

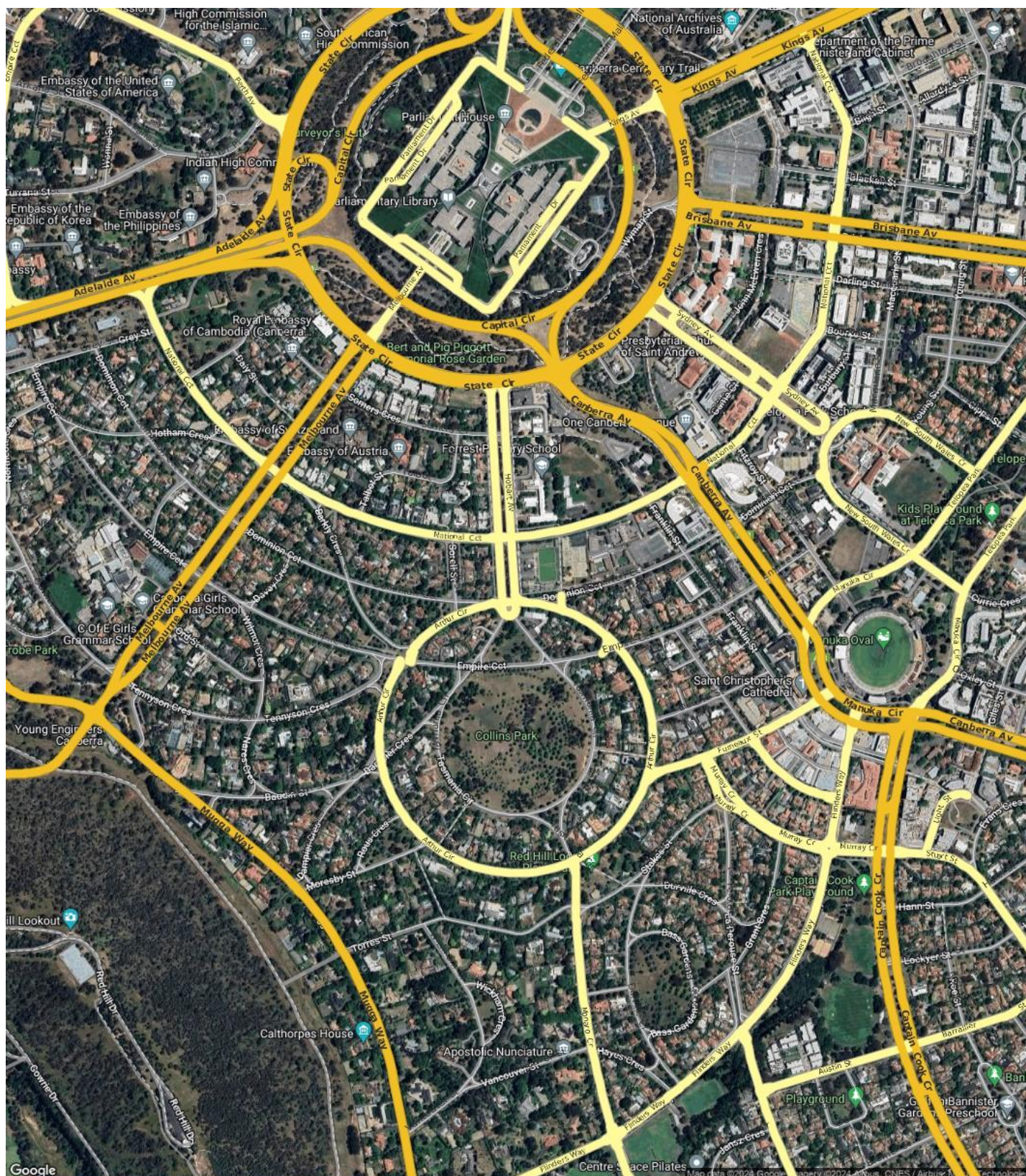
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool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

RayWhite.

