

Suburb flyover report

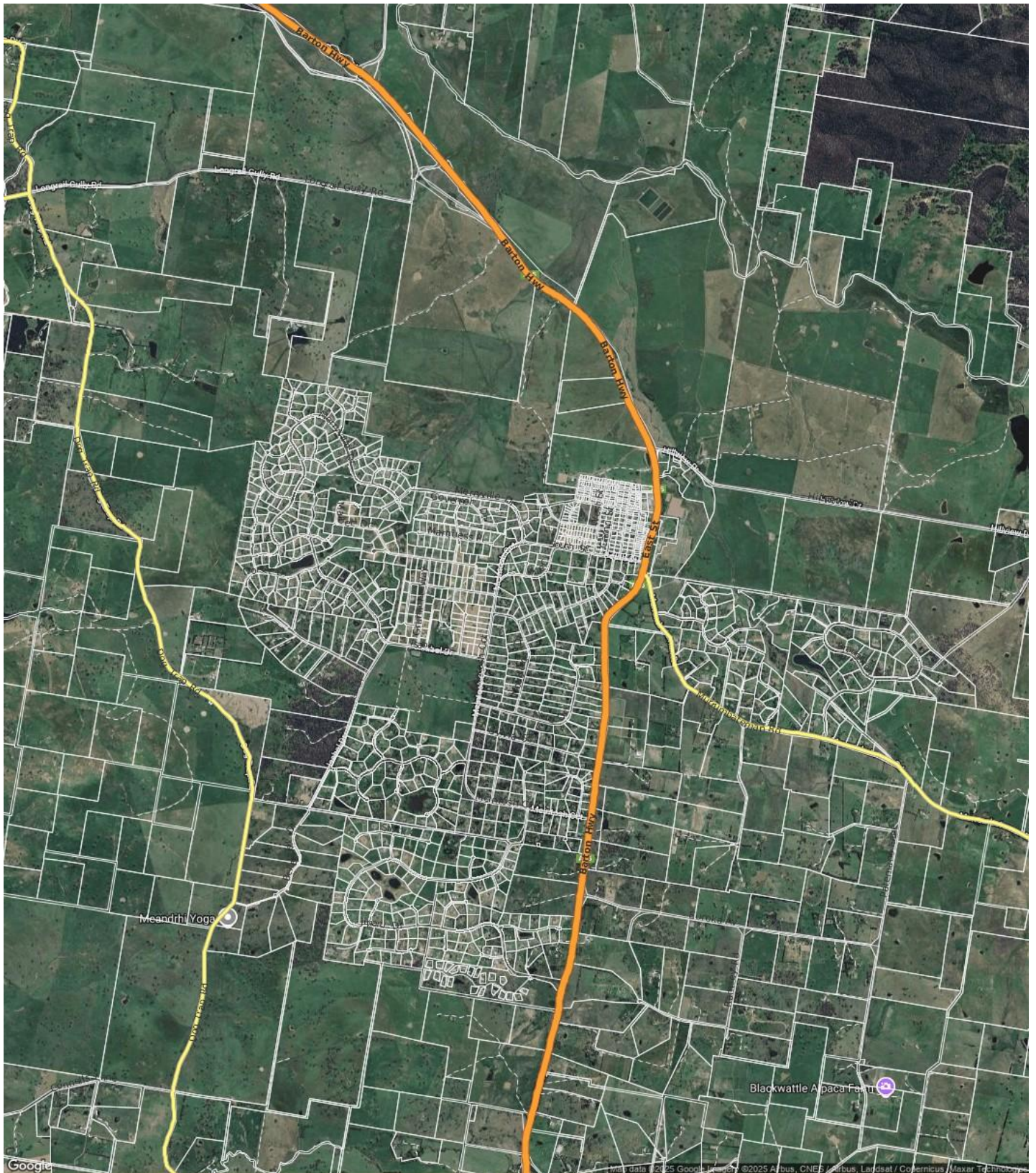
MURRUMBATEMAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MURRUMBATEMAN - Suburb Map



MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 529,000	0.0 %	\$ 169,000	\$ 1,100,000
2008	44	\$ 593,500	12.2 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	44	\$ 662,500	4.8 %	\$ 240,000	\$ 900,000
2011	48	\$ 687,500	3.8 %	\$ 285,000	\$ 1,300,000
2012	28	\$ 695,000	1.1 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	74	\$ 862,500	1.8 %	\$ 350,000	\$ 1,800,000
2021	71	\$ 1,100,000	27.5 %	\$ 75,000	\$ 3,500,000
2022	67	\$ 1,250,000	13.6 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-0.2 %	\$ 195,000	\$ 2,230,000
2024	67	\$ 1,250,000	0.2 %	\$ 490,000	\$ 3,500,000
2025	32	\$ 1,210,000	-3.2 %	\$ 380,000	\$ 1,900,000

Median Sale Price

\$1.26m

Based on 63 recorded House sales within the last 12 months (Financial Year 2025)

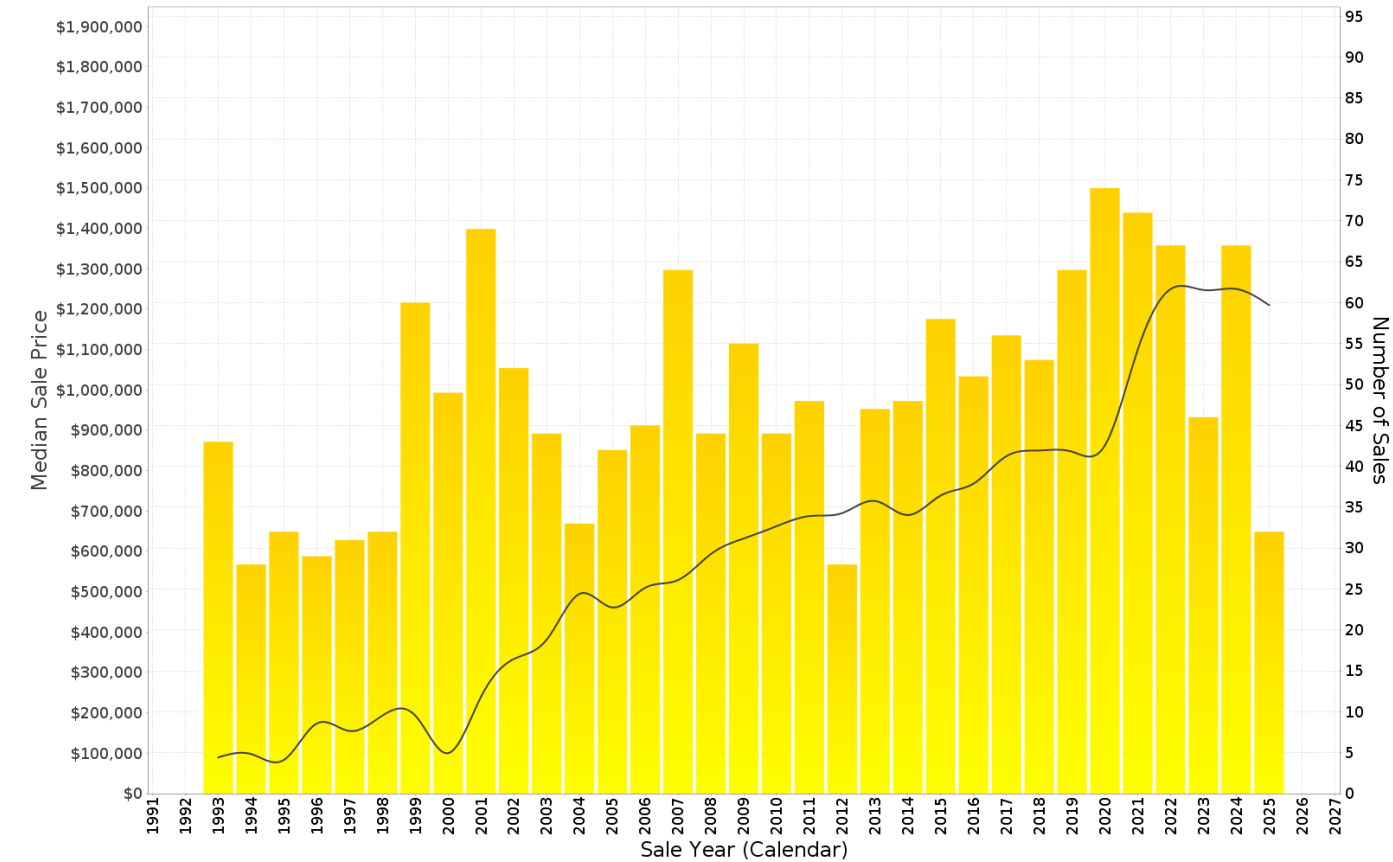
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

