

# Suburb flyover report

MACGREGOR (HOUSE)

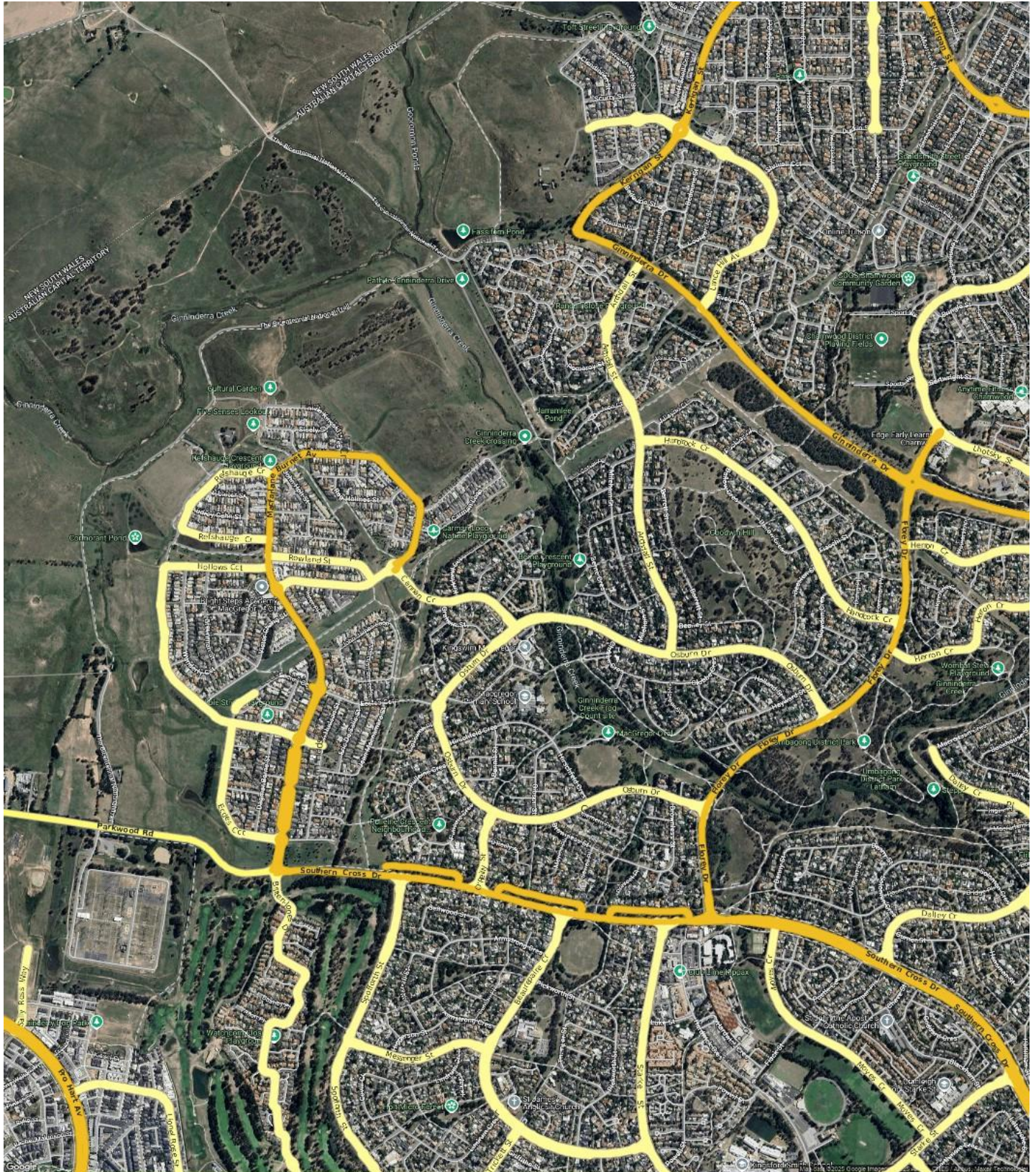
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# MACGREGOR - Suburb Map



