

# Suburb flyover report

DUFFY (HOUSE)

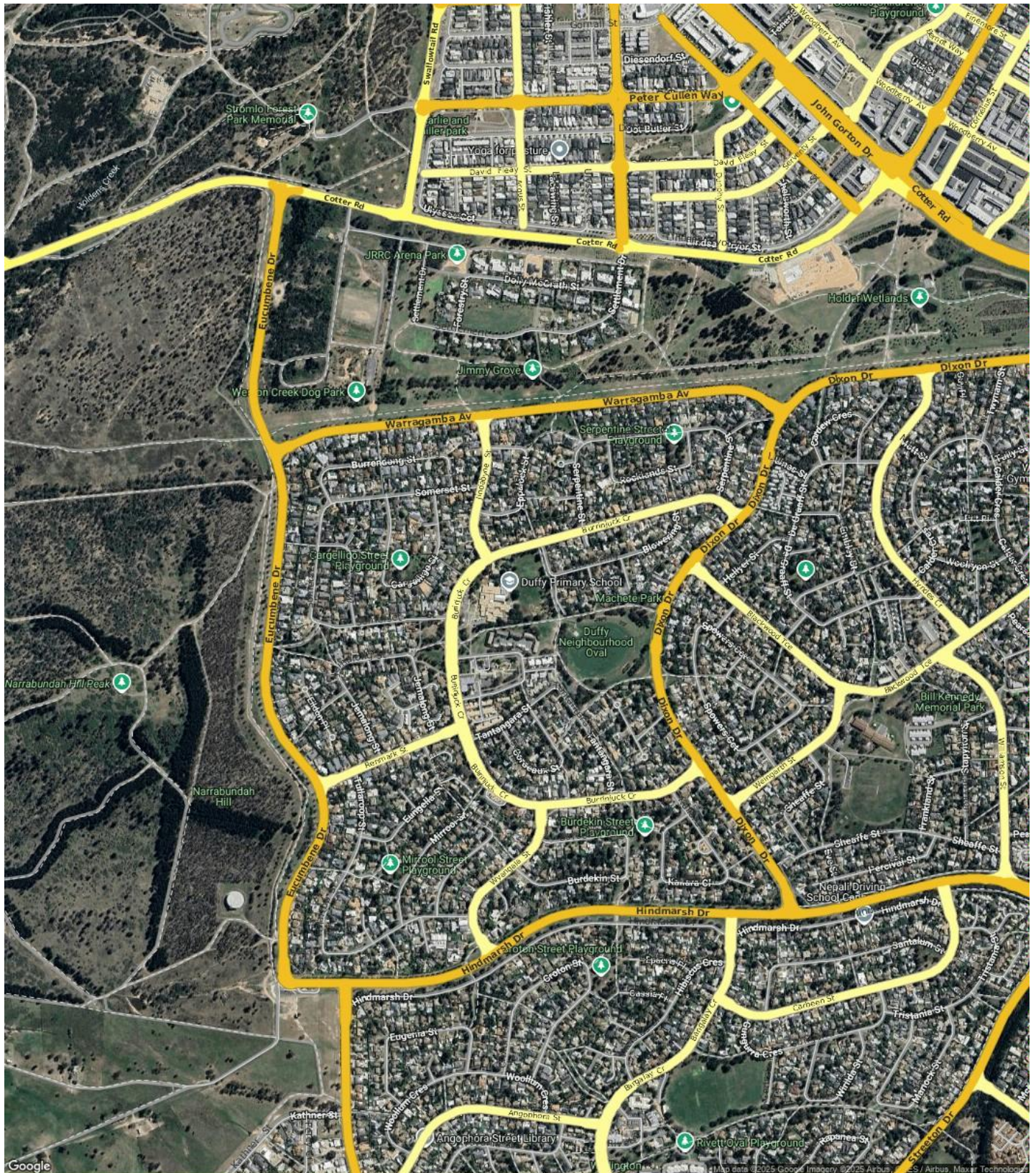
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## DUFFY - Suburb Map





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	7	\$ 925,000	-5.9 %	\$ 745,000	\$ 1,280,000

Median Sale Price

\$982k

Based on 40 recorded House sales within the last 12 months (Apr '24 - Mar '25)

