

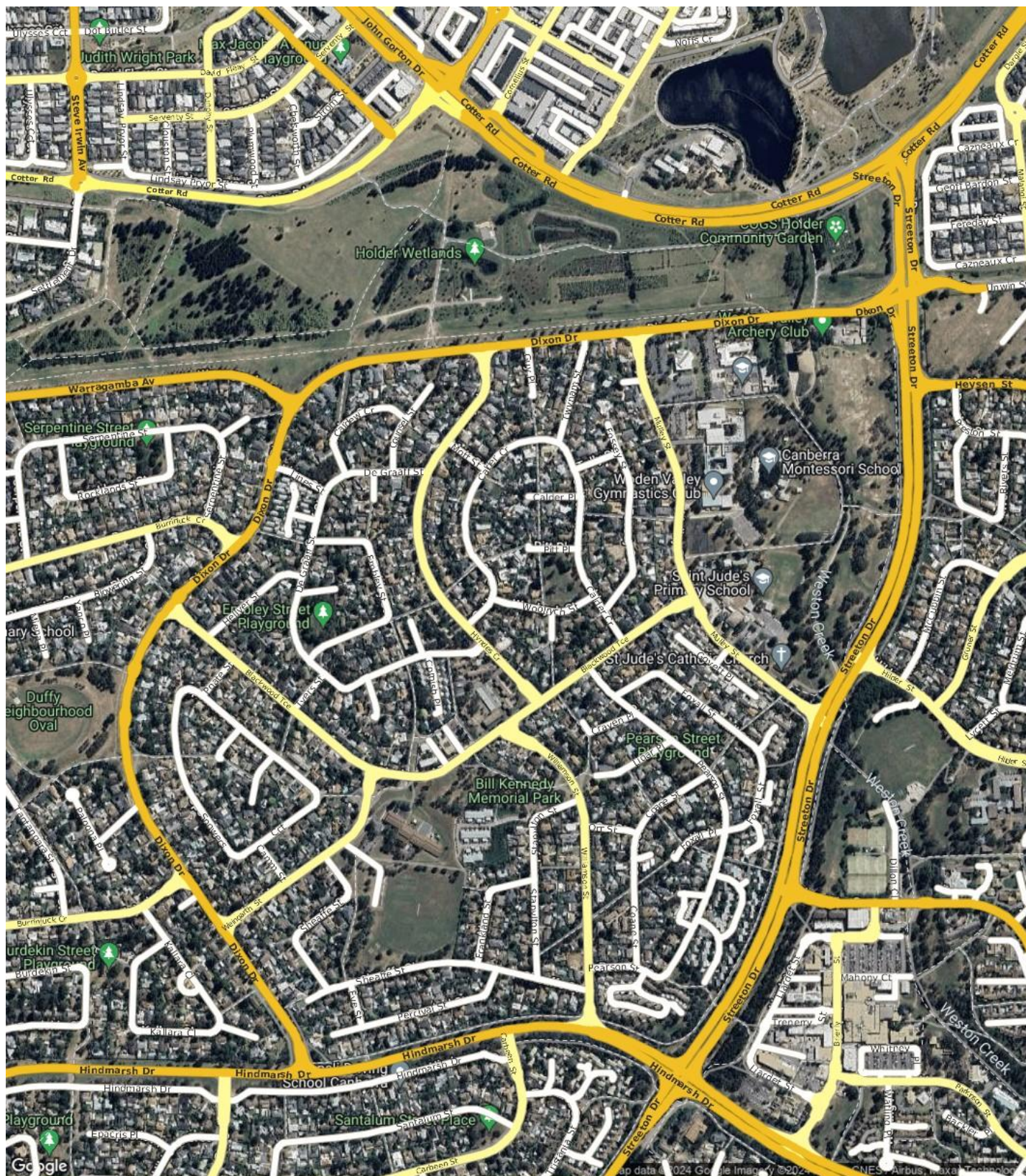
RayWhite.

