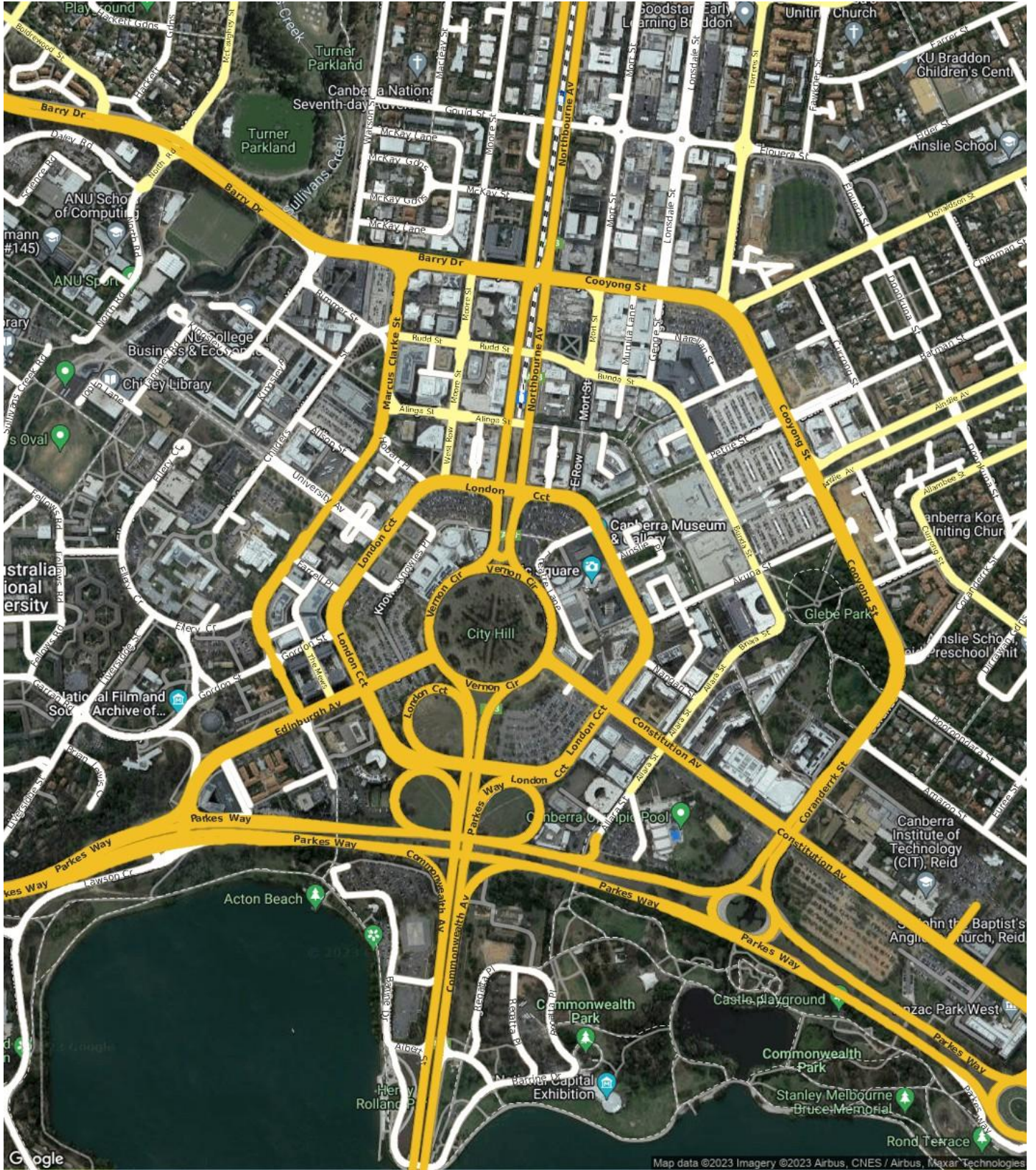


SUBURB FLYOVER REPORT

CANBERRA CITY (HOUSE)

Prepared by [Independent Property Group](#)

