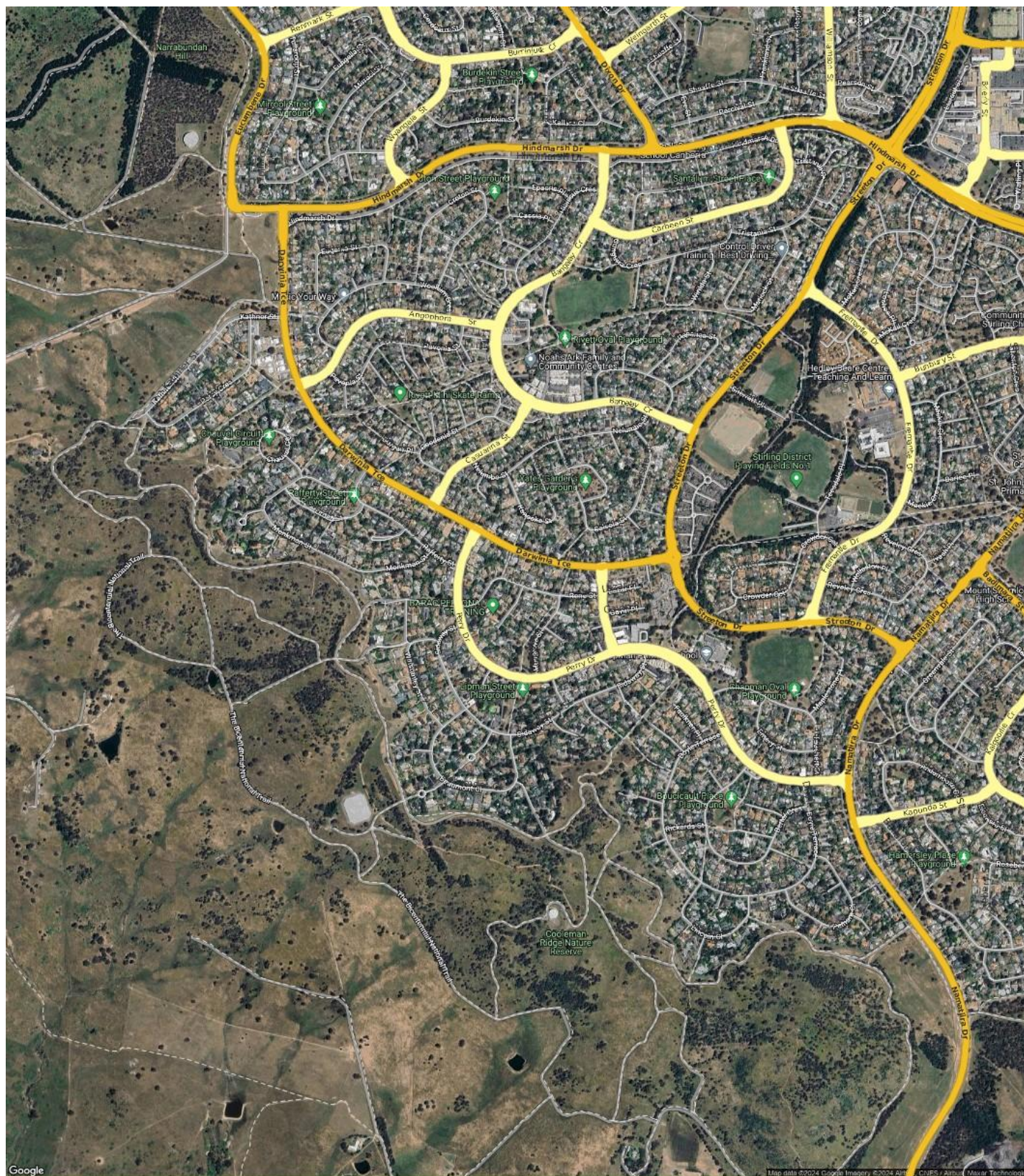


RayWhite.

