



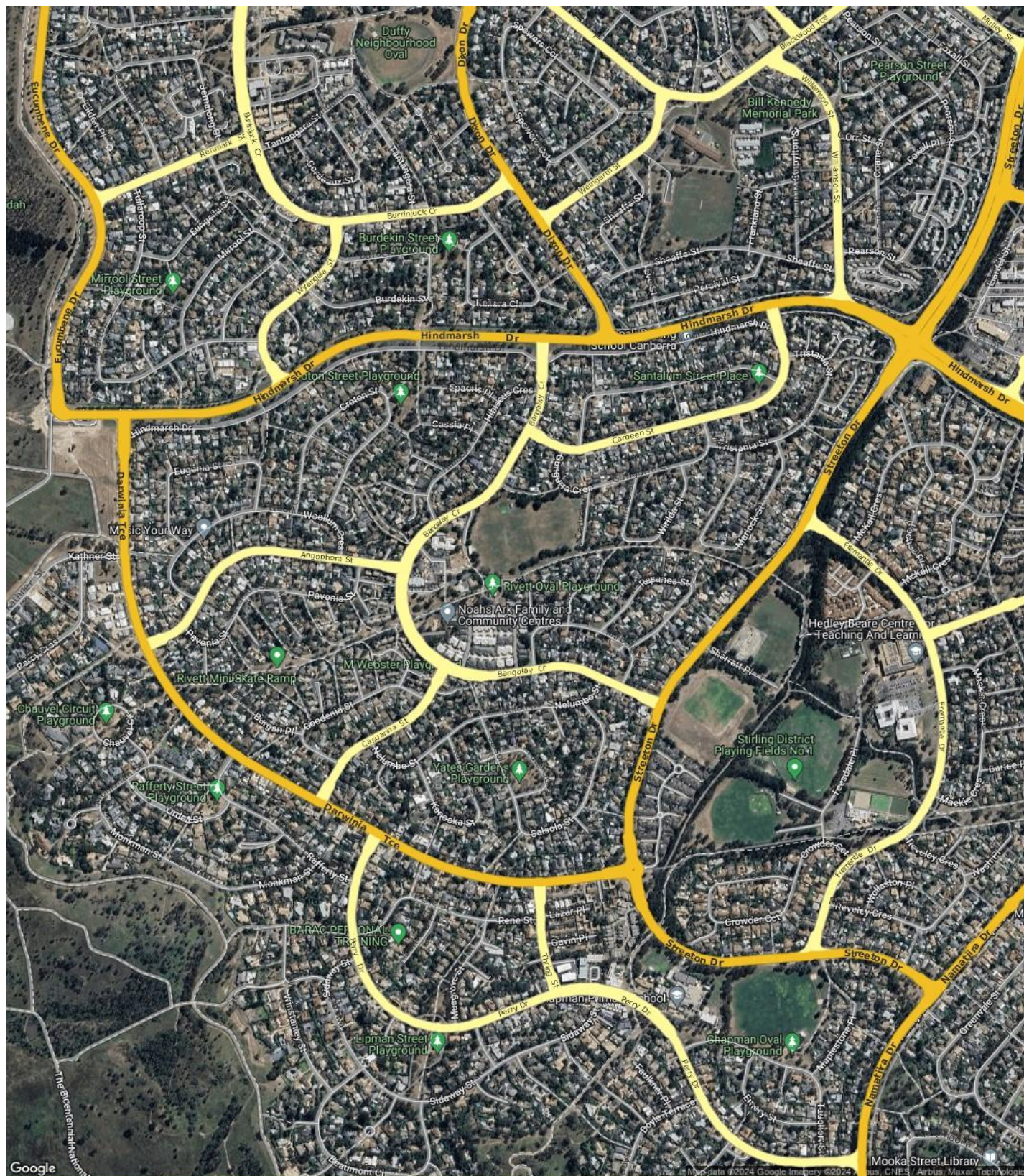
**RayWhite.**



**Suburb**  
flyover report

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

# RIVETT - Suburb Map



# RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	41	\$ 349,000	0.0 %	\$ 230,000	\$ 565,000
2007	65	\$ 393,000	12.6 %	\$ 40,500	\$ 525,000
2008	51	\$ 430,000	9.4 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	36	\$ 510,500	15.8 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.1 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	52	