



RayWhite.

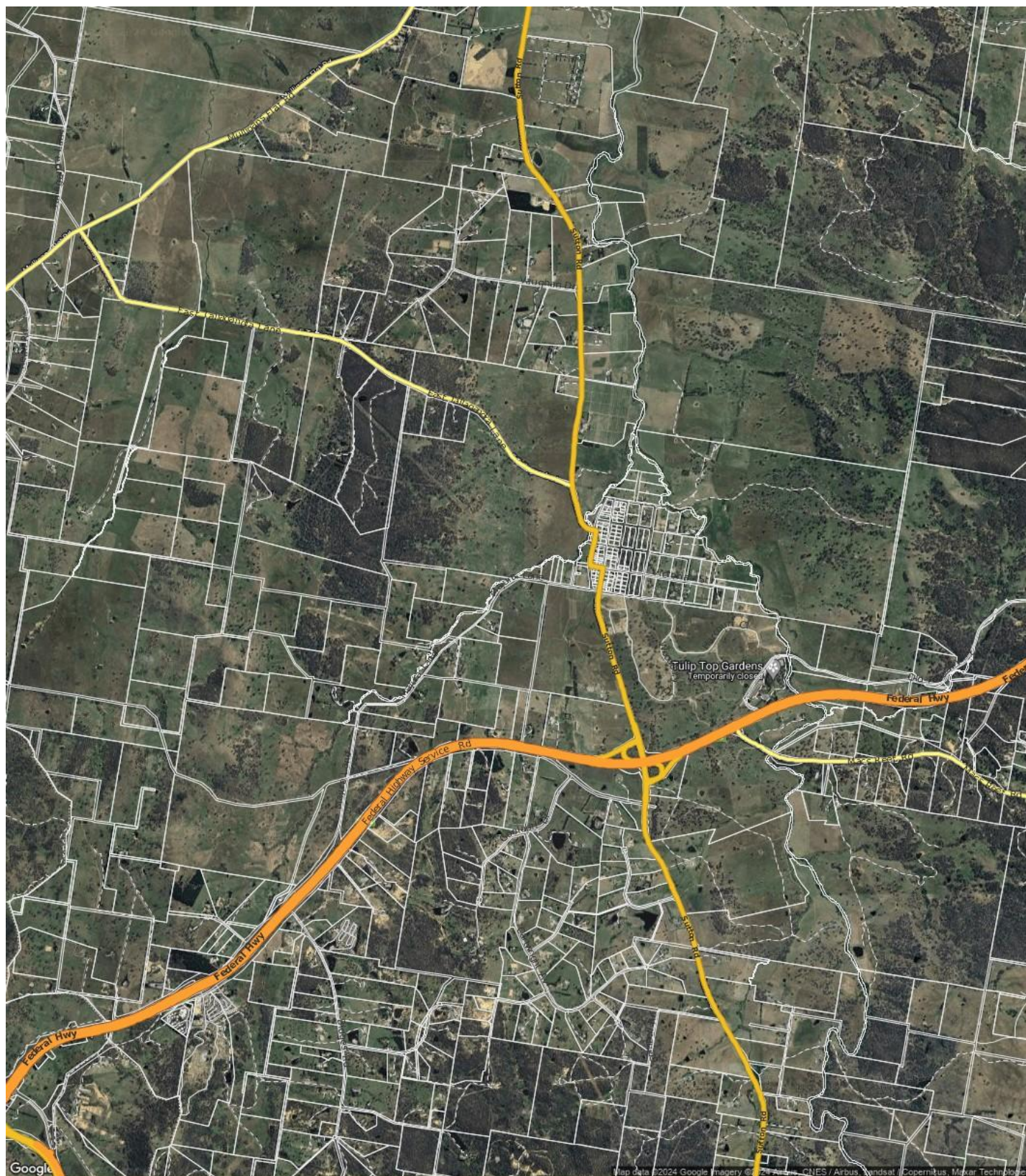


Suburb
flyover report

SUTTON (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

SUTTON - 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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SUTTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	8	\$ 657,250	0.0 %	\$ 355,000	\$ 899,000
2007	13	\$ 530,000	-19.4 %	\$ 200,000	\$ 1,850,000
2008	11	\$ 620,000	17.0 %	\$ 7,500	\$ 1,660,000
2009	13	\$ 810,000	30.6 %	\$ 380,000	\$ 1,500,000
2010	8	\$ 990,000	22.2 %	\$ 500,000	\$ 1,900,000
2011	17	\$ 635,000	-35.9 %	\$ 200,000	\$ 1,600,000
2012	10	\$ 1,115,000	75.6 %	\$ 485,000	\$ 1,600,000
2013	8	\$ 935,000	-16.1 %	\$ 495,000	\$ 1,525,000
2014	20	\$ 1,055,000	12.8 %	\$ 250,000	\$ 3,600,000
