

RayWhite.

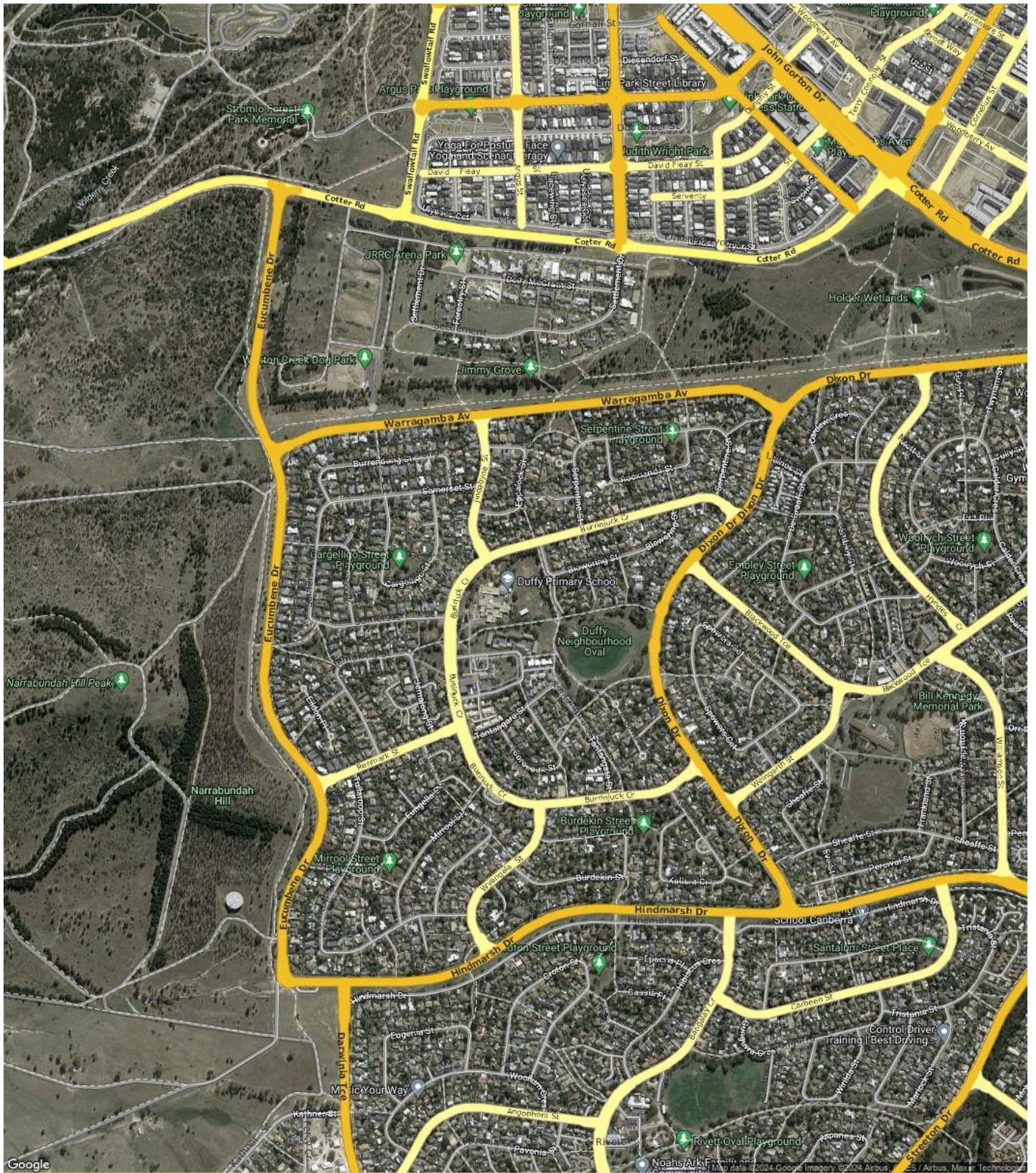
Suburb flyover report

DUFFY (HOUSE)

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DUFFY - Suburb Map



DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 410,000	0.0 %	\$ 167,500	\$ 830,000
2007	49	\$ 473,500	15.5 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	40	\$ 542,000	-1.5 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.2 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	8	\$ 955,000	-1.5 %	\$ 819,000	\$ 1,950,000

Median Sale Price

\$950k

Based on 29 recorded House sales within the last 12 months (Financial Year 2024)

