

Suburb flyover report

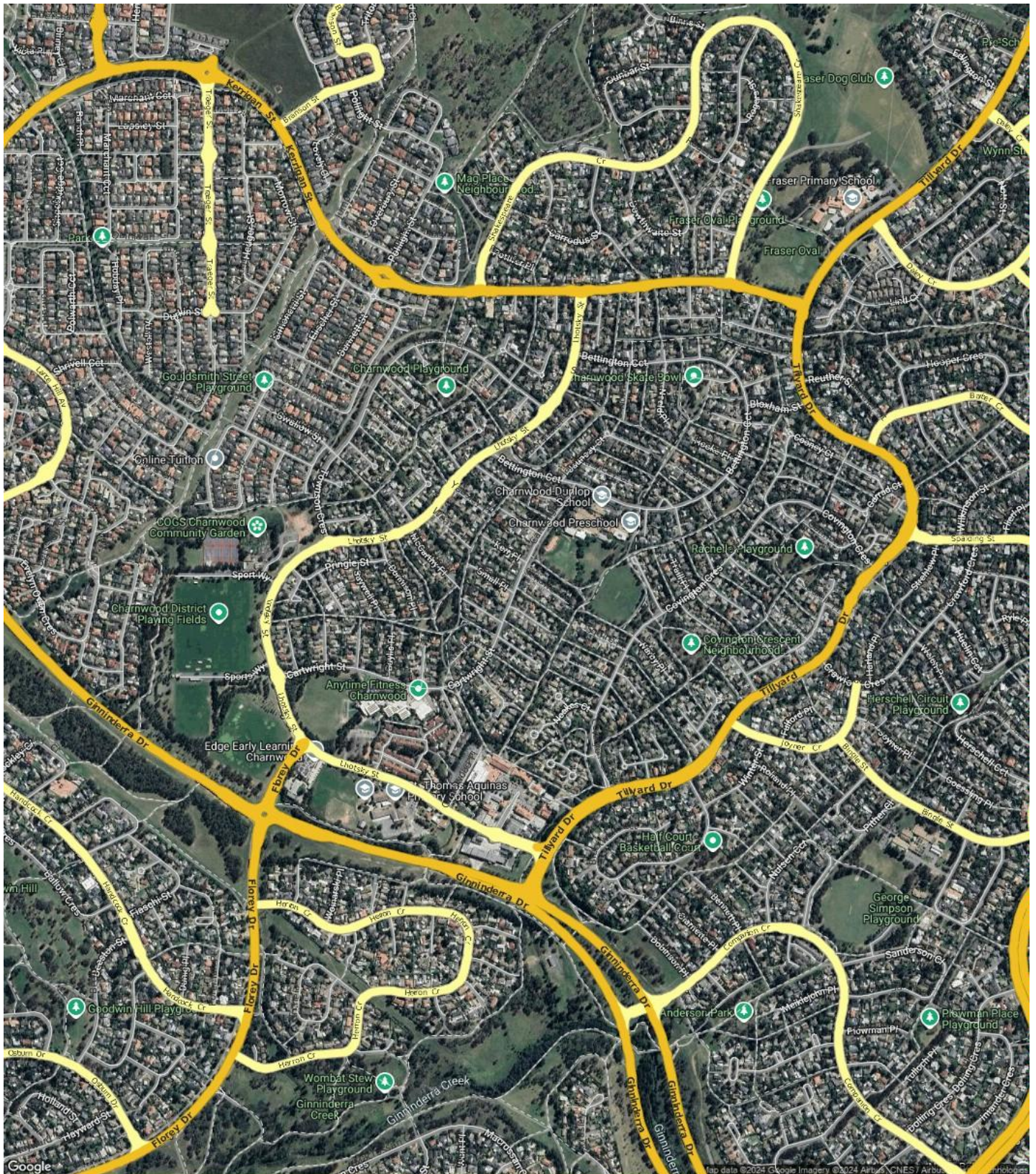
CHARNWOOD (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CHARNWOOD - 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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CHARNWOOD - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2007 | 57 | \$ 315,000 | 0.0 % | \$ 35,000 | \$ 420,000 |
| 2008 | 59 | \$ 330,000 | 4.8 % | \$ 70,000 | \$ 435,000 |
| 2009 | 44 | \$ 351,000 | 6.4 % | \$ 182,500 | \$ 457,000 |
| 2010 | 52 | \$ 385,000 | 9.7 % | \$ 190,000 | \$ 505,000 |
| 2011 | 38 | \$ 380,000 | -1.3 % | \$ 220,000 | \$ 500,000 |
| 2012 | 51 | \$ 370,000 | -2.6 % | \$ 25,000 | \$ 470,000 |
| 2013 | 42 | \$ 380,000 | 2.7 % | \$ 291,500 | \$ 480,000 |
| 2014 | 39 | \$ 390,000 | 2.6 % | \$ 280,000 | \$ 470,000 |
| 2015 | 38 | \$ 417,500 | 7.1 % | \$ 190,000 | \$ 537,500 |
| 2016 | 46 | \$ 410,000 | -1.8 % | \$ 310,000 | \$ 582,000 |
| 2017 | 42 | \$ 460,000 | 12.2 % | \$ 30,000 | \$ 622,000 |
| 2018 | 48 | \$ 462,500 | 0.5 % | \$ 137,500 | \$ 632,000 |
| 2019 | 55 | \$ 455,000 | -1.6 % | \$ 243,600 | \$ 5,000,000 |
| 2020 | 56 | \$ 511,000 | 12.3 % | \$ 80,000 | \$ 655,000 |
| 2021 | 77 | \$ 660,000 | 29.2 % | \$ 325,000 | \$ 1,106,000 |
| 2022 | 55 | \$ 725,000 | 9.8 % | \$ 71,000 | \$ 7,550,000 |
| 2023 | 34 | \$ 672,500 | -7.2 % | \$ 387,500 | \$ 915,000 |
| 2024 | 42 | \$ 696,250 | 3.5 % | \$ 360,000 | \$ 870,000 |
| 2025 | 4 | \$ 685,000 | -1.6 % | \$ 632,000 | \$ 875,000 |

