

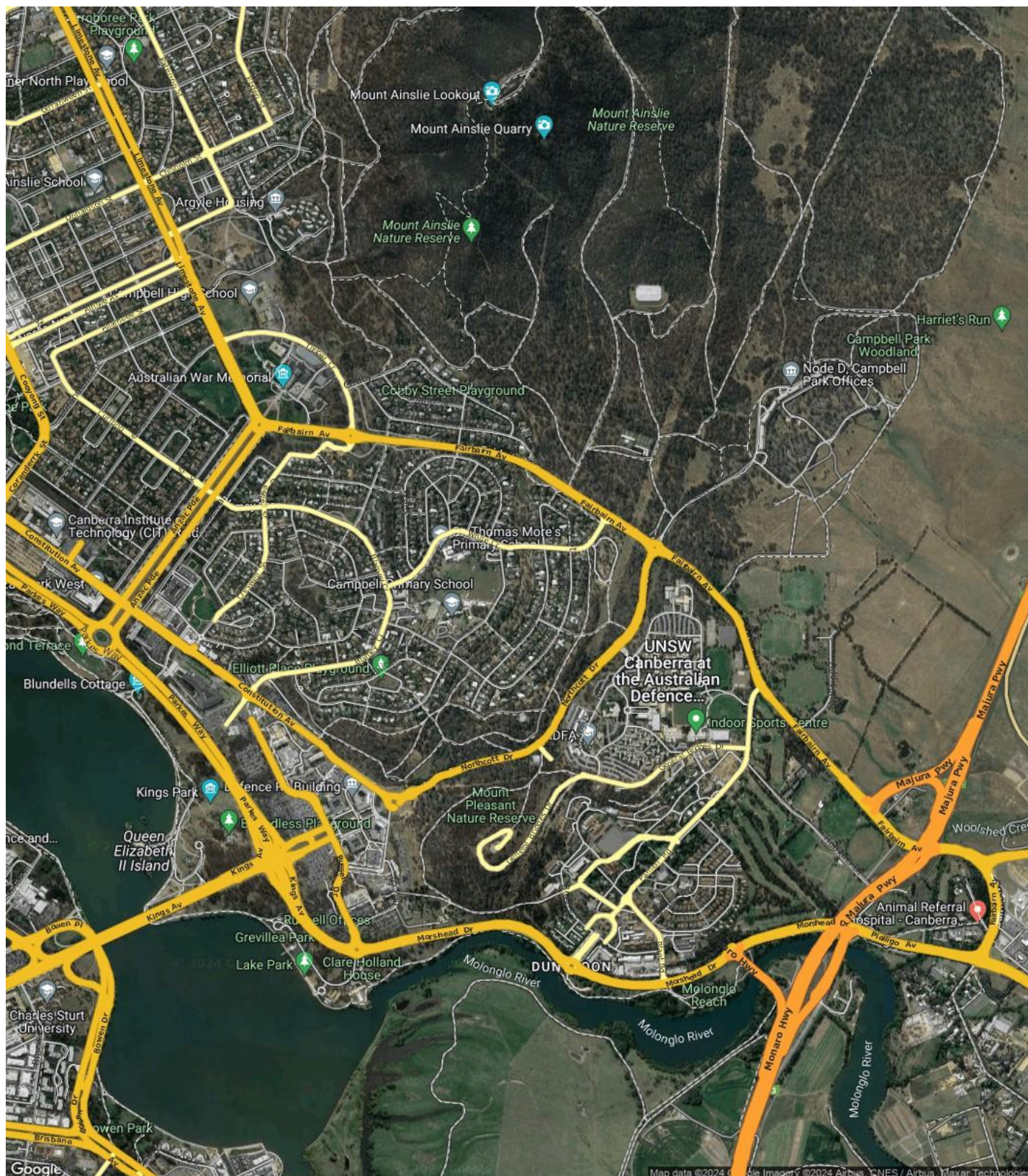
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

RayWhite.

