

# Suburb flyover report

YARRALUMLA (HOUSE)

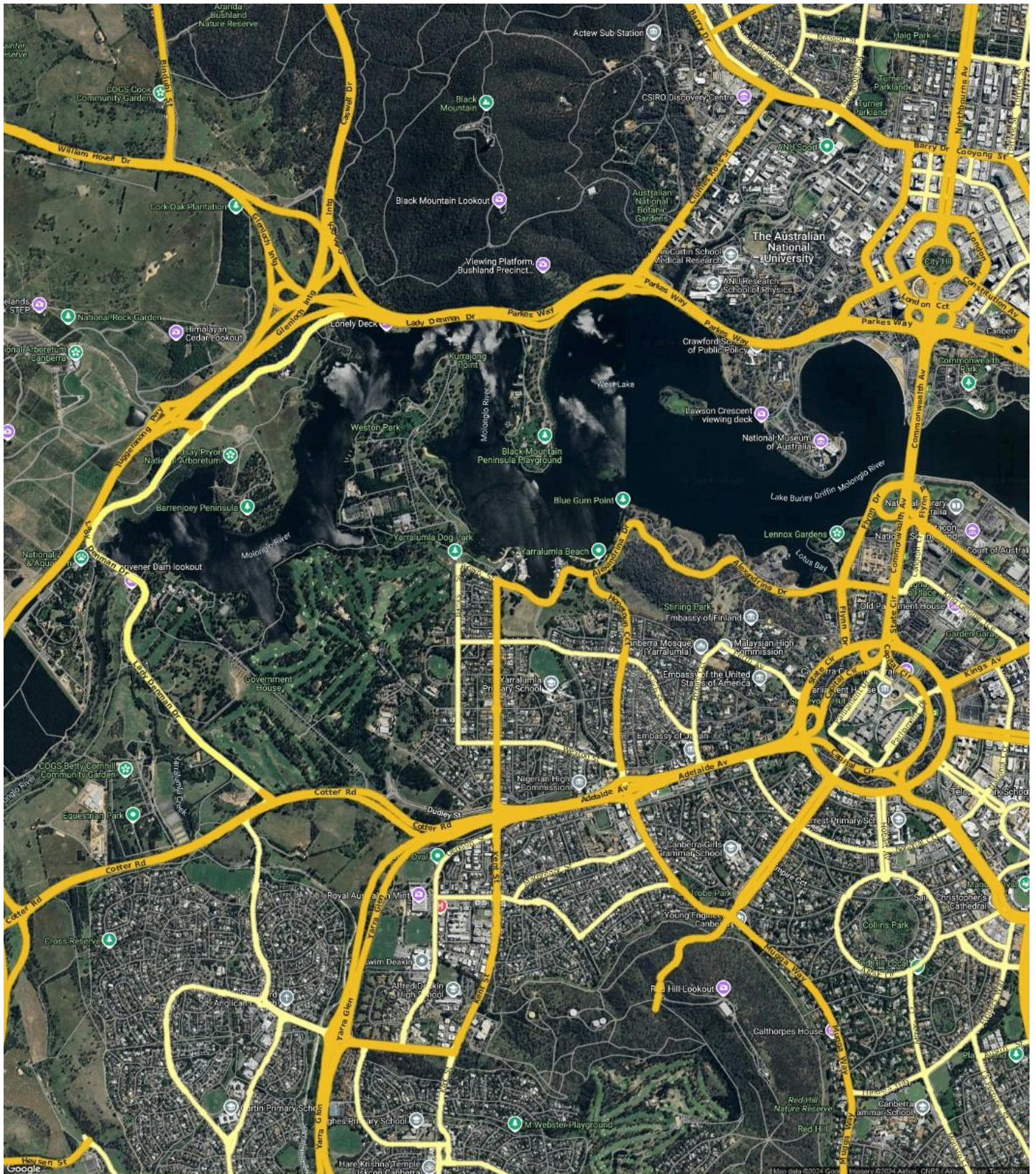
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# YARRALUMLA - 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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YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 897,500	0.0 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	44	\$ 2,407,500	6.5 %	\$ 1,500,000	\$ 6,400,000
2023	33	\$ 2,010,000	-16.5 %	\$ 1,100,000	\$ 5,800,000
2024	40	\$ 2,335,000	16.2 %	\$ 1,129,000	\$ 4,900,000
2025	1	\$ 2,000,000	-14.3 %	\$ 2,000,000	\$ 2,000,000

