

RayWhite.

Suburb flyover report

NARRABUNDAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



NARRABUNDAH - Suburb Map



NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 519,000	0.0 %	\$ 215,000	\$ 760,000
2007	89	\$ 550,000	6.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	73	\$ 630,000	4.6 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.7 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	57	\$ 797,500	17.0 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.9 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	90	\$ 1,343,500	21.6 %	\$ 250,000	\$ 2,910,000
2022	70	\$ 1,310,000	-2.5 %	\$ 132,500	\$ 4,910,000
2023	62	\$ 1,299,500	-0.8 %	\$ 500,000	\$ 3,625,000
2024	10	\$ 1,325,000	2.0 %	\$ 1,100,000	\$ 3,130,000

Median Sale Price
\$1.33m

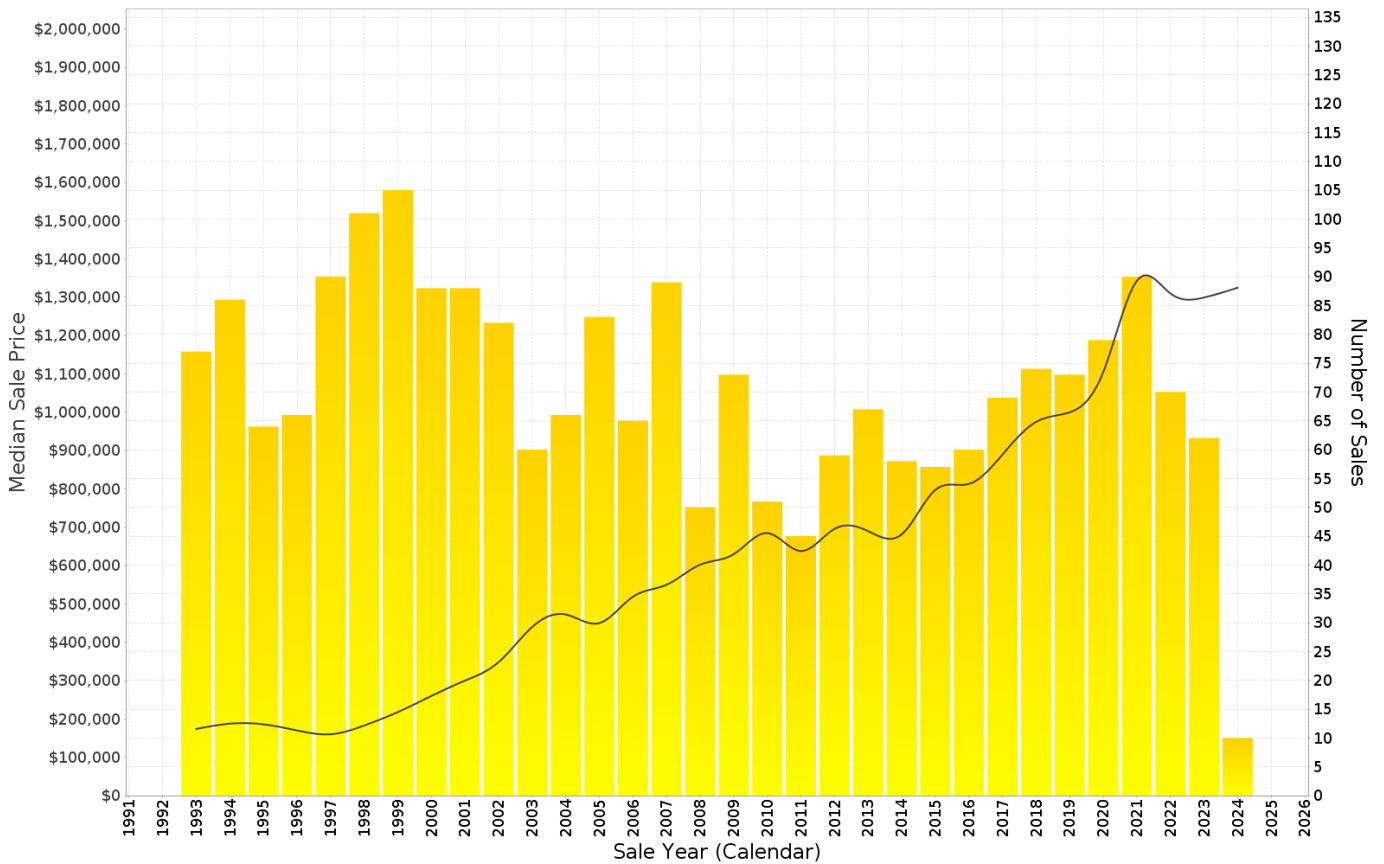
Based on 42 recorded House sales within the last 12 months (Financial Year 2024)

