

RayWhite.

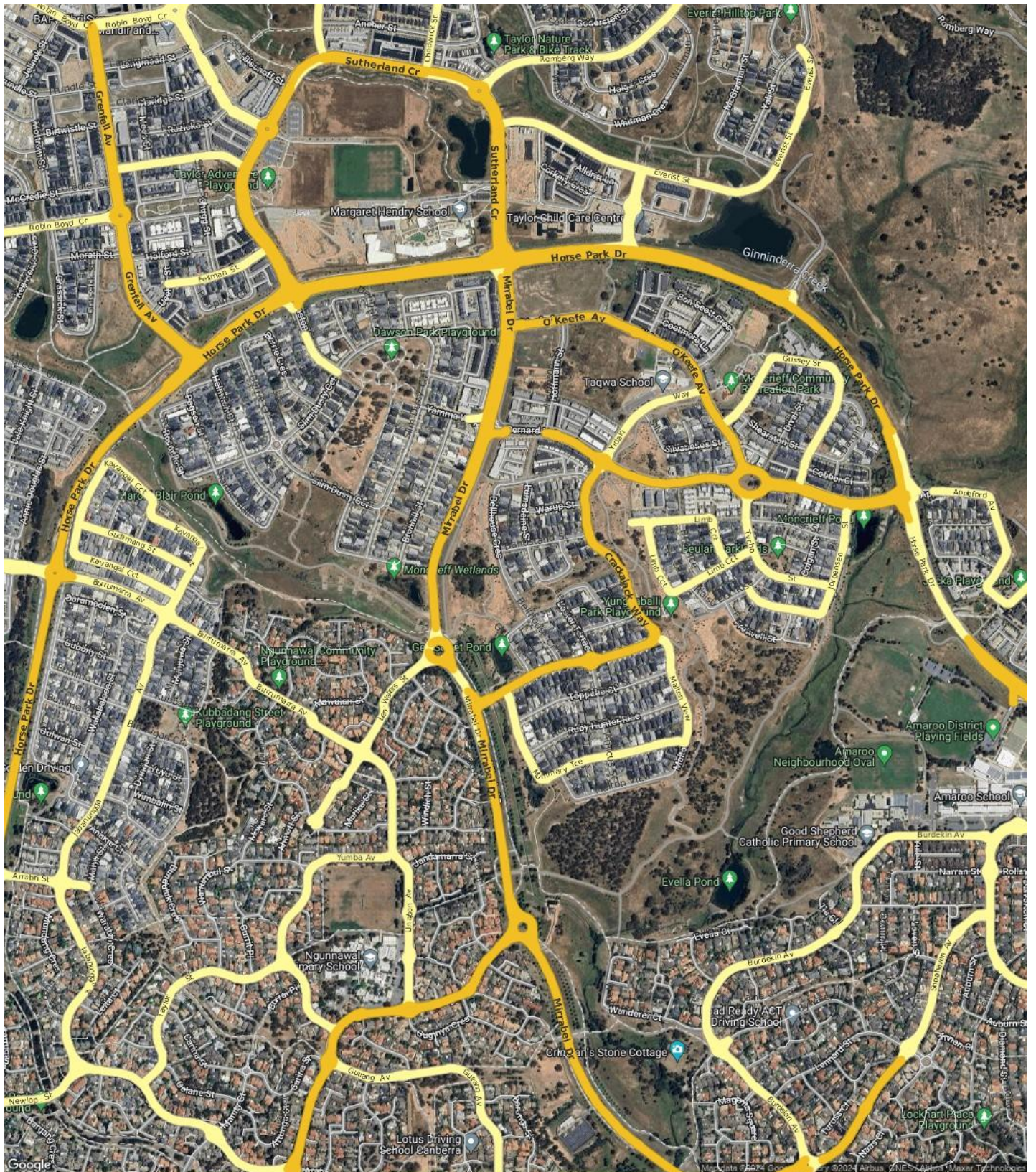
Suburb flyover report

MONCRIEFF (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



MONCRIEFF - Suburb Map



MONCRIEFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2014	1	\$ 217,000	0.0 %	\$ 217,000	\$ 217,000
2015	1	\$ 380,000	75.1 %	\$ 380,000	\$ 380,000
2016	70	\$ 382,000	0.5 %	\$ 250,000	\$ 1,524,000
2017	119	\$ 630,000	64.9 %	\$ 222,850	\$ 932,000
2018	64	\$ 752,500	19.4 %	\$ 233,000	\$ 935,000
2019	69	\$ 720,000	-4.3 %	\$ 305,000	\$ 1,010,000
2020	76	\$ 764,000	6.1 %	\$ 410,000	\$ 1,220,000
2021	82	\$ 899,500	17.7 %	\$ 300,000	\$ 1,580,000
2022	52	\$ 1,060,000	17.8 %	\$ 340,000	\$ 10,999,000
2023	53	\$ 1,070,000	0.9 %	\$ 455,000	\$ 1,850,000
2024	12	\$ 997,500	-6.8 %	\$ 675,000	\$ 1,600,000

