

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and a swing set are visible in the background.

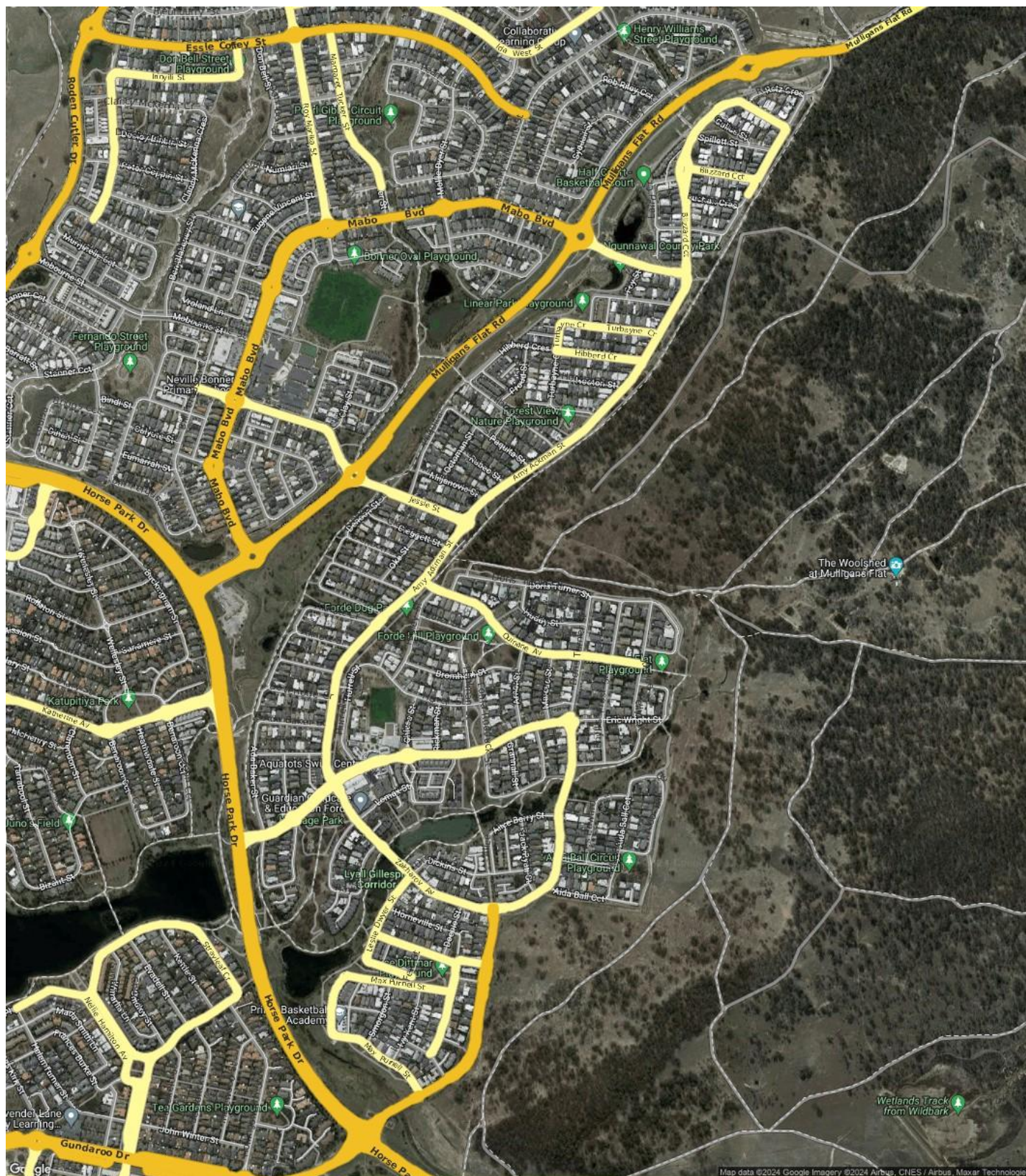
RayWhite.

