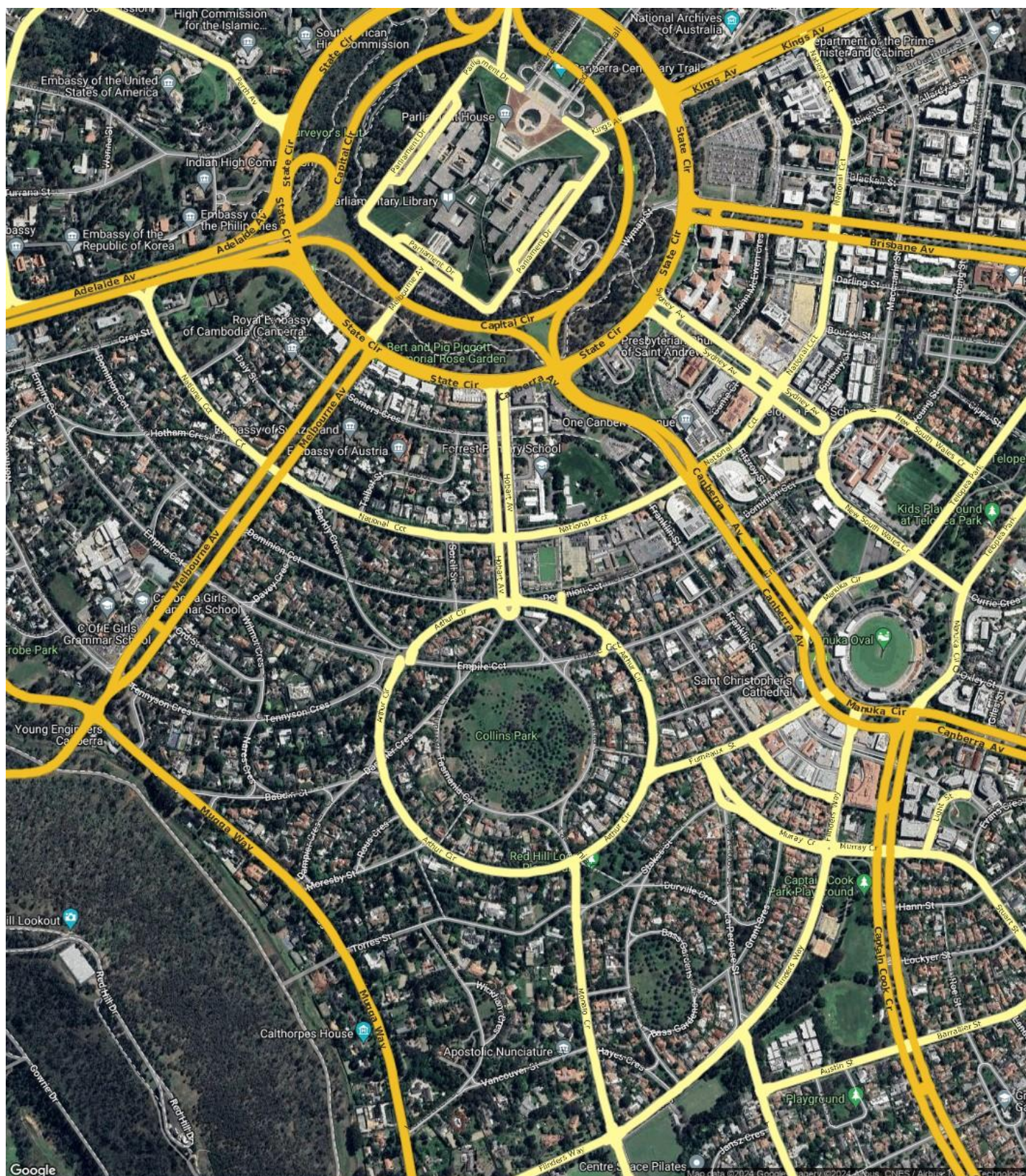


RayWhite.

