

Suburb flyover report

YARRALUMLA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



YARRALUMLA - 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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YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 897,500	0.0 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	43	\$ 2,450,000	8.4 %	\$ 1,500,000	\$ 6,400,000
2023	33	\$ 2,010,000	-18.0 %	\$ 1,100,000	\$ 5,800,000
2024	42	\$ 2,335,000	16.2 %	\$ 1,129,000	\$ 4,900,000
2025	11	\$ 2,020,000	-13.5 %	\$ 1,160,000	\$ 2,780,000

Median Sale Price

\$2.12m

Based on 27 recorded House sales within the last 12 months (Oct '24 - Sep '25)

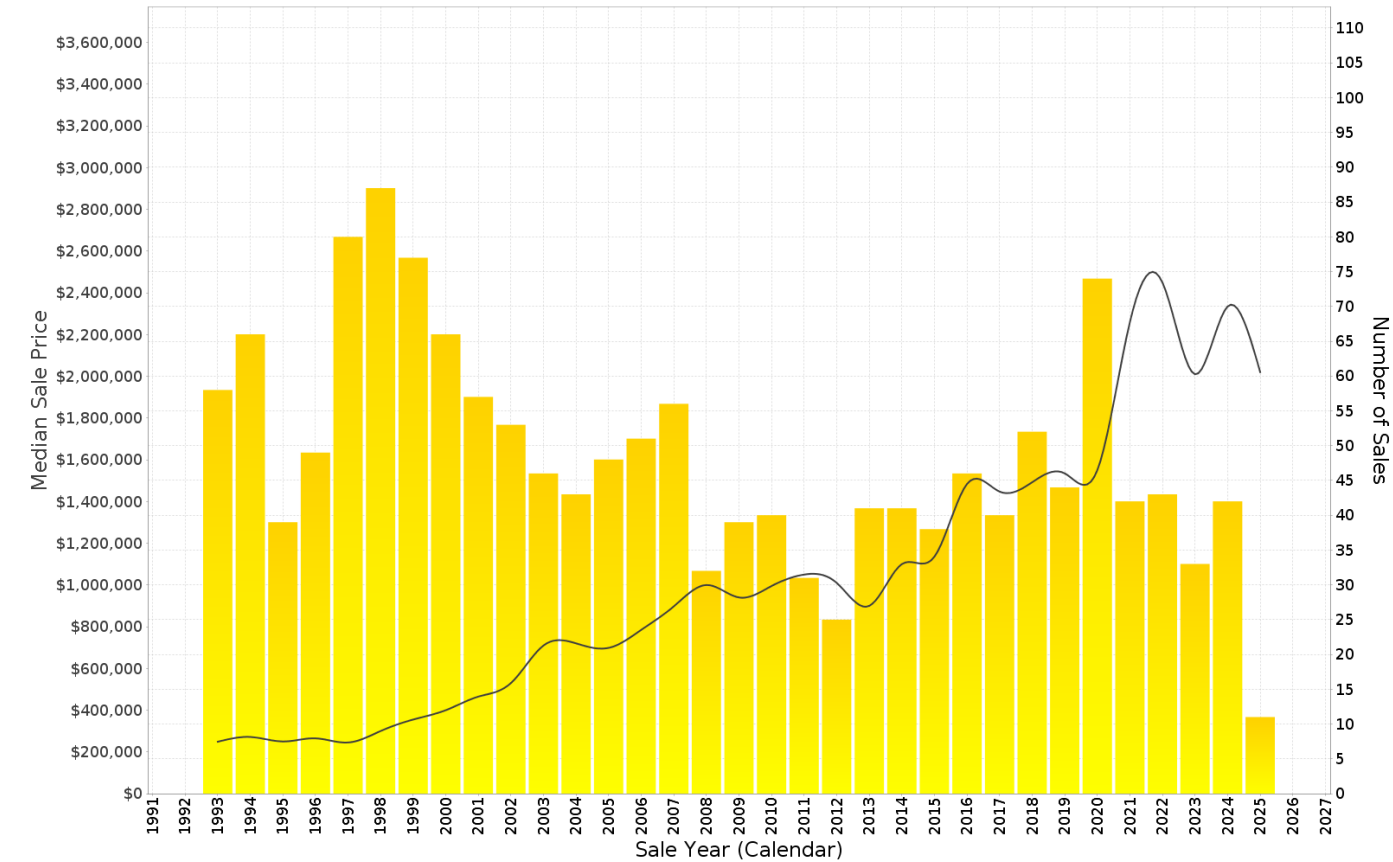
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

