

Suburb flyover report

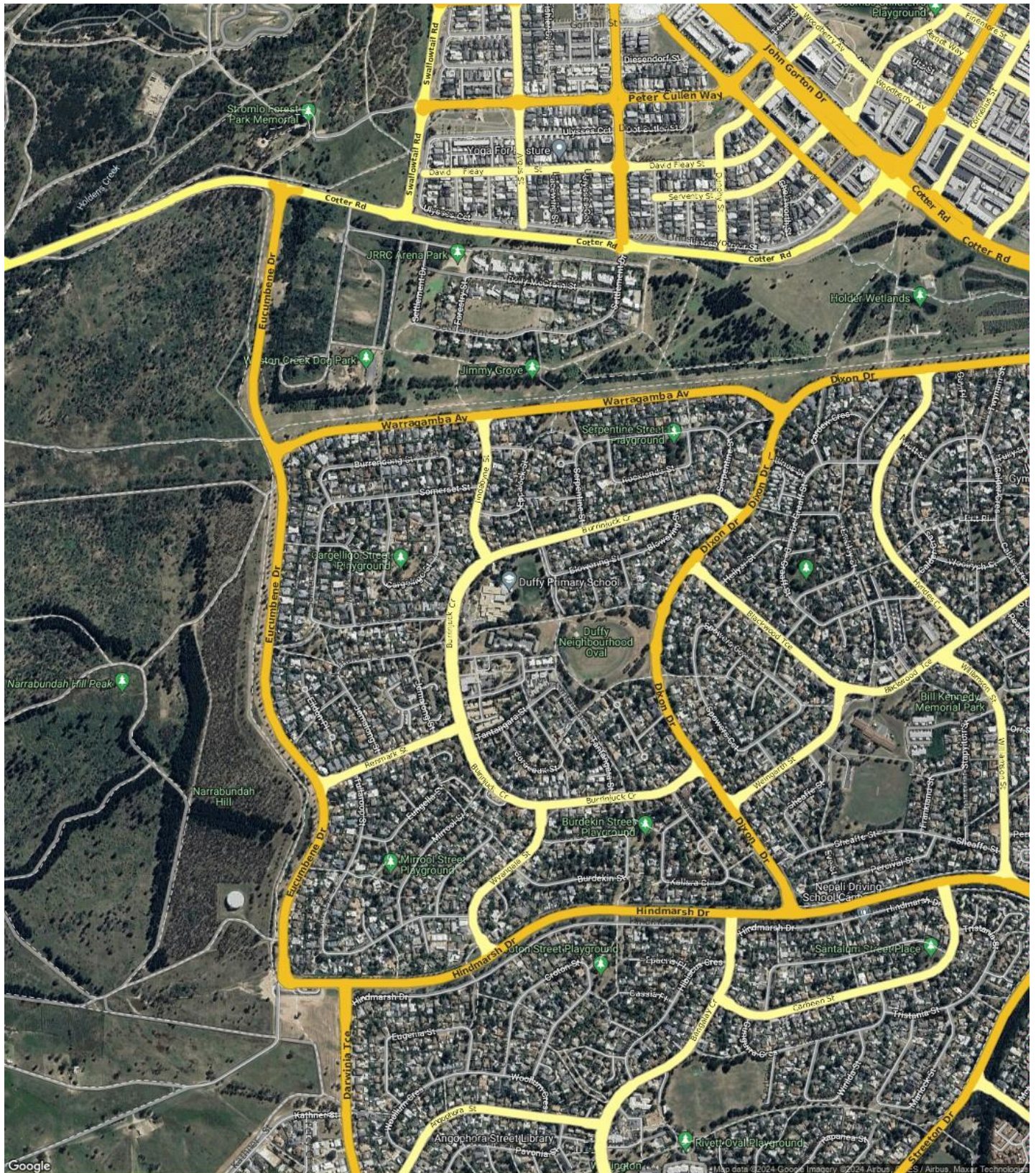
DUFFY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DUFFY - 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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DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	49	\$ 473,500	0.0 %	\$ 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	41	\$ 545,000	-0.9 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.7 %	\$ 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	40	\$ 982,500	1.3 %	\$ 805,000	\$ 2,300,000
2025	0				

Median Sale Price

\$1m

Based on 33 recorded House sales within the last 12 months (Apr '24 - Mar '25)

