

**RayWhite.**

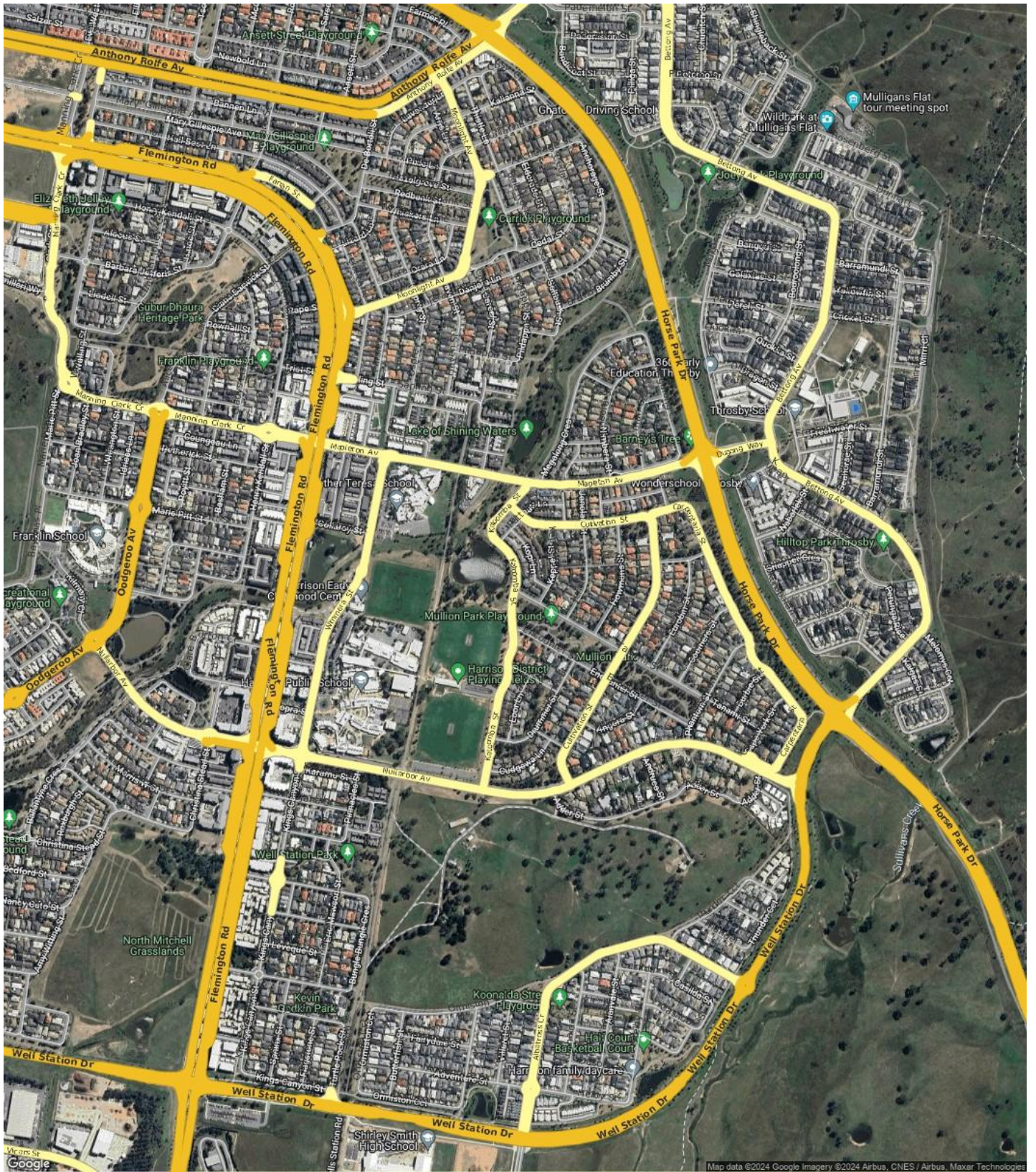
# Suburb flyover report

HARRISON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# HARRISON - Suburb Map



# HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	285	\$ 415,000	0.0 %	\$ 35,600	\$ 695,000
2007	303	\$ 475,000	14.5 %	\$ 70,000	\$ 1,000,000
2008	121	\$ 500,000	5.3 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	53	\$ 1,030,000	-4.5 %	\$ 339,000	\$ 2,100,000
2024	18	\$ 1,020,000	-1.0 %	\$ 550,000	\$ 1,202,000

