

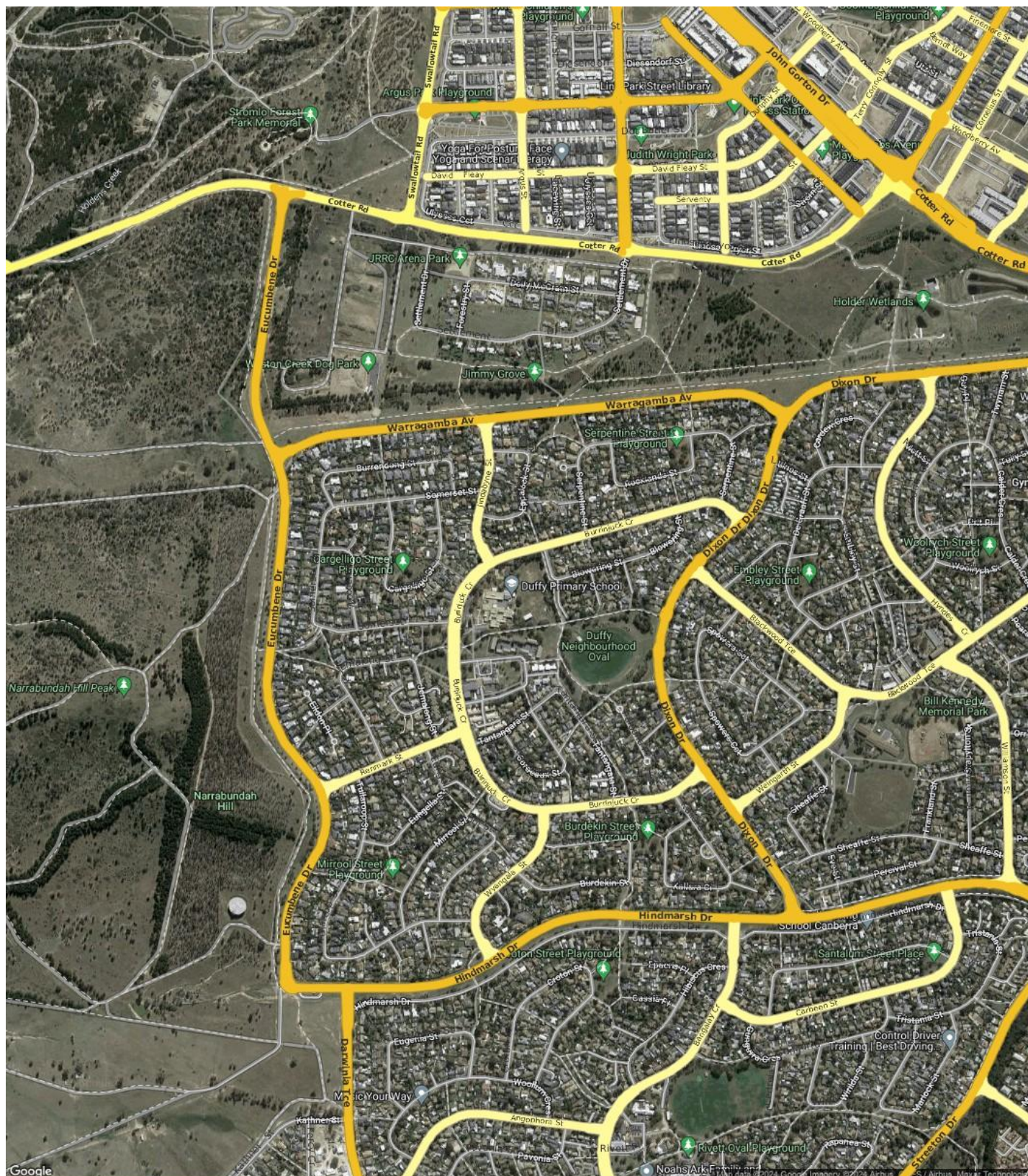
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

