

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 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.**

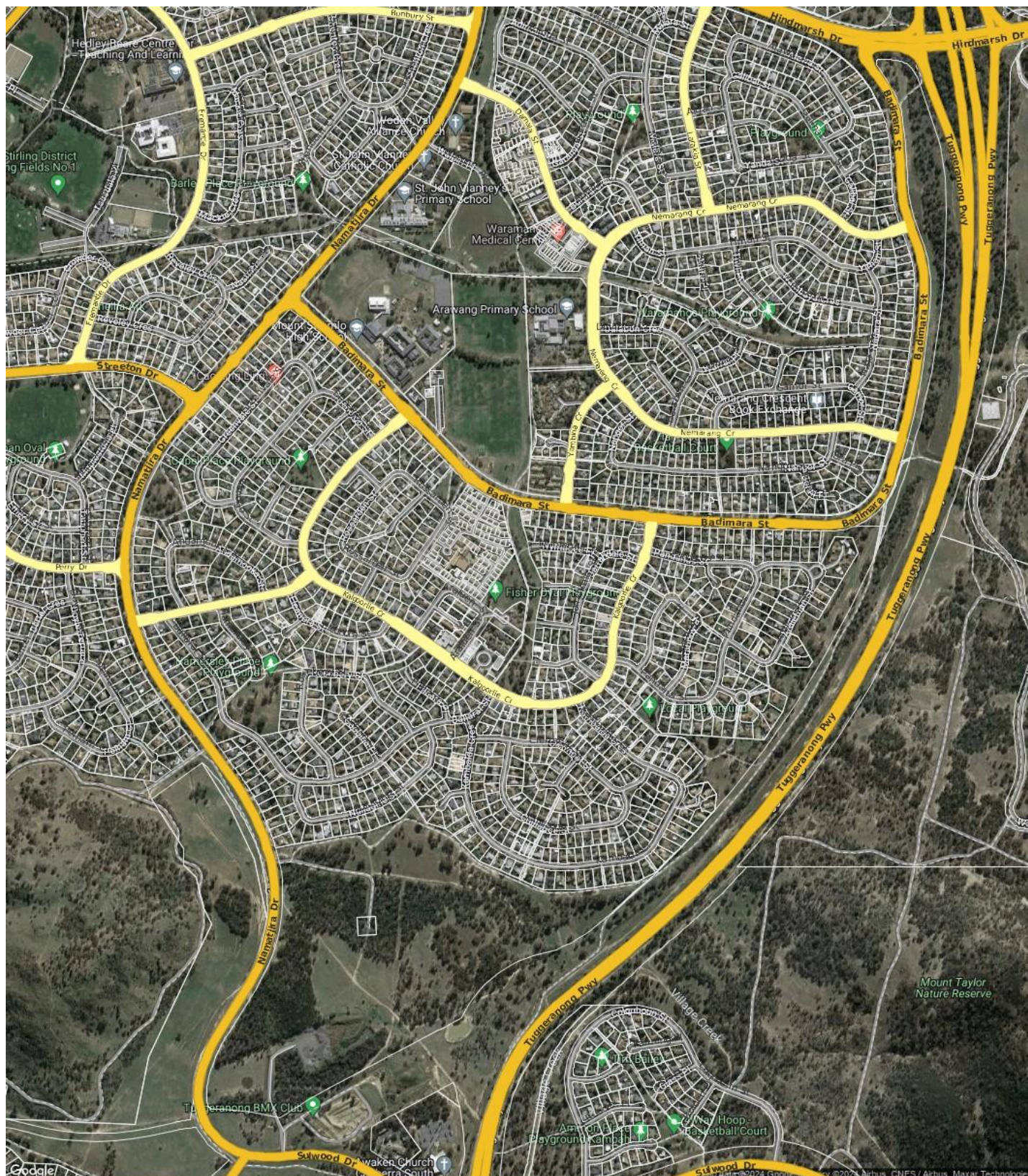
**Suburb**  
flyover report

**FISHER (HOUSE)**

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# FISHER - 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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# FISHER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	59	\$ 386,000	0.0 %	\$ 290,000	\$ 685,000
2007	58	\$ 441,000	14.2 %	\$ 197,500	\$ 866,000
2008	35	\$ 450,000	2.0 %	\$ 200,000	\$ 610,000
2009	29	\$ 463,000	2.9 %	\$ 320,000	\$ 700,000
2010	35	\$ 510,000	10.2 %	\$ 100,000	\$ 888,000
2011	43	\$ 535,000	4.9 %	\$ 275,000	\$ 855,000
2012	40	\$ 572,000	6.9 %	\$ 400,000	\$ 900,000