Suburb
flyover report

FORDE (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

FORDE - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 205,000	0.0 %	\$ 205,000	\$ 205,000
2007	15	\$ 212,000	3.4 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	57	\$ 1,175,000	5.1 %	\$ 516,000	\$ 2,360,000
2023	61	\$ 1,120,000	-4.7 %	\$ 650,000	\$ 2,350,000
2024	0				

Median Sale Price

\$1.12m

Based on 61 recorded House sales within the last 12 months (2023)

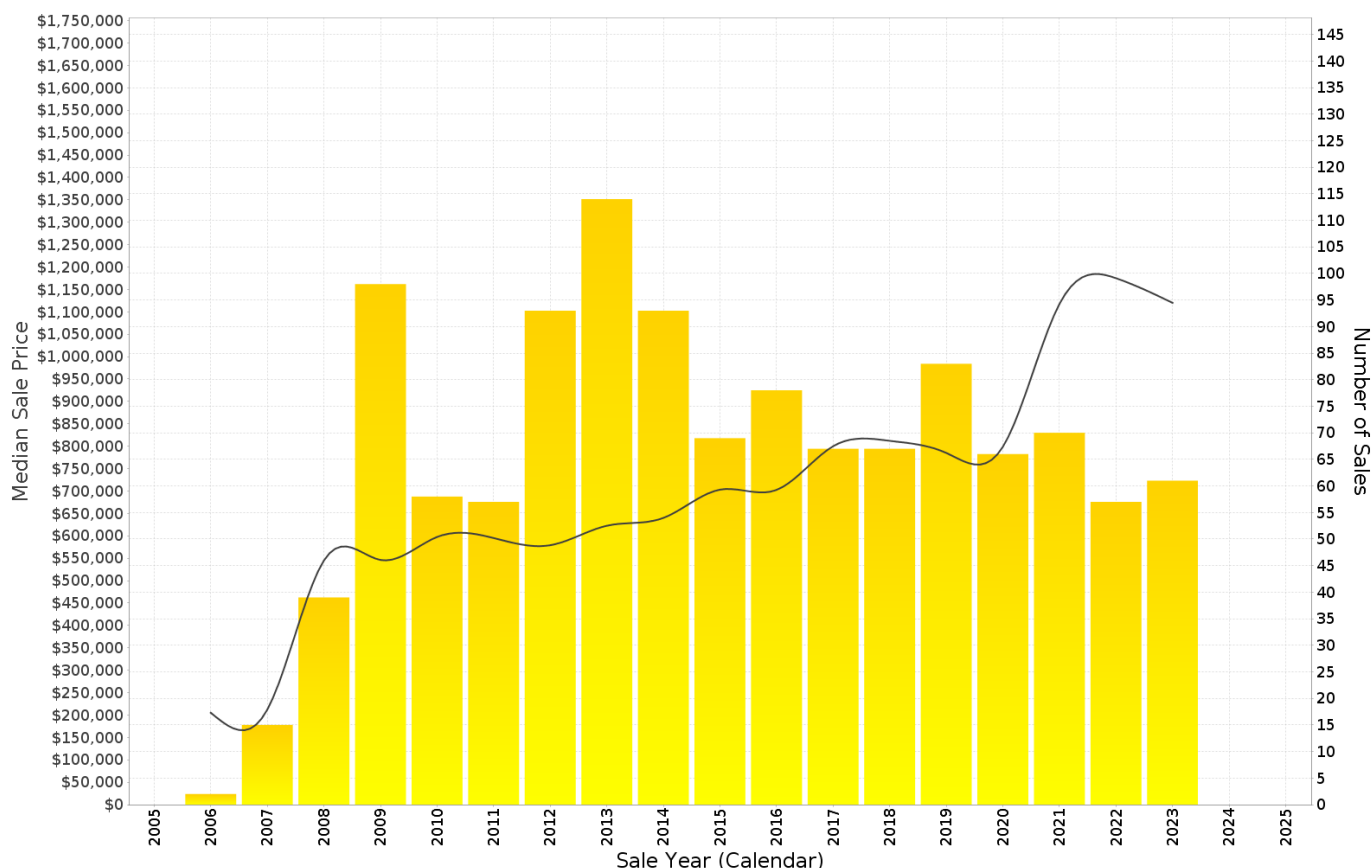
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