Prepared on 01/10/2025 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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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	146	\$ 302,250	0.0 %	\$ 130,000	\$ 501,000
2008	120	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	159	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	116	\$ 438,500	0.8 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	3.8 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	138	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	131	\$ 810,000	6.9 %	\$ 300,002	\$ 1,450,000
2023	117	\$ 770,000	-4.9 %	\$ 60,000	\$ 1,300,000
2024	125	\$ 795,000	3.2 %	\$ 172,500	\$ 1,250,000
2025	65	\$ 785,000	-1.3 %	\$ 344,900	\$ 1,230,000

Median Sale Price

\$775k

Based on 94 recorded House sales within the last 12 months (Oct '24 - Sep '25)

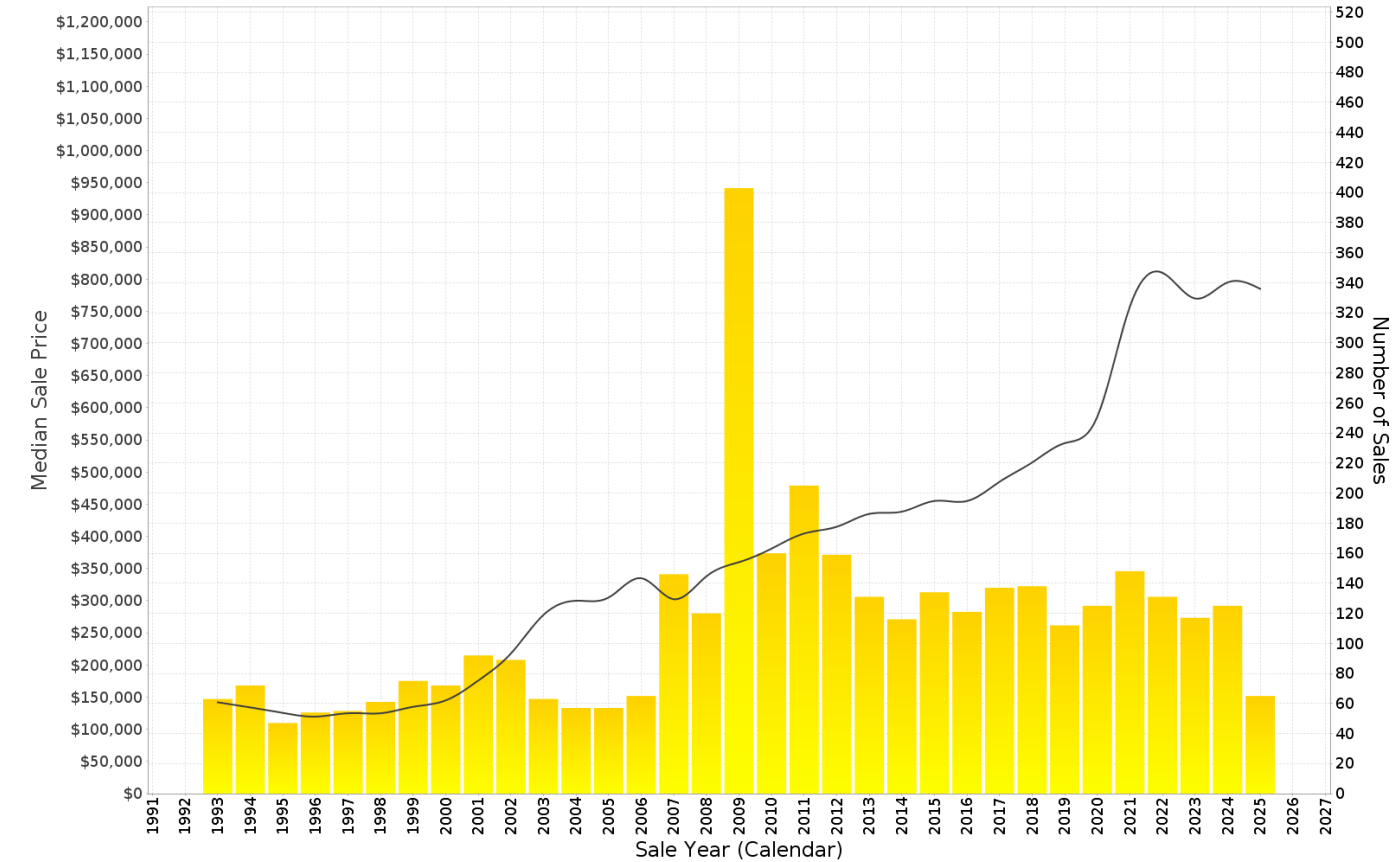
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

