

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 yellow towel is draped over the chair. Next to it is a wooden stool made of a tree stump, 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.**

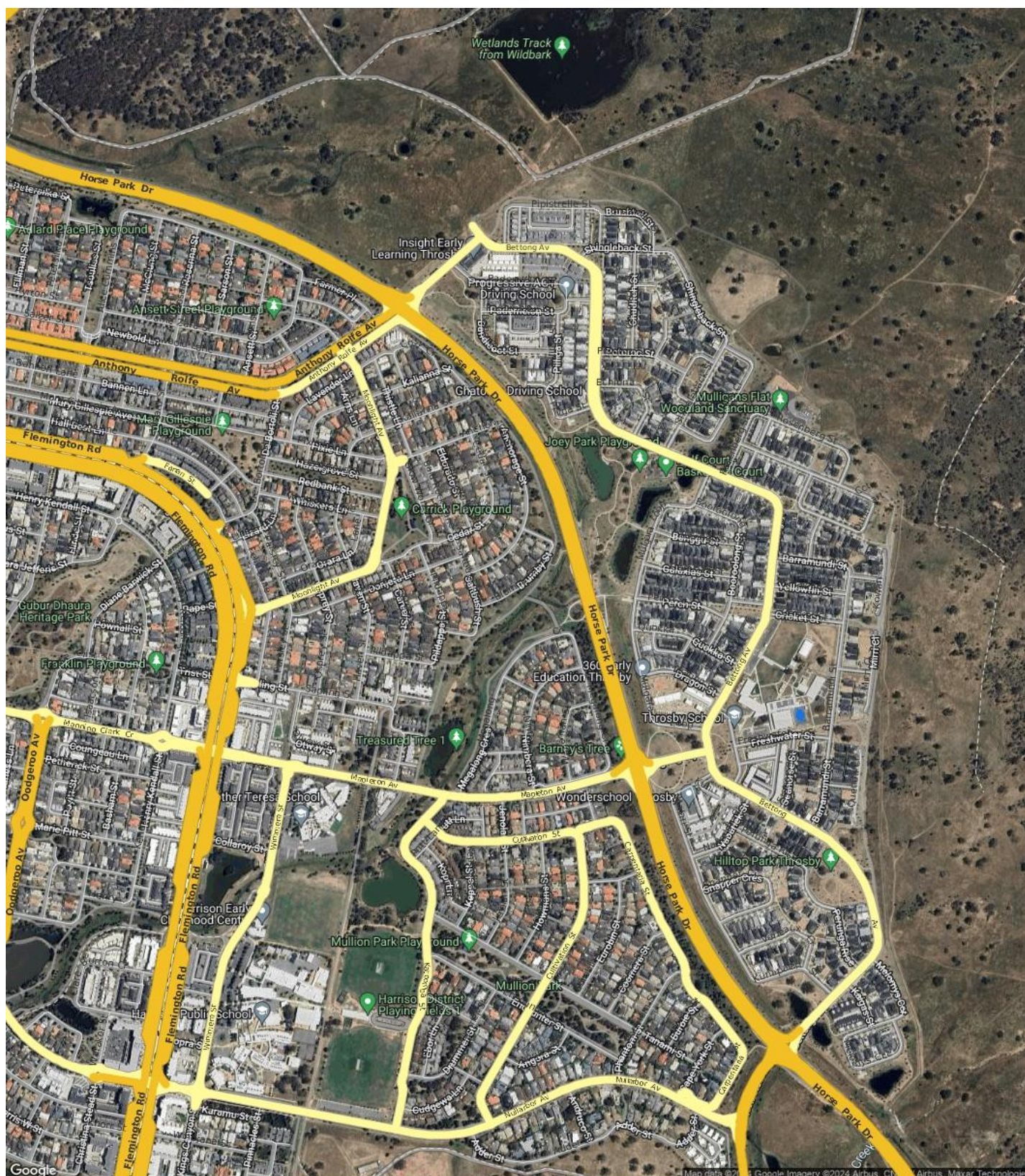
# Suburb flyover report

THROSBY (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# THROSBY - 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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# THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	86	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	26	\$ 1,167,000	-3.2 %	\$ 840,000	\$ 1,950,000
2024	0				

