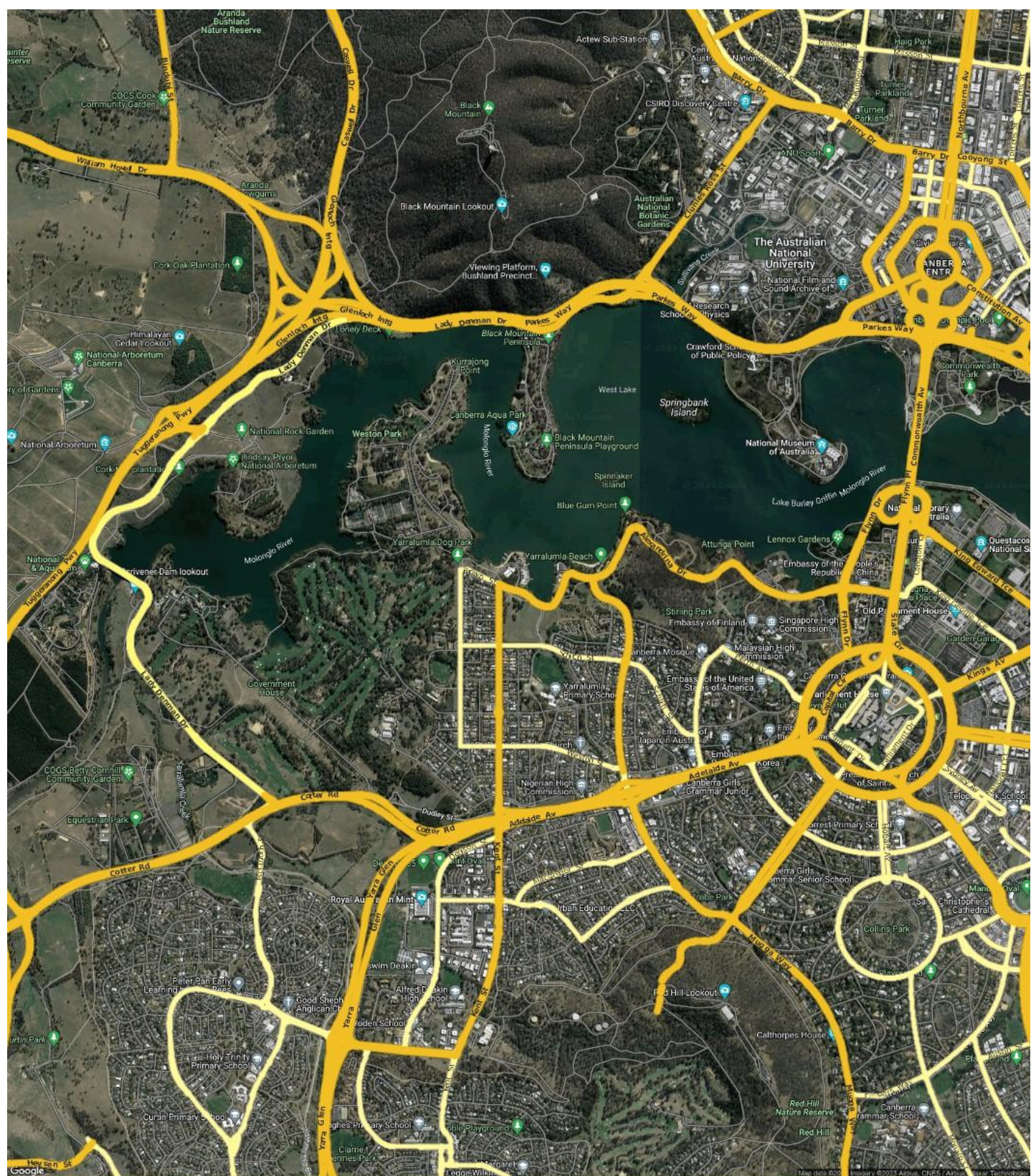


SUBURB FLYOVER REPORT

YARRALUMLA (HOUSE)

