

# Suburb flyover report

MURRUMBATEMAN (HOUSE)

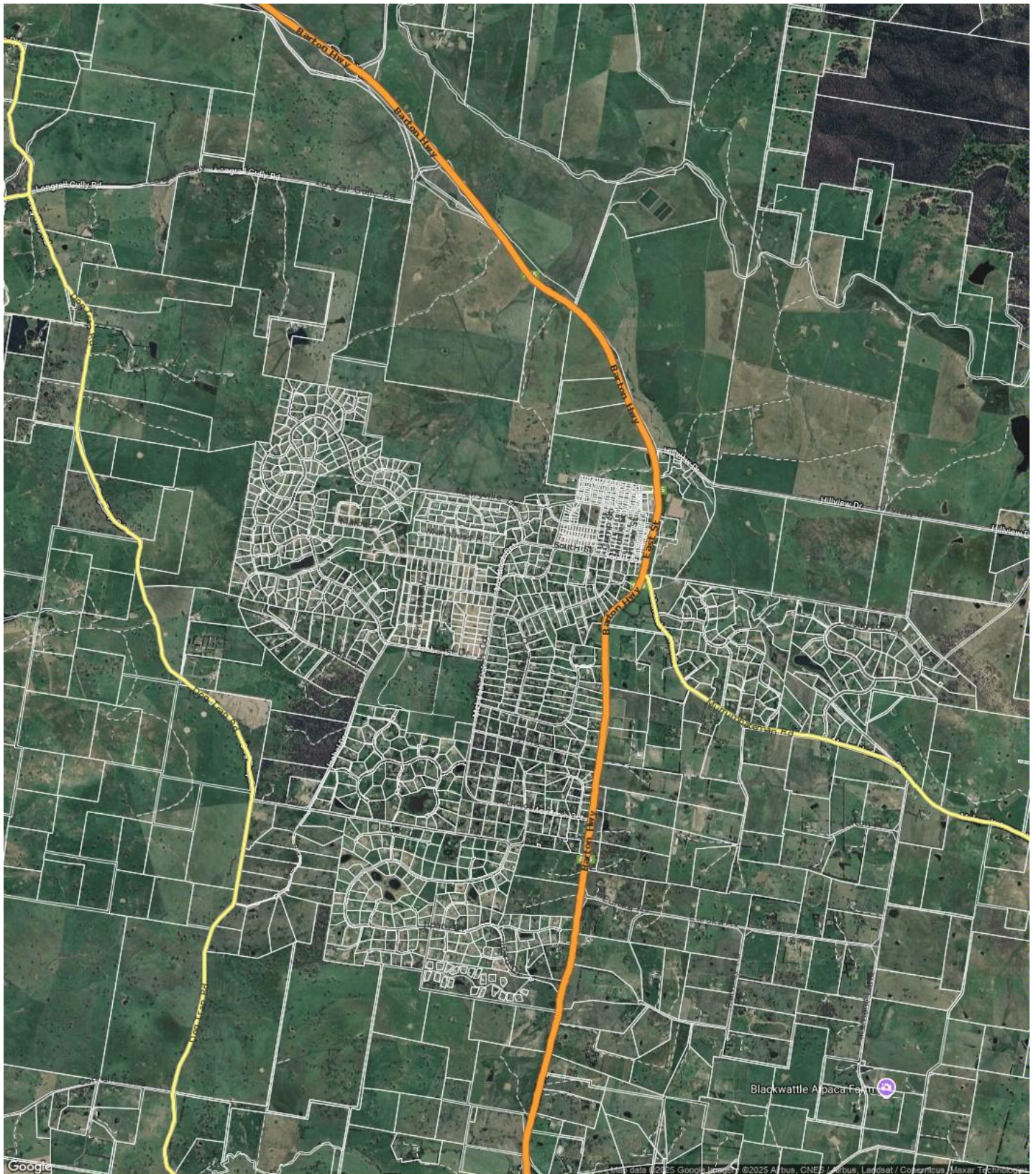
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## 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)

