

Suburb flyover report

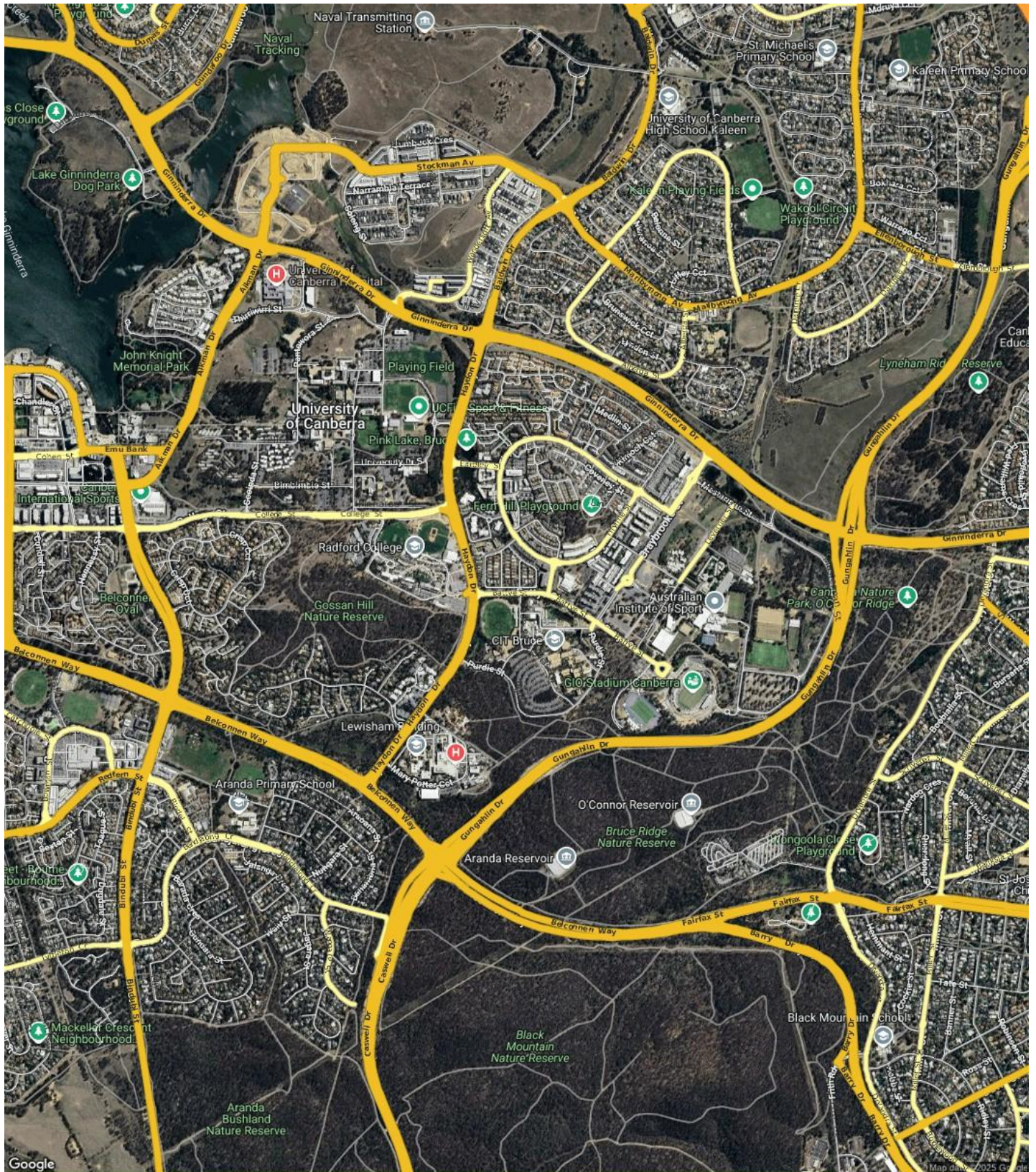
BRUCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRUCE - 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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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	7	\$ 1,060,000	-15.2 %	\$ 905,000	\$ 1,750,000

