

**RayWhite.**

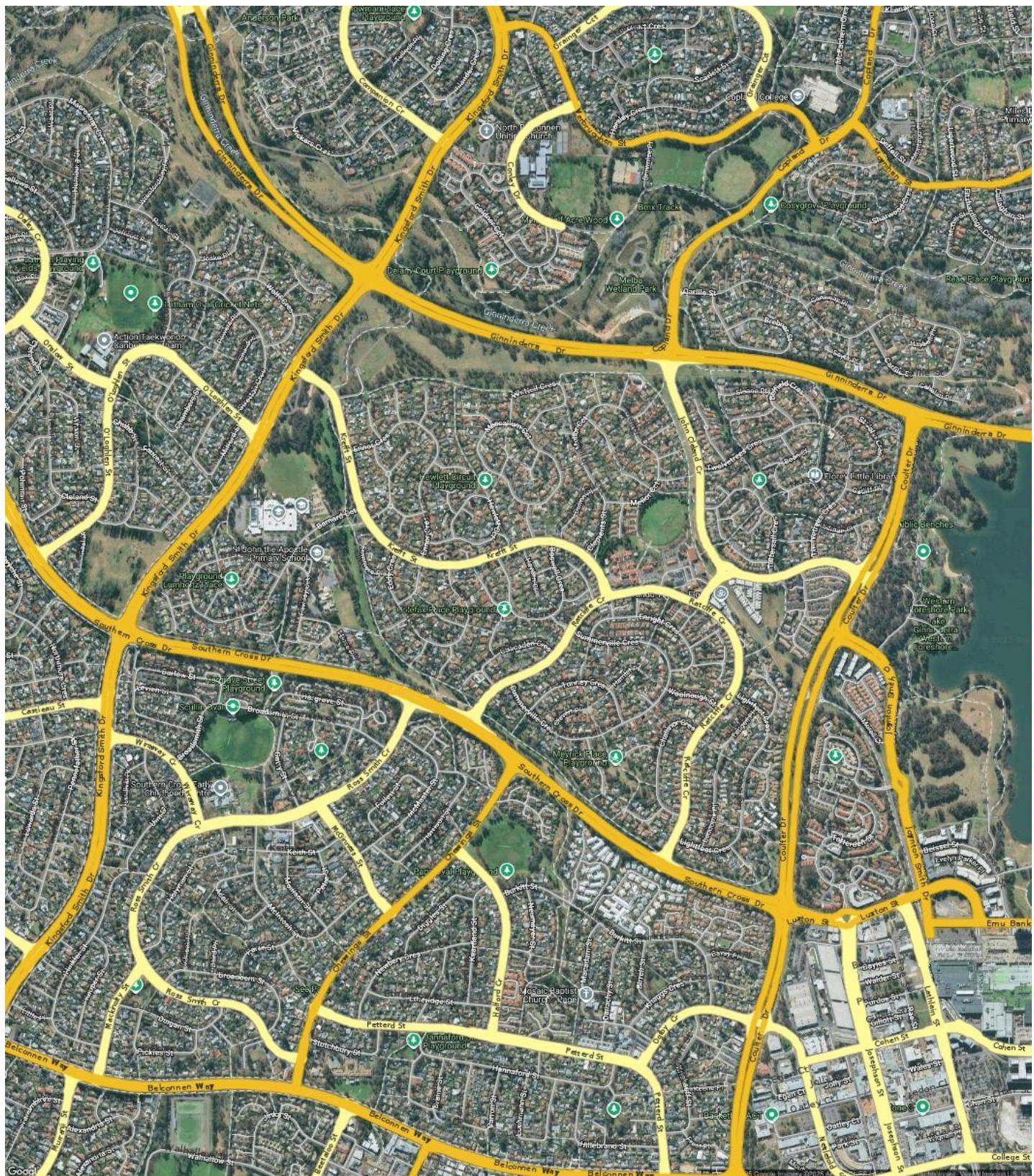
# Suburb flyover report

**FLOREY (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# FLOREY - Suburb Map



# FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	30	\$ 469,250	0.0 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	23	\$ 530,000	13.1 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-0.9 %	\$ 326,000	\$ 610,000
2012	34	\$ 497,500	-5.2 %	\$ 400,000	\$ 780,000
2013	34	\$ 522,500	5.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	6.6 %	\$ 377,370	\$ 730,000
2015	32	\$ 587,500	5.5 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-3.0 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	39	\$ 938,000	18.7 %	\$ 490,000	\$ 1,600,000
2022	46	\$ 1,100,000	17.3 %	\$ 510,000	\$ 1,530,000
2023	35	\$ 940,000	-14.5 %	\$ 140,000	\$ 1,310,000
2024	31	\$ 940,000	0.0 %	\$ 268,000	\$ 1,315,000
2025	22	\$ 1,037,500	10.4 %	\$ 780,243	\$ 1,450,000
2026	0				

