

# Suburb flyover report

MCKELLAR (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## MCKELLAR - Suburb Map



Prepared on 01/04/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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MCKELLAR - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2007 | 29      | \$ 520,000   | 0.0 %   | \$ 220,000 | \$ 800,000   |
| 2008 | 28      | \$ 507,500   | -2.4 %  | \$ 365,000 | \$ 727,500   |
| 2009 | 28      | \$ 530,000   | 4.4 %   | \$ 405,000 | \$ 790,000   |
| 2010 | 29      | \$ 648,000   | 22.3 %  | \$ 470,000 | \$ 995,000   |
| 2011 | 24      | \$ 603,750   | -6.8 %  | \$ 275,000 | \$ 935,000   |
| 2012 | 20      | \$ 620,000   | 2.7 %   | \$ 375,000 | \$ 980,000   |
| 2013 | 20      | \$ 637,500   | 2.8 %   | \$ 375,000 | \$ 852,000   |
| 2014 | 26      | \$ 610,000   | -4.3 %  | \$ 410,000 | \$ 1,050,000 |
| 2015 | 33      | \$ 691,000   | 13.3 %  | \$ 106,250 | \$ 1,210,000 |
| 2016 | 26      | \$ 641,500   | -7.2 %  | \$ 406,000 | \$ 968,500   |
| 2017 | 34      | \$ 800,000   | 24.7 %  | \$ 186,667 | \$ 1,000,000 |
| 2018 | 23      | \$ 716,000   | -10.5 % | \$ 450,000 | \$ 1,050,000 |
| 2019 | 24      | \$ 782,500   | 9.3 %   | \$ 211,667 | \$ 1,001,000 |
| 2020 | 26      | \$ 805,000   | 2.9 %   | \$ 550,000 | \$ 1,280,000 |
| 2021 | 44      | \$ 970,000   | 20.5 %  | \$ 350,000 | \$ 7,000,000 |
| 2022 | 36      | \$ 1,110,000 | 14.4 %  | \$ 200,000 | \$ 1,545,000 |
| 2023 | 26      | \$ 1,057,500 | -4.7 %  | \$ 815,000 | \$ 2,200,000 |
| 2024 | 22      | \$ 1,075,000 | 1.7 %   | \$ 720,000 | \$ 1,650,000 |
| 2025 | 1       | \$ 737,500   | -31.4 % | \$ 737,500 | \$ 737,500   |

Median Sale Price

\$1m

Based on 18 recorded House sales within the last 12 months (Apr '24 - Mar '25)

