

# Suburb flyover report

STRATHNAIRN (HOUSE)

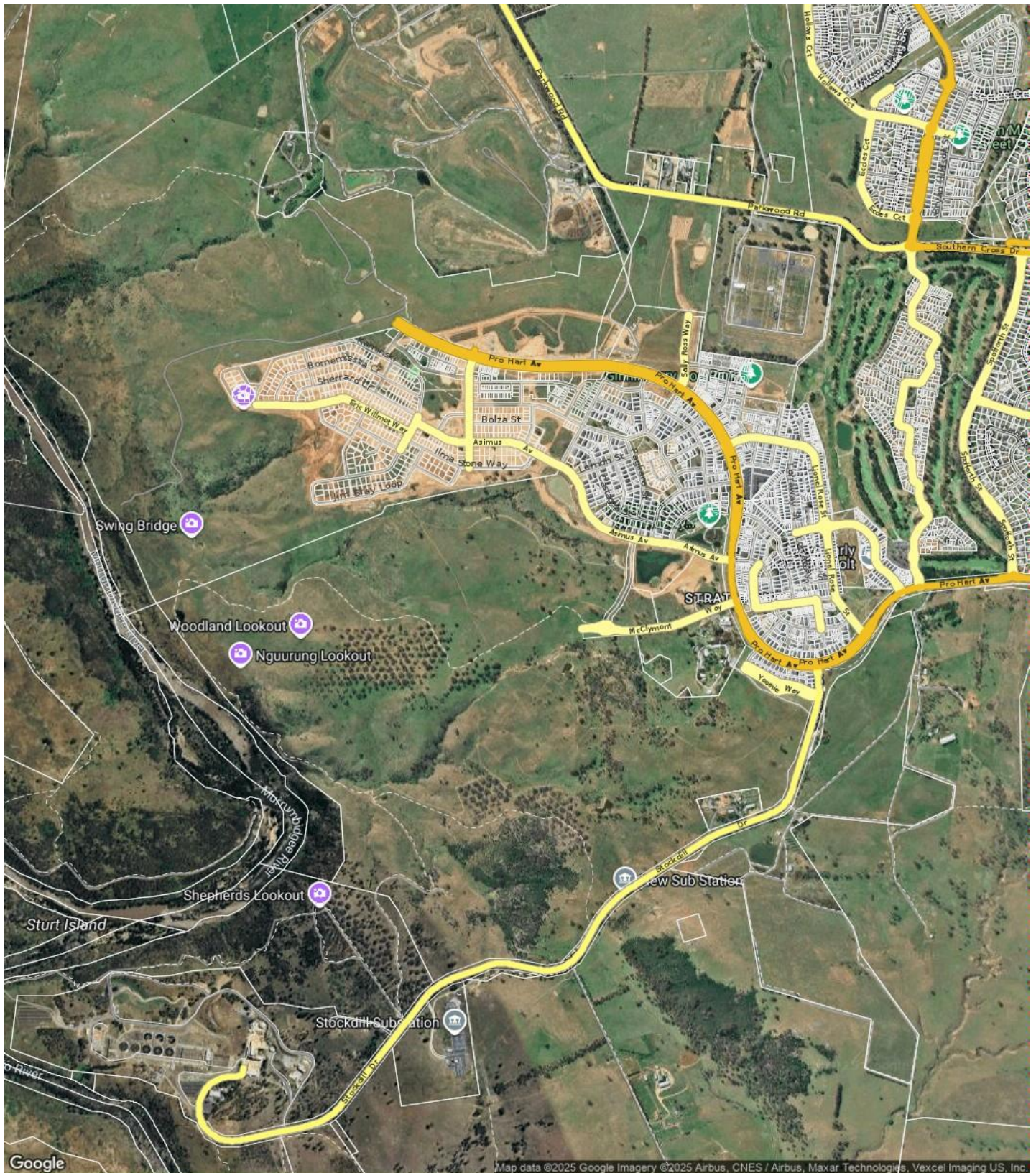
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## STRATHNAIRN - Suburb Map





