

RayWhite.

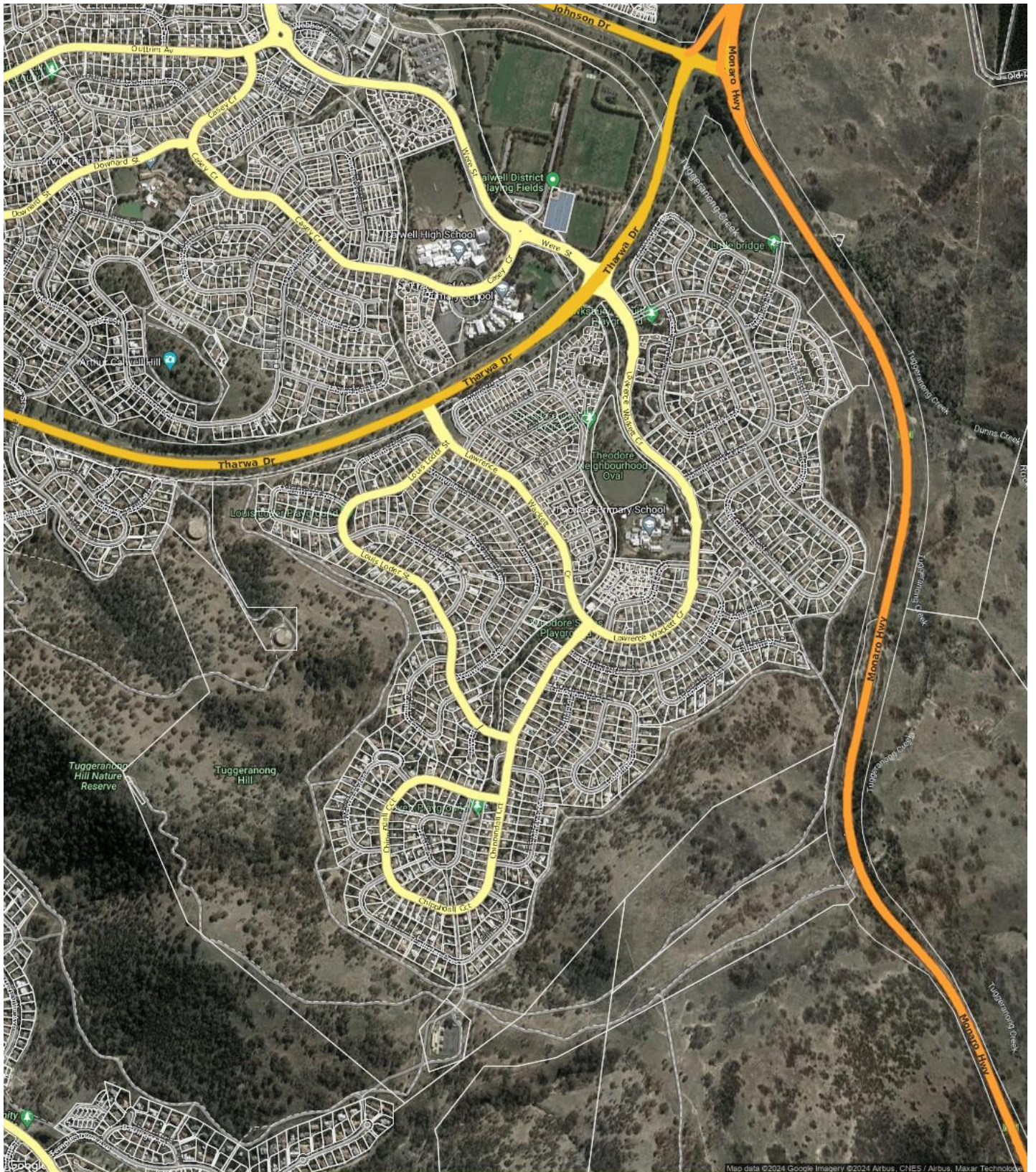
Suburb flyover report

THEODORE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



THEODORE - Suburb Map



THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	77	\$ 346,000	0.0 %	\$ 105,950	\$ 560,000
2007	57	\$ 401,000	15.9 %	\$ 157,500	\$ 567,000
2008	65	\$ 390,000	-2.7 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	30	\$ 840,000	-6.5 %	\$ 670,000	\$ 1,336,000
2024	16	\$ 847,500	0.9 %	\$ 740,000	\$ 1,500,000