**RayWhite.**

**Suburb**  
flyover report

**DUFFY (HOUSE)**  
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# DUFFY - 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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# DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 410,000	0.0 %	\$ 167,500	\$ 830,000
2007	49	\$ 473,500	15.5 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	40	\$ 542,000	-1.5 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.2 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	37	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	0				

## Median Sale Price

# \$970k

Based on 37 recorded House sales within the last 12 months (2023)

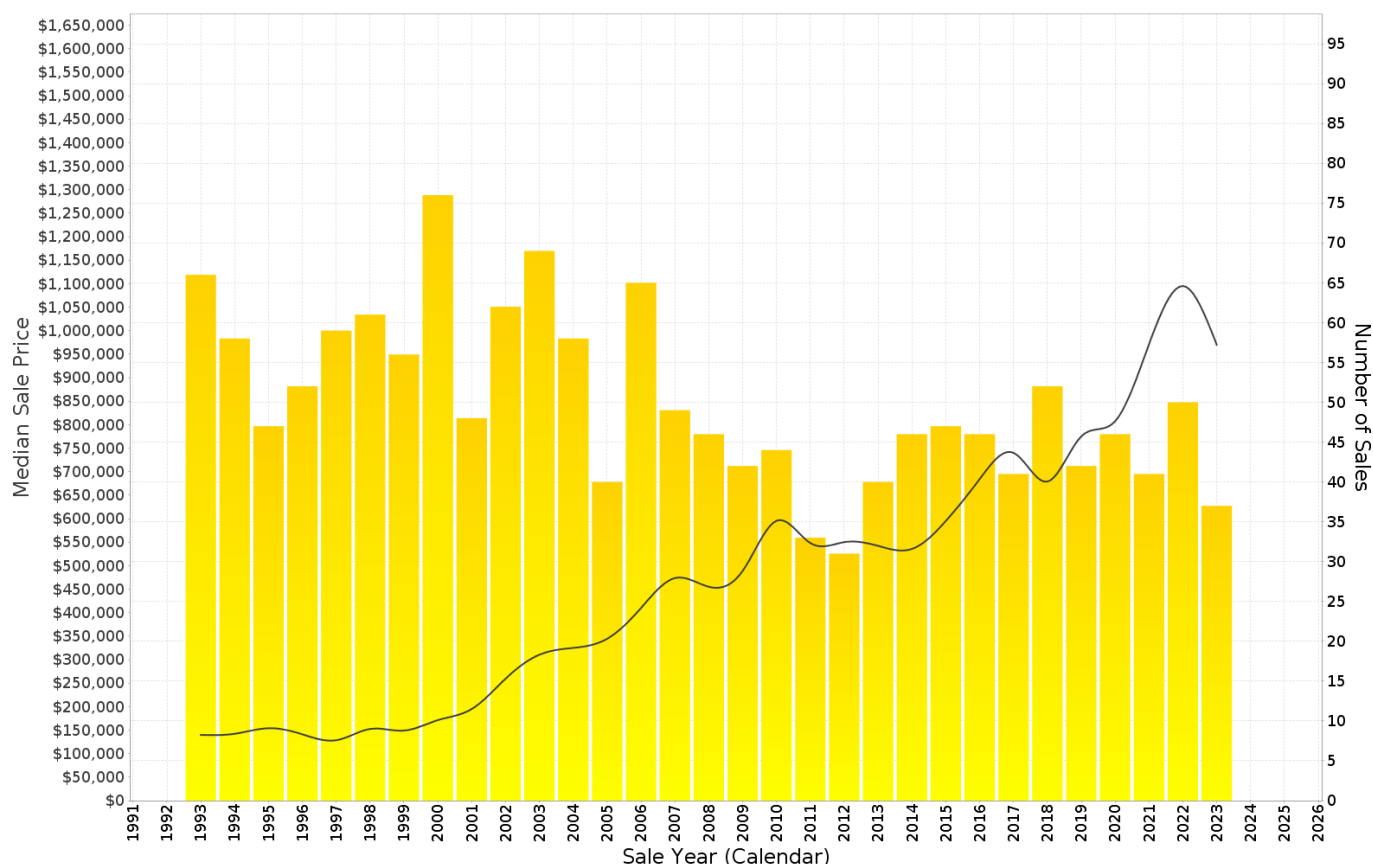
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

