

Suburb flyover report

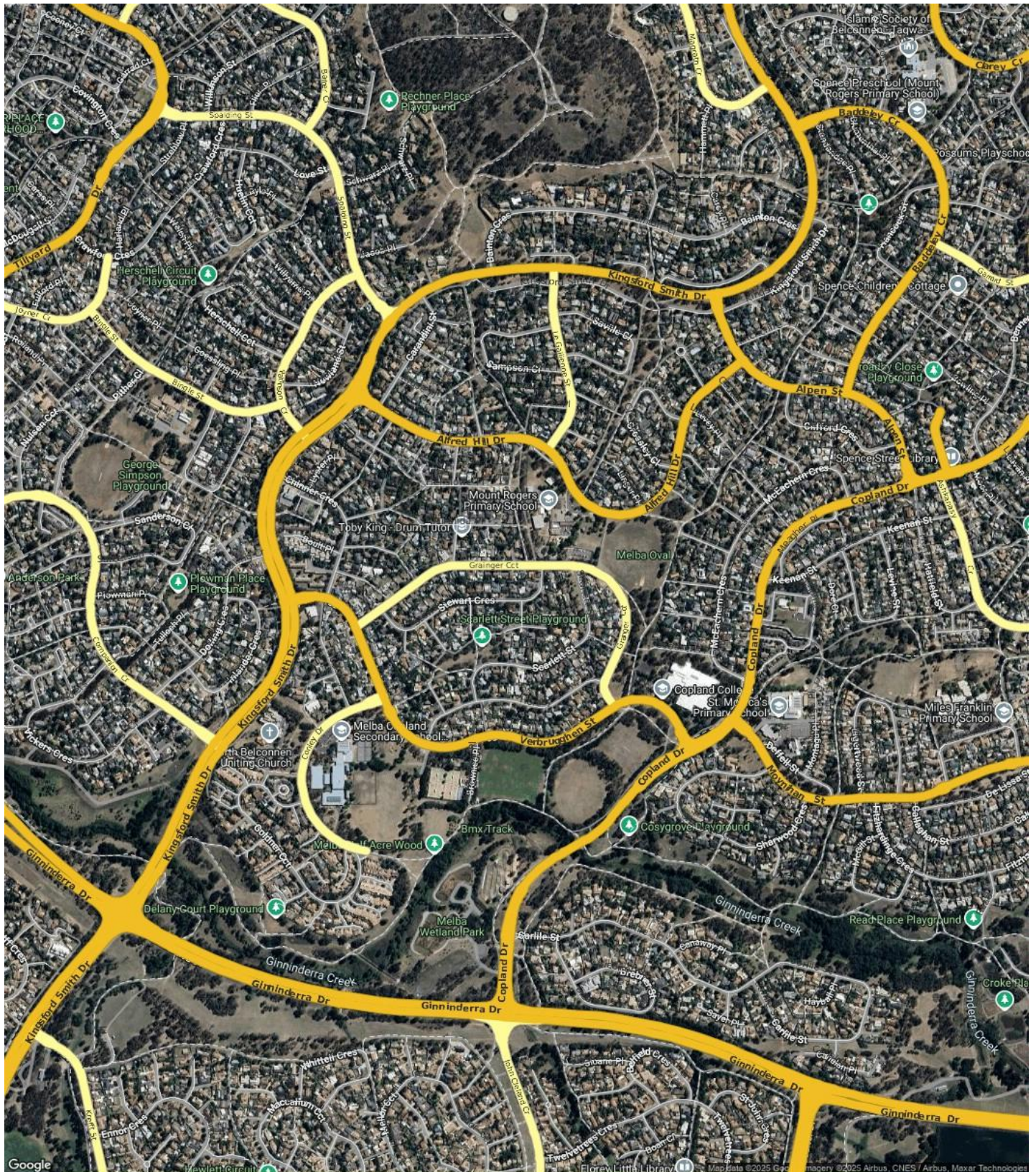
MELBA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MELBA - 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 (pricefinder.com.au)

