

**RayWhite.**

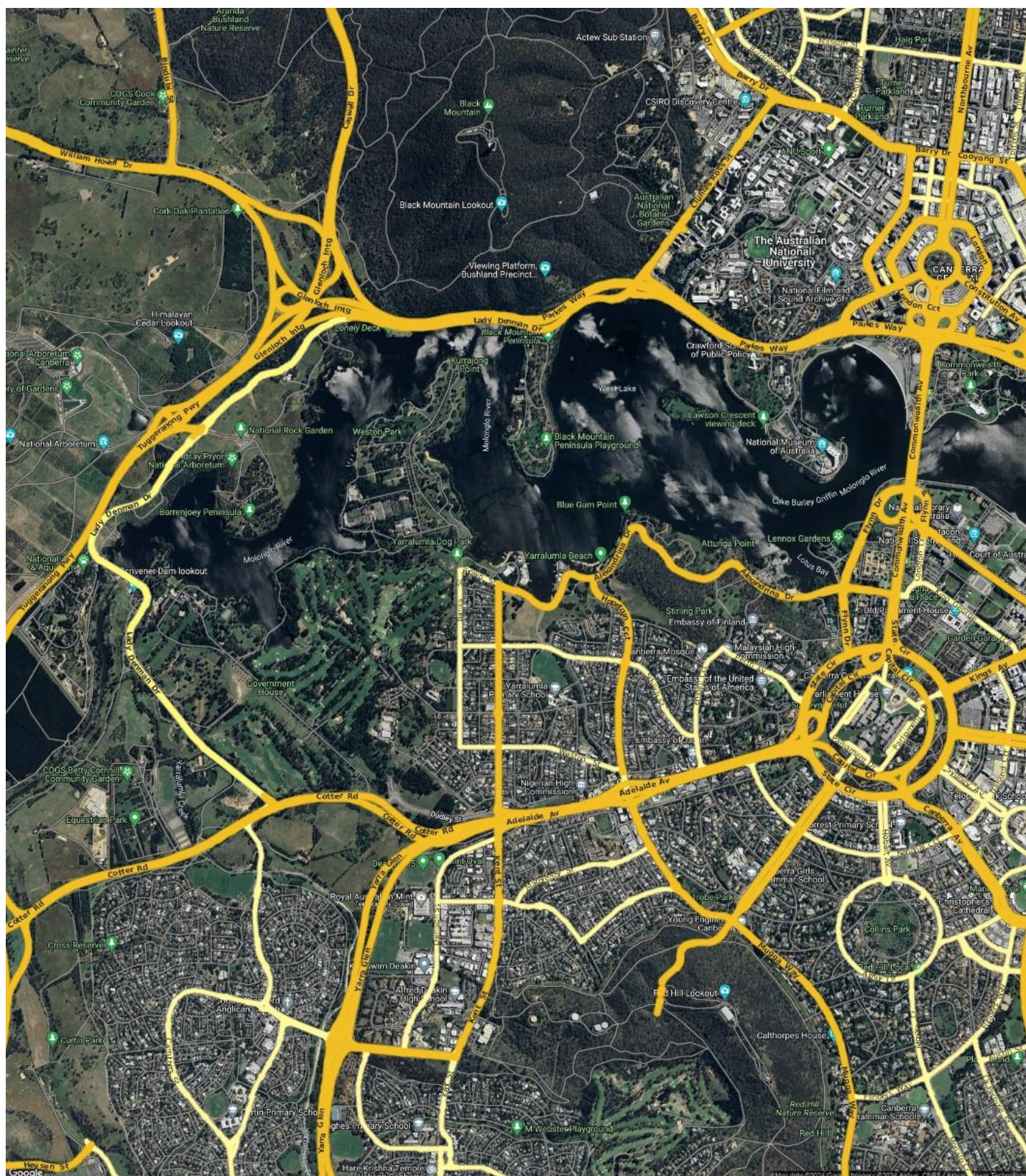
**Suburb**  
flyover report

**YARRALUMLA (HOUSE)**

**PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT**



# YARRALUMLA - Suburb Map





# YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	51	\$ 785,000	0.0 %	\$ 482,000	\$ 2,750,000
2007	56	\$ 897,500	14.3 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	44	\$ 2,407,500	6.5 %	\$ 1,500,000	\$ 6,400,000
2023	33	\$ 2,010,000	-16.5 %	\$ 1,100,000	\$ 5,800,000
2024	4	\$ 2,340,000	16.4 %	\$ 1,129,000	\$ 2,550,000

