



**RayWhite.**

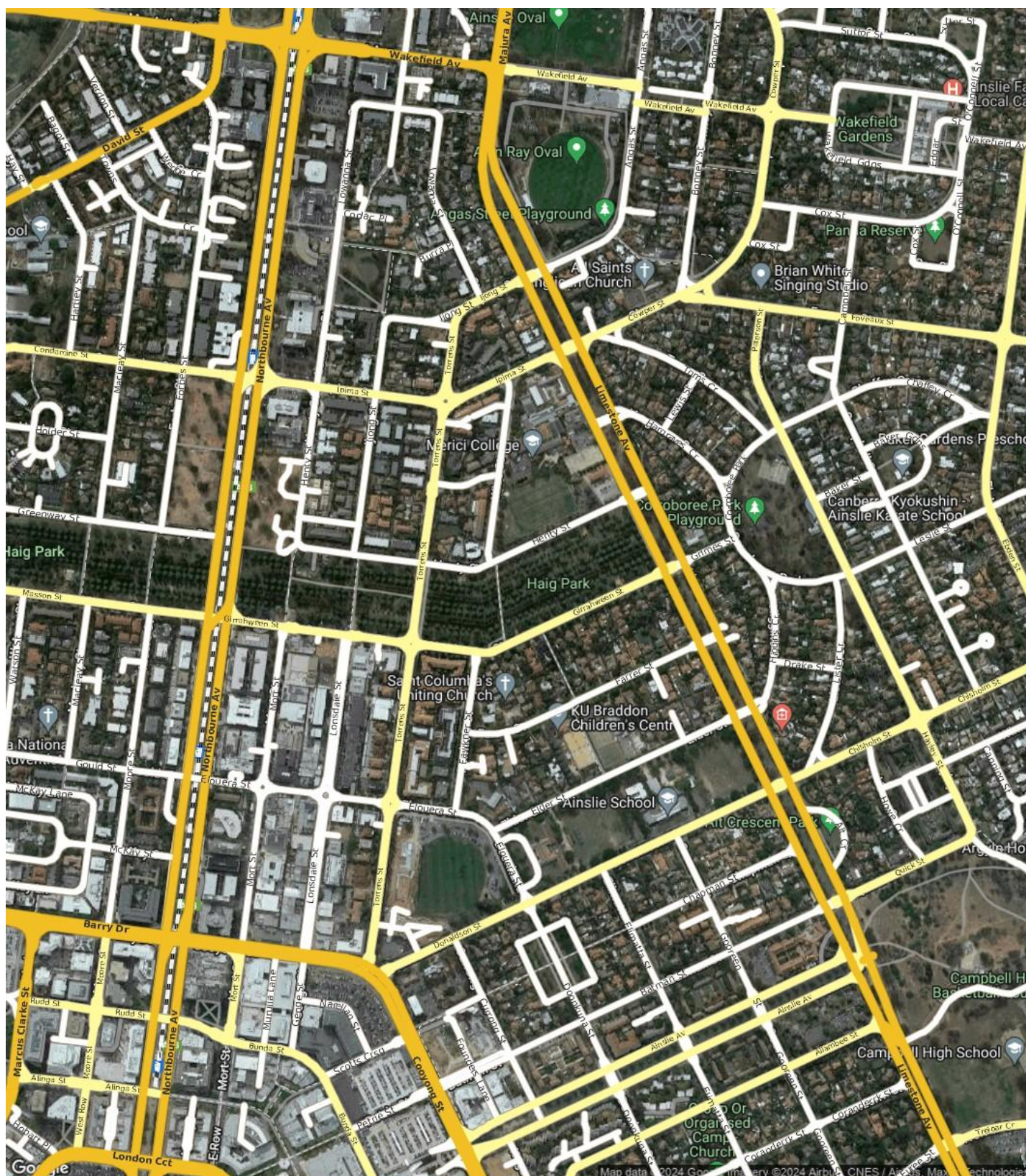


**Suburb**  
flyover report

**BRADDON (UNIT)**

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# BRADDON - Suburb Map



# BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	212	\$ 338,000	0.0 %	\$ 155,000	\$ 785,000
2007	273	\$ 360,000	6.5 %	\$ 111,666	\$ 950,500
2008	139	\$ 391,000	8.6 %	\$ 105,000	\$ 1,550,000
2009	157	\$ 402,500	2.9 %	\$ 190,000	\$ 650,000
2010	219	\$ 450,000	11.8 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	177	\$ 439,900	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	422	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	397	\$ 489,000	8.7 %	\$ 142,290	\$ 1,562,000
