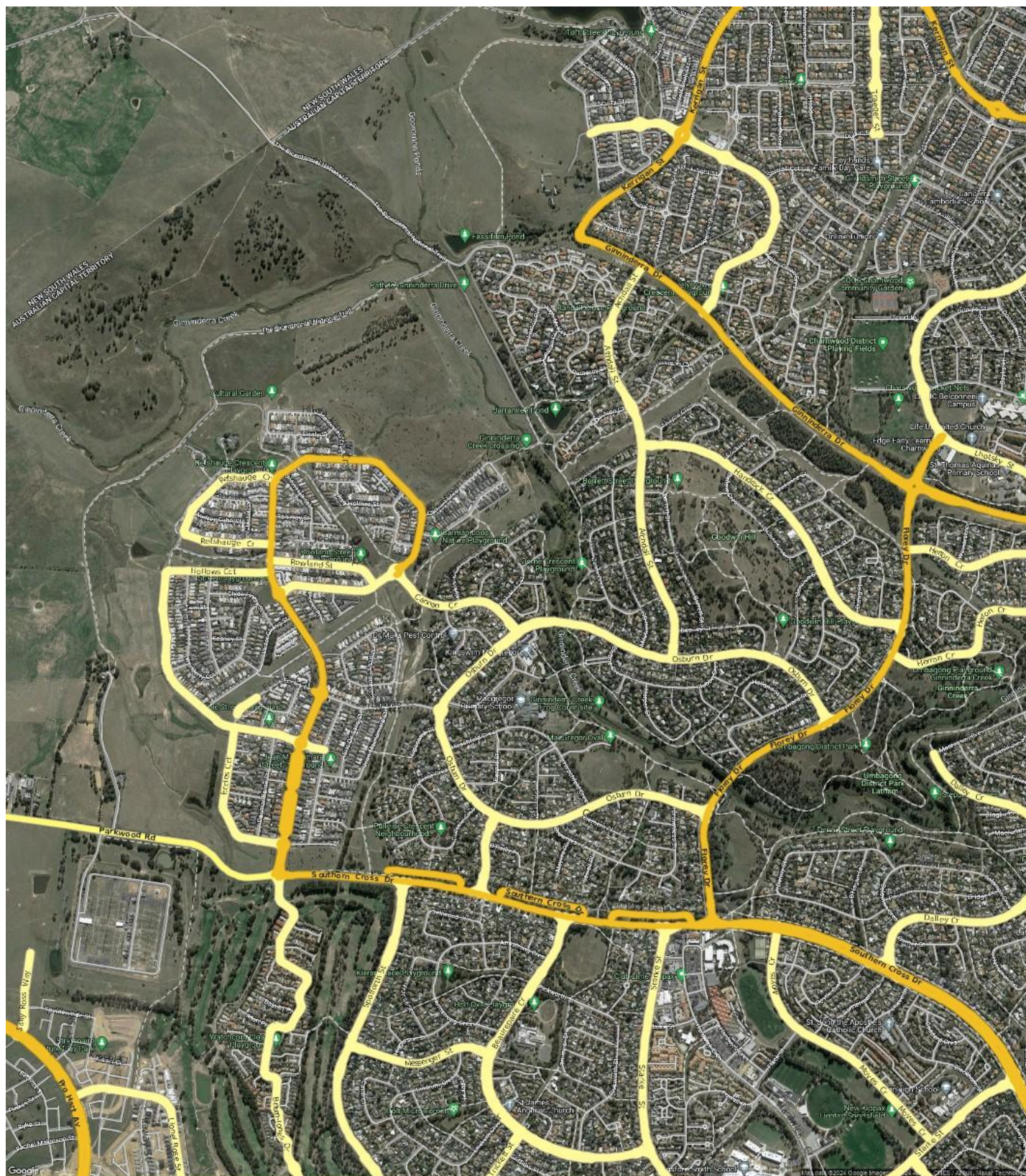
RayWhite.