2015	11	\$ 950,000	-10.0 %	\$ 270,000	\$ 1,650,000
2016	10	\$ 1,220,000	28.4 %	\$ 680,000	\$ 1,900,000
2017	13	\$ 1,400,000	14.8 %	\$ 655,000	\$ 1,950,000
2018	11	\$ 1,350,000	-3.6 %	\$ 590,000	\$ 3,000,000
2019	16	\$ 1,250,000	-7.4 %	\$ 605,000	\$ 3,400,000
2020	14	\$ 1,067,500	-14.6 %	\$ 29,900	\$ 2,200,000
2021	23	\$ 1,855,000	73.8 %	\$ 630,000	\$ 4,855,000
2022	8	\$ 2,808,000	51.4 %	\$ 400,000	\$ 4,100,000
2023	8	\$ 1,312,500	-53.3 %	\$ 190,000	\$ 3,100,000
2024	2	\$ 2,075,000	58.1 %	\$ 500,000	\$ 3,650,000

Median Sale Price

\$1.09m

Based on 7 recorded House sales within the last 12 months (Apr '23 - Mar '24)

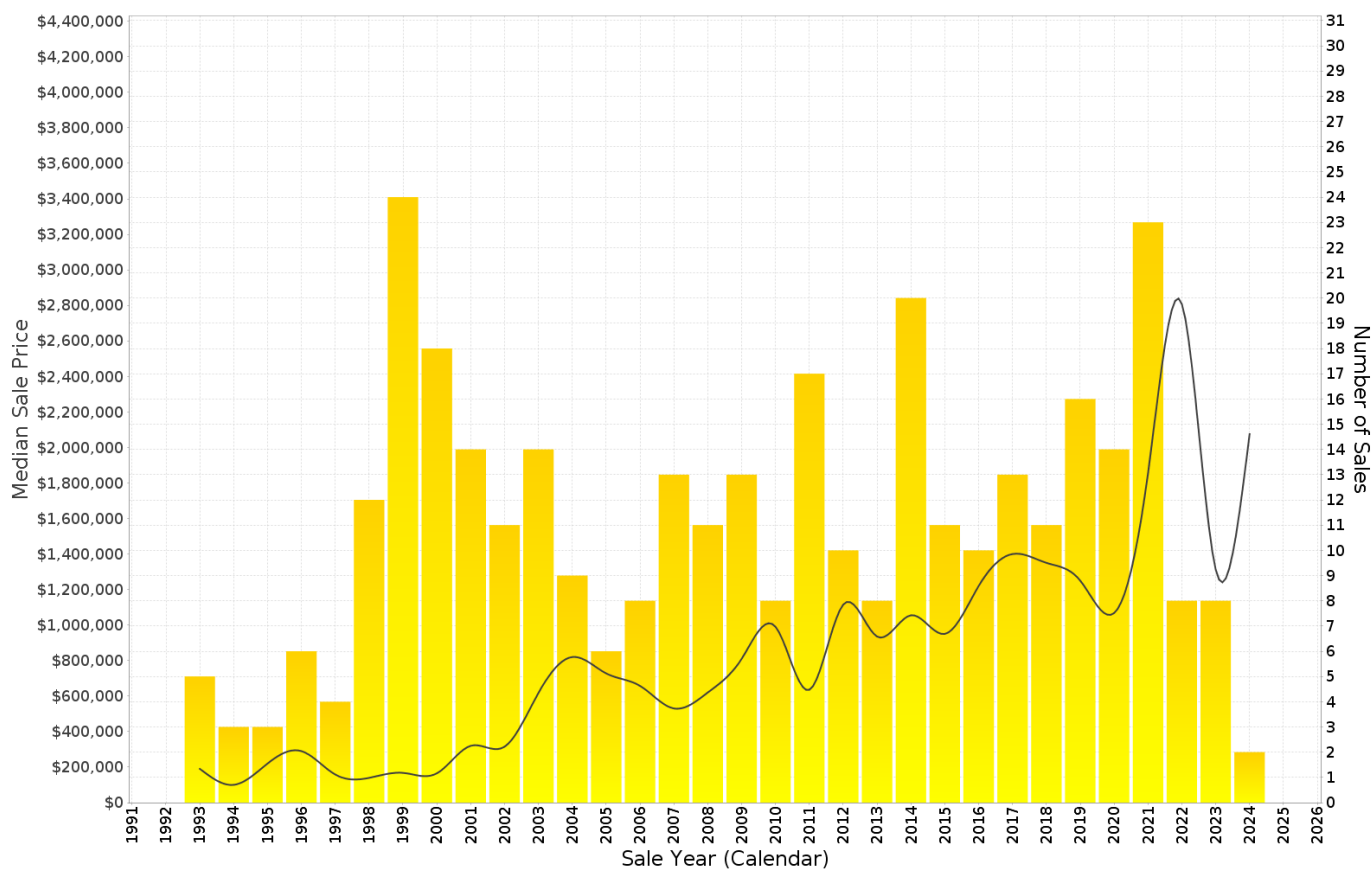
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-62.8%