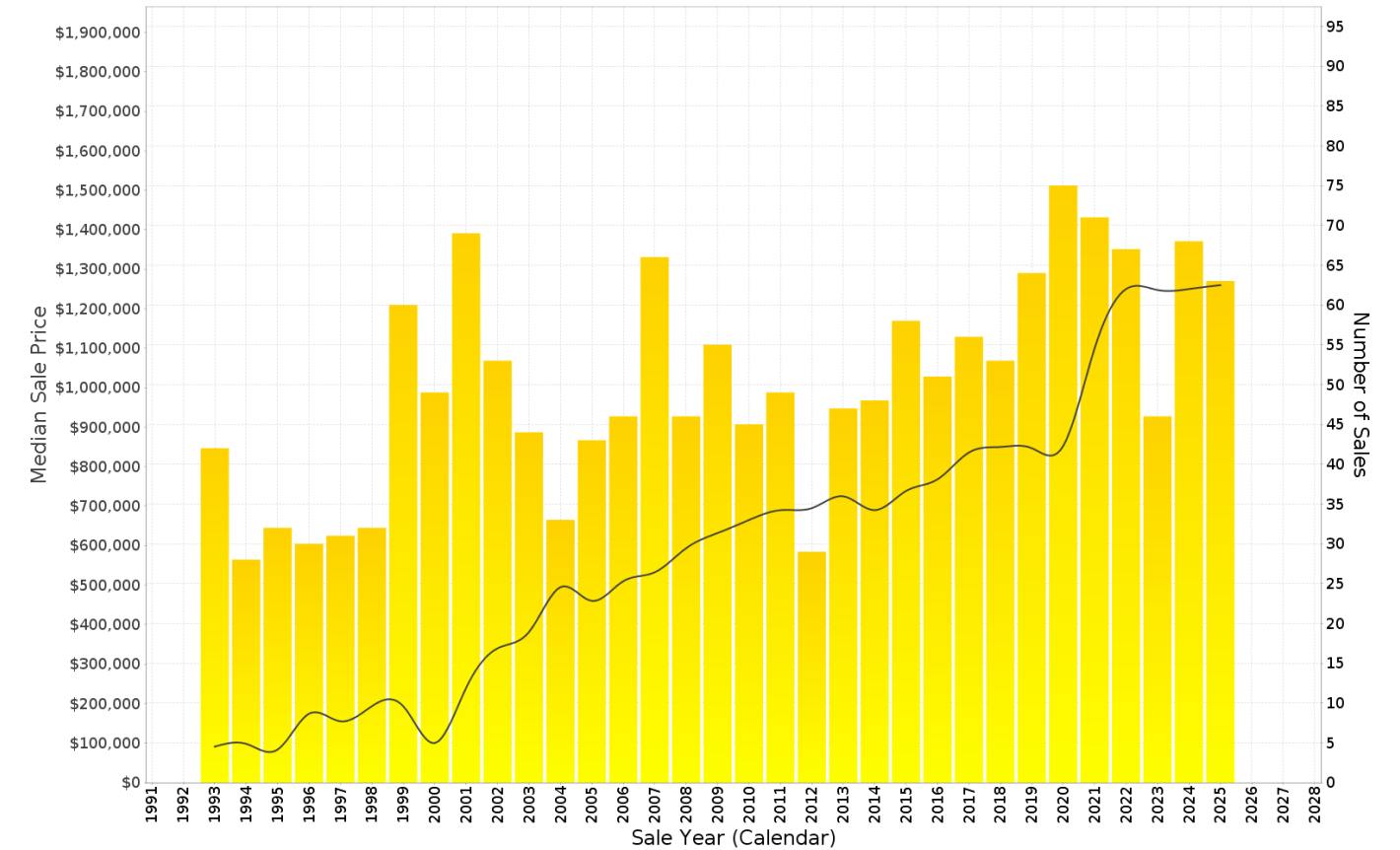
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