2019	565	\$ 679,000	38.9 %	\$ 192,500	\$ 78,088,207
2020	469	\$ 495,000	-27.1 %	\$ 195,000	\$ 1,580,000
2021	596	\$ 570,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	394	\$ 605,750	6.3 %	\$ 274,000	\$ 6,072,000
2023	296	\$ 530,000	-12.5 %	\$ 25,000	\$ 11,100,000
2024	52	\$ 573,900	8.3 %	\$ 397,000	\$ 1,900,000

## Median Sale Price

# \$525k

Based on 281 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

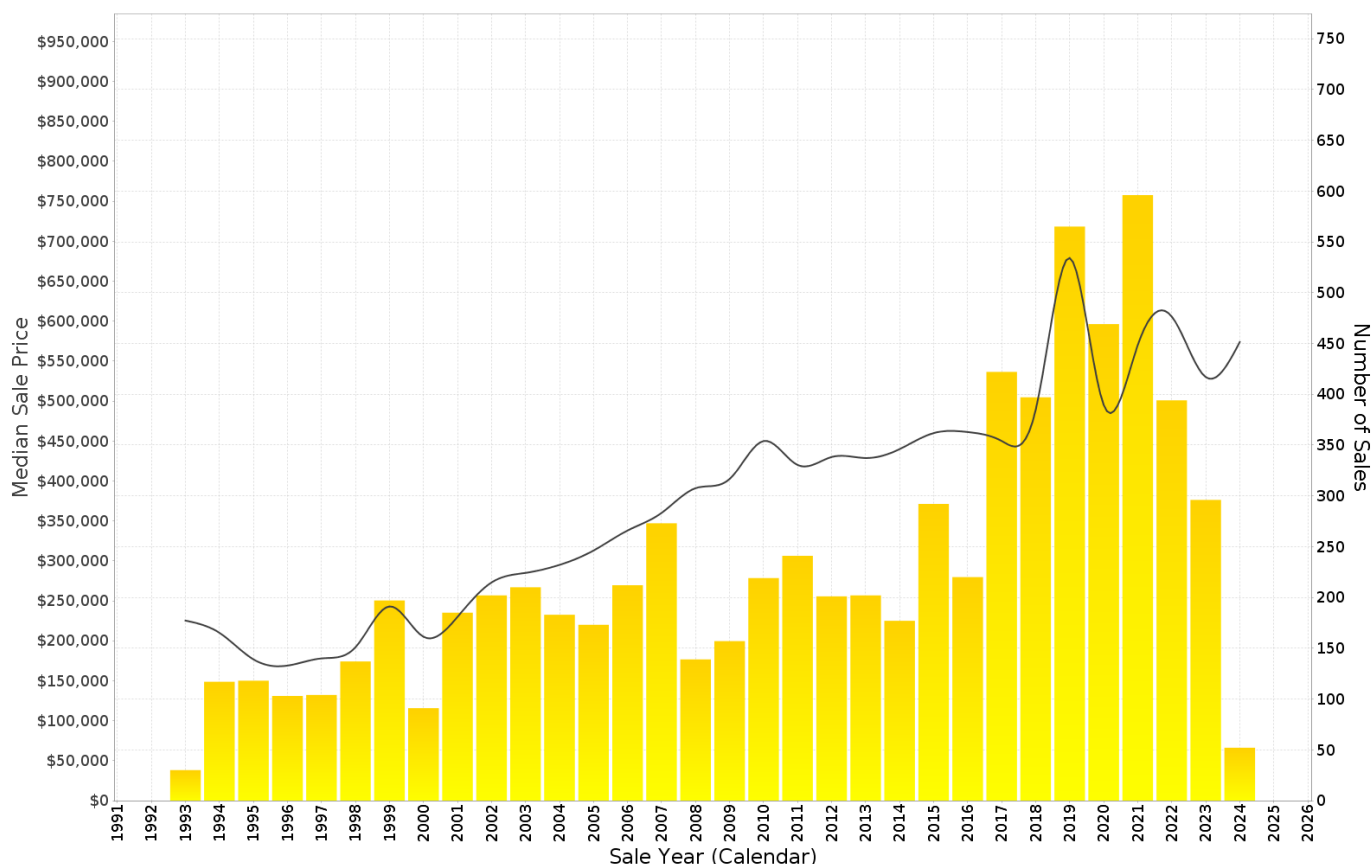
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

