

RayWhite.

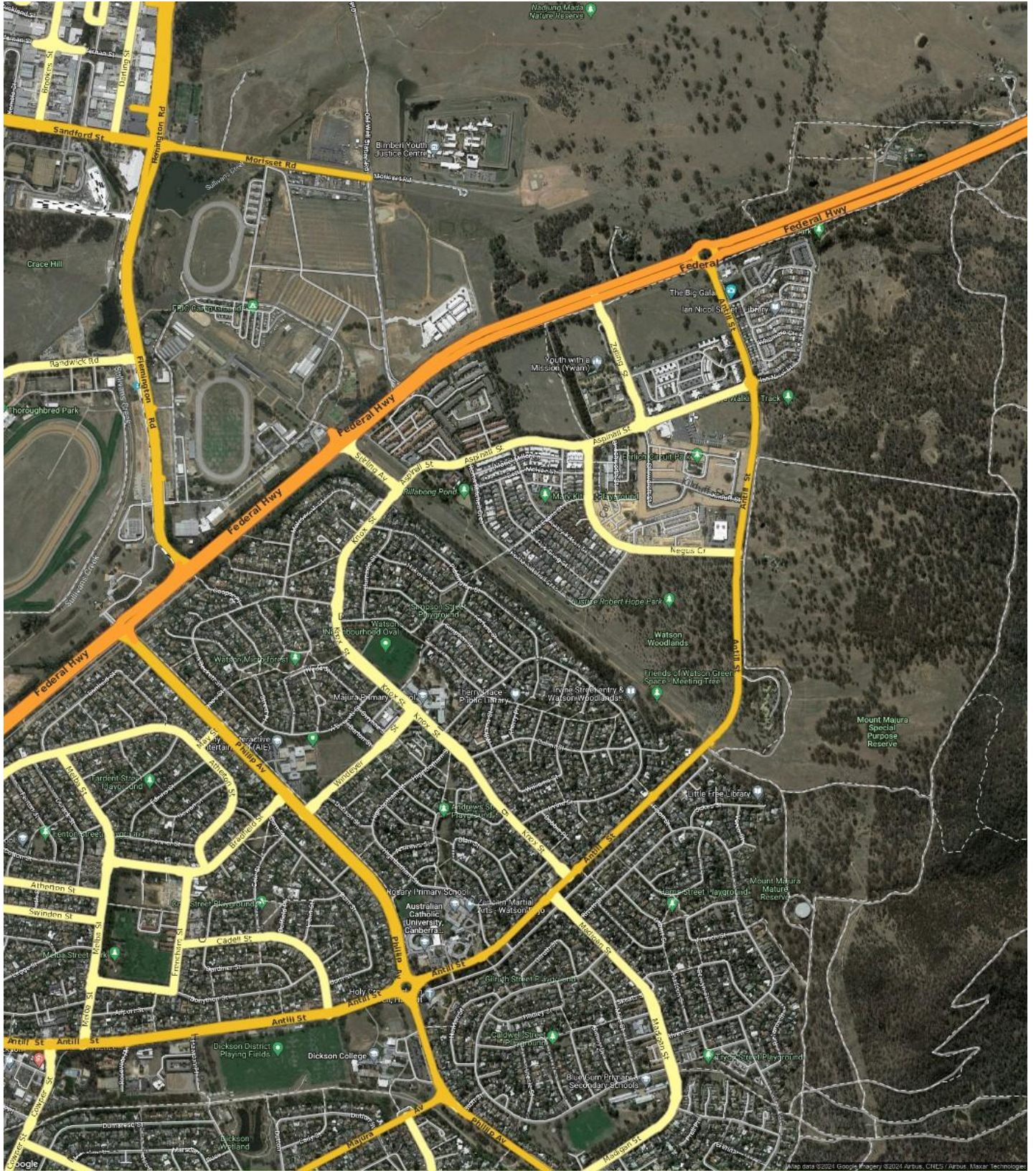
Suburb flyover report

WATSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



WATSON - Suburb Map



WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	87	\$ 440,000	0.0 %	\$ 210,000	\$ 800,000
2007	114	\$ 458,000	4.1 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	95	\$ 796,100	7.6 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	38.2 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	19	\$ 1,050,000	-2.3 %	\$ 700,000	\$ 1,600,000

