

Suburb flyover report

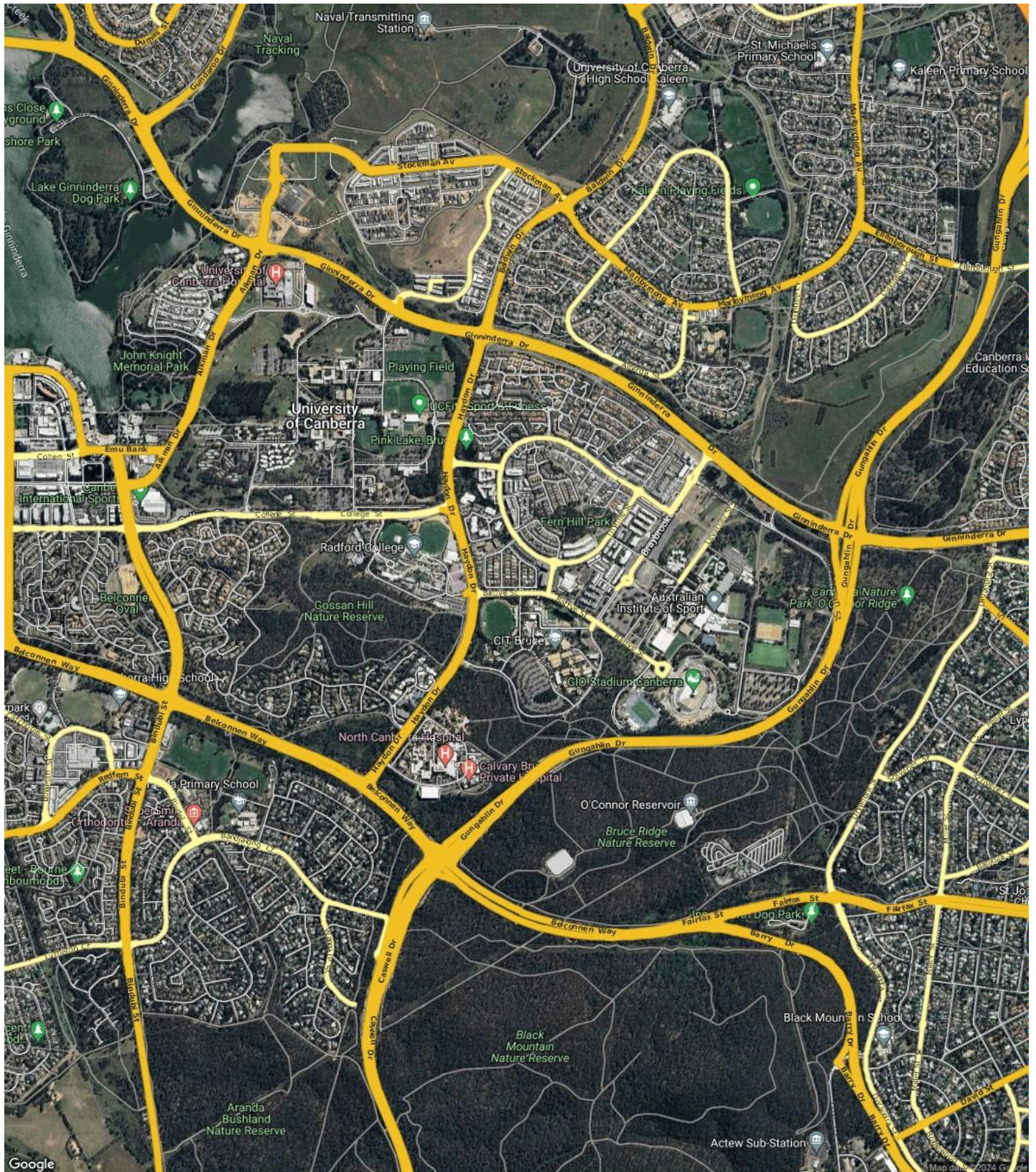
BRUCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRUCE - Suburb Map