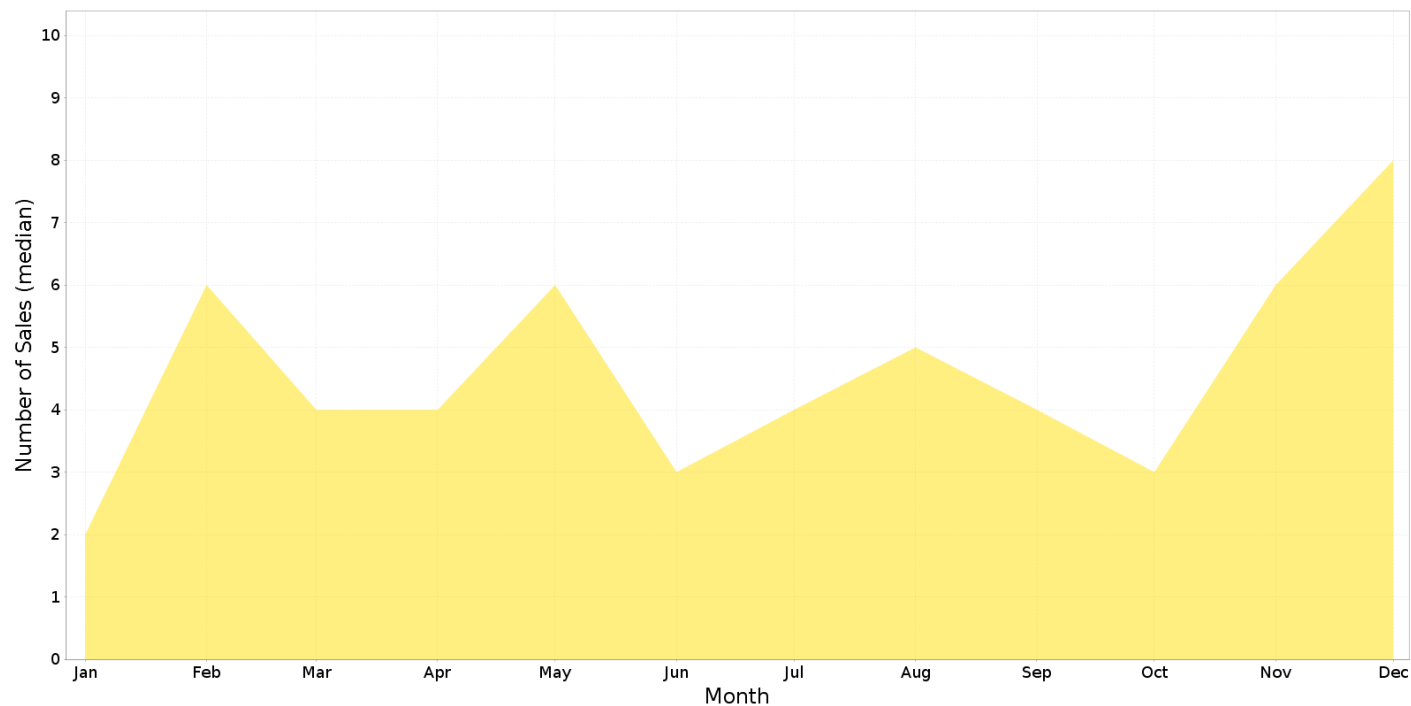
+3.3%

Current Median Price: \$1,260,000
Previous Median Price: \$1,220,000

