

Suburb flyover report

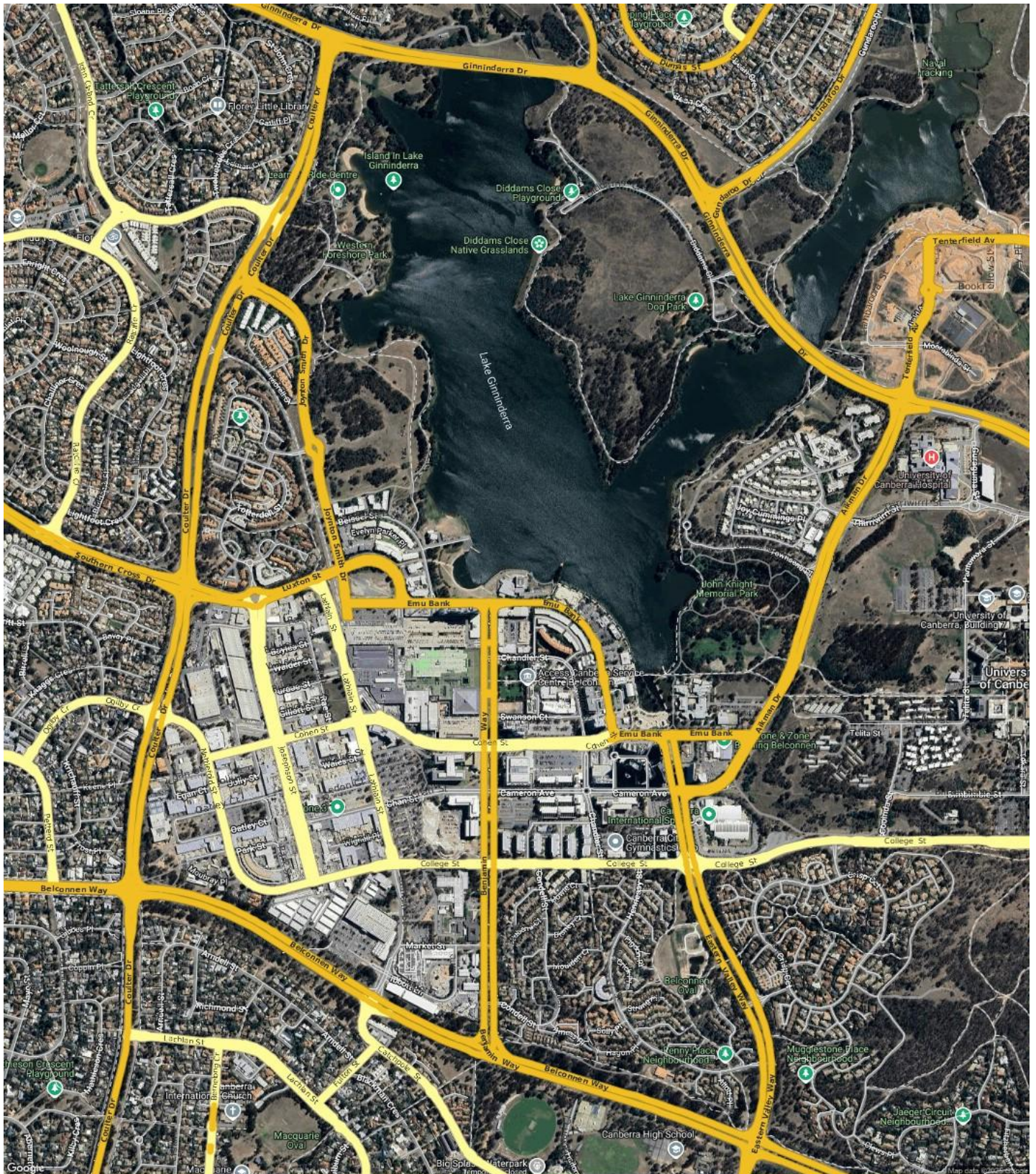
BELCONNEN (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BELCONNEN - Suburb Map



