

# Suburb flyover report

MONCRIEFF (HOUSE)

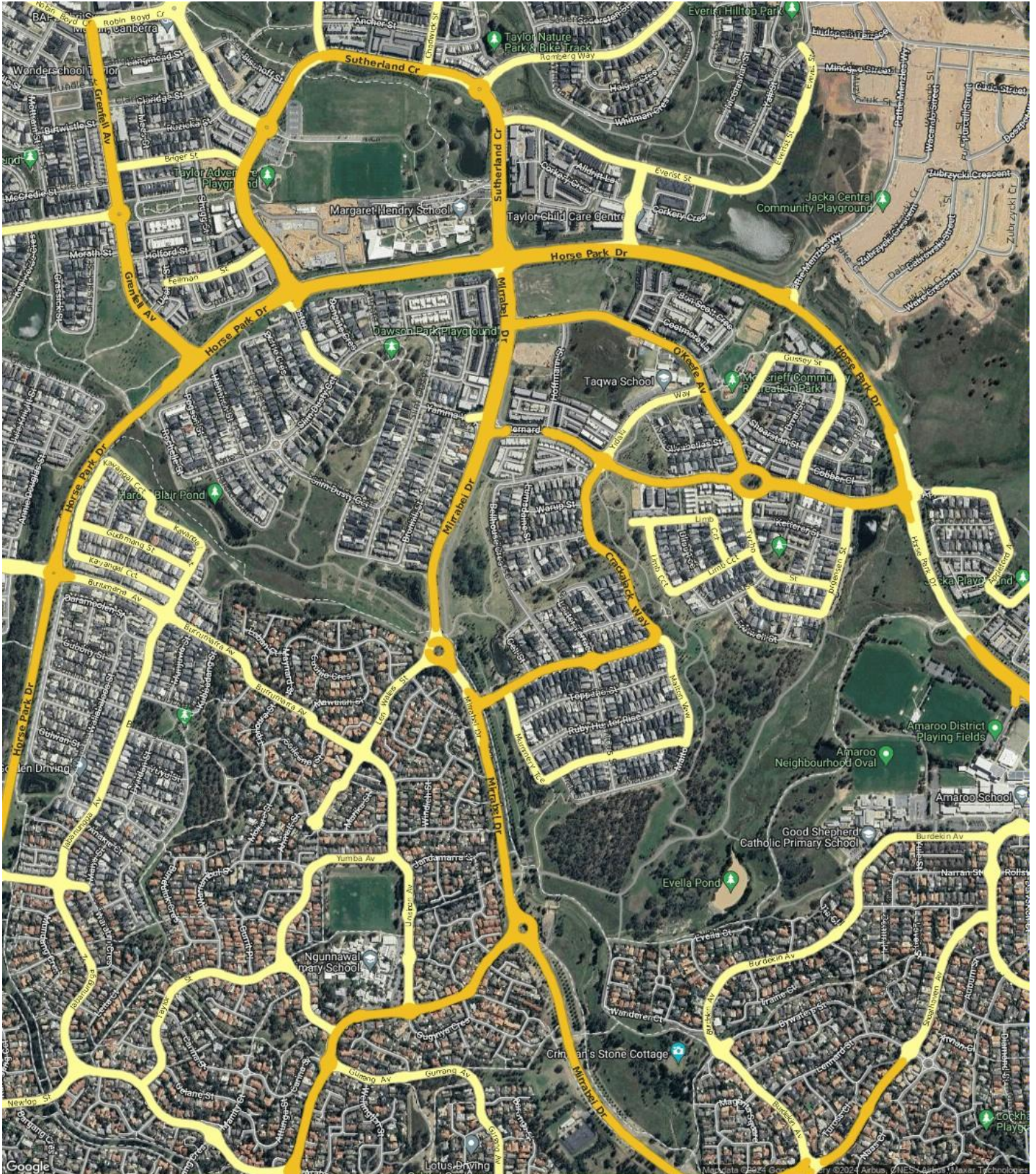
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# MONCRIEFF - 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 (pricefinder.com.au)

