

**RayWhite.**

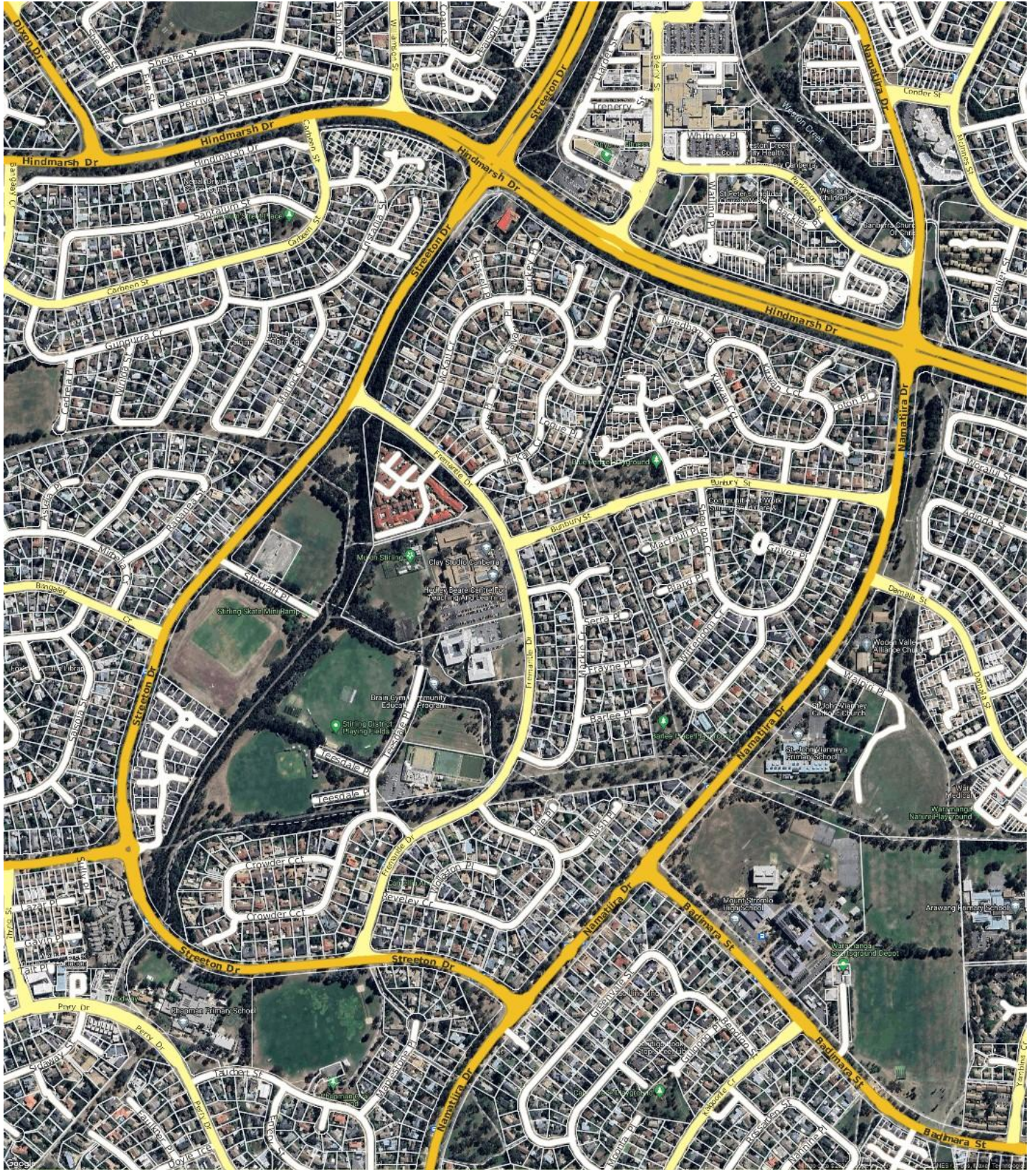
# Suburb flyover report

STIRLING (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# STIRLING - Suburb Map



