

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 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 slats. Large trees and a swing set are visible in the background.

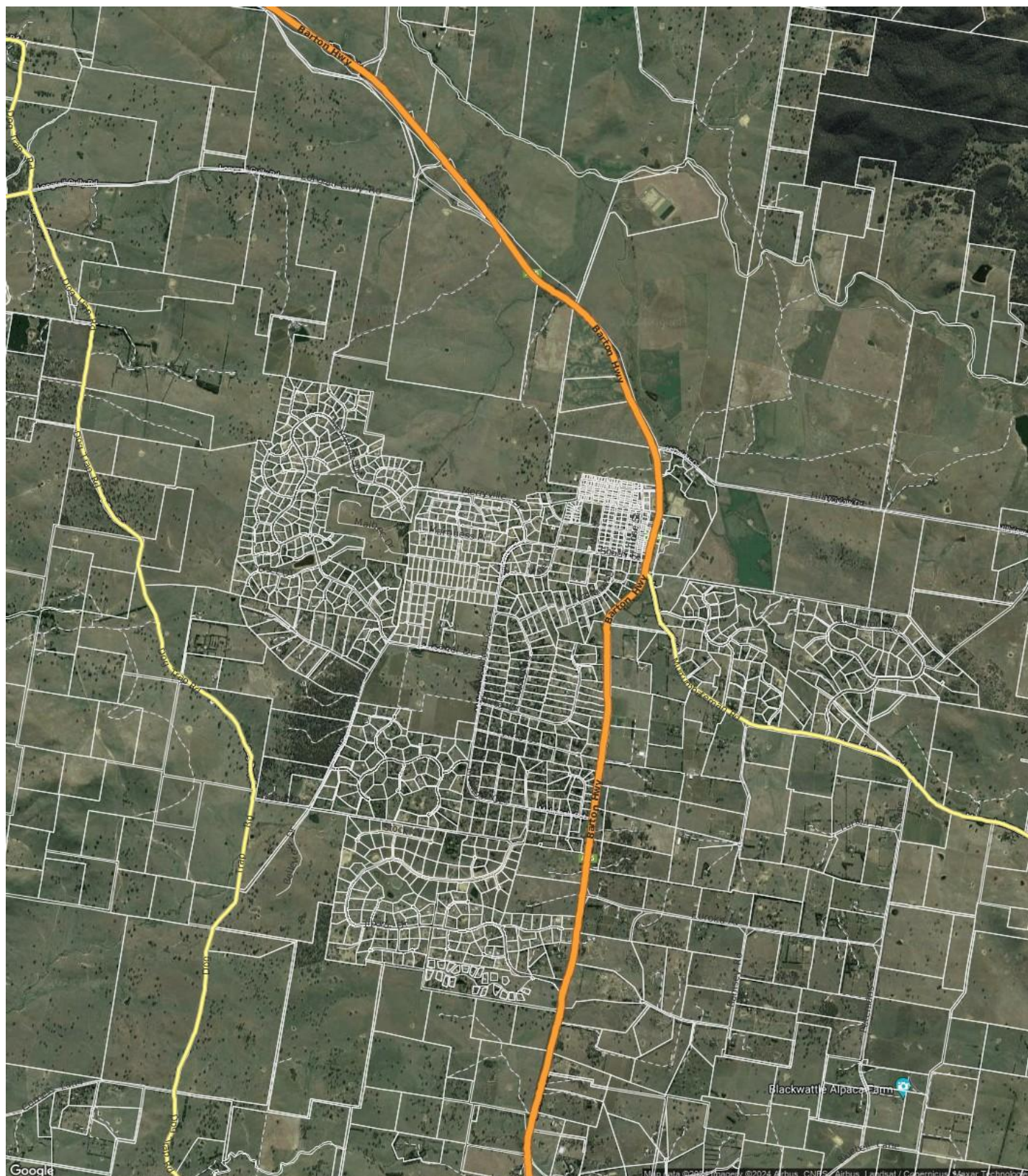
RayWhite.

