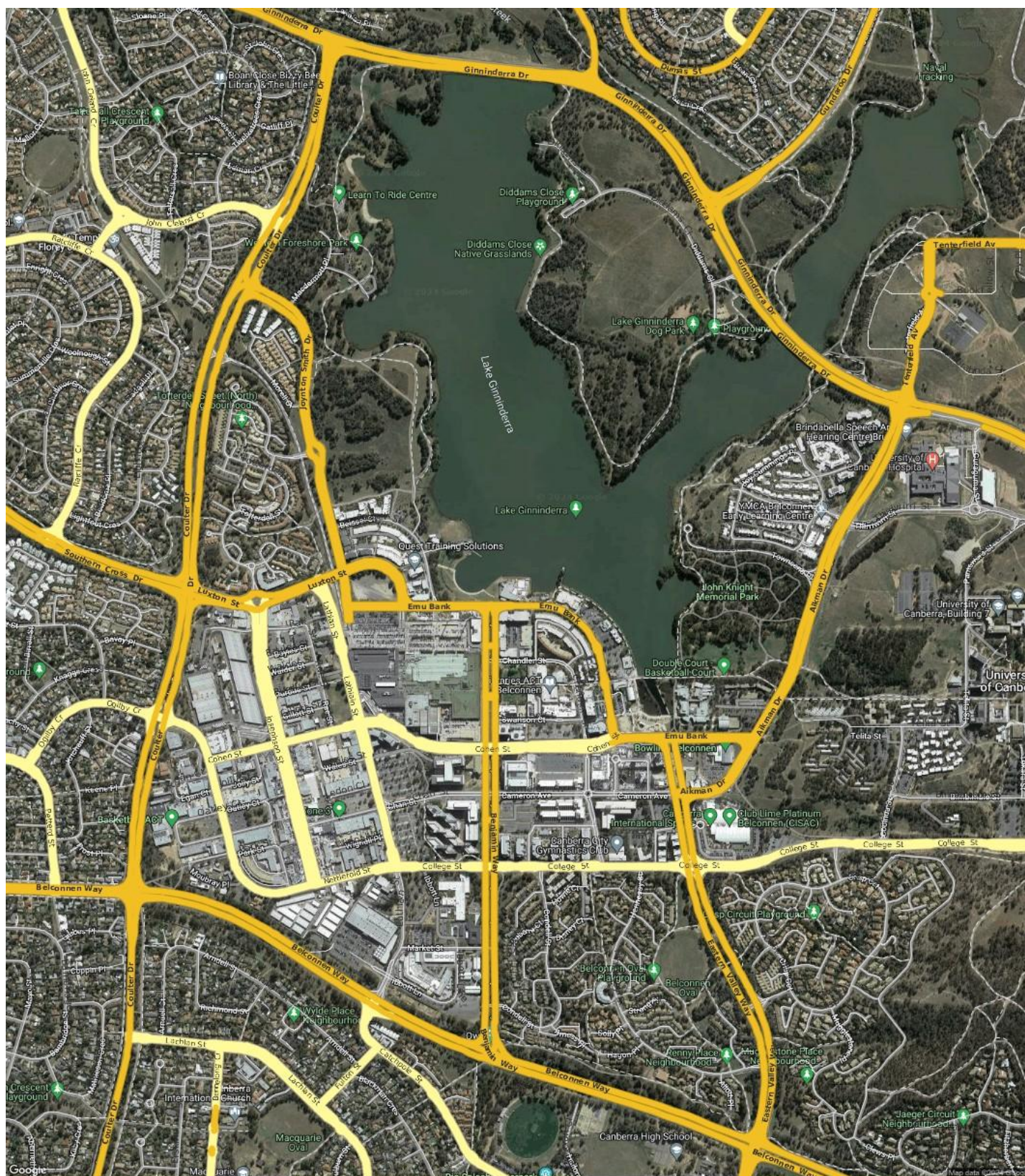


RayWhite.

