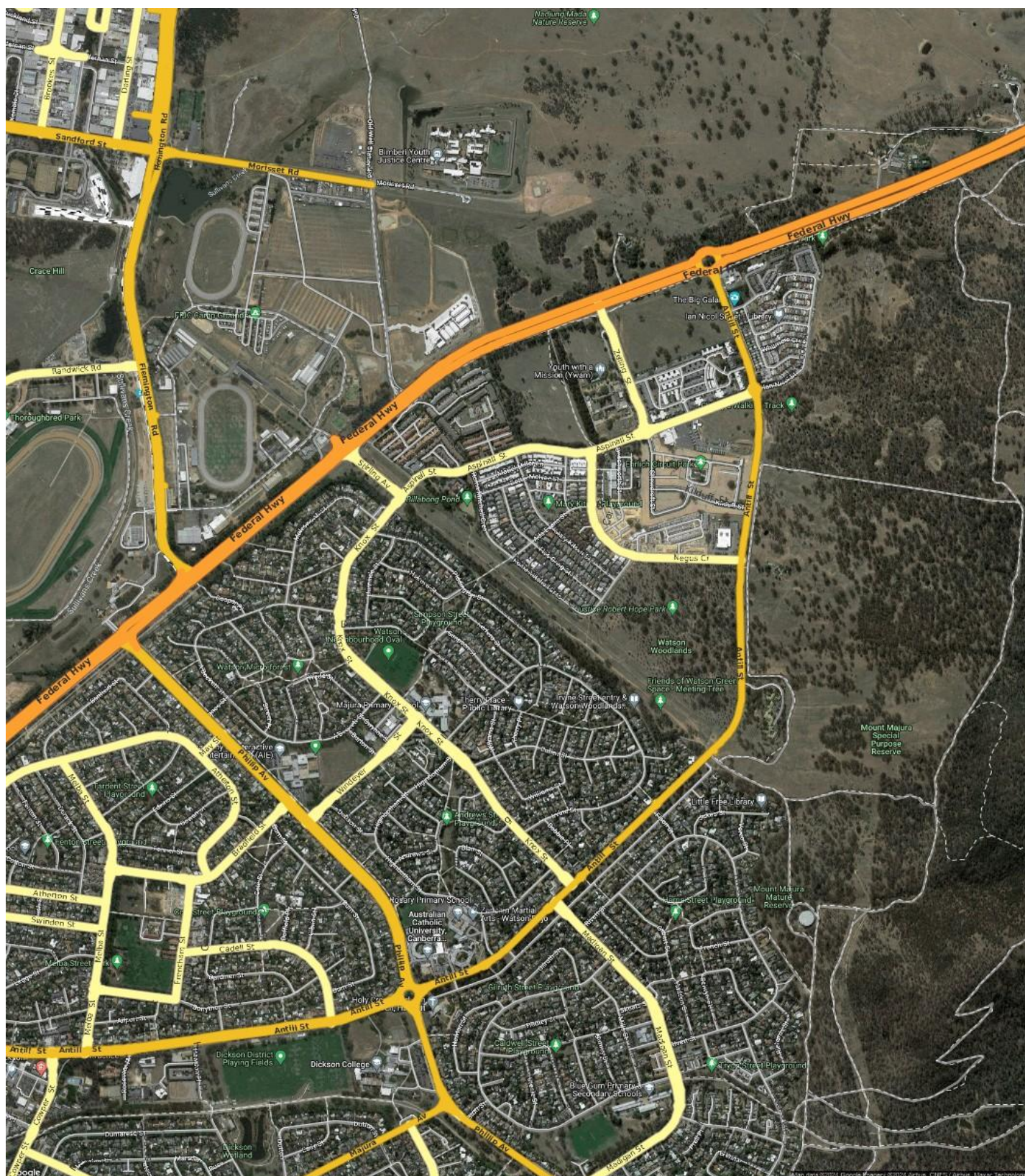


RayWhite.

