

Suburb flyover report

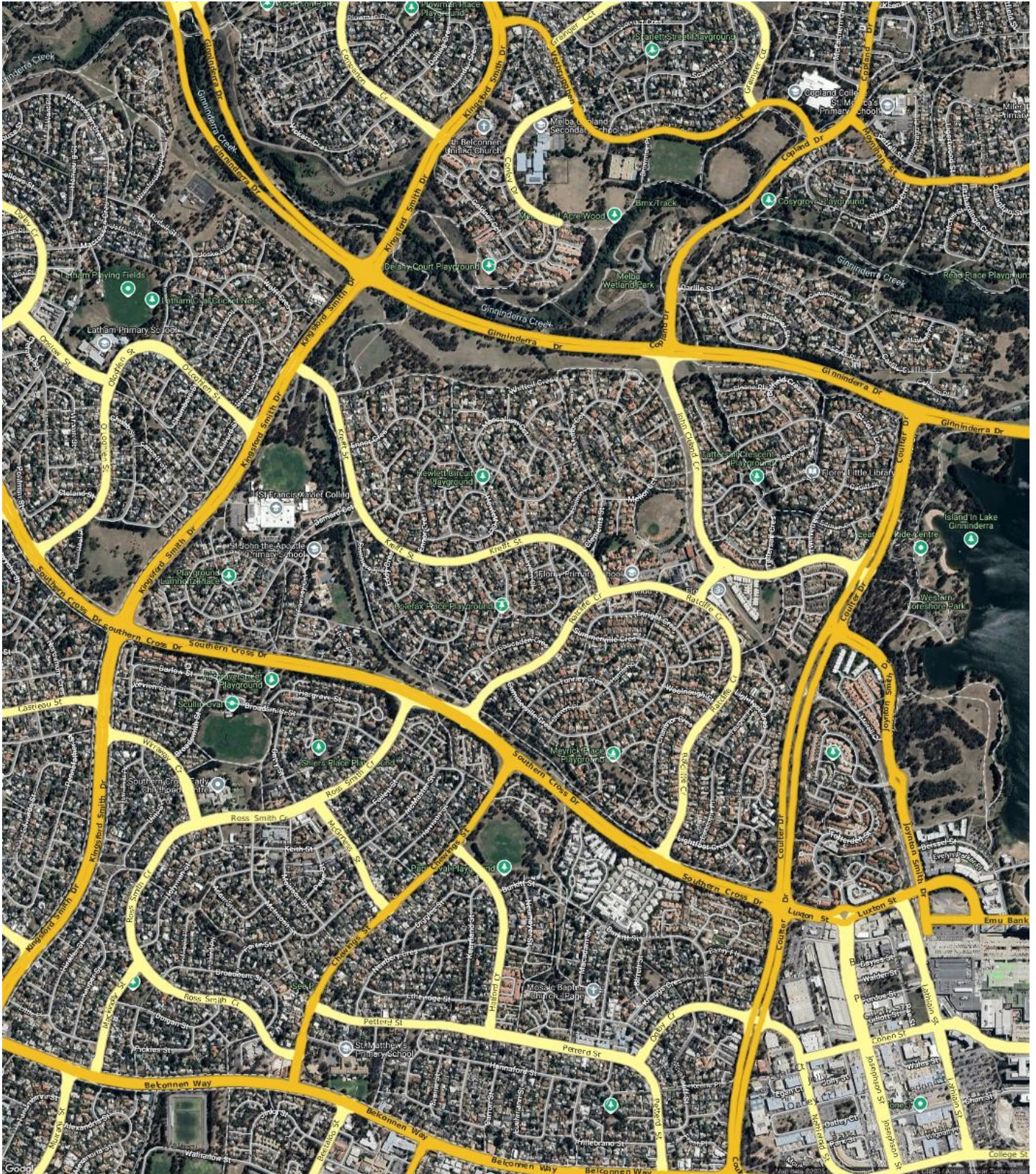
FLOREY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FLOREY - Suburb Map



