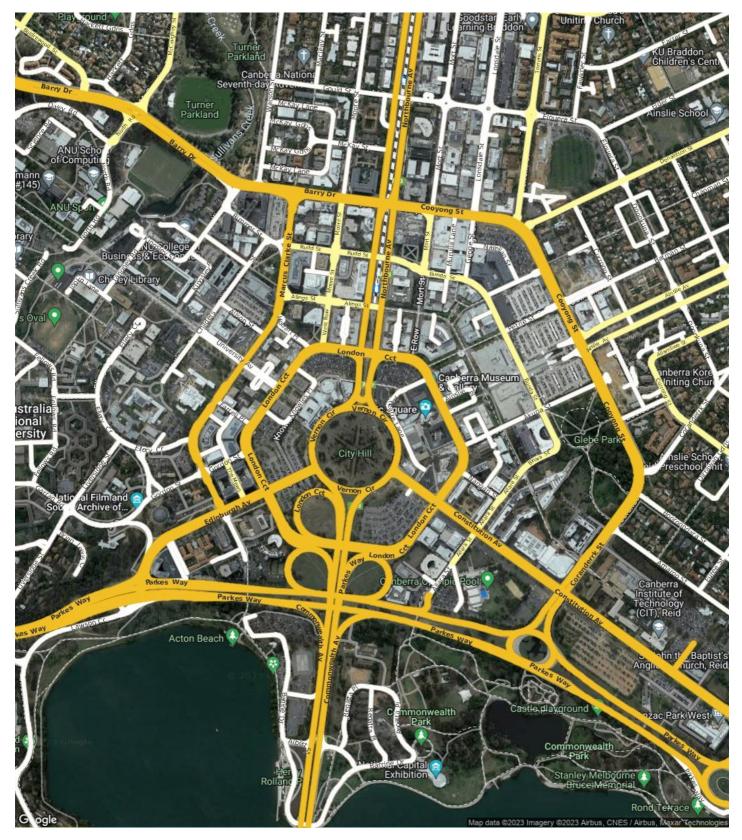
SUBURB FLYOVER REPORT

CANBERRA CITY (HOUSE)

14 1

Prepared by Independent Property Group

CANBERRA CITY - Suburb Map



Prepared on 05/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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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

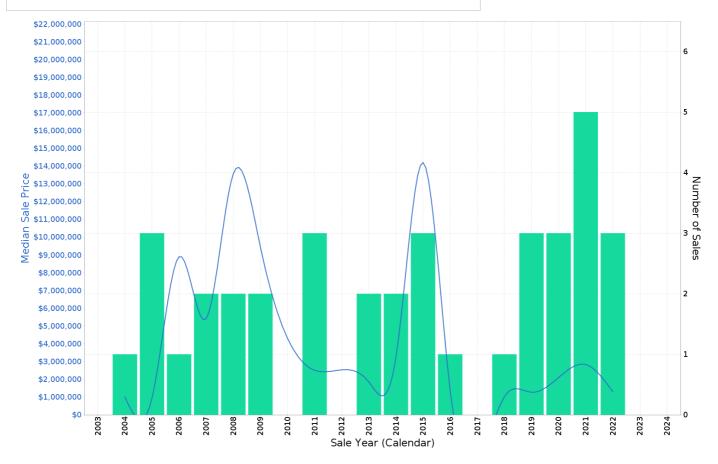
Based on 2 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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



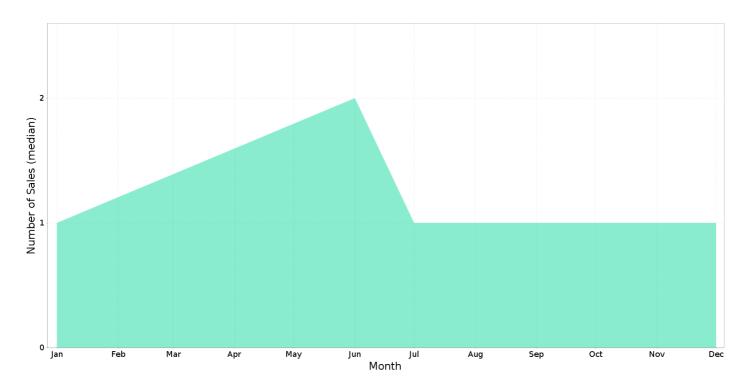
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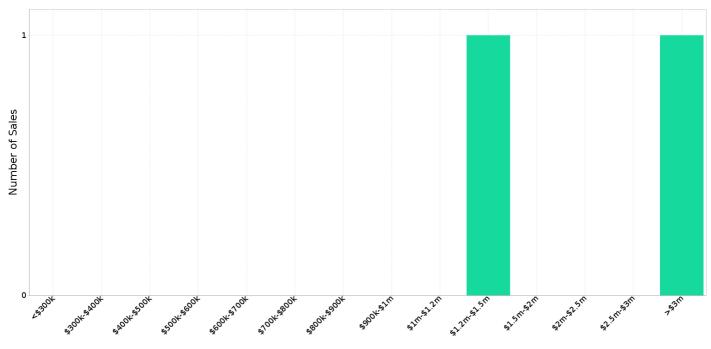
independent

PROPERTY GROUP

CANBERRA CITY - Peak Selling Periods (3 years)



CANBERRA CITY - Price Range Segments (12 months)

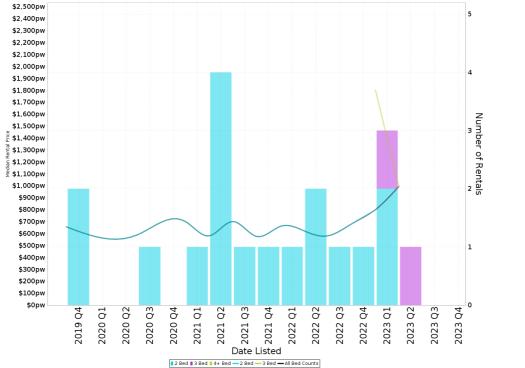


Price Range Segments

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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)

290 \$3,800pw 280 270 \$3,600pw 260 \$3,400pw 250 240 \$3,200pw 230 \$3,000pw 220 210 \$2,800pw 200 \$2,600pw 190 190 180 U 170 D 160 er \$2,400pw ຶຶ \$2,200pw 150 r of Rentals 140 130 120 120 110 150 \$2,000pw \$1,800pw \$1,600pw \$1,400pw 100 90 \$1,200pw 80 \$1,000pw 70 60 \$800pw 50 \$600pw 40 \$400pw 30 20 \$200pw 10 \$0pw 0 2021 Q2 2021 Q3 2022 Q1 2023 Q1 2023 Q2 2020 Q1 2020 Q3 2021 Q4 2022 Q3 2023 Q4 2020 Q2 2020 Q4 2022 Q2 2022 Q4 2023 Q3 2019 Q4 2021 Q1 Date Listed 1 Bed 2 Bed 3+ Bed - 1 Bed - 2 Bed - 3+ Bed - All Bed Counts

Suburb Sale Price Growth



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



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

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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



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



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