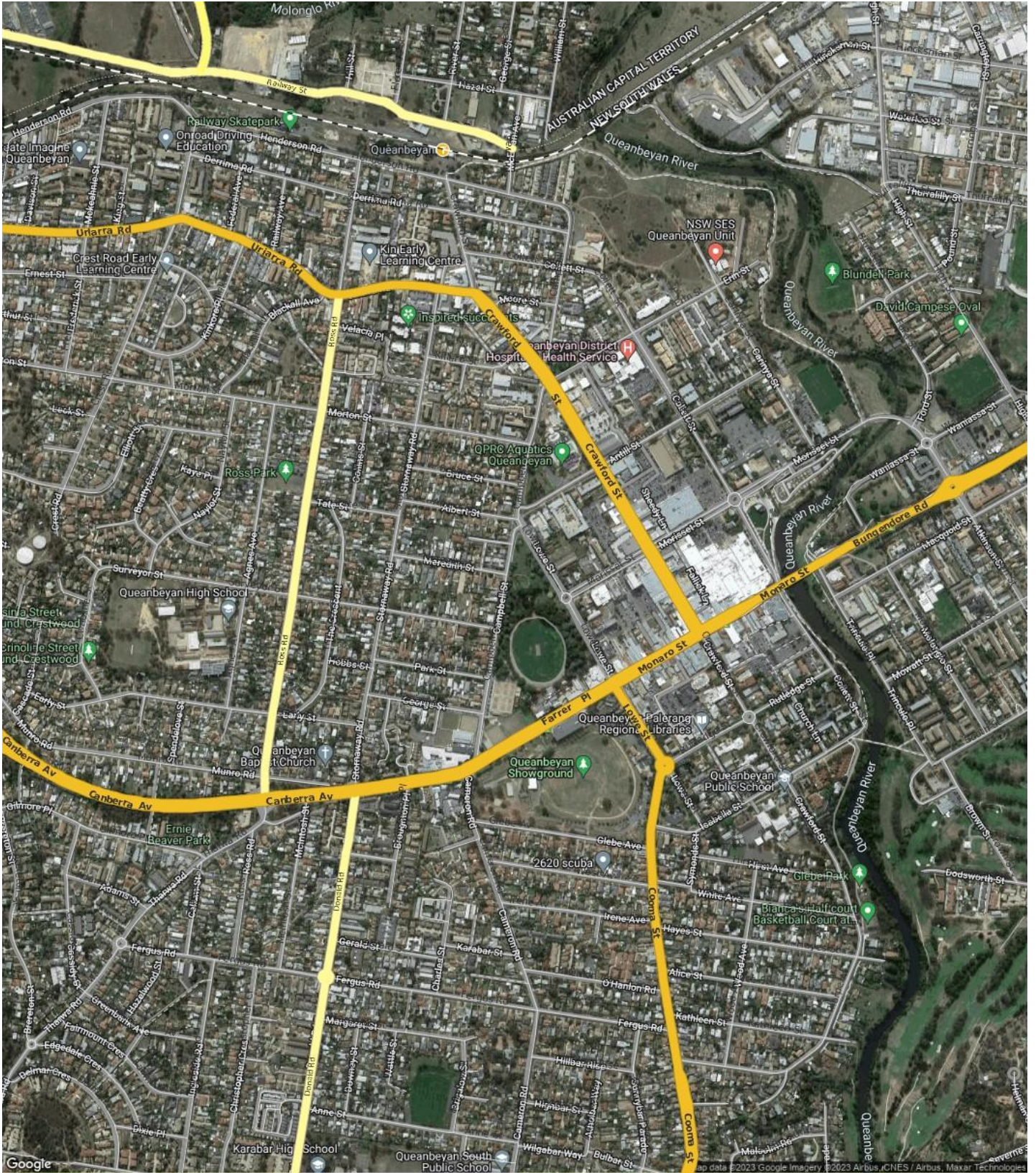


SUBURB FLYOVER REPORT

QUEANBEYAN (HOUSE)

Prepared by [Independent Property Group](#)

