

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

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

PHILLIP - 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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PHILLIP - Sales Statistics (Houses)

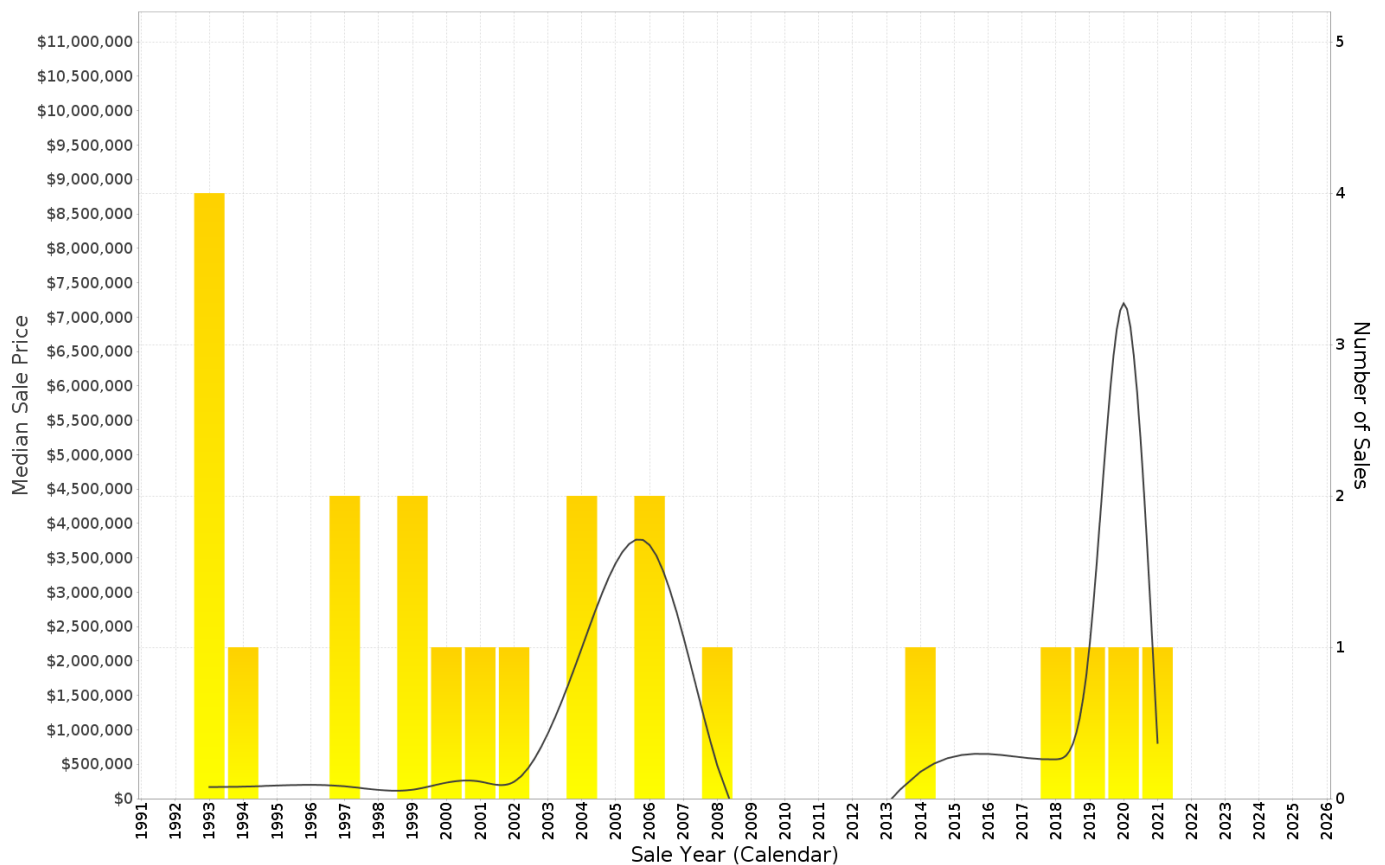
Year	# Sales	Median	Growth	Low	High
2006	2	\$ 3,686,250	0.0 %	\$ 272,500	\$ 7,100,000
2007	0				
2008	1	\$ 480,000	0.0 %	\$ 480,000	\$ 480,000
2009	0				
2010	0				
2011	0				
2012	0				
2013	0				
2014	1	\$ 390,000	0.0 %	\$ 390,000	\$ 390,000
2015	0				
2016	0				
2017	0				
2018	1	\$ 571,000	0.0 %	\$ 571,000	\$ 571,000
2019	1	\$ 2,250,000	294.0 %	\$ 2,250,000	\$ 2,250,000
2020	1	\$ 7,200,000	220.0 %	\$ 7,200,000	\$ 7,200,000
2021	1	\$ 810,000	-88.8 %	\$ 810,000	\$ 810,000
2022	0				
2023	0				
2024	0				

