

Suburb flyover report

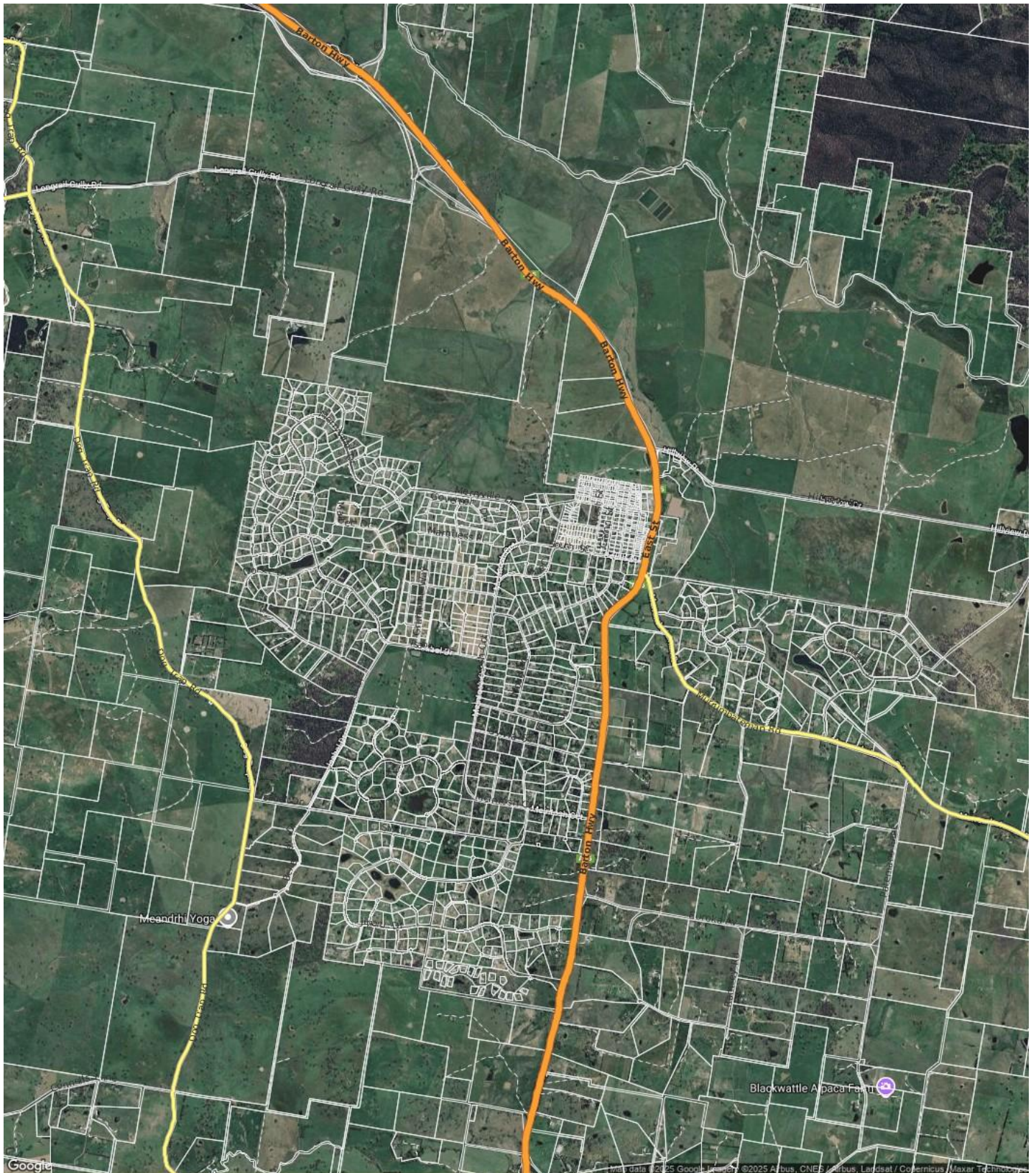
MURRUMBATEMAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MURRUMBATEMAN - Suburb Map



MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	66	\$ 532,500	0.0 %	\$ 169,000	\$ 1,450,000
2008	46	\$ 593,500	11.5 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	45	\$ 665,000	5.2 %	\$ 240,000	\$ 1,800,000
2011	49	\$ 690,000	3.8 %	\$ 285,000	\$ 1,300,000
2012	29	\$ 695,000	0.7 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	75	\$ 852,500	0.6 %	\$ 350,000	\$ 1,800,000
2021	71	\$ 1,100,000	29.0 %	\$ 75,000	\$ 3,500,000
2022	67	\$ 1,250,000	13.6 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-0.2 %	\$ 195,000	\$ 2,230,000
2024	67	\$ 1,250,000	0.2 %	\$ 490,000	\$ 3,500,000
2025	36	\$ 1,240,000	-0.8 %	\$ 380,000	\$ 1,900,000

Median Sale Price

\$1.24m

Based on 56 recorded House sales within the last 12 months (Oct '24 - Sep '25)

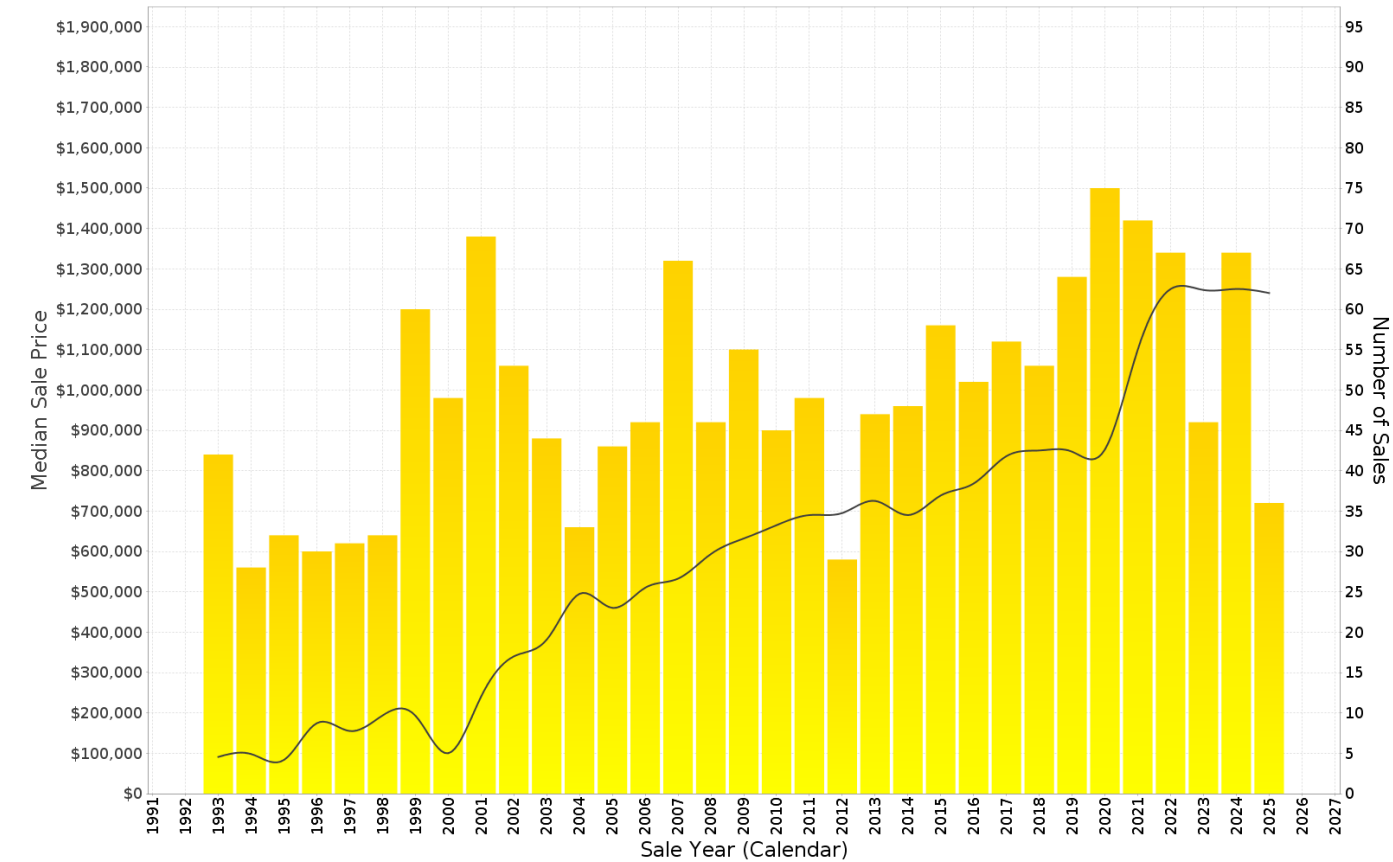
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

