

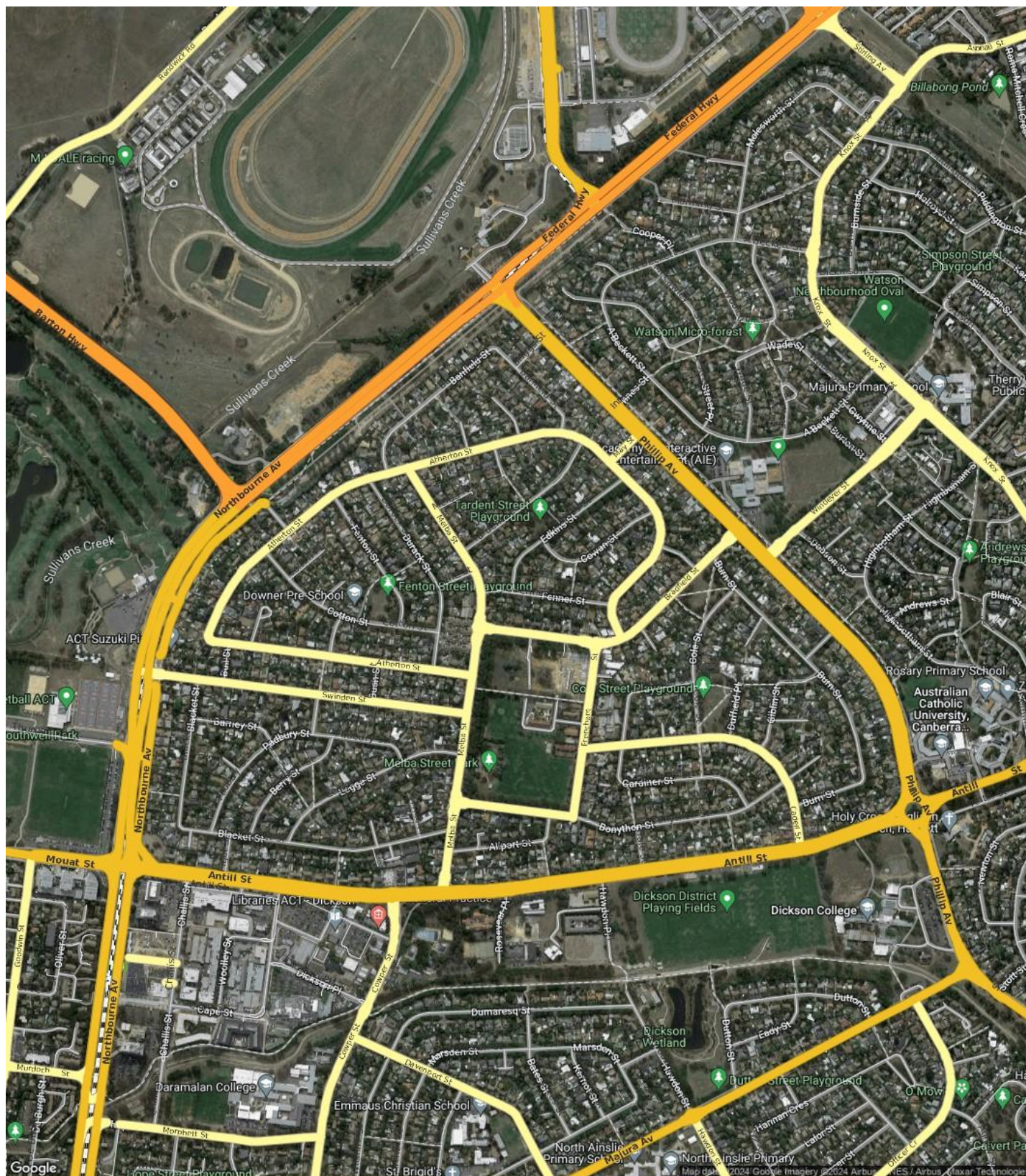
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool 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

