

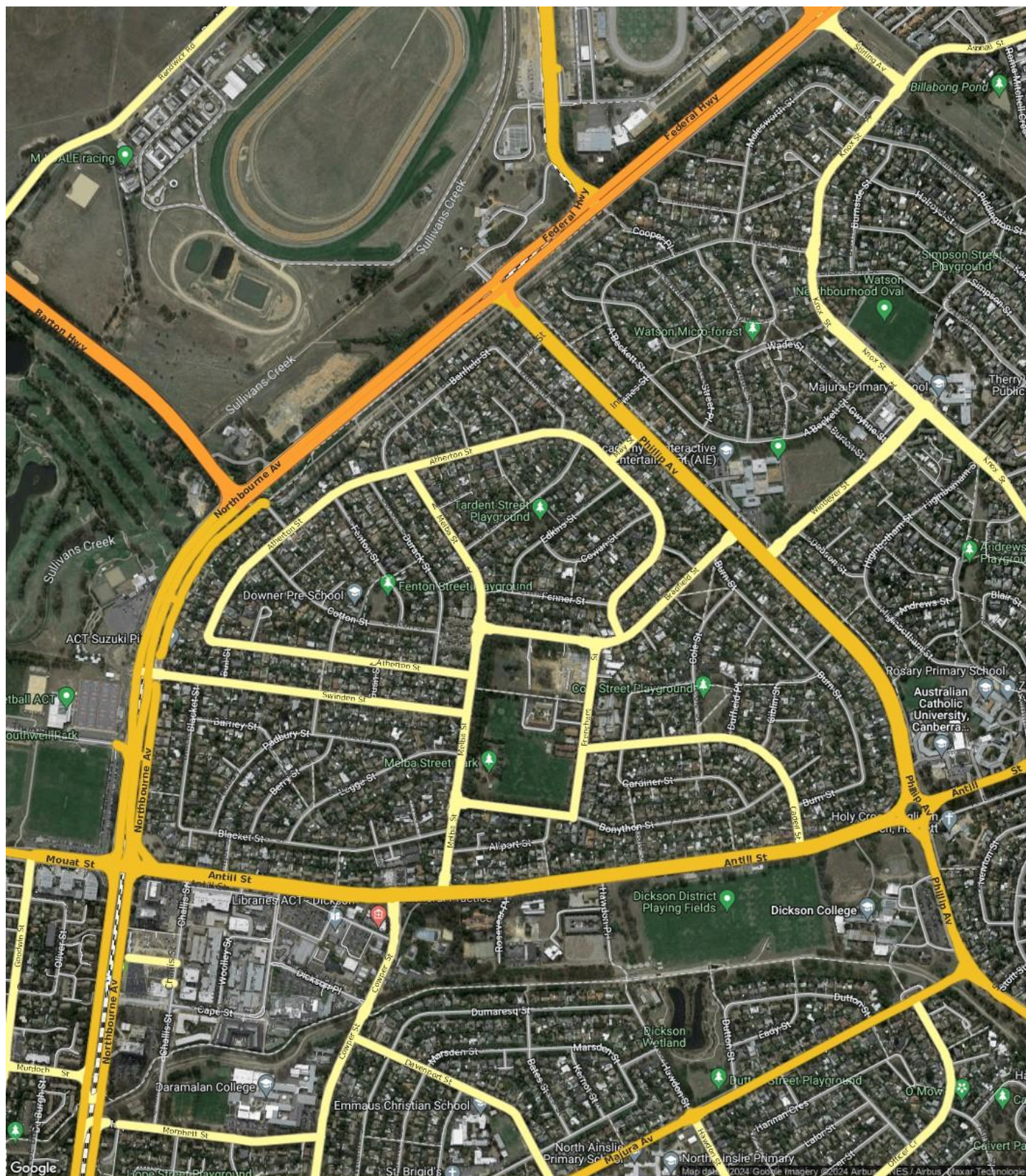
**RayWhite.**

**Suburb**  
flyover report

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



# DOWNER - Suburb Map





# DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	67	\$ 400,000	0.0 %	\$ 325,000	\$ 615,000
2007	56	\$ 459,000	14.8 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	46	\$ 1,287,500	2.8 %	\$ 300,000	\$ 2,055,000
2023	47	\$ 1,150,000	-10.7 %	\$ 537,187	\$ 1,800,000
2024	12	\$ 1,077,500	-6.3 %	\$ 875,000	\$ 2,400,000

