



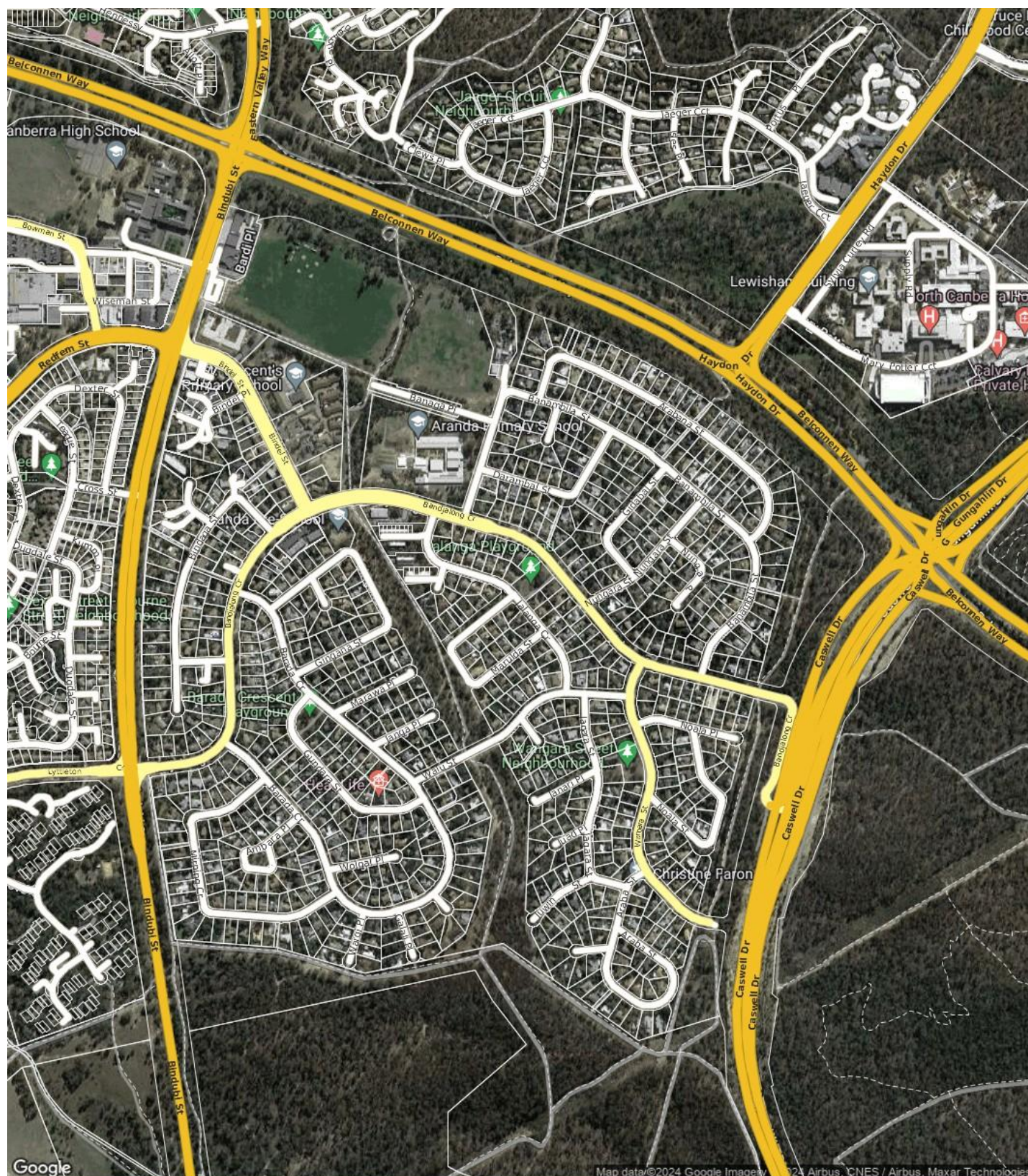
RayWhite.



