

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. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

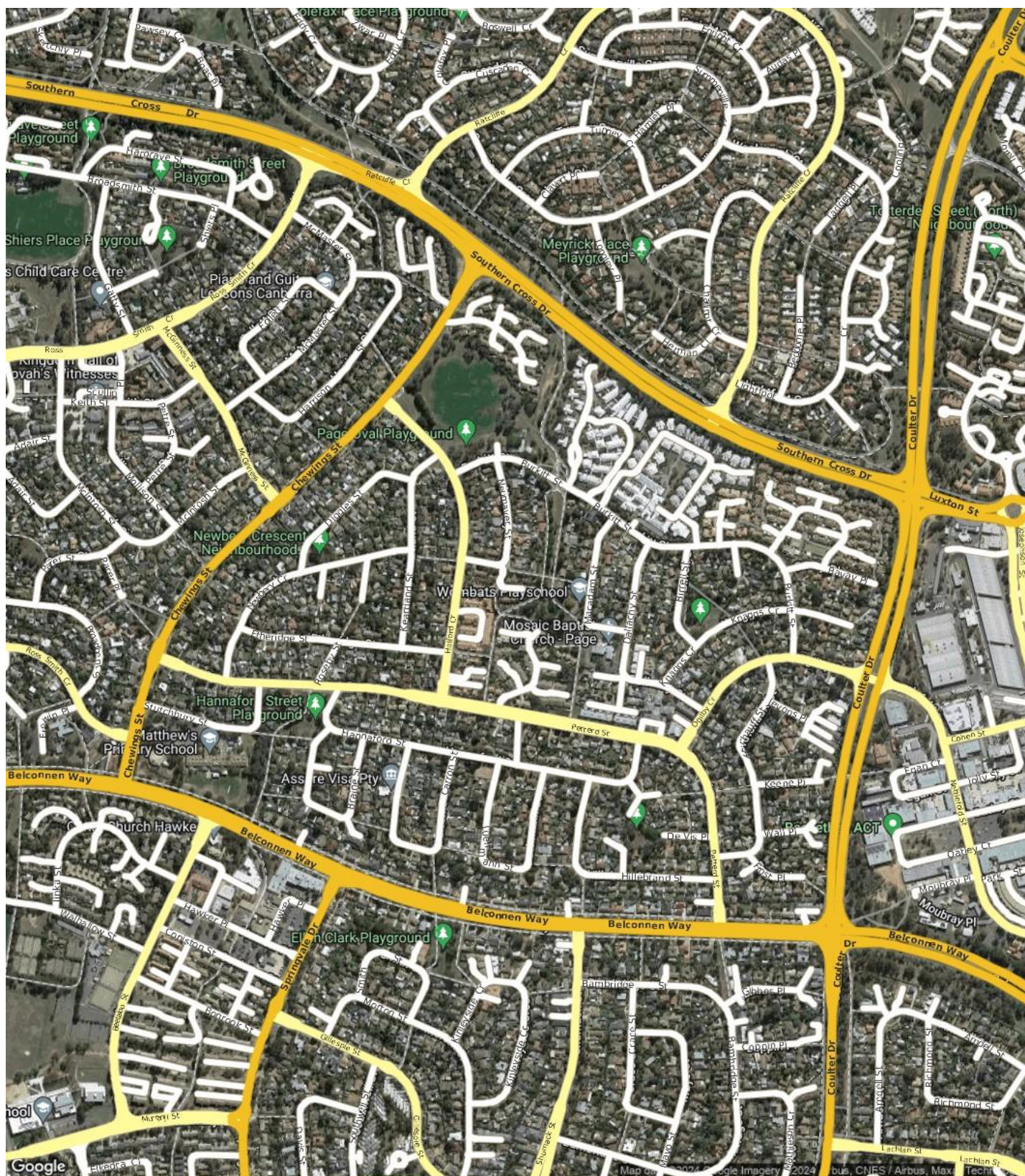
RayWhite.

