

Suburb flyover report

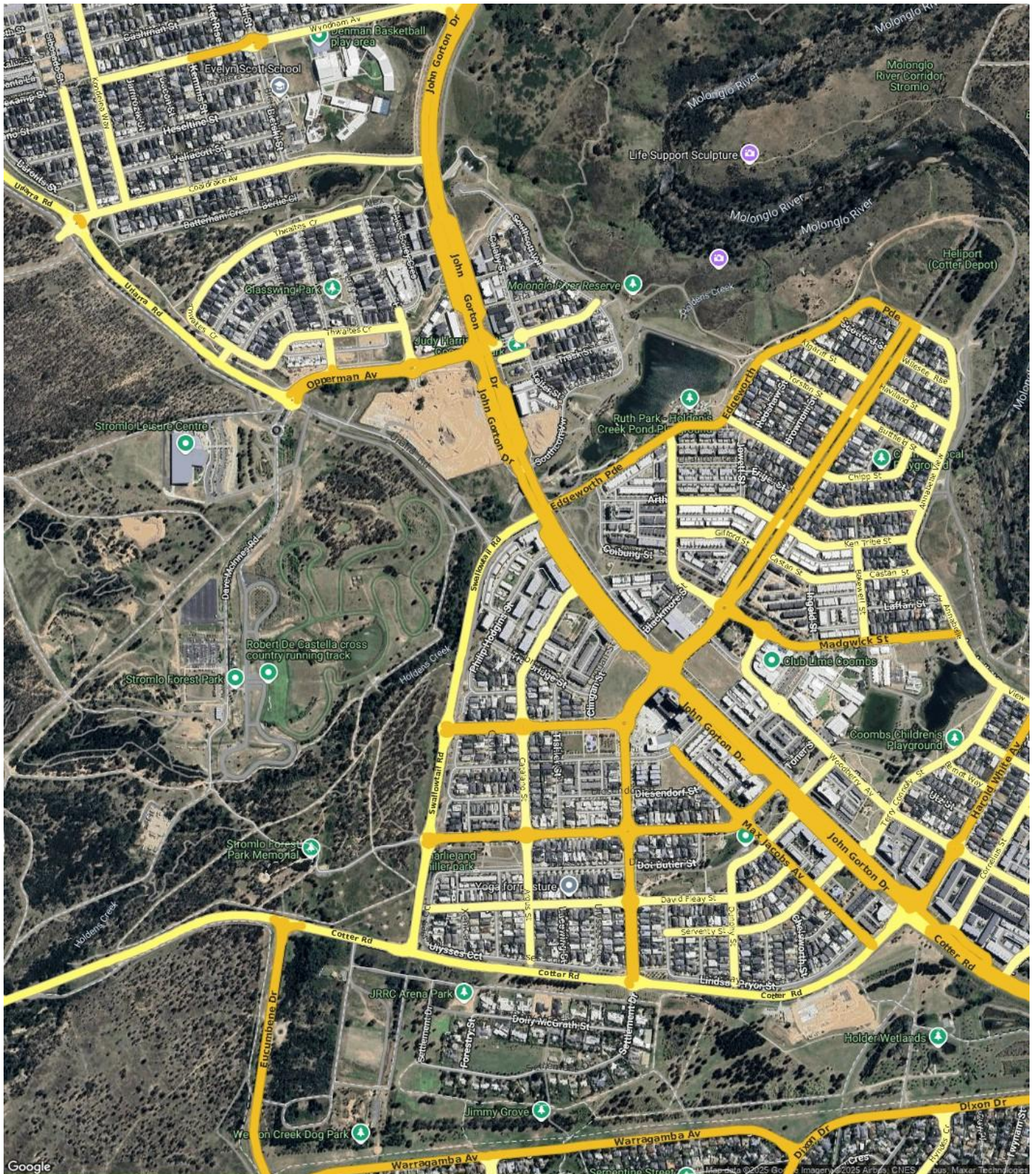
WRIGHT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WRIGHT - 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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WRIGHT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	34	\$ 375,500	0.0 %	\$ 296,000	\$ 441,000
2011	4	\$ 353,500	-5.9 %	\$ 296,000	\$ 418,000
2012	17	\$ 405,500	14.7 %	\$ 311,000	\$ 761,500
2013	49	\$ 599,950	48.0 %	\$ 370,000	\$ 887,500
2014	50	\$ 578,870	-3.5 %	\$ 325,000	\$ 945,000
2015	29	\$ 817,250	41.2 %	\$ 335,000	\$ 1,075,000
2016	20	\$ 760,000	-7.0 %	\$ 443,000	\$ 1,110,000
2017	15	\$ 875,000	15.1 %	\$ 482,500	\$ 1,313,000
2018	32	\$ 862,500	-1.4 %	\$ 220,000	\$ 1,214,036
2019	31	\$ 885,000	2.6 %	\$ 390,000	\$ 1,204,000
2020	41	\$ 850,000	-4.0 %	\$ 332,000	\$ 1,260,000
2021	39	\$ 1,130,000	32.9 %	\$ 680,000	\$ 1,785,000
2022	29	\$ 1,405,000	24.3 %	\$ 180,000	\$ 1,950,000
2023	25	\$ 1,240,000	-11.7 %	\$ 749,900	\$ 1,743,000
2024	18	\$ 1,375,500	10.9 %	\$ 830,000	\$ 1,700,000
2025	9	\$ 1,170,000	-14.9 %	\$ 800,000	\$ 1,512,000

