

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 wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

**RayWhite.**

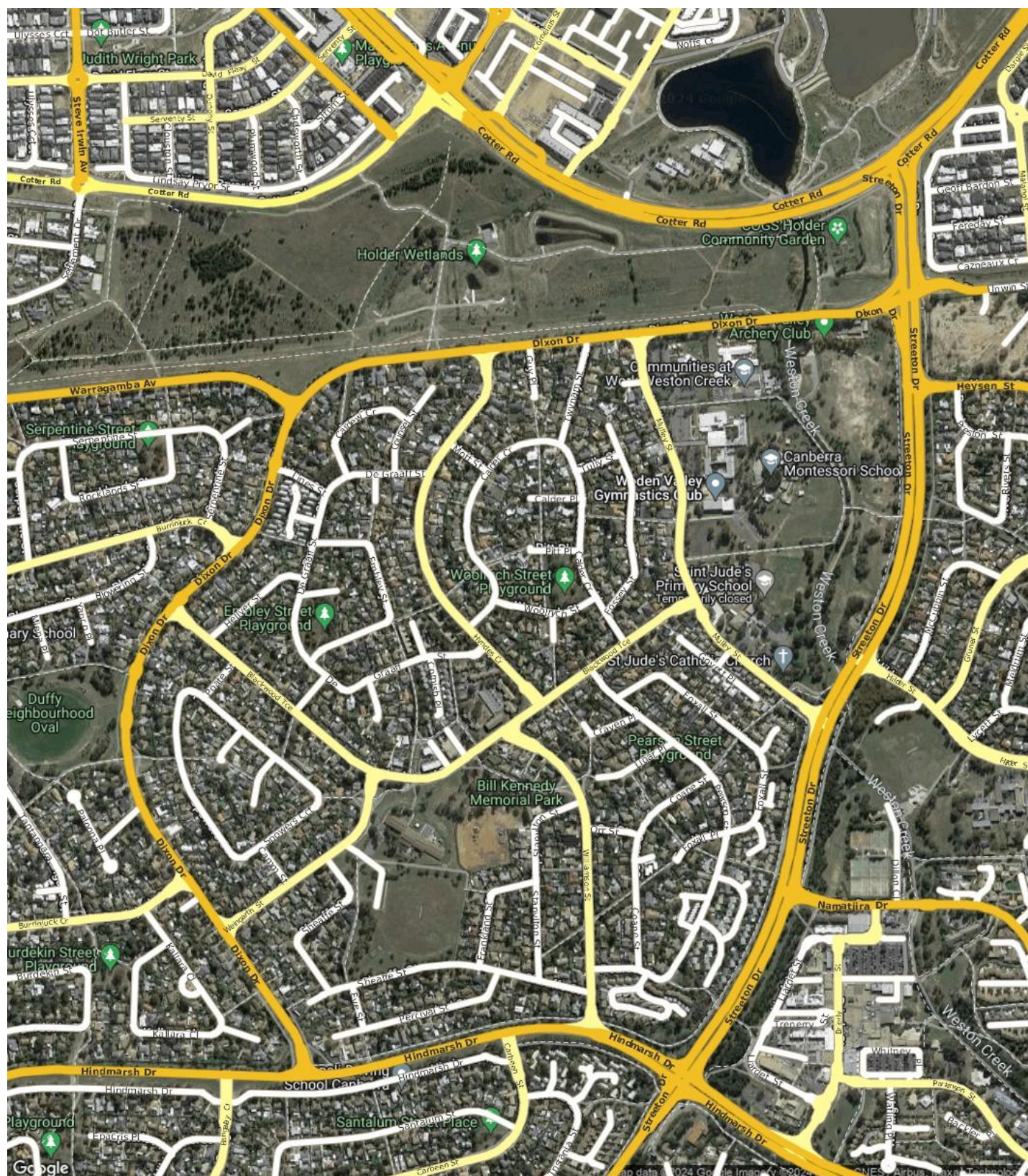
**Suburb**  
flyover report

**HOLDER (HOUSE)**

**PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT**



# HOLDER - 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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# HOLDER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	35	\$ 379,000	0.0 %	\$ 182,500	\$ 625,000
2007	35	\$ 420,000	10.8 %	\$ 90,000	\$ 536,000
2008	39	\$ 435,000	3.6 %	\$ 365,000	\$ 725,000
2009	44	\$ 503,500	15.7 %	\$ 45,000	\$ 760,000
2010	18	\$ 571,000	13.4 %	\$ 424,000	\$ 815,000
2011	22	\$ 545,000	-4.6 %	\$ 272,500	\$ 689,000
2012	22	\$ 520,500	-4.5 %	\$ 440,000	\$ 745,000