## Median Sale Price

# \$2.2m

Based on 29 recorded House sales within the last 12 months (Apr '23 - Mar '24)

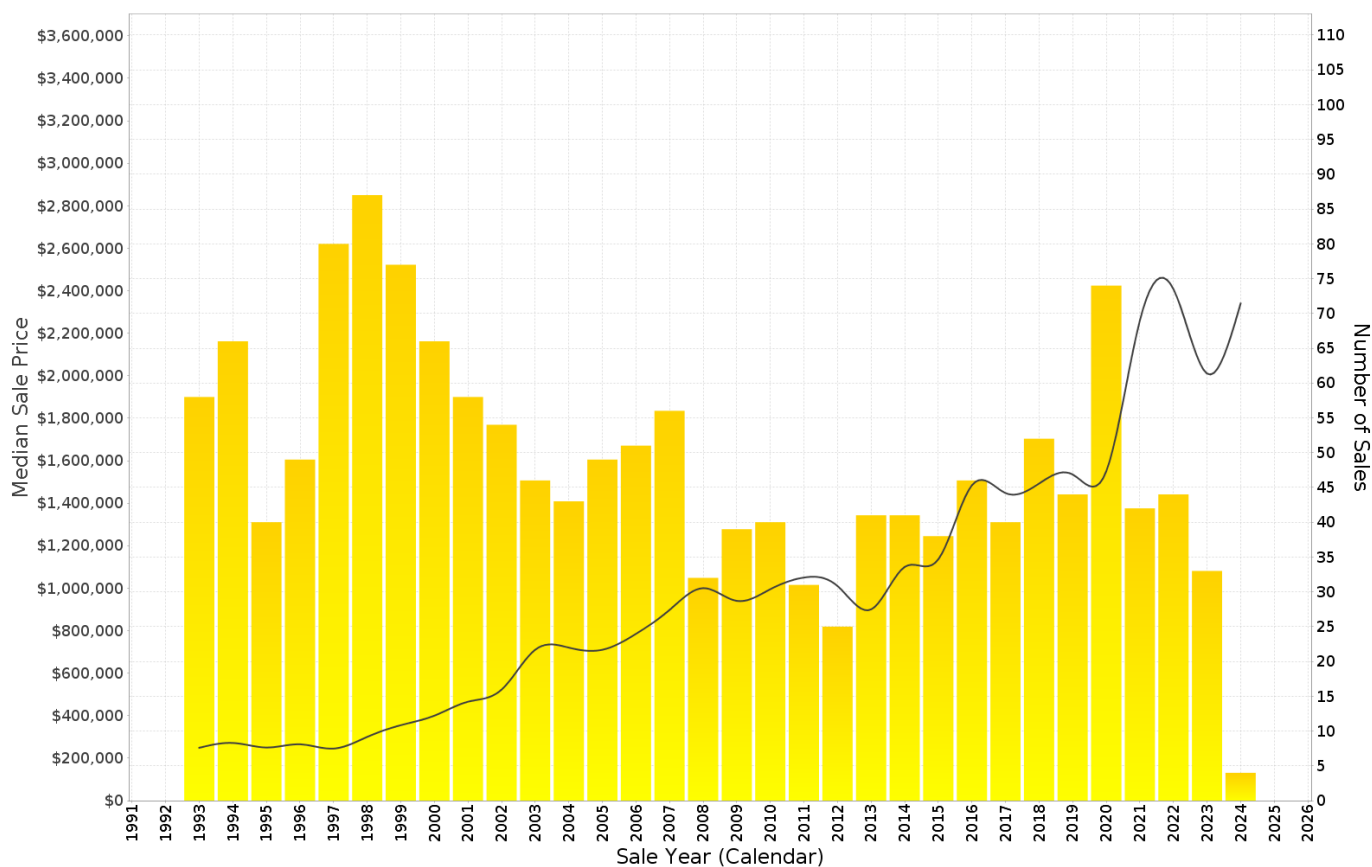
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

