

Suburb flyover report

HUGHES (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



HUGHES - 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 (pricfinder.com.au)

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HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	37	\$ 633,000	0.0 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	43	\$ 1,650,000	29.9 %	\$ 820,000	\$ 2,975,000
2023	42	\$ 1,302,500	-21.1 %	\$ 18,000	\$ 3,050,000
2024	39	\$ 1,470,000	12.9 %	\$ 817,000	\$ 2,780,000
2025	28	\$ 1,415,000	-3.7 %	\$ 875,000	\$ 2,350,000
2026	0				

Median Sale Price

\$1.42m

Based on 28 recorded House sales within the last 12 months (2025)

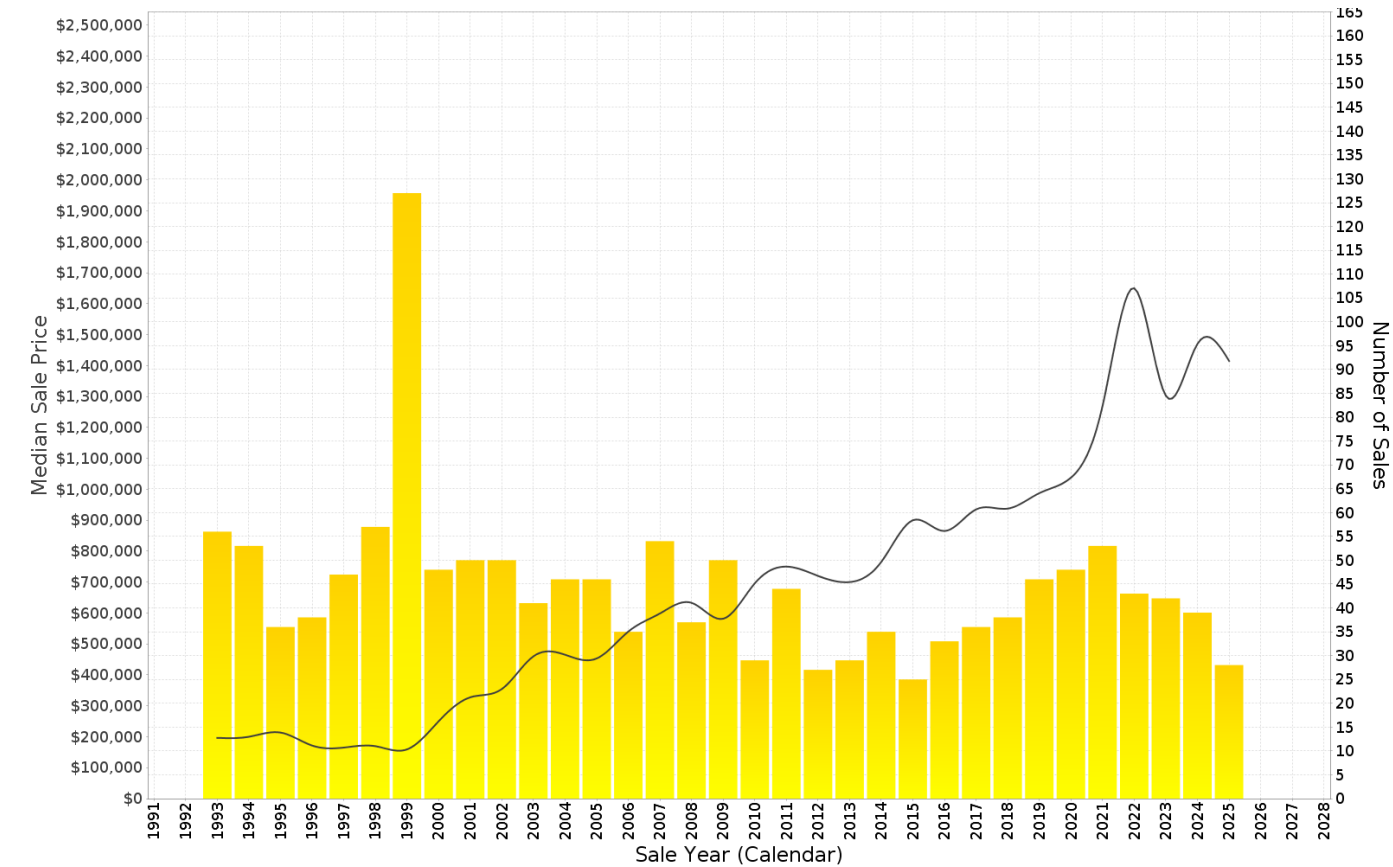
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