Median Sale Price
\$850k

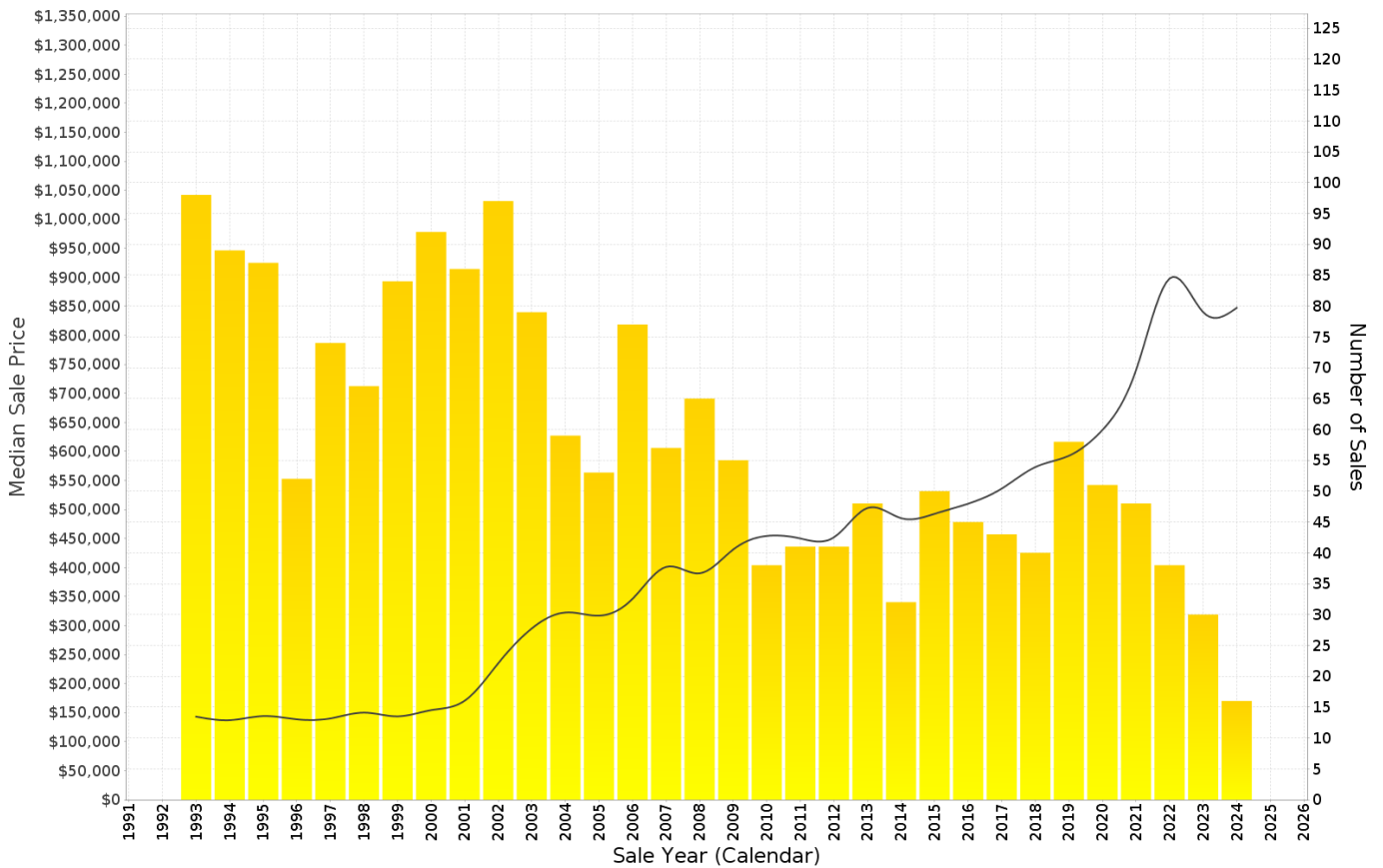
Based on 35 recorded House sales within the last 12 months (Financial Year 2024)

