

RayWhite.

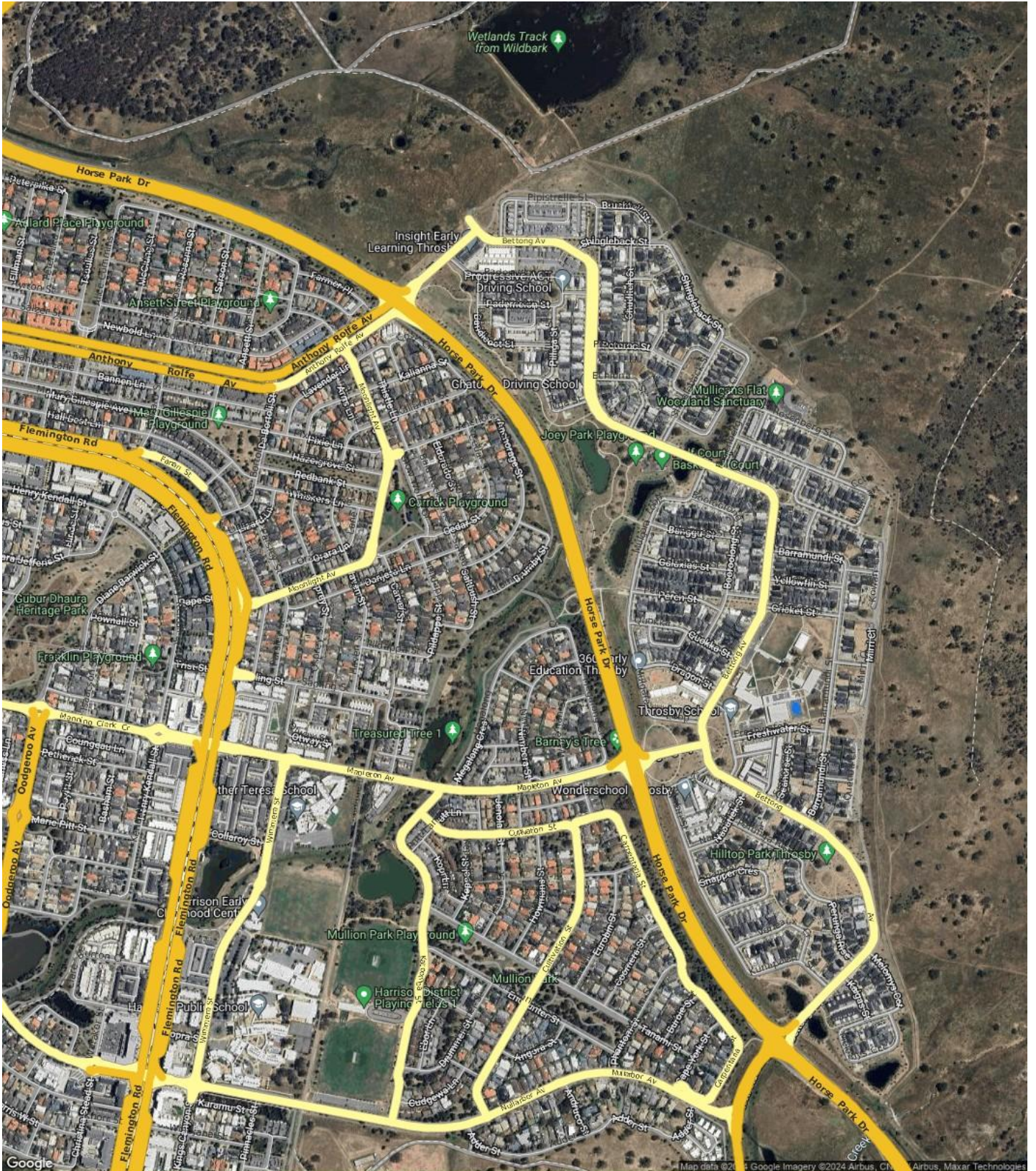
Suburb flyover report

THROSBY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



THROSBY - Suburb Map



THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	86	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	34	\$ 1,167,000	-3.2 %	\$ 296,081	\$ 1,950,000
2024	10	\$ 1,156,250	-0.9 %	\$ 760,000	\$ 1,726,000

