

# Suburb flyover report

NARRABUNDAH (HOUSE)

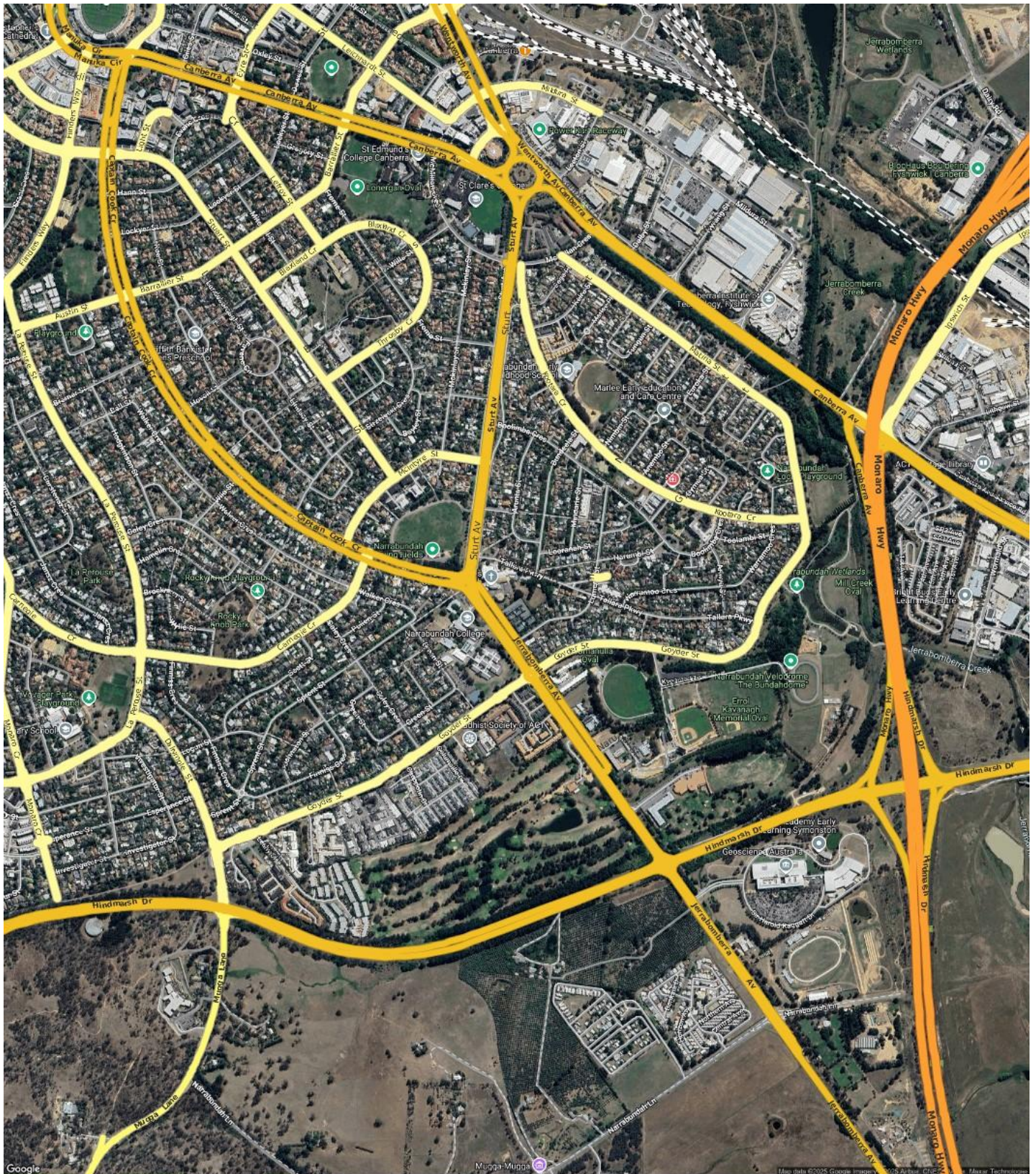
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# NARRABUNDAH - 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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# NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	89	\$ 550,000	0.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	73	\$ 630,000	4.6 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.7 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	58	\$ 801,875	17.7 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.4 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	90	\$ 1,343,500	21.6 %	\$ 250,000	\$ 2,910,000
2022	70	\$ 1,310,000	-2.5 %	\$ 132,500	\$ 4,910,000
2023	62	\$ 1,299,500	-0.8 %	\$ 500,000	\$ 3,625,000
2024	47	\$ 1,300,000	0.0 %	\$ 129,000	\$ 3,245,000
2025	24	\$ 1,330,000	2.3 %	\$ 502,229	\$ 2,575,000