CANBERRA CITY - Suburb Map



CANBERRA CITY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	3	\$ 945,000	0.0 %	\$ 157,500	\$ 1,000,000
2006	1	\$ 8,900,000	841.8 %	\$ 8,900,000	\$ 8,900,000
2007	2	\$ 5,415,000	-39.2 %	\$ 330,000	\$ 10,500,000
2008	2	\$ 13,575,000	150.7 %	\$ 3,750,000	\$ 23,400,000
2009	2	\$ 9,428,750	-30.5 %	\$ 357,500	\$ 18,500,000
2010	0				
2011	3	\$ 2,500,000	0.0 %	\$ 525,000	\$ 10,000,000
2012	0				
2013	2	\$ 1,850,000	0.0 %	\$ 1,400,000	\$ 2,300,000
2014	2	\$ 3,250,000	75.7 %	\$ 800,000	\$ 5,700,000
2015	3	\$ 14,200,000	336.9 %	\$ 902,000	\$ 16,800,000
2016	1	\$ 1,347,500	-90.5 %	\$ 1,347,500	\$ 1,347,500
2017	0				
2018	1	\$ 1,025,000	0.0 %	\$ 1,025,000	\$ 1,025,000
2019	3	\$ 1,270,500	24.0 %	\$ 717,500	\$ 2,800,000
2020	3	\$ 2,100,000	65.3 %	\$ 1,270,000	\$ 24,000,000
2021	5	\$ 2,828,430	34.7 %	\$ 660,000	\$ 16,700,000
2022	3	\$ 1,300,000	-54.0 %	\$ 1,250,000	\$ 18,187,000
2023	0				

Median Sale Price

\$9.72m

Based on 2 recorded House sales within the last 12 months (Oct '22 - Sep '23)

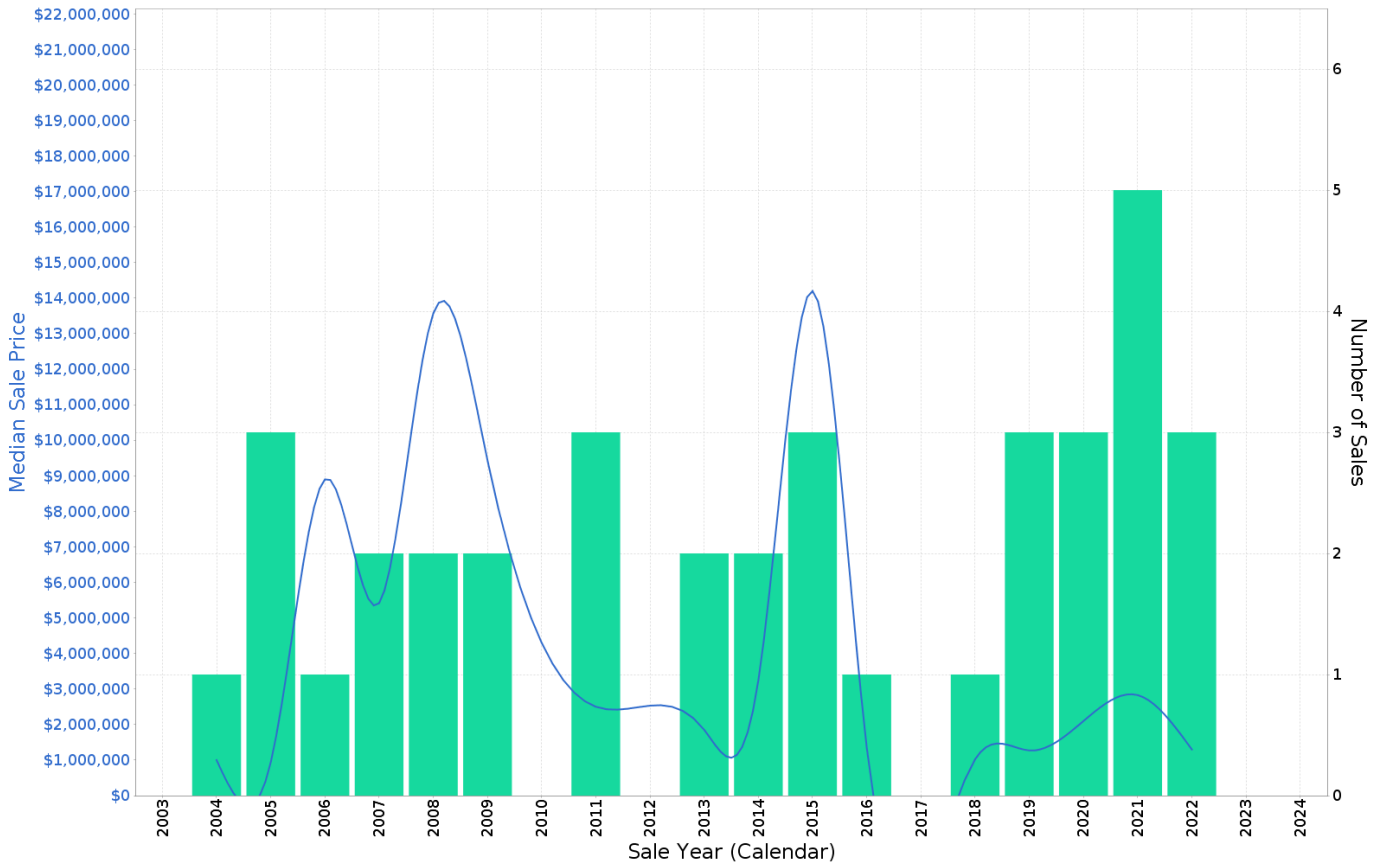
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