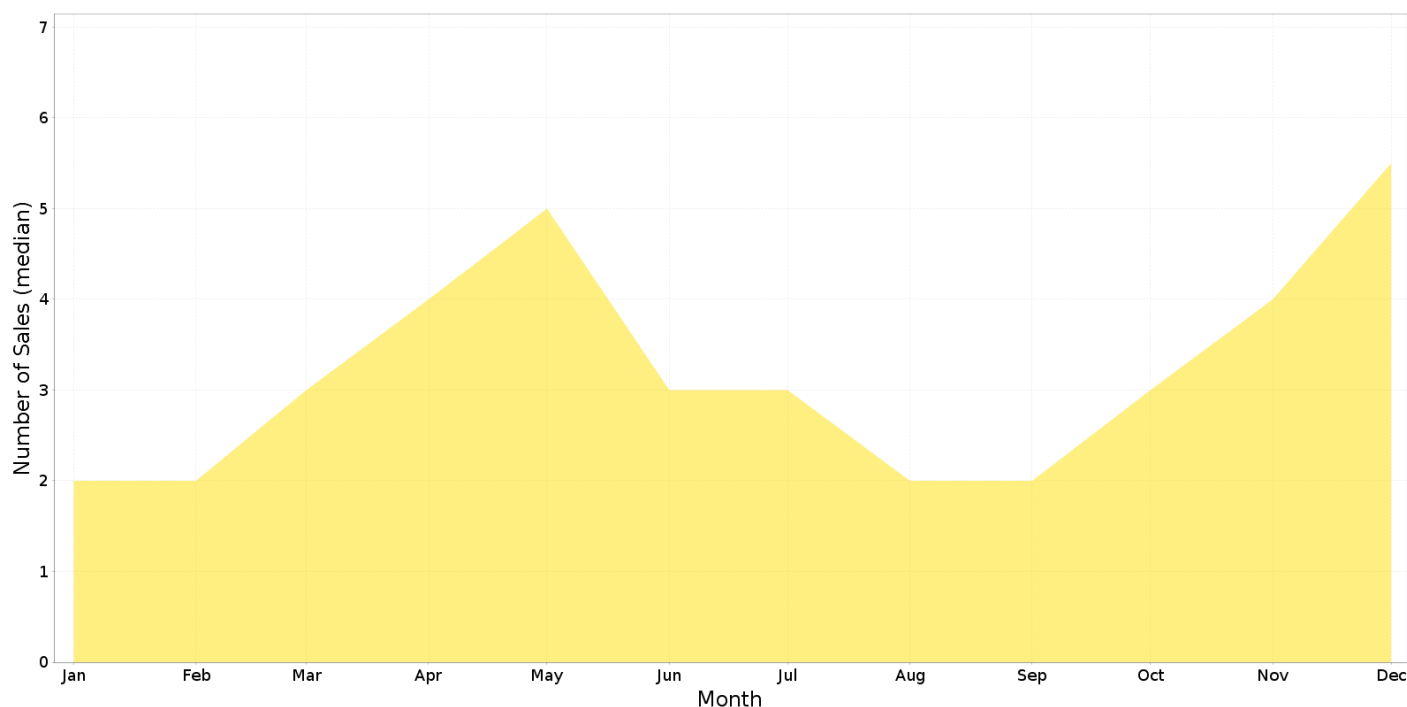
# -11.4%

Current Median Price: \$970,000  
Previous Median Price: \$1,095,000