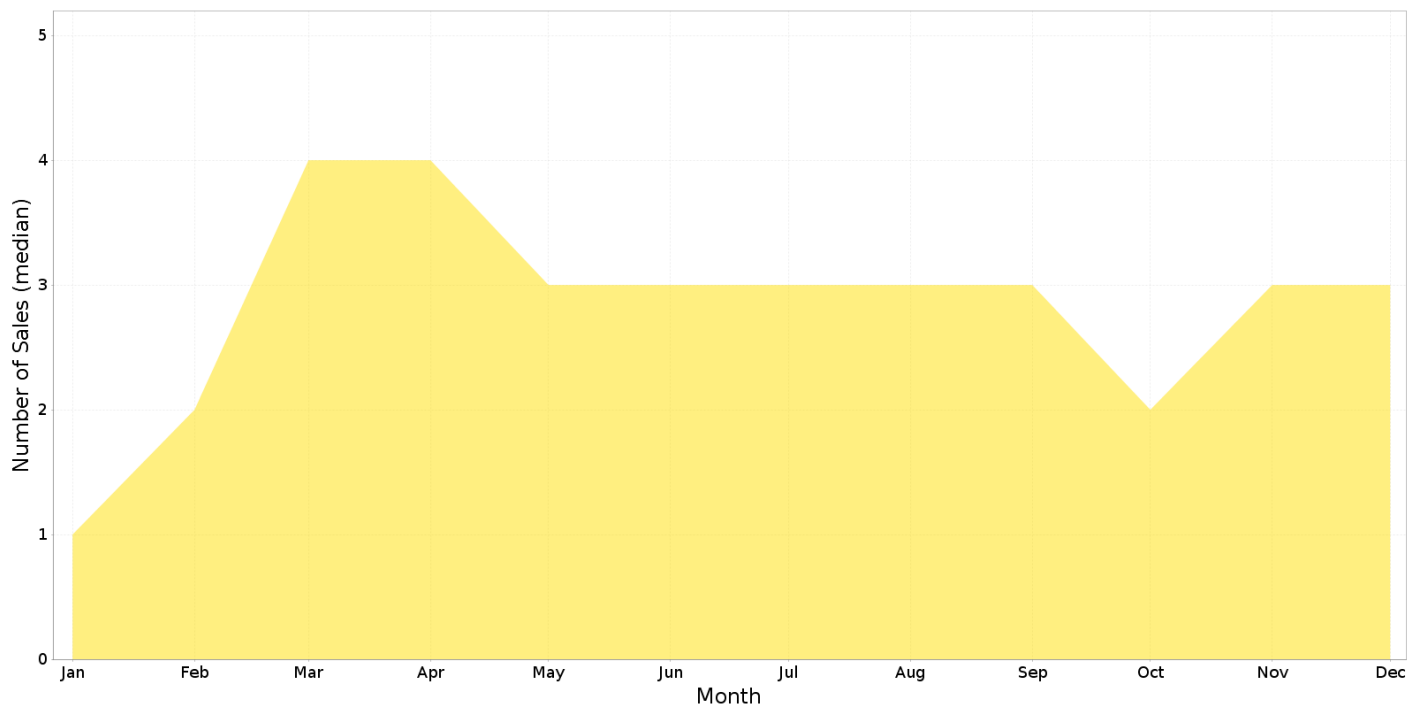
# 0.0%

Current Median Price: \$2,200,000  
Previous Median Price: \$2,200,000