Prepared on 01/08/2025 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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BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	108	\$ 319,475	0.0 %	\$ 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	425	\$ 396,900	4.4 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.8 %	\$ 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	339	\$ 407,000	-0.2 %	\$ 72,000	\$ 3,828,000
2015	279	\$ 378,000	-7.1 %	\$ 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	609	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	261	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	507	\$ 400,000	-1.2 %	\$ 130,000	\$ 5,517,300
2021	652	\$ 479,950	20.0 %	\$ 158,000	\$ 5,149,000
2022	497	\$ 530,900	10.6 %	\$ 60,000	\$ 1,900,000
2023	290	\$ 485,000	-8.6 %	\$ 217,500	\$ 1,265,000
2024	299	\$ 480,000	-1.0 %	\$ 220,000	\$ 1,205,000
2025	121	\$ 460,000	-4.2 %	\$ 122,500	\$ 1,085,000

Median Sale Price

\$465k

Based on 265 recorded Unit sales within the last 12 months (Financial Year 2025)

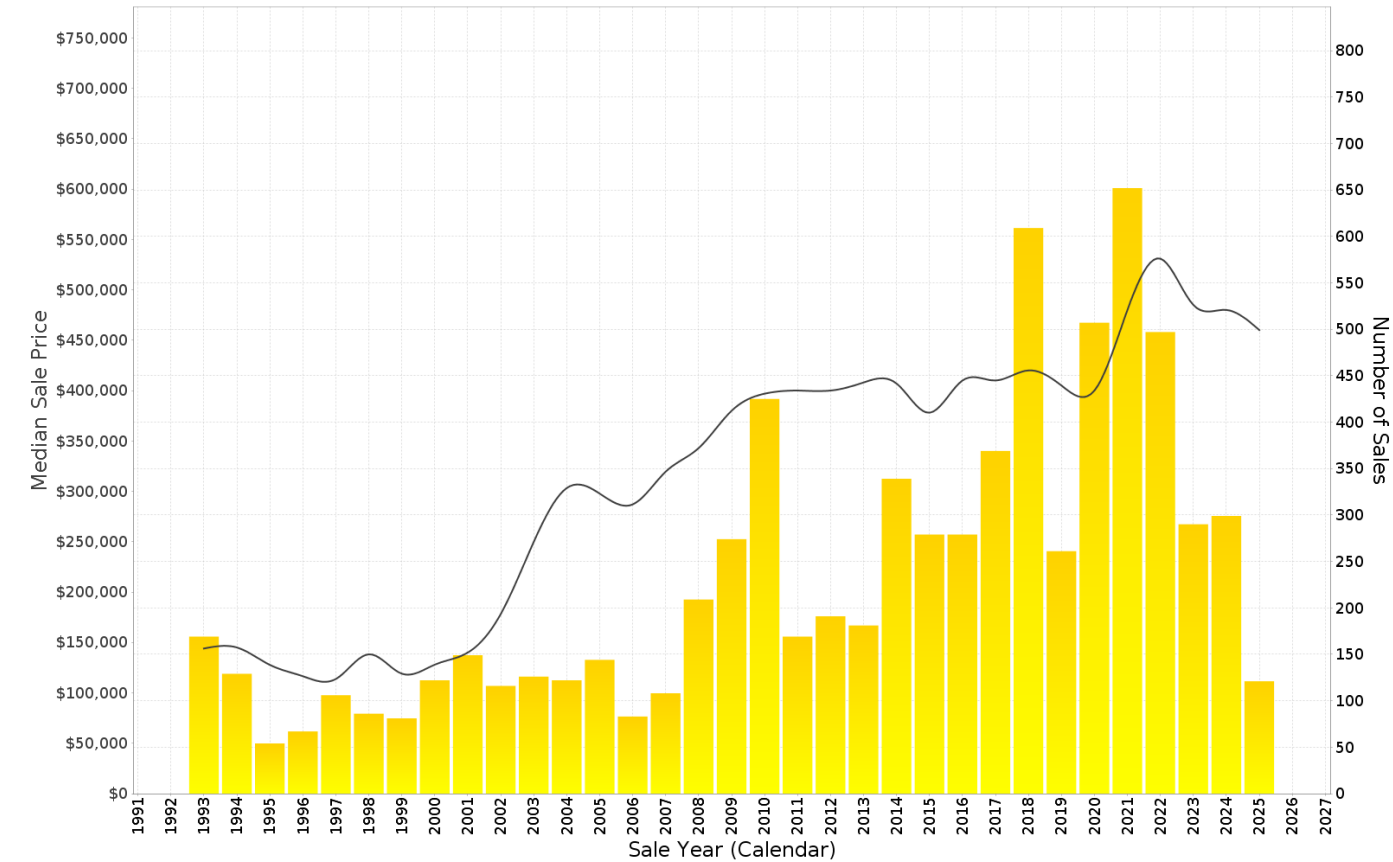
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