## Median Sale Price

**\$1.1m**

Based on 48 recorded House sales within the last 12 months (Apr '23 - Mar '24)

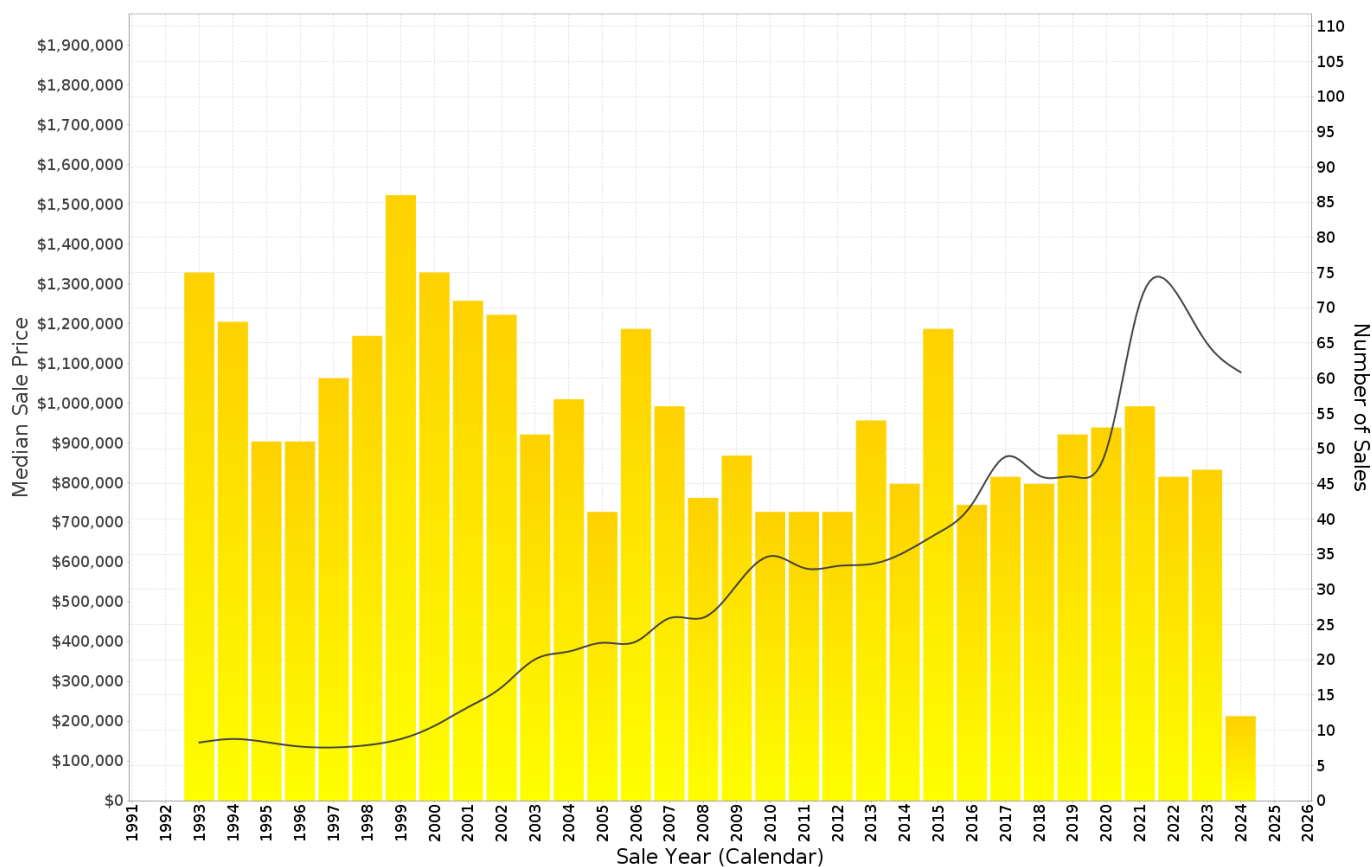
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