Median Sale Price

\$700k

Based on 31 recorded House sales within the last 12 months (Apr '24 - Mar '25)

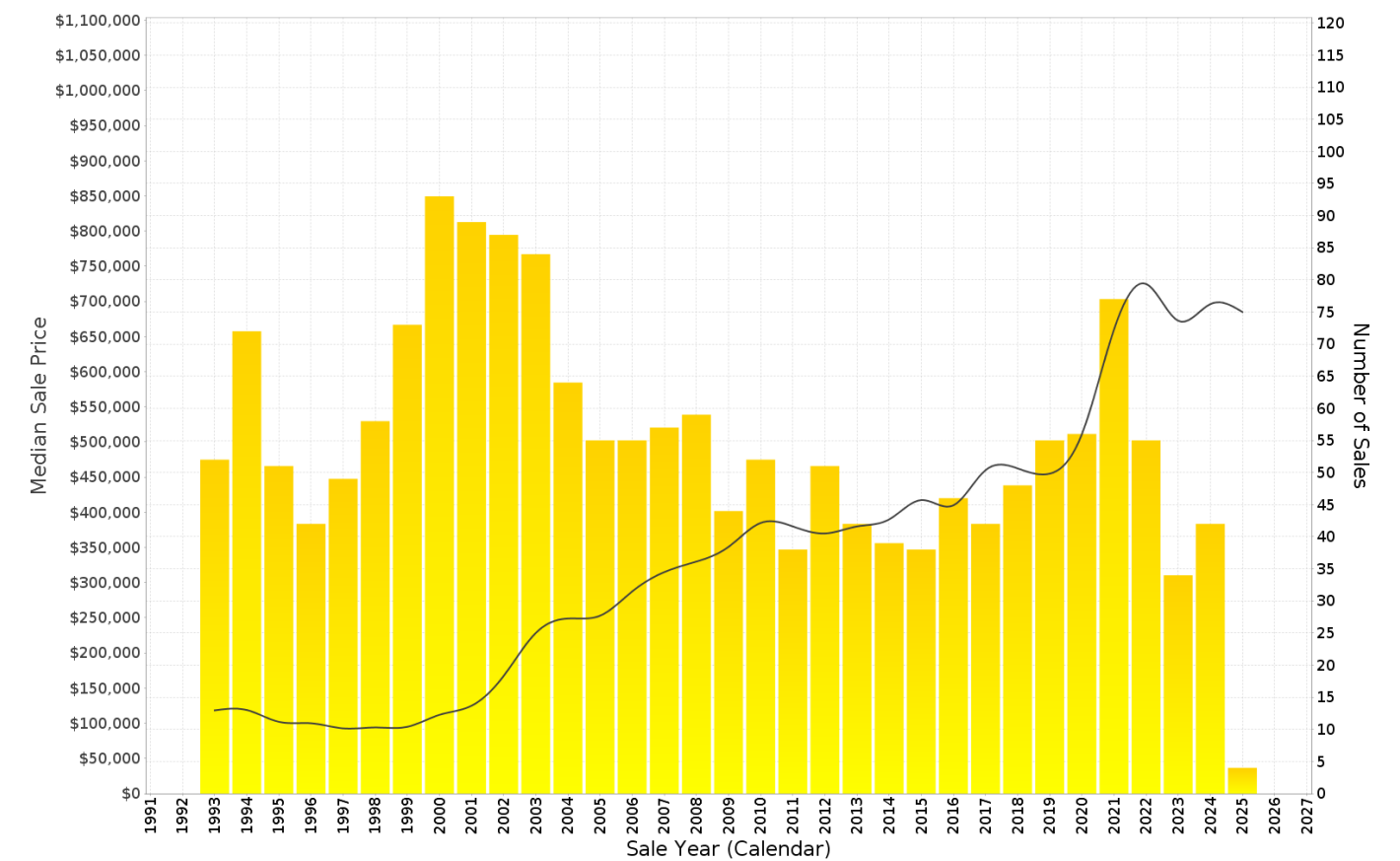
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

