

RayWhite.

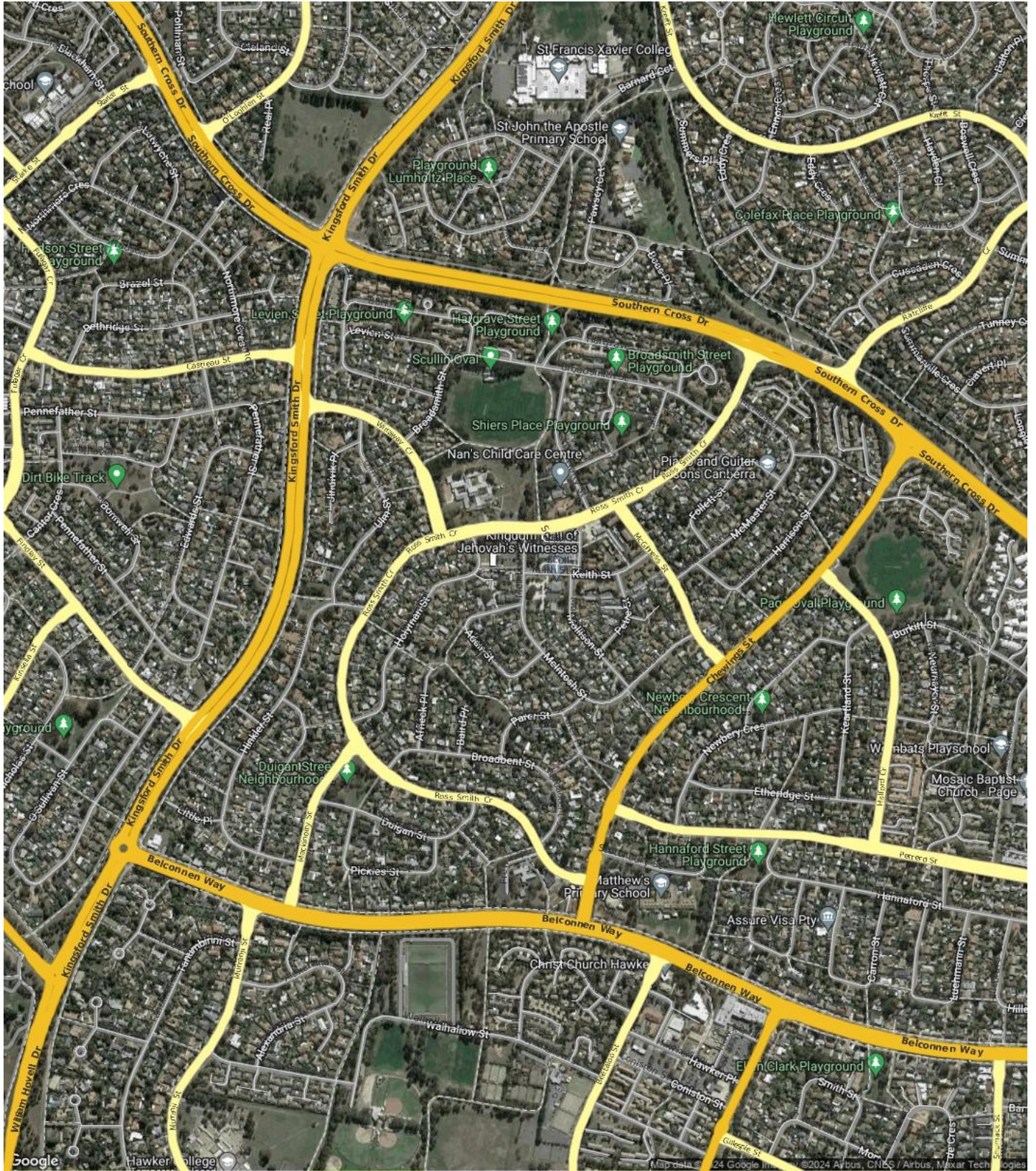
Suburb flyover report

SCULLIN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



SCULLIN - Suburb Map



SCULLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 332,000	0.0 %	\$ 160,000	\$ 438,000
2007	51	\$ 373,000	12.3 %	\$ 164,000	\$ 517,500
2008	47	\$ 386,500	3.6 %	\$ 74,000	\$ 502,000
2009	33	\$ 402,000	4.0 %	\$ 14,000	\$ 607,000
2010	24	\$ 480,500	19.5 %	\$ 120,000	\$ 570,000
2011	32	\$ 443,750	-7.6 %	\$ 120,000	\$ 604,000
2012	33	\$ 442,000	-0.4 %	\$ 220,000	\$ 565,000
2013	36	\$ 455,000	2.9 %	\$ 180,000	\$ 637,000
2014	39	\$ 469,500	3.2 %	\$ 200,000	\$ 620,000