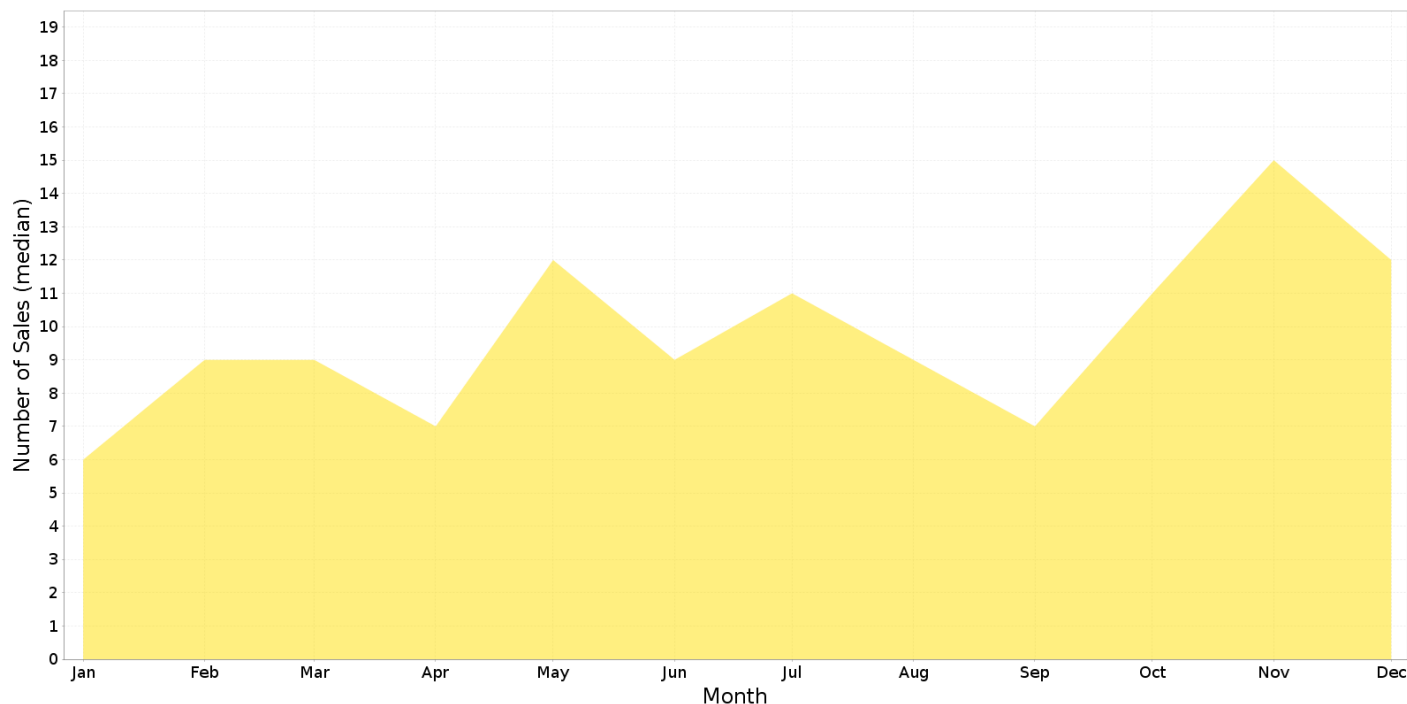
-1.9%

Current Median Price: \$775,000  
Previous Median Price: \$790,000