Median Sale Price

\$1.12m

Based on 10 recorded House sales within the last 12 months (Financial Year 2025)

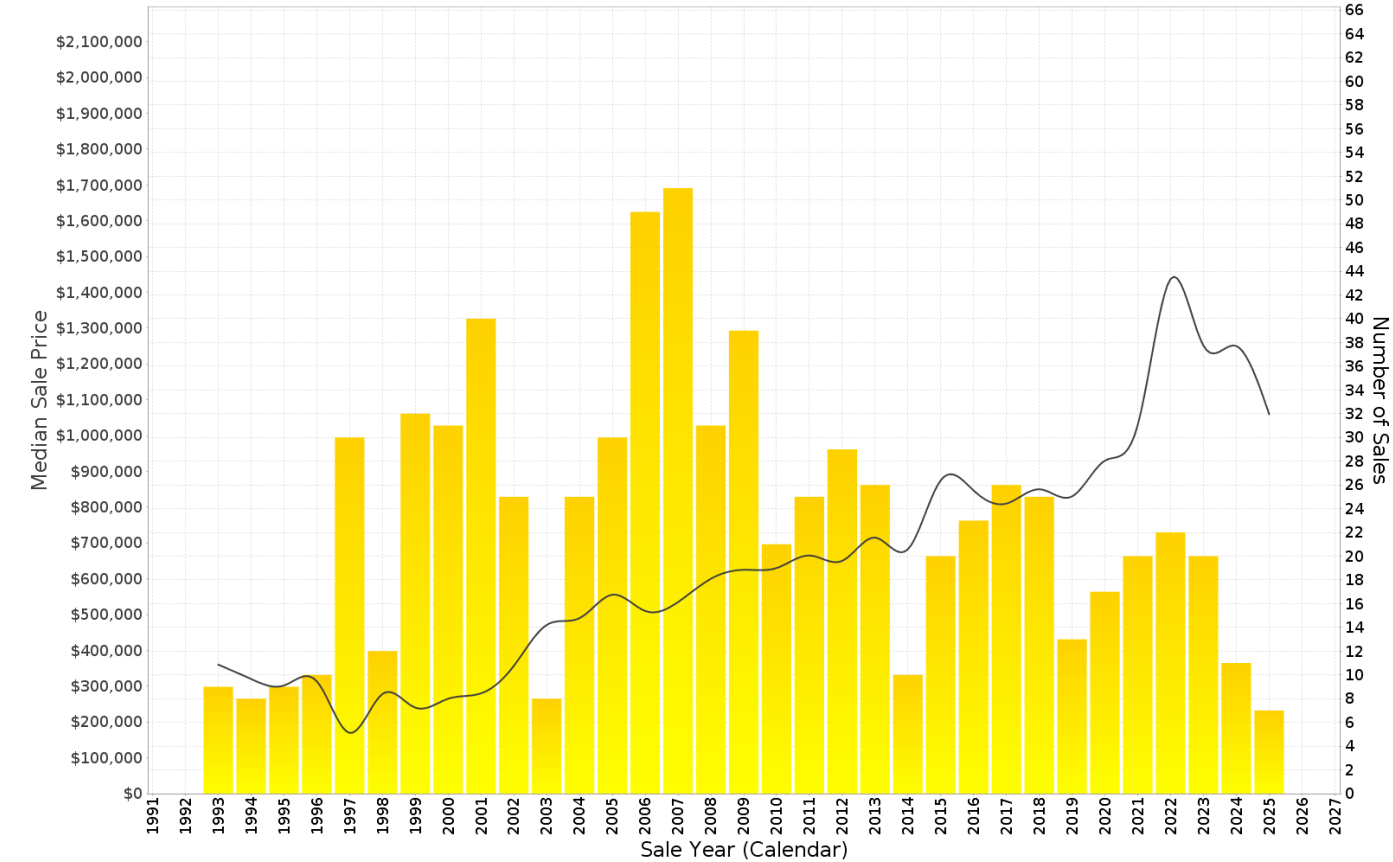
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

