

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.

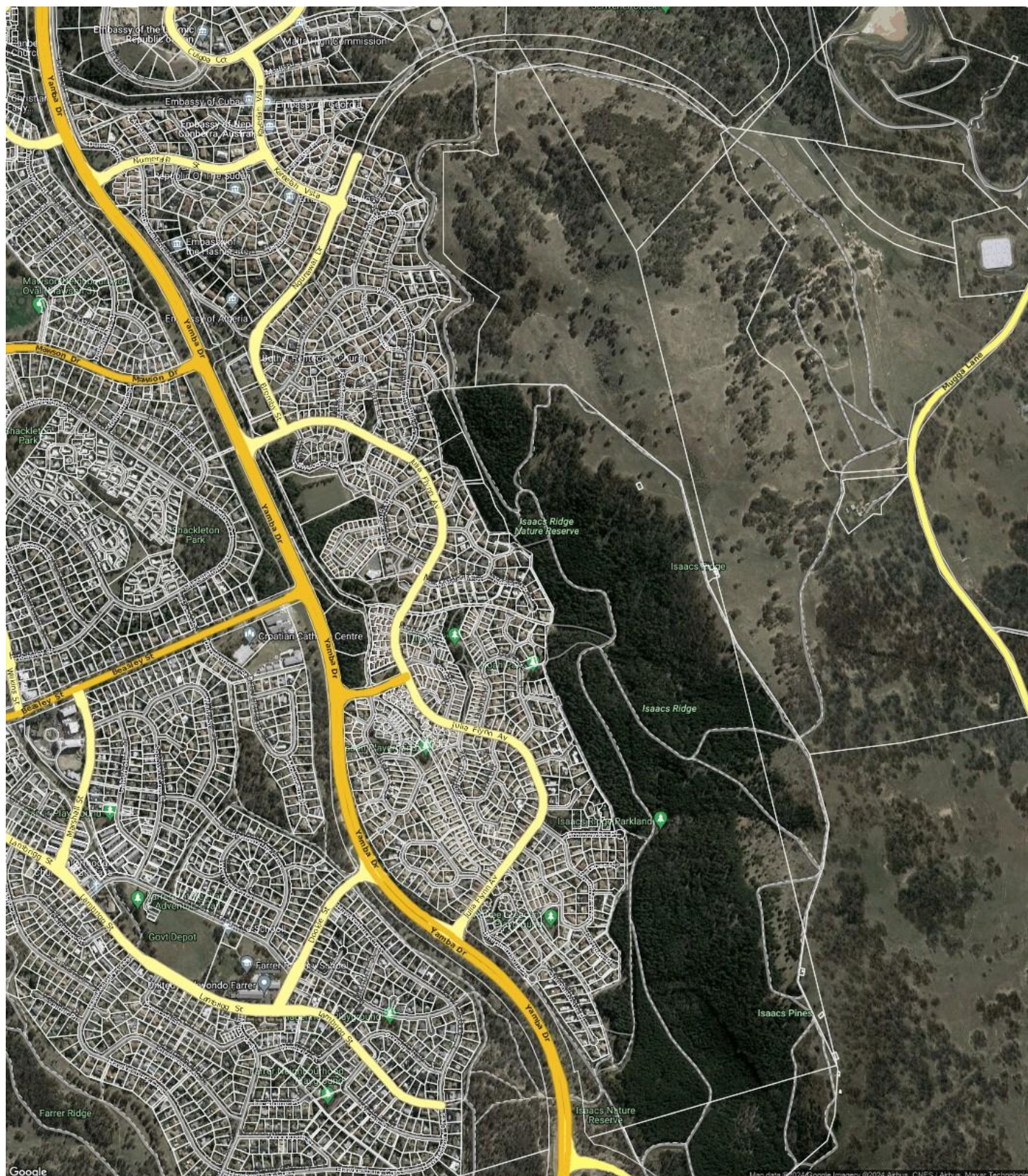
RayWhite.