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

DOWNER - 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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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	67	\$ 400,000	0.0 %	\$ 325,000	\$ 615,000
2007	56	\$ 459,000	14.8 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	46	\$ 1,287,500	2.8 %	\$ 300,000	\$ 2,055,000
2023	37	\$ 1,150,000	-10.7 %	\$ 587,500	\$ 1,800,000
2024	0				

Median Sale Price

\$1.15m

Based on 37 recorded House sales within the last 12 months (2023)

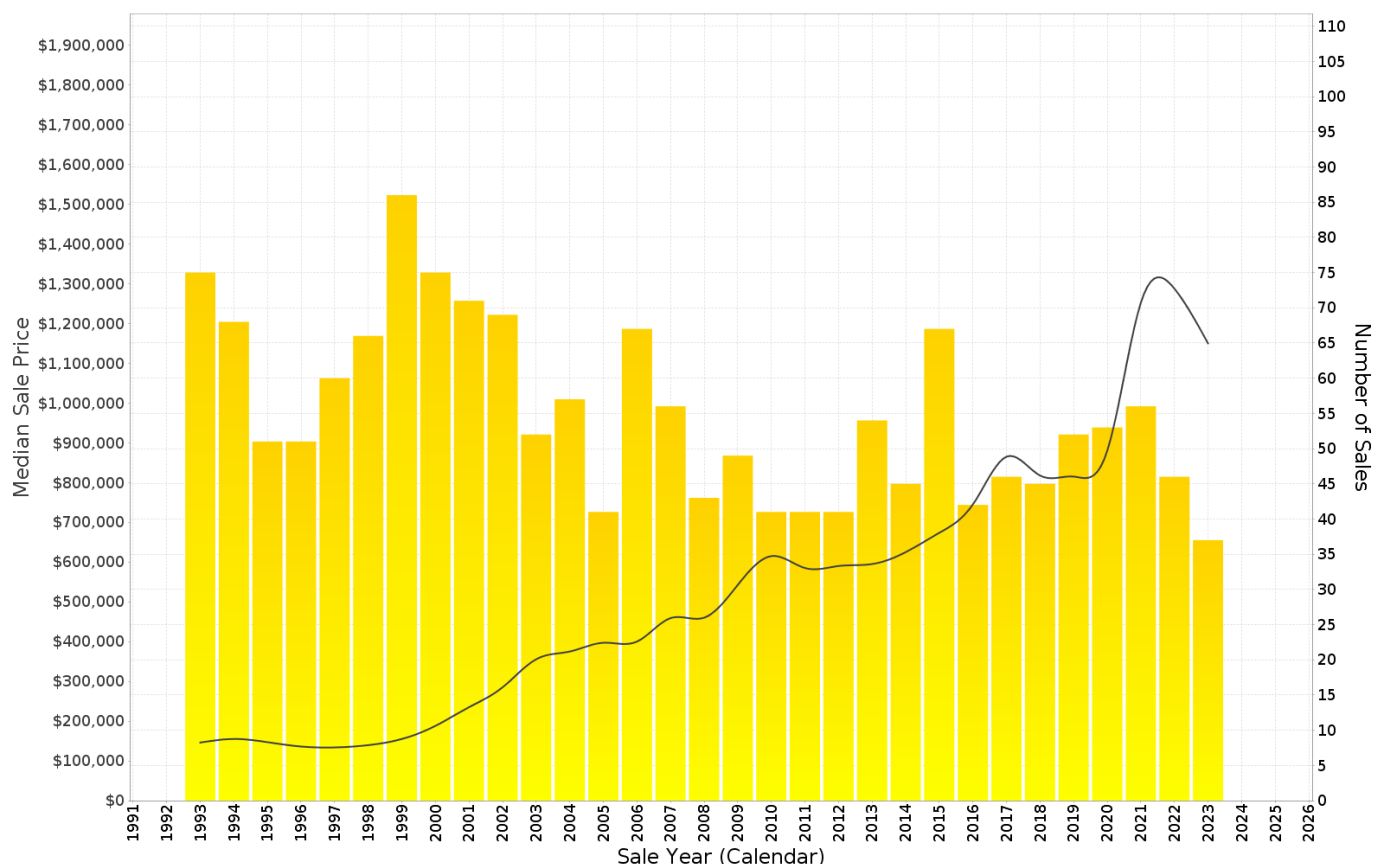
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500

