

Suburb flyover report

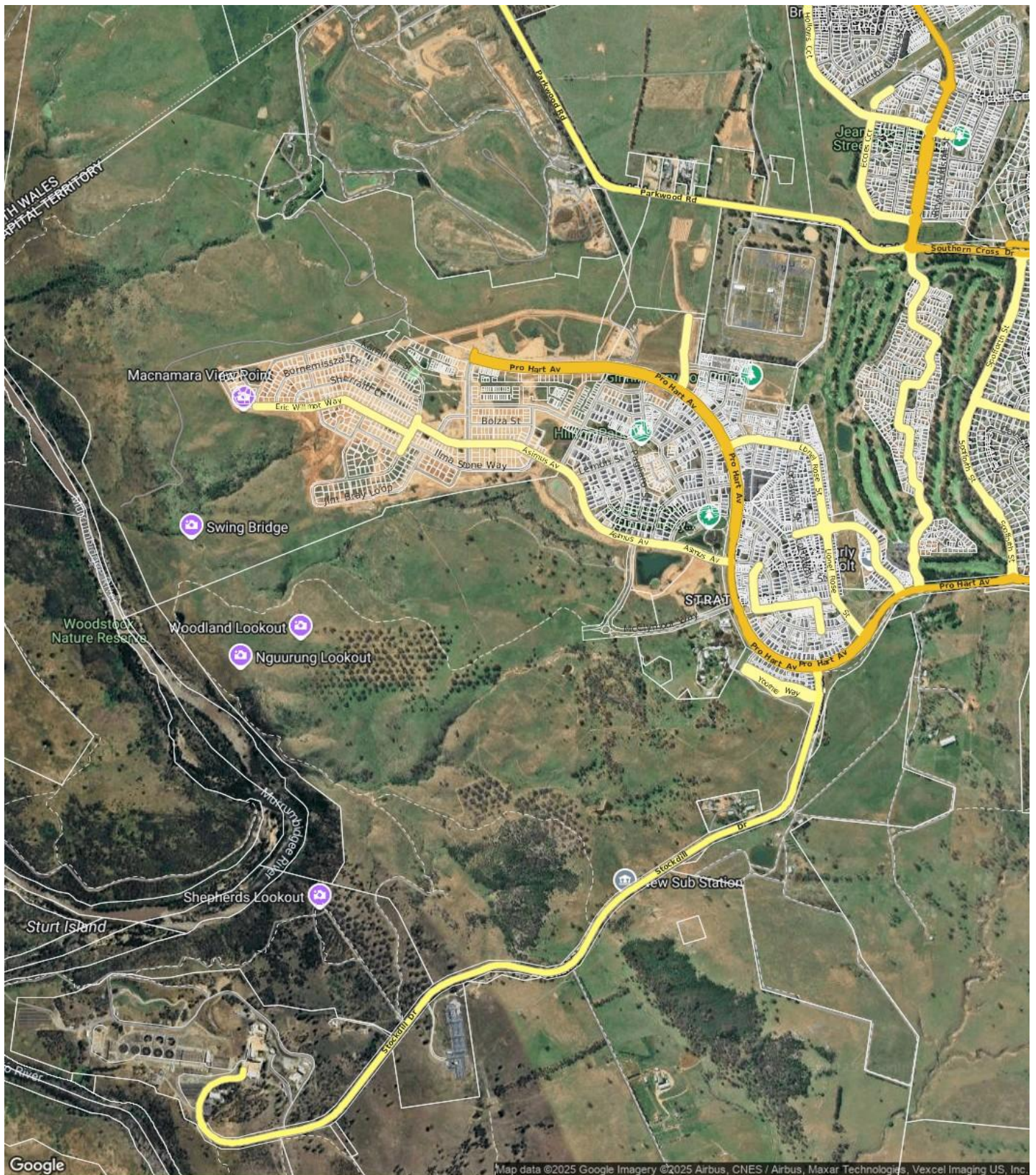
STRATHNAIRN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