# STIRLING - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	19	\$ 442,000	0.0 %	\$ 325,000	\$ 616,000
2007	25	\$ 467,500	5.8 %	\$ 166,622	\$ 720,000
2008	19	\$ 505,000	8.0 %	\$ 415,000	\$ 705,000
2009	28	\$ 487,500	-3.5 %	\$ 245,000	\$ 740,000
2010	19	\$ 570,250	17.0 %	\$ 481,000	\$ 711,000
2011	18	\$ 547,500	-4.0 %	\$ 250,000	\$ 705,000
2012	16	\$ 610,000	11.4 %	\$ 250,000	\$ 830,000
2013	15	\$ 575,000	-5.7 %	\$ 450,000	\$ 720,000
2014	24	\$ 595,000	3.5 %	\$ 450,000	\$ 720,000
2015	20	\$ 585,250	-1.6 %	\$ 255,000	\$ 797,000
2016	6	\$ 577,500	-1.3 %	\$ 500,000	\$ 691,500
2017	17	\$ 700,000	21.2 %	\$ 35,000	\$ 970,000
2018	23	\$ 800,000	14.3 %	\$ 550,000	\$ 1,030,000
2019	19	\$ 750,000	-6.2 %	\$ 540,000	\$ 900,000
2020	27	\$ 850,000	13.3 %	\$ 191,500	\$ 1,437,000
2021	25	\$ 1,065,000	25.3 %	\$ 757,000	\$ 1,597,000
2022	19	\$ 1,090,000	2.3 %	\$ 775,000	\$ 1,325,000
2023	11	\$ 1,100,000	0.9 %	\$ 730,000	\$ 1,320,000
2024	8	\$ 1,112,500	1.1 %	\$ 816,300	\$ 1,350,000

Median Sale Price  
**\$1.12m**

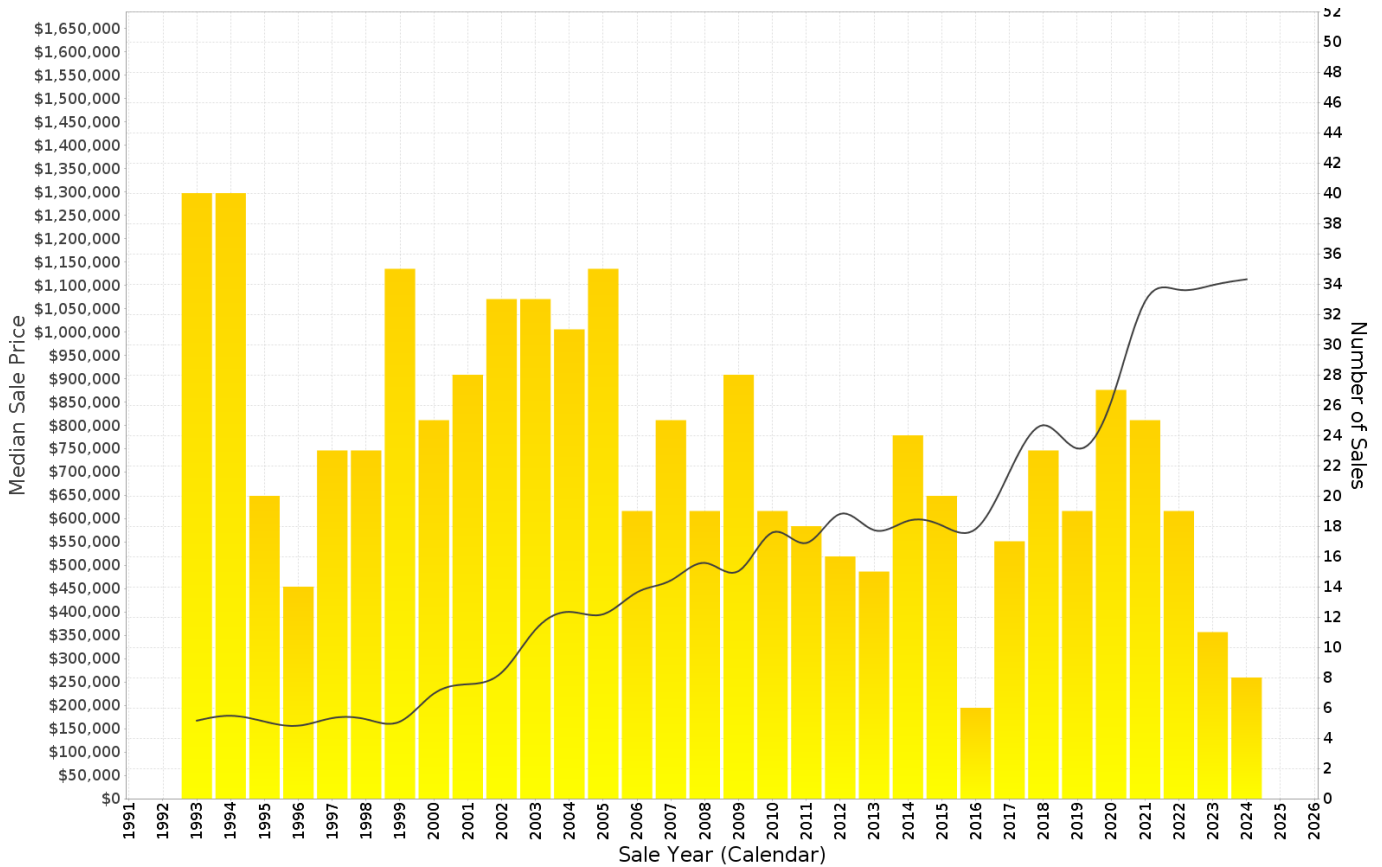
Based on 13 recorded House sales within the last 12 months (Financial Year 2024)