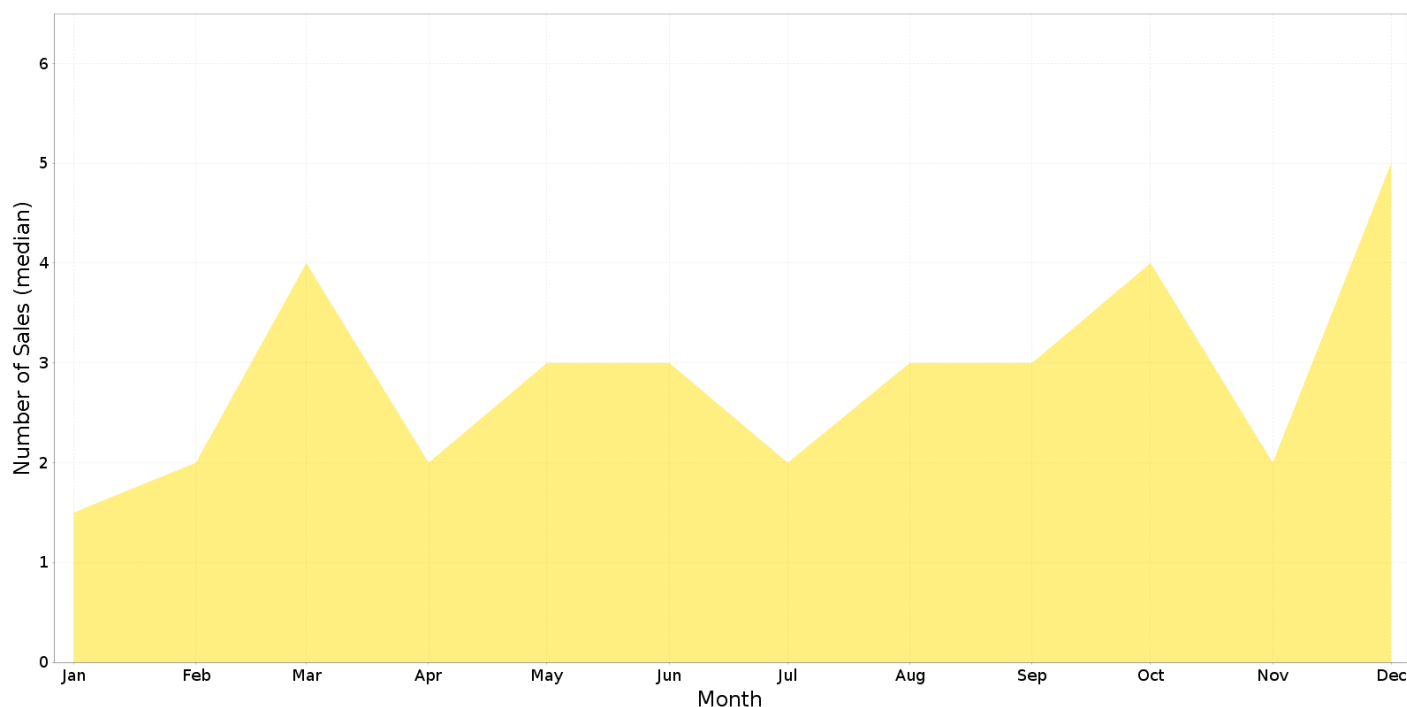
-8.0%

Current Median Price: \$2,125,000
Previous Median Price: \$2,310,000

