

RayWhite.

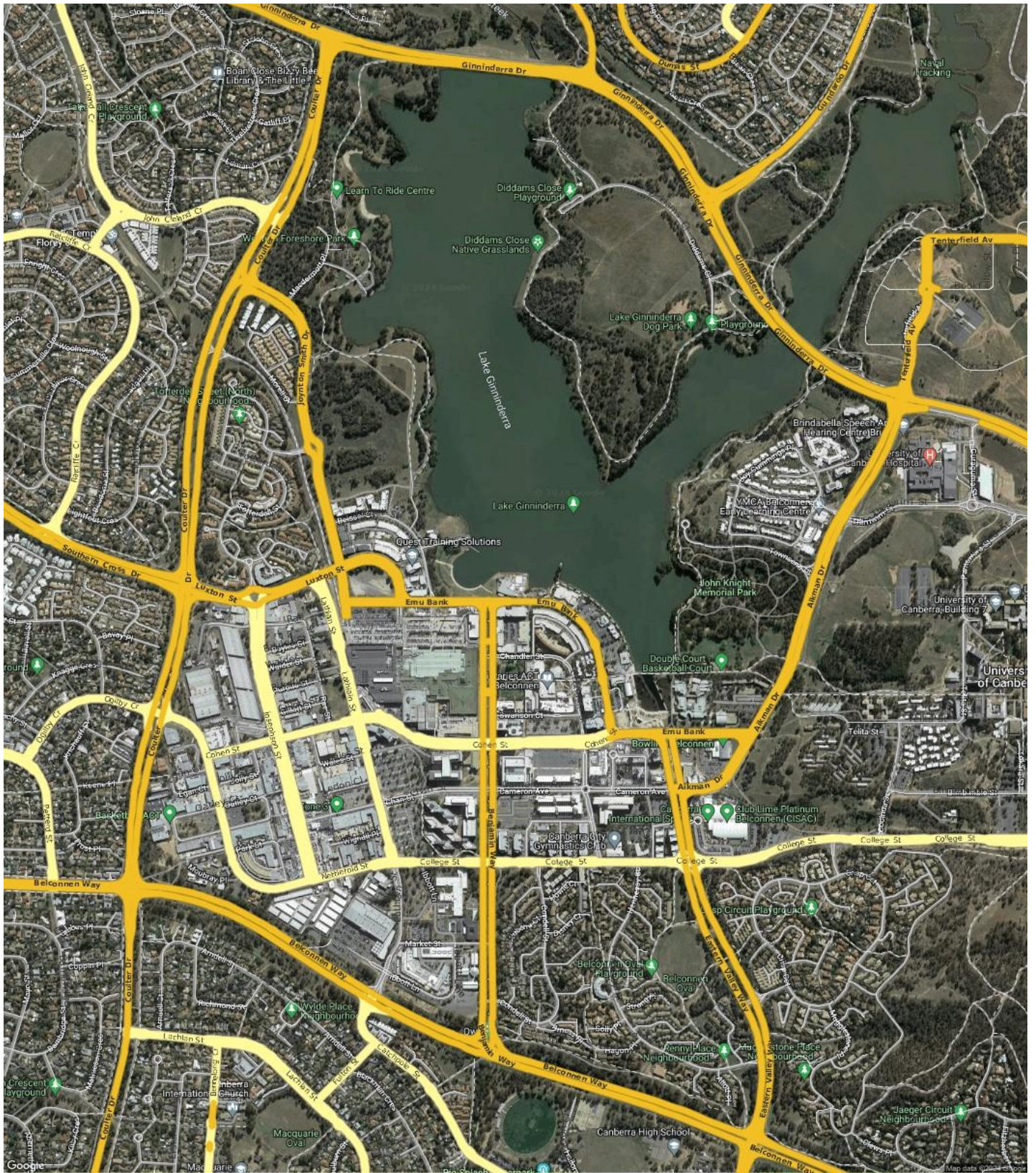
Suburb flyover report

BELCONNEN (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



BELCONNEN - Suburb Map



BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	83	\$ 287,000	0.0 %	\$ 180,000	\$ 560,000
2007	108	\$ 319,475	11.3 %	\$ 181,000	\$ 599,000
2008	209	\$ 342,900	7.3 %	\$ 10,000	\$ 4,049,000
2009	274	\$ 380,000	10.8 %	\$ 192,500	\$ 1,660,000
2010	424	\$ 396,400	4.3 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.9 %	\$ 194,950	\$ 780,000
2012	191	\$ 400,000	0.0 %	\$ 280,000	\$ 780,000
2013	181	\$ 408,000	2.0 %	\$ 202,500	\$ 900,000
2014	337	\$ 409,900	0.5 %	\$ 72,000	\$ 3,828,000
2015	279	\$ 378,000	-7.8 %	\$ 120,700	\$ 800,000