Median Sale Price
\$1.19m

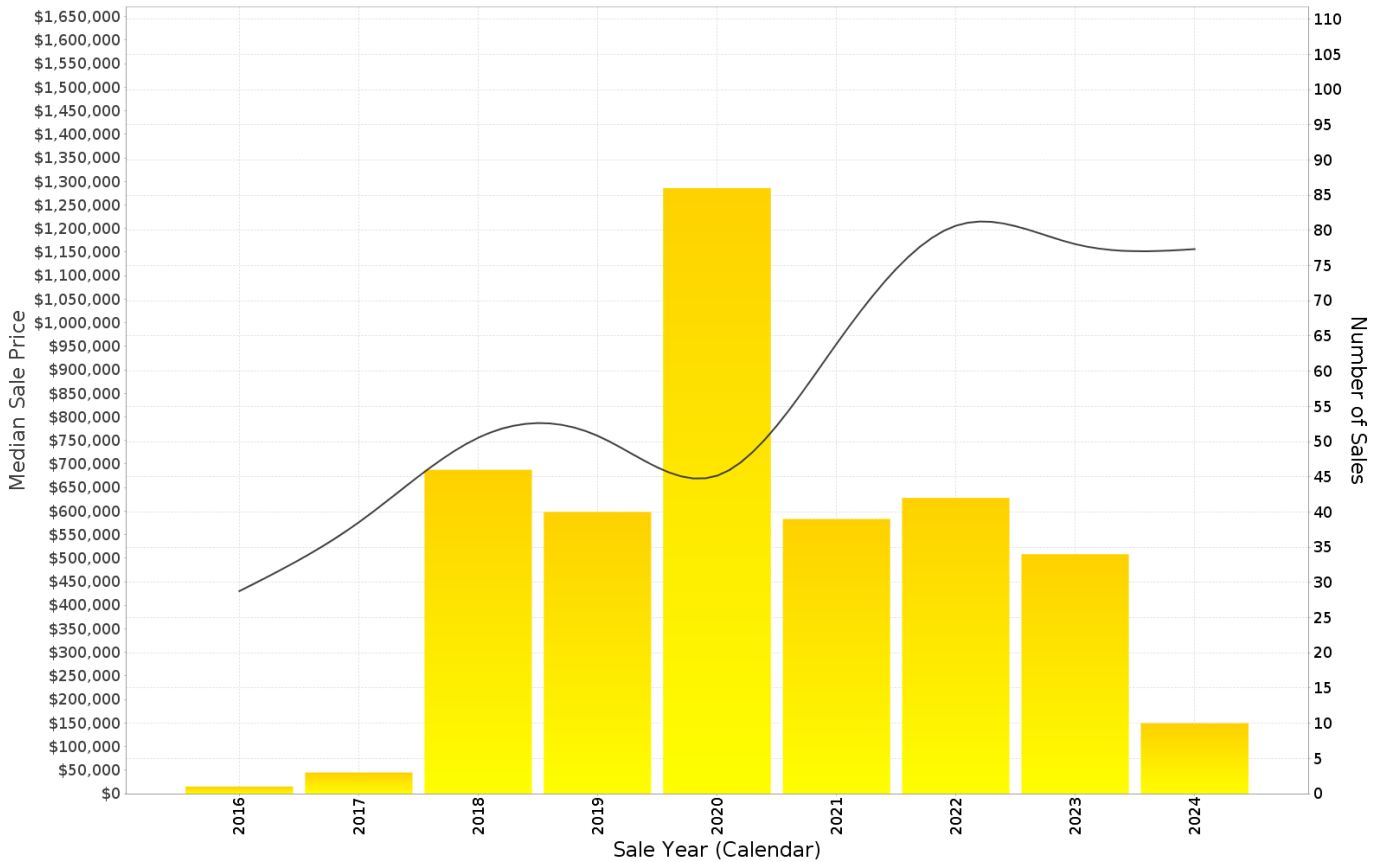
Based on 28 recorded House sales within the last 12 months (Financial Year 2024)

