

RayWhite.

Suburb flyover report

MURRUMBATEMAN (HOUSE)

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MURRUMBATEMAN - Suburb Map



MURRUMBATEMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	46	\$ 593,500	0.0 %	\$ 110,353	\$ 785,000
2009	55	\$ 632,000	6.5 %	\$ 215,000	\$ 815,000
2010	45	\$ 665,000	5.2 %	\$ 240,000	\$ 1,800,000
2011	49	\$ 690,000	3.8 %	\$ 285,000	\$ 1,300,000
2012	29	\$ 695,000	0.7 %	\$ 345,000	\$ 1,150,000
2013	47	\$ 725,000	4.3 %	\$ 300,000	\$ 1,150,000
2014	48	\$ 690,000	-4.8 %	\$ 180,000	\$ 2,000,000
2015	58	\$ 738,500	7.0 %	\$ 312,680	\$ 1,250,000
2016	51	\$ 768,000	4.0 %	\$ 455,000	\$ 7,950,000
2017	56	\$ 836,000	8.9 %	\$ 285,000	\$ 1,600,000
2018	53	\$ 850,000	1.7 %	\$ 142,500	\$ 9,550,000
2019	64	\$ 847,000	-0.4 %	\$ 70,000	\$ 2,100,000
2020	75	\$ 852,500	0.6 %	\$ 350,000	\$ 1,800,000
2021	71	\$ 1,100,000	29.0 %	\$ 75,000	\$ 3,500,000
2022	67	\$ 1,250,000	13.6 %	\$ 515,250	\$ 2,225,000
2023	46	\$ 1,247,500	-0.2 %	\$ 195,000	\$ 2,230,000
2024	68	\$ 1,250,000	0.2 %	\$ 490,000	\$ 3,500,000
2025	63	\$ 1,260,000	0.8 %	\$ 380,000	\$ 2,050,000
2026	0				

Median Sale Price

\$1.26m

Based on 63 recorded House sales within the last 12 months (2025)

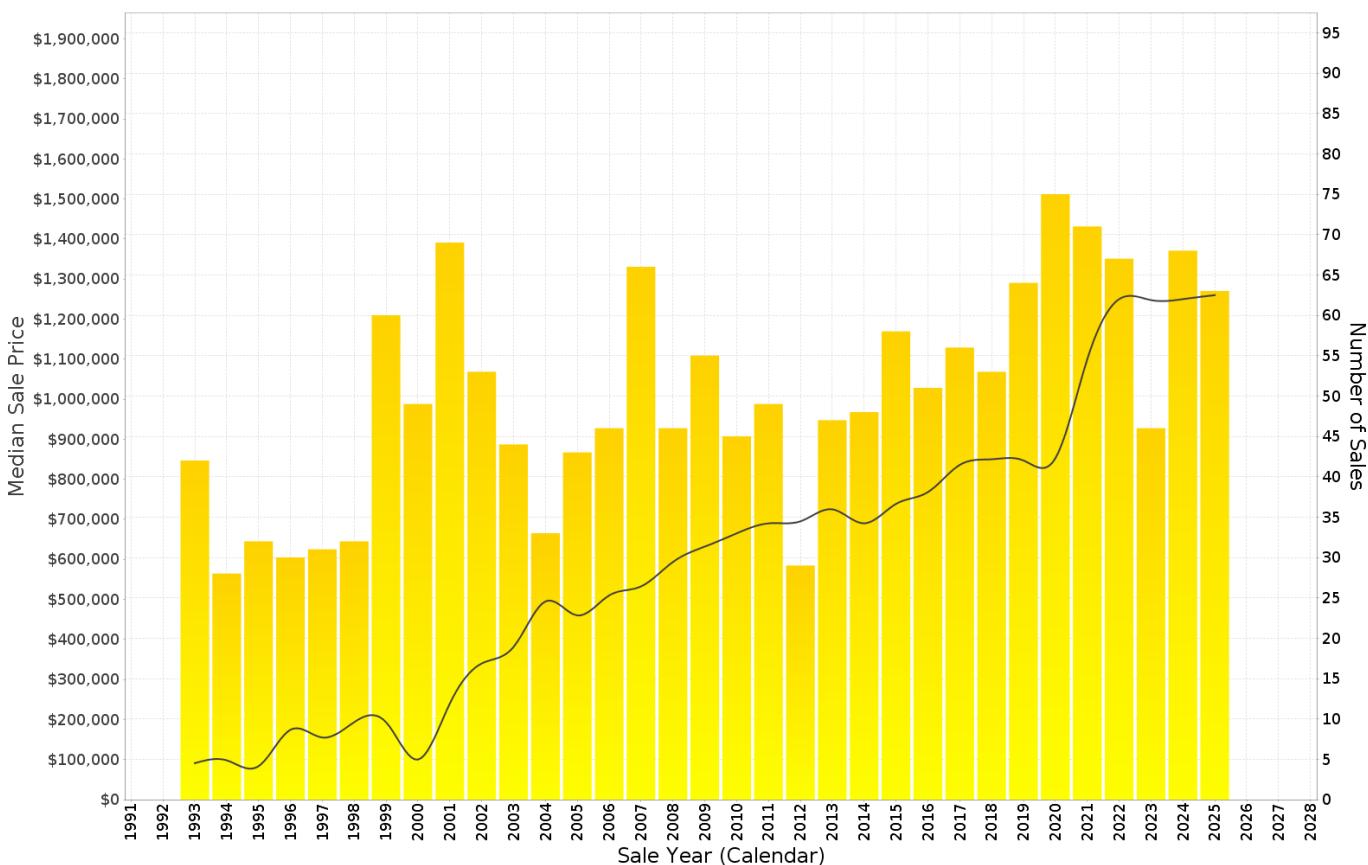
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

