

RayWhite.

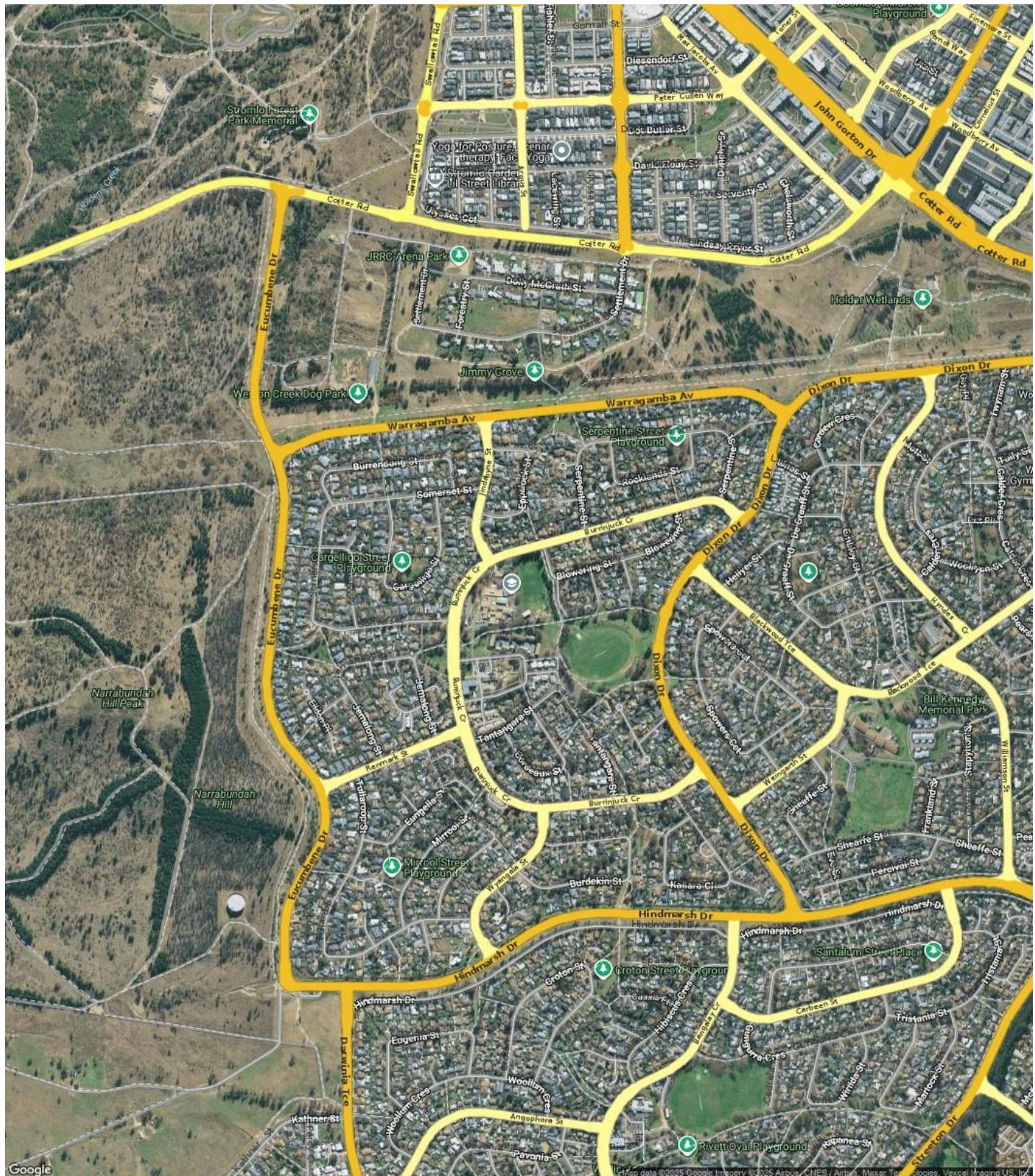
Suburb flyover report

DUFFY (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



DUFFY - Suburb Map



DUFFY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	46	\$ 455,000	0.0 %	\$ 220,000	\$ 1,180,000
2009	42	\$ 488,750	7.4 %	\$ 239,000	\$ 844,000
2010	44	\$ 595,500	21.8 %	\$ 455,000	\$ 1,185,000
2011	33	\$ 548,000	-8.0 %	\$ 449,000	\$ 955,000
2012	31	\$ 550,000	0.4 %	\$ 405,000	\$ 1,275,000
2013	41	\$ 545,000	-0.9 %	\$ 250,000	\$ 1,145,000
2014	46	\$ 535,500	-1.7 %	\$ 387,500	\$ 1,900,000
2015	47	\$ 595,000	11.1 %	\$ 99,000	\$ 1,000,000
2016	46	\$ 684,250	15.0 %	\$ 316,700	\$ 1,200,000