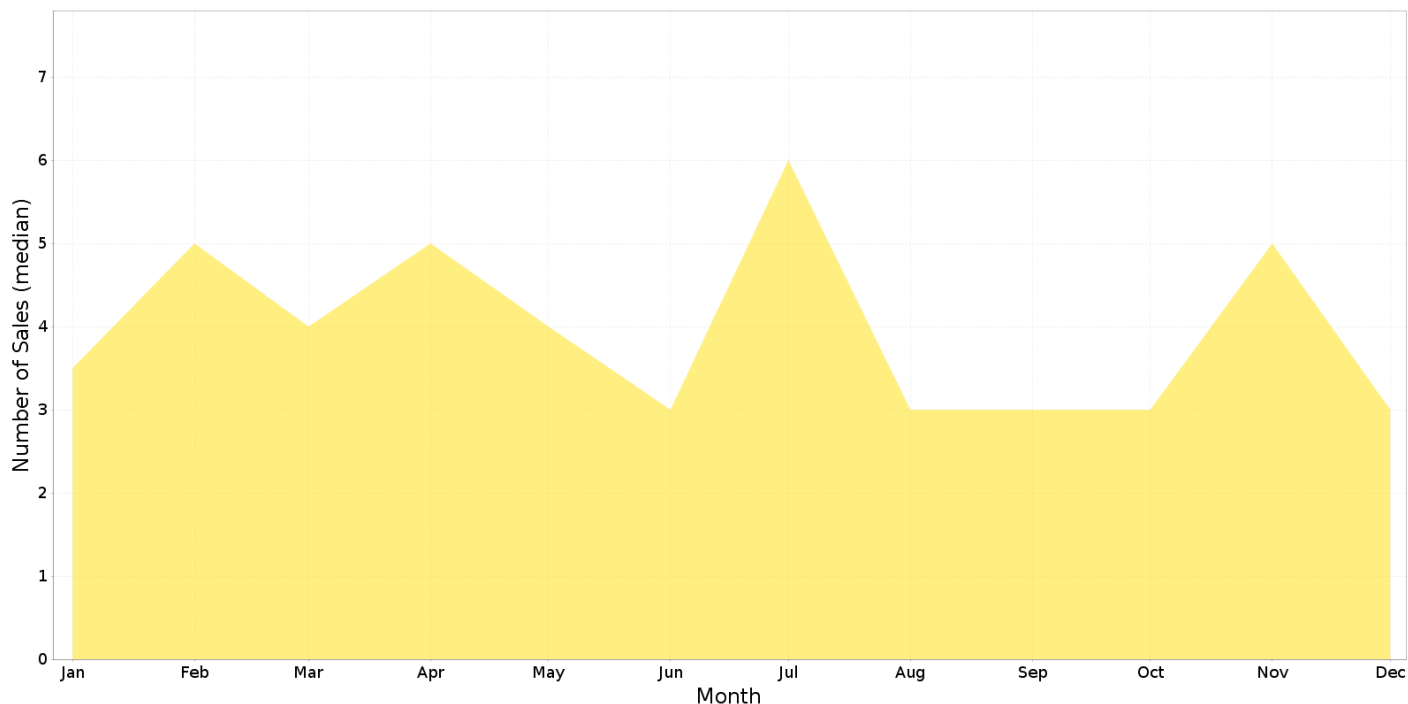
**-12.0%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,250,000