## Median Sale Price

**\$1.17m**

Based on 26 recorded House sales within the last 12 months (2023)

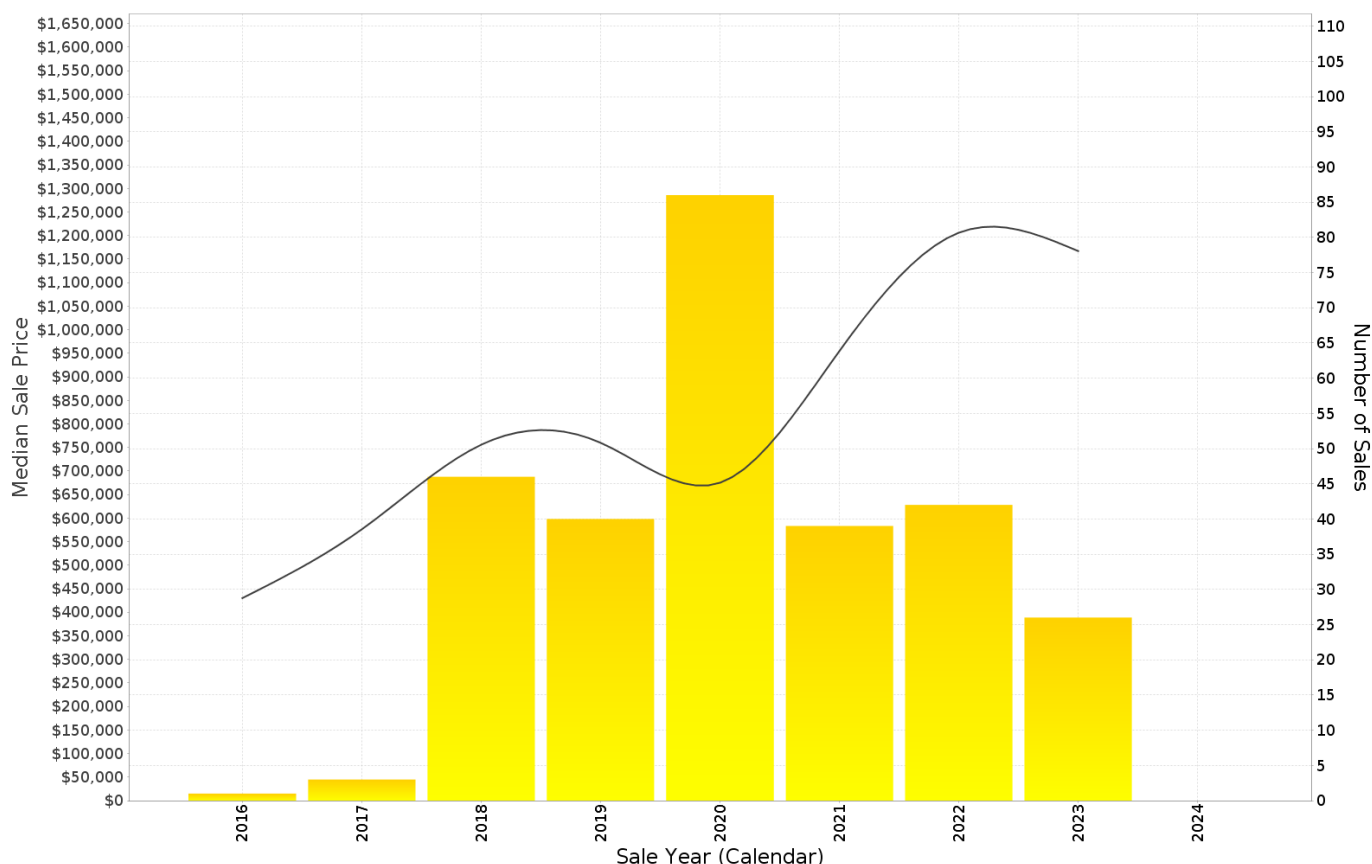
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

