

**RayWhite.**

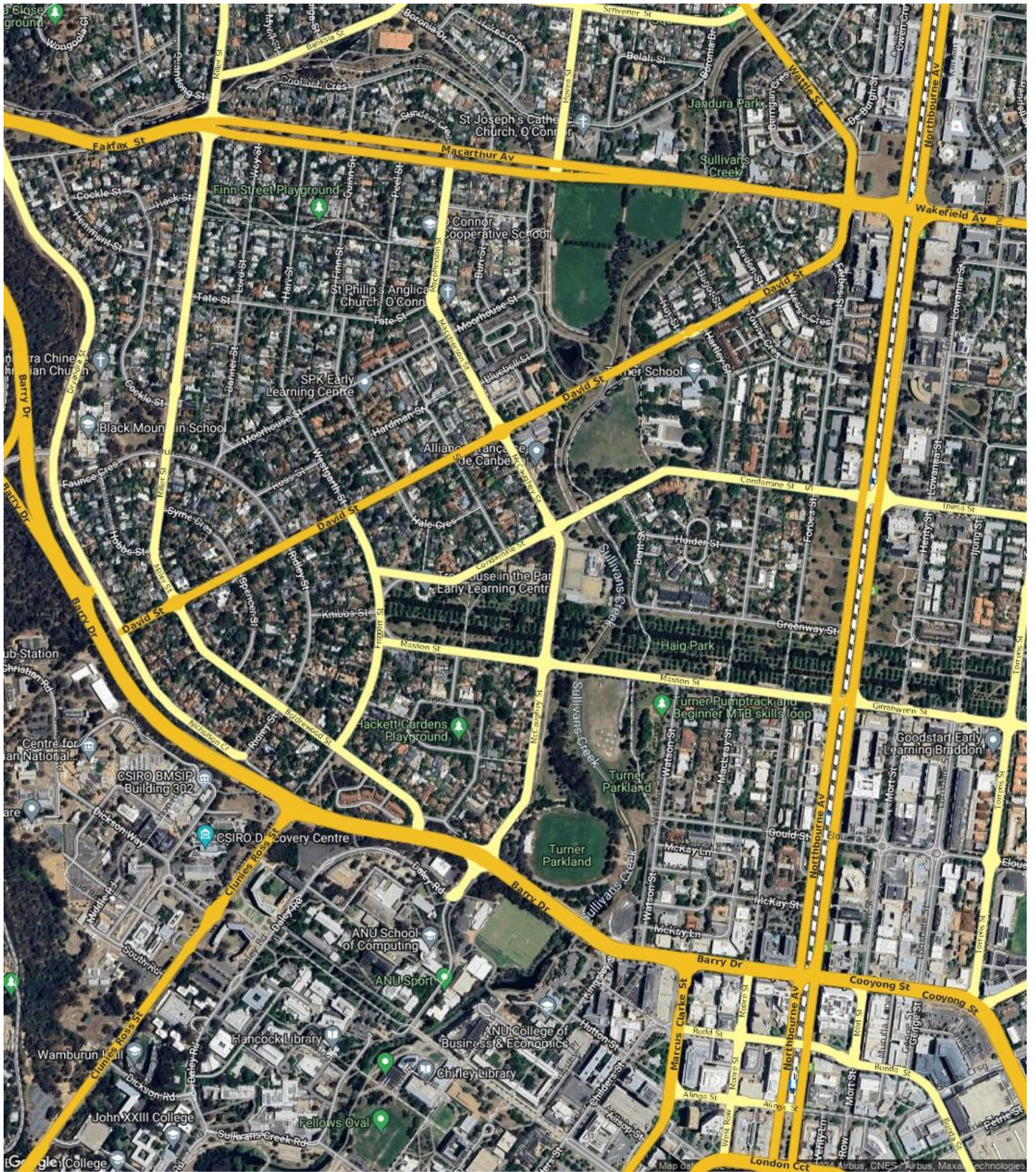
# Suburb flyover report

TURNER (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# TURNER - Suburb Map



# TURNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	16	\$ 675,000	0.0 %	\$ 560,000	\$ 1,075,000
2007	23	\$ 780,000	15.6 %	\$ 300,000	\$ 1,350,000
2008	11	\$ 690,000	-11.5 %	\$ 223,333	\$ 1,333,333
2009	12	\$ 838,750	21.6 %	\$ 331,250	\$ 2,267,000
2010	10	\$ 979,375	16.8 %	\$ 75,000	\$ 1,450,000
2011	10	\$ 1,025,000	4.7 %	\$ 594,000	\$ 2,700,000
2012	18	\$ 875,000	-14.6 %	\$ 323,333	\$ 1,180,000
2013	17	\$ 1,050,000	20.0 %	\$ 710,000	\$ 1,700,000
2014	10	\$ 952,500	-9.3 %	\$ 901,000	\$ 2,980,000
2015	14	\$ 1,331,000	39.7 %	\$ 180,000	\$ 5,400,000
2016	12	\$ 1,283,000	-3.6 %	\$ 1,000,000	\$ 2,425,000
2017	12	\$ 1,485,400	15.8 %	\$ 876,000	\$ 2,160,000
2018	10	\$ 1,472,500	-0.9 %	\$ 1,330,000	\$ 2,600,000
2019	14	\$ 1,562,500	6.1 %	\$ 1,200,000	\$ 2,050,000
2020	6	\$ 1,625,000	4.0 %	\$ 1,230,000	\$ 3,000,000
2021	15	\$ 2,250,000	38.5 %	\$ 1,480,000	\$ 21,500,000
2022	13	\$ 2,175,000	-3.3 %	\$ 1,685,000	\$ 3,500,000
2023	5	\$ 1,900,000	-12.6 %	\$ 1,200,000	\$ 2,665,000
2024	3	\$ 2,500,000	31.6 %	\$ 1,725,000	\$ 2,600,000

## Median Sale Price

# \$2.52m

Based on 4 recorded House sales within the last 12 months (Financial Year 2024)

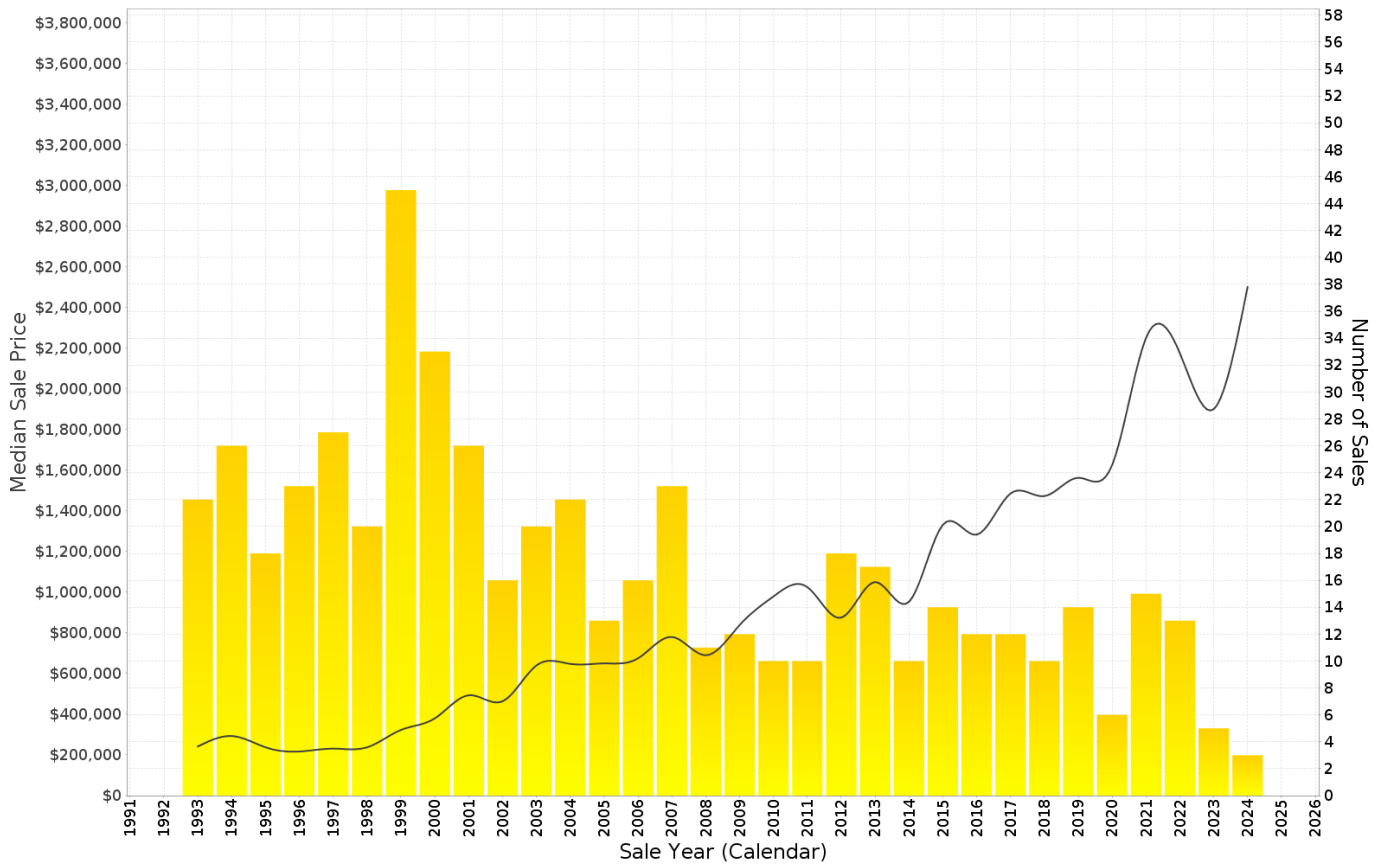
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