Median Sale Price

N/A

Suburb Growth

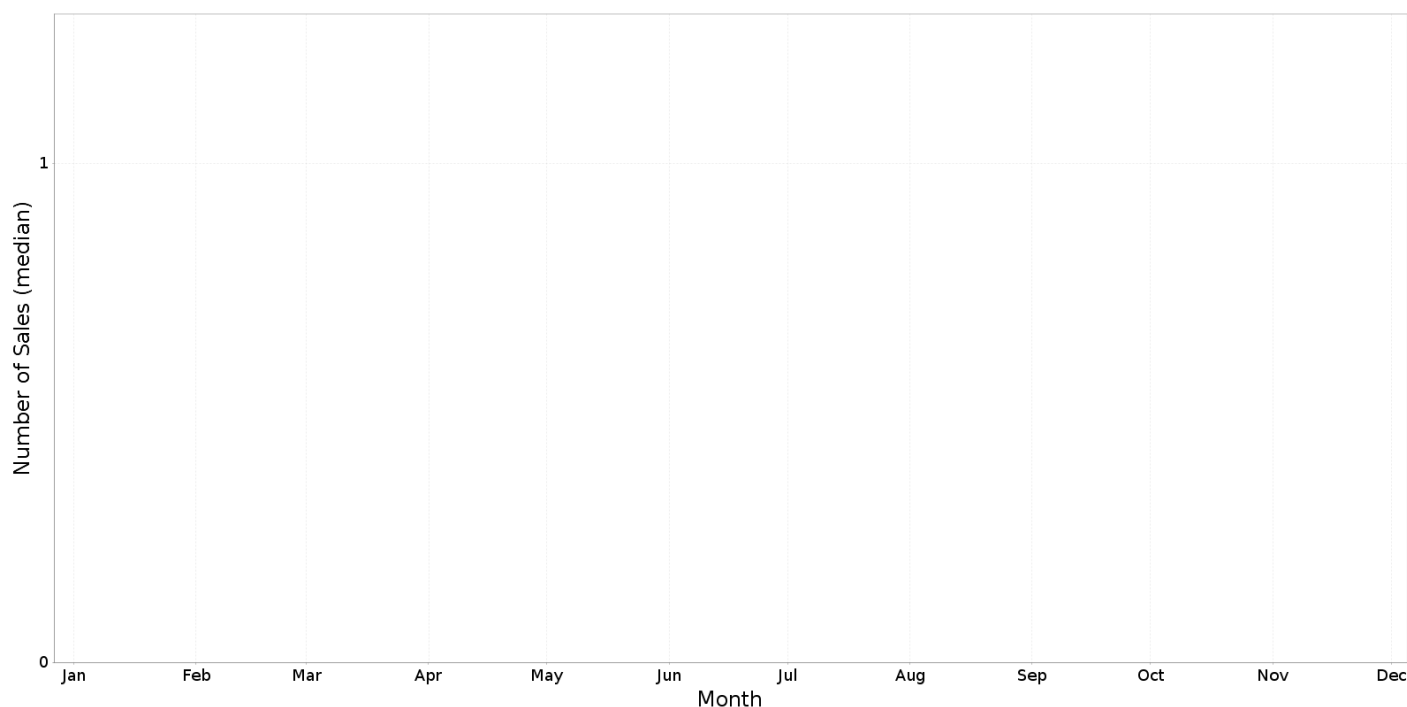
N/A



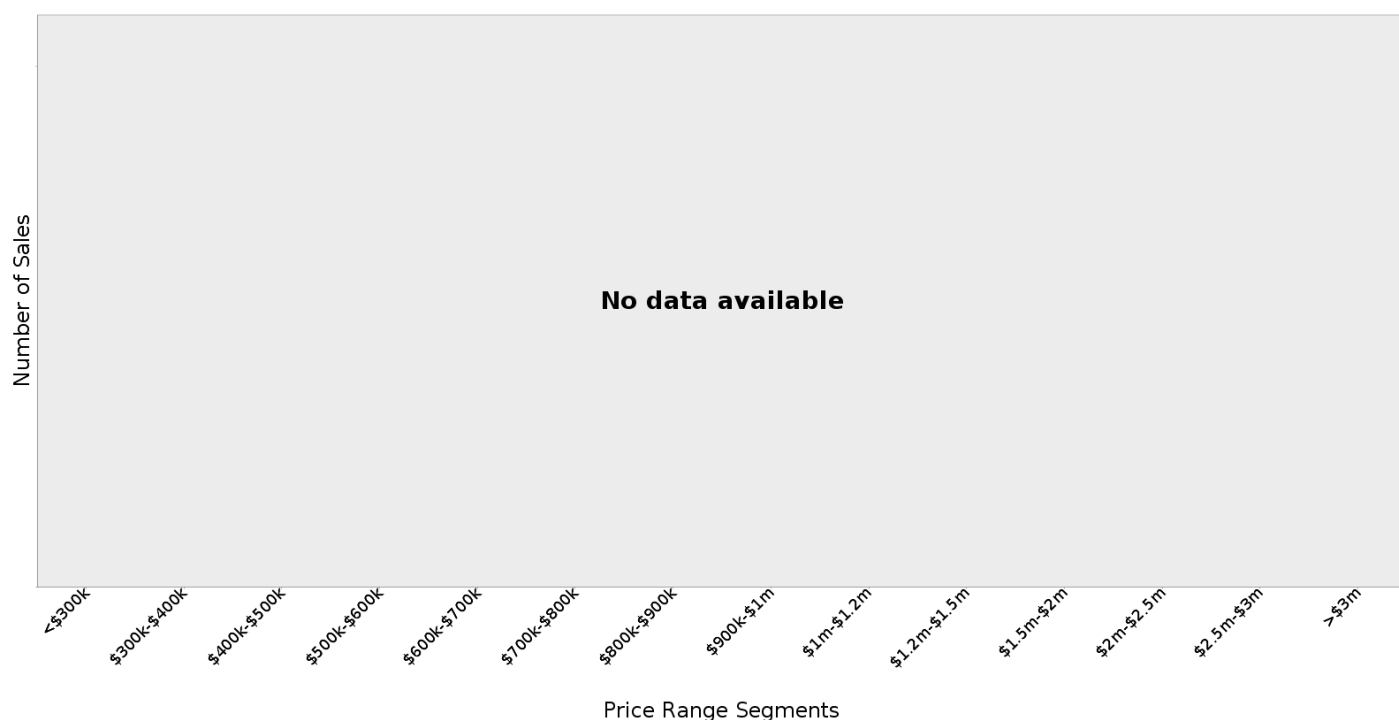