Suburb flyover report

PAGE (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

PAGE - Suburb Map



PAGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	30	\$ 335,500	0.0 %	\$ 275,000	\$ 700,000
2007	44	\$ 368,750	9.9 %	\$ 176,000	\$ 500,000
2008	38	\$ 399,500	8.3 %	\$ 93,750	\$ 550,000
2009	32	\$ 410,000	2.6 %	\$ 130,000	\$ 489,000
2010	20	\$ 455,000	11.0 %	\$ 187,500	\$ 610,500
2011	18	\$ 471,000	3.5 %	\$ 300,000	\$ 526,000
2012	26	\$ 455,875	-3.2 %	\$ 232,500	\$ 580,000
2013	27	\$ 455,000	-0.2 %	\$ 380,000	\$ 665,000
2014	32	\$ 469,975	3.3 %	\$ 208,750	\$ 607,000
2015	47	\$ 499,000	6.2 %	\$ 200,000	\$ 683,000
2016	21	\$ 525,000	5.2 %	\$ 465,000	\$ 790,000
2017	32	\$ 620,000	18.1 %	\$ 180,000	\$ 822,000
2018	29	\$ 627,000	1.1 %	\$ 200,000	\$ 880,000
2019	30	\$ 621,000	-1.0 %	\$ 360,000	\$ 770,000
2020	29	\$ 700,000	12.7 %	\$ 475,000	\$ 947,500
2021	37	\$ 920,000	31.4 %	\$ 331,565	\$ 1,207,000
2022	41	\$ 910,000	-1.1 %	\$ 337,500	\$ 1,213,000
2023	21	\$ 880,000	-3.3 %	\$ 500,000	\$ 1,420,000
2024	0				

Median Sale Price

\$880k

Based on 21 recorded House sales within the last 12 months (2023)

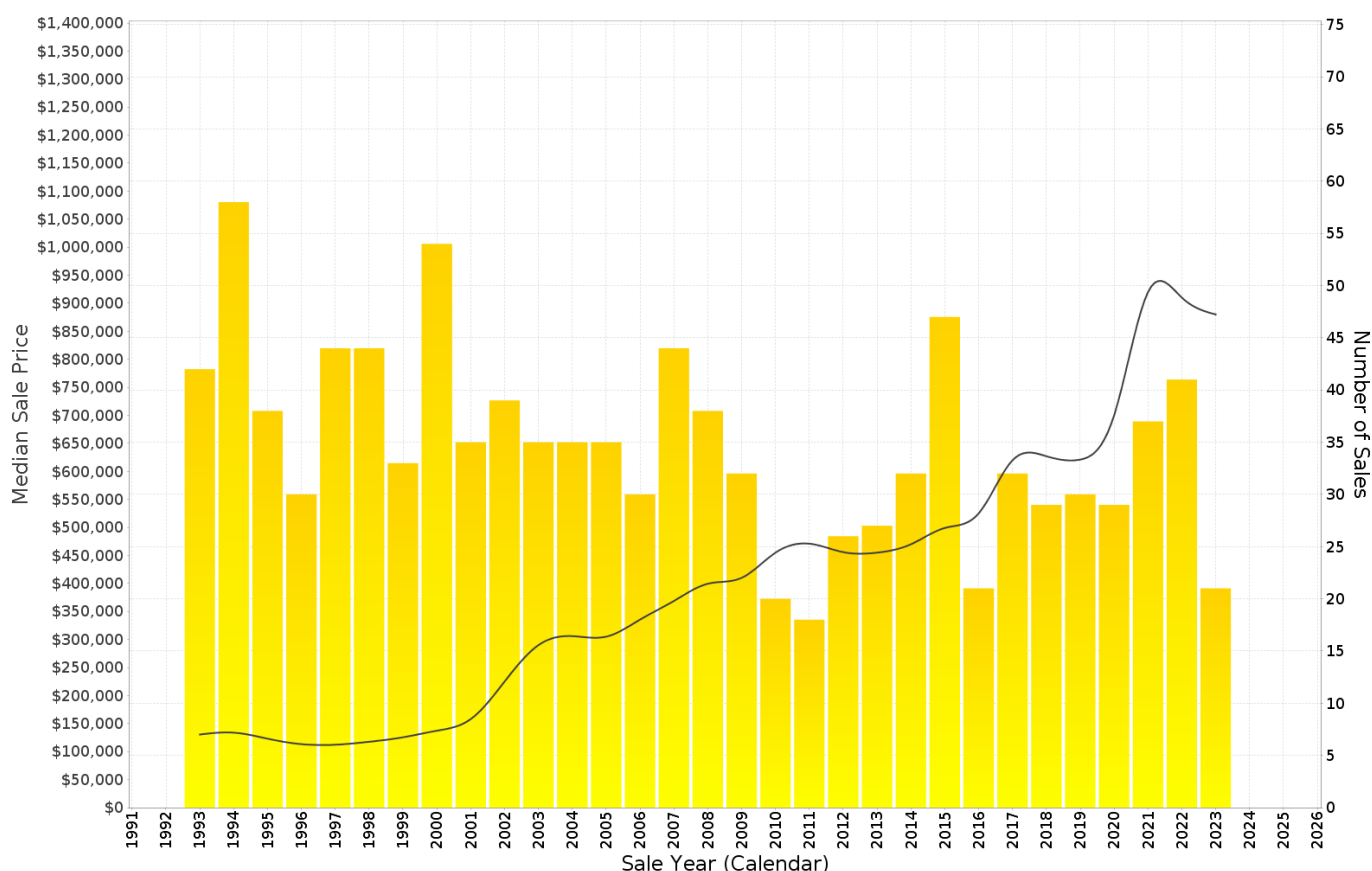
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

