

RayWhite.

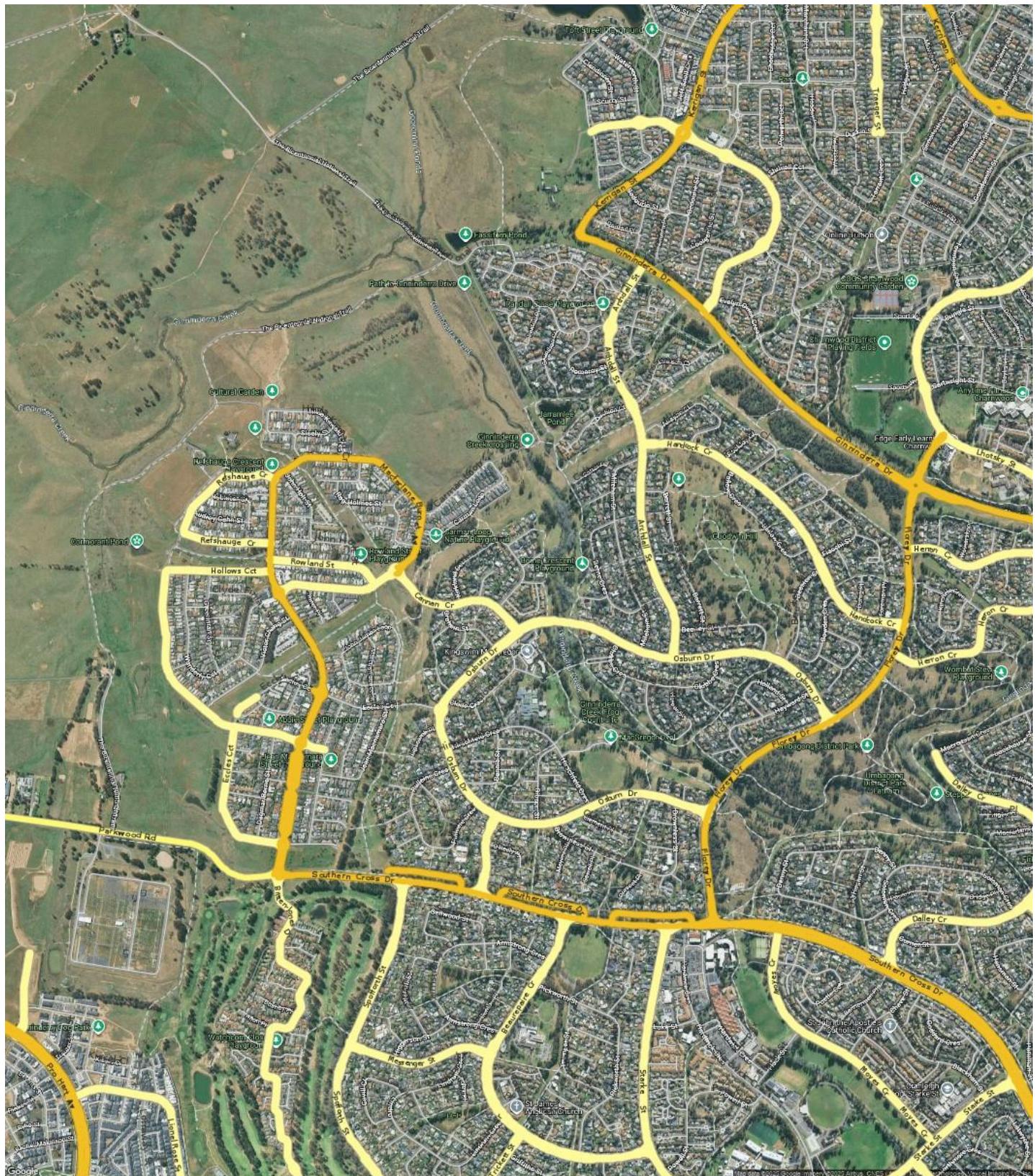
Suburb flyover report

MACGREGOR (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



MACGREGOR - Suburb Map



MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	120	\$ 337,900	0.0 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	159	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	116	\$ 438,500	0.8 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	3.8 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	138	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	112	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	131	\$ 810,000	6.9 %	\$ 300,002	\$ 1,450,000
2023	117	\$ 770,000	-4.9 %	\$ 60,000	\$ 1,300,000
2024	125	\$ 795,000	3.2 %	\$ 172,500	\$ 1,250,000
2025	88	\$ 816,000	2.6 %	\$ 344,900	\$ 1,272,000
2026	0				