Suburb
flyover report

BELCONNEN (UNIT)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

BELCONNEN - Suburb Map



Prepared on 09/05/2024 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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BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	83	\$ 287,000	0.0 %	\$ 180,000	\$ 560,000
2007	108	\$ 319,475	11.3 %	\$ 181,000	\$ 599,000
2008	209	\$ 342,900	7.3 %	\$ 10,000	\$ 4,049,000
2009	274	\$ 380,000	10.8 %	\$ 192,500	\$ 1,660,000
2010	424	\$ 396,400	4.3 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.9 %	\$ 194,950	\$ 780,000
2012	191	\$ 400,000	0.0 %	\$ 280,000	\$ 780,000
2013	181	\$ 408,000	2.0 %	\$ 202,500	\$ 900,000
2014	337	\$ 409,900	0.5 %	\$ 72,000	\$ 3,828,000
2015	279	\$ 378,000	-7.8 %	\$ 120,700	\$ 800,000
2016	279	\$ 410,000	8.5 %	\$ 60,000	\$ 1,400,000
2017	369	\$ 410,000	0.0 %	\$ 177,500	\$ 1,320,000
2018	591	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	259	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	372	\$ 428,000	5.7 %	\$ 130,000	\$ 5,517,300
2021	552	\$ 474,900	11.0 %	\$ 158,000	\$ 4,559,000
2022	341	\$ 509,000	7.2 %	\$ 60,000	\$ 1,900,000
2023	198	\$ 525,000	3.1 %	\$ 232,500	\$ 1,195,000
2024	44	\$ 497,500	-5.2 %	\$ 220,000	\$ 770,000

Median Sale Price

\$520k

Based on 189 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

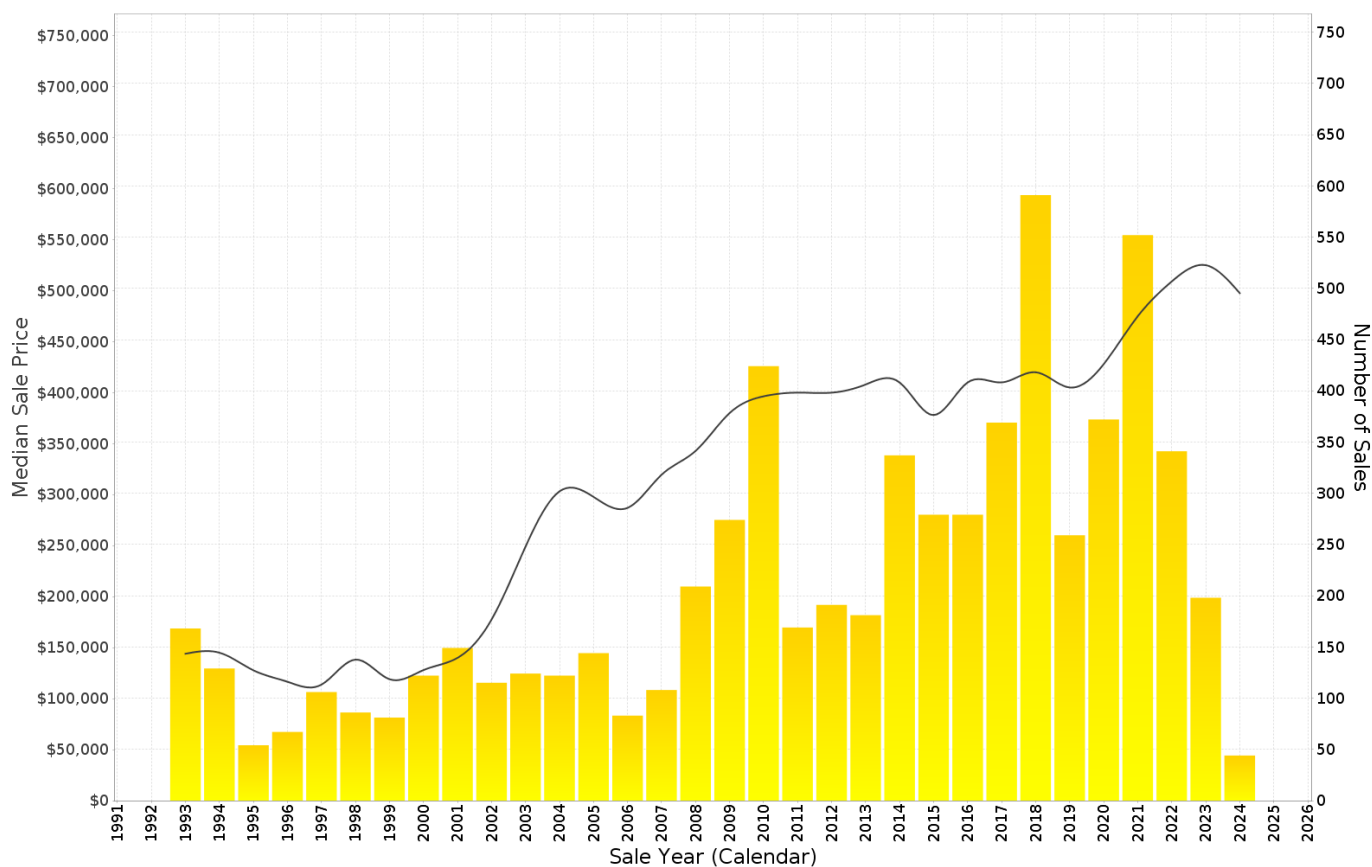
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