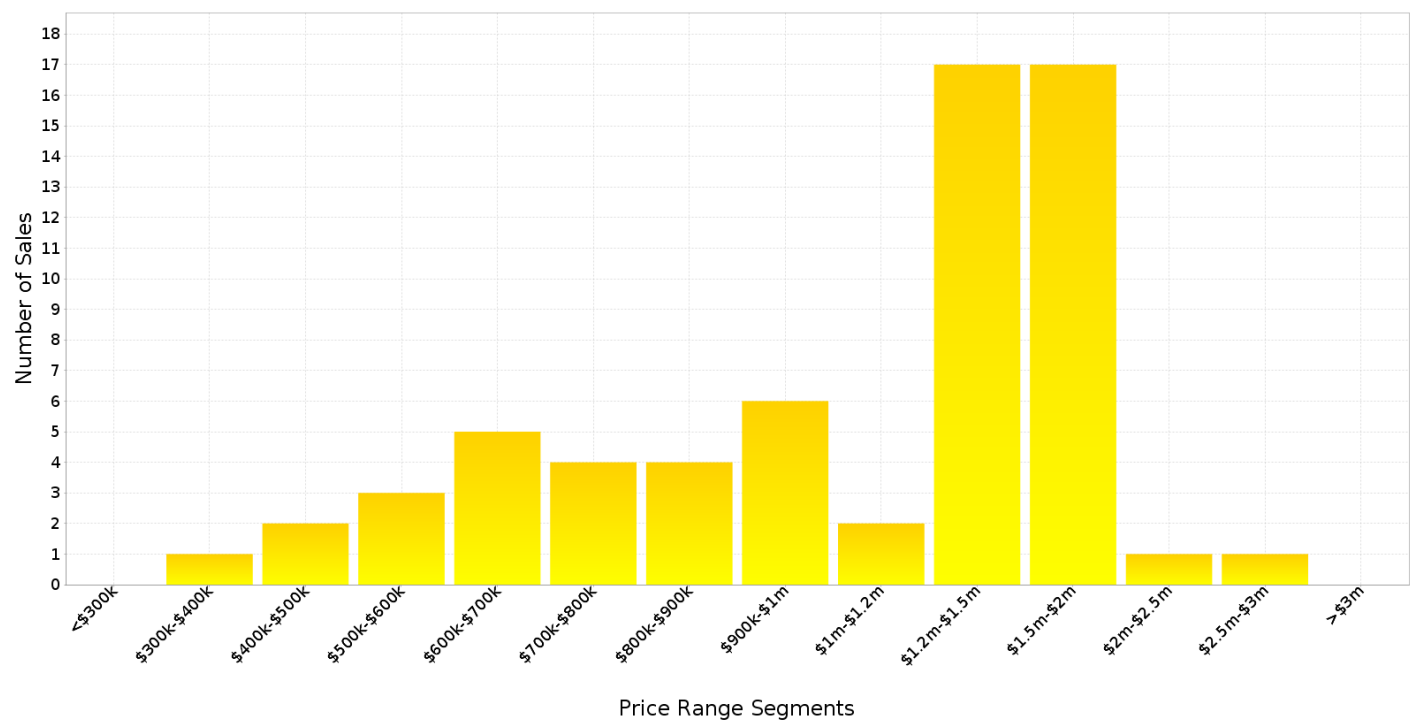
Based on 123 recorded House sales compared over the last two rolling 12 month periods