STRATHNAIRN - Suburb Map



STRATHNAIRN - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2019 | 2 | \$ 382,500 | 0.0 % | \$ 256,000 | \$ 509,000 |
| 2020 | 78 | \$ 568,000 | 48.5 % | \$ 243,000 | \$ 856,260 |
| 2021 | 37 | \$ 670,000 | 18.0 % | \$ 139,405 | \$ 1,200,000 |
| 2022 | 34 | \$ 911,000 | 36.0 % | \$ 625,000 | \$ 1,650,000 |
| 2023 | 48 | \$ 905,250 | -0.6 % | \$ 380,000 | \$ 1,435,000 |
| 2024 | 43 | \$ 915,000 | 1.1 % | \$ 367,000 | \$ 1,350,000 |
| 2025 | 13 | \$ 825,000 | -9.8 % | \$ 340,000 | \$ 1,175,000 |

Median Sale Price

\$900k

Based on 43 recorded House sales within the last 12 months (Financial Year 2025)

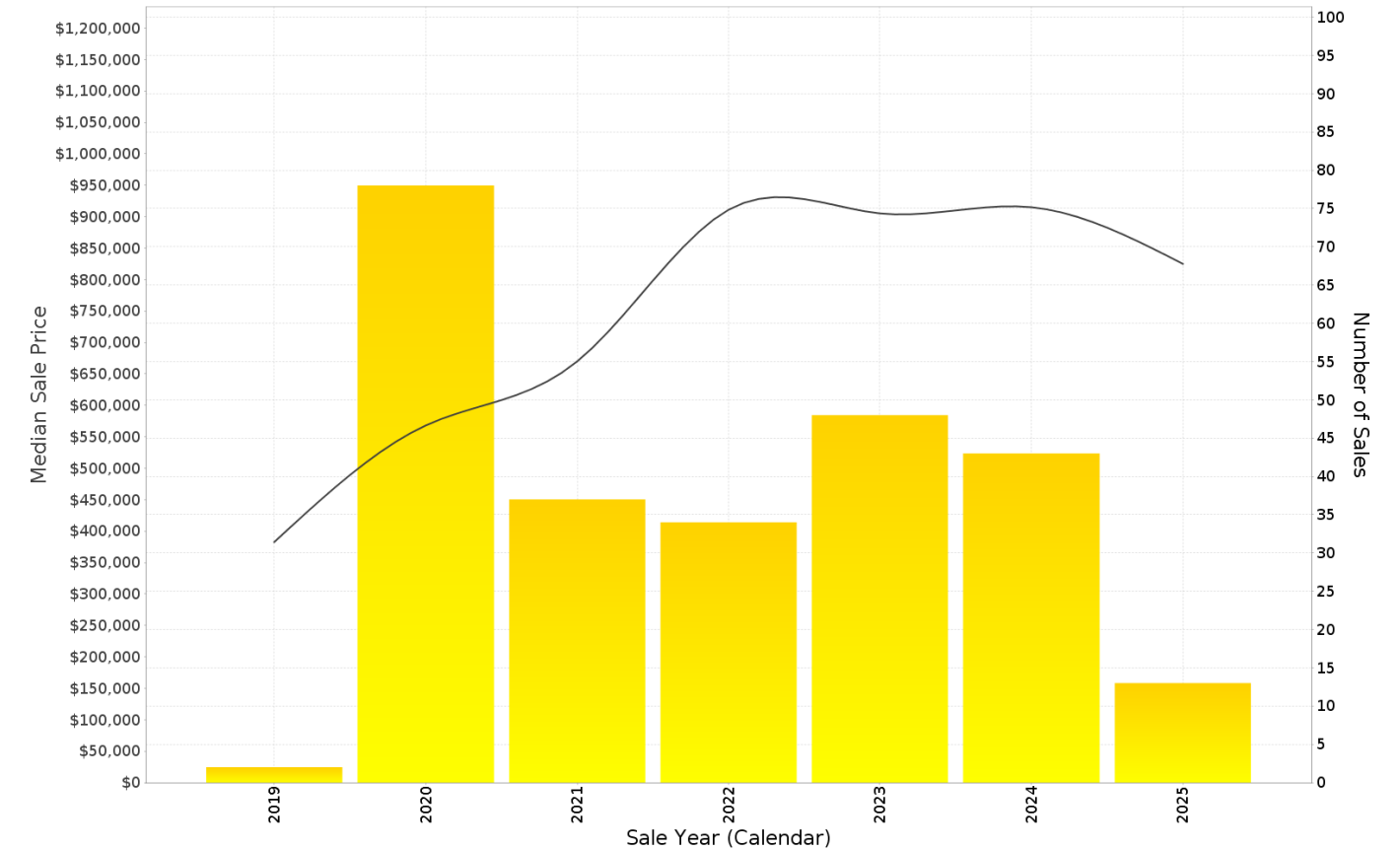
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