2015	42	\$ 482,000	2.7 %	\$ 377,000	\$ 605,000
2016	36	\$ 500,000	3.7 %	\$ 270,000	\$ 790,000
2017	45	\$ 565,000	13.0 %	\$ 240,000	\$ 860,000
2018	46	\$ 583,750	3.3 %	\$ 265,000	\$ 870,000
2019	32	\$ 601,500	3.0 %	\$ 237,500	\$ 860,000
2020	41	\$ 620,000	3.1 %	\$ 165,000	\$ 915,000
2021	41	\$ 836,000	34.8 %	\$ 389,000	\$ 1,250,000
2022	46	\$ 877,500	5.0 %	\$ 642,000	\$ 5,948,000
2023	27	\$ 823,000	-6.2 %	\$ 590,000	\$ 1,262,000
2024	9	\$ 760,000	-7.7 %	\$ 600,000	\$ 921,000

Median Sale Price

\$794k

Based on 20 recorded House sales within the last 12 months (Financial Year 2024)

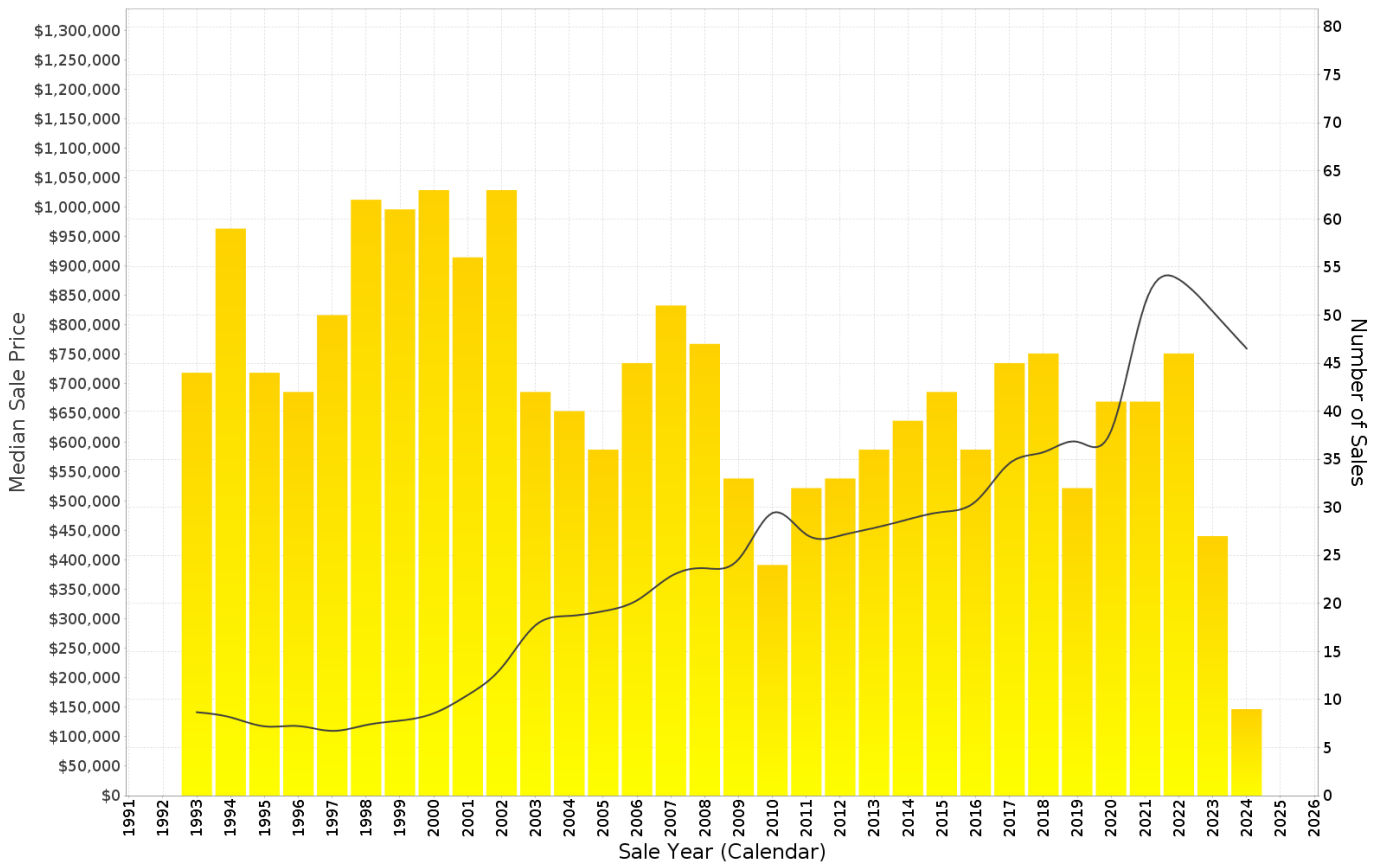
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