Prepared on 03/09/2025 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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FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	42	\$ 447,500	0.0 %	\$ 287,000	\$ 615,000
2008	30	\$ 469,250	4.9 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	24	\$ 535,000	14.2 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-1.9 %	\$ 326,000	\$ 610,000
2012	35	\$ 510,000	-2.9 %	\$ 400,000	\$ 780,000
2013	35	\$ 520,000	2.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	7.1 %	\$ 377,370	\$ 730,000
2015	34	\$ 572,500	2.8 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-0.4 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	40	\$ 930,500	17.8 %	\$ 490,000	\$ 1,600,000
2022	47	\$ 1,100,000	18.2 %	\$ 510,000	\$ 1,530,000
2023	35	\$ 940,000	-14.5 %	\$ 140,000	\$ 1,310,000
2024	32	\$ 942,500	0.3 %	\$ 268,000	\$ 1,315,000
2025	9	\$ 1,050,000	11.4 %	\$ 790,000	\$ 1,450,000

Median Sale Price

\$965k

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

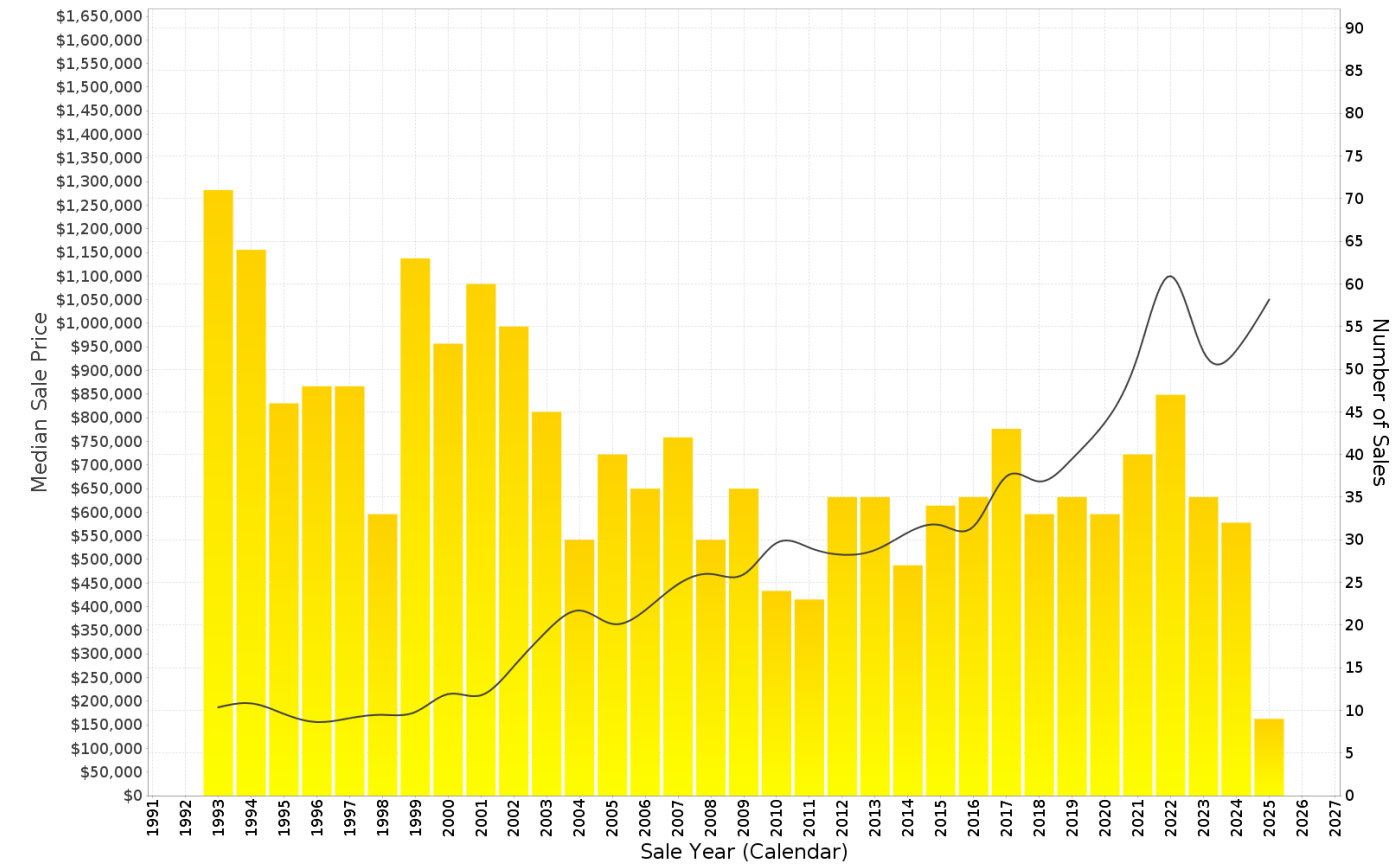
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