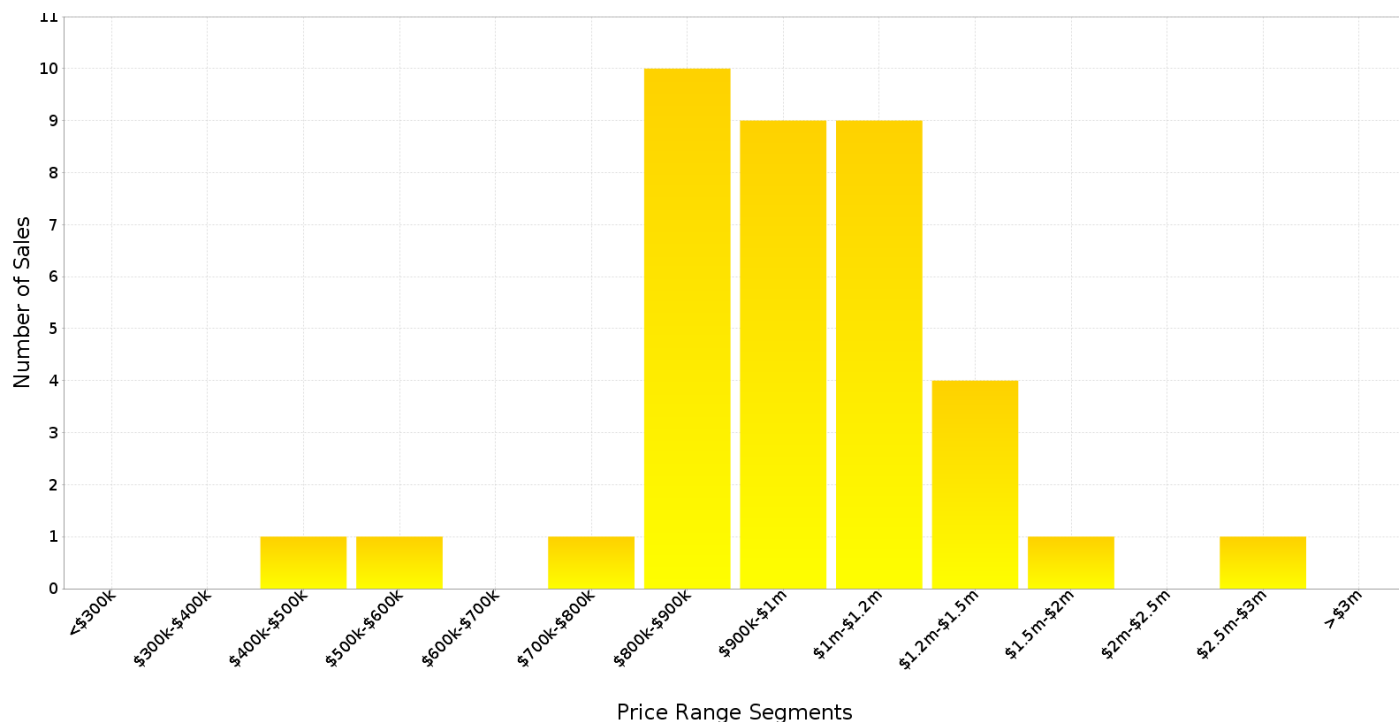
Based on 87 recorded House sales compared over the last two rolling 12 month periods



