

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is positioned on a light-colored stone patio. A bright yellow towel is draped over the chair. Next to the chair 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 safety fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and lush greenery surround the pool area, creating a serene and private outdoor space.

**RayWhite.**

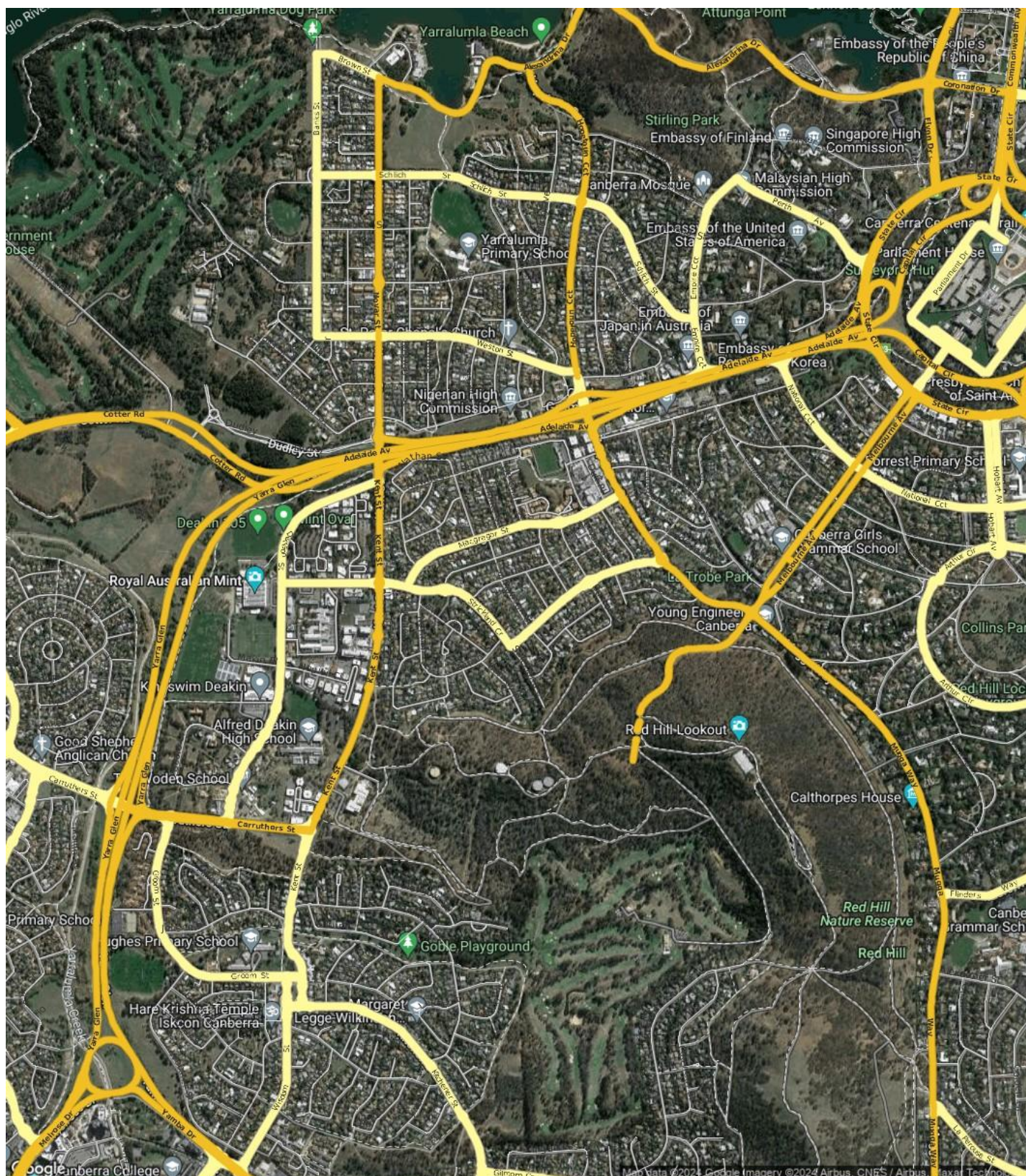
## Suburb flyover report

DEAKIN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



## DEAKIN - 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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# DEAKIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	35	\$ 675,000	0.0 %	\$ 4,200	\$ 1,500,000
2007	55	\$ 820,000	21.5 %	\$ 185,000	\$ 2,075,000
2008	43	\$ 760,000	-7.3 %	\$ 549,500	\$ 1,605,000
2009	47	\$ 803,000	5.7 %	\$ 575,000	\$ 4,300,000
2010	38	\$ 881,500	9.8 %	\$ 615,000	\$ 2,150,000
2011	36	\$ 902,500	2.4 %	\$ 600,000	\$ 2,271,000
2012	49	\$ 936,000	3.7 %	\$ 598,000	\$ 2,450,000
2013	43	\$ 860,000	-8.1 %	\$ 450,000	\$ 1,551,000
2014	46	\$ 915,000	6.4 %	\$ 575,000	\$ 1,625,000
2015	54	\$ 995,000	8.7 %	\$ 375,000	\$ 2,450,000
2016	40	\$ 1,170,500	17.6 %	\$ 440,000	\$ 2,650,000
2017	47	\$ 1,235,000	5.5 %	\$ 400,000	\$ 5,750,000
2018	34	\$ 1,307,500	5.9 %	\$ 792,000	\$ 3,750,000
2019	42	\$ 1,362,500	4.2 %	\$ 890,000	\$ 3,245,000
2020	60	\$ 1,379,250	1.2 %	\$ 650,000	\$ 3,500,000
2021	45	\$ 2,175,000	57.7 %	\$ 1,150,000	\$ 24,000,000
2022	44	\$ 2,037,500	-6.3 %	\$ 185,000	\$ 9,000,000
2023	32	\$ 1,775,000	-12.9 %	\$ 900,000	\$ 6,770,000
2024	0				

## Median Sale Price

# \$1.77m

Based on 32 recorded House sales within the last 12 months (2023)