Suburb
flyover report

MURRUMBATEMAN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

MURRUMBATEMAN - 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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MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 510,000	0.0 %	\$ 170,000	\$ 935,000
2007	64	\$ 529,000	3.7 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	72	\$ 876,250	3.5 %	\$ 350,000	\$ 1,800,000
2021	70	\$ 1,110,000	26.7 %	\$ 75,000	\$ 3,500,000
2022	61	\$ 1,275,000	14.9 %	\$ 515,250	\$ 2,225,000
2023	44	\$ 1,250,000	-2.0 %	\$ 525,000	\$ 2,230,000
2024	1	\$ 1,225,000	-2.0 %	\$ 1,225,000	\$ 1,225,000

Median Sale Price

\$1.25m

Based on 44 recorded House sales within the last 12 months (2023)

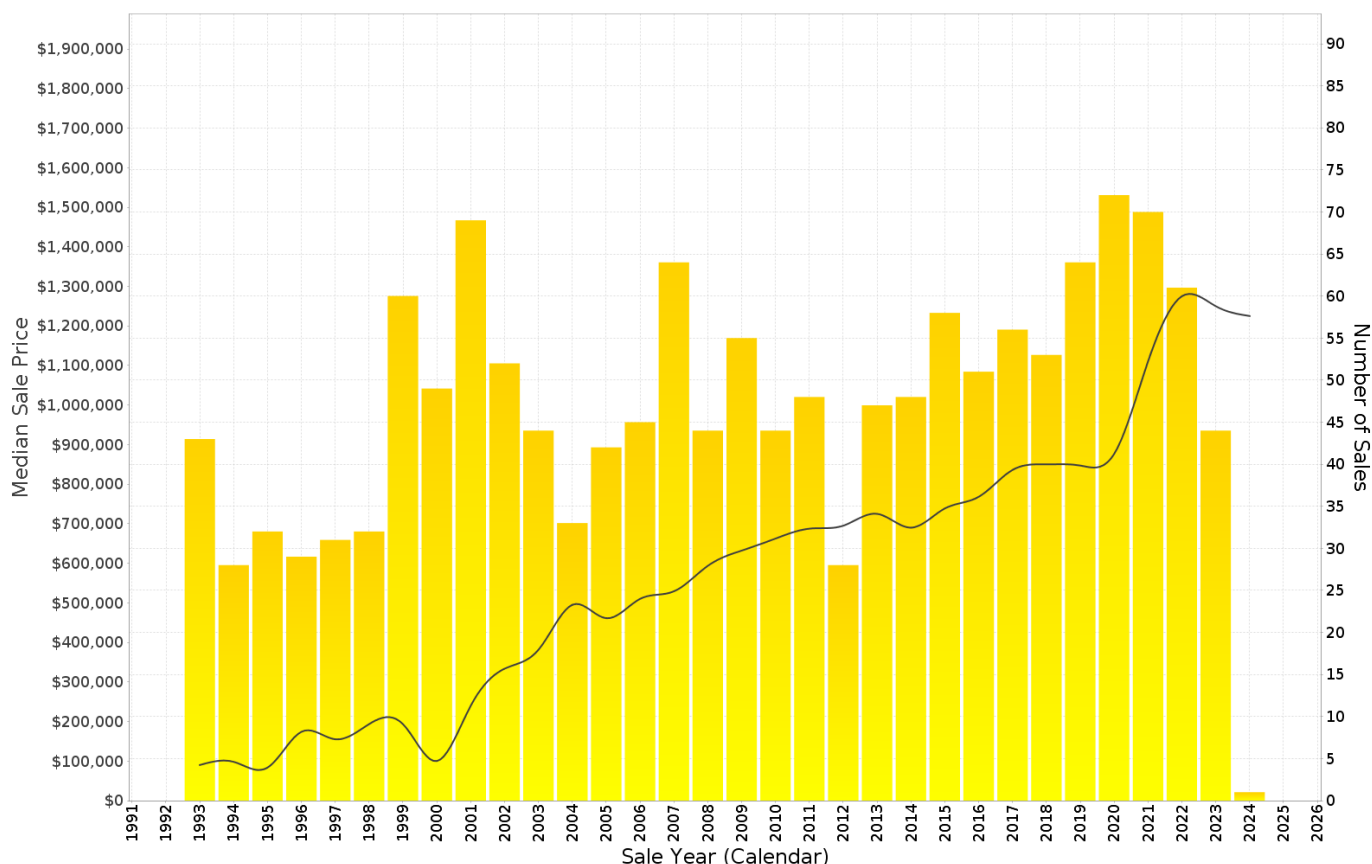
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.0%

