

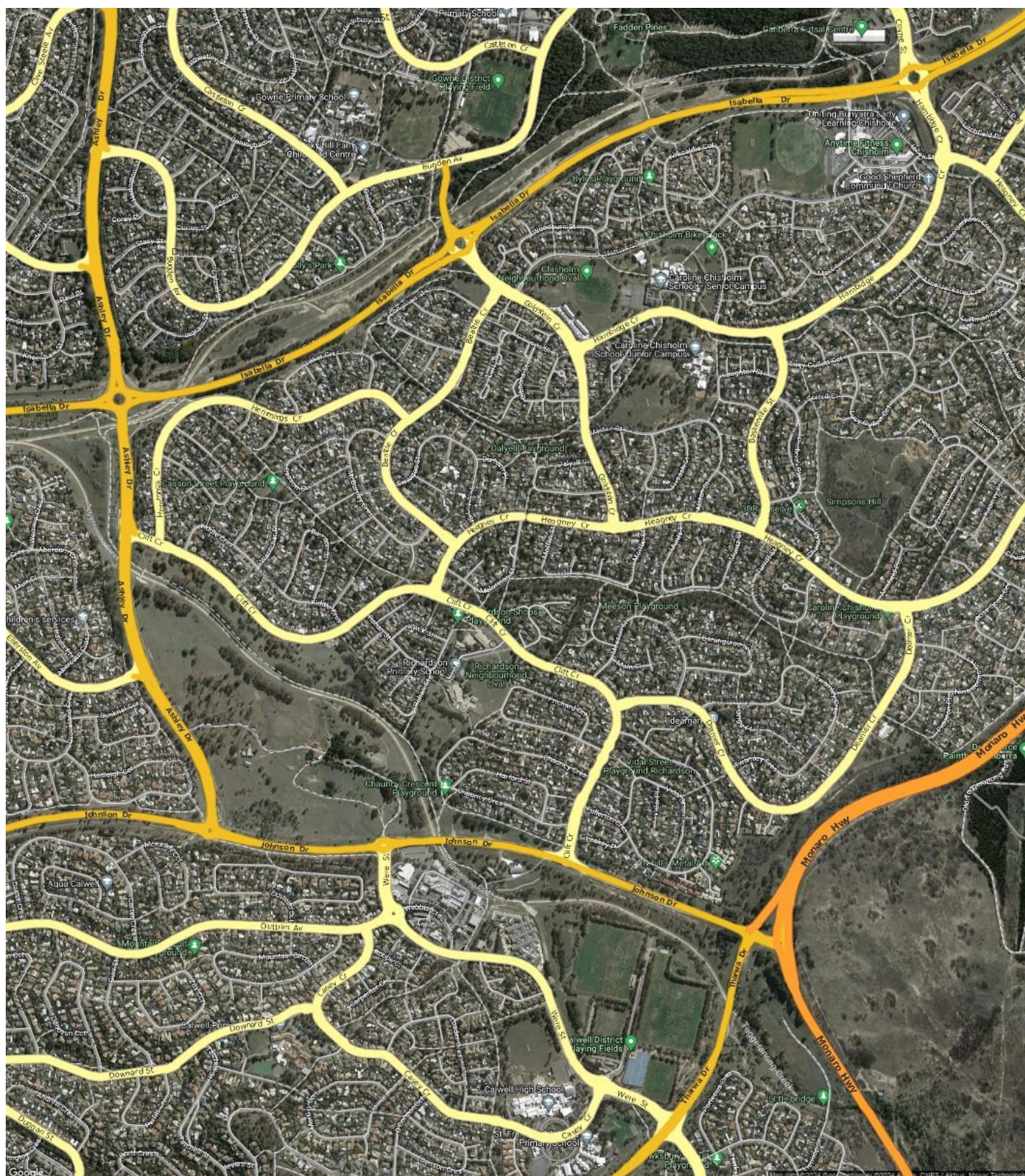
**RayWhite.**

**Suburb**  
flyover report

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



# RICHARDSON - Suburb Map





# RICHARDSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 319,950	0.0 %	\$ 260,000	\$ 430,000
2007	46	\$ 368,500	15.2 %	\$ 220,000	\$ 515,000
2008	29	\$ 361,500	-1.9 %	\$ 140,000	\$ 470,000
2009	41	\$ 407,000	12.6 %	\$ 66,600	\$ 575,000
2010	26	\$ 422,500	3.8 %	\$ 202,500	\$ 700,000
2011	34	\$ 437,500	3.6 %	\$ 22,000	\$ 730,000
2012	44	\$ 440,750	0.7 %	\$ 150,500	\$ 542,500
2013	48	\$ 432,000	-2.0 %	\$ 195,000	\$ 550,000
2014	31	\$ 450,000	4.2 %	\$ 375,000	\$ 560,000
