

Suburb flyover report

HARRISON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



HARRISON - 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 (pricfinder.com.au)

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HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	303	\$ 475,000	0.0 %	\$ 70,000	\$ 1,000,000
2008	121	\$ 500,000	5.3 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	53	\$ 1,030,000	-4.5 %	\$ 339,000	\$ 2,100,000
2024	64	\$ 1,010,000	-1.9 %	\$ 365,000	\$ 1,450,000
2025	44	\$ 1,023,000	1.3 %	\$ 500,000	\$ 1,452,000

Median Sale Price

\$1.01m

Based on 74 recorded House sales within the last 12 months (Financial Year 2025)

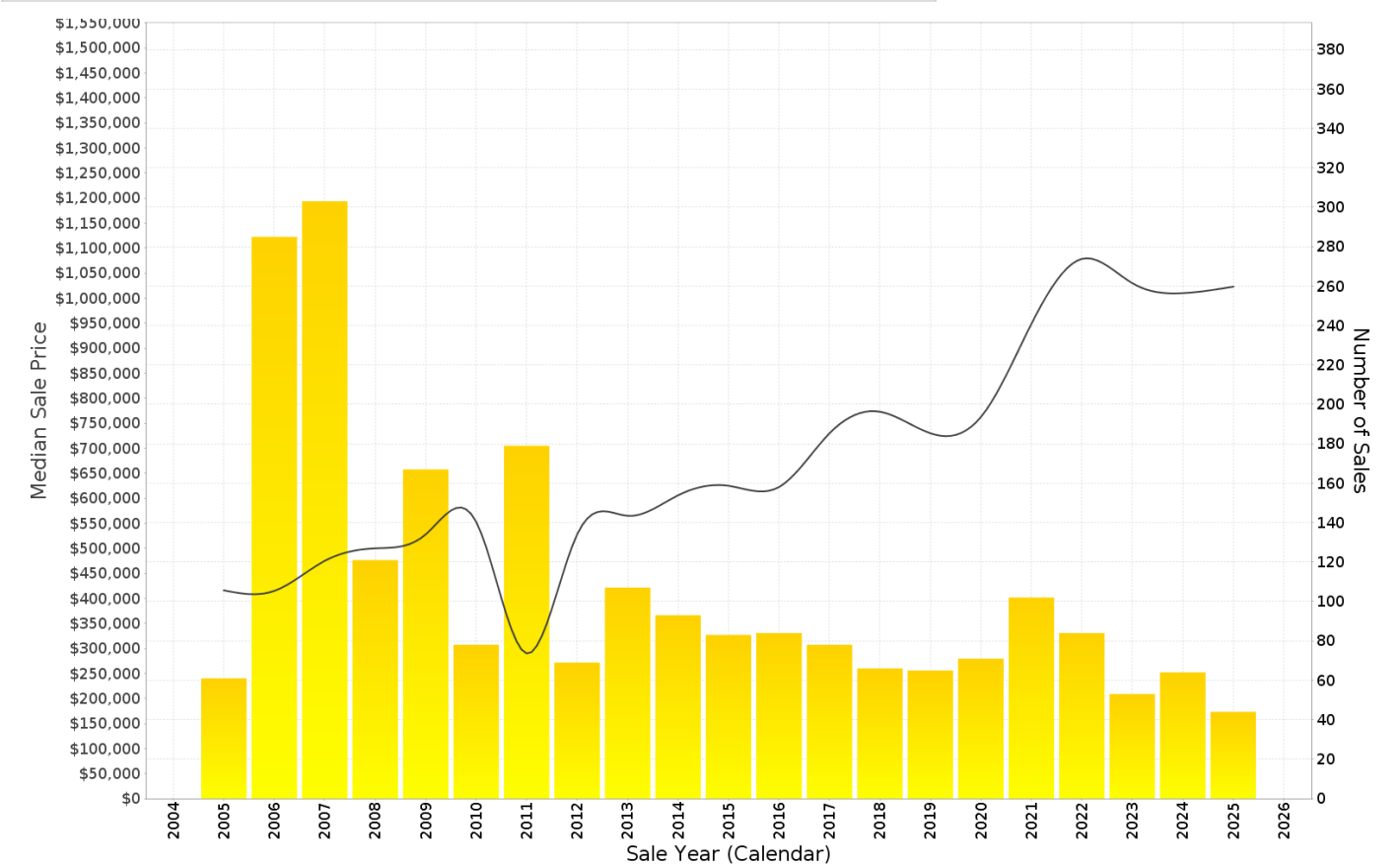
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