## Median Sale Price

**\$1.04m**

Based on 22 recorded House sales within the last 12 months (2025)

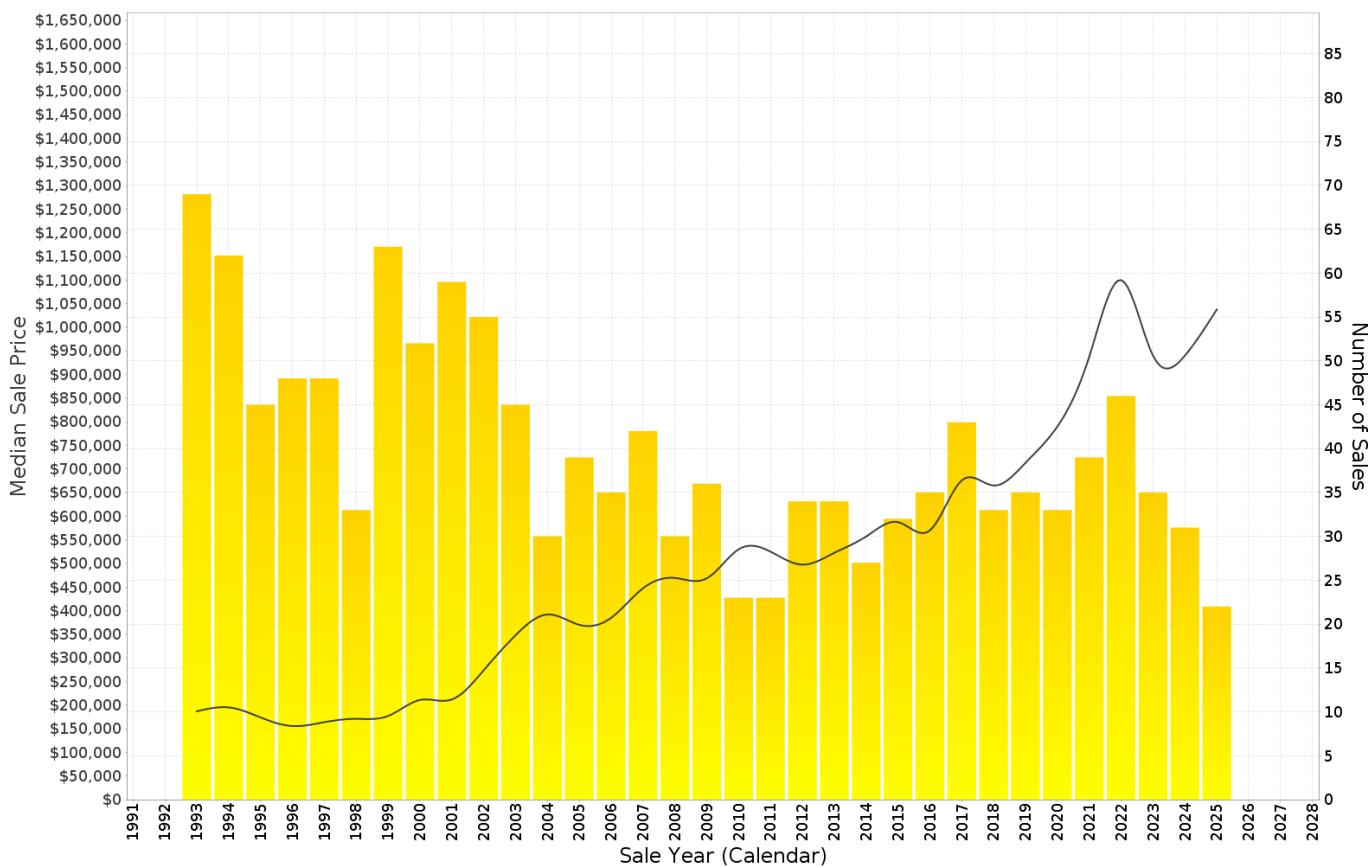
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