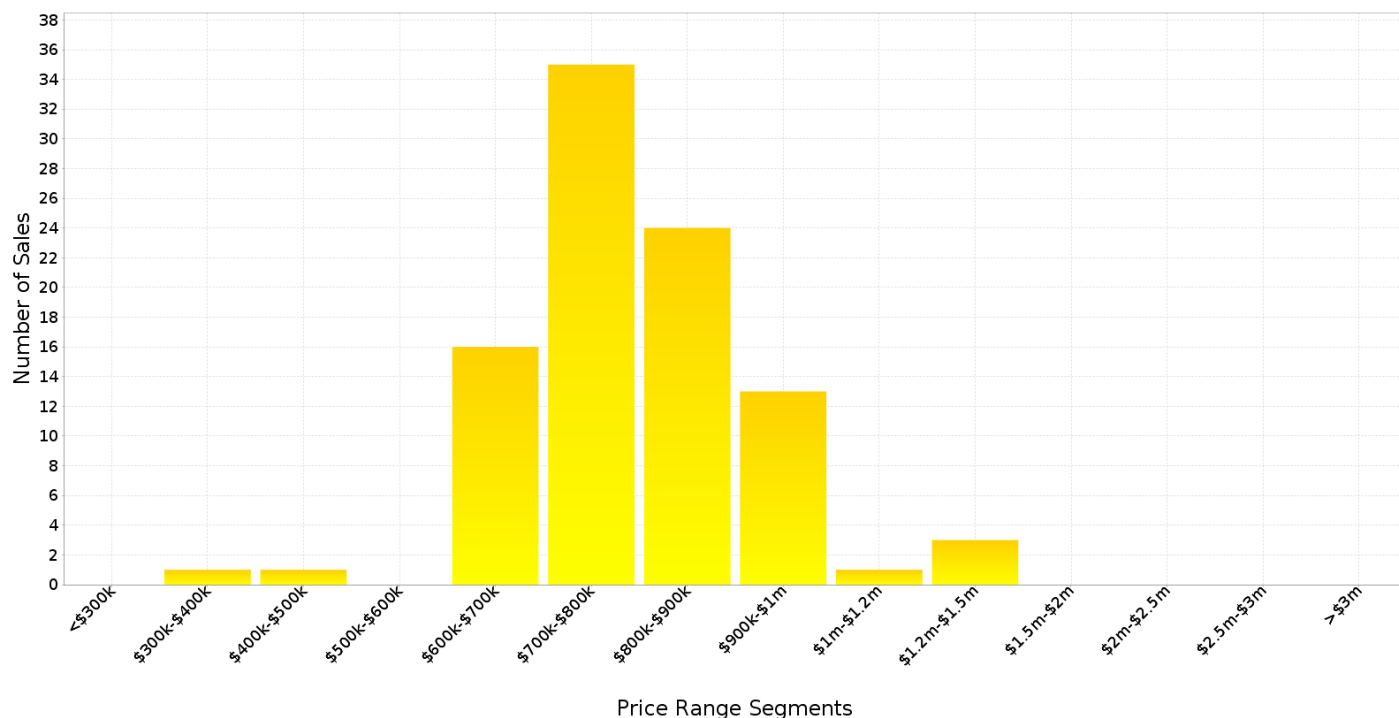
Based on 231 recorded House sales compared over the last two rolling 12 month periods