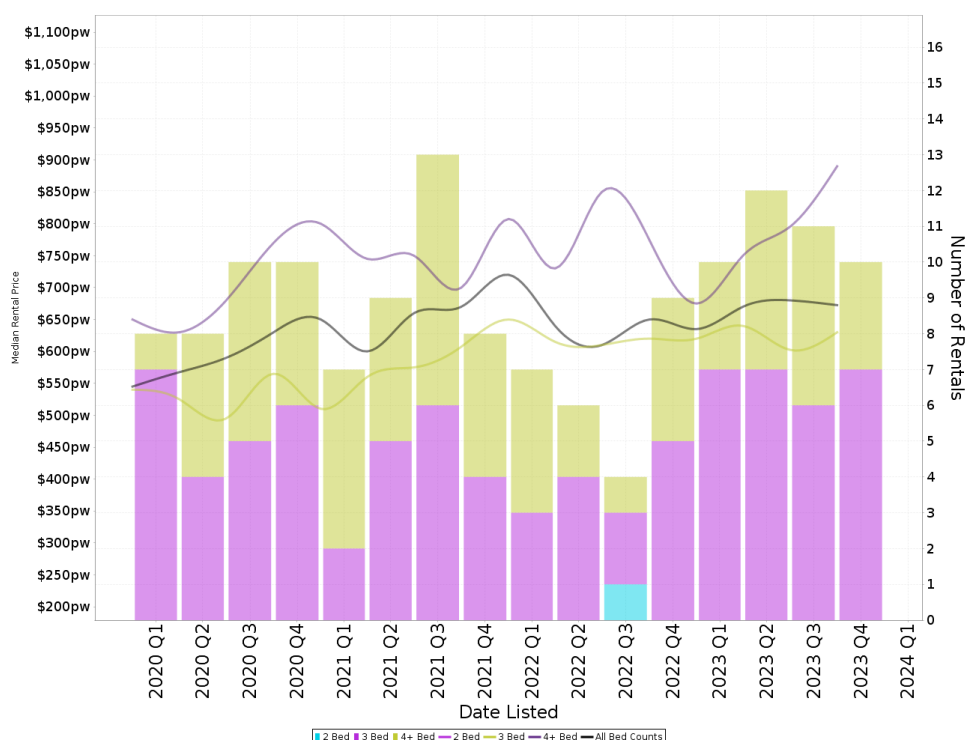
## DUFFY - Peak Selling Periods (3 years)



## DUFFY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-11.4%**

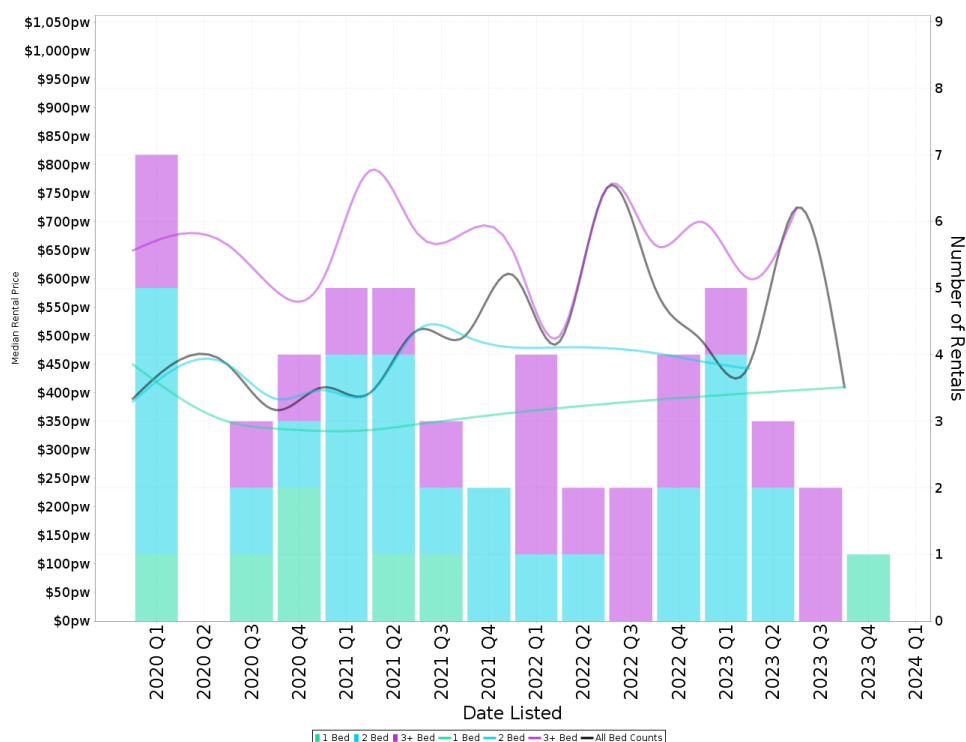
Current Median Price: \$970,000  
Previous Median Price: \$1,095,000  
Based on 87 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$970,000  
Current Median Rent: \$660  
Based on 43 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-6.8%**