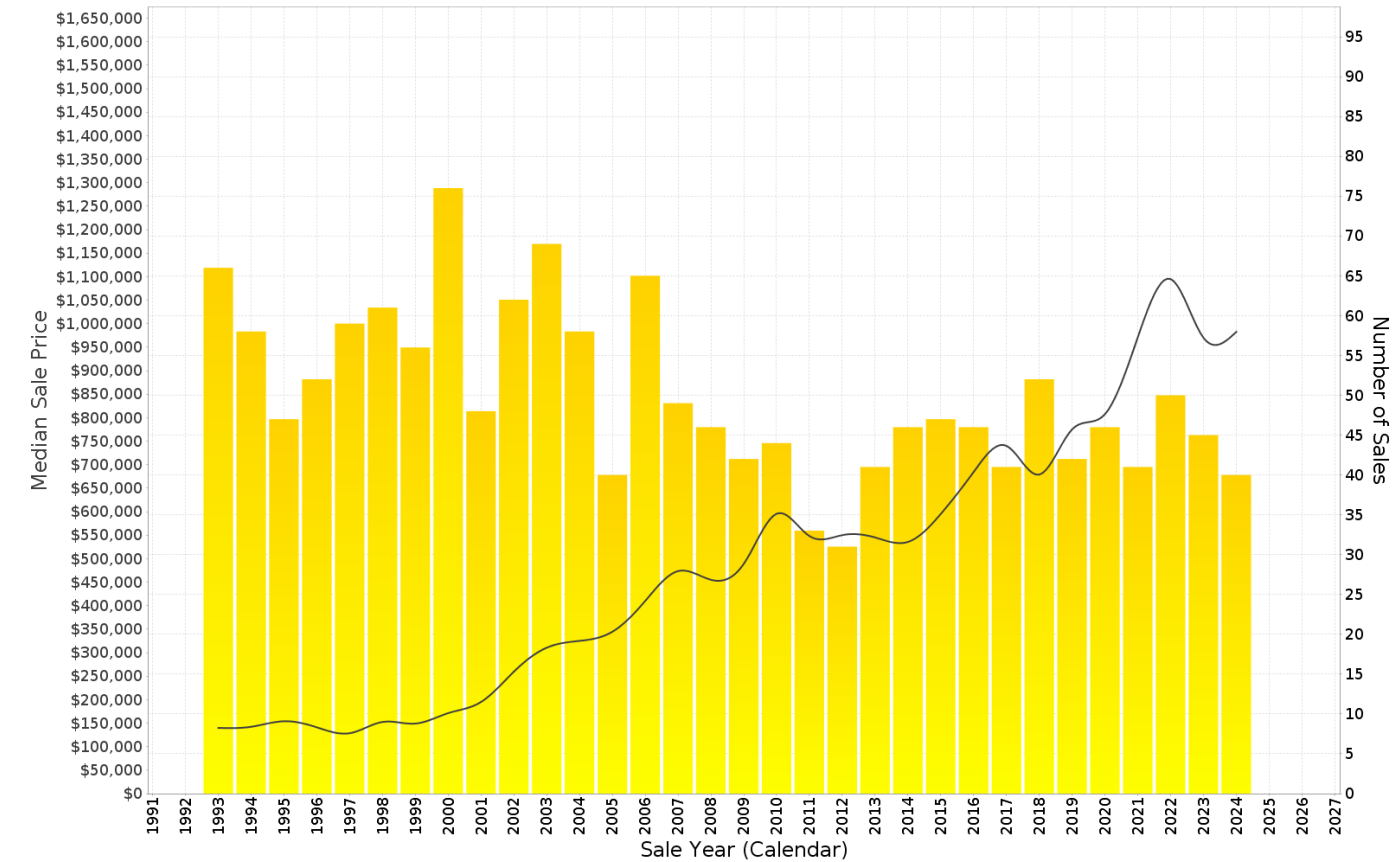
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

