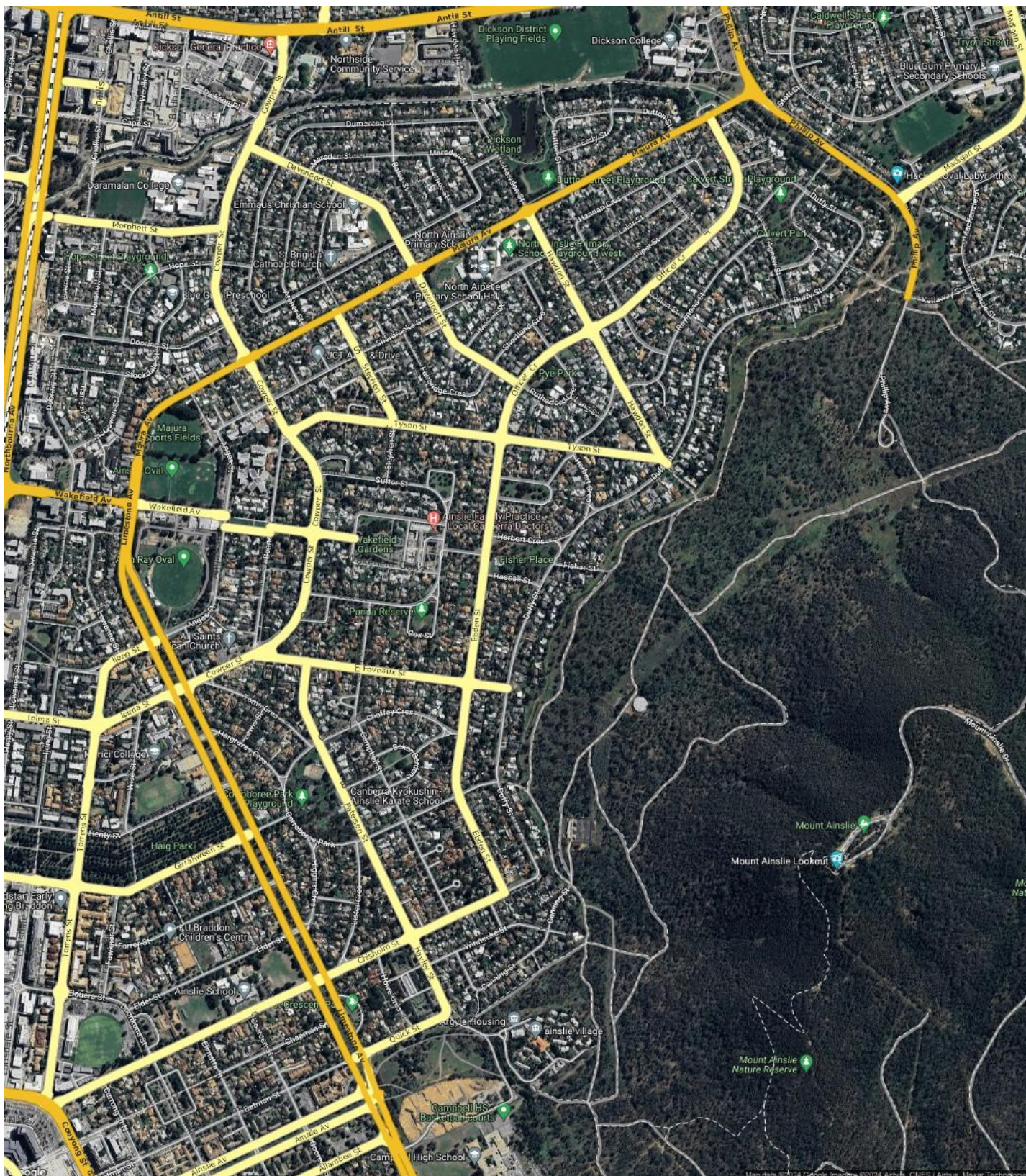


**RayWhite.**

Suburb  
flyover report

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

# AINSLIE - Suburb Map



# AINSLIE - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2006 | 69      | \$ 475,000   | 0.0 %   | \$ 180,000 | \$ 927,500   |
| 2007 | 71      | \$ 540,000   | 13.7 %  | \$ 170,000 | \$ 1,225,000 |
| 2008 | 49      | \$ 590,000   | 9.3 %   | \$ 255,000 | \$ 1,160,000 |
| 2009 | 65      | \$ 562,000   | -4.7 %  | \$ 200,000 | \$ 1,160,000 |
| 2010 | 54      | \$ 700,000   | 24.6 %  | \$ 467,500 | \$ 1,255,000 |
| 2011 | 64      | \$ 683,000   | -2.4 %  | \$ 200,000 | \$ 1,100,000 |
| 2012 | 44      | \$ 637,500   | -6.7 %  | \$ 53,500  | \$ 1,200,000 |
| 2013 | 59      | \$ 675,000   | 5.9 %   | \$ 119,000 | \$ 1,220,000 |
| 2014 | 57      | \$ 697,000   | 3.3 %   | \$ 410,000 | \$ 1,200,000 |
| 2015 | 55      | \$ 825,000   | 18.4 %  | \$ 275,000 | \$ 1,800,000 |
| 2016 | 53      | \$ 912,000   | 10.5 %  | \$ 300,000 | \$ 1,600,000 |
| 2017 | 56      | \$ 1,040,000 | 14.0 %  | \$ 380,000 | \$ 1,975,000 |
| 2018 | 56      | \$ 1,175,000 | 13.0 %  | \$ 275,000 | \$ 2,150,000 |
| 2019 | 50      | \$ 937,500   | -20.2 % | \$ 312,000 | \$ 1,840,000 |
| 2020 | 53      | \$ 1,200,000 | 28.0 %  | \$ 436,303 | \$ 2,450,000 |
| 2021 | 78      | \$ 1,472,500 | 22.7 %  | \$ 450,000 | \$ 2,775,000 |
| 2022 | 51      | \$ 1,530,000 | 3.9 %   | \$ 398,125 | \$ 2,450,000 |
| 2023 | 53      | \$ 1,500,000 | -2.0 %  | \$ 753,502 | \$ 2,750,000 |
| 2024 | 5       | \$ 1,160,000 | -22.7 % | \$ 900,000 | \$ 1,940,000 |

## Median Sale Price

**\$1.48m**

Based on 41 recorded House sales within the last 12 months (Apr '23 - Mar '24)