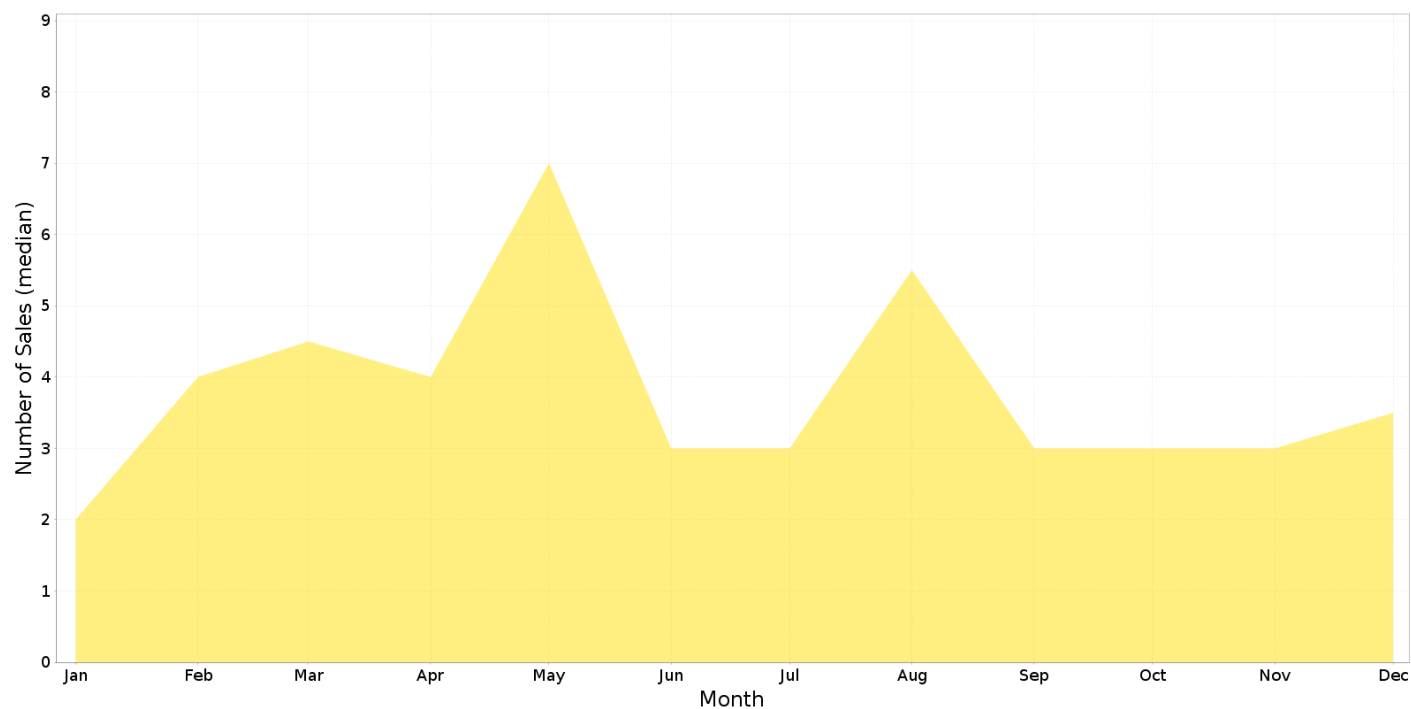
+2.4%

Current Median Price: \$700,000
Previous Median Price: \$683,750