Current Median Price: \$1,087,500
Previous Median Price: \$2,926,000

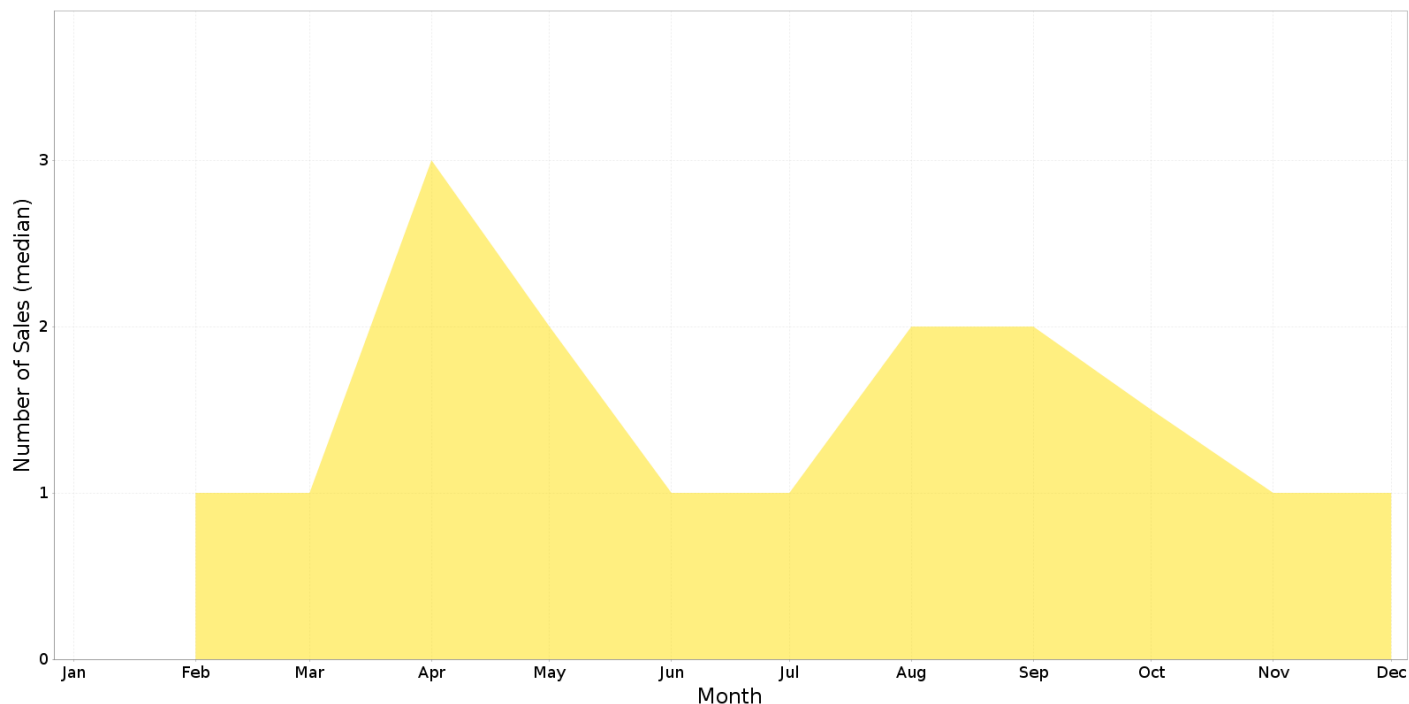
Based on 16 recorded House sales compared over the last two rolling 12 month periods



