

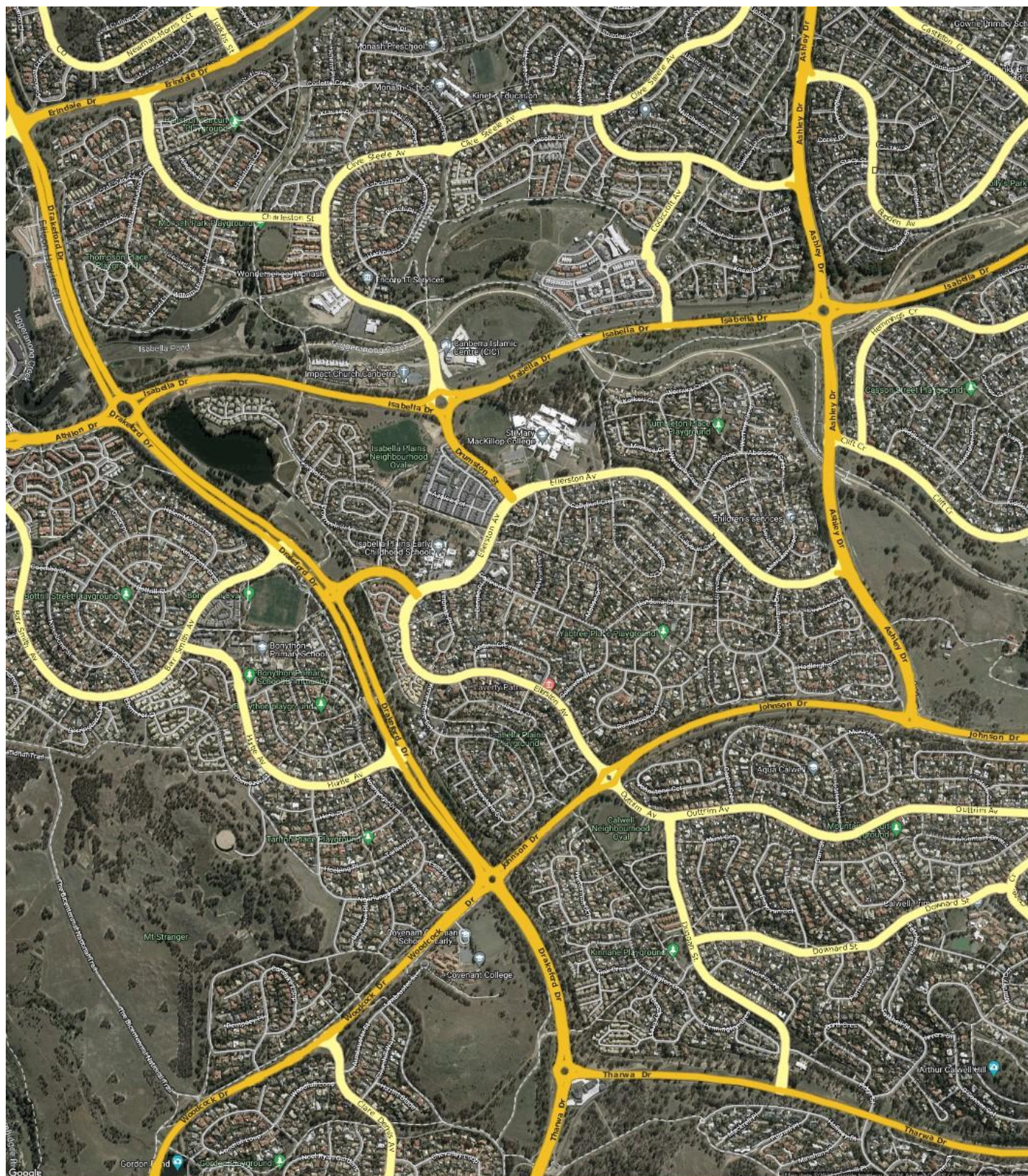
RayWhite.