Median Sale Price  
**\$1.02m**

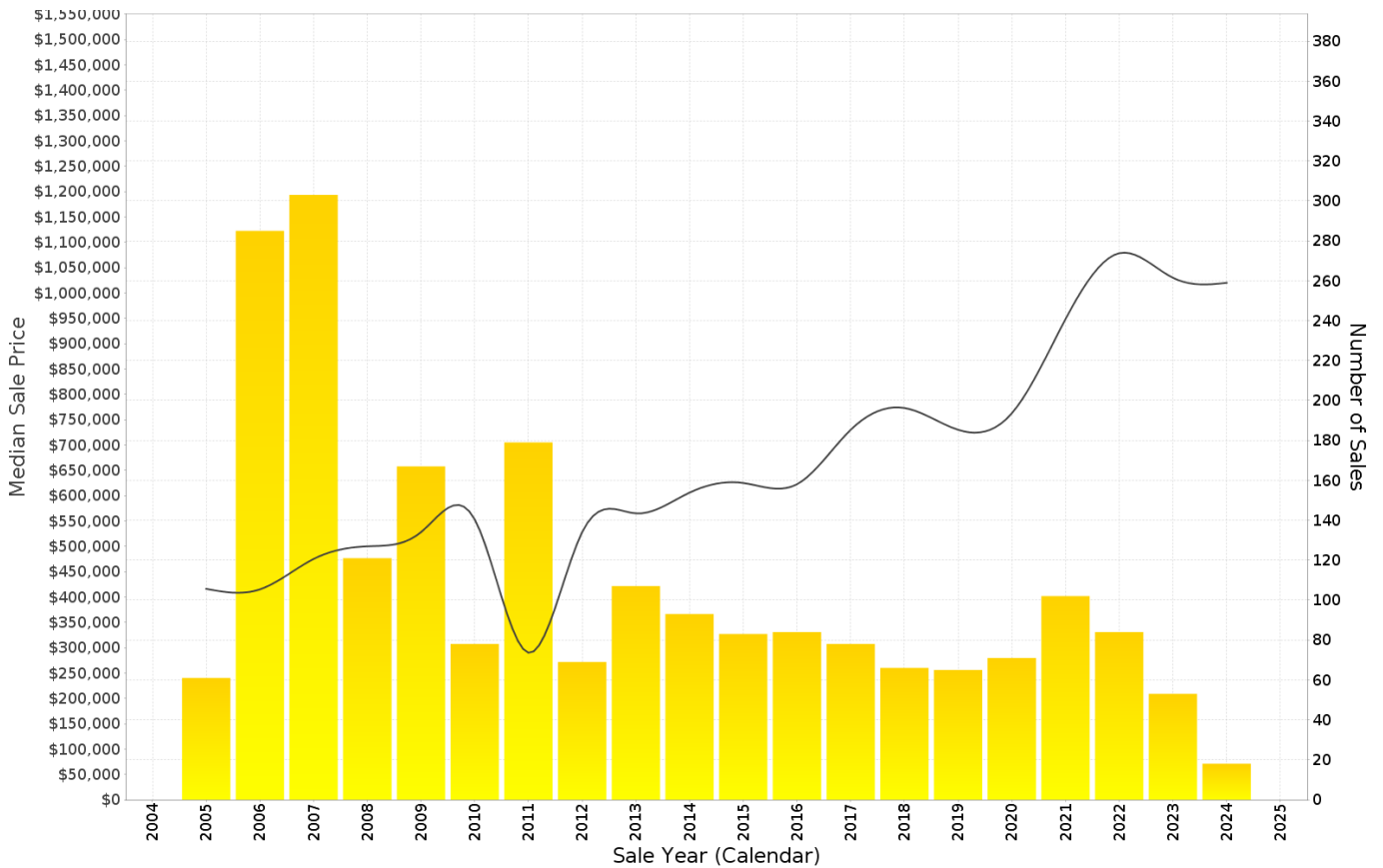
Based on 49 recorded House sales within the last 12 months (Financial Year 2024)