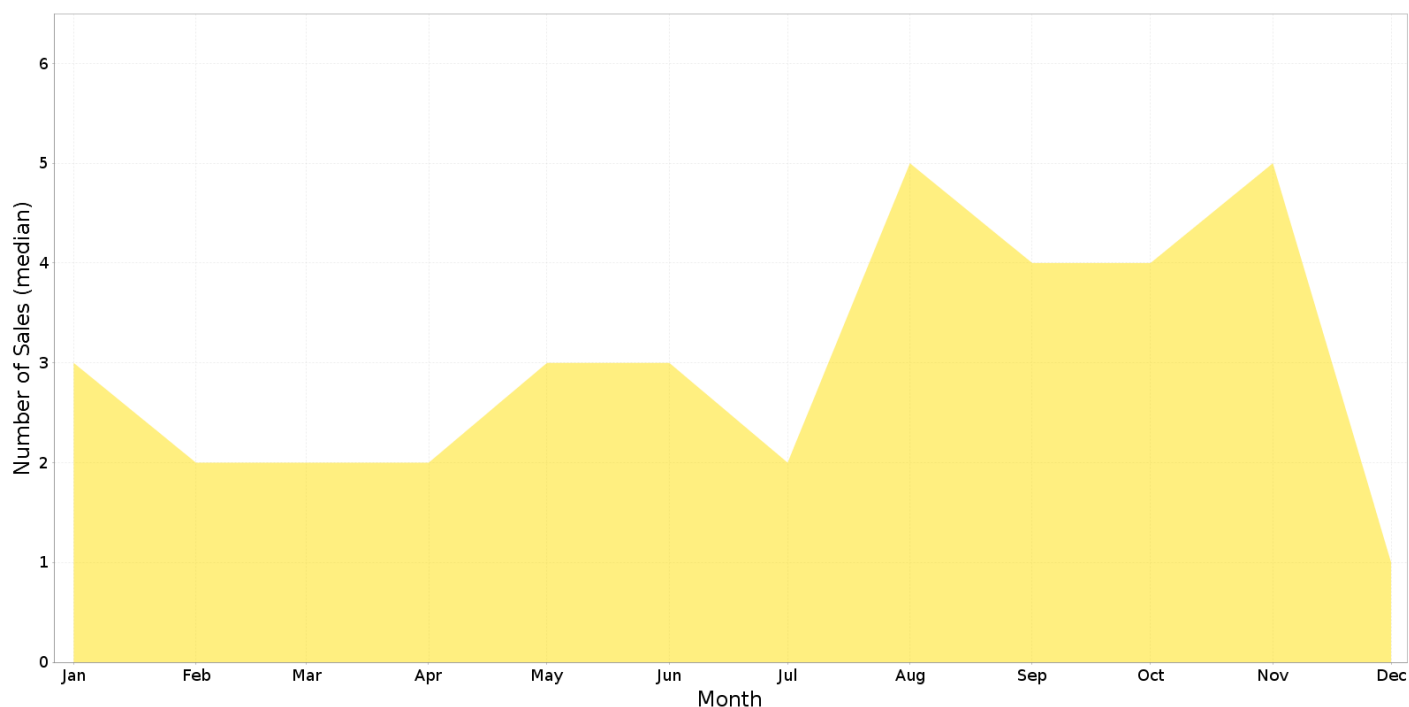
+1.3%

Current Median Price: \$965,000
Previous Median Price: \$952,500