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

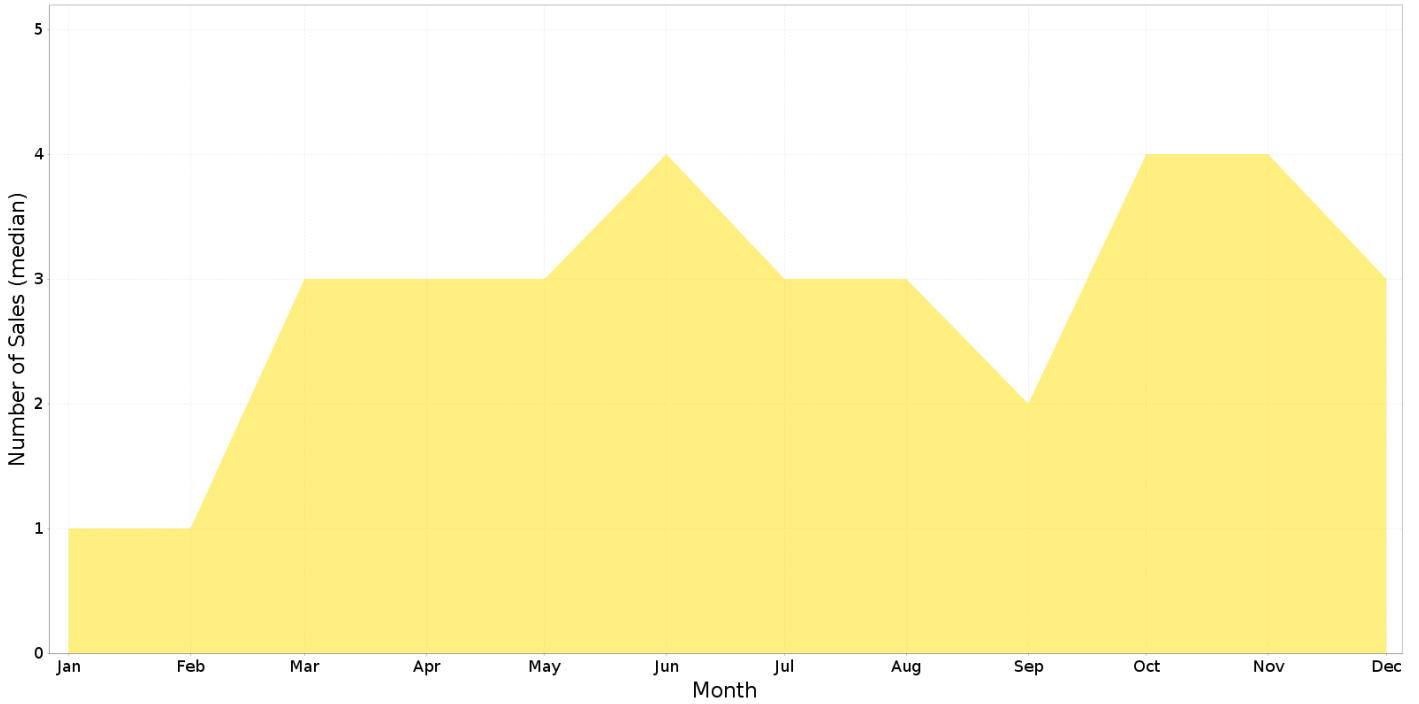
Suburb Growth
+3.5%

Current Median Price: \$1,192,500
Previous Median Price: \$1,152,000