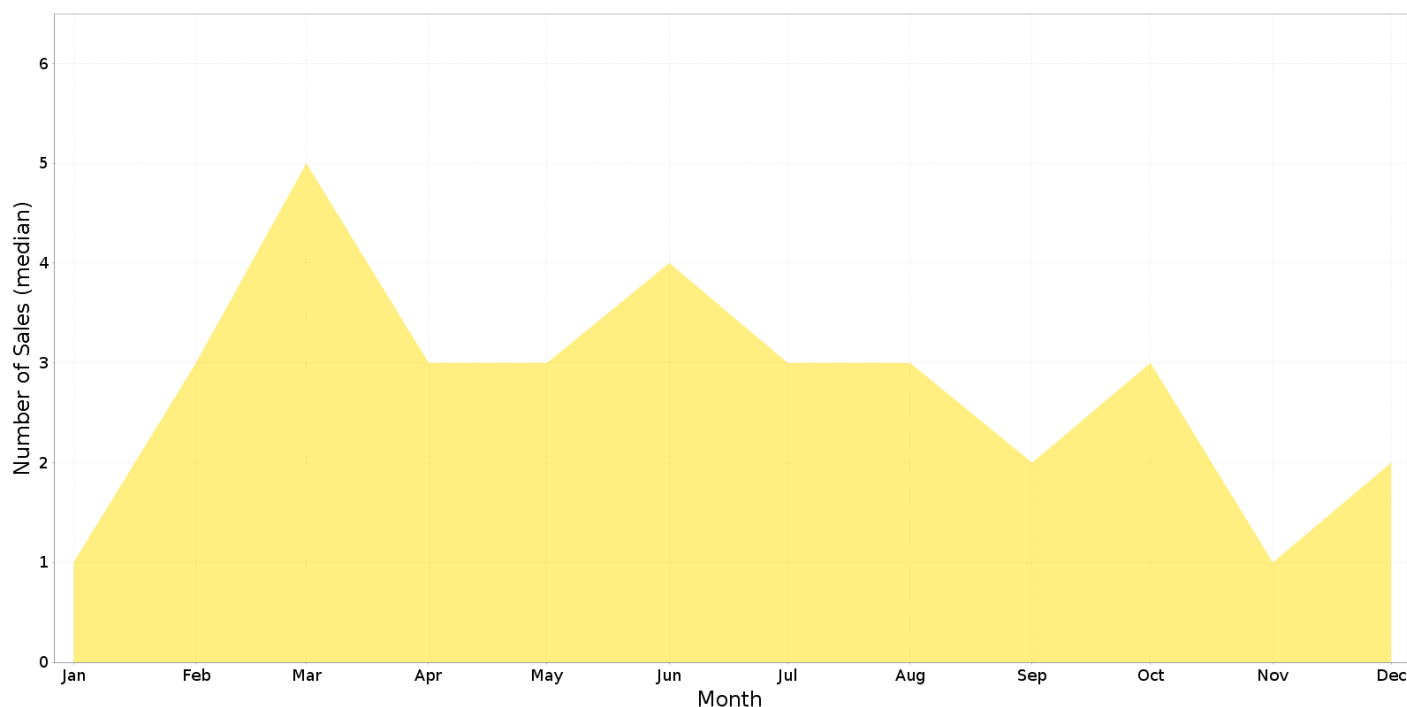
**-3.2%**

Current Median Price: \$1,167,000  
Previous Median Price: \$1,206,000

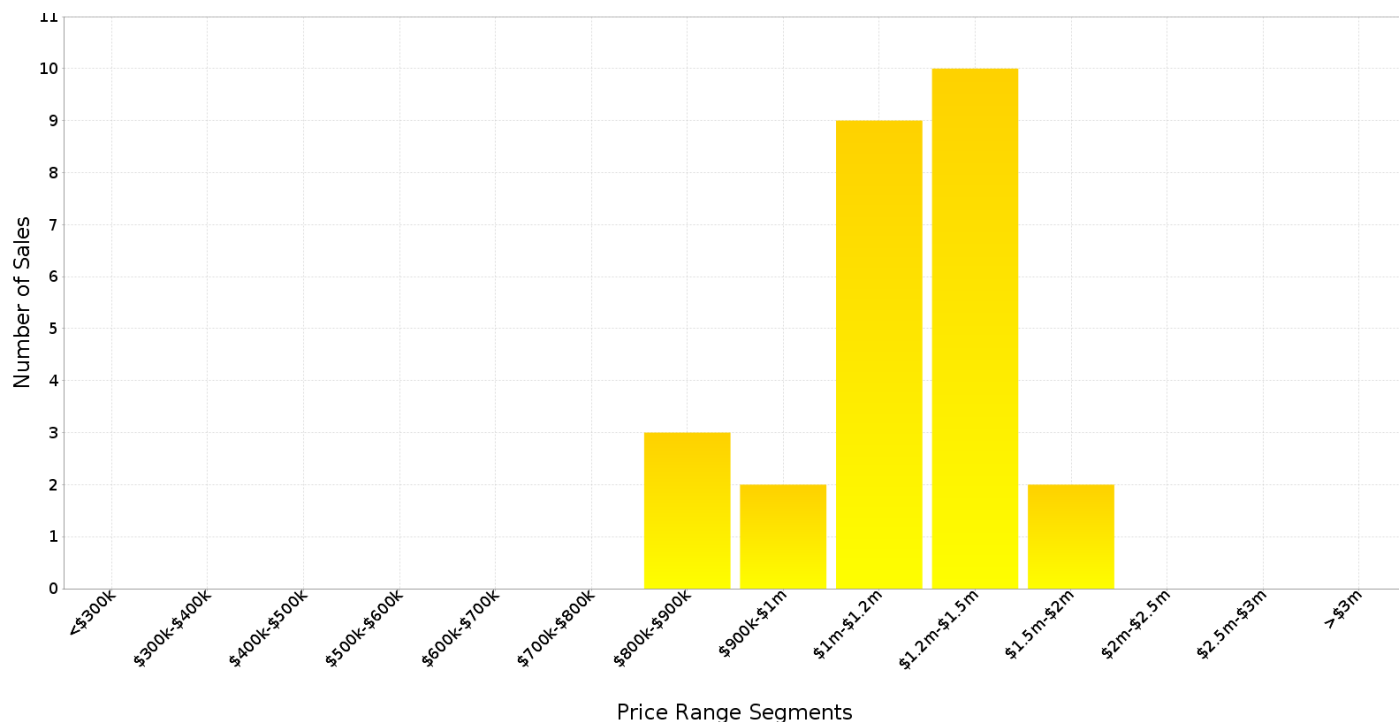
