

RayWhite.

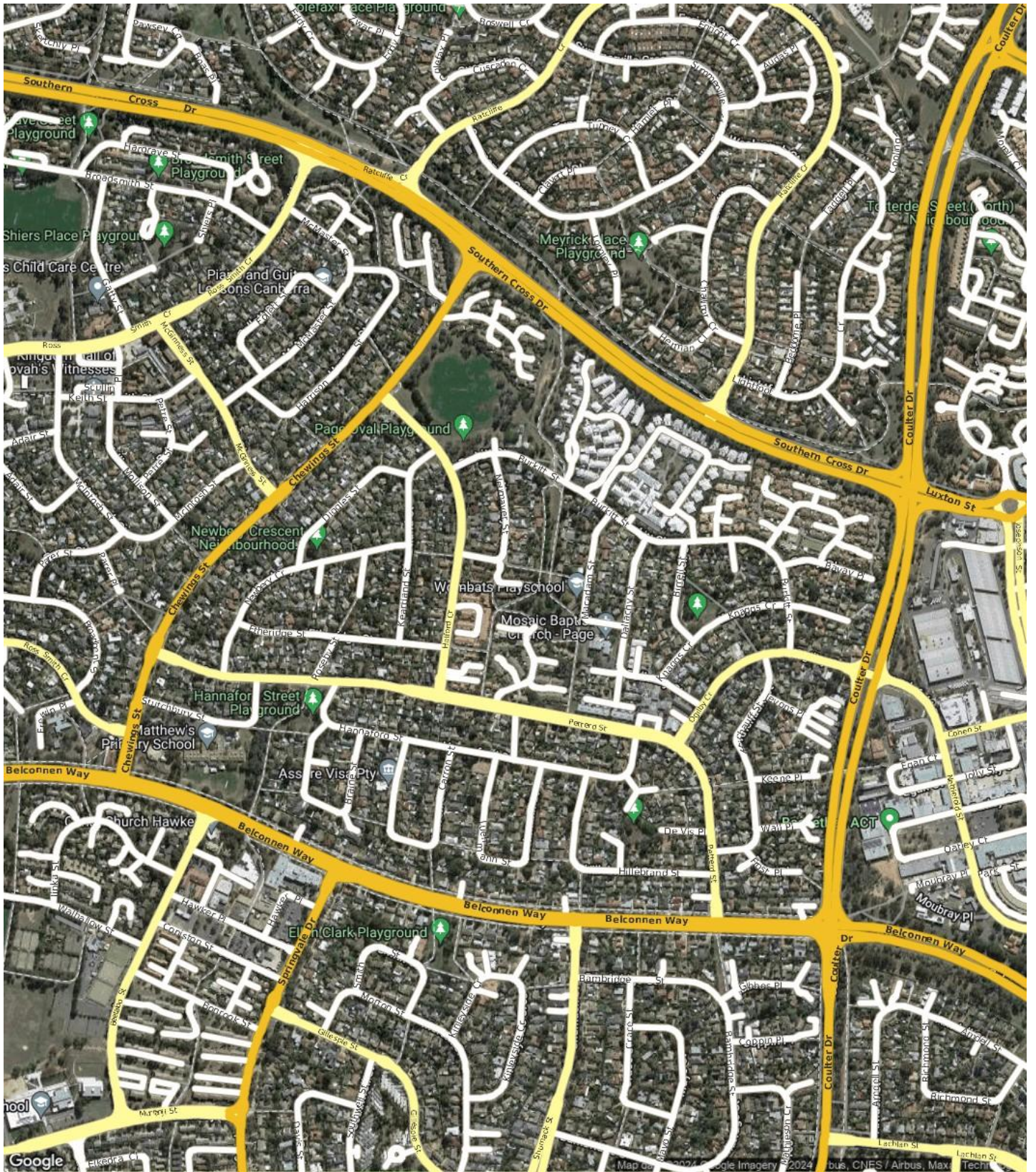
Suburb flyover report

PAGE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



PAGE - Suburb Map



PAGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	30	\$ 335,500	0.0 %	\$ 275,000	\$ 700,000
2007	44	\$ 368,750	9.9 %	\$ 176,000	\$ 500,000
2008	38	\$ 399,500	8.3 %	\$ 93,750	\$ 550,000
2009	32	\$ 410,000	2.6 %	\$ 130,000	\$ 489,000
2010	20	\$ 455,000	11.0 %	\$ 187,500	\$ 610,500
2011	18	\$ 471,000	3.5 %	\$ 300,000	\$ 526,000
2012	26	\$ 455,875	-3.2 %	\$ 232,500	\$ 580,000
2013	27	\$ 455,000	-0.2 %	\$ 380,000	\$ 665,000
2014	32	\$ 469,975	3.3 %	\$ 208,750	\$ 607,000
2015	47	\$ 499,000	6.2 %	\$ 200,000	\$ 683,000