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MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 400,000	0.0 %	\$ 120,000	\$ 930,000
2008	33	\$ 420,000	5.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	0.4 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	39	\$ 489,000	4.7 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.2 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	40	\$ 618,750	2.8 %	\$ 455,000	\$ 1,475,000
2020	55	\$ 700,000	13.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.4 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	11	\$ 1,025,000	13.9 %	\$ 810,000	\$ 1,670,000

Median Sale Price

\$975k

Based on 25 recorded House sales within the last 12 months (Financial Year 2025)

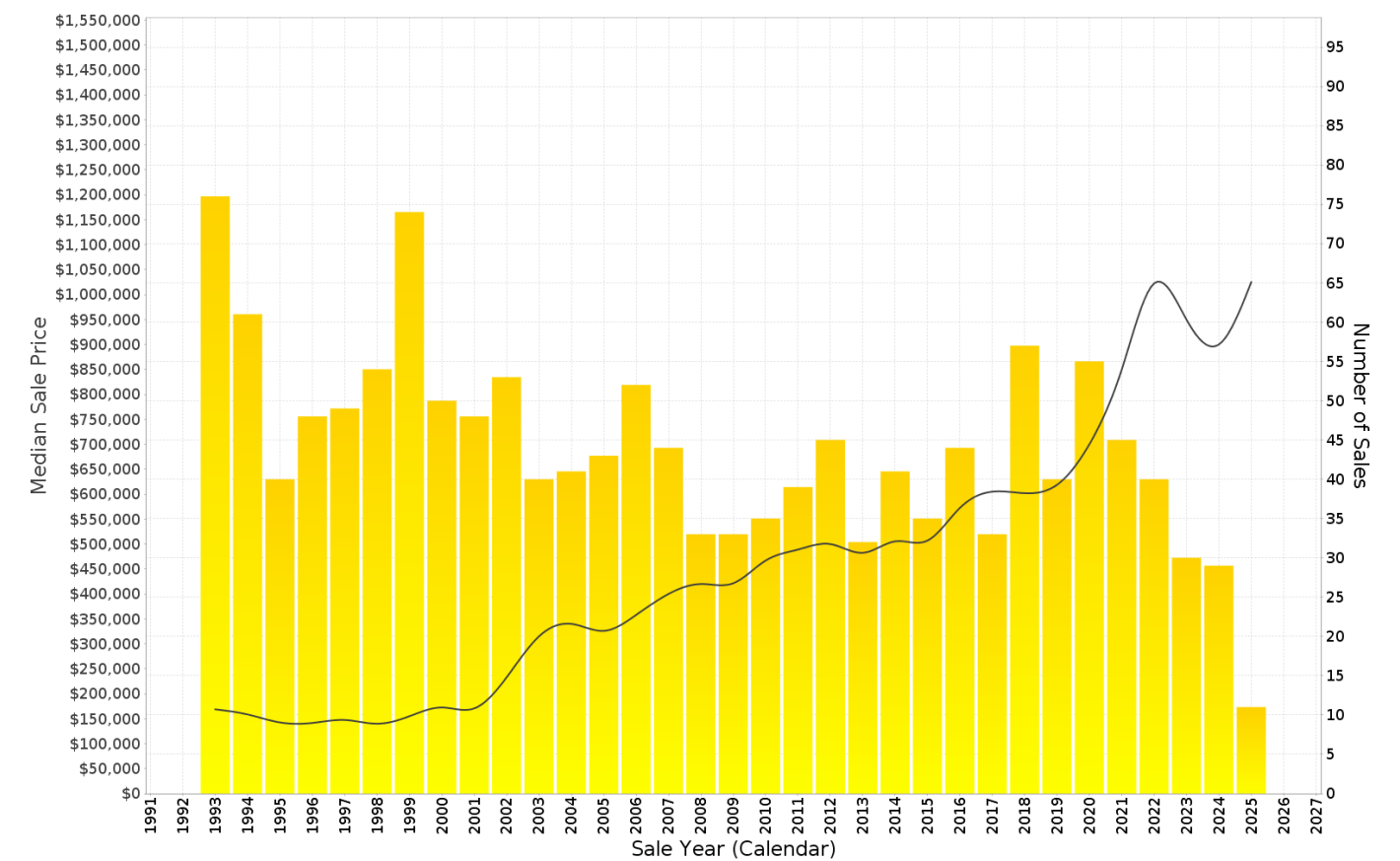
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

