

RayWhite.

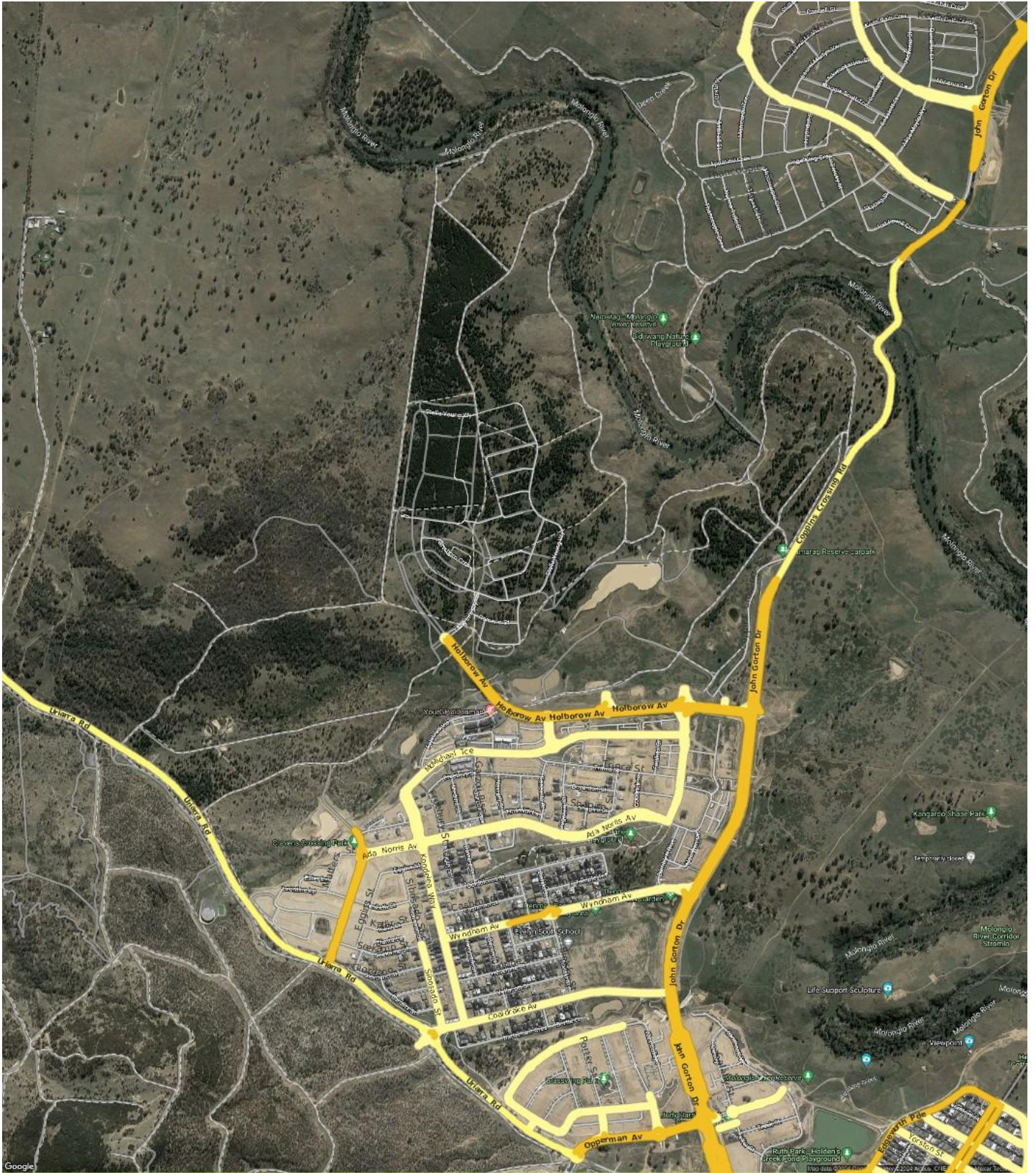
Suburb flyover report

DENMAN PROSPECT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



DENMAN PROSPECT - Suburb Map



Prepared on 10/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	27	\$ 775,000	-21.9 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.8 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	38	\$ 1,490,250	-6.9 %	\$ 685,000	\$ 1,850,000
2024	8	\$ 1,400,000	-6.1 %	\$ 1,325,600	\$ 1,550,000

