

Suburb flyover report

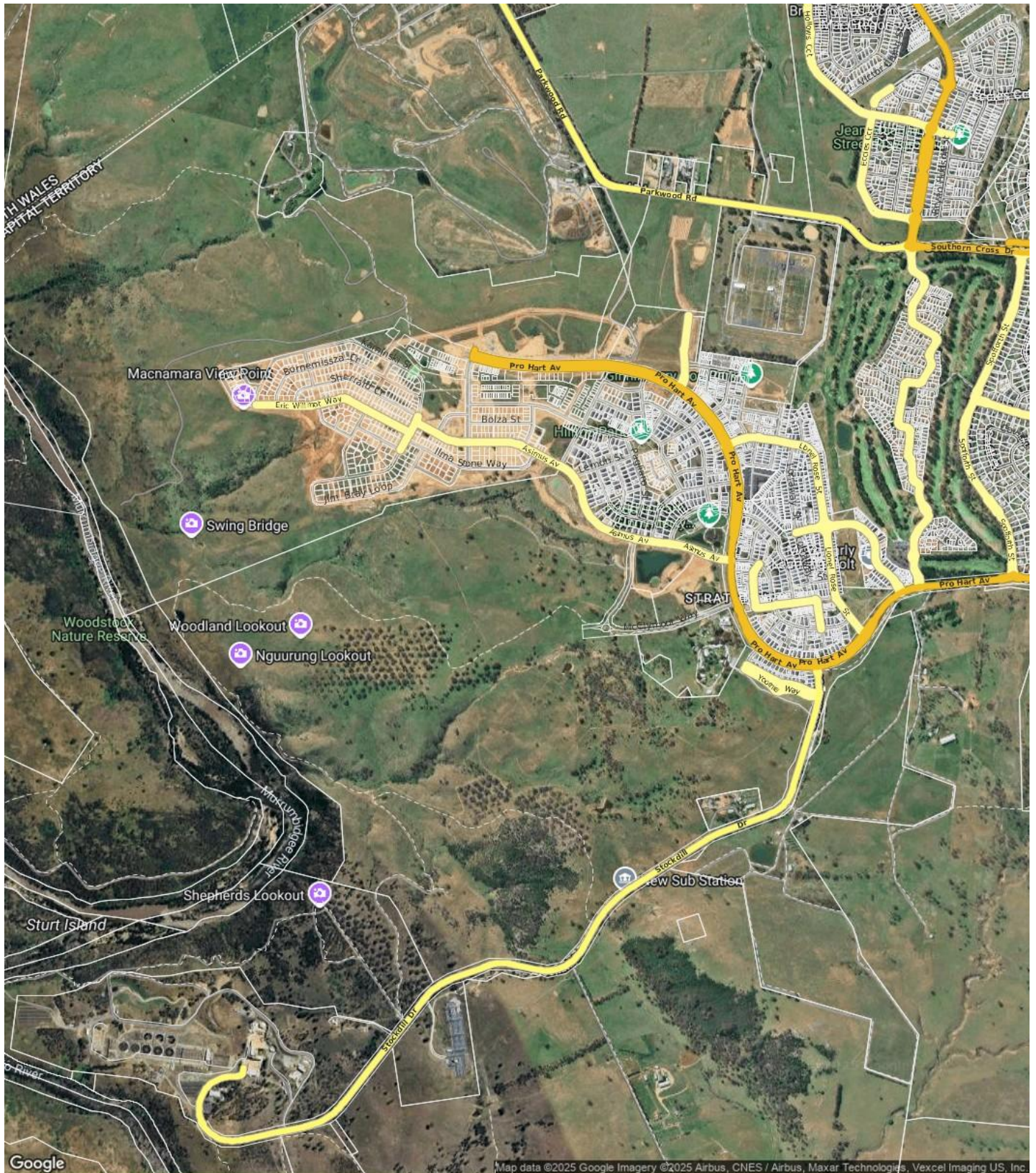
STRATHNAIRN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