Median Sale Price
\$1m

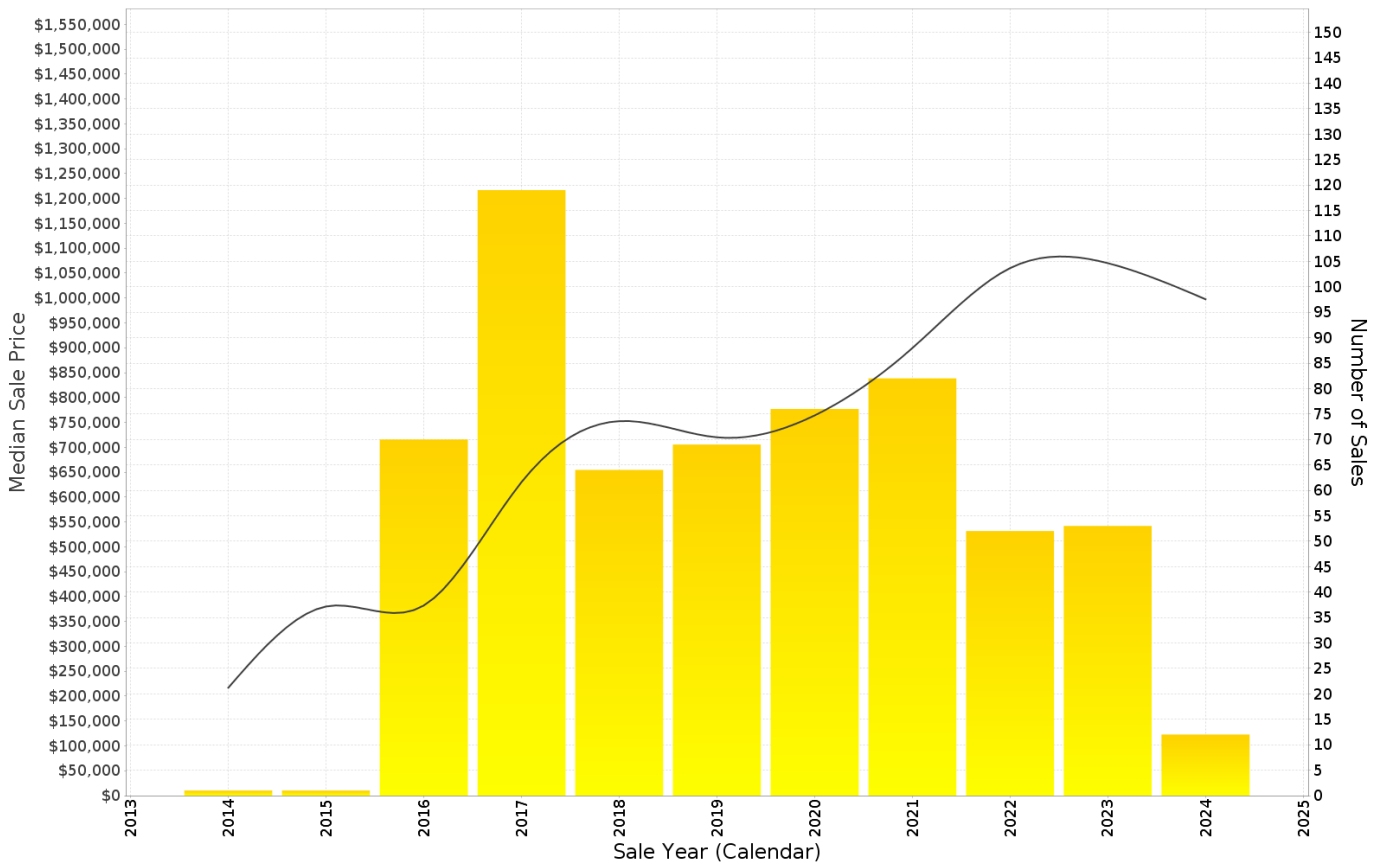
Based on 41 recorded House sales within the last 12 months (Financial Year 2024)