Median Sale Price

\$1.4m

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

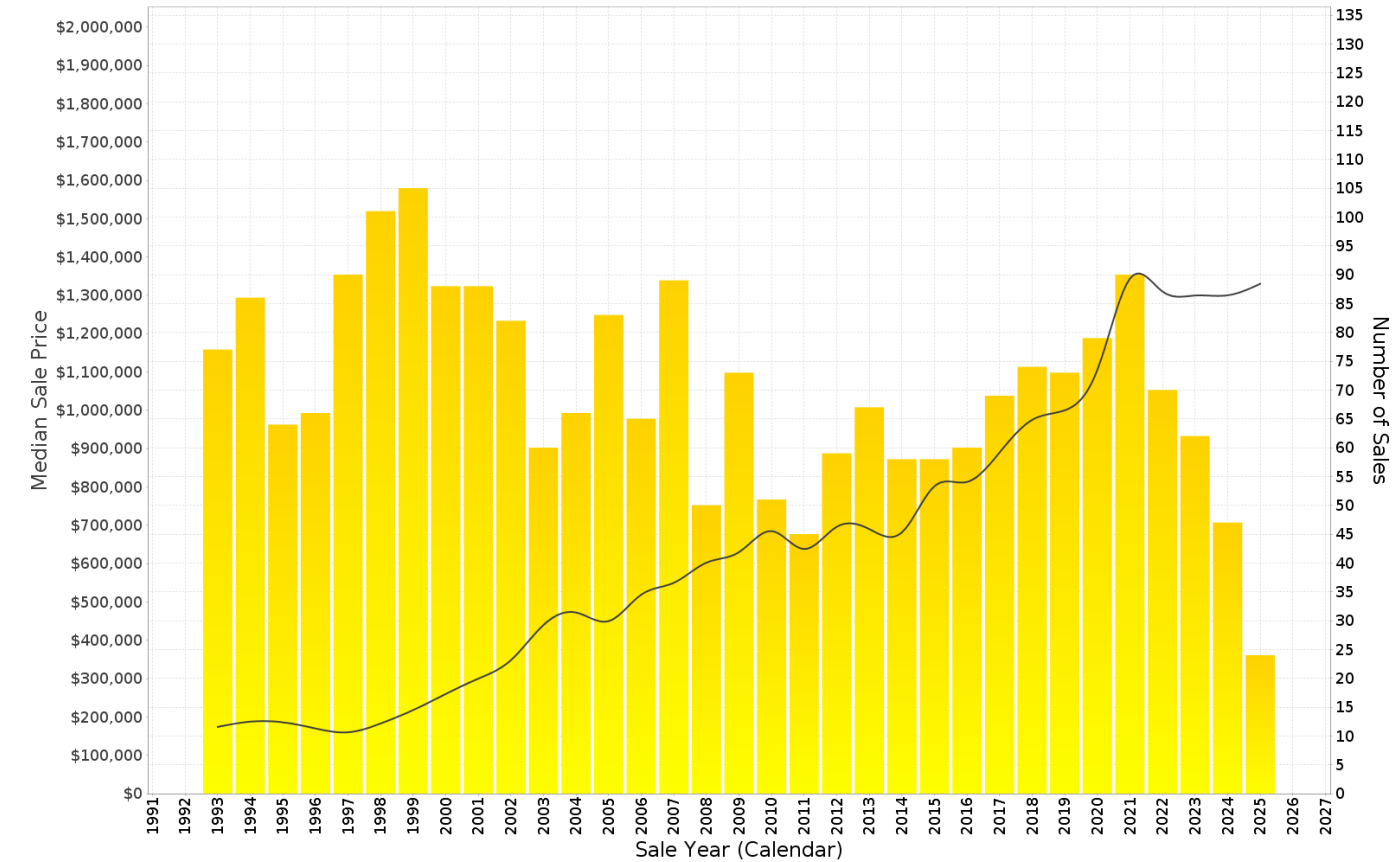
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

