

Suburb flyover report

YARRALUMLA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



YARRALUMLA - 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 (pricefinder.com.au)

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YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 897,500	0.0 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	44	\$ 2,407,500	6.5 %	\$ 1,500,000	\$ 6,400,000
2023	33	\$ 2,010,000	-16.5 %	\$ 1,100,000	\$ 5,800,000
2024	42	\$ 2,335,000	16.2 %	\$ 1,129,000	\$ 4,900,000
2025	7	\$ 2,020,000	-13.5 %	\$ 1,615,000	\$ 2,780,000

Median Sale Price

\$2.22m

Based on 33 recorded House sales within the last 12 months (Financial Year 2025)

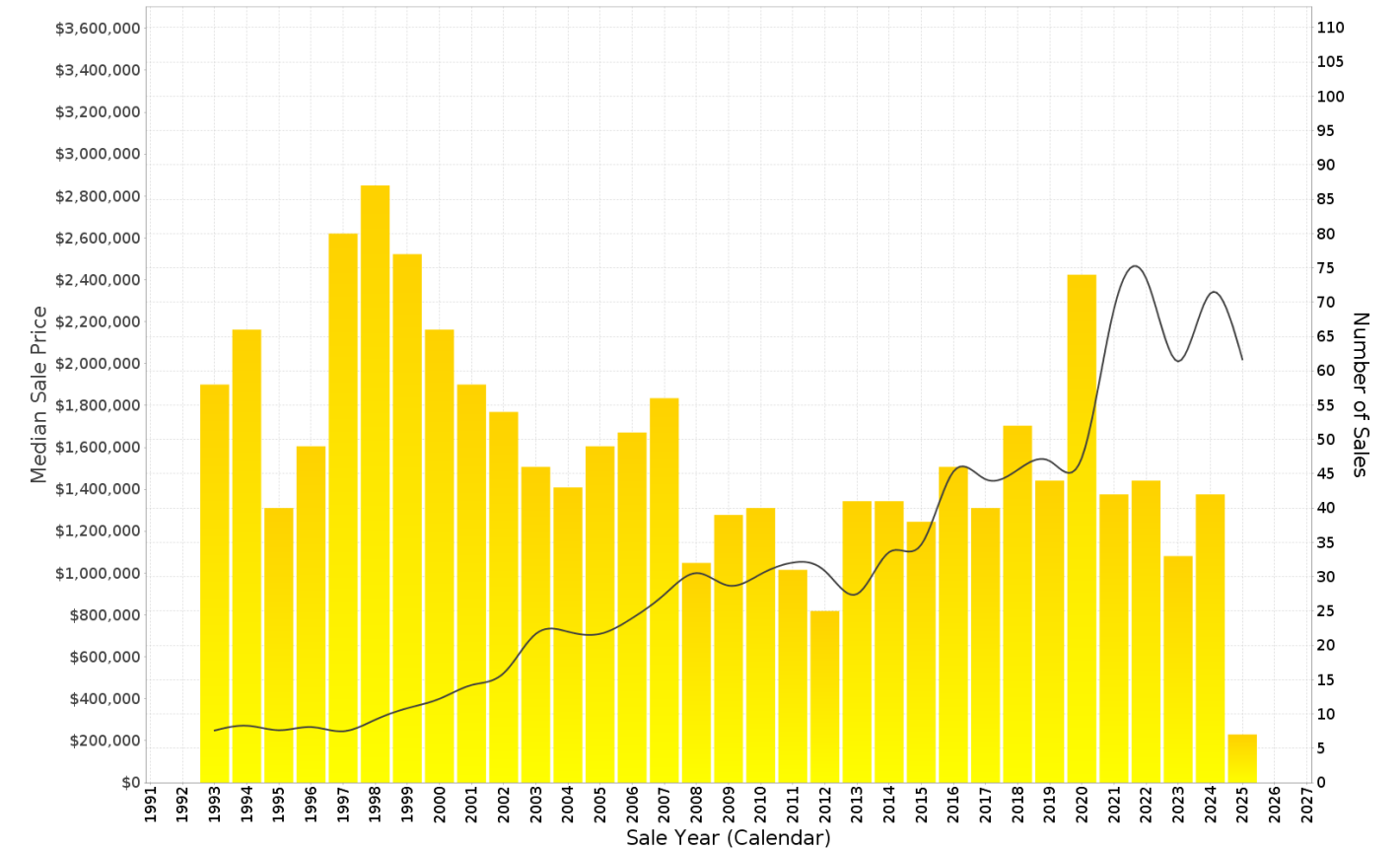
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

