

Suburb flyover report

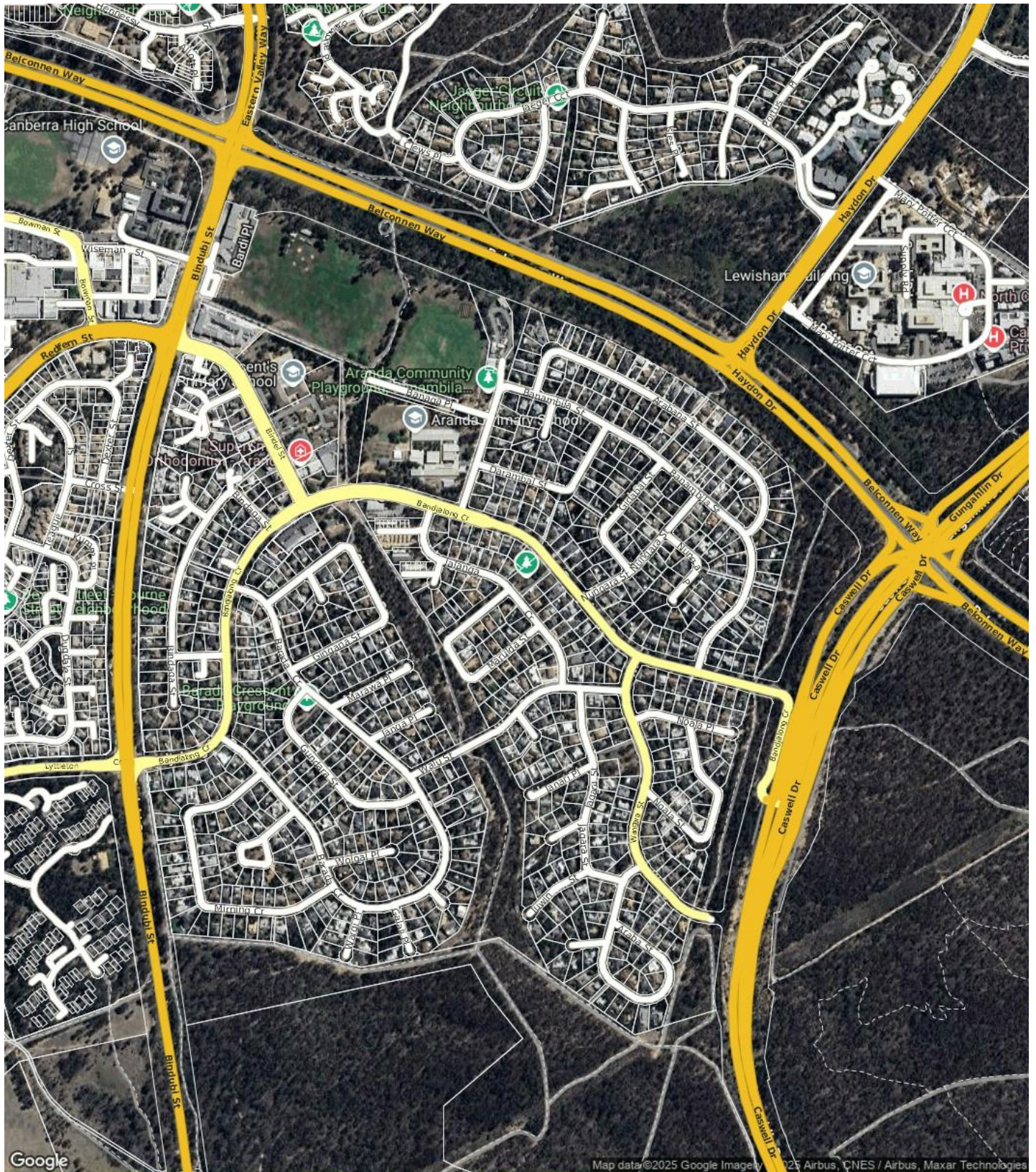
ARANDA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



ARANDA - Suburb Map



Prepared on 03/06/2025 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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ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 549,000	0.0 %	\$ 51,000	\$ 800,000
2008	29	\$ 545,000	-0.7 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	27	\$ 662,000	-10.5 %	\$ 216,670	\$ 1,040,000
2015	38	\$ 821,250	24.1 %	\$ 299,352	\$ 1,187,000
2016	28	\$ 868,500	5.8 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	2.8 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	33	\$ 1,018,000	6.4 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	25.0 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	25	\$ 1,400,000	6.5 %	\$ 987,500	\$ 2,260,000
2024	34	\$ 1,360,000	-2.9 %	\$ 960,000	\$ 3,000,000
2025	9	\$ 1,520,000	11.8 %	\$ 1,030,000	\$ 2,100,000