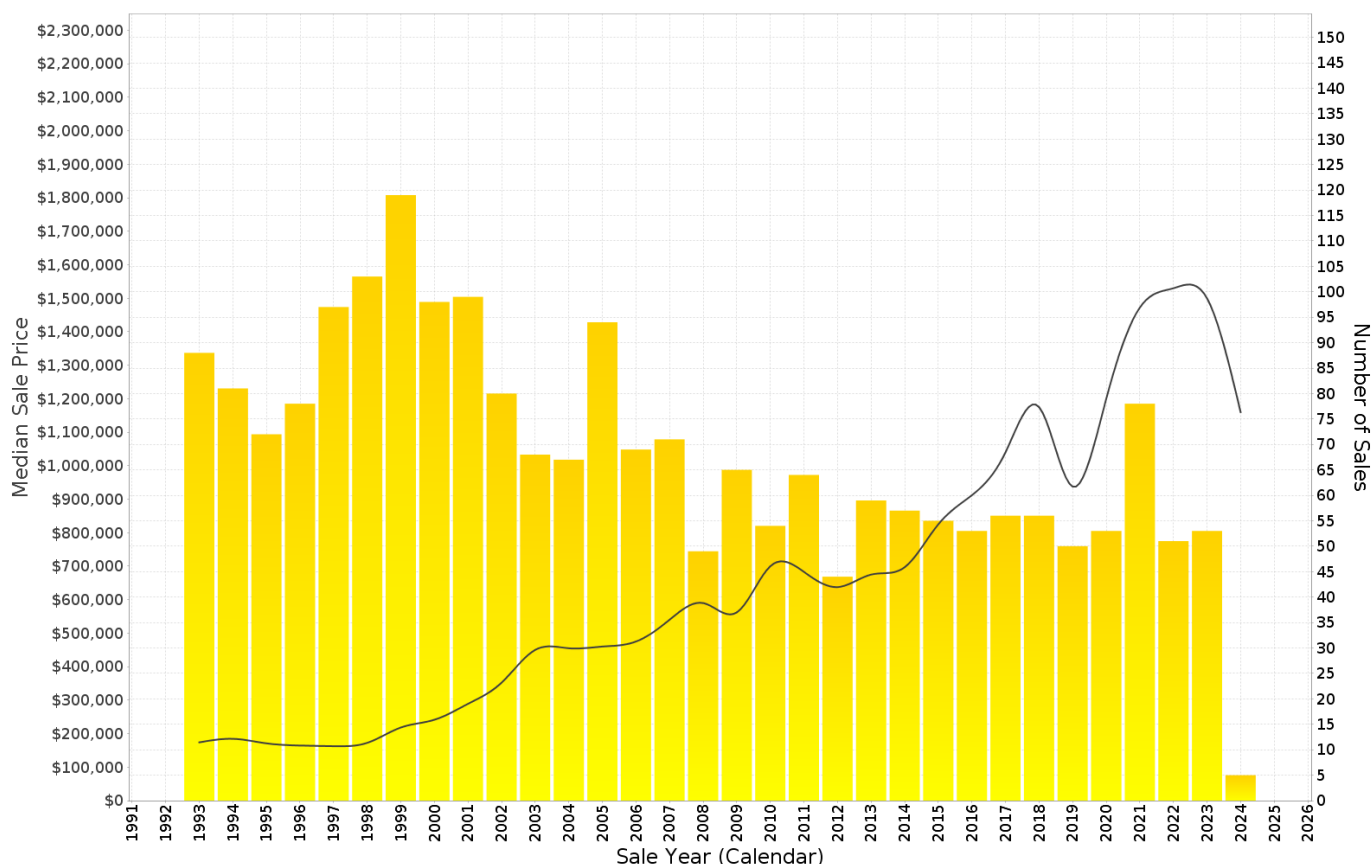
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