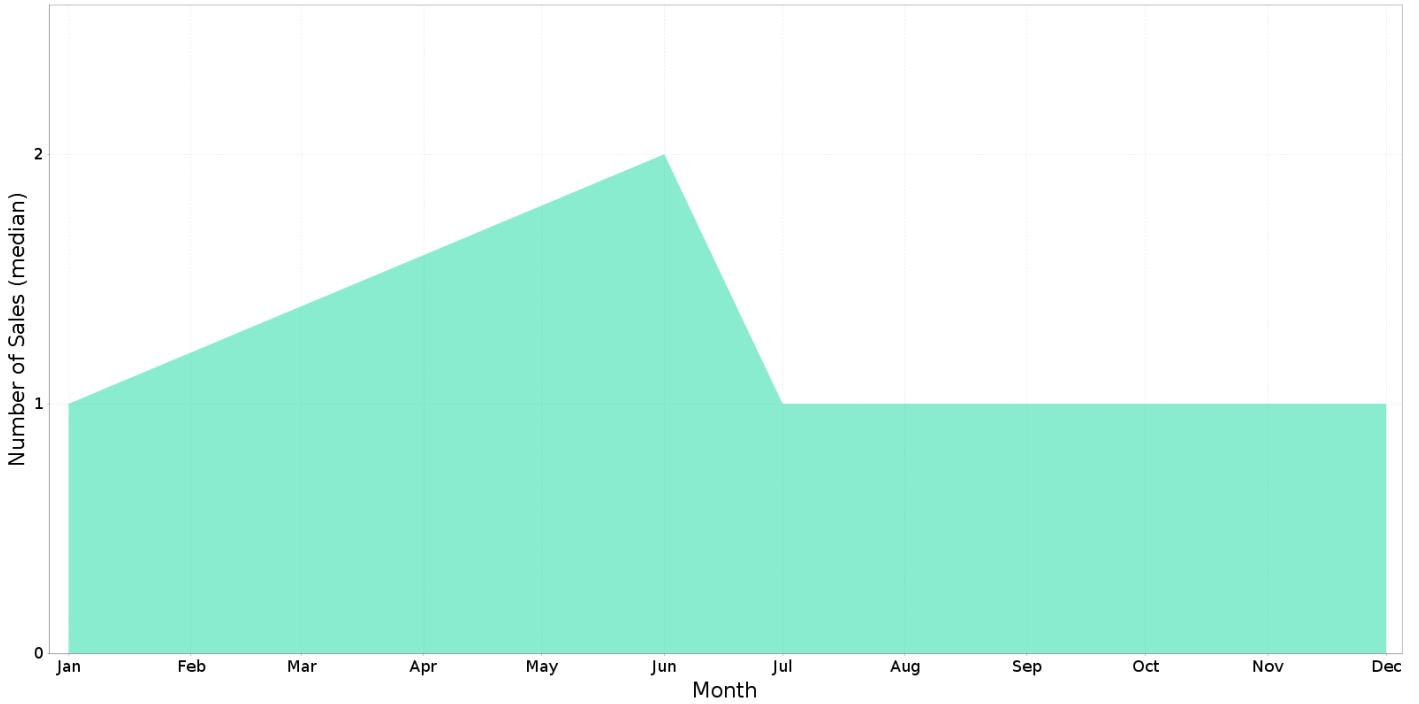
+149.2%

Current Median Price: \$9,718,500
Previous Median Price: \$3,900,000