Prepared on 01/05/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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BRUCE - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2007 | 51 | \$ 535,000 | 0.0 % | \$ 250,000 | \$ 935,000 |
| 2008 | 31 | \$ 600,000 | 12.1 % | \$ 4,400 | \$ 1,040,000 |
| 2009 | 39 | \$ 625,000 | 4.2 % | \$ 370,000 | \$ 1,261,000 |
| 2010 | 21 | \$ 630,000 | 0.8 % | \$ 537,500 | \$ 1,070,000 |
| 2011 | 25 | \$ 665,000 | 5.6 % | \$ 535,000 | \$ 1,430,000 |
| 2012 | 29 | \$ 650,000 | -2.3 % | \$ 305,000 | \$ 1,200,000 |
| 2013 | 26 | \$ 715,000 | 10.0 % | \$ 575,000 | \$ 1,256,000 |
| 2014 | 10 | \$ 682,500 | -4.5 % | \$ 600,000 | \$ 1,145,000 |
| 2015 | 20 | \$ 875,000 | 28.2 % | \$ 510,000 | \$ 1,375,000 |
| 2016 | 23 | \$ 846,500 | -3.3 % | \$ 560,000 | \$ 1,605,000 |
| 2017 | 26 | \$ 810,000 | -4.3 % | \$ 365,000 | \$ 1,556,000 |
| 2018 | 25 | \$ 850,000 | 4.9 % | \$ 675,000 | \$ 1,650,000 |
| 2019 | 13 | \$ 830,000 | -2.4 % | \$ 718,000 | \$ 1,835,000 |
| 2020 | 17 | \$ 930,000 | 12.0 % | \$ 410,000 | \$ 1,495,000 |
| 2021 | 20 | \$ 1,030,000 | 10.8 % | \$ 670,000 | \$ 2,475,000 |
| 2022 | 22 | \$ 1,437,500 | 39.6 % | \$ 820,000 | \$ 2,900,000 |
| 2023 | 20 | \$ 1,251,000 | -13.0 % | \$ 930,000 | \$ 3,990,000 |
| 2024 | 11 | \$ 1,250,000 | -0.1 % | \$ 980,000 | \$ 2,100,000 |
| 2025 | 0 | | | | |

Median Sale Price

\$1.18m

Based on 5 recorded House sales within the last 12 months (Apr '24 - Mar '25)