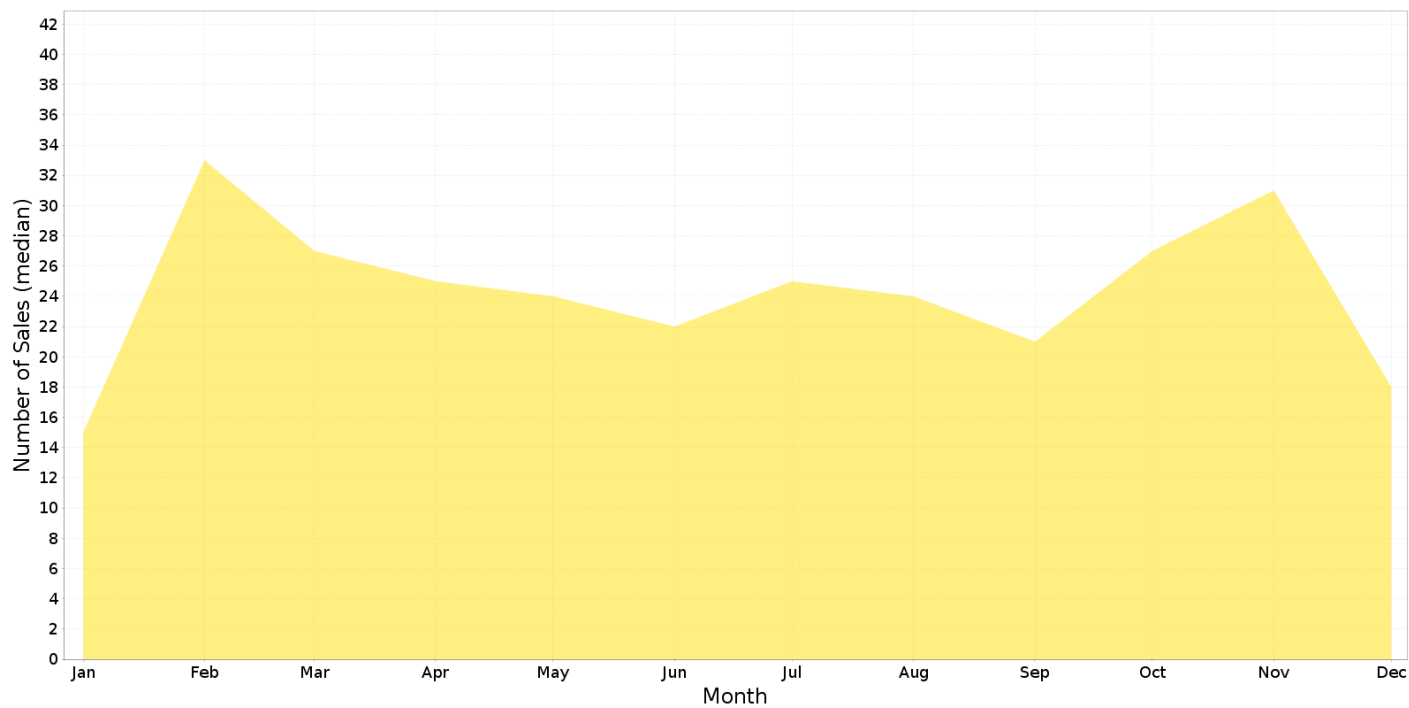
-5.6%

Current Median Price: \$465,000
Previous Median Price: \$492,500