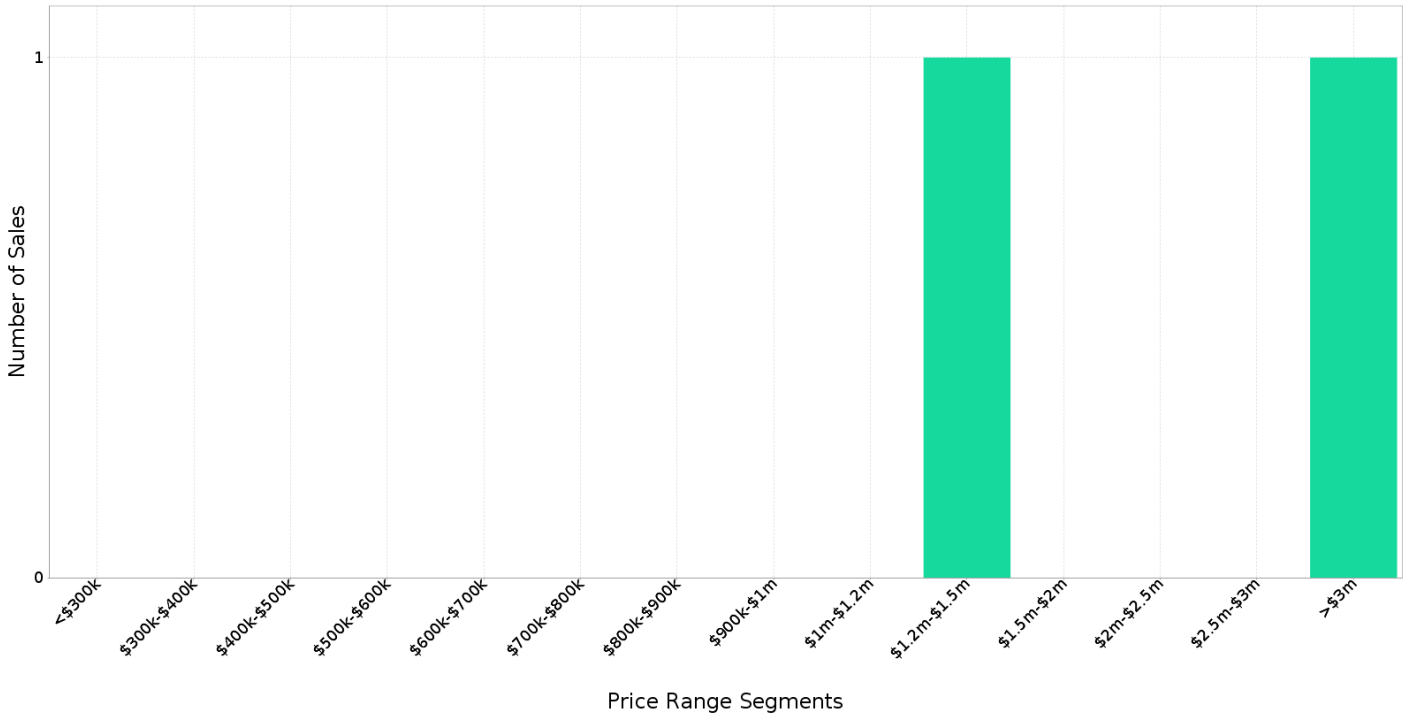
Based on 5 recorded House sales compared over the last two rolling 12 month periods