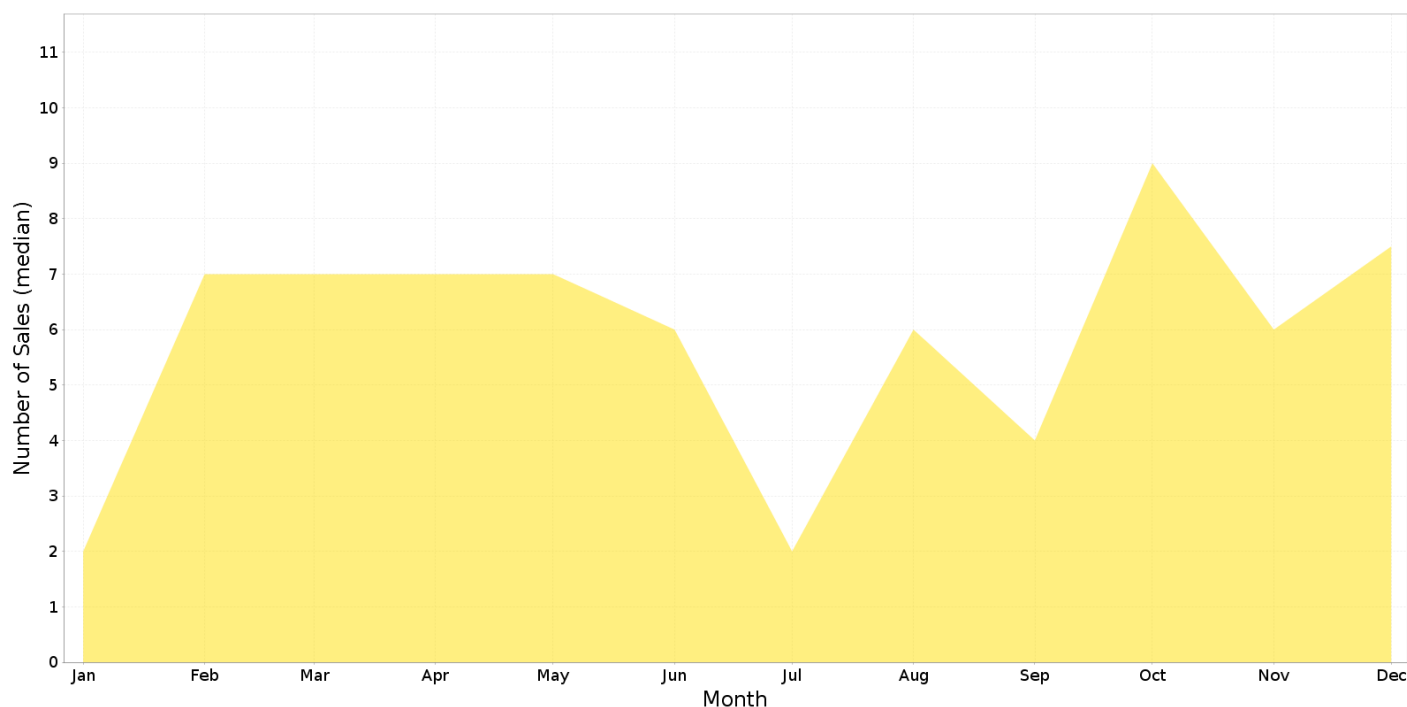
-4.7%

Current Median Price: \$1,120,000
Previous Median Price: \$1,175,000