2016	21	\$ 525,000	5.2 %	\$ 465,000	\$ 790,000
2017	32	\$ 620,000	18.1 %	\$ 180,000	\$ 822,000
2018	29	\$ 627,000	1.1 %	\$ 200,000	\$ 880,000
2019	30	\$ 621,000	-1.0 %	\$ 360,000	\$ 770,000
2020	29	\$ 700,000	12.7 %	\$ 475,000	\$ 947,500
2021	37	\$ 920,000	31.4 %	\$ 331,565	\$ 1,207,000
2022	41	\$ 910,000	-1.1 %	\$ 337,500	\$ 1,213,000
2023	25	\$ 880,000	-3.3 %	\$ 500,000	\$ 1,420,000
2024	11	\$ 820,000	-6.8 %	\$ 467,500	\$ 1,020,000

Median Sale Price

\$850k

Based on 22 recorded House sales within the last 12 months (Financial Year 2024)

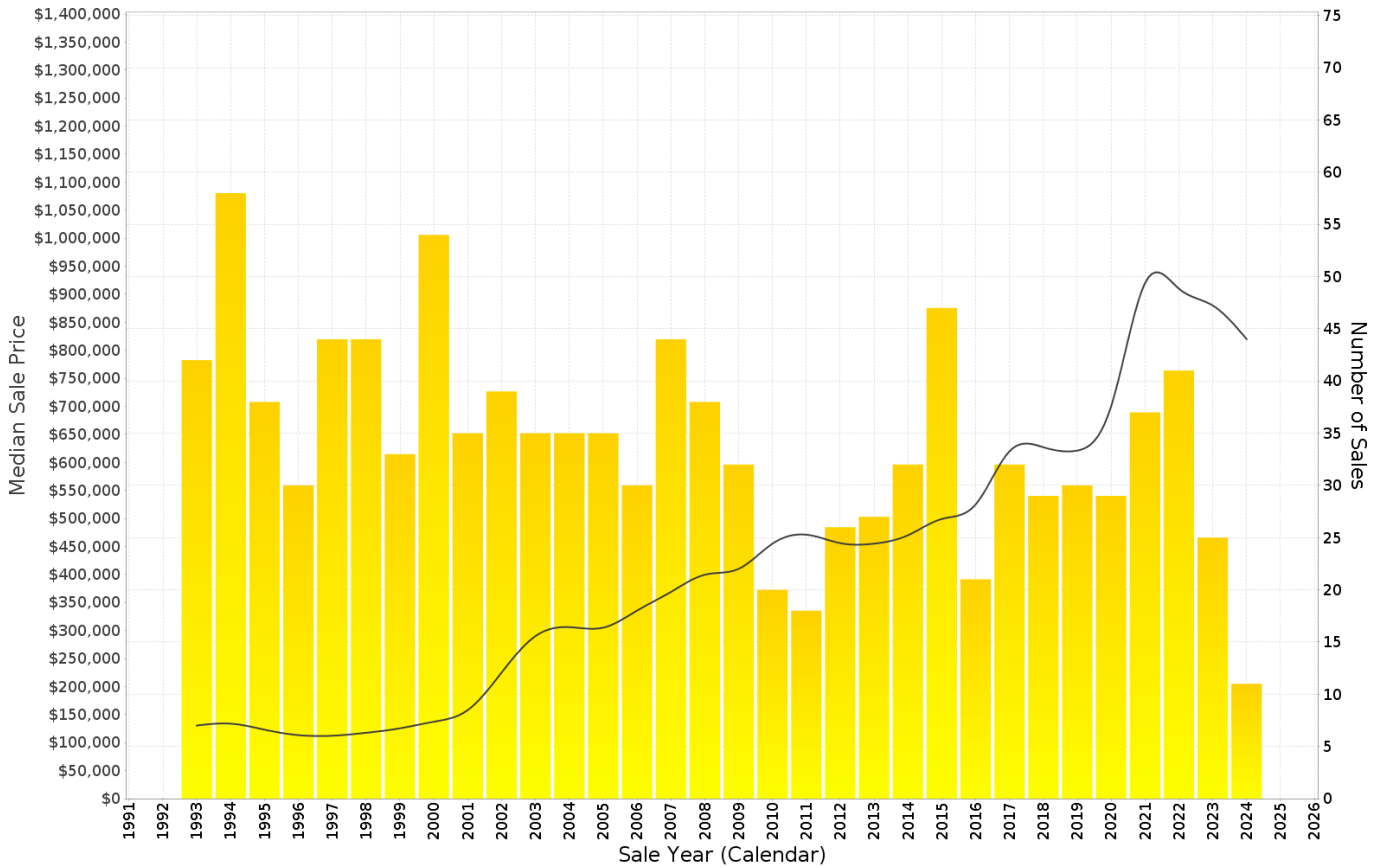
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

