

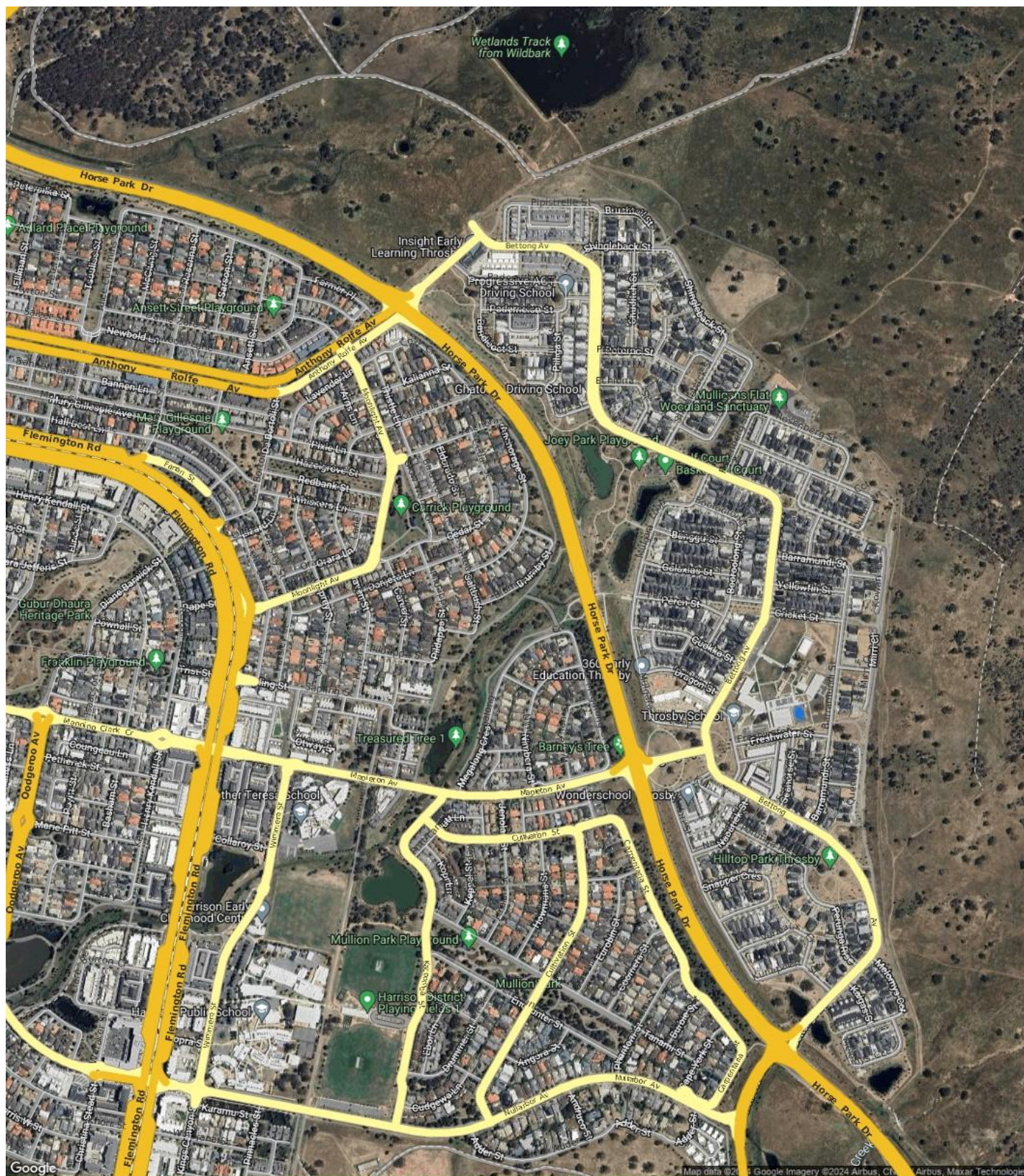
**RayWhite.**

Suburb  
flyover report

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



# THROSBY - Suburb Map





# THROSBY - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low          | High         |
|------|---------|--------------|---------|--------------|--------------|
| 2016 | 1       | \$ 430,000   | 0.0 %   | \$ 430,000   | \$ 430,000   |
| 2017 | 3       | \$ 576,150   | 34.0 %  | \$ 553,854   | \$ 657,000   |
| 2018 | 46      | \$ 755,750   | 31.2 %  | \$ 299,950   | \$ 992,500   |
| 2019 | 40      | \$ 760,000   | 0.6 %   | \$ 431,000   | \$ 1,360,000 |
