

Suburb flyover report

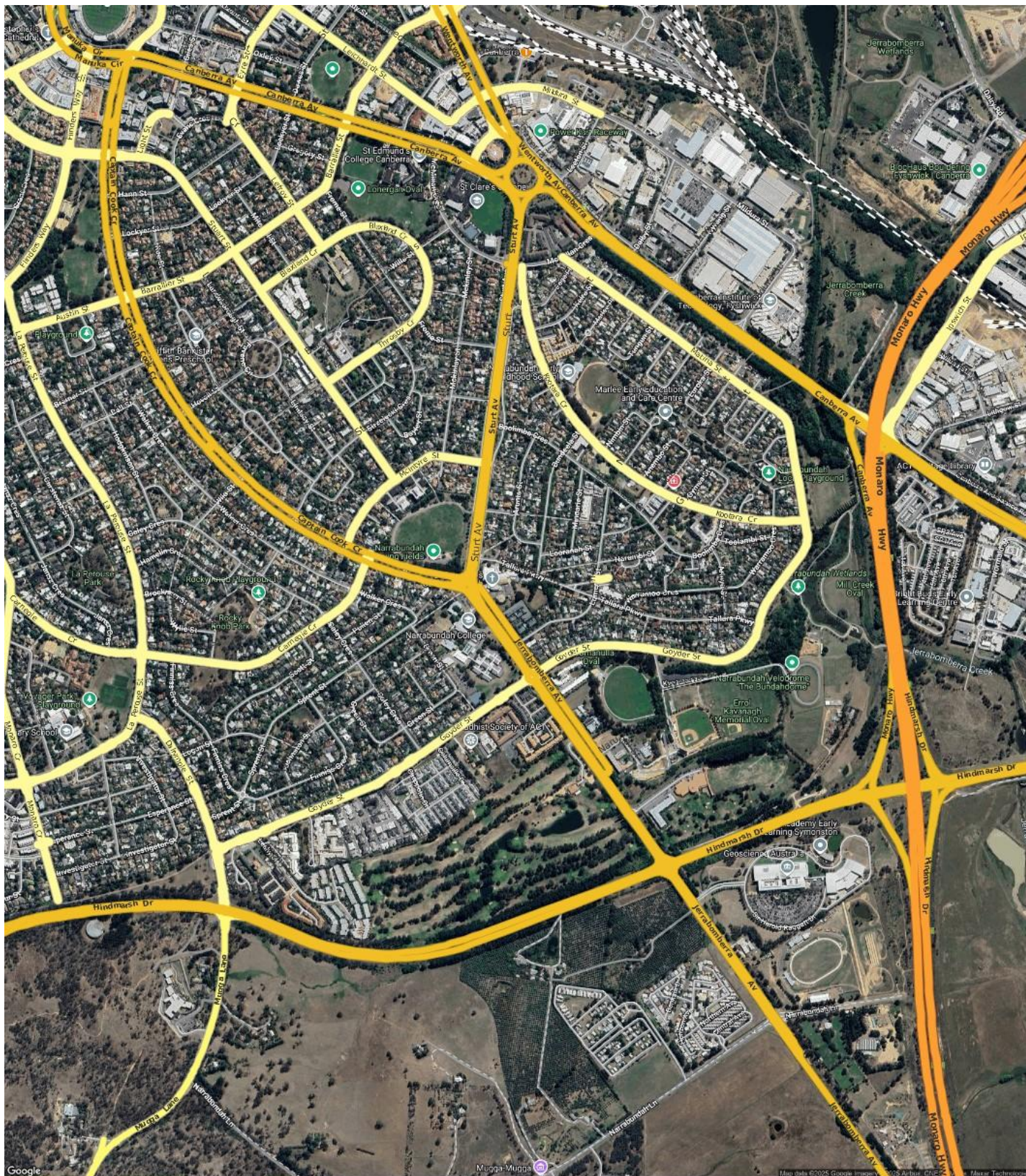
NARRABUNDAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NARRABUNDAH - 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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NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	89	\$ 550,000	0.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	73	\$ 630,000	4.6 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.7 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	58	\$ 801,875	17.7 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.4 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	90	\$ 1,343,500	21.6 %	\$ 250,000	\$ 2,910,000
2022	70	\$ 1,310,000	-2.5 %	\$ 132,500	\$ 4,910,000
2023	62	\$ 1,299,500	-0.8 %	\$ 500,000	\$ 3,625,000
2024	47	\$ 1,300,000	0.0 %	\$ 129,000	\$ 3,245,000
2025	22	\$ 1,330,000	2.3 %	\$ 502,229	\$ 2,575,000