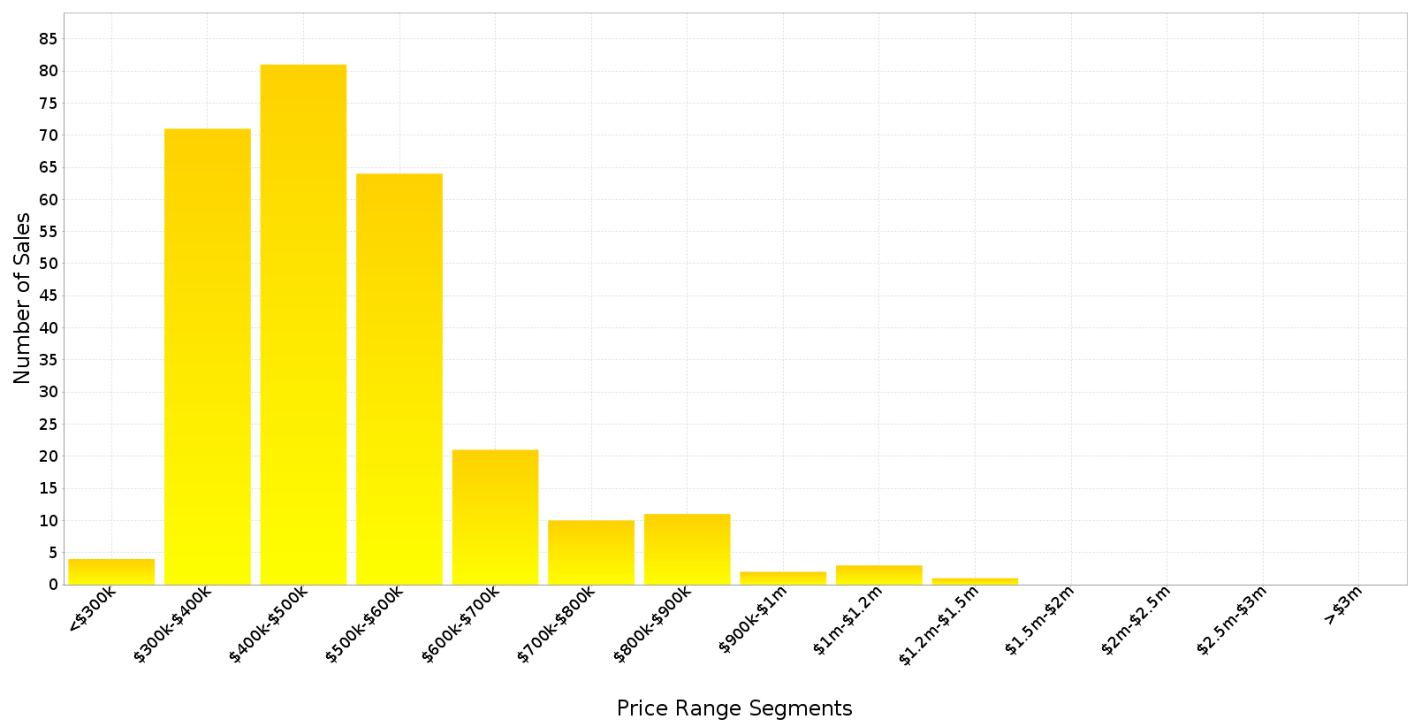
Based on 559 recorded Unit sales compared over the last two rolling 12 month periods