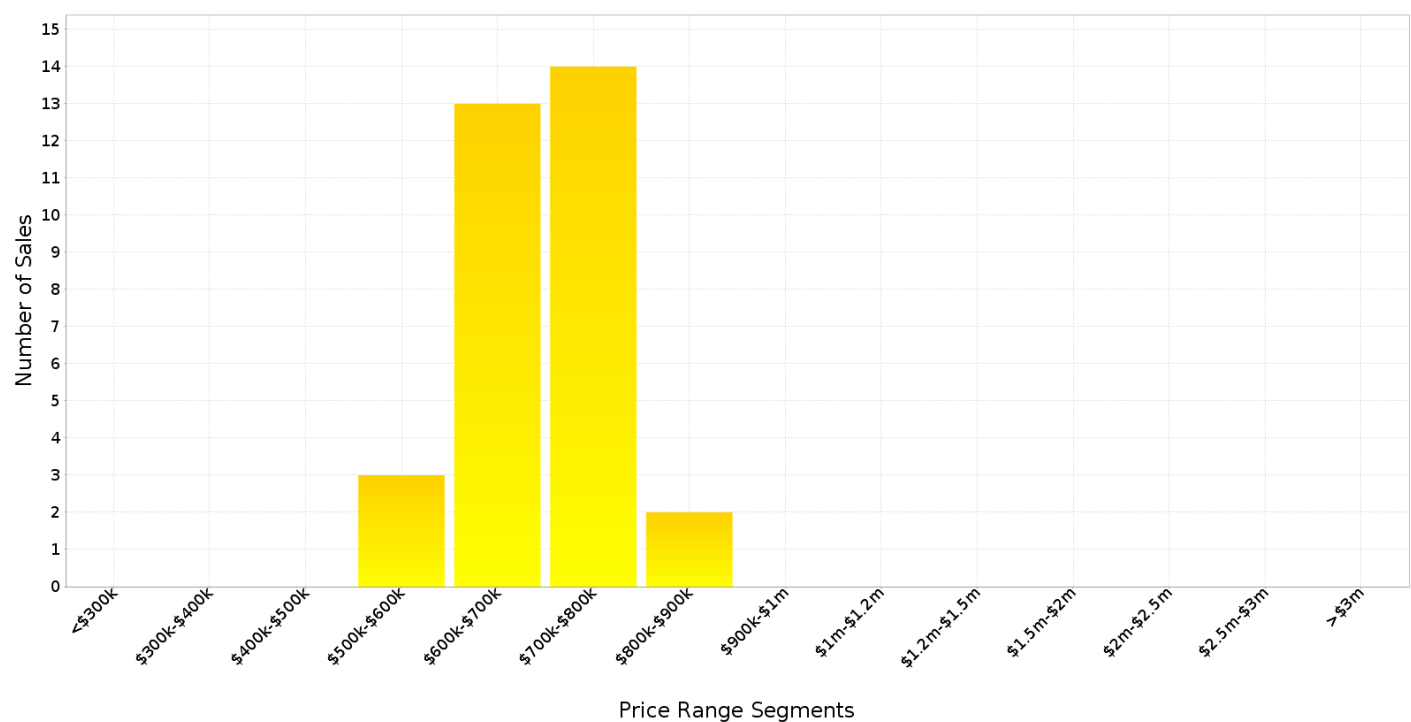
Based on 69 recorded House sales compared over the last two rolling 12 month periods



