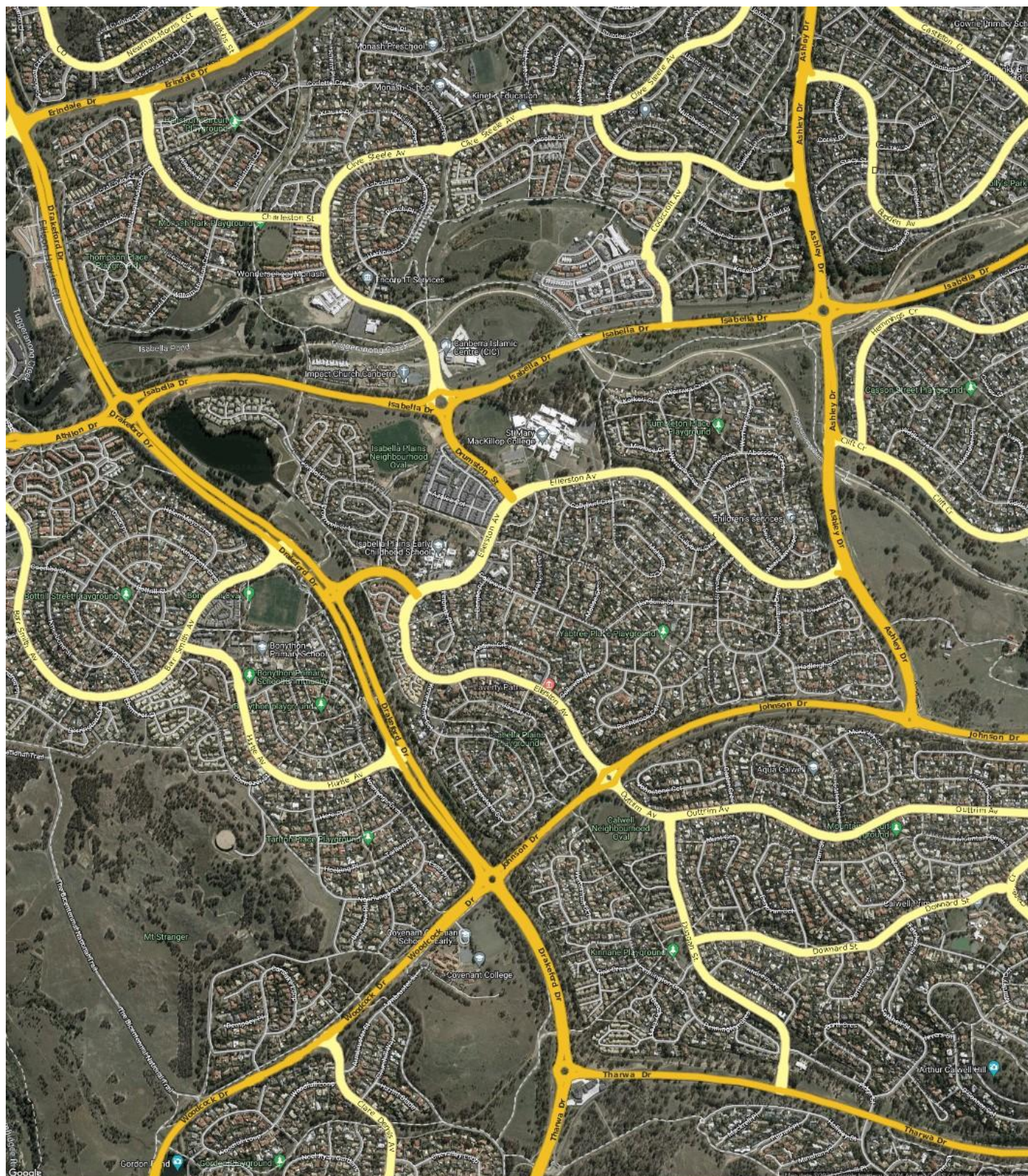


RayWhite.