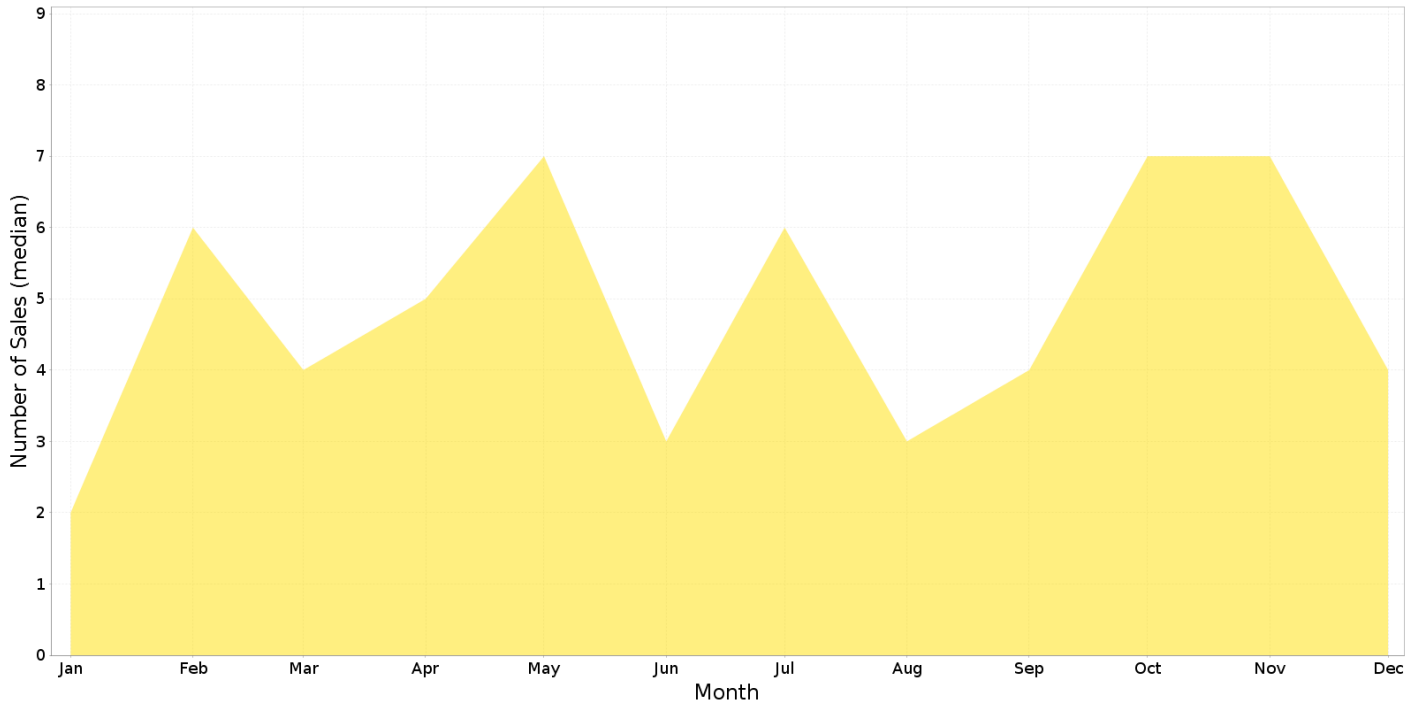
+0.8%

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

