

**RayWhite.**

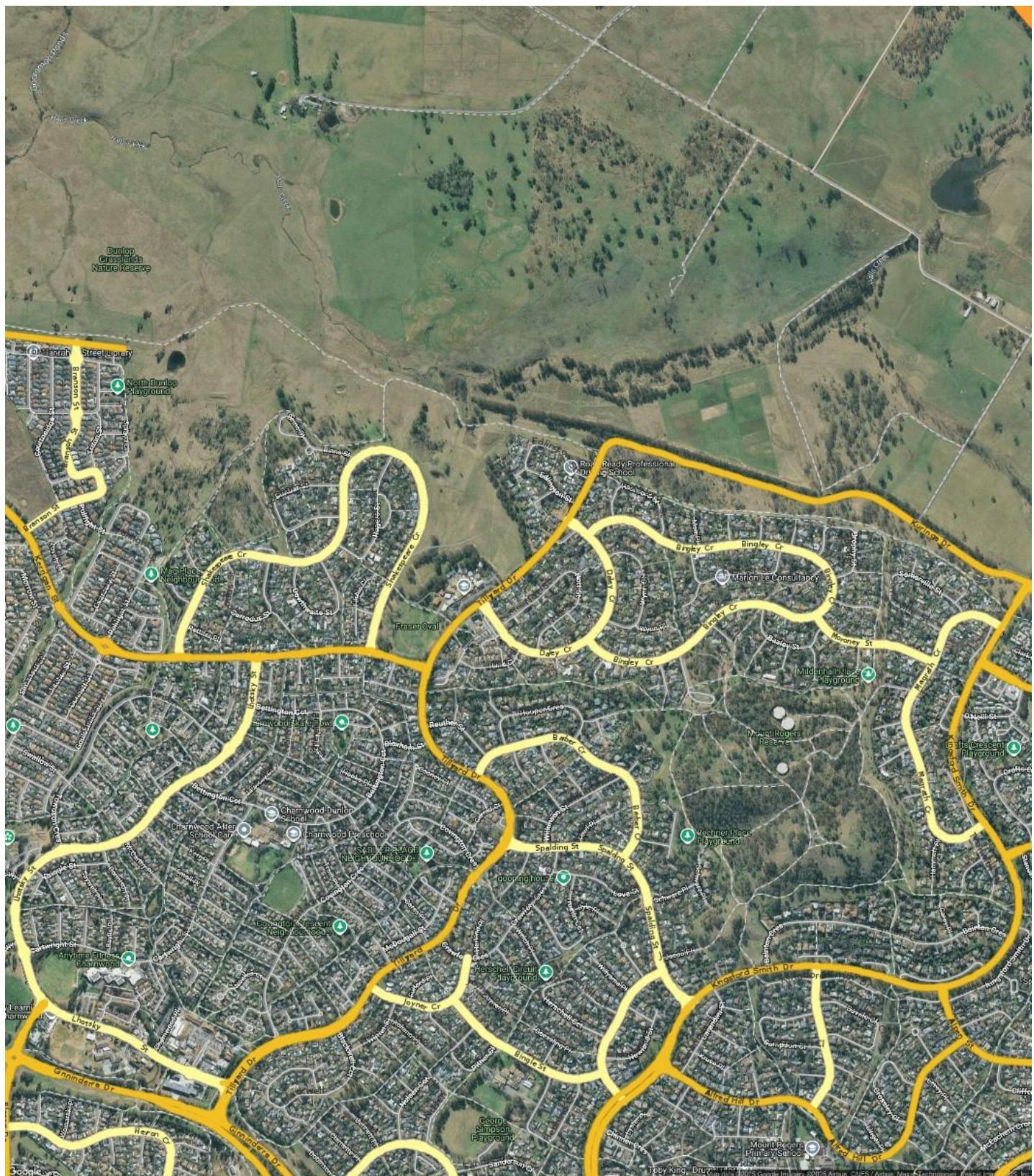
# Suburb flyover report

**FRASER (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# FRASER - Suburb Map



# FRASER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	16	\$ 470,000	0.0 %	\$ 395,000	\$ 655,000
2009	26	\$ 466,500	-0.7 %	\$ 260,000	\$ 660,000
2010	15	\$ 510,000	9.3 %	\$ 386,000	\$ 680,000
2011	21	\$ 520,000	2.0 %	\$ 58,000	\$ 840,000
2012	38	\$ 517,500	-0.5 %	\$ 379,000	\$ 875,000
2013	24	\$ 527,500	1.9 %	\$ 385,000	\$ 695,000
2014	28	\$ 505,000	-4.3 %	\$ 407,000	\$ 720,000
2015	18	\$ 562,500	11.4 %	\$ 29,600	\$ 697,000
2016	22	\$ 623,500	10.8 %	\$ 435,000	\$ 830,000