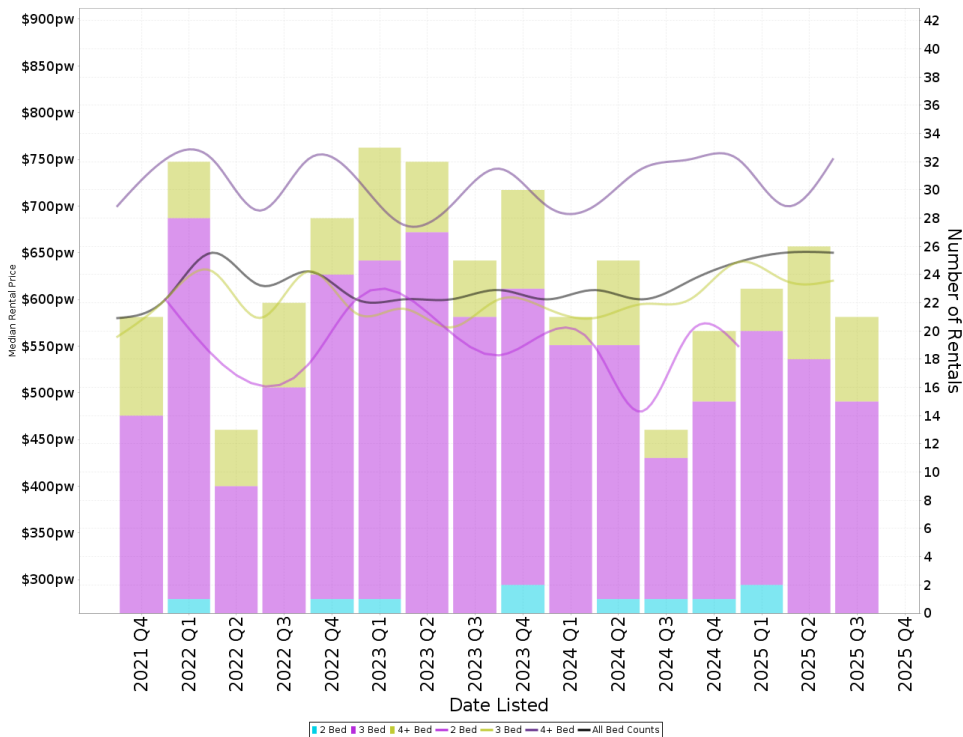
## MACGREGOR - Peak Selling Periods (3 years)



## MACGREGOR - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.9%**

**Current Median Price: \$775,000**  
**Previous Median Price: \$790,000**

Based on 231 registered House sales compared over the last two rolling 12 month periods.