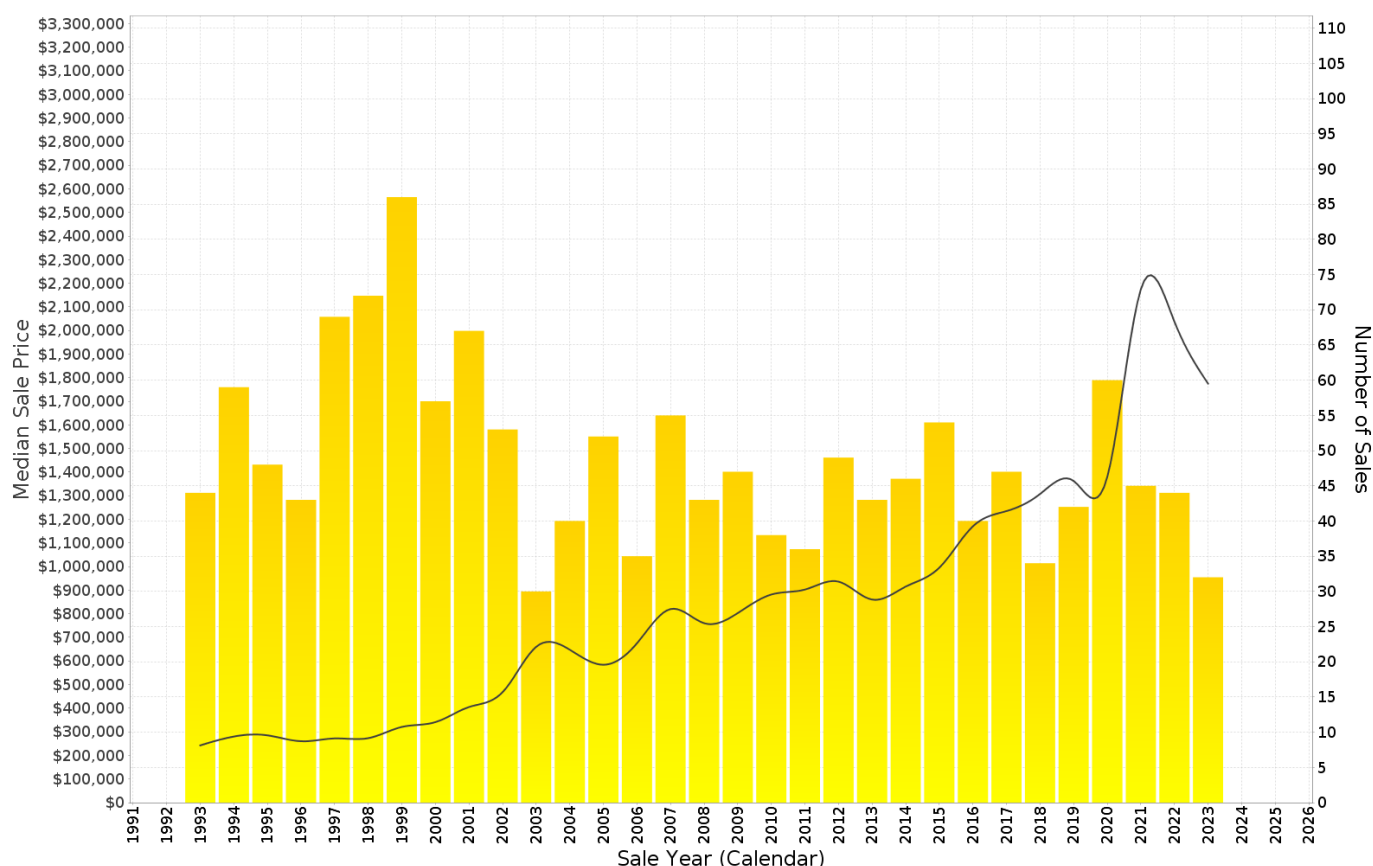
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

