

# Suburb flyover report

DUFFY (HOUSE)

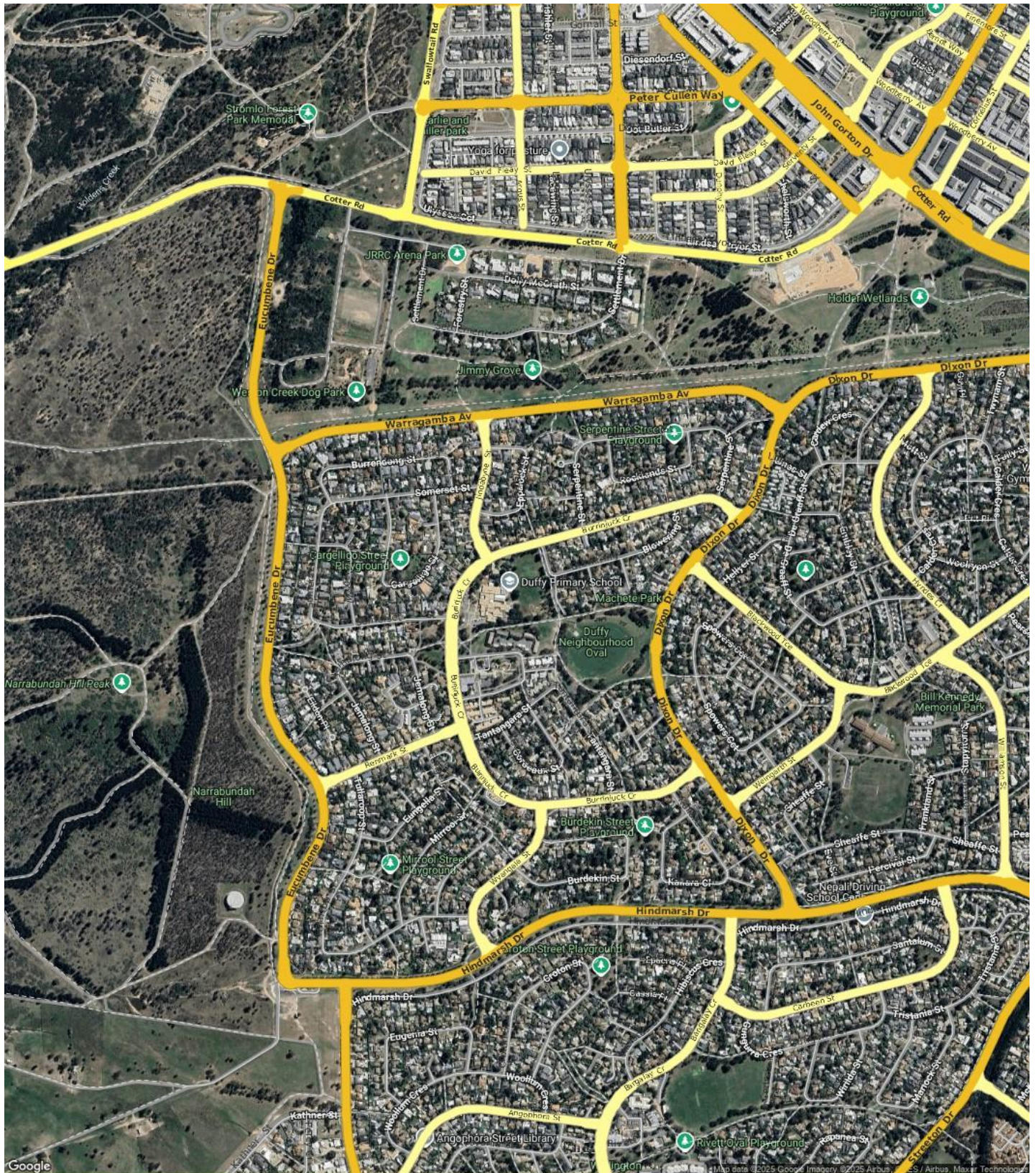
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## DUFFY - 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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# DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	49	\$ 473,500	0.0 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	41	\$ 545,000	-0.9 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.7 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	40	\$ 982,500	1.3 %	\$ 805,000	\$ 2,300,000
2025	14	\$ 937,500	-4.6 %	\$ 745,000	\$ 1,530,000