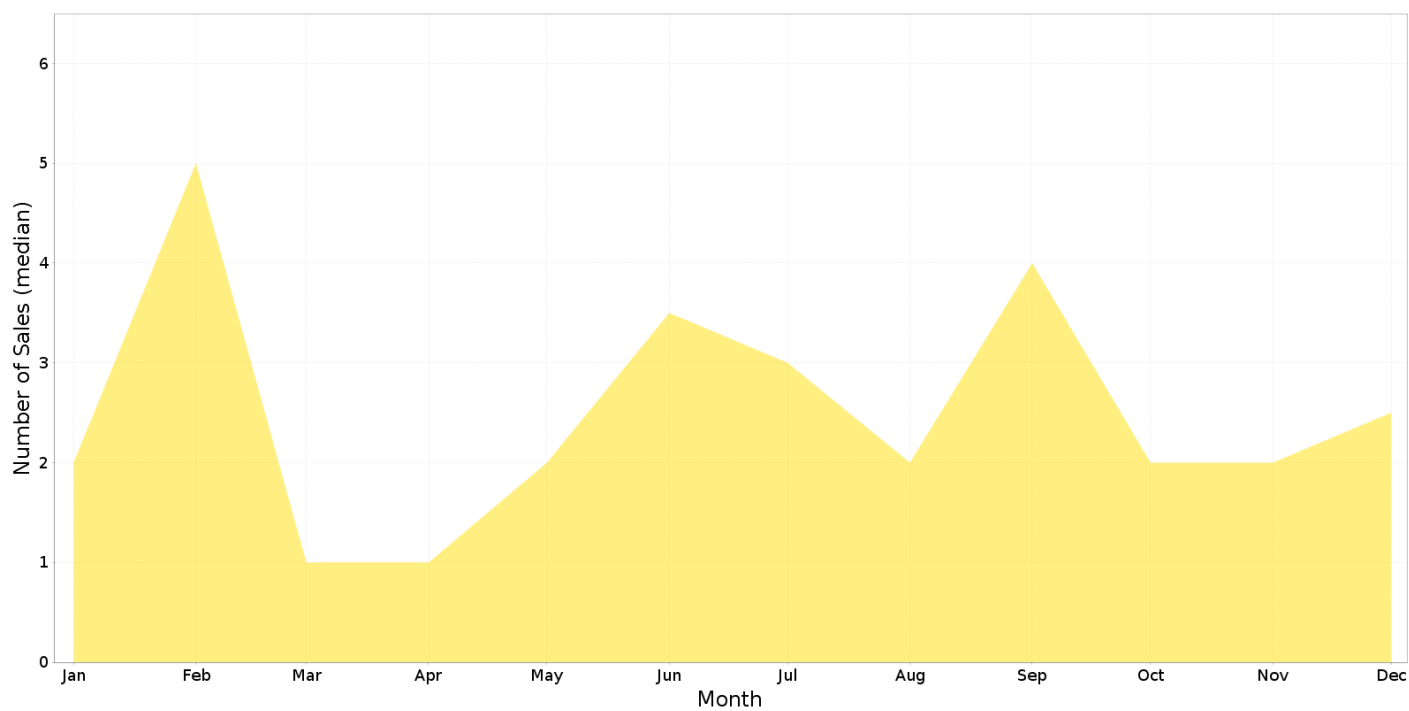
+7.7%

Current Median Price: \$975,000
Previous Median Price: \$905,000

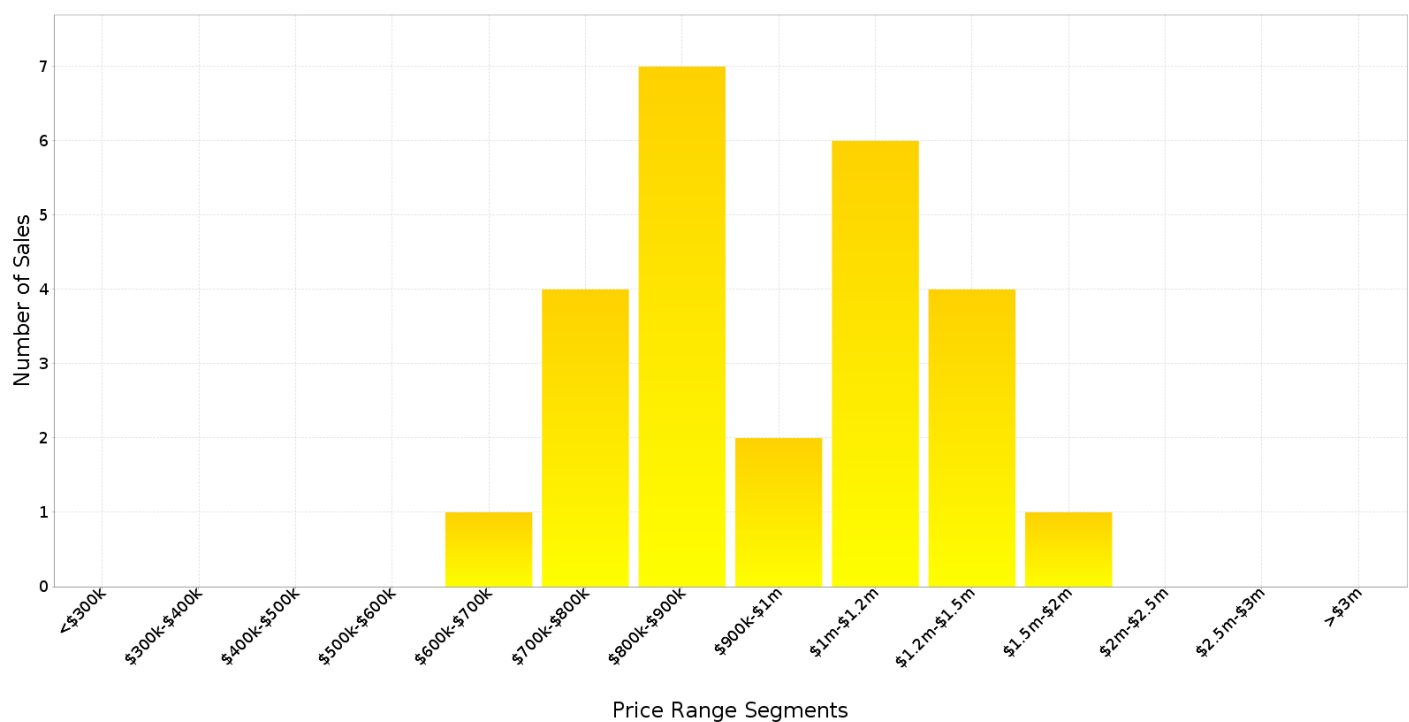