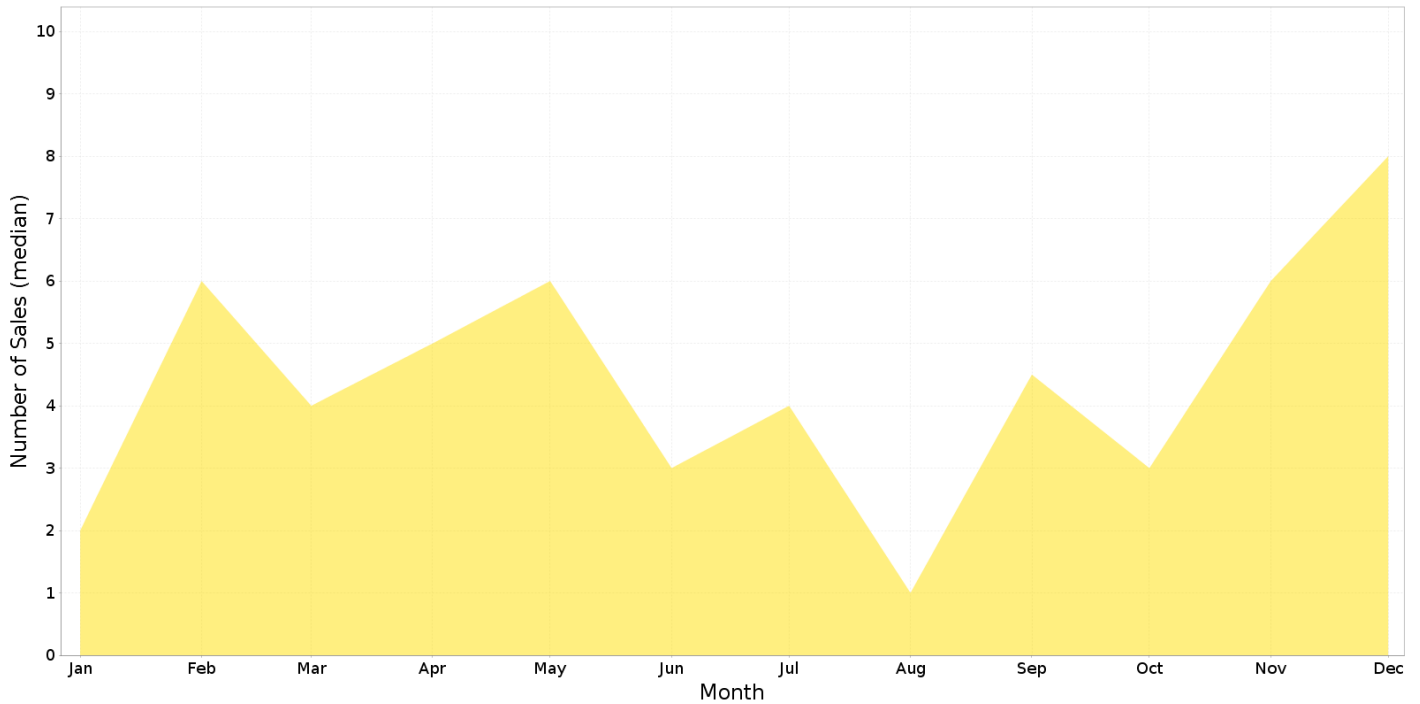
-1.2%

Current Median Price: \$1,235,000
Previous Median Price: \$1,250,000

