

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.

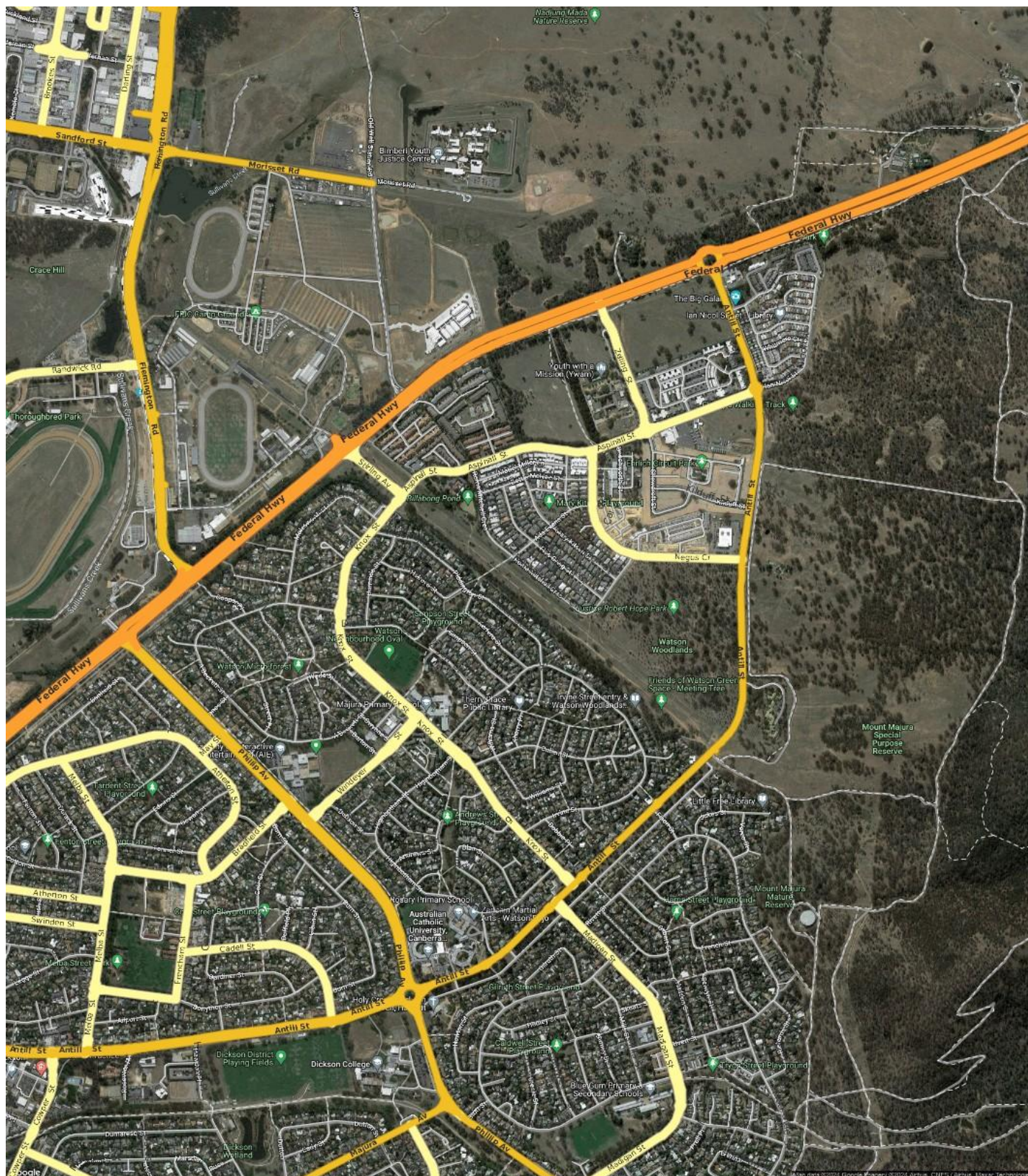
RayWhite.