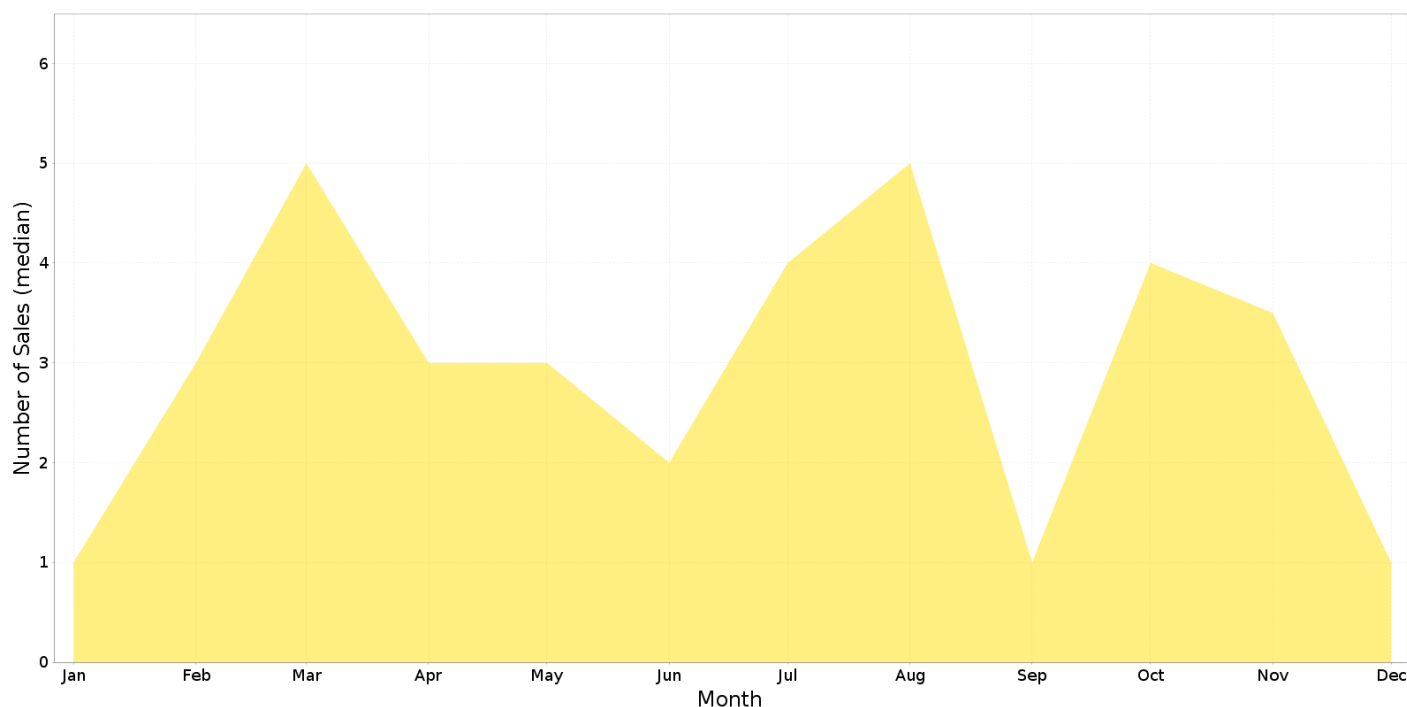
-3.3%

Current Median Price: \$880,000
Previous Median Price: \$910,000

