

**RayWhite.**

# Suburb flyover report

**HARRISON (HOUSE)**

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# HARRISON - Suburb Map



# HARRISON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	121	\$ 500,000	0.0 %	\$ 75,000	\$ 880,000
2009	167	\$ 528,000	5.6 %	\$ 4,500	\$ 884,000
2010	78	\$ 553,000	4.7 %	\$ 350,000	\$ 950,000
2011	179	\$ 290,000	-47.6 %	\$ 200,000	\$ 950,000
2012	69	\$ 528,000	82.1 %	\$ 252,000	\$ 922,000
2013	107	\$ 565,000	7.0 %	\$ 285,000	\$ 920,000
2014	93	\$ 606,000	7.3 %	\$ 400,000	\$ 1,050,000
2015	83	\$ 625,000	3.1 %	\$ 300,000	\$ 1,185,000
2016	84	\$ 622,500	-0.4 %	\$ 72,500	\$ 1,050,000
2017	78	\$ 730,000	17.3 %	\$ 327,500	\$ 1,300,000
2018	66	\$ 773,000	5.9 %	\$ 245,884	\$ 1,153,000
2019	65	\$ 730,000	-5.6 %	\$ 200,000	\$ 950,000
2020	71	\$ 762,500	4.5 %	\$ 525,000	\$ 1,750,000
2021	102	\$ 948,500	24.4 %	\$ 365,000	\$ 1,450,000
2022	84	\$ 1,078,500	13.7 %	\$ 6,850	\$ 2,150,000
2023	53	\$ 1,030,000	-4.5 %	\$ 339,000	\$ 2,100,000
2024	64	\$ 1,010,000	-1.9 %	\$ 365,000	\$ 1,450,000
2025	61	\$ 1,060,000	5.0 %	\$ 500,000	\$ 2,300,000
2026	0				

## Median Sale Price

**\$1.06m**

Based on 61 recorded House sales within the last 12 months (2025)

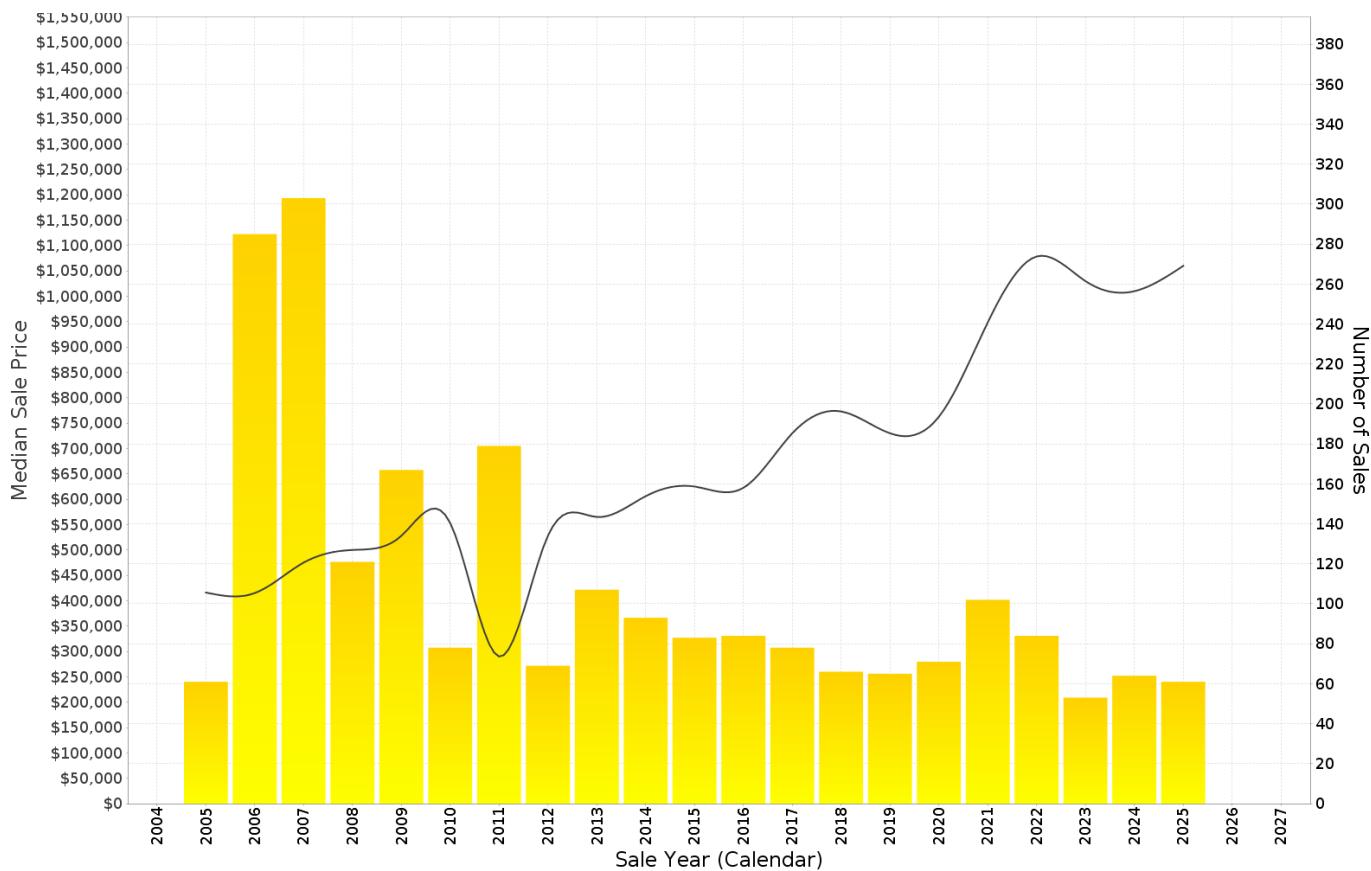
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

