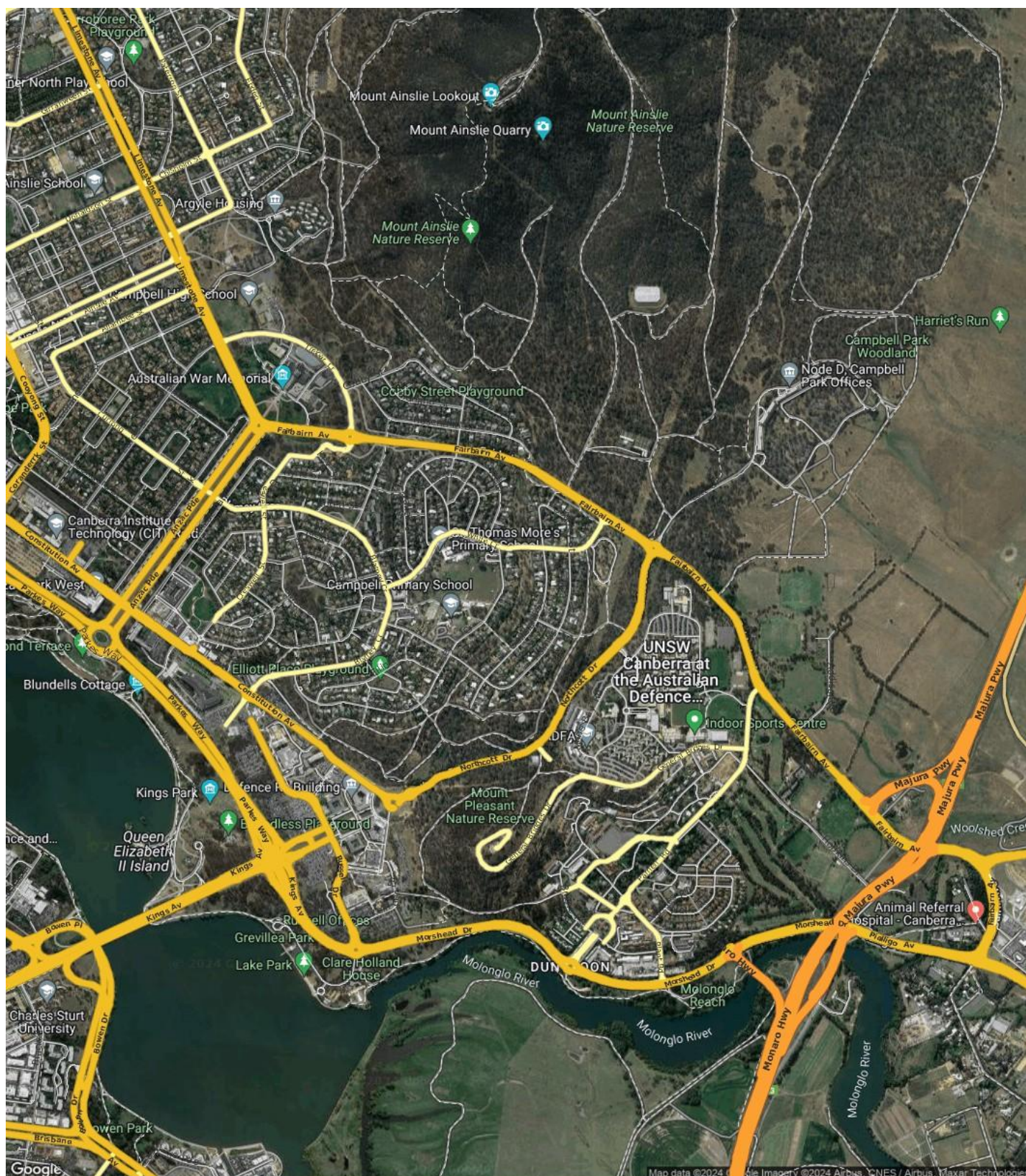


RayWhite.