STRATHNAIRN - Suburb Map



STRATHNAIRN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2019	2	\$ 382,500	0.0 %	\$ 256,000	\$ 509,000
2020	78	\$ 568,000	48.5 %	\$ 243,000	\$ 856,260
2021	37	\$ 670,000	18.0 %	\$ 139,405	\$ 1,200,000
2022	34	\$ 911,000	36.0 %	\$ 625,000	\$ 1,650,000
2023	48	\$ 905,250	-0.6 %	\$ 380,000	\$ 1,435,000
2024	43	\$ 915,000	1.1 %	\$ 367,000	\$ 1,350,000
2025	21	\$ 825,000	-9.8 %	\$ 340,000	\$ 1,175,000

Median Sale Price

\$910k

Based on 37 recorded House sales within the last 12 months (Oct '24 - Sep '25)

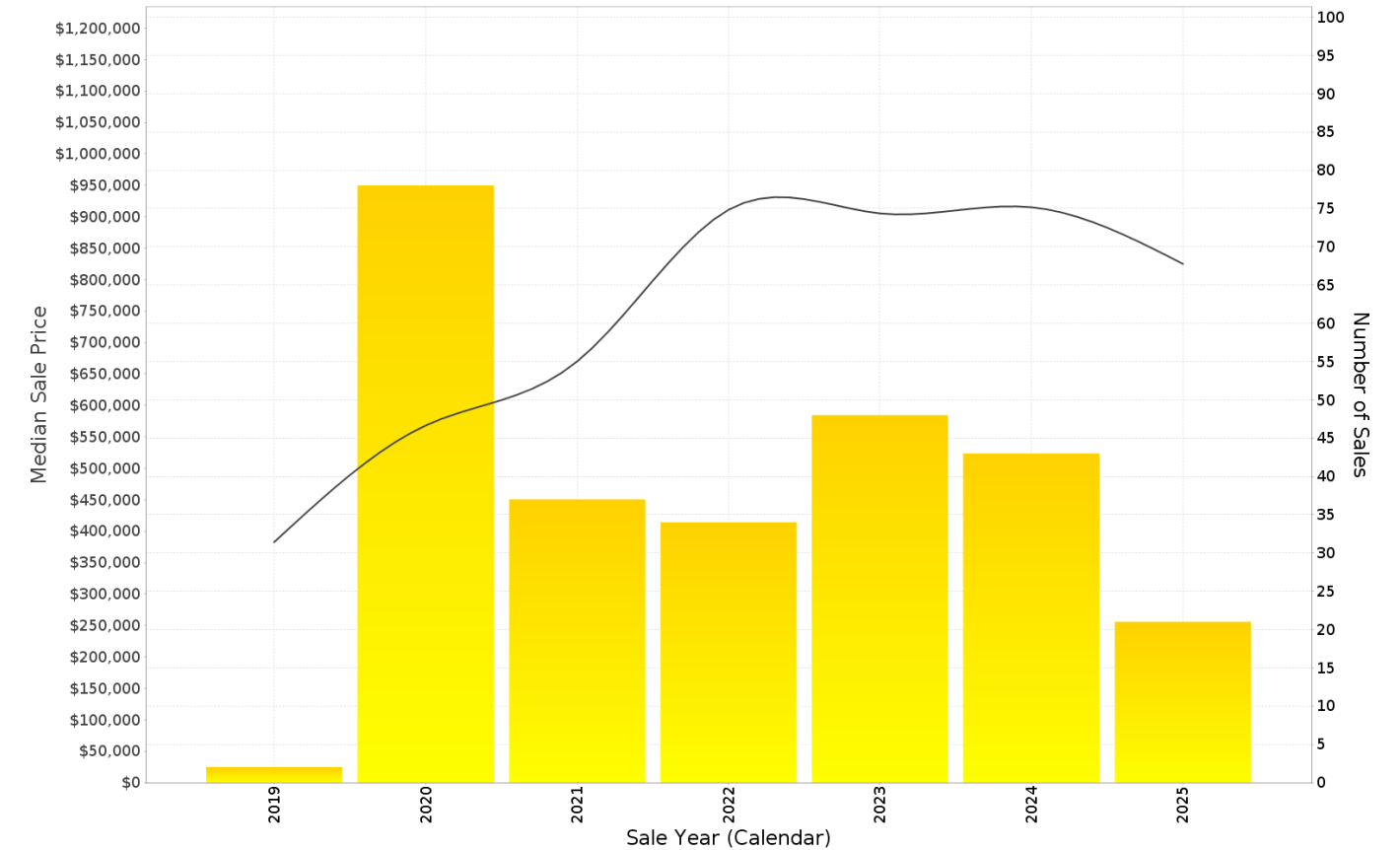
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

