

RayWhite.

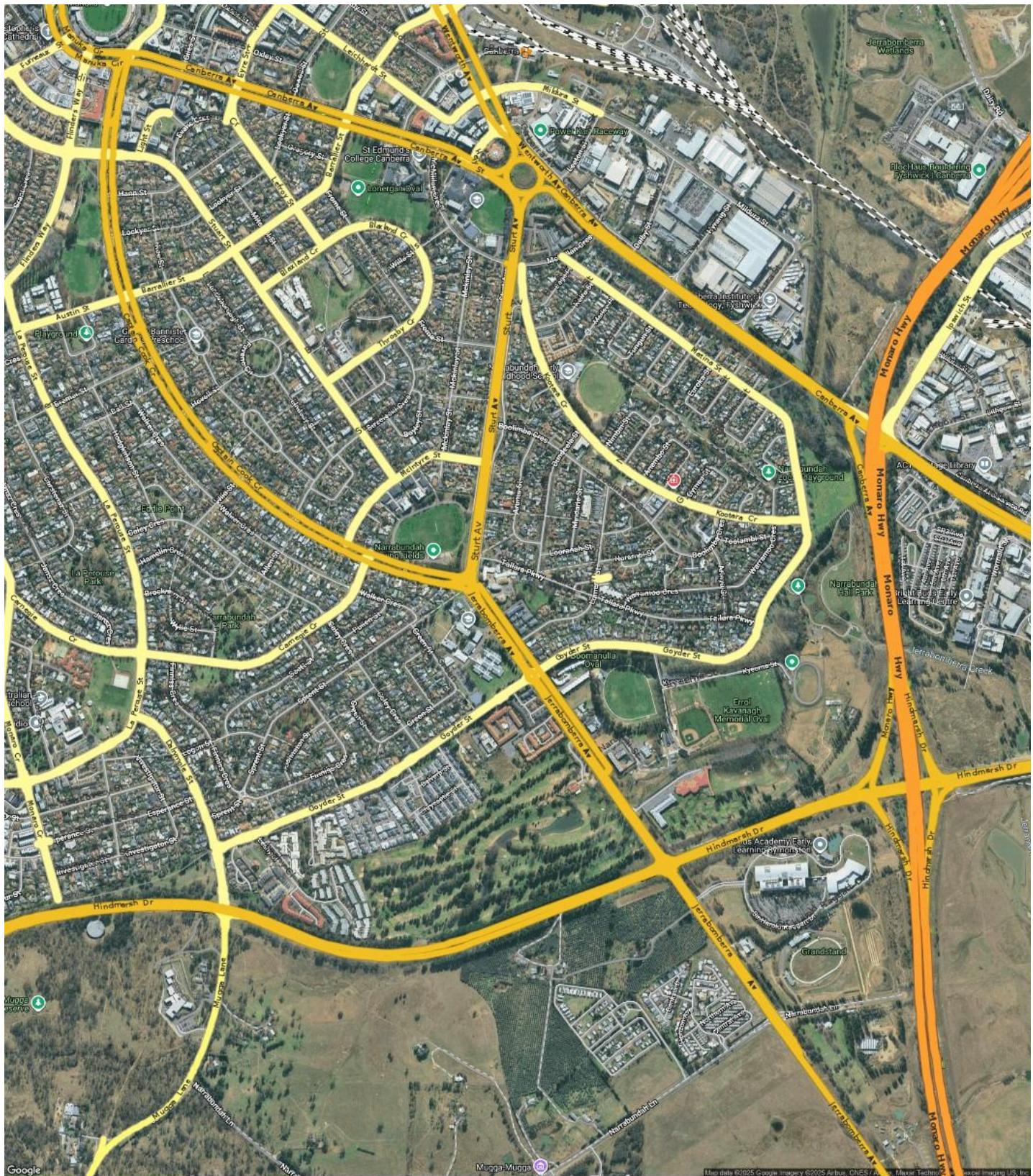
Suburb flyover report

NARRABUNDAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



NARRABUNDAH - Suburb Map



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)

