

**RayWhite.**

# Suburb flyover report

MURRUMBATEMAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# MURRUMBATEMAN - 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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# MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	45	\$ 510,000	0.0 %	\$ 170,000	\$ 935,000
2007	64	\$ 529,000	3.7 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	72	\$ 876,250	3.5 %	\$ 350,000	\$ 1,800,000
2021	71	\$ 1,100,000	25.5 %	\$ 75,000	\$ 3,500,000
2022	66	\$ 1,252,500	13.9 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-0.4 %	\$ 195,000	\$ 2,230,000
2024	20	\$ 1,207,500	-3.2 %	\$ 660,900	\$ 1,701,000

Median Sale Price  
**\$1.2m**

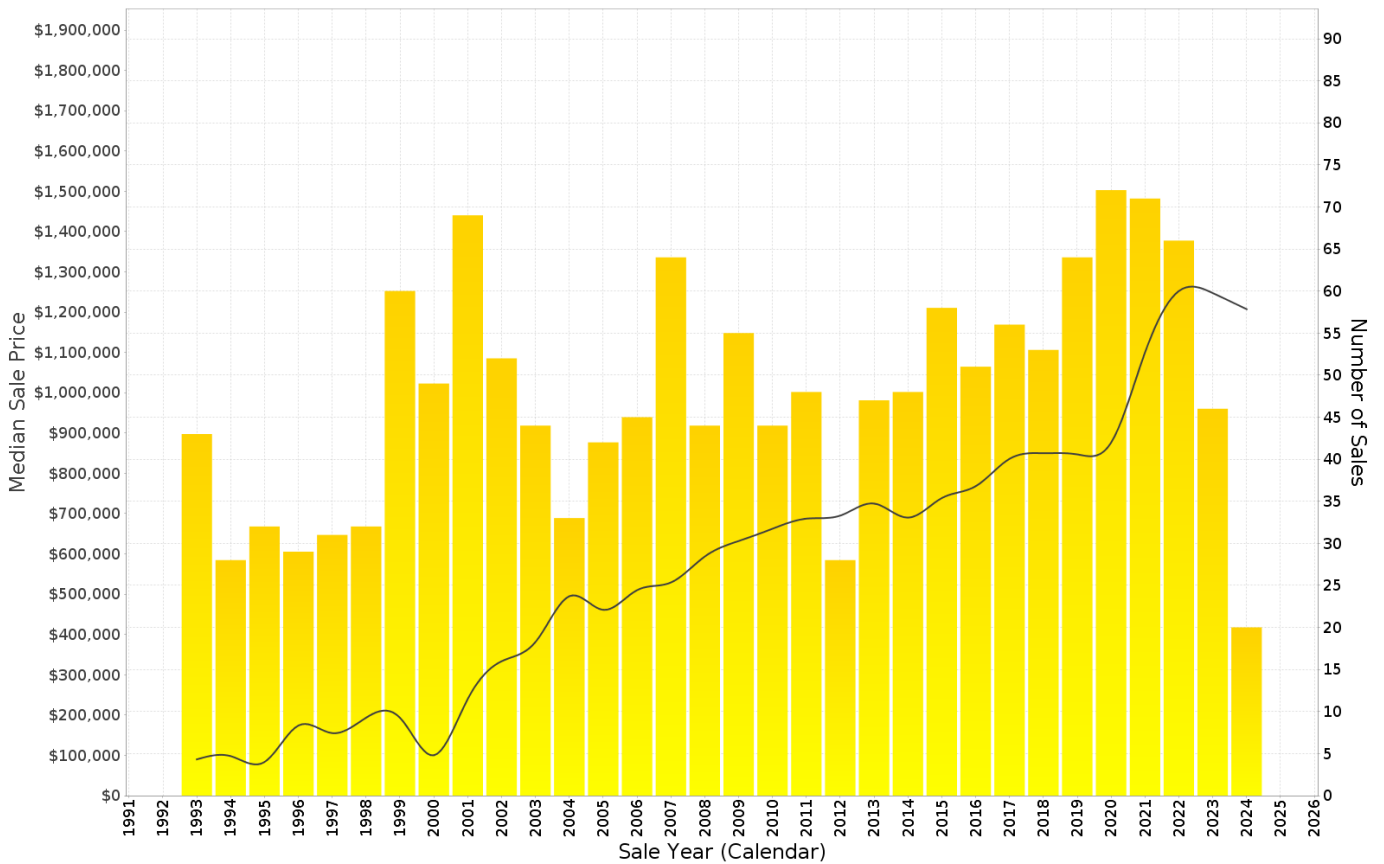
Based on 46 recorded House sales within the last 12 months (Financial Year 2024)

