



RayWhite.

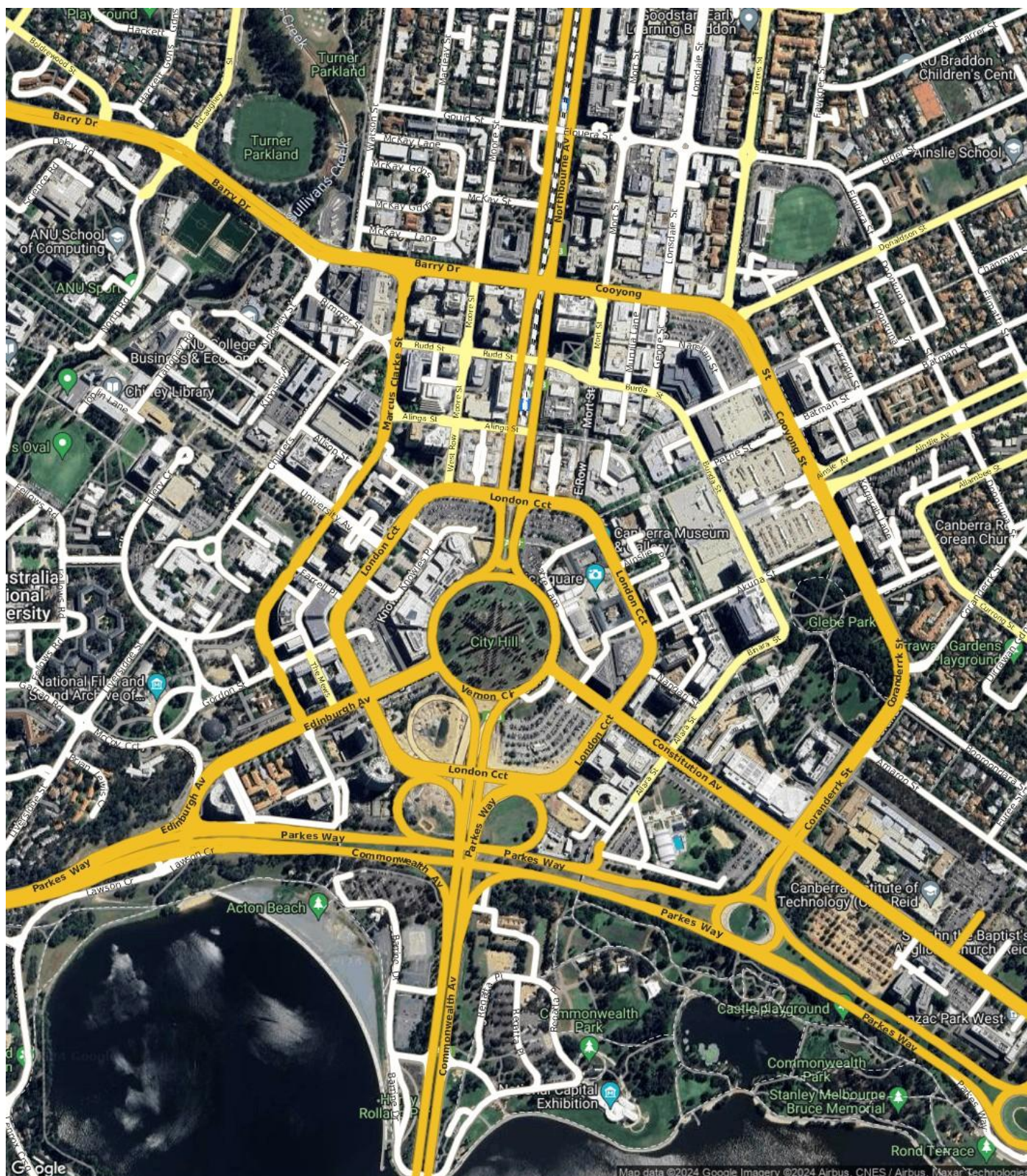


Suburb
flyover report

CANBERRA CITY (UNIT)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

CANBERRA CITY - Suburb Map



CANBERRA CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	78	\$ 328,000	0.0 %	\$ 100,000	\$ 2,400,000
2007	326	\$ 400,000	22.0 %	\$ 145,000	\$ 2,660,000
2008	92	\$ 402,500	0.6 %	\$ 180,000	\$ 2,000,000
2009	151	\$ 470,000	16.8 %	\$ 108,750	\$ 8,025,000
2010	160	\$ 473,210	0.7 %	\$ 150,000	\$ 1,700,000
2011	101	\$ 480,000	1.4 %	\$ 115,500	\$ 1,585,250
2012	83	\$ 515,000	7.3 %	\$ 212,000	\$ 8,000,000
2013	79	\$ 418,000	-18.8 %	\$ 210,000	\$ 1,224,000
2014	133	\$ 505,000	20.8 %	\$ 110,000	\$ 23,000,000