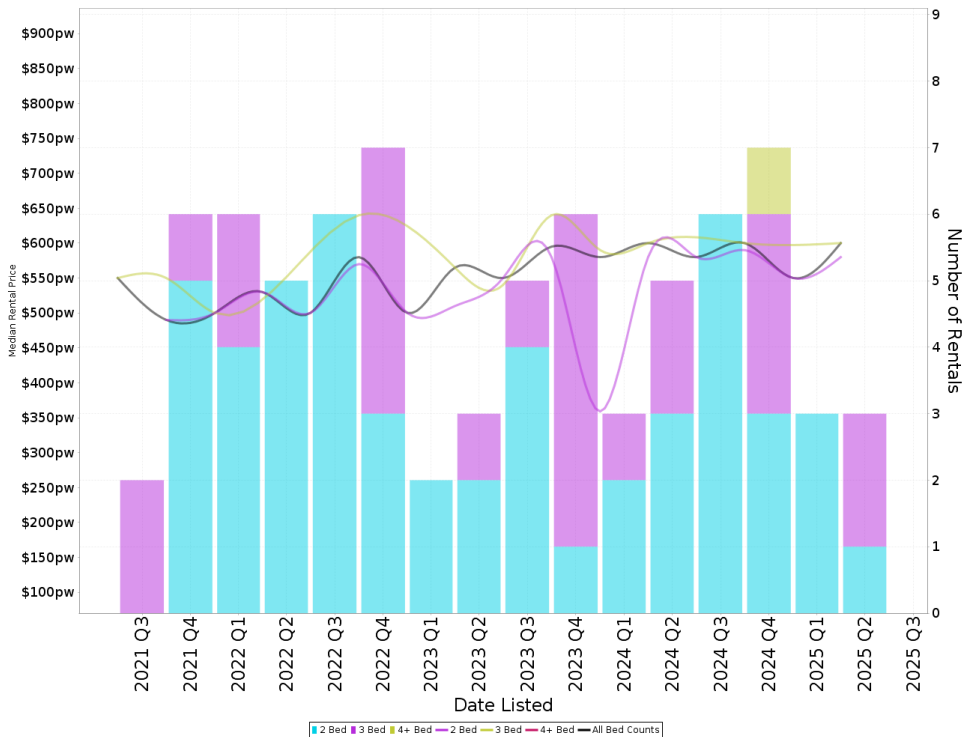
BELCONNEN - Peak Selling Periods (3 years)



BELCONNEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

N/A

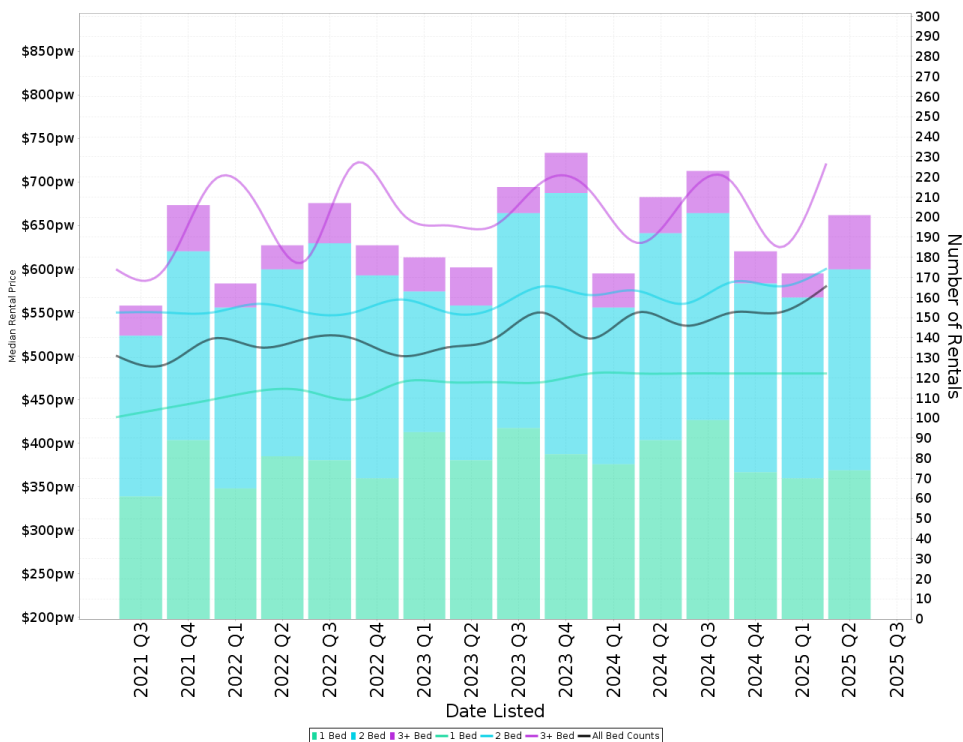
Suburb Rental Yield

+2.8%

Current Median Price: \$1,085,000
Current Median Rent: \$590

Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.6%

Current Median Price: \$465,000
Previous Median Price: \$492,500

Based on 559 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$465,000
Current Median Rent: \$550

Based on 779 registered Unit rentals compared over the last 12 months.