Suburb
flyover report

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

ISABELLA PLAINS - 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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ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	60	\$ 335,000	0.0 %	\$ 142,000	\$ 540,000
2007	62	\$ 384,500	14.8 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	27	\$ 795,000	-7.7 %	\$ 675,000	\$ 950,000
2024	0				

Median Sale Price

\$795k

Based on 27 recorded House sales within the last 12 months (2023)

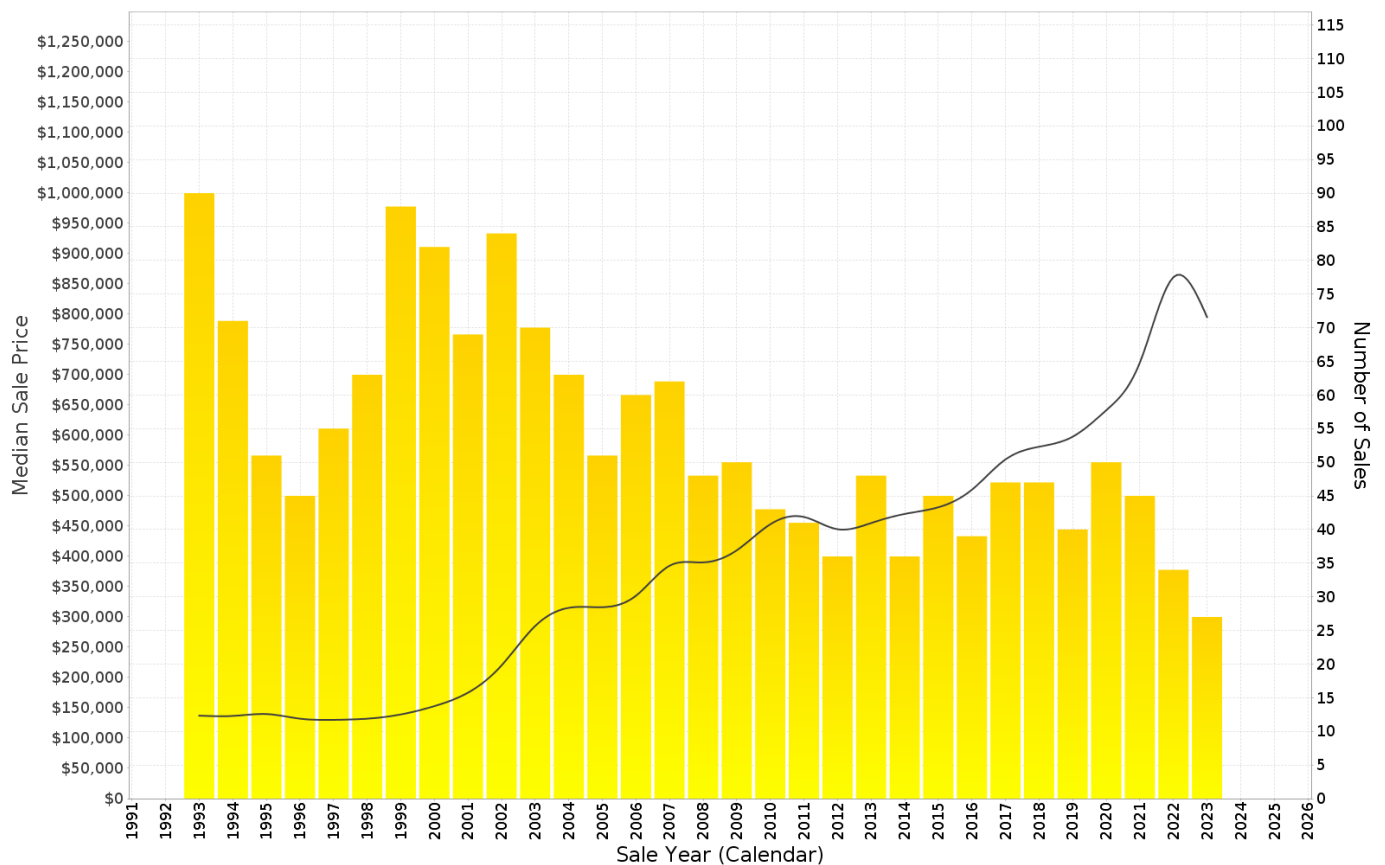
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

