

# Suburb flyover report

MURRUMBATEMAN (HOUSE)

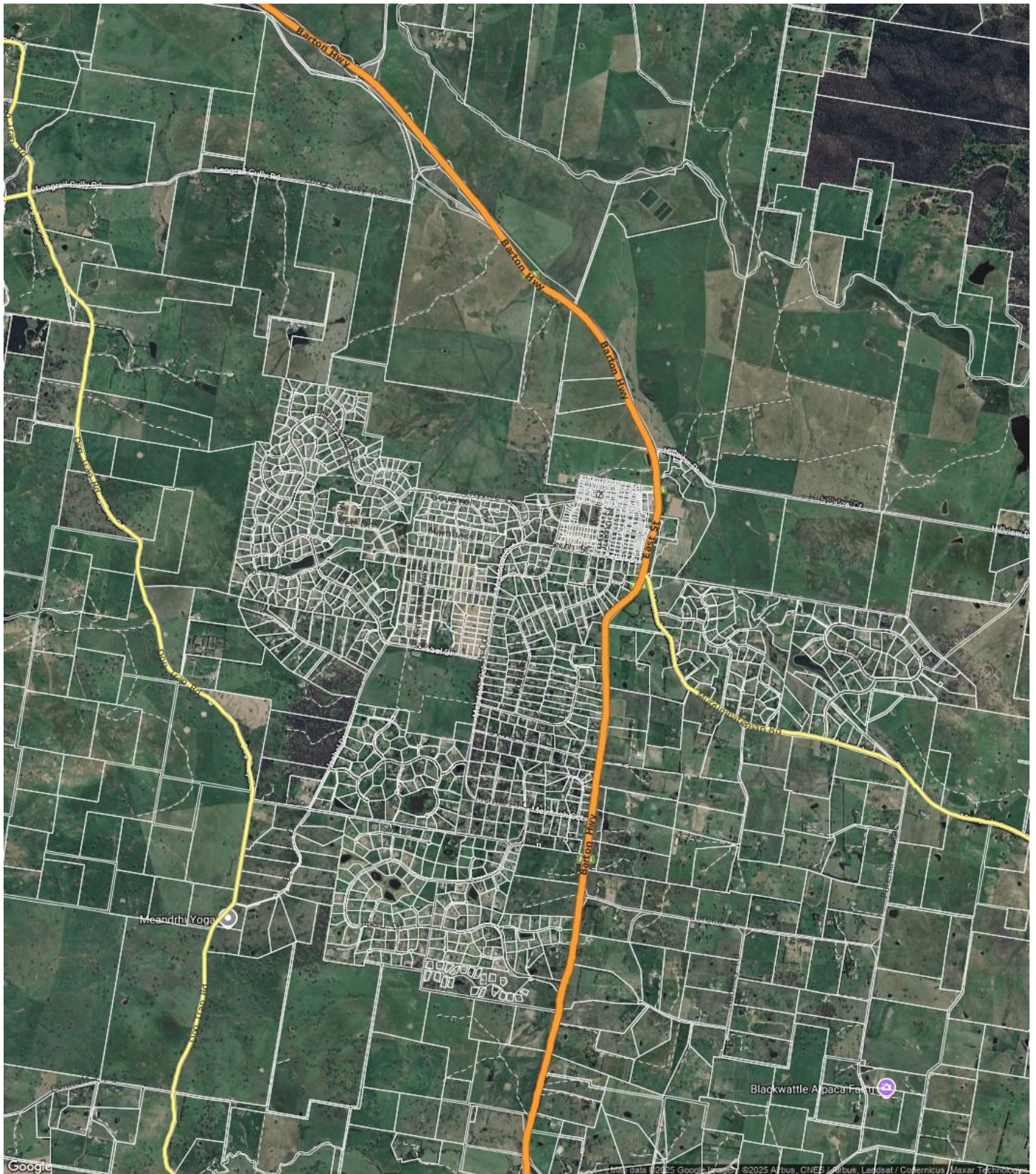
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## MURRUMBATEMAN - Suburb Map





# MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 529,000	0.0 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	74	\$ 862,500	1.8 %	\$ 350,000	\$ 1,800,000
2021	71	\$ 1,100,000	27.5 %	\$ 75,000	\$ 3,500,000
2022	67	\$ 1,250,000	13.6 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-0.2 %	\$ 195,000	\$ 2,230,000
2024	67	\$ 1,250,000	0.2 %	\$ 490,000	\$ 3,500,000
2025	18	\$ 1,240,000	-0.8 %	\$ 380,000	\$ 1,740,000

Median Sale Price

\$1.3m

Based on 51 recorded House sales within the last 12 months (Financial Year 2025)

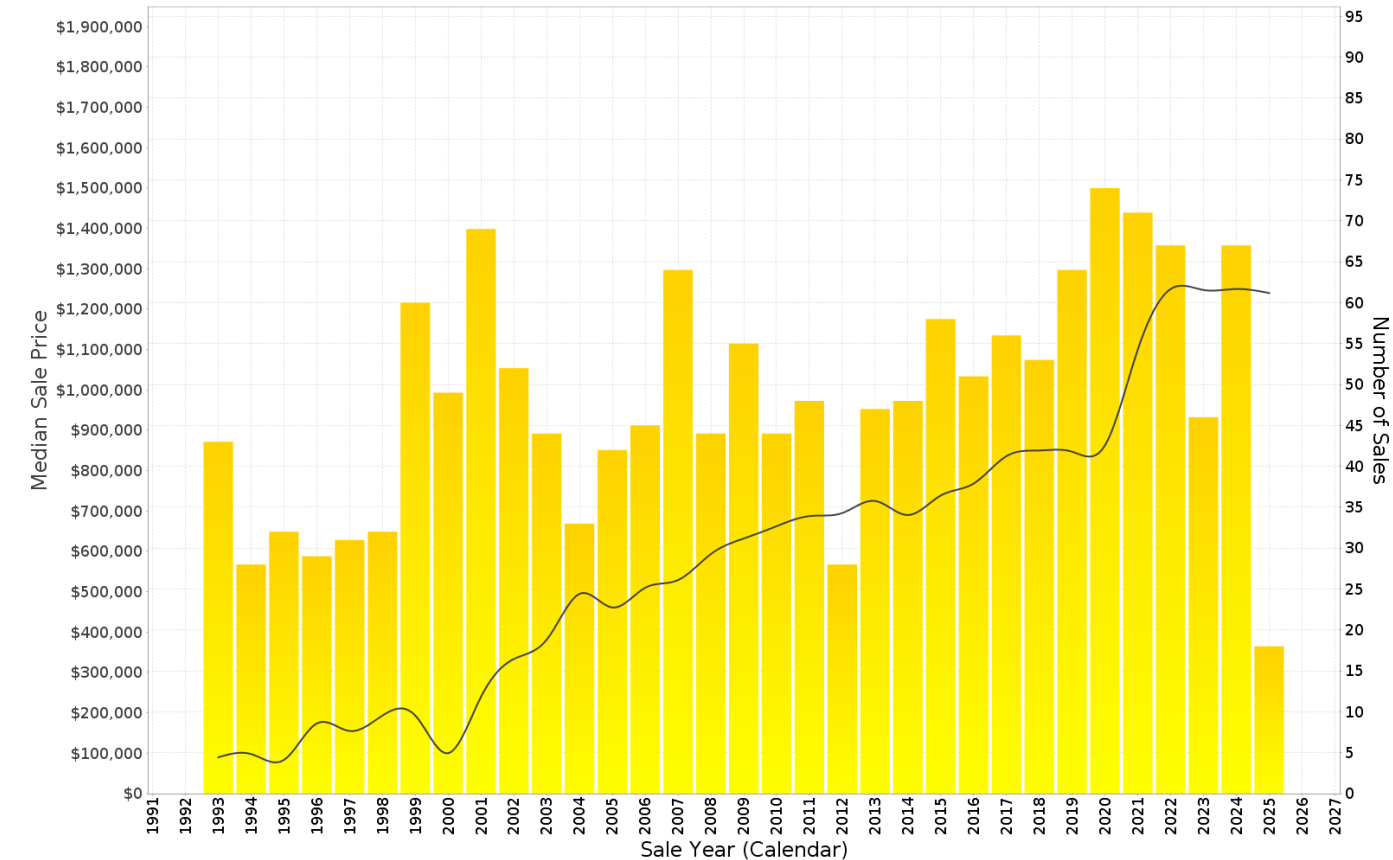
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