2013	54	\$ 547,500	-4.3 %	\$ 260,000	\$ 1,200,000
2014	49	\$ 550,000	0.5 %	\$ 272,500	\$ 840,000
2015	57	\$ 542,500	-1.4 %	\$ 250,000	\$ 850,000
2016	43	\$ 615,000	13.4 %	\$ 425,000	\$ 897,000
2017	42	\$ 637,500	3.7 %	\$ 176,666	\$ 970,000
2018	62	\$ 657,500	3.1 %	\$ 247,000	\$ 1,010,000
2019	52	\$ 655,000	-0.4 %	\$ 160,000	\$ 965,500
2020	51	\$ 740,000	13.0 %	\$ 275,000	\$ 1,230,000
2021	56	\$ 917,500	24.0 %	\$ 394,000	\$ 1,640,000
2022	44	\$ 1,077,500	17.4 %	\$ 450,000	\$ 1,650,000
2023	37	\$ 920,000	-14.6 %	\$ 12,000	\$ 1,520,000
2024	0				

## Median Sale Price

# \$920k

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

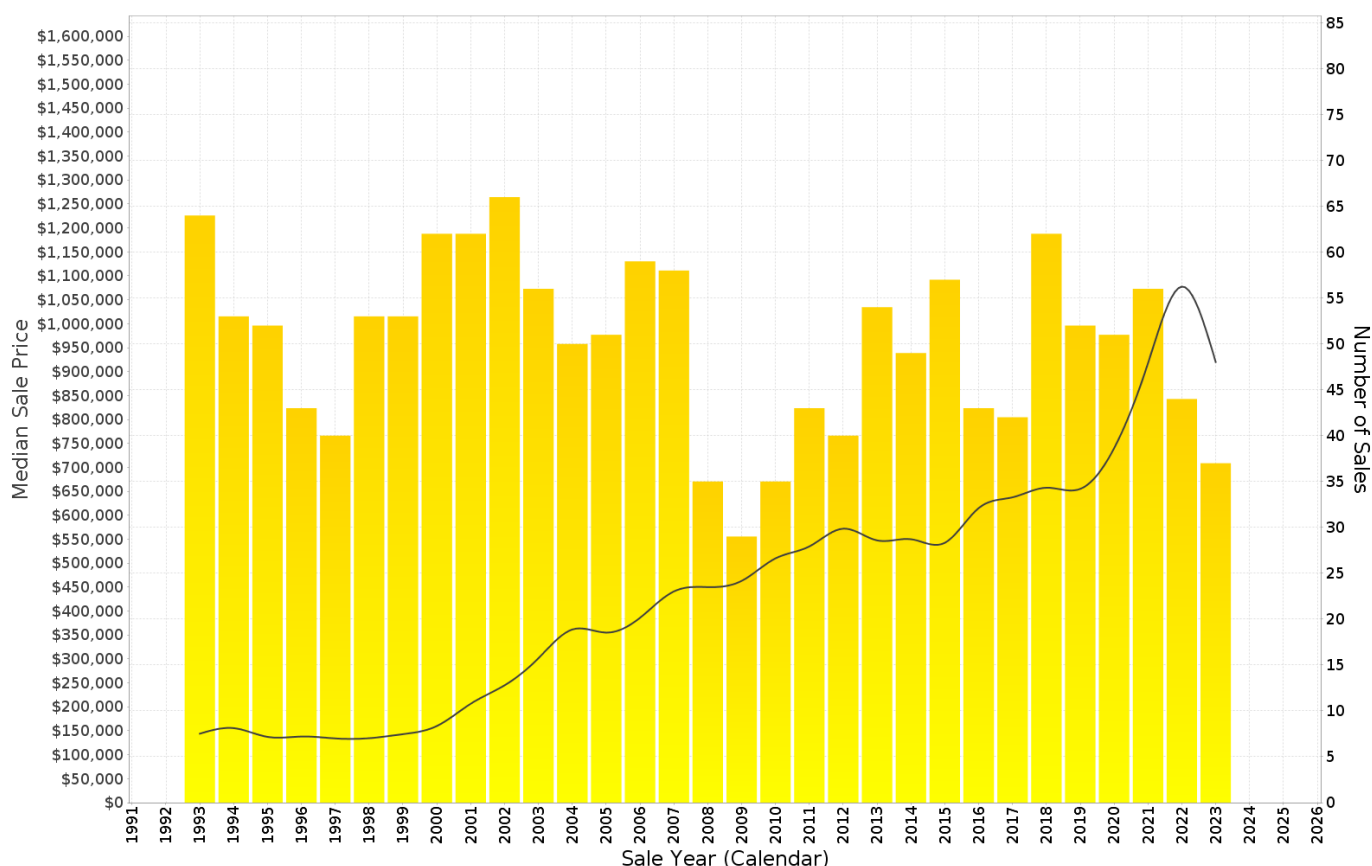
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -14.6%