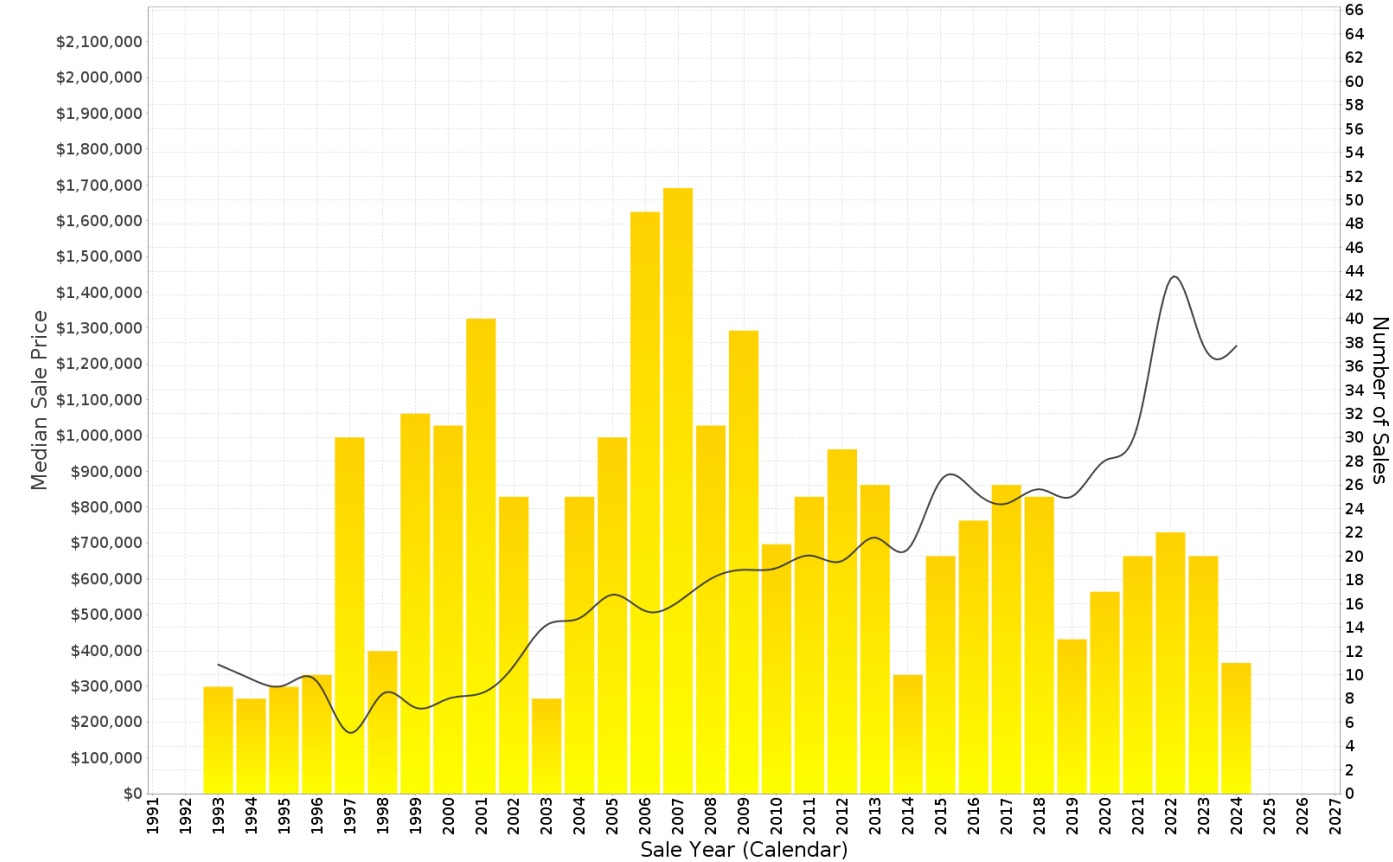
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