Current Median Price: \$1,250,000
Previous Median Price: \$1,275,000

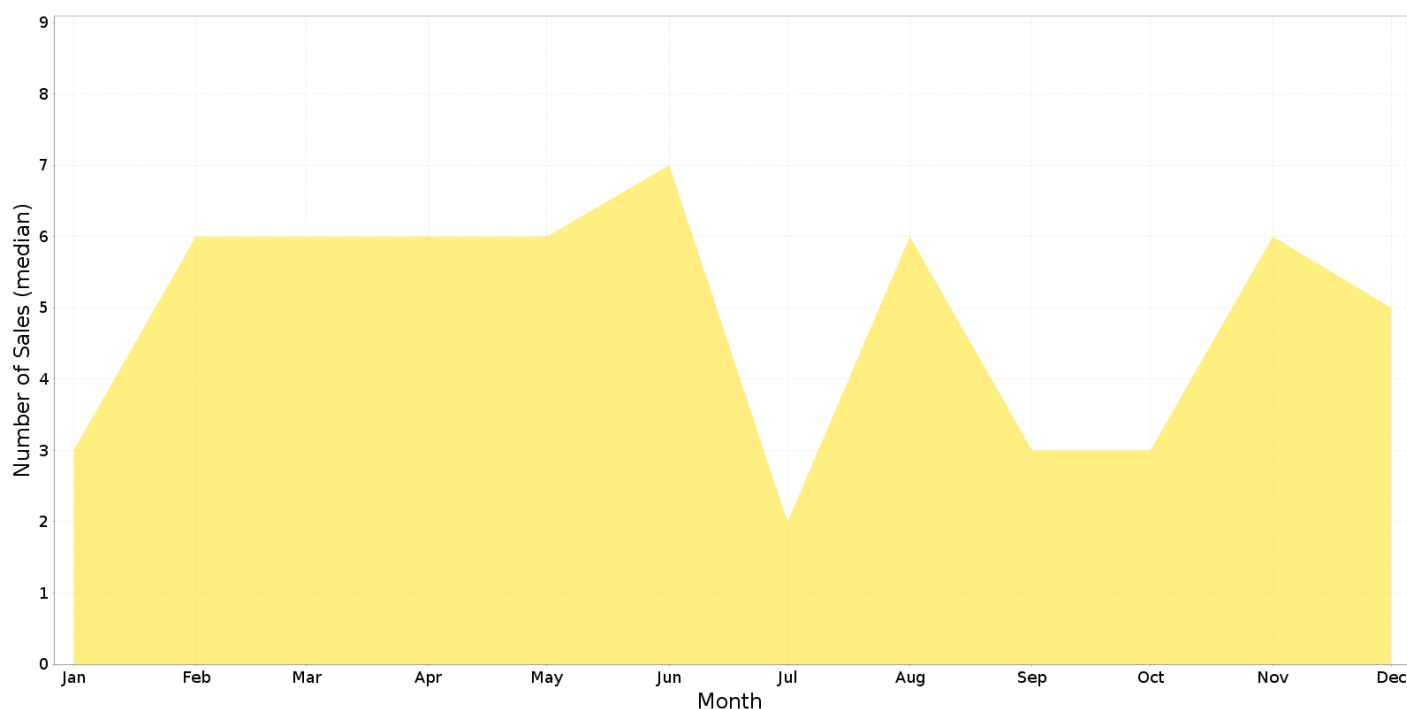
Based on 105 recorded House sales compared over the last two rolling 12 month periods



