

**RayWhite.**

# Suburb flyover report

**HUGHES (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# HUGHES - Suburb Map



# 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)

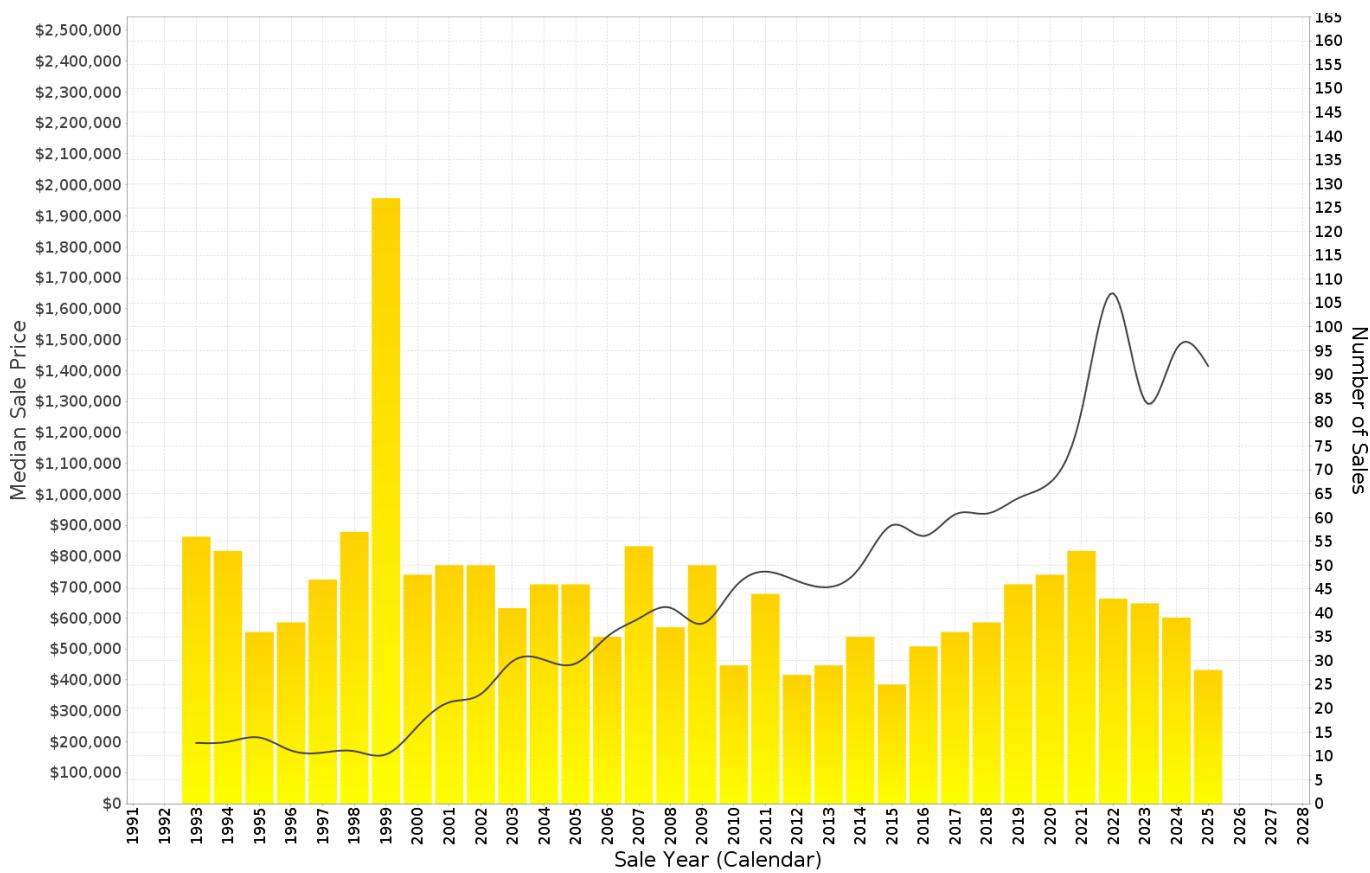
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