2013	26	\$ 536,250	3.0 %	\$ 290,000	\$ 830,000
2014	35	\$ 541,000	0.9 %	\$ 250,000	\$ 955,000
2015	24	\$ 555,500	2.7 %	\$ 440,000	\$ 1,000,000
2016	23	\$ 645,000	16.1 %	\$ 380,000	\$ 762,000
2017	26	\$ 668,000	3.6 %	\$ 150,000	\$ 772,500
2018	48	\$ 681,000	1.9 %	\$ 350,000	\$ 1,080,000
2019	39	\$ 650,000	-4.6 %	\$ 195,000	\$ 986,000
2020	35	\$ 760,000	16.9 %	\$ 555,000	\$ 1,210,000
2021	35	\$ 915,000	20.4 %	\$ 268,750	\$ 1,600,000
2022	41	\$ 1,060,000	15.8 %	\$ 745,000	\$ 1,530,000
2023	26	\$ 917,500	-13.4 %	\$ 735,000	\$ 1,450,000
2024	0				

## Median Sale Price

# \$918k

Based on 26 recorded House sales within the last 12 months (2023)

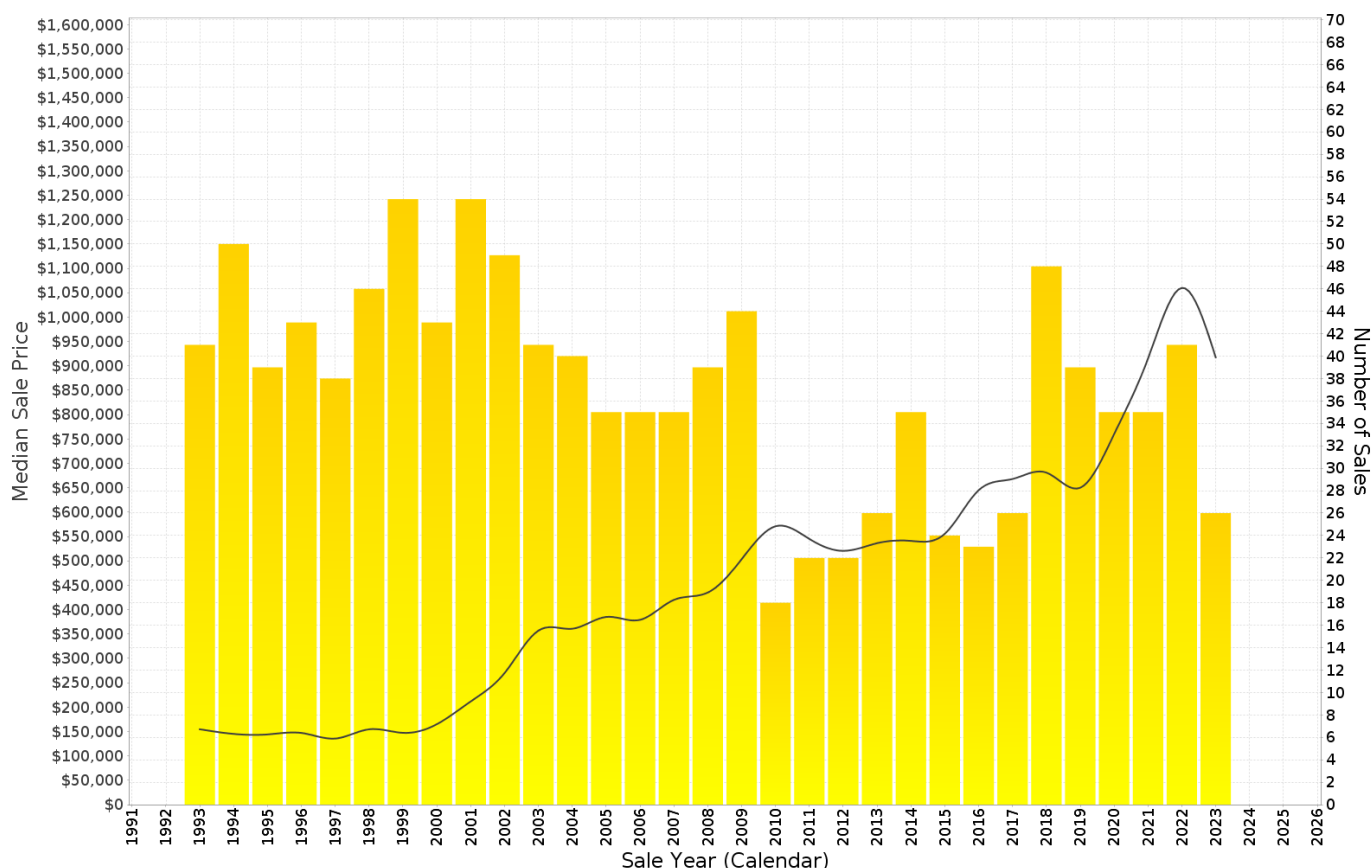
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -13.4%