2015	41	\$ 450,000	0.0 %	\$ 320,000	\$ 561,000
2016	31	\$ 465,000	3.3 %	\$ 22,000	\$ 610,000
2017	46	\$ 492,500	5.9 %	\$ 420,000	\$ 696,000
2018	43	\$ 545,000	10.7 %	\$ 420,000	\$ 750,000
2019	32	\$ 545,250	0.0 %	\$ 315,000	\$ 815,000
2020	42	\$ 618,000	13.3 %	\$ 400,000	\$ 760,000
2021	59	\$ 730,000	18.1 %	\$ 305,000	\$ 1,425,000
2022	52	\$ 802,500	9.9 %	\$ 230,000	\$ 1,150,000
2023	31	\$ 791,000	-1.4 %	\$ 682,000	\$ 1,140,000
2024	5	\$ 790,000	-0.1 %	\$ 710,000	\$ 820,000

## Median Sale Price

# \$800k

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

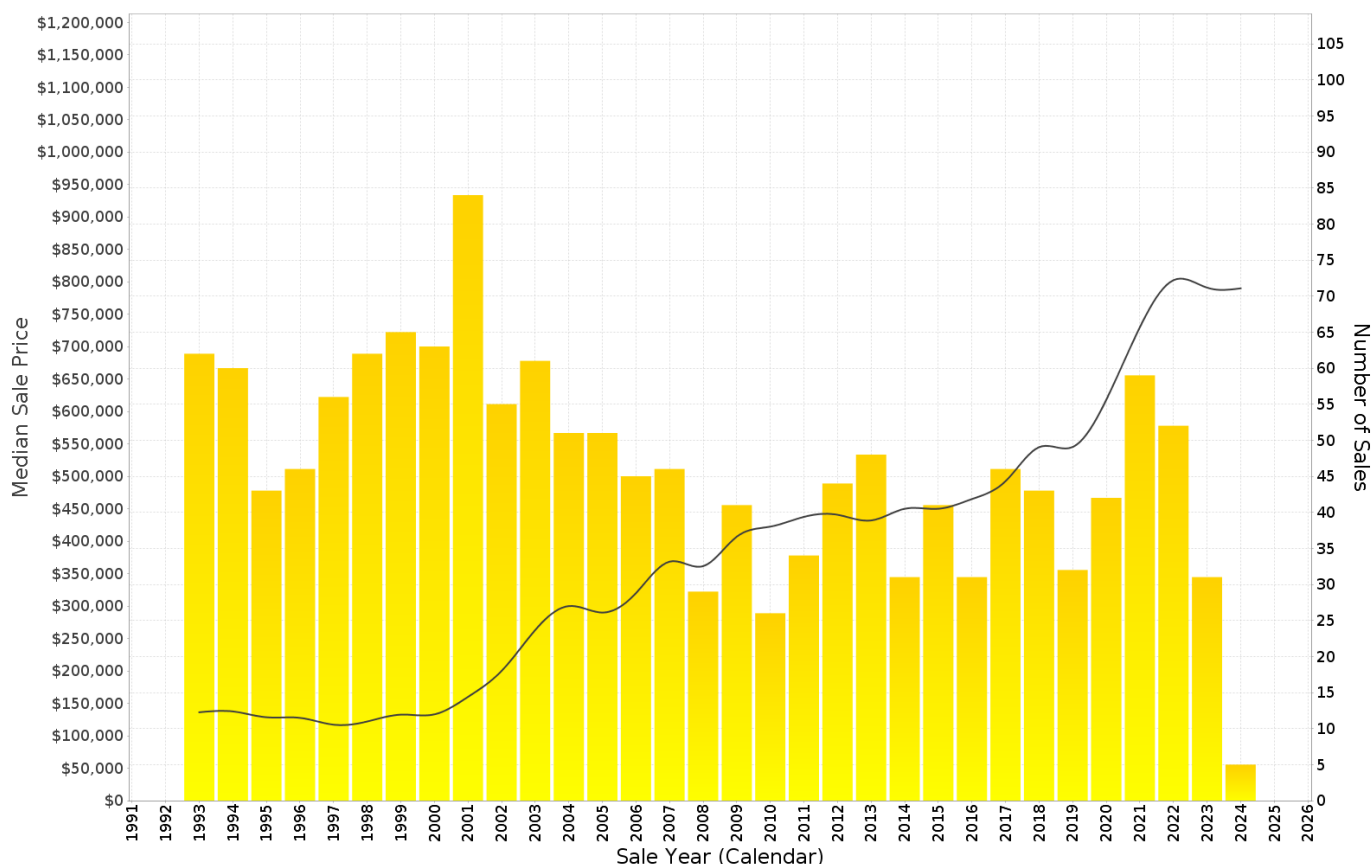
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