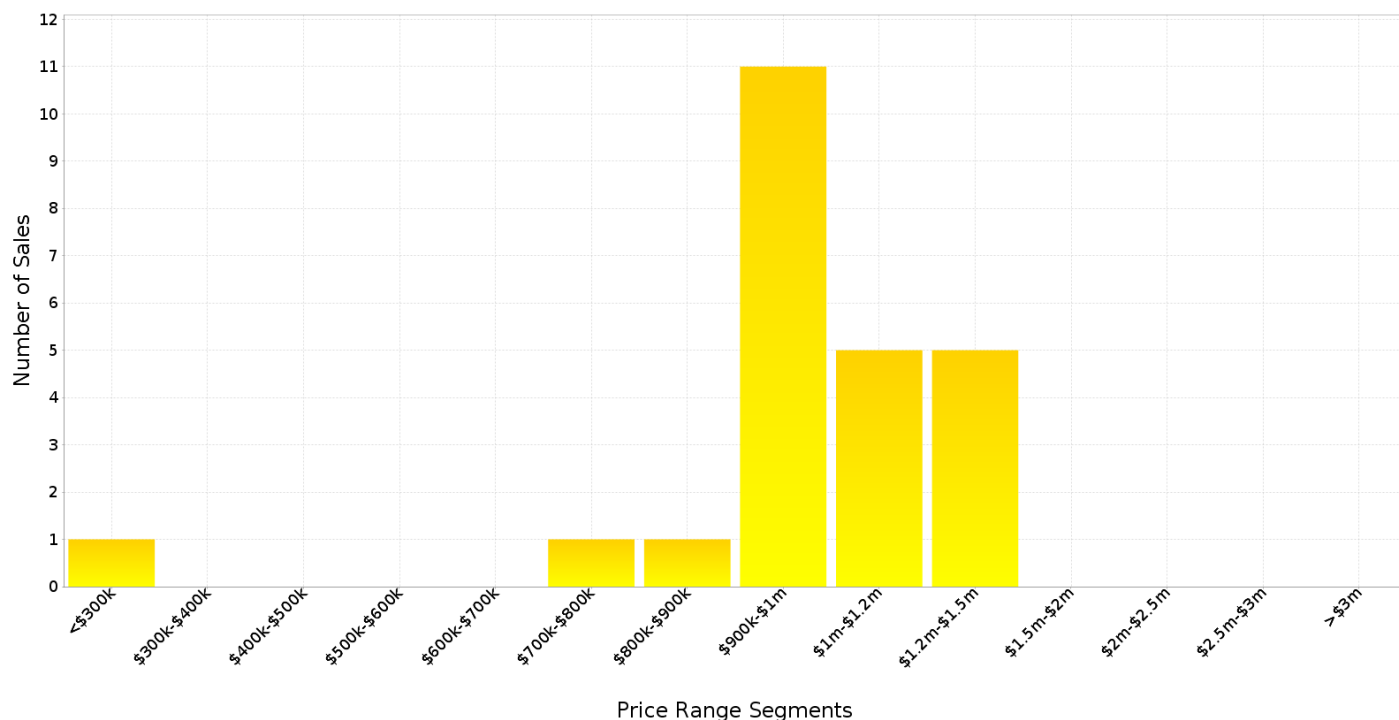
Based on 58 recorded House sales compared over the last two rolling 12 month periods



