

# Suburb flyover report

MACGREGOR (HOUSE)

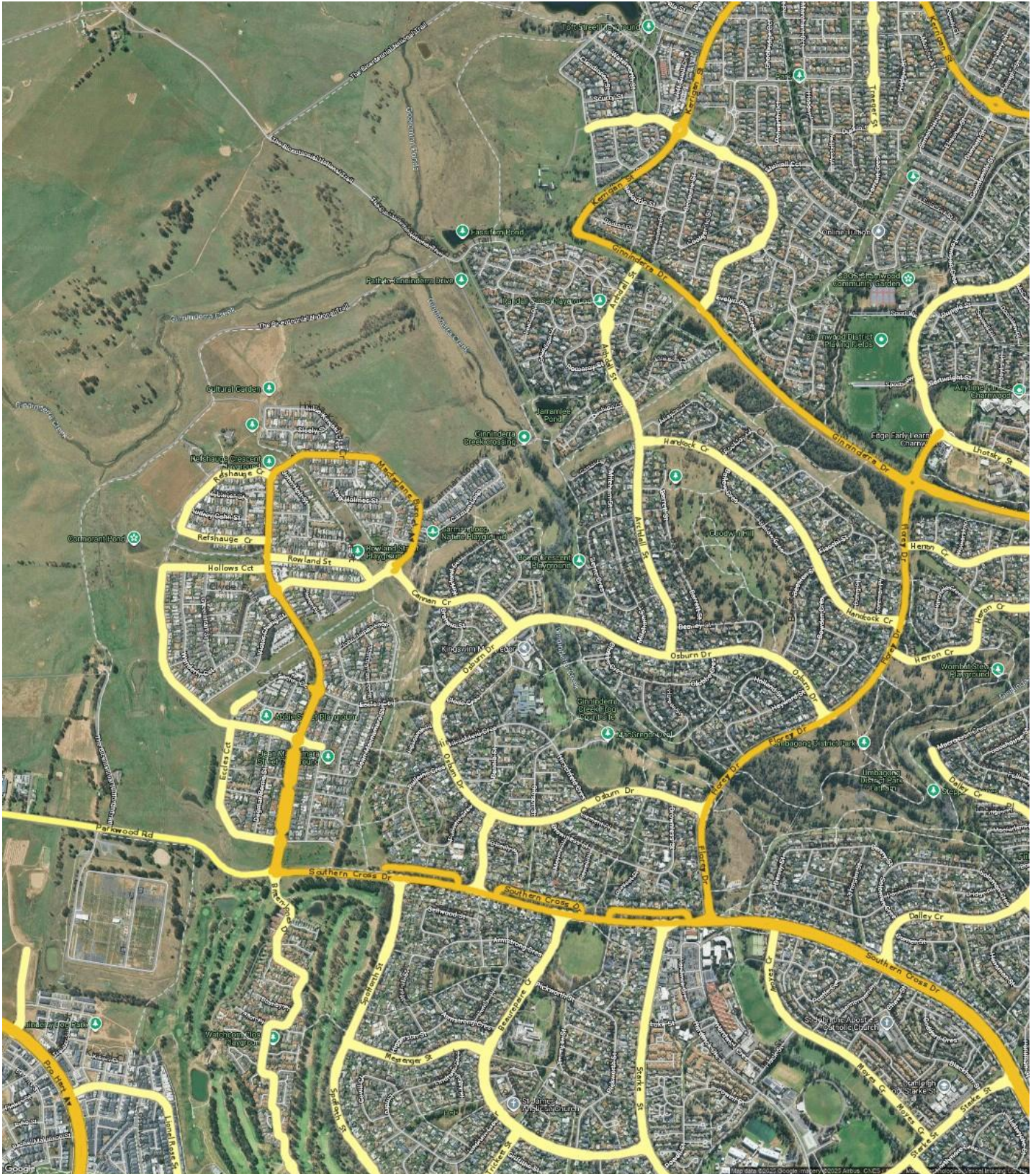
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## MACGREGOR - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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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)

