

Suburb flyover report

THROSBY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



THROSBY - 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 (pricefinder.com.au)

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THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	87	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	34	\$ 1,167,000	-3.2 %	\$ 296,081	\$ 1,950,000
2024	34	\$ 1,145,000	-1.9 %	\$ 675,000	\$ 2,010,000
2025	19	\$ 1,150,000	0.4 %	\$ 860,000	\$ 1,700,000

Median Sale Price

\$1.15m

Based on 30 recorded House sales within the last 12 months (Oct '24 - Sep '25)

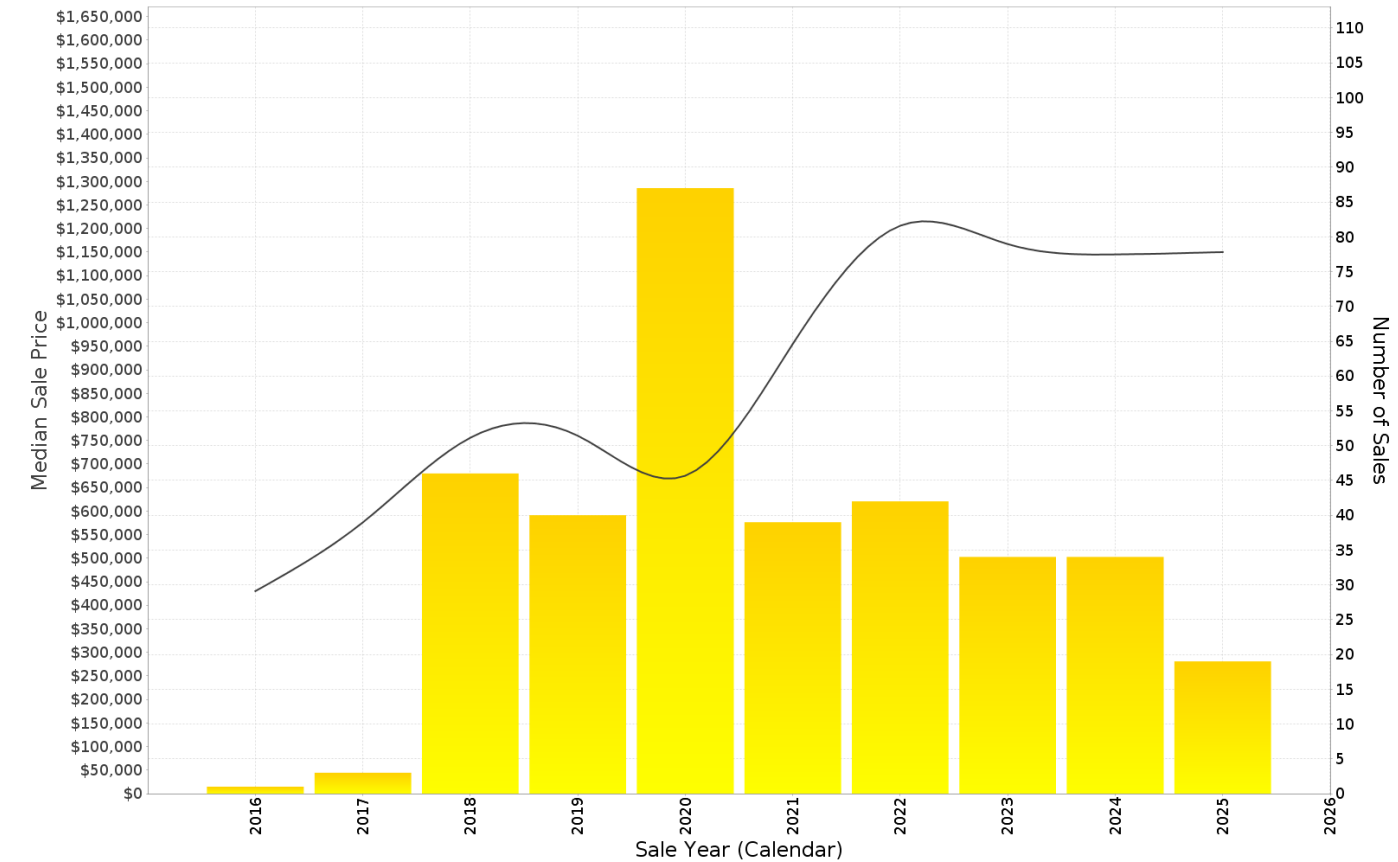
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