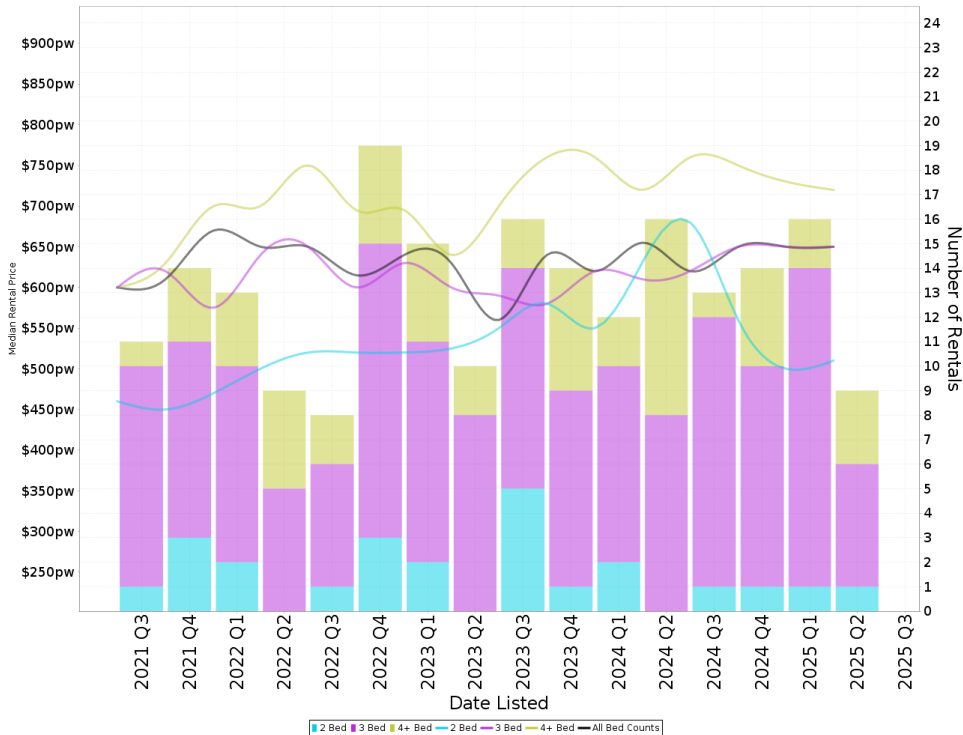
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

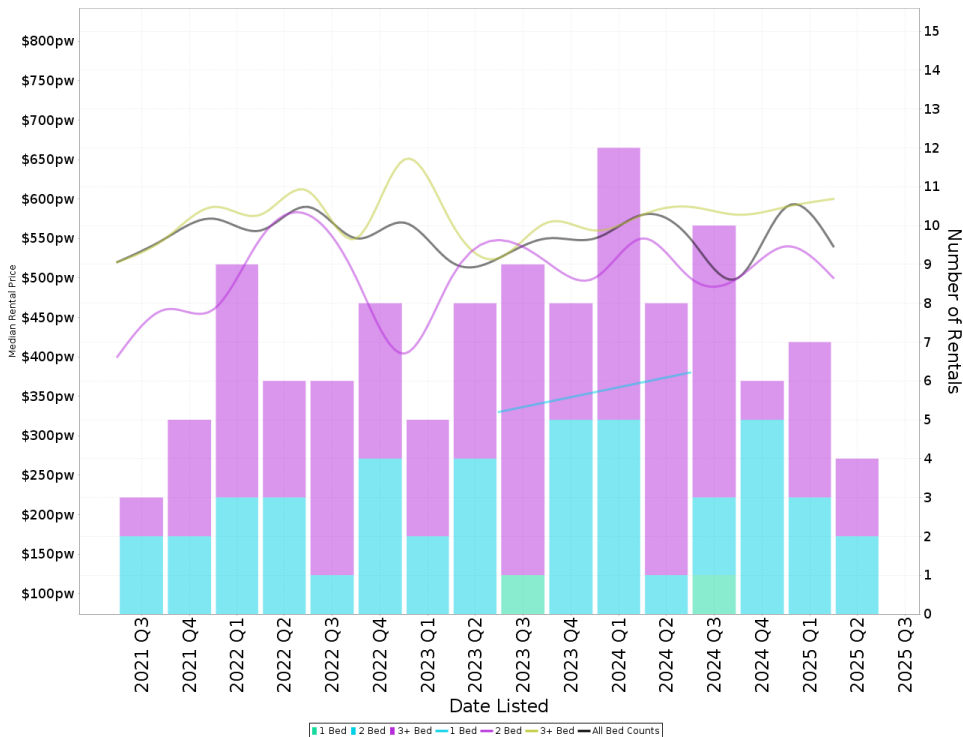
Current Median Price: \$965,000
Previous Median Price: \$952,500
 Based on 58 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$965,000
Current Median Rent: \$645
 Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.9%