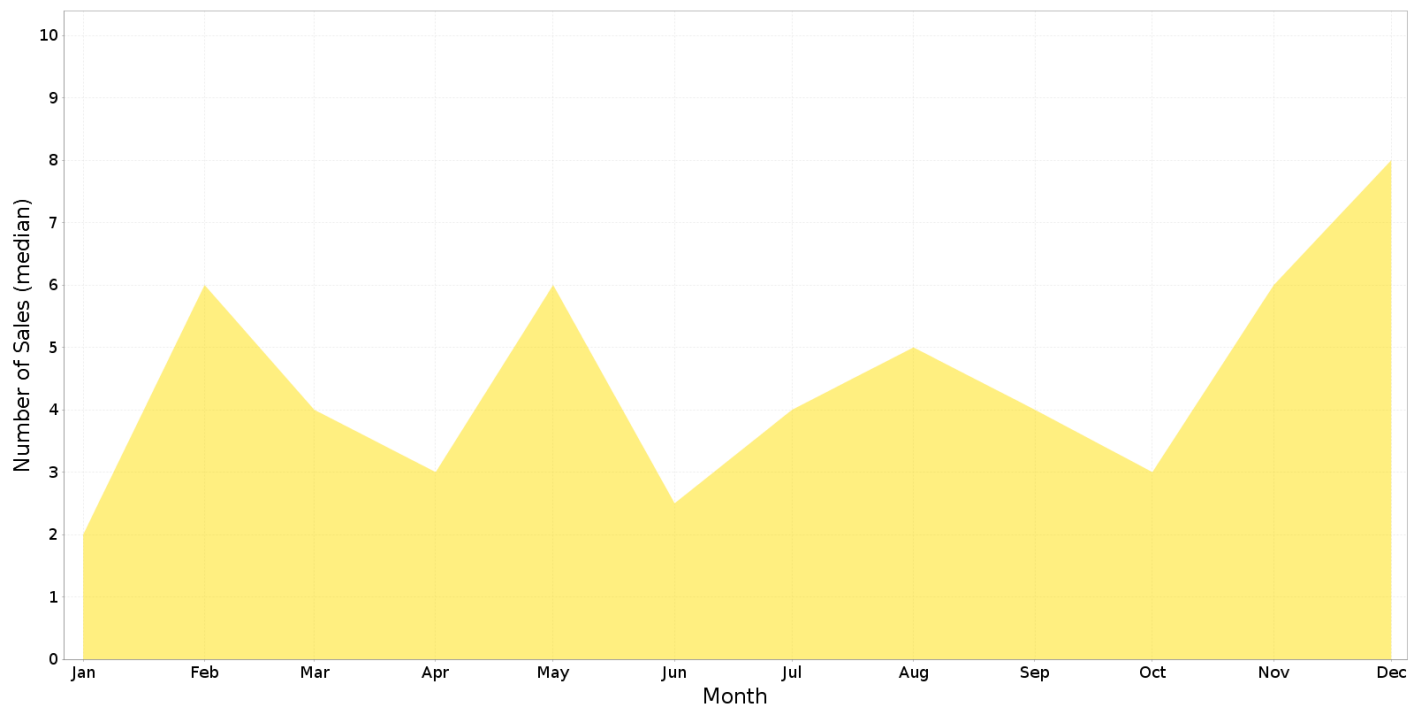
+6.6%

Current Median Price: \$1,300,000  
Previous Median Price: \$1,220,000