Current Median Price: \$917,500  
Previous Median Price: \$1,060,000

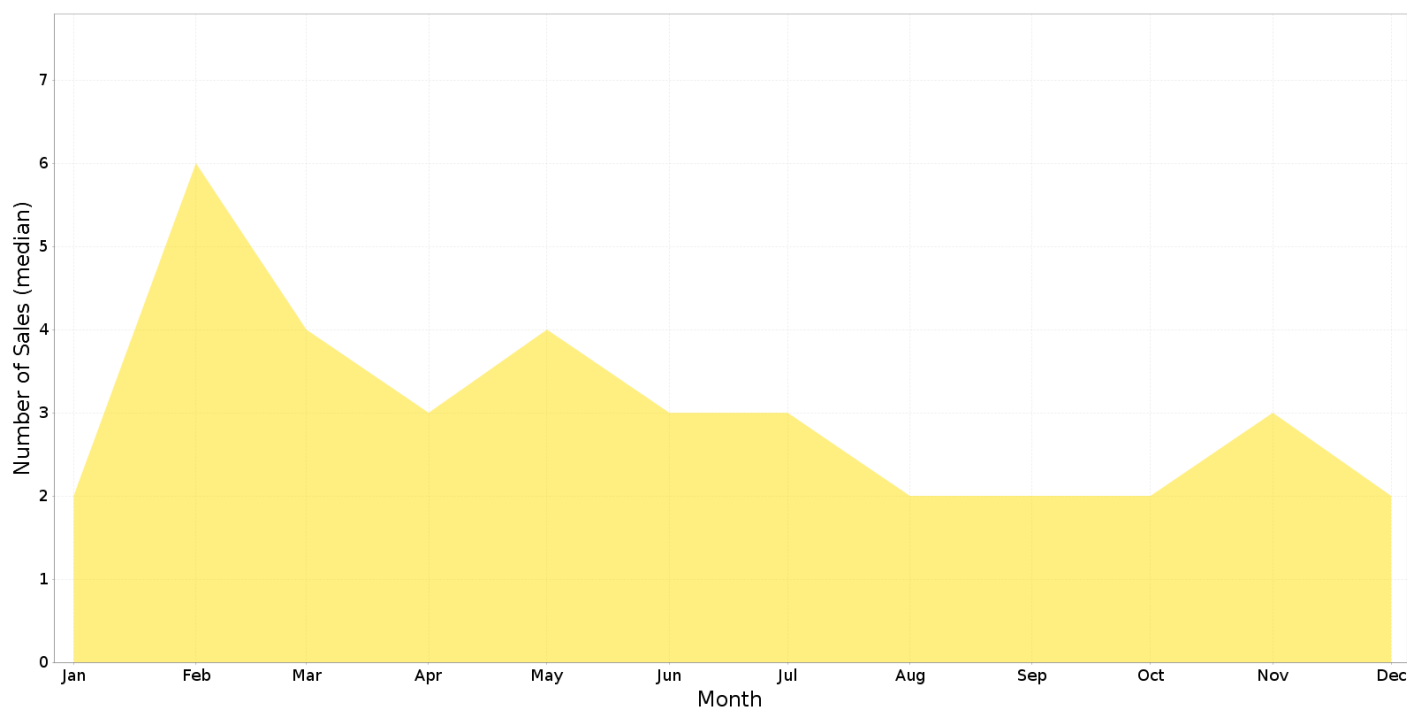
Based on 67 recorded House sales compared over the last two rolling 12 month periods