Suburb
flyover report

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

CHAPMAN - Suburb Map



CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 490,000	0.0 %	\$ 327,000	\$ 790,000
2007	43	\$ 590,000	20.4 %	\$ 325,000	\$ 1,500,000
2008	32	\$ 585,000	-0.8 %	\$ 100,000	\$ 1,070,000
2009	46	\$ 659,275	12.7 %	\$ 182,500	\$ 1,781,000
2010	31	\$ 715,500	8.5 %	\$ 250,000	\$ 1,180,000
2011	26	\$ 644,500	-9.9 %	\$ 420,000	\$ 1,235,000
2012	29	\$ 663,000	2.9 %	\$ 125,000	\$ 1,040,000
2013	30	\$ 755,000	13.9 %	\$ 408,000	\$ 1,670,000
2014	50	\$ 767,000	1.6 %	\$ 125,000	\$ 1,650,000
2015	33	\$ 820,000	6.9 %	\$ 410,000	\$ 1,560,000
2016	43	\$ 865,000	5.5 %	\$ 440,000	\$ 2,500,000
2017	32	\$ 800,000	-7.5 %	\$ 455,000	\$ 2,200,000
2018	35	\$ 862,000	7.8 %	\$ 483,500	\$ 1,450,000
2019	43	\$ 900,000	4.4 %	\$ 460,000	\$ 2,450,000
2020	39	\$ 1,000,000	11.1 %	\$ 95,500	\$ 1,580,000
2021	49	\$ 1,165,000	16.5 %	\$ 505,000	\$ 3,100,000
2022	36	\$ 1,258,000	8.0 %	\$ 770,000	\$ 3,281,684
2023	35	\$ 1,220,000	-3.0 %	\$ 550,000	\$ 2,000,000
2024	4	\$ 1,327,500	8.8 %	\$ 998,000	\$ 3,000,000

Median Sale Price

\$1.2m

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

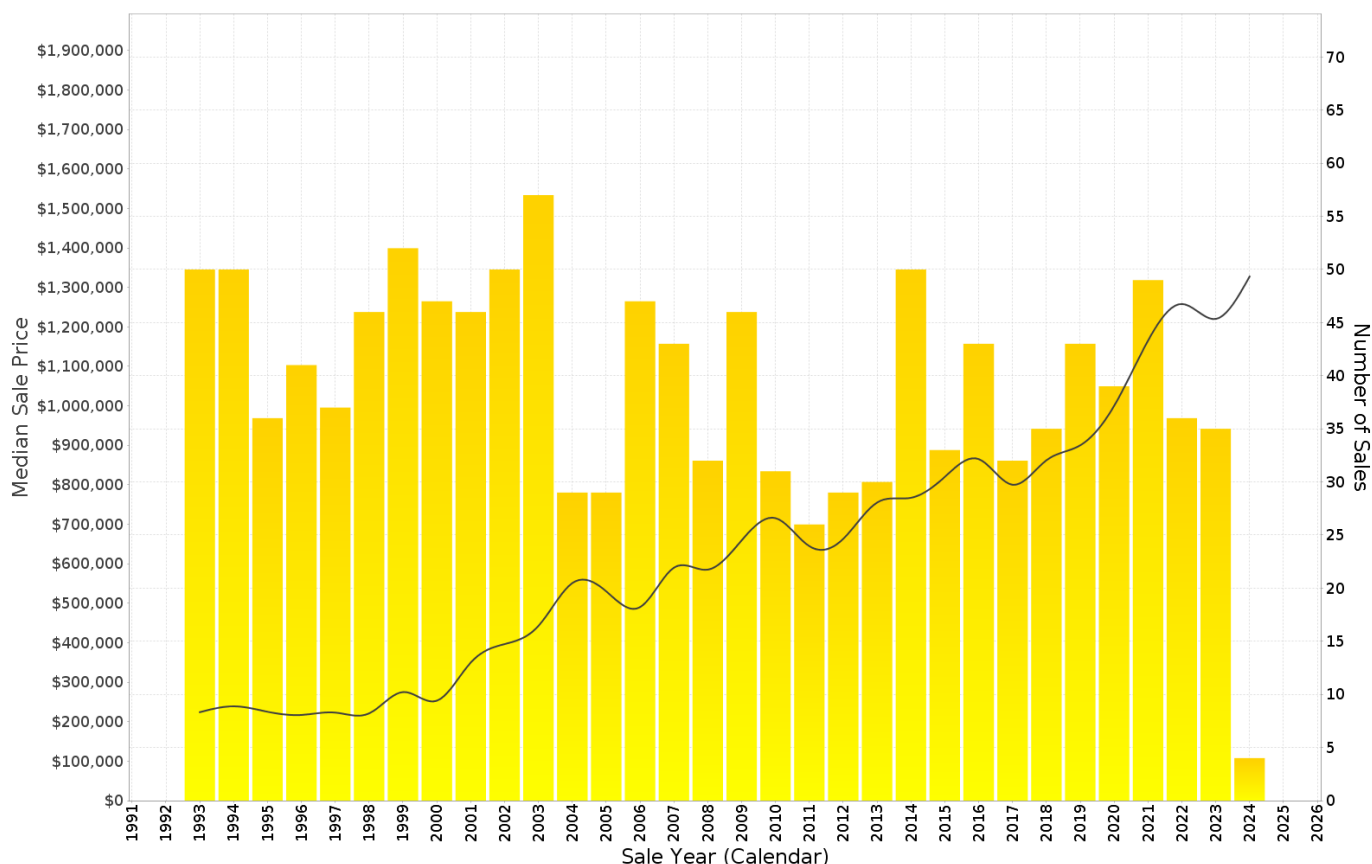
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