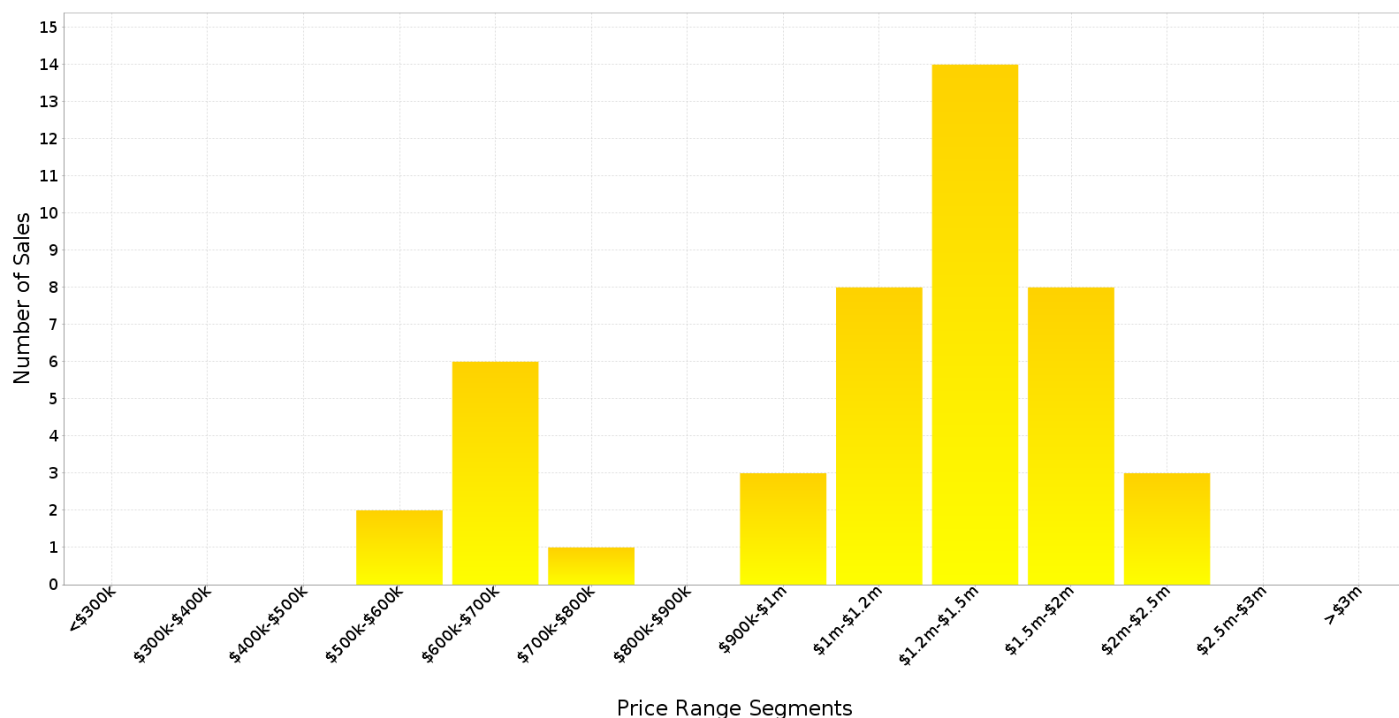
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MURRUMBATEMAN - Peak Selling Periods (3 years)