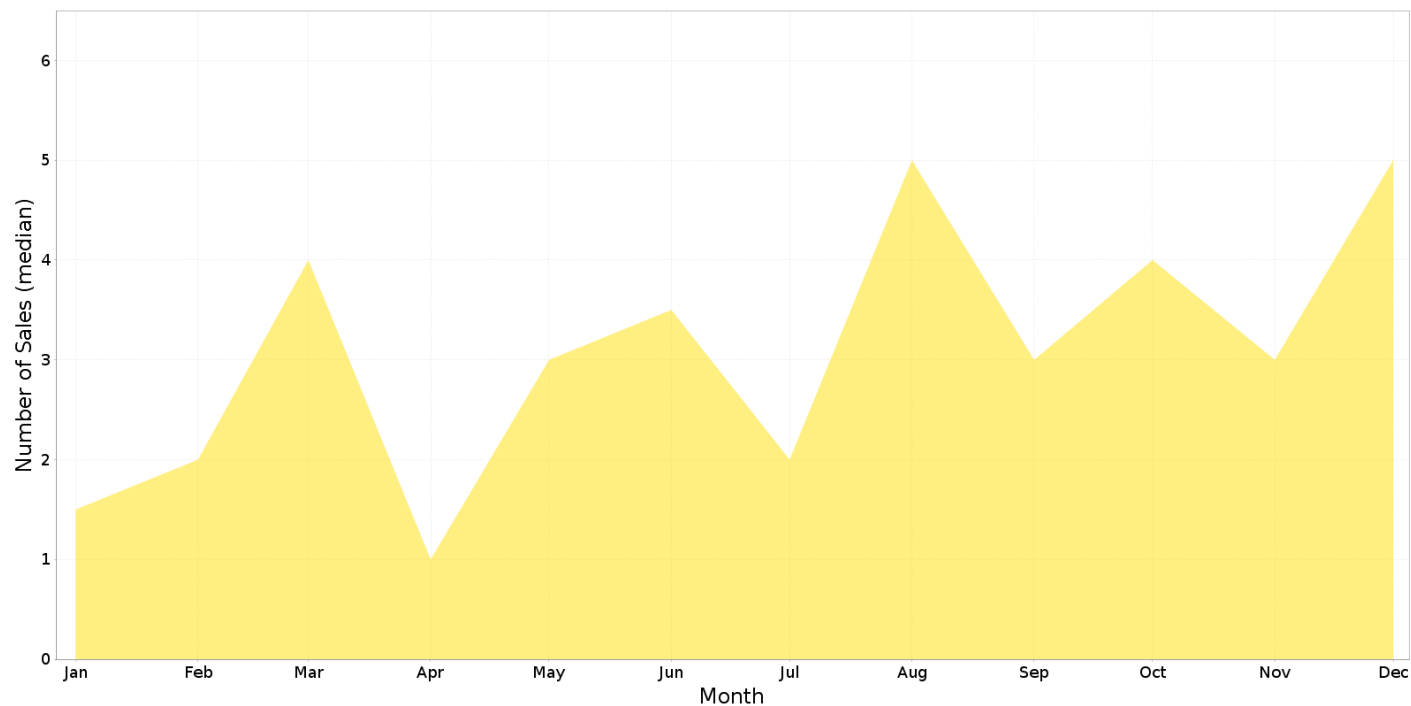
-1.6%

Current Median Price: \$2,220,000
Previous Median Price: \$2,255,000

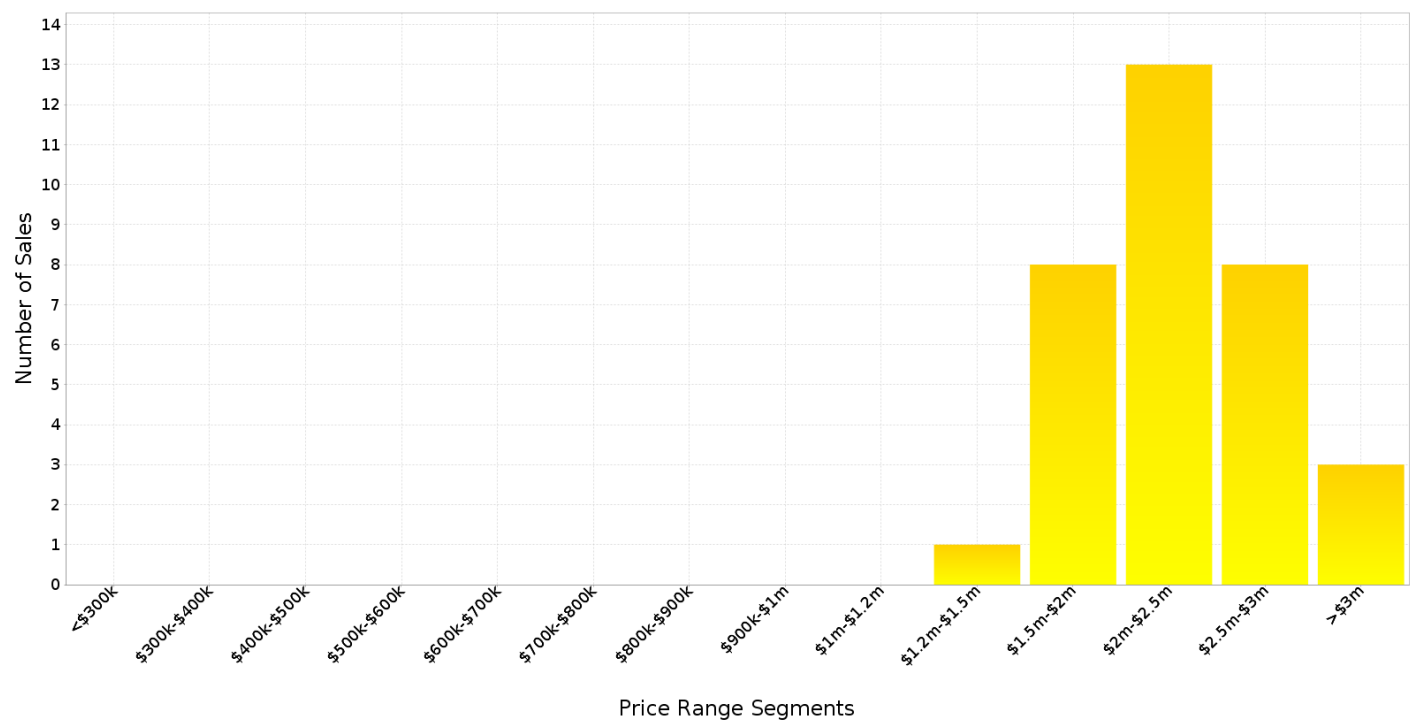