2017	41	\$ 740,000	8.1 %	\$ 300,000	\$ 2,075,000
2018	52	\$ 678,750	-8.3 %	\$ 540,000	\$ 1,500,000
2019	42	\$ 775,000	14.2 %	\$ 95,000	\$ 1,225,000
2020	46	\$ 807,250	4.2 %	\$ 550,000	\$ 2,200,000
2021	41	\$ 971,000	20.3 %	\$ 425,000	\$ 1,910,000
2022	50	\$ 1,095,000	12.8 %	\$ 135,000	\$ 2,185,000
2023	45	\$ 970,000	-11.4 %	\$ 406,397	\$ 2,700,000
2024	40	\$ 982,500	1.3 %	\$ 805,000	\$ 2,300,000
2025	27	\$ 950,000	-3.3 %	\$ 745,000	\$ 1,850,000
2026	0				

Median Sale Price

\$950k

Based on 27 recorded House sales within the last 12 months (2025)

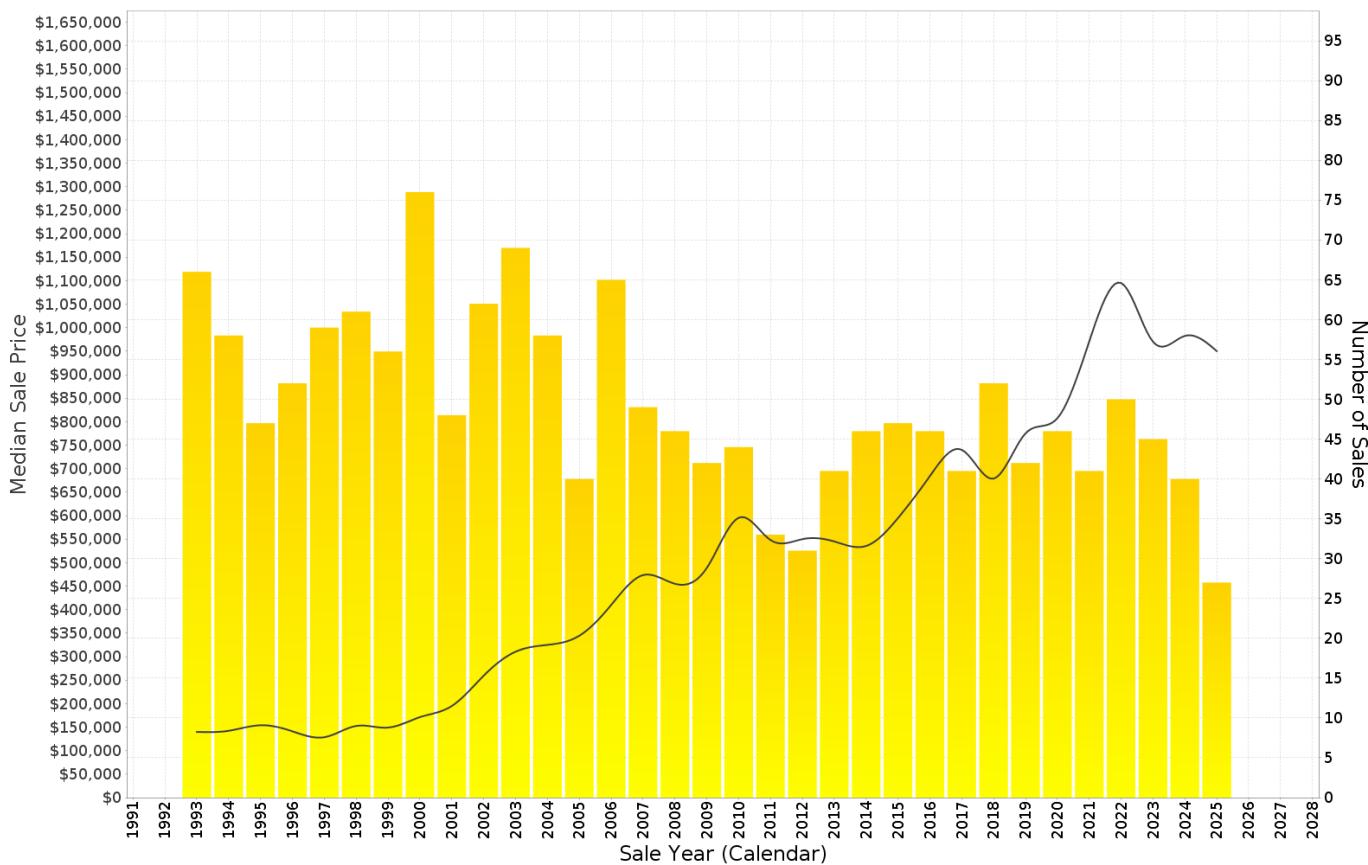
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