Median Sale Price

\$1.1m

Based on 43 recorded House sales within the last 12 months (Financial Year 2024)

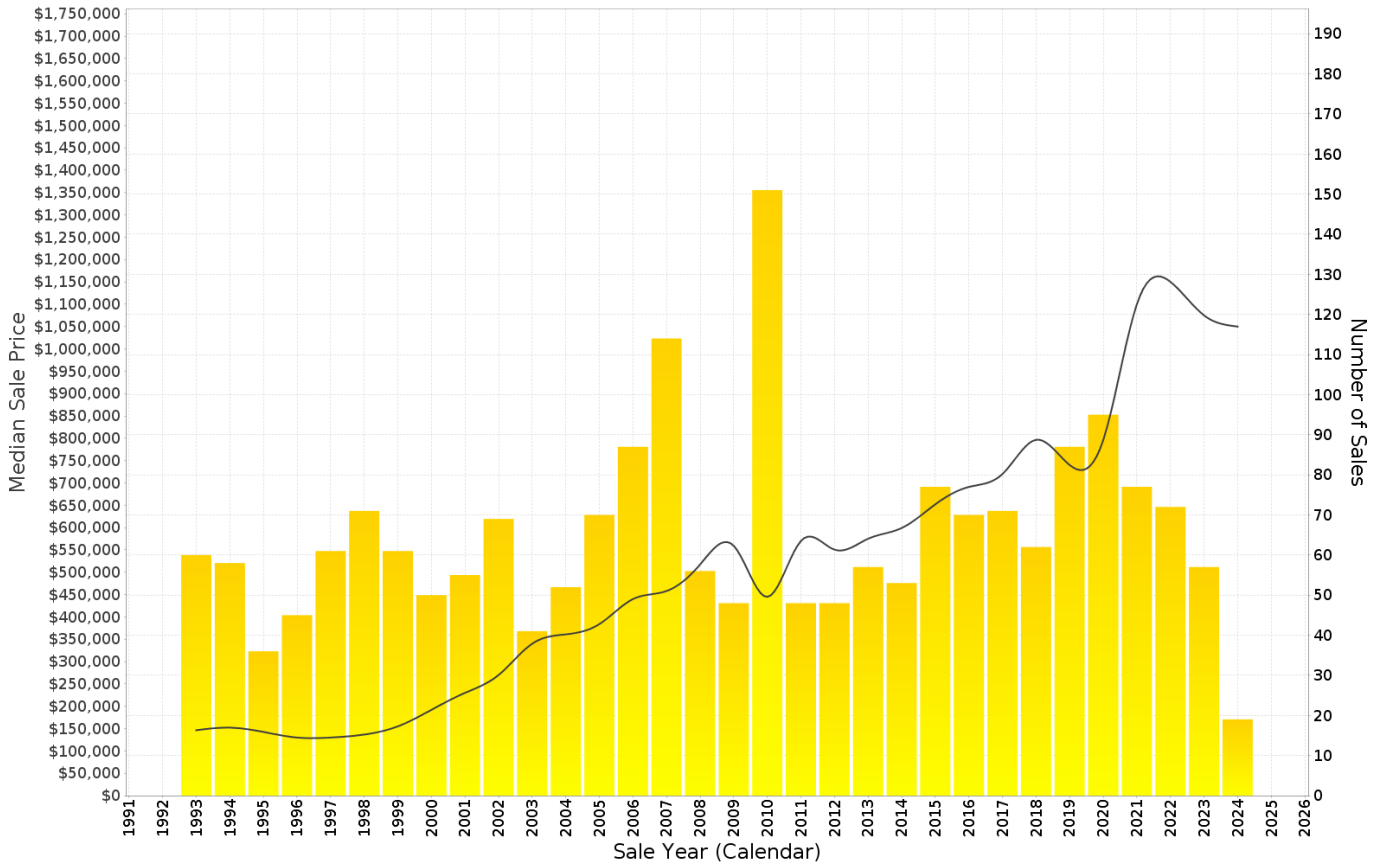
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