2016	279	\$ 410,000	8.5 %	\$ 60,000	\$ 1,400,000
2017	369	\$ 410,000	0.0 %	\$ 177,500	\$ 1,320,000
2018	591	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	259	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	372	\$ 428,000	5.7 %	\$ 130,000	\$ 5,517,300
2021	552	\$ 474,900	11.0 %	\$ 158,000	\$ 4,559,000
2022	341	\$ 509,000	7.2 %	\$ 60,000	\$ 1,900,000
2023	200	\$ 525,000	3.1 %	\$ 232,500	\$ 1,195,000
2024	73	\$ 520,000	-1.0 %	\$ 220,000	\$ 1,075,000

Median Sale Price

\$528k

Based on 168 recorded Unit sales within the last 12 months (Financial Year 2024)

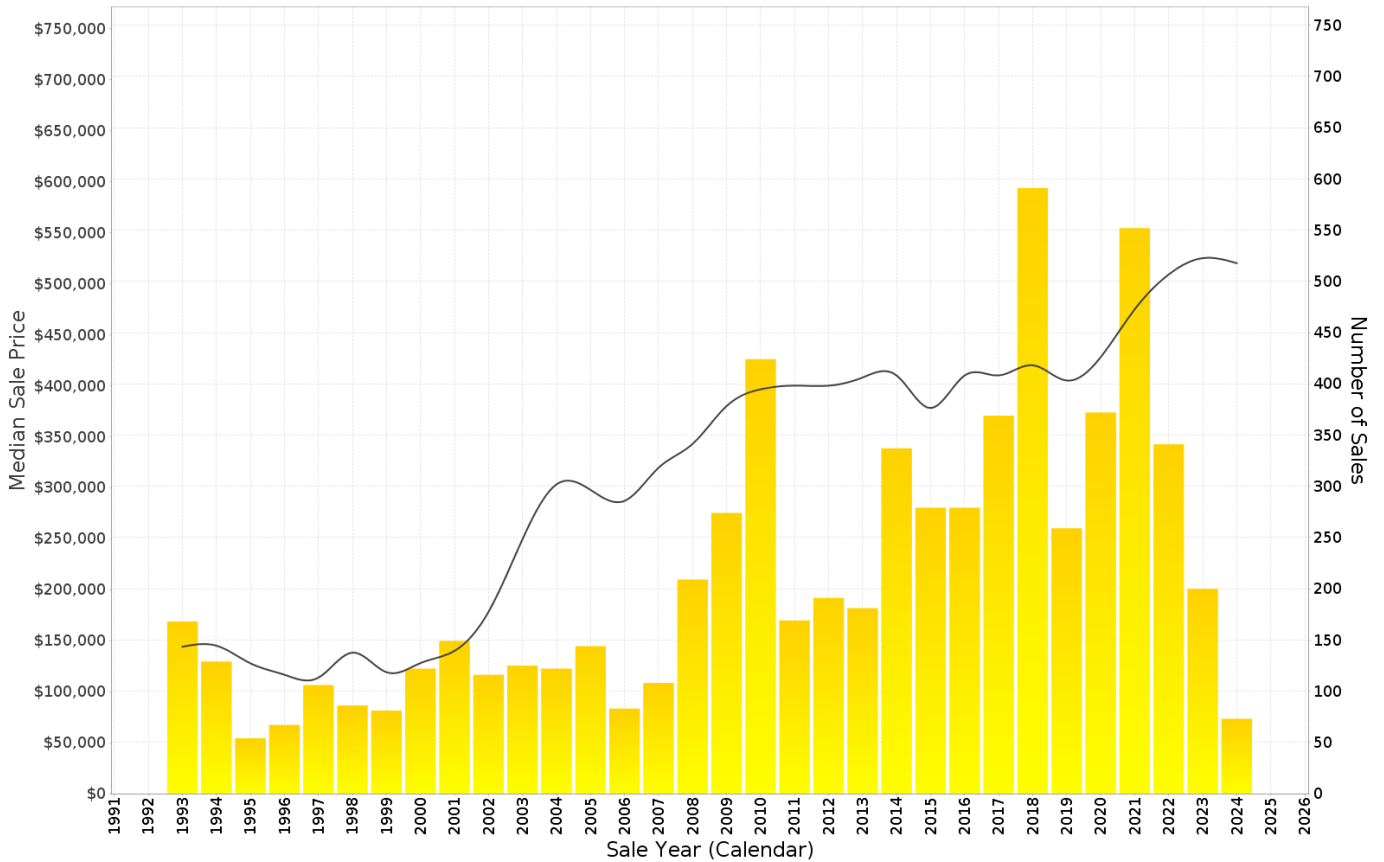
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