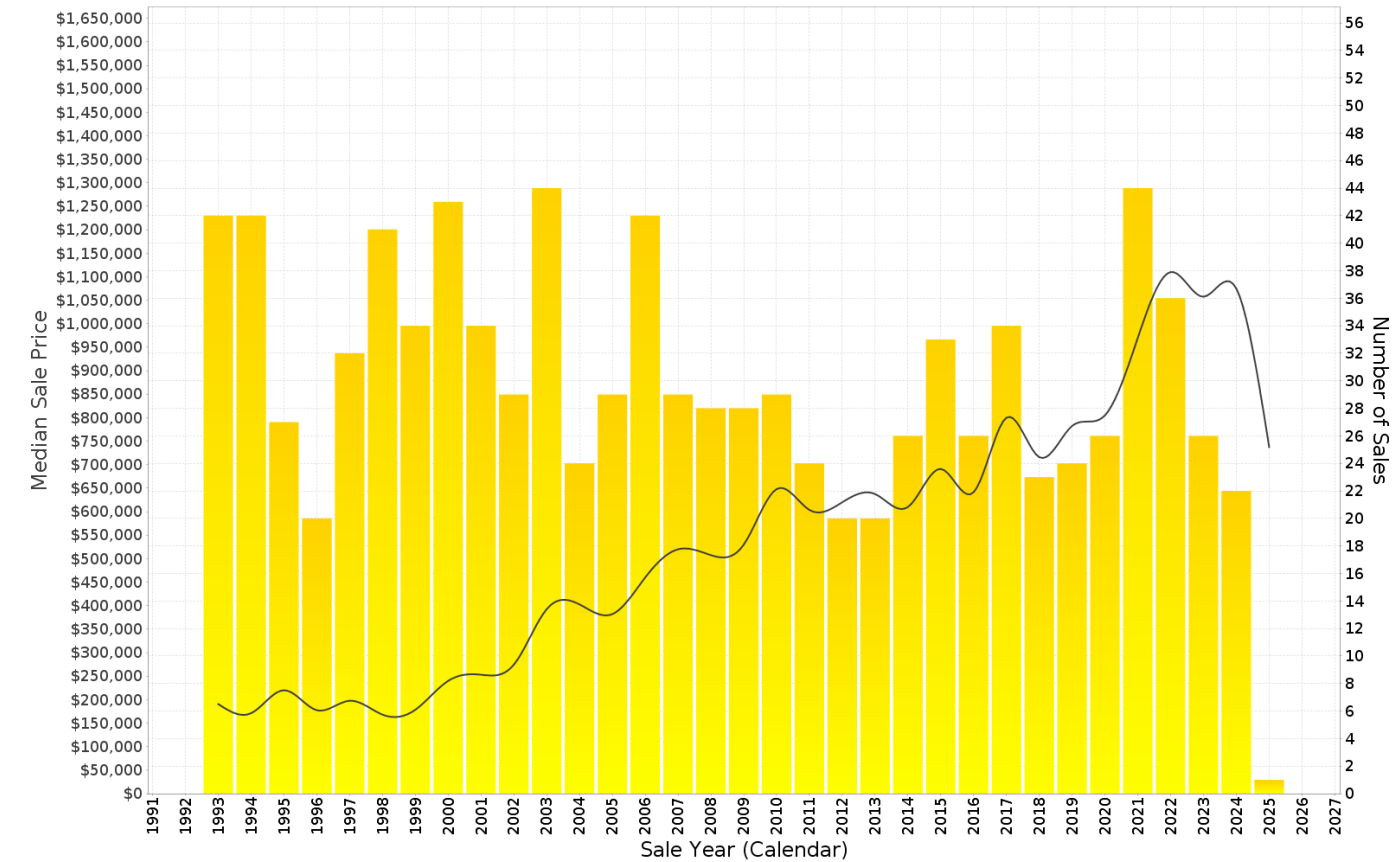
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