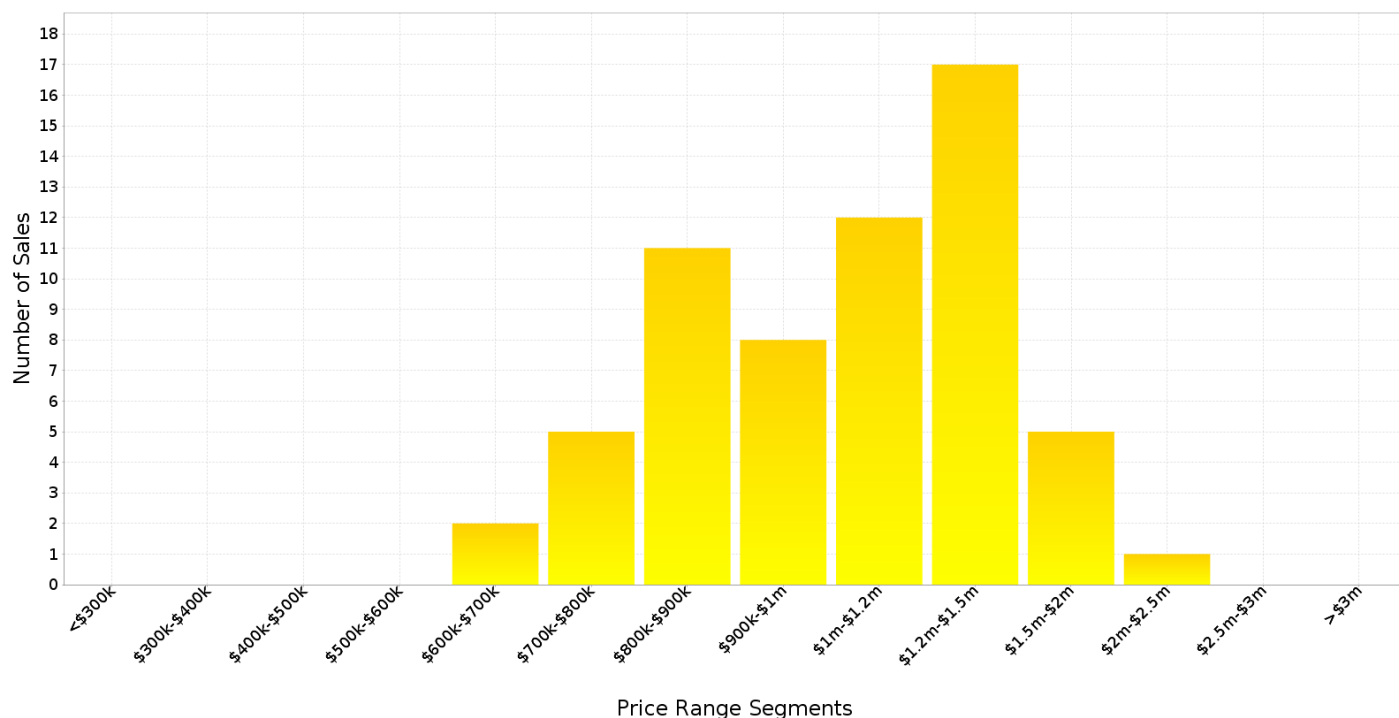
Based on 118 recorded House sales compared over the last two rolling 12 month periods