Suburb flyover report

ISABELLA PLAINS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

ISABELLA PLAINS - 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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ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	60	\$ 335,000	0.0 %	\$ 142,000	\$ 540,000
2007	62	\$ 384,500	14.8 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	35	\$ 800,000	-7.1 %	\$ 675,000	\$ 975,000
2024	4	\$ 782,750	-2.2 %	\$ 770,000	\$ 850,000

Median Sale Price

\$798k

Based on 30 recorded House sales within the last 12 months (Apr '23 - Mar '24)

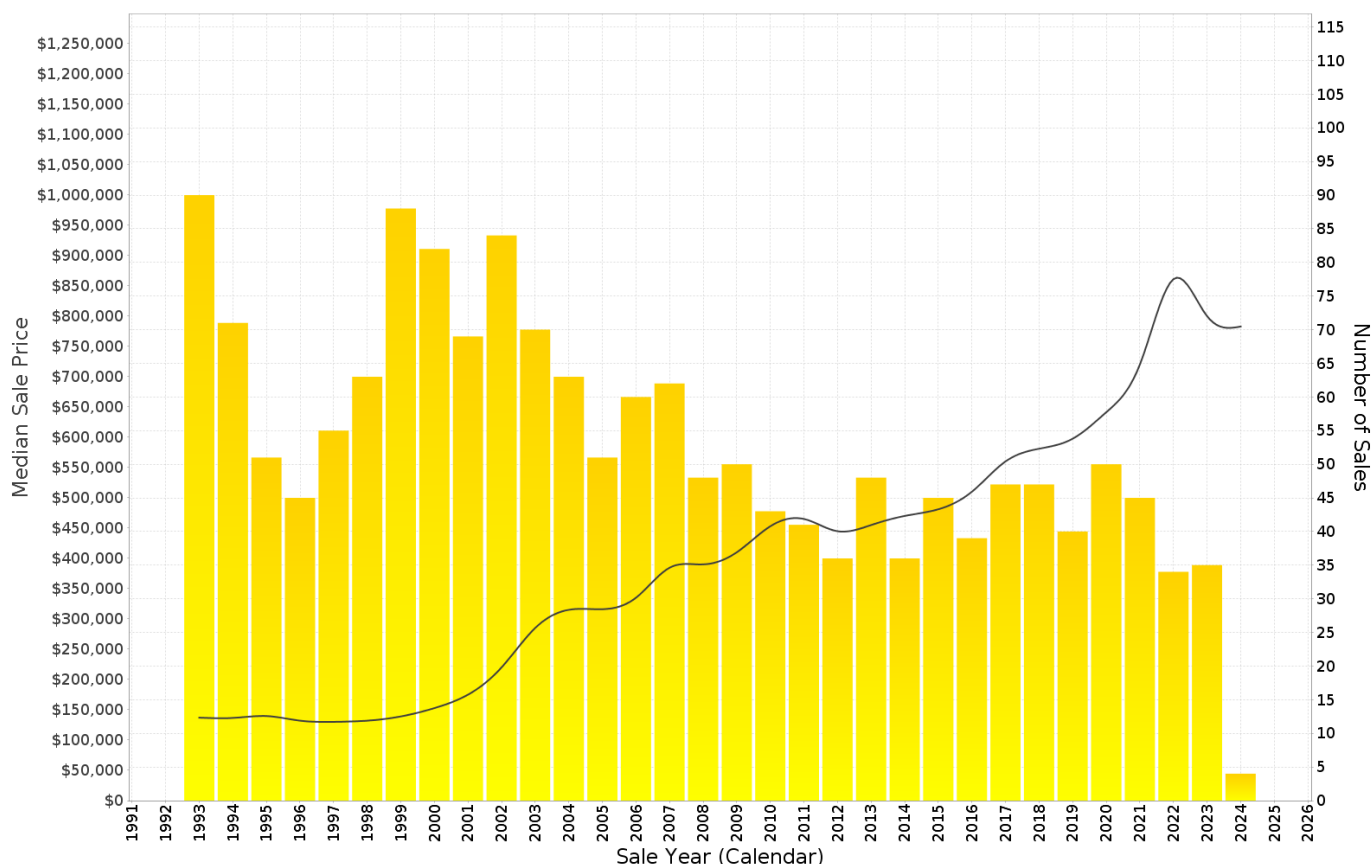
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

