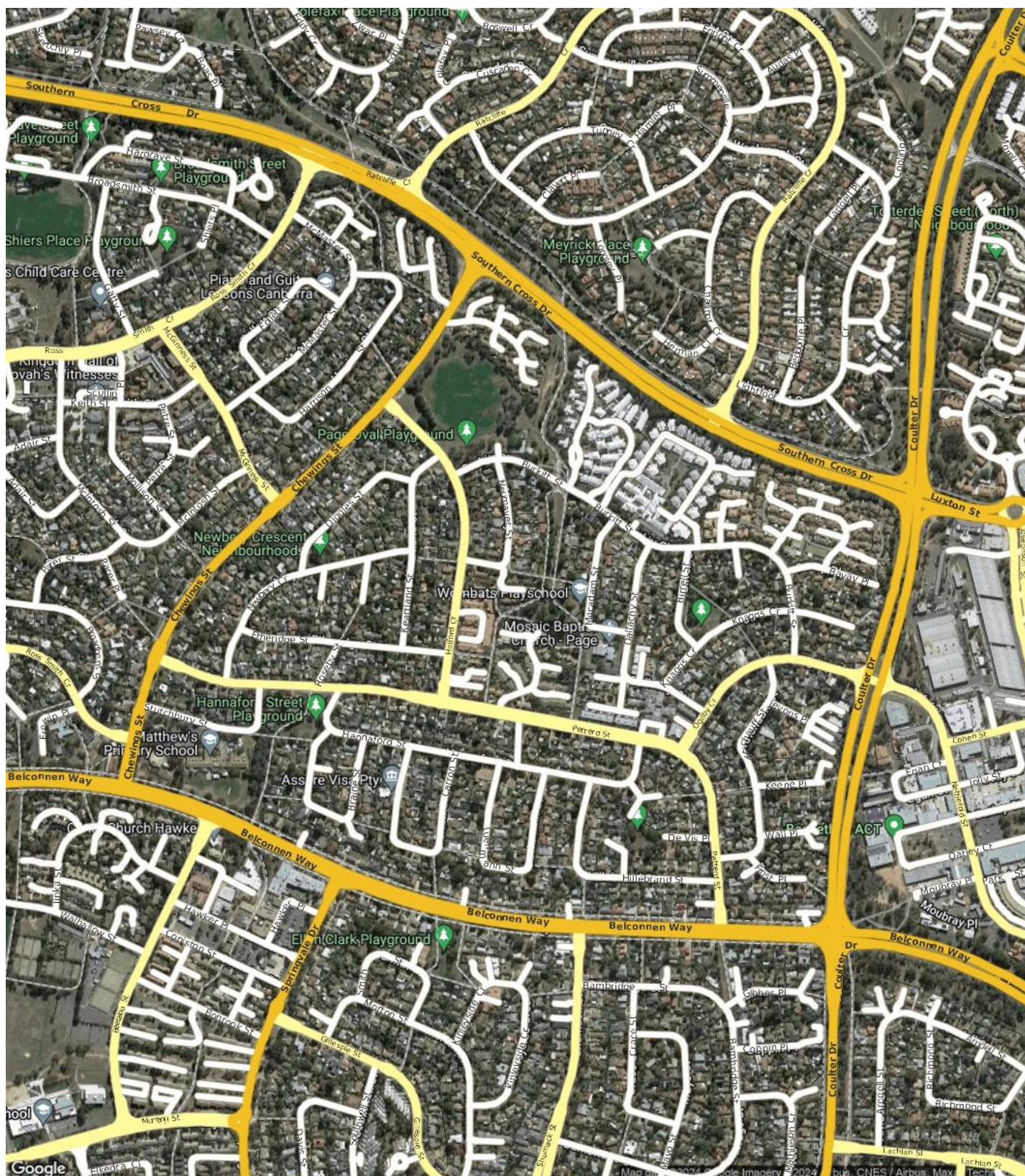


RayWhite.