QUEANBEYAN - Suburb Map



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

(pricefinder.com.au)

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QUEANBEYAN - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|---------------|
| 2005 | 52 | \$ 277,500 | 0.0 % | \$ 97,737 | \$ 585,000 |
| 2006 | 59 | \$ 320,000 | 15.3 % | \$ 115,000 | \$ 800,000 |
| 2007 | 89 | \$ 360,000 | 12.5 % | \$ 82,000 | \$ 1,155,000 |
| 2008 | 67 | \$ 365,000 | 1.4 % | \$ 53,330 | \$ 640,000 |
| 2009 | 71 | \$ 414,500 | 13.6 % | \$ 135,000 | \$ 1,950,000 |
| 2010 | 59 | \$ 450,000 | 8.6 % | \$ 28,000 | \$ 785,000 |
| 2011 | 39 | \$ 430,000 | -4.4 % | \$ 15,200 | \$ 800,000 |
| 2012 | 58 | \$ 460,000 | 7.0 % | \$ 301,000 | \$ 1,210,000 |
| 2013 | 58 | \$ 412,500 | -10.3 % | \$ 85,000 | \$ 740,000 |
| 2014 | 48 | \$ 437,500 | 6.1 % | \$ 235,000 | \$ 827,000 |
| 2015 | 58 | \$ 447,500 | 2.3 % | \$ 146,000 | \$ 11,300,000 |
| 2016 | 53 | \$ 475,000 | 6.1 % | \$ 280,000 | \$ 837,000 |
| 2017 | 56 | \$ 528,000 | 11.2 % | \$ 190,000 | \$ 1,220,000 |
| 2018 | 41 | \$ 530,000 | 0.4 % | \$ 140,000 | \$ 1,150,000 |
| 2019 | 54 | \$ 527,500 | -0.5 % | \$ 350,000 | \$ 1,200,000 |
| 2020 | 51 | \$ 600,000 | 13.7 % | \$ 180,000 | \$ 1,250,000 |
| 2021 | 69 | \$ 767,000 | 27.8 % | \$ 92,000 | \$ 1,650,000 |
| 2022 | 45 | \$ 900,000 | 17.3 % | \$ 380,000 | \$ 2,150,000 |
| 2023 | 24 | \$ 830,000 | -7.8 % | \$ 123,750 | \$ 1,280,000 |

Median Sale Price

\$855k

Based on 36 recorded House sales within the last 12 months (Oct '22 - Sep '23)