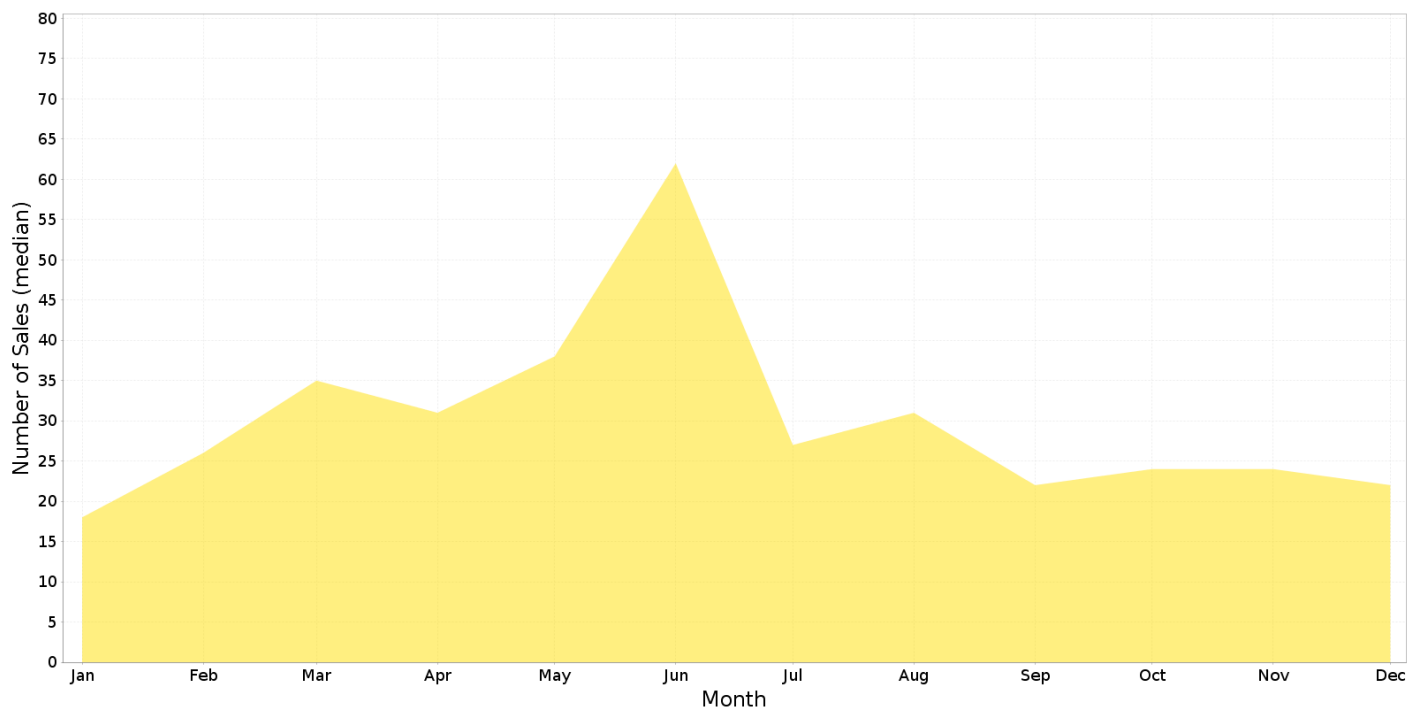
# -10.3%

Current Median Price: \$525,000  
Previous Median Price: \$585,500