Median Sale Price

\$816k

Based on 88 recorded House sales within the last 12 months (2025)

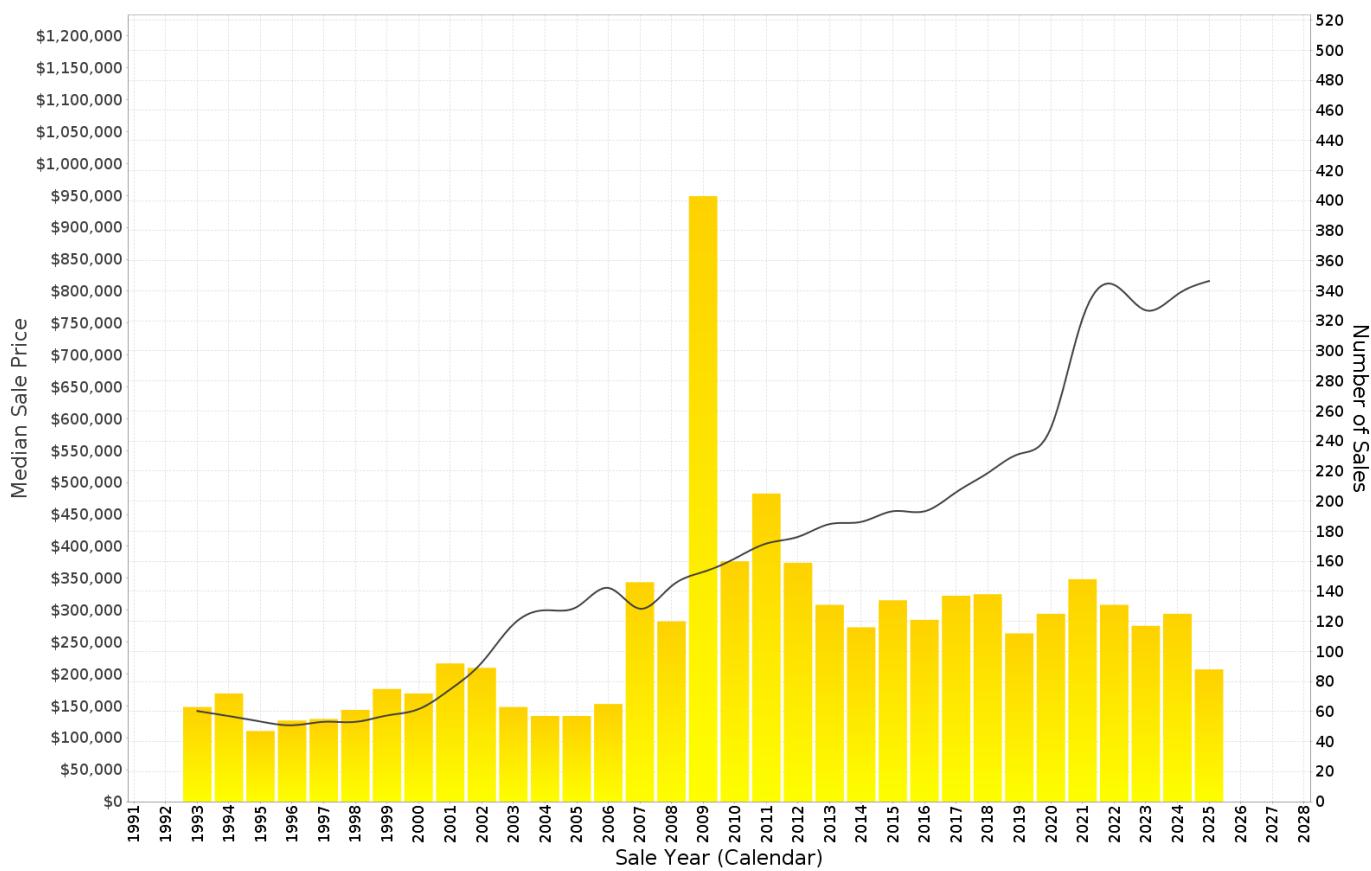
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

