

Suburb flyover report

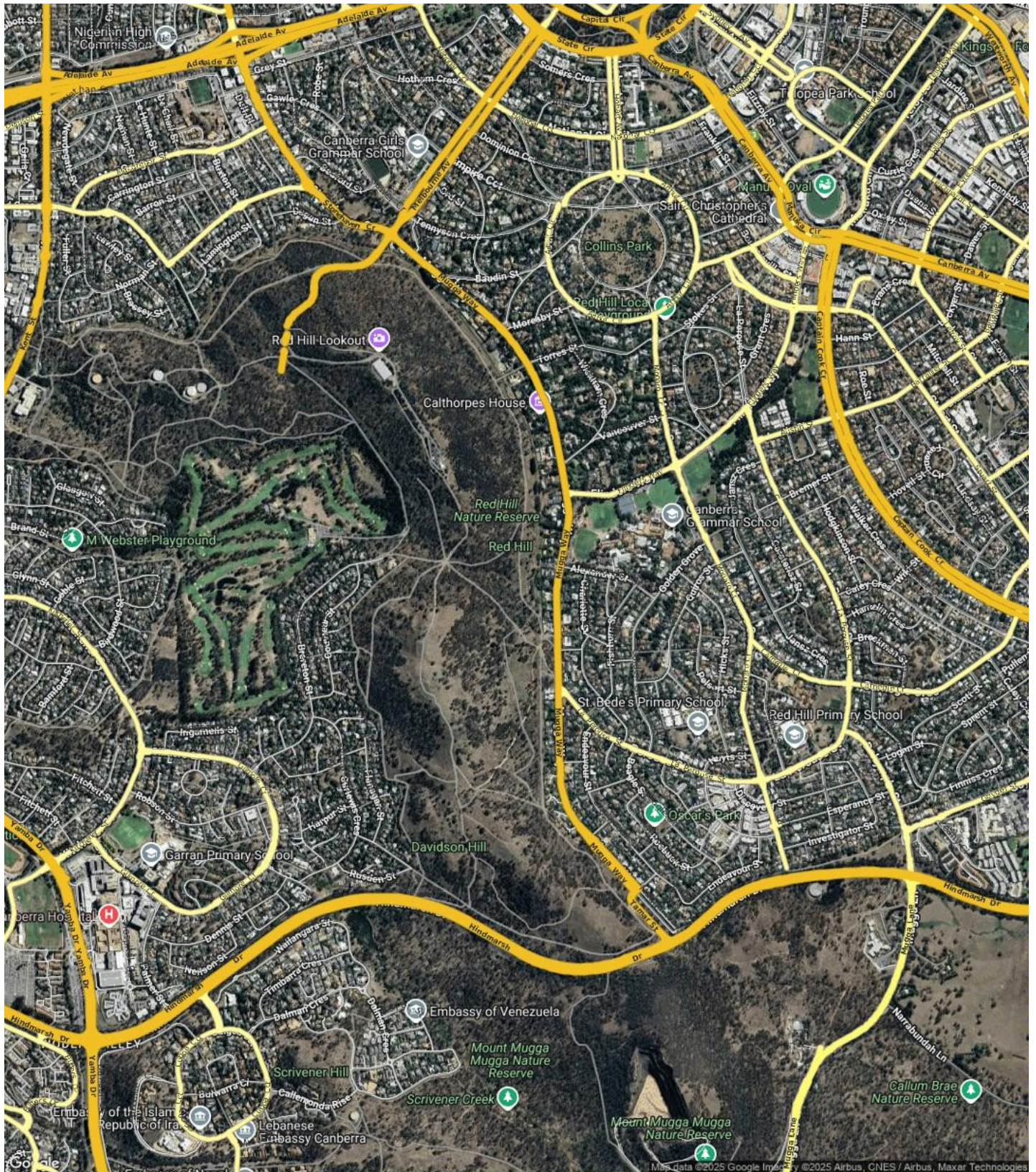
RED HILL (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



