

Suburb flyover report

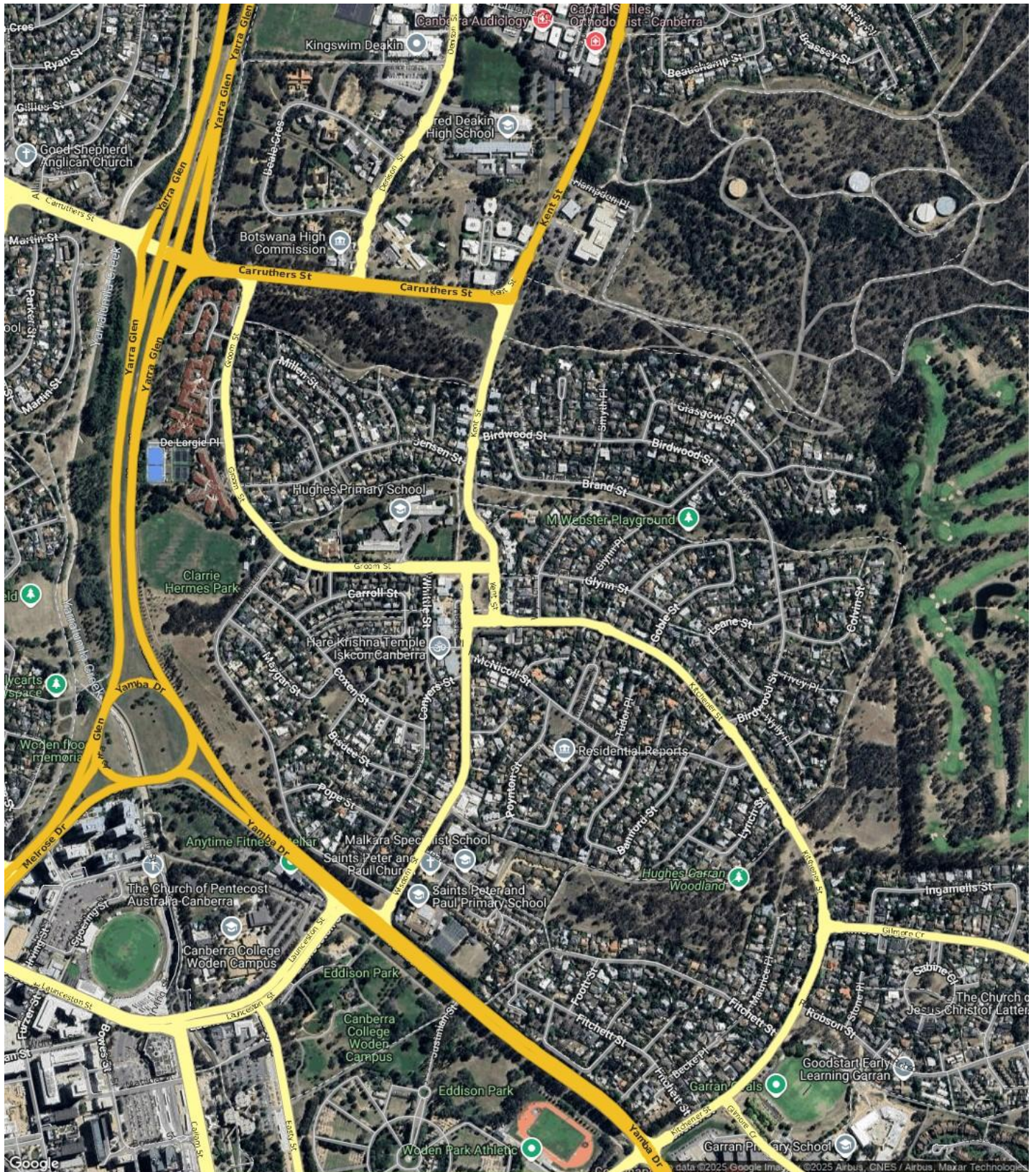
HUGHES (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



HUGHES - 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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HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	54	\$ 598,500	0.0 %	\$ 123,000	\$ 1,150,000
2008	37	\$ 633,000	5.8 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	43	\$ 1,650,000	29.9 %	\$ 820,000	\$ 2,975,000
2023	42	\$ 1,302,500	-21.1 %	\$ 18,000	\$ 3,050,000
2024	39	\$ 1,470,000	12.9 %	\$ 817,000	\$ 2,780,000
2025	17	\$ 1,300,000	-11.6 %	\$ 875,000	\$ 1,720,000

Median Sale Price

\$1.4m

Based on 37 recorded House sales within the last 12 months (Financial Year 2025)