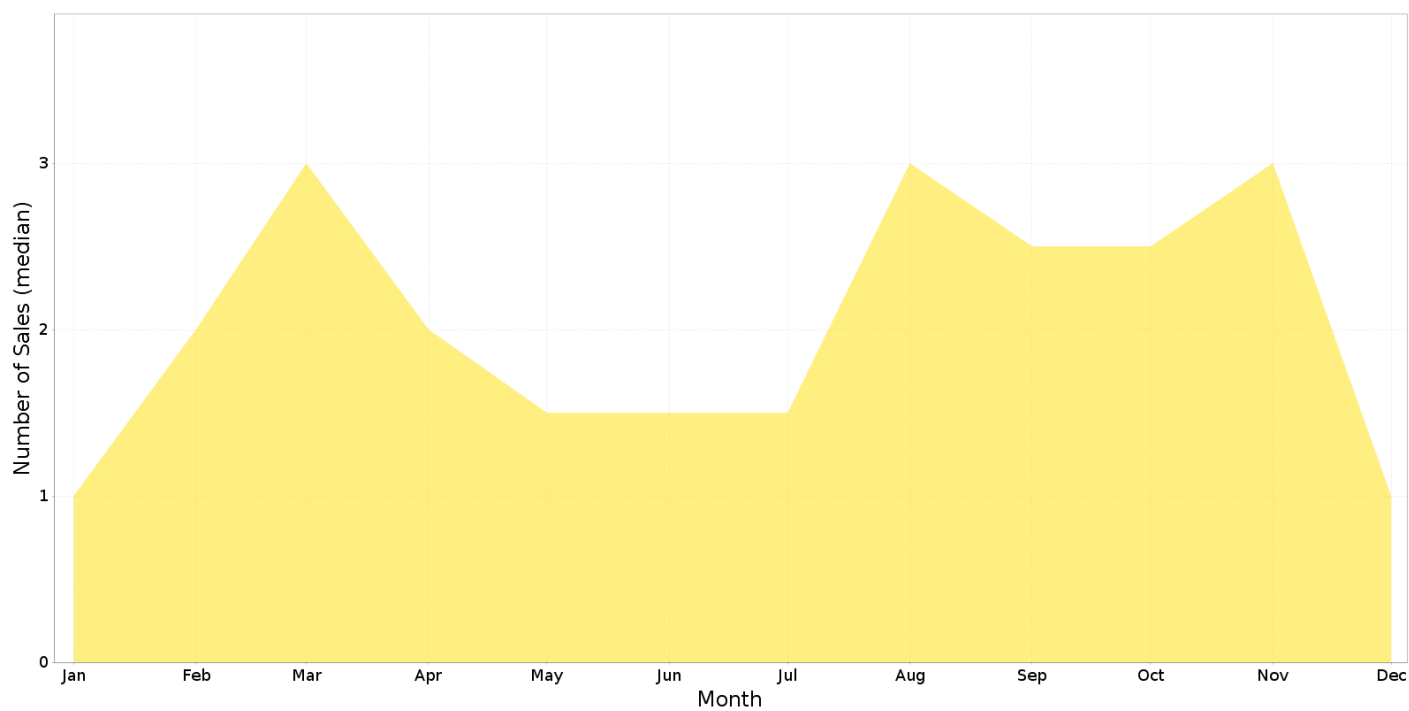
-10.6%

Current Median Price: \$1,117,500
Previous Median Price: \$1,250,000