Median Sale Price
\$1.43m

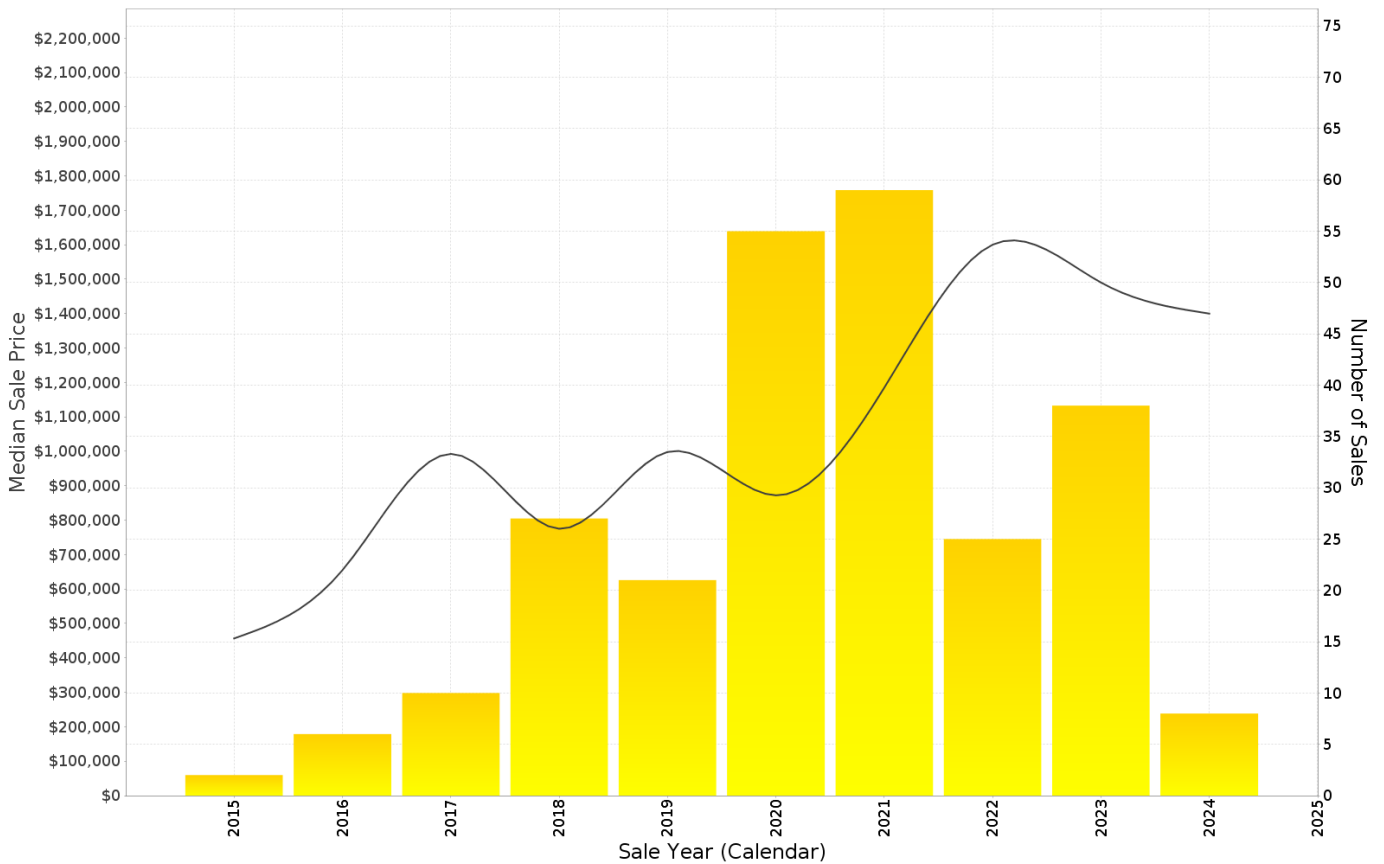
Based on 26 recorded House sales within the last 12 months (Financial Year 2024)