Suburb
flyover report

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

WATSON - Suburb Map



WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	87	\$ 440,000	0.0 %	\$ 210,000	\$ 800,000
2007	114	\$ 458,000	4.1 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	95	\$ 796,100	7.6 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	38.2 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	9	\$ 1,075,000	0.0 %	\$ 720,000	\$ 1,600,000

Median Sale Price

\$1.1m

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

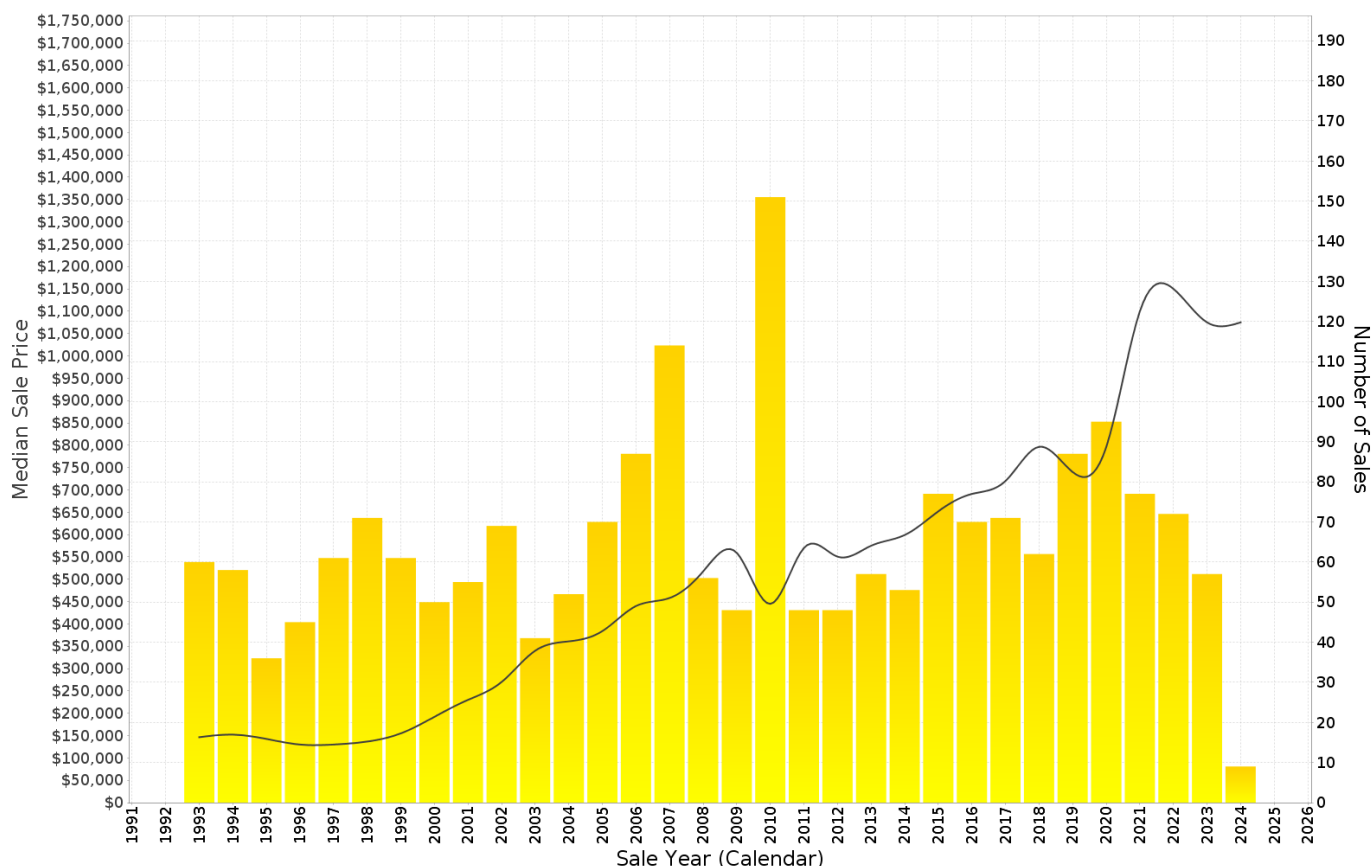
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