Suburb
flyover report

CAMPBELL (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

CAMPBELL - 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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CAMPBELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 660,000	0.0 %	\$ 445,000	\$ 1,150,000
2007	50	\$ 698,500	5.8 %	\$ 425,000	\$ 1,105,000
2008	25	\$ 685,000	-1.9 %	\$ 275,000	\$ 909,000
2009	39	\$ 747,500	9.1 %	\$ 117,000	\$ 1,450,000
2010	41	\$ 835,000	11.7 %	\$ 600,000	\$ 1,575,000
2011	25	\$ 955,000	14.4 %	\$ 660,000	\$ 1,740,000
2012	40	\$ 887,500	-7.1 %	\$ 310,000	\$ 1,375,000
2013	34	\$ 879,250	-0.9 %	\$ 520,000	\$ 1,751,000
2014	45	\$ 820,000	-6.7 %	\$ 150,000	\$ 2,330,000
2015	44	\$ 1,100,000	34.1 %	\$ 355,000	\$ 15,000,000
2016	41	\$ 1,135,000	3.2 %	\$ 431,000	\$ 1,725,000
2017	32	\$ 1,210,000	6.6 %	\$ 550,000	\$ 2,125,000
2018	28	\$ 1,265,000	4.5 %	\$ 625,000	\$ 2,000,000
2019	44	\$ 1,252,750	-1.0 %	\$ 798,500	\$ 2,300,000
2020	53	\$ 1,330,000	6.2 %	\$ 415,000	\$ 4,050,000
2021	42	\$ 1,662,500	25.0 %	\$ 840,000	\$ 3,862,500
2022	39	\$ 1,900,000	14.3 %	\$ 1,000,000	\$ 4,602,000
2023	26	\$ 1,695,000	-10.8 %	\$ 1,160,000	\$ 2,990,000
2024	0				

Median Sale Price

\$1.7m

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

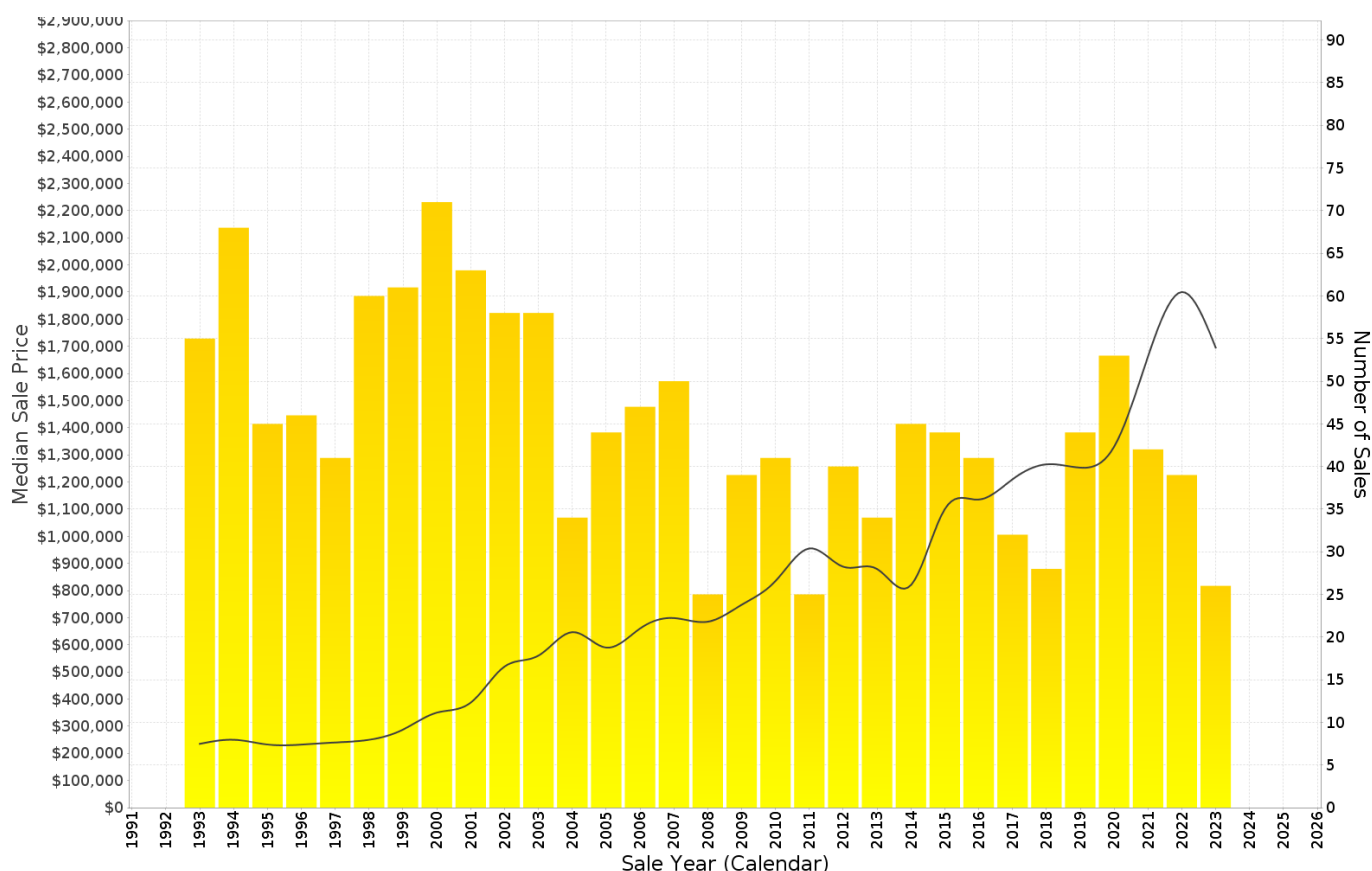
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