Median Sale Price

\$1.28m

Based on 50 recorded House sales within the last 12 months (Financial Year 2025)

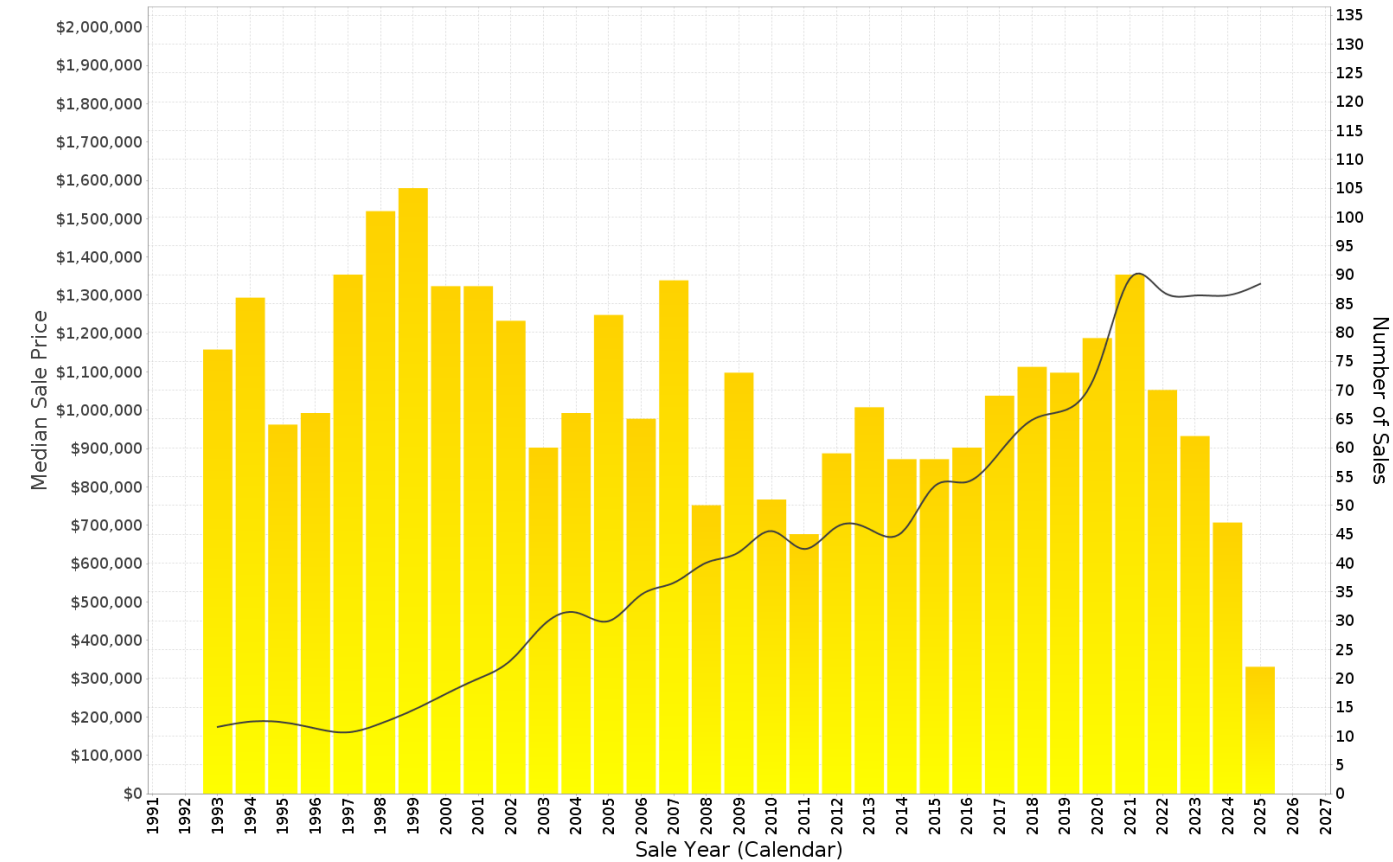
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