# STRATHNAIRN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2019	2	\$ 382,500	0.0 %	\$ 256,000	\$ 509,000
2020	78	\$ 568,000	48.5 %	\$ 243,000	\$ 856,260
2021	37	\$ 670,000	18.0 %	\$ 139,405	\$ 1,200,000
2022	34	\$ 911,000	36.0 %	\$ 625,000	\$ 1,650,000
2023	48	\$ 905,250	-0.6 %	\$ 380,000	\$ 1,435,000
2024	43	\$ 915,000	1.1 %	\$ 367,000	\$ 1,350,000
2025	39	\$ 910,000	-0.5 %	\$ 340,000	\$ 1,535,000
2026	0				

Median Sale Price

\$910k

Based on 39 recorded House sales within the last 12 months (2025)

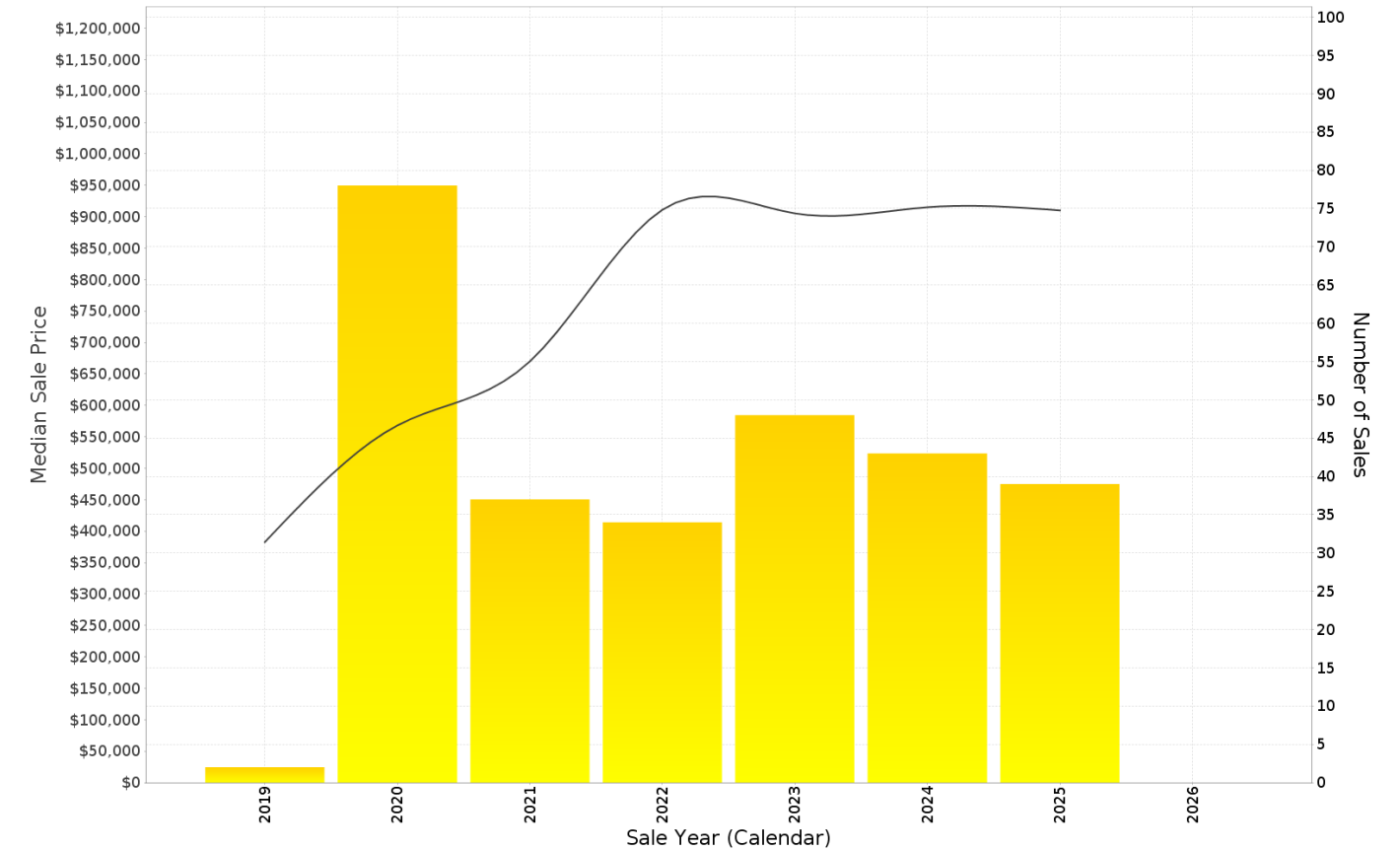
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

