

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 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.

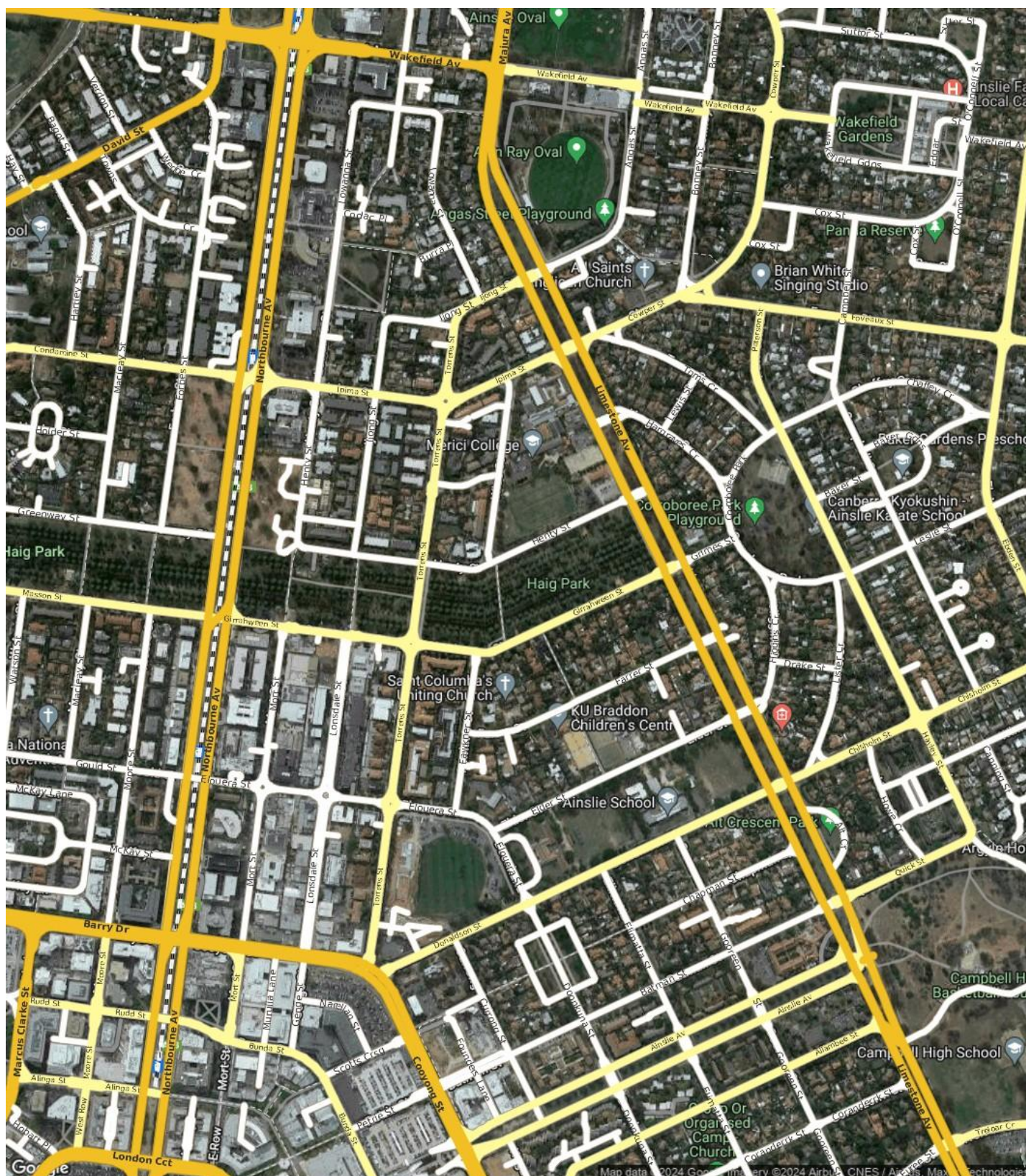
RayWhite.