Suburb
flyover report

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

ARANDA - Suburb Map



ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	33	\$ 500,000	0.0 %	\$ 190,000	\$ 800,000
2007	43	\$ 549,000	9.8 %	\$ 51,000	\$ 800,000
2008	29	\$ 545,000	-0.7 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	27	\$ 662,000	-10.5 %	\$ 216,670	\$ 1,040,000
2015	38	\$ 821,250	24.1 %	\$ 299,352	\$ 1,187,000
2016	28	\$ 868,500	5.8 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	2.8 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	32	\$ 1,034,000	8.1 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	23.1 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	24	\$ 1,400,000	6.5 %	\$ 987,500	\$ 2,260,000
2024	6	\$ 1,387,500	-0.9 %	\$ 1,060,000	\$ 1,630,000

Median Sale Price

\$1.47m

Based on 20 recorded House sales within the last 12 months (Apr '23 - Mar '24)

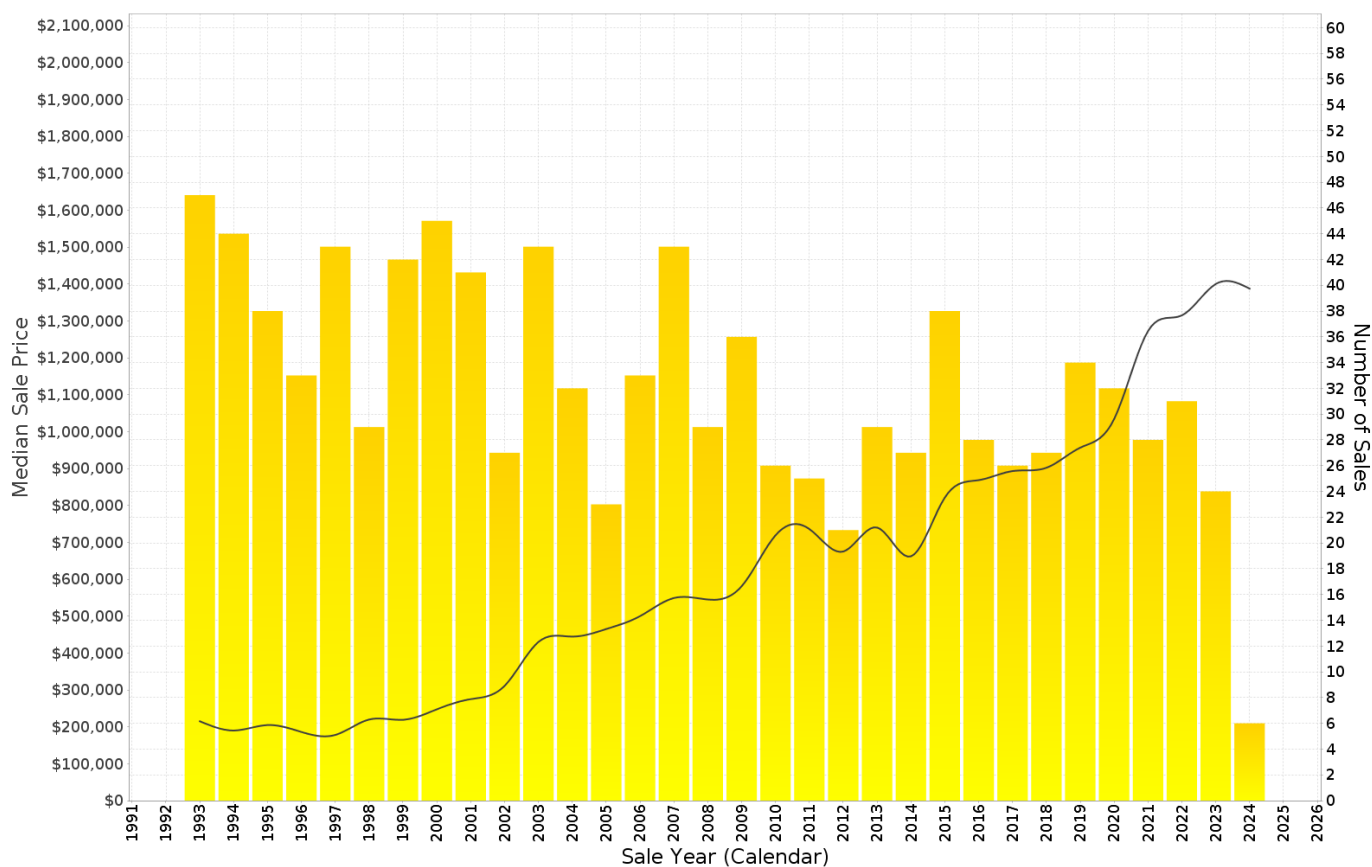
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