Median Sale Price

\$2.38m

Based on 32 recorded House sales within the last 12 months (Apr '24 - Mar '25)

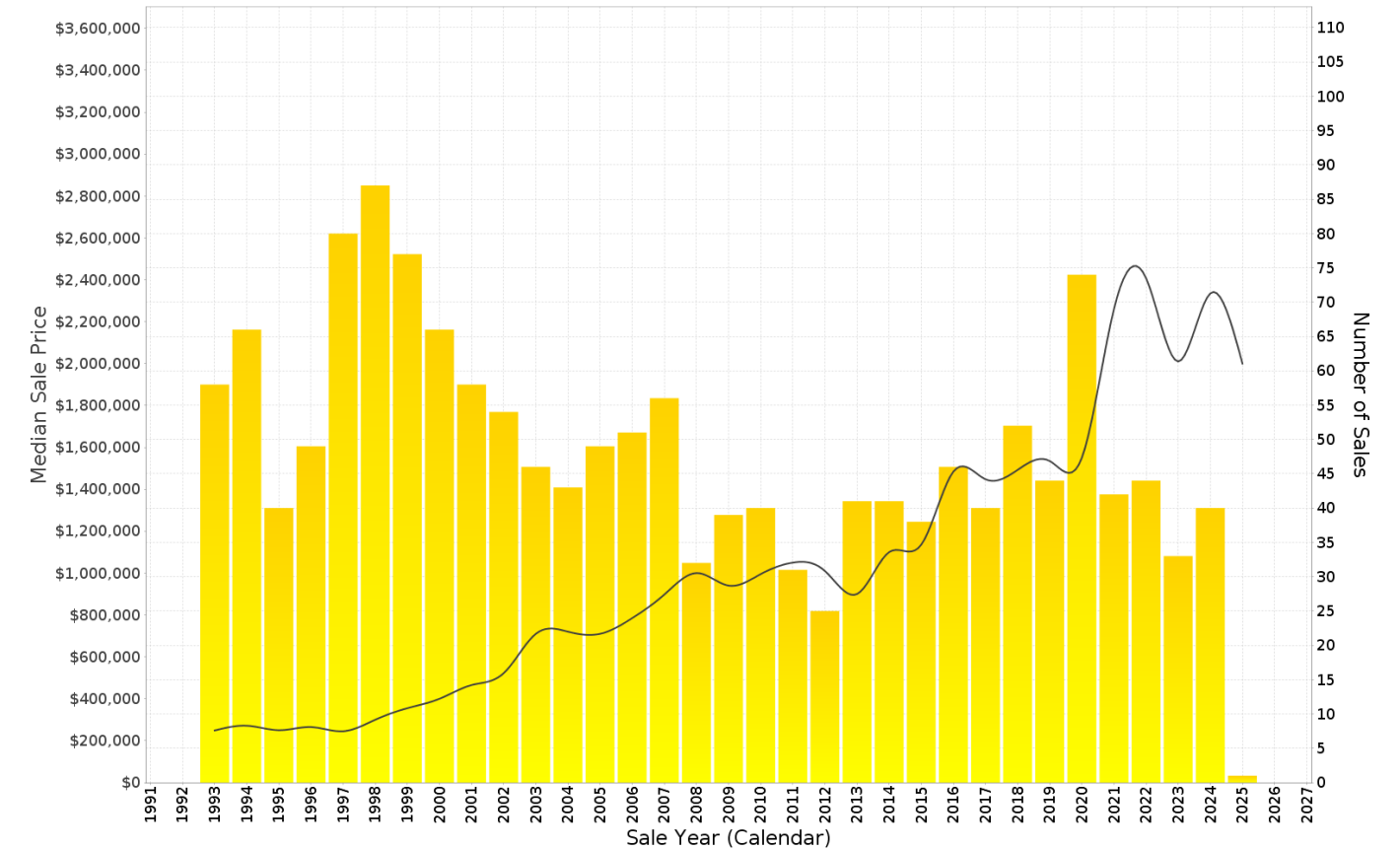
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