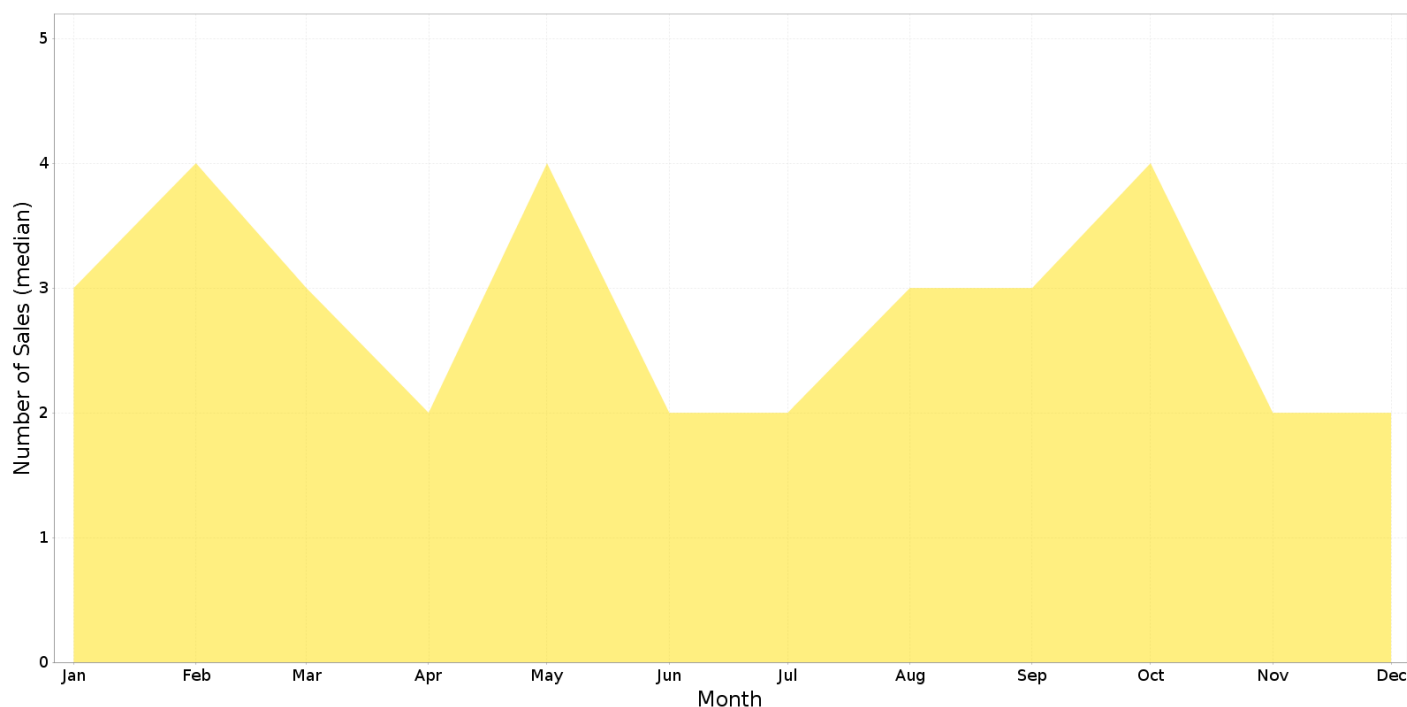
-7.7%

Current Median Price: \$795,000
Previous Median Price: \$861,000

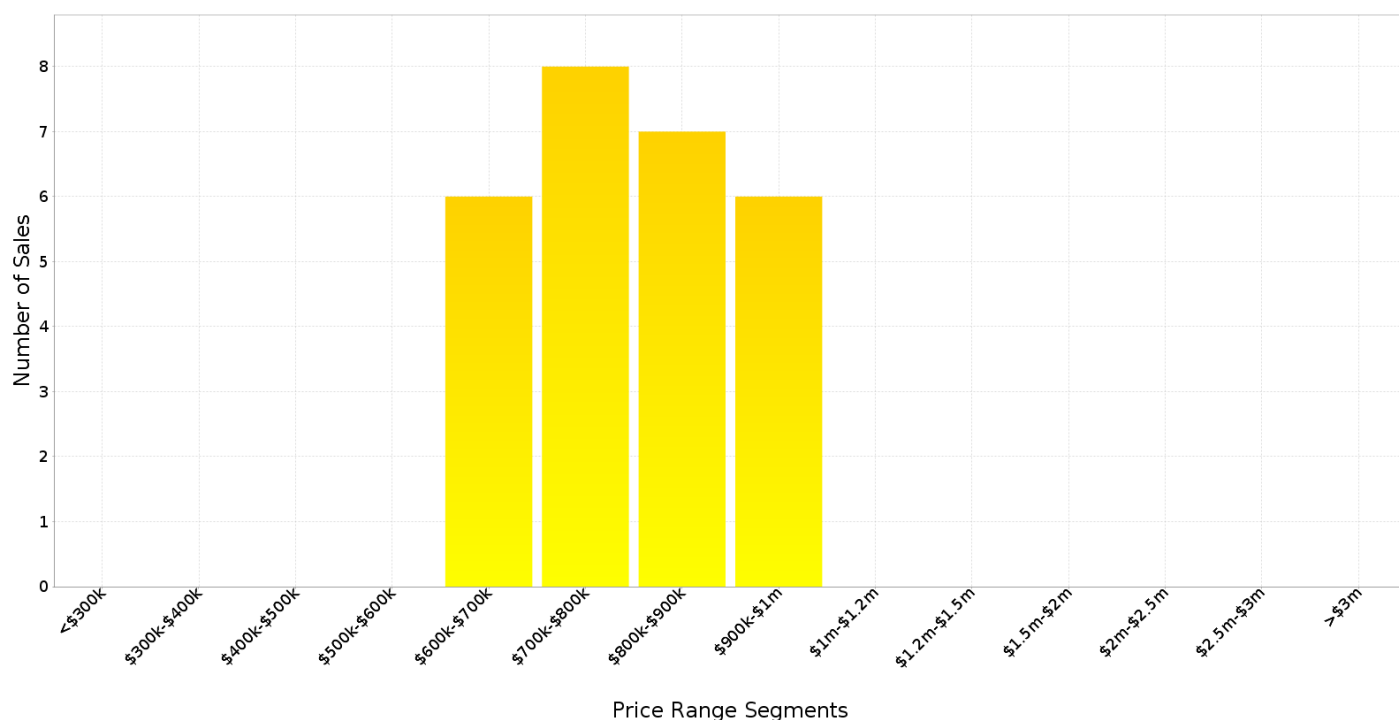
Based on 61 recorded House sales compared over the last two rolling 12 month periods