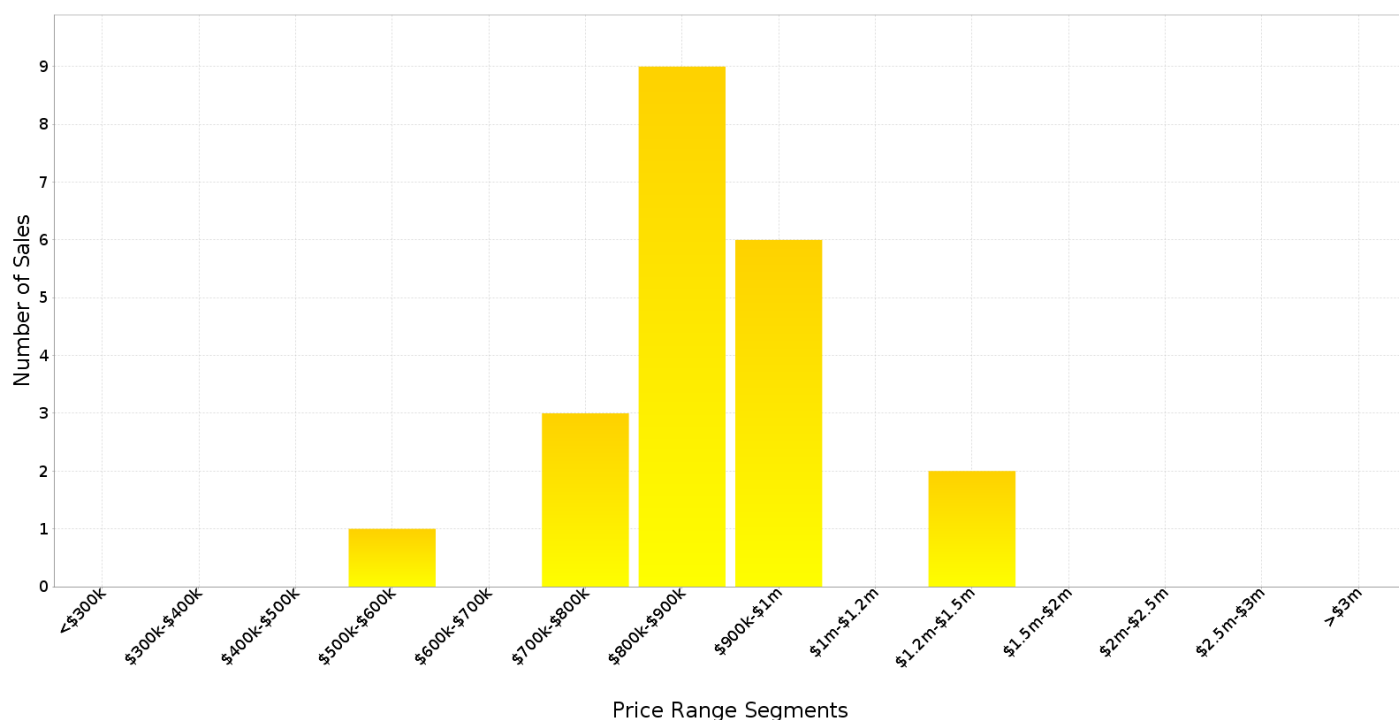
Based on 62 recorded House sales compared over the last two rolling 12 month periods