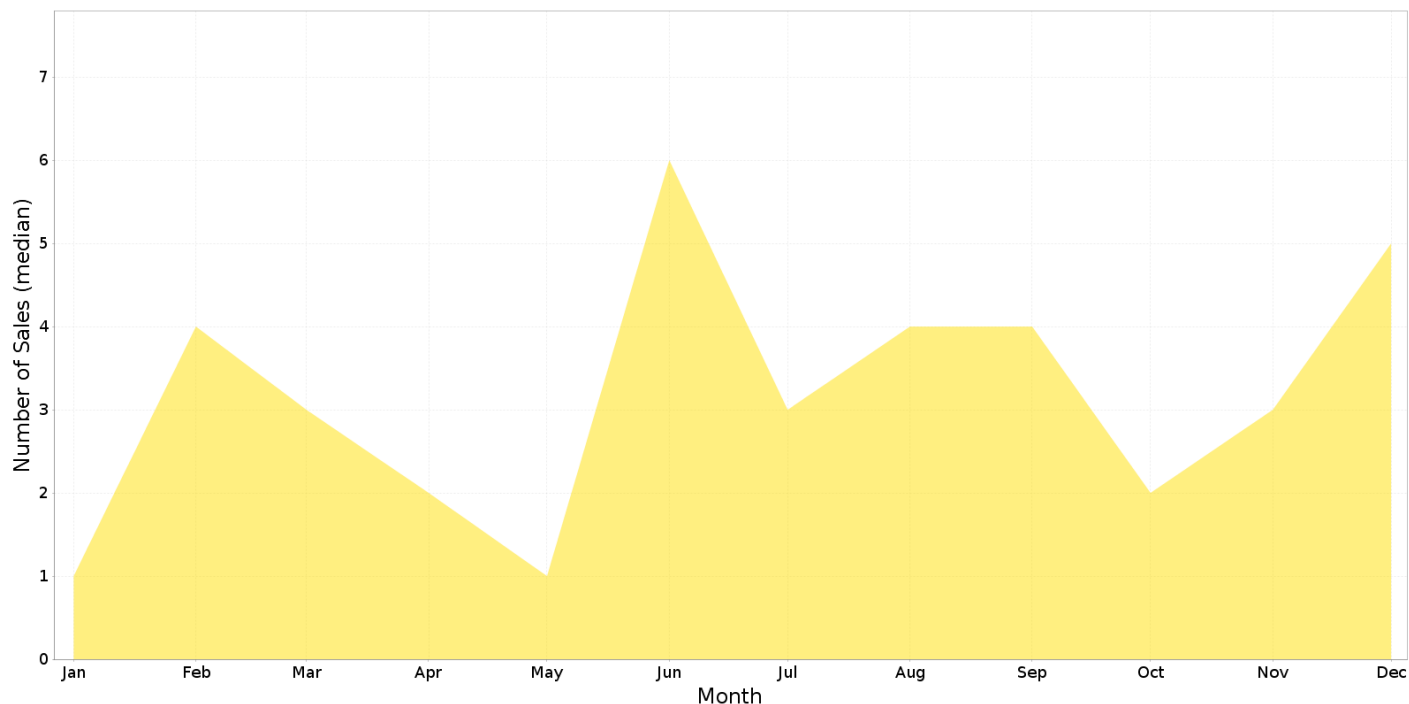
-1.1%

Current Median Price: \$910,000
Previous Median Price: \$920,000