Current Median Price: \$785,000  
Previous Median Price: \$842,500  
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$785,000  
Current Median Rent: \$490  
Based on 11 registered Unit rentals compared over the last 12 months.

# DUFFY - Recently Sold Properties

Median Sale Price

**\$970k**

Based on 37 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

**-11.4%**

Current Median Price: \$970,000  
Previous Median Price: \$1,095,000

Based on 87 recorded House sales compared over the last two rolling 12 month periods

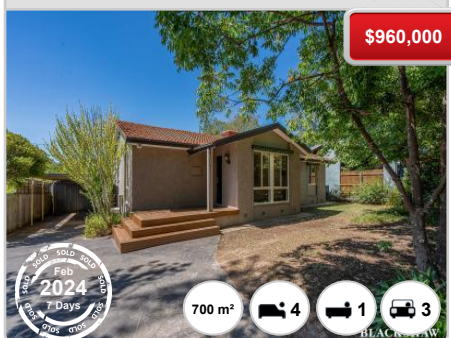
# Sold Properties

**37**

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

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

18 MIRROOL ST



**\$960,000**



700 m<sup>2</sup>

4

1

3

24 BURRINJUCK CRES



**\$950,000**



764 m<sup>2</sup>

4

2

5

52 MIRROOL ST



**\$751,900**

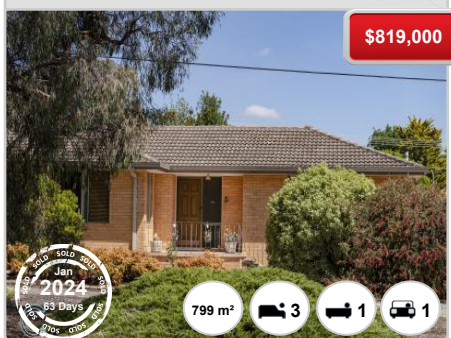


3

2

2

97 DIXON DR



**\$819,000**



799 m<sup>2</sup>

3

1

1

22 BLOWRING ST



**\$825,000**



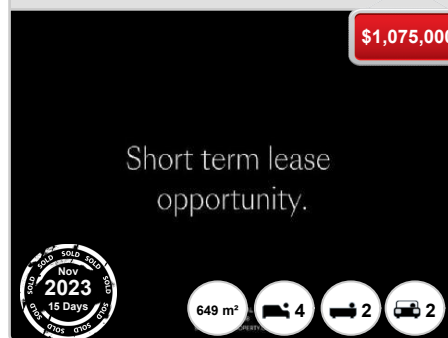
748 m<sup>2</sup>

2

1

2

19 MIRROOL ST