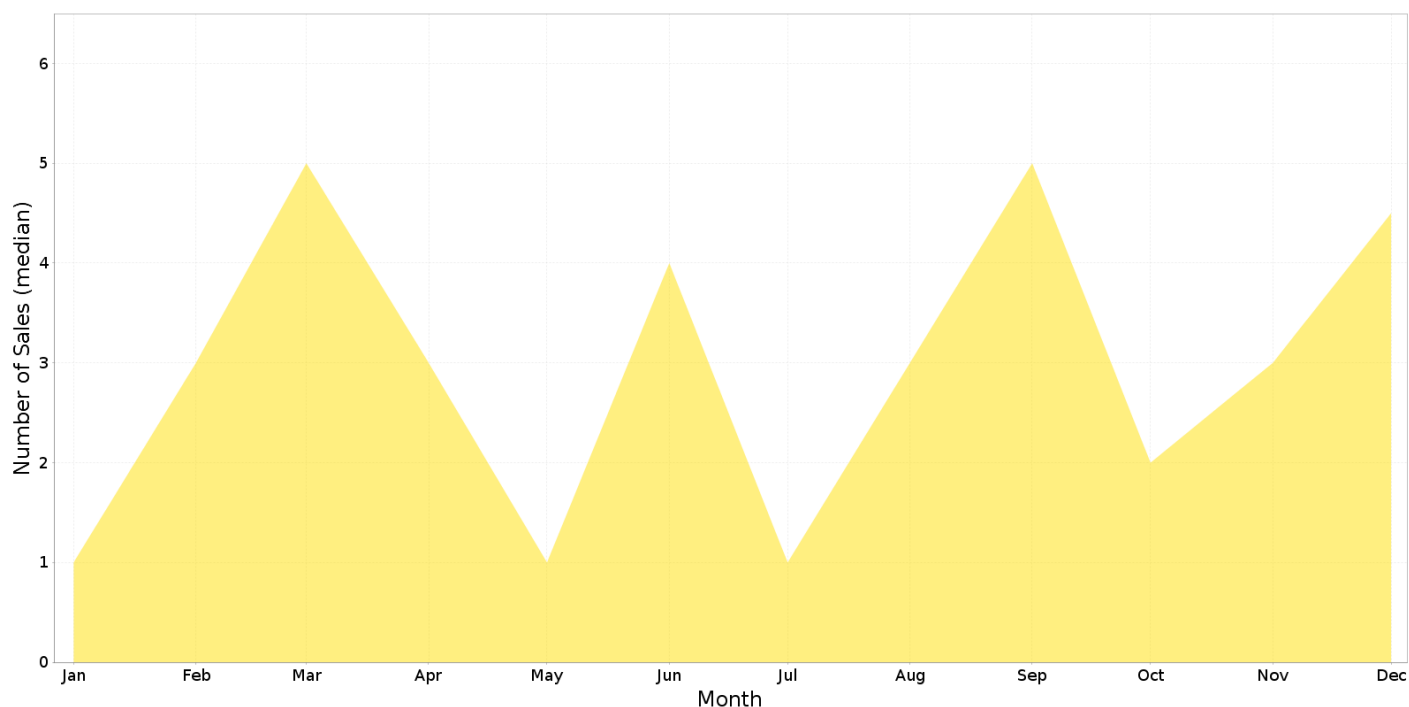
-3.7%

Current Median Price: \$1,415,000
Previous Median Price: \$1,470,000