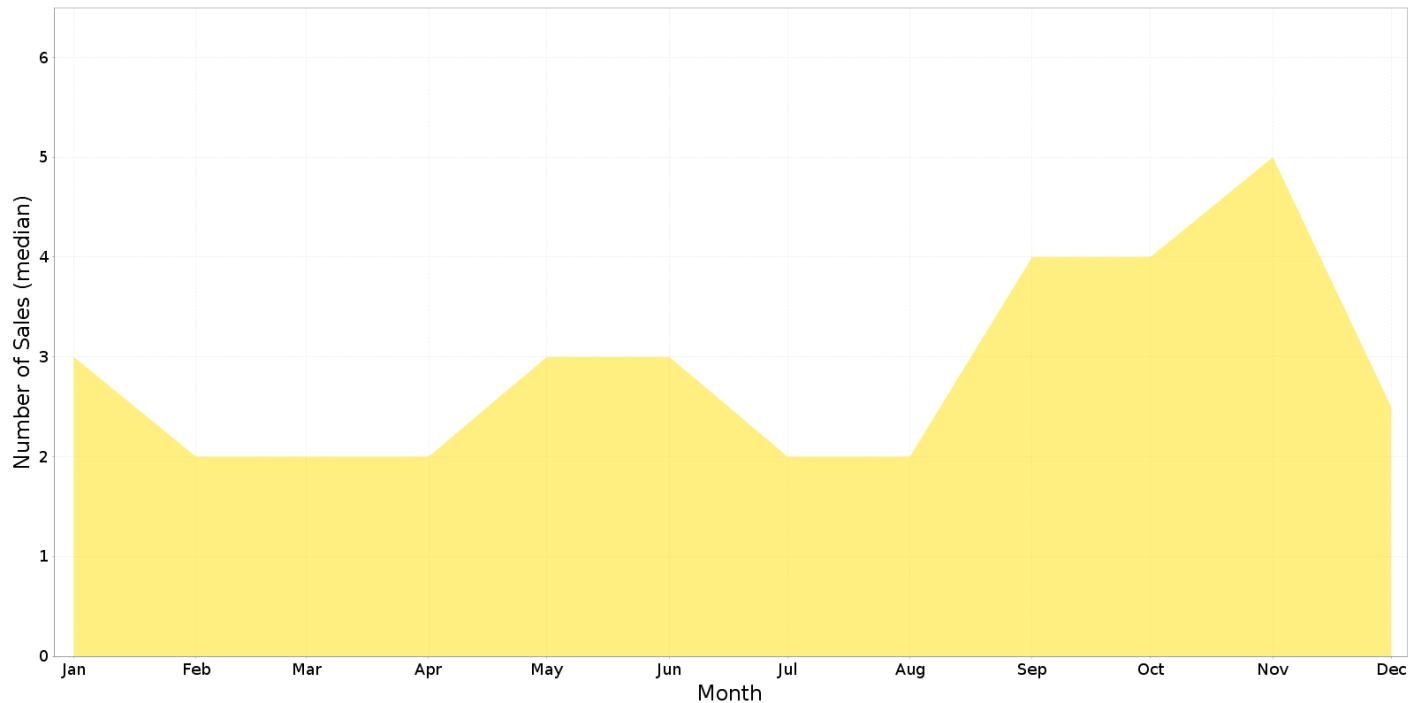
**+10.4%**

Current Median Price: \$1,037,500  
Previous Median Price: \$940,000

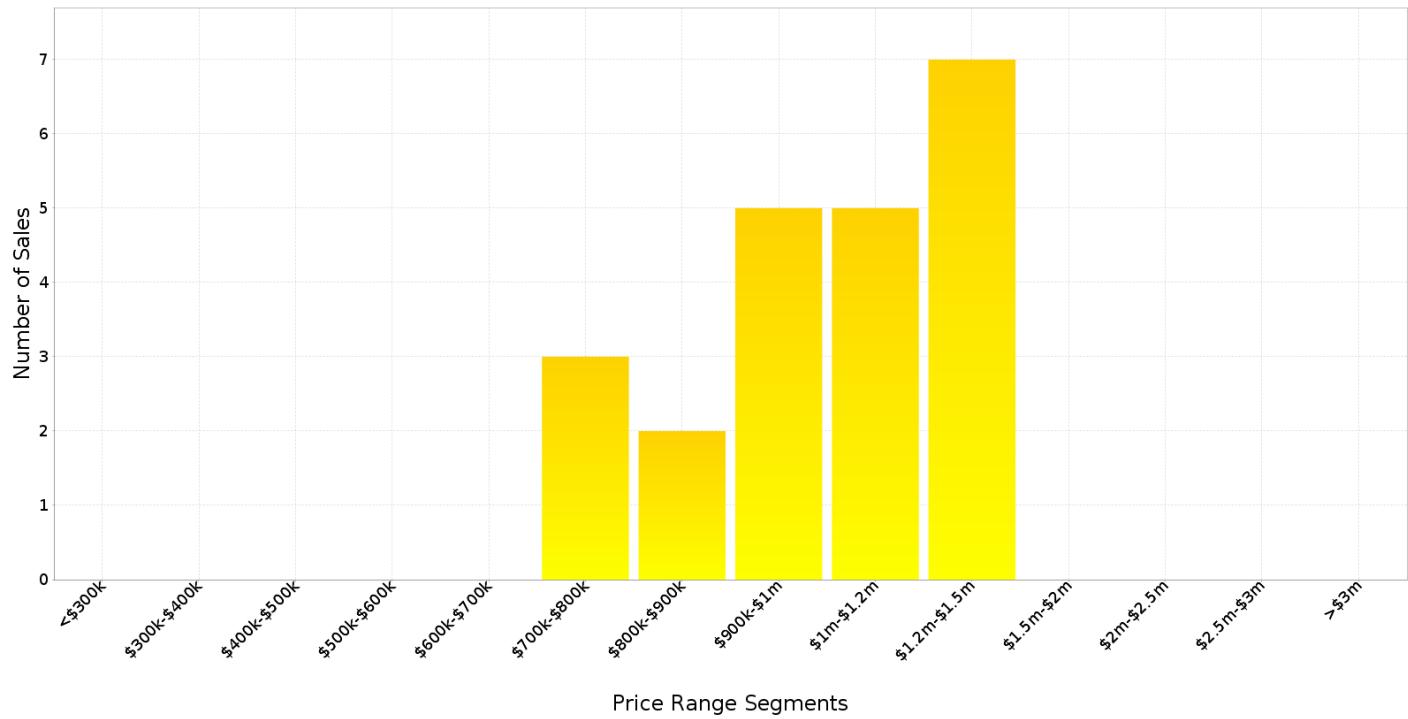