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

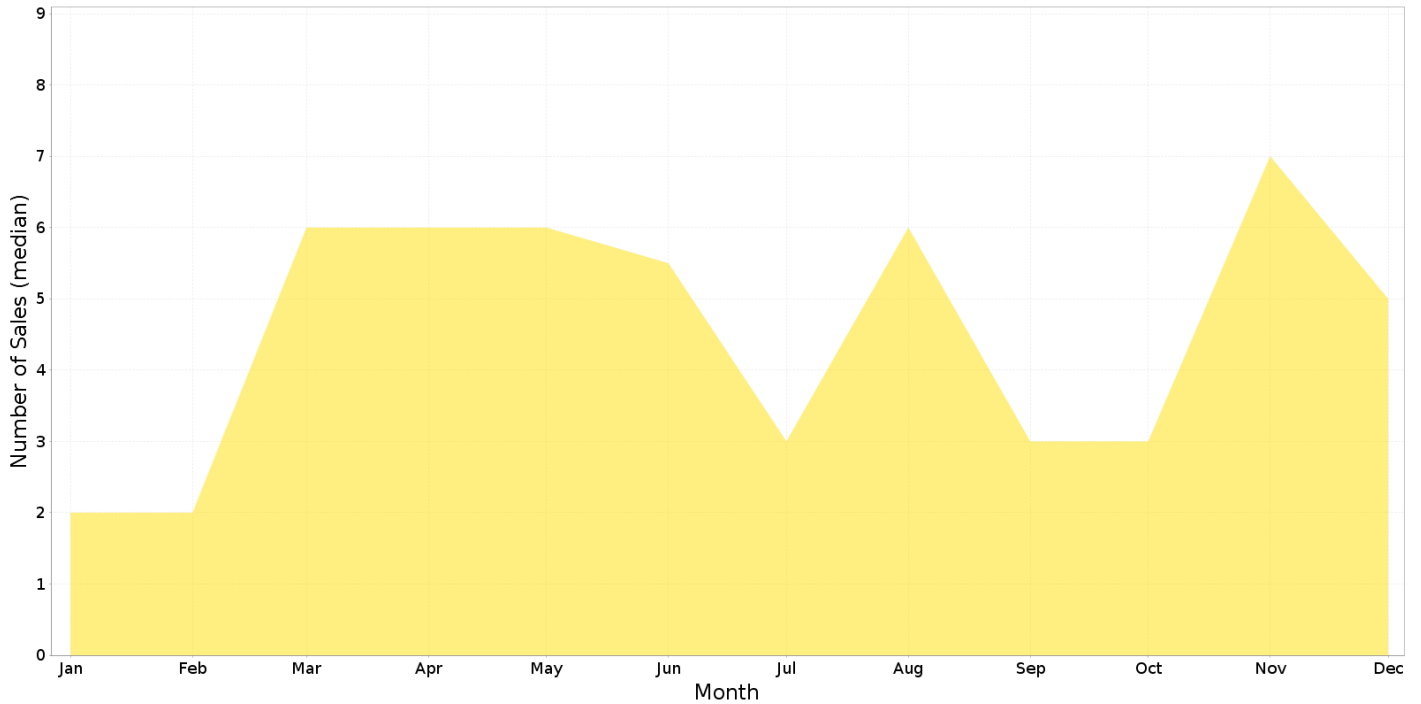
Suburb Growth  
**-4.2%**

Current Median Price: \$1,195,000  