Median Sale Price

\$1.4m

Based on 34 recorded House sales within the last 12 months (Apr '24 - Mar '25)

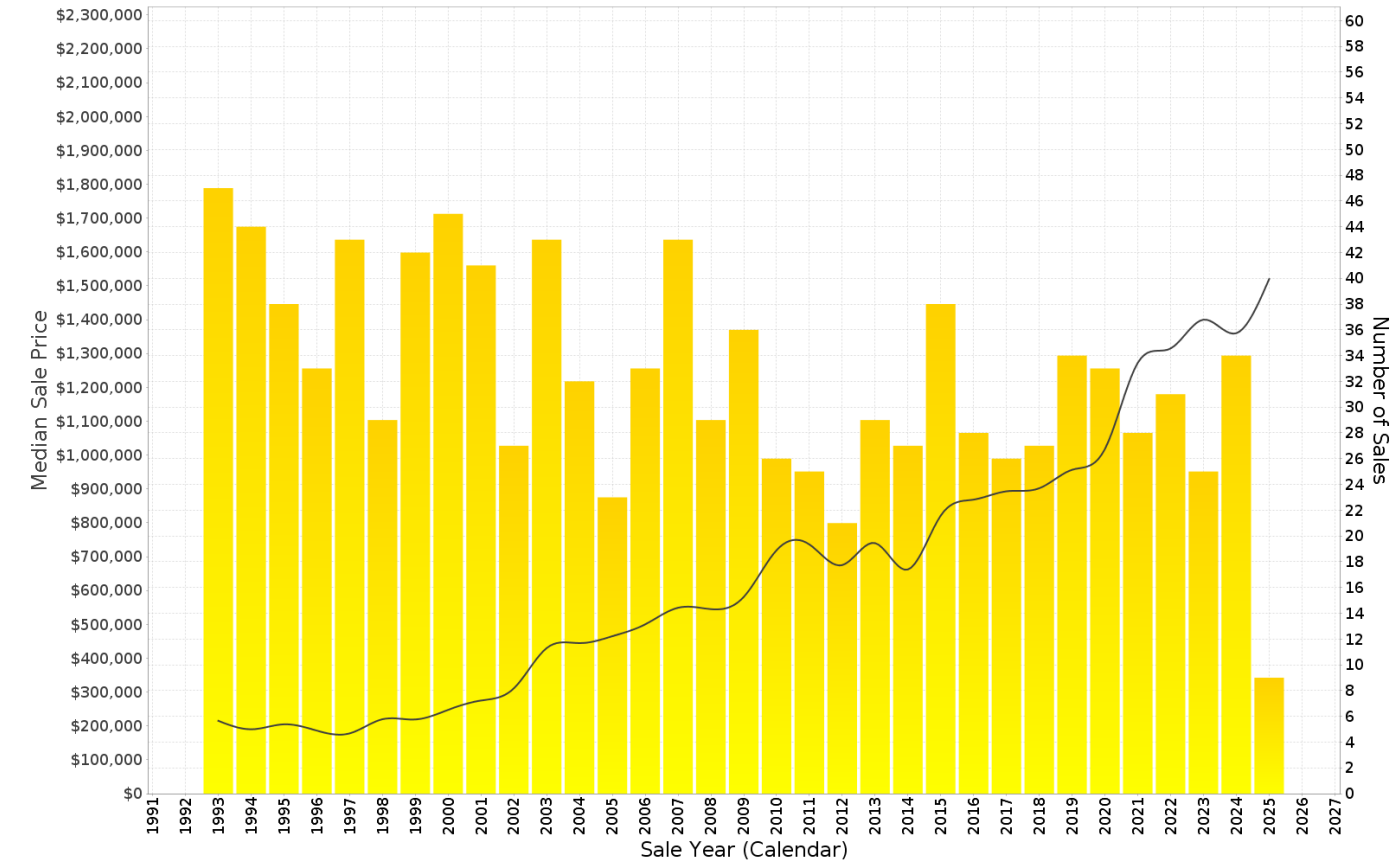
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