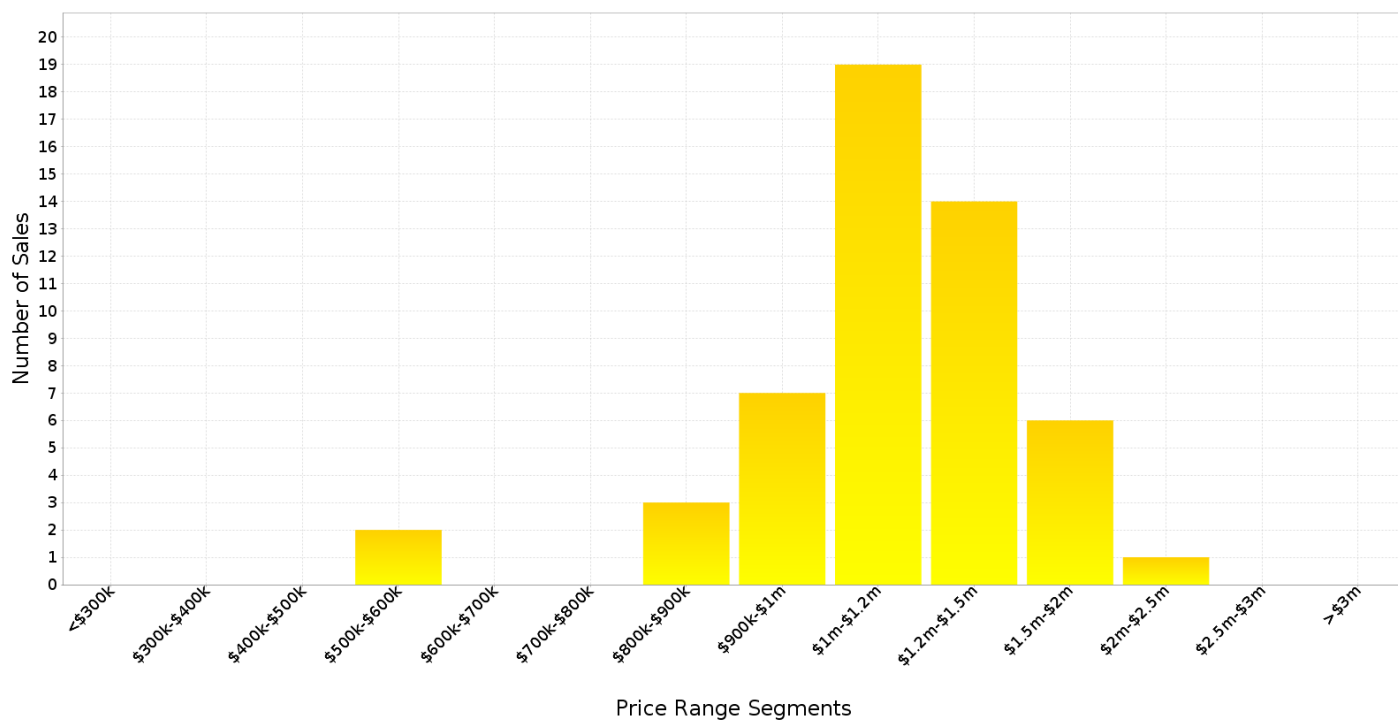
Based on 95 recorded House sales compared over the last two rolling 12 month periods