Suburb
flyover report

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

PAGE - Suburb Map



PAGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	30	\$ 335,500	0.0 %	\$ 275,000	\$ 700,000
2007	44	\$ 368,750	9.9 %	\$ 176,000	\$ 500,000
2008	38	\$ 399,500	8.3 %	\$ 93,750	\$ 550,000
2009	32	\$ 410,000	2.6 %	\$ 130,000	\$ 489,000
2010	20	\$ 455,000	11.0 %	\$ 187,500	\$ 610,500
2011	18	\$ 471,000	3.5 %	\$ 300,000	\$ 526,000
2012	26	\$ 455,875	-3.2 %	\$ 232,500	\$ 580,000
2013	27	\$ 455,000	-0.2 %	\$ 380,000	\$ 665,000
2014	32	\$ 469,975	3.3 %	\$ 208,750	\$ 607,000
2015	47	\$ 499,000	6.2 %	\$ 200,000	\$ 683,000
2016	21	\$ 525,000	5.2 %	\$ 465,000	\$ 790,000
2017	32	\$ 620,000	18.1 %	\$ 180,000	\$ 822,000
2018	29	\$ 627,000	1.1 %	\$ 200,000	\$ 880,000
2019	30	\$ 621,000	-1.0 %	\$ 360,000	\$ 770,000
2020	29	\$ 700,000	12.7 %	\$ 475,000	\$ 947,500
2021	37	\$ 920,000	31.4 %	\$ 331,565	\$ 1,207,000
2022	41	\$ 910,000	-1.1 %	\$ 337,500	\$ 1,213,000
2023	25	\$ 880,000	-3.3 %	\$ 500,000	\$ 1,420,000
2024	6	\$ 825,000	-6.2 %	\$ 467,500	\$ 1,020,000

Median Sale Price

\$865k

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

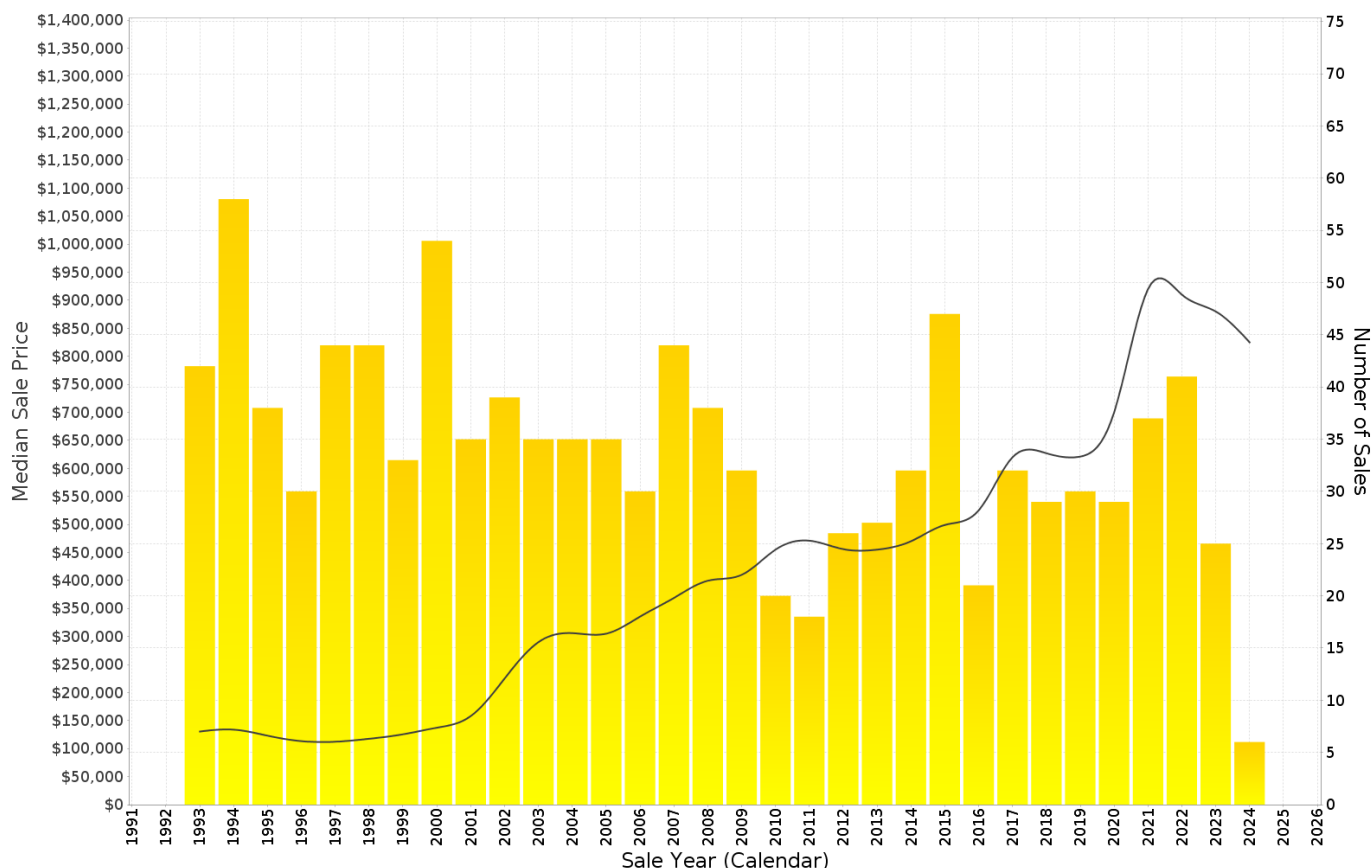
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