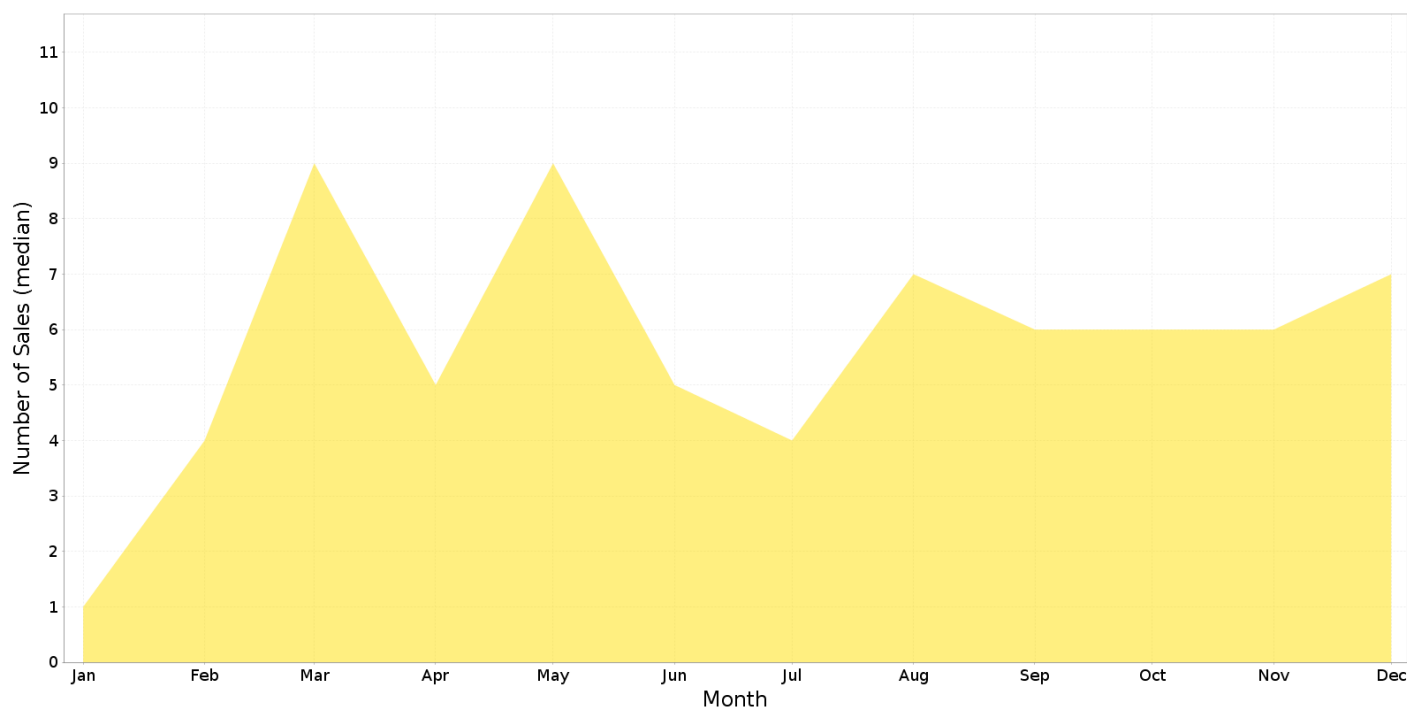
-1.1%

Current Median Price: \$1,008,500
Previous Median Price: \$1,020,000

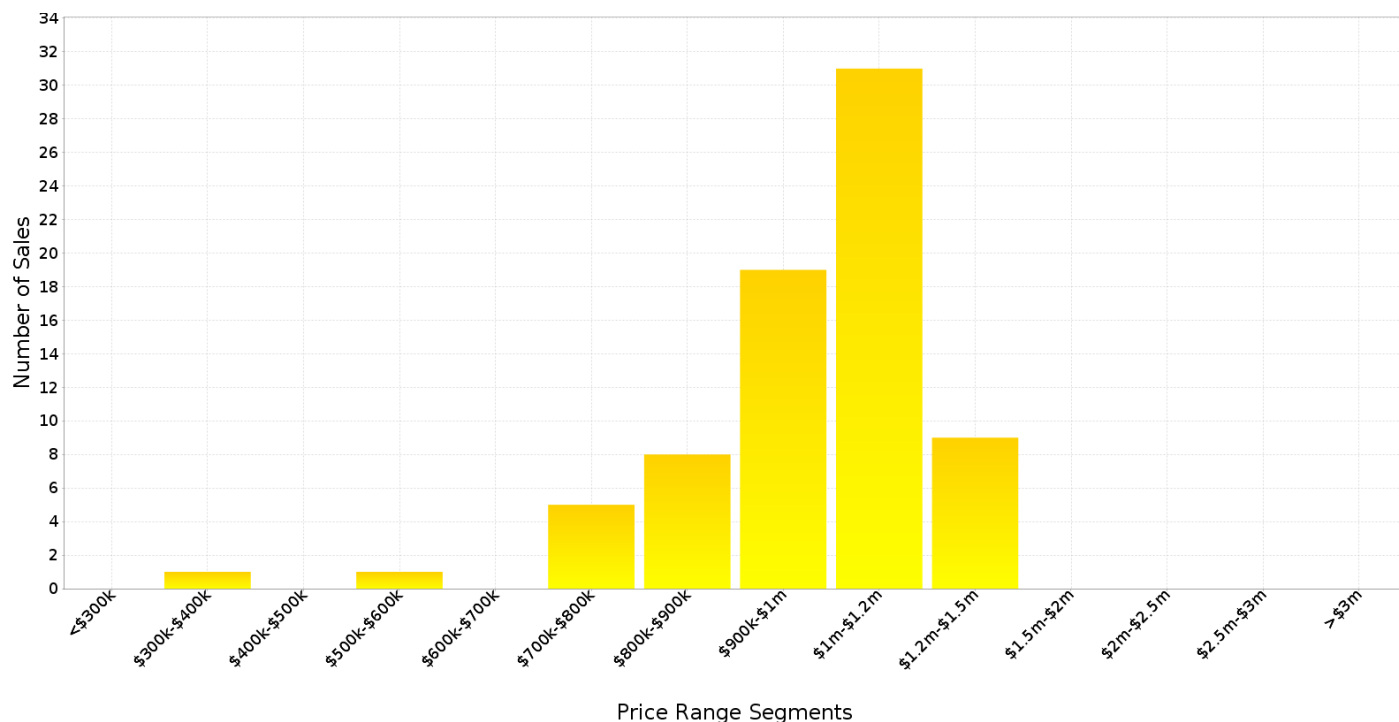