Suburb
flyover report

MACGREGOR (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

MACGREGOR - 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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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 334,500	0.0 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	130	\$ 805,500	6.3 %	\$ 300,002	\$ 1,450,000
2023	95	\$ 771,000	-4.3 %	\$ 60,000	\$ 1,300,000
2024	0				

Median Sale Price

\$771k

Based on 95 recorded House sales within the last 12 months (2023)

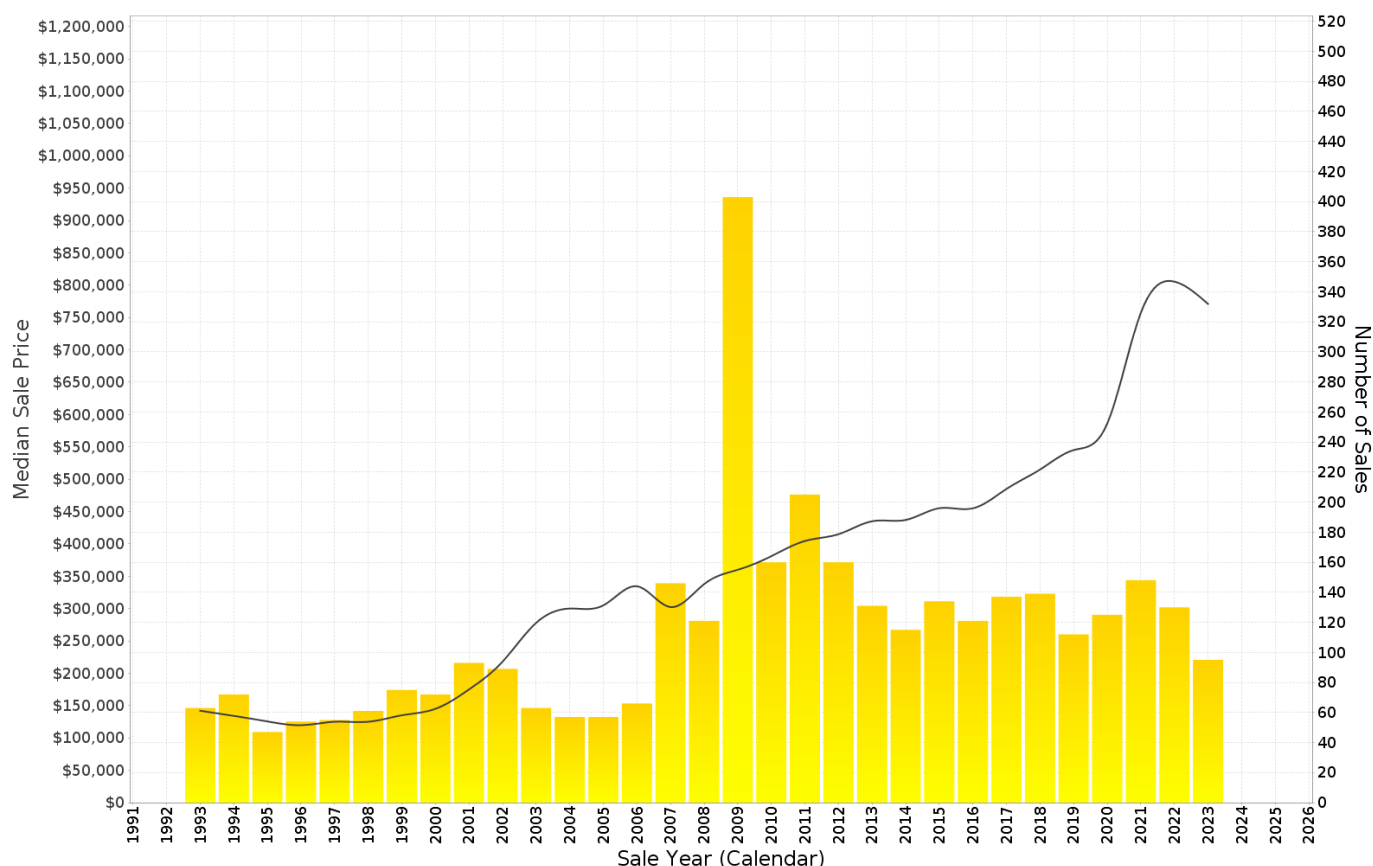
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.3%

