

Suburb flyover report

HUGHES (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



HUGHES - 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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HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	54	\$ 598,500	0.0 %	\$ 123,000	\$ 1,150,000
2008	37	\$ 633,000	5.8 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	43	\$ 1,650,000	29.9 %	\$ 820,000	\$ 2,975,000
2023	42	\$ 1,302,500	-21.1 %	\$ 18,000	\$ 3,050,000
2024	39	\$ 1,470,000	12.9 %	\$ 817,000	\$ 2,780,000
2025	17	\$ 1,300,000	-11.6 %	\$ 875,000	\$ 1,720,000

Median Sale Price

\$1.35m

Based on 26 recorded House sales within the last 12 months (Oct '24 - Sep '25)

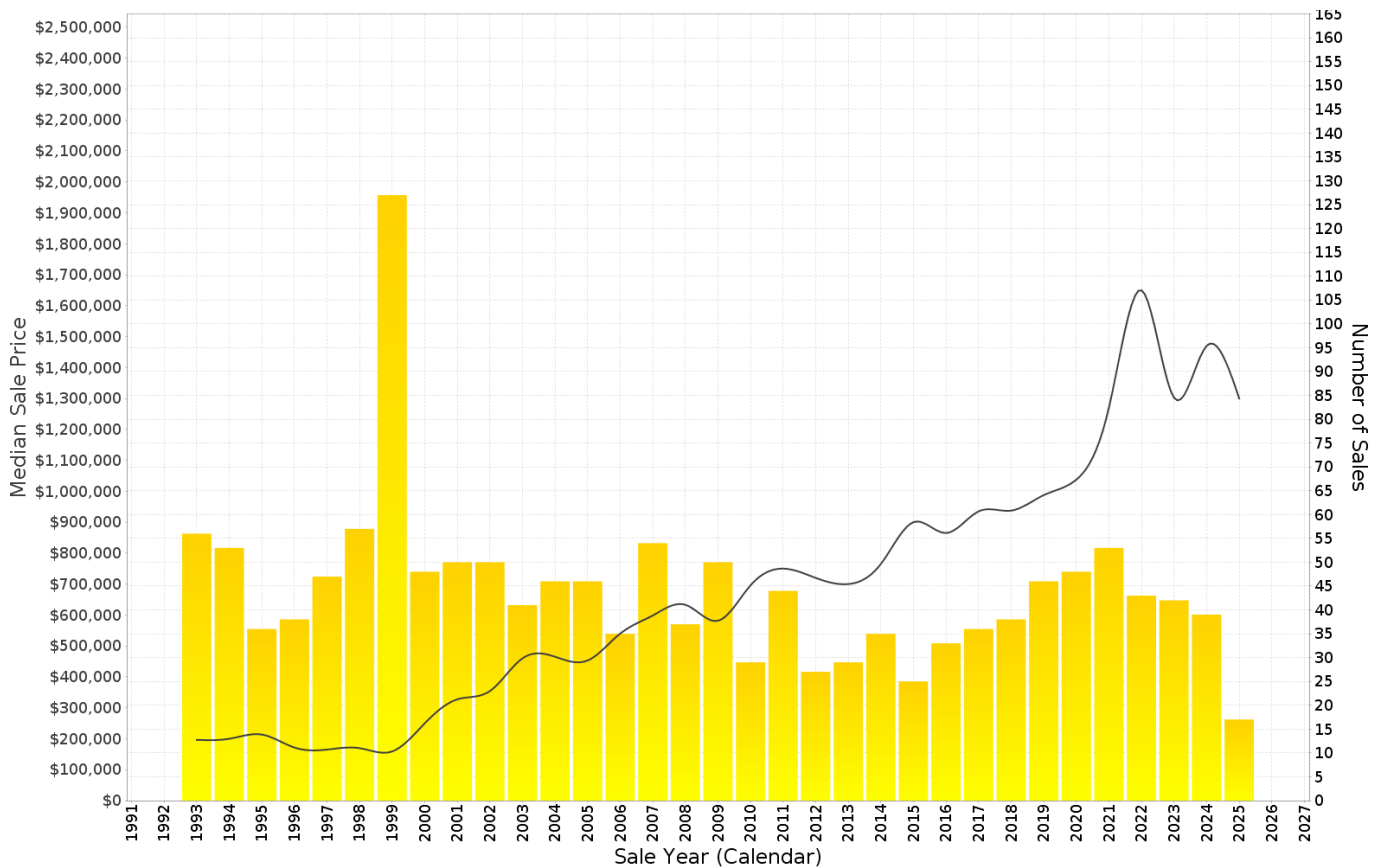
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