Suburb
flyover report

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

FORREST - Suburb Map



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	12	\$ 3,890,000	-23.4 %	\$ 1,800,000	\$ 8,300,000
2024	2	\$ 5,685,000	46.1 %	\$ 5,370,000	\$ 6,000,000

Median Sale Price

\$3.8m

Based on 11 recorded House sales within the last 12 months (Apr '23 - Mar '24)

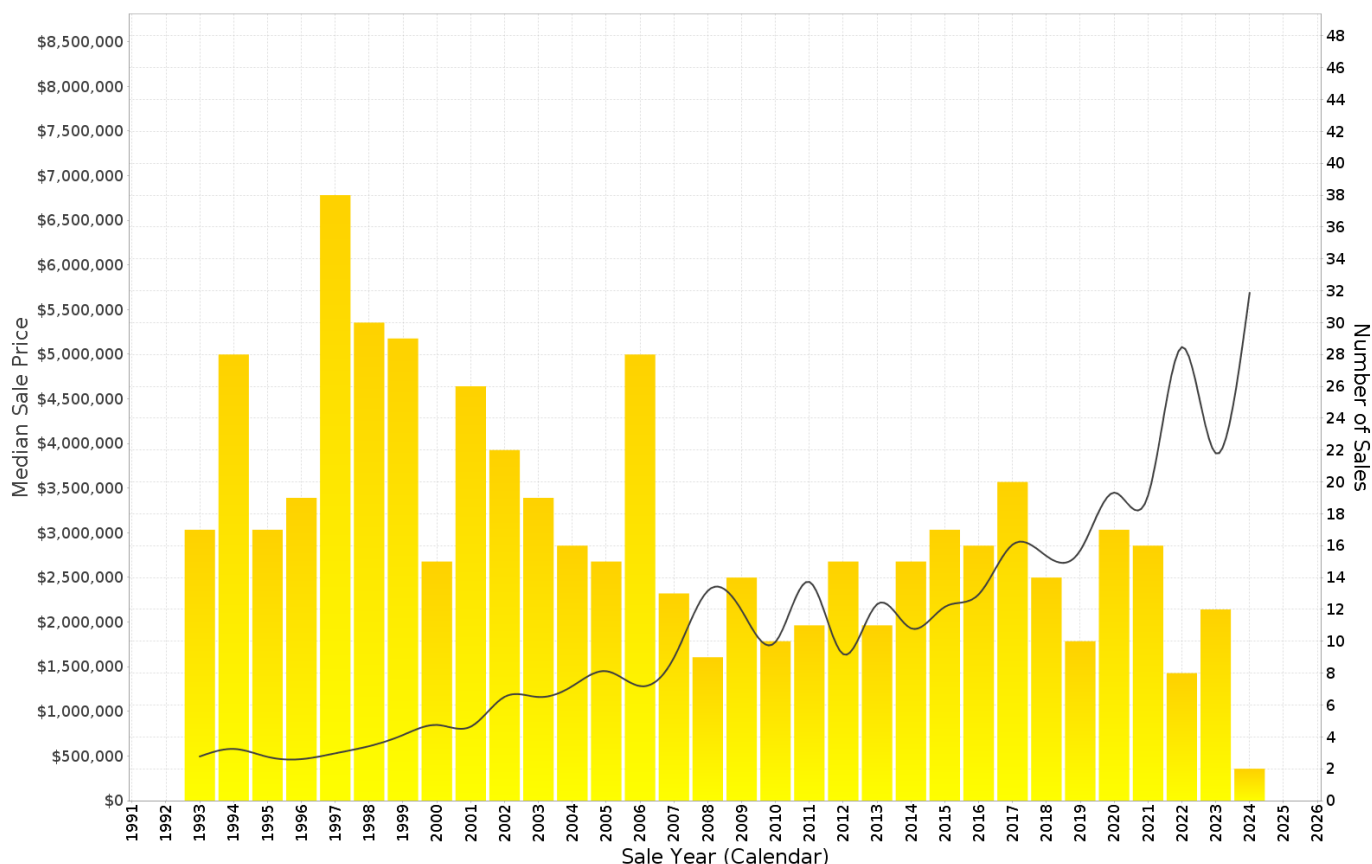
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