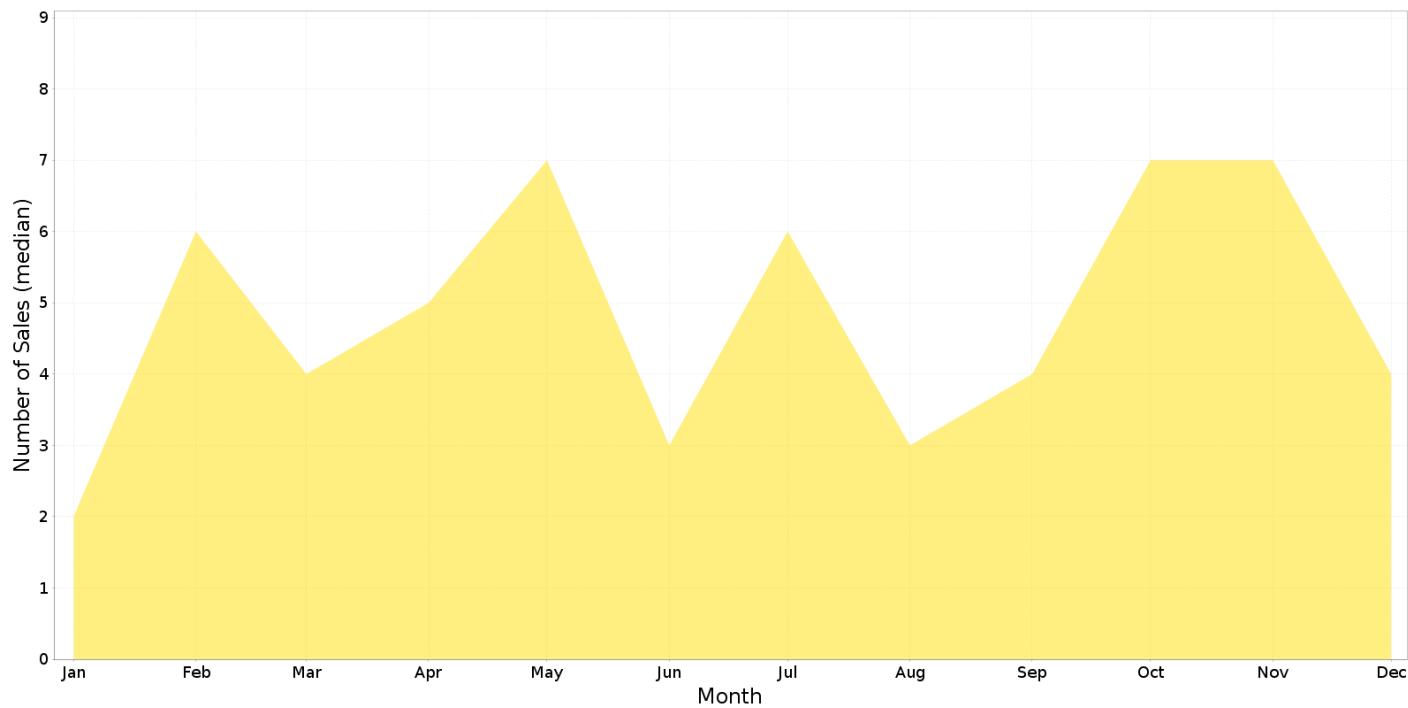
+0.8%

Current Median Price: \$1,260,000
Previous Median Price: \$1,250,000

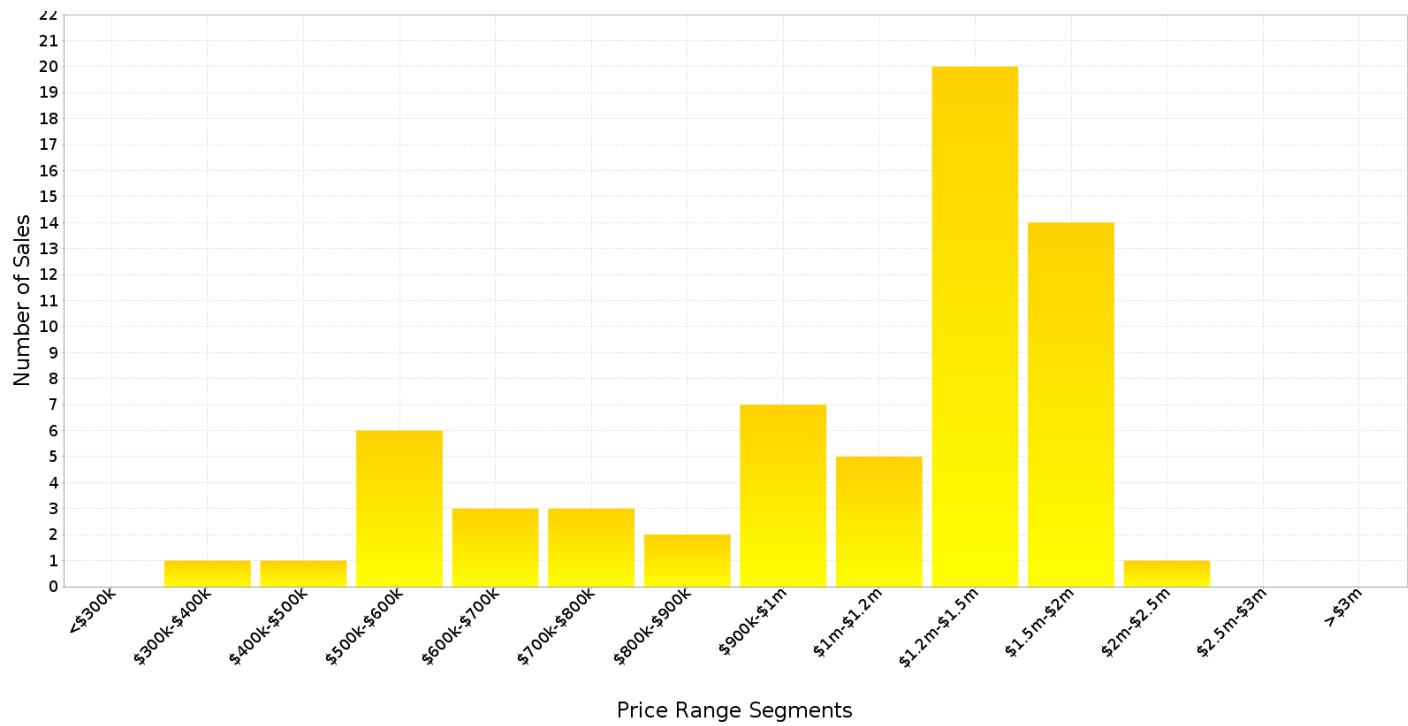