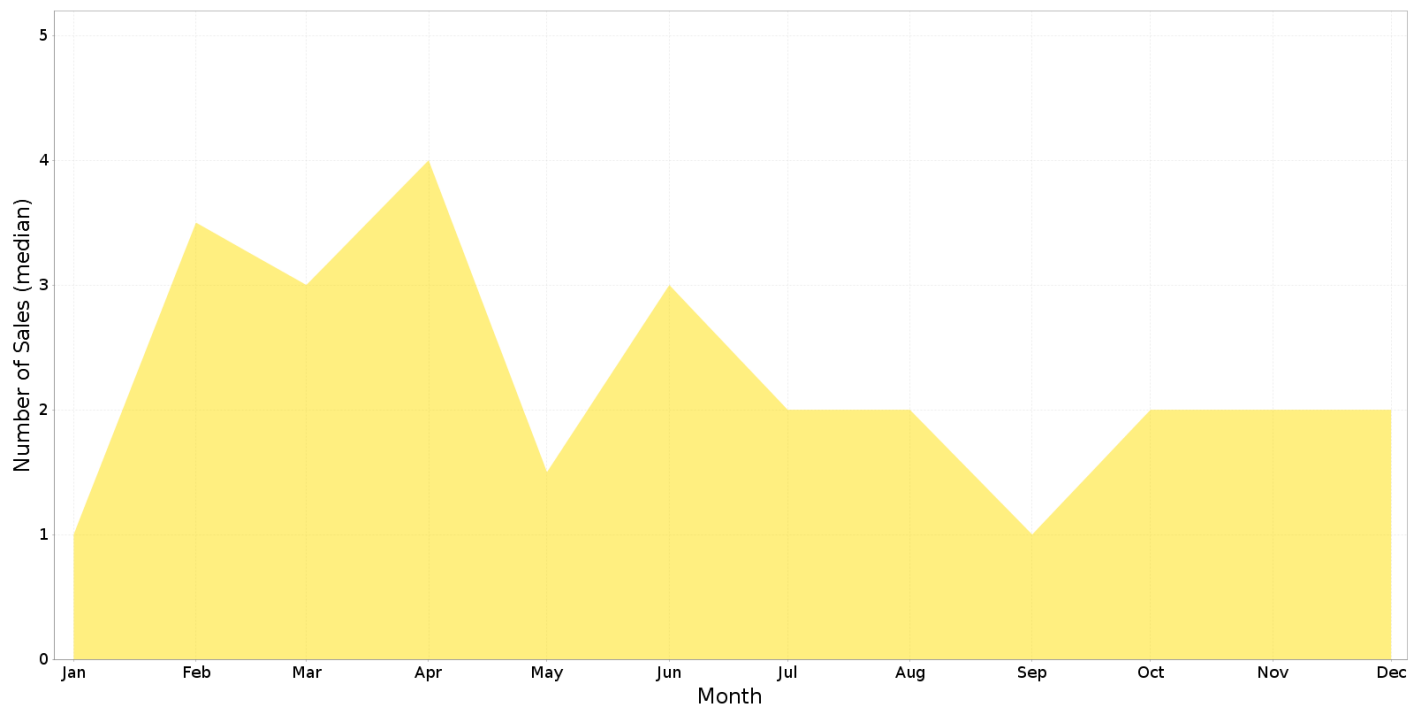
-5.6%

Current Median Price: \$1,005,000  
Previous Median Price: \$1,065,000

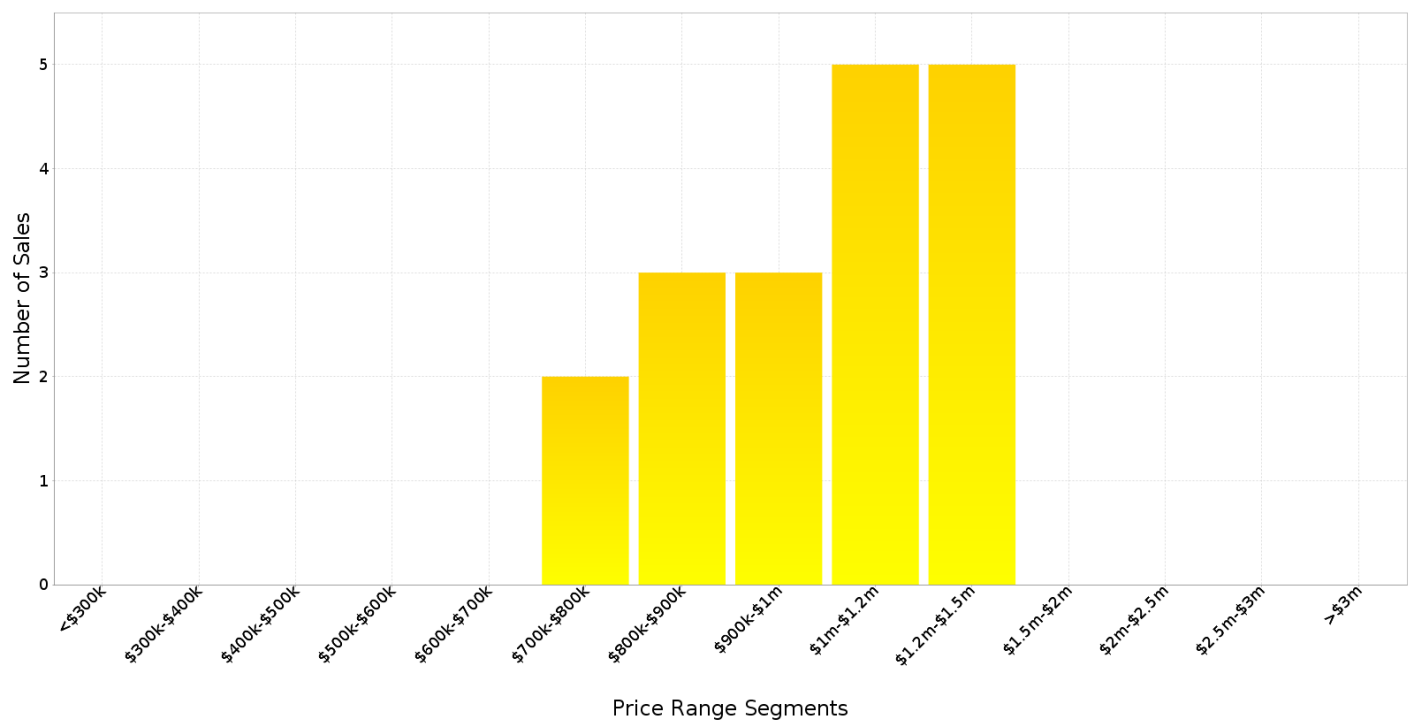
Based on 40 recorded House sales compared over the last two rolling 12 month periods