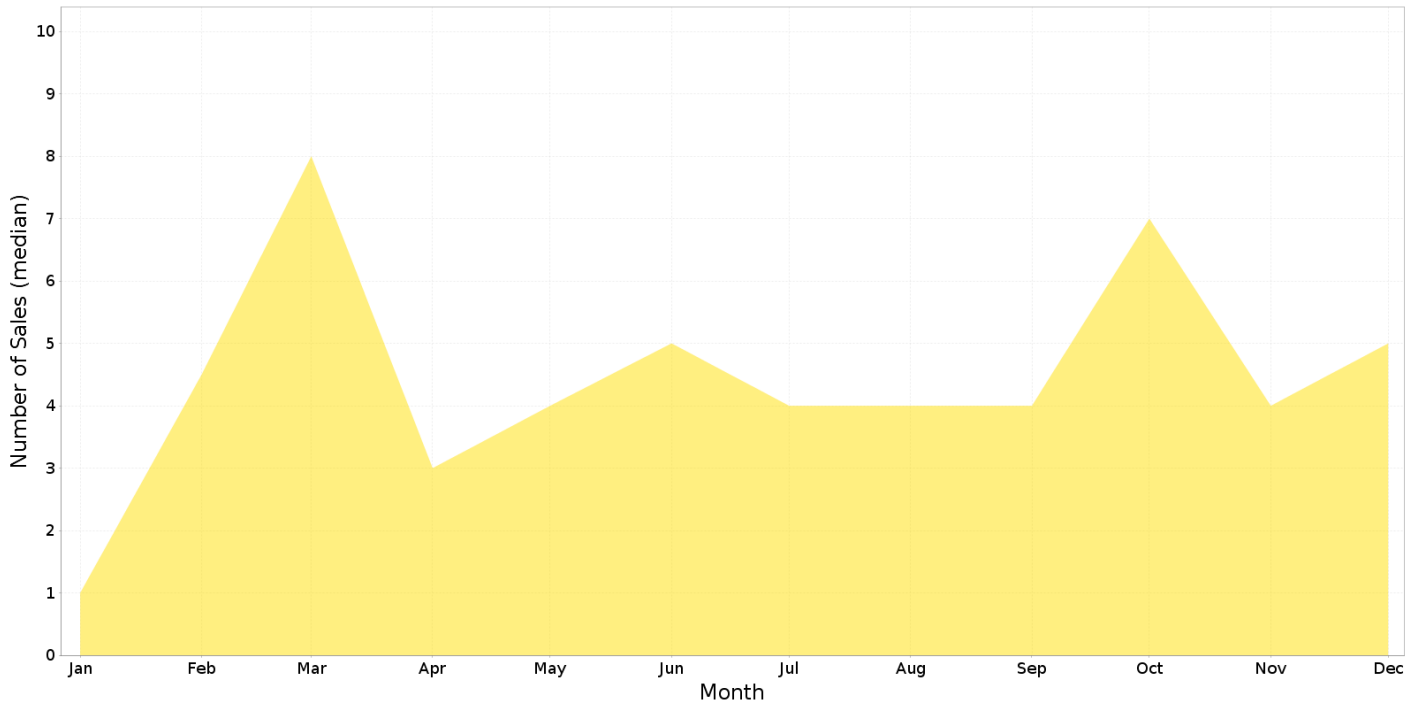
+8.7%

Current Median Price: \$1,400,000  
Previous Median Price: \$1,288,000

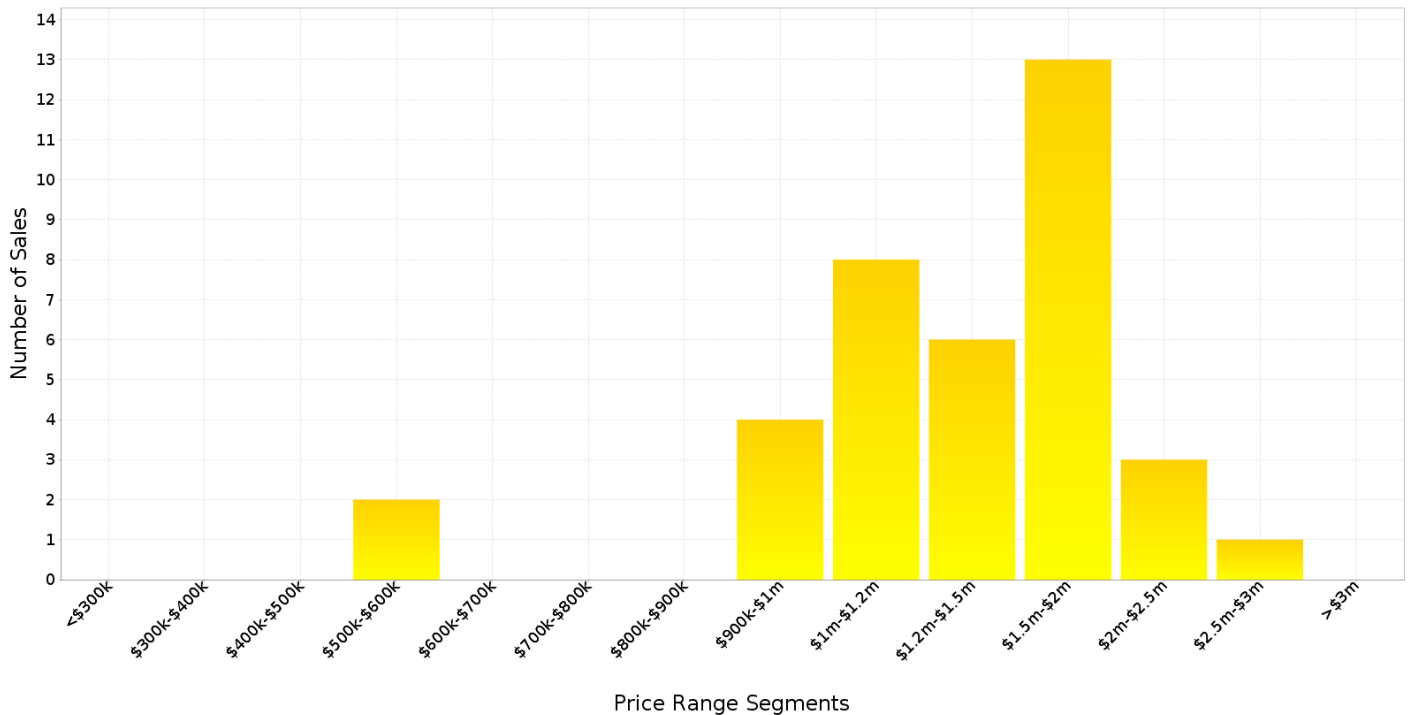