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# MONCRIEFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2014	1	\$ 217,000	0.0 %	\$ 217,000	\$ 217,000
2015	1	\$ 380,000	75.1 %	\$ 380,000	\$ 380,000
2016	70	\$ 382,000	0.5 %	\$ 250,000	\$ 1,524,000
2017	119	\$ 630,000	64.9 %	\$ 222,850	\$ 932,000
2018	64	\$ 752,500	19.4 %	\$ 233,000	\$ 935,000
2019	69	\$ 720,000	-4.3 %	\$ 305,000	\$ 1,010,000
2020	76	\$ 764,000	6.1 %	\$ 410,000	\$ 1,220,000
2021	82	\$ 899,500	17.7 %	\$ 300,000	\$ 1,580,000
2022	52	\$ 1,060,000	17.8 %	\$ 340,000	\$ 10,999,000
2023	53	\$ 1,070,000	0.9 %	\$ 455,000	\$ 1,850,000
2024	53	\$ 1,005,000	-6.1 %	\$ 658,000	\$ 1,600,000
2025	1	\$ 1,200,000	19.4 %	\$ 1,200,000	\$ 1,200,000

Median Sale Price

\$1.01m

Based on 45 recorded House sales within the last 12 months (Apr '24 - Mar '25)

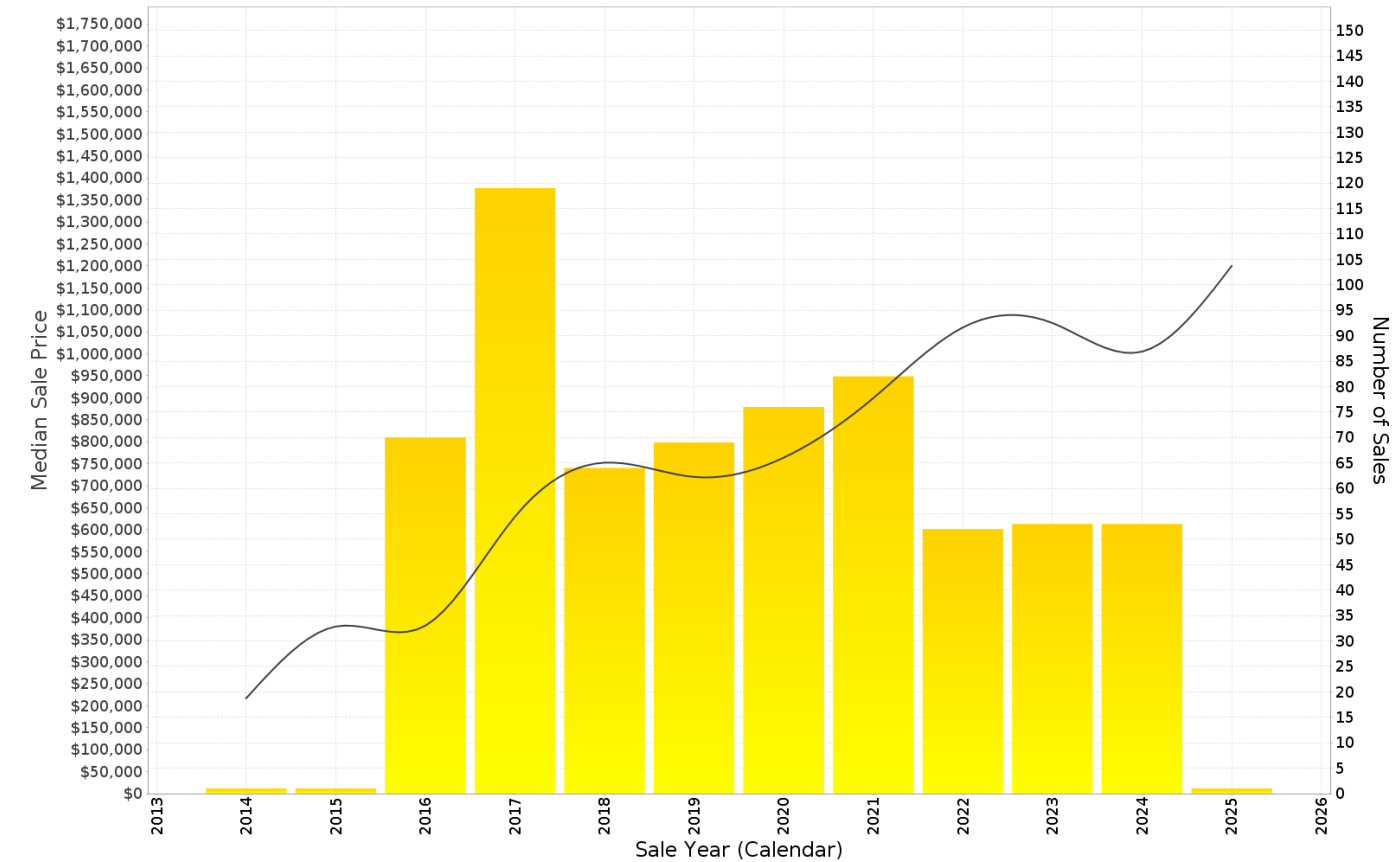
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