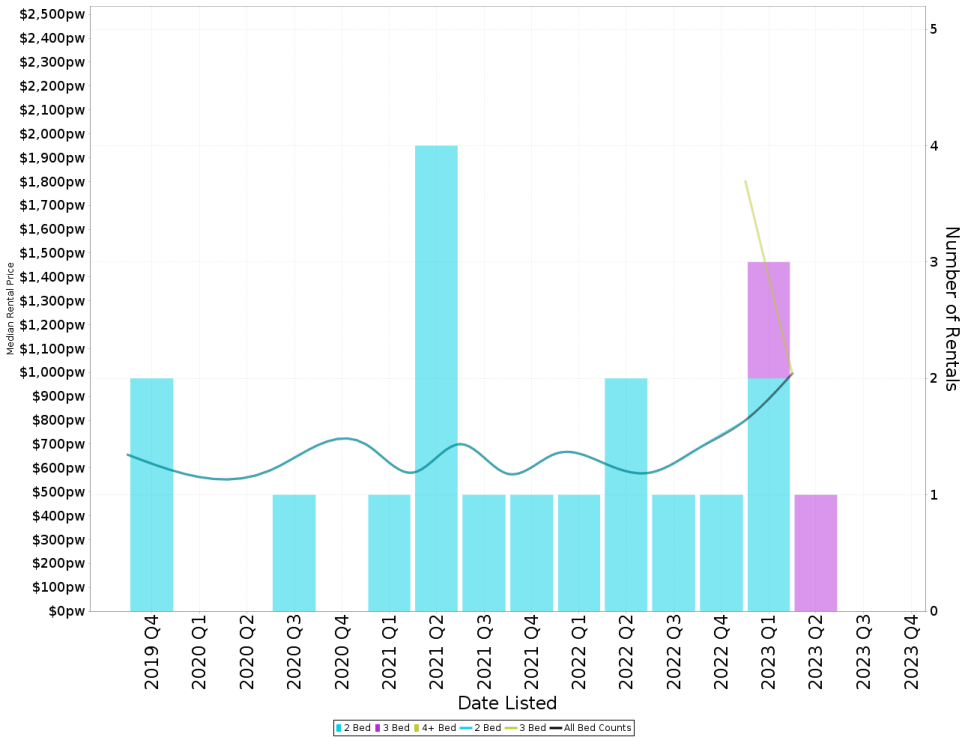
CANBERRA CITY - Peak Selling Periods (3 years)



CANBERRA CITY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+149.2%

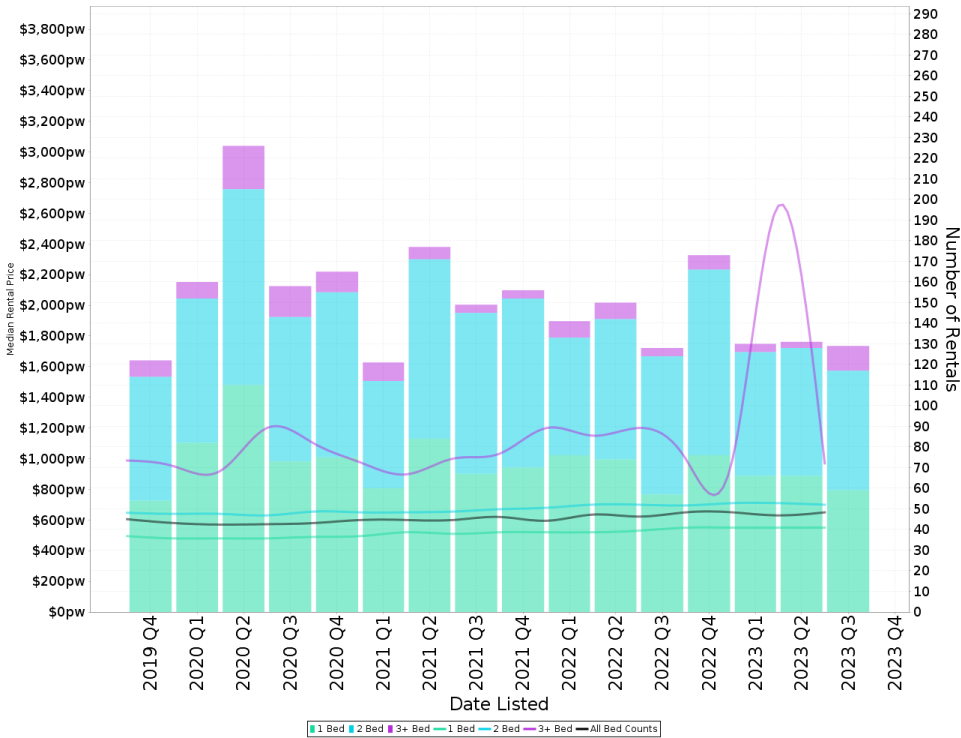
Current Median Price: \$9,718,500
 Previous Median Price: \$3,900,000
 Based on 5 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+0.4%

Current Median Price: \$9,718,500
 Current Median Rent: \$800
 Based on 5 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.5%

Current Median Price: \$525,000
 Previous Median Price: \$550,000
 Based on 258 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$525,000
 Current Median Rent: \$650
 Based on 563 registered Unit rentals compared over the last 12 months.

CANBERRA CITY - Properties For Rent

Median Rental Price

\$800 /w

Based on 5 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

+0.4%

Current Median Price: \$9,718,500
Current Median Rent: \$800

Based on 2 recorded House sales and 5 House rentals compared over the last 12 months

Number of Rentals

5

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