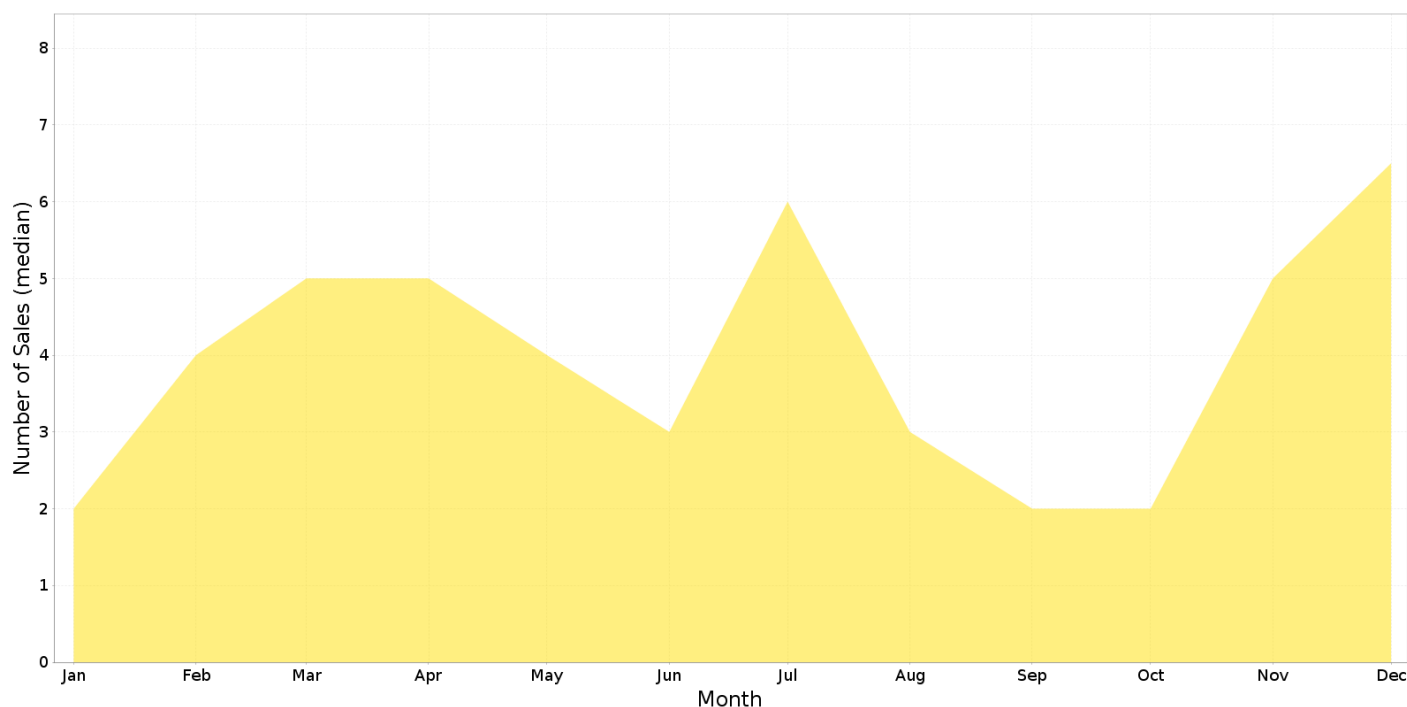
Based on 83 recorded House sales compared over the last two rolling 12 month periods