Median Sale Price

\$971k

Based on 38 recorded House sales within the last 12 months (Financial Year 2025)

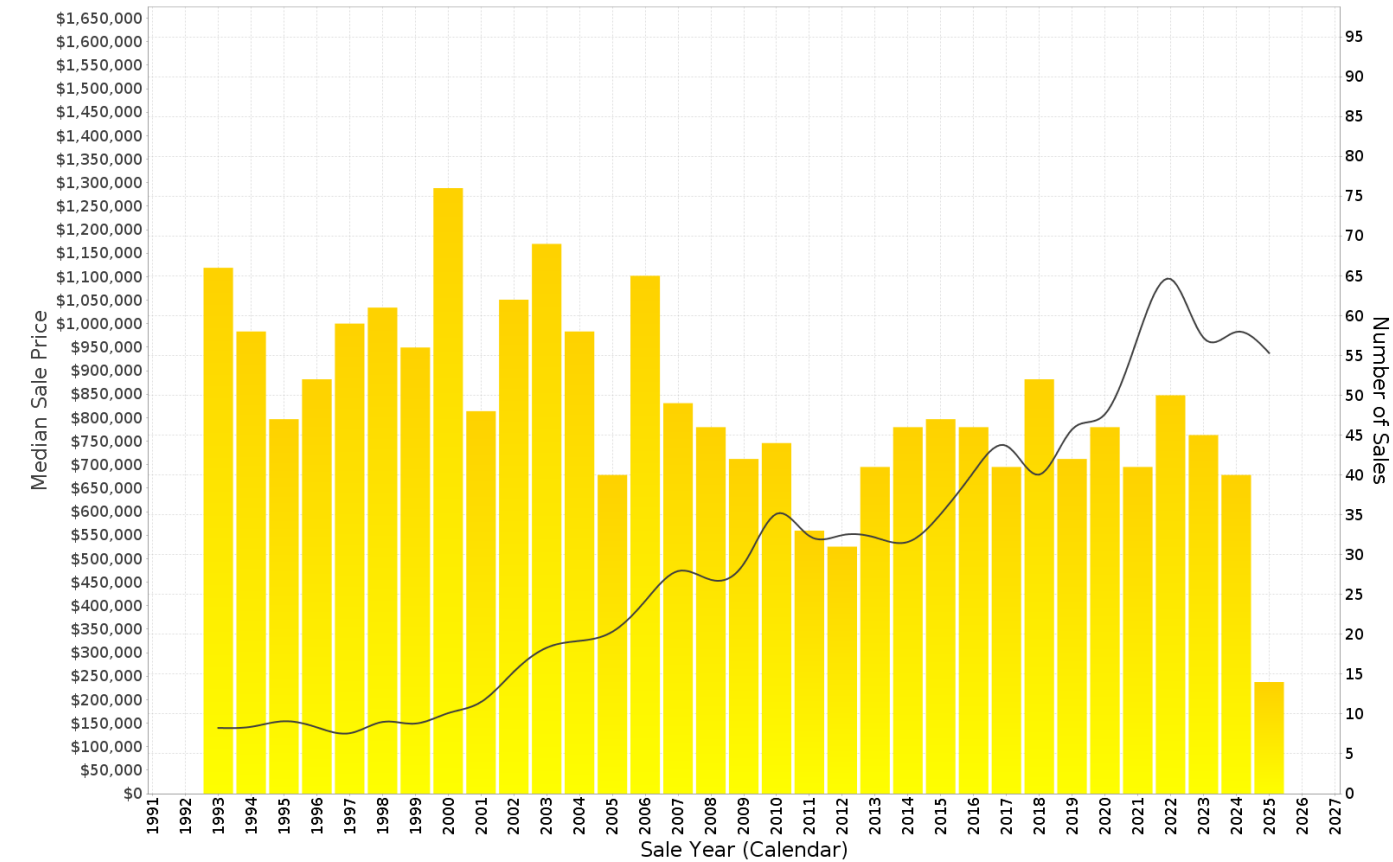
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