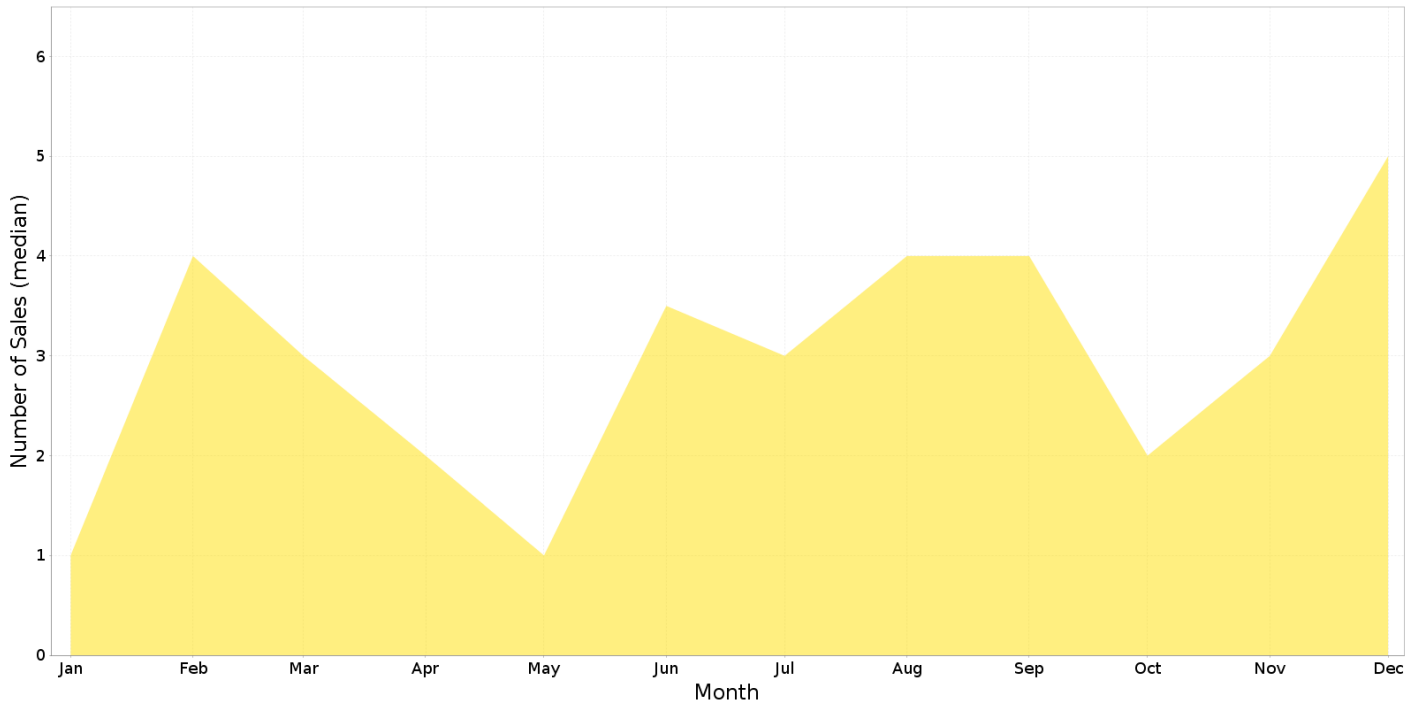
-7.2%

Current Median Price: \$900,000
Previous Median Price: \$970,000

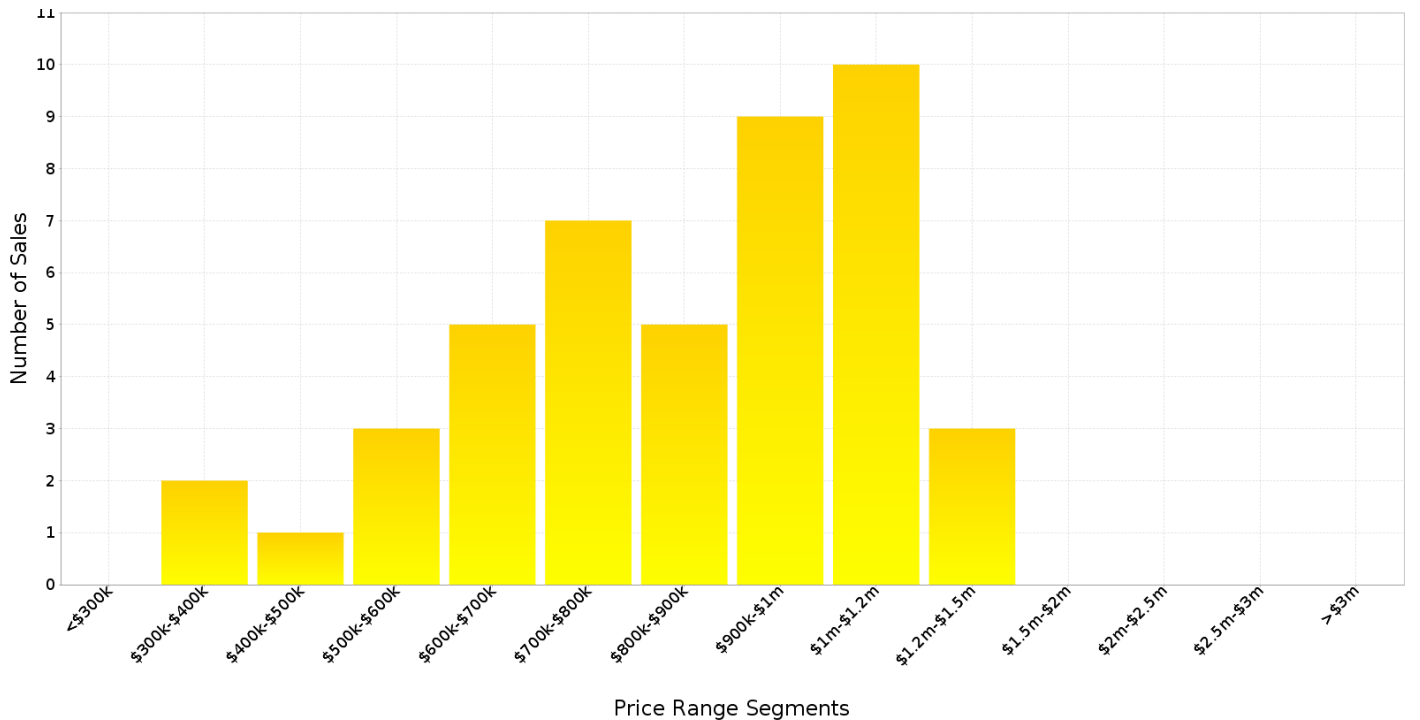