Median Sale Price

\$1.28m

Based on 24 recorded House sales within the last 12 months (Financial Year 2025)

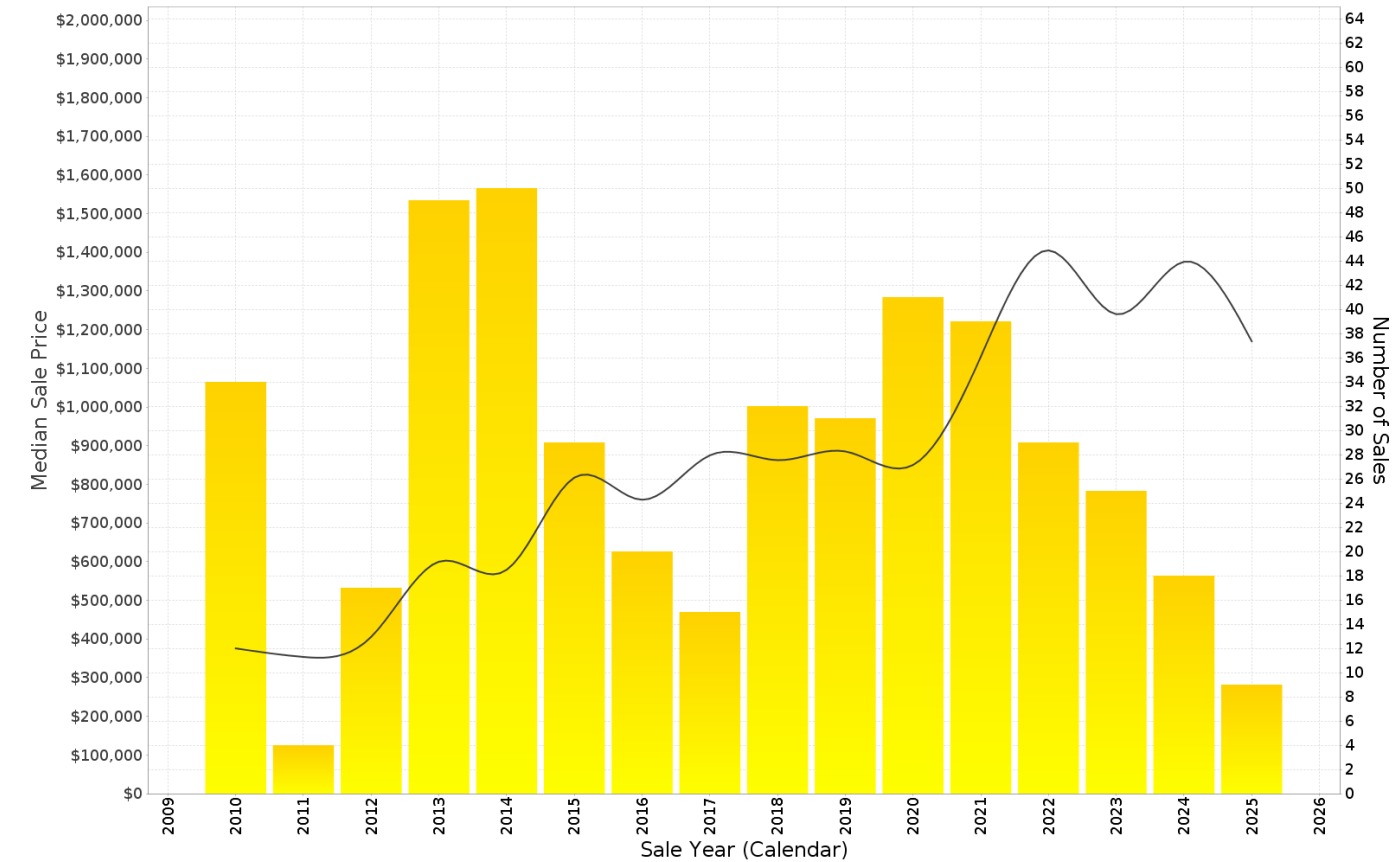
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

