

RayWhite.

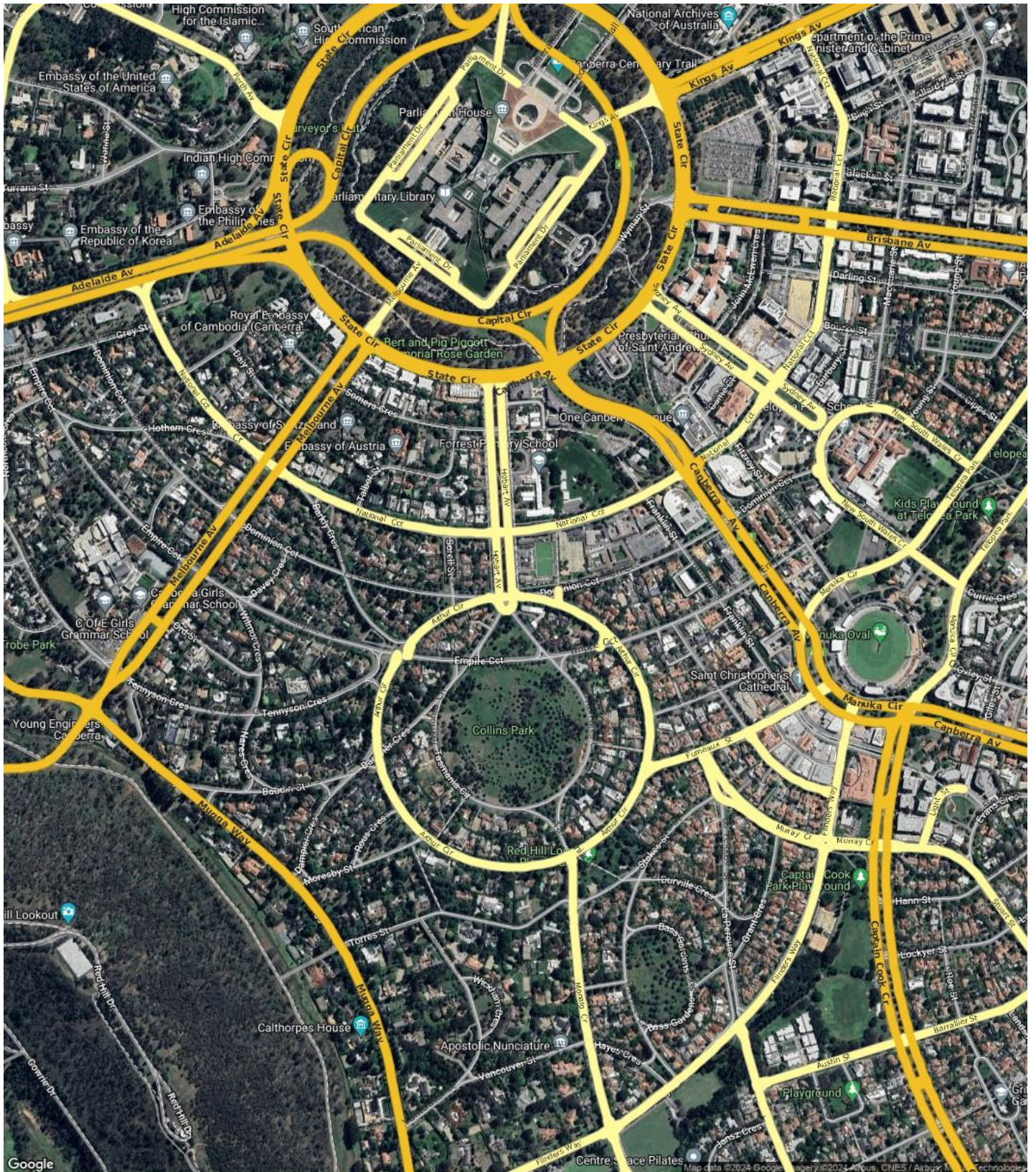
Suburb flyover report

FORREST (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



