



RayWhite.



Suburb
flyover report

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

MCKELLAR - Suburb Map



MCKELLAR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	42	\$ 460,000	0.0 %	\$ 275,000	\$ 655,000
2007	29	\$ 520,000	13.0 %	\$ 220,000	\$ 800,000
2008	28	\$ 507,500	-2.4 %	\$ 365,000	\$ 727,500
2009	28	\$ 530,000	4.4 %	\$ 405,000	\$ 790,000
2010	29	\$ 648,000	22.3 %	\$ 470,000	\$ 995,000
2011	24	\$ 603,750	-6.8 %	\$ 275,000	\$ 935,000
2012	20	\$ 620,000	2.7 %	\$ 375,000	\$ 980,000
2013	20	\$ 637,500	2.8 %	\$ 375,000	\$ 852,000
2014	26	\$ 610,000	-4.3 %	\$ 410,000	\$ 1,050,000
2015	33	\$ 691,000	13.3 %	\$ 106,250	\$ 1,210,000
2016	26	\$ 641,500	-7.2 %	\$ 406,000	\$ 968,500
2017	34	\$ 800,000	24.7 %	\$ 186,667	\$ 1,000,000
2018	23	\$ 716,000	-10.5 %	\$ 450,000	\$ 1,050,000
2019	24	\$ 782,500	9.3 %	\$ 211,667	\$ 1,001,000
2020	26	\$ 805,000	2.9 %	\$ 550,000	\$ 1,280,000
2021	44	\$ 970,000	20.5 %	\$ 350,000	\$ 7,000,000
2022	36	\$ 1,110,000	14.4 %	\$ 200,000	\$ 1,545,000
2023	26	\$ 1,057,500	-4.7 %	\$ 815,000	\$ 2,200,000
2024	4	\$ 1,250,000	18.2 %	\$ 855,000	\$ 1,650,000

Median Sale Price

\$1.06m

Based on 21 recorded House sales within the last 12 months (Apr '23 - Mar '24)

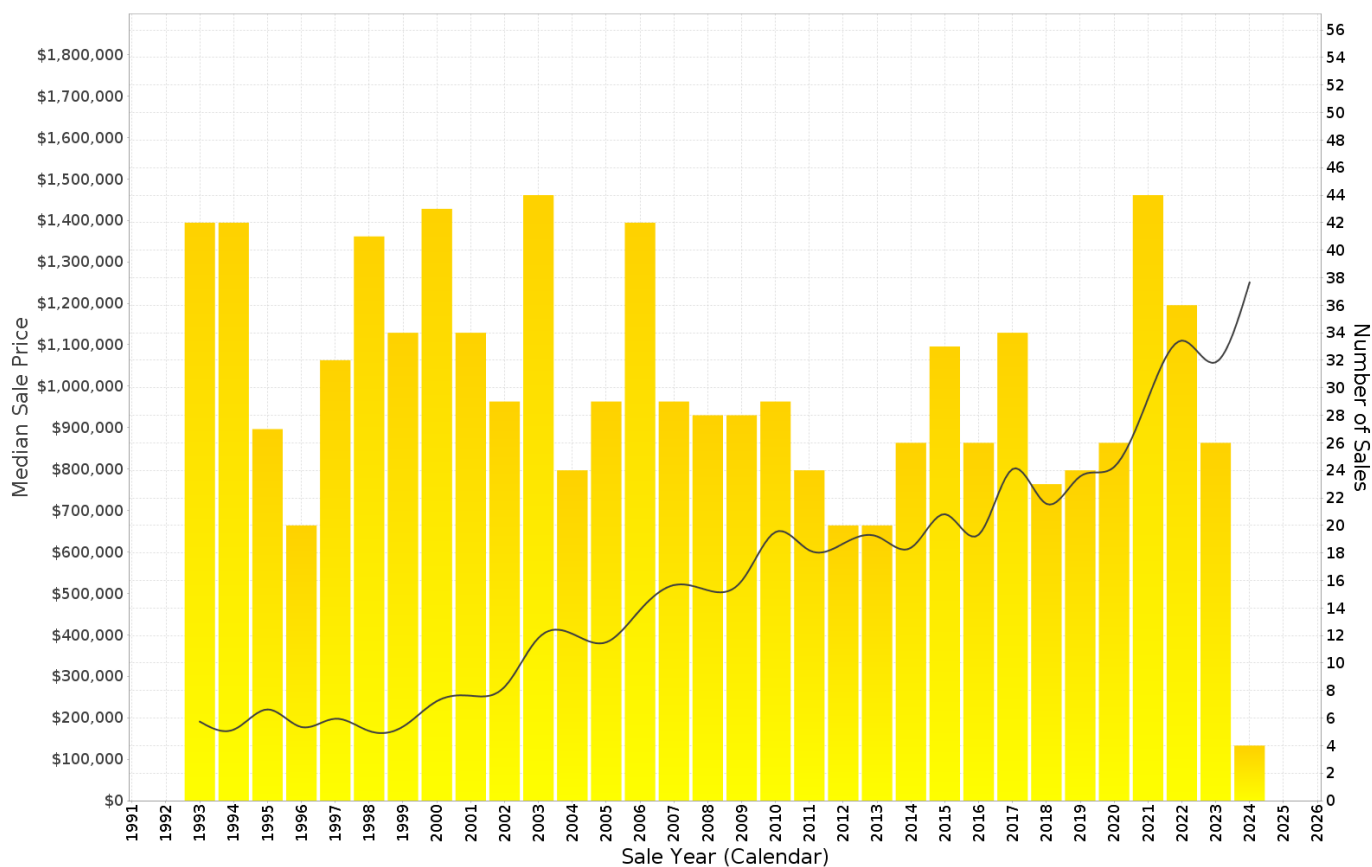
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