Based on 137 recorded House sales compared over the last two rolling 12 month periods



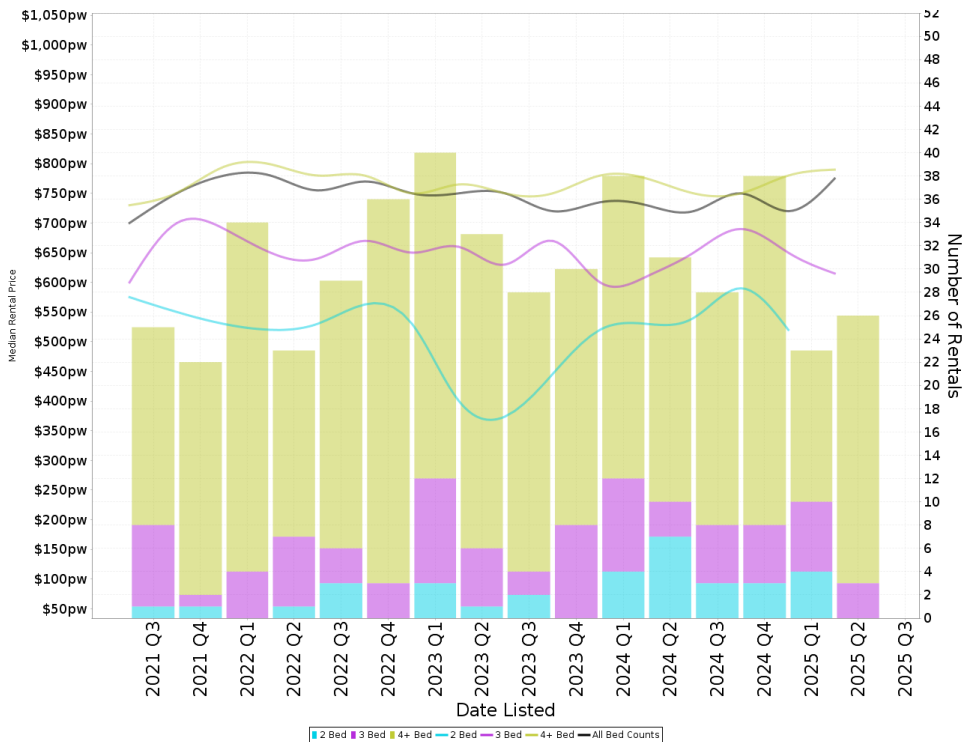
HARRISON - Peak Selling Periods (3 years)