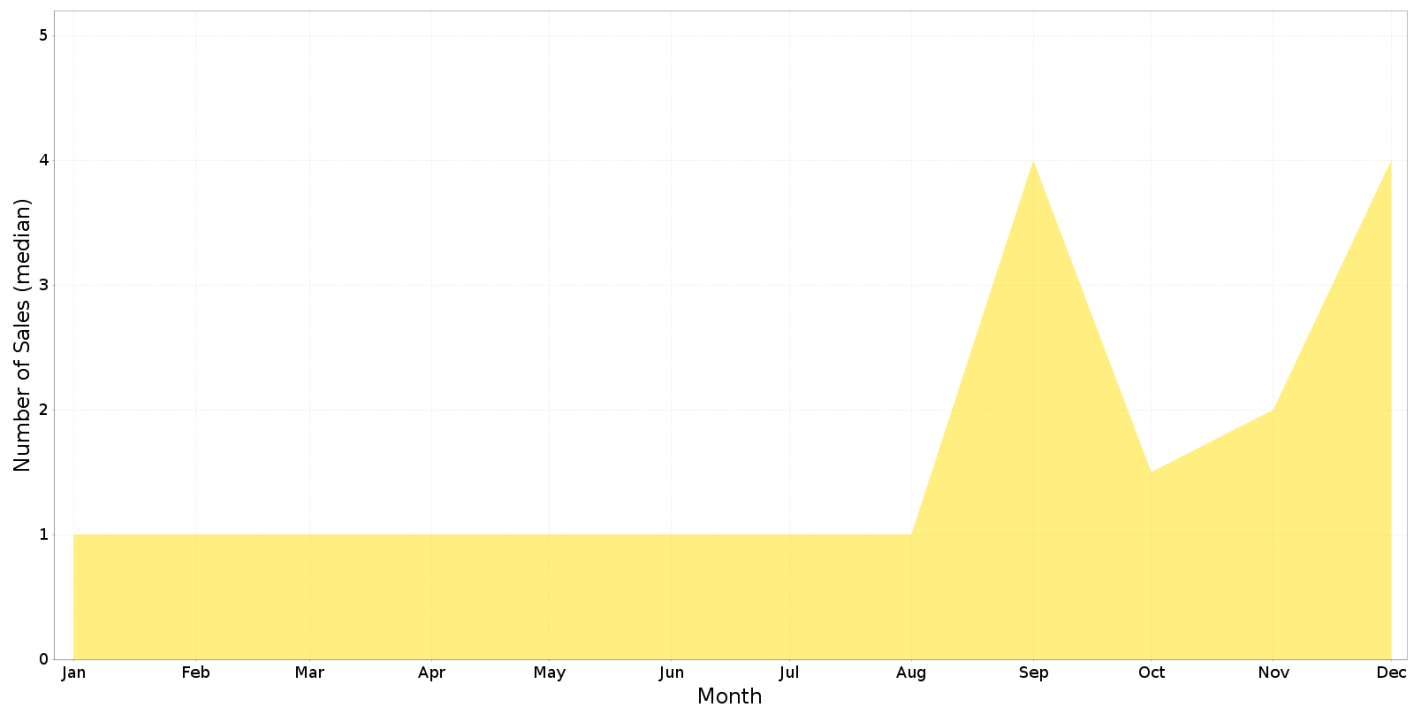
-10.5%

Current Median Price: \$3,800,000
Previous Median Price: \$4,245,500

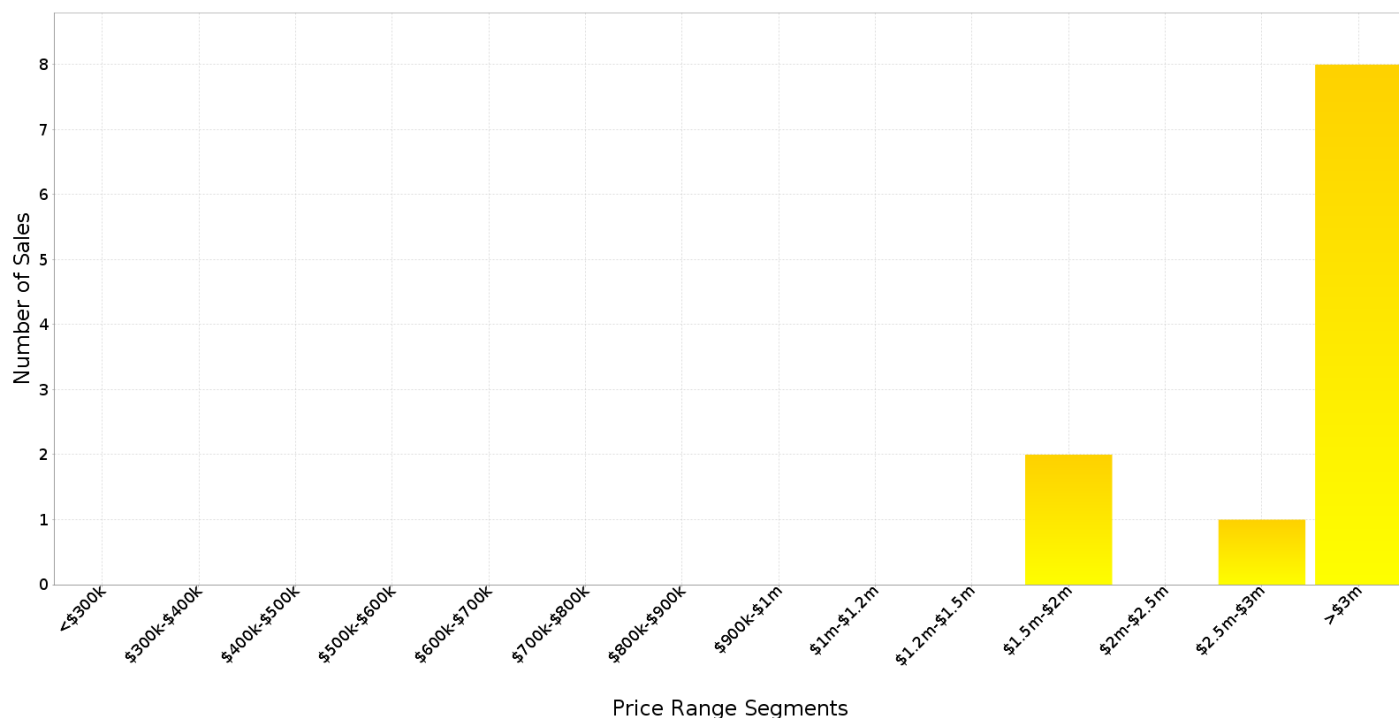