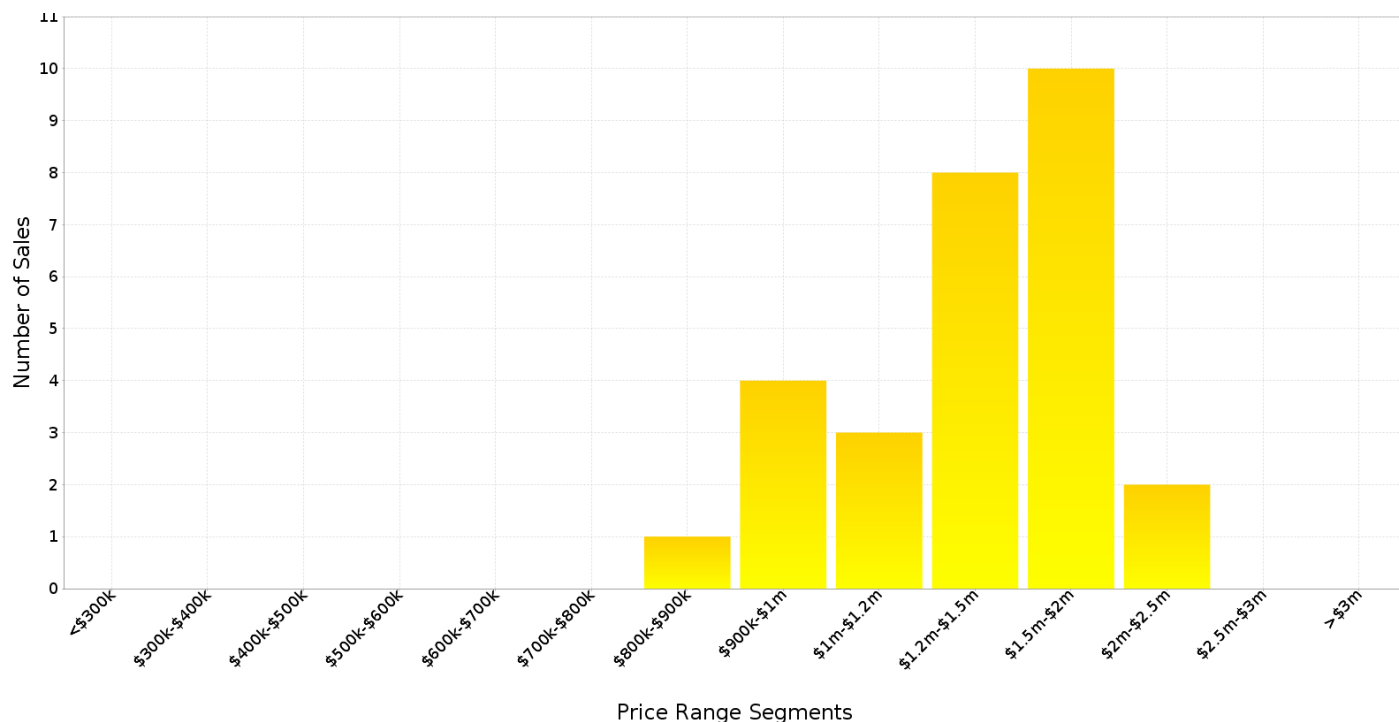
Based on 67 recorded House sales compared over the last two rolling 12 month periods