BELCONNEN - Recently Sold Properties

Median Sale Price

\$465k

Based on 265 recorded Unit sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-5.6%

Current Median Price: \$465,000
Previous Median Price: \$492,500

Based on 559 recorded Unit sales compared over the last two rolling 12 month periods

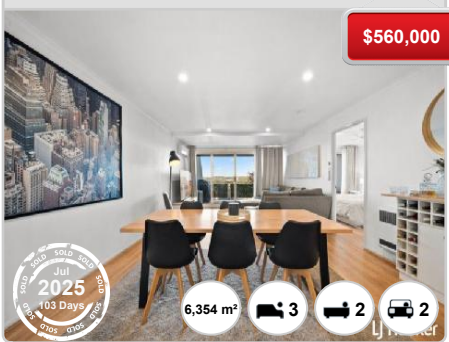
Sold Properties

265

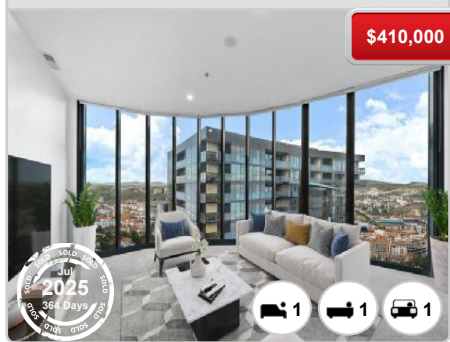
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