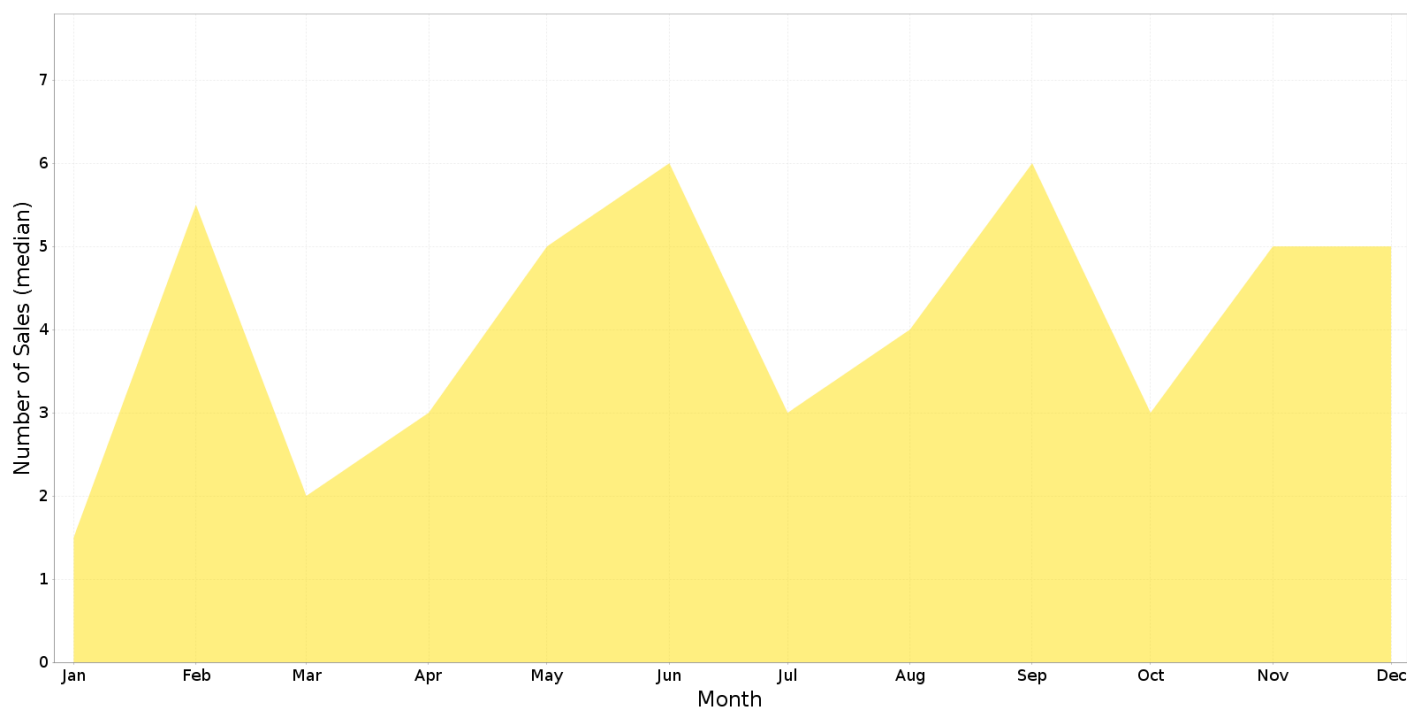
-1.9%

Current Median Price: \$1,010,000  
Previous Median Price: \$1,030,000