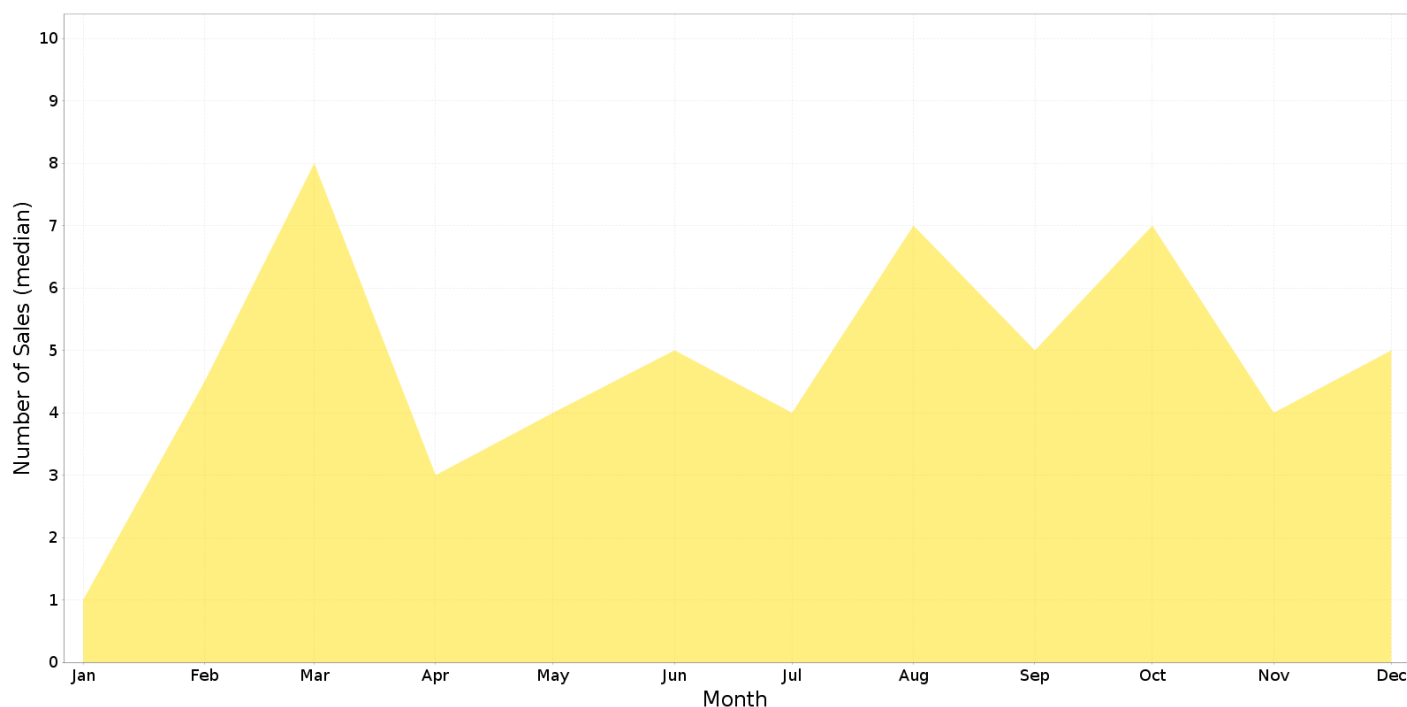
-2.1%

Current Median Price: \$1,282,500
Previous Median Price: \$1,310,000

