

# Suburb flyover report

THROSBY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# THROSBY - 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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# THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	87	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	34	\$ 1,167,000	-3.2 %	\$ 296,081	\$ 1,950,000
2024	34	\$ 1,145,000	-1.9 %	\$ 675,000	\$ 2,010,000
2025	25	\$ 1,152,000	0.6 %	\$ 796,500	\$ 1,700,000
2026	0				

Median Sale Price

\$1.15m

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

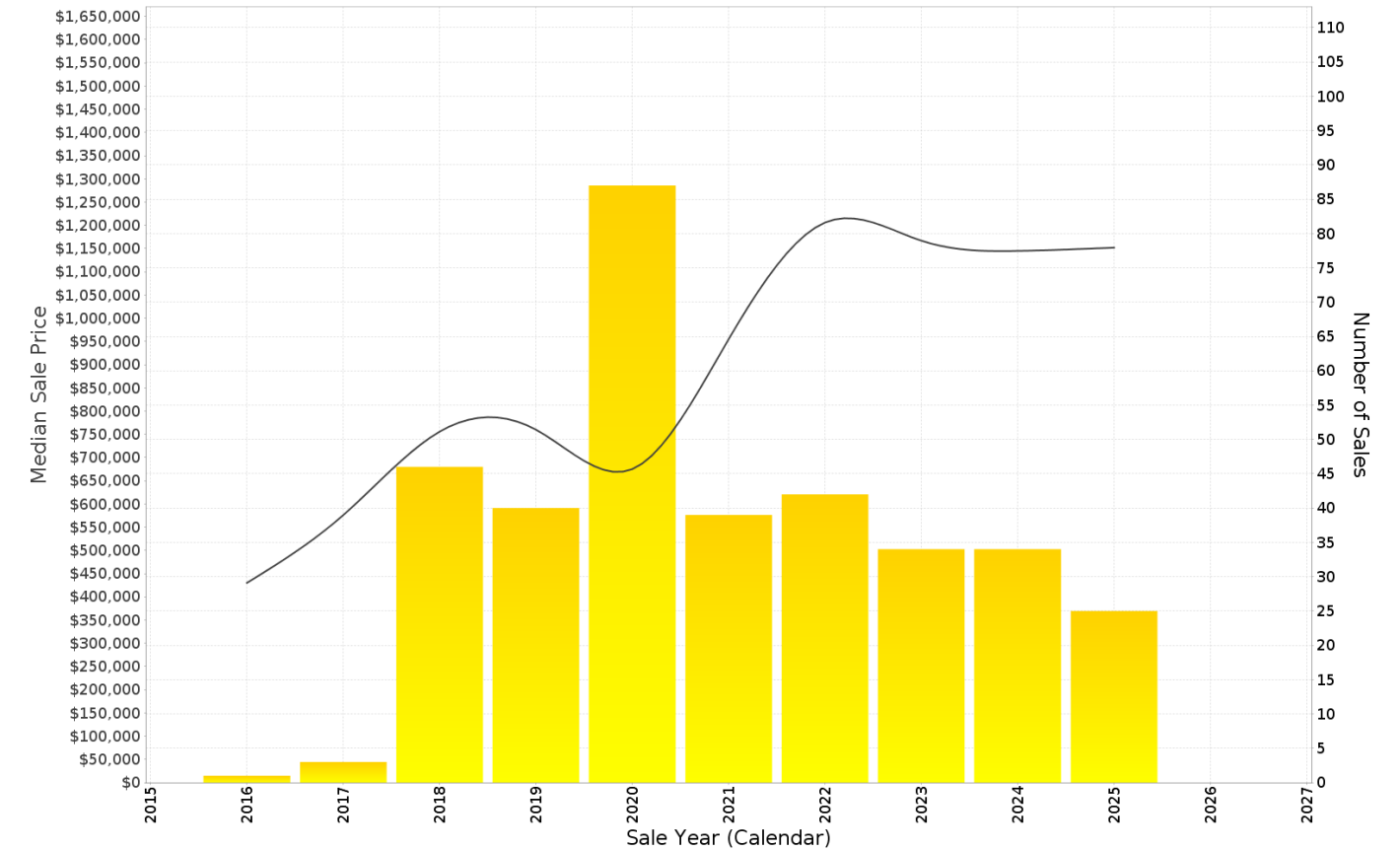
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

