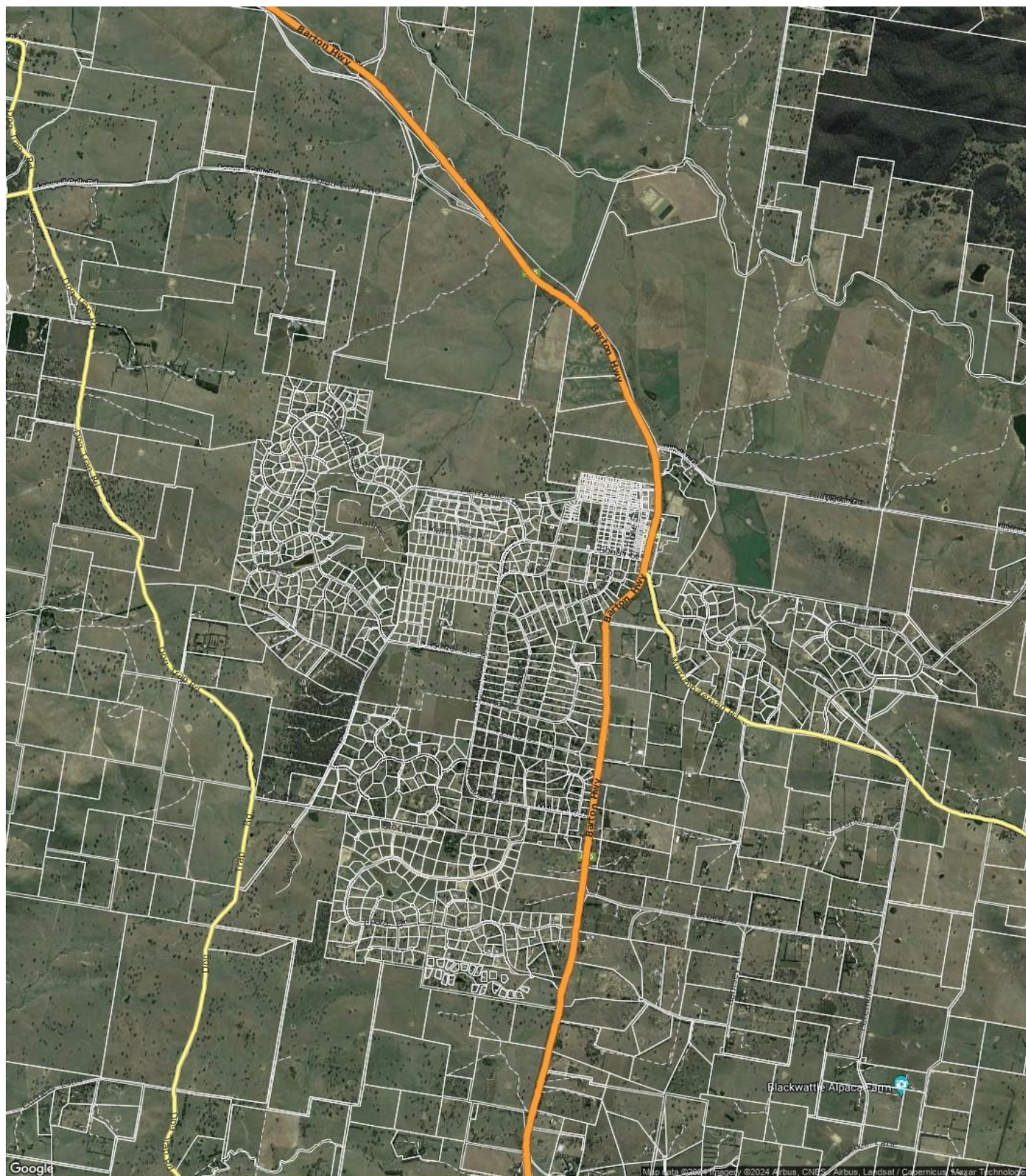


RayWhite.