Current Median Price: \$771,000
Previous Median Price: \$805,500

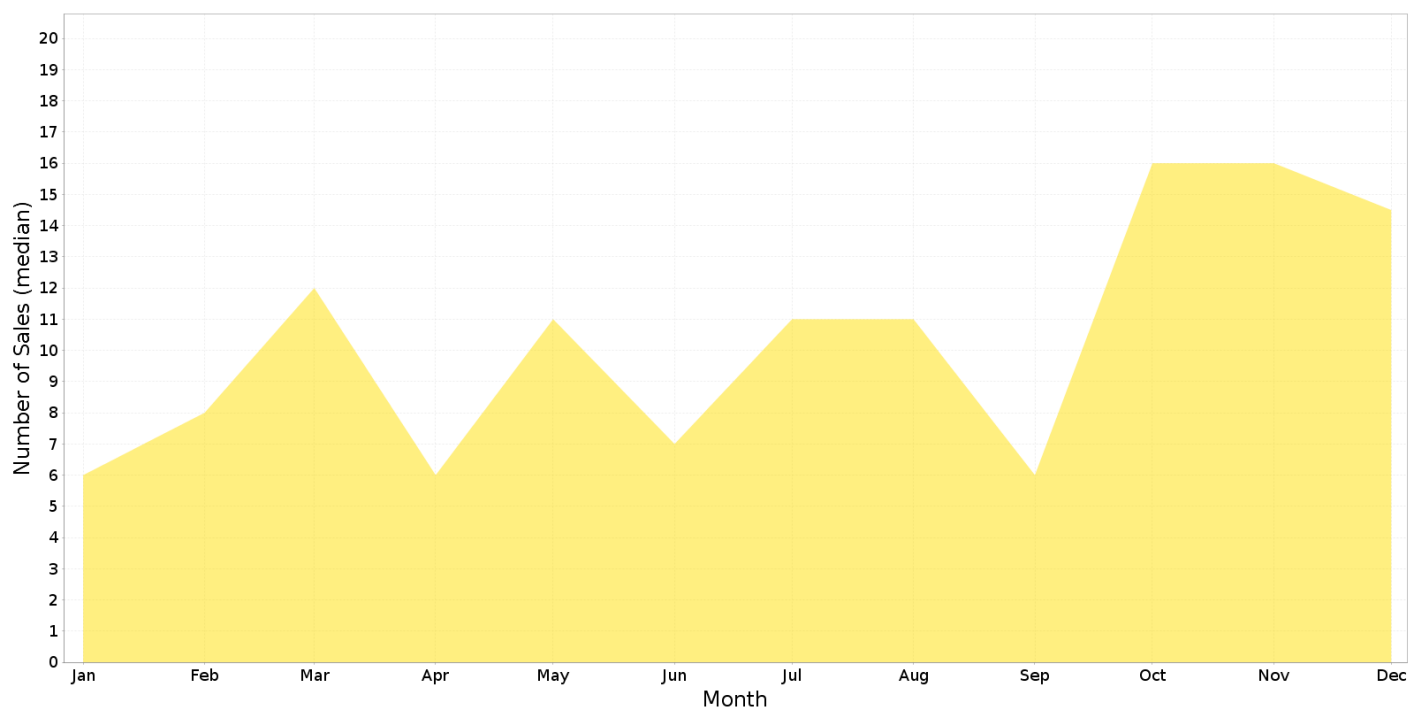
Based on 225 recorded House sales compared over the last two rolling 12 month periods