Suburb
flyover report

WATSON (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

WATSON - 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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WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	87	\$ 440,000	0.0 %	\$ 210,000	\$ 800,000
2007	114	\$ 458,000	4.1 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	95	\$ 796,100	7.6 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	38.2 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	50	\$ 1,042,500	-9.3 %	\$ 455,000	\$ 1,667,000
2024	0				

Median Sale Price

\$1.04m

Based on 50 recorded House sales within the last 12 months (2023)

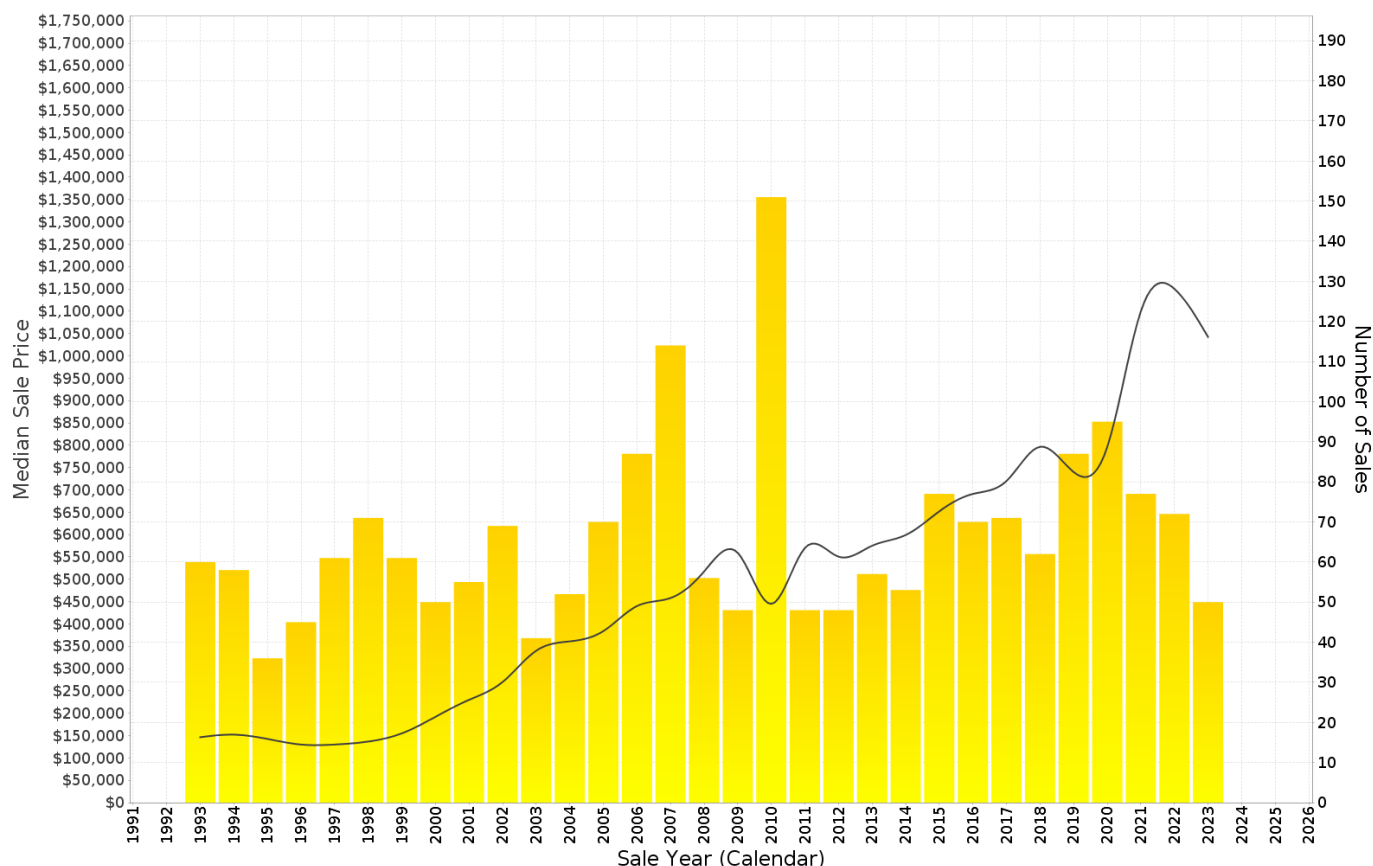
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