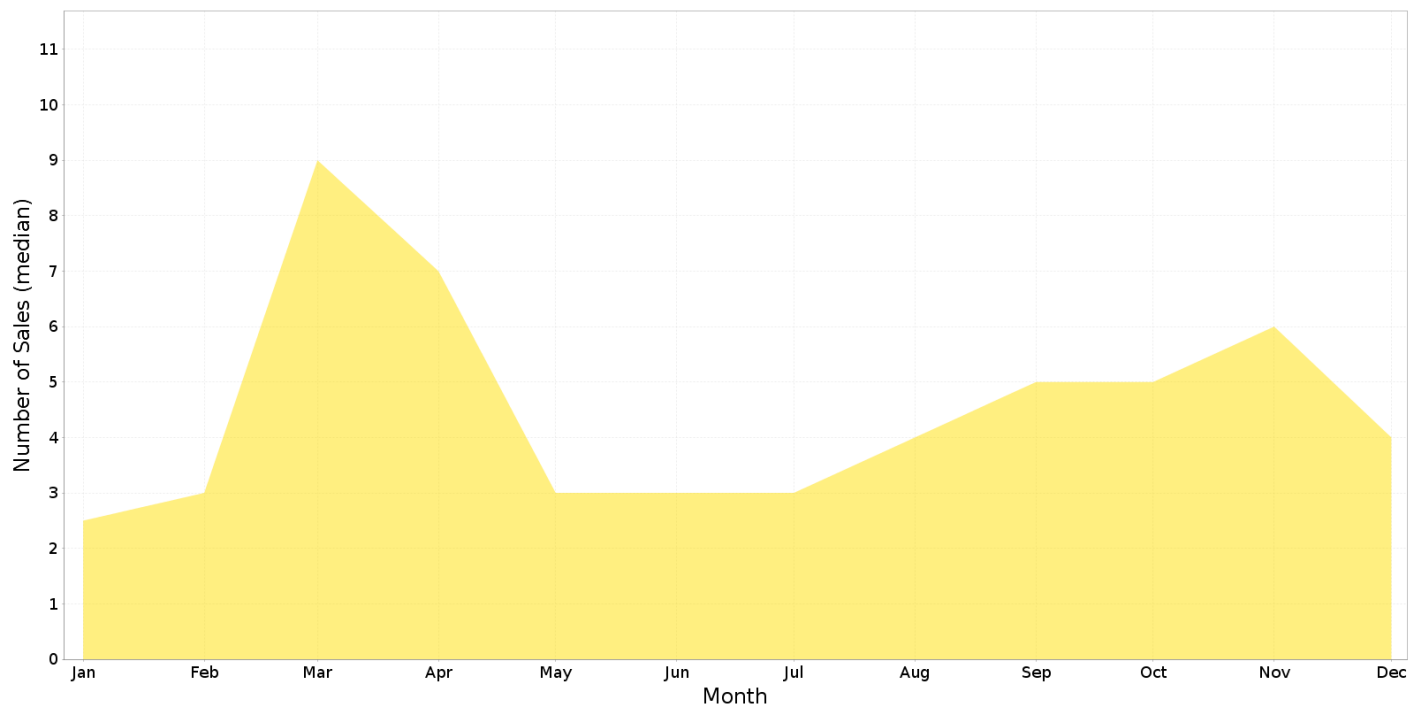
**-0.5%**

Current Median Price: \$1,480,000  
Previous Median Price: \$1,488,000