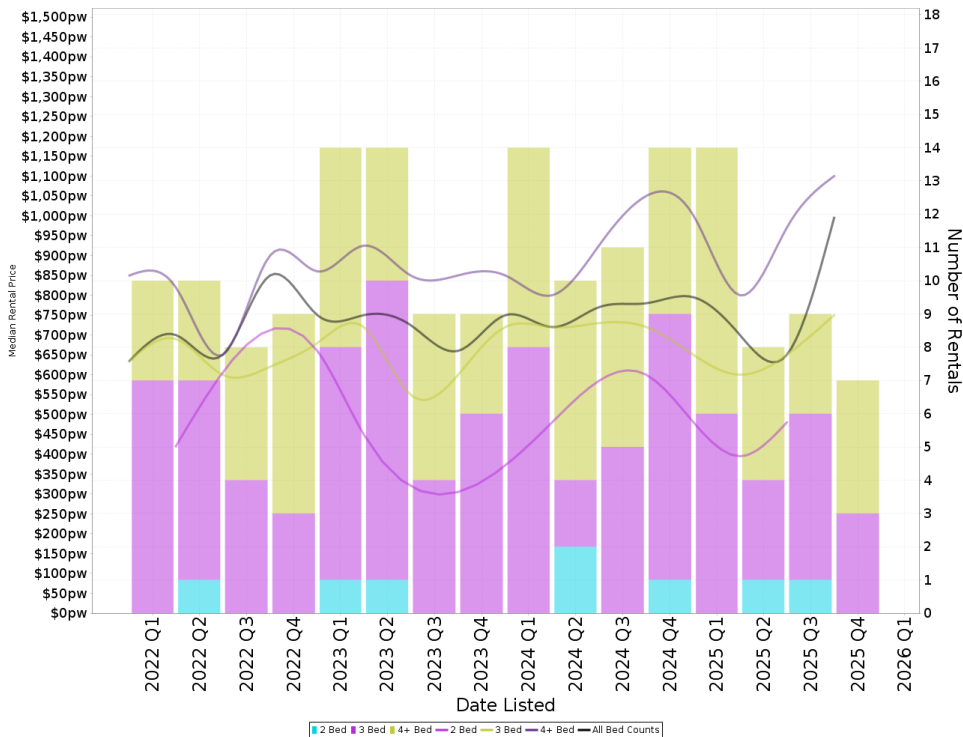
HUGHES - Peak Selling Periods (3 years)



HUGHES - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.7%

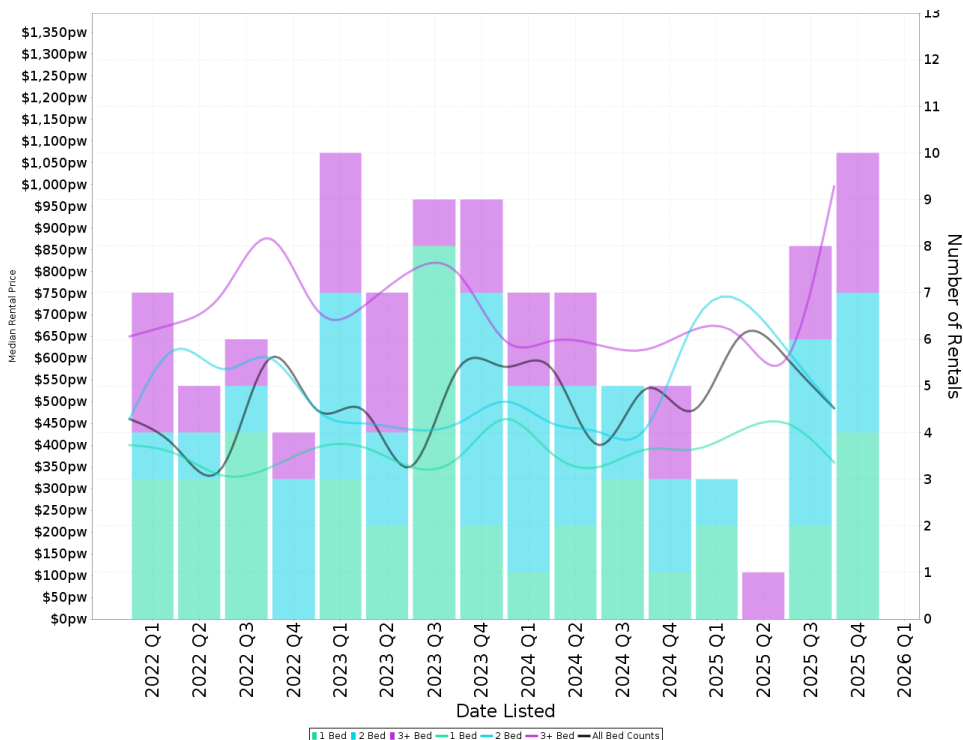
Current Median Price: \$1,415,000
Previous Median Price: \$1,470,000
Based on 67 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,415,000
Current Median Rent: \$760
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.7%