Suburb
flyover report

HOLDER (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

HOLDER - Suburb Map



HOLDER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	35	\$ 379,000	0.0 %	\$ 182,500	\$ 625,000
2007	35	\$ 420,000	10.8 %	\$ 90,000	\$ 536,000
2008	39	\$ 435,000	3.6 %	\$ 365,000	\$ 725,000
2009	44	\$ 503,500	15.7 %	\$ 45,000	\$ 760,000
2010	18	\$ 571,000	13.4 %	\$ 424,000	\$ 815,000
2011	22	\$ 545,000	-4.6 %	\$ 272,500	\$ 689,000
2012	22	\$ 520,500	-4.5 %	\$ 440,000	\$ 745,000
2013	26	\$ 536,250	3.0 %	\$ 290,000	\$ 830,000
2014	35	\$ 541,000	0.9 %	\$ 250,000	\$ 955,000
2015	24	\$ 555,500	2.7 %	\$ 440,000	\$ 1,000,000
2016	23	\$ 645,000	16.1 %	\$ 380,000	\$ 762,000
2017	26	\$ 668,000	3.6 %	\$ 150,000	\$ 772,500
2018	48	\$ 681,000	1.9 %	\$ 350,000	\$ 1,080,000
2019	39	\$ 650,000	-4.6 %	\$ 195,000	\$ 986,000
2020	35	\$ 760,000	16.9 %	\$ 555,000	\$ 1,210,000
2021	35	\$ 915,000	20.4 %	\$ 268,750	\$ 1,600,000
2022	41	\$ 1,060,000	15.8 %	\$ 745,000	\$ 1,530,000
2023	33	\$ 930,000	-12.3 %	\$ 735,000	\$ 1,640,000
2024	3	\$ 1,060,000	14.0 %	\$ 915,000	\$ 1,300,000

Median Sale Price

\$935k

Based on 28 recorded House sales within the last 12 months (Apr '23 - Mar '24)

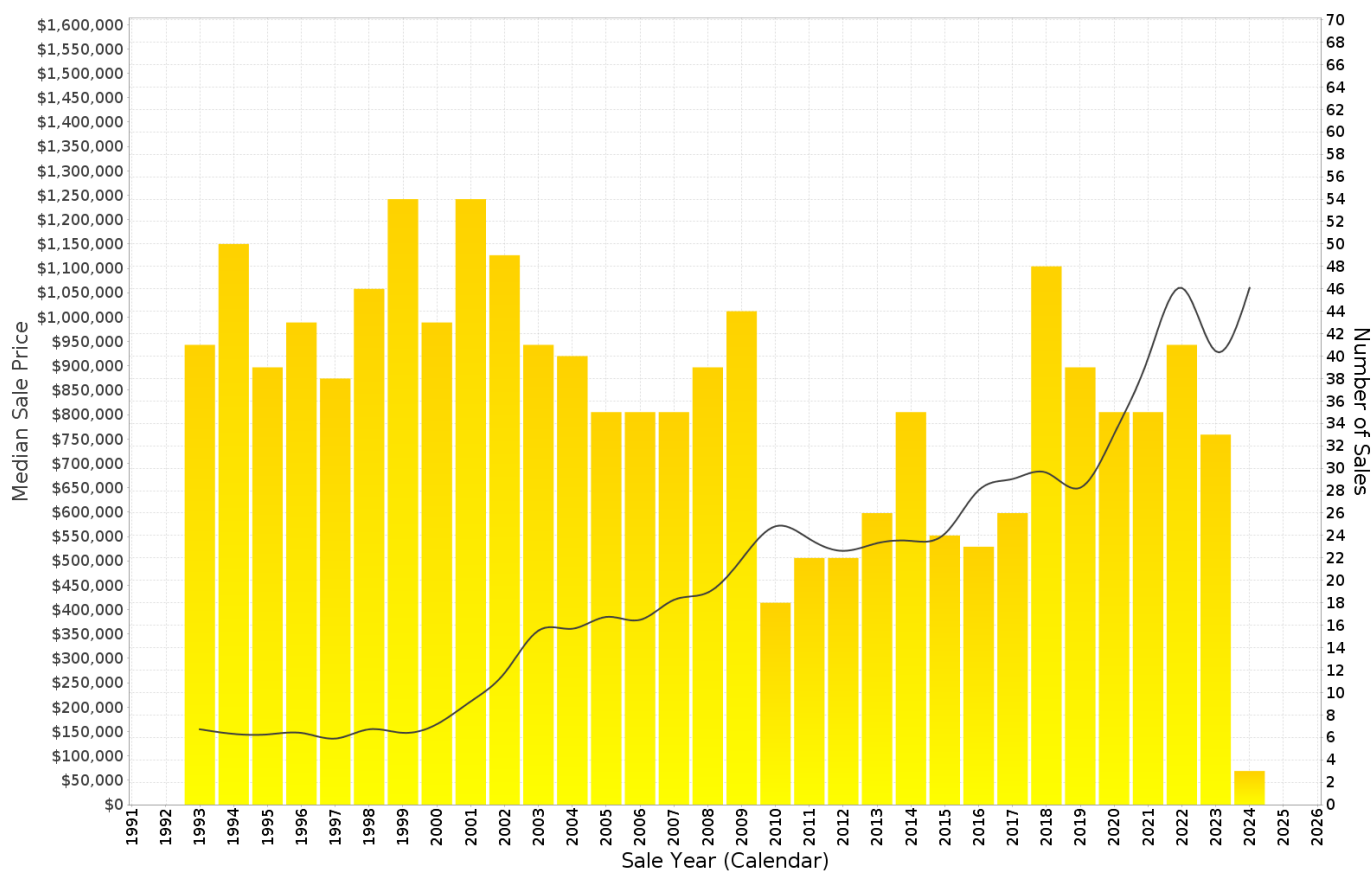
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