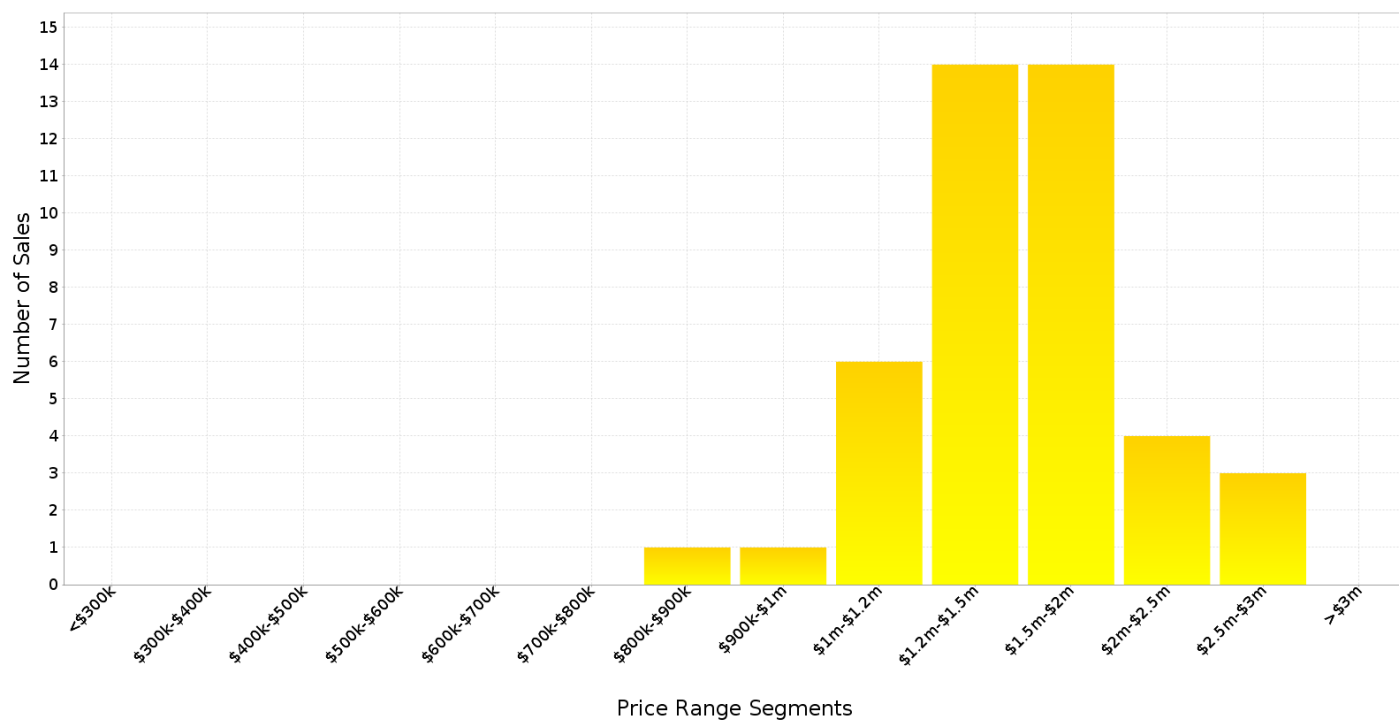
Based on 98 recorded House sales compared over the last two rolling 12 month periods