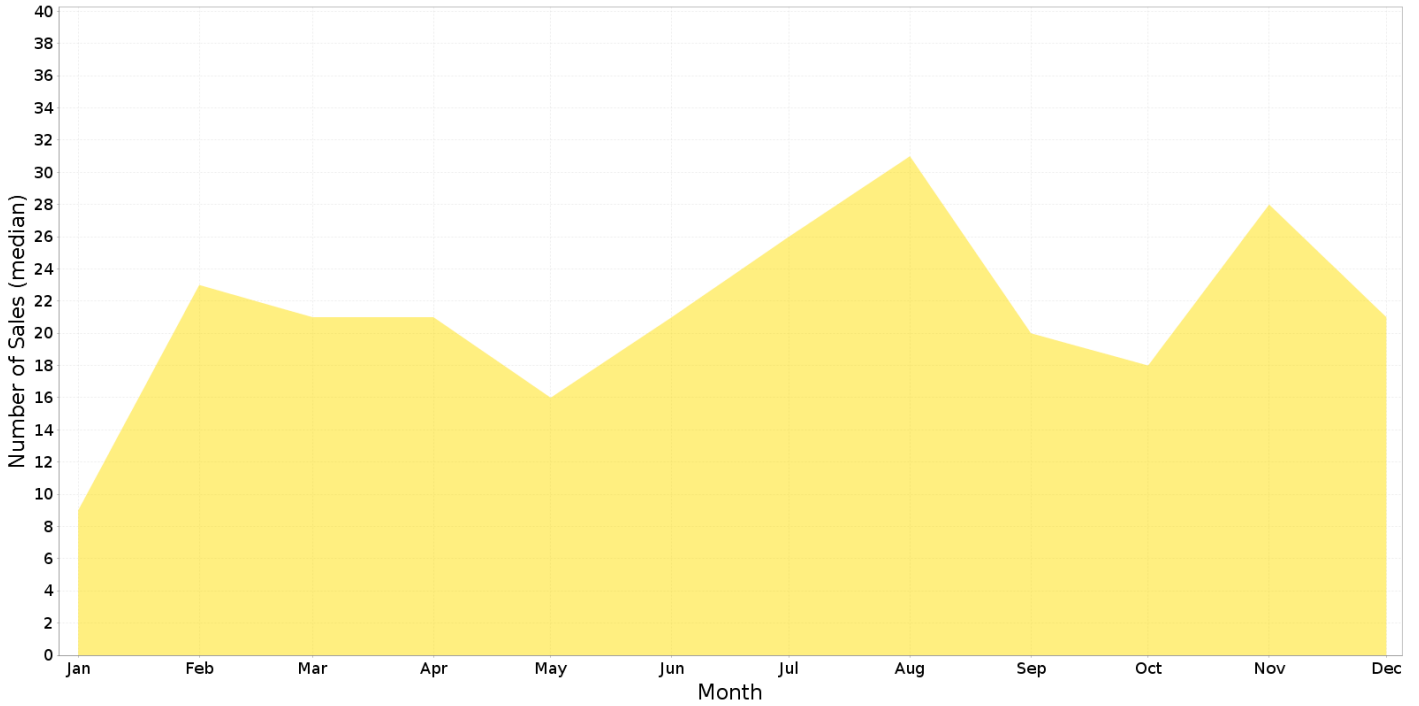
+1.6%

Current Median Price: \$528,500
Previous Median Price: \$520,000