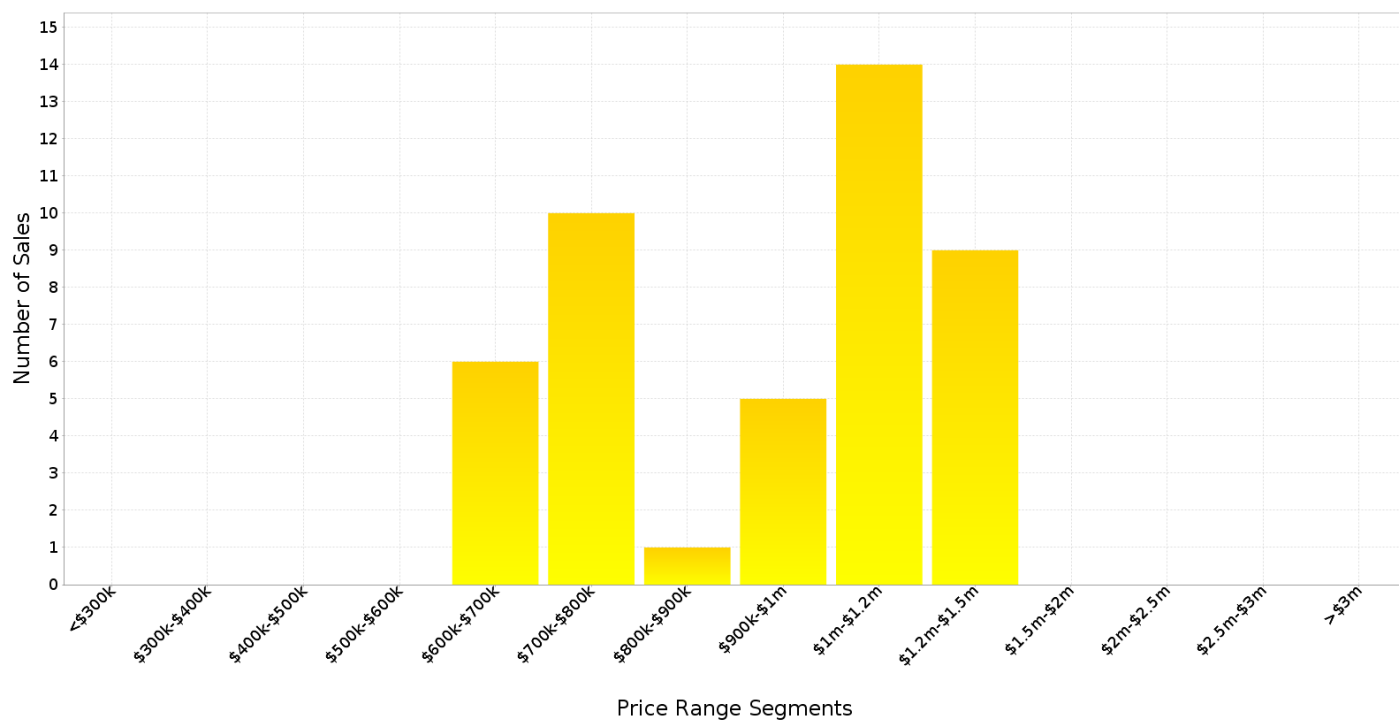
Based on 99 recorded House sales compared over the last two rolling 12 month periods