Based on 56 recorded House sales compared over the last two rolling 12 month periods



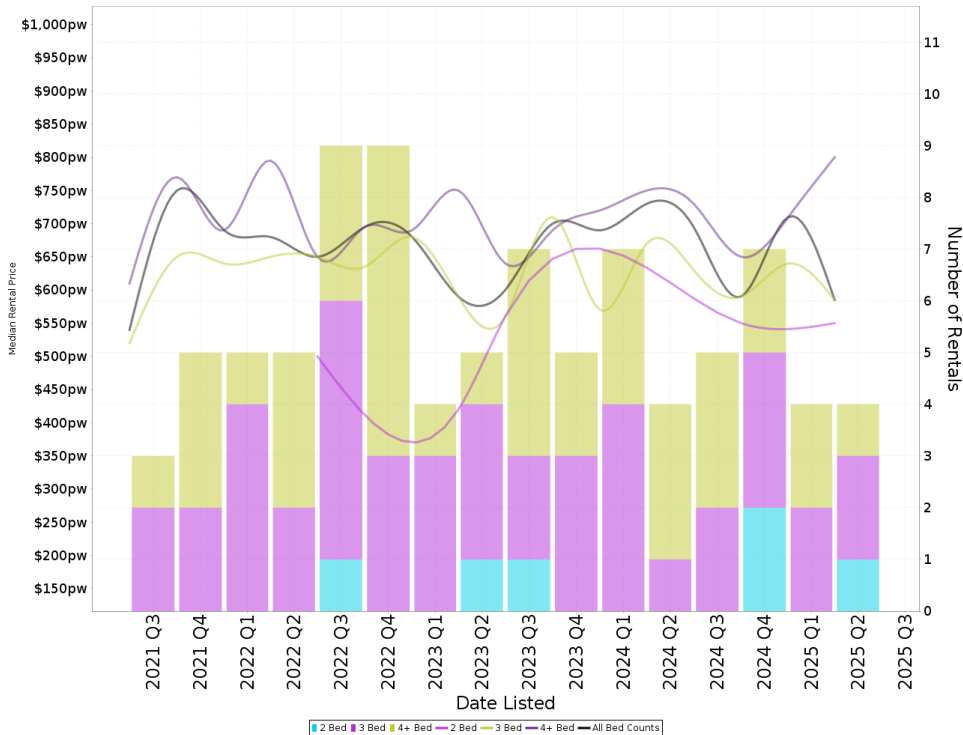
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.7%