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

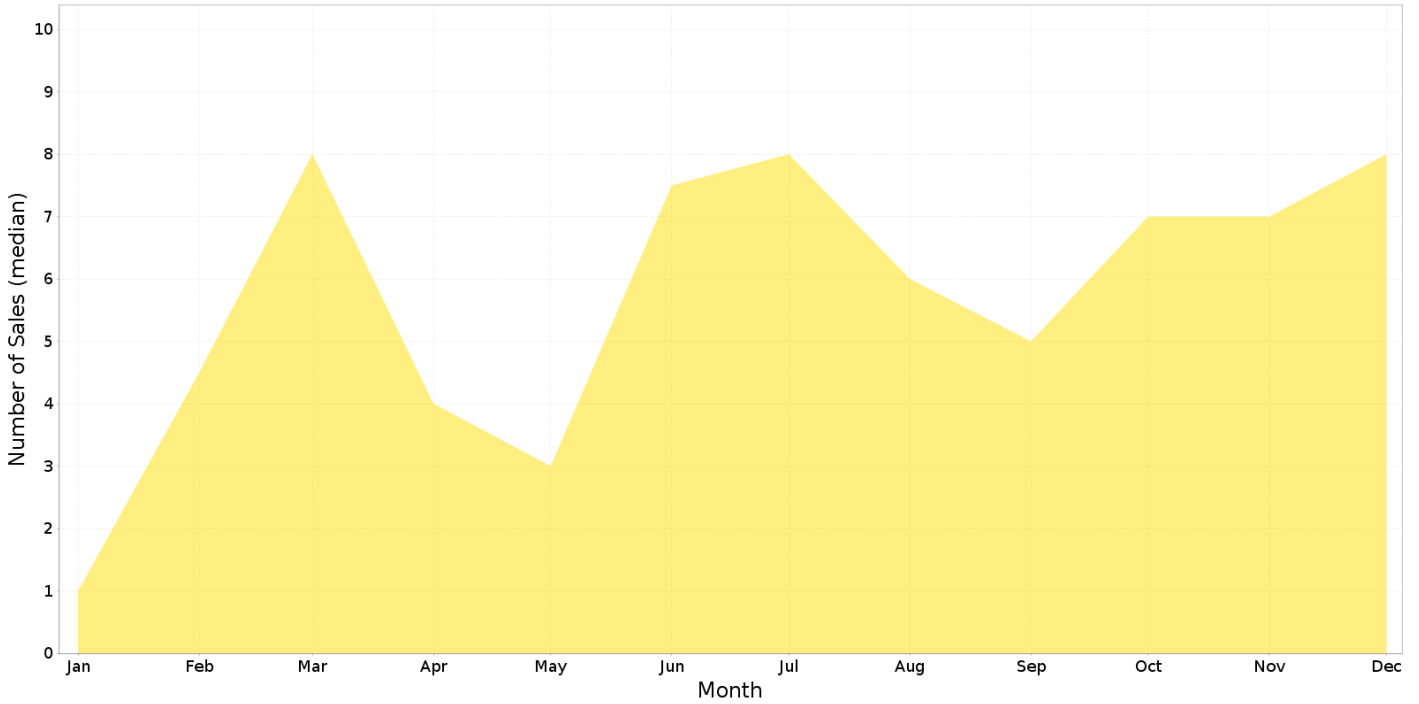
Suburb Growth
+4.9%

Current Median Price: \$1,330,000
Previous Median Price: \$1,267,500

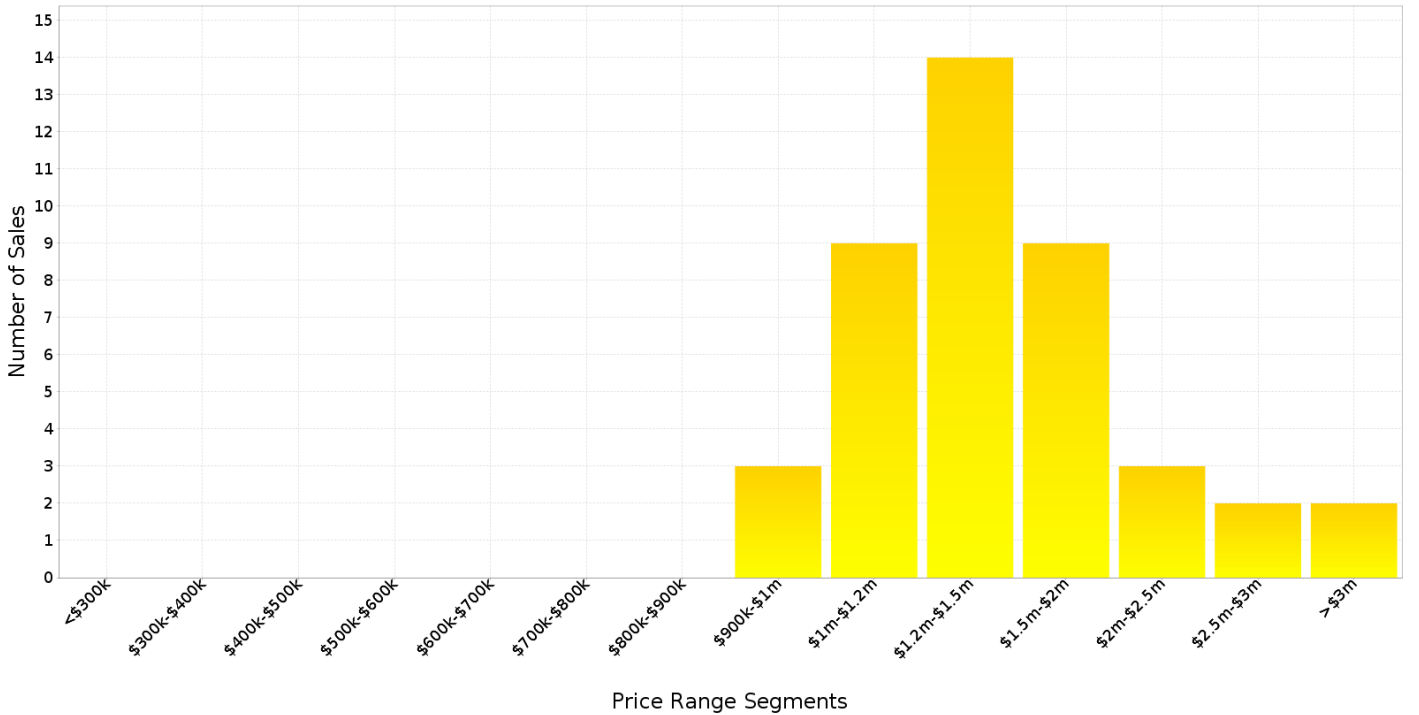