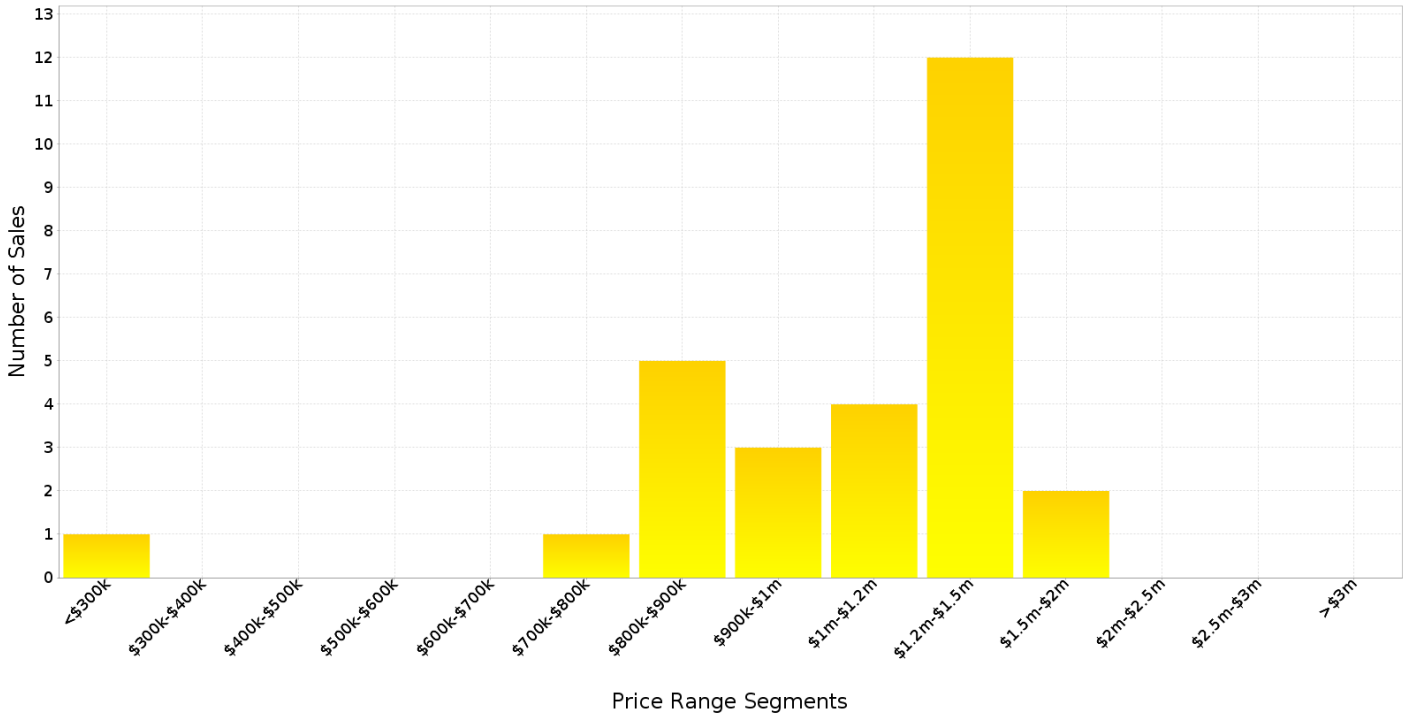
Based on 66 recorded House sales compared over the last two rolling 12 month periods



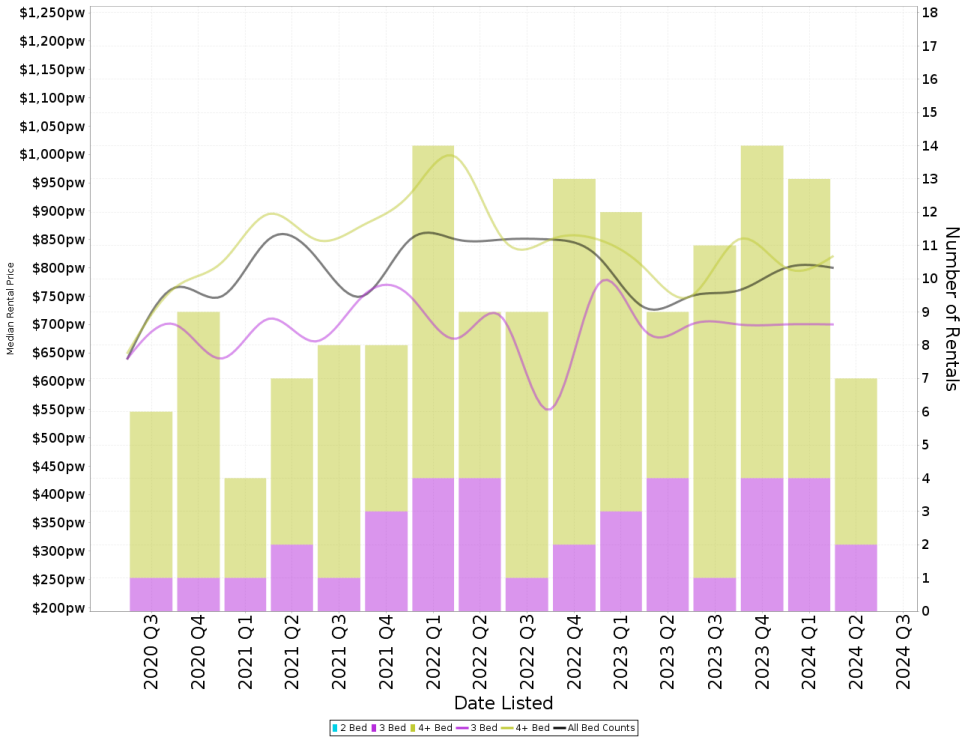
THROSBY - Peak Selling Periods (3 years)