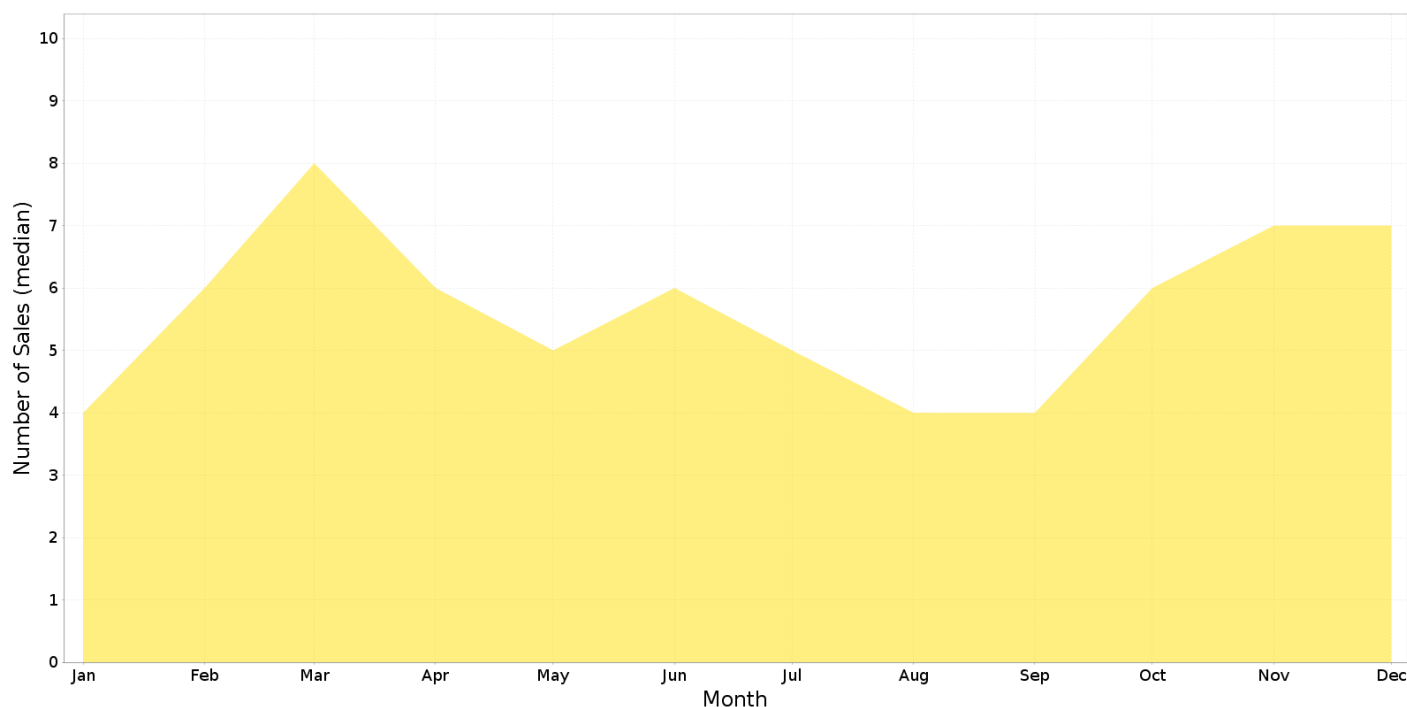
-9.3%

Current Median Price: \$1,042,500
Previous Median Price: \$1,150,000

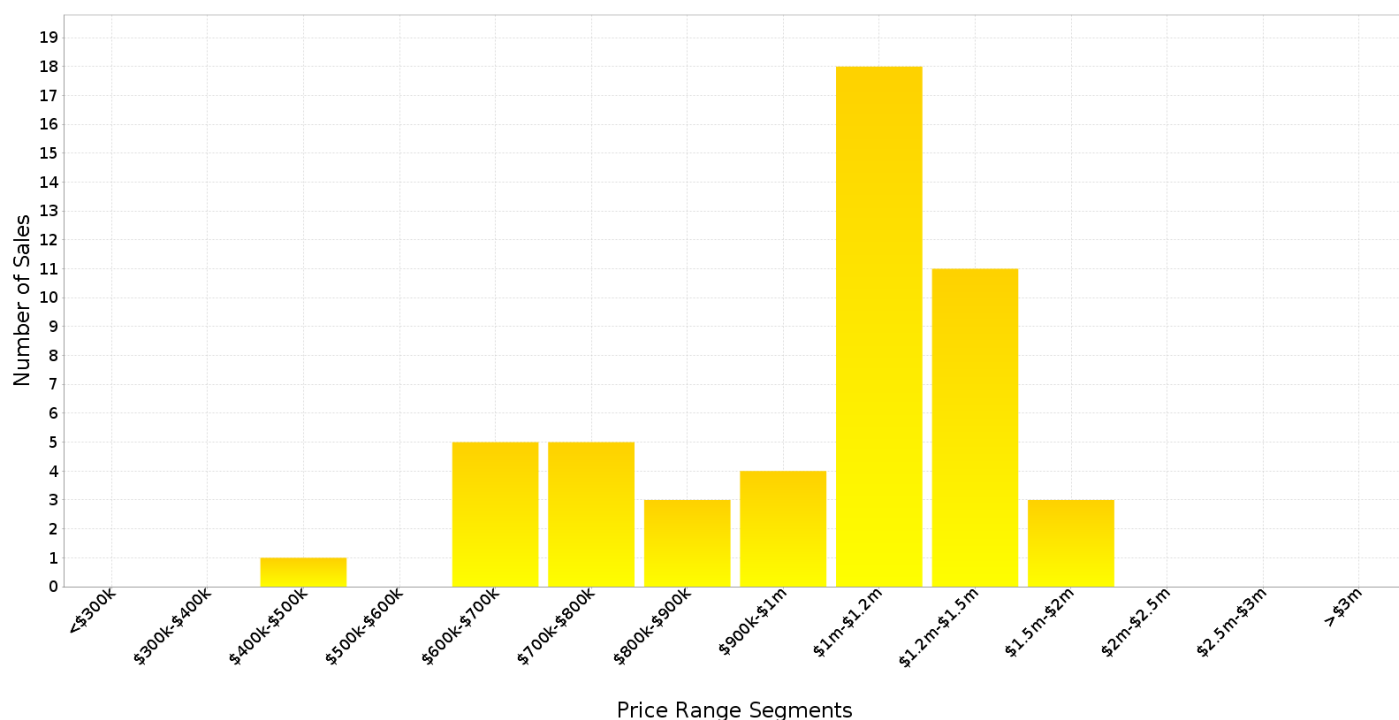
Based on 122 recorded House sales compared over the last two rolling 12 month periods



