



RayWhite.

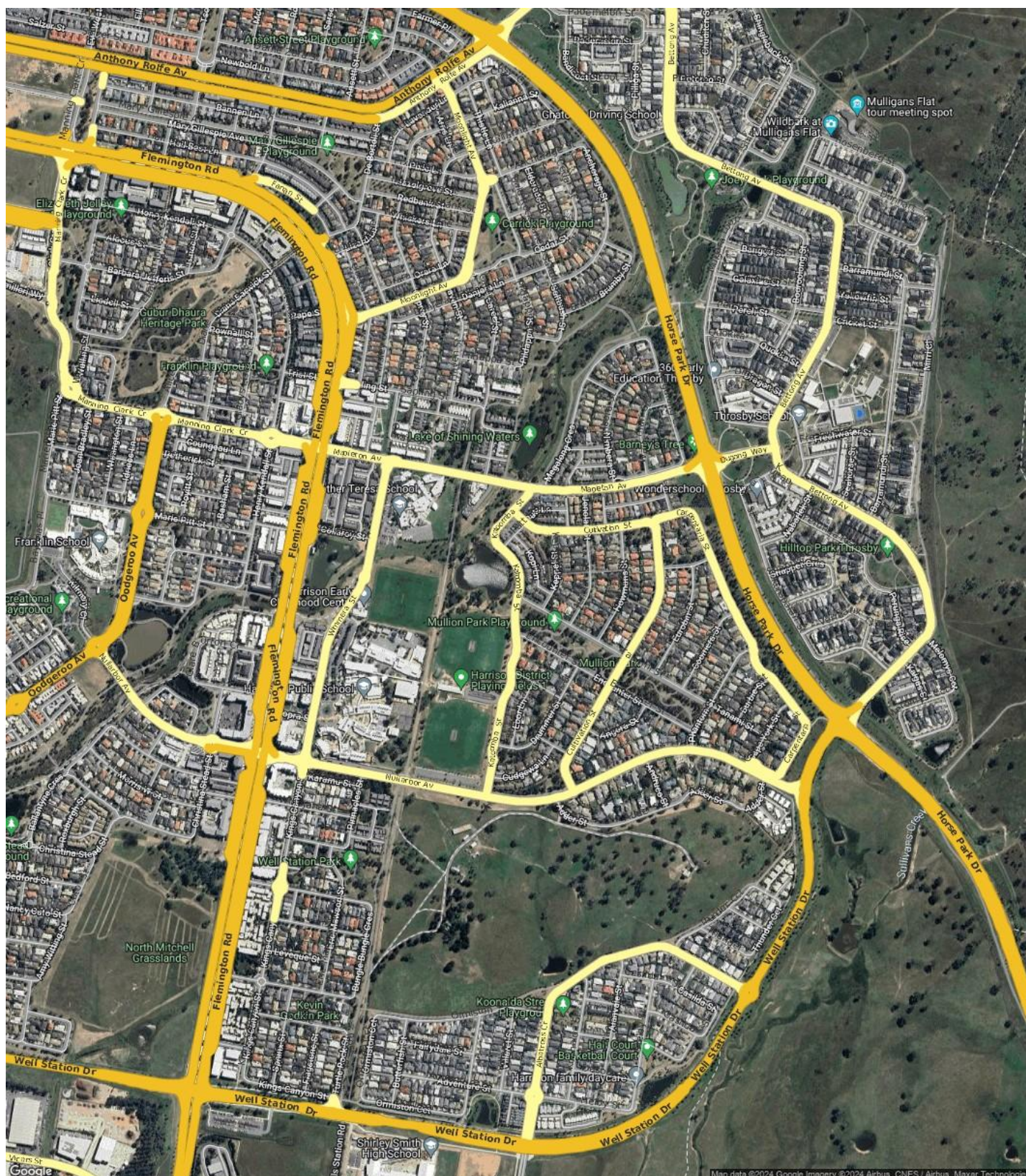


Suburb
flyover report

HARRISON (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

HARRISON - Suburb Map



HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	285	\$ 415,000	0.0 %	\$ 35,600	\$ 695,000
2007	303	\$ 475,000	14.5 %	\$ 70,000	\$ 1,000,000
2008	121	\$ 500,000	5.3 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	53	\$ 1,030,000	-4.5 %	\$ 339,000	\$ 2,100,000
2024	8	\$ 1,010,000	-1.9 %	\$ 890,000	\$ 1,202,000