Current Median Price: \$920,000  
Previous Median Price: \$1,077,500

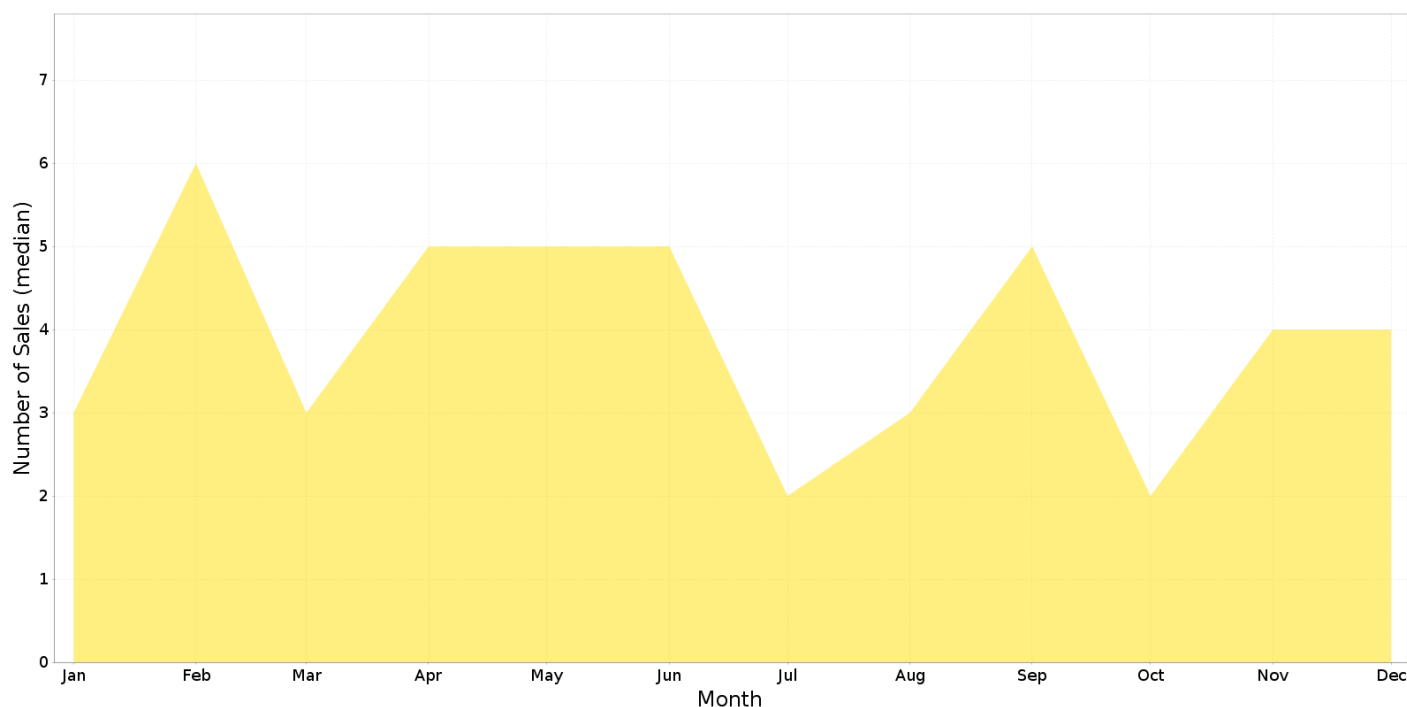
Based on 81 recorded House sales compared over the last two rolling 12 month periods



