

RayWhite.

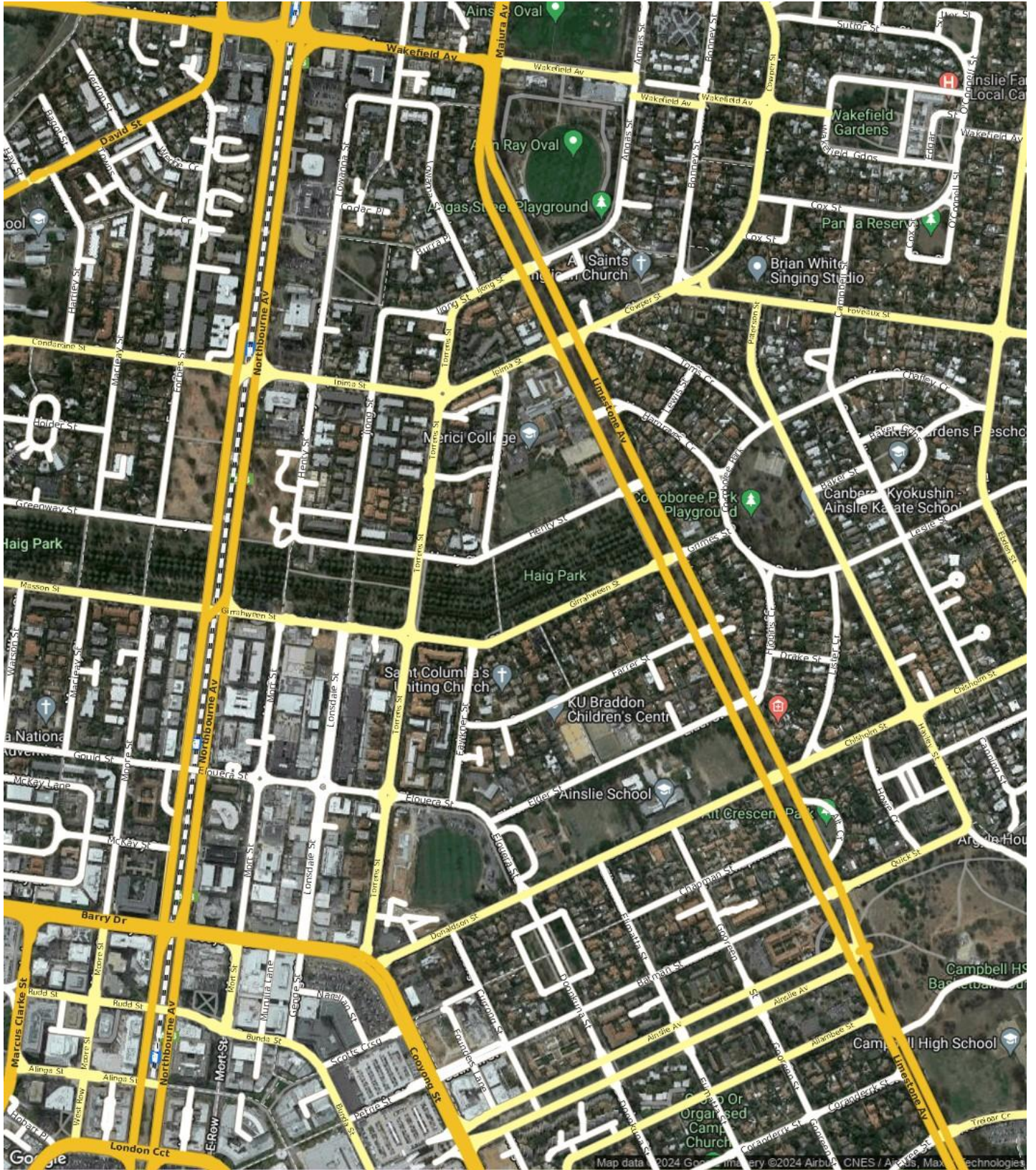
Suburb flyover report

BRADDON (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



BRADDON - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	212	\$ 338,000	0.0 %	\$ 155,000	\$ 785,000
2007	273	\$ 360,000	6.5 %	\$ 111,666	\$ 950,500
2008	139	\$ 391,000	8.6 %	\$ 105,000	\$ 1,550,000
2009	157	\$ 402,500	2.9 %	\$ 190,000	\$ 650,000
2010	219	\$ 450,000	11.8 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	177	\$ 439,900	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	422	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	397	\$ 489,000	8.7 %	\$ 142,290	\$ 1,562,000