Suburb
flyover report

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

MURRUMBATEMAN - Suburb Map



Prepared on 09/05/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 510,000	0.0 %	\$ 170,000	\$ 935,000
2007	64	\$ 529,000	3.7 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	72	\$ 876,250	3.5 %	\$ 350,000	\$ 1,800,000
2021	70	\$ 1,110,000	26.7 %	\$ 75,000	\$ 3,500,000
2022	61	\$ 1,275,000	14.9 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-2.2 %	\$ 195,000	\$ 2,230,000
2024	5	\$ 1,200,000	-3.8 %	\$ 1,050,000	\$ 1,701,000

Median Sale Price

\$1.15m

Based on 40 recorded House sales within the last 12 months (Apr '23 - Mar '24)

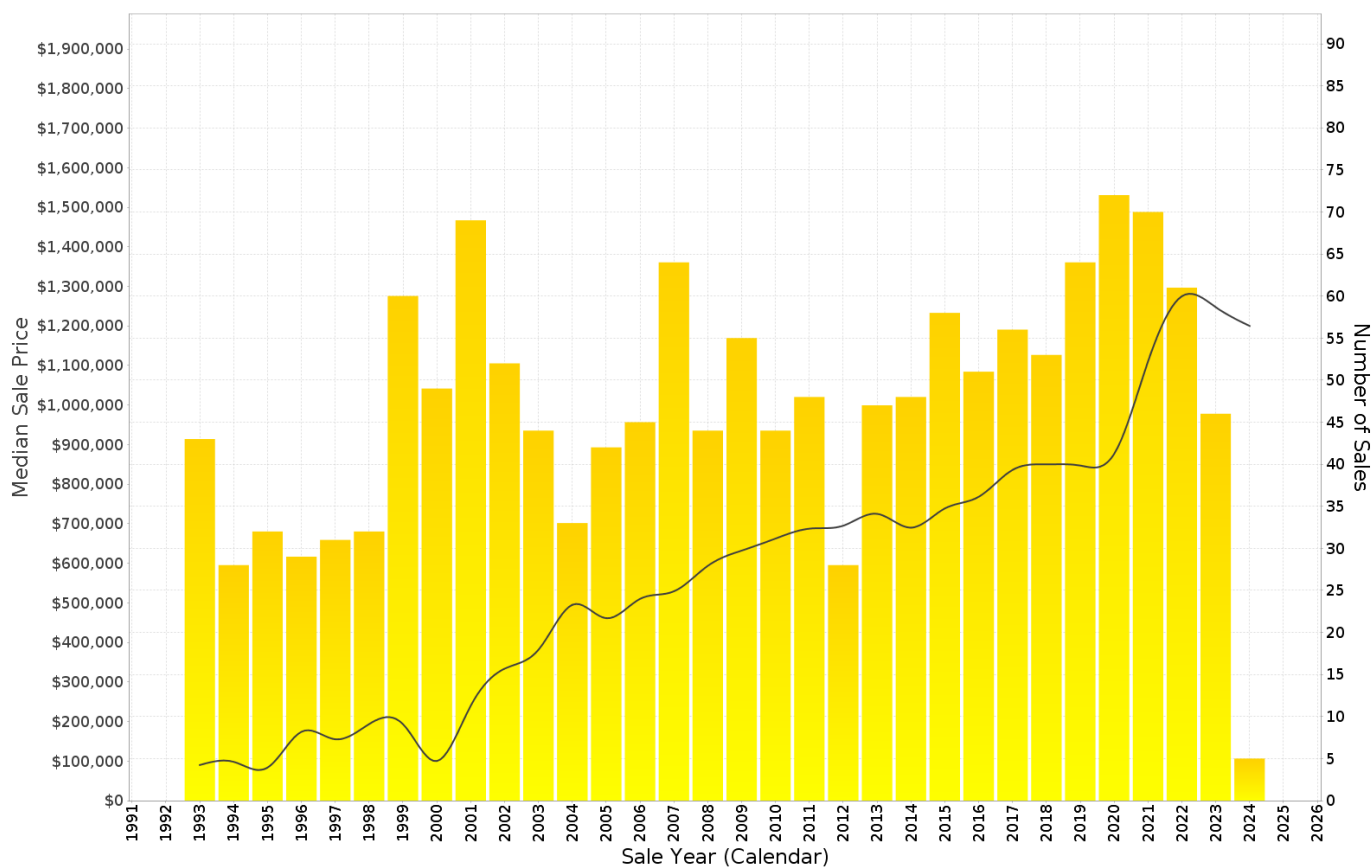
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-11.9%