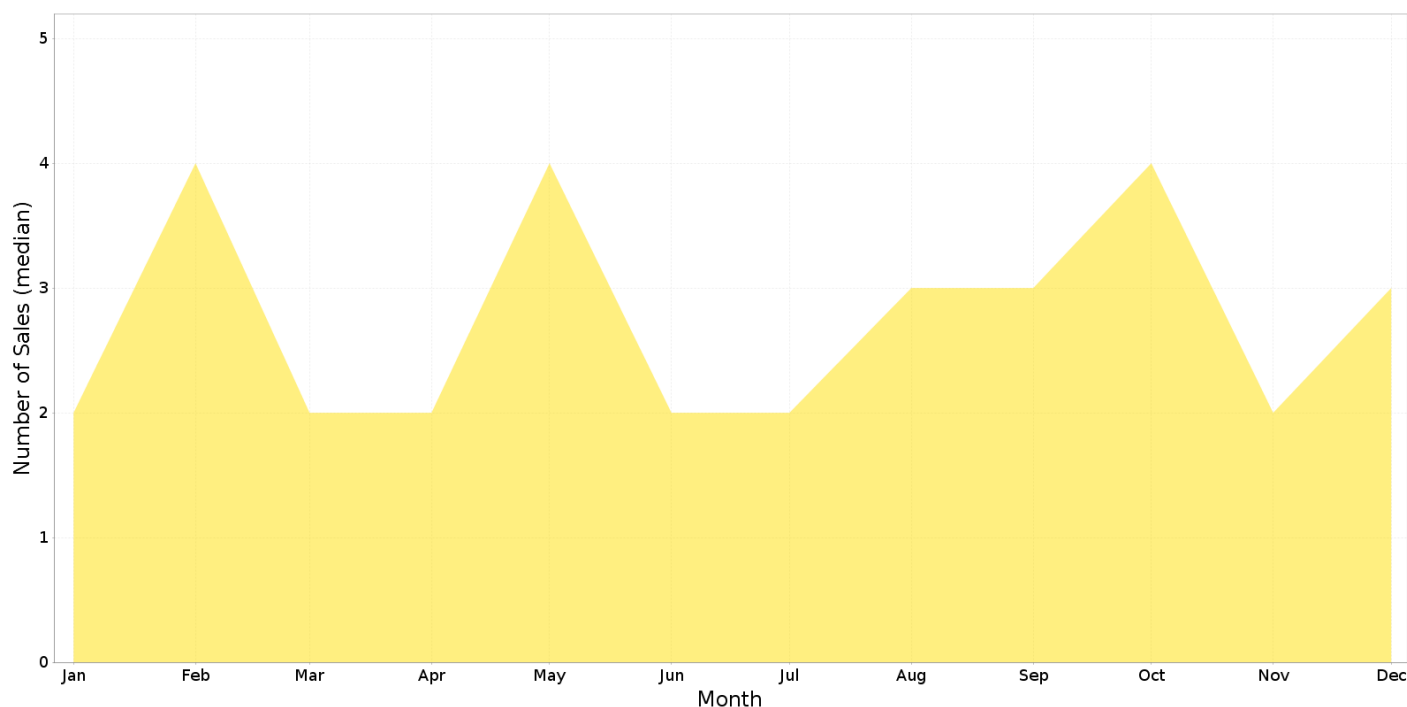
-5.6%

Current Median Price: \$797,500
Previous Median Price: \$845,000