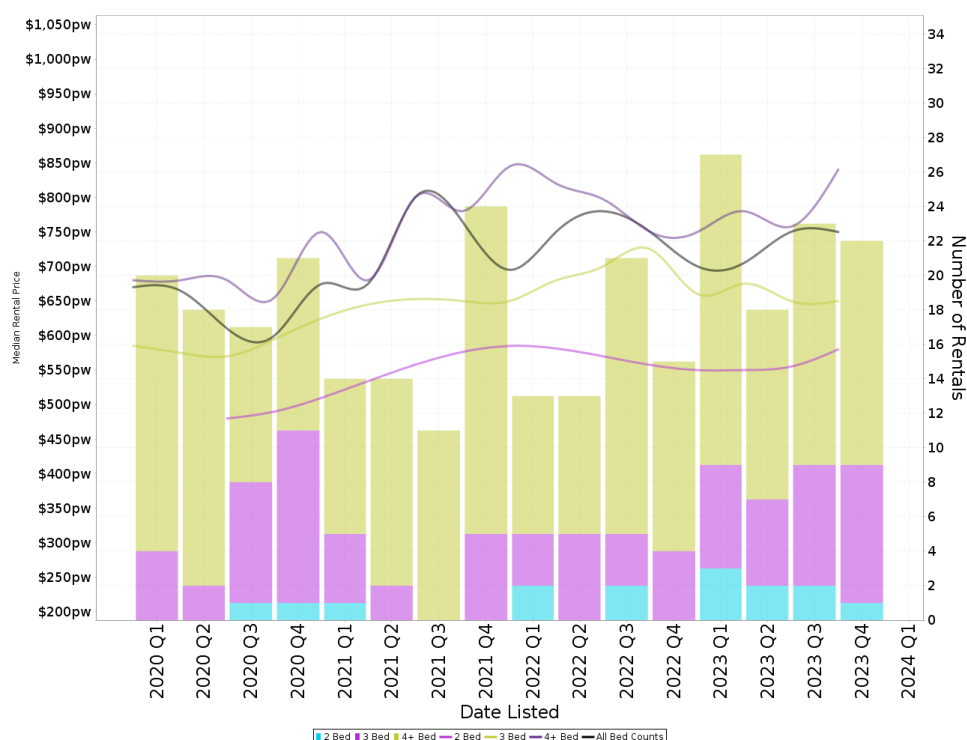
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.7%

Current Median Price: \$1,120,000
Previous Median Price: \$1,175,000

Based on 118 registered House sales compared over the last two rolling 12 month periods.

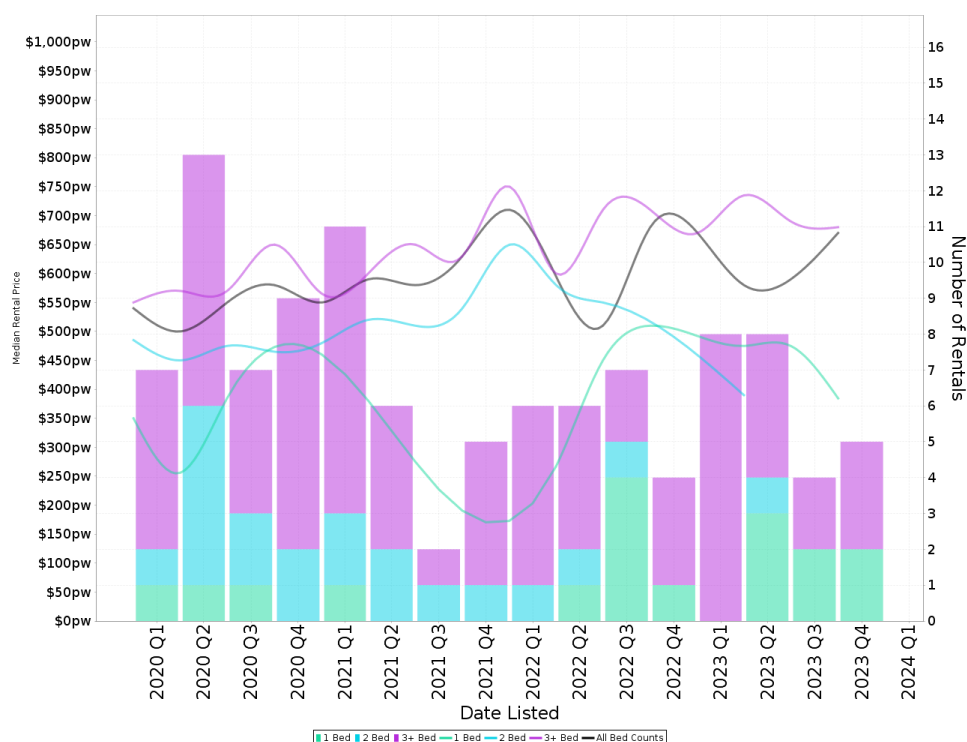
Suburb Rental Yield

+3.4%

Current Median Price: \$1,120,000
Current Median Rent: \$728

Based on 90 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+69.4%

Current Median Price: \$847,000
Previous Median Price: \$500,000

Based on 48 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$847,000
Current Median Rent: \$660