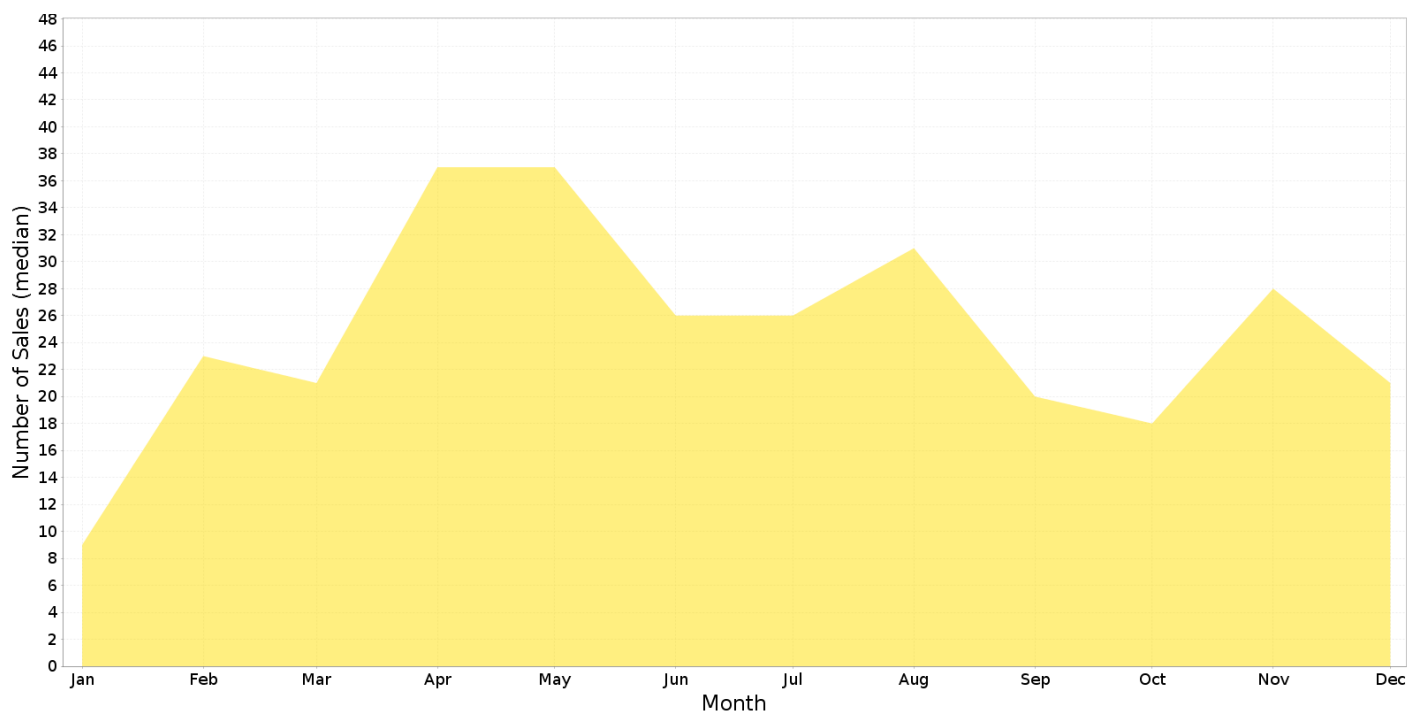
+1.0%

Current Median Price: \$520,000
Previous Median Price: \$515,000

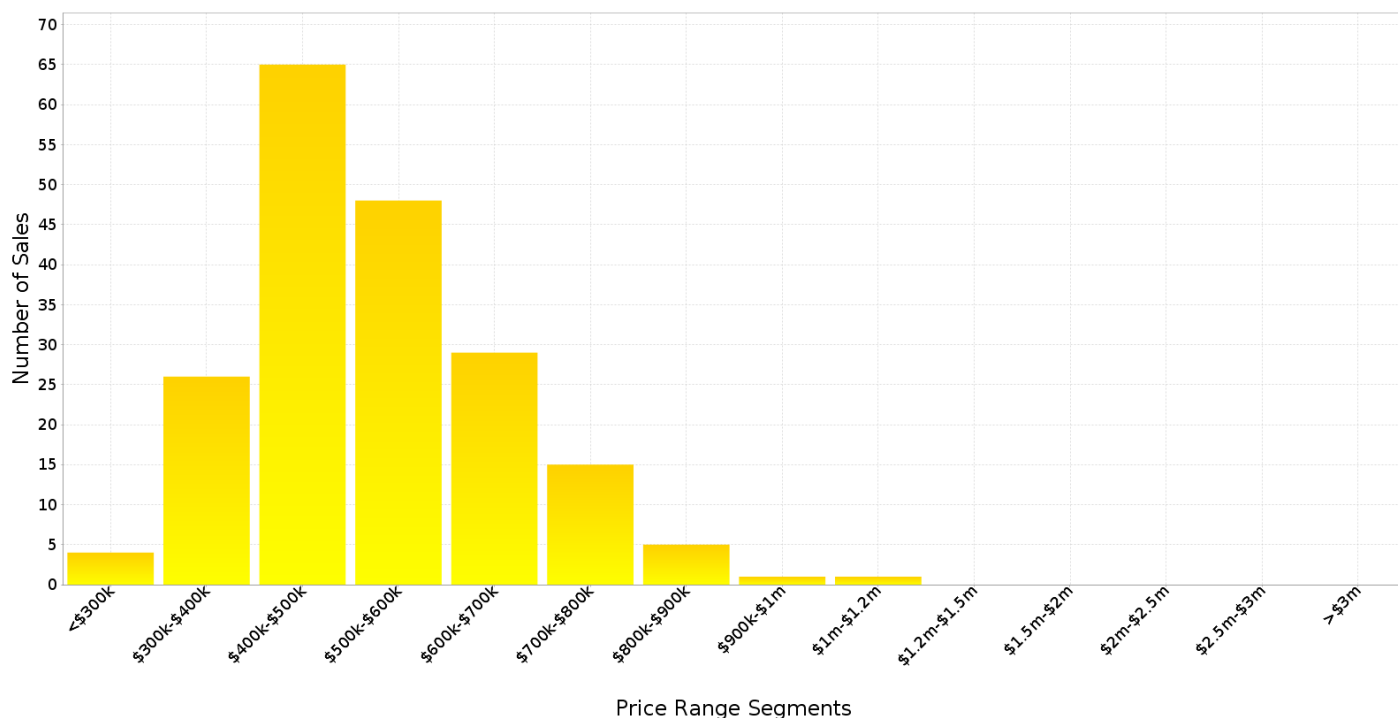