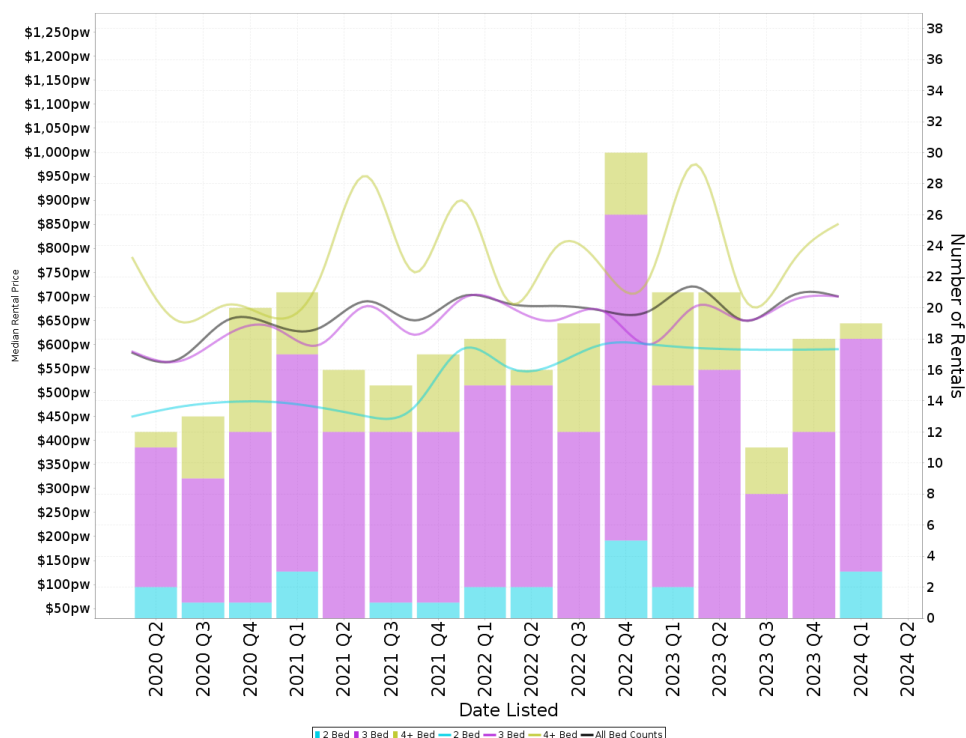
## DOWNER - Peak Selling Periods (3 years)



## DOWNER - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-12.0%**

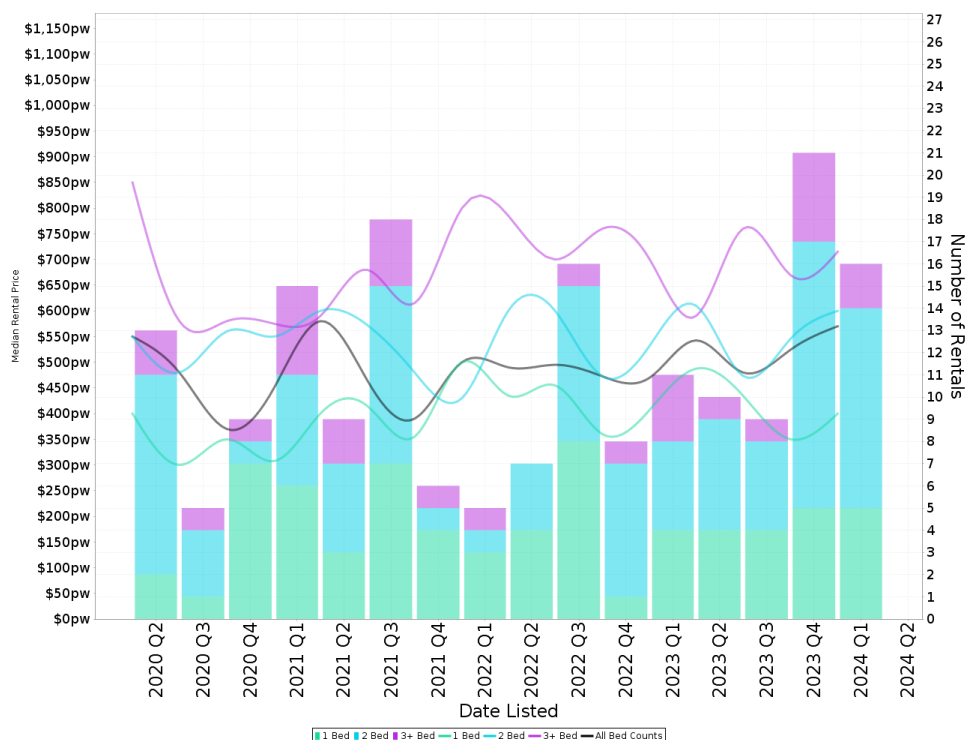
Current Median Price: \$1,100,000  
 Previous Median Price: \$1,250,000  
 Based on 95 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$1,100,000  
 Current Median Rent: \$700  
 Based on 69 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.0%**

Current Median Price: \$696,000  
 Previous Median Price: \$600,000  
 Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$696,000  
 Current Median Rent: \$518  
 Based on 56 registered Unit rentals compared over the last 12 months.