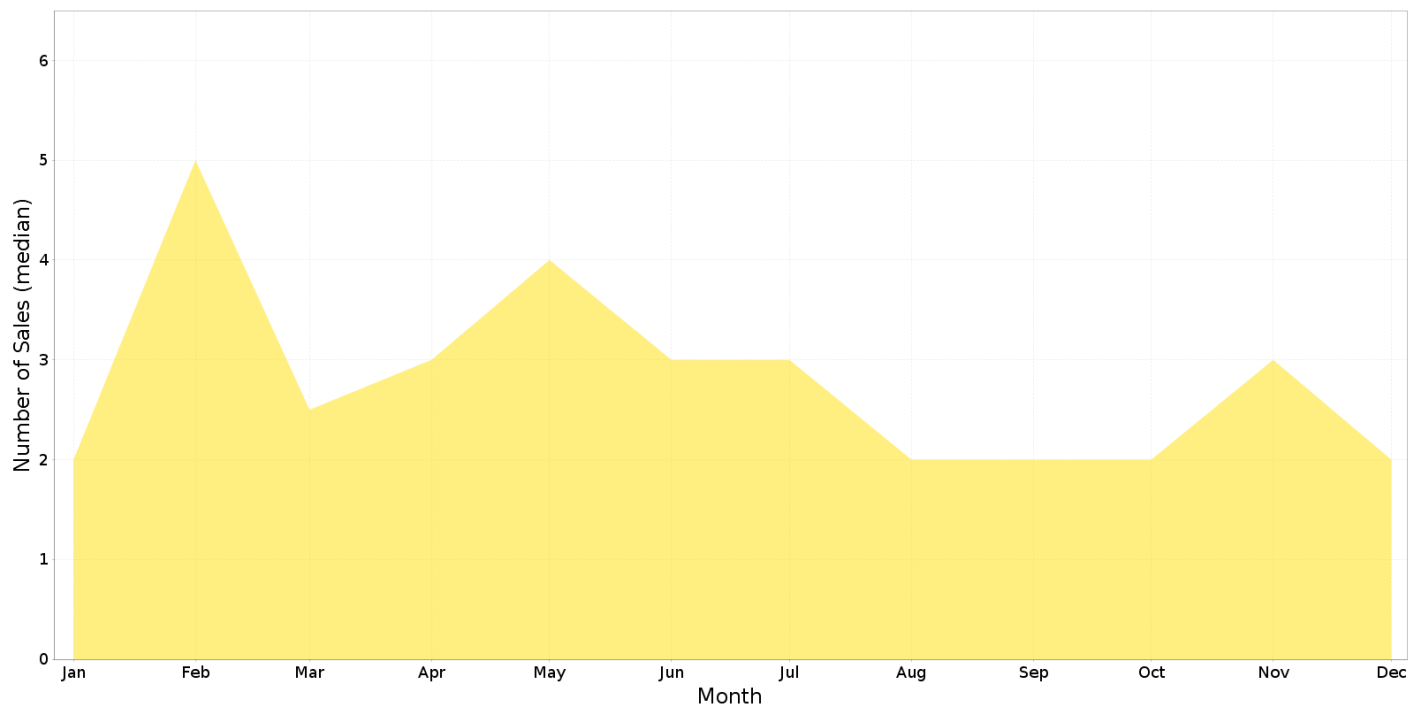
-11.0%

Current Median Price: \$935,000
Previous Median Price: \$1,050,000