5/13 CHANDLER ST



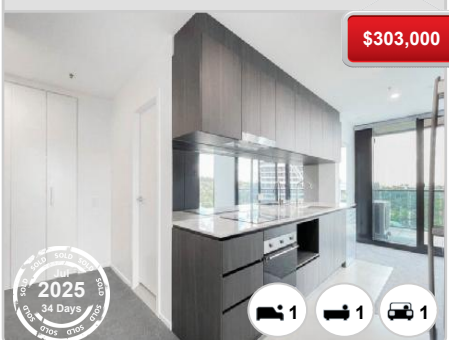
1905/1 GRAZIER LANE



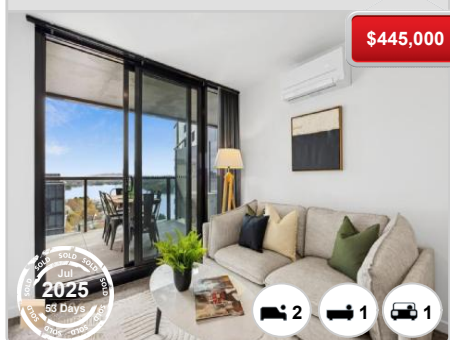
73/20 BEISSEL ST



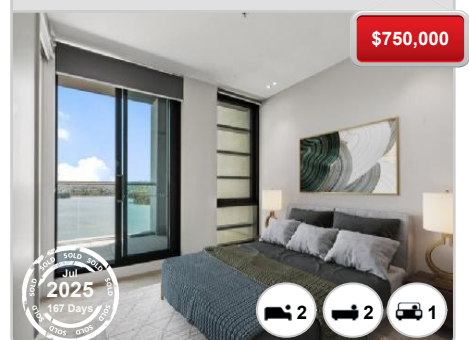
2108/1 GRAZIER LANE



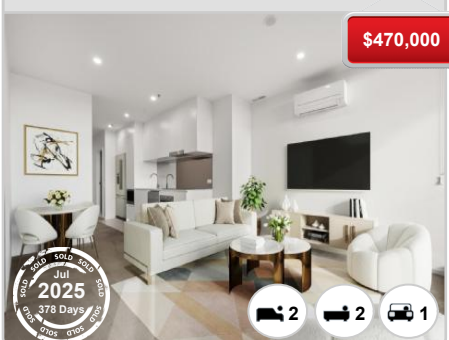
1404/2 GRAZIER LANE



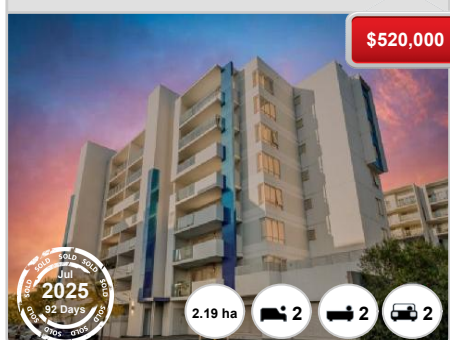
1504/161 EMU BANK



2202/1 GRAZIER LANE



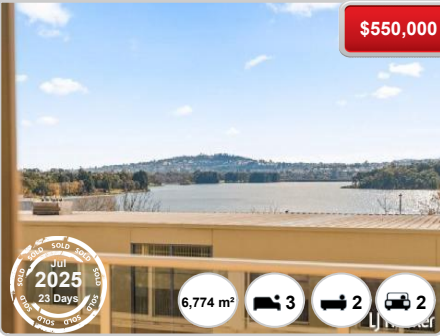
8/68 COLLEGE ST



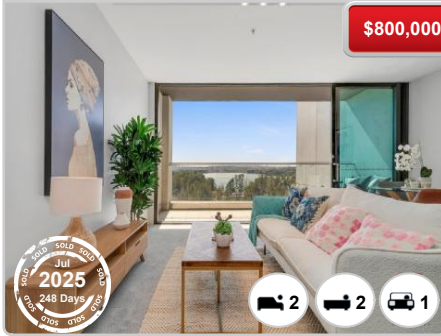
2401/1 GRAZIER LANE



62B/9 CHANDLER ST



515/161 EMU BANK



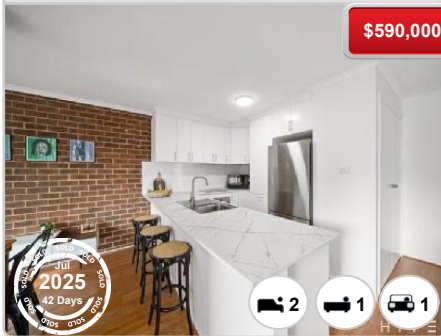
112/41 CHANDLER ST



39 CONNELLY PL



7/170 TOTTERDELL ST



1/25 TOTTERDELL ST



31/39 BENJAMIN WAY



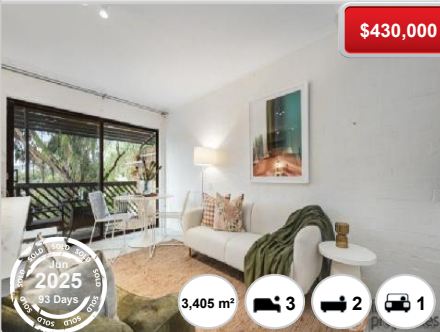
394/1 GRAZIER LANE



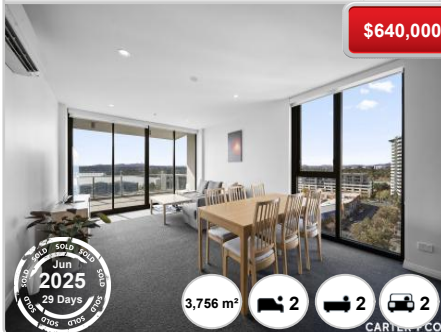
306/4 GRAZIER LANE



8/31 DISNEY CRT



183/39 BENJAMIN WAY



220/60 COLLEGE ST



BELCONNEN - Properties For Rent

Median Rental Price

\$550 /w

Based on 779 recorded Unit rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.2%

Current Median Price: \$465,000
Current Median Rent: \$550

Based on 265 recorded Unit sales and 779 Unit rentals compared over the last 12 months

