

RayWhite.

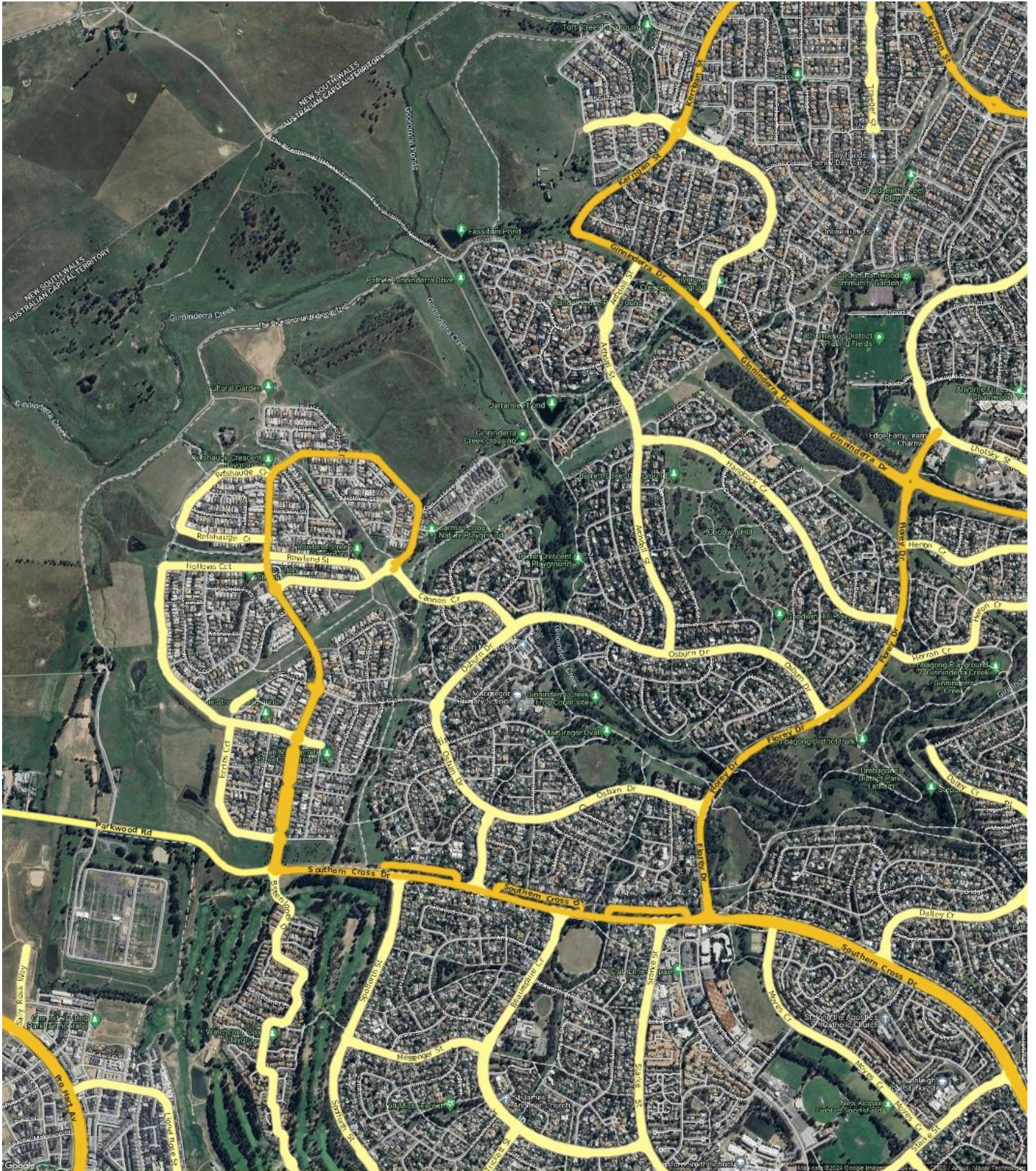
Suburb flyover report

MACGREGOR (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



MACGREGOR - Suburb Map



MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	66	\$ 334,500	0.0 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	130	\$ 805,500	6.3 %	\$ 300,002	\$ 1,450,000
2023	116	\$ 770,500	-4.3 %	\$ 60,000	\$ 1,300,000
2024	42	\$ 800,000	3.8 %	\$ 172,500	\$ 1,110,000