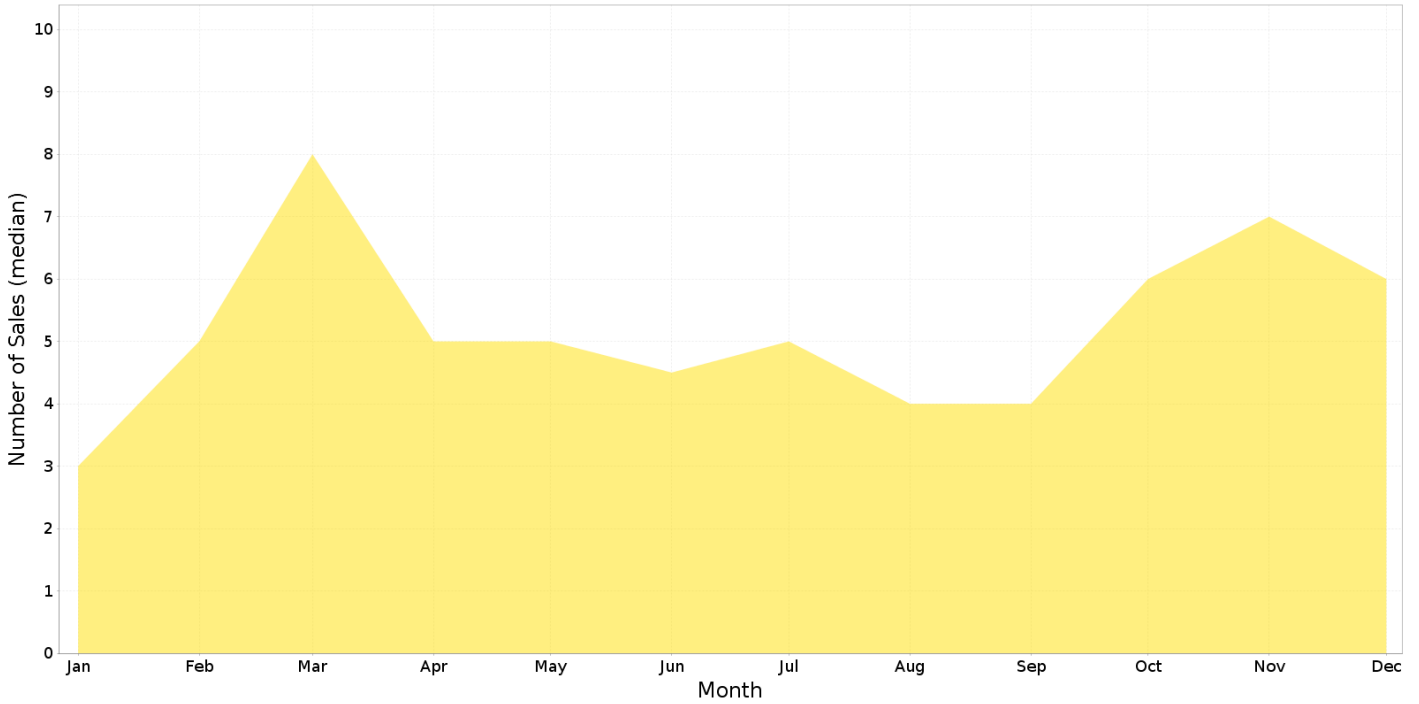
+4.8%

Current Median Price: \$1,100,000
Previous Median Price: \$1,050,000

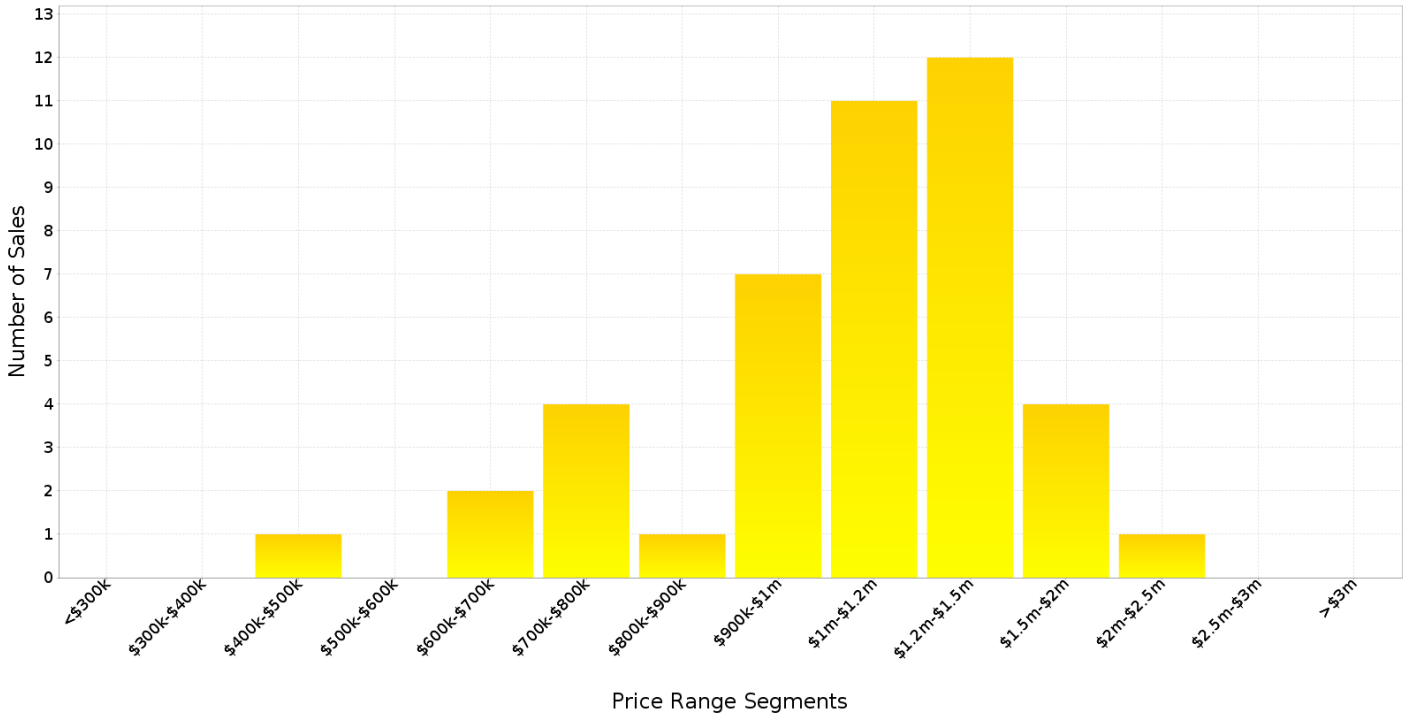