2015	119	\$ 565,000	11.9 %	\$ 170,000	\$ 1,610,000
2016	279	\$ 557,500	-1.3 %	\$ 74,900	\$ 29,200,000
2017	249	\$ 549,900	-1.4 %	\$ 150,000	\$ 1,989,900
2018	172	\$ 559,950	1.8 %	\$ 100,000	\$ 59,000,000
2019	142	\$ 527,475	-5.8 %	\$ 47,000	\$ 108,500,000
2020	156	\$ 516,950	-2.0 %	\$ 190,000	\$ 22,652,768
2021	228	\$ 542,500	4.9 %	\$ 205,000	\$ 78,226,966
2022	170	\$ 550,000	1.4 %	\$ 6,500	\$ 24,000,000
2023	126	\$ 555,000	0.9 %	\$ 204,000	\$ 50,000,000
2024	22	\$ 613,500	10.5 %	\$ 220,000	\$ 900,000

Median Sale Price

\$550k

Based on 111 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

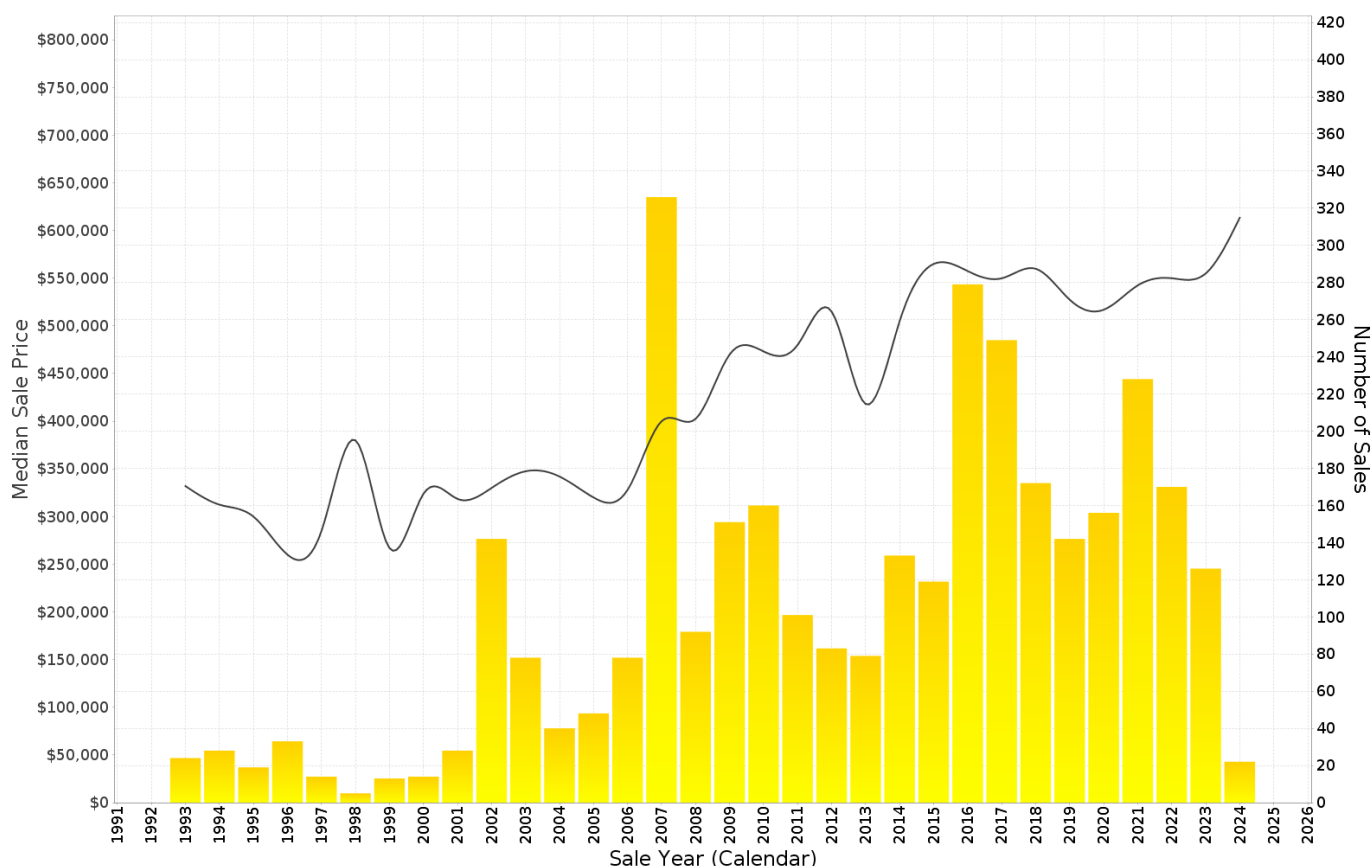
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

