

Suburb flyover report

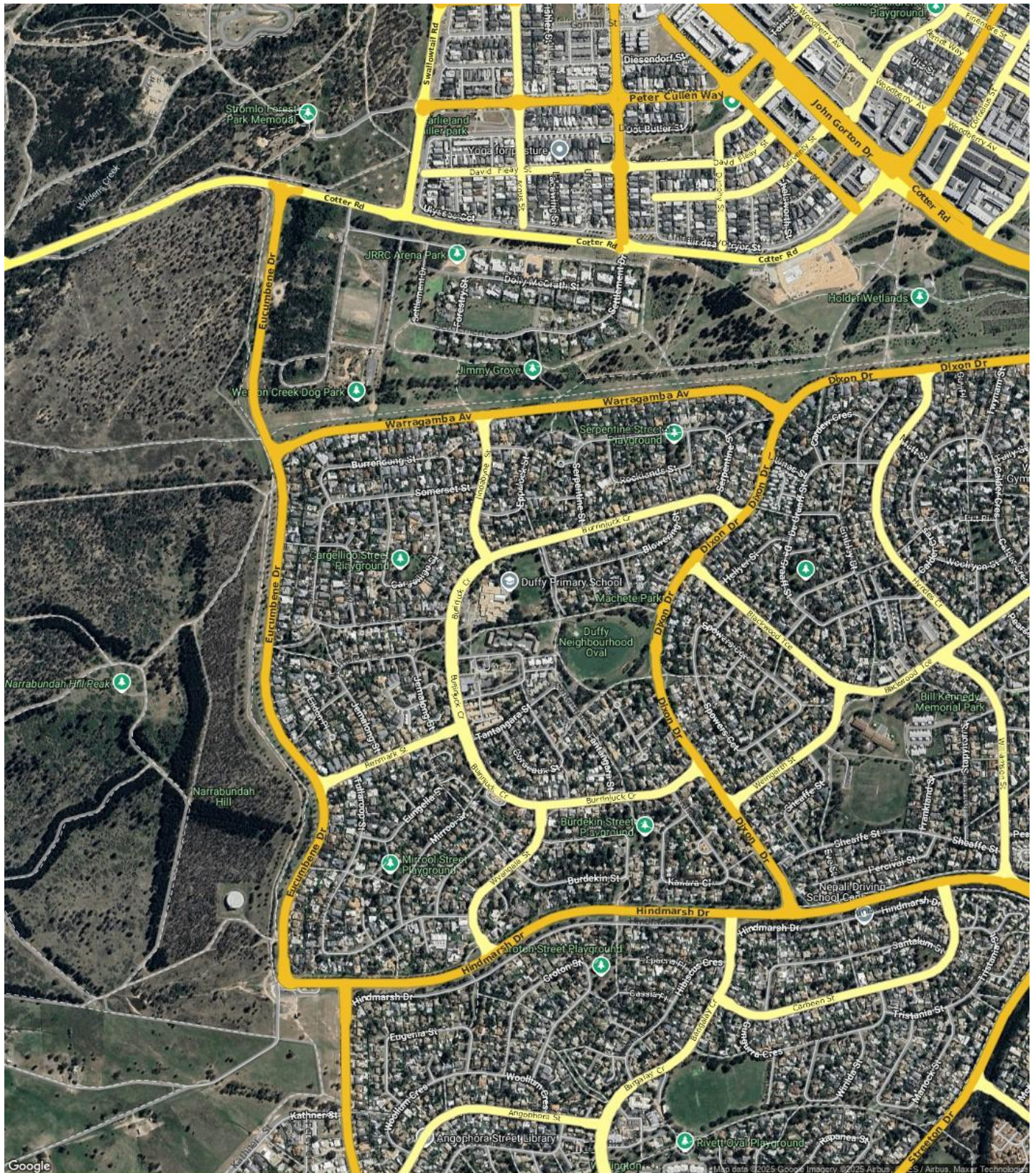
DUFFY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DUFFY - 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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DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	49	\$ 473,500	0.0 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	41	\$ 545,000	-0.9 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.7 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	40	\$ 982,500	1.3 %	\$ 805,000	\$ 2,300,000
2025	17	\$ 975,000	-0.8 %	\$ 745,000	\$ 1,530,000