Suburb
flyover report

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

CAMPBELL - Suburb Map



CAMPBELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 660,000	0.0 %	\$ 445,000	\$ 1,150,000
2007	50	\$ 698,500	5.8 %	\$ 425,000	\$ 1,105,000
2008	25	\$ 685,000	-1.9 %	\$ 275,000	\$ 909,000
2009	39	\$ 747,500	9.1 %	\$ 117,000	\$ 1,450,000
2010	41	\$ 835,000	11.7 %	\$ 600,000	\$ 1,575,000
2011	25	\$ 955,000	14.4 %	\$ 660,000	\$ 1,740,000
2012	40	\$ 887,500	-7.1 %	\$ 310,000	\$ 1,375,000
2013	34	\$ 879,250	-0.9 %	\$ 520,000	\$ 1,751,000
2014	45	\$ 820,000	-6.7 %	\$ 150,000	\$ 2,330,000
2015	44	\$ 1,100,000	34.1 %	\$ 355,000	\$ 15,000,000
2016	41	\$ 1,135,000	3.2 %	\$ 431,000	\$ 1,725,000
2017	32	\$ 1,210,000	6.6 %	\$ 550,000	\$ 2,125,000
2018	28	\$ 1,265,000	4.5 %	\$ 625,000	\$ 2,000,000
2019	44	\$ 1,252,750	-1.0 %	\$ 798,500	\$ 2,300,000
2020	53	\$ 1,330,000	6.2 %	\$ 415,000	\$ 4,050,000
2021	42	\$ 1,662,500	25.0 %	\$ 840,000	\$ 3,862,500
2022	39	\$ 1,900,000	14.3 %	\$ 1,000,000	\$ 4,602,000
2023	29	\$ 1,690,000	-11.1 %	\$ 1,160,000	\$ 2,990,000
2024	2	\$ 2,265,000	34.0 %	\$ 1,750,000	\$ 2,780,000

Median Sale Price

\$1.71m

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

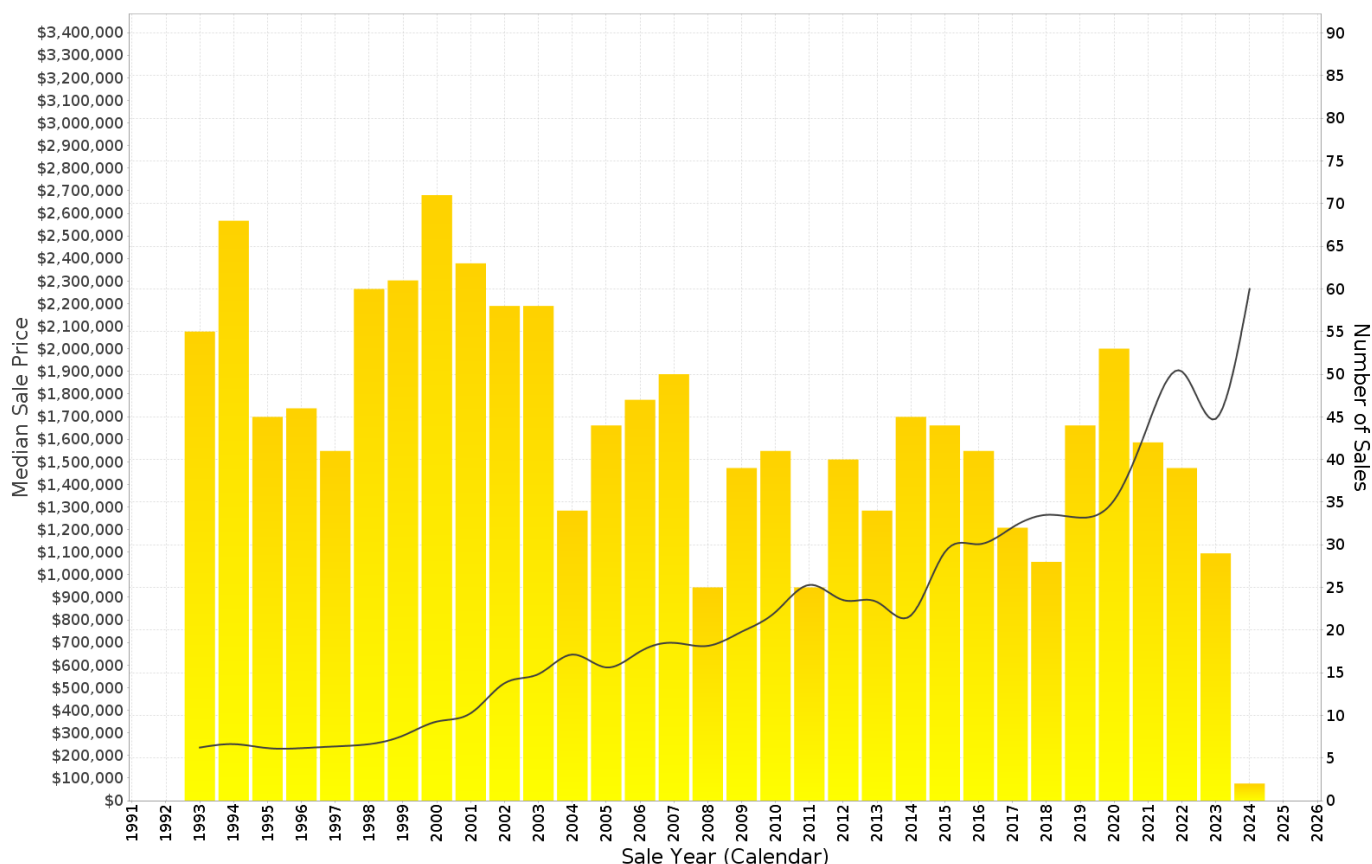
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