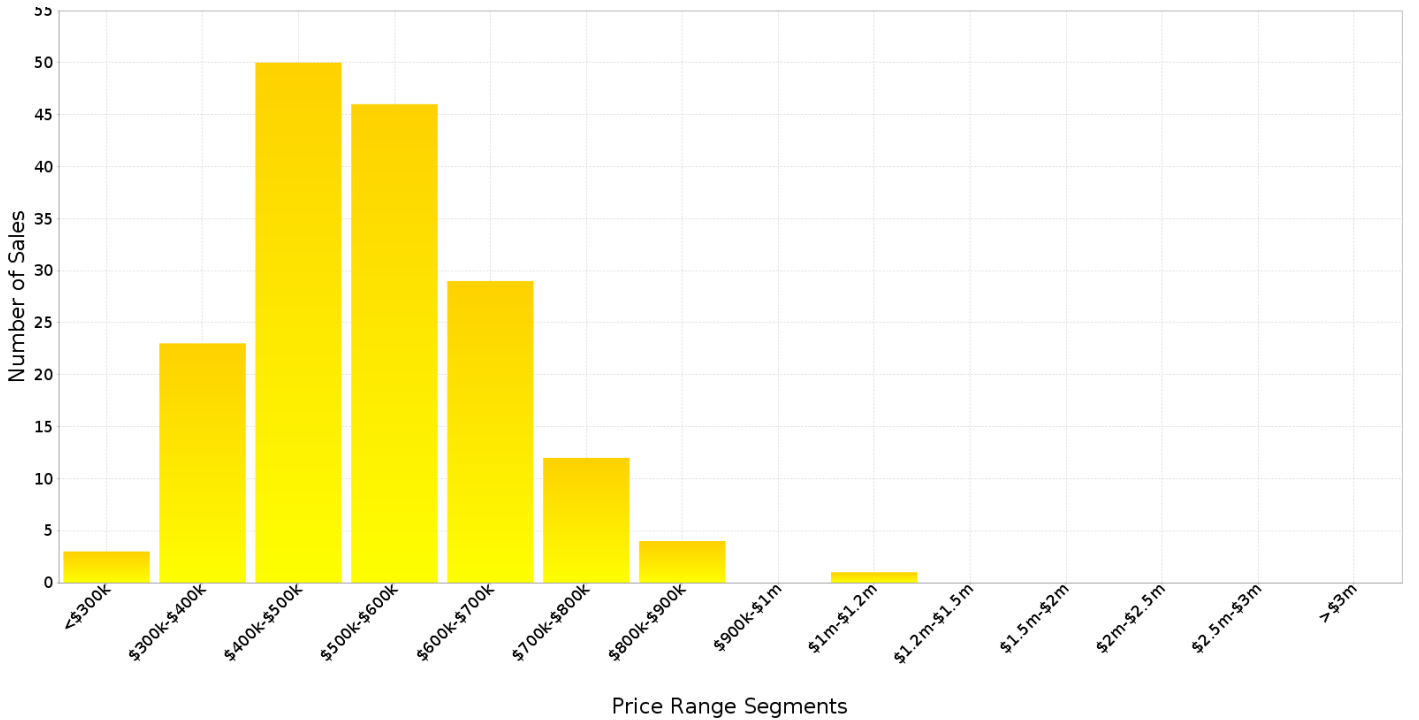
Based on 403 recorded Unit sales compared over the last two rolling 12 month periods