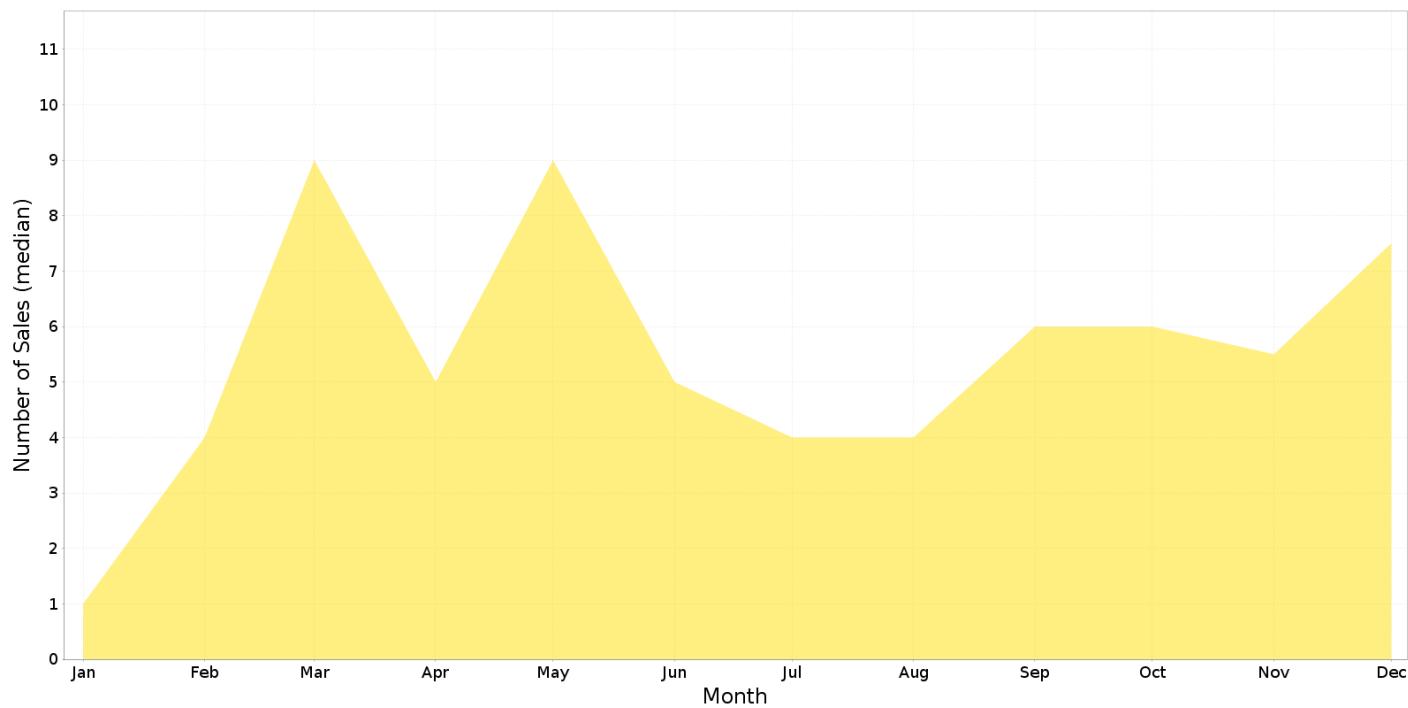
**+5.0%**

Current Median Price: \$1,060,000  
Previous Median Price: \$1,010,000