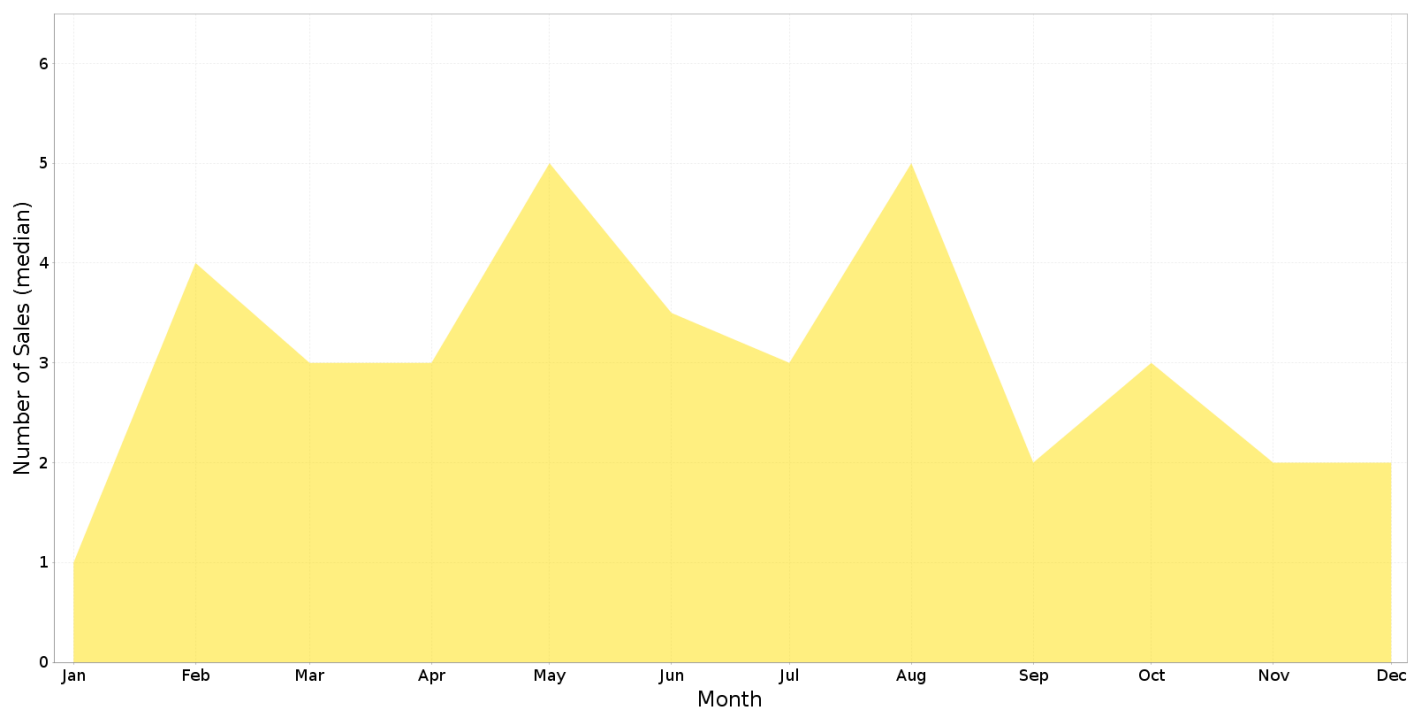
-3.9%

Current Median Price: \$1,710,000
Previous Median Price: \$1,780,000