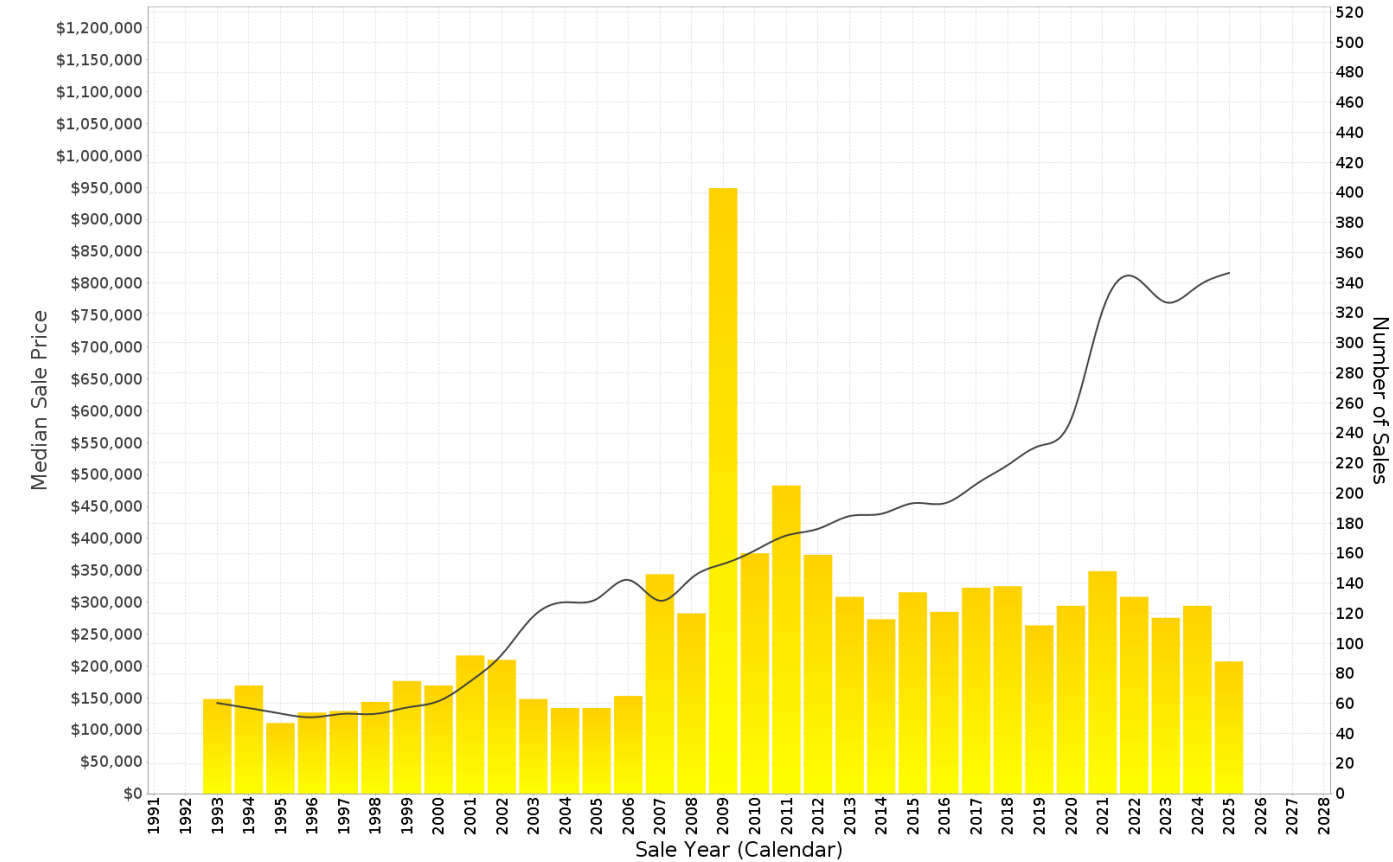
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