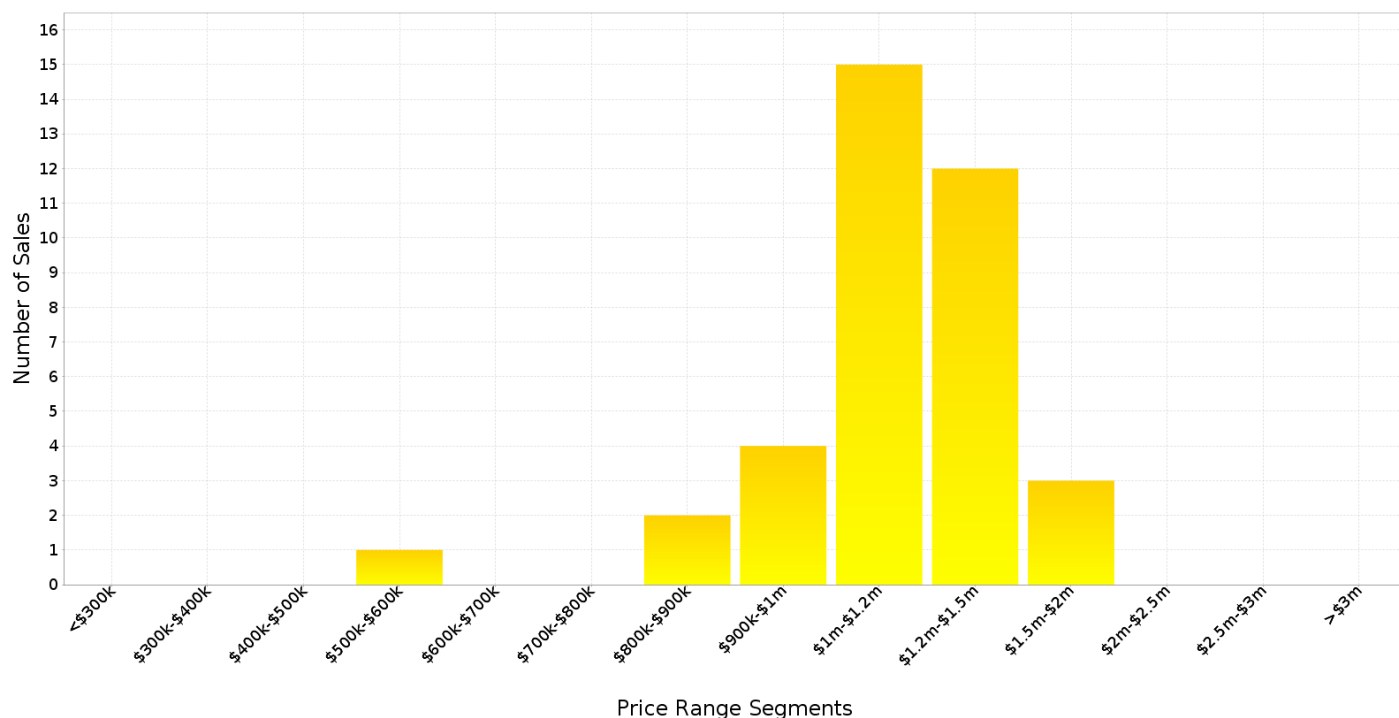
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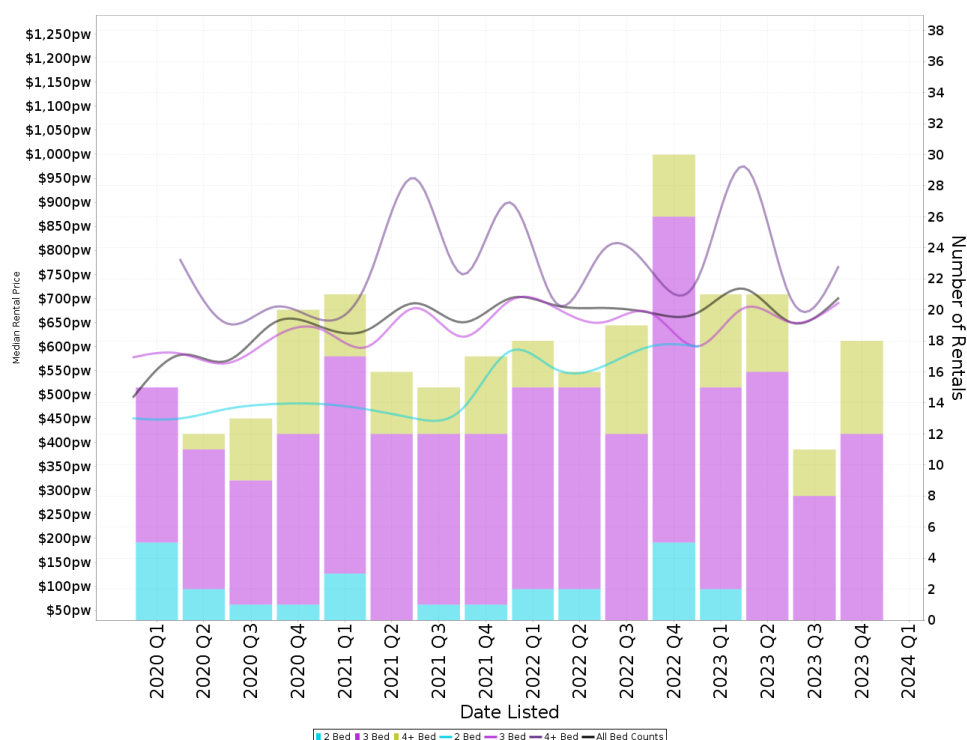
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500

