

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 stone 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 concrete deck and a wooden wall. Large trees and a swing set are visible in the background.

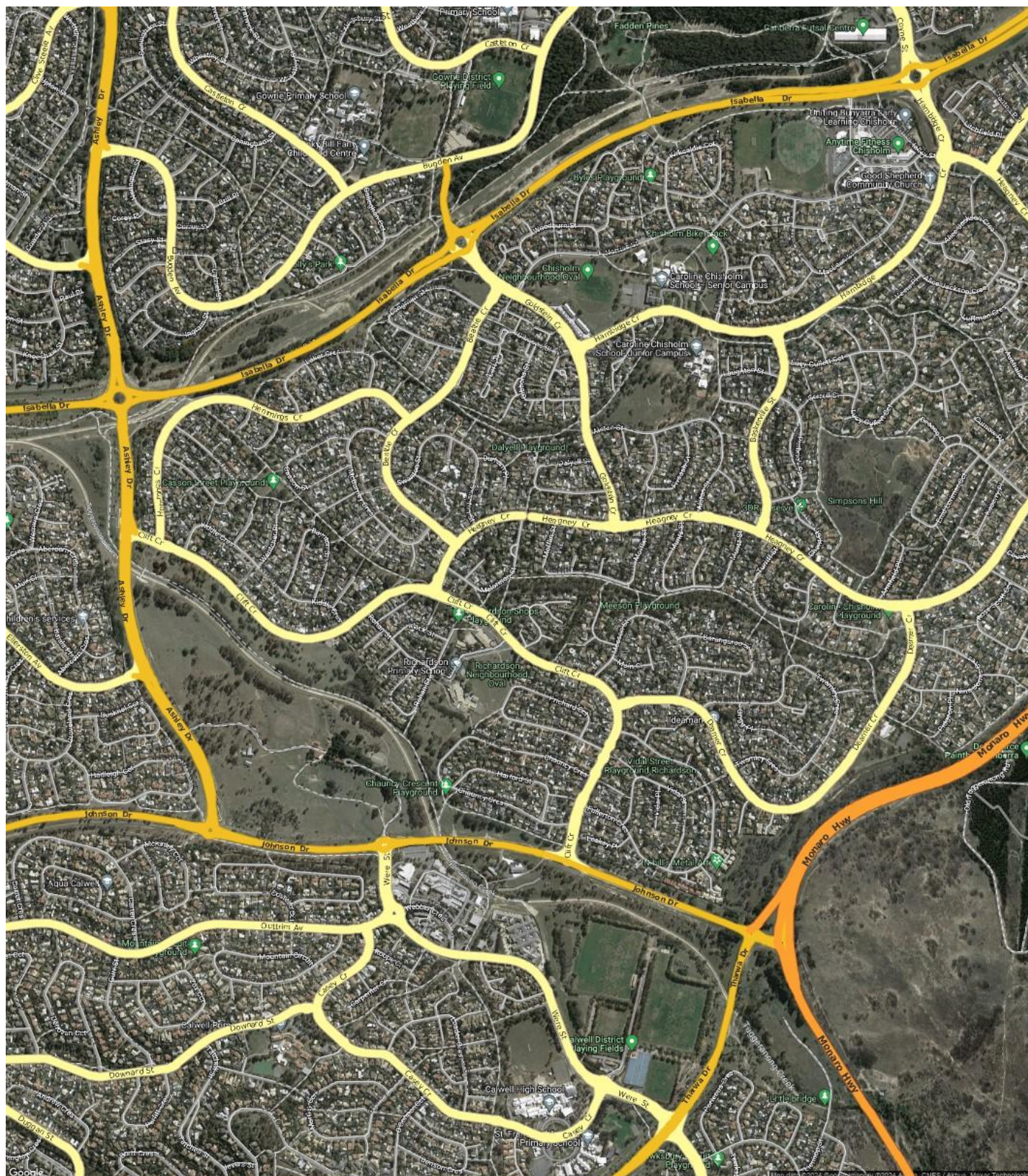
RayWhite.