2019	565	\$ 679,000	38.9 %	\$ 192,500	\$ 78,088,207
2020	469	\$ 495,000	-27.1 %	\$ 195,000	\$ 1,580,000
2021	596	\$ 570,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	395	\$ 605,000	6.1 %	\$ 274,000	\$ 6,072,000
2023	334	\$ 564,500	-6.7 %	\$ 25,000	\$ 11,100,000
2024	96	\$ 623,000	10.4 %	\$ 326,000	\$ 9,756,701

Median Sale Price

\$610k

Based on 247 recorded Unit sales within the last 12 months (Financial Year 2024)

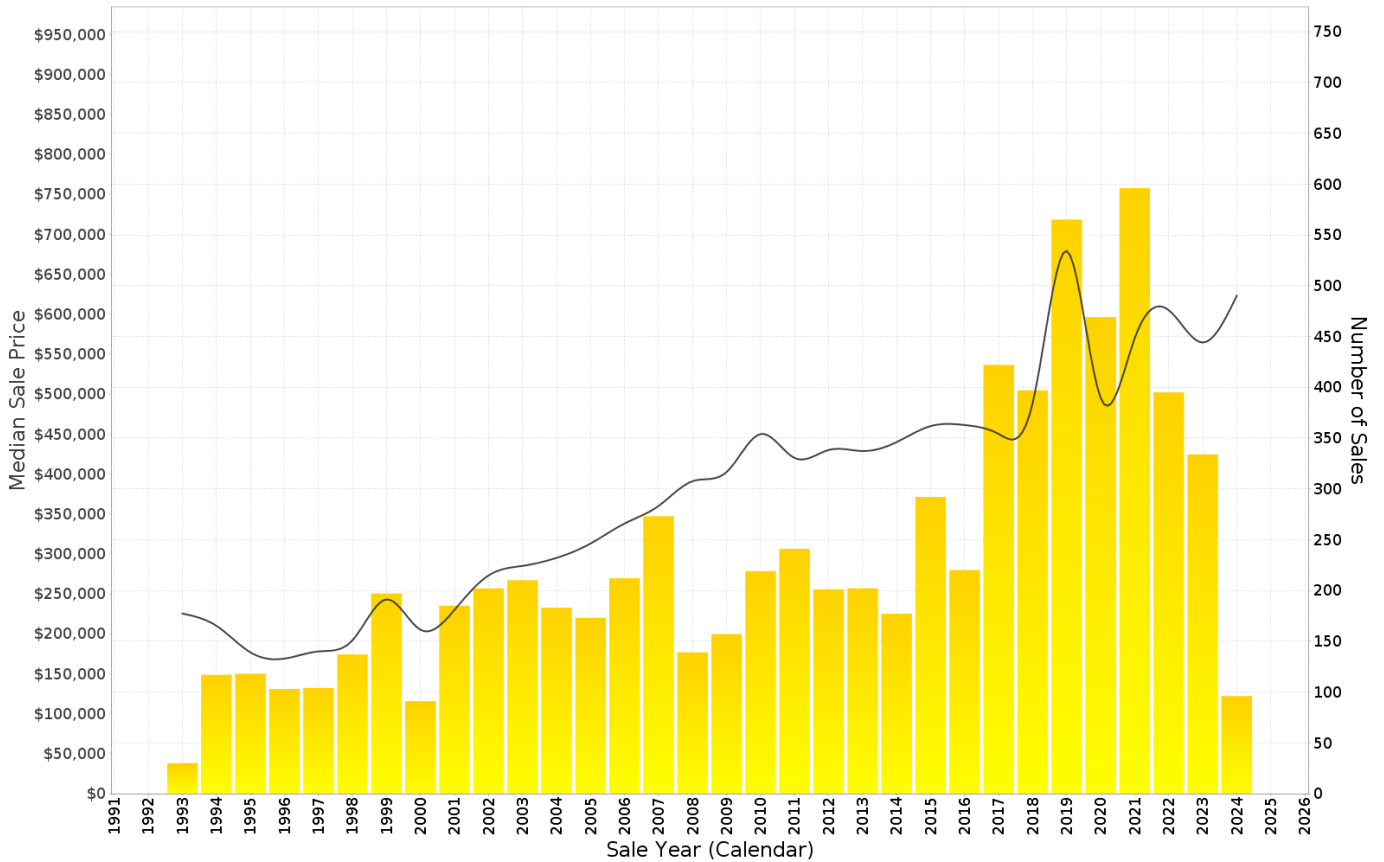
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