Median Sale Price

\$776k

Based on 109 recorded House sales within the last 12 months (Financial Year 2024)

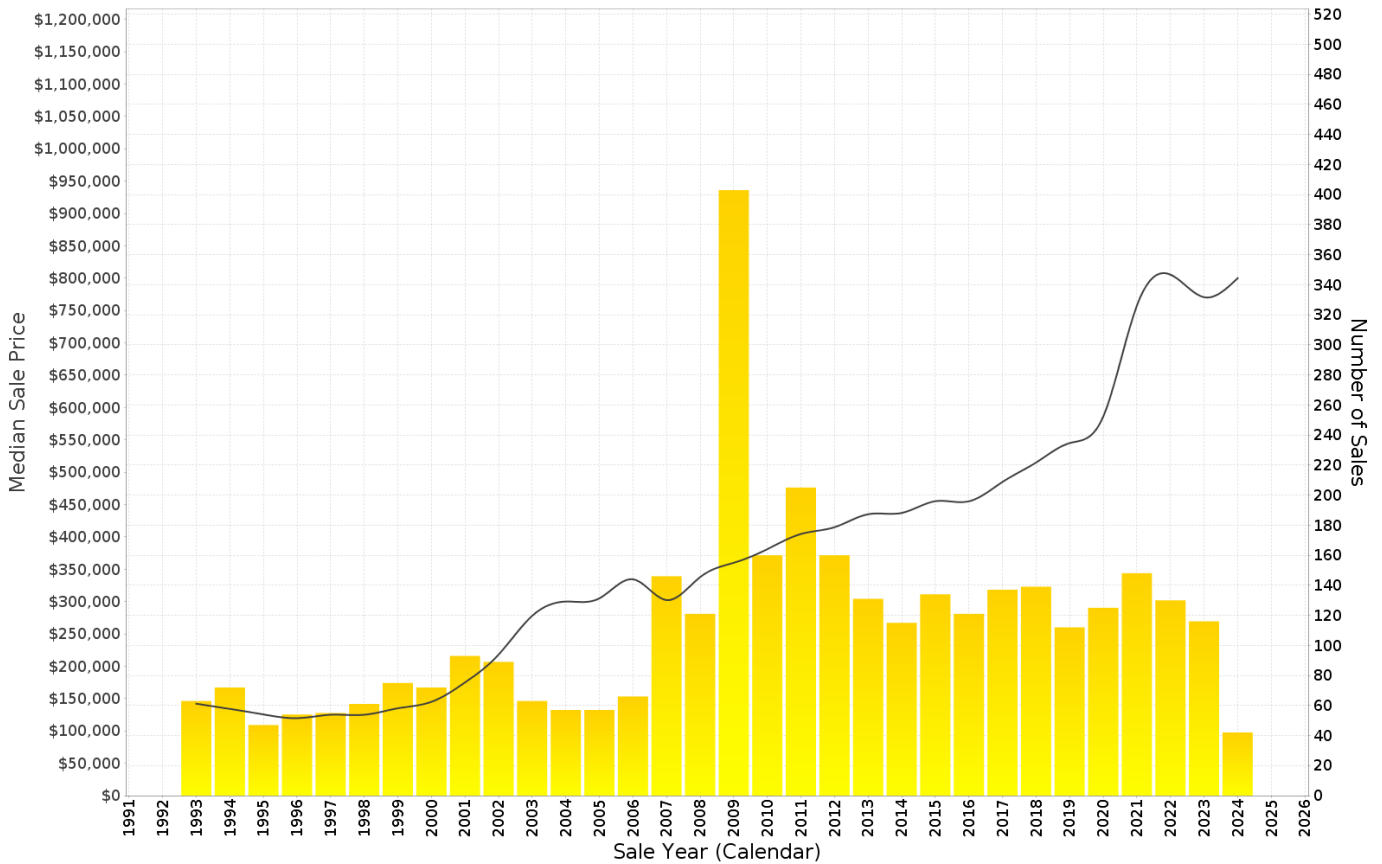
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