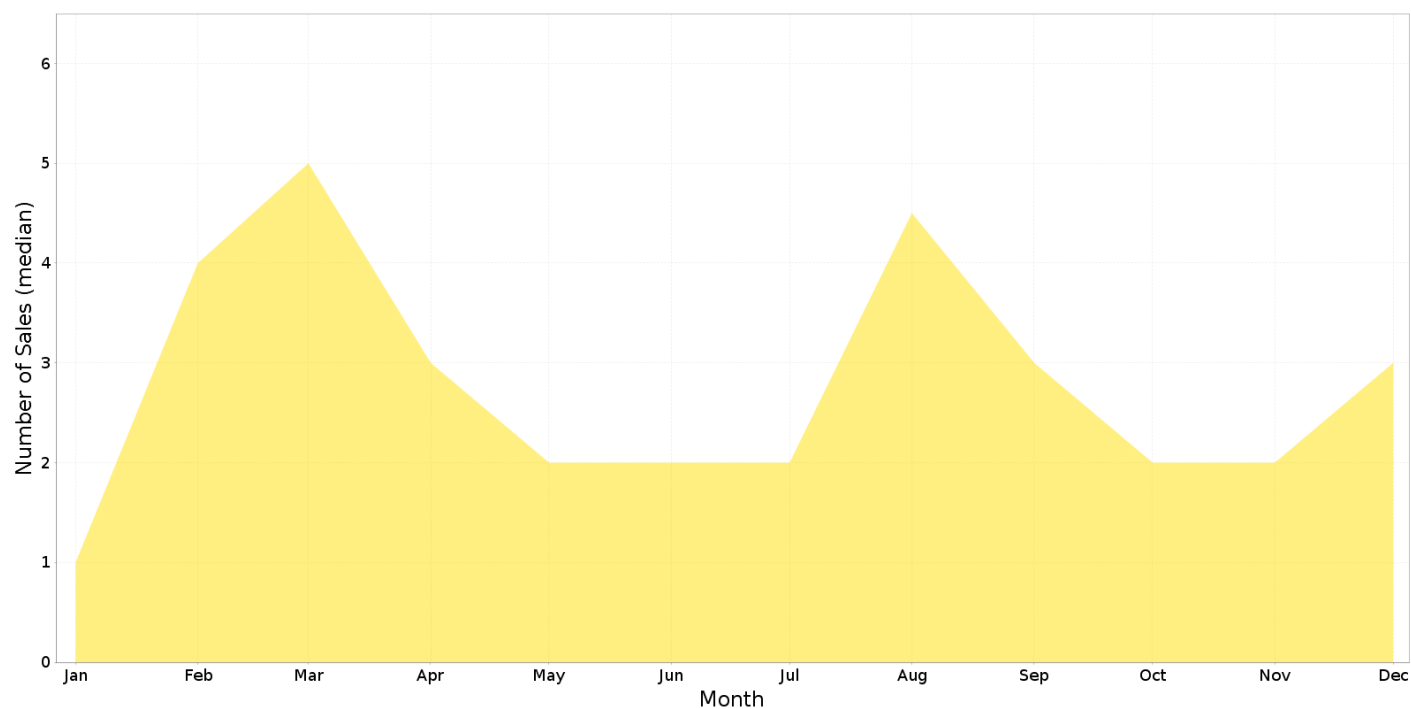
-3.3%

Current Median Price: \$1,402,500
Previous Median Price: \$1,450,000

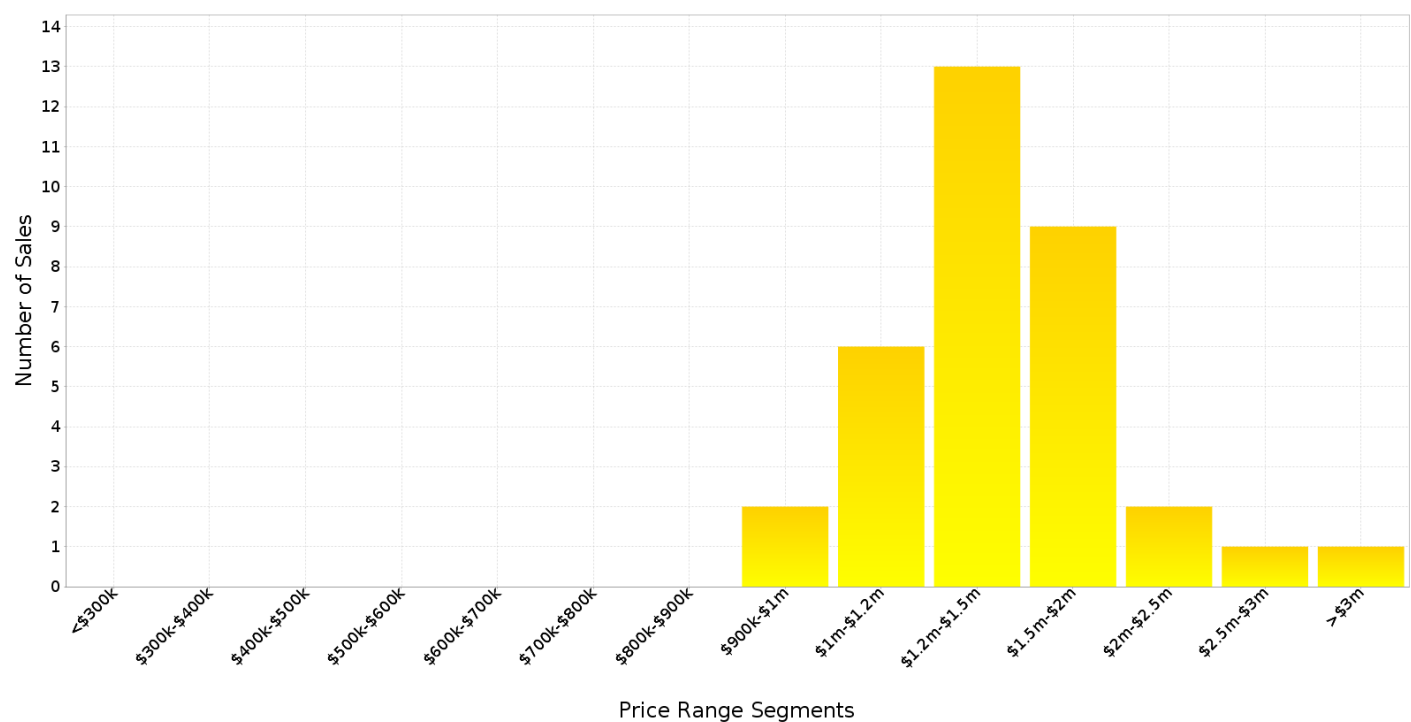
