

Suburb flyover report

YARRALUMLA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



YARRALUMLA - 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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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)

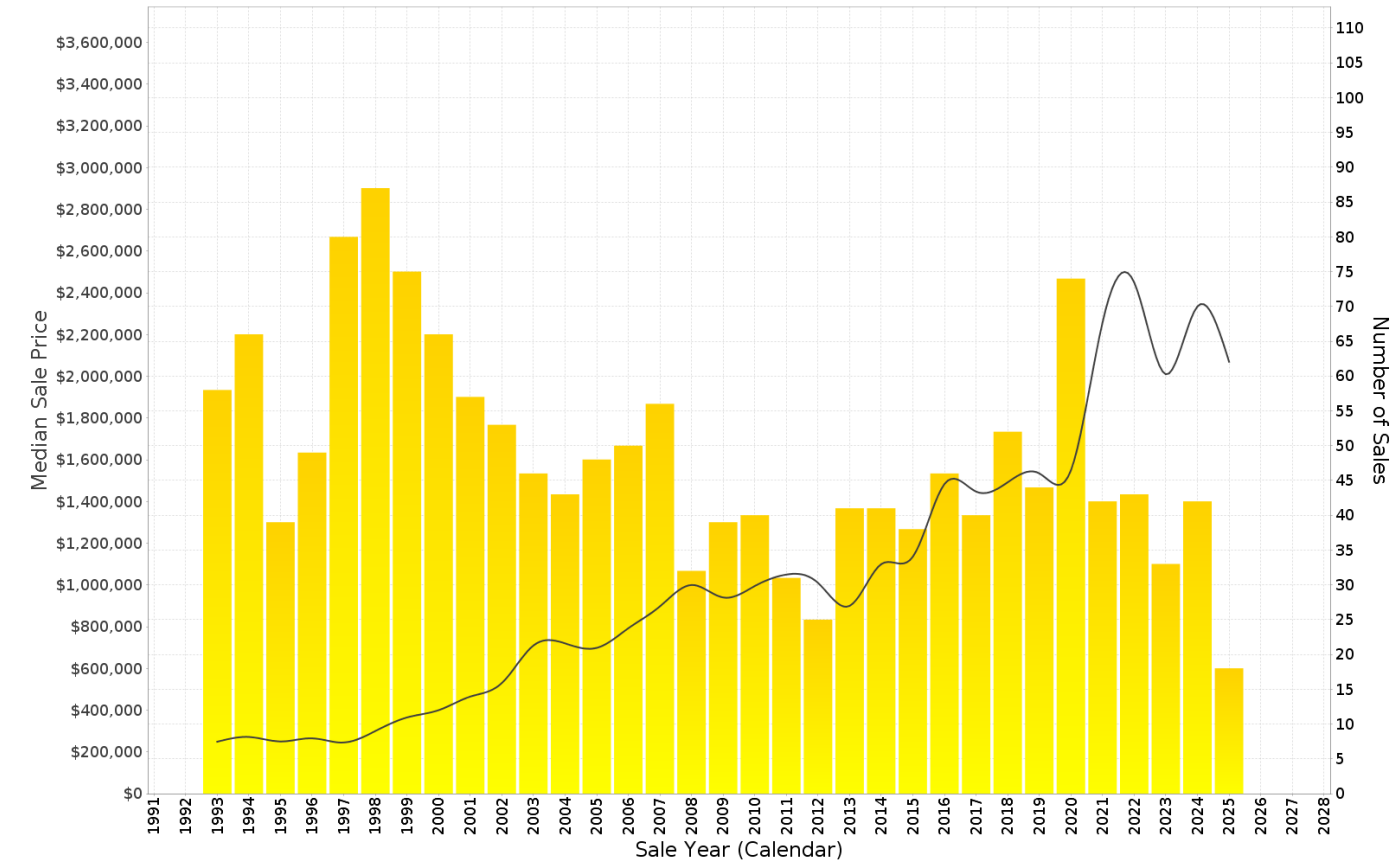
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