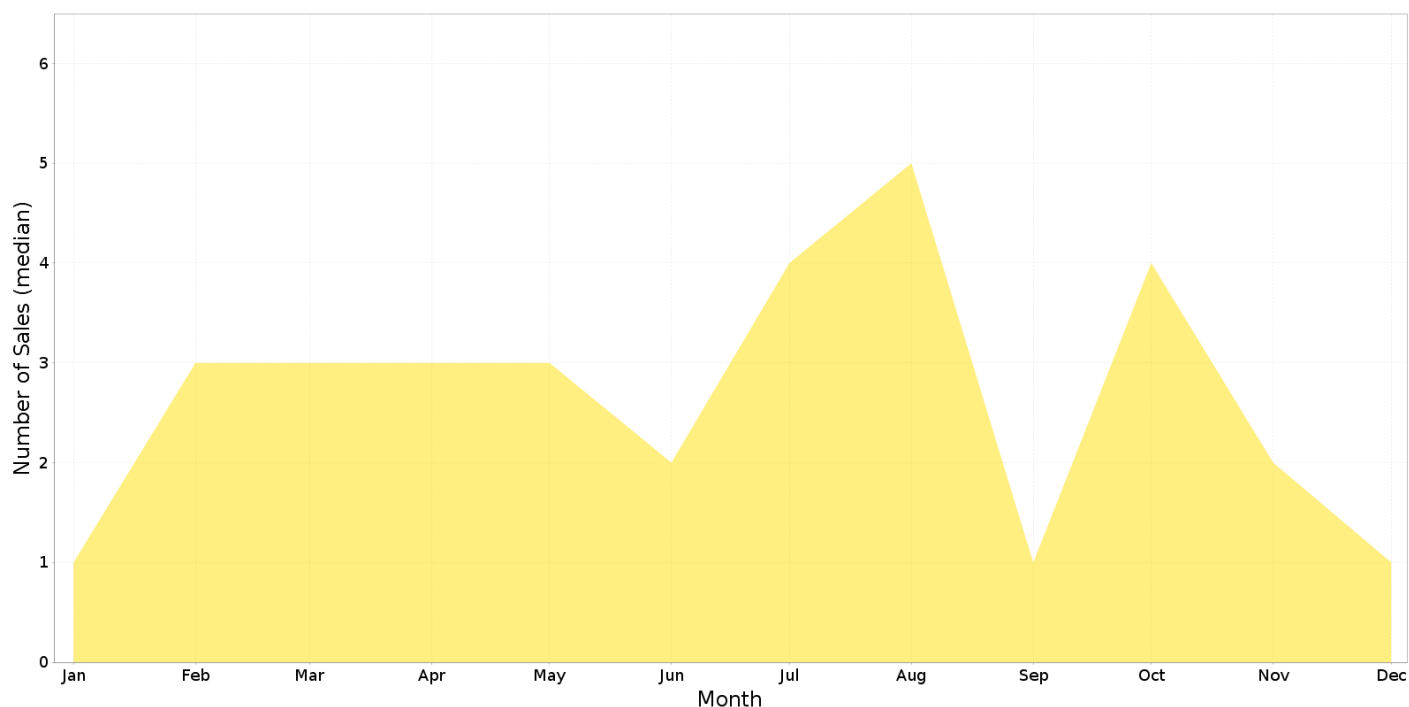
-6.0%

Current Median Price: \$865,000
Previous Median Price: \$920,000