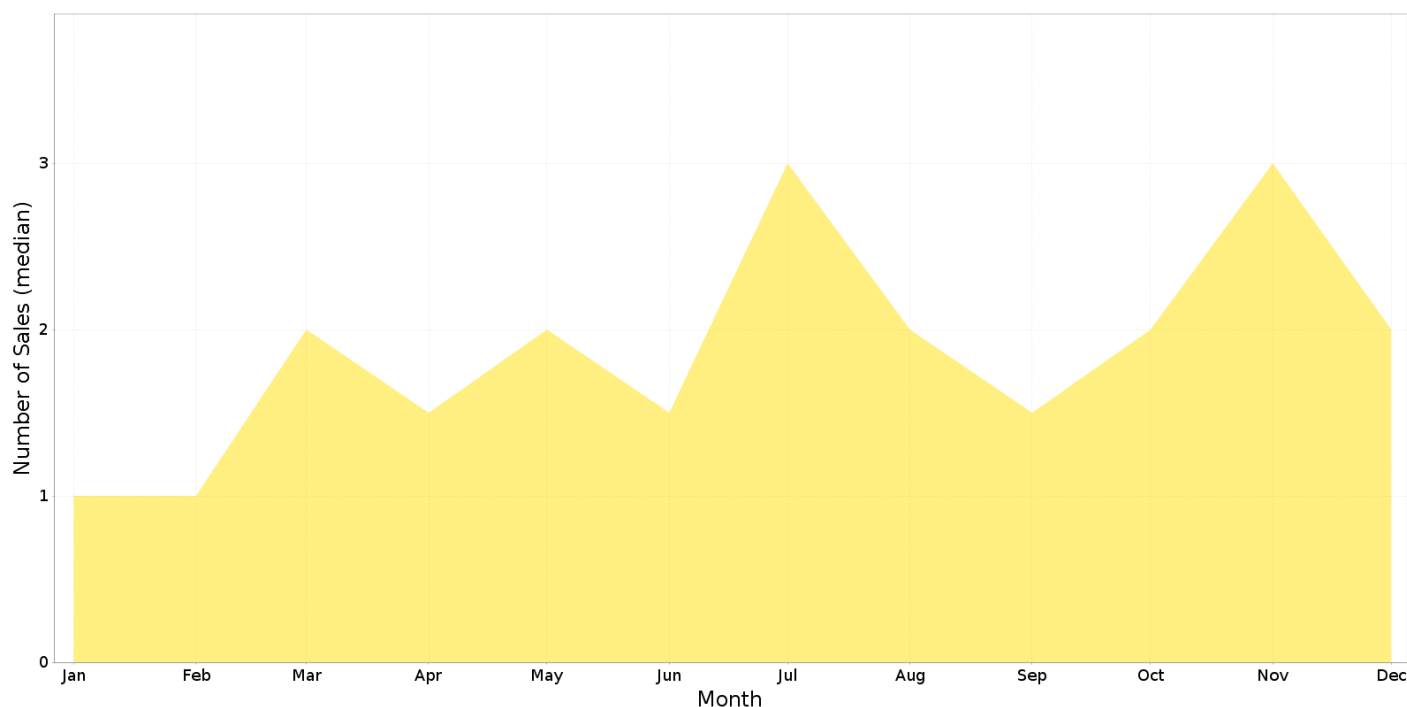
-5.7%

Current Median Price: \$1,280,000
Previous Median Price: \$1,357,500