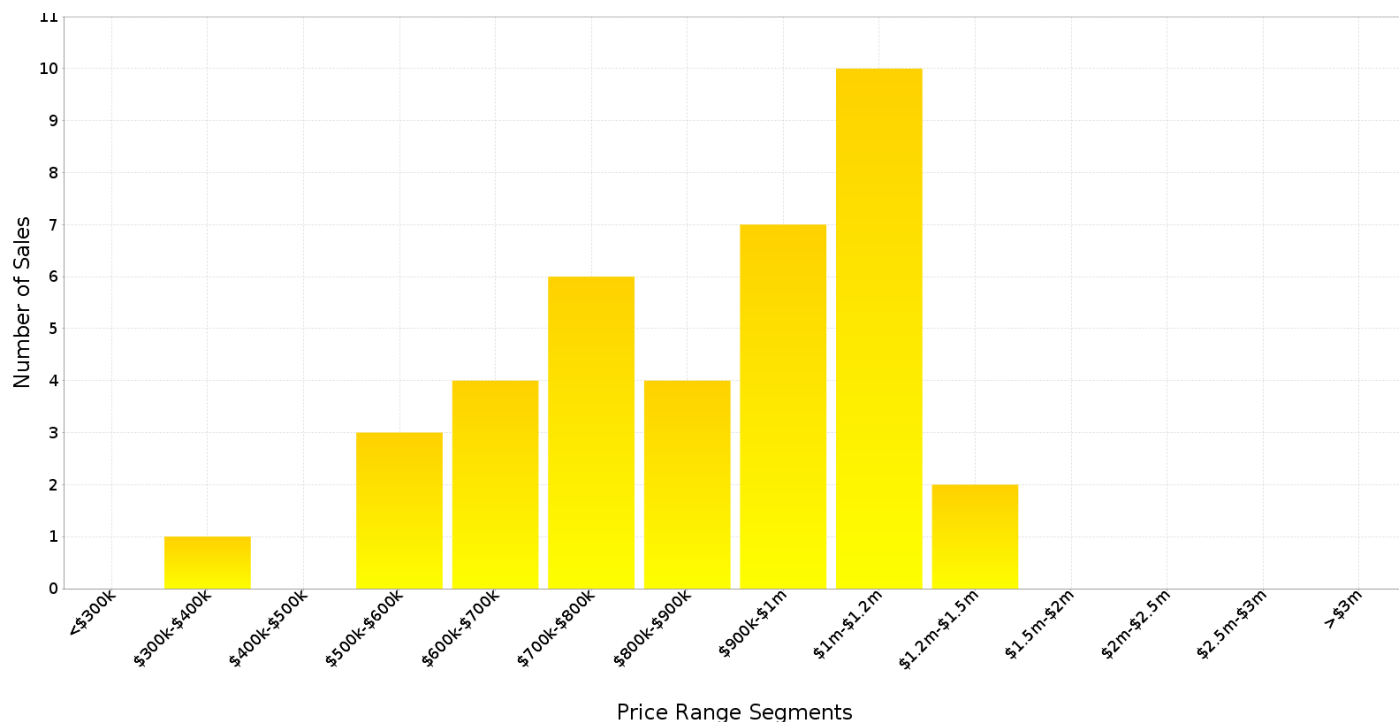
Based on 79 recorded House sales compared over the last two rolling 12 month periods



