

# Suburb flyover report

NARRABUNDAH (HOUSE)

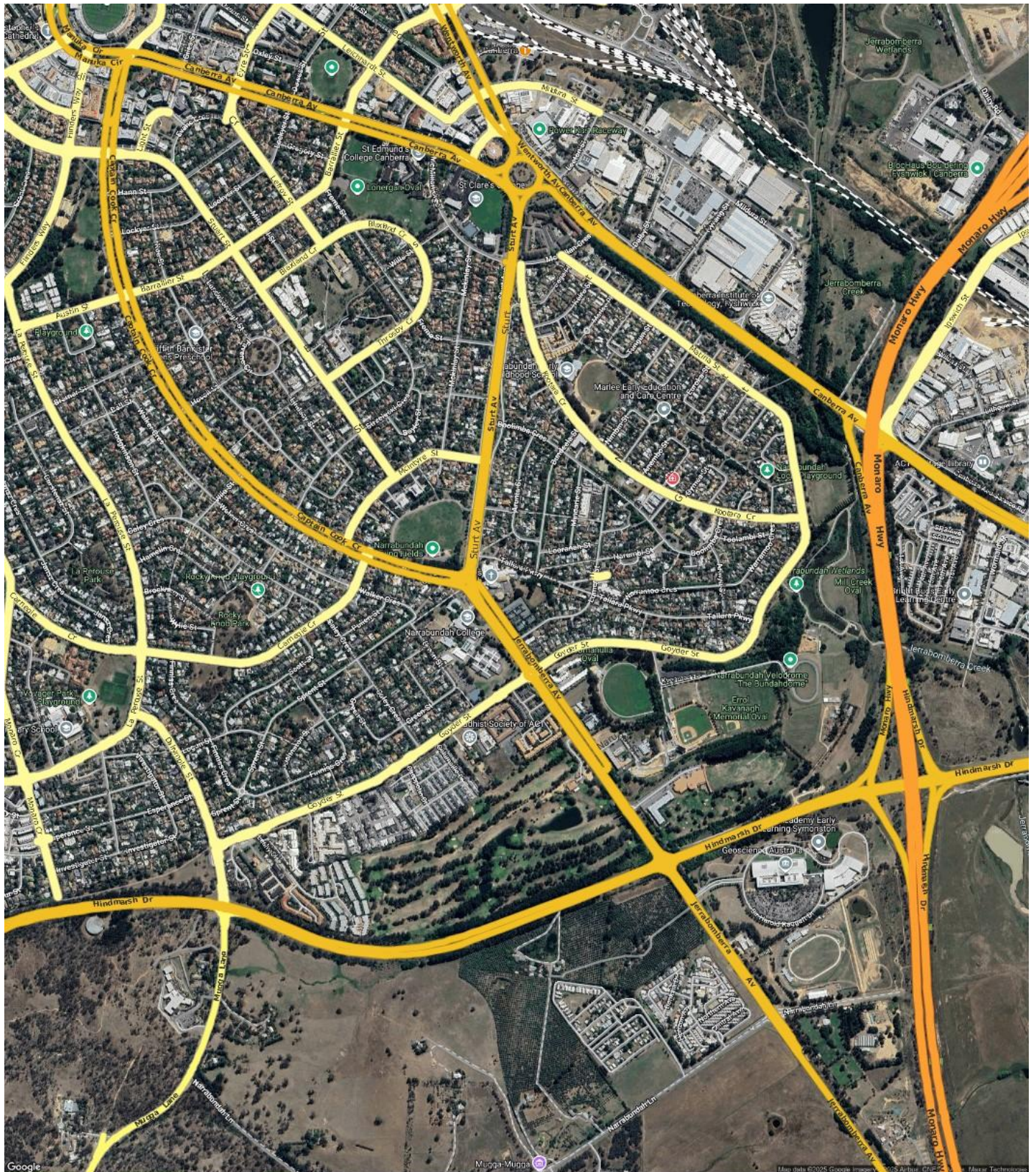
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# NARRABUNDAH - Suburb Map