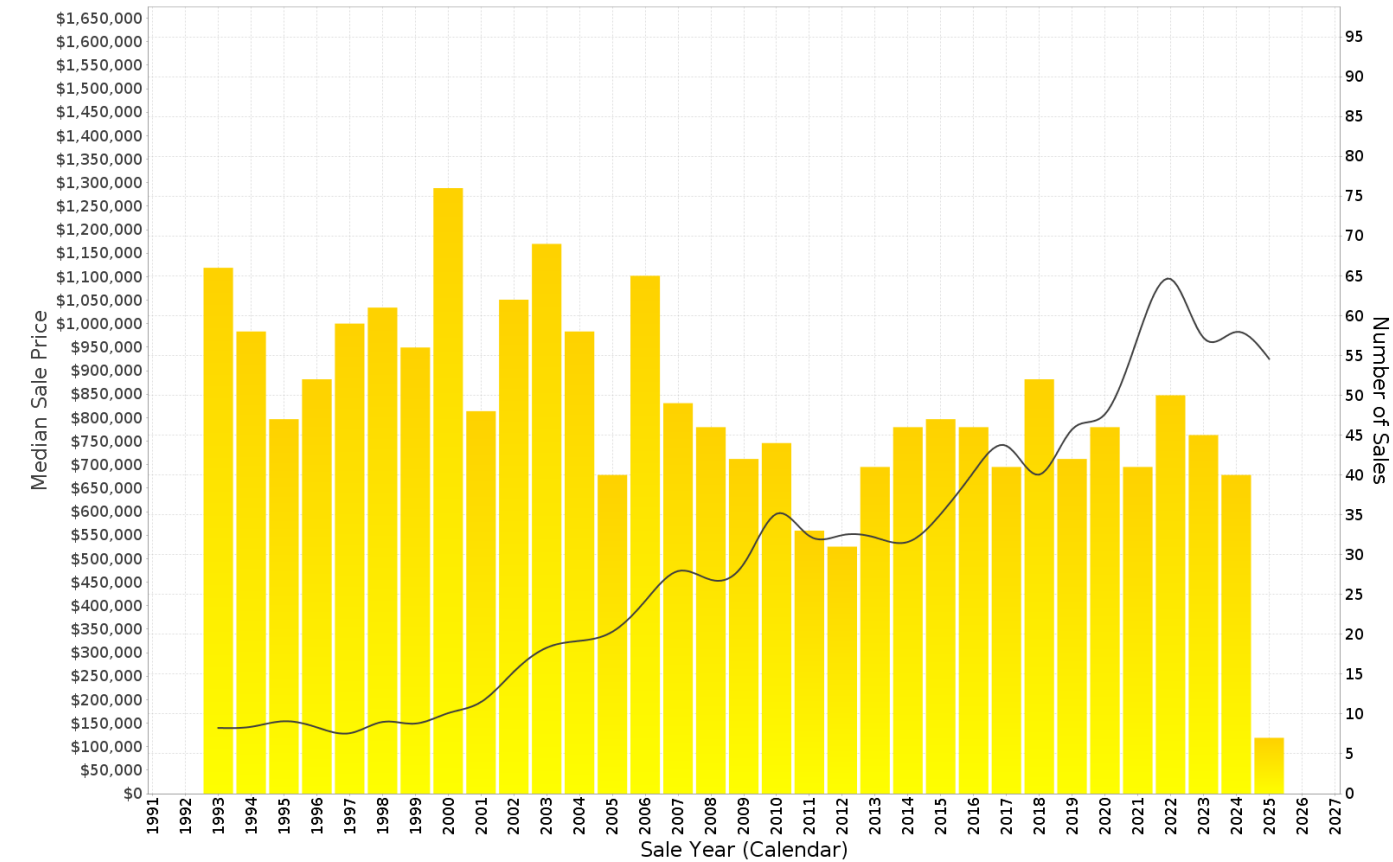
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