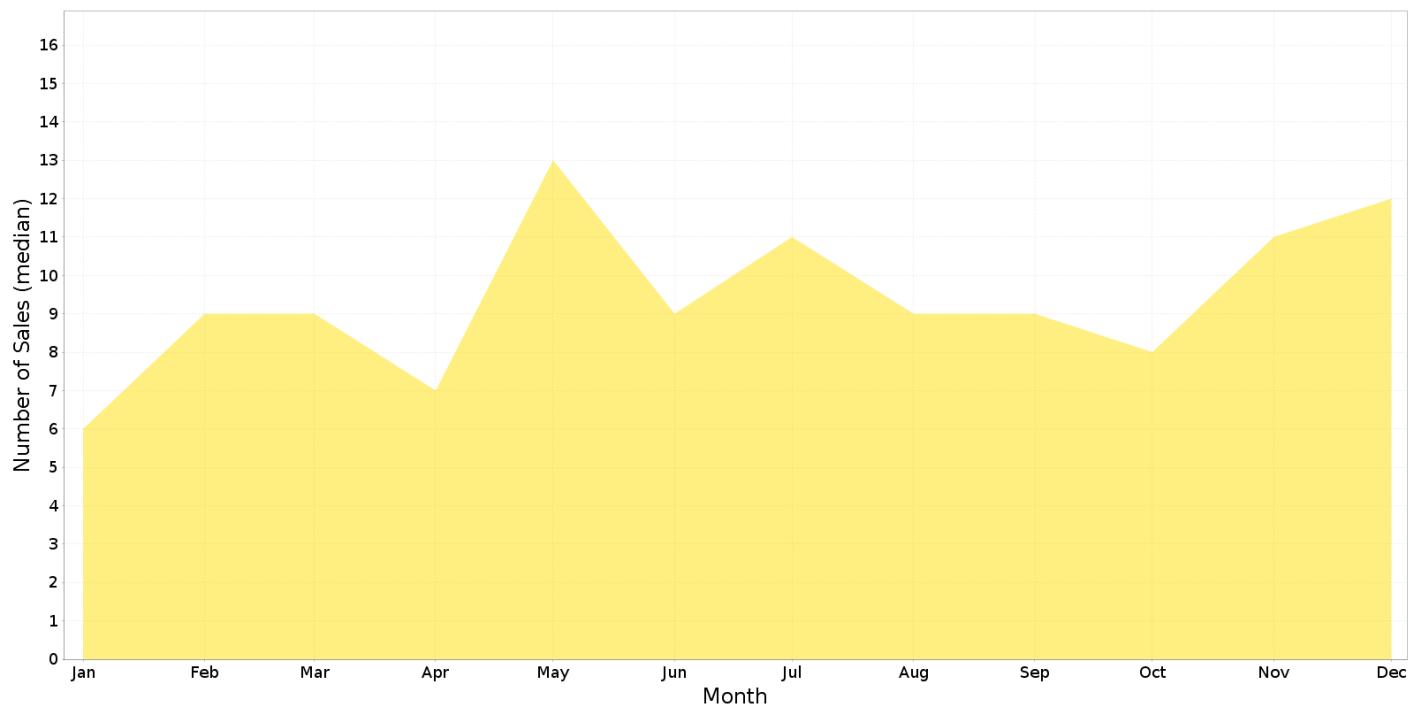
+2.6%

Current Median Price: \$816,000
Previous Median Price: \$795,000