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

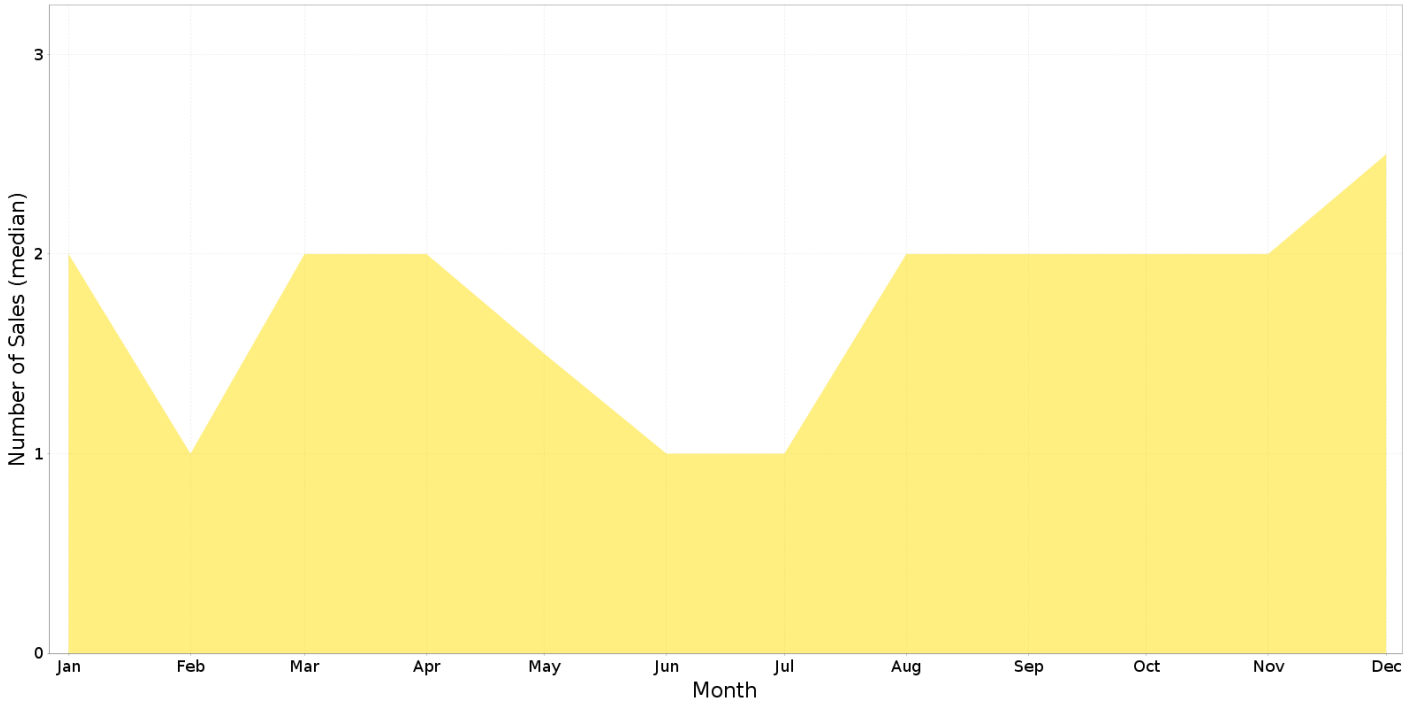
Suburb Growth  
**+1.8%**

Current Median Price: \$1,120,000  