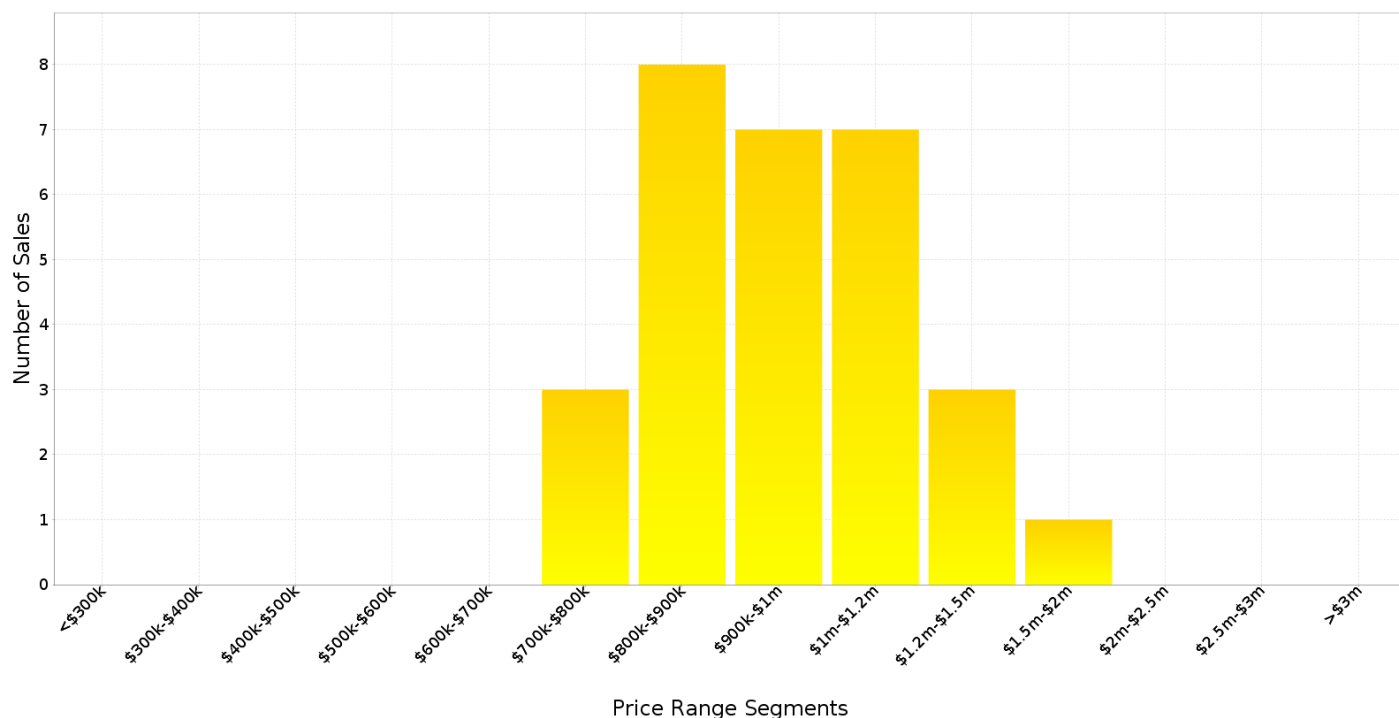
Based on 64 recorded House sales compared over the last two rolling 12 month periods