Suburb
flyover report

ISAACS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

ISAACS - 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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ISAACS - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|--------------|
| 2006 | 22 | \$ 665,000 | 0.0 % | \$ 287,500 | \$ 1,150,000 |
| 2007 | 24 | \$ 776,000 | 16.7 % | \$ 565,000 | \$ 1,075,000 |
| 2008 | 7 | \$ 660,000 | -14.9 % | \$ 559,000 | \$ 1,000,000 |
| 2009 | 18 | \$ 700,000 | 6.1 % | \$ 480,000 | \$ 1,150,000 |
| 2010 | 16 | \$ 855,000 | 22.1 % | \$ 665,000 | \$ 1,510,000 |
| 2011 | 18 | \$ 818,500 | -4.3 % | \$ 667,000 | \$ 1,275,000 |
| 2012 | 11 | \$ 765,000 | -6.5 % | \$ 605,000 | \$ 1,000,000 |
| 2013 | 20 | \$ 785,000 | 2.6 % | \$ 600,000 | \$ 1,000,000 |
| 2014 | 19 | \$ 830,000 | 5.7 % | \$ 575,000 | \$ 1,320,000 |
| 2015 | 21 | \$ 851,000 | 2.5 % | \$ 600,000 | \$ 1,400,000 |
| 2016 | 10 | \$ 882,500 | 3.7 % | \$ 722,000 | \$ 1,320,000 |
| 2017 | 29 | \$ 950,000 | 7.6 % | \$ 720,000 | \$ 2,350,000 |
| 2018 | 17 | \$ 915,000 | -3.7 % | \$ 590,000 | \$ 1,555,000 |
| 2019 | 23 | \$ 965,000 | 5.5 % | \$ 800,000 | \$ 1,600,000 |
| 2020 | 39 | \$ 1,070,000 | 10.9 % | \$ 462,500 | \$ 1,700,000 |
| 2021 | 15 | \$ 1,361,000 | 27.2 % | \$ 950,000 | \$ 2,000,000 |
| 2022 | 22 | \$ 1,560,000 | 14.6 % | \$ 1,195,000 | \$ 2,420,000 |
| 2023 | 14 | \$ 1,562,500 | 0.2 % | \$ 880,000 | \$ 2,480,000 |
| 2024 | 0 | | | | |

Median Sale Price

\$1.56m

Based on 14 recorded House sales within the last 12 months (2023)