RED HILL - Suburb Map



Prepared on 03/06/2025 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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RED HILL - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|--------------|
| 2007 | 47 | \$ 970,000 | 0.0 % | \$ 600,000 | \$ 4,075,000 |
| 2008 | 32 | \$ 858,500 | -11.5 % | \$ 17,800 | \$ 3,500,000 |
| 2009 | 44 | \$ 917,500 | 6.9 % | \$ 540,000 | \$ 3,150,000 |
| 2010 | 36 | \$ 1,000,000 | 9.0 % | \$ 237,500 | \$ 4,090,030 |
| 2011 | 29 | \$ 1,100,000 | 10.0 % | \$ 695,000 | \$ 1,950,000 |
| 2012 | 32 | \$ 1,170,000 | 6.4 % | \$ 575,000 | \$ 4,000,000 |
| 2013 | 40 | \$ 1,050,000 | -10.3 % | \$ 650,000 | \$ 7,200,000 |
| 2014 | 34 | \$ 1,055,000 | 0.5 % | \$ 400,000 | \$ 3,400,000 |
| 2015 | 43 | \$ 1,210,000 | 14.7 % | \$ 526,667 | \$ 2,680,000 |
| 2016 | 39 | \$ 1,207,000 | -0.2 % | \$ 200,000 | \$ 2,970,000 |
| 2017 | 35 | \$ 1,410,000 | 16.8 % | \$ 600,000 | \$ 5,200,000 |
| 2018 | 33 | \$ 1,500,000 | 6.4 % | \$ 750,000 | \$ 4,100,000 |
| 2019 | 46 | \$ 1,595,000 | 6.3 % | \$ 500,000 | \$ 6,950,000 |
| 2020 | 54 | \$ 1,600,000 | 0.3 % | \$ 429,000 | \$ 8,000,000 |
| 2021 | 102 | \$ 1,640,000 | 2.5 % | \$ 403,000 | \$ 7,100,000 |
| 2022 | 54 | \$ 2,000,000 | 22.0 % | \$ 175,500 | \$ 5,900,000 |
| 2023 | 33 | \$ 2,280,000 | 14.0 % | \$ 1,420,000 | \$ 8,000,000 |
| 2024 | 47 | \$ 2,050,000 | -10.1 % | \$ 820,000 | \$ 8,000,000 |
| 2025 | 8 | \$ 2,455,000 | 19.8 % | \$ 1,700,000 | \$ 3,225,000 |

Median Sale Price

\$2.06m

Based on 47 recorded House sales within the last 12 months (Apr '24 - Mar '25)