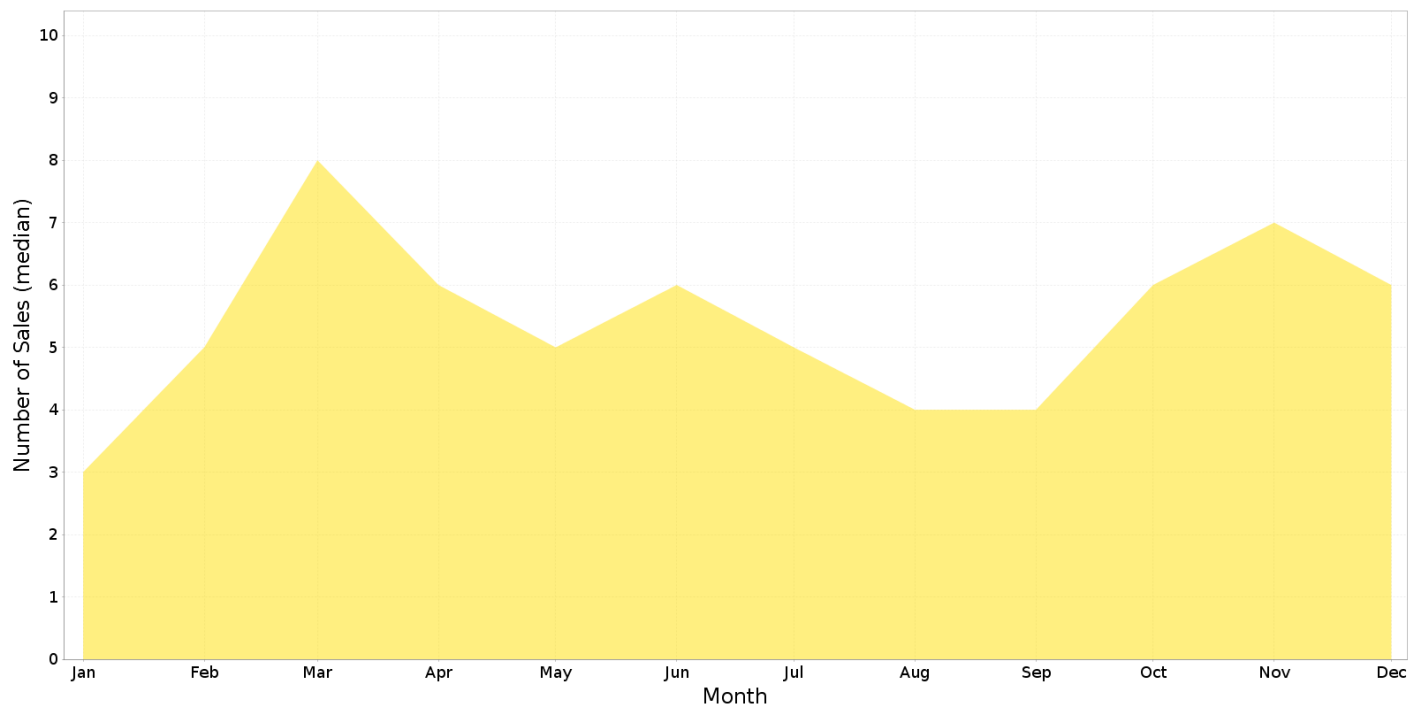
+0.9%

Current Median Price: \$1,100,000
Previous Median Price: \$1,090,000