Suburb
flyover report

RICHARDSON (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

RICHARDSON - 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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RICHARDSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 319,950	0.0 %	\$ 260,000	\$ 430,000
2007	46	\$ 368,500	15.2 %	\$ 220,000	\$ 515,000
2008	29	\$ 361,500	-1.9 %	\$ 140,000	\$ 470,000
2009	41	\$ 407,000	12.6 %	\$ 66,600	\$ 575,000
2010	26	\$ 422,500	3.8 %	\$ 202,500	\$ 700,000
2011	34	\$ 437,500	3.6 %	\$ 22,000	\$ 730,000
2012	44	\$ 440,750	0.7 %	\$ 150,500	\$ 542,500
2013	48	\$ 432,000	-2.0 %	\$ 195,000	\$ 550,000
2014	31	\$ 450,000	4.2 %	\$ 375,000	\$ 560,000
2015	41	\$ 450,000	0.0 %	\$ 320,000	\$ 561,000
2016	31	\$ 465,000	3.3 %	\$ 22,000	\$ 610,000
2017	46	\$ 492,500	5.9 %	\$ 420,000	\$ 696,000
2018	43	\$ 545,000	10.7 %	\$ 420,000	\$ 750,000
2019	32	\$ 545,250	0.0 %	\$ 315,000	\$ 815,000
2020	42	\$ 618,000	13.3 %	\$ 400,000	\$ 760,000
2021	59	\$ 730,000	18.1 %	\$ 305,000	\$ 1,425,000
2022	52	\$ 802,500	9.9 %	\$ 230,000	\$ 1,150,000
2023	25	\$ 775,000	-3.4 %	\$ 682,000	\$ 1,140,000
2024	0				

Median Sale Price

\$775k

Based on 25 recorded House sales within the last 12 months (2023)

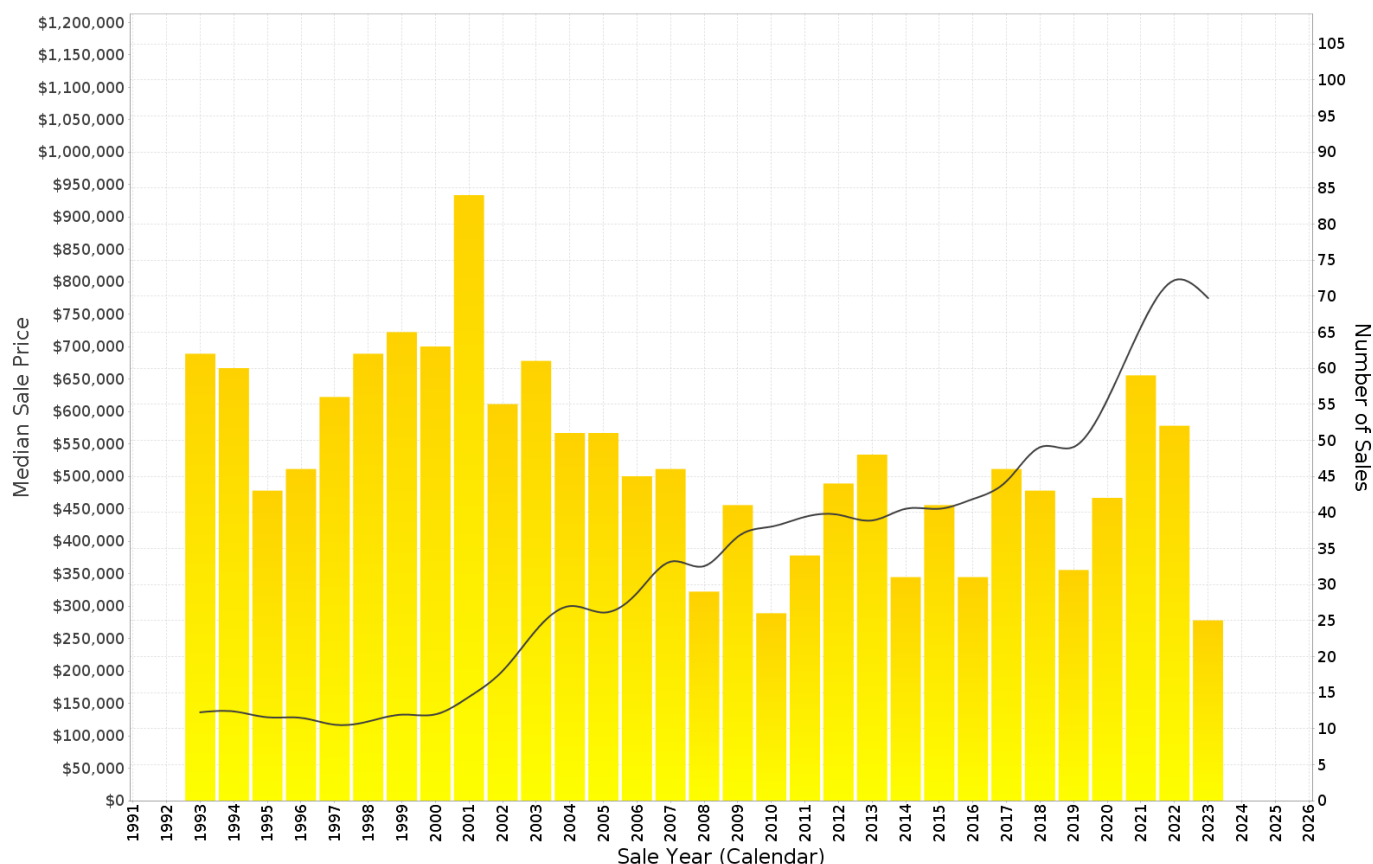
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.4%