Based on 86 recorded House sales compared over the last two rolling 12 month periods



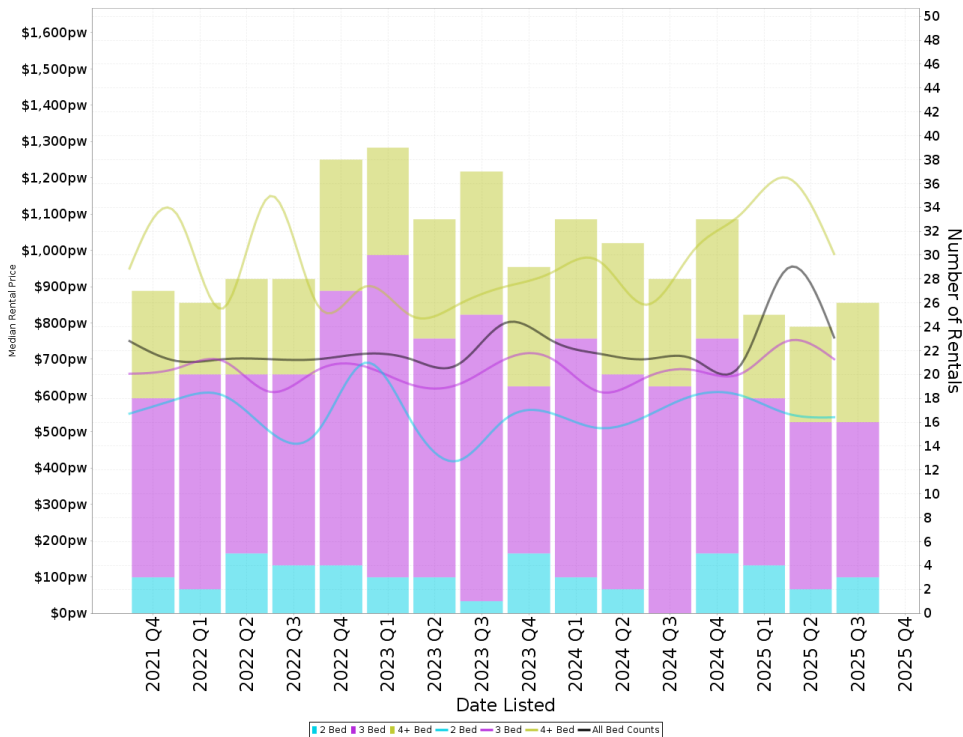
## NARRABUNDAH - Peak Selling Periods (3 years)



## NARRABUNDAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.7%**

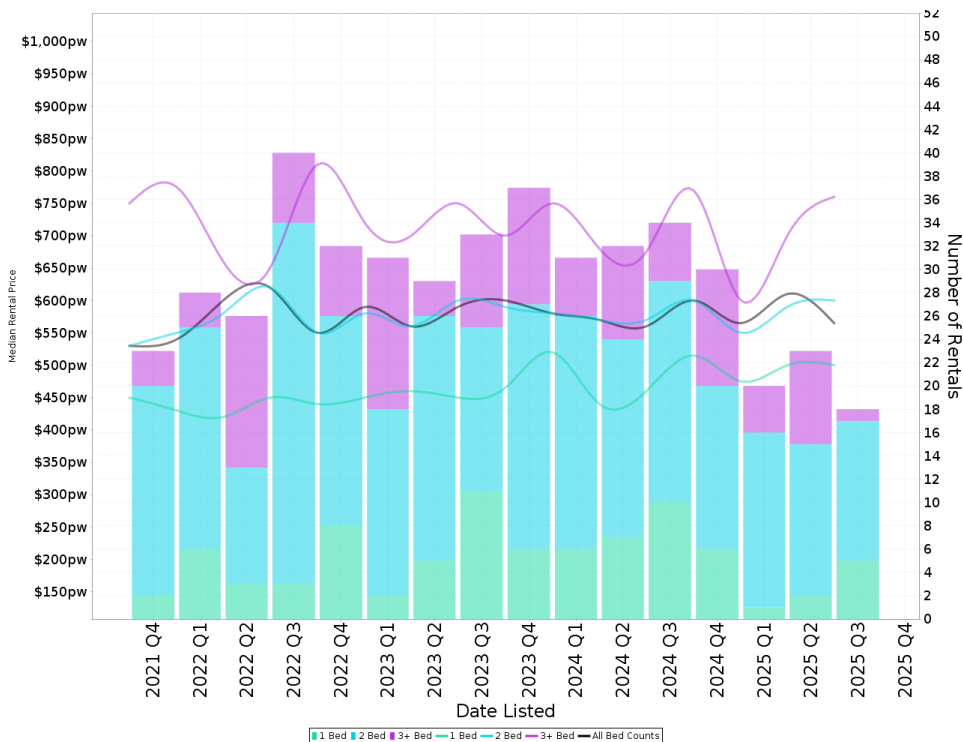
**Current Median Price: \$1,400,000**  
**Previous Median Price: \$1,288,000**  
 Based on 86 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.7%**

**Current Median Price: \$1,400,000**  
**Current Median Rent: \$725**  
 Based on 108 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+8.9%**

**Current Median Price: \$750,000**  
**Previous Median Price: \$689,000**  
 Based on 125 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

**Current Median Price: \$750,000**  
**Current Median Rent: \$600**  
 Based on 91 registered Unit rentals compared over the last 12 months.

# NARRABUNDAH - Recently Sold Properties

Median Sale Price

**\$1.4m**

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

**+8.7%**

Current Median Price: \$1,400,000  
Previous Median Price: \$1,288,000

Based on 86 recorded House sales compared over the last two rolling 12 month periods