Prepared on 01/08/2025 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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# NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	89	\$ 550,000	0.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	73	\$ 630,000	4.6 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.7 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	58	\$ 801,875	17.7 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.4 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	90	\$ 1,343,500	21.6 %	\$ 250,000	\$ 2,910,000
2022	70	\$ 1,310,000	-2.5 %	\$ 132,500	\$ 4,910,000
2023	62	\$ 1,299,500	-0.8 %	\$ 500,000	\$ 3,625,000
2024	47	\$ 1,300,000	0.0 %	\$ 129,000	\$ 3,245,000
2025	18	\$ 1,330,000	2.3 %	\$ 502,229	\$ 2,575,000

Median Sale Price

\$1.28m

Based on 46 recorded House sales within the last 12 months (Financial Year 2025)

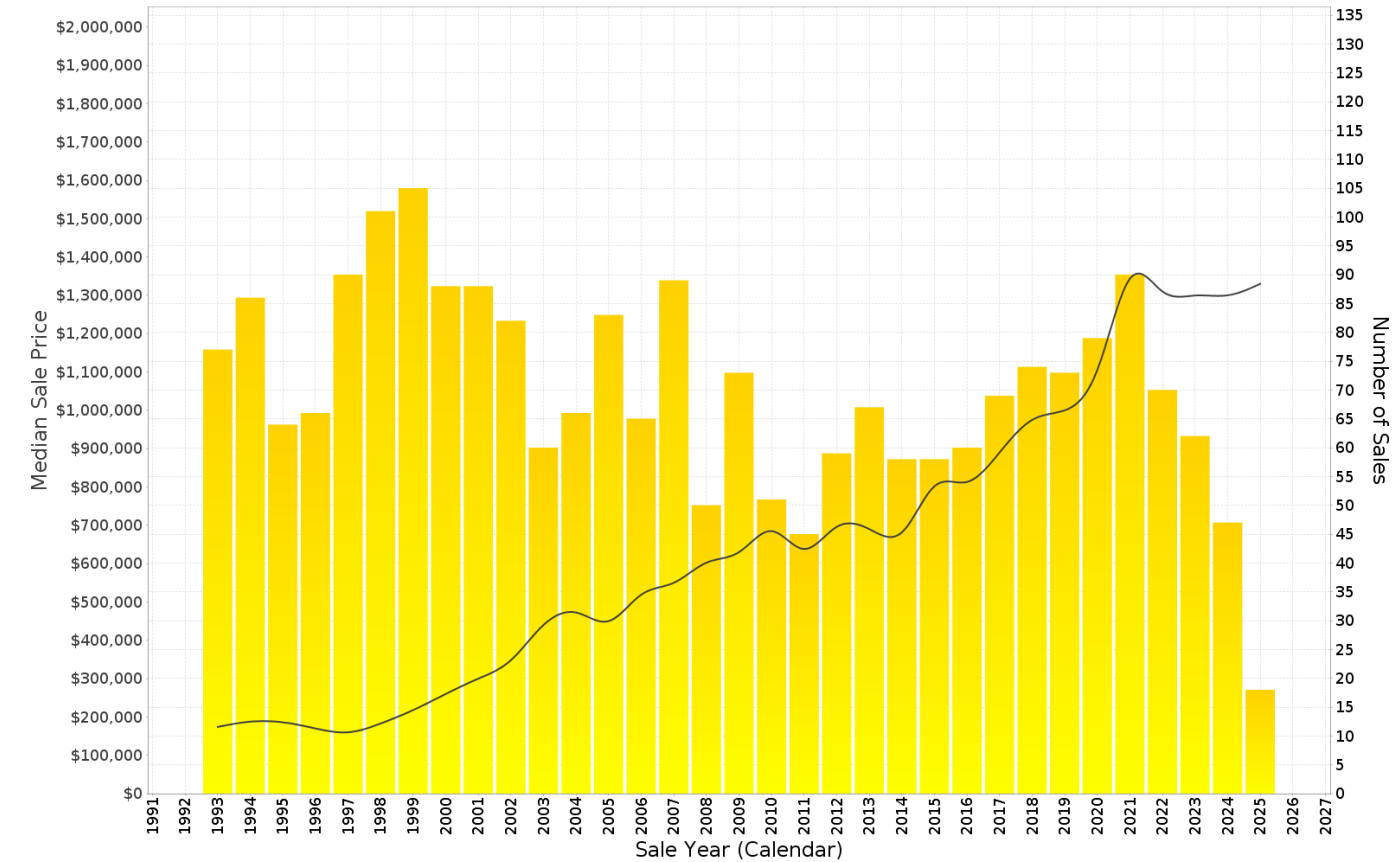
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

