

RayWhite.

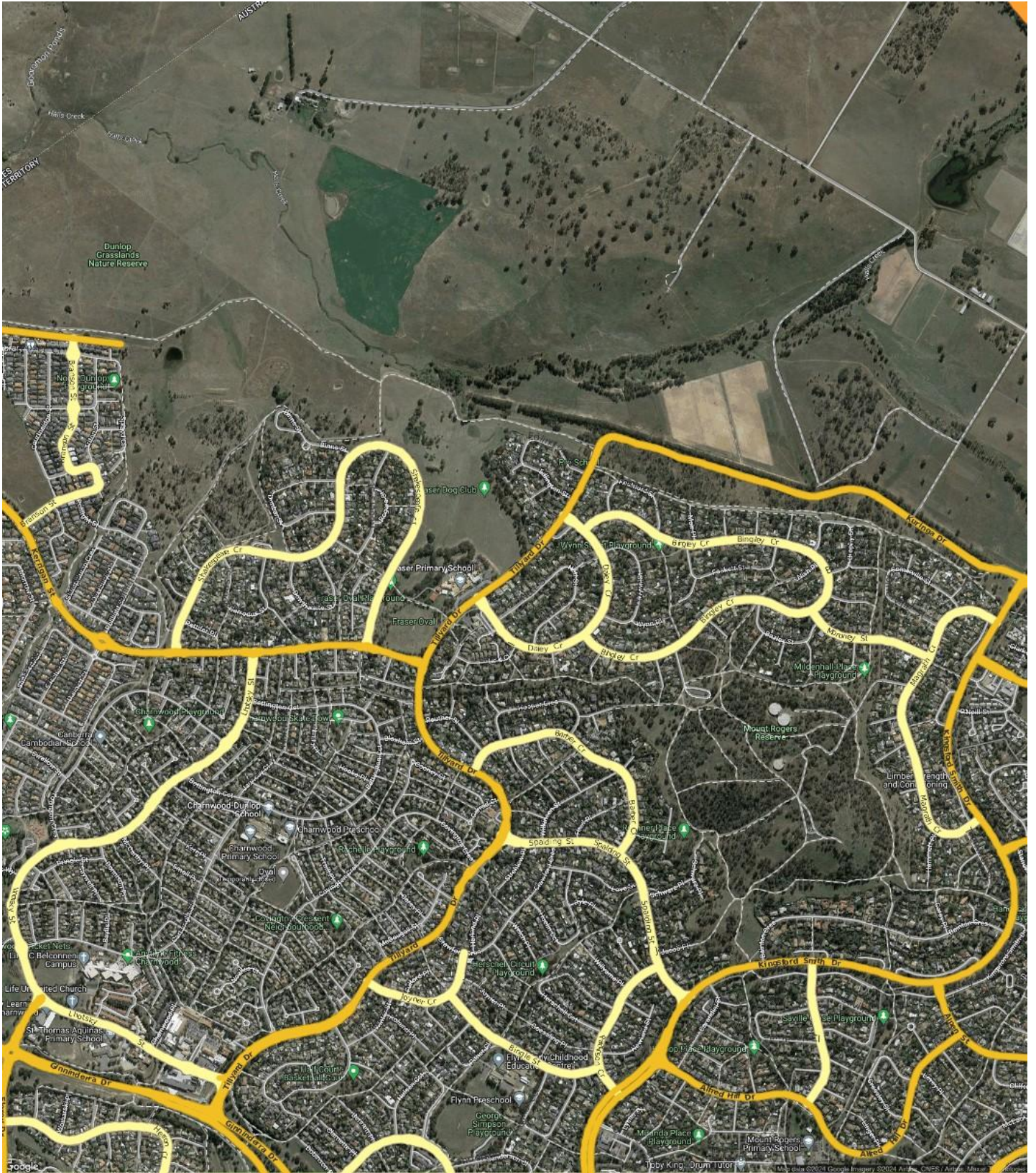
Suburb flyover report

FRASER (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



FRASER - Suburb Map



FRASER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	30	\$ 380,000	0.0 %	\$ 200,000	\$ 535,000
2007	42	\$ 435,500	14.6 %	\$ 130,000	\$ 710,000
2008	18	\$ 470,000	7.9 %	\$ 395,000	\$ 655,000
2009	26	\$ 466,500	-0.7 %	\$ 260,000	\$ 660,000
2010	15	\$ 510,000	9.3 %	\$ 386,000	\$ 680,000
2011	21	\$ 520,000	2.0 %	\$ 58,000	\$ 840,000
2012	39	\$ 515,000	-1.0 %	\$ 379,000	\$ 875,000
2013	25	\$ 520,000	1.0 %	\$ 245,000	\$ 695,000
2014	28	\$ 505,000	-2.9 %	\$ 407,000	\$ 720,000
2015	20	\$ 560,000	10.9 %	\$ 29,600	\$ 697,000