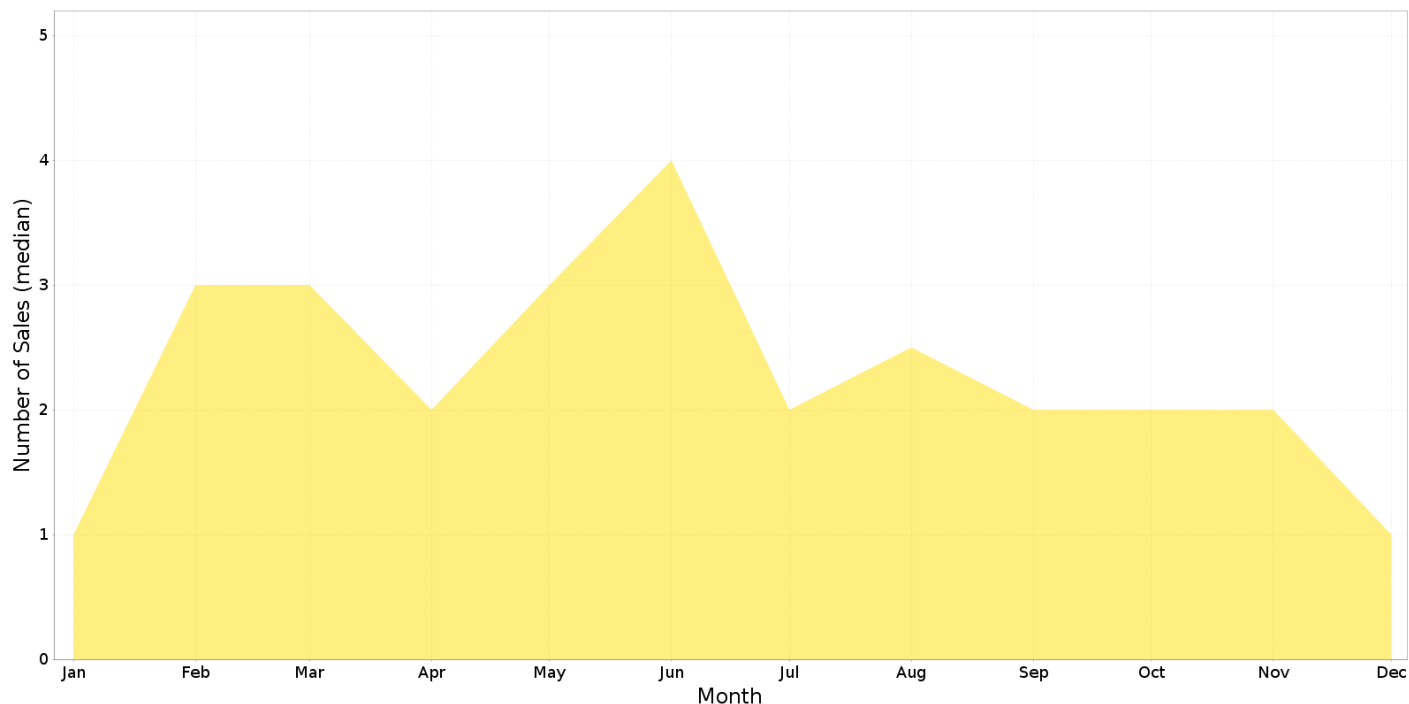
+12.1%

Current Median Price: \$1,465,000
Previous Median Price: \$1,307,000