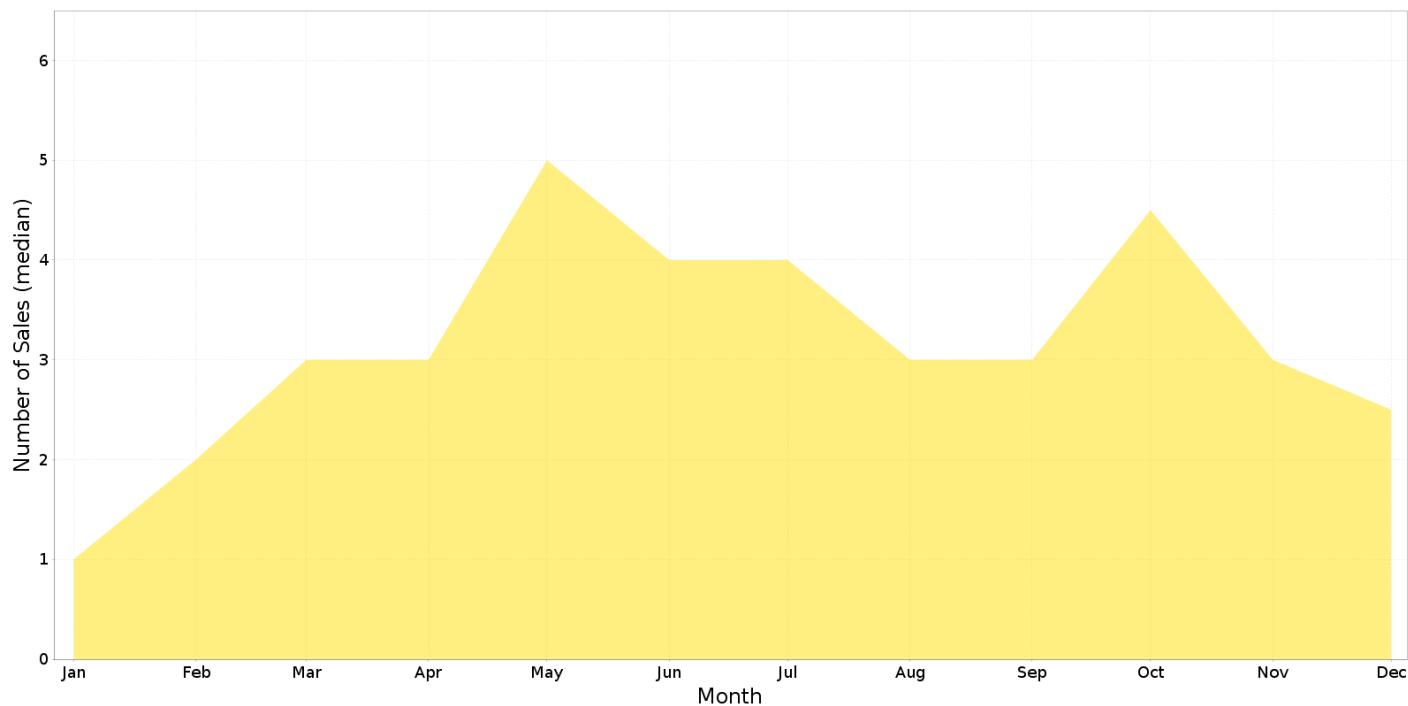
-3.3%

Current Median Price: \$950,000
Previous Median Price: \$982,500