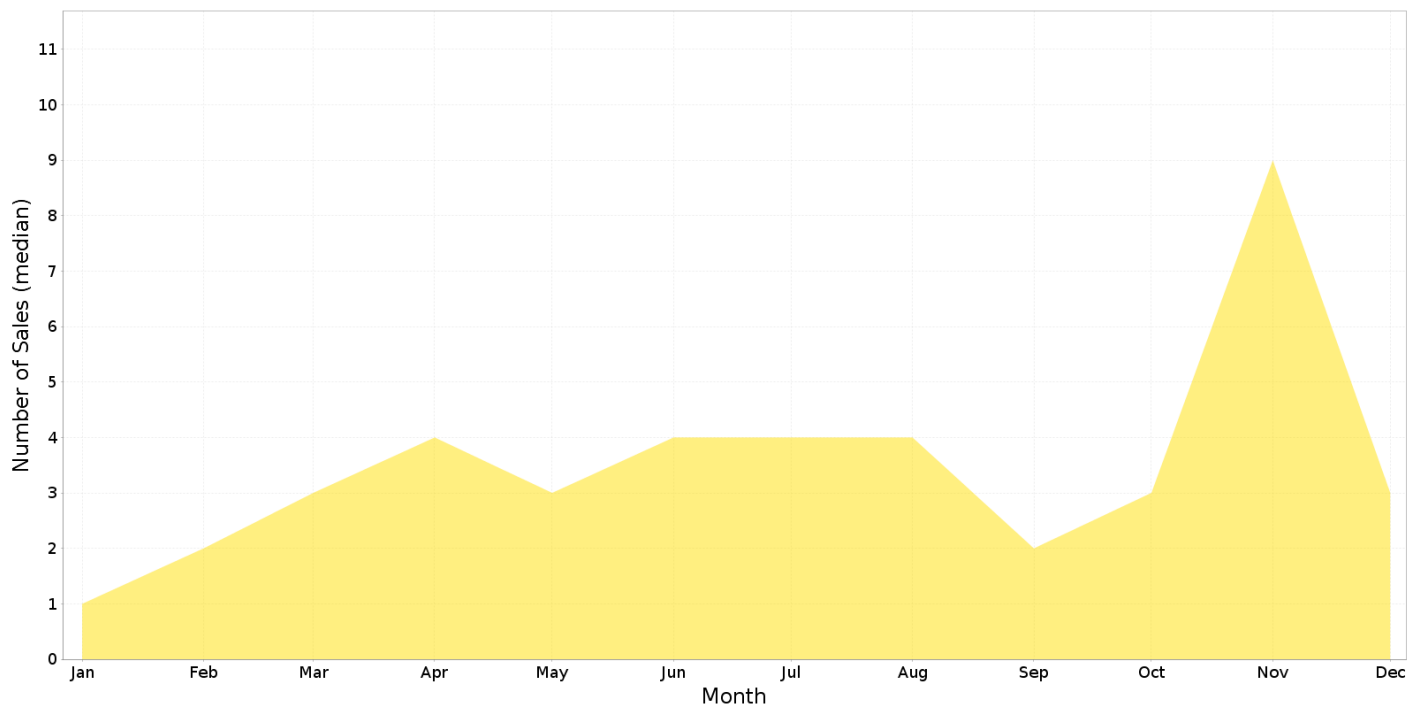
+1.3%

Current Median Price: \$982,500  
Previous Median Price: \$970,000

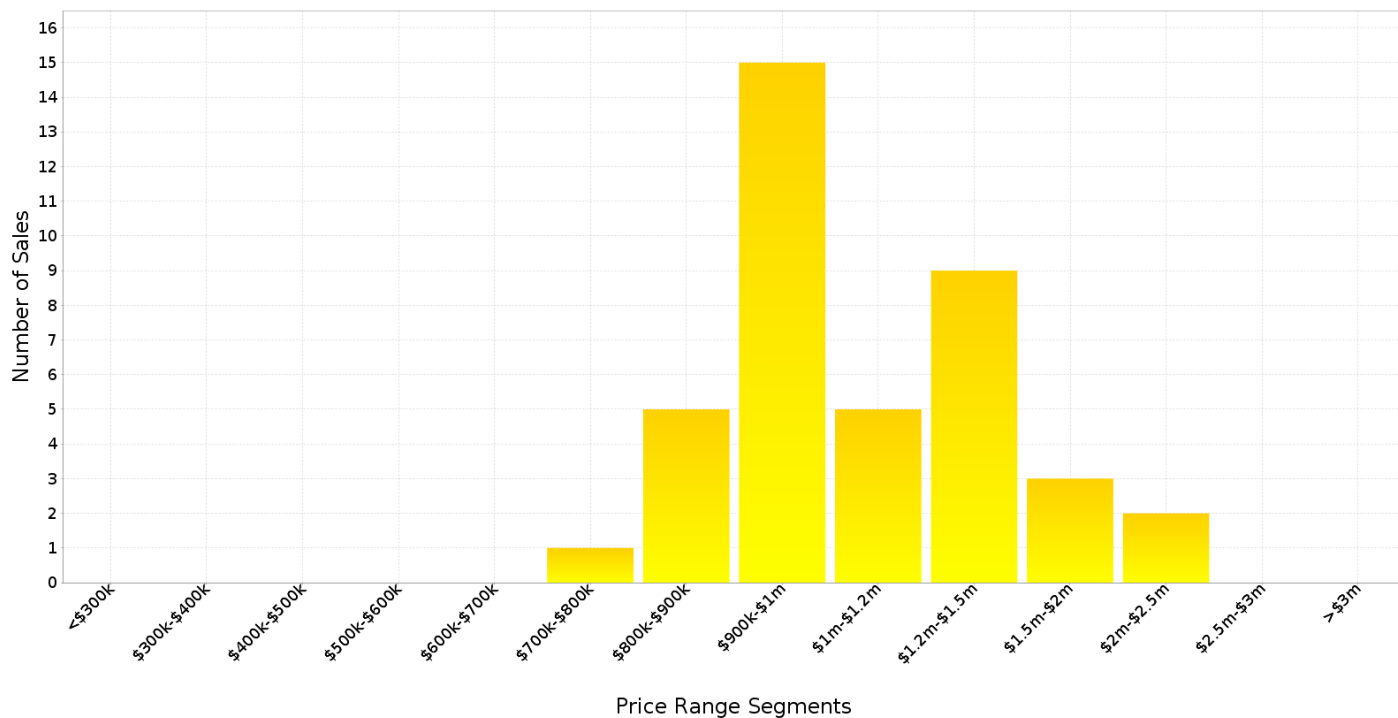
Based on 85 recorded House sales compared over the last two rolling 12 month periods



