

**RayWhite.**

# Suburb flyover report

**YARRALUMLA (HOUSE)**

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## YARRALUMLA - Suburb Map



# YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	32	\$ 1,000,000	0.0 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	43	\$ 2,450,000	8.4 %	\$ 1,500,000	\$ 6,400,000
2023	33	\$ 2,010,000	-18.0 %	\$ 1,100,000	\$ 5,800,000
2024	42	\$ 2,335,000	16.2 %	\$ 1,129,000	\$ 4,900,000
2025	18	\$ 2,070,000	-11.3 %	\$ 1,030,000	\$ 3,525,000
2026	0				

## Median Sale Price

**\$2.07m**

Based on 18 recorded House sales within the last 12 months (2025)

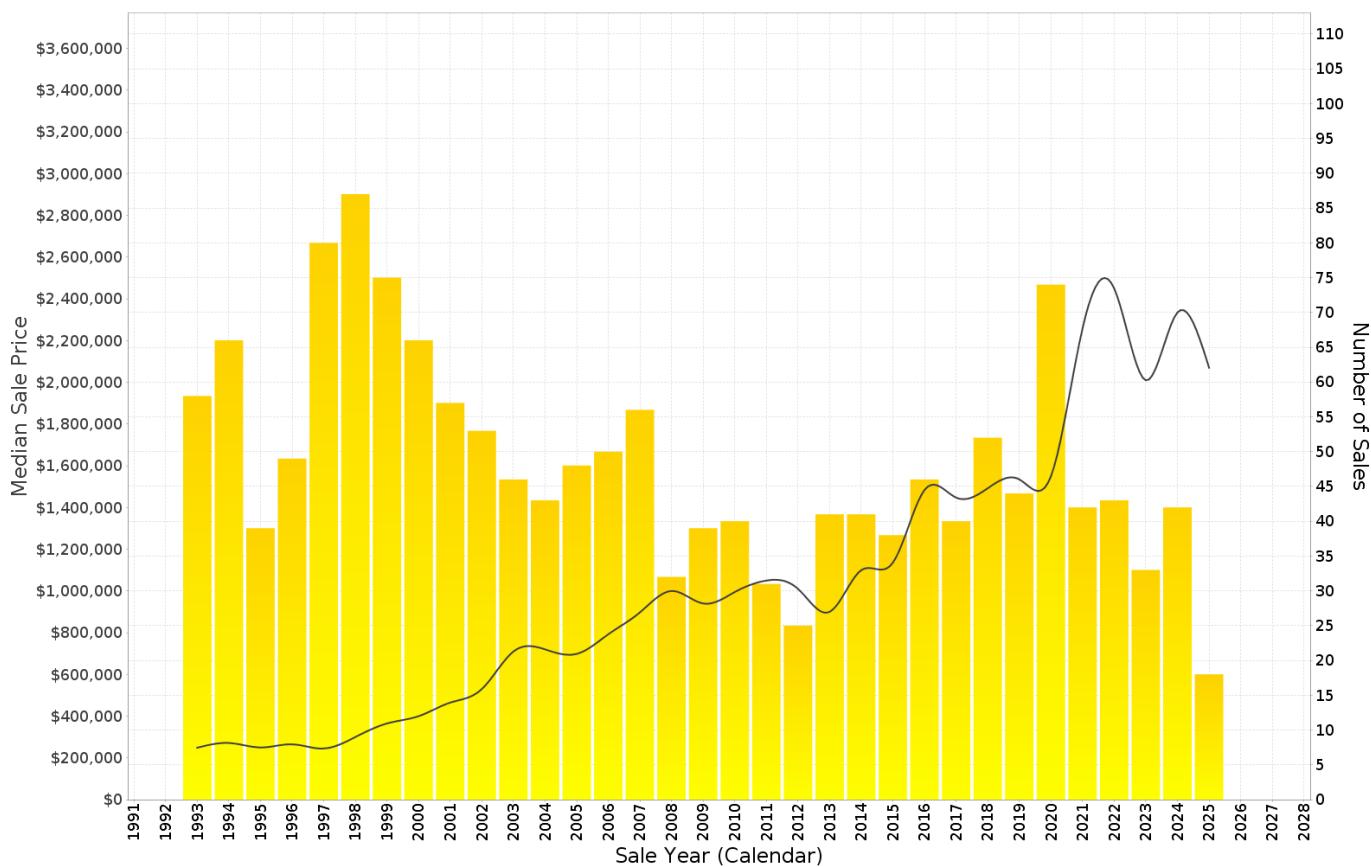
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