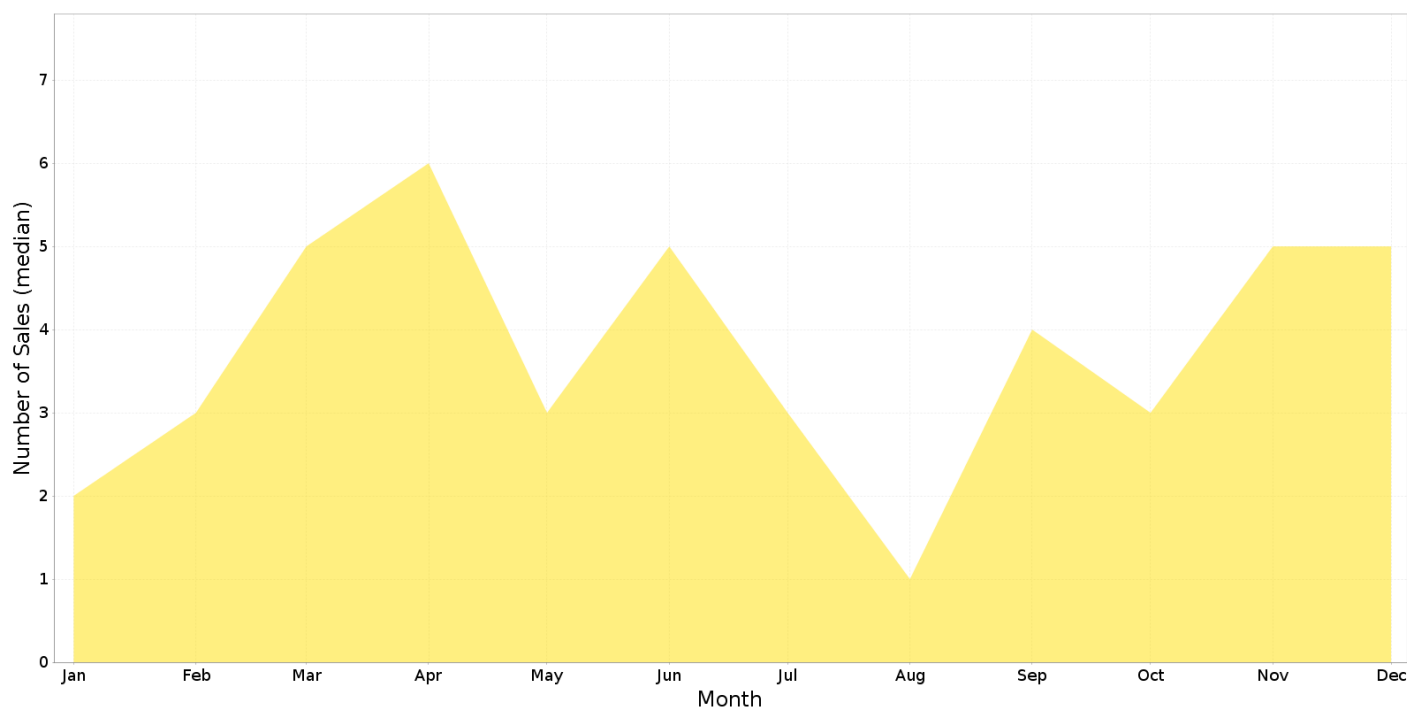
# -12.9%

Current Median Price: \$1,775,000  
Previous Median Price: \$2,037,500