Based on 83 registered House sales compared over the last two rolling 12 month periods.

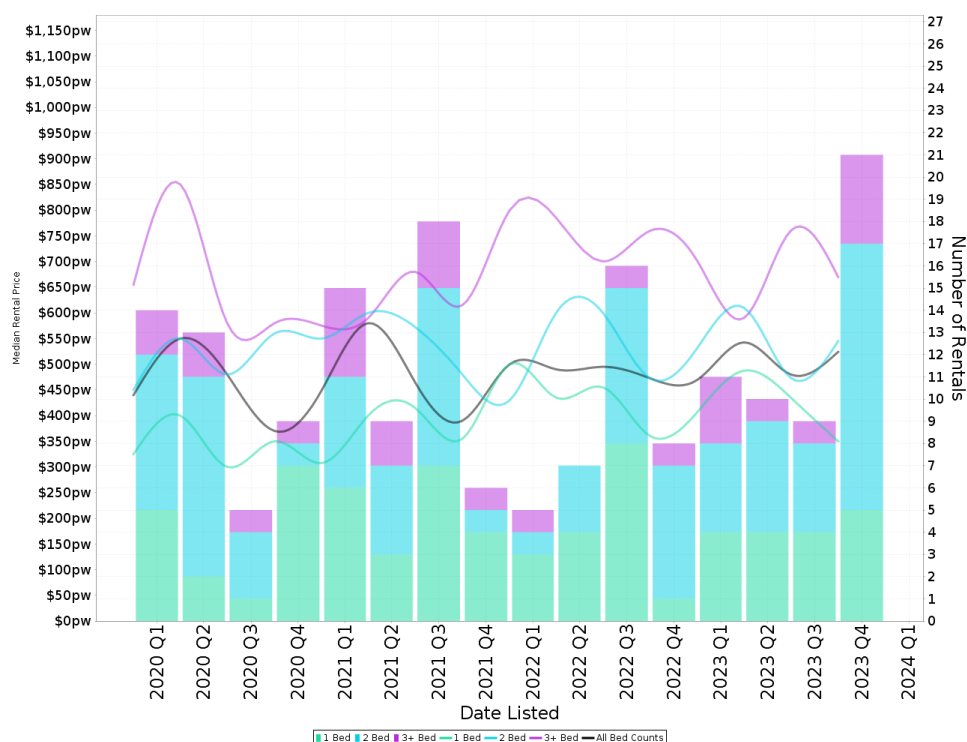
Suburb Rental Yield

+3.1%

Current Median Price: \$1,150,000
Current Median Rent: \$690

Based on 71 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.5%

Current Median Price: \$511,250
Previous Median Price: \$605,250

Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$511,250
Current Median Rent: \$500

Based on 51 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 37 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