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
\$4.68m

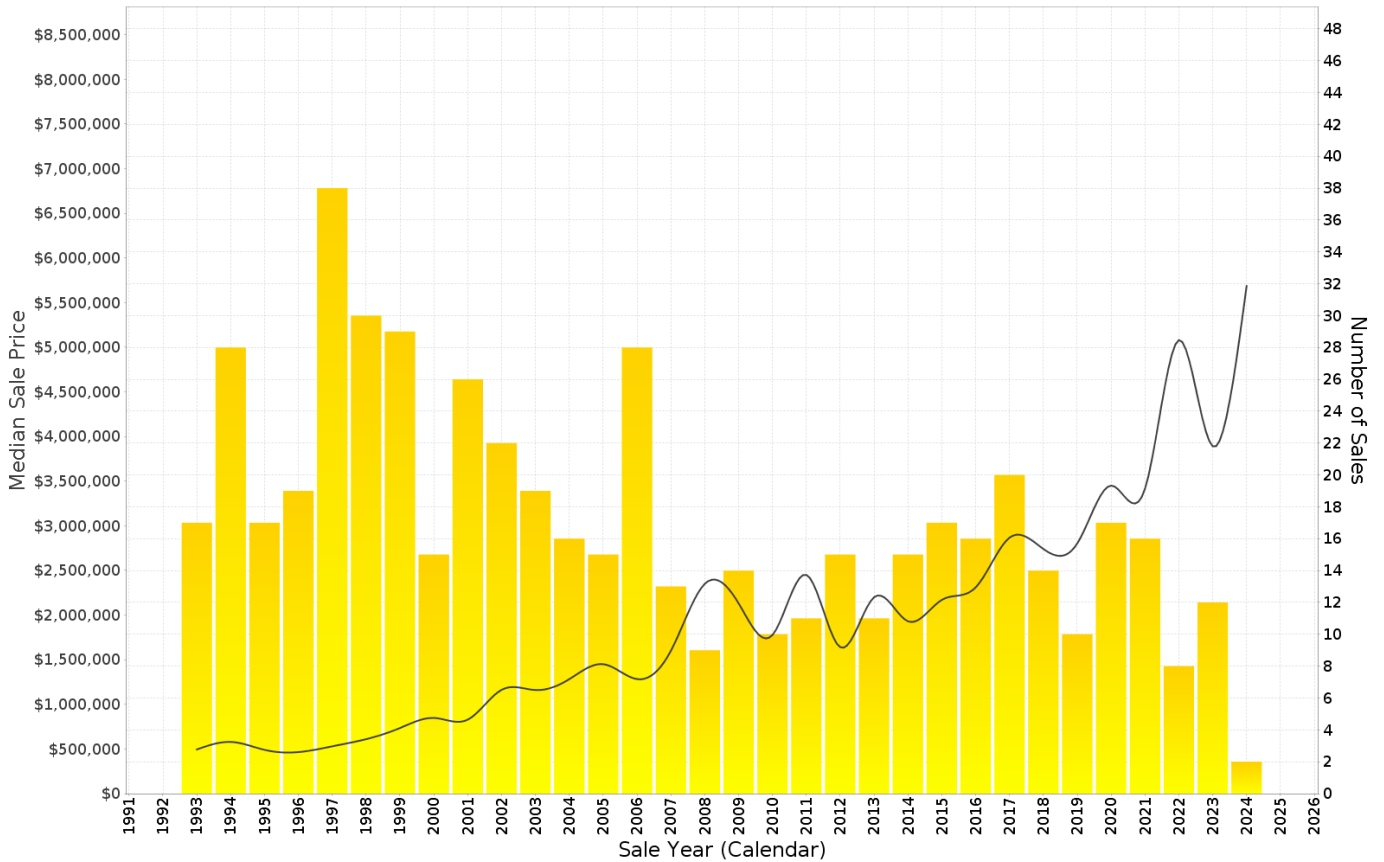
Based on 8 recorded House sales within the last 12 months (Financial Year 2024)