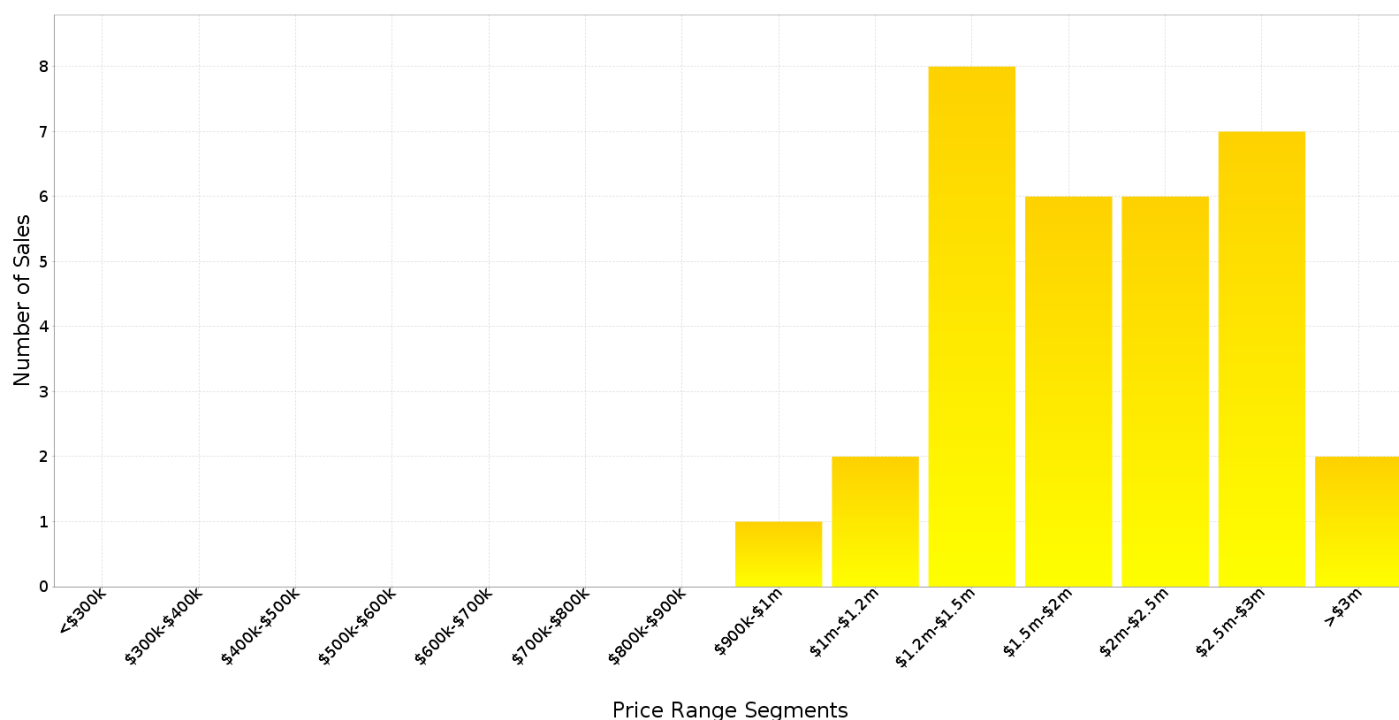
Based on 76 recorded House sales compared over the last two rolling 12 month periods