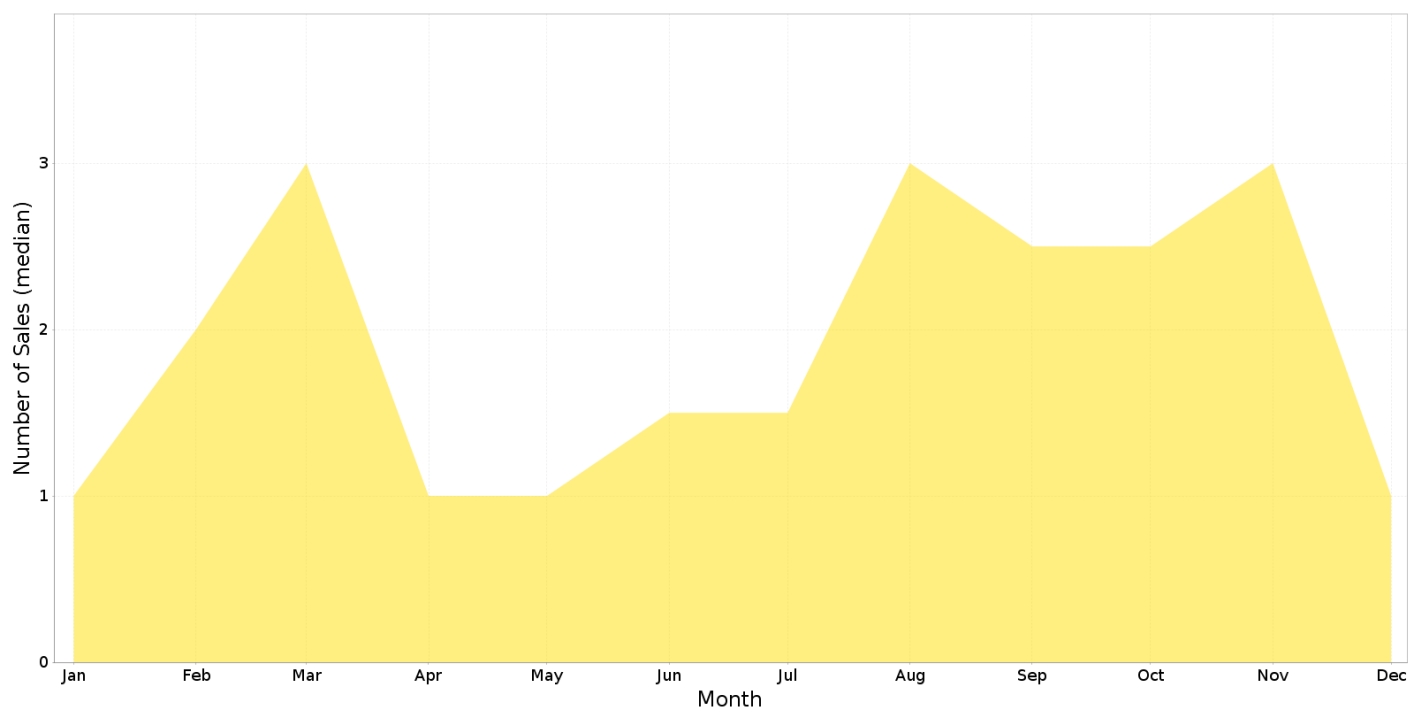
-13.7%

Current Median Price: \$1,175,000
Previous Median Price: \$1,361,000

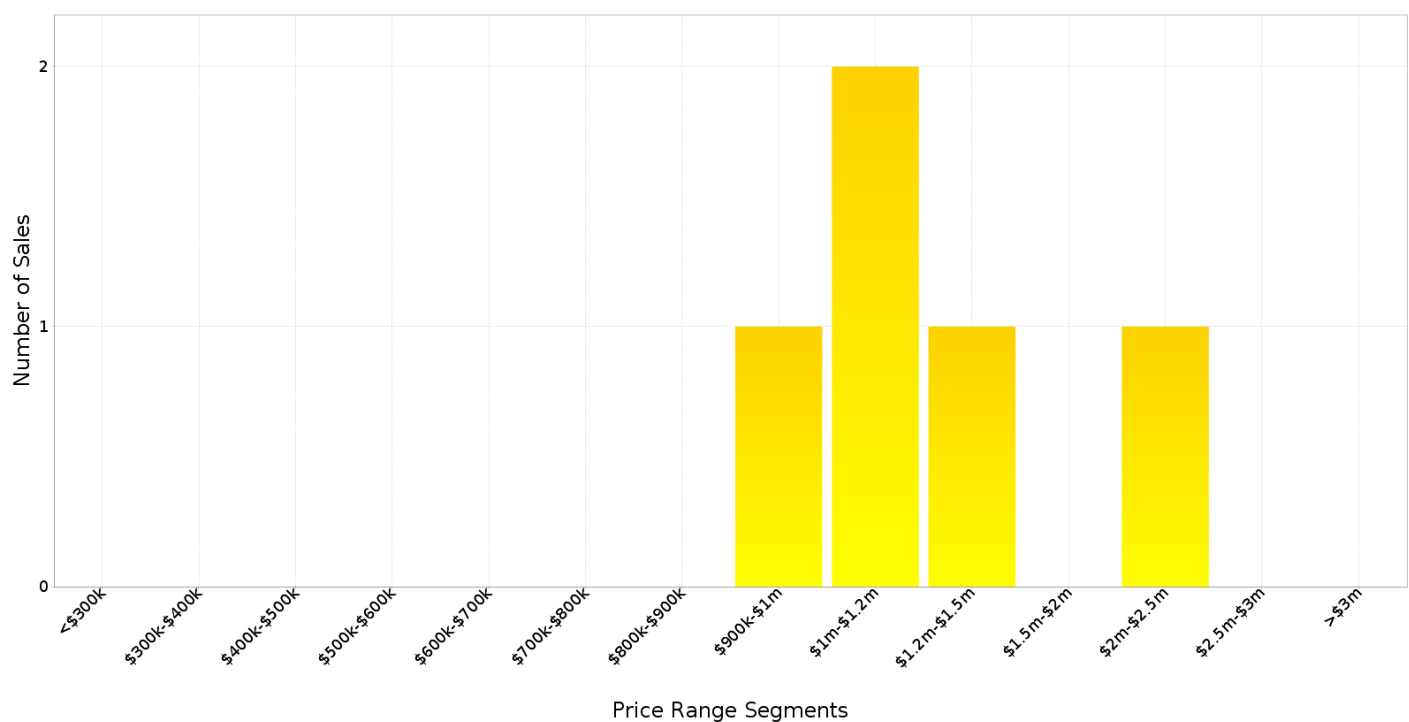
Based on 27 recorded House sales compared over the last two rolling 12 month periods