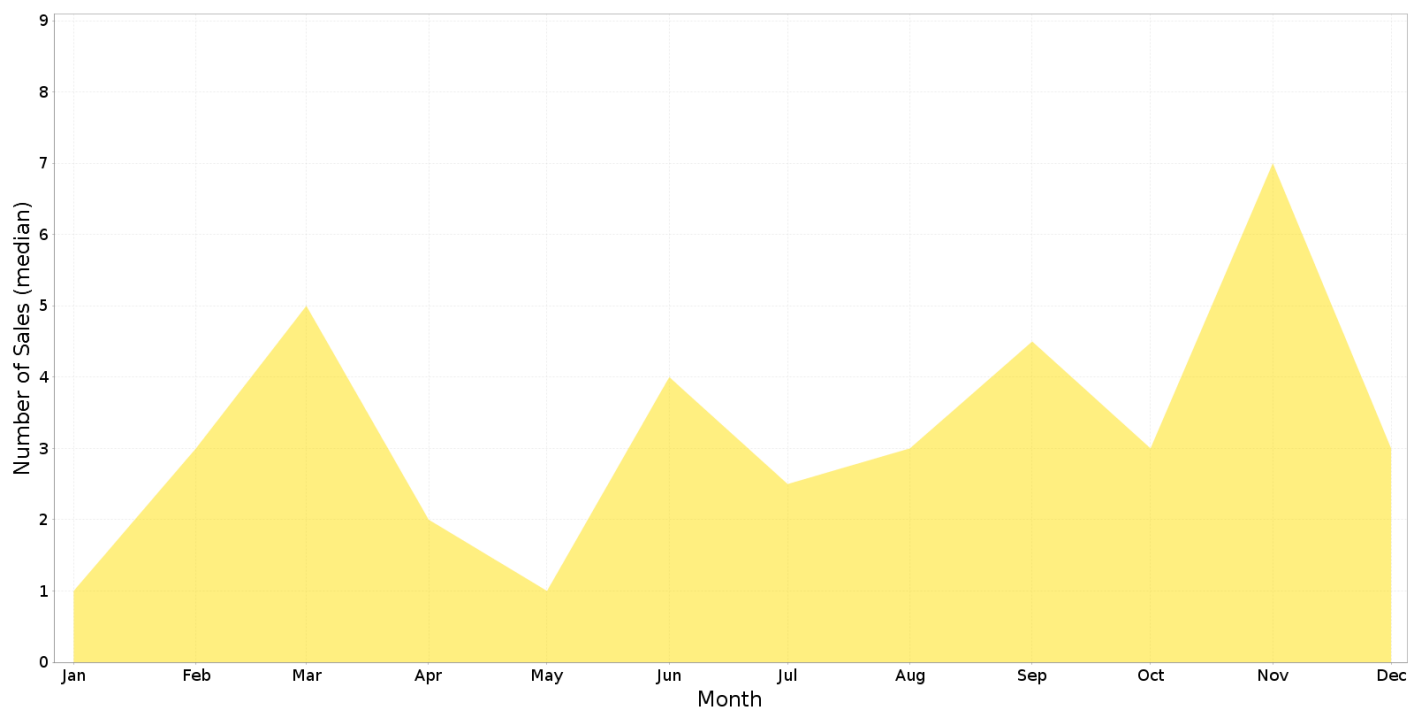
-3.6%

Current Median Price: \$1,350,000
Previous Median Price: \$1,400,000