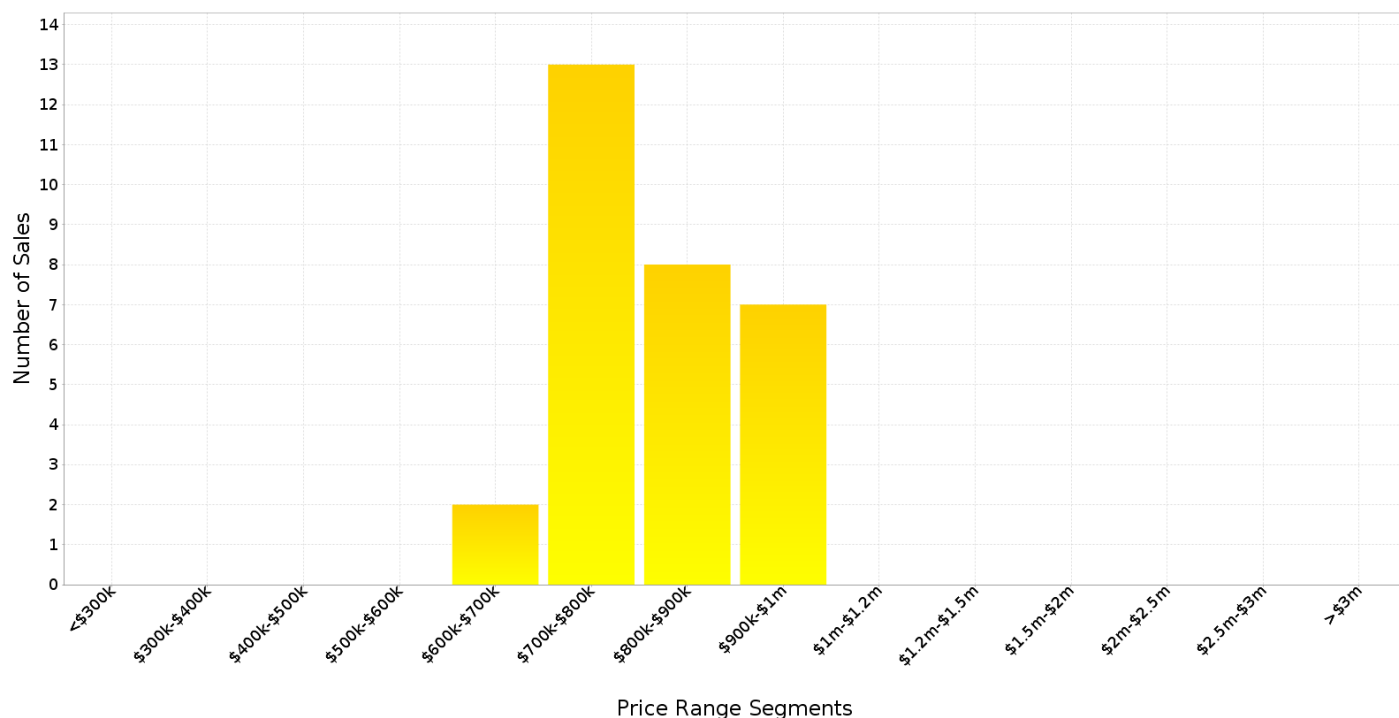
Based on 65 recorded House sales compared over the last two rolling 12 month periods



