

Suburb flyover report

NARRABUNDAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NARRABUNDAH - 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 (pricfinder.com.au)

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NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	49	\$ 605,000	0.0 %	\$ 425,000	\$ 975,000
2009	73	\$ 630,000	4.1 %	\$ 150,000	\$ 1,375,000
2010	50	\$ 680,000	7.9 %	\$ 460,000	\$ 1,218,000
2011	44	\$ 634,500	-6.7 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.7 %	\$ 200,000	\$ 1,300,000
2013	66	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	57	\$ 797,500	17.0 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.9 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	90	\$ 1,343,500	21.6 %	\$ 250,000	\$ 2,910,000
2022	70	\$ 1,310,000	-2.5 %	\$ 132,500	\$ 4,910,000
2023	62	\$ 1,299,500	-0.8 %	\$ 500,000	\$ 3,625,000
2024	47	\$ 1,300,000	0.0 %	\$ 129,000	\$ 3,245,000
2025	39	\$ 1,513,300	16.4 %	\$ 502,229	\$ 2,875,000
2026	0				

Median Sale Price

\$1.51m

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

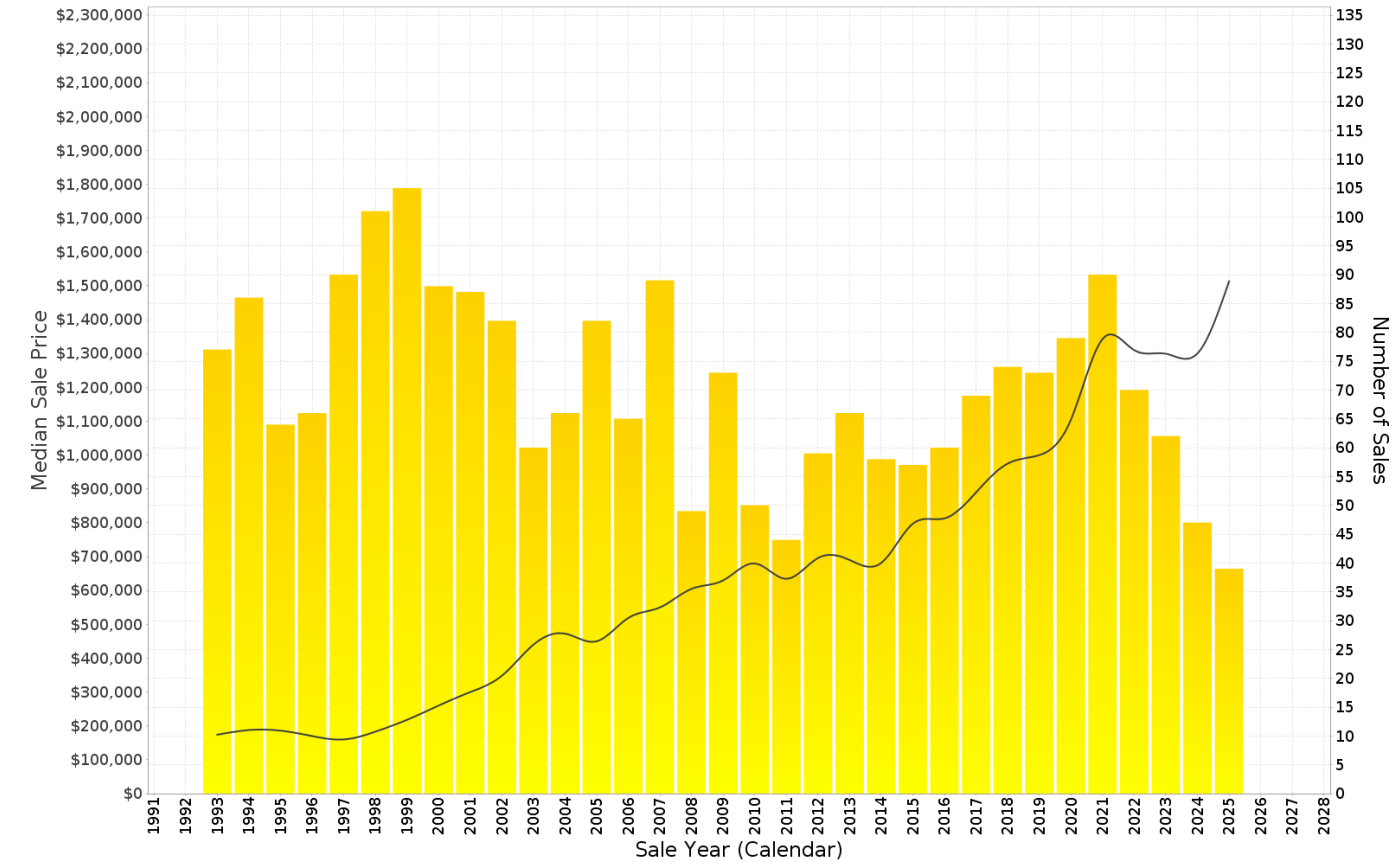
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