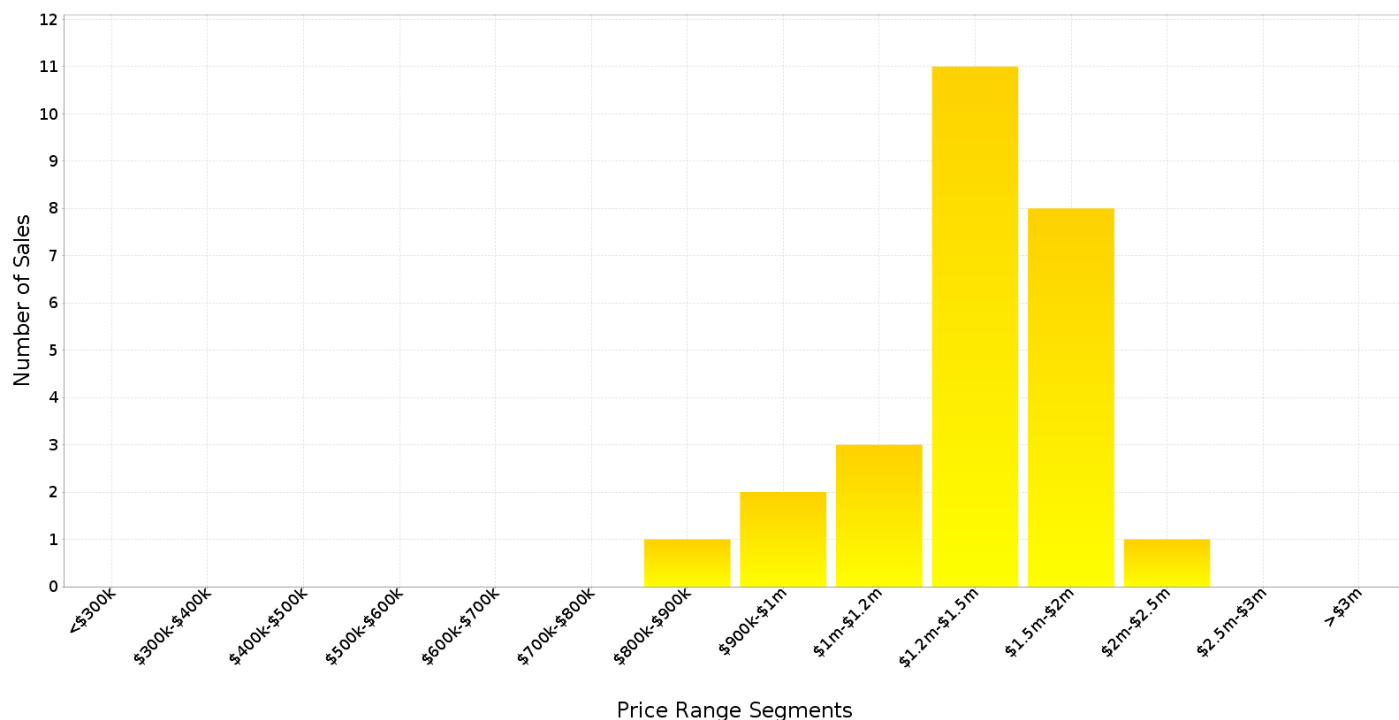
Based on 71 recorded House sales compared over the last two rolling 12 month periods