HARRISON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

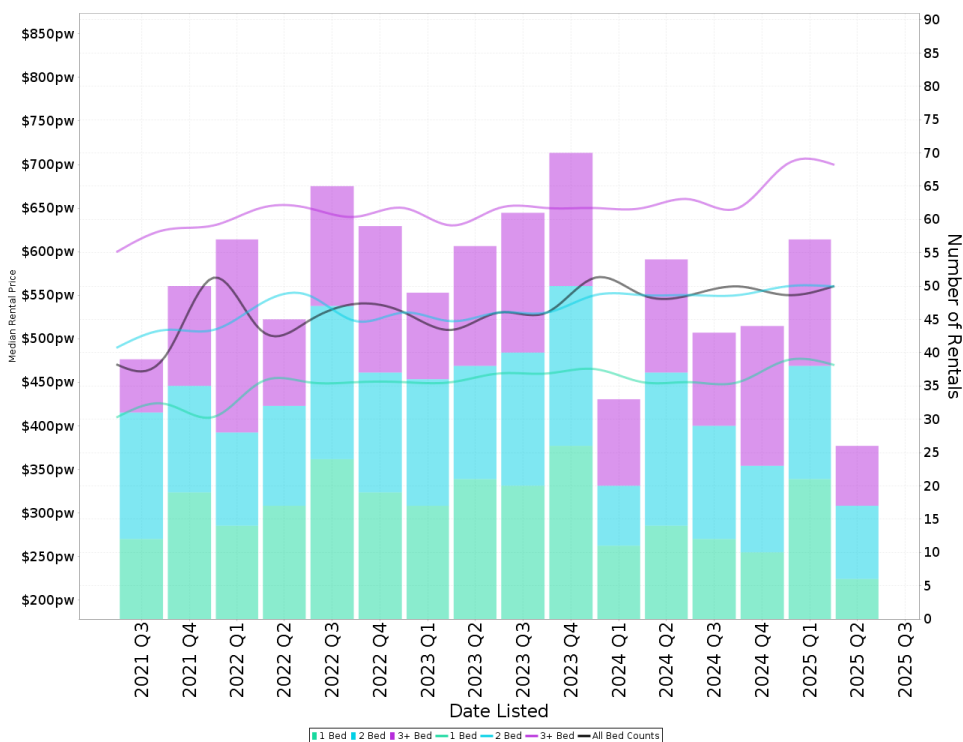
Current Median Price: \$1,008,500
Previous Median Price: \$1,020,000
Based on 137 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,008,500
Current Median Rent: \$750
Based on 115 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.9%

Current Median Price: \$538,000
Previous Median Price: \$528,000
Based on 145 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$538,000
Current Median Rent: \$560
Based on 170 registered Unit rentals compared over the last 12 months.

HARRISON - Recently Sold Properties

Median Sale Price

\$1.01m

Based on 74 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: \$1,008,500
Previous Median Price: \$1,020,000

Based on 137 recorded House sales compared over the last two rolling 12 month periods