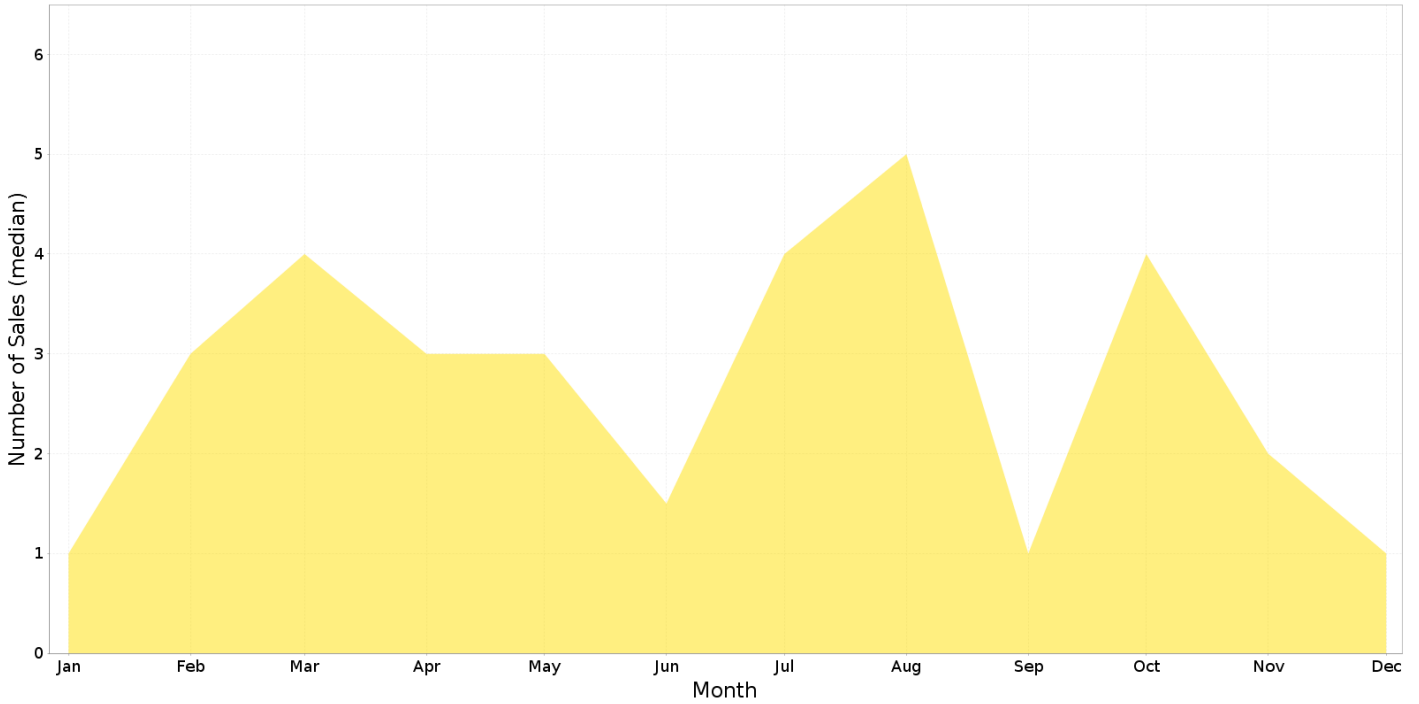
-5.4%

Current Median Price: \$850,000
Previous Median Price: \$898,500