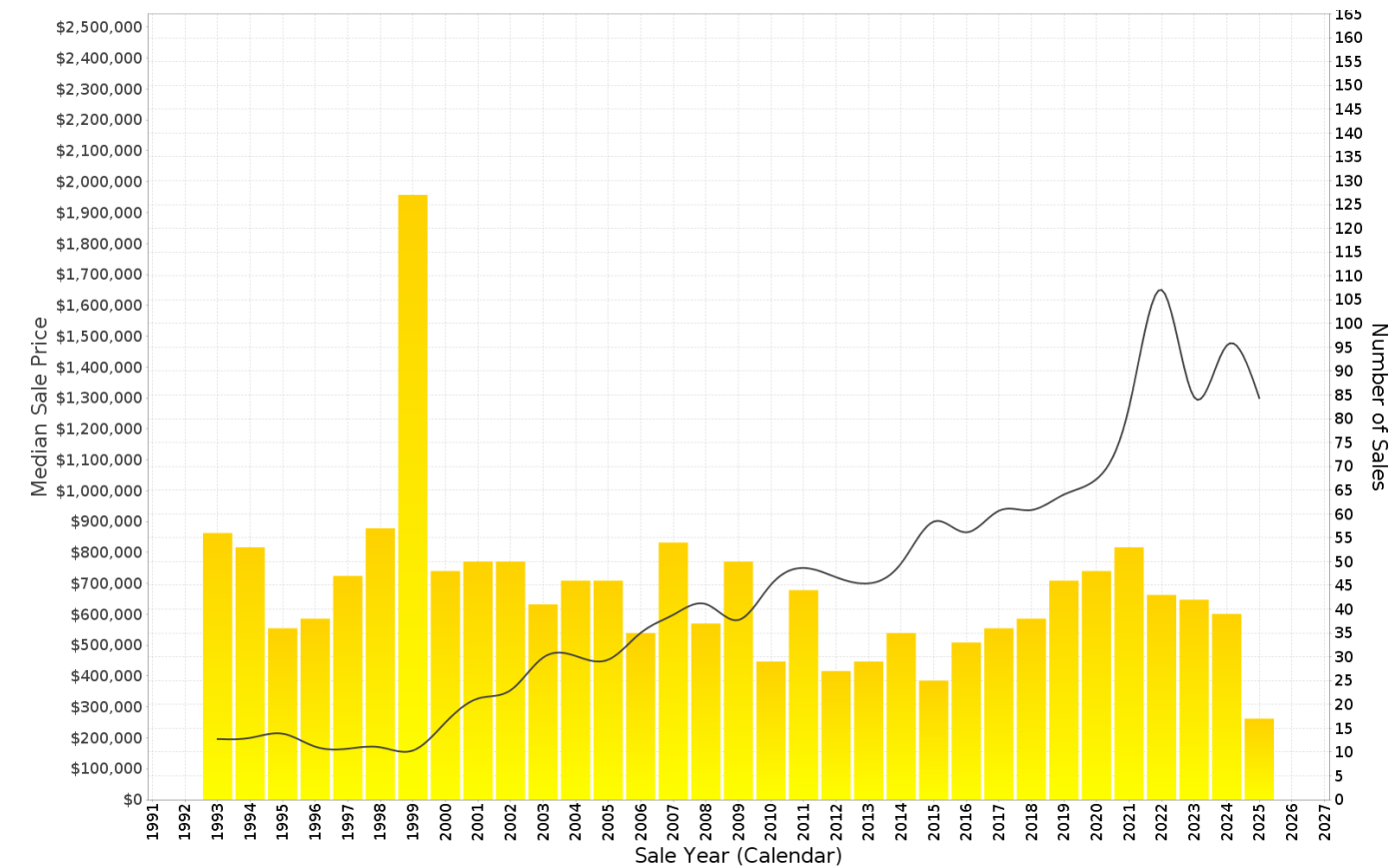
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

