

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.

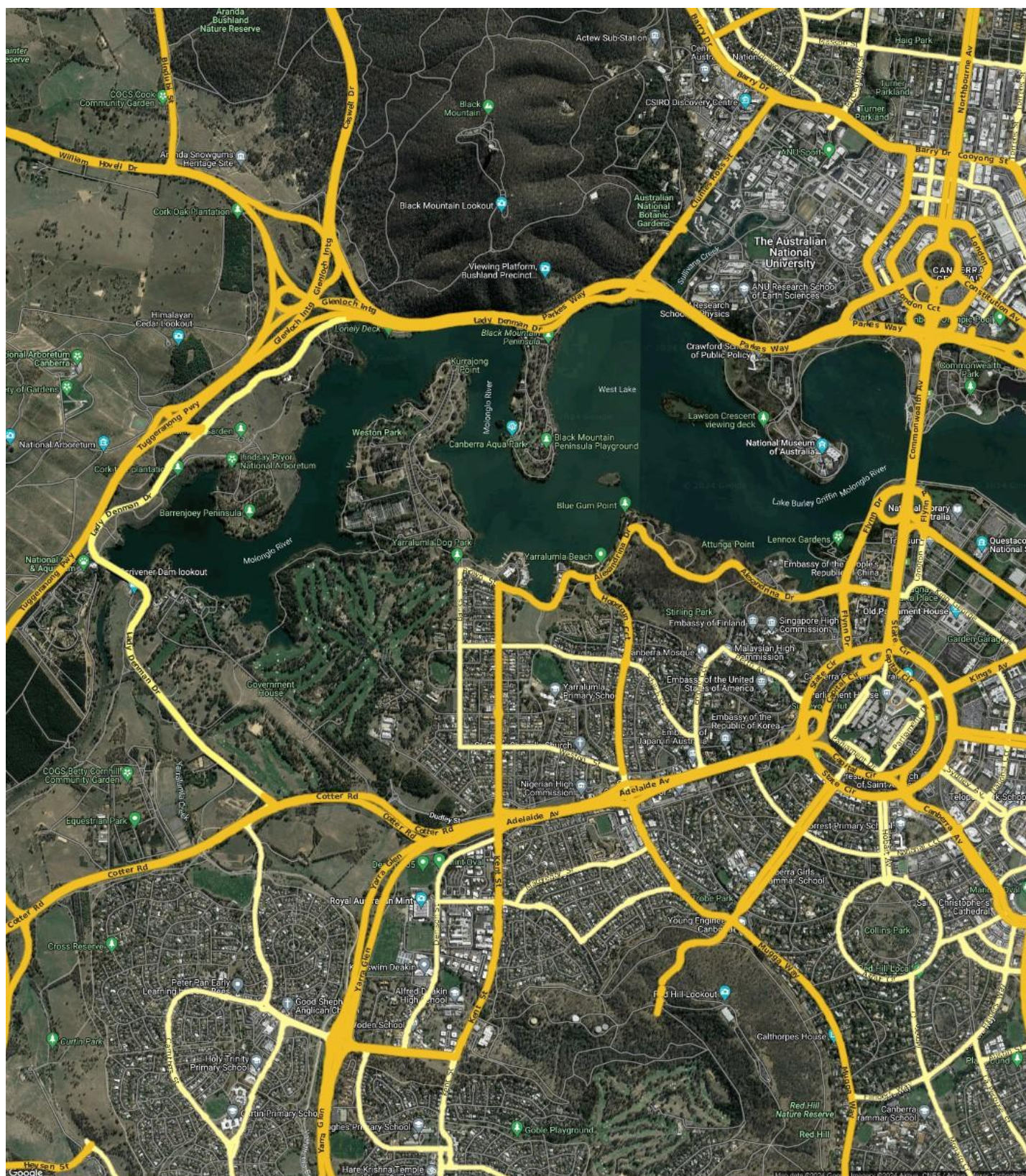
RayWhite.