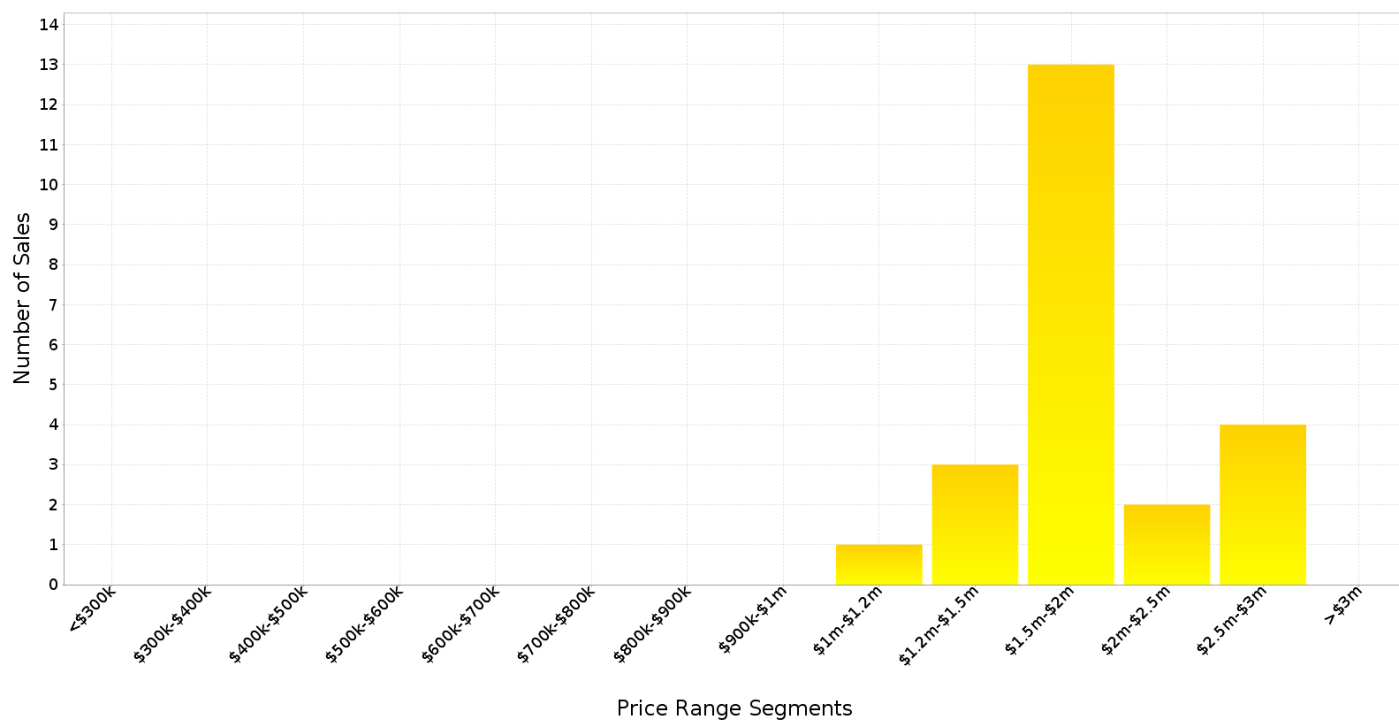
Based on 62 recorded House sales compared over the last two rolling 12 month periods



