

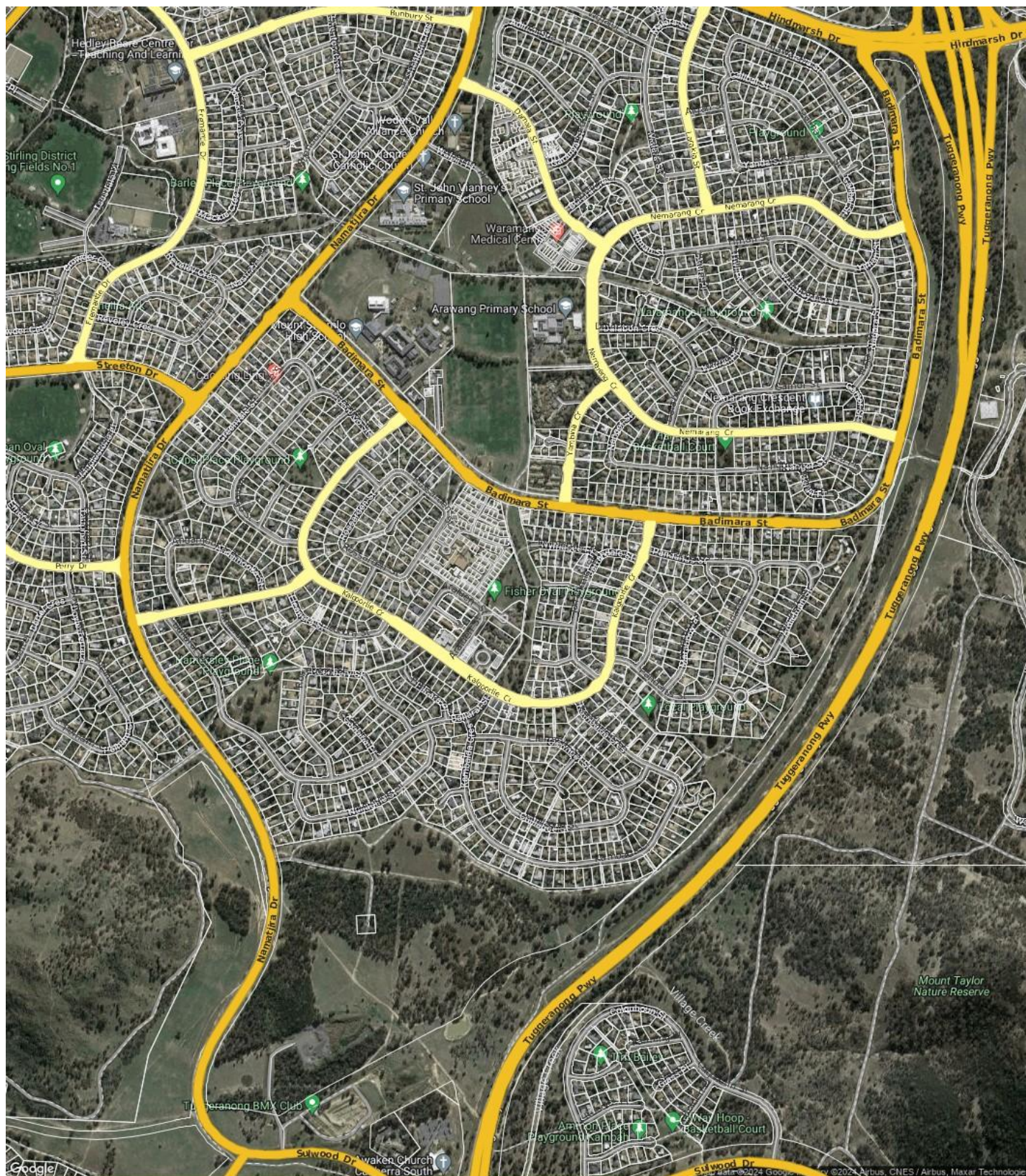


RayWhite.