Based on 64 recorded House sales compared over the last two rolling 12 month periods



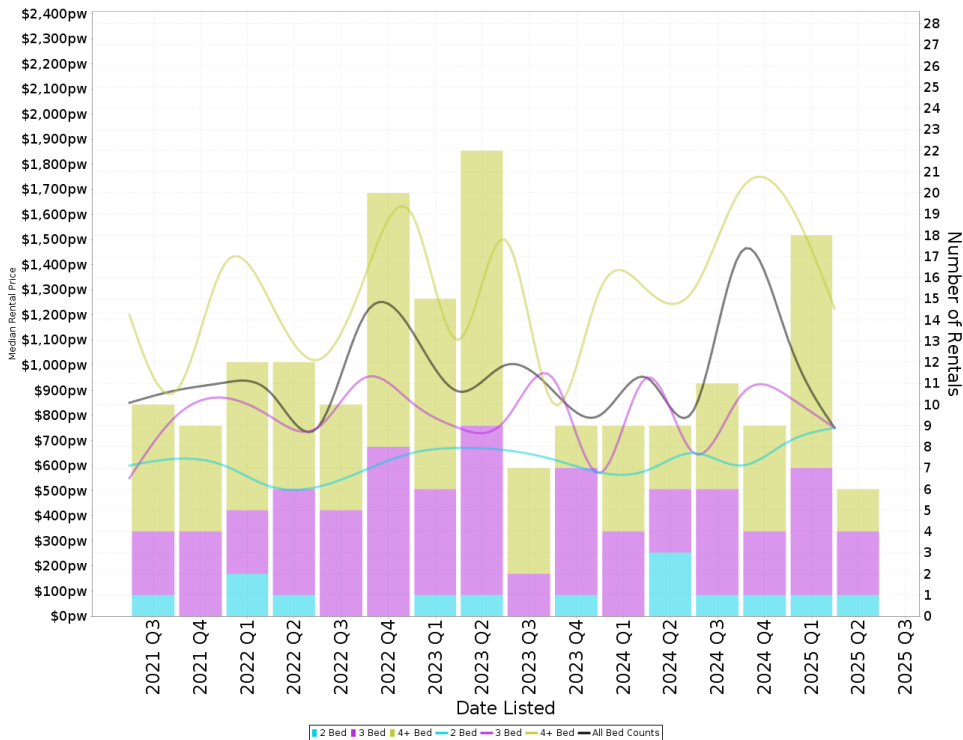
YARRALUMLA - Peak Selling Periods (3 years)



YARRALUMLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.6%

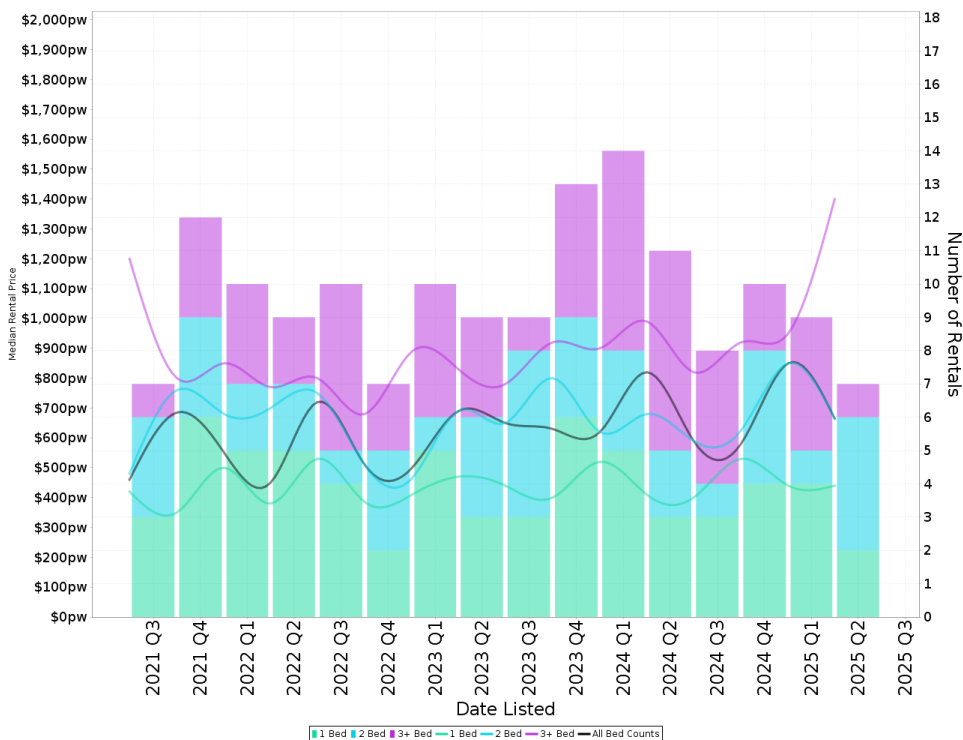
Current Median Price: \$2,220,000
Previous Median Price: \$2,255,000
 Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.3%

Current Median Price: \$2,220,000
Current Median Rent: \$1,000
 Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.6%

Current Median Price: \$908,750
Previous Median Price: \$1,090,000
 Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$908,750
Current Median Rent: \$650
 Based on 34 registered Unit rentals compared over the last 12 months.

YARRALUMLA - Recently Sold Properties

Median Sale Price

\$2.22m

Based on 33 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

-1.6%

Current Median Price: \$2,220,000
Previous Median Price: \$2,255,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

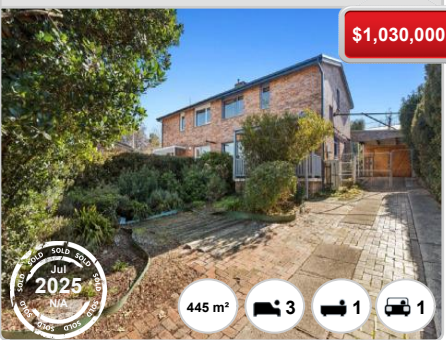
Sold Properties

33

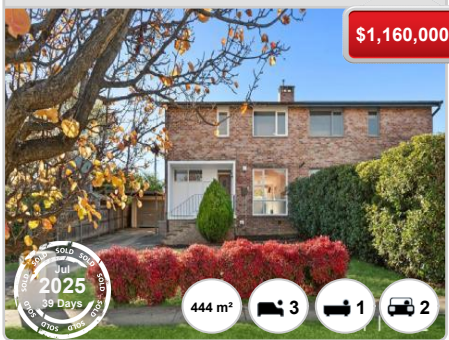
Based on recorded House sales within the 12 months (Financial Year 2025)