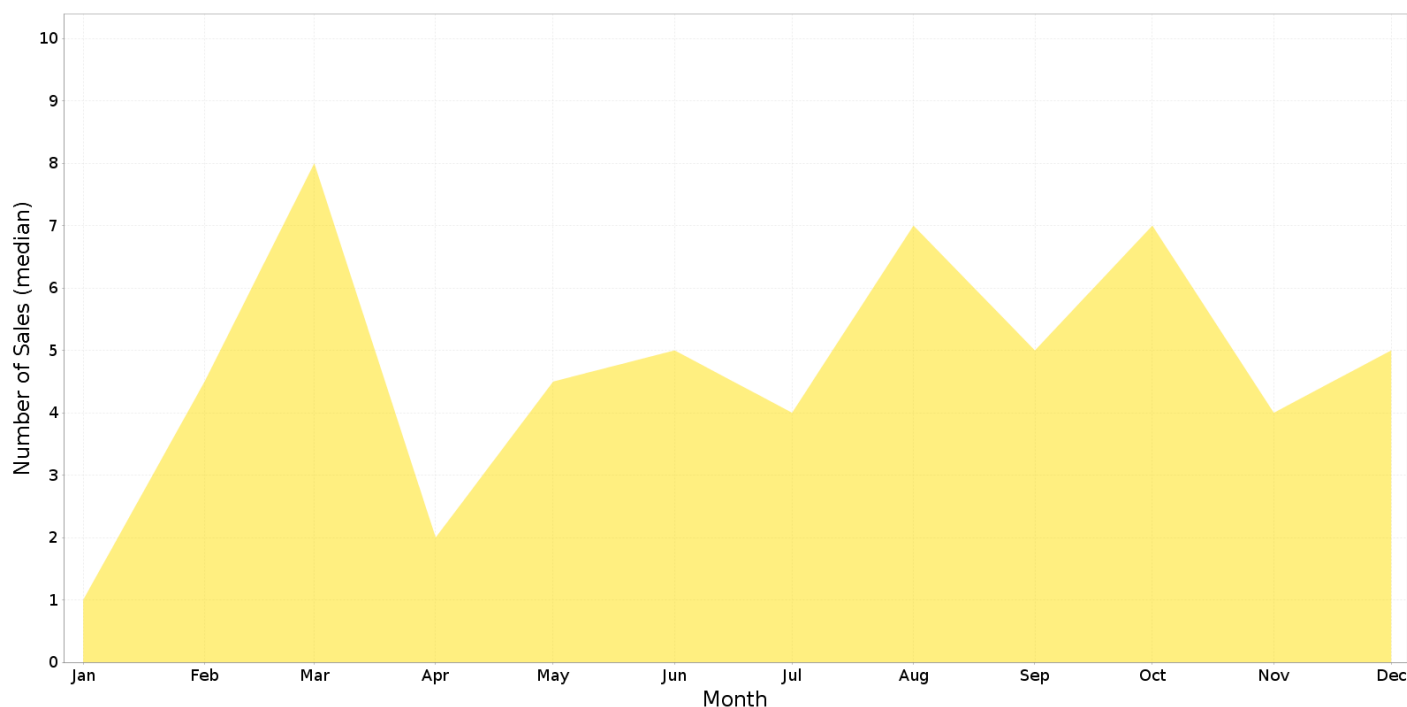
-2.1%

Current Median Price: \$1,282,500  
Previous Median Price: \$1,310,000

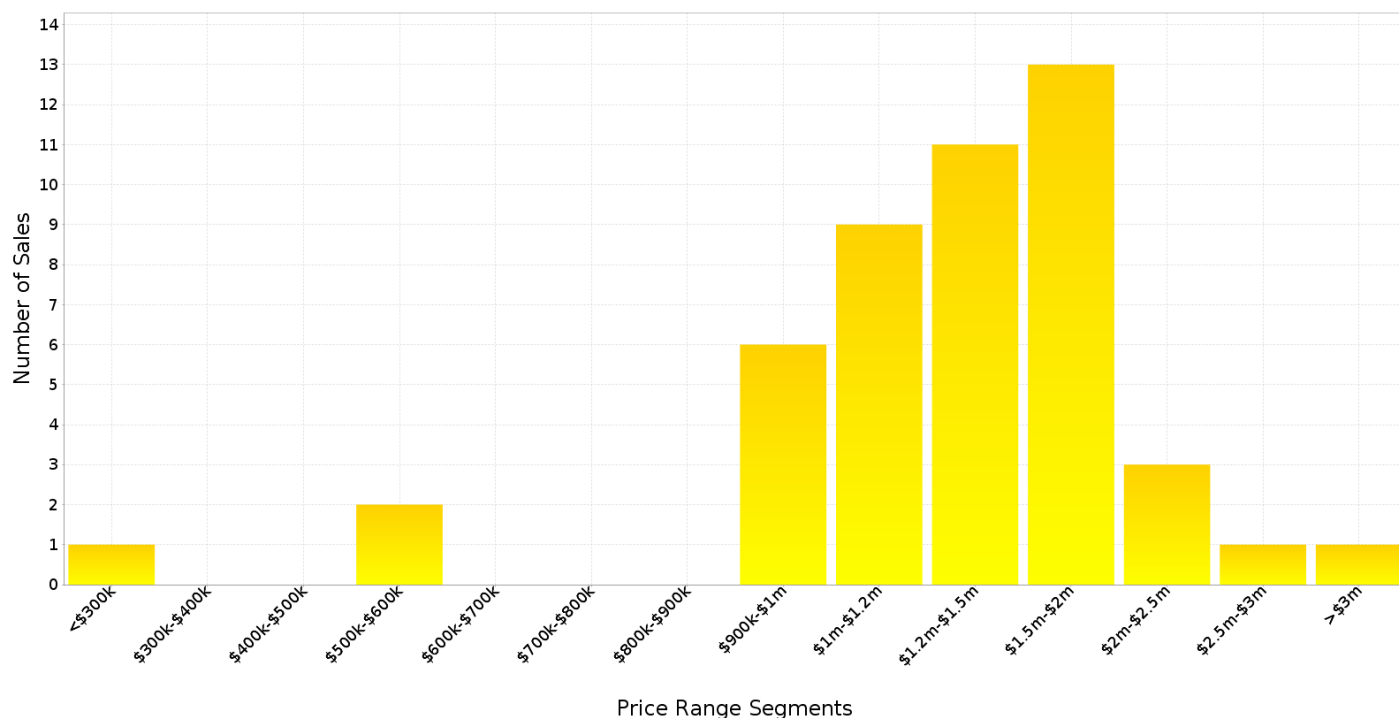