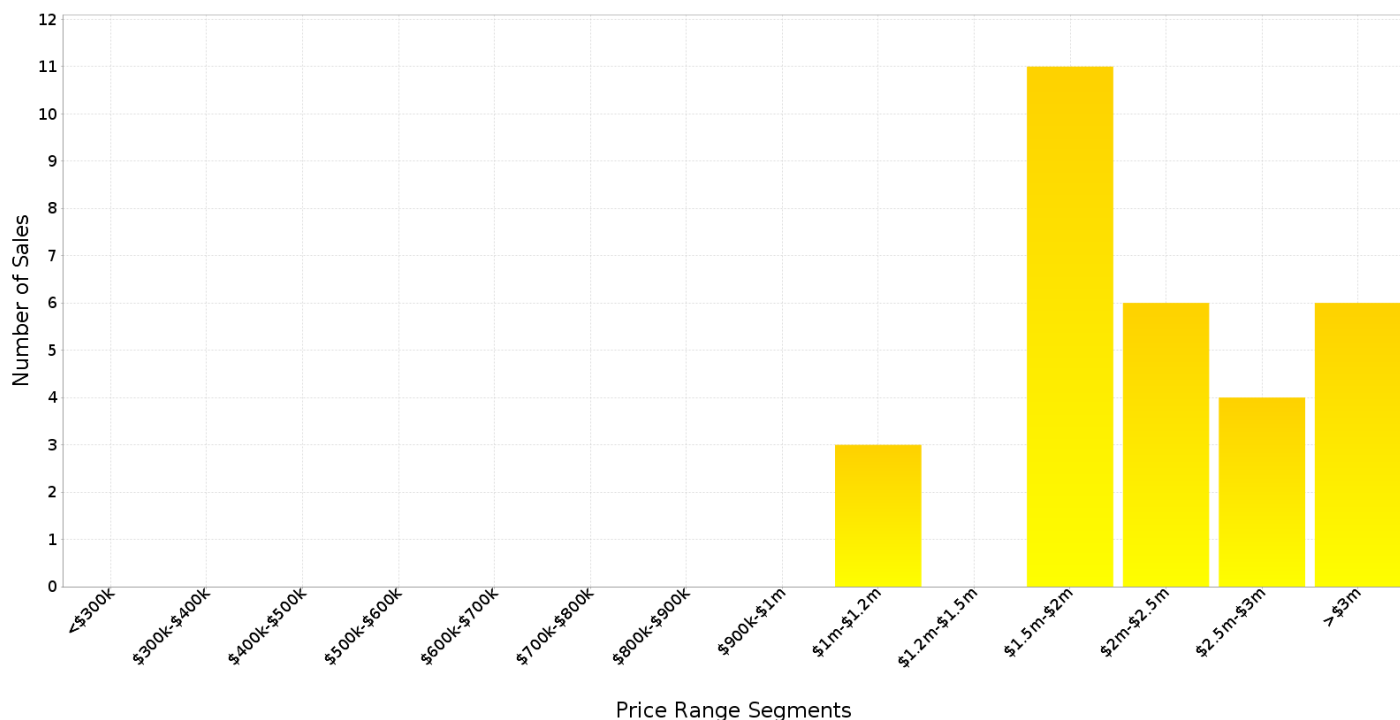
Based on 72 recorded House sales compared over the last two rolling 12 month periods