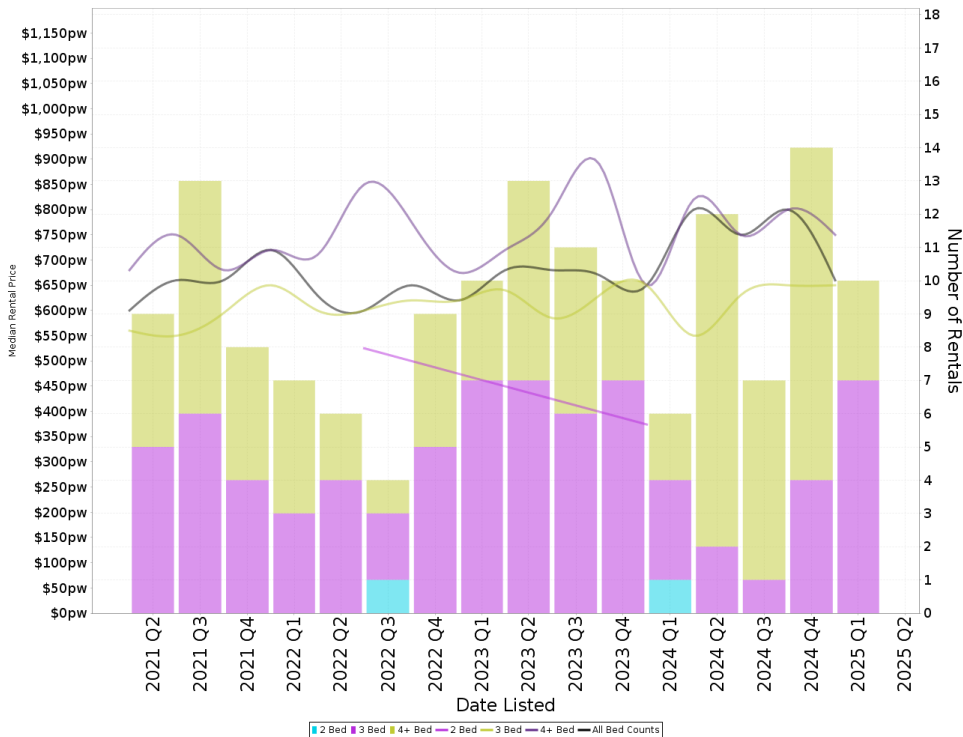
## DUFFY - Peak Selling Periods (3 years)