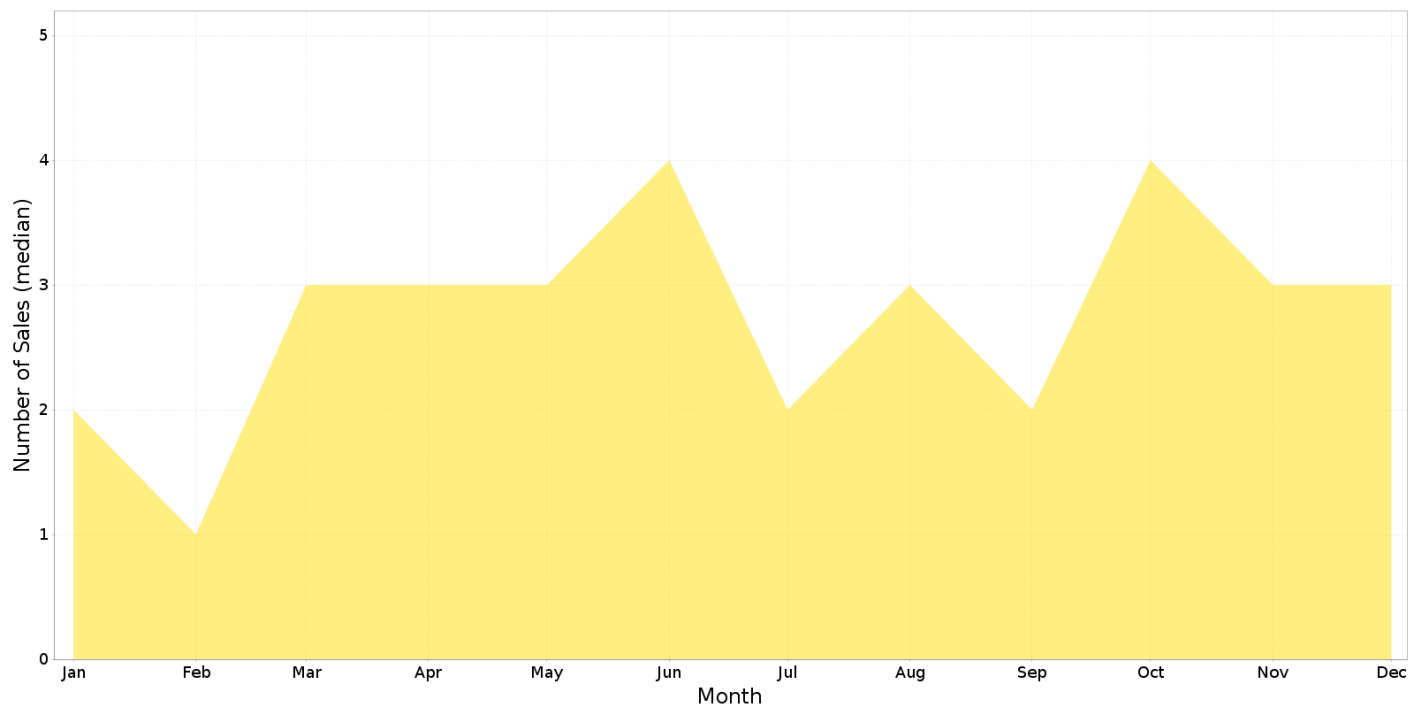
+0.6%

Current Median Price: \$1,152,000  
Previous Median Price: \$1,145,000

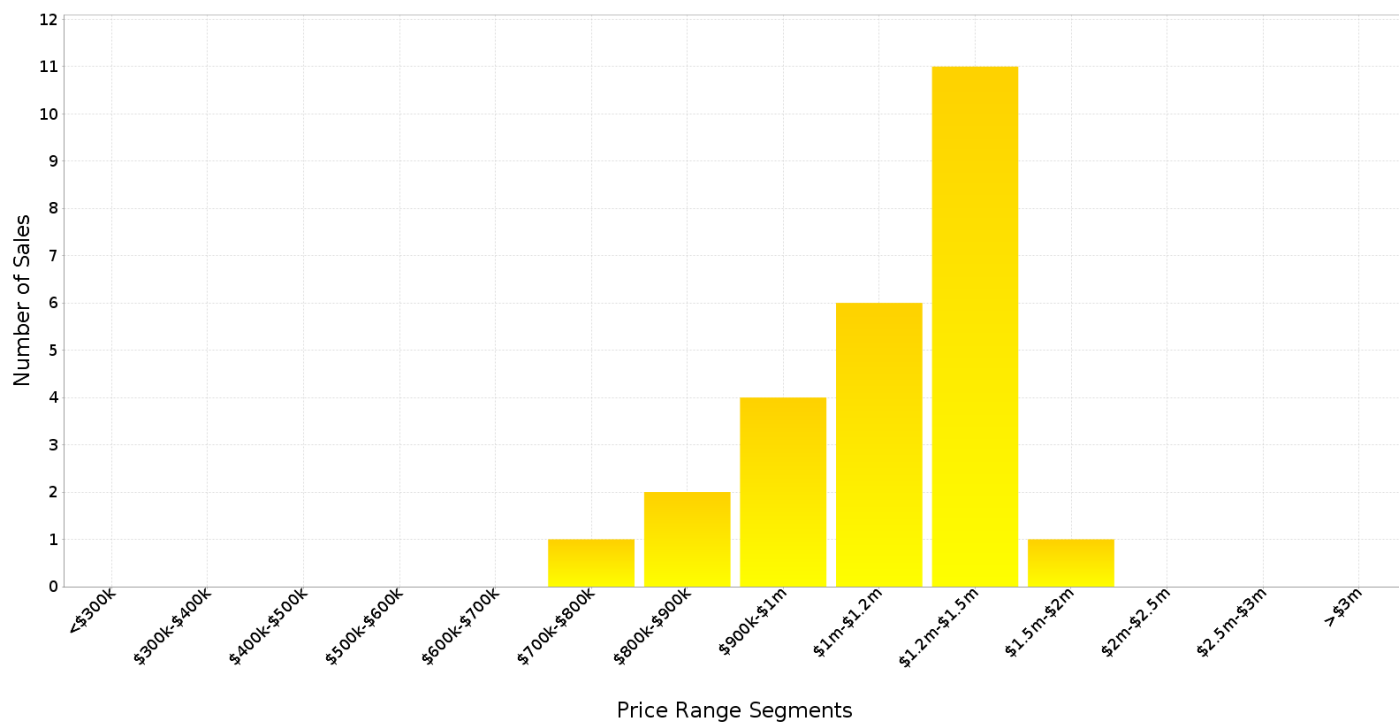