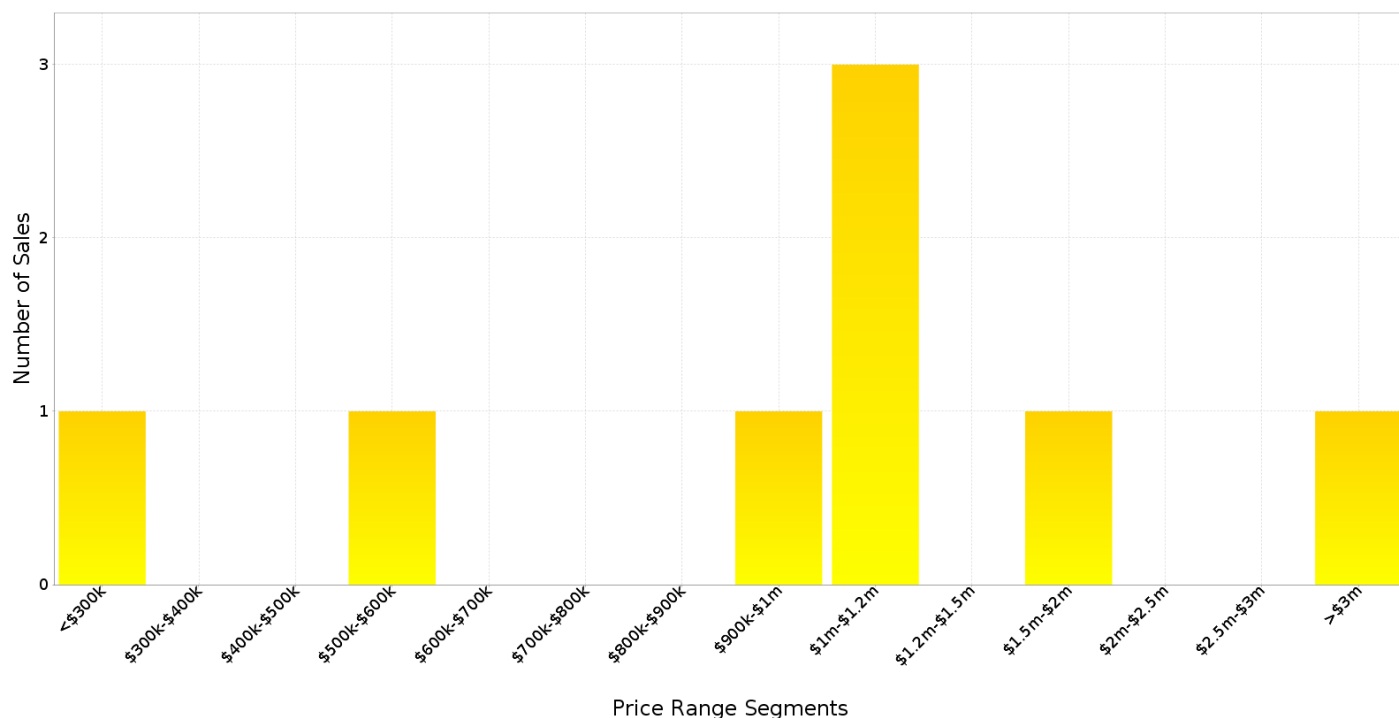
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SUTTON - Peak Selling Periods (3 years)



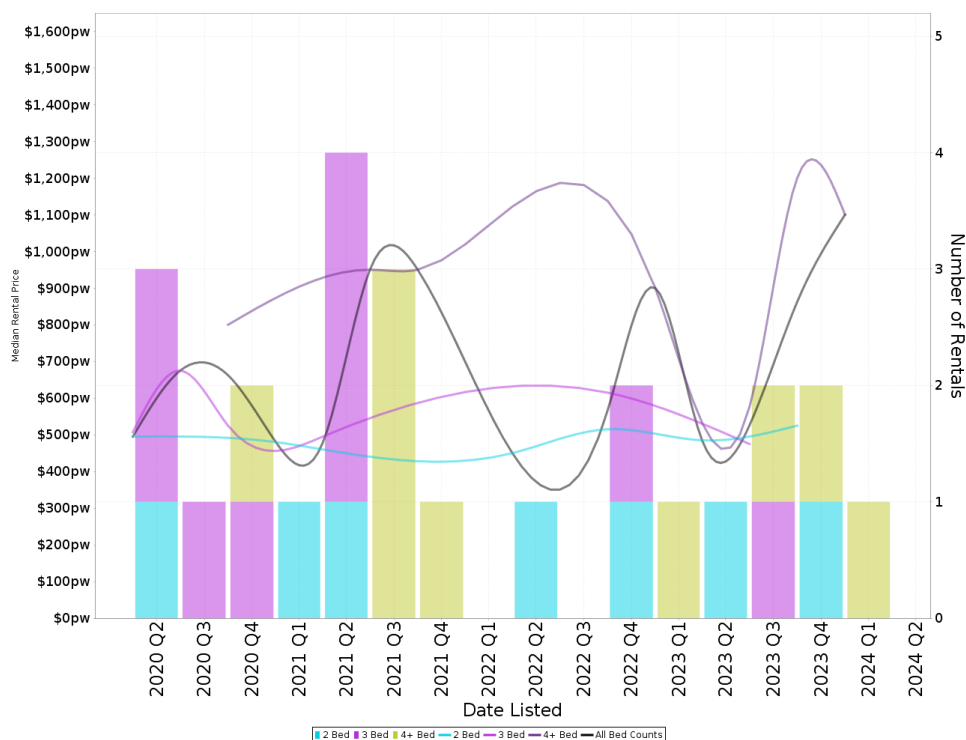
SUTTON - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-62.8%