Based on 131 recorded House sales compared over the last two rolling 12 month periods



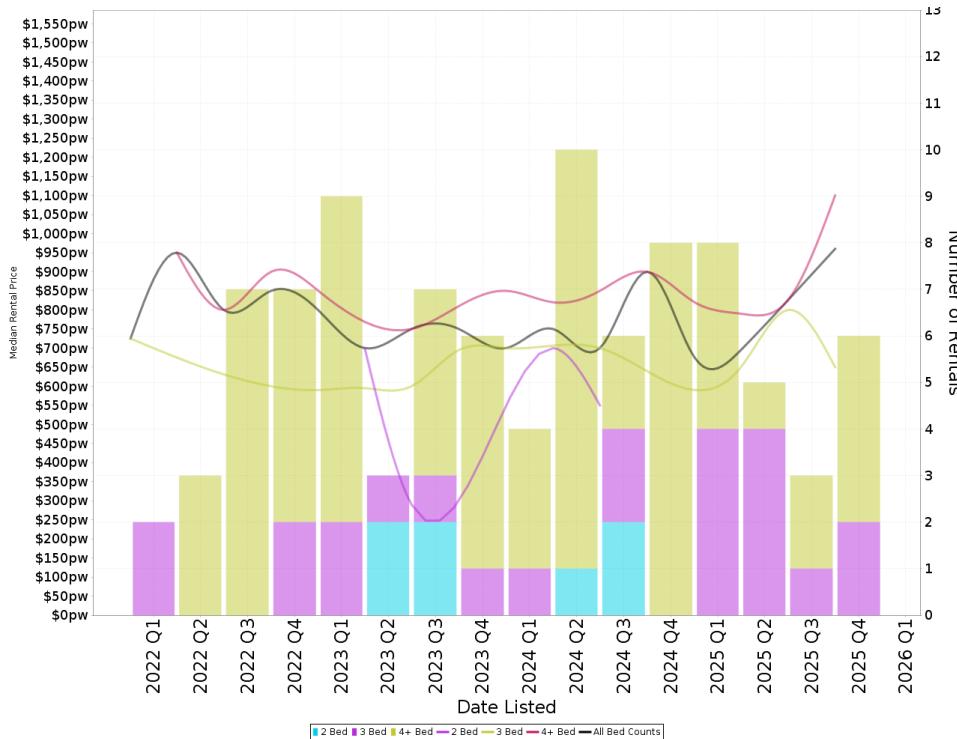
MURRUMBATEMAN - Peak Selling Periods (3 years)