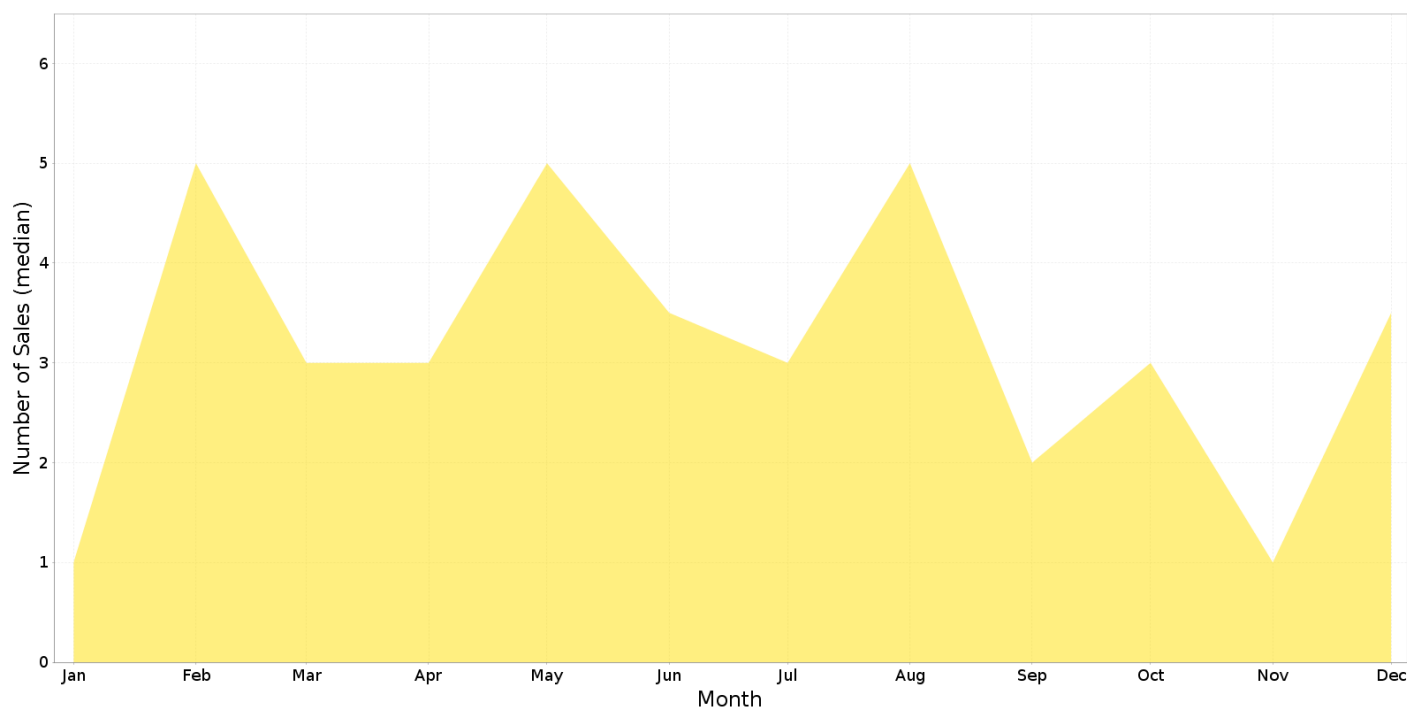
-10.8%

Current Median Price: \$1,695,000
Previous Median Price: \$1,900,000

