



RayWhite.



Suburb
flyover report

MACGREGOR (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

MACGREGOR - Suburb Map



Prepared on 09/05/2024 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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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 334,500	0.0 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	130	\$ 805,500	6.3 %	\$ 300,002	\$ 1,450,000
2023	116	\$ 770,500	-4.3 %	\$ 60,000	\$ 1,300,000
2024	24	\$ 837,500	8.7 %	\$ 172,500	\$ 1,110,000

Median Sale Price

\$776k

Based on 115 recorded House sales within the last 12 months (Apr '23 - Mar '24)

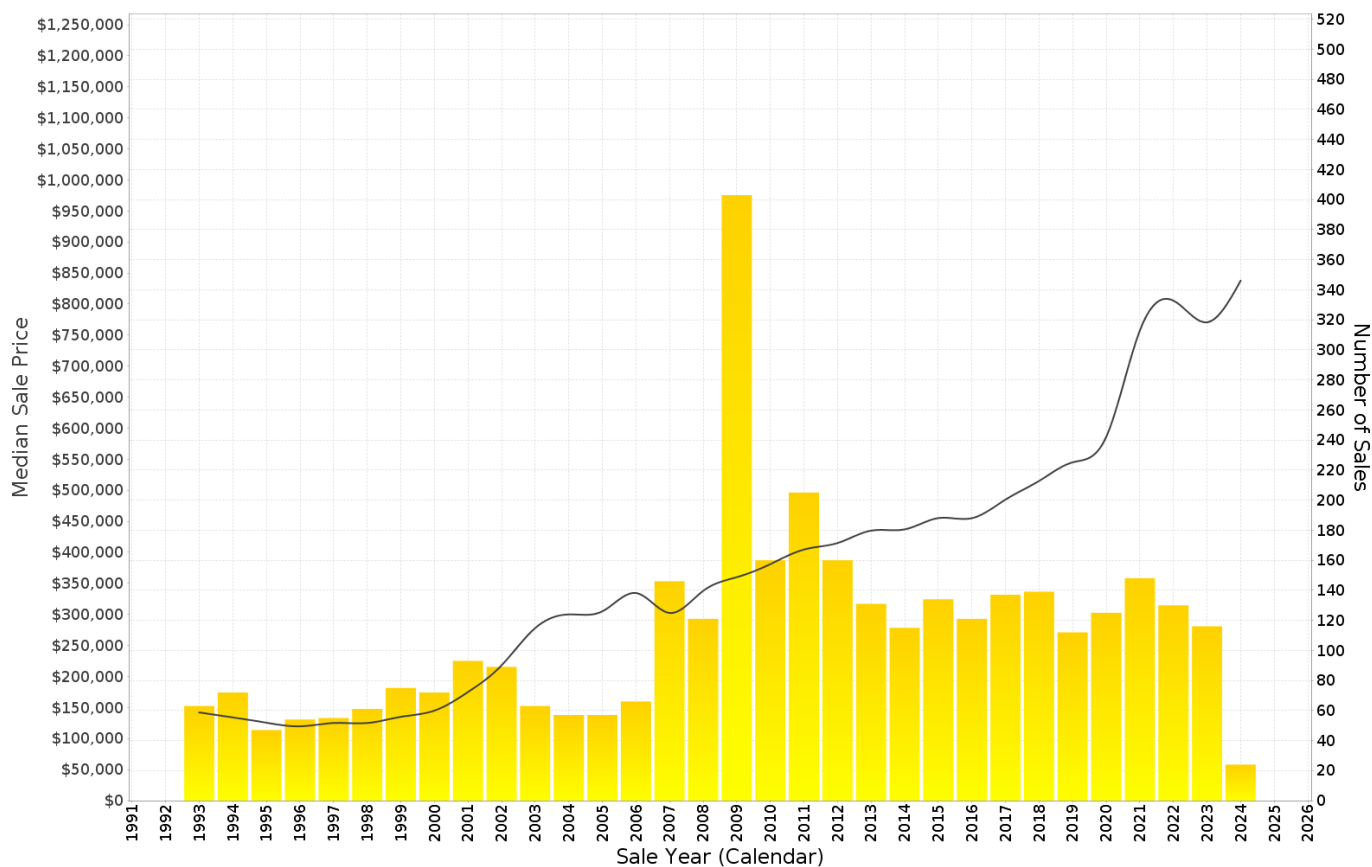
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