Current Median Price: \$1,145,000
Previous Median Price: \$1,300,000

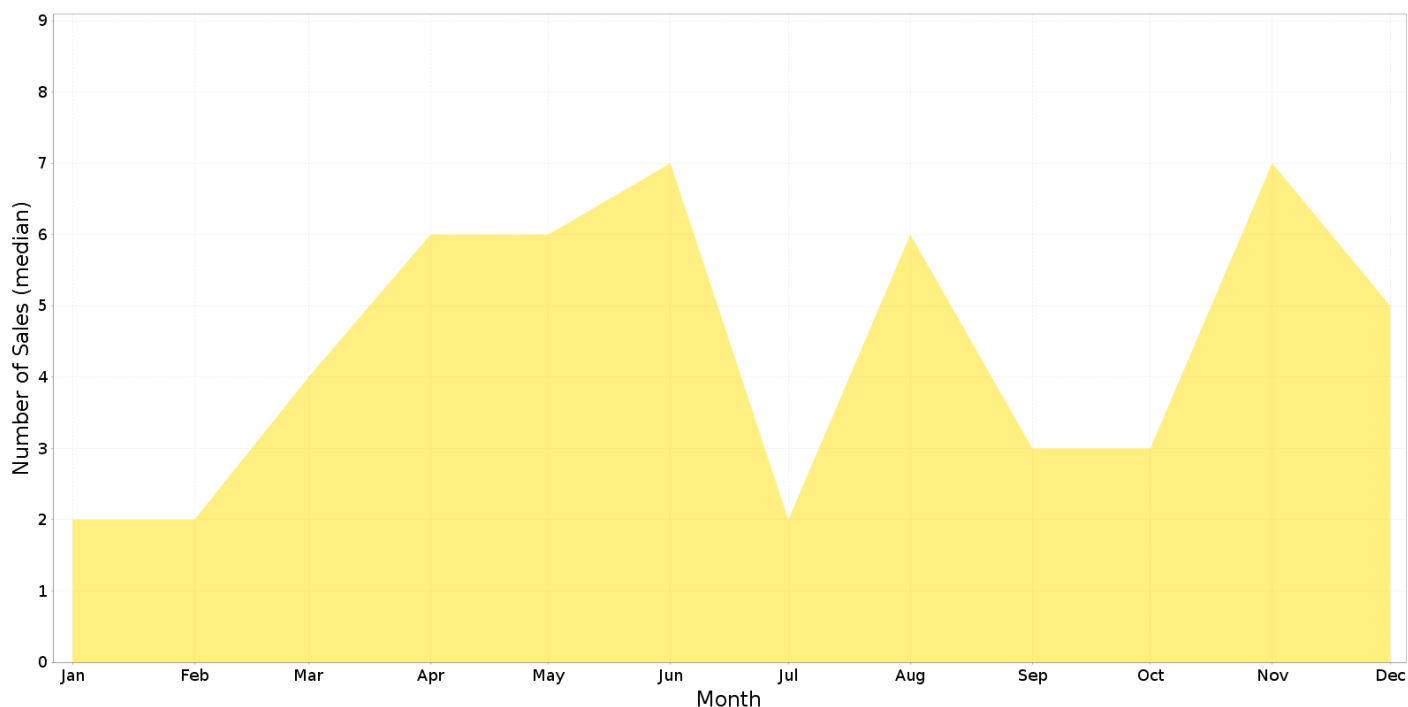
Based on 97 recorded House sales compared over the last two rolling 12 month periods