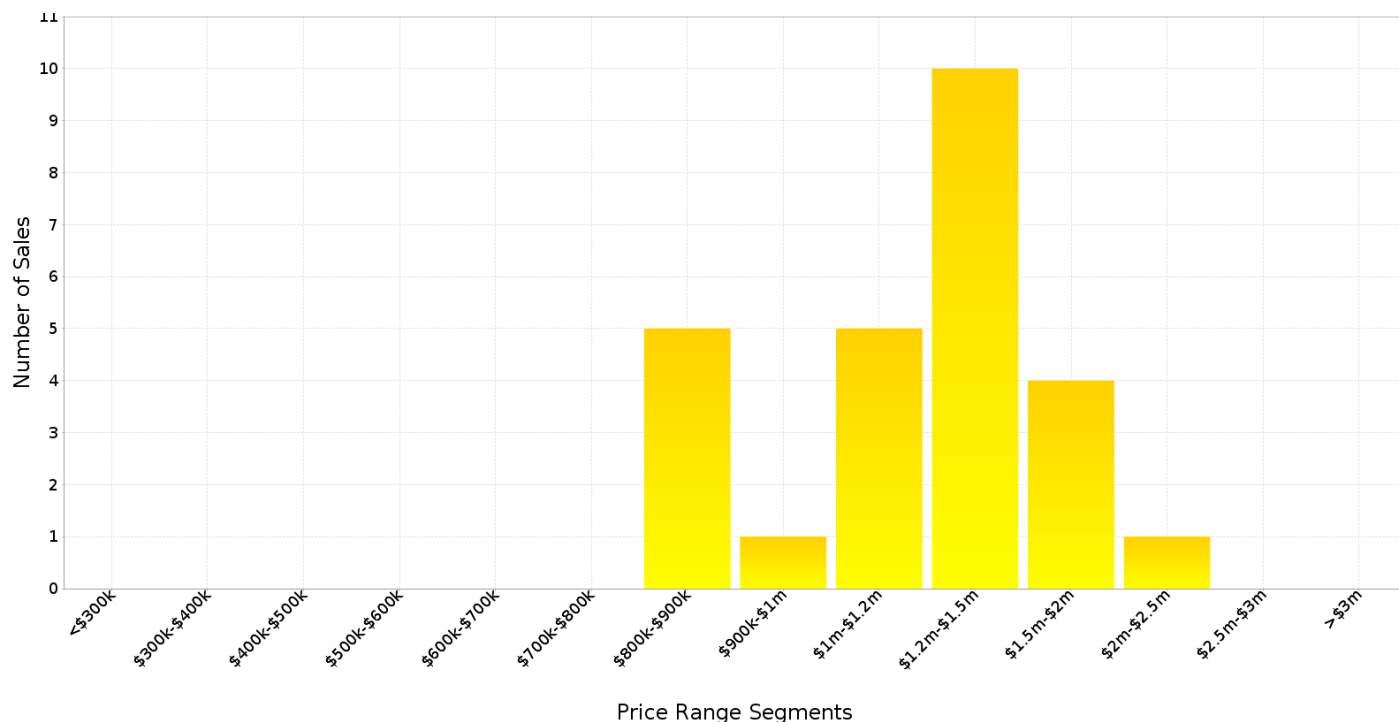
Based on 38 recorded House sales compared over the last two rolling 12 month periods