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

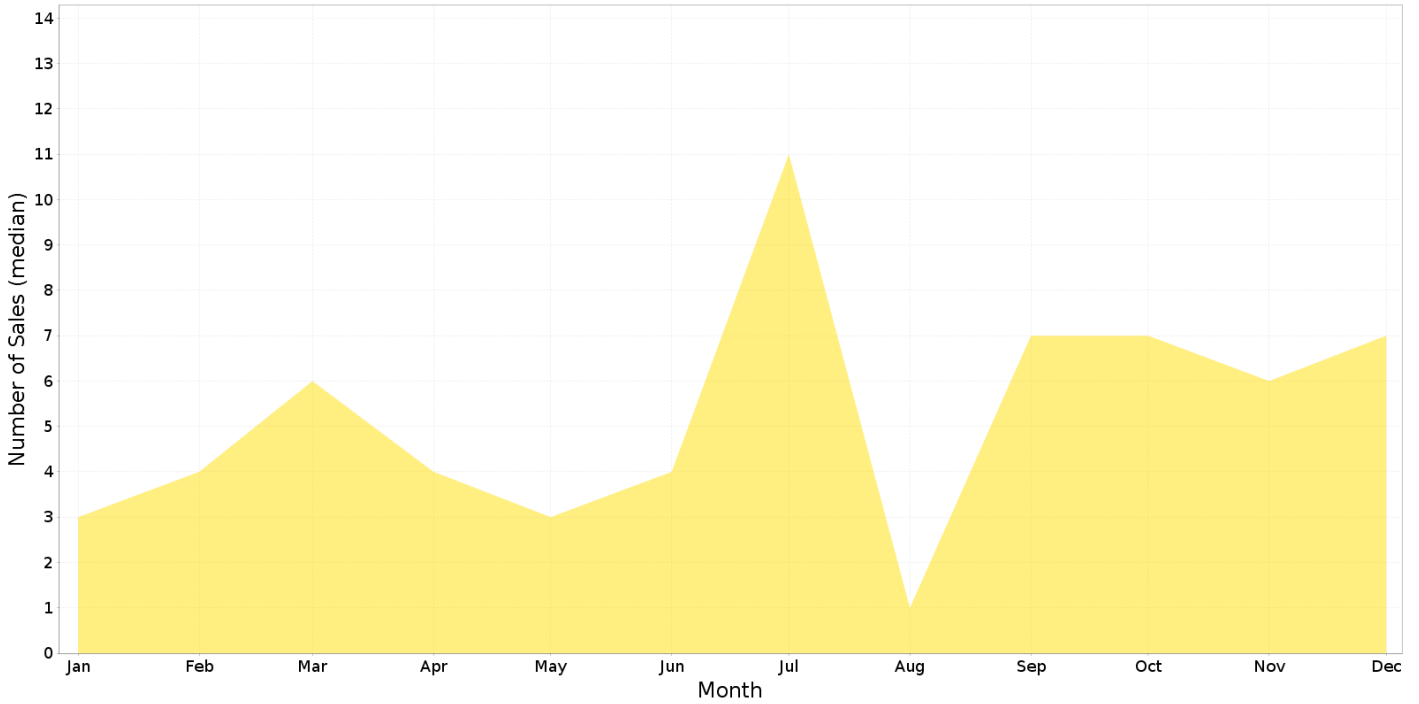
Suburb Growth  
**-4.2%**

Current Median Price: \$1,020,000  
Previous Median Price: \$1,065,000