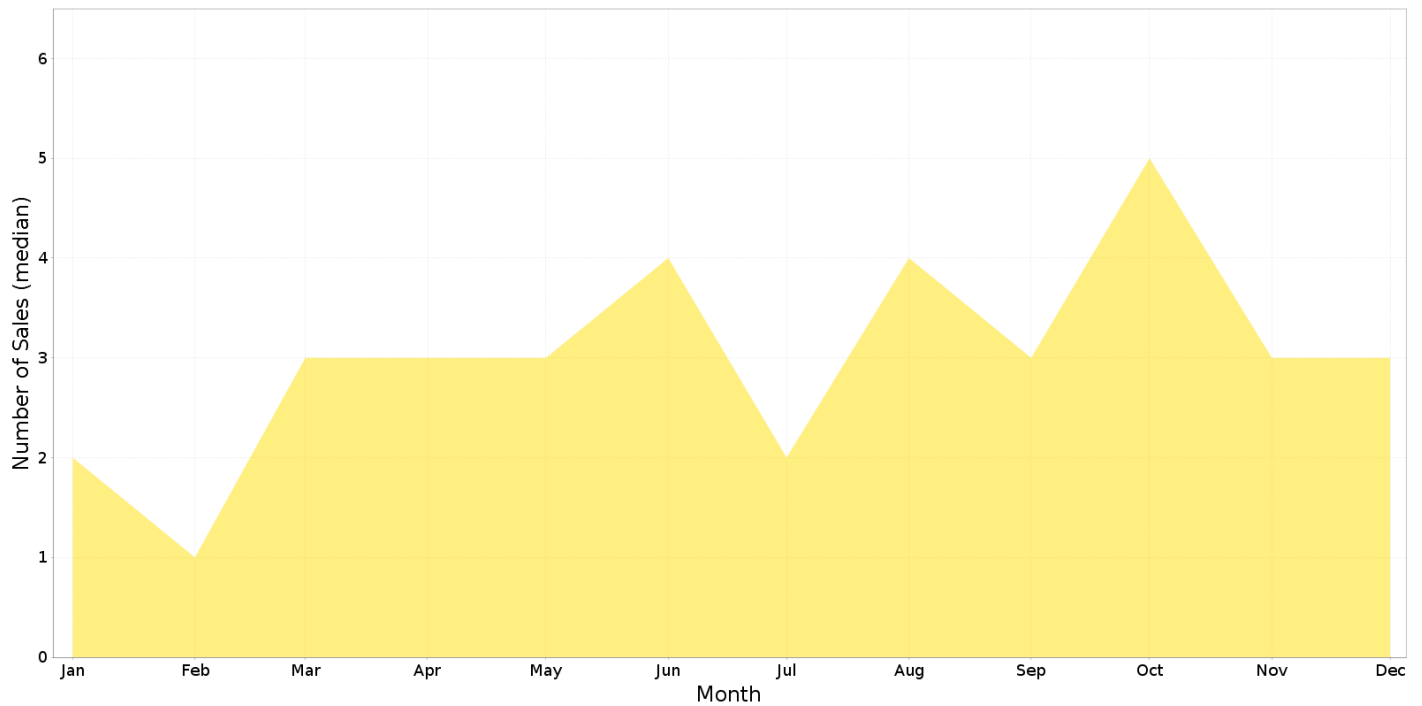
-4.0%

Current Median Price: \$1,145,000
Previous Median Price: \$1,192,500

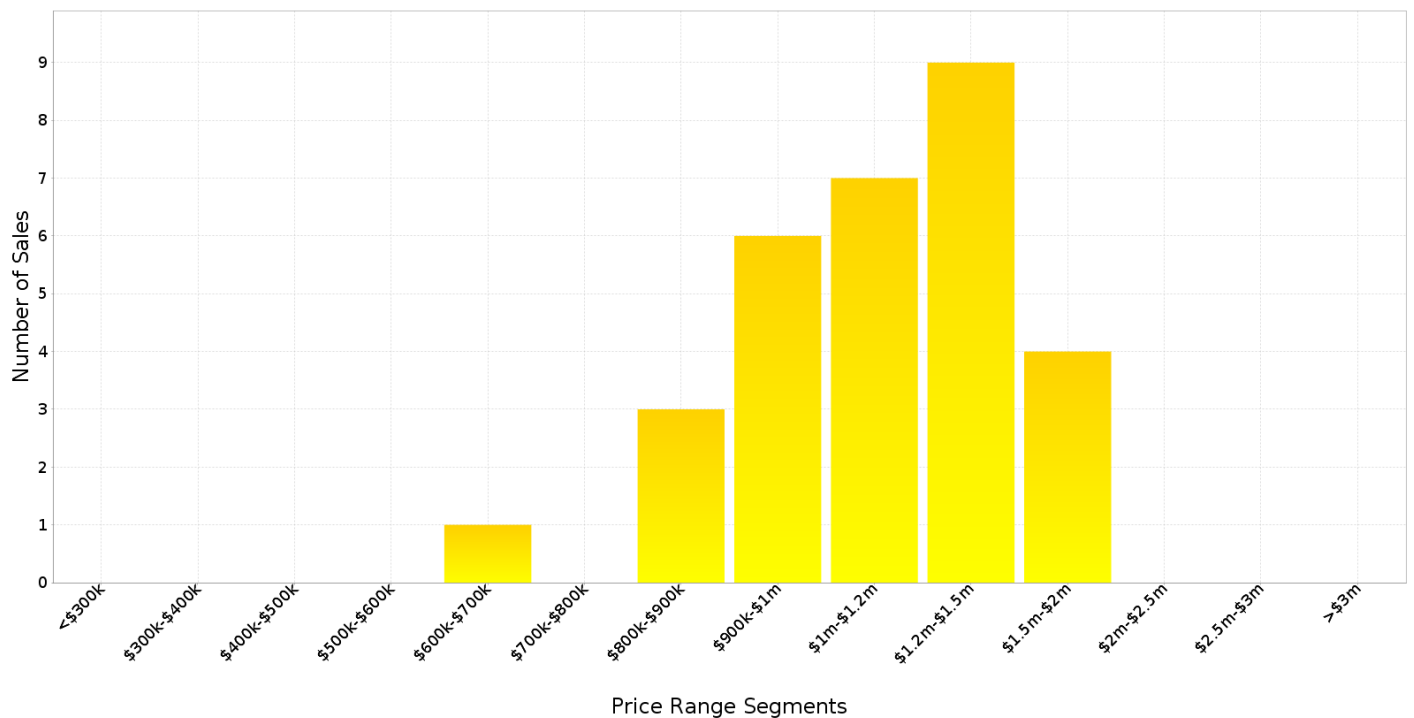