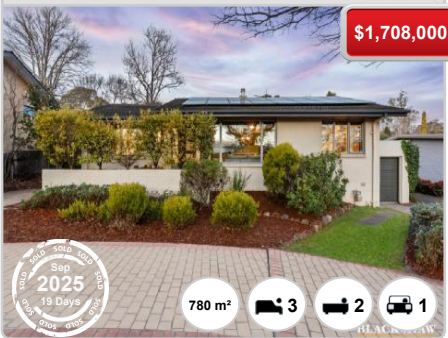
# Sold Properties

**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 LA PEROUSE ST



16 EUROKA ST



82 FINNISS CRES



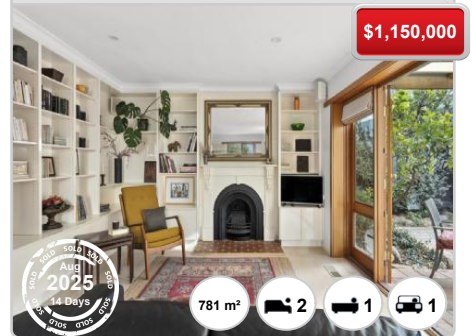
26 BUNDEELA ST



69 FINNISS CRES



60A CARNEGIE CRES



4 BAYLEY ST



3 VAUGHAN GDNS



12 LUMEAH ST

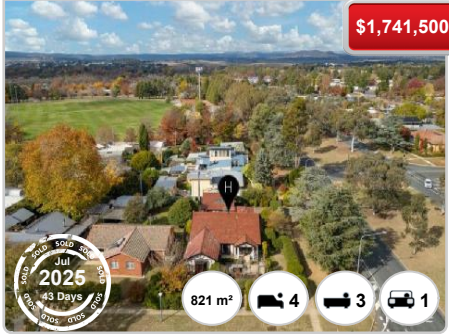




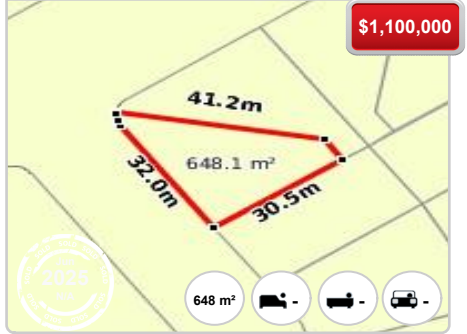
3 LUMEAH ST



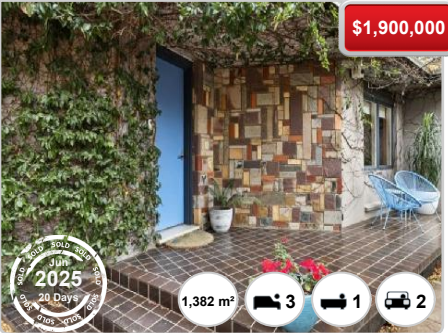
61 MCINTYRE ST



1 HACKING CRES



36 BROCKMAN ST



23 MATINA ST



35 MCKINLAY ST



86 FINNISS CRES



8 WARRAMOO CRES



16 CALEY CRES



64 CALEY CRES



24 EUROKA ST





# NARRABUNDAH - Properties For Rent

## Median Rental Price

# \$725 /w

Based on 108 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

# +2.7%

Current Median Price: \$1,400,000  
Current Median Rent: \$725

Based on 37 recorded House sales and 108 House rentals compared over the last 12 months

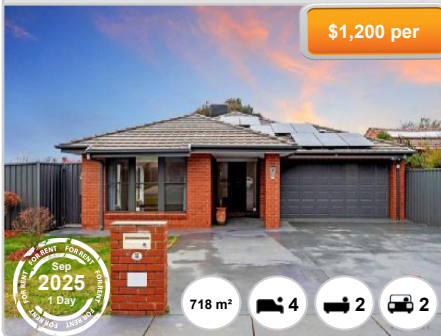
## Number of Rentals

# 108

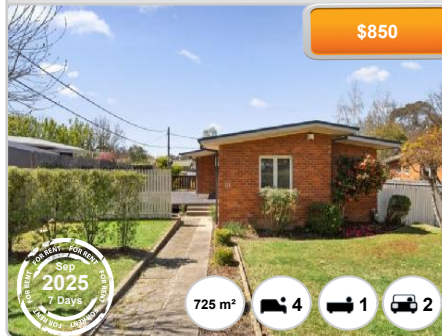
Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

### 37 MCKINLAY STREET



### 81 CALEY CRESCENT



### 27 MCKINLAY STREET



### 139 La Perouse Street



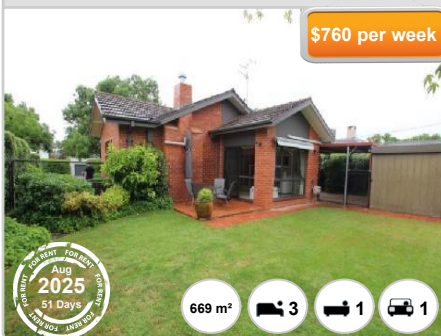
### 7 MOSMAN PLACE



### 113 MATINA STREET



### 4 STRZELECKI CRESCENT



### 51 Finnis Crescent