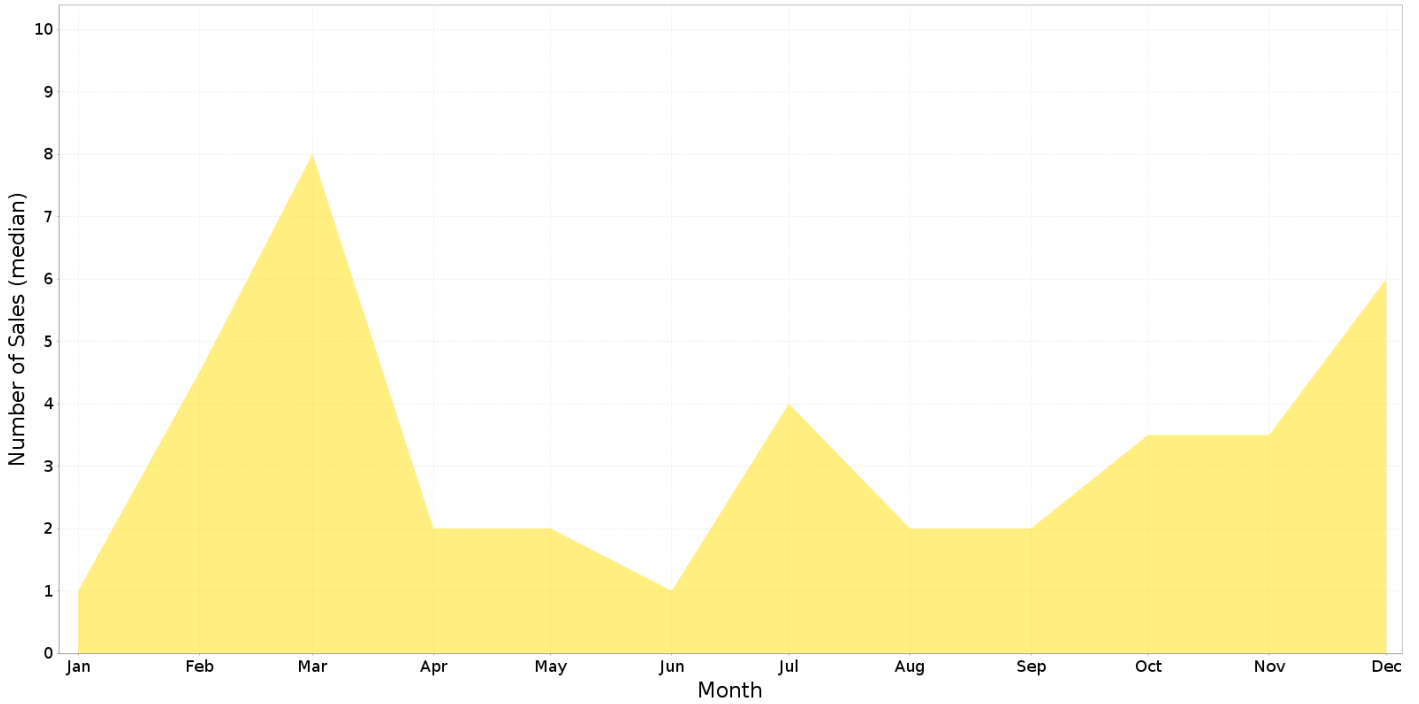
-6.6%

Current Median Price: \$793,500
Previous Median Price: \$850,000