Prepared by [Independent Property Group](#)

YARRALUMLA - Suburb Map



YARRALUMLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	49	\$ 710,000	0.0 %	\$ 491,000	\$ 1,620,000
2006	51	\$ 785,000	10.6 %	\$ 482,000	\$ 2,750,000
2007	56	\$ 897,500	14.3 %	\$ 545,000	\$ 1,900,000
2008	32	\$ 1,000,000	11.4 %	\$ 549,000	\$ 2,000,000
2009	39	\$ 940,000	-6.0 %	\$ 675,000	\$ 1,730,000
2010	40	\$ 995,000	5.9 %	\$ 600,000	\$ 2,650,000
2011	31	\$ 1,050,000	5.5 %	\$ 665,000	\$ 2,100,000
2012	25	\$ 1,010,000	-3.8 %	\$ 300,000	\$ 2,090,000
2013	41	\$ 900,000	-10.9 %	\$ 410,000	\$ 2,200,000
2014	41	\$ 1,100,000	22.2 %	\$ 325,000	\$ 3,200,000
2015	38	\$ 1,135,500	3.2 %	\$ 266,666	\$ 2,202,000
2016	46	\$ 1,484,000	30.7 %	\$ 400,000	\$ 5,475,000
2017	40	\$ 1,447,500	-2.5 %	\$ 980,000	\$ 3,350,000
2018	52	\$ 1,492,500	3.1 %	\$ 50,000	\$ 5,630,000
2019	44	\$ 1,535,000	2.8 %	\$ 505,000	\$ 3,675,000
2020	74	\$ 1,550,000	1.0 %	\$ 670,000	\$ 3,940,000
2021	42	\$ 2,260,000	45.8 %	\$ 955,000	\$ 11,921,000
2022	44	\$ 2,407,500	6.5 %	\$ 1,500,000	\$ 6,400,000
2023	17	\$ 2,010,000	-16.5 %	\$ 1,100,000	\$ 5,800,000

Median Sale Price

\$2.2m

Based on 27 recorded House sales within the last 12 months (Oct '22 - Sep '23)