Based on 68 recorded House sales compared over the last two rolling 12 month periods



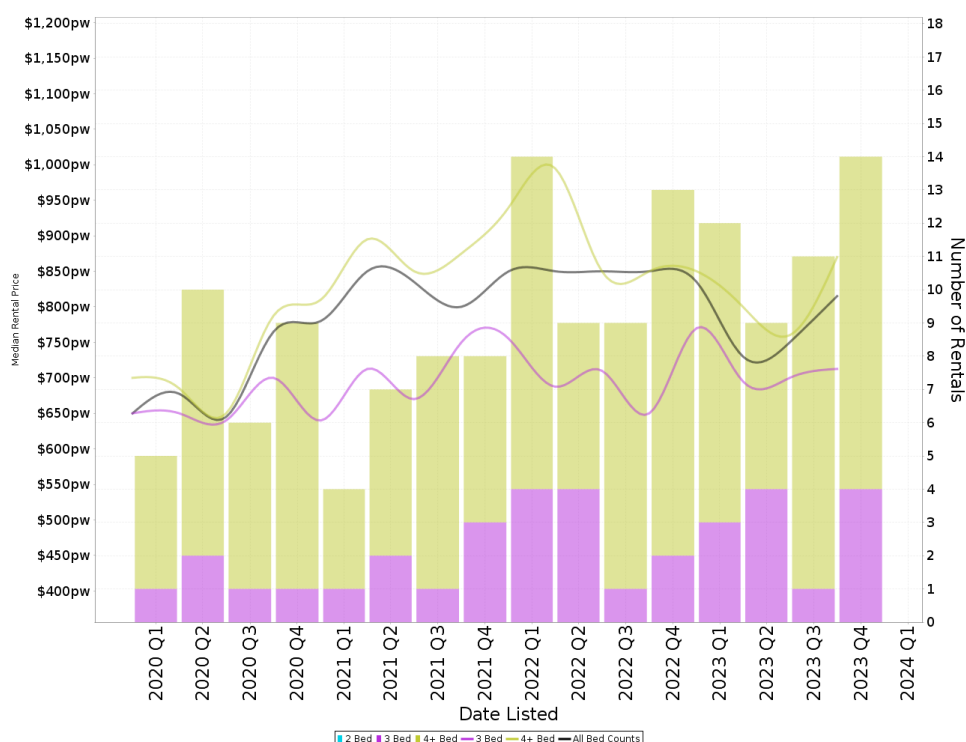
## THROSBY - Peak Selling Periods (3 years)