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

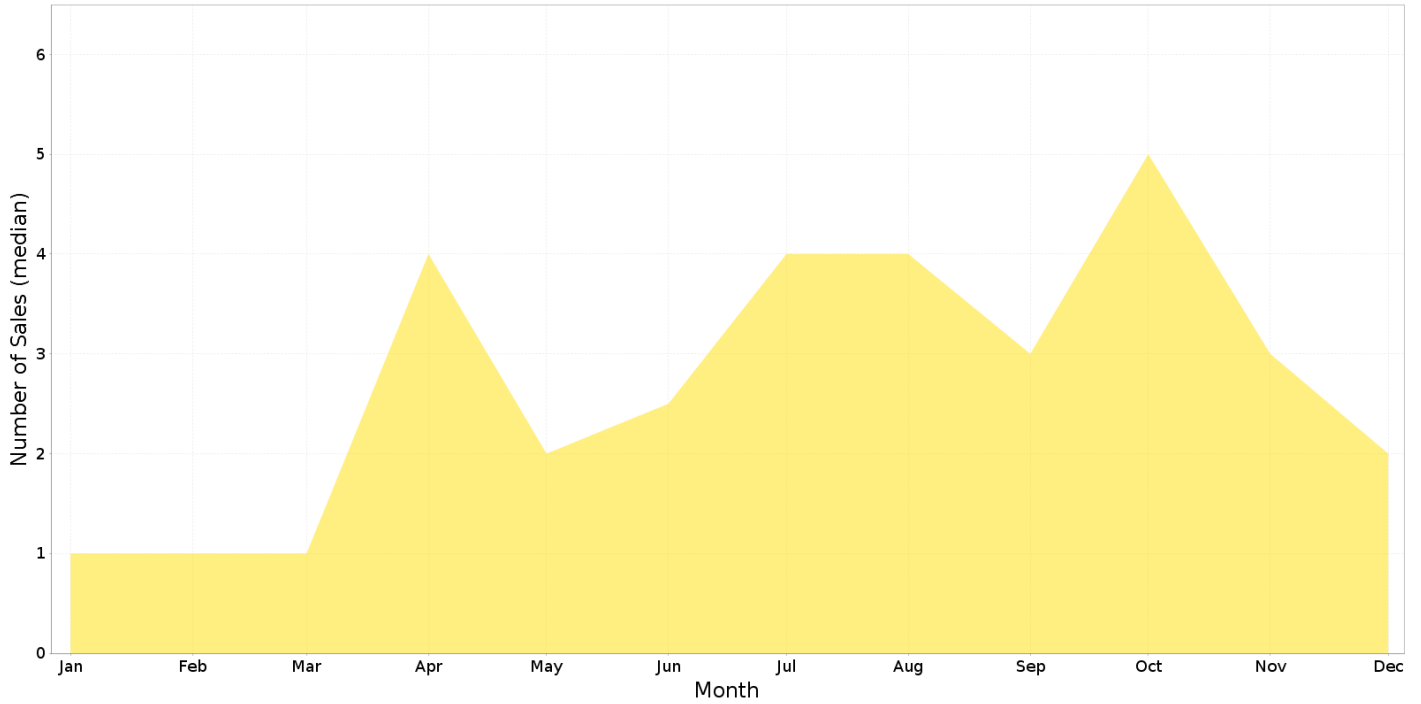
Suburb Growth
-5.1%

Current Median Price: \$1,432,500