Based on 57 recorded House sales compared over the last two rolling 12 month periods



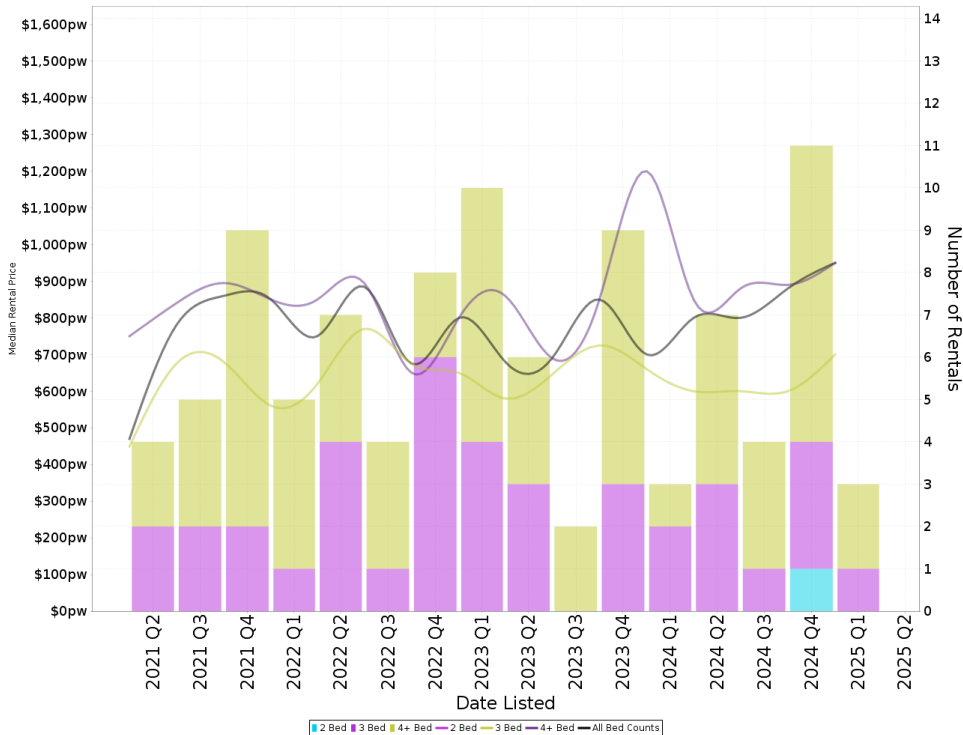
ARANDA - Peak Selling Periods (3 years)