Based on 112 recorded House sales compared over the last two rolling 12 month periods



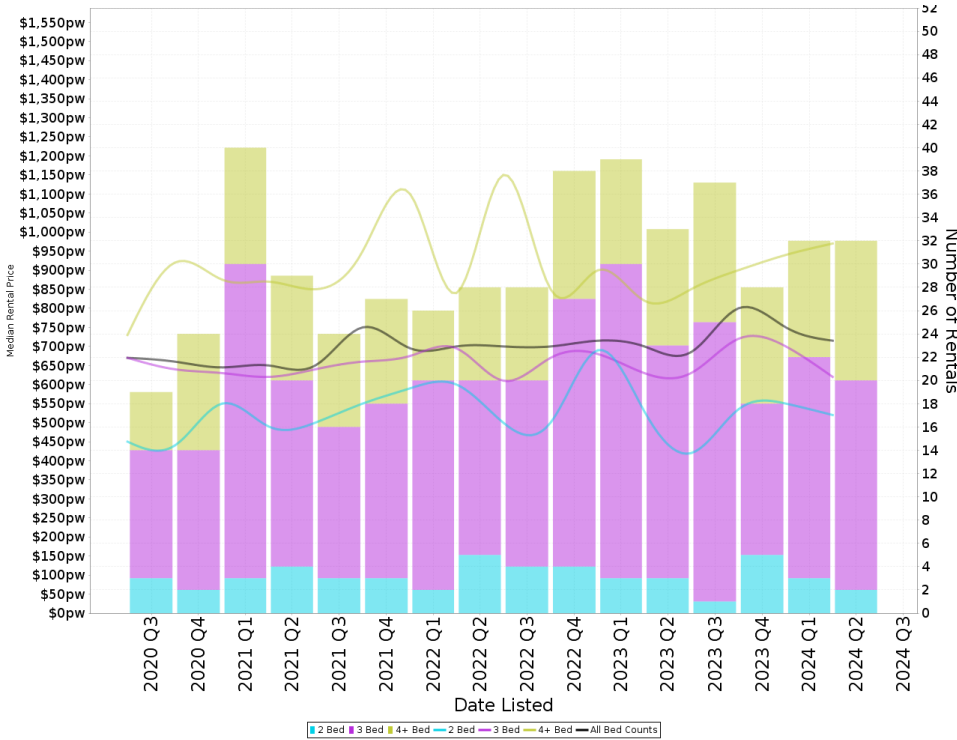
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.9%