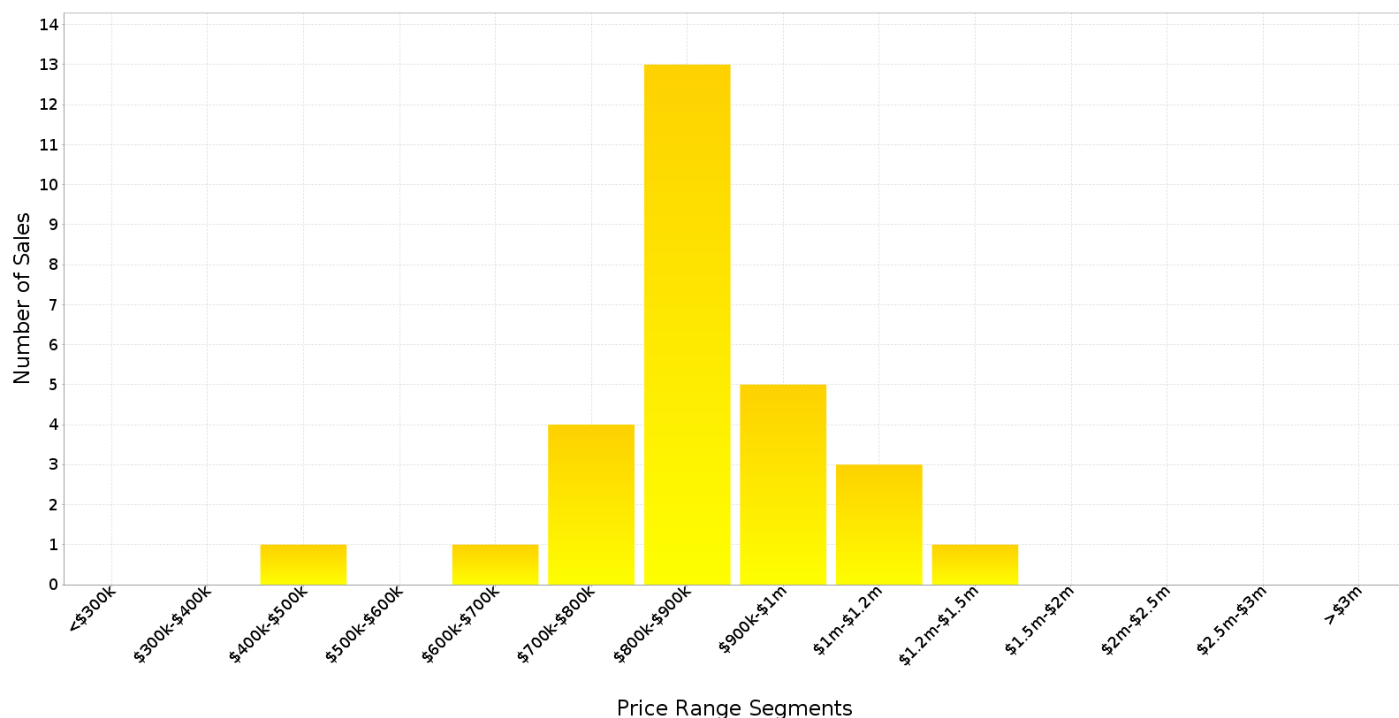
Based on 57 recorded House sales compared over the last two rolling 12 month periods