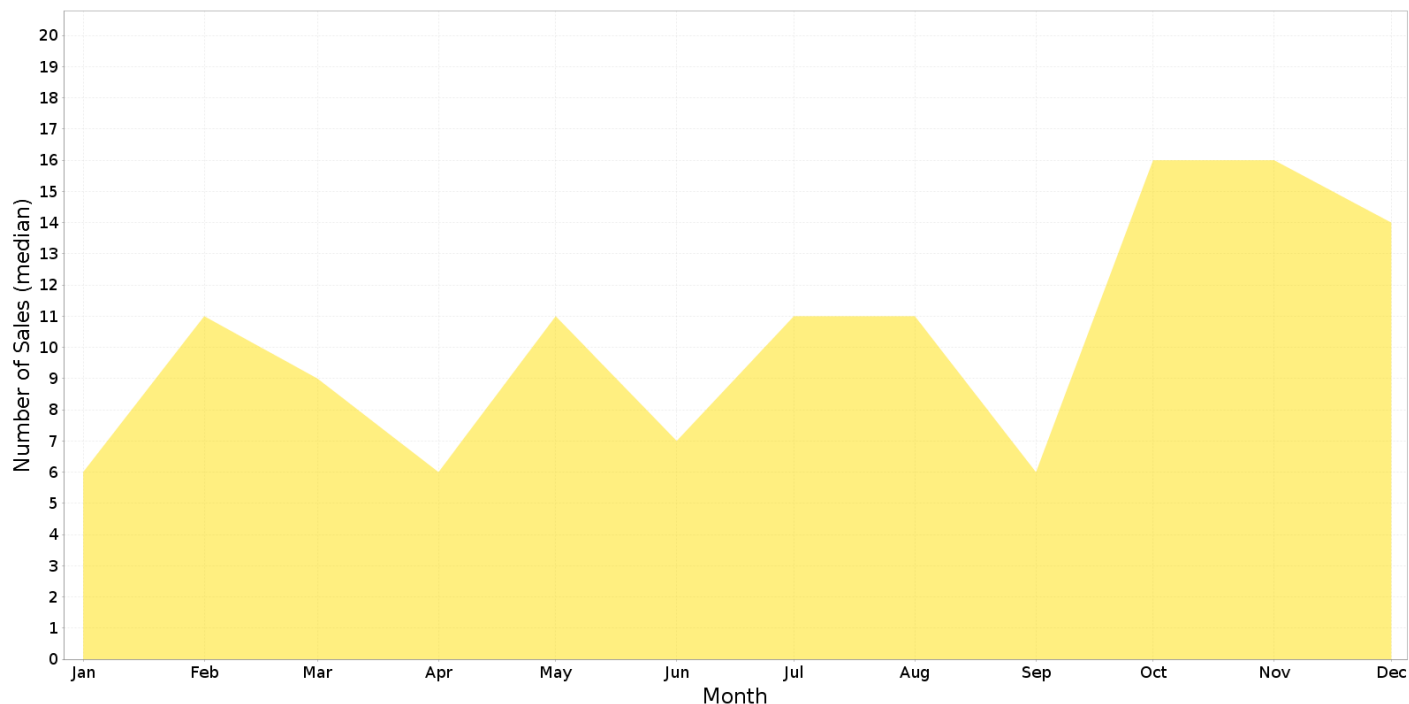
-3.0%

Current Median Price: \$776,000
Previous Median Price: \$800,000