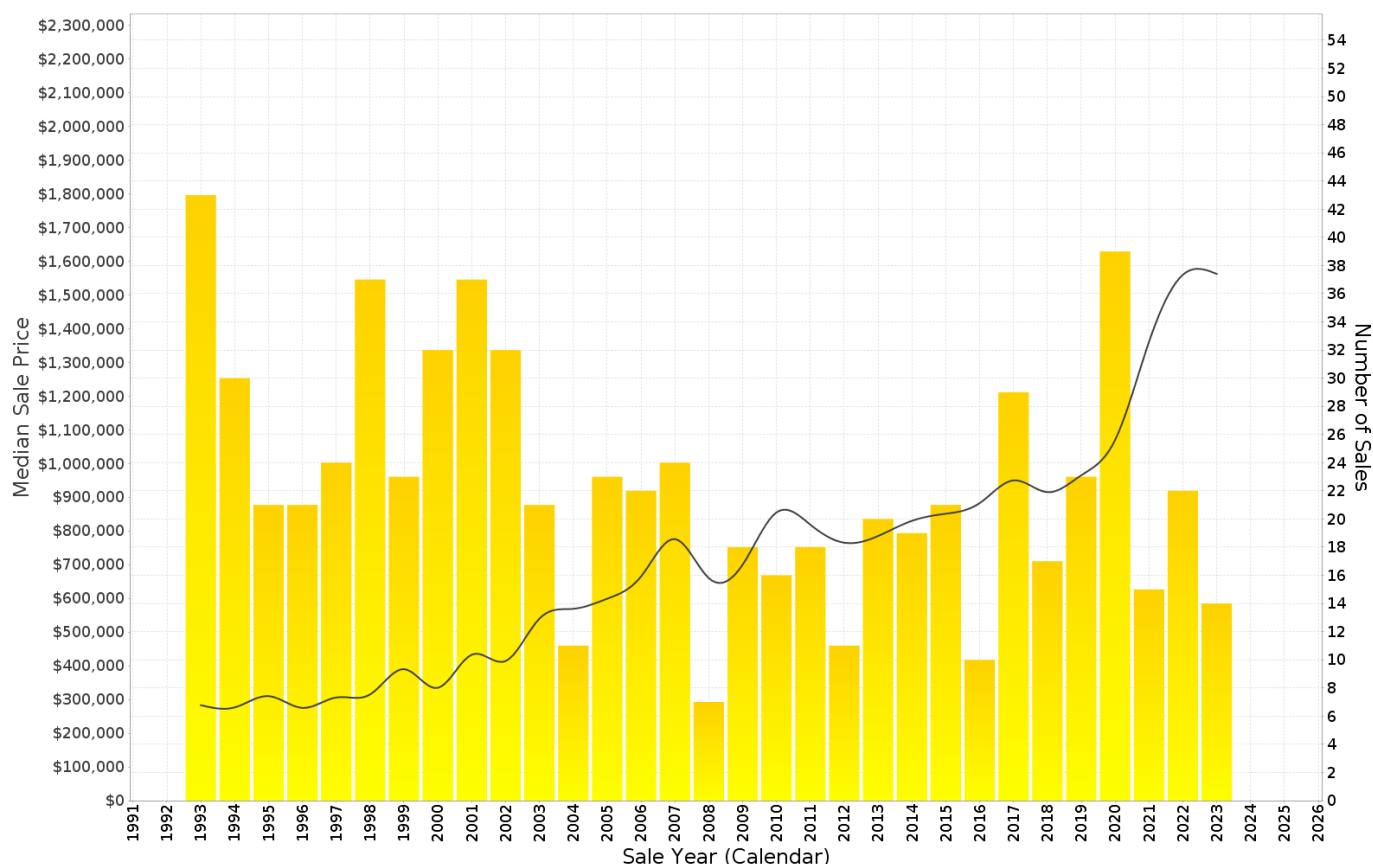
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