2016	22	\$ 623,500	11.3 %	\$ 435,000	\$ 830,000
2017	26	\$ 690,000	10.7 %	\$ 260,000	\$ 860,000
2018	24	\$ 745,000	8.0 %	\$ 470,000	\$ 965,000
2019	27	\$ 665,000	-10.7 %	\$ 520,000	\$ 1,019,000
2020	25	\$ 705,000	6.0 %	\$ 7,700	\$ 1,000,000
2021	25	\$ 917,000	30.1 %	\$ 595,000	\$ 1,600,000
2022	29	\$ 1,000,000	9.1 %	\$ 600,000	\$ 1,590,000
2023	25	\$ 935,000	-6.5 %	\$ 760,500	\$ 1,425,000
2024	9	\$ 897,000	-4.1 %	\$ 305,000	\$ 1,150,000

Median Sale Price

\$900k

Based on 24 recorded House sales within the last 12 months (Financial Year 2024)

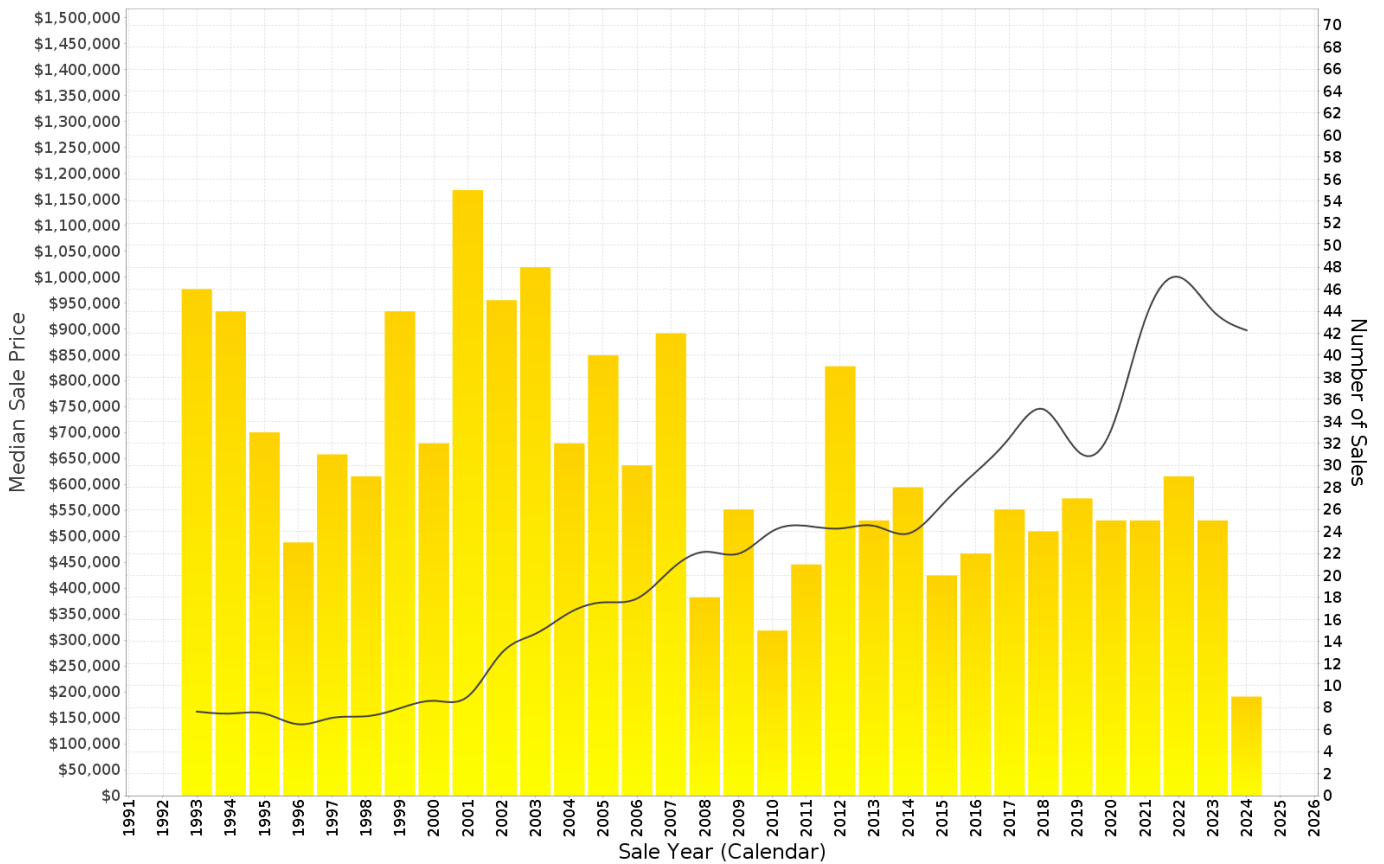
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