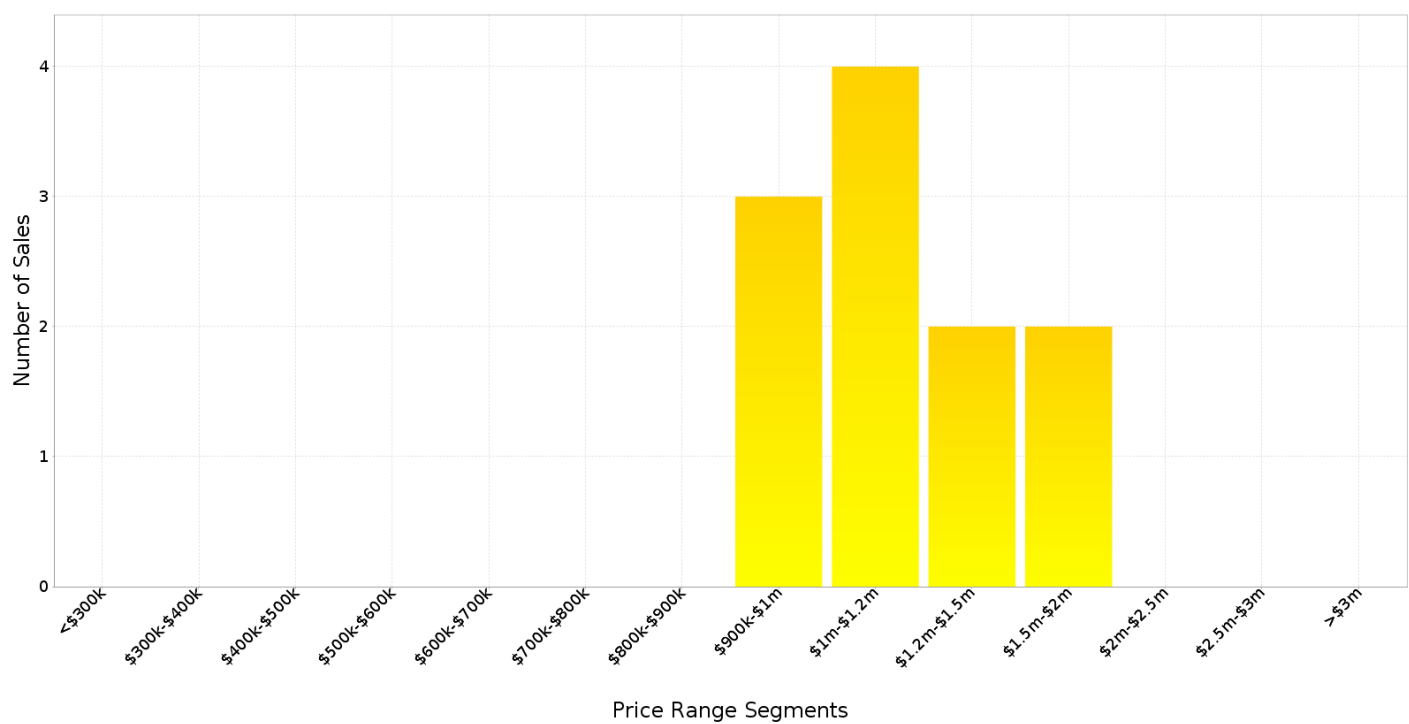
Based on 29 recorded House sales compared over the last two rolling 12 month periods