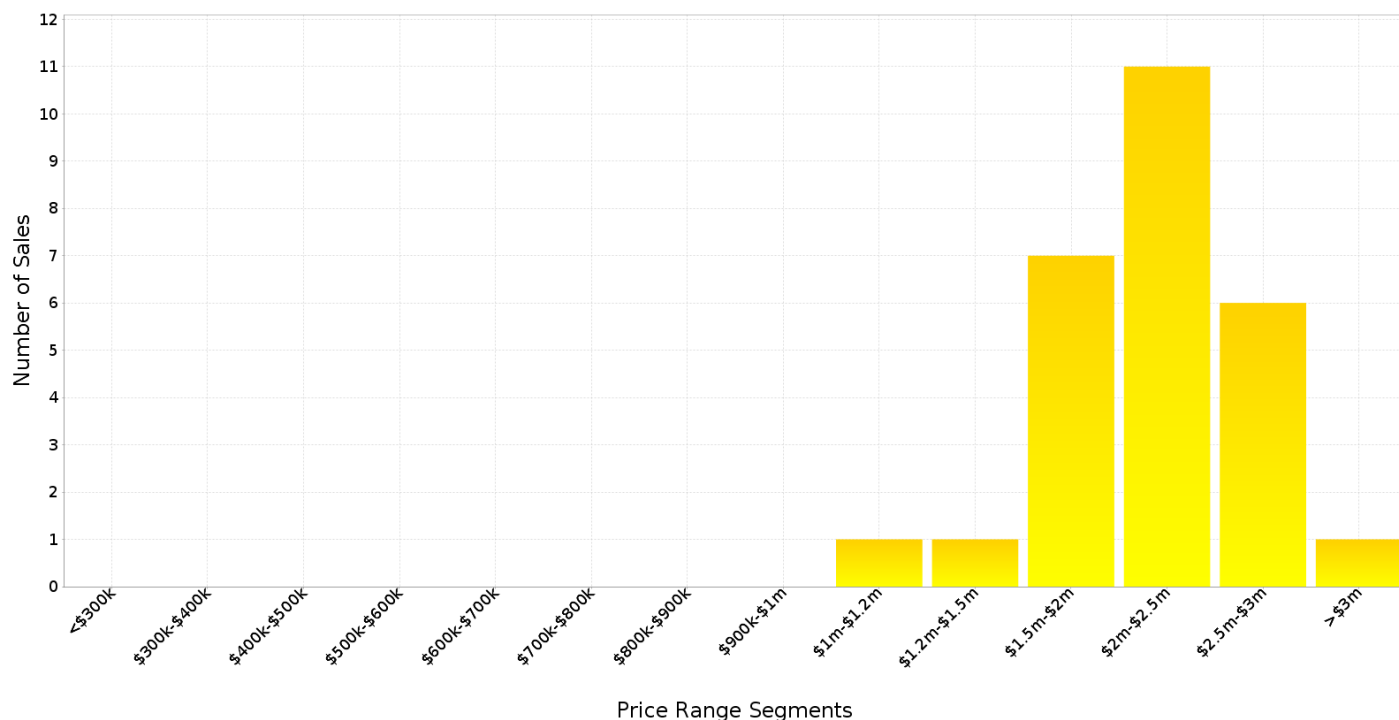
Based on 61 recorded House sales compared over the last two rolling 12 month periods



