



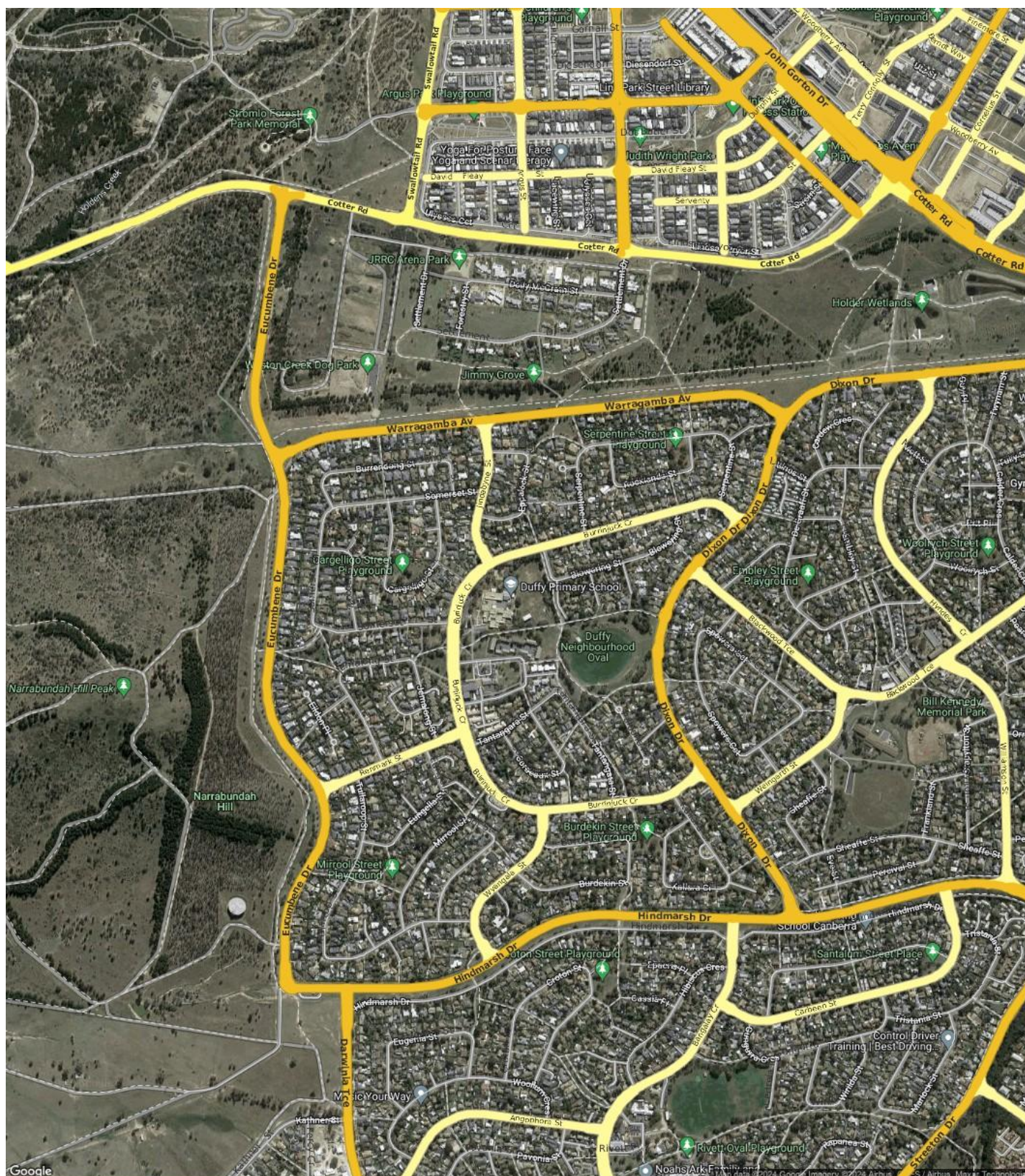
RayWhite.