Suburb
flyover report

FORREST (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

FORREST - 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)

The materials are provided as an information source only. © ACT Planning and Land Authority March/2024. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

FORREST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	28	\$ 1,282,500	0.0 %	\$ 750,000	\$ 2,500,000
2007	13	\$ 1,600,000	24.8 %	\$ 1,300,000	\$ 2,805,000
2008	9	\$ 2,350,000	46.9 %	\$ 1,325,000	\$ 2,800,000
2009	14	\$ 2,130,000	-9.4 %	\$ 1,665,000	\$ 3,250,000
2010	10	\$ 1,777,500	-16.5 %	\$ 1,307,500	\$ 3,700,000
2011	11	\$ 2,450,000	37.8 %	\$ 1,200,000	\$ 3,400,000
2012	15	\$ 1,640,000	-33.1 %	\$ 187,500	\$ 3,650,000
2013	11	\$ 2,200,000	34.1 %	\$ 790,000	\$ 3,000,000
2014	15	\$ 1,930,000	-12.3 %	\$ 1,420,000	\$ 3,400,000
2015	17	\$ 2,170,000	12.4 %	\$ 1,670,000	\$ 3,710,000
2016	16	\$ 2,310,000	6.5 %	\$ 1,515,000	\$ 5,500,000
2017	20	\$ 2,867,500	24.1 %	\$ 900,000	\$ 6,000,000
2018	14	\$ 2,740,000	-4.4 %	\$ 1,200,000	\$ 6,450,000
2019	10	\$ 2,801,750	2.3 %	\$ 1,445,000	\$ 6,230,000
2020	17	\$ 3,450,000	23.1 %	\$ 2,275,000	\$ 5,530,000
2021	16	\$ 3,415,000	-1.0 %	\$ 2,300,000	\$ 8,410,000
2022	8	\$ 5,080,000	48.8 %	\$ 2,600,000	\$ 5,700,000
2023	10	\$ 3,890,000	-23.4 %	\$ 1,800,000	\$ 6,250,000
2024	0				

Median Sale Price

\$3.89m

Based on 10 recorded House sales within the last 12 months (2023)

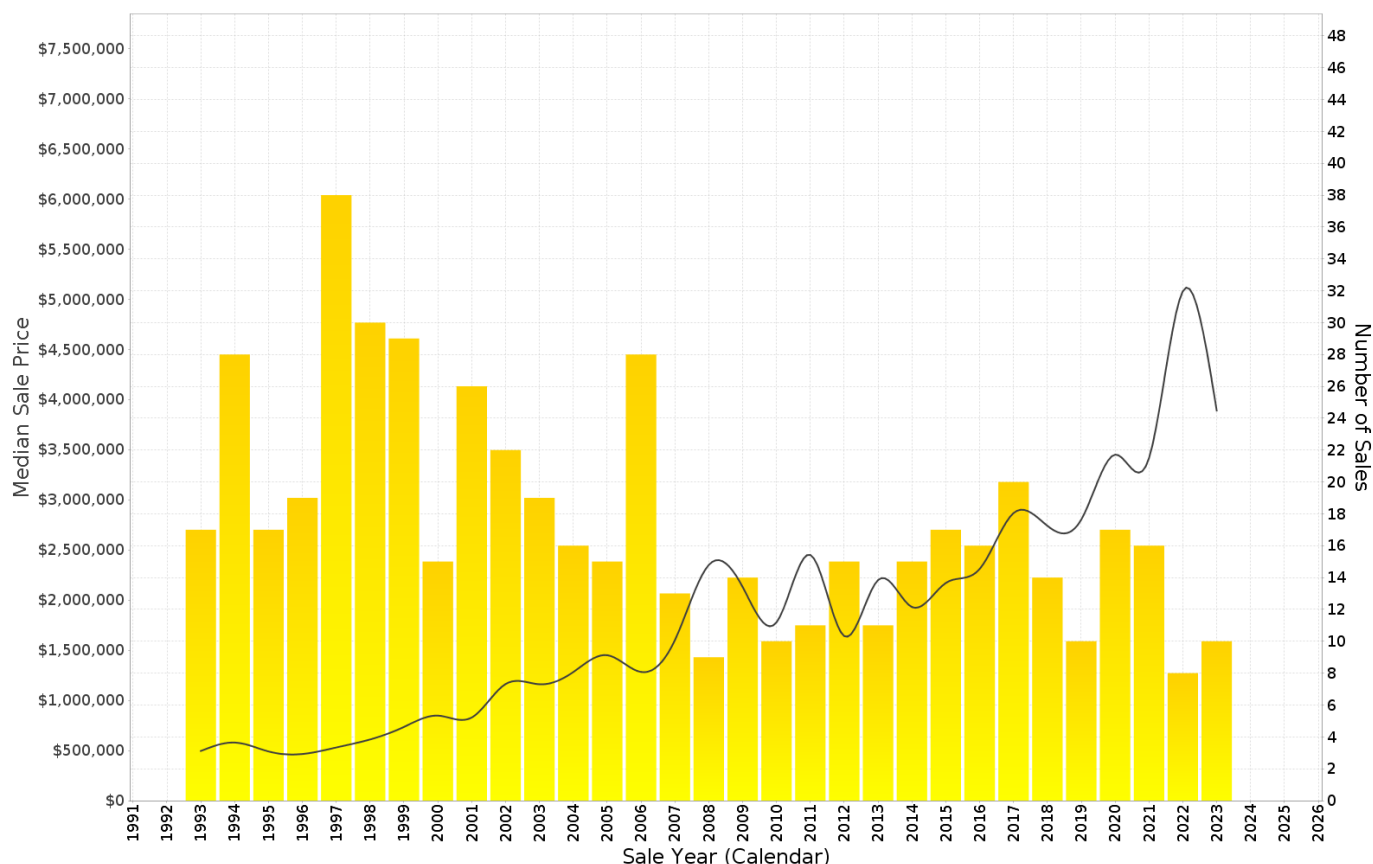
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-23.4%