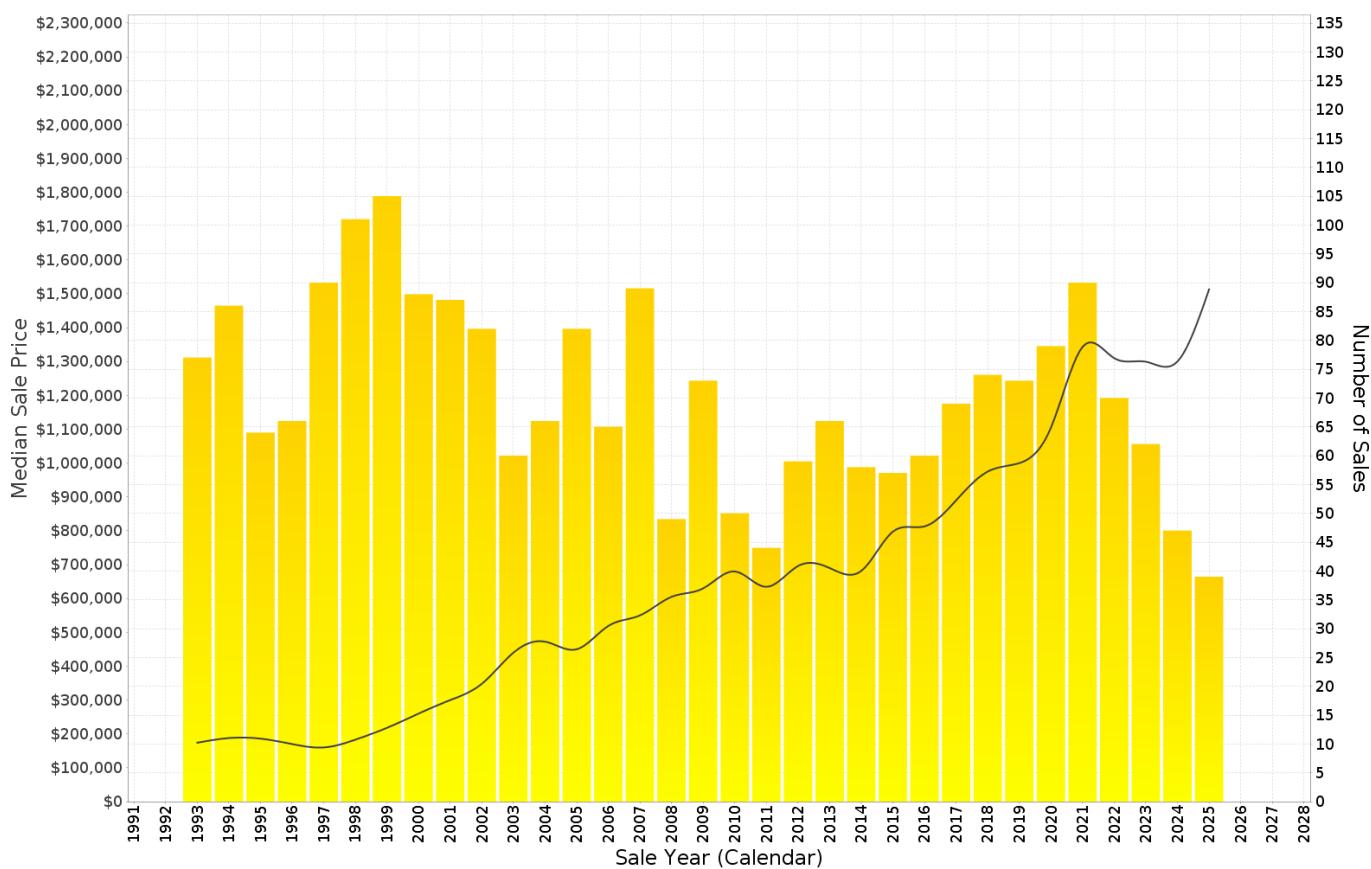
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