Based on 19 recorded House sales compared over the last two rolling 12 month periods



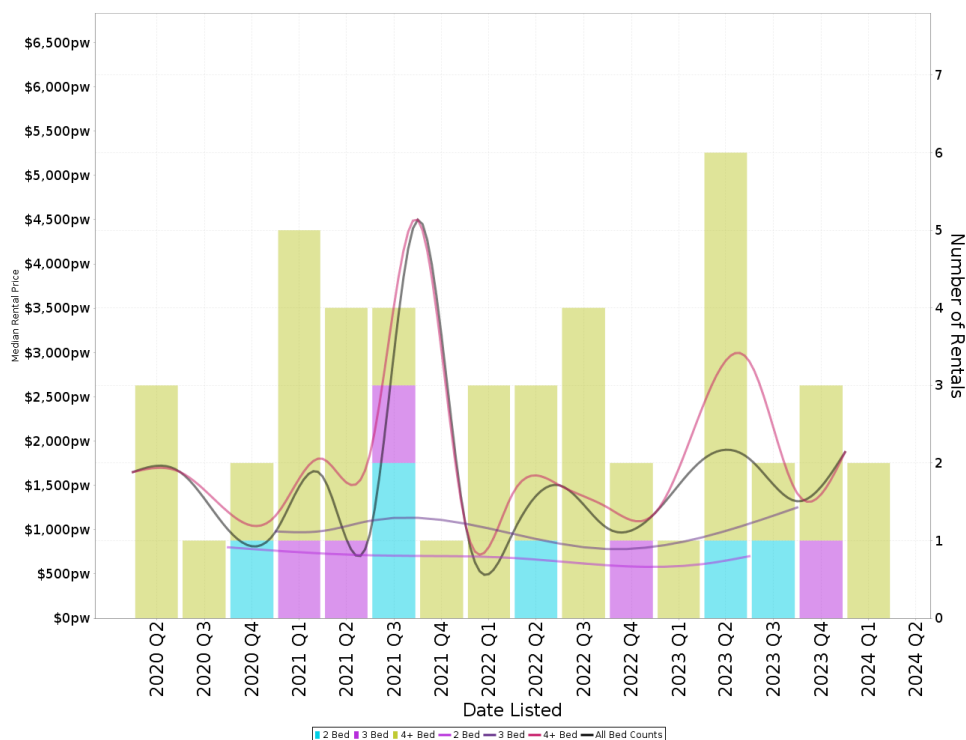
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.5%