Based on 64 recorded House sales compared over the last two rolling 12 month periods



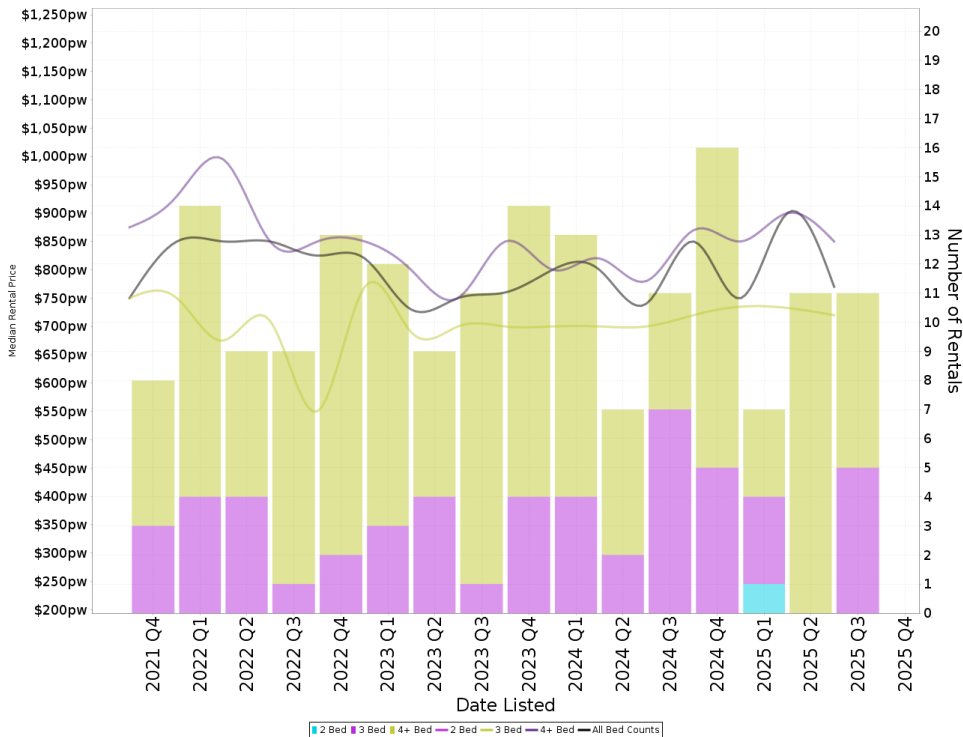
THROSBY - Peak Selling Periods (3 years)