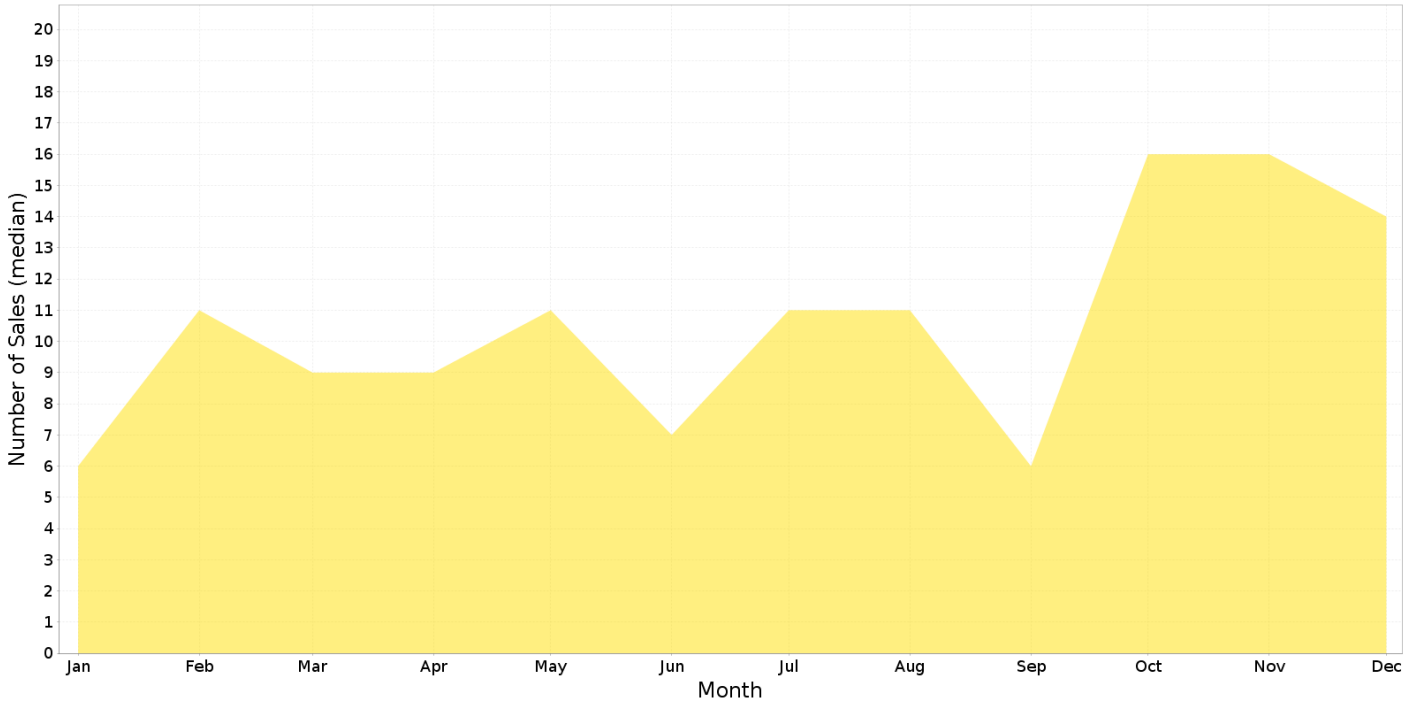
-3.0%

Current Median Price: \$776,000
Previous Median Price: \$800,000

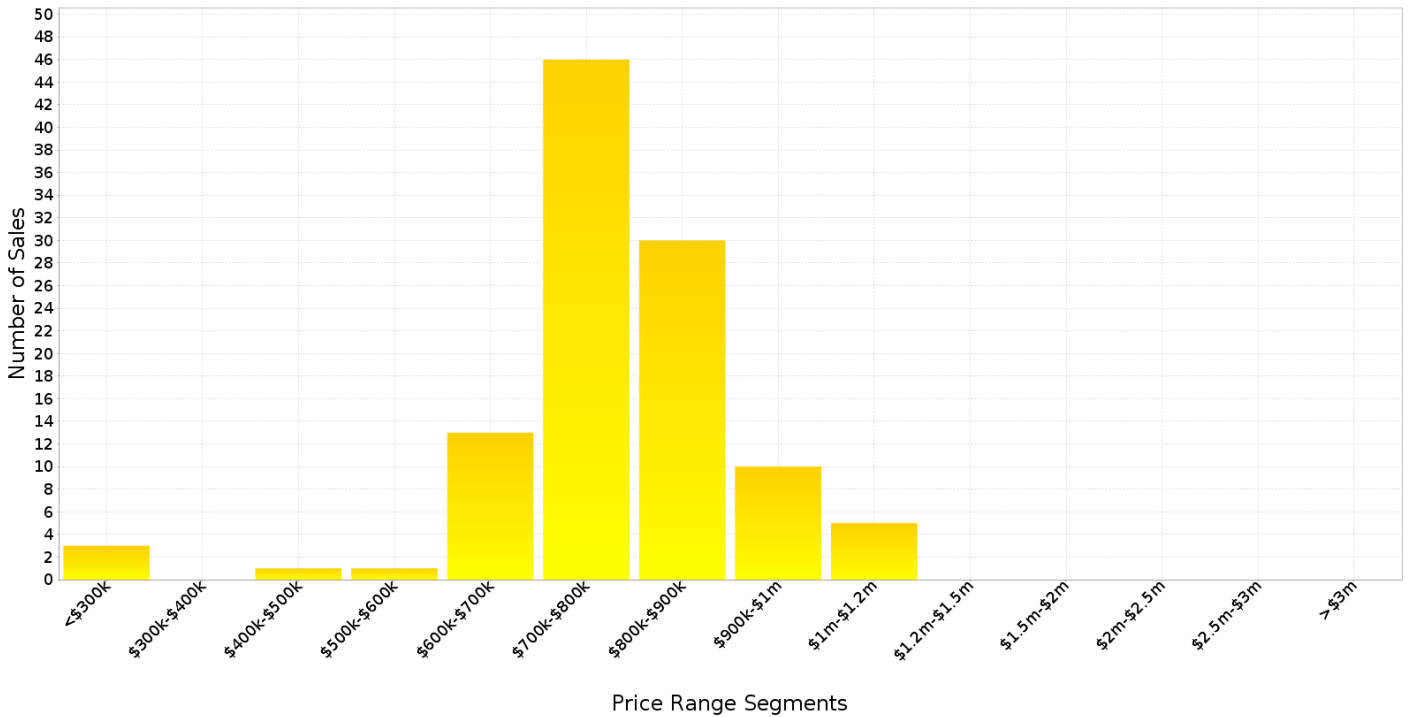