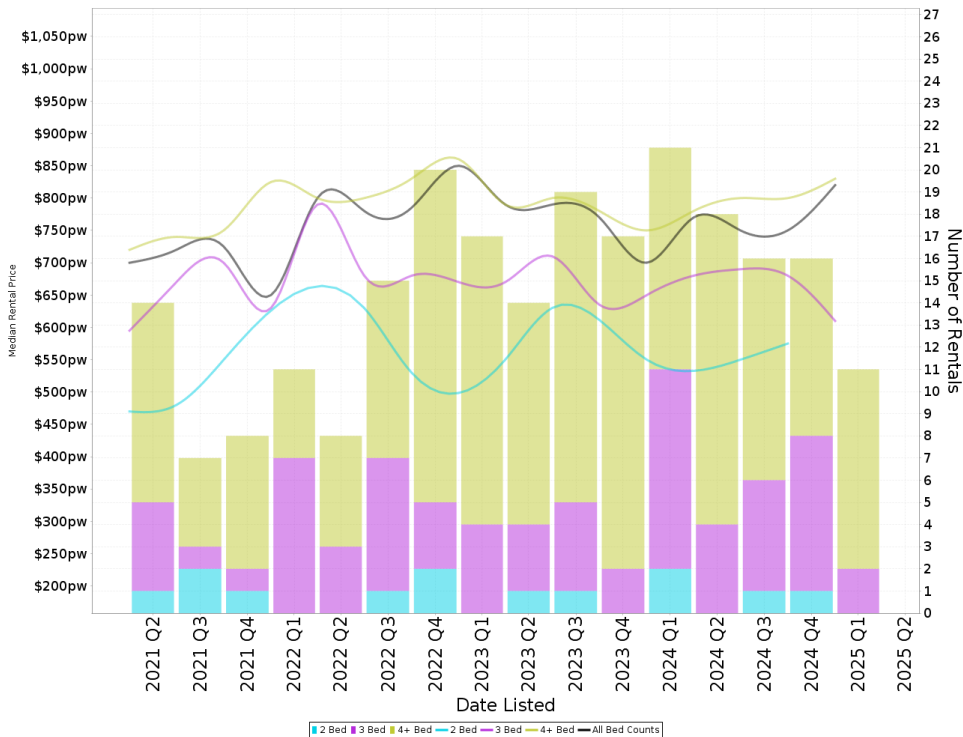
## MONCRIEFF - Peak Selling Periods (3 years)



## MONCRIEFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.9%**

Current Median Price: \$1,010,000  
Previous Median Price: \$1,030,000

Based on 99 registered House sales compared over the last two rolling 12 month periods.

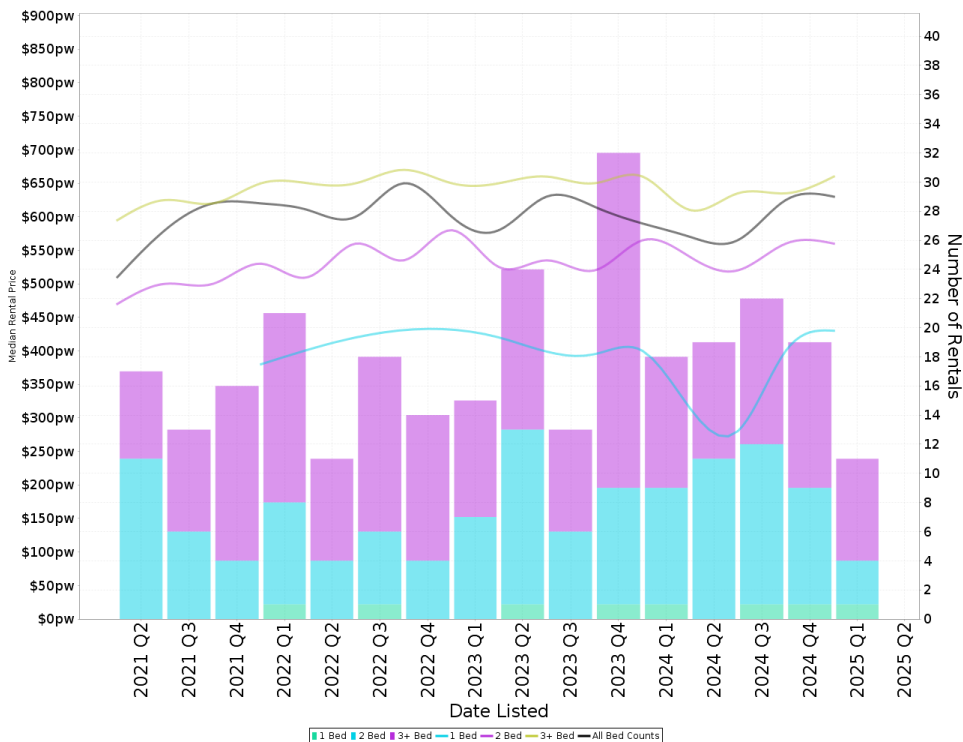
### Suburb Rental Yield

**+4.0%**

Current Median Price: \$1,010,000  
Current Median Rent: \$780

Based on 61 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.8%**

Current Median Price: \$665,000  
Previous Median Price: \$677,500

Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$665,000  
Current Median Rent: \$600

Based on 71 registered Unit rentals compared over the last 12 months.