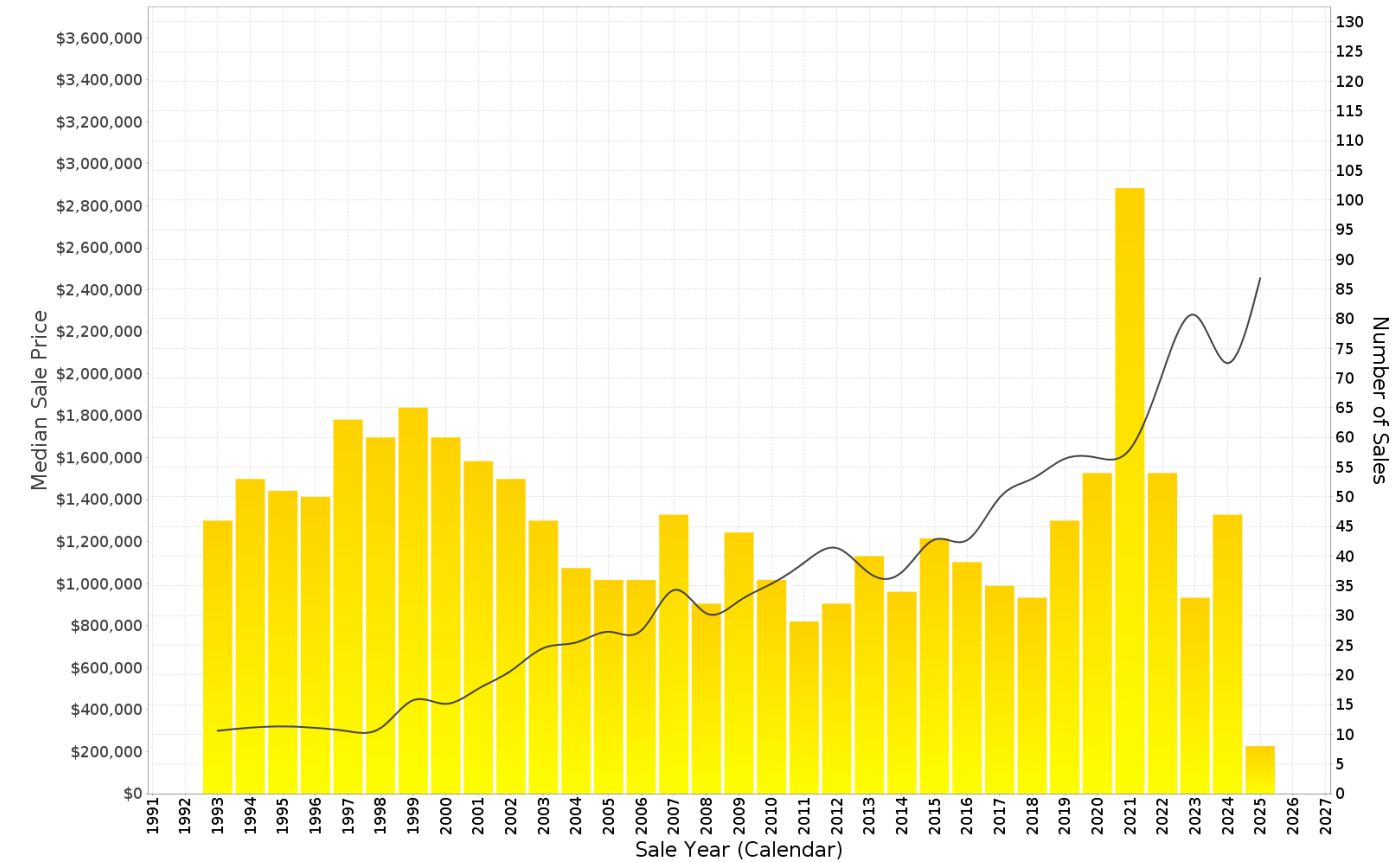
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