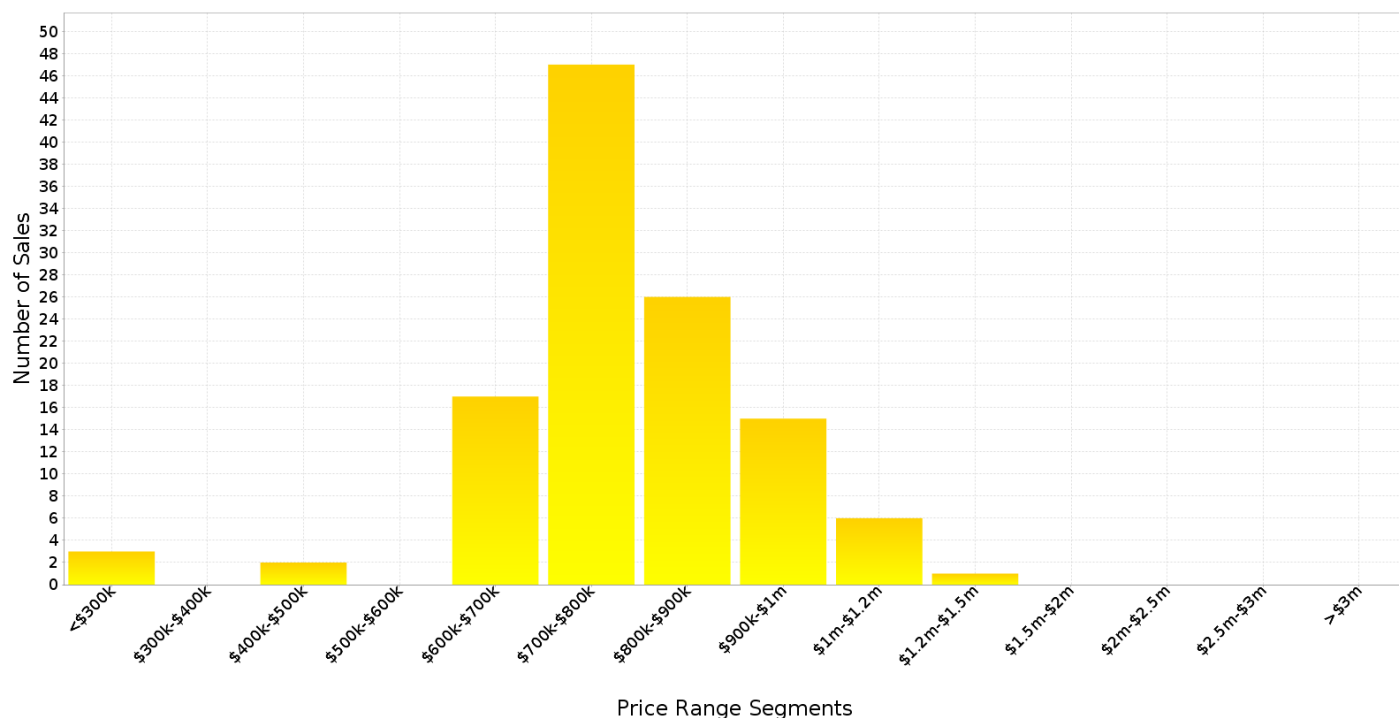
Based on 245 recorded House sales compared over the last two rolling 12 month periods