Suburb
flyover report

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

FISHER - Suburb Map



FISHER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	59	\$ 386,000	0.0 %	\$ 290,000	\$ 685,000
2007	58	\$ 441,000	14.2 %	\$ 197,500	\$ 866,000
2008	35	\$ 450,000	2.0 %	\$ 200,000	\$ 610,000
2009	29	\$ 463,000	2.9 %	\$ 320,000	\$ 700,000
2010	35	\$ 510,000	10.2 %	\$ 100,000	\$ 888,000
2011	43	\$ 535,000	4.9 %	\$ 275,000	\$ 855,000
2012	40	\$ 572,000	6.9 %	\$ 400,000	\$ 900,000
2013	54	\$ 547,500	-4.3 %	\$ 260,000	\$ 1,200,000
2014	49	\$ 550,000	0.5 %	\$ 272,500	\$ 840,000
2015	57	\$ 542,500	-1.4 %	\$ 250,000	\$ 850,000
2016	43	\$ 615,000	13.4 %	\$ 425,000	\$ 897,000
2017	42	\$ 637,500	3.7 %	\$ 176,666	\$ 970,000
2018	62	\$ 657,500	3.1 %	\$ 247,000	\$ 1,010,000
2019	52	\$ 655,000	-0.4 %	\$ 160,000	\$ 965,500
2020	51	\$ 740,000	13.0 %	\$ 275,000	\$ 1,230,000
2021	57	\$ 920,000	24.3 %	\$ 394,000	\$ 1,640,000
2022	45	\$ 1,080,000	17.4 %	\$ 450,000	\$ 13,000,000
2023	44	\$ 922,500	-14.6 %	\$ 12,000	\$ 1,825,000
2024	1	\$ 950,500	3.0 %	\$ 950,500	\$ 950,500

Median Sale Price

\$920k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

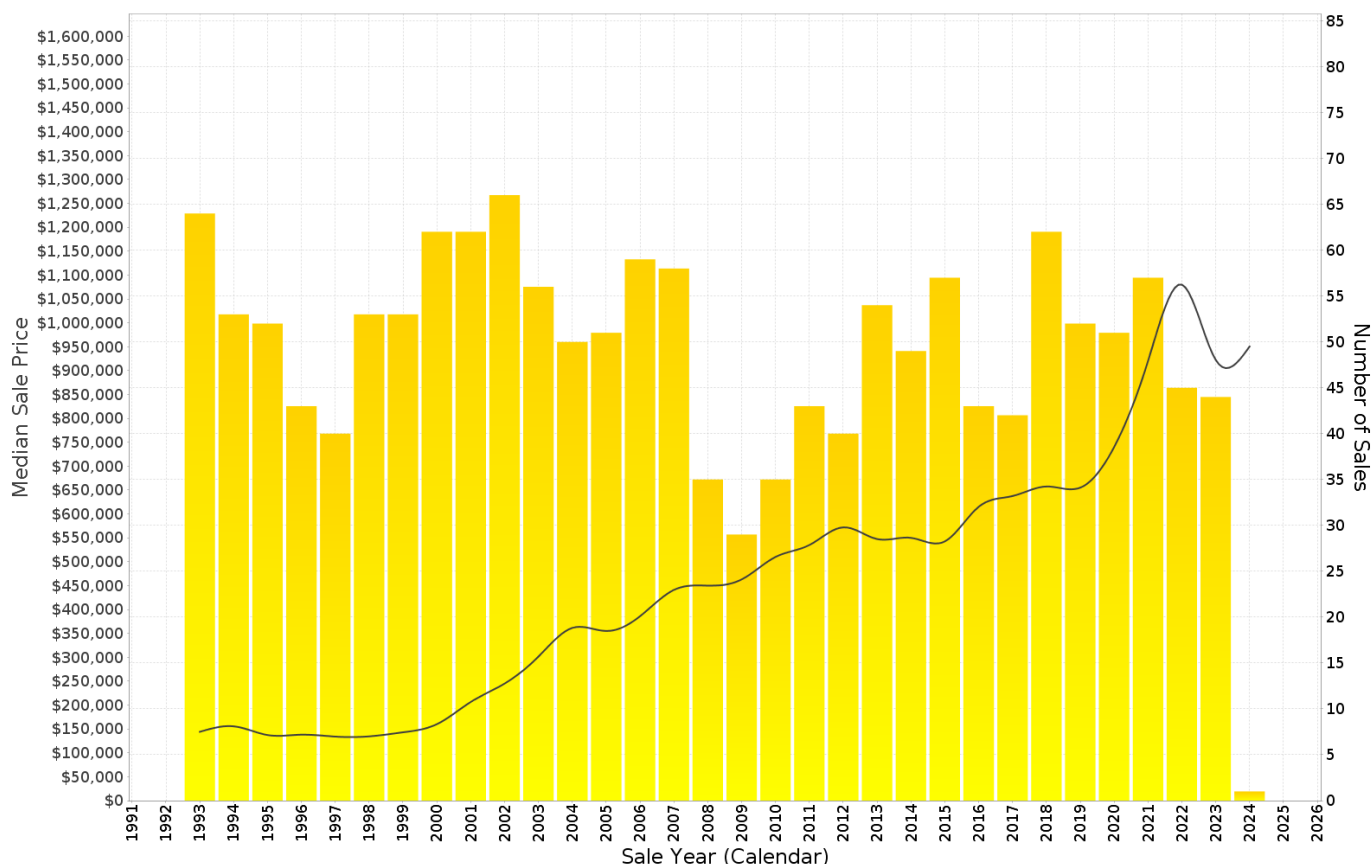
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