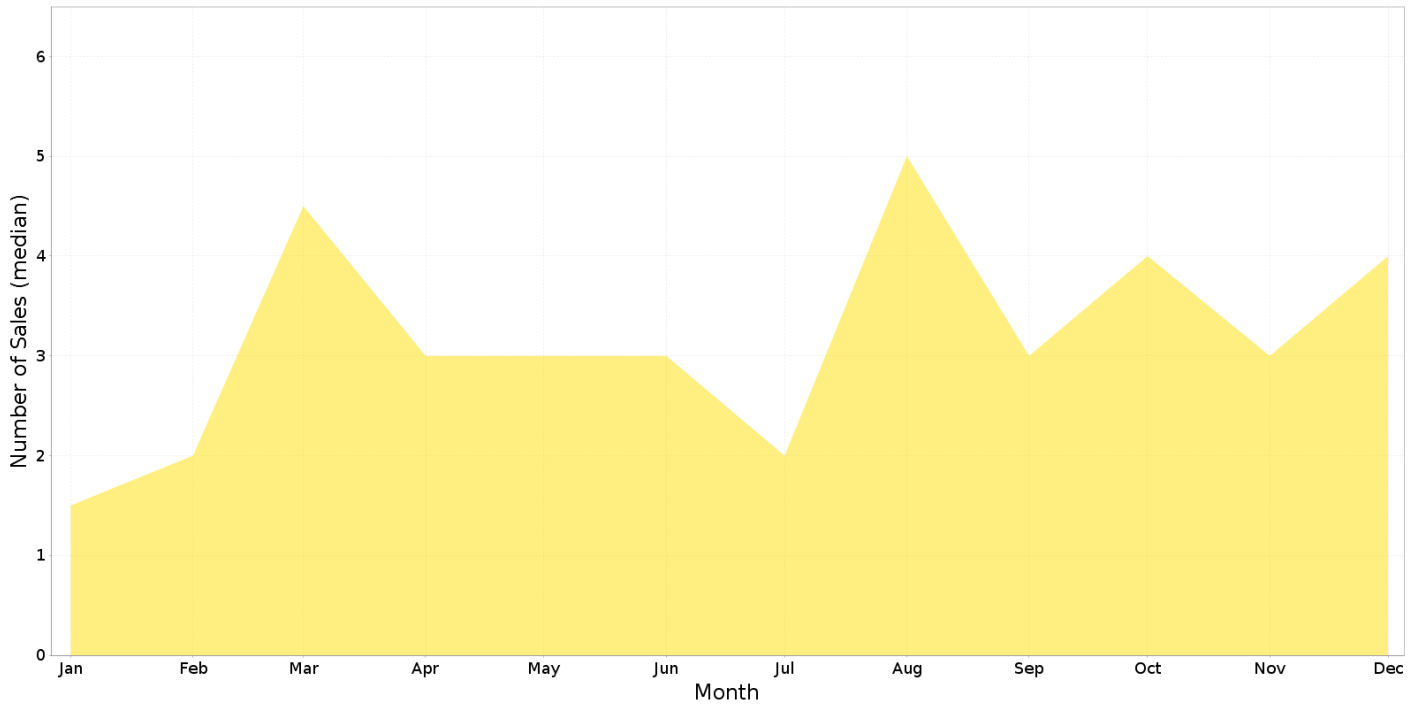
+17.3%

Current Median Price: \$2,375,000  
Previous Median Price: \$2,025,000

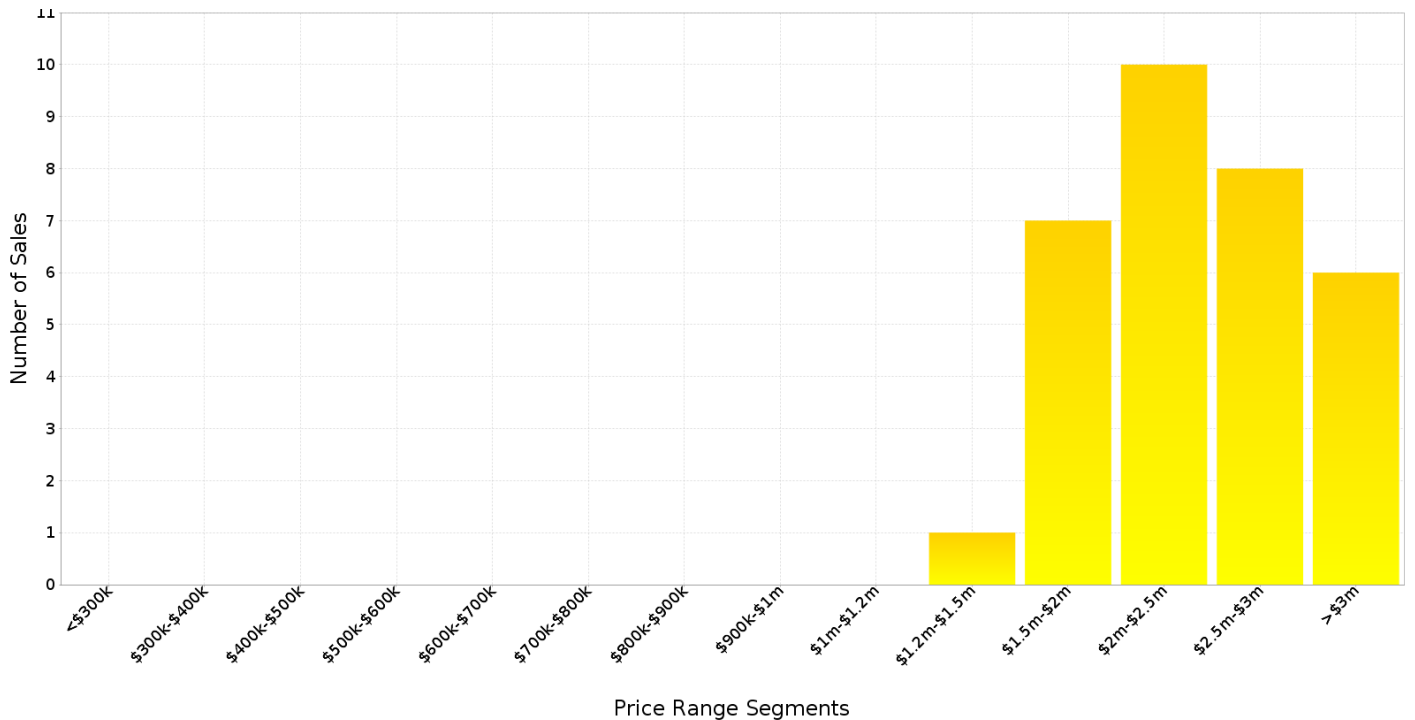