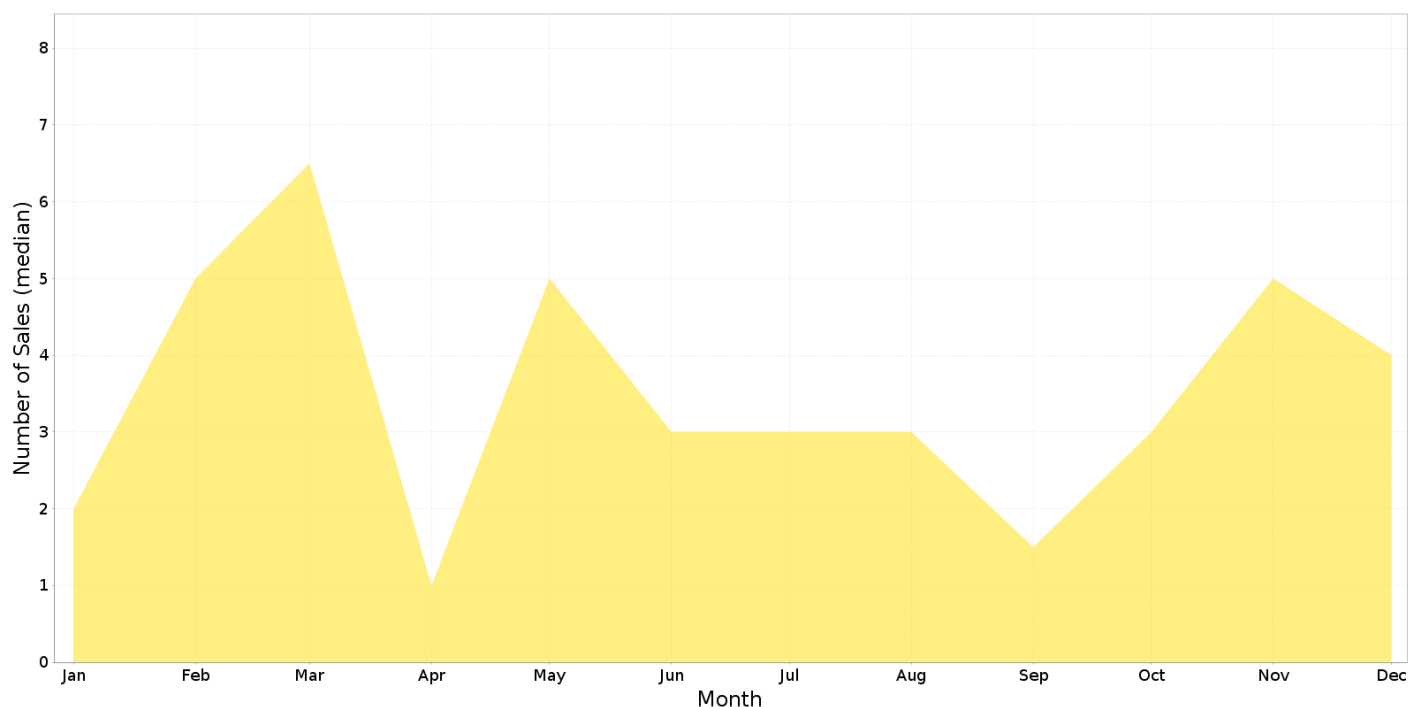
-5.0%

Current Median Price: \$1,195,000
Previous Median Price: \$1,258,000

