

Suburb flyover report

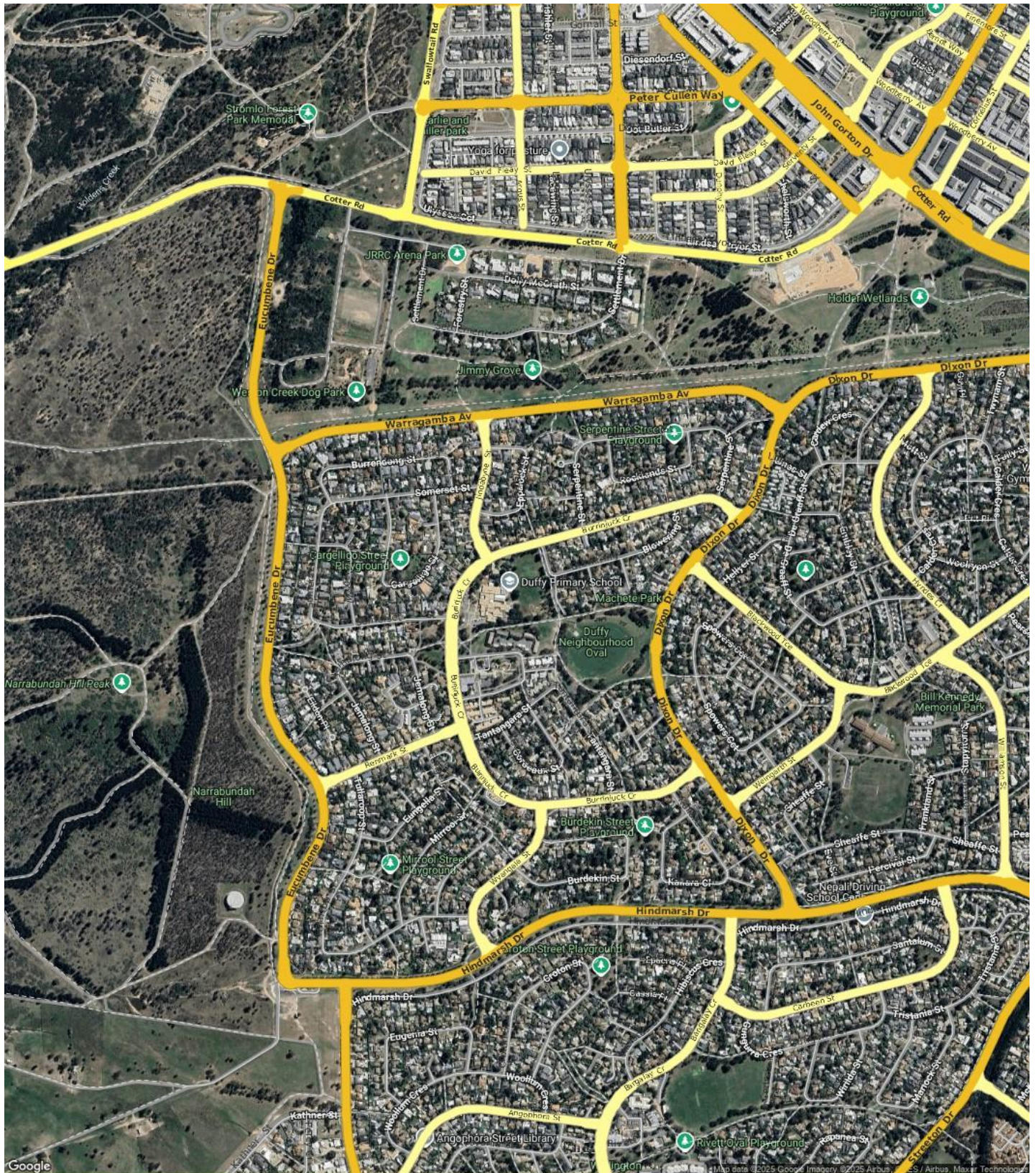
DUFFY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DUFFY - 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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DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	49	\$ 473,500	0.0 %	\$ 351,000	\$ 852,000
2008	46	\$ 455,000	-3.9 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	41	\$ 545,000	-0.9 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.7 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	40	\$ 982,500	1.3 %	\$ 805,000	\$ 2,300,000
2025	17	\$ 975,000	-0.8 %	\$ 745,000	\$ 1,530,000