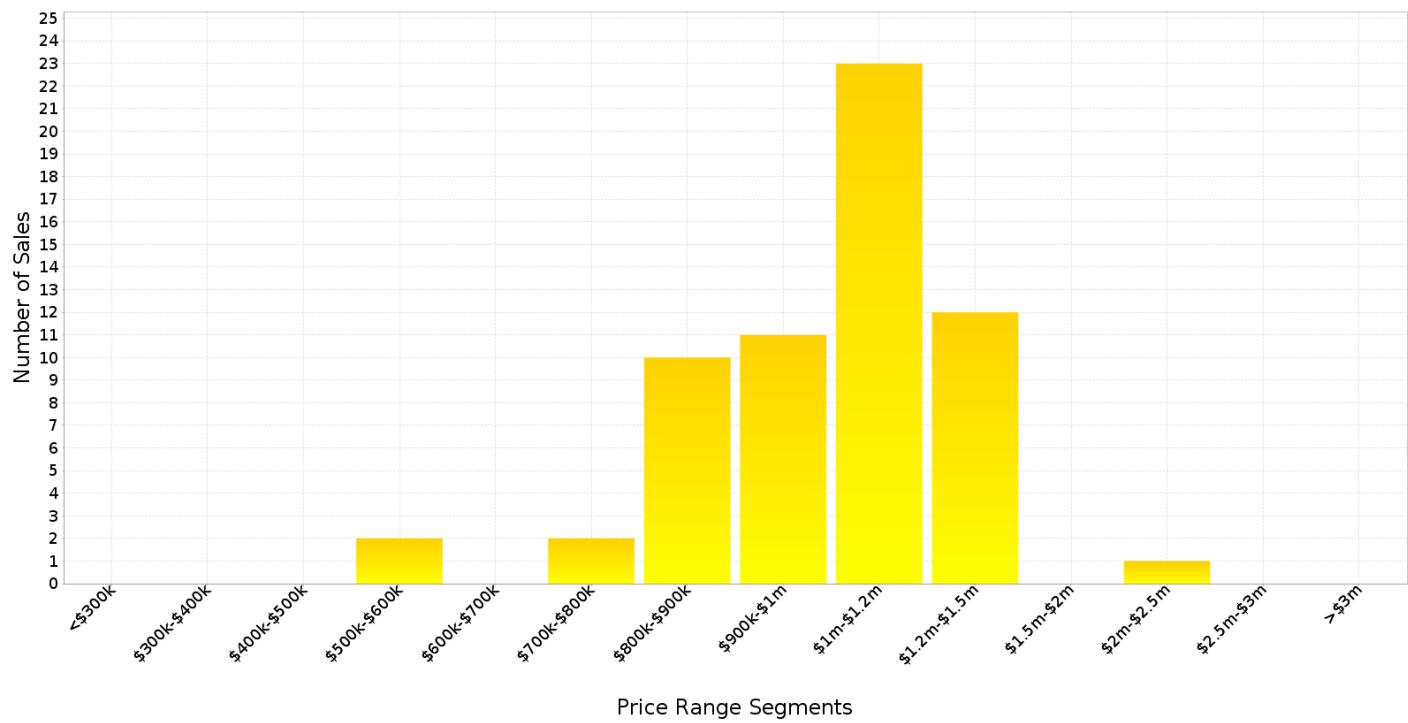
Based on 125 recorded House sales compared over the last two rolling 12 month periods