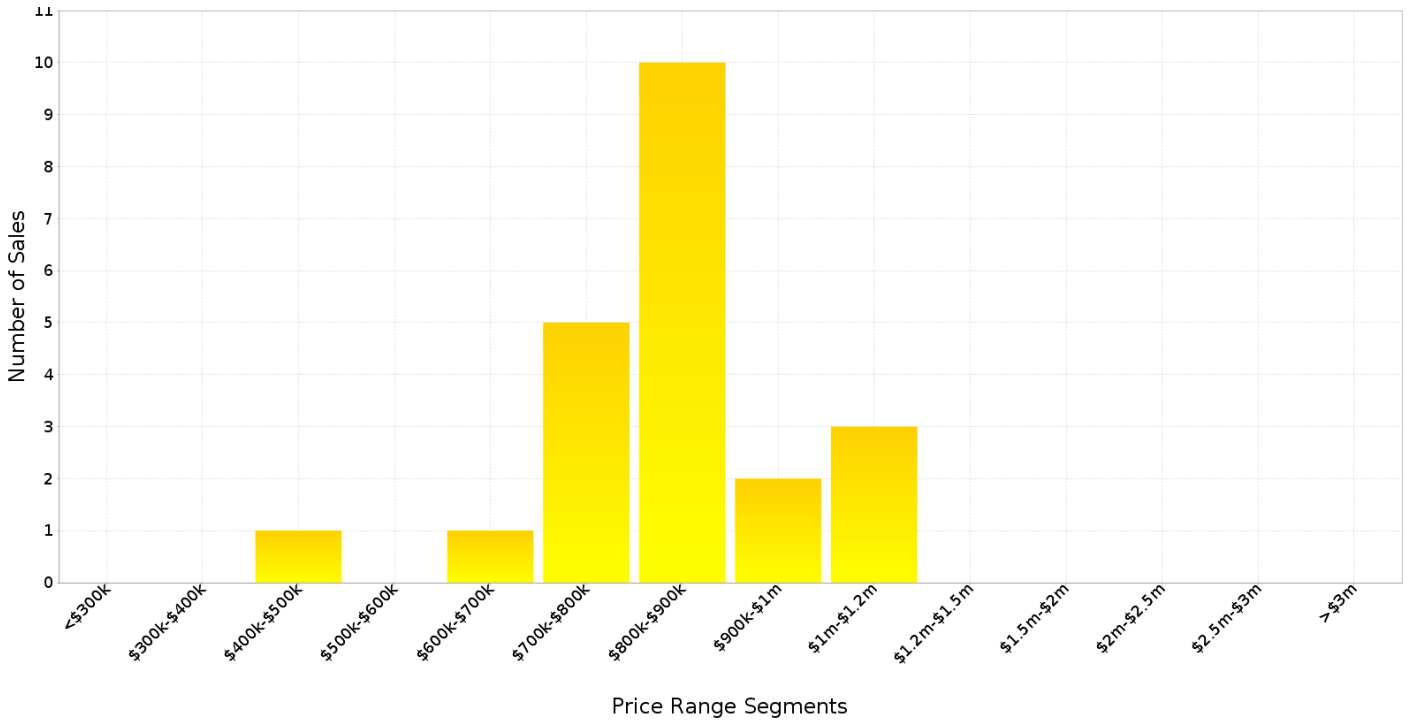
Based on 55 recorded House sales compared over the last two rolling 12 month periods