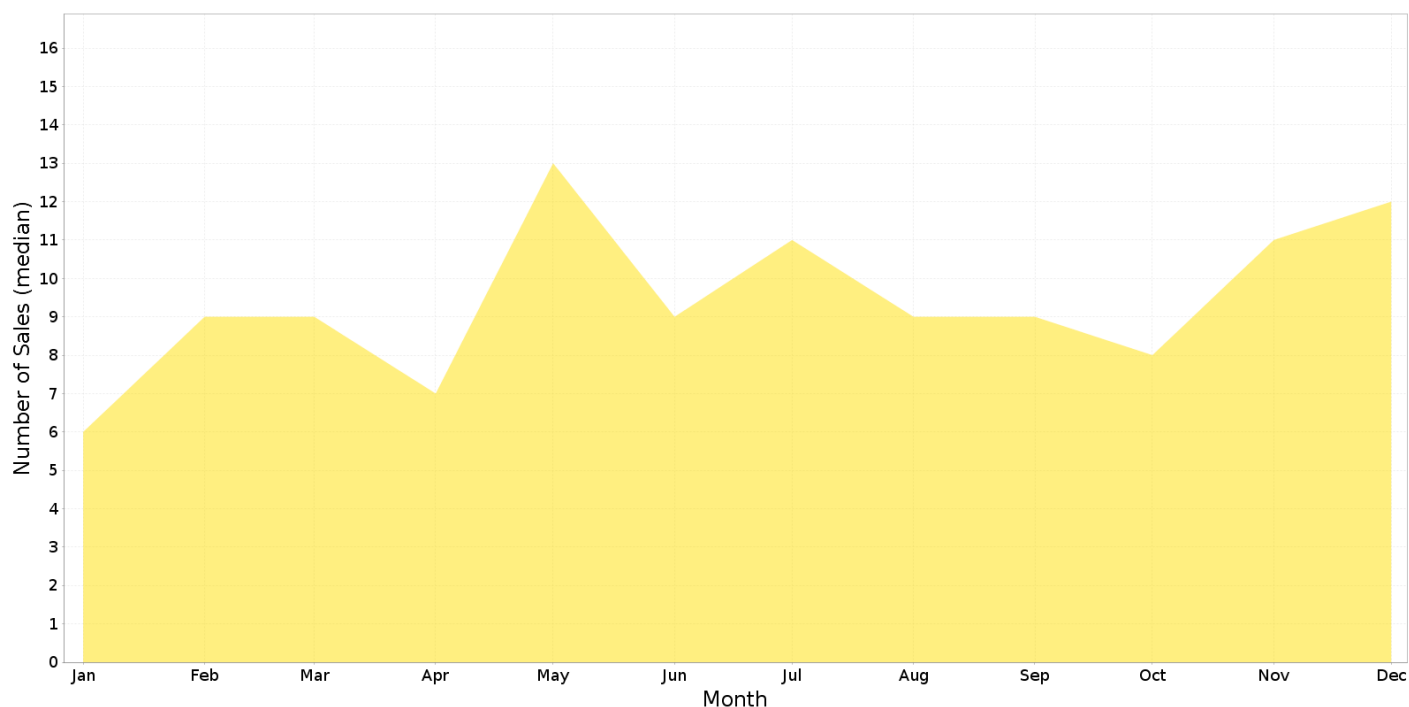
+2.6%

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

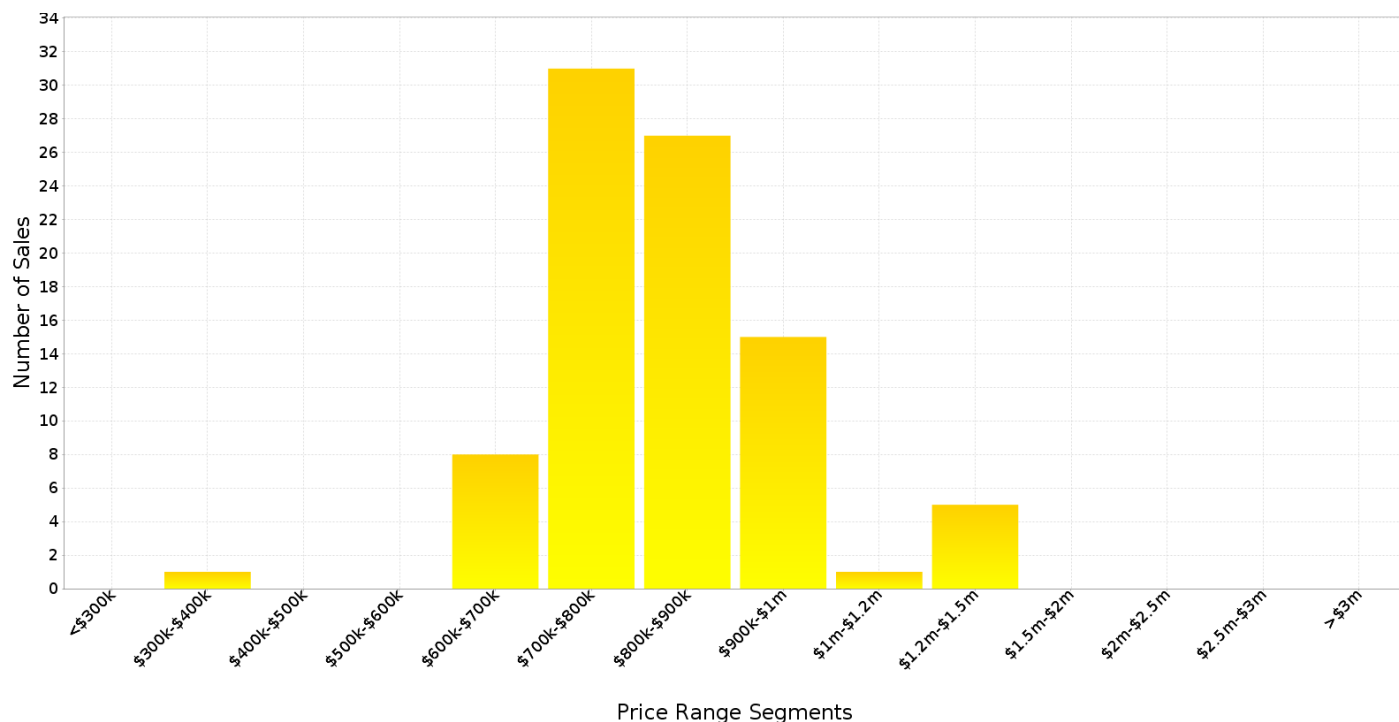
Based on 213 recorded House sales compared over the last two rolling 12 month periods



