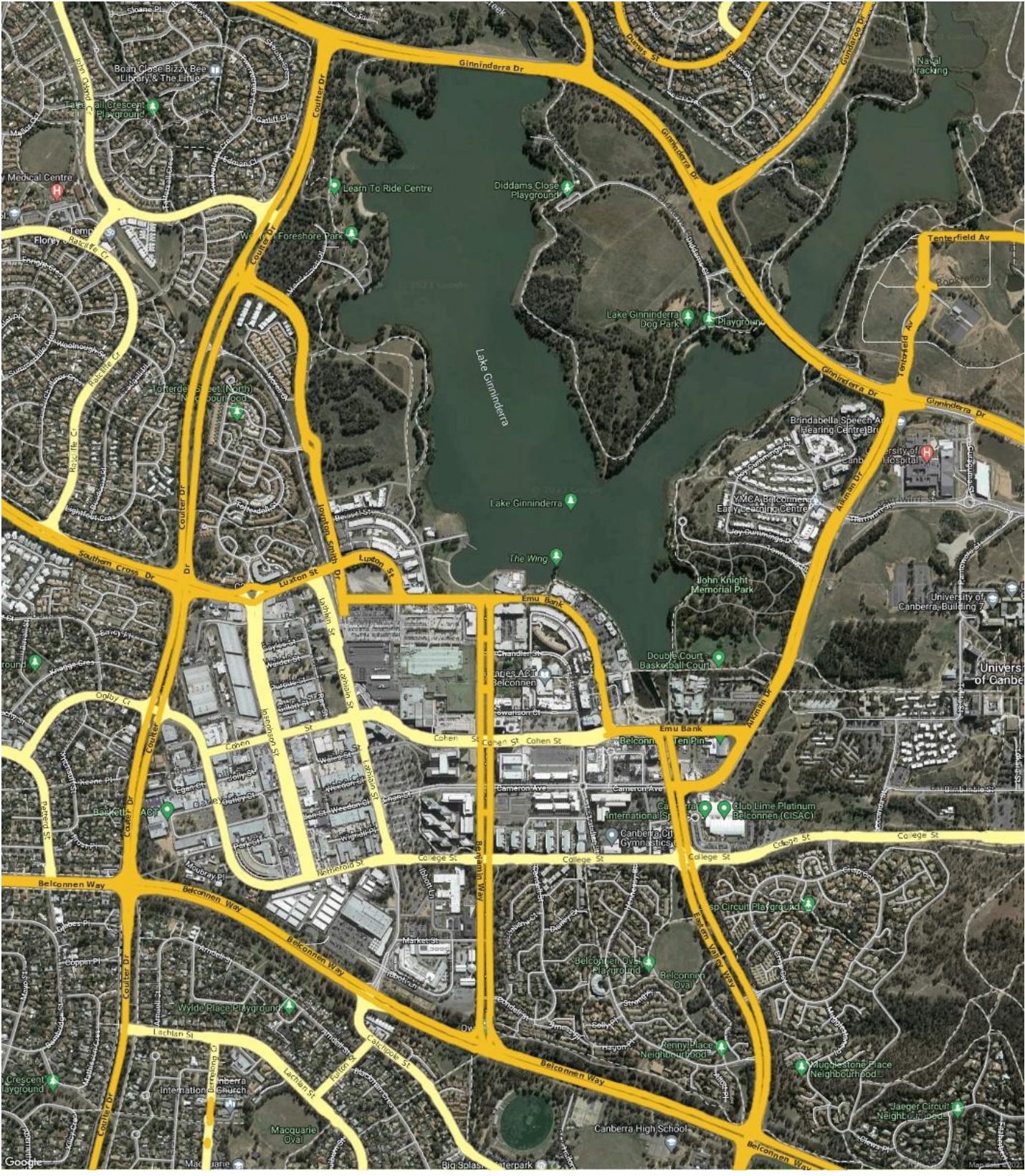


SUBURB FLYOVER REPORT

BELCONNEN (HOUSE)