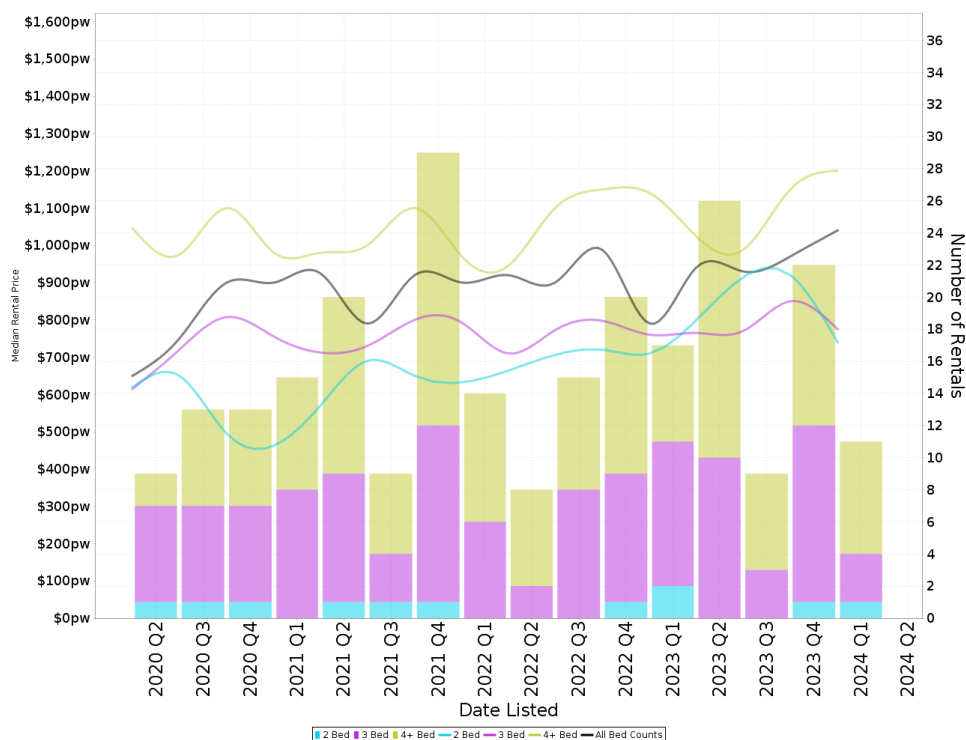
CAMPBELL - Peak Selling Periods (3 years)



CAMPBELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.9%

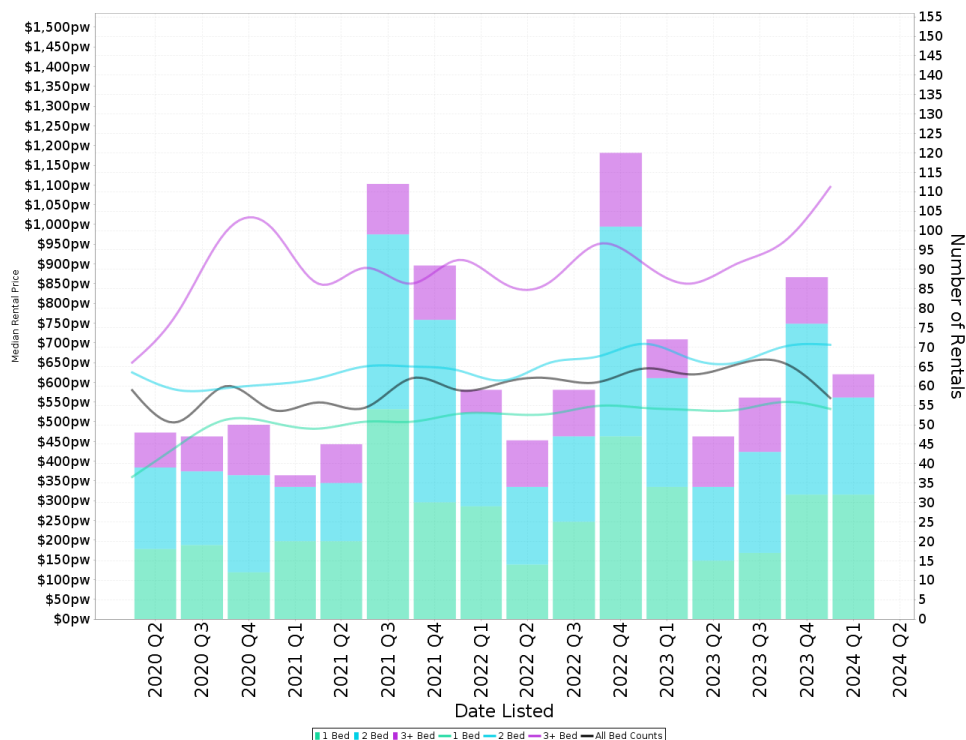
Current Median Price: \$1,710,000
Previous Median Price: \$1,780,000
Based on 62 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,710,000
Current Median Rent: \$950
Based on 68 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.9%