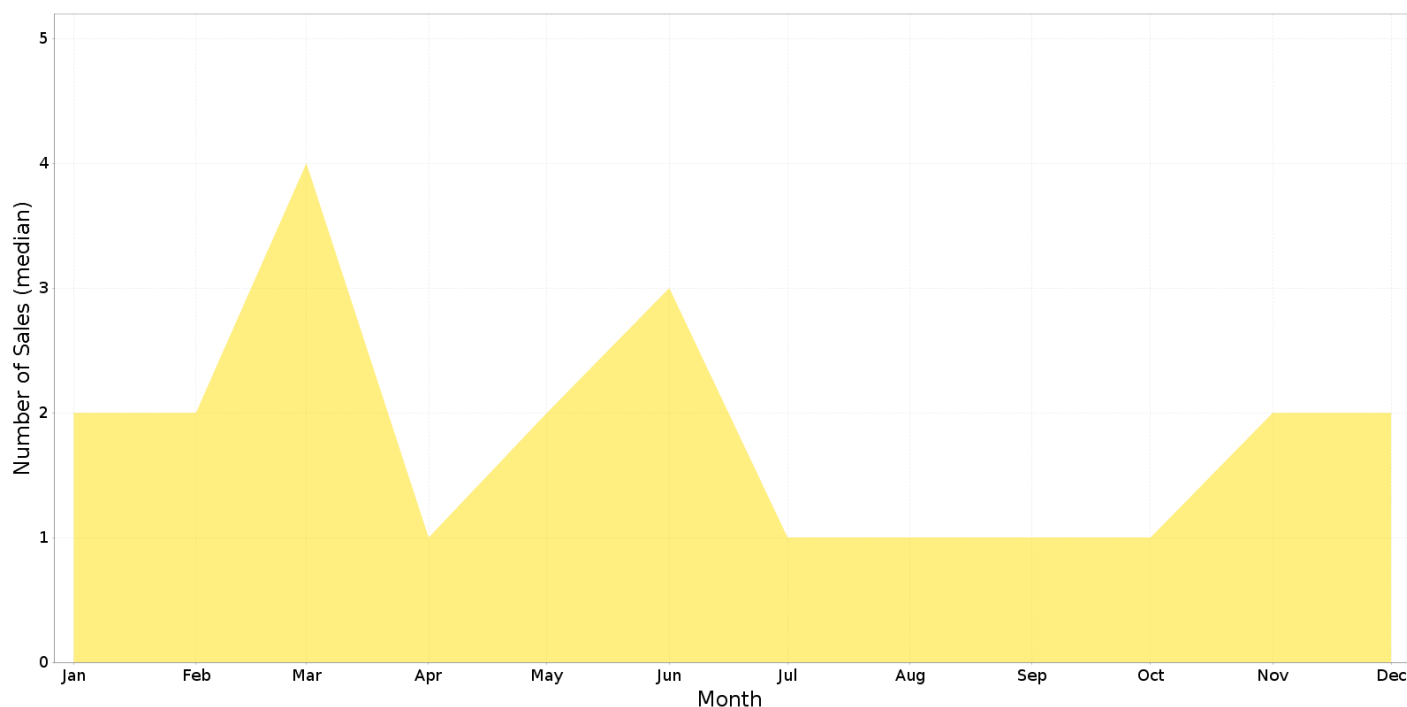
+0.2%

Current Median Price: \$1,562,500
Previous Median Price: \$1,560,000

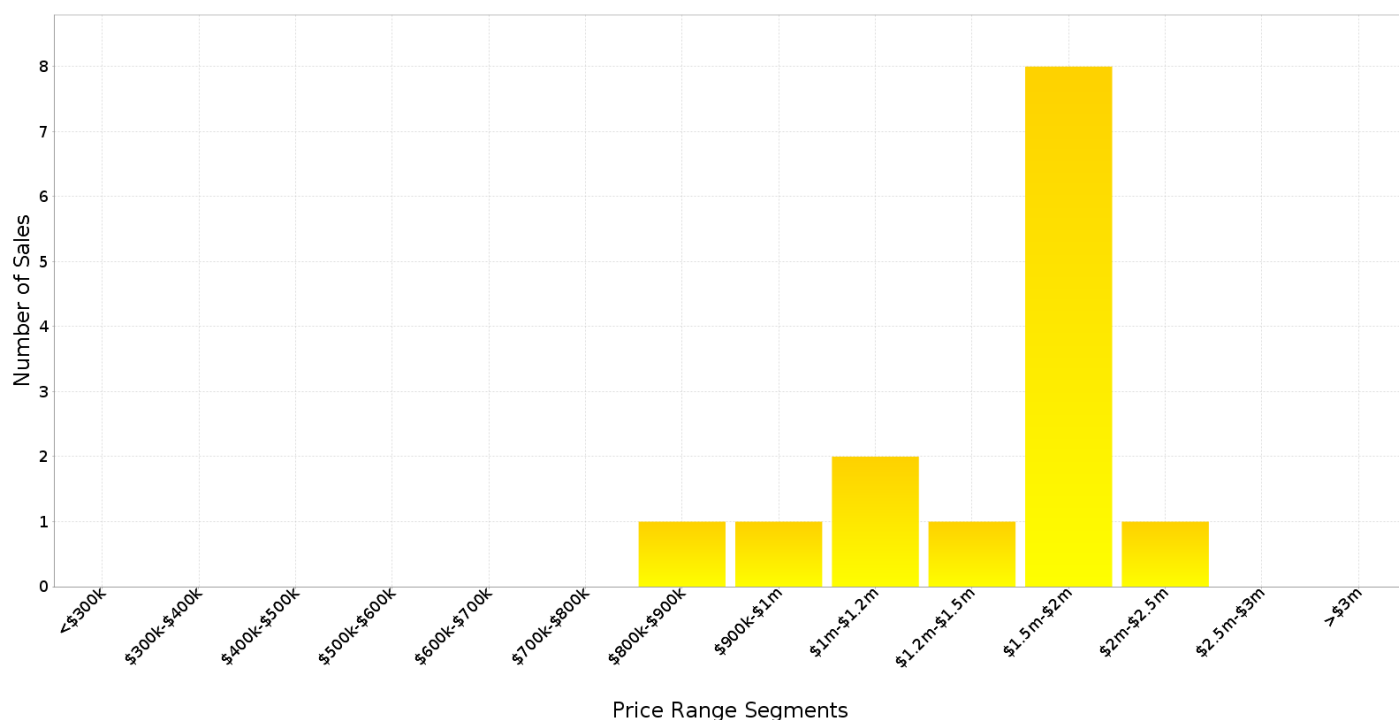
Based on 36 recorded House sales compared over the last two rolling 12 month periods