Based on 80 recorded House sales compared over the last two rolling 12 month periods



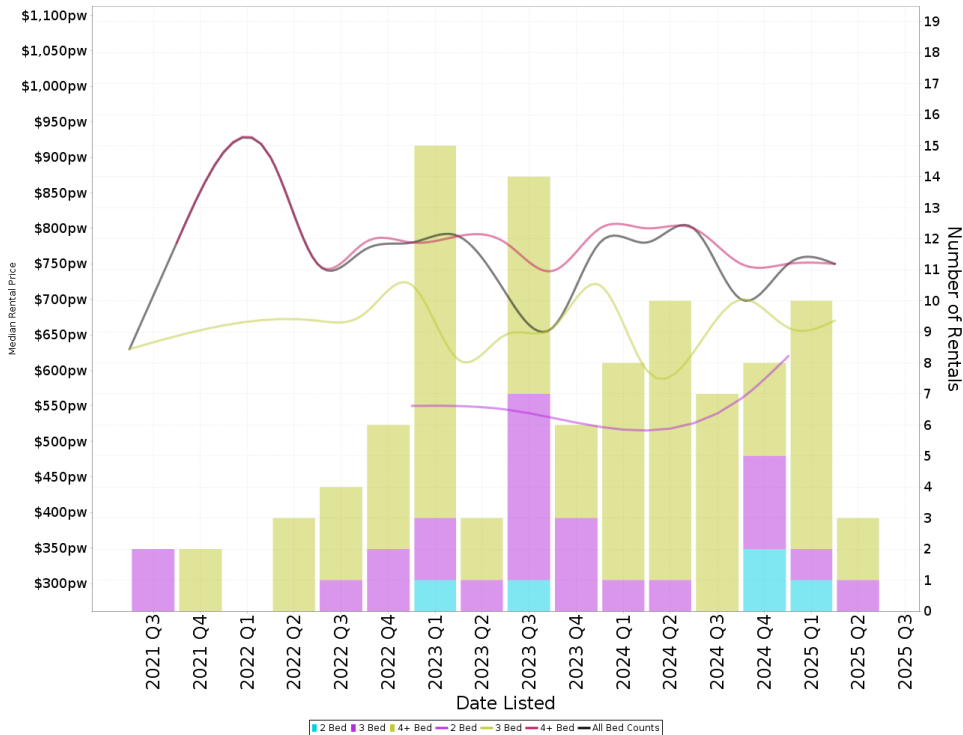
STRATHNAIRN - Peak Selling Periods (3 years)