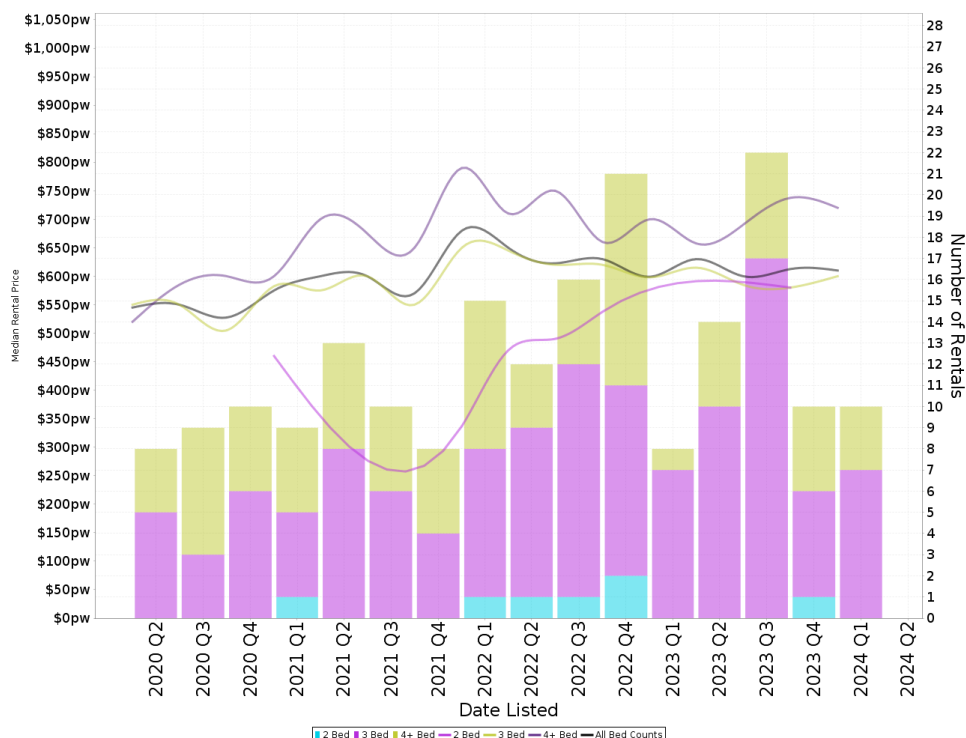
PAGE - Peak Selling Periods (3 years)



PAGE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$865,000
Previous Median Price: \$920,000