Based on 97 recorded House sales compared over the last two rolling 12 month periods



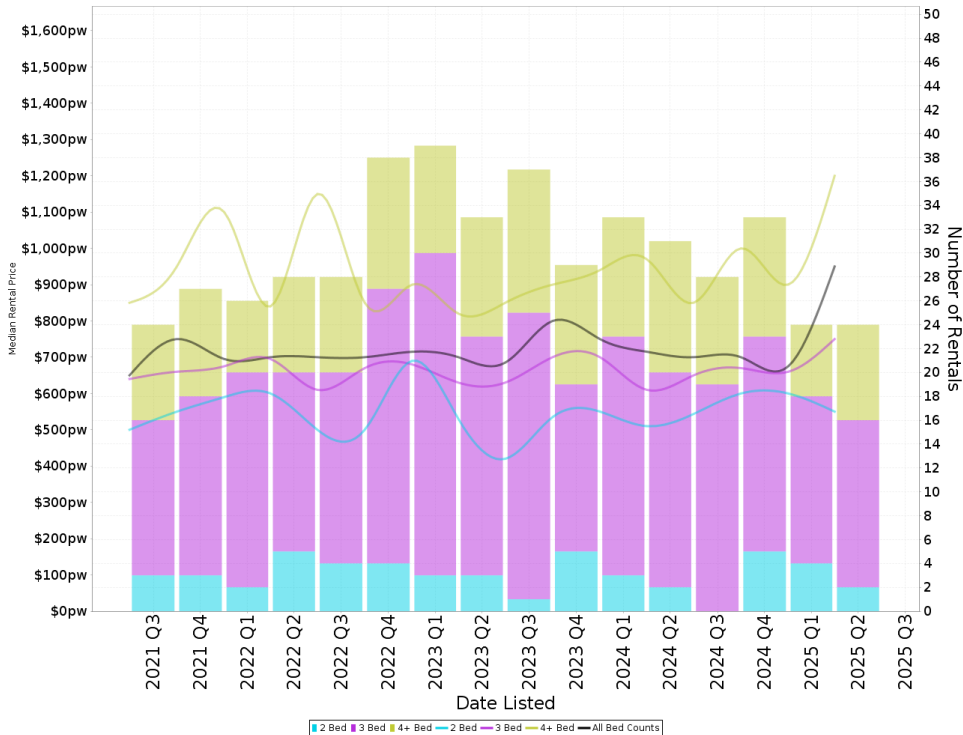
## NARRABUNDAH - Peak Selling Periods (3 years)



## NARRABUNDAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.1%**

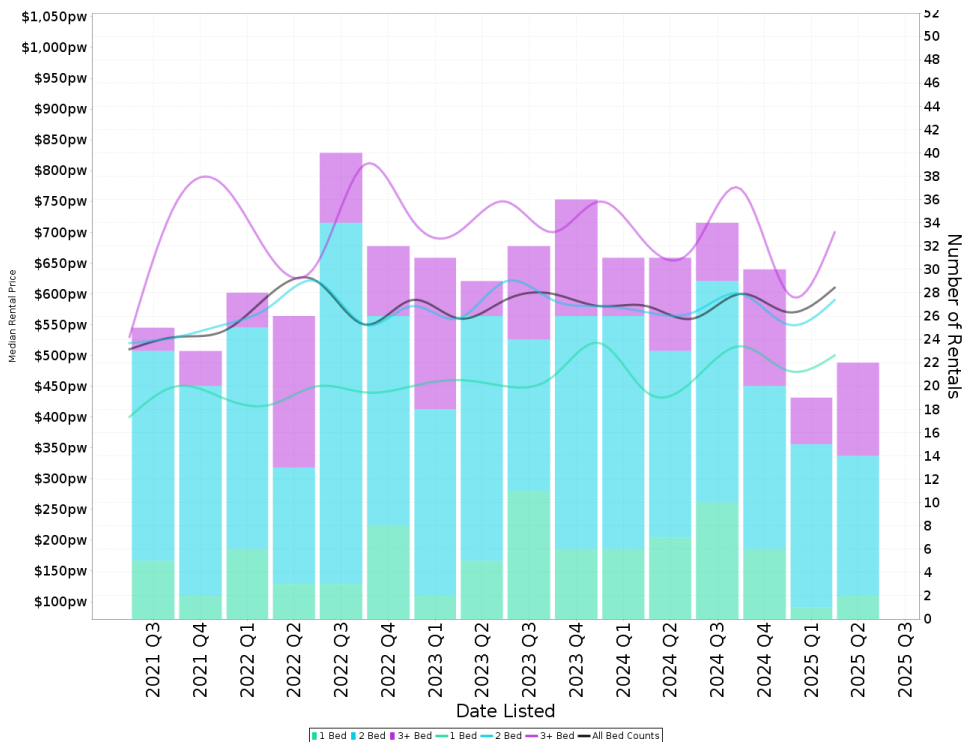
**Current Median Price: \$1,282,500**  
**Previous Median Price: \$1,310,000**  
 Based on 97 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.8%**

**Current Median Price: \$1,282,500**  
**Current Median Rent: \$700**  
 Based on 109 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.8%**

**Current Median Price: \$735,000**  
**Previous Median Price: \$695,000**  
 Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

**Current Median Price: \$735,000**  
**Current Median Rent: \$600**  
 Based on 105 registered Unit rentals compared over the last 12 months.