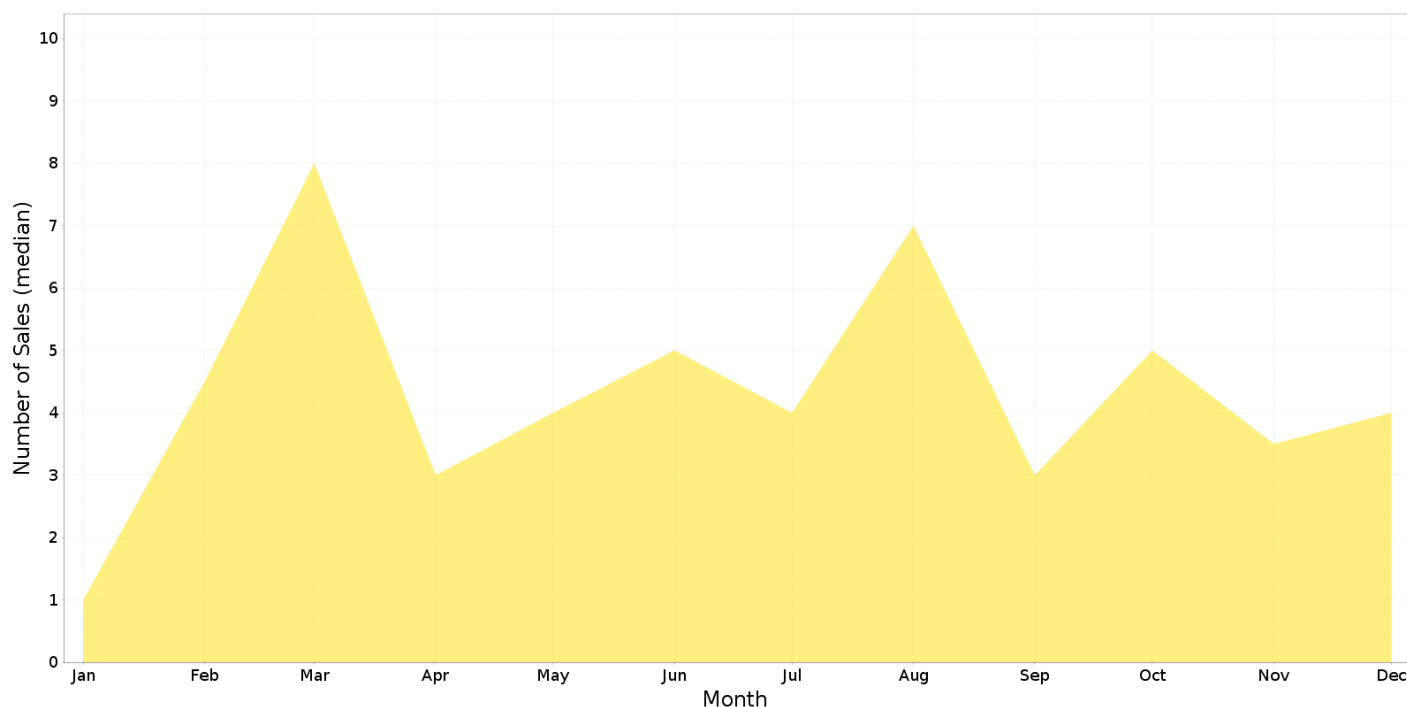
+16.4%

Current Median Price: \$1,513,300
Previous Median Price: \$1,300,000

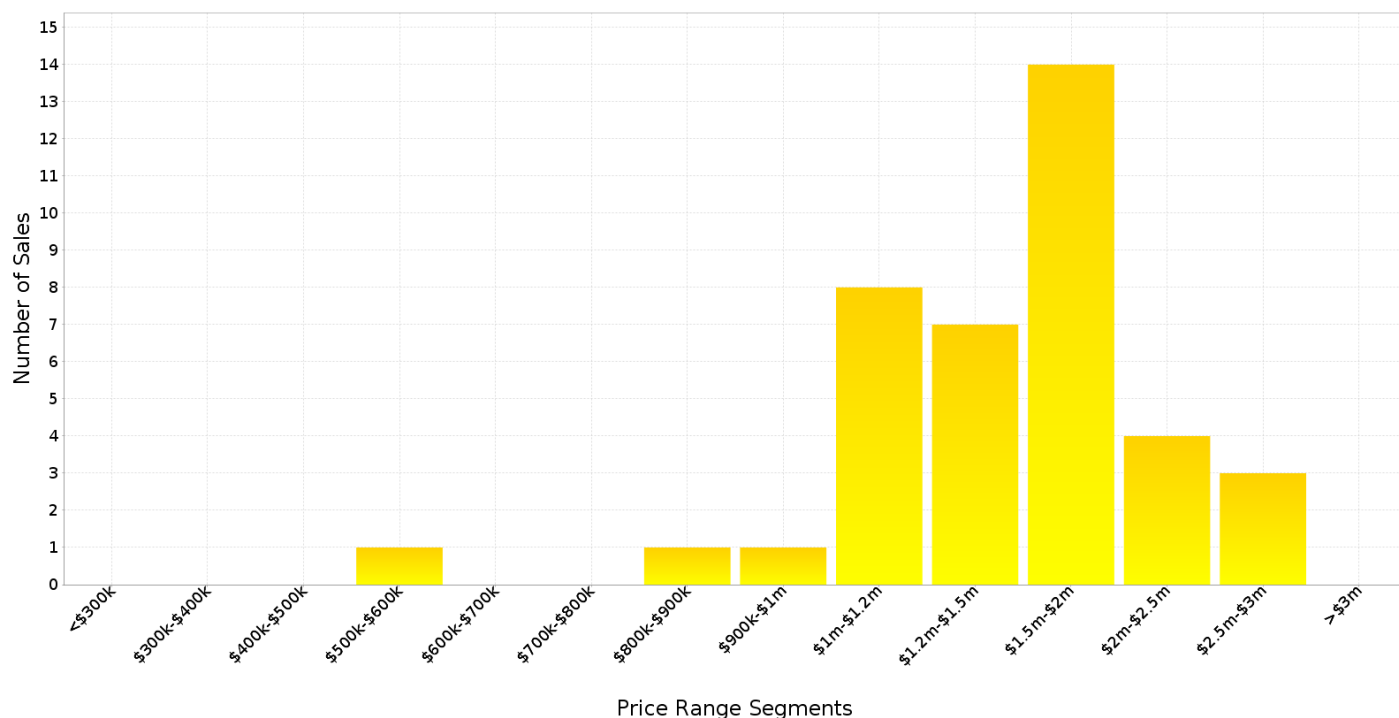