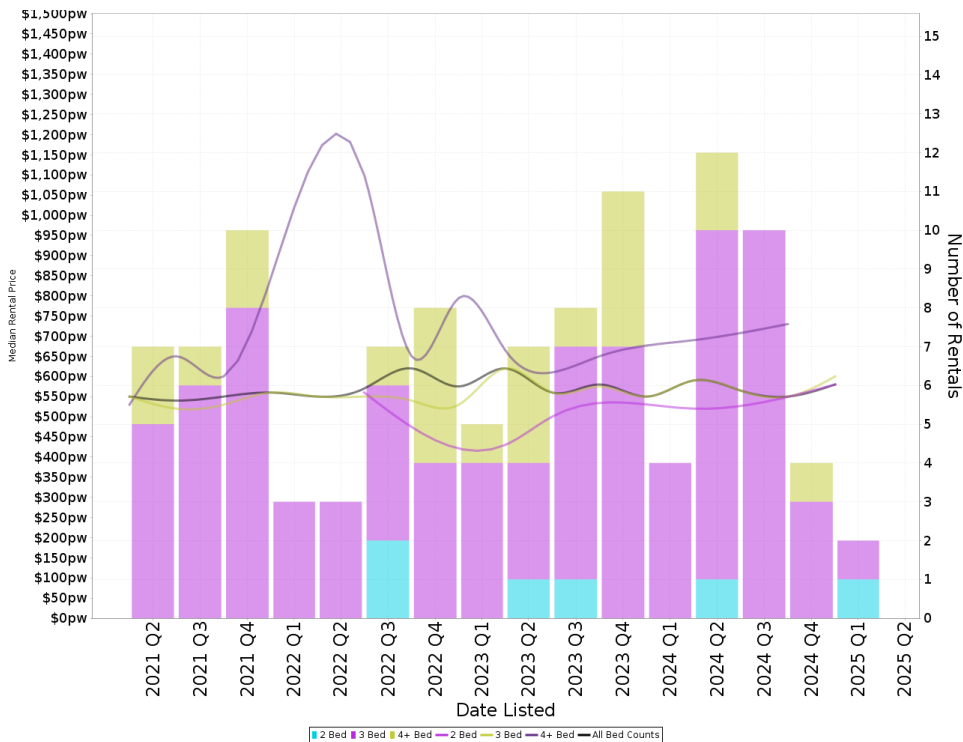
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