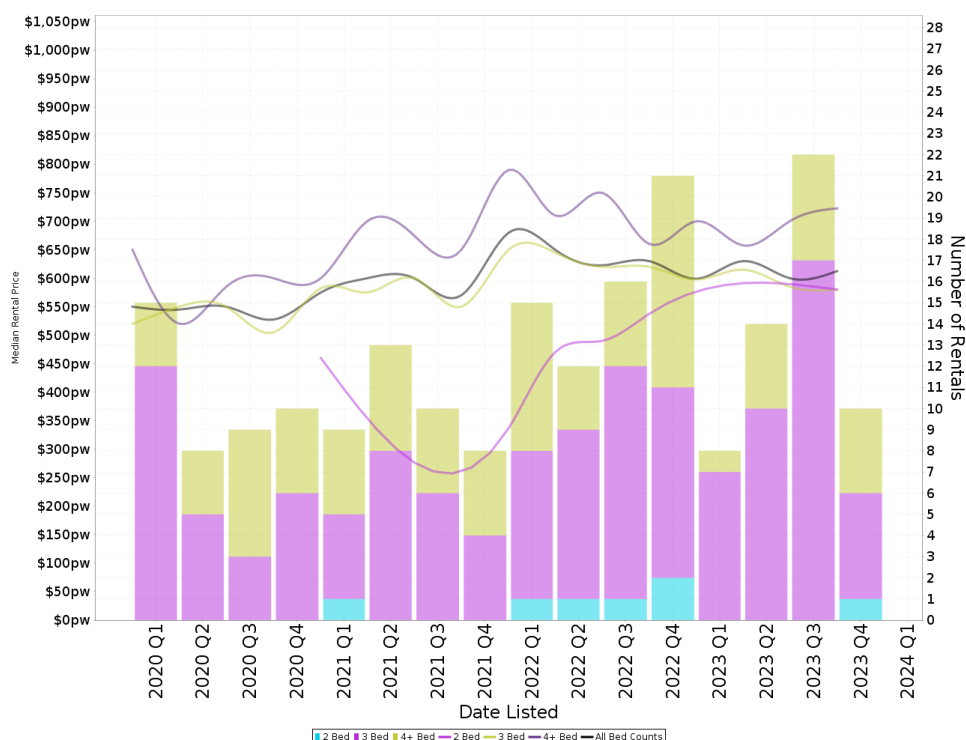
PAGE - Peak Selling Periods (3 years)



PAGE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.3%

Current Median Price: \$880,000
Previous Median Price: \$910,000

Based on 62 registered House sales compared over the last two rolling 12 month periods.