Median Sale Price

\$990k

Based on 41 recorded House sales within the last 12 months (Financial Year 2025)

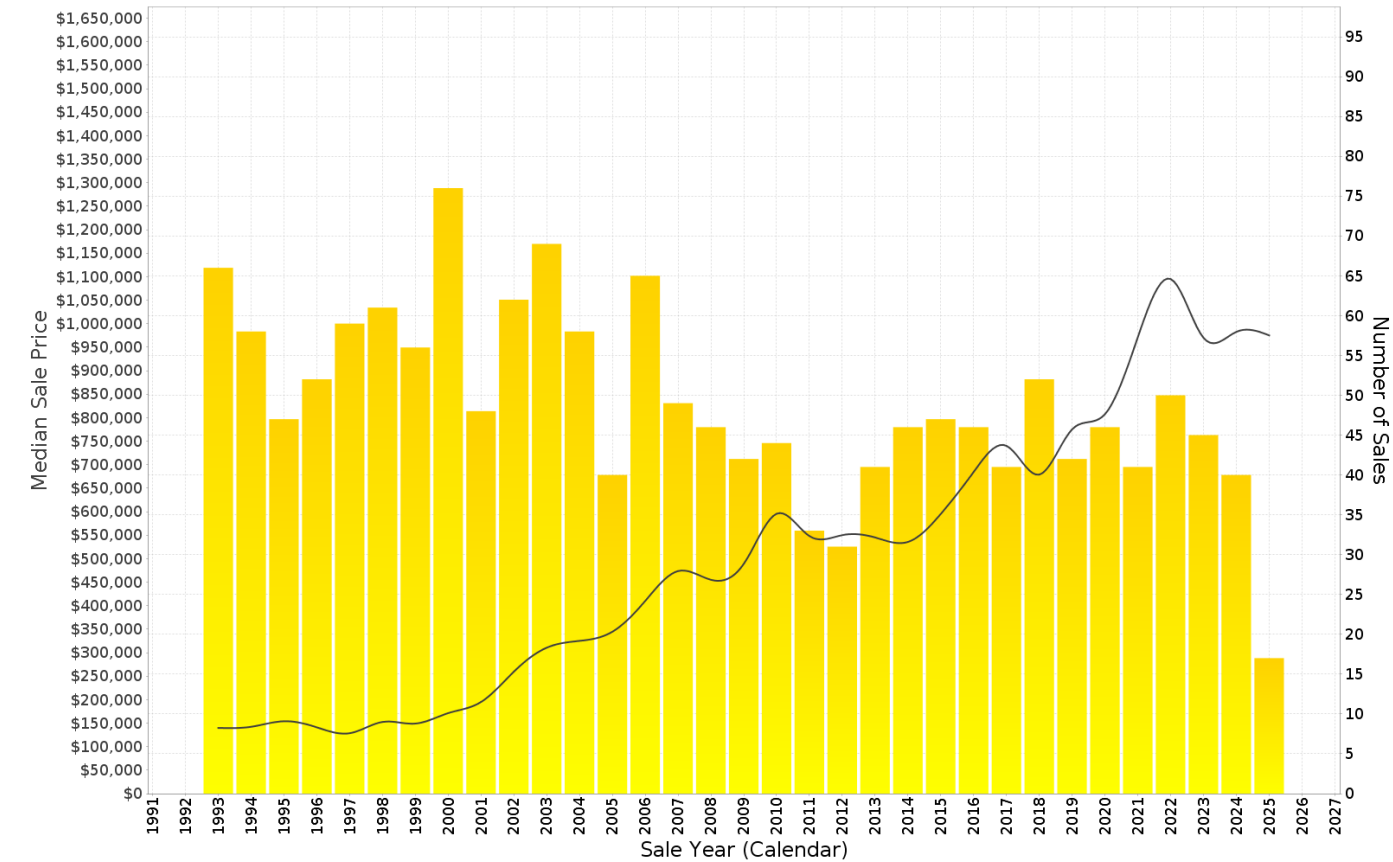
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