| 2020 | 86      | \$ 675,000   | -11.2 % | \$ 40,000    | \$ 1,400,000 |
| 2021 | 39      | \$ 955,000   | 41.5 %  | \$ 343,900   | \$ 2,001,000 |
| 2022 | 42      | \$ 1,206,000 | 26.3 %  | \$ 333,900   | \$ 2,005,000 |
| 2023 | 34      | \$ 1,167,000 | -3.2 %  | \$ 296,081   | \$ 1,950,000 |
| 2024 | 3       | \$ 1,212,500 | 3.9 %   | \$ 1,100,000 | \$ 1,300,000 |

## Median Sale Price

**\$1.17m**

Based on 30 recorded House sales within the last 12 months (Apr '23 - Mar '24)

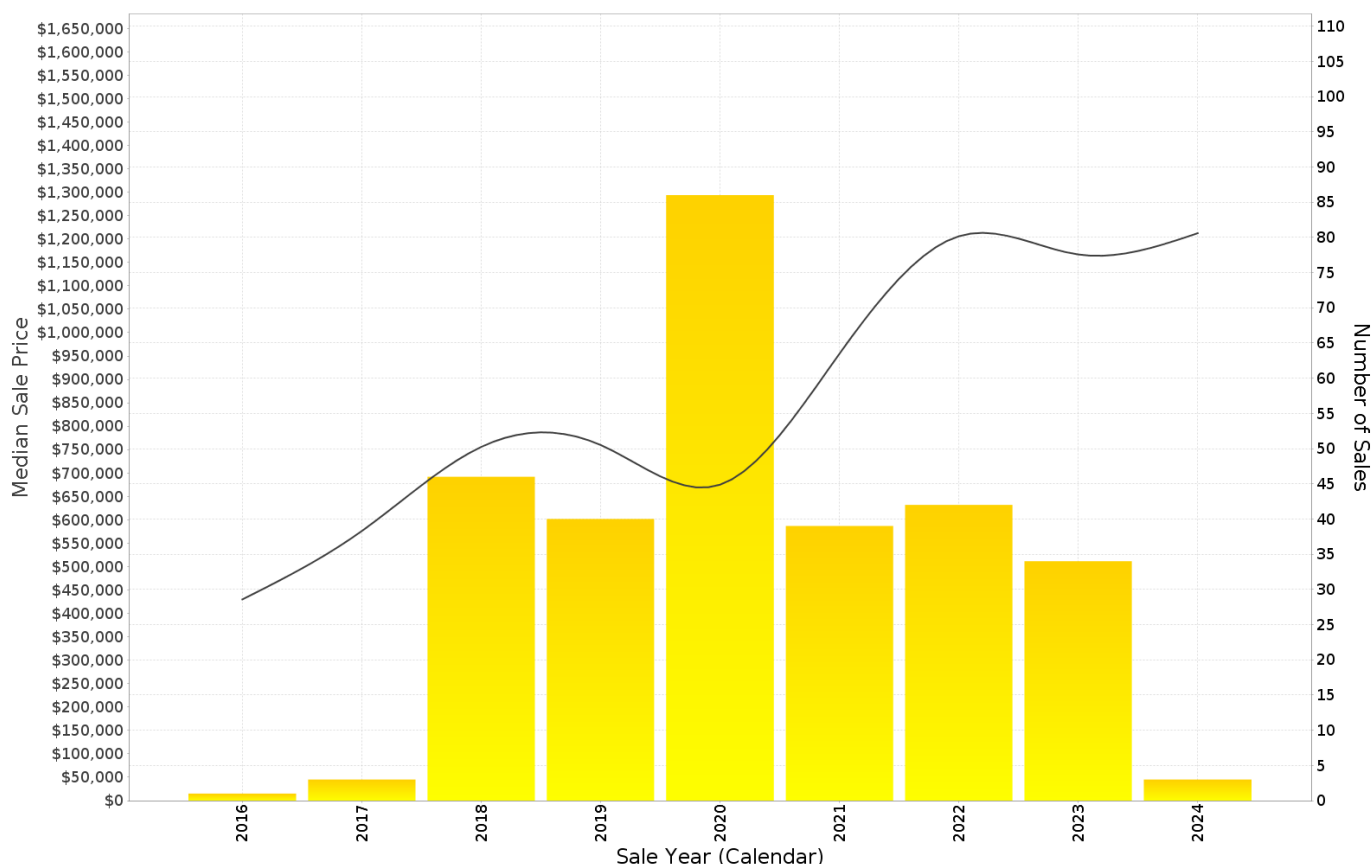
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