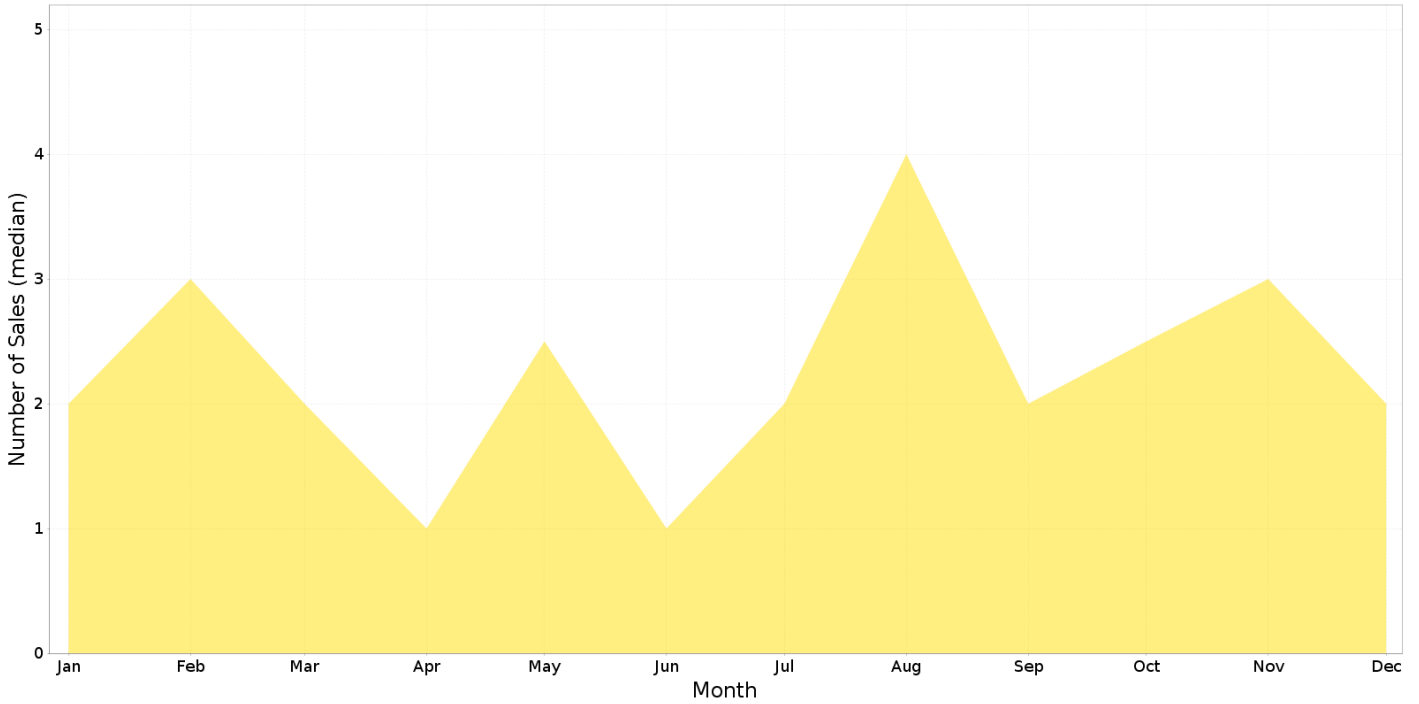
-5.3%

Current Median Price: \$900,000
Previous Median Price: \$950,000