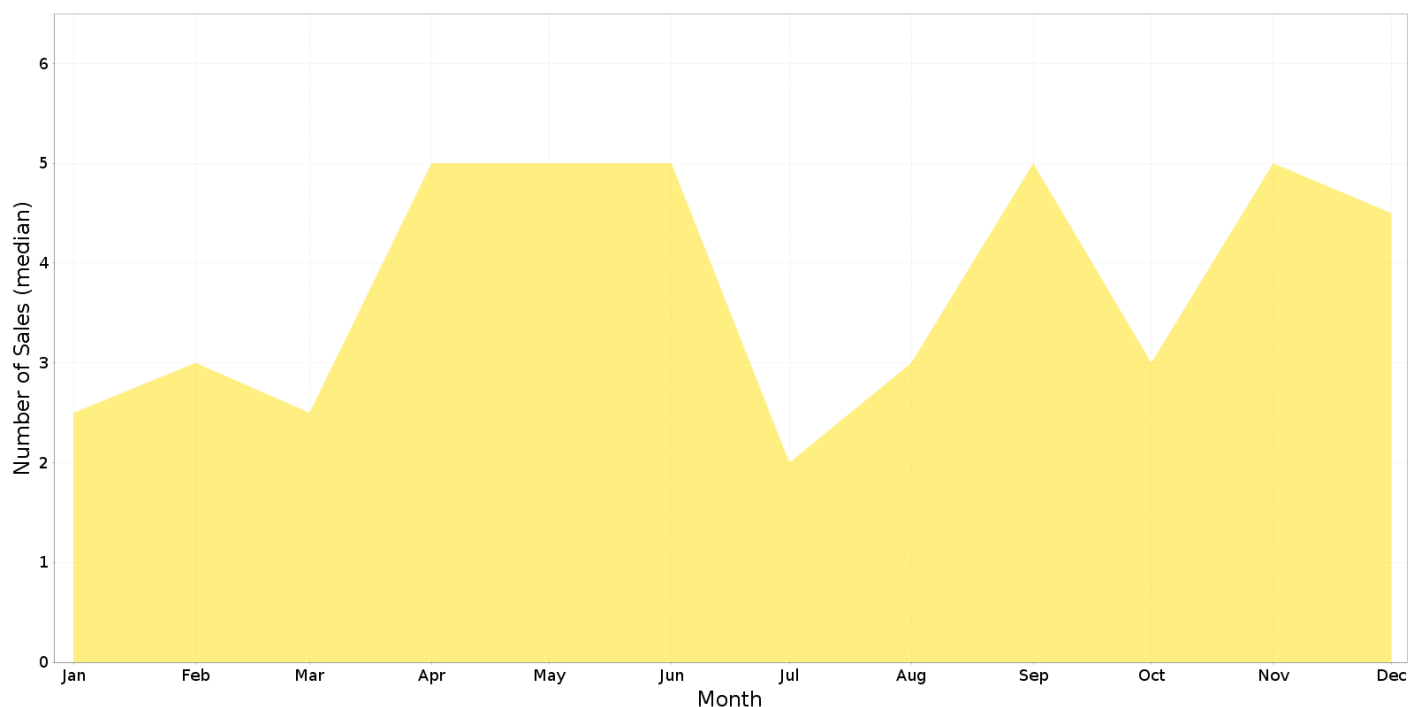
-14.6%

Current Median Price: \$920,000
Previous Median Price: \$1,077,500