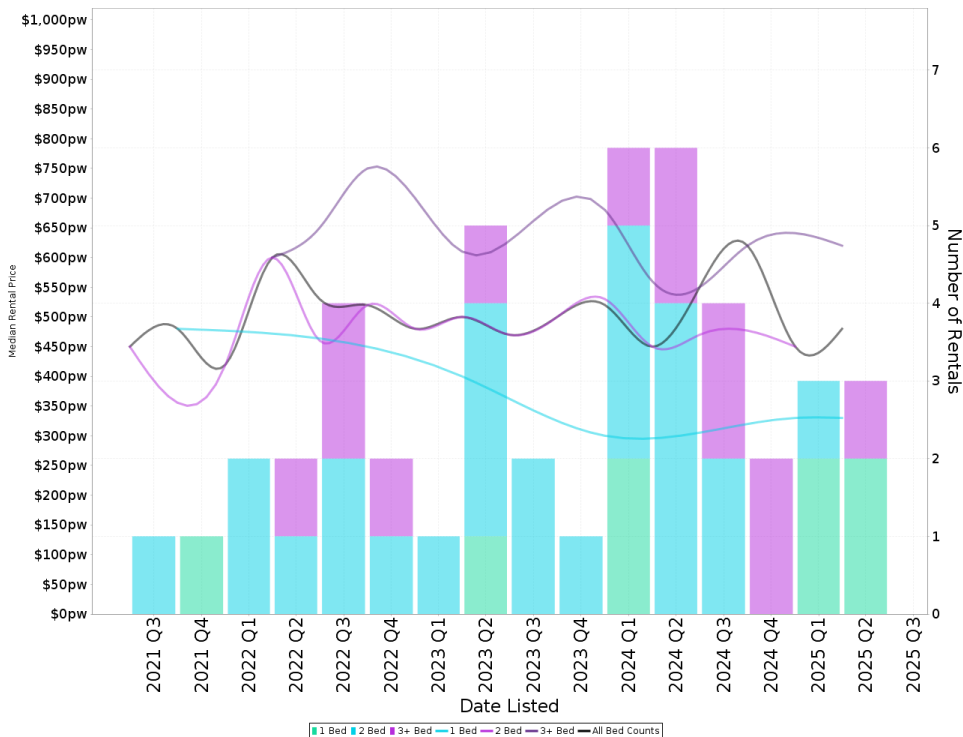
Current Median Price: \$975,000
Previous Median Price: \$905,000
 Based on 56 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$975,000
Current Median Rent: \$650
 Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.1%

Current Median Price: \$589,000
Previous Median Price: \$633,750
 Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$589,000
Current Median Rent: \$480
 Based on 12 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$975k

Based on 25 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

+7.7%

Current Median Price: \$975,000
Previous Median Price: \$905,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