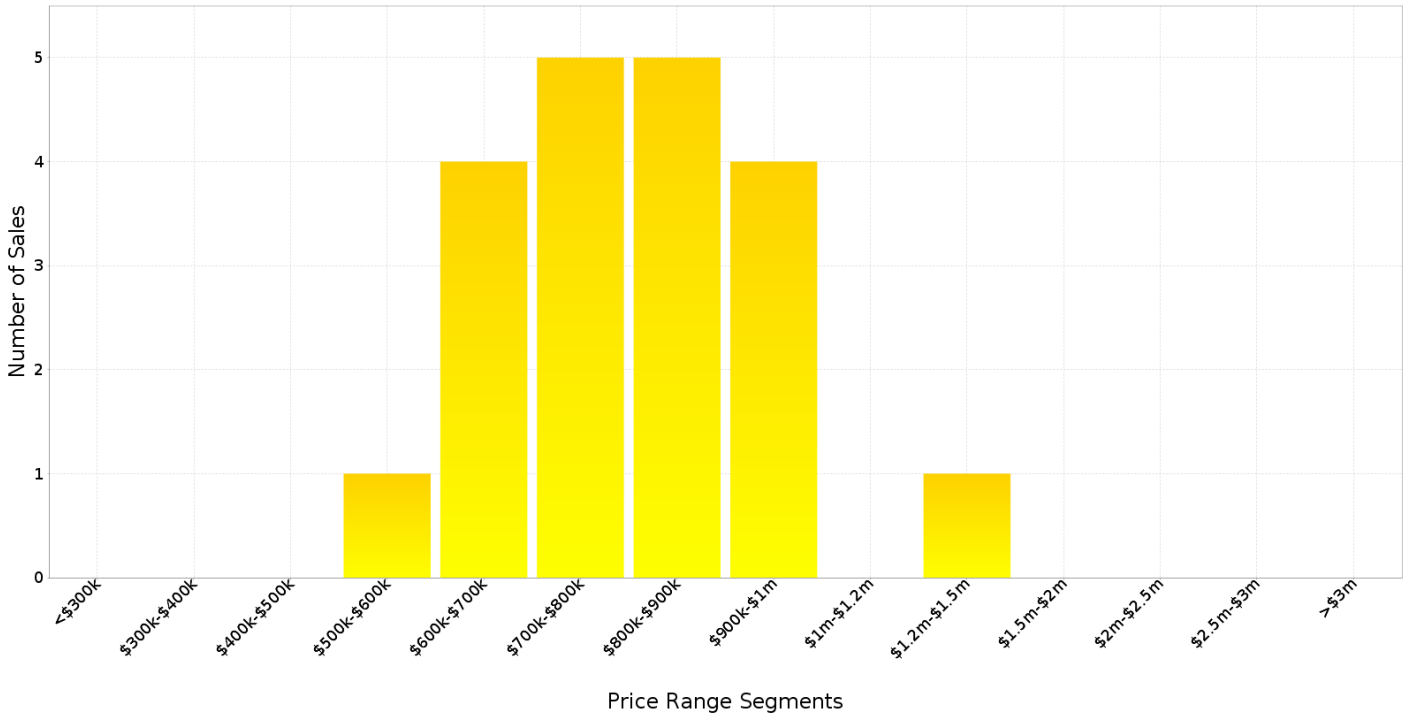
Based on 59 recorded House sales compared over the last two rolling 12 month periods