Current Median Price: \$775,000
Previous Median Price: \$802,500

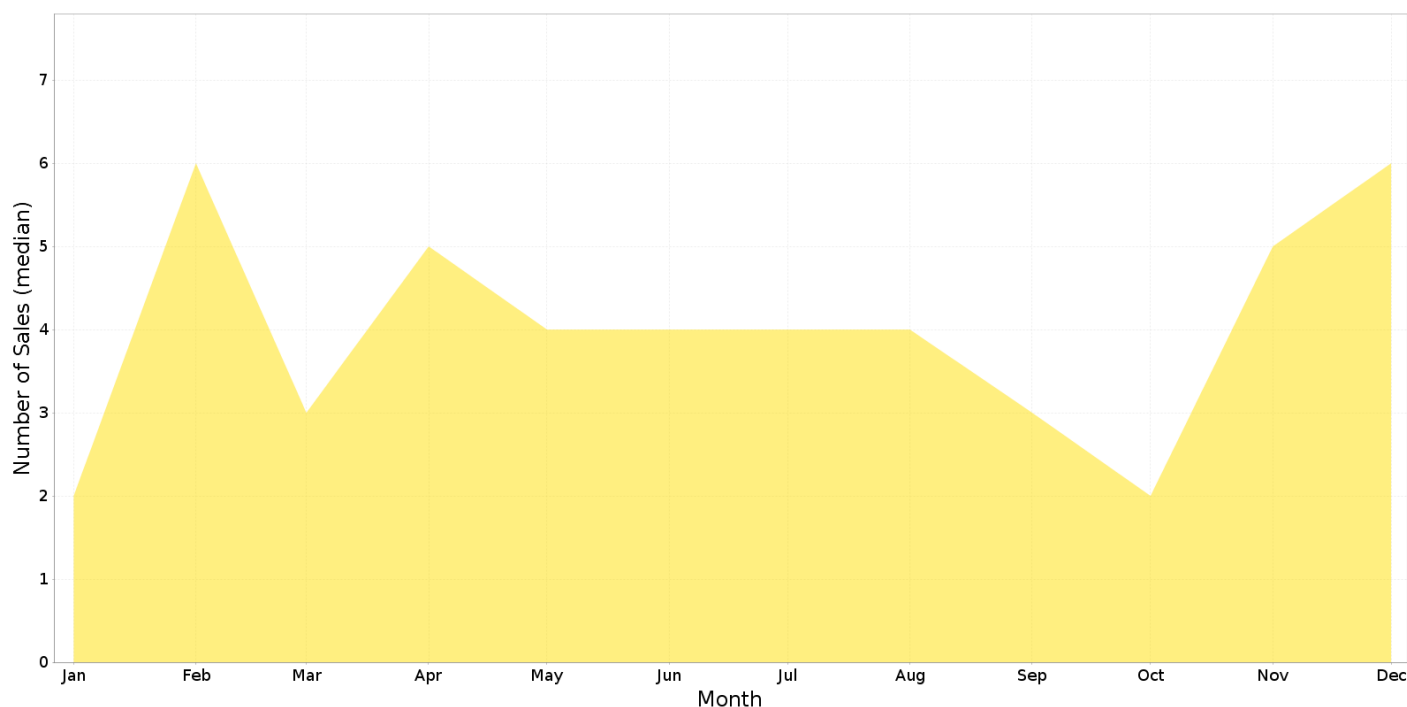
Based on 77 recorded House sales compared over the last two rolling 12 month periods