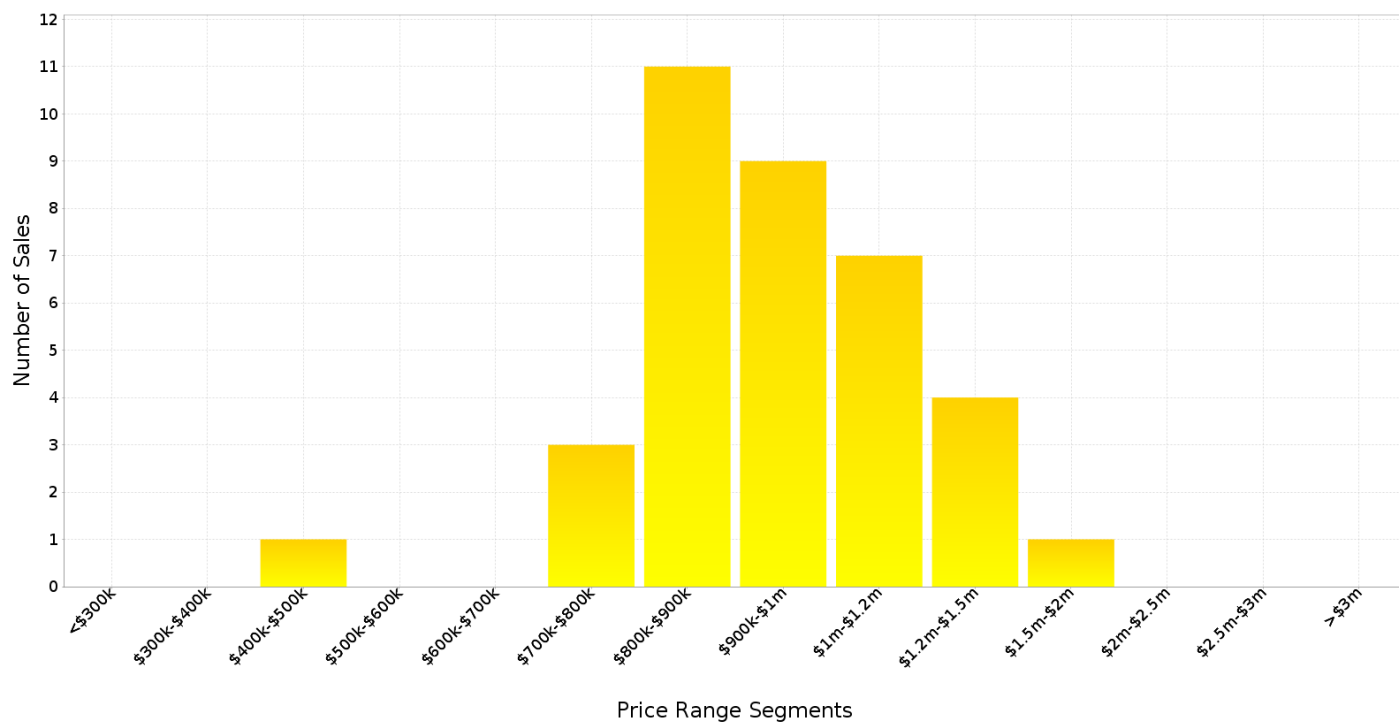
Based on 81 recorded House sales compared over the last two rolling 12 month periods