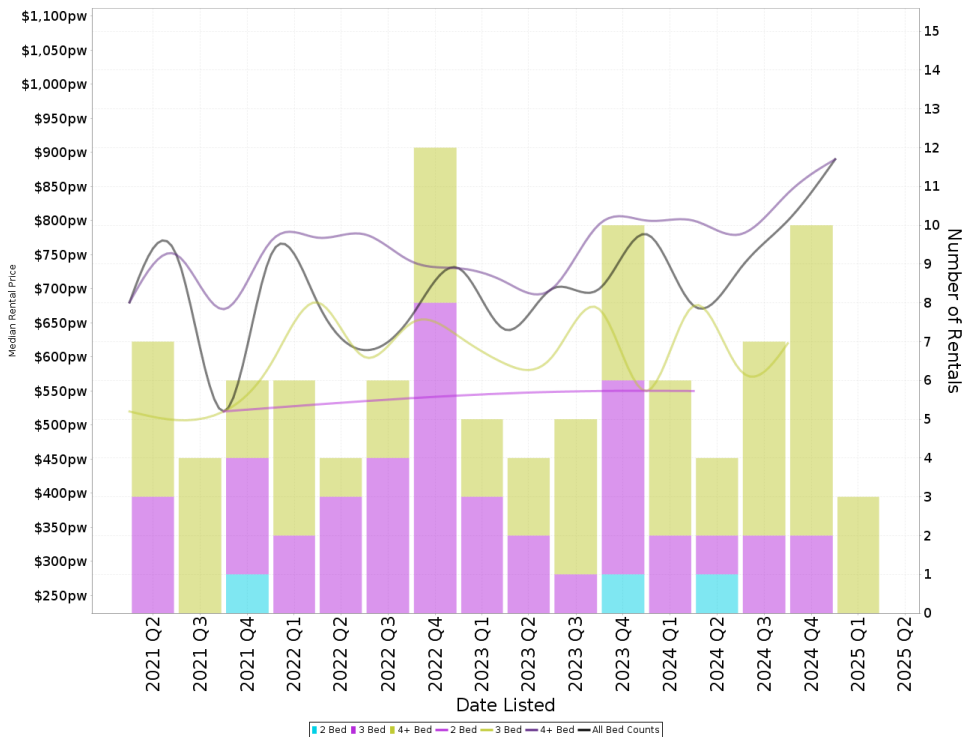
## MCKELLAR - Peak Selling Periods (3 years)



## MCKELLAR - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-5.6%**

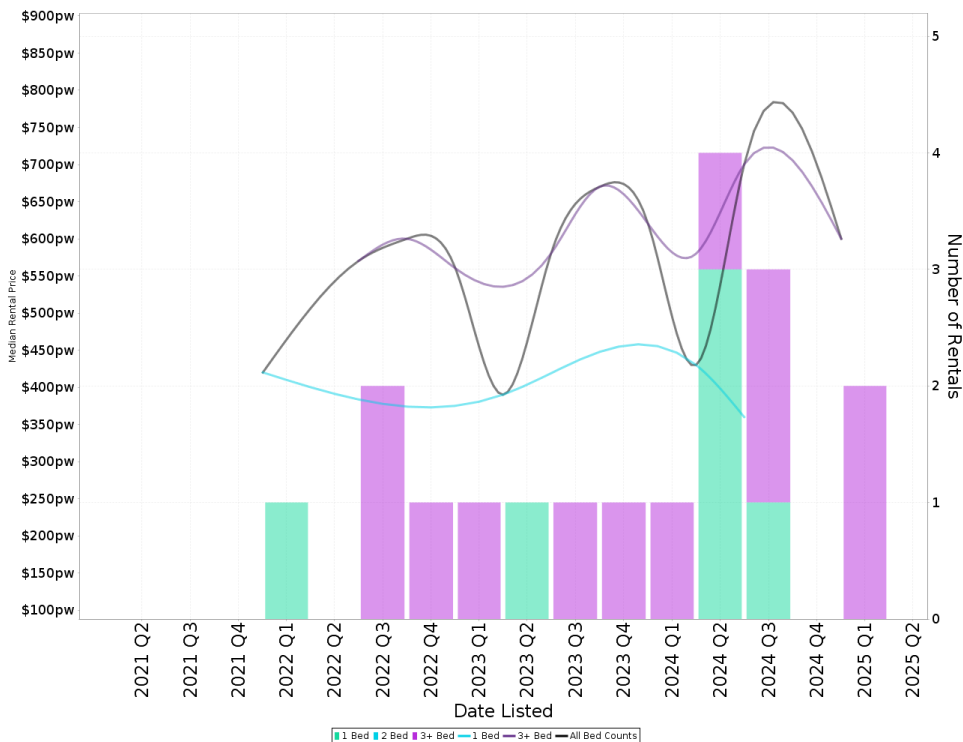
**Current Median Price: \$1,005,000**  
**Previous Median Price: \$1,065,000**  
 Based on 40 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