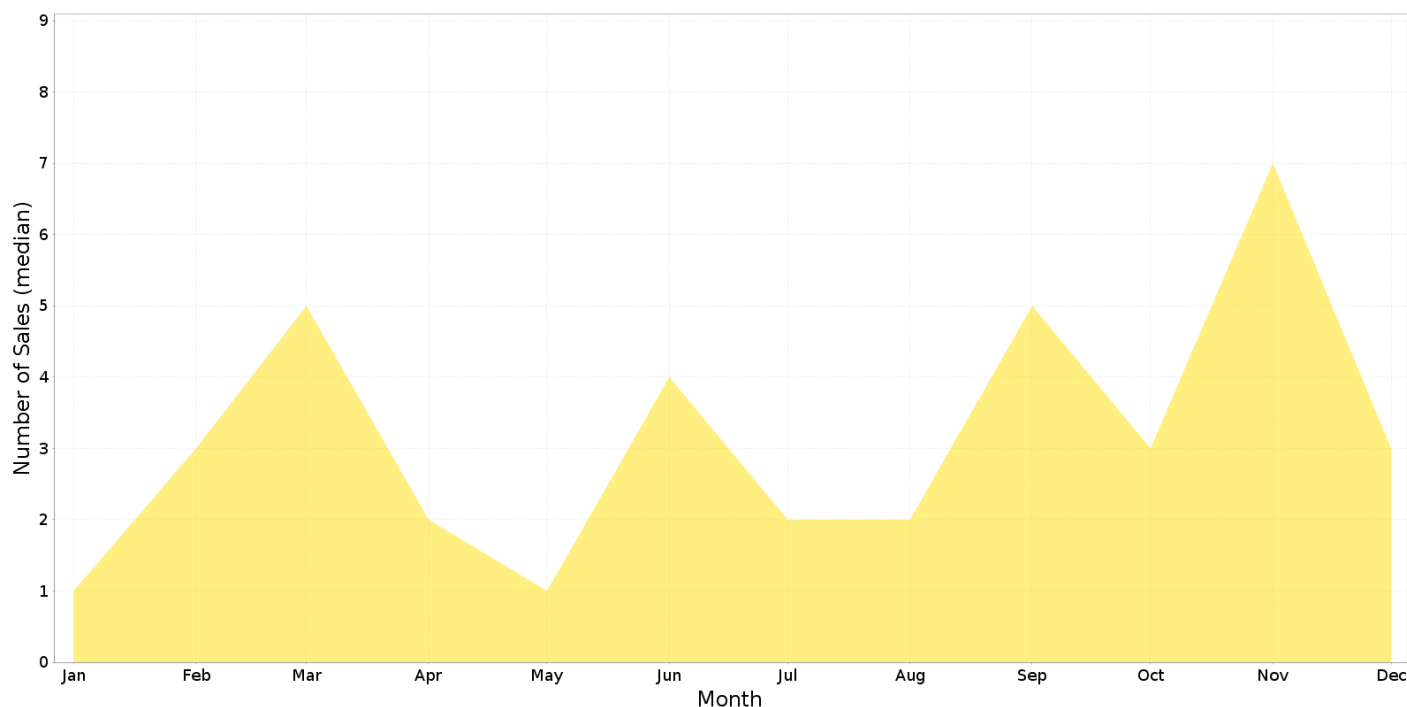
0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

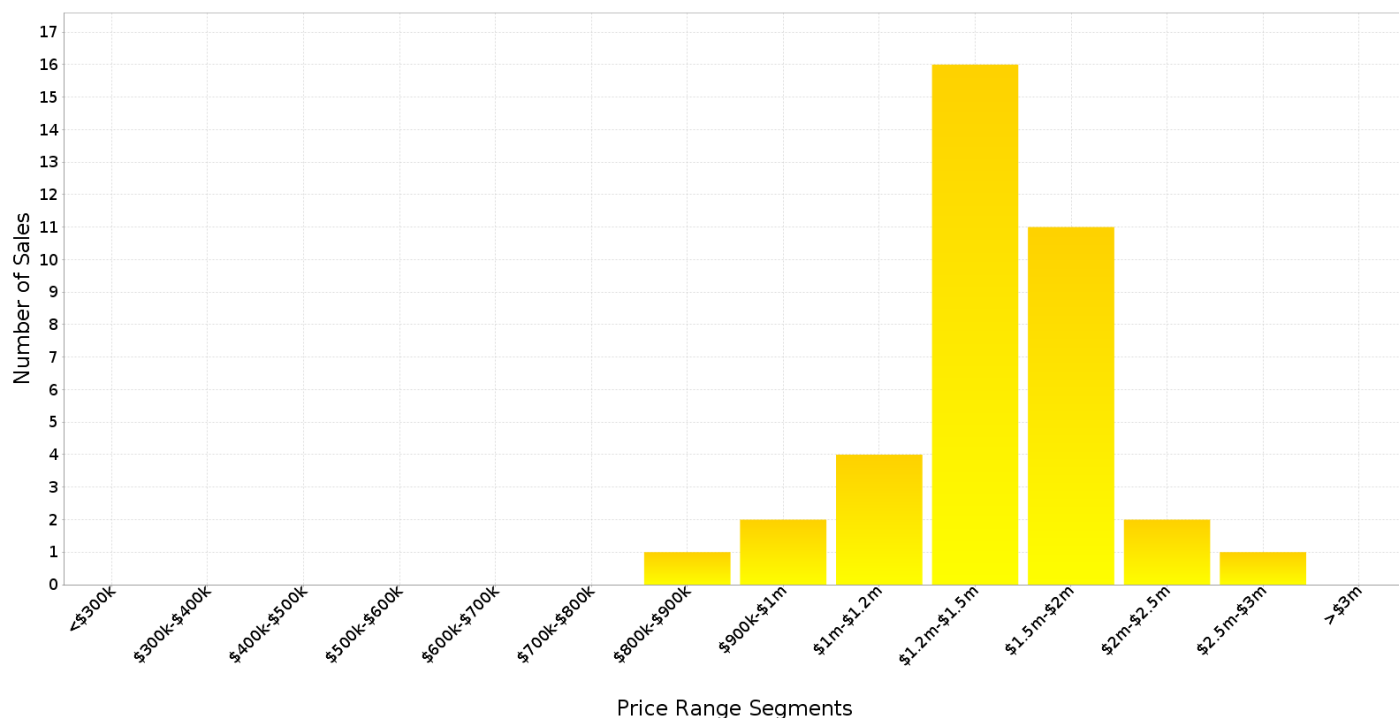
Based on 80 recorded House sales compared over the last two rolling 12 month periods