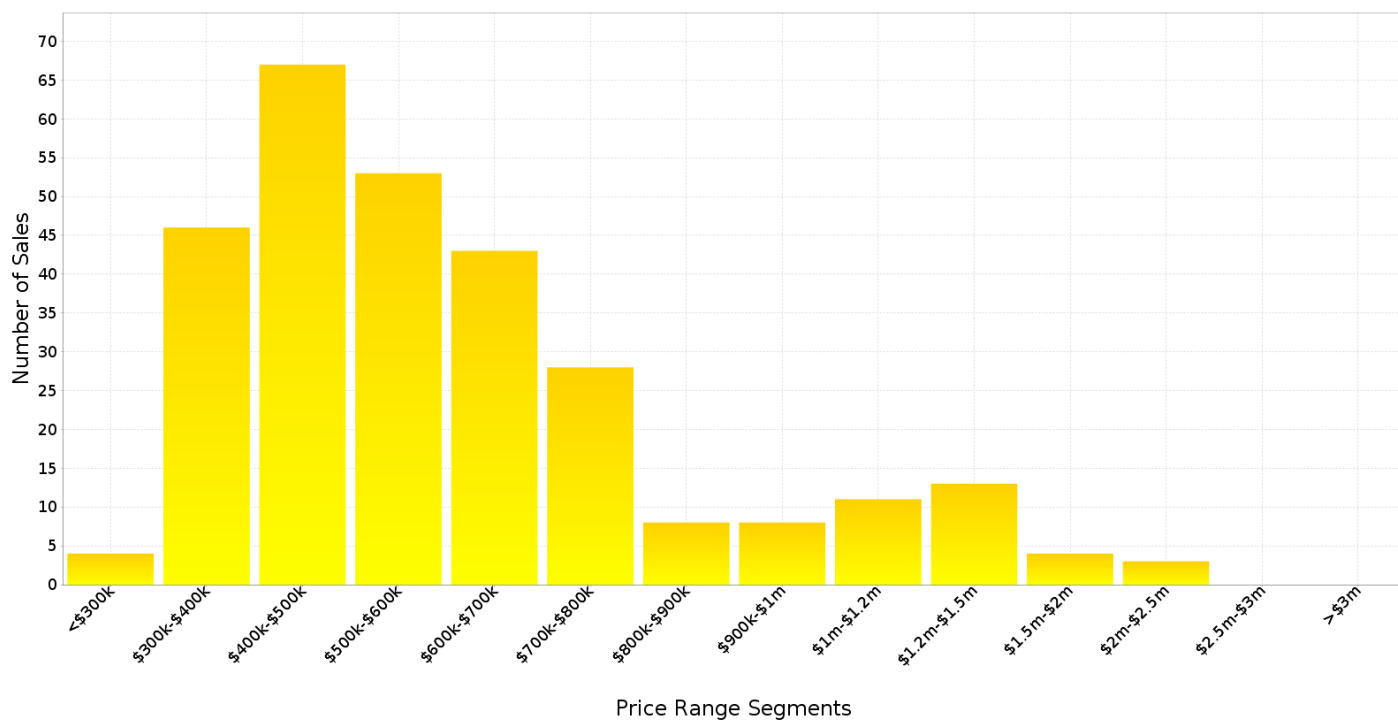
Based on 599 recorded Unit sales compared over the last two rolling 12 month periods