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

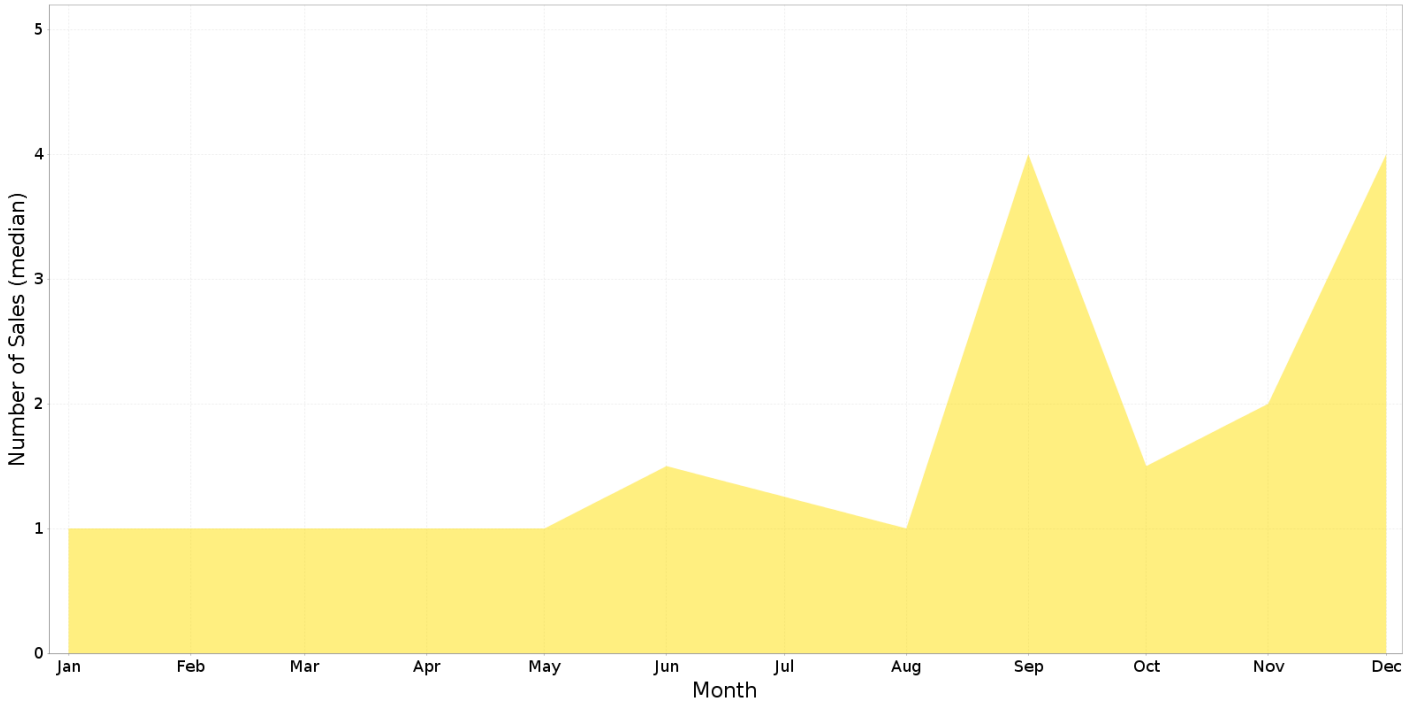
Suburb Growth
+17.7%

Current Median Price: \$4,685,000
Previous Median Price: \$3,980,000

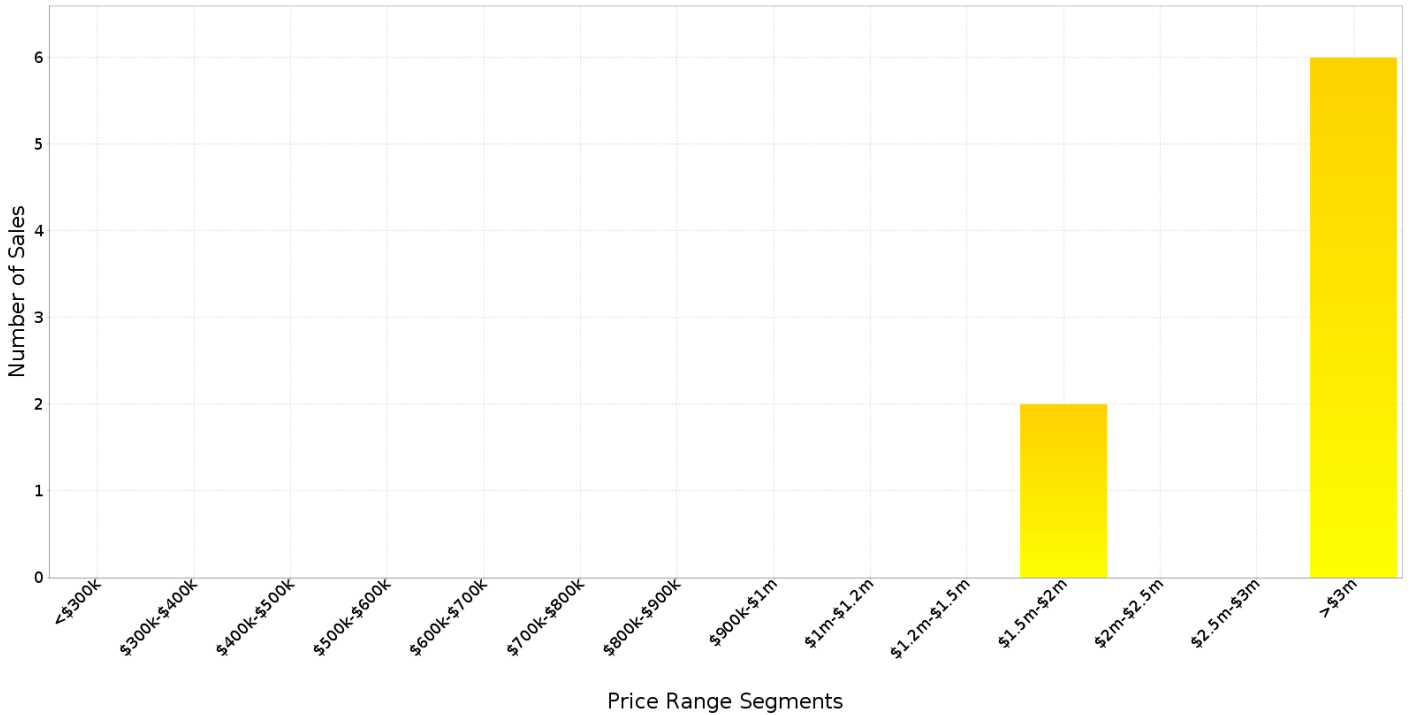