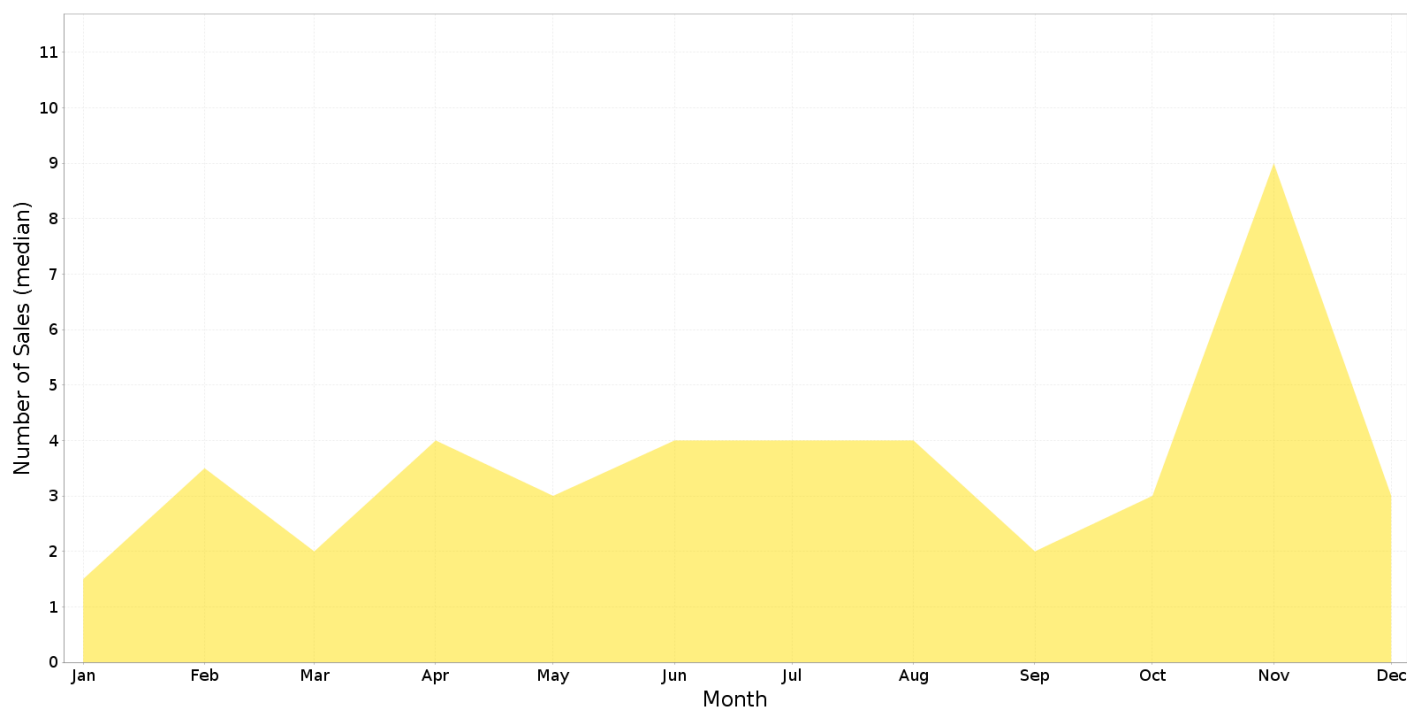
+3.1%

Current Median Price: \$1,000,000
Previous Median Price: \$970,000

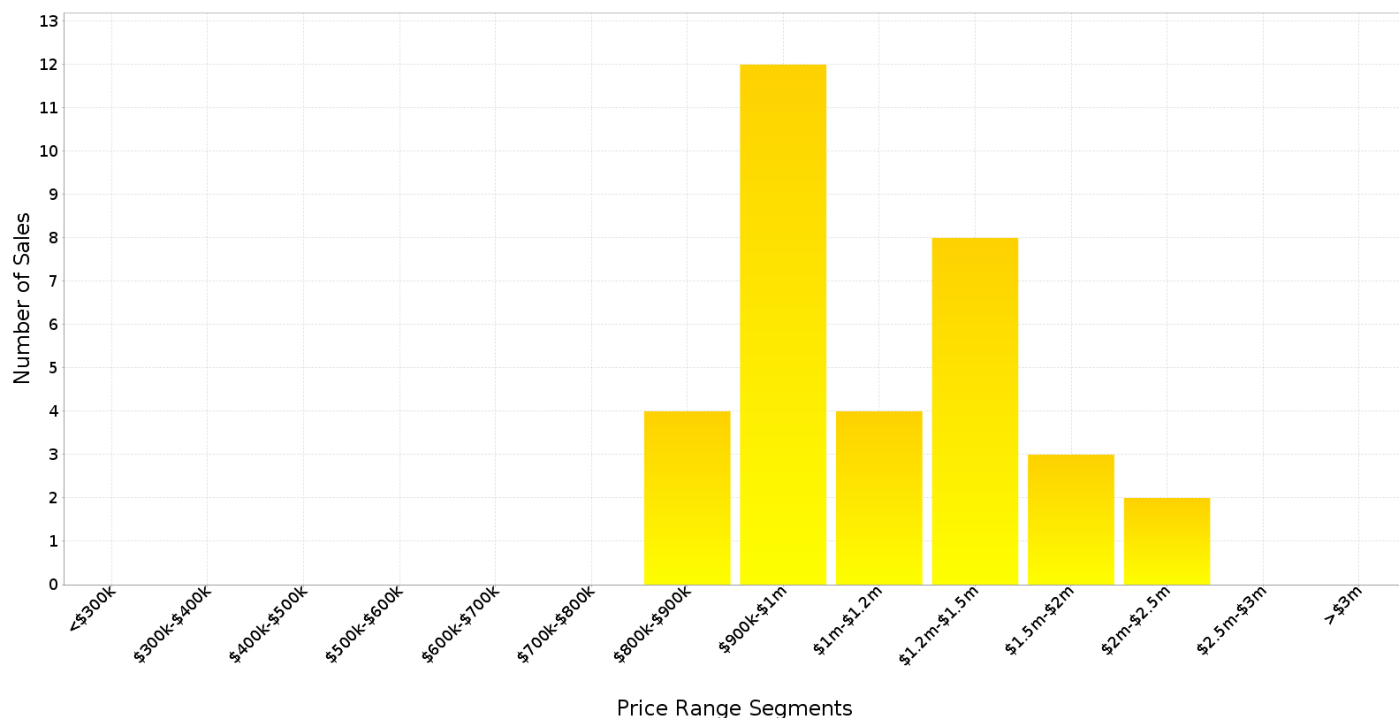