Current Median Price: \$3,890,000
Previous Median Price: \$5,080,000

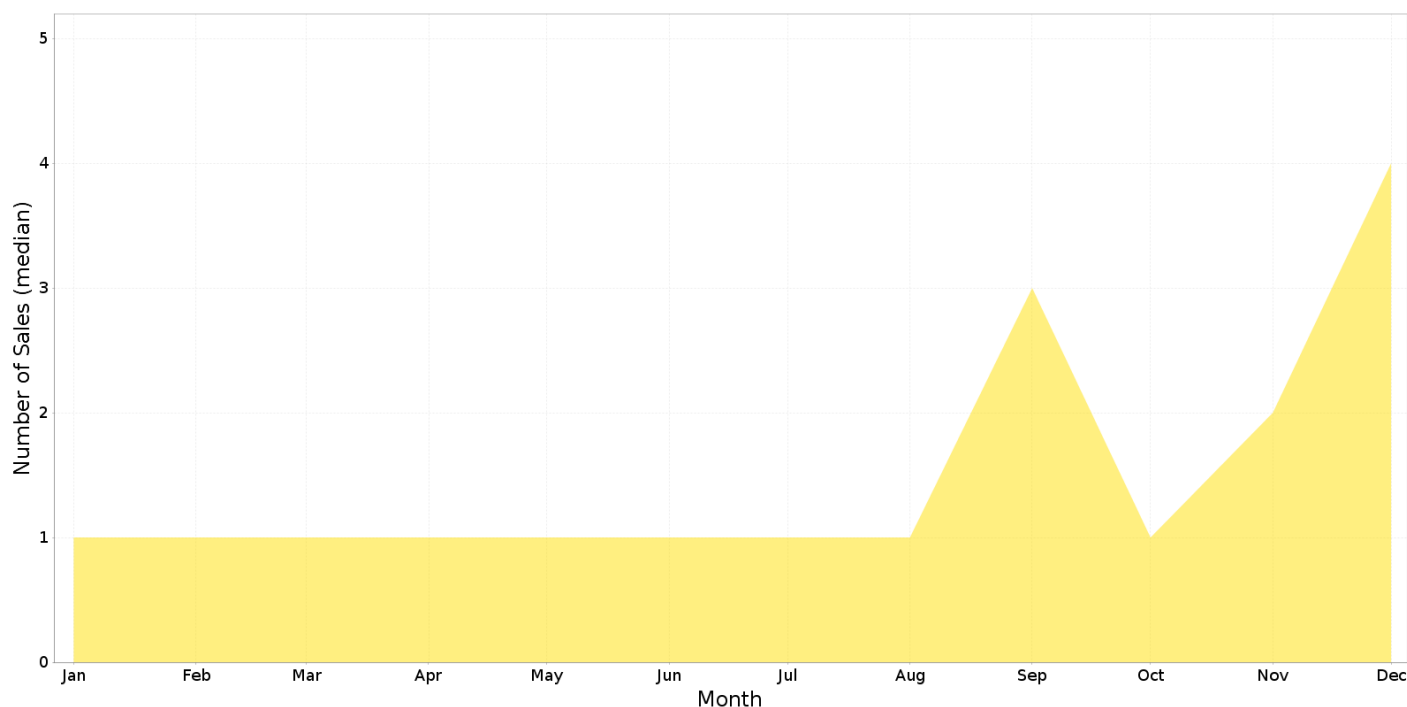
Based on 18 recorded House sales compared over the last two rolling 12 month periods