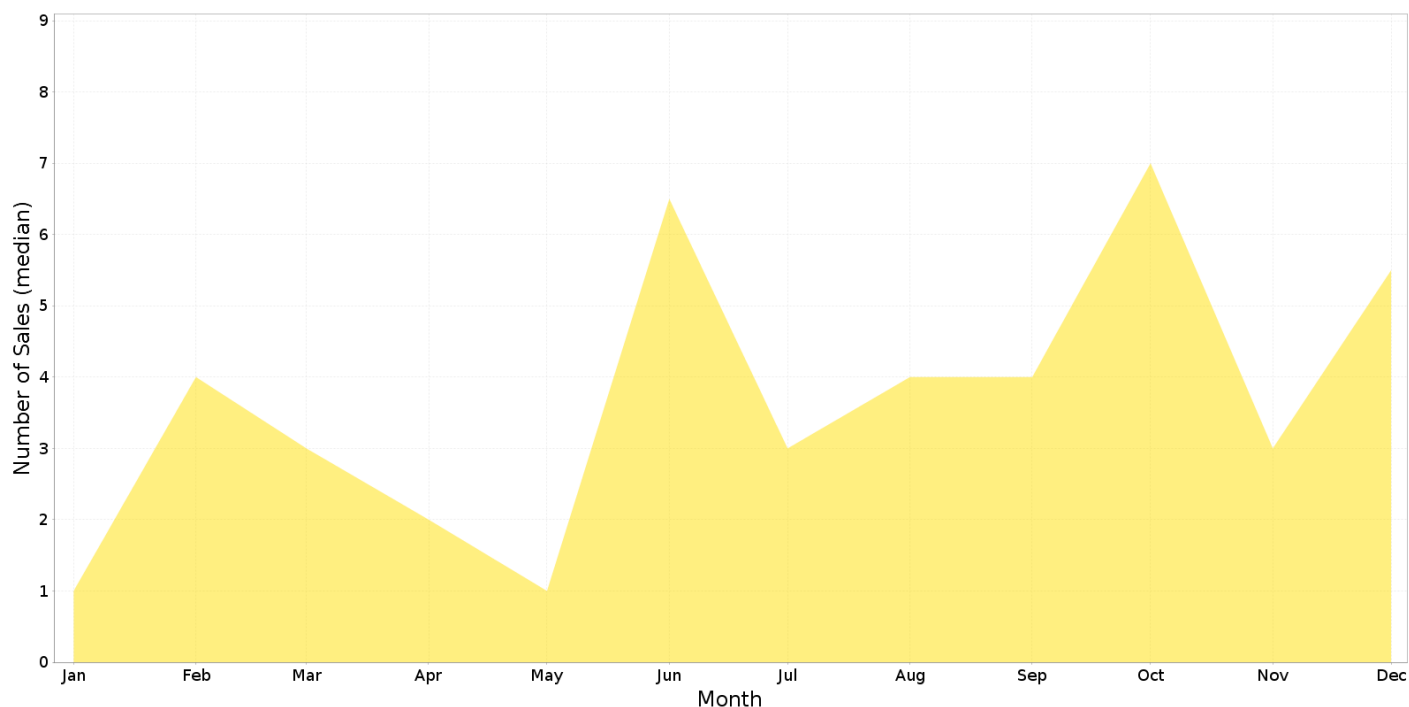
-0.5%

Current Median Price: \$910,000  
Previous Median Price: \$915,000

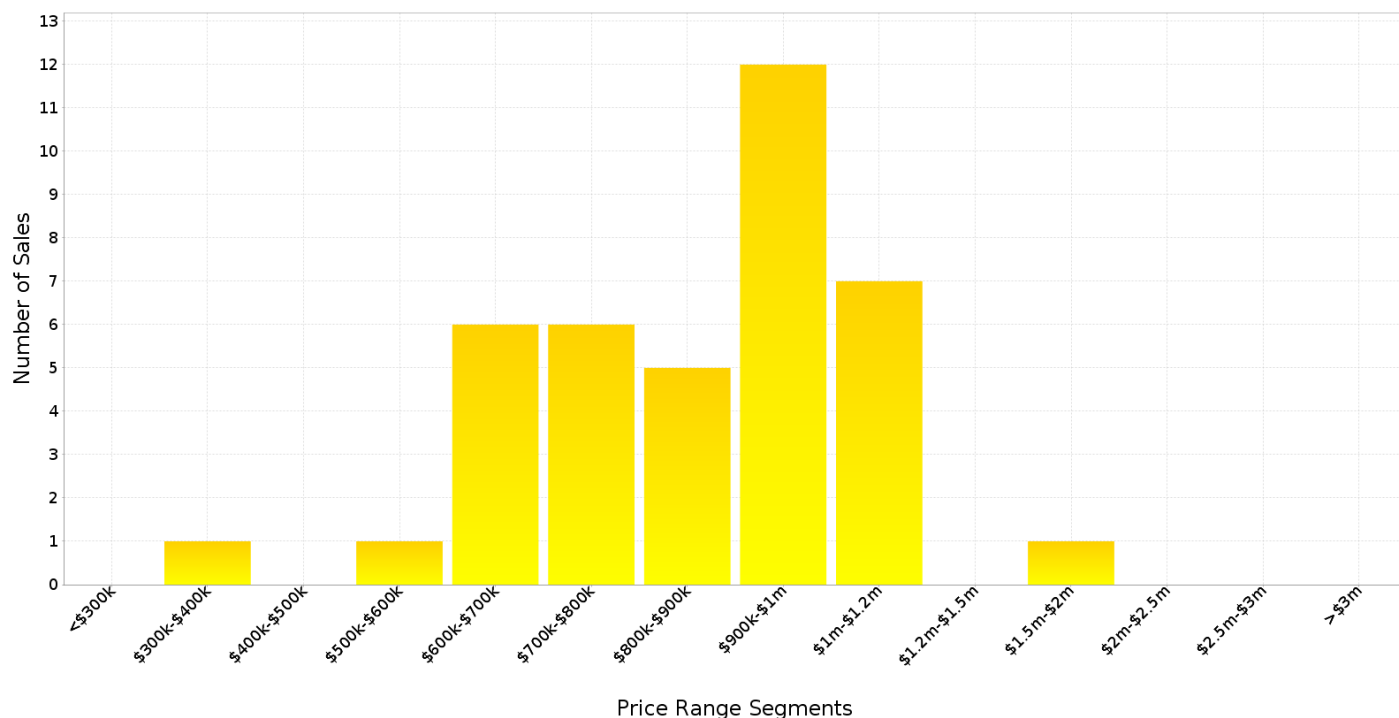