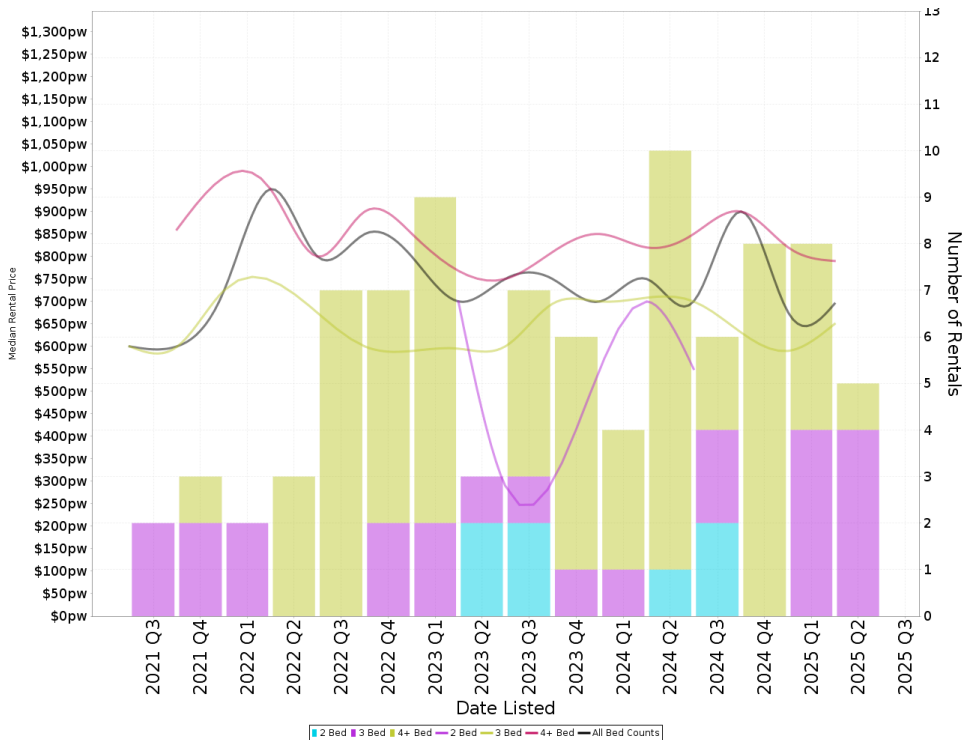
MURRUMBATEMAN - Peak Selling Periods (3 years)



MURRUMBATEMAN - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.3%

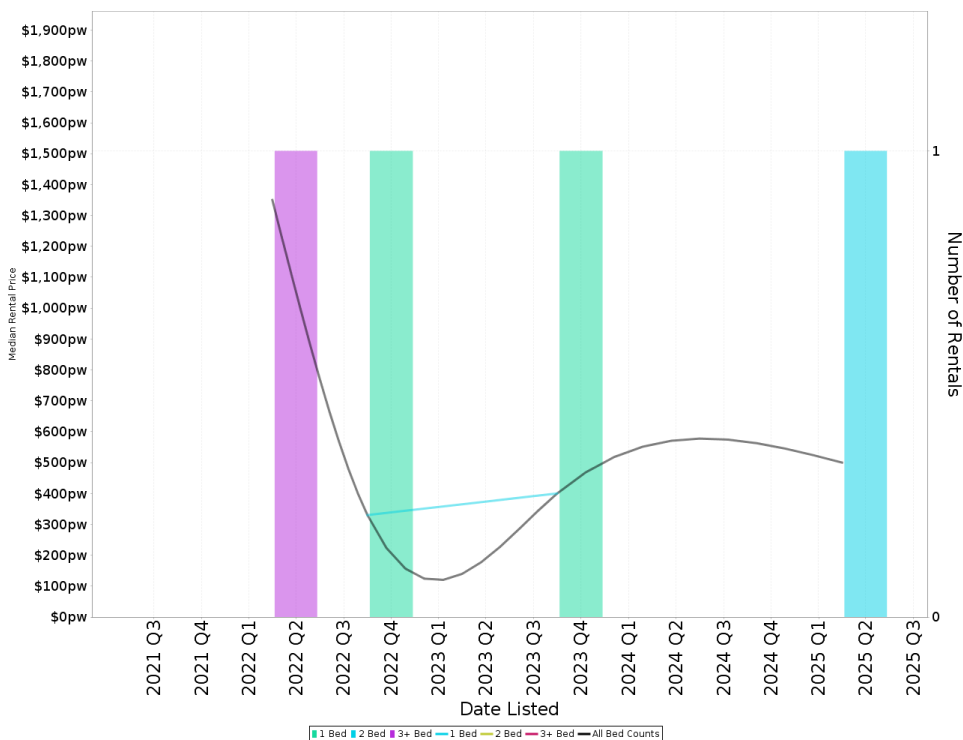
Current Median Price: \$1,260,000
Previous Median Price: \$1,220,000
Based on 123 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,260,000
Current Median Rent: \$790
Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price
\$1.26m