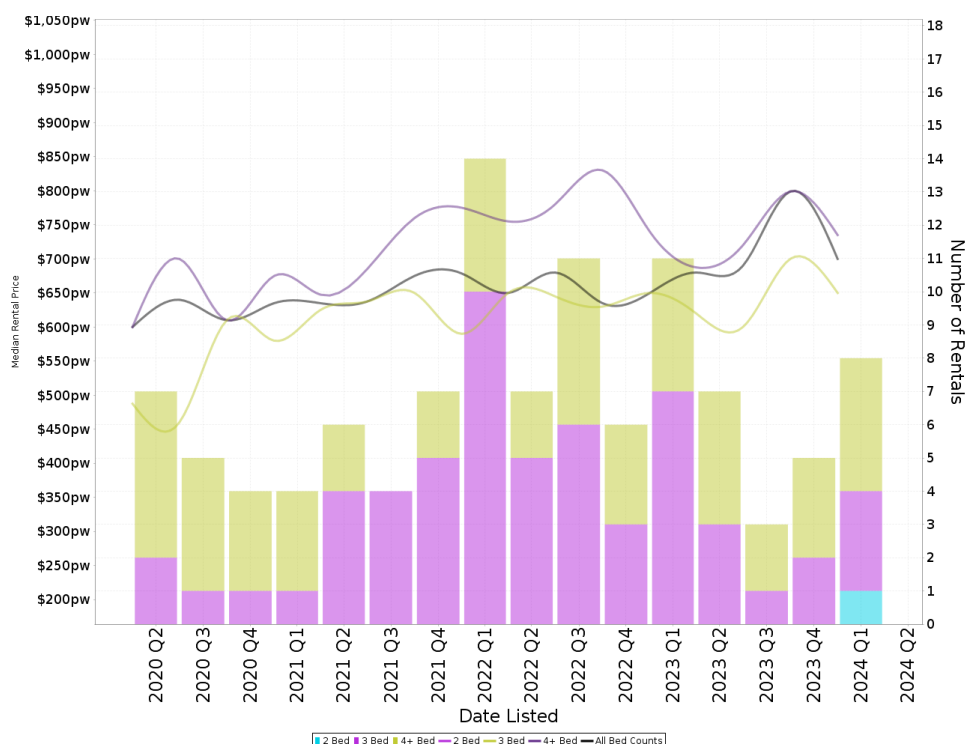
HOLDER - Peak Selling Periods (3 years)



HOLDER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.0%

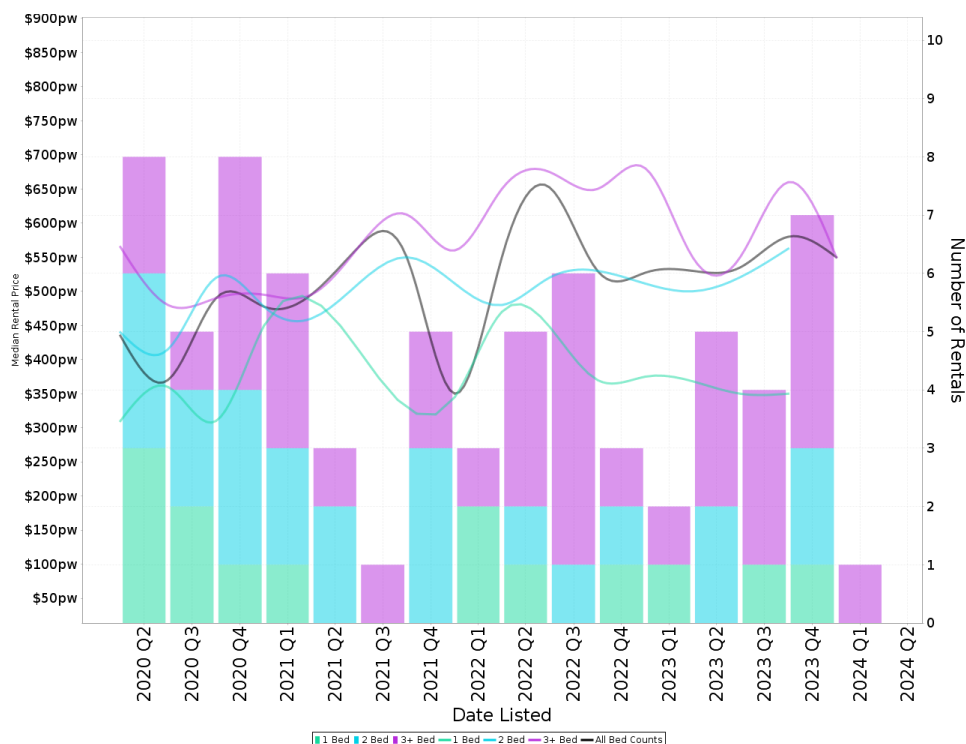
Current Median Price: \$935,000
 Previous Median Price: \$1,050,000
 Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$935,000
 Current Median Rent: \$690
 Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-26.5%