Current Median Price: \$717,500
Previous Median Price: \$787,500
Based on 146 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$717,500
Current Median Rent: \$620
Based on 255 registered Unit rentals compared over the last 12 months.

CAMPBELL - Recently Sold Properties

Median Sale Price

\$1.71m

Based on 23 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

-3.9%

Current Median Price: \$1,710,000
Previous Median Price: \$1,780,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

23

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

39 CRESWELL ST

\$1,560,000

1,037 m² 3 2 2

Jan 2024
22 Days

21 GLOSSOP CRES

\$1,750,000

33.5m 19.8m 664.2 m² 19.8m 33.5m

664 m² - - -

Jan 2024
22 Days

36 HOLMES CRES

\$2,780,000

2,086 m² 5 2 2

Jan 2024
48 Days

11 RANKIN ST

\$1,505,000

634 m² 3 1 1

Dec 2023
20 Days

2/22 GODFREY ST

\$2,785,000

634 m² 3 3 2

Dec 2023
22 Days

36 FERDINAND ST

\$1,650,000

739 m² 3 2 1

Dec 2023
15 Days

CAMPBELL - Properties For Rent

Median Rental Price

\$950 /w

Based on 68 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

+2.9%

Current Median Price: \$1,710,000
Current Median Rent: \$950

Based on 23 recorded House sales and 68 House rentals compared over the last 12 months

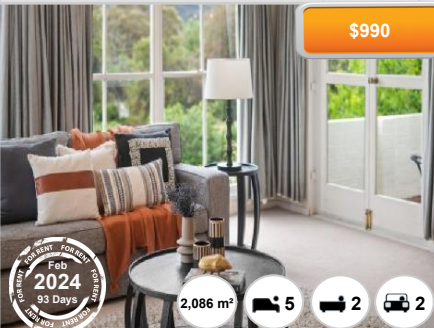
Number of Rentals

68

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

36 HOLMES CRESCENT




\$990

2,086 m² 5 2 2

Feb 2024 93 Days

28 HOLMES CRESCENT



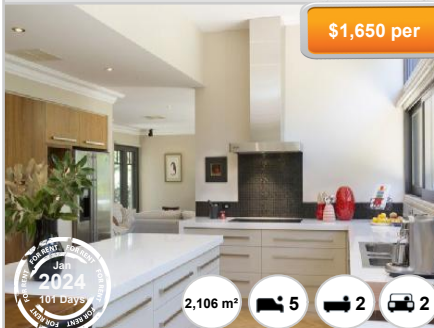
\$1,650 weekly

2,106 m² 5 2 2

2024

Disclaimer: This plan is not a contract of lease. Please refer to the advertising particulars for full details. Ray White is not responsible for errors or omissions.

28 Holmes Cres

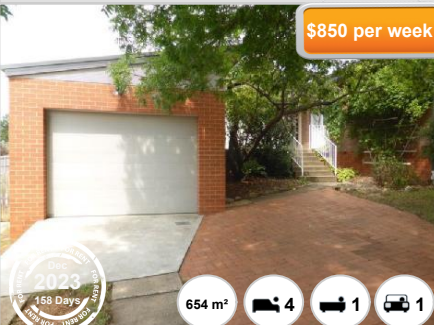


\$1,650 per

2,106 m² 5 2 2

Jan 2024 101 Days

56 CRESWELL STREET



\$850 per week

654 m² 4 1 1

2023 158 Days