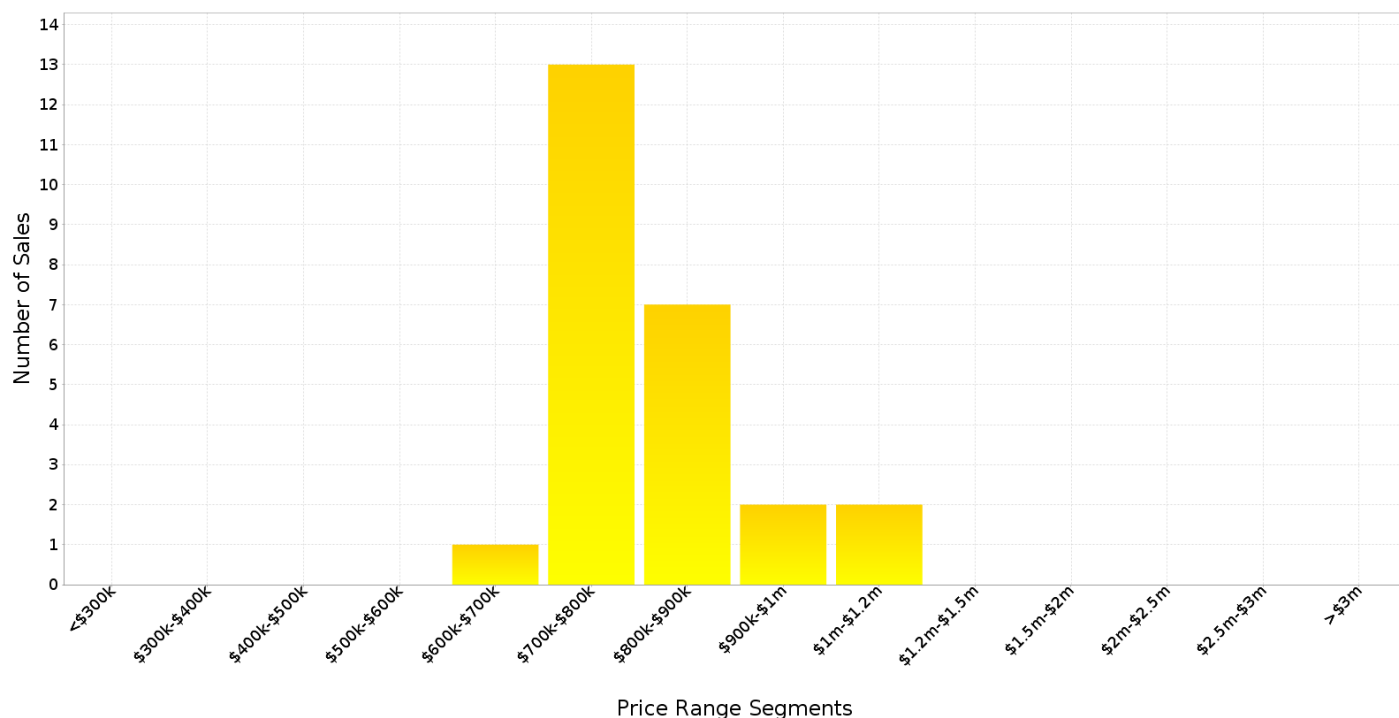
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