Suburb
flyover report

YARRALUMLA (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

YARRALUMLA - 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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YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	51	\$ 785,000	0.0 %	\$ 482,000	\$ 2,750,000
2007	56	\$ 897,500	14.3 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	44	\$ 2,407,500	6.5 %	\$ 1,500,000	\$ 6,400,000
2023	26	\$ 2,005,000	-16.7 %	\$ 1,100,000	\$ 5,800,000
2024	0				

Median Sale Price

\$2m

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

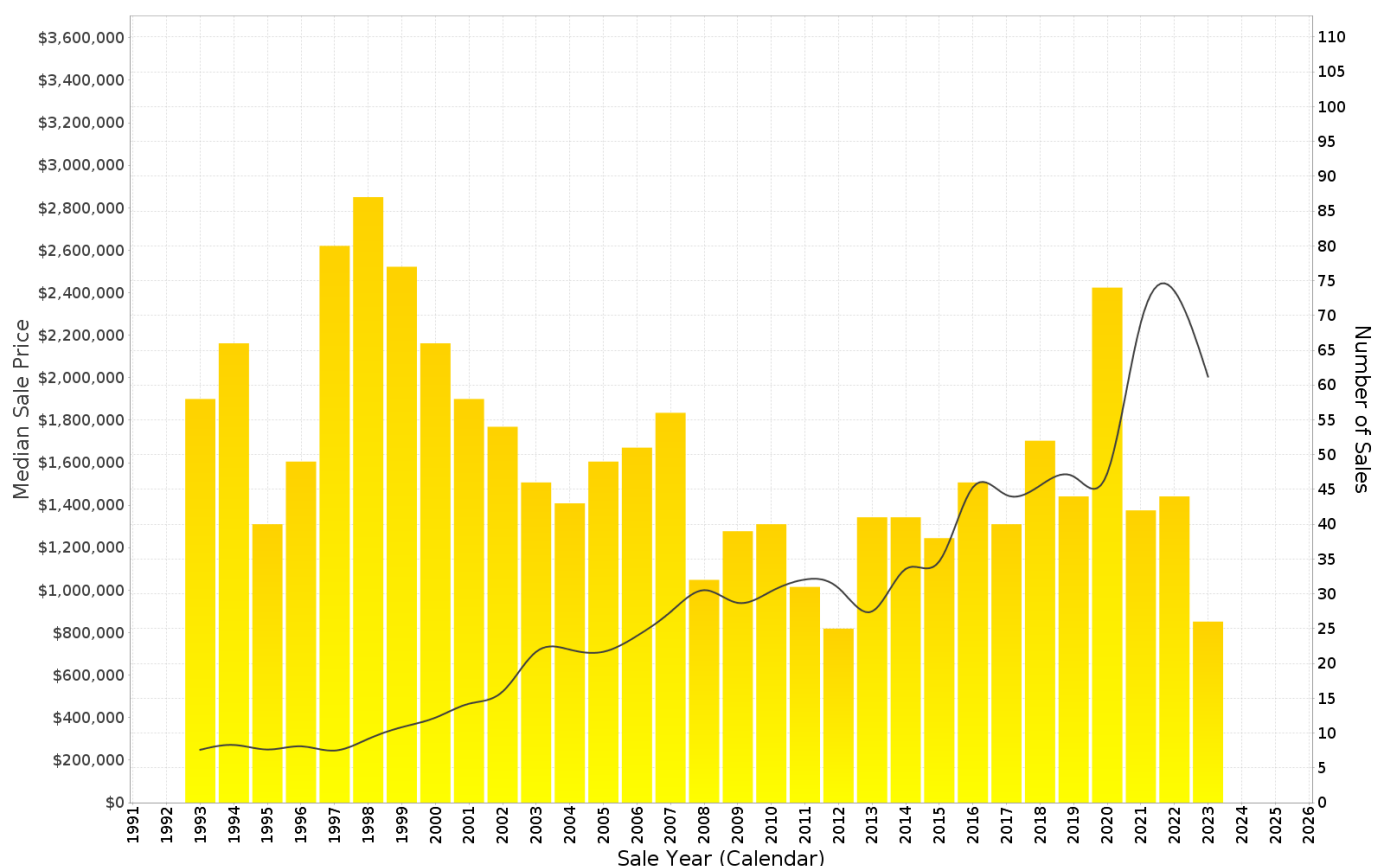
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-16.7%