Prepared by [Independent Property Group](#)

BELCONNEN - Suburb Map



BELCONNEN - Sales Statistics (Houses)

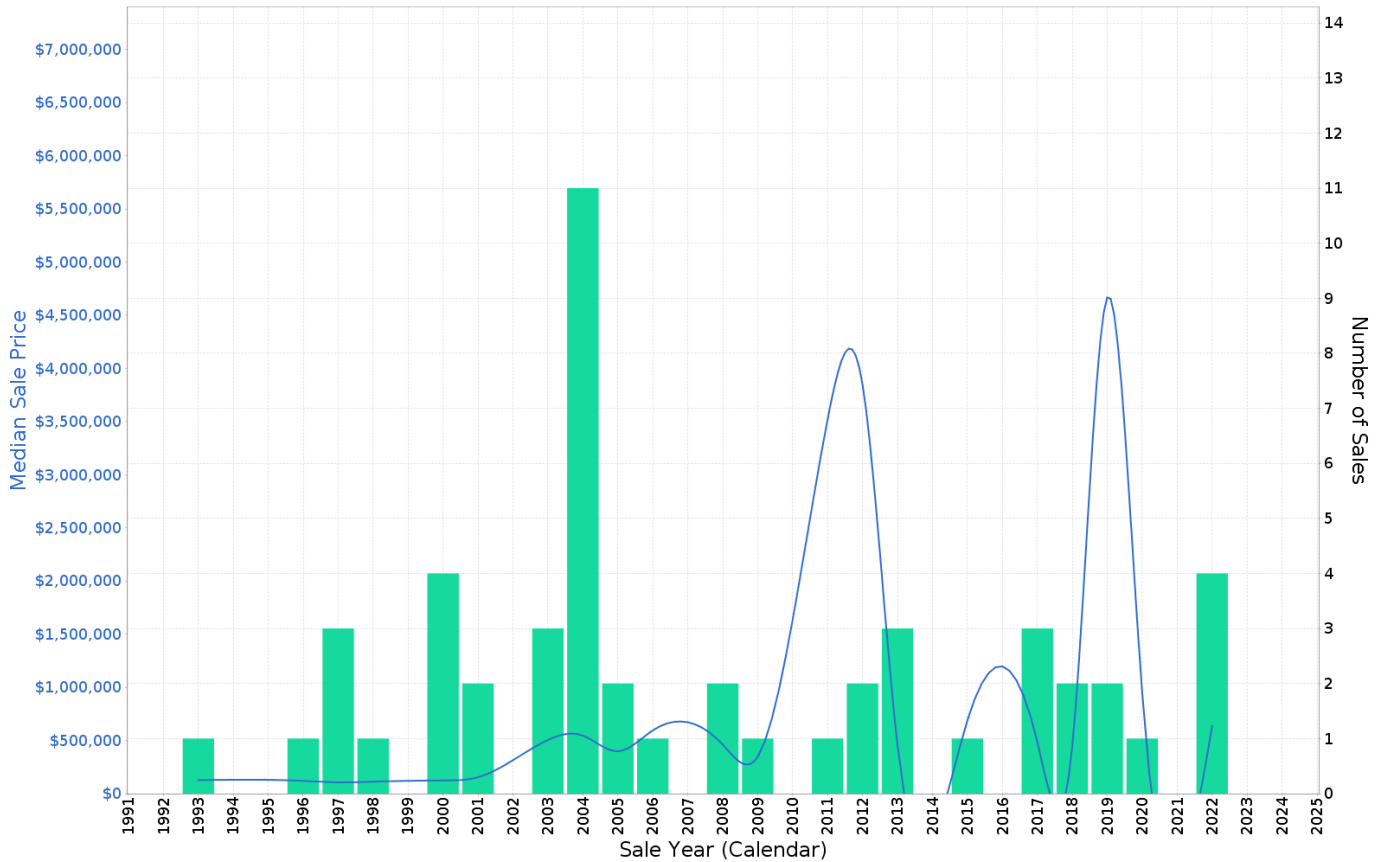
Year	# Sales	Median	Growth	Low	High
2005	2	\$ 398,750	0.0 %	\$ 310,000	\$ 487,500
2006	1	\$ 595,000	49.2 %	\$ 595,000	\$ 595,000
2007	0				
2008	2	\$ 461,000	0.0 %	\$ 302,000	\$ 620,000
2009	1	\$ 346,100	-24.9 %	\$ 346,100	\$ 346,100
2010	0				
2011	1	\$ 3,520,000	0.0 %	\$ 3,520,000	\$ 3,520,000
2012	2	\$ 3,845,000	9.2 %	\$ 690,000	\$ 7,000,000
2013	3	\$ 450,000	-88.3 %	\$ 438,000	\$ 12,210,000
2014	0				
2015	1	\$ 690,000	0.0 %	\$ 690,000	\$ 690,000
2016	0				
2017	3	\$ 484,000	0.0 %	\$ 380,000	\$ 779,000
2018	2	\$ 450,000	-7.0 %	\$ 420,000	\$ 480,000
2019	2	\$ 4,667,500	937.2 %	\$ 535,000	\$ 8,800,000
2020	1	\$ 945,000	-79.8 %	\$ 945,000	\$ 945,000
2021	0				
2022	4	\$ 635,000	0.0 %	\$ 590,000	\$ 14,000,000
2023	0				