Based on 78 recorded House sales compared over the last two rolling 12 month periods



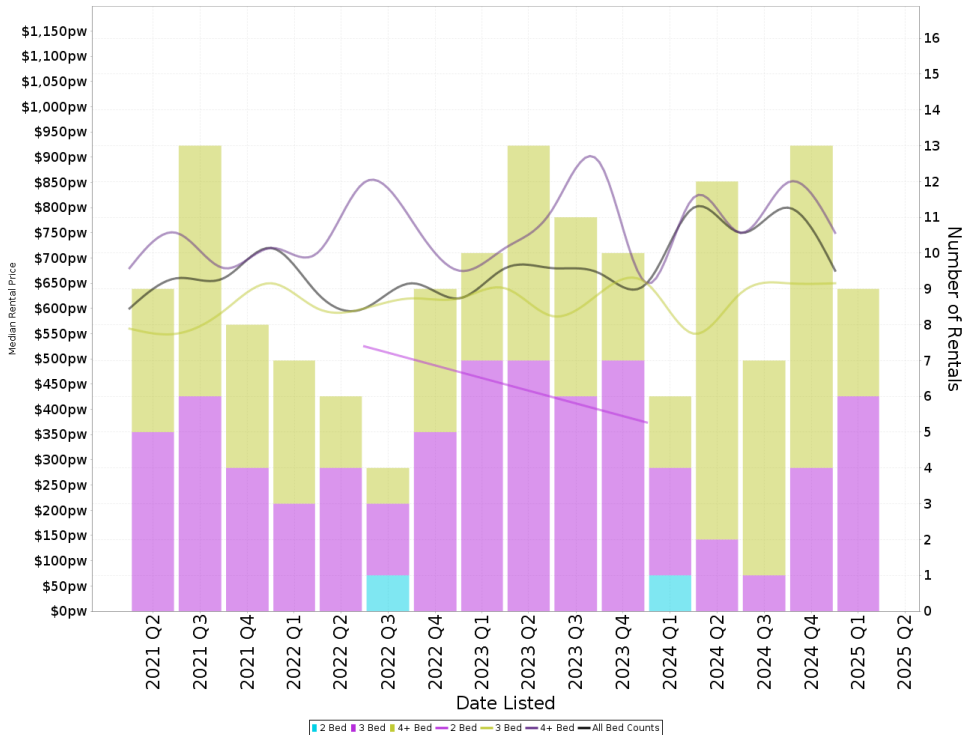
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.1%