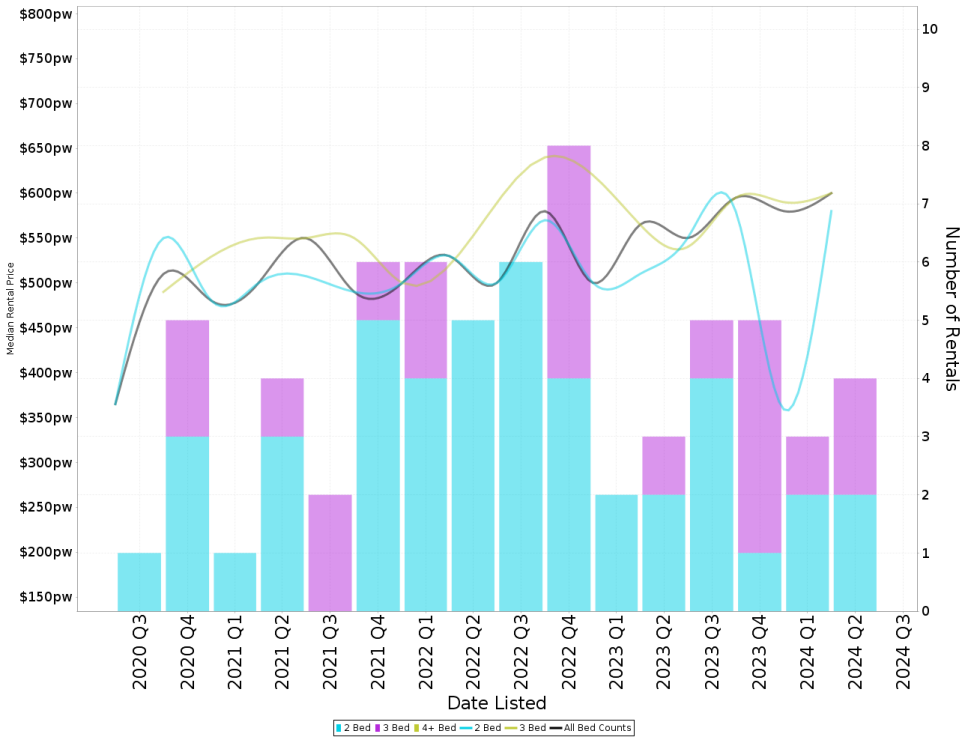
BELCONNEN - Peak Selling Periods (3 years)



BELCONNEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



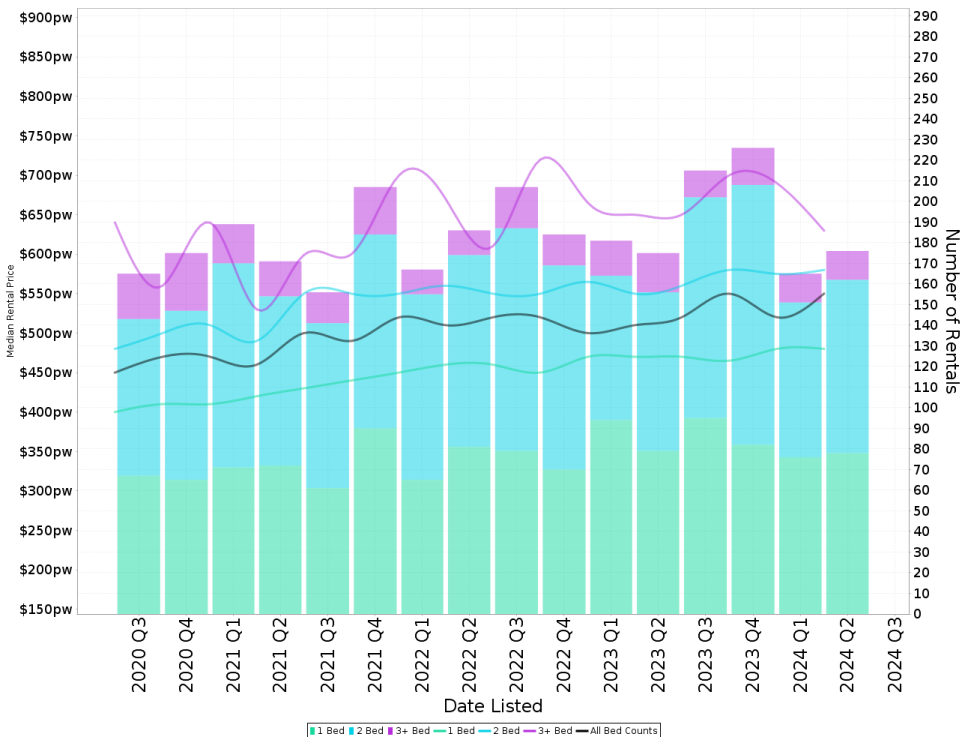
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$528,500
Previous Median Price: \$520,000
Based on 403 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$528,500
Current Median Rent: \$540
Based on 782 registered Unit rentals compared over the last 12 months.