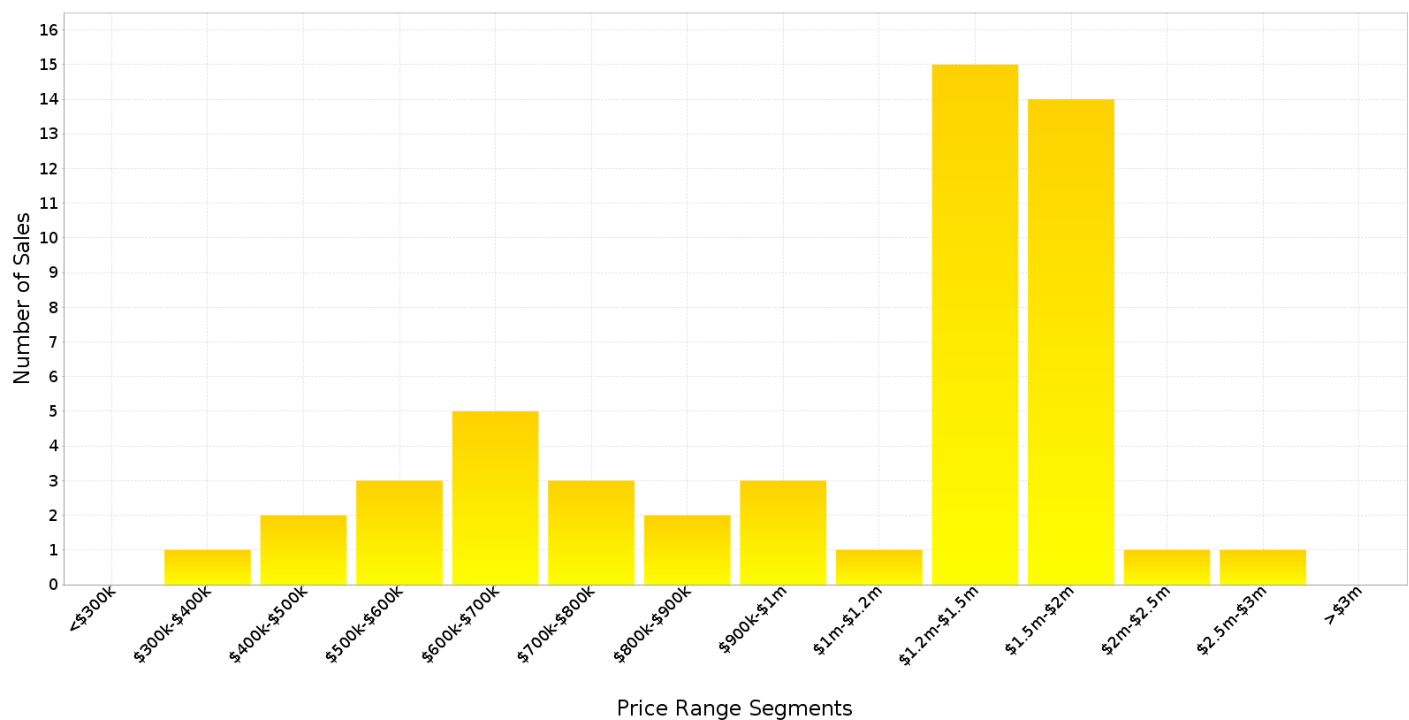
Based on 111 recorded House sales compared over the last two rolling 12 month periods