Previous Median Price: \$1,510,000

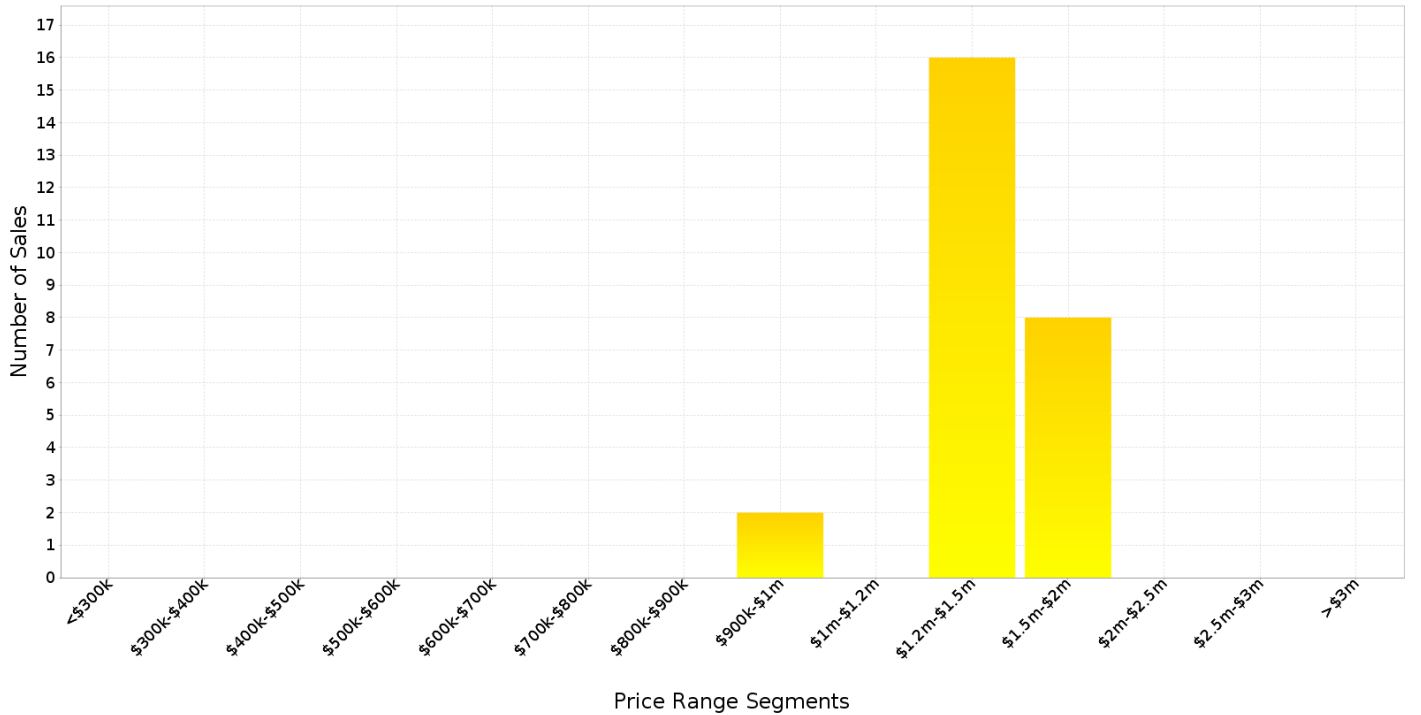
Based on 61 recorded House sales compared over the last two rolling 12 month periods