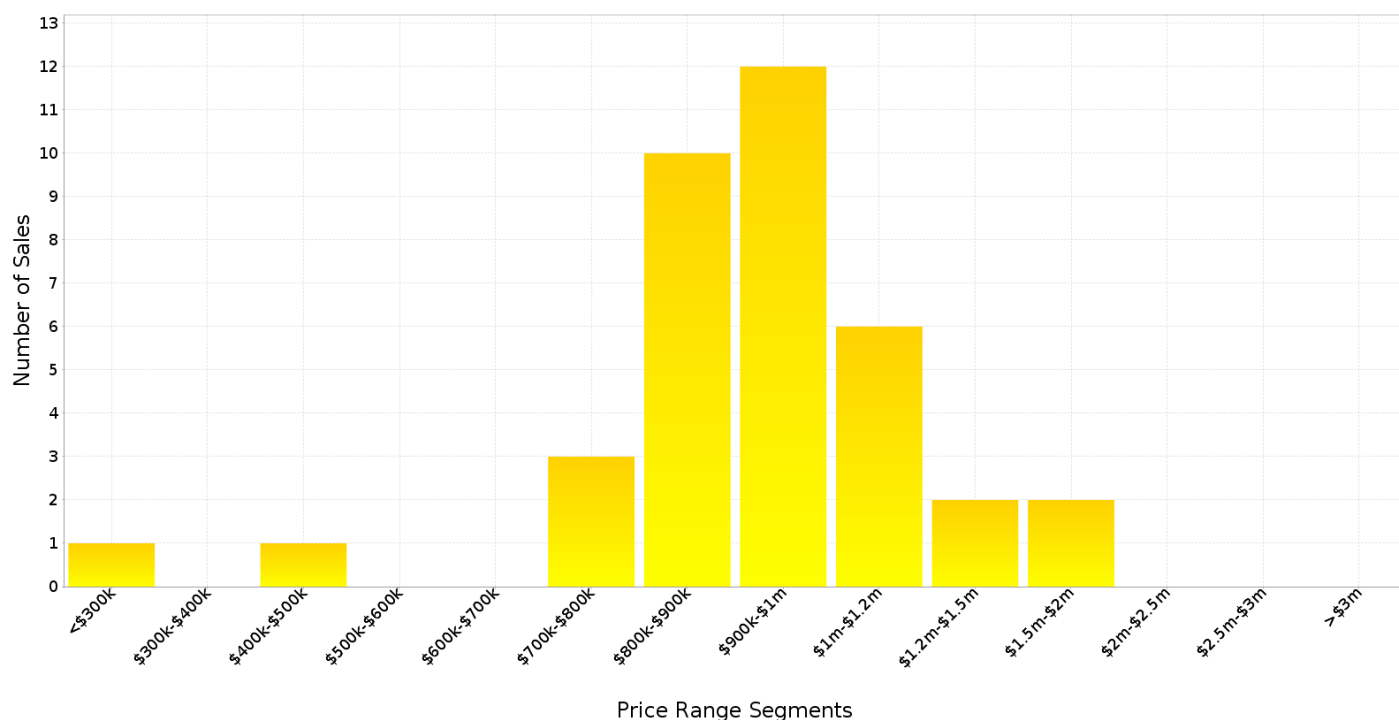
Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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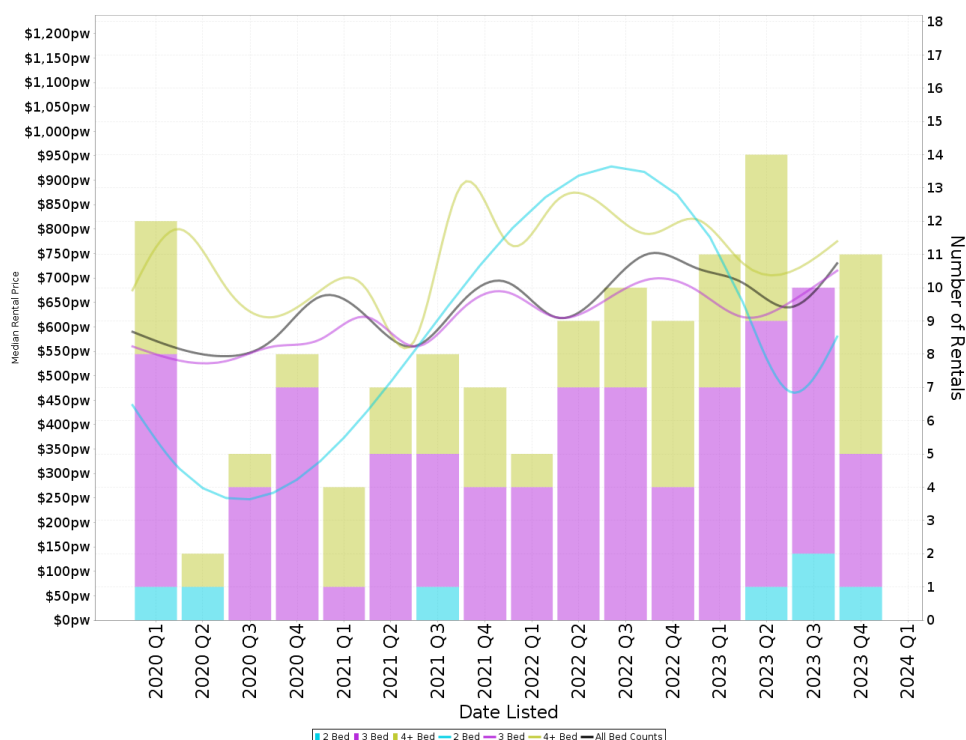
## FISHER - Peak Selling Periods (3 years)