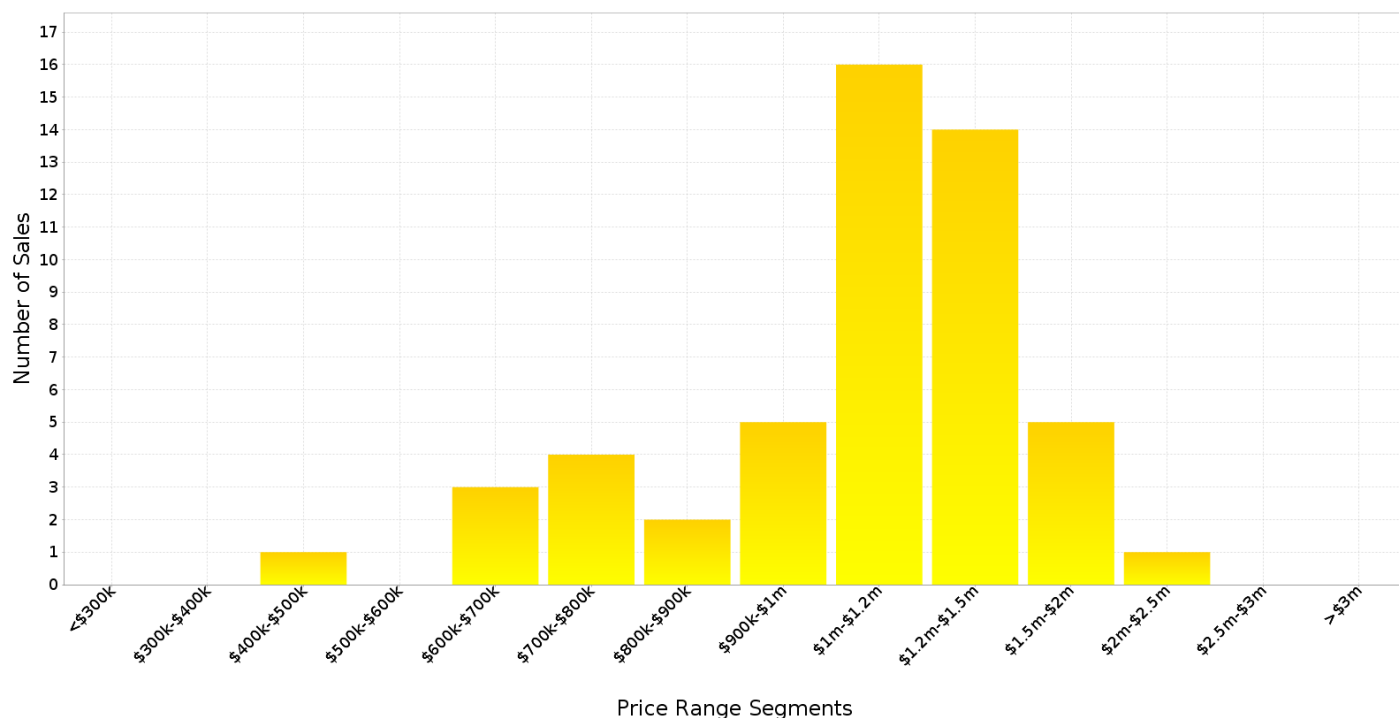
Based on 120 recorded House sales compared over the last two rolling 12 month periods