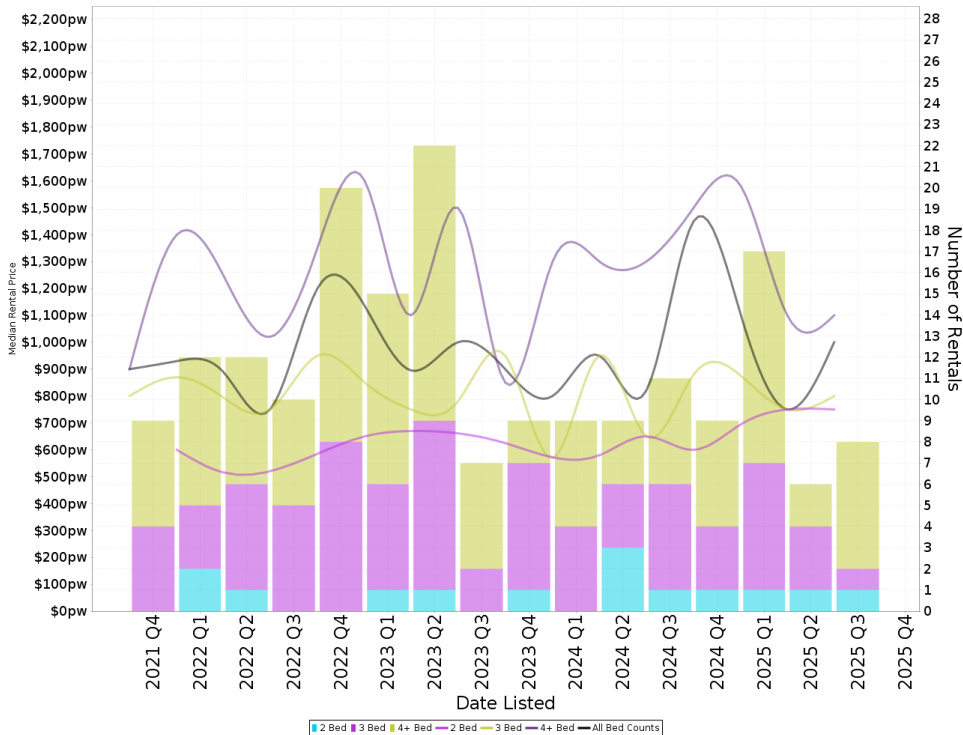
YARRALUMLA - Peak Selling Periods (3 years)



YARRALUMLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.0%

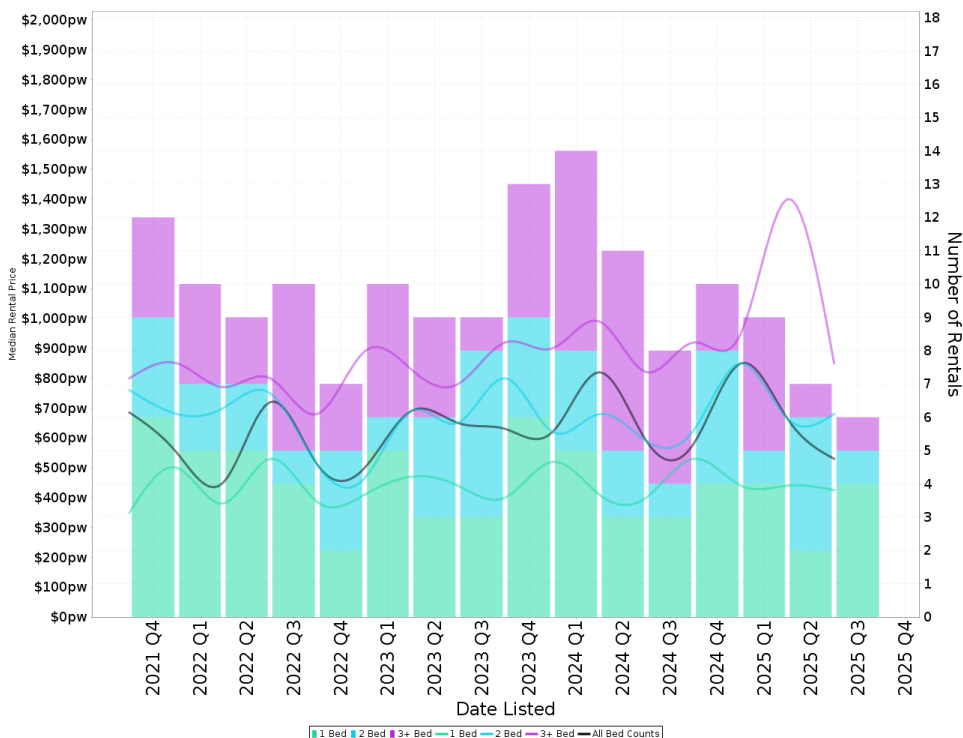
Current Median Price: \$2,125,000
Previous Median Price: \$2,310,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.4%