Median Sale Price

\$1.02m

Based on 47 recorded House sales within the last 12 months (Apr '23 - Mar '24)

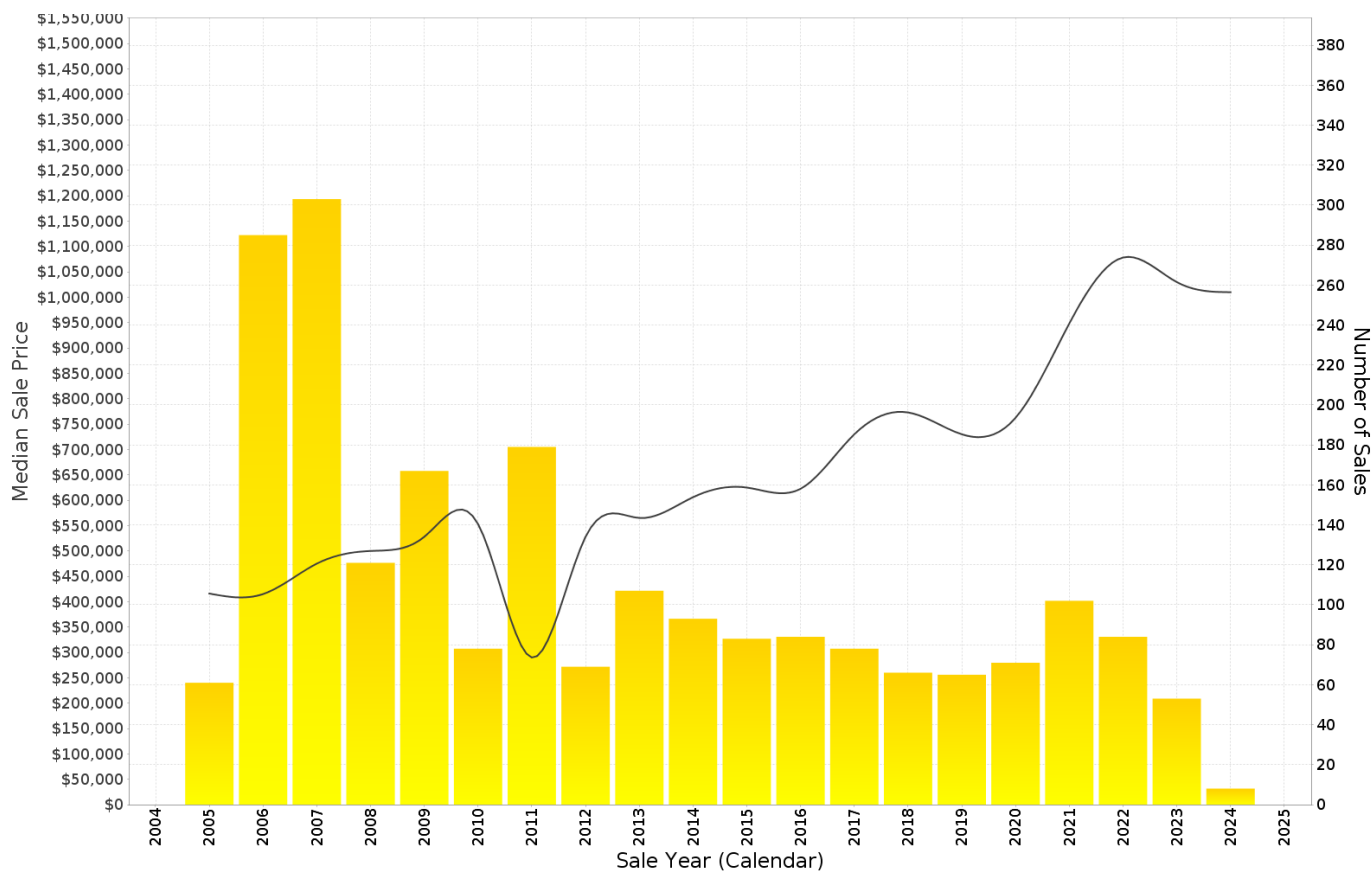
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