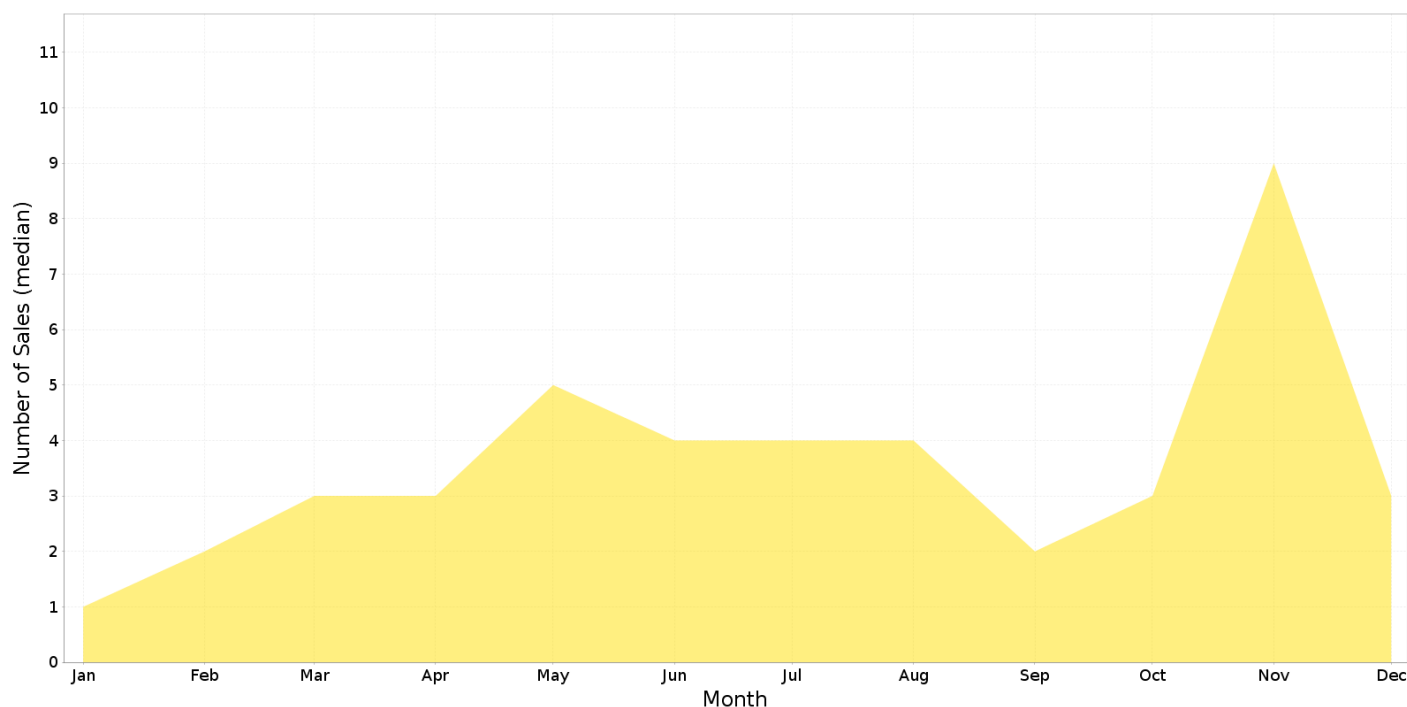
+3.1%

Current Median Price: \$990,000
Previous Median Price: \$960,000

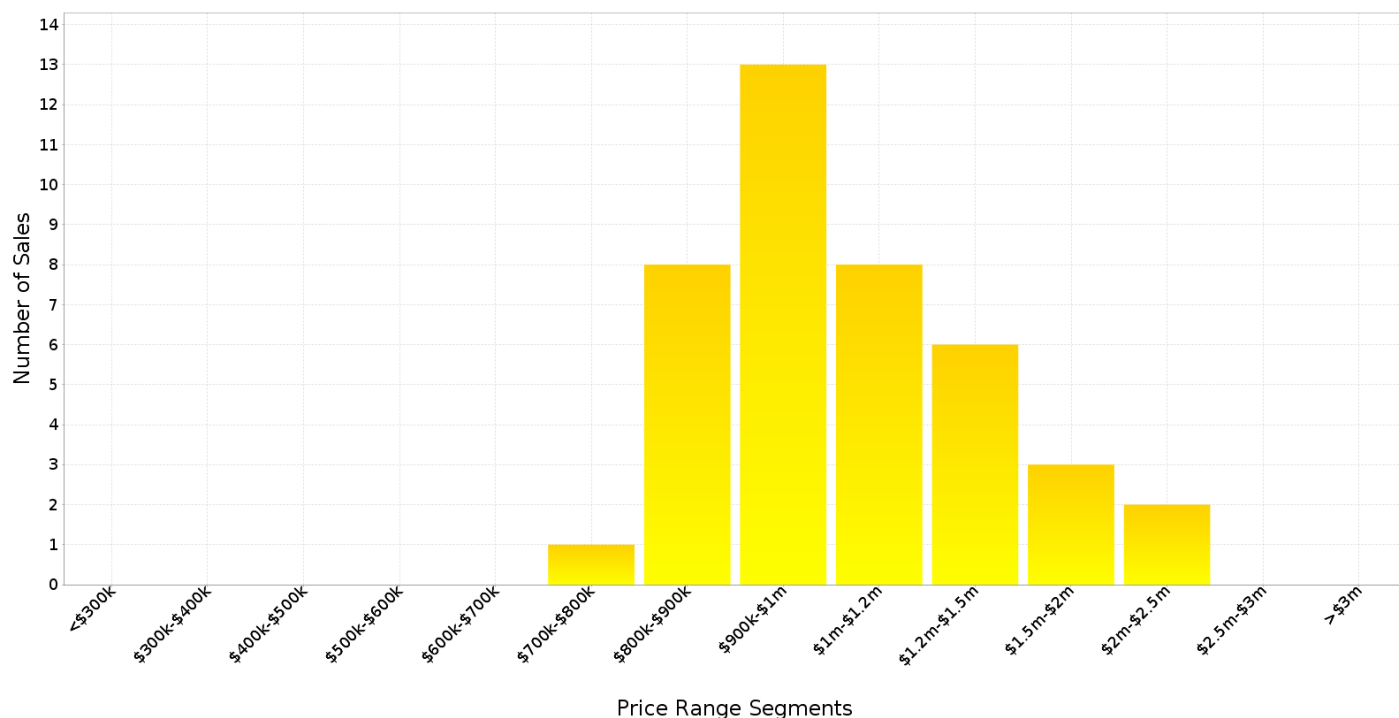