THROSBY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.5%

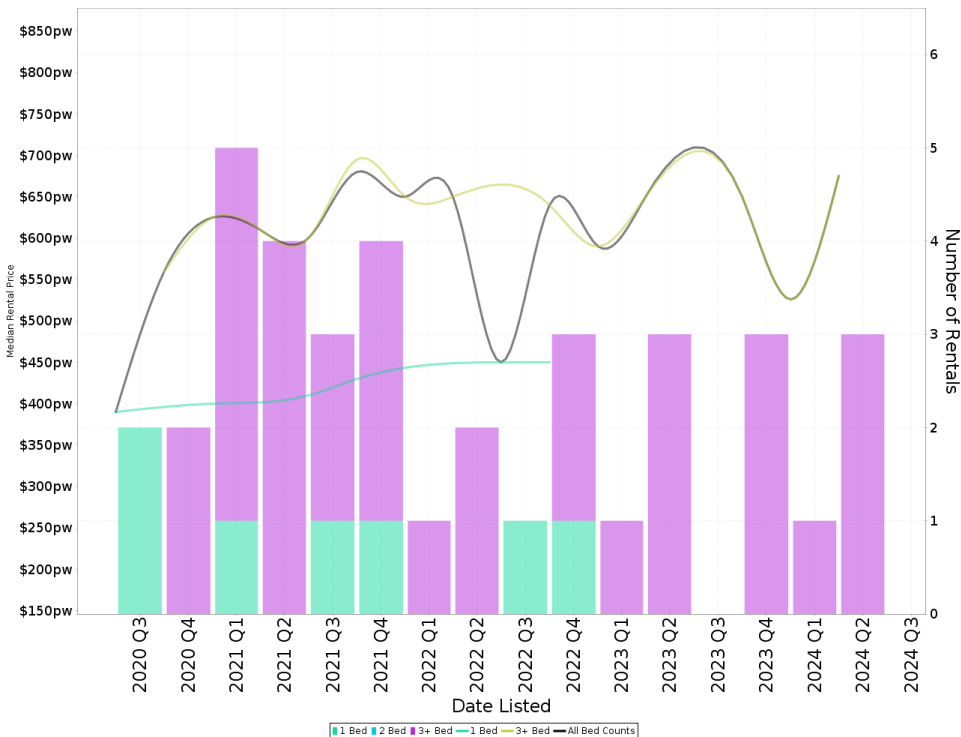
Current Median Price: \$1,192,500
 Previous Median Price: \$1,152,000
 Based on 66 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,192,500
 Current Median Rent: \$790
 Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$733,000
 Previous Median Price: \$779,900
 Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$733,000
 Current Median Rent: \$650
 Based on 7 registered Unit rentals compared over the last 12 months.

THROSBY - Recently Sold Properties

Median Sale Price

\$1.19m

Based on 28 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

+3.5%

Current Median Price: \$1,192,500
Previous Median Price: \$1,152,000

Based on 66 recorded House sales compared over the last two rolling 12 month periods