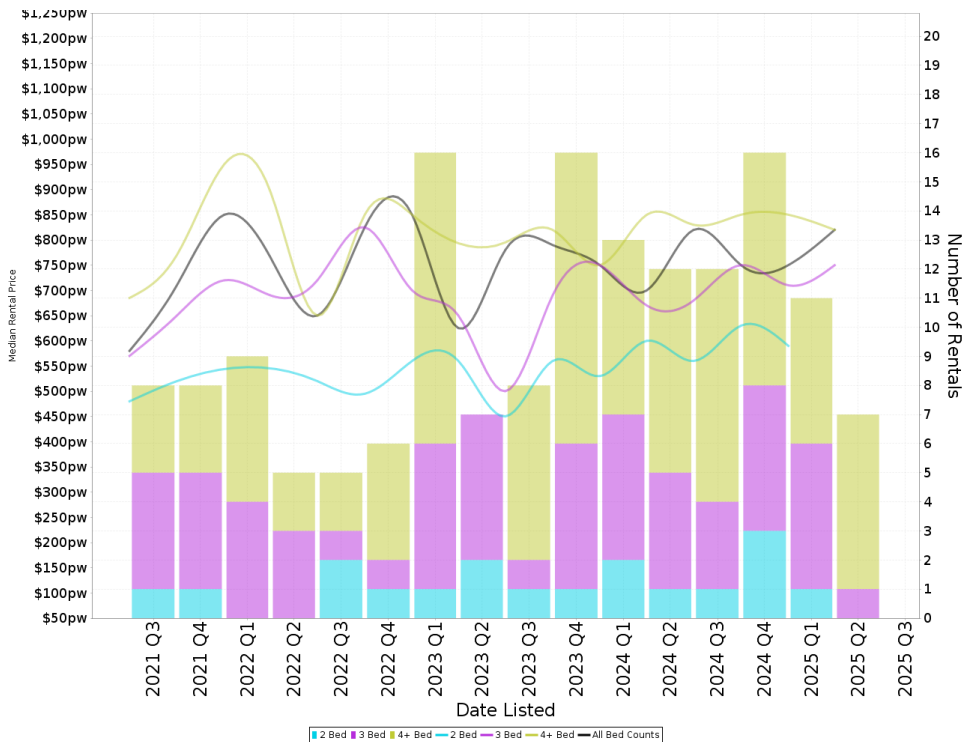
BRUCE - Peak Selling Periods (3 years)



BRUCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.6%

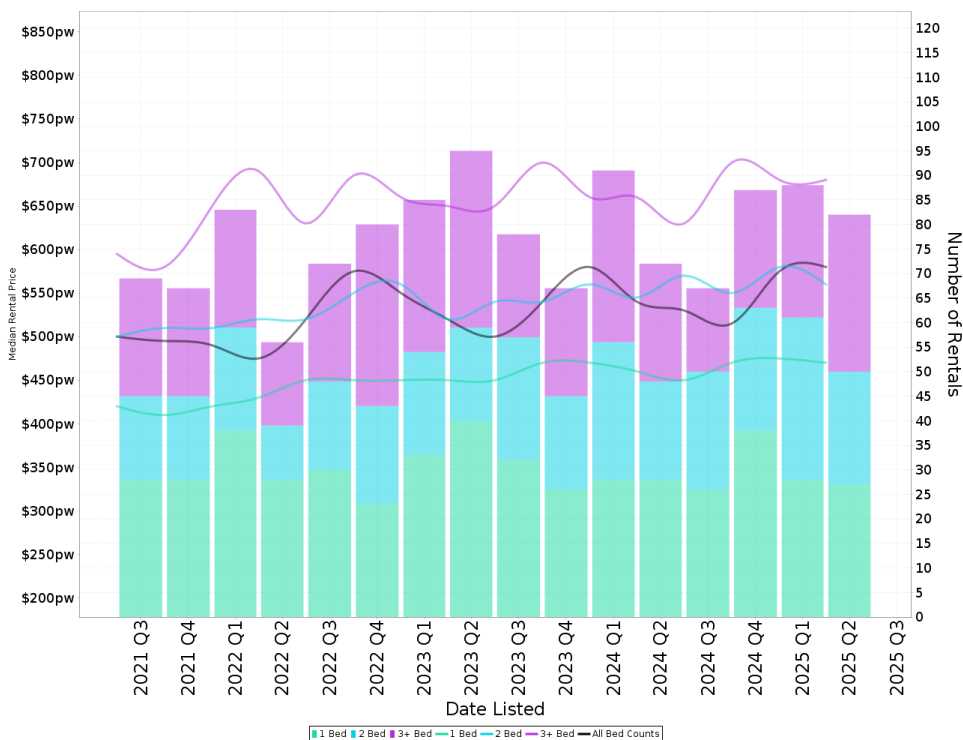
Current Median Price: \$1,117,500
Previous Median Price: \$1,250,000
 Based on 29 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,117,500
Current Median Rent: \$795
 Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$530,000
Previous Median Price: \$525,000
 Based on 312 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$530,000
Current Median Rent: \$550
 Based on 324 registered Unit rentals compared over the last 12 months.