# DOWNER - Recently Sold Properties

Median Sale Price

**\$1.1m**

Based on 48 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

**-12.0%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,250,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**48**

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

**3 ATHERTON ST**




**\$1,075,000**

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

Sold 2024 Apr 23 Days

**170 ATHERTON ST**



**\$1,180,000**

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

Sold 2024 Mar 7 Days

**21 BURN ST**




**\$900,000**

725 m<sup>2</sup> - - -

Sold 2024 Apr 23 Days

**31 LEGGE ST**




**\$1,565,000**

840 m<sup>2</sup> 5 4 3

Sold 2024 Mar 54 Days

**11 EDKINS ST**




**\$1,125,000**

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

Sold 2024 Mar 22 Days

**28 COTTON ST**



**\$975,000**

594 m<sup>2</sup> 3 1 -

Sold 2024 Mar 23 Days

**36 COTTON ST**




**\$1,135,000**

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

Sold 2024 Mar 23 Days

**2 BLACKET ST**




**\$2,400,000**

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

Sold 2024 N/A

**57 BONYTHON ST**



**\$1,250,000**

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

Sold 2024 Mar 22 Days



**69 ANTILL ST**

**\$930,000**

Mar 2024  
22 Days

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

**52 BRADFIELD ST**

**\$1,055,000**

Feb 2024  
35 Days

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

**145 ANTILL ST**

**\$1,000,000**

Feb 2024  
49 Days

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

**24 PHILLIP AVE**

**\$1,700,000**

Feb 2024  
N/A

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

**31 SWINDEN ST**

**\$875,000**

Feb 2024  
59 Days

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

**54 ATHERTON ST**

**\$1,100,000**

Feb 2024  
29 Days

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

**59 BONYTHON ST**

**\$1,100,000**

Jan 2024  
N/A

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

**103 ATHERTON ST**

**\$1,545,000**

Jan 2024  
98 Days

775 m<sup>2</sup> 5 2 1

**2 GALE ST**

**\$1,000,000**

Jan 2024  
63 Days

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

**37 ATHERTON ST**

**\$965,000**

Jan 2024  
87 Days

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

**14 PADBURY ST**

**\$1,245,000**

Jan 2024  
97 Days

763 m<sup>2</sup> 3 2 2

**16 BURN ST**

**\$835,000**

Dec 2023  
N/A

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



# DOWNER - Properties For Rent

## Median Rental Price

**\$700 /w**

Based on 69 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

**+3.3%**

Current Median Price: \$1,100,000  
Current Median Rent: \$700

Based on 48 recorded House sales and 69 House rentals compared over the last 12 months


## Number of Rentals

**69**

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

**54 BONYTHON STREET**



**\$599 per week**

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

May 2024 7 Days

**55 Padbury Street**



**\$770 per week**

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

Apr 2024 5 Days

**4 Banfield Street**



**\$900**

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

Apr 2024 31 Days

**123 Atherton Street**

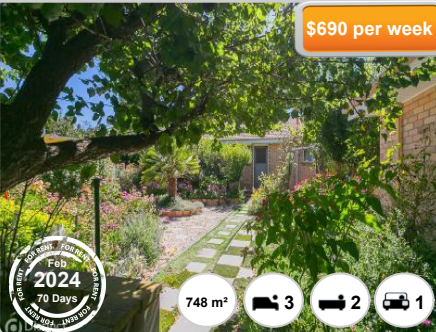


**\$850**

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

Apr 2024 34 Days

**79 Melba Street**



**\$690 per week**

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

Feb 2024 70 Days

**133 Atherton Street**




**\$700**

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

Feb 2024 90 Days

**47 Blacket Street**




**\$650**

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

Jan 2024 113 Days

**24 Cole Street**



**\$880**

947 m<sup>2</sup> 4 2 2

Dec 2023 148 Days