2017	26	\$ 690,000	10.7 %	\$ 260,000	\$ 860,000
2018	23	\$ 750,000	8.7 %	\$ 470,000	\$ 965,000
2019	27	\$ 665,000	-11.3 %	\$ 520,000	\$ 1,019,000
2020	24	\$ 697,500	4.9 %	\$ 7,700	\$ 1,000,000
2021	25	\$ 917,000	31.5 %	\$ 595,000	\$ 1,600,000
2022	29	\$ 1,000,000	9.1 %	\$ 600,000	\$ 1,590,000
2023	24	\$ 942,500	-5.8 %	\$ 760,500	\$ 1,425,000
2024	29	\$ 950,000	0.8 %	\$ 305,000	\$ 1,250,000
2025	25	\$ 1,000,000	5.3 %	\$ 830,000	\$ 1,850,000
2026	0				

## Median Sale Price

**\$1m**

Based on 25 recorded House sales within the last 12 months (2025)

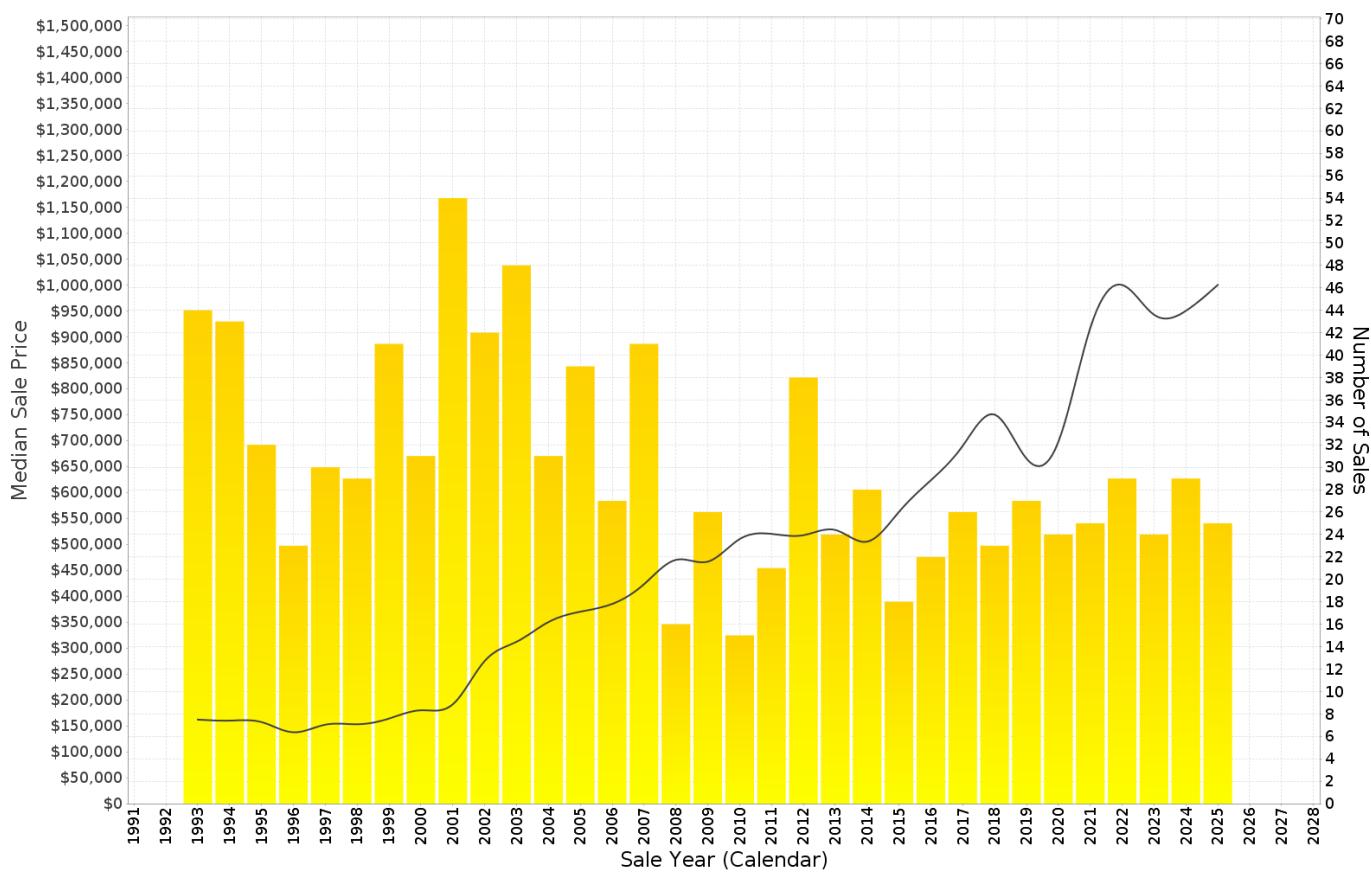
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