Based on 59 recorded House sales compared over the last two rolling 12 month periods



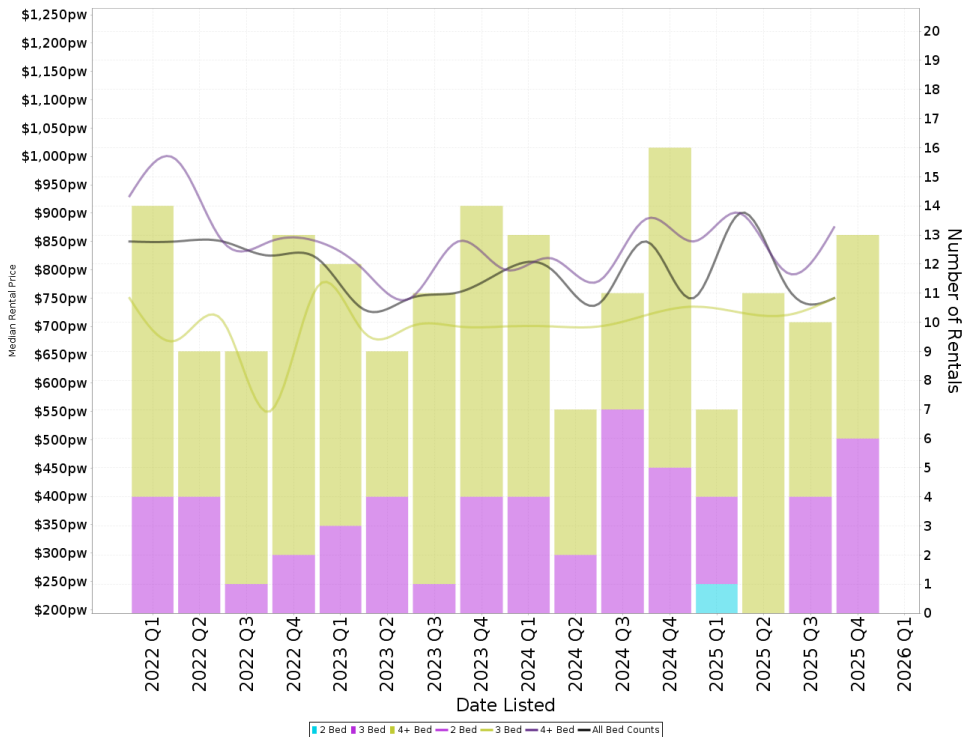
## THROSBY - Peak Selling Periods (3 years)