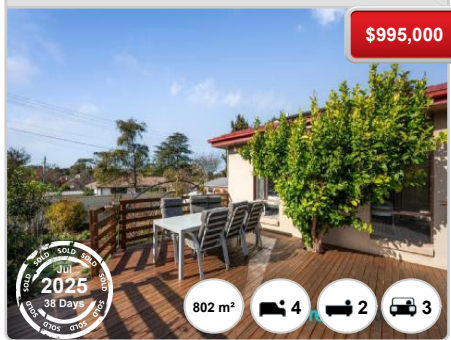
Based on recorded House sales within the 12 months (Financial Year 2025)

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

87 COPLAND DR



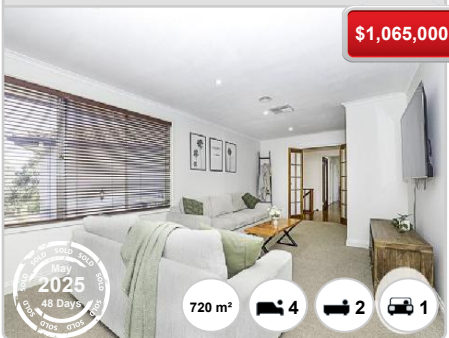
53 MCEACHERN CRES



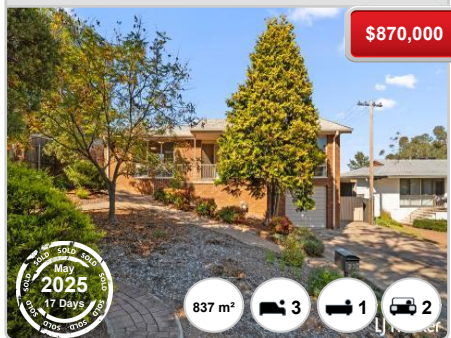
4 ALFRED HILL DR



87 VERBRUGGHEN ST



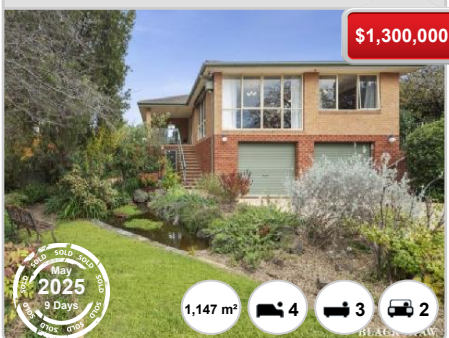
23 SHERWIN PL



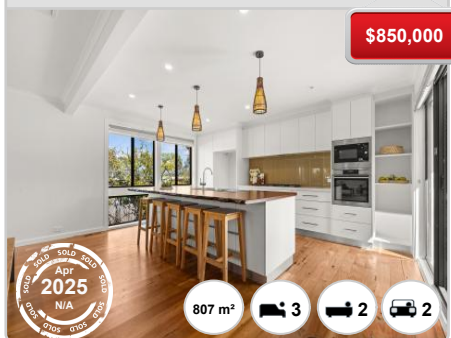
6 BRIER PL



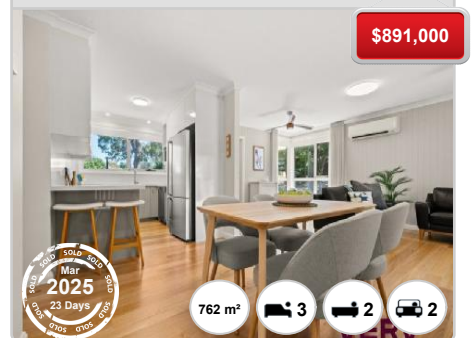
3 ZELMAN PL



6 HENSLOWE PL



22 STEWART CRES



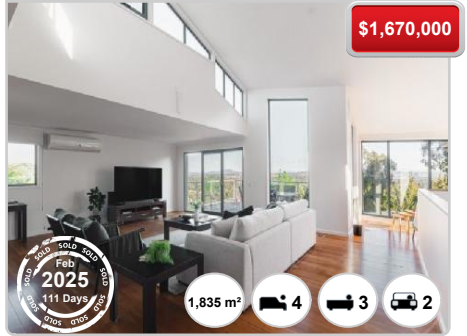
6 BANTON PL



103 COPLAND DR



47 BANTON CRES



161 KINGSFORD SMITH DR



21 ALFRED HILL DR