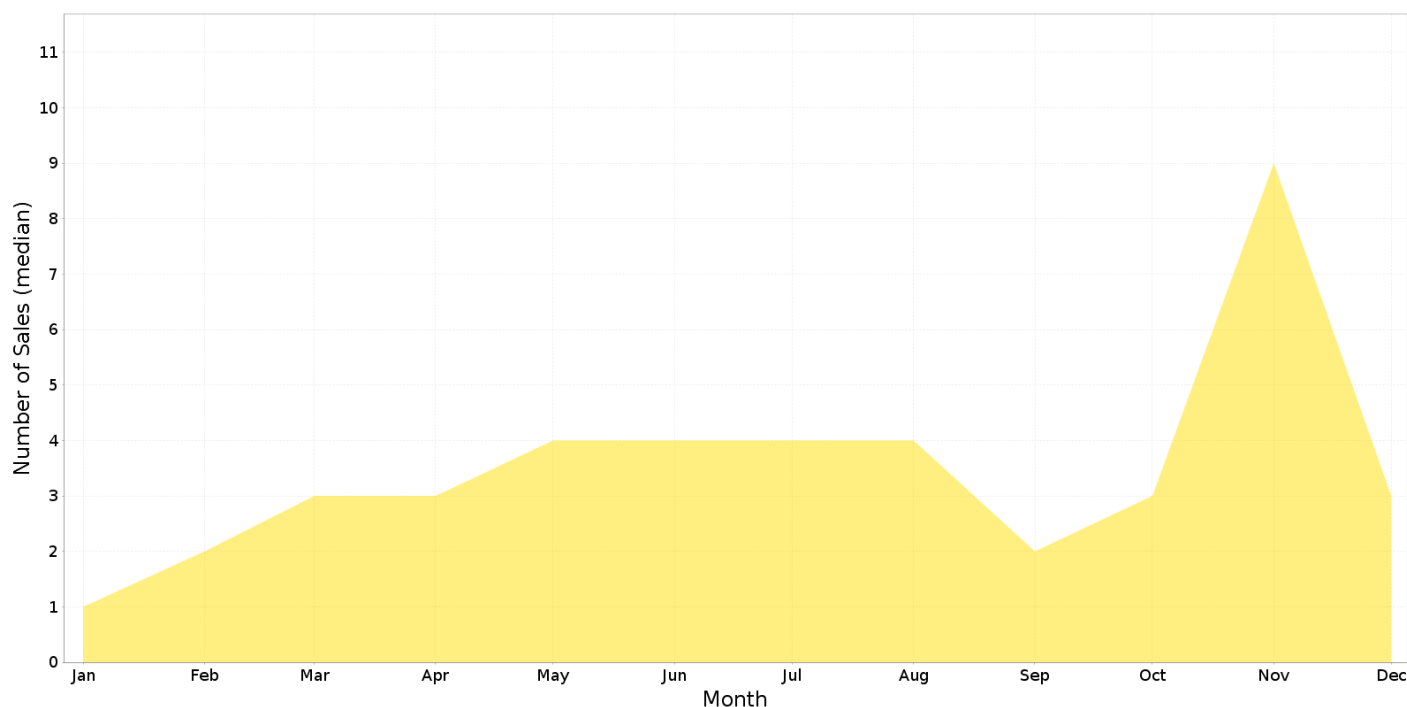
+1.1%

Current Median Price: \$971,000  
Previous Median Price: \$960,000

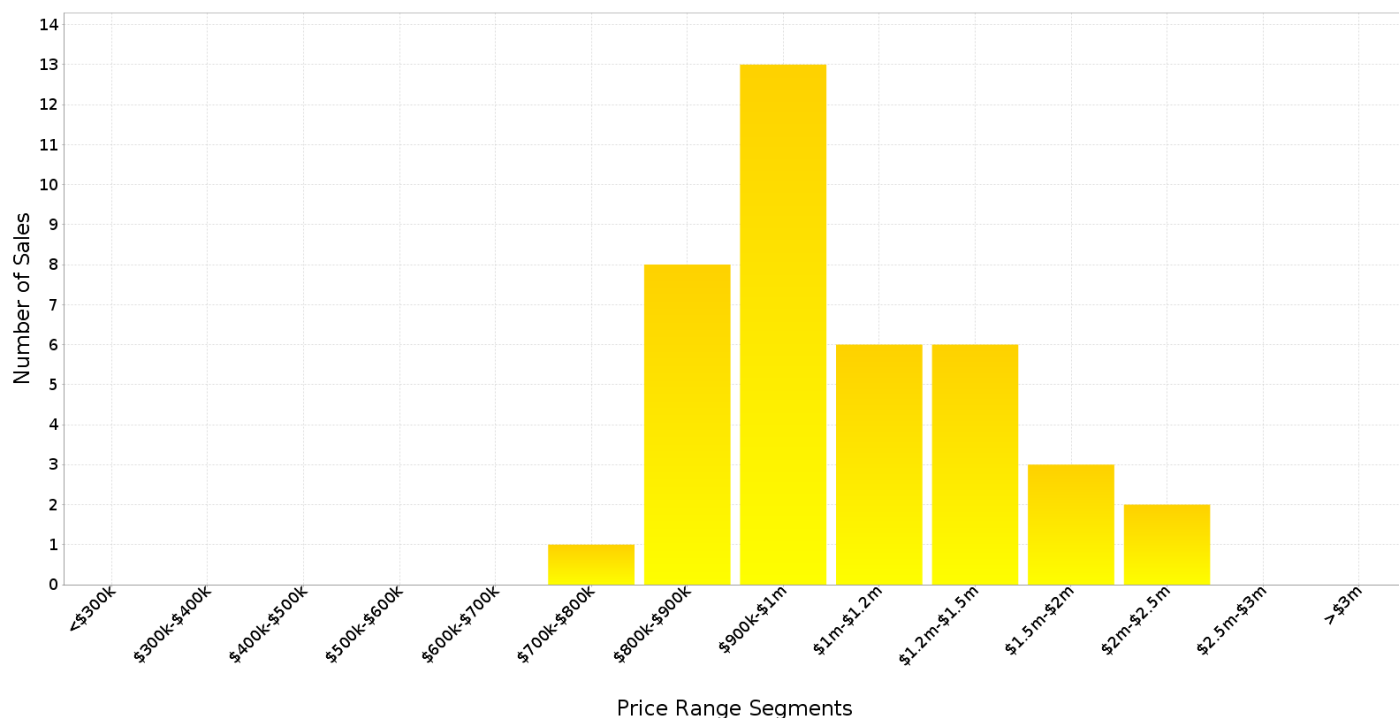