Previous Median Price: \$1,247,500

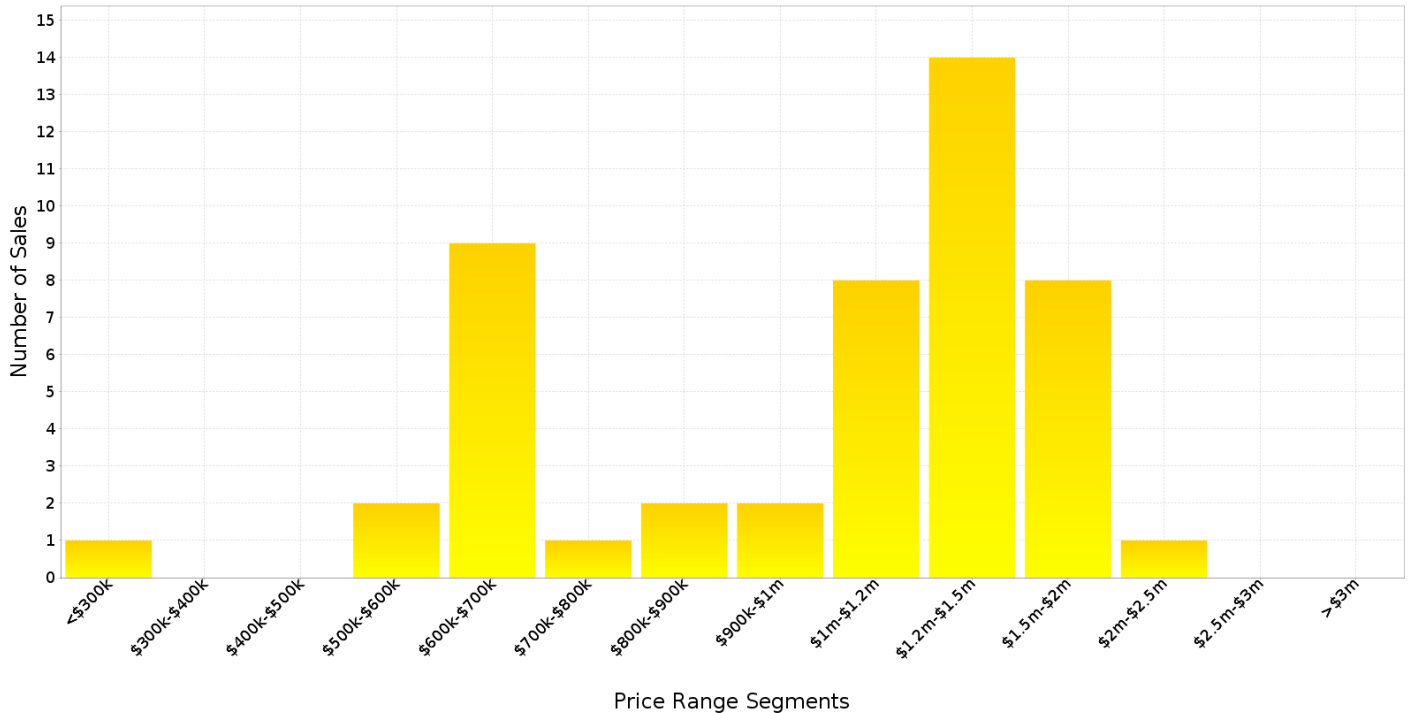
Based on 94 recorded House sales compared over the last two rolling 12 month periods