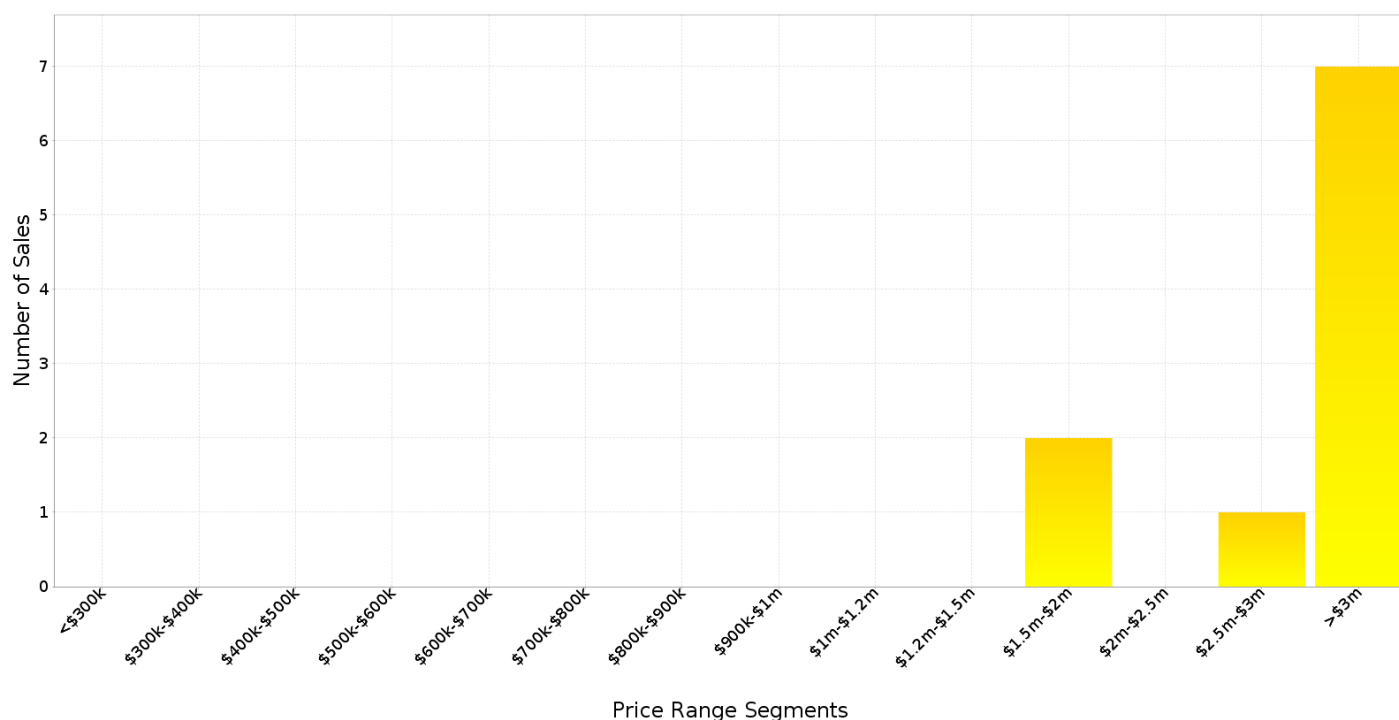
Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © ACT Planning and Land Authority March/2024. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