Median Sale Price

\$962k

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

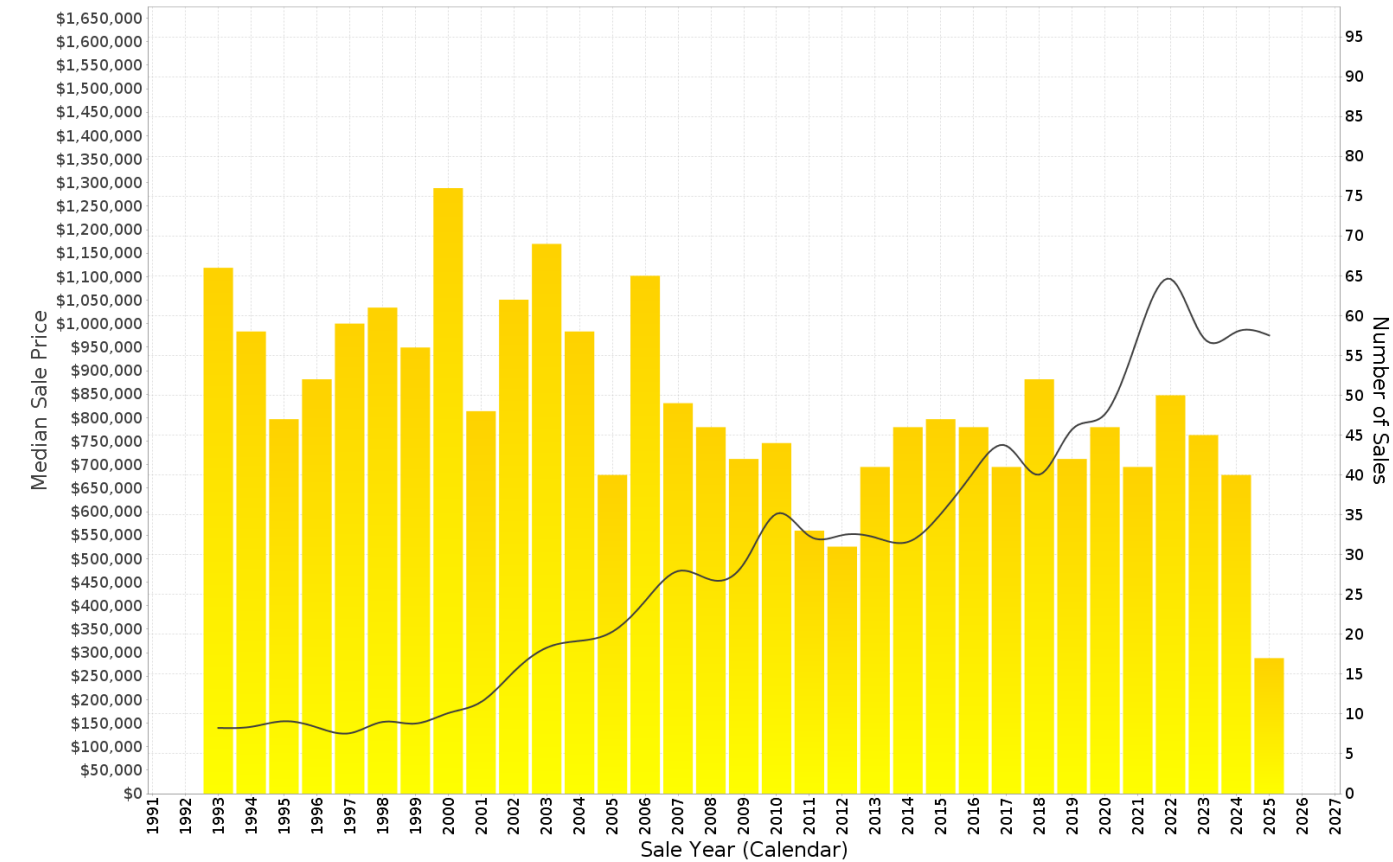
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