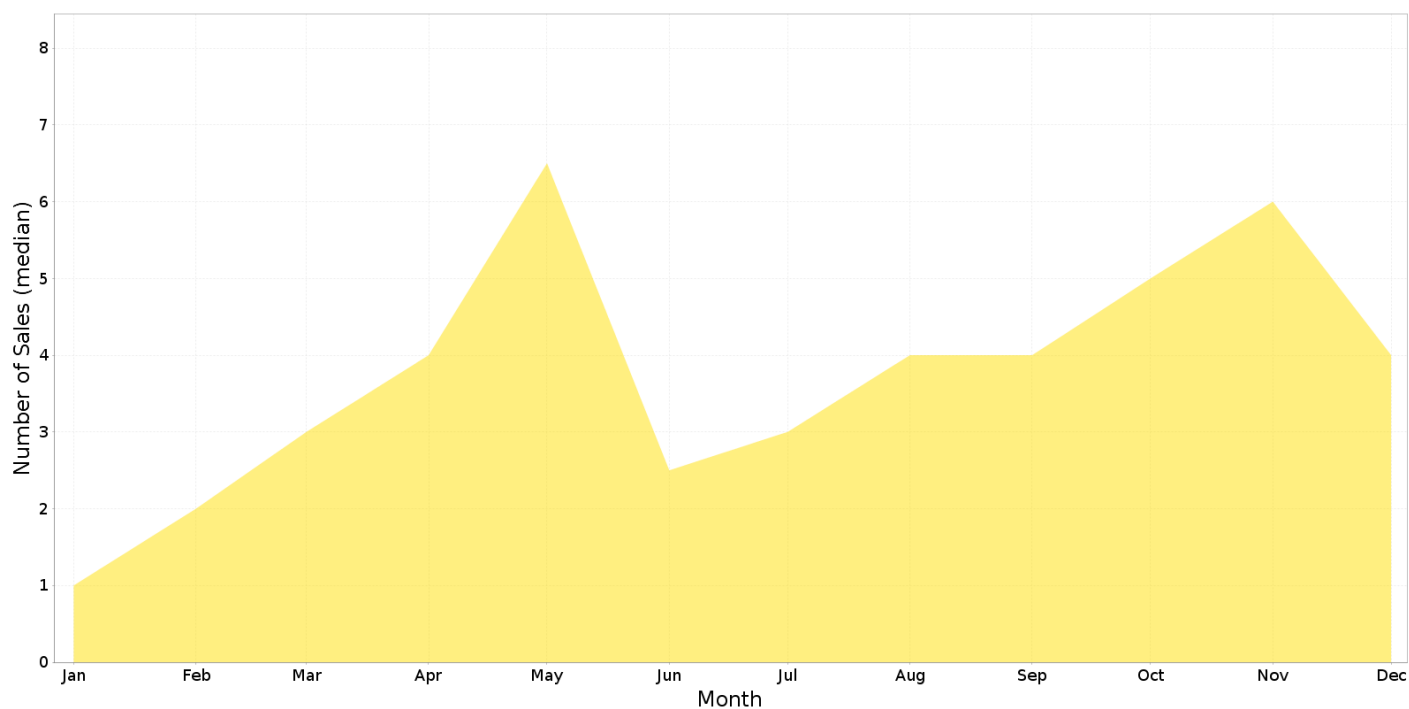
-16.2%

Current Median Price: \$2,055,000
Previous Median Price: \$2,453,000

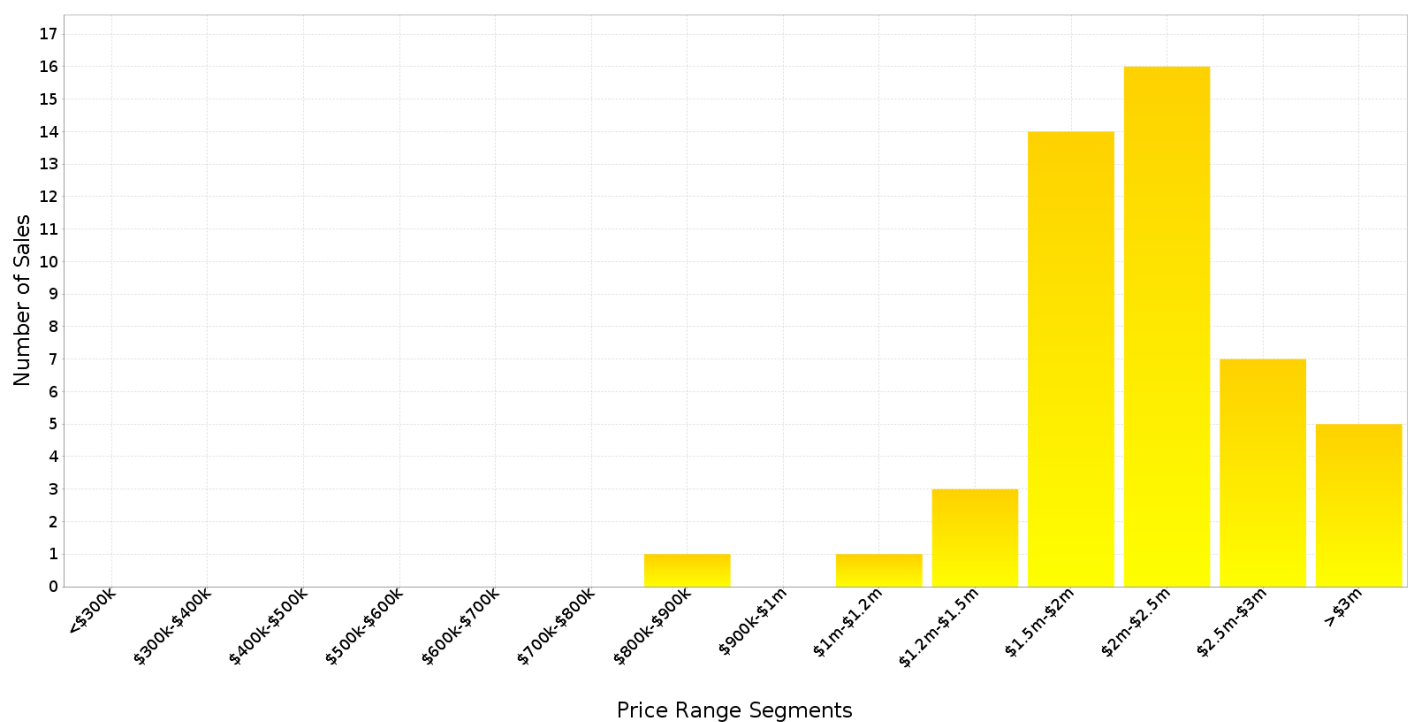