Based on 82 recorded House sales compared over the last two rolling 12 month periods



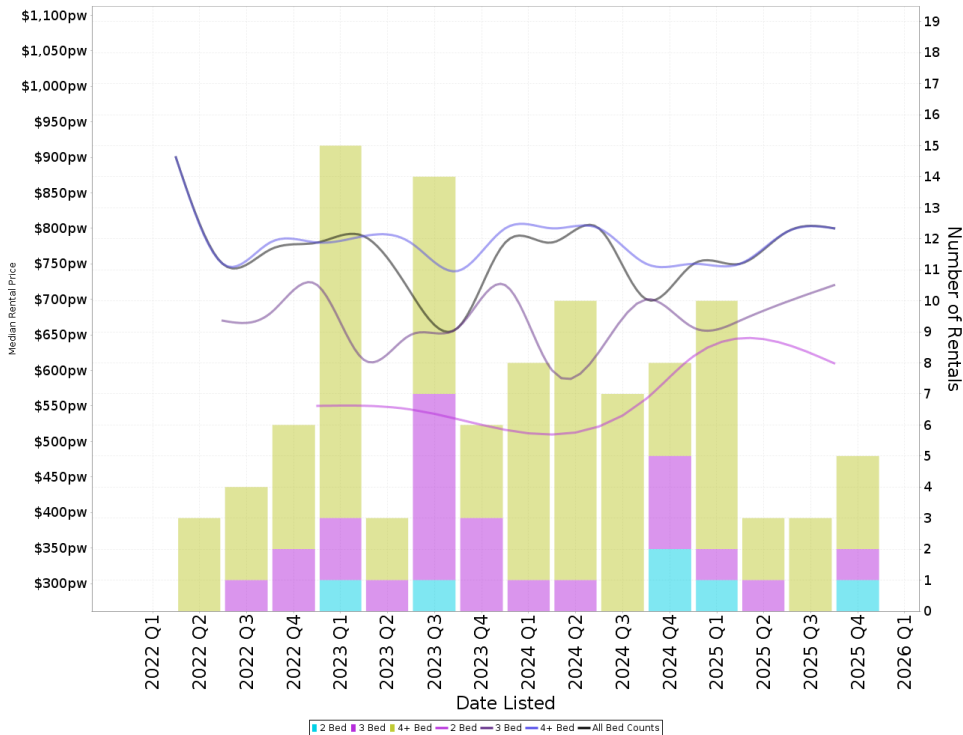
## STRATHNAIRN - Peak Selling Periods (3 years)