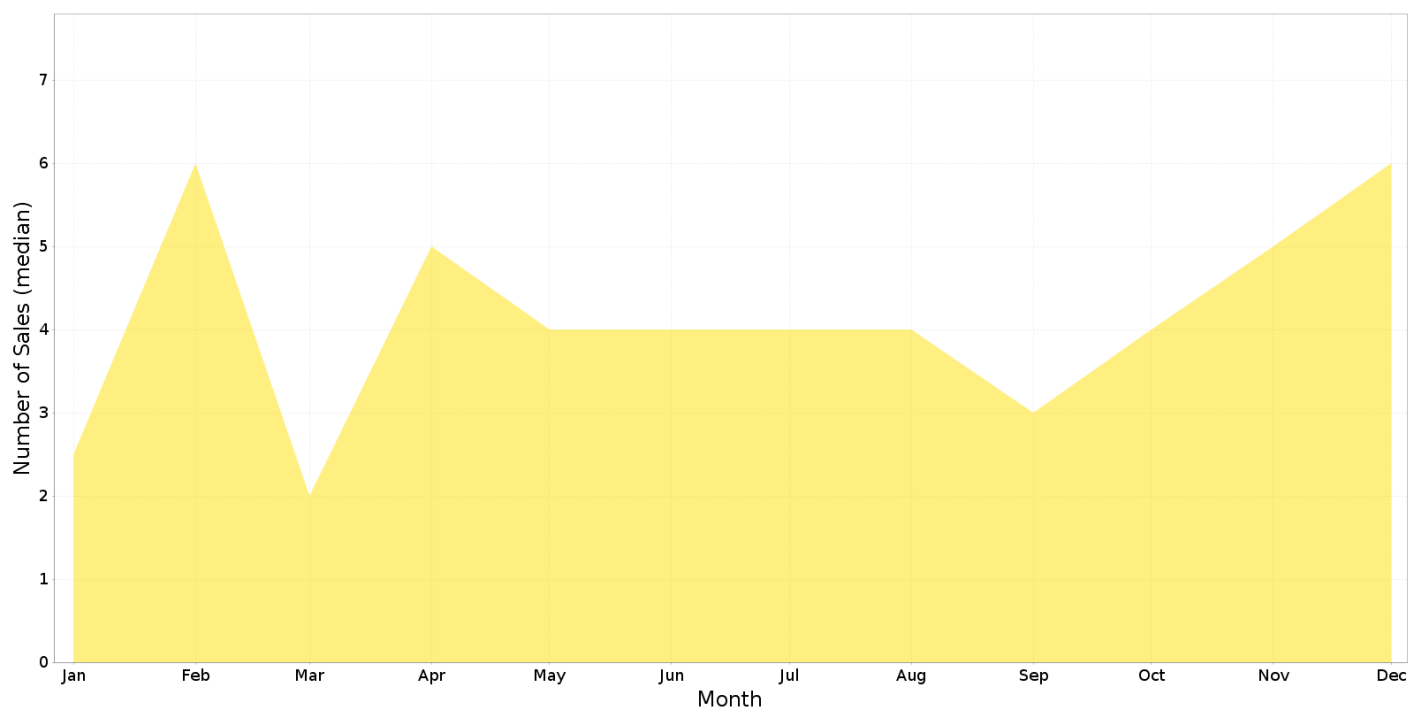
# +0.4%

Current Median Price: \$800,000  
Previous Median Price: \$796,500