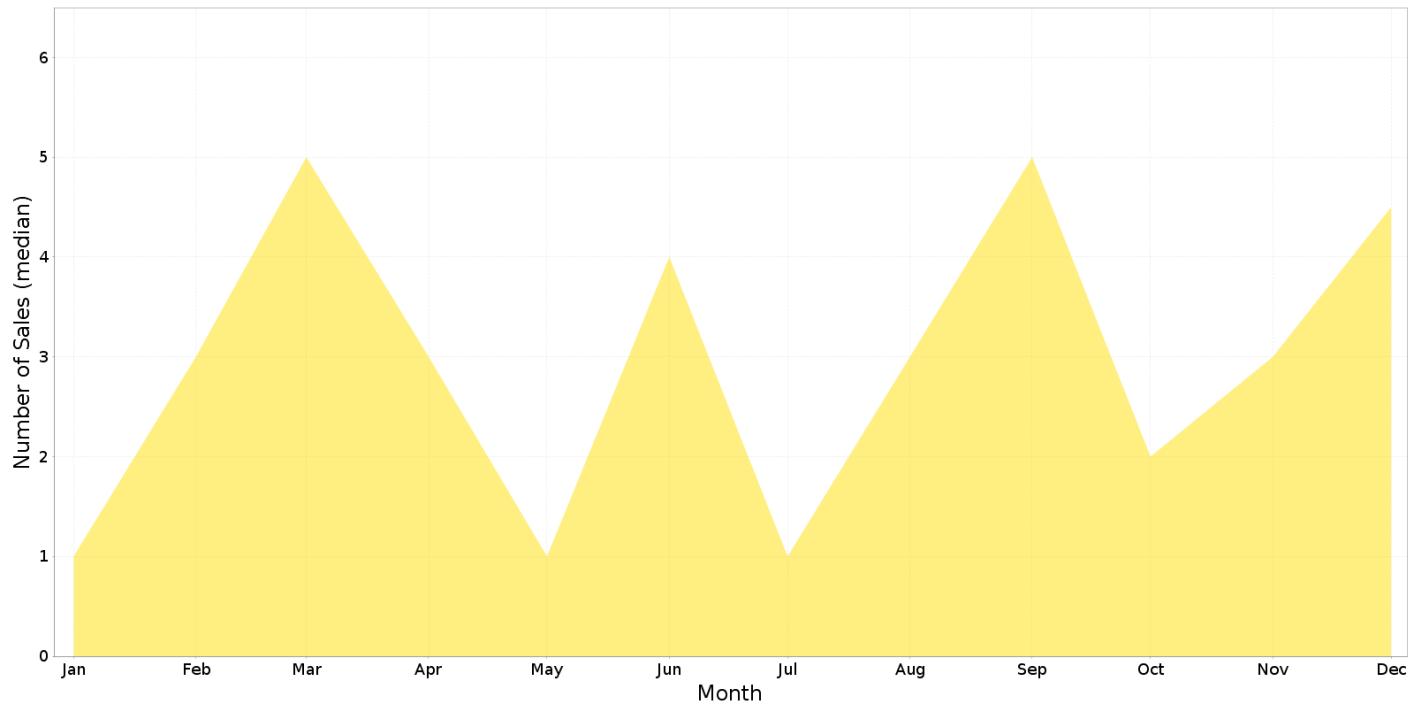
**-3.7%**

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

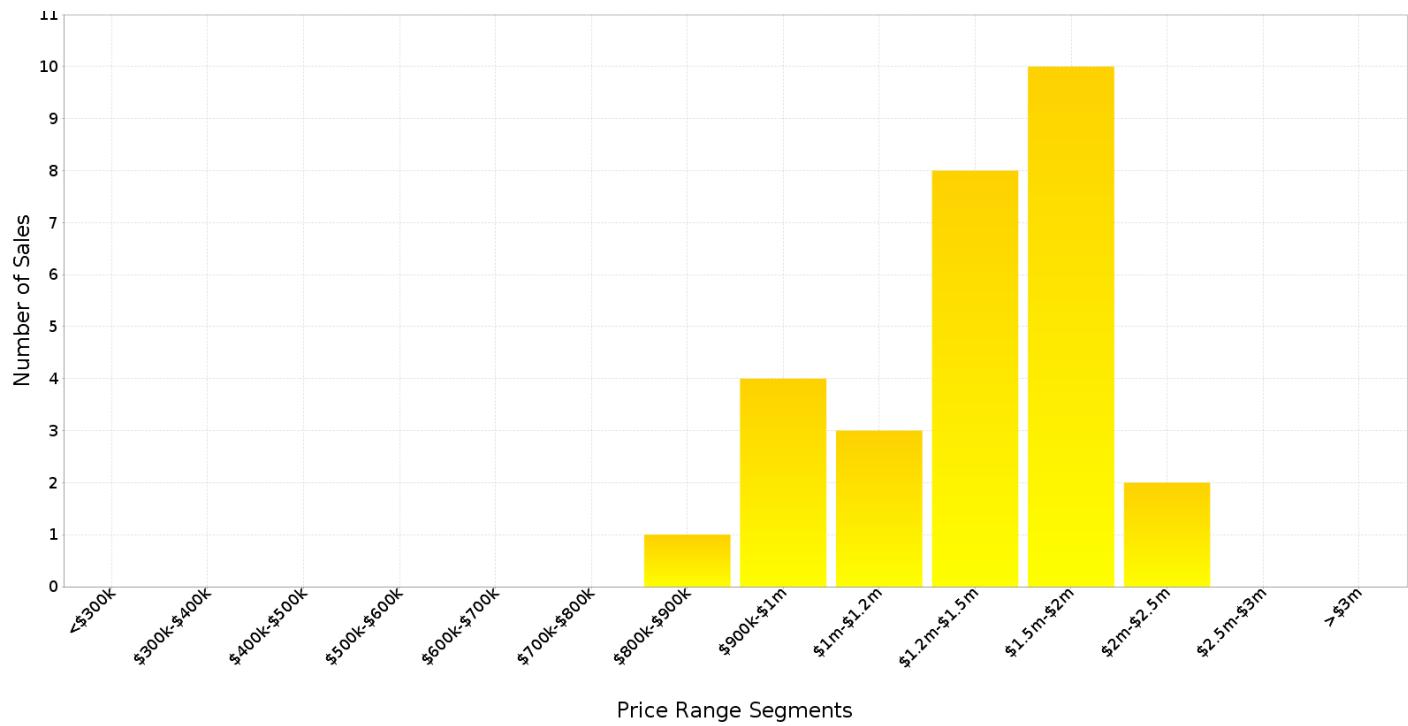