Based on 79 recorded House sales compared over the last two rolling 12 month periods



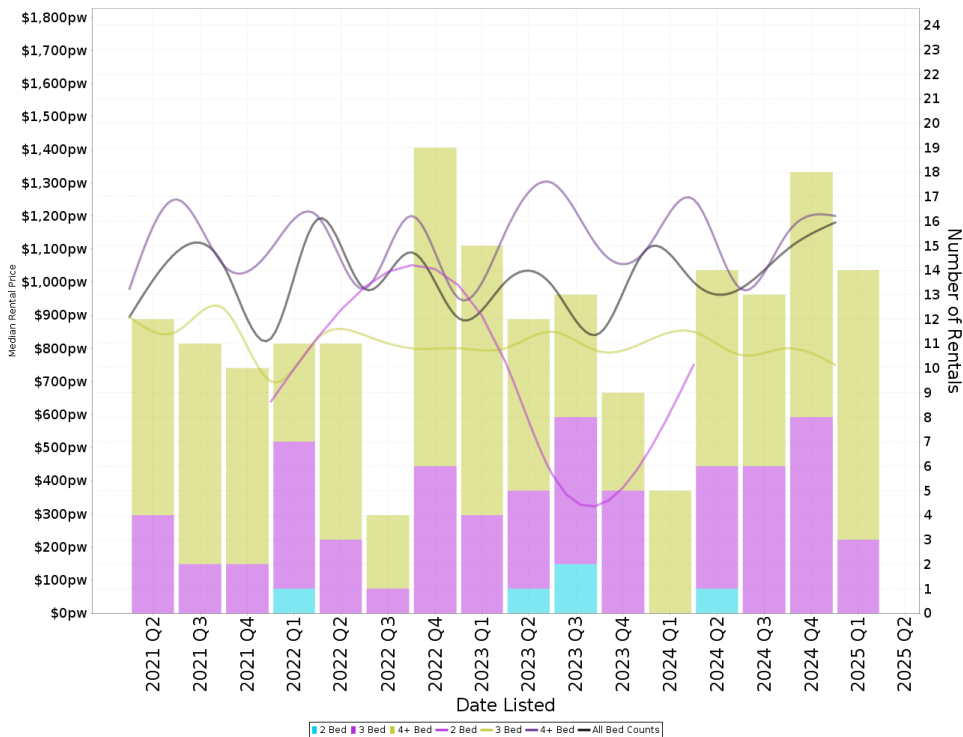
RED HILL - Peak Selling Periods (3 years)