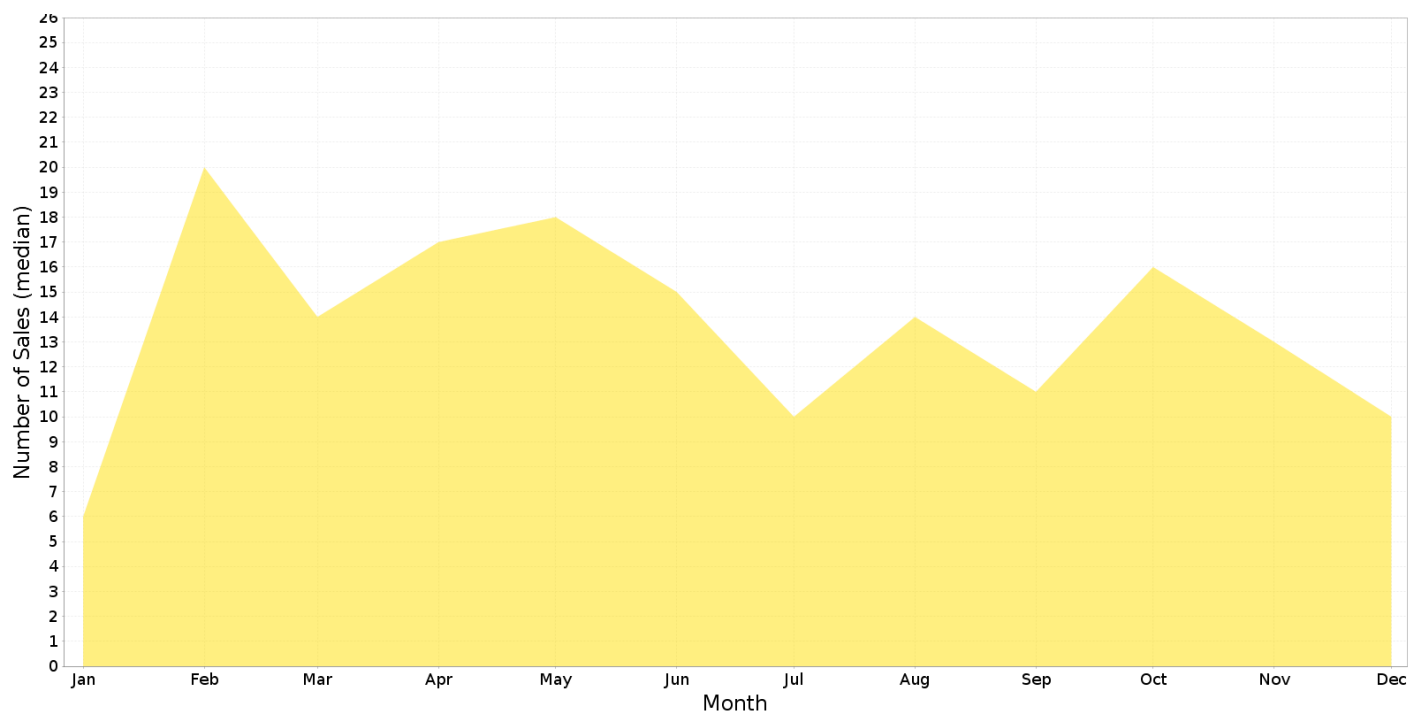
-8.3%

Current Median Price: \$550,000
Previous Median Price: \$600,000