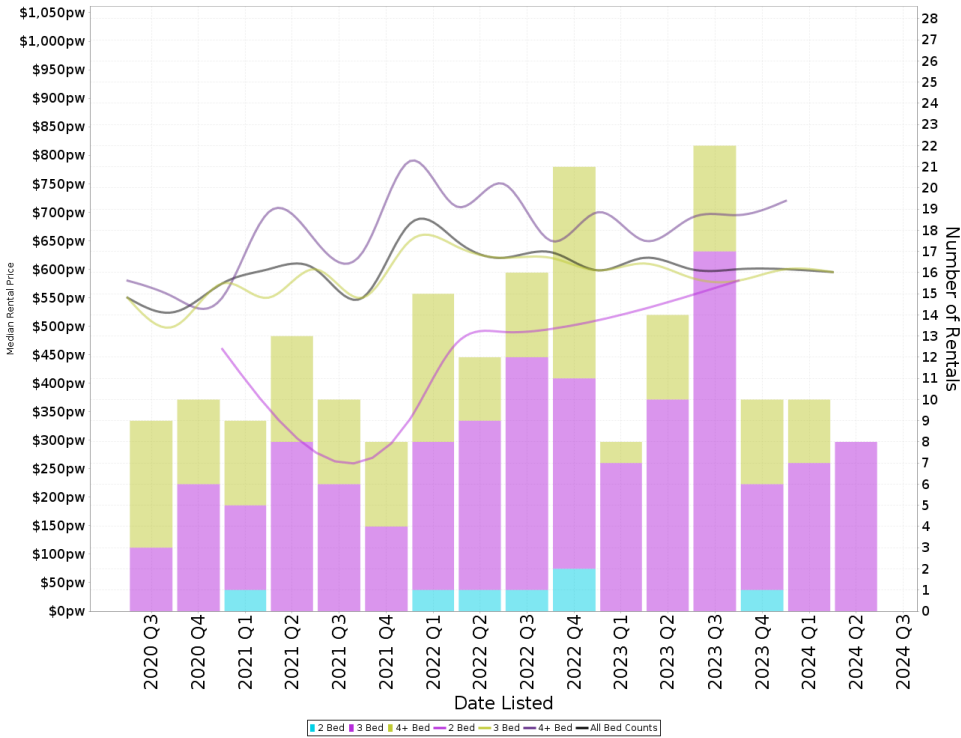
PAGE - Peak Selling Periods (3 years)