Based on 53 recorded House sales compared over the last two rolling 12 month periods



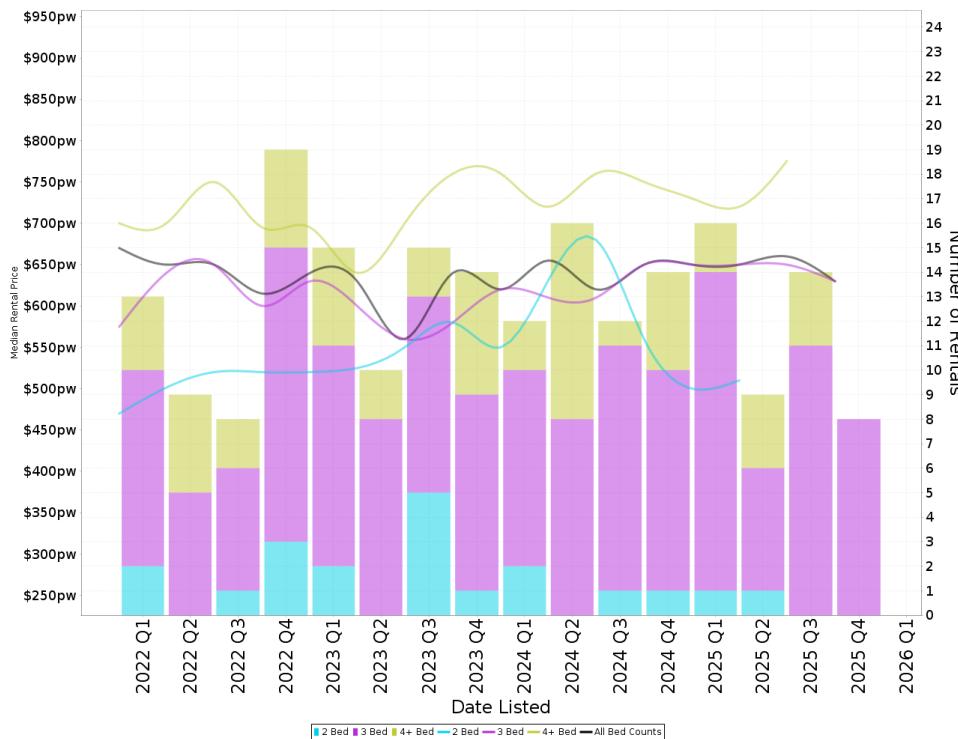
## FLOREY - Peak Selling Periods (3 years)