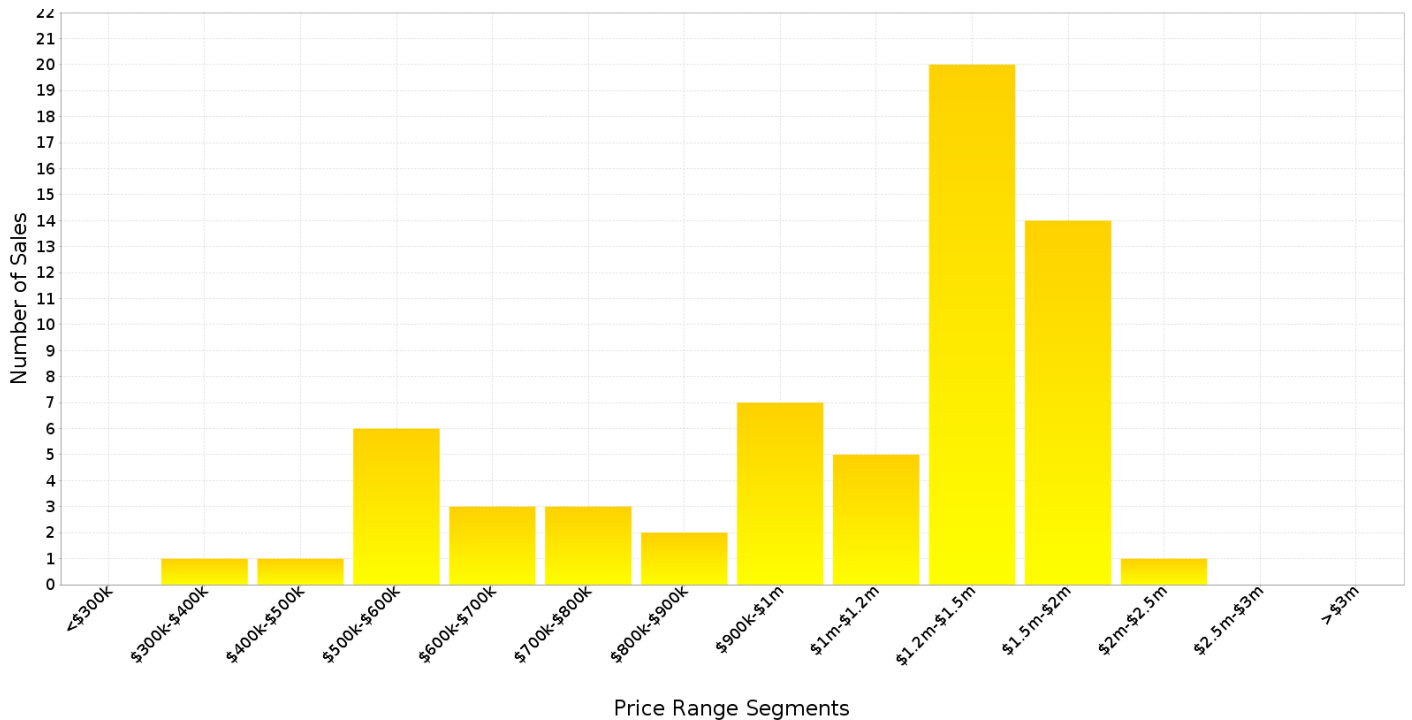
Based on 131 recorded House sales compared over the last two rolling 12 month periods