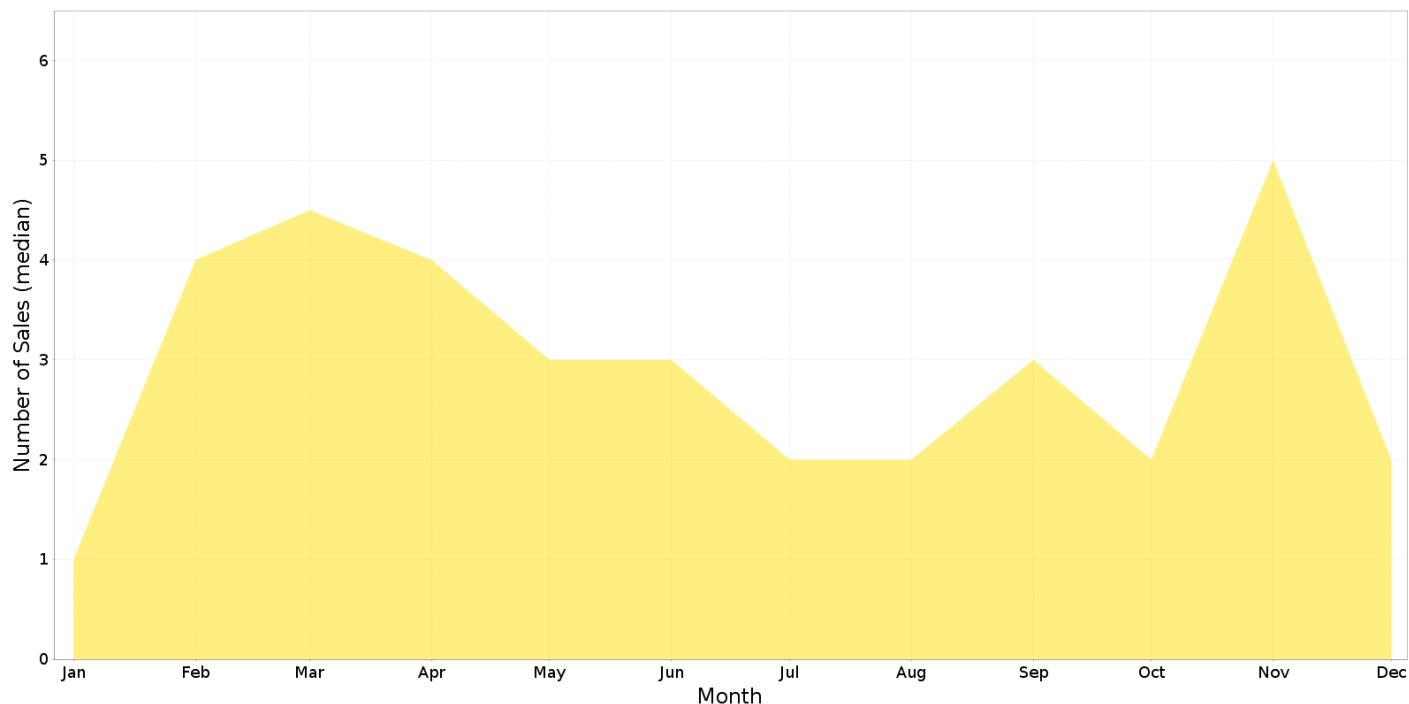
-3.2%

Current Median Price: \$1,065,000
Previous Median Price: \$1,100,000