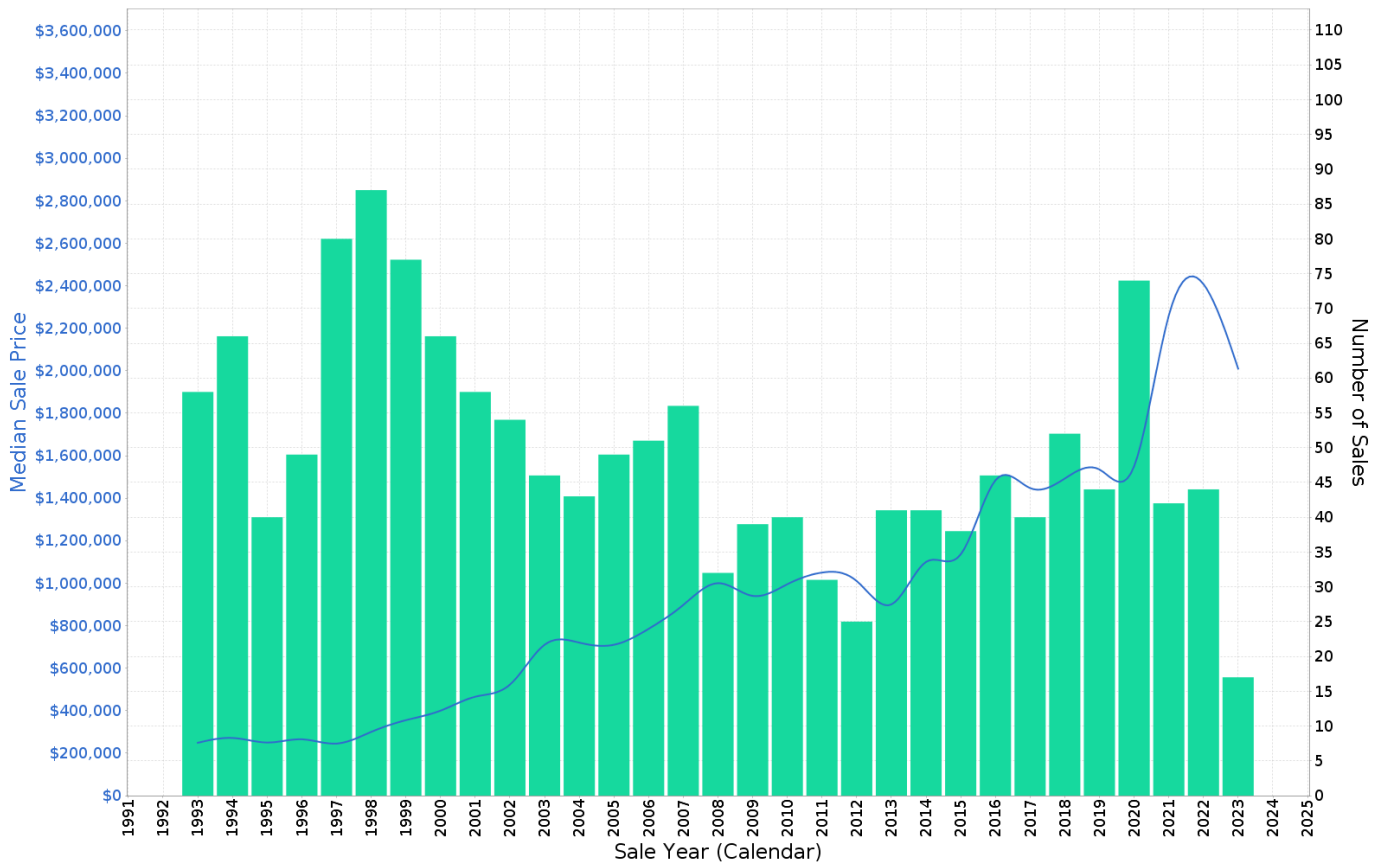
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