Previous Median Price: \$1,100,000

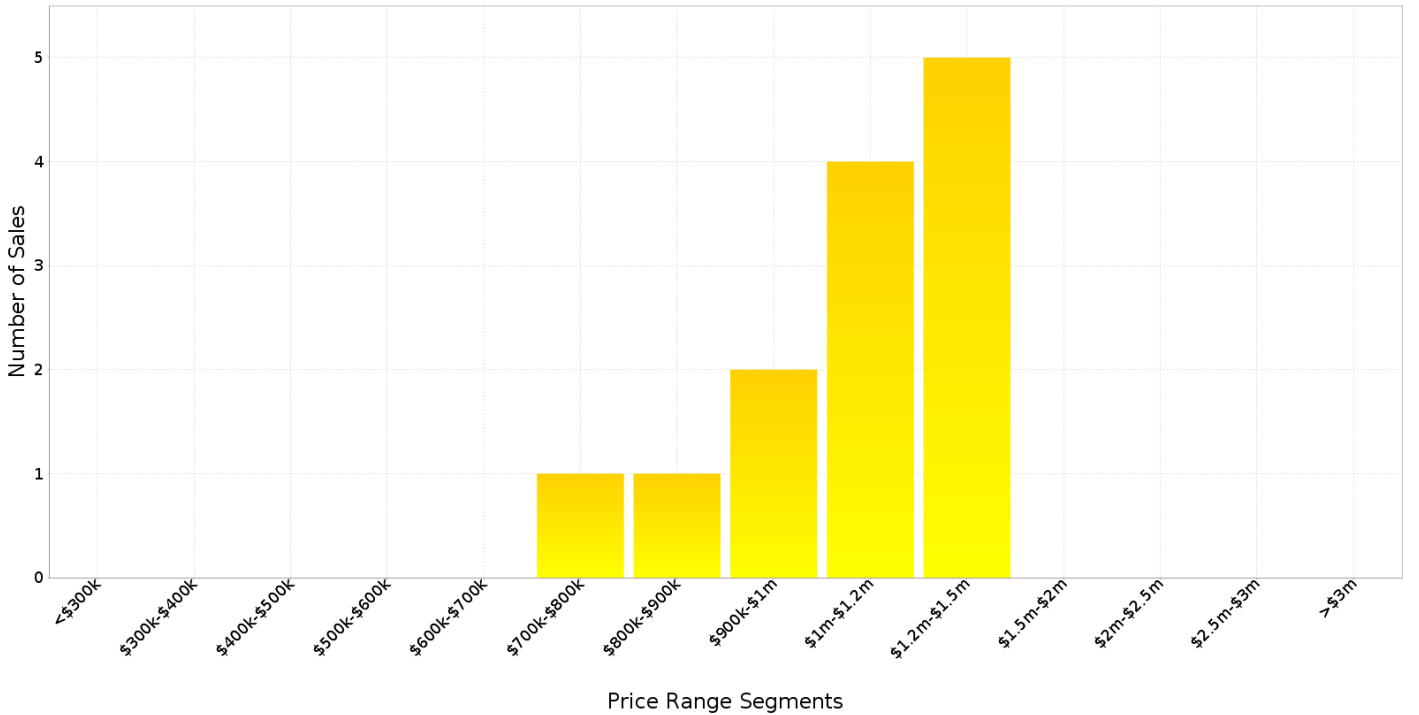
Based on 28 recorded House sales compared over the last two rolling 12 month periods