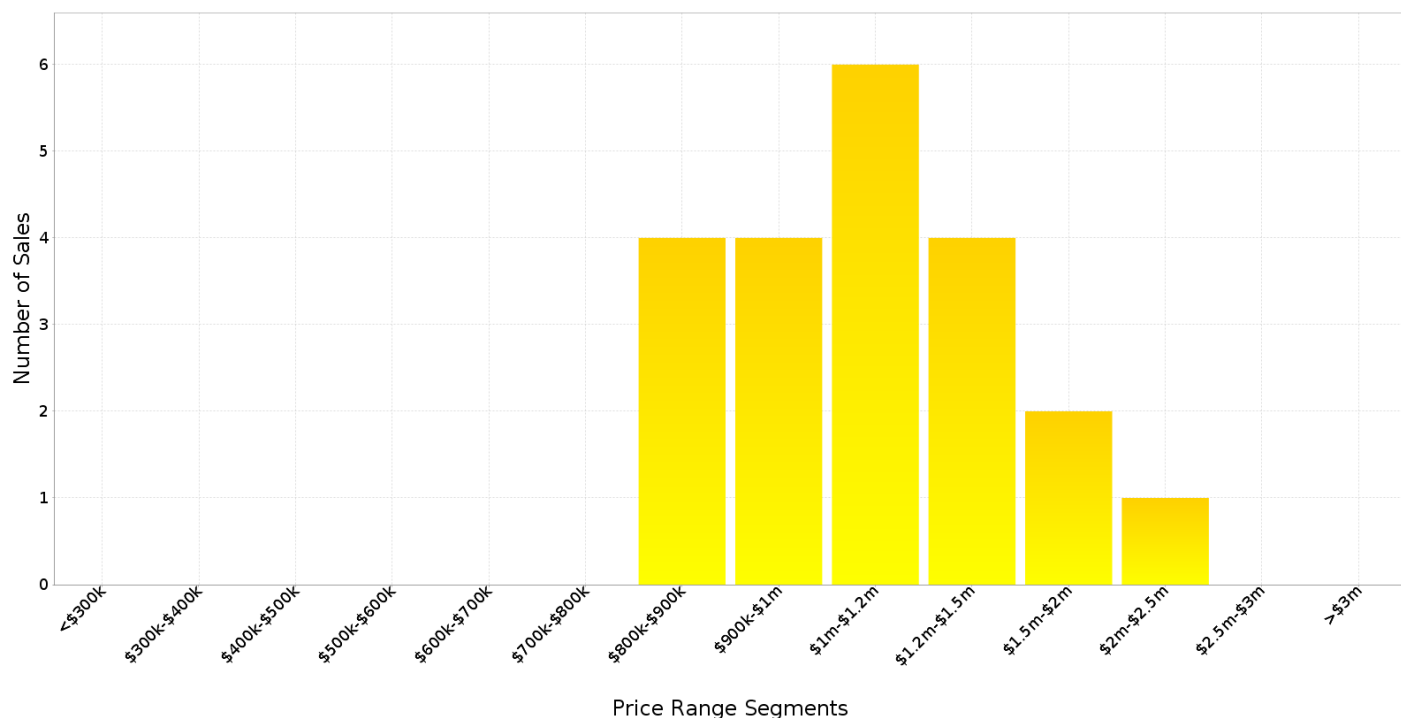
Based on 57 recorded House sales compared over the last two rolling 12 month periods