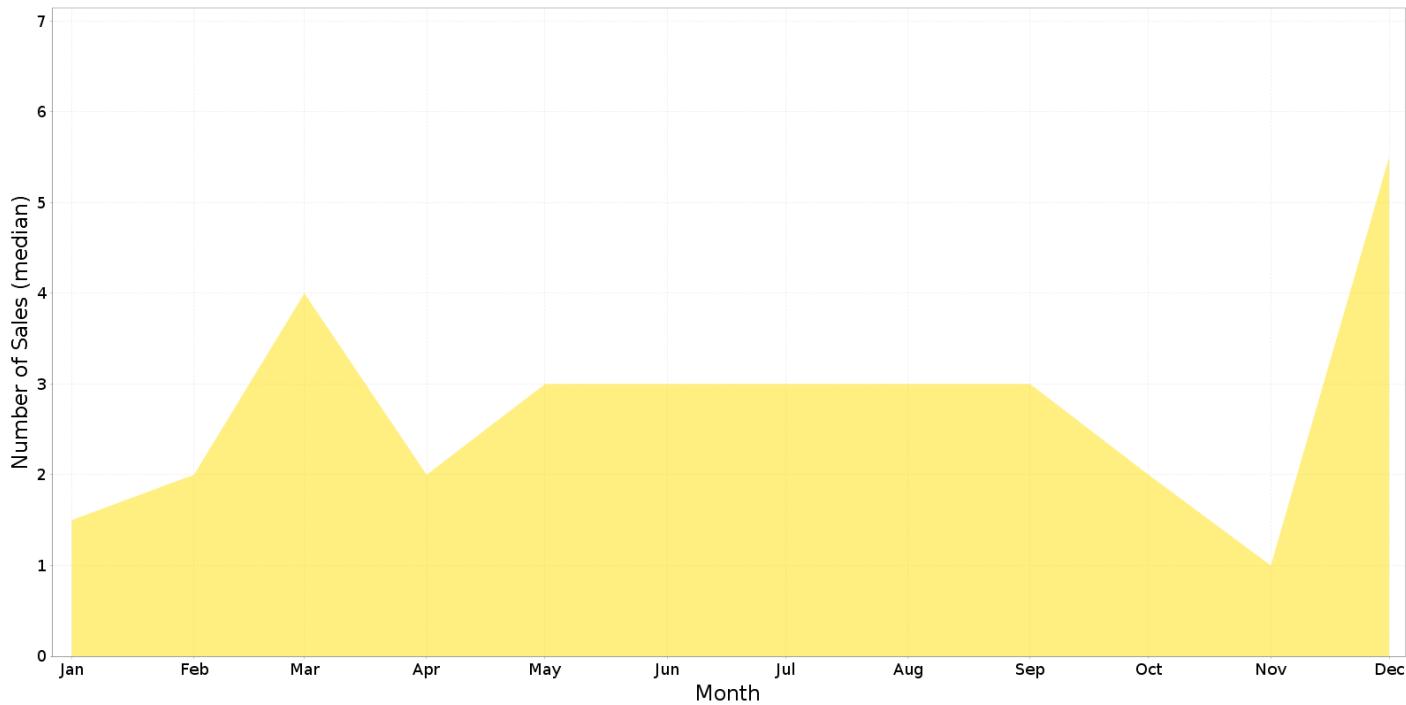
**-11.3%**

Current Median Price: \$2,070,000  
Previous Median Price: \$2,335,000

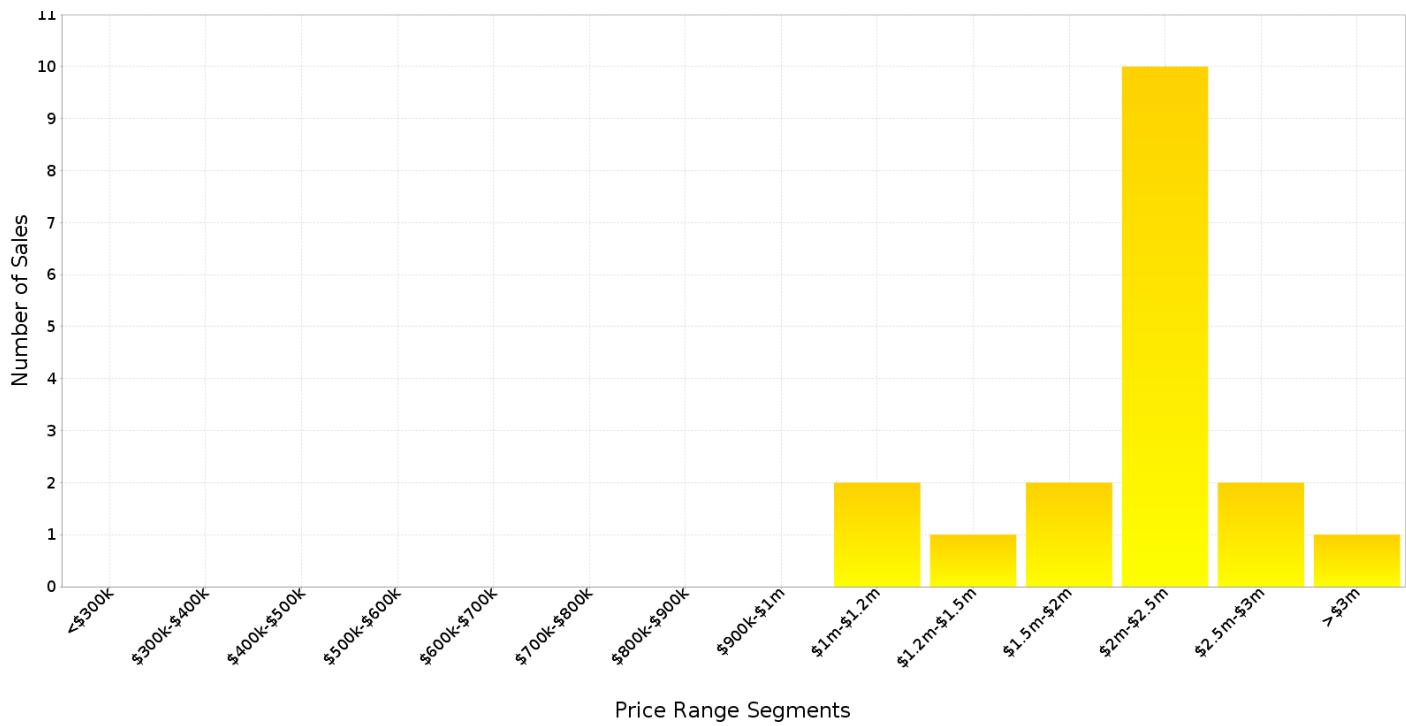