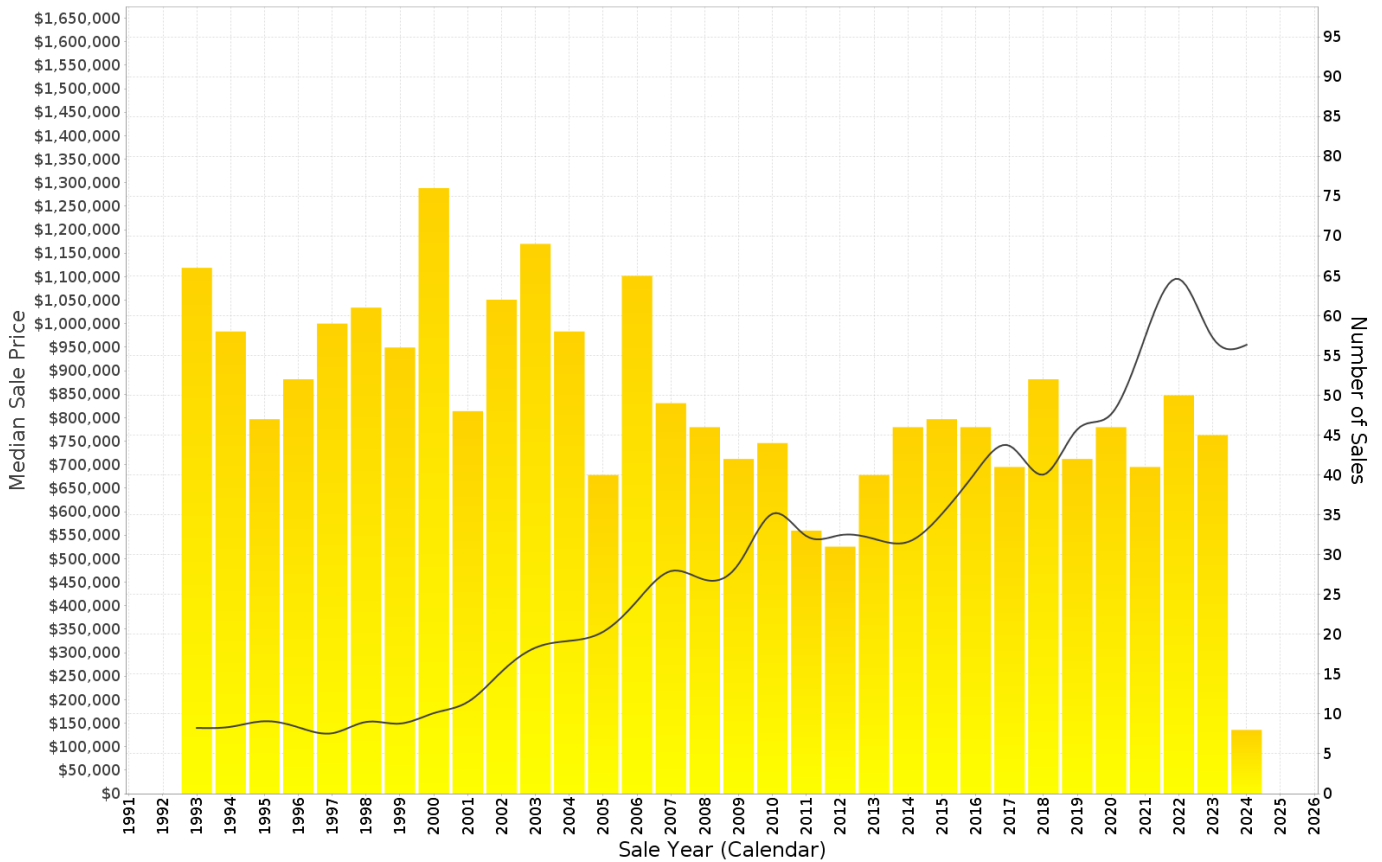
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