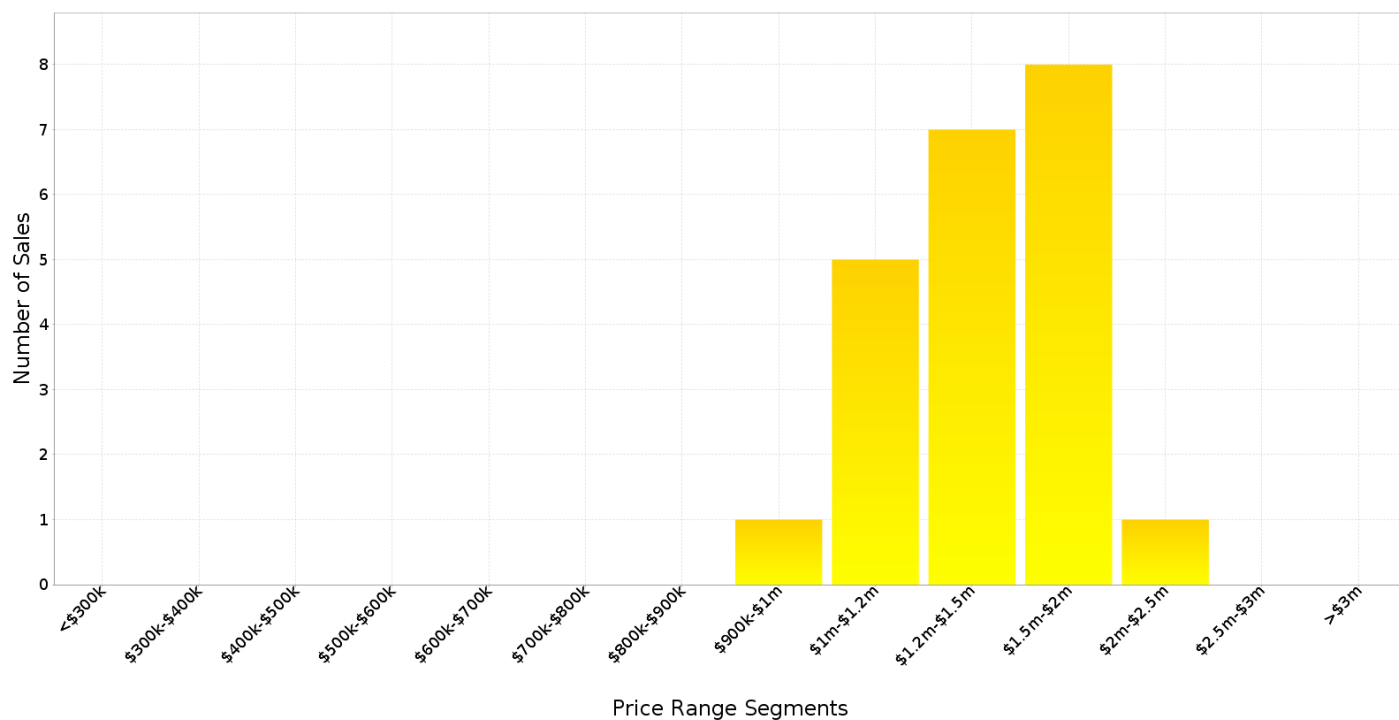
Based on 56 recorded House sales compared over the last two rolling 12 month periods