Based on 113 recorded House sales compared over the last two rolling 12 month periods



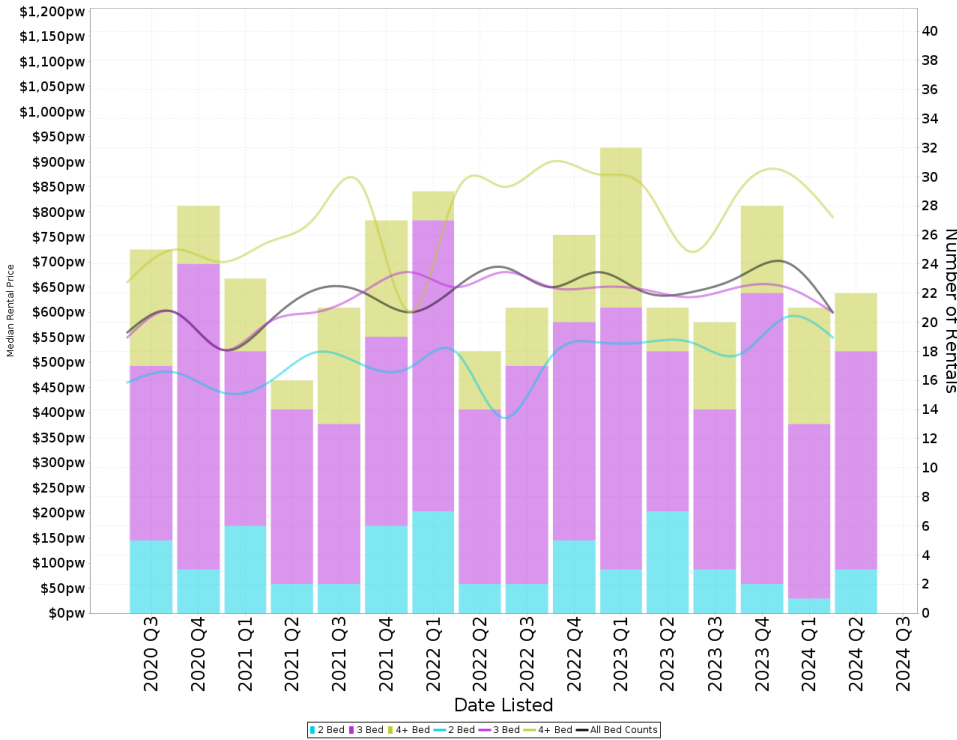
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.8%