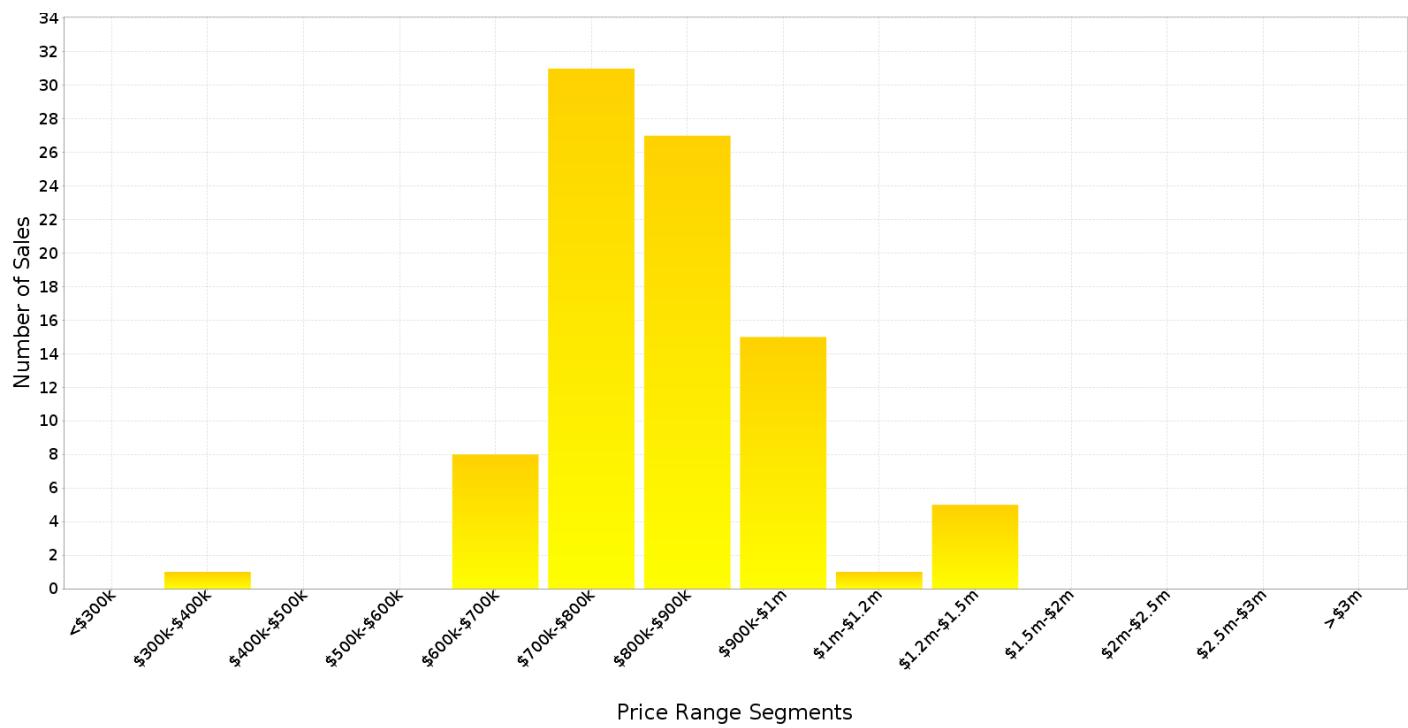
Based on 213 recorded House sales compared over the last two rolling 12 month periods