# NARRABUNDAH - Recently Sold Properties

Median Sale Price

**\$1.28m**

Based on 46 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

**-2.1%**

Current Median Price: \$1,282,500  
Previous Median Price: \$1,310,000

Based on 97 recorded House sales compared over the last two rolling 12 month periods

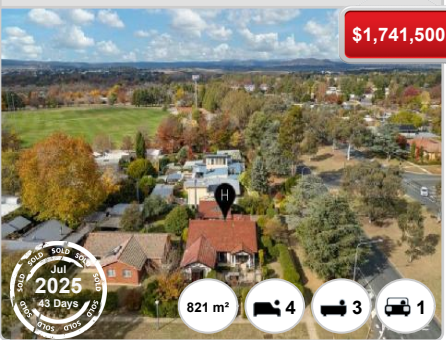
# Sold Properties

**46**

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

61 MCINTYRE ST



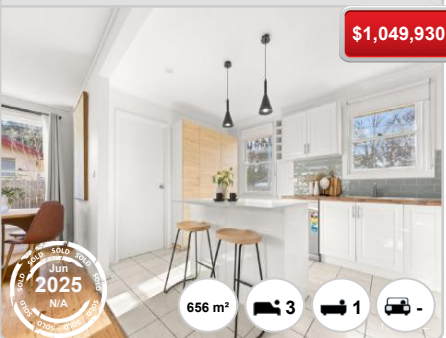
1 HACKING CRES



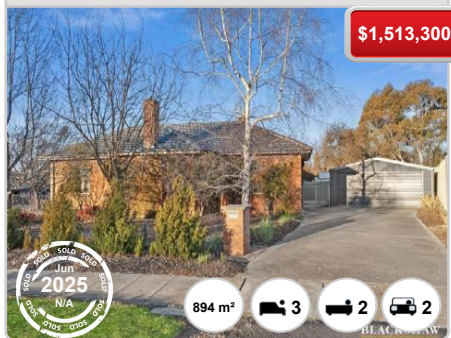
38 NIMBIN ST



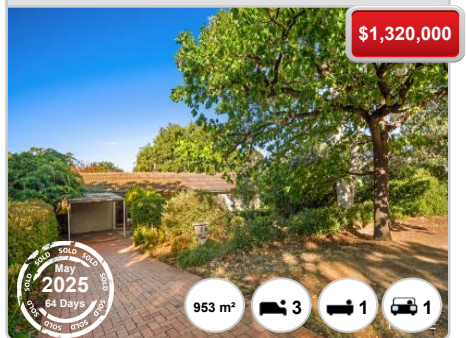
23 MATINA ST



35 MCKINLAY ST



86 FINNISS CRES



64 CALEY CRES



24 EUROKA ST



48 WARRAMOO CRES

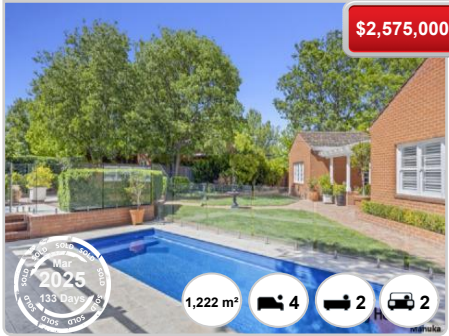




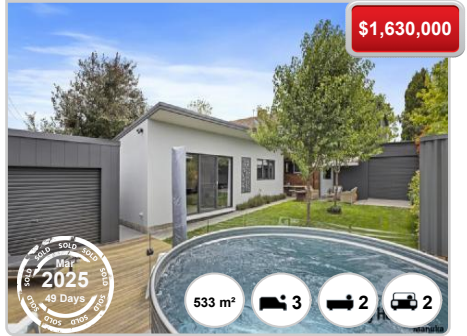
29 CARNEGIE CRES



26 STURT ST



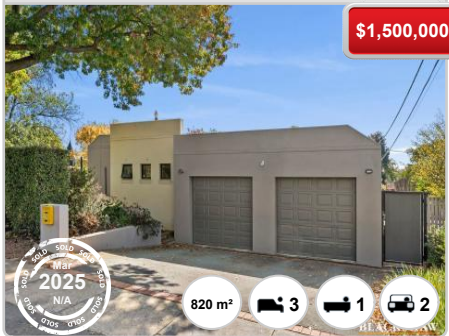
57 STURT AVE



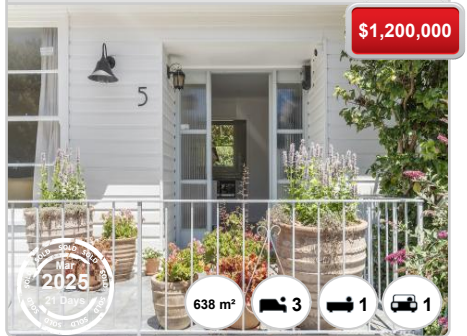
101 WALKER CRES



15 PULLEN ST



5 BOREE PL



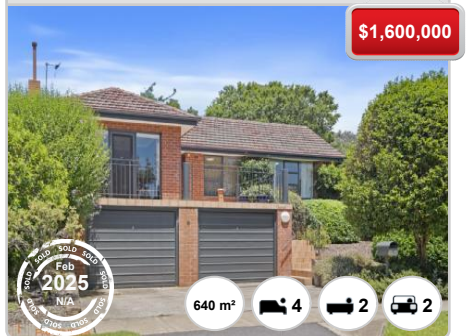
93 CAPTAIN COOK CRES