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

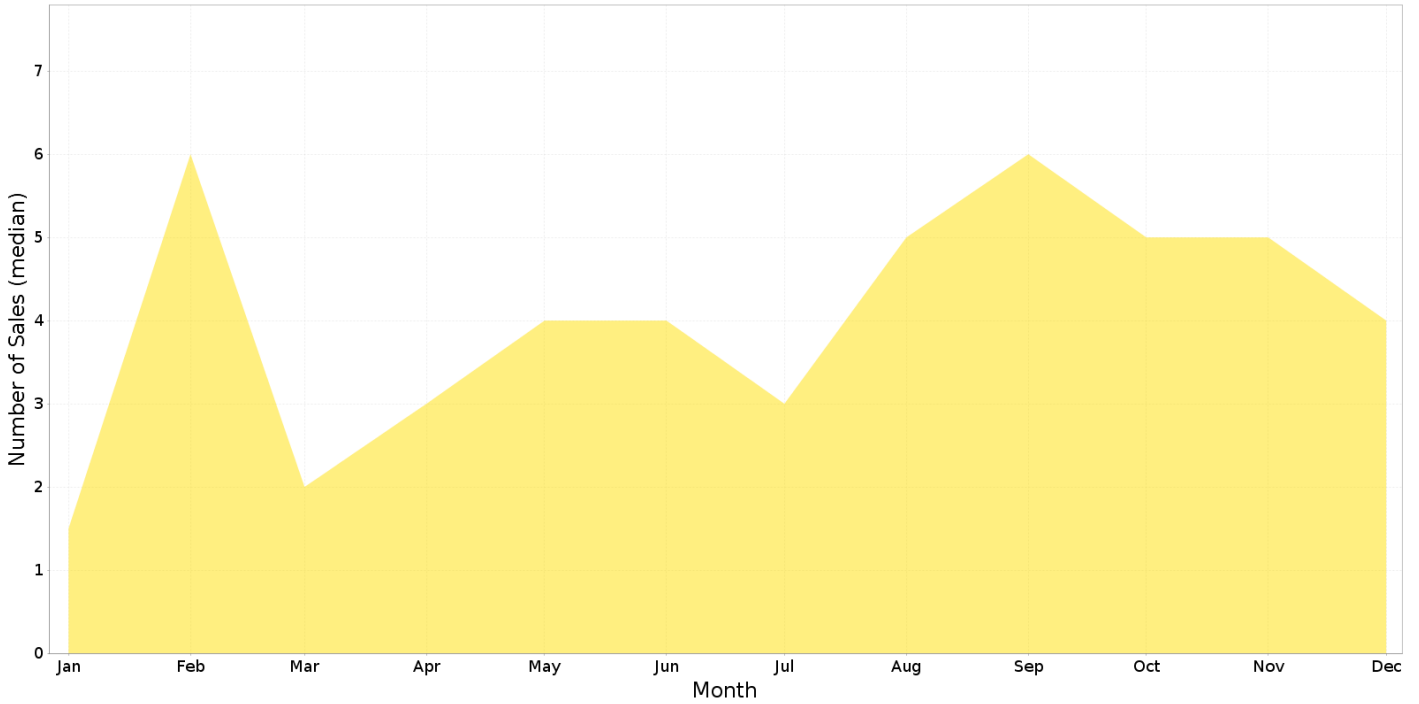
Suburb Growth
-6.5%

Current Median Price: \$1,000,000
Previous Median Price: \$1,070,000