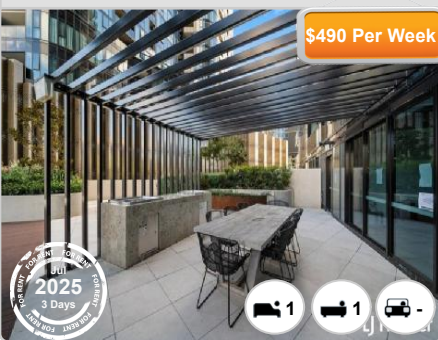
Number of Rentals

779

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

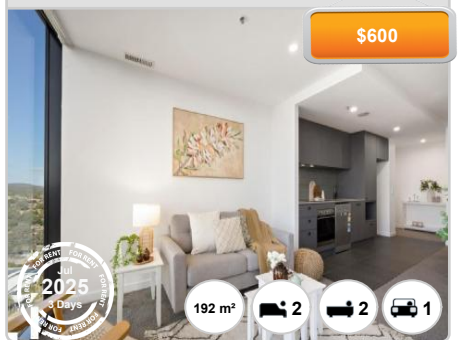
269/2 GRAZIER LANE



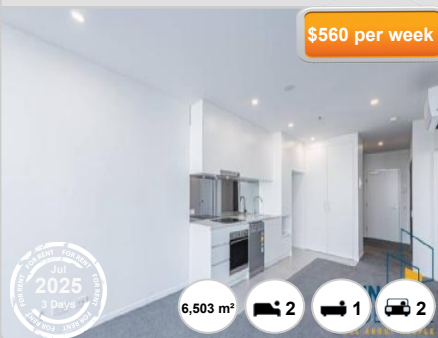
2002/2 GRAZIER LANE



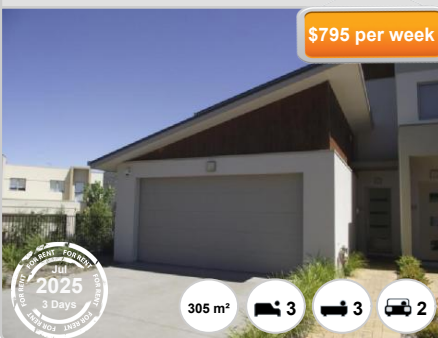
2109/2 Grazier Lane



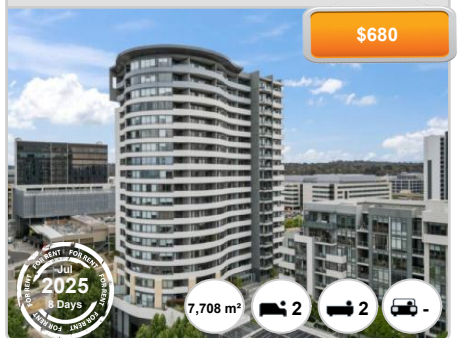
715/3 Grazier Lane



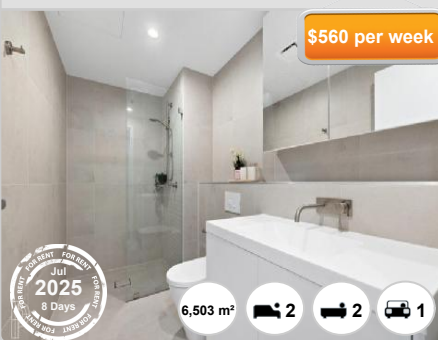
49/11 Joy Cummings Place



125/41 Chandler Street



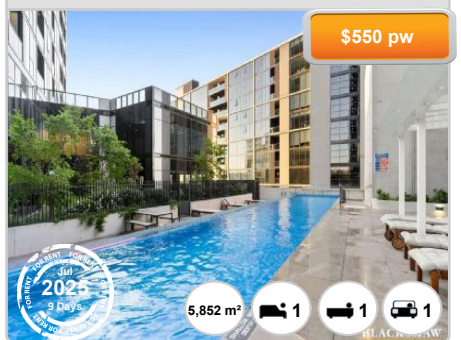
614/1 GRAZIER LANE



912/120 EASTERN VALLEY WAY



1011/6 Grazier Lane



12 MCELHONE COURT

\$750 per week



4,302 m²



814/2 Grazier Lane

\$610 pw



192 m²



99/39 BENJAMIN WAY

\$585 Per Week



3,757 m²



2305/3 Grazier Lane

\$880 Per Week



237/39 Benjamin Way

\$580 per week



3,756 m²



2007/3 GRAZIER LANE

\$600 pw



6,503 m²



122/161 EMU BANK

\$750 per week



2,690 m²



414/6 GRAZIER LANE

\$600 per week



5,852 m²



55/9 CHANDLER STREET

\$660 per week



6,774 m²



19/1 Beissel Street

\$690 per week



3,668 m²



26/97 EASTERN VALLEY WAY

\$490 per week



7,621 m²



50/2 Veryard Lane

\$470 per week



7,621 m²