## THROSBY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.6%**

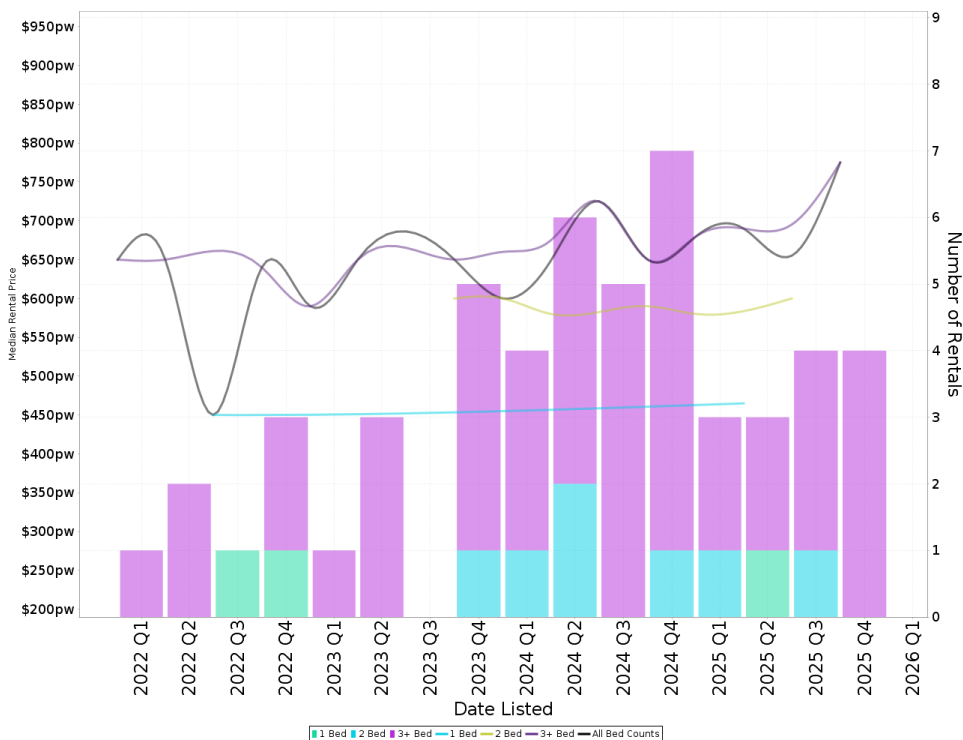
Current Median Price: \$1,152,000  
Previous Median Price: \$1,145,000  
Based on 59 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$1,152,000  
Current Median Rent: \$800  
Based on 41 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.6%**

Current Median Price: \$740,000  
Previous Median Price: \$759,500  
Based on 51 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$740,000  
Current Median Rent: \$690  
Based on 14 registered Unit rentals compared over the last 12 months.

# THROSBY - Recently Sold Properties

Median Sale Price

**\$1.15m**

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

**+0.6%**

Current Median Price: \$1,152,000  
Previous Median Price: \$1,145,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

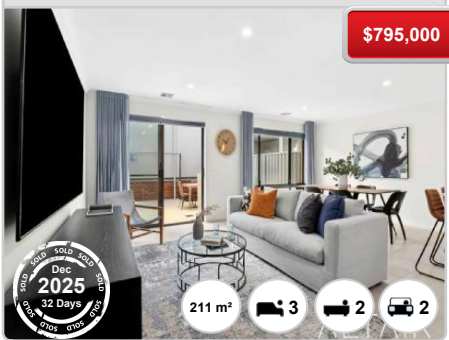
# Sold Properties

**25**

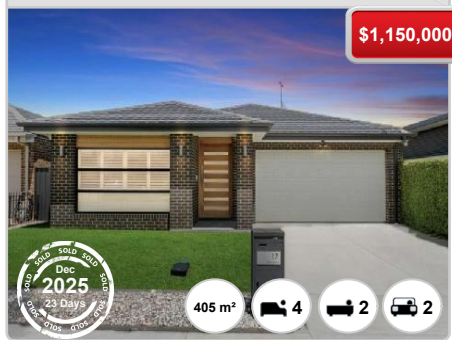
Based on recorded House sales within the 12 months (2025)