Suburb
flyover report

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

DUFFY - Suburb Map



DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 410,000	0.0 %	\$ 167,500	\$ 830,000
2007	49	\$ 473,500	15.5 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	40	\$ 542,000	-1.5 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.2 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	5	\$ 960,000	-1.0 %	\$ 819,000	\$ 1,950,000

Median Sale Price

\$970k

Based on 43 recorded House sales within the last 12 months (Apr '23 - Mar '24)

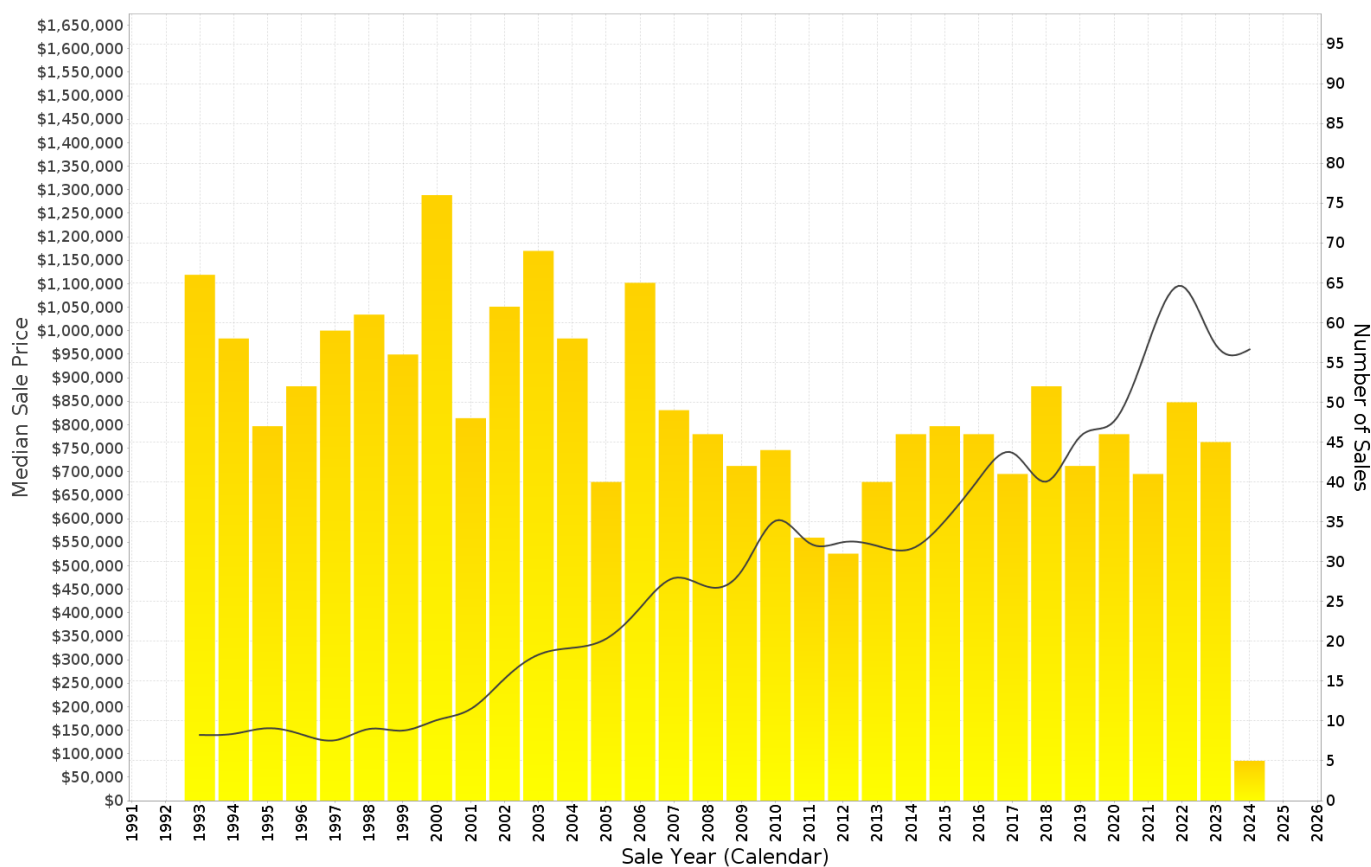
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