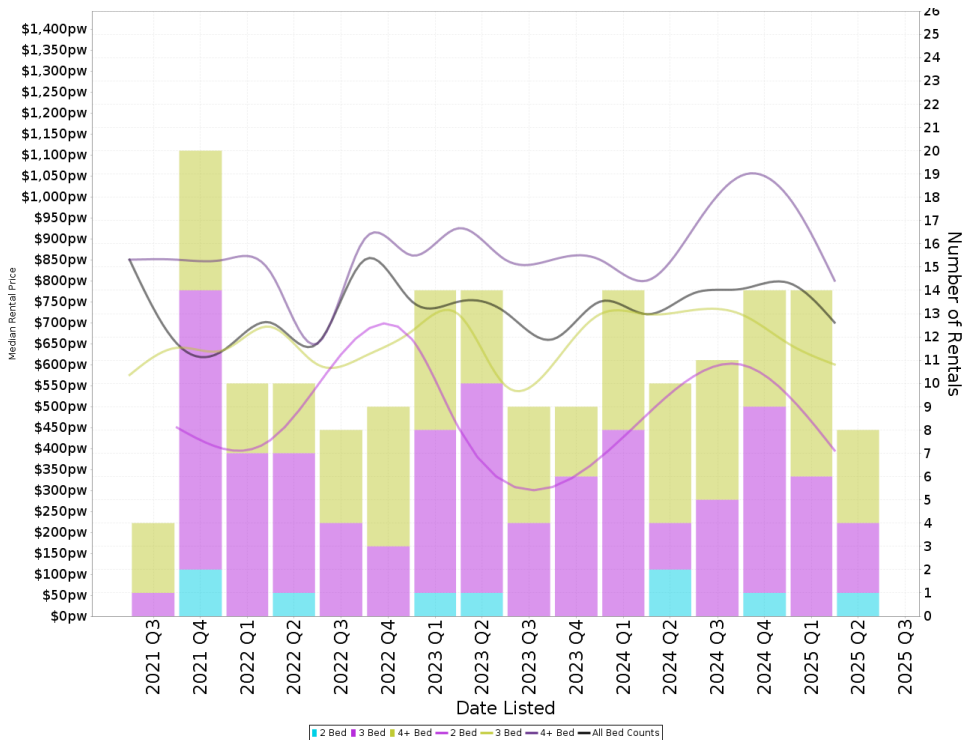
HUGHES - Peak Selling Periods (3 years)



HUGHES - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

Based on 80 registered House sales compared over the last two rolling 12 month periods.