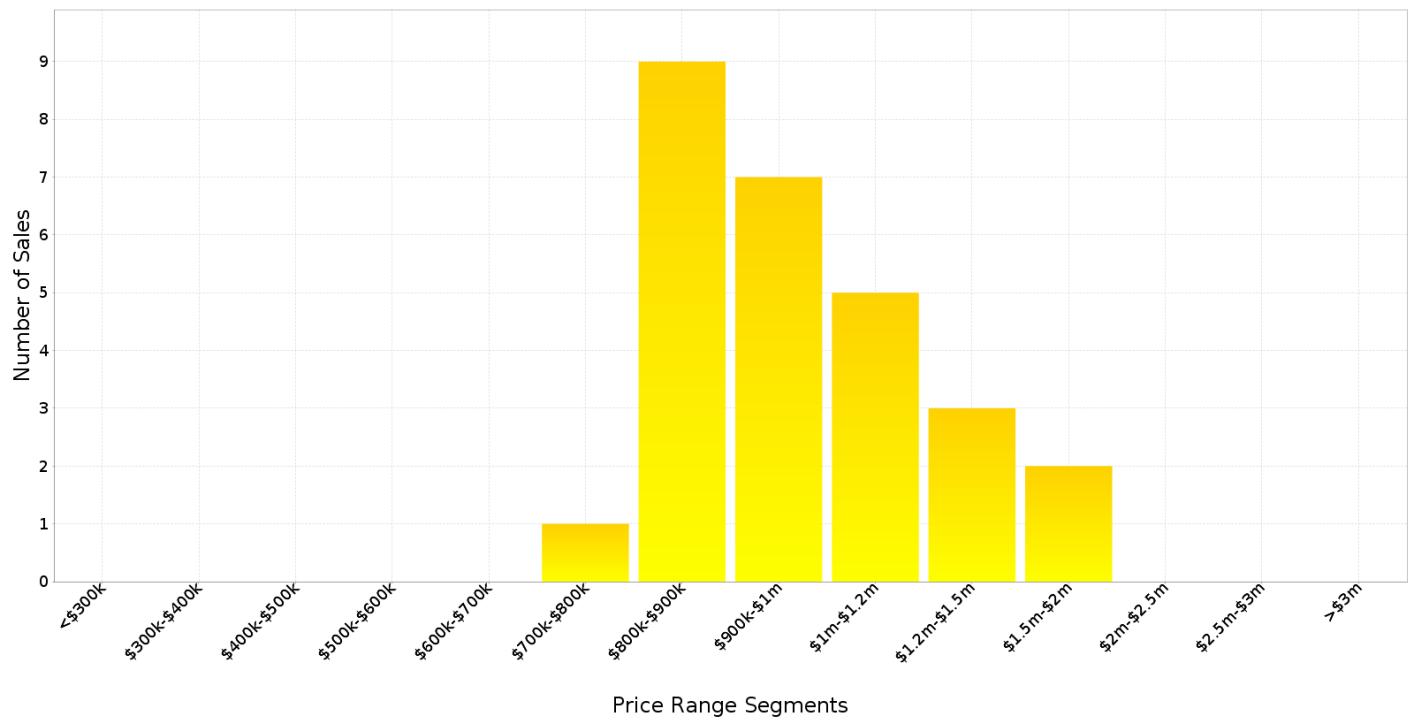
Based on 67 recorded House sales compared over the last two rolling 12 month periods