Based on 66 recorded House sales compared over the last two rolling 12 month periods



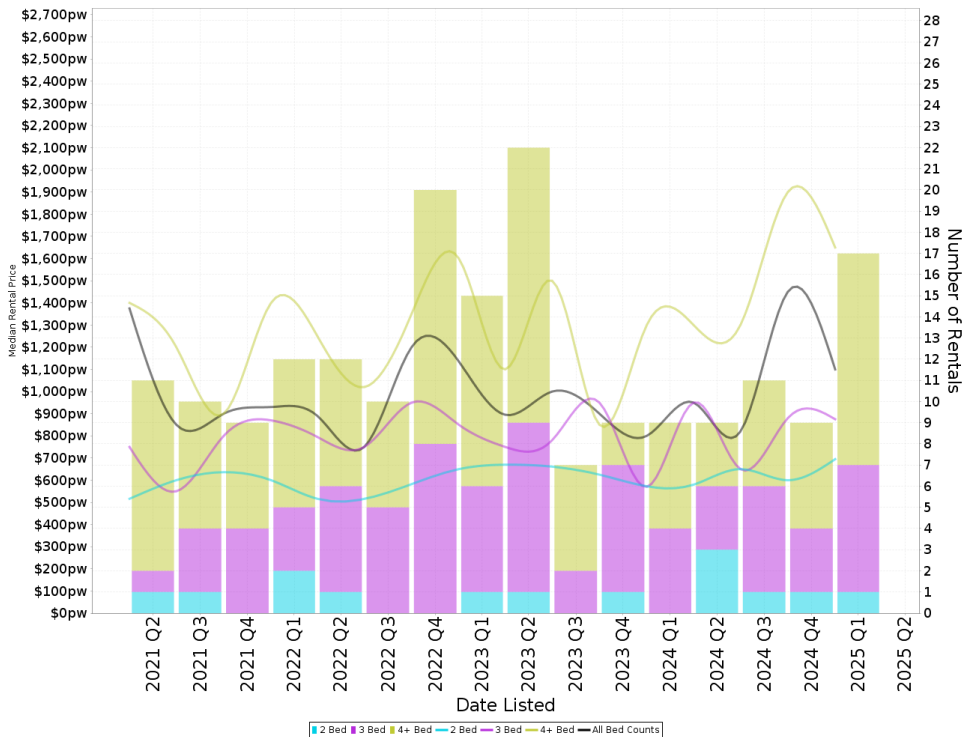
## YARRALUMLA - Peak Selling Periods (3 years)



## YARRALUMLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+17.3%**

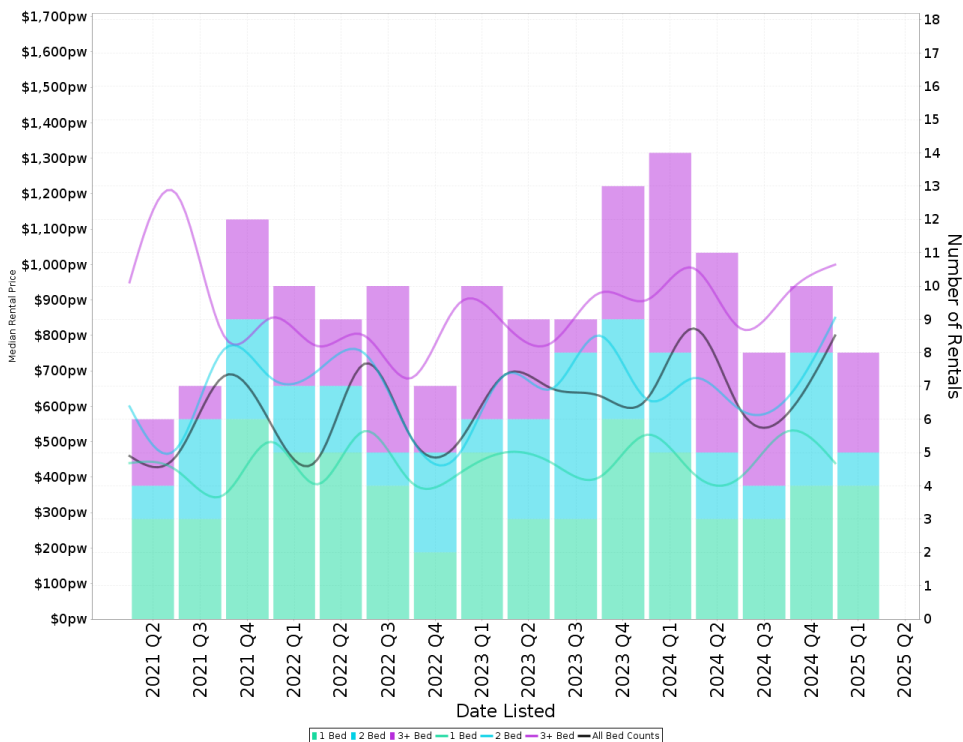
Current Median Price: \$2,375,000  
Previous Median Price: \$2,025,000  
Based on 66 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.2%**

Current Median Price: \$2,375,000  
Current Median Rent: \$990  
Based on 46 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-9.6%**

Current Median Price: \$940,000  
Previous Median Price: \$1,040,000  
Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$940,000  
Current Median Rent: \$750  
Based on 37 registered Unit rentals compared over the last 12 months.

# YARRALUMLA - Recently Sold Properties

Median Sale Price

**\$2.38m**

Based on 32 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

**+17.3%**

Current Median Price: \$2,375,000  
Previous Median Price: \$2,025,000

Based on 66 recorded House sales compared over the last two rolling 12 month periods

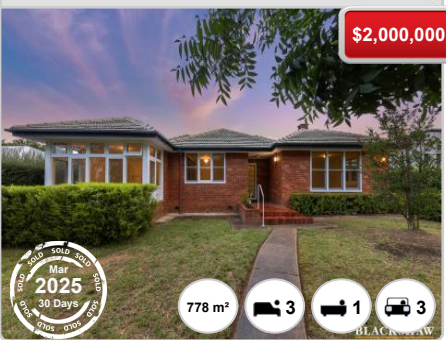
# Sold Properties

**32**

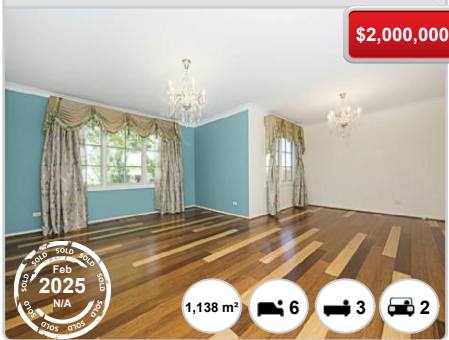
Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