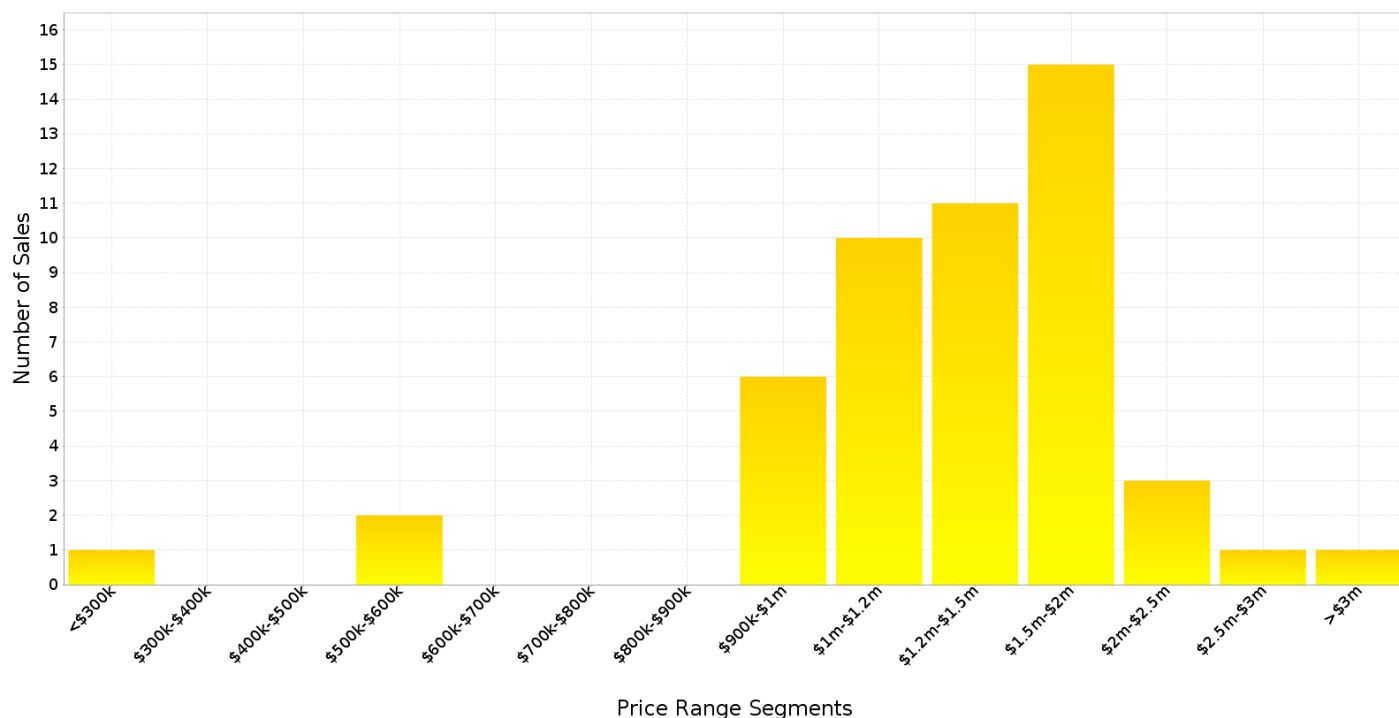
Based on 101 recorded House sales compared over the last two rolling 12 month periods