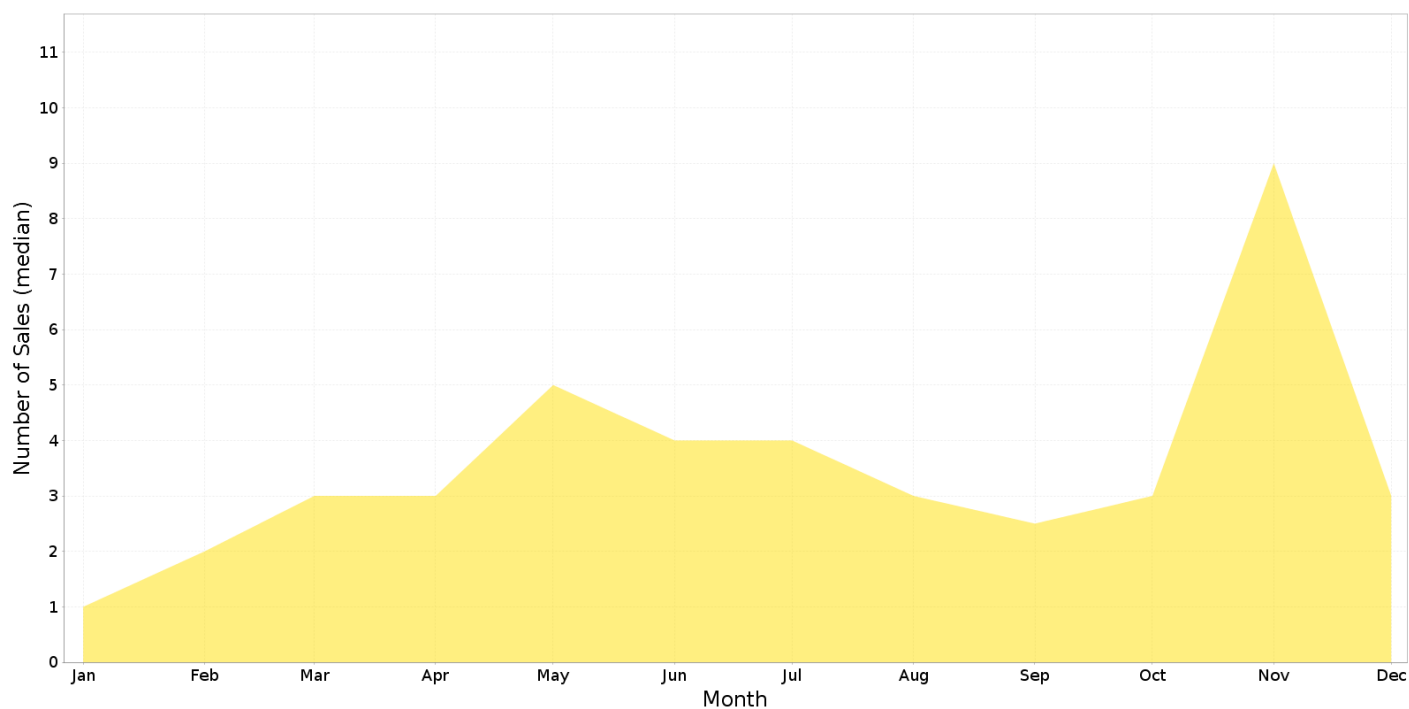
-4.5%

Current Median Price: \$962,500
Previous Median Price: \$1,007,500