Current Median Price: \$314,000
Previous Median Price: \$396,000
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.9%

Current Median Price: \$314,000
Current Median Rent: \$600
Based on 22 registered Unit rentals compared over the last 12 months.

HUGHES - Recently Sold Properties

Median Sale Price

\$1.42m

Based on 28 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

-3.7%

Current Median Price: \$1,415,000
Previous Median Price: \$1,470,000

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

Sold Properties

28

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

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

6 LYNCH ST



55 BIRDWOOD ST



31 KITCHENER ST



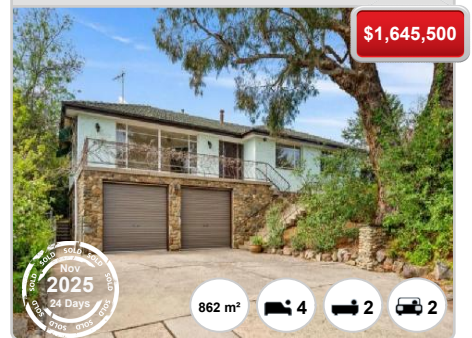
45 MCNICOLL PL



13 BAMFORD ST



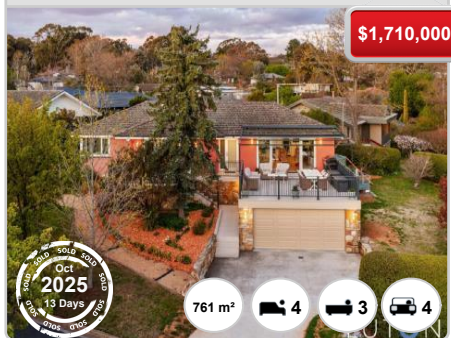
33 GLASGOW ST



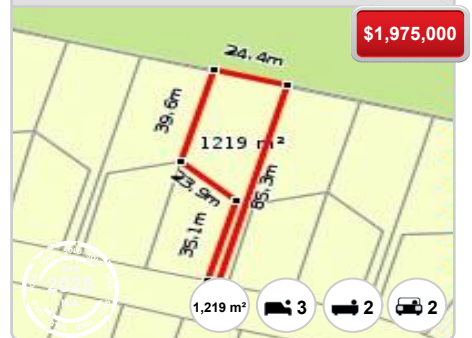
4 HIGGS PL



2 HYDE PL



37 GLASGOW ST



20 CARROLL ST



73 CARROLL ST



22 KITCHENER ST



3 JESS PL



39 WEBSTER ST



HUGHES - Properties For Rent

Median Rental Price

\$760 /w

Based on 38 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

+2.8%

Current Median Price: \$1,415,000
Current Median Rent: \$760

Based on 28 recorded House sales and 38 House rentals compared over the last 12 months

Number of Rentals

38

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

21 MAYGAR STREET



\$750 per week

Nov 2025
38 Days

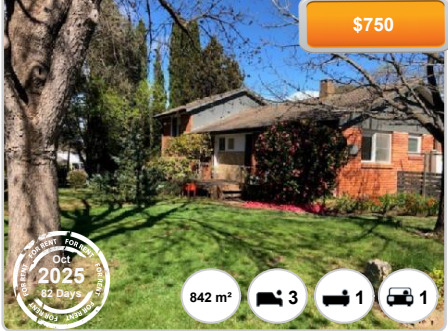
728 m²

3

1

1

40 Millen Street



\$750

Oct 2025
82 Days

842 m²

3

1

1