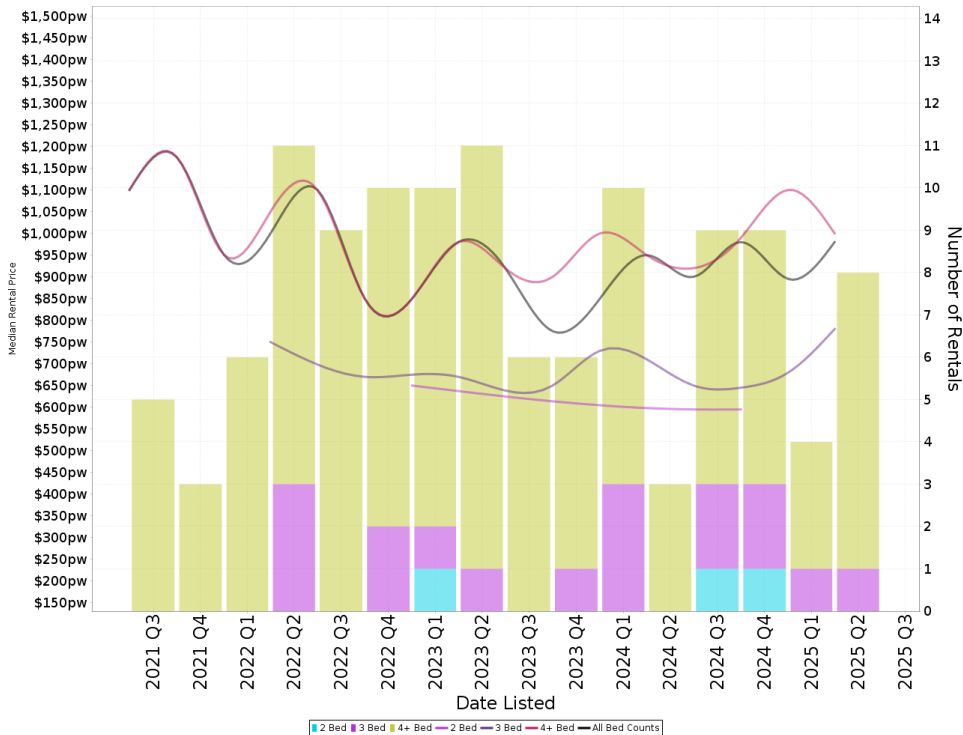
WRIGHT - Peak Selling Periods (3 years)



WRIGHT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.7%

Current Median Price: \$1,280,000
Previous Median Price: \$1,357,500

Based on 38 registered House sales compared over the last two rolling 12 month periods.