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	58	\$ 622,000	2.0 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.3 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	53	\$ 920,000	4.8 %	\$ 180,000	\$ 1,750,000
2023	44	\$ 937,500	1.9 %	\$ 581,000	\$ 1,435,000
2024	10	\$ 792,500	-15.5 %	\$ 682,000	\$ 1,275,000

## Median Sale Price

**\$888k**

Based on 44 recorded House sales within the last 12 months (Apr '23 - Mar '24)

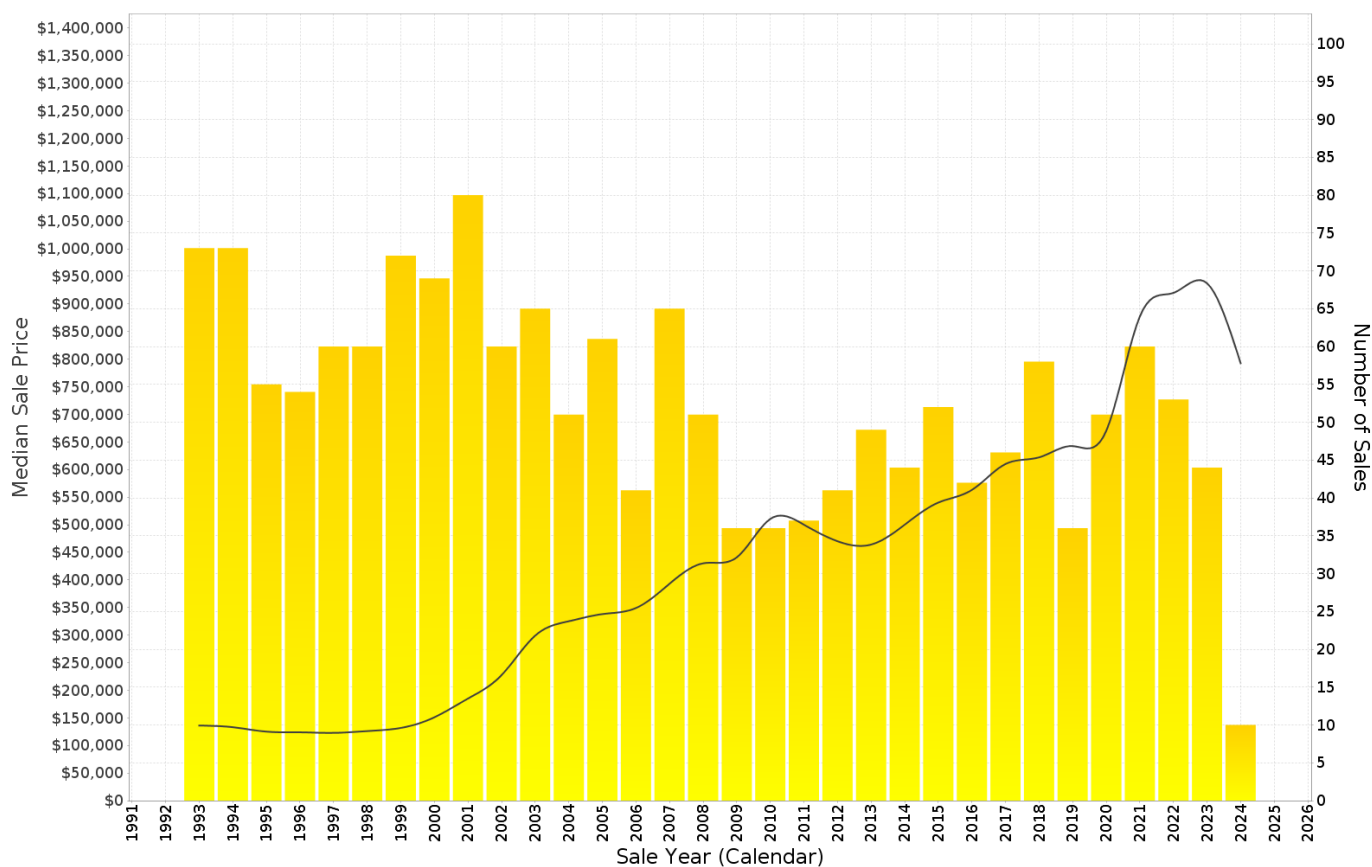
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