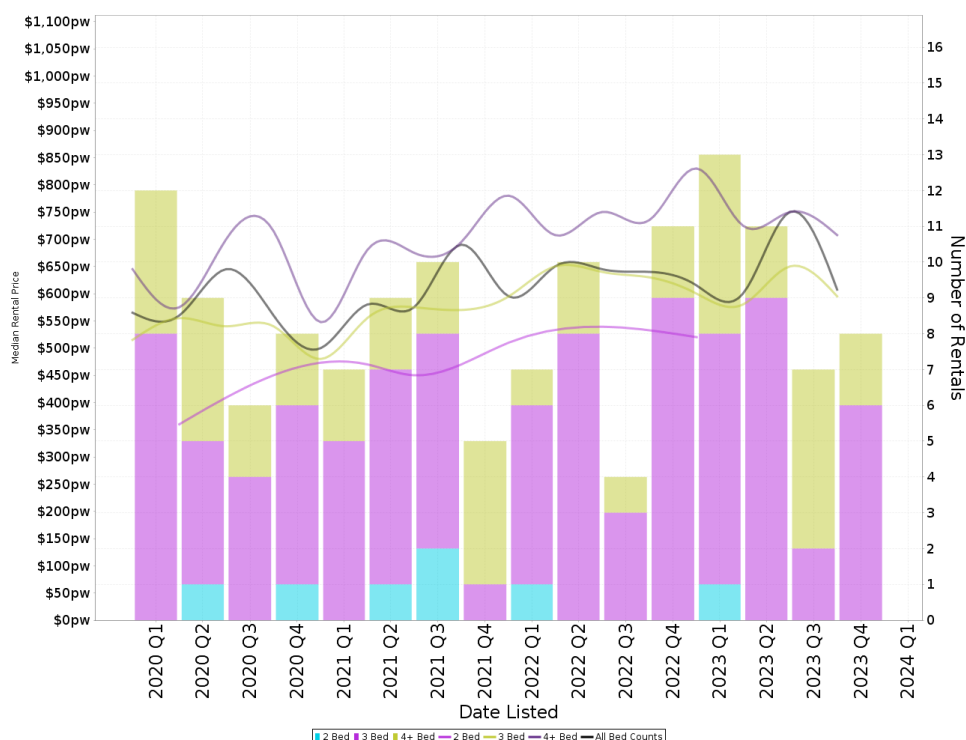
ISABELLA PLAINS - Peak Selling Periods (3 years)



ISABELLA PLAINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.7%

Current Median Price: \$795,000
Previous Median Price: \$861,000

Based on 61 registered House sales compared over the last two rolling 12 month periods.