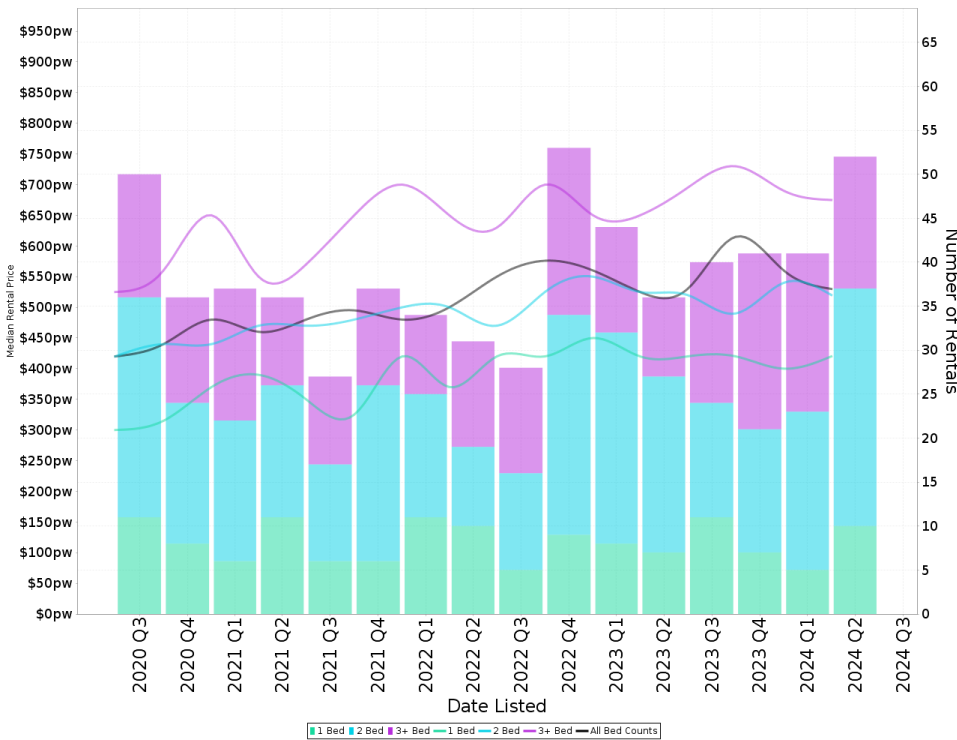
Current Median Price: \$1,100,000
Previous Median Price: \$1,050,000
Based on 113 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,100,000
Current Median Rent: \$650
Based on 91 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.9%

Current Median Price: \$512,500
Previous Median Price: \$595,000
Based on 181 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$512,500
Current Median Rent: \$560
Based on 174 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 43 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