## FISHER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-14.6%**

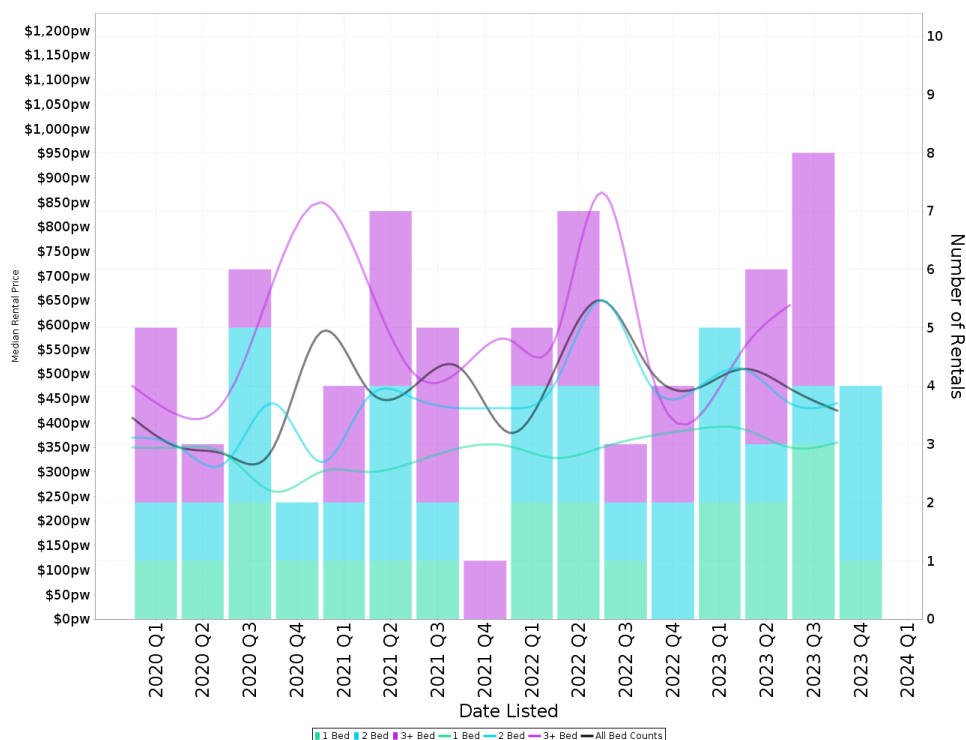
Current Median Price: \$920,000  
Previous Median Price: \$1,077,500  
Based on 81 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$920,000  
Current Median Rent: \$690  
Based on 46 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.2%**

Current Median Price: \$480,000  
Previous Median Price: \$486,000  
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.1%**

Current Median Price: \$480,000  
Current Median Rent: \$470  
Based on 23 registered Unit rentals compared over the last 12 months.