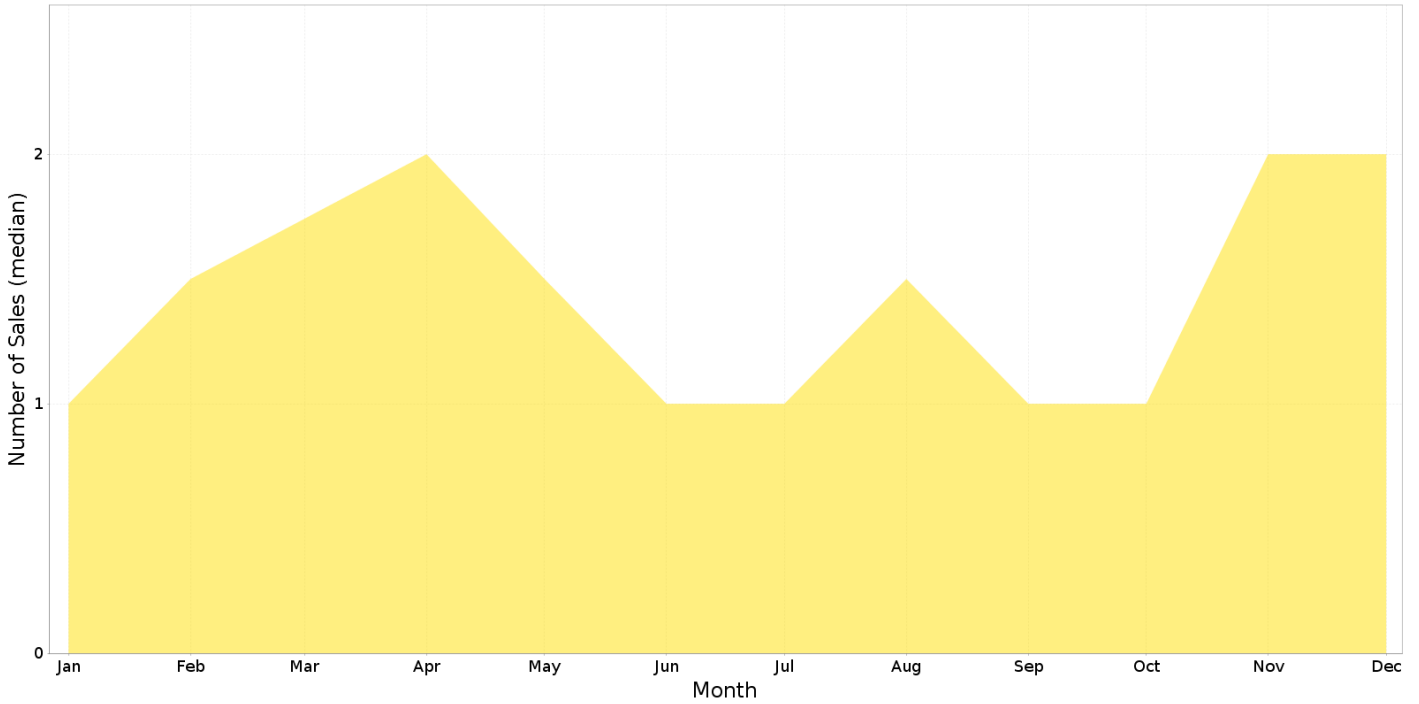
# +25.8%

Current Median Price: \$2,515,000  
Previous Median Price: \$2,000,000