Current Median Price: \$2,125,000
Current Median Rent: \$1,000
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.9%

Current Median Price: \$1,050,000
Previous Median Price: \$1,060,000
Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,050,000
Current Median Rent: \$625
Based on 32 registered Unit rentals compared over the last 12 months.

YARRALUMLA - Recently Sold Properties

Median Sale Price

\$2.12m

Based on 27 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

-8.0%

Current Median Price: \$2,125,000
Previous Median Price: \$2,310,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

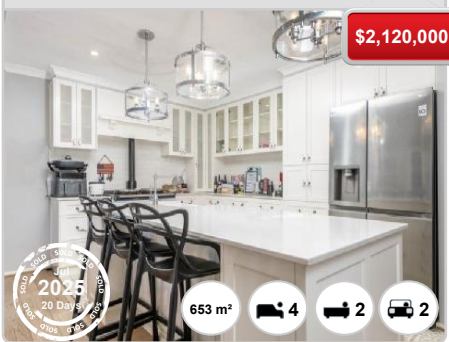
Sold Properties

27

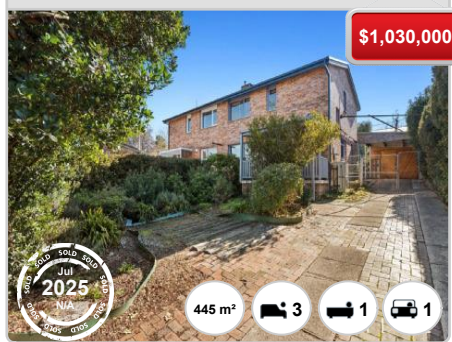
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