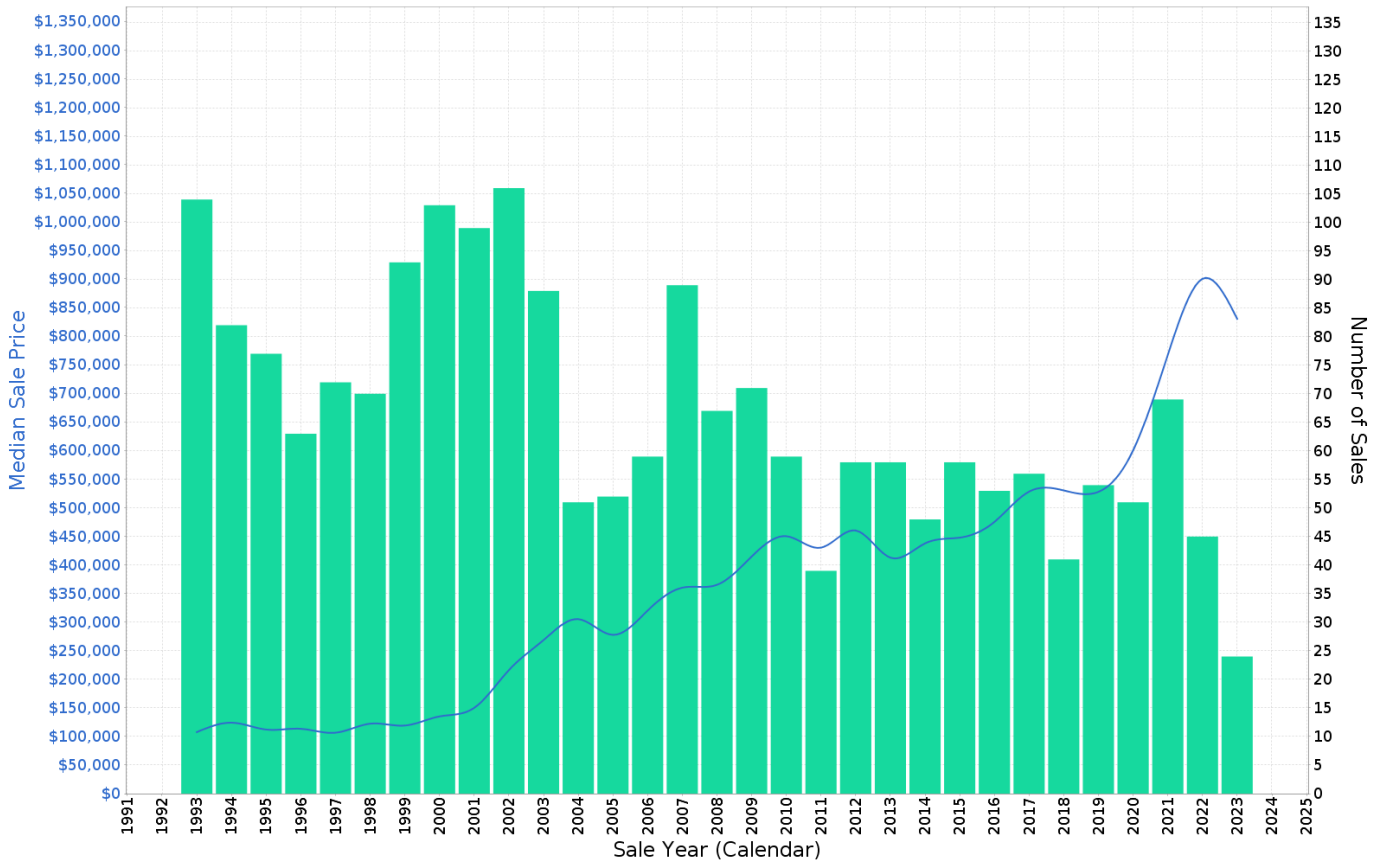
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