## THROSBY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.2%**

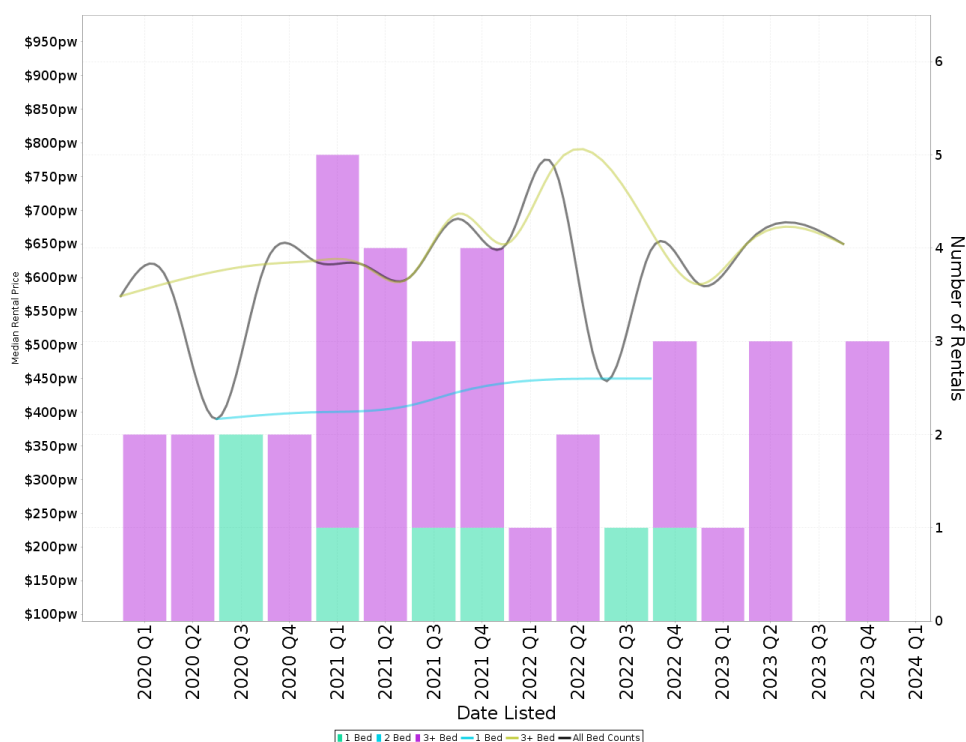
Current Median Price: \$1,167,000  
Previous Median Price: \$1,206,000  
Based on 68 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$1,167,000  
Current Median Rent: \$775  
Based on 46 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+7.3%**

Current Median Price: \$740,500  
Previous Median Price: \$690,000  
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$740,500  
Current Median Rent: \$650  
Based on 7 registered Unit rentals compared over the last 12 months.