Based on 17 recorded House sales compared over the last two rolling 12 month periods



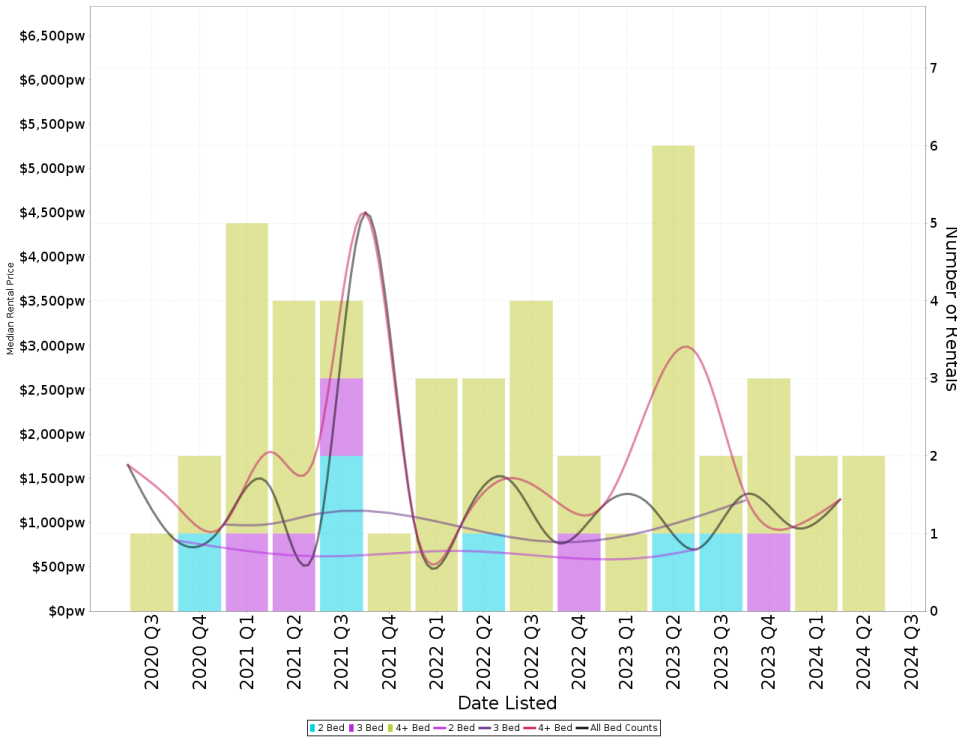
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+17.7%