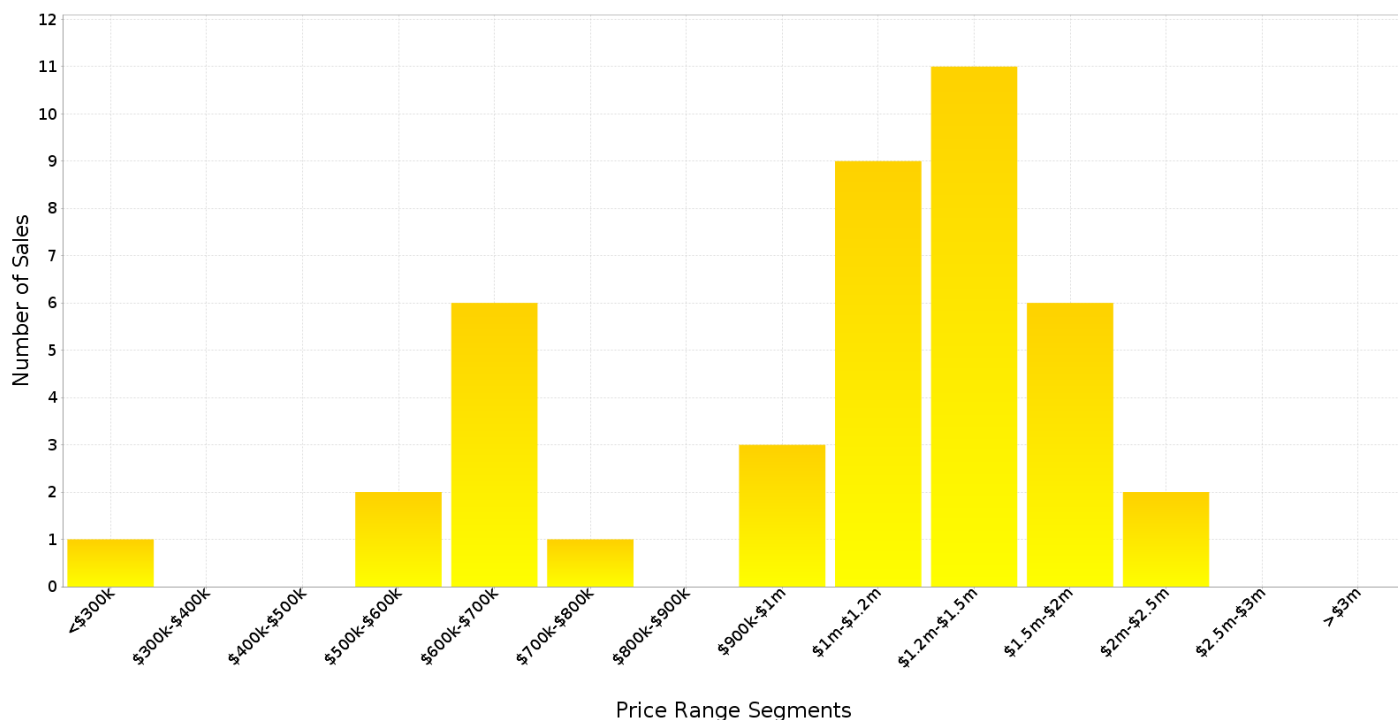
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MURRUMBATEMAN - Peak Selling Periods (3 years)



MURRUMBATEMAN - Price Range Segments (12)



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RayWhite

Median Weekly Rents (Houses)

Date Listed	2 Bed	3 Bed	4+ Bed	Total Rentals	Median Rental Price (\$pw)
2020 Q2	120	200	100	420	~\$700
2020 Q3	120	200	100	420	~\$750
2020 Q4	0	0	250	250	~\$850
2021 Q1	0	0	480	480	~\$900
2021 Q2	250	350	100	700	~\$1,000
2021 Q3	250	250	0	500	~\$850
2021 Q4	250	100	0	350	~\$800
2022 Q1	250	100	0	350	~\$950
2022 Q2	350	100	0	450	~\$1,150
2022 Q3	350	100	0	450	~\$1,150
2022 Q4	250	100	0	350	~\$850
2023 Q1	250	100	0	350	~\$1,100
2023 Q2	250	100	0	350	~\$700
2023 Q3	250	100	0	350	~\$850
2023 Q4	120	100	0	220	~\$750
2024 Q1	120	100	0	220	~\$800
2024 Q2	0	0	0	0	~\$800

Suburb Sale Price Growth

-11.9%

Current Median Price: \$1,145,000
 Previous Median Price: \$1,300,000
 Based on 97 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,145,000
 Current Median Rent: \$750
 Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

Date Listed	1 Bed	2 Bed	3+ Bed	Total Rentals	Median Rental Price (\$pw)
2020 Q2	0	0	0	0	~\$1,300
2020 Q3	0	0	0	0	~\$1,300
2020 Q4	0	0	0	0	~\$1,300
2021 Q1	0	0	0	0	~\$1,300
2021 Q2	0	0	0	0	~\$1,300
2021 Q3	0	0	0	0	~\$1,300
2021 Q4	0	0	0	0	~\$1,300
2022 Q1	0	0	0	0	~\$1,300
2022 Q2	0	0	1	1	~\$1,500
2022 Q3	0	0	0	0	~\$1,300
2022 Q4	0	0	1	1	~\$350
2023 Q1	0	0	0	0	~\$1,300
2023 Q2	0	0	0	0	~\$1,300
2023 Q3	0	0	0	0	~\$1,300
2023 Q4	0	0	1	1	~\$400
2024 Q1	0	0	0	0	~\$1,300
2024 Q2	0	0	0	0	~\$1,300

Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 40 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