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

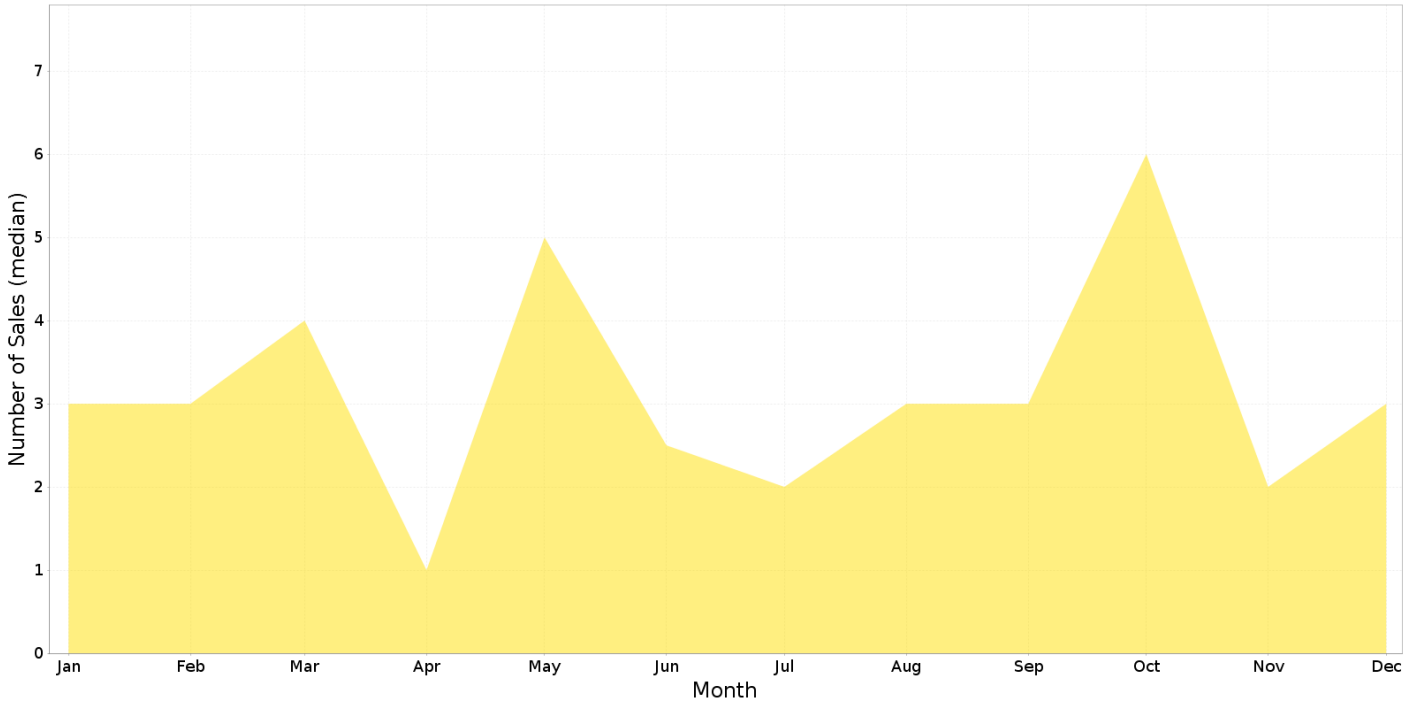
Suburb Growth
-4.2%

Current Median Price: \$850,000