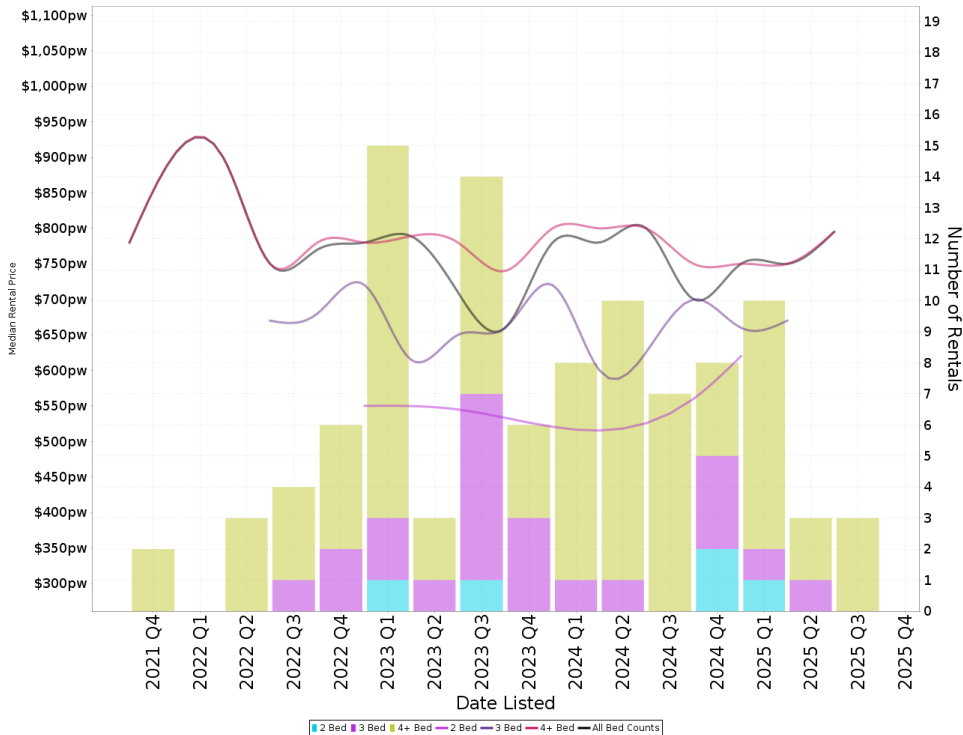
STRATHNAIRN - Peak Selling Periods (3 years)



STRATHNAIRN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

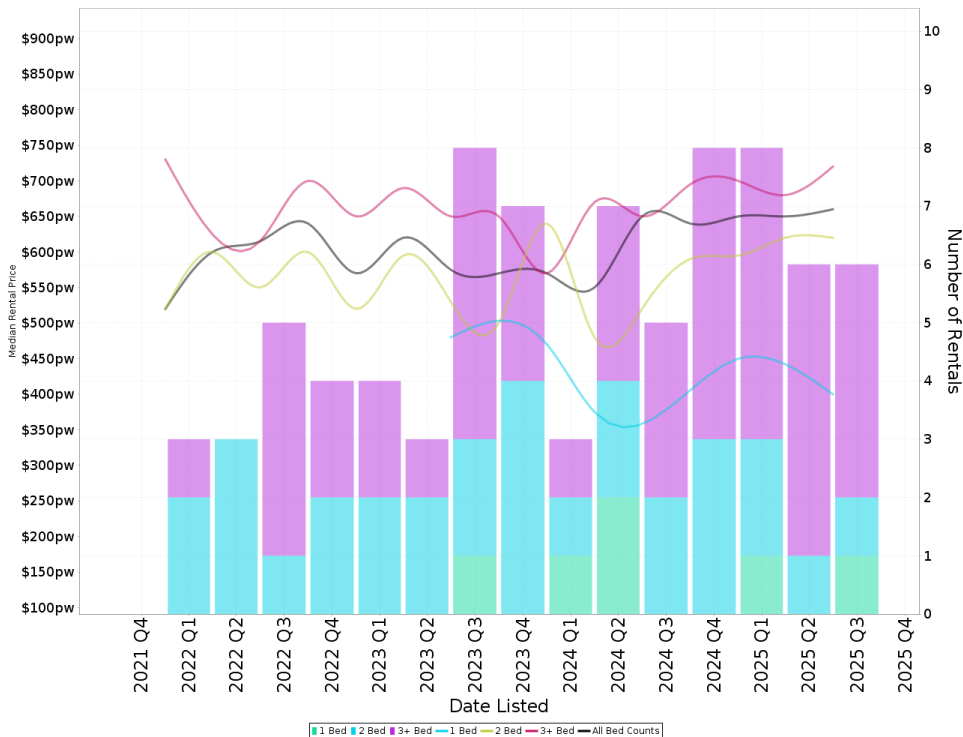
Current Median Price: \$910,000
Previous Median Price: \$920,000
 Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$910,000
Current Median Rent: \$750
 Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$745,000
Previous Median Price: \$705,000
 Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$745,000
Current Median Rent: \$650
 Based on 28 registered Unit rentals compared over the last 12 months.