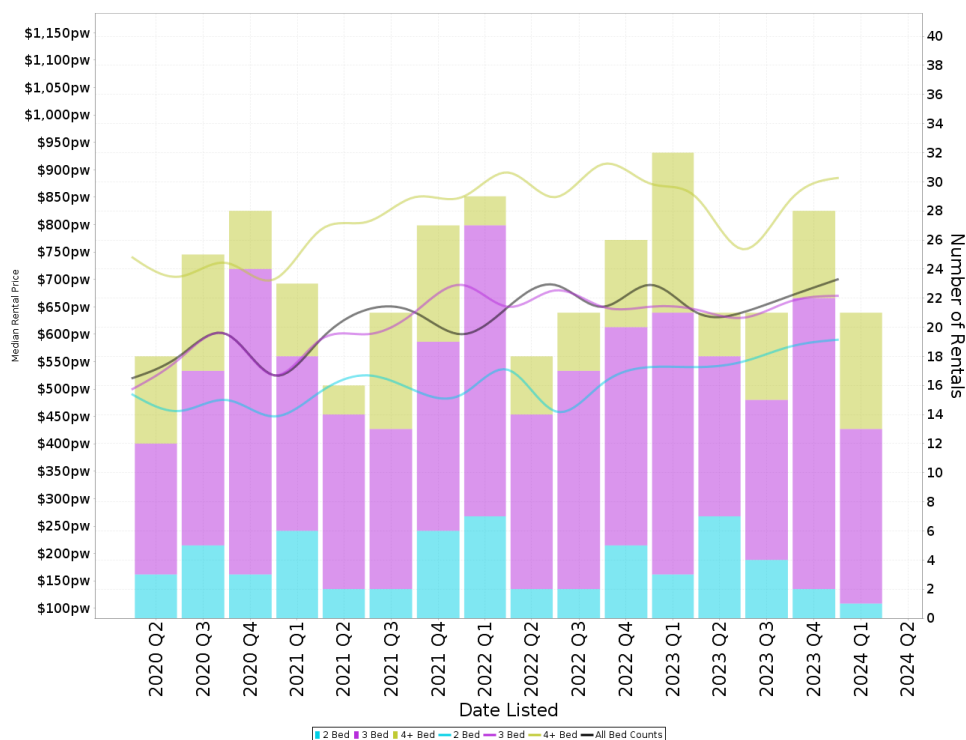
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.9%

Current Median Price: \$1,100,000
Previous Median Price: \$1,090,000

Based on 120 registered House sales compared over the last two rolling 12 month periods.

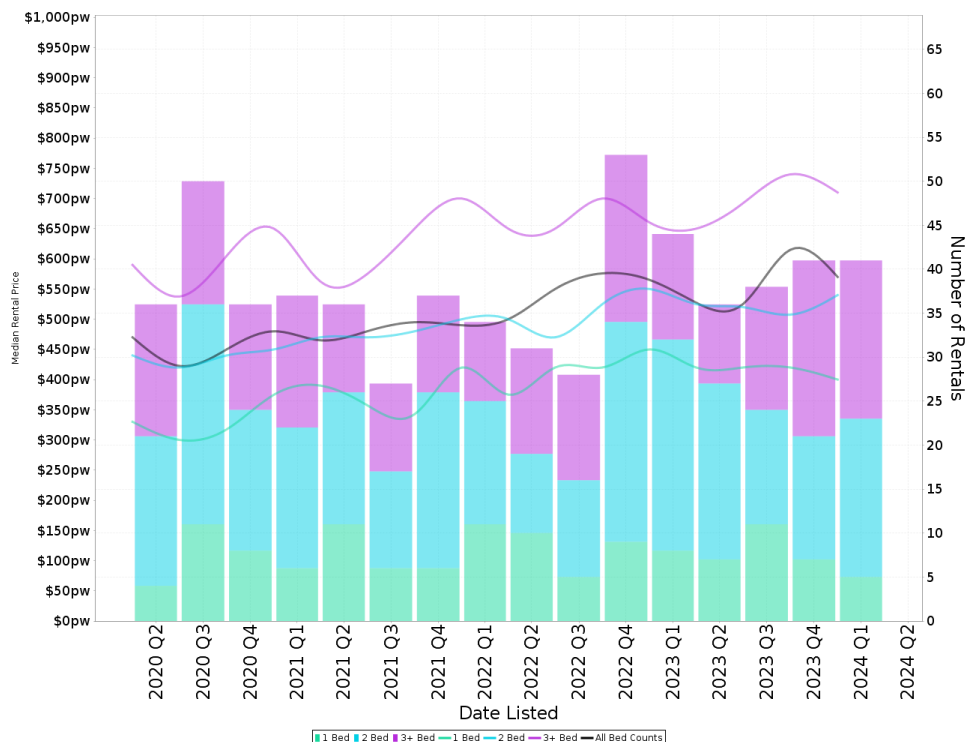
Suburb Rental Yield

+3.1%

Current Median Price: \$1,100,000
Current Median Rent: \$650

Based on 91 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$602,500
Previous Median Price: \$570,000

Based on 196 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$602,500
Current Median Rent: \$555

Based on 156 registered Unit rentals compared over the last 12 months.