# MONCRIEFF - Recently Sold Properties

Median Sale Price  
**\$1.01m**

Based on 45 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  
**-1.9%**

Current Median Price: \$1,010,000  
Previous Median Price: \$1,030,000

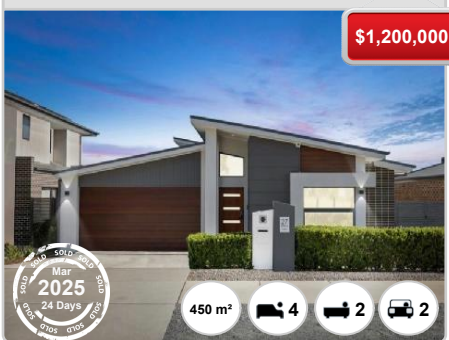
Based on 99 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**45**

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

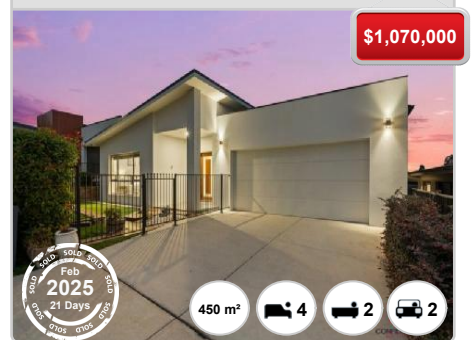
27 MALTON VIEW



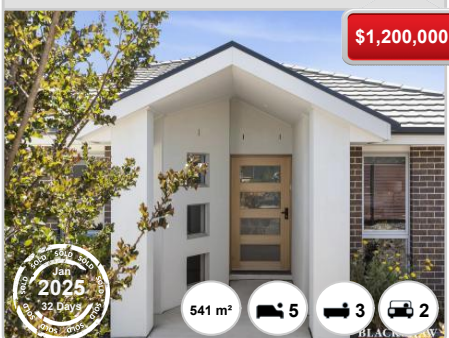
8 DORRIE CRES



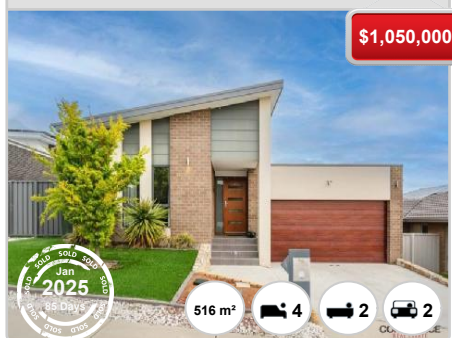
38 TOPPANO ST



4 AMICUS ST



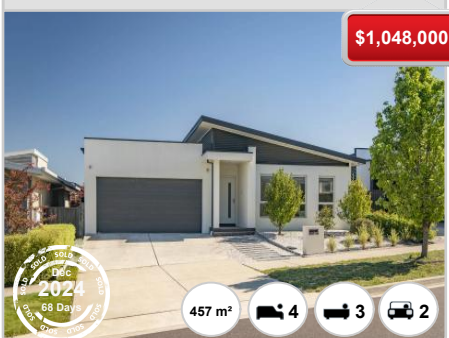
76 BELLHOUSE CRES



30 DORRIE CRES



7 RUBY HUNTER RISE



10 DENGATE CRES

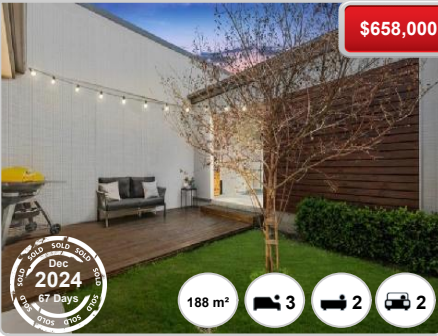


35 JORGENSEN ST

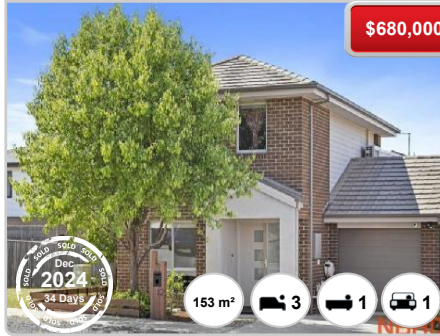




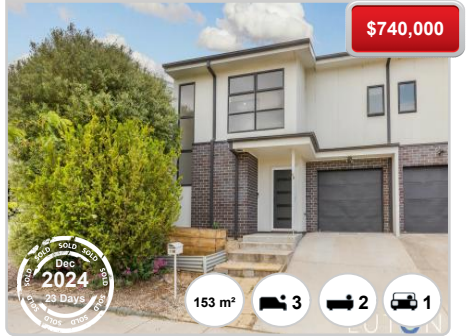