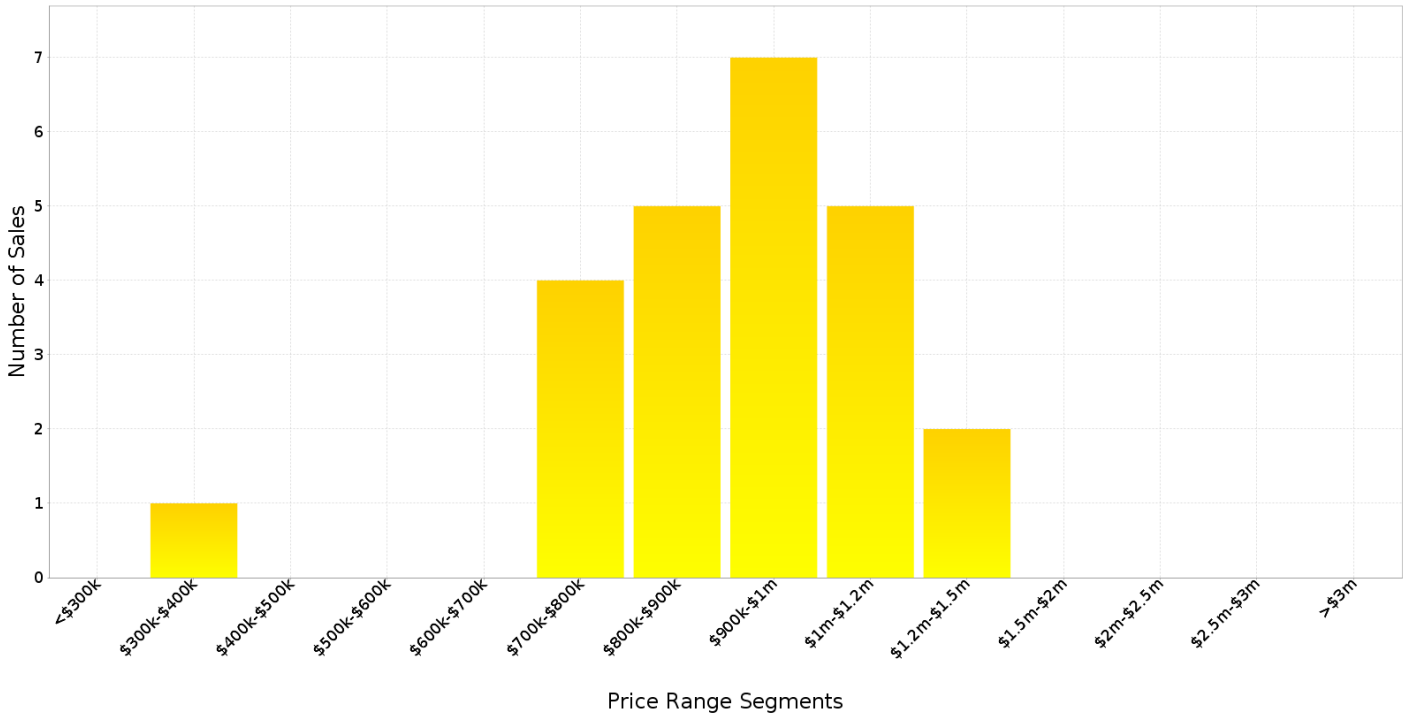
Based on 53 recorded House sales compared over the last two rolling 12 month periods