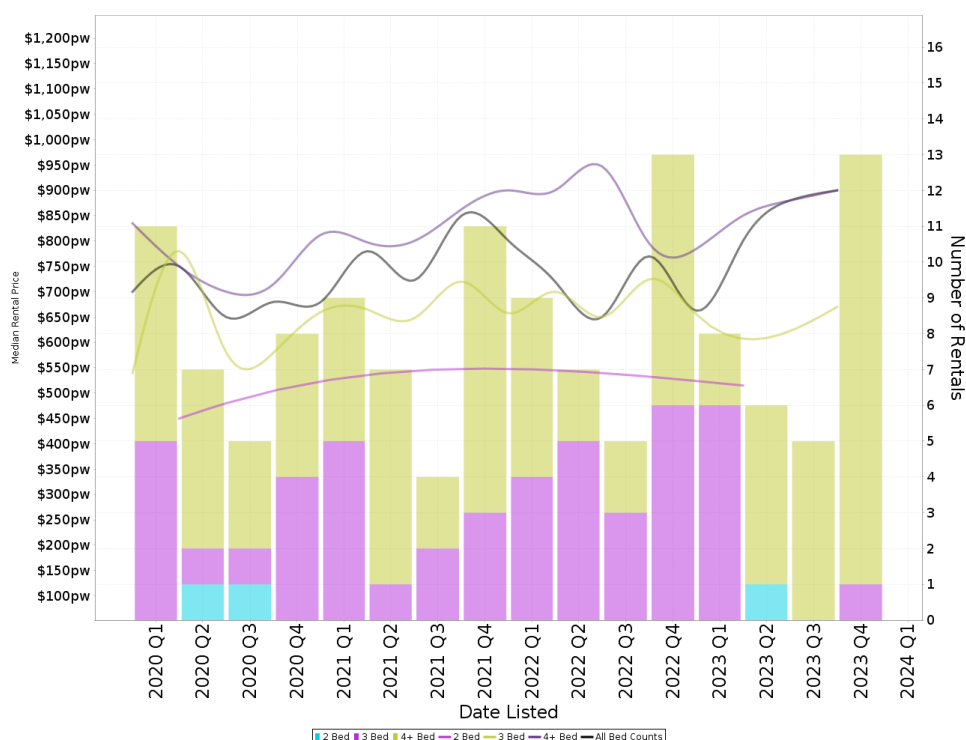
ISAACS - Peak Selling Periods (3 years)



ISAACS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.2%

Current Median Price: \$1,562,500
Previous Median Price: \$1,560,000

Based on 36 registered House sales compared over the last two rolling 12 month periods.