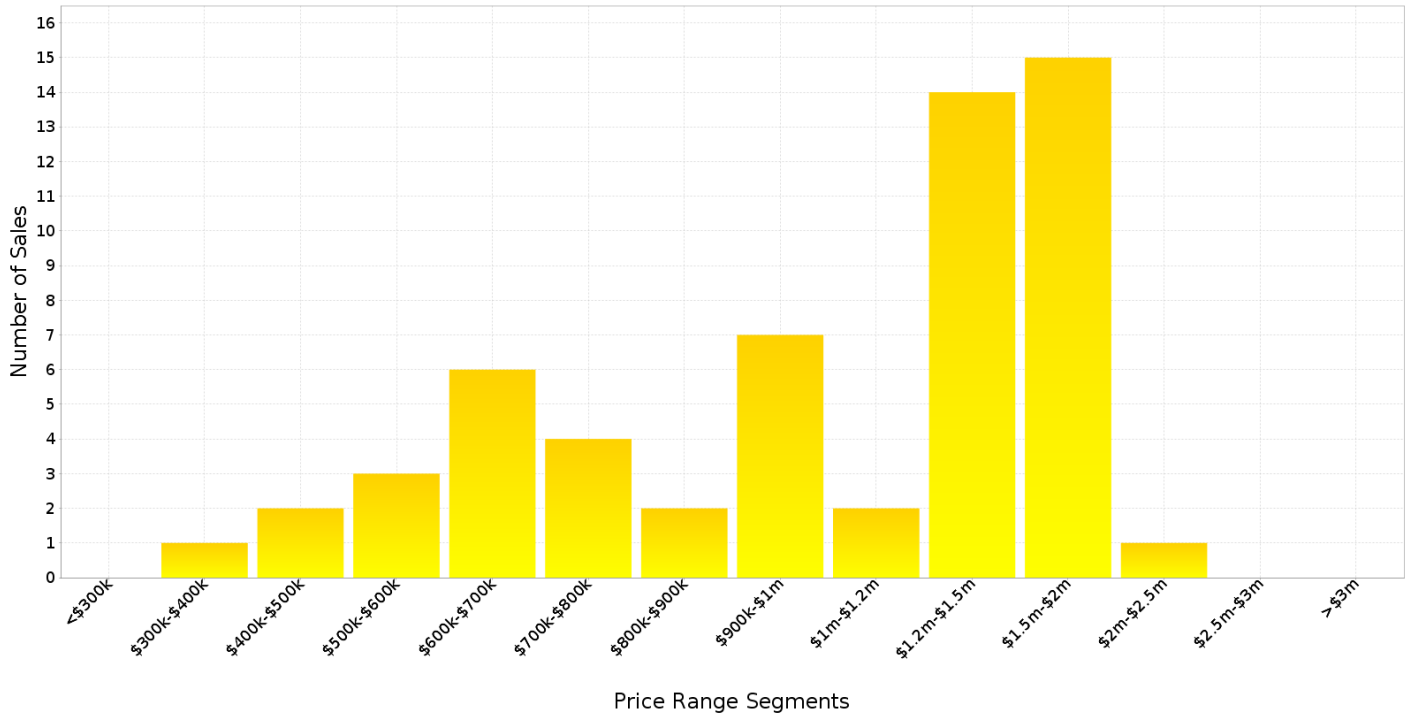
Based on 115 recorded House sales compared over the last two rolling 12 month periods