Based on 67 recorded House sales compared over the last two rolling 12 month periods



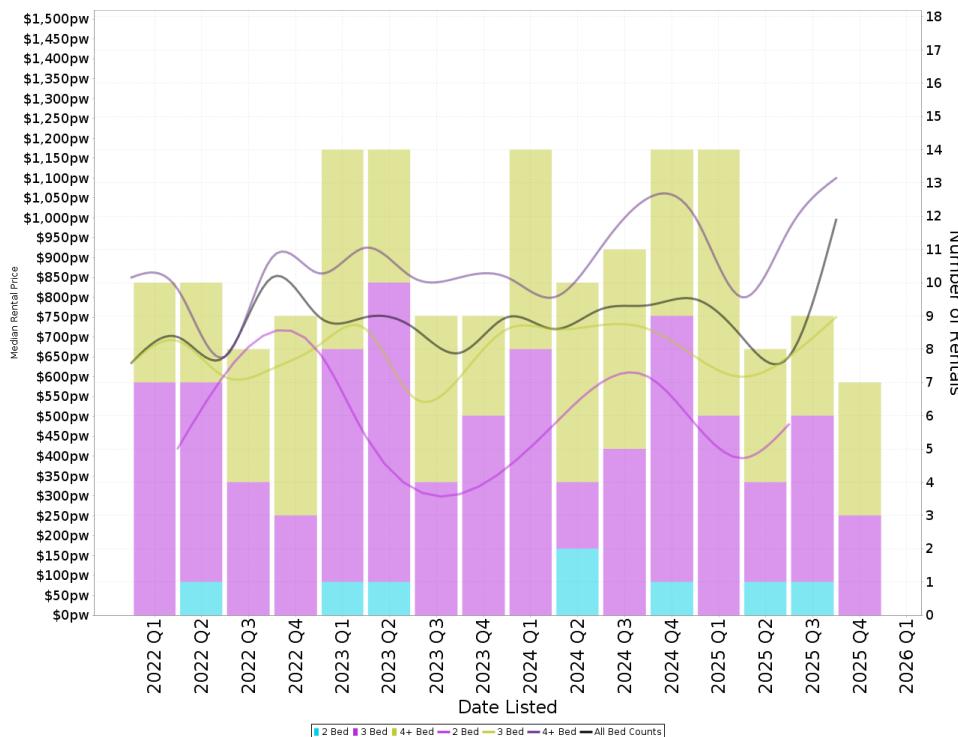
## HUGHES - Peak Selling Periods (3 years)