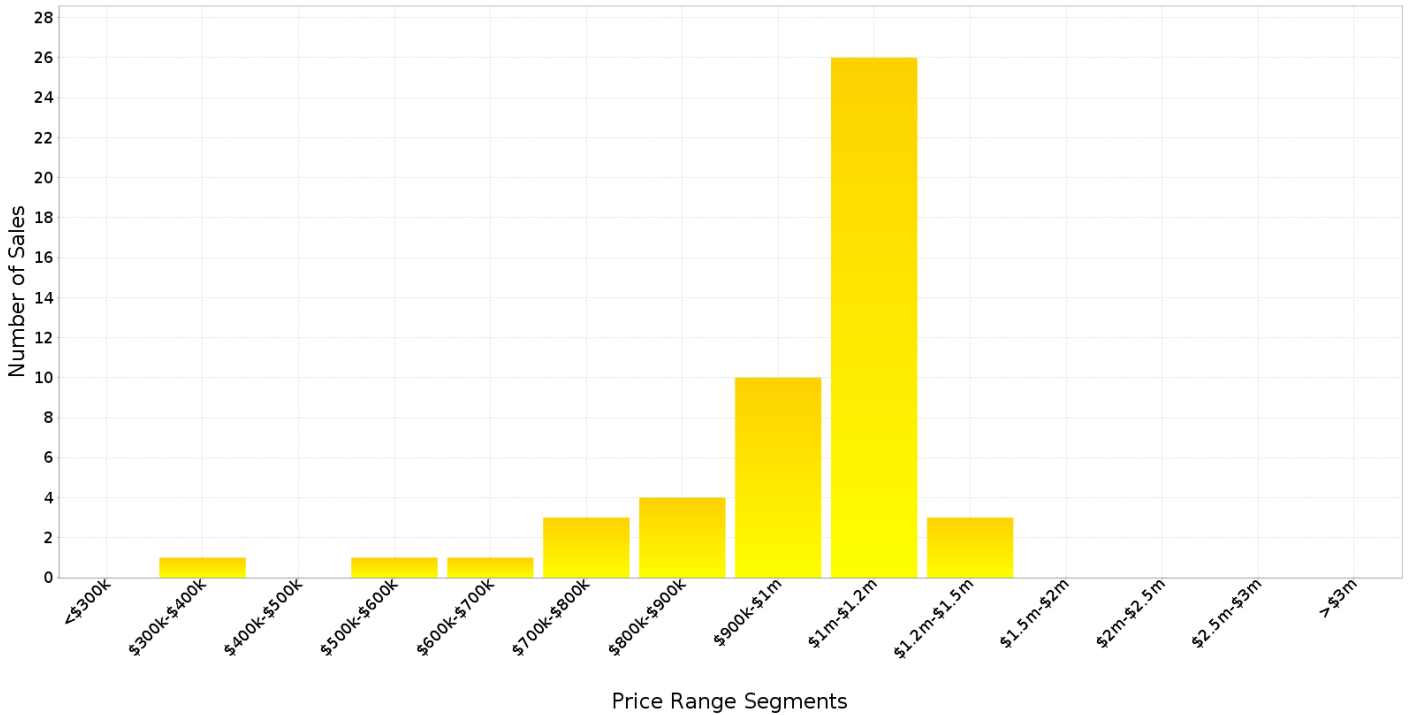
Based on 121 recorded House sales compared over the last two rolling 12 month periods



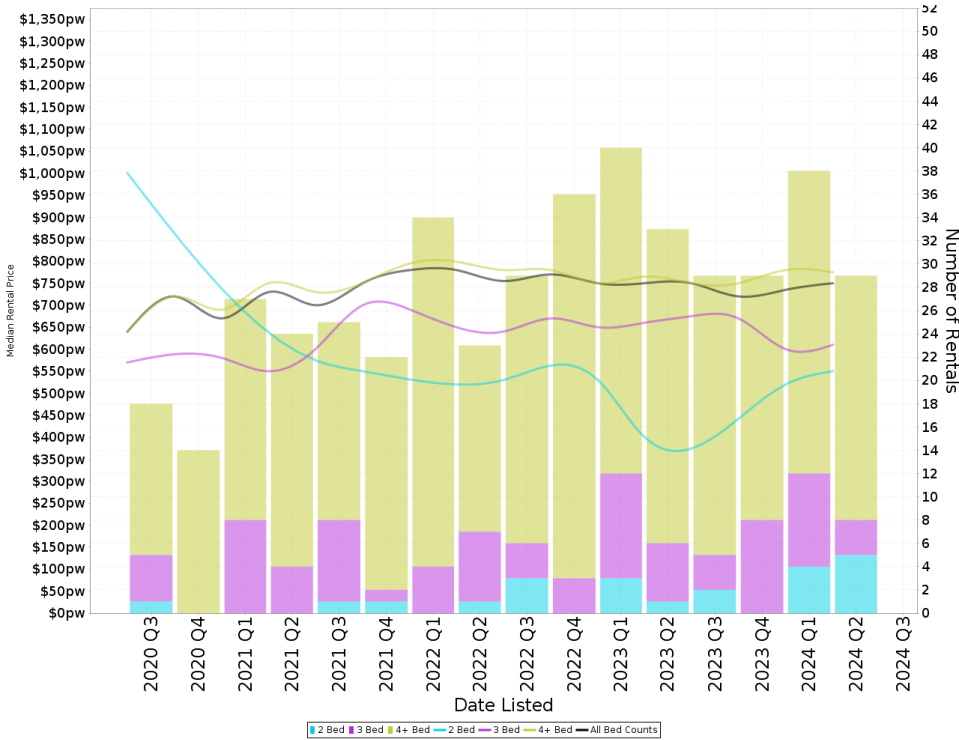
## HARRISON - Peak Selling Periods (3 years)