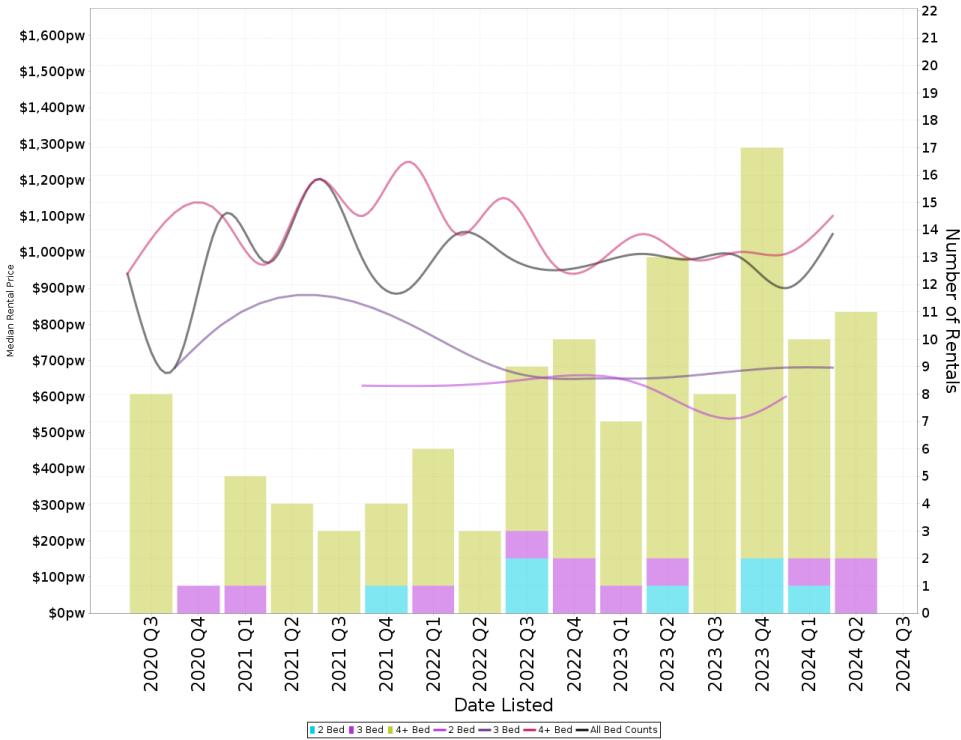
DENMAN PROSPECT - Peak Selling Periods (3 years)



DENMAN PROSPECT - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.1%

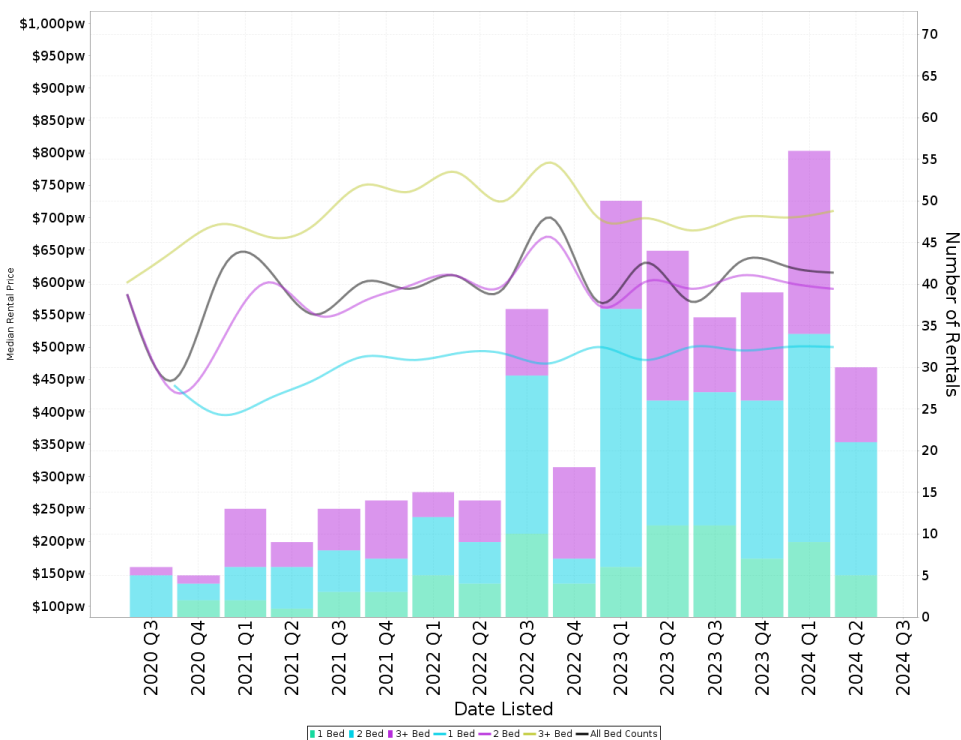
Current Median Price: \$1,432,500
 Previous Median Price: \$1,510,000
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,432,500
 Current Median Rent: \$990
 Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.4%

Current Median Price: \$716,500
 Previous Median Price: \$605,000
 Based on 163 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$716,500
 Current Median Rent: \$620
 Based on 161 registered Unit rentals compared over the last 12 months.