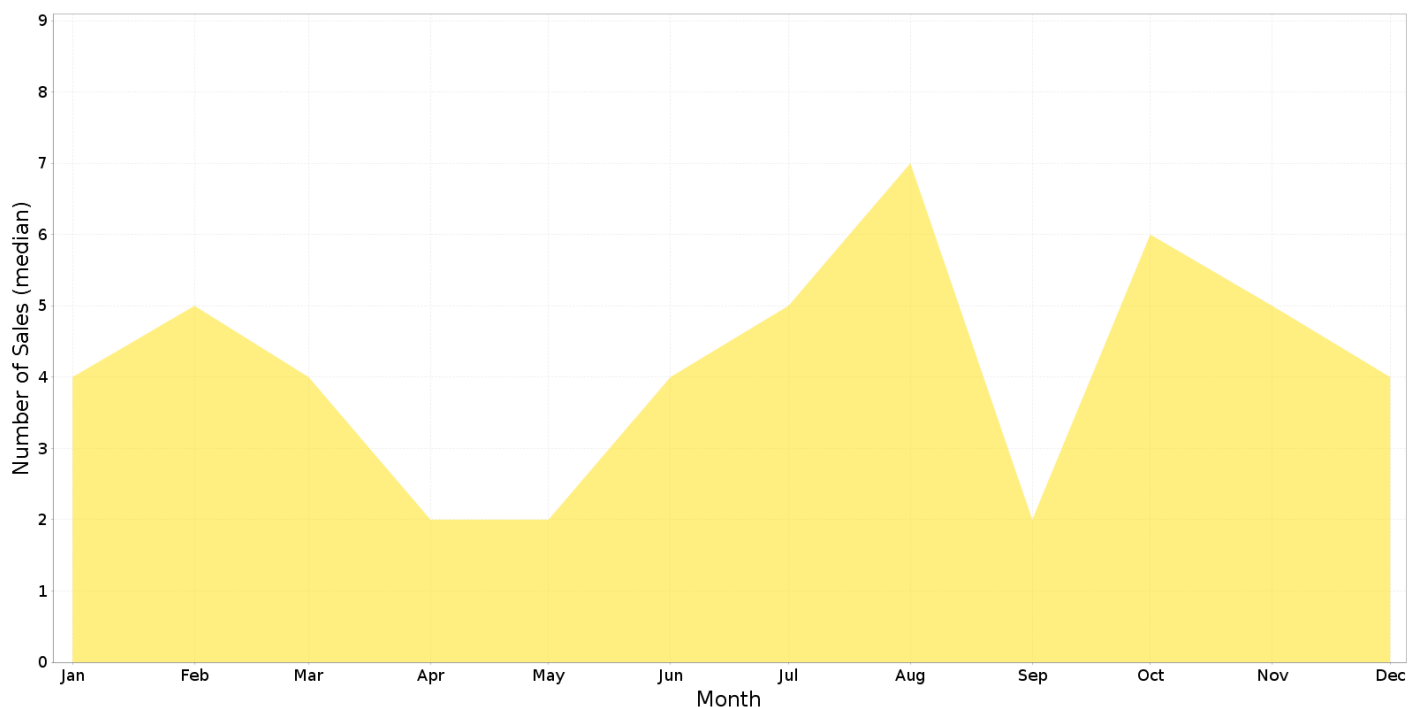
**-3.5%**

Current Median Price: \$887,500  
Previous Median Price: \$920,000