Suburb
flyover report

BRADDON (UNIT)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

BRADDON - 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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BRADDON - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|---------------|
| 2006 | 212 | \$ 338,000 | 0.0 % | \$ 155,000 | \$ 785,000 |
| 2007 | 273 | \$ 360,000 | 6.5 % | \$ 111,666 | \$ 950,500 |
| 2008 | 139 | \$ 391,000 | 8.6 % | \$ 105,000 | \$ 1,550,000 |
| 2009 | 157 | \$ 402,500 | 2.9 % | \$ 190,000 | \$ 650,000 |
| 2010 | 219 | \$ 450,000 | 11.8 % | \$ 175,000 | \$ 1,131,900 |
| 2011 | 241 | \$ 420,000 | -6.7 % | \$ 194,000 | \$ 2,359,225 |
| 2012 | 201 | \$ 430,000 | 2.4 % | \$ 60,000 | \$ 3,445,000 |
| 2013 | 202 | \$ 428,700 | -0.3 % | \$ 5,173 | \$ 3,622,781 |
| 2014 | 177 | \$ 439,900 | 2.6 % | \$ 103,460 | \$ 1,660,000 |
| 2015 | 292 | \$ 459,900 | 4.5 % | \$ 41,800 | \$ 3,200,000 |
| 2016 | 220 | \$ 461,250 | 0.3 % | \$ 46,500 | \$ 60,000,000 |
| 2017 | 422 | \$ 450,000 | -2.4 % | \$ 19,000 | \$ 11,500,000 |
| 2018 | 397 | \$ 489,000 | 8.7 % | \$ 142,290 | \$ 1,562,000 |
| 2019 | 565 | \$ 679,000 | 38.9 % | \$ 192,500 | \$ 78,088,207 |
| 2020 | 468 | \$ 493,750 | -27.3 % | \$ 195,000 | \$ 1,580,000 |
| 2021 | 596 | \$ 570,000 | 15.4 % | \$ 60,000 | \$ 66,000,000 |
| 2022 | 390 | \$ 605,000 | 6.1 % | \$ 274,000 | \$ 6,072,000 |
| 2023 | 253 | \$ 530,000 | -12.4 % | \$ 25,000 | \$ 11,100,000 |
| 2024 | 0 | | | | |

Median Sale Price

\$530k

Based on 253 recorded Unit sales within the last 12 months (2023)

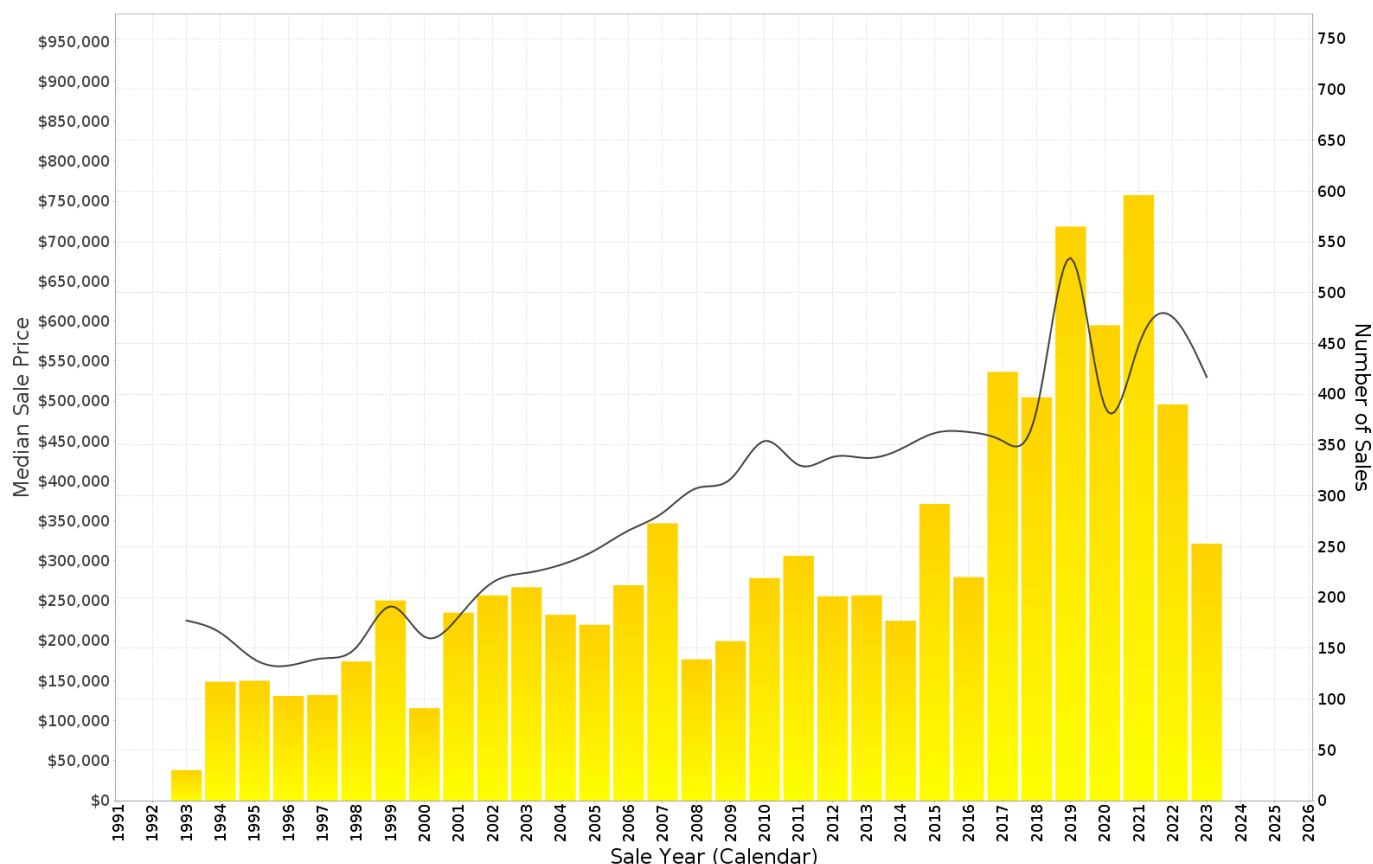
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-12.4%