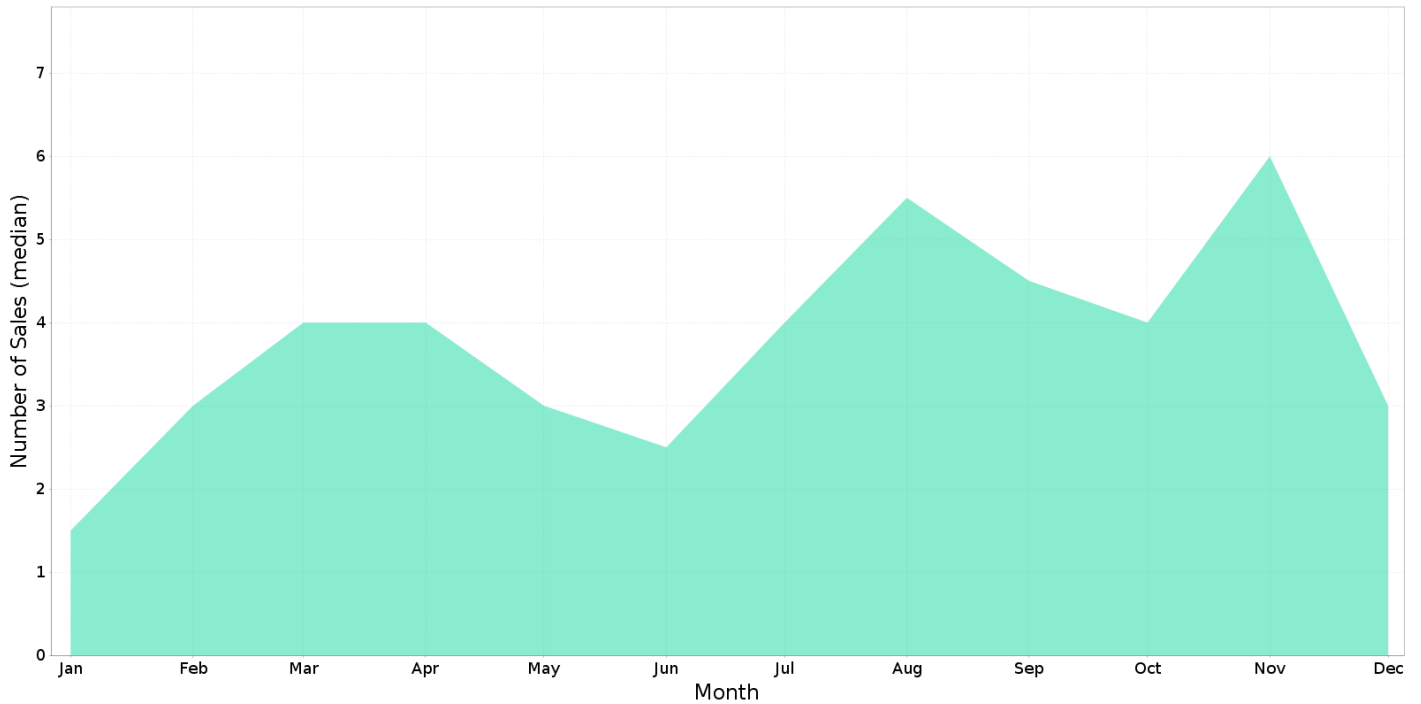
-7.7%

Current Median Price: \$2,200,000
Previous Median Price: \$2,382,500

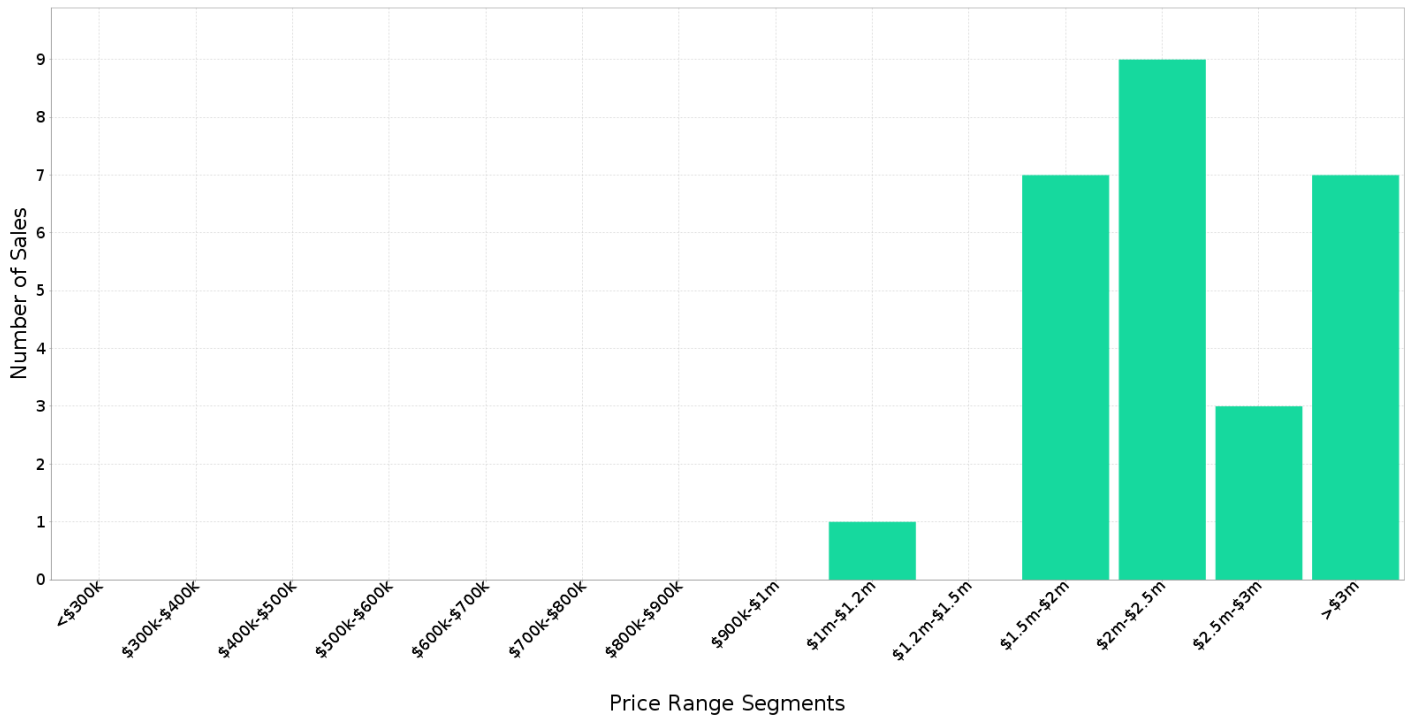
Based on 71 recorded House sales compared over the last two rolling 12 month periods