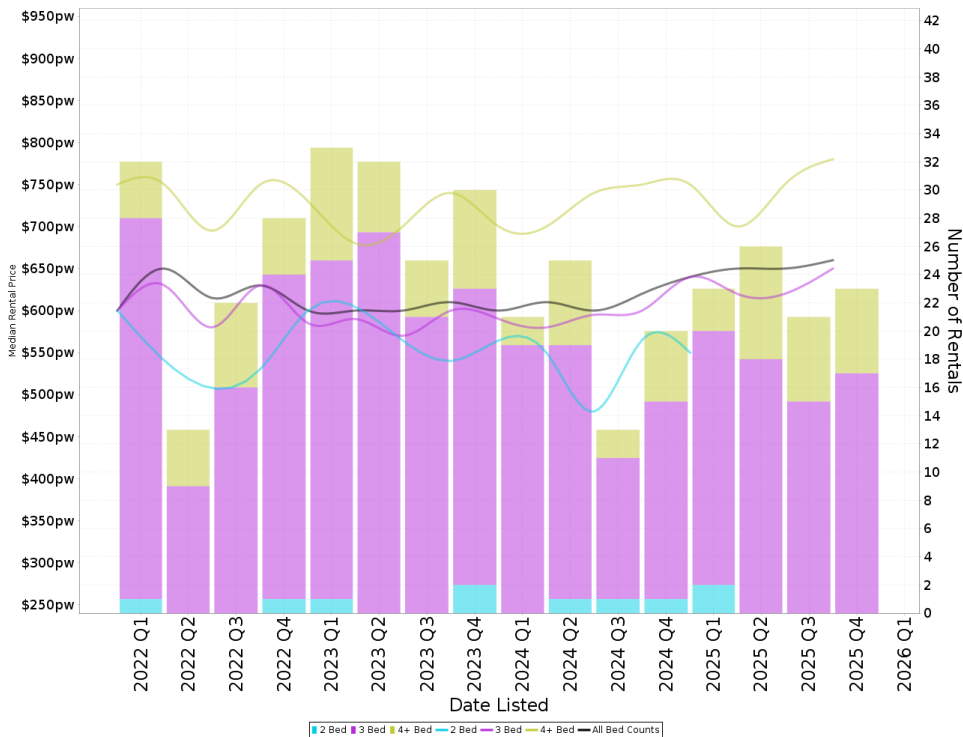
## MACGREGOR - Peak Selling Periods (3 years)