5 DRUMMOND ROW



15 HAMPTON CCT



27 HUTCHINS ST



27A HUTCHINS ST



147 SCHLICH ST



76 SCHLICH ST



14 HUNTER ST



8 HAMILTON ROW



101 HOPETOUN CCT





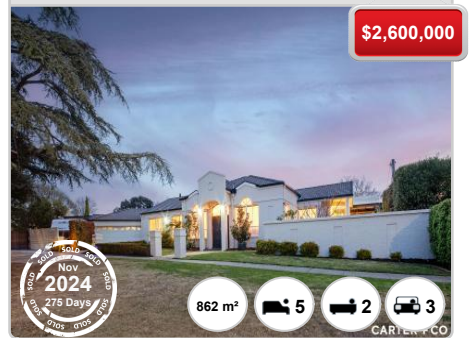
16 SCHOMBURGK ST



4 FRASER PL



27 NOVAR ST



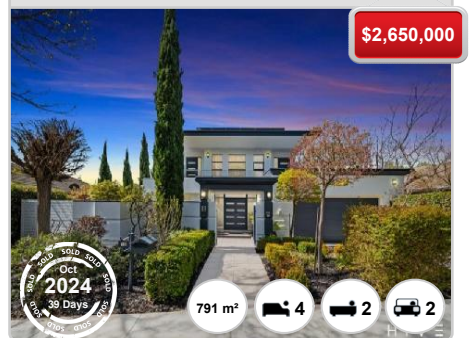
26 BENTHAM ST



5 BIDWILL CL



18 WELD ST



4 BAILEY PL



10 CABBAGE ST



37 TURNER PL





# YARRALUMLA - Properties For Rent

## Median Rental Price

# \$990 /w

Based on 46 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

# +2.2%

Current Median Price: \$2,375,000  
Current Median Rent: \$990

Based on 32 recorded House sales and 46 House rentals compared over the last 12 months

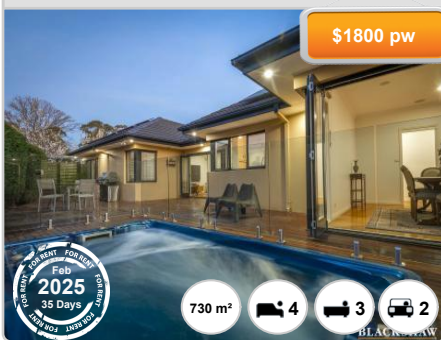
## Number of Rentals

# 46

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

### 30 Mueller Street



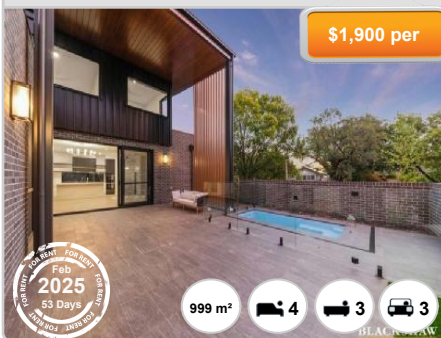
### 3 FRANCIS STREET



### 4 FRASER PLACE



### 1A HUNTER STREET



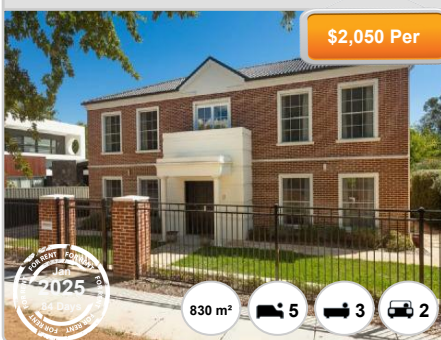
### 9 Francis Street



### 12 FRANCIS STREET



### 3 Francis Street



### 5 MUSGRAVE STREET