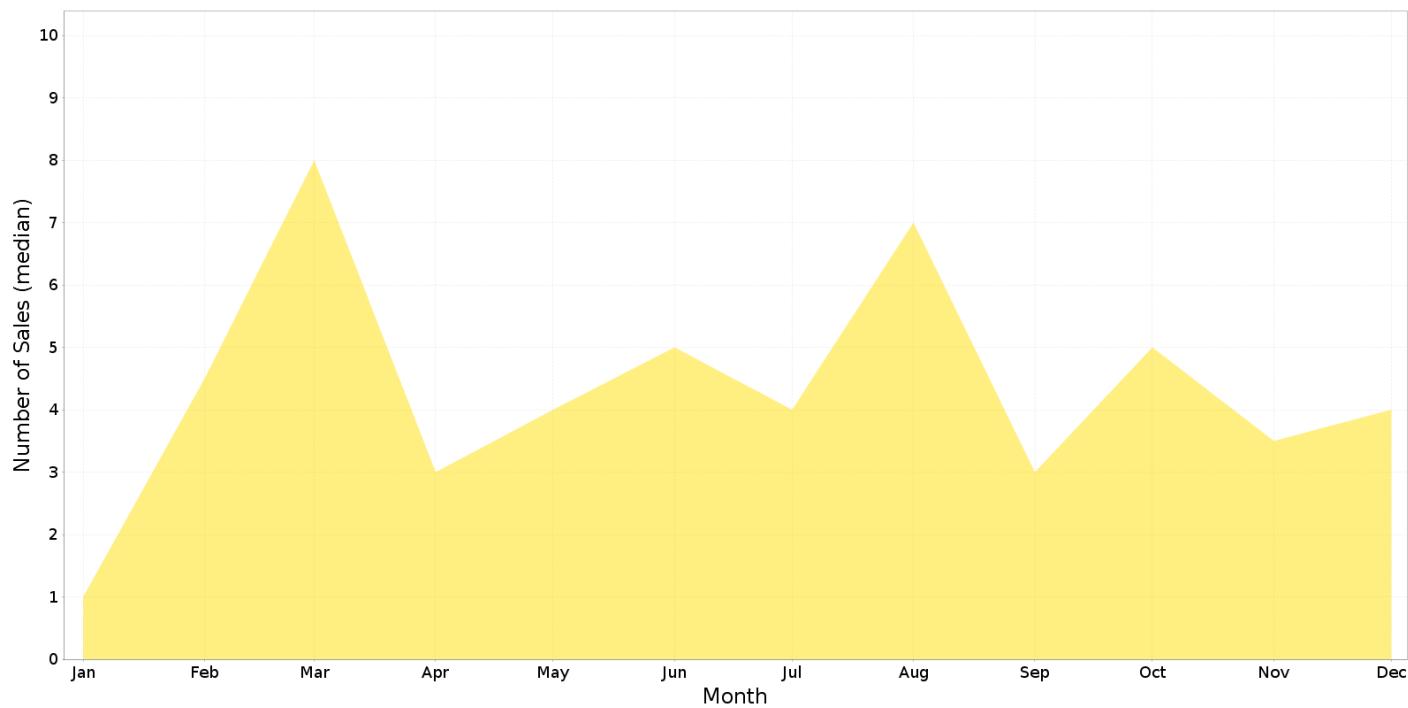
+16.4%

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