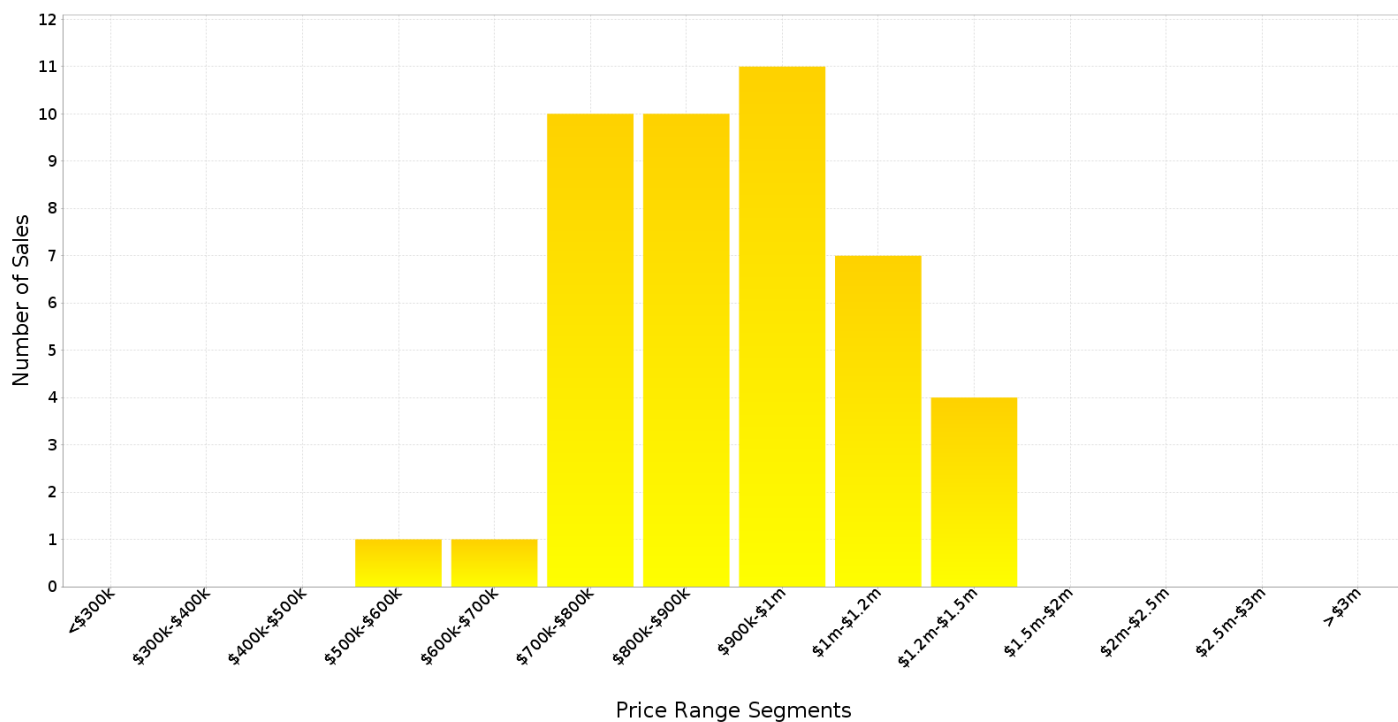
Based on 97 recorded House sales compared over the last two rolling 12 month periods