Based on 471 recorded Unit sales compared over the last two rolling 12 month periods



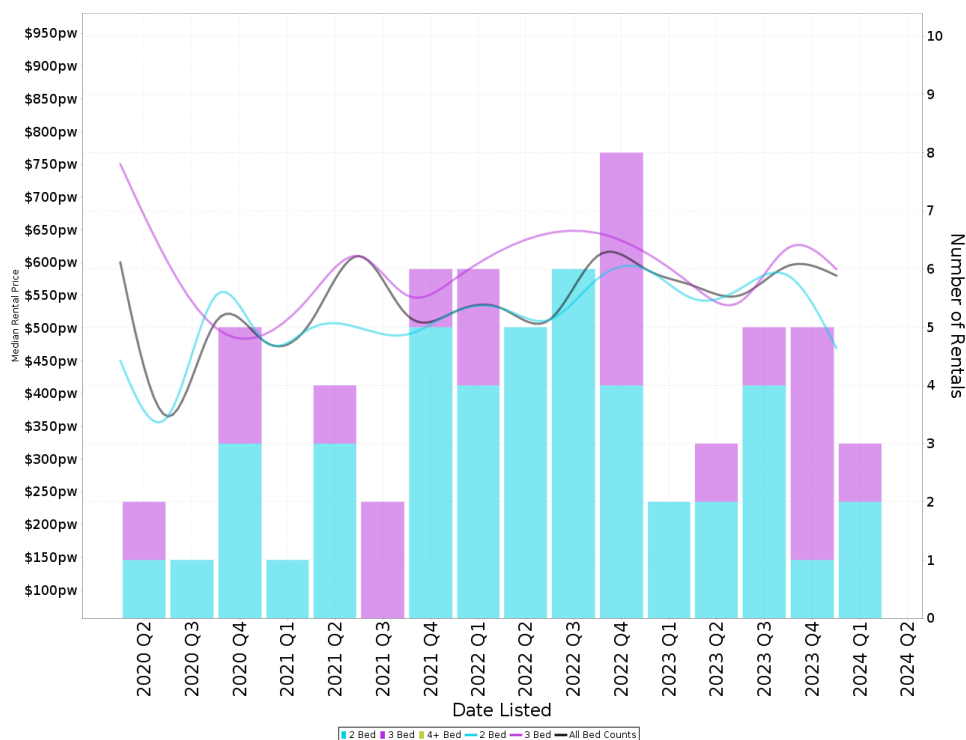
BELCONNEN - Peak Selling Periods (3 years)



BELCONNEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



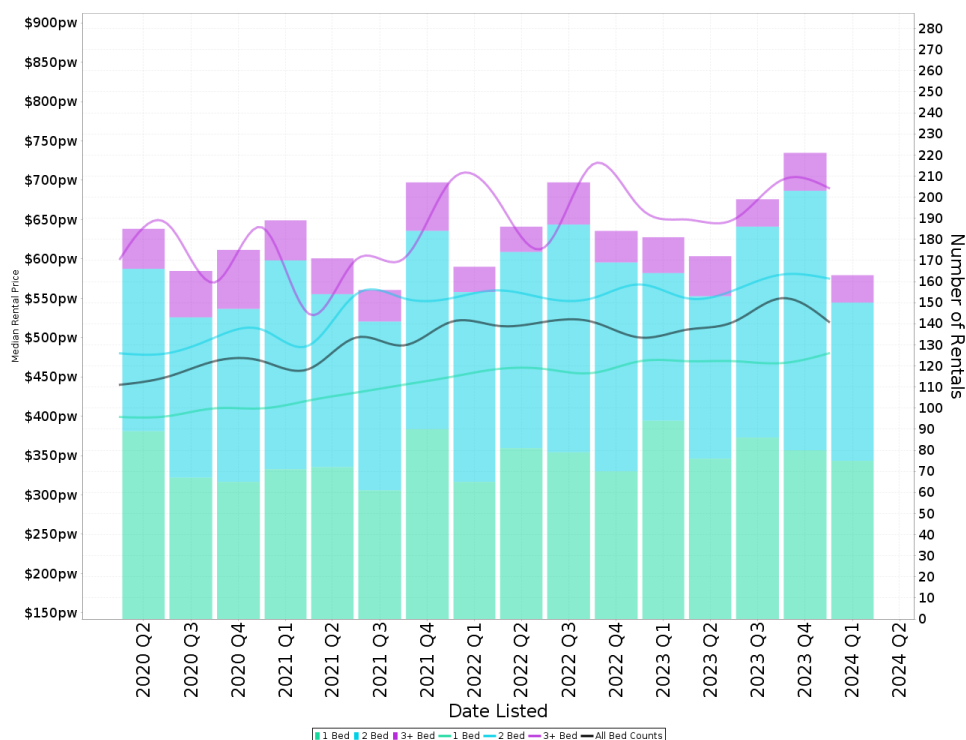
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$520,000
Previous Median Price: \$515,000

Based on 471 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$520,000
Current Median Rent: \$530

Based on 755 registered Unit rentals compared over the last 12 months.