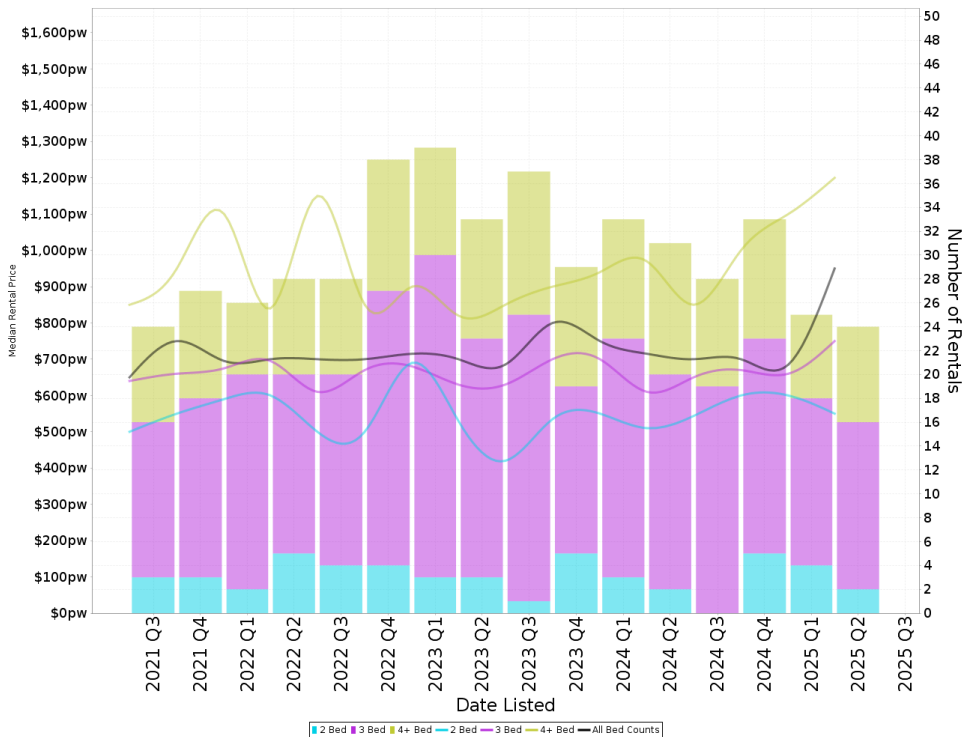
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.1%

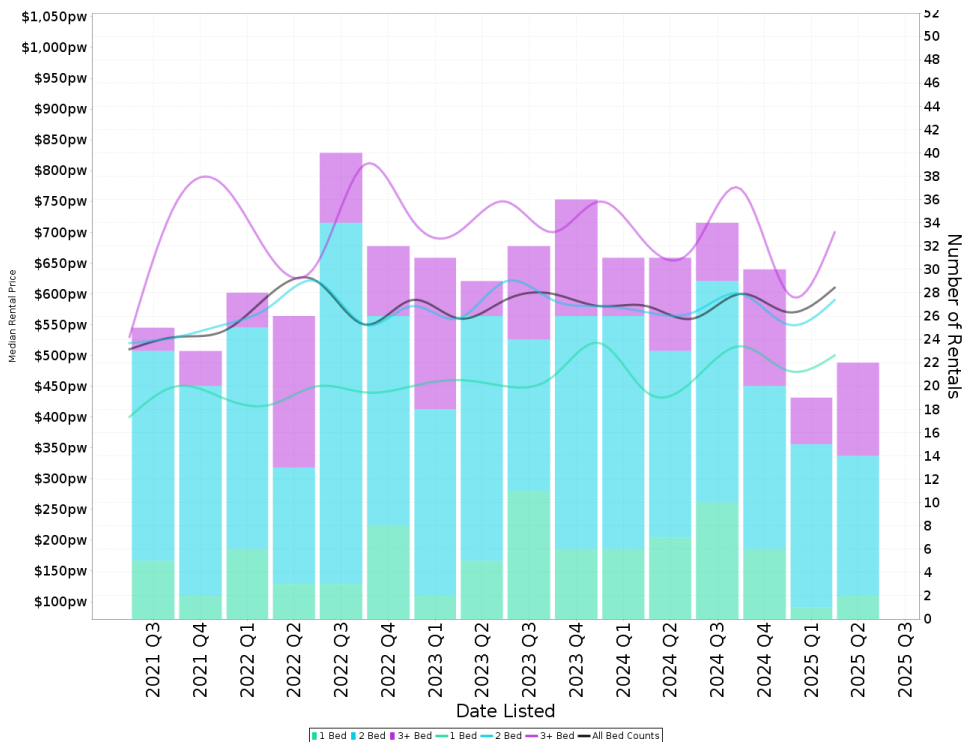
Current Median Price: \$1,282,500
Previous Median Price: \$1,310,000
 Based on 101 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,282,500
Current Median Rent: \$700
 Based on 110 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.8%