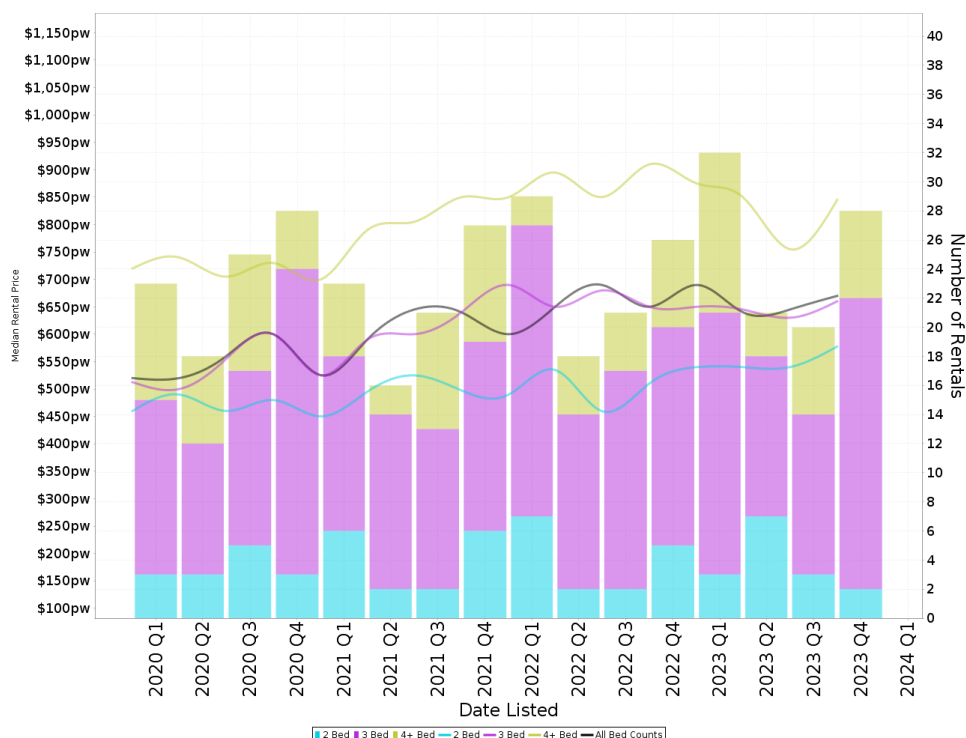
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.3%

Current Median Price: \$1,042,500
Previous Median Price: \$1,150,000

Based on 122 registered House sales compared over the last two rolling 12 month periods.