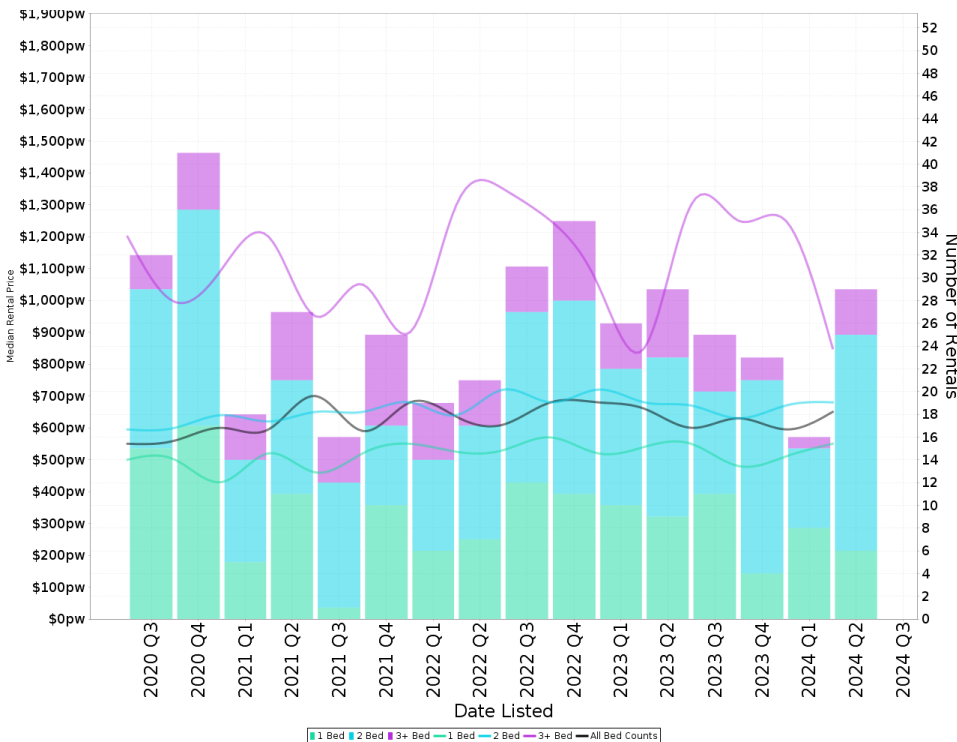
Current Median Price: \$4,685,000
Previous Median Price: \$3,980,000
Based on 17 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.5%

Current Median Price: \$4,685,000
Current Median Rent: \$1,320
Based on 9 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.2%

Current Median Price: \$854,500
Previous Median Price: \$873,500
Based on 72 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$854,500
Current Median Rent: \$625
Based on 93 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$4.68m

Based on 8 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

+17.7%

Current Median Price: \$4,685,000
Previous Median Price: \$3,980,000

Based on 17 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

8

Based on recorded House sales within the 12 months (Financial Year 2024)

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

4 SORELL ST



\$6,100,000

2,569 m² 5 3 3

Sold May 2024
38 Days

28 ARTHUR CIR



\$4,320,000

1,303 m² 6 5 3

Sold Apr 2024
478 Days

56 NATIONAL CCT



\$5,370,000

1,898 m² 4 3 3

Sold Feb 2024
43 Days

FORREST - Properties For Rent

Median Rental Price

\$1,320 /w

Based on 9 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+1.5%

Current Median Price: \$4,685,000
Current Median Rent: \$1,320

Based on 8 recorded House sales and 9 House rentals compared over the last 12 months

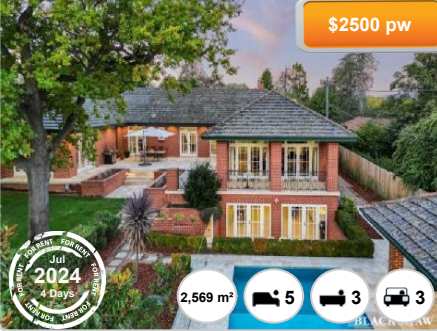
Number of Rentals

9

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

4 SORELL STREET



\$2500 pw

2,569 m² 5 3 3

Jul 2024 4 Days

82 ARTHUR CIRCLE



\$1400 per week

1,056 m² 5 1 2

Jun 2024 23 Days

21 Arthur Circle



\$2,800

1,137 m² 4 3 2

Feb 2024 158 Days