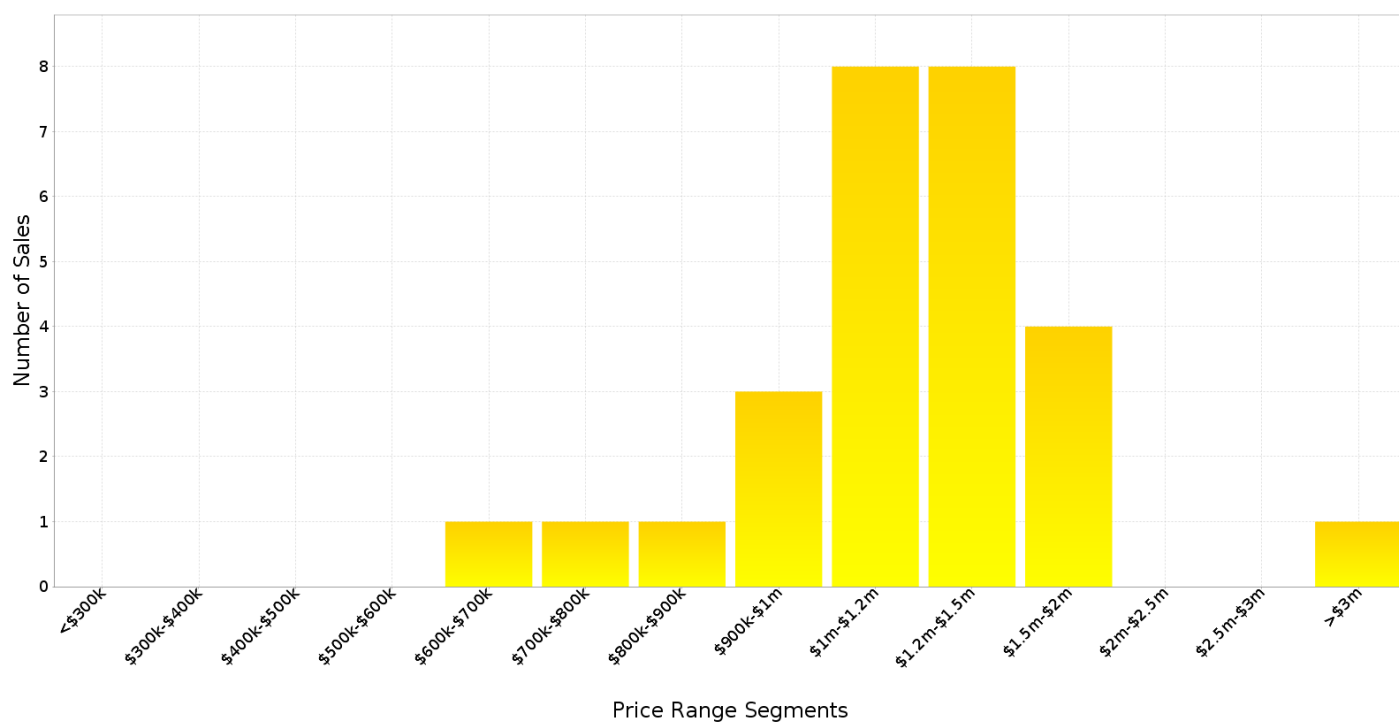
Based on 63 recorded House sales compared over the last two rolling 12 month periods