-11.9%

Current Median Price: \$1,145,000
Previous Median Price: \$1,300,000

Based on 97 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

40


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

356 GOODA CREEK RD




\$3,500,000




32.48 ha   

Sold 2024
May
N/A

49 BROUGHTON CCT




\$1,525,000




2.02 ha   

Sold 2024
Apr
359 Days

9 RYSLIPP DR




\$1,800,010




20.96 ha   

Sold 2024
Apr
171 Days

6 KANANGRA CL



\$2,380,000

2.32 ha   

Sold 2024
Apr
50 Days

14 DAVIS CCT



\$1,140,000

1 ha   

Sold 2024
Apr
51 Days

12 GREVILLEA CL



\$1,160,000

1.72 ha   

Sold 2024
Mar
54 Days

9 CLOVER CL



\$1,200,000

7,611 m²   

Sold 2024
Mar
151 Days

3 SANTA GERTRUDIS PL




\$1,190,000




7,262 m²   

Sold 2024
Mar
188 Days

35 WEST ST



\$1,050,000

1,082 m²   

Sold 2024
Feb
334 Days

1 NORTH ST

\$1,225,000

Jan 2024
277 Days

832 m² 4 2 3

32 SOUTH ST

\$1,701,000

Jan 2024
65 Days

7,870 m² 6 3 3

24 MALBEC DR

\$635,000

Dec 2023
23 Days

6,501 m² - - -

8 LINDEN CL

\$1,520,000

Dec 2023
51 Days

2.38 ha 4 2 4

6 GREVILLEA CL

\$1,425,000

Dec 2023
61 Days

1.87 ha 4 2 2

CRANAGE PARK RYSLIPP DR

\$1,800,011

Dec 2023
N/A

photo not available

4 3 4

42 MIDDLE ST

\$1,250,000

23.0m 53.3m 1224 m² 53.3m 23.0m

2023
N/A

1,228 m² - - -

8 WILLIAM ST

\$1,050,000

Nov 2023
41 Days

1,239 m² 4 2 2

25 MALBEC DR

\$655,000

Shale Winos

25 Malbec Dr

Nov 2023
130 Days

7,283 m² - - -

45 MIDDLE ST

\$1,000,000

Nov 2023
48 Days

810 m² 4 2 2

4 MERRIMAN PL

\$195,000

Nov 2023
N/A

1,926 m² 4 2 2

8 MALBEC DR

\$640,000

54.0m 119.7m 6,465 m² 119.7m

2023
N/A

6,506 m² - - -

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$750 /w

Based on 20 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

+3.4%

Current Median Price: \$1,145,000
Current Median Rent: \$750

Based on 40 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

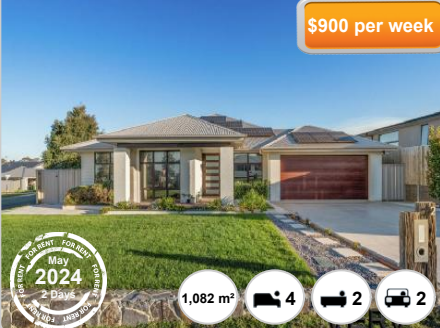
20




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

2 McClung Drive

\$900 per week




1,082 m²  4  2  2

May 2024
2 Days

80 Murrumbateman Rd

\$750 per week



18.7 ha  5  2  2

May 2024
2 Days

80 MURRUMBATEMAN ROAD

\$750 per week







18.7 ha  5  2  2

May 2024
3 Days

9 ROSE STREET

\$700 per week

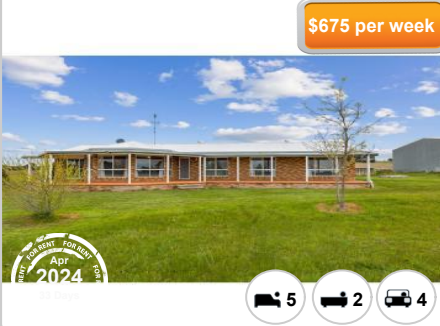





1,012 m²  2  1  5

Apr 2024
17 Days

402 ELMS ROAD

\$675 per week







 5  2  4

Apr 2024

27 WEST STREET

\$860.00







1,228 m²  4  2  2

Apr 2024
36 Days

1143 DOG TRAP ROAD

\$795 per week







195.1 ha  5  1  5

Mar 2024
46 Days

1173. DOG TRAP ROAD

\$610 per week







 4  1  4

Mar 2024
49 Days

16 MERRYVILLE DRIVE

\$700 per week




7,897 m²  3  2  2

Jan 2024
111 Days

7A EUROKA AVENUE

\$695 per week



Nov 2023
167 Days

16.19 ha 3 2 1