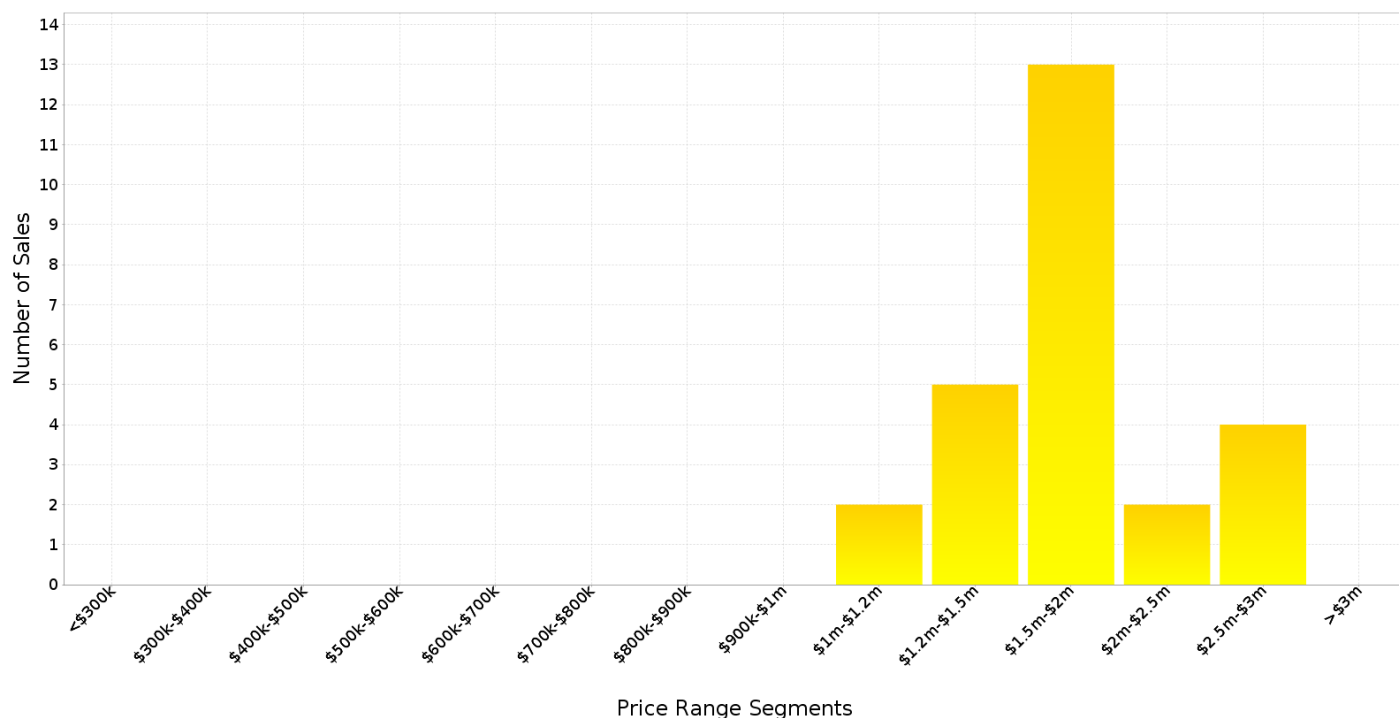
Based on 65 recorded House sales compared over the last two rolling 12 month periods