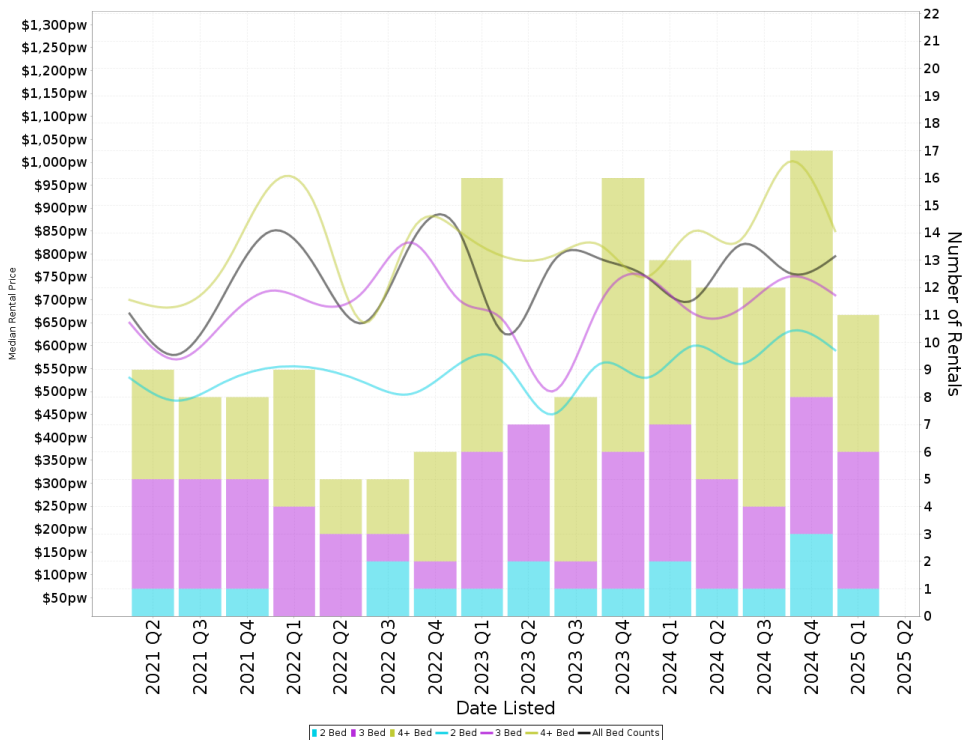
BRUCE - Peak Selling Periods (3 years)



BRUCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-13.7%

Current Median Price: \$1,175,000
Previous Median Price: \$1,361,000

Based on 27 registered House sales compared over the last two rolling 12 month periods.