75 MATINA ST



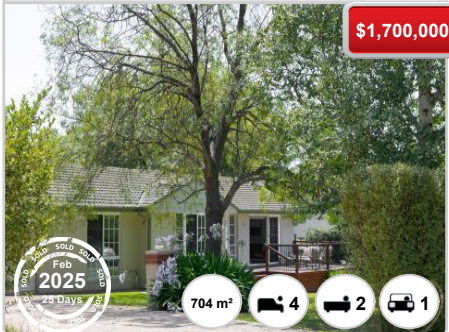
6 CALEY CRES



11 WILLS ST



10 JOHNSTON ST



3 BOREE PL





# NARRABUNDAH - Properties For Rent

## Median Rental Price

# \$700 /w

Based on 109 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

# +2.8%

Current Median Price: \$1,282,500  
Current Median Rent: \$700

Based on 46 recorded House sales and 109 House rentals compared over the last 12 months

## Number of Rentals

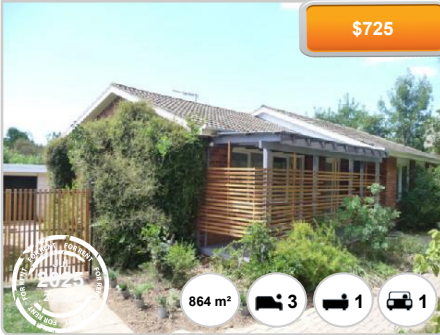
# 109

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

### 89 Caley Crescent

\$725



864 m<sup>2</sup>



### 61 Matina Street

\$560 per week

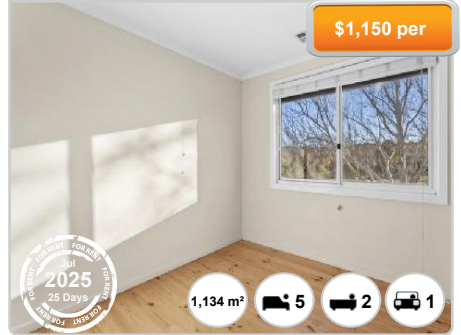


627 m<sup>2</sup>



### 19 STURT AVENUE

\$1,150 per



1,134 m<sup>2</sup>



### 46 STRZELECKI CRESCENT

\$820 per week

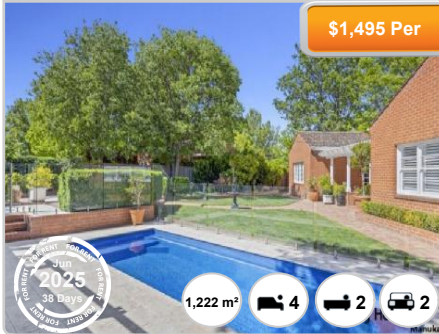


694 m<sup>2</sup>



### 2 FROME STREET

\$1,495 Per

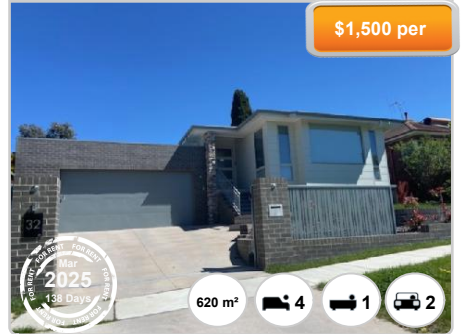


1,222 m<sup>2</sup>



### 32 Caley Crescent

\$1,500 per



620 m<sup>2</sup>