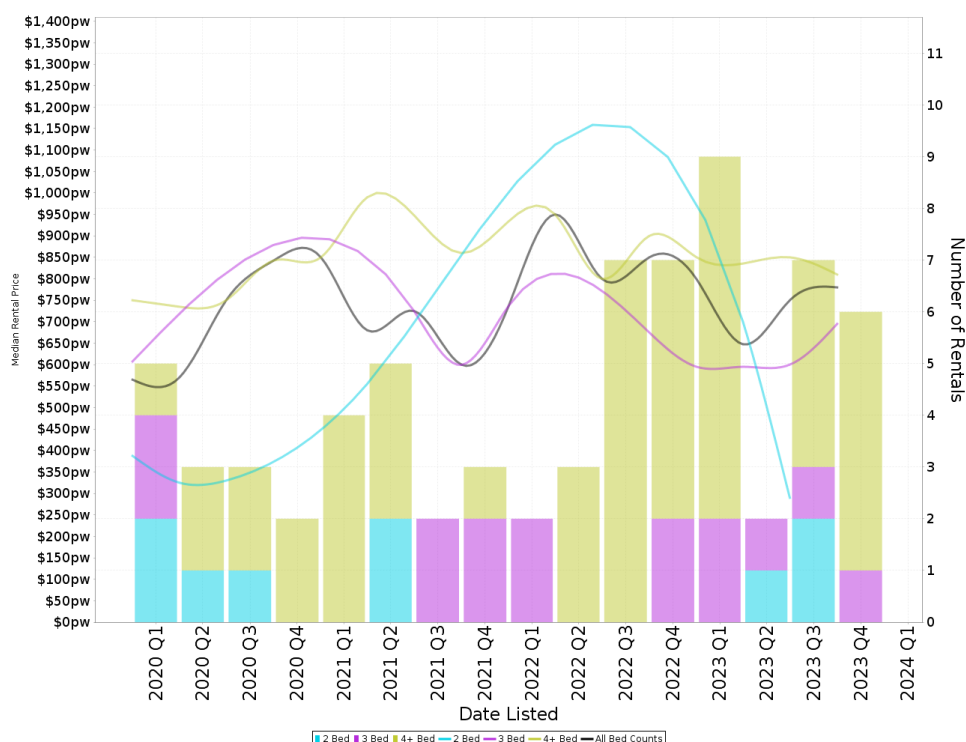
MURRUMBATEMAN - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.0%

Current Median Price: \$1,250,000
Previous Median Price: \$1,275,000

Based on 105 registered House sales compared over the last two rolling 12 month periods.