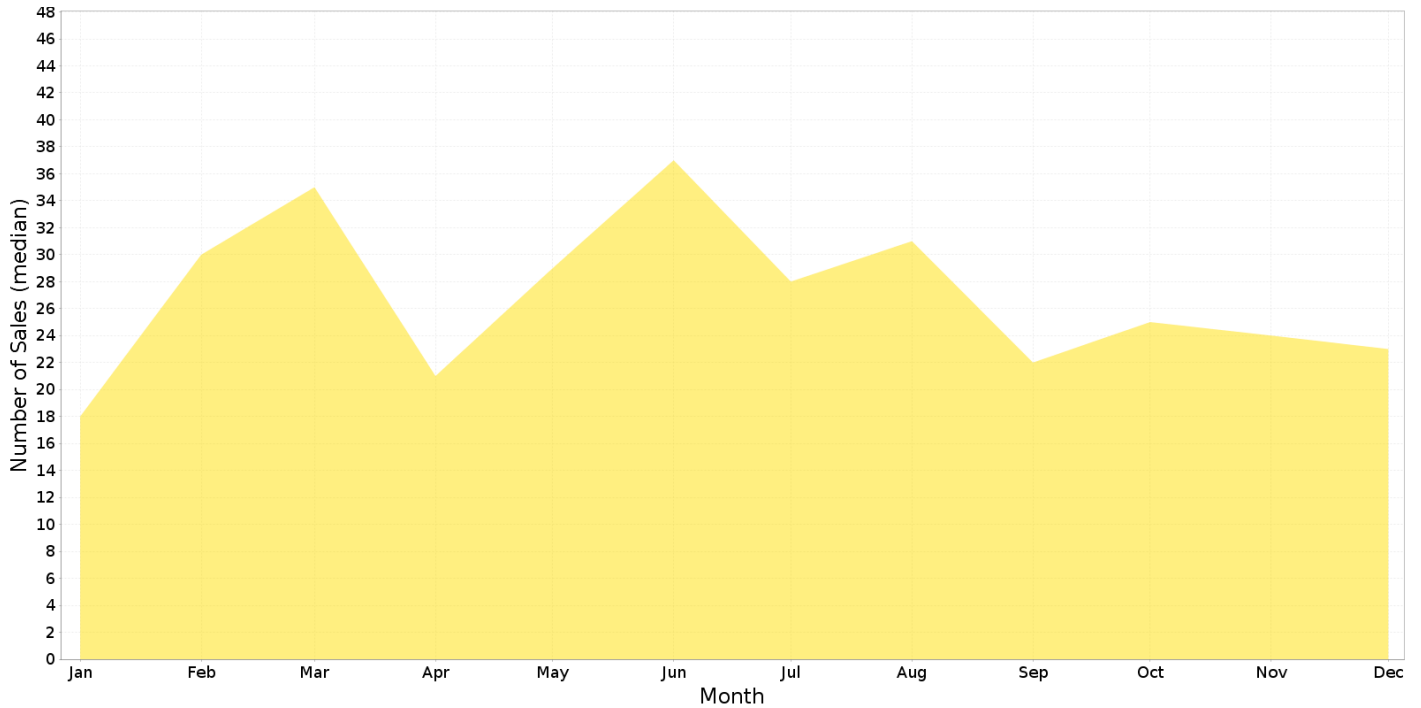
+10.9%

Current Median Price: \$610,000
Previous Median Price: \$550,000