137 BERNARD HEINZE AVE



12 BEULAH CL



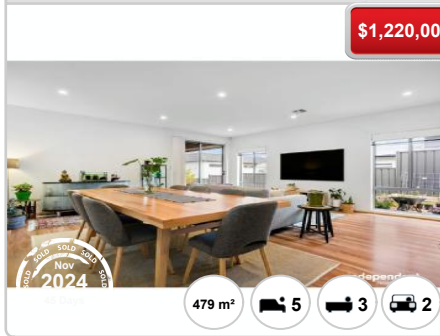
50 BRONHILL ST



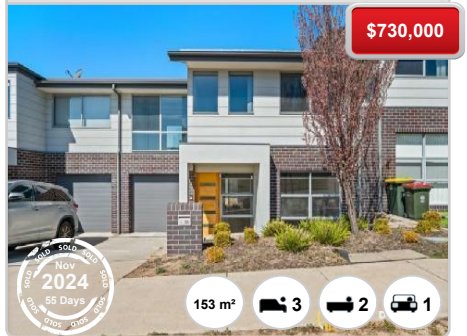
37 TOPPANO ST



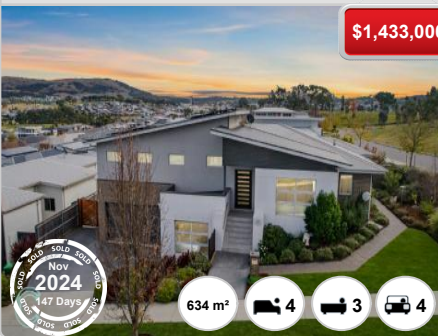
41 MALTON VIEW



32 POGSON ST



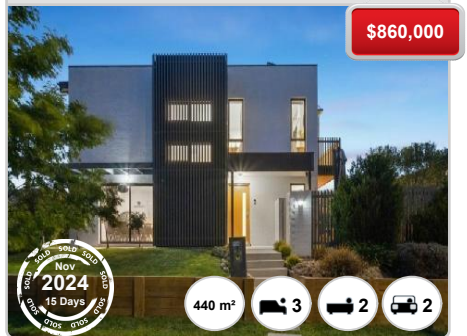
41 RUBY HUNTER RISE



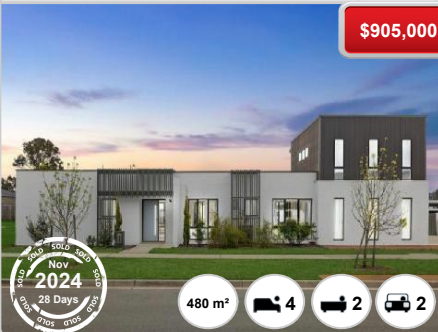
36 DARGIN CRES



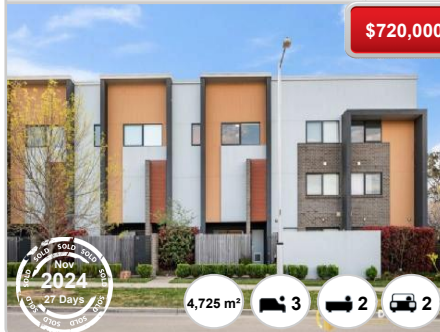
105 LIMB CCT



71 LIMB CCT



36 BON SCOTT CRES



121 BERNARD HEINZE AVE



# MONCRIEFF - Properties For Rent

## Median Rental Price

# \$780 /w

Based on 61 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: \$1,010,000  
Current Median Rent: \$780

Based on 45 recorded House sales and 61 House rentals compared over the last 12 months

## Number of Rentals

# 61

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