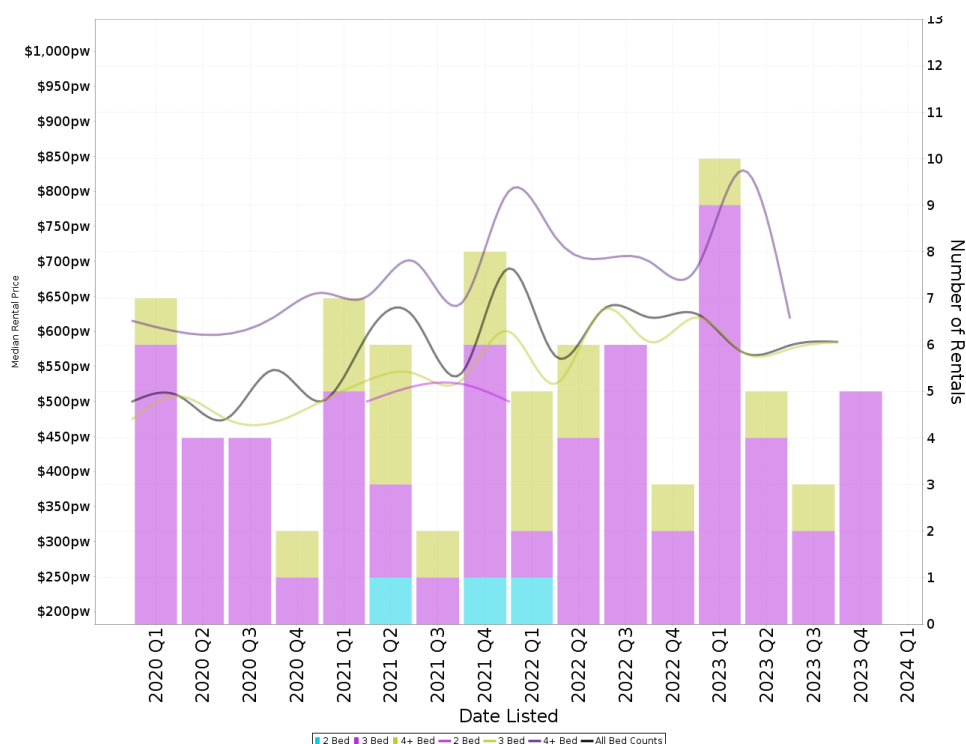
RICHARDSON - Peak Selling Periods (3 years)



RICHARDSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.4%

Current Median Price: \$775,000
Previous Median Price: \$802,500

Based on 77 registered House sales compared over the last two rolling 12 month periods.

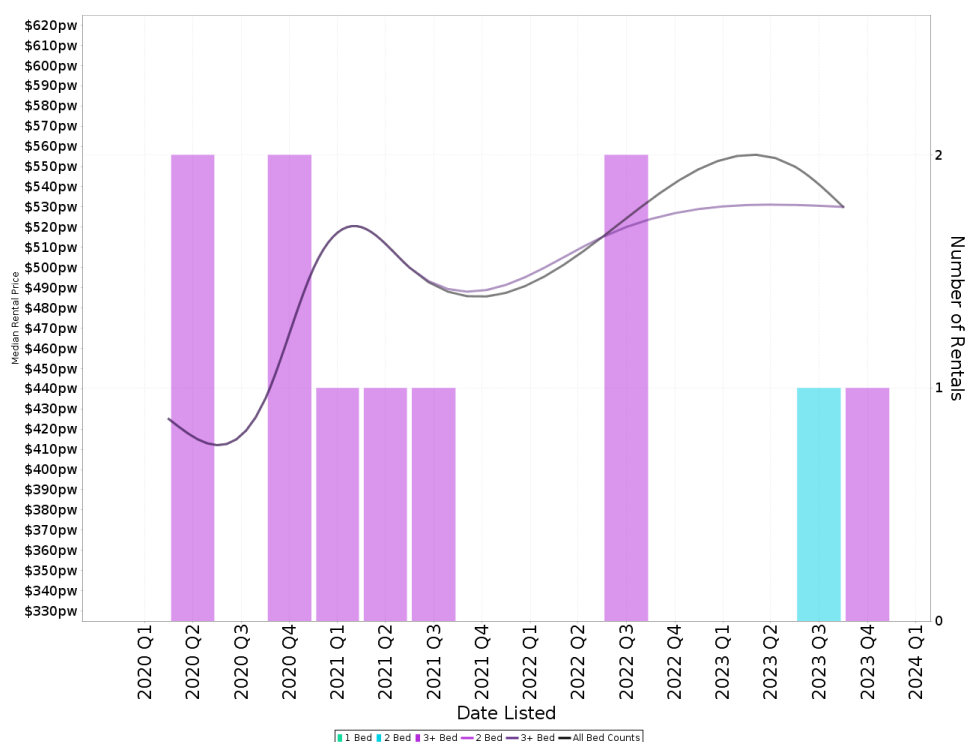
Suburb Rental Yield

+4.0%

Current Median Price: \$775,000
Current Median Rent: \$600

Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.7%

Current Median Price: \$672,500
Previous Median Price: \$698,500

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$672,500
Current Median Rent: \$540

Based on 2 registered Unit rentals compared over the last 12 months.

RICHARDSON - Recently Sold Properties

Median Sale Price

\$775k

Based on 25 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

-3.4%

Current Median Price: \$775,000
Previous Median Price: \$802,500

Based on 77 recorded House sales compared over the last two rolling 12 month periods

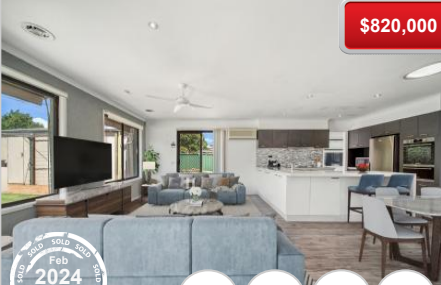
Sold Properties

25

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

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

9 GRIMSHAW ST

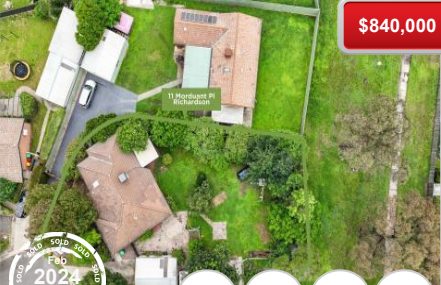


\$820,000

796 m² 4 2 2

Sold Feb 2024 41 Days

11 MORDUANT PL



\$840,000

1,176 m² 4 2 2

Sold Feb 2024 22 Days

32 GRIMSHAW ST




\$925,000

1,324 m² 5 2 -

Sold Jan 2024 52 Days

23 CASSON ST




\$710,000

929 m² 3 1 2

Sold Jan 2024 53 Days

65 DEAMER CRES



\$800,000

787 m² 4 1 2

Sold 2024 53 Days

36 GRIMSHAW ST



\$815,000

870 m² 3 2 2

Sold Dec 2023 12 Days

28A FULLERTON CRES




\$660,000

337 m² 3 1 1

Sold Dec 2023 11 Days

132 CLIFT CRES




\$860,000

828 m² 3 2 4

Sold Nov 2023 35 Days

8 GRIGG PL



\$990,000

1,105 m² 4 2 4

Sold Oct 2023 46 Days

2 GRIMSHAW ST

\$1,011,000

Sold Sep 2023
32 Days

1,112 m² 4 3 2

31 DEAMER CRES

\$750,000

Sold Sep 2023
52 Days

777 m² 4 1 4

70 CHAUNCY CRES

\$735,000

Sold Sep 2023
27 Days

812 m² 3 1 6

6 GONZAGA PL

\$721,000

Sold Sep 2023
26 Days

708 m² 3 1 1

4 POGNEY PL

\$610,000

Sold Sep 2023
118 Days

366 m² 3 2 2

68 TWAMLEY CRES

\$855,000

Sold Sep 2023
22 Days

714 m² 3 2 2