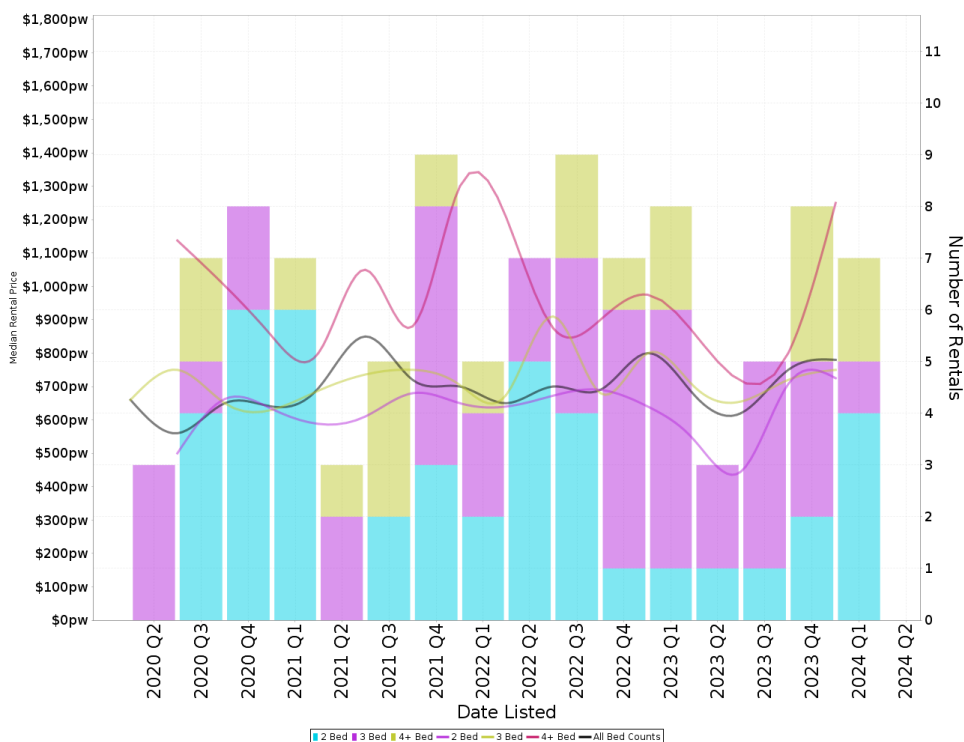
## BRADDON - Peak Selling Periods (3 years)



## BRADDON - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-15.3%**

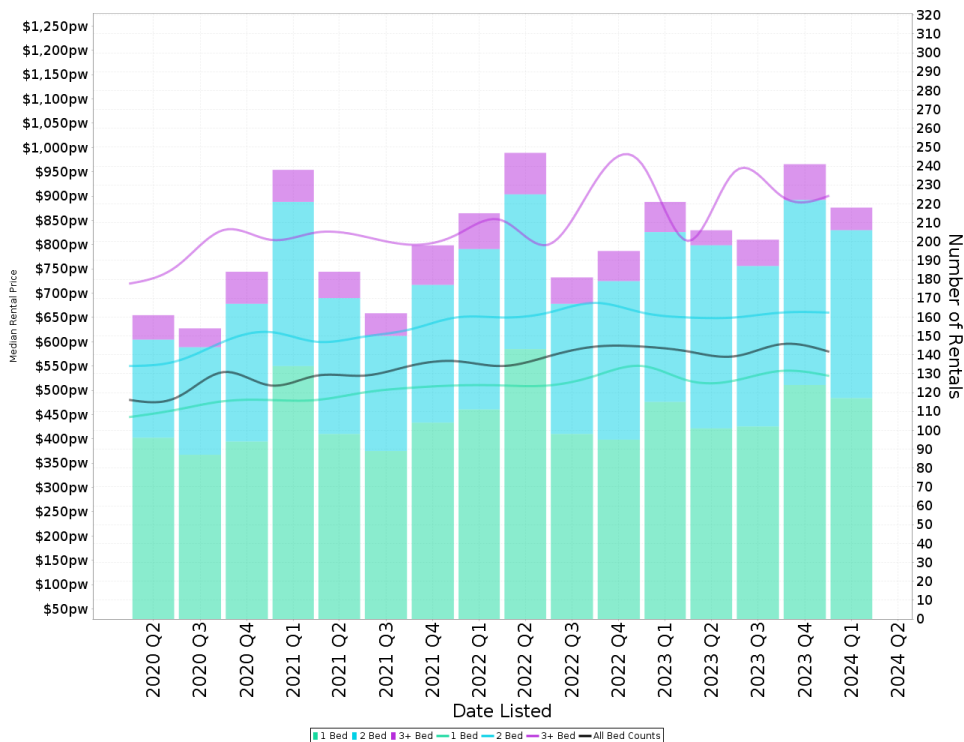
Current Median Price: \$1,300,000  
Previous Median Price: \$1,535,000  
Based on 21 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$1,300,000  
Current Median Rent: \$715  
Based on 23 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.3%**