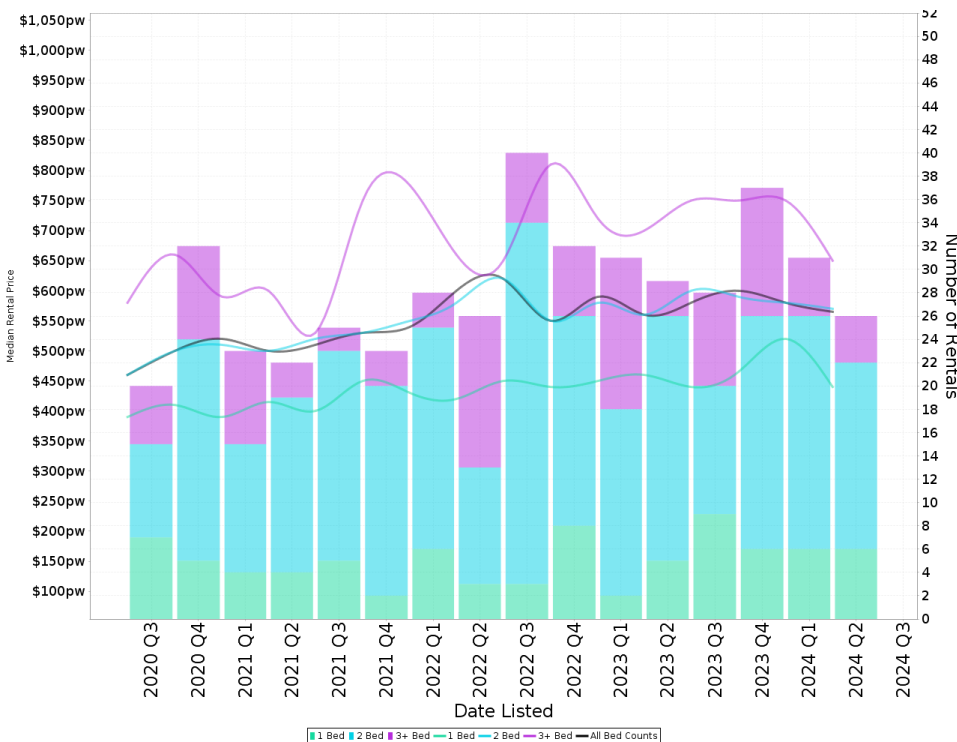
Current Median Price: \$1,330,000
Previous Median Price: \$1,267,500
Based on 112 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,330,000
Current Median Rent: \$720
Based on 129 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-18.4%

Current Median Price: \$692,500
Previous Median Price: \$849,000
Based on 135 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$692,500
Current Median Rent: \$590
Based on 122 registered Unit rentals compared over the last 12 months.