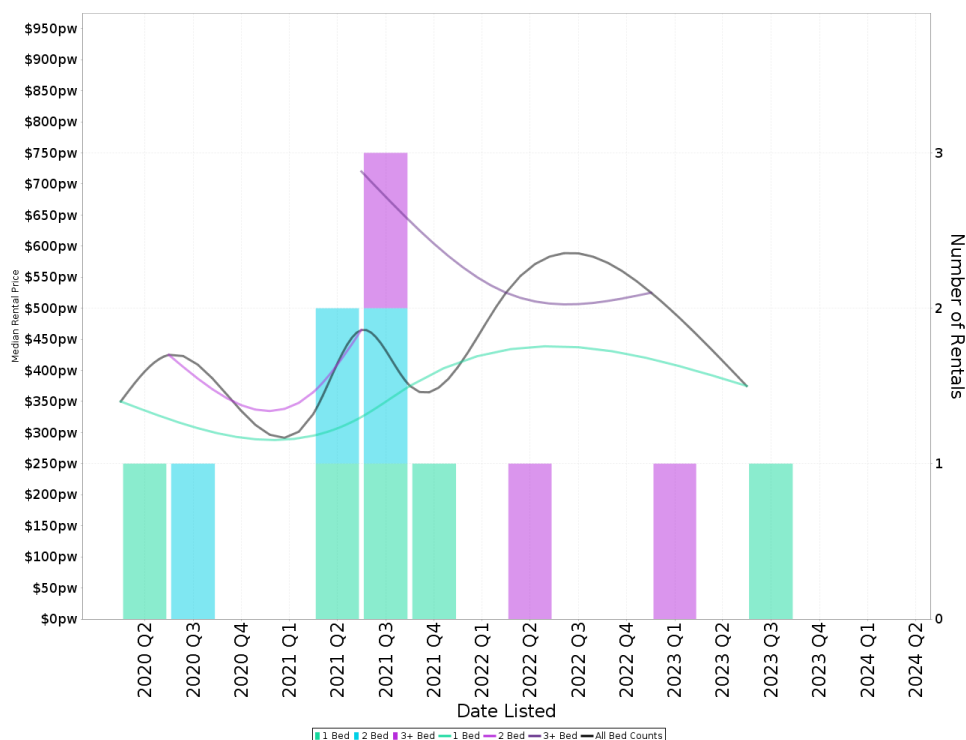
Current Median Price: \$1,087,500
 Previous Median Price: \$2,926,000
 Based on 16 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,087,500
 Current Median Rent: \$550
 Based on 6 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

SUTTON - Recently Sold Properties

Median Sale Price

\$1.09m

Based on 7 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

-62.8%

Current Median Price: \$1,087,500
Previous Median Price: \$2,926,000

Based on 16 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

7

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

42 BYWONG ST




\$1,150,000

Mar 2024
202 Days

2,023 m² 5 3 4

151 BIDGES RD



\$500,000

Mar 2024
N/A

12.15 ha 1 1 1

512 MAJURA LANE




\$3,650,000

Feb 2024
14 Days

40.47 ha 4 1 2

240 TINTINHULL RD



\$1,100,000

2023

447.4m 218.3m 450.3m 451.9m 614.5m

21.96 ha - - -

SUTTON - Properties For Rent

Median Rental Price

\$550 /w

Based on 6 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

+2.6%

Current Median Price: \$1,087,500
Current Median Rent: \$550

Based on 7 recorded House sales and 6 House rentals compared over the last 12 months

Number of Rentals

6

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

1762A Federal Highway Service Road

\$1,100 per



For rent from 11/05/2024 to 11/05/2024
Apr 2024
9 Days

5 2 3

1762A FEDERAL HIGHWAY

\$1,050 per




For rent from 11/05/2024 to 11/05/2024
Apr 2024
17 Days

5 2 3

210 Bidges Road

\$1100 per week



For rent from 11/05/2024 to 11/05/2024
Apr 2024
24 Days

14.07 ha 4 3 1