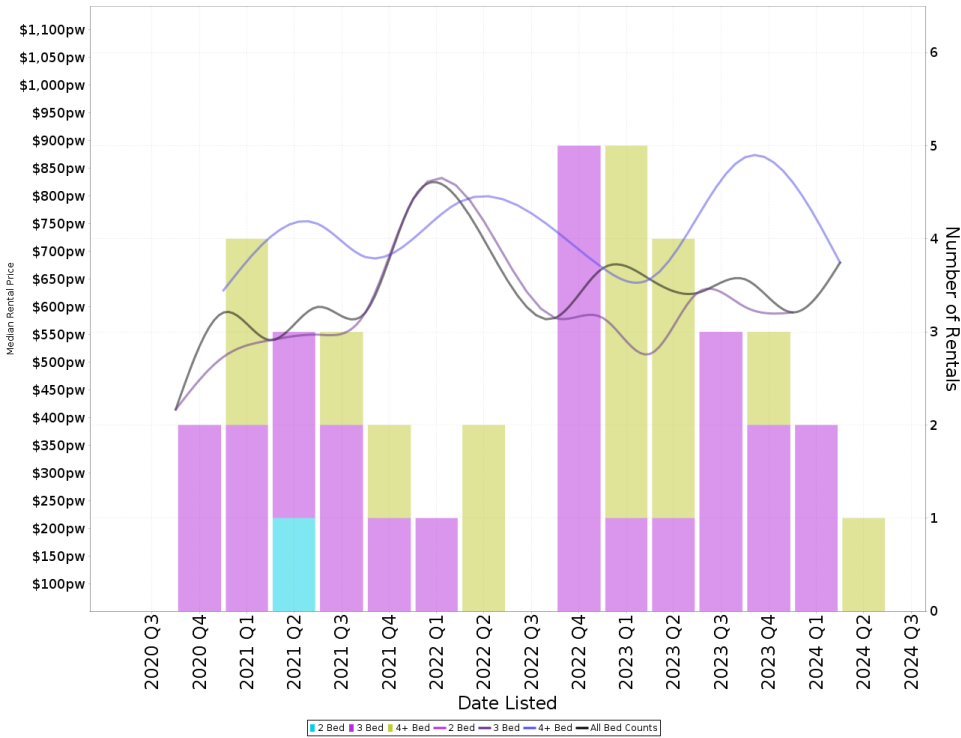
FRASER - Peak Selling Periods (3 years)