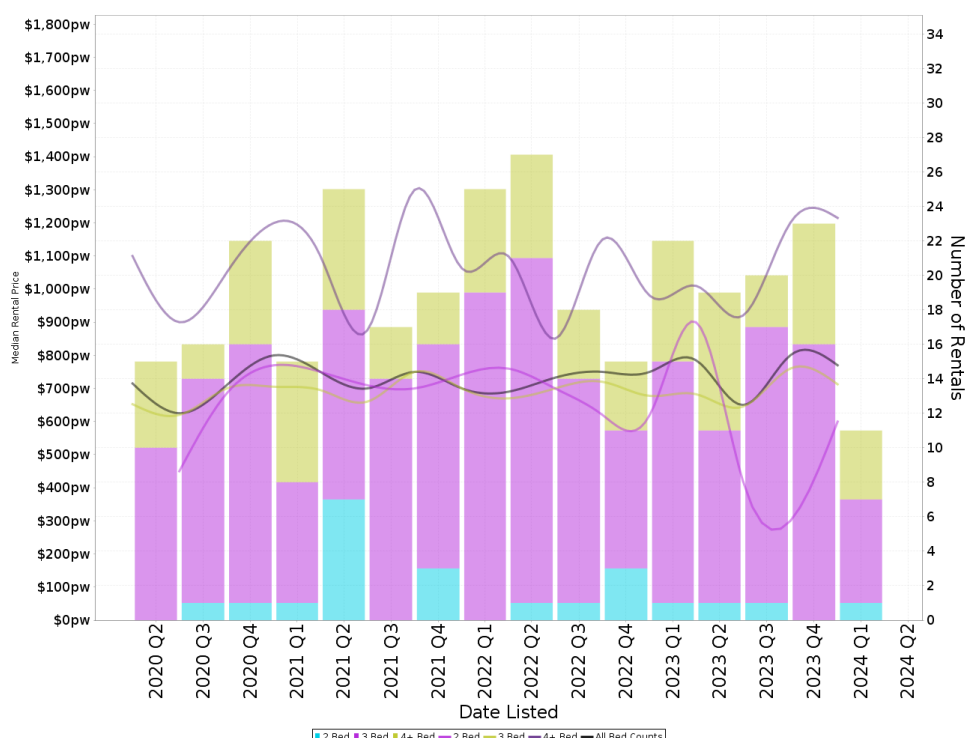
## AINSLIE - Peak Selling Periods (3 years)