Based on 75 recorded House sales compared over the last two rolling 12 month periods



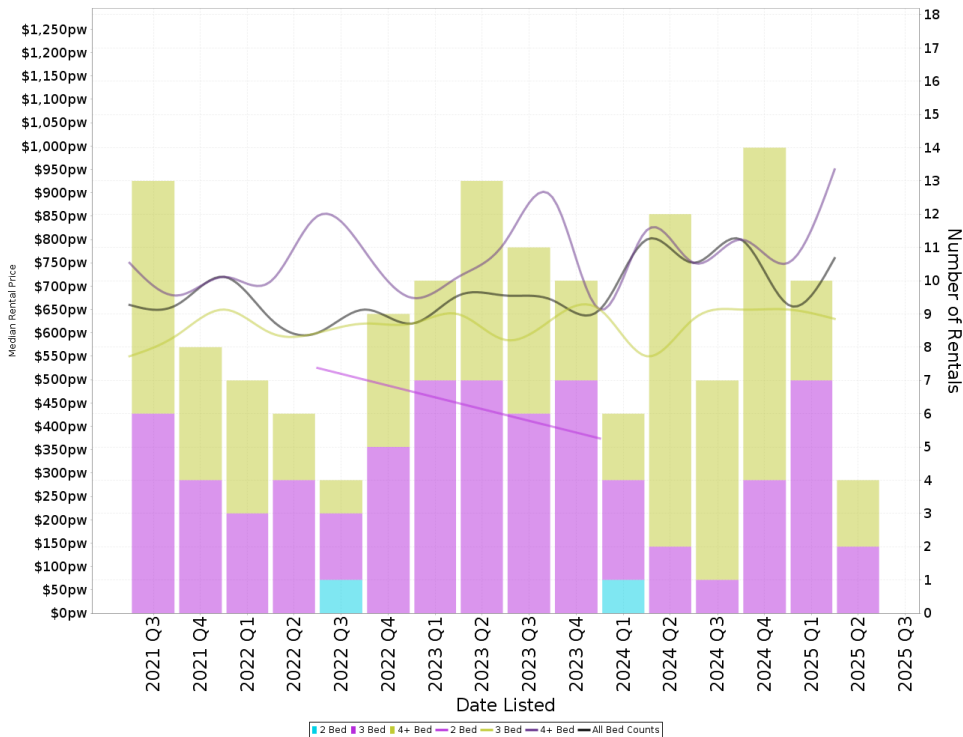
## DUFFY - Peak Selling Periods (3 years)