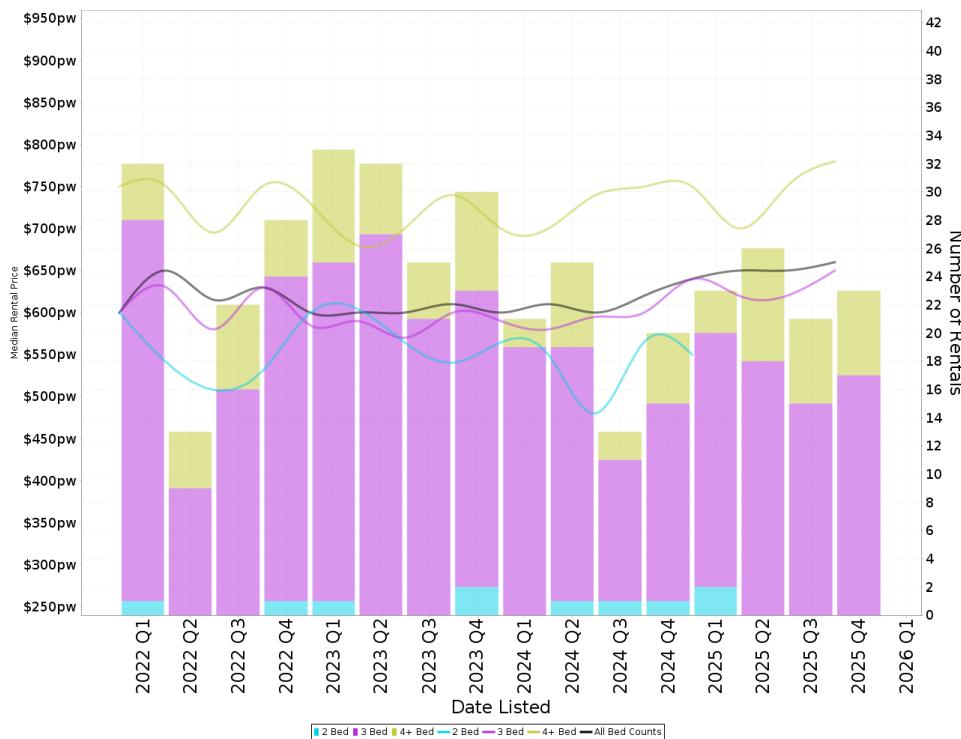
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.6%

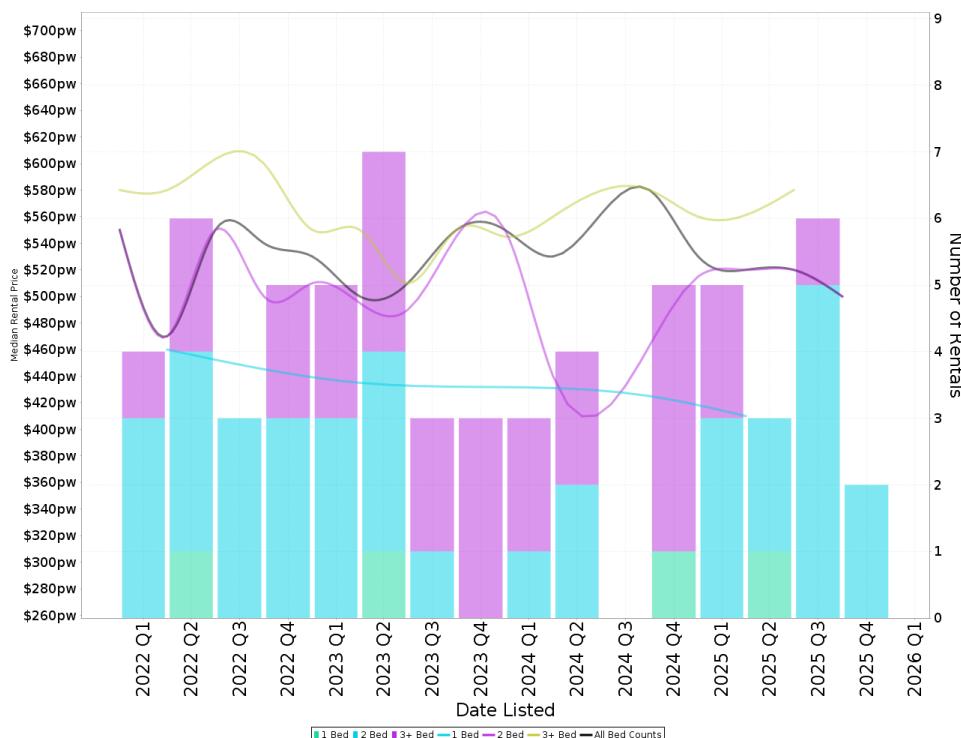
Current Median Price: \$816,000
Previous Median Price: \$795,000
Based on 213 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$816,000
Current Median Rent: \$650
Based on 93 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.3%