DENMAN PROSPECT - Recently Sold Properties

Median Sale Price

\$1.43m

Based on 26 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

-5.1%

Current Median Price: \$1,432,500
Previous Median Price: \$1,510,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

26

Based on recorded House sales within the 12 months (Financial Year 2024)

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

17 KONDELEA WAY

\$1,395,000

Sold Jun 2024
22 Days

510 m² 4 2 2

41 EGGINS ST

\$1,365,000

Sold Jun 2024
28 Days

414 m² 4 2 2

4 AH KET RISE

\$1,410,000

Sold May 2024
88 Days

534 m² 4 2 2

64 SIBOSADO ST

\$1,390,000

Sold May 2024
23 Days

432 m² 4 3 2

26 VELLACOTT ST

\$1,365,000

Sold May 2024
28 Days

415 m² 4 3 2

19 VELLACOTT ST

\$1,550,000

Sold Apr 2024
87 Days

618 m² 4 2 2

13 CASHMAN ST

\$1,500,000

Sold Apr 2024
19 Days

566 m² 4 2 2

42 ADA NORRIS AVE

\$1,325,600

Sold Apr 2024
19 Days

408 m² 5 3 2

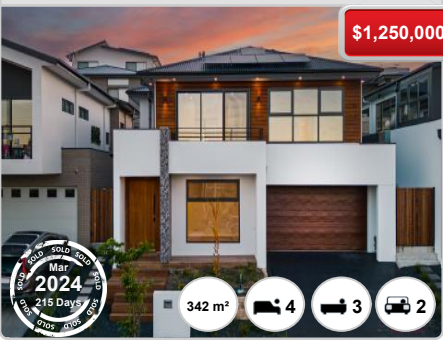
58 ADA NORRIS AVE

\$1,020,000

Sold Mar 2024
17 Days

300 m² 4 2 2

9 TRINCA ST



\$1,250,000

342 m² 4 3 2

Mar 2024
215 Days

73 MCMICHAEL TCE



\$1,360,000

453 m² 4 2 2

Feb 2024
16 Days

4 BOYANTON ST



\$1,400,000

471 m² 4 2 2

Feb 2024
5 Days

8 JEGOROW ST



\$1,440,000

585 m² 4 2 2

Feb 2024
130 Days

36 QUONG TART AVE



\$1,425,000

477 m² - - -

Feb 2024
N/A

2 KALLIR ST



\$1,400,000

458 m² - - -

Feb 2024
N/A

DENMAN PROSPECT - Properties For Rent

Median Rental Price

\$990 /w

Based on 46 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.6%

Current Median Price: \$1,432,500
Current Median Rent: \$990

Based on 26 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

129 MCMICHAEL TERRACE

\$950 per week

Jul 2024
1 Day

471 m² 4 2 3

14 Temple Terrace

\$1,350 per

Jul 2024
7 Days

786 m² 5 3 2

12A ESTER LANE

\$550 Per Week

Jun 2024
14 Days

2 1 1

12 A - Ester Lane

\$550 per week

Jun 2024
14 Days

2 1 1

5 Bertie Close

5 Bertie Close, Denman Prospect

\$1,100 per

Jun 2024
7 Days

600 m² 5 3 2

8 FREEBURY STREET

\$1,099 per

Jun 2024
20 Days

426 m² 4 4 2

77 ADA NORRIS AVENUE

\$1,150 pw

Jul 2024
28 Days

600 m² 5 3 2

23 PENKETH STREET

\$960 pw Brand

Jul 2024
34 Days

432 m² 4 2 2

4 Freebury St



\$950 per week

Jul 2024
41 Days

471 m² 4 2 2

7 GOLGERTH STREET

\$1,250



540 m² 4 3 2

The image shows a modern two-story house with a stone and brick facade. A 'FOR LEASE' sign is visible in the foreground. The property details include a price of \$1,250, a size of 540 m², 4 bedrooms, 3 bathrooms, and 2 car spaces. A circular badge indicates the property was listed in May 2024 and has been on the market for 47 days.