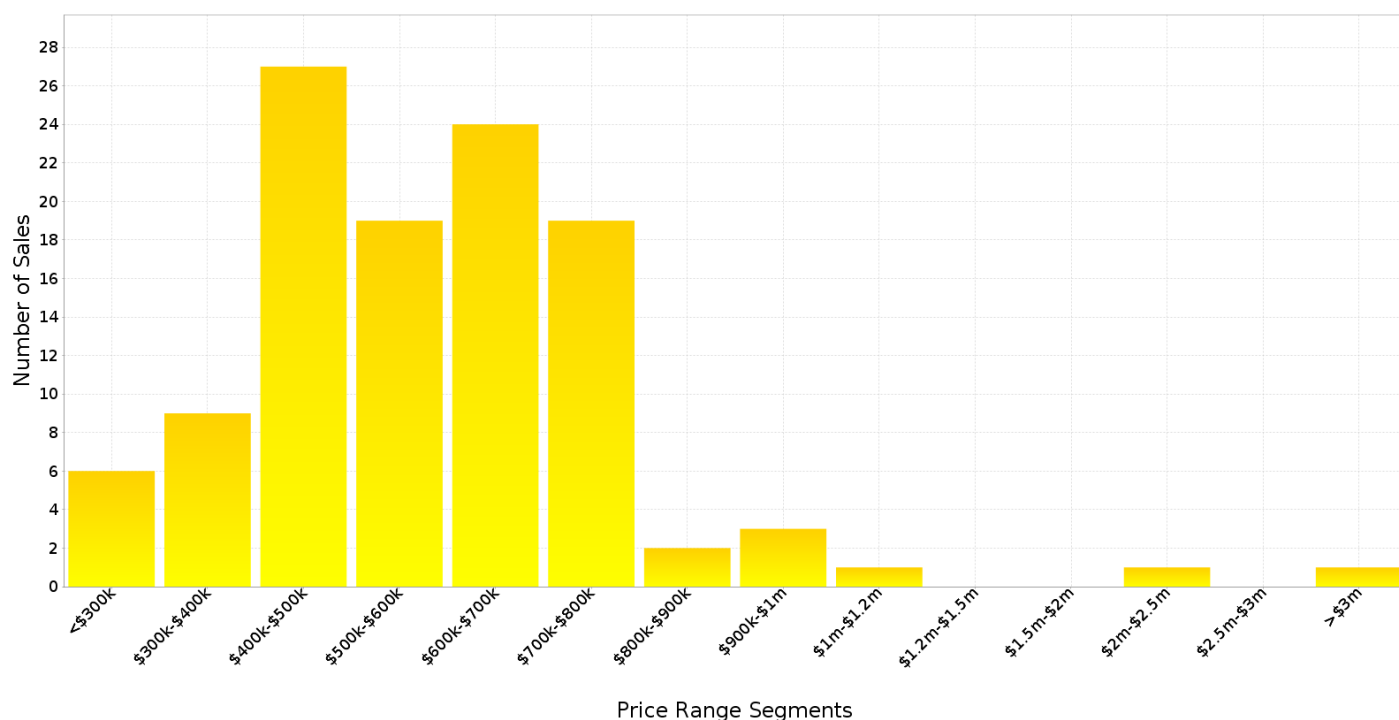
Based on 274 recorded Unit sales compared over the last two rolling 12 month periods