Based on 227 recorded House sales compared over the last two rolling 12 month periods



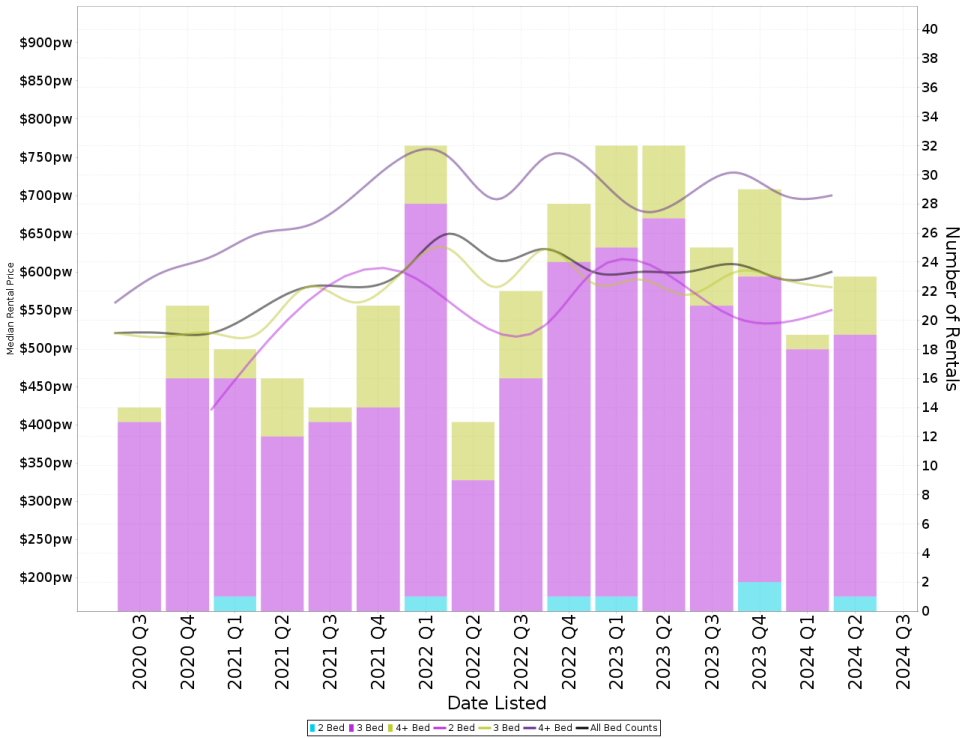
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.0%