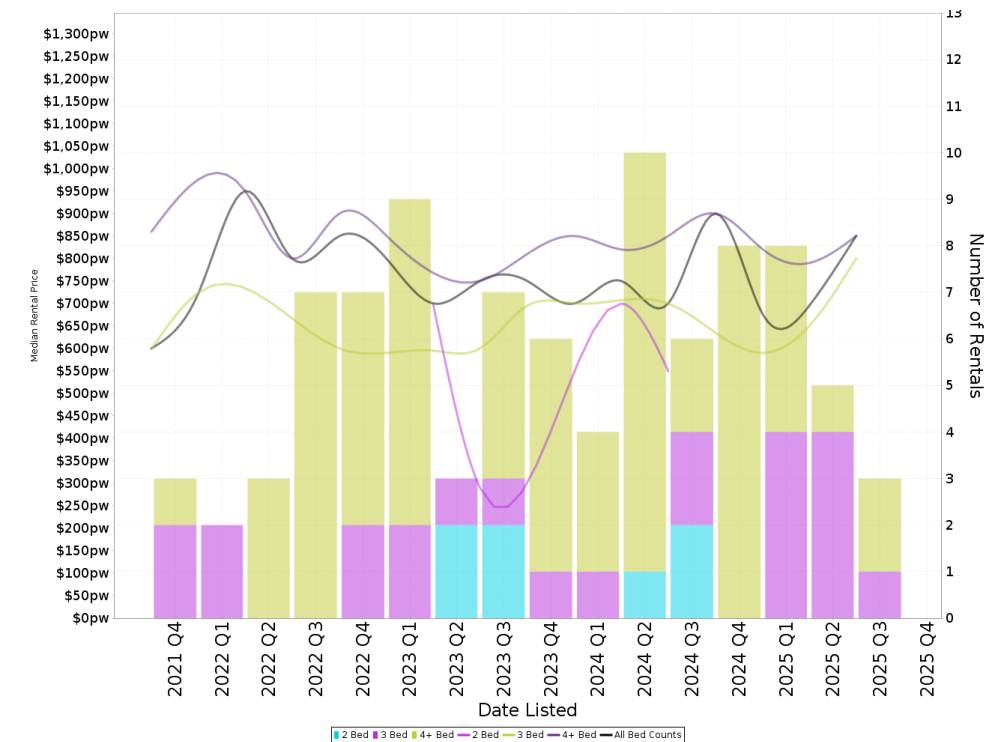
MURRUMBATEMAN - Peak Selling Periods (3 years)



MURRUMBATEMAN - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

Current Median Price: \$1,235,000
Previous Median Price: \$1,250,000

Based on 115 registered House sales compared over the last two rolling 12 month periods.