STRATHNAIRN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

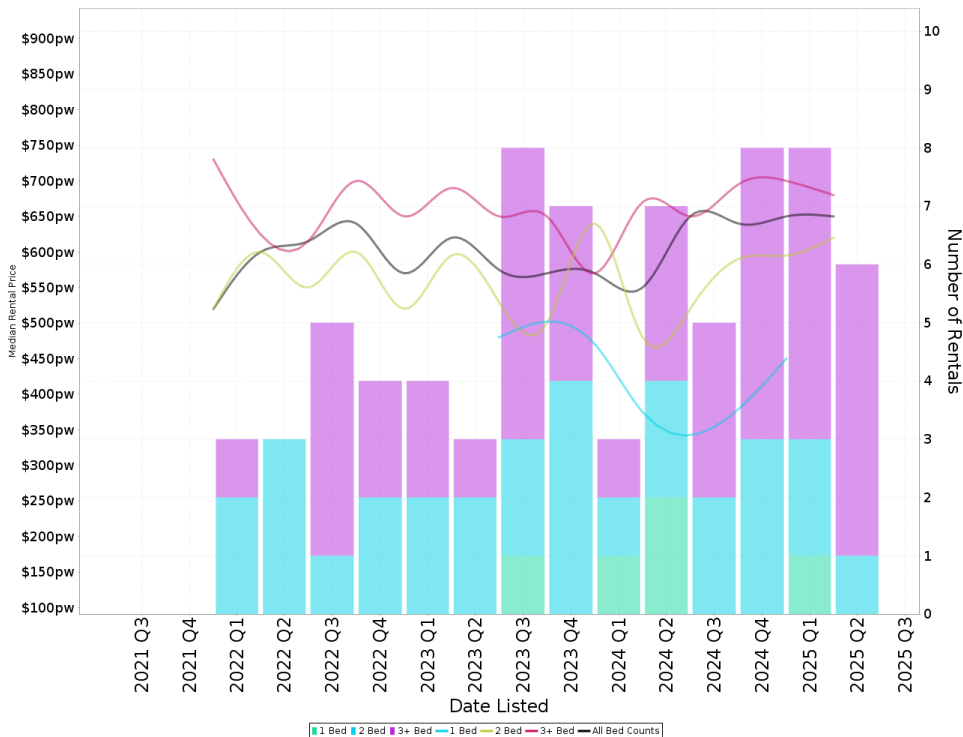
Current Median Price: \$900,000
Previous Median Price: \$970,000
 Based on 80 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$900,000
Current Median Rent: \$750
 Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$745,000
Previous Median Price: \$705,000
 Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$745,000
Current Median Rent: \$650
 Based on 27 registered Unit rentals compared over the last 12 months.