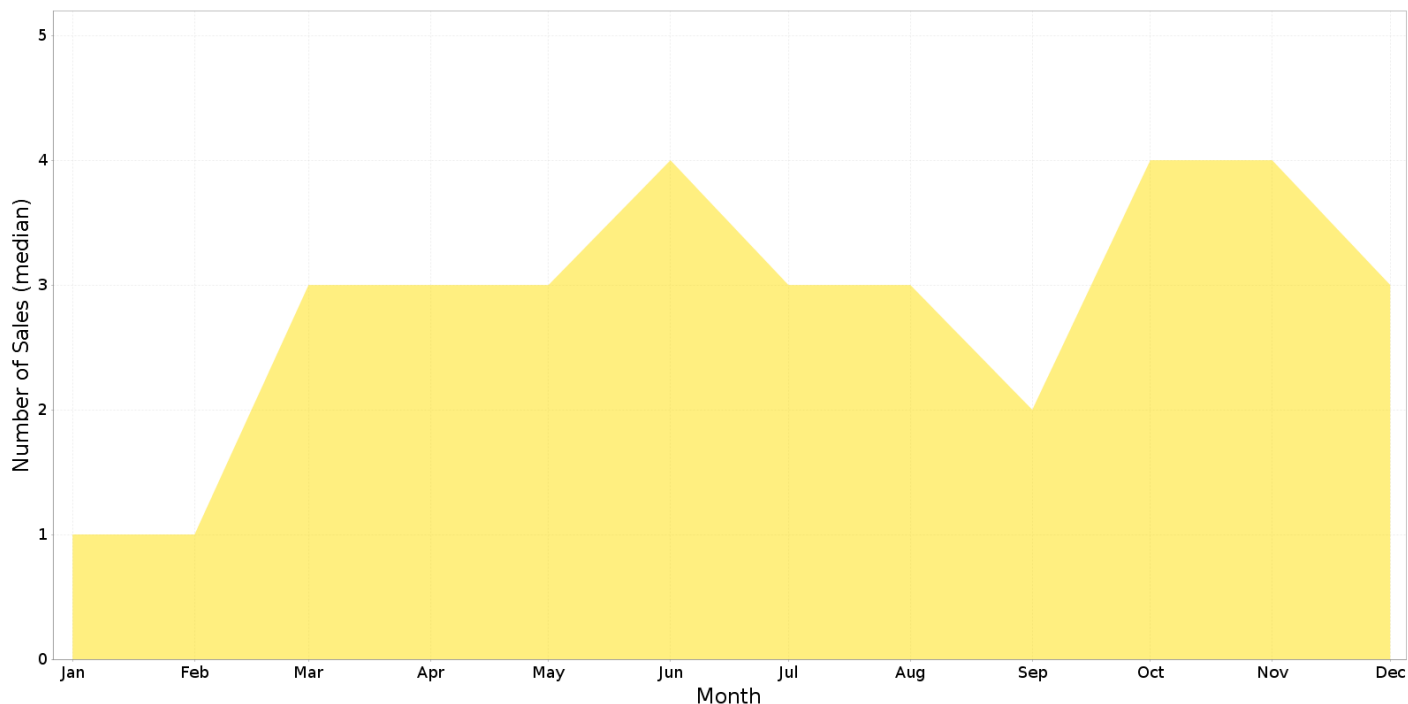
**-3.6%**

Current Median Price: \$1,167,000  
Previous Median Price: \$1,210,000