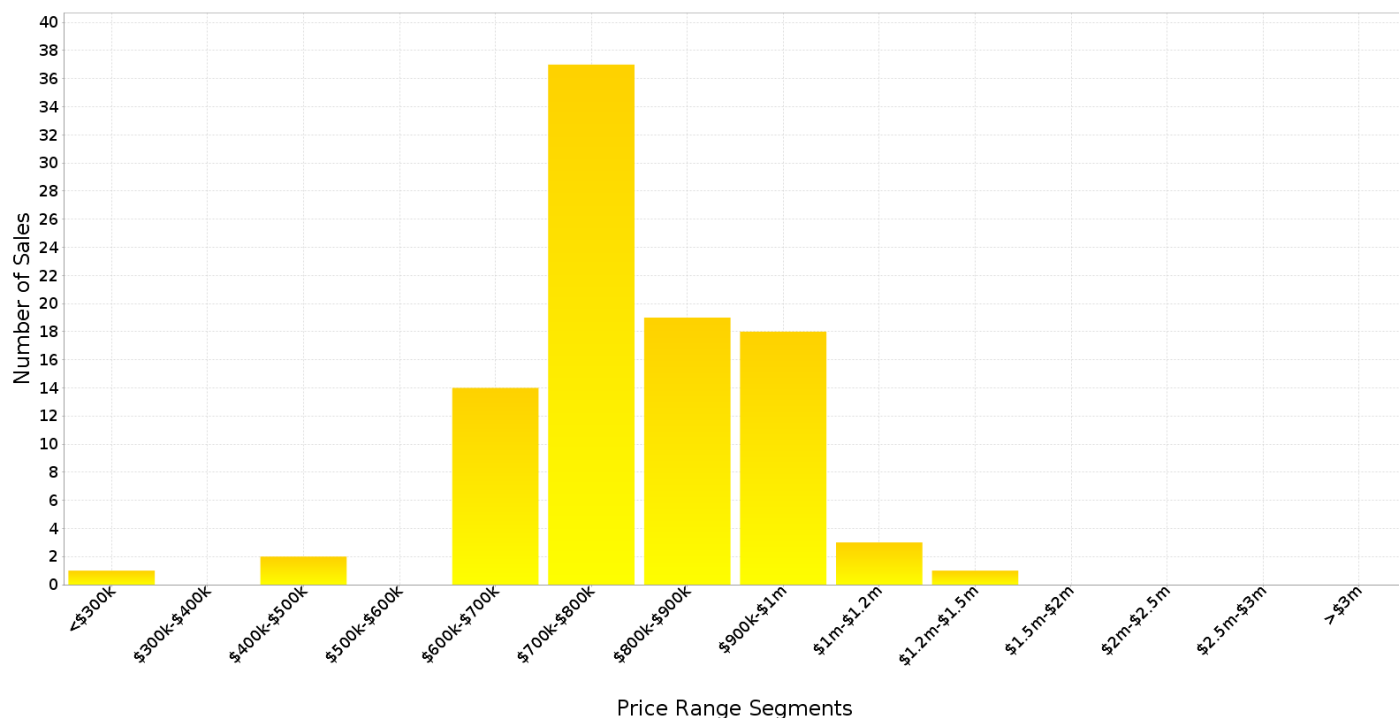
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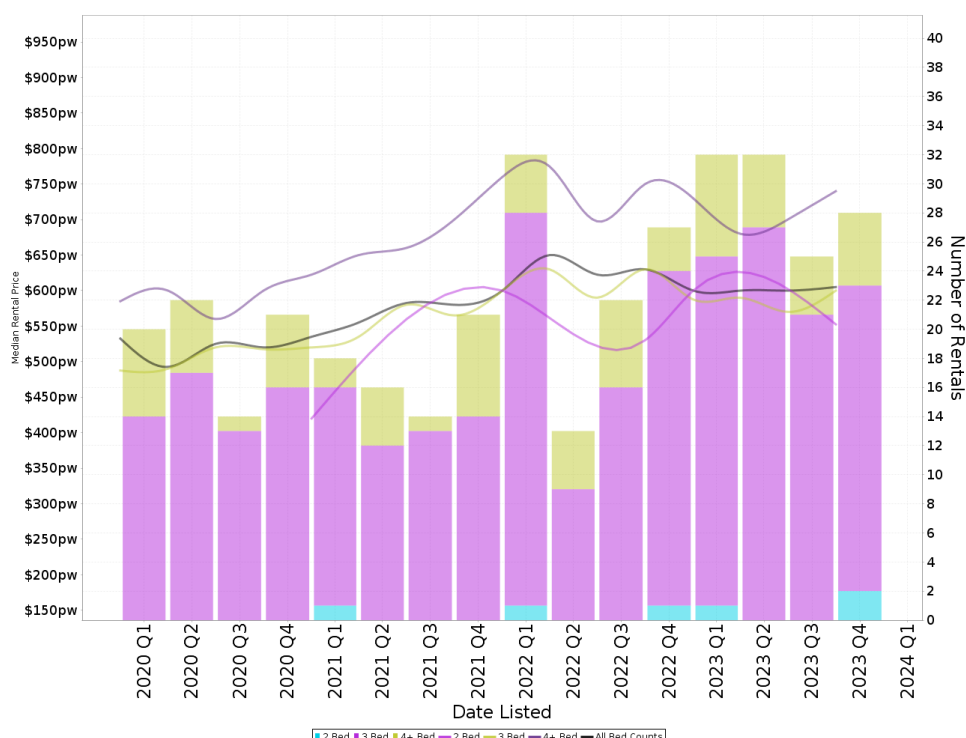
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$771,000
Previous Median Price: \$805,500

Based on 225 registered House sales compared over the last two rolling 12 month periods.