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

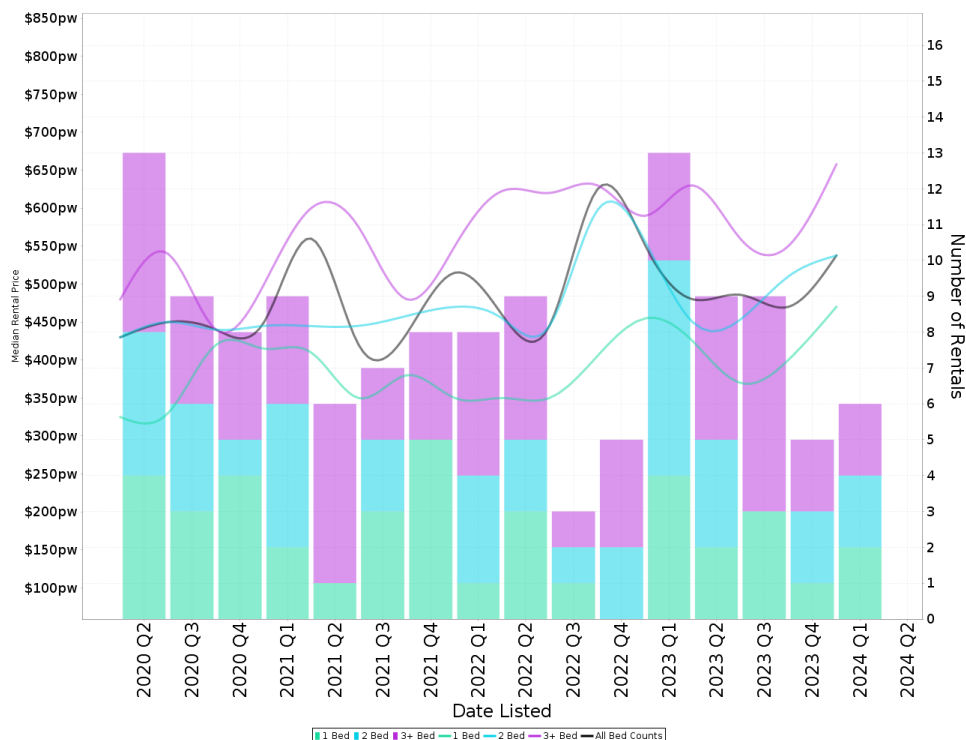
Suburb Rental Yield

+3.6%

Current Median Price: \$865,000
Current Median Rent: \$600

Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.3%

Current Median Price: \$587,500
Previous Median Price: \$542,500

Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$587,500
Current Median Rent: \$485

Based on 29 registered Unit rentals compared over the last 12 months.

PAGE - Recently Sold Properties

Median Sale Price
\$865k

Based on 27 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
-6.0%

Current Median Price: \$865,000
Previous Median Price: \$920,000

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

Sold Properties
27

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

7 GURNEY PL




\$755,000

626 m² 3 1 -

Sold 2024 May 22 Days

51 BRAINE ST




\$810,000

728 m² 3 2 2

Sold 2024 Apr 82 Days

15 NEUMAYER ST



\$920,000

723 m² 4 2 2

Sold 2024 Mar 35 Days

16 KRICHAUFF ST




\$850,000

682 m² 2 2 1

Sold 2024 Mar N/A

10 BURKITT ST




\$1,020,000

978 m² 3 2 -

Sold 2024 Mar 16 Days

3 ROSEBY ST




\$820,000

644 m² 3 1 2

Sold 2024 Mar 42 Days

8 HILLEBRAND ST



\$830,000

805 m² 3 1 2

Sold 2024 Feb 24 Days

15 STUTCHBURY ST



\$1,090,000

707 m² 4 2 3

Sold 2024 Feb 28 Days

19 OGILBY CRES



\$699,000

634 m² 3 1 1

Sold 2024 Feb 15 Days

18 KNAGGS CRES

\$467,500



UNIVERSITY OF CANBERRA

Jan 2024
N/A

808 m² 4 1 2

4 NEUMAYER ST

\$730,000

OFF MARKET

Dec 2023
N/A

724 m² 3 1 2

37 NEWBERY CRES

\$1,170,000



Nov 2023
18 Days

921 m² 4 2 2

PAGE - Properties For Rent

Median Rental Price

\$600 /w

Based on 56 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

+3.6%

Current Median Price: \$865,000
Current Median Rent: \$600

Based on 27 recorded House sales and 56 House rentals compared over the last 12 months

Number of Rentals

56

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 Luehmann St

\$600 per week

Mar 2024
51 Days

1,248 m² 4 1 1

35 Petterd Street

\$720

Jan 2024
10 Days

821 m² 4 1 1

8 Macadam Street

\$780

Oct 2023
217 Days

902 m² 4 1 1

58 BELCONNEN WAY

\$580 per week

Jun 2023
327 Days

998 m² 3 1 1