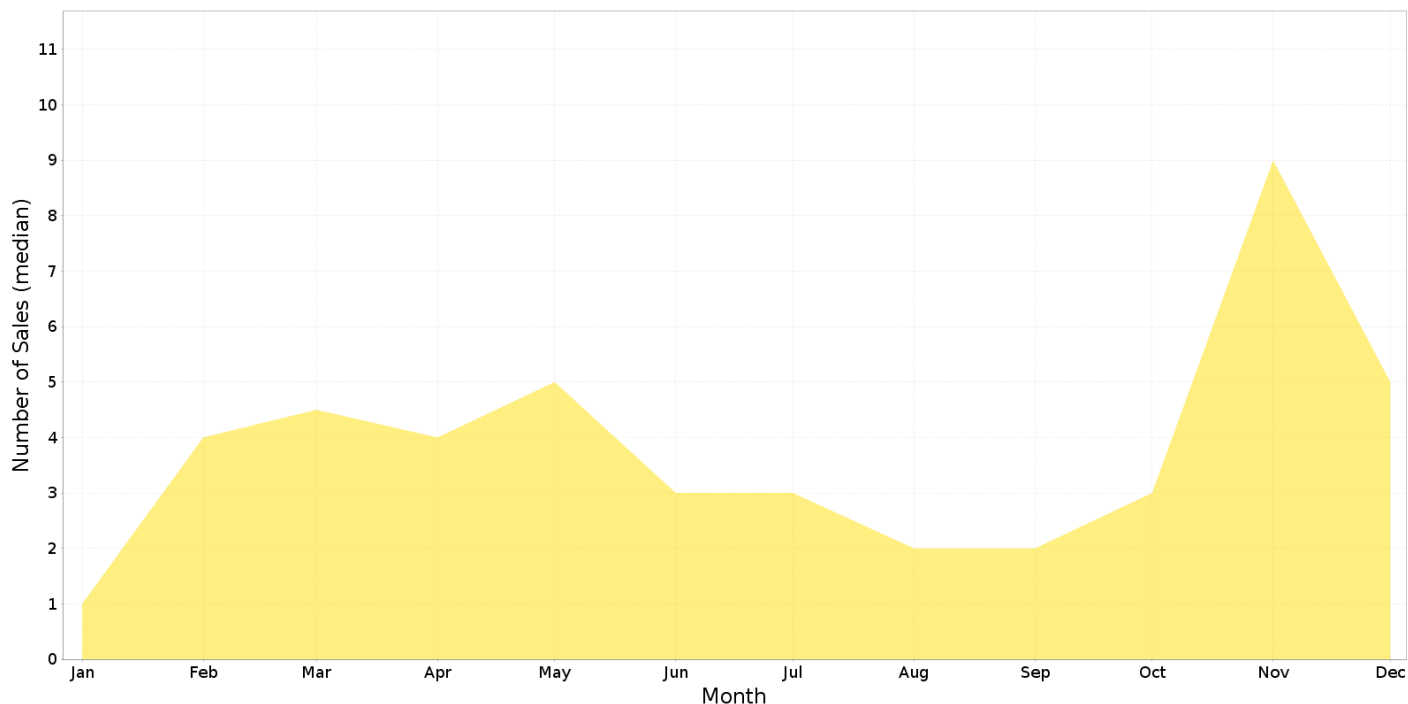
-7.6%

Current Median Price: \$970,000
Previous Median Price: \$1,050,000

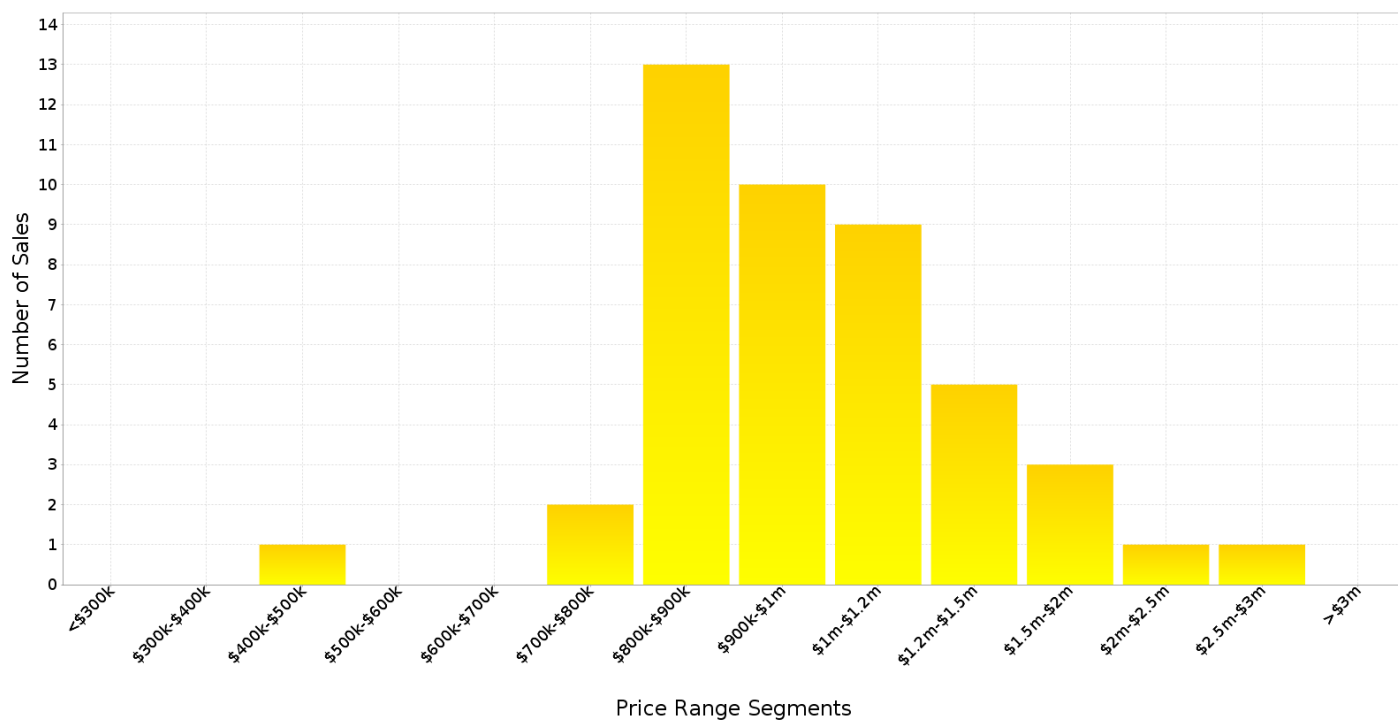
Based on 89 recorded House sales compared over the last two rolling 12 month periods