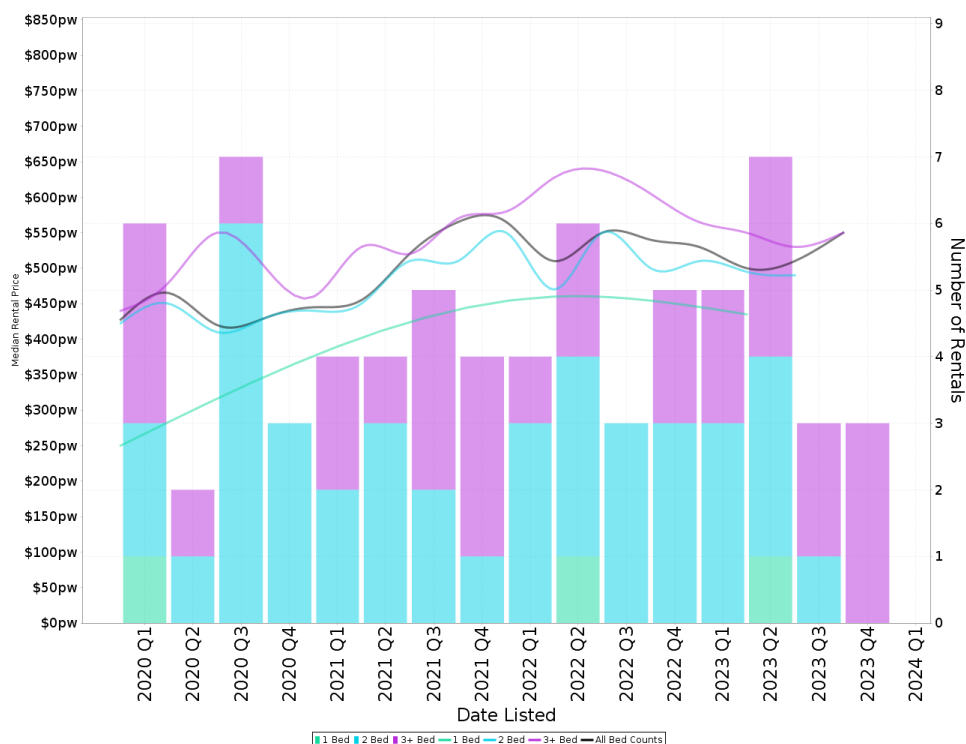
Suburb Rental Yield

+4.0%

Current Median Price: \$771,000
Current Median Rent: \$600

Based on 117 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.3%

Current Median Price: \$576,500
Previous Median Price: \$590,000

Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$576,500
Current Median Rent: \$540

Based on 18 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price

\$771k

Based on 95 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: \$771,000
Previous Median Price: \$805,500