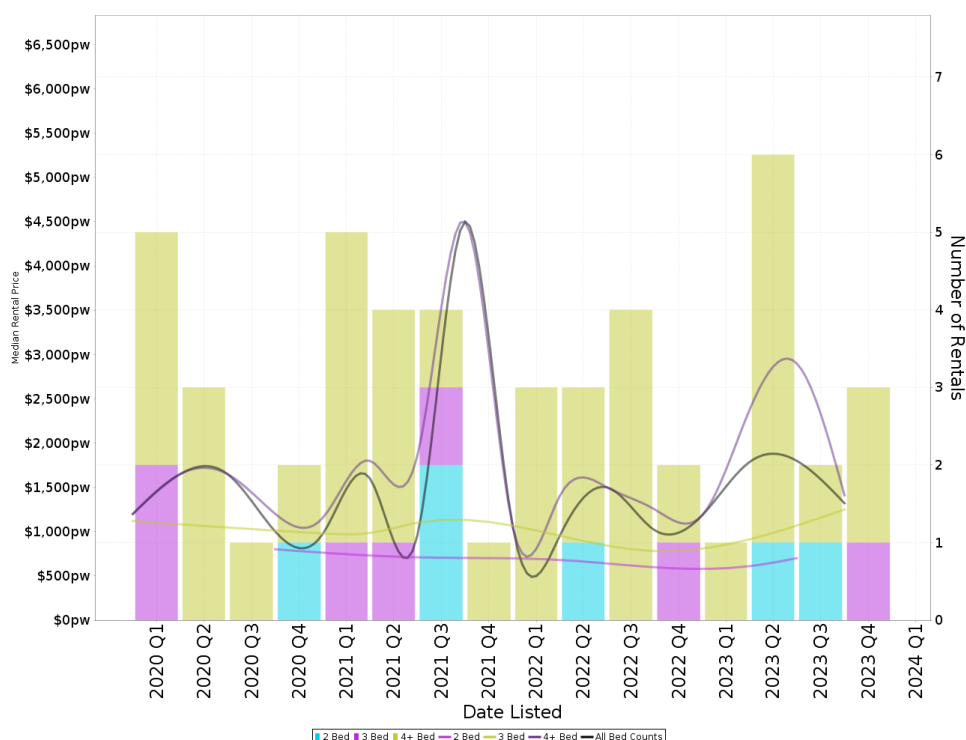
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-23.4%

Current Median Price: \$3,890,000
Previous Median Price: \$5,080,000

Based on 18 registered House sales compared over the last two rolling 12 month periods.