## AINSLIE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.5%**

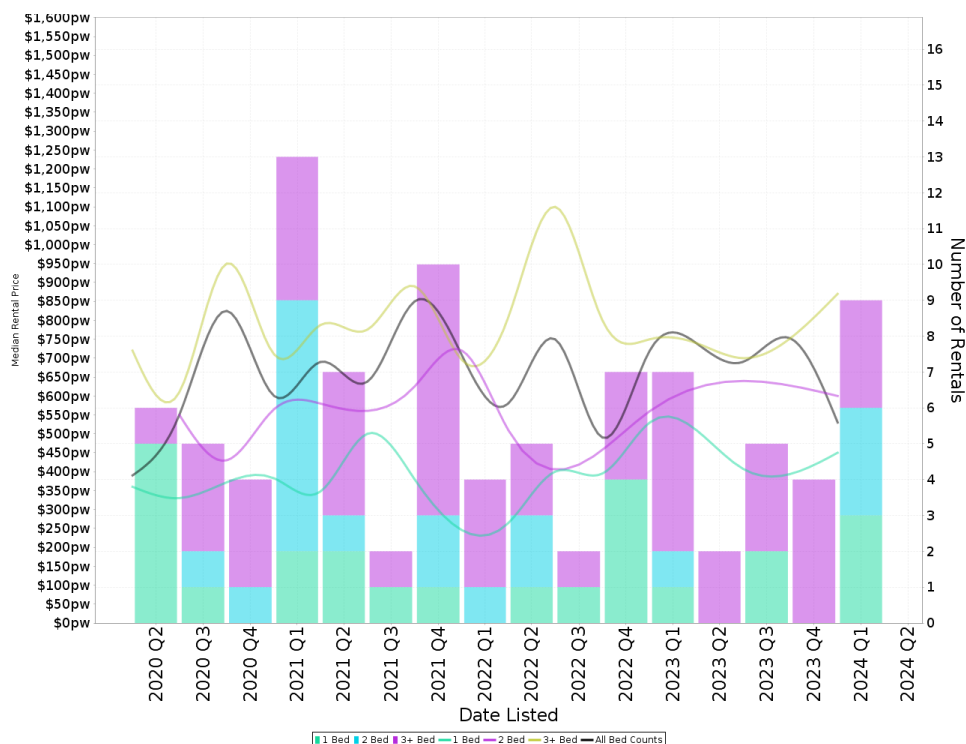
Current Median Price: \$1,480,000  
Previous Median Price: \$1,488,000  
Based on 98 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.6%**

Current Median Price: \$1,480,000  
Current Median Rent: \$750  
Based on 73 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.6%**

Current Median Price: \$1,198,500  
Previous Median Price: \$1,356,000  
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$1,198,500  
Current Median Rent: \$685  
Based on 20 registered Unit rentals compared over the last 12 months.