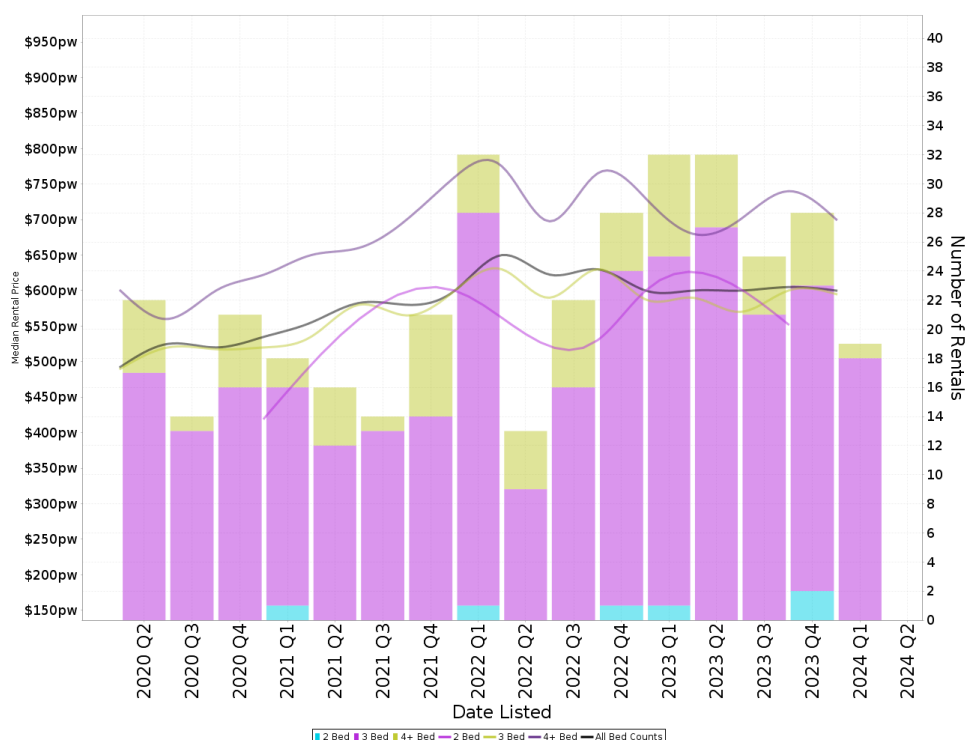
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.0%

Current Median Price: \$776,000
Previous Median Price: \$800,000

Based on 245 registered House sales compared over the last two rolling 12 month periods.

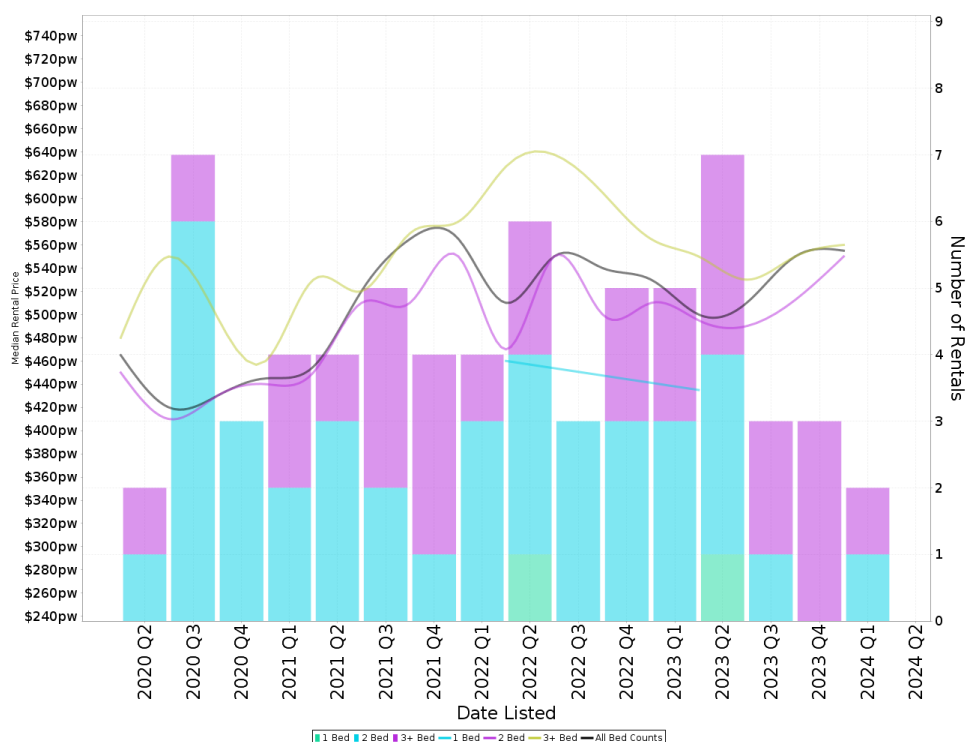
Suburb Rental Yield

+4.0%

Current Median Price: \$776,000
Current Median Rent: \$600

Based on 104 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.8%

Current Median Price: \$585,000
Previous Median Price: \$590,000

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$585,000
Current Median Rent: \$550