## HARRISON - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-4.2%**

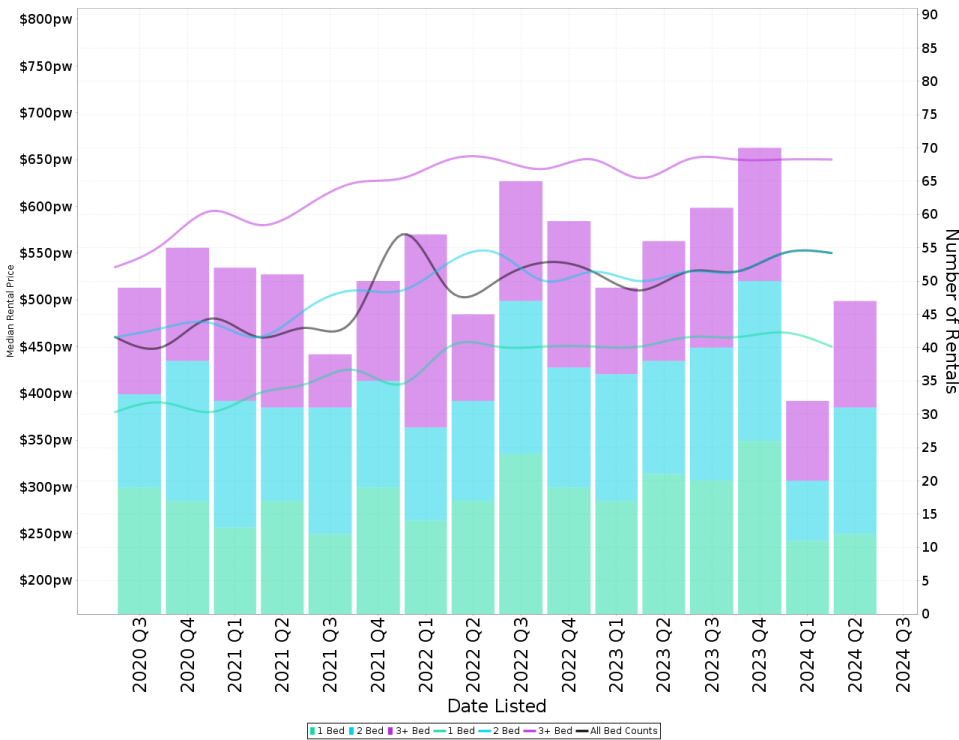
Current Median Price: \$1,020,000  
 Previous Median Price: \$1,065,000  
 Based on 121 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,020,000  
 Current Median Rent: \$740  
 Based on 125 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



Suburb Sale Price Growth

**-3.7%**

Current Median Price: \$547,500  
 Previous Median Price: \$568,250  
 Based on 122 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.1%**

Current Median Price: \$547,500  
 Current Median Rent: \$540  
 Based on 210 registered Unit rentals compared over the last 12 months.