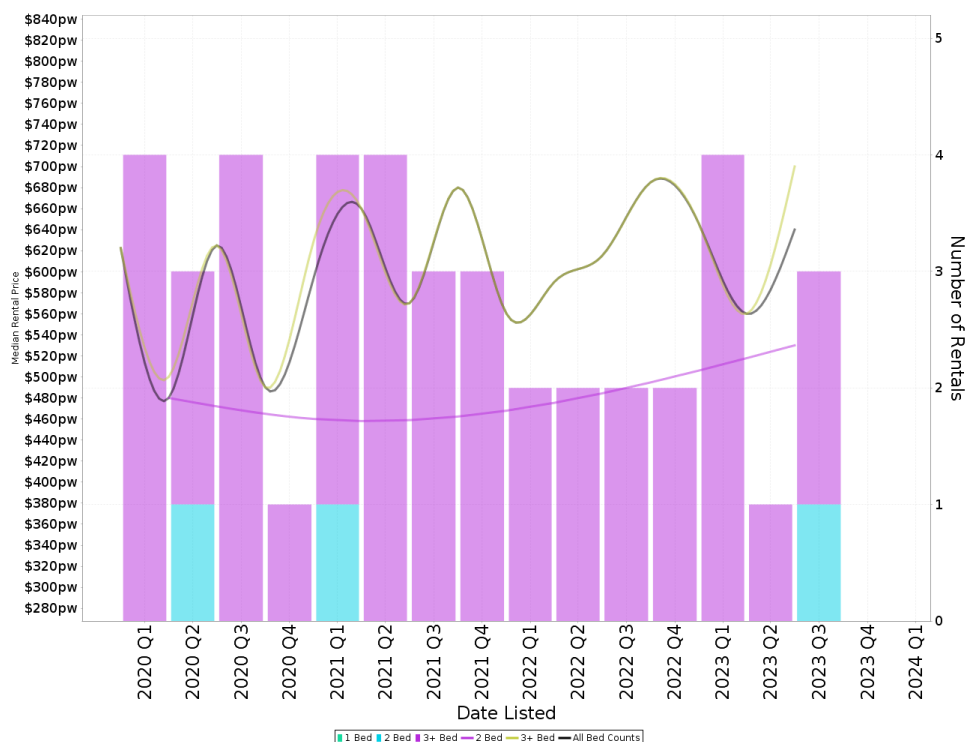
Suburb Rental Yield

+2.6%

Current Median Price: \$1,562,500
Current Median Rent: \$780

Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.1%

Current Median Price: \$910,000
Previous Median Price: \$980,000

Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$910,000
Current Median Rent: \$640

Based on 8 registered Unit rentals compared over the last 12 months.

ISAACS - Recently Sold Properties

Median Sale Price

\$1.56m

Based on 14 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

+0.2%

Current Median Price: \$1,562,500
Previous Median Price: \$1,560,000

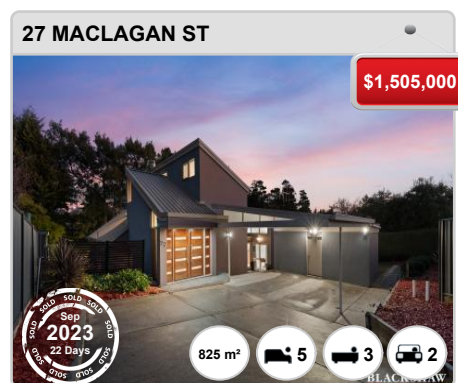
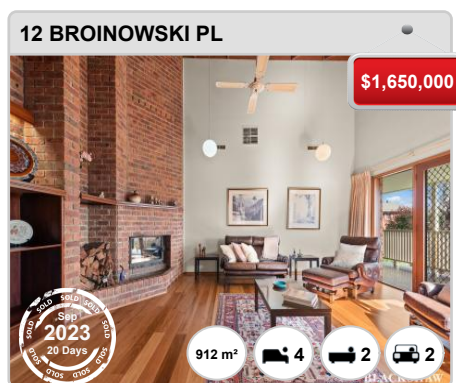
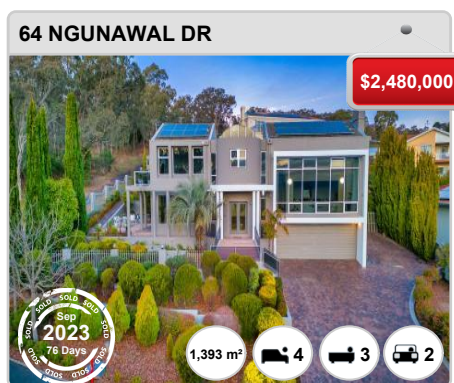
Based on 36 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

14

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

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



ISAACS - Properties For Rent

Median Rental Price

\$780 /w

Based on 32 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

+2.6%

Current Median Price: \$1,562,500
Current Median Rent: \$780

Based on 14 recorded House sales and 32 House rentals compared over the last 12 months

Number of Rentals

32

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