Based on 78 recorded House sales compared over the last two rolling 12 month periods



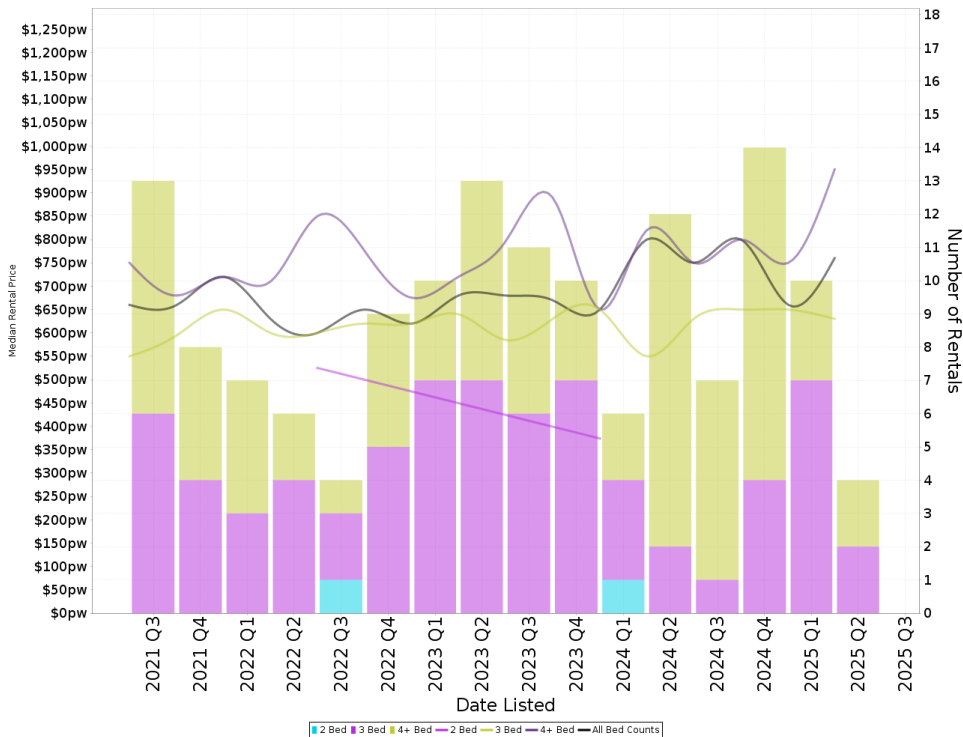
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.1%