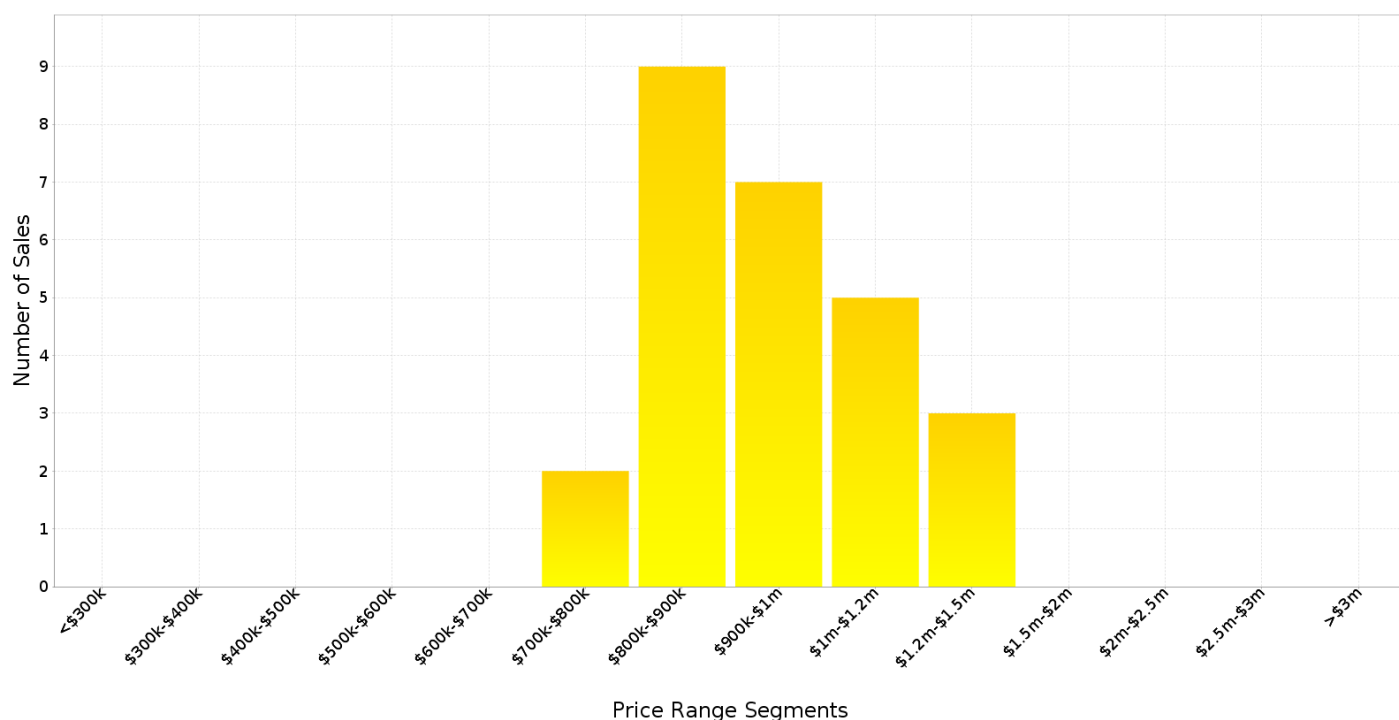
Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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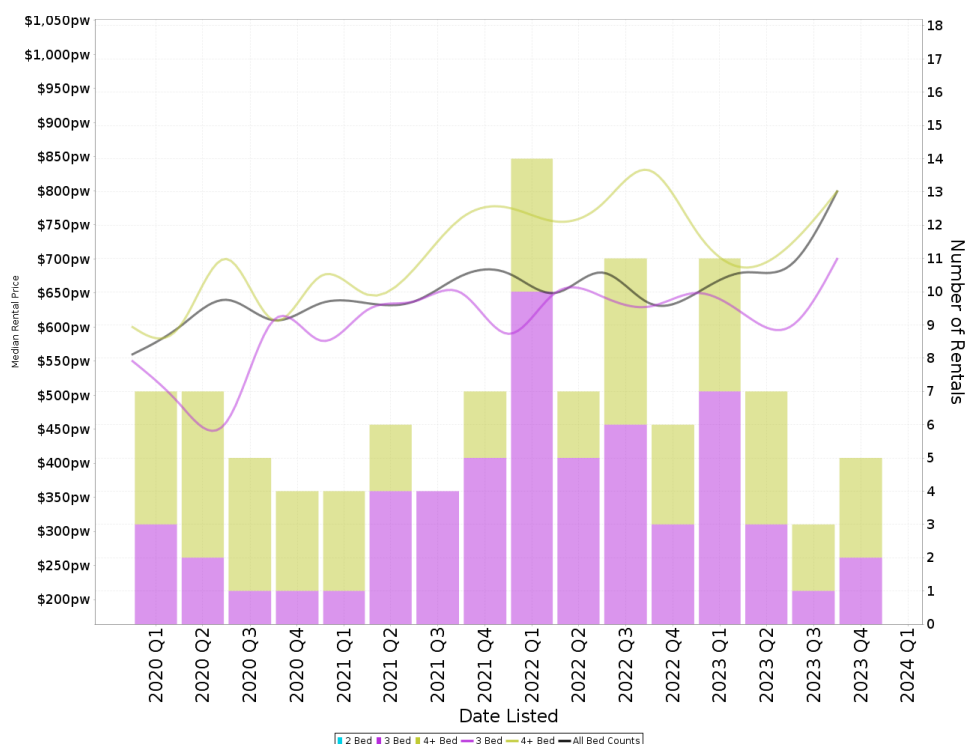
## HOLDER - Peak Selling Periods (3 years)