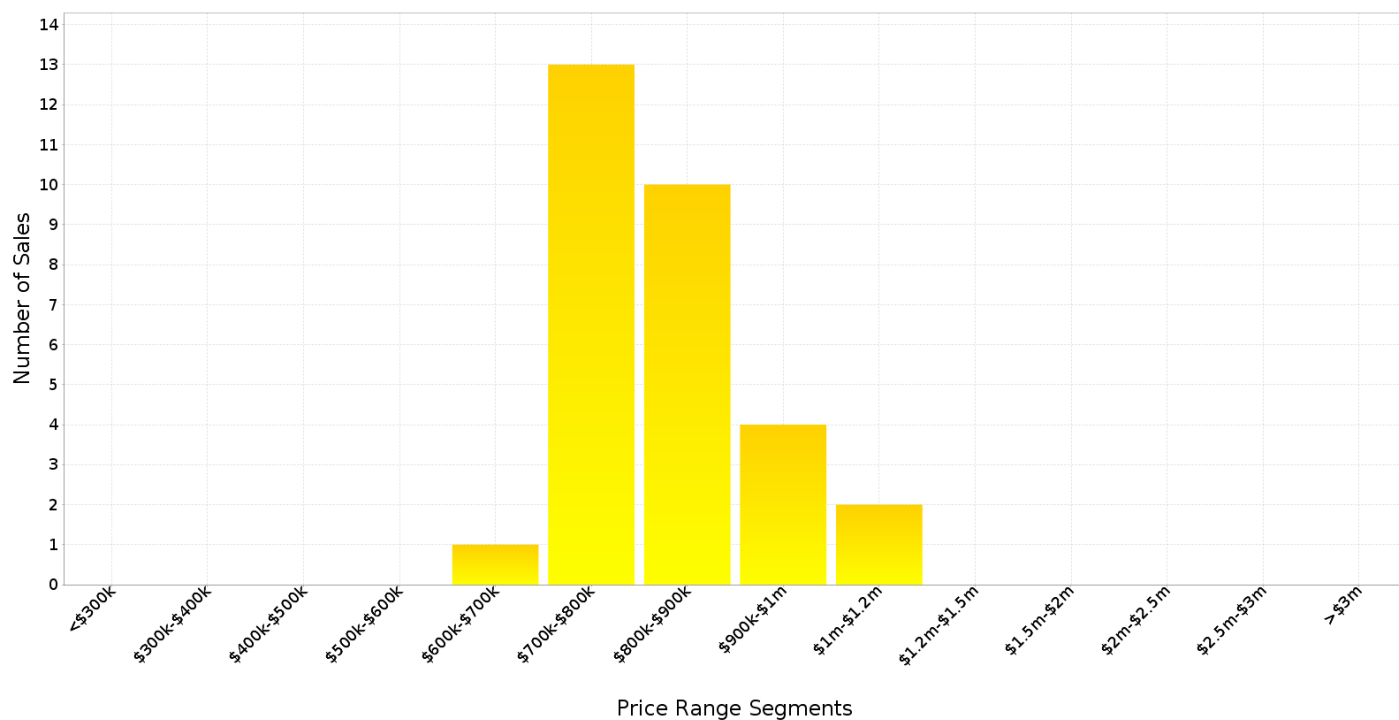
Based on 76 recorded House sales compared over the last two rolling 12 month periods