STRATHNAIRN - Recently Sold Properties

Median Sale Price

\$910k

Based on 37 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

-1.1%

Current Median Price: \$910,000
Previous Median Price: \$920,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

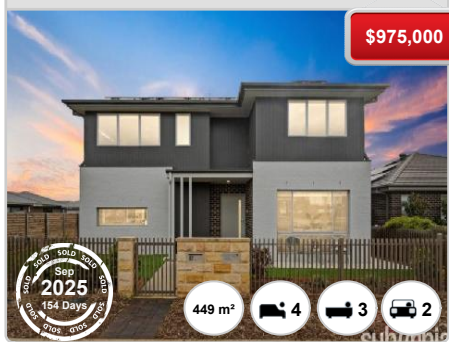
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

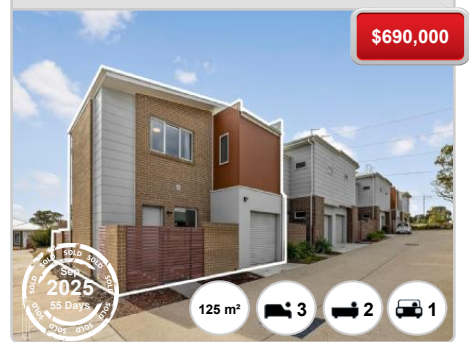
125 LIONEL ROSE ST



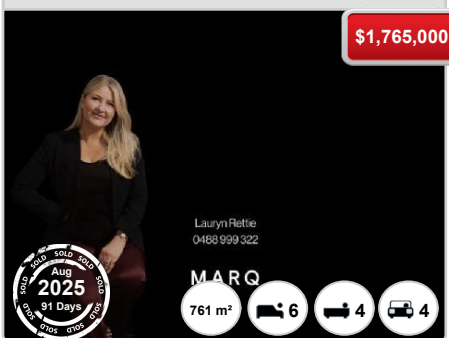
82 PRO HART CL



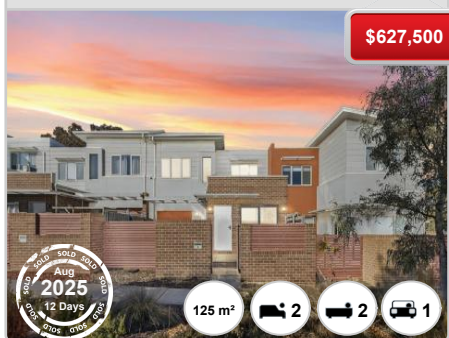
1 BLUNDELL PL



34 ASIMUS AVE



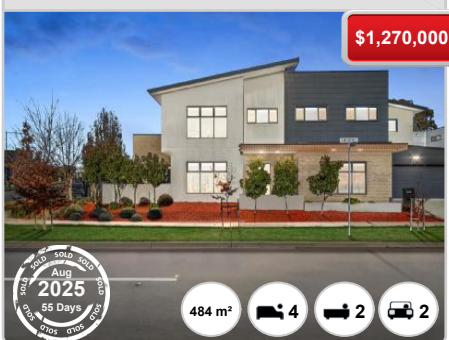
3 BLUNDELL PL



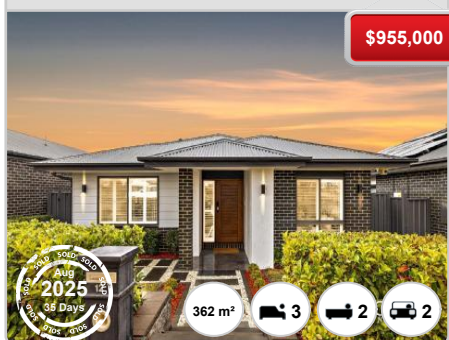
124 PRO HART AVE



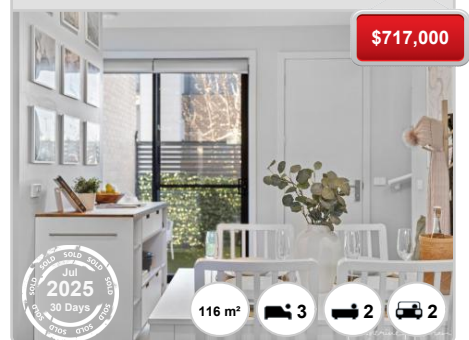
12 BONTHRONE ST



12 BERENTS ST



5 HAVARD ST



36 TREDWELL ST

\$745,000



WYN GILMOUR CT

\$1,030,000