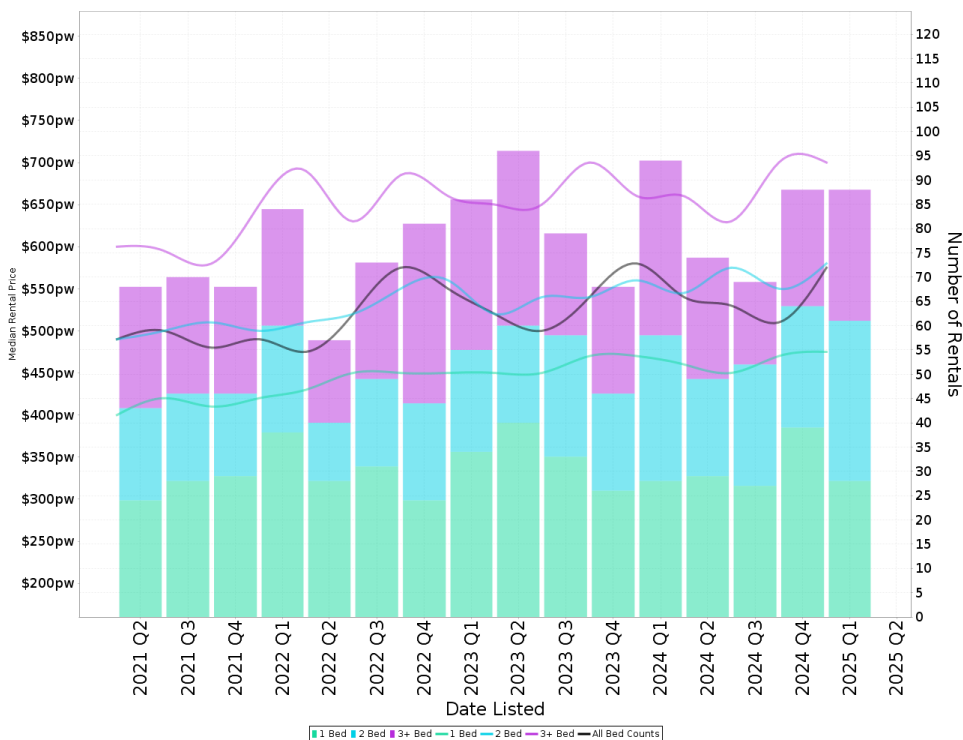
Suburb Rental Yield

+3.5%

Current Median Price: \$1,175,000
Current Median Rent: \$795

Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+20.2%

Current Median Price: \$580,000
Previous Median Price: \$482,500

Based on 298 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$580,000
Current Median Rent: \$540

Based on 319 registered Unit rentals compared over the last 12 months.

BRUCE - Recently Sold Properties

Median Sale Price

\$1.18m

Based on 5 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

-13.7%

Current Median Price: \$1,175,000
Previous Median Price: \$1,361,000

Based on 27 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

5

Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

15 JAEGER CCT



\$1,650,000

Nov 2025
49 Days

1,041 m²

4

2

3

9/32 CRISP CCT



\$830,000

Mar 2025
23 Days

3

2

2

20 BAUDINETTE CCT



\$1,175,000

Dec 2024
9 Days

536 m²

4

2

2

2 MEDLIN ST



\$1,350,000

Nov 2024
83 Days

488 m²

5

3

3

BRUCE - Properties For Rent

Median Rental Price

\$795 /w

Based on 52 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

Rental Yield

+3.5%

Current Median Price: \$1,175,000
Current Median Rent: \$795

Based on 5 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

52

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