## DUFFY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.1%**

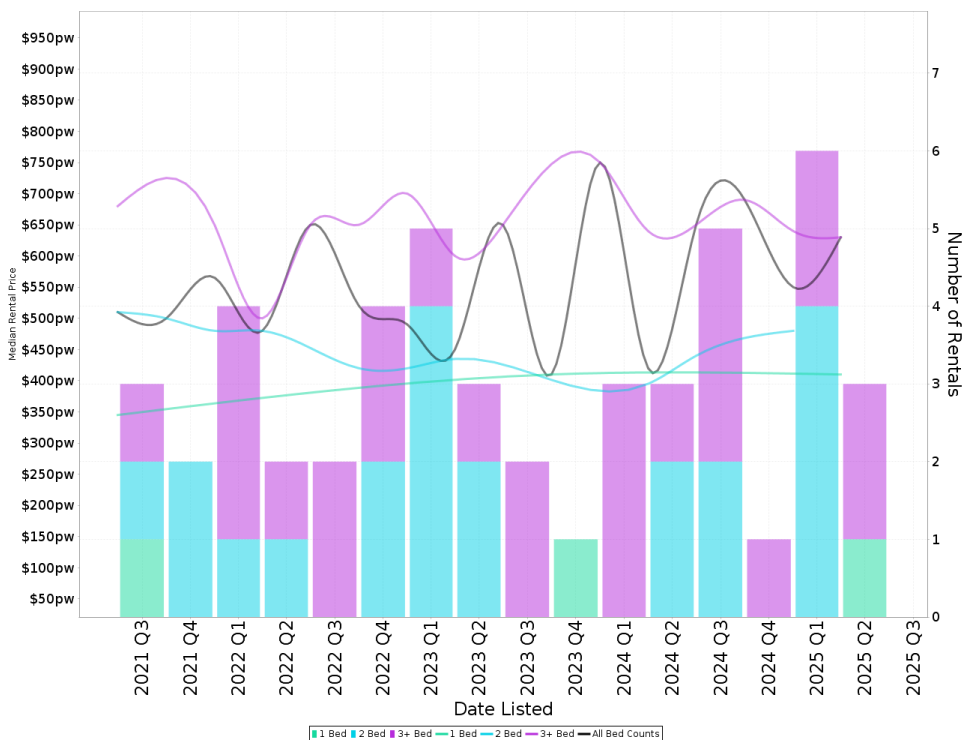
**Current Median Price: \$971,000**  
**Previous Median Price: \$960,000**  
 Based on 75 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

**Current Median Price: \$971,000**  
**Current Median Rent: \$750**  
 Based on 35 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.0%**

**Current Median Price: \$800,000**  
**Previous Median Price: \$755,000**  
 Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$800,000**  
**Current Median Rent: \$630**  
 Based on 15 registered Unit rentals compared over the last 12 months.