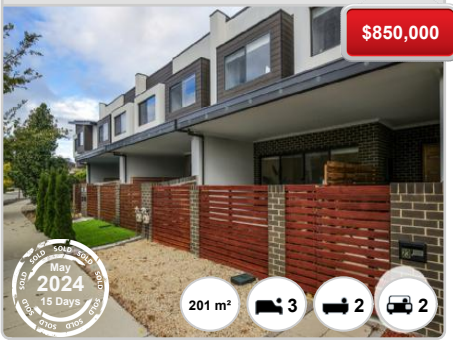
Sold Properties

28

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

23 QUOKKA ST



\$850,000

Sold May 2024
15 Days

201 m² 3 2 2

6 PERUNGA RISE



\$1,490,000

Sold May 2024
41 Days

540 m² 5 3 2

10 GALAXIAS ST

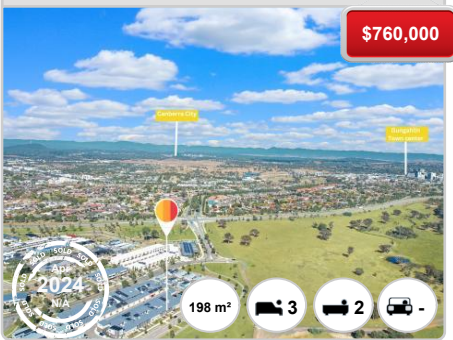


\$876,000

Sold May 2024
15 Days

250 m² 4 2 1

26 PIPISTRELLE ST



\$760,000

Sold Mar 2024
17 Days

198 m² 3 2 -

9 SNAPPER CRES



\$1,330,000

Sold Apr 2024
17 Days

450 m² - - -

21 GALAXIAS ST

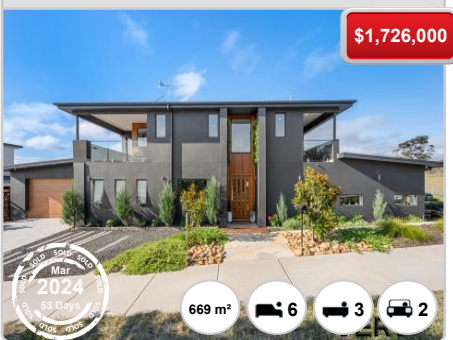


\$1,285,000

Sold Apr 2024
140 Days

405 m² 4 3 2

3 KOWARI CL




\$1,726,000

Sold Mar 2024
53 Days

669 m² 6 3 2

43 MELOMYS CCT



\$1,100,000

Sold Mar 2024
17 Days

405 m² - - -

12 SHINGLEBACK ST



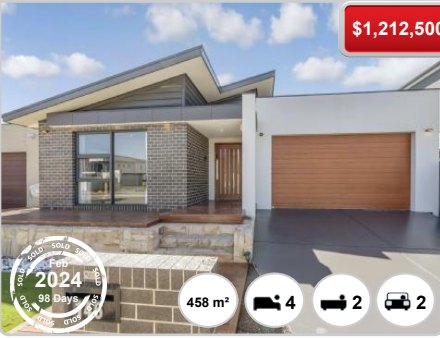
\$1,050,000

Sold Mar 2024
20 Days

441 m² 3 2 2

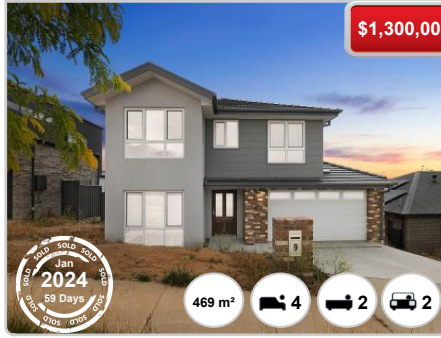
146 BETTONG AVE

\$1,212,500



9 VERREAUX CRES

\$1,300,000



66 SHINGLEBACK ST

\$929,000



THROSBY - Properties For Rent

Median Rental Price

\$790 /w

Based on 45 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

+3.4%

Current Median Price: \$1,192,500
Current Median Rent: \$790

Based on 28 recorded House sales and 45 House rentals compared over the last 12 months

Number of Rentals

45

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

26 PILLIGA STREET



\$850 per week

Jul 2024
2 Days

450 m² 4 3 2

226 BETTONG AVENUE

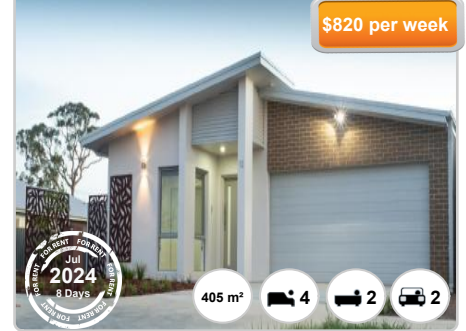


\$920 per week

Jul 2024
6 Days

420 m² 4 3 2

12 Dunnart Circuit




\$820 per week

Jul 2024
8 Days

405 m² 4 2 2

23 Chuditch Street




\$880 per week

May 2024
63 Days

456 m² 4 3 2

146 Bettong Avenue



\$950

Jul 2024
117 Days

458 m² 4 2 2