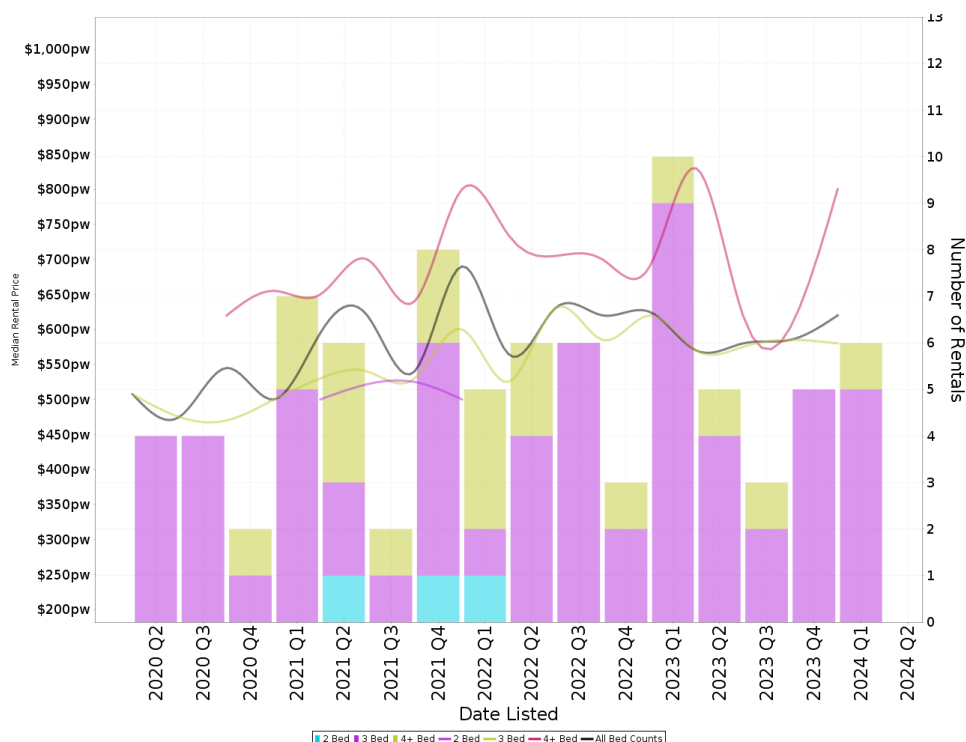
## RICHARDSON - Peak Selling Periods (3 years)



## RICHARDSON - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.4%**

Current Median Price: \$800,000  
Previous Median Price: \$796,500

Based on 76 registered House sales compared over the last two rolling 12 month periods.

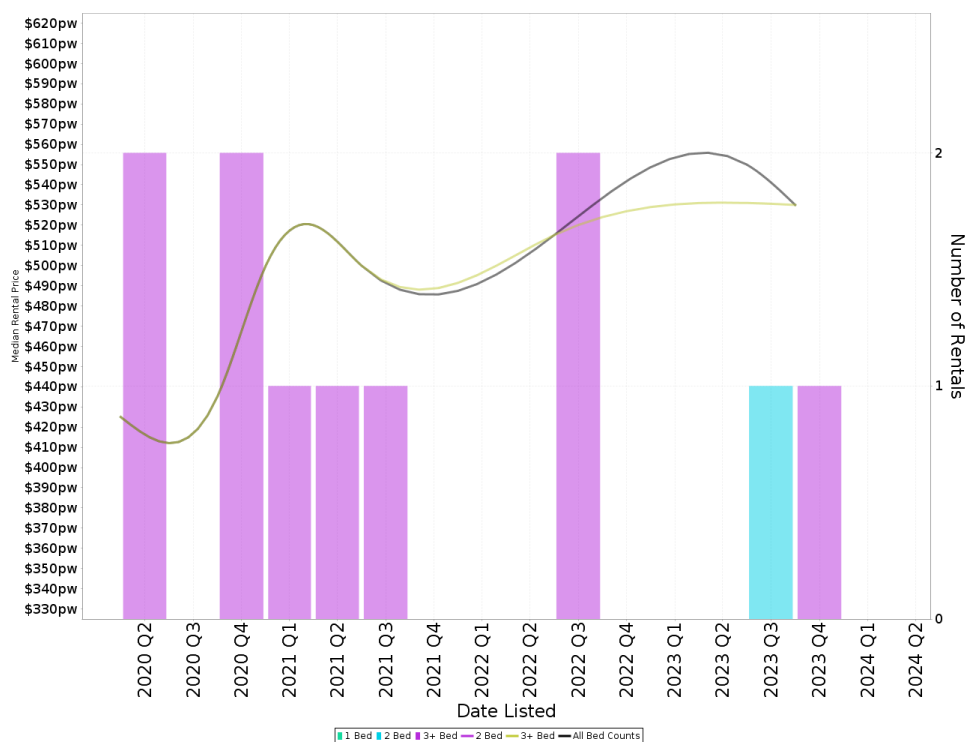
### Suburb Rental Yield

**+3.8%**

Current Median Price: \$800,000  
Current Median Rent: \$580

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

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.5%**

Current Median Price: \$660,000  
Previous Median Price: \$698,500

Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$660,000  
Current Median Rent: \$540

Based on 2 registered Unit rentals compared over the last 12 months.