## STRATHNAIRN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.5%**

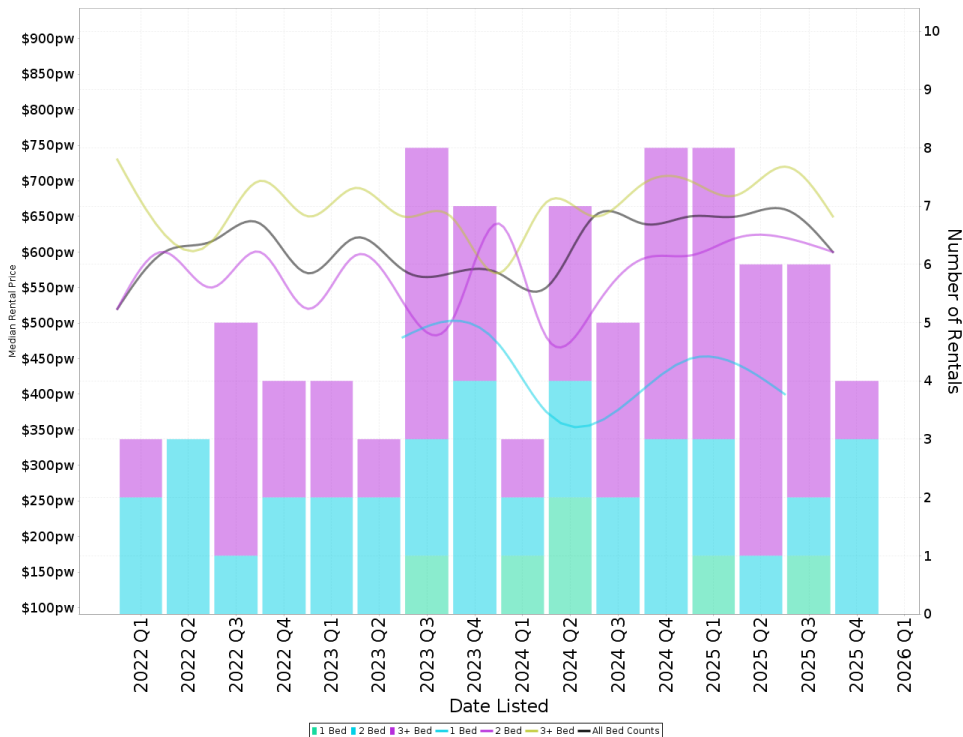
**Current Median Price: \$910,000**  
**Previous Median Price: \$915,000**  
 Based on 82 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

**Current Median Price: \$910,000**  
**Current Median Rent: \$750**  
 Based on 21 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.0%**

**Current Median Price: \$760,000**  
**Previous Median Price: \$745,000**  
 Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

**Current Median Price: \$760,000**  
**Current Median Rent: \$650**  
 Based on 24 registered Unit rentals compared over the last 12 months.