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

74 HAMPTON CCT



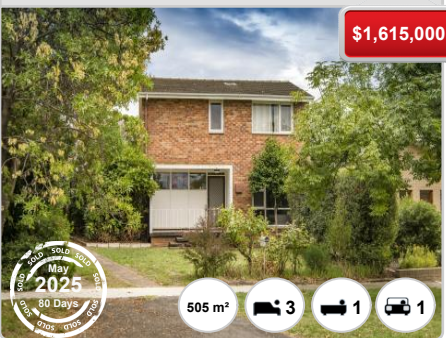
76 HAMPTON CCT



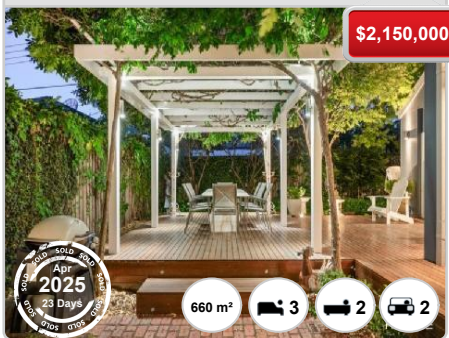
73 SCHLICH ST



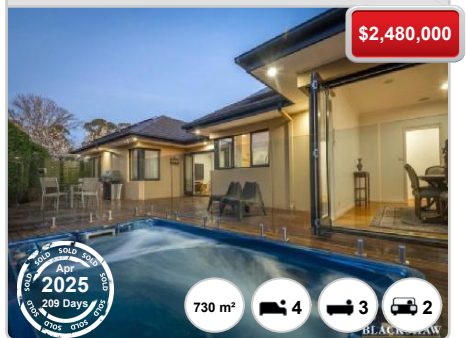
29 BAILEY PL



130 HOPETOUN CCT



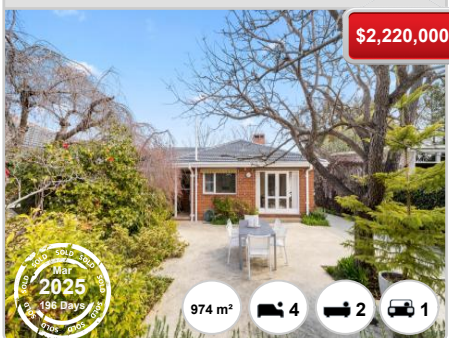
30 MUELLER ST



5 DRUMMOND ROW

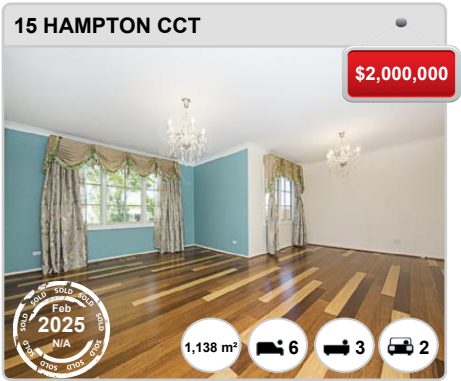


26 MACDONNELL ST



29 TURNER PL





YARRALUMLA - Properties For Rent

Median Rental Price

\$1,000 /w

Based on 44 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

+2.3%

Current Median Price: \$2,220,000
Current Median Rent: \$1,000

Based on 33 recorded House sales and 44 House rentals compared over the last 12 months

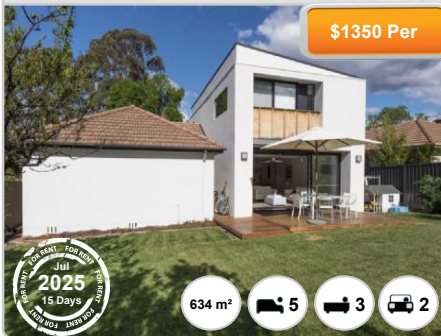
Number of Rentals

44

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

11 Loch Street



96 Hopetoun Circuit



29 Hutchins Street



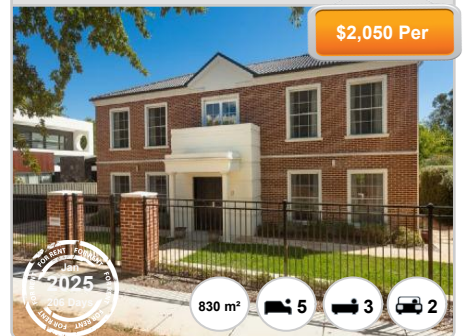
52 MUSGRAVE STREET



3 FRANCIS STREET



3 Francis Street



5 MUSGRAVE STREET