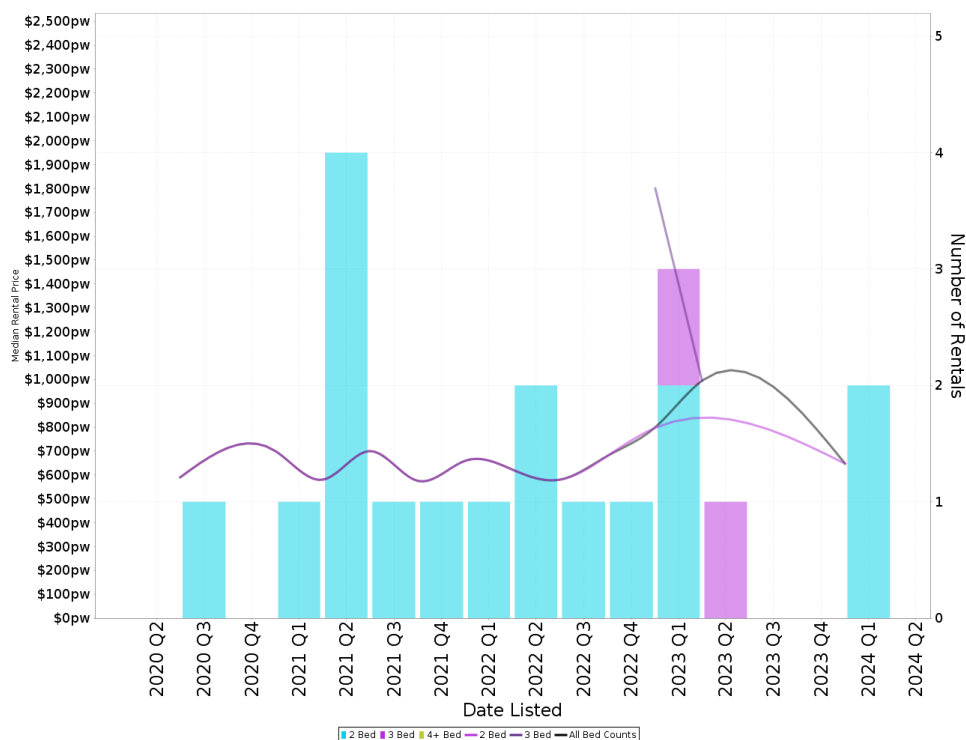
CANBERRA CITY - Peak Selling Periods (3 years)