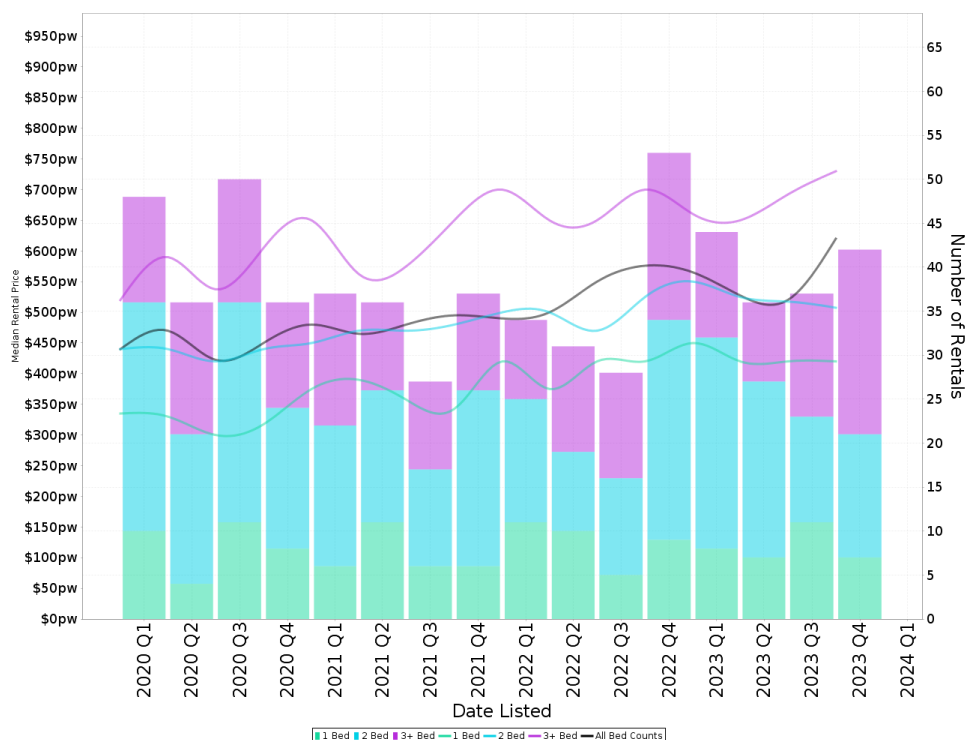
Suburb Rental Yield

+3.2%

Current Median Price: \$1,042,500
Current Median Rent: \$650

Based on 101 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.0%

Current Median Price: \$607,500
Previous Median Price: \$567,500

Based on 188 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$607,500
Current Median Rent: \$550

Based on 159 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.04m

Based on 50 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

-9.3%

Current Median Price: \$1,042,500
Previous Median Price: \$1,150,000

Based on 122 recorded House sales compared over the last two rolling 12 month periods