Current Median Price: \$530,000
Previous Median Price: \$605,000

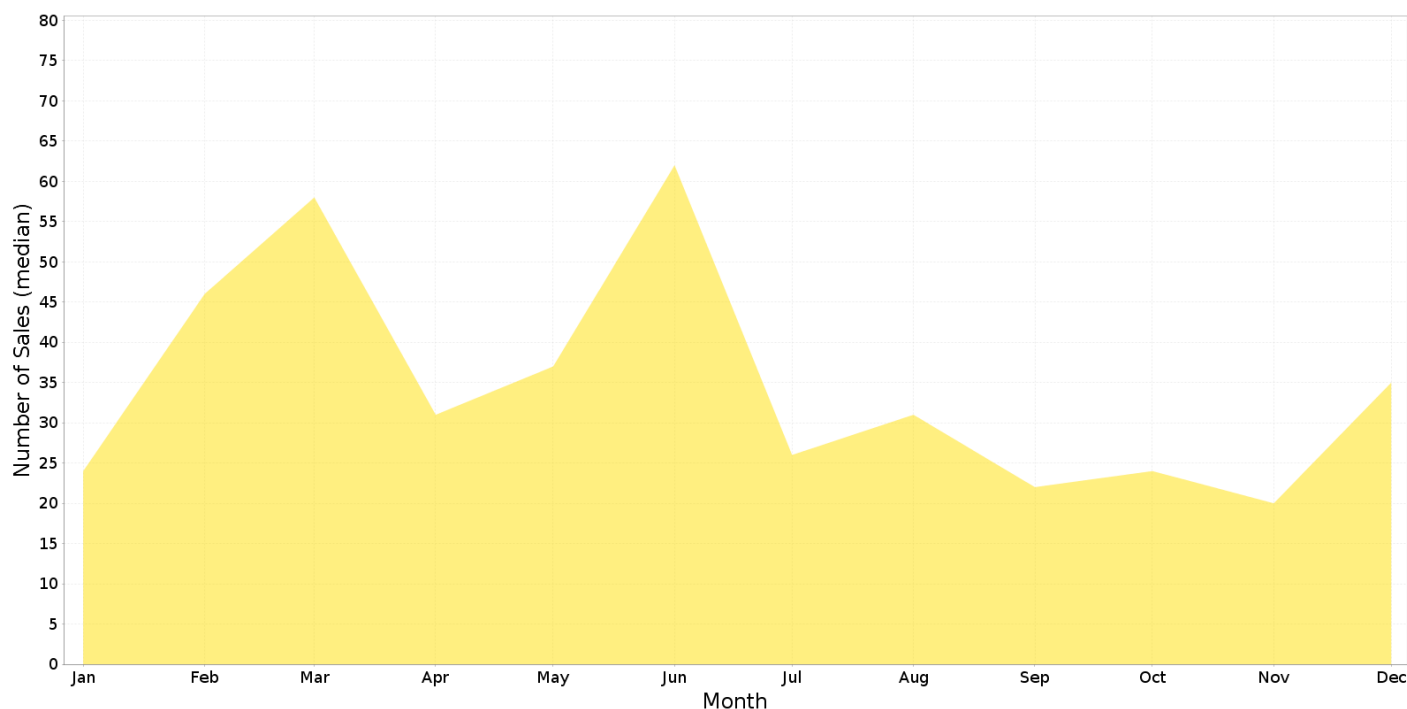
Based on 643 recorded Unit sales compared over the last two rolling 12 month periods