BELCONNEN - Recently Sold Properties

Median Sale Price

\$528k

Based on 168 recorded Unit 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

+1.6%

Current Median Price: \$528,500
Previous Median Price: \$520,000

Based on 403 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

168

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

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

1916/2 GRAZIER LANE




\$360,000

Sold Jun 2024, 125 Days

1 Bed, 1 Bath, 1 Car

805/4 GRAZIER LANE

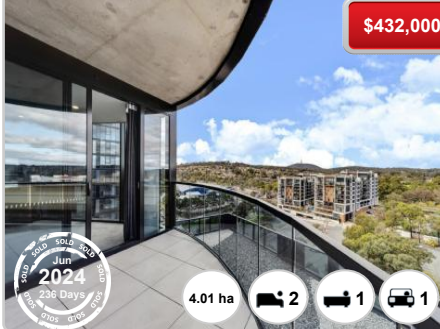


\$373,000

Sold Jun 2024, 62 Days

1 Bed, 1 Bath, 1 Car

809/1 GRAZIER LANE



\$432,000

Sold Jun 2024, 236 Days

4.01 ha, 2 Beds, 1 Bath, 1 Car

290/80 CHANDLER ST




\$465,000

Sold Jun 2024, 88 Days

2.19 ha, 2 Beds, 1 Bath, 1 Car

808/4 GRAZIER LANE




\$520,000

Sold Jun 2024, 11 Days

2 Beds, 2 Baths, 1 Car

83/39 BENJAMIN WAY




\$685,900

Sold Jun 2024, 21 Days

3,756 m², 2 Beds, 2 Baths, 2 Cars

100/8 VERYARD LANE



\$375,000

Sold Jun 2024, 53 Days

7,621 m², 1 Bed, 1 Bath, 1 Car

1/31 MOULDEN CRT



\$350,000

Sold Jun 2024, 23 Days

1,411 m², 2 Beds, 1 Bath, 1 Car

24/97 EASTERN VALLEY LANE



\$482,000

Sold Jun 2024, 21 Days

7,621 m², 2 Beds, 1 Bath, 1 Car

710/120 EASTERN VALLEY WAY

\$455,000

2024 Jun 28 Days

2 2 1

23/142 TOTTERDELL ST

\$599,000

2024 Jun 28 Days

2 1 1

207/4 GRAZIER LANE

\$330,000

2024 Jun 84 Days

1 1 -

5/25 TOTTERDELL ST

\$692,000

2024 Jun 134 Days

3 2 1

13/31 DISNEY CRT

\$365,000

2024 Jun 63 Days

3,405 m² 2 1 1

230/60 COLLEGE ST

\$381,500

2024 Jun 64 Days

2.19 ha 1 1 1

1211/1 GRAZIER LANE

\$470,000

2024 Jun 54 Days

2 2 1

1210/1 GRAZIER LANE

\$315,000

2024 Jun 109 Days

1 1 1

909/1 GRAZIER LANE

\$490,000

2024 Jun 70 Days

2 2 1

1712/120 EASTERN VALLEY WAY

\$380,000

2024 N/A

1 1 1

63/68 COLLEGE ST

\$525,000

2024 May 330 Days

2.19 ha 2 2 2

156/64 COLLEGE ST

\$535,500

2024 May 27 Days

2.19 ha 2 2 2

BELCONNEN - Properties For Rent

Median Rental Price

\$540 /w

Based on 782 recorded Unit 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

+5.3%

Current Median Price: \$528,500
Current Median Rent: \$540

Based on 168 recorded Unit sales and 782 Unit rentals compared over the last 12 months

Number of Rentals

782

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

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

2102/2 GRAZIER LANE

\$560 per week

3,276 m² 1 1 1

Jun 2024 8 Days

166/39 BENJAMIN WAY

\$550 Per Week

3,757 m² 2 1 1

Jun 2024 10 Days

52/13 CHANDLER STREET

\$450 Per Week

6,354 m² 1 1 1

Jun 2024 14 Days

40/11 JOY CUMMINGS PLACE

\$680

264 m² 3 2 2

Jun 2024 23 Days

1804/4 Grazier Lane

\$600

5,852 m² 1 1 1

Jun 2024 24 Days

87/99 Eastern Valley Way

\$480 per week

7,621 m² 1 1 1

Jun 2024 25 Days

1804/3 GRAZIER LANE

\$600 per week

6,503 m² 2 2 2

Jun 2024 35 Days

6 Grazier Lane

\$550 per week

2.16 ha 1 1 1

Jun 2024 36 Days

1810/120 EASTERN VALLEY WAY

\$620 per week

2,224 m² 2 2 2

Jun 2024 37 Days

10/45 Totterdell Street

\$580

153 m² 3 1 1

Jun 2024 37 Days

411/2 Grazier Lane

\$580 per week

192 m² 2 2 1

Jun 2024 37 Days

10C/21 BEISSEL STREET

\$570 per week

2.1 ha 2 2 2

Jun 2024 37 Days

704/3 Grazier Lane

\$600 per week

6,503 m² 2 2 1

Jun 2024 38 Days

2010/1 Grazier Lane

\$450 per week

6,503 m² 1 1 -

Jun 2024 38 Days

29/41 CHANDLER STREET

\$550

7,708 m² 2 1 1

May 2024 48 Days

46A/17 Chandler Street

\$610 per week

5,990 m² 2 1 1

May 2024 49 Days

814/120 EASTERN VALLEY WAY

\$480

2,224 m² 1 1 1

May 2024 58 Days

38/41 CHANDLER STREET

\$520 Per Week

7,708 m² 1 1 1

May 2024 59 Days

163/41 Chandler Street

\$480

7,708 m² 1 1 1

May 2024 59 Days

3C/21 BEISSEL STREET

\$650 per week

2.1 ha 2 2 1

May 2024 67 Days

601/1 GRAZIER LANE

\$620

6,503 m² 2 2 1

May 2024 70 Days