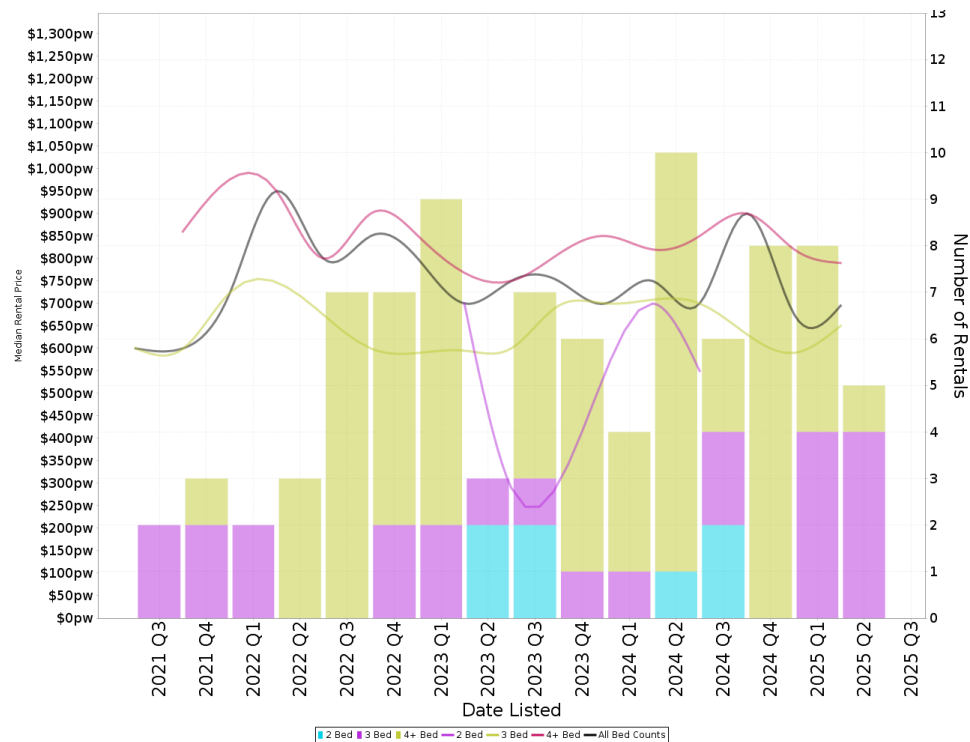
## MURRUMBATEMAN - Peak Selling Periods (3 years)



## MURRUMBATEMAN - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.6%

Current Median Price: \$1,300,000  
Previous Median Price: \$1,220,000

Based on 111 registered House sales compared over the last two rolling 12 month periods.