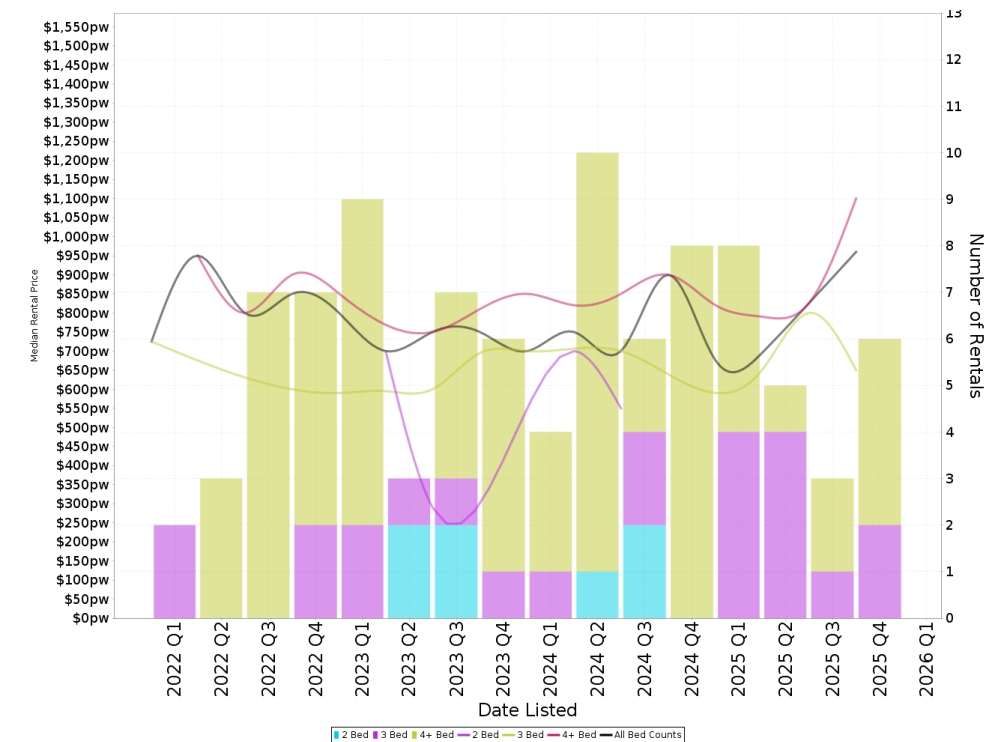
## MURRUMBATEMAN - Peak Selling Periods (3 years)