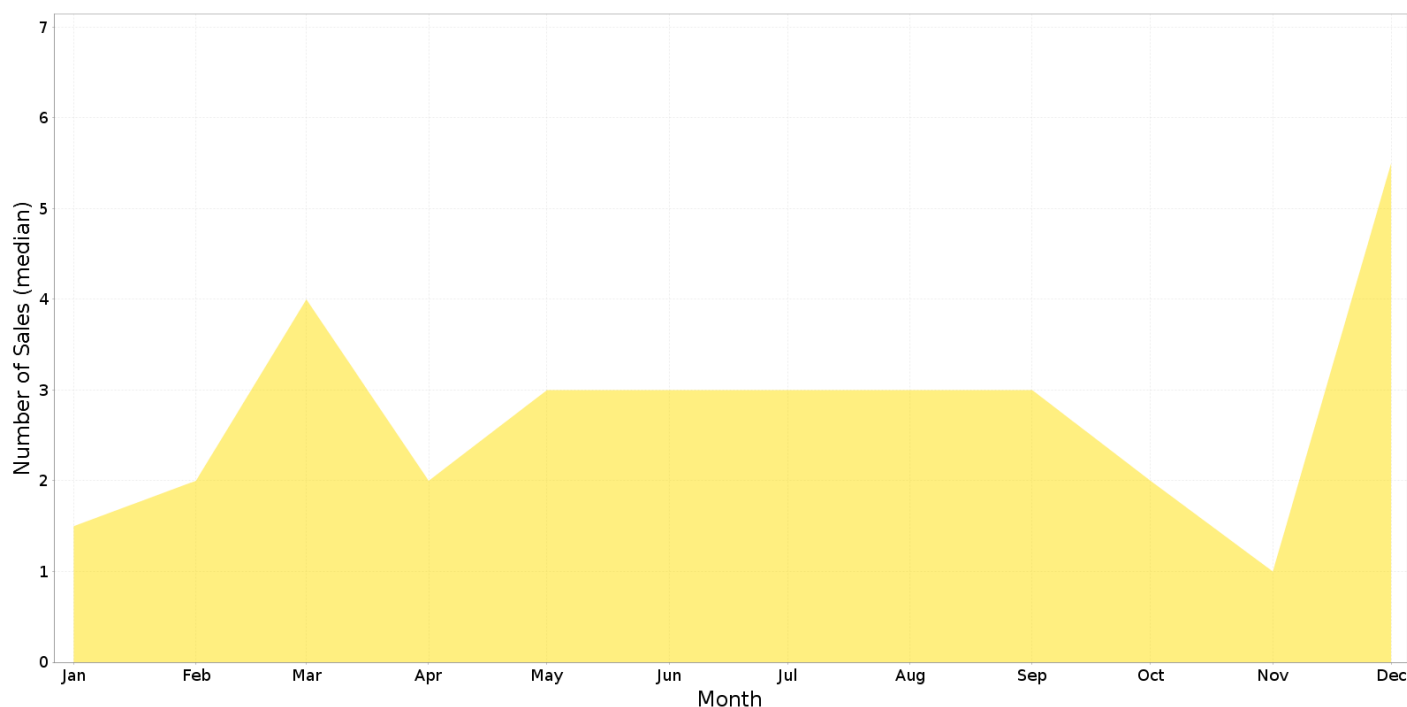
-11.3%

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

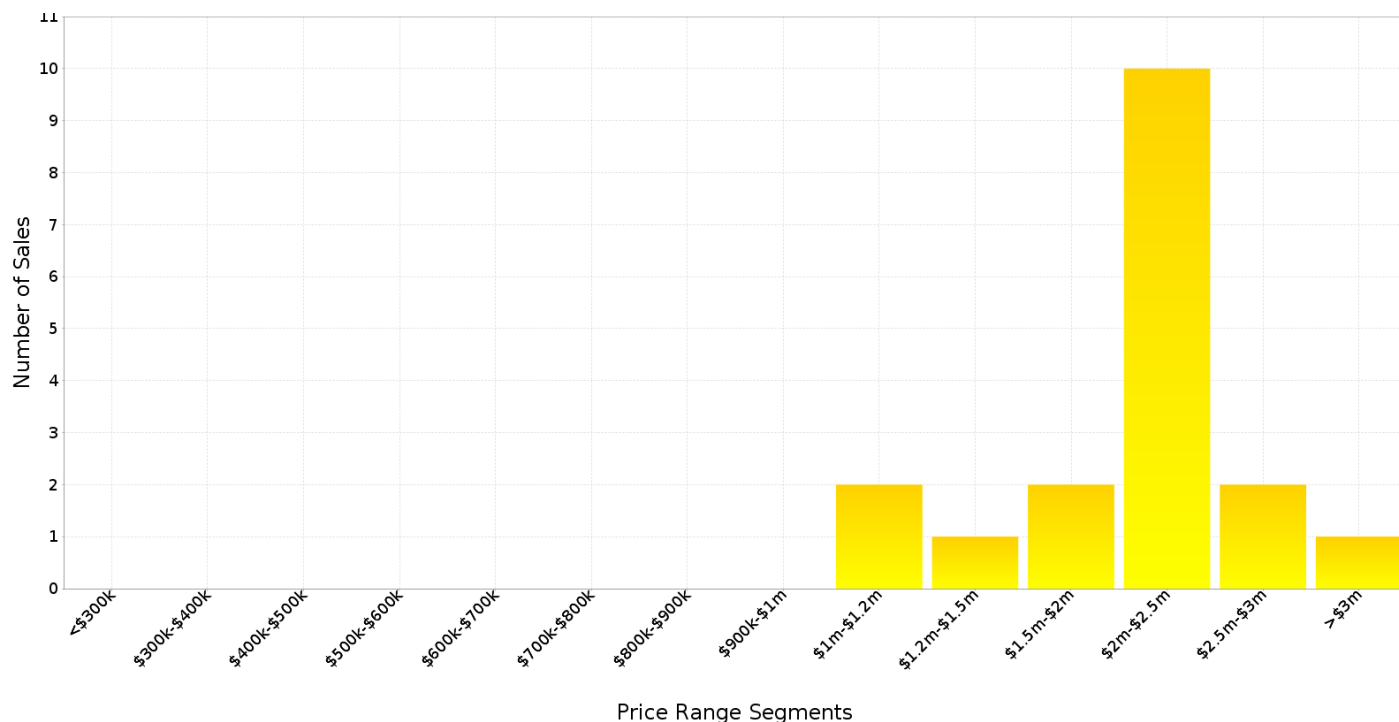