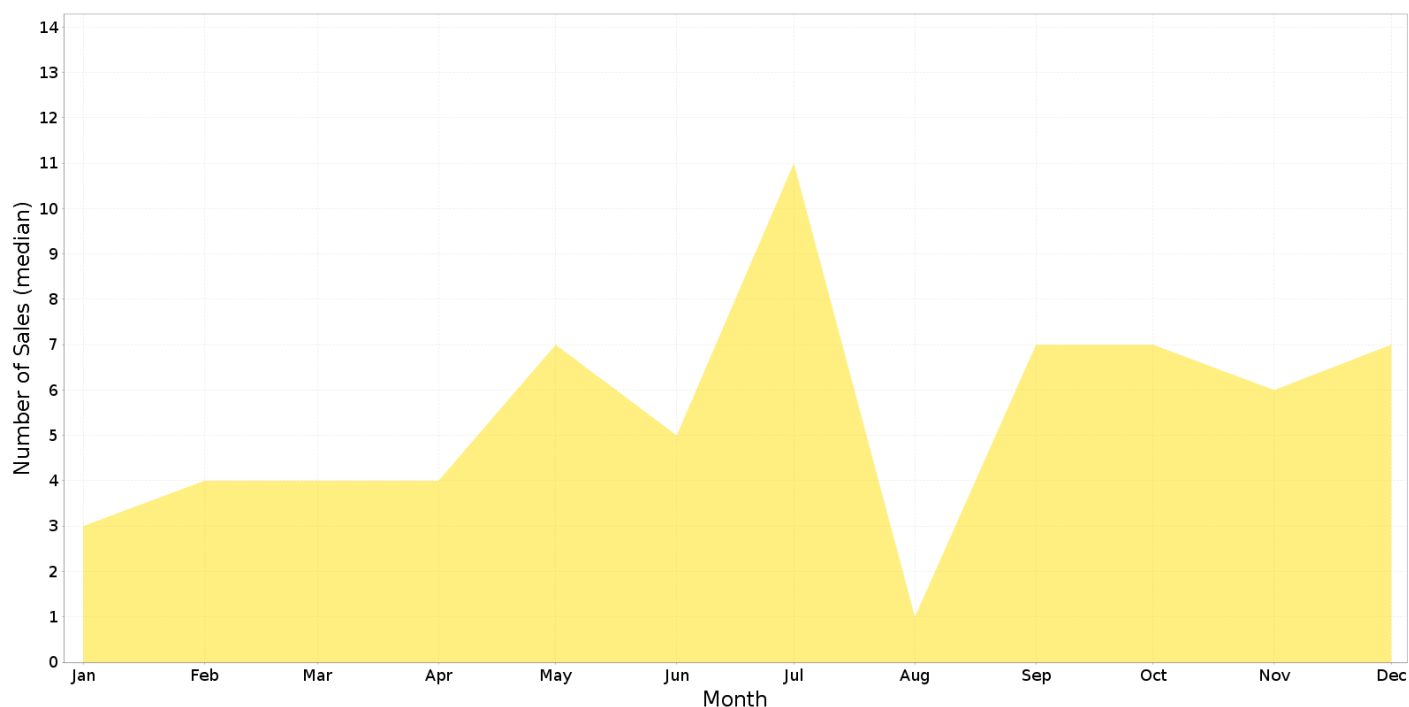
-5.0%

Current Median Price: \$1,020,000
Previous Median Price: \$1,073,500

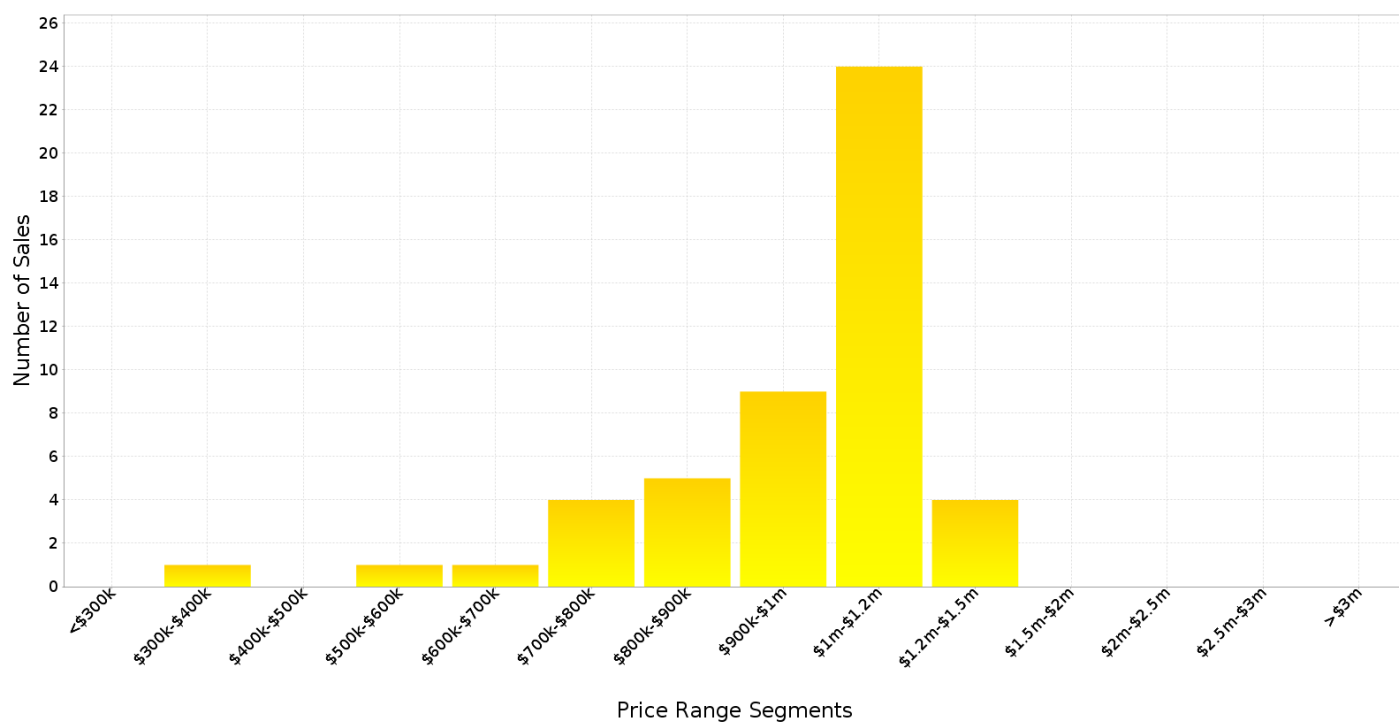
Based on 127 recorded House sales compared over the last two rolling 12 month periods



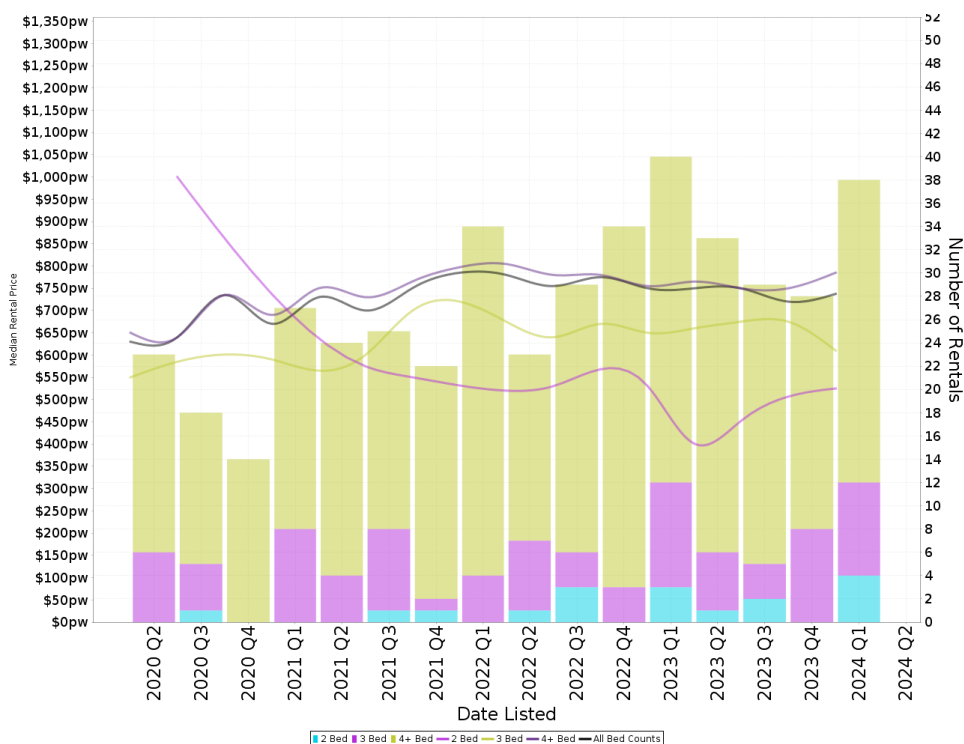
HARRISON - Peak Selling Periods (3 years)



HARRISON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.0%

Current Median Price: \$1,020,000
Previous Median Price: \$1,073,500

Based on 127 registered House sales compared over the last two rolling 12 month periods.