ARANDA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.3%

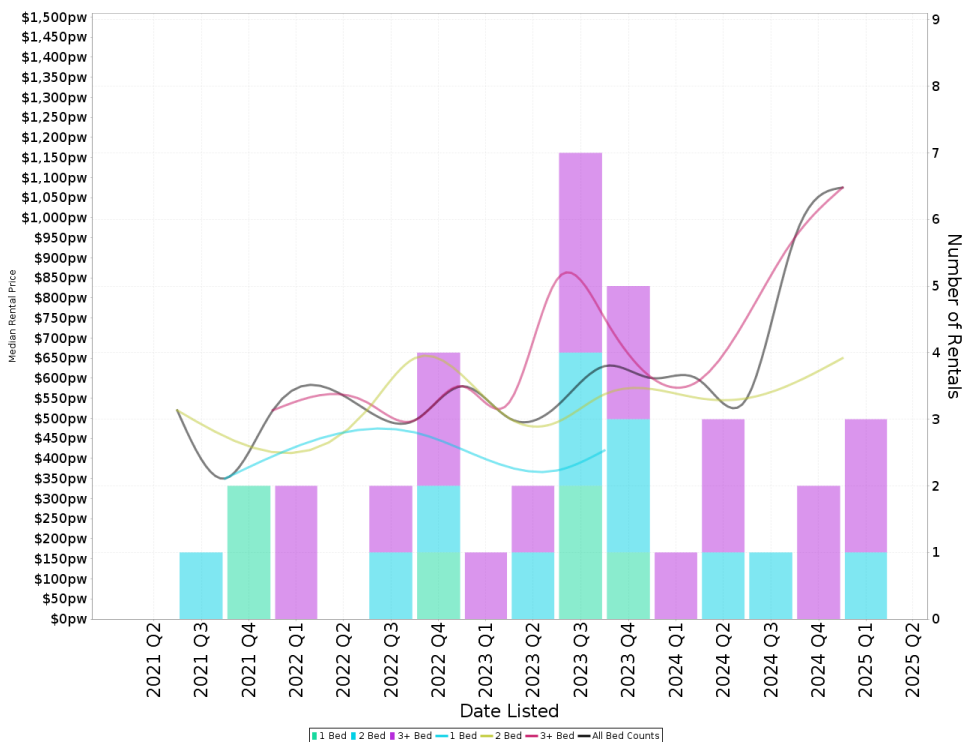
Current Median Price: \$1,402,500
Previous Median Price: \$1,450,000
 Based on 57 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,402,500
Current Median Rent: \$850
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-21.2%

Current Median Price: \$987,500
Previous Median Price: \$1,253,000
 Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$987,500
Current Median Rent: \$685
 Based on 9 registered Unit rentals compared over the last 12 months.

ARANDA - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 34 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

-3.3%

Current Median Price: \$1,402,500
Previous Median Price: \$1,450,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

34

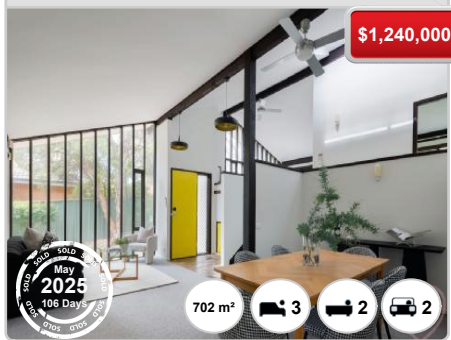
Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

50 ARABANA ST



3 ARABA ST



58 ARABA ST



22 NOALA ST



55 ARABANA ST



11 GINGANA ST



14 ARABANA ST



24 WALU ST



48B BANDJALONG CRES



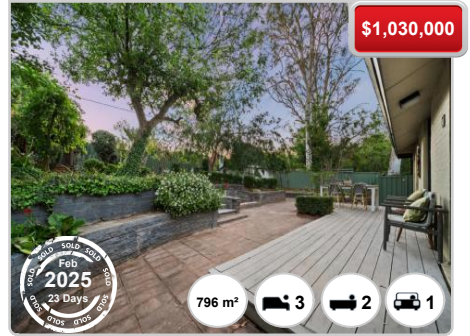
45 BANAMBILA ST



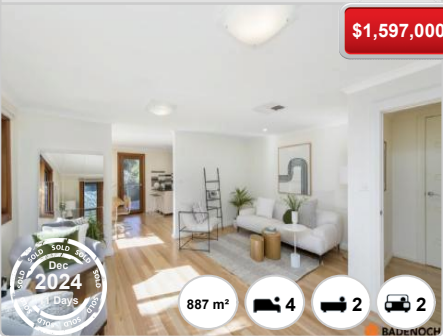
18 JALANGA PL



122 BANDJALONG CRES



46 NUNGARA PL



31 NOALA ST



5 JANARI PL