**\$1,075,000**



649 m<sup>2</sup>

4

2

2

134 BURRINJUCK CRES



**\$1,015,000**



928 m<sup>2</sup>

4

2

1

16 EUNGELLA ST



**\$885,000**



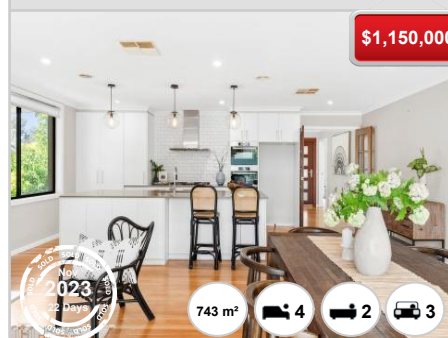
663 m<sup>2</sup>

4

2

2

48 MIRROOL ST



**\$1,150,000**



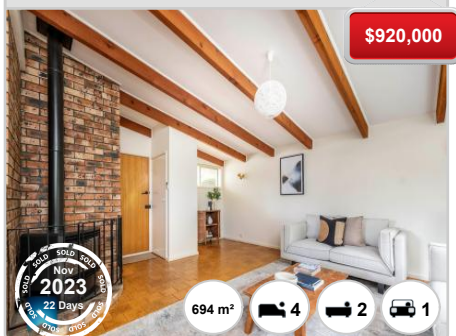
743 m<sup>2</sup>

4

2

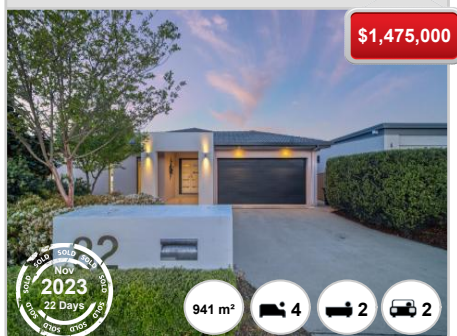
3

15 KALLARA CL



\$920,000

82 EUCUMBENE DR



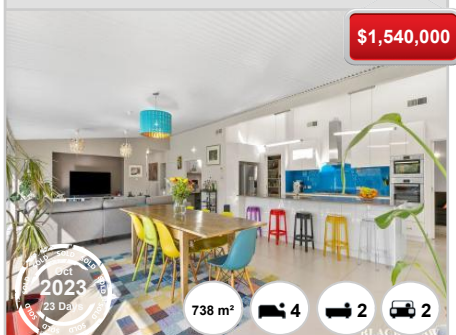
\$1,475,000

63 KALLARA CL



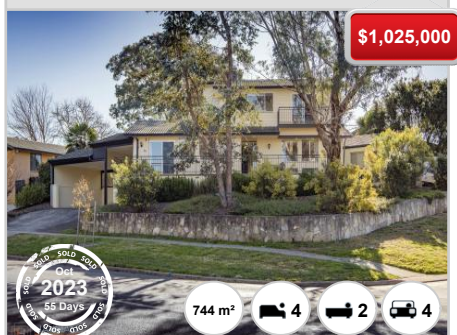
\$406,397

12 MOOGERAH ST



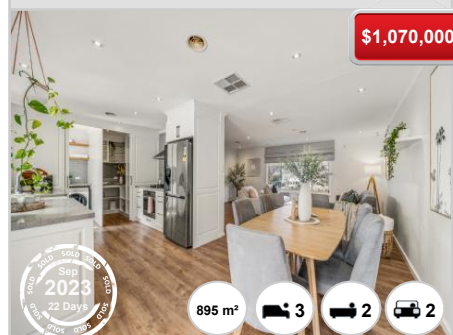
\$1,540,000

86 SERPENTINE ST



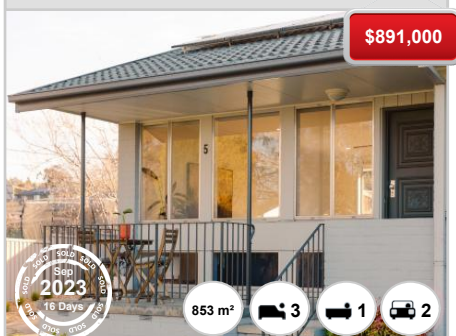
\$1,025,000

67 DIXON DR



\$1,070,000

5 JINDABYNE ST



\$891,000

## DUFFY - Properties For Rent

### Median Rental Price

**\$660 /w**

Based on 43 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

**+3.5%**

Current Median Price: \$970,000  
Current Median Rent: \$660

Based on 37 recorded House sales and 43 House rentals compared over the last 12 months

### Number of Rentals

**43**

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