# DUFFY - Recently Sold Properties

Median Sale Price

**\$971k**

Based on 38 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

**+1.1%**

Current Median Price: \$971,000  
Previous Median Price: \$960,000

Based on 75 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**38**

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

1 WURUMA PL



19 PALOONA PL



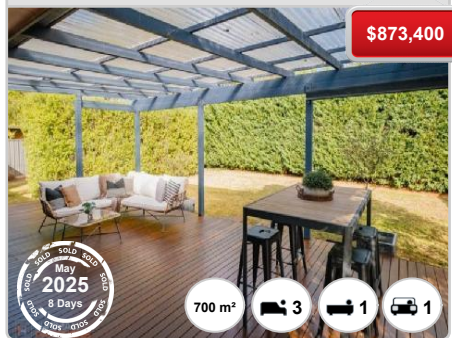
17 BURRINJUCK CRES



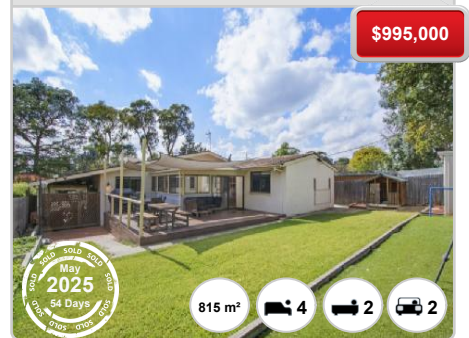
8 BURRINJUCK ST



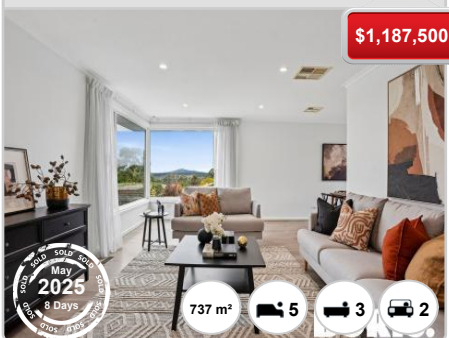
6 MIENA PL



5 DIXON DR



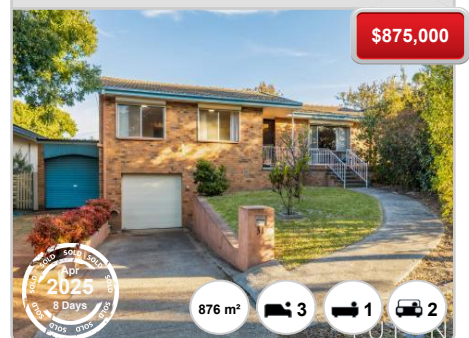
12 RENMARK ST



37 TULLAROOP ST



31 SERPENTINE ST





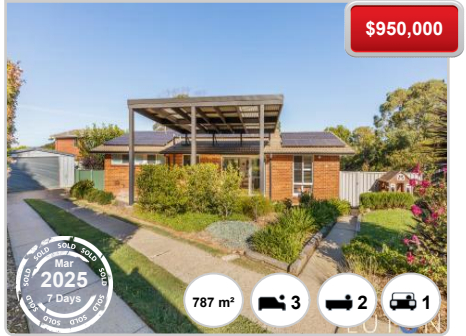
34 JEMALONG ST



12 EPPALOCK ST



59 SERPENTINE ST



17 PALOONA PL



8 CORDEAUX ST



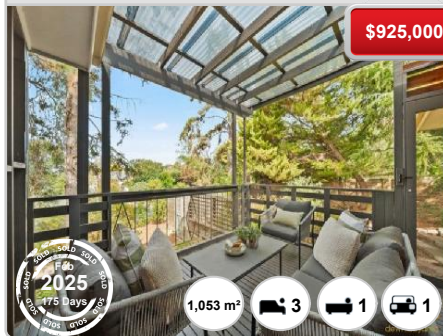
26 TULLAROOP ST



65 SOMERSET ST



20 KALLARA CL



# DUFFY - Properties For Rent

Median Rental Price

\$750 /w

Based on 35 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

+4.0%

Current Median Price: \$971,000  
Current Median Rent: \$750

Based on 38 recorded House sales and 35 House rentals compared over the last 12 months


Number of Rentals

35

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

8 WARANGA PLACE

A photograph of a property with a swimming pool and a house in the background.

\$840 per week

FOR RENT  
Jul  
2025  
11 Days  
FOR RENT  
Jul  
2025  
11 Days  
FOR RENT  
Jul  
2025  
11 Days

1,248 m<sup>2</sup>

4

1

2

21 Mirrool Street

A photograph of a property with a house and a driveway.

\$590 Per Week

FOR RENT  
Jul  
2025  
31 Days  
FOR RENT  
Jul  
2025  
31 Days  
FOR RENT  
Jul  
2025  
31 Days

649 m<sup>2</sup>

3

1

1