Based on 60 recorded House sales compared over the last two rolling 12 month periods



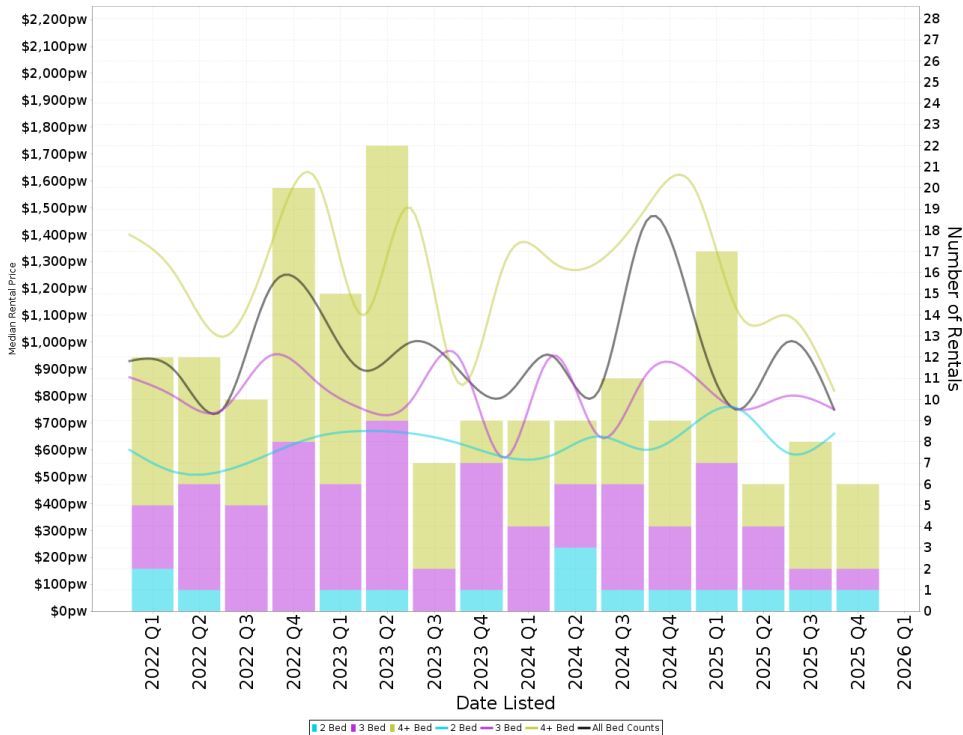
YARRALUMLA - Peak Selling Periods (3 years)



YARRALUMLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.3%

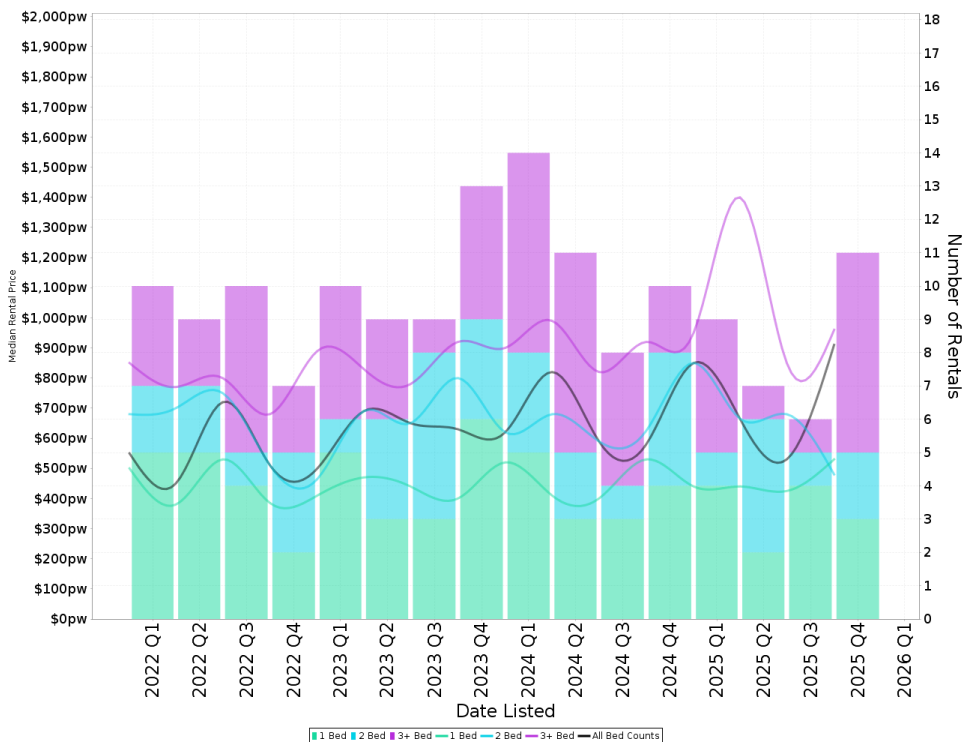
Current Median Price: \$2,070,000
Previous Median Price: \$2,335,000
Based on 60 registered House sales compared over the last two rolling 12 month periods.