# STRATHNAIRN - Recently Sold Properties

Median Sale Price

**\$910k**

Based on 39 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

**-0.5%**

Current Median Price: \$910,000  
Previous Median Price: \$915,000

Based on 82 recorded House sales compared over the last two rolling 12 month periods

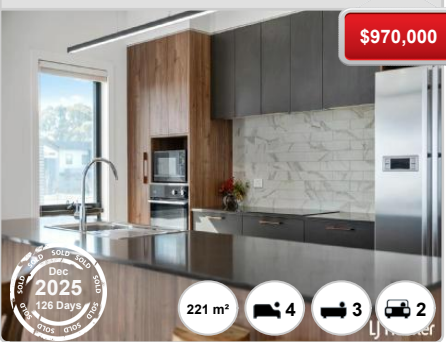
# Sold Properties

**39**

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

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

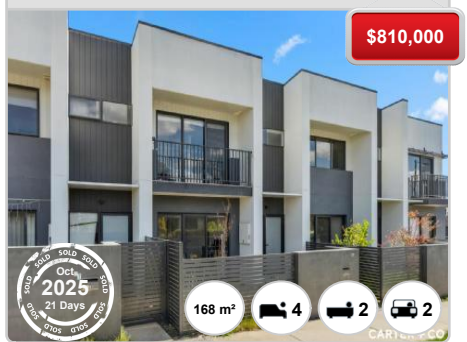
25 TRANTER ST



5 ZIGZAG LANE



89 TREDWELL ST



31 CAMELEER LANE



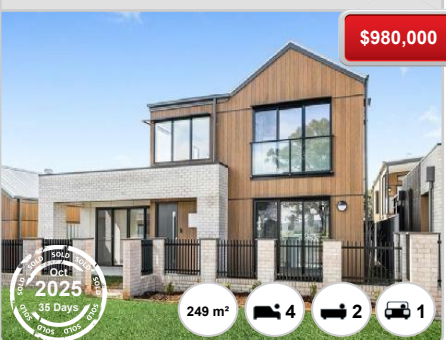
50 JOAN TULLY CRT



3 ZIGZAG LANE



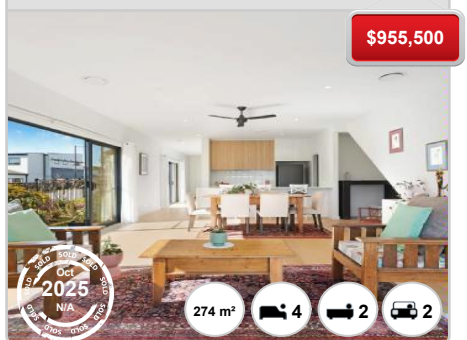
7 ZIGZAG LANE



35 RACHEL MAKINSON ST



142 PRO HART AVE





**31 SPELDEWINDE ST**

**\$875,000**

Sold Sep 2025  
116 Days

250 m<sup>2</sup> 4 2 1

**5 WYN GILMOUR CRT**

**\$990,000**

Sold Sep 2025  
46 Days

290 m<sup>2</sup> 3 2 2

**7 WYN GILMOUR CRT**

**\$960,000**

Sold Sep 2025  
42 Days

185 m<sup>2</sup> 4 3 1

**82 PRO HART CL**

**\$975,000**

Sold Sep 2025  
154 Days

449 m<sup>2</sup> 4 3 2

**1 BLUNDELL PL**

**\$690,000**

Sold Sep 2025  
55 Days

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

**20 JOAN TULLY CRT**

**\$640,000**

Sold Aug 2025  
16 Days

114 m<sup>2</sup> 2 2 1

**34 ASIMUS AVE**

**\$1,765,000**

Sold Aug 2025  
92 Days

761 m<sup>2</sup> 6 4 4

**3 BLUNDELL PL**

**\$627,500**

Sold Aug 2025  
12 Days

125 m<sup>2</sup> 2 2 1

**124 PRO HART AVE**

**\$960,000**

Sold Aug 2025  
15 Days

251 m<sup>2</sup> 4 2 2

**125 LIONEL ROSE ST**

**\$813,000**

Sold Aug 2025  
N/A

254 m<sup>2</sup> 3 2 2

**12 BONTHRONE ST**

**\$1,270,000**

Sold Aug 2025  
55 Days

484 m<sup>2</sup> 4 2 2

**12 BERENTS ST**

**\$955,000**

Sold Aug 2025  
38 Days

362 m<sup>2</sup> 3 2 2