Based on 225 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

95

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

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

8 KEANEY ST

\$905,000

2024
Feb
20 Days

594 m² 3 2 2

130 MACFARLANE BURNET AVE

\$885,000

2024
Feb
16 Days

498 m² 4 2 2

18 HIRSCHFELD CRES

\$750,000

2024
Feb
8 Days

651 m² 4 2 2

78 OSBURN DR

\$865,000

2024
Feb
16 Days

835 m² 4 2 1

36 ROWLAND ST

\$685,000

2024
Feb
16 Days

375 m² 3 1 1

10 FIASCHI ST

\$863,000

2024
Jan
68 Days

798 m² 4 2 1

14 STANG PL

\$635,000

2024
Jan
119 Days

230 m² 3 1 1

7 HIRSCHFELD CRES

\$975,000

2024
Jan
57 Days

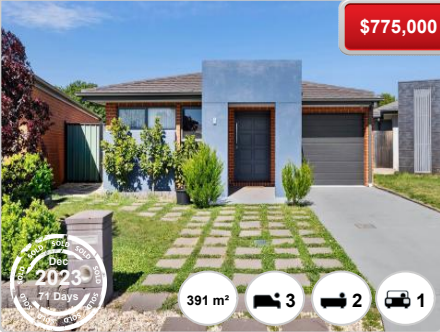









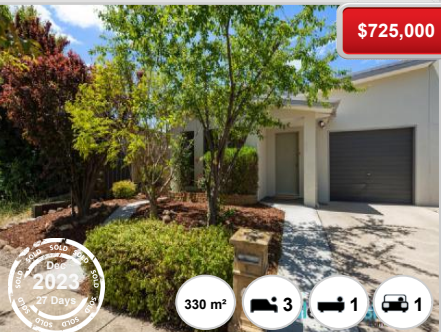



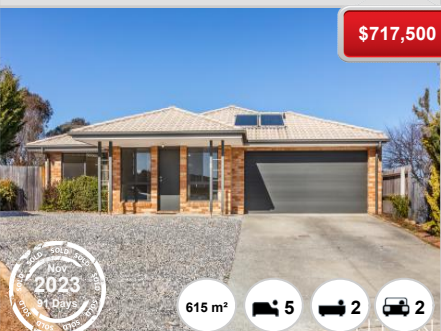

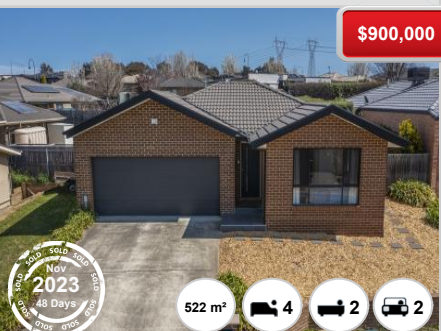



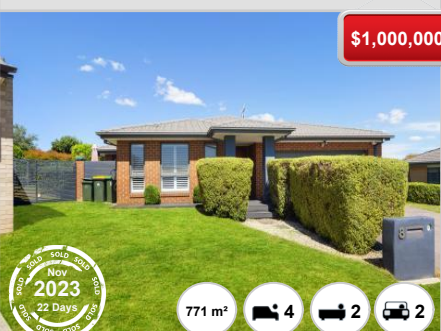



1,280 m² 4 2 2

1 HARPER ST

\$840,000

2024
Jan
39 Days

936 m² 3 2 2

7 STANG PL  \$775,000  391 m ² 3 2 1	93 MACFARLANE BURNET AVE  \$670,000  460 m ² 3 1 1	113 ECCLES CCT  \$780,000  450 m ² 3 2 2
10 ERIC DE SALIS ST  \$810,000  3 2 2	52 DAGMAR BERNE ST  \$735,000  485 m ² 3 1 1	18 BRYAN HUDSON ST  \$725,000  330 m ² 3 1 1
58 HILDA KINCAID CRES  \$855,000  344 m ² 3 2 2	8 SAX PL  \$717,500  615 m ² 5 2 2	9 MARCUS FAUNCE ST  \$900,000  522 m ² 4 2 2
38 HIRSCHFELD CRES  \$759,000  855 m ² 3 1 6	8 GAGE PL  \$1,000,000  771 m ² 4 2 2	65 BRYAN HUDSON ST  \$711,000  450 m ² 3 1 1

MACGREGOR - Properties For Rent

Median Rental Price

\$600 /w

Based on 117 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

+4.0%

Current Median Price: \$771,000
Current Median Rent: \$600

Based on 95 recorded House sales and 117 House rentals compared over the last 12 months


Number of Rentals

117

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

21 JOHN JAMES LOOP




\$570 per week

300 m² 3 beds 1 bath 1 car

FOR RENT Feb 2024 2 Days

6 KEANEY STREET




\$685

540 m² 3 beds 2 bath 2 car

FOR RENT Feb 2024 11 Days

7 Mathison Place



\$530 pw

653 m² 3 beds 1 bath - car

FOR RENT Feb 2024 17 Days

Independent

56 REFSHAUGE CRESCENT



\$650 per week

226 m² 3 beds 1 bath 1 car

FOR RENT Feb 2024 29 Days