PAGE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.4%

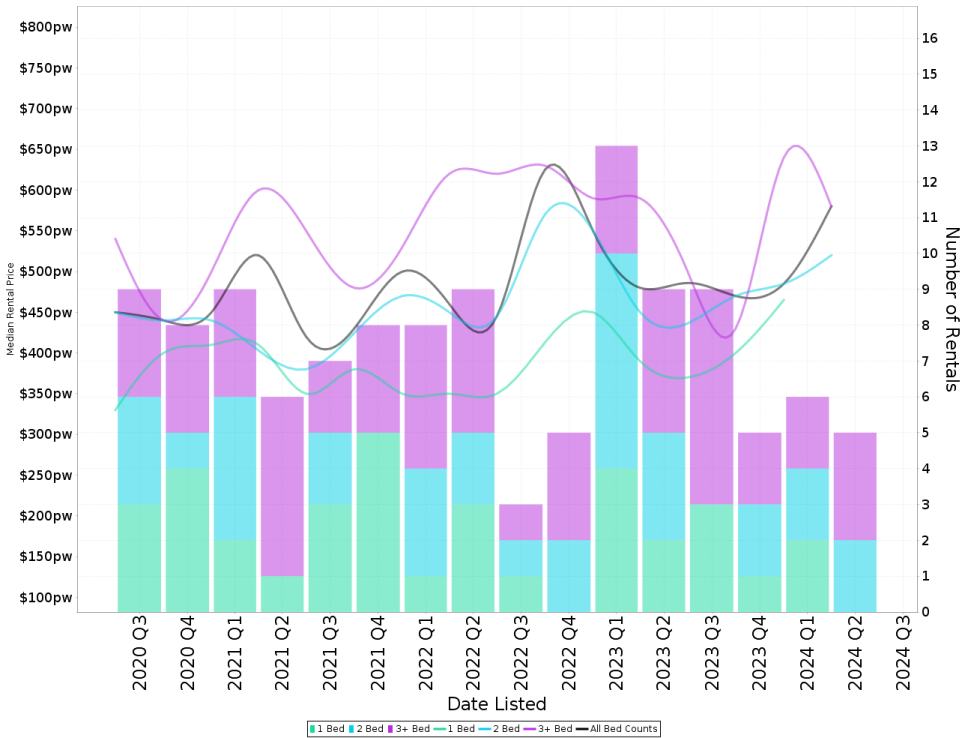
Current Median Price: \$850,000
 Previous Median Price: \$898,500
 Based on 55 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$850,000
 Current Median Rent: \$600
 Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.1%

Current Median Price: \$557,500
 Previous Median Price: \$557,000
 Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$557,500
 Current Median Rent: \$520
 Based on 25 registered Unit rentals compared over the last 12 months.

PAGE - Recently Sold Properties

Median Sale Price

\$850k

Based on 22 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

-5.4%

Current Median Price: \$850,000
Previous Median Price: \$898,500

Based on 55 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

22

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

41 BRAINE ST



\$850,000



857 m² 3 1 2

8 HAYTER PL



\$743,000



759 m² 3 1 -

2 DIGGLES ST



\$837,500



878 m² 3 1 2

7 GURNEY PL




\$755,000




626 m² 3 1 1

51 BRAINE ST




\$810,000




728 m² 3 2 2

15 NEUMAYER ST



\$920,000



723 m² 4 2 2

16 KRICHAUFF ST




\$850,000




682 m² 2 2 1

10 BURKITT ST




\$1,020,000




978 m² 3 2 -

3 ROSEBY ST



\$820,000



644 m² 3 1 2

8 HILLEBRAND ST



\$830,000

SOLD Feb 2024
24 Days

805 m² 3 1 2

15 STUTCHBURY ST



\$1,090,000

SOLD Feb 2024
28 Days

707 m² 4 2 3

19 OGILBY CRES



\$699,000

SOLD Feb 2024
15 Days

634 m² 3 1 1

18 KNAGGS CRES



\$467,500

SOLD Jan 2024
N/A

808 m² 4 1 2

PAGE - Properties For Rent

Median Rental Price

\$600 /w

Based on 50 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

+3.7%

Current Median Price: \$850,000
Current Median Rent: \$600

Based on 22 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

50

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

16 Chewings Street

\$720 per week

763 m² 4 Beds 1 Bath 1 Car

Jul 2024
7 Days

4 Thozet Place

\$600 pw

665 m² 3 Beds 1 Bath 1 Car

Jun 2024
18 Days

25 Petterd Street

\$668

838 m² 3 Beds 1 Bath 2 Cars

Jun 2024
29 Days

4A KERSHAW PLACE

\$550 per week

1,261 m² 3 Beds 1 Bath 1 Car

May 2024
50 Days

1 HAYTER PLACE

\$560 per week

841 m² 3 Beds 1 Bath 3 Cars

May 2024
58 Days

35 Petterd Street

\$720

821 m² 4 Beds 1 Bath 1 Car

Jan 2024
100 Days

8 Macadam Street

\$780

902 m² 4 Beds 1 Bath 1 Car

Oct 2023
280 Days