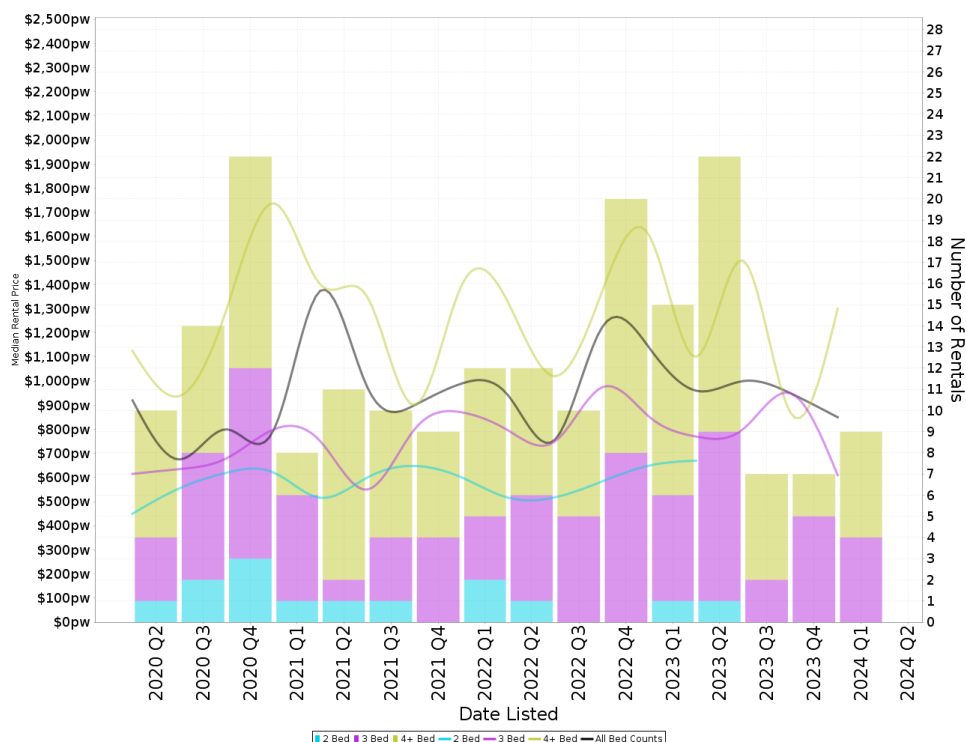
## YARRALUMLA - Peak Selling Periods (3 years)



## YARRALUMLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

Current Median Price: \$2,200,000  
Previous Median Price: \$2,200,000

Based on 72 registered House sales compared over the last two rolling 12 month periods.

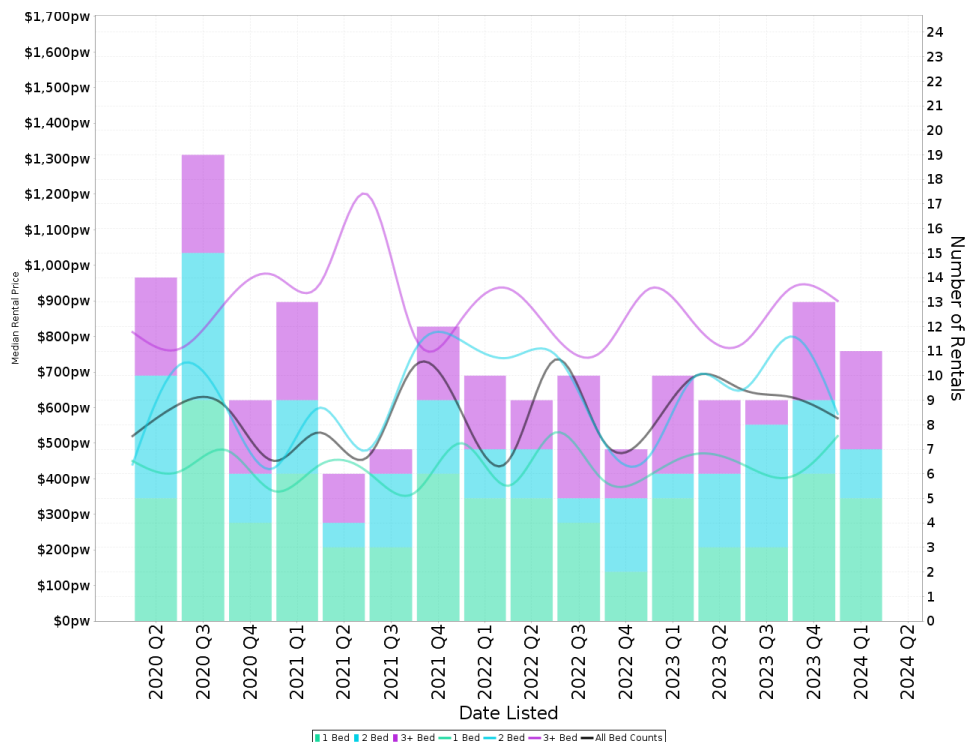
Suburb Rental Yield

+2.1%

Current Median Price: \$2,200,000  
Current Median Rent: \$900

Based on 45 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

+31.1%

Current Median Price: \$917,500  
Previous Median Price: \$700,000

Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$917,500  
Current Median Rent: \$650

Based on 42 registered Unit rentals compared over the last 12 months.