Based on 60 recorded House sales compared over the last two rolling 12 month periods



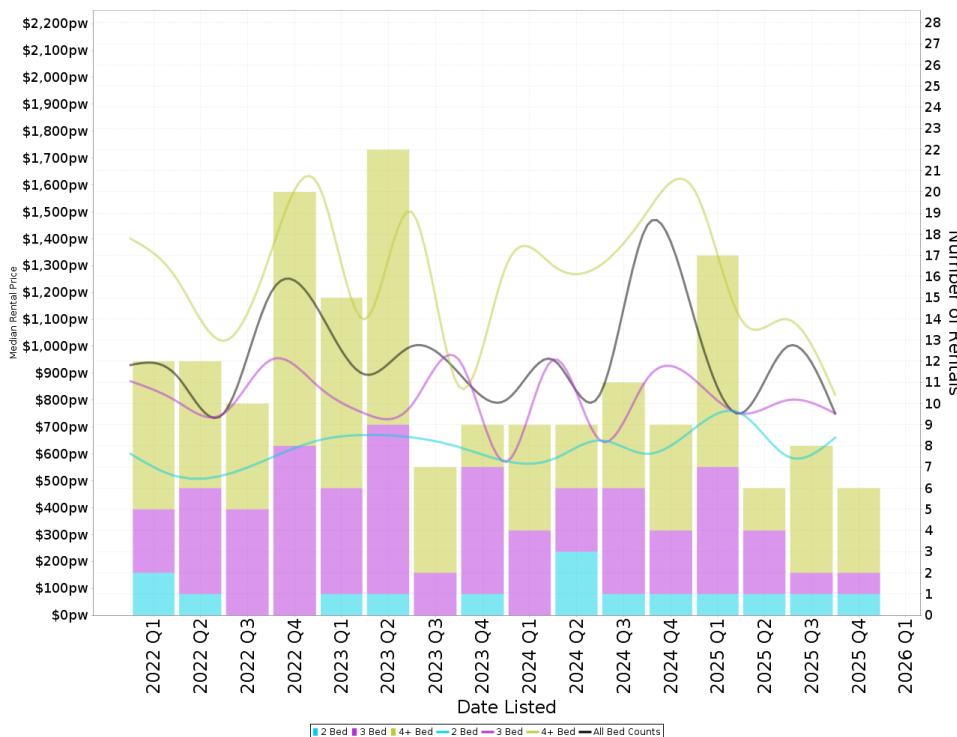
## YARRALUMLA - Peak Selling Periods (3 years)



## YARRALUMLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-11.3%**

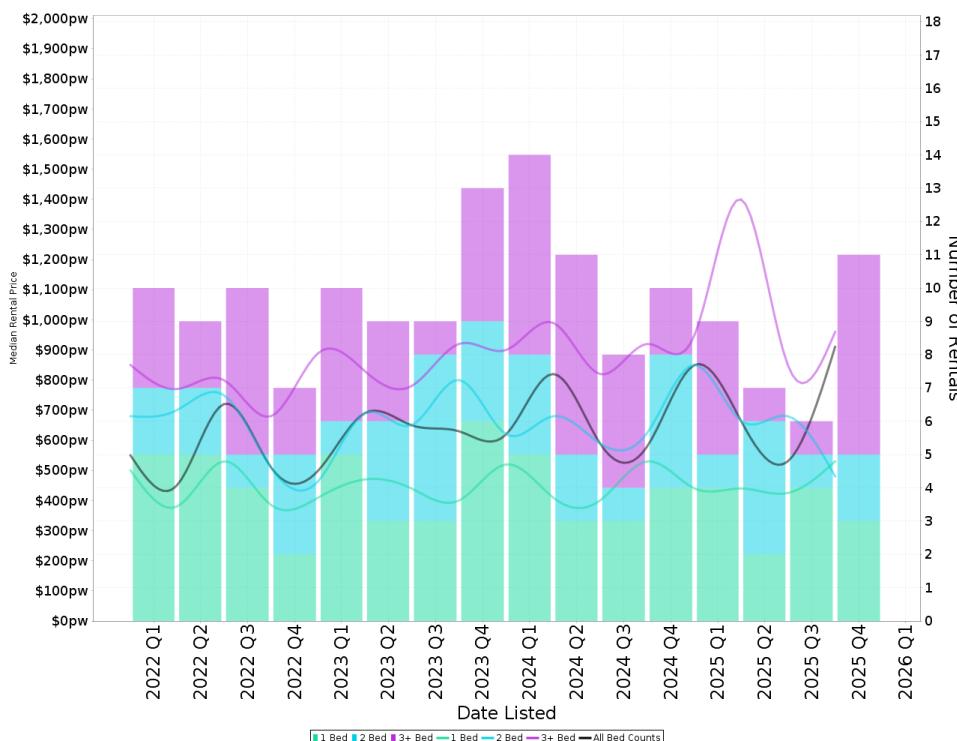
Current Median Price: \$2,070,000  
 Previous Median Price: \$2,335,000  
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+2.5%**

Current Median Price: \$2,070,000  
 Current Median Rent: \$1,000  
 Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+20.5%**

Current Median Price: \$1,115,000  
 Previous Median Price: \$925,000  
 Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.2%**

Current Median Price: \$1,115,000  
 Current Median Rent: \$680  
 Based on 33 registered Unit rentals compared over the last 12 months.

# YARRALUMLA - Recently Sold Properties

## Median Sale Price

# \$2.07m

Based on 18 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

# -11.3%

Current Median Price: \$2,070,000  
Previous Median Price: \$2,335,000

Based on 60 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 18

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

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

### 98 HOPETOUN CCT



\$1,860,000

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

### 1 WELD ST



\$1,910,000

928 m<sup>2</sup> 3 2 2

### 8 BLAKELY ROW



\$2,300,000

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

### 3 STRAHAN ROW



\$2,300,000

604 m<sup>2</sup> 4 2 2

### 7 MACGILLIVRAY ST



\$2,045,000

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

### 20A MUSGRAVE ST



\$2,050,000

901.6 m<sup>2</sup> - - -

### 71 SCHLICH ST



\$1,235,000

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

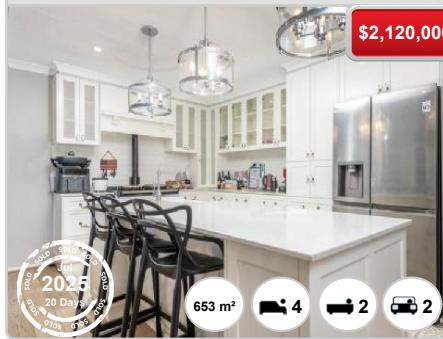
### 22 MACDONNELL ST



\$2,090,000

896 m<sup>2</sup> 5 2 1

### 25 WELD ST



\$2,120,000

653 m<sup>2</sup> 4 2 2

## 7 WOOLLS ST



\$3,525,000

800 m<sup>2</sup>

BLACKS NEW

## 74 HAMPTON CCT



\$1,030,000

445 m<sup>2</sup>

## 76 HAMPTON CCT



\$1,160,000

444 m<sup>2</sup>

## 19 CLARKE ST



\$2,202,500

790 m<sup>2</sup>

AUCTION

# YARRALUMLA - Properties For Rent

## Median Rental Price

**\$1,000 /w**

Based on 37 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

+2.5%

Current Median Price: \$2,070,000

Based on 18 recorded House sales and 37 House rentals  
compared over the last 12 months

## Number of Rentals

37

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