BELCONNEN - Recently Sold Properties

Median Sale Price

\$520k

Based on 189 recorded Unit 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

+1.0%

Current Median Price: \$520,000
Previous Median Price: \$515,000

Based on 471 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

189

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

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

36/1 BEISSEL ST

\$630,000

2024
May
31 Days

3,668 m² 2 1 2

16/13 THURLOW PL

\$413,500

2024
Apr
42 Days

3,124 m² 2 1 1

3D/21 BEISSEL ST

\$695,000

2024

FLOOR PL 3 2 2

30/2 Street Belconnen

137/39 BENJAMIN WAY

\$526,000

2024
Apr
45 Days

3,756 m² 2 2 1

31/35 CHANDLER ST

\$510,000

2024
N/A

7,708 m² 1 1 1

51/1 BEISSEL ST

\$562,500

2024
Apr
48 Days

3,668 m² 2 2 1

317/80 CHANDLER ST

\$527,000

2024
Apr
41 Days

2 2 2

1603/4 GRAZIER LANE

\$800,000

2024
Apr
82 Days

3 2 2

233/41 CHANDLER ST

\$449,000

2024
Apr
75 Days

7,708 m² 1 1 1

11/51 TOTTERDELL ST

\$500,000

SOLD Apr 2024
90 Days

3,801 m² 2 1 2

612/1 GRAZIER LANE

\$520,000

SOLD Apr 2024
52 Days

2 2 1

14/2 VERYARD LANE

\$430,000

SOLD Apr 2024
39 Days

7,621 m² 1 1 1

128/64 COLLEGE ST

\$395,000

SOLD Apr 2024
55 Days

1 1 1

321/80 CHANDLER ST

\$400,000

SOLD Apr 2024
51 Days

2.19 ha 1 1 1

1408/120 EASTERN VALLEY WAY

\$562,500

SOLD Apr 2024
76 Days

2 2 2

17/2 RANKEN PL

\$335,000

SOLD Apr 2024
38 Days

3,766 m² 1 1 1

134/72 COLLEGE ST

\$530,000

SOLD Apr 2024
53 Days

7,654 m² 2 2 2

1502/1 GRAZIER LANE

\$455,000

SOLD Apr 2024
49 Days

4.01 ha 2 2 1

38/11 JOY CUMMINGS PL

\$1,075,000

SOLD Mar 2024
21 Days

314 m² 3 2 2

11/36 MORELL CL

\$570,000

SOLD Mar 2024
76 Days

6,354 m² 2 2 2

16/142 TOTTERDELL ST

\$527,000

SOLD Apr 2024
10 Days

7,436 m² - - -

BELCONNEN - Properties For Rent

Median Rental Price

\$530 /w

Based on 755 recorded Unit 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

+5.3%

Current Median Price: \$520,000
Current Median Rent: \$530

Based on 189 recorded Unit sales and 755 Unit rentals compared over the last 12 months

Number of Rentals

755

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

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

711/6 Grazier Lane

\$520 per week

May 2024 2 Days

1 1 1

1905/2 Grazier Lane

\$510 per week

May 2024 2 Days

1 1 1

3C/21 BEISSEL STREET

\$650 per week

May 2024 2 Days

2.1 ha 2 2 1

8/19 Totterdell Street

\$470 per week

May 2024 2 Days

2 1 1

613/1 GRAZIER LANE

\$560 pw

May 2024 3 Days

2 2 1

1501/3 Grazier Lane

\$500 pw

May 2024 3 Days

1 1 1

20 MCELHONE COURT

\$660 per week

May 2024 6 Days

3 2 1

601/1 Grazier Lane

\$620 per week

May 2024 7 Days

6,503 m² 2 2 1

1811/120 Eastern Valley Way

\$530 per week

May 2024 8 Days

2,224 m² 1 1 -

19/41 Chandler Street

\$550 - \$580

May 2024
8 Days

7,708 m² 2 1 1

1612/161 EMU BANK

\$750 per week

Apr 2024
9 Days

2 2 2

1714/3 Grazier Lane

\$620 pw

Apr 2024
9 Days

6,503 m² 2 2 2

30/1 BUIK PLACE

\$470 Per Week

Apr 2024
9 Days

2 1 1

321/80 Chandler Street

\$495 per week

Apr 2024
9 Days

2.19 ha 1 1 1

334/80 Chandler Street

\$460 per week

Apr 2024
10 Days

2.19 ha 1 1 1

33/97 Eastern Valley Way

\$480 per week

Apr 2024
10 Days

7,622 m² 1 1 1

1104/1 Grazier Lane

\$610 per week

Apr 2024
10 Days

6,503 m² 2 2 1

1606/161 EMU BANK

\$700 per week

Apr 2024
10 Days

2,690 m² 2 2 2

165/60 College Street

\$480

Apr 2024
11 Days

2.19 ha 1 1 1

28/2 RANKEN PLACE

\$410

Apr 2024
11 Days

3,766 m² 1 1 1

9/57 Benjamin Way

\$560 per week

Apr 2024
11 Days

7,654 m² 2 2 1