NARRABUNDAH - Recently Sold Properties

Median Sale Price

\$1.33m

Based on 42 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

+4.9%

Current Median Price: \$1,330,000
Previous Median Price: \$1,267,500

Based on 112 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

42

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

80 WALKER CRES



\$1,165,000

Sold Jun 2024 (34 Days)

595 m² 3 1 2

26 WARRAMOO CRES




\$1,075,000

Sold Jun 2024 (22 Days)

576 m² 3 1 1

8 EUROKA ST



\$959,999

Sold May 2024 (8 Days)

403 m² 3 1 1

29 CARNEGIE CRES




\$1,612,000

Sold May 2024 (85 Days)

650 m² 4 2 1

12 LOORANAH ST




\$1,235,000

Sold May 2024 (22 Days)

684 m² 4 2 2

51 FINNISS CRES




\$1,350,000

Sold Apr 2024 (21 Days)

764 m² 3 1 1

138 GOYDER ST



\$1,220,000

Sold Apr 2024 (20 Days)

964 m² 3 1 -

51 STRZELECKI CRES



\$1,405,000

Sold Mar 2024 (22 Days)

600 m² 3 1 2

1 YAMBA PL

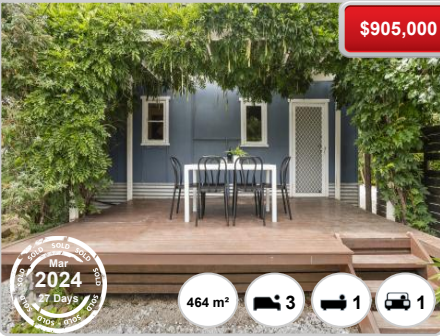


\$1,260,000

Sold Mar 2024 (23 Days)

893 m² 3 1 2

44 ANEMBO ST



\$905,000



464 m² 3 1 1

39 DALRYMPLE ST



\$1,646,000



823 m² 4 2 3

86 WALKER CRES

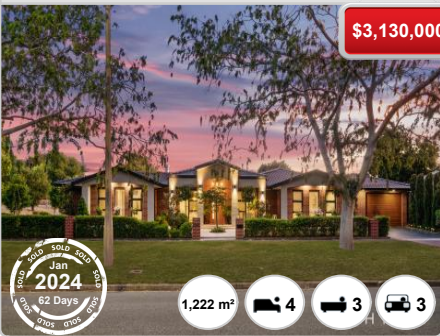


\$1,300,000



563 m² 3 1 1

1 FROME ST



\$3,130,000



1,222 m² 4 3 3

111 WALKER CRES



\$1,550,000



1,076 m² 1 1 1

NARRABUNDAH - Properties For Rent

Median Rental Price

\$720 /w

Based on 129 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

+2.8%

Current Median Price: \$1,330,000
Current Median Rent: \$720

Based on 42 recorded House sales and 129 House rentals compared over the last 12 months

Number of Rentals

129

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

18 BUCHANAN STREET

\$900 per week

Jul 2024 3 Days

936 m² 4 2 4

21 Tallara Parkway

\$700 pw

Jul 2024 4 Days

690 m² 3 2 4

9 MCINTYRE STREET

\$690 per week

Jul 2024 4 Days

808 m² 3 1 2

6 LOORANAH STREET

Under offer

Jul 2024 8 Days

684 m² 3 2 2

12 Looranah Street

\$790

Jul 2024 8 Days

684 m² 4 2 2

12 CARNEGIE CRESCENT

\$720

Jul 2024 14 Days

573 m² 3 1 1

9/56- Stuart St

\$570 per week

Jul 2024 17 Days

1 1 1

10A LUMEAH STREET

\$1,200 weekly

Jun 2024 17 Days

2,834 m² 4 3 3


23 Green Street

\$1,100 per

Jun 2024 22 Days

735 m² 4 2 1

19 STURT AVENUE




\$1,150 per

July 2024
58 Days

1,134 m² 5 2 1

Sturt Avenue



\$1,495 per

July 2024
35 Days

780 m² 5 2 2

276 GOYDER STREET




\$1,060 per

July 2024
35 Days

1,000 m² 4 2 1

60 Walker Crescent




\$630 per week

May 2024
43 Days

562 m² 3 1 1

17/42 JERRABOMBERRA AVENUE




\$510 per week

May 2024
53 Days

1.01 ha 2 1 1

3 Gynea Street



\$600 per week

May 2024
67 Days

464 m² 3 1 2

14 BUNDEELA STREET



\$650 per week

Apr 2024
74 Days

724 m² 4 1 3

18 MCKINLAY STREET




\$680 per week

Mar 2024
118 Days

976 m² 3 1 2

21 Tallara Parkway




\$810 per week

Mar 2024
121 Days

690 m² 3 2 4

23 Lumeah Street



\$730 per week

Nov 2023
231 Days

839 m² 4 2 1