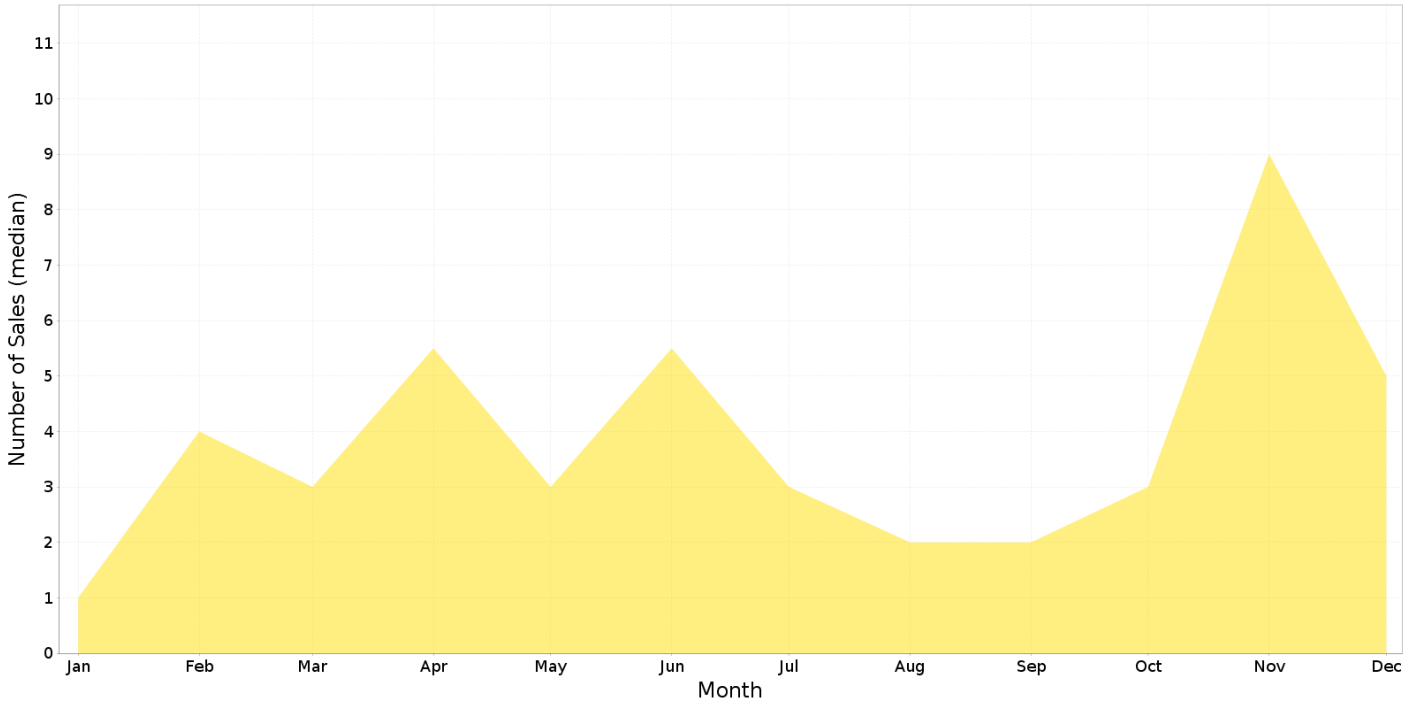
-4.2%

Current Median Price: \$950,000
Previous Median Price: \$991,250

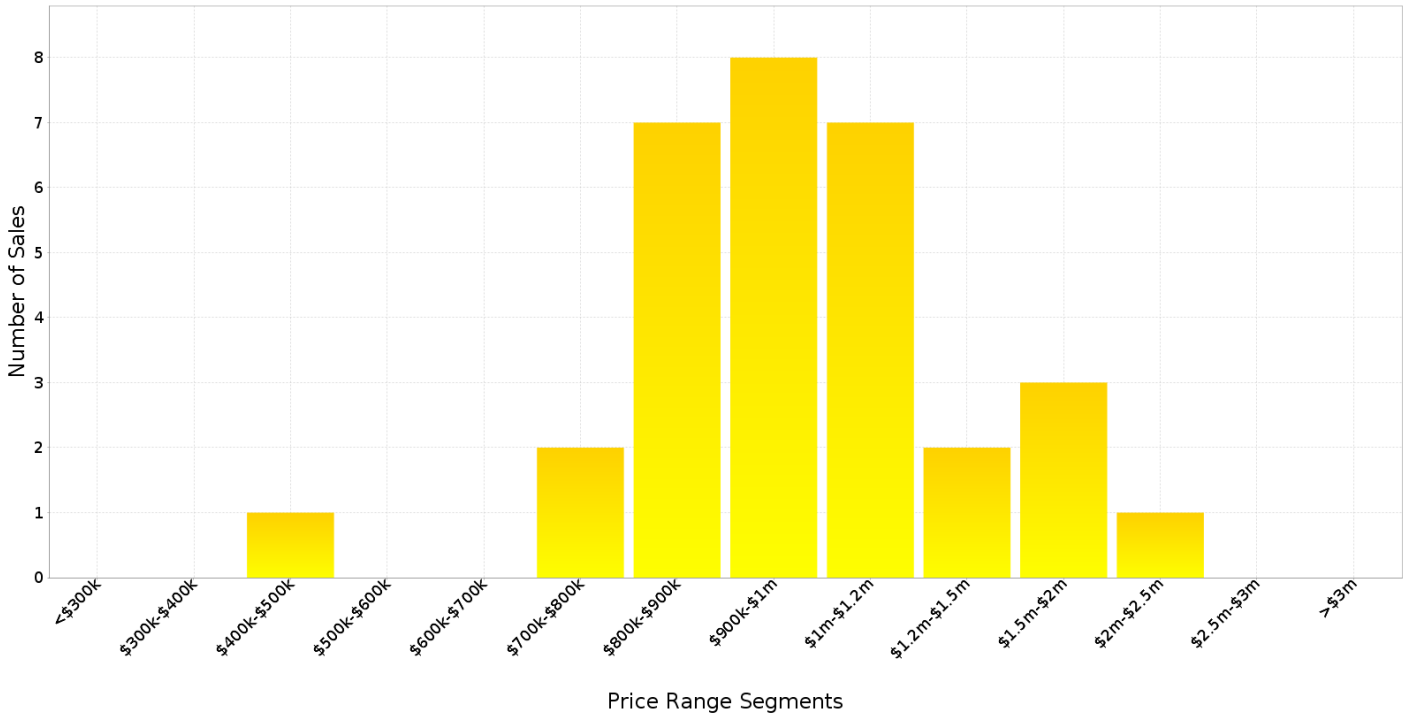
Based on 79 recorded House sales compared over the last two rolling 12 month periods