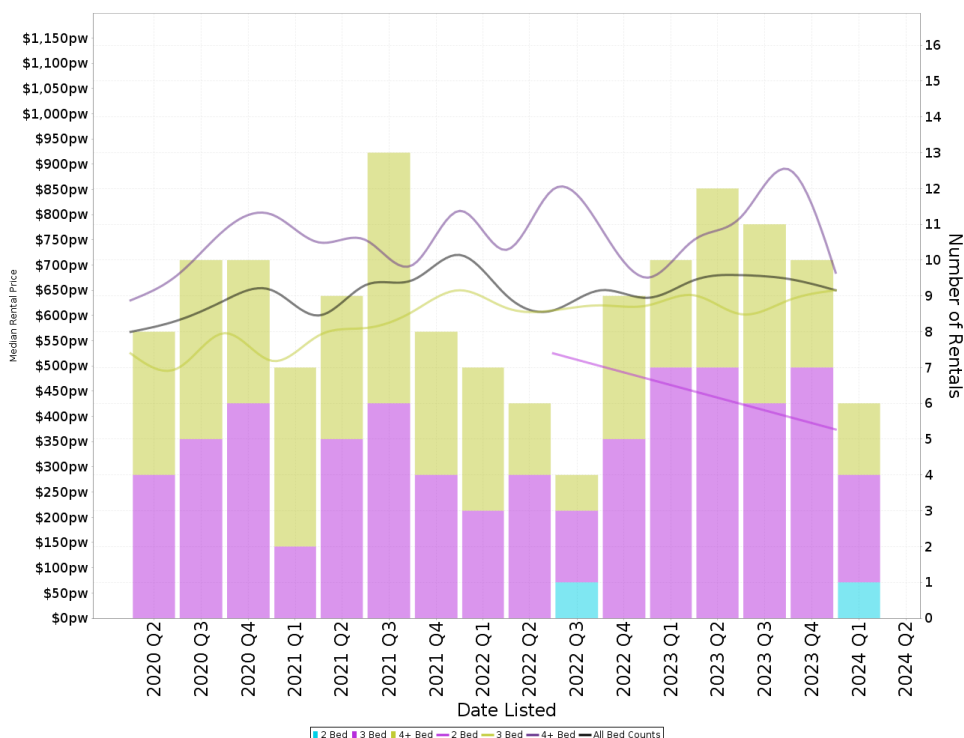
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.6%