Previous Median Price: \$887,500

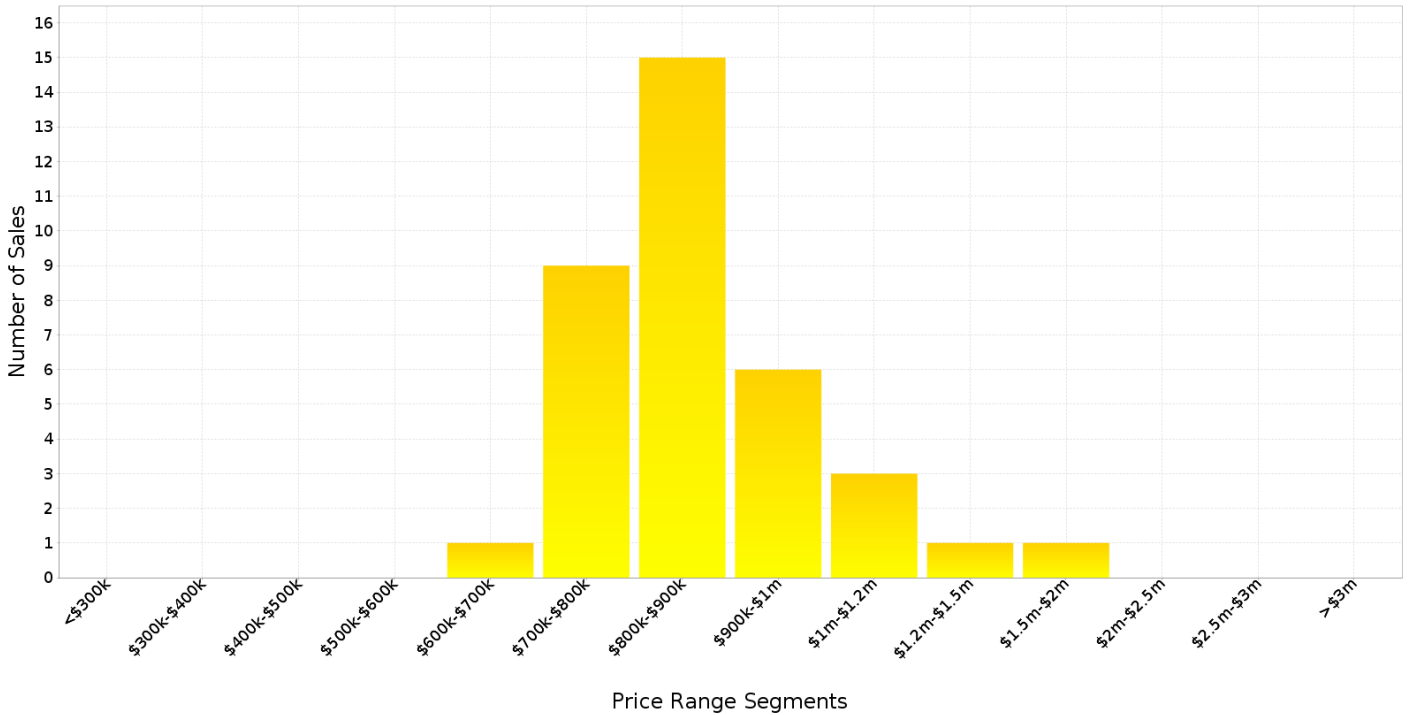
Based on 59 recorded House sales compared over the last two rolling 12 month periods