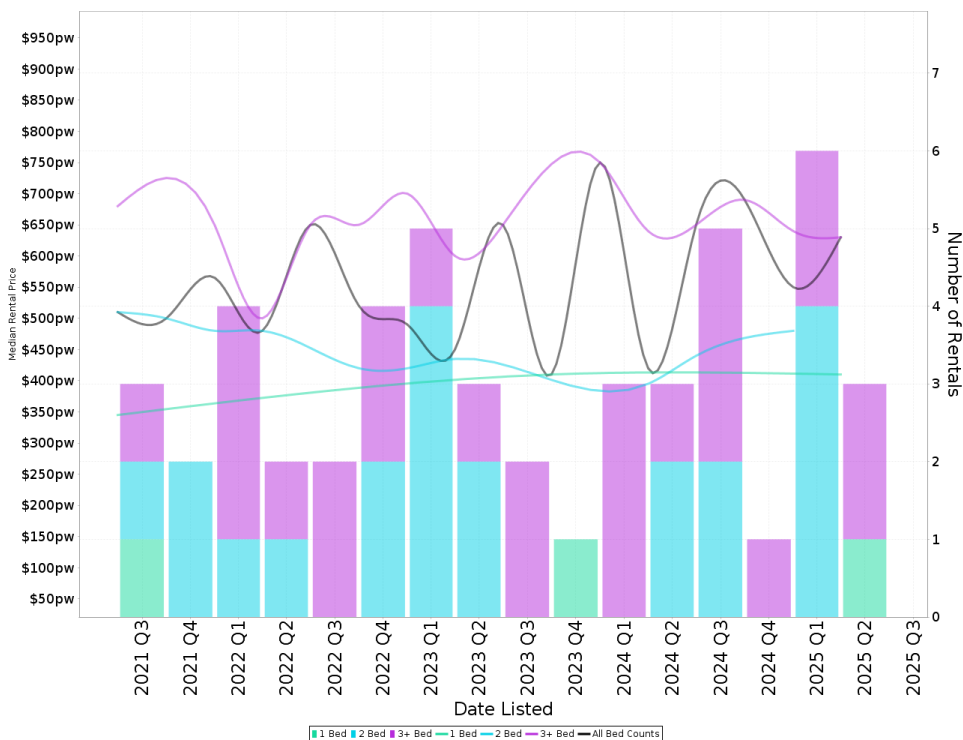
Current Median Price: \$990,000
Previous Median Price: \$960,000
 Based on 78 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$990,000
Current Median Rent: \$750
 Based on 35 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$702,500
Previous Median Price: \$755,000
 Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$702,500
Current Median Rent: \$630
 Based on 15 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price
\$990k

