

Suburb flyover report

THROSBY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



THROSBY - 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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THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	87	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	34	\$ 1,167,000	-3.2 %	\$ 296,081	\$ 1,950,000
2024	34	\$ 1,145,000	-1.9 %	\$ 675,000	\$ 2,010,000
2025	18	\$ 1,175,000	2.6 %	\$ 860,000	\$ 1,700,000

Median Sale Price

\$1.18m

Based on 40 recorded House sales within the last 12 months (Financial Year 2025)

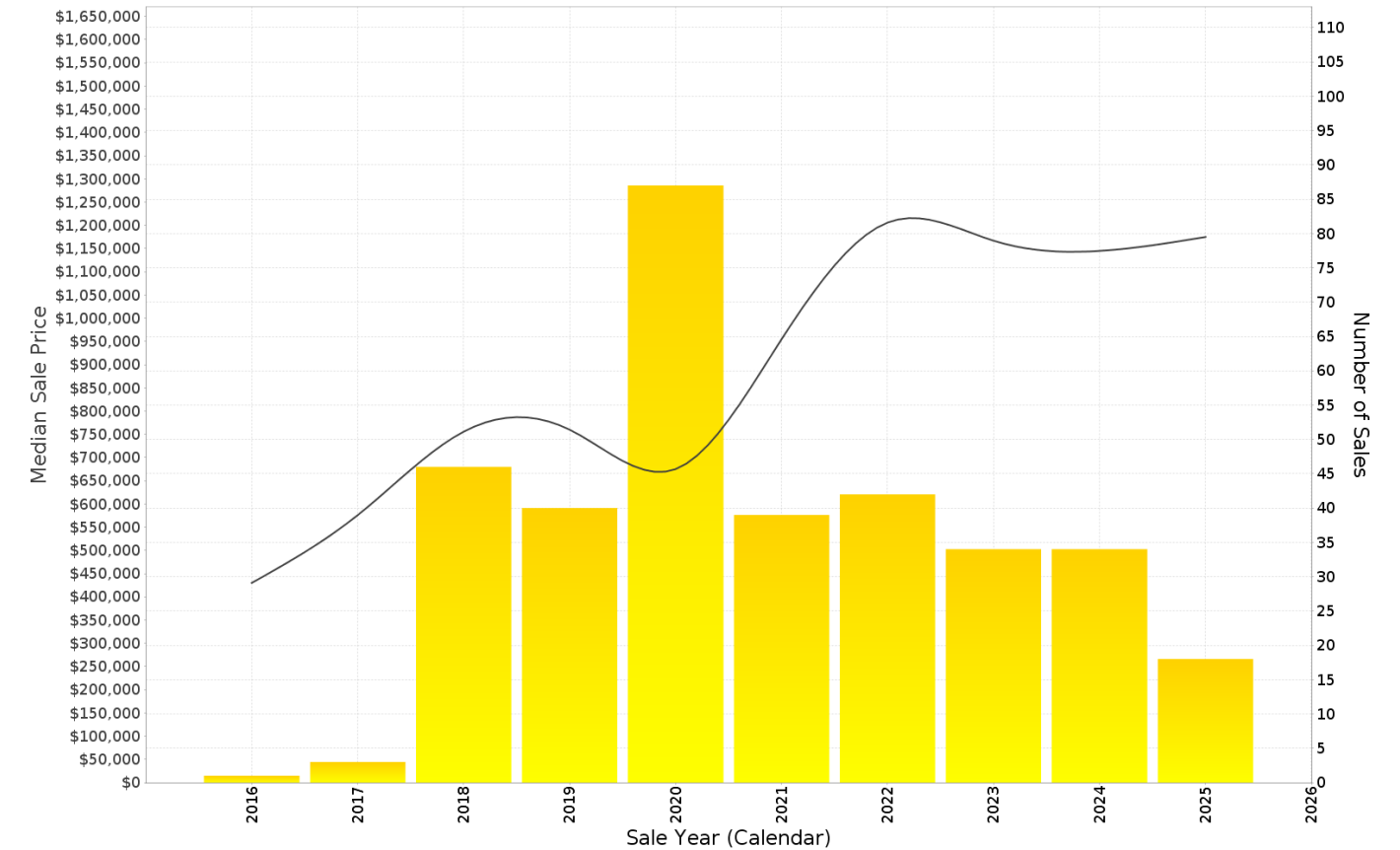
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