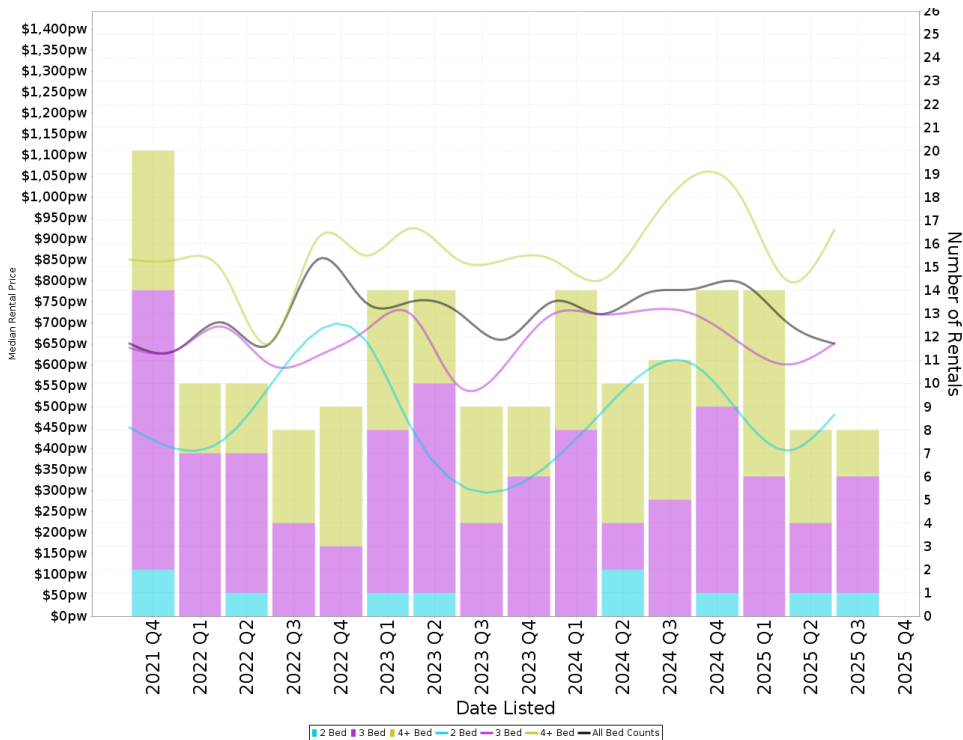
HUGHES - Peak Selling Periods (3 years)



HUGHES - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.6%

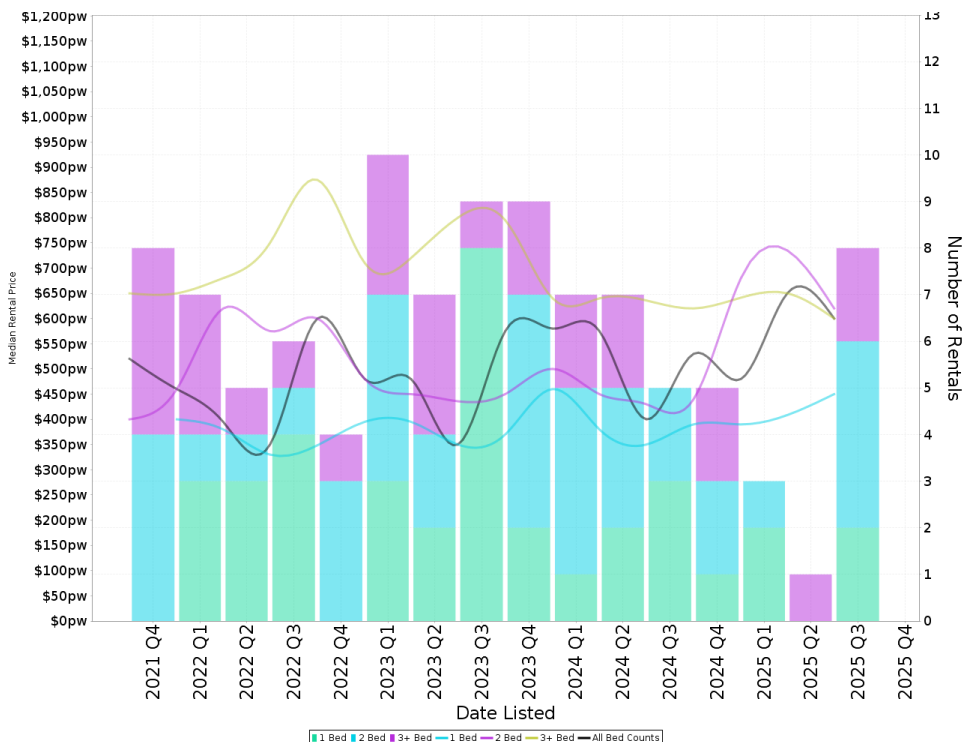
Current Median Price: \$1,350,000
Previous Median Price: \$1,400,000
Based on 71 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,350,000
Current Median Rent: \$760
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.8%