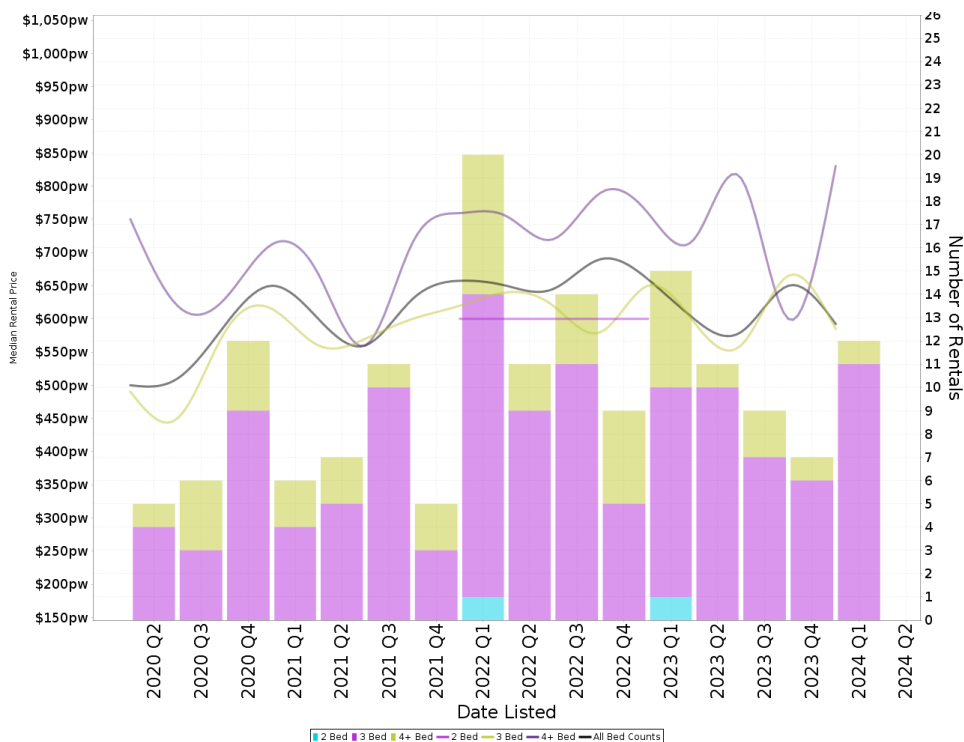
## RIVETT - Peak Selling Periods (3 years)



## RIVETT - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.5%**

Current Median Price: \$887,500  
Previous Median Price: \$920,000

Based on 97 registered House sales compared over the last two rolling 12 month periods.