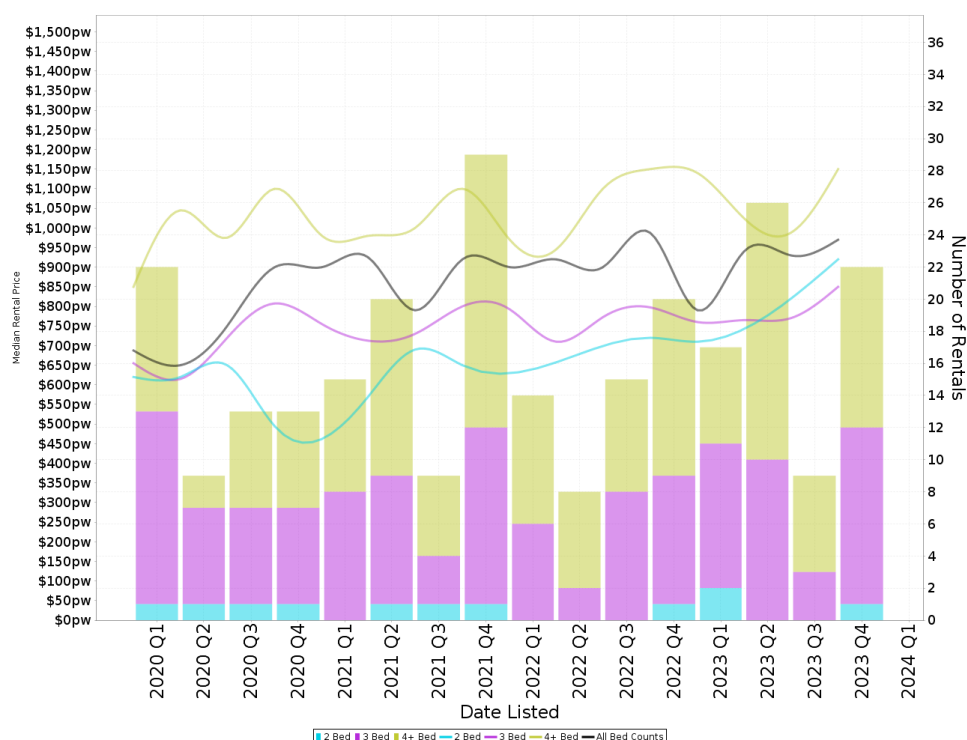
CAMPBELL - Peak Selling Periods (3 years)



CAMPBELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.8%

Current Median Price: \$1,695,000
Previous Median Price: \$1,900,000

Based on 65 registered House sales compared over the last two rolling 12 month periods.