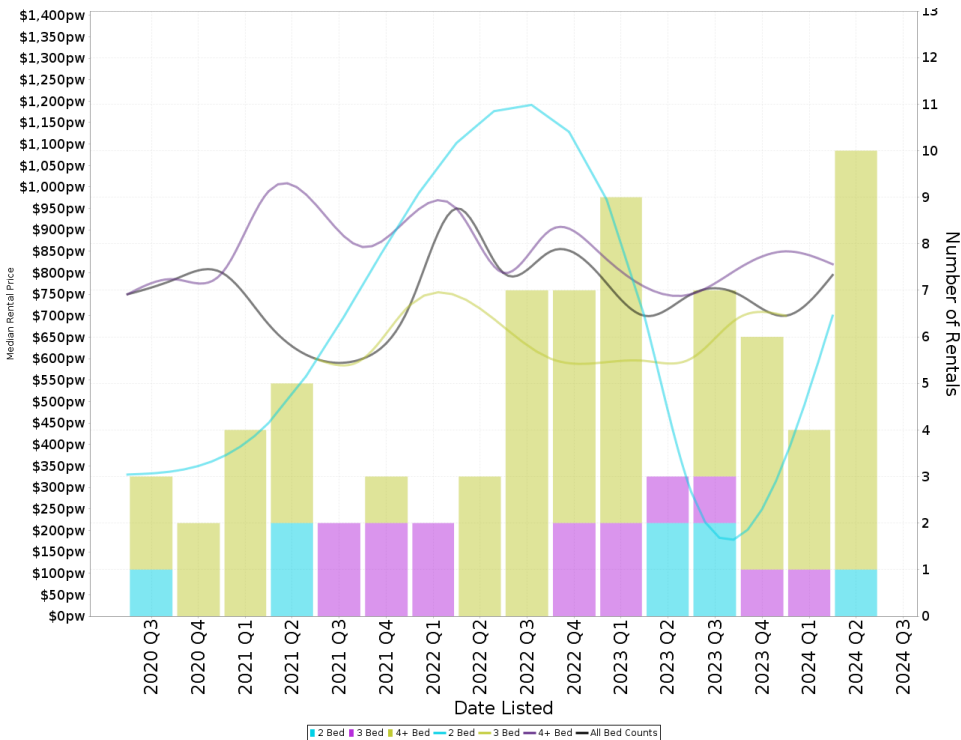
## MURRUMBATEMAN - Peak Selling Periods (3 years)



## MURRUMBATEMAN - Price Range Segments (12)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.2%**

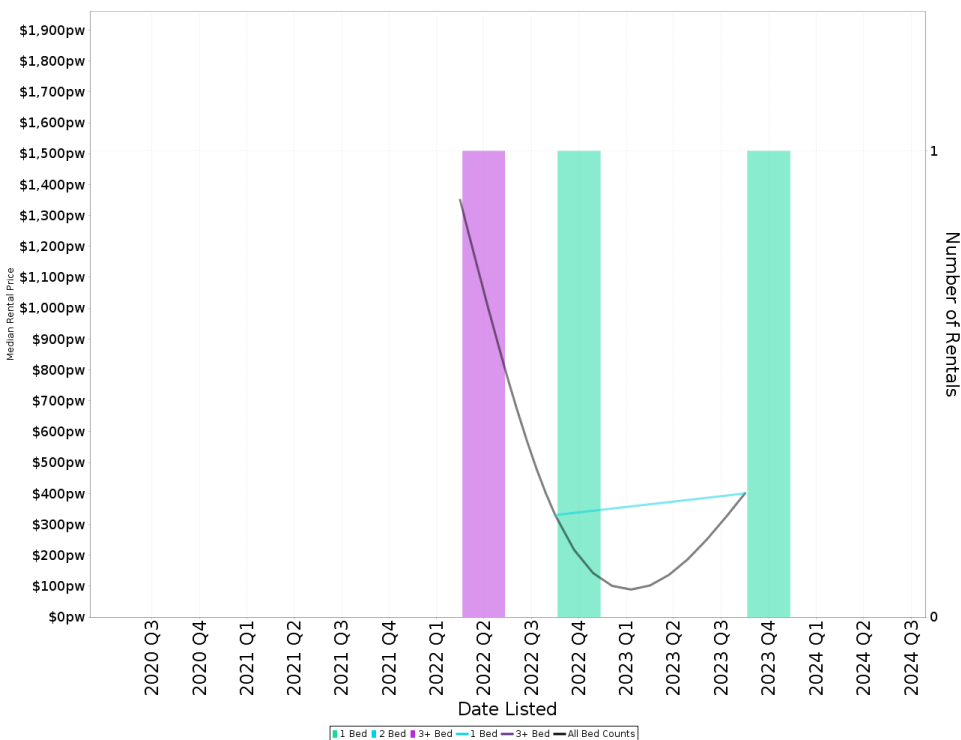
Current Median Price: \$1,195,000  
 Previous Median Price: \$1,247,500  
 Based on 94 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$1,195,000  
 Current Median Rent: \$750  
 Based on 27 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

# MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

**\$1.2m**

Based on 46 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

**-4.2%**

Current Median Price: \$1,195,000  
Previous Median Price: \$1,247,500

Based on 94 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**46**

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

**14 DORSET DR**

**\$1,300,000**

Jul 2024  
20 Days

9,303 m<sup>2</sup> 6 2 2

**5 VALLANCE DR**

**\$840,000**

Jun 2024  
250 Days

8,138 m<sup>2</sup> 3 1 4

**19 SOUTH ST**

**\$900,000**

Jun 2024  
484 Days

1,000 m<sup>2</sup> 3 2 1

**29 MERRYVILLE DR**

**\$1,250,000**

May 2024  
88 Days

8,091 m<sup>2</sup> 6 2 4

**18 JIPARU DR**

**\$1,426,000**

May 2024  
22 Days

1.23 ha 3 2 3

**6 RATTENBURY CL**

**\$1,965,000**

May 2024  
40 Days

1.41 ha 4 2 7

**18 CAMP ST**

**\$854,050**

May 2024  
233 Days

1,011 m<sup>2</sup> 3 2 2

**16 MERLOT CCT**

**\$640,000**

May 2024  
84 Days

6,501 m<sup>2</sup> - - -

**356 GOODA CREEK RD**

**\$3,500,000**

May 2024  
N/A

32.48 ha 4 2 3

**10 CAMP ST**

**\$790,000**

2,023 m<sup>2</sup> 2 1 4

SOLD Apr 2024 22 Days

**9 BARLEY PL**

**\$1,260,000**

6,078 m<sup>2</sup> 4 2 4

SOLD Apr 2024 233 Days

**29 MCINTOSH CRCT**

**\$665,900**

6,682 m<sup>2</sup> - - -

SOLD Apr 2024 N/A

**49 BROUGHTON CCT**

**\$1,525,000**

2.02 ha 4 2 5

SOLD Apr 2024 369 Days

**15 VALLANCE DR**

**\$1,150,000**

1.45 ha 4 2 2

SOLD Apr 2024 38 Days

**9 RYSLIPP DR**

**\$1,800,010**

20.96 ha 4 3 4

SOLD Apr 2024 171 Days

**1 MIDDLE ST**

**\$1,500,000**

1,985 m<sup>2</sup> 3 2 6

SOLD Apr 2024 188 Days

**10 GREIG PL**

**\$1,232,500**

1.34 ha 4 2 2

SOLD Apr 2024 154 Days

**6 KANANGRA CL**

**\$2,380,000**

2.32 ha 4 2 10

SOLD Apr 2024 50 Days

**41 MERRYVILLE DR**

**\$1,280,000**

6,049 m<sup>2</sup> 4 2 4

SOLD Apr 2024 217 Days

**14 DAVIS CCT**

**\$1,140,000**

1 ha 4 2 4

SOLD Apr 2024 51 Days

**12 GREVILLEA CL**

**\$1,160,000**

1.72 ha 3 1 2

SOLD Mar 2024 94 Days

# MURRUMBATEMAN - Properties For Rent

Median Rental Price

**\$750 /w**

Based on 27 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

**+3.3%**

Current Median Price: \$1,195,000  
Current Median Rent: \$750

Based on 46 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

**27**

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

**9 BARLEY PLACE**

**\$850 pw**

2024  
Jun  
20 Days

6,078 m<sup>2</sup>

**1308 NANIMA ROAD**

**\$600 per week**

2024  
Jun  
16 Days

**41 MERRYVILLE DRIVE**

**\$750 wk**

2024  
Jun  
21 Days

6,049 m<sup>2</sup>

**5 WOODLEIGH DRIVE**

**\$750 per week**

2024  
Jun  
24 Days

1.54 ha

**5 Woodleigh Dr**

**\$750 per week**

2024  
Jun  
24 Days

1.54 ha

**1308 Nanima Rd**

**\$600 per week**

2024  
Jun  
31 Days

**7A EUROKA AVENUE**

**\$695 per week**

2023  
Nov  
231 Days

16.19 ha