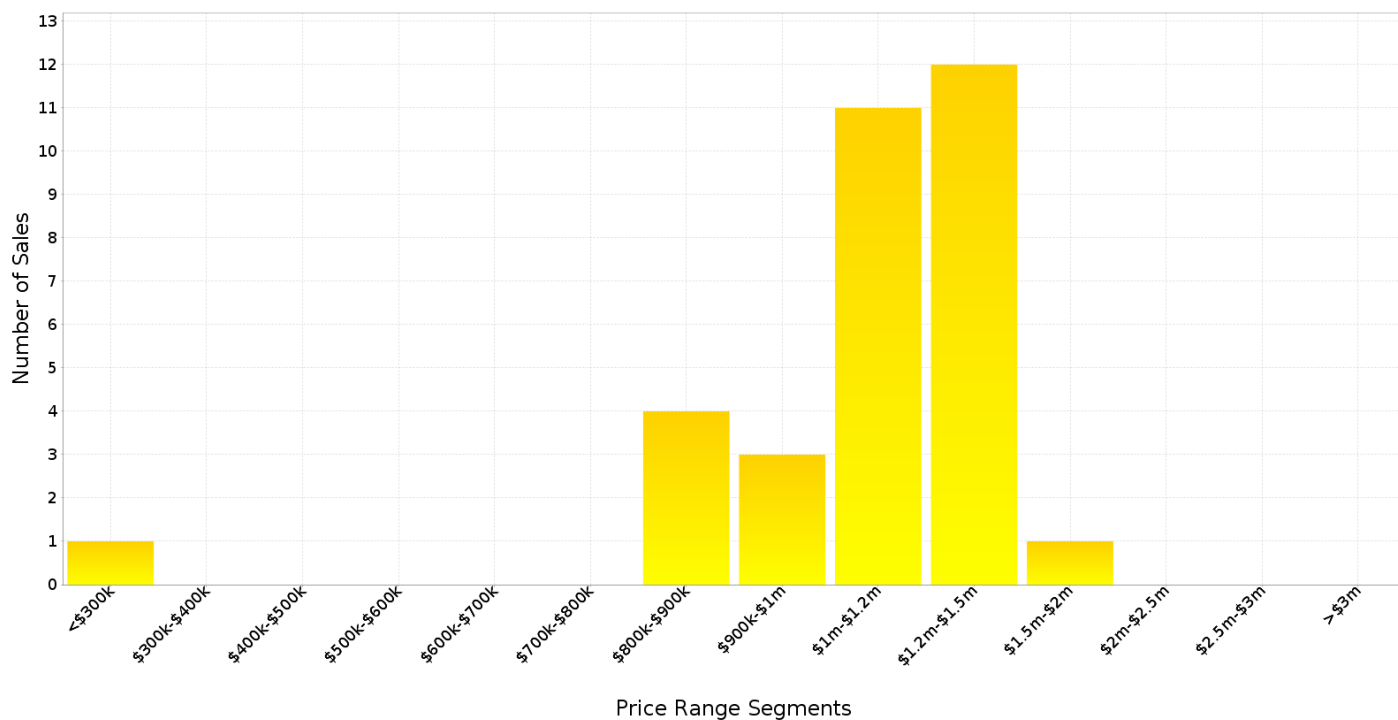
Based on 72 recorded House sales compared over the last two rolling 12 month periods