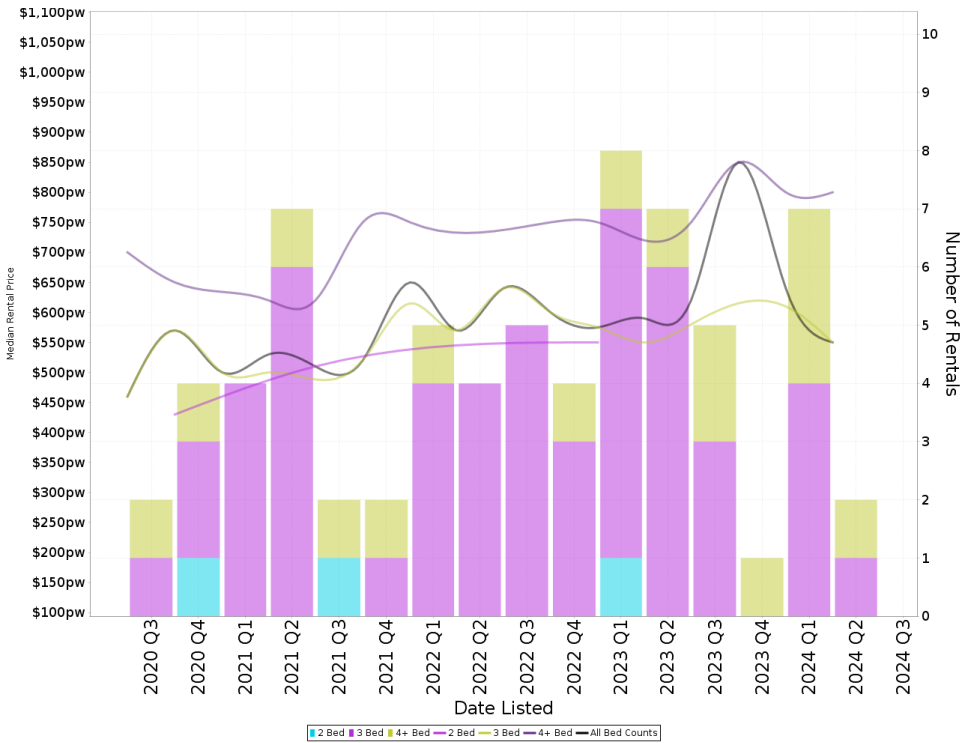
THEODORE - Peak Selling Periods (3 years)



THEODORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.2%

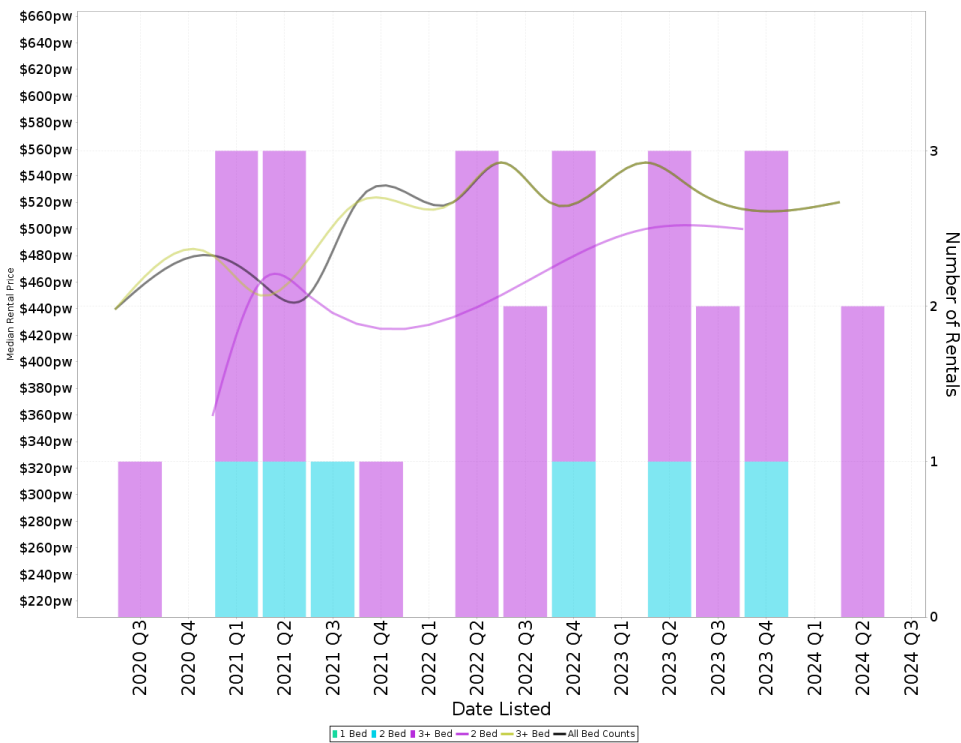
Current Median Price: \$850,000
Previous Median Price: \$887,500
Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$850,000
Current Median Rent: \$640
Based on 15 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.2%