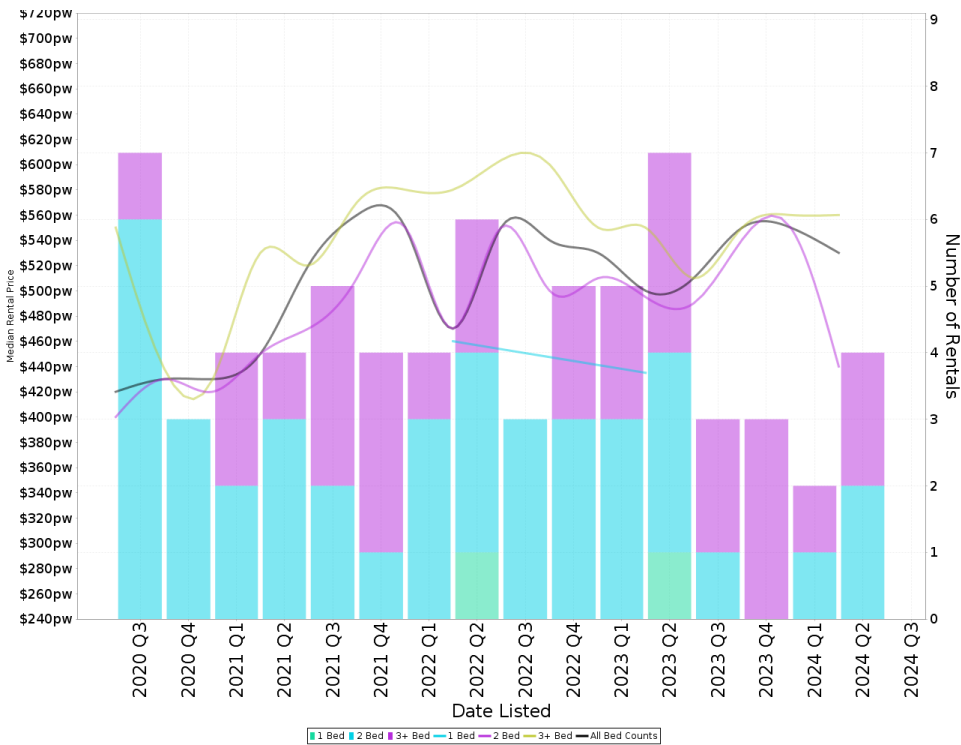
Current Median Price: \$776,000
Previous Median Price: \$800,000
Based on 227 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$776,000
Current Median Rent: \$600
Based on 96 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: \$580,000
Previous Median Price: \$580,000
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$580,000
Current Median Rent: \$550
Based on 12 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price