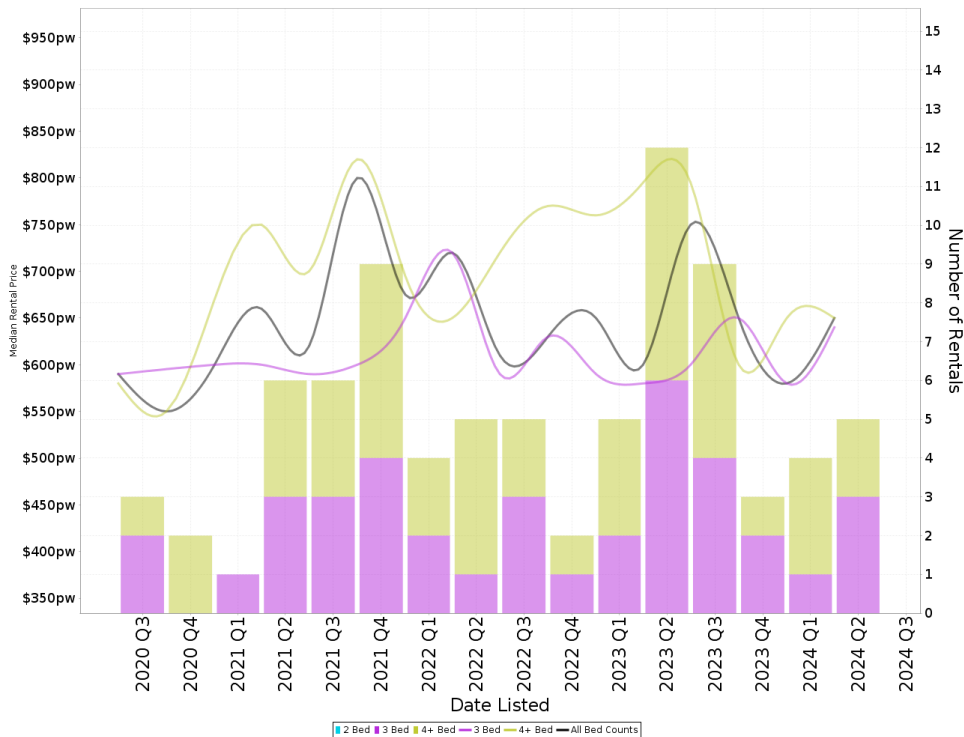
## STIRLING - Peak Selling Periods (3 years)



## STIRLING - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.8%**

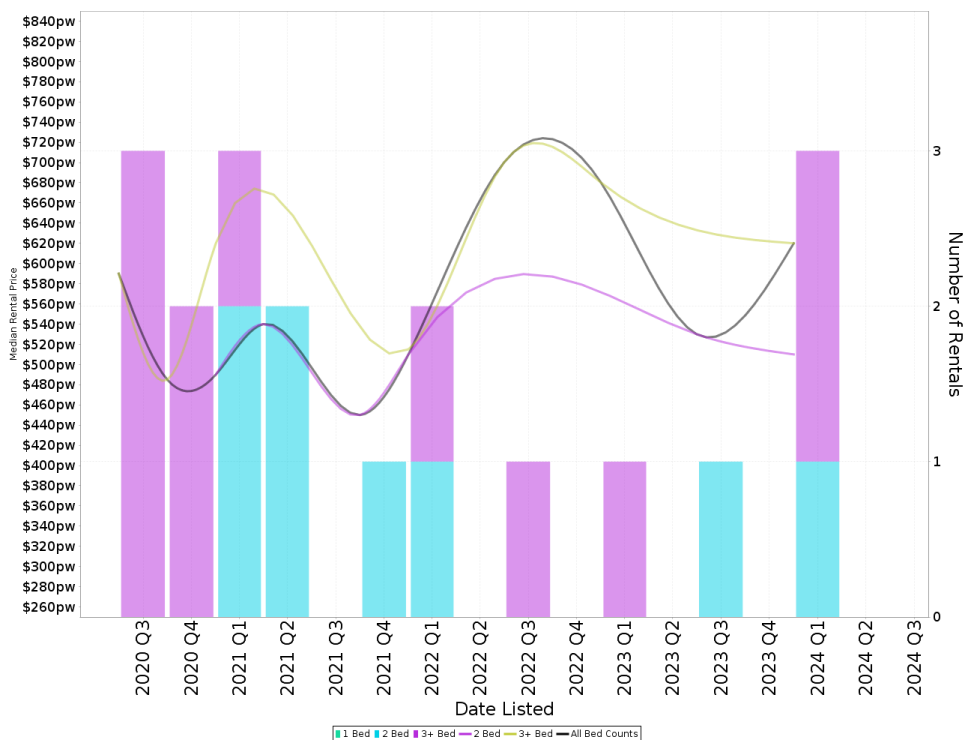
Current Median Price: \$1,120,000  
Previous Median Price: \$1,100,000  
Based on 28 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$1,120,000  
Current Median Rent: \$650  
Based on 21 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.9%**

Current Median Price: \$752,500  
Previous Median Price: \$800,000  
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$752,500  
Current Median Rent: \$530  
Based on 4 registered Unit rentals compared over the last 12 months.