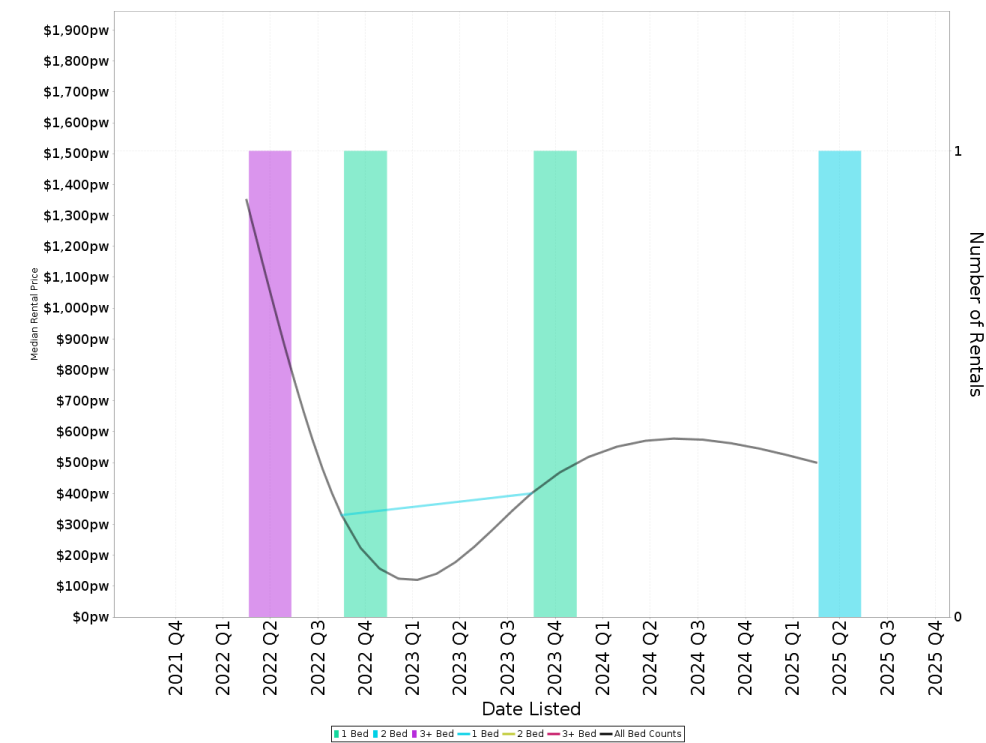
Suburb Rental Yield

+3.4%

Current Median Price: \$1,235,000
Current Median Rent: \$800

Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.24m

Based on 56 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

-1.2%

Current Median Price: \$1,235,000
Previous Median Price: \$1,250,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

56

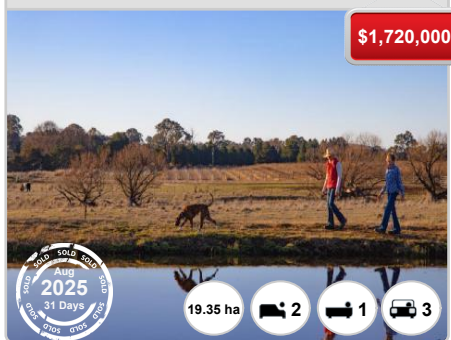
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