+4.8%

Current Median Price: \$1,100,000
Previous Median Price: \$1,050,000

Based on 113 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

43

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

6 JORDAN PL



\$1,625,000

714 m² 4 2 2

Sold Jun 2024 22 Days

18 WINDEYER ST




\$1,050,000

659 m² 4 1 2

Sold Jun 2024 29 Days

76 IRVINE ST



\$1,360,000

708 m² 3 1 2

Sold May 2024 26 Days

53 WHITMORE CRES



\$680,000

193 m² 2 1 1

Sold May 2024 13 Days

20 DOWLING ST

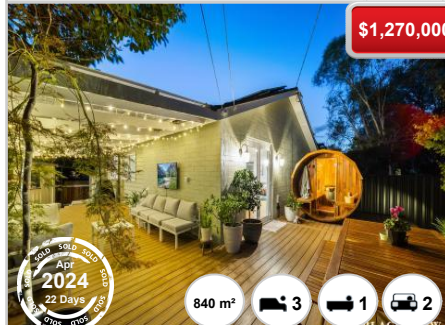


\$1,050,000

1,034 m² 3 1 1

Sold May 2024 42 Days

66 HIGINBOTHAM ST



\$1,270,000

840 m² 3 1 2

Sold Apr 2024 22 Days

4 HEARN ST



\$1,150,000

829 m² 4 2 5

Sold Apr 2024 33 Days

23 MCCLEMANNS ST

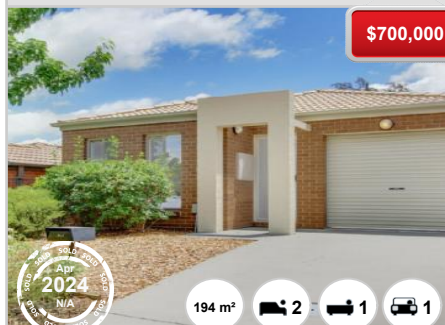


\$1,460,000

493 m² 4 2 2

Sold Apr 2024 29 Days

76 IAN NICOL ST



\$700,000

194 m² 2 1 1

Sold Apr 2024 N/A

14 STREET PL

\$970,000

663 m² 3 1 2

Sold 2024 Mar 31 Days

26 A BECKETT ST

\$980,000

915 m² 3 1 2

Sold 2024 Apr 31 Days

1 HOLROYD ST

\$1,210,000

838 m² 4 1 2

Sold 2024 Apr 31 Days

46 CULLEN ST

\$960,000

748 m² 3 1 2

Sold 2024 Apr 23 Days

8 BURNSIDE ST

\$1,260,000

664 m² 4 2 1

Sold 2024 Mar 45 Days

67 A BECKETT ST

\$1,265,000

911 m² 3 1 2

Sold 2024 Mar 21 Days

26 WADE ST

\$1,100,000

664 m² 3 1 2

Sold 2024 Mar 15 Days

233 ANTILL ST

\$1,050,000

679 m² 3 2 1

Sold 2024 Mar 42 Days

27 SHEWCROFT ST

\$1,530,000

447 m² 4 2 2

Sold 2024 Mar 22 Days

11 KERFERD ST

\$1,140,000

695 m² 3 1 1

Sold 2024 Mar 35 Days

42 KNOX ST

\$1,012,000

912 m² 4 1 2

Sold 2024 Mar 21 Days

6 HARDING ST

\$980,000

664 m² 3 1 1

Sold 2024 Feb 24 Days

WATSON - Properties For Rent

Median Rental Price

\$650 /w

Based on 91 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

+3.1%

Current Median Price: \$1,100,000
Current Median Rent: \$650

Based on 43 recorded House sales and 91 House rentals compared over the last 12 months

Number of Rentals

91

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

48 MCCAWLEY STREET


\$525 per week





1,026 m²
3 Beds
1 Bath
1 Car

17 Whitmore Crescent


\$590 per week

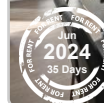



206 m²
3 Beds
1 Bath
1 Car

36 Kilduff Street

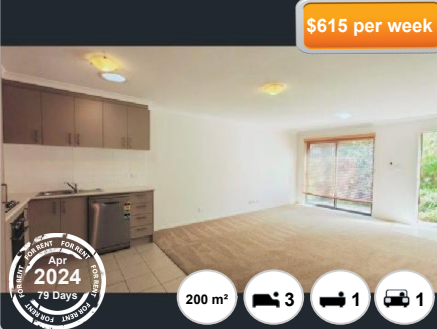
\$935 Per Week





375 m²
3 Beds
2 Bath
2 Car

38 TAY STREET


\$615 per week





200 m²
3 Beds
1 Bath
1 Car

45 Ian Nicol Street

\$590 per week




249 m²
3 Beds
1 Bath
1 Car