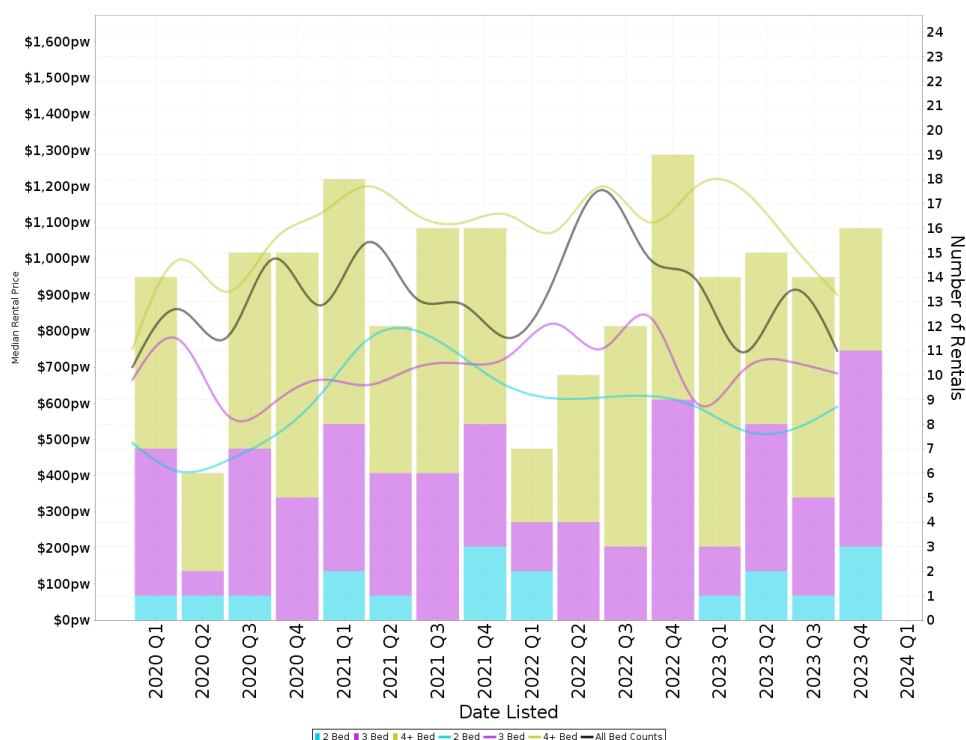
## DEAKIN - Peak Selling Periods (3 years)



## DEAKIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-12.9%**

Current Median Price: \$1,775,000  
Previous Median Price: \$2,037,500

Based on 76 registered House sales compared over the last two rolling 12 month periods.