**Current Median Price: \$1,005,000**  
**Current Median Rent: \$780**  
 Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.5%**

**Current Median Price: \$710,000**  
**Previous Median Price: \$743,500**  
 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

**Current Median Price: \$710,000**  
**Current Median Rent: \$580**  
 Based on 9 registered Unit rentals compared over the last 12 months.

# MCKELLAR - Recently Sold Properties

Median Sale Price

**\$1m**

Based on 18 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

**-5.6%**

Current Median Price: \$1,005,000  
Previous Median Price: \$1,065,000

Based on 40 recorded House sales compared over the last two rolling 12 month periods

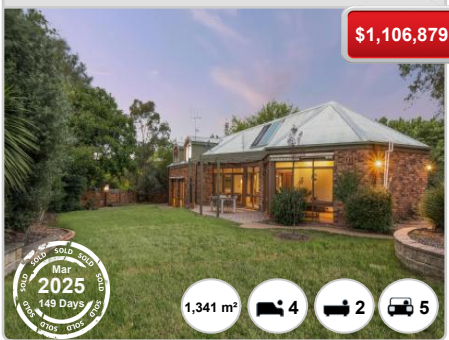
# Sold Properties

**18**

Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

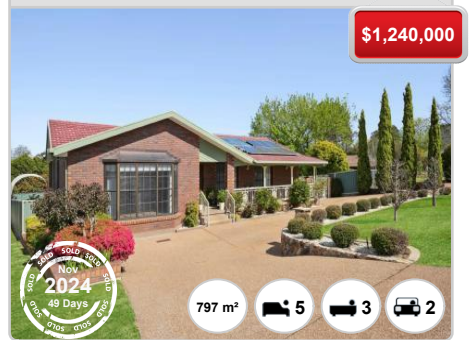
59 BURNS CCT



11 COCKERILL PL



26 SLESSOR CRES



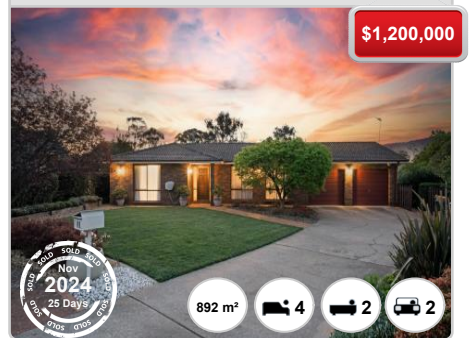
20 ROHAN RIVETT CRES



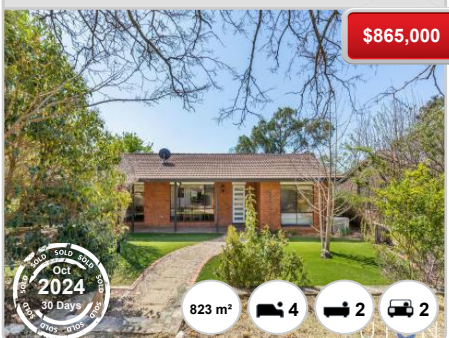
44 BURNS CCT



11 MONSON PL



12 SOWDEN ST



9 WALLEN PL





# MCKELLAR - Properties For Rent

Median Rental Price

\$780 /w

Based on 24 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

Rental Yield

+4.0%

Current Median Price: \$1,005,000  
Current Median Rent: \$780

Based on 18 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

45 Vagabond Crescent



\$750 per week

2025  
13 Days

706 m<sup>2</sup> 4 2 2

45 BURNS CIRCUIT



\$950 per week

2025  
19 Days

822 m<sup>2</sup> 6 3 2