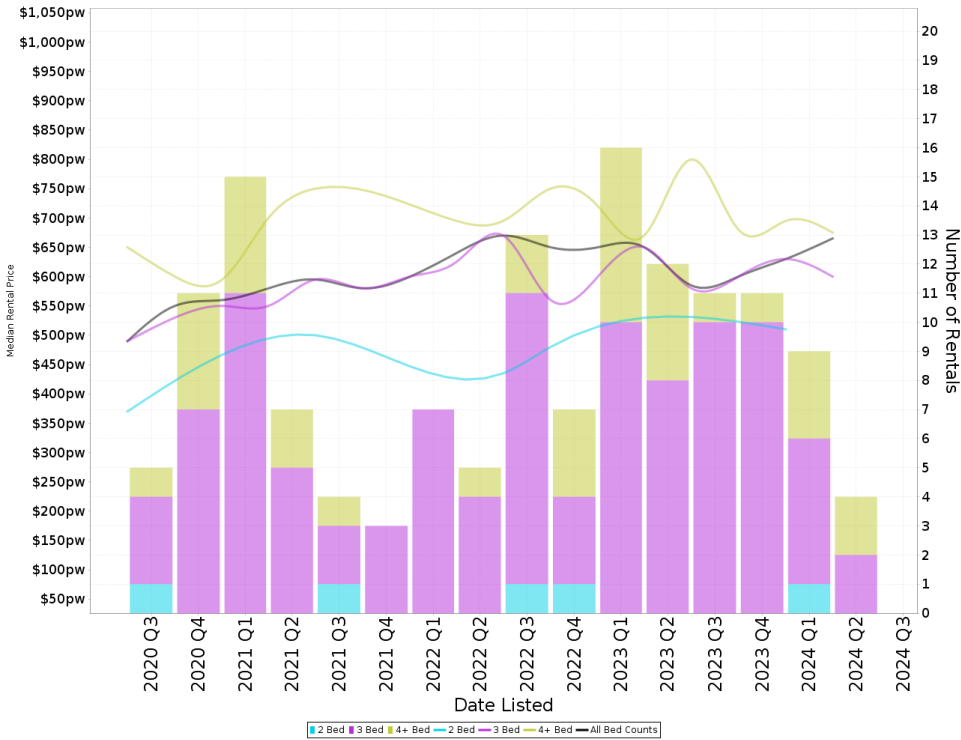
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.6%

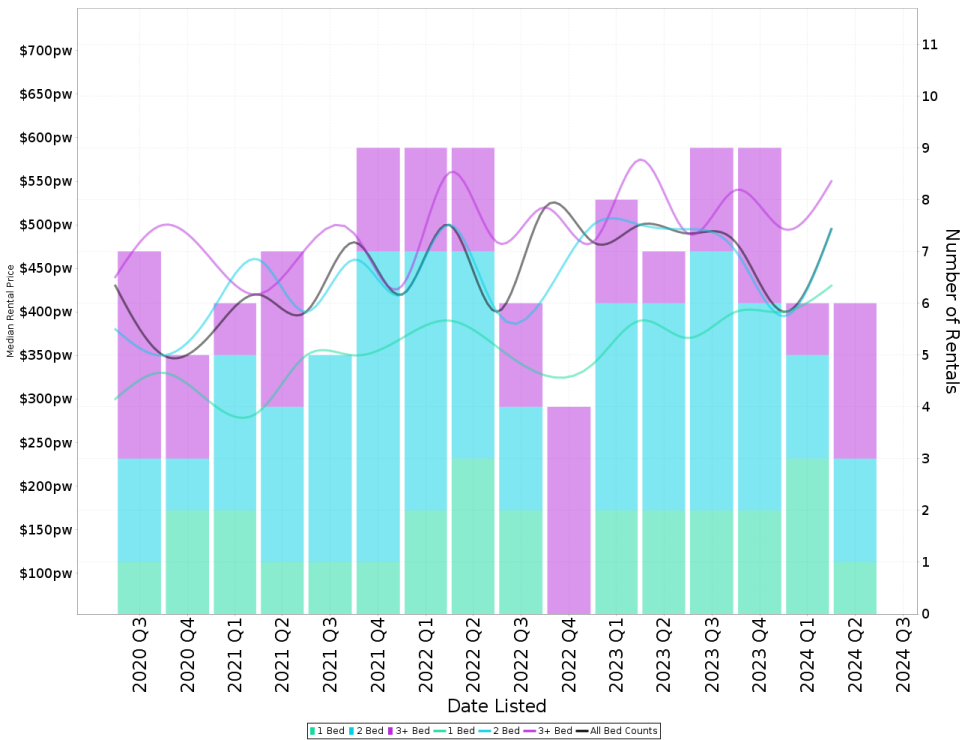
Current Median Price: \$793,500
Previous Median Price: \$850,000
Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$793,500
Current Median Rent: \$630
Based on 35 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-19.0%