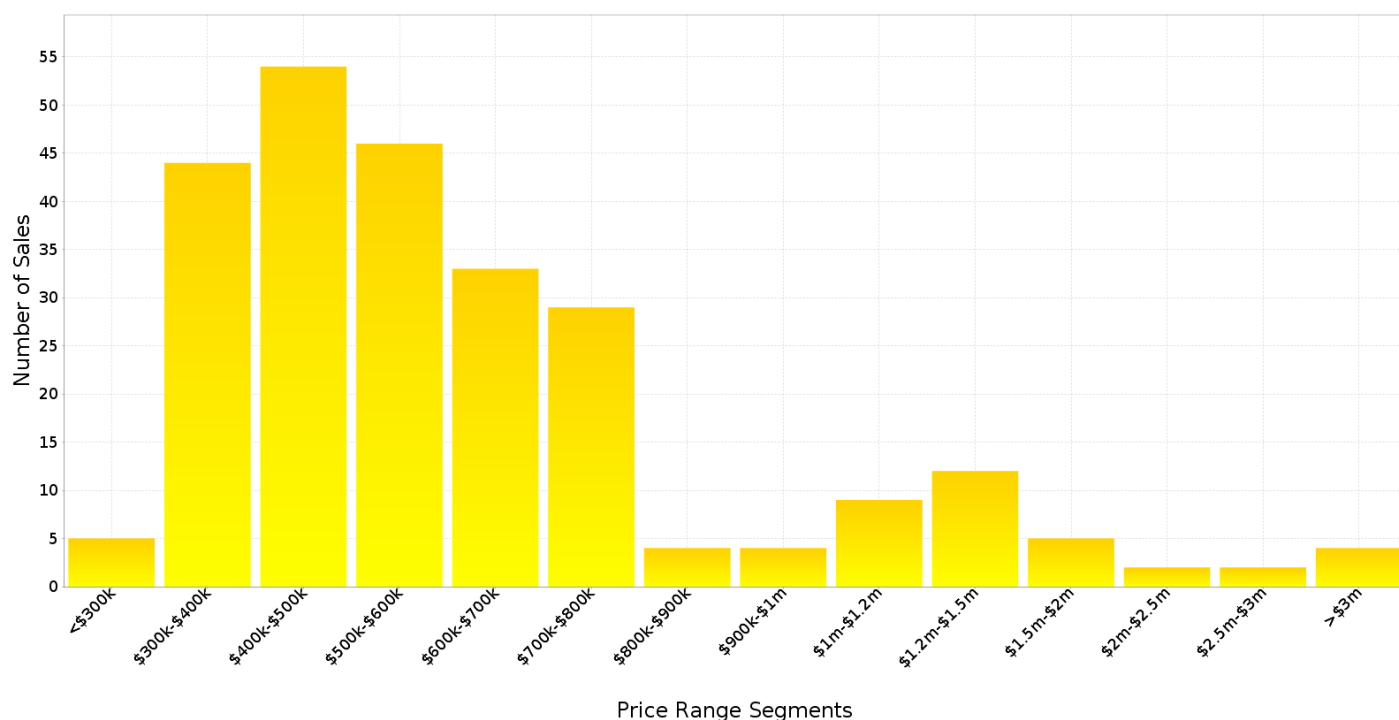
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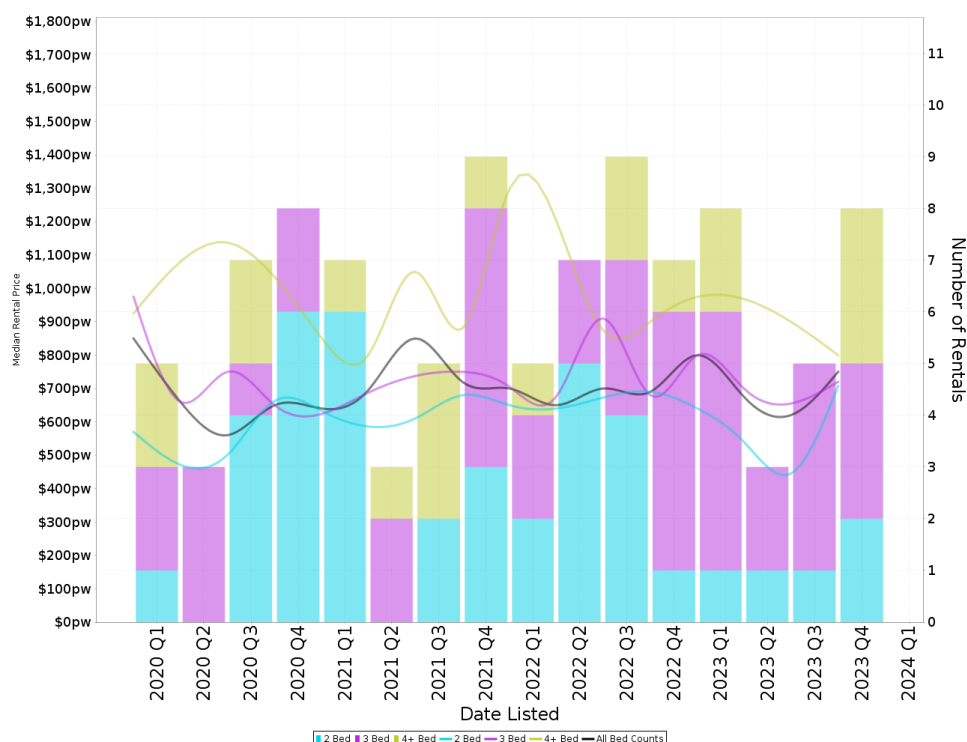
BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.9%