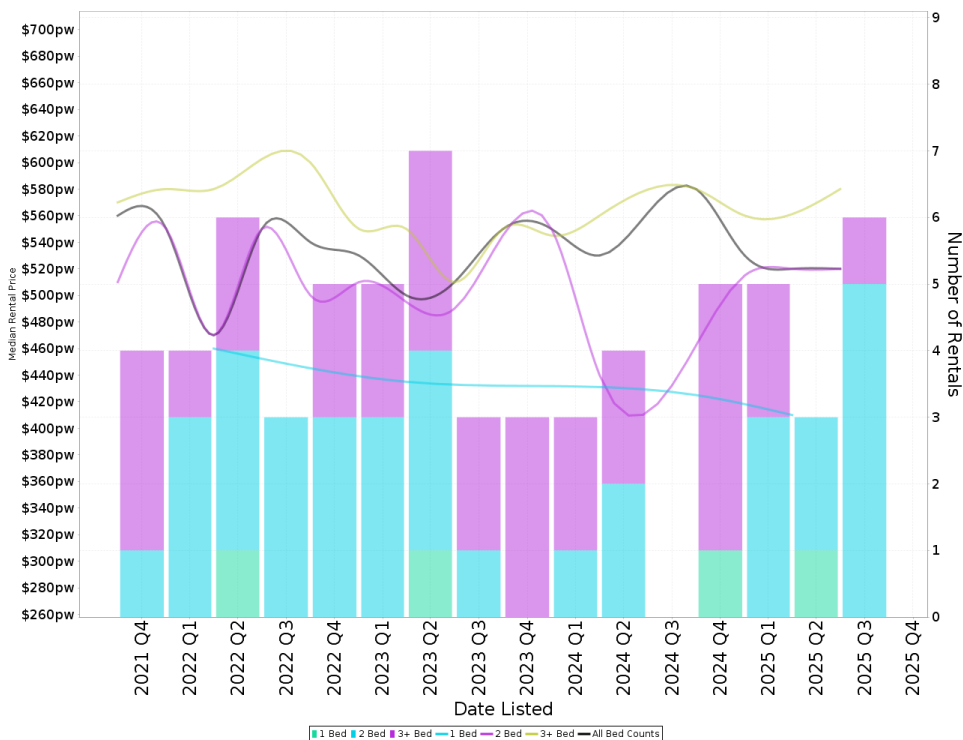
### Suburb Rental Yield

**+4.3%**

**Current Median Price: \$775,000**  
**Current Median Rent: \$640**

Based on 90 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.7%**

**Current Median Price: \$607,500**  
**Previous Median Price: \$575,000**

Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

**Current Median Price: \$607,500**  
**Current Median Rent: \$560**

Based on 19 registered Unit rentals compared over the last 12 months.