BRUCE - Recently Sold Properties

Median Sale Price

\$1.12m

Based on 10 recorded House 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

-10.6%

Current Median Price: \$1,117,500
Previous Median Price: \$1,250,000

Based on 29 recorded House sales compared over the last two rolling 12 month periods

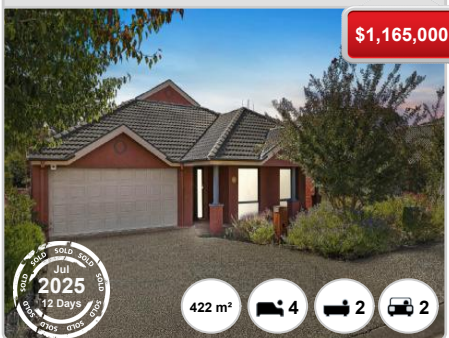
Sold Properties

10

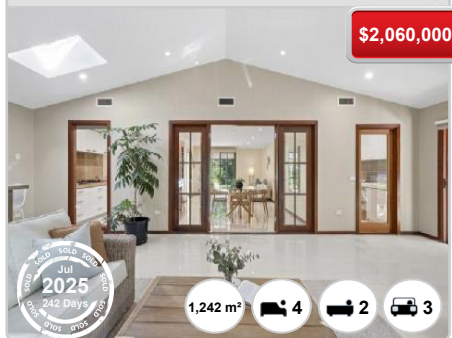
Based on recorded House sales within the 12 months (Financial Year 2025)

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

53 NORMAN FISHER CCT



16 JAEGER CCT



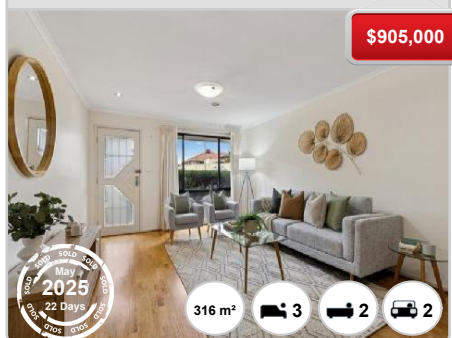
4/30 MUGGLESTONE PL



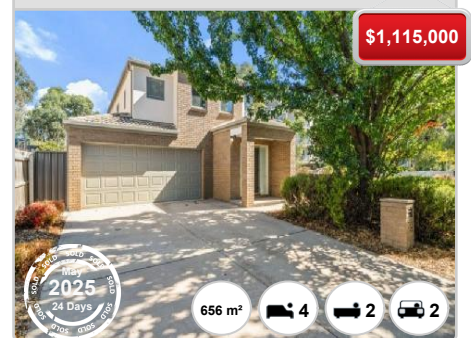
55 KINLOCH CCT



12 MAYER CRT



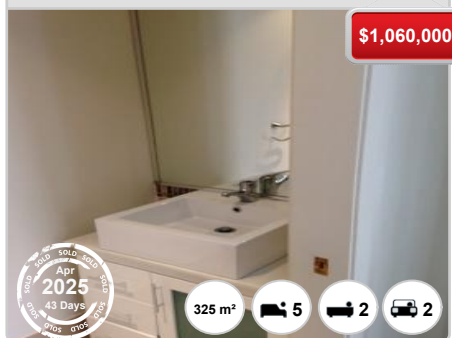
14 BAUDINETTE CCT



5 LANGE PL



10 ERDOS ST



4 CRISP CCT



17 TANDY CL

\$1,333,000

498 m²

4

2

2

15 JAEGER CCT

\$1,650,000

1,041 m²

4

2

3

9/32 CRISP CCT

\$830,000

3

2

2