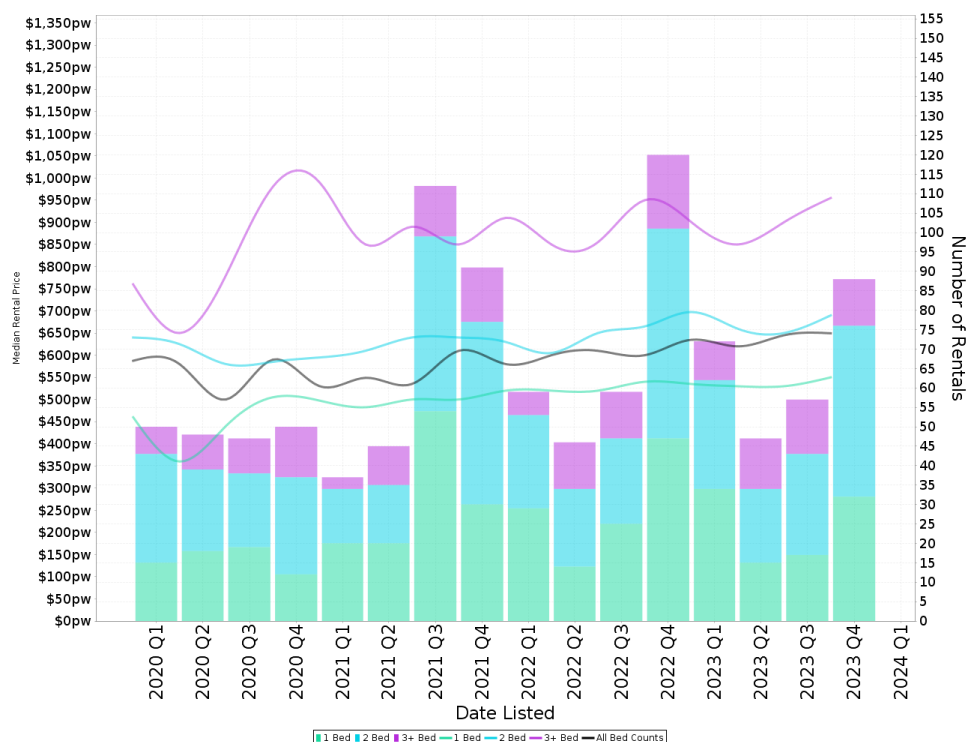
Suburb Rental Yield

+2.8%

Current Median Price: \$1,695,000
Current Median Rent: \$925

Based on 74 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$742,500
Previous Median Price: \$790,000

Based on 151 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$742,500
Current Median Rent: \$645

Based on 264 registered Unit rentals compared over the last 12 months.