Current Median Price: \$480,000
Previous Median Price: \$592,500
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$480,000
Current Median Rent: \$480
Based on 30 registered Unit rentals compared over the last 12 months.

SCULLIN - Recently Sold Properties

Median Sale Price

\$794k

Based on 20 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

-6.6%

Current Median Price: \$793,500
Previous Median Price: \$850,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

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

28 WIRRAWAY CRES

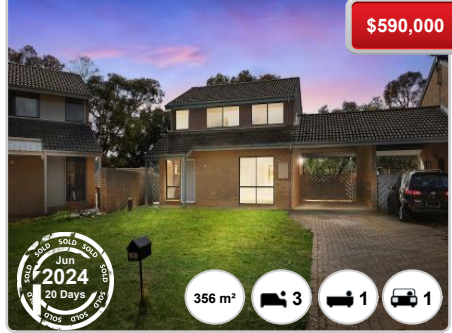


\$693,000

749 m² 3 1 1

Sold Jun 2024
18 Days

27 BOULTON CL




\$590,000

356 m² 3 1 1

Sold Jun 2024
20 Days

12 MCGINNESS ST




\$921,000

758 m² 4 2 5

Sold May 2024
12 Days

4 PARER ST




\$900,000

716 m² 3 1 1

Sold Apr 2024
27 Days

13 CHEWINGS ST




\$910,000

1,059 m² - - -

Sold May 2024
17 Days

17 ULM ST




\$920,000

739 m² 4 2 2

Sold Mar 2024
13 Days

47 LEVIEN ST




\$720,000

341 m² 3 1 1

Sold Mar 2024
16 Days

6 LONG PL




\$775,000

759 m² 3 1 2

Sold Mar 2024
43 Days

6 HARRISON ST



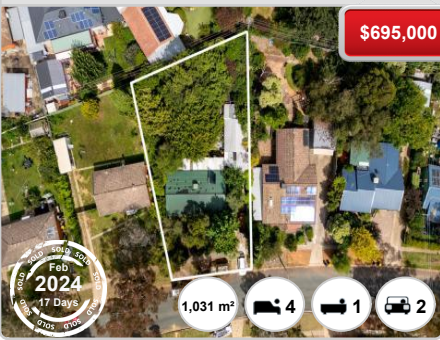
\$955,000

835 m² 4 2 2

Sold Mar 2024
26 Days

63 ROSS SMITH CRES

\$695,000



33 FOLLETT ST

\$760,000



19 MCGINNESS ST

\$600,000



37 CHEWINGS ST

\$750,000



SCULLIN - Properties For Rent

Median Rental Price

\$630 /w

Based on 35 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

+4.1%

Current Median Price: \$793,500
Current Median Rent: \$630

Based on 20 recorded House sales and 35 House rentals compared over the last 12 months

Number of Rentals

35

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

39 MCINTOSH STREET

\$665.00



772 m² 3 1 1

Jun 2024 15 Days

15A PARER STREET

\$540 per week



2 2 -

Jun 2024 36 Days

15 A - Parer Street

\$540 per week




2 2 -

Jun 2024 36 Days

27 Pickles Street

\$1,200.00 per




880 m² 4 2 2

May 2024 48 Days

6/21 Hargrave Street

\$600 per week



3,004 m² 3 2 2

May 2024 51 Days