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

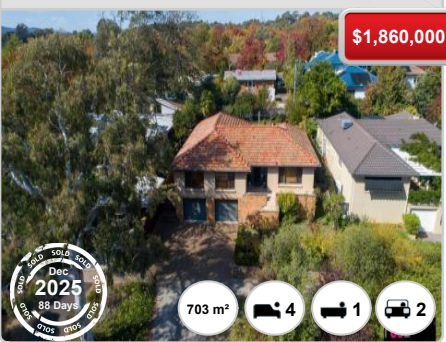
Sold Properties

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

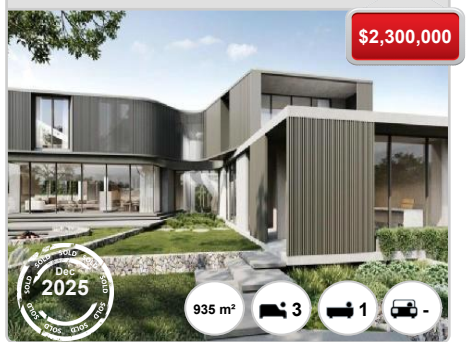
98 HOPETOUN CCT



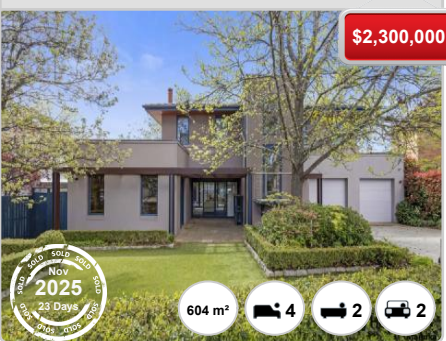
1 WELD ST



8 BLAKELY ROW



3 STRAHAN ROW



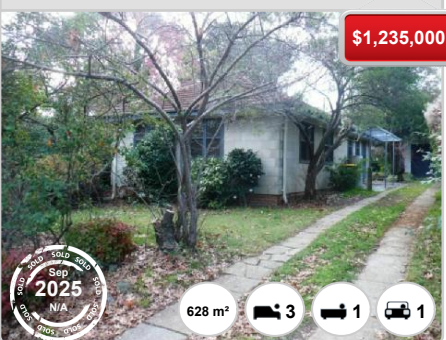
7 MACGILLIVRAY ST



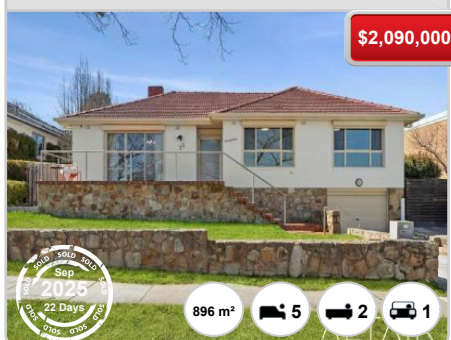
20A MUSGRAVE ST



71 SCHLICH ST



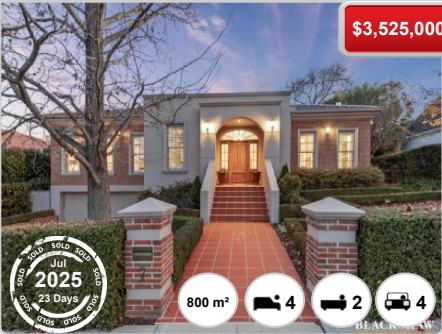
22 MACDONNELL ST



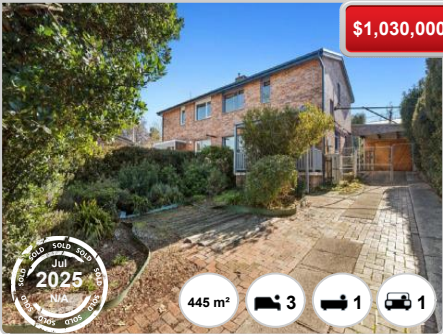
25 WELD ST



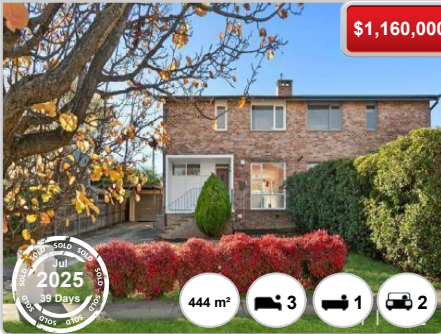
7 WOOLLS ST



74 HAMPTON CCT



76 HAMPTON CCT



19 CLARKE ST



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
Current Median Rent: \$1,000

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