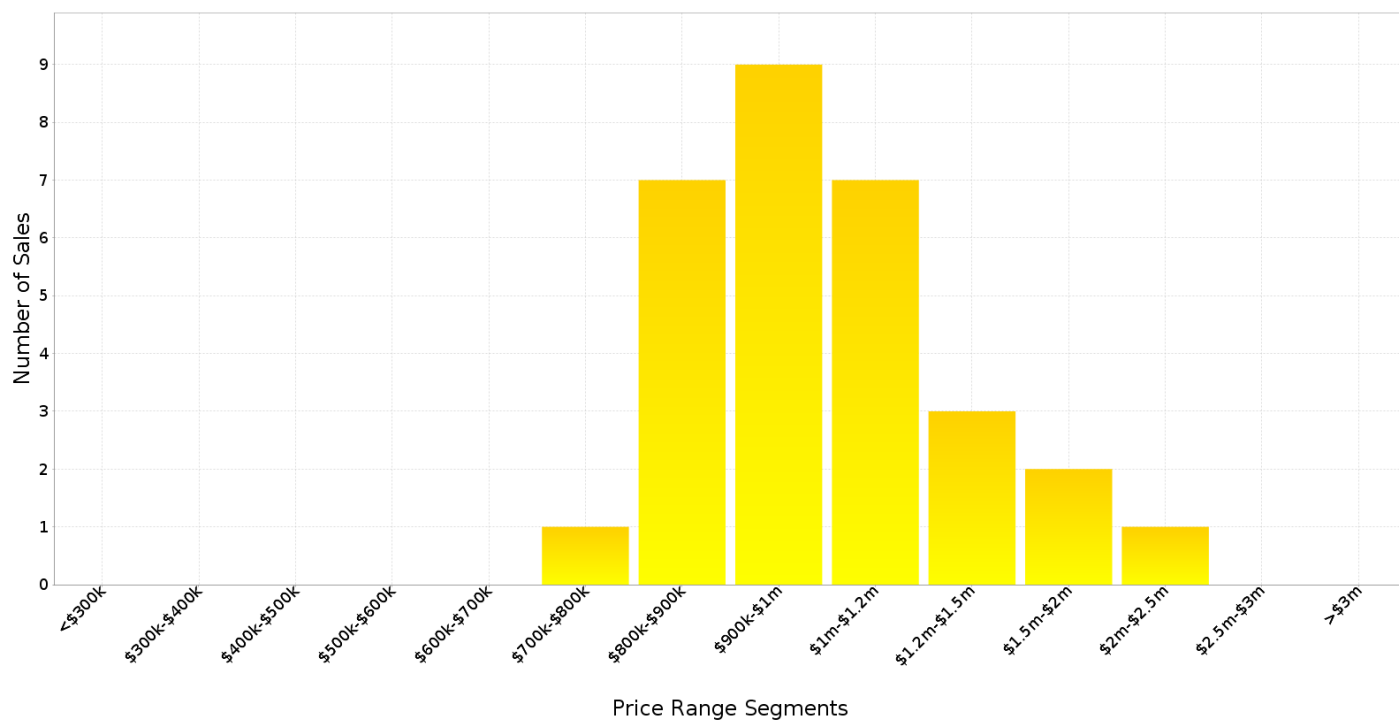
Based on 70 recorded House sales compared over the last two rolling 12 month periods