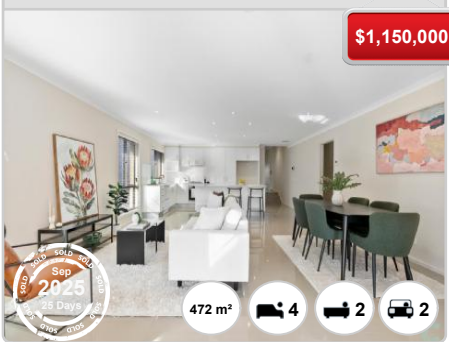
Sold Properties

74

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

19 KOONALDA ST



53 KATOOMBA ST



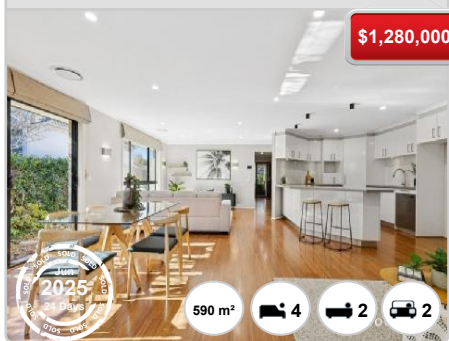
21 PARSLEY ST



24 MEGALONG CRES



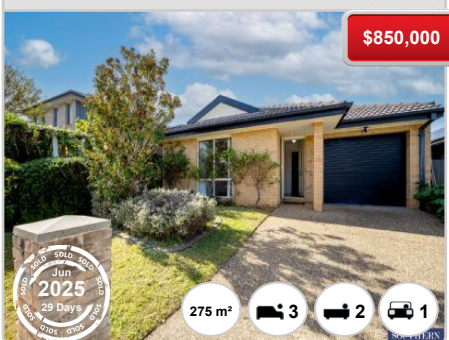
22 JENOLAN ST



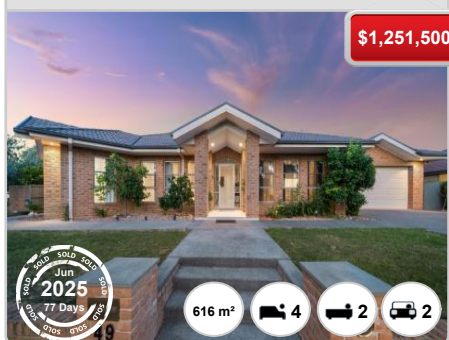
23 KATOOMBA ST



14 FLAGSTONE ST



49 CULTIVATION ST



102 ORMISTON CCT



24 TURTLE ROCK ST

\$905,000

SOLD May 2025
24 Days

330 m² 3 2 1

268 FLEMINGTON RD

\$1,060,000

SOLD May 2025
99 Days

419 m² 4 2 2

103 ORMISTON CCT

\$1,185,000

SOLD May 2025
22 Days

488 m² 4 2 2

3 HELBY ST

\$975,000

SOLD May 2025
28 Days

405 m² 4 3 2

15 HAZELGROVE ST

\$1,100,000

SOLD May 2025
382 Days

460 m² 5 2 3

12 CAREEL ST

\$1,340,000

SOLD May 2025
38 Days

606 m² 4 2 2

81 KATOOMBA ST

\$1,100,000

SOLD May 2025
92 Days

340 m² 5 3 3

18 ADVENTURE ST

\$758,000

SOLD May 2025
83 Days

250 m² 3 1 1

45 MAPLETON AVE

\$910,000

SOLD May 2025
N/A

255 m² 4 2 2

11 PHANTOM ST

\$1,172,000

SOLD Apr 2025
22 Days

630 m² 4 2 2

8 KARAMU ST

\$985,000

SOLD Apr 2025
12 Days

405 m² 3 2 2

73 CULTIVATION ST

\$1,079,000

SOLD Apr 2025
44 Days

515 m² 4 2 2

HARRISON - Properties For Rent

Median Rental Price

\$750 /w

Based on 115 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: \$1,008,500
Current Median Rent: \$750

Based on 74 recorded House sales and 115 House rentals compared over the last 12 months

Number of Rentals

115

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

5 OBERON CLOSE

\$770 Per Week



322 m²



17 WALLAMAN STREET

\$920 per week



561 m²



22 REDBANK STREET

\$780



476 m²



16 Ningaloo Street

\$795

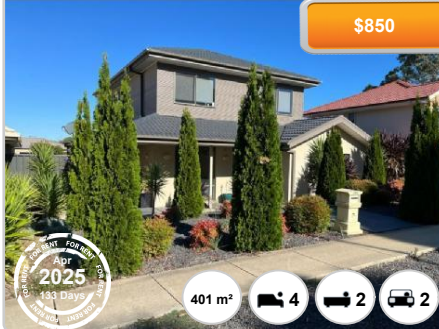


622 m²



352 ANTHONY ROLFE AVENUE

\$850



401 m²



48 Carpentaria Street

\$800

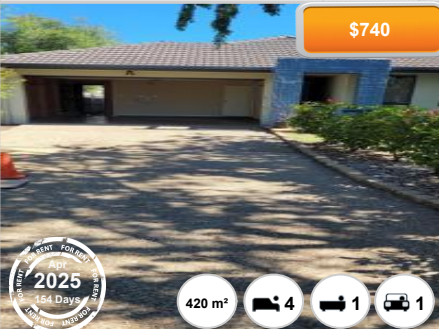


552 m²



58 Bungle Bungle Crescent

\$740

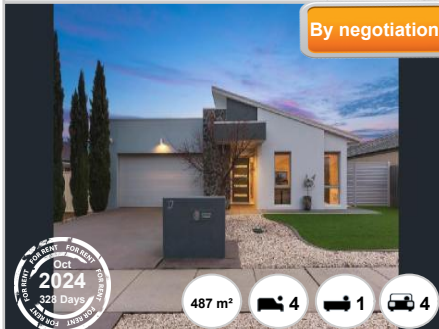


420 m²



17 Careel Street

By negotiation



487 m²