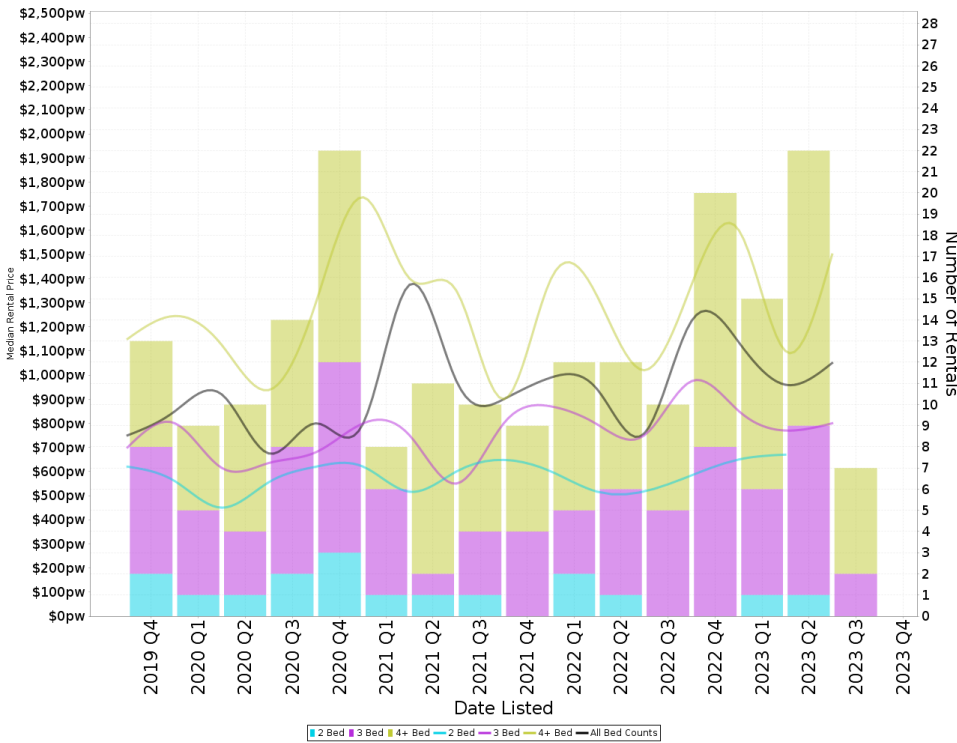
YARRALUMLA - Peak Selling Periods (3 years)



YARRALUMLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.7%

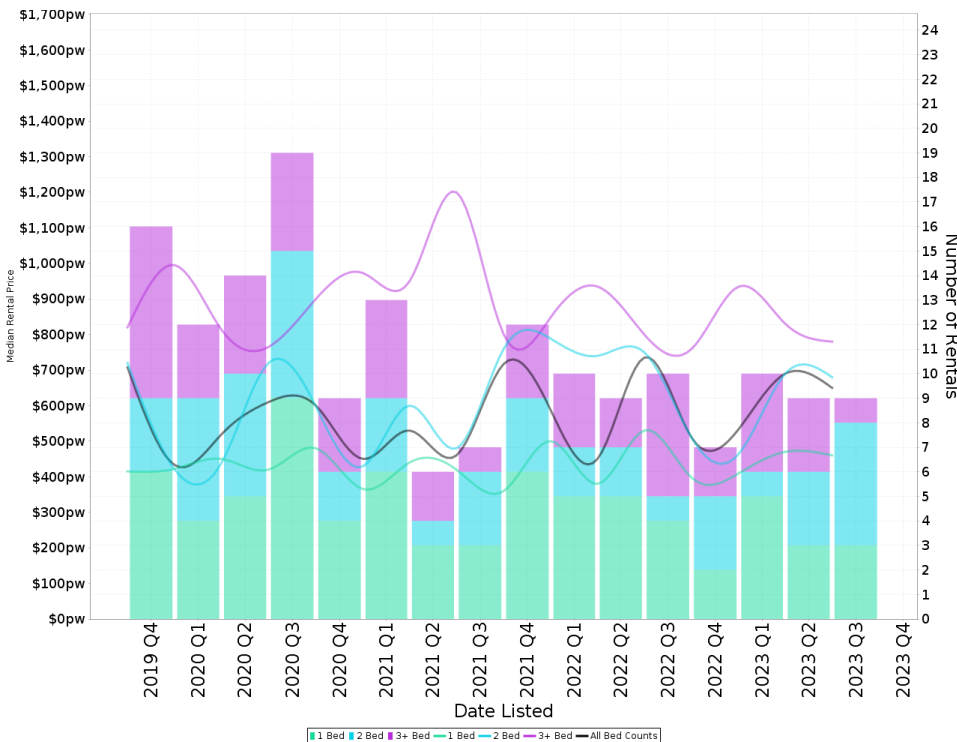
Current Median Price: \$2,200,000
Previous Median Price: \$2,382,500
Based on 71 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$2,200,000
Current Median Rent: \$1,100
Based on 64 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-31.9%

Current Median Price: \$912,500
Previous Median Price: \$1,340,250
Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$912,500
Current Median Rent: \$620
Based on 35 registered Unit rentals compared over the last 12 months.

YARRALUMLA - Properties For Rent

Median Rental Price

\$1,100 /w

Based on 64 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

+2.6%

Current Median Price: \$2,200,000
Current Median Rent: \$1,100

Based on 27 recorded House sales and 64 House rentals compared over the last 12 months

Number of Rentals

64

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

7 CLARKE STREET

\$1,050 per

748 m² 4 2 4

For Rent For Sale
Sep 2023
13 Days

122 EMPIRE CIRCUIT

\$1,500 per

4,557 m² 7 8 3

For Rent For Sale
Sep 2023
13 Days

122 Empire Cct

\$1,500 per

4,557 m² 7 5 3

For Rent For Sale
Sep 2023
13 Days

6 MACDONNELL STREET

\$560 per week

907 m² 4 2 2

For Rent For Sale
Aug 2023
49 Days

12 Novar Street

\$850 per week

470 m² 3 2 2

For Rent For Sale
Apr 2023
178 Days

6 Cambage Street

\$650

797 m² 3 1 1

For Rent For Sale
Mar 2023
212 Days

114 Hopetoun Circuit

\$650 per week

564 m² 2 1 2

For Rent For Sale
Feb 2023
229 Days

15 Black Street

\$1,350 per

630 m² 4 2 2

For Rent For Sale
Oct 2022
342 Days

16 Brown Street

\$2,200 per

684 m² 5 4 2

For Rent For Sale
Oct 2022
351 Days