RED HILL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.2%

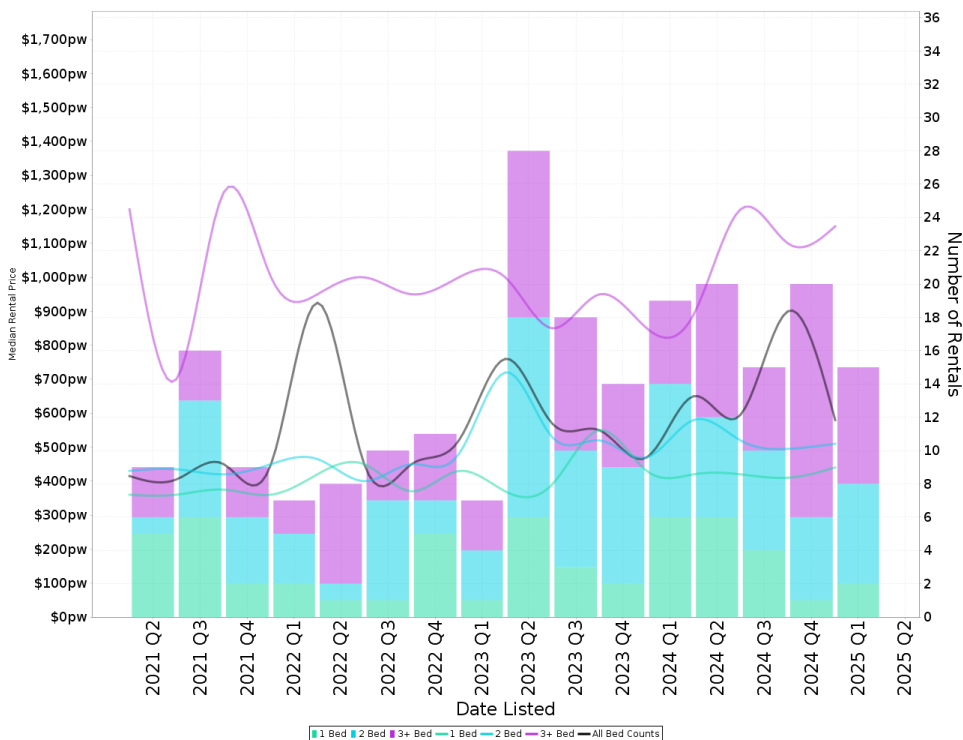
Current Median Price: \$2,055,000
Previous Median Price: \$2,453,000
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$2,055,000
Current Median Rent: \$1,090
Based on 59 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-25.9%

Current Median Price: \$962,950
Previous Median Price: \$1,300,000
Based on 49 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$962,950
Current Median Rent: \$650
Based on 70 registered Unit rentals compared over the last 12 months.

RED HILL - Recently Sold Properties

Median Sale Price
\$2.06m

Based on 47 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
-16.2%

Current Median Price: \$2,055,000
Previous Median Price: \$2,453,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
47