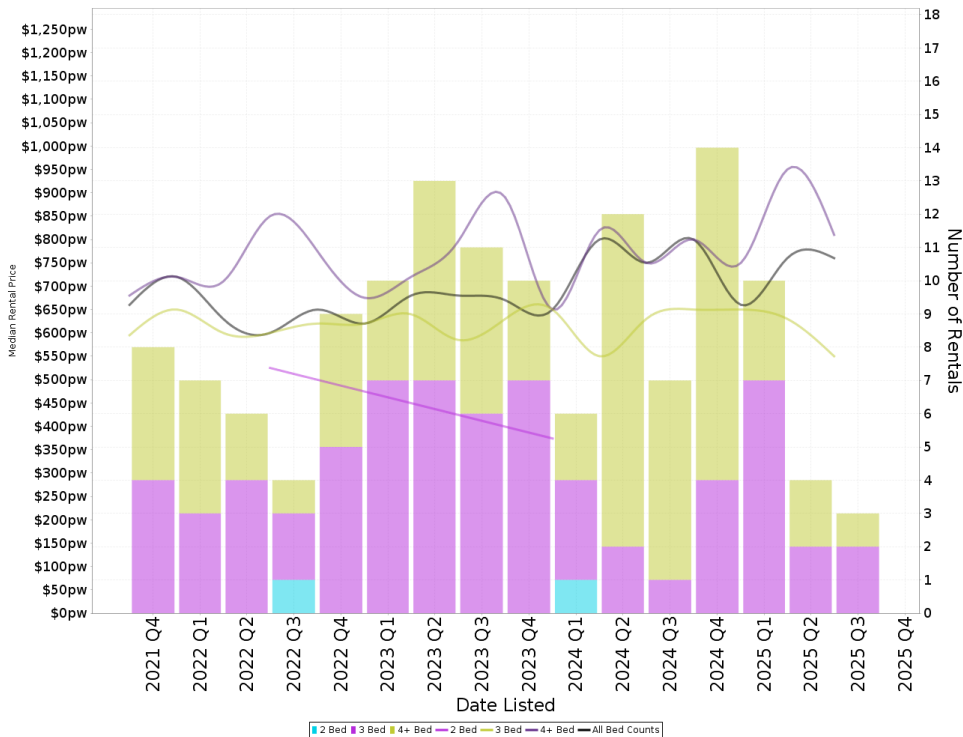
DUFFY - Peak Selling Periods (3 years)



DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.5%

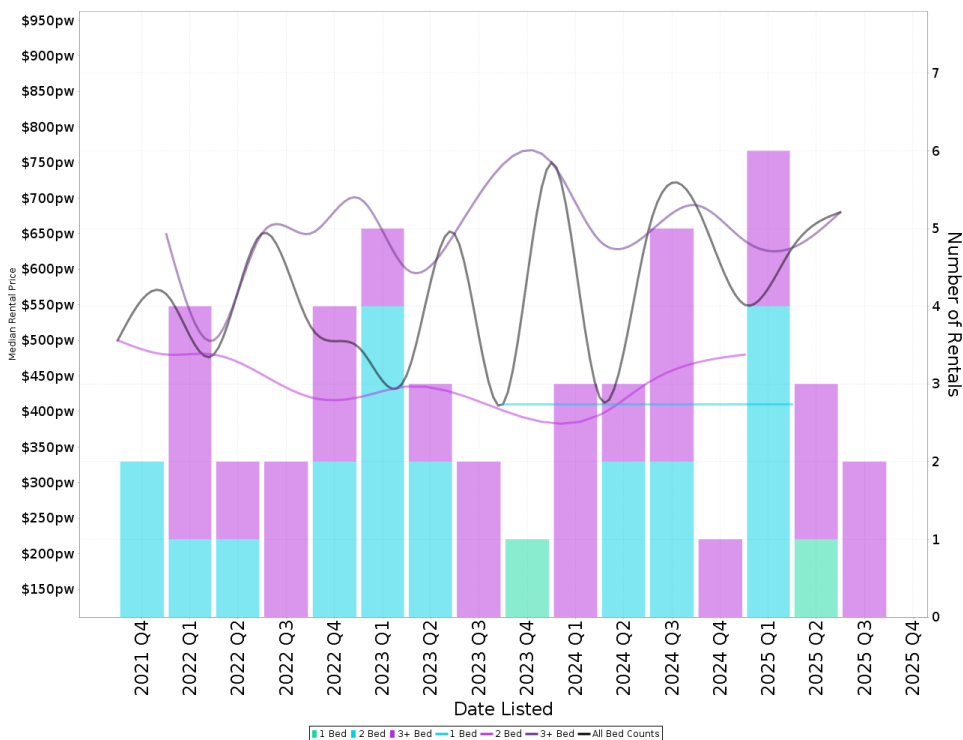
Current Median Price: \$962,500
Previous Median Price: \$1,007,500
Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$962,500
Current Median Rent: \$760
Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+54.6%

Current Median Price: \$750,000
Previous Median Price: \$485,000
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$750,000
Current Median Rent: \$630
Based on 12 registered Unit rentals compared over the last 12 months.