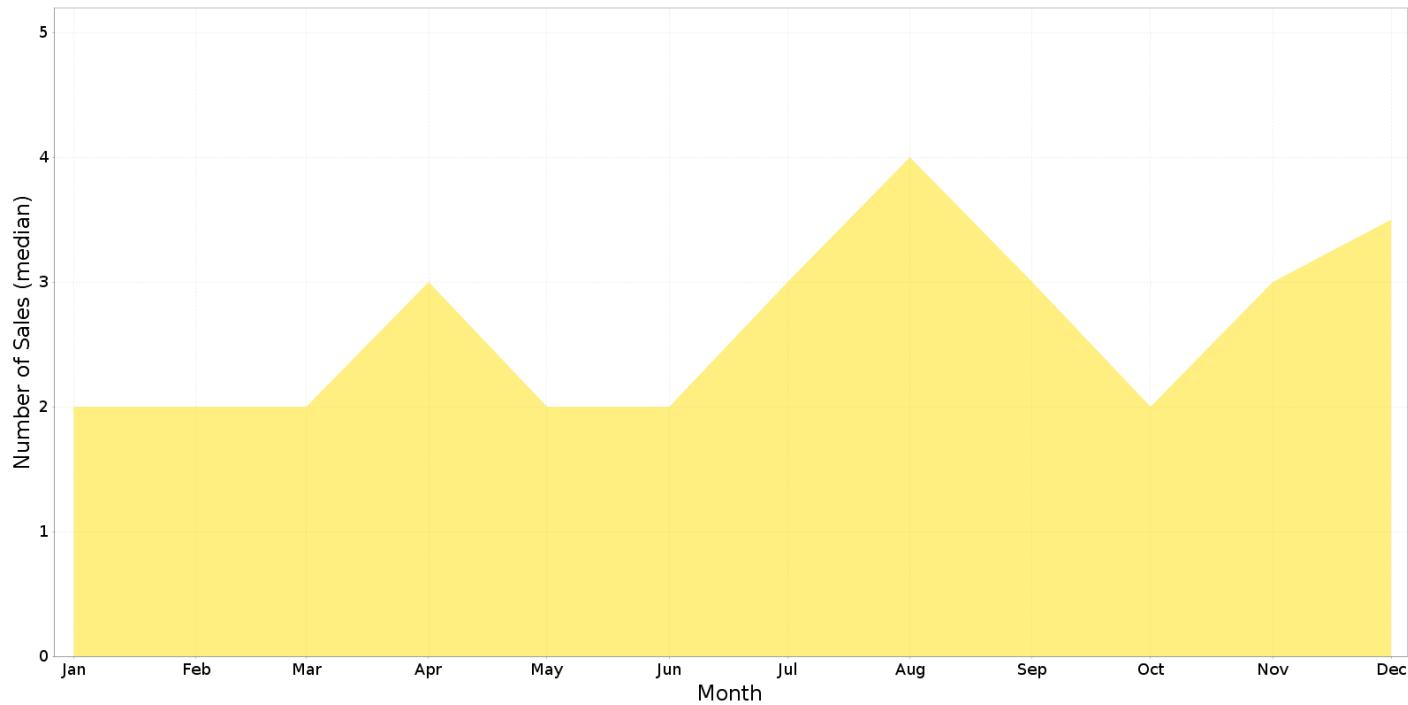
**+5.3%**

Current Median Price: \$1,000,000  
Previous Median Price: \$950,000