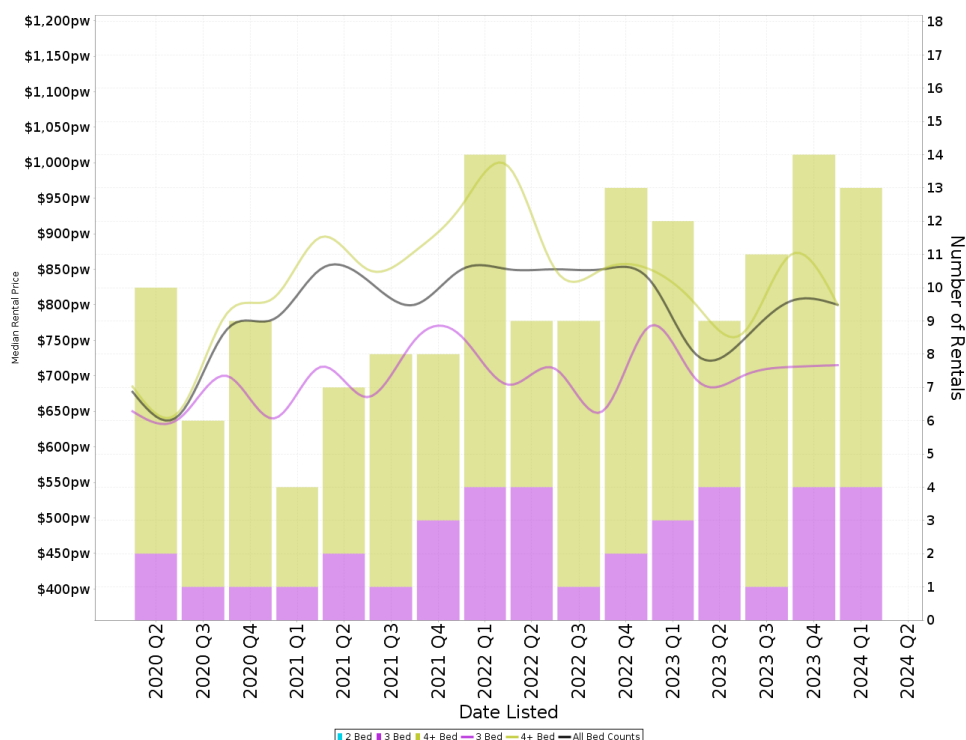
## THROSBY - Peak Selling Periods (3 years)



## THROSBY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.6%**

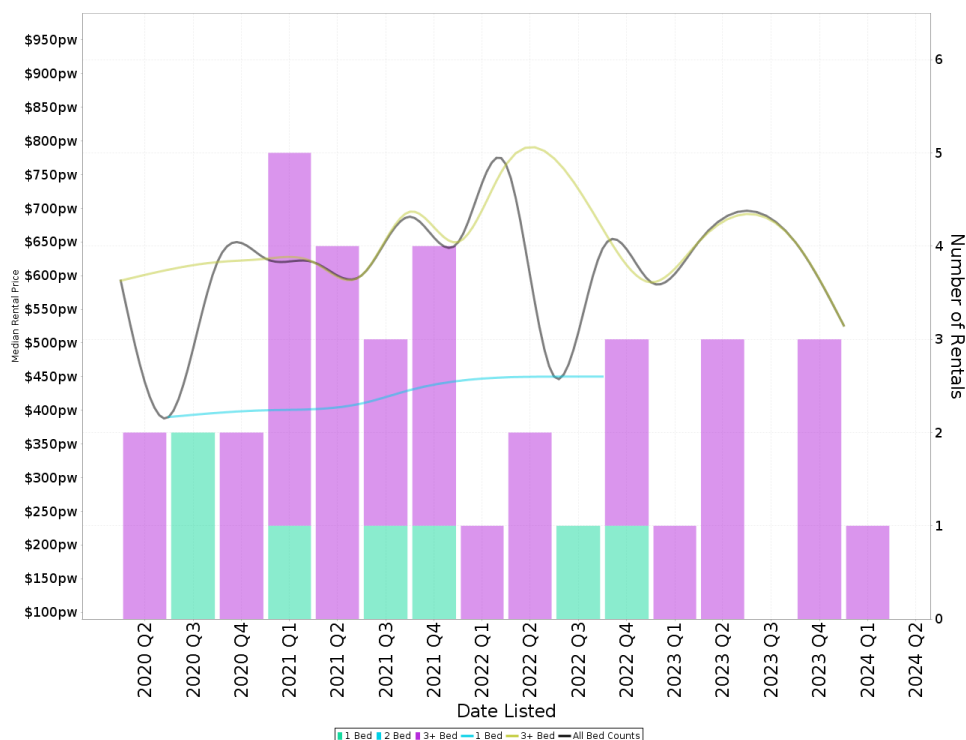
Current Median Price: \$1,167,000  
Previous Median Price: \$1,210,000  
Based on 72 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,167,000  
Current Median Rent: \$770  
Based on 47 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.0%**

Current Median Price: \$740,500  
Previous Median Price: \$822,500  
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$740,500  
Current Median Rent: \$650  
Based on 7 registered Unit rentals compared over the last 12 months.