MURRUMBATEMAN - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.8%

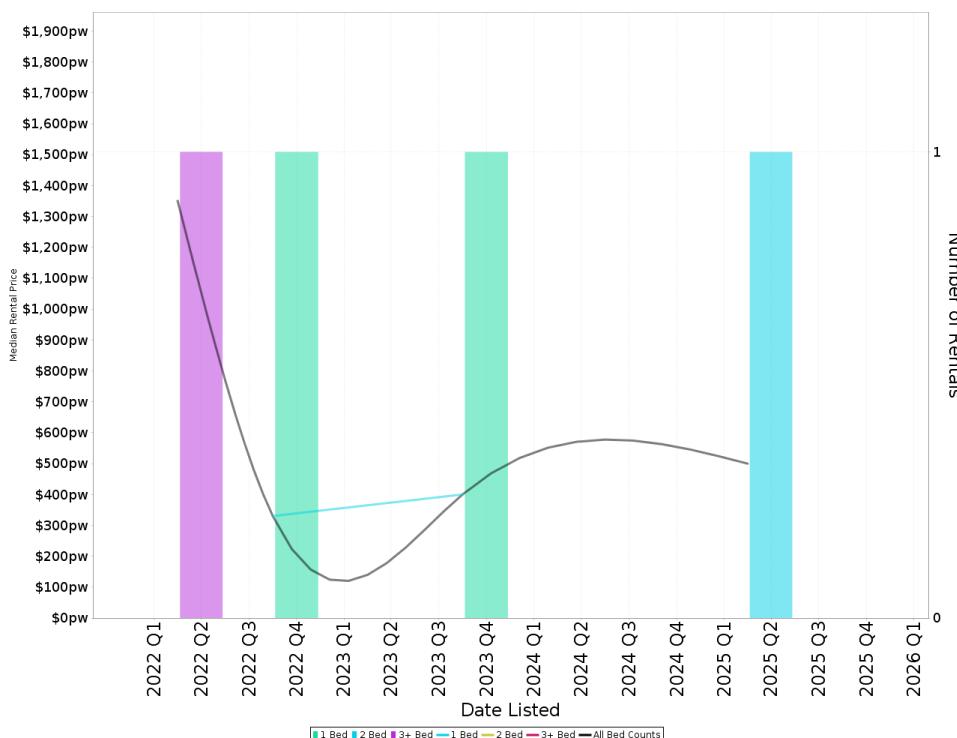
Current Median Price: \$1,260,000
Previous Median Price: \$1,250,000
Based on 131 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,260,000
Current Median Rent: \$800
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MURRUMBATEMAN - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 63 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

+0.8%

Current Median Price: \$1,260,000
Previous Median Price: \$1,250,000

Based on 131 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

63

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

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

21 DAVIS CCT



\$1,750,000

7 AMBLESIDE AVE



\$1,450,000

40 HERCULES ST



\$505,000

49 BROUGHTON CCT



\$1,550,000

19 OAK GR



\$490,000

35 SOUTH ST



\$515,000

2 LIMOUSIN CL



\$1,800,000

15 OAK GR



\$500,000

37 SOUTH ST



\$520,000

8 CAMP ST



\$960,000

19 BROUGHTON CCT



\$1,560,000

44 ROSE ST



\$925,000

10 SOUTH ST



\$1,272,000

5 HELEN ST



\$1,090,000

43 MIDDLE ST



\$1,120,000

1A WOODS CL



\$1,200,000

14 CAMP ST



\$1,560,000

55 MERRYVILLE DR



\$1,440,000

1 GOVERNOR DR



\$1,450,000

4 WOODS CL



\$1,570,000

MURRUMBATEMAN - Properties For Rent

Median Rental Price

\$800 /w

Based on 22 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

+3.3%

Current Median Price: \$1,260,000
Current Median Rent: \$800

Based on 63 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

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

18 Clydesdale Close

\$1,100 per



1.07 ha

7 Rattenbury Close

\$2,000 per



1.22 ha

1173 DOG TRAP ROAD

\$495 per week



3 Joan Street

\$825 pw



989 m²