FRASER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.3%

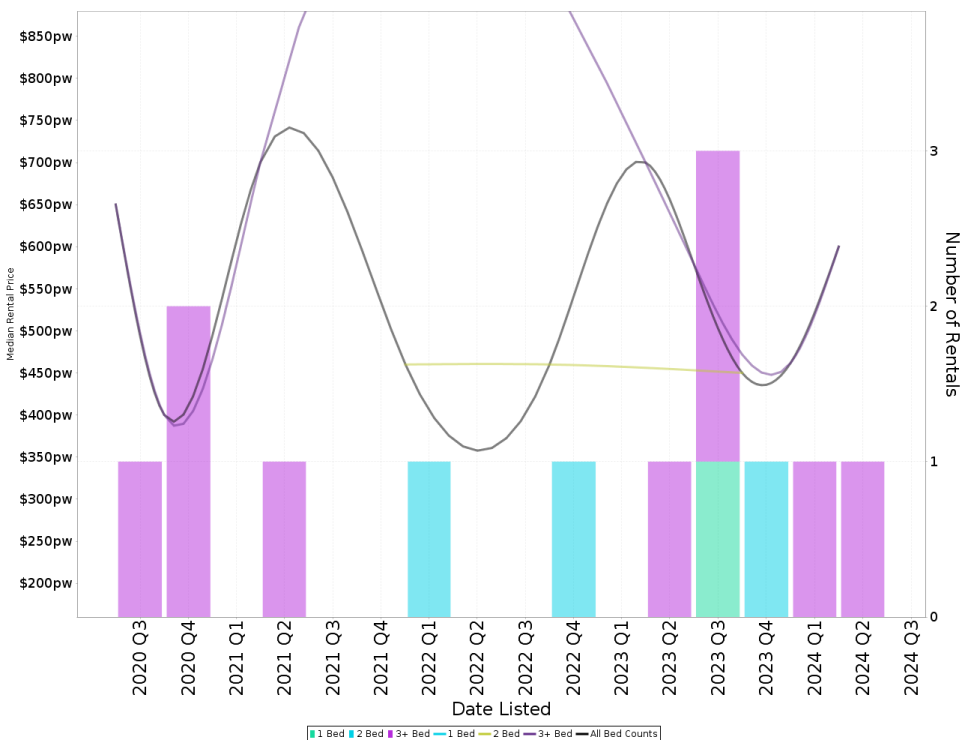
Current Median Price: \$900,000
Previous Median Price: \$950,000
Based on 53 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$650
Based on 9 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-17.8%

Current Median Price: \$740,000
Previous Median Price: \$900,000
Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$740,000
Current Median Rent: \$462
Based on 6 registered Unit rentals compared over the last 12 months.

FRASER - Recently Sold Properties

Median Sale Price

\$900k

Based on 24 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

-5.3%

Current Median Price: \$900,000
Previous Median Price: \$950,000

Based on 53 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

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

3 VERCOE PL

\$305,000

Sold Jun 2024
N/A

1,182 m² 3 1 2

30 DUNBAR ST

\$890,000

Sold Jun 2024
69 Days

1,082 m² 3 2 2

2 STRATHNAIRN PL

\$1,285,000

Sold May 2024
23 Days

941 m² 4 2 4

33 DALEY CRES

\$1,140,000

Sold Apr 2024
39 Days

1,128 m² 4 3 2

3 VERCOE PL

\$775,000

Sold Apr 2024
28 Days

1,182 m² 3 1 2

186 TILLYARD DR

\$900,000

Sold Apr 2024
N/A

964 m² 4 1 1

43 NOTT ST

\$950,000

Sold Apr 2024
21 Days

1,217 m² 4 2 2

24 NOTT ST

\$897,000

Sold Mar 2024
21 Days

1,056 m² 3 2 1

209 TILLYARD DR

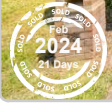
\$785,000

Sold Mar 2024
25 Days

1,175 m² 3 1 4

23 LIND CL

\$720,000



1,250 m² 4 2 2

7 BAZLEY ST

\$1,010,000



1,162 m² 5 3 2

8 DE SMET PL

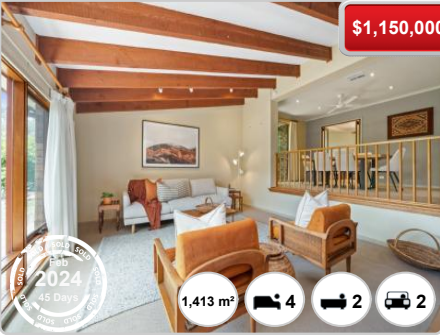
\$1,030,000



1,112 m² 4 2 2

21 MORONEY ST

\$1,150,000



1,413 m² 4 2 2