DUFFY - Recently Sold Properties

Median Sale Price

\$962k

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

-4.5%

Current Median Price: \$962,500
Previous Median Price: \$1,007,500

Based on 70 recorded House sales compared over the last two rolling 12 month periods

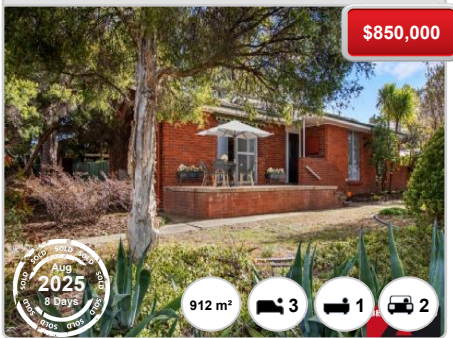
Sold Properties

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

4 KALLARA CL



12 WYANGALA ST



13 MOKOAN PL



19 PALOONA PL



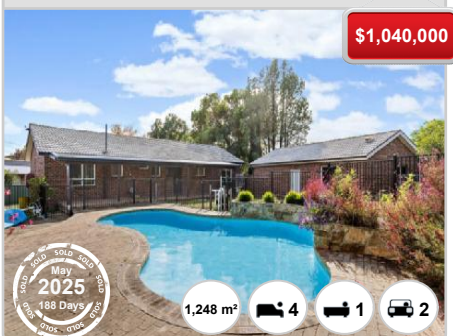
17 BURRINJUCK CRES



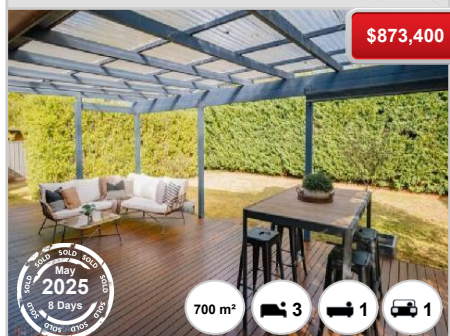
8 BURRINJUCK ST



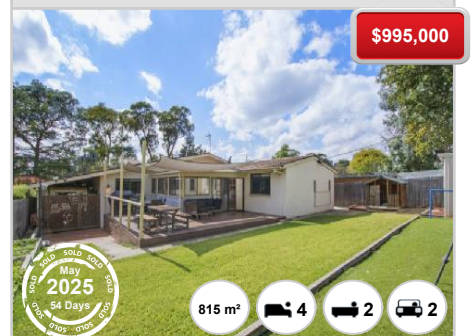
8 WARANGA PL



6 MIENA PL



5 DIXON DR



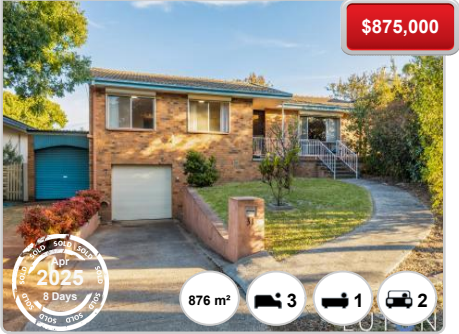
12 RENMARK ST



37 TULLAROOP ST



31 SERPENTINE ST



34 JEMALONG ST



DUFFY - Properties For Rent

Median Rental Price

\$760 /w

Based on 31 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

+4.1%

Current Median Price: \$962,500
Current Median Rent: \$760

Based on 30 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals

31

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