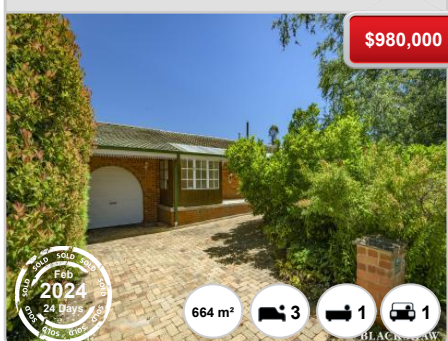
Sold Properties

50

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

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

6 HARDING ST



19 DOBSON PL



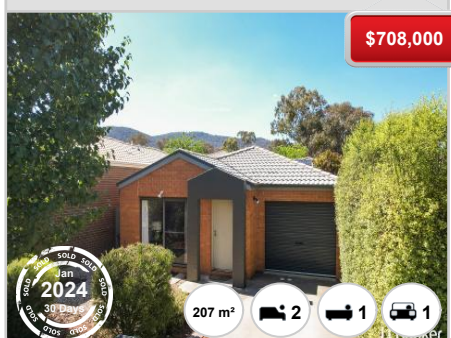
62 A'BECKETT ST



5 PHILLIPA WEEKS ST



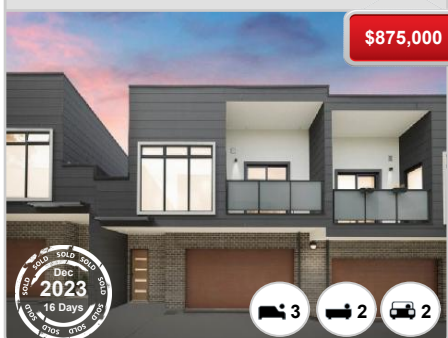
71 IAN NICOL ST



59 EHRLICH CCT



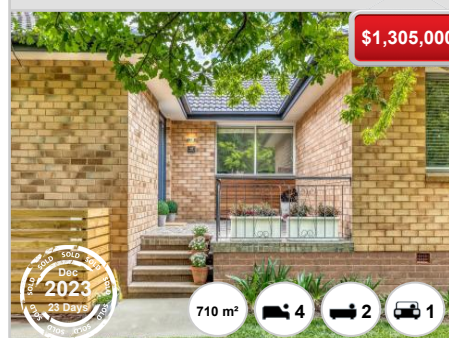
6/3 PHIPPARD CT



11 SIMPSON ST



41 DICKINSON ST



67 HIGINBOTHAM ST

\$1,406,000

2023
Dec
22 Days

715 m²

3

2

1

21 PIDDINGTON ST

\$1,270,000

2023
Dec
22 Days

766 m²

3

1

1

18 DICKINSON ST

\$1,020,000

2023
Dec
28 Days

748 m²

3

1

1

50 FLOS GREIG ST

\$1,280,000

2023
Nov
25 Days

495 m²

4

2

2

22 PHIPPARD CRT

\$1,255,000

2023
Nov
38 Days

299 m²

4

3

2

4 WILLIAMS ST

\$1,045,000

2023
Nov
26 Days

664 m²

3

1

1

2 HEARN ST

\$2,270,000

2023
Nov
25 Days

697 m²

4

2

2

75 IRVINE ST

\$750,000

2023
Nov
N/A

911 m²

4

2

1

8 DODDS PL

\$1,600,000

2023
Oct
28 Days

756 m²

4

2

3

66 WHITMORE CRES

\$455,000

2023
Oct
N/A

197 m²

2

1

2

5 DOBBIE PL

\$1,110,000

2023
Oct
25 Days

729 m²

3

1

2

36 ANDREWS ST

\$1,200,000

2023
Oct
N/A

1,101 m²

3

2

1

WATSON - Properties For Rent

Median Rental Price

\$650 /w

Based on 101 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

+3.2%

Current Median Price: \$1,042,500
Current Median Rent: \$650

Based on 50 recorded House sales and 101 House rentals compared over the last 12 months

Number of Rentals


101

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

12 BURNSIDE STREET

\$670 per week

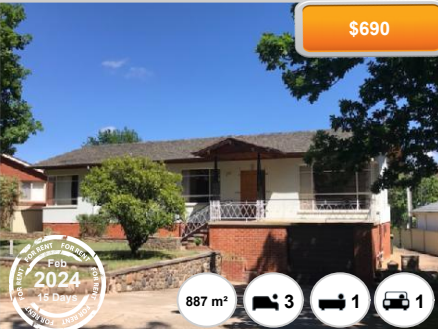


Feb 2024
9 Days

651 m² 3 1 1

88 Irvine Street

\$690




Feb 2024
15 Days

887 m² 3 1 1

38 Aspinall St

\$775-800 per



Feb 2024
30 Days

252 m² 3 2 2

38 ASPINALL STREET

\$775-800 per



Feb 2024
30 Days

252 m² 3 2 2

118 Knox Street

\$650 per week




Jan 2024
30 Days

1,032 m² 3 1 1

4 Foster Place

\$750



Jan 2024
39 Days

816 m² 3 3 1

75 IAN NICOL STREET

\$600

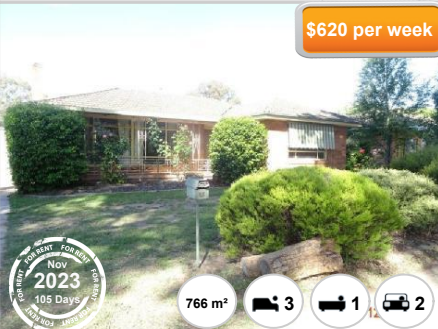


Jan 2024
52 Days

202 m² 3 1 1

95 PHILLIP AVENUE

\$620 per week

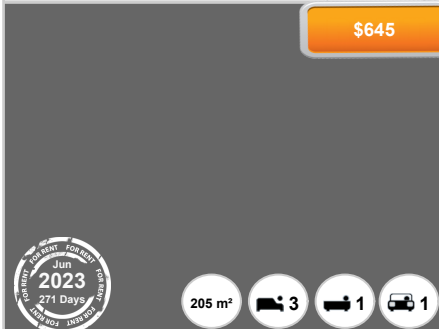


Nov 2023
105 Days

766 m² 3 1 2

21 Whitmore Crescent

\$645



Jun 2023
271 Days

205 m² 3 1 1