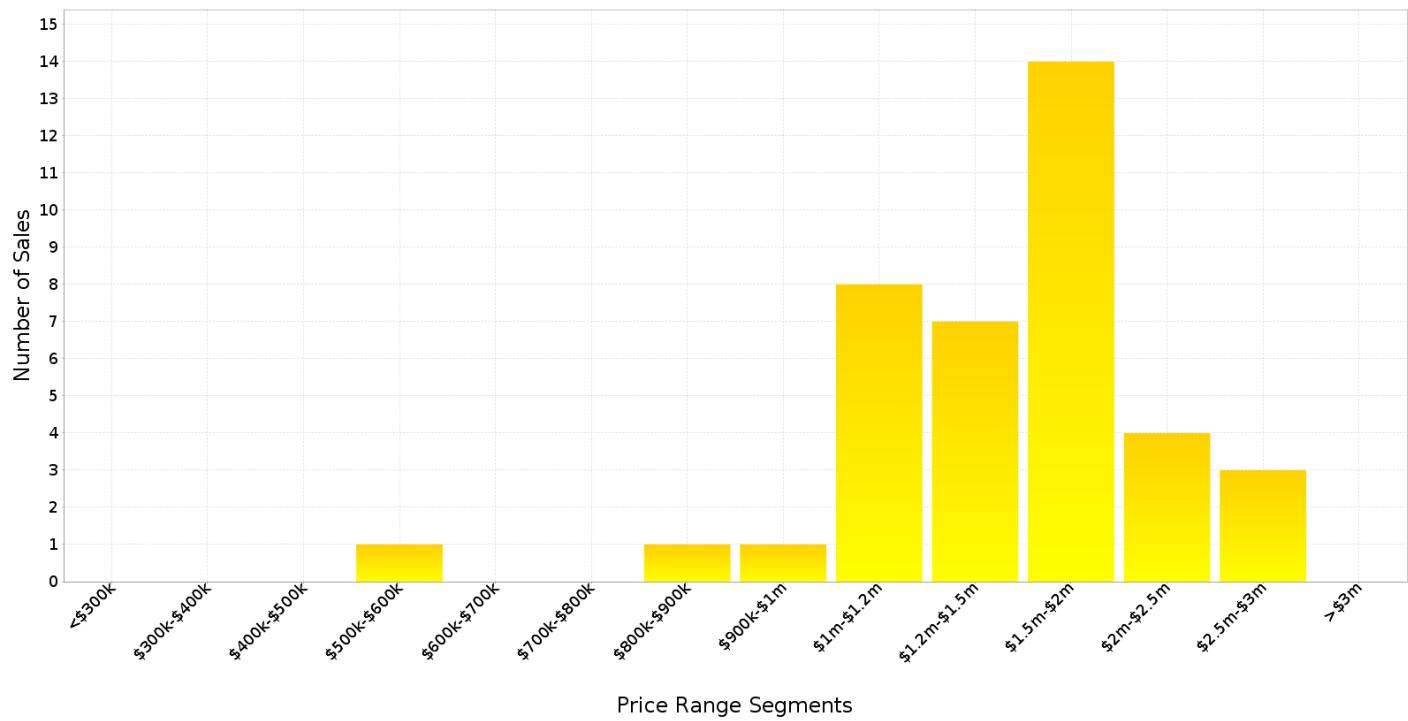
Based on 86 recorded House sales compared over the last two rolling 12 month periods