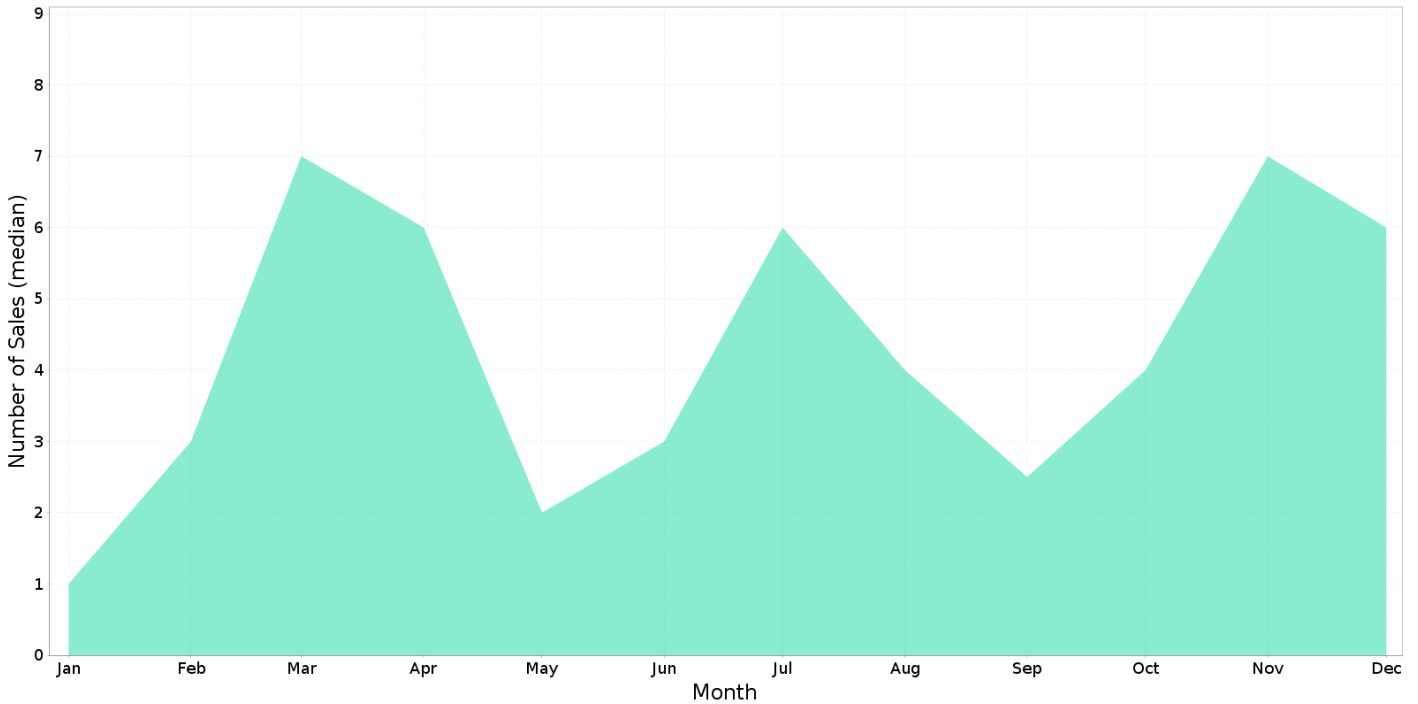
-1.7%

Current Median Price: \$855,000
Previous Median Price: \$870,000

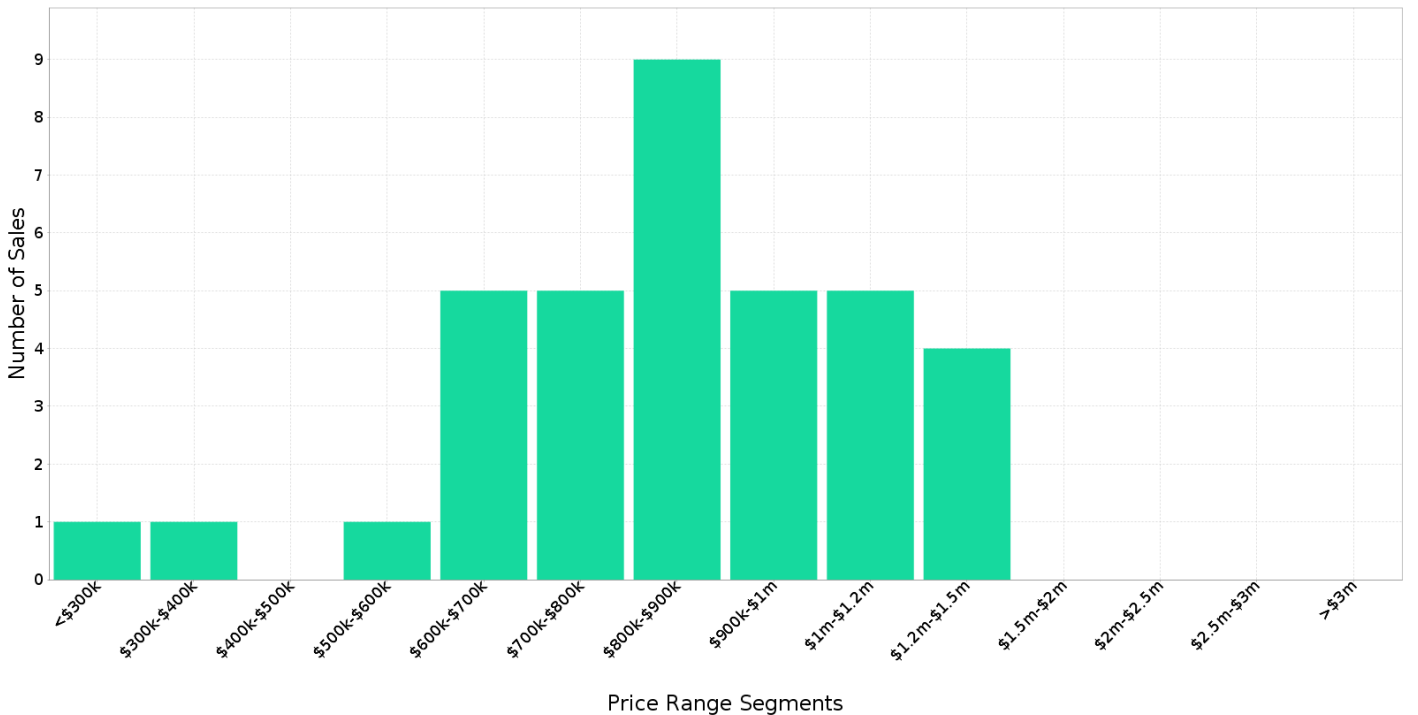
Based on 91 recorded House sales compared over the last two rolling 12 month periods