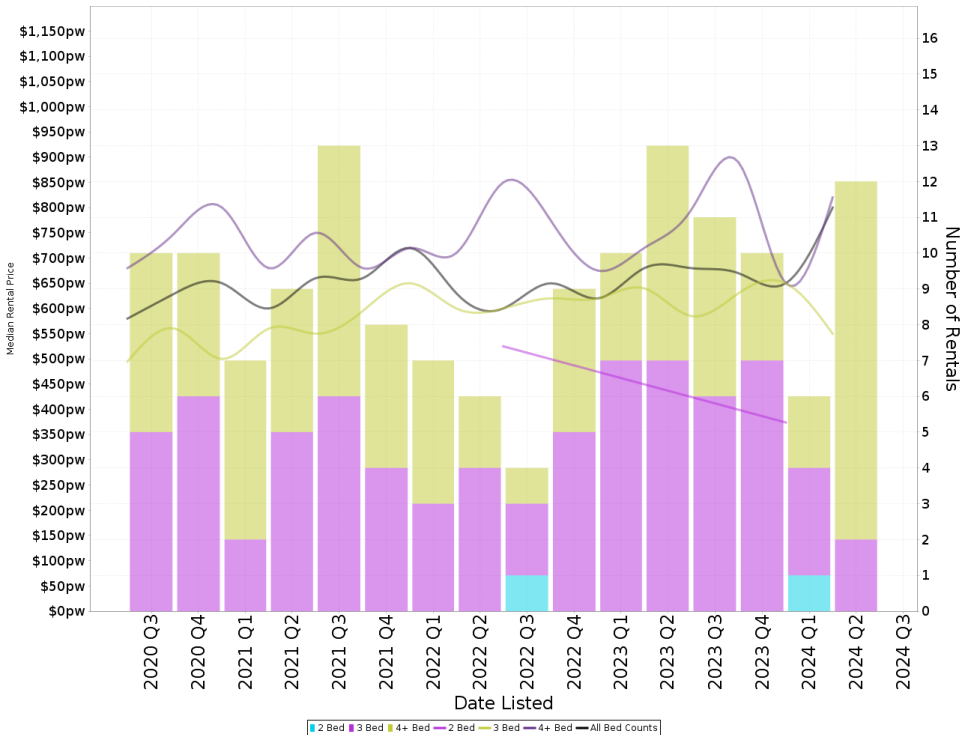
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.2%