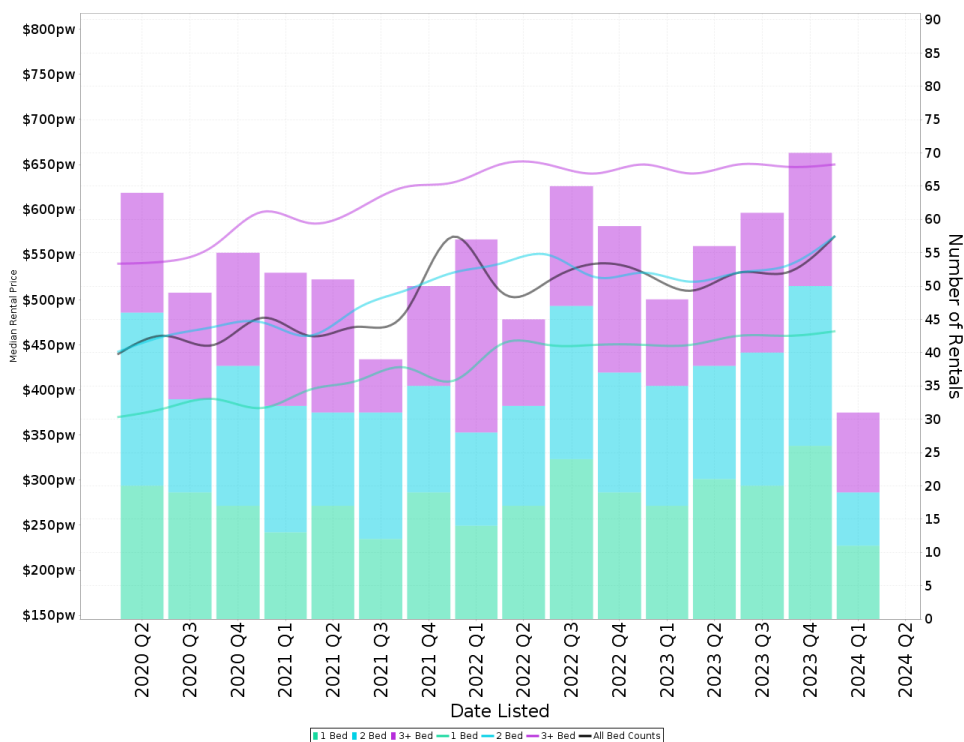
Suburb Rental Yield

+3.8%

Current Median Price: \$1,020,000
Current Median Rent: \$740

Based on 128 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.1%

Current Median Price: \$550,000
Previous Median Price: \$518,500

Based on 137 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$550,000
Current Median Rent: \$530

Based on 218 registered Unit rentals compared over the last 12 months.

HARRISON - Properties For Rent

Median Rental Price

\$740 /w

Based on 128 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+3.8%

Current Median Price: \$1,020,000
Current Median Rent: \$740

Based on 47 recorded House sales and 128 House rentals compared over the last 12 months

Number of Rentals

128

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

26/138 Flemington Road

\$610 per week

PHOTOS COMING SOON

May 2024
6 Days

1.28 ha 3 2 1

10 Wallaman Street

\$800 per week

May 2024
6 Days

438 m² 4 2 2

13 BUTTERFISH STREET

\$800 per week

May 2024
8 Days

458 m² 4 2 2

27 Hazelgrove Street

\$695 per week

Apr 2024
13 Days

246 m² 4 2 2

30/170 Flemington Road

\$450 per week

2 WEEKS— FREE RENT*

Apr 2024
13 Days

5,746 m² 1 1 1

51/170 Flemington Road

\$450 per week

2 WEEKS— FREE RENT*

Apr 2024
15 Days

5,746 m² 1 1 1

85 Kings Canyon Street

\$800 per week

Apr 2024
14 Days

592 m² 4 2 2

13/170 Flemington Road

\$590 per week

2 WEEKS— FREE RENT*

Mar 2024
58 Days

5,746 m² 3 2 2

98/170 FLEMINGTON ROAD

\$500 per week


2 WEEKS— FREE RENT*

Mar 2024
6 Days

5,746 m² 2 2 2

31/170 FLEMINGTON ROAD

\$590 per week




times square

2024
19 Days

5,746 m² 3 2 2

18 Turtle Rock Street

\$720



2023
237 Days

592 m² 3 1 1