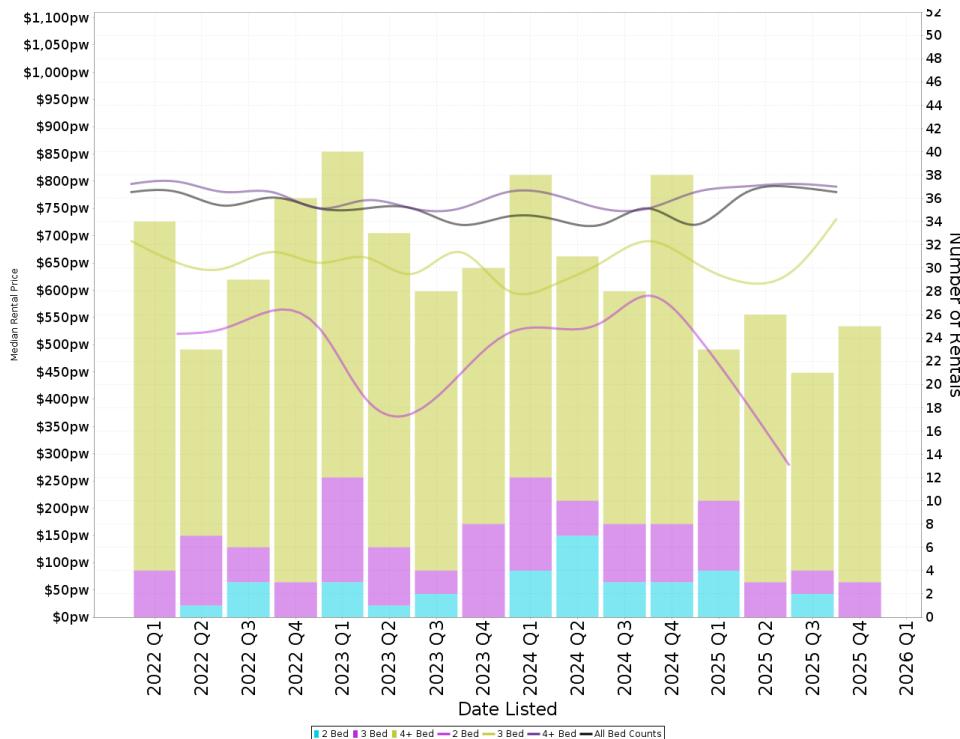
## HARRISON - Peak Selling Periods (3 years)



## HARRISON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



**Suburb Sale Price Growth**

**+5.0%**

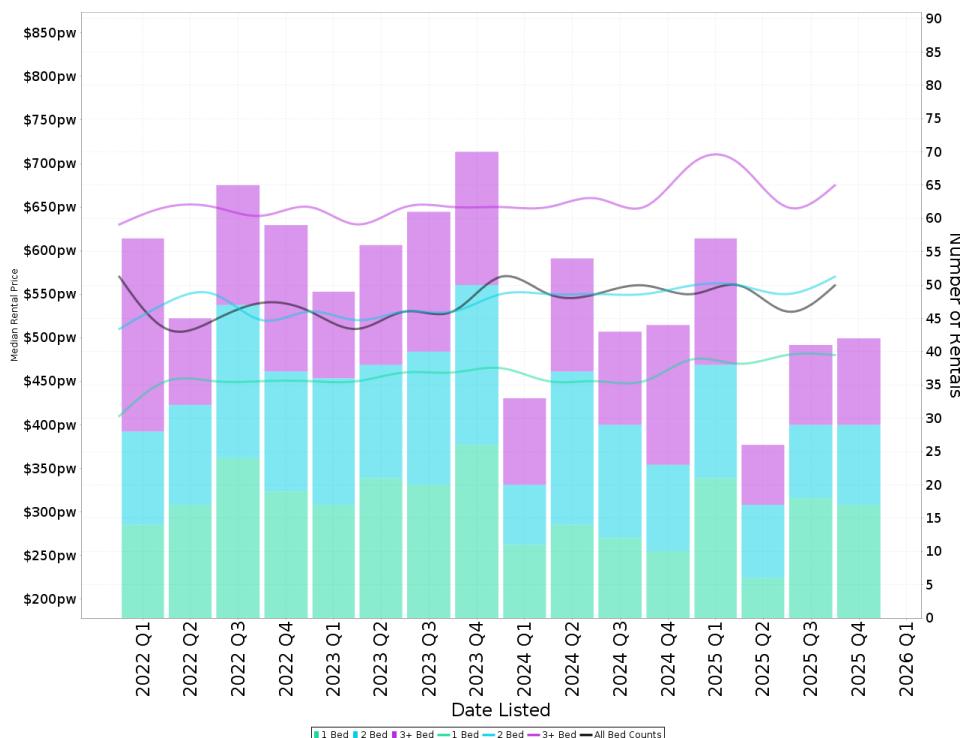
**Current Median Price: \$1,060,000**  
**Previous Median Price: \$1,010,000**  
 Based on 125 registered House sales compared over the last two rolling 12 month periods.