Based on 25 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price

\$1.12m

Based on 61 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-4.7%

Current Median Price: \$1,120,000
Previous Median Price: \$1,175,000

Based on 118 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

61

Based on recorded House sales within the 12 months (2023)

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

15 BEVERIDGE CRES




\$1,670,000

2024
Feb
250 Days

549 m² 5 2 2

36 ZAKHAROV AVE




\$1,190,000

2024
Feb
93 Days

580 m² 4 2 2

56 TURBAYNE CRES




\$985,000

2024
Jan
40 Days

388 m² 4 2 2

5 VOLPATO ST




\$1,400,000

2023
Dec
80 Days

387 m² 5 3 2

13 BROMHAM ST




\$1,650,000

2023
Dec
16 Days

696 m² 4 2 2

14 PHYLLIS FROST ST




\$1,252,000

2023
Nov
21 Days

528 m² 4 3 2

11 RAY ELLIS CRES



\$1,580,000

2023
Nov
49 Days

539 m² 4 2 2

19 JACK RYAN ST




\$1,220,000

2023
Nov
24 Days

472 m² 4 2 2

5 DICKINS ST



\$1,020,000

2023
Nov
22 Days

4 2 2

30 HIBBERD CRES

\$690,000

169 m² 0 Beds 0 Baths 0 Car

Nov 2023
N/A

9 BROMHAM ST

\$940,000

330 m² 3 Beds 2 Baths 2 Car

Nov 2023
60 Days

52 MAX PURNELL ST

\$875,000

216 m² 4 Beds 2 Baths 2 Car

Oct 2023
36 Days

8 CHIESA ST

\$1,058,000

557 m² 4 Beds 2 Baths 2 Car

Oct 2023
42 Days

73 HIBBERD CRES

\$650,000

220 m² 2 Beds 1 Bath 1 Car

Oct 2023
112 Days

8 HIBBERD CRES

\$915,000

337 m² 3 Beds 2 Baths 2 Car

Oct 2023
6 Days

37 BRUCE DITTMAR ST

\$1,410,000

418 m² 4 Beds 3 Baths 2 Car

Oct 2023
84 Days

1/31 LESLIE DWYER ST

\$907,500

452 m² 4 Beds 2 Baths 2 Car

Oct 2023
42 Days

27 VOLPATO ST

\$895,000

210 m² 4 Beds 2 Baths 2 Car

Oct 2023
66 Days

33 ADA BAKER ST

\$1,200,000

485 m² 4 Beds 2 Baths 2 Car

Oct 2023
88 Days

16 JESSIE ST

\$1,140,000

367 m² 4 Beds 3 Baths 2 Car

Oct 2023
46 Days

10 CLEGGETT ST

\$1,065,000

325 m² 4 Beds 2 Baths 2 Car

Oct 2023
54 Days

FORDE - Properties For Rent

Median Rental Price

\$728 /w

Based on 90 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+3.4%

Current Median Price: \$1,120,000
Current Median Rent: \$728

Based on 61 recorded House sales and 90 House rentals compared over the last 12 months

Number of Rentals

90

Based on recorded House rentals within the last 12 months (2023)

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

1/33 VOLPATO STREET

\$750 Per Week

366 m² 4 2 2

Feb 2024 2 Days

31 Zakharov Street

\$830 Per Week

4 2 2

Feb 2024 15 Days

17 VOLPATO STREET

\$755 Per Week

465 m² 4 2 2

Feb 2024 15 Days

37 AMY ACKMAN STREET

\$800 per week

487 m² 4 2 2

Feb 2024 18 Days

70 Hibberd Crescent

\$600

210 m² 3 1 2

Feb 2024 28 Days

1/33- Volpato Street

\$750 Per Week

4 2 2

Jan 2024 81 Days

24 Hooton Street

\$580

198 m² 2 2 1

2023 123 Days