# MACGREGOR - Recently Sold Properties

Median Sale Price

**\$775k**

Based on 94 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

**-1.9%**

Current Median Price: \$775,000  
Previous Median Price: \$790,000

Based on 231 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

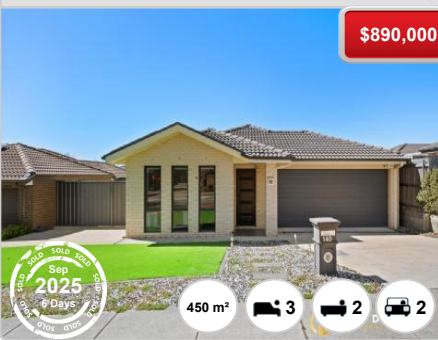
**94**

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

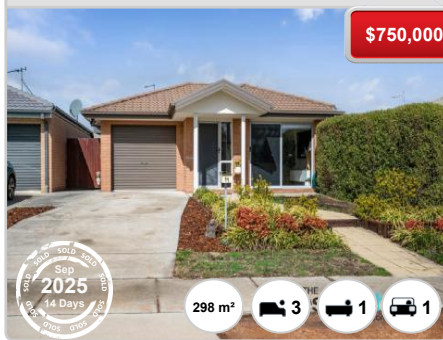
140 MACFARLANE BURNET AVE

**\$890,000**



11 AUDREY CAHN ST

**\$750,000**



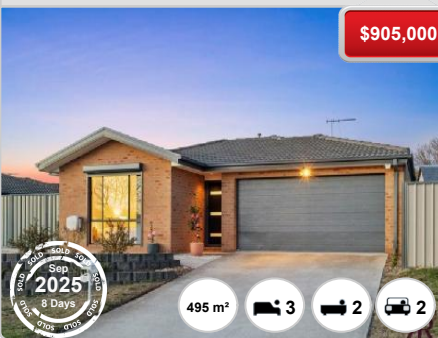
2 SAX PL

**\$795,000**



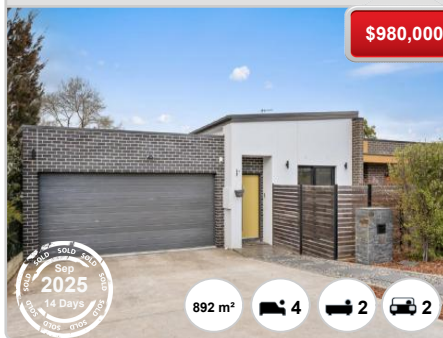
40 WUNDERLY CCT

**\$905,000**



1/358 SOUTHERN CROSS DR

**\$980,000**



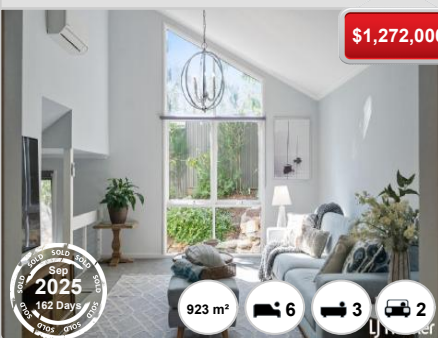
57 OSBURN DR

**\$822,000**



12 ARCHDALL ST

**\$1,272,000**



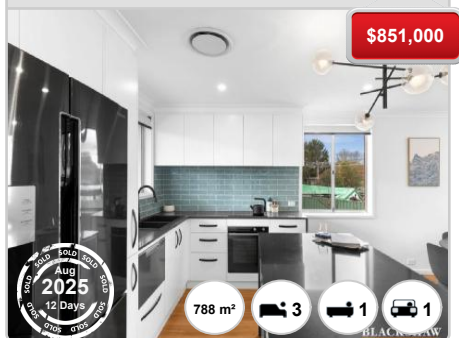
5 CLEMENT PL

**\$852,000**



3 CREED PL

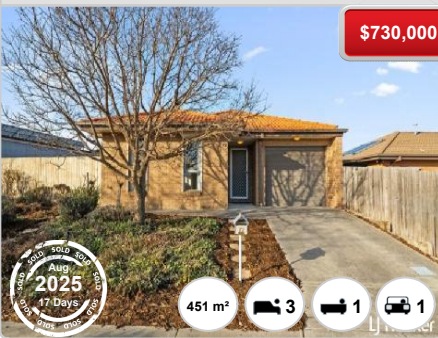
**\$851,000**





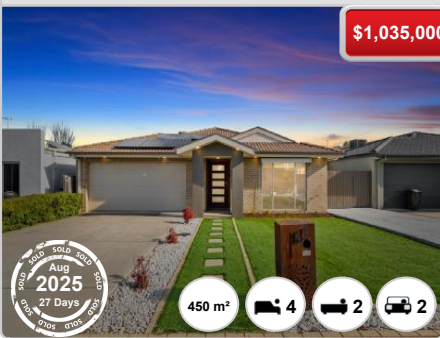
72 HOLLOWS CCT

\$730,000



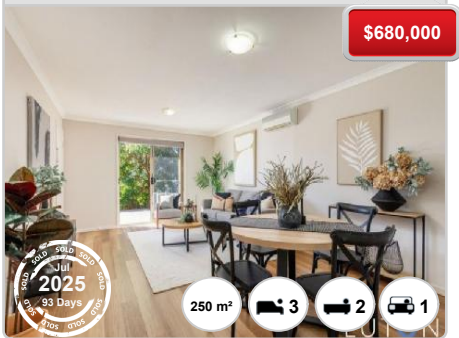
43 BRYAN HUDSON ST

\$1,035,000



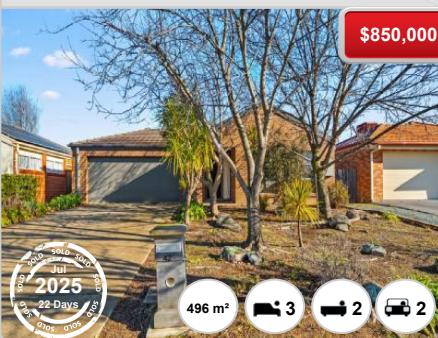
16 RON HOY ST

\$680,000



42 JOHN JAMES LOOP

\$850,000



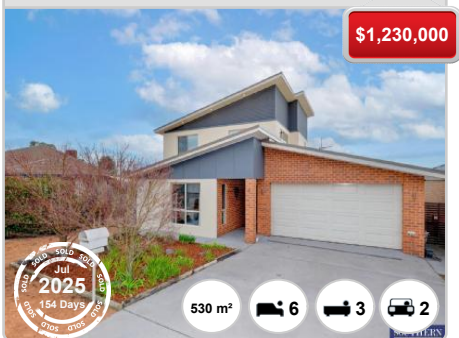