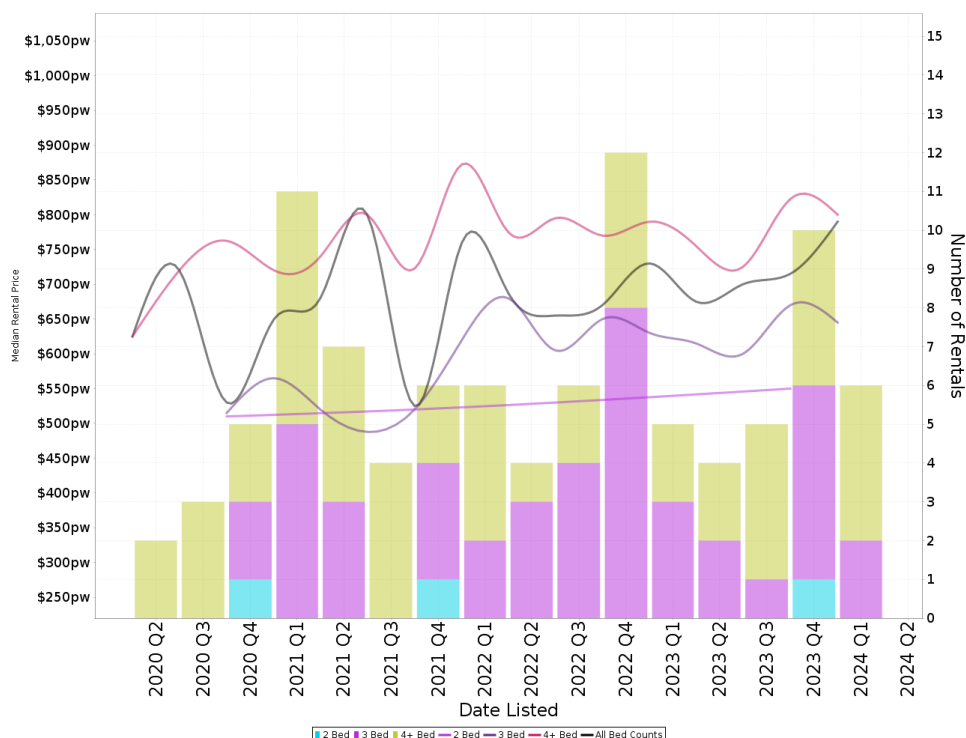
MCKELLAR - Peak Selling Periods (3 years)