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

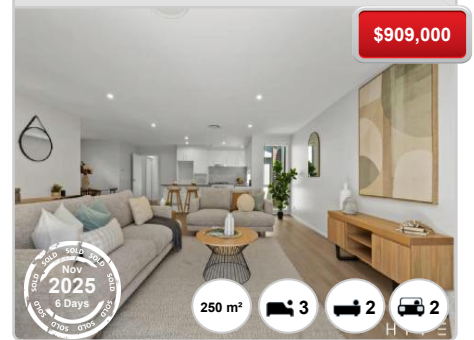
264 BETTONG AVE



17 PERCH ST



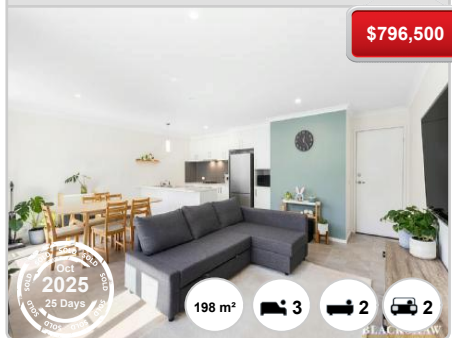
56 PADEMELON ST



36 KUNAPALARI ST



22 PIPISTRELLE ST



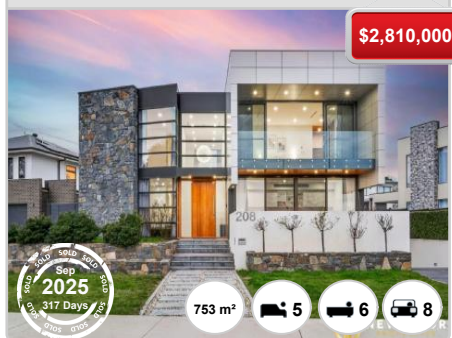
15 VERREAUX CRES



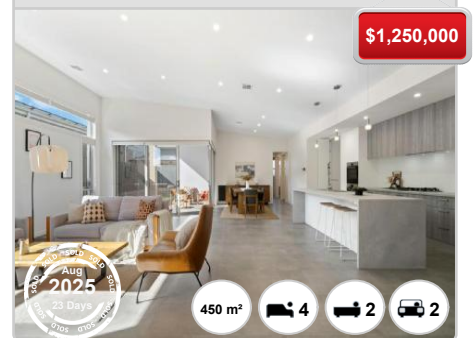
28 SNAPPER CRES



208 BETTONG AVE



48 BANDICOOT ST



58 BETTONG AVE

\$1,321,000



439 m<sup>2</sup>

4

3

2

64 BETTONG AVE

\$1,130,000



405 m<sup>2</sup>

4

2

2



# THROSBY - Properties For Rent

## Median Rental Price

**\$800 /w**

Based on 41 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

**+3.6%**

Current Median Price: \$1,152,000  
Current Median Rent: \$800

Based on 25 recorded House sales and 41 House rentals compared over the last 12 months

## Number of Rentals

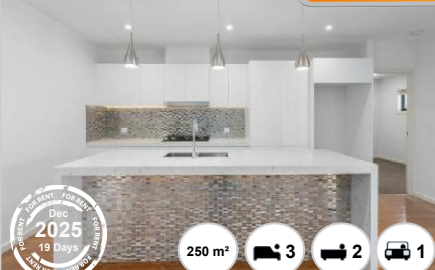
**41**

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

**28 PADEMELON STREET**

**\$750 per week**




Dec 2025  
19 Days

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

**32 BOOROO LONG STREET**

**\$875 per week**



Dec 2025  
20 Days

450 m<sup>2</sup> 4 2 2

**60 PADEMELON STREET**

**\$760 per week**



Dec 2025  
35 Days

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

**91 BETTONG AVENUE**

**\$690 per week**




Nov 2025  
41 Days

3 2 2

**12 Dragon Street**

**\$750**



Nov 2025  
41 Days

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