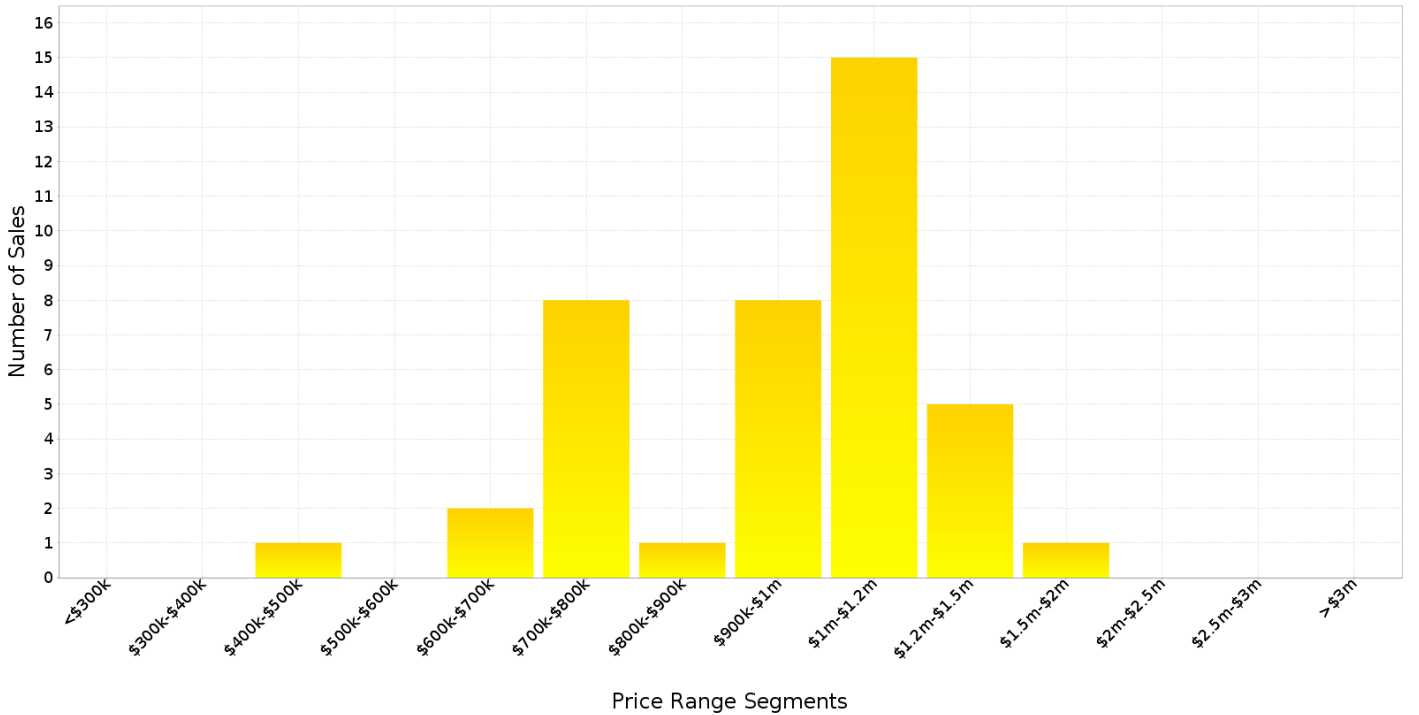
Based on 94 recorded House sales compared over the last two rolling 12 month periods



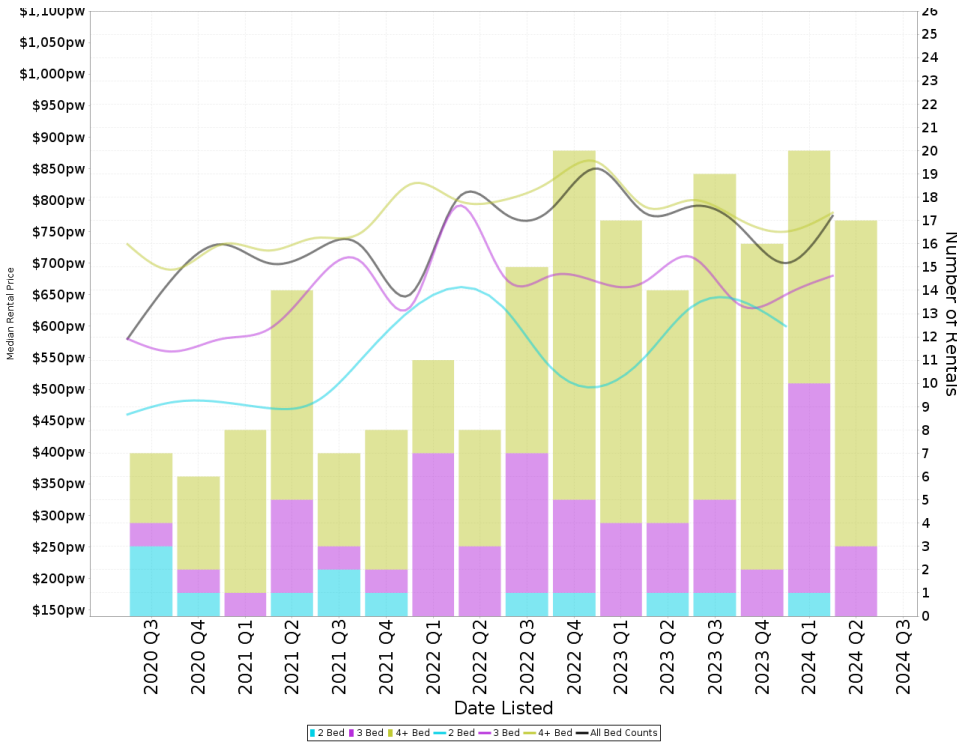
MONCRIEFF - Peak Selling Periods (3 years)



MONCRIEFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.5%

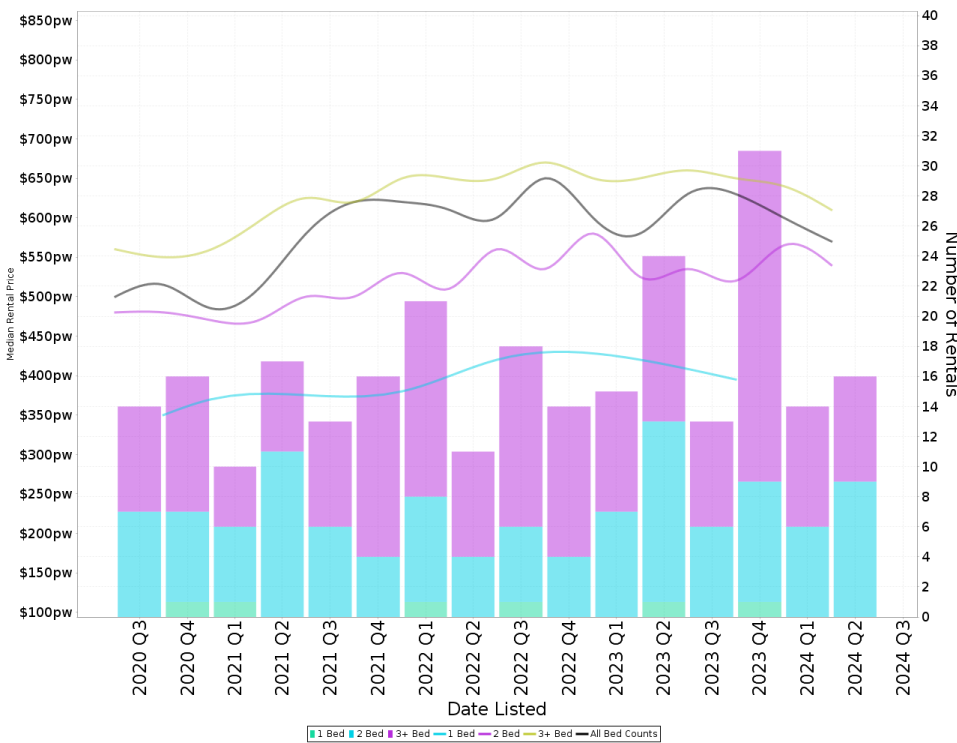
Current Median Price: \$1,000,000
 Previous Median Price: \$1,070,000
 Based on 94 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$1,000,000
 Current Median Rent: \$760
 Based on 72 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.5%

Current Median Price: \$680,000
 Previous Median Price: \$670,000
 Based on 87 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$680,000
 Current Median Rent: \$600
 Based on 74 registered Unit rentals compared over the last 12 months.