Based on 63 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
+3.3%

Current Median Price: \$1,260,000
Previous Median Price: \$1,220,000

Based on 123 recorded House sales compared over the last two rolling 12 month periods


Sold Properties
63

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

15 BLUEBELL LANE

\$1,720,000



19.35 ha • 2 • 1 • 3

Sold Aug 2025
31 Days

38 MIDDLE ST

\$950,000



1,242 m² • 4 • 2 • 2

Sold Aug 2025
38 Days

10 CHAROLAIS PL

\$1,000,000



9,938 m² • 1 • 1 • 2

Sold Aug 2025
152 Days

28 DAVIS CCT

\$1,300,000

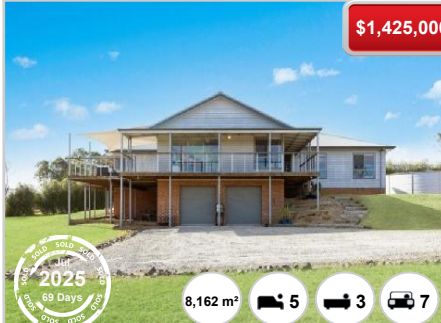


1.71 ha • 4 • 2 • 3

Sold Jul 2025
75 Days

13 MARQUESS PL

\$1,425,000




8,162 m² • 5 • 3 • 7

Sold Jul 2025
69 Days

9 MCINTOSH CCT

\$620,000



7,082 m² • - • - • -

Sold Jul 2025
263 Days

16 GREVILLEA CL

\$1,680,000

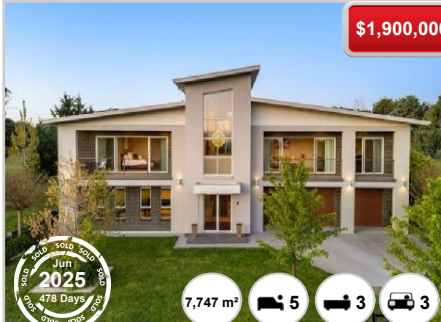


1.95 ha • 5 • 3 • 4

Sold Jul 2025
49 Days

3 FENTON CL

\$1,900,000




7,747 m² • 5 • 3 • 3

Sold Jun 2025
478 Days

3 MIDDLETONS LANE

\$1,415,000



1.62 ha • 4 • 3 • 2

Sold Jul 2025
77 Days

6 MALBEC DR

\$1,500,000

Jun 2025
233 Days

6,564 m² 5 2 2

4/36 ROSE ST

\$751,000

Jun 2025
139 Days

384 m² 3 2 2

1/38 ROSE ST

\$825,000

2025
105 Days

346 m² - - -

7 KINSMAN DR

\$1,100,000

2025
105 Days

8,036 m² 4 2 3

1 MALBEC DR

\$975,000

May 2025
113 Days

7,216 m² 3 1 -

25 JIPARU DR

\$1,750,000

May 2025
75 Days

1.32 ha 6 3 3

16 OAK GR

\$500,000

2025
105 Days

1,544 m² - - -

4 WILLIAM ST

\$1,395,000

May 2025
58 Days

1,239 m² 4 2 8

3 ELRINGTON CL

\$890,000

May 2025
117 Days

1.15 ha - - -

28 MCCLUNG DR

\$995,000

May 2025
90 Days

1,010 m² 4 2 2

12 BELLEVIEW DR

\$965,000

Apr 2025
67 Days

11.62 ha - - -

5 WILLIAM ST

\$1,360,000

2025
19 Days

1,228 m² 4 2 3

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$790 /w

Based on 27 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

+3.3%

Current Median Price: \$1,260,000
Current Median Rent: \$790

Based on 63 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

3 MIDDLETONS LANE

\$850 per week



1.62 ha

4

3

2

FOR RENT


Aug 2025

17 Days

FOR RENT

4 Stock Close

\$700 pw



1.44 ha

1

1

2

FOR RENT

Aug 2025

29 Days

FOR RENT