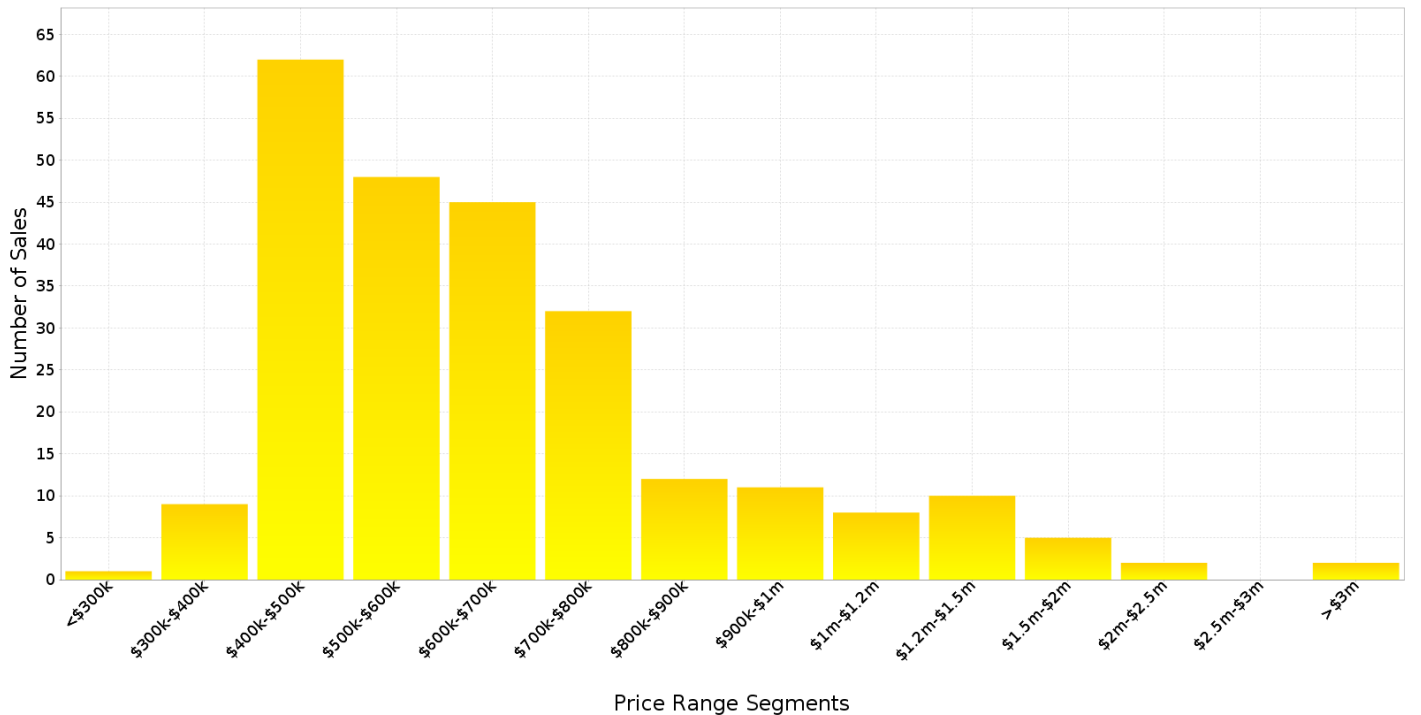
Based on 576 recorded Unit sales compared over the last two rolling 12 month periods