Based on 86 recorded House sales compared over the last two rolling 12 month periods



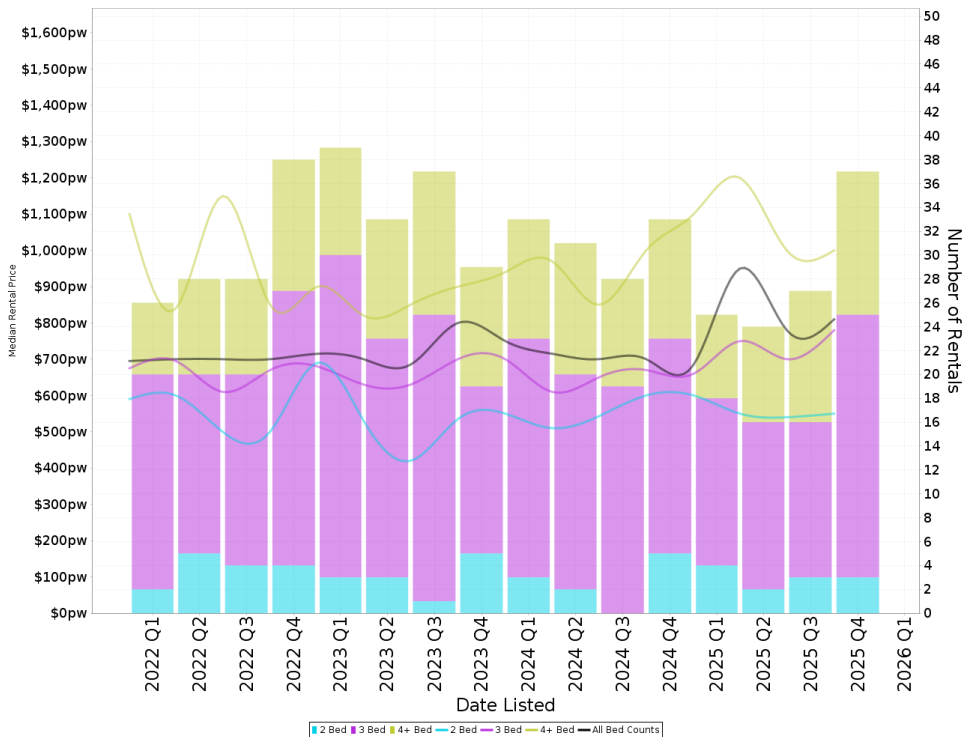
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.4%