Current Median Price: \$525,000  
Previous Median Price: \$585,500  
Based on 599 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.7%**

Current Median Price: \$525,000  
Current Median Rent: \$580  
Based on 866 registered Unit rentals compared over the last 12 months.

# BRADDON - Recently Sold Properties

Median Sale Price

**\$525k**

Based on 281 recorded Unit 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

**-10.3%**

Current Median Price: \$525,000  
Previous Median Price: \$585,500

Based on 599 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**281**

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

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

**3/50 LOWANNA ST**

**\$712,000**

Sold May 2024 (19 Days)

2,118 m<sup>2</sup> | 2 Bed | 2 Bath | 1 Car

**4/5 WISE ST**

**\$770,000**

Sold Apr 2024 (20 Days)

2,137 m<sup>2</sup> | 2 Bed | 2 Bath | 1 Car

**207/51 MORT ST**

**\$735,000**

Sold Apr 2024 (19 Days)

2 Bed | 2 Bath | 2 Car

**BUILDING ORI, 9/30 LONSDALE ST**

**\$570,000**

Sold Apr 2024 (40 Days)

2,508 m<sup>2</sup> | 2 Bed | 1 Bath | - Car

**37/63 AINSLIE AVE**

**\$475,000**

Sold Apr 2024 (69 Days)

4,645 m<sup>2</sup> | 1 Bed | 1 Bath | 1 Car

**204/27 LONSDALE ST**

**\$565,000**

Sold Apr 2024 (74 Days)

1 Bed | 1 Bath | 1 Car

**1/35 TORRENS ST**

**\$640,000**

Sold Apr 2024 (149 Days)

2 Bed | 2 Bath | 2 Car

**203/24 LONSDALE ST**

**\$790,000**

Sold Apr 2024 (28 Days)

2 Bed | 2 Bath | 2 Car

**21/84 NORTHBOURNE AVE**

**\$326,000**

Sold Apr 2024 (48 Days)