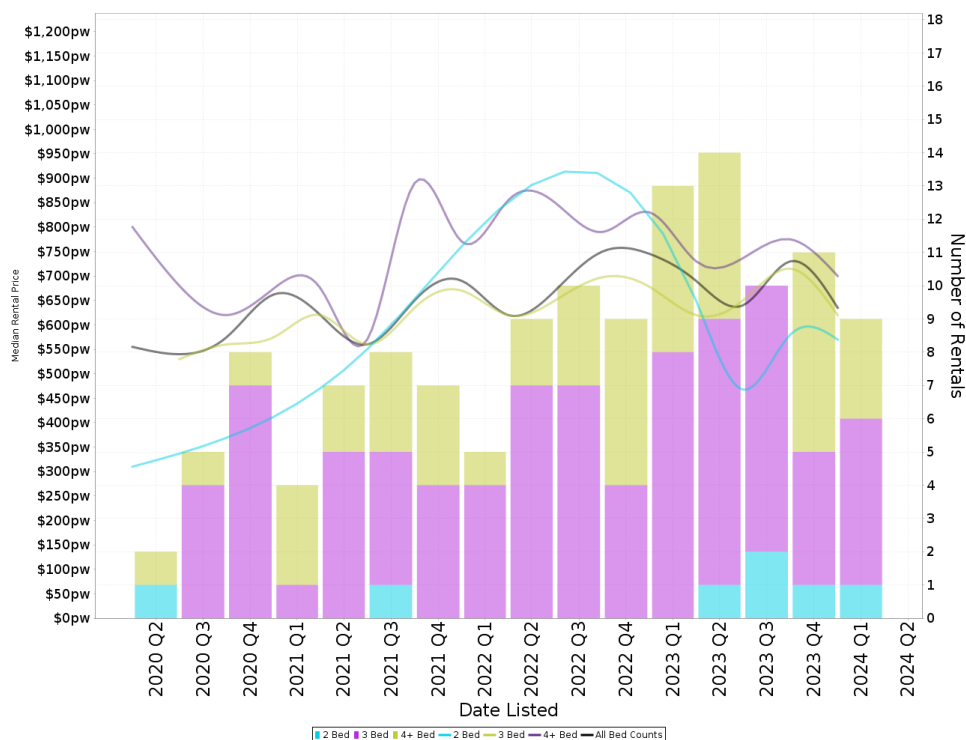
FISHER - Peak Selling Periods (3 years)



FISHER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-14.6%

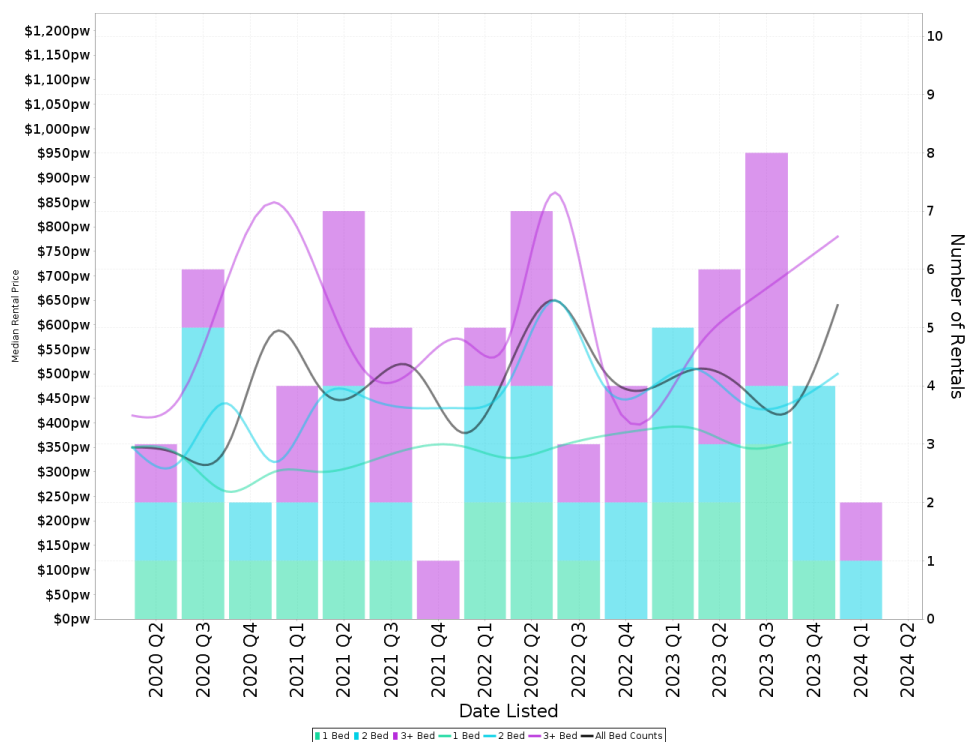
Current Median Price: \$920,000
 Previous Median Price: \$1,077,500
 Based on 81 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$920,000
 Current Median Rent: \$683
 Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+46.3%

Current Median Price: \$695,000
 Previous Median Price: \$475,000
 Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$695,000
 Current Median Rent: \$500
 Based on 20 registered Unit rentals compared over the last 12 months.