**Suburb Rental Yield**

**+3.8%**

**Current Median Price: \$1,060,000**  
**Current Median Rent: \$775**  
 Based on 95 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



**Suburb Sale Price Growth**

**-14.0%**

**Current Median Price: \$468,750**  
**Previous Median Price: \$545,000**  
 Based on 125 registered Unit sales compared over the last two rolling 12 month periods.

**Suburb Rental Yield**

**+6.1%**

**Current Median Price: \$468,750**  
**Current Median Rent: \$550**  
 Based on 166 registered Unit rentals compared over the last 12 months.

# HARRISON - Recently Sold Properties

## Median Sale Price

# \$1.06m

Based on 61 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

# +5.0%

Current Median Price: \$1,060,000  
Previous Median Price: \$1,010,000

Based on 125 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 61

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

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

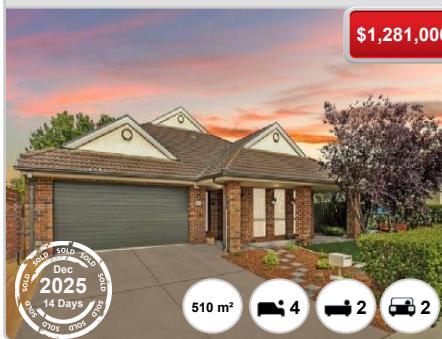
2/224 FLEMINGTON RD



110 MAPLETON AVE



25 PILDAPPA ST



260 FLEMINGTON RD



9 BRUMBY ST



22 CAREEL ST



10 BURBIE ST



49 KINGS CANYON ST



8 FLAGSTONE ST



**38 BUNGLE BUNGLE CRES**



**\$897,000**



330 m<sup>2</sup>   

**54/224 FLEMINGTON RD**



**\$535,000**



31 Days    **BLACK & WHITE**

**37 ADVENTURE ST**



**\$1,300,000**



43 Days   

**96 MOONLIGHT AVE**



**\$1,220,000**



49 Days   

**19 ANCHORAGE ST**



**\$1,075,000**



98 Days   

**28 MAPLETON AVE**



**\$870,000**



15 Days   

**30 ALANVALE ST**



**\$700,000**



12.5m    

**40 MOONLIGHT AVE**



**\$800,000**



71 Days   

**22 CULTIVATION ST**



**\$1,310,000**



38 Days   

**3 GRANITES ST**



**\$1,065,000**



98 Days   

**46 ADVENTURE ST**



**\$760,000**



128 Days   

**17 ALBATROSS CRES**



**\$1,275,000**



15 Days    

# HARRISON - Properties For Rent

## Median Rental Price

**\$775 /w**

Based on 95 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

**+3.8%**

Current Median Price: \$1,060,000  
Current Median Rent: \$775

Based on 61 recorded House sales and 95 House rentals compared over the last 12 months

## Number of Rentals

**95**

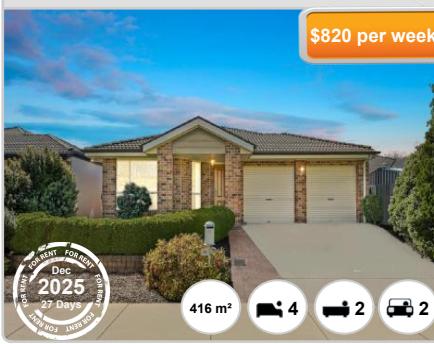
Based on recorded House rentals within the last 12 months (2025)

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

### 43 ADVENTURE STREET



### 49 Kings Canyon Street



### 352 ANTHONY ROLFE AVENUE