CANBERRA CITY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+26.6%

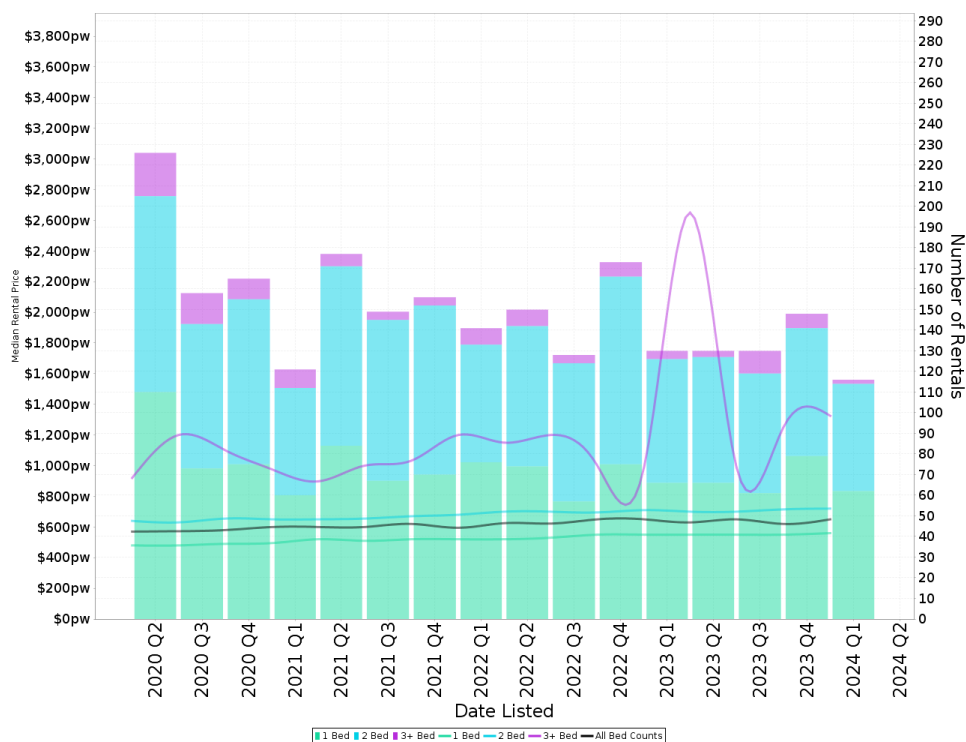
Current Median Price: \$12,300,000
Previous Median Price: \$9,718,500
Based on 4 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+0.3%

Current Median Price: \$12,300,000
Current Median Rent: \$700
Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.3%

Current Median Price: \$550,000
Previous Median Price: \$600,000
Based on 274 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$550,000
Current Median Rent: \$630
Based on 524 registered Unit rentals compared over the last 12 months.

CANBERRA CITY - Recently Sold Properties

Median Sale Price

\$550k

Based on 111 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

-8.3%

Current Median Price: \$550,000
Previous Median Price: \$600,000

Based on 274 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

111

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

617/25 EDINBURGH AVE

\$440,000

May 2024
75 Days

1,670 m² 1 1 1

108/20 ALLARA ST

\$720,500

May 2024
72 Days

1,380 m² 2 2 1

31/45 WEST ROW

\$475,000

May 2024
8 Days

18 m² 1 1 1

88/2 EDINBURGH AVE

\$515,000

May 2024
28 Days

1 1 1

81/66 ALLARA ST

\$517,500

May 2024
40 Days

3,716 m² 1 1 1

705/2 AKUNA ST

\$220,000

Apr 2024
44 Days

- 1 -

146/15 CORANDERRK ST

\$485,000

Apr 2024
73 Days

1.04 ha 1 1 1

61/20 ALLARA ST

\$640,000

Apr 2024
101 Days

1,380 m² 2 2 1

30/20 ALLARA ST

\$467,000

Apr 2024
42 Days

1,380 m² 1 1 1

502/16 MOORE ST

\$455,000

Mar 2024
139 Days

1 1 1

39/260 CITY WALK

\$685,000

Mar 2024
88 Days

2 2 -

139/45 WEST ROW

\$749,000

Mar 2024
35 Days

18 m² 2 2 1

39/15 CORANDERRK ST

\$490,000

Mar 2024
33 Days

1.04 ha 1 1 1

34/66 ALLARA ST

\$497,000

Mar 2024
5 Days

3,716 m² 1 1 1

161/15 CORANDERRK ST

\$710,000

Mar 2024
38 Days

1.04 ha 2 2 2

127/45 WEST ROW

\$480,000

Mar 2024
102 Days

18 m² 1 1 1

308/240 BUNDA ST

\$500,000

Mar 2024
211 Days

1 1 1

92/3 LONDON CCT

\$520,000

Mar 2024
267 Days

1 1 1

306/12 MARCUS CLARKE CCT

\$520,000

Mar 2024
N/A

6,923 m² 1 1 1

55/260 CITY WALK

\$698,000

Mar 2024
43 Days

1,665 m² 2 2 1

45/66 ALLARA ST

\$615,000

Mar 2024
38 Days

3,716 m² 2 2 1

CANBERRA CITY - Properties For Rent

Median Rental Price

\$630 /w

Based on 524 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

+6.0%

Current Median Price: \$550,000
Current Median Rent: \$630

Based on 111 recorded Unit sales and 524 Unit rentals compared over the last 12 months