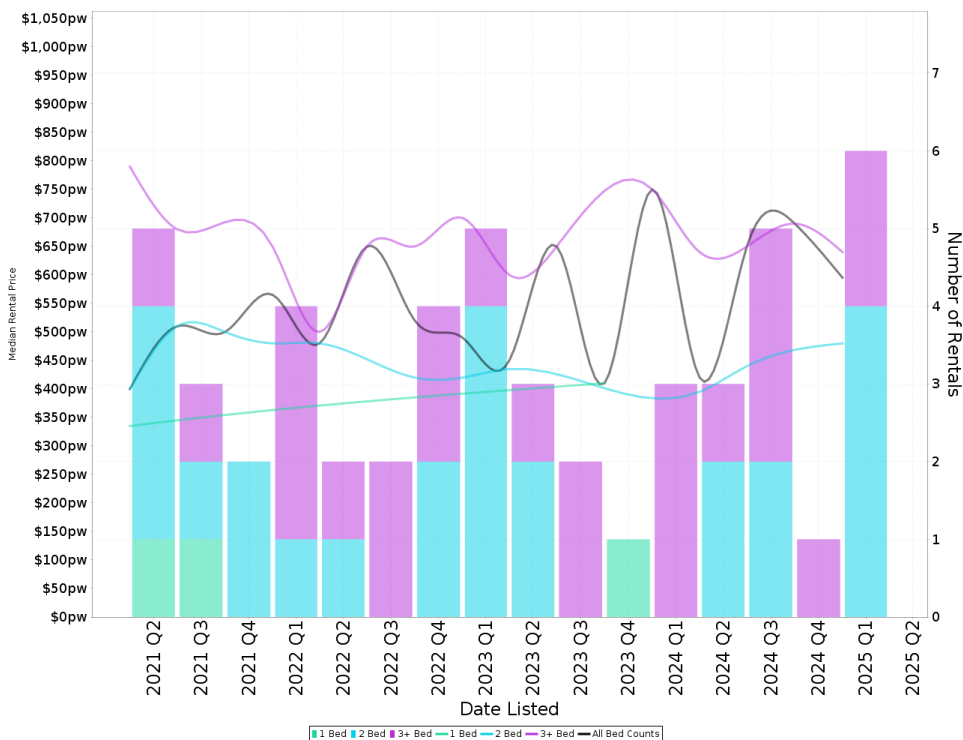
Current Median Price: \$1,000,000
Previous Median Price: \$970,000
 Based on 78 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$1,000,000
Current Median Rent: \$780
 Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-18.5%

Current Median Price: \$627,500
Previous Median Price: \$770,000
 Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$627,500
Current Median Rent: \$620
 Based on 15 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price

\$1m

Based on 33 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

+3.1%

Current Median Price: \$1,000,000
Previous Median Price: \$970,000

Based on 78 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

33

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

26 TULLAROOP ST



138 BURRINJUCK CRES



91 DIXON DR



58 BURRINJUCK CRES



46 BURRINJUCK CRES



17 BLOWRING ST



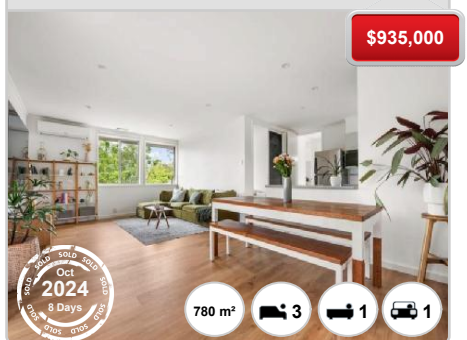
18 TANTANGARA ST



12 BURRINJUCK CRES



30 BURRENDONG ST



10 DOLLY MCGRATH ST

\$2,300,000

45.0m
54.9m
2471 m²
54.9m
45.0m

2024
23 Days

2,471 m² 4 2 3

53 CARGELLIGO ST

\$1,640,000

736 m² 5 3 2

2024
53 Days

14 MOOGERAH ST

\$1,045,000

705 m² 3 2 2

2024
23 Days

11 EPPALOCK ST

\$1,260,000

811 m² 4 2 2

2024
23 Days

8 ROCKLANDS ST

\$950,000

694 m² 4 2 2

2024
N/A

78 BURRINJUCK CRES

\$930,000

778 m² 5 2 1

2024
26 Days

157 BURRINJUCK CRES

\$823,000

889 m² 3 1 2

2024
24 Days