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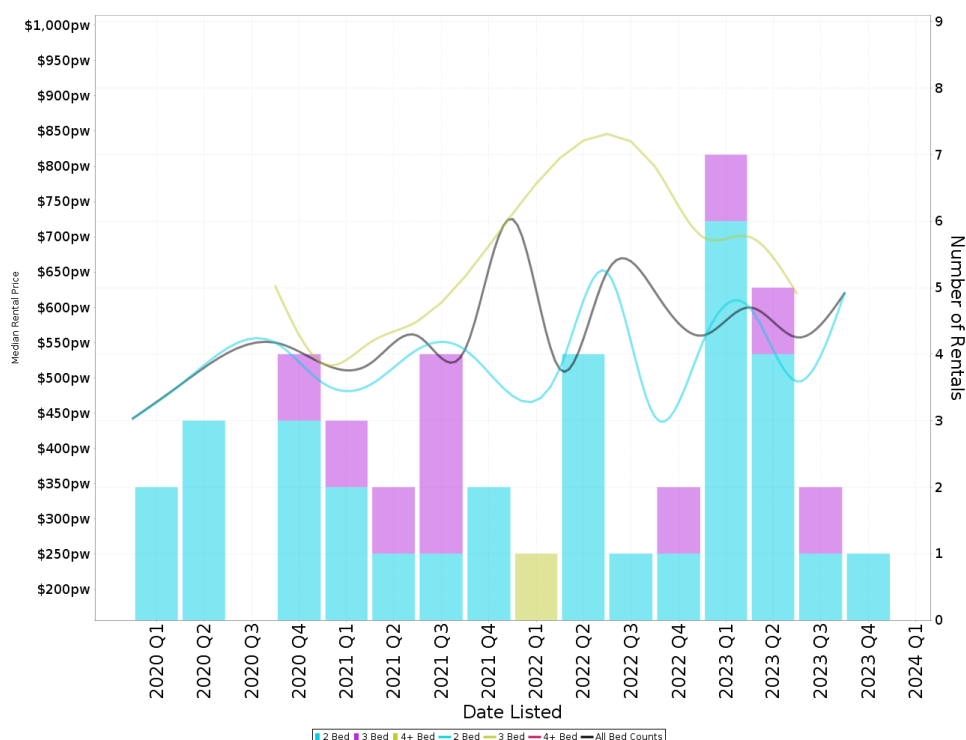
PHILLIP - Peak Selling Periods (3 years)