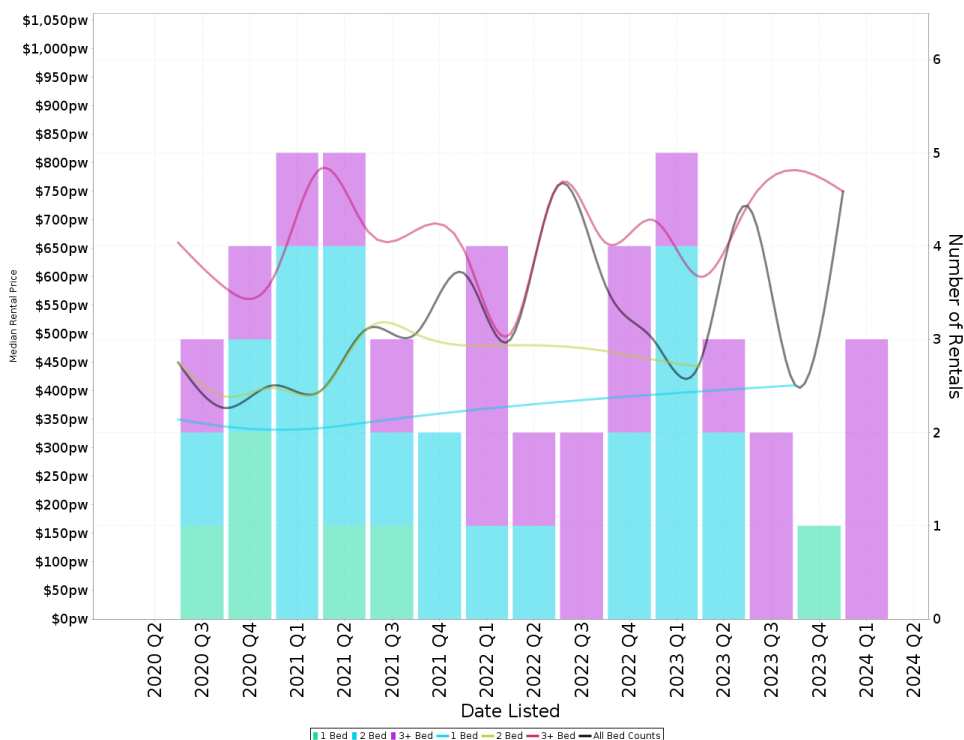
Current Median Price: \$970,000
 Previous Median Price: \$1,050,000
Based on 89 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$970,000
 Current Median Rent: \$670
Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+81.1%

Current Median Price: \$770,000
 Previous Median Price: \$425,250
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$770,000
 Current Median Rent: \$630
Based on 9 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price

\$970k

Based on 43 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

-7.6%

Current Median Price: \$970,000
Previous Median Price: \$1,050,000

Based on 89 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

43

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

39 SOMERSET ST



\$1,450,000

Sold 2024 Apr 23 Days

1,056 m² 4 2 3

39 TULLAROOP ST



\$1,425,000

Sold 2024 Mar 7 Days

909 m² 5 3 2

18 MIRROOL ST



\$960,000

Sold 2024 Feb 7 Days

700 m² 4 1 2

24 BURRINJUCK CRES




\$950,000

Sold 2024 Feb 23 Days

764 m² 4 2 5

13 SOMERSET ST




\$975,000

Sold 2024 Feb N/A

708 m² 3 2 2

50 JEMALONG ST



\$860,000

Sold 2024 Feb 72 Days

696 m² 3 1 1

1 EUNGELLA ST



\$1,950,000

Sold 2024 Feb 97 Days

875 m² 4 3 2

97 DIXON DR



\$819,000

Sold 2024 Jan 83 Days

799 m² 3 1 1

52 MIRROOL ST



\$751,900

Sold 2024 Jan 50 Days

3 2 2

22 BLOWERING ST

\$825,000

Sold Dec 2023
34 Days

748 m² 2 1 2

5 AVON PL

\$2,025,000

Sold Dec 2023
52 Days

865 m² 4 4 2

6 ROWALLAN PL

\$800,000

Sold Dec 2023
144 Days

828 m² 3 1 2

19 MIRROOL ST

\$1,075,000

Short term lease opportunity.

Sold Nov 2023
15 Days

649 m² 4 2 2

134 BURRINJUCK CRES

\$1,015,000

Sold Nov 2023
25 Days

928 m² 4 2 1

51 SERPENTINE ST

\$740,000

Sold Nov 2023
59 Days

684 m² 3 1 -

16 EUNGELLA ST

\$885,000

Sold Nov 2023
144 Days

663 m² 4 2 2

48 MIRROOL ST

\$1,150,000

Sold Nov 2023
22 Days

743 m² 4 2 3

DUFFY - Properties For Rent

Median Rental Price

\$670 /w

Based on 39 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

+3.6%

Current Median Price: \$970,000
Current Median Rent: \$670

Based on 43 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals


39

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

13 Mokoan Place

\$890 pw



1,296 m² 4 2 2

May 2024 2 Days

39 TULLAROOP STREET

\$870 per week



909 m² 5 3 2

Apr 2024 16 Days

3 JEMALONG STREET

\$1,100 per




652 m² 5 2 2

Apr 2024 19 Days

10 PALOONA PLACE

\$550 per week



834 m² 3 1 2

Apr 2024 24 Days

35 Wyangala Street

\$760



827 m² 4 1 2

Apr 2024 30 Days