STRATHNAIRN - Recently Sold Properties

Median Sale Price
\$900k

Based on 43 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
-7.2%

Current Median Price: \$900,000
Previous Median Price: \$970,000

Based on 80 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
43

Based on recorded House sales within the 12 months (Financial Year 2025)

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

WYN GILMOUR CT

MASTERPLAN

\$1,030,000

Horizon Hill

STAGE 1
STAGE 2
STAGE 3

4 2 1

Sold Jun 2025
23 Days

20 GRACE MUNRO CRES

\$925,000

312 m² 3 2 2

Sold Jun 2025
20 Days

9 TRANTER ST

\$695,000

140 m² 3 2 2

Sold Jun 2025
74 Days

21 JOAN TULLY CRT

\$589,500

114 m² 2 2 1

Sold Jun 2025
23 Days

4 LEMON ST

\$1,190,000

565 m² 4 2 2

Sold Jun 2025
15 Days

13 HEDDITCH CRT

\$750,000

156 m² 3 2 -

Sold Jun 2025
N/A

7 HEDDITCH CRT

\$760,000

156 m² 3 2 2

Sold May 2025
14 Days

132 PRO HART AVE

\$825,000

160 m² 3 2 2

Sold Apr 2025
28 Days

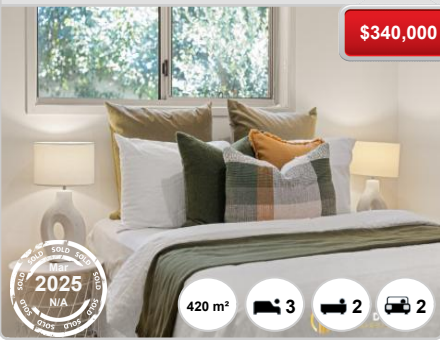
15 BOB WHAN ST

\$1,038,000

442 m² 4 2 2

Sold Apr 2025
50 Days

40 FAIRBROTHER ST



24 TREDWELL ST



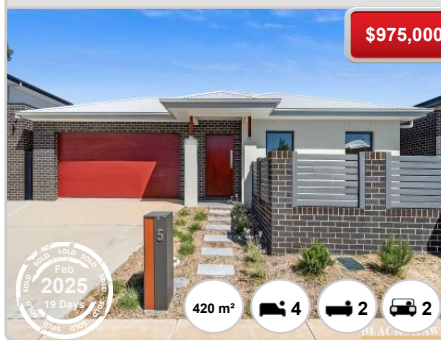
31 WYN GILMOUR CRT



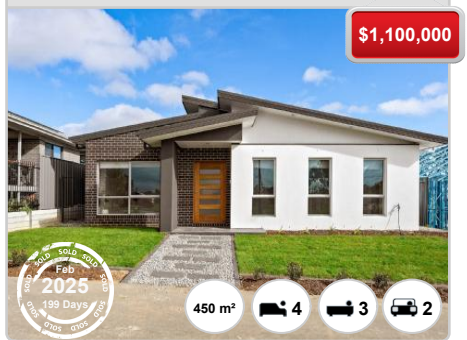
8 CLOTHIER ST



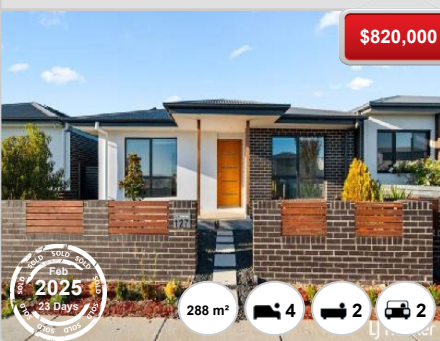
5 PINKAS ST



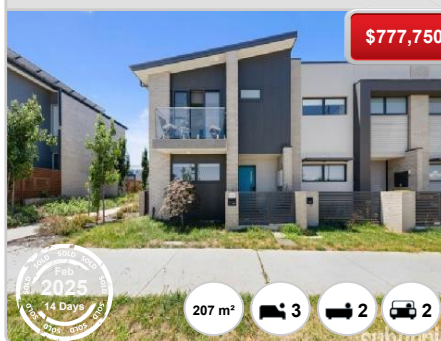
6 STOCKDILL DR



127 LIONEL ROSE ST



176 PRO HART AVE



38 RACHEL MAKINSON ST



STRATHNAIRN - Properties For Rent

Median Rental Price

\$750 /w

Based on 28 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+4.3%

Current Median Price: \$900,000
Current Median Rent: \$750

Based on 43 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