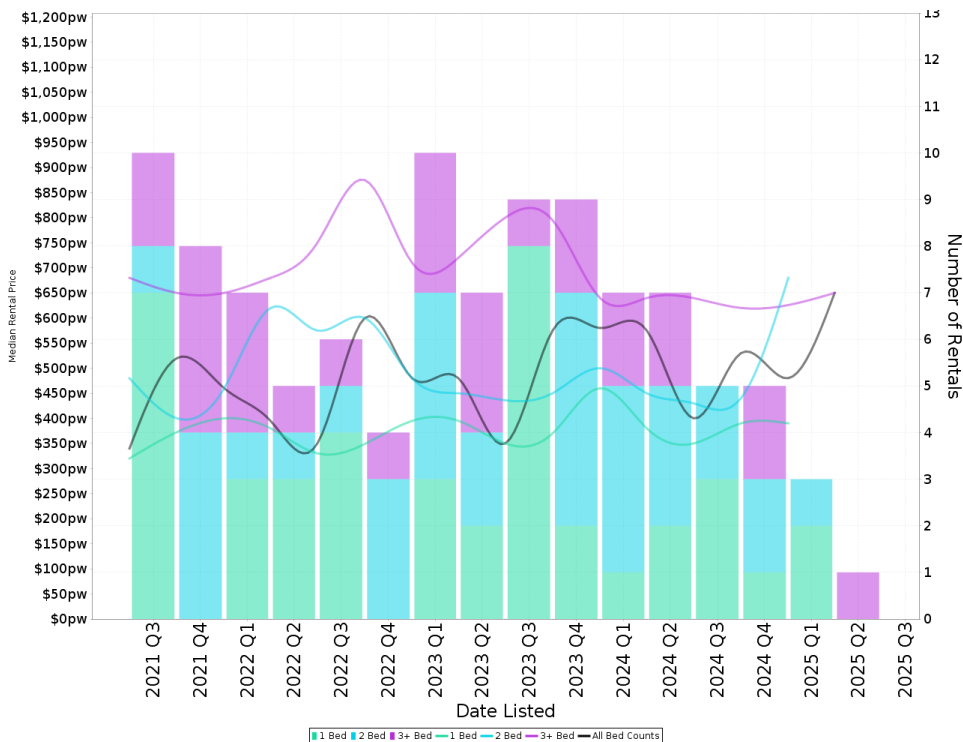
Suburb Rental Yield

+2.9%

Current Median Price: \$1,400,000
Current Median Rent: \$780

Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.5%

Current Median Price: \$338,500
Previous Median Price: \$333,500

Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$338,500
Current Median Rent: \$440

Based on 14 registered Unit rentals compared over the last 12 months.

HUGHES - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 37 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

0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

Based on 80 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

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

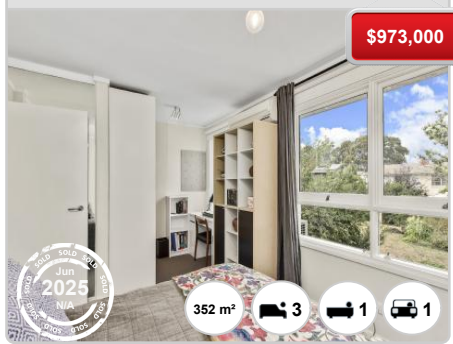
3 JESS PL



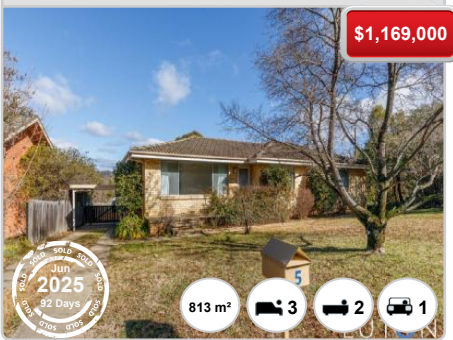
4 GOBLE ST



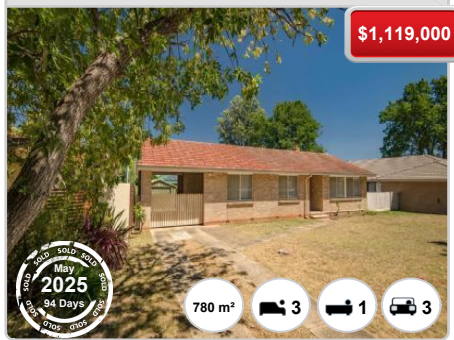
26 CARROLL ST



5 SPENCE PL



26 WISDOM ST



57 CARROLL ST



47 MCNICOLL ST



10 WYNTER PL



44 GLYNN PL



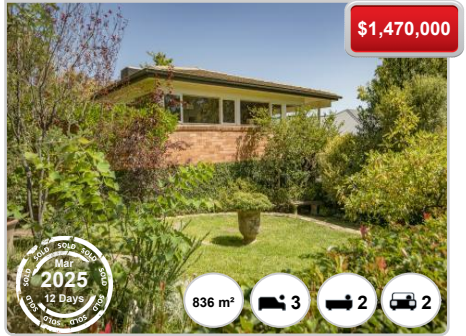
75 CARROLL ST



12 LYNCH ST



66 BIRDWOOD ST



19 GOBLE ST



27 GLASGOW ST



25 LYNCH ST