MONCRIEFF - Recently Sold Properties

Median Sale Price

\$1m

Based on 41 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

-6.5%

Current Median Price: \$1,000,000
Previous Median Price: \$1,070,000

Based on 94 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

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

35 RUBY HUNTER RISE

\$1,170,000

450 m² 4 3 2

Sold Jul 2024 14 Days

74 BERNARD HEINZE AVE

\$695,000

239 m² 3 1 2

Sold Jul 2024 18 Days

26 KETTERER ST

\$712,000

153 m² 3 2 1

Sold Jun 2024 47 Days

42 DARGIN CRES

\$950,000

355 m² 4 2 2

Sold Jul 2024 22 Days

59 CRACKAJACK WAY

\$1,150,000

499 m² 4 2 2

Sold Jun 2024 74 Days

83 LIMB CCT

\$685,000

240 m² 3 1 2

Sold Jun 2024 58 Days

28 HAROLD BLAIR CRES

\$1,237,500

534 m² 5 3 2

Sold Jun 2024 117 Days

27 BANDSTAND ST

\$995,000

468 m² 4 2 2

Sold Jun 2024 62 Days

15 SILVABELLES ST

\$1,070,000

450 m² 4 2 2

Sold May 2024 18 Days

21 BANDSTAND ST

\$1,030,000

May 2024
502 Days

450 m² 4 3 2

3 RUBY HUNTER RISE

\$1,255,000

May 2024
15 Days

457 m² 5 3 2

20 SHEARSTON ST

\$785,000

May 2024
122 Days

227 m² 3 2 1

15 CRACKAJACK WAY

\$1,178,000

May 2024
24 Days

500 m² 4 2 2

43 TYCHO ST

\$750,000

Apr 2024
29 Days

185 m² 3 2 1

17 DARGIN CRES

\$1,210,000

Apr 2024

765 m² 6 3 3

13 CRACKAJACK WAY

\$1,005,000

May 2024
104 Days

454 m² 4 2 2

20 AMICUS ST

\$1,000,000

Feb 2024
N/A

540 m² 4 2 2

57 BRONHILL ST

\$935,000

Feb 2024
22 Days

487 m² 3 2 2

16 SLIM DUSTY CCT

\$1,600,000

Feb 2024
N/A

729 m² 5 3 2

14 LIMB CCT

\$1,030,000

Feb 2024
190 Days

389 m² 5 2 2

16/30 BON SCOTT CRES

\$650,000

Feb 2024
196 Days

80 m² 3 2 2

MONCRIEFF - Properties For Rent

Median Rental Price

\$760 /w

Based on 72 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: \$1,000,000
Current Median Rent: \$760

Based on 41 recorded House sales and 72 House rentals compared over the last 12 months

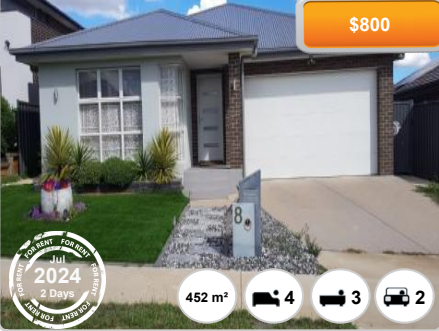
Number of Rentals

72

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

Ruby Hunter Rise




\$800

452 m² 4 3 2

Jul 2024 2 Days

10 Warup Street

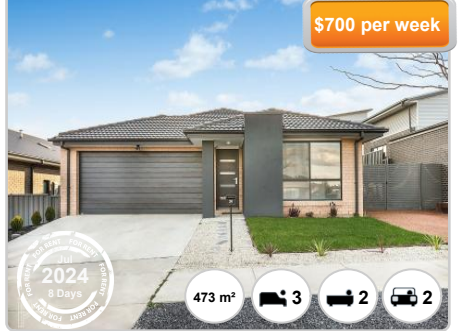


\$780 per week

449 m² 4 2 2

Jul 2024 5 Days

26 Bronhill Street

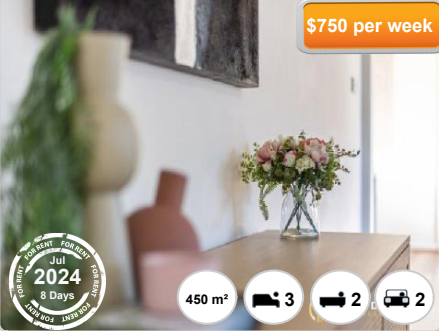


\$700 per week

473 m² 3 2 2

Jul 2024 8 Days

21 BANDSTAND STREET




\$750 per week

450 m² 3 2 2

Jul 2024 8 Days

16 A - Dorrie Crescent



\$690 per week

3 2 2

Jul 2024 10 Days

16A DORRIE CRESCENT

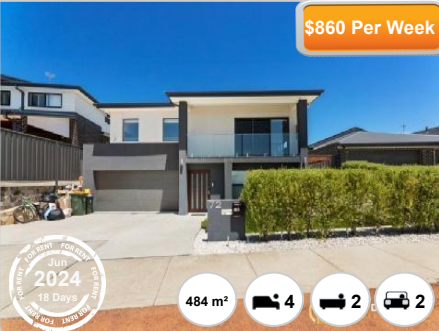


\$690 per week

3 2 2

Jul 2024 10 Days

72 LIMB CIRCUIT




\$860 Per Week

484 m² 4 2 2

Jun 2024 18 Days

63 Dorrie Crescent



\$920 per week

570 m² 5 3 2

Jun 2024 25 Days