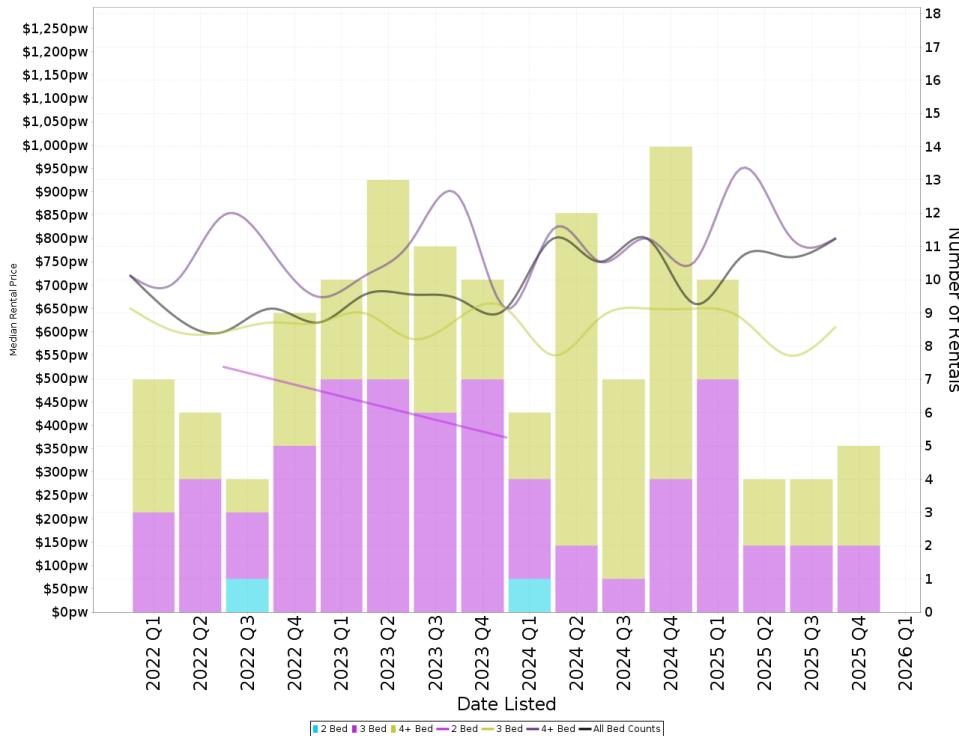
DUFFY - Peak Selling Periods (3 years)