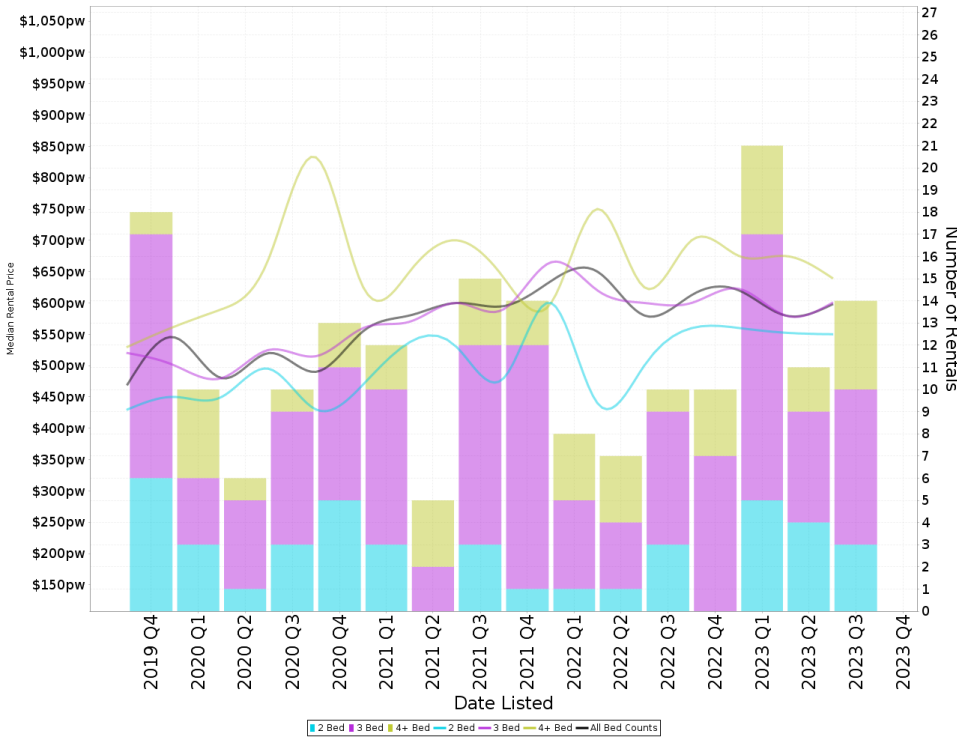
QUEANBEYAN - Peak Selling Periods (3 years)



QUEANBEYAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.7%

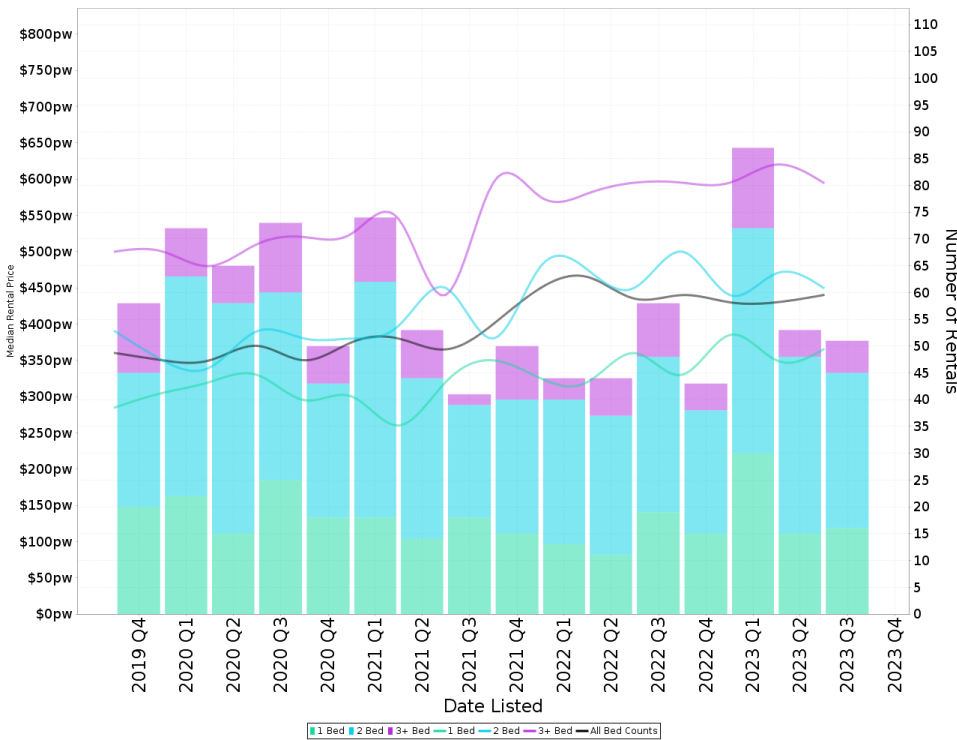
Current Median Price: \$855,000
Previous Median Price: \$870,000
Based on 91 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$855,000
Current Median Rent: \$600
Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.6%

Current Median Price: \$436,000
Previous Median Price: \$425,000
Based on 219 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$436,000
Current Median Rent: \$438
Based on 234 registered Unit rentals compared over the last 12 months.