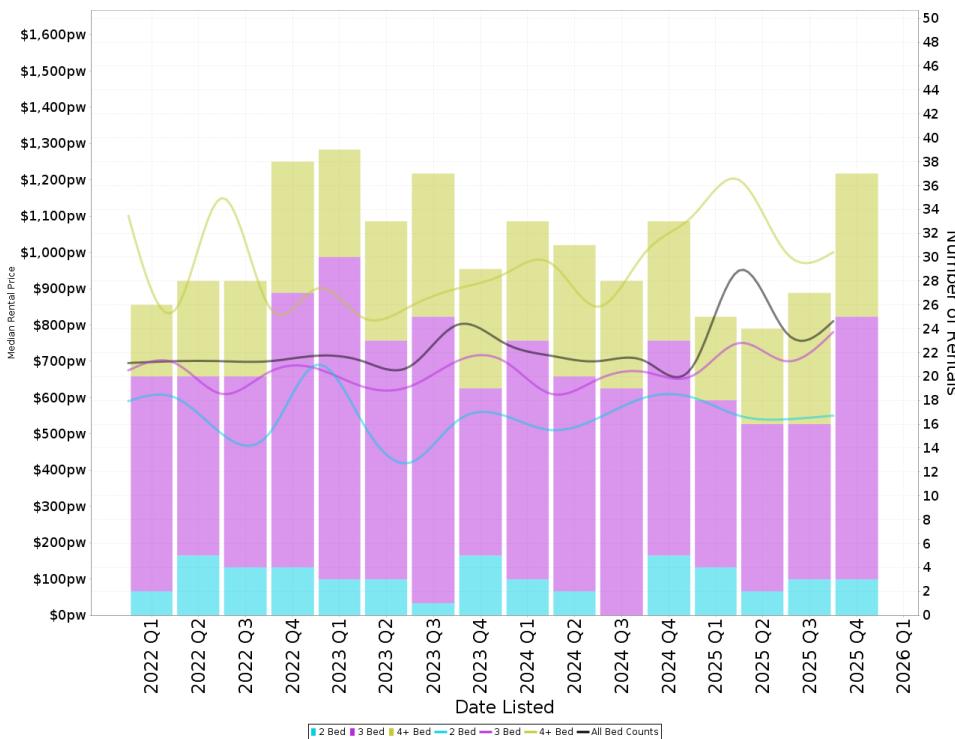
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)

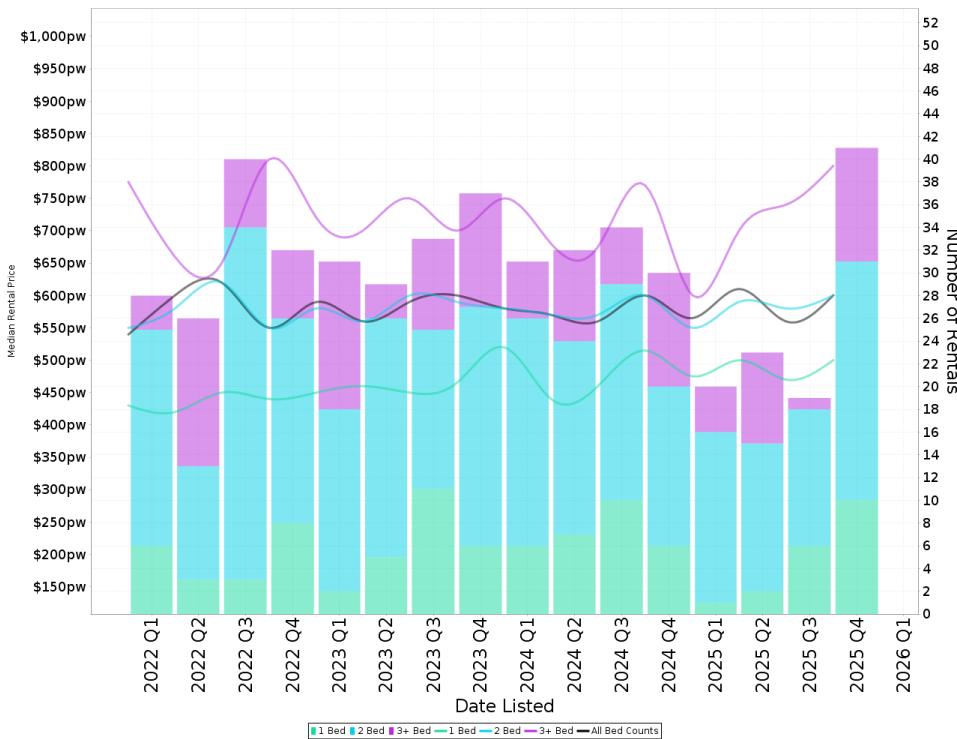


Suburb Sale Price Growth

+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.