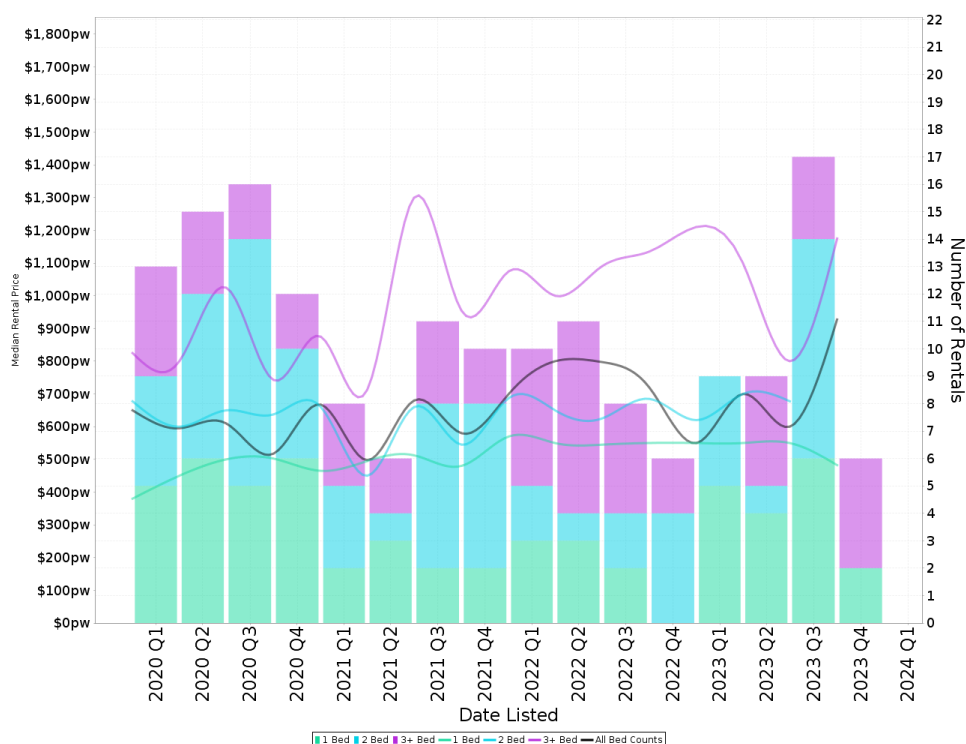
### Suburb Rental Yield

**+2.5%**

Current Median Price: \$1,775,000  
Current Median Rent: \$840

Based on 59 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.3%**

Current Median Price: \$805,000  
Previous Median Price: \$757,500

Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$805,000  
Current Median Rent: \$600

Based on 41 registered Unit rentals compared over the last 12 months.

# DEAKIN - Recently Sold Properties

Median Sale Price

**\$1.77m**

Based on 32 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

**-12.9%**

Current Median Price: \$1,775,000  
Previous Median Price: \$2,037,500

Based on 76 recorded House sales compared over the last two rolling 12 month periods