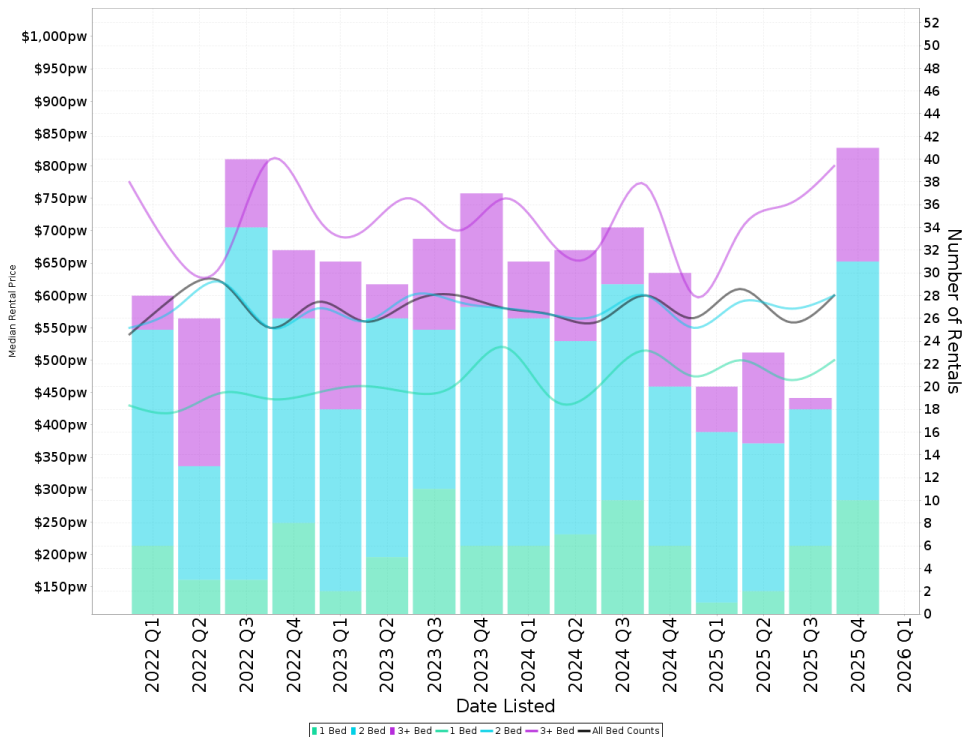
Current Median Price: \$1,513,300
Previous Median Price: \$1,300,000
Based on 86 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,513,300
Current Median Rent: \$790
Based on 113 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.7%

Current Median Price: \$768,000
Previous Median Price: \$681,250
Based on 123 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$768,000
Current Median Rent: \$600
Based on 103 registered Unit rentals compared over the last 12 months.