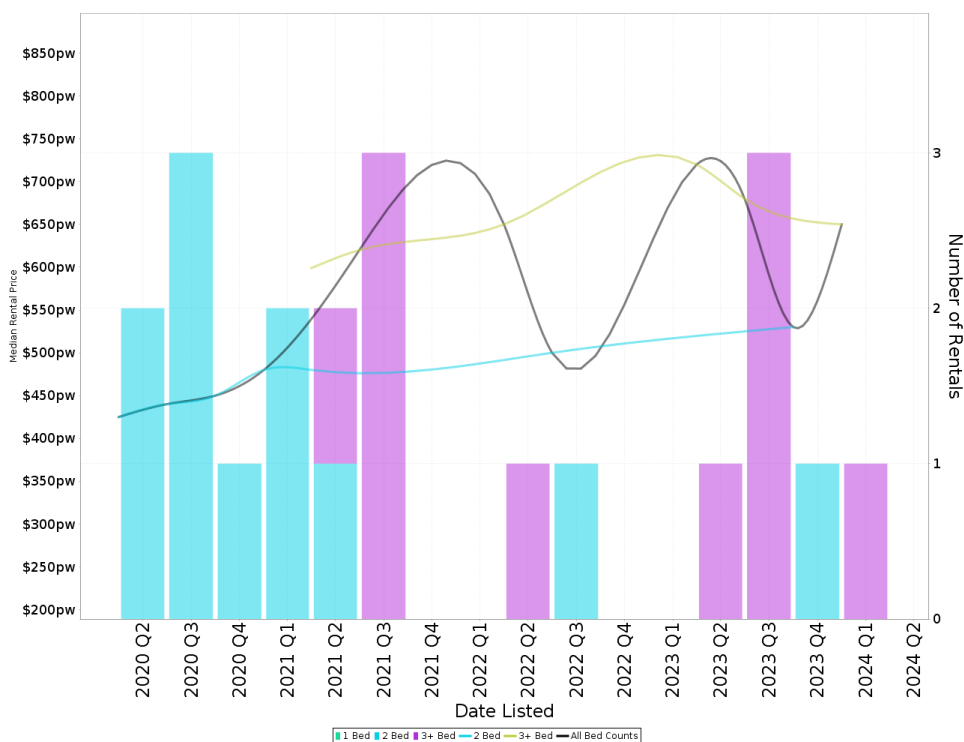
### Suburb Rental Yield

**+3.5%**

Current Median Price: \$887,500  
Current Median Rent: \$600

Based on 39 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+3.1%**

Current Median Price: \$773,500  
Previous Median Price: \$750,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$773,500  
Current Median Rent: \$665

Based on 6 registered Unit rentals compared over the last 12 months.

# RIVETT - Recently Sold Properties

Median Sale Price

**\$888k**

Based on 44 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

**-3.5%**

Current Median Price: \$887,500  
Previous Median Price: \$920,000

Based on 97 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**44**

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

**97 DARWINIA TCE**



**\$910,000**

Sold May 2024, 55 Days

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

**50 SANTALUM ST**




**\$855,000**

Sold May 2024, 24 Days

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

**25 MARLOCK ST**




**\$998,000**

Sold Apr 2024, 16 Days

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

**35 DARWINIA TCE**




**\$880,000**

Sold Apr 2024, 18 Days

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

**56 SALSOLA ST**




**\$810,000**

Sold Mar 2024, 12 Days

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

**27 KANOOKA ST**




**\$700,000**

Sold Apr 2024, 14 Days

1,264 m<sup>2</sup> - - -

**16 NELUMBO ST**




**\$720,000**

Sold Feb 2024, 107 Days

683 m<sup>2</sup> 3 1 -

**277 HINDMARSH DR**




**\$965,000**

Sold Feb 2024, 36 Days

842 m<sup>2</sup> 4 2 2

**3 THEMEDA PL**



**\$762,000**

Sold Feb 2024, 129 Days

737 m<sup>2</sup> 2 1 1

**43 ANGOPHORA ST**

**\$905,000**

2024  
23 Days

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

**237 HINDMARSH DR**

**\$1,050,000**

Feb 2024  
77 Days

830 m<sup>2</sup> 5 2 4

**4 MARLOCK ST**

**\$945,000**

Feb 2024  
13 Days

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

**43 GOODENIA ST**

**\$682,000**

2024  
67 Days

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

**5 MARLOCK ST**

**\$1,275,000**

Jan 2024  
34 Days

776 m<sup>2</sup> 5 3 3

**10 THEMEDA PL**

**\$775,000**

Jan 2024  
53 Days

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

**6 GEEBUNG PL**

**\$1,000,000**

2023  
20 Days

751 m<sup>2</sup> - - -

**46 SANTALUM ST**

**\$980,000**

Dec 2023  
83 Days

1,104 m<sup>2</sup> 3 1 1

**42 NELUMBO ST**

**\$1,060,000**

Dec 2023  
32 Days

767 m<sup>2</sup> 7 3 1

**91 DARWINIA TCE**

**\$990,000**

Dec 2023  
22 Days

973 m<sup>2</sup> 4 2 2

**4 PAVONIA ST**

**\$950,000**

Dec 2023  
24 Days

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

**102 BANGALAY CRES**

**\$900,000**

Dec 2023  
21 Days

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

# RIVETT - Properties For Rent

## Median Rental Price

**\$600 /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

**+3.5%**

Current Median Price: \$887,500  
Current Median Rent: \$600

Based on 44 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

**5 MELIA PLACE**

**\$720 per week**



Apr 2024  
10 Days

799 m<sup>2</sup> 4 2 2

**43 Gungurra Crescent**

**\$625**




Apr 2024  
16 Days

1,035 m<sup>2</sup> 3 1 4

**85 Darwinia Terrace**

**\$650.00 per**



Mar 2024  
45 Days

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

**26 CASUARINA STREET**

**\$570.00 per**



Aug 2023  
256 Days

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