Current Median Price: \$1,335,000
Previous Median Price: \$1,285,000

Based on 18 registered House sales compared over the last two rolling 12 month periods.

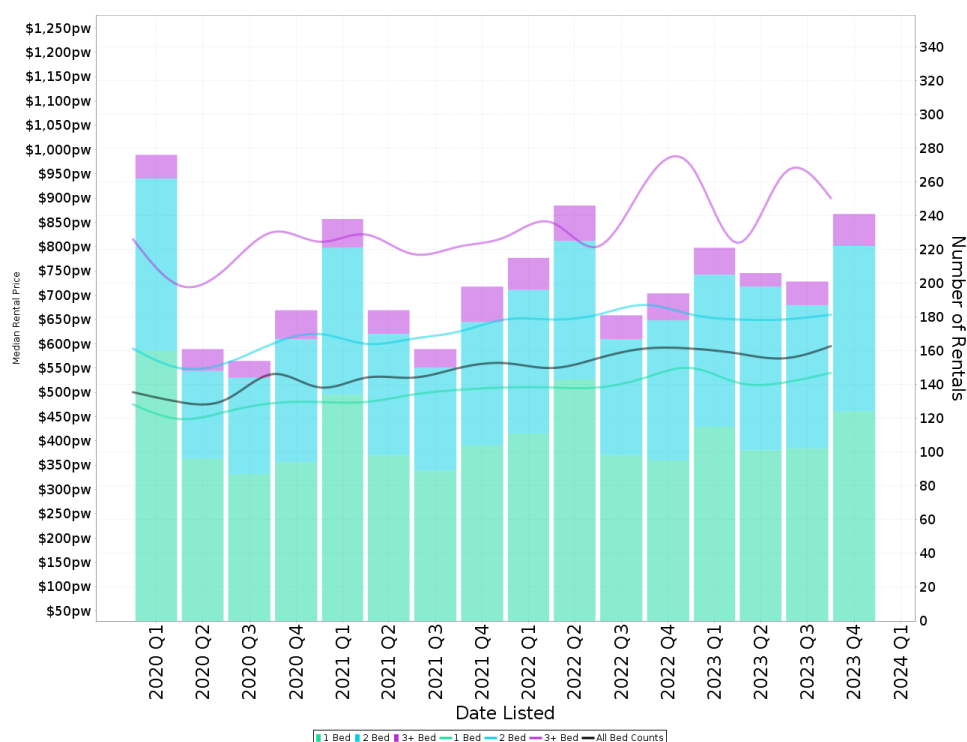
Suburb Rental Yield

+2.8%

Current Median Price: \$1,335,000
Current Median Rent: \$708

Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.4%

Current Median Price: \$530,000
Previous Median Price: \$605,000

Based on 643 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$530,000
Current Median Rent: \$580

Based on 869 registered Unit rentals compared over the last 12 months.