Current Median Price: \$332,000
Previous Median Price: \$345,000
Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.4%

Current Median Price: \$332,000
Current Median Rent: \$600
Based on 17 registered Unit rentals compared over the last 12 months.

HUGHES - Recently Sold Properties

Median Sale Price

\$1.35m

Based on 26 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

-3.6%

Current Median Price: \$1,350,000
Previous Median Price: \$1,400,000

Based on 71 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

26

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

3 JESS PL



\$1,500,000



809 m² 4 2 2

4 GOBLE ST



\$2,350,000



963 m² 4 2 2

26 CARROLL ST

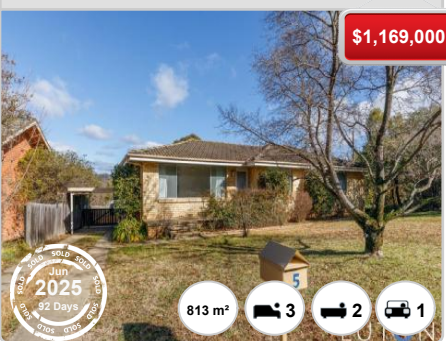


\$973,000



352 m² 3 1 1

5 SPENCE PL

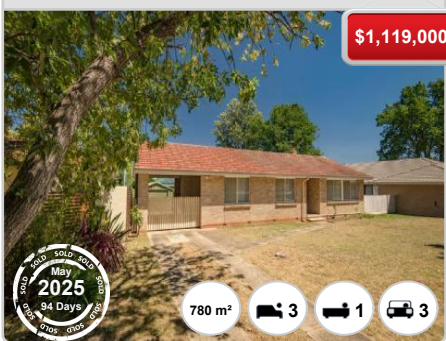


\$1,169,000



813 m² 3 2 1

26 WISDOM ST



\$1,119,000



780 m² 3 1 3

57 CARROLL ST

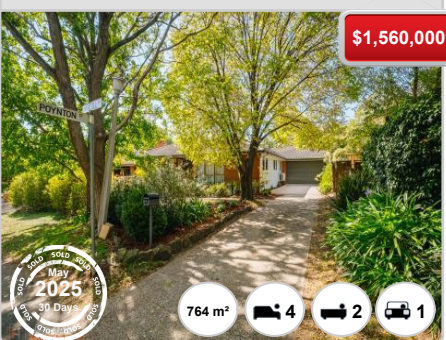


\$875,000



318 m² 3 1 1

47 MCNICOLL ST



\$1,560,000



764 m² 4 2 1

10 WYNTER PL



\$1,300,000



922 m² 3 2 1

44 GLYNN PL



\$1,610,000



1,002 m² 4 2 3

75 CARROLL ST

\$980,000

Apr 2025

48 Days

612 m²

2

1

1

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HUGHES - Properties For Rent

Median Rental Price

\$760 /w

Based on 44 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

+2.9%

Current Median Price: \$1,350,000
Current Median Rent: \$760

Based on 26 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

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