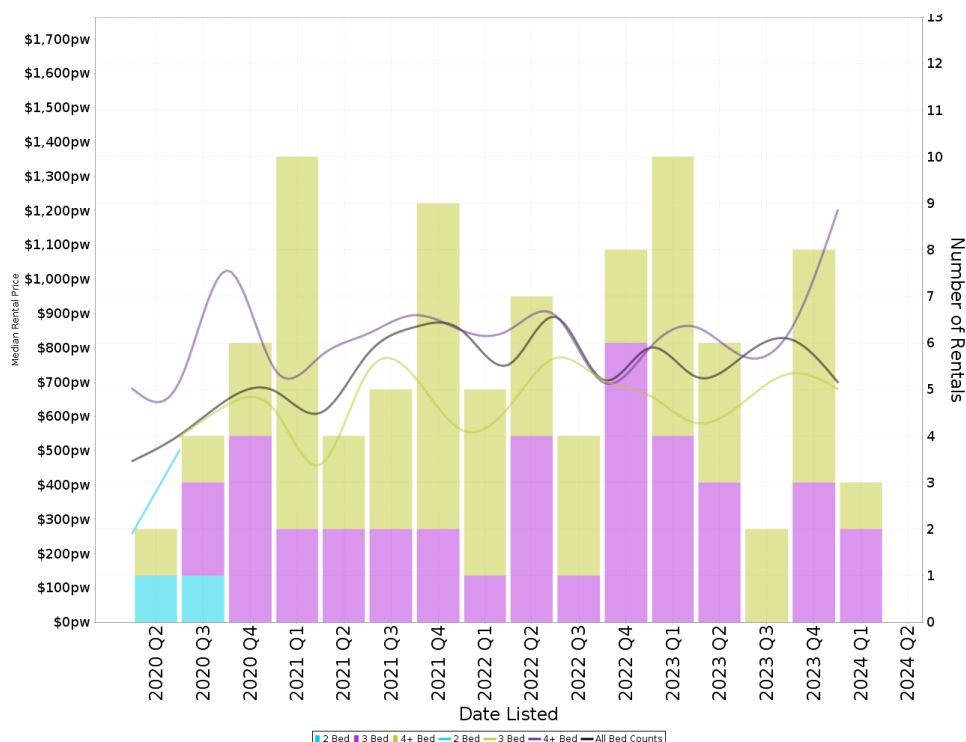
ARANDA - Peak Selling Periods (3 years)



ARANDA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.1%

Current Median Price: \$1,465,000
Previous Median Price: \$1,307,000

Based on 56 registered House sales compared over the last two rolling 12 month periods.

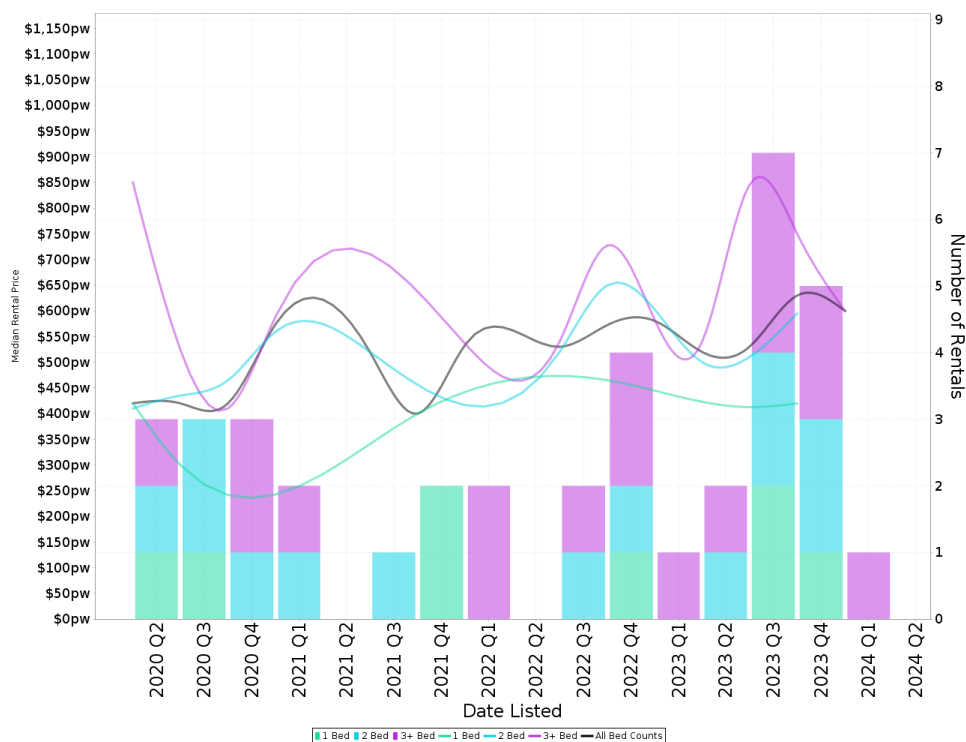
Suburb Rental Yield

+2.7%

Current Median Price: \$1,465,000
Current Median Rent: \$750

Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.0%

Current Median Price: \$625,000
Previous Median Price: \$735,000

Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$625,000
Current Median Rent: \$560

Based on 15 registered Unit rentals compared over the last 12 months.