# YARRALUMLA - Recently Sold Properties

Median Sale Price

**\$2.2m**

Based on 29 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

**0.0%**

Current Median Price: \$2,200,000  
Previous Median Price: \$2,200,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**29**

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

**18 LANE POOLE PL**




**\$1,550,000**

Sold 2024 Apr 56 Days

4 Beds 2 Baths 2 Car

**11 WESTON ST**

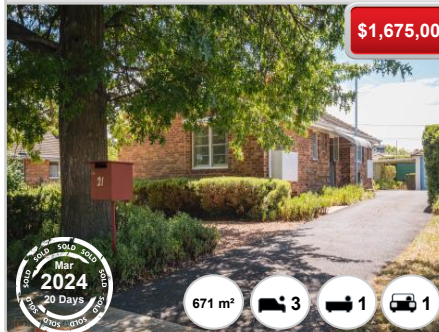


**\$1,800,000**

Sold 2024 Mar 22 Days

1,668 m<sup>2</sup> 3 Beds 2 Baths 3 Car

**21 HAMPTON CCT**



**\$1,675,000**

Sold 2024 Mar 20 Days

671 m<sup>2</sup> 3 Beds 1 Bath 1 Car

**35 MACDONNELL ST**




**\$1,630,000**

Sold 2024 Mar 28 Days

666 m<sup>2</sup> 2 Beds 1 Bath - Car

**13 HOOKER ST**




**\$2,425,000**

Sold 2024 Mar 4 Days

818 m<sup>2</sup> 4 Beds 3 Baths 1 Car

**20 WELD ST**



**\$1,915,000**

Sold 2024 Mar 182 Days

794 m<sup>2</sup> 4 Beds 2 Baths 2 Car

**16 ABBOTT ST**




**\$2,550,000**

Sold 2024 Feb 14 Days

898 m<sup>2</sup> 5 Beds 2 Baths 2 Car

**21 BLACK ST**



**\$2,255,000**

Sold 2024 Feb 45 Days

687 m<sup>2</sup> 4 Beds 2 Baths 2 Car

**64 HOPETOUN CCT**



**\$1,129,000**

Sold 2024 Jan 68 Days

504 m<sup>2</sup> 3 Beds 1 Bath 2 Car



**117 HOPETOUN CCT**

**\$3,000,000**

SOLD Dec 2023  
22 Days

924 m<sup>2</sup> 4 2 2

**9 DEANE ST**

**\$4,570,000**

SOLD Dec 2023  
19 Days

862 m<sup>2</sup> 4 2 2

**46 MUSGRAVE ST**

**\$2,100,000**

SOLD Dec 2023  
19 Days

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

**103 HOPETOUN CCT**

**\$1,825,000**

SOLD Dec 2023  
27 Days

1,024 m<sup>2</sup> 5 3 3

**12 HILL CNR**

**\$3,500,000**

SOLD Dec 2023  
19 Days

1,033 m<sup>2</sup> 4 3 2

**58 HAMPTON CCT**

**\$1,143,000**

SOLD Dec 2023  
26 Days

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

**76 HAMPTON CCT**

**\$1,129,000**

SOLD Nov 2023  
35 Days

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

# YARRALUMLA - Properties For Rent

## Median Rental Price

**\$900 /w**

Based on 45 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

**+2.1%**

Current Median Price: \$2,200,000  
Current Median Rent: \$900

Based on 29 recorded House sales and 45 House rentals compared over the last 12 months

## Number of Rentals

**45**

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

**12 Gunn St**

**\$1,600 per**

810 m<sup>2</sup> 4 3 2

Apr 2024 37 Days

**12 GUNN STREET**

**\$1,600 weekly**

810 m<sup>2</sup> 4 3 2

Apr 2024 37 Days

**3A Musgrave Street**

**\$850.00 per**

741 m<sup>2</sup> 3 2 -

Feb 2024 73 Days

**15 Black Street**

**\$1,300 per**

630 m<sup>2</sup> 4 2 2

Jan 2024 113 Days