QUEANBEYAN - Recently Sold Properties

Median Sale Price

\$855k

Based on 36 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-1.7%

Current Median Price: \$855,000
Previous Median Price: \$870,000

Based on 91 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

29 CHARLES ST



\$660,000

Sep 2023
65 Days

601 m² 3 1 1

37 MCINTOSH ST

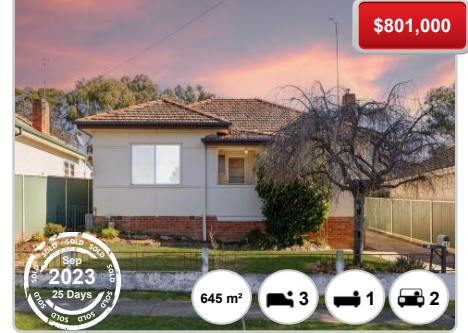


\$600,000

Sep 2023
98 Days

623 m² 3 1 2

49 THE CRES

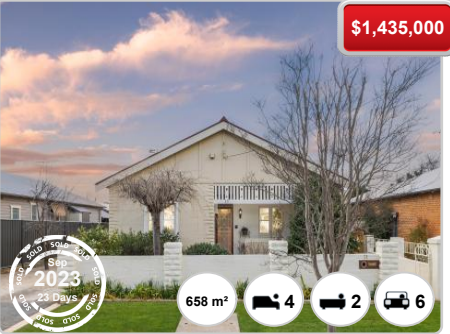


\$801,000

Sep 2023
25 Days

645 m² 3 1 2

11 MEREDITH ST

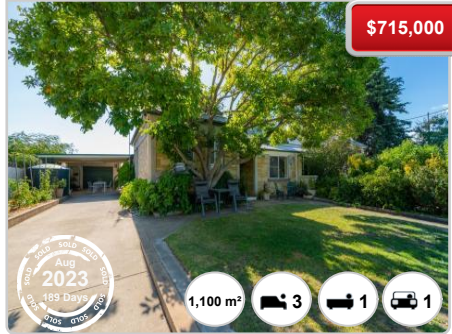


\$1,435,000

Sep 2023
23 Days

658 m² 4 2 6

59 CAMERON RD




\$715,000

Aug 2023
189 Days

1,100 m² 3 1 1

16 EARLY ST




\$820,000

Jul 2023
26 Days

800 m² 4 1 5

3 MARK PL

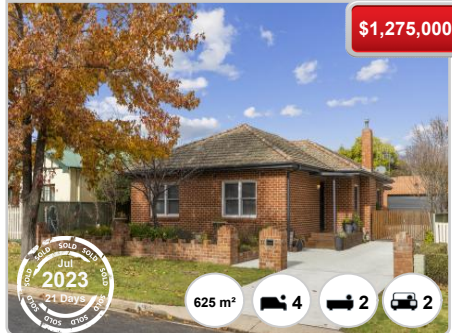


\$790,000

Jul 2023
123 Days

885 m² 3 1 3

17 HAYES ST

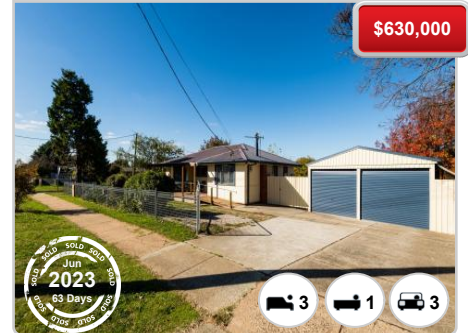


\$1,275,000

Jul 2023
21 Days

625 m² 4 2 2

56- DONALD RD



\$630,000

Jun 2023
63 Days

3 1 3

Independent

PROPERTY GROUP

28- MUNRO RD

\$840,000

Jun 2023
104 Days

3 2 8

2 BROOK ST

\$890,000

Jun 2023
N/A

550 m² 4 1 -

15 HAYES ST

\$900,000

Jun 2023
179 Days

625 m² 3 2 2

22 GLEBE AVE

\$746,100

Jun 2023
200 Days

613 m² 3 1 2

35- SUNNYBAR PDE

\$720,000

Jun 2023
73 Days

3 1 2

30 KATHLEEN ST

\$920,000

May 2023
20 Days

620 m² 2 1 1

82A MORTON ST

\$720,000

May 2023
5 Days

3 1 2

82 A - MORTON ST

\$720,000

May 2023
5 Days

3 1 2

111- MORTON ST

\$828,500

May 2023
54 Days

4 2 2

87 THOMAS ROYAL GDN

\$850,000

2023
23 Days

3 2 2

7 CALLUM ST

\$1,275,000

May 2023
399 Days

740 m² 5 2 2

25 THORPE AVE

\$1,280,000

Apr 2023
30 Days

1,816 m² 3 1 1

QUEANBEYAN - Properties For Rent

Median Rental Price

\$600 /w

Based on 56 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.6%

Current Median Price: \$855,000
Current Median Rent: \$600

Based on 36 recorded House sales and 56 House rentals compared over the last 12 months

Number of Rentals

56

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

9- Hazelwood Street

\$570 per week

2023
19 Days

3 1 3

5/113 STORNAWAY ROAD

\$550 per week

2023
20 Days

1,976 m² 2 1 1

4/11 DONALD ROAD

\$520 per week

2023
20 Days

4,122 m² 2 1 1

145 Collett Street

\$600 per week

2023
22 Days

514 m² 3 1 1

22 Park Street

\$595 per week

2023
26 Days

696 m² 4 1 -

34 Morton Street

\$550 per week

2023
50 Days

689 m² 3 1 1

30 HIRST AVENUE

\$600 per week

2023
71 Days

588 m² 4 1 2

16 Glebe Avenue

\$800 pw

2023
82 Days

607 m² 4 2 -

Cooma Street

\$540 per week

2023
84 Days

3 1 1