ARANDA - Recently Sold Properties

Median Sale Price
\$1.47m

Based on 20 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
+12.1%

Current Median Price: \$1,465,000
Previous Median Price: \$1,307,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
20

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

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

20 JALANGA PL

\$1,215,000

724 m² 4 1 2

Sold Mar 2024 19 Days

21 JAGARA ST

\$1,651,000

741 m² 4 2 4

Sold Mar 2024 50 Days

9 JALANGA CRES

\$1,110,000

694 m² 3 2 2

Sold Mar 2024 62 Days

68 BINDAGA ST

\$1,060,000

885 m² 4 2 2

Sold Mar 2024 38 Days

83 BANDJALONG CRES

\$1,060,000

784 m² 3 1 1

Sold Mar 2024 18 Days

65A BARADA CRES

\$740,000

2 2 1

Sold Mar 2024 126 Days

66 BARADA CRES

\$1,475,000

915 m² 3 2 1

Sold Mar 2024 22 Days

19 GIDABAL ST

\$1,630,000

839 m² 3 2 1

Sold Mar 2024 21 Days

82 BANDJALONG CRES

\$1,325,000

694 m² 4 2 2

Sold Feb 2024 36 Days

10 GIDABAL ST

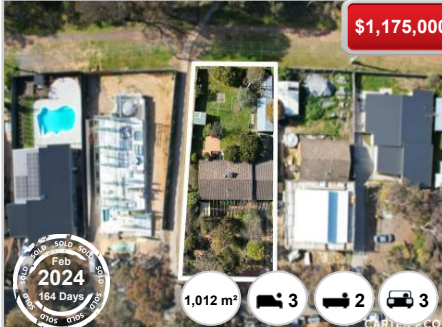


\$1,450,000

Feb 2024
74 Days

725 m² 4 2 2

41 ARABANA ST

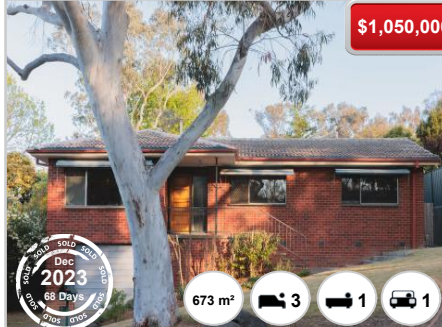


\$1,175,000

Feb 2024
164 Days

1,012 m² 3 2 3

9 MARULDA ST



\$1,050,000

Dec 2023
68 Days

673 m² 3 1 1

82 BARADA CRES




\$1,690,000

Dec 2023
18 Days

996 m² 5 2 2

24 ARABA PL



\$2,260,000

Dec 2023
20 Days

1,591 m² 5 2 2

99 BANDJALONG CRES



\$1,540,000

Dec 2023
45 Days

842 m² 4 2 2

109 BANDJALONG CRES




\$1,335,000

Nov 2023
89 Days

1,005 m² 3 1 1

20 NOALA ST



\$987,500

Nov 2023
26 Days

680 m² 3 1 2

ARANDA - Properties For Rent

Median Rental Price

\$750 /w

Based on 19 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

+2.7%

Current Median Price: \$1,465,000
Current Median Rent: \$750

Based on 20 recorded House sales and 19 House rentals compared over the last 12 months


Number of Rentals

19

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

19 MARULDA STREET



\$890

694 m² 4 2 1

Apr 2024 9 Days

7 MIRNING CRESCENT



\$800 per week

789 m² 4 3 2

Apr 2024 16 Days