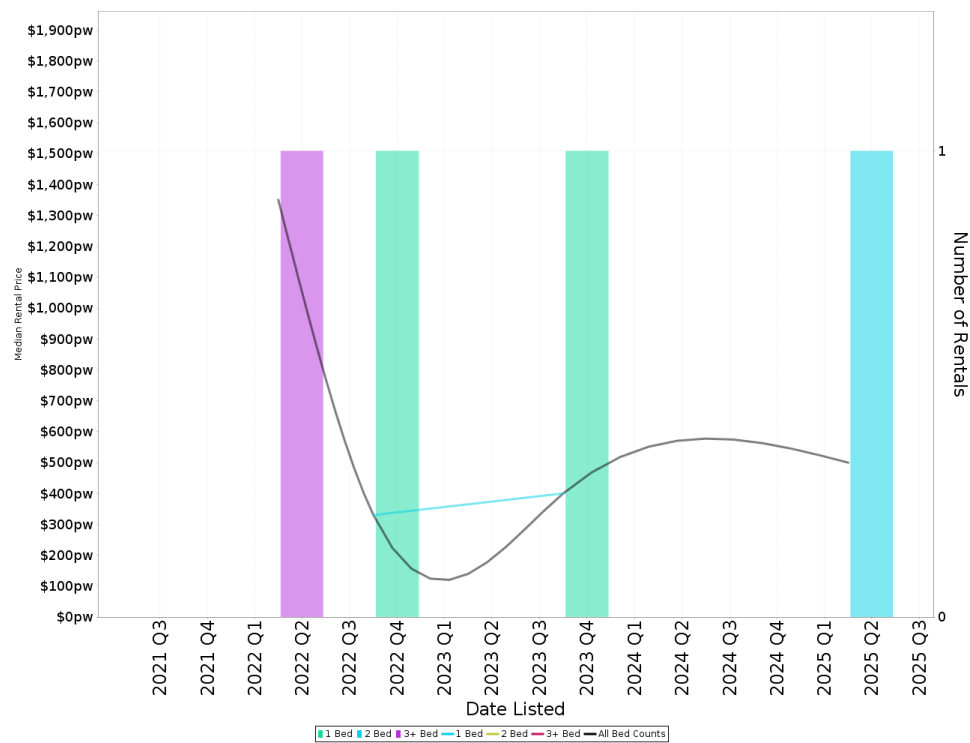
Suburb Rental Yield

+3.2%

Current Median Price: \$1,300,000  
Current Median Rent: \$790

Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

# MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

**\$1.3m**

Based on 51 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

**+6.6%**

Current Median Price: \$1,300,000  
Previous Median Price: \$1,220,000

Based on 111 recorded House sales compared over the last two rolling 12 month periods