## FLOREY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+10.4%**

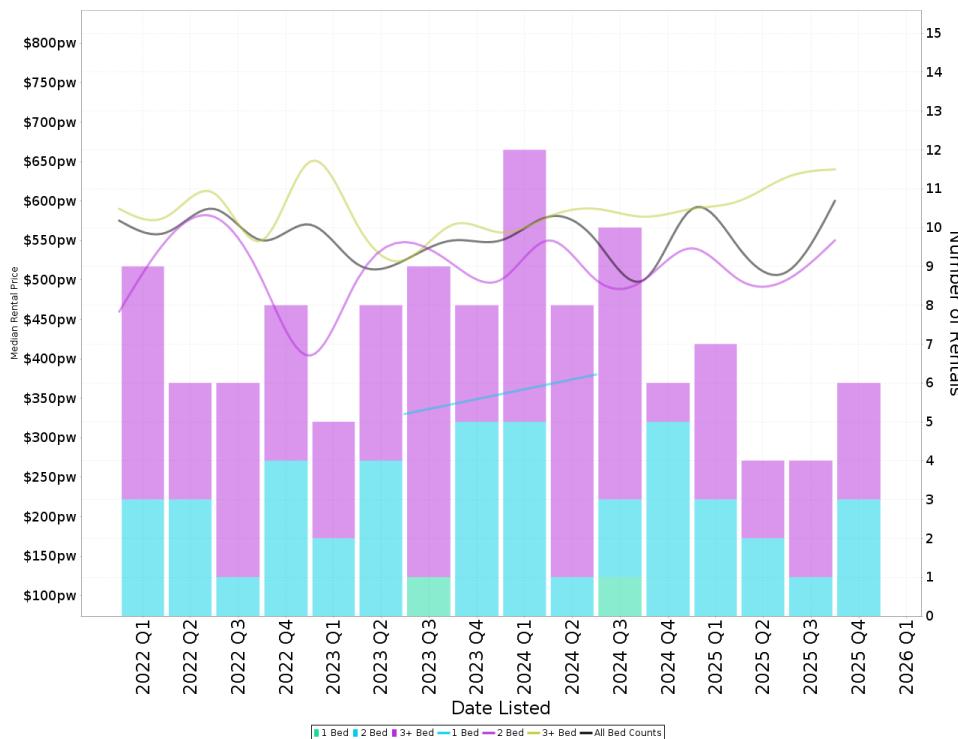
Current Median Price: \$1,037,500  
Previous Median Price: \$940,000  
Based on 53 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.3%**

Current Median Price: \$1,037,500  
Current Median Rent: \$650  
Based on 47 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+2.2%**

Current Median Price: \$705,000  
Previous Median Price: \$690,000  
Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.4%**

Current Median Price: \$705,000  
Current Median Rent: \$600  
Based on 21 registered Unit rentals compared over the last 12 months.