Current Median Price: \$2,005,000
Previous Median Price: \$2,407,500

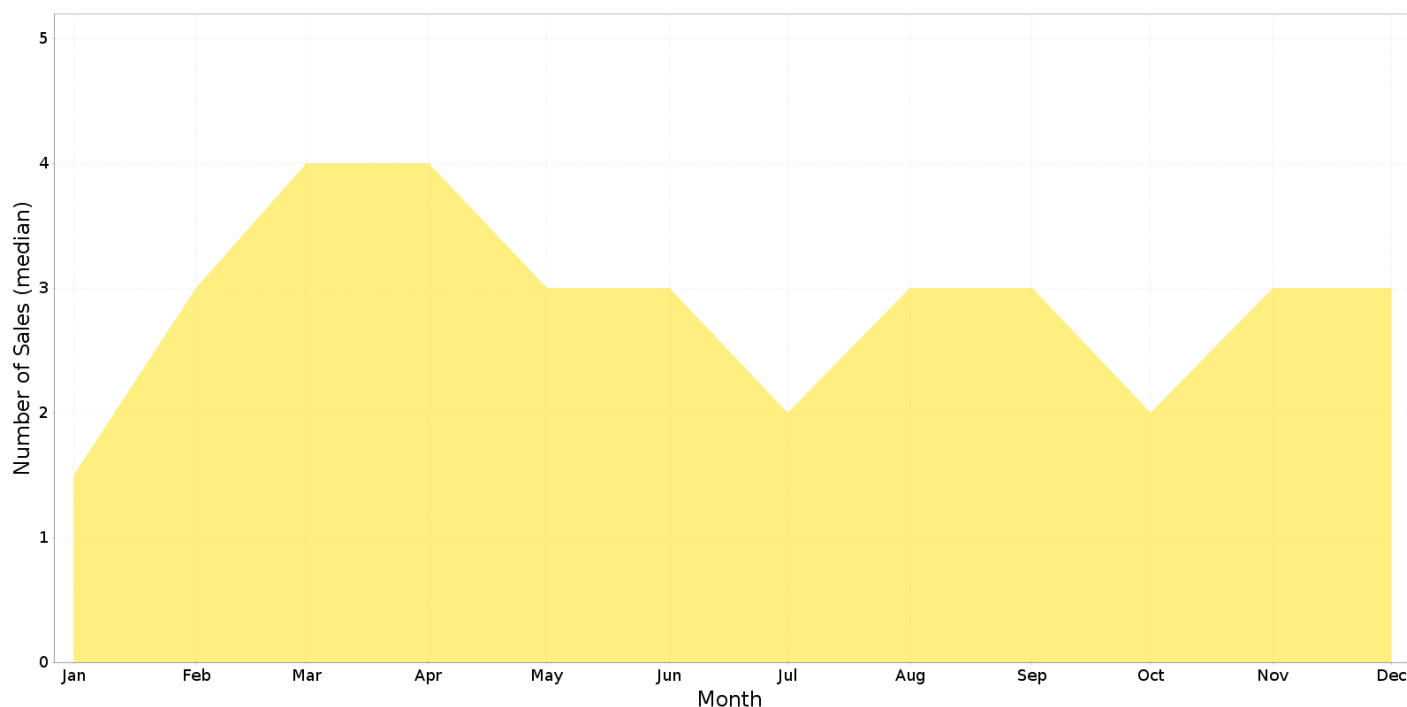
Based on 70 recorded House sales compared over the last two rolling 12 month periods