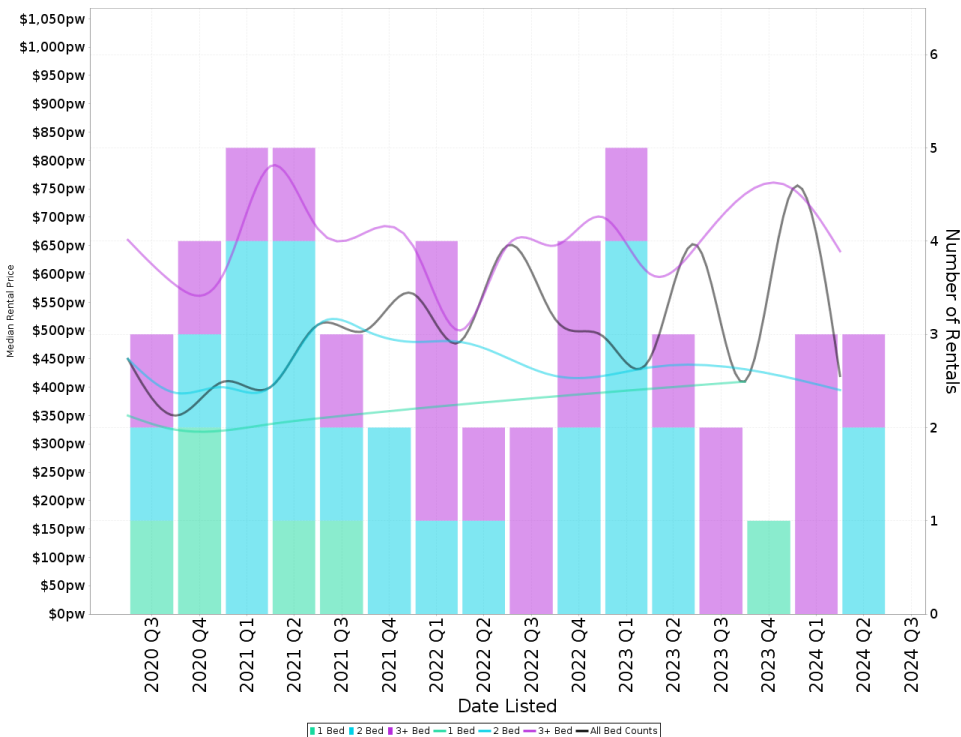
Current Median Price: \$950,000
Previous Median Price: \$991,250
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$950,000
Current Median Rent: \$720
Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.8%

Current Median Price: \$770,000
Previous Median Price: \$642,500
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$770,000
Current Median Rent: \$640
Based on 9 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price

\$950k

Based on 29 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: \$950,000
Previous Median Price: \$991,250

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

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

89 DIXON DR

\$915,000

Sold Jul 2024, 42 Days

964 m² 4 bedrooms 2 bathrooms 2 car spaces

13/30 EUNGELLA ST

\$770,000

Sold Jun 2024, 12 Days

7,255 m² 3 bedrooms 1 bathroom 1 car space

25 JINDABYNE ST

\$900,000

Sold Jan 2024, N/A

880 m² 3 bedrooms 1 bathroom 3 car spaces

26 EUCUMBENE DR

\$1,650,000

Sold Jun 2024, 29 Days

925 m² 4 bedrooms 3 bathrooms 2 car spaces

4 ROCKLANDS ST

\$912,000

Sold Jun 2024, 36 Days

716 m² 3 bedrooms 2 bathrooms 2 car spaces

6 TANTANGARA ST

\$935,000

Sold Jun 2024, 25 Days

674 m² 4 bedrooms 1 bathroom 2 car spaces

9 CORDEAUX ST

\$930,000

Sold May 2024, 274 Days

691 m² 4 bedrooms 2 bathrooms 1 car space

1 WYANGALA ST

\$1,105,000

Sold May 2024, 38 Days

1,361 m² 3 bedrooms 2 bathrooms 6 car spaces

39 SOMERSET ST

\$1,450,000

Sold Apr 2024, 23 Days

1,056 m² 4 bedrooms 2 bathrooms 3 car spaces

39 TULLAROOP ST

\$1,425,000

Mar 2024
7 Days

909 m² 5 3 2

18 MIRROOL ST

\$960,000

Feb 2024
7 Days

700 m² 4 1 2

24 BURRINJUCK CRES

\$950,000

Feb 2024
23 Days

764 m² 4 2 5

13 SOMERSET ST

\$975,000

Feb 2024
N/A

708 m² 3 2 2

50 JEMALONG ST

\$860,000

Feb 2024
72 Days

696 m² 3 1 1

1 EUNGELLA ST

\$1,950,000

Feb 2024
97 Days

875 m² 4 3 2

97 DIXON DR

\$819,000

Jan 2024
83 Days

799 m² 3 1 1

52 MIRROOL ST

\$751,900

Jan 2024
N/A

photo not available

3 2 2

DUFFY - Properties For Rent

Median Rental Price

\$720 /w

Based on 39 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: \$950,000
Current Median Rent: \$720

Based on 29 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals

39

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

31 Burdekin Street

\$650 per week

MORRELL
PROPERTY

More photos coming soon

Jul 2024
1 Day

662 m² 3 1 1

136 BURRINJUCK CRESCENT

\$780 per week

Jun 2024
24 Days

863 m² 3 2 2