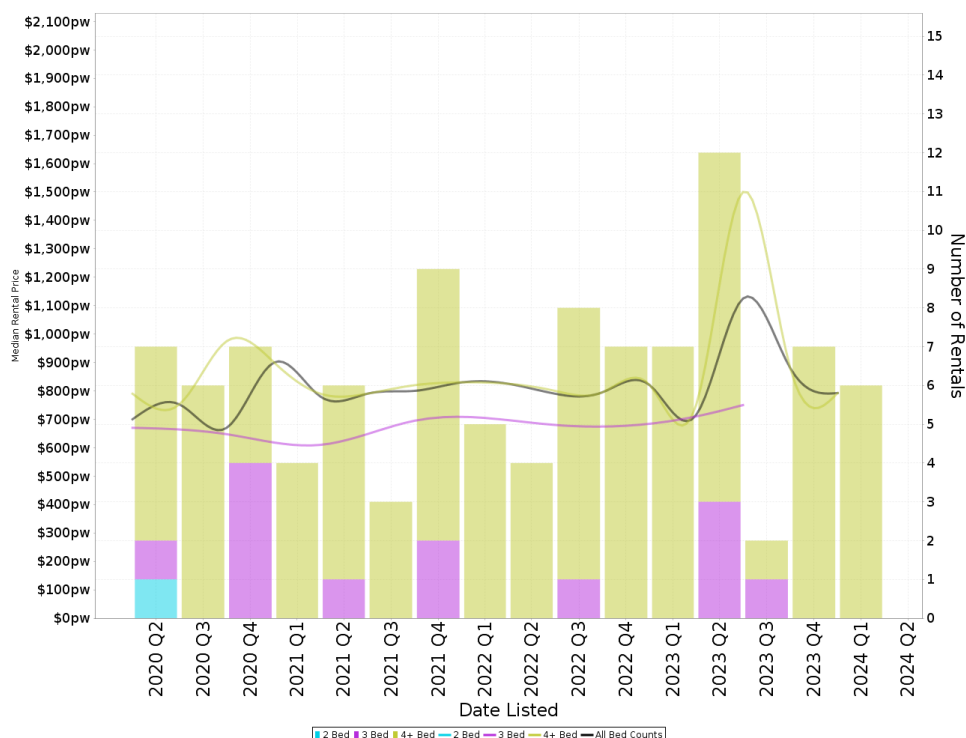
CHAPMAN - Peak Selling Periods (3 years)



CHAPMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.0%

Current Median Price: \$1,195,000
Previous Median Price: \$1,258,000

Based on 63 registered House sales compared over the last two rolling 12 month periods.