WATSON - 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

+0.9%

Current Median Price: \$1,100,000
Previous Median Price: \$1,090,000

Based on 120 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

66 HIGINBOTHAM ST

\$1,270,000

Apr 2024
22 Days

840 m² 3 1 2

4 HEARN ST

\$1,150,000

Apr 2024
33 Days

829 m² 4 2 5

23 MCCLEMANS ST

\$1,460,000

Apr 2024
29 Days

493 m² 4 2 2

26 A' BECKETT ST

\$980,000

Apr 2024
31 Days

915 m² 3 1 2

1 HOLROYD ST

\$1,210,000

Apr 2024
31 Days

838 m² 4 1 2

8 BURNSIDE ST

\$1,260,000

Mar 2024
45 Days

664 m² 4 2 1

67 A' BECKETT ST

\$1,265,000

Mar 2024
21 Days

911 m² 3 1 2

26 WADE ST

\$1,100,000

Mar 2024
15 Days

664 m² 3 1 2

233 ANTILL ST

\$1,050,000

Mar 2024
472 Days

679 m² 3 2 1

27 SHEWCROFT ST

\$1,530,000

Mar 2024
22 Days

447 m² 4 2 2

11 KERFERD ST

\$1,140,000

Mar 2024
35 Days

695 m² 3 1 1

42 KNOX ST

\$1,012,000

Mar 2024
21 Days

912 m² 4 1 2

6 HARDING ST

\$980,000

Feb 2024
24 Days

664 m² 3 1 1

19 DOBSON PL

\$1,200,000

Feb 2024
N/A

685 m² 5 2 2

62 A'BECKETT ST

\$1,230,000

Feb 2024
8 Days

799 m² 4 1 2

5 PHILLIPA WEEKS ST

\$720,000

Feb 2024
32 Days

202 m² 3 1 1

44 KNOX ST

\$1,075,000

Feb 2024
210 Days

986 m² 4 2 1

3 ADA EVANS ST

\$1,400,000

Feb 2024
N/A

598 m² 4 2 2

71 IAN NICOL ST

\$708,000

Jan 2024
30 Days

207 m² 2 1 1

59 EHRLICH CCT

\$950,000

Jan 2024
108 Days

158 m² 3 2 2

76 A'BECKETT ST

\$1,600,000

Jan 2024
N/A

721 m² 3 1 2

WATSON - Properties For Rent

Median Rental Price

\$650 /w

Based on 91 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

+3.1%

Current Median Price: \$1,100,000
Current Median Rent: \$650

Based on 48 recorded House sales and 91 House rentals compared over the last 12 months

Number of Rentals


91

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

38 TAY STREET

\$615 per week




Apr 2024
15 Days

200 m² 3 1 1

45 Ian Nicol Street

\$640 per week




Apr 2024
21 Days

249 m² 3 1 1

32 Blair Street

\$600.00 per




Apr 2024
38 Days

779 m² 3 2 1

83 PHILLIP AVENUE

\$585 per week




Apr 2024
38 Days

429 m² 4 2 1

95 PHILLIP AVENUE

\$620 per week

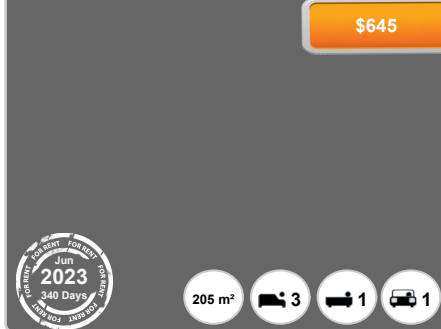


Nov 2023
174 Days

766 m² 3 1 2

21 Whitmore Crescent

\$645




Jun 2023
340 Days

205 m² 3 1 1

25 Ian Nicol Street

\$740



Jun 2023
341 Days

206 m² 2 1 1