# FLOREY - Recently Sold Properties

## Median Sale Price

# \$1.04m

Based on 22 recorded House sales within the last 12 months (2025)

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

## Suburb Growth

# +10.4%

Current Median Price: \$1,037,500  
Previous Median Price: \$940,000

Based on 53 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 22

Based on recorded House sales within the 12 months (2025)

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

### 15 MACCALLUM CCT



### 8 LAIDLEY PL



### 91 SUMMERVILLE CRES



### 6 BIBBY PL



### 25 ENNOR CRES



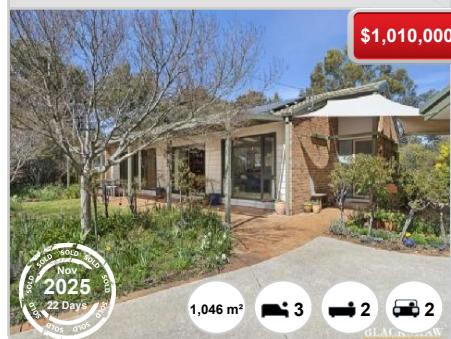
### 6 LE SOUEF CRES



### 6 WHITELEGGE CL



### 131 SUMMERVILLE CRES



### 3 THORPE ST



**7 COLEFAX PL**



**\$996,000**

Oct 2025  
21 Days  
SOLD

737 m<sup>2</sup> | 4 Bed | 2 Bath | 2 Car

**20 BOWLEY PL**



**\$980,000**

Oct 2025  
355 Days  
SOLD

772 m<sup>2</sup> | 3 Bed | 2 Bath | 2 Car

**11 PRIESTLEY PL**



**\$1,550,000**

Oct 2025  
22 Days  
SOLD

917 m<sup>2</sup> | 5 Bed | 3 Bath | 3 Car

**1 EDMAN CL**



**\$1,420,000**

Oct 2025  
N/A

1,021 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

**18 LAIDLEY PL**



**\$1,093,000**

Sep 2025  
16 Days  
SOLD

745 m<sup>2</sup> | 4 Bed | 3 Bath | 2 Car

**24 WHITTELL CRES**



**\$1,320,000**

Sep 2025  
85 Days  
SOLD

799 m<sup>2</sup> | 4 Bed | 2 Bath | 2 Car

**15 TWELVETREES CRES**



**\$1,230,000**

Sep 2025  
23 Days  
SOLD

977 m<sup>2</sup> | 3 Bed | 3 Bath | 2 Car

**7 HAYDEN CL**

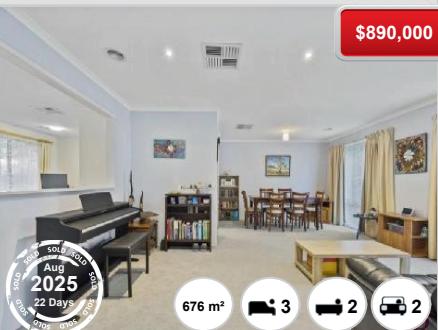


**\$970,000**

Aug 2025  
17 Days  
SOLD

880 m<sup>2</sup> | 4 Bed | 2 Bath | 2 Car

**70 BARNARD CCT**



**\$890,000**

Aug 2025  
22 Days  
SOLD

676 m<sup>2</sup> | 3 Bed | 2 Bath | 2 Car

**8 CRAIG PL**

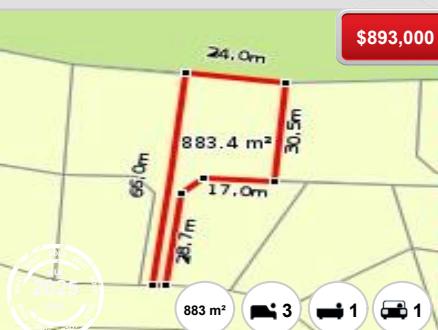


**\$970,000**

Aug 2025  
24 Days  
SOLD

786 m<sup>2</sup> | 3 Bed | 2 Bath | 2 Car

**8 BOWLEY PL**



**\$893,000**

Aug 2025  
N/A

883 m<sup>2</sup> | 3 Bed | 1 Bath | 1 Car

**10 LONGLEY PL**



**\$795,000**

Jul 2025  
N/A

1,035 m<sup>2</sup> | 3 Bed | 1 Bath | 2 Car

# FLOREY - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 47 recorded House rentals within the last 12 months (2025)

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

## Rental Yield

**+3.3%**

Current Median Price: \$1,037,500  
Current Median Rent: \$650

Based on 22 recorded House sales and 47 House rentals compared over the last 12 months

## Number of Rentals

**47**

Based on recorded House rentals within the last 12 months (2025)

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

### 2/68 TWELVE TREE CRESCENT

**\$625 per week**



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