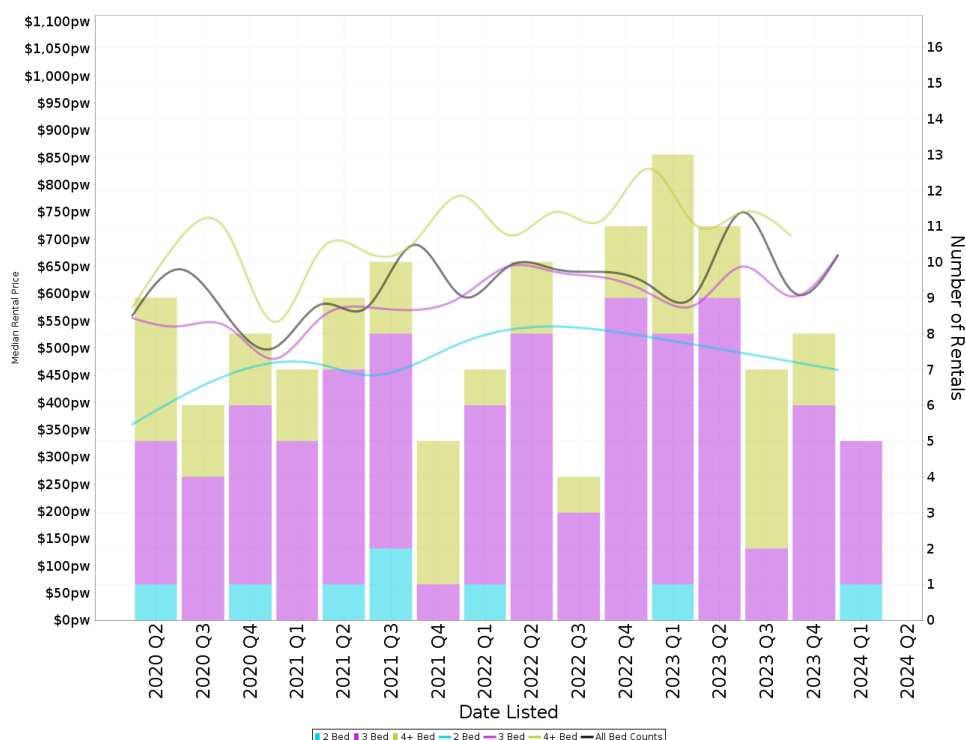
ISABELLA PLAINS - Peak Selling Periods (3 years)



ISABELLA PLAINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.6%

Current Median Price: \$797,500
Previous Median Price: \$845,000

Based on 65 registered House sales compared over the last two rolling 12 month periods.