Current Median Price: \$735,000
Previous Median Price: \$695,000
 Based on 132 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$735,000
Current Median Rent: \$600
 Based on 105 registered Unit rentals compared over the last 12 months.

NARRABUNDAH - Recently Sold Properties

Median Sale Price

\$1.28m

Based on 50 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

-2.1%

Current Median Price: \$1,282,500
Previous Median Price: \$1,310,000

Based on 101 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

50

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

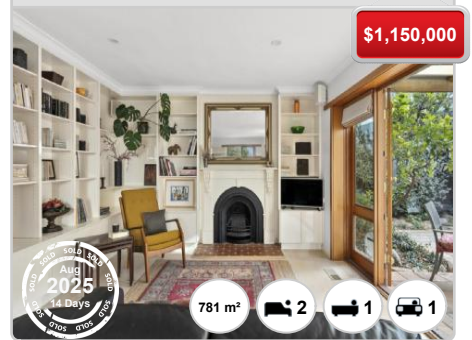
26 BUNDEELA ST



69 FINNISS CRES



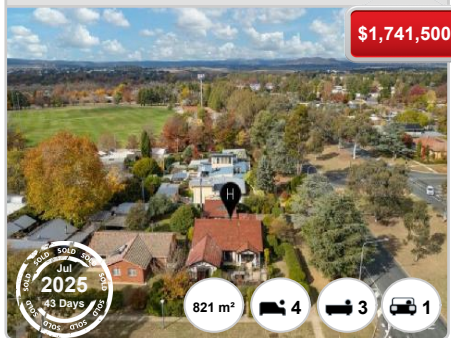
60A CARNEGIE CRES



3 VAUGHAN GDNS



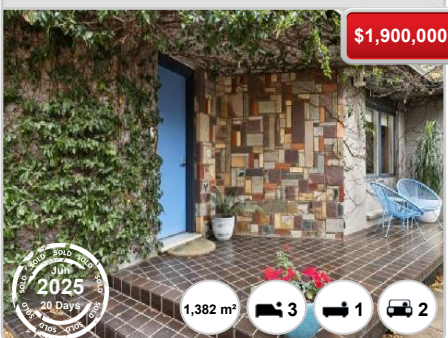
61 MCINTYRE ST



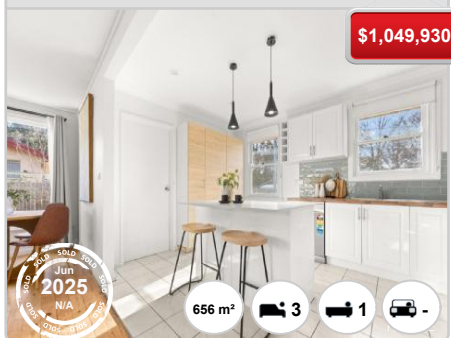
1 HACKING CRES



36 BROCKMAN ST



23 MATINA ST



35 MCKINLAY ST



86 FINNISS CRES



8 WARRAMOO CRES



16 CALEY CRES



64 CALEY CRES



24 EUROKA ST



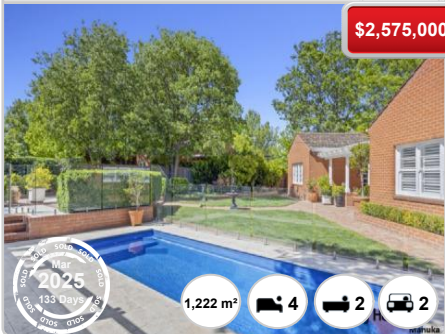
48 WARRAMOO CRES



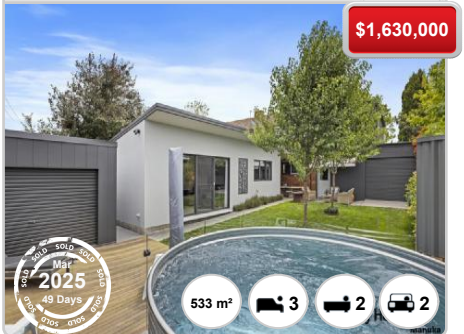