NARRABUNDAH - Recently Sold Properties

Median Sale Price

\$1.51m

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

+16.4%

Current Median Price: \$1,513,300
Previous Median Price: \$1,300,000

Based on 86 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

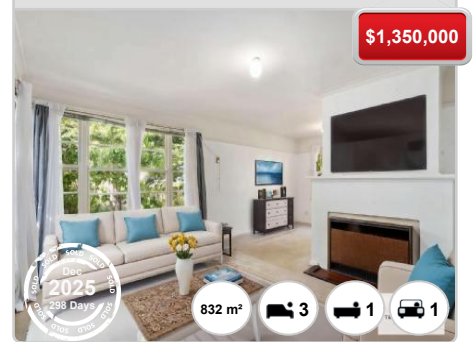
28 CARNEGIE CRES



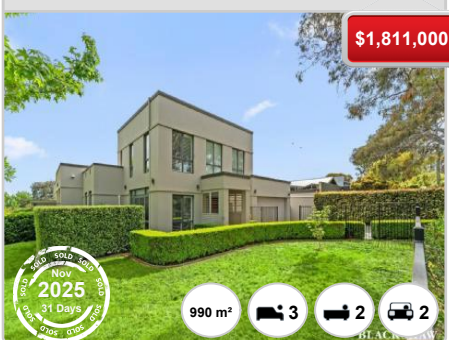
5 TOOLAMBI ST



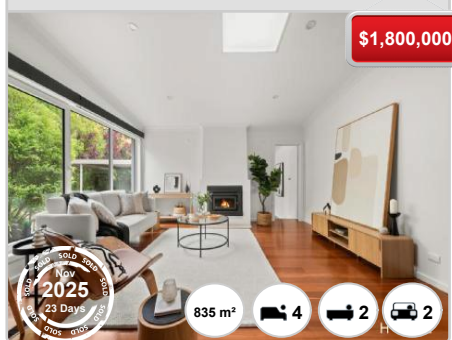
25 WARRAMOO CRES



42 BROCKMAN ST



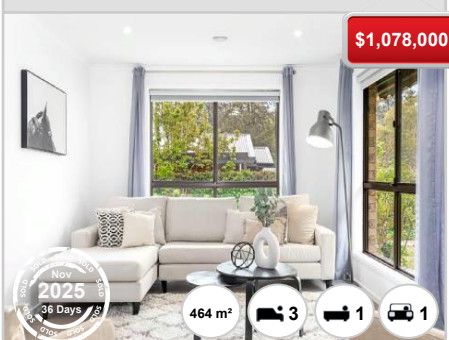
33 GREEN ST



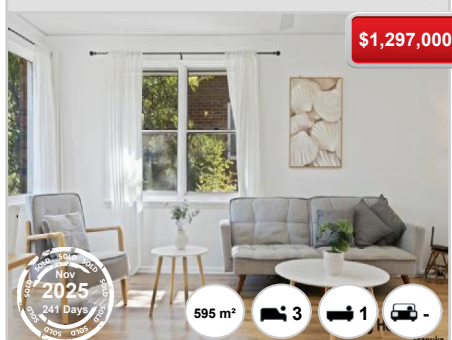
17 FINNISS CRES



6 BUNGONIA ST



49 WALKER CRES



76 SPRENT ST

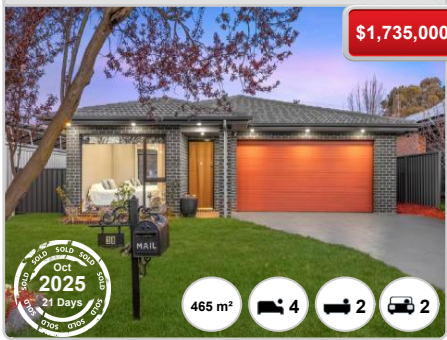


27 MCKINLAY ST



\$1,391,000

38 BUNGONIA ST



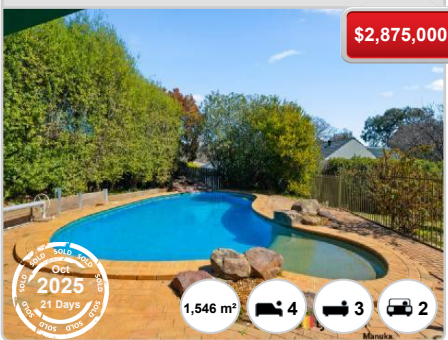
\$1,735,000

26 BROCKMAN ST



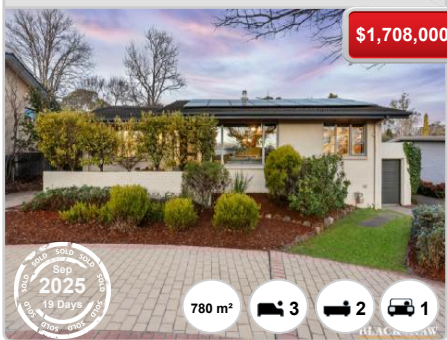
\$2,200,000

6 HAMELIN CRES



\$2,875,000

125 LA PEROUSE ST



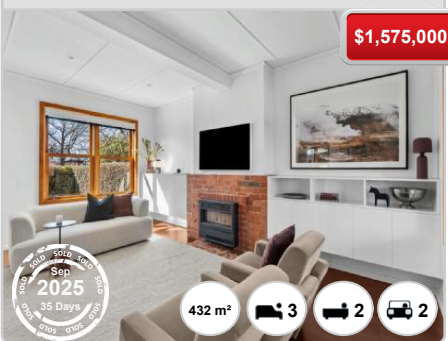
\$1,708,000

82 FINNISS CRES



\$1,890,000

80 STUART ST



\$1,575,000

26 BUNDEELA ST



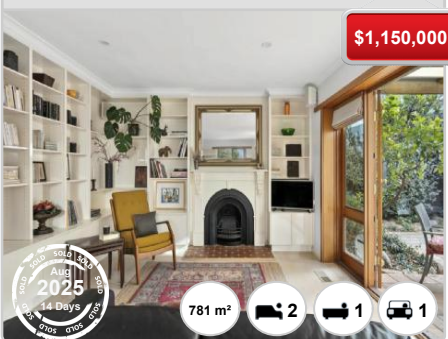
\$1,275,000