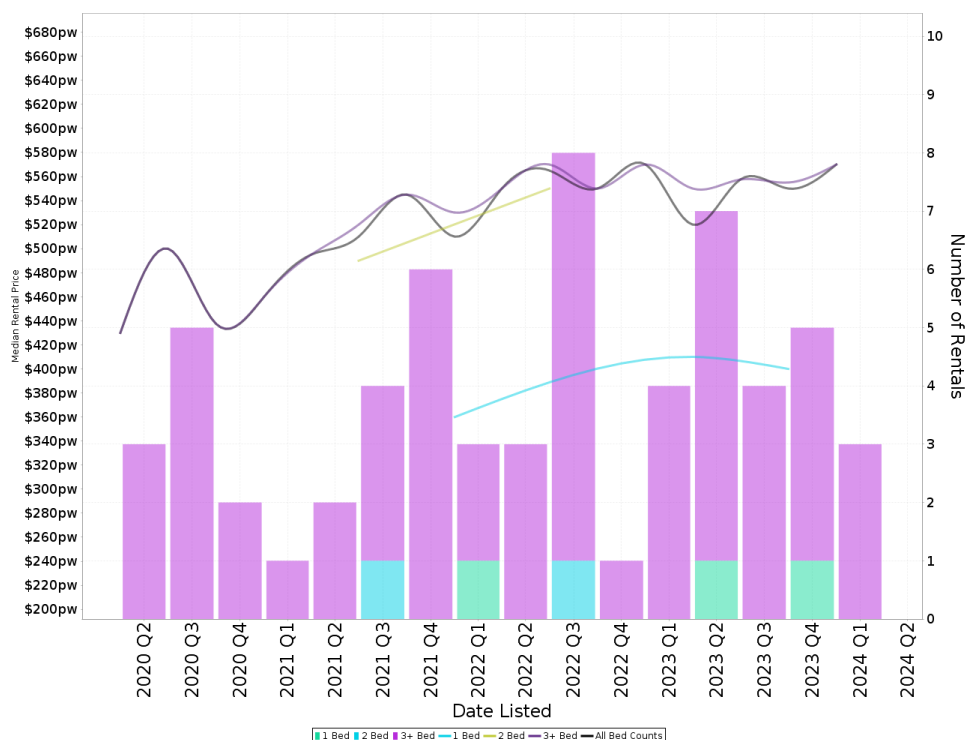
Suburb Rental Yield

+4.2%

Current Median Price: \$797,500
Current Median Rent: \$640

Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.5%

Current Median Price: \$653,000
Previous Median Price: \$670,000

Based on 74 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$653,000
Current Median Rent: \$550

Based on 19 registered Unit rentals compared over the last 12 months.

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$798k

Based on 30 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

-5.6%

Current Median Price: \$797,500
Previous Median Price: \$845,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

30

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

35 HADLEIGH CCT

\$985,000

Sold Apr 2024
23 Days

890 m² 4 2 2

13 HADLEIGH CCT

\$778,000

Sold Feb 2024
48 Days

697 m² 3 2 1

35 KEVERSTONE CCT

\$770,000

Sold Feb 2024
N/A

570 m² 3 1 2

38 HADLEIGH CCT

\$850,000

Sold Jan 2024
19 Days

917 m² 3 1 2

5 BANDULLA ST

\$787,500

Sold Jan 2024
28 Days

906 m² 3 1 2

78 HADLEIGH CCT

\$860,000

Sold Dec 2023
26 Days

770 m² 4 2 4

6 SASSAFRAS PL

\$975,000

Sold Dec 2023
74 Days

842 m² 5 3 2

13 BALALA PL

\$785,000

Sold Dec 2023
24 Days

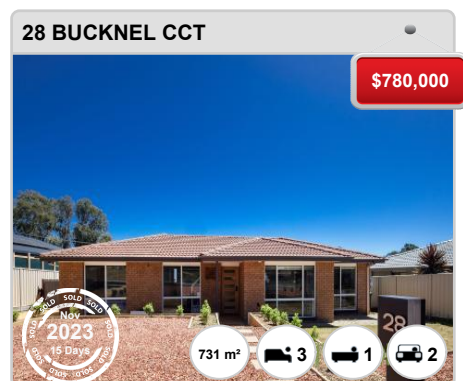
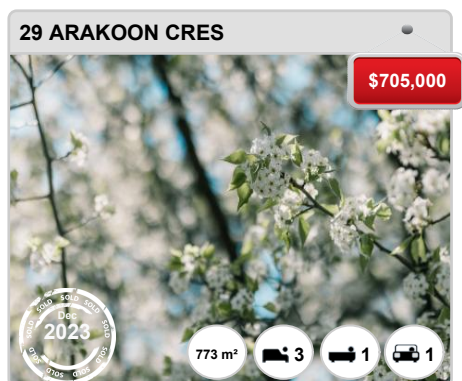
888 m² 3 2 -

14 TANNABAR PL

\$850,000

Sold Dec 2023
N/A

836 m² - - -



ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$640 /w

Based on 31 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

+4.2%

Current Median Price: \$797,500
Current Median Rent: \$640

Based on 30 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals


31

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

18 WERRIWA CRESCENT

\$590 pw



May 2024
7 Days

507 m² 3 2 2

59 HADLEIGH CIRCUIT

\$780



Apr 2024
9 Days

907 m² 5 2 2

22/27 CROMWELL CIRCUIT

\$570 per week




Apr 2024
20 Days

289 m² 3 1 1

9 Balala Place

\$750 per week




Apr 2024
37 Days

1,092 m² 4 1 2

4 MARENGO PLACE

\$630 pw




Mar 2024
32 Days

463 m² 3 1 2

24 MAHARATTA CIRCUIT

\$650 per week



Jan 2024
109 Days

870 m² 6 2 2