## HOLDER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-13.4%**

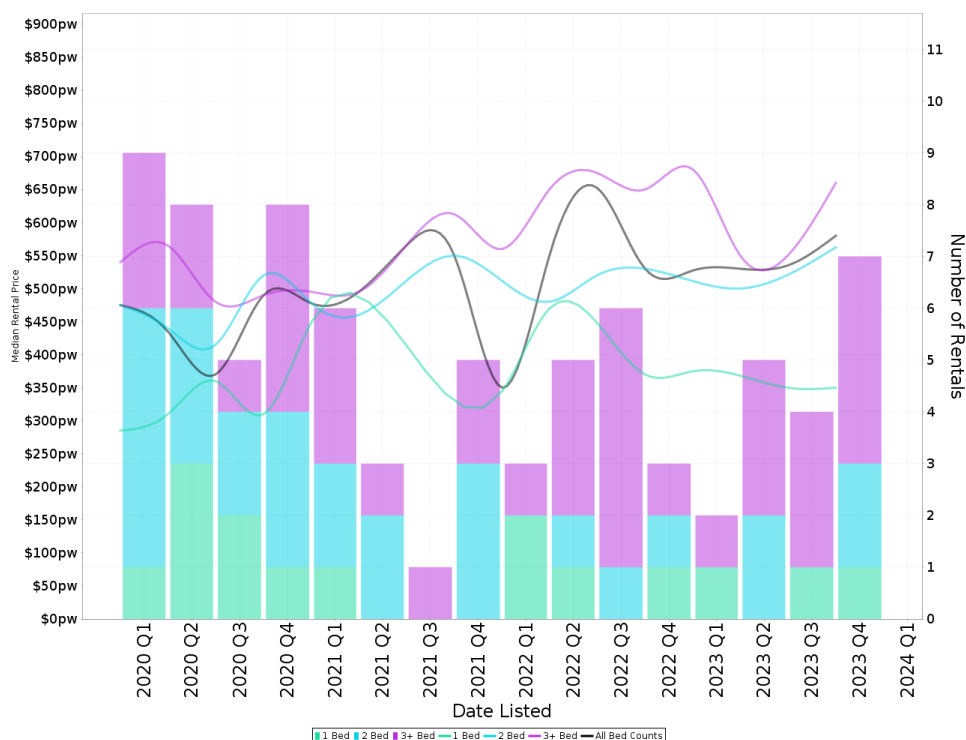
Current Median Price: \$917,500  
Previous Median Price: \$1,060,000  
Based on 67 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$917,500  
Current Median Rent: \$675  
Based on 26 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.5%**

Current Median Price: \$640,000  
Previous Median Price: \$715,000  
Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$640,000  
Current Median Rent: \$548  
Based on 18 registered Unit rentals compared over the last 12 months.