# RICHARDSON - Recently Sold Properties

Median Sale Price

**\$800k**

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

**+0.4%**

Current Median Price: \$800,000  
Previous Median Price: \$796,500

Based on 76 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

**11 KIDDLE CRES**



**\$999,000**

1,151 m<sup>2</sup> 5 2 3

Sold 2024 May 14 Days

**3 ZADOW PL**



**\$745,000**

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

Sold 2024 Apr 27 Days

**60 TWAMLEY CRES**



**\$906,000**

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

Sold 2024 Apr 29 Days

**19 MCBURNEY CRES**



**\$1,100,000**

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

Sold 2024 Mar 55 Days

**3 GRIMSHAW ST**




**\$990,000**

948 m<sup>2</sup> 4 2 2

Sold 2024 Mar 11 Days

**9 GRIMSHAW ST**




**\$820,000**

796 m<sup>2</sup> 4 2 2

Sold 2024 Feb 41 Days

**30 TWAMLEY CRES**




**\$750,000**

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

Sold 2024 Feb 112 Days

**11 MORDUANT PL**



**\$840,000**

1,176 m<sup>2</sup> 4 2 2

Sold 2024 Feb 22 Days

**31 PRICHARD CCT**



**\$790,000**

875 m<sup>2</sup> 3 1 4

Sold 2024 Feb 60 Days



32 GRIMSHAW ST

**\$925,000**

Jan 2024  
52 Days

1,324 m<sup>2</sup> 5 2 -

23 CASSON ST

**\$710,000**

Jan 2024  
63 Days

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

65 DEAMER CRES

**\$800,000**

2024  
53 Days

787 m<sup>2</sup> 4 1 2

3 BALE PL

**\$940,000**

Dec 2023  
22 Days

1,045 m<sup>2</sup> 4 2 6

36 GRIMSHAW ST

**\$815,000**

Dec 2023  
12 Days

870 m<sup>2</sup> 3 2 2

30 BAYNTON ST

**\$791,000**

Nov 2023  
9 Days

802 m<sup>2</sup> 3 2 3

# RICHARDSON - Properties For Rent

## Median Rental Price

**\$580 /w**

Based on 19 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

**+3.8%**

Current Median Price: \$800,000  
Current Median Rent: \$580

Based on 29 recorded House sales and 19 House rentals compared over the last 12 months

## Number of Rentals

**19**

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

**6 Casson Street**

**\$650**




May 2024  
2 Days

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

**8 COTTRELL PLACE**

**\$660 per week**

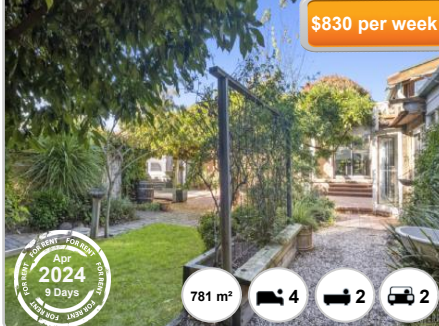


May 2024  
8 Days

374 m<sup>2</sup> 3 2 2

**41 Fullerton Crescent**

**\$830 per week**



Apr 2024  
9 Days

781 m<sup>2</sup> 4 2 2

**67 PRICHARD CIRCUIT**

**\$650 per week**



Apr 2024  
18 Days

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

**67 Prichard Cct**

**\$650 per week**



Apr 2024  
18 Days

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

**28 McBurney Crescent**

**\$700**




Apr 2024  
35 Days

691 m<sup>2</sup> 4 1 2

**12 LEAKEY PLACE**

**\$660 Per Week**



May 2024  
42 Days

1,039 m<sup>2</sup> 3 2 1