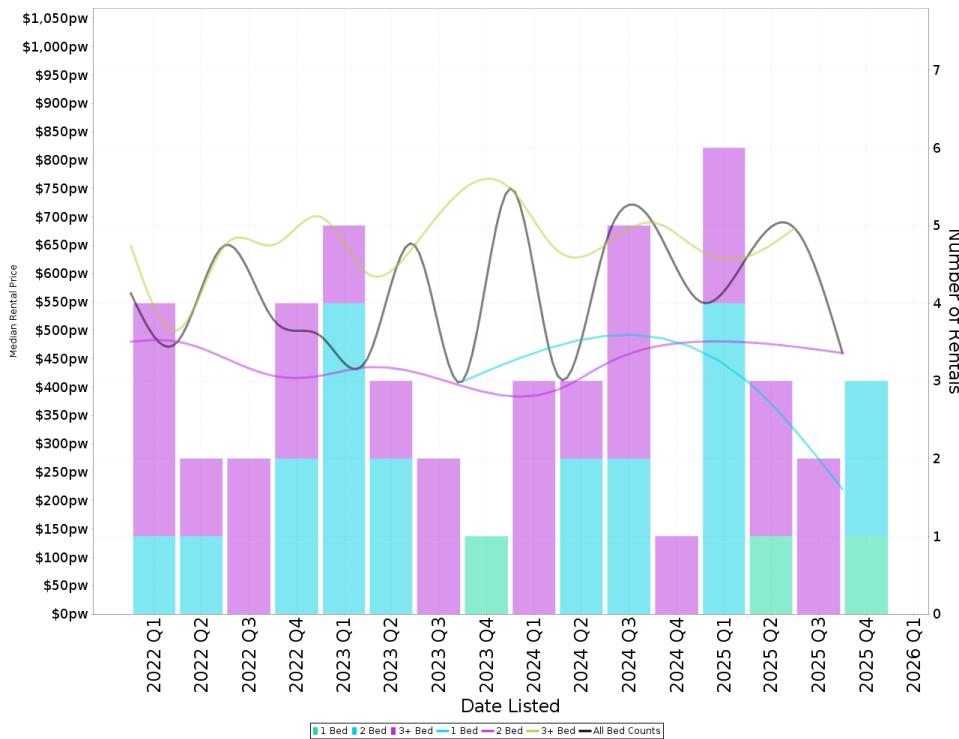
DUFFY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



DUFFY - Recently Sold Properties

Median Sale Price

\$950k

Based on 27 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

-3.3%

Current Median Price: \$950,000
Previous Median Price: \$982,500

Based on 67 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

27

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

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

22 KALLARA CL



\$972,500

688 m² 3 2 4

5 JINDABYNE ST



\$952,000

853 m² 3 1 2

36 KALLARA CL



\$950,000

9/30 EUNGELLA ST



\$885,000

353 m² 3 1 2

28 MIRROOL ST



\$960,000

874 m² 3 1 2

6 TULLAROOP ST



\$1,410,000

10 TANTANGARA ST



\$885,000

710 m² 3 1 1

13 MOKOAN PL



\$1,342,500

1,296 m² 4 2 2

72 BURRINJUCK CRES



\$875,000

64 SOMERSET ST

\$1,850,000



Aug 2025
24 Days
sold 305 days
sold 615 days

803 m² 4 2 2

4 KALLARA CL

\$850,000



Aug 2025
8 Days
sold 305 days
sold 615 days

912 m² 3 1 2

12 WYANGALA ST

\$965,000

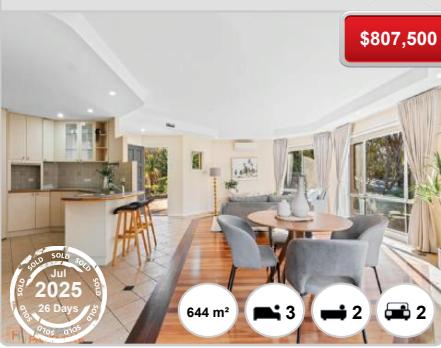


Aug 2025
62 Days
sold 305 days
sold 615 days

842 m² 3 1 1

14 EUNGELLA ST

\$807,500



Jul 2025
26 Days
sold 305 days
sold 615 days

644 m² 3 2 2

DUFFY - Properties For Rent

Median Rental Price

\$720 /w

Based on 23 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

+3.9%

Current Median Price: \$950,000
Current Median Rent: \$720

Based on 27 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

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