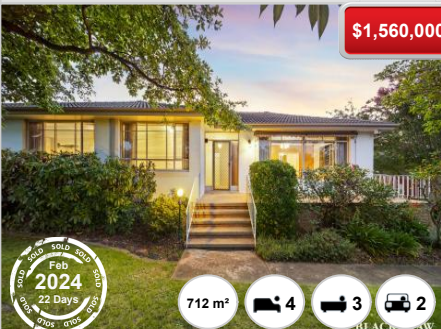
# Sold Properties

**32**

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

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

**5 HOPETOUN CCT**




**\$1,560,000**

Sold Feb 2024  
22 Days

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

**3 RAWSON ST**

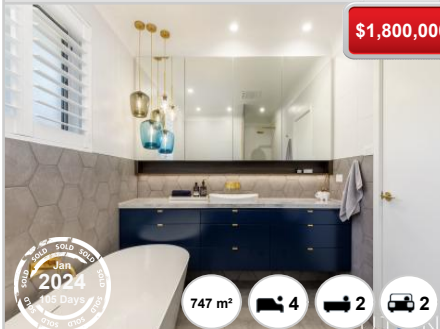


**\$3,000,000**

Sold Feb 2024  
38 Days

729 m<sup>2</sup> 4 2 2

**41 NORMAN ST**




**\$1,800,000**

Sold Jan 2024  
46 Days

747 m<sup>2</sup> 4 2 2

**32 BEDFORD ST**

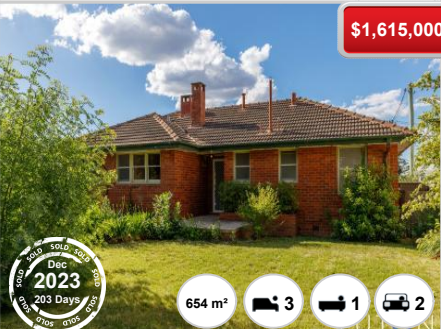


**\$1,670,000**

Sold Dec 2023  
51 Days

608 m<sup>2</sup> 4 2 2

**4 BARRON ST**




**\$1,615,000**

Sold Dec 2023  
203 Days

654 m<sup>2</sup> 3 1 2

**12 CARRINGTON ST**




**\$1,698,000**

Sold Dec 2023  
22 Days

669 m<sup>2</sup> 3 1 2

**130 STRICKLAND CRES**

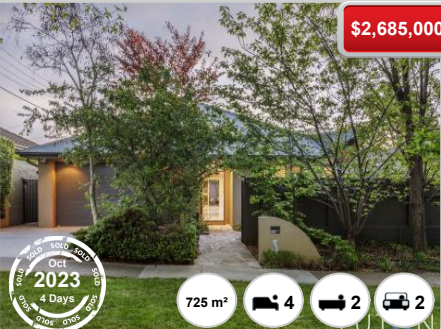


**\$2,230,000**

Sold Nov 2023  
21 Days

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

**3 LE HUNTE ST**



**\$2,685,000**

Sold Oct 2023  
4 Days

725 m<sup>2</sup> 4 2 2

**154 STRICKLAND CRES**

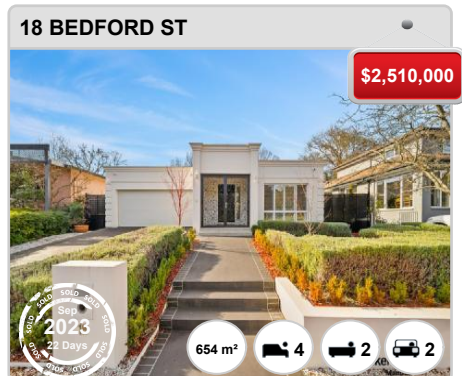


**\$1,250,000**

Sold Oct 2023  
39 Days

601 m<sup>2</sup> 3 1 1





# DEAKIN - Properties For Rent

## Median Rental Price

# \$840 /w

Based on 59 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

# +2.5%

Current Median Price: \$1,775,000  
Current Median Rent: \$840

Based on 32 recorded House sales and 59 House rentals compared over the last 12 months

## Number of Rentals


# 59

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

**24 NORMAN STREET**

**\$1,250 per**



Feb 2024 15 Days

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

**9 Hopetoun Circuit**

**\$1200 Per**




Feb 2024 17 Days

720 m<sup>2</sup> 4 2 4

**4 BARRON STREET**

**\$700.00 pw**




Feb 2024 17 Days

654 m<sup>2</sup> 3 1 2

**11 Chermshire St**

**\$850 per week**



Feb 2024 29 Days

707 m<sup>2</sup> 3 2 1

**11 CHERMSIDE STREET**

**\$850 weekly**



Feb 2024 29 Days

707 m<sup>2</sup> 3 2 1

**8A LAWLEY STREET**

**\$840 per week**



Oct 2023 147 Days

1,003 m<sup>2</sup> 4 2 1