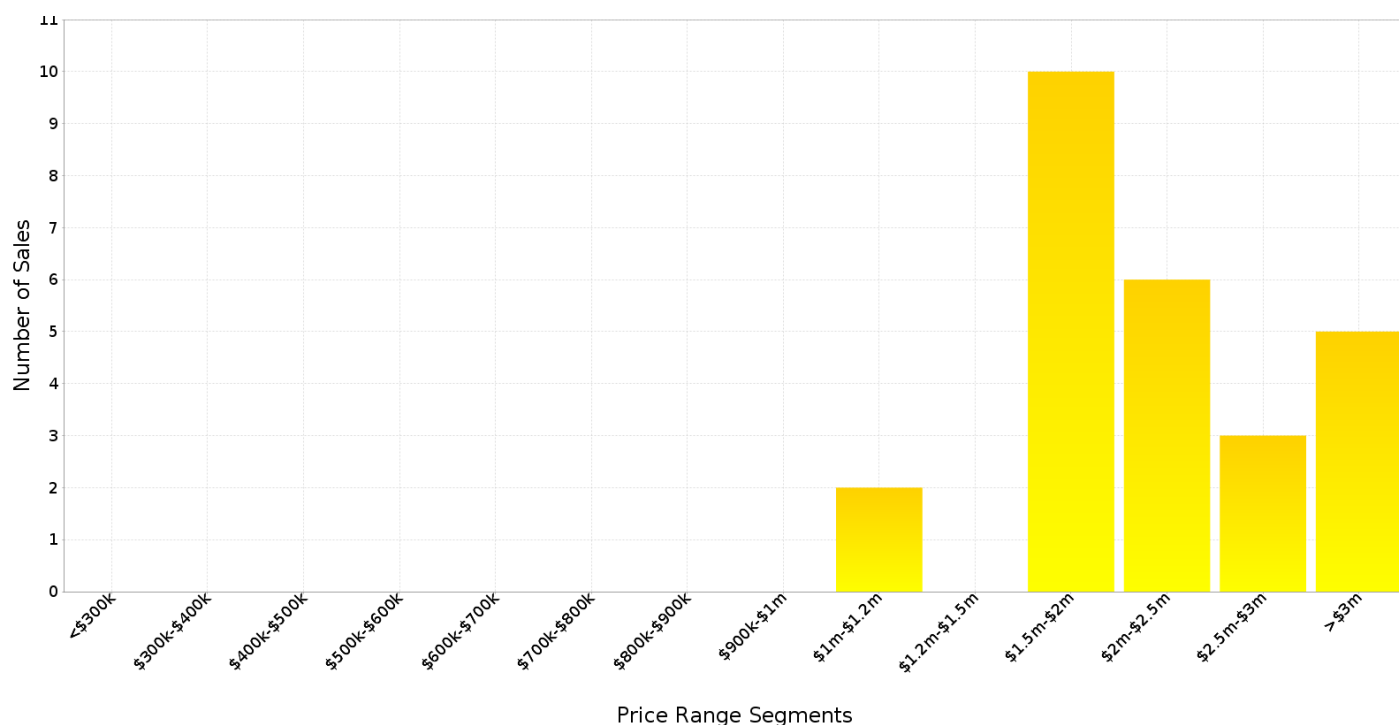
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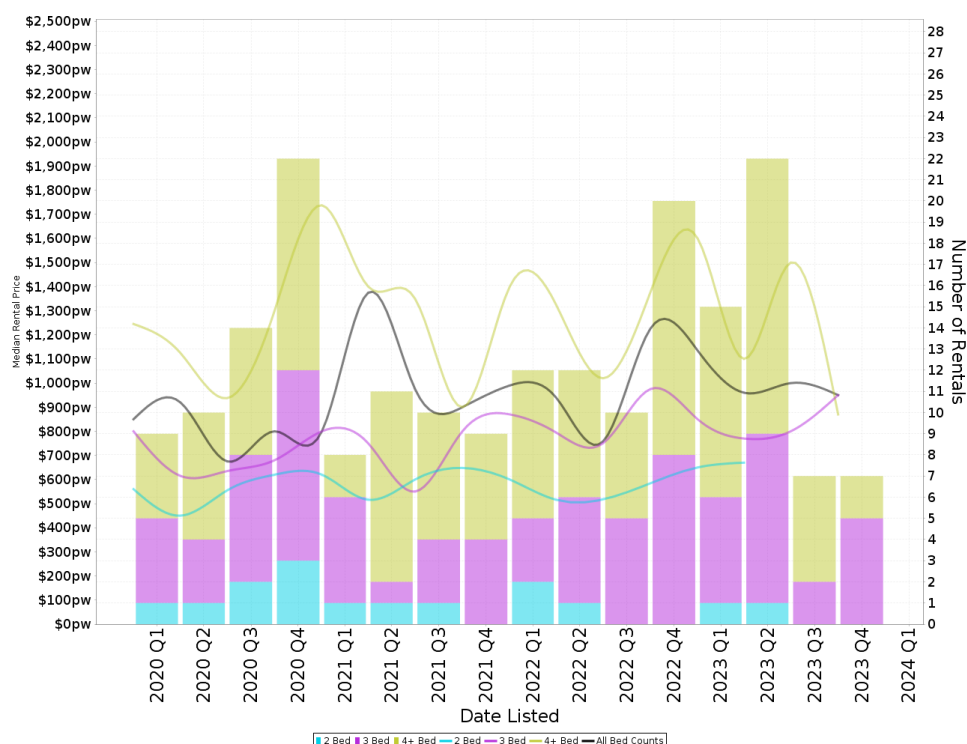
YARRALUMLA - Peak Selling Periods (3 years)



YARRALUMLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.7%

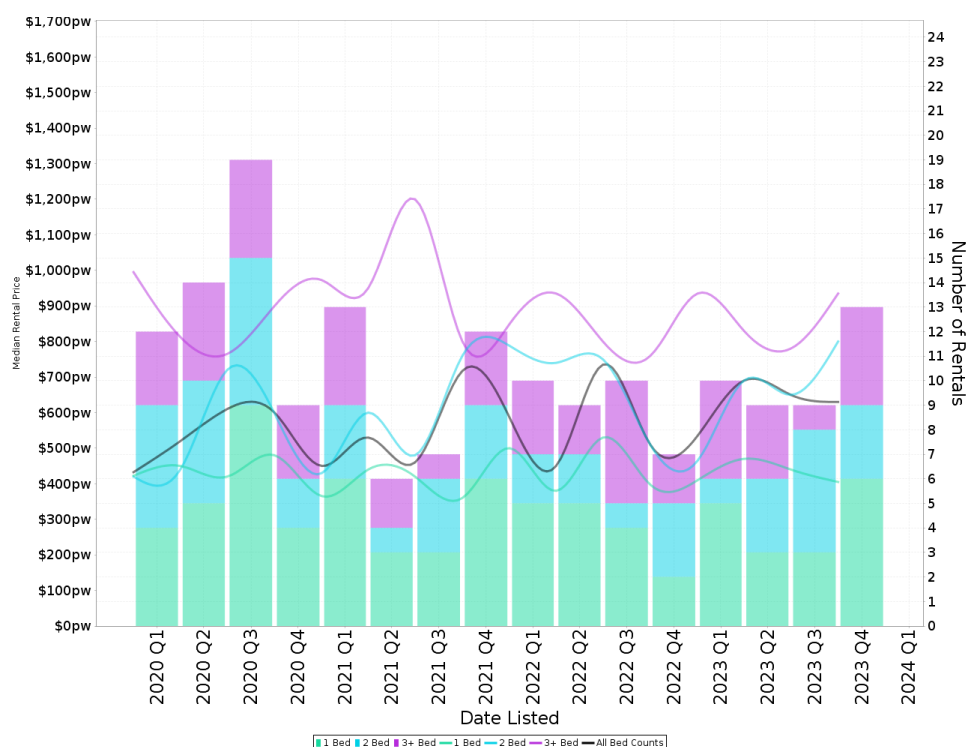
Current Median Price: \$2,005,000
Previous Median Price: \$2,407,500
Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$2,005,000
Current Median Rent: \$950
Based on 51 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.8%

Current Median Price: \$923,750
Previous Median Price: \$890,000
Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$923,750
Current Median Rent: \$650
Based on 41 registered Unit rentals compared over the last 12 months.

YARRALUMLA - Recently Sold Properties

Median Sale Price

\$2m

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

-16.7%

Current Median Price: \$2,005,000
Previous Median Price: \$2,407,500

Based on 70 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

117 HOPETOUN CCT

\$3,000,000

Sold Dec 2023
22 Days

924 m² 4 2 2

12 HILL CNR

\$3,500,000

Sold Dec 2023

1,033 m² 4 3 2

76 HAMPTON CCT

\$1,129,000

Sold Nov 2023
35 Days

444 m² 3 1 1

21/3 LANE POOLE PL

\$890,000

Sold Nov 2023
70 Days

2 1 1

7 MUSGRAVE ST

\$2,225,000

Sold Oct 2023
120 Days

907 m² 4 2 2

84 BANKS ST

\$2,975,000

Sold Oct 2023
22 Days

734 m² 4 2 2

13 BROOME CRES

\$1,580,000

Sold Sep 2023
N/A

583 m² 2 1 1

5 BANKS ST

\$1,910,000

Sold Sep 2023
22 Days

617 m² 4 2 2

22 RODWAY ST

\$1,888,000

Sold Sep 2023
15 Days

780 m² 3 2 2

YARRALUMLA - Properties For Rent

Median Rental Price

\$950 /w

Based on 51 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: \$2,005,000
Current Median Rent: \$950

Based on 26 recorded House sales and 51 House rentals compared over the last 12 months


Number of Rentals

51

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

3A Musgrave Street




\$880.00 per

741 m² 3 2 -

Feb 2024 5 Days

9 Loch Street




\$650 pw

634 m² 3 1 -

Feb 2024 6 Days

57 MacDonnell Street




\$1,600 per

839 m² 5 3 2

Feb 2024 8 Days

15 Black Street




\$1,300 per

630 m² 4 2 2

Jan 2024 44 Days

70 Mueller Street



\$975

757 m² 3 1 1

Nov 2023 116 Days

12 Novar Street




\$850 per week

470 m² 3 2 2

Apr 2023 328 Days

6 Cambage Street



\$650

797 m² 3 1 1

Mar 2023 362 Days