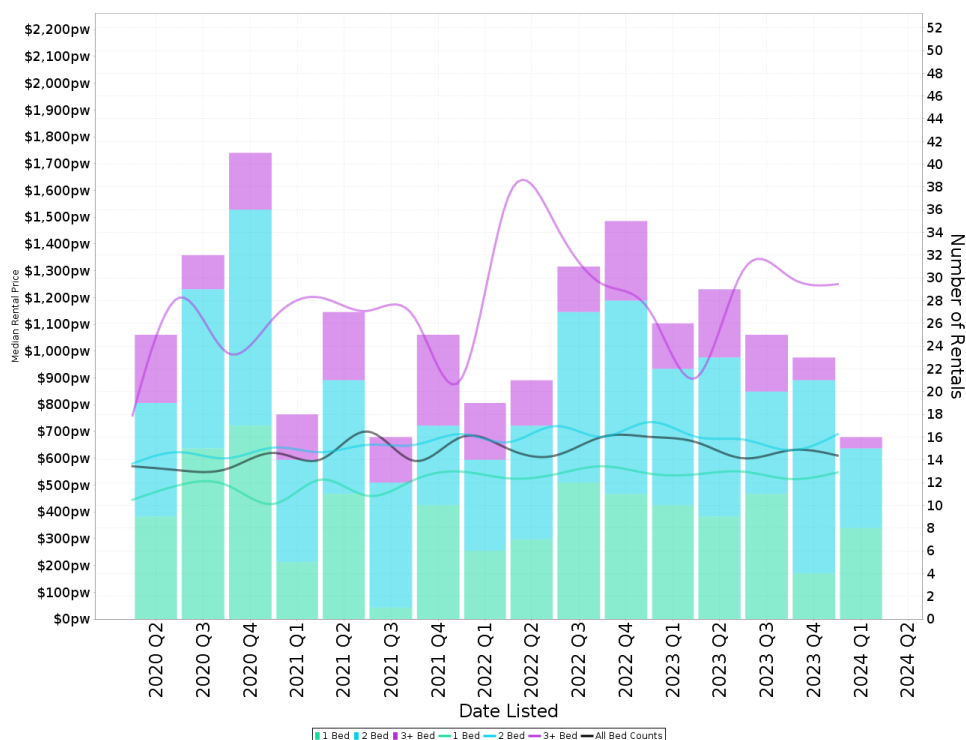
Current Median Price: \$3,800,000
 Previous Median Price: \$4,245,500
 Based on 19 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.8%

Current Median Price: \$3,800,000
 Current Median Rent: \$1,320
 Based on 13 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.2%

Current Median Price: \$1,025,000
 Previous Median Price: \$825,000
 Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,025,000
 Current Median Rent: \$650
 Based on 93 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$3.8m

Based on 11 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-10.5%

Current Median Price: \$3,800,000
Previous Median Price: \$4,245,500

Based on 19 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

11

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

28 ARTHUR CIR




\$4,320,000

Sold 2024
Apr
478 Days

1,303 m² 6 5 3

56 NATIONAL CCT



\$5,370,000

Sold 2024
Feb
43 Days

1,898 m² 4 3 3

9 DAMPIER CRES



\$6,000,000

Sold 2024
Jan
N/A

2,267 m² 5 5 3

FORREST - Properties For Rent

Median Rental Price

\$1,320 /w

Based on 13 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+1.8%

Current Median Price: \$3,800,000
Current Median Rent: \$1,320

Based on 11 recorded House sales and 13 House rentals compared over the last 12 months

Number of Rentals


13

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

27A Empire Circuit

\$1290



Apr 2024
31 Days

1,482 m² 4 2 2

21 Arthur Circle

\$2,800



Feb 2024
84 Days

1,137 m² 4 3 2