# AINSLIE - Recently Sold Properties

Median Sale Price

**\$1.48m**

Based on 41 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

**-0.5%**

Current Median Price: \$1,480,000  
Previous Median Price: \$1,488,000

Based on 98 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**41**

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

**34 CAMPBELL ST**




**\$1,280,000**

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

Sold 2024 Apr 24 Days

**7 LALOR ST**

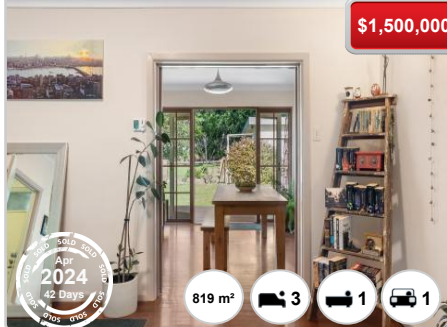


**\$1,240,000**

561 m<sup>2</sup> 2 1 2

Sold 2024 Apr 45 Days

**184 DUFFY ST**



**\$1,500,000**

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

Sold 2024 Apr 42 Days

**39 HANNAN CRES**




**\$1,600,000**

711 m<sup>2</sup> - - -

Sold 2024 Apr 23 Days

**17 TOMS CRES**




**\$1,670,000**

1,058 m<sup>2</sup> 3 1 1

Sold 2024 Mar 23 Days

**40 O'CONNELL ST**

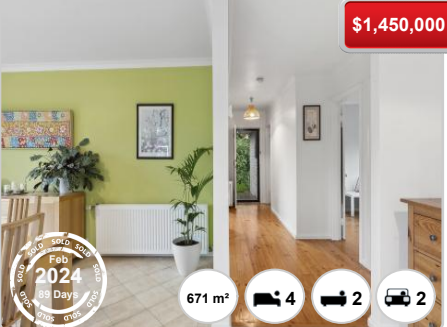


**\$1,000,000**

1,010 m<sup>2</sup> - - -

Sold 2024 Mar 23 Days

**3 AGNEW ST**



**\$1,450,000**

671 m<sup>2</sup> 4 2 2

Sold 2024 Feb 89 Days

**84 WAKEFIELD GDNS**




**\$1,300,000**

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

Sold 2024 Feb 40 Days

**81 EBDEN ST**



**\$1,160,000**

836 m<sup>2</sup> 2 1 2

Sold 2024 Feb 23 Days

**46 HANNAN CRES**

**\$900,000**

**Sold** Feb 2024  
22 Days

430 m<sup>2</sup> 2 1 -

**12 OFFICER CRES**

**\$1,940,000**

**Sold** Jan 2024  
327 Days

982 m<sup>2</sup> 4 2 2

**75 SHERBROOKE ST**

**\$1,085,000**

**Sold** 2024  
N/A

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

**46 RAYMOND PL**

**\$1,135,000**

**Sold** 2023  
55 Days

888 m<sup>2</sup> 2 1 1

**83 SHERBROOKE ST**

**\$1,212,000**

Area: 762 m<sup>2</sup>

**Sold** 2023  
31 Days

762 m<sup>2</sup> 4 1 3

**66 LIMESTONE AVE**

**\$1,480,000**

**Sold** Dec 2023  
N/A

1,010 m<sup>2</sup> 3 1 1

**264 DUFFY ST**

**\$1,830,000**

**Sold** Dec 2023  
92 Days

910 m<sup>2</sup> 6 2 1

**148 MAJURA AVE**

**\$1,260,000**

**Sold** Nov 2023  
50 Days

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

**9 CAMPBELL ST**

**\$1,453,000**

**Sold** Nov 2023

996 m<sup>2</sup> 4 2 2

**48 CANNING ST**

**\$1,755,000**

**Sold** Nov 2023  
21 Days

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

**42 COWPER ST**

**\$2,260,000**

**Sold** Nov 2023  
28 Days

1,046 m<sup>2</sup> 4 2 2

**33 FAIRBRIDGE CRES**

**\$1,190,000**

**Sold** Nov 2023  
16 Days

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

# AINSLIE - Properties For Rent

## Median Rental Price

**\$750 /w**

Based on 73 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

**+2.6%**

Current Median Price: \$1,480,000  
Current Median Rent: \$750

Based on 41 recorded House sales and 73 House rentals compared over the last 12 months


## Number of Rentals

**73**

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

**33 Officer Crescent**




**\$685.00 per**

582 m<sup>2</sup> 2 1 1

May 2024 3 Days

**1 QUICK STREET**



**\$410 per week**

1,521 m<sup>2</sup> 1 1 1

May 2024 5 Days

**17 TOMS CRESCENT**




**\$525 per week**

1,058 m<sup>2</sup> 3 1 1

May 2024 6 Days

**77 Ebdon Street**




**\$1,300 per**

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

May 2024 9 Days

**151 DUFFY STREET**



**\$820 pw**

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

Dec 2023 133 Days

**39 CAMPBELL STREET**



**\$650 per week**

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

Dec 2023 139 Days