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

MACGREGOR - Recently Sold Properties

Median Sale Price

\$776k

Based on 115 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

-3.0%

Current Median Price: \$776,000
Previous Median Price: \$800,000

Based on 245 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

115

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

1/21 BEESTON ST

\$865,000

May 2024
87 Days

1,013 m² 3 2 2

41 WUNDERLY CCT

\$855,000

May 2024
18 Days

467 m² 3 2 2

45 JOHN JAMES LOOP

\$730,000

Apr 2024
16 Days

464 m² 3 2 1

22 BEANEY ST

\$996,000

Apr 2024
N/A

877 m² 4 2 2

135 OSBURN DR

\$800,000

Apr 2024
N/A

991 m² - - -

8 BRYAN HUDSON ST

\$740,000

Apr 2024
23 Days

304 m² 3 2 1

3 MAUND PL

\$810,000

Apr 2024
N/A

818 m² 3 1 1

31 LAWRENCE CL

\$810,900

Mar 2024
28 Days

892 m² 3 1 2

5 GRAHAM ST

\$783,333

Apr 2024
N/A

811 m² 3 1 1

13 CARMAN LOOP

\$790,000

Mar 2024
16 Days

300 m² 3 2 1

226 MACFARLANE BURNET AVE

\$802,000

Mar 2024
16 Days

360 m² 3 2 1

14 LIPSCOMB PL

\$675,000

Mar 2024
41 Days

786 m² 3 1 2

7 CONSTANCE STONE ST

\$795,000

Mar 2024
N/A

462 m² 3 2 1

5 DAVY PL

\$770,000

Mar 2024
21 Days

803 m² 3 1 1

19 CONSTANCE STONE ST

\$749,500

Mar 2024
14 Days

375 m² 3 1 1

28 STANG PL

\$820,000

Mar 2024
27 Days

332 m² 3 2 2

7 O'REILLY ST

\$835,000

Mar 2024
27 Days

1,314 m² 4 2 1

19 ERIC DE SALIS ST

\$870,000

Mar 2024
20 Days

3 2 2

56 REFSHAUGE CRES

\$660,000

Mar 2024
256 Days

226 m² 3 1 1

15 DAGMAR BERNE ST

\$865,000

Mar 2024
22 Days

420 m² 4 2 2

11 PINNER PL

\$747,000

Mar 2024
20 Days

432 m² 3 1 1

MACGREGOR - Properties For Rent

Median Rental Price

\$600 /w

Based on 104 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

+4.0%

Current Median Price: \$776,000
Current Median Rent: \$600

Based on 115 recorded House sales and 104 House rentals compared over the last 12 months

Number of Rentals

104

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

224 Osburn Dr

\$675 per week

687 m² 3 2 3

May 2024 2 Days

224 OSBURN DRIVE

\$675 weekly

687 m² 3 2 4

May 2024 2 Days

30 STANG PLACE

\$760 per week

317 m² 3 2 1

May 2024 8 Days

26 Stang Place

\$560 per week

230 m² 3 1 1

Apr 2024 11 Days

94 Macfarlane Burnet Avenue

\$610 per week

447 m² 3 2 1

Apr 2024 16 Days

3 Sisely Street

\$570 per week

226 m² 3 1 1

Apr 2024 17 Days

7 O'REILLY STREET

\$695 per week

1,314 m² 4 2 1

Apr 2024 17 Days

31 Kirkland Street

\$925 Per Week

4 3 2

Apr 2024 28 Days

38 REFSHAUGE CRESCENT


\$520 per week

226 m² 3 1 1

Apr 2024 31 Days

7 MATHISON PLACE

\$530




653 m² 3 1 -

Mar 2024
52 Days

7 A - Lawrence Close

\$780 per week



4 3 1

Mar 2024
53 Days

56 REFSHAUGE CRESCENT

\$650 per week



226 m² 3 1 1

Feb 2024
98 Days