FISHER - Recently Sold Properties

Median Sale Price

\$920k

Based on 35 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

-14.6%

Current Median Price: \$920,000
Previous Median Price: \$1,077,500

Based on 81 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

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

26 ROSEBERY ST



\$955,000

Sold Apr 2024
22 Days

4 Beds 3 Baths 2 Car

13 KAMBALDA CRES




\$1,040,000

Sold Apr 2024
35 Days

865 m² 4 Beds 2 Baths 2 Car

235 BADIMARA ST



\$1,290,000

Sold Apr 2024
62 Days

1,079 m² 5 Beds 2 Baths 2 Car

11 TINGHA PL



\$1,610,000

Sold Mar 2024
29 Days

748 m² 4 Beds 2 Baths 2 Car

95 KAMBALDA CRES




\$1,250,000

Sold Mar 2024
14 Days

1,025 m² 5 Beds 3 Baths 2 Car

2/32B ROSEBERY ST




\$1,440,000

Sold Feb 2024
23 Days

5 Beds 3 Baths 2 Car

11 NANNINE PL




\$950,500

Sold Feb 2024
7 Days

872 m² 3 Beds 2 Baths 2 Car

24 MARANBOY ST



\$720,000

Sold Dec 2023
14 Days

655 m² 3 Beds 1 Bath 1 Car

28 KAPUNDA ST

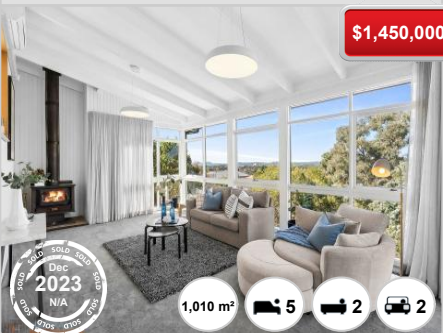


\$857,000

Sold Dec 2023
18 Days

902 m² 3 Beds 1 Bath 2 Car

42 ROSEBERY ST



\$1,450,000

Dec 2023
N/A

1,010 m² 5 2 2

149 KALGOORLIE CRES

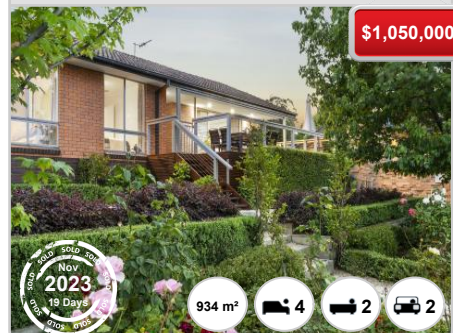


\$825,000

Dec 2023
34 Days

712 m² 3 1 4

68 BENDIGO ST

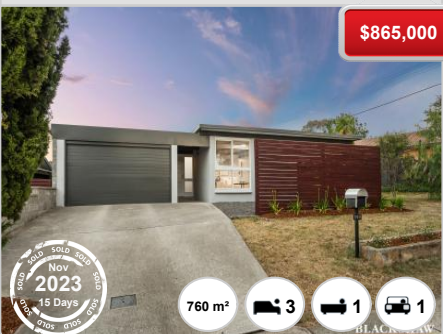


\$1,050,000

Nov 2023
19 Days

934 m² 4 2 2

140 KALGOORLIE CRES



\$865,000

Nov 2023
15 Days

760 m² 3 1 1

FISHER - Properties For Rent

Median Rental Price

\$683 /w

Based on 44 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

+3.9%

Current Median Price: \$920,000
Current Median Rent: \$683

Based on 35 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

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

87B Kalgoorlie Crescent




\$780 per week

87B

Apr 2024
17 Days

382 m² 3 2 1

9 Nymagee Place



\$600 per week

9

Feb 2024
80 Days

725 m² 3 1 3