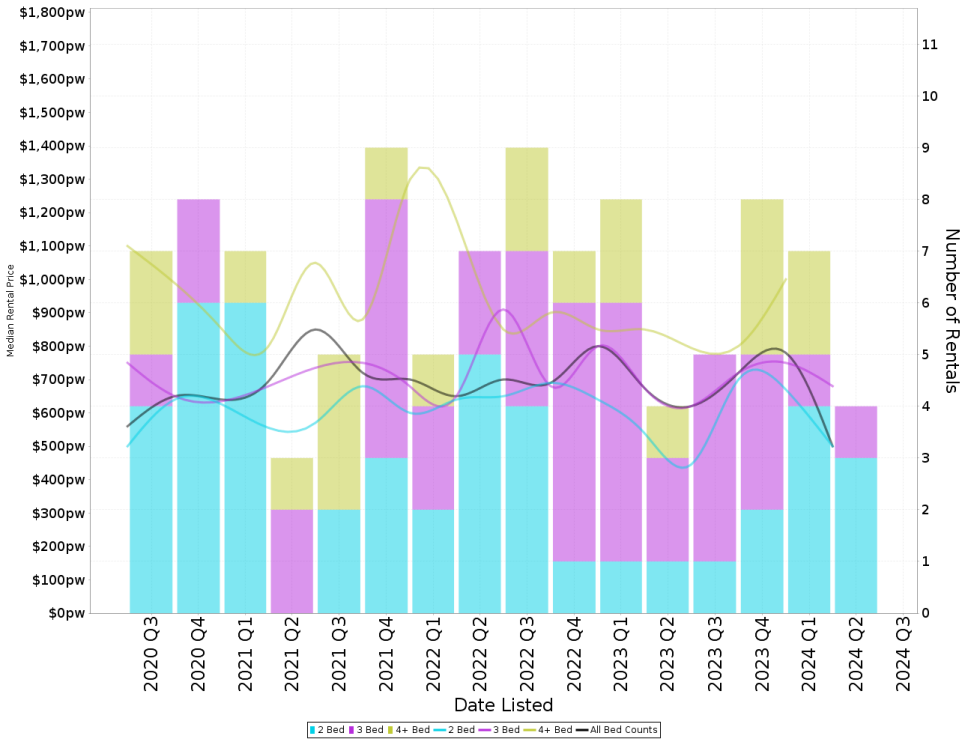
BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+32.9%

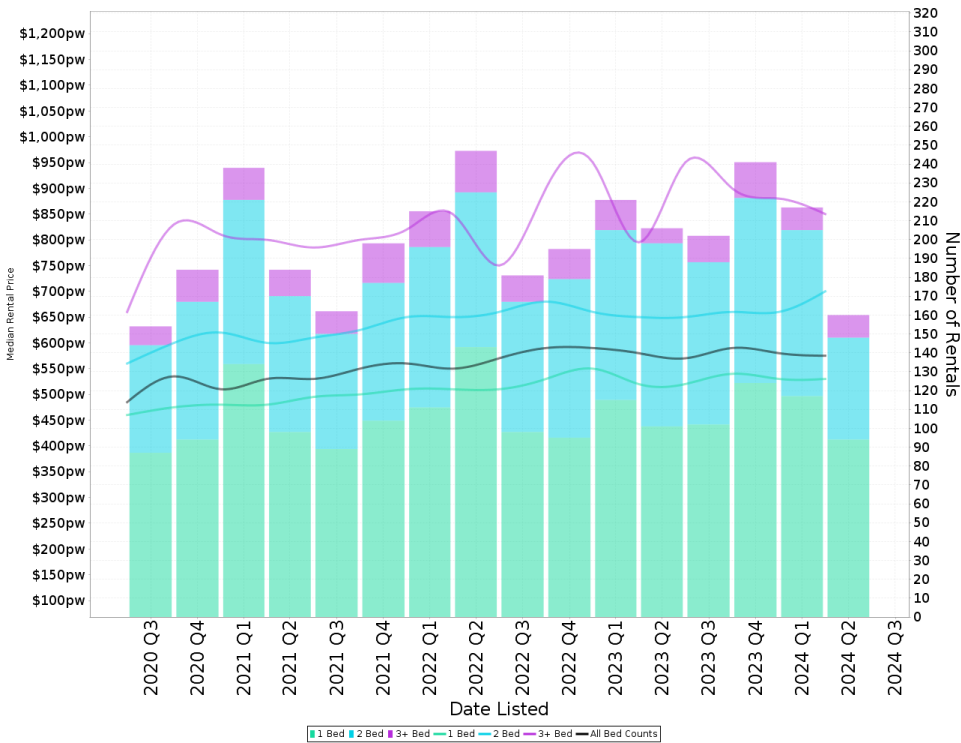
Current Median Price: \$1,655,000
Previous Median Price: \$1,245,000
Based on 20 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%