69 FINNISS CRES



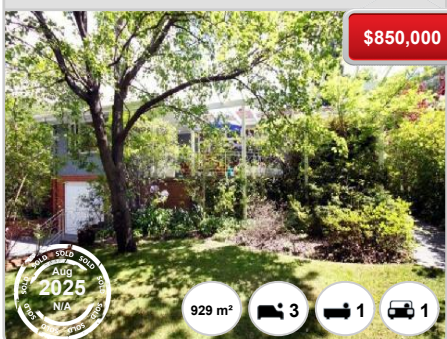
\$2,140,000

60A CARNEGIE CRES



\$1,150,000

42 FINNISS CRES



\$850,000

4 BAYLEY ST



\$1,700,000

NARRABUNDAH - Properties For Rent

Median Rental Price

\$790 /w

Based on 113 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

+2.7%

Current Median Price: \$1,513,300
Current Median Rent: \$790

Based on 39 recorded House sales and 113 House rentals compared over the last 12 months

Number of Rentals

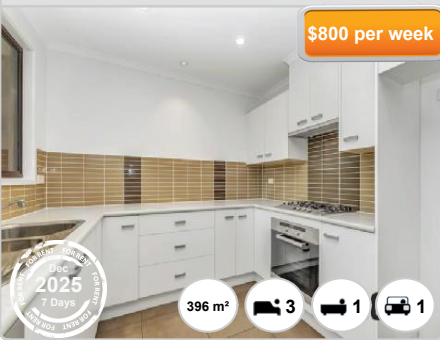
113

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

6 Euroka Street

\$800 per week



396 m²

3 Beds

1 Bath

1 Car

15 HACKING CRESCENT

\$700 per week



680 m²

3 Beds

1 Bath

2 Cars

35 MCKINLAY STREET

\$975 per week



894 m²

3 Beds

2 Baths

2 Cars

22 BUCHANAN STREET

\$810 per week



862 m²

4 Beds

1 Bath

1 Car

97 Caley Crescent

\$810 per week



976 m²

3 Beds

1 Bath

1 Car

66 BOOLIMBA CRESCENT

\$610 per week



761 m²

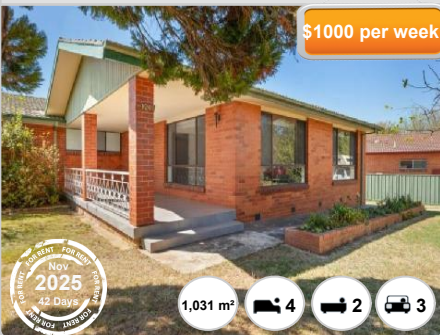
3 Beds

1 Bath

2 Cars

126 GOYDER STREET

\$1000 per week



1,031 m²

4 Beds

2 Baths

3 Cars