## 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.

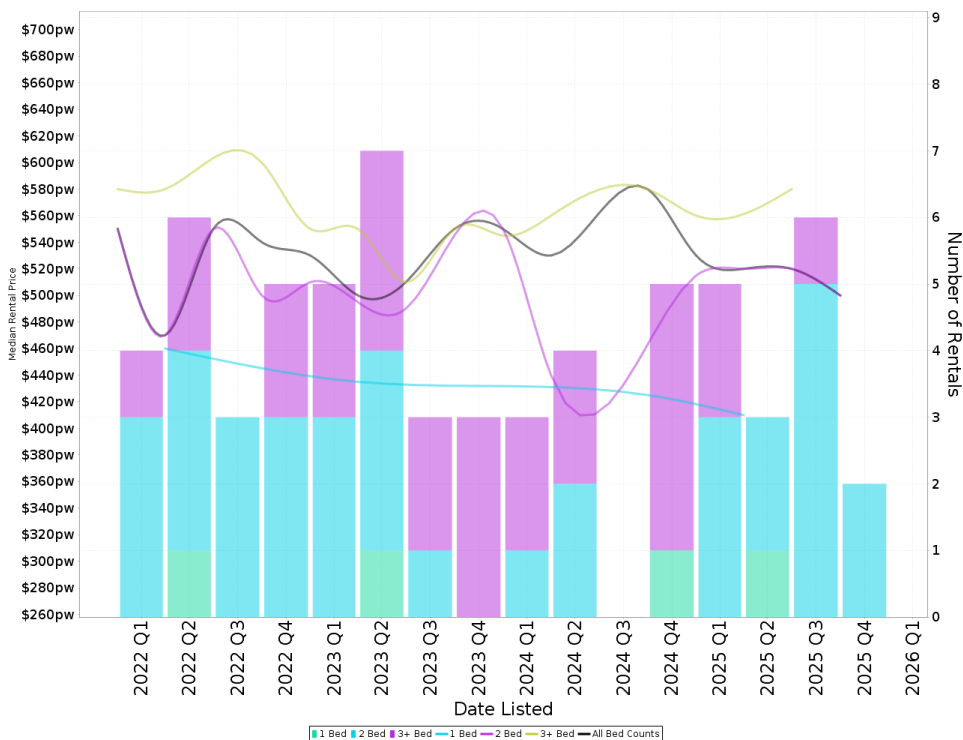
### Suburb Rental Yield

**+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

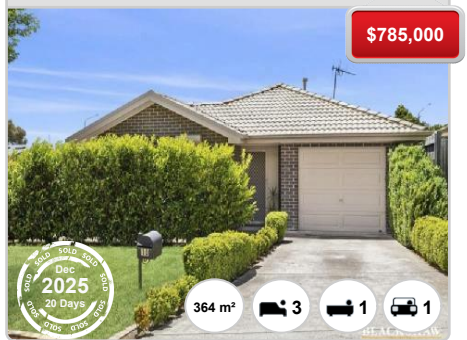
4 CILENTO ST



36 HANDCOCK CRES



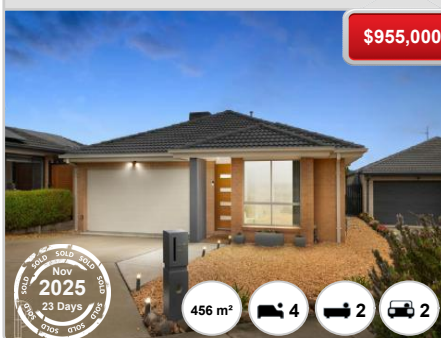
10 CLYDE FINLAY ST



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**

931.8 m<sup>2</sup>

932 m<sup>2</sup>

6 Beds 3 Bath 2 Car

**81 CARMAN LOOP**

**\$851,000**

400 m<sup>2</sup>

3 Beds 2 Bath 1 Car

**23 AUDREY CAHN ST**

**\$720,000**

250 m<sup>2</sup>

3 Beds 1 Bath 1 Car

**24 CLUBBE CRES**

**\$961,000**

750 m<sup>2</sup>

4 Beds 2 Bath 2 Car

**140 MACFARLANE BURNET AVE**

**\$890,000**

450 m<sup>2</sup>

3 Beds 2 Bath 2 Car

**31 AUDREY CAHN ST**

**\$740,000**

298 m<sup>2</sup>

3 Beds 1 Bath 1 Car

**12 CLEMENT PL**

**\$800,000**

836 m<sup>2</sup>

3 Beds 1 Bath 1 Car

**29 IDA BIRCHALL CRES**

**\$1,240,000**

652 m<sup>2</sup>

4 Beds 2 Bath 2 Car

**6 GRIGSON PL**

**\$730,000**

775 m<sup>2</sup>

3 Beds 1 Bath 2 Car

**11 AUDREY CAHN ST**

**\$750,000**

298 m<sup>2</sup>

3 Beds 1 Bath 1 Car

**14 GREENMAN PL**

**\$795,000**

547 m<sup>2</sup>

3 Beds 1 Bath 1 Car

**19 ROWLAND ST**

**\$722,000**

298 m<sup>2</sup>

3 Beds 1 Bath 1 Car

# 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**

**\$800 per week**




Dec 2025  
13 Days

477 m<sup>2</sup> 4 2 2

**16 AUDREY CAHN STREET**

**\$620 per week**




Dec 2025  
18 Days

298 m<sup>2</sup> 3 1 2

**56 JOHN HOLT STREET**

**\$640 per week**



Dec 2025  
23 Days

375 m<sup>2</sup> 3 1 2

**17 ISBISTER STREET**

**\$660 per week**



Dec 2025  
26 Days

357 m<sup>2</sup> 3 2 1

**24 DAGMAR BERNE STREET**

**\$615 per week**




Dec 2025  
45 Days

450 m<sup>2</sup> 3 1 1

**30 REFSHAUGE CRESCENT**

**\$650 per week**



Aug 2025  
151 Days

226 m<sup>2</sup> 3 1 1