THROSBY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.0%

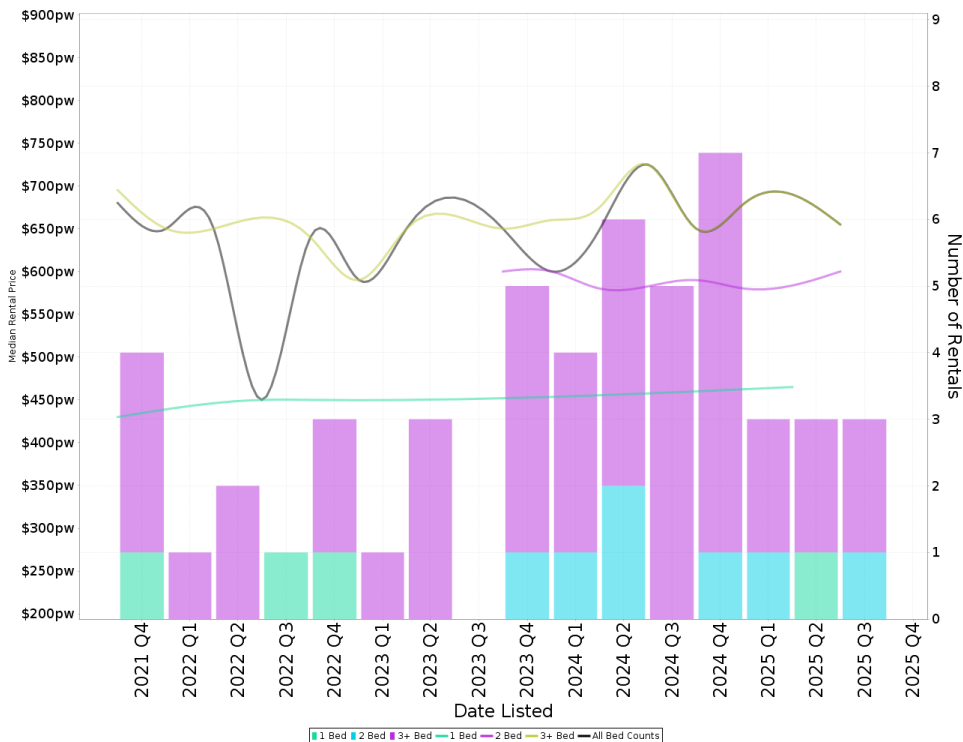
Current Median Price: \$1,145,000
Previous Median Price: \$1,192,500
Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,145,000
Current Median Rent: \$825
Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.4%

Current Median Price: \$750,000
Previous Median Price: \$747,000
Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$750,000
Current Median Rent: \$655
Based on 16 registered Unit rentals compared over the last 12 months.

THROSBY - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 30 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

-4.0%

Current Median Price: \$1,145,000
Previous Median Price: \$1,192,500

Based on 64 recorded House sales compared over the last two rolling 12 month periods

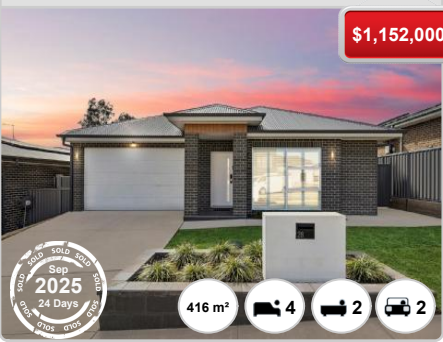
Sold Properties

30

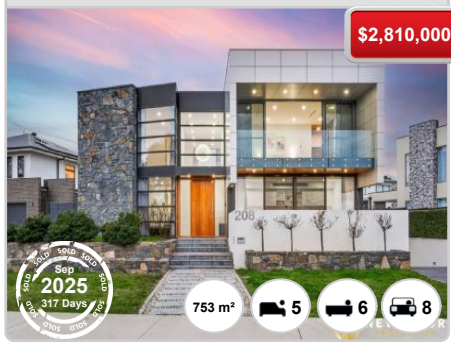
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