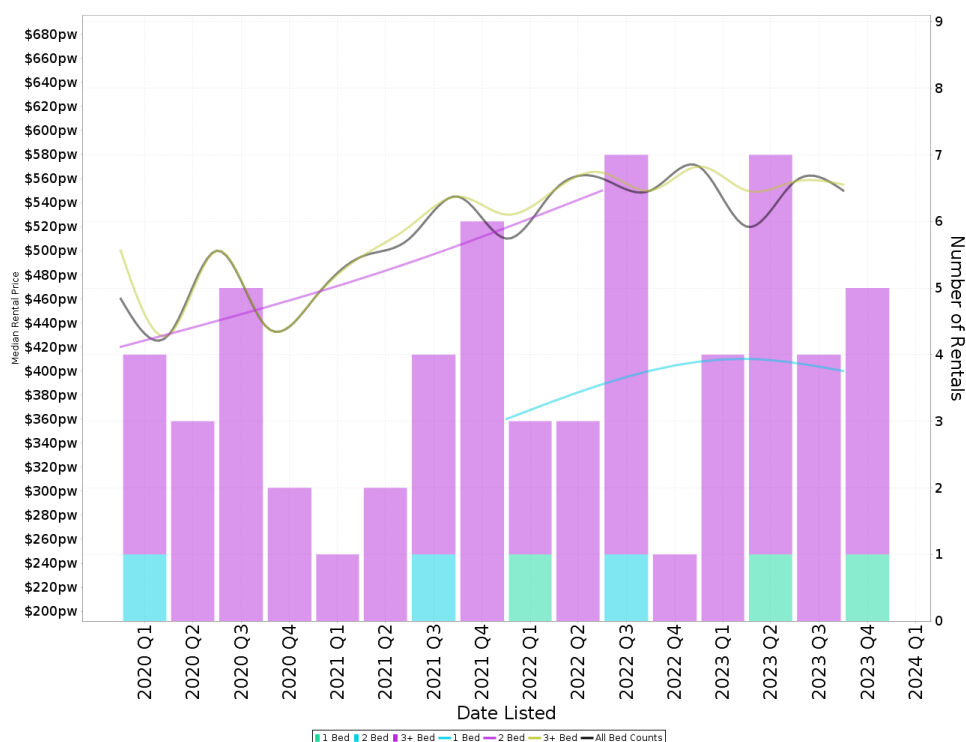
Suburb Rental Yield

+4.1%

Current Median Price: \$795,000
Current Median Rent: \$620

Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%

Current Median Price: \$665,000
Previous Median Price: \$670,000

Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$665,000
Current Median Rent: \$550

Based on 20 registered Unit rentals compared over the last 12 months.

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$795k

Based on 27 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

-7.7%

Current Median Price: \$795,000
Previous Median Price: \$861,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

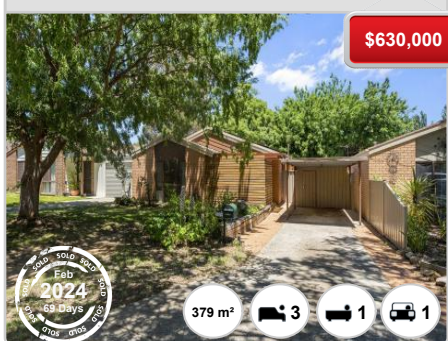
Sold Properties

27

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

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

107 KEVERSTONE CCT



9 MARENGO PL



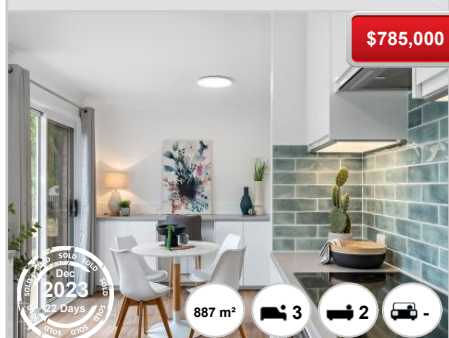
5 BANDULLA ST



6 SASSAFRAS PL



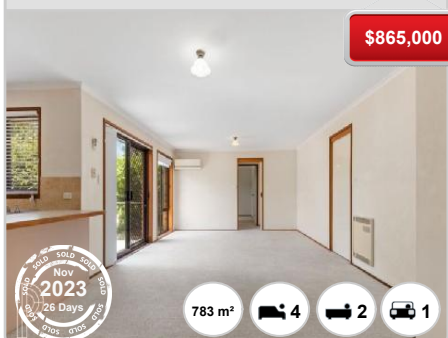
13 BALALA PL



28 BUCKNEL CCT



9 BENJEE PL



12 COLLYBURL CRES



20 RUSHBROOK CCT





ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$620 /w

Based on 39 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

+4.1%

Current Median Price: \$795,000
Current Median Rent: \$620

Based on 27 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals

39

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

9 BABINDA PLACE

\$670 pw



797 m² 3 1 2

For rent Feb 2024 9 Days

25 HADLEIGH CIRCUIT

\$460 per week



737 m² 2 1 1

For rent Feb 2024 14 Days

24 MAHARATTA CIRCUIT

\$650 per week



870 m² 6 2 2

For rent Jan 2024 40 Days