\$776k

Based on 109 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

-3.0%

Current Median Price: \$776,000
Previous Median Price: \$800,000

Based on 227 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

109

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

34 BERNE CRES



\$820,000

Jul 2024
18 Days

913 m² 3 2 1

11 BEESTON ST




\$790,000

Jul 2024
18 Days

780 m² 3 1 1

15 RON HOY ST




\$680,000

Jun 2024
11 Days

226 m² 3 1 1

58 MILEHAM ST

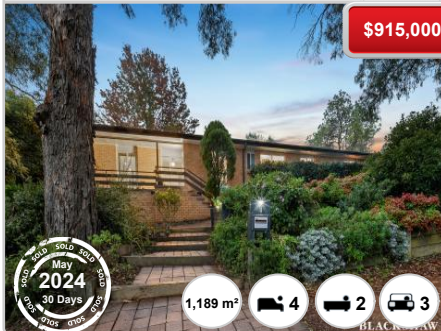


\$855,000

Jun 2024
20 Days

962 m² 4 2 2

1 BEANEY ST

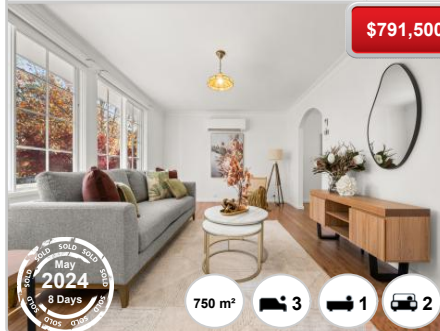


\$915,000

May 2024
30 Days

1,189 m² 4 2 3

198 OSBURN DR



\$791,500

May 2024
8 Days

750 m² 3 1 2

44 OSBURN DR

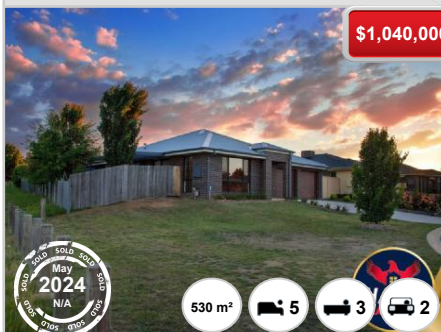


\$815,000

May 2024
88 Days

927 m² 4 2 2

93 JOHN JAMES LOOP




\$1,040,000

May 2024
N/A

530 m² 5 3 2

6 CANNAN CRES



\$550,000

May 2024
N/A

814 m² 4 2 1

8 BOWDEN CRES

\$835,000

May 2024
23 Days

908 m² 3 2 2

21 VICTOR CHANG ST

\$750,000

May 2024
20 Days

464 m² 3 1 1

6 SISELY ST

\$807,000

May 2024
23 Days

357 m² 3 2 1

53 BRYAN HUDSON ST

\$715,000

May 2024
42 Days

330 m² 3 2 1

1/21 BEESTON ST

\$865,000

May 2024
87 Days

1,013 m² 3 2 2

20 ALLEYNE CL

\$870,000

May 2024
14 Days

917 m² 4 2 2

322 SOUTHERN CROSS DR

\$770,000

May 2024
75 Days

854 m² 4 2 2

15 HILDA KINCAID CRES

\$850,000

May 2024
8 Days

357 m² 3 2 2

5 HERDSON PL

\$710,000

Apr 2024
N/A

328 m² 3 1 1

41 WUNDERLY CCT

\$855,000

Apr 2024
11 Days

467 m² 3 2 2

46 REFSHAUGE CRES

\$764,000

Apr 2024
21 Days

299 m² 3 2 1

45 JOHN JAMES LOOP

\$730,000

Apr 2024
16 Days

464 m² 3 2 1

MACGREGOR - Properties For Rent

Median Rental Price

\$600 /w

Based on 96 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

+4.0%

Current Median Price: \$776,000
Current Median Rent: \$600

Based on 109 recorded House sales and 96 House rentals compared over the last 12 months

Number of Rentals


96

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

14 Sisely Street

\$600 per week




298 m² 3 1 1

Jun 2024 22 Days

218 MACFARLANE BURNET AVENUE

\$580 Per week




360 m² 3 1 1

Jun 2024 23 Days

20 ALLEYNE CLOSE

\$725 per week




917 m² 4 2 2

Jun 2024 28 Days

47 Carman Loop

\$620 per week




414 m² 3 2 2

Jun 2024 37 Days

224 OSBURN DRIVE

\$655 weekly



687 m² 3 2 4

May 2024 85 Days

224 Osburn Dr

\$655 per week

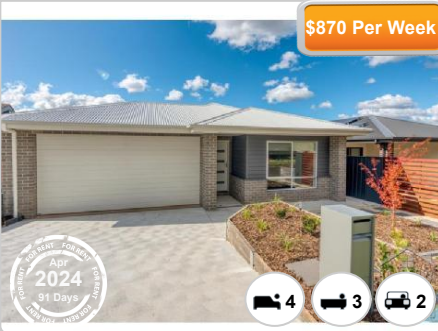


687 m² 3 2 2

May 2024 86 Days

31 Kirkland Street

\$870 Per Week

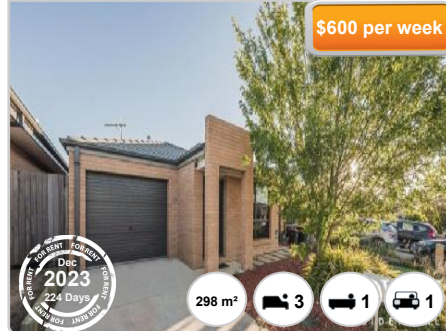


4 3 2

Apr 2024 91 Days

14 SISELY STREET

\$600 per week



298 m² 3 1 1

Dec 2023 224 Days