## HUGHES - Price Range Segments (12 months)



## Median Weekly Rents (Houses)

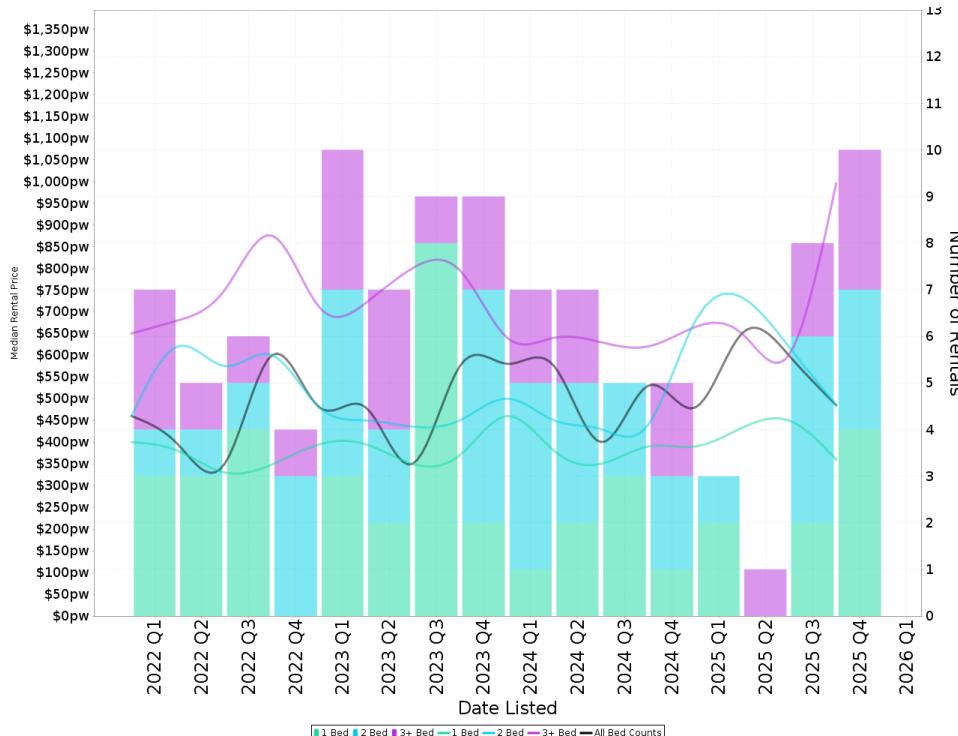


Suburb Sale Price Growth

**-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.

## 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



\$1,075,000

716 m<sup>2</sup> 4 2 1

### 55 BIRDWOOD ST



\$1,420,000

878 m<sup>2</sup> 3 2 2

### 31 KITCHENER ST



\$1,070,000

836 m<sup>2</sup> 4 2 1

### 45 MCNICOLL PL



\$1,195,000

971 m<sup>2</sup> 3 2 2

### 13 BAMFORD ST



\$1,920,000

785 m<sup>2</sup> 4 4 2

### 33 GLASGOW ST



\$1,645,500

862 m<sup>2</sup> 4 2 2

### 4 HIGGS PL



\$2,075,000

709 m<sup>2</sup> 4 2 2

### 2 HYDE PL



\$1,710,000

761 m<sup>2</sup> 4 3 4

### 37 GLASGOW ST



\$1,975,000

1,219 m<sup>2</sup> 3 2 2



# 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**



728 m<sup>2</sup> 3 1 1

### 40 Millen Street

**\$750**



842 m<sup>2</sup> 3 1 1