PHILLIP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



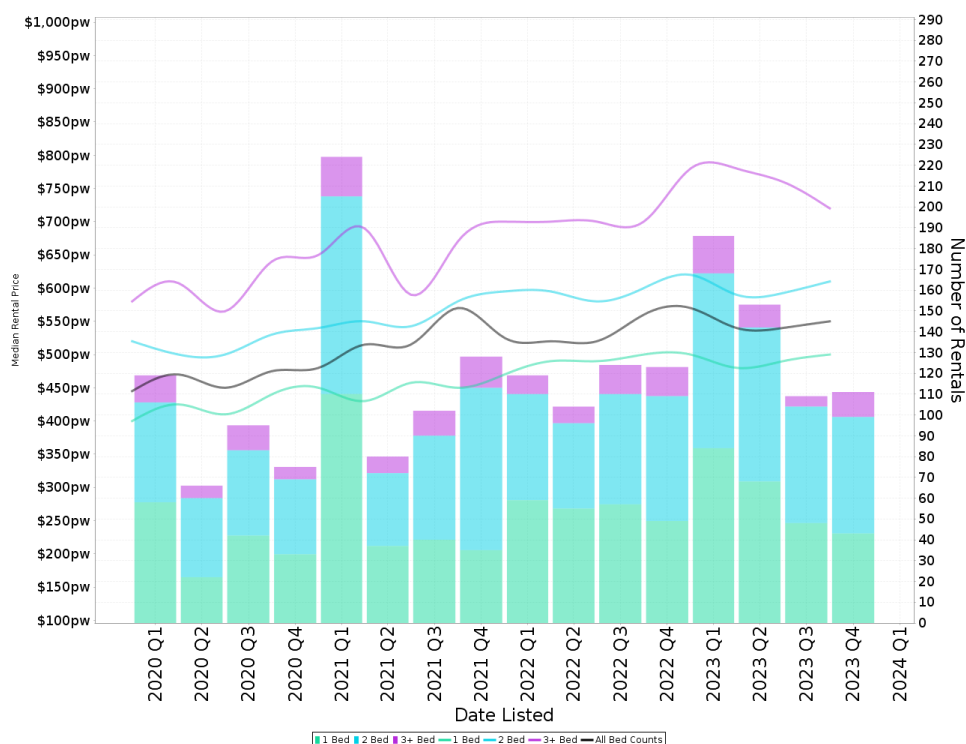
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.5%

Current Median Price: \$596,000
Previous Median Price: \$530,000

Based on 296 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$596,000
Current Median Rent: \$550

Based on 559 registered Unit rentals compared over the last 12 months.

PHILLIP - Recently Sold Properties

Median Sale Price

N/A

Suburb Growth

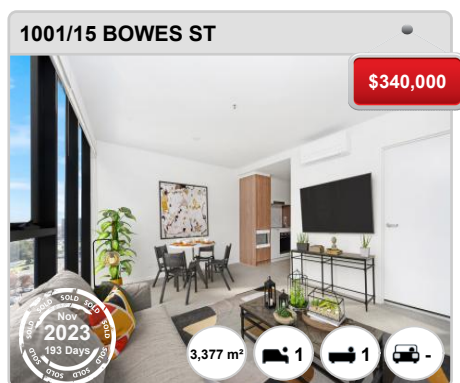
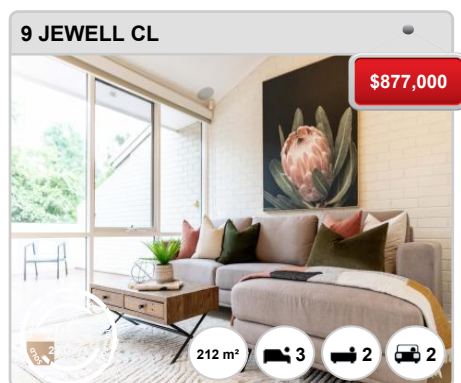
N/A

Sold Properties

0

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

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



PHILLIP - Properties For Rent

Median Rental Price

\$600 /w

Based on 15 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

N/A

Number of Rentals

15

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