Current Median Price: \$640,000
Previous Median Price: \$575,000
Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$640,000
Current Median Rent: \$520
Based on 16 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price

\$816k

Based on 88 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

+2.6%

Current Median Price: \$816,000
Previous Median Price: \$795,000

Based on 213 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

88

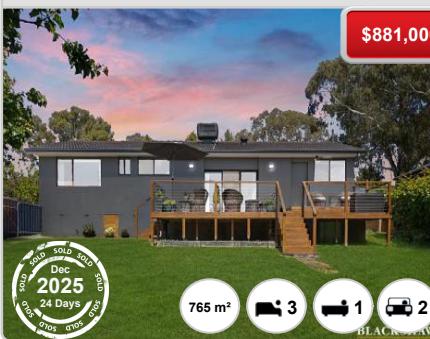
Based on recorded House sales within the 12 months (2025)

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

4 CILENTO ST



36 HANDCOCK CRES



10 CLYDE FINLAY ST



87 WUNDERLY CCT



27 RAG HOLMES ST



1 CLUBBE CRES



1 DAGMAR BERNE CCT



218 MACFARLANE BURNET AVE



2 WASSELL PL



29 OSBURN DR



\$930,000

34.0m
27.3m
931.8 m²

932 m² 6 3 2

2025 13 Days

81 CARMAN LOOP



\$851,000

400 m² 3 2 1

Oct 2025 13 Days

23 AUDREY CAHN ST



\$720,000

250 m² 3 1 1

Oct 2025 30 Days

24 CLUBBE CRES



\$961,000

750 m² 4 2 2

Oct 2025 8 Days

140 MACFARLANE BURNET AVE



\$890,000

450 m² 3 2 2

Oct 2025 16 Days

31 AUDREY CAHN ST



\$740,000

298 m² 3 1 1

Oct 2025 28 Days

12 CLEMENT PL



\$800,000

836 m² 3 1 1

Sep 2025 N/A

29 IDA BIRCHALL CRES



\$1,240,000

652 m² 4 2 2

Sep 2025 236 Days

6 GRIGSON PL



\$730,000

775 m² 3 1 2

Sep 2025 23 Days

11 AUDREY CAHN ST



\$750,000

298 m² 3 1 1

Sep 2025 14 Days

14 GREENMAN PL



\$795,000

547 m² 3 1 1

Sep 2025 18 Days

19 ROWLAND ST



\$722,000

298 m² 3 1 1

Sep 2025 23 Days

MACGREGOR - Properties For Rent

Median Rental Price

\$650 /w

Based on 93 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

+4.1%

Current Median Price: \$816,000
Current Median Rent: \$650

Based on 88 recorded House sales and 93 House rentals compared over the last 12 months

Number of Rentals

93

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

40 Carman Loop



16 AUDREY CAHN STREET



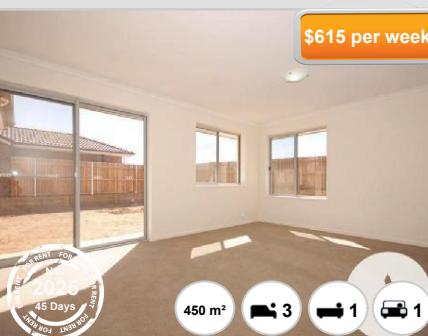
56 JOHN HOLT STREET



17 ISBISTER STREET



24 DAGMAR BERNE STREET



30 REFSHAUGE CRESCENT