Median Sale Price

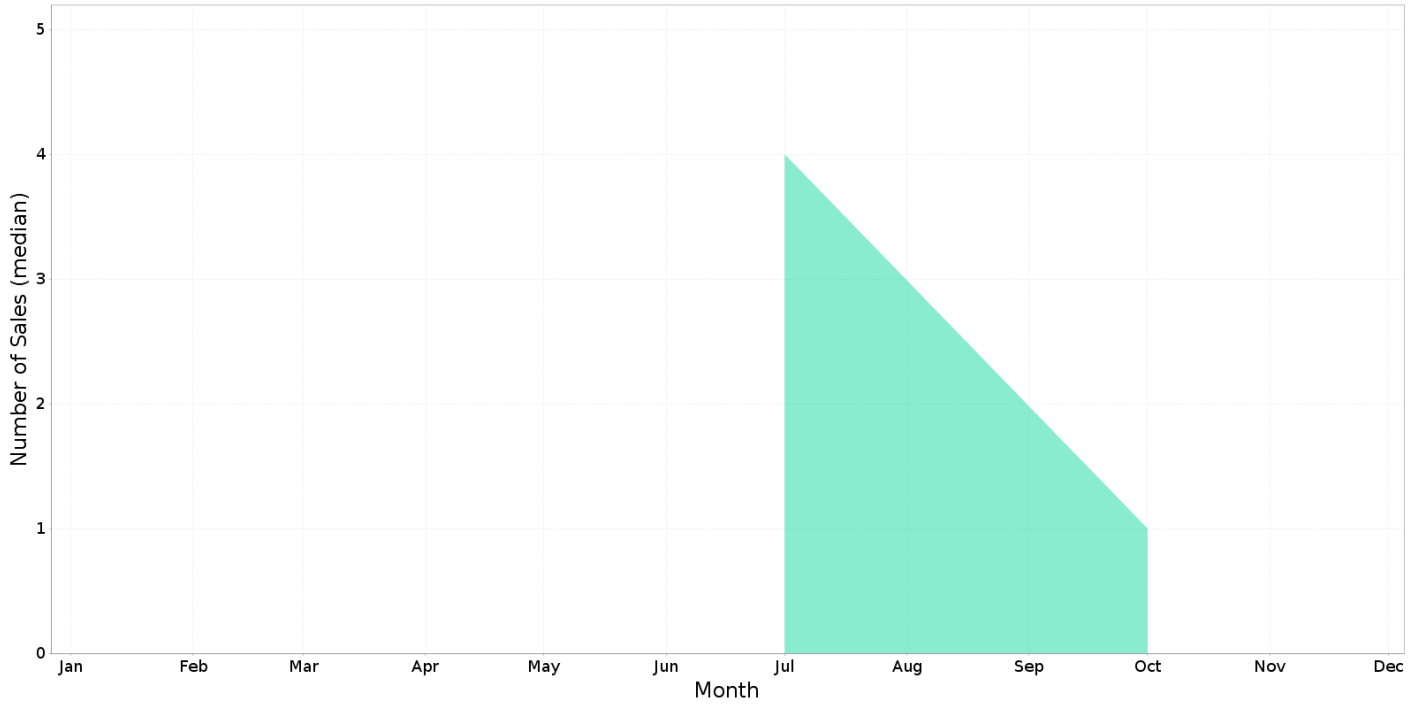
N/A

Suburb Growth

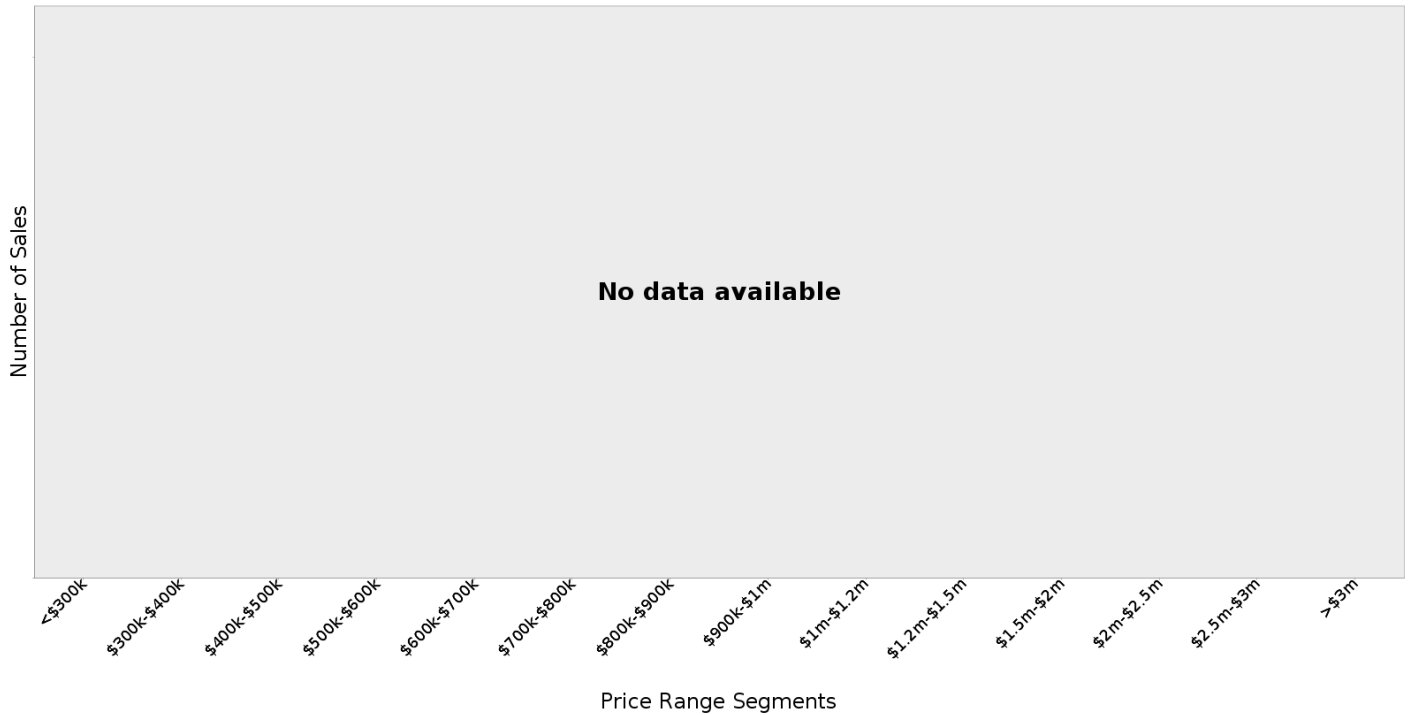