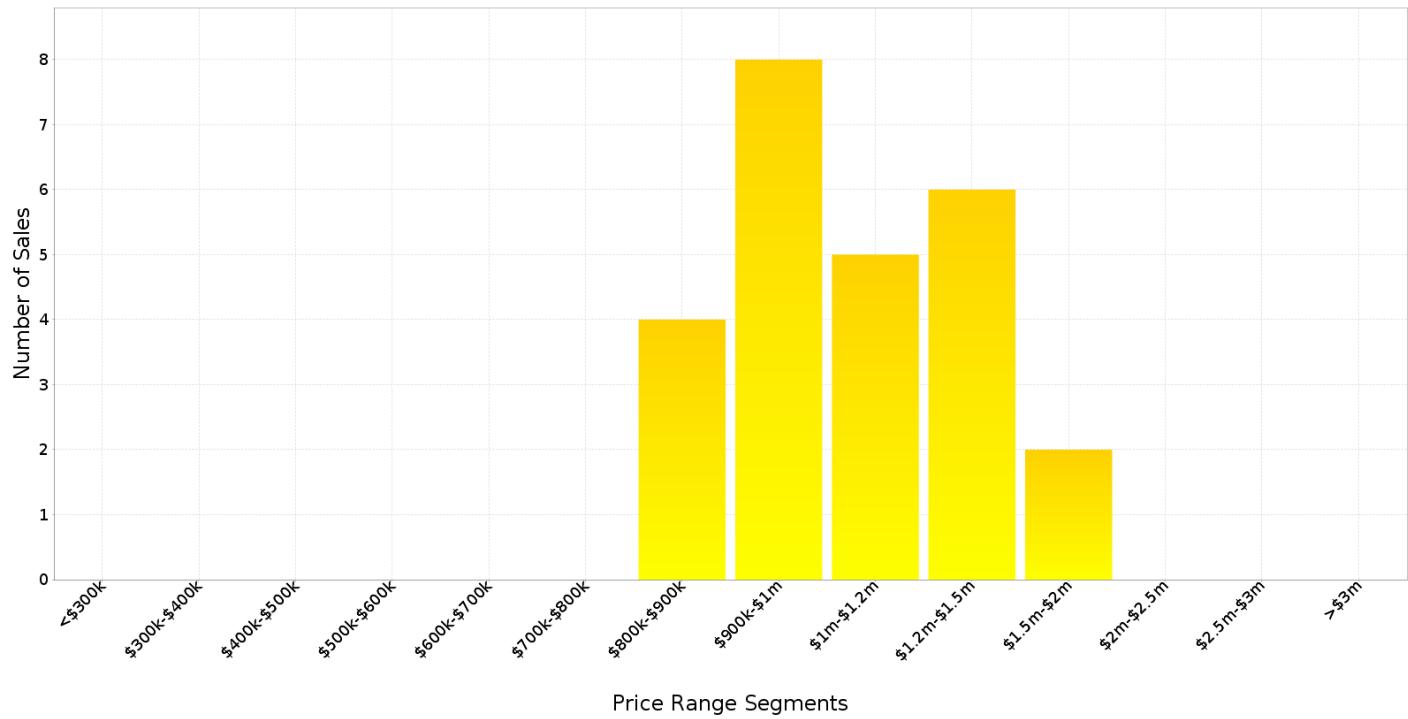
Based on 54 recorded House sales compared over the last two rolling 12 month periods