BRADDON - Recently Sold Properties

Median Sale Price

\$530k

Based on 253 recorded Unit sales within the last 12 months (2023)

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

Suburb Growth

-12.4%

Current Median Price: \$530,000
Previous Median Price: \$605,000

Based on 643 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

253

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

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

613/86-88 NORTHBOURNE AVE



\$660,000

SOLD Feb 2024 110 Days

2 2 2

16/18 BATMAN ST




\$675,000

SOLD Feb 2024 12 Days

4,645 m² 2 2 2

609/1 ELOUERA ST




\$472,000

SOLD Feb 2024 61 Days

Midnight

1 1 1

505/17 DOORING ST




\$575,000

SOLD Feb 2024 110 Days

5,898 m² 2 2 2

507/42 MORT ST




\$465,000

SOLD Feb 2024 124 Days

1 1 1

207/1 ELOUERA ST



\$615,000

SOLD Feb 2024 77 Days

2 2 1

413/2 BATMAN ST



\$708,000

SOLD Feb 2024 269 Days

9,706 m² 2 2 2

BUILDING ORI, 22/30 LONSDALE ST




\$560,000

SOLD Feb 2024 69 Days

2,508 m² 1 1 1

44/28 MORT ST



\$425,000

SOLD Feb 2024 194 Days

1,533 m² 1 1 1

1/13 HELEMON ST

\$1,380,000

SOLD Feb 2024
256 Days

1,131 m² 4 2 3

820/1 ELOUERA ST

\$587,000

SOLD Feb 2024
81 Days

2 2 -

89/10 IPIMA ST

\$441,500

SOLD Feb 2024
47 Days

1 1 1

505/102 NORTHBOURNE ST

\$520,000

SOLD Feb 2024
12 Days

1 1 1

201/86 - 88 NORTHBOURNE AVE

\$430,000

SOLD Feb 2024
125 Days

1 1 1

32/30 IJONG ST

\$850,000

SOLD Feb 2024
132 Days

3,735 m² 2 2 2

231/92- NORTHBOURNE AVE

\$454,000

SOLD Jan 2024
21 Days

1 1 1

43/35 TORRENS ST

\$431,000

SOLD Jan 2024
11 Days

1 1 1

804/1 ELOUERA ST

\$990,000

SOLD Jan 2024
53 Days

3 2 2

17/18 BATMAN ST

\$530,000

SOLD Jan 2024
27 Days

1 1 1

504/42 MORT ST

\$435,000

SOLD Jan 2024
N/A

1 1 1

624/45 AINSLIE AVE

\$475,000

SOLD Jan 2024
56 Days

9,706 m² 1 1 1

BRADDON - Properties For Rent

Median Rental Price

\$580 /w

Based on 869 recorded Unit rentals within the last 12 months (2023)

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

Rental Yield

+5.7%

Current Median Price: \$530,000
Current Median Rent: \$580

Based on 253 recorded Unit sales and 869 Unit rentals compared over the last 12 months