Current Median Price: \$1,655,000
Current Median Rent: \$700
Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$610,000
Previous Median Price: \$550,000
Based on 576 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$610,000
Current Median Rent: \$580
Based on 820 registered Unit rentals compared over the last 12 months.

BRADDON - Recently Sold Properties

Median Sale Price
\$610k

Based on 247 recorded Unit 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
+10.9%

Current Median Price: \$610,000
Previous Median Price: \$550,000

Based on 576 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties
247

Based on recorded Unit sales within the 12 months (Financial Year 2024)

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

513/2 BATMAN ST

\$695,000

Sold Jul 2024, 112 Days

2 Bed, 2 Bath, 2 Car

48/63-65 AINSLIE AVE

\$630,000

Sold Jul 2024, 59 Days

4,645 m², 2 Bed, 1 Bath, 2 Car

15/70 HENTY ST

\$995,000

Sold Jul 2024, 102 Days

3 Bed, 3 Bath, 2 Car

16/11 FAWKNER ST

\$775,000

Sold Jun 2024, 61 Days

5,226 m², 3 Bed, 2 Bath, 2 Car

224/45 AINSLIE AVE

\$460,000

Sold Jun 2024, 161 Days

9,708 m², 1 Bed, 1 Bath, 1 Car

BUILDING SOL, 801/65 COOYONG ST

\$650,000

Sold Jun 2024, 280 Days

2 Bed, 2 Bath, - Car

506/1 ELOUERA ST

\$452,000

Sold Jun 2024, 39 Days

1 Bed, 1 Bath, 1 Car

33/40 MORT ST

\$405,000

Sold Jun 2024, 174 Days

1,533 m², 1 Bed, 1 Bath, 1 Car

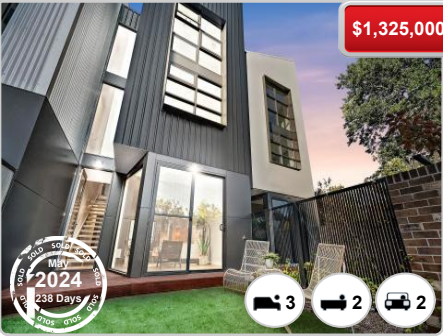
80/2 TORRENS ST

\$878,000

Sold Jun 2024, 56 Days

8,204 m², 2 Bed, 2 Bath, 1 Car

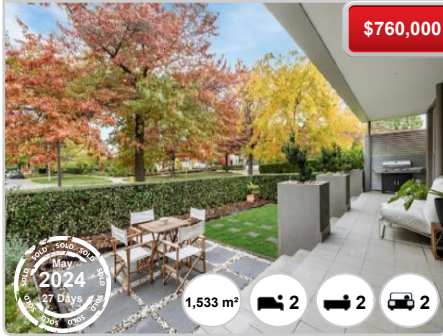
2/1 COOLAC PL



\$1,325,000



2/63A TORRENS ST



\$760,000



1,533 m² 2 2 2

42/35 TORRENS ST



\$439,000



2,299 m² 1 1 1

22/17 HELEMON ST



\$455,000



3,104 m² 1 1 1

113/10 IPIMA ST



\$515,000



4,624 m² 2 1 1

4/70 HENTY ST



\$1,100,000



2,627 m² 3 2 3

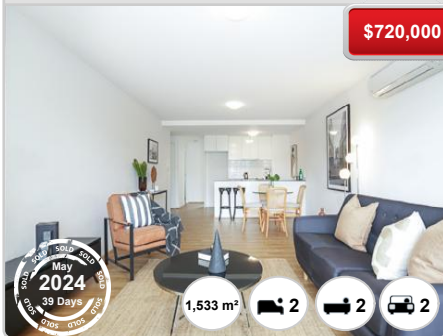
19/106 NORTHBOURNE AVE



\$510,000

2,090 m² - - -

47/28 MORT ST



\$720,000



1,533 m² 2 2 2

609/104 NORTHBOURNE ST



\$510,000



1 2 -