## DUFFY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.3%**

**Current Median Price: \$982,500**  
**Previous Median Price: \$970,000**

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

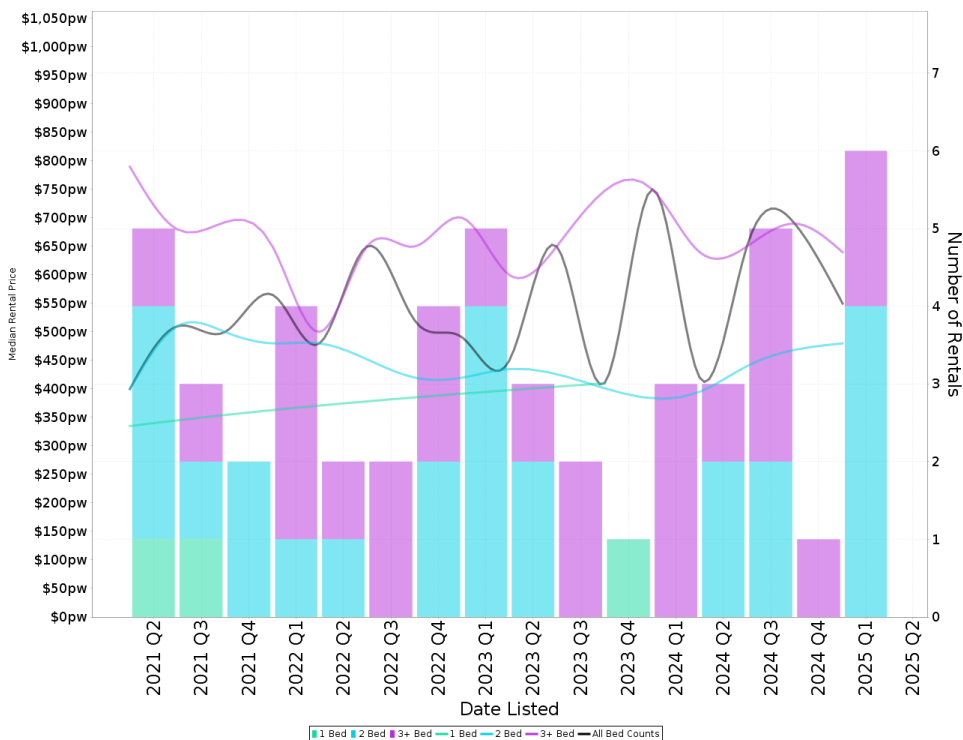
### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$982,500**  
**Current Median Rent: \$780**

Based on 43 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.6%**

**Current Median Price: \$750,000**  
**Previous Median Price: \$770,000**

Based on 21 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

**Current Median Price: \$750,000**  
**Current Median Rent: \$600**

Based on 15 registered Unit rentals compared over the last 12 months.

# DUFFY - Recently Sold Properties

Median Sale Price

**\$982k**

Based on 40 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

**+1.3%**

Current Median Price: \$982,500  
Previous Median Price: \$970,000

Based on 85 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**40**

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 DIXON DR



34 JEMALONG ST



12 EPPALOCK ST



17 PALOONA PL



8 CORDEAUX ST



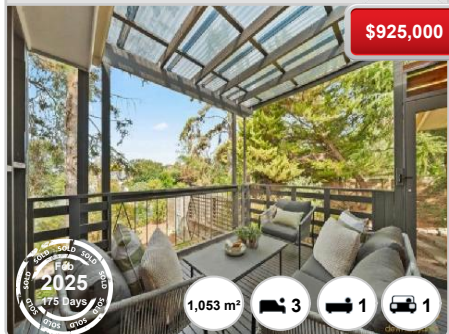
26 TULLAROOP ST



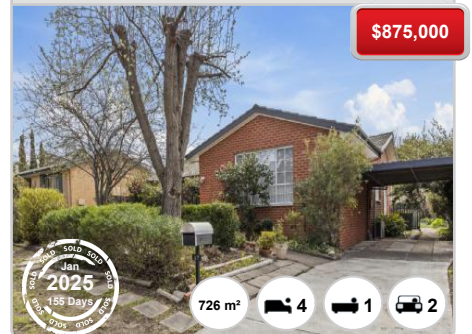
65 SOMERSET ST



20 KALLARA CL



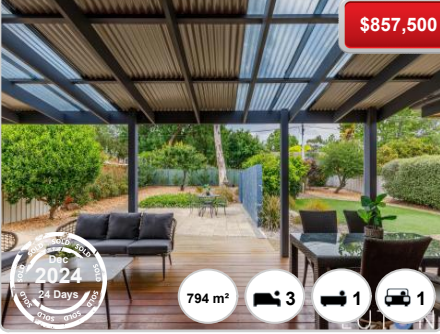
37 JEMALONG ST





138 BURRINJUCK CRES

\$857,500



794 m<sup>2</sup>



3



1



1

91 DIXON DR

\$840,000



899 m<sup>2</sup>



4



2



4

# DUFFY - Properties For Rent

## Median Rental Price

\$780 /w

Based on 43 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

+4.1%

Current Median Price: \$982,500  
Current Median Rent: \$780

Based on 40 recorded House sales and 43 House rentals compared over the last 12 months

## Number of Rentals

43

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

35 BURDEKIN STREET



\$630pw

FOR RENT

5 Days

2025

Mar

FOR RENT

792 m<sup>2</sup>

 3

 1

 1