## 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.

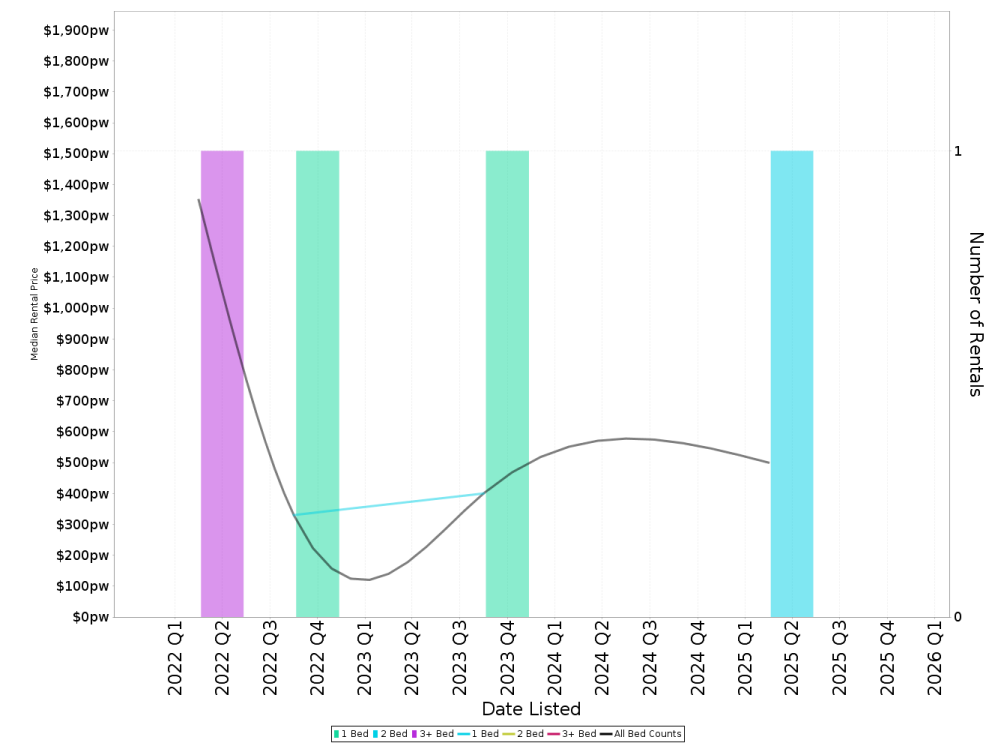
Suburb Rental Yield

+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

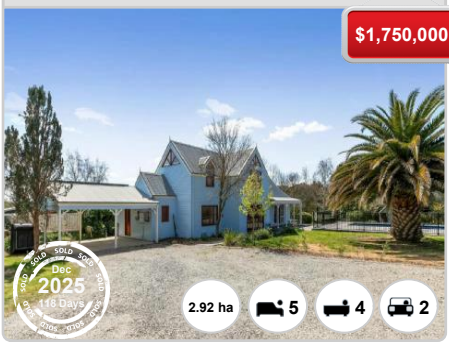
## # Sold Properties

# 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

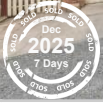


2.92 ha 5 4 2

### 49 BROUGHTON CCT



\$1,550,000



2.02 ha 4 2 5

### 2 LIMOUSIN CL



\$1,800,000



1.18 ha 4 2 5

### 7 AMBLESIDE AVE



\$1,450,000



2.95 ha 5 2 2

### 19 OAK GR



\$490,000



1,512 m² - - -

### 15 OAK GR



\$500,000



1,502 m² - - -

### 40 HERCULES ST



\$505,000



1,501 m² - - -

### 35 SOUTH ST



\$515,000



1,508 m² - - -

### 39 SOUTH ST



\$520,000



1,526 m² - - -



**37 SOUTH ST**

**\$520,000**

25.3m  
59.3m  
1507 m²

Nov 2025  
302 Days

1,514 m²

3 Beds 2 Baths 2 Car Spaces

**8 CAMP ST**

**\$960,000**

Nov 2025  
41 Days

2,023 m²

3 Beds 1 Bath 2 Car Spaces

**19 BROUGHTON CCT**

**\$1,560,000**

Nov 2025  
38 Days

2.04 ha

4 Beds 2 Baths 8 Car Spaces

**44 ROSE ST**

**\$925,000**

Nov 2025  
302 Days

637 m²

4 Beds 2 Baths 2 Car Spaces

**10 SOUTH ST**

**\$1,272,000**

Nov 2025  
34 Days

8,354 m²

4 Beds 3 Baths 4 Car Spaces

**5 HELEN ST**

**\$1,090,000**

Oct 2025  
84 Days

1,010 m²

4 Beds 2 Baths 2 Car Spaces

**43 MIDDLE ST**

**\$1,120,000**

Oct 2025  
19 Days

814 m²

3 Beds 2 Baths 2 Car Spaces

**1A WOODS CL**

**\$1,200,000**

Oct 2025  
N/A

14.85 ha

8 Beds 3 Baths 11 Car Spaces

**14 CAMP ST**

**\$1,560,000**

Oct 2025  
8 Days

2,023 m²

3 Beds 2 Baths 1 Car Space

**55 MERRYVILLE DR**

**\$1,440,000**

Oct 2025  
70 Days

5,888 m²

5 Beds 3 Baths 2 Car Spaces

**1 GOVERNOR DR**

**\$1,450,000**

Oct 2025  
8 Days

6,152 m²

4 Beds 3 Baths 8 Car Spaces

**4 WOODS CL**

**\$1,570,000**

Oct 2025  
38 Days

4.34 ha

5 Beds 3 Baths 5 Car Spaces

# 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

4

3

2

### 7 Rattenbury Close

\$2,000 per



1.22 ha

6

4

4

### 1173 DOG TRAP ROAD

\$495 per week



3

1

3

### 3 Joan Street

\$825 pw



989 m²

4

2

3