Current Median Price: \$570,000
 Previous Median Price: \$775,000
 Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$570,000
 Current Median Rent: \$550
 Based on 17 registered Unit rentals compared over the last 12 months.

HOLDER - Recently Sold Properties

Median Sale Price

\$935k

Based on 28 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

-11.0%

Current Median Price: \$935,000
Previous Median Price: \$1,050,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

28

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

57 SHEAFFE ST




\$975,000

849 m² 4 2 5

Sold Apr 2024 (82 Days)

16 PERCIVAL ST




\$892,000

748 m² 3 1 2

Sold Apr 2024 (13 Days)

1 SHARLAND PL

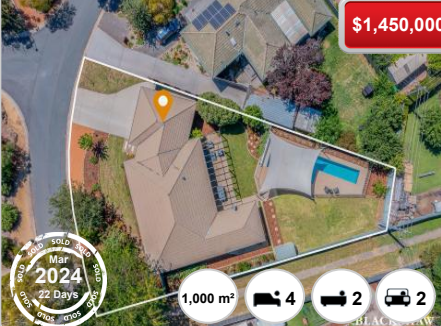


\$780,000

694 m² 3 1 2

Sold Mar 2024 (181 Days)

31 CALDER CRES




\$1,450,000

1,000 m² 4 2 2

Sold Mar 2024 (22 Days)

5 SHEAFFE ST



\$915,000

1,080 m² 4 2 2

Sold Feb 2024 (140 Days)

10 CALDER CRES



\$1,300,000

1,116 m² 4 2 2

Sold Feb 2024 (15 Days)

18 WEINGARTH ST




\$1,060,000

733 m² 4 2 1

Sold Jan 2024 (14 Days)

25 HYNDES CRES



\$915,000

790 m² 3 1 1

Sold Dec 2023 (73 Days)

2 WINTON PL



\$1,050,000

781 m² 5 2 2

Sold Dec 2023 (83 Days)

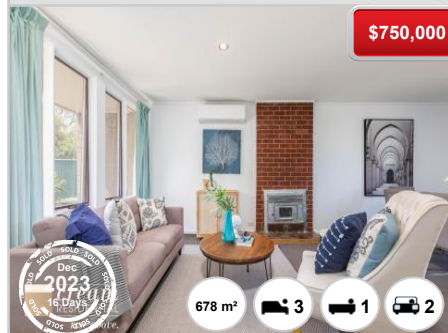
11 WILLIAMSON ST



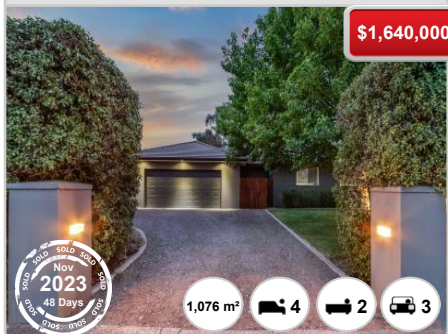
11 FOXALL ST



16 EMBLEY ST



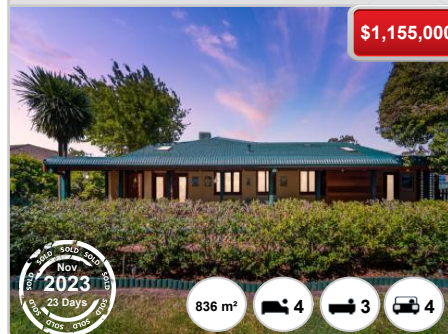
3 LINES ST



5 TWYNAM ST



18 STAPYLTON ST



HOLDER - Properties For Rent

Median Rental Price

\$690 /w

Based on 23 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: \$935,000
Current Median Rent: \$690

Based on 28 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

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