MCKELLAR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.2%

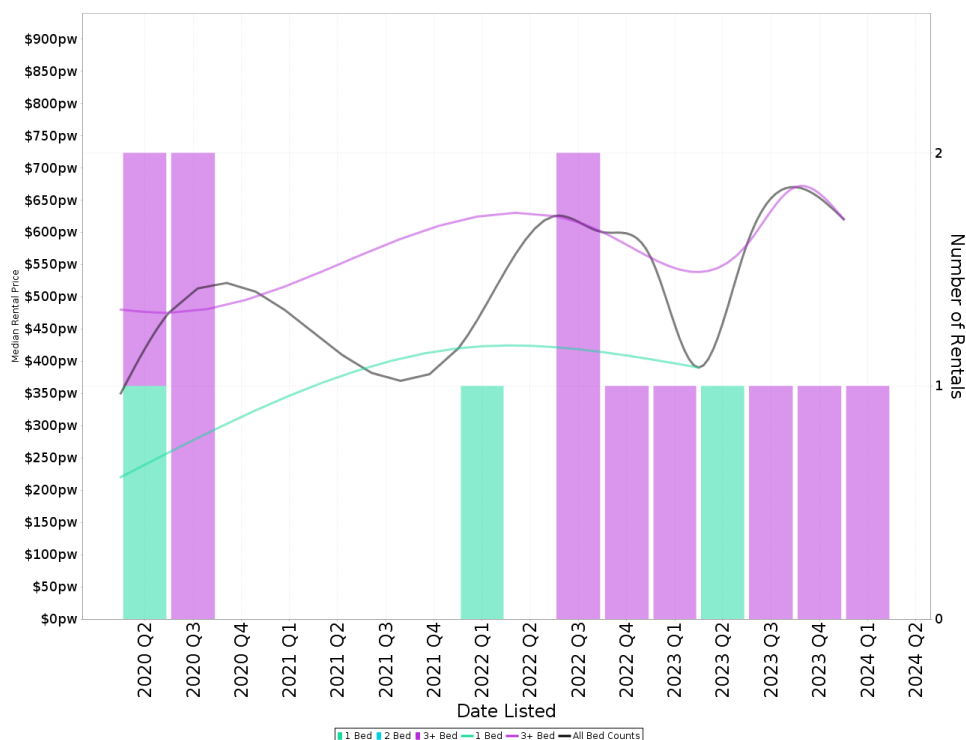
Current Median Price: \$1,065,000
Previous Median Price: \$1,100,000
Based on 57 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,065,000
Current Median Rent: \$710
Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.4%

Current Median Price: \$743,500
Previous Median Price: \$770,000
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$743,500
Current Median Rent: \$600
Based on 4 registered Unit rentals compared over the last 12 months.

MCKELLAR - Recently Sold Properties

Median Sale Price
\$1.06m

Based on 21 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
-3.2%

Current Median Price: \$1,065,000
Previous Median Price: \$1,100,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
21

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 BURNS CCT




\$1,010,000

745 m² 4 2 2

Sold Apr 2024, 26 Days

22 BEAN CRES



\$1,200,000

747 m² 4 2 3

Sold Apr 2024, 36 Days

79 WILLIAM WEBB DR




\$855,000

719 m² 4 2 2

Sold Feb 2024, 24 Days

13 BEAN CRES



\$1,100,000

743 m² 4 2 2

Sold Feb 2024, 23 Days

8 BUGGY CRES




\$1,400,000

744 m² 4 2 2

Sold Feb 2024, 12 Days

68 DUMAS ST




\$1,650,000

768 m² 5 3 4

Sold Jan 2024, 59 Days

1 TIPPING PL



\$1,700,000

750 m² 4 3 2

Sold Dec 2023, 32 Days

49 VAGABOND CRES

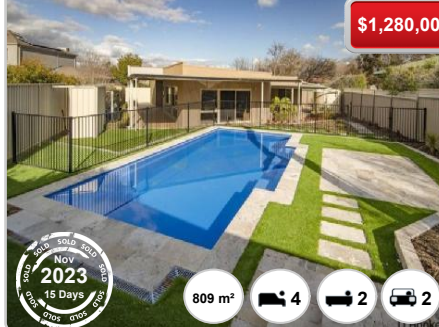


\$1,040,000

710 m² 4 2 2

Sold Dec 2023, 45 Days

12 HENEY CL



\$1,280,000

809 m² 4 2 2

Sold Nov 2023, 15 Days

109 DUMAS ST

\$950,000

857.8 m²

38.2m

44.7m

44.7m

21.0m

858 m²

Nov 2023
32 Days

75 DUMAS ST

\$1,045,000

1,243 m²

5

2

4

Nov 2023
32 Days

MCKELLAR - Properties For Rent

Median Rental Price

\$710 /w

Based on 25 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

+3.5%

Current Median Price: \$1,065,000
Current Median Rent: \$710

Based on 21 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

20 Burns Circuit




\$800 per week

May 2024
7 Days

745 m² 4 2 2

7 Fred Johns Cres



\$650 per week

Feb 2024
72 Days

456 m² 3 2 2

7 FRED JOHNS CRESCENT




\$650 weekly

Feb 2024
72 Days

456 m² 3 2 2

90 Dumas Street



\$850 pw

Feb 2024
4 Days

712 m² 4 2 2