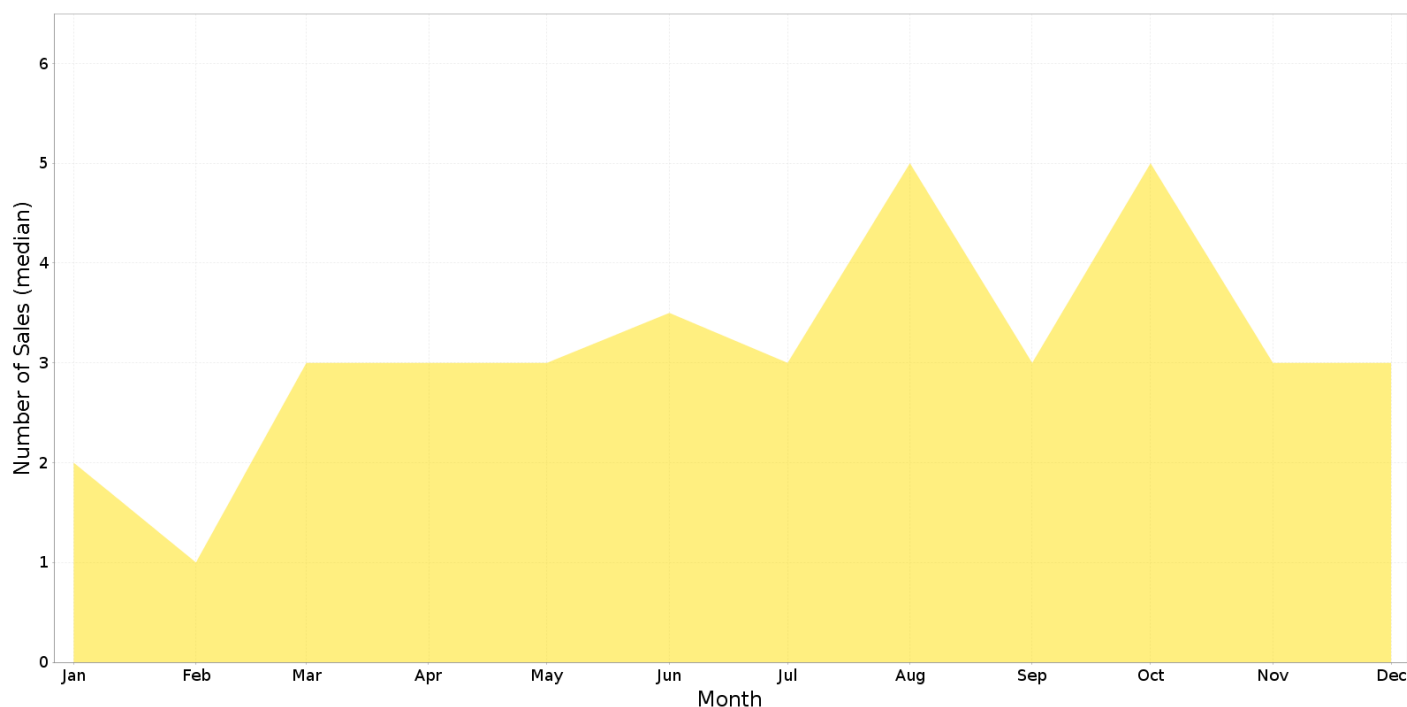
-0.8%

Current Median Price: \$1,175,000
Previous Median Price: \$1,185,000

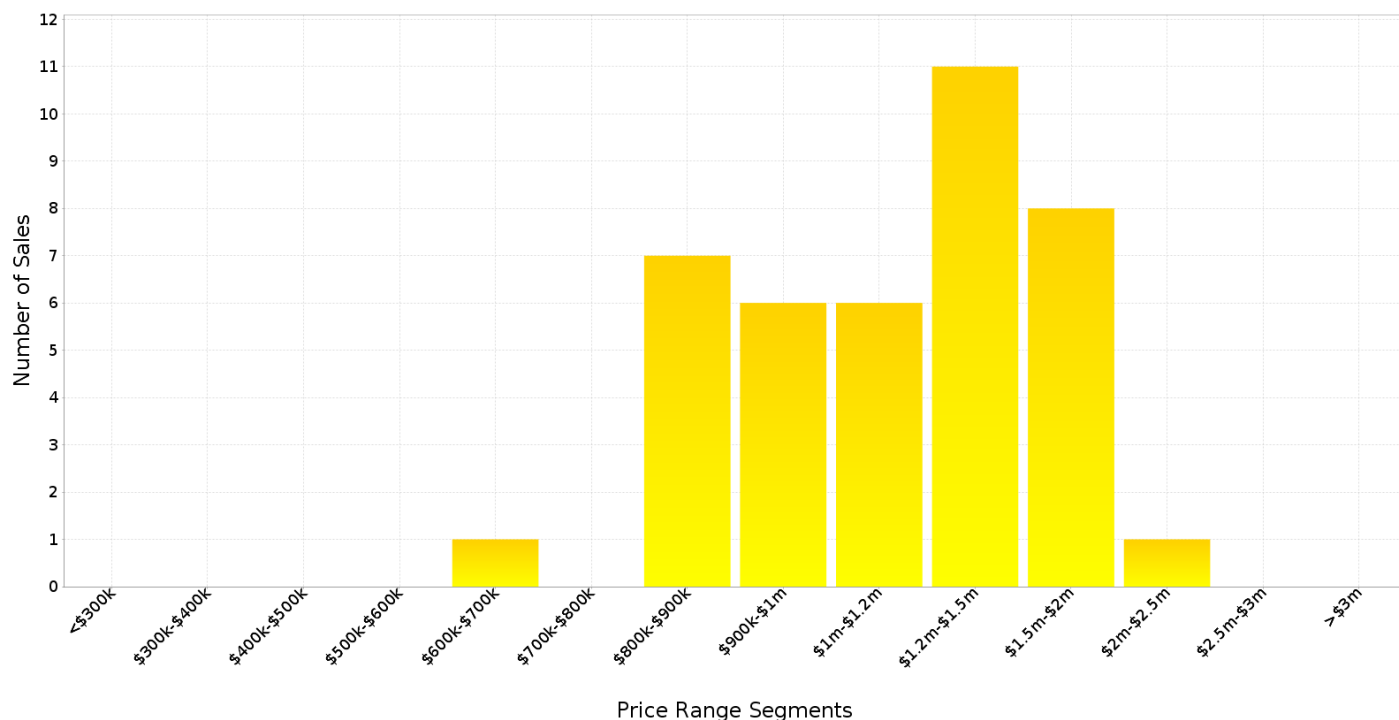