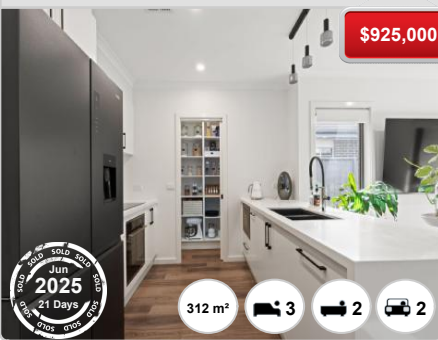
15 WYN GILMOUR CRT

\$1,030,000



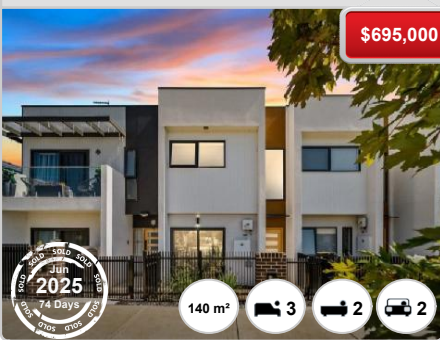
20 GRACE MUNRO CRES

\$925,000



9 TRANTER ST

\$695,000



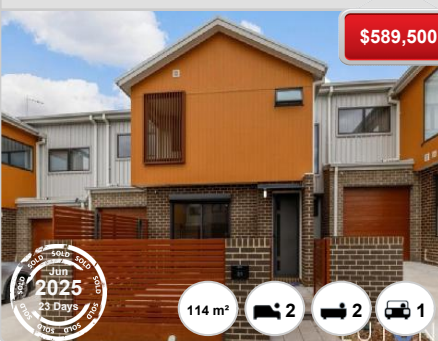
13 WYN GILMOUR CRT

\$940,000



21 JOAN TULLY CRT

\$589,500



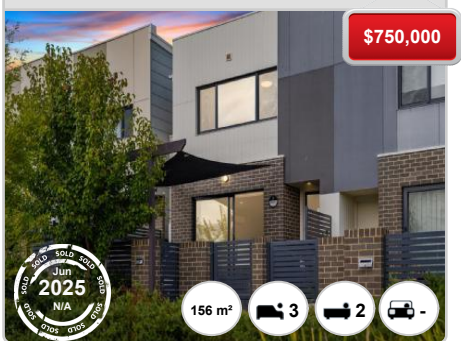
4 LEMON ST

\$1,190,000



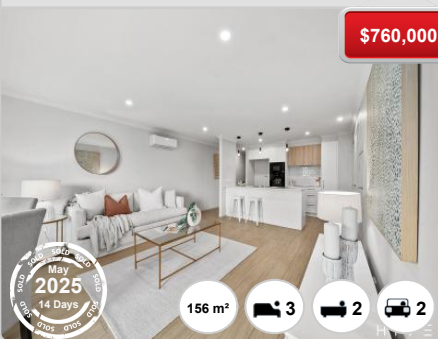
13 HEDDITCH CRT

\$750,000



7 HEDDITCH CRT

\$760,000



132 PRO HART AVE

\$825,000



15 BOB WHAN ST

\$1,038,000



STRATHNAIRN - Properties For Rent

Median Rental Price

\$750 /w

Based on 24 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: \$910,000
Current Median Rent: \$750

Based on 37 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

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