2,151 m<sup>2</sup> | 1 Bed | 1 Bath | - Car

**506/86 NORTHBOURNE AVE**

**\$442,000**

Apr 2024  
146 Days

1 1 1

**9/5 WISE ST**

**\$850,000**

Mar 2024  
56 Days

2,137 m<sup>2</sup> 3 2 2

**2/38 MORT ST**

**\$575,000**

Mar 2024  
202 Days

1,533 m<sup>2</sup> 2 1 1

**4/25 FAWKNER ST**

**\$585,000**

Mar 2024  
38 Days

4,180 m<sup>2</sup> 2 1 1

**31/38 MORT ST**

**\$460,000**

Mar 2024  
N/A

1,533 m<sup>2</sup> 1 1 1

**13/18 BATMAN ST**

**\$720,000**

Mar 2024  
152 Days

4,645 m<sup>2</sup> 2 2 2

**23/160 NORTHBOURNE ST**

**\$572,800**

Mar 2024  
146 Days

4,624 m<sup>2</sup> 2 2 2

**808/86 - 88 NORTHBOURNE AVE**

**\$560,000**

Mar 2024  
352 Days

2 2 2

**9/53 ELIMATTA ST**

**\$450,000**

Mar 2024  
N/A

4,645 m<sup>2</sup> 2 1 1

**224/55 CURRONG STREET NTH**

**\$465,000**

1.11 ha - - -

**1/38 IPIMA ST**

**\$1,080,000**

Mar 2024  
N/A

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

**117/74 NORTHBOURNE AVE**

**\$410,000**

Mar 2024  
N/A

4,172 m<sup>2</sup> 1 1 1

# BRADDON - Properties For Rent

## Median Rental Price

**\$580 /w**

Based on 866 recorded Unit 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

**+5.7%**

Current Median Price: \$525,000  
Current Median Rent: \$580

Based on 281 recorded Unit sales and 866 Unit rentals compared over the last 12 months

## Number of Rentals

**866**

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

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

**26/30 Wakefield Avenue**

**\$450 per week**

May 2024 1 Day

1 Bed 1 Bath 0 Car

**4/17 Wise Street**

**\$830 per week**

May 2024 1 Day

1,149 m<sup>2</sup> 3 Bed 2 Bath 2 Car

**408/47 Currong Street North**

**\$750pw**

May 2024 1 Day

9,708 m<sup>2</sup> 2 Bed 3 Bath 2 Car

**4/43 Ipima Street**

**\$500 per week**

May 2024 2 Days

2,304 m<sup>2</sup> 1 Bed 1 Bath 1 Car

**132/55 Currong Street North**

**\$750 pw**

May 2024 1 Day

1,141 m<sup>2</sup> 2 Bed 2 Bath 2 Car

**304/102 Northbourne Ave**

**\$560 per week**

May 2024 3 Days

1 Bed 1 Bath 1 Car

**304/102 NORTHBOURNE AVENUE**

**\$560 weekly**

May 2024 3 Days

1 Bed 1 Bath 1 Car

**28B Dooring Street**

**\$910 per week**

May 2024 1 Day

3 Bed 2 Bath 2 Car

**106/17 Dooring Street**

**\$650 per week**

May 2024 4 Days

5,842 m<sup>2</sup> 2 Bed 2 Bath 2 Car



**1/4-6 COOLAC PLACE**

\$1,000 Per

May 2024  
8 Days

1,807 m<sup>2</sup> 3 2 2

**1/4 Coolac Place**

\$1,000 Per

May 2024  
8 Days

1,807 m<sup>2</sup> 3 2 2

**22 Ijong Street**

\$880

May 2024  
7 Days

3 2 2

**31/30 Ijong Street**

\$670 - \$700

May 2024  
7 Days

3,735 m<sup>2</sup> 2 1 2

**518/61 Cooyong Street**

\$570 pw

May 2024  
9 Days

1.11 ha 1 1 1

**204/27 Lonsdale St**

\$595 per week

Apr 2024  
10 Days

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

**319/61 Cooyong Street**

\$580 per week

Apr 2024  
10 Days

1,141 m<sup>2</sup> 1 1 1

**22/35 Torrens Street**

\$610 - \$630

Apr 2024  
13 Days

2,299 m<sup>2</sup> 1 1 1

**34/10 LONSDALE STREET**

\$570

PHOTOS COMING SOON

Apr 2024  
15 Days

1,254 m<sup>2</sup> 1 1 1

**3/63A TORRENS STREET**

\$530 per week

Apr 2024  
15 Days

1,533 m<sup>2</sup> 1 1 1

**704/53 MORT STREET**

\$570 weekly

Apr 2024  
17 Days

2,090 m<sup>2</sup> 1 1 1

**704/53 Mort St**

\$570 per week

Apr 2024  
17 Days

2,090 m<sup>2</sup> 1 1 1