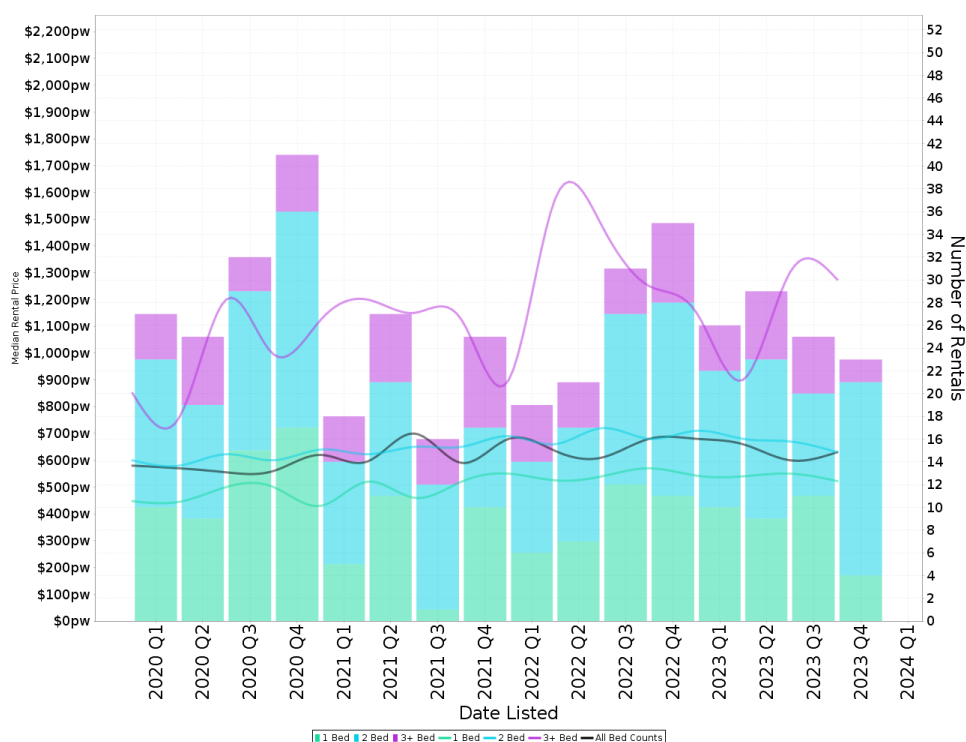
Suburb Rental Yield

+1.7%

Current Median Price: \$3,890,000
Current Median Rent: \$1,285

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+37.2%

Current Median Price: \$1,087,500
Previous Median Price: \$792,500

Based on 84 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,087,500
Current Median Rent: \$650

Based on 103 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$3.89m

Based on 10 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

-23.4%

Current Median Price: \$3,890,000
Previous Median Price: \$5,080,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods

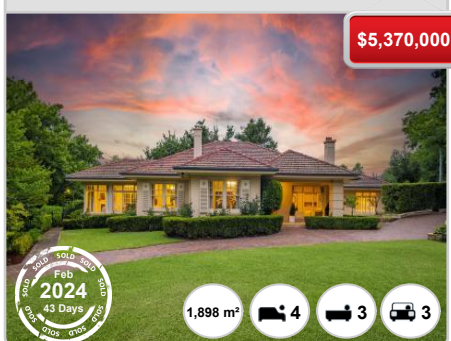
Sold Properties

10

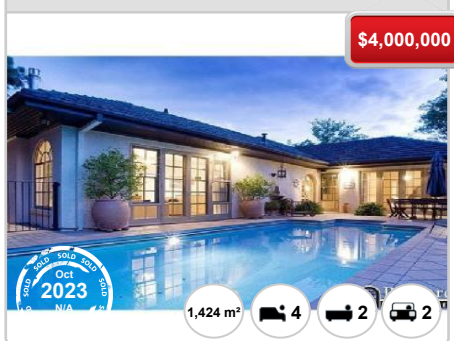
Based on recorded House sales within the 12 months (2023)

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

56 NATIONAL CCT



3 BARKLY CRES



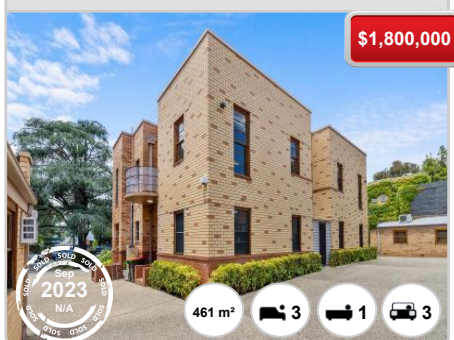
9 TENNYSON CRES



25B MANUKA CIR



27 MANUKA CIR



FORREST - Properties For Rent

Median Rental Price

\$1,285 /w

Based on 12 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

+1.7%

Current Median Price: \$3,890,000
Current Median Rent: \$1,285

Based on 10 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

12

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