# THROSBY - Recently Sold Properties

Median Sale Price

**\$1.17m**

Based on 26 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

**-3.2%**

Current Median Price: \$1,167,000  
Previous Median Price: \$1,206,000

Based on 68 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**26**

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

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

**9 VERREAUX CRES**




**\$1,300,000**

Sold Jan 2024  
59 Days

469 m<sup>2</sup> 4 2 2

**76 MULGARA LOOP**

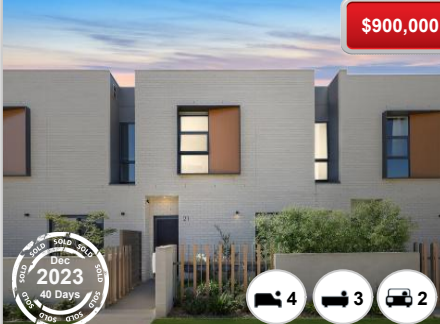


**\$1,220,000**

Sold Dec 2023  
21 Days

450 m<sup>2</sup> 4 2 2

**21 PADEMELON ST**




**\$900,000**

Sold Dec 2023  
40 Days

4 3 2

**77 BARRAMUNDI ST**



**\$850,000**

Sold Dec 2023  
183 Days

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

**39 PILLIGA ST**




**\$1,200,000**

Sold Nov 2023  
32 Days

440 m<sup>2</sup> 4 2 2

**18 GALAXIAS ST**

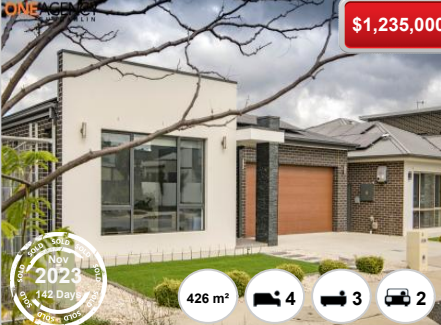


**\$870,000**

Sold Nov 2023  
27 Days

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

**21 MELOMYS CCT**



**\$1,235,000**

Sold Nov 2023  
142 Days

426 m<sup>2</sup> 4 3 2

**19 CRICKET ST**




**\$870,000**

Sold Oct 2023  
57 Days

250 m<sup>2</sup> 4 2 2

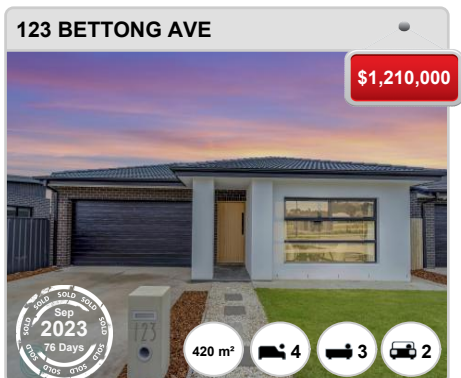
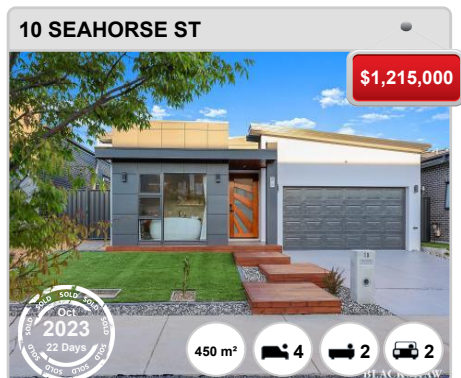
**21 CRICKET ST**



**\$871,000**

Sold Oct 2023  
30 Days

250 m<sup>2</sup> 4 2 2





# THROSBY - Properties For Rent

## Median Rental Price

# \$775 /w

Based on 46 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: \$1,167,000  
Current Median Rent: \$775

Based on 26 recorded House sales and 46 House rentals compared over the last 12 months


## Number of Rentals

# 46

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 PERCH STREET**




**\$999 per week**

Feb 2024  
11 Days

498 m<sup>2</sup> 6 4 2

**15 Perch Street**




**\$790 per week**

Jan 2024  
47 Days

405 m<sup>2</sup> 4 2 2

**58 Dunnart Cct**

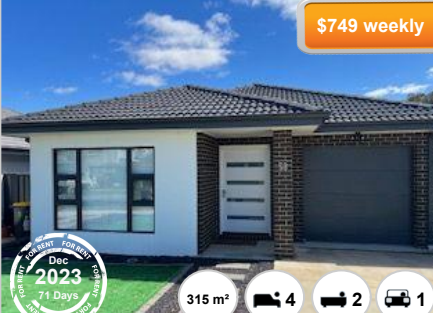


**\$749 per week**

Dec 2023  
71 Days

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

**58 DUNNART CIRCUIT**



**\$749 weekly**

Dec 2023  
71 Days

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

**27 Pilliga Street**



**\$780 per week**

Nov 2023  
105 Days

418 m<sup>2</sup> 4 2 2