29 CARNEGIE CRES



26 STURT ST



57 STURT AVE



101 WALKER CRES



15 PULLEN ST



NARRABUNDAH - Properties For Rent

Median Rental Price

\$700 /w

Based on 110 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

+2.8%

Current Median Price: \$1,282,500
Current Median Rent: \$700

Based on 50 recorded House sales and 110 House rentals compared over the last 12 months

Number of Rentals

110

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 Buchanan Street

\$1,300 per



979 m²

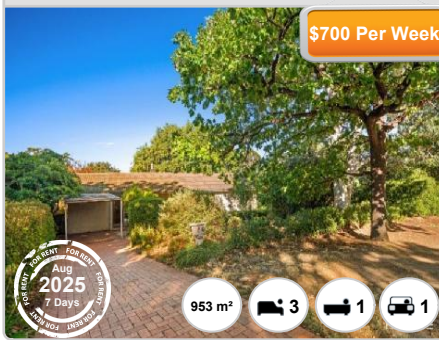
4

2

1

86 FINNISS CRESCENT

\$700 Per Week



953 m²

3

1

1

113 MATINA STREET

\$785 per week



656 m²

3

2

1

57 TALLARA PARKWAY

\$670



589 m²

3

1

2

14 Arinya Street

\$830 per week



567 m²

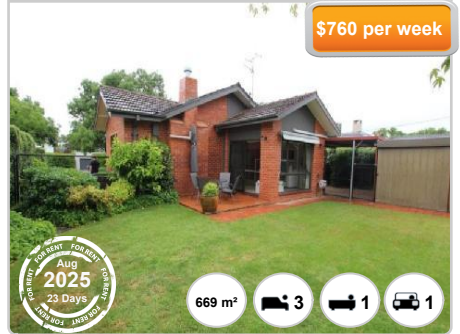
4

2

2

4 STRZELECKI CRESCENT

\$760 per week



669 m²

3

1

1

51 Finnis Crescent

\$550 per week



764 m²

3

1

1

24 Warramoo Crescent

\$561 per week



574 m²

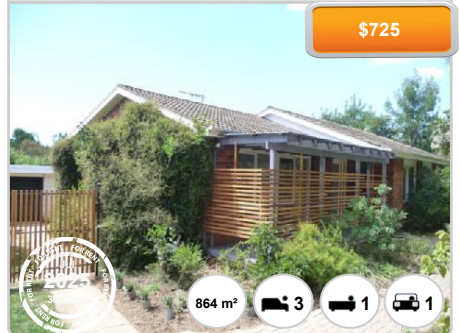
3

1

1

89 Caley Crescent

\$725



864 m²

3

1

1

19 STURT AVENUE

Under Offer