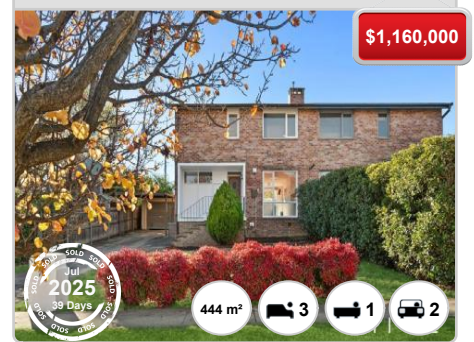
25 WELD ST



74 HAMPTON CCT



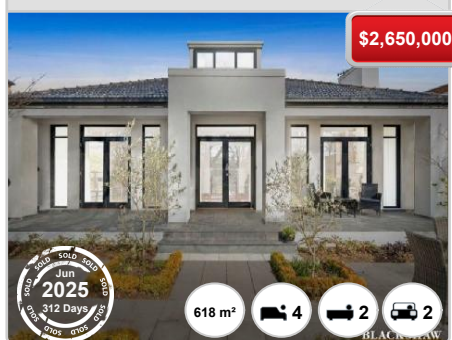
76 HAMPTON CCT



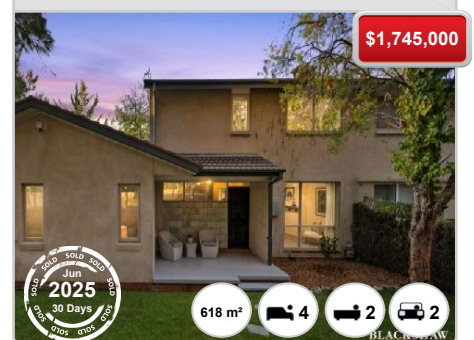
19 CLARKE ST



29 BLACK ST



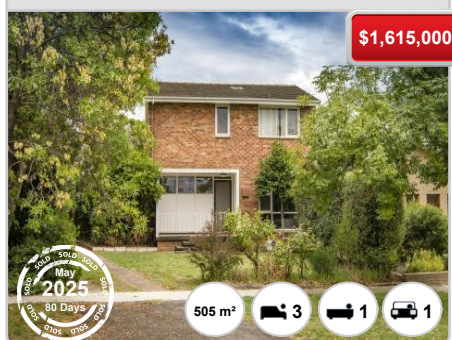
128 HOPETOUN CCT



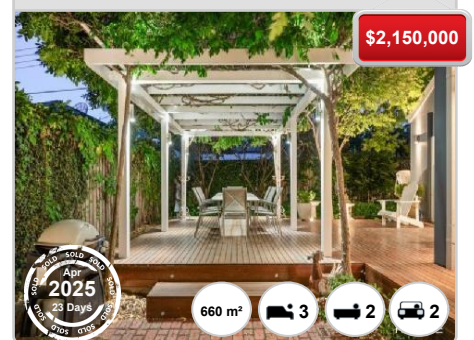
73 SCHLICH ST

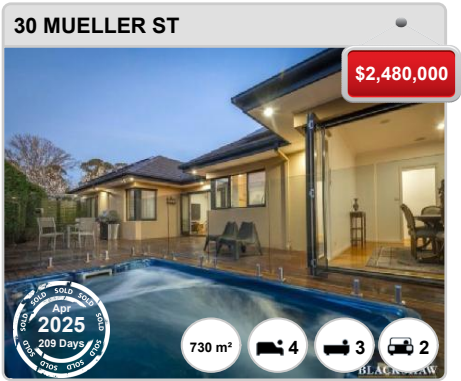


29 BAILEY PL



130 HOPETOUN CCT





YARRALUMLA - Properties For Rent

Median Rental Price

\$1,000 /w

Based on 40 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

+2.4%

Current Median Price: \$2,125,000
Current Median Rent: \$1,000

Based on 27 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

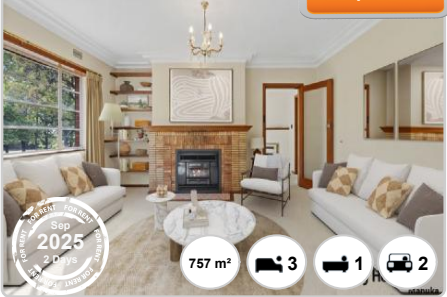
40

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

57 Weston Street

\$800 per week



Sep 2025
20 Days

757 m²

3 Beds

1 Bath

2 Car

114 Hopetoun Circuit

\$750 per week



Sep 2025
7 Days

564 m²

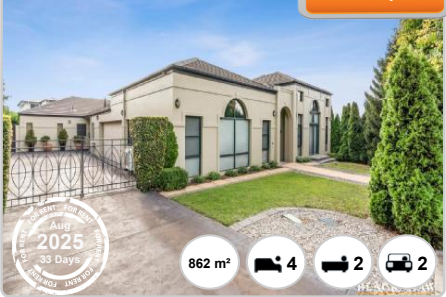
2 Beds

1 Bath

4 Car

3 Deane Street

\$1,600 per



Aug 2025
33 Days

862 m²

4 Beds

2 Bath

2 Car

29 Hutchins Street

\$410



Jun 2025
33 Days

864 m²

1 Bed

1 Bath

1 Car