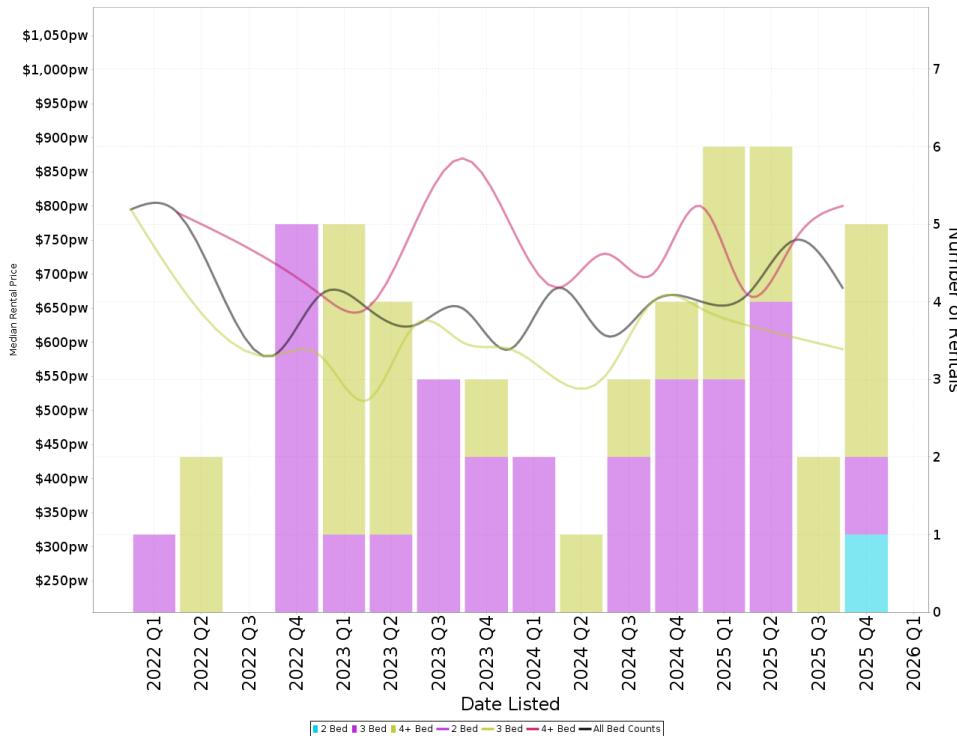
## FRASER - Peak Selling Periods (3 years)



## FRASER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+5.3%**

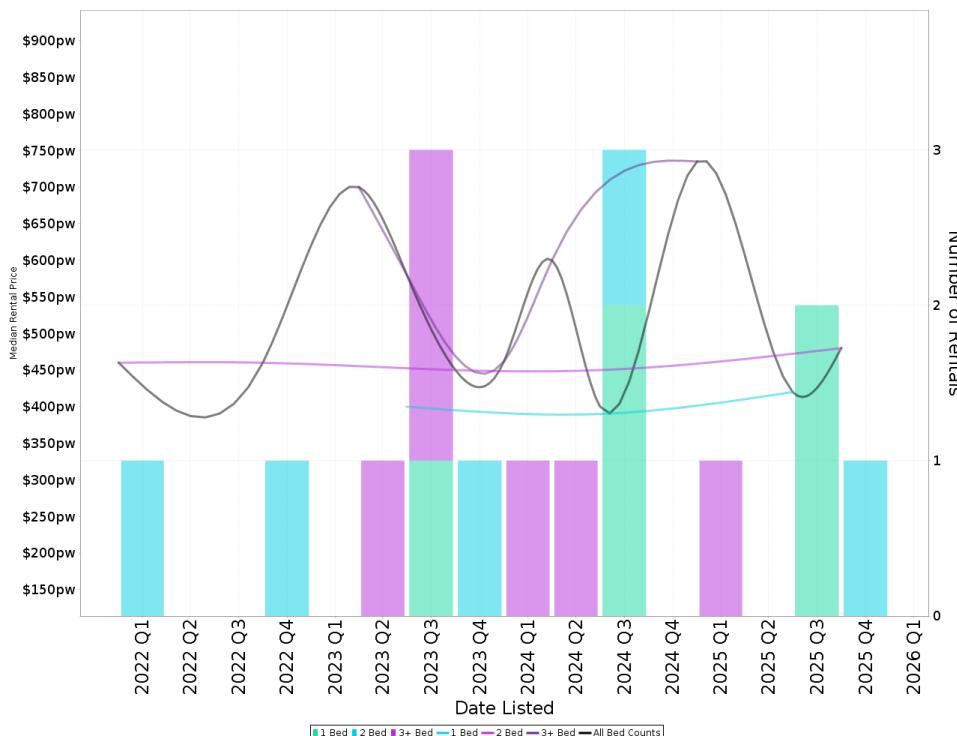
Current Median Price: \$1,000,000  
 Previous Median Price: \$950,000  
 Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.5%**