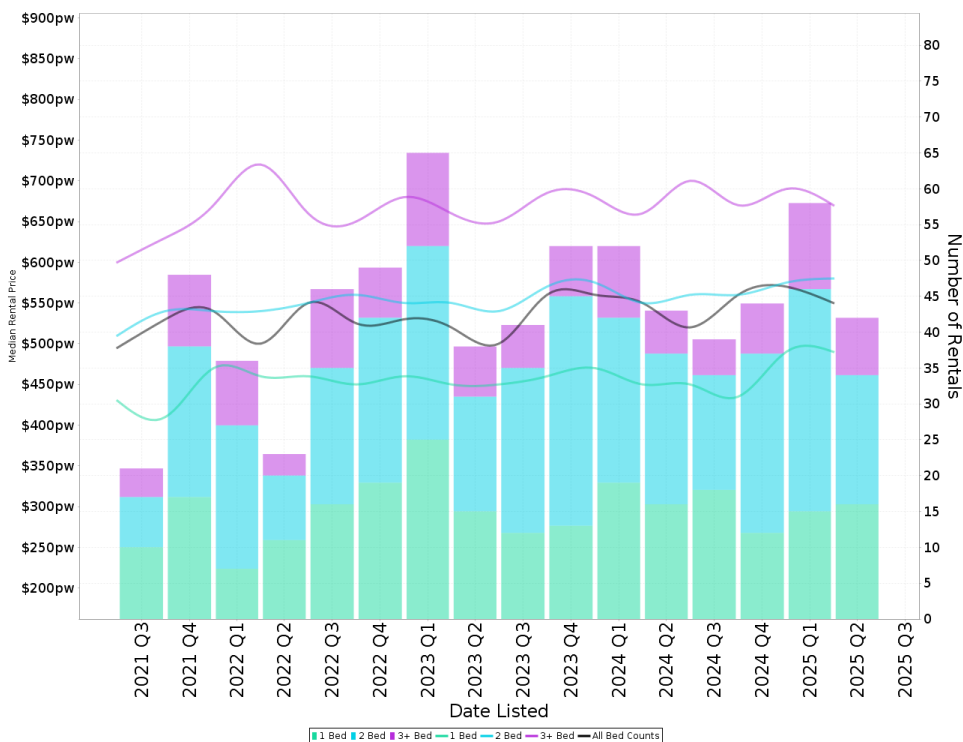
Suburb Rental Yield

+3.9%

Current Median Price: \$1,280,000
Current Median Rent: \$950

Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.5%

Current Median Price: \$519,000
Previous Median Price: \$511,500

Based on 147 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$519,000
Current Median Rent: \$550

Based on 183 registered Unit rentals compared over the last 12 months.

WRIGHT - Recently Sold Properties

Median Sale Price
\$1.28m

Based on 24 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
-5.7%

Current Median Price: \$1,280,000
Previous Median Price: \$1,357,500

Based on 38 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
24

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

IAN MUDIE LANE

\$731,250




Sold Jun 2025
41 Days

2 1 1

51 ULYSSES CCT

\$840,000



Sold Jun 2025
82 Days

240 m² 4 2 2

35 ULYSSES CCT

\$1,280,000



Sold Jun 2025
13 Days

459 m² 4 2 2

IAN MUDIE LANE

\$790,000

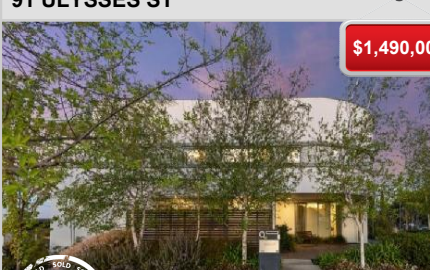


Sold May 2025
18 Days

3 1 1

91 ULYSSES ST

\$1,490,000



Sold May 2025
231 Days

497 m² 5 2 2

29 ULYSSES CCT

\$1,512,000

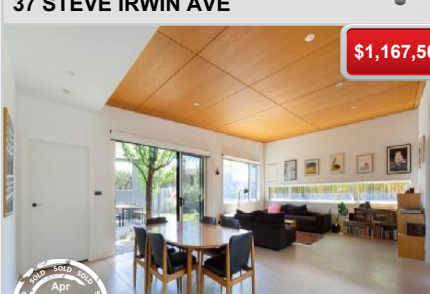


Sold Apr 2025
98 Days

642 m² 5 2 2

37 STEVE IRWIN AVE

\$1,167,500



Sold Apr 2025
144 Days

450 m² 4 2 1

76 PETER CULLEN WAY

\$830,000

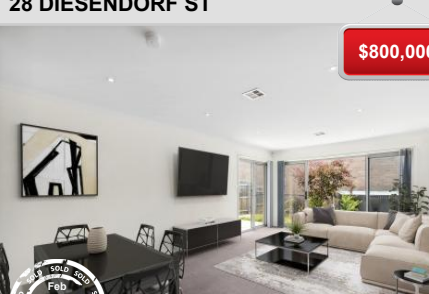


Sold Mar 2025
17 Days

250 m² 3 2 2

28 DIESENDORF ST

\$800,000



Sold Feb 2025
73 Days

240 m² 3 2 2

14 STEVE IRWIN AVE

\$1,170,000



18 LINDSAY PRYOR ST

\$1,100,000



WRIGHT - Properties For Rent

Median Rental Price

\$950 /w

Based on 30 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

+3.9%

Current Median Price: \$1,280,000
Current Median Rent: \$950

Based on 24 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

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

32 Thwaites Crescent

\$980 per week



FOR RENT

FOR RENT

FOR RENT

2025

Jun

37 Days

500 m²

4

2

2

32 THWAITES CRESCENT

\$980 per week



FOR RENT

FOR RENT

FOR RENT

2024

Nov

248 Days

500 m²

4

2

2