Based on 69 recorded House sales compared over the last two rolling 12 month periods



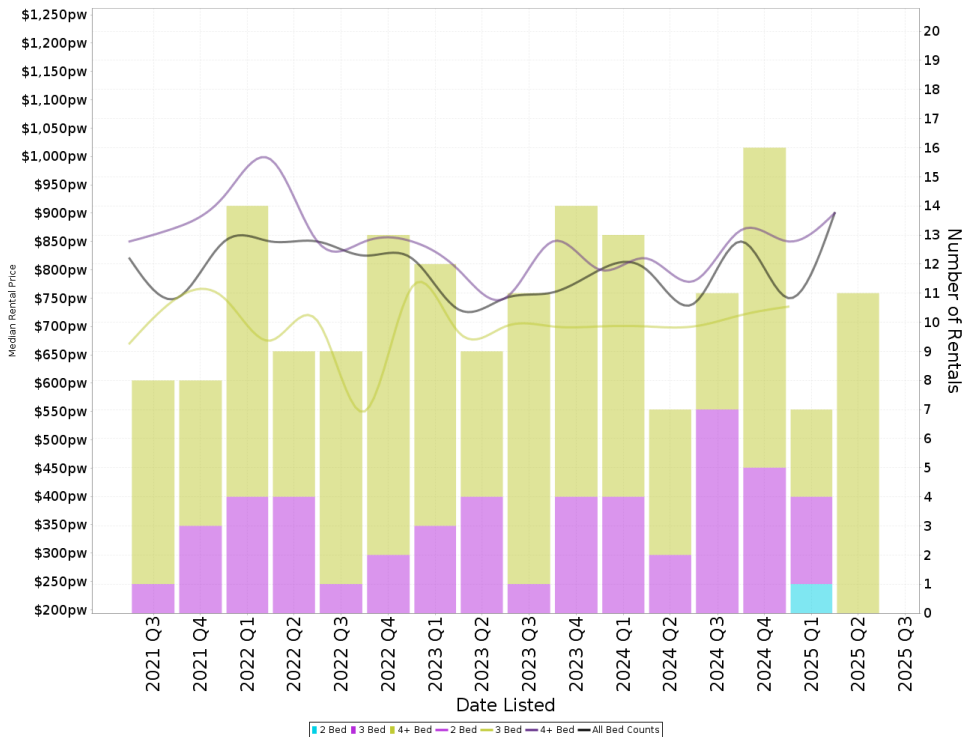
THROSBY - Peak Selling Periods (3 years)