# THROSBY - Recently Sold Properties

Median Sale Price

**\$1.17m**

Based on 30 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

**-3.6%**

Current Median Price: \$1,167,000  
Previous Median Price: \$1,210,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**30**

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

**10 GALAXIAS ST**

**\$876,000**

Sold May 2024 (84 Days)

250 m<sup>2</sup> 4 2 1

**21 GALAXIAS ST**

**\$1,285,000**

Sold Apr 2024 (140 Days)

405 m<sup>2</sup> 4 3 2

**9 SNAPPER CRES**

**\$1,330,000**

Sold Apr 2024 (84 Days)

4 3 2

**43 MELOMYS CCT**

**\$1,100,000**

Sold May 2024 (N/A)

405 m<sup>2</sup> - - -

**12 SHINGLEBACK ST**

**\$1,050,000**

Sold Mar 2024 (20 Days)

441 m<sup>2</sup> 3 2 2

**146 BETTONG AVE**

**\$1,212,500**

Sold Feb 2024 (98 Days)

458 m<sup>2</sup> 4 2 2

**9 VERREAUX CRES**

**\$1,300,000**

Sold Jan 2024 (59 Days)

469 m<sup>2</sup> 4 2 2

**66 SHINGLEBACK ST**

**\$929,000**

Sold Jan 2024 (65 Days)

315 m<sup>2</sup> 3 2 1

**4 MELOMYS CCT**

**\$296,081**

Sold Nov 2023 (N/A)

590 m<sup>2</sup> - - -



**76 MULGARA LOOP**

**\$1,220,000**

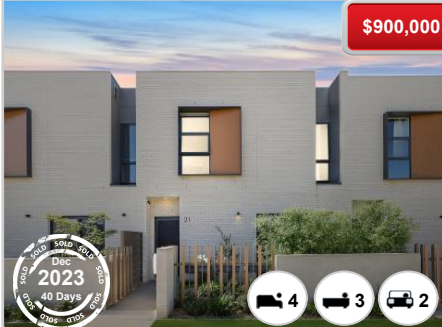


SOLD Dec 2023  
21 Days

450 m<sup>2</sup> 4 2 2

**21 PADEMELON ST**

**\$900,000**




SOLD Dec 2023  
48 Days

4 3 2

**77 BARRAMUNDI ST**

**\$850,000**



SOLD Dec 2023  
183 Days

250 m<sup>2</sup> 3 2 2

**39 PILLIGA ST**

**\$1,200,000**

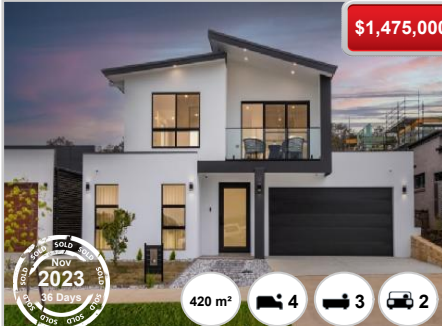


SOLD Nov 2023  
32 Days

440 m<sup>2</sup> 4 2 2

**56 BARRAMUNDI ST**

**\$1,475,000**



SOLD Nov 2023  
38 Days

420 m<sup>2</sup> 4 3 2

# THROSBY - Properties For Rent

## Median Rental Price

**\$770 /w**

Based on 47 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

**+3.4%**

Current Median Price: \$1,167,000  
Current Median Rent: \$770

Based on 30 recorded House sales and 47 House rentals compared over the last 12 months

## Number of Rentals


**47**

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

**60 Dunnart Circuit**

**\$700**

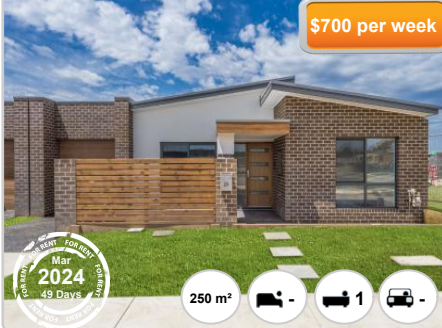


**315 m<sup>2</sup>** **3** **1** **1**

Apr 2024  
26 Days

**30 Pademelon Street**

**\$700 per week**




**250 m<sup>2</sup>** **-** **1** **-**

Mar 2024  
49 Days

**146 Bettong Avenue**

**\$950**



**458 m<sup>2</sup>** **4** **2** **2**

Mar 2024  
54 Days