N/A



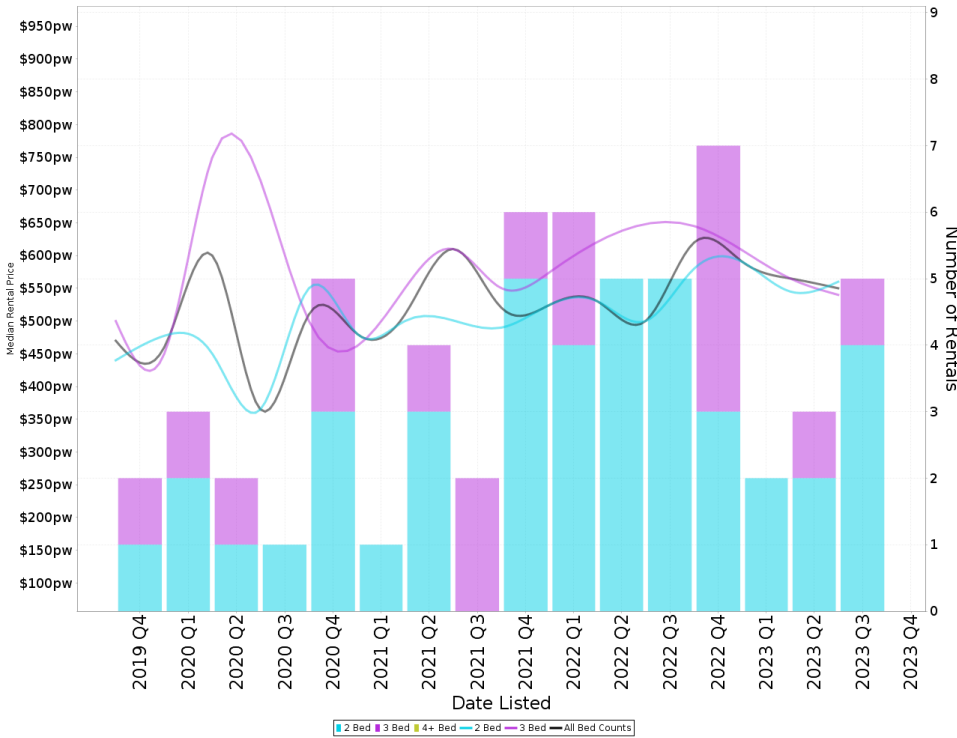
BELCONNEN - Peak Selling Periods (3 years)



BELCONNEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



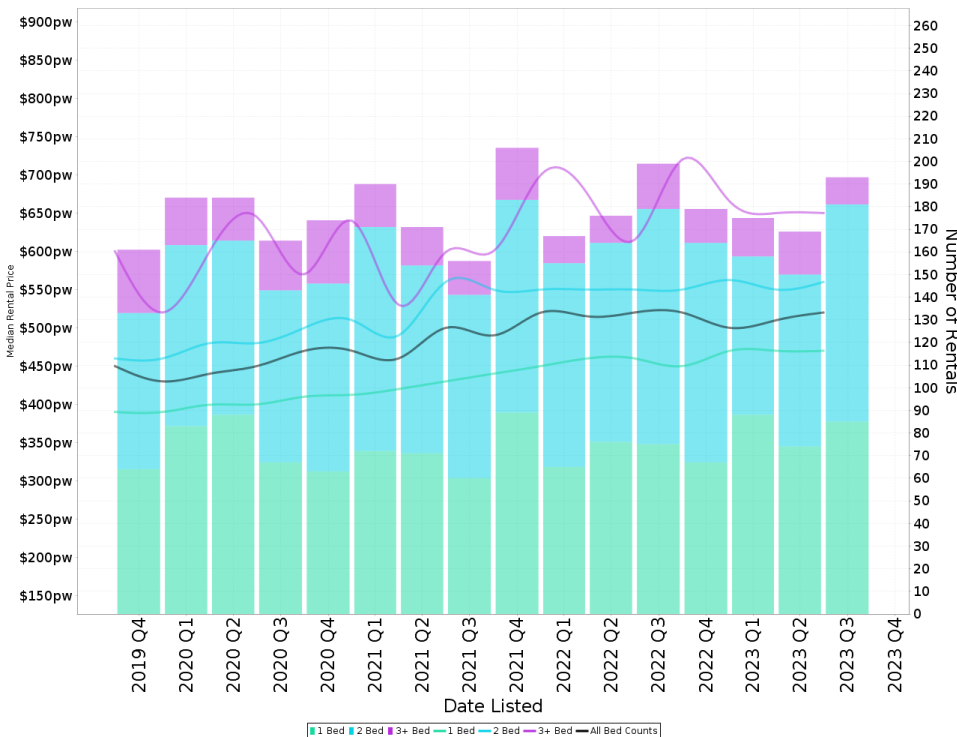
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.3%

Current Median Price: \$525,000
Previous Median Price: \$503,444
Based on 602 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$525,000
Current Median Rent: \$520
Based on 716 registered Unit rentals compared over the last 12 months.

BELCONNEN - Properties For Rent

Median Rental Price

\$570 /w

Based on 17 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

N/A


Number of Rentals

17

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

6 GREENE PLACE

\$540 per week

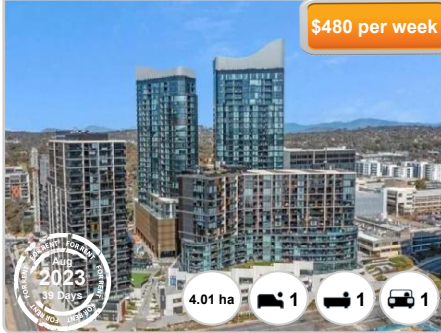


302 m² 3 1 1

Sep 2023 20 Days

1510/1 GRAZIER LANE

\$480 per week

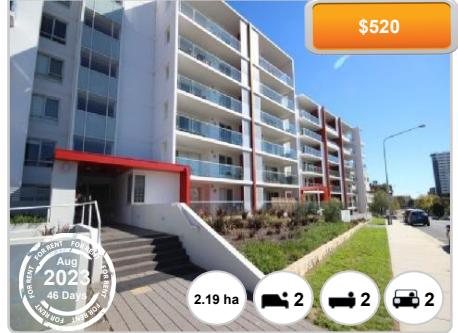


4.01 ha 1 1 1

Aug 2023 19 Days

293/80 CHANDLER STREET

\$520

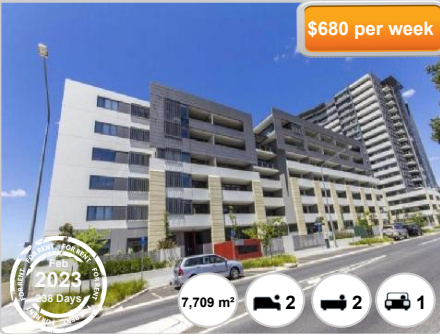


2.19 ha 2 2 2

Aug 2023 46 Days

2/39 CHANDLER STREET

\$680 per week




7,709 m² 2 2 1

Feb 2023 338 Days

28/35 Chandler Street

\$620 per week



7,709 m² 2 2 2

Nov 2022 316 Days