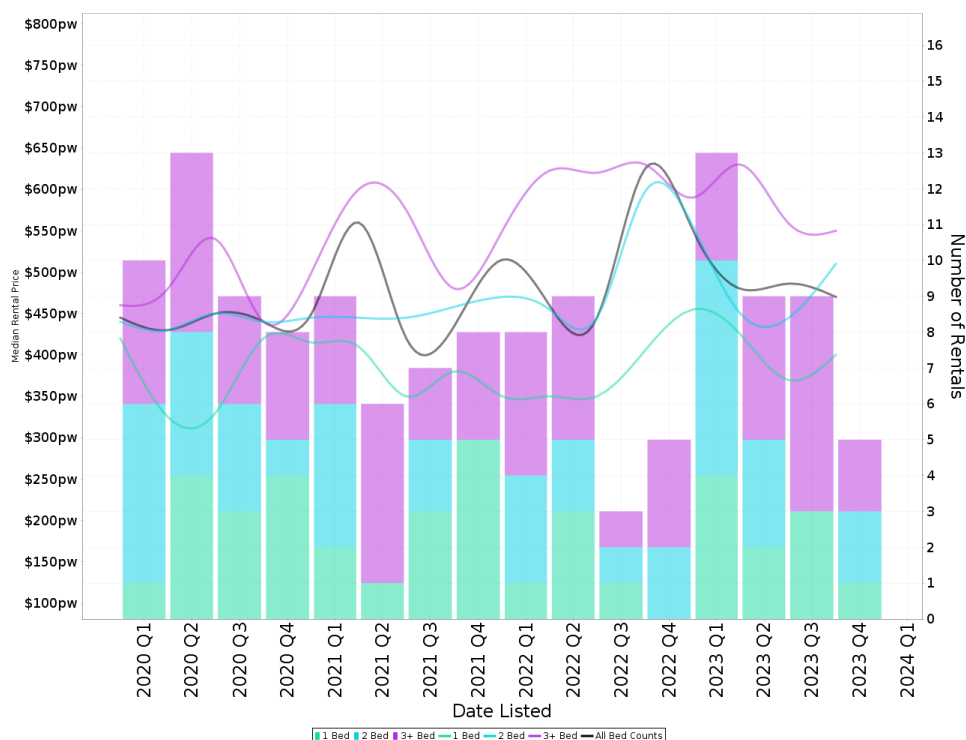
Suburb Rental Yield

+3.5%

Current Median Price: \$880,000
Current Median Rent: \$600

Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$560,000
Previous Median Price: \$530,000

Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$560,000
Current Median Rent: \$523

Based on 36 registered Unit rentals compared over the last 12 months.

PAGE - Recently Sold Properties

Median Sale Price

\$880k

Based on 21 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

-3.3%

Current Median Price: \$880,000
Previous Median Price: \$910,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

21

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

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

15 STUTCHBURY ST



\$1,090,000

Feb 2024
28 Days

707 m² 4 2 3

19 OGILBY CRES




\$699,000

Feb 2024
15 Days

634 m² 3 1 1

11 HILLEBRAND ST




\$1,100,000

Nov 2023
23 Days

956 m² 5 4 3

16 HALFORD CRES




\$740,000

Oct 2023
10 Days

647 m² 3 1 1

24 BURKITT ST




\$733,000

Oct 2023
14 Days

653 m² 3 1 1

11 DALLACHY ST




\$863,000

Sep 2023
17 Days

737 m² 3 1 2

1 ROSEBY ST




\$880,000

Sep 2023
22 Days

805 m² 3 2 1

28 PETTERD ST



\$851,000

Sep 2023
16 Days

700 m² 4 2 2

74 PETTERD ST



\$700,000

Sep 2023
N/A

766 m² 3 1 1

PAGE - Properties For Rent

Median Rental Price

\$600 /w

Based on 54 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

+3.5%

Current Median Price: \$880,000
Current Median Rent: \$600

Based on 21 recorded House sales and 54 House rentals compared over the last 12 months

Number of Rentals


54

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

4 Petterd Street

\$550.00 per




745 m² 3 1 1

Feb 2024 14 Days

48 CHEWINGS STREET

\$860 Per Week



927 m² 5 2 1

Feb 2024 14 Days

Petterd Street

\$720




821 m² 4 1 1

Jan 2024 14 Days

34 BELCONNEN WAY

\$680 per week



848 m² 3 1 1

Jan 2024 47 Days

8 Macadam Street

\$720

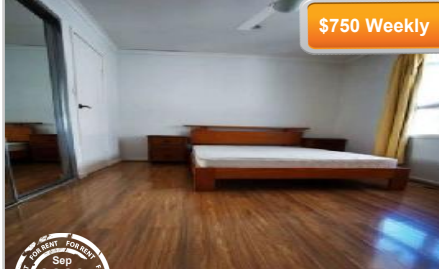


902 m² 4 1 1

Oct 2023 148 Days

MACADAM STREET

\$750 Weekly




902 m² 4 1 3

Sep 2023 167 Days

58 BELCONNEN WAY

\$580 per week



998 m² 3 1 1

Jun 2023 258 Days