CAMPBELL - Recently Sold Properties

Median Sale Price

\$1.7m

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

-10.8%

Current Median Price: \$1,695,000
Previous Median Price: \$1,900,000

Based on 65 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

36 HOLMES CRES




\$2,780,000

2,086 m² 5 2 2

Sold Jan 2024
48 Days

11 RANKIN ST

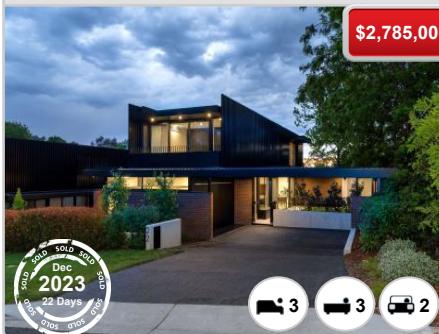


\$1,505,000

634 m² 3 1 1

Sold Dec 2023
28 Days

2/22 GODFREY ST

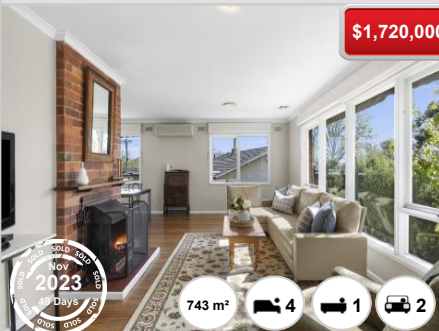


\$2,785,000

3 3 2

Sold Dec 2023
22 Days

49 COBBY ST



\$1,720,000

743 m² 4 1 2

Sold Nov 2023
14 Days

15 GLOSSOP CRES

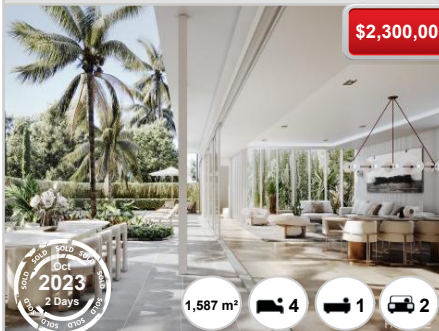


\$1,690,000

664 m² 4 2 1

Sold Nov 2023
25 Days

120 VASEY CRES

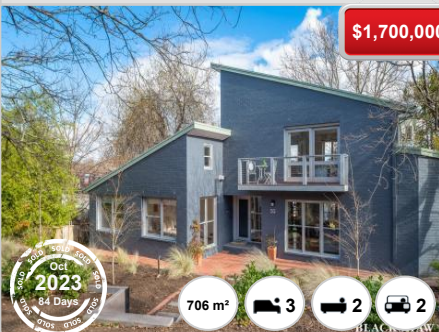


\$2,300,000

1,587 m² 4 1 2

Sold Oct 2023
2 Days

33 GETTING CRES

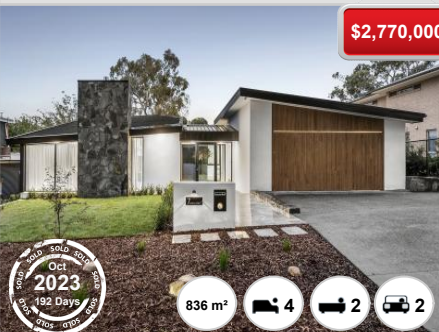


\$1,700,000

706 m² 3 2 2

Sold Oct 2023
84 Days

7 PATEY ST

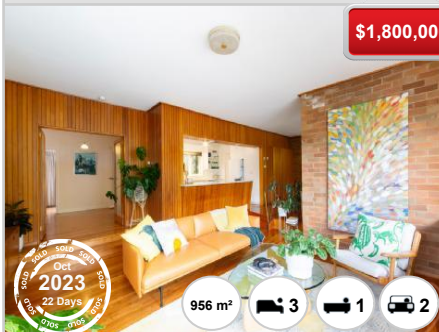


\$2,770,000

836 m² 4 2 2

Sold Oct 2023
192 Days

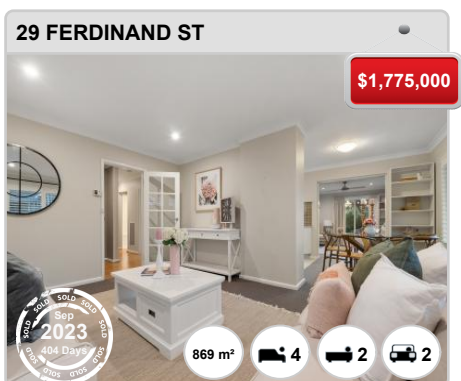
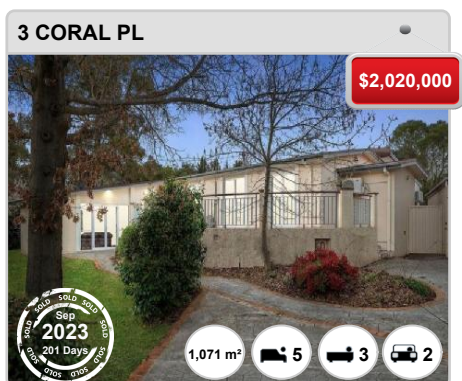
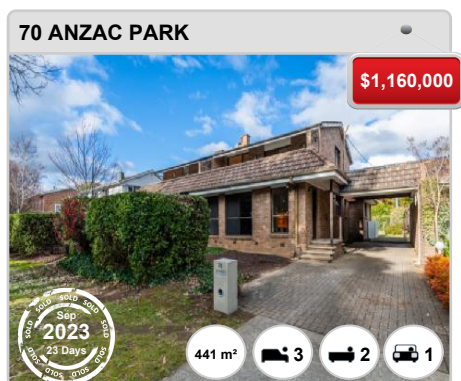
64 GELLIBRAND ST



\$1,800,000

956 m² 3 1 2

Sold Oct 2023
22 Days



CAMPBELL - Properties For Rent

Median Rental Price

\$925 /w

Based on 74 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

+2.8%

Current Median Price: \$1,695,000
Current Median Rent: \$925

Based on 26 recorded House sales and 74 House rentals compared over the last 12 months