Based on 41 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
+3.1%

Current Median Price: \$990,000
Previous Median Price: \$960,000

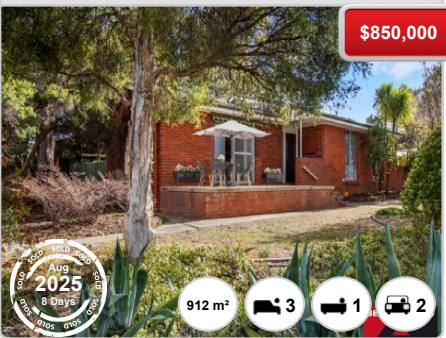
Based on 78 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
41

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

4 KALLARA CL



12 WYANGALA ST



13 MOKOAN PL



19 PALOONA PL



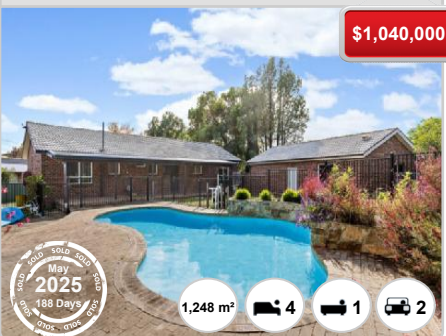
17 BURRINJUCK CRES



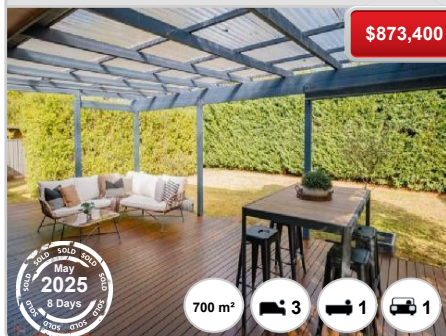
8 BURRINJUCK ST



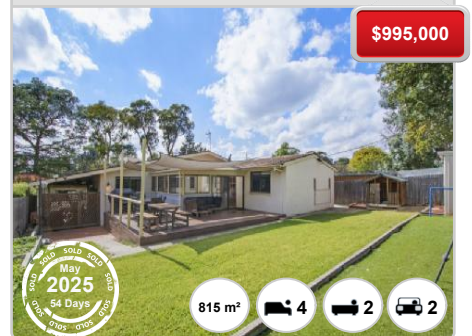
8 WARANGA PL



6 MIENA PL



5 DIXON DR



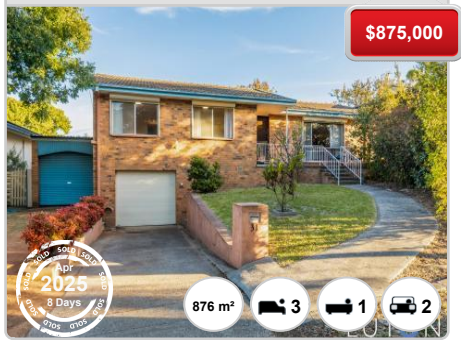
12 RENMARK ST



37 TULLAROOP ST



31 SERPENTINE ST



34 JEMALONG ST



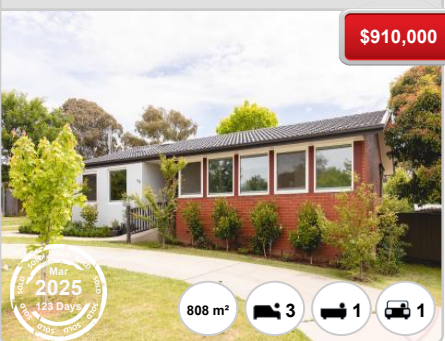
12 EPPALOCK ST



59 SERPENTINE ST



17 PALOONA PL



8 CORDEAUX ST



26 TULLAROOP ST



65 SOMERSET ST



DUFFY - Properties For Rent

Median Rental Price

\$750 /w

Based on 35 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: \$990,000
Current Median Rent: \$750

Based on 41 recorded House sales and 35 House rentals compared over the last 12 months

Number of Rentals

35

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

56 SOMERSET STREET



\$760 per week

FOR RENT - FOR SALE

Aug 2025

14 Days

12/11/24

832 m²

 3

 1

 2

21 Mirrool Street



\$550 Per Week

FOR RENT - FOR SALE

Jul 2025

64 Days

12/11/24

649 m²

 3

 1

 1