# HOLDER - Recently Sold Properties

Median Sale Price

**\$918k**

Based on 26 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

**-13.4%**

Current Median Price: \$917,500  
Previous Median Price: \$1,060,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**26**

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

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

**25 HYNDES CRES**

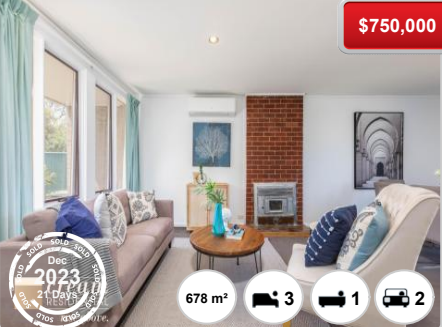


**\$915,000**

Sold Dec 2023  
79 Days

790 m<sup>2</sup> 3 1 1

**16 EMBLEY ST**



**\$750,000**

Sold Dec 2023  
24 Days

678 m<sup>2</sup> 3 1 2

**11 WILLIAMSON ST**



**\$865,000**

Sold Dec 2023  
N/A

1,003 m<sup>2</sup> 3 1 2

**11 FOXALL ST**



**\$395,000**

Sold Dec 2023  
22 Days

739 m<sup>2</sup> 4 2 2

**18 STAPYLTON ST**




**\$1,155,000**

Sold Nov 2023  
23 Days

836 m<sup>2</sup> 4 3 4

**18 BLACKWOOD TCE**

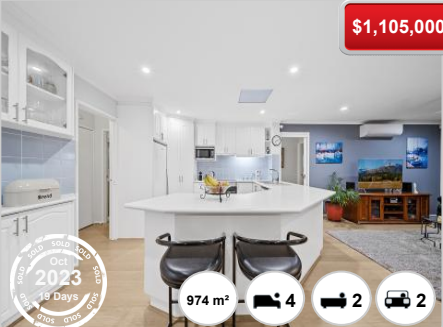


**\$838,888**

Sold Oct 2023  
48 Days

736 m<sup>2</sup> 3 1 2

**8 PEARSON PL**



**\$1,105,000**

Sold Oct 2023  
19 Days

974 m<sup>2</sup> 4 2 2

**16 PERCIVAL ST**



**\$800,000**

Sold Oct 2023  
N/A

748 m<sup>2</sup> - - -

**18 MULLEY ST**



**\$940,000**

Sold Oct 2023  
N/A

797 m<sup>2</sup> 3 1 2



**45 DE GRAAFF ST**




**\$891,000**

SOLD 100%  
Oct 2023  
133 Days

724 m<sup>2</sup> 4 2 1

**56 BLACKWOOD TCE**




**\$950,000**

SOLD 100%  
Sep 2023  
12 Days

1,073 m<sup>2</sup> 4 2 2

**18 SPOWERS CCT**




**\$1,070,000**

SOLD 100%  
Sep 2023  
24 Days

691 m<sup>2</sup> 3 2 2

**13 WOOLRYCH ST**



**\$1,040,000**

SOLD 100%  
Sep 2023  
23 Days

937 m<sup>2</sup> 3 3 3

# HOLDER - Properties For Rent

## Median Rental Price

**\$675 /w**

Based on 26 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

**+3.8%**

Current Median Price: \$917,500  
Current Median Rent: \$675

Based on 26 recorded House sales and 26 House rentals compared over the last 12 months

## Number of Rentals

**26**

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

**46 Hyndes Cres**

**\$650 per week**



805 m<sup>2</sup> 3 Beds 1 Bath 1 Car

Feb 2024 10 Days

**46 HYNDES CRESCENT**

**\$650 weekly**



805 m<sup>2</sup> 3 Beds 1 Bath 1 Car

Feb 2024 10 Days

**40 SHEAFFE STREET**

**\$725 Per Week**



812 m<sup>2</sup> 4 Beds 1 Bath 2 Car

Feb 2024 21 Days

**86 SPOWERS CIRCUIT**

**\$850 per week**



694 m<sup>2</sup> 4 Beds 2 Bath 4 Car

Jan 2024 31 Days