# STIRLING - Recently Sold Properties

Median Sale Price

**\$1.12m**

Based on 13 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

**+1.8%**

Current Median Price: \$1,120,000  
Previous Median Price: \$1,100,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**13**

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

**7 LOCHEE PL**



**\$1,350,000**

Sold May 2024, 26 Days

1,066 m<sup>2</sup> 4 2 2

**7 TUCKEY PL**

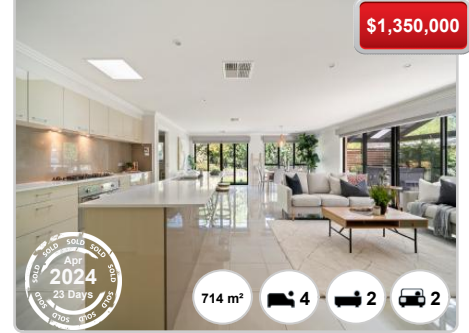


**\$1,125,000**

Sold Apr 2024, 22 Days

779 m<sup>2</sup> 4 2 2

**12 BARLEE PL**



**\$1,350,000**

Sold Apr 2024, 23 Days

714 m<sup>2</sup> 4 2 2

**36 CROWDER CCT**




**\$1,335,000**

Sold Apr 2024, 31 Days

976 m<sup>2</sup> 5 3 4

**9 SERRA PL**



**\$975,000**

Sold Apr 2024, 18 Days

868 m<sup>2</sup> 4 2 4

**116A NAMATJIRA DR**




**\$1,104,000**

Sold Mar 2024, 23 Days

813 m<sup>2</sup> 7 3 2

**26 FREMANTLE DR**




**\$1,000,000**

Sold Mar 2024, 23 Days

830 m<sup>2</sup> 4 2 2

**33 KIRWAN CCT**




**\$1,603,000**

Sold Feb 2024, 24 Days

700 m<sup>2</sup> 5 4 4

**4 FRAYNE PL**



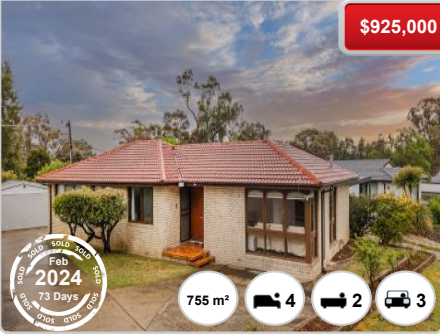
**\$1,100,000**

Sold Feb 2024, 20 Days

725 m<sup>2</sup> 3 2 2

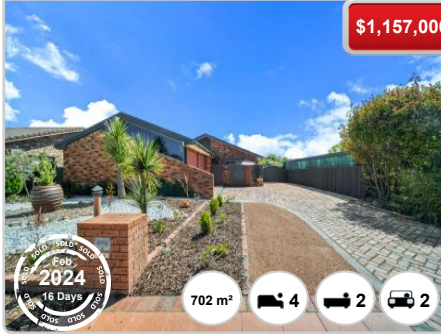
90 NAMATJIRA DR

\$925,000



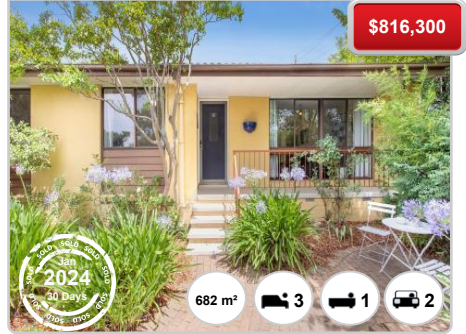
5 LOCHEE PL

\$1,157,000



11 MACFAULL PL

\$816,300



# STIRLING - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 21 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

**+3.0%**

Current Median Price: \$1,120,000  
Current Median Rent: \$650

Based on 13 recorded House sales and 21 House rentals compared over the last 12 months


## Number of Rentals

**21**

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

**10 Lochee Place**



**\$830 per week**

751 m<sup>2</sup> 5 2 2

Jul 2024 7 Days

DLACRENTAL