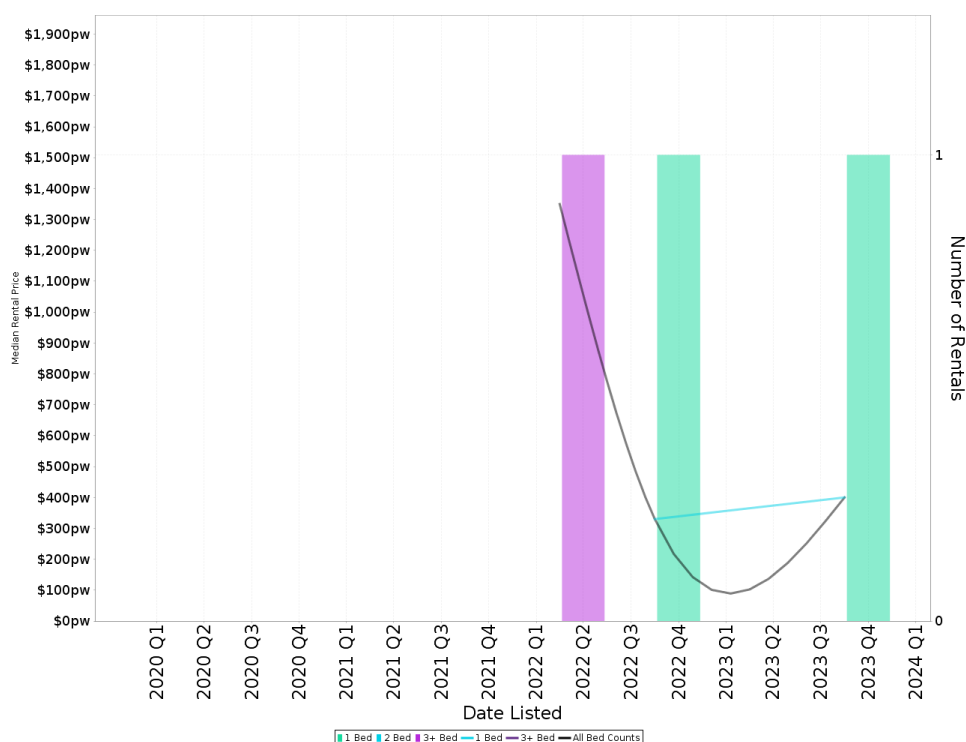
Suburb Rental Yield

+3.1%

Current Median Price: \$1,250,000
Current Median Rent: \$750

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 44 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

-2.0%

Current Median Price: \$1,250,000
Previous Median Price: \$1,275,000

Based on 105 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

44

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

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

35 WEST ST

\$1,050,000

1,082 m² 4 2 2

Sold Feb 2024
334 Days

1 NORTH ST

\$1,225,000

832 m² 4 2 3

Sold Jan 2024
277 Days

32 SOUTH ST

\$1,706,000

7,870 m² 6 3 3

Sold Jan 2024
65 Days

24 MALBEC DR

\$635,000

6,501 m² - - -

Sold Dec 2023
29 Days

8 LINDEN CL

\$1,520,000

2.38 ha 4 2 4

Sold Dec 2023
51 Days

6 GREVILLEA CL

\$1,425,000

1.87 ha 4 2 2

Sold Dec 2023
61 Days

42 MIDDLE ST

\$1,250,000

1,228 m² - - -

Sold Nov 2023
N/A

8 WILLIAM ST

\$1,050,000

1,239 m² 4 2 2

Sold Nov 2023
41 Days

25 MALBEC DR









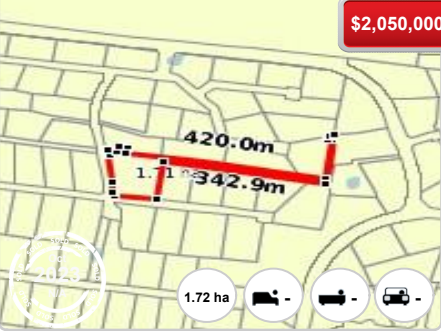









\$655,000

7,283 m² - - -

Sold Nov 2023
N/A

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45 MIDDLE ST  \$1,000,000  810 m ² 4 2 2	8 MALBEC DR  \$640,000  6,506 m ² - - -	2 LAKEVIEW DR  \$1,455,000  1.13 ha 3 2 3
47 MALBEC DR  \$545,000  1.13 ha - - -	2 MARQUESS PL  \$2,050,000  1.72 ha - - -	5 KINSMAN DR  \$940,000  8,091 m ² 4 2 5
4 HEREFORD PL  \$1,300,000  7,011 m ² 4 2 4	4 BELLEVIEW DR  \$685,000  6.21 ha - - -	4 GUMNUTT LANE  \$1,480,000  1.99 ha 4 2 2

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$750 /w

Based on 24 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: \$1,250,000
Current Median Rent: \$750

Based on 44 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

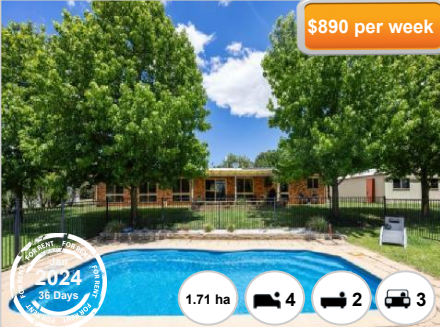
24

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

28 DAVIS CIRCUIT

\$890 per week




2024
38 Days

1.71 ha 4 2 3

16 MERRYVILLE DRIVE

\$750 per week




2024
42 Days

7,897 m² 3 2 2

7A EUROKA AVENUE

\$695 per week



2023
98 Days

16.19 ha 3 2 1