19/43 IJONG ST



\$835,000



3,502 m² 3 2 1

103/24 GIRRAHWEEN ST



\$455,000



2,299 m² 1 1 1

28/24 GIRRAHWEEN ST



\$635,000



2,299 m² 2 2 2

BRADDON - Properties For Rent

Median Rental Price

\$580 /w

Based on 820 recorded Unit 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

+4.9%

Current Median Price: \$610,000
Current Median Rent: \$580

Based on 247 recorded Unit sales and 820 Unit rentals compared over the last 12 months

Number of Rentals

820

Based on recorded Unit rentals within the last 12 months (Financial Year 2024)

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

14/60 HENTY STREET

\$460

3,359 m² 1 1 1

Jul 2024 3 Days

50/10 LONSDALE STREET

\$550 Per week

1,254 m² 1 1 1

Jul 2024 3 Days

31/28- Lonsdale St

\$540 per week

1 1 1

Jul 2024 3 Days

8/62 HENTY STREET

\$460

6,129 m² 1 1 1

Jul 2024 8 Days

25/60 HENTY STREET

\$500 per week

3,359 m² 1 1 1

Jun 2024 18 Days

407/65 COOYONG STREET

\$820pw

1,141 m² 2 1 1

Jun 2024 23 Days

36/25 Fawcner Street

\$615 pw

4,180 m² 2 1 1

Jun 2024 24 Days

603/1 Elouera Street

\$540 pw

5,827 m² 1 1 1

Jun 2024 24 Days

Midnight

623/1 ELOUERA STREET

\$500 pw

5,827 m² 1 1 1

Jun 2024 24 Days

413/86-88 NORTHBOURNE AVENUE

\$580

4,180 m² 2 2 2

Jun 2024 25 Days

413/86 - 88 Northbourne Avenue

\$580 per week

4,180 m² 2 2 2

Jun 2024 25 Days

801/88 NORTHBOURNE AVENUE

\$550 per week

1 1 1

Jun 2024 28 Days

810/74 NORTHBOURNE AVENUE

\$650 per week

4,172 m² 2 2 1

Jun 2024 29 Days

29/2 Torrens Street

\$850pw

8,204 m² 2 2 1

Jun 2024 29 Days

303/2 Batman Street

\$1,200 pw

9,708 m² 3 2 2

Jun 2024 29 Days

215/17 DOORING STREET

\$510 Per Week

1 1 1

Jun 2024 29 Days

6/75 Torrens Street

\$635 per week

1,375 m² 2 1 1

Jun 2024 31 Days

802/45 AINSLIE AVENUE

\$830 pw

9,707 m² 2 2 1

Jun 2024 31 Days

810/74 - 76 Northbourne Avenue

\$650 per week

4,172 m² 2 2 1

Jun 2024 35 Days

38/10 IPIMA STREET

\$700 per week

4,624 m² 2 2 2

Jun 2024 35 Days

6/10 COOLAC PLACE

\$460

2,750 m² 1 1 1

Jun 2024 36 Days