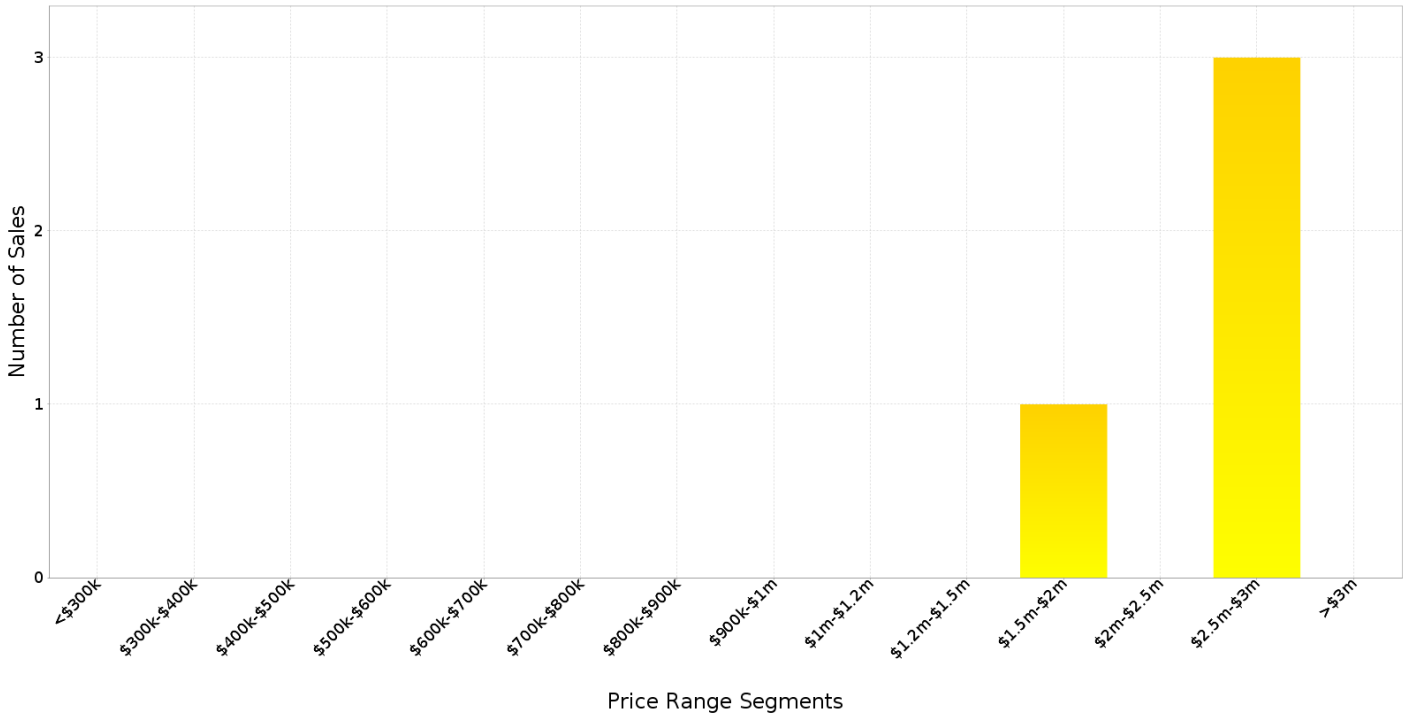
Based on 15 recorded House sales compared over the last two rolling 12 month periods