Current Median Price: \$650,000
Previous Median Price: \$649,000
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$650,000
Current Median Rent: \$530
Based on 7 registered Unit rentals compared over the last 12 months.

THEODORE - Recently Sold Properties

Median Sale Price

\$850k

Based on 35 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: \$850,000
Previous Median Price: \$887,500

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

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

16 PORTEOUS CRES

\$825,000

Sold Jun 2024, 63 Days

925 m² 3 Beds 1 Bath 3 Car

44 LOUIS LODER ST

\$1,080,000

Sold Jun 2024, N/A

1,226 m² 4 Beds 2 Bath 2 Car

5 MIGHELL PL

\$890,000

Sold Jun 2024, 13 Days

851 m² 5 Beds 2 Bath 2 Car

7 WEAVERS CRES

\$1,050,000

Sold May 2024, 24 Days

875 m² 4 Beds 2 Bath 2 Car

58 TEWKSBURY CCT

\$823,000

Sold May 2024, 44 Days

774 m² 3 Beds 2 Bath 3 Car

3 LIENHOP ST

\$985,000

Sold May 2024, 31 Days

886 m² 4 Beds 2 Bath 4 Car

79 FREDA GIBSON CCT

\$755,000

Sold May 2024, 122 Days

700 m² 3 Beds 1 Bath 4 Car

57 CALLISTER CRES

\$770,000

Sold May 2024, 22 Days

1,253 m² 3 Beds 2 Bath 2 Car

151 LAWRENCE WACKETT CRES

\$740,000

Sold May 2024, 20 Days

748 m² 3 Beds 1 Bath 2 Car

57 GOLDFINCH CCT

\$830,000

May 2024
38 Days

882 m² 5 2 2

104 LAWRENCE WACKETT CRES

\$915,000

May 2024
14 Days

802 m² 4 2 2

144 LAWRENCE WACKETT CRES

\$630,000

Apr 2024
N/A

photo not available

3 1 2

46 VONWILLER CRES

\$940,000

Apr 2024
76 Days

762 m² 4 2 2

46 SCANTLEBURY CRES

\$785,000

Mar 2024
34 Days

772 m² 5 3 2

14 WEAVERS CRES

\$1,102,000

Mar 2024
27 Days

1,170 m² 5 2 2

133 CHIPPINDALL CCT

\$855,000

Mar 2024
37 Days

881 m² 4 2 3

61 CALLISTER CRES

\$1,055,000

Mar 2024
23 Days

1,272 m² 5 2 2

3 FREDA GIBSON CCT

\$786,000

Mar 2024
42 Days

858 m² 3 2 2

9 TEWKSBURY CCT

\$1,210,000

Feb 2024
22 Days

1,239 m² 6 3 3

10 FAIRLEY CRES

\$940,000

Feb 2024
19 Days

858 m² 4 2 2

17 WEAVERS CRES

\$820,000

Feb 2024
N/A

864 m² 3 2 3

THEODORE - Properties For Rent

Median Rental Price

\$640 /w

Based on 15 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

+3.9%

Current Median Price: \$850,000
Current Median Rent: \$640

Based on 35 recorded House sales and 15 House rentals compared over the last 12 months

Number of Rentals

15

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

38 BUILDER CRESCENT

\$550 pw

454 m² 3 1 1

Available for rent from May 2024, 60 Days