Current Median Price: \$685,500
Previous Median Price: \$713,500
 Based on 64 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$685,500
Current Median Rent: \$560
 Based on 27 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price

\$965k

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

+1.3%

Current Median Price: \$965,000
Previous Median Price: \$952,500

Based on 58 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

7 HAYDEN CL



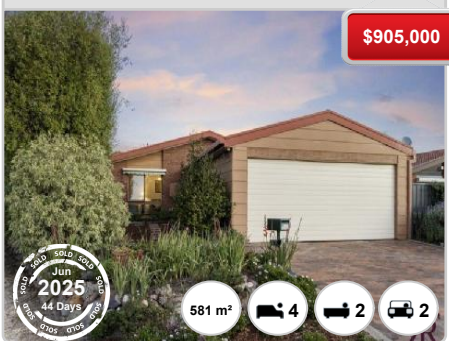
8 CRAIG PL



6 HERMAN CL



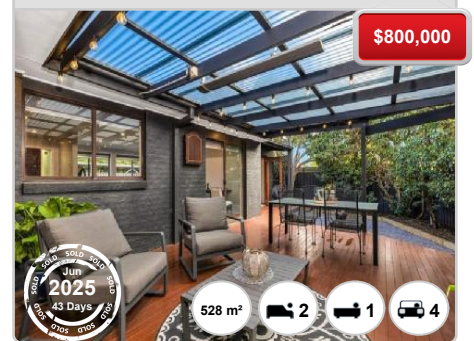
14 CLAVERT PL



45 BARNARD CCT



1 SPRY PL



3 ENNOR CRES



5 CRAIG PL



FLOREY - Properties For Rent

Median Rental Price

\$645 /w

Based on 52 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

+3.5%

Current Median Price: \$965,000
Current Median Rent: \$645

Based on 24 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

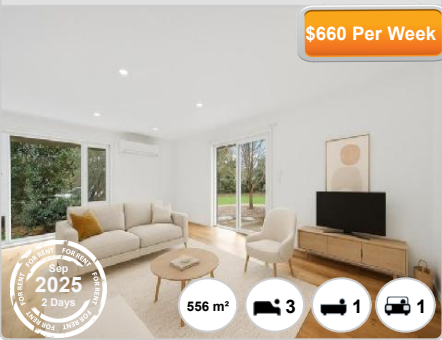
52

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

33 PAWSEY CIRCUIT

\$660 Per Week



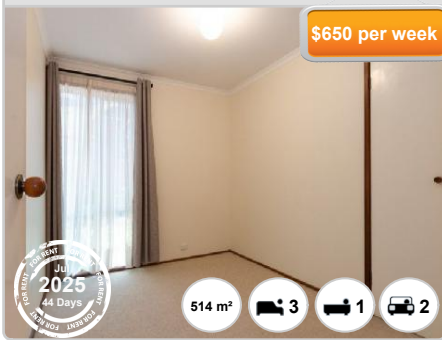
34 Twelvvetrees Crescent

\$790 per week



61 SUMMERVILLE CRESCENT

\$650 per week



29 EDDY CRESCENT

HASSLE-FREE
Living

\$720 Per Week