Current Median Price: \$1,000,000  
 Current Median Rent: \$680  
 Based on 19 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

# FRASER - Recently Sold Properties

## Median Sale Price

# \$1m

Based on 25 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

# +5.3%

Current Median Price: \$1,000,000  
Previous Median Price: \$950,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 25

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

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

206 TILLYARD DR



40 KERRIGAN ST



4 EDDISON PL



23 EDLINGTON ST



5 AVERY PL



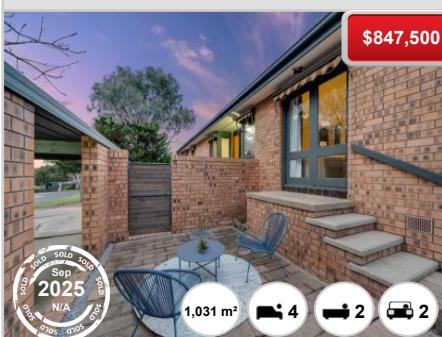
56B DALEY CRES



93 BINGLEY CRES



3 DOWTHWAITE ST



3 DEASLAND PL



**1 CARRODUS ST**



**\$1,000,000**

**20 Days**

**Sep 2025**

**1,241 m<sup>2</sup>** **3** **2** **2**

IRWIN PROPERTY

**31 BINGLEY CRES**



**\$1,450,000**

**24 Days**

**AUG 2025**

**1,298 m<sup>2</sup>** **4** **3** **2**

IRWIN PROPERTY

**24 WYNN ST**



**\$1,150,000**

**20 Days**

**AUG 2025**

**1,320 m<sup>2</sup>** **4** **1** **2**

Ruth John RayWhite

**59 BINGLEY CRES**



**\$995,000**

**97 Days**

**Aug 2025**

**1,026 m<sup>2</sup>** **4** **2** **2**

**12 ROGERS ST**



**\$1,043,000**

**14 Days**

**AUG 2025**

**1,145 m<sup>2</sup>** **4** **2** **2**

**5 NISH PL**



**\$1,080,000**

**13 Days**

**AUG 2025**

**1,352 m<sup>2</sup>** **4** **2** **2**

**4 EDLINGTON ST**



**\$1,250,000**

**Jul 2025**

**N/A**

**780 m<sup>2</sup>** **4** **2** **4**

**57 SHAKESPEARE CRES**



**\$918,500**

**12 Days**

**AUG 2025**

**1,130 m<sup>2</sup>** **4** **2** **2**

**87 BINGLEY CRES**



**\$995,000**

**127 Days**

**Jul 2025**

**998 m<sup>2</sup>** **4** **2** **2**

# FRASER - Properties For Rent

## Median Rental Price

**\$680 /w**

Based on 19 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

**+3.5%**

Current Median Price: \$1,000,000  
Current Median Rent: \$680

Based on 25 recorded House sales and 19 House rentals compared over the last 12 months

## Number of Rentals

**19**

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