# HARRISON - Recently Sold Properties

Median Sale Price  
**\$1.02m**

Based on 49 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  
**-4.2%**

Current Median Price: \$1,020,000  
Previous Median Price: \$1,065,000

Based on 121 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**49**

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

**73 KALIANNA ST**

**\$1,130,000**

481 m<sup>2</sup> 4 2 2

Jun 2024 34 Days

**51 KALIANNA ST**

**\$1,166,000**

502 m<sup>2</sup> 4 2 2

Jun 2024 30 Days

**111 NULLARBOR AVE**

**\$1,165,000**

651 m<sup>2</sup> 5 2 6

Jun 2024 28 Days

**13 NINGALOO ST**

**\$1,000,000**

405 m<sup>2</sup> 4 2 2

Jun 2024 31 Days

**45 KATOOMBA ST**

**\$910,000**

260 m<sup>2</sup> 4 2 2

Jun 2024 219 Days

**111 NULLARBOR AVE**

**\$1,165,000**

651 m<sup>2</sup> 5 2 6

May 2024 18 Days

**4 ELDORADO ST**

**\$1,050,000**

445 m<sup>2</sup> 4 2 2

May 2024 70 Days

**28 MAPLETON AVE**

**\$870,000**

300 m<sup>2</sup> 4 2 2

May 2024 41 Days

**45 OSPREY ST**

**\$1,155,000**

512 m<sup>2</sup> 4 2 2

May 2024 26 Days

**105 MOONLIGHT AVE**

**\$1,150,000**

**Sold** May 2024  
24 Days

520 m<sup>2</sup> 4 2 2

**52 BUNGLE BUNGLE CRES**

**\$1,165,000**

**Sold** May 2024  
22 Days

540 m<sup>2</sup> 5 2 2

**49 KALIANNA ST**

**\$1,105,000**

**Sold** May 2024  
N/A

489 m<sup>2</sup> 5 2 2

**25 ALBATROSS CRES**

**\$1,153,000**

**Sold** May 2024  
21 Days

567 m<sup>2</sup> 4 2 2

**30 TURTLE ROCK ST**

**\$1,156,000**

**Sold** May 2024  
22 Days

540 m<sup>2</sup> 5 2 2

**3 CUDGEWA LANE**

**\$1,100,000**

**Sold** May 2024  
30 Days

362 m<sup>2</sup> 4 2 2

**24 CASILDA ST**

**\$999,000**

**Sold** Apr 2024  
189 Days

450 m<sup>2</sup> 4 2 2

**132 NULLARBOR AVE**

**\$1,100,000**

**Sold** Apr 2024  
53 Days

752 m<sup>2</sup> 5 2 2

**21 NINGALOO ST**

**\$945,000**

**Sold** Apr 2024  
22 Days

330 m<sup>2</sup> 4 2 1

**19 KALIANNA ST**

**\$1,078,000**

**Sold** Apr 2024  
191 Days

451 m<sup>2</sup> 4 2 3

**9 EUROBIN ST**

**\$1,070,000**

**Sold** Apr 2024  
30 Days

646 m<sup>2</sup> 4 2 2

**14 PINNACLES ST**

**\$550,000**

**Sold** Mar 2024  
N/A

464 m<sup>2</sup> 4 1 2

# HARRISON - Properties For Rent

## Median Rental Price

**\$740 /w**

Based on 125 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

**+3.8%**

Current Median Price: \$1,020,000  
Current Median Rent: \$740

Based on 49 recorded House sales and 125 House rentals compared over the last 12 months

## Number of Rentals

**125**

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

**8 Encounter Street**

**\$800 per week**

525 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 parking spaces

Jul 2024 2 Days

**26 Jenolan St**

**\$780 per week**

593 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 parking spaces

Jul 2024 10 Days

**26 JENOLAN STREET**

**\$780 weekly**

593 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 parking spaces

Jul 2024 10 Days

**41 MOONLIGHT AVENUE**

**\$680 per week**

323 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 parking spaces

Jun 2024 24 Days

**8/170 Flemington Road**

**\$440 per week**

**2 WEEKS—FREE RENT\***

5,746 m<sup>2</sup> 1 bedroom 1 bathroom 1 parking space

Jun 2024 24 Days

**47/144 Flemington Road**

**\$530 per week**

1.28 ha 2 bedrooms 1 bathroom 1 parking space

Jun 2024 24 Days

**54/170 FLEMINGTON ROAD**

**\$440 per week**

5,746 m<sup>2</sup> 1 bedroom 1 bathroom 1 parking space

Jun 2024 35 Days

**7 Leveque Street**

**\$730**

405 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 parking spaces

May 2024 41 Days

**18 Turtle Rock Street**

**\$720**

592 m<sup>2</sup> 3 bedrooms 1 bathroom 1 parking space

Sep 2023 300 Days