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

46 INVESTIGATOR ST




\$2,790,000

Sold Apr 2025
22 Days

707 m² 4 3 2

15 THERMOPYLAE LANE




\$1,810,000

Sold Apr 2025
116 Days

196 m² 3 3 2

18 CUTTY SARK LANE



\$1,700,000

Sold Mar 2025
265 Days

160 m² 3 2 2

36 HICKS ST




\$1,850,000

Sold Mar 2025
25 Days

845 m² 4 2 -

15 ESPERANCE ST




\$2,680,000

Sold Mar 2025
49 Days

880 m² 4 2 2

256 LA PEROUSE ST

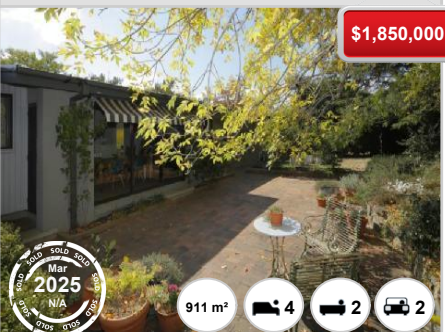


\$3,225,000

Sold Mar 2025
157 Days

1,161 m² 5 3 2

23 DISCOVERY ST




\$1,850,000

Sold Mar 2025
N/A

911 m² 4 2 2

40 ROEBUCK ST

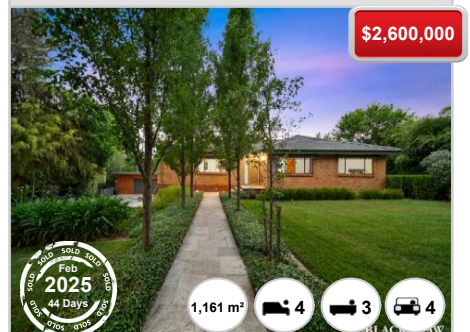


\$2,310,000

Sold Feb 2025
4 Days

978 m² 5 3 2

252 LA PEROUSE ST

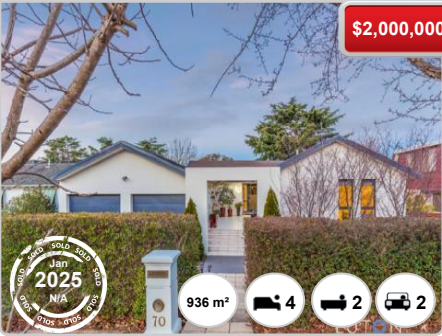


\$2,600,000

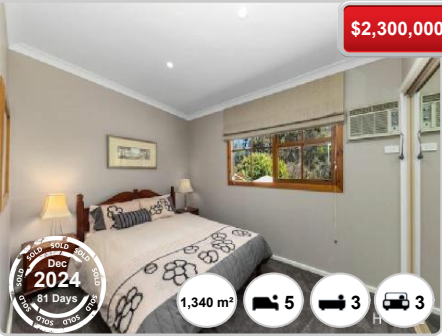
Sold Feb 2025
44 Days

1,161 m² 4 3 4

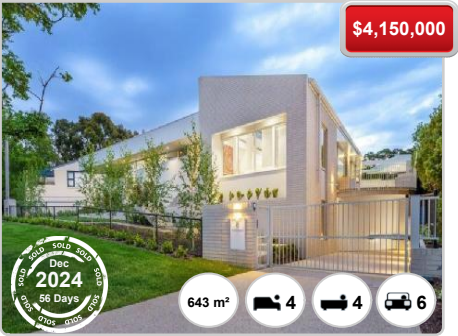
70 HICKS ST



44 QUIROS ST



43 HICKS ST



RED HILL - Properties For Rent

Median Rental Price

\$1,090 /w

Based on 59 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

+2.8%

Current Median Price: \$2,055,000
Current Median Rent: \$1,090

Based on 47 recorded House sales and 59 House rentals compared over the last 12 months

Number of Rentals

59

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

9 PELSART STREET

\$1350 pw




La Casa

May 2025
13 Days

1,094 m² 4 2 2

38 DISCOVERY STREET

\$645 per week




May 2025
26 Days

892 m² 3 1 1

18 Pera Place

\$1,250



May 2025
33 Days

754 m² 4 3 2

177 LA PEROUSE STREET

\$250 per week



May 2025
75 Days

895 m² 5 3 2