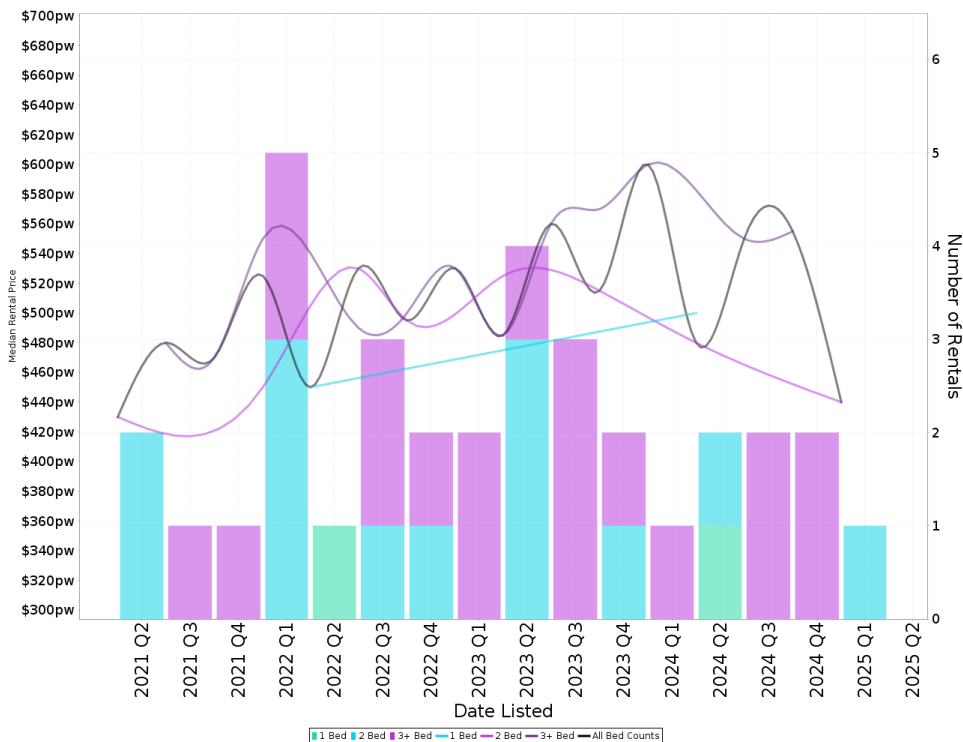
Current Median Price: \$700,000
Previous Median Price: \$683,750
Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$700,000
Current Median Rent: \$580
Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.8%

Current Median Price: \$583,500
Previous Median Price: \$600,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$583,500
Current Median Rent: \$550
Based on 7 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$700k

Based on 31 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

+2.4%

Current Median Price: \$700,000
Previous Median Price: \$683,750

Based on 69 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

31

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

14 CROWLEY CRT



\$765,000



767 m² 3 1 2

1 ROUSE PL



\$771,000



707 m² 3 2 7

8 GANNON PL



\$650,000



689 m² 3 1 2

3 PEAT PL



\$640,000



504 m² 3 1 2

35 MCDOUGALL ST



\$720,000



810 m² 4 1 2

8 HOOKE PL



\$875,000



655 m² 4 2 2

5 DANGAR PL

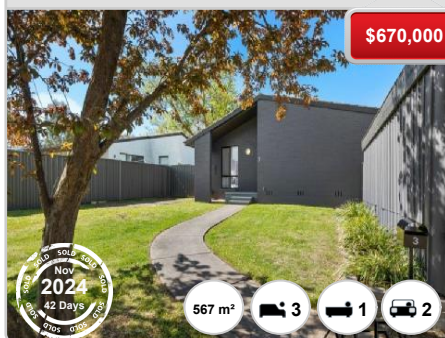


\$632,000



536 m² 3 1 2

3 YABSLEY PL



\$670,000



567 m² 3 1 2

13 WATERFIELD PL

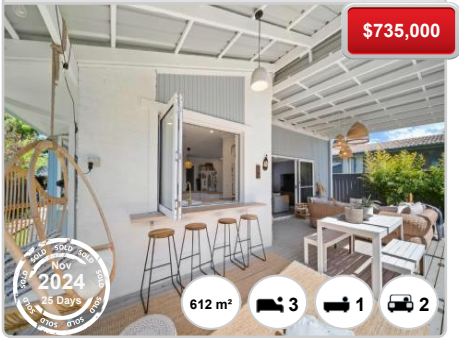


\$631,000



682 m² 3 1 2

5 WEAVER PL



5 ARKELL PL



12 MCCARTHY PL



CHARNWOOD - Properties For Rent

Median Rental Price

\$580 /w

Based on 28 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

+4.3%

Current Median Price: \$700,000
Current Median Rent: \$580

Based on 31 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

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