THROSBY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

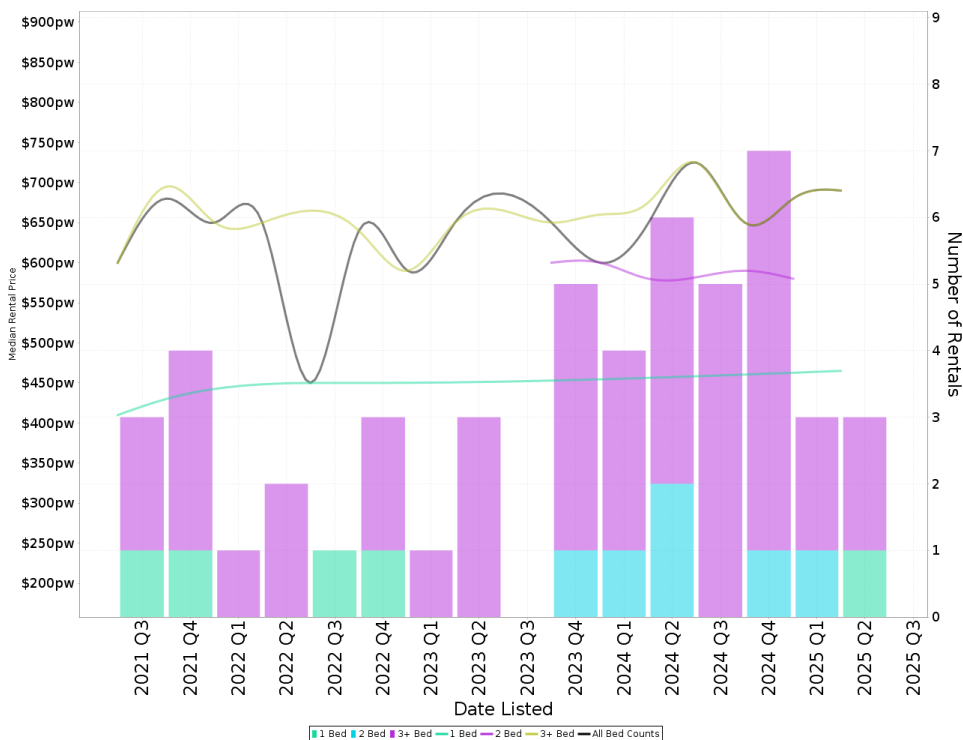
Current Median Price: \$1,175,000
Previous Median Price: \$1,185,000
Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,175,000
Current Median Rent: \$800
Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.5%

Current Median Price: \$749,000
Previous Median Price: \$745,000
Based on 51 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$749,000
Current Median Rent: \$680
Based on 18 registered Unit rentals compared over the last 12 months.

THROSBY - Recently Sold Properties

Median Sale Price

\$1.18m

Based on 40 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

-0.8%

Current Median Price: \$1,175,000
Previous Median Price: \$1,185,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods

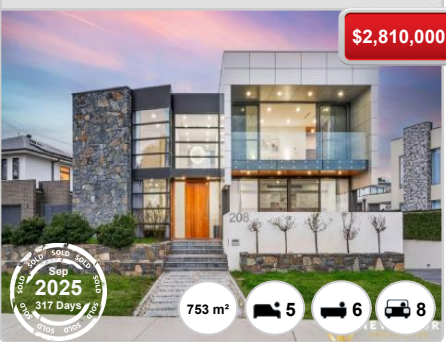
Sold Properties

40

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

208 BETTONG AVE



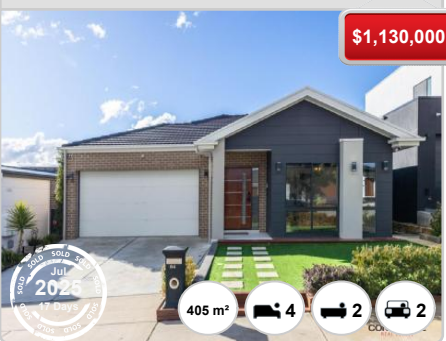
58 BETTONG AVE



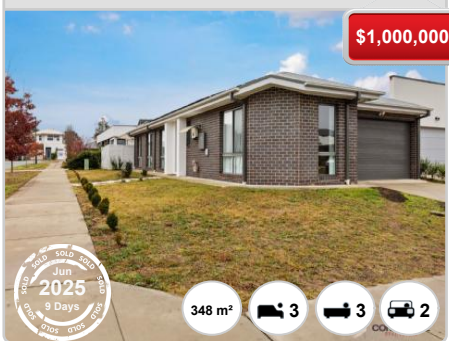
20 PERCH ST



64 BETTONG AVE



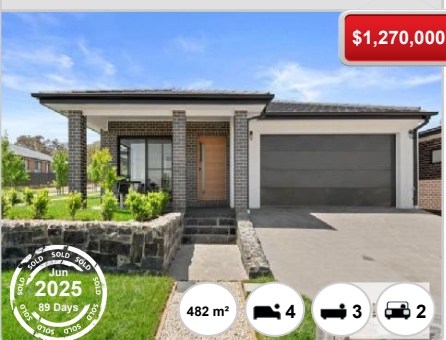
1 QUOLL PL



25 CHUDITCH ST



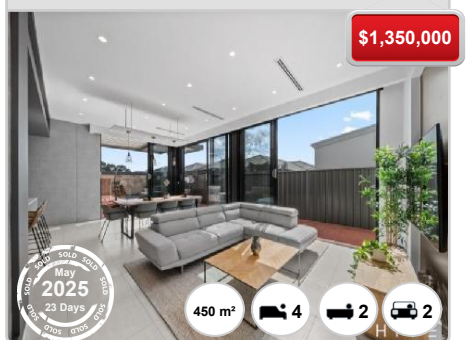
10 BARRAMUNDI ST



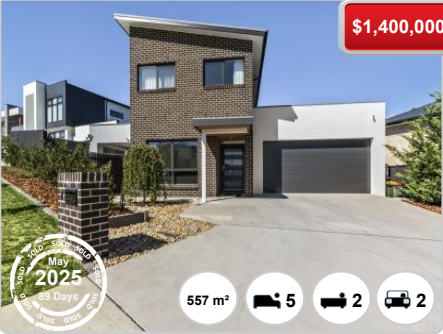
4 VERREAUX CRES



71 DUNNART CCT



2 VERREAUX CRES



3 SHINGLEBACK ST



16 BANGGU ST



6 QUENDA CL



6 BANGGU ST



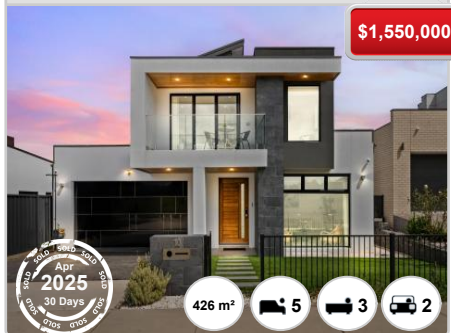
24 BARRAMUNDI ST



148 BETTONG AVE



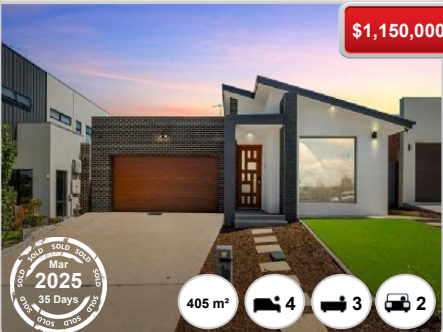
10 MELOMYS CCT



24 ECHIDNA ST



18 KUNAPALARI ST



THROSBY - Properties For Rent

Median Rental Price

\$800 /w

Based on 45 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: \$1,175,000
Current Median Rent: \$800

Based on 40 recorded House sales and 45 House rentals compared over the last 12 months

Number of Rentals

45

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 Pilliga St

\$1000 per week



Aug 2025
15 Days

482 m²

5

3

2

8 PILLIGA STREET

\$1000 per week



Aug 2025
15 Days

482 m²

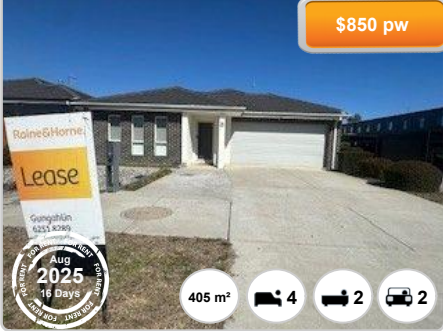
5

3

2

8 DUNNART CIRCUIT

\$850 pw



Aug 2025
16 Days

405 m²

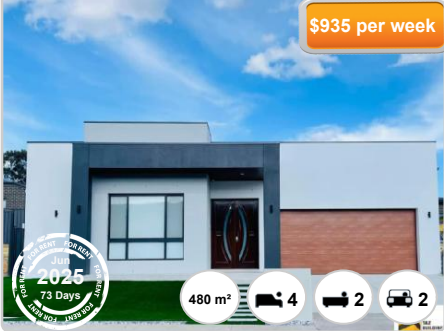
4

2

2

16 Seahorse Street

\$935 per week



Jul 2025
73 Days

480 m²


4

2

2

13

\$785 per week



Oct 2024
321 Days

4

2

2