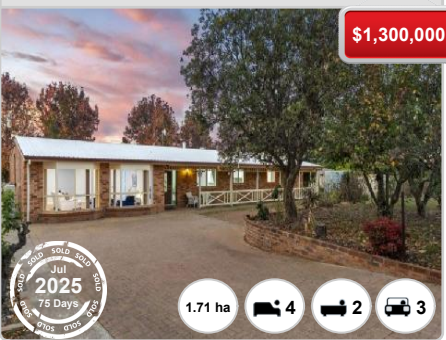
# Sold Properties

**51**

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

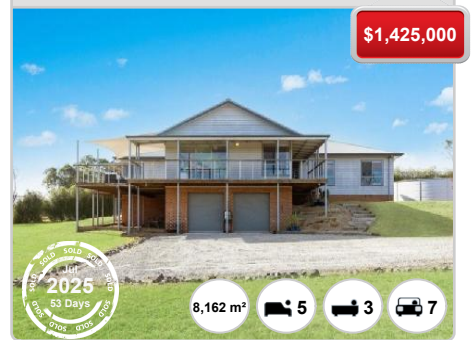
28 DAVIS CCT



16 GREVILLEA CL



13 MARQUESS PL



"GLEN YATTAH" 3 MIDDLETONS LANE



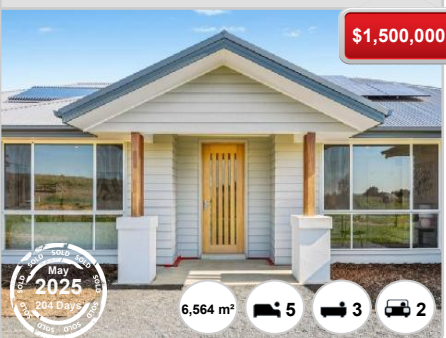
7 KINSMAN DR



16 OAK GR



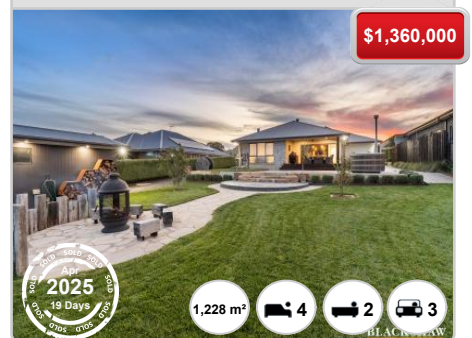
6 MALBEC DR



28 MCCLUNG DR

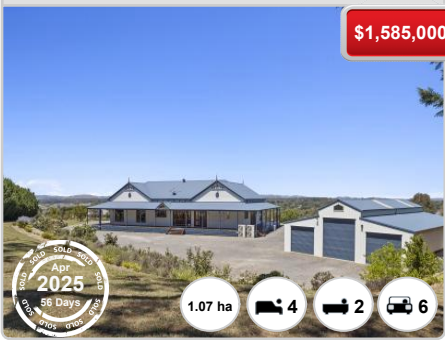


5 WILLIAM ST





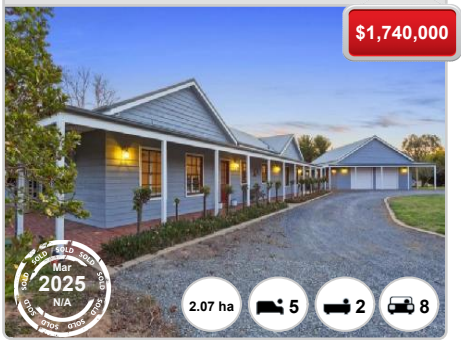
7 MURRAY GREY PL



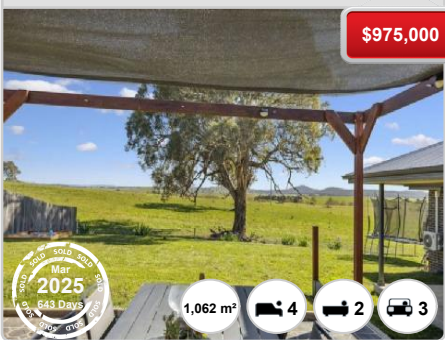
1 DORSET DR



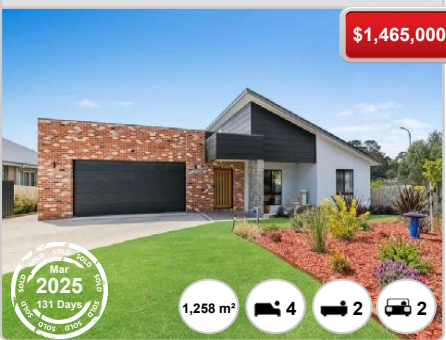
33 LAKEVIEW DR



3 MCCLUNG DR



1 WILLIAM ST



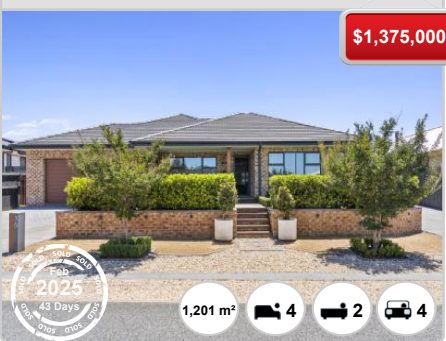
6 CAMP ST



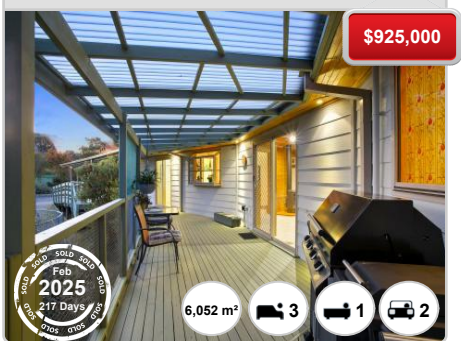
15 SYLVIA ST



36 MIDDLE ST



3 HEREFORD PL



21 MARQUESS PL



20 OAK GR



13 OAK GR



# MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$790 /w

Based on 27 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

+3.2%

Current Median Price: \$1,300,000  
Current Median Rent: \$790

Based on 51 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

Pine Cottage/1173 DOG TRAP ROAD

\$450 per week

Nov 2024

256 Days

2

1

2

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