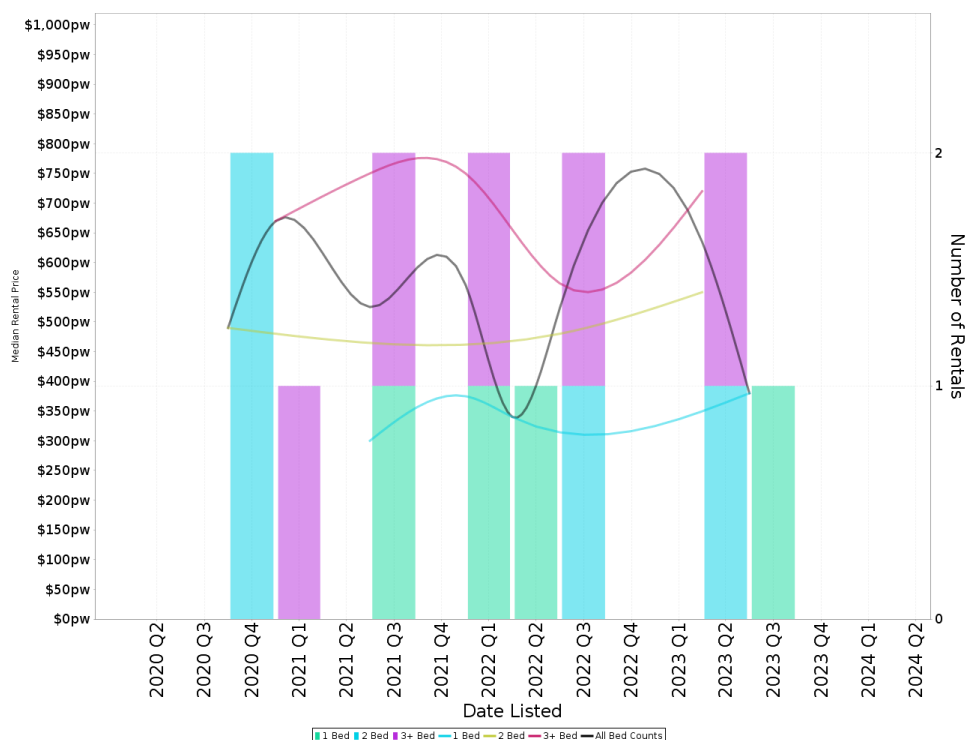
Suburb Rental Yield

+3.5%

Current Median Price: \$1,195,000
Current Median Rent: \$795

Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

CHAPMAN - Recently Sold Properties

Median Sale Price

\$1.2m

Based on 27 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

-5.0%

Current Median Price: \$1,195,000
Previous Median Price: \$1,258,000

Based on 63 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

27

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

15 WINSTANLEY ST

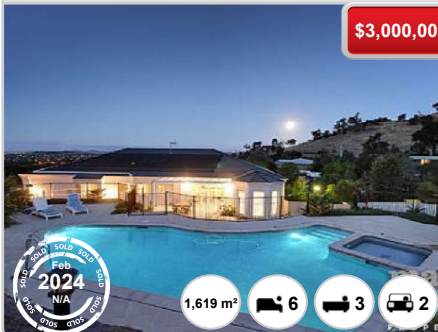


\$1,460,000

956 m² 4 3 2

Feb 2024
34 Days

2 LINCOLN PL

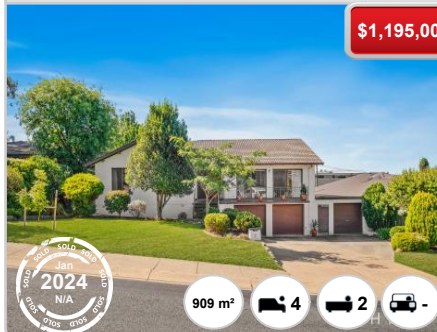


\$3,000,000

1,619 m² 6 3 2

Feb 2024
N/A

8 SIDAWAY ST




\$1,195,000

909 m² 4 2 -

Jan 2024
N/A

90 DARWINIA TCE




\$998,000

815 m² 4 2 2

Jan 2024
56 Days

72 PERRY DR




\$850,000

752 m² 4 2 2

Dec 2023
77 Days

156 DARWINIA TCE

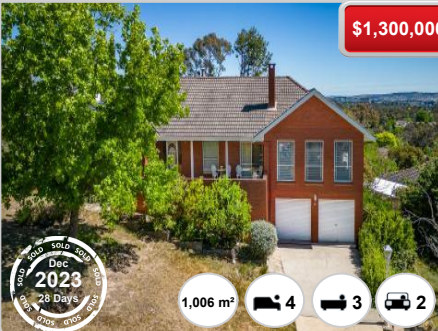


\$675,000

320 m² 2 1 1

Dec 2023
36 Days

51 MONKMAN ST




\$1,300,000

1,006 m² 4 3 2

Dec 2023
28 Days

30 RENE ST




\$1,220,000

929 m² 3 2 3

Dec 2023
13 Days

22 PERCY CRES



\$730,000

1,106 m² 4 3 2

Dec 2023
N/A

CHAPMAN - Properties For Rent

Median Rental Price

\$795 /w

Based on 27 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

+3.5%

Current Median Price: \$1,195,000
Current Median Rent: \$795

Based on 27 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

8 MUSGROVE STREET

\$850 per week

778 m² 4 Beds 2 Baths 2 Car Spaces

Special Agent For Rent May 2024 1 Day

8 Musgrove St

\$850 per week

778 m² 4 Beds 2 Baths 2 Car Spaces

Special Agent For Rent May 2024 1 Day

128 PERRY DRIVE

\$975 pw

1,026 m² 4 Beds 3 Baths 1 Car Space

Special Agent For Rent Apr 17 Days

59 SIDAWAY STREET

\$1250pw

1,059 m² 7 Beds 4 Baths 2 Car Spaces

Special Agent For Rent Mar 2024 63 Days