Number of Rentals

524

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

63/15 Coranderrk Street




\$750 per week

May 2024 1 Day

1.04 ha 2 2 2

3/2 Edinburgh Avenue




\$550 per week

May 2024 1 Day

6,923 m² 1 1 1

111/15 Coranderrk Street




\$560 per week

May 2024 2 Days

1.04 ha 1 1 1

55/2 Edinburgh Avenue




\$600 per week

May 2024 3 Days

6,923 m² 1 1 1

50/260 City Walk

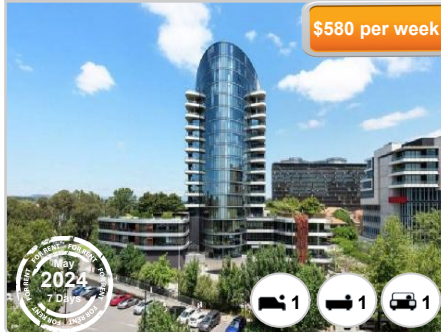


\$590 per week

May 2024 3 Days

1,665 m² 1 1 1

310/19 MARCUS CLARKE STREET




\$580 per week

May 2024 7 Days

1 1 1

506/222 CITY WALK

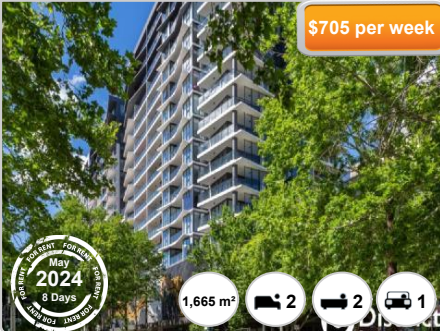


\$500.00 pw

May 2024 7 Days

1 1 1

105/260 City Walk

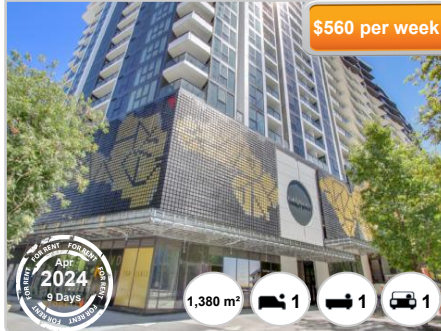


\$705 per week

May 2024 8 Days

1,665 m² 2 2 1

14/20 Allara St



\$560 per week

Apr 2024 9 Days

1,380 m² 1 1 1

14/20 ALLARA STREET

\$560 weekly

1,380 m² 1 1 1

Apr 2024 8 Days

14/260 City Walk

\$995 per week

1,665 m² 3 2 -

Apr 2024 9 Days

1301/39 London Circuit

\$1,400 per

1,417 m² 3 3 2

Apr 2024 12 Days

85/260 City Walk

\$550 per week

1,665 m² 1 1 1

Apr 2024 13 Days

1407/2 Marcus Clarke Street

\$580 per week

7,983 m² 1 2 2

Apr 2024 16 Days

31/260-264 City Walk

\$750 per week

1,665 m² 2 2 1

Apr 2024 20 Days

124/264 CITY WALK

\$670 pw

1,665 m² 2 1 1

Apr 2024 28 Days

1501/240 BUNDA STREET

\$620 per week

4,180 m² 1 1 1

Apr 2024 28 Days

32/3 Gordon Street

\$830 - \$1,200

6,923 m² 2 2 2

Apr 2024 29 Days

809/240 BUNDA STREET

\$750 pw

4,180 m² 2 2 2

Apr 2024 30 Days

202/19 Marcus Clarke Street

\$820

4,070 m² 1 1 1

Apr 2024 34 Days

40/66 ALLARA STREET

\$620

3,716 m² 2 2 1

Apr 2024 31 Days