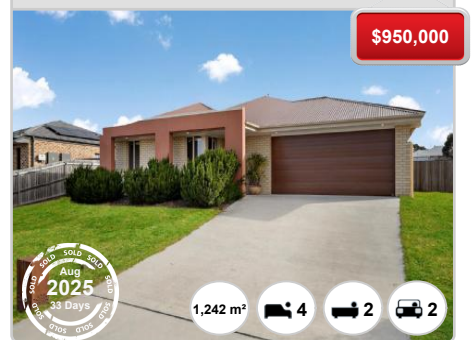
38 MIDDLE ST



15 BLUEBELL LANE



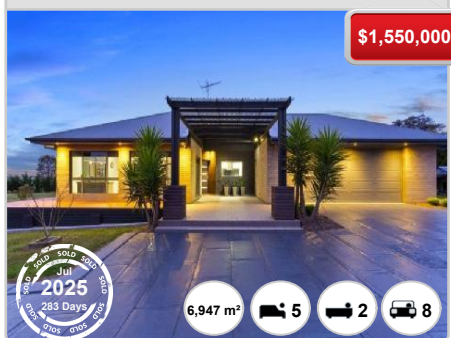
38 MIDDLE ST



10 CHAROLAIS PL



8 BARON PL



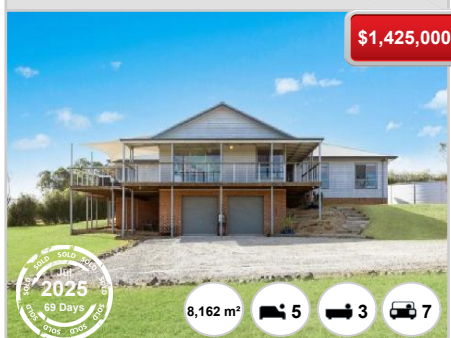
16 GREVILLEA CL



28 DAVIS CCT



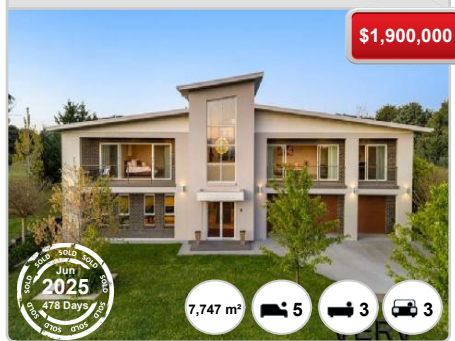
13 MARQUESS PL



9 MCINTOSH CCT



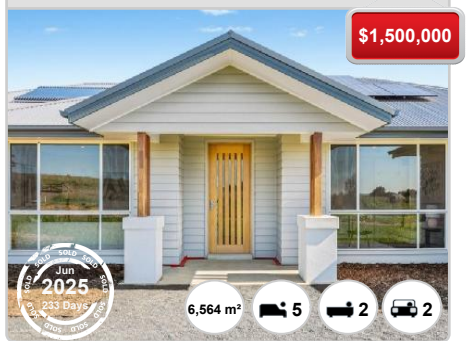
3 FENTON CL



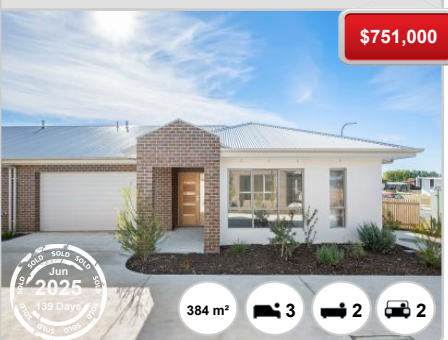
3 MIDDLETONS LANE



6 MALBEC DR



4/36 ROSE ST



1/38 ROSE ST



7 KINSMAN DR



1 MALBEC DR



25 JIPARU DR



16 OAK GR



4 WILLIAM ST



3 ELRINGTON CL



28 MCCLUNG DR



MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$800 /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

+3.4%

Current Median Price: \$1,235,000
Current Median Rent: \$800

Based on 56 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

1173 DOG TRAP ROAD

\$795 per week



Sep 2025
7 Days

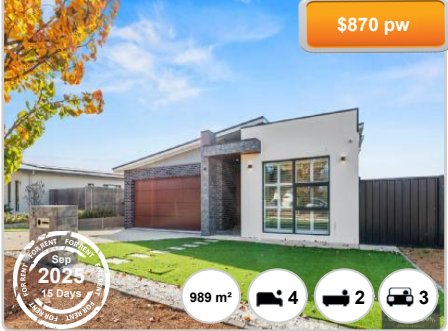
5

3

5

3 Joan Street

\$870 pw



Sep 2025
15 Days

989 m²

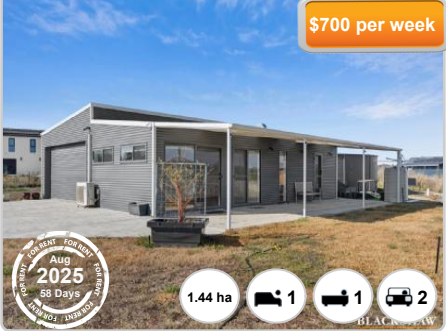
4

2

3

4 Stock Close

\$700 per week



Aug 2025
58 Days

1.44 ha

1

1

2