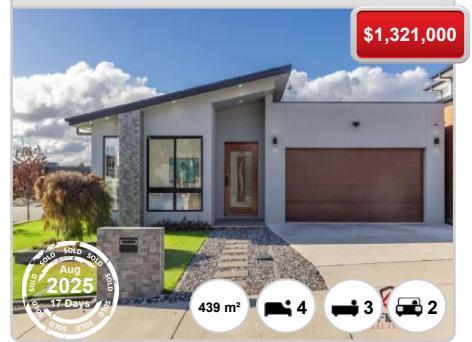
28 SNAPPER CRES



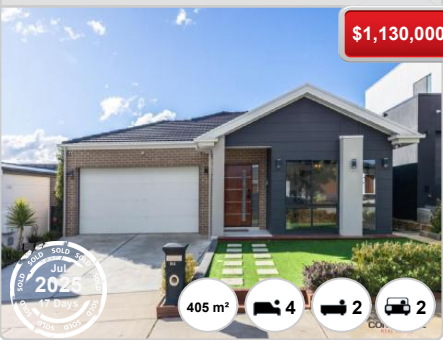
208 BETTONG AVE



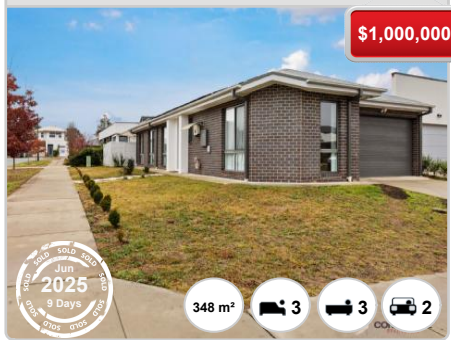
58 BETTONG AVE



64 BETTONG AVE



1 QUOLL PL



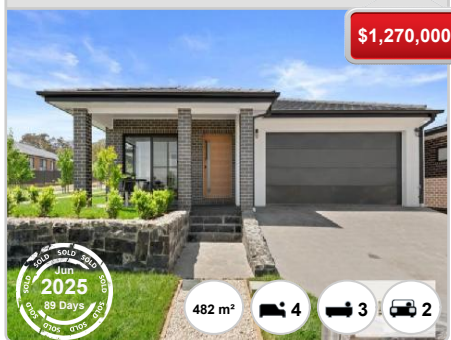
25 CHUDITCH ST



20 PERCH ST



10 BARRAMUNDI ST



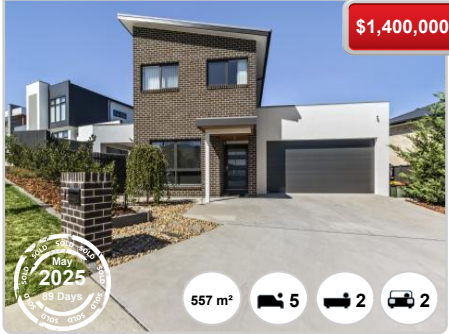
4 VERREAUX CRES



71 DUNNART CCT



2 VERREAUX CRES



3 SHINGLEBACK ST



16 BANGGU ST



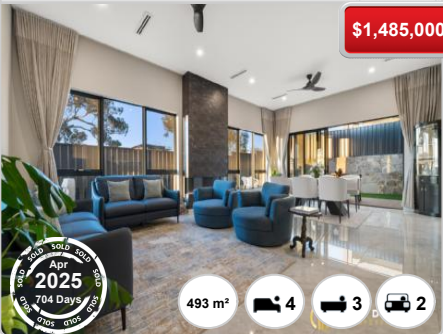
6 QUENDA CL



6 BANGGU ST



24 BARRAMUNDI ST



148 BETTONG AVE



10 MELOMYS CCT



24 ECHIDNA ST



THROSBY - Properties For Rent

Median Rental Price

\$825 /w

Based on 45 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

+3.7%

Current Median Price: \$1,145,000
Current Median Rent: \$825

Based on 30 recorded House sales and 45 House rentals compared over the last 12 months

Number of Rentals

45

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

32/22 MULGARA LOOP



\$695 p/w



9,408 m²









17 Seahorse Street




\$750 per week



1.12 ha








8 DUNNART CIRCUIT




\$830 pw



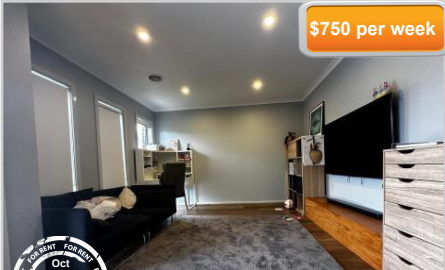
405 m²







13



\$750 per week