-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500

Based on 83 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

37

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

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

145 ANTILL ST



\$1,000,000

Sold Feb 2024
150 Days

752 m² 3 1 2

2 GALE ST




\$1,000,000

Sold Jan 2024
63 Days

762 m² 3 1 1

14 PADBURY ST



\$1,245,000

Sold Jan 2024
97 Days

763 m² 3 2 2

28 ATHERTON ST



\$1,050,000

Sold Dec 2023
44 Days

792 m² 3 1 1

7 BARNEY ST



\$1,231,000

Sold Nov 2023
25 Days

725 m² 4 1 -

6 BECKER PL




\$1,340,000

Sold Nov 2023
13 Days

1,014 m² 4 2 2

81 MELBA ST



\$1,260,000

Sold Nov 2023
22 Days

748 m² 3 1 3

96 MELBA PL




\$1,621,000

Sold Nov 2023
22 Days

823 m² 4 2 2

46 PHILLIP AVE



\$1,200,000

Sold Nov 2023
N/A

694 m² - - -

50 GARDINER ST

\$925,000




Oct 2023
26 Days

664 m² 2 1 1

36 PADBURY ST

\$1,242,500

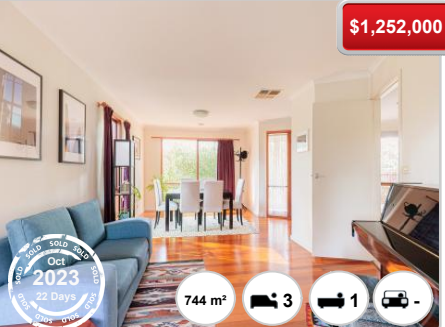


Oct 2023
22 Days

782 m² 3 2 2

126 ATHERTON ST

\$1,252,000




Oct 2023
22 Days

744 m² 3 1 -

2/9A BANFIELD ST

\$867,500




Oct 2023
23 Days

341 m² 3 2 1

14 EDKINS ST

\$1,102,000



Sep 2023
31 Days

785 m² 3 1 2

DOWNER - Properties For Rent

Median Rental Price

\$690 /w

Based on 71 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

+3.1%

Current Median Price: \$1,150,000
Current Median Rent: \$690

Based on 37 recorded House sales and 71 House rentals compared over the last 12 months

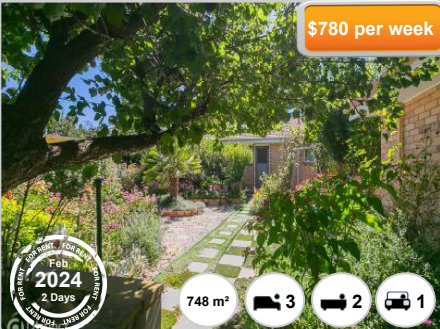
Number of Rentals

71

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

79 Melba Street



\$780 per week

Feb 2024 2 Days

748 m² 3 2 1

122 Atherton Street



\$700 pw

Feb 2024 10 Days

734 m² 3 1 1

89 ATHERTON STREET



\$710 pw

Feb 2024 10 Days

780 m² 3 1 2

139 Antill Street




\$715 pw

Feb 2024 18 Days

774 m² 3 1 2

133 Atherton Street



\$700

Feb 2024 21 Days

834 m² 3 1 2

4/23 BRADFIELD STREET




\$380 per week

Feb 2024 21 Days

- 1 1

27 ATHERTON STREET




\$700 per week

Feb 2024 22 Days

694 m² 3 1 1

81 MELBA STREET




\$750 Per Week

Feb 2024 28 Days

748 m² 3 1 3

122 Atherton Street




\$700 pw

Feb 2024 43 Days

734 m² 3 1 1

47 Blacket Street




\$650

Jan 2024
44 Days

763 m² 3 1 1

32 Bonython Street




\$695

Jan 2024
44 Days

814 m² 2 1 1

89 Atherton Street




\$740 pw

Jan 2024
46 Days

780 m² 3 1 2

independent

24 Cole Street



\$880

Dec 2023
79 Days

947 m² 4 2 2