20 MARCUS FAUNCE ST

\$985,000



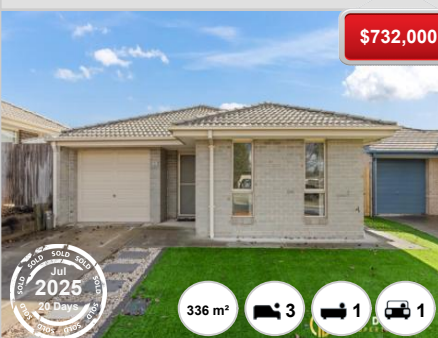
8 BOELKE PL

\$1,230,000



45 CONSTANCE STONE ST

\$732,000



53 CUMPSTON PL

\$920,000



56 HILDA KINCAID CRES

\$840,000



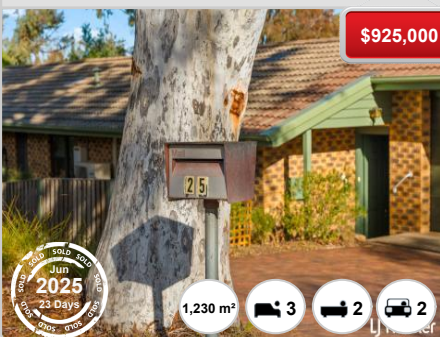
58 ECCLES CCT

\$770,000



25 OSBURN DR

\$925,000



12 HOLLOWS CCT

\$720,000



# MACGREGOR - Properties For Rent

## Median Rental Price

# \$640 /w

Based on 90 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

# +4.3%

Current Median Price: \$775,000  
Current Median Rent: \$640

Based on 94 recorded House sales and 90 House rentals compared over the last 12 months

## Number of Rentals

# 90

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

### 40 DAGMAR BERNE STREET



\$720 per week

450 m<sup>2</sup>

4

2

2

### 17 Dagmar Berne Street



\$610 per week

300 m<sup>2</sup>

3

1

1

### 174 MACFARLANE BURNET AVENUE



\$620 pw

357 m<sup>2</sup>

3

1

1

### 4 Ron Hoy Street



\$630 per week

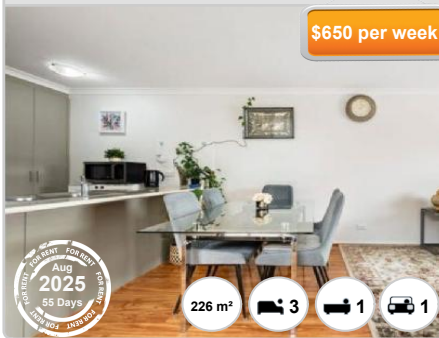
297 m<sup>2</sup>

3

1

1

### 30 REFSHAUGE CRESCENT



\$650 per week

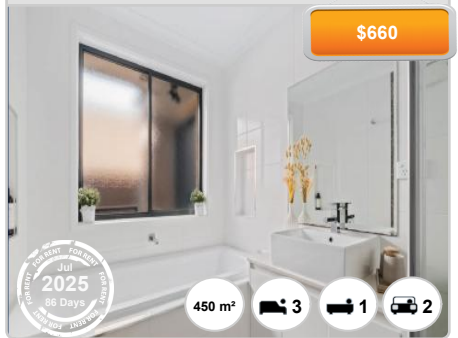
226 m<sup>2</sup>

3

1

1

### 6 Jean Macnamara Street



\$660

450 m<sup>2</sup>

3

1

2