Number of Rentals

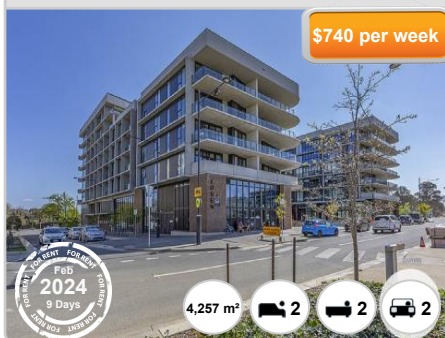
74

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

218/1 Kalma Way

\$740 per week

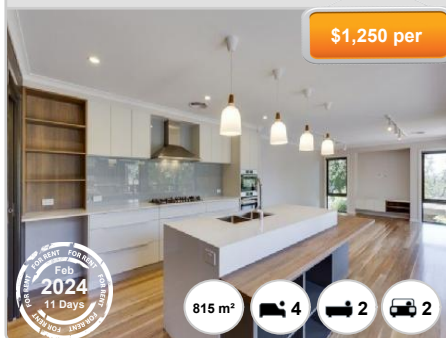


4,257 m²



53 GELLIBRAND STREET

\$1,250 per

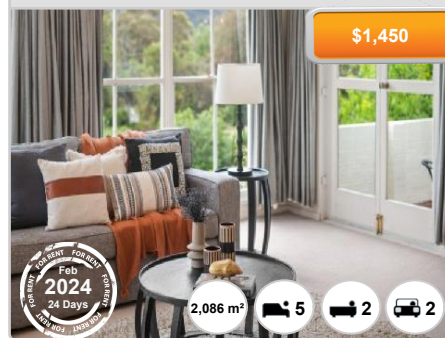


815 m²



36 HOLMES CRESCENT

\$1,450

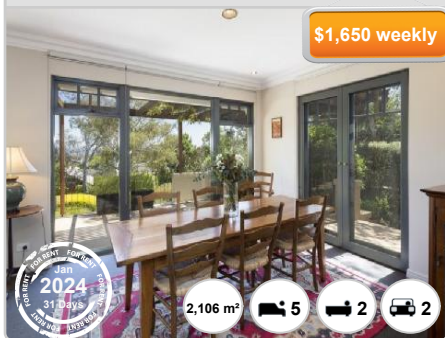


2,086 m²



28 HOLMES CRESCENT

\$1,650 weekly

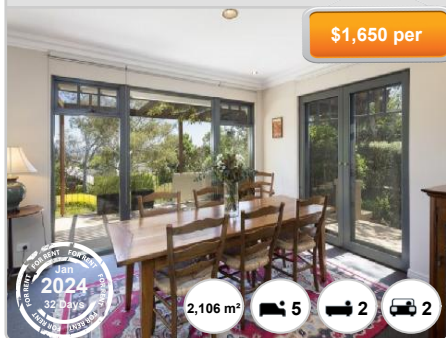


2,106 m²



28 Holmes Cres

\$1,650 per

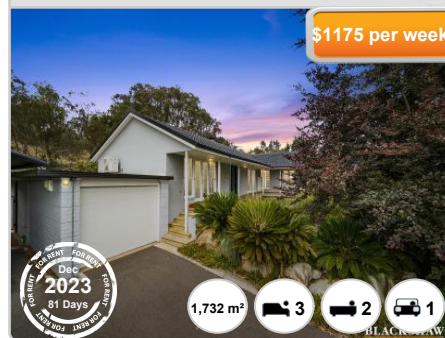


2,106 m²



12 Holmes Crescent

\$1175 per week

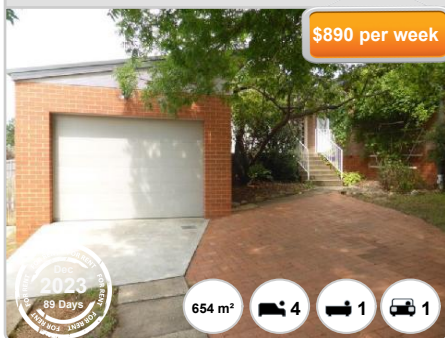


1,732 m²



56 CRESWELL STREET

\$890 per week



654 m²