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



\$1,460,000

562 m²

4 2 3

42 BROCKMAN ST

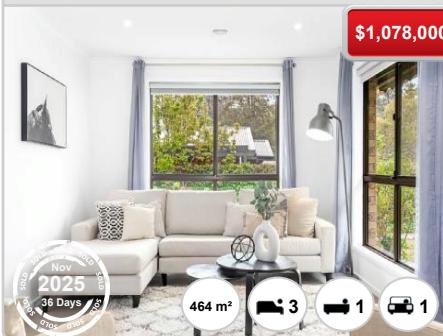


\$1,811,000

990 m²

3 2 2

6 BUNGONIA ST



\$1,078,000

464 m²

3 1 1

5 TOOLAMBI ST

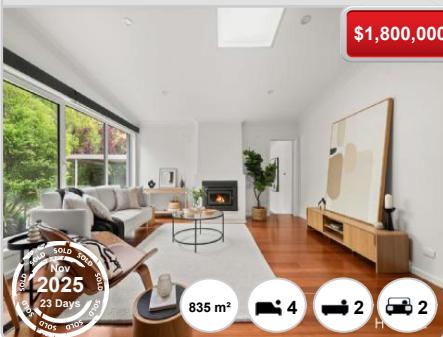


\$1,390,000

590 m²

3 2 1

33 GREEN ST

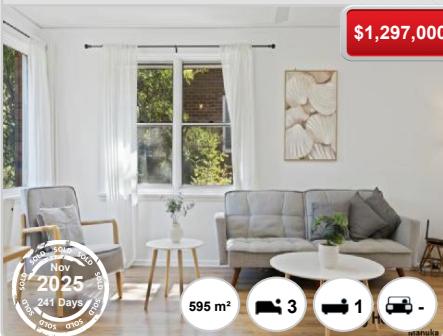


\$1,800,000

835 m²

4 2 2

49 WALKER CRES



\$1,297,000

595 m²

3 1 1

76 SPRENT ST

25 WARRAMOO CRES



\$1,350,000

832 m²

3 1 1

17 FINNISS CRES



\$2,281,000

1,103 m²

4 2 2

27 MCKINLAY ST



\$1,391,000

Oct 2025 155 Days

976 m² • 2 • 1 • -

38 BUNGONIA ST



\$1,735,000

Oct 2025 21 Days

465 m² • 4 • 2 • 2

26 BROCKMAN ST



\$2,200,000

Oct 2025 1,013 m²

21.3m • 21.6m • 49.3m • 1,013 m² • - • - • -

6 HAMELIN CRES



\$2,875,000

Oct 2025 21 Days

1,546 m² • 4 • 3 • 2

125 LA PEROUSE ST



\$1,708,000

Sep 2025 19 Days

780 m² • 3 • 2 • 1

82 FINNISS CRES

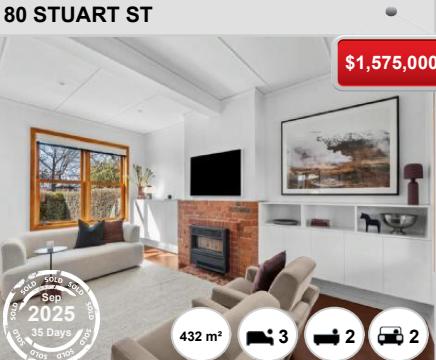


\$1,890,000

Sep 2025 29 Days

1,102 m² • 4 • 2 • 2

80 STUART ST



\$1,575,000

Sep 2025 35 Days

432 m² • 3 • 2 • 2

26 BUNDEELA ST



\$1,275,000

Aug 2025 23 Days

700 m² • 3 • 1 • 2

69 FINNISS CRES



\$2,140,000

Aug 2025 23 Days

832 m² • 3 • 2 • 4

60A CARNEGIE CRES



\$1,150,000

Aug 2025 14 Days

781 m² • 2 • 1 • 1

42 FINNISS CRES



\$850,000

Aug 2025 N/A

929 m² • 3 • 1 • 1

4 BAYLEY ST



\$1,700,000

Aug 2025 N/A

694 m² • 4 • 1 • 1

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

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



\$975
per week

\$975
per week