# FISHER - Recently Sold Properties

## Median Sale Price

# \$920k

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

# -14.6%

Current Median Price: \$920,000  
Previous Median Price: \$1,077,500

Based on 81 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

**2/32B ROSEBERY ST**

**\$1,440,000**

Sold Feb 2024  
23 Days

5 Beds, 3 Baths, 2 Car Spaces

**140 KALGOORLIE CRES**

**\$865,000**

Sold Nov 2023  
15 Days

760 m², 3 Beds, 1 Bath, 1 Car Space

**7 NULLAGINE ST**

**\$1,165,000**

Sold Nov 2023  
9 Days

780 m², 4 Beds, 3 Baths, 1 Car Space

**131 BADIMARA ST**

**\$825,000**

Sold Nov 2023  
25 Days

710 m², 3 Beds, 1 Bath, - Car Spaces

**137B NAMATJIRA DR**

**\$400,000**

Sold Nov 2023  
N/A

909 m², 1 Bed, 1 Bath, - Car Spaces

**11 ARALUEN ST**

**\$825,000**

Sold Nov 2023  
21 Days

871 m², 4 Beds, 1 Bath, 2 Car Spaces

**12 COOBINA PL**

**\$1,000,000**

Sold Oct 2023  
13 Days

752 m², 3 Beds, 1 Bath, 1 Car Space

**67 KAMBALDA CRES**

**\$1,400,000**

Sold Sep 2023  
22 Days

1,328 m², 5 Beds, 2 Baths, 4 Car Spaces

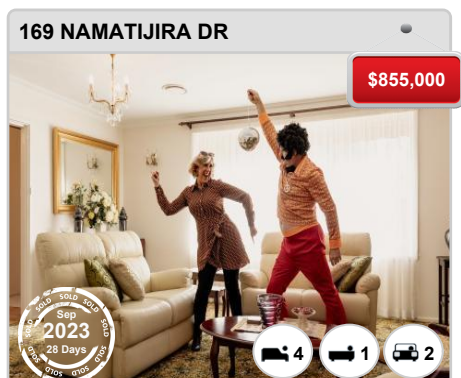
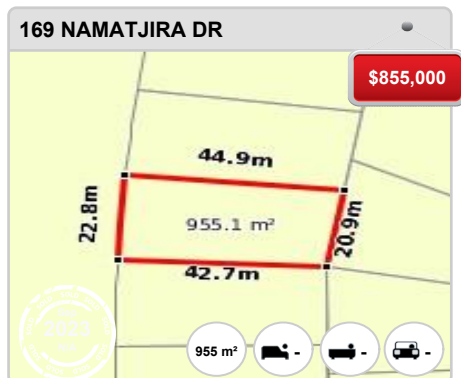
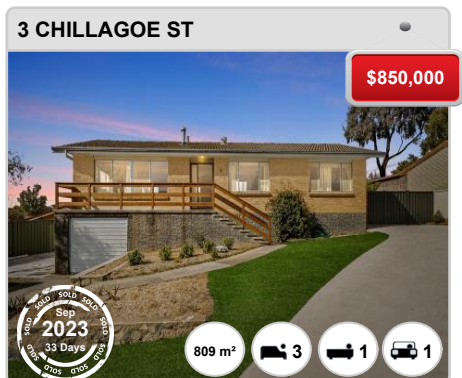
**13 ROSSARDEN ST**

**\$913,000**

Sold Sep 2023  
22 Days

756 m², 4 Beds, 2 Baths, 2 Car Spaces





# FISHER - Properties For Rent

## Median Rental Price

# \$690 /w

Based on 46 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

# +3.9%

Current Median Price: \$920,000  
Current Median Rent: \$690

Based on 37 recorded House sales and 46 House rentals compared over the last 12 months

## Number of Rentals

# 46

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

### 19 Clermont Street

\$635 - \$650 per



844 m<sup>2</sup>

3

1

1

### 9 Nymagee Place

\$630 per week



725 m<sup>2</sup>

3

1

3

### 2/6 Nullagine Street

\$595 per week



812 m<sup>2</sup>

2

1

1

### 9 Nymagee Place

\$630 per week



725 m<sup>2</sup>

3

1

2

### 1/8 ARDLETHAN STREET

\$600 per week



810 m<sup>2</sup>

3

1

2

### 1/8- Ardlethan Street

\$600 per week



3

1

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