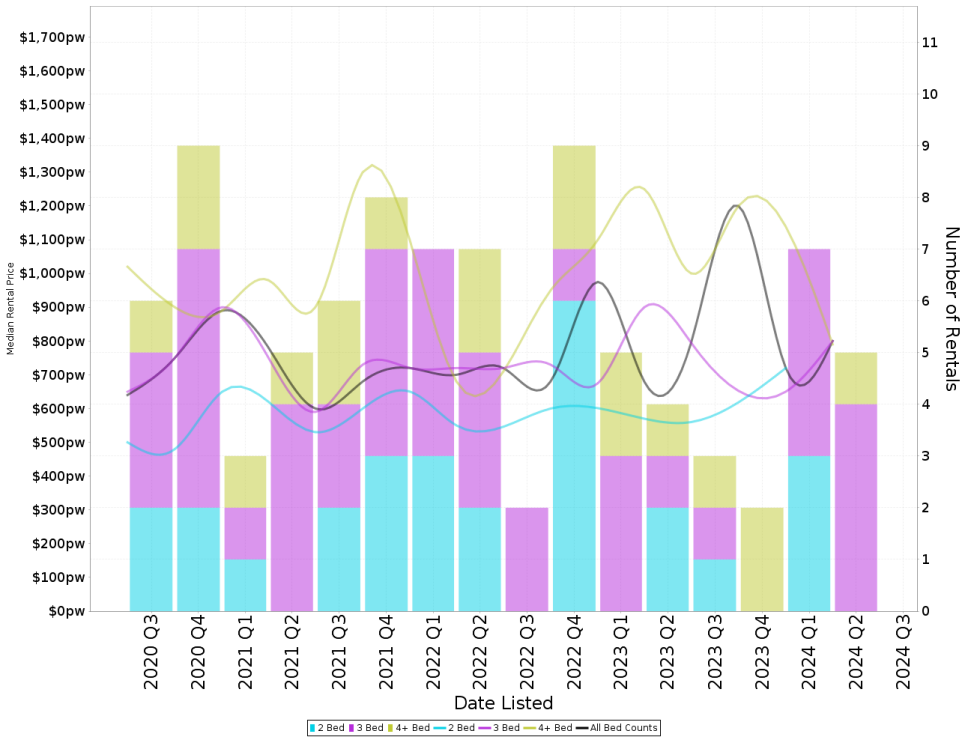
## TURNER - Peak Selling Periods (3 years)



## TURNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+25.8%**

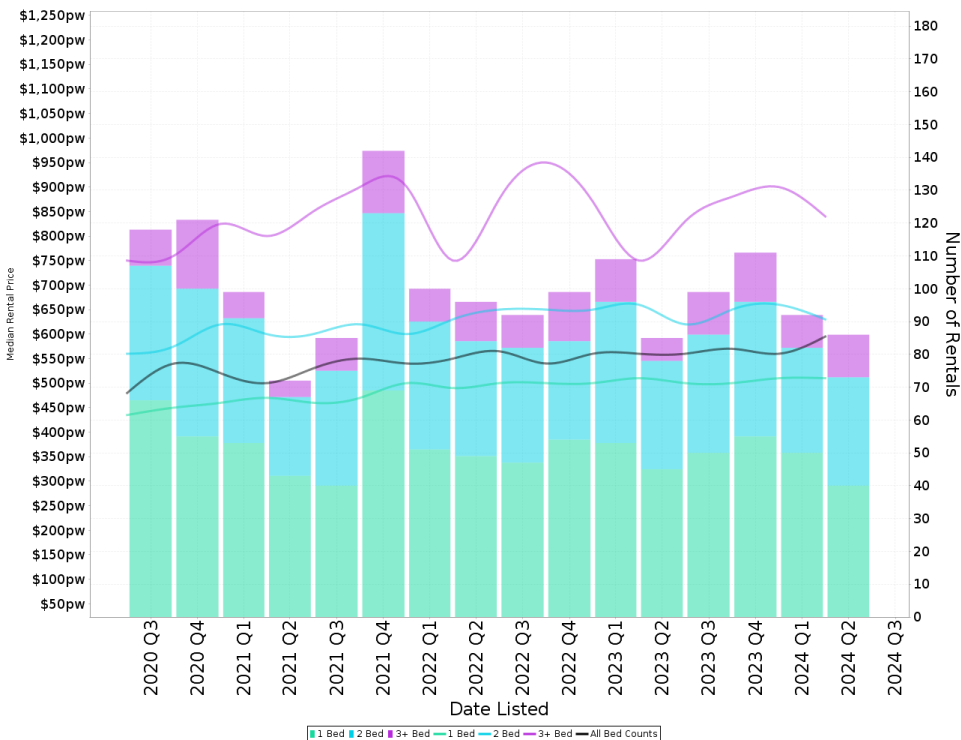
Current Median Price: \$2,515,000  
Previous Median Price: \$2,000,000  
Based on 15 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.6%**

Current Median Price: \$2,515,000  
Current Median Rent: \$790  
Based on 17 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.8%**

Current Median Price: \$640,000  
Previous Median Price: \$635,000  
Based on 221 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$640,000  
Current Median Rent: \$575  
Based on 388 registered Unit rentals compared over the last 12 months.

# TURNER - Recently Sold Properties

Median Sale Price

**\$2.52m**

Based on 4 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

**+25.8%**

Current Median Price: \$2,515,000  
Previous Median Price: \$2,000,000

Based on 15 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**4**

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

**39/219A NORTHBOURNE AVE**




**\$468,500**

5,416 m<sup>2</sup> 1 1 1

Sold Jun 2024 37 Days

**15/60 BOLDREWOOD ST**



**\$1,160,000**

1.06 ha 3 2 2

Sold Jun 2024 88 Days

**66 CONDAMINE ST**



**\$1,690,000**

1,045 m<sup>2</sup> 5 2 -

Sold Mar 2024 191 Days

**1 FORBES ST**




**\$2,500,000**

1,161 m<sup>2</sup> 3 2 4

Sold Apr 2024 N/A

**7/60 BOLDREWOOD ST**



**\$1,160,000**

1.06 ha 3 2 2

Sold Apr 2024 58 Days

**9 MCCAUGHEY ST**



**\$1,725,000**

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

Sold Apr 2024 61 Days

**71 MCCAUGHEY ST**



**\$1,580,000**

868 m<sup>2</sup> 3 1 2

Sold Apr 2024 26 Days

**41 NICHOLSON CRES**



**\$1,651,000**

1,141 m<sup>2</sup> 3 2 2

Sold Apr 2024 35 Days

**73 MACLEAY ST**



**\$1,260,000**

1,762 m<sup>2</sup> 3 2 2

Sold Feb 2024 173 Days



# TURNER - Properties For Rent

## Median Rental Price

**\$790 /w**

Based on 17 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

**+1.6%**

Current Median Price: \$2,515,000  
Current Median Rent: \$790

Based on 4 recorded House sales and 17 House rentals compared over the last 12 months

## Number of Rentals

**17**

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

**41 Nicholson Crescent**

**\$700 per week**

RayWhite

Jul 2024  
3 Days

1,141 m<sup>2</sup> 3 2 1

**41 Nicholson Cres**

**\$700 per week**

Jul 2024  
3 Days

1,141 m<sup>2</sup> 3 2 1

**10 Hackett Gardens**

**\$840 pw**

May 2024  
49 Days

979 m<sup>2</sup> 3 2 1

**11 Hackett Gardens**

**\$980**

May 2024  
51 Days

1,019 m<sup>2</sup> 3 1 -

**49 FROGGATT STREET**

**\$650 per week**

Feb 2024  
134 Days

1,336 m<sup>2</sup> 3 1 1