Number of Rentals

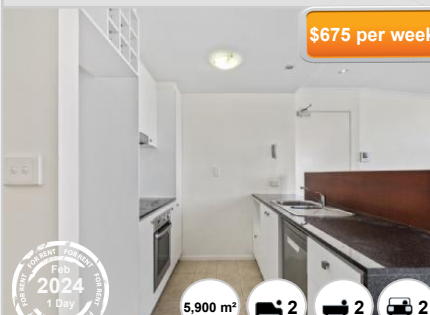
869

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

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

804/17 Dooring Street

\$675 per week



Feb 2024 1 Day

5,900 m² 2 2 2

620/74 - 76 Northbourne Avenue

\$650 per week



Feb 2024 1 Day

4,172 m² 2 2 1

620/74 NORTHBOURNE AVENUE

\$650 per week

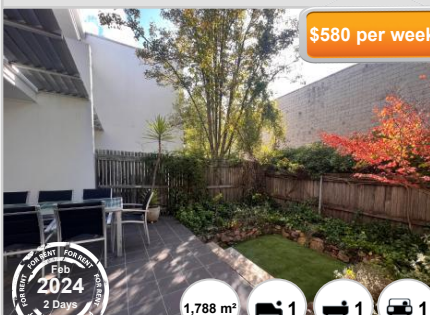


Feb 2024 1 Day

4,172 m² 2 2 1

4/24 Ijong St

\$580 per week

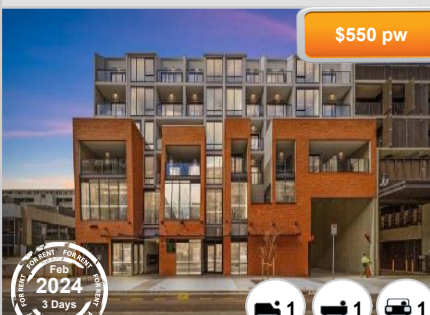


Feb 2024 2 Days

1,788 m² 1 1 1

504/42 MORT STREET

\$550 pw

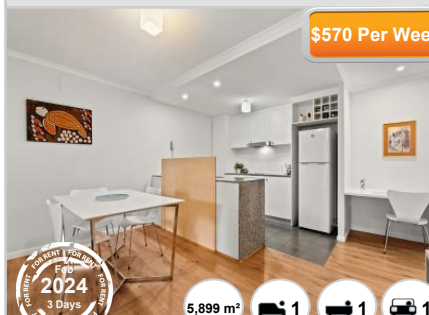


Feb 2024 3 Days

1 1 1

209/17 Dooring Street

\$570 Per Week



Feb 2024 3 Days

5,899 m² 1 1 1

304/74 NORTHBOURNE AVENUE

\$520

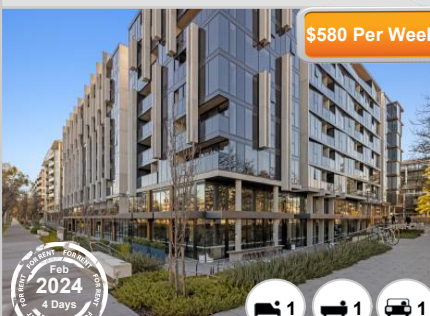


Feb 2024 3 Days

4,132 m² 1 1 1

622/1 Elouera Street

\$580 Per Week

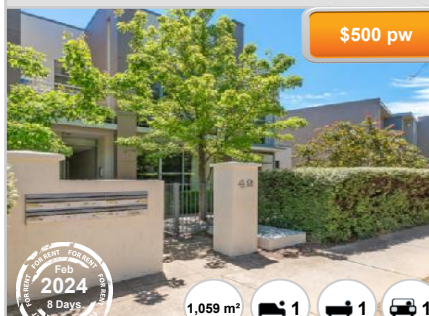


Feb 2024 4 Days

1 1 1

3/42 Henty Street

\$500 pw



Feb 2024 8 Days

1,059 m² 1 1 1

9/50 Lowanna Street

\$680

2,118 m² 2 2 2

Feb 2024 9 Days

803/100 Northbourne Ave

\$630 per week

2 1 1

Feb 2024 9 Days

505/1 Elouera Street

\$690 per week

5,827 m² 2 2 1

Feb 2024 9 Days

607/53 Mort Street

\$780 per week

2,090 m² 2 2 2

Feb 2024 10 Days

2/11 FAWKNER STREET

\$600 per week

5,226 m² 2 1 1

Feb 2024 10 Days

37/28 MORT STREET

\$730 pw

1,533 m² 2 2 2

Feb 2024 10 Days

89/2 TORRENS STREET

\$740 pw

8,204 m² 2 2 2

Feb 2024 10 Days

52/10 Ipima Street

\$580 pw

4,624 m² 1 1 1

Feb 2024 10 Days

20/40 Mort Street

\$565 pw

1,533 m² 1 1 1

Feb 2024 10 Days

18/10 Lonsdale Street

\$550

1,254 m² 1 2 1

Feb 2024 13 